BTC III GRAHAMS FERRY IC LLC

SW GARDEN ACRES RD. AND SW CLUTTER RD.

COMPLETENESS RESPONSE - 02/07/2022

PROJECT DESCRIPTION

TBD

GEOTECHNICAL REPORT

GEOTECHNICAL REPORT BY NV5 DATED JULY 16, 2021

PROJECT INFORMATION

BUILDING AREA:	148,279 SF
CLEAR HEIGHT:	36' CLEAR
DOCK DOORS:	24 POSITIONS
DRIVE IN DOORS:	2 POSITIONS
PARKING:	
AUTO:	71 SPACES
TRAILER:	14 SPACES

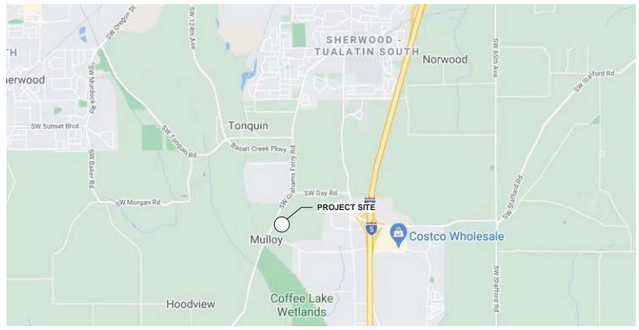
DEFERRED SUBMITTALS

- FIRE ALARM (DESIGN BUILD)
- FIRE SPRINKLER (DESIGN BUILD)
- MECHANICAL (DESIGN BUILD)
- ELECTRICAL (DESIGN BUILD)
- PLUMBING (DESIGN BUILD)
- STAIRS (DESIGN BUILD)
- OPEN WEB JOISTS AND GIRDERS
- STOREFRONT SYSTEM AND ATTACHMENT
- ATTACHMENT OF MECHANICAL UNITS TO SUPPORTS

NOTE: DESIGN BUILDERS ARE FULLY RESPONSIBLE FOR THE DESIGN OF THESE SYSTEMS / COMPONENTS. THESE SYSTEMS / COMPONENTS SHOWN ON DOCUMENTS ARE SCHEMATIC ONLY. THEY ARE NOT INTENDED TO REPRESENT FINAL / CODE COMPLIANT DESIGN. PROVIDE DESIGN DOCUMENT SUBMITTAL TO MACKENZIE FOR REVIEW PRIOR TO SUBMITTAL TO CITY OF RIDGEFIELD WASHINGTON

ABBREVIATIONS

@	AT
AB	ANCHOR BOLT
AC	ASPHALTIC CONCRETE
ACI	AMERICAN CONCRETE INSTITUTE
ADA	AMERICANS WITH DISIBILITIES ACT
ADD'L	ADDITIONAL
ADJ	ADJACENT/ ADJUSTABLE
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
AFF	ABOVE FINISH FLOOR
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AL / ALUM	ALUMINUM
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
ATR	ALL-THREAD ROD
B/	BOTTOM OF
BATT	BATTEN INSULATION
BD	BOARD
BLD / BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BENCHMARK / BEAM
BN	BOUNDARY NAIL
BOT / BOTT	BOTTOM
BRG	BEARING
BSMT	BASEMENT
BTWN	BETWEEN
BUR	BUILT UP ROOFING
CAB	CABINET
CB	CATCH BASIN
CDF	CONTROLLED DENSITY FILL
CIP	CAST IRON
CJ	CONTROL JOINT
CL /	CENTERLINE
CLNG	CEILING
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CNTR	CENTER
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECTION
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
CORR	CORRUGAT(ED) (ION)
CPT	CARPET
CRC	CHEMICAL RESISTANT COATING
CSK	COUNTERSINK
CSP	CONCRETE SEWER PIPE
CTOP	COUNTERTOP
CTR / CNTR	CENTER
CW	CONCRETE WALL
d	PENNY(NAILS)
DBA	DEFORMED BAR ANCHOR
DBL	DOUBLE
DC	DEMAND CRITICAL WELD
DET / DTL	DETAIL
DET/DTL	DETAIL
DF	DRINKING FOUNTAIN / DOUGLAS FIR
DIA / ø	DIAMETER
DIAPH	DIAPHRAGM
DIM	DIMENSION
DL	DEAD LOAD
DN	DOWN
DP	DEEP
DR	DOOR
DS	DOWN SPOUT
DWG	DRAWING
DWLS	DOWELS
(E) / EXIST	EXISTING
E/	EDGE OF
EA	EACH
EF	EACH FACE
EIFS	EXTERIOR INSULATION FINISH SYSTEM
ELECT	ELECTRICAL
ELEV	ELEVATION
EN	EDGE NAIL
ENGR	ENGINEER
EOP	EDGE OF PANEL
EP	EPOXY PAINT / EDGE OF PAVEMENT
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EQ	EQUAL
ES	EACH SIDE
ETC	EPOXY TRAFFIC COATING / ETCETERA
EW	EACH WAY
EXP	EXPOSED STRUCTURE
EXP JT / EJ	EXPANSION JOINT
EXT	EXTERIOR
F/	FACE OF
F/STUD	FACE OF STUD
FB	FLAT BAR
FC	FACE OF CURB
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FE	FIRE EXTINGUISHER
FF	FACTORY FINISH / FINISHED FACE
FFE	FINISH FLOOR ELEVATION
FIN	FINISH(ED)
FL	FLUSH
FLR	FLOOR
FM	FACTORY MUTUAL
FN	FIELD NAILING
FND	FOUNDATION
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOIC	FURNISH BY OWNER INSTALL BY CONTRACTOR
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FOW	FACE OF WALL
FS	FAR SIDE
FT	FEET/FOOT FIRE TREATED
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GEN	GENERAL
GLB	GLULAM BEAM
GLZ	GLAZING
GR	GRADE
GRD	GRID ONLY
GSA	U.S. GENERAL SERVICES ADMINISTRATION
GYP BD	GYPSUM BOARD
HB	HOSE BIB
HC	HOLLOW CORE / HANDICAP
HCM	HOLLOW CLAY MASONRY
HDPE	HIGH DENSITY POLYETHELENE
HDR	HEADER
HDWR	HARDWARE
HGR	HANGER
HL	HALF LITE
HM	HOLLOW METAL
HMK	HOLLOW METAL KNOCKDOWN
HMW	HOLLOW METAL WELDED
HORIZ	HORIZONTAL
HR(S)	HOUR(S)
HS	HEADED STUD
HSB	HIGH STRENGTH BOLT
HSS	HOLLOW STRUCTURAL STEEL
HTG	HEATING
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
HWS	HEADED WELD STUD
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IF	INSIDE FACE
IFC	INTERNATIONAL FIRE CODE
IMC	INTERNATIONAL MECHANICAL CODE
INFO	INFORMATION
INSP	INSPECTION / INSPECTOR
INSUL	INSULATION
INT	INTERIOR
IPC	INTERNATIONAL PLUMBING CODE
JNT	JOINT
JST	JOIST
K	KIPS
KSF	KIPS PER SQUARE FOOT
KSI	KIPS PER SQUARE INCH
L	ANGLE
LAM	LAMINATE
LAV	LAVATORY
LB	LAG BOLT
LL	LIVE LOAD
LLV	LONG LEG VERTICAL
LONG / LONGIT	LONGITUDINAL
LP	LOWPOINT
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
LWC	LIGHTWEIGHT CONCRETE
M	MIRROR
M/E/P	MECHANICAL/ ELECTRICAL/ PLUMBING OR PROCESS
MANF	MANUFACTURER
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MDF/MDO	MEDIUM DENSITY FIBERBOARD / OVERLAY
MECH	MECHANICAL
MFD	MANUFACTURED
MFG	MANUFACTURING
MFR	MANUFACTURER
MGR	MANAGER
MH	MAN HOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MK	MARK
MLP	METAL LINEAR PANEL
MO	MASONRY OPENING
MOD BIT	MODIFIED BITUMINOUS
MP	METAL PANEL
MTL	METAL
(N)	NEW
NFPA	NATIONAL FIRE PROTECTION AGENCY
NIC	NOT IN CONTRACT
NO. / #	NUMBER
NOM	NOMINAL
NR	NON RATED
NS	NEAR SIDE
NTE	NOT TO EXCEED
NTS	NOT TO SCALE
O/A	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OH	OPPOSITE HAND
OHD	OVERHEAD DOOR
OPNG	OPENING
OPP	OPPOSITE
OSF / O/FACE	OUTSIDE FACE
OSSC	OREGON STRUCTURAL SPECIALTY CODE
OTS	OPEN TO STRUCTURE
P	PAINT
P-LAM	PLASTIC LAMINATE
P.E.	PROFFESSIONAL ENGINEER
PB	PARTICLE BOARD
PDA / PAF	POWDER DRIVEN ANCHORS/POWDER ACTUATED FASTENER
PJ	PANEL JOINT
PL /	PLATE
PLB	PARALLAM BEAM
PLMB	PLUMBING
PLY / PLYWD	PLYWOOD
PNL	PANEL
PR	PAIR
PS	POUR STRIP
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PT	PRESSURE TREATED / PORCELAIN TILE
PVC	POLY VINYL CHLORIDE
PVMT	PAVEMENT
R	RADIUS
RAD	RADIUL
RB	RUBBER BASE
RBE	ROOF BASE ELEVATION
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RECEPT	RECEPTION(IST)
REF	REFERENCE / REFRIGERATOR
REINF	REINFORCING
REQ / REQ'D	REQUIRED
REV	REVISION
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
S	STAIN
SAT	SUSPENDED ACOUSTICAL TILE
SC	SEALED CONCRETE / SOLID CORE WOOD
SCHED	SCHEDULE
SCM	STRUCTURAL CLAY MASONRY
SF	STORE FRONT / SQUARE FEET
SFRS	SEISMIC FORCE RESISTING SYSTEM
SHTG / SHT'G	SHEATHING
SIM	SIMILAR
SLRS	SEISMIC LOAD RESISTIVE SYSTEM
SLV	SHORT LEG VERTICAL
SMS	SHEET METAL SCREW
SOG	SLAB ON GRADE
SP	SPACE(D)(S)
SPEC(S)	SPECIFICATION(S)
SQ	SQUARE
SS	STAINLESS STEEL / SOLID SURFACE
ST	STONE
STA PT	STATION POINT
STAGG	STAGGERED
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
T	TEMPERED
T&B	TOP AND BOTTOM
T/	TOP OF
TC	TOP OF CURB
TEMP	TEMPERATURE / TEMPORARY
THK	THICK / THICKNESS
TL	TOTAL LOAD
TN	TOE NAIL
TO	TOP OF
TOF	TOP OF FOOTING
TOS	TOP OF STEEL
TOW	TOP OF WALL
TPO	THERMOPLASTIC POLYOLEFIN
TRANS / TRANSV	TRANSVERSE
TS	TUBE STEEL
TYP	TYPICAL
U/S	UNDERSIDE
UC	UNDER COUNTER
UL	UNDER WRITERS LABORATORIES
UNO / UON	UNLESS NOTED OTHERWISE
USG	UNITED STATES GYPSUM
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VFY	VERIFY
VIF	VERIFY IN FIELD
VP	VISION PANEL
W/	WITH
W/CRC	COATING WITH CHEMICAL RESISTANCE
W/O	WITHOUT
WB	WOOD BASE
WC	WATER CLOSET / WALL COVERING
WD	WOOD
WF	WIDE FLANGE BEAM
WH	WATER HEATER
WP	WATER PROOF / WOOD PANELING / WORK POINT
WR	WATER RESISTANT
WRGB	WATER RESISTANT GYPSUM BOARD
WS	WATER STOP / WELDED STUD
WWF	WELDED WIRE FABRIC
WWR	WELDED WIRE MESH



1 G0.01 VICINITY MAP

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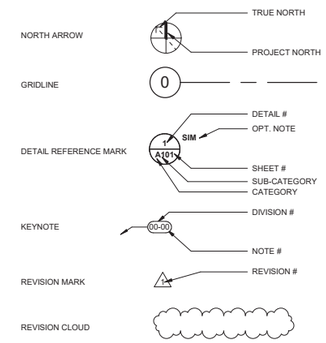
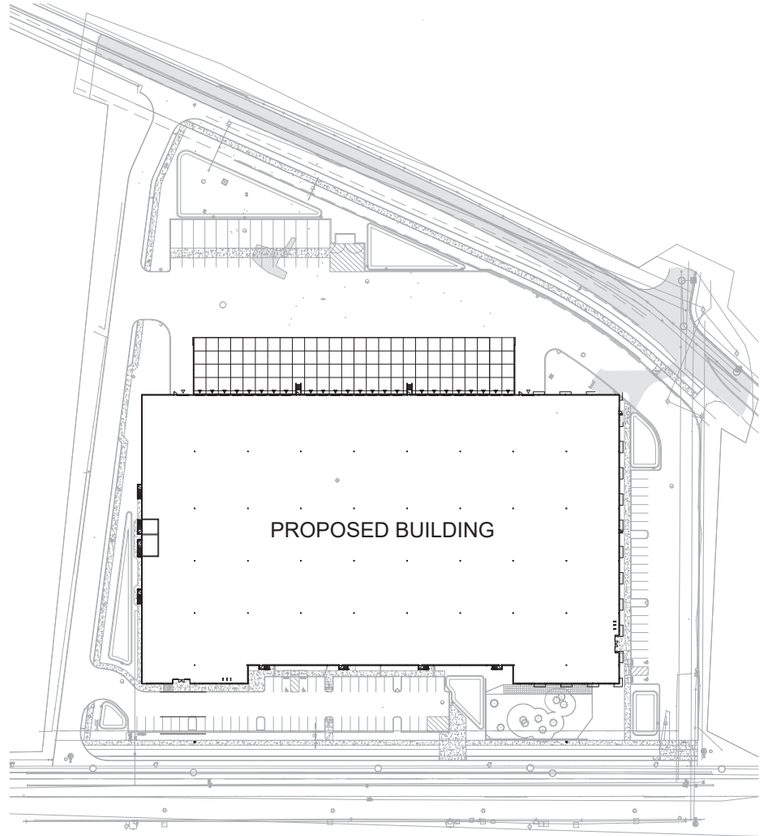
PROJECT GENERAL NOTES

A. THE DRAWINGS LOCATE PRODUCTS, SURFACES, AND MATERIALS AND THE NOTES CONVEY DESIGN INTENT. THE PROJECT IS TO PROVIDE FOR A COMPLETE, WORKING SYSTEM.
B. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE LATEST ADOPTED BUILDING CODE EDITION, AND TO CONDITIONS AND SPECIFICATIONS OF ALL GOVERNING AUTHORITIES.
C. VERIFY AND CONFIRM ALL CONDITIONS, DIMENSIONS, AND LAYOUT INFORMATION PRIOR TO START OF CONSTRUCTION. NOTIFY MACKENZIE OF ANY DISCREPANCIES PRIOR TO START OF WORK. ANY CORRECTION WORK REQUIRED AS A RESULT OF NOT REPORTING SUCH DISCREPANCIES SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.
D. CONTRACTOR AND SUBCONTRACTORS SHALL CAREFULLY EXAMINE THE SITE AND THE CONSTRUCTION DOCUMENTS OF THE ENTIRE WORK. INCONSISTENCIES IN THE PLANS OR SPECIFICATIONS SHALL BE CALLED TO THE ATTENTION OF MACKENZIE.
E. REFER TO ENLARGED PLANS AND ELEVATIONS WHERE INDICATED FOR ADDITIONAL INFORMATION. ENLARGED PLANS TAKE PRECEDENCE OVER PLANS OF SMALLER SCALE, AND DETAILS TAKE PRECEDENCE OVER PLANS. IN THE CASE OF A CONFLICT, THE HIGHEST COST OPTION SHALL BE PRICED.
F. DETAIL REFERENCES SHALL BE APPLIED TO ALL INSTANCES WHERE THE SAME CONDITIONS OCCUR, UNLESS NOTED OTHERWISE.
G. THE TERMS "ABOVE FINISH FLOOR" (AFF) AND "FINISH FLOOR ELEVATION" (FFE) REFER TO FINAL FINISHED FLOOR ELEVATION, WHETHER BUILT-UP SLAB, COMPOSITE DECK, OR RAISED ACCESS FLOOR.
H. DO NOT SCALE DRAWINGS.
I. CUTTING AND DRILLING OF STRUCTURAL MEMBERS NOT DETAILED REQUIRES THE WRITTEN PERMISSION OF THE STRUCTURAL ENGINEER OF RECORD.
J. FINISH FLOOR ELEVATION OF 0'-0" = VARIES, REFER TO CIVIL DRAWINGS.
K. SAVE AND RECYCLE DEMOLITION DEBRIS AS APPLICABLE. ALL DEMOLISHED OR REMOVED EXISTING MATERIAL SHALL BE LEGALLY DISPOSED. COORDINATE WITH CITY OF VANCOUVER REQUIREMENTS FOR RECYNGING USE OF DEMOLITION DEBRIS.
L. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR WORK. THE CONTRACTOR WILL COORDINATE CLEAN UP OF ALL AREAS AFFECTED BY DUST OR ANY MATERIALS, BOTH DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT, INCLUDING THE INSIDE OF ALL WINDOWS AS NECESSARY SO THAT THE SPACE IS READY FOR OCCUPANCY BY TENANT.
M. ALL DESIGN-BUILD ITEMS, SYSTEMS, AND ELEMENTS ARE TO BE SUBMITTED FOR REVIEW AND APPROVED BY MACKENZIE.
N. EXISTING MATERIAL NOTED TO BE RETURNED TO THE OWNER SHALL BE SAFELY STORED AND PROTECTED UNTIL IT IS REMOVED FROM THE SITE BY THE OWNER

SYMBOLS AND REFERENCES





2 G0.01 SITE PLAN
1/64" = 1'-0"

INDEX OF DRAWINGS

Architecture ▪ Interiors
Planning ▪ Engineering

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MACKENZIE.
DESIGN DRIVEN | QUALITY FOCUSED

Client

BTC III GRAHAMS FERRY IC LLC

Project

BTC III GRAHAMS FERRY IC LLC
SW GARDEN ACRES RD. AND SW CLUTTER RD. SHERWOOD, OR 97140

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
TITLE SHEET AND DRAWING INDEX

DRAWN BY: JP

CHECKED BY: SJM

SHEET

G0.01

City of Wilsonville
Exhibit B2 DB21-0085 et al

INCLUDES L-SERIES SHEETS REVISED 05/09/22

JOB NO. **2210157.00**

LU SUBMITTAL - 03/23/2022

BIM 360://BCG - Coffee Creek/157-Coffee Creek-V21-B.rvt 2/4/2022 2:53:00 PM As indicated

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CURRENT STANDARD SPECIFICATIONS AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION AND THE CURRENT AMERICAN PUBLIC WORKS ASSOCIATION STANDARDS FOR PUBLIC WORKS CONSTRUCTION
2. THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN IS BASED ON A SURVEY BY OTHERS AND IS SHOWN FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS WITH ITS OWN RESOURCES PRIOR TO START OF ANY CONSTRUCTION
3. CONTRACTOR MUST COMPLY WITH LOCAL AND STATE REQUIREMENTS TO NOTIFY ALL UTILITY COMPANIES FOR LINE LOCATIONS SEVENTY-TWO (72) HOURS (MINIMUM) PRIOR TO START OF WORK. DAMAGE TO UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE
4. CONTRACTOR SHALL ADJUST ALL STRUCTURES IMPACTED BY CONSTRUCTION IMPROVEMENTS TO NEW FINISH GRADES
5. REQUEST BY THE CONTRACTOR FOR CHANGES TO THE PLANS MUST BE APPROVED BY THE ENGINEER.
6. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A PUBLIC WORKS PERMIT
7. CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD WITH AS-BUILT PLANS AT LEAST 2 WEEKS PRIOR TO REQUESTING AGENCY SIGN OFF ON PERMITS FOR OCCUPANCY
8. CONTRACTOR SHALL PERFORM ALL THE WORK SHOWN ON THE DRAWINGS AND ALL INCIDENTAL WORK NECESSARY TO COMPLETE THE PROJECT

SITE DEMOLITION NOTES

1. COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS FOR DEMOLITION OPERATIONS AND SAFETY OF ADJACENT STRUCTURES AND THE PUBLIC
2. INSTALL EROSION CONTROL MEASURES AND TEMPORARY FENCING PRIOR TO ANY DEMOLITION ACTIVITIES
3. MITIGATE DUST POLLUTION DUE TO DEMOLITION ACTIVITIES
4. PROTECT ALL EXISTING STRUCTURES, UTILITIES, LANDSCAPE AND OTHER ELEMENTS THAT ARE NOT DESIGNATED FOR REMOVAL. ANY DAMAGE TO EXISTING IMPROVEMENTS NOT DESIGNATED FOR REMOVAL SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE
5. DO NOT BEGIN REMOVAL UNTIL ITEMS TO BE SALVAGED OR RELOCATED HAVE BEEN REMOVED AS NOTED. IF REMOVED GRAVEL OR PAVEMENT MATERIALS ARE TO BE RECYCLED OR REUSED, PREVENT CONTAMINATION OF THESE MATERIALS FROM TOPSOIL OR OTHER DELETERIOUS MATERIAL
6. CONTRACTOR SHALL COORDINATE DEMOLITION WORK WITH AFFECTED UTILITY COMPANIES, OBTAIN ALL REQUIRED PERMITS, NOTIFY THEM PRIOR TO STARTING WORK, AND COMPLY WITH THEIR REQUIREMENTS. ADDITIONAL REMOVALS MAY BE REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND THE CONTRACTOR SHALL CONFIRM ACCORDINGLY PRIOR TO BID. ACCURATELY RECORD ACTUAL LOCATIONS OF CAPPED AND ACTIVE UTILITIES FOR AS-BUILT PURPOSES AND SUPPLY TO OWNER AND ARCHITECT/ENGINEER OF RECORD
7. DEMOLISH AND REMOVE ALL NON-BUILDING SITE STRUCTURES AND ASSOCIATED FEATURES (APPURTENANCES) AS SHOWN. WITHIN AREA OF NEW CONSTRUCTION, REMOVE DESIGNATED WALLS AND FOOTINGS TO 2 FEET MINIMUM BELOW FINISHED GRADE. DEMOLISH ALL PAVED AREAS DESIGNATED FOR REMOVAL DOWN TO NATIVE SUBGRADE
8. ALL VEGETATION AND DELETERIOUS MATERIALS WITHIN THE LIMITS OF WORK SHALL BE STRIPPED AND REMOVED FROM THE SITE PRIOR TO GRADING WORK UNLESS NOTED OTHERWISE (E.G. PROTECTED TREES)
9. IF HAZARDOUS MATERIALS ARE DISCOVERED DURING DEMOLITION, STOP WORK AND IMMEDIATELY NOTIFY THE OWNER AND ARCHITECT/ENGINEER OF RECORD

GRADING NOTES

1. ROUGH GRADING: ROUGH GRADE TO ALLOW FOR DEPTH OF BUILDING SLABS, PAVEMENTS, BASE COURSES, AND TOPSOIL PER DETAILS AND SPECIFICATIONS
2. FINISH GRADING: BRING ALL FINISH GRADES TO LEVELS INDICATED. WHERE GRADES ARE NOT OTHERWISE INDICATED, HARDSCAPE FINISH GRADES ARE TO BE THE SAME AS ADJACENT SIDEWALKS, CURBS, OR THE OBVIOUS GRADE OF ADJACENT STRUCTURE. SOFTSCAPE GRADES (INCLUDING ADDITIONAL DEPTH OF TOPSOIL) SHALL BE SET 6 INCHES BELOW BUILDING FINISHED FLOORS WHERE ABUTTING BUILDINGS, 1-2 INCHES WHERE ABUTTING WALKWAYS OR CURBS, OR MATCHING OTHER SOFTSCAPE GRADES. GRADE TO UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE GRADES ARE GIVEN. ROUND OFF SURFACES, AVOID ABRUPT CHANGES IN LEVELS. AT COMPLETION OF JOB AND AFTER BACKFILLING BY OTHER TRADES HAS BEEN COMPLETED, REFILL AND COMPACT AREAS WHICH HAVE SETTLED OR ERODED TO BRING TO FINAL GRADES
3. EXCAVATION: EXCAVATE FOR SLABS, PAVING, AND OTHER IMPROVEMENTS TO SIZES AND LEVELS SHOWN OR REQUIRED. ALLOW FOR FORM CLEARANCE AND FOR PROPER COMPACTION OF REQUIRED BACKFILLING MATERIAL. DAMAGE TO UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE
4. EFFECTIVE EROSION PREVENTION AND SEDIMENT CONTROL IS REQUIRED. EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED MEETING THE LOCAL AGENCY AND STATE AGENCY REQUIREMENTS. THE AUTHORITIES HAVING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE EROSION CONTROL
5. DRAINAGE SHALL BE CONTROLLED WITHIN THE WORK SITE AND SHALL BE ROUTED SO THAT ADJACENT PRIVATE PROPERTY, PUBLIC PROPERTY, AND THE RECEIVING SYSTEM ARE NOT ADVERSELY IMPACTED. THE ENGINEER AND/OR AUTHORITIES HAVING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE DRAINAGE CONTROL
6. SITE TOPSOIL STOCKPILED DURING CONSTRUCTION AND USED FOR LANDSCAPING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT
7. CONTRACTOR TO REVIEW AND CONFIRM GRADES AT JOIN POINTS, SUCH AS AT DAYLIGHT LIMITS AND BUILDING ENTRANCES, PRIOR TO CONSTRUCTION
8. ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL BE CONSTRUCTED AT 2% MAXIMUM SLOPE IN ALL DIRECTIONS
9. PEDESTRIAN SIDEWALK CONNECTIONS BETWEEN PUBLIC R.O.W. AND BUILDING ENTRANCES SHALL BE CONSTRUCTED AT AND 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM LONGITUDINAL SLOPE (8.33% FOR DESIGNATED RAMPS)

UTILITY NOTES

1. ALL WORK SHALL CONFORM TO THE CURRENT EDITIONS OF THE STATE PLUMBING AND BUILDING CODES WITH LOCAL AMENDMENTS AS APPLICABLE ALONG WITH ANY ADDITIONAL REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
2. THE WORKING DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY OFFSET, BEND OR ELBOW REQUIRED FOR INSTALLATION IN THE SPACE PROVIDED. THEY DO NOT SHOW EVERY DIMENSION, COMPONENT PIECE, SECTION, JOINT OR FITTING REQUIRED TO COMPLETE THE PROJECT. ALL LOCATIONS FOR WORK SHALL BE CHECKED AND COORDINATED WITH EXISTING CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF EXCAVATION SHALL BE VERIFIED AS TO CONDITION, SIZE AND LOCATION BY UNCOVERING (POTHOLING), PROVIDING SUCH IS PERMITTED BY THE AUTHORITIES HAVING JURISDICTION, BEFORE BEGINNING CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
3. NOT ALL REQUIRED CLEANOUTS ARE SHOWN ON THE PLANS. PROVIDE CLEANOUTS PER DETAIL OR/CX.XX AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND THE CURRENT EDITION OF THE STATE PLUMBING CODE (E.G. UNIFORM PLUMBING CODE CHAPTER 7, SECTIONS 707 AND 719, AND CHAPTER 11, SECTION 1101.13).
4. ALL SANITARY AND STORM PIPING IS DESIGNED USING CONCENTRIC PIPE TO PIPE AND WYE FITTINGS, UNLESS OTHERWISE NOTED
5. ALL DOWNSPOUT LEADERS TO BE 6 INCHES AT 2.0% MINIMUM UNLESS NOTED OTHERWISE
6. IF APPLICABLE, PROVIDE 2 INCH PVC DRAIN LINE FROM DOMESTIC WATER METER VAULT AND BACKFLOW PREVENTER VAULT TO THE DOUBLE DETECTOR CHECK VALVE (FIRE) VAULT. PROVIDE 1/3 HP SUMP PUMP AT BASE OF FIRE VAULT AND INSTALL 2 INCH PVC DRAIN LINE WITH BACKFLOW VALVE FROM SUMP PUMP TO DAYLIGHT AT NEAREST CURB. FURNISH 3/4 INCH DIAMETER CONDUIT FROM BUILDING ELECTRICAL ROOM TO FIRE VAULT FOR SUMP PUMP ELECTRICAL SERVICE. NOTE: COORDINATE WITH FIRE PROTECTION CONTRACTOR FOR FLOW SENSOR INSTALLATION AND CONDUIT REQUIREMENTS
7. PREFABRICATED PLUMBING PRODUCTS USED SHALL BE LISTED ON THE IAPMO R&T PRODUCT LISTING DIRECTORY (pld.iapmo.org). ALL SUBMITTALS FOR REVIEW SHALL BE ACCOMPANIED BY MANUFACTURER'S LITERATURE CLEARLY STATING THIS CERTIFICATION AND/OR THE PRODUCT LISTING CERTIFICATE FROM THE IAPMO DIRECTORY WEBSITE
8. IF APPLICABLE, CONTRACTOR TO PROVIDE POWER TO IRRIGATION CONTROLLER. SEE LANDSCAPE PLANS AND SPECIFICATIONS
9. SEE BUILDING PLUMBING DRAWINGS FOR PIPING WITHIN THE BUILDING AND UP TO 5 FEET OUTSIDE THE BUILDING, INCLUDING ANY FOUNDATION DRAINAGE PIPING
10. CONTRACTOR TO MAINTAIN MINIMUM 3 FEET OF COVER OVER ALL UTILITY PIPING AND CONDUITS, UNLESS NOTED OTHERWISE
11. WHERE CONNECTING TO AN EXISTING PIPE, AND PRIOR TO ORDERING MATERIALS, THE CONTRACTOR SHALL EXPOSE THE EXISTING PIPE TO VERIFY THE LOCATION, SIZE, AND ELEVATION. NOTIFY ENGINEER OF ANY DISCREPANCIES
12. CONTRACTOR SHALL SCOPE ALL PRIVATE ONSITE GRAVITY SYSTEM LINES THAT ARE BEING CONNECTED TO FOR PROPOSED SERVICE. SCOPING SHALL OCCUR A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION AND THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES WITH AS-BUILT RECORDS/SURVEY FINDINGS OR IF THE EXISTING UTILITIES ARE DAMAGED OR SHOW SIGNS OF SIGNIFICANT DETERIORATION. CONTRACTOR SHALL PROVIDE THE ENGINEER WITH VIDEO RECORDS, ALONG WITH A SKETCH IF THE LOCATIONS DIFFER FROM AS-BUILT PLANS OR SURVEY FINDINGS
13. PRODUCT MATERIAL SUBMITTALS FOR REVIEW BY THE ENGINEER SHALL BE ACCOMPANIED BY A MANUFACTURER'S CERTIFICATION THAT THE PRODUCT IS CAPABLE OF MEETING PERFORMANCE EXPECTATIONS (I.E. - WATERTIGHT, MINIMUM/MAXIMUM BURIAL, PREVENTION OF GROUNDWATER INTRUSION, ETC.) BASED ON THEIR REVIEW OF THE PROJECT PLANS. IN THE ABSENCE OF A MANUFACTURER'S CERTIFICATION, THE GENERAL CONTRACTOR'S REVIEW STAMP SHALL CONSTITUTE THAT THEY HAVE PERFORMED THE NECESSARY REVIEW TO CERTIFY THE PRODUCT'S CONFORMANCE TO PROJECT SPECIFICATIONS AND GENERAL EXPECTATIONS
14. PIPE LENGTHS SHOWN ON PLANS ARE TWO DIMENSIONAL AND MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE
15. MANHOLE RIM ELEVATIONS SHOWN ON PLANS REFERENCE THE CENTER OF THE STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECONCILING LIDS/GRATES/ETC TO THE SLOPES OF THE SITE GRADING
16. MANHOLE OR VAULT RIM ELEVATIONS SHALL BE SET FLUSH IN PAVEMENT AREAS AND 3-4 INCHES ABOVE GRADE IN LANDSCAPE AREAS. RIMS IN PAVEMENT AREAS SHALL BE H-20 TRAFFIC RATED

EROSION CONTROL NOTES

1. HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE LOCAL AGENCY INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS
2. EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE BEFORE ANY LAND IS DISTURBED AND MUST REMAIN IN PLACE AND BE MAINTAINED, REPAIRED, AND PROMPTLY IMPLEMENTED FOLLOWING PROCEDURES ESTABLISHED FOR THE DURATION OF CONSTRUCTION, INCLUDING APPROPRIATE NON-STORMWATER POLLUTION CONTROLS
3. THE EROSION CONTROL DRAWING IS FOR GENERAL GUIDANCE ONLY. THE CONTRACTOR SHALL KEEP THE PLAN CURRENT FOR ALL PHASES OF CONSTRUCTION AND MEET EROSION/SEDIMENT CONTROL REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION (AHJ). ALL EROSION CONTROL MEASURES SHALL CONFORM TO THE REQUIREMENTS OF THE AHJ, THE PLANS, AND THE PROJECT SPECIFICATIONS
4. CONSTRUCT EROSION CONTROL IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS
5. METHOD OF INSTALLATION FOR SEDIMENT FENCE SHALL NOT CAUSE DAMAGE TO VEGETATED SLOPE EXCEPT AT POINT OF INSTALLATION. SIDECAST MATERIAL SHALL BE KEPT TO A MINIMUM AND SHALL BE TO THE UPHILL SIDE OF THE SEDIMENT FENCE. THE FENCE SHALL BE INSTALLED AT LEAST 4 FEET FROM ADJACENT TREES
6. ALL EROSION CONTROL DEVICES SHALL BE EXAMINED AND REPAIRED AFTER EACH STORM OCCURRENCE, AND INLETS SHALL BE CLEANED OF SEDIMENT WHENEVER NECESSARY
7. HYDROSEED AND MULCH ALL DISTURBED AREAS UPON COMPLETION OF CONSTRUCTION OR AS DIRECTED BY THE AUTHORITIES HAVING JURSIDICTION
8. THE CONTRACTOR SHALL LIMIT CONSTRUCTION TRAFFIC TO PAVED AREAS TO PREVENT AND MINIMIZE SEDIMENT TRACKING OFF-SITE. CONTRACTOR SHALL SWEEP OR VACUUM PAVED AREAS IF SEDIMENT ACCUMULATION OCCURS. DO NOT TRACK SEDIMENT TO THE PUBLIC STREET OR NEIGHBORING PROPERTIES
9. INSTALL TEMPORARY EROSION PREVENTION SUCH AS JUTE NETTING OR GEOTEXTILE ON DISTURBED AREAS STEEPER THAN 4H:1V
10. STAGING AND STOCKPILE AREAS TO BE DETERMINED BY CONTRACTOR AND ADJUSTED TO ACCOMMODATE THE PROGRESS OF CONSTRUCTION

SITE WORK NOTES

1. ALL CURB RADII TO BE 3 FEET UNLESS NOTED OTHERWISE
2. STAIR RISERS AND TREADS SHALL BE CONFORMANT WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION AND THE CURRENT EDITION OF THE STATE BUILDING CODE (E.G. INTERNATIONAL BUILDING CODE, CHAPTER 10, SECTION 1011.5)
3. WHEREVER A PEDESTRIAN WALKING PATH IS WITHIN 36 INCHES OF A VERTICAL DROP OF 30 INCHES OR GREATER, GUARDRAIL SHALL BE INSTALLED CONFORMANT WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION AND THE CURRENT EDITION OF THE STATE BUILDING CODE (E.G. INTERNATIONAL BUILDING CODE, CHAPTER 10, SECTION 1015)

LEGEND

	EXISTING	PROPOSED
RIGHT-OF-WAY LINE		
BOUNDARY LINE		
CENTERLINE		
PROPERTY LINE		
CURB		
BUILDING		
BUILDING OVERHANG		
HEDGE		
EDGE OF PAVEMENT		
EASEMENT		
FENCE LINE	X X X	
GRAVEL EDGE		
POWER LINE	E E	
OVERHEAD WIRE	OHW	
TRAFFIC SIGNAL WIRE		
TELEPHONE LINE	C C	
GAS LINE	G	
STORM SEWER LINE	SD	
SANITARY SEWER LINE	SS	
WATER LINE	W W	
DOMESTIC WATER LINE		
FIRE WATER LINE		
TREE		
CONTROL MANHOLE		
DRYWELL		
FIRE DEPARTMENT CONNECTION		
FIRE HYDRANT		
WATER BLOWOFF/AIR RELEASE		
WATER METER		
WATER SPIGOT		
WATER VALVE	WV	
BACKFLOW PREVENTOR		
WATER VAULT		
WATER MANHOLE	W	
STORM/SANITARY MANHOLE	D S	
STORM SEWER CATCH BASIN		
SANITARY CLEAN OUT	CO	
SEPTIC	S	
GAS VALVE		
GAS METER	G	
SIGN		
MAIL BOX		
PROPERTY MONUMENT		
GUY WIRE ANCHOR		
UTILITY POLE		
AC UNIT		
POWER VAULT/BOX		
ELECTRICAL METER		
POWER POLE	PP	
POWER TRANSFORMER		
LIGHT POLE	LP	
TELEPHONE/TELEVISION VAULT	TV	
TELEPHONE/TELEVISION JUNCTION BOX		
TELEPHONE/TELEVISION RISER	T	
BENCHMARK		
BOLLARD		
SPOT ELEVATION		XXX
ADA COMPLIANT CURB RAMP SLOPE ARROW		
SLOPE ARROW		

ABBREVIATIONS

℄	CENTER LINE
ℙ	PROPERTY LINE
H	ACCESSIBLE STALL
AC	ASPHALT CONCRETE
AHJ	AUTHORITY HAVING JURISDICTION
AWWA	AMERICAN WATER WORKS ASSOCIATION
BC	BOTTOM OF CURB
BCR	BEGIN CURB RETURN
BMP	BEST MANAGEMENT PRACTICE
BS	BOTTOM OF STEP
BW	BACK OF WALK
CB	CATCH BASIN
CI	CAST IRON
CIP	CAST IN PLACE
CO	CLEANOUT
C	COMPACT
CONC	CONCRETE
CLR	CLEAR
CVR	COVER
DI	DUCTILE IRON
DW	DOMESTIC WATER
ECR	END CURB RETURN
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESC	EROSION/SEDIMENT CONTROL
EW	EACH WAY
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOWLINE
FW	FIRE WATER/FACE OF WALL
G/GUT	GUTTER LINE
GB	GRADE BREAK
HDPE	HIGH-DENSITY POLYETHYLENE
HMA	HOT MIX ASPHALT
IE	INVERT ELEVATION
LT	LEFT
ME	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NTS	NOT TO SCALE
OC	ON CENTER
ODOT	OREGON DEPARTMENT OF TRANSPORTATION
OSHA	OREGON STATE HEALTH AUTHORITY
OSSC	OREGON STATE SPECIFICATIONS FOR CONSTRUCTION
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCCP	PORTLAND CEMENT CONCRETE PAVING
PR	PROPOSED
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
RD	ROOF DRAIN
ROW	RIGHT OF WAY
RSGV	RESILIENT SEAT GATE VALVE
RT	RIGHT
SS	SANITARY SEWER
S	STANDARD
STA	STATION
SW	SIDEWALK
TC	TOP OF CURB
TH	THRESHOLD
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
WC	WHEELCHAIR

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SHEET TITLE:

CIVIL GENERAL NOTES, SYMBOLS AND ABBREVIATIONS

DRAWN BY: AOC, SAO

CHECKED BY: NKB

SHEET

C0.01

JOB NO. **2210157.00**

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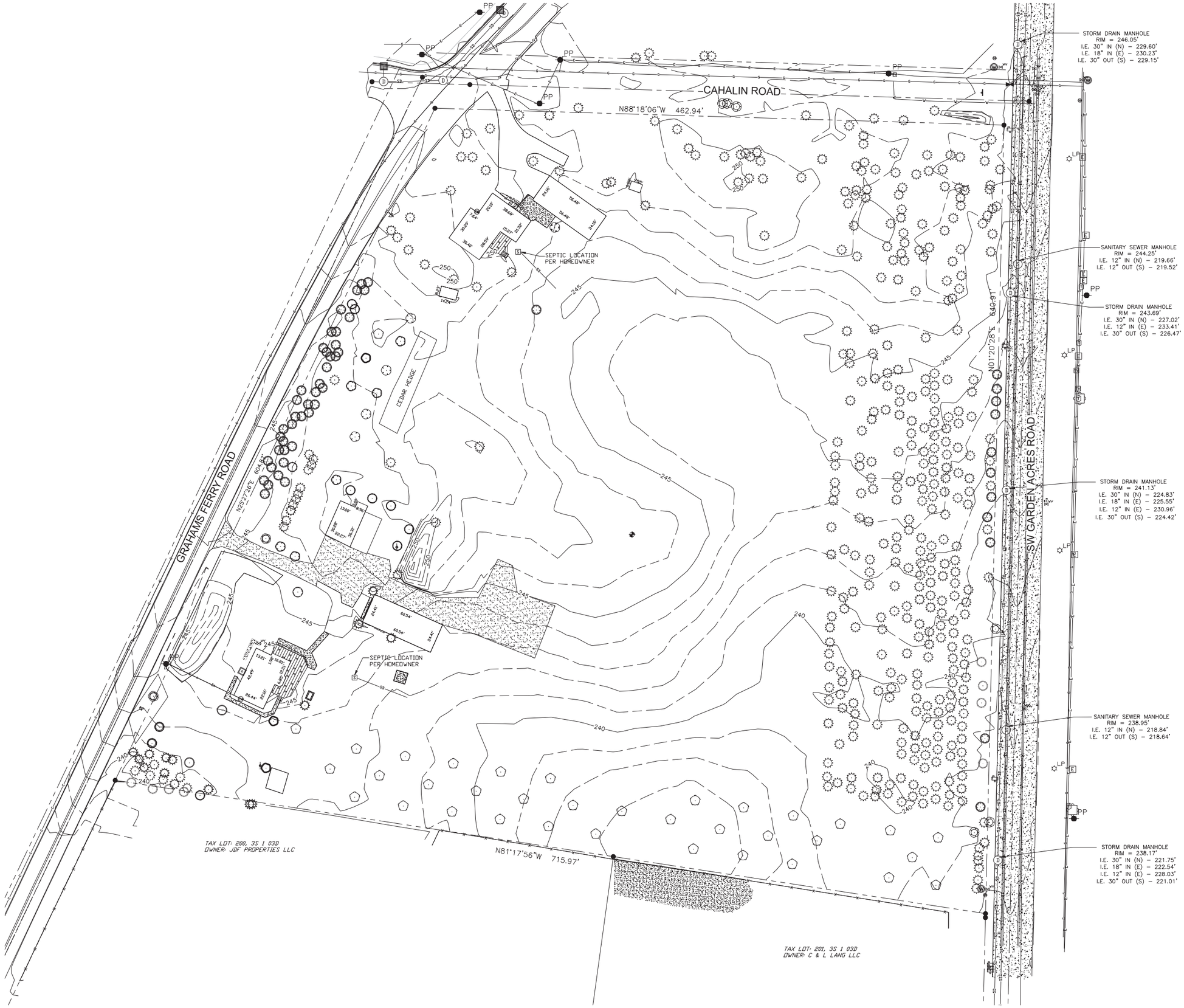

1 V1.10 EXISTING CONDITIONS PLAN
1" = 30'

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS SHOWN FOR REFERENCE ONLY AND IS BASED ON A SURVEY BY: WEDDLE SURVEYING INC. DATE: JULY 9, 2021

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EXISTING CONDITIONS PLAN

DRAWN BY: AOC, SAO

CHECKED BY: NKB

SHEET
V1.10

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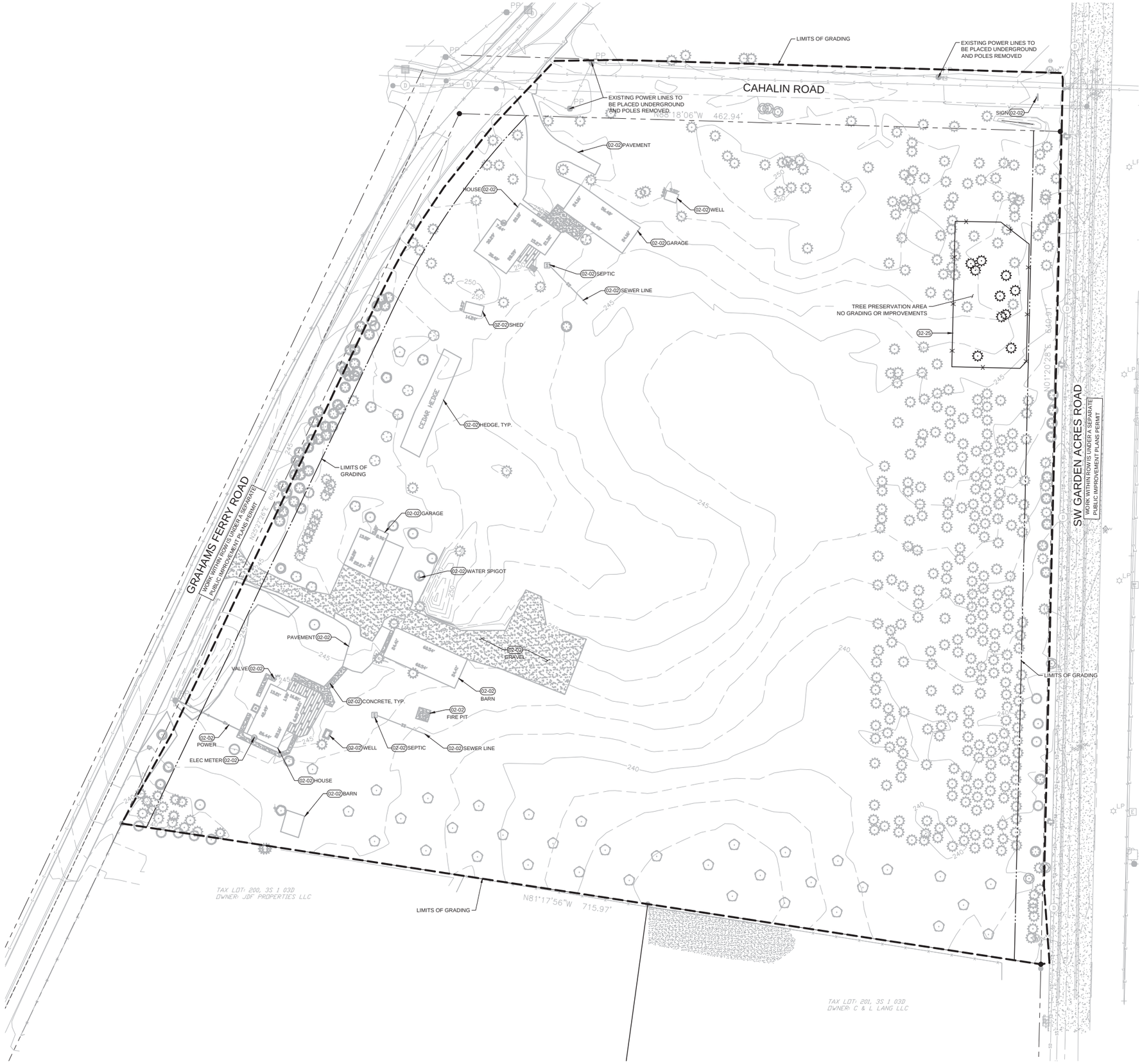

1 C1.01 DEMOLITION PLAN
1" = 30'

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1 inch = 30 ft.

THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS SHOWN FOR REFERENCE ONLY AND IS BASED ON A SURVEY BY: WEDDLE SURVEYING INC. DATE: JULY 9, 2021

PRE-CONSTRUCTION, CLEARING, AND DEMO NOTES:

1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. SEDIMENT BARRIERS APPROVED FOR USE INCLUDE SEDIMENT FENCE, BERMS, CONSTRUCTED OUT OF MULCH, CHIPPINGS OR OTHER SUITABLE MATERIAL, STRAW WATTLES, OR OTHER APPROVED MATERIALS.
3. SENSITIVE RESOURCES INCLUDING, BUT NOT LIMITED TO, TREES, WETLANDS, AND RIPARIAN PROTECTION AREAS SHALL BE CLEARLY DELINEATED WITH ORANGE CONSTRUCTION FENCING OR CHAIN LINK FENCING IN A MANNER THAT IS CLEARLY VISIBLE TO ANYONE IN THE AREA. NO ACTIVITIES ARE PERMITTED TO OCCUR BEYOND THE CONSTRUCTION BARRIER.
4. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, STREET SWEEPING, AND VACUUMING, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
5. RUN-ON AND RUN-OFF CONTROLS SHALL BE IN PLACE AND FUNCTIONING PRIOR TO BEGINNING SUBSTANTIAL CONSTRUCTION ACTIVITIES. RUN-ON AND RUN-OFF CONTROL MEASURES INCLUDE: SLOPE DRAINS (WITH OUTLET PROTECTION), CHECK DAMS, SURFACE ROUGHENING, AND BANK STABILIZATION.
6. SEE LANDSCAPE TREE PLAN L0.03 FOR TREE REMOVAL INFORMATION

TREE PROTECTION NOTES

1. PROJECT ARBORIST TO CONDUCT A TREE RISK ASSESSMENT IMMEDIATELY FOLLOWING SITE CLEARING TO IDENTIFY TREES THAT POSE SIGNIFICANT RISK.
2. RISK ASSESSMENTS SHOULD BE CONDUCTED PERIODICALLY THROUGHOUT CONSTRUCTION TO DOCUMENT WHETHER TREES ARE ADAPTING TO THE NEW SITE CONDITIONS AND RISKS ARE MITIGATED APPROPRIATELY WITH CITY APPROVAL.
3. CONSTRUCTION ACCESS: WHEN ACCESSING THE SIDES OF THE BUILDING IN THE MODIFIED TREE PROTECTION ZONE, SOIL COMPACTION PREVENTION SUCH AS THE PLACEMENT OF STEEL PLATES IS REQUIRED TO PROTECT THE ROOT ZONES OF THE ADJACENT TREES.
4. ONSITE SUPERVISION OF PROJECT ARBORIST: THE PROJECT ARBORIST SHALL BE ONSITE TO OVERSEE THE RETAINING WALL EXCAVATION AND FOUNDATION CONSTRUCTION WITHIN AND ADJACENT TO THE TREE PROTECTION ZONES OF TREES 265, 266, 267, 3366,2267, AND 2270.
5. PROTECT CROWNS OF TREES: THE CROWNS OF THE TREES MAY EXTEND BEYOND THE TREE PROTECTION FENCING. CARE WILL NEED TO BE TAKEN TO NOT CONTACT OR OTHERWISE DAMAGE THE CROWNS OF THE TREES DURING CONSTRUCTION ACTIVITIES. ANY REQUIRED PRUNING SHALL BE COMPLETED BY AN ISA CERTIFIED ARBORIST CONSISTENT WITH ANSI A300 PRUNING STANDARDS AS DIRECTED BY THE PROJECT ARBORIST.
6. SEDIMENT FENCING: SEDIMENT FENCING SHALL BE INSTALLED OUTSIDE THE PROTECTION ZONES OF THE TREES TO BE RETAINED TO MINIMIZE ROOT DISTURBANCES. IF EROSION CONTROL IS REQUIRED INSIDE THE ROOT ZONES, STRAW WATTLES SHALL BE USED ON THE SOIL SURFACE.

KEYNOTES

02-02	REMOVE EXISTING ITEM NOTED
32-25	TREE PROTECTION FENCE, SEE LANDSCAPE PLANS

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SHEET TITLE:
DEMOLITION PLAN

DRAWN BY: AOC, SAO

CHECKED BY: NKB

SHEET
C1.01

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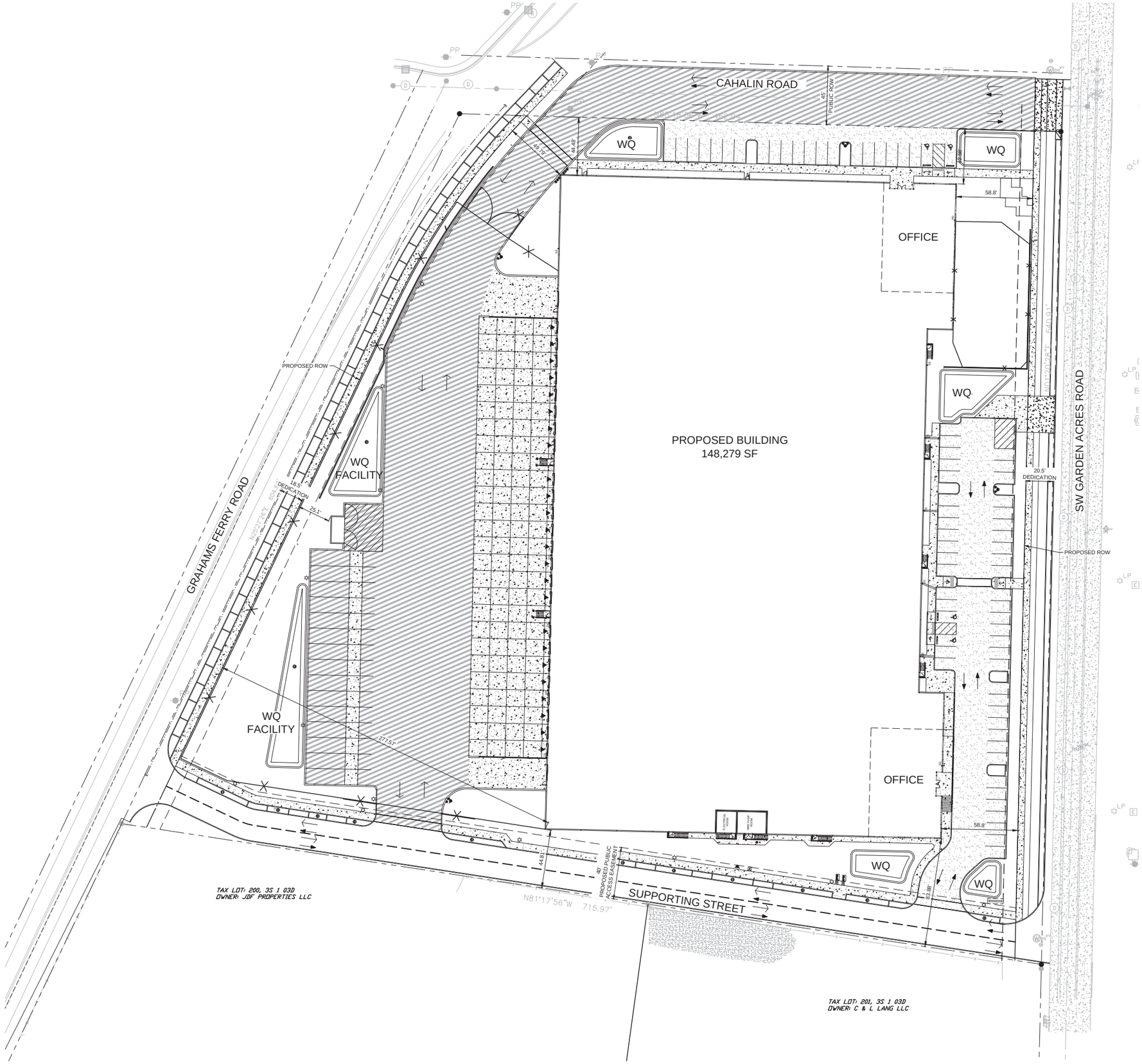

1 C1.10 PAVEMENT PLAN
1" = 30'

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

SITE DATA

	AREA (SF)	AREA (AC)	COVERAGE
GROSS PROPERTY AREA	355,691	8.17	
DEDICATION PROPERTY AREA	25,814	0.59	
NET PROPERTY AREA	329,877	7.57	
IMPERVIOUS AREA			
BUILDING AREA	148,279	3.40	44.95%
PAVED AREA	124,011	2.85	37.59%
TOTAL IMPERVIOUS AREA	272,290	6.25	82.54%
LANDSCAPE AREA	57,587	1.32	17.46%
PARKING LOT AREA	24,182	0.56	
PARKING LOT LANDSCAPE	3,522	0.08	14.56%

PARKING DATA

			CODE RATIOS		CODE REQUIREMENT	
CODE REQUIREMENTS	ALLOCATION		MIN	MAX	MIN	MAX
CAR PARKING						
MANUFACTURING	20,700	14.00%	1.6	(NONE)	33.1	NO LIMIT
WAREHOUSING	127,579	86.00%	0.3	0.5	38.30	62.3
REGULATORY REQUIREMENT	-	-	-		71.4	NO LIMIT
PARKING RATIO (SP/1000 SF)	-	-	-		0.48	NO LIMIT
BICYCLE PARKING						
MANUFACTURING	20,700		1/10,000 SF, MIN 6		6	NO LIMIT
WAREHOUSING	127,579		1/20,000 SF, MIN 2		6	NO LIMIT

PARKING TYPE	PROVIDED
STANDARD	67
COMPACT	0
ACCESSIBLE	3
ACCESSIBLE (VAN)	1
TOTAL CAR PARKING	71
BICYCLE PARKING (INSIDE BUILDING, SEE ARCH PLANS)	12
TRAILER PARKING	15

PAVEMENT LEGEND

PAVEMENT SECTIONS BY NV5
SEE SOILS REPORTS AND SPECIFICATIONS

LIGHT DUTY SECTION
3.0" AC OVER 4.0" BASE ROCK ON CEMENT-AMENDED SUBGRADE

CONCRETE TRUCK SECTION
7.0" MIN, 3,000 PSI, NON-REINFORCED CONCRETE WITH 3/4" DIAMETER SMOOTH DOWELS 12" O.C. AT CONSTRUCTION JOINTS EXTENDING 60 FEET FROM THE FACE OF THE BUILDING- APRONS WILL BE 7" WITH FIBER MESH REINFORCEMENT (#1 PER YARD)

HEAVY DUTY SECTION
4.5" AC OVER 4.0" BASE ROCK ON CEMENT-AMENDED SUBGRADE

CIRCULATION LEGEND

PASSENGER CAR CIRCULATION

TRUCK CIRCULATION

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PAVEMENT PLAN

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C1.10

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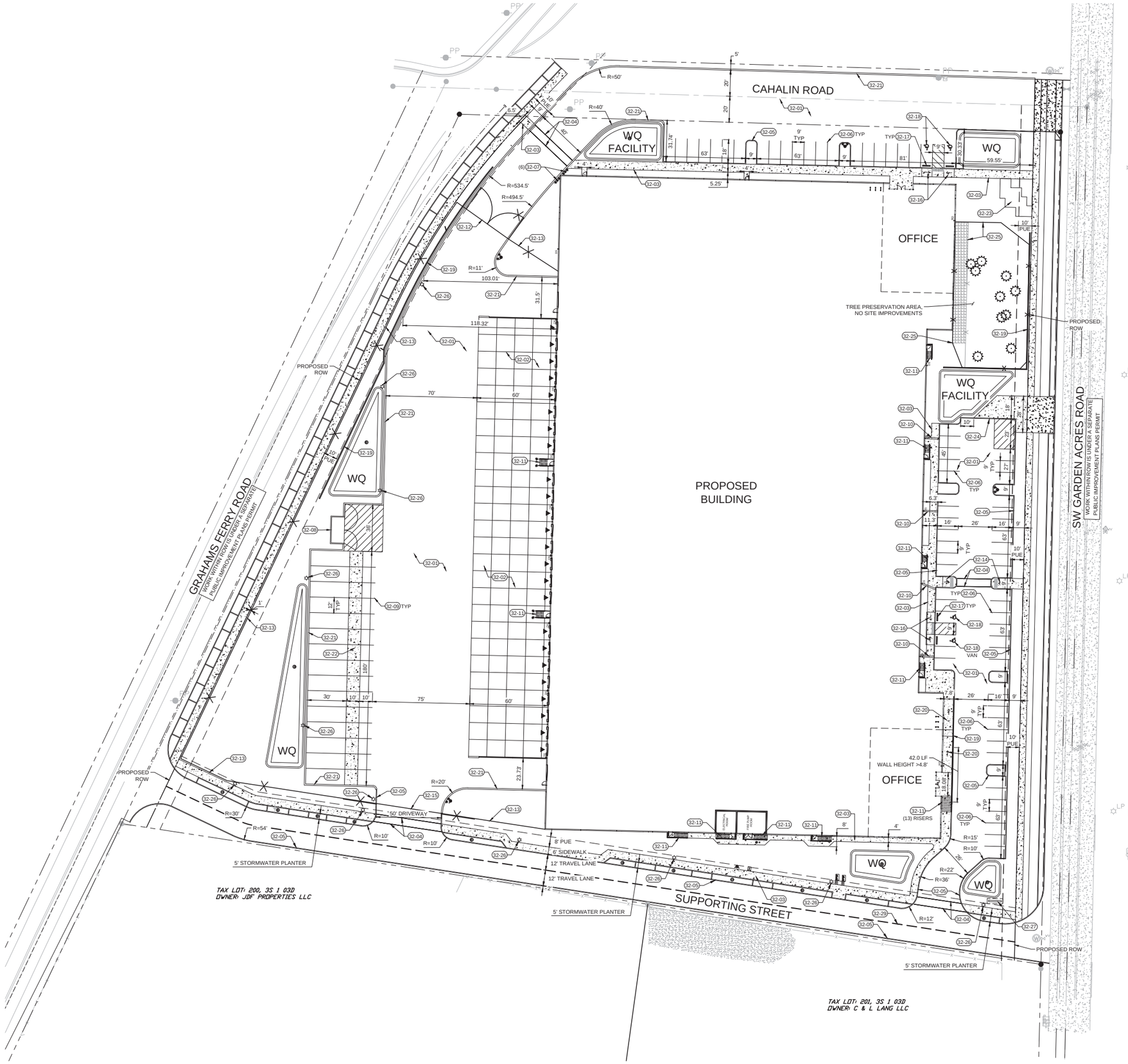

1 C1.11 SITE PLAN
1" = 30'

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NOTES

1. REFER TO C1.10 FOR SITE INFORMATION AND OVERALL SITE NOTES
2. CURB RADII IS 3' UNLESS OTHERWISE NOTED

TREE PROTECTION NOTES

1. PROJECT ARBORIST TO CONDUCT A TREE RISK ASSESSMENT IMMEDIATELY FOLLOWING SITE CLEARING TO IDENTIFY TREES THAT POSE SIGNIFICANT RISK.
2. RISK ASSESSMENTS SHOULD BE CONDUCTED PERIODICALLY THROUGHOUT CONSTRUCTION TO DOCUMENT WHETHER TREES ARE ADAPTING TO THE NEW SITE CONDITIONS AND RISKS ARE MITIGATED APPROPRIATELY WITH CITY APPROVAL.
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4. ONSITE SUPERVISION OF PROJECT ARBORIST: THE PROJECT ARBORIST SHALL BE ONSITE TO OVERSEE THE RETAINING WALL EXCAVATION AND FOUNDATION CONSTRUCTION WITHIN AND ADJACENT TO THE TREE PROTECTION ZONES OF TREES 265, 266, 267, 3366,2267, AND 2270.
5. PROTECT CROWNS OF TREES: THE CROWNS OF THE TREES MAY EXTEND BEYOND THE TREE PROTECTION FENCING. CARE WILL NEED TO BE TAKEN TO NOT CONTACT OR OTHERWISE DAMAGE THE CROWNS OF THE TREES DURING CONSTRUCTION ACTIVITIES. ANY REQUIRED PRUNING SHALL BE COMPLETED BY AN ISA CERTIFIED ARBORIST CONSISTENT WITH ANSI A300 PRUNING STANDARDS AS DIRECTED BY THE PROJECT ARBORIST.
6. SEDIMENT FENCING: SEDIMENT FENCING SHALL BE INSTALLED OUTSIDE THE PROTECTION ZONES OF THE TREES TO BE RETAINED TO MINIMIZE ROOT DISTURBANCES. IF EROSION CONTROL IS REQUIRED INSIDE THE ROOT ZONES, STRAW WATTLES SHALL BE USED ON THE SOIL SURFACE.

KEYNOTES

32-01	ASPHALT PAVEMENT
32-02	CONCRETE PAVEMENT
32-03	SIDEWALK, PER DETAIL 13/C5.10
32-04	STRIPED CROSSWALK WHITE (CONTRASTING COLOR)
32-05	VERTICAL CURB, PER DETAIL 1/C5.10
32-06	PARKING STALL STRIPING
32-07	BOLLARD, PER DETAIL 4/C5.10
32-08	TRASH ENCLOSURE
32-09	TRAILER PARKING STRIPING
32-10	COVERED CHANNEL, 12" WIDE, 6" DEEP
32-11	STAIR AND HANDRAIL, PER DETAIL 12/C5.10
32-12	SLATTED 40' DOUBLE SWING GATE
32-13	8' TALL BLACK CHAINLINK SECURITY FENCE WITH BLACK SLATS
32-14	PERPENDICULAR CURB RAMP, PER DETAIL 6/C5.10
32-15	8' TALL 50' SLIDE GATE, 25' EACH SIDE
32-16	PARALLEL CURB RAMP, PER DETAIL 7/C5.10
32-17	WHEELSTOP, PER DETAIL 5/C5.10
32-18	ACCESSIBLE PARKING STALL, PER DETAIL 10/C5.10
32-19	RETAINING WALL
32-20	ACCESSIBLE RAMP AND HANDRAIL, PER DETAIL 9/C5.10
32-21	REINFORCED CURB, PER DETAIL 3/C5.10
32-22	CONCRETE DOLLY PAD
32-23	WAYSIDE, SEE LANDSCAPE PLANS
32-24	MOUNTABLE CURB, PER DETAIL 2/C5.10
32-25	TREE PROTECTION FENCE, SEE LANDSCAPE PLANS
32-26	LIGHT POLE, SEE PHOTOMETRIC PLANS
32-27	MONUMENT SIGN, SEE ARCHITECTURAL SHEET A5.30
32-29	CENTERLINE STRIPING

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Delta	Issued As	Issue Date

SHEET TITLE:
SITE PLAN

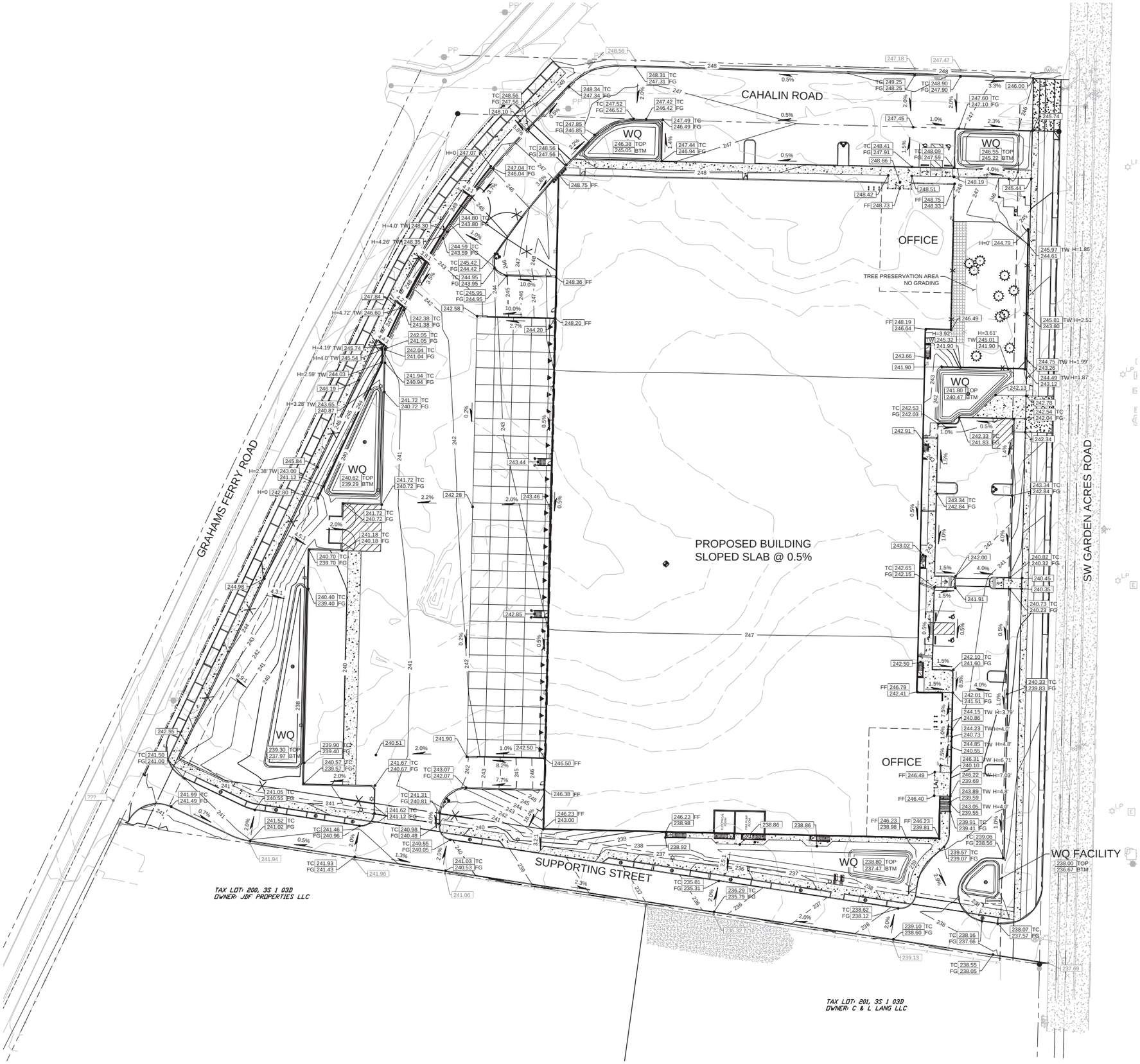
DRAWN BY: SAO
CHECKED BY: NKB

SHEET
C1.11

JOB NO. **2210157.00**

LU SUBMITTAL - 03/23/2022

22101570 0\DRAWINGS\CIVIL\157-C1.11.DWG NKB 03/23/22 09:41 1:30



1 C1.20 GRADING PLAN
1" = 30'

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NOTES

1. REFER TO C1.10 FOR SITE INFORMATION AND OVERALL SITE NOTES
2. EXPOSED RETAINING WALL HEIGHT (H) IS ASSUMED TO BE 6" GREATER THAN RETAINED HEIGHT

TREE PROTECTION NOTES

1. PROJECT ARBORIST TO CONDUCT A TREE RISK ASSESSMENT IMMEDIATELY FOLLOWING SITE CLEARING TO IDENTIFY TREES THAT POSE SIGNIFICANT RISK.
2. RISK ASSESSMENTS SHOULD BE CONDUCTED PERIODICALLY THROUGHOUT CONSTRUCTION TO DOCUMENT WHETHER TREES ARE ADAPTING TO THE NEW SITE CONDITIONS AND RISKS ARE MITIGATED APPROPRIATELY WITH CITY APPROVAL.
3. CONSTRUCTION ACCESS: WHEN ACCESSING THE SIDES OF THE BUILDING IN THE MODIFIED TREE PROTECTION ZONE, SOIL COMPACTION PREVENTION SUCH AS THE PLACEMENT OF STEEL PLATES IS REQUIRED TO PROTECT THE ROOT ZONES OF THE ADJACENT TREES.
4. ONSITE SUPERVISION OF PROJECT ARBORIST: THE PROJECT ARBORIST SHALL BE ONSITE TO OVERSEE THE RETAINING WALL EXCAVATION AND FOUNDATION CONSTRUCTION WITHIN AND ADJACENT TO THE TREE PROTECTION ZONES OF TREES 265, 266, 267, 3366,2267, AND 2270.
5. PROTECT CROWNS OF TREES: THE CROWNS OF THE TREES MAY EXTEND BEYOND THE TREE PROTECTION FENCING. CARE WILL NEED TO BE TAKEN TO NOT CONTACT OR OTHERWISE DAMAGE THE CROWNS OF THE TREES DURING CONSTRUCTION ACTIVITIES. ANY REQUIRED PRUNING SHALL BE COMPLETED BY AN ISA CERTIFIED ARBORIST CONSISTENT WITH ANSI A300 PRUNING STANDARDS AS DIRECTED BY THE PROJECT ARBORIST.
6. SEDIMENT FENCING: SEDIMENT FENCING SHALL BE INSTALLED OUTSIDE THE PROTECTION ZONES OF THE TREES TO BE RETAINED TO MINIMIZE ROOT DISTURBANCES. IF EROSION CONTROL IS REQUIRED INSIDE THE ROOT ZONES, STRAW WATTLES SHALL BE USED ON THE SOIL SURFACE.

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SHEET TITLE:
GRADING PLAN

DRAWN BY: SAO
CHECKED BY: NKB
SHEET
C1.20

JOB NO. **2210157.00**

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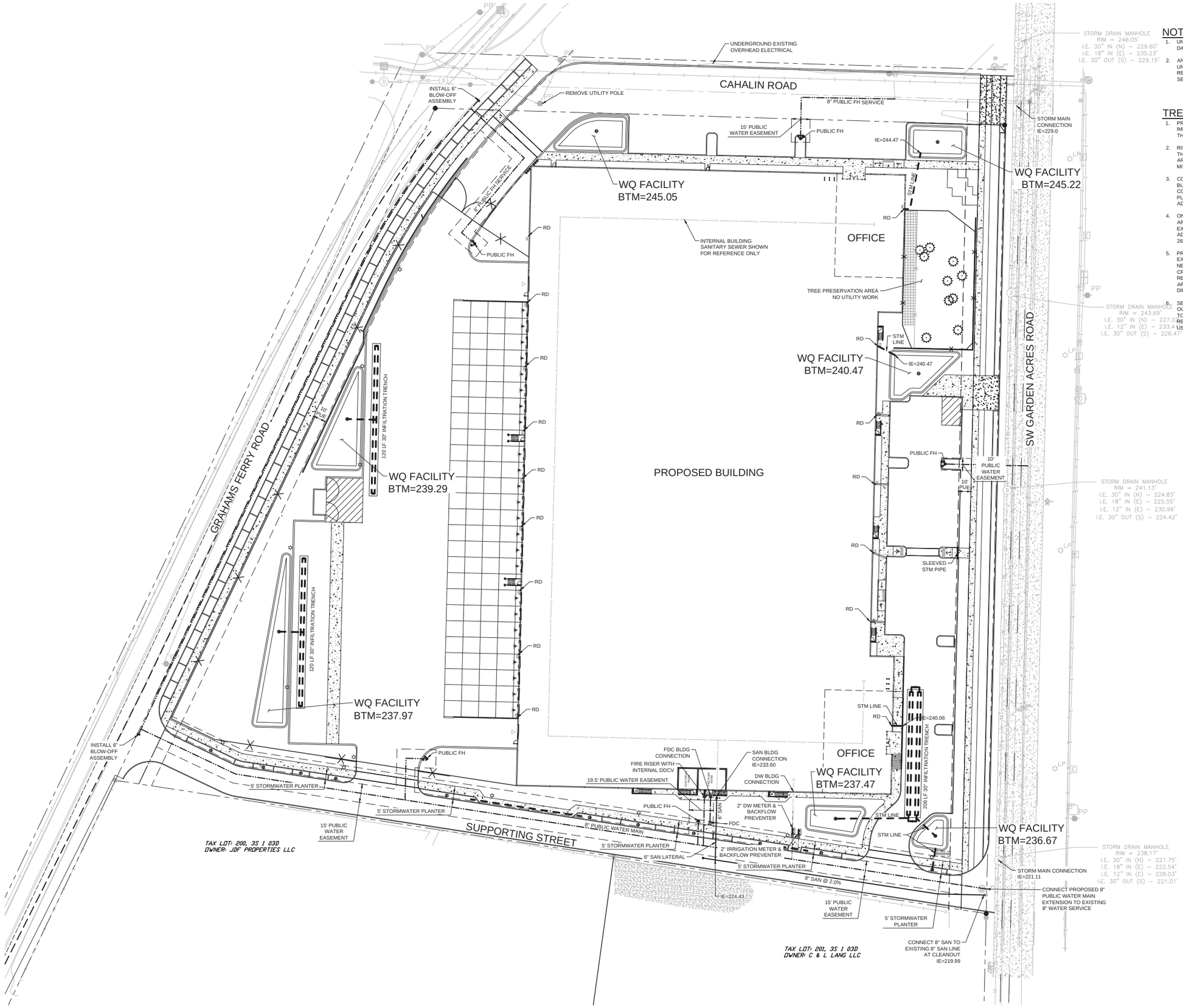

1 C1.30 UTILITY PLAN
1" = 30'

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NOTES

1. UNLESS STORM DRAIN PIPING IS SHOWN, ROOF DRAINS WILL DAYLIGHT TO ADJACENT PAVEMENT, CHANNEL, OR LANDSCAPE
2. ANY STORMWATER MANAGEMENT DESIGN UTILIZING UNDERGROUND INFILTRATION WILL BE SUBJECT TO DEQ UIC REQUIREMENTS AND PRIOR TO CONSTRUCTION REQUIRE A SEPARATE DEQ UNDERGROUND INJECTION PERMIT

TREE PROTECTION NOTES

1. PROJECT ARBORIST TO CONDUCT A TREE RISK ASSESSMENT IMMEDIATELY FOLLOWING SITE CLEARING TO IDENTIFY TREES THAT POSE SIGNIFICANT RISK.
2. RISK ASSESSMENTS SHOULD BE CONDUCTED PERIODICALLY THROUGHOUT CONSTRUCTION TO DOCUMENT WHETHER TREES ARE ADAPTING TO THE NEW SITE CONDITIONS AND RISKS ARE MITIGATED APPROPRIATELY WITH CITY APPROVAL.
3. CONSTRUCTION ACCESS: WHEN ACCESSING THE SIDES OF THE BUILDING IN THE MODIFIED TREE PROTECTION ZONE, SOIL COMPACTION PREVENTION SUCH AS THE PLACEMENT OF STEEL PLATES IS REQUIRED TO PROTECT THE ROOT ZONES OF THE ADJACENT TREES.
4. ONSITE SUPERVISION OF PROJECT ARBORIST: THE PROJECT ARBORIST SHALL BE ONSITE TO OVERSEE THE RETAINING WALL EXCAVATION AND FOUNDATION CONSTRUCTION WITHIN AND ADJACENT TO THE TREE PROTECTION ZONES OF TREES 265, 266, 267, 3366,2267, AND 2270.
5. PROTECT CROWNS OF TREES: THE CROWNS OF THE TREES MAY EXTEND BEYOND THE TREE PROTECTION FENCING. CARE WILL NEED TO BE TAKEN TO NOT CONTACT OR OTHERWISE DAMAGE THE CROWNS OF THE TREES DURING CONSTRUCTION ACTIVITIES. ANY REQUIRED PRUNING SHALL BE COMPLETED BY AN ISA CERTIFIED ARBORIST CONSISTENT WITH ANSI A300 PRUNING STANDARDS AS DIRECTED BY THE PROJECT ARBORIST.
6. SEDIMENT FENCING: SEDIMENT FENCING SHALL BE INSTALLED OUTSIDE THE PROTECTION ZONES OF THE TREES TO BE RETAINED TO MINIMIZE ROOT DISTURBANCES. IF EROSION CONTROL IS REQUIRED INSIDE THE ROOT ZONES, STRAW WATTLES SHALL BE USED ON THE SOIL SURFACE.

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Delta	Issued As	Issue Date

SHEET TITLE:
UTILITY PLAN

DRAWN BY: SAO
CHECKED BY: NKB
SHEET
C1.30

JOB NO. **2210157.00**

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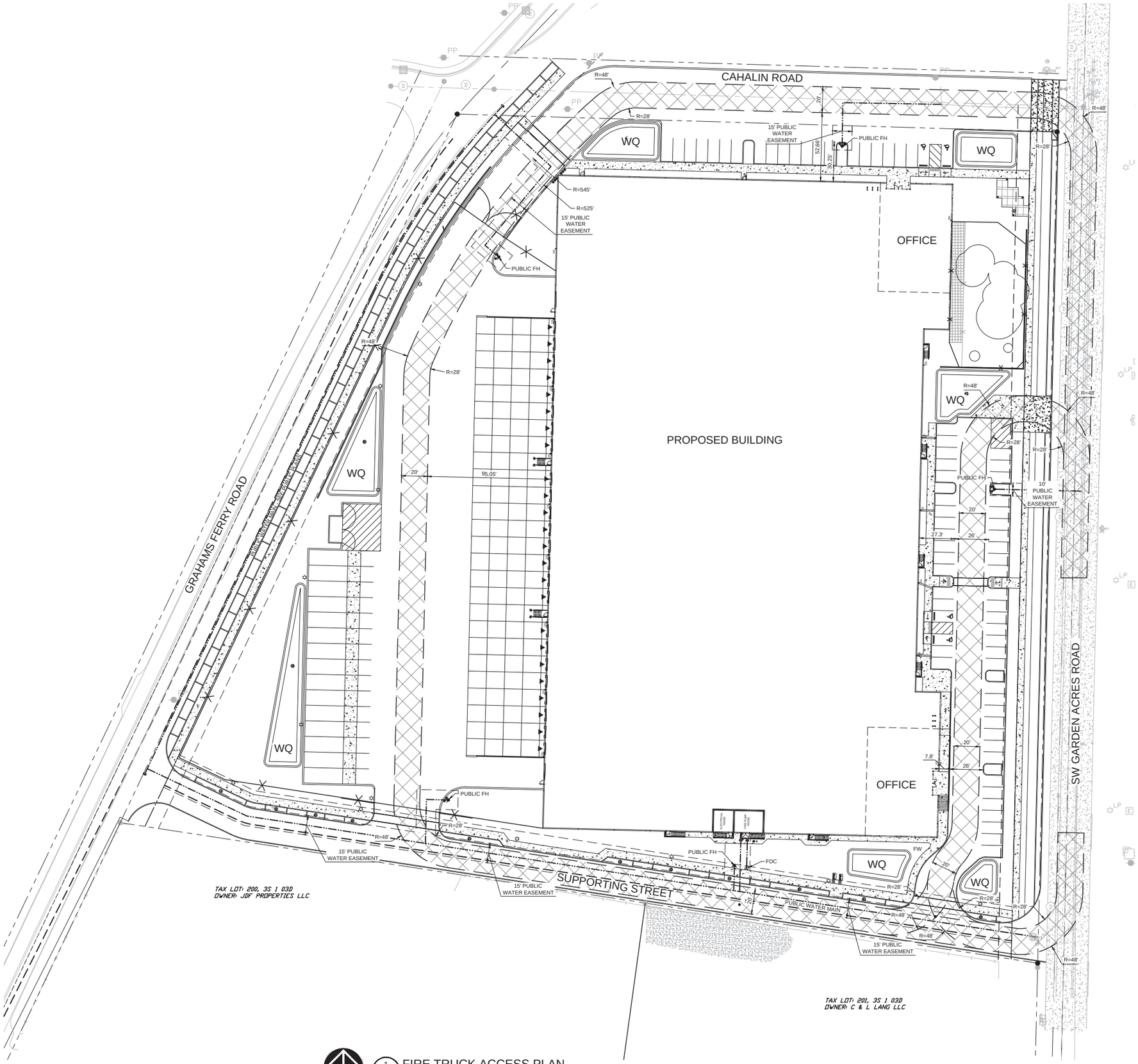
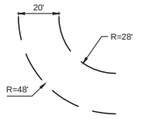


1 C1.34 FIRE TRUCK ACCESS PLAN
1" = 30'

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LEGEND



FIRE TRUCK TURN GEOMETRY

PAINTED FIRE CURB

NOTES

1. FIRE DEPARTMENT ACCESS ROADS ON SITE ARE DESIGNED TO SUPPORT AN APPARATUS WEIGHING 75,000 LB. GROSS VEHICLE WEIGHT PER GEOTECHINICAL RECOMMENDATIONS
2. ALL FIRE DEPARTMENT ACCESS ROADS SHOWN ON PLANS HAVE A TURNING RADIUS OF 28 FEET (INSIDE) AND 48 FEET (OUTSIDE), UNLESS OTHERWISE NOTED
3. AVAILABLE FIRE FLOW PER "CITY OF WILSONVILLE - FLOW TEST" BY INTERFACE ENGINEERING DATED OCTOBER 1, 2021: 7878 GPM CALCULATED AT 20 PSI

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Delta	Issued As	Issue Date

SHEET TITLE:
FIRE TRUCK ACCESS PLAN

DRAWN BY: SAO

CHECKED BY: NKB

SHEET
C1.34

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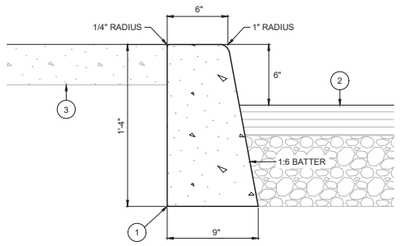
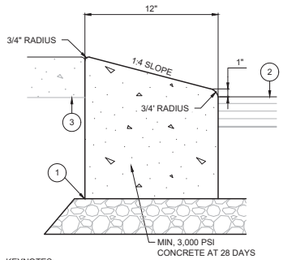


KEYNOTES:
1. CONCRETE FOR CURBING PER PROJECT SPECIFICATIONS
2. PAVEMENT SECTION PER CIVIL PLANS
3. SEE PLANS FOR IMPROVEMENTS AT BACK OF CURB. WHERE SIDEWALK OCCURS, THE SIDEWALK AND TOP OF CURB SHALL BE FLUSH. WHERE ABUTTING A PLANTER AREA, THE FINAL GRADE SHALL BE 1" MINIMUM BELOW TOP OF CURB, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT

1 C5.10 VERTICAL CURB

NTS

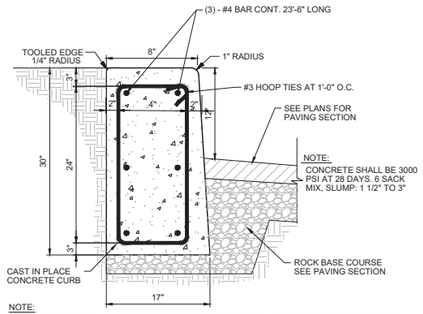


KEYNOTES:
1. CONCRETE FOR CURBING PER PROJECT SPECIFICATIONS. SEE PLANS FOR TRANSITIONS TO VERTICAL CURBING, WHERE OCCURS. IF NONE SPECIFIED, CONSTRUCT 3'-0" TRANSITIONS TO VERTICAL CURBING
2. PAVEMENT SECTION PER PLANS
3. SEE PLANS FOR DRIVABLE SURFACING AT BACK OF CURB. GRADE SHALL BE SET LEVEL WITH TOP OF CURB FOR A SMOOTH DRIVING TRANSITION

NOTES:
1. EXPANSION JOINTS SHALL BE PROVIDED AT EACH POINT OF TANGENCY OF THE CURB MATERIAL. JOINTS SHALL BE PRE-MOLDED, NON-EXTRUDING, WITH A MIN. THICKNESS OF 1/2".
2. CONTRACTION JOINTS SHALL BE A MINIMUM OF 2" DEEP, SPACED A MAXIMUM OF 15 FEET APART, AND MATCH PCC STREET SLAB JOINTS.
3. BASE ROCK 1 1/2" MINUS, COMPACTED TO 95% AASHTO T-180, SHALL BE TO SUBGRADE OF STREET STRUCTURE OR 4" IN DEPTH, WHICHEVER IS GREATER, EXTENDING 1' BEHIND CURB.
4. SLOPE OF GUTTER SHALL NOT EXCEED 5% AT SIDEWALK RAMP.
5. THE HEIGHT OF THE STANDARD CURB SHALL MATCH THE PAVEMENT THICKNESS PLUS THE CURB EXPOSURE WHEN GREATER THAN 16".

2 C5.10 MOUNTABLE CURB

NTS

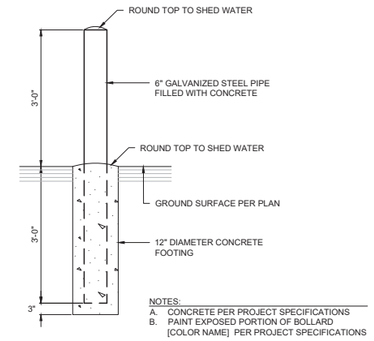


NOTE:
PROVIDE EXPANSION JOINT (W/ $\frac{1}{2}$" JOINT FILLER) AT 24'-0" O.C. ALIGN WITH TRAILER PARKING STALLS

3 C5.10 REINFORCED CURB

N.T.S.

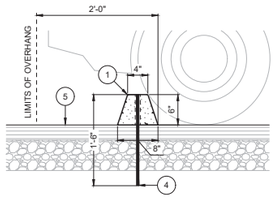
VCURB



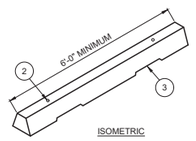
NOTES:
A. CONCRETE PER PROJECT SPECIFICATIONS
B. PAINT EXPOSED PORTION OF BOLLARD [COLOR NAME] PER PROJECT SPECIFICATIONS

4 C5.10 6" PIPE BOLLARD

NTS



SECTION



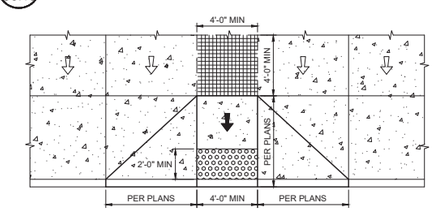
ISOMETRIC

KEYNOTES:
1. PRECAST WHEEL STOP. DIMENSIONS SHOWN ARE MINIMUMS
2. DOWEL HOLES (2 MINIMUM)
3. DRAINAGE SLOTS (2 MINIMUM)
4. DOWEL INTO PAVEMENT (2 MINIMUM). #4 REBAR OR PER MANUFACTURER'S RECOMMENDATIONS
5. FINISHED GROUND PER PLANS

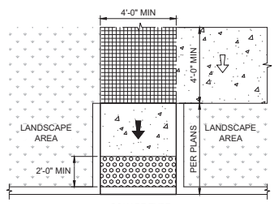
NOTES:
A. INSTALL WHEEL STOP PER MANUFACTURER'S RECOMMENDATIONS

5 C5.10 PRECAST WHEEL STOP

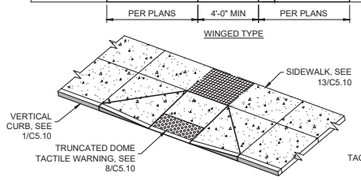
NTS



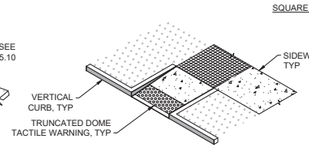
WINGED TYPE



SQUARE TYPE



ISOMETRIC - WINGED TYPE



ISOMETRIC - SQUARE TYPE

LEGEND
TURNING SPACE/LANDING
MAX 2.0% FINISHED
SLOPE IN ALL DIRECTIONS*

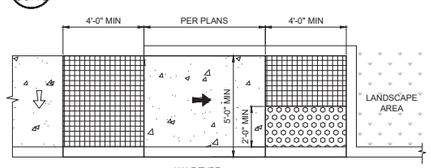
SLOPE 1.5% MAX*
(MAX 2.0% FINISHED
SURFACE SLOPE)

SLOPE 7.5% MAX*
(MAX 8.3% FINISHED
SLOPE)

*SLOPES GOVERN OVER ELEVATIONS

6 C5.10 PERPENDICULAR CURB RAMPS

NTS



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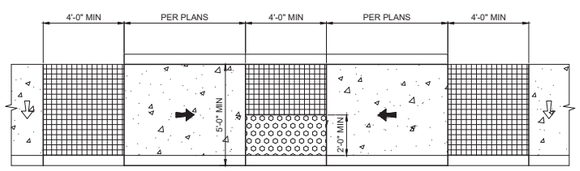

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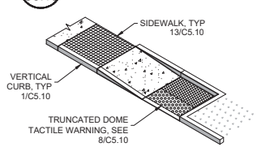


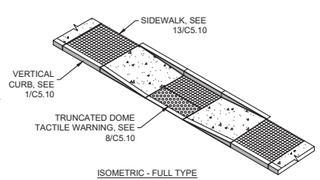
ISOMETRIC - HALF TYPE

LEGEND
TURNING SPACE/LANDING
MAX 2.0% FINISHED
SLOPE IN ALL DIRECTIONS*

SLOPE 1.5% MAX*
(MAX 2.0% FINISHED
SURFACE SLOPE)

SLOPE 7.5% MAX*
(MAX 8.3% FINISHED
SLOPE)

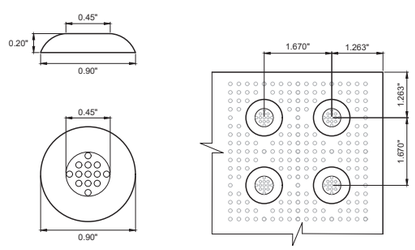
*SLOPES GOVERN OVER ELEVATIONS



ISOMETRIC - FULL TYPE

7 C5.10 PARALLEL CURB RAMPS

NTS



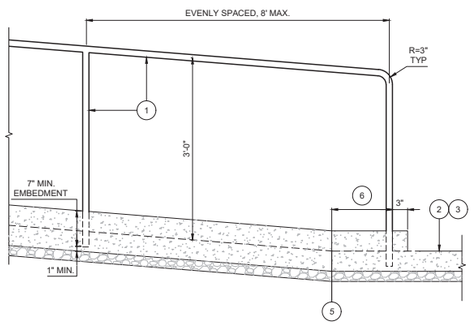
TRUNCATED DOME DETAIL

TRUNCATED DOME PANEL

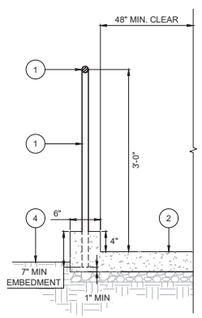
NOTES:
A. PLACE TRUNCATED DOME DETECTABLE WARNING TEXTURE (OR CAST-IN-PLACE PANELS) IN THE LOWER 24" FOR THE FULL WIDTH OF THE RAMP
B. ARRANGE DOMES USING AN INLINE PATTERN AS SHOWN IN THE DETAIL ABOVE
C. COLOR OF DOME TEXTURE (OR PANELS) TO BE SAFETY YELLOW, UNLESS NOTED OTHERWISE ON PLANS
D. SURFACE APPLIED PANELS SHALL ONLY BE ALLOWED IN RETROFIT CONDITIONS AND WITH THE PRIOR APPROVAL OF THE ENGINEER

8 C5.10 TRUNCATED DOMES

NTS



ELEVATION

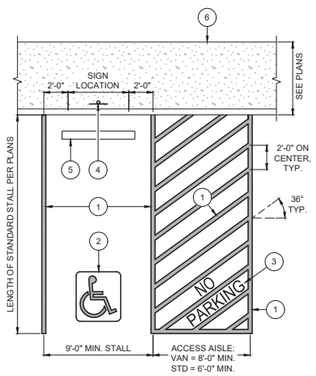


SECTION

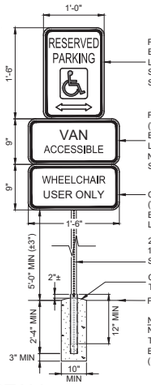
KEYNOTES:
1. 1-1/4" DIAMETER GALVANIZED PIPE RAIL, BRUSH FINISH
2. CONCRETE SIDEWALK PER DETAIL X/CX.XX
3. LANDINGS SHALL MEET ALL LOCAL, STATE, AND FEDERAL CODES
4. FINISHED GRADE PER PLANS
5. END OF RAMP
6. HANDRAIL EXTENSION: HANDRAILS TO EXTEND HORIZONTALLY 12" MINIMUM BEYOND THE LANDING. EXTENSION OCCURS AT TOP AND BOTTOM OF RAMP RUNS

9 C5.10 RAMP HANDRAIL

NTS



KEYNOTES:
1. 4" WIDE WHITE STRIPE
2. WHITE RETROREFLECTIVE PAVEMENT MARKING SYMBOL (FHWA 3B-22) WITH BLUE RETROREFLECTIVE BACKGROUND (41" TALL x 36" WIDE WITH 4" STROKE WIDTH). OFFSET BACKGROUND LIMIT 4" FROM SYMBOL
3. YELLOW RETROREFLECTIVE "NO PARKING" PAVEMENT MARKING LEGEND ("NO" SHALL BE 12" TALL x 18" WIDE AND "PARKING" SHALL BE 12" TALL x 60" WIDE)
4. ACCESSIBLE PARKING SPACE SIGNAGE PER DETAIL HEREON. MAINTAIN 48" CLEAR ACCESS AROUND SIGN. ENSURE NO INTERFERENCE WITH PARKING STALL OVERHANG
5. WHEEL STOP PER DETAIL **5/C5.10**
6. SEE PLANS FOR PROPOSED CURB/SIDEWALK/RAMPS/ETC IMPROVEMENTS TO ACCOMMODATE ACCESSIBLE PARKING STALL ACCESS



FHWA SIGN NO. R7-8
BACKGROUND: WHITE, RETRO-REFLECTIVE SHEETING
LEGEND: GREEN, RETRO-REFLECTIVE SHEETING
SYMBOL: WHITE ON BLUE, RETRO-REFLECTIVE SHEETING

FHWA SIGN NO. R7-8A
(WHERE CALLED OUT ON PLANS)
BACKGROUND: WHITE, RETRO-REFLECTIVE SHEETING
LEGEND: GREEN, RETRO-REFLECTIVE SHEETING
NOTE: ACCESS AISLE FOR SINGLE VAN ACCESSIBLE STALL TO BE LOCATED ON THE PASSENGER'S SIDE

OREGON DEPT OF TRANSPORTATION SIGN NO. OR7-8C
(WHERE CALLED OUT ON PLANS)
BACKGROUND: WHITE, RETRO-REFLECTIVE SHEETING
LEGEND: GREEN, RETRO-REFLECTIVE SHEETING

2"X2" SQUARE PERFORATED GALVANIZED 12GA METAL SIGN POST AND COMPATIBLE SLEEVE (UNISTRUT TELESPAR, OR EQUAL)

CONCRETE FOUNDATION, ROUND TOP TO SHED

FINISHED GROUND

NOTE: MORE DETAIL ON THE FHWA SIGN/SYMBOL NUMBER REFERENCES HEREON MAY BE FOUND IN THE STANDARD HIGHWAY SIGNS BOOK PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION (FHWA), LATEST EDITION

10 C5.10 ACCESSIBLE PARKING STALL

NTS

OREGON DEPT OF TRANSPORTATION SIGN NO. OR7-9
BACKGROUND: WHITE, RETRO-REFLECTIVE SHEETING
LEGEND: RED, RETRO-REFLECTIVE SHEETING
SYMBOL: WHITE ON BLUE, RETRO-REFLECTIVE SHEETING

OREGON DEPT OF TRANSPORTATION SIGN NO. OR7-9a
(WHERE CALLED OUT ON PLANS)
BACKGROUND: WHITE, RETRO-REFLECTIVE SHEETING
LEGEND: RED, RETRO-REFLECTIVE SHEETING
NOTE: USE WHEN BACK OF WALK DIRECTLY BEHIND ACCESS AISLE IS NOT AVAILABLE FOR SIGN PLACEMENT AND SIGN MUST BE PLACED TO ONE SIDE OF PEDESTRIAN ACCESS RAMP

2"X2" SQUARE PERFORATED GALVANIZED 12GA METAL SIGN POST AND COMPATIBLE SLEEVE (UNISTRUT TELESPAR, OR EQUAL)

CONCRETE FOUNDATION, ROUND TOP TO SHED

FINISHED GROUND

NOTE: MORE DETAIL ON THE OREGON DEPT OF TRANSPORTATION SIGN/SYMBOL NUMBER REFERENCES HEREON MAY BE FOUND IN THE ODOT SIGN POLICY AND GUIDELINES BOOK PUBLISHED BY OREGON DEPARTMENT OF TRANSPORTATION (ODOT), LATEST EDITION

11 C5.10 ACCESSIBLE PARKING AISLE SIGN

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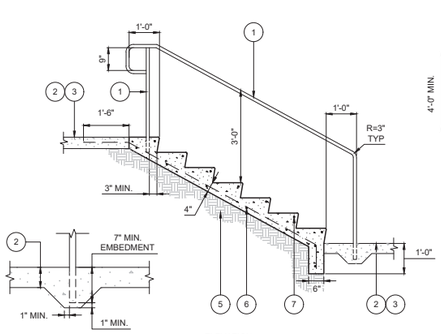
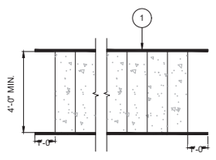
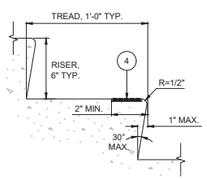


MINIMUM HANDRAIL EMBEDMENT

ELEVATION



PLAN



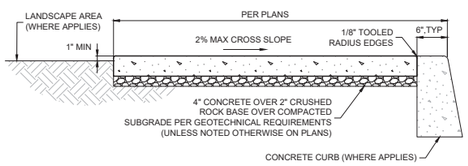
TREAD DETAIL

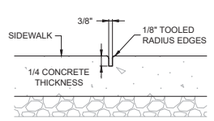
KEYNOTES:
1. 1-1/4" DIAMETER PIPE RAIL. BRUSH FINISH OR POWDERCOAT BLACK - COORDINATE WITH OWNER
2. CONCRETE SIDEWALK PER DETAIL XX/CX.XX
3. LANDINGS SHALL BE A SOLID SURFACE WITH WIDTH NOT LESS THAN THE WIDTH OF THE STAIRWAY THEY SERVE. LANDING SLOPE SHALL NOT EXCEED 2.0% IN ANY DIRECTION
4. VISUALLY CONTRASTING, SLIP RESISTANT NOSING
5. PROVIDE COMPACTED FILL PER GEOTECHNICAL REQUIREMENTS
6. #3 REBAR AT 18" OC EACH WAY, TYP.
7. #3 NOSE BAR, TYP.
8. CONCRETE CHEEK WALL WHERE STAIR IS ADJACENT TO LANDSCAPING

NOTES:
A. NUMBER OF RISERS PER PLANS
B. WHERE LENGTH OF STAIRWAY IS GREATER THAN 8', PROVIDE INTERMEDIATE VERTICAL POSTS AT EVEN SPACING, 4' MAXIMUM
C. MAINTAIN 4'-0" MINIMUM CLEAR BETWEEN HANDRAILS
D. TREADS TO BE SLOPED TO PROVIDE POSITIVE DRAINAGE, BUT AT NO POINT TO EXCEED 2.0%
E. SEE PROJECT SPECIFICATIONS FOR CONCRETE REQUIREMENTS

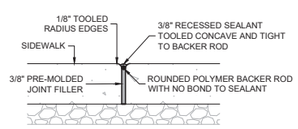
12 C5.10 CONCRETE STAIR

NTS





CONTROL JOINT

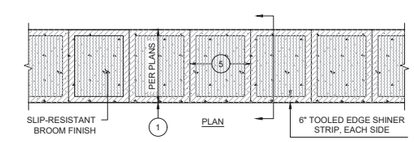


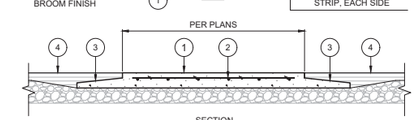
EXPANSION JOINT

NOTES:
A. CONCRETE SIDEWALK SHALL BE BROOM FINISHED UNLESS OTHERWISE NOTED ON PLANS
B. SEE PROJECT SPECIFICATIONS FOR CONCRETE, AGGREGATE BASE, AND JOINT MATERIALS
C. WHERE SIDEWALK ABUTS CURBING, SURFACE SHALL BE FLUSH WITH TOP OF CURB UNLESS NOTED OTHERWISE ON PLANS. WHERE SIDEWALK ABUTS LANDSCAPE OR OTHER PERVIOUS AREA, GRADE SHALL BE RECESSED 1" MINIMUM OR AS OTHERWISE DICTATED BY THE LANDSCAPE ARCHITECT OR NOTED ON PROJECT PLANS
D. DO NOT USE SHINERS ON TOOLED EDGES UNLESS NOTED OTHERWISE
E. CONTROL JOINTS SHALL BE EVENLY SPACED AND LOCATED EVERY 5' MAXIMUM, WITH EXPANSION JOINTS EVERY FOURTH JOINT, OR PER PLAN. SIDEWALK JOINTS SHALL BE ALIGNED WITH CURB JOINTS OR WHERE PERPENDICULAR CURBING INTERSECTS.

13 C5.10 CONCRETE SIDEWALK AND JOINTS

NTS





SECTION

KEYNOTES:
1. CONCRETE CROSSWALK: CONCRETE THICKNESS AND AGGREGATE BASE SECTION TO MATCH HEAVY DUTY VEHICULAR PAVEMENT SECTION PER PLANS
2. #4 REBAR AT 1'-0" ON CENTER, EACH WAY
3. ASPHALT TO CONCRETE TRANSITION PER XX/CX.XX
4. ADJACENT PAVEMENT SECTION PER PLANS. APPLY SEALANT AT JOINT
5. CONTROL AND EXPANSION JOINTS PER SIDEWALK DETAIL XX/CX.XX

NOTES:
A. CONCRETE AND REBAR PER PROJECT SPECIFICATIONS

14 C5.10 CONCRETE CROSSWALK

NTS

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CHECKED BY: NKB

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C5.10

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LU SUBMITTAL - 03/23/2022

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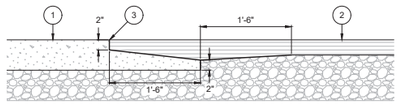
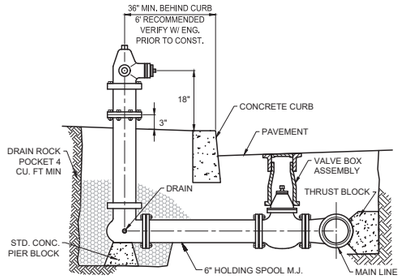


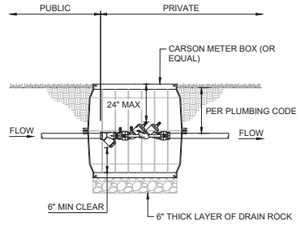
KEYNOTES:
1. CONCRETE PAVEMENT PER PLANS AND PROJECT SPECIFICATIONS
2. ASPHALT PAVEMENT AND BASE COURSE PER PLANS AND PROJECT SPECIFICATIONS
3. PROVIDE 3/8" TOOLED EDGE RADIUS ON CONCRETE AND APPLY SEALANT AT JOINT PER PROJECT SPECIFICATIONS

NOTES:
A. THIS DETAIL IS NOT REQUIRED WHERE SIDEWALKS ABUT ASPHALT PAVEMENT IF PROVISIONS ARE SPECIFIED THAT PREVENT VEHICULAR ACCESS ONTO SIDEWALK

1 C5.11 ASPHALT TO CONCRETE TRANSITION NTS

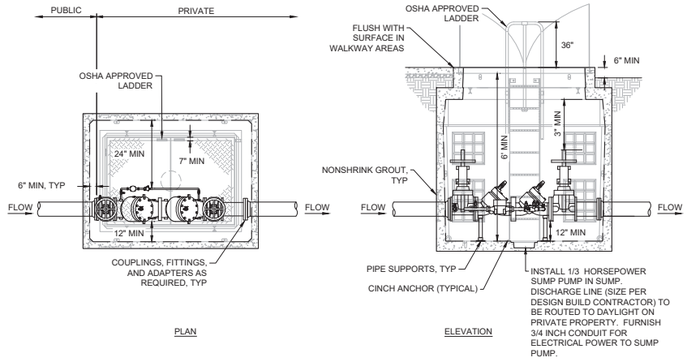


2 C5.11 FIRE HYDRANT NTS



NOTES:
A. BACKFLOW PREVENTER SHALL BE APPROVED BY THE STATE HEALTH DEPARTMENT AND PLUMBING CODE
B. BACKFLOW BOX SHALL BE LOCATED IN A LANDSCAPE AREA, OR SHALL BE PROVIDED WITH A SLIP RESISTANT COVER IF IN A WALKWAY. BACKFLOW BOX SHALL NOT BE LOCATED IN A VEHICULAR AREA

3 C5.11 DOUBLE CHECK VALVE AND BOX (2" AND SMALLER) NTS



4 C5.11 DOUBLE CHECK DETECTOR AND VAULT NTS

BACKFLOW PREVENTER SHALL BE APPROVED BY THE STATE HEALTH DEPARTMENT AND PLUMBING CODE

VAULT SHALL BE PRECAST CONCRETE WITH GALVANIZED HINGED ACCESS DOORS (OLDCASTLE, OR EQUAL)

VAULT SHALL BE MECHANICALLY LOCKED AND VALVES SHALL BE PROVIDED WITH ELECTRONIC TAMPER SWITCHES

APPROXIMATE VAULT SIZES

BACKFLOW (DIAMETER)	VAULT (OUTSIDE)
3 INCH	7'-0"(L) 4'-8" (W) 7'-0" (H)
4 INCH	7'-0"(L) 4'-8" (W) 7'-0" (H)
6 INCH	7'-9"(L) 6'-3" (W) 7'-2" (H)
8 INCH	8'-8"(L) 6'-8" (W) 8'-1" (H)
10 INCH	8'-8"(L) 6'-8" (W) 8'-1" (H)

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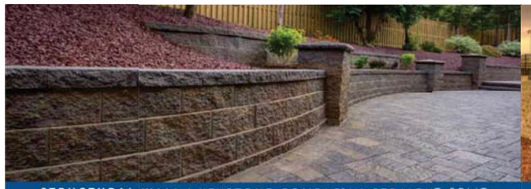

STRUCTURAL WALL | KEYSTONE COMPAC® III STRAIGHT SPLIT

STRUCTURAL WALL | KEYSTONE COMPAC® III STRAIGHT SPLIT

KEYSTONE COMPAC® III

A specifier's favorite, Keystone Compac features unrivaled aesthetic options, cost saving versatility and proven wall performance. Installer's prefer the Compac's lighter weight and shorter tail design which make it easy to handle. Trusted by architects, engineers and contractors around the world, the Keystone Compac unit utilizes the proven Keystone pin connection system.

Straight Split

Unit Dimensions:
8"h x 18"w x 12"d (203mm x 457mm x 305 mm)

Unit Weights:
71 - 75 lbs. (32 - 34 kg)

Units/sq.ft.: 1

Pin Specifications:
½" x 5¼" Fiberglass Alignment Pins
(12 x 133mm)

FEATURES & BENEFITS

Maximum Versatility and Performance

- The Compac III design results in decreased unit weight, effectively reducing shipping costs while maintaining structural integrity.
- Allows for various positive connections with reinforcement to build engineered walls in excess of 60 feet (18.2m) tall.
- Increases vertical drainage through face units.

Ease of Installation

- Unit shape allows for tight radius curves and vertical core alignment.
- Shorter tail design makes for easier handling in the field.
- Triangular shaped pin receiving hole allows for installer-friendly construction adjustments.
- Near vertical or battered setback construction options.

Aesthetics

- Variety of colors complement any landscape.
- Natural stone texture appearance.
- Capping and corner units available

Note: Unit color, dimensions, weight & availability varies by manufacturer.

INSTALLATION INSTRUCTIONS

STEP 1

Prepare the Base Leveling Pad.
Excavate the base trench to the designed width and depth. Start the leveling pad at the lowest elevation along the wall alignment. Step up in 8" (200mm) increments with the base as required at elevation change in the foundation. Level the prepared base with maximum lifts of 6" (150mm) of well-compacted granular fill (gravel, road base, or ¾" to ¼" (10 - 20mm) crushed stone). Compact to 95% Standard Proctor or greater. Do not use PEA GRAVEL or SAND for leveling pad.

STEP 2

Install the Base Course.
Place the first course of Keystone units end to end with face of wall corners touching on the prepared base. The receiving pin holes should face upward, as shown. Make sure each unit is level. Leveling the first course is critical for accurate and acceptable results. Keystone recommends minimum embedment depth for below grade placement of Keystone units on a ratio of 1" (25mm) below grade for each 8" (200mm) of wall height above grade or one unit, whichever is greater.

STEP 3

Insert the Fiberglass Pins.
Place the straight fiberglass pins into the holes of each Keystone unit as required. Once placed, the pins create an automatic setback for the additional courses. Place pins in the front holes for near vertical (¼" or 12mm) setback and the rear holes for 1¼" (29mm) setback per course.

STEP 4

Install Fill & Compaction.
Provide ¾" - ¼" (10 - 20mm) clean crushed stone drainage fill behind the units to a minimum distance behind the tail of one foot (300mm). Fill all open spaces between units and open cavities/cores with the same drainage material. Proceed to place backfill in maximum 6-8" (150 - 200mm) lifts and compact to 95% Standard Proctor with the appropriate compaction equipment.

STEP 5

Install Additional Courses.
Place the next course of Keystone units over the fiberglass pins, fitting the pins into the triangular shaped receiving hole in the units above. Push the units toward the face of the wall until they make full contact with the pins. Continue backfilling and building to desired top elevation.

STEP 6

Capping the Wall.
Complete your wall with the appropriate Keystone capping units. With units dry and clean, use exterior construction grade adhesive on the top surface of the last course before applying cap units. Backfill and compact to final grade.

Note: If drain tile is required for your project, consult an engineer or visit **www.keystonewalls.com/resources** for more information.

CONTECH ENGINEERED SOLUTIONS

Keystone Retaining Wall Systems LLC • A Contech Company
4444 West 78th Street • Minneapolis, MN 55435
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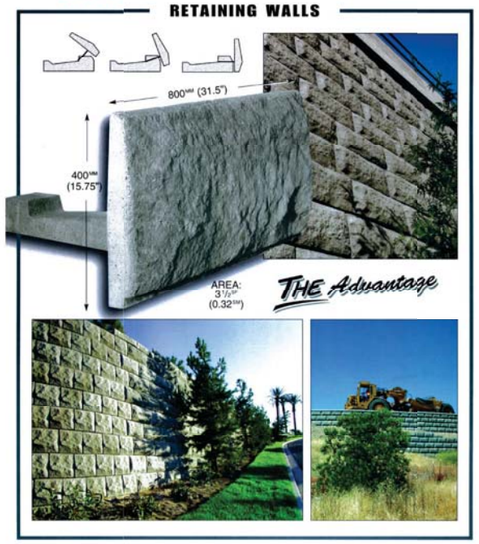
1 C5.12 KEYSTONE COMPAC WALL OPTION
N.T.S.

1:1

LOCK + LOAD™

RETAINING WALLS

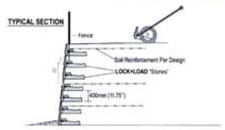


www.lock-load.com

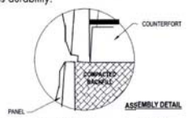
Get *THE Advantage* with LOCK+LOAD

LOCK+LOAD's proven cantilever design and ease of construction result in unsurpassed value and performance. **LOCK+LOAD's** "Quarried Stone" appearance adds to the "Quality" of any project.

LOCK+LOAD's self-anchoring components allow for consistent compaction of the backfill. The strong concrete components and uniform soil support allow paving and fences to be constructed adjacent to the wall face.



Panels DO NOT STACK on one another. Panels are independently anchored into the compact soil mass by the counterfort. This unique flexibility combined with **LOCK+LOAD's** structural capacities ensures durability.



Combined weight of 143 # (66 kg) for 3.4 sf (0.32 m²) is 43 #/sf (200 kg/m²). Less shipping. Less handling.

LOCK+LOAD's 5500 psi (40Mpa) fiber and steel reinforced concrete components simply **LOCK** together. **LOCK+LOAD's** high strength concrete gives superior freeze-thaw performance which maintains its good looks.

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RETAINING WALLS
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2 C5.12 LOCK + LOAD WALL OPTION
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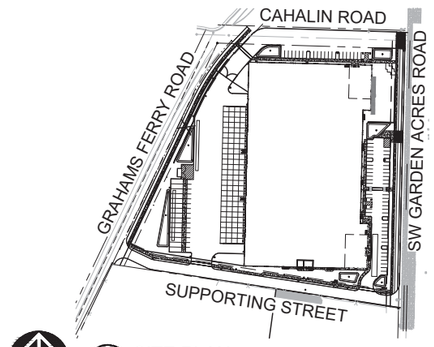
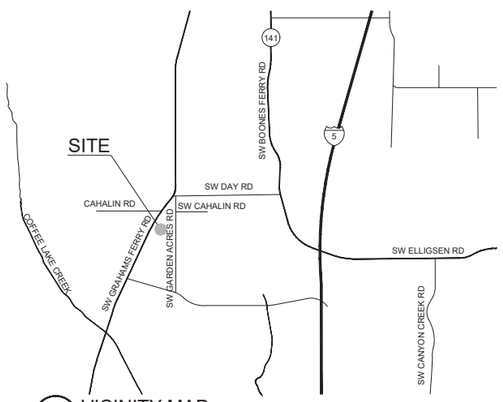
BTC III GRAHAMS FERRY IC LLC
EROSION AND SEDIMENT CONTROL PLAN

WILSONVILLE, OREGON

SW GRAHAMS FERRY ROAD
GARDEN ACRES ROAD
CAHALIN ROAD
TAX LOT: TL 100 (3S103000100)
T03S 01W S03 SE
WASHINGTON COUNTY, OREGON



1 C1.40 SITE PLAN 1" = 150'



1 C1.40 VICINITY MAP N.T.S.

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CIVIL ENGINEER
MACKENZIE
CONTACT: NICOLE BURRELL
1515 SE WATER AVE, SUITE 100
PORTLAND, OR 97214
PHONE: 503-224-9560

SURVEYOR
WEDDLE SURVEYING, INC.
CONTACT: MICHAEL RENNICK
6950 SW HAMPTON STREET, SUITE 170
TIGARD, OR 97223
PHONE: 503-941-9585

GEOTECHNICAL
NVS
CONTACT: SHAWN DIMKE
9450 SW COMMERCE CIRCLE, SUITE 300
WILSONVILLE, OR 97070
PHONE: 503-968-8787

NARRATIVE DESCRIPTION EXISTING SITE CONDITIONS

- SW GARDEN ACRES ROAD FRONTAGE: EXISTING TWO LANE ROAD WITH NO STRIPING
- GRAHAMS FERRY ROAD FRONTAGE: EXISTING SINGLE LANE ROAD
- CAHALIN ROAD ROW: DIRT PEDESTRIAN TRAIL
- SITE: EXISTING HOUSES AND BARNS TO BE DEMOLISHED AND FIELD

DEVELOPED CONDITIONS

- SW GARDEN ACRES ROAD FRONTAGE: HALF STREET TO INCLUDE CURB AND SIDEWALK
- GRAHAMS FERRY ROAD FRONTAGE: HALF STREET TO INCLUDE CURB AND SIDEWALK
- CAHALIN ROAD ROW: DRIVE AISLE
- SITE: COMMERCIAL BUILDING WITH ASSOCIATED LANDSCAPE, DRIVE AISLE AND SIDEWALKS

NATURE OF CONSTRUCTION ACTIVITY AND ESTIMATED TIME TABLE

- MASS GRADING (JUNE 2022 TO JULY 2022)
- UTILITY INSTALLATION (AUGUST 2022 TO OCTOBER 2022)
- SITE CONSTRUCTION (JUNE 2022 TO OCTOBER 2022)
- FINAL STABILIZATION (OCTOBER 2022)

SITE SOIL CLASSIFICATION:

5B - BRIEDWELL STONY SILT LOAM, 0 TO 7 PERCENT SLOPES
62B - SALEM SILT LOAM, 0 TO 7 PERCENT SLOPES

RECEIVING WATER BODIES:

COFFEE LAKE CREEK

SITE AREA:

355,691 SF (8.17 AC)

IMPROVEMENTS:

PUBLIC DISTURBED AREA = 25,814 SF (0.59 AC)
SITE DISTURBED AREA = 355,691 SF (8.17 AC)

STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES

1. ONCE KNOWN, INCLUDE A LIST OF ALL CONTRACTORS THAT WILL ENGAGE IN CONSTRUCTION ACTIVITIES ON SITE, AND THE AREAS OF THE SITE WHERE THE CONTRACTOR(S) WILL ENGAGE IN CONSTRUCTION ACTIVITIES. REVISE THE LIST AS APPROPRIATE UNTIL PERMIT COVERAGE IS TERMINATED (SECTION 4.4.C.I). IN ADDITION, INCLUDE A LIST OF ALL PERSONNEL (BY NAME AND POSITION) THAT ARE RESPONSIBLE FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF STORMWATER CONTROL MEASURES (E.G. ESCP DEVELOPER, BMP INSTALLER (SEE SECTION 4.10), AS WELL AS THEIR INDIVIDUAL RESPONSIBILITIES. (SECTION 4.4.C.II)
2. VISUAL MONITORING INSPECTION REPORTS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS. (SECTION 6.5)
3. INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS. (SECTION 6.5.Q)
4. RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. (SECTION 4.7)
5. THE PERMIT REGISTRANT MUST IMPLEMENT THE ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE ESCP IS A VIOLATION OF THE PERMIT. (SECTIONS 4 AND 4.11)
6. THE ESCP MUST BE ACCURATE AND REFLECT SITE CONDITIONS. (SECTION 4.8)
7. SUBMISSION OF ALL ESCP REVISIONS IS NOT REQUIRED. SUBMITTAL OF THE ESCP REVISIONS IS ONLY UNDER SPECIFIC CONDITIONS. SUBMIT ALL NECESSARY REVISION TO DEQ OR AGENT WITHIN 10 DAYS. (SECTION 4.9)
8. SEQUENCE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION. (SECTION 2.2.2)
9. CREATE SMOOTH SURFACES BETWEEN SOIL SURFACE AND EROSION AND SEDIMENT CONTROLS TO PREVENT STORMWATER FROM BYPASSING CONTROLS AND PONDING. (SECTION 2.2.3)
10. IDENTIFY, MARK, AND PROTECT (BY CONSTRUCTION FENCING OR OTHER MEANS) CRITICAL RIPARIAN AREAS AND VEGETATION INCLUDING IMPORTANT TREES AND ASSOCIATED ROOTING ZONES, AND VEGETATION AREAS TO BE PRESERVED. IDENTIFY VEGETATIVE BUFFER ZONES BETWEEN THE SITE AND SENSITIVE AREAS (E.G., WETLANDS), AND OTHER AREAS TO BE PRESERVED, ESPECIALLY IN PERIMETER AREAS. (SECTION 2.2.1)
11. PRESERVE EXISTING VEGETATION WHEN PRACTICAL AND RE-VEGETATE OPEN AREAS. RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION. IDENTIFY THE TYPE OF VEGETATIVE SEED MIX USED. (SECTION 2.2.5)
12. MAINTAIN AND DELINEATE ANY EXISTING NATURAL BUFFER WITHIN THE 50-FEET OF WATERS OF THE STATE. (SECTION 2.2.4)
13. INSTALL PERIMETER SEDIMENT CONTROL, INCLUDING STORM DRAIN INLET PROTECTION AS WELL AS ALL SEDIMENT BASINS, TRAPS, AND BARRIERS PRIOR TO LAND DISTURBANCE. (SECTIONS 2.1.3)
14. CONTROL BOTH PEAK FLOW RATES AND TOTAL STORMWATER VOLUME, TO MINIMIZE EROSION AT OUTLETS AND DOWNSTREAM CHANNELS AND STREAMBANKS. (SECTIONS 2.1.1. AND 2.2.16)
15. CONTROL SEDIMENT AS NEEDED ALONG THE SITE PERIMETER AND AT ALL OPERATIONAL INTERNAL STORM DRAIN INLETS AT ALL TIMES DURING CONSTRUCTION, BOTH INTERNALLY AND AT THE SITE BOUNDARY. (SECTIONS 2.2.6 AND 2.2.13)
16. ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK. (SECTION 2.2.14)
17. APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES. TEMPORARY OR PERMANENT STABILIZATIONS MEASURES ARE NOT REQUIRED FOR AREAS THAT ARE INTENDED TO BE LEFT UNVEGETATED, SUCH AS DIRT ACCESS ROADS OR UTILITY POLE PADS.(SECTIONS 2.2.20 AND 2.2.21)
18. ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON-STORMWATER CONTROLS. (SECTION 2.3.7)
19. KEEP WASTE CONTAINER LIDS CLOSED WHEN NOT IN USE AND CLOSE LIDS AT THE END OF THE BUSINESS DAY FOR THOSE CONTAINERS THAT ARE ACTIVELY USED THROUGHOUT THE DAY. FOR WASTE CONTAINERS THAT DO NOT HAVE LIDS, PROVIDE EITHER (1) COVER (E.G., A TARP, PLASTIC SHEETING, TEMPORARY ROOF) TO PREVENT EXPOSURE OF WASTES TO PRECIPITATION, OR (2) A SIMILARLY EFFECTIVE MEANS DESIGNED TO PREVENT THE DISCHARGE OF POLLUTANTS (E.G., SECONDARY CONTAINMENT). (SECTION 2.3.7)
20. PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS USING BMPS SUCH AS: CONSTRUCTION ENTRANCE, GRAVELED (OR PAVED) EXITS AND PARKING AREAS, GRAVEL ALL UNPAVED ROADS LOCATED ONSITE, OR USE AN EXIT TIRE WASH. THESE BMPS MUST BE IN PLACE PRIOR TO LAND- DISTURBING ACTIVITIES. (SECTION 2.2.7)
21. WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITE. (SECTION 2.2.7.F)
22. CONTROL PROHIBITED DISCHARGES FROM LEAVING THE CONSTRUCTION SITE, I.E., CONCRETE WASH-OUT, WASTEWATER FROM CLEANOUT OF STUCCO, PAINT AND CURING COMPOUNDS. (SECTIONS 1.5 AND 2.3.9)
23. ENSURE THAT STEEP SLOPE AREAS WHERE CONSTRUCTION ACTIVITIES ARE NOT OCCURRING ARE NOT DISTURBED. (SECTION 2.2.10)
24. PREVENT SOIL COMPACTION IN AREAS WHERE POST-CONSTRUCTION INFILTRATION FACILITIES ARE TO BE INSTALLED. (SECTION 2.2.12)
25. USE BMPS TO PREVENT OR MINIMIZE STORMWATER EXPOSURE TO POLLUTANTS FROM SPILLS; VEHICLE AND EQUIPMENT FUELING, MAINTENANCE, AND STORAGE; OTHER CLEANING AND MAINTENANCE ACTIVITIES; AND WASTE HANDLING ACTIVITIES. THESE POLLUTANTS INCLUDE FUEL, HYDRAULIC FLUID, AND OTHER OILS FROM VEHICLES AND MACHINERY, AS WELL AS DEBRIS, FERTILIZER, PESTICIDES AND HERBICIDES, PAINTS, SOLVENTS, CURING COMPOUNDS AND ADHESIVES FROM CONSTRUCTION OPERATIONS. (SECTIONS 2.2.15 AND 2.3)
26. PROVIDE PLANS FOR SEDIMENTATION BASINS THAT HAVE BEEN DESIGNED PER SECTION 2.2.17 AND STAMPED BY AN OREGON PROFESSIONAL ENGINEER. (SEE SECTION 2.2.17.A)
27. IF ENGINEERED SOILS ARE USED ON SITE, A SEDIMENTATION BASIN/IMPOUNDMENT MUST BE INSTALLED. (SEE SECTIONS 2.2.17 AND 2.2.18)
28. PROVIDE A DEWATERING PLAN FOR ACCUMULATED WATER FROM PRECIPITATION AND UNCONTAMINATED GROUNDWATER SEEPAGE DUE TO SHALLOW EXCAVATION ACTIVITIES. (SEE SECTION 2.4)
29. IMPLEMENT THE FOLLOWING BMPS WHEN APPLICABLE: WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURES, EMPLOYEE TRAINING ON SPILL PREVENTION AND PROPER DISPOSAL PROCEDURES, SPILL KITS IN ALL VEHICLES, REGULAR MAINTENANCE SCHEDULE FOR VEHICLES AND MACHINERY, MATERIAL DELIVERY AND STORAGE CONTROLS, TRAINING AND SIGNAGE, AND COVERED STORAGE AREAS FOR WASTE AND SUPPLIES. (SECTION 2.3)
30. USE WATER, SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL. (SECTION 2.2.9)
31. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS TO MINIMIZE NUTRIENT RELEASES TO SURFACE WATERS. EXERCISE CAUTION WHEN USING TIME-RELEASE FERTILIZERS WITHIN ANY WATERWAY RIPARIAN ZONE. (SECTION 2.3.5)
32. IF AN ACTIVE TREATMENT SYSTEM (FOR EXAMPLE, ELECTRO-COAGULATION, FLOCCULATION, FILTRATION, ETC.) FOR SEDIMENT OR OTHER POLLUTANT REMOVAL IS EMPLOYED, SUBMIT AN OPERATION AND MAINTENANCE PLAN (INCLUDING SYSTEM SCHEMATIC, LOCATION OF SYSTEM, LOCATION OF INLET, LOCATION OF DISCHARGE, DISCHARGE DISPERSION DEVICE DESIGN, AND A SAMPLING PLAN AND FREQUENCY) BEFORE OPERATING THE TREATMENT SYSTEM. OBTAIN ENVIRONMENTAL MANAGEMENT PLAN APPROVAL FROM DEQ BEFORE OPERATING THE TREATMENT SYSTEM. OPERATE AND MAINTAIN THE TREATMENT SYSTEM ACCORDING TO MANUFACTURER'S SPECIFICATIONS. (SECTION 1.2.9)
33. TEMPORARILY STABILIZE SOILS AT THE END OF THE SHIFT BEFORE HOLIDAYS AND WEEKENDS, IF NEEDED. THE REGISTRANT IS RESPONSIBLE FOR ENSURING THAT SOILS ARE STABLE DURING RAIN EVENTS AT ALL TIMES OF THE YEAR. (SECTION 2.2)
34. AS NEEDED BASED ON WEATHER CONDITIONS, AT THE END OF EACH WORKDAY SOIL STOCKPILES MUST BE STABILIZED OR COVERED, OR OTHER BMPS MUST BE IMPLEMENTED TO PREVENT DISCHARGES TO SURFACE WATERS OR CONVEYANCE SYSTEMS LEADING TO SURFACE WATERS. (SECTION 2.2.8)
35. SEDIMENT FENCE: REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE HEIGHT AND BEFORE FENCE REMOVAL. (SECTION 2.1.5.B)
36. OTHER SEDIMENT BARRIERS (SUCH AS BIOBAGS): REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH ABOVE GROUND HEIGHT AND BEFORE BMP REMOVAL. (SECTION 2.1.5.C)
37. CATCH BASINS: CLEAN BEFORE RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT. SEDIMENT BASINS AND SEDIMENT TRAPS: REMOVE TRAPPED SEDIMENTS BEFORE DESIGN CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT AND AT COMPLETION OF PROJECT. (SECTION 2.1.5.D)
38. WITHIN 24 HOURS, SIGNIFICANT SEDIMENT THAT HAS LEFT THE CONSTRUCTION SITE, MUST BE REMEDIATED. INVESTIGATE THE CAUSE OF THE SEDIMENT RELEASE AND IMPLEMENT STEPS TO PREVENT A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN-UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DEPARTMENT OF STATE LANDS REQUIRED TIMEFRAME. (SECTION 2.2.19.A)
39. THE INTENTIONAL WASHING OF SEDIMENT INTO STORM SEWERS OR DRAINAGE WAYS MUST NOT OCCUR. VACUUMING OR DRY SWEEPING AND MATERIAL PICKUP MUST BE USED TO CLEANUP RELEASED SEDIMENTS. (SECTION 2.2.19)
40. DOCUMENT ANY PORTION(S) OF THE SITE WHERE LAND DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED OR WILL BE TEMPORARILY INACTIVE FOR 14 OR MORE CALENDAR DAYS. (SECTION 6.5.F.)
41. PROVIDE TEMPORARY STABILIZATION FOR THAT PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES CEASE FOR 14 DAYS OR MORE WITH A COVERING OF BLOWN STRAW AND A TACKIFIER, LOOSE STRAW, OR AN ADEQUATE COVERING OF COMPOST MULCH UNTIL WORK RESUMES ON THAT PORTION OF THE SITE. (SECTION 2.2.20)
42. DO NOT REMOVE TEMPORARY SEDIMENT CONTROL PRACTICES UNTIL PERMANENT VEGETATION OR OTHER COVER OF EXPOSED AREAS IS ESTABLISHED. ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED, ALL TEMPORARY EROSION CONTROLS AND RETAINED SOILS MUST BE REMOVED AND DISPOSED OF PROPERLY, UNLESS NEEDED FOR LONG TERM USE FOLLOWING TERMINATION OF PERMIT COVERAGE. (SECTION 2.2.21)

INSPECTION FREQUENCY TABLE

SITE CONDITION	MINIMUM FREQUENCY
1. ACTIVE PERIOD	ON INITIAL DATE THAT LAND DISTURBANCE ACTIVITIES COMMENCE. WITHIN 24 HOURS OF ANY STORM EVENT, INCLUDING RUNOFF FROM SNOW MELT, THAT RESULTS IN DISCHARGE FROM THE SITE. AT LEAST ONCE EVERY 14 DAYS, REGARDLESS OF WHETHER STORMWATER RUNOFF IS OCCURRING
2. INACTIVE PERIODS GREATER THAN FOURTEEN (14) CONSECUTIVE CALENDAR DAYS	THE INSPECTOR MAY REDUCE THE FREQUENCY OF INSPECTIONS IN ANY AREA OF THE SITE WHERE THE STABILIZATION STEPS IN SECTION 2.2.20 HAVE BEEN COMPLETED TO TWICE PER MONTH FOR THE FIRST MONTH, NO LESS THAN 14 CALENDAR DAYS APART, THEN ONCE PER MONTH
3. PERIODS DURING WHICH THE SITE IS INACCESSIBLE DUE TO INCLEMENT WEATHER	IF SAFE, ACCESSIBLE AND PRACTICAL, INSPECTIONS MUST OCCUR DAILY AT A RELEVANT DISCHARGE POINT OR DOWNSTREAM LOCATION OF THE RECEIVING WATERBODY
4. PERIODS DURING WHICH CONSTRUCTION ACTIVITIES ARE SUSPENDED AND RUNOFF IS UNLIKELY DUE TO FROZEN CONDITIONS	VISUAL MONITORING INSPECTIONS MAY BE TEMPORARILY SUSPENDED.IMMEDIATELY RESUME MONITORING UPON THAWING, OR WHEN WEATHER CONDITIONS MAKE DISCHARGES LIKELY
5. PERIODS DURING WHICH CONSTRUCTION ACTIVITIES ARE CONDUCTED AND RUNOFF IS UNLIKELY DURING FROZEN CONDITIONS	VISUAL MONITORING INSPECTIONS MAY BE REDUCED TO ONCE A MONTH. IMMEDIATELY RESUME MONITORING UPON THAWING, OR WHEN WEATHER CONDITIONS MAKE DISCHARGES LIKELY

* HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS
* ALL INSPECTIONS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-CN PERMIT REQUIREMENTS
* INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-CN PERMIT REQUIREMENTS
* RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. DURING INACTIVE PERIODS OF GREATER THAN SEVEN (7) CONSECUTIVE CALENDAR DAYS; RETAIN THE ESCP AT THE CONSTRUCTION SITE OR AT ANOTHER LOCATION

THE PERMITTEE IS REQUIRED TO MEET ALL THE CONDITIONS OF THE 1200-CN PERMIT. THIS ESCP AND GENERAL CONDITIONS HAVE BEEN DEVELOPED TO FACILITATE COMPLIANCE WITH THE 1200-CN PERMIT REQUIREMENTS. IN CASES OF DISCREPANCIES OR OMISSIONS, THE 1200-CN PERMIT REQUIREMENTS SUPERCEDE REQUIREMENTS OF THIS PLAN

BMP MATRIX FOR CONSTRUCTION PHASES

REFER TO DEQ GUIDANCE MANUAL FOR A COMPREHENSIVE LIST OF AVAILABLE BMP'S

	CLEARING	MASS GRADING	UTILITY INSTALLATION	STREET CONSTRUCTION	FINAL STABILIZATION
EROSION PREVENTION					
PRESERVE NATURAL VEGETATION	**X	X	X	X	X
GROUND COVER					X
HYDRAULIC APPLICATIONS					X
PLASTIC SHEETING					
MATTING					
DUST CONTROL	X	X	X	X	X
TEMPORARY/PERMANENT SEEDING		X	X	X	X
BUFFER ZONE	**X	X	X	X	X
OTHER:					
SEDIMENT CONTROL					
SEDIMENT FENCE (PERIMETER)	**X	X	X	X	X
SEDIMENT FENCE (INTERIOR)	X	X	X	X	X
STRAW WATTLES					
FILTER BERM					
INLET PROTECTION	**X	X	X	X	X
DEWATERING			X		
SEDIMENT TRAP					
NATURAL BUFFER ENCROACHMENT	X	X	X	X	X
SEDIMENT BAG	X	X	X	X	X
OTHER:					
RUNOFF CONTROL					
CONSTRUCTION ENTRANCE					
PIPE SLOPE DRAIN					
OUTLET PROTECTION					
SURFACE ROUGHENING					
CHECK DAMS					
OTHER:					
POLLUTION PREVENTION					
PROPER SIGNAGE	X	X	X	X	X
HAZ WASTE MGMT	X	X	X	X	X
SPILL KIT ON-SITE	X	X	X	X	X
CONCRETE WASHOUT AREA			X	X	
OTHER:					

*SIGNIFIES ADDITIONAL BMP'S REQUIRED FOR WORK WITHIN 50' OF WATER OF THE STATE
**SIGNIFIES BMP THAT WILL BE INSTALLED PRIOR TO ANY GROUND DISTURBING ACITIVITY

PROJECT LOCATION
SITE: EAST OF GRAHAMS FERRY RD, SOUTH OF CAHALIN RD, AND WEST OF GARDEN ACRES RD.
FRONTAGE: GRAHAMS FERRY ROAD AND GARDEN ACRES ROAD, CAHALIN ROAD ROW ALONG SITE
WILSONVILLE, OR
LATITUDE = 45.338196° N LONGITUDE = -122.786172° W

PROPERTY DESCRIPTION
BEGINNING AT THE 1/4 SECTION CORNER BETWEEN SECTION 2 AND 3, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON

SITE INSPECTOR
PERMITTEE'S SITE INSPECTOR:_____
COMPANY/AGENCY:_____
PHONE:_____
FAX:_____
E-MAIL:_____
DESCRIPTION OF EXPERIENCE: _____

DEQ 1200-C PERMIT
THE PERMITTEE IS REQUIRED TO MEET ALL THE CONDITIONS OF THE 1200C PERMIT ISSUED FOR THIS PROJECT. THIS ESCP AND GENERAL CONDITIONS HAVE BEEN DEVELOPED TO FACILITATE COMPLIANCE WITH THE 1200C PERMIT REQUIREMENTS. IN CASES OF DISCREPANCIES OR OMISSIONS, THE 1200C PERMIT REQUIREMENTS SUPERCEDE REQUIREMENTS OF THIS PLAN.

ATTENTION EXCAVATORS
OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6699.

RATIONALE STATEMENT
A COMPREHENSIVE LIST OF AVAILABLE BEST MANAGEMENT PRACTICES (BMP) OPTIONS BASED ON DEQ's GUIDANCE MANUAL HAS BEEN REVIEWED TO COMPLETE THIS EROSION AND SEDIMENT CONTROL PLAN. SOME OF THE ABOVE LISTED BMP's WERE NOT CHOSEN BECAUSE THEY WERE DETERMINED TO NOT EFFECTIVELY MANAGE EROSION PREVENTION AND SEDIMENT CONTROL FOR THIS PROJECT BASED ON SPECIFIC SITE CONDITIONS, INCLUDING SOIL CONDITIONS TOPOGRAPHIC CONSTRAINTS, ACCESSIBILITY TO THE SITE, AND OTHER RELATED CONDITIONS, AS THE PROJECT PROGRESSES AND THERE IS A NEED TO REVISE THE ESC PLAN, AN ACTION PLAN WILL BE SUBMITTED.

INITIALS _____

SHEET INDEX EROSION AND SEDIMENT CONTROL PLANS

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Client
BTC III GRAHAMS FERRY IC LLC

Project
BTC III GRAHAMS FERRY IC LLC

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
EROSION AND SEDIMENT CONTROL COVER SHEET

DRAWN BY: AOC, SAO
CHECKED BY: NKB

SHEET
EC1.0

JOB NO. **2210157.00**

LU SUBMITTAL - 03/23/2022

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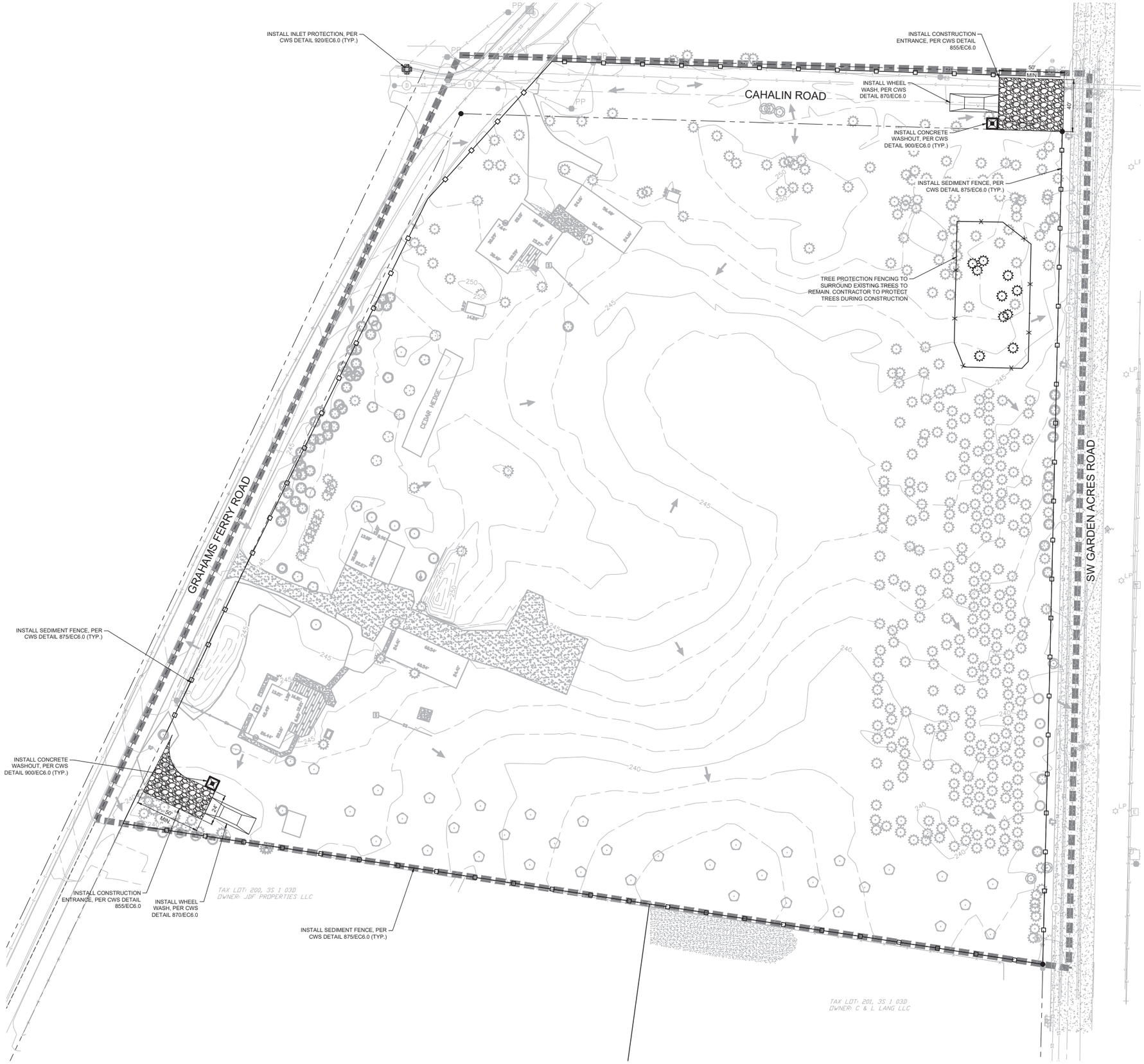

1 EC2.0 CLEARING AND DEMOLITION ESC PLAN
1" = 30'

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

PRE-CONSTRUCTION, CLEARING, AND DEMO NOTES:

1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. SEDIMENT BARRIERS APPROVED FOR USE INCLUDE SEDIMENT FENCE, BERMS, CONSTRUCTED OUT OF MULCH, CHIPPINGS OR OTHER SUITABLE MATERIAL, STRAW WATTLES, OR OTHER APPROVED MATERIALS.
3. SENSITIVE RESOURCES INCLUDING, BUT NOT LIMITED TO, TREES, WETLANDS, AND RIPARIAN PROTECTION AREAS SHALL BE CLEARLY DELINEATED WITH ORANGE CONSTRUCTION FENCING OR CHAIN LINK FENCING IN A MANNER THAT IS CLEARLY VISIBLE TO ANYONE IN THE AREA. NO ACTIVITIES ARE PERMITTED TO OCCUR BEYOND THE CONSTRUCTION BARRIER.
4. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, STREET SWEEPING, AND VACUUMING, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
5. RUN-ON AND RUN-OFF CONTROLS SHALL BE IN PLACE AND FUNCTIONING PRIOR TO BEGINNING SUBSTANTIAL CONSTRUCTION ACTIVITIES. RUN-ON AND RUN-OFF CONTROL MEASURES INCLUDE: SLOPE DRAINS (WITH OUTLET PROTECTION), CHECK DAMS, SURFACE ROUGHENING, AND BANK STABILIZATION.
6. ADDITIONAL EROSION CONTROL MEASURES AND DETAILS CAN BE FOUND IN THE CLEAN WATER SERVICE'S CONSTRUCTION AND DESIGN STANDARDS. 2017.

LEGEND

- EXISTING CONTOUR
- SEDIMENT FENCE PER CWS DETAIL 875/EC6.0
- LIMITS OF DISTURBANCE
- EXISTING DRAINAGE FLOW ARROW
- CATCH BASIN SEDIMENT FILTER BAG PER CWS DETAIL 920/EC6.0
- CONCRETE WASHOUT, PER CWS DETAIL 900/EC6.0
- WHEEL WASH PER CWS DETAIL 870/EC6.0
- CONSTRUCTION ENTRANCE PER CWS DETAIL 855/EC6.0

THE MAJORITY OF THE PRE-DEVELOPED STORMWATER RUN-OFF OF THE EXISTING AREA SHEET FLOWS SOUTH EAST TOWARDS THE CORNER OF THE SITE. SOME OF THE RUNOFF FLOWS TOWARDS THE SOUTHWEST CORNER OF THE SITE. AS THE SOIL IS A TYPE B, STORMWATER RUN OFF WILL INFILTRATE ON SITE.

NOTE TO PROVIDER
1. PROVIDE COMBINATION INLET PROTECTION AT ALL DISCOVERED CATCH BASIN AND STORM DRAIN INLETS (TYP) PER CWS DETAIL 920/EC6.0
2. COORDINATE WITH OWNER TO PROTECT ANY DISCOVERED TREES TO REMAIN WITHIN THE CONSTRUCTION AREAS.
3. CONSTRUCTION DEWATERING MUST FOLLOW THE NOTES ON SHEETS EC3.0, EC4.0 AND EC5.0

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Client
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Project
BTC III GRAHAMS FERRY IC LLC

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
CLEARING AND DEMOLITION ESC PLAN

DRAWN BY: AOC, SAO

CHECKED BY: NKB

SHEET
EC2.0

JOB NO. **2210157.00**

THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS SHOWN FOR REFERENCE ONLY AND IS BASED ON A SURVEY BY: WEDDLE SURVEYING INC. DATE: JULY 9, 2021

LU SUBMITTAL - 03/23/2022

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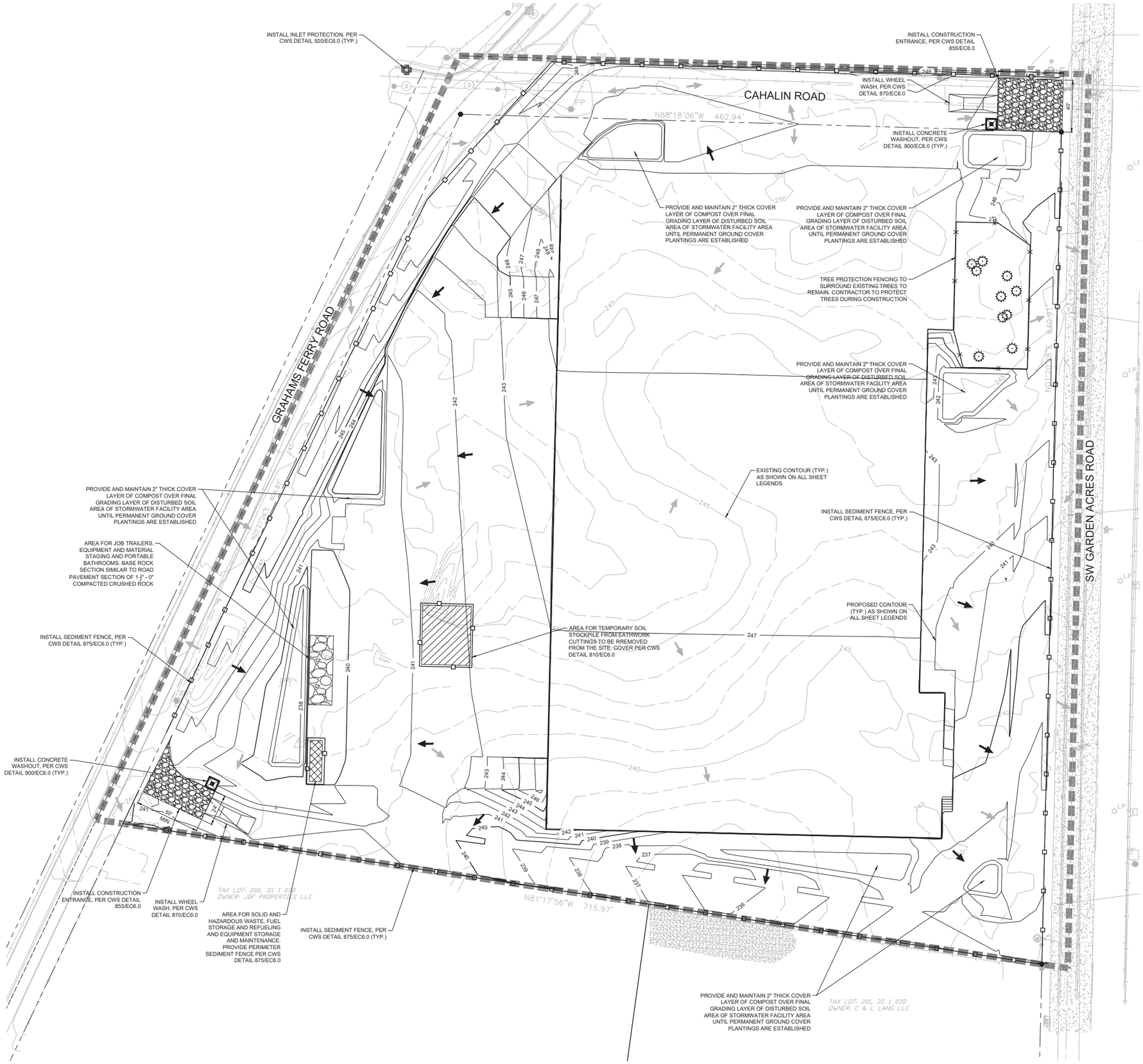

1 EC3.0 MASS GRADING AND STABILIZATION CONSTRUCTION ESC PLAN
1" = 30'

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

EROSION CONTROL GENERAL NOTES

1. SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
   A. VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX.
   B. DWARF GRASS MIX (MIN. 100 LB./AC.)
      1. DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
      2. CREEPING RED FESCUE (20% BY WEIGHT)
   C. STANDARD HEIGHT GRASS MIX (MIN. 100LB./AC.)
      1. ANNUAL RYEGRASS (40% BY WEIGHT)
      2. TURF-TYPE FESCUE (60% BY WEIGHT)

2. SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.

3. LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.

4. TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.

5. STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.

6. EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES EXCEEDING 25% MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.

7. AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.

8. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

9. ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.

10. SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.

11. AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY.

12. SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.

13. AVOID PAVING WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.

14. USE BMPs SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.

15. COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.

DEWATERING NOTE

1. CONTRACTOR SHALL MONITOR DEWATERING OPERATIONS WITH DAILY INSPECTIONS DURING DEWATERING OPERATIONS.
2. DEWATERING TECHNIQUES SHALL INCLUDE A PUMP AND HOSE TO CONVEY THE DEWATERING FLOW TO APPROVED LOCATIONS. THE APPROVED LOCATIONS IS THE STORM FILTRATION BASIN.
3. DEWATERING INTO THE STORM DETENTION WATER QUALITY BASIN MAY ONLY PROCEED ONCE THE DETENTION SYSTEM INLET RIP-RAP AND OUTLET APPURTENANCES AND RIP-RAP OUTFALL ARE INSTALLED AND PERMANENT SOIL STABILIZATION IS IN PLACE.
4. TRENCH AND FOUNDATION EXCAVATIONS SHALL BE PROTECTED DURING WET WEATHER FROM OVER SATURATION.
5. DEWATERING OPERATIONS LEFT OVERNIGHT SHALL BE INSPECTED IMMEDIATELY IN THE MORNING. IF DEWATERING OPERATIONS ARE LEFT IN OPERATION OVER WEEKENDS, HOLIDAYS OR MORE THAN 24 HOURS, THE CONTRACTOR SHALL PROVIDE FOR DAILY INSPECTIONS AND PROVIDE FOR INSPECTION WITHIN 2 HOURS AFTER RAIN EVENTS PRODUCING MORE THAN 0.5-INCHES IN A 24-HOUR PERIOD.

POST-DEVELOPED STORM WATER RUN-OFF OF THE PROPOSED DEVELOPMENT AREA IS COLLECTED CIA CATCH BASINS, ROOF DOWNSPOUTS AND SHEET FLOW. IT IS DIRECTED TO ONE OF TWO STORM WATER QUALITY BASIN AND THEN DISCHARGES TO THE STORM MAIN LINE UNDER SW RIDDER ROAD

CONTROL BMP IMPLEMENTATION

1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. ALL "SEDIMENT BARRIERS (TO BE INSTALLED AFTER GRADING)" SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.
3. LONG TERM SLOPE STABILIZATION MEASURES "INCLUDING MATTING" SHALL BE IN PLACE OVER ALL EXPOSED SOILS AND IMMEDIATELY AFTER GRADING IS COMPLETE.
4. THE STORM WATER FACILITY SHALL BE CONSTRUCTED AND LANDSCAPED PRIOR TO THE STORM WATER SYSTEM FUNCTIONING AND SITE PAVING.
5. INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.

LEGEND

- 21 — PROPOSED CONTOUR
- 20 — EXISTING CONTOUR
- SEDIMENT FENCE PER CWS DETAIL 875/EC6.0
- LIMITS OF DISTURBANCE
- CONSTRUCTION FENCE
- EXISTING DRAINAGE FLOW ARROW
- PROPOSED DRAINAGE FLOW ARROW
- CATCH BASIN SEDIMENT FILTER BAG PER CWS DETAIL 920/EC6.0
- CONCRETE WASHOUT, PER CWS DETAIL 900/EC6.0
- WHEEL WASH PER CWS DETAIL 870/EC6.0
- CONSTRUCTION ENTRANCE PER CWS DETAIL 855/EC6.0
- SOIL STOCKPILE AREA, PER CWS DETAIL 810/EC6.0
- AREA FOR SOLID AND HAZARDOUS WASTE, FUEL STORAGE AND REFUELING AND EQUIPMENT STORAGE AND MAINTENANCE.

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Client
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Project
BTC III GRAHAMS FERRY IC LLC

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
MASS GRADING AND STABILIZATION CONSTRUCTION ESC PLAN

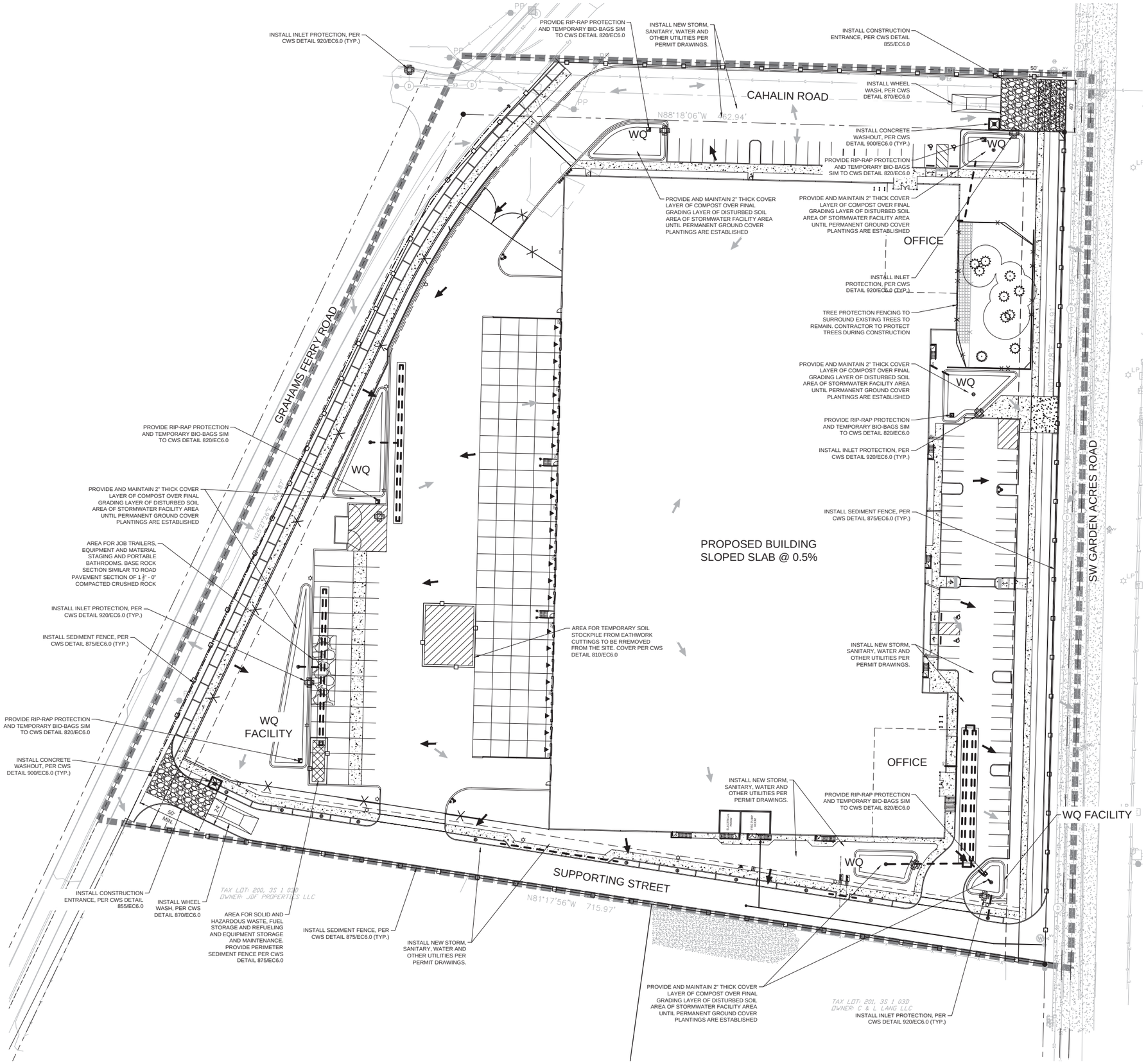
DRAWN BY: AOC, SAO
CHECKED BY: NKB
SHEET
EC3.0

JOB NO. **2210157.00**

LU SUBMITTAL - 03/23/2022

221015700\DRAWINGS\CIVIL\157-EC3.0.DWG SAO 02/08/22 12:16 1:30

THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS SHOWN FOR REFERENCE ONLY AND IS BASED ON A SURVEY BY: WEDDLE SURVEYING INC. DATE: JULY 9, 2021



1 EC4.0 UTILITY CONSTRUCTION ESC PLAN
1" = 30'

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

EROSION CONTROL GENERAL NOTES

1. SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
   A. VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX.
   B. DWARF GRASS MIX (MIN. 100 LB./AC.)
      1. DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
      2. CREEPING RED FESCUE (20% BY WEIGHT)
   C. STANDARD HEIGHT GRASS MIX (MIN. 100LB./AC.)
      1. ANNUAL RYEGRASS (40% BY WEIGHT)
      2. TURF-TYPE FESCUE (60% BY WEIGHT)

2. SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.

3. LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.

4. TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.

5. STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.

6. EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES EXCEEDING 25% MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.

7. AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.

8. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

9. ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.

10. SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.

11. AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY.

12. SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.

13. AVOID PAVING WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.

14. USE BMPs SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.

15. COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.

DEWATERING NOTE

1. CONTRACTOR SHALL MONITOR DEWATERING OPERATIONS WITH DAILY INSPECTIONS DURING DEWATERING OPERATIONS.
2. DEWATERING TECHNIQUES SHALL INCLUDE A PUMP AND HOSE TO CONVEY THE DEWATERING FLOW TO APPROVED LOCATIONS. THE APPROVED LOCATIONS IS THE STORM FILTRATION BASIN.
3. DEWATERING INTO THE STORM DETENTION WATER QUALITY BASIN MAY ONLY PROCEED ONCE THE DETENTION SYSTEM INLET RIP-RAP AND OUTLET APPURTENANCES AND RIP-RAP OUTFALL ARE INSTALLED AND PERMANENT SOIL STABILIZATION IS IN PLACE.
4. TRENCH AND FOUNDATION EXCAVATIONS SHALL BE PROTECTED DURING WET WEATHER FROM OVER SATURATION.
5. DEWATERING OPERATIONS LEFT OVERNIGHT SHALL BE INSPECTED IMMEDIATELY IN THE MORNING. IF DEWATERING OPERATIONS ARE LEFT IN OPERATION OVER WEEKENDS, HOLIDAYS OR MORE THAN 24 HOURS, THE CONTRACTOR SHALL PROVIDE FOR DAILY INSPECTIONS AND PROVIDE FOR INSPECTION WITHIN 2 HOURS AFTER RAIN EVENTS PRODUCING MORE THAN 0.5-INCHES IN A 24-HOUR PERIOD.

POST-DEVELOPED STORM WATER RUN-OFF OF THE PROPOSED DEVELOPMENT AREA IS COLLECTED CIA CATCH BASINS, ROOF DOWNSPOUTS AND SHEET FLOW. IT IS DIRECTED TO ONE OF TWO STORM WATER QUALITY BASIN AND THEN DISCHARGES TO THE STORM MAIN LINE UNDER SW RIDDER ROAD

CONTROL BMP IMPLEMENTATION

1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
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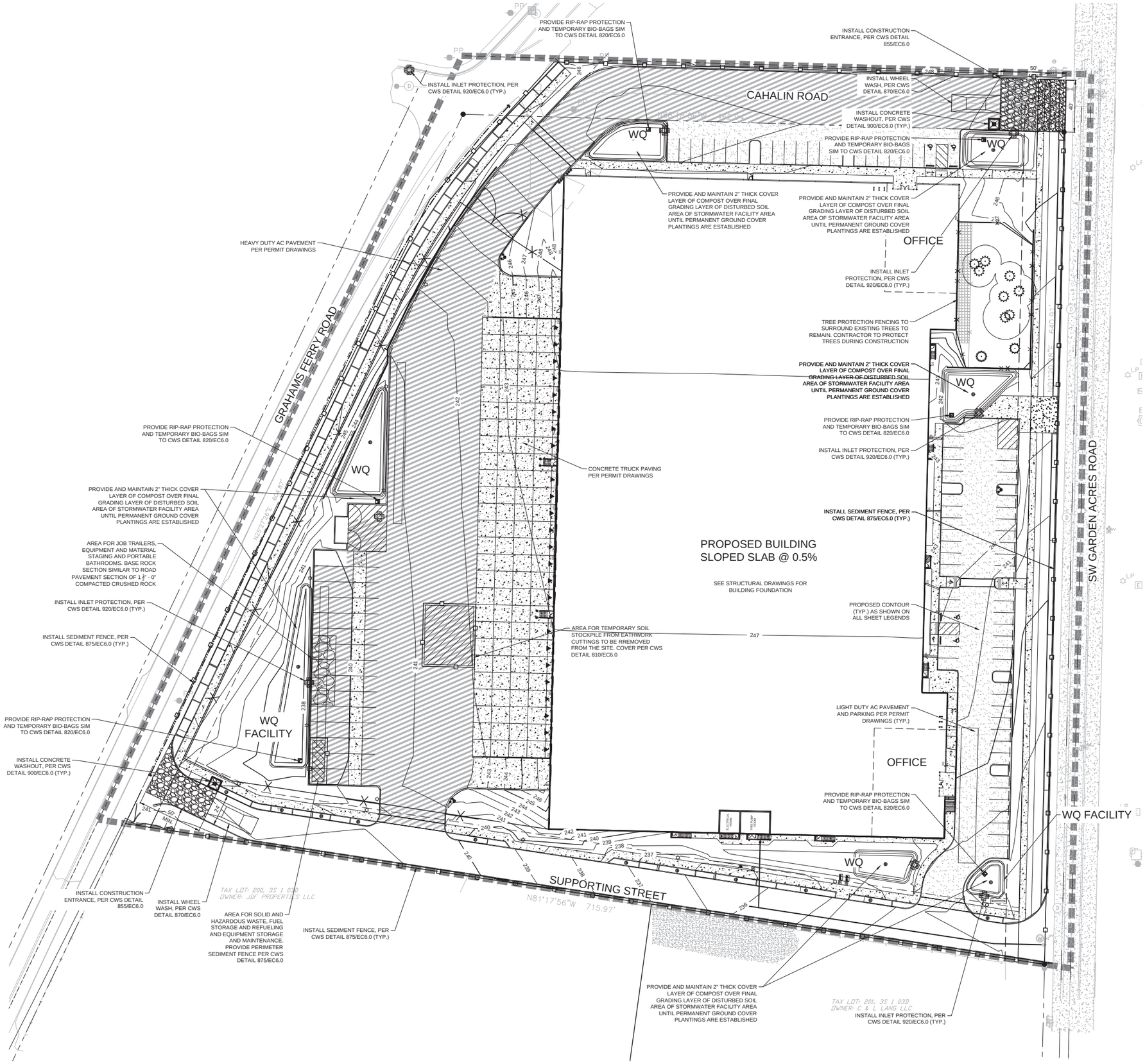
SHEET TITLE:
UTILITY CONSTRUCTION ESC PLAN

DRAWN BY: AOC, SAO
CHECKED BY: NKB
SHEET
EC4.0

JOB NO. **2210157.00**

LU SUBMITTAL - 03/23/2022

221015700\DRAWINGS\CIVIL\157-EC4.0.DWG NKB 03/23/22 09:42 1:30



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- LIGHT DUTY PAVING SECTION
- CONCRETE TRUCK PAVING SECTION
- HEAVY DUTY PAVING SECTION

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REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
FOUNDATION ESC PLAN

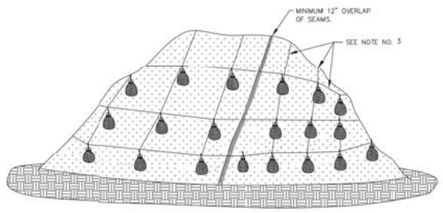
DRAWN BY: AOC, SAO
CHECKED BY: NKB
SHEET
EC5.0

JOB NO. **2210157.00**

LU SUBMITTAL - 03/23/2022

22101570O\DRAWINGS\CIVIL\157-EC5.0.DWG NKB 03/23/22 09:43 1:30

FOR FURTHER INFORMATION ON DESIGN CRITERIA SEE CHAPTER 4 OF CLEAN WATER SERVICES EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.



PLASTIC SHEETING

NOTES:

1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
2. PERIMETER SEDIMENT CONTROL BMP TO BE INSTALLED A MINIMUM OF 3' FROM TOE OF STOCKPILE.
3. COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR APPROVED EQUAL ON ROPES WITH A MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS.
4. PLASTIC TO EXTEND MINIMUM 1' BEYOND TOE OF SLOPE.
5. AS APPROPRIATE, BMP'S SHALL BE INSTALLED TO CONVEY WATER DISCHARGE FROM STOCKPILE AREAS.

PLASTIC SHEETING

DRAWING NO. 810 REVISED 10-31-19

CleanWater Services

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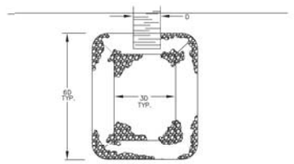
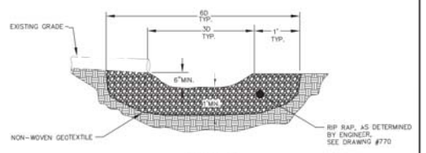


PLAN VIEW



PROFILE

NOTE:

1. ADDITIONAL BMP'S ARE REQUIRED WHEN DISCHARGING SEDIMENT LADEN WATER.

OUTLET PROTECTION RIP RAP

DRAWING NO. 820 REVISED 10-31-19

CleanWater Services

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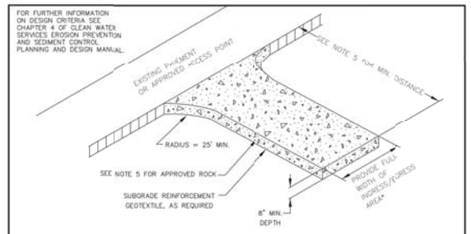

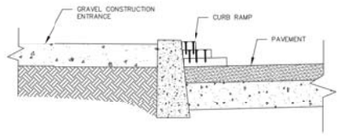

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF- WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. WHERE RUNOFF CONTAINING SEDIMENT LADEN WATER IS LEAVING THE SITE VIA THE CONSTRUCTION ENTRANCE, OTHER MEASURES SHALL BE IMPLEMENTED TO DIVERT RUNOFF THROUGH AN APPROVED FILTERING SYSTEM.
5. DIMENSIONS
   SINGLE FAMILY
   20' LONG BY 20' WIDE 8" DEEP OF 2" MINUS CLEAN ROCK.
   COMMERCIAL/SITE DEVELOPMENT
   50' LONG BY 20' WIDE 3-6" CLEAN ROCK, GOVERNING AUTHORITY MAY REQUIRE GEOTEXTILE FABRIC TO PREVENT SUB-SOIL PUMPING.

CONSTRUCTION ENTRANCE

DRAWING NO. 855 REVISED 10-31-19

CleanWater Services

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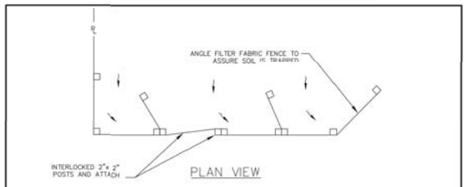
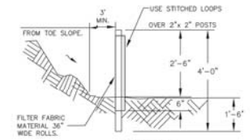


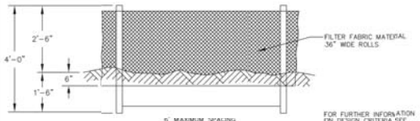
PLAN VIEW



PROFILE

NOTES:

1. SEDIMENT FENCE TO HAVE STITCHED LOOPS AROUND 2" x 2" POSTS.
2. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
3. 2"x 2" FIR, PINE OR STEEL FENCE POSTS.
4. POSTS TO BE INSTALLED ON UPHILL SIDE OF SLOPE.
5. COMPACT BOTH SIDES OF FILTER FABRIC TRENCH.
6. PANELS MUST BE PLACED ACCORDING TO SPACING ON DRAWING NO. 940.



FRONT VIEW

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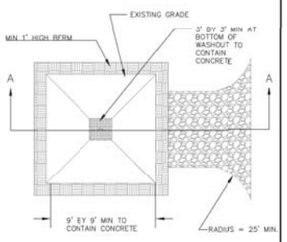
SEDIMENT FENCE

DRAWING NO. 875 REVISED 10-31-19

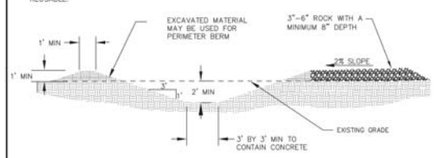
CleanWater Services

NOTES:

1. WASHOUT FACILITIES SHALL BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 12 INCHES.
2. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.
3. IF THE WASHOUT IS NEARING CAPACITY, VACUUM AND DISPOSE OF THE WASTE MATERIAL IN AN APPROVED MANNER.
4. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED A MINIMUM OF 50 FT FROM SENSITIVE AREAS INCLUDING OPEN DRAINAGE FACILITIES AND WATER SOURSES.
5. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
6. INSTALL CONCRETE WASHOUT SIGN WITHIN 30 FEET OF TEMPORARY CONCRETE WASHOUT FACILITY.
7. TEMPORARY CONCRETE WASHOUTS MAY BE A PREFABRICATED CONTAINER THAT IS PORTABLE AND REUSABLE.



PLAN

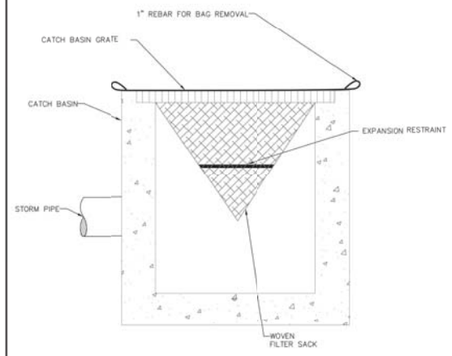


SECTION A-A

CONCRETE WASHOUT

DRAWING NO. 900 REVISED 10-31-19

CleanWater Services



CATCH BASIN INSERT

NOTE:

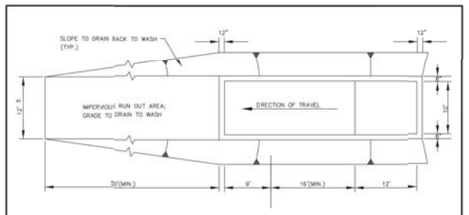
1. RECESSED CURB INLET CATCH BASINS MUST BE BLOCKED WHEN USING FILTER FABRIC INLET SACKS. SIZE OF FILTER FABRIC INLET SACKS TO BE DETERMINED BY MANUFACTURER.

FOR FURTHER INFORMATION ON DESIGN CRITERIA SEE CHAPTER 4 OF CLEAN WATER SERVICES EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.

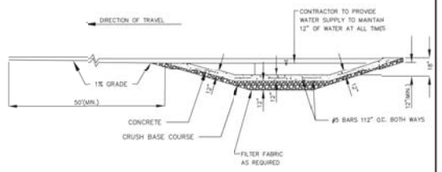
INLET PROTECTION TYPE 5

DRAWING NO. 920 REVISED 10-31-19

CleanWater Services



PLAN VIEW



PROFILE

NOTES:

1. CONTRACTOR TO REMOVE ACCUMULATED SEDIMENT AS NEEDED TO PREVENT TRACKING FROM TIRE WASH. SEDIMENT LADEN WATER MAY BE PIPED TO AN APPROVED SEDIMENT TRAP.
2. USE GEOTEXTILE FABRIC WITH AGGREGATE FOR A TEMPORARY TIRE WASH.

FOR FURTHER INFORMATION ON DESIGN CRITERIA SEE CHAPTER 4 OF CLEAN WATER SERVICES EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.

TIRE WASH-(DRIVE-THROUGH)

DRAWING NO. 870 REVISED 10-19

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Project

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SHEET TITLE:

EROSION AND SEDIMENT CONTROL DETAILS

DRAWN BY: AOC, SAO

CHECKED BY:

SHEET

EC6.0

JOB NO. **2210157.00**

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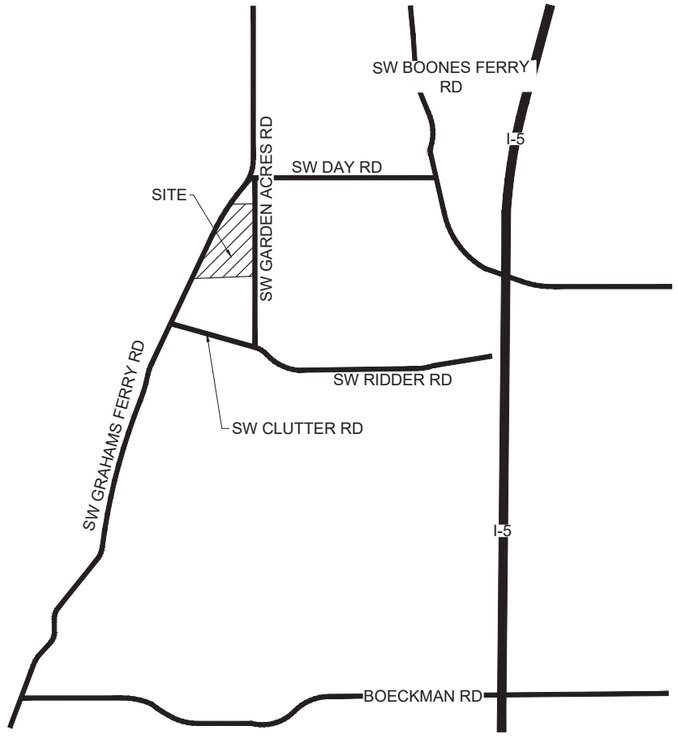
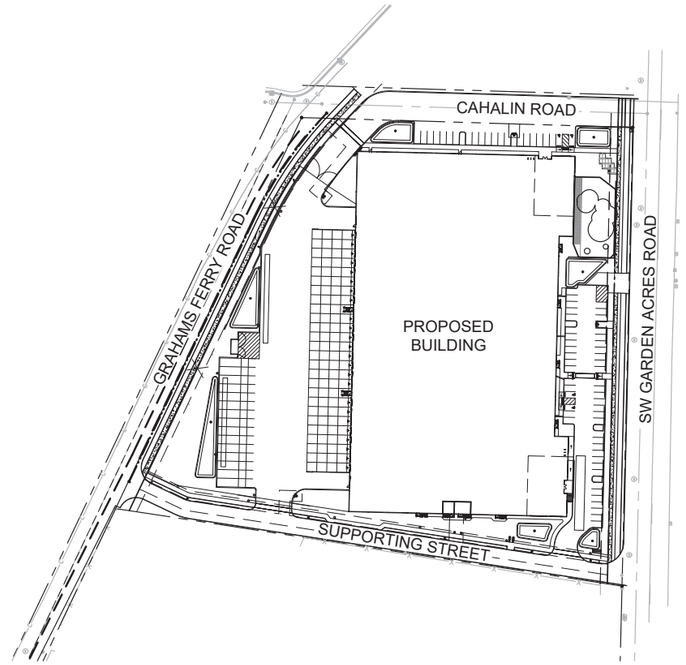
221015700 \\GRP.MCK\PROJECTS\PROJECTS\221015700\DRAWINGS\CIVIL\157-EC6.0.DWG AOC 01/07/22 12:44 1:1

BLACK CREEK GROUP - COFFEE CREEK INDUSTRIAL
PUBLIC IMPROVEMENTS PLANS



1 R0.00 VICINITY MAP
N.T.S.
1:1



2 R0.00 SITE MAP
100 0 50 100 200 400
1:1
(IN FEET)
1 inch = 100 ft.

APPLICANT
BTC III GRAHAMS FERRY IC LLC
ATTN: CHRIS SANFORD
4675 MAC ARTHUR COURT, SUITE 625
NEWPORT BEACH, CA 92660
PH: (949) 795-6272
E-MAIL: chris.sanford@blackcreekgroup.com

CIVIL
MACKENZIE
ATTN: NICOLE BURRELL
1515 SE WATER AVE, SUITE #100
PORTLAND, OR 97214
PH: (503) 224-9560
FAX: (503) 228-1285
E-MAIL: NKB@mcknze.com

SURVEYOR
WEDDLE SURVEYING INC.
ATTN: MICHAEL RENNICK
6950 SW HAMPTON STREET, SUITE 170
TIGARD, OR 97223
PH: (503) 941-9585
FAX: (503) 941-9640
E-MAIL: office@weddlesurveying.com

LANDSCAPE ARCHITECT
MACKENZIE
ATTN: NICOLE FERREIRA
1515 SE WATER AVENUE, SUITE 100
PORTLAND, OREGON 97214
PH: (503) 224-9560
FAX: (503) 228-1285
E-MAIL: NRF@mcknze.com

SITE ADDRESS
25020 SW GRAHAMS FERRY RD
WILSONVILLE, OR 97140-9552

PLANNER
MACKENZIE
ATTN: LEE LEIGHTON
1515 SE WATER AVE, SUITE #100
PORTLAND, OR 97214
PH: (503) 224-9560
FAX: (503) 228-1285
E-MAIL: LDL@mcknze.com

BENCH MARK
(TEMPORARY BENCHMARK)
3/8" IRON ROD WITH RPCC
ELEVATION = 246.56'

LEGAL DESCRIPTION
(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER: N0033261/36262105529, COMMITMENT DATE, JUNE 23, 2021)

BEGINNING AT THE ONE-QUARTER SECTION CORNER BETWEEN SECTIONS 2 AND 3, IN TOWNSHIP 3, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON; THENCE SOUTH 89°45' WEST 7.50 CHAINS TO THE CENTER OF THE COUNTY ROAD; THENCE SOUTH 24°08' WEST ALONG THE CENTER OF SAID COUNTY ROAD, 9.55 CHAINS TO A STAKE IN SAID COUNTY ROAD; THENCE SOUTH 83°35' EAST, 11.52 CHAINS TO THE LINE BETWEEN SECTIONS 2 AND 3 AFORESAID; THENCE NORTH 10.05 CHAINS TO THE BEGINNING.

NOTICE TO EXCAVATORS:
ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.
(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987).

POTENTIAL UNDERGROUND FACILITY OWNERS

Dig Safely.
Call the Oregon One-Call Center
DIAL 811 or 1-800-332-2344

EMERGENCY TELEPHONE NUMBERS

NW NATURAL GAS	
M-F 7am-6pm	503-226-4211 Ext.4313
AFTER HOURS	503-226-4211
PGE	503-464-7777
QWEST	1-800-573-1311
CITY BUREAU OF MAINTENANCE	503-823-1700
CITY WATER	503-823-4874
VERIZON	1-800-483-1000

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TITLE SHEET

DRAWN BY: CM

CHECKED BY: NKB

SHEET:
R0.00

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221015700 \\GRP.MCK\PROJECTS\PROJECTS\221015700\DRAWINGS\CIVIL\157-R0.00.DWG SAO 12/17/21 15:27 1:100

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND THE REQUIREMENTS OF CITY OF WILSONVILLE, CITY OF WILSONVILLE PUBLIC WORKS STANDARDS-2017 AND THE CURRENT AMERICAN PUBLIC WORKS ASSOCIATION STANDARDS FOR PUBLIC WORKS CONSTRUCTION.

2. THE WORKING DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY OFFSET, BEND OR ELBOW REQUIRED FOR INSTALLATION IN THE SPACE PROVIDED. THEY DO NOT SHOW EVERY DIMENSION, COMPONENT PIECE, SECTION, JOINT OR FITTING REQUIRED TO COMPLETE THE PROJECT. ALL LOCATIONS FOR WORK SHALL BE CHECKED AND COORDINATED WITH EXISTING CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. EXISTING UNDERGROUND UTILITIES LAYING WITHIN THE LIMITS OF EXCAVATION SHALL BE VERIFIED AS TO CONDITION, SIZE AND LOCATION BY UNCOVERING, PROVIDING SUCH IS PERMITTED BY LOCAL PUBLIC AUTHORITIES WITH JURISDICTION, BEFORE BEGINNING CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.

3. EFFECTIVE EROSION CONTROL IS REQUIRED. EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED TO MEET THE CITY REQUIREMENTS. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE EROSION CONTROL.

4. EFFECTIVE DRAINAGE CONTROL IS REQUIRED. DRAINAGE SHALL BE CONTROLLED WITHIN THE WORK SITE AND SHALL BE ROUTED SO THAT ADJACENT PRIVATE PROPERTY, PUBLIC PROPERTY, AND THE RECEIVING SYSTEM ARE NOT ADVERSELY IMPACTED. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE DRAINAGE CONTROL.

5. CONTRACTOR SHALL ADJUST ALL STRUCTURES IMPACTED BY CONSTRUCTION IMPROVEMENTS TO NEW FINISH GRADES.

6. EXCAVATION: EXCAVATE FOR SLABS, PAVING, AND OTHER IMPROVEMENTS TO SIZES AND LEVELS SHOWN OR REQUIRED. ALLOW FOR FORM CLEARANCE AND FOR PROPER COMPACTION OF REQUIRED BACKFILLING MATERIAL. EXCAVATOR(S) SHALL NOTIFY ALL UTILITY COMPANIES FOR LINE LOCATIONS SEVENTY-TWO (72) HOURS (MINIMUM) PRIOR TO START OF WORK. DAMAGE TO UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

7. WHERE CONNECTING TO AN EXISTING PIPE, AND PRIOR TO ORDERING MATERIALS, THE CONTRACTOR SHALL EXPOSE THE END OF THE EXISTING PIPE VERIFY THE LOCATION, SIZE, AND ELEVATION. NOTIFY ENGINEER OF ANY DISCREPANCIES.

ABBREVIATIONS

TC	TOP OF CURB	WM	WATER METER	CL	CENTERLINE
AC	ASPHALT	OH	OVERHEAD WIRE	GPM	GALLONS PER MINUTE
FH	FIRE HYDRANT	SSWR	SANITARY SEWER	FW	FIRE WATER
FG	FINISHED GRADE	MH	MANHOLE	PWS	PUBLIC WORKS STANDARDS
SW	SIDEWALK ELEVATION	IE	INVERT ELEVATION	ELEV	ELEVATION
TS	TOP OF STAIR	CB	CATCH BASIN	CO	CLEAN OUT
BS	BOTTOM OF STAIR	STM	STORM	INV	INVERT
TYP	TYPICAL	RD	ROOF DRAIN	RD	ROOF DRAIN
ROW	RIGHT OF WAY	FF	FINISHED FLOOR ELEVATION	COW	CITY OF WILSONVILLE
LS	LANDSCAPE				

GRADING NOTES

1. ROUGH GRADING: BRING ALL FINISH GRADES TO APPROXIMATE LEVELS INDICATED. WHERE GRADES ARE NOT OTHERWISE INDICATED, FINISH GRADES ARE TO BE THE SAME AS ADJACENT SIDEWALKS, CURBS, OR THE OBVIOUS GRADE OF ADJACENT STRUCTURE. GRADE TO UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE GRADES ARE GIVEN. ROUND OFF SURFACES, AVOID ABRUPT CHANGES IN LEVELS. ROUGH GRADE TO ALLOW FOR DEPTH OF CONCRETE SLABS, WALKS, AND THEIR BASE COURSES. GRADE FOR PAVED DRIVES AND PAVED PARKING AREAS AS INDICATED AND SPECIFIED HEREIN, AND PROVIDE FOR SURFACE DRAINAGE AS SHOWN, ALLOWING FOR THICKNESS OF SURFACING MATERIAL.
   FINISH GRADING: AT COMPLETION OF JOB AND AFTER BACKFILLING BY OTHER CRAFTS HAS BEEN COMPLETED, REFILL AND COMPACT AREAS WHICH HAVE SETTLED OR ERODED TO BRING TO FINAL GRADES.
   GRADING TOLERANCES:
   ROUGH GRADE AT PAVED OR LANDSCAPED AREAS: ±0.1 FT.
   FINISH GRADE PRIOR TO PLACING FINAL SURFACING: ±0.03 FT.
2. EFFECTIVE EROSION PREVENTION AND SEDIMENT CONTROL IS REQUIRED. EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED MEETING THE CITY AND DEQ REQUIREMENTS. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE EROSION CONTROL.
3. EFFECTIVE DRAINAGE CONTROL IS REQUIRED. DRAINAGE SHALL BE CONTROLLED WITHIN THE WORK SITE AND SHALL BE SO ROUTED THAT ADJACENT PRIVATE PROPERTY, PUBLIC PROPERTY, AND THE RECEIVING SYSTEM ARE NOT ADVERSELY IMPACTED. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE DRAINAGE CONTROL.
4. SITE TOPSOIL SHALL BE STOCKPILED DURING CONSTRUCTION AND USED FOR LANDSCAPING.
5. THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS BASED ON A SURVEY BY NORTHWEST SURVEYING INC, AND IS SHOWN FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS WITH HIS OWN RESOURCES PRIOR TO START OF ANY CONSTRUCTION.
6. CONTRACTOR TO COORDINATE GRADES AT ENTRANCE WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
7. 2% MAXIMUM CROSS SLOPE AT ALL ADA-COMPLIANT PARKING SPACES AND LOADING ZONES.
8. 5% MAX LONGITUDINAL SLOPE (EXCLUDING RAMPS) AT PEDESTRIAN SIDEWALK CONNECTIONS BETWEEN PUBLIC R.O.W. AND BUILDING ENTRANCES.
9. WHERE SLOPES ARE STEEPER THAN 3:1, CONTRACTOR SHALL INSTALL JUTE MATTING. SLOPE SHALL BE PREPARED TO ENSURE COMPLETE AND DIRECT CONTACT OF MATTING WITH SOIL. FOLLOW MANUFACTURER'S RECOMMENDATIONS.

UTILITY NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF CITY OF WILSONVILLE, DEPARTMENT OF ENVIRONMENTAL SERVICE, AND THE CURRENT EDITION OF THE UNIFORM PLUMBING CODE AND THE INTERNATIONAL BUILDING CODE. ALL WORK WITHIN THE PUBLIC R.O.W. REQUIRES A PUBLIC WORKS PERMIT.
2. THE WORKING DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY OFFSET, BEND OR ELBOW REQUIRED FOR INSTALLATION IN THE SPACE PROVIDED. THEY DO NOT SHOW EVERY DIMENSION, COMPONENT PIECE, SECTION, JOINT OR FITTING REQUIRED TO COMPLETE THE PROJECT. ALL LOCATIONS FOR WORK SHALL BE CHECKED AND COORDINATED WITH EXISTING CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. EXISTING UNDERGROUND UTILITIES LAYING WITHIN THE LIMITS OF EXCAVATION SHALL BE VERIFIED AS TO CONDITION, SIZE AND LOCATION BY UNCOVERING, PROVIDING SUCH IS PERMITTED BY LOCAL PUBLIC AUTHORITIES WITH JURISDICTION, BEFORE BEGINNING CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
3. PROVIDE CLEANOUTS AS REQUIRED IN THE CURRENT EDITION OF THE UNIFORM PLUMBING CODE.
4. ALL STORM PIPING IS SIZED FOR A MANNING'S "N" VALUE = 0.013
   ALL STORM PIPING IS DESIGNED USING CONCENTRIC PIPE TO PIPE AND WYE FITTINGS, UNLESS OTHERWISE NOTED.
5. SEE MECHANICAL DRAWINGS FOR UTILITIES LOCATED WITHIN THE BUILDING AND TO 5' OUTSIDE THE BUILDING.
6. ALL DOWNSPOUT LEADERS TO BE 4" AT 2.0% MIN. UNLESS NOTED OTHERWISE.
7. VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES BY POTHOLING PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES.
8. THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS BASED ON A SURVEY PREPARED BY NORTHWEST SURVEYING, INC.
9. CONTRACTOR TO PROVIDE POWER TO IRRIGATION CONTROLLER VIA DESIGN BUILD ELECTRICAL. SEE SPECIFICATIONS AND LANDSCAPE PLANS.
10. SEE BUILDING PLUMBING DRAWINGS FOR PIPING WITHIN THE BUILDING AND UP TO 5' OUTSIDE THE BUILDING, INCLUDING ANY FOUNDATION DRAINAGE PIPING.
11. CONTRACTOR TO MAINTAIN MINIMUM 3 FT OF COVER OVER ALL WATER LINE.

EROSION CONTROL NOTES

1. SEE SHEET EC1.0 FOR EROSION CONTROL NOTES
2. A WHEEL WASH IS NOT PROPOSED BUT MAY BE REQUIRED TO PREVENT MUD AND DEBRIS FROM TRACKING OFF SITE
3. A TEMPORARY SEDIMENT POND IS NOT PROPOSED. HOWEVER, A POND MAY BE NECESSARY TO PREVENT SEDIMENT LADEN WATERS FROM LEAVING SITE.
4. A 1200C PERMIT FROM OREGON DEQ IS REQUIRED FOR THIS PROJECT

LEGEND

	EXISTING	PROPOSED
AC UNIT		
BENCHMARK		
CATCH BASIN		
CLEANOUT		
COMMUNICATION RISER		
COMMUNICATION VAULT		
ELECTRIC METER		
ELECTRICAL VAULT/BOX		
FIRE HYDRANT		
GAS VALVE		
LIGHT POLE	LP	
MAIL BOX		
POWER POLE	PP	
PROPERTY MONUMENT		
SEPTIC (PER HOMEOWNER)		
SEWER MANHOLE		
SIGN		
SPOT ELEVATION		
STORM MANHOLE		
TRANSFORMER		
WATER METER		
WATER SPIGOT		
WATER VALVE	WV	
TREE (CONIFEROUS)		
TREE (DECIDUOUS)		
VERTICAL CURB		
STORM LINE		
SANITARY LINE		
WATER LINE		
SURFACE ELEVATION CONTOUR		30
SLOPE CALLOUT		5%
CATCH BASIN INLET PROTECTION		
SEDIMENT FENCE		
DRAINAGE FLOW PATTERN		
CONSTRUCTION ENTRANCE		
VERTICAL CURB PAINTED RED W/ FIRE MARSHAL SIGNED, COORDINATE W/ FIRE MARSHAL		
ASPHALT PAVEMENT (SEE GEOTECH REPORT AND 1/R0.04)		
CONCRETE PAVEMENT (SEE GEOTECH REPORT AND 1/R0.04)		
PUBLIC UTILITY EASEMENT		
PROPERTY LINE/ROW		

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SHEET TITLE:
CIVIL PUBLIC NOTES AND LEGEND

DRAWN BY: CAM

CHECKED BY:NKB

SHEET:

R0.01

JOB NO. **2210157.00**

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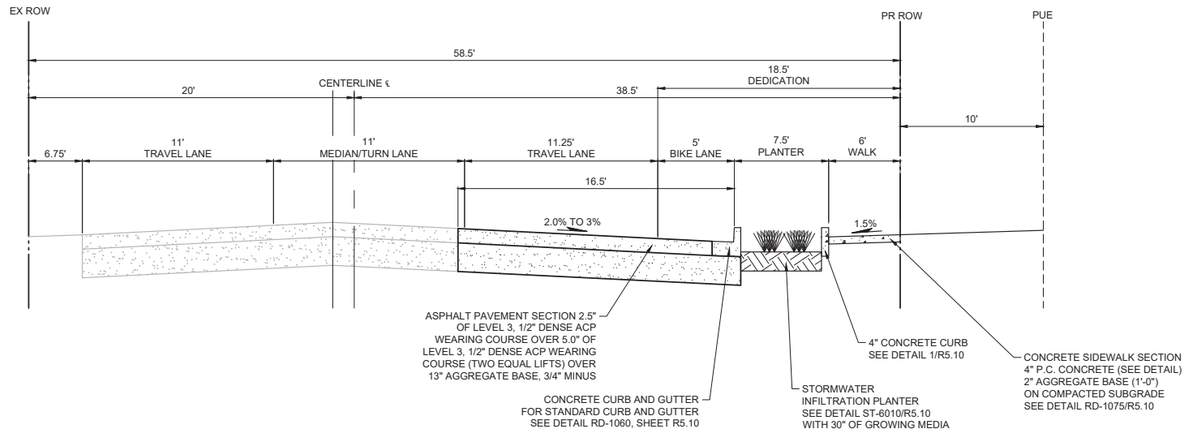

1 R0.02 GRAHAMS FERRY ROAD - TYPICAL SECTION - FULL ASPHALT SECTION

N.T.S.

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SHEET TITLE:
TYPICAL SECTIONS - GRAHAMS FERRY RD

DRAWN BY: CAM

CHECKED BY:NKL

SHEET:
R0.02

JOB NO. **2210157.00**

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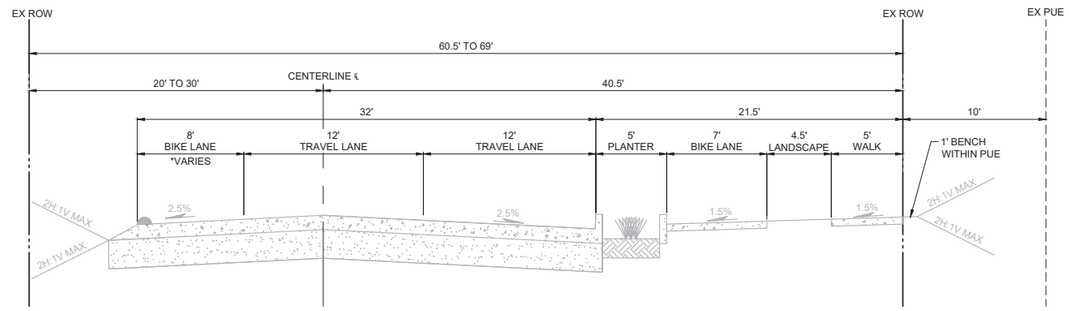
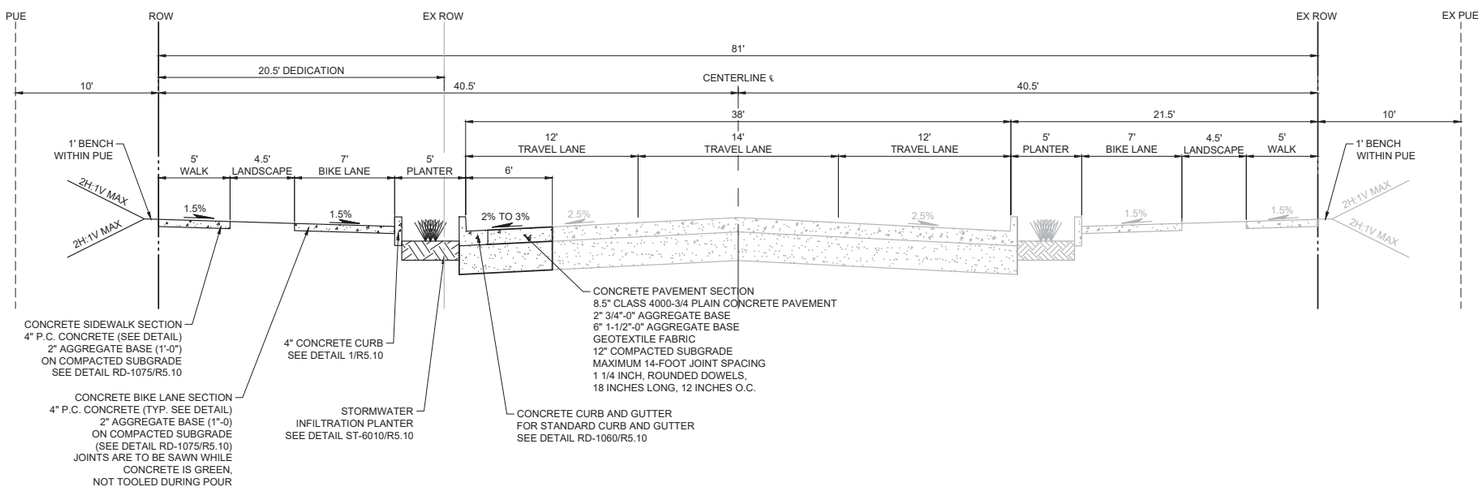


1 R0.03 SW GARDEN ACRES ROAD - TYPICAL SECTION - EXISTING 3/4 STREET SECTION

N.T.S.



2 R0.03 SW GARDEN ACRES ROAD - TYPICAL SECTION - FULL CONCRETE SECTION

N.T.S.
STA. 1+07.29 TO STA. 7+05.26

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SHEET TITLE:
TYPICAL SECTIONS - SW GARDEN ACRES RD

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SHEET:
R0.03

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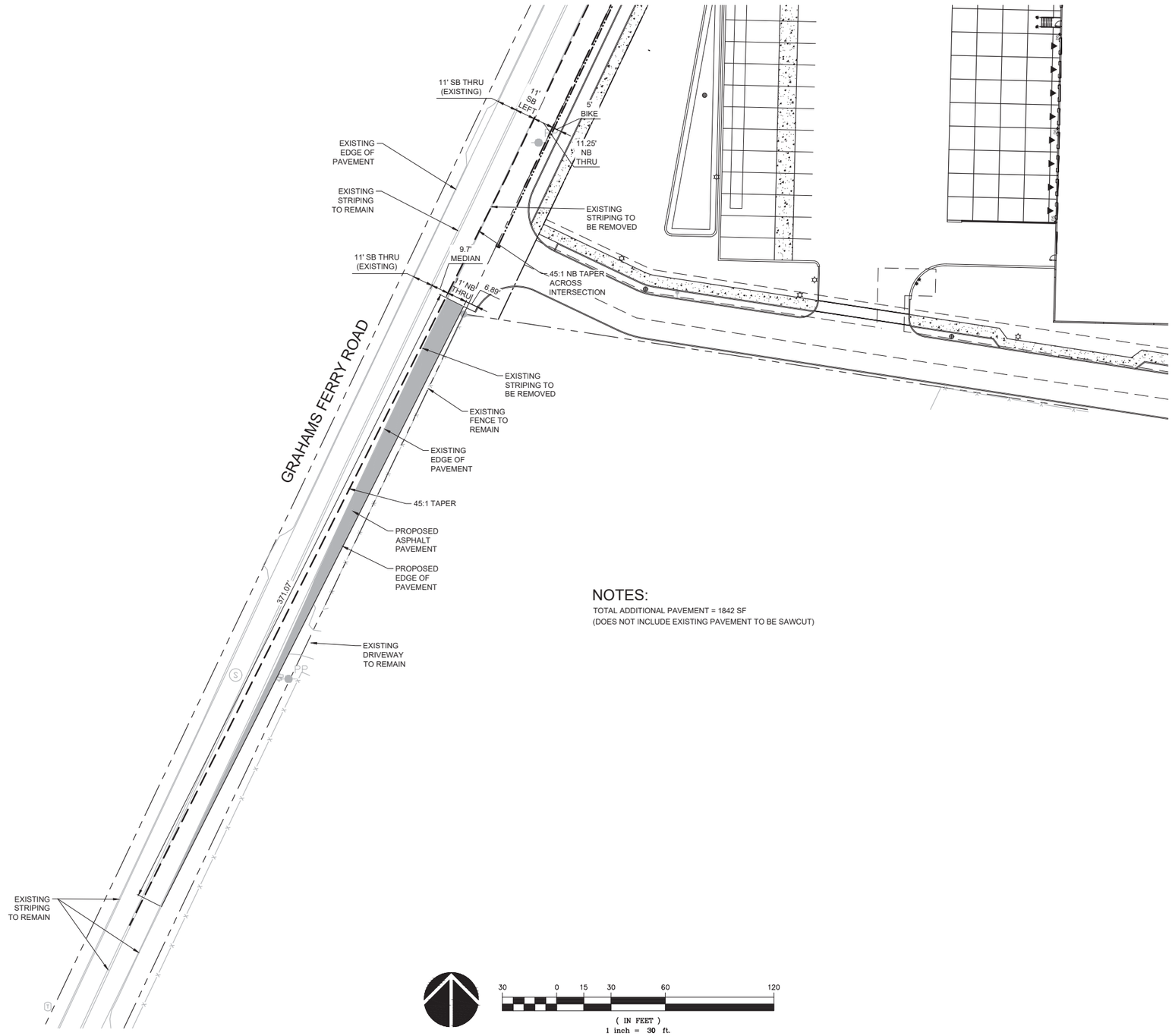

NOTES:

TOTAL ADDITIONAL PAVEMENT = 1842 SF
(DOES NOT INCLUDE EXISTING PAVEMENT TO BE SAWCUT)

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CHECKED BY:NKB

SHEET:
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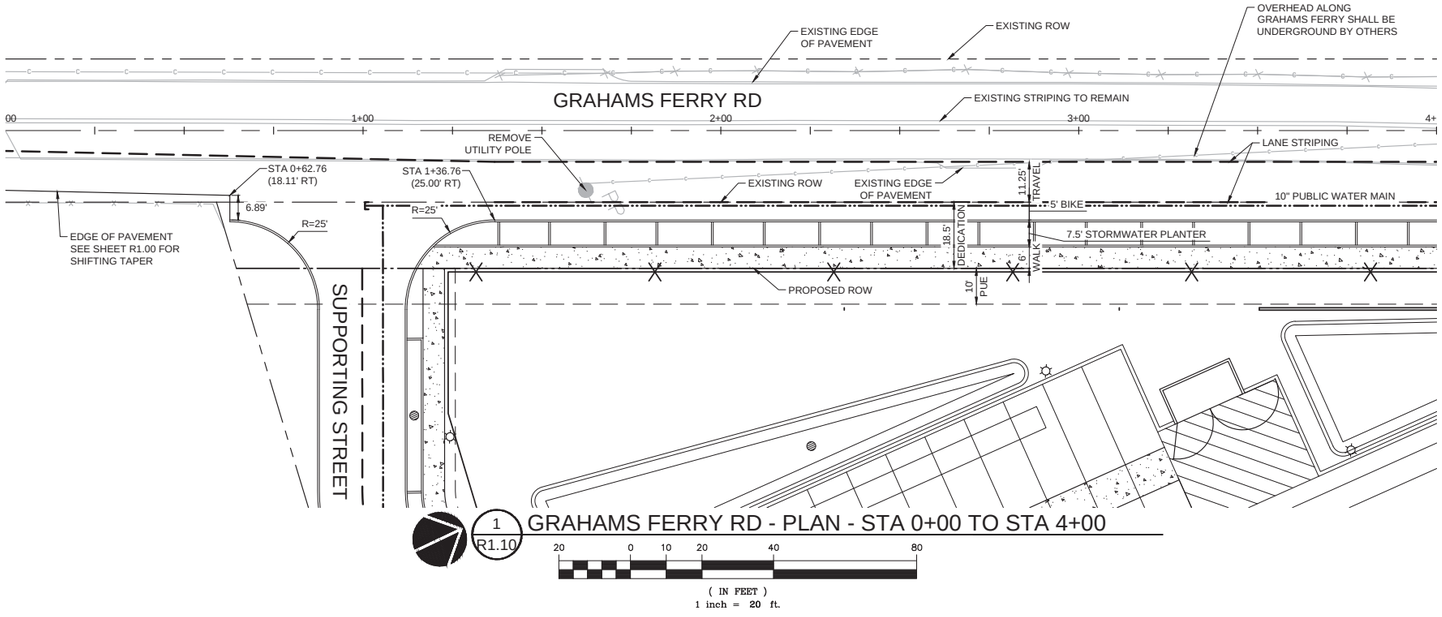
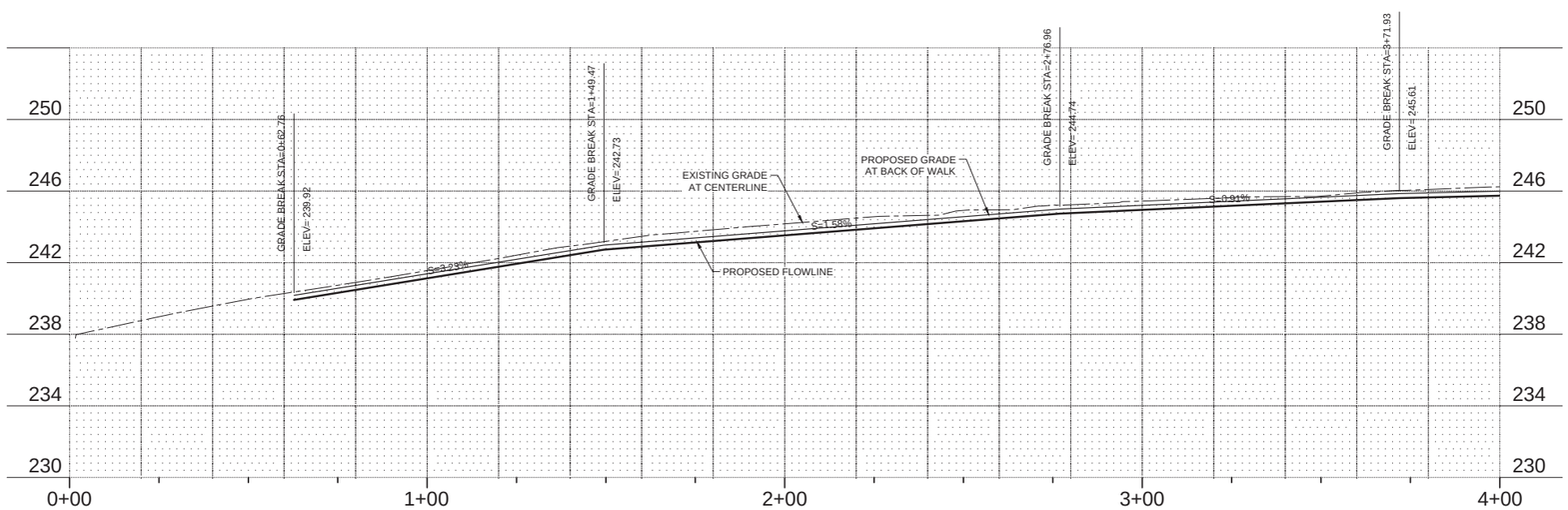
2210157.00\DRAWINGS\CIVIL\157-R1.00.DWG SAO 02/21/22 16:52 1:30



1 R1.10 GRAHAMS FERRY RD - PLAN - STA 0+00 TO STA 4+00

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



2 R1.10 GRAHAMS FERRY RD - PROFILE - STA 0+00 TO STA 4+00

HORIZONTAL SCALE: 1"=20'
VERTICAL EXAGGERATION: 5X

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SHEET TITLE:
GRAHAMS FERRY RD - PLAN AND PROFILE - STA 0+00 TO 4+00

DRAWN BY: CAM

CHECKED BY:NKB

SHEET:
R1.10

JOB NO. **2210157.00**

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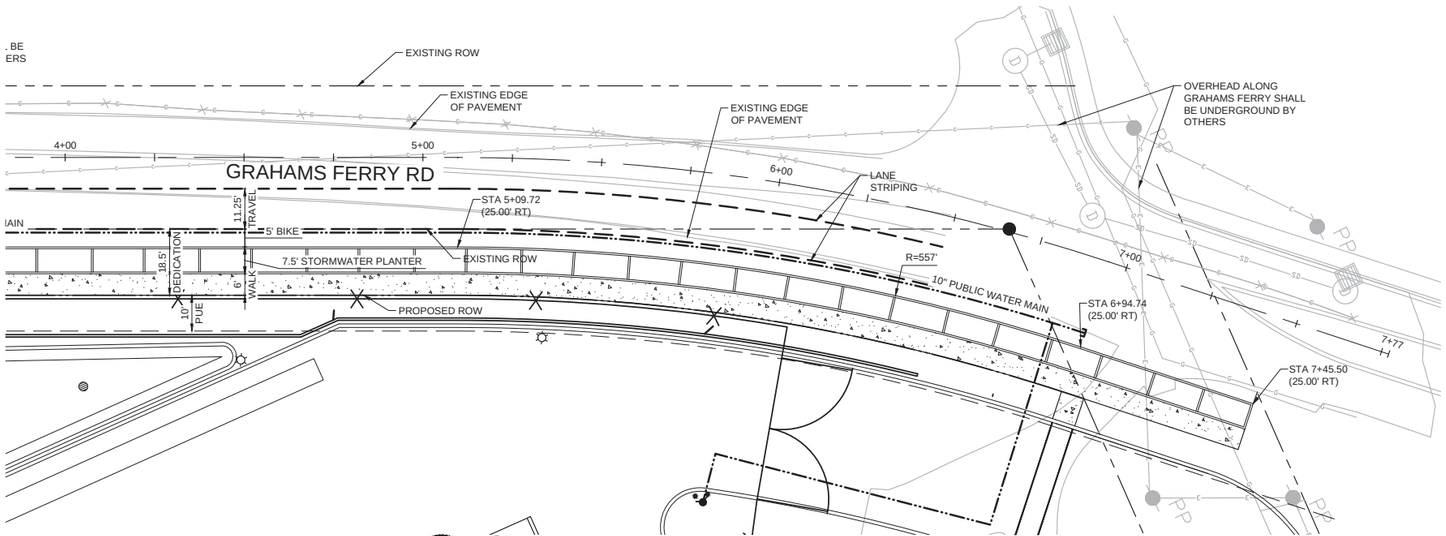
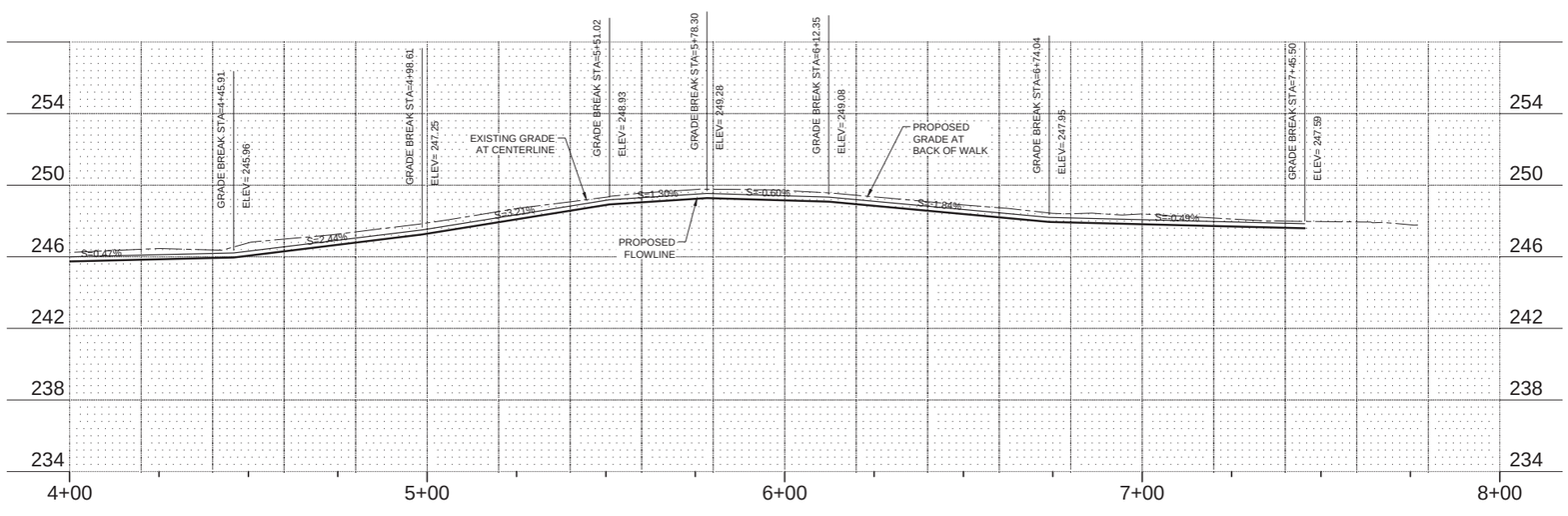
22101570\DRAWINGS\CIVIL\157-R1.10-R1.11.DWG NKB 03/23/22 10:03 1:20



1 R1.11 GRAHAMS FERRY RD - PLAN - STA 4+00 TO 7+77

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



2 R1.11 GRAHAMS FERRY RD - PROFILE - STA 4+00 TO 7+77

HORIZONTAL SCALE: 1"=20'
VERTICAL EXAGGERATION: 5X

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SHEET TITLE:
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CHECKED BY:NKB

SHEET:
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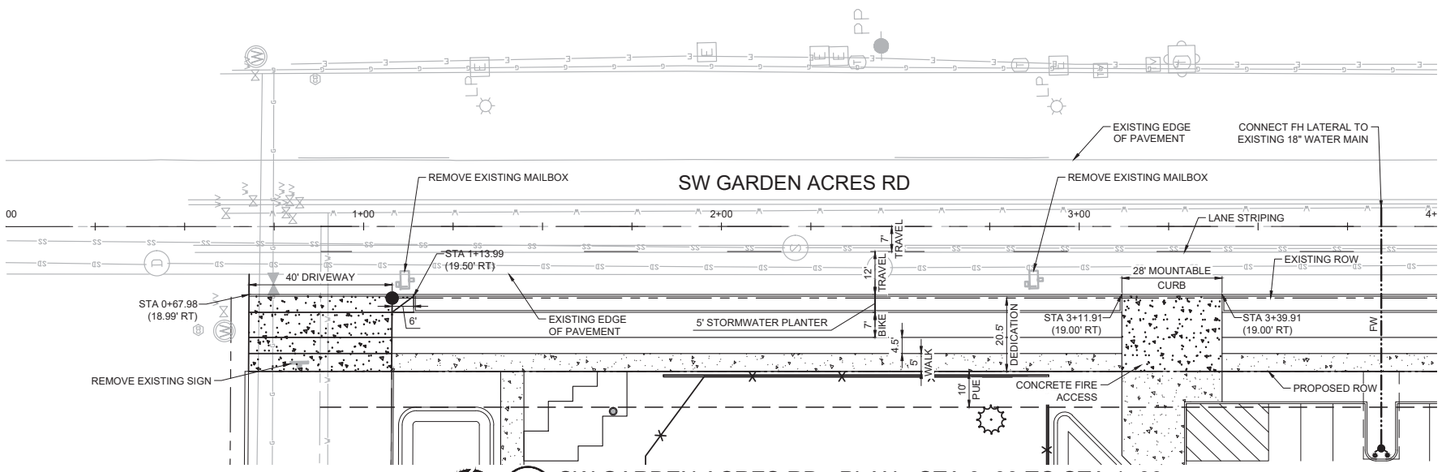
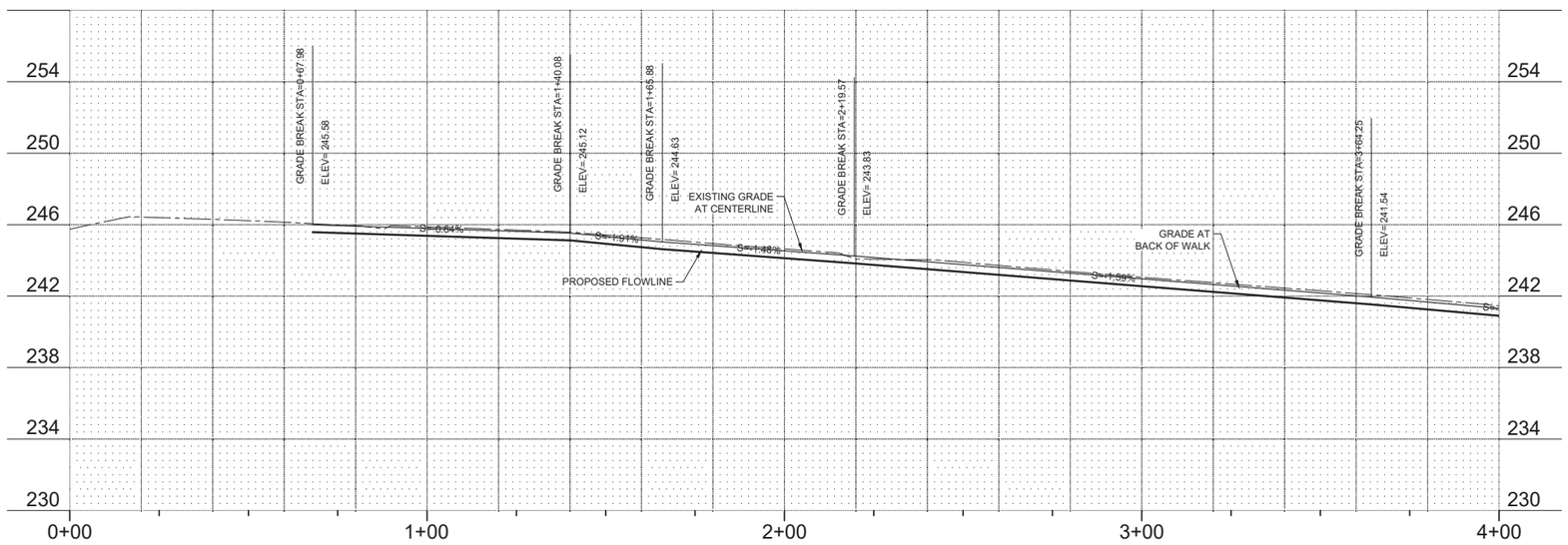


1 R1.12 SW GARDEN ACRES RD - PLAN - STA 0+00 TO STA 4+00

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



2 R1.12 SW GARDEN ACRES RD - PROFILE - STA 0+00 TO STA 4+00

HORIZONTAL SCALE: 1"=20'
VERTICAL EXAGGERATION: 5X

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SHEET TITLE:
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CHECKED BY:NKB

SHEET:

R1.12

JOB NO. **2210157.00**

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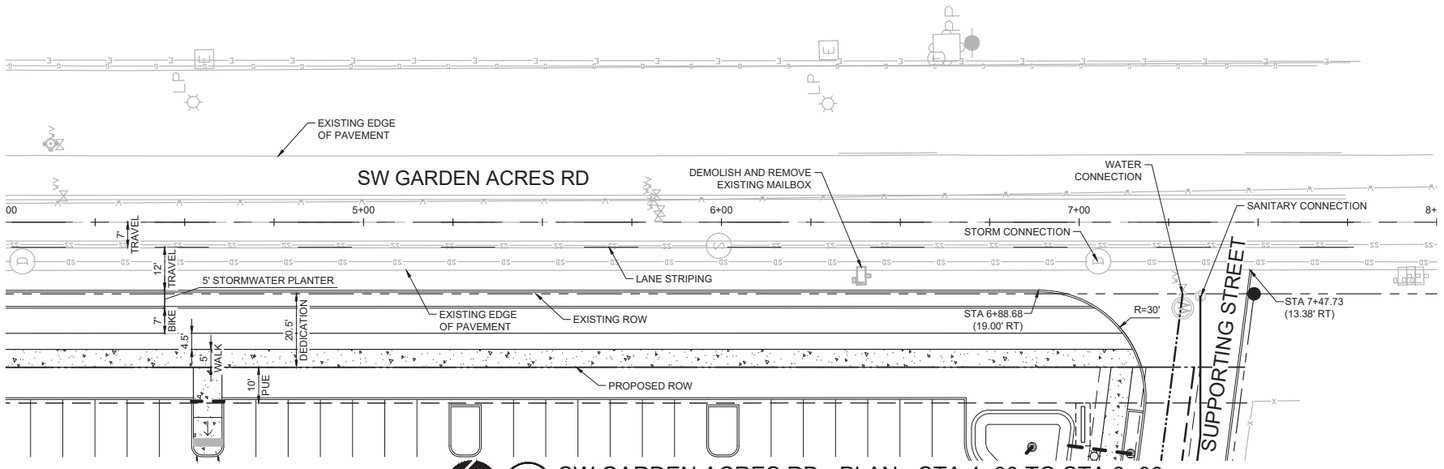
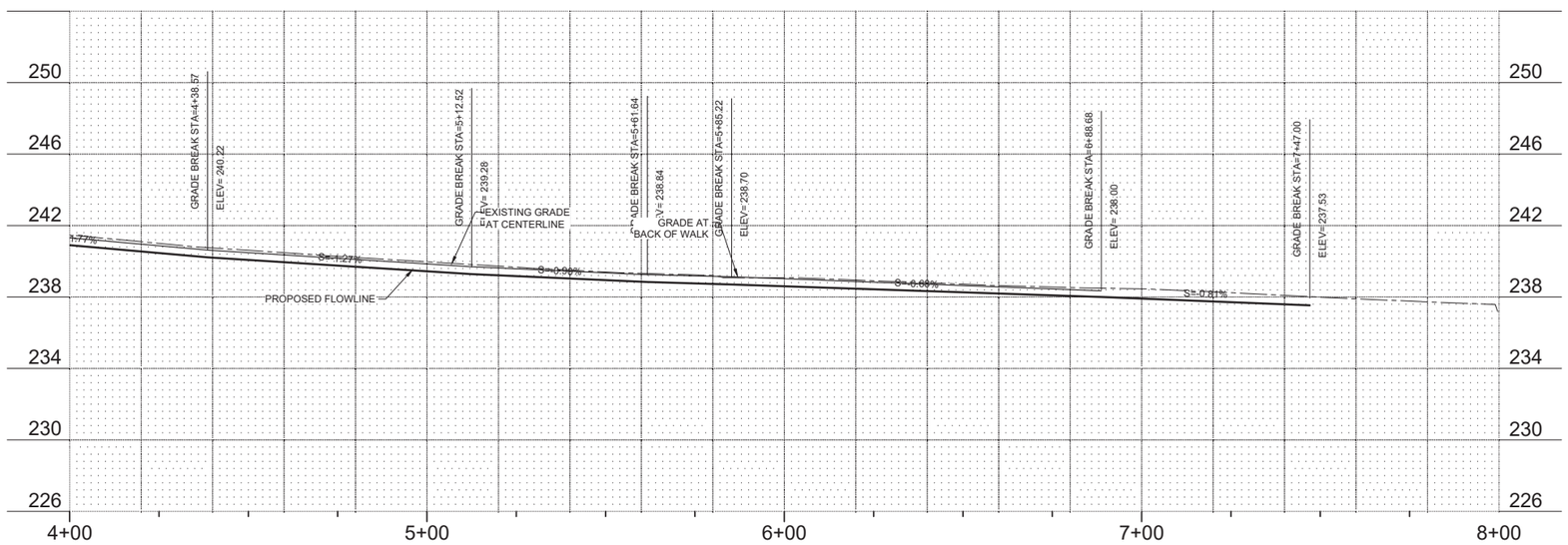
"221015700" \\GRP.MCK\PROJECTS\PROJECTS\221015700\DRAWINGS\CIVIL\157-R1.12-R1.13.DWG AOC 03/04/22 16:11 1:20



1 R1.13 SW GARDEN ACRES RD - PLAN - STA 4+00 TO STA 8+00

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



2 R1.13 SW GARDEN ACRES RD - PROFILE - STA 4+00 TO STA 8+00

HORIZONTAL SCALE: 1"=20'
VERTICAL EXAGGERATION: 5X

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SHEET TITLE:
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JOB NO. **2210157.00**

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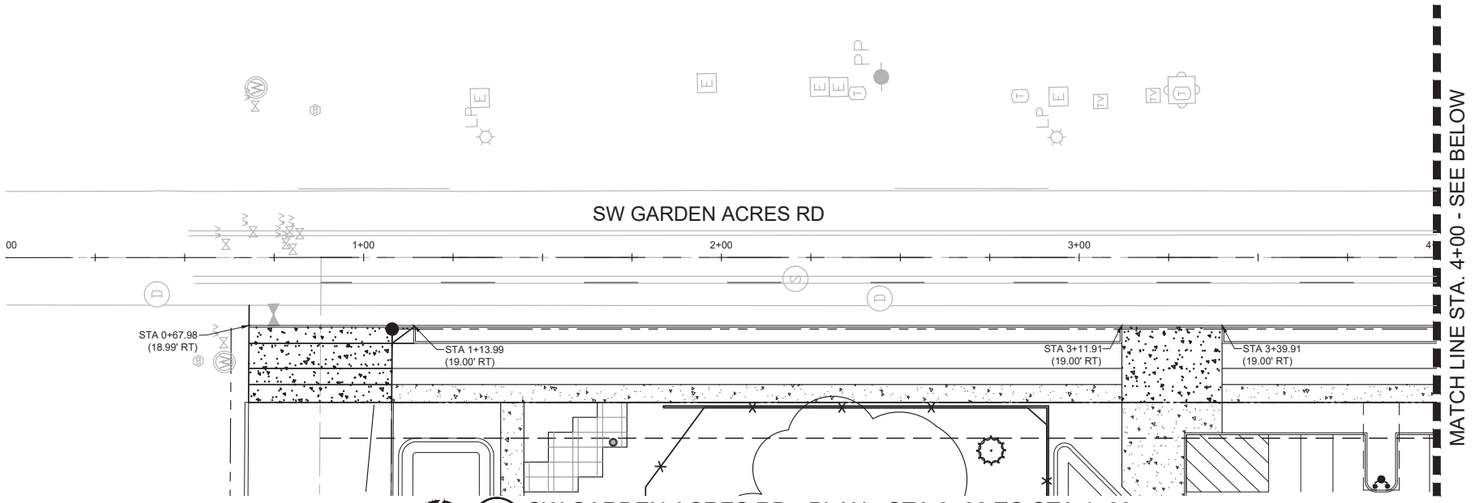
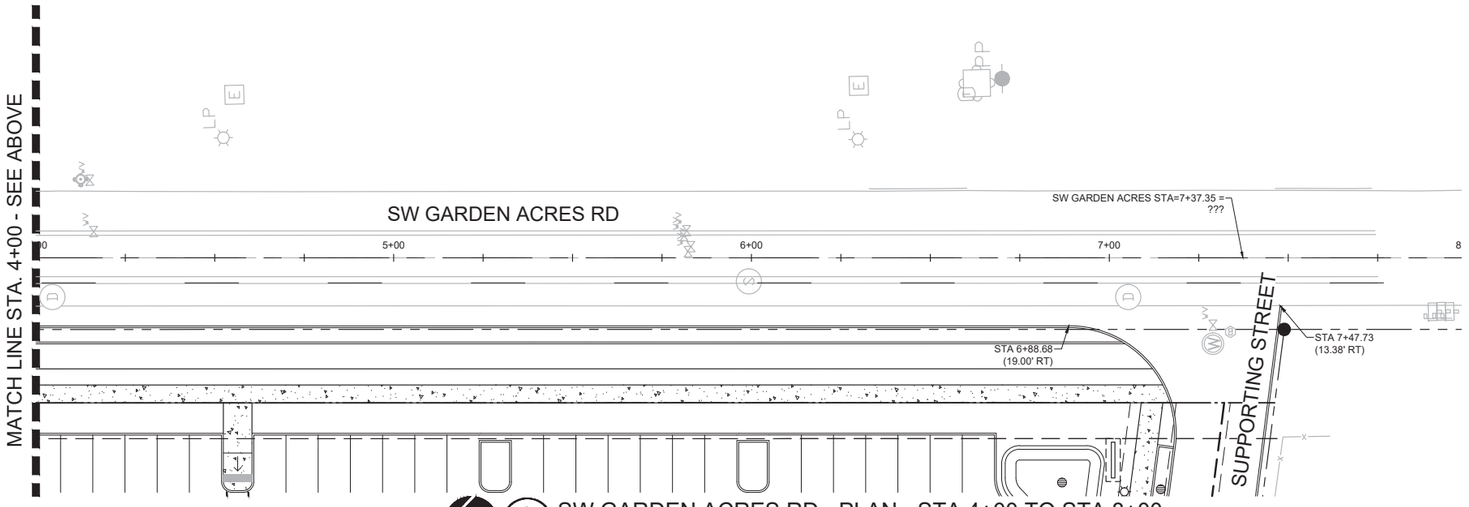
221015700 \\GRP.MCK\PROJECTS\PROJECTS\221015700\DRAWINGS\CIVIL\157-R1.12-R1.13.DWG AOC 03/04/22 16:11 1:20



1 R1.14 SW GARDEN ACRES RD - PLAN - STA 0+00 TO STA 4+00

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



2 R1.14 SW GARDEN ACRES RD - PLAN - STA 4+00 TO STA 8+00

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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SHEET TITLE:
SW GARDEN ACRES RD - CONCRETE JOINTING PLAN

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SHEET:

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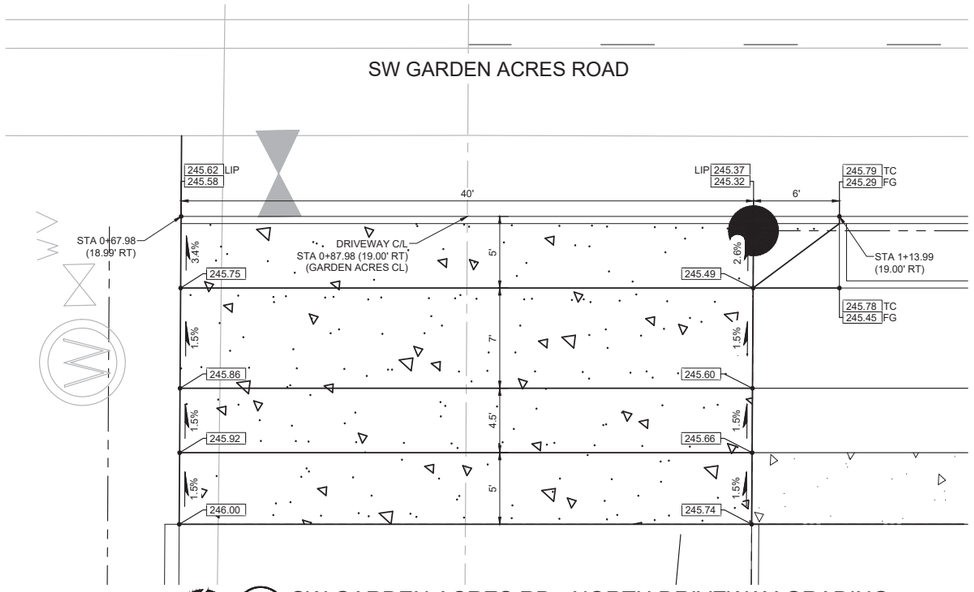
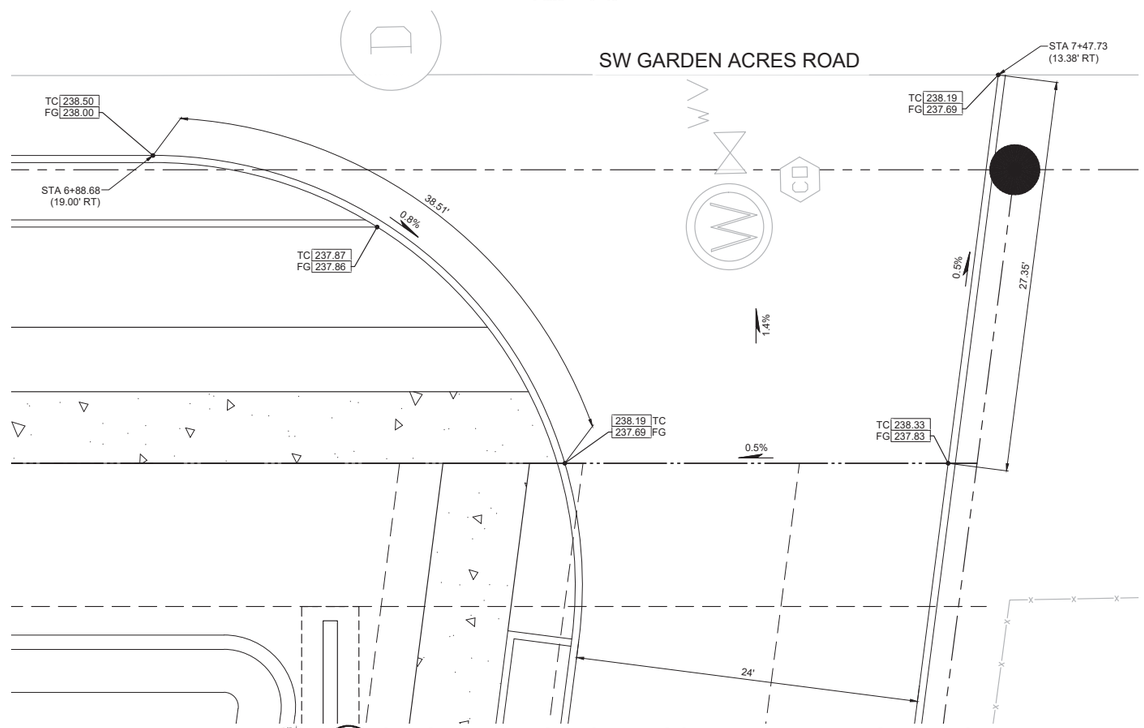


1 R1.20 SW GARDEN ACRES RD - NORTH DRIVEWAY GRADING

5 0 2.5 5 10 20

(IN FEET)
1 inch = 5 ft.



2 R1.20 SW GARDEN ACRES RD - SOUTH DRIVEWAY GRADING

5 0 2.5 5 10 20

(IN FEET)
1 inch = 5 ft.

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CHECKED BY:NKB

SHEET:
R1.20

JOB NO. **2210157.00**

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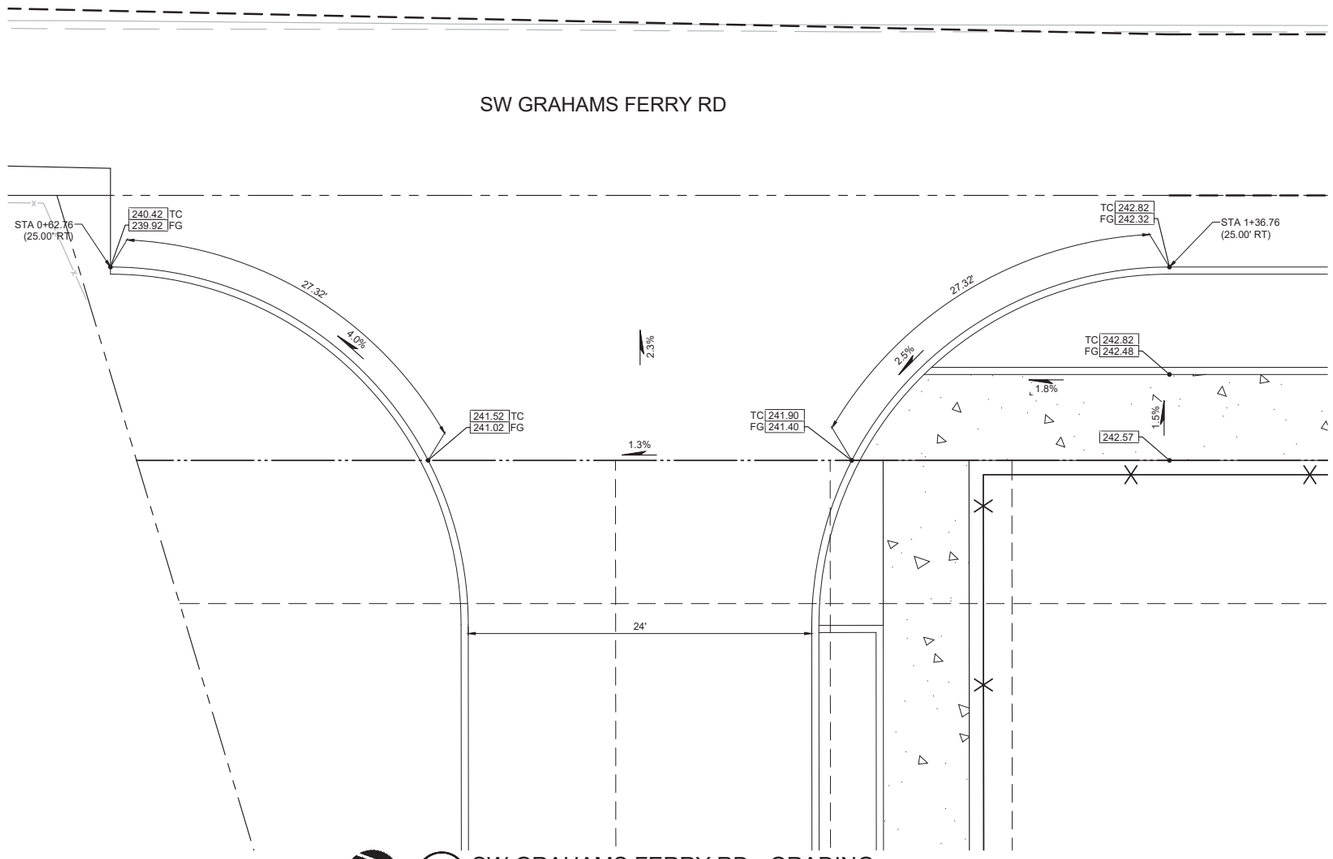

1
R1.21
SW GRAHAMS FERRY RD - GRADING

5 0 2.5 5 10 20

(IN FEET)
1 inch = 5 ft.

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SHEET TITLE:
SW GRAHAMS FERRY RD - DRIVEWAY GRADING ENLARGEMENT

DRAWN BY: AOC

CHECKED BY:NKB

SHEET:
R1.21

JOB NO. **2210157.00**

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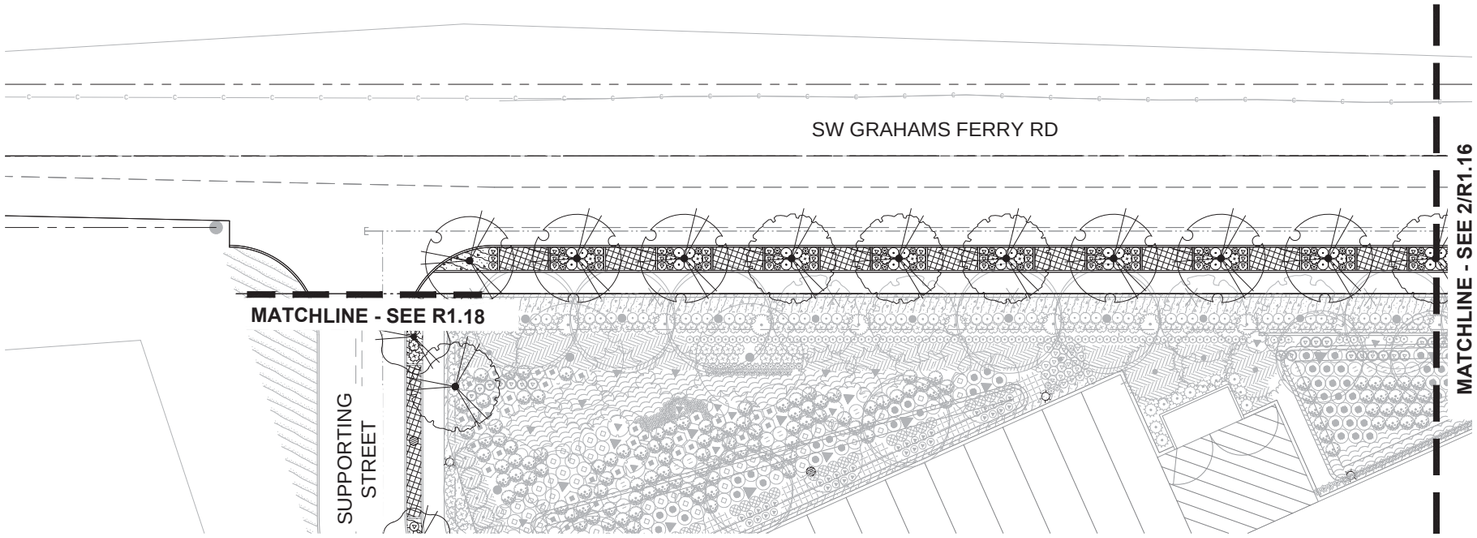
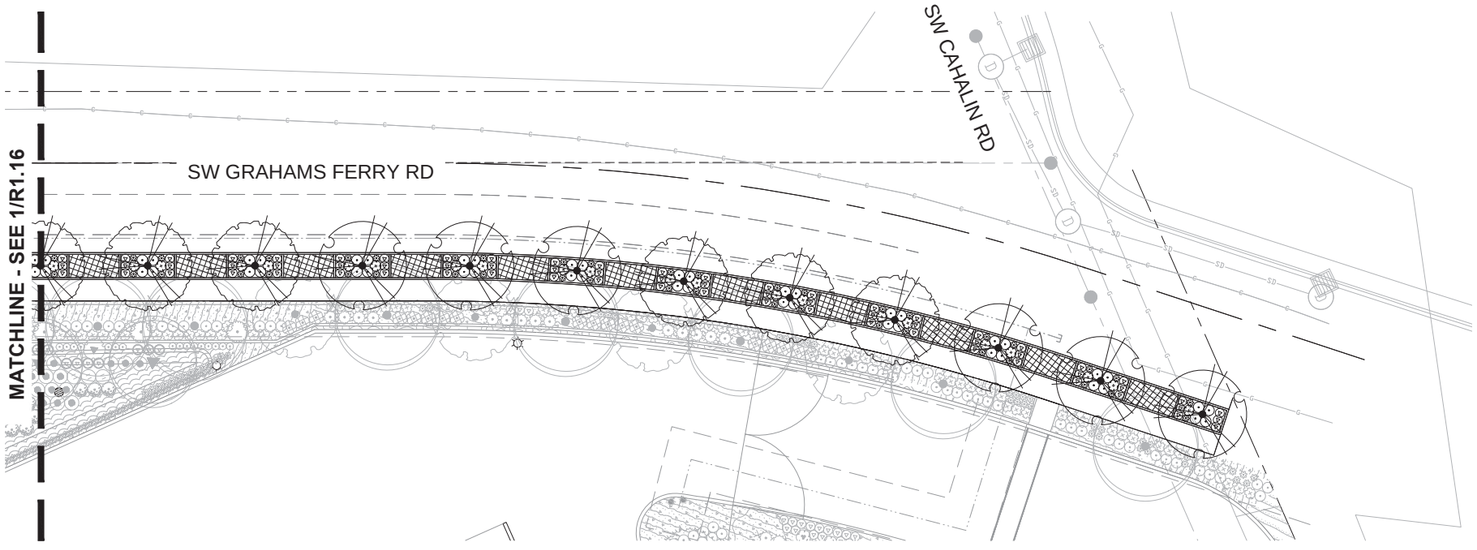


1 R2.10 GRAHAMS FERRY RD - PLAN - STA 0+00 TO STA 4+00

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.



2 R2.10 GRAHAMS FERRY RD - PLAN - STA 4+00 TO 7+77

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PLANT KEY LEGEND

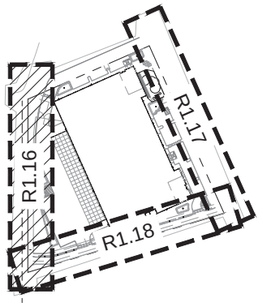
STREET TREES	BOTANICAL / COMMON NAME
	ACER RUBRUM 'PNI 0268' TM OCTOBER GLORY RED MAPLE
	AMELANCHIER ALNIFOLIA SERVICEBERRY SINGLE STEM
	CORNUS KOUSA 'MILKY WAY' MILKY WAY KOUSA DOGWOOD
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' NATCHEZ CRAPE MYRTLE MATURE (30' H X 20' W)
	NYSSA SYLVATICA 'WILDFIRE' WILDFIRE TUPELO
	PARROTIA PERSICA 'INGE'S RUBY VASE' TM RUBY VASE PERSIAN PARROTIA
	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN
	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN SAWLEAF ZELKOVA MATURE (60' H X 45' W) MEDIUM TREE

SHRUBS	BOTANICAL / COMMON NAME
	GAULTHERIA SHALLON SALAL
	SPIRAEA BETULIFOLIA 'TOR' BIRCHLEAF SPIREA
	VACCINIUM OVATUM 'SCARLET OVATION' SCARLET OVATION EVERGREEN HUCKLEBERRY MATURE (3' X 3')
	VIBURNUM TINUS 'COMPACTUM' SPRING BOUQUET VIBURNUM

PERENNIALS	BOTANICAL / COMMON NAME
	POLYSTICHUM MUNITUM WESTERN SWORD FERN

STORMWATER SHRUBS	BOTANICAL / COMMON NAME
	SPIRAEA BETULIFOLIA 'TOR' BIRCHLEAF SPIREA
	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY

GROUND COVERS	BOTANICAL / COMMON NAME
	ARCTOSTAPHYLOS UVA-URSI KINNIKINNICK
	CAREX DENSA DENSE SEDGE
	JUNCUS PATENS CALIFORNIA GRAY RUSH
	STORMWATER FACILITY – PLANTER SEE SCHEDULE L0.03



KEY MAP
SCALE: NTS

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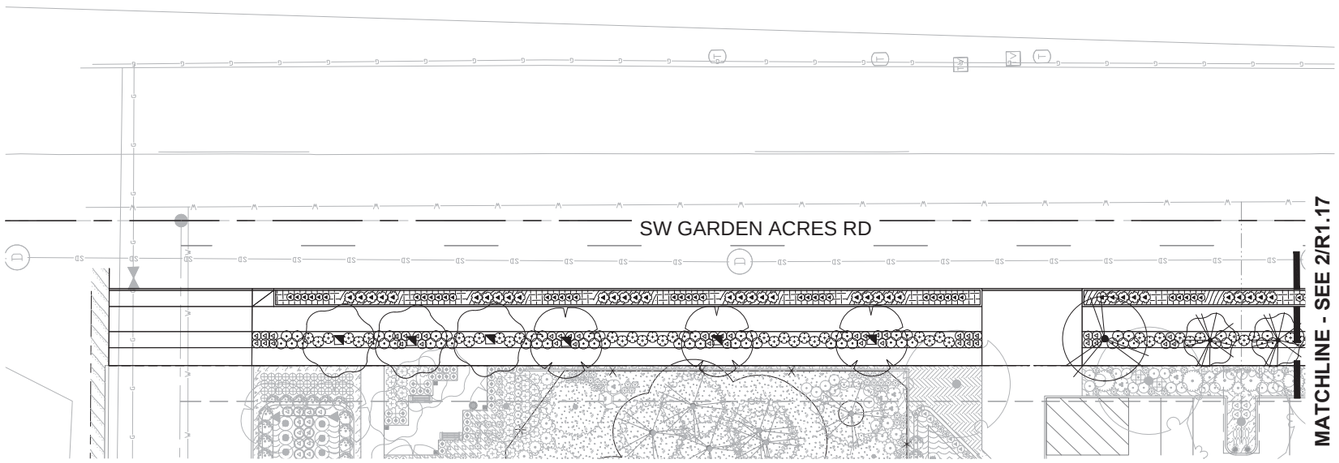
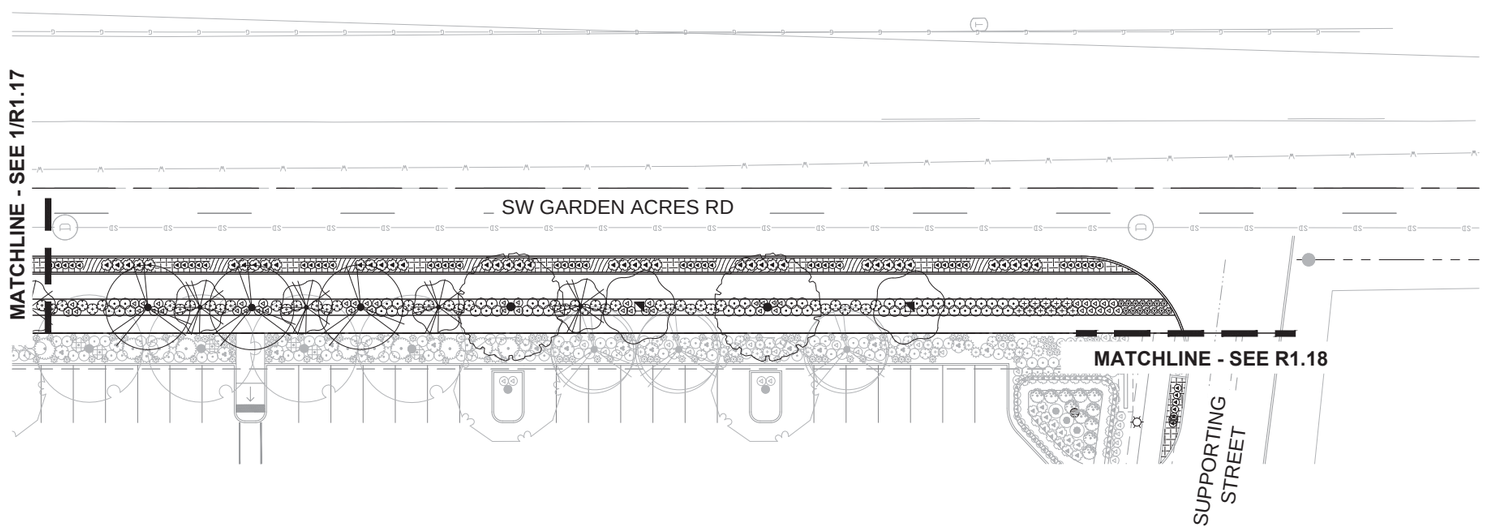
221015700 \\GRP.MCK\PROJECTS\PROJECTS\221015700\DRAWINGS\LANDSCAPE\157-R1.10.DWG:R2.10 NRF 03/23/22 18:35 1:0.08



1 R1.17 SW GARDEN ACRES RD - PLAN - STA 0+00 TO STA 4+00

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.



2 R1.17 SW GARDEN ACRES RD - PLAN - STA 4+00 TO STA 8+00

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PLANT KEY LEGEND

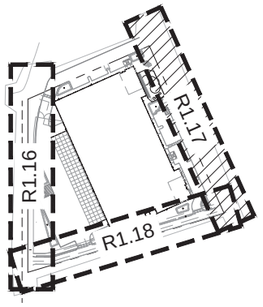
STREET TREES	BOTANICAL / COMMON NAME
	ACER RUBRUM 'PNI 0268' TM OCTOBER GLORY RED MAPLE
	AMELANCHIER ALNIFOLIA SERVICEBERRY SINGLE STEM
	CORNUS X 'EDDIE'S WHITE WONDER' EDDIE'S WHITE WONDER DOGWOOD
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' NATCHEZ CRAPE MYRTLE
	NYSSA SYLVATICA 'WILDFIRE' WILDFIRE TUPELO
	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN
	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN SAWLEAF ZELKOVA

SHRUBS	BOTANICAL / COMMON NAME
	GAULTHERIA SHALLON SALAL
	SPIRAEA BETULIFOLIA 'TOR' BIRCHLEAF SPIREA
	VACCINIUM OVATUM 'SCARLET OVATION' SCARLET OVATION EVERGREEN HUCKLEBERRY
	VIBURNUM TINUS 'COMPACTUM' COMPACT LAURUSTINUS

PERENNIALS	BOTANICAL / COMMON NAME
	POLYSTICHUM MUNITUM WESTERN SWORD FERN

STORMWATER SHRUBS	BOTANICAL / COMMON NAME
	SPIRAEA BETULIFOLIA 'TOR' BIRCHLEAF SPIREA
	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY

GROUND COVERS	BOTANICAL / COMMON NAME
	CAREX DENSA DENSE SEDGE
	JUNCUS PATENS CALIFORNIA GRAY RUSH
	STORMWATER FACILITY – PLANTER



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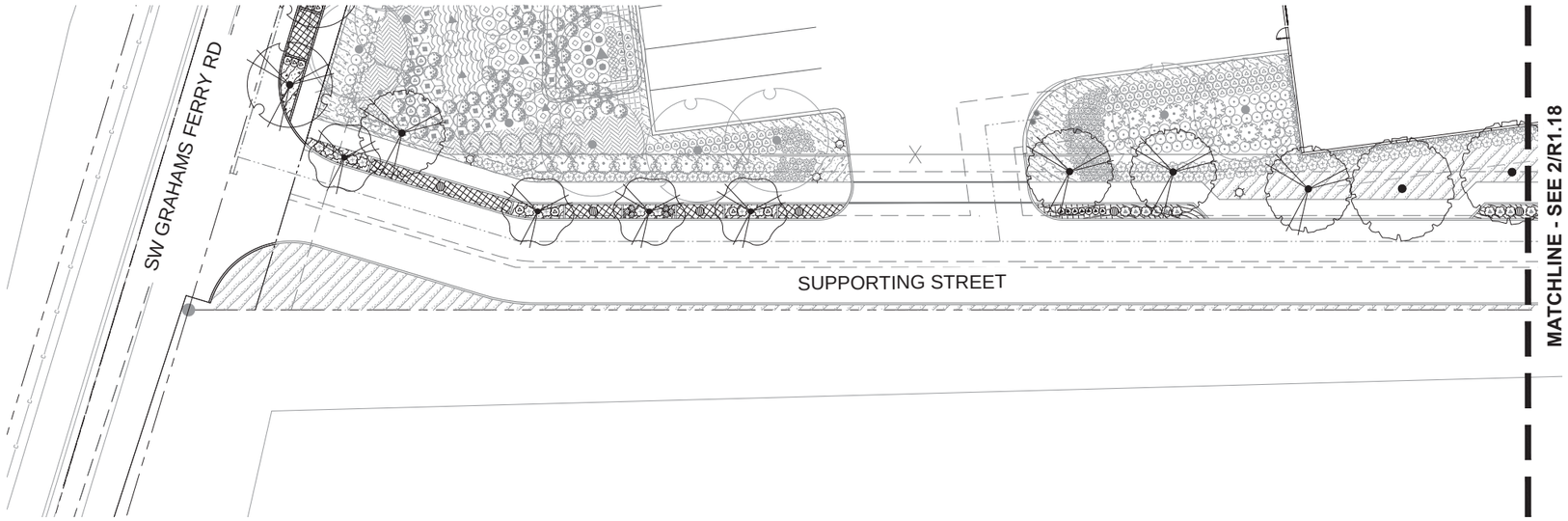
221015700 \\GRP.MCK\PROJECTS\PROJECTS\221015700\DRAWING\SI\LANDSCAPE\157-R1.10.DWG:R1.17 NRF 03/03/22 11:12 1:0.08



1 R2.12 SUPPORTING STREET - PLAN - STA 0+00 TO STA 4+00

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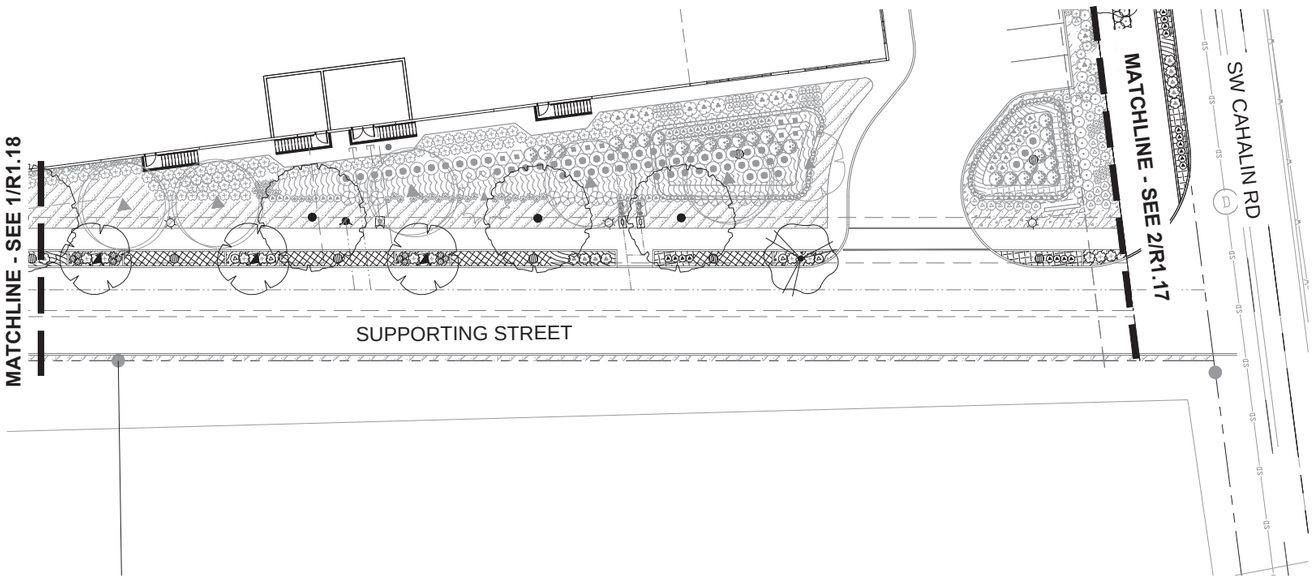
(IN FEET)
1 inch = 20 ft.



2 R2.12 SUPPORTING STREET - PLAN - STA 4+00 TO STA 7+46

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PLANT KEY LEGEND

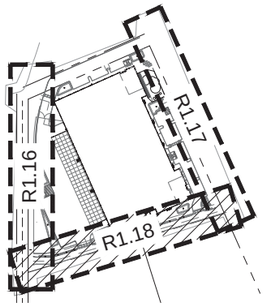
STREET TREES	BOTANICAL / COMMON NAME
	ACER RUBRUM 'PNI 0268' TM OCTOBER GLORY RED MAPLE
	AMELANCHIER ALNIFOLIA SERVICEBERRY SINGLE STEM
	CORNUS KOUSA 'MILKY WAY' MILKY WAY KOUSA DOGWOOD
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' NATCHEZ CRAPE MYRTLE MATURE (30' H X 20' W)
	NYSSA SYLVATICA 'WILDFIRE' WILDFIRE TUPELO
	PARROTIA PERSICA 'INGE'S RUBY VASE' TM RUBY VASE PERSIAN PARROTIA
	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN
	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN SAWLEAF ZELKOVA MATURE (60' H X 45' W) MEDIUM TREE

SHRUBS	BOTANICAL / COMMON NAME
	GAULTHERIA SHALLON SALAL
	SPIRAEA BETULIFOLIA 'TOR' BIRCHLEAF SPIREA
	VACCINIUM OVATUM 'SCARLET OVATION' SCARLET OVATION EVERGREEN HUCKLEBERRY MATURE (3' X 3')
	VIBURNUM TINUS 'COMPACTUM' SPRING BOUQUET VIBURNUM

PERENNIALS	BOTANICAL / COMMON NAME
	POLYSTICHUM MUNITUM WESTERN SWORD FERN

STORMWATER SHRUBS	BOTANICAL / COMMON NAME
	SPIRAEA BETULIFOLIA 'TOR' BIRCHLEAF SPIREA
	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY

GROUND COVERS	BOTANICAL / COMMON NAME
	ARCTOSTAPHYLOS UVA-URSI KINNIKINNICK
	CAREX DENSA DENSE SEDGE
	JUNCUS PATENS CALIFORNIA GRAY RUSH
	STORMWATER FACILITY – PLANTER SEE SCHEDULE L0.03



KEY MAP
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R2.12

JOB NO. **2210157.00**

LU SUBMITTAL - 03/23/2022

221015700 \\GRP.MCK\PROJECTS\PROJECTS\221015700\DRAWING\SLANDSCAPE\157-R1.10.DWG:R2.12 NRF 03/23/22 17:43 1:0.08

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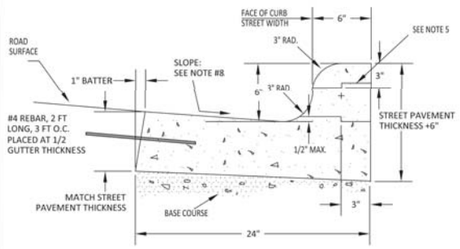

NOTES
1. NOT FOR USE ALONG MEDIANS.
2. CONCRETE SHALL BE COMMERCIAL MIX, MIN. COMPRESSIVE STRENGTH OF 3300 PSI AT 28 DAYS AND INCORPORATE MICRO-REINFORCEMENT "FIBERMESH 300" OR APPROVED EQUAL.
3. CONSTRUCTION JOINTS.
   A. SPACING TO BE NOT MORE THAN 12 FEET.
   B. JOINTS SHALL BE HAND SAWCUT, WHEN WET, THROUGH ENTIRE WIDTH AND FULL DEPTH OF CURB AND GUTTER.
4. BASE ROCK TO BE 3/4"-0 COMPACTED TO 95% OF AASHTO T-180 AND SHALL BE TO SUB GRADE, STREET STRUCTURE, OR 4" IN DEPTH, WHICHEVER IS GREATER.
5. DRAINAGE BLOCK OUT
   A. 3" I.D. PLASTIC PIPE WITH COUPLING.
   B. DRAINAGE ACCESS THRU EXISTING CURB SHALL BE CORE DRILLED.
6. FOR RECONSTRUCTED CURB, DRILL CONCRETE STREET AND SET DOWELS WITH EPOXY PRIOR TO CURB INSTALLATION.
7. BASE COURSE SHALL BE THOROUGHLY WATERED IMMEDIATELY PRIOR TO PLACEMENT OF CONCRETE WHEN THE MEASURED OR FORECASTED ASCENDING AIR TEMPERATURE IS 80 DEGREES OR GREATER.
8. GUTTER PAN SHALL HAVE A NORMAL SLOPE OF 6.7% DESIGN (1" FALL OVER THE 15" GUTTER PAN), 6.0% MINIMUM, 8.0% MAXIMUM. GUTTER PAN SLOPE AT SIDEWALK RAMPS SHALL BE BETWEEN 2% AND 5% TO MATCH CROSS SLOPE OF STREET, THE FULL WIDTH OF THE SIDEWALK RAMP. THE MAXIMUM ALGEBRAIC GRADE BREAK BETWEEN THE SIDEWALK RAMP AND THE STREET CROSS SLOPE, INCLUDING THE GUTTER PAN, SHALL BE 11%. SEE SIDEWALK RAMP DETAILS RD-1110 THROUGH 1140.
8. GUTTER STAMPS ARE REQUIRED AT LOCATIONS OF ALL SERVICE AND CONDUIT CROSSINGS (SEC. 201.2.24.D). MARKINGS SHALL BE SANDBLASTED INTO CONCRETE CURBS. LETTER SHALL BE 3" IN HEIGHT AND EMBOSSED A MINIMUM OF 1/8" DEEP.

Concrete Street Curb and Gutter			CITY OF WILSONVILLE
DRAWING NUMBER: RD-1060	DRAWN BY: SR	SCALE: N.T.S.	PUBLIC WORKS STANDARDS
FILE NAME: RD-1060.DWG	APPROVED BY: NK	DATE: 3/14/18	

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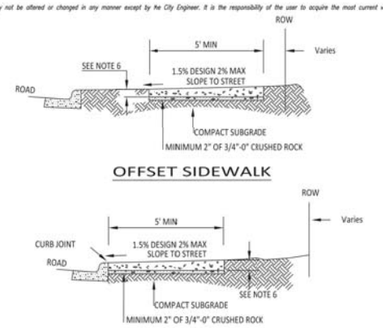

NOTES
1. SIDEWALK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" (PROWAG) JULY, 2011 EDITION.
2. CONCRETE SHALL BE NATURAL IN COLOR, WITH NO COLORING EITHER ADDED TO THE MIXOR APPLIED TO THE FINISH.
3. CURB TIGHT SIDEWALK MAY ONLY BE USED WITH PRIOR APPROVAL FROM THE CITY ENGINEER.
4. SIDEWALKS SHALL HAVE A LIGHT BROOM FINISH TRANSVERSE TO THE LINE OF TRAVEL AND ALL EDGES TOOL ROUNDED.
   -NEW SIDEWALK, 6 FEET OR LESS IN WIDTH, SHALL HAVE ALL EDGES 3" WIDE SHINED AFTER BROOMING
   -INFILL & REPLACEMENT SIDEWALK SHALL BE FINISHED TO MATCH THE EXISTING SIDEWALK.
5. FOR SIDEWALKS ADJACENT TO THE CURB AND POURED AT SAME TIME AS THE CURB, THE JOINT BETWEEN THEM SHALL BE A TROWELED JOINT WITH A MINIMUM 1/2" RADIUS.
6. SIDEWALK SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES CONCRETE OVER 6" OF CRUSHED ROCK AT:
   - CURBTIGHT SIDEWALK AT INTERSECTION RADIUS.
   - A MINIMUM OF ONE PANEL BEYOND ENDS OF DRIVEWAYS.
   OTHERWISE SIDEWALK SHALL HAVE A MINIMUM THICKNESS OF 4" CONCRETE OVER 2" CRUSHED ROCK.
7. DRAIN BLOCKOUTS IN CURBS SHALL BE EXTENDED TO BACK OF SIDEWALK WITH 3" DIA. PLASTIC PIPE AT 2% SLOPE. CONSTRUCTION JOINT TO BE PLACED OVER PIPE.
8. CONCRETE SHALL BE COMMERCIAL MIX, MIN. COMPRESSIVE STRENGTH OF 3300 PSI AT 28DAYS.
9. BASE ROCK SHALL BE COMPACTED TO PROVIDE A FIRM BASE FOR CONCRETE.
10. SIDEWALK PANELS SHOULD BE SQUARE AND OF CONSISTANT DIMENSION ALONG A BLOCKFACE. THE LENGTH OF A SIDEWALK PANEL SHALL BE ADJUSTED AS NECESSARY TO ALIGN WITH CURB JOINTS.
11. WIDE SIDEWALKS SHALL BE SCORED PER CITY AUTHORIZED REPRESENTATIVE.
12. BASE COURSE SHALL BE THOROUGHLY WATERED IMMEDIATELY PRIOR TO PLACEMENT OF CONCRETE WHEN THE MEASURED OR FORECASTED ASCENDING AIR TEMPERATURE IS 80 DEGREES OR GREATER.

Concrete Sidewalk			CITY OF WILSONVILLE
DRAWING NUMBER: RD-1075	DRAWN BY: SR	SCALE: N.T.S.	PUBLIC WORKS STANDARDS
FILE NAME: RD-1075.DWG	APPROVED BY: NK	DATE: 1/4/18	

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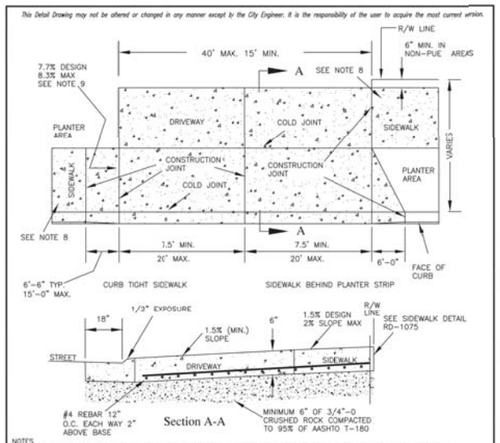
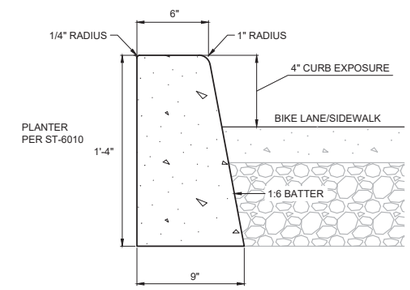


NOTES
1. DRIVEWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" (PROWAG) JULY, 2011 EDITION.
2. CONCRETE SHALL BE COMMERCIAL MIX MIN. COMPRESSIVE STRENGTH OF 3300 PSI AT 28 DAYS.
3. BASE COURSE SHALL BE THOROUGHLY WATERED IMMEDIATELY PRIOR TO PLACEMENT OF CONCRETE WHEN THE MEASURED OR FORECASTED ASCENDING AIR TEMPERATURE IS 80 DEGREES OR GREATER.
4. CURB JOINT SHALL BE A TROWELED JOINT WITH A MIN. 1/2" RADIUS ALONG THE BACK OF CURB.
5. CONTRACTION JOINT SPACING SHALL NOT EXCEED 12 FEET.
6. USE EXISTING CURB EXPANSION JOINT OR SAW CUT AND PLACE COLD JOINT.
7. SPACING OF 2" CONCRETE SUPPORT BLOCKS SHALL BE NO GREATER THAN 3" AND BLOCKS SHALL BE TIED TO #4 REBAR WITH WIRE.
8. SIDEWALK THICKNESS SHALL BE 6 INCHES MINIMUM, REINFORCED, AND EXTEND TO AT LEAST ONE PANEL BEYOND DRIVEWAY APRON.
9. ON STEEP SLOPES, SIDEWALK RAMPS SHALL HAVE A MAXIMUM SLOPE OF 8.3% OR MAXIMUM LENGTH OF 15 FEET CONSTRUCTED AT A CONSTANT SLOPE.
10. THE CROSS SLOPE OF THE PEDESTRIAN ACCESS ROUTE SHALL BE DESIGNED AT 1.5% AND NOT EXCEED 2%.
11. DRIVEWAYS SHALL NOT BE WIDER THAN NECESSARY TO SAFELY ACCOMMODATE PROJECTED PEAK HOUR TRIPS AND TURNING MOVEMENTS AND SHALL BE DESIGNED TO MINIMIZE PEDESTRIAN CROSSING DISTANCES.

Commercial Driveway - Type I			CITY OF WILSONVILLE
DRAWING NUMBER: RD-1095	DRAWN BY: SR	SCALE: N.T.S.	PUBLIC WORKS STANDARDS
FILE NAME: RD-1095.DWG	APPROVED BY: PN	DATE: 4/8/19	



1 R5.10 4" VERTICAL CURB

NTS

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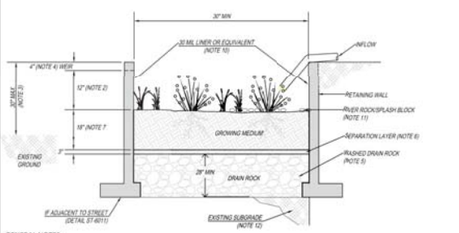

GENERAL NOTES:
1. **PROVIDE PROTECTION** FROM ALL VEHICLE TRAFFIC, EQUIPMENT STAGING, AND FOOT TRAFFIC IN PROPOSED INFILTRATION AREAS PRIOR TO, DURING AND AFTER CONSTRUCTION.
2. **DIMENSIONS:**
   -WIDTH: 30" MINIMUM
   -DEPTH OF PLANTER (FROM TOP OF GROWING MEDIUM TO OVERFLOW WEIR ELEVATION): 12"
   -SLOPE OF PLANTER: 0.5% OR LESS
3. **SETBACKS:**
   -PLANTERS SHALL BE LESS THAN 30" IN HEIGHT ABOVE SURROUNDING AREA
   -PLANTERS SHALL BE MINIMUM OF 5 FEET FROM PROPERTY LINE
4. **OVERFLOW:**
   -WIER ELEVATION SHALL ALLOW FOR 4" OF FREEBOARD, MINIMUM
   -SIZE OVERFLOW WEIR FOR 100 YEAR DESIGN STORM. IDENTIFY EMERGENCY OVERFLOW ROUTE ON STORMWATER MANAGEMENT PLAN.
5. **DRAIN ROCK:**
   -SIZE: 1 1/2" - 3/4" WASHED
   -DEPTH: 28" MINIMUM
6. **SEPARATION** BETWEEN DRAIN ROCK AND GROWING MEDIUM: SHALL BE A 3" LAYER OF 3/4" - 1/4" OPEN GRADED AGGREGATE.
7. **GROWING MEDIUM:**
   -DEPTH: 18" MINIMUM
   -SEE APPENDIX A FOR SPECIFICATION OR USE SAND/LOAM/COMPOST 3-WAY MIX.
   -FACILITY SURFACE AREA MAY BE REDUCED BY 25% WHEN GROWING MEDIA DEPTH IS INCREASED TO 30" OR MORE.
8. **VEGETATION:** FOLLOW LANDSCAPE PLANS OR REFER TO PLANTING REQUIREMENTS IN APPENDIX A.
9. **PLANTER WALLS.**
   -MATERIALS SHALL BE STONE, BRICK, CONCRETE OR OTHER DURABLE MATERIAL.
   -CONCRETE, BRICK, OR STONE WALLS SHALL BE INCLUDED ON FOUNDATION PLANS.
   -INSTALL INVERTED CURB AS NEEDED BETWEEN PLANTERS AND ROAD SUBGRADE.
   -SUBMIT RETAINING WALL DESIGN IN ACCORDANCE WITH APPLICABLE STRUCTURAL CODES FOR REVIEW AND APPROVAL.
10. **WATERPROOF LINER:**
   -LINER SHALL BE 30 MIL PVC OR EQUIVALENT, FOR FLOW THROUGH FACILITIES.
   -A WATERPROOF LINER IS NOT REQUIRED IF THE FOUNDATION OR WALL MATERIAL IS WATERPROOF REINFORCED CONCRETE OR APPROVED EQUAL.
11. **INSTALL RIVER ROCK** SPLASH PAD OVER A NON WOVEN GEO TEXTILE FABRIC TO TRANSITION FROM INLETS TO GROWING MEDIUM. SIZE OF ROCK SHALL BE 1" - 3", 4 SQUARE FEET, 6" DEEP.
12. **SEASONAL HIGH GROUNDWATER SEPARATION:**
   -SEPARATION DISTANCE AS REQUIRED BY CITY.

Stormwater Planter - Infiltration			CITY OF WILSONVILLE
DRAWING NUMBER: ST-6010	DRAWN BY: SR	SCALE: N.T.S.	PUBLIC WORKS STANDARDS
FILE NAME: ST-6010.DWG	APPROVED BY: NK	DATE: 6/3/16	

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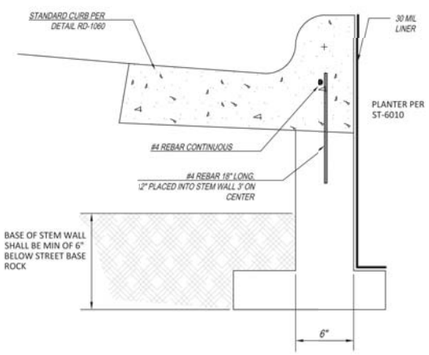

NOTES:
1. NO WEIR
2. ADD HOODED OVERFLOW WITH OUTLET TIED INTO ADJACENT CURB INLET

Stormwater Planter Stem Wall When Located Adjacent to Street			CITY OF WILSONVILLE
DRAWING NUMBER: ST-6011	DRAWN BY: SR	SCALE: N.T.S.	PUBLIC WORKS STANDARDS
FILE NAME: ST-6011.DWG	APPROVED BY: NK	DATE: 10/29/14	

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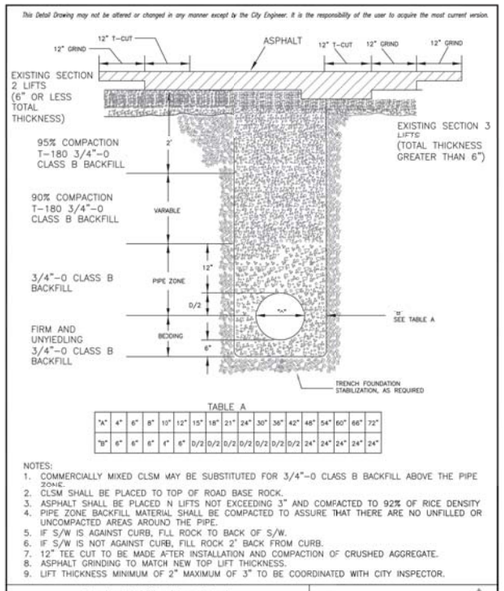

TABLE A

"A"	4"	6"	8"	10"	12"	15"	18"	21"	24"	30"	36"	42"	48"	54"	60"	66"	72"
"B"	6"	6"	6"	6"	6"	D/2	D/2	D/2	D/2	D/2	D/2	D/2	24"	24"	24"	24"	24"

NOTES:
1. COMMERCIALLY MIXED CLSM MAY BE SUBSTITUTED FOR 3/4"-0 CLASS B BACKFILL ABOVE THE PIPE ZONE.
2. CLSM SHALL BE PLACED TO TOP OF ROAD BASE ROCK.
3. ASPHALT SHALL BE PLACED IN LIFTS NOT EXCEEDING 3" AND COMPACTED TO 92% OF RICE DENSITY
4. PIPE ZONE BACKFILL MATERIAL SHALL BE COMPACTED TO ASSURE THAT THERE ARE NO UNFILLED OR UNCOMPACTED AREAS AROUND THE PIPE.
5. IF S/W IS AGAINST CURB, FILL ROCK TO BACK OF S/W.
6. IF S/W IS NOT AGAINST CURB, FILL ROCK 2' BACK FROM CURB.
7. 12" TEE CUT TO BE MADE AFTER INSTALLATION AND COMPACTION OF CRUSHED AGGREGATE.
8. ASPHALT GRINDING TO MATCH NEW TOP LIFT THICKNESS.
9. LIFT THICKNESS MINIMUM OF 2" MAXIMUM OF 3" TO BE COORDINATED WITH CITY INSPECTOR.

Standard Backfill and Street Repair			CITY OF WILSONVILLE
DRAWING NUMBER: S-2145	DRAWN BY: SR	SCALE: N.T.S.	PUBLIC WORKS STANDARDS
FILE NAME: S-2145.dwg	APPROVED BY: NK	DATE: 6/4/14	

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Client
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Project
BTC III GRAHAMS FERRY IC LLC

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
PUBLIC DETAILS

DRAWN BY: AOC

CHECKED BY: NKB

SHEET:
R5.10

JOB NO. **2210157.00**

LU SUBMITTAL - 03/23/2022

200000\GM-PROTO\MCK-FDATA.DWG BRG 12/27/19 18:33 1:1.00

STORMWATER FACILITY GROWING MEDIUM

FURNISH IMPORTED BLENDED SOIL FOR ALL VEGETATED LIDA FACILITES CONFORMING TO THE FOLLOWING:

- GENERAL COMPOSITION – USE MATERIAL THAT IS ANY BLEND OF LOAMY SOIL, SAND, AND COMPOST THAT IS 30–40% COMPOST (BY VOLUME) AND MEETS THE OTHER CRITERIA IN THIS SPECIFICATION.
- ANALYSIS REQUIREMENTS FOR THE BLENDED MATERIAL:
  PARTICLE GRADATION – A SIEVE ANALYSIS OF THE BLENDED MATERIAL, NOT INCLUDING COMPOST, SHALL BE CONDUCTED IN CONFORMANCE WITH ASTM C117/D136, AASHTO T11/T27, ASTM D422/D1140, OR ASTM D6913. THE ANALYSIS SHALL INCLUDE THE FOLLOWING SIEVE SIZES: 1 INCH, 3/8 INCH, #4, #10, #20, #40, #60, #100, #200. THE GRADATION OF THE BLEND SHALL MEET THE FOLLOWING GRADATION CRITERIA.

SIEVE SIZE	PERCENT PASSING
1 INCH	100
# 4	85. –100
# 10	50–100
# 40	20–60
# 100	10–40
# 200	10–20

- THE MATERIAL SHALL BE LOOSE AND EASILY BROKEN INTO SMALL PIECES
- IT SHALL BE WELL MIXED AND HOMOGENOUS
- IT SHALL BE FREE OF WOOD PIECES, PLASTIC, AND OTHER FOREIGN MATTER.
- IT SHALL HAVE NO VISIBLE FREE WATER.
- THE PH (POWER OF HYDROGEN) OF THE BLENDED MATERIAL SHALL BE TESTED AND BE BETWEEN 6 TO 8.

COMPOST

THE COMPOST SHALL BE DERIVED FROM PLANT MATERIAL AND PROVIDED BY A MEMBER OF THE US COMPOSTING COUNCIL SEAL OF TESTING ASSURANCE (STA) PROGRAM. SEE WWW.COMPOSTINGCOUNCIL.ORG FOR A LIST OF LOCAL PROVIDERS.

THE COMPOST SHALL BE THE RESULT OF THE BIOLOGICAL DEGRADATION AND TRANSFORMATION OF PLANT-DERIVED MATERIALS UNDER CONDITIONS DESIGNED TO PROMOTE AEROBIC DECOMPOSITION. THE MATERIAL SHALL BE WELL COMPOSTED, FREE OF VIABLE WEED SEEDS, AND STABLE WITH REGARD TO OXYGEN CONSUMPTION AND CARBON DIOXIDE GENERATION. THE COMPOST SHALL HAVE NO VISIBLE FREE WATER AND PRODUCE NO DUST WHEN HANDLED. IT SHALL MEET THE FOLLOWING CRITERIA, AS REPORTED BY THE US COMPOSTING COUNCIL STA COMPOST TECHNICAL DATA SHEET PROVIDED BY THE VENDOR.

- 100% OF THE MATERIAL MUST PASS THROUGH A 1/2-INCH SCREEN.
- THE PH OF THE MATERIAL SHALL BE BETWEEN 6 MIN. AND 8 MAX.
- MANUFACTURED INERT MATERIAL (PLASTIC, CONCRETE, CERAMICS, METAL, ETC.) SHALL BE LESS THAN 1.0% BY WEIGHT.
- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 30 AND 70% (DRY WEIGHT BASIS).
- SOLUBLE SALT CONTENT SHALL BE LESS THAN 6.0 MMHOS/CM.
- MATURITY INDICATOR SHALL BE GREATER THAN 80% FOR GERMINATION AND VIGOR.
- STABILITY SHALL BE "STABLE" TO "VERY STABLE".
- CARBON/NITROGEN (C/N) RATIO SHALL BE LESS THAN 25:1.
- TRACE METALS TEST RESULT = "PASS."

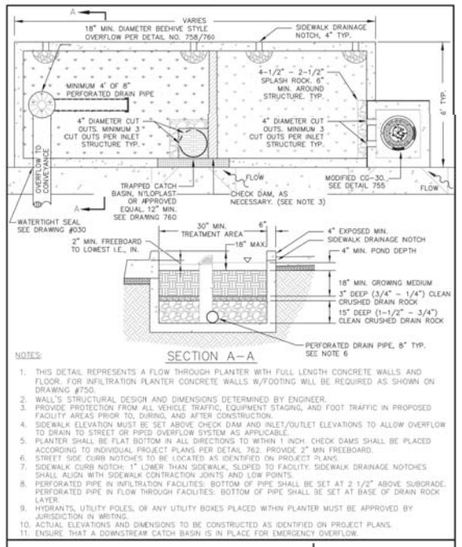
CONSTRUCTION

STORMWATER FACILITY GROWING MEDIUM:

- PROTECTION OF THE SOIL – THE MATERIAL SHALL BE PROTECTED FROM ALL SOURCES OF CONTAMINATION, INCLUDING WEED SEEDS, WHILE AT THE SUPPLIER, IN CONVEYANCE, AND AT THE PROJECT SITE.
- WET AND WINTER CONDITIONS – HAULING AND PLACEMENT OF THE MATERIAL WILL NOT BE ALLOWED WHEN THE WEATHER IS TOO WET OR THE GROUND IS FROZEN OR SATURATED AS DETERMIED BY THE OWNERS REPRESENTATIVE.
- PLACEMENT OF THE SOIL – PLACE THE MATERIAL IN LOOSE LIFTS, NOT TO EXCEED 8 INCHES EACH AND EACH LIFT SHALL BE COMPACTED WITH A WATER-FILLED LANDSCAPE ROLLER. DO NOT OTHERWISE MECHANICALLY COMPACT THE MATERIAL.
  TIMING OF PLANT INSTALLATION – WEATHER PERMITTING AND AS APPROVED, INSTALL PLANTS AS SOON AS POSSIBLE AFTER PLACING AND GRADING THE SOIL IN ORDER TO MINIMIZE EROSION AND FURTHER COMPACTION.
- EROSION CONTROL – TEMPORARY EROSION CONTROL MEASURES ARE REQUIRED UNTIL PERMANENT STABILIZATION MEASURES ARE FUNCTIONAL.
- PROTECTION OF THE INSTALLED SOIL – IN ALL CASES, THE PROTECT INSTALLED MATERIAL FROM FOOT OR EQUIPMENT TRAFFIC AND SURFACE WATER RUNOFF. INSTALL TEMPORARY FENCING OR WALKWAYS AS NEEDED TO KEEP WORKERS, PEDESTRIANS, AND EQUIPMENT OUT OF THE AREA. UNDER NO CIRCUMSTANCES SHOULD MATERIALS AND EQUIPMENT BE STORED ON TOP OF THE INSTALLATION AREA.

GROWING MEDIUM SPECIFICATION FOR VEGETATED FACILITIES

DRAWING NO. 742 REVISED 10-31-19 CleanWater Services

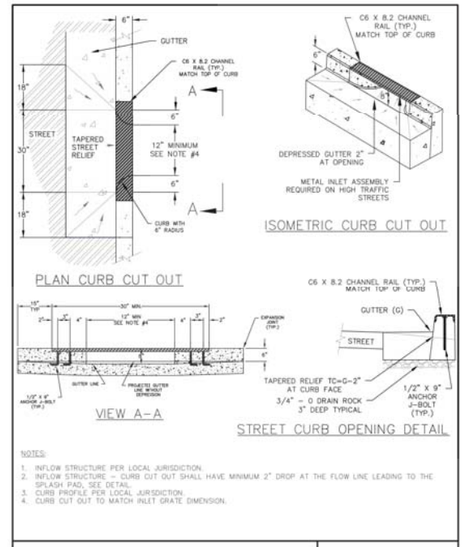


NOTES:

1. THIS DETAIL REPRESENTS A FLOW THROUGH PLANTER WITH FULL LENGTH CONCRETE WALLS AND FLOOR. FOR INFILTRATION PLANTER CONCRETE WALLS W/FOOTING WILL BE REQUIRED AS SHOWN ON DRAWING #750.
2. WALL'S STRUCTURAL DESIGN AND DIMENSIONS DETERMINED BY ENGINEER.
3. PROVIDE PROTECTION FROM ALL VEHICLE TRAFFIC, EQUIPMENT STAGING, AND FOOT TRAFFIC IN PROPOSED FACILITY AREAS PRIOR TO, DURING, AND AFTER CONSTRUCTION.
4. SIDEWALK ELEVATION MUST BE SET ABOVE CHECK DAM AND INLET/OUTLET ELEVATIONS TO ALLOW OVERFLOW TO DRAIN TO STREET OR PIPED OVERFLOW SYSTEM AS APPLICABLE.
5. PLANTER SHALL BE FLAT BOTTOM IN ALL DIRECTIONS TO WITHIN 1 INCH. CHECK DAMS SHALL BE PLACED ACCORDING TO INDIVIDUAL PROJECT PLANS PER DETAIL 762. PROVIDE 2" MIN FREEBOARD.
6. STREET SIDE CURB NOTCHES TO BE LOCATED AS IDENTIFIED ON PROJECT PLANS.
7. SIDEWALK CURB NOTCH: 1" LOWER THAN SIDEWALK, SLOPED TO FACILITY; SIDEWALK DRAINAGE NOTCHES SHALL ALIGN WITH SIDEWALK CONTRACTION JOINTS AND LOW POINTS.
8. PERFORATED PIPE IN INFILTRATION FACILITIES: BOTTOM OF PIPE SHALL BE SET AT 2 1/2" ABOVE SUBGRADE. PERFORATED PIPE IN FLOW THROUGH FACILITIES: BOTTOM OF PIPE SHALL BE SET AT BASE OF DRAIN ROCK LAYER.
9. HYDRANTS, UTILITY POLES, OR ANY UTILITY BOXES PLACED WITHIN PLANTER MUST BE APPROVED BY JURISDICTION IN WRITING.
10. ACTUAL ELEVATIONS AND DIMENSIONS TO BE CONSTRUCTED AS IDENTIFIED ON PROJECT PLANS.
11. ENSURE THAT A DOWNSTREAM CATCH BASIN IS IN PLACE FOR EMERGENCY OVERFLOW.

STREET SIDE PLANTER WITHOUT STREET PARKING

DRAWING NO. 745 REVISED 10-31-19 CleanWater Services

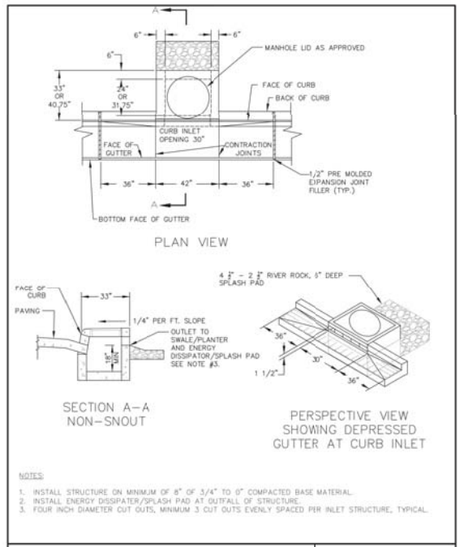


NOTES:

1. INFLOW STRUCTURE PER LOCAL JURISDICTION.
2. INFLOW STRUCTURE – CURB CUT OUT SHALL HAVE MINIMUM 2" DROP AT THE FLOW LINE LEADING TO THE SPLASH PAD, SEE DETAIL.
3. CURB PROFILE PER LOCAL JURISDICTION.
4. CURB CUT OUT TO MATCH INLET GRATE DIMENSION.

CURB CUT OUT TOP RAIL

DRAWING NO. 753 REVISED 10-31-19 CleanWater Services

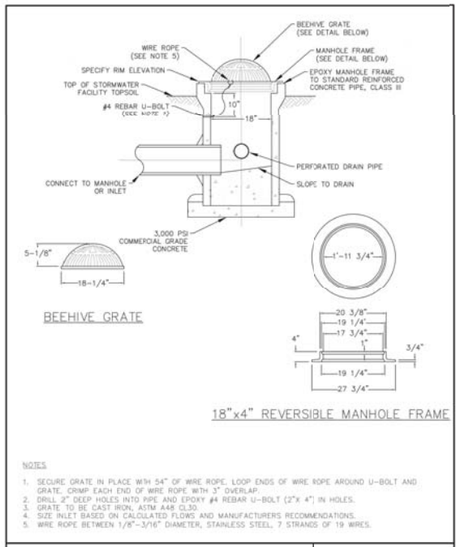


NOTES:

1. INSTALL STRUCTURE ON MINIMUM OF 8" OF 3/4" TO 0" COMPACTED BASE MATERIAL.
2. INSTALL ENERGY DISSIPATER/SPLASH PAD AT OUTFALL OF STRUCTURE.
3. FOUR INCH DIAMETER CUT OUTS, MINIMUM 3 CUT OUTS EVENLY SPACED PER INLET STRUCTURE, TYPICAL.

MODIFIED CG-30 INLET WITH SUMP

DRAWING NO. 755 REVISED 10-31-19 CleanWater Services

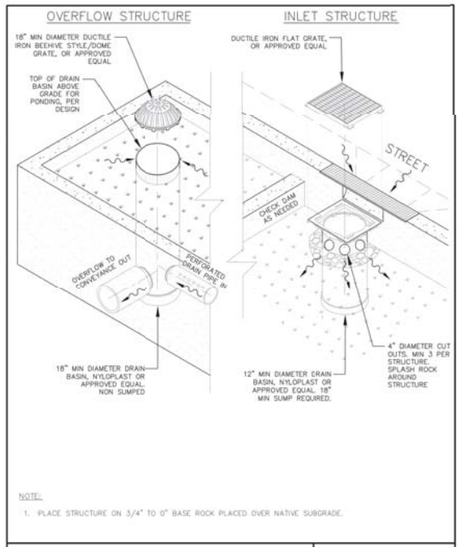


NOTES

1. SECURE GRATE IN PLACE WITH 54" OF WIRE ROPE. LOOP ENDS OF WIRE ROPE AROUND U-BOLT AND GRATE. CRIMP EACH END OF WIRE ROPE WITH 3" OVERLAP.
2. DRILL 2" DEEP HOLES INTO PIPE AND EPOXY #4 REBAR U-BOLT (2"X 4") IN HOLES.
3. GRATE TO BE CAST IRON, ASTM A48 CL30.
4. SIZE INLET BASED ON CALCULATED FLOWS AND MANUFACTURERS RECOMMENDATIONS.
5. WIRE ROPE BETWEEN 1/8"–3/16" DIAMETER, STAINLESS STEEL, 7 STRANDS OF 19 WIRES.

BEEHIVE INLET

DRAWING NO. 758 REVISED 10-31-19 CleanWater Services

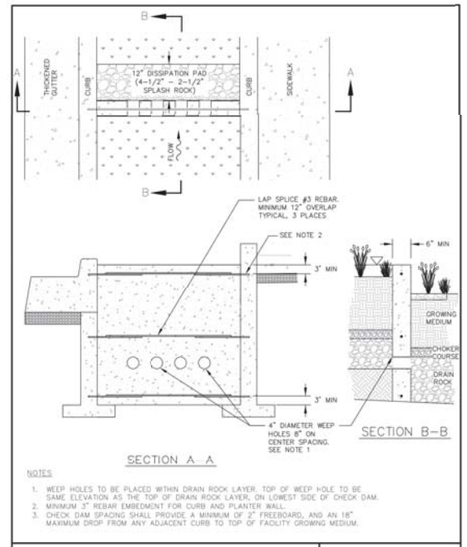


NOTE:

1. PLACE STRUCTURE ON 3/4" TO 0" BASE ROCK PLACED OVER NATIVE SUBGRADE.

OVERFLOW/INLET STRUCTURE

DRAWING NO. 760 REVISED 10-31-19 CleanWater Services



NOTES

1. WEEP HOLES TO BE PLACED WITHIN DRAIN ROCK LAYER. TOP OF WEEP HOLE TO BE SAME ELEVATION AS THE TOP OF DRAIN ROCK LAYER, ON LOWEST SIDE OF CHECK DAM.
2. MINIMUM 3" REBAR EMBEDMENT FOR CURB AND PLANTER WALL.
3. CHECK DAM SPACING SHALL PROVIDE A MINIMUM OF 2" FREEBOARD, AND AN 18" MAXIMUM DROP FROM ANY ADJACENT CURB TO TOP OF FACILITY GROWING MEDIUM.

CONCRETE CHECK DAM

DRAWING NO. 762 REVISED 10-31-19 CleanWater Services

Architecture • Interiors
Planning • Engineering

Portland, OR
503.224.9560
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Seattle, WA
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MACKENZIE.
DESIGN DRIVEN | CLIENT FOCUSED

Client

BTC III GRAHAMS FERRY IC LLC

Project

BTC III GRAHAMS FERRY IC LLC

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:

PUBLIC DETAILS

DRAWN BY: AOC

CHECKED BY:NKB

SHEET:

R5.11

JOB NO. **2210157.00**

LU SUBMITTAL - 03/23/2022

200000 \\GRP.MCK\PROJECTS\PROJECTS\221015700\DRAWINGS\CIVIL\157-R5.10.DWG:R5.11 AOC 02/21/22 16:22 1:1

SHEET INDEX

ZONING COMPLIANCE

JURISDICTION	WILSONVILLE, OR
STORMWATER	WILSONVILLE (2015)
SITE AREA	329,877 SF (7.57 AC)
BUILDING AREA	148,279 SF (44.95%)
LANDSCAPE AREA (15% MIN)	56,800 SF (17.22%)
TOTAL PARKING LOT AREA	24,182 SF
PARKING LANDSCAPE (10% MIN)	3,522 SF (14.56%)

SECTION 4.176(.02)

C. GENERAL LANDSCAPING STANDARD

WHERE LANDSCAPE IS LESS THAN 30 FT DEEP, PROVIDE 1 TREE PER 800 SF AND 2 HIGH SHRUBS PER 400 SF. TREES AND SHRUBS MAY BE CLUSTERED.

D. LOW SCREEN LANDSCAPING STANDARD

ONE TREE PER 30 LF, 3-FT HT EVERGREEN HEDGE, AND GROUNDCOVER TO FULL COVERAGE. A 3-FT HIGH MASONRY WALL OR BERM MAY REPLACE THE SHRUBS.

SW GRAHAMS FERRY RD. FRONTAGE	626 LF
TREES REQUIRED (1 PER 30 LF)	21 TREES
PROVIDED	24 TREES
SW GARDEN ACRES RD. FRONTAGE	575 LF
TREES REQUIRED (1 PER 30 LF)	20 TREES
PROVIDED	22 TREES

E. LOW BERM LANDSCAPING STANDARD

2'-6" HIGH BERM MINIMUM AS MEASURED ON THE INTERIOR SIDE. IF BERM IS LESS THAN 3-FT, THEN 3-FT TALL EVERGREEN SHRUBS ARE TO BE PLANTED ATOP THE BERM. ONE TREE PER 30 LF AND GROUNDCOVER TO FULL COVERAGE.

F. HIGH SCREEN LANDSCAPING STANDARD

ONE TREE PER 30 LF, 6-FT HT EVERGREEN HEDGE, AND GROUNDCOVER TO FULL COVERAGE. A 3-FT HIGH MASONRY WALL OR BERM MAY REPLACE THE SHRUBS.

SECTION 4.176(.03)

LANDSCAPING AREA

NOT LESS THAN 15% OF TOTAL LOT AREA. INCLUDING 10% OF PARKING AREA, SHALL BE LOCATED IN THREE SEPARATE AND DISTINCT AREAS OF THE LOT. LANDSCAPING IS PROVIDED ALONG THE FRONTAGE, THE FULL PERIMETER, WITHIN THE PARKING LOT, AND ADJACENT THE BUILDING.

SECTION 4.176(.04)

BUFFERING AND SCREENING

THIS IS AN INDUSTRIAL SITE THAT ABUTS INDUSTRIAL SITES, NO SCREENING IS REQUIRED FOR TRUCK LOADING AREAS AND DOCKS OR TRUCK PARKING.

SECTION 4.176(.06)

A. SHRUBS AND GROUNDCOVER

SHRUBS ARE 2-GAL OR BETTER. NATIVE TOPSOIL WILL BE STOCKPILED OFFSITE, REUSED, AND AMENDED WITH COMPOST. GROUNDCOVER IS SIZED TO PROVIDE AT LEAST 80% COVERAGE WITHIN 3 YEARS. TURF OR LAWN COVERS LESS THAN 10% OF LANDSCAPE AREA AND IRRIGATION DRAINAGE SHALL BE RETAINED WITHIN LAWN AREA.

B. TREES

PRIMARY TREES ARE 2-INCH CALIPER OR BETTER. SECONDARY TREES ARE 1.75 TO 2-INCH CALIPER OR BETTER. ACCENT TREES ARE 1.75-INCH CALIPER OR BETTER. LARGE CONIFER TREES ARE 8-FOOT TALL OR BETTER. MEDIUM CONIFER TREES ARE 5-FOOT TALL OR BETTER.

TABLE OF ABBREVIATIONS

ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	MAX	MAXIMUM
		MIN	MINIMUM
B&B	BALL AND BURLAP	MIX	MIXTURE
CAL	CALIPER	NTS	NOT TO SCALE
CONC	CONCRETE	OC	ON CENTER
DEG	DEGREE	POC	POINT OF CONNECTION
DIA/Ø	DIAMETER	PVC	POLY VINYL CHLORIDE
DWGS	DRAWING	SCH	SCHEDULE
ELL	ELBOW	SF	SQUARE FOOT
EQ	EQUAL	SPEC	SPECIFICATION
FT	FEET/FOOT	TYP	TYPICAL
GAL	GALLON	X	TIMES
GALV	GALVANIZED		
H/HT	HEIGHT		

LANDSCAPE NOTES

GENERAL

1. CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
2. CALL BEFORE YOU DIG. CONTRACTOR SHALL VERIFY INVERT ELEVATIONS OF ALL UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT IF THERE ARE ANY DISCREPANCIES WITH PLANTING ROOT ZONES. TO REQUEST LOCATES FOR PROPOSED EXCAVATION CALL 1-800-332-2344 (OR 811) IN OREGON.
3. NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS WITH EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK.
4. LOCATION OF EXISTING TREES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
5. DAMAGE TO EXISTING CONCRETE CURB, ASPHALT PAVING, OR OTHER STRUCTURE SHALL BE REPAIRED OR REPLACED TO PRE CONSTRUCTION CONDITIONS.
6. CONTRACTOR SHALL COORDINATE WITH THE OWNER ANY DISRUPTION TO VEHICULAR CIRCULATION PRIOR TO COMMENCEMENT OF ANY WORK.

TREE PROTECTION

BEFORE CONSTRUCTION BEGINS

1. NOTIFY ALL CONTRACTORS OF TREE PROTECTION PROCEDURES. FOR SUCCESSFUL TREE PROTECTION ON A CONSTRUCTION SITE, ALL CONTRACTORS MUST KNOW AND UNDERSTAND THE GOALS OF TREE PROTECTION.
   a. HOLD A TREE PROTECTION MEETING WITH ALL CONTRACTORS TO EXPLAIN THE GOALS OF TREE PROTECTION.
   b. HAVE ALL CONTRACTORS SIGN MEMORANDA OF UNDERSTANDING REGARDING THE GOALS OF TREE PROTECTION. THE MEMORANDA SHOULD INCLUDE A PENALTY FOR VIOLATING THE TREE PROTECTION PLAN. THE PENALTY SHOULD EQUAL THE RESULTING FINES ISSUED BY THE LOCAL JURISDICTION PLUS THE APPRAISED VALUE OF THE TREE(S) WITHIN THE VIOLATED TREE PROTECTION ZONE PER THE CURRENT TRUNK FORMULA METHOD AS OUTLINED IN THE CURRENT EDITION OF THE 'GUILD FOR PLANT APPRAISAL' BY THE COUNCIL OF TREE AND LANDSCAPE APPRAISERS. THE PENALTY SHOULD BE PAID TO THE OWNER OF THE PROPERTY.
2. FENCING
   a. TREE PROTECTION FENCING MAY BE SET AS SHOW ON THE TREE PLAN.
   b. THE FENCING SHOULD BE PUT IN PLACE BEFORE THE GROUND IS CLEARED TO PROTECT THE TREES AND THE SOIL AROUND THE TREE FROM DISTURBANCES.
   c. FENCING SHOULD CONSIST OF 4-FOOT HIGH STEEL FENCING ON CONCRETE BLOCKS OR OTHER ANCHORING DEVICES, OR 4-FOOT METAL FENCING SECURED TO THE GROUND WITH 6-FOOT METAL POSTS TO PREVENT IT FROM BEING MOVED BY CONTRACTORS, SAGGING, OR FALLING DOWN.
   d. FENCING SHOULD REMAIN IN THE POSITION THAT IS ESTABLISHED BY THE PROJECT ARBORIST AND NOT BE MOVED WITHOUT APPROVAL FROM THE PROJECT ARBORIST UNTIL FINAL PROJECT APPROVAL.
2. SIGNAGE
   a. ALL TREE PROTECTION FENCING SHOULD HAVE SIGNAGE AS FOLLOWS SO THAT ALL CONTRACTORS UNDERSTAND THE PURPOSE OF THE FENCING:

TREE PROTECTION ZONE

DO NOT REMOVE OR ADJUST THE LOCATION OF THIS TREE PROTECTION FENCING. UNAUTHORIZED ENCROACHMENT MAY RESULT IN FINES.

Please contact the project arborist if alterations to the location of the tree protection fencing are necessary.

(Insert project arborist contact information here)

   b. SIGNAGE SHOULD BE PLACED EVERY 75-FEET OR LESS.

DURING CONSTRUCTION

1. PROTECTION GUIDELINES WITHIN THE TREE PROTECTION ZONES:
   a. NO NEW BUILDINGS; GRADE CHANGES OR CUT AND FILL, DURING OR AFTER CONSTRUCTION; NEW IMPERVIOUS SURFACES; OR UTILITY OR DRAINAGE FILED PLACEMENT SHOULD BE ALLOWED WITHIN THE TREE PROTECTION ZONES.
   b. NO TRAFFIC SHOULD BE ALLOWED WITHIN THE TREE PROTECTION ZONES. THIS INCLUDES BUT IS NOT LIMITED TO VEHICLE, HEAVY EQUIPMENT, OR EVEN REPEATED FOOT TRAFFIC.
   c. NO STORAGE OF MATERIALS INCLUDING BUT NOT LIMITED TO SOIL, CONSTRUCTION MATERIALS, OR WASTE FROM THE SITE SHOULD BE PERMITTED WITHIN THE TREE PROTECTION ZONES. WASTE INCLUDES BUT IS NOT LIMITED TO CONCRETE WASH OUT, GASOLINE, DIESEL, PAINT, CLEANER, THINNERS, ETC.
   d. CONSTRUCTION TRAILERS SHOULD NOT BE PARKED/PLACED WITHIN THE TREE PROTECTION ZONES.
   e. NO VEHICLES SHOULD BE ALLOWED TO PARK WITHIN THE TREE PROTECTION ZONES.
   f. NO OTHER ACTIVITIES SHOULD BE ALLOWED THAT WILL CAUSE SOIL COMPACTIONS WITHIN THE TREE PROTECTION ZONES.
2. THE TREES SHOULD BE PROTECTED FROM ANY CUTTING, SKINNING, OR BREAKING OF BRANCHES, TRUNKS OR WOODY ROOTS.
3. THE PROJECT ARBORIST SHOULD BE NOTIFIED PRIOR TO THE CUTTING OF WOODY ROOTS FROM TREES THAT ARE TO BE RETAINED TO EVALUATE AND OVERSEE THE PROPER CUTTING OF ROOTS WITH SHARP CUTTING TOOLS. CUT ROOTS SHOULD BE IMMEDIATELY COVERED WITH SOIL OR MULCH TO PREVENT THEM FROM DRYING OUT.
4. TREES THAT HAVE WOODY ROOTS CUT SHOULD BE PROVIDED SUPPLEMENTAL WATER DURING THE SUMMER MONTHS.
5. ANY NECESSARY PASSAGE OF UTILITIES WITHIN THE TREE PROTECTION ZONES SHOULD BE BY MEANS OF TUNNELING UNDER WOODY ROOTS BY HAND DIGGING OR BORING WITH OVERSIGHT BY THE PROJECT ARBORIST.
6. ANY DEVIATION FROM THE RECOMMENDATIONS IN THIS SECTION SHOULD RECEIVE PRIOR APPROVAL FROM THE PROJECT ARBORIST.

AFTER CONSTRUCTION

1. CAREFULLY LANDSCAPE THE AREAS WITHIN THE TREE PROTECTION ZONES. DO NOT ALLOW TRENCHING FOR IRRIGATION OR OTHER UTILITIES WITHIN THE TREE PROTECTION ZONES.
2. CAREFULLY PLANT NEW PLANTS WITHIN THE TREE PROTECTION ZONES. AVOID CUTTING THE WOODY ROOTS OF TREES THAT ARE RETAINED.
3. DO NOT INSTALL PERMANENT IRRIGATION WITHIN THE TREE PROTECTION ZONES UNLESS IT IS DRIP IRRIGATION TO SUPPORT A SPECIFIC PLANTING OR THE IRRIGATION IS APPROVED BY THE PROJECT ARBORIST.
4. PROVIDE ADEQUATE DRAINAGE WITHIN THE TREE PROTECTION ZONES AND DO NOT ALTER SOIL HYDROLOGY SIGNIFICANTLY FROM EXISTING CONDITIONS FOR THE TREES TO BE RETAINED.
5. PROVIDE FOR THE ONGOING INSPECTION AND TREATMENT OF INSECT AND DISEASE POPULATIONS THAT CAN DAMAGE THE RETAINED TREES AND PLANTS.
6. THE RETAINED TREES MAY NEED TO BE FERTILIZED IF RECOMMENDED BY THE PROJECT ARBORIST.
7. ANY DEVIATION FROM THE RECOMMENDATIONS IN THIS SECTION SHOULD RECEIVE PRIOR APPROVAL FROM THE PROJECT ARBORIST.

PLANTING

1. ALL EXISTING TREES, PLANTS, AND ROOTS SHALL BE PROTECTED FROM DAMAGE FROM ANY CONSTRUCTION PREPARATION, REMOVAL OR INSTALLATION ACTIVITIES WITHIN AND ADJACENT TO PROJECT LIMITS.
2. SHRUBS ADJACENT TO PARKING AREAS SHALL BE PLANTED 2 FT MINIMUM AWAY FROM THE BACK OF CURB. SHRUBS AND GROUNDCOVER ALONG OTHER PAVEMENT EDGES SHALL BE PLANTED A MINIMUM OF ONE HALF THEIR ON CENTER SPACING AWAY FROM PAVEMENT EDGE.
3. ALL PLANT MATERIAL SHALL BE HEALTHY NURSERY STOCK, WELL BRANCHED AND ROOTED, FULL FOLIAGE, FREE FROM INSECTS, DISEASES, WEEDS, WEED ROT, INJURIES AND DEFECTS WITH NO LESS THAN MINIMUMS SPECIFIED IN AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1-2004.
4. TREES IN THE RIGHT OF WAY SHALL BE TALL ENOUGH TO BE LIMBED UP TO AT LEAST 8 FT ABOVE DRIVE SURFACE GRADE WHILE MAINTAINING ENOUGH BRANCHES TO SUPPORT HEALTHY GROWTH.
5. DO NOT PLANT TREES ABOVE WATERLINES, UTILITIES, OR OTHER UNDERGROUND PIPING.
6. IF DISTURBANCE IS NECESSARY AROUND EXISTING TREES, CONTRACTOR SHALL PROTECT THE CROWN AND ALL WORK WITHIN THE TREE DRIPZONE SHALL BE LIMITED TO THE USE OF HAND TOOLS AND MANUAL EQUIPMENT ONLY.
7. REPLACE, REPAIR AND RESTORE DISTURBED LANDSCAPE AREAS DUE TO GRADING, TRENCHING OR OTHER REASONS TO PRE-CONSTRUCTION CONDITION AND PROVIDE MATERIAL APPROVED BY THE OWNER AND OWNER'S REPRESENTATIVE.
8. EXISTING AREAS PROPOSED FOR NEW PLANT MATERIAL SHALL BE CLEARED AND LEGALLY DISPOSED UNLESS SO NOTED. HAND GRUBBING OF INVASIVE PLANT MATERIAL WITHIN THE ROOT PROTECTION ZONE
9. A SOILS ANALYSIS, BY AN INDEPENDENT SOILS TESTING LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE, SHALL BE USED TO RECOMMEND AN APPROPRIATE PLANTING SOIL AND/OR SPECIFIED SOIL AMENDMENTS.
10. TOPSOIL SHALL BE AMENDED AS RECOMMENDED BY AN INDEPENDENT SOILS TESTING LABORATORY AND AS OUTLINED IN THE SPECIFICATION.
11. ALL LANDSCAPED AREAS SHALL BE COVERED BY A LAYER OF ORGANIC MULCH TO A MINIMUM DEPTH OF 2-INCHES.

IRRIGATION

1. UNLESS OTHERWISE INDICATED, ALL NEW LANDSCAPE AREAS TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. PROVIDE LOOP SYSTEM FOR OPTIMUM EFFICIENCY.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS (IRRIGATION PLANS) TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. DRAWINGS TO INDICATE HEAD TYPE, GALLONS PER MINUTE, LATERAL LINES, AND BE AT MINIMUM SCALE OF 1"=20'
3. CONTRACTOR TO DETERMINE STATIC WATER PRESSURE AT THE P.O.C. PRIOR TO PREPARING SHOP DRAWINGS.
4. CONTRACTOR SHALL ESTABLISH MINIMUM PRESSURE AND MAXIMUM DEMAND REQUIREMENTS FOR IRRIGATION SYSTEM DESIGN, AND PROVIDE INFORMATION IN AN IRRIGATION SCHEDULE.
5. IRRIGATION SYSTEM AS DESIGNED AND INSTALLED SHALL PERFORM WITHIN THE TOLERANCES AND SPECIFICATIONS OF THE SPECIFIED MANUFACTURERS.
6. SYSTEM SHALL BE DESIGNED TO SUPPLY MANUFACTURER'S SPECIFIED MINIMUM OPERATING PRESSURE TO FARTHEST EMITTER FROM WATER METER.
7. SYSTEM SHALL PROVIDE HEAD TO HEAD COVERAGE WITHOUT OVERSPRAY ONTO BUILDING, FENCES, SIDEWALKS, PARKING AREAS, OR OTHER NON-VEGETATED SURFACES.
8. ALL IRRIGATION PIPE MATERIAL AND INSTALLATION SHALL CONFORM TO APPLICABLE CODE FOR PIPING AND COMPONENT REQUIREMENTS.
9. PROVIDE SLEEVING AT ALL AREAS WHERE PIPE TRAVELS UNDER CONCRETE OR HARD SURFACING.
10. VALVES SHALL BE WIRED AND INSTALLED PER MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES AND CONNECTED TO THE IRRIGATION CONTROLLER.
11. REFER TO CIVIL DETAILS AND DETAILS ON L5.11 FOR POINT OF CONNECTION AND BACKFLOW PREVENTION INFORMATION.
12. MAINLINE LAYOUT IS DIAGRAMMATIC ONLY.
13. CONTROLLER TO BE MOUNTED ON BUILDING EXTERIOR. GENERAL CONTRACTOR TO COORDINATE LOCATION WITH OWNER'S REPRESENTATIVE.
14. ZONE THE FOLLOWING AREAS SEPARATELY: TEMPORARY AREAS, PERMANENT LANDSCAPE AREAS, AND TREES.
15. QUICK COUPLERS TO BE PLACED EVERY 200 LINEAR FEET MAX.
16. IRRIGATION SHALL BE WINTERIZED THROUGH LOW PRESSURE, HIGH VOLUME AIR BLOWOUT CONNECTION THROUGH QUICK COUPLER.
17. THE SYSTEM SHALL BE GRAVITY DRAINED. THE CONTRACTOR SHALL PROVIDE APPROPRIATE MANUAL DRAINS AT LOW POINTS.

PLANT SCHEDULE - PUBLIC (FOR REFERENCE ONLY)

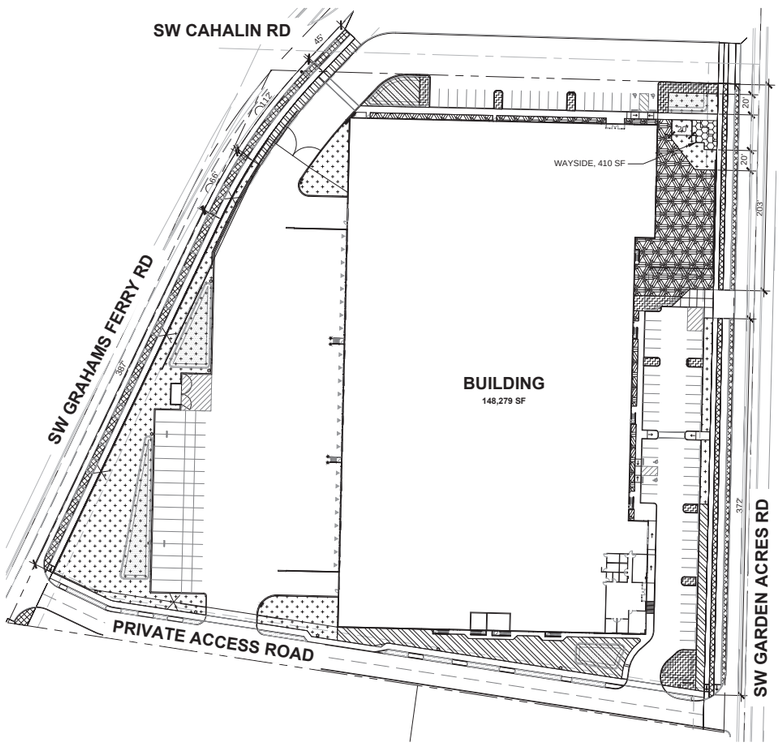
STREET TREES	BOTANICAL / COMMON NAME
	ACER RUBRUM 'FRANK JOHNSON' TM OCTOBER GLORY RED MAPLE
	AMELANCHIER ALNIFOLIA SERVICEBERRY
	CORNUS KOUSA 'MILKY WAY' MILKY WAY KOUSA DOGWOOD
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' NATCHEZ CRAPE MYRTLE
	NYSSA SYLVATICA 'WILDFIRE' WILDFIRE TUPELO
	PARROTIA PERSICA 'INGE'S RUBY VASE' TM RUBY VASE PERSIAN PARROTIA
	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN
	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN SAWLEAF ZELKOVA
SHRUBS	BOTANICAL / COMMON NAME
	GAULTHERIA SHALLON SALAL
	SPIRAEA BETULIFOLIA 'TOR' BIRCHLEAF SPIREA
	VACCINIUM OVATUM 'SCARLET OVATION' SCARLET OVATION EVERGREEN HUCKLEBERRY
	VIBURNUM TINUS 'COMPACTUM' SPRING BOUQUET VIBURNUM
PERENNIALS	BOTANICAL / COMMON NAME
	POLYSTICHUM MUNITUM WESTERN SWORD FERN
STORMWATER SHRUBS	BOTANICAL / COMMON NAME
	SPIRAEA BETULIFOLIA 'TOR' BIRCHLEAF SPIREA
	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY
GROUND COVERS	BOTANICAL / COMMON NAME
	ARCTOSTAPHYLOS UVA-URSI KINNIKINNICK
	STORMWATER FACILITY – PLANTER
STORMWATER PLANTING	BOTANICAL / COMMON NAME
	CAREX DENSA DENSE SEDGE
	JUNCUS PATENS CALIFORNIA GRAY RUSH

PLANT SCHEDULE - PRIVATE

TREES	BOTANICAL / COMMON NAME	SIZE		QTY
	AMELANCHIER ALNIFOLIA SERVICEBERRY SINGLE STEM	2" CAL., B&B		7
	CALOCEDRUS DECURRENS INCENSE CEDAR MATURE (100' H X 30' W) SECONDARY TREE	12-14' HT. MIN. B&B		17
	CORNUS NUTTALLII X FLORIDA 'EDDIE'S WHITE WONDER' EDDIE'S WHITE WONDER DOGWOOD MATURE (35' H X 20' W) ACCENT TREE	2" CAL. B&B, 10' HT. MIN.		9
	EXISTING TREE TO REMAIN	---		10
	FRANGULA PURSHIANA CASCARA MATURE (25' H X 20' W) ACCENT TREE	2" CAL. B&B, 10' HT. MIN.		5
	FRAXINUS PENNSYLVANICA 'MARSHALL'S SEEDLESS' MARSHALL'S SEEDLESS ASH MATURE (100' H X 100' W) PRIMARY TREE	2" CAL., B&B 10' HT. MIN.		19
	GYMNOCLADUS DIOICA 'ESPRESSO' KENTUCKY COFFEETREE MATURE (50' H X 35' W) MEDIUM TREE	2" CAL. B&B		8
	NYSSA SYLVATICA 'WILDFIRE' BLACK GUM MATURE (45' H X 30' W) PRIMARY TREE	2" CAL., B&B 10' HT. MIN.		5
	PSEUDOTSUGA MENZIESII DOUGLAS FIR MATURE (200' H X 30' W) PRIMARY TREE	12-14' HT. MIN. B&B		3
	QUERCUS X 'CRIMSCHMIDT' TM CRIMSON SPIRE OAK MATURE (45' H X 15'W) ACCENT TREE	2" CAL., B&B 10' HT. MIN.		8
	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN	2" CAL. B&B		3
	ULMUS X 'MORTON GLOSSY' TM TRIUMPH ELM MATURE (55' H X 35' W) MEDIUM TREE	2" CAL. B&B		13
STORMWATER TREES	BOTANICAL / COMMON NAME	SIZE		QTY
	CORNUS NUTTALLII PACIFIC DOGWOOD MATURE (20' H X 20' W)	2" CAL., B&B 10' HT. MIN.		14
	FRAXINUS LATIFOLIA OREGON ASH MATURE (30' H X 35' W)	2" CAL., B&B, 10' HT. MIN.		8
SHRUBS	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	ACER CIRCINATUM 'BURGUNDY JEWEL' BURGUNDY JEWEL VINE MAPLE	3 GAL.	72" o.c.	7
	ARBUTUS UNEDO 'COMPACTA' DWARF STRAWBERRY TREE	30" HT. MIN.	72" o.c.	36
	CORNUS SERICEA RED TWIG DOGWOOD	2 GAL. 24" HT. MIN.	48" o.c.	6
	CORNUS SERICEA 'KELSEYI' KELSEY'S DWARF REDTWIG DOGWOOD	2 GAL. 12" HT. MIN.	24" o.c.	57
	GAULTHERIA SHALLON SALAL	2 GAL. 12" HT. MIN.	36" o.c.	452
	HOLODISCUS DISCOLOR OCEAN-SPRAY	3 GAL. 30" HT. MIN.	48" o.c.	47
	MAHONIA AQUIFOLIUM OREGON GRAPE	3 GAL. 24" HT. MIN.	48" o.c.	117
	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	2 GAL. 12" HT. MIN.	36" o.c.	22
	MYRICA CALIFORNICA PACIFIC WAX MYRTLE	2 GAL. 24" HT. MIN.	72" o.c.	21
	RIBES SANGUINEUM RED FLOWERING CURRANT	3 GAL. 24" HT. MIN.	48" o.c.	94
	ROSA NUTKANA NOOTKA ROSE	30" HT. MIN.	48" o.c.	59
	SPIRAEA BETULIFOLIA 'TOR' BIRCHLEAF SPIREA	2 GAL. 12" HT. MIN.	30" o.c.	230
	SPIRAEA DOUGLASII WESTERN SPIREA (3-4' H x 3' W) NATIVE	30" HT. MIN.	48" o.c.	37
	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY	2 GAL. 12" HT. MIN.	36" o.c.	129
	VACCINIUM OVATUM 'SCARLET OVATION' SCARLET OVATION EVERGREEN HUCKLEBERRY MATURE (3' X 3')	2 GAL. 12" HT. MIN.	36" o.c.	461
	VIBURNUM TINUS LAURUSTINUS	5 GAL. 24" HT. MIN.	48" o.c.	26
	VIBURNUM TINUS 'COMPACTUM' SPRING BOUQUET VIBURNUM	5 GAL. 24" HT. MIN.	36" o.c.	10
PERENNIALS	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	POLYSTICHUM MUNITUM WESTERN SWORD FERN	1 GAL.	24" o.c.	455
	PTERIDIUM AQUILINUM WESTERN BRACKENFERN	1 GAL.	24" o.c.	146
	SALVIA X SUPERBA 'CARADONNA' CARADONNA SAGE	1 GAL.	24" o.c.	219
STORMWATER SHRUBS	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	ACER CIRCINATUM VINE MAPLE	30" HT. MIN.	72" o.c.	3
	CORNUS SERICEA RED TWIG DOGWOOD	30" HT. MIN.	48" o.c.	178
	HOLODISCUS DISCOLOR OCEAN-SPRAY	30" HT. MIN.	48" o.c.	8
	MAHONIA AQUIFOLIUM OREGON GRAPE	2 GAL. 24" HT. MIN.	36" o.c.	85
	PHYSOCARPUS CAPITATUS PACIFIC NINEBARK	2 GAL.	36" o.c.	33
	POLYSTICHUM MUNITUM WESTERN SWORD FERN	1 GAL.	24" o.c.	54
	RIBES SANGUINEUM RED FLOWERING CURRANT	30" HT. MIN.	48" o.c.	31
	ROSA NUTKANA NOOTKA ROSE	30" HT. MIN.	48" o.c.	197
	SPIRAEA BETULIFOLIA 'TOR' BIRCHLEAF SPIREA	1 GAL.	24" o.c.	145
	SPIRAEA DOUGLASII WESTERN SPIREA	30" HT. MIN.	48" o.c.	12
	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY	1 GAL.	36" o.c.	19
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	ARCTOSTAPHYLOS UVA-URSI KINNIKINNICK	1 GAL.	24" o.c.	9,075 SF
	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL.	24" o.c.	667 SF
	DICENTRA FORMOSA WESTERN BLEEDING-HEART	4" POT	12" o.c.	186 SF
	GAULTHERIA SHALLON SALAL	1 GAL.		2,132 SF
	ROCK MULCH MAINTENANCE BAND 1"-2" ROUND ROCK	---		1,230 SF
	SEED MIX KNEE HIGH / LOW PROFILE MIX SUNMARK SEEDS	5 OZ / 1000 SF		6,935 SF
	SEED MIX NATIVE UNDERSTORY PROTIME SEEDS	5 OZ / 1000 SF		6,238 SF
STORMWATER PLANTING	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	CAREX DENSA DENSE SEDGE	1 GAL.		385 SF
	JUNCUS PATENS CALIFORNIA GRAY RUSH	1 GAL.	12" o.c.	411 SF
	STORMWATER FACILITY – GROUND COVER SEE SCHEDULE L0.03	---		2,115 SF

*ALL TREES HAVE BEEN UPSIZED ABOVE CODE MINIMUM TO 2" CALIPER TO MEET THE REQUIREMENT FOR MITIGATION TREES

NOTE:
PLANT QUANTITIES INDICATED ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANTS IN QUANTITIES AND LOCATIONS ON DRAWINGS.



1 L0.01 ZONING COMPLIANCE PLAN

60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

ZONING COMPLIANCE LEGEND

- GENERAL LANDSCAPE
- LOW SCREEN
- HIGH SCREEN
- PARKING
- RIGHT OF WAY
- WAYSIDE
- STORMWATER

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Client

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Project

BTC III GRAHAMS FERRY IC LLC

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
GENERAL LANDSCAPE NOTES

DRAWN BY: SKA, LJM

CHECKED BY: NRF

SHEET

L0.01

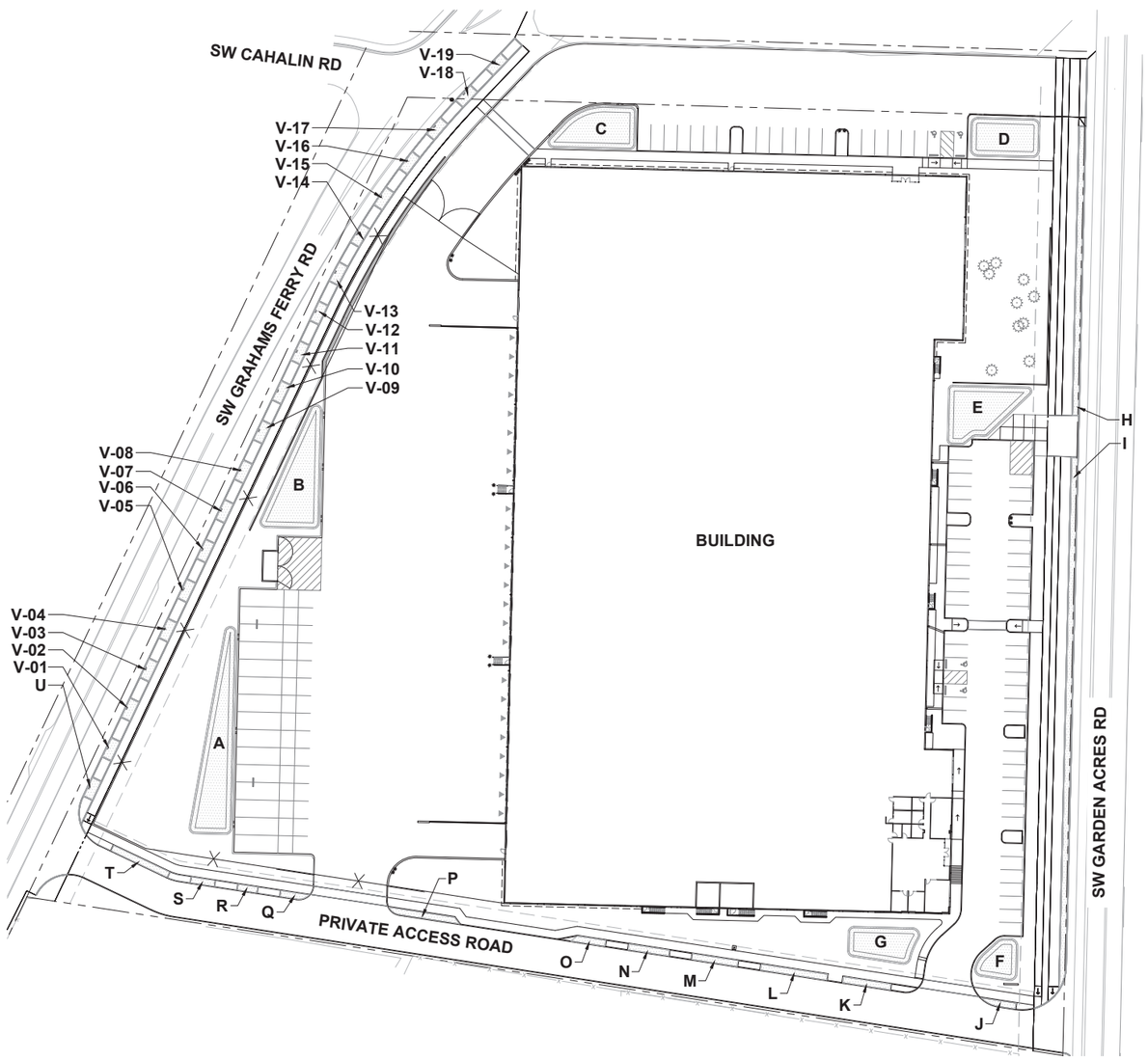
L-SERIES SHEETS REVISED 05/09/22

JOB NO. 2210157.00

PERMIT SET 04/14/22

STORMWATER FACILITY PLANTING NOTES

1. PLANTING SCHEDULE: CONTAINERIZED STOCK SHALL BE INSTALLED ONLY FROM FEBRUARY 1 THROUGH MAY 1 AND OCTOBER 1 THROUGH NOVEMBER 15. BARE ROOT STOCK SHALL BE INSTALLED ONLY FROM DECEMBER 15 THROUGH APRIL 15. SEEDING SHALL OCCUR ONLY BETWEEN MARCH 1 THROUGH MAY 15 AND SEPTEMBER 1 THROUGH OCTOBER 15.
2. EROSION CONTROL: GRADING, SOIL PREPARATION, AND SEEDING SHALL BE PERFORMED DURING OPTIMAL WEATHER CONDITIONS AND AT LOW FLOW LEVELS TO MINIMIZE SEDIMENT IMPACTS. BIODEGRADABLE FABRICS SUCH AS BURLAP MAY BE USED TO SECURE PLANT PLUGS IN PLACE AND TO DISCOURAGE FLOATING UPON INUNDATION. NO PLASTIC MESH THAT CAN ENTANGLE WILDLIFE IS PERMITTED.
3. GROWING MEDIUM INSTALLATION:
   - 3.1. PROTECT GROWING MEDIUM FROM ALL SOURCES OF CONTAMINATION, INCLUDING WEED SEEDS, WHILE AT THE SUPPLIER, IN CONVEYANCE, AND AT THE PROJECT SITE.
   - 3.2. PLACE MEDIUM IN LOOSE LIFTS, NOT TO EXCEED 8-INCHES AND EACH LIFT SHALL BE COMPACTED WITH A WATER-FILLED LANDSCAPE ROLLER. THE MATERIAL SHALL NOT OTHERWISE BE MECHANICALLY COMPACTED.
   - 3.3. WEATHER PERMITTING, PLANTS SHALL BE INSTALLED AS SOON AS POSSIBLE AFTER PLACING AND GRADING THE GROWING MEDIUM IN ORDER TO MINIMIZE EROSION AND FURTHER COMPACTION.
   - 3.4. TEMPORARY EROSION CONTROL MEASURES ARE REQUIRED UNTIL PERMANENT STABILIZATION MEASURES ARE FUNCTIONAL, INCLUDING PROTECTION OF OVERFLOW STRUCTURES.
   - 3.5. IN ALL CASES, THE FACILITY MUST BE PROTECTED FROM FOOT AND EQUIPMENT TRAFFIC THAT IS UNRELATED TO THE CONSTRUCTION OF THE FACILITY. TEMPORARY FENCING OR WALKWAYS SHOULD BE INSTALLED AS NEEDED TO KEEP WORKERS, PEDESTRIANS, AND EQUIPMENT OUT OF THE FACILITY. UNDER NO CIRCUMSTANCES SHOULD MATERIALS AND EQUIPMENT BE STORED IN THE FACILITY.
   - 3.6. STORMWATER MANAGEMENT FACILITIES SHALL BE KEPT CLEAN AND SHALL NOT BE USED AS EROSION AND SEDIMENT CONTROL STRUCTURES DURING CONSTRUCTION.
   - 3.7. PLACEMENT OF THE GROWING MEDIUM WILL NOT BE ALLOWED WHEN THE GROUND IS FROZEN OR SATURATED OR WHEN THE WEATHER IS DETERMINED TO BE TOO WET.
4. MULCHING FOR STORMWATER FACILITIES SHALL BE PER SECTION A.3.7. USE OF MULCH IN FREQUENTLY INUNDATED AREAS SHALL BE LIMITIED TO AVOID ANY POSSIBLE WATER QUALITY IMPACTS INCLUDING THE LEACHING OF TANNINS AND NUTRIENTS, ANFD THE MIGRATION OF MULCH INTO WATER WAYS. MULCHES SHALL BE STABLE AND INERT MATTER OF SUFFICIENT MASS AND DENSITY THAT IT WLL NOT FLOAT IN STANDARD FLOWS, MULCH COVER SHOULD BE MAINTAINED THROUGHOUT THE LIFE OF THE FACILITY WITH MINIMUM THICKNESS OF 2-INCHES IN DEPTH.
5. PLANT PROTECTION FROM WILDLIFE: DEPENDING ON SITE CONDITIONS, APPROPRIATE MEASURES SHALL BE TAKEN TO LIMIT WILDLIFE-RELATED DAMAGE. IF BEAVERS OR NUTRIA ARE PRESENT, PROTECT THE MAIN STEM OF ALL TREES WITHIN 100' OF THE EDGE OF WATER WITH 36" OF WIRE MESH.
6. FERTILIZER SHOULD GENERALLY BE AVOIDED IN STORMWATER FACILITIES. FERTILIZE ALL PLANTS DURING ESTABLISHMENT AS NEEDED WITH SLOW RELEASE, ORGANIC (LOW YIELD) MATERIAL.
7. IRRIGATION: A CITY APPROVED IRRIGATION SYSTEM MAY BE USED DURING THE 2-YEAR ESTABLISHMENT PERIOD. WATERING SHALL BE AT A RATE TO MAINTAIN ALL PLANTINGS IN A HEALTHY THRIVING CONDITION DURING ESTABLISHMENT. OTHER IRRIGATION TECHNIQUES, SUCH AS DEEP WATERING, MAY BE ALLOWED WITH PRIOR APPROVAL BY THE CITY'S AUTHORIZED REPRESENTATIVE.
8. MAINTENANCE: CHECK FOR WEEDS REGULARLY. CHECK MULCH REGULARLY AND MAINTAIN EVEN COVERAGE. REPLANT BARE PATCHES AS NECESSARY TO COMPLY WITH THE FACILITY'S COVERAGE REQUIREMENTS AND MAINTENANCE PLAN. IMPLEMENT ALL OF THE REQUIRED MAINTENANCE ACTIVITIES LISTED IN THE CITY OF WILSONVILLE VEGETATED STORMWATER MANAGEMENT FACILITY DETAILS.



1 L0.02 **STORMWATER FACILITY KEY PLAN**

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

STORMWATER FACILITY PLANT SCHEDULES

PER CITY OF WILSONVILLE 2015 STORMWATER STORMWATER AND SURFACE WATER DESIGN & CONSTRUCTION STANDARDS - SECTION 3 - PUBLIC WORKS STANDARDS (2015)

PROVIDE AT LEAST 50% EVERGREEN PLANTS AND AT LEAST 2 SPECIES OF HERBACEOUS AND SMALL SHRUBS/GROUNDCOVER PLANT COMMUNITIES.

MOIST (ZONE A) VEGETATION TYPE	QUANTITY	SIZE
GROUNDCOVER PLANTS	115/100 SF	#1 CONTAINER
SMALL SHRUBS	3/100 SF	#1 CONTAINER
LARGE SHRUBS / SMALL TREES	4/100 SF	30" HEIGHT

DRY (ZONE B) VEGETATION TYPE	QUANTITY	SIZE
GROUNDCOVER PLANTS	115/100 SF	#1 CONTAINER
SMALL SHRUBS	3/100 SF	#1 CONTAINER
LARGE SHRUBS / SMALL TREES	4/100 SF	30" HEIGHT
TREE (DECIDUOUS) OR	1/100 SF	1' CALIPER
TREE (EVERGREEN)	1/100 SF	6' HEIGHT

PLANT LIST				FACILITIES A-G (PRIVATE)													
				A		B		C		D		E		F		G	
PLANT NAME	SIZE	SPACING	EVER-GREEN	ZONE A	ZONE B	ZONE A	ZONE B	ZONE A	ZONE B	ZONE A	ZONE B	ZONE A	ZONE B	ZONE A	ZONE B	ZONE A	ZONE B
				2,307 SF	312 SF	1,852 SF	215 SF	1,288 SF	154 SF	1,099 SF	136 SF	1,424 SF	166 SF	549 SF	93 SF	919 SF	125 SF
REQUIRED GROUND COVER PLANTS (115 PER 100 SF)				2,653	359	1230	248	1482	177	1,264	157	1,638	191	632	107	1,057	148
ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	#1	12" OC	YES		180				59				191				74
CAREX DENSA / DENSE SEDGE	#1	12" OC	YES	664	179	1,065	124	741		316	79	546		183	54	265	74
ELEOCHARIS OVATA / OVATE SPIKE RUSH	#1	12" OC	YES	663		1,065		741		316	78	546		183	53	264	
ELYMUS GLAUCUS / BLUE WILD RYE	#1	12" OC	YES	663			124		59	316						264	
JUNCUS PATENS / SPREADING RUSH	#1	12" OC	YES	663					59	316		546		183		264	
REQUIRED SMALL SHRUBS (3 PER 100 SF)				70	10	56	7	39	5	33	5	43	5	17	3	28	4
CORNUS S. 'KELSYII' / DWARF REDTWIG DOGWOOD	#1	AS SHOWN	NO														
MAHONIA AQUIFOLIUM / OREGON GRAPE	#2	AS SHOWN	YES			13	7	27		33	5						
PHYSOCARPUS CAPITATUS / PACIFIC NINEBARK	#2	AS SHOWN	NO	18		15											
POLYSTICHUM MUNITUM / WESTERN SWORD FERN	#1	AS SHOWN	YES		10			12	5			22	3				
SPIREA B. 'TOR' / BIRCHLEAF SPIREA	#1	AS SHOWN	NO	62		28						21	2		3	28	6
SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	#1	AS SHOWN	NO											17			
REQUIRED LARGE SHRUBS / SMALL TREES (4 PER 100 SF)				92	12	74	9	52	7	44	6	57	7	22	4	37	6
ACER CIRCINATUM / VINE MAPLE	30" HT	AS SHOWN	NO				2										
CORNUS SERCIA / RED TWIG DOGWOOD	30" HT	AS SHOWN	NO	36	2	29		26		22		33		6		22	2
HOLODISCUS DISCOLOR / OCEAN SPRAY	30" HT	AS SHOWN	NO	4												4	
RIBES SANGUINEUM / RED FLOWERING CURRANT	30" HT	AS SHOWN	NO	24	3												4
ROSA NUTKANA / NOOTKA ROSE	30" HT	AS SHOWN	NO	26	7	35	7	26	7	22	6	24	7	16	3	11	
SPIREA DOUGLASII / WESTERN SPIREA	30" HT	AS SHOWN	NO	2		10											
REQUIRED TREES (1 PER 100 SF)				0	3	0	3	0	2	0	2	0	2	0	1	0	2
CORNUS NUTTALII / EDDIE'S WHITE WONDER DOGWOOD	2" CAL	AS SHOWN	NO	2	3			3		2	2		2				1
FRAXINUS LATIFOLIA / OREGON ASH	2" CAL	AS SHOWN	NO	2	1		3					1					1
TOTAL PLANTS IN FACILITY				3,214		2,527		1,765		1,513		1,944		785		1,282	
TOTAL EVERGREEN PLANTS				3,022		2,385		1,703		1,459		1,854		739		1,205	
% EVERGREEN IN FACILITY				94.0%		94.4%		96.5%		96.4%		95.4%		94.1%		94.0%	

PLANT LIST				FACILITIES H-V (PUBLIC)														
				H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V*
PLANT NAME	SIZE	SPACING	EVER-GREEN	ZONE A	ZONE A	ZONE A	ZONE A	ZONE A	ZONE A	ZONE A	ZONE A	ZONE A	ZONE A	ZONE A	ZONE A	ZONE A	ZONE A	ZONE A
				789 SF	1,433 SF	85 SF	132 SF	183 SF	126 SF	112 SF	86 SF	181 SF	69 SF	54 SF	65 SF	169 SF	89 SF	91 SF
REQUIRED GROUND COVER PLANTS (115 PER 100 SF)				908	1,648	98	152	211	145	129	99	209	80	63	75	195	103	105
CAREX DENSA / DENSE SEDGE	#1	12" OC	YES	227	412	98	50	127	145	129		105	80		75	98	53	55
ELEOCHARIS OVATA / OVATE SPIKE RUSH	#1	12" OC	YES	227	412													
ELYMUS GLAUCUS / BLUE WILD RYE	#1	12" OC	YES	227	412													
JUNCUS PATENS / SPREADING RUSH	#1	12" OC	YES	227	412		102	84			99	104		63		97	50	50
REQUIRED SMALL SHRUBS (3 PER 100 SF)				24	43	3	4	6	4	4	3	6	3	2	2	6	3	3
SPIREA B. 'TOR' / BIRCHLEAF SPIREA	#1	AS SHOWN	NO		43									2	3			
SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	#1	AS SHOWN	NO	25		3	4	6	4	4	3	6	3			6	3	3
REQUIRED SMALL SHRUB IN LIEU OF LARGE SHRUB (4 PER 100 SF)				32	58	4	6	8	5	5	4	8	3	3	3	7	4	4
SPIREA B. 'TOR' / BIRCHLEAF SPIREA	#1	AS SHOWN	NO	33	8	4	6	8	5	5	4	8	3	3	3	7	4	4
SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	#1	AS SHOWN	NO		50													
TOTAL PLANTS IN FACILITY				964	1,750	105	162	225	155	138	106	222	85	67	81	207	110	112
TOTAL EVERGREEN PLANTS				908	1,648	98	152	211	145	129	99	209	80	63	75	195	103	105
% EVERGREEN IN FACILITY				94.2%	94.2%	93.5%	93.8%	93.9%	93.8%	93.7%	93.5%	93.9%	93.3%	93.1%	93.3%	93.9%	93.5%	93.6%

*FACILITIES V-01 THROUGH V-19 HAVE THE SAME SQUARE FOOTAGE. THE PLANT SPECIES AND QUANTITY LISTED FOR FOR FACILITY V APPLIES INDIVIDUALLY TO EACH OF THE 19 PLANTERS (V-01 THROUGH V-19).

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REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
STORMWATER PLANT SCHEDULE AND NOTES

DRAWN BY: SKA, LJM
CHECKED BY: NRF
SHEET
L0.02

L-SERIES SHEETS REVISED 05/09/22

JOB NO. 2210157.00

PERMIT SET 04/14/22

221015700 \\GRP.MCK\PROJECTS\PROJECTS\2210157\00\DRAWINGS\LANDSCAPE\157-L0.01.DWG:L0.02 NRF 04/14/22 16:23 1:0.08

1 L0.03 MITIGATION TREE PLAN

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PLANT LEGEND

- VESTERN RED CEDAR
- DOUGLAS FIR
- GIANT SEQUOIA
- GRAND FIR
- BLUE SPRUCE
- SPRUCE
- PINE
- NORWAY MAPLE
- SILK TREE
- ENGLISH VALNUT
- EDIBLE FIG
- PEAR
- COMMON PLUM
- APPLE
- CHERRY
- SWEET CHERRY

MITIGATION REQUIREMENTS

REPLACE LIVING TREES 6-INCH IN DBH OR LARGER WITH A 2-INCH CALIPER TREE OR LARGER OF SIMILAR MATURE CANOPY SIZE AND STRUCTURE.

TOTAL TREES REQUIRING MITIGATION	**205**
TOTAL MITIGATION TREES IN PLAN	**178**
TOTAL TREES REQUIRING FEE IN LIEU	**27**

TREE CREDITS (SECTION 4.176.06.F)

DBH IS 18-24"	3 TREE CREDITS
DBH IS 25-31"	4 TREE CREDITS
DBH IS 32" OR GREATER	5 TREE CREDITS

FOR FULL LIST OF TREES TO BE REMOVED SEE ARBORIST REPORT ATTACHMENT 3

TREES TO BE RETAINED		DBH	CREDITS	CONDITION
125	DOUGLAS-FIR / PSEUDOTSUGA MENZIESII	8"	0	GOOD
126	DOUGLAS-FIR / PSEUDOTSUGA MENZIESII	7"	0	GOOD
265	DOUGLAS-FIR / PSEUDOTSUGA MENZIESII	25"	4	GOOD
266	DOUGLAS-FIR / PSEUDOTSUGA MENZIESII	25"	4	GOOD
267	DOUGLAS-FIR / PSEUDOTSUGA MENZIESII	18"	3	FAIR
2266	DOUGLAS-FIR / PSEUDOTSUGA MENZIESII	34"	5	GOOD
2267	DOUGLAS-FIR / PSEUDOTSUGA MENZIESII	31"	4	GOOD
2269	DOUGLAS-FIR / PSEUDOTSUGA MENZIESII	22"	3	FAIR
2270	DOUGLAS-FIR / PSEUDOTSUGA MENZIESII	26"	4	GOOD
2271	DOUGLAS-FIR / PSEUDOTSUGA MENZIESII	22"	3	GOOD
TOTAL TREE CREDITS			**30 TREES**	

TREE DATA

ALL TREES (534 TREES)	QTY	RETAIN	REMOVE	MITIGATION REQ
AGRICULTURAL TREES **	304	2	302	0
DEAD TREES (NON-AG)	13	0	13	0
OFF SITE - WASHINGTON COUNTY ***	4	0	4	0
TREES SUBJECT TO MITIGATION	213	8	205	205
TOTAL	534	10	524	205

**AGRICULTURAL TREES ARE NOT SUBJECT TO MITIGATION REQUIREMENTS.
***REMOVAL OF ANY OFFSITE TREE IS CONTINGENT UPON AGREEMENT WITH NEIGHBOR. OFFSITE TREES (QTY 4) IN WASHINGTON COUNTY ARE NOT SUBJECT TO CITY OF WILSONVILLE MITIGATION REQUIREMENTS.

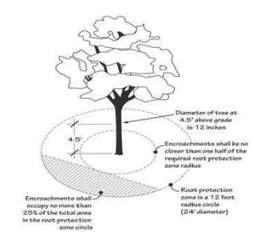
LEGEND

- AGRICULTURAL TREE
- OFFSITE PRIVATE TREE

TREE PROTECTION NOTES

SEE G0.01 FOR PROJECT ARBORIST CONTACT INFORMATION.

1. PROTECTION FENCING: ESTABLISH TREE PROTECTION FENCING IN THE LOCATIONS SHOWN. THE INTENT OF THE TREE PROTECTION FENCING IS TO PROTECT THE MINIMUM ROOT PROTECTION ZONES DETAILED IN FIGURE 1. NOTE THAT THE TREE PROTECTION FENCING MAY BE MOVED TO ALLOW CONSTRUCTION ACCESS TO THE SIDE OF THE PROPOSED BUILDING FOLLOWING APPROVAL BY THE PROJECT ARBORIST.
2. PROPERTY LINE TREES: TEN TREES THAT ARE ON OR NEAR THE PROPERTY LINE ARE RECOMMENDED FOR REMOVAL DUE TO CONSTRUCTION IMPACTS. THE ADJACENT PROPERTY OWNERS WILL NEED TO APPROVE THE REMOVAL OF THESE TREES: 11, 16, 19, 22, 24, 25, 323.1, 323.1, 324,1 AND 324.2. IF THE OWNER DOES NOT APPROVE THEIR REMOVAL, ADJUSTMENTS TO THE PROPOSED CONSTRUCTION OR GRADING WILL BE REQUIRED IN COORDINATION WITH THE PROJECT ARBORIST TO ADEQUATELY PROTECT THEIR CROWNS AND/OR ROOT ZONES. IF ADJUSTMENTS TO THE CONSTRUCTION IMPACTS ARE NOT POSSIBLE, THE ARBORIST RECOMMENDS INFORMING THE NEIGHBOR OF THE POTENTIAL TREE IMPACTS VIA CERTIFIED LETTER SO THEY ARE FULLY AWARE OF THE POTENTIAL IMPACTS AND CAN MAKE AN INFORMED DECISION ABOUT THE TREES.
3. DIRECTIONAL FELLING - FELL THE TREES TO BE REMOVED AWAY FROM THE TREES TO BE RETAINED SO THEY DO NOT CONTACT OR OTHERWISE DAMAGE THE TRUNKS OR BRANCHES OF THE RETAINED TREES. NO VEHICLES OR HEAVY EQUIPMENT SHOULD BE PERMITTED WITHIN THE TREE PROTECTION ZONES DURING TREE REMOVAL OPERATIONS.
4. STUMP REMOVAL - THE STUMPS OF THE TREES TO BE REMOVED FROM WITHIN THE TREE PROTECTION ZONES SHALL BE RETAINED OR CAREFULLY STUMP GROUND SO AS NOT TO DISTURB THE ROOT SYSTEMS OF THE RETAINED TREES.
5. PERIODIC RISK ASSESSMENTS: CONDUCT RISK ASSESSMENTS PERIODICALLY THROUGHOUT CONSTRUCTION TO DOCUMENT WHETHER TREES ARE ADAPTING TO THE NEW SITE CONDITIONS AND RISKS ARE MITIGATED APPROPRIATELY WITH CITY APPROVAL. THE RETAINED TREES WERE PREVIOUSLY PROTECTED WITHIN A STAND OF SURROUNDING TREES. THE REMOVAL OF ADJACENT TREES WILL EXPOSE THE RETAINED TREES TO CHANGES IN WIND FORCES WHICH WILL INCREASE THEIR RISK OF WINDTHROW. THE PROJECT ARBORIST SHALL CONDUCT A TREE RISK ASSESSMENT IMMEDIATELY FOLLOWING SITE CLEARING TO IDENTIFY TREES THAT POSE SIGNIFICANT RISKS. FOR TREES THAT POSE SIGNIFICANT RISKS, CONSULT PROJECT ARBORIST FOR RETENTION STRATEGIES, SUCH AS PRUNING OR SNAG CREATION. ANY RECOMMENDED TREE REMOVAL OR SNAG CREATION REQUIRES REVIEW AND APPROVAL OF THE CITY OF WILSONVILLE.
6. CONSTRUCTION ACCESS: WHEN ACCESSING THE SIDES OF THE BUILDING IN THE MODIFIED TREE PROTECTION ZONE, SOIL COMPACTION PREVENTION SUCH AS THE PLACEMENT OF STEEL PLATES IS REQUIRED TO PROTECT THE ROOT ZONES OF THE ADJACENT TREES.
7. ONSITE SUPERVISION OF PROJECT ARBORIST: THE PROJECT ARBORIST SHALL BE ONSITE TO OVERSEE THE RETAINING WALL EXCAVATION AND FOUNDATION CONSTRUCTION WITHIN AND ADJACENT TO THE TREE PROTECTION ZONES OF TREES 265, 266, 267, 2266, 2267, AND 2270.
8. PROTECT CROWNS OF TREES: THE CROWNS OF THE TREES MAY EXTEND BEYOND THE TREE PROTECTION FENCING. CARE WILL NEED TO BE TAKEN TO NOT CONTACT OR OTHERWISE DAMAGE THE CROWNS OF THE TREES DURING CONSTRUCTION ACTIVITIES. ANY REQUIRED PRUNING SHALL BE COMPLETED BY AN ISA CERTIFIED ARBORIST CONSISTENT WITH ANSI A300 PRUNING STANDARDS AS DIRECTED BY THE PROJECT ARBORIST.
9. SEDIMENT FENCING: SEDIMENT FENCING SHALL BE INSTALLED OUTSIDE THE PROTECTION ZONES OF THE TREES TO BE RETAINED TO MINIMIZE ROOT DISTURBANCES. IF EROSION CONTROL IS REQUIRED INSIDE THE ROOT ZONES, STRAW WATTLES SHALL BE USED ON THE SOIL SURFACE.



2 L0.03 ROOT PROTECTION ZONE

L-SERIES SHEETS REVISED 05/09/22

PERMIT SET 04/14/22

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REVISION SCHEDULE

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SHEET TITLE:
MITIGATION TREE PLAN

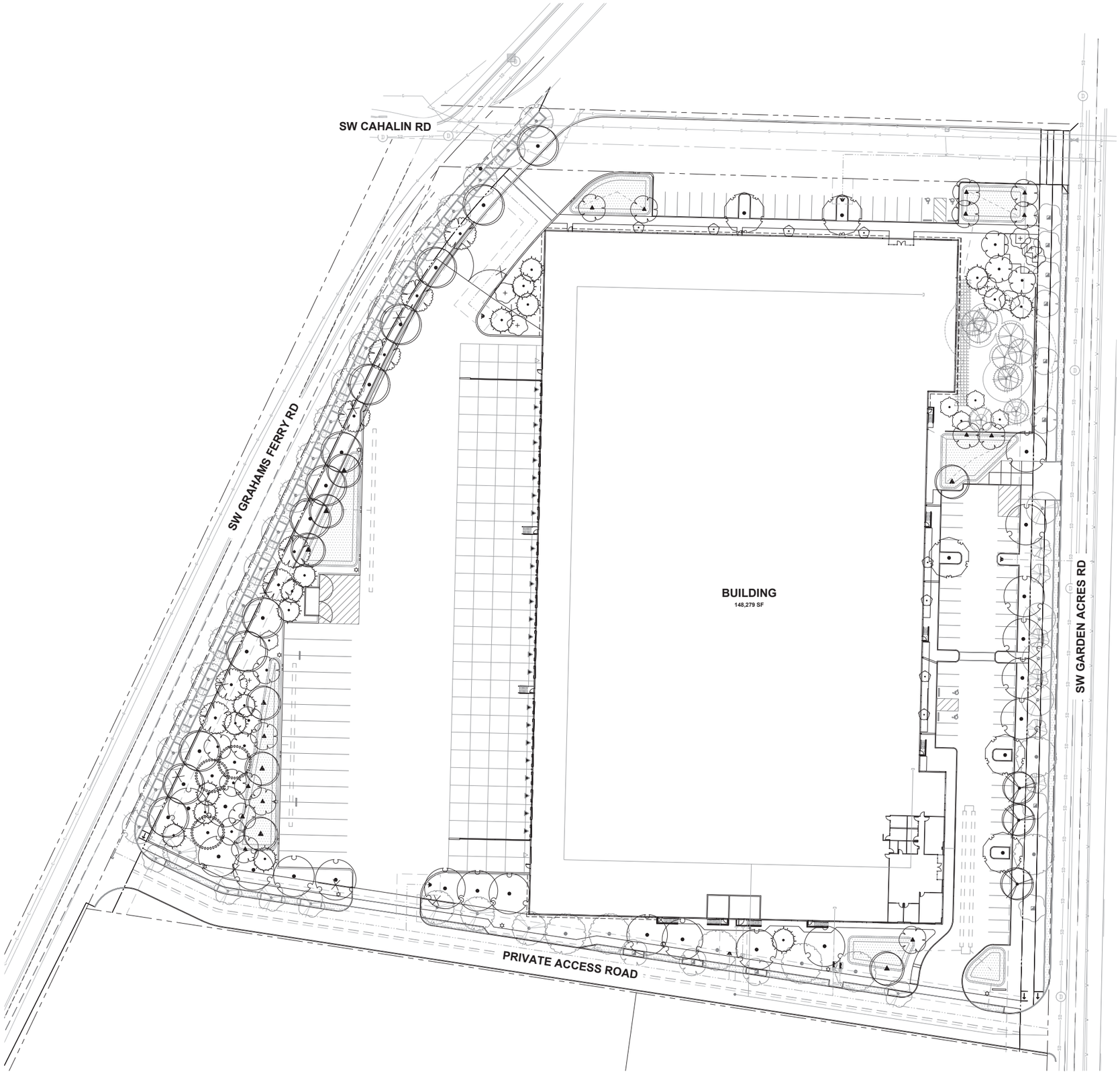
DRAWN BY: SKA, LJM

CHECKED BY: NRF

SHEET

L0.03

JOB NO. **2210157.00**



PRIVATE TREE LEGEND

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	AMELANCHIER ALNIFOLIA SERVICEBERRY SINGLE STEM	2" CAL., B&B	8
	CALOCEDRUS DECURRENS INCENSE CEDAR MATURE (100' H X 30' W) SECONDARY TREE	12–14' HT. MIN. B&B	17
	CORNUS NUTTALII X FLORIDA 'EDDIE'S WHITE WONDER' EDDIE'S WHITE WONDER DOGWOOD MATURE (35' H X 20' W) ACCENT TREE	2" CAL. B&B, 10' HT. MIN.	9
	EXISTING TREE TO REMAIN	---	10
	FRANGULA PURSHIANA CASCARA MATURE (25' H X 20' W) ACCENT TREE	2" CAL. B&B, 10' HT. MIN.	5
	FRAXINUS PENNSYLVANICA 'MARSHALL'S SEEDLESS' MARSHALL'S SEEDLESS ASH MATURE (100' H X 100' W) PRIMARY TREE	2" CAL., B&B 10' HT. MIN.	19
	GYMNOCLADUS DIOICA 'ESPRESSO' KENTUCKY COFFEETREE MATURE (50' H X 35' W) MEDIUM TREE	2" CAL. B&B	8
	NYSSA SYLVATICA 'WILDFIRE' BLACK GUM MATURE (45' H X 30' W) PRIMARY TREE	2" CAL., B&B 10' HT. MIN.	5
	PSEUDOTSUGA MENZIESII DOUGLAS FIR MATURE (200' H X 30' W) PRIMARY TREE	12–14' HT. MIN. B&B	3
	QUERCUS X 'CRIMSCHMIDT' TM CRIMSON SPIRE OAK MATURE (45' H X 15'W) ACCENT TREE	2" CAL., B&B 10' HT. MIN.	8
	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN	2" CAL. B&B	3
	ULMUS X 'MORTON GLOSSY' TM TRIUMPH ELM MATURE (55' H X 35' W) MEDIUM TREE	2" CAL. B&B	13
STORMWATER TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	CORNUS NUTTALLII PACIFIC DOGWOOD MATURE (20' H X 20' W)	2" CAL., B&B 10' HT. MIN.	14
	FRAXINUS LATIFOLIA OREGON ASH MATURE (30 'H X 35' W)	2" CAL. B&B, 10' HT. MIN.	8

PUBLIC TREE LEGEND

STREET TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	ACER RUBRUM 'PNI 0268' TM OCTOBER GLORY RED MAPLE	3" CAL., B&B, 10' HT. MIN.	13
	AMELANCHIER ALNIFOLIA SERVICEBERRY	3" CAL. B&B	6
	CORNUS KOUSA 'MILKY WAY' MILKY WAY KOUSA DOGWOOD	3" CAL. B&B	6
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' NATCHEZ CRAPE MYRTLE	3" CAL. B&B	5
	NYSSA SYLVATICA 'WILDFIRE' WILDFIRE TUPELO	3" CAL., B&B, 10' HT. MIN.	12
	PARROTIA PERSICA 'INGE'S RUBY VASE' TM RUBY VASE PERSIAN PARROTIA	3" CAL., B&B, 10' HT. MIN.	5
	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN	3" CAL. B&B	4
	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN SAWLEAF ZELKOVA	3" CAL. B&B	7

1 L1.10 TREE PLAN

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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SHEET TITLE:
TREE PLAN

DRAWN BY: SKA, LJM

CHECKED BY: NRF

SHEET
L1.10

L-SERIES SHEETS REVISED 05/09/22

JOB NO. 2210157.00

PERMIT SET 04/14/22

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PLANT KEY LEGEND

TREES	BOTANICAL / COMMON NAME
	AMELANCHIER ALNIFOLIA SERVICEBERRY
	CALOCEDRUS DECURRENS INCENSE CEDAR
	CORNUS NUTTALII X FLORIDA 'EDDIE'S WHITE WOI EDDIE'S WHITE WONDER DOGWOOD
	EXISTING TREE TO REMAIN
	FRANGULA PURSHIANA CASCARA
	GYMNOCLADUS DIOICA 'ESPRESSO' KENTUCKY COFFEETREE
	NYSSA SYLVATICA 'WILDFIRE' BLACK GUM
	QUERCUS X 'CRIMSCHMIDT' TM CRIMSON SPIRE OAK
	ULMUS X 'MORTON GLOSSY' TM TRIUMPH ELM

STORMWATER TREES	BOTANICAL / COMMON NAME
	CORNUS NUTTALLII PACIFIC DOGWOOD

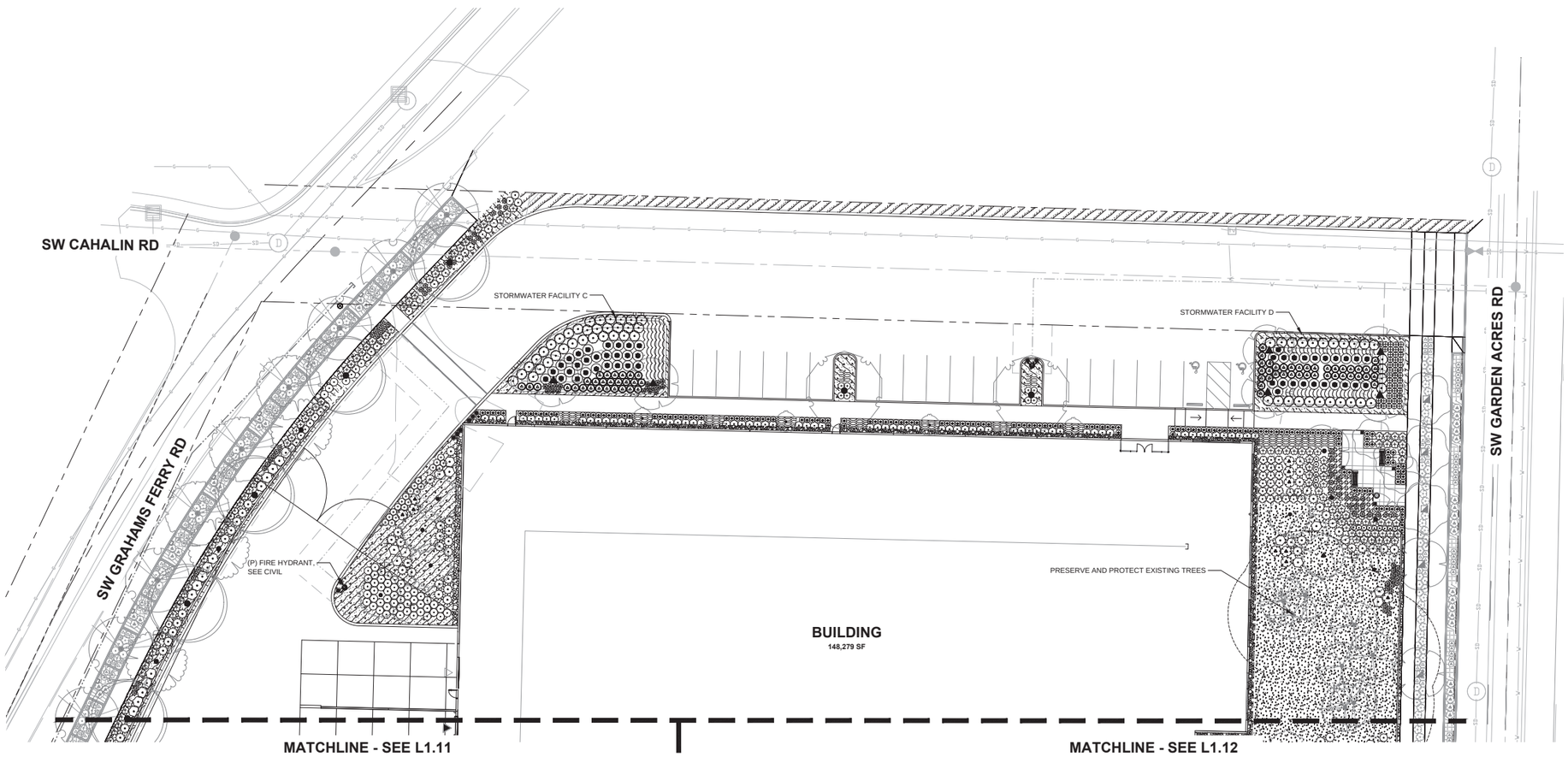
SHRUBS	BOTANICAL / COMMON NAME
	CORNUS SERICEA 'KELSEYI' KELSEYI DWARF REDTWIG DOGWOOD
	GAULTHERIA SHALLON SALAL
	HOLODISCUS DISCOLOR OCEAN-SPRAY
	MAHONIA AQUIFOLIUM OREGON GRAPE
	RIBES SANGUINEUM RED FLOWERING CURRANT
	SPIRAEA BETULIFOLIA 'TOR' BIRCHLEAF SPIREA
	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY
	VACCINIUM OVATUM 'SCARLET OVATION' SCARLET OVATION EVERGREEN HUCKLEBERRY
	VIBURNUM TINUS LAURUSTINUS

PERENNIALS	BOTANICAL / COMMON NAME
	POLYSTICHUM MUNITUM WESTERN SWORD FERN
	PTERIDIUM AQUILINUM WESTERN BRACKENFERN
	SALVIA X SUPERBA 'CARADONNA' CARADONNA SAGE

STORMWATER SHRUBS	BOTANICAL / COMMON NAME
	CORNUS SERICEA RED TWIG DOGWOOD
	MAHONIA AQUIFOLIUM OREGON GRAPE
	POLYSTICHUM MUNITUM WESTERN SWORD FERN
	ROSA NUTKANA NOOTKA ROSE
	SPIRAEA BETULIFOLIA 'TOR' BIRCHLEAF SPIREA

GROUND COVERS	BOTANICAL / COMMON NAME
	ARCTOSTAPHYLOS UVA-URSI KINNIKINNICK
	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
	DICENTRA FORMOSA WESTERN BLEEDING-HEART
	GAULTHERIA SHALLON SALAL
	ROCK MULCH MAINTENANCE BAND 1"-2" ROUND ROCK
	SEED MIX NATIVE UNDERSTORY SEEDS
	SEED MIX POLLINATOR MEADOW MIX SUNMARK SEEDS

STORMWATER PLANTING	BOTANICAL / COMMON NAME
	STORMWATER FACILITY - GROUND COVER

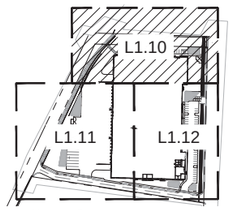


1 L1.11 PLANTING PLAN NORTH

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REFERENCE NOTES

1. PLANT SIZE, SPACING, AND QUANTITY, SEE PLANT SCHEDULE L0.01
2. AVOID PLANTING WITHIN DEFINED ACCESS ZONE OF PROPOSED UTILITY BOXES.
3. COORDINATE SHRUB LAYOUT WITH EXISTING UTILITIES, REPORT CONFLICTS TO LANDSCAPE ARCHITECT.



KEY MAP

SCALE: NTS

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PLANTING PLAN NORTH

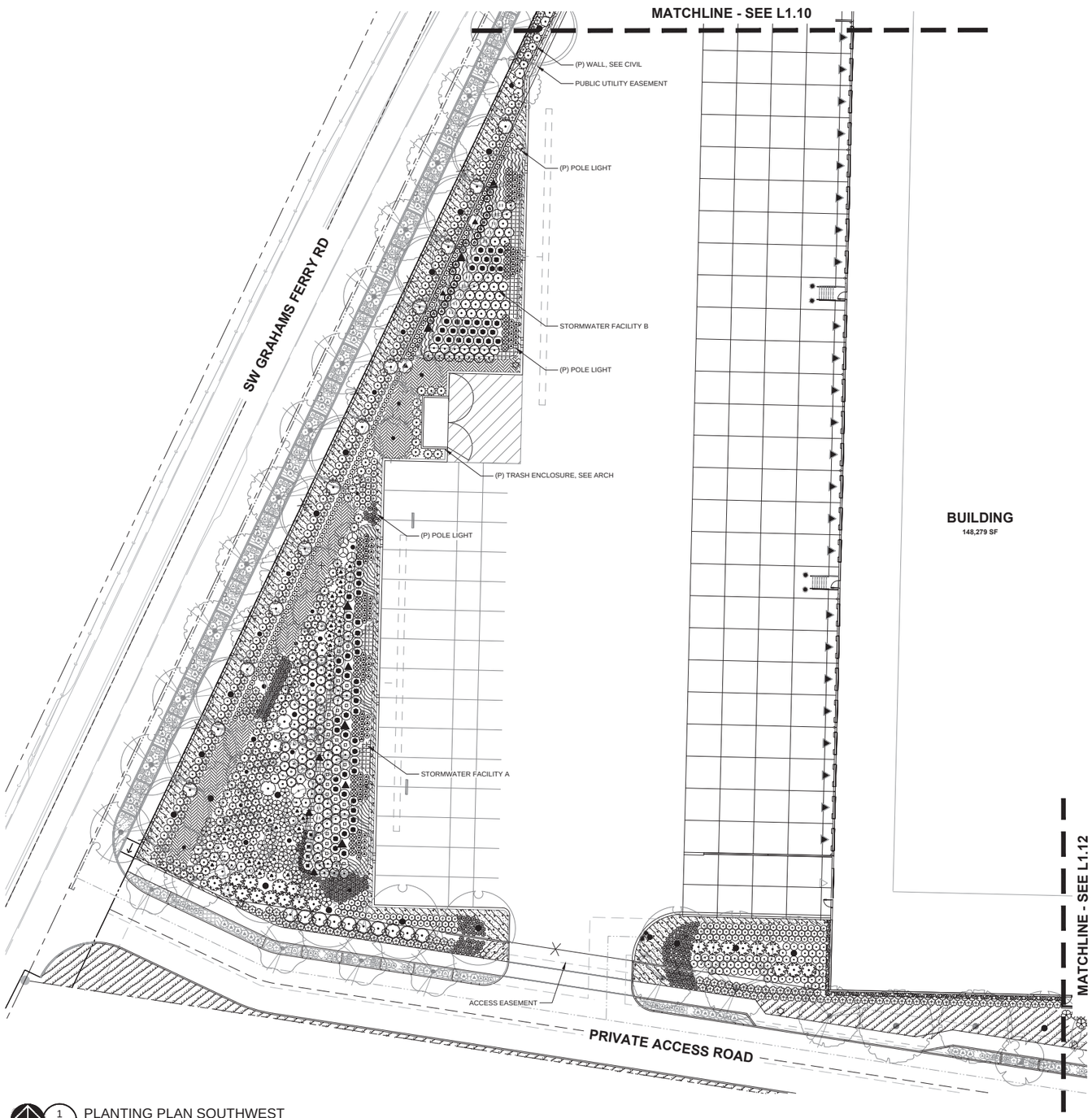
DRAWN BY: SKA, LJM

CHECKED BY: NRF

SHEET

L1.11

JOB NO. **2210157.00**



1 L1.12 PLANTING PLAN SOUTHWEST

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PLANT KEY LEGEND

TREES	BOTANICAL / COMMON NAME
	AMELANCHIER ALNIFOLIA SERVICEBERRY
	CALOCEDRUS DECURRENS INCENSE CEDAR
	CORNUS NUTTALII X FLORIDA 'EDDIE'S WHITE WONDER' EDDIE'S WHITE WONDER DOGWOOD
	FRANGULA PURSHIANA CASCARA
	FRAXINUS PENNSYLVANICA 'MARSHALL'S SEEDLESS' MARSHALL'S SEEDLESS ASH
	GYMNOCLADUS DIOICA 'ESPRESSO' KENTUCKY COFFEETREE
	PSEUDOTSUGA MENZIESII DOUGLAS FIR
	ULMUS X 'MORTON GLOSSY' TM TRIUMPH ELM

STORMWATER TREES	BOTANICAL / COMMON NAME
	CORNUS NUTTALLII PACIFIC DOGWOOD
	FRAXINUS LATIFOLIA OREGON ASH

SHRUBS	BOTANICAL / COMMON NAME
	ACER CIRCINATUM 'BURGUNDY JEWEL' BURGUNDY JEWEL VINE MAPLE
	ARBUTUS UNEDO 'COMPACTA' DWARF STRAWBERRY TREE
	CORNUS SERICEA RED TWIG DOGWOOD
	GAULTHERIA SHALLON SALAL
	HOLODISCUS DISCOLOR OCEAN–SPRAY
	MAHONIA AQUIFOLIUM OREGON GRAPE
	MYRICA CALIFORNICA PACIFIC WAX MYRTLE
	RIBES SANGUINEUM RED FLOWERING CURRANT
	ROSA NUTKANA NOOTKA ROSE
	SPIRAEA BETULIFOLIA 'TOR' BIRCHLEAF SPIREA
	SPIRAEA DOUGLASII WESTERN SPIREA
	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY
	VACCINIUM OVATUM 'SCARLET OVATION' SCARLET OVATION EVERGREEN HUCKLEBERRY
	VIBURNUM TINUS LAURUSTINUS

PERENNIALS	BOTANICAL / COMMON NAME
	POLYSTICHUM MUNITUM WESTERN SWORD FERN
	PTERIDIUM AQUILINUM WESTERN BRACKENFERN

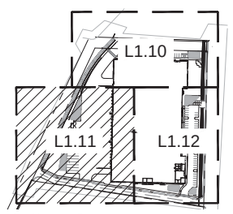
STORMWATER SHRUBS	BOTANICAL / COMMON NAME
	ACER CIRCINATUM VINE MAPLE
	CORNUS SERICEA RED TWIG DOGWOOD
	HOLODISCUS DISCOLOR OCEAN–SPRAY
	MAHONIA AQUIFOLIUM OREGON GRAPE
	PHYSOCARPUS CAPITATUS PACIFIC NINEBARK
	POLYSTICHUM MUNITUM WESTERN SWORD FERN
	RIBES SANGUINEUM RED FLOWERING CURRANT
	ROSA NUTKANA NOOTKA ROSE
	SPIRAEA BETULIFOLIA 'TOR' BIRCHLEAF SPIREA
	SPIRAEA DOUGLASII WESTERN SPIREA

GROUND COVERS	BOTANICAL / COMMON NAME
	ARCTOSTAPHYLOS UVA–URSI KINNIKINNICK
	GAULTHERIA SHALLON SALAL
	ROCK MULCH MAINTENANCE BAND 1"–2" ROUND ROCK
	SEED MIX POLLINATOR MEADOW MIX SUNMARK SEEDS

STORMWATER PLANTING	BOTANICAL / COMMON NAME
	CAREX DENSA DENSE SEDGE
	STORMWATER FACILITY – GROUND COVER

REFERENCE NOTES

1. PLANT SIZE, SPACING, AND QUANTITY, SEE PLANT SCHEDULE L0.01
2. AVOID PLANTING WITHIN DEFINED ACCESS ZONE OF PROPOSED UTILITY BOXES.
3. COORDINATE SHRUB LAYOUT WITH EXISTING UTILITIES, REPORT CONFLICTS TO LANDSCAPE ARCHITECT.



KEY MAP
SCALE: NTS

L-SERIES SHEETS REVISED 05/09/22

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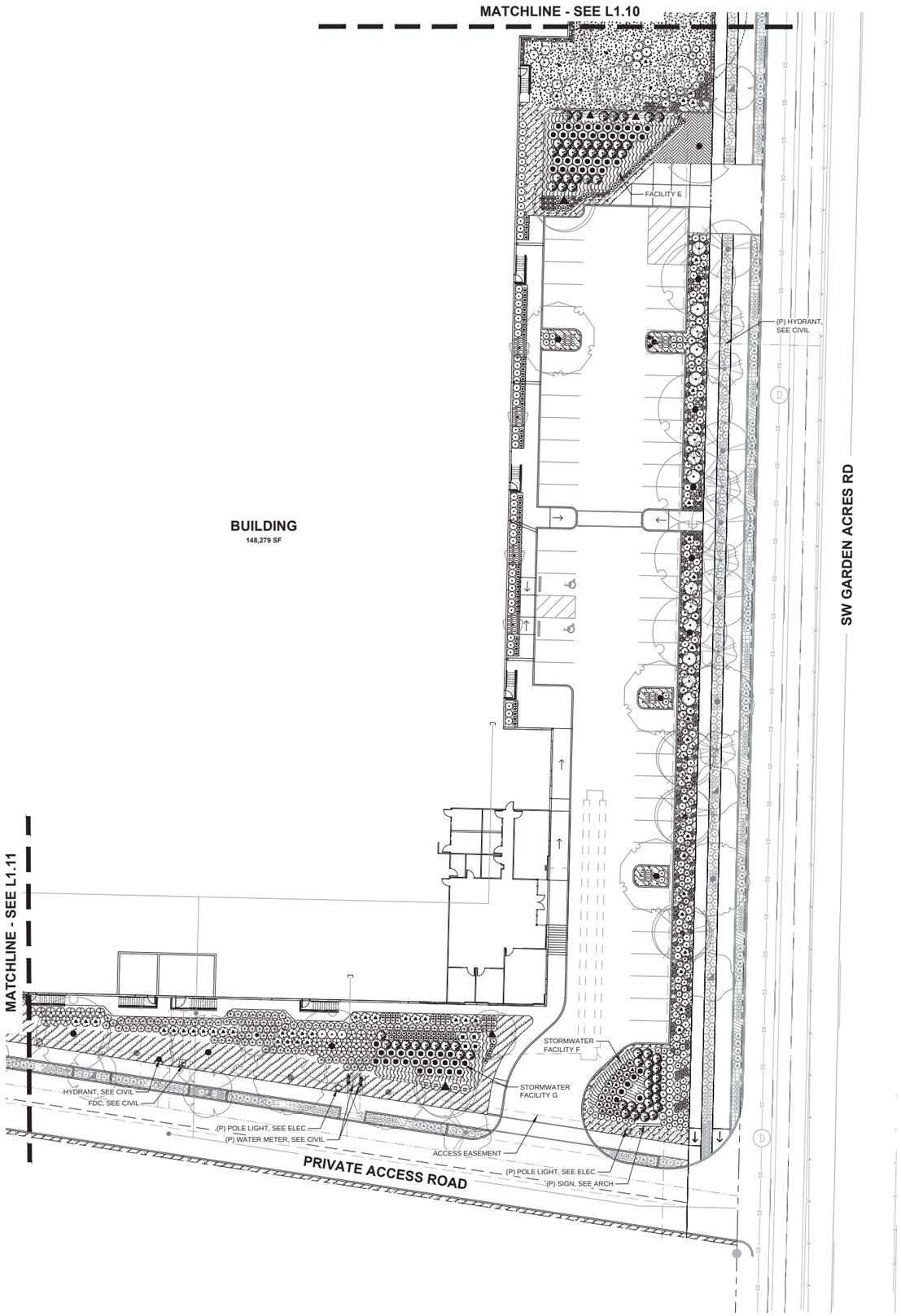
SHEET TITLE:
PLANTING PLAN SOUTHWEST

DRAWN BY: SKA, LJM

CHECKED BY: NRF

SHEET
L1.12

JOB NO. **2210157.00**



1 L1.13 PLANTING PLAN SOUTHEAST

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PLANT KEY LEGEND

TREES	BOTANICAL / COMMON NAME
	AMELANCHIER ALNIFOLIA SERVICEBERRY
	CALOCEDRUS DECURRENS INCENSE CEDAR
	CORNUS NUTTALII X FLORIDA 'EDDIE'S WHITE WONDER' EDDIE'S WHITE WONDER DOGWOOD
	EXISTING TREE TO REMAIN
	FRANGULA PURSHIANA CASCARA
	FRAXINUS PENNSYLVANICA 'MARSHALL'S SEEDLESS' MARSHALL'S SEEDLESS ASH
	GYMNOCLADUS DIOICA 'ESPRESSO' KENTUCKY COFFEETREE
	NYSSA SYLVATICA 'WILDFIRE' BLACK GUM
	PSEUDOTSUGA MENZIESII DOUGLAS FIR
	QUERCUS X 'CRIMSCHMIDT' TM CRIMSON SPIRE OAK
	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN
	ULMUS X 'MORTON GLOSSY' TM TRIUMPH ELM

STORMWATER TREES	BOTANICAL / COMMON NAME
	CORNUS NUTTALLII PACIFIC DOGWOOD
	FRAXINUS LATIFOLIA OREGON ASH

SHRUBS	BOTANICAL / COMMON NAME
	ACER CIRCINATUM 'BURGUNDY JEWEL' BURGUNDY JEWEL VINE MAPLE
	ARBUTUS UNEDO 'COMPACTA' DWARF STRAWBERRY TREE
	CORNUS SERICEA RED TWIG DOGWOOD
	CORNUS SERICEA 'KELSEYI' KELSEYI DWARF REDTWIG DOGWOOD
	GAULTHERIA SHALLON SALAL
	HOLODISCUS DISCOLOR OCEAN–SPRAY
	MAHONIA AQUIFOLIUM OREGON GRAPE
	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE
	MYRICA CALIFORNICA PACIFIC WAX MYRTLE
	RIBES SANGUINEUM RED FLOWERING CURRANT
	ROSA NUTKANA NOOTKA ROSE
	SPIRAEA BETULIFOLIA 'TOR' BIRCHLEAF SPIREA
	SPIRAEA DOUGLASII WESTERN SPIREA
	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY
	VACCINIUM OVATUM 'SCARLET OVATION' SCARLET OVATION EVERGREEN HUCKLEBERRY
	VIBURNUM TINUS LAURUSTINUS
	VIBURNUM TINUS 'COMPACTUM' SPRING BOUQUET VIBURNUM

PERENNIALS	BOTANICAL / COMMON NAME
	POLYSTICHUM MUNITUM WESTERN SWORD FERN
	PTERIDIUM AQUILINUM WESTERN BRACKENFERN
	SALVIA X SUPERBA 'CARADONNA' CARADONNA SAGE

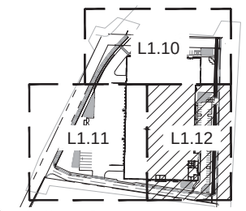
STORMWATER SHRUBS	BOTANICAL / COMMON NAME
	ACER CIRCINATUM VINE MAPLE
	CORNUS SERICEA RED TWIG DOGWOOD
	HOLODISCUS DISCOLOR OCEAN–SPRAY
	MAHONIA AQUIFOLIUM OREGON GRAPE
	PHYSOCARPUS CAPITATUS PACIFIC NINEBARK
	POLYSTICHUM MUNITUM WESTERN SWORD FERN
	RIBES SANGUINEUM RED FLOWERING CURRANT
	ROSA NUTKANA NOOTKA ROSE
	SPIRAEA BETULIFOLIA 'TOR' BIRCHLEAF SPIREA
	SPIRAEA DOUGLASII WESTERN SPIREA
	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY

GROUND COVERS	BOTANICAL / COMMON NAME
	ARCTOSTAPHYLOS UVA–URSI KINNIKINNICK
	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
	DICENTRA FORMOSA WESTERN BLEEDING–HEART
	GAULTHERIA SHALLON SALAL
	ROCK MULCH MAINTENANCE BAND 1"–2" ROUND ROCK
	SEED MIX NATIVE UNDERSTORY SEEDS
	SEED MIX POLLINATOR MEADOW MIX SUNMARK SEEDS

STORMWATER PLANTING	BOTANICAL / COMMON NAME
	CAREX DENSA DENSE SEDGE
	JUNCUS PATENS CALIFORNIA GRAY RUSH
	STORMWATER FACILITY – GROUND COVER

REFERENCE NOTES

1. PLANT SIZE, SPACING, AND QUANTITY, SEE PLANT SCHEDULE L0.01
2. AVOID PLANTING WITHIN DEFINED ACCESS ZONE OF PROPOSED UTILITY BOXES.
3. COORDINATE SHRUB LAYOUT WITH EXISTING UTILITIES, REPORT CONFLICTS TO LANDSCAPE ARCHITECT.



KEY MAP
SCALE: NTS

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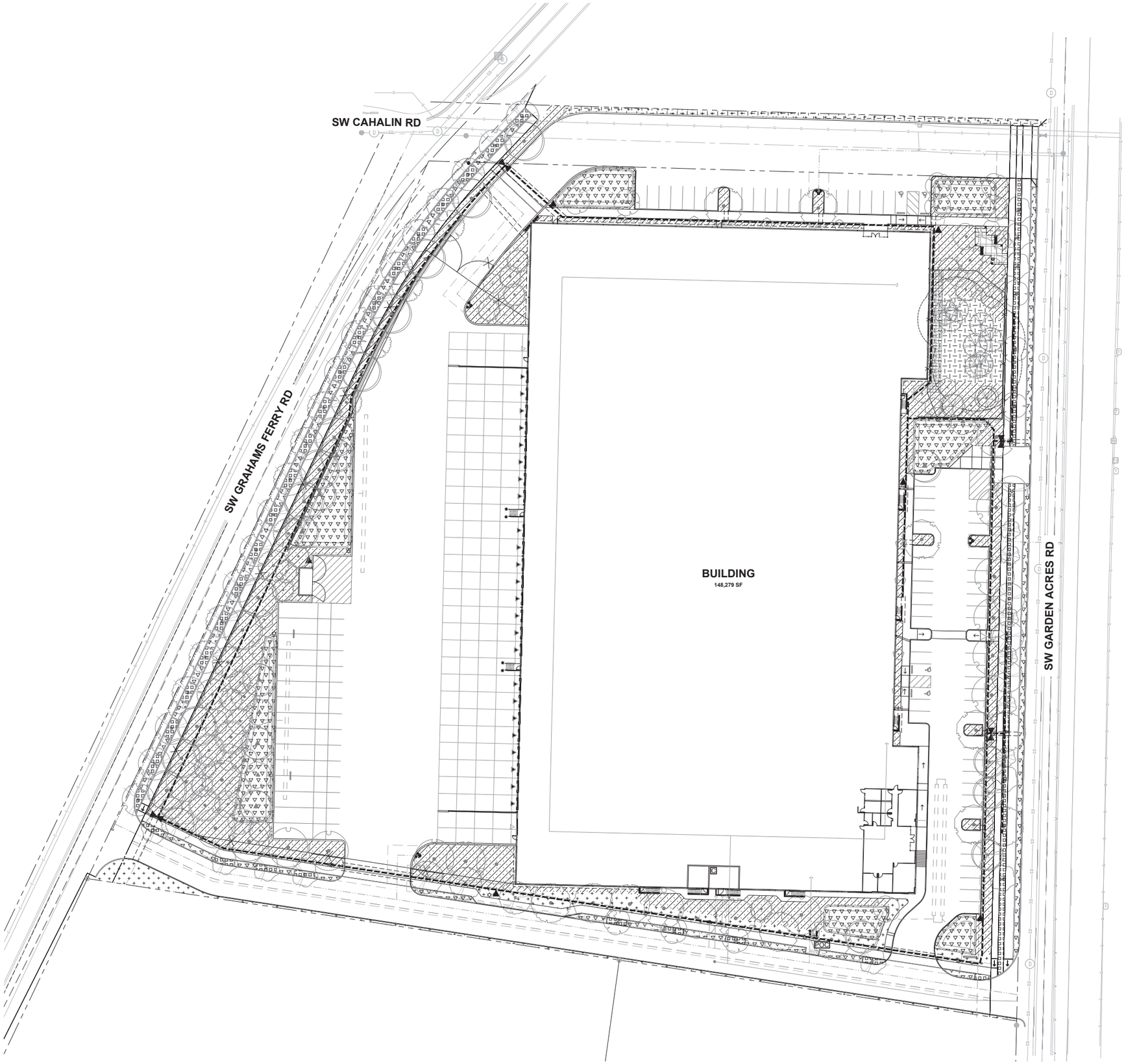
Delta	Issued As	Issue Date

SHEET TITLE:
PLANTING PLAN SOUTHEAST

DRAWN BY: SKA, LJM
CHECKED BY: NRF
SHEET
L1.13

JOB NO. 2210157.00



1 IRRIGATION PLAN
L1.20

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

IRRIGATION LEGEND

- POC — POINT OF CONNECTION, INCLUDE DOUBLE CHECK BACKFLOW PREVENTOR, MASTER VALVE AND FLOW SENSOR - SEE DETAIL ON L5.11
- IRRIGATION CONTROLLER
- GATE VALVE
- QUICK COUPLER AT 150' (INTERVALS MAX)
- MAINLINE SLEEVE- DIAMETER AT LEAST TWICE DIAMETER OF PIPE BEING SLEEVED
- MAINLINE-SCHEDULE 40 PVC
- SHRUB AND GROUNDCOVER DRIP AREA
- STORMWATER AREA - ZONE SEPARATELY
- TEMPORARY IRRIGATED AREA - ZONE SEPARATELY
- RIGHT-OF-WAY - ZONE SEPARATELY
- MEADOW AREA - ZONE SEPARATELY

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IRRIGATION PLAN

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SHEET
L1.20

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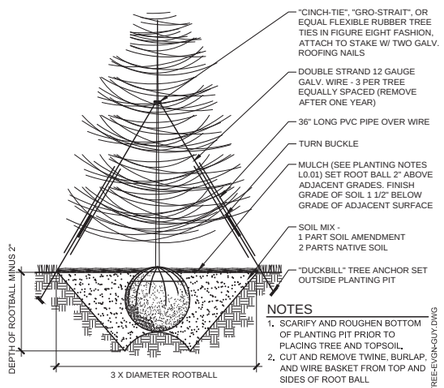


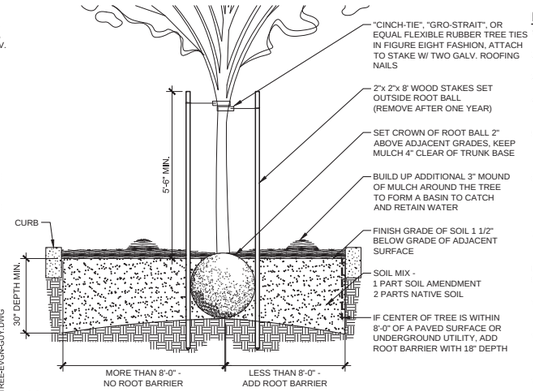
NOTES

1. SCARIFY AND ROUGHEN BOTTOM OF PLANTING PIT PRIOR TO PLACING TREE AND TOPSOIL.
2. CUT AND REMOVE TWINE, BURLAP, AND WIRE BASKET FROM TOP AND SIDES OF ROOT BALL

LS-DETL-TREE-EVGN-GUY.DWG

1 EVERGREEN TREE PLANTING DETAIL

SCALE: NTS

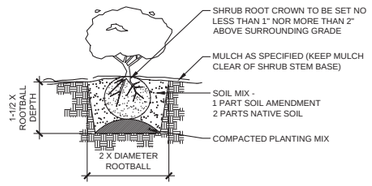


NOTES

1. PLANT ALL TREES AT LEAST 32 INCHES FROM THE END OF HEAD-IN PARKING SPACES TO PREVENT DAMAGE FROM CAR OVERHANGS.
2. ALL ROOTS MUST BE COMPLETELY COVERED. BACKFILL SHOULD BE THOROUGHLY WATERED AS IT IS PLACED AROUND THE ROOTS.
3. SCARIFY AND ROUGHEN BOTTOM OF PLANTING PIT PRIOR TO PLACING TREE AND TOPSOIL. SLOPE BOTTOM TO DRAIN TO SIDES.
4. THE ENTIRE WIDTH OF THE PLANTING ISLAND SHALL CONTAIN ONLY SOIL/COMPOST PLANTING MIX AND BE FREE OF ALL DEBRIS INCLUDING GARBAGE, CONCRETE, GRAVEL OR OTHER FOREIGN MATERIALS.
5. ALL TREES SHALL CONFORM TO MOST RECENT ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK. FIRST LIMBS OF DECIDUOUS TREES IN PARKING LOTS AND ALONG STREETS AND SIDEWALKS SHALL BE 5 FEET ABOVE GROUND OR HIGHER.
6. EXCAVATE HOLE INTO PREPARED SOIL TO ONE INCH LESS THAN HEIGHT OF ROOTBALL AND TWO TIMES THE WIDTH OF THE ROOTBALL. TAMP BOTTOM OF PIT UNDER ROOTBALL THOROUGHLY TO KEEP TREE FROM SETTLING. BUTTRESS AT THE BOTTOM OF THE PIT NO LESS THAN THREE FEET WIDE IF NEEDED TO REINFORCE LATERAL SUPPORT.
7. DO NOT DAMAGE THE ROOTBALL WHEN PLANTING. REMOVE ALL WIRE, STRING AND BURLAP FROM TOP AND SIDES OF ROOTBALL ONLY AFTER PLACING IN THE HOLE.
8. SET TREE STRAIGHT ON TAMPED SOIL.
9. BACKFILL HOLE WITH APPROVED PLANTING MEDIUM MIX TO HALF DEPTH. TAMP SOIL TO STABILIZE ROOTBALL. FINISH BACKFILLING AND TAMP AGAIN.
10. STAKE TREES OUTSIDE OF ROOTBALL AND PARALLEL TO PLANTING ISLAND CURBS WITH TREE STAKES. USE ONE INCH HEAVY CHAINLOCK TREE TIES OR SIMILAR. REMOVE AFTER ONE YEAR.
11. WATER IMMEDIATELY AND THOROUGHLY, TWICE PER WEEK DURING THE FIRST MONTH, THEN ONCE PER WEEK THROUGH THE REMAINDER OF THE DRY SEASON. WATER A MINIMUM OF ONCE PER MONTH DURING THE SECOND SUMMER SEASON.
12. ALL PLANTING BEDS CONTAINING TREES AND SHRUBS AND SURFACE DRAINAGE SHALL BE PREPARED SIMILAR TO THIS LANDSCAPE TREE PLANTING AND DRAINAGE DETAIL.

2 DECIDUOUS TREE PLANTING DETAIL

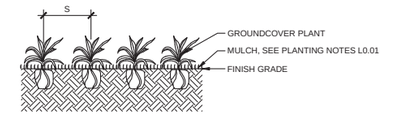
SCALE: NTS



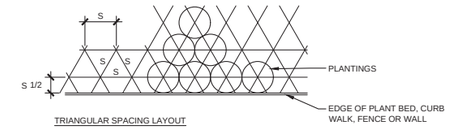
LS-DETL-SHRUB.DWG

3 SHRUB PLANTING

SCALE: NTS



PLANTING SECTION



TRIANGULAR SPACING LAYOUT

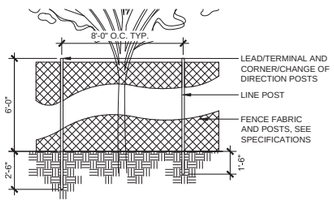
NOTES

1. TILL SOIL SO THAT THERE ARE NO CLODS OR CLUMPS LARGER THAN 1 1/2" DIAMETER

LS-DETL-GCVR.DWG

4 GROUNDCOVER PLANTING

SCALE: NTS



TREE PROTECTION MEASURES

UNLESS OTHERWISE INDICATED FOR REMOVAL ALL TREES SHALL RECEIVE PROTECTIVE MEASURES FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH THE CITY REQUIREMENTS.

6' HIGH MINIMUM CHAIN-LINK FENCING, SHALL BE ERECTED AND MAINTAINED. FENCING SHALL BE INSTALLED AS INDICATED ON THIS PLAN. IN AREAS WHERE ROOT ZONE ENCROACHMENT IS UNAVOIDABLE ADJUSTMENTS OF FENCING LOCATION SHALL BE COORDINATED WITH A CERTIFIED ARBORIST PRIOR TO START OF WORK.

NO ACTIVITY MAY BE CONDUCTED WITHIN ANY DESIGNATED TREE PROTECTION AREA INCLUDING BUT NOT LIMITED TO PARKING EQUIPMENT, PLACING SOLVENTS, STORING MATERIALS AND SOIL DEPOSITS, DUMPING CONCRETE WASHOUT, OR OTHER DEBRIS, OR ANY EXCAVATION OR COMPACTION WORK.

DURING CONSTRUCTION NO OBJECTS SHALL BE ATTACHED TO ANY TREE DESIGNATED TO BE RETAINED AND PROTECTED.

FENCE SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF CONSTRUCTION ACTIVITIES. MOVEMENT OR REMOVAL OF THE FENCE REQUIRES APPROVAL BY THE ARBORIST AND/OR THE CITY'S AUTHORIZED REPRESENTATIVE.

EXCAVATION / TRENCHING AROUND TREES

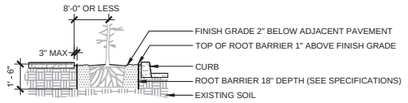
PROPOSED TRENCHING AND EXCAVATION AROUND TREES SHALL BE COORDINATED WITH CONSULTING ARBORIST.

WHERE TRENCHING IS REQUIRED WITHIN CRITICAL ROOT ZONE, TUNNEL UNDER OR AROUND ROOTS BY HAND DIGGING OR BORING. DO NOT CUT MAIN LATERAL ROOTS OR TAP ROOTS. CLEANLY CUT/SEVER SMALLER ROOTS. RELOCATE ROOTS IN BACKFILL AREAS WHEREVER POSSIBLE.

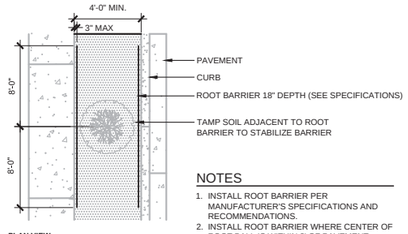
DO NOT ALLOW EXPOSED ROOTS TO DRY OUT BEFORE PERMANENT BACKFILL IS PLACED, PROVIDE TEMPORARY EARTH COVER, OR PACK WITH PEAT MOSS AND WRAP WITH BURLAP. WATER AND MAINTAIN IN MOIST CONDITION UNTIL RELOCATED AND COVERED WITH BACKFILL.

5 TREE PROTECTION

SCALE: NTS



SECTION VIEW



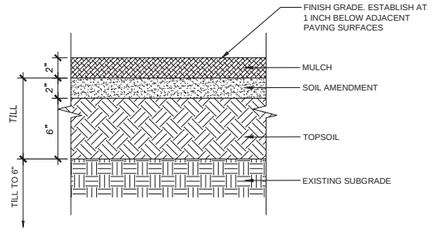
PLAN VIEW

NOTES

1. INSTALL ROOT BARRIER PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. INSTALL ROOT BARRIER WHERE CENTER OF ROOT BALL IS WITHIN 8' OF PAVEMENT.

6 ROOT BARRIER DETAIL

SCALE: NTS



NOTES

1. REMOVE ALL ROCK, DEBRIS AND OTHER FOREIGN MATTER OVER 1" IN DIAMETER FROM TOP 12" OF SOIL.
2. RIP AND TILL SUBGRADE TO 6" DEEP (MIN.) PRIOR TO INSTALLING TOPSOIL AND TILL INTERFACE OF SUBGRADE AND TOPSOIL.
3. TILL TOPSOIL AND SOIL AMENDMENTS TO A MIN. 12" DEPTH.
4. SUBMIT SAMPLE OF MULCH & TOPSOIL FOR ACCEPTANCE PRIOR TO PLACEMENT.

LS-DETL-PLNT-SOIL.DWG

7 SOIL PREPARATION

SCALE: NTS

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Project

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REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:

PLANTING DETAILS

DRAWN BY: SKA, LJM

CHECKED BY: NRF

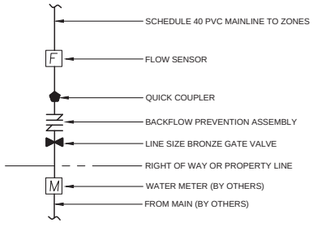
SHEET

L5.10

L-SERIES SHEETS REVISED 05/09/22

JOB NO. 2210157.00

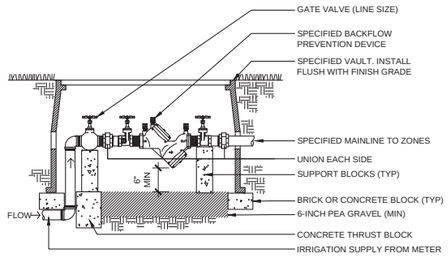
PERMIT SET 04/14/22



1 POINT OF CONNECTION

SCALE: NTS

LI-DETL-GEN-POC.DWG



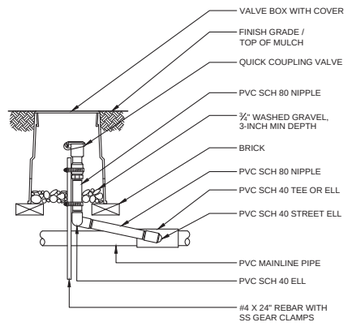
NOTE:
INSTALL BACKFLOW PREVENTOR PER CODE AND REQUIREMENTS OF PREVAILING JURISDICTIONS.

2 DOUBLE CHECK VALVE

BACKFLOW PREVENTOR (BELOW GRADE)

SCALE: NTS

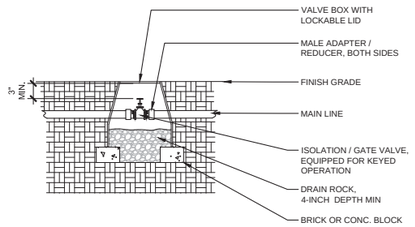
LI-DETL-VALV-DCHK.DWG



3 QUICK COUPLER VALVE

SCALE: NTS

LI-DETL-VALV-QCUP.DWG

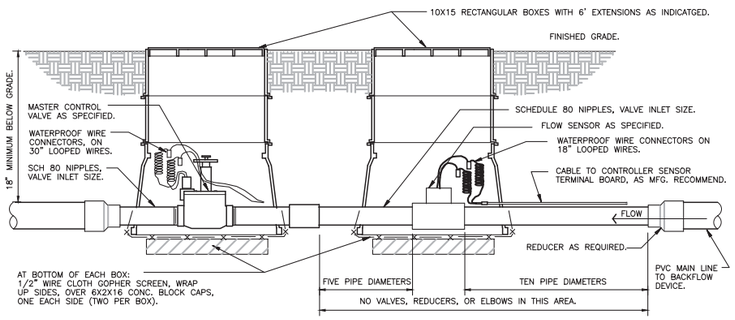


NOTES:
1. SCH 80 ADAPTER AND FITTINGS TO BE SAME SIZE AS ISOLATION VALVE

4 ISOLATION / GATE VALVE

SCALE: NTS

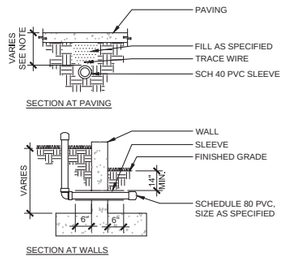
LI-DETL-06-VALV-GATE-ISOL.DWG



5 MASTER VALVE/FLOW SENSOR ASSEMBLY

1 1/2" = 1'-0"

FX-IR-FX-MAST-56



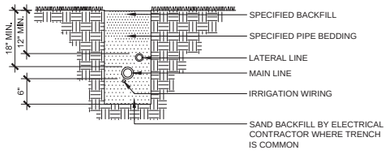
MIN DEPTH OF PIPE	
MAINLINE	18"
LATERAL AT PAVING	14"
AT DRIVING SURFACE	24"

NOTES:
1. SLEEVES TO BE TWICE DIAMETER OF LINE OR LINES PASSING THROUGH.
2. EXTEND IRRIGATION SLEEVE 6-INCHES BEYOND EDGE OF PAVING, EACH SIDE.
3. INSTALL SLEEVES AT SAME TIME AS WALL OR PAVING INSTALLATION.
4. INSTALL PIPE IN SLEEVE BEFORE BACKFILLING AND CAP BOTH ENDS WITHOUT GLUE.

6 IRRIGATION SLEEVES

SCALE: NTS

LI-DETL-GEN-SLEEVE.DWG

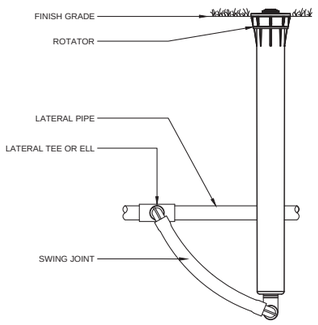


NOTES:
1. SNAKE ALL PVC PIPING IN TRENCHING
2. TIE LOOSE 3 FT LOOP IN ALL IRRIGATION WIRING AT CHANGES IN DIRECTION GREATER THAN 30 DEGREES. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.
3. WHERE ELECTRICAL WIRING DOES NOT SHARE COMMON TRENCH, OVER EXCAVATE TRENCH 2 INCHES MIN AND BACKFILL WITH SPECIFIED BEDDING MATERIAL.
4. LOCATE ALL WIRING NOT IN COMMON TRENCHES ACCURATELY ON RECORD DRAWINGS.

7 IRRIGATION TRENCHING (TYP)

SCALE: NTS

LI-DETL-GEN-TRENCH.DWG

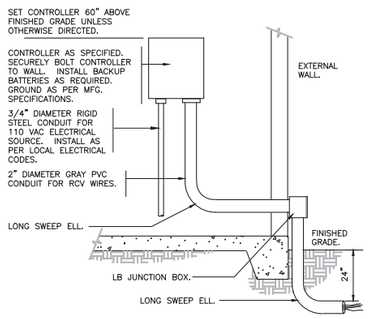


8 MULTI-TRAJECTORY SPRAY HEAD

DETAIL-SUBTITLE

SCALE: NTS

LI-DETL-HEAD-SPRAY-MT.DWG



9 INTERIOR WALL MOUNT CONTROLLER

1" = 1'-0"

FX-IR-FX-CONT-21

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REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
IRRIGATION DETAILS

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CHECKED BY: NRF

SHEET
L5.11

L-SERIES SHEETS REVISED 05/09/22

JOB NO. 2210157.00

PERMIT SET 04/14/22

ANOVA

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RCPAF6 — Alliance Recycled Plastic Flat Bench

6' flat bench with recycled plastic seat planks and steel frame and end legs

Material
The 6' flat bench is composed of .38" steel plate formed legs and .125" thick steel frame, with 1.5" x 3.5" (2" x 4" nominal dimensions) recycled plastic planks for the seat. The bench is 73.00" long and will support 200 lbs per linear foot. The recycled plastic planks are impervious to moisture and corrosion, do not require the application of sealants or preservatives, and will never need painting or staining throughout the product's life.

The bench is designed to be portable for flexibility in placement or surface mounted using .5" diameter holes in feet to prevent movement. Mounting hardware is not included.

Finish
Fade-resistant, powder coated steel components feature a state-of-the art primer proven to prevent rusting. Treated components exceed the industry standard by 34% in testing by independent sources.

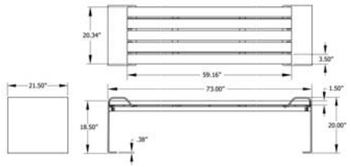
Color
See website or sales representative for color choices.

Assembly
Some assembly is required. Stainless steel assembly hardware is included.

Maintenance
The product is virtually maintenance-free and requires only periodic cleaning with a sponge and a solution of mild detergent and water to remove surface dirt. Do not clean with solvent or petroleum base products.

Warranty
20-year limited structural warranty on recycled plastic from the date of purchase. See full details on multi-year warranties for components at *www.anovafurnishings.com/warranty.aspx*.

Replacement Parts
Replacement End Leg R-5632
(For Left or Right Orientation)



SHIPPING INFORMATION

Unit Weight	Unit Shipping Wt. UPS	Unit Shipping Wt. Truck (1+ Units)	Unit Ship Size	Max Units Per Pallet	Pallet Size/Wt. (33" x 48")	Total No. Pkgs.	Shipping Class
212 lbs.	N/A	236 lbs./unit	14 cu. ft.	2	100 lbs.	4	100

8/18/2015 Made in U.S.A

1 BENCH
SCALE: NTS

ANOVA

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LEX33 — Exposition Receptacle/Recycler with Side Door

33-gallon steel slat receptacle with side door, bonnet top, plastic liner, rubber feet and optional decals (when specified)

Material
The receptacle is 42.11" tall and is composed of heavy-duty, 7-gauge steel front and back panels and 12-gauge steel side panels with a .75" gap horizontal slotted pattern. The receptacle features a built-in bonnet top with 7.61" tall by 23.30" wide front and back openings and 5.08" tall by 16" wide openings on the sides. The front door panel opens on a continuous geared hinge and comes standard with a tamper-resistant cam lock and set of two keys; also available with a keyless thumb-turn cam lock.

Optional decals are available: "Bottles/Cans" with recycling logo, "Mixed Recycling" with recycling logo, "Paper" with recycling logo or "Trash" decal—custom decals also available. Specify black or white lettering. Decal placement will be centered at the top of the door. Decals will be factory installed and must be specified at the time of order.

The receptacle is designed to be portable for flexibility in placement or surface mounted using pre-drilled holes inside base to prevent movement. The rubber feet are adjustable to assist in leveling the receptacle. The reusable plastic liner is made of high-density polyethylene. Mounting hardware is not included.

Finish
Fade-resistant, powder coated steel is protected by a state-of-the-art primer proven to prevent rusting. Treated components exceed the industry standard by 34% in testing by independentsources.

Color
See website or sales representative for color choices.

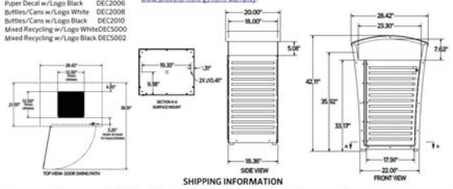
Assembly
The receptacle ships fully assembled and ready for use.

Maintenance
The product is virtually maintenance-free and requires only periodic cleaning with a sponge and a mild detergent and water solution to remove surface dirt. Do not clean with solvent or petroleum base products.

Warranty
20-year limited structural warranty with 7-year finish warranty against fading; 3-year finish warranty on powder coated steel components against rusting, peeling, chipping, cracking, mold, mildew and defects in materials and/or workmanship. See full details on multi-year warranties for components at www.anovafurnishings.com/warranty.

Replacement Parts

Black Plastic Liner	R-DOM2005
Trash Decal White	DEC2000
Trash Decal Black	DEC2002
Paper Decal w/Logo White	DEC2004
Paper Decal w/Logo Black	DEC2006
Bottles/Cans w/Logo White	DEC2008
Bottles/Cans w/Logo Black	DEC2010
Mixed Recycling w/Logo White	DEC5000
Mixed Recycling w/Logo Black	DEC5002



SHIPPING INFORMATION

Unit Weight	Unit Shipping Wt. UPS	Unit Shipping Wt. Truck (1+ Units)	Unit Ship Size w/Pallet	Max Units Per Pallet	Pallet Size/Wt. (32" x 48")	Total No. Pkgs.	Shipping Class
155 lbs.	N/A	168 lbs./unit	42.10 cu. ft.	1	50 lbs.	1	150

7/7/2020 Made in U.S.A

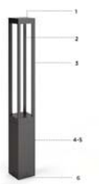
2 LITTER BIN
SCALE: NTS

LUMINIS®

LQ627 SERIES
Lumiquad - LED
6' BOLLARD

TYPE: QUANTITY: PROJECT:

CATALOG NUMBER:	FIXTURE	SUFFIX	VOLTAGE	FINISH	OPTION	OPTION	OPTION	OPTION



1- Heavy cast aluminum top cover.
2- Optical system assembly.
3- Air extruded aluminum struts.
4- Cast aluminum driver housing.
5- 6" (152mm) x 6" (152mm) extruded aluminum square body.
6- Cast aluminum mounting base.

LQ627

MATERIALS
Lumiquad bodyis made of corrosion resistant 356 aluminum alloy with a copper (Cu) content of less than 0.1%.

ELECTRICAL
DRIVER Sunlite® driver is 0-10V dimming-ready (dim to 10%) with 120-277 multi-volt compatibility (50-60Hz), operating temperatures of -40ºC/-40ºF to 50ºC/122ºF, output over voltage protection, output over current protection, output short circuit protection with auto-recovery.

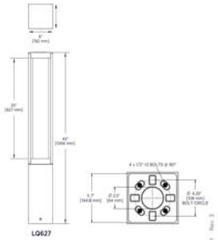
LED 3000K/3500K/4000K CCT with 80 CRI.
Optional true amber LED for turtle sensitive areas. Wavelengths: 590nm to 597nm.

LIFE
60,000hrs L_{70} (based on IESNA TM-21 Test Method and LM-80 data).
Up to 70,000hrs L_{70} (calculated projection from LM-80 data).

FINISH
Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION
Tested to UL1598 and CSA 22.2 #250. ETL listed wet location.
Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25ºC. Lumen depreciation in accordance with IESNA LM80 standards. Rated IP65.

MOUNTING
Mounts with a set of 4 x 1/2"-13 x 38" lg. galvanized anchor bolts.



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Oct. 2021 Rev. 3

3 LIGHTED BOLLARD
LUMINIS-LUMIQUAD LIGHTED BOLLARD
SCALE: NTS

157-LO.01.DWG

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REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
SITE FURNISHING DETAILS

DRAWN BY: SKA, LJM
CHECKED BY: NRF

SHEET
L5.12

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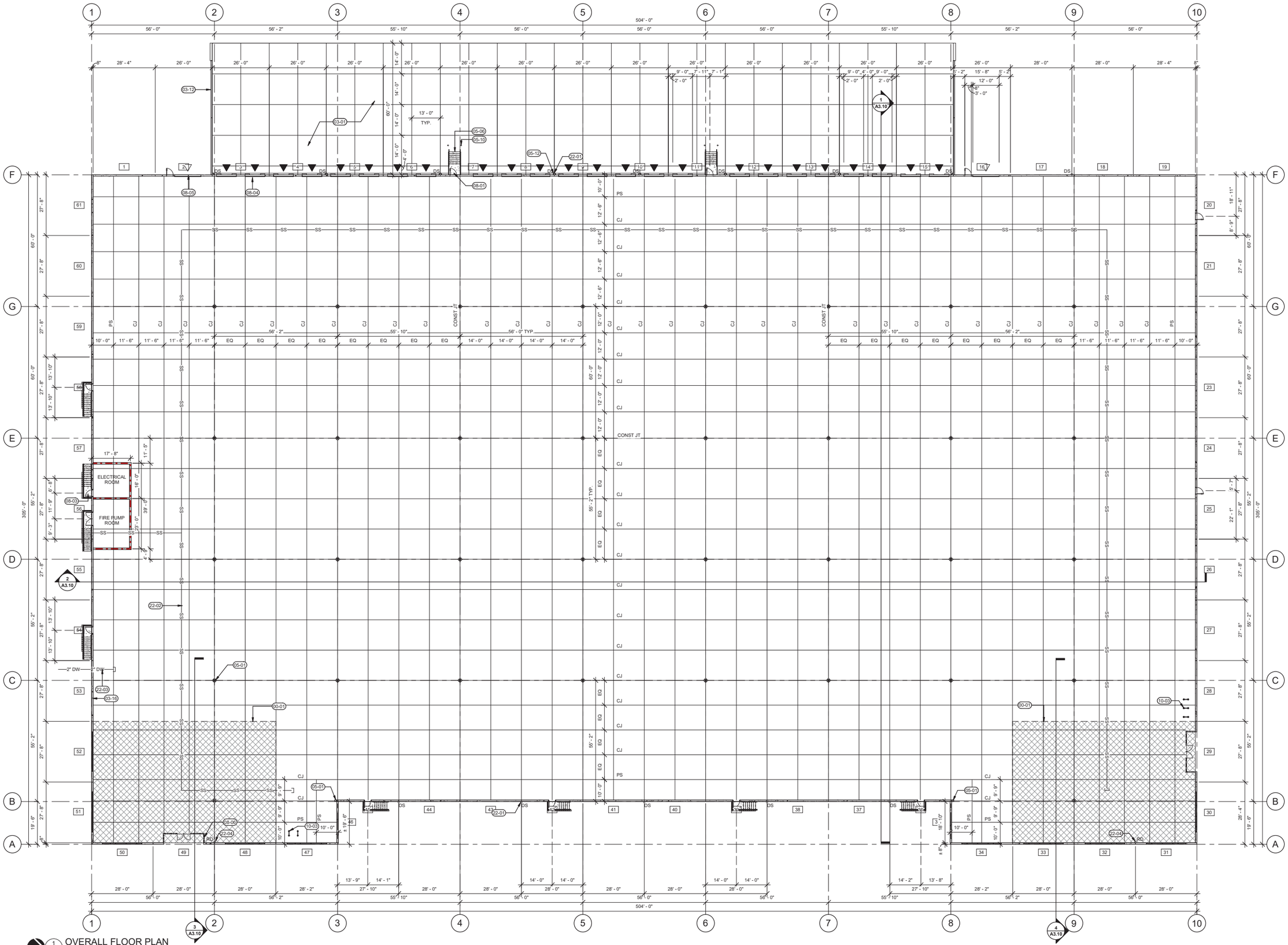

1 A1.10 OVERALL FLOOR PLAN
1/16" = 1'-0"

SYMBOL LEGEND

SEE ARCHITECTURAL GENERAL SYMBOLS A0.01

CONTROL JOINT	CJ
CONSTRUCTION JOINT	CONST JT
POUR STRIP	PS
UNDERSLAB VAPOR BARRIER (FUTURE OFFICE)	

GENERAL NOTES

SEE ARCHITECTURAL GENERAL NOTES A0.01

KEYNOTES

00-01	POTENTIAL FUTURE OFFICE LOCATION
03-01	6" CONCRETE TRUCK APRON, SEE C/VIL
03-12	CONCRETE RETAINING WALL WITH MOUNTABLE CURB, SEE DETAIL X/XX.XX
03-16	TILT-UP CONCRETE PANEL, SEE STRUCTURAL
05-01	HSS COLUMN, SEE STRUCTURAL
05-06	STEEL ACCESS STAIRS, SEE DETAIL XX.XX
05-10	STEEL BOLLARD, SEE DETAIL X/XX.XX
05-12	DOWNSPOUT GUARD, SEE DETAIL X/XX.XX
08-01	INSULATED HM PERSONNEL DOOR, PAINT PER ELEVATIONS. SEE DOOR SCHEDULE
08-03	INSULATED HM PERSONNEL DOOR AT ELECTRICAL ROOM, PAINT PER ELEVATIONS, SEE DOOR SCHEDULE
08-04	9'-0" X 10'-0" OHD INSULATED HIGH-LIFT DOCK DOOR, PAINT P-1. SEE DOOR SCHEDULE
08-05	12'-0" X 14'-0" OHD INSULATED DRIVE-IN DOOR WITH 3'-0" X 7'-0" PERSONNEL DOOR, PAINT P-1, WITH 1" INSULATED TRANSOM WINDOW ABOVE. SEE DOOR SCHEDULE
08-06	STOREFRONT ENTRY, SEE XX.XX ENLARGED PLANS
10-03	BIKE RACK, SEE A5.30
22-01	6" DIAMETER DOWNSPOUT, SEE DETAIL X/XX.XX. PAINT TO MATCH BACKGROUND COLOR, SEE ELEVATIONS
22-02	SANITARY SEWER LINE, SEE CIVIL FOR ALIGNMENT AT EXTERIOR. PLUMBING DESIGNER TO VERIFY ALL REQUIREMENTS AND BUILDING CODE COMPLIANCE.
22-03	2" INSULATED DOMESTIC WATER LINE ABOVE. PLUMBING DESIGNER TO VERIFY ALL REQUIREMENTS AND BUILDING CODE COMPLIANCE.
22-04	6" DIAMETER INTERIOR ROOF DRAIN. PLUMBING DESIGNER TO VERIFY ALL REQUIREMENTS AND BUILDING CODE COMPLIANCE.

PROJECT INFORMATION

BUILDING AREA:	148,279 SF
CLEAR HEIGHT:	36' CLEAR
DOCK DOORS:	24 POSITIONS
DRIVE IN DOORS:	2 POSITIONS
PARKING:	
AUTO:	71 SPACES
TRAILER:	14 SPACES

LU SUBMITTAL - 03/23/2022

BIM 360://BCG - Coffee Creek/157-Coffee Creek-V21-B.rvt 2/4/2022 2:52:47 PM As Indicated

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Project

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SW GARDEN ACRES RD. AND SW CLUTTER RD. SHERWOOD, OR 97140

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
OVERALL FLOOR PLAN

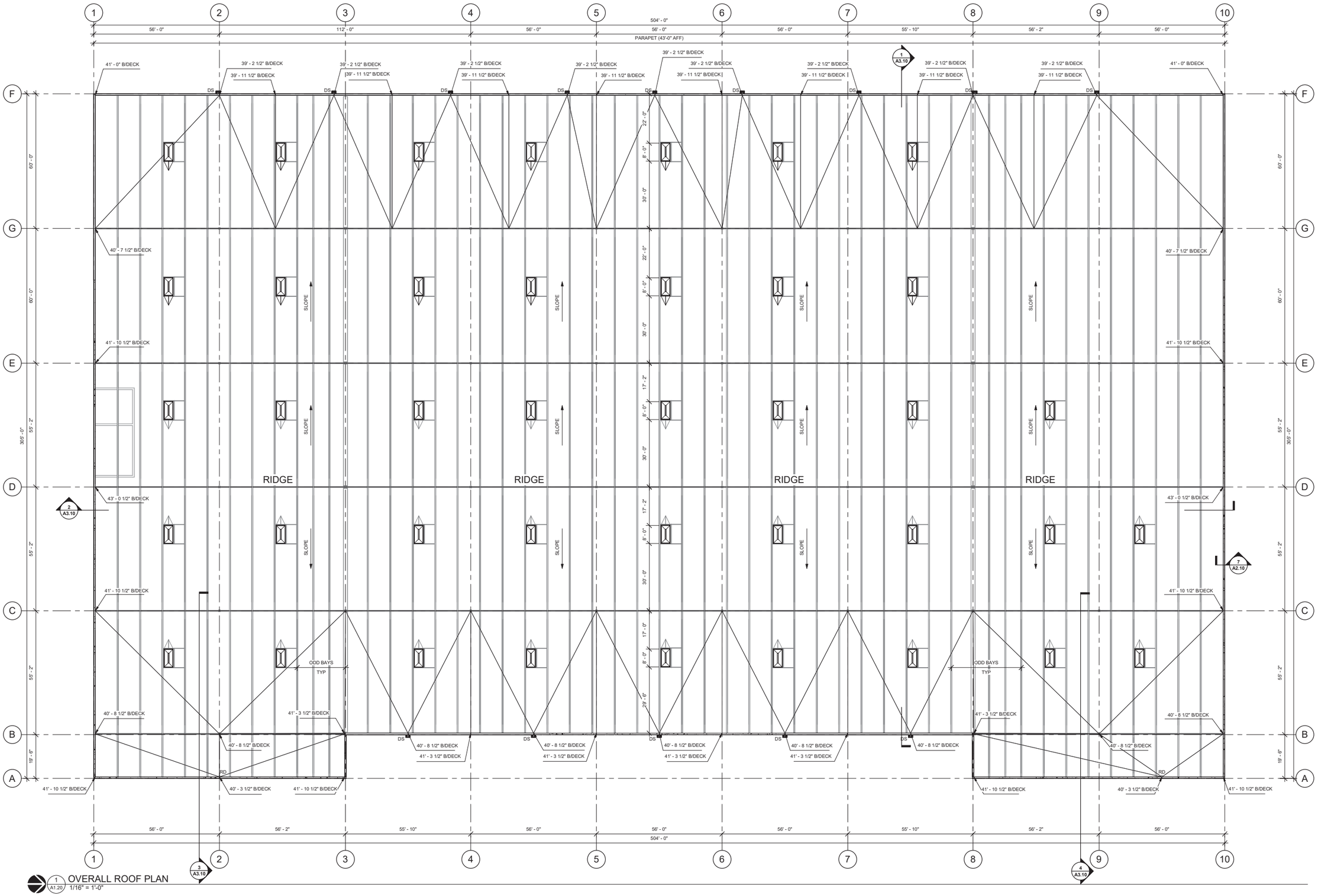
DRAWN BY: CRR

CHECKED BY: REW

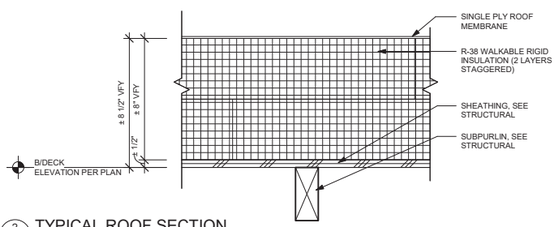
SHEET

A1.10

JOB NO. 2210157.00



1 A1.20 OVERALL ROOF PLAN
1/16" = 1'-0"



2 A1.20 TYPICAL ROOF SECTION
3" = 1'-0"

KEYNOTES

GENERAL NOTES

SEE ARCHITECTURAL GENERAL NOTES A0.01 FOR ADDITIONAL NOTES

A. MAINTAIN ¼" PER FOOT MINIMUM SLOPE THROUGHOUT ROOF.
B. ALL ROOF ELEVATIONS SHOWN AT DISTANCE ABOVE FINISH FLOOR AND BASED ON FINISHED FLOOR ELEVATION OF 0'-0".
C. PROVIDE 36"-0" CLEAR MINIMUM TO ALL STRUCTURAL MEMBERS, ELECTRICAL FIXTURES, MECHANICAL UNITS AND FIRE SPRINKLER LINES, SEE BUILDING SECTIONS.
D. ROOF STRUCTURE SHOWN FOR REFERENCE ONLY, SEE STRUCTURAL.
E. CONTRACTOR TO PROVIDE COVERS, ENCLOSURES, AND/OR SEALANTS AT ALL ROOF PENETRATIONS, PIPES, CURBS, DUCTS, AND CONNECTIONS. COORDINATE AND REFER TO MECHANICAL/ELECTRICAL DISCIPLINES FOR ADDITIONAL INFORMATION.
F. SEE DETAIL **[X/A5.XX]** FOR ELECTRICAL CONDUIT PENETRATIONS
G. SEE DETAIL **[X/A5.XX]** FOR PIPE PENETRATIONS
H. SEE DETAIL **[X/A5.XX]** FOR MECHANICAL UNIT CURBS

LEGEND

SKYLIGHT WITH CRICKET AT HIGH SIDE 1/4" PER FT MIN SLOPE, SEE DETAIL X/XX.XX

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BTC III GRAHAMS FERRY IC LLC

Project

BTC III GRAHAMS FERRY IC LLC
SW GARDEN ACRES RD. AND SW CLUTTER RD. SHERWOOD, OR 97140

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
OVERALL ROOF PLAN

DRAWN BY: Author

CHECKED BY: Checker

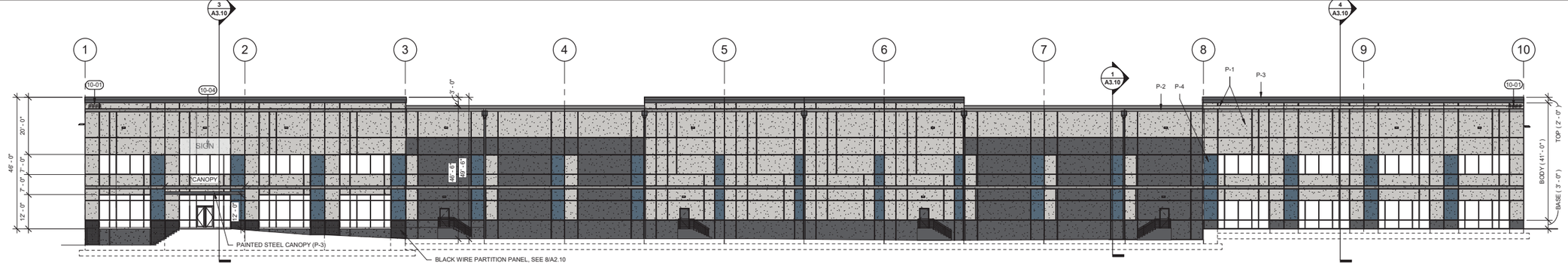
SHEET

A1.20

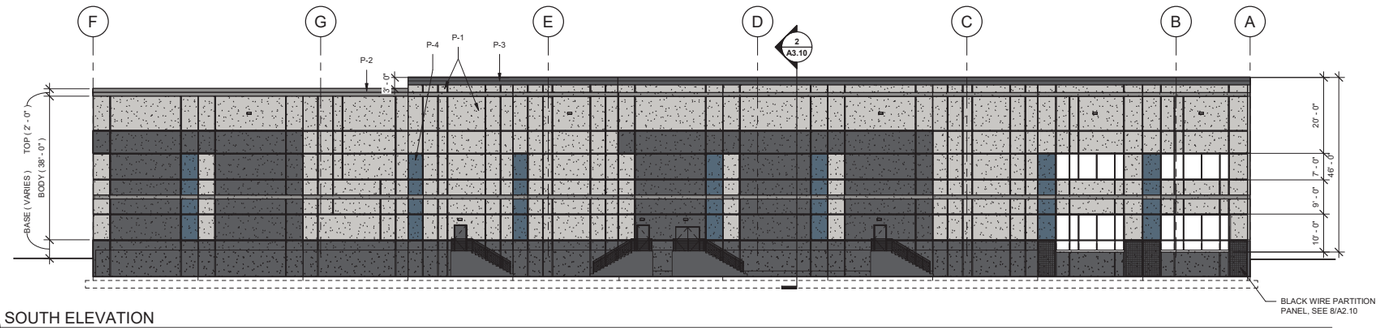
JOB NO. **2210157.00**

LU SUBMITTAL - 03/23/2022

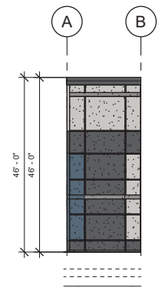
BIM 360://BCG - Coffee Creek/157-Coffee Creek-V21-B.rvt 2/4/2022 2:52:48 PM As Indicated



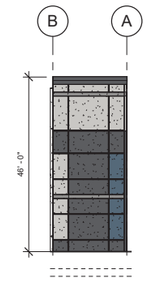
1 A2.10 EAST ELEVATION
1/16" = 1'-0"



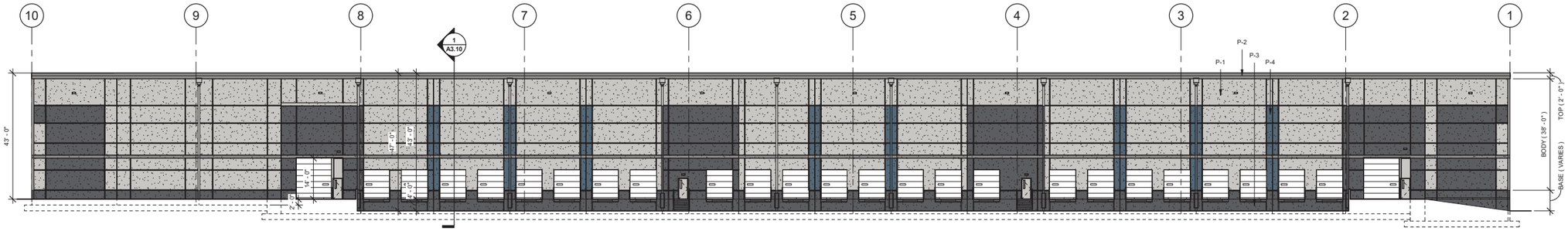
2 A2.10 SOUTH ELEVATION
1/16" = 1'-0"



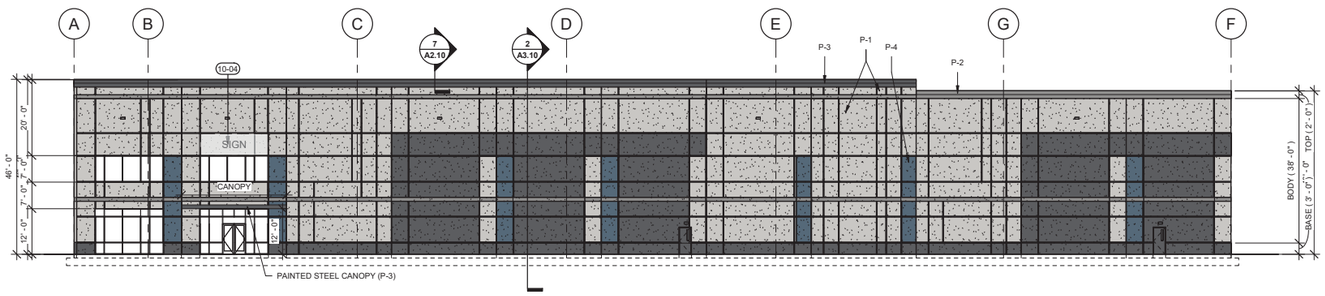
4 A2.10 RETURN PANEL LEFT GRID 3
1/16" = 1'-0"



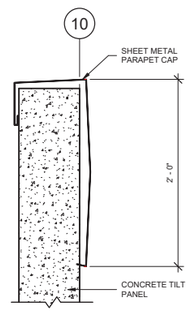
3 A2.10 RETURN PANEL RIGHT GRID 8
1/16" = 1'-0"



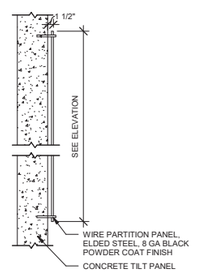
5 A2.10 WEST ELEVATION
1/16" = 1'-0"



6 A2.10 NORTH ELEVATION
1/16" = 1'-0"



7 A2.10 PARAPET CAP DETAIL
1 1/2" = 1'-0"



8 A2.10 WIRE PARTITION PANEL DETAIL
3/4" = 1'-0"

GENERAL NOTES

SEE ARCHITECTURAL GENERAL NOTES A0.01 FOR ADDITIONAL NOTES

A. CENTER WALL LIGHTS ON PANEL AS SHOWN
B. DOCK SEALS PROVIDED BY THE TENANT AS REQUIRED PER CODE

PAINT SCHEDULE

- P-1: SHERWIN WILLIAMS "ZIRCON" SW 7667
- P-2: SHERWIN WILLIAMS "GRAY SHINGLE" SW 7670
- P-3: SHERWIN WILLIAMS "PEPPERCORN" SW 7674
- P-4: SHERWIN WILLIAMS "DISTANCE" SW 6243

KEYNOTES

10-01	BUILDING ADDRESS
10-04	TENANT SIGNAGE (126 SF MAX EACH ENTRY)

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REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
BUILDING ELEVATIONS

DRAWN BY: BTM

CHECKED BY: REW

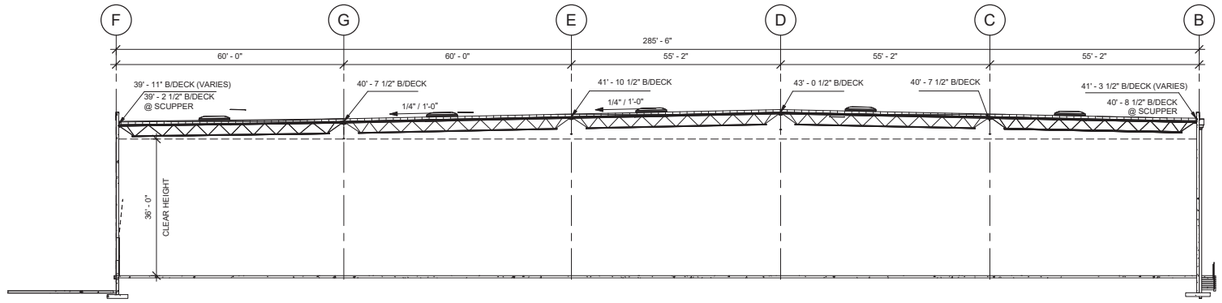
SHEET

A2.10

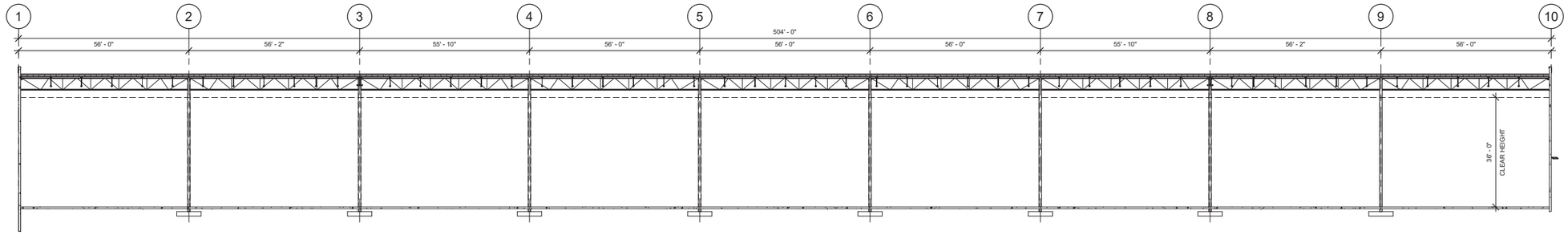
JOB NO. 2210157.00

LU SUBMITTAL - 03/23/2022

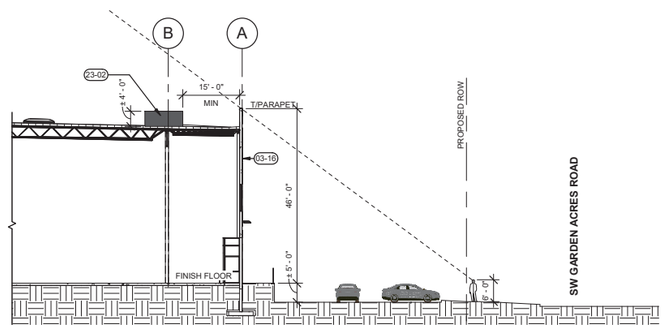
BIM 360://BCG - Coffee Creek/157-Coffee Creek-V21-B.rvt 2/14/2022 9:37:43 AM As indicated



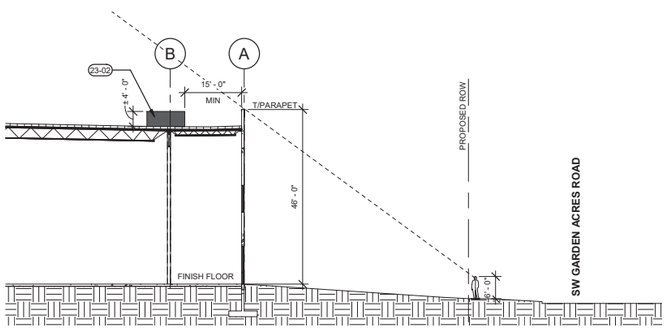
1 A3.10 BUILDING SECTION - WEST/EAST
1/16" = 1'-0"



2 A3.10 BUILDING SECTION - NORTH/SOUTH
1/16" = 1'-0"



3 A3.10 SITE SECTION - PARAPET
1/16" = 1'-0"



4 A3.10 SITE SECTION - PARAPET
1/16" = 1'-0"

GENERAL NOTES

SEE ARCHITECTURAL GENERAL NOTES A0.01

KEYNOTES

03-16	TILT-UP CONCRETE PANEL, SEE STRUCTURAL
23-02	POTENTIAL FUTURE MECHANICAL ROOFTOP UNIT

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SHEET TITLE:
BUILDING SECTIONS

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CHECKED BY: Checker

SHEET

A3.10

JOB NO. **2210157.00**

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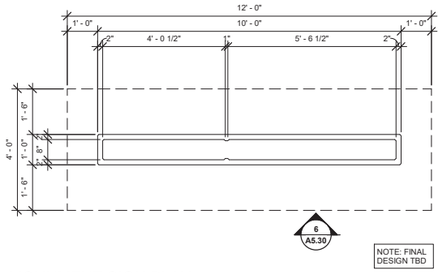
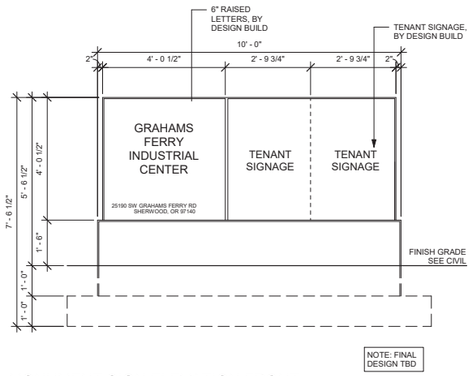
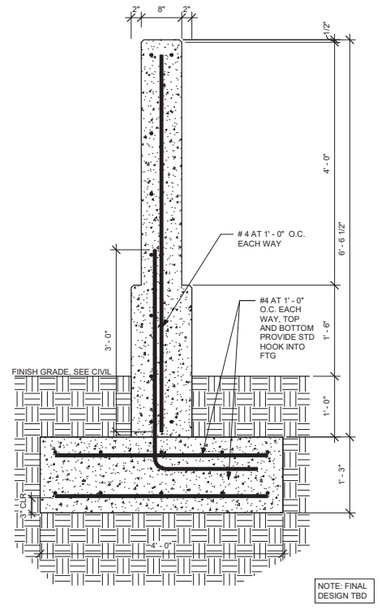


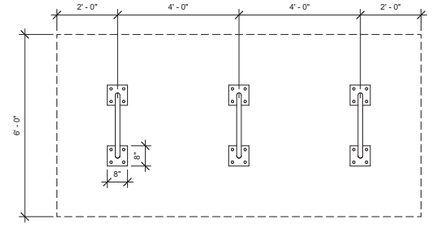
1 A5.30 MONUMENT SIGN PLAN
1/2" = 1'-0"



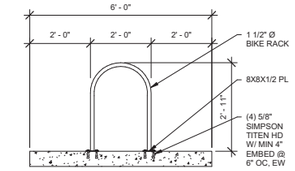
6 A5.30 MONUMENT SIGN ELEVATION FRONT
1/2" = 1'-0"



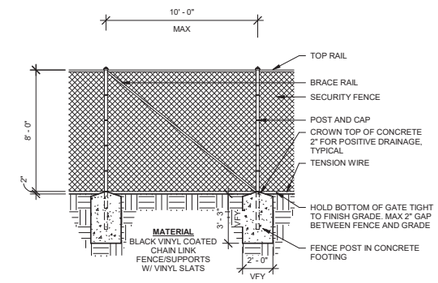
7 A5.30 MONUMENT SIGN SECTION
1" = 1'-0"



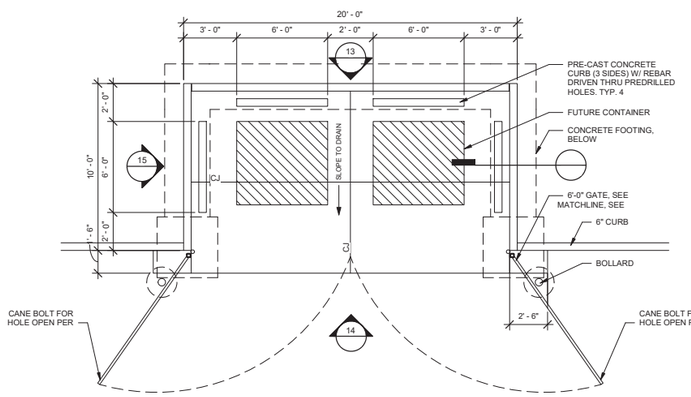
4 A5.30 BIKE RACK PLAN
1/2" = 1'-0"



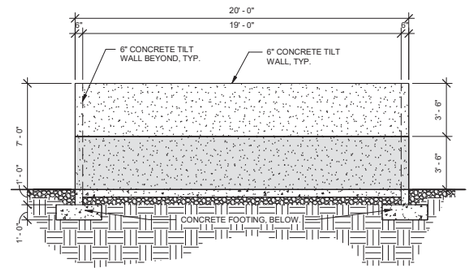
5 A5.30 BIKE RACK ELEVATION
1/2" = 1'-0"



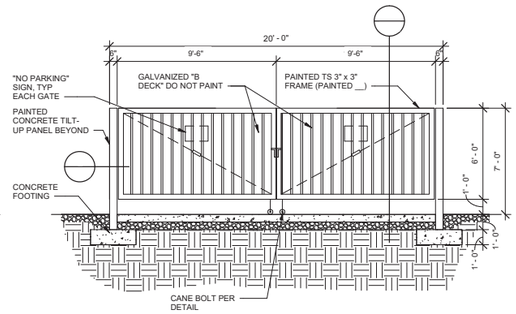
9 A5.30 PERIMETER FENCE
1/4" = 1'-0"



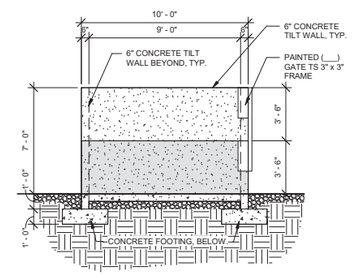
11 A5.30 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



13 A5.30 TRASH ENCLOSURE REAR ELEVATION
1/4" = 1'-0"



14 A5.30 TRASH ENCLOSURE FRONT ELEVATION
1/4" = 1'-0"



15 A5.30 TRASH ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"

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REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
MONUMENT SIGN DETAILS

DRAWN BY: SJE/BTM

CHECKED BY: REW

SHEET

A5.30

JOB NO. **2210157.00**

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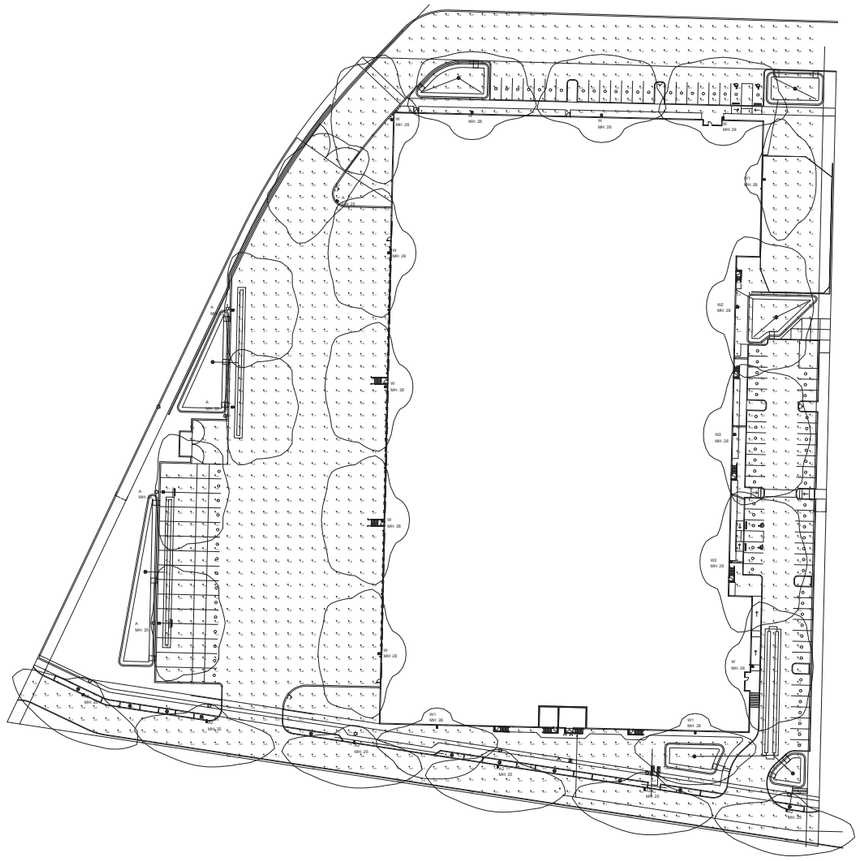

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	5	A	SINGLE	McGraw Edison - GLEON-SA3C-740-U-T4FT-HSS
	6	A2	SINGLE	McGraw Edison - GLEON-SA2C-740-U-T2R
	9	W	SINGLE	McGraw Edison - GLEON-SA3C-740-U-T4FT
	3	W1	SINGLE	McGraw Edison - GLEON-SA2C-740-U-T2
	3	W2	SINGLE	McGraw Edison - GLEON-SA4C-740-U-T4FT

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	1.91	5.8	0.3	6.37	19.33
East Vehicle Parking	Illuminance	Fc	2.29	5.5	0.7	3.27	7.86
North Vehicle Parking	Illuminance	Fc	1.98	3.1	1.3	1.52	2.38
Southern Supporting Street	Illuminance	Fc	2.98	5.8	0.6	4.97	9.67
Truck-Dock Area	Illuminance	Fc	1.79	4.7	0.6	2.98	7.83

1 PhotoMetric Plan

SCALE: 1" = 50'

NOTE 1 - (NATIONAL ACCOUNT) FIXTURE PACKAGE PRICING PROVIDED BY TURTLE AND HUGHES.
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JESSICA.FISHEL@TURTLE.COM FOR FIXTURE AND CONTROLS PRICING

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Print Record

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Revision Record

1	6/22/16	Owner Revision

ARES MGT

Turtle & Hughes

1551 S. Milliken Ste. F
Ontario, CA 91761

Wilsonville Site

Date 4/21/2022

Project No. -

Sheet Title

PHOTOMETRIC PLAN

Sheet No.

P-SL-3

☐ *Released for Construction*

☐ *Not Released for Construction*