

TOPOGRAPHIC SURVEY HEDGES C AND D

LOT 8, "FRANKLIN BUSINESS PARK" NO. 4 &
LOT 12, "FRANKLIN BUSINESS PARK" NO. 6
NW 1/4 OF SECTION 27
T. 2 S., R. 1 W., W.M.
CITY OF TUALATIN
WASHINGTON COUNTY, OREGON

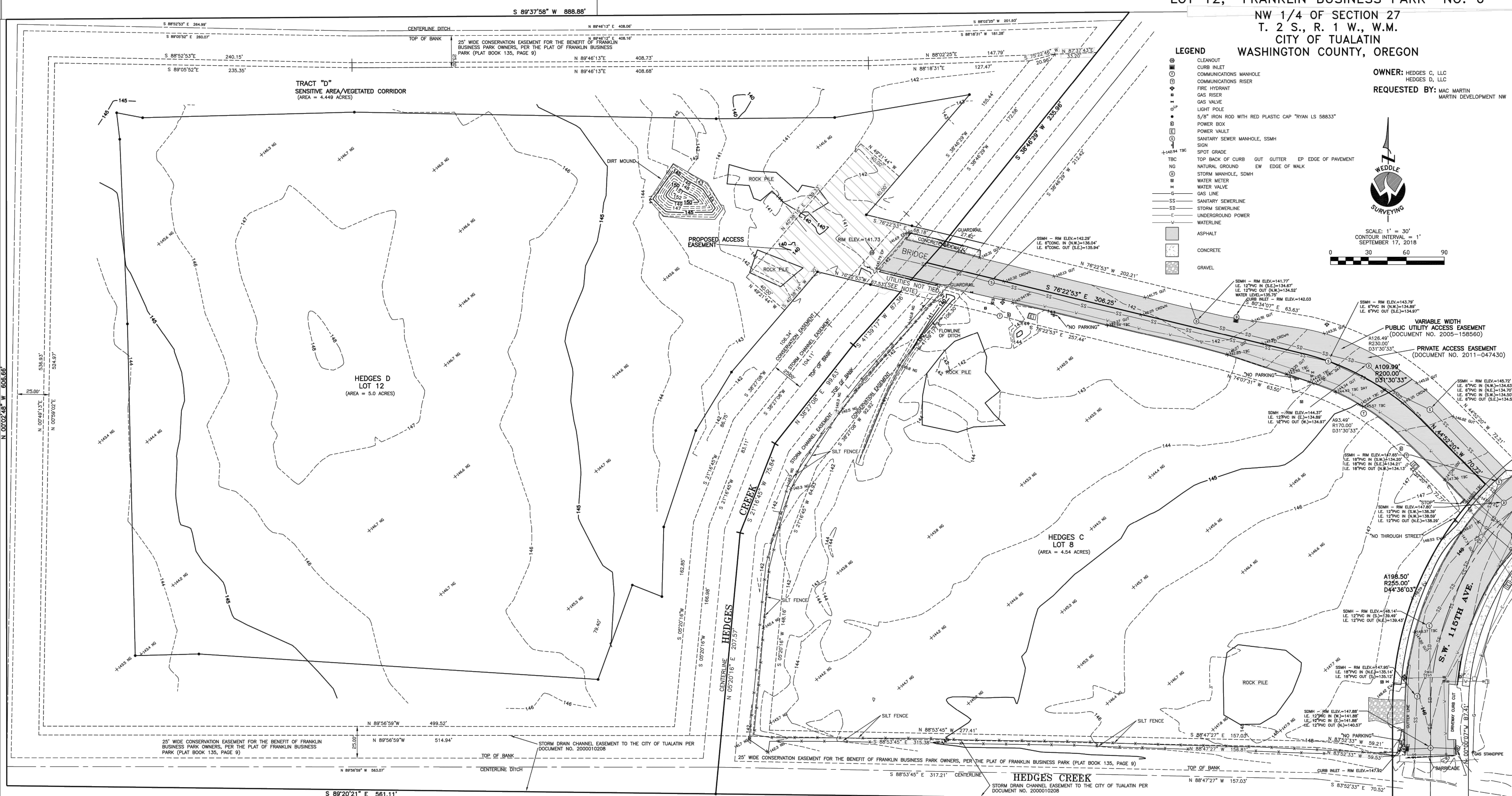
OWNER: HEDGES C, LLC
HEDGES D, LLC
REQUESTED BY: MAC MARTIN
MARTIN DEVELOPMENT NW

LEGEND

⊙	CLEANOUT
⊖	CURB INLET
⊕	COMMUNICATIONS MANHOLE
⊖	COMMUNICATIONS RISER
⊕	FIRE HYDRANT
⊖	GAS RISER
⊕	GAS VALVE
⊖	LIGHT POLE
⊕	5/8" IRON ROD WITH RED PLASTIC CAP "RYAN LS 58833"
⊖	POWER BOX
⊕	POWER VAULT
⊖	SANITARY SEWER MANHOLE, SSMH
⊕	SSM
⊖	SPOT GRADE
⊕	TBC
⊖	TOP BACK OF CURB
⊕	GUT
⊖	GUTTER
⊕	EP EDGE OF PAVEMENT
⊖	NATURAL GROUND
⊕	EW EDGE OF WALK
⊖	STORM MANHOLE, SDMH
⊕	SD
⊖	WATER METER
⊕	WATER VALVE
⊖	GAS LINE
⊕	SS
⊖	SANITARY SEWERLINE
⊕	SD
⊖	STORM SEWERLINE
⊕	UNDERGROUND POWER
⊖	WATERLINE
■	ASPHALT
■	CONCRETE
■	GRAVEL



SCALE: 1" = 30'
CONTOUR INTERVAL = 1'
SEPTEMBER 17, 2018



BASIS OF ELEVATIONS
WEDDLE CONTROL POINTS WITH ELEVATIONS DERIVED FROM WASHINGTON COUNTY BENCHMARK NO. 89, A BRASS CAP IN MONUMENT BOX MARKING THE QUARTER CORNER BETWEEN SECTIONS 26 & 35, T.2S., R.1E., AT THE INTERSECTION OF IBACH ROAD AND BOONES FERRY ROAD.
ELEVATION = 276.48' (NGVD '29) (MONUMENT HAS BEEN DESTROYED. RELATIVE ELEVATIONS HAVE BEEN PERPETUATED.)

- SURVEYOR'S NOTES**
- UTILITIES SHOWN HEREON ARE PER ABOVE GROUND EVIDENCE, AS BUILT MAPPING FROM THE CITY OF TUALATIN AND NORTHWEST NATURAL GAS AND UTILITY LOCATE SERVICE PANT. THE SURVEYOR MAKES NO GUARANTEE AS TO THE EXACT LOCATION, OR EXTENT OF UNDERGROUND UTILITIES. CALL 811 BEFORE DIGGING!
 - THE BASIS OF BEARINGS FOR THIS SURVEY IS THE PLAT OF "FRANKLIN BUSINESS PARK", WASHINGTON COUNTY PLAT RECORDS.
 - EASEMENTS ARE SHOWN PER THE PLAT OF FRANKLIN BUSINESS PARK NO. 4 AND 6.
 - NOT ALL SURVEY MONUMENTS ARE NOT SHOWN. REFER TO THE PLAT OF FRANKLIN BUSINESS PARK NO. 4 AND 6 FOR MONUMENT LOCATIONS.
 - UTILITIES AT BRIDGE NOT TIED DUE TO EXTREME HORNET INFESTATION

REVISIONS/UPDATES
09/17/18
EXPANDED TOPOGRAPHY TO SOUTH AND WEST (TOWARD CREEK) OVER HEDGES 'C' SITE, DUE TO RECENT CLEARING, GRADING AND BRUSH REMOVAL.

REGISTERED PROFESSIONAL LAND SURVEYOR
ANTHONY B. RYAN
58833
RENEWAL: DECEMBER 31, 2018



C0.01

6950 SW HAMPTON ST., STE. 170, TIGARD, OR 97223
PH: (503) 941-9585 FAX: (503) 941-9540
www.weddlesurveying.net



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REVISION SCHEDULE		
Delta	Issued As	Issue Date

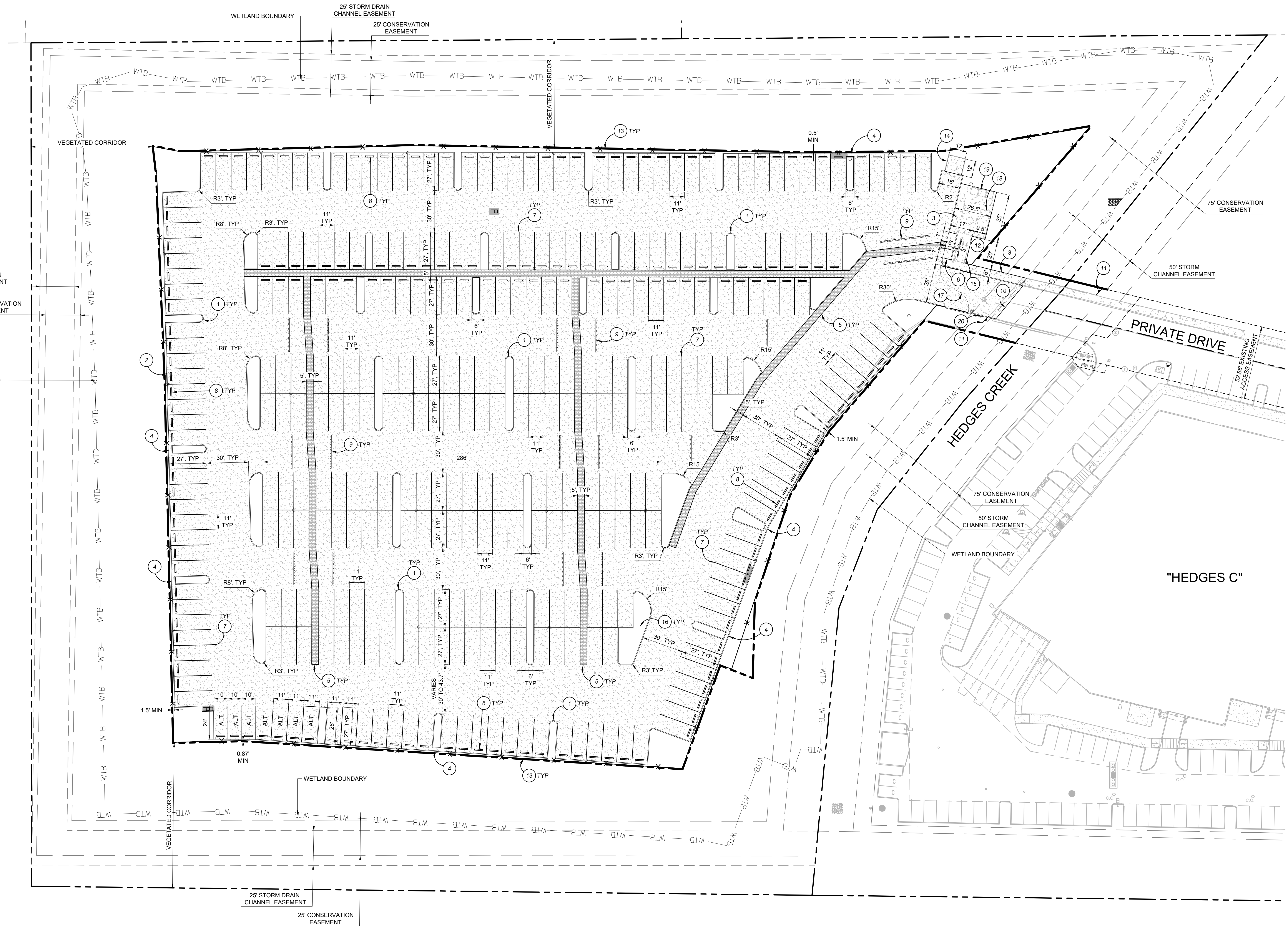
SHEET TITLE:
SITE PLAN

DRAWN BY: BTC

CHECKED BY: GIM

SHEET

JOB NO. **2200339.00**

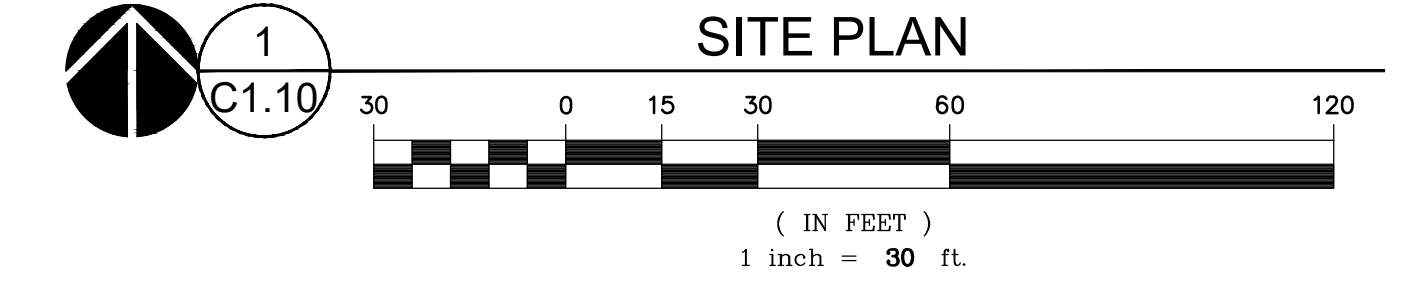
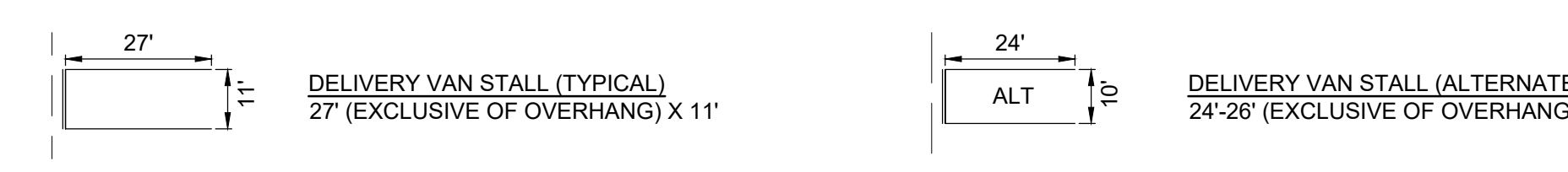


PAVEMENT LEGEND

*PAVEMENT SECTIONS SHOWN BELOW REFER TO THE GEOTECHNICAL REPORT BY GEOENGINEERS, INC. DATED JULY 10, 2019. ALL RECOMMENDATIONS THEREIN SHALL BE FOLLOWED.

- ASPHALT PAVEMENT SECTION**
 ASPHALTIC CONCRETE (AC) OVER CRUSHED ROCK BASE (CRB) OVER COMPACTED SUBGRADE PER GEOTECHNICAL REQUIREMENTS
- CONCRETE PAVEMENT SECTION**
 PORTLAND CEMENT CONCRETE (PCC) OVER CRUSHED ROCK BASE (CRB) OVER COMPACTED SUBGRADE PER GEOTECHNICAL REQUIREMENTS
- SITE SLABS-ON-GRADE:**
 DRIVE AISLES: 4.0" AC OVER 11.0" CRB
 PARKING STALLS: 3.0" AC OVER 8.0" CRB
- SITE SLABS-ON-GRADE:**
 SIDEWALKS: 6.0" PCC OVER 6.0" CRB, REINFORCED W/ #4 REBAR @ 12" OC, EW
 4.0" PCC OVER 2.0" CRB, REINFORCED W/ #4 REBAR @ 24" OC, EW

PARKING LEGEND



KEYNOTES

- 6" CONCRETE VERTICAL CURB PER 1/C5.10
- 6" DEEPEDED CONCRETE VERTICAL CURB PER 2/C5.10. CONTRACTOR TO DETERMINE APPLICABLE LOCATIONS BASED ON FIELD CONDITIONS
- CONCRETE SIDEWALK PER 3/C5.10
- CONCRETE CURB CHANNEL FOR DRAINAGE PER 4/C5.10
- STAMPED ASPHALT WALKWAY PER 5/C5.10
- ACCESSIBLE CURB RAMP PER 6/C5.10
- 4" WHITE PARKING STRIPE PER 7/C5.10
- WHEEL STOP PER 8/C5.10
- SPEED BUMP PER 9/C5.10
- SAWCUT 12" ONTO BRIDGE SECTION AND REPLACE PAVEMENT FULL DEPTH PER 10/C5.10
- PROVIDE VEHICLE LOAD LIMIT SIGN (AASHTO HS20) AT BRIDGE CROSSING PER 11/C5.10. COORDINATE REQUIREMENTS WITH FIRE MARSHAL
- BIKE RACK PER ARCHITECTURAL PLANS
- PERIMETER SECURITY FENCE PER ARCHITECTURAL PLANS
- TRASH ENCLOSURE PER ARCHITECTURAL PLANS
- ELECTRICAL TRANSFORMER ON CONCRETE PAD PER ELECTRIC SERVICE PROVIDER
- SITE LIGHT (DESIGN-BUILD BY CONTRACTOR)
- AUTOMATIC ENTRY GATE (DESIGN-BUILD BY CONTRACTOR). ADJUST CURB ALIGNMENTS TO ACCOMMODATE WITHOUT DECREASING DRIVE LANE WIDTH
- 20'x20' STAND UP SHELTER BY TENANT
- PORTABLE TOILET BY TENANT
- ADJUST CURB ALIGNMENT TO ACCOMMODATE EXISTING GAS VALVE

PARKING TABULATIONS	
11' x 27' DELIVERY VAN STALLS	342
11' x 24' DELIVERY VAN STALLS	7
TOTAL DELIVERY VAN STALLS	349



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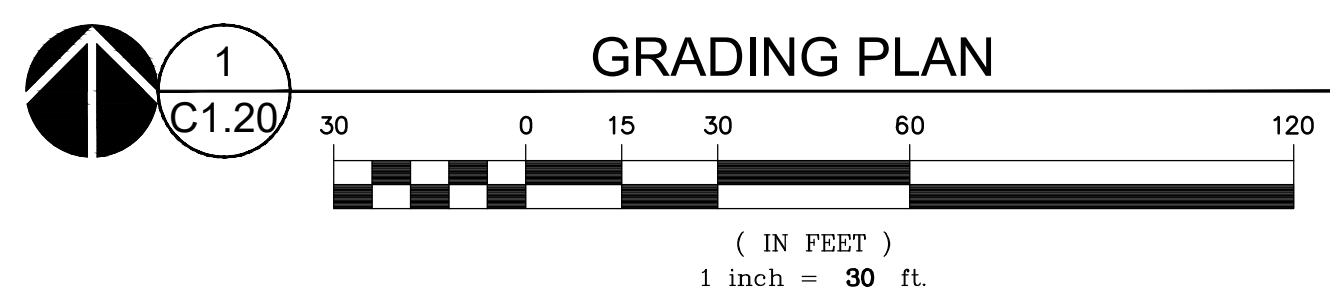
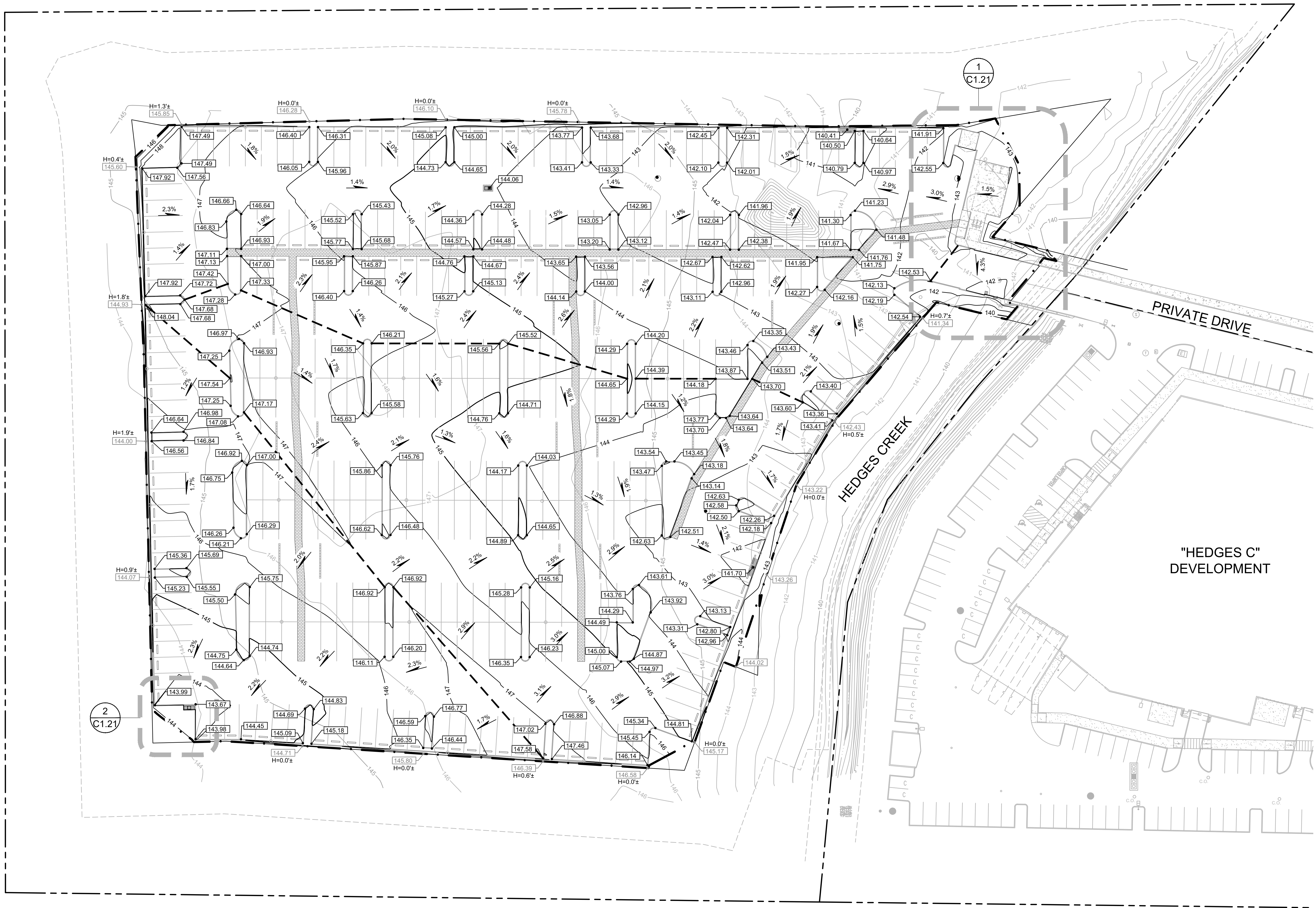
MACKENZIE
DESIGN DRIVEN • CLIENT FOCUSED

Client:

**MARTIN
DEVELOPMENT NW**
PO BOX 15523
SEATTLE, WA 98115

Project:

**HEDGES D
PARKING LOT**
11507 SW AMU STREET
TUALATIN, OREGON



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REVISION SCHEDULE		
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SHEET TITLE:
GRADING PLAN

DRAWN BY: GIM

CHECKED BY: MWB

SHEET

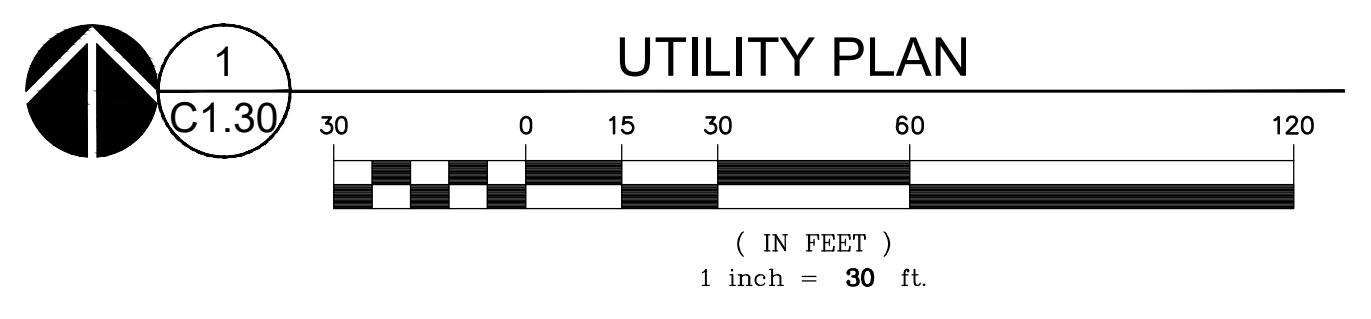
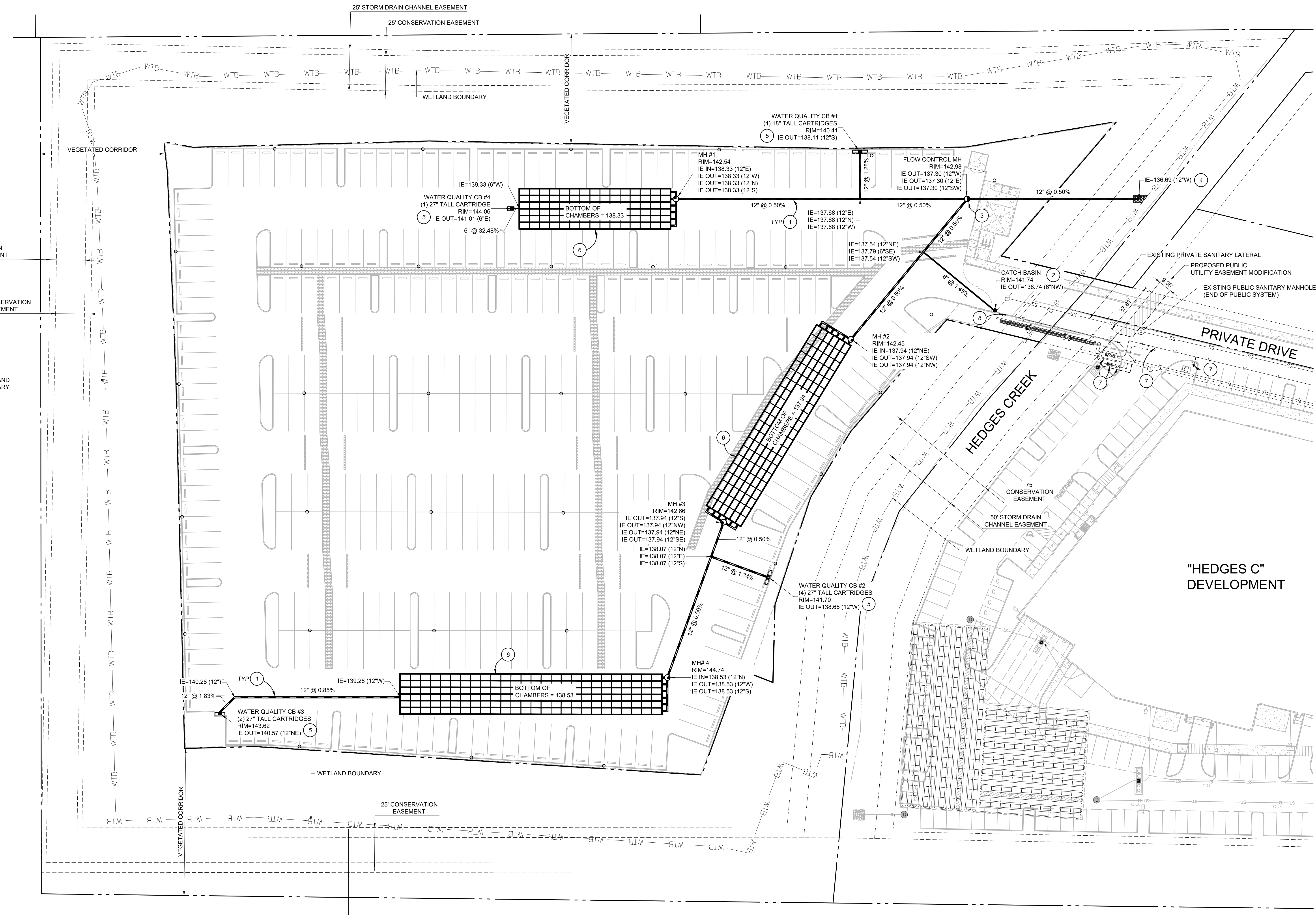
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JOB NO. **2200339.00**

ARCHITECTURAL REVIEW SUBMITTAL 09/01/20

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 DATE: 10/21/2019

220033900.DRAWINGS\CIVIL\339-C1.20.DWG GIM 08/28/20 07:46 1:30:00



KEYNOTES

1. INSTALL STORM PIPE, SIZE PER PLAN, TRENCHING PER 12/C5.10 AND PROJECT SPECIFICATIONS
2. INSTALL CATCH BASIN PER 13/C5.10
3. INSTALL FLOW CONTROL MANHOLE PER 1-1B/C5.11
4. INSTALL PIPE OUTFALL, PROVIDE CLASS 50 RIP RAP PAD PER 2/C5.11
5. INSTALL WATER QUALITY CATCH BASIN (# CARTRIDGES AS NOTED) PER SAMPLE CUT SHEET ON C5.11
6. INSTALL UNDERGROUND DETENTION SYSTEM (372 CHAMBERS TOTAL, 6\"/>



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SHEET TITLE:
UTILITY PLAN

DRAWN BY: BTC
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 SHEET

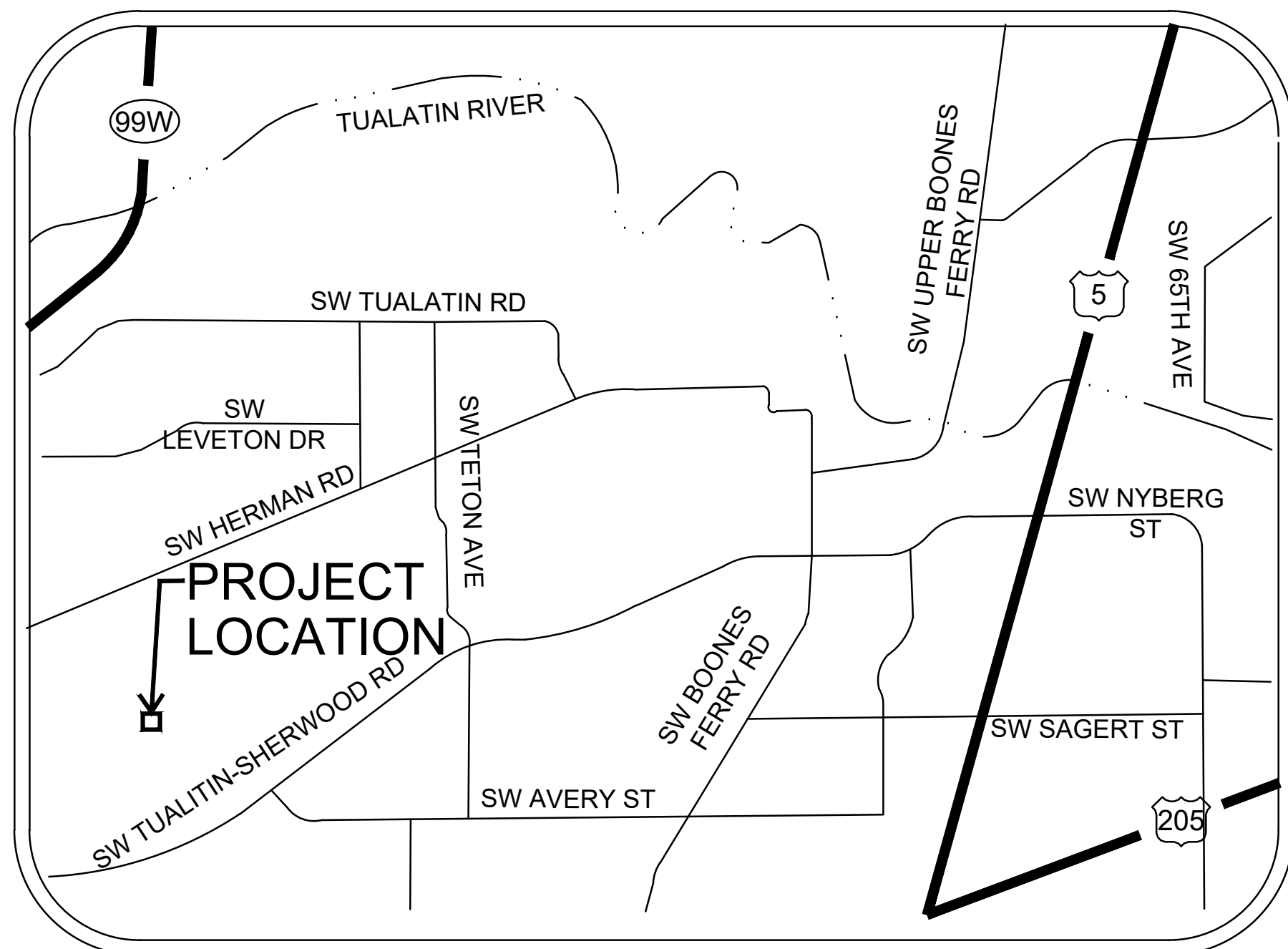
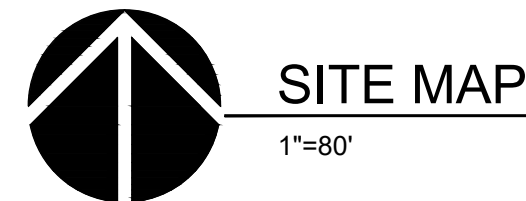
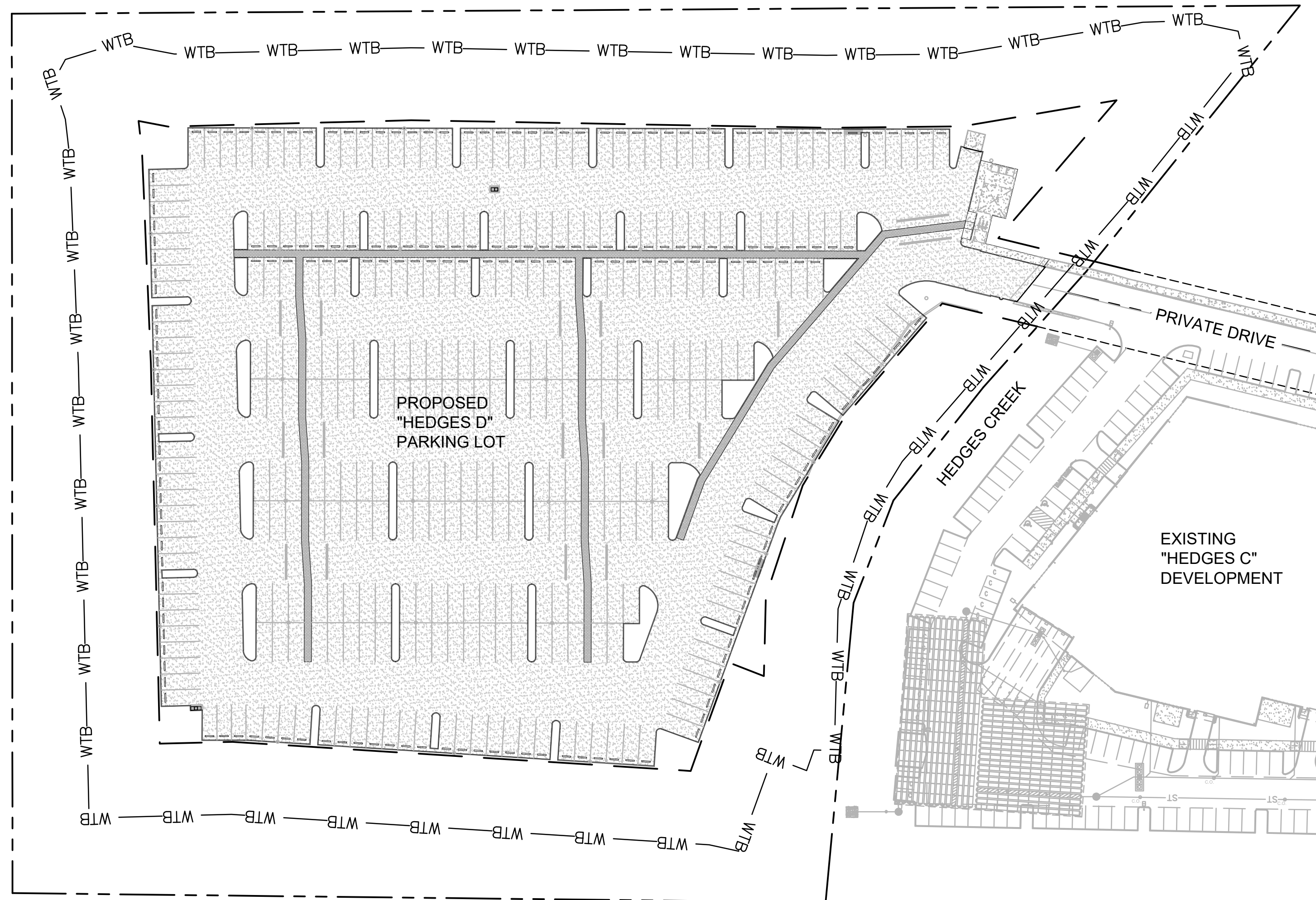
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JOB NO. **2200339.00**

"HEDGES D" EROSION AND SEDIMENT CONTROL PLAN (1200-CN)

TUALATIN, OR

TAX LOTS 100, 800, 1100
2S101CA00100, 2S101CA00800, 2S1010001100
WASHINGTON COUNTY, OREGON



STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES:

SCHEDULE NOTATIONS REFER TO D.E.Q. GENERAL PERMIT LANGUAGE

- ALL PERMIT REGISTRANTS MUST IMPLEMENT THE ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE ESCP IS A VIOLATION OF THE PERMIT.
- THE ESCP MEASURES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, UPGRADE THESE MEASURES AS NEEDED TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL EROSION AND SEDIMENT CONTROL REGULATIONS.
- 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.
- PHASE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION.
- IDENTIFY, MARK, AND PROTECT (BY FENCING OFF 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.
- 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.
- EROSION AND SEDIMENT CONTROL MEASURES INCLUDING PERIMETER SEDIMENT CONTROL MUST BE IN PLACE BEFORE VEGETATION IS DISTURBED AND MUST REMAIN IN PLACE AND BE MAINTAINED, REPAIRED, AND PROMPTLY IMPLEMENTED FOLLOWING PROCEDURES ESTABLISHED FOR THE DURATION OF CONSTRUCTION, INCLUDING PROTECTION FOR ACTIVE STORM DRAIN INLETS AND CATCH BASINS AND APPROPRIATE NON-STORMWATER POLLUTION CONTROLS.
- ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK. DIRECT ALL WASH WATER INTO A PIT OR LEAK-PROOF CONTAINER. HANDLE WASH WATER AS WASTE, CONCRETE DISCHARGE TO WATERS OF THE STATE IS PROHIBITED.
- APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES AND FOR ALL ROADWAYS INCLUDING GRAVEL ROADWAYS.
- ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON-STORMWATER CONTROLS.
- PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS USING BMPs SUCH AS: 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.
- WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITE.
- USE BMPs TO PREVENT OR MINIMIZE STORMWATER EXPOSURE TO POLLUTANTS FROM SPILLS, VEHICLE AND EQUIPMENT FUELS, 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, LEFTOVER PAINTS, SOLVENTS, AND GLUES FROM CONSTRUCTION OPERATIONS.
- 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.
- USE WATER, SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL.
- 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.
- IF A STORMWATER 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 PLAN APPROVAL BEFORE OPERATING THE TREATMENT SYSTEM. OPERATE AND MAINTAIN THE TREATMENT SYSTEM ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- 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.
- CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND DURING WET WEATHER OCTOBER 01 - MAY 31.
- SEDIMENT FENCE: REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE HEIGHT AND BEFORE FENCE REMOVAL.
- OTHER SEDIMENT BARRIERS (SUCH AS BIOBAGS): REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH ABOVE GROUND HEIGHT, AND BEFORE BMP REMOVAL.
- 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.
- 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 DIVISION OF STATE LANDS REQUIRED TIMEFRAME.
- 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.
- PROVIDE PERMANENT EROSION CONTROL MEASURES ON ALL EXPOSED AREAS. DO NOT REMOVE TEMPORARY SEDIMENT CONTROL PRACTICES UNTIL PERMANENT VEGETATION OR OTHER COVER OF EXPOSED AREAS IS ESTABLISHED. HOWEVER, DO REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AS EXPOSED AREAS BECOME STABILIZED, UNLESS DOING SO CONFLICTS WITH LOCAL REQUIREMENTS. PROPERLY DISPOSE OF CONSTRUCTION MATERIALS AND WASTE, INCLUDING SEDIMENT RETAINED BY TEMPORARY BMPs.
- IF VEGETATIVE SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 1; THE TYPE AND PERCENTAGES OF SEED IN THE MIX MUST BE IDENTIFIED ON THE PLANS.
- ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP (E. FILTER BAG).
- ALL EXPOSED SOILS MUST BE COVERED DURING THE WET WEATHER PERIOD, OCTOBER 01 - MAY 31.
- IF WATER OF THE STATE IS WITHIN THE PROJECT SITE OR WITHIN 50 FEET OF THE PROJECT BOUNDARY, MAINTAIN THE EXISTING NATURAL BUFFER WITHIN THE 50-FOOT ZONE FOR THE DURATION OF THE PERMIT COVERAGE, OR MAINTAIN LESS THAN THE ENTIRE EXISTING NATURAL BUFFER AND PROVIDE ADDITIONAL EROSION AND SEDIMENT CONTROL BMPs.

PROPERTY DESCRIPTION:

CITY OF TUALATIN DOWN A PRIVATE DRIVE WEST FROM SW AMU STREET AND SW 115TH STREET

PROJECT LOCATION:

11507 SW AMU STREET
TUALATIN, OREGON

LATITUDE = 45°22'28"
LONGITUDE = -122°47'57"

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.

GENERAL NOTE:

THIS PLAN SHOWS THE MINIMUM SUGGESTED LEVEL OF EROSION AND SEDIMENT CONTROL PROTECTION REQUIRED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT ADDITIONAL MEASURES AS NECESSARY TO COMPLY WITH ALL PERMITS, LOCAL, AND STATE REQUIREMENTS.

DEVELOPER

MARTIN DEVELOPMENT
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CONTACT: MAC MARTIN
PHONE: (206) 399-6676
macmartin@gmail.com

CIVIL ENGINEER

MACKENZIE
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PORTLAND, OR 97214
PHONE: 503-224-9560
gmino@mcknz.com

SURVEYOR

WEDDLE SURVEYING INC.
CONTACT: ANTHONY RYAN
6950 SW HAMPTON ST., STE. 170
TIGARD, OR 97223
PHONE: 503-941-9585
office@weddesurveying.com

NARRATIVE DESCRIPTIONS

EXISTING SITE CONDITIONS

* UNDEVELOPED LAND WITH WETLANDS (UNDISTURBED, OUTSIDE OF LOT BOUNDARY)

DEVELOPED CONDITIONS

* DELIVERY VAN PARKING LOT

NATURE OF CONSTRUCTION ACTIVITY AND ESTIMATED TIME TABLE

* MASS GRADING (05/01/21 TO 06/15/21)
* UTILITY INSTALLATION (08/15/21 TO 07/15/21)
* SITE CONSTRUCTION (07/15/21 TO 10/01/21)
* FINAL STABILIZATION (10/01/21 TO 10/15/21)

TOTAL SITE AREA = 217,682 SF (5.00 AC)

TOTAL DISTURBED AREA = 212,795 SF (4.89 AC)

SITE SOIL CLASSIFICATION: (FROM USGS)

27 - LABISH MUCKY CLAY
43 - WAPATO SILTY CLAY LOAM
37C - VERBOORT SILTY CLAY LOAM, 0 TO 3 PERCENT SLOPES

RECEIVING WATER BODIES:

NEAREST WATER BODY: HEDGES CREEK

PERMITTEE'S SITE INSPECTOR:

COMPANY/AGENCY: PERLO CONSTRUCTION
INSPECTOR: TIM KOFSTAD
PHONE: (503) 701-5150
E-MAIL: TKOFSTAD@PERLO.BGZ
EXPERIENCE: ID# ECO-3-5111804, EXP. 5/11/2021

INSPECTION FREQUENCY TABLE

SITE CONDITION	MINIMUM FREQUENCY
1. ACTIVE PERIOD	DAILY WHEN STORMWATER RUNOFF, INCLUDING RUNOFF FROM SNOWMELT, IS OCCURRING. AT LEAST ONCE EVERY FOURTEEN (14) DAYS, REGARDLESS OF WHETHER STORMWATER RUNOFF IS OCCURRING.
2. PRIOR TO THE SITE BECOMING INACTIVE OR IN ANTICIPATION OF SITE INACCESSIBILITY.	ONCE TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE IN WORKING ORDER. ANY NECESSARY MAINTENANCE AND REPAIR MUST BE MADE PRIOR TO LEAVING THE SITE.
3. INACTIVE PERIODS GREATER THAN FOURTEEN (14) CONSECUTIVE CALENDAR DAYS.	ONCE EVERY MONTH.
4. PERIODS DURING WHICH THE SITE IS INACCESSIBLE DUE TO INCLEMENT WEATHER.	IF PRACTICAL, INSPECTIONS MUST OCCUR DAILY AT A RELEVANT AND ACCESSIBLE DISCHARGE POINT OR DOWNSTREAM LOCATION.
5. PERIODS DURING WHICH DISCHARGE IS UNLIKELY DUE TO FROZEN CONDITIONS.	MONTHLY. RESUME MONITORING IMMEDIATELY UPON MELT, OR WHEN WEATHER CONDITIONS MAKE DISCHARGES LIKELY.

BMP MATRIX FOR CONSTRUCTION PHASES

REFER TO DEQ GUIDANCE MANUAL FOR A COMPREHENSIVE LIST OF AVAILABLE BMPs.

	CLEARING	GRADING	UTILITY INSTALLATION	STREET CONSTRUCTION	FINAL STABILIZATION	WET WEATHER (OCT. 1 - MAY 31ST)
EROSION PREVENTION						
PRESERVE NATURAL VEGETATION	**X	X		X	X	X
GROUND COVER					X	X
HYDRAULIC APPLICATIONS						X
PLASTIC SHEETING						X
MATTING					X	X
DUST CONTROL	X	X	X	X	X	X
TEMPORARY PERMANENT SEEDING		X	X	X	X	X
BUFFER ZONE						X
SEDIMENT CONTROL						
SEDIMENT FENCE (PERIMETER)	**X	X	X	X	X	X
SEDIMENT FENCE (INTERIOR)						X
STRAW BERM	X	X	X	X		
FILTER BERM					X	X
INLET PROTECTION	**X	X	X	X	X	X
DEWATERING						X
SEDIMENT TRAP						X
NATURAL BUFFER ENCROACHMENT						X
RUN OFF CONTROL						
CONSTRUCTION ENTRANCE	**X	X	X	X	X	X
PIPE SLOPE DRAIN						X
OUTLET PROTECTION	X	X	X	X	X	X
SURFACE EROSIONING						X
CHECK DAMS						X
POLLUTION PREVENTION						
PROPER SIGNAGE	X	X	X	X	X	X
HAZ WASTE MGMT	X	X	X	X	X	X
SPILL KIT ON-SITE	X	X	X	X	X	X
CONCRETE WASHOUT AREA	X	X	X	X	X	X
OTHER						

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

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 BMPs 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 ESCP PLAN, AN ACTION PLAN WILL BE SUBMITTED.

INITIAL _____

EROSION AND SEDIMENT CONTROL PLANS SHEET INDEX

- C1.40 - EROSION AND SEDIMENT CONTROL PLAN COVER SHEET
- C1.41 - CLEARING, DEMOLITION, MASS GRADING EROSION AND SED CONTROL PLAN
- C1.42 - UTILITY & STREET CONSTRUCTION GRADING & STABILIZATION ESC PLAN
- C1.43 - EROSION AND SEDIMENT CONTROL DETAILS

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:

EROSION AND SEDIMENT CONTROL PLAN COVER SHEET

DRAWN BY: GIM

CHECKED BY: MWB

SHEET

C1.40

JOB NO. 2200339.00



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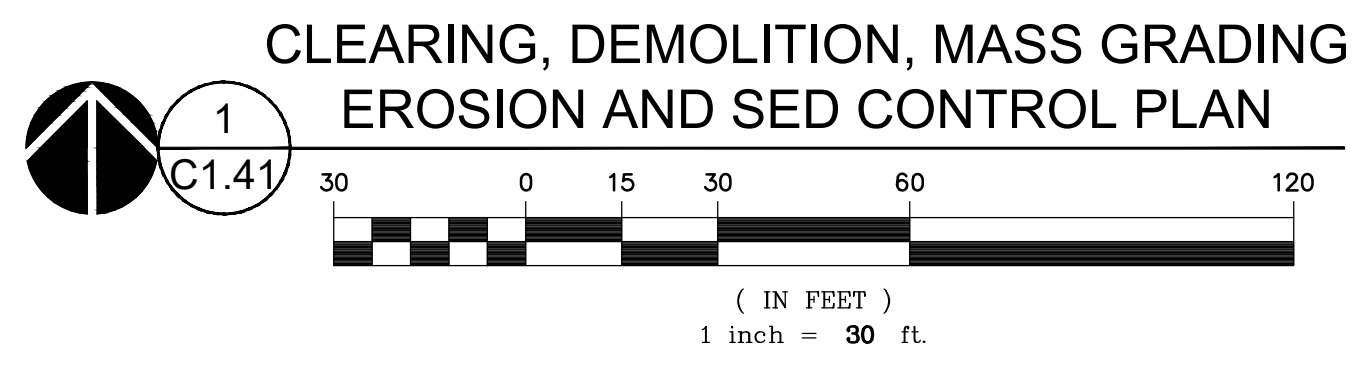
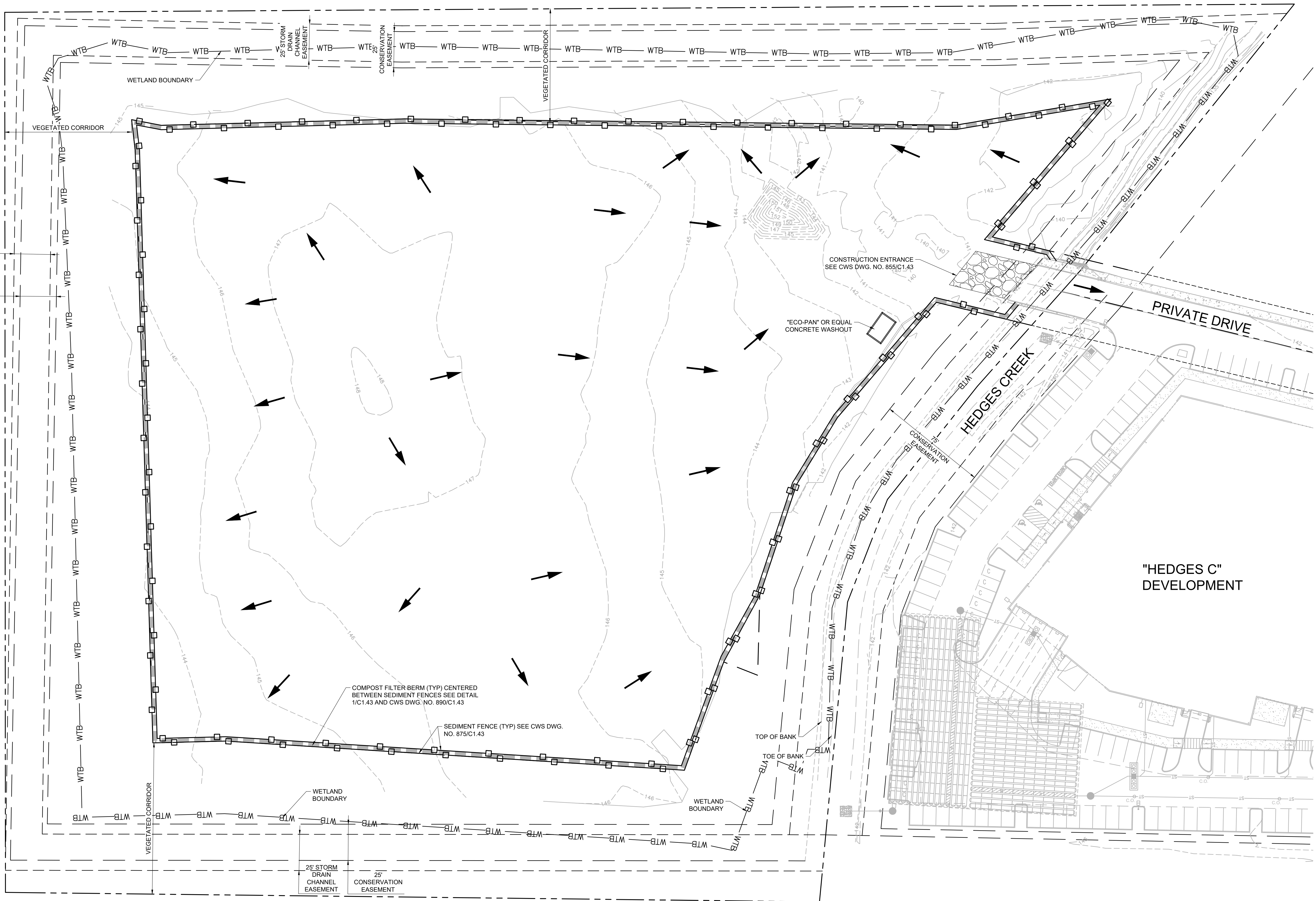
REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
**CLEARING,
DEMOLITION,
MASS GRADING
EROSION AND
SED CONTROL
PLAN**

DRAWN BY: GIM
CHECKED BY: MWB
SHEET

C1.41

JOB NO. **2200339.00**



- LEGEND**
- EXISTING DRAINAGE FLOW DIRECTION
 - COMPOST FILTER BERM
 - SEDIMENT FENCE/STRAW WATTLE
 - INLET PROTECTION
 - GRAVEL CONSTRUCTION ENTRANCE
 - CONCRETE WASHOUT

STAGING AND STOCKPILE AREAS ARE TO BE DETERMINED BY THE CONTRACTOR AND ADJUSTED TO ACCOMMODATE THE PROGRESS OF CONSTRUCTION. THE OWNER'S EROSION CONTROL INSPECTOR SHALL BE MADE AWARE OF ALL CHANGES AND CONSULTED FOR BMP IMPLEMENTATIONS THAT MAY BE NECESSARY TO ACCOMMODATE THE SELECTED LOCATIONS.

THIS PLAN IS INTENDED TO BE ONLY A BASELINE APPROACH TO EROSION AND SEDIMENT CONTROL FOR THE PROJECT SITE. THE OWNER'S EROSION AND SEDIMENT CONTROL INSPECTOR SHALL BE RESPONSIBLE FOR INSTRUCTING THE CONTRACTOR TO ADJUST BMP'S AS NECESSARY TO PROPERLY MANAGE THE VARIOUS PHASES OF CONSTRUCTION AND ANY UNFORESEEN CONDITIONS REQUIRING DIFFERENT OR ADDITIONAL BMP'S TO MANAGE.

SEE SHEETS C1.43 FOR EROSION AND SEDIMENT CONTROL DETAILS



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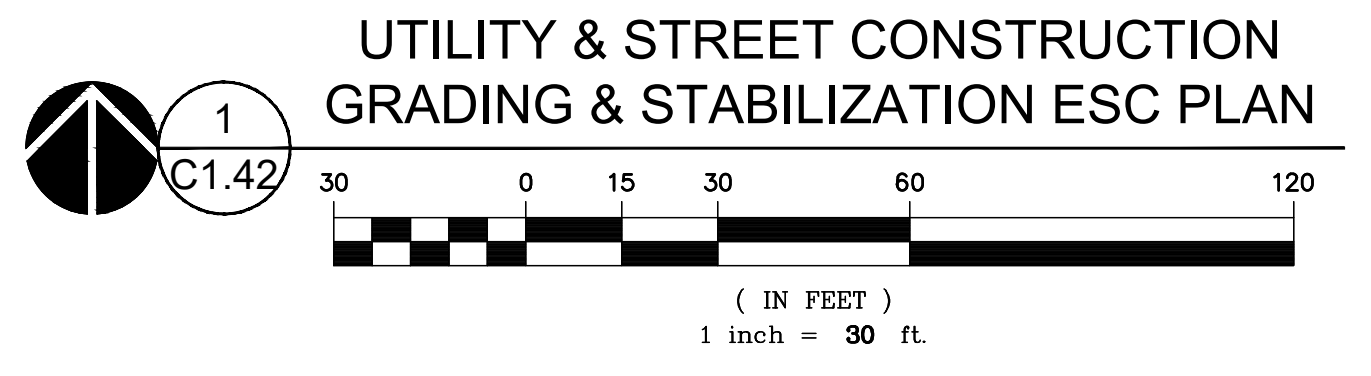
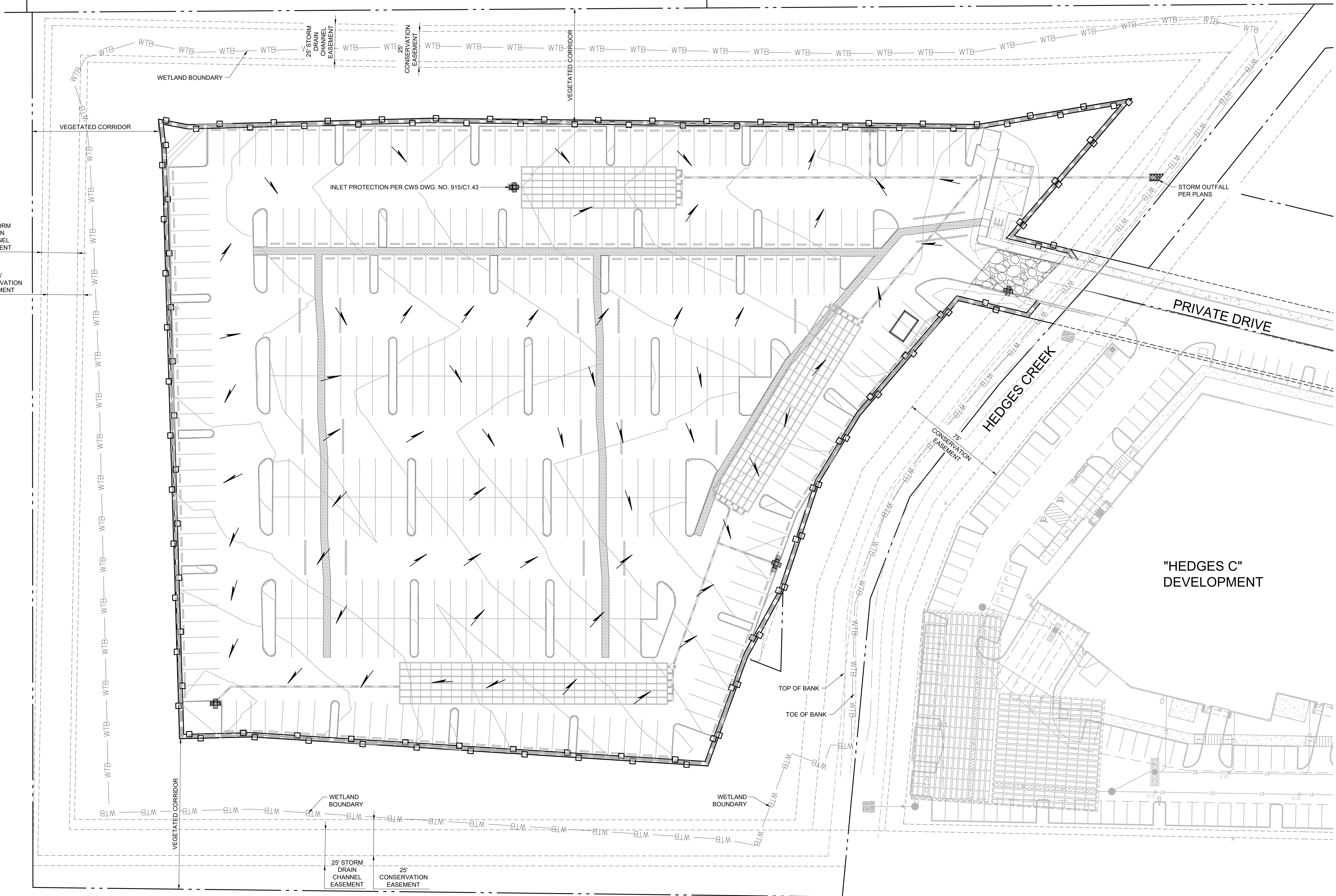
REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
UTILITY & STREET CONSTRUCTION GRADING & STABILIZATION ESC PLAN

DRAWN BY: GIM
 CHECKED BY: MWB
 SHEET

C1.42

JOB NO. **2200339.00**



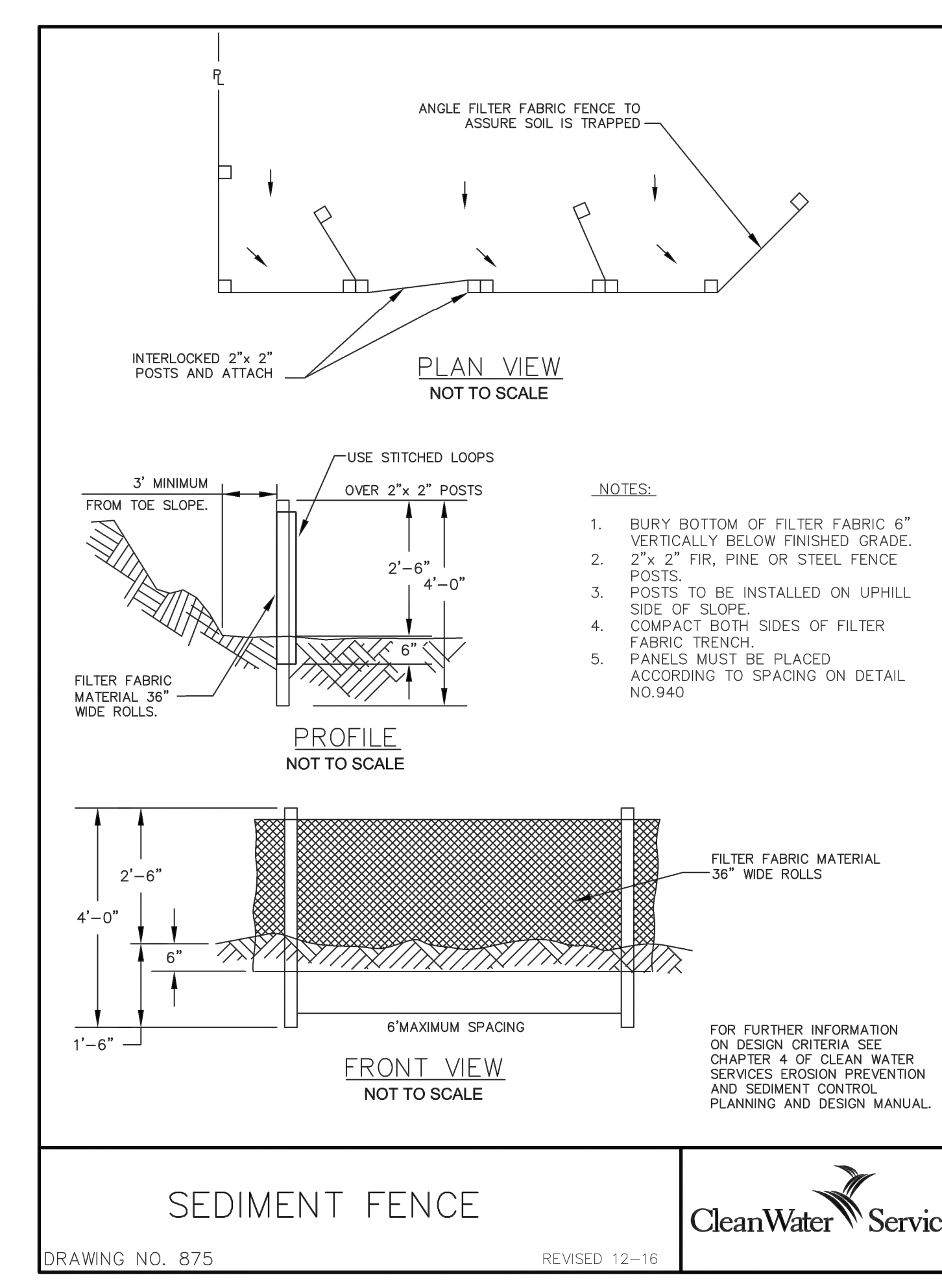
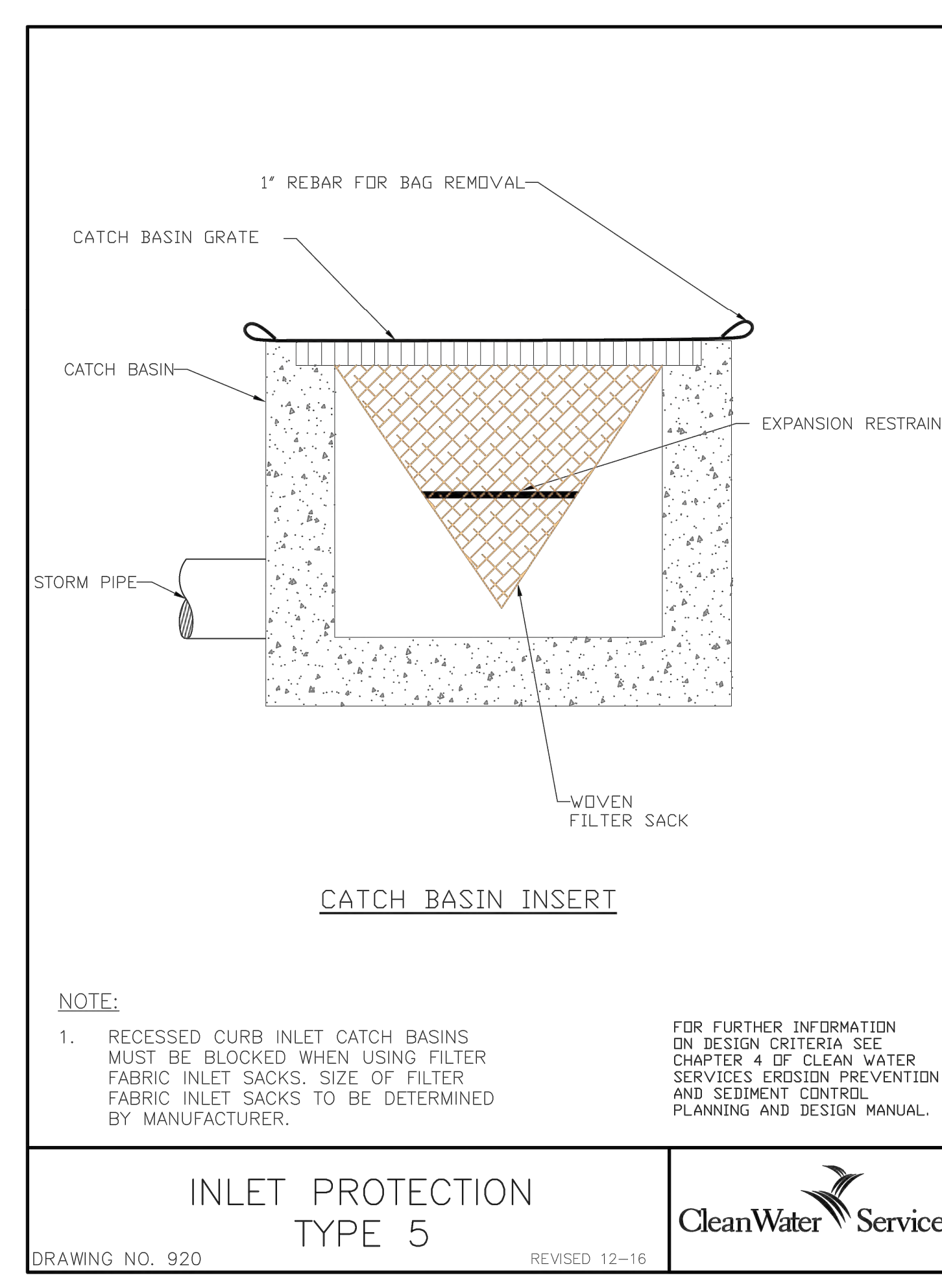
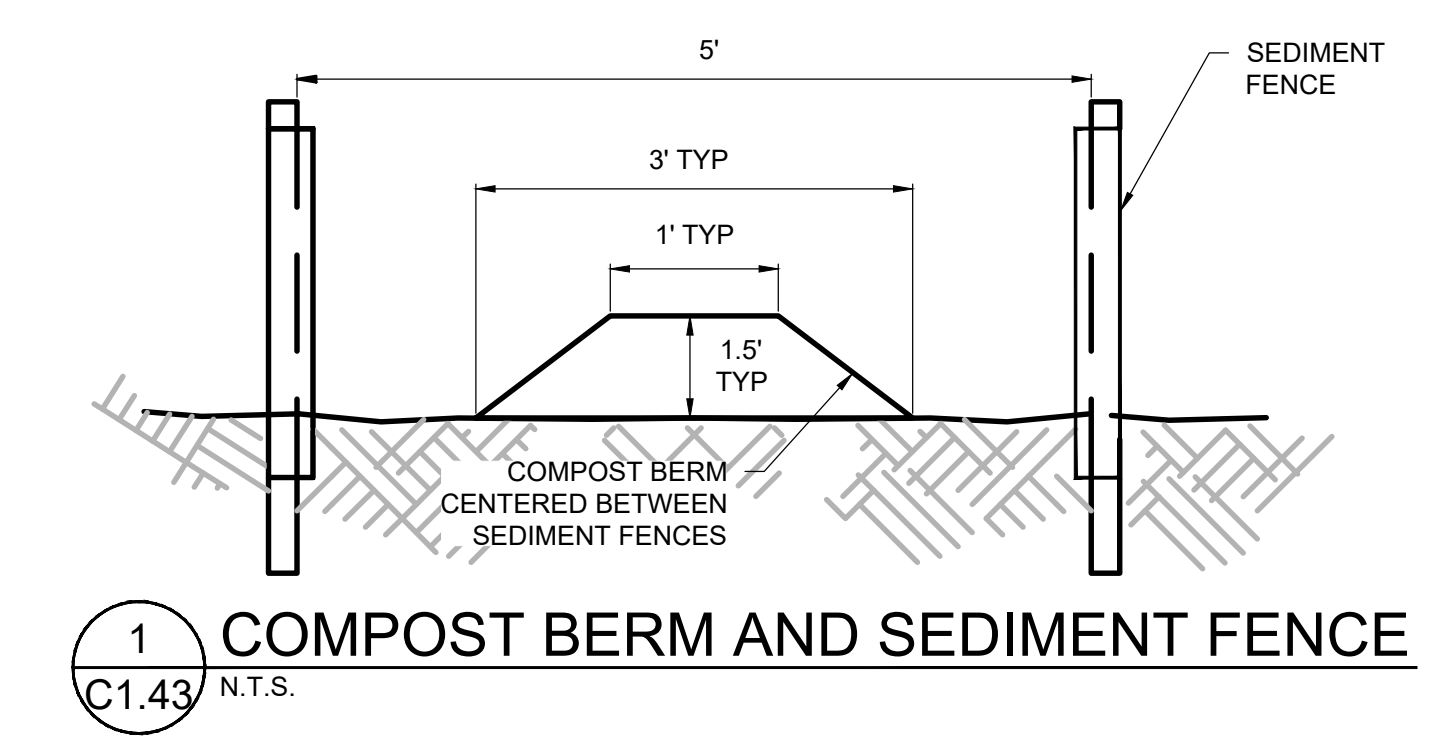
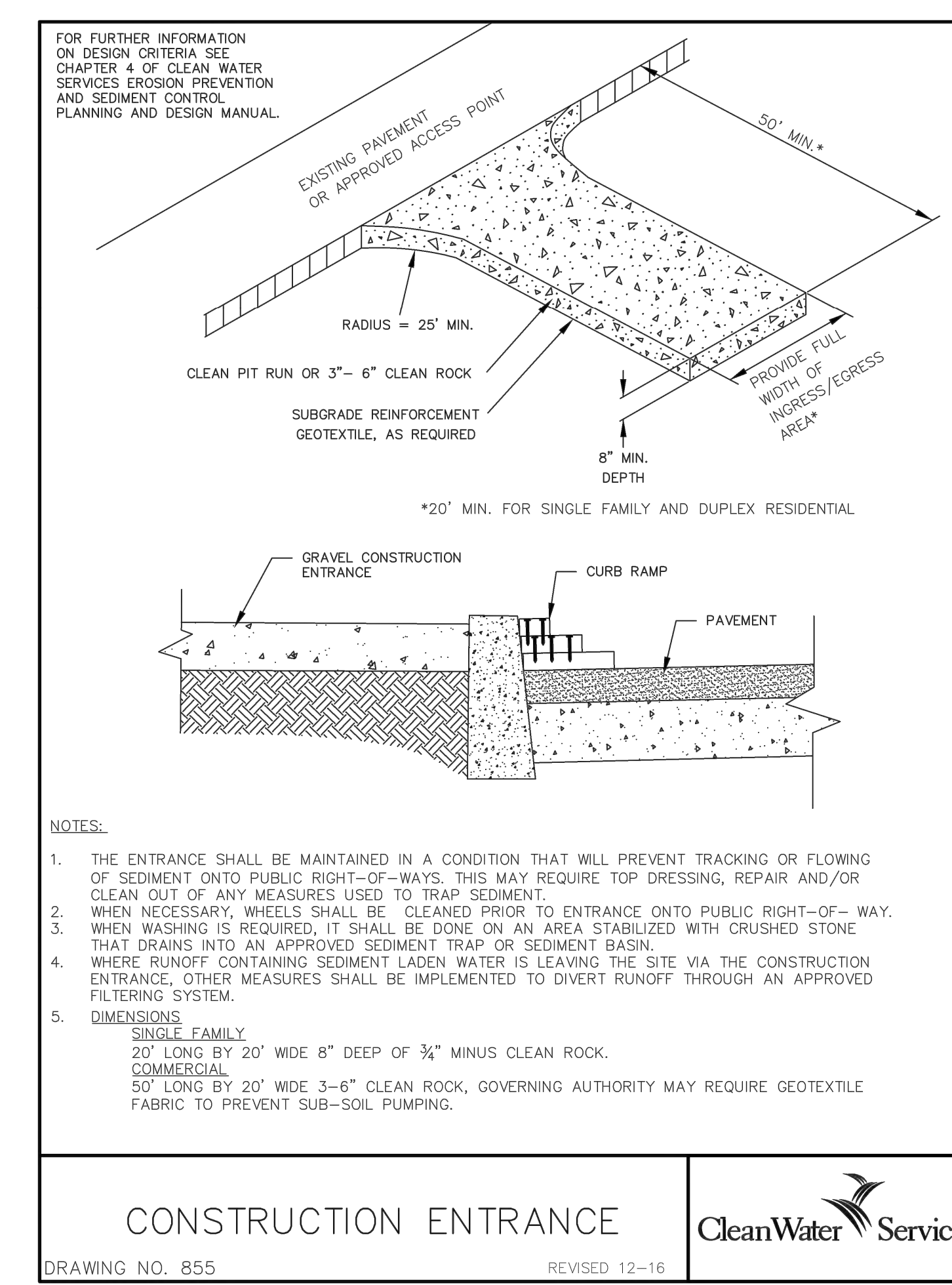
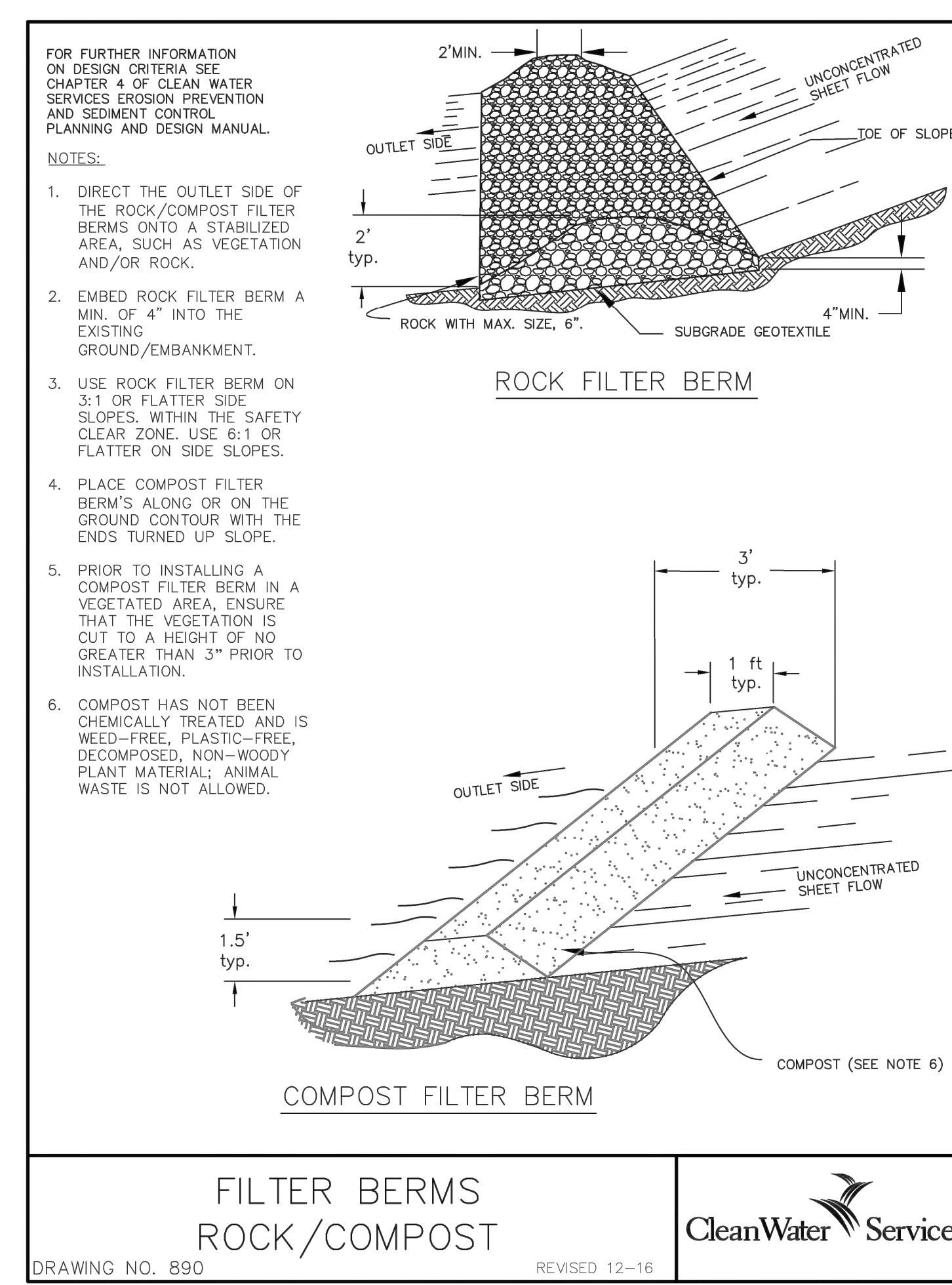
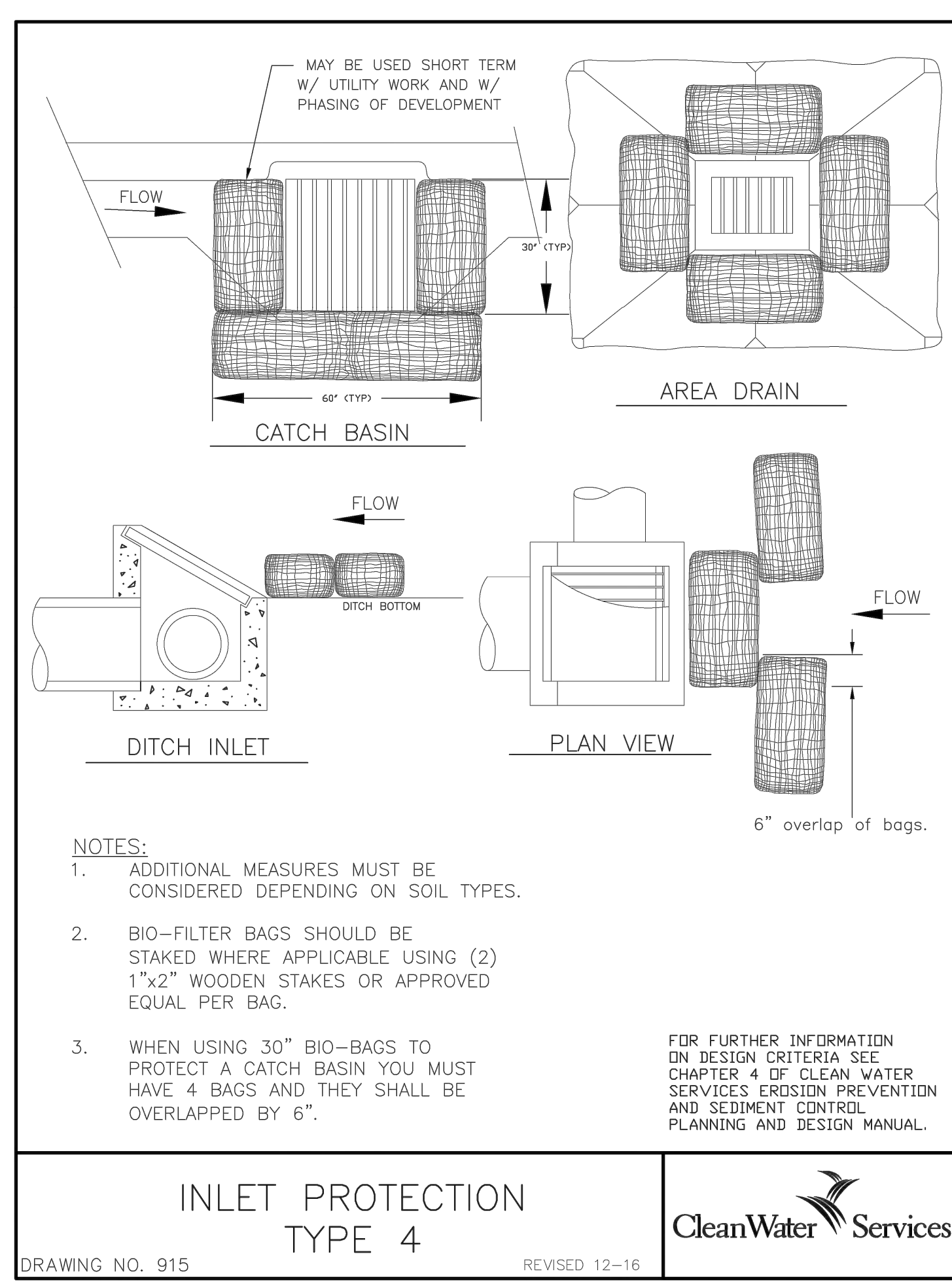
LEGEND

EXISTING	PROPOSED	
---	---	DRAINAGE FLOW DIRECTION
---	---	COMPOST FILTER BERM
---	---	SEDIMENT FENCE
---	---	INLET PROTECTION
---	---	GRAVEL CONSTRUCTION ENTRANCE
---	---	DRIVE THROUGH TIRE WASH

STAGING AND STOCKPILE AREAS ARE TO BE DETERMINED BY THE CONTRACTOR AND ADJUSTED TO ACCOMMODATE THE PROGRESS OF CONSTRUCTION. THE OWNER'S EROSION CONTROL INSPECTOR SHALL BE MADE AWARE OF ALL CHANGES AND CONSULTED FOR BMP IMPLEMENTATIONS THAT MAY BE NECESSARY TO ACCOMMODATE THE SELECTED LOCATIONS.

THIS PLAN IS INTENDED TO BE ONLY A BASELINE APPROACH TO EROSION AND SEDIMENT CONTROL FOR THE PROJECT SITE. THE OWNER'S EROSION AND SEDIMENT CONTROL INSPECTOR SHALL BE RESPONSIBLE FOR INSTRUCTING THE CONTRACTOR TO ADJUST BMP'S AS NECESSARY TO PROPERLY MANAGE THE VARIOUS PHASES OF CONSTRUCTION AND ANY UNFORESEEN CONDITIONS REQUIRING DIFFERENT OR ADDITIONAL BMP'S TO MANAGE.

SEE SHEETS C1.43 FOR EROSION AND SEDIMENT CONTROL DETAILS



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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
**EROSION AND
SEDIMENT
CONTROL
DETAILS**

DRAWN BY: GIM

CHECKED BY: MWB

SHEET

C1.43

JOB NO. 2200339.00

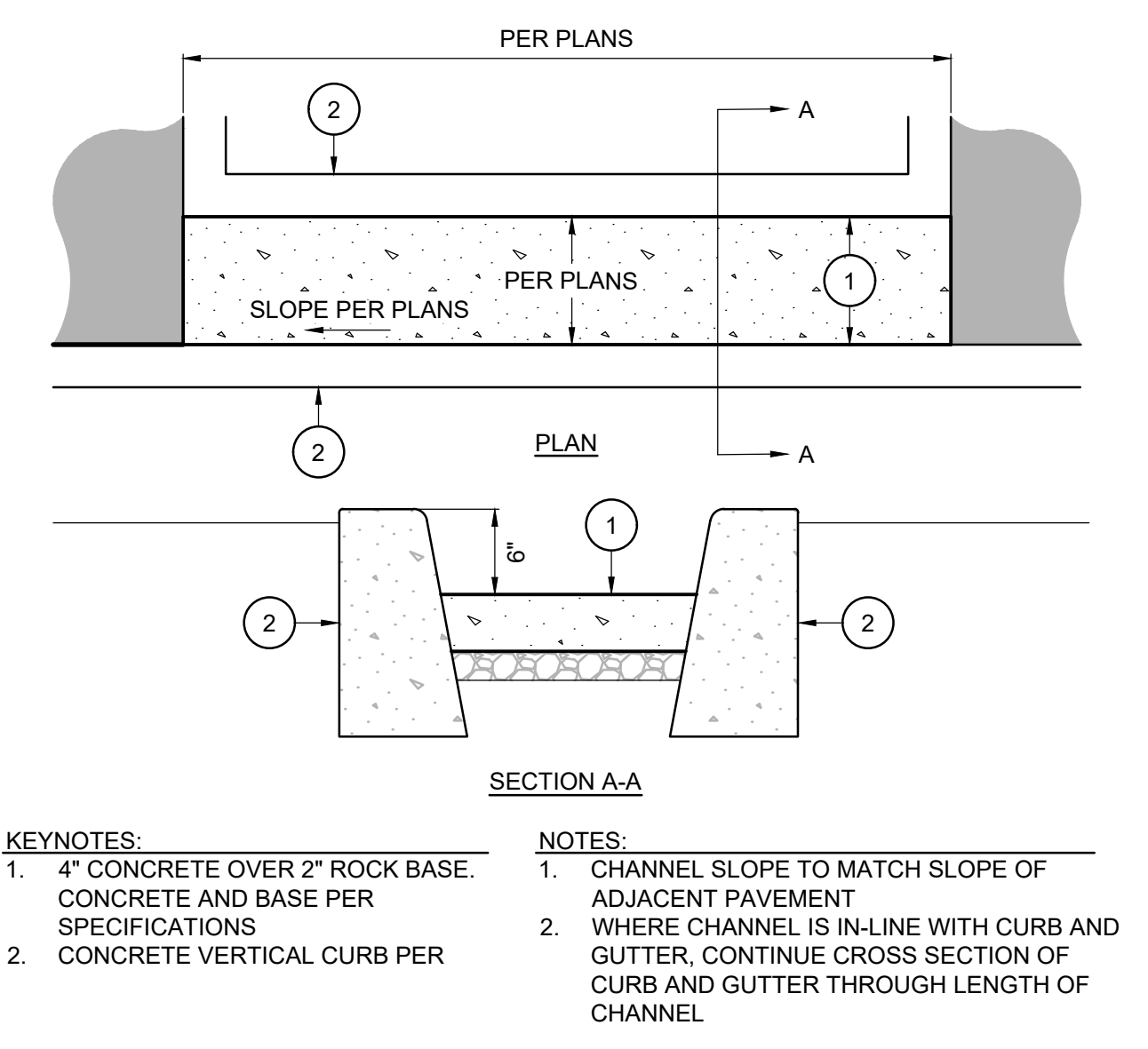
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Delta	Issued As	Issue Date

SHEET TITLE:
CIVIL DETAILS

DRAWN BY: GIM
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 SHEET

C5.10

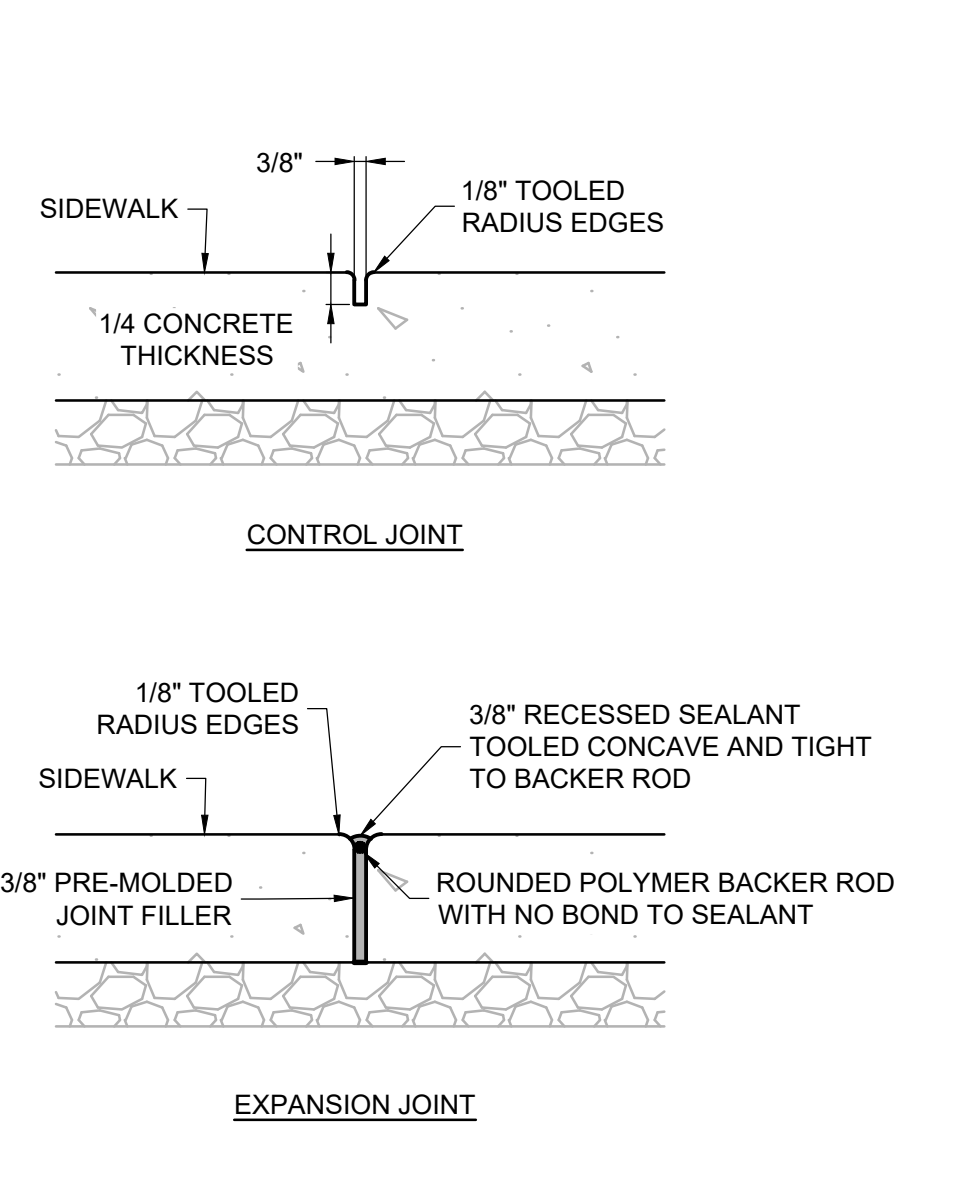
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KEYNOTES:
 1. 4" CONCRETE OVER 2" ROCK BASE, CONCRETE AND BASE PER SPECIFICATIONS
 2. CONCRETE VERTICAL CURB PER SPECIFICATIONS

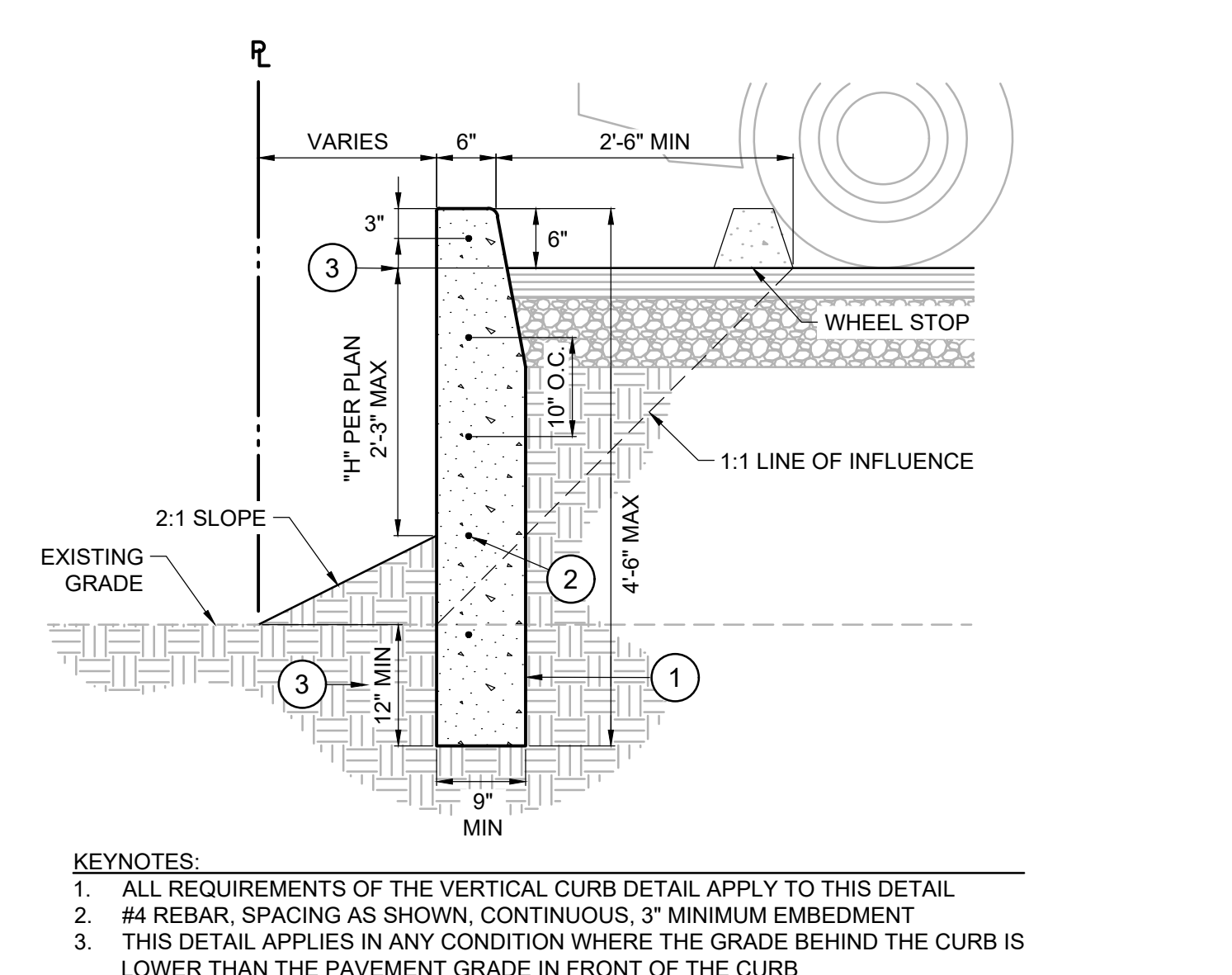
NOTES:
 1. CHANNEL SLOPE TO MATCH SLOPE OF ADJACENT PAVEMENT
 2. WHERE CHANNEL IS IN-LINE WITH CURB AND GUTTER, CONTINUE CROSS SECTION OF CURB AND GUTTER THROUGH LENGTH OF CHANNEL

4 CONCRETE CURB CHANNEL
 C5.10 NTS



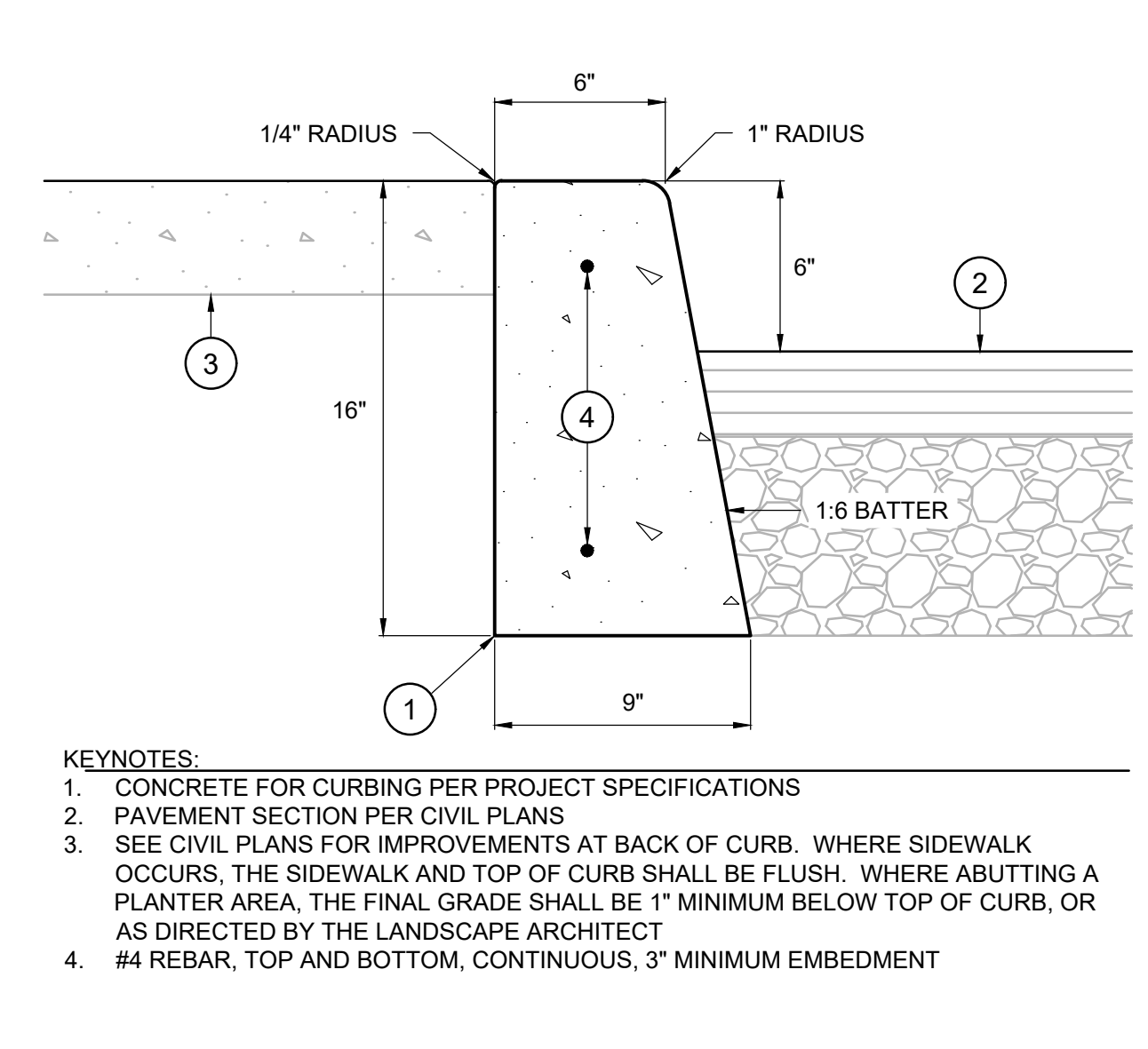
NOTES:
 1. CONCRETE SIDEWALK SHALL BE BROOM FINISHED UNLESS OTHERWISE NOTED ON PLANS
 2. SEE PROJECT SPECIFICATIONS FOR CONCRETE, AGGREGATE BASE, AND JOINT MATERIALS
 3. WHERE SIDEWALK ABUTS CURBING, SURFACE SHALL BE FLUSH WITH TOP OF CURB UNLESS NOTED OTHERWISE ON PLANS. WHERE SIDEWALK ABUTS LANDSCAPE OR OTHER PERVIOUS AREA, GRADE SHALL BE RECESSED 1" MINIMUM OR AS OTHERWISE DICTATED BY THE LANDSCAPE ARCHITECT OR NOTED ON PROJECT PLANS
 4. DO NOT USE SHINERS ON TOOLED EDGES UNLESS NOTED OTHERWISE
 5. 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.

3 CONCRETE SIDEWALK AND JOINTS
 C5.10 NTS



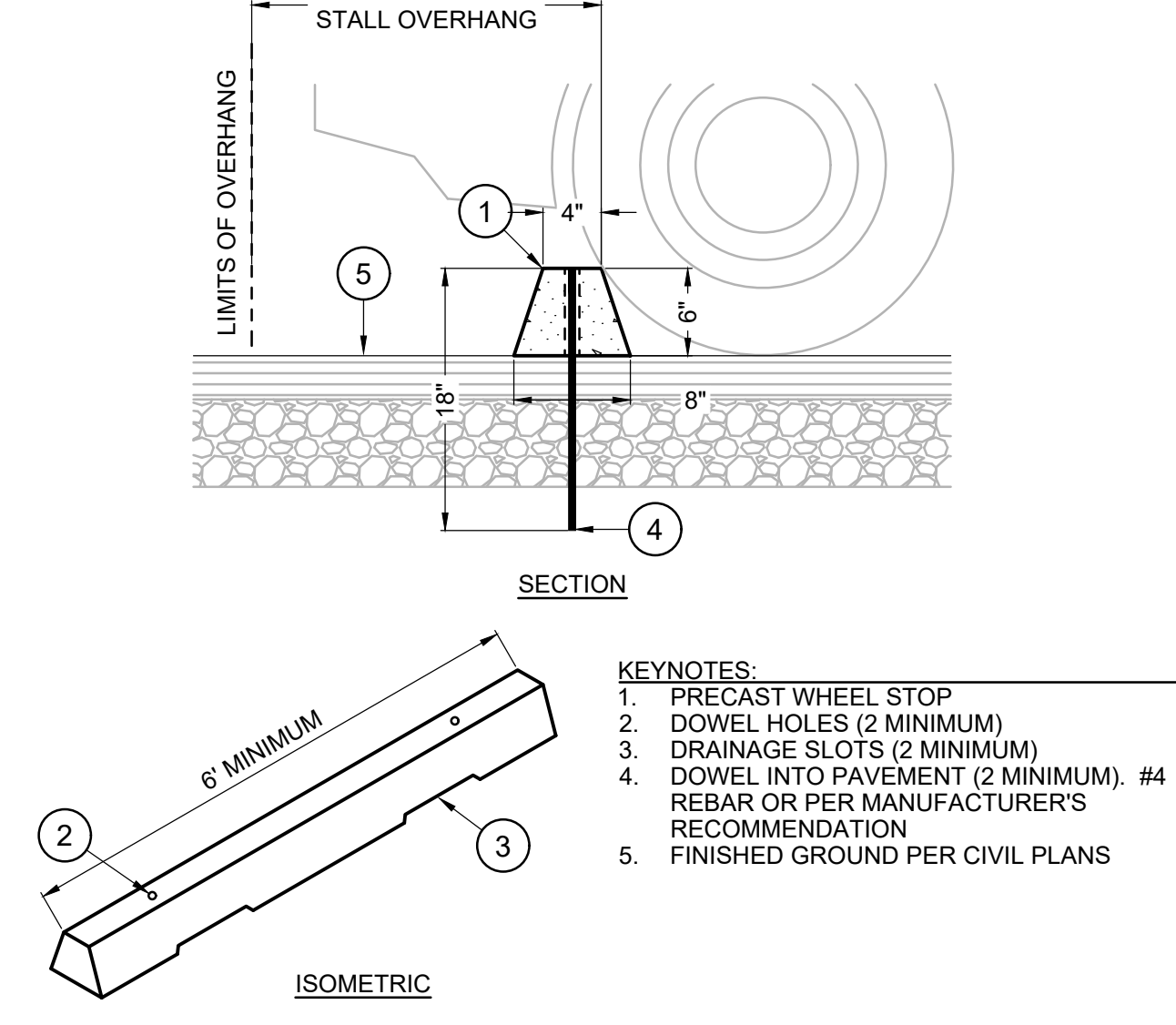
KEYNOTES:
 1. ALL REQUIREMENTS OF THE VERTICAL CURB DETAIL APPLY TO THIS DETAIL
 2. #4 REBAR, SPACING AS SHOWN, CONTINUOUS, 3" MINIMUM EMBEDMENT
 3. THIS DETAIL APPLIES IN ANY CONDITION WHERE THE GRADE BEHIND THE CURB IS LOWER THAN THE PAVEMENT GRADE IN FRONT OF THE CURB

2 DEEPENED VERTICAL CURB
 C5.10 NTS



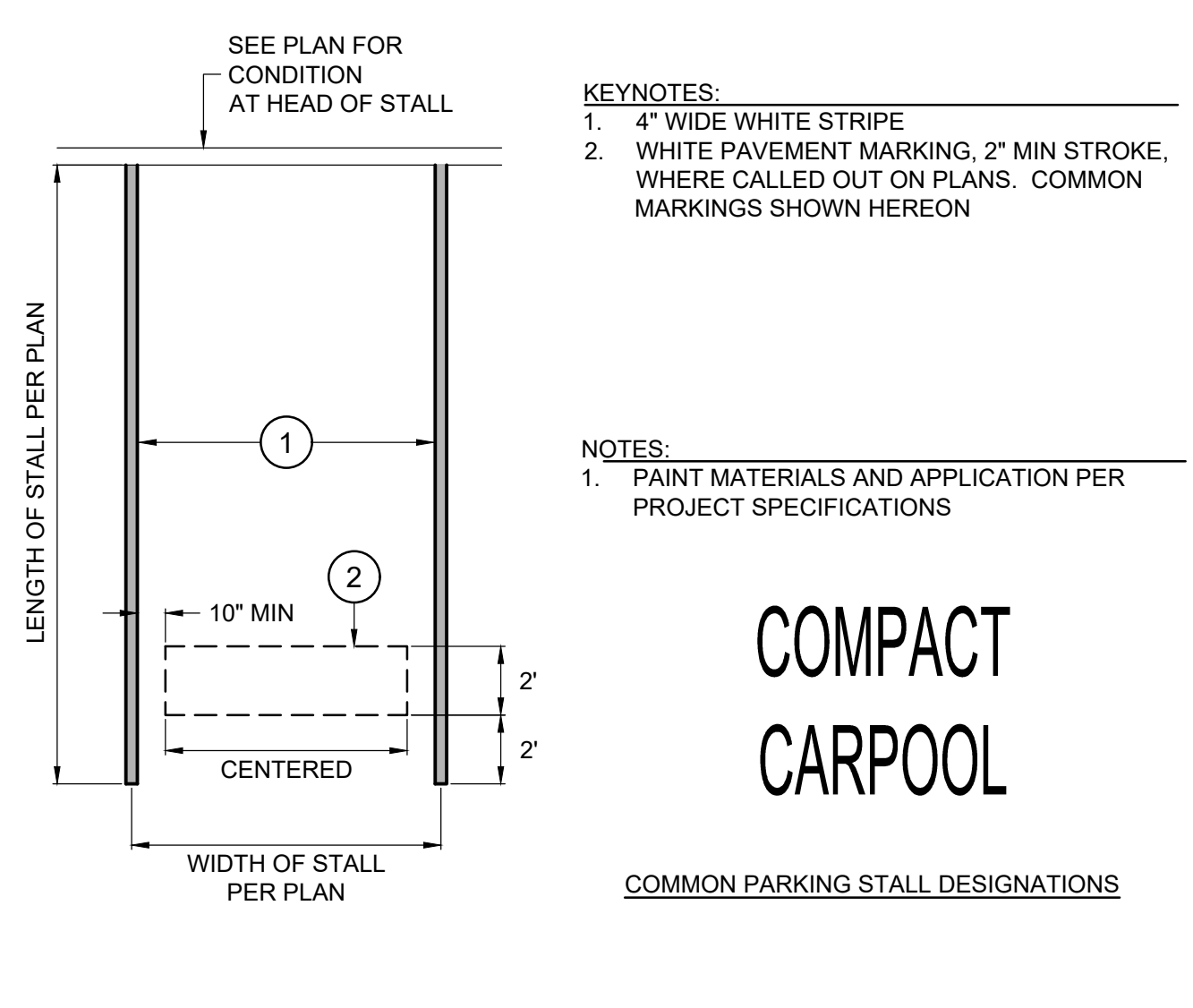
KEYNOTES:
 1. CONCRETE FOR CURBING PER PROJECT SPECIFICATIONS
 2. PAVEMENT SECTION PER CIVIL PLANS
 3. SEE CIVIL PLANS FOR IMPROVEMENTS AT BACK OF CURB. WHERE SIDEWALK OCCURS, THE SIDEWALK AND TOP OF CURB SHALL BE FLUSH. WHERE ABUTTING A PLANTER AREA, THE FINAL GRADE SHALL BE 1" MINIMUM BELOW TOP OF CURB, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT
 4. #4 REBAR, TOP AND BOTTOM, CONTINUOUS, 3" MINIMUM EMBEDMENT

1 VERTICAL CURB
 C5.10 NTS



KEYNOTES:
 1. PRECAST WHEEL STOP
 2. DOWEL HOLES (2 MINIMUM)
 3. DRAINAGE SLOTS (2 MINIMUM)
 4. DOWEL INTO PAVEMENT (2 MINIMUM), #4 REBAR OR PER MANUFACTURER'S RECOMMENDATION
 5. FINISHED GROUND PER CIVIL PLANS

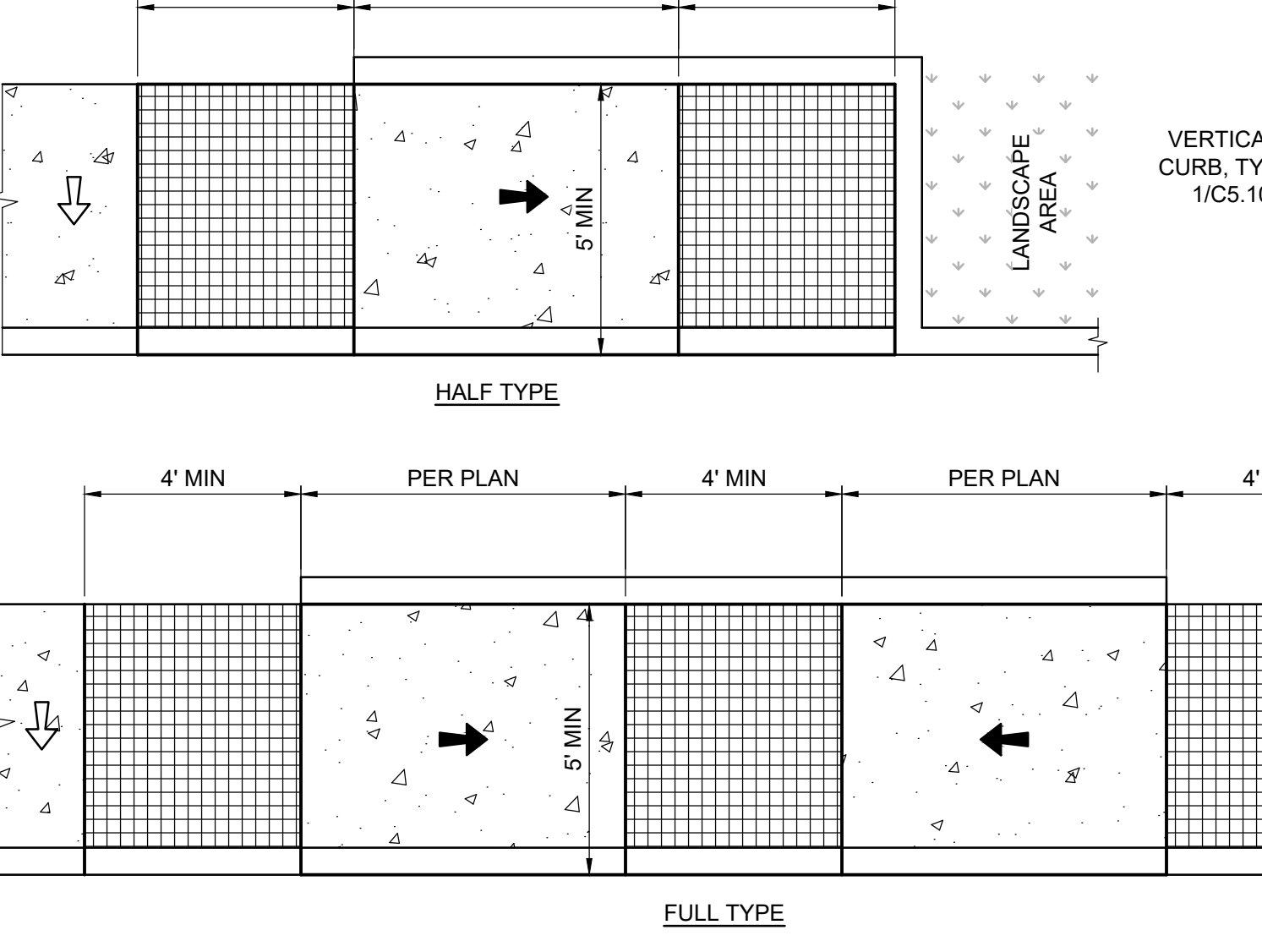
8 PRECAST WHEEL STOP
 C5.10 NTS



KEYNOTES:
 1. 4" WIDE WHITE STRIPE
 2. WHITE PAVEMENT MARKING, 2" MIN STROKE, WHERE CALLED OUT ON PLANS. COMMON MARKINGS SHOWN HEREON

NOTES:
 1. PAINT MATERIALS AND APPLICATION PER PROJECT SPECIFICATIONS

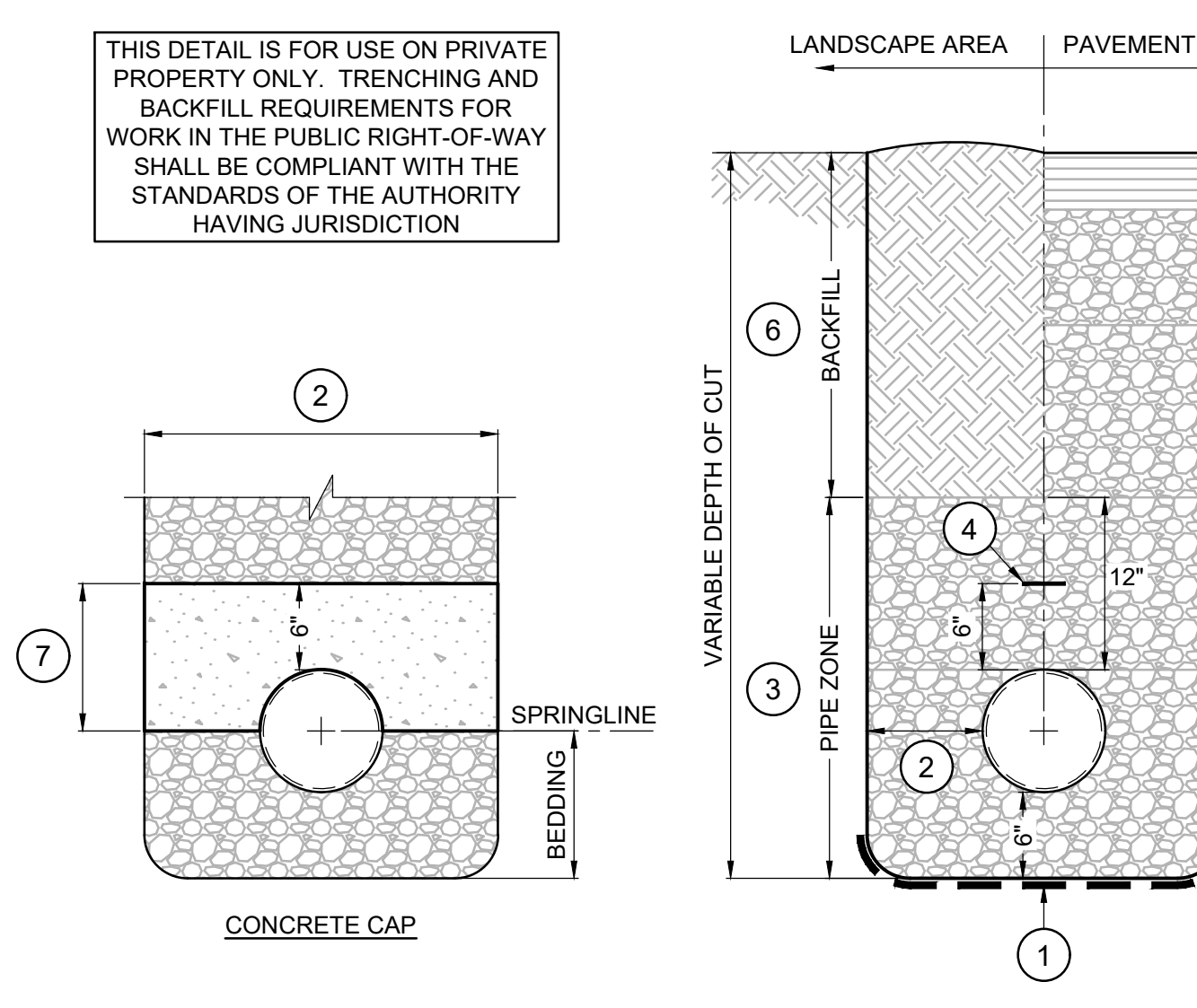
7 PARKING STALL STRIPING
 C5.10 NTS



6 PARALLEL CURB RAMPS
 C5.10 NTS



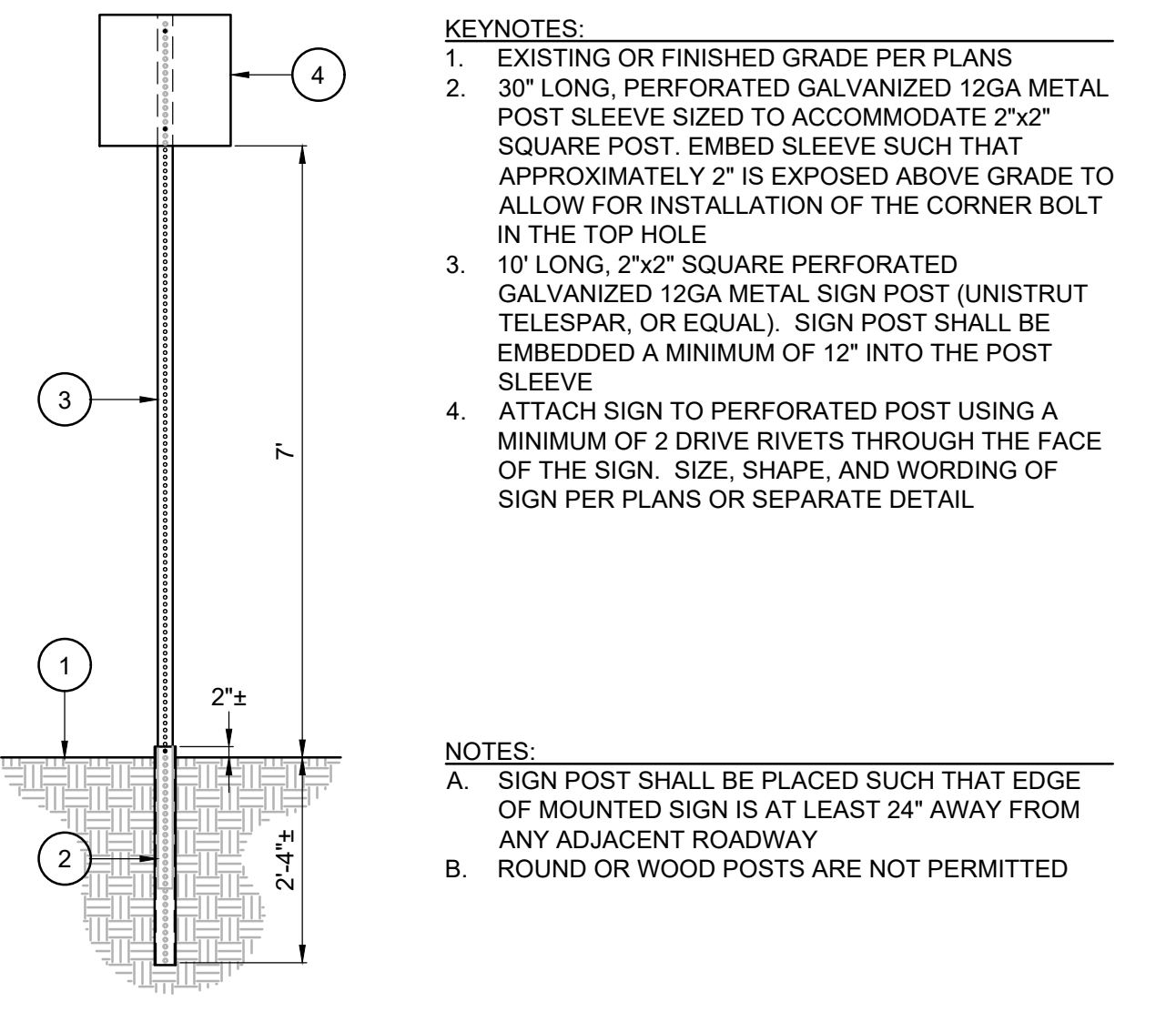
5 STAMPED ASPHALT
 C5.10 NTS



KEYNOTES:
 1. INSTALL TRENCH STABILIZATION AS REQUIRED BY THE GEOTECHNICAL ENGINEER
 2. TRENCH WIDTH SHALL ACCOMMODATE THE PIPE DIAMETER PLUS ONE ADDITIONAL PIPE DIAMETER ON EITHER SIDE OF THE PIPE, BUT IN NO CASE LESS THAN 6 INCHES OR MORE THAN 18 INCHES
 3. PIPE ZONE TO CONSIST OF IMPORTED GRANULAR MATERIAL, A TRACER WIRE
 4. BACKFILL IN PAVEMENT AREAS WITH IMPORTED GRANULAR MATERIAL TO PAVEMENT SUBGRADE ELEVATION
 5. BACKFILL IN LANDSCAPE AREAS WITH NATIVE MATERIAL TO PLANTER SUBGRADE ELEVATION, MOUND TOP TO SHEED AT 2% EACH DIRECTION IF TRENCH IS LOCATED IN UNDEVELOPED, NON-LANDSCAPED AREAS
 6. CONCRETE CAP: WHERE CALLED OUT ON PLANS, OR WHERE PIPE COVER IS LESS THAN 12 INCHES IN VEHICULAR AREAS, PROVIDE 8 INCH THICK CONCRETE CAP THE WIDTH OF THE TRENCH, BEARING ON THE SPRINGLINE OF THE PIPE

NOTES:
 1. SEE GEOTECHNICAL REPORT AND PROJECT SPECIFICATIONS FOR RECOMMENDED MATERIALS AND FURTHER REQUIREMENTS (I.E. MINIMUM COMPACTION)
 2. IF GROUNDWATER IS ENCOUNTERED, CONSULT THE GEOTECHNICAL ENGINEER OF RECORD FOR ADDITIONAL RECOMMENDATIONS WITH REGARD TO TRENCHING, PIPE PLACEMENT, AND BACKFILL

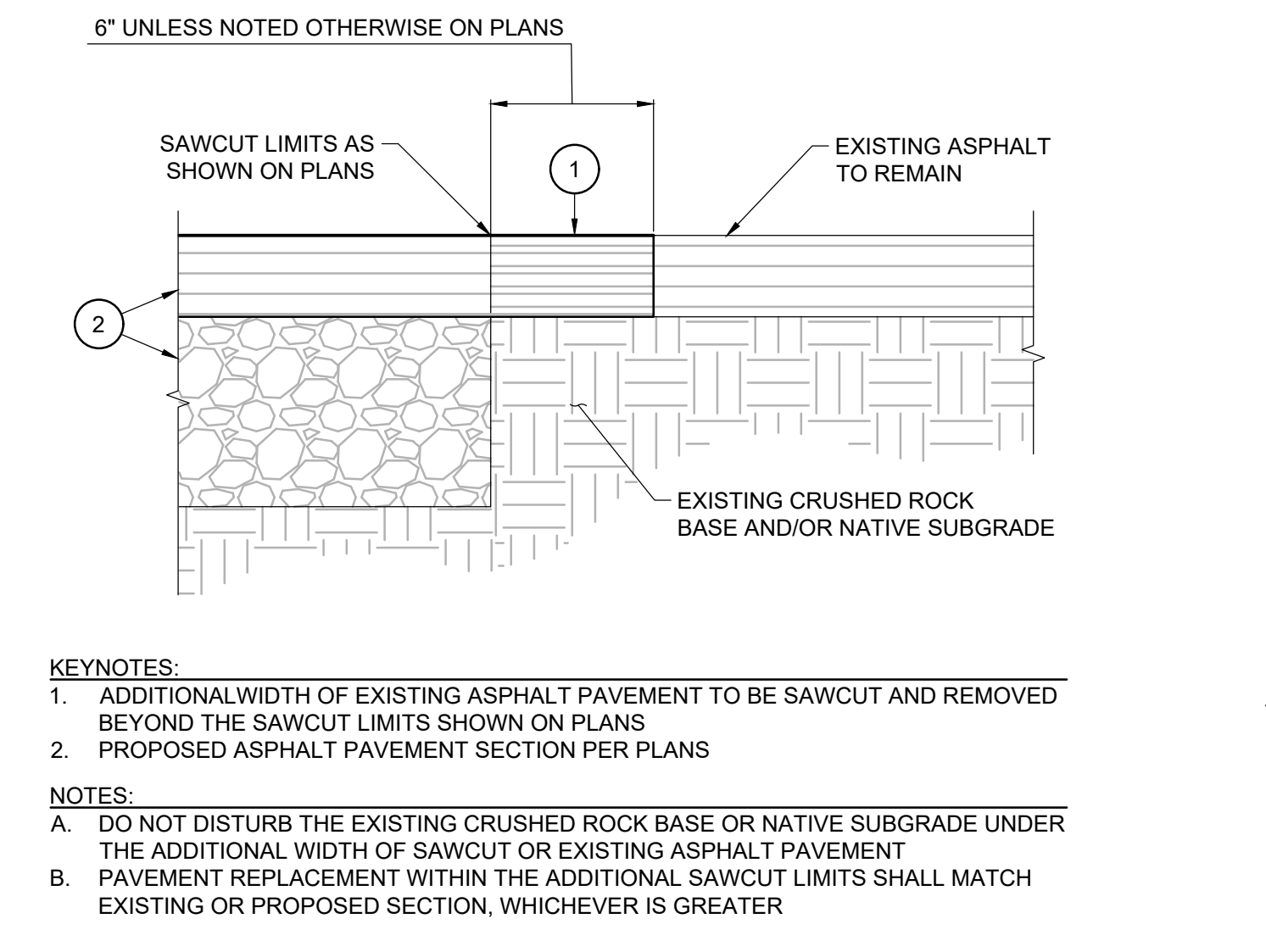
12 UTILITY TRENCH BEDDING AND BACKFILL
 C5.10 NTS



KEYNOTES:
 1. EXISTING OR FINISHED GRADE PER PLANS
 2. 30" LONG, PERFORATED GALVANIZED 12GA METAL POST SLEEVE SIZED TO ACCOMMODATE 2"x2" SQUARE POST. EMBED SLEEVE SUCH THAT APPROXIMATELY 2" IS EXPOSED ABOVE GRADE TO ALLOW FOR INSTALLATION OF THE CORNER BOLT IN THE TOP HOLE
 3. 10' LONG, 2"x2" SQUARE PERFORATED GALVANIZED 12GA METAL SIGN POST (UNISTRUT TELESPEAR, OR EQUAL). SIGN POST SHALL BE EMBEDDED A MINIMUM OF 12" INTO THE POST SLEEVE
 4. ATTACH SIGN TO PERFORATED POST USING A MINIMUM OF 2 DRIVE RIVETS THROUGH THE FACE OF THE SIGN. SIZE, SHAPE, AND WORDING OF SIGN PER PLANS OR SEPARATE DETAIL

NOTES:
 A. SIGN POST SHALL BE PLACED SUCH THAT EDGE OF MOUNTED SIGN IS AT LEAST 24" AWAY FROM ANY ADJACENT ROADWAY
 B. ROUND OR WOOD POSTS ARE NOT PERMITTED

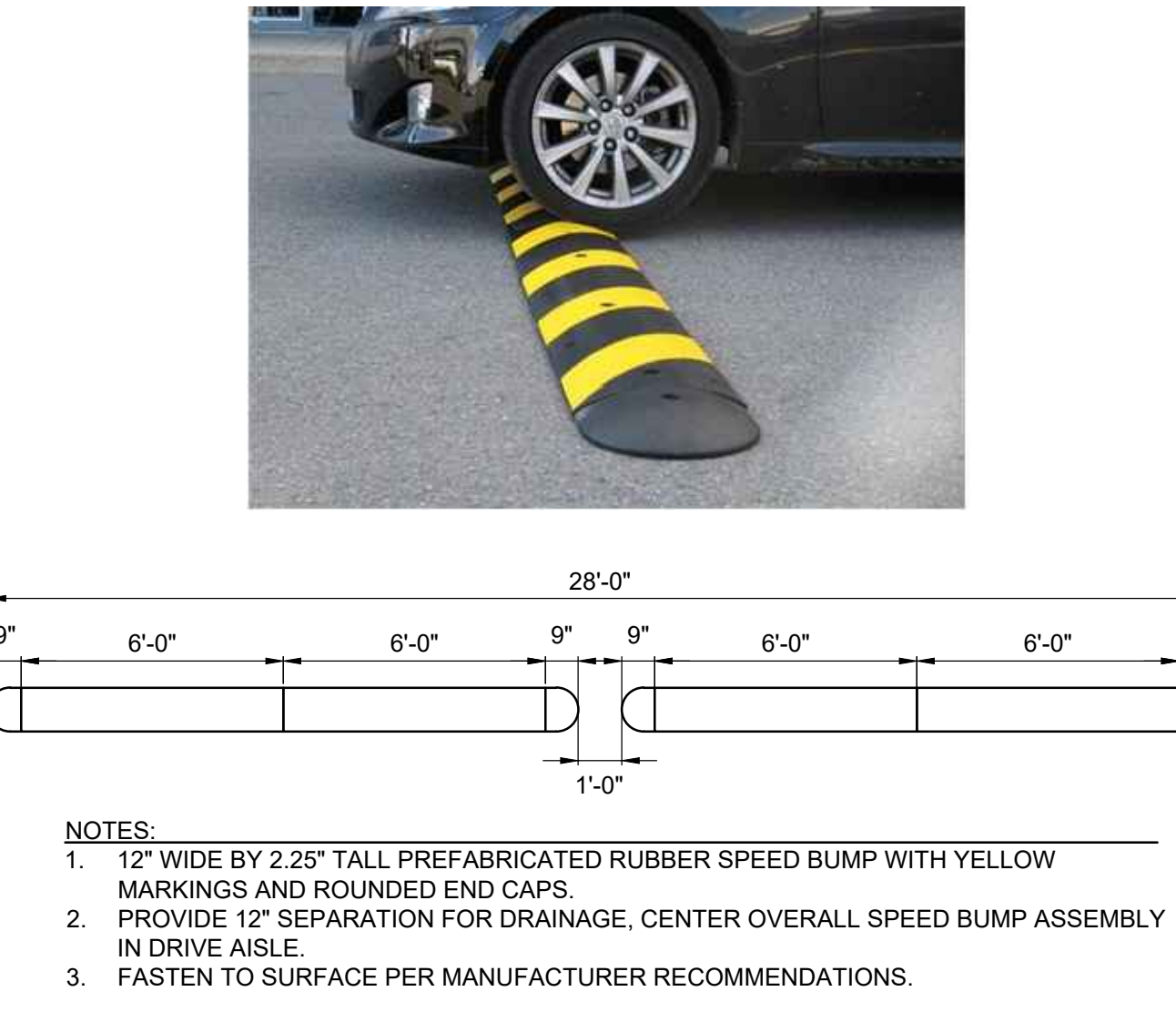
11 SIGN POST
 C5.10 NTS



KEYNOTES:
 1. ADDITIONAL WIDTH OF EXISTING ASPHALT PAVEMENT TO BE SAWCUT AND REMOVED BEYOND THE SAWCUT LIMITS SHOWN ON PLANS
 2. PROPOSED ASPHALT PAVEMENT SECTION PER PLANS

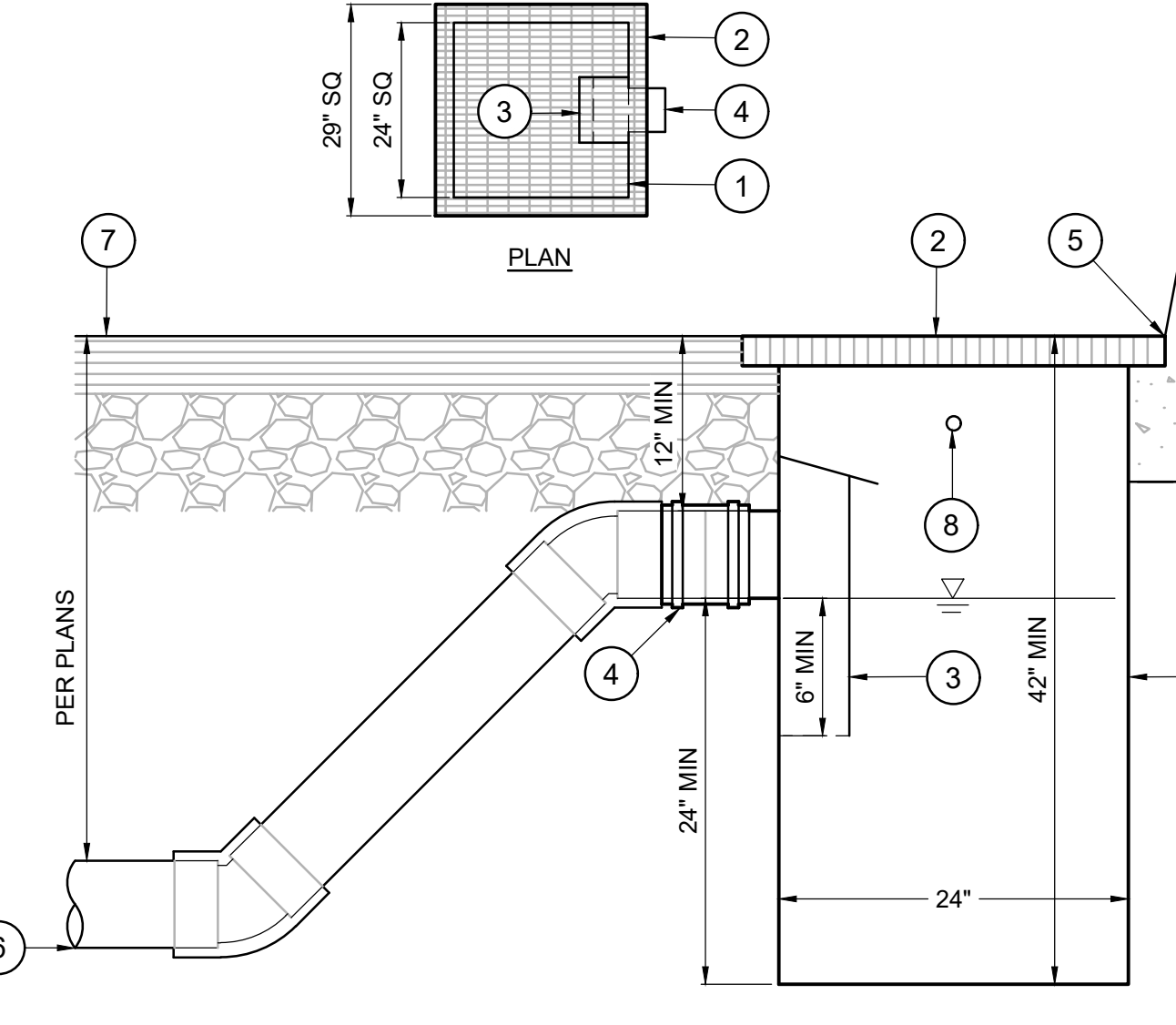
NOTES:
 A. DO NOT DISTURB THE EXISTING CRUSHED ROCK BASE OR NATIVE SUBGRADE UNDER THE ADDITIONAL WIDTH OF SAWCUT OR EXISTING ASPHALT PAVEMENT
 B. PAVEMENT REPLACEMENT WITHIN THE ADDITIONAL SAWCUT LIMITS SHALL MATCH EXISTING OR PROPOSED SECTION, WHICHEVER IS GREATER

10 ASPHALT PAVEMENT SAWCUT
 C5.10 NTS



NOTES:
 1. 12" WIDE BY 2.25" TALL PREFABRICATED RUBBER SPEED BUMP WITH YELLOW MARKINGS AND ROUNDED END CAPS
 2. PROVIDE 12" SEPARATION FOR DRAINAGE, CENTER OVERALL SPEED BUMP ASSEMBLY IN DRIVE AISLE
 3. FASTEN TO SURFACE PER MANUFACTURER RECOMMENDATIONS.

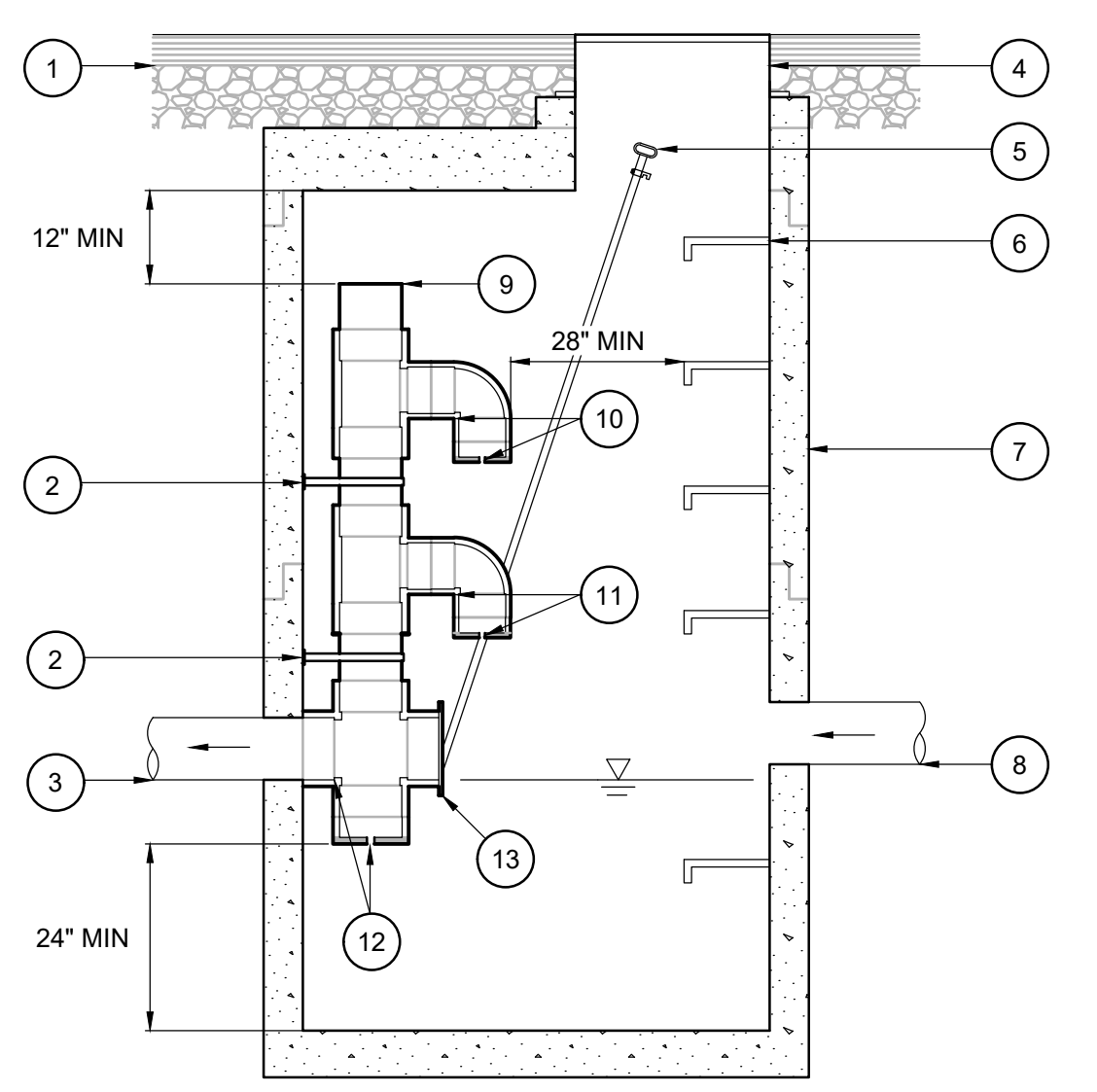
9 SPEED BUMP
 C5.10 NTS



KEYNOTES:
 1. PREFABRICATED, ASPHALT DIPPED, 10 GAUGE STEEL SUMPED CATCH BASIN WITH INTEGRAL GRATE FRAME
 2. BIKE PROOF, HEAVY DUTY REMOVABLE TRAFFIC GRATE CAPABLE OF SUPPORTING H20 LOADING
 3. SEDIMENT TRAP WITH HINGED LID
 4. INSTALL FLEXIBLE CLAMPED COUPLING ON INTEGRAL CATCH BASIN OUTLET, IMMEDIATELY TURN DOWN PIPING AT 45 DEGREES TO INTERSECT WITH THE SITE PIPING
 5. LOCATE CATCH BASIN SUCH THAT THE EDGE OF GRATE FRAME IS IN-LINE WITH THE ABUTTING CURBLINE (WHERE APPLIES)
 6. PIPE SIZE, INVERT, AND SLOPE PER PLANS
 7. PAVING SECTION PER PLANS
 8. 1/2 INCH TO 1 INCH DIAMETER WEEPHOLES, MINIMUM 1 PER SIDE. CONTRACTOR SHALL VERIFY COMPLIANCE WITH LOCAL JURISDICTION PRIOR TO PROCURING MATERIALS

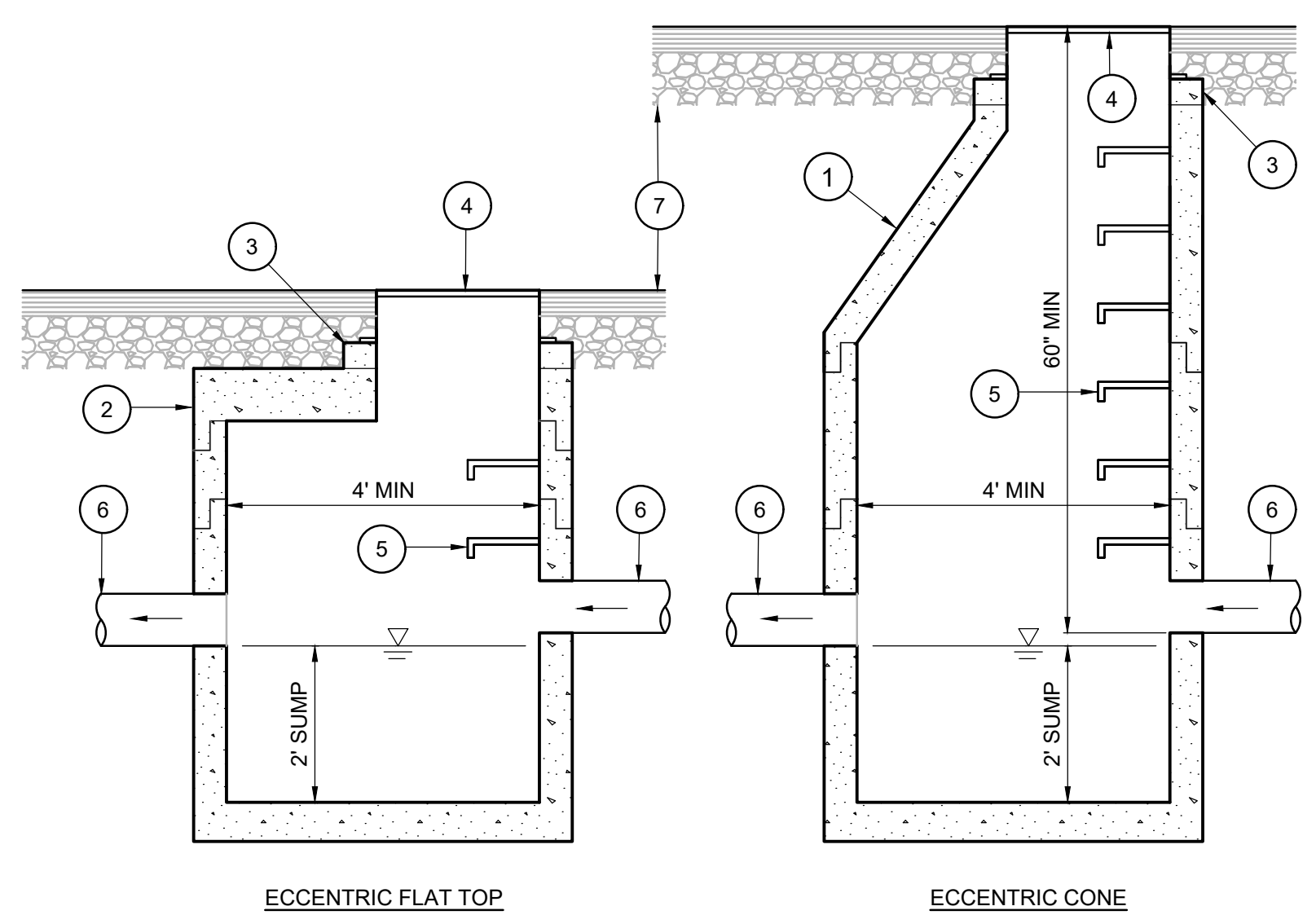
NOTES:
 1. ALL PRODUCTS USED SHALL BE COMPLIANT WITH BOTH THE UNIFORM AND LOCAL JURISDICTION PLUMBING CODES
 2. WHERE ABUTTING CURBING, GRATE SHALL BE ORIENTED SO THAT THE ELONGATED PATTERN IS PERPENDICULAR TO THE CURB FACE

13 STEEL CATCH BASIN
 C5.10 NTS



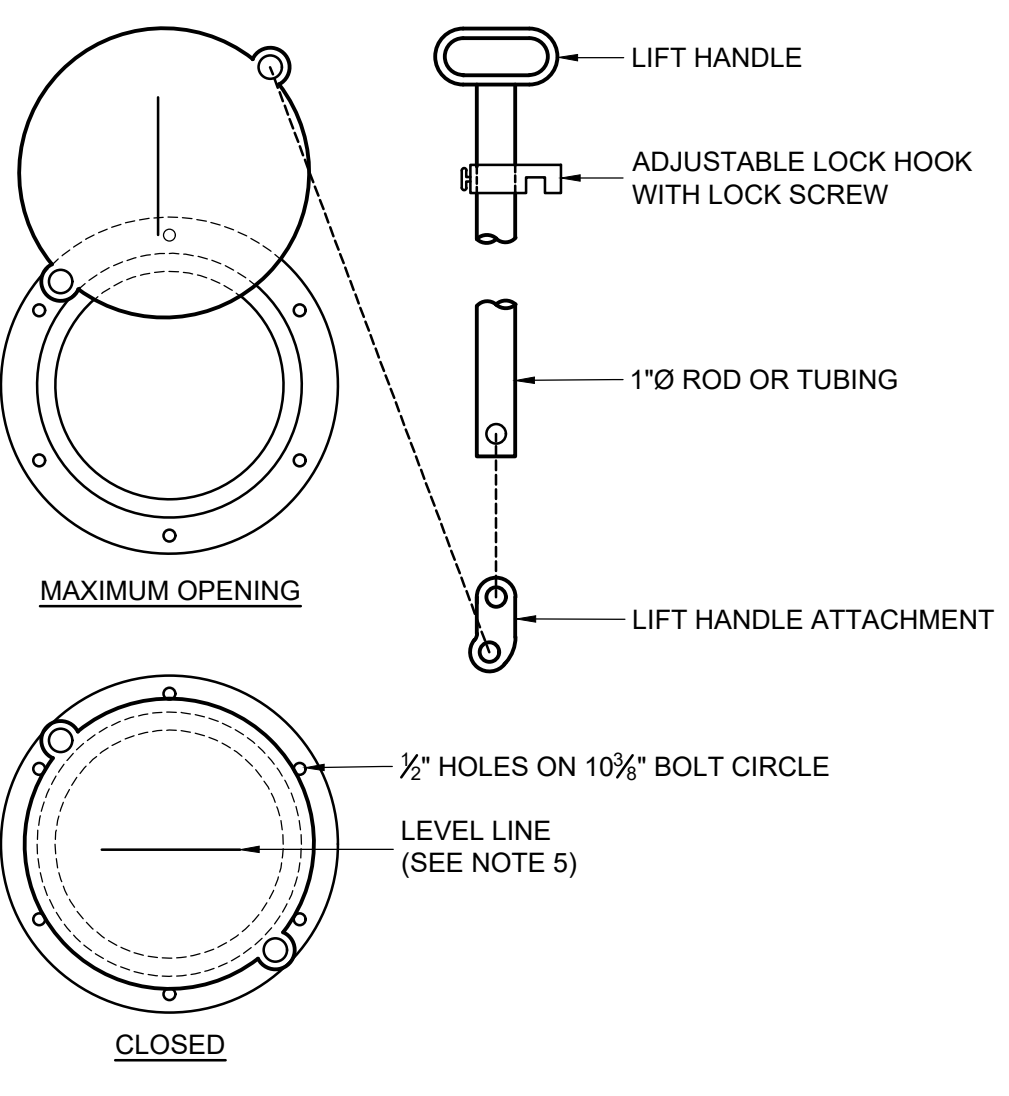
1 FLOW CONTROL MANHOLE
C5.11 NTS

- KEYNOTES:**
- PAVING SECTION PER PLANS
 - SECURE PIPE STACK TO MANHOLE WITH RUST PROOF TIE STRAPS AND BOLTS PER PLANS
 - OUTLET PIPE SIZE, INVERT, AND SLOPE
 - STANDARD MANHOLE FRAME AND COVER. RIM ELEVATION PER PLANS
 - LIFT HANDLE FOR SHEAR GATE. SEE DETAIL 1B/C5.11
 - MANHOLE PER 1A/C5.11
 - INLET PIPE SIZE, INVERT, AND SLOPE PER PLANS
 - OVERFLOW SIZE AND ELEVATION = 8", 139.70
 - ORIFICE 3 SIZE AND ELEVATION = N/A
 - ORIFICE 2 SIZE AND ELEVATION = 3", 138.50
 - ORIFICE 1 SIZE AND ELEVATION = 0.5", 136.80
 - SHEAR GATE PER DETAIL 1B/C5.11
- NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR SELECTING THE MANHOLE SIZE, TYPE, AND MATERIAL BASED UPON PROJECT SITE CONDITIONS, PROJECT PLANS & SPECIFICATIONS, AND THE DIMENSIONAL CRITERIA HEREON
 - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FLOW CONTROL MANHOLES FOR REVIEW AND APPROVAL BY THE ENGINEER PRIOR TO PROCURING MATERIALS
 - SELECTED MANHOLE SHALL MEET THE CRITERIA OF THE PROJECT SPECIFICATIONS AND BE INSTALLED ACCORDINGLY
 - INLET AND OUTLET PIPES CONNECTIONS SHALL BE COMPLIANT WITH PROJECT SPECIFICATIONS OR THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION, WHICHEVER IS MOST STRINGENT
 - UNLESS NOTED OTHERWISE, PIPE STACK, CROSS FITTING FOR ORIFICE 1 & SHEAR GATE, AND OVERFLOW SHALL BE THE SIZE OF THE OUTLET PIPE. USE REDUCING TEES AS APPROPRIATE FOR THE ADDITIONAL ORIFICES TO OPTIMIZE SPACE CONSTRAINTS



1A STORM SEWER MANHOLES
C5.11 NTS

- KEYNOTES:**
- 48" MIN DIAMETER PRECAST CONCRETE MANHOLE WITH ECCENTRIC CONE
 - 48" MIN DIAMETER PRECAST CONCRETE FLAT TOP MANHOLE (USED WHEN LESS THAN 60" AVAILABLE FROM PIPE INVERT TO RIM). CONCENTRIC LID SHALL BE USED AND STEPS SHALL BE OMITTED FROM DEPTH FROM RIM TO INVERT 15 LESS THAN 3 FEET
 - PRECAST CONCRETE GRADE RING AS REQUIRED TO ACCOMMODATE PAVING SECTION (12" TOTAL, MAX)
 - MANHOLE FRAME AND COVER PER PROJECT SPECIFICATIONS. RIM ELEVATION PER PLANS
 - 6 1/2" MIN LONG MANHOLE STEPS AT 12" ON CENTER PER PROJECT SPECIFICATIONS. LOCATE WITHIN 24" OF COVER AND FLOOR OF MANHOLE. AND A MINIMUM OF 5" FROM PRECAST SECTION JOINT
 - PIPE SIZE, INVERT, AND SLOPE PER PLANS
 - PAVING SECTION PER PLANS
- NOTES:**
- MANHOLE DIAMETER SHALL BE INCREASED, IF REQUIRED, TO PROVIDE A MINIMUM OF 12" SEPARATION BETWEEN PIPE CONNECTIONS, OR WHEN ANY PIPE DIAMETER IS GREATER THAN 1/2 THE DIAMETER OF THE MANHOLE
 - MANHOLE ACCESS COVER SHALL NOT BE LOCATED DIRECTLY OVER A PIPE CONNECTION UNLESS DIRECTED OTHERWISE BY THE ENGINEER
 - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL MANHOLES FOR REVIEW AND APPROVAL BY THE ENGINEER PRIOR TO PROCURING MATERIALS
 - SELECTED MANHOLE SHALL MEET THE CRITERIA OF THE PROJECT SPECIFICATIONS AND BE INSTALLED ACCORDINGLY
 - INLET AND OUTLET PIPES CONNECTIONS SHALL BE COMPLIANT WITH PROJECT SPECIFICATIONS OR THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION, WHICHEVER IS MOST STRINGENT



1B SHEAR GATE
C5.11 NTS

- NOTES:**
- THE FRAME AND LADDER OR STEPS ARE TO BE OFFSET SO THAT THE SHEAR GATE IS VISIBLE FROM THE TOP; THE CLIMB-DOWN SPACE IS CLEAR OF RISER AND GATE; THE FRAME IS CLEAR OF THE CURB (IF APPLICABLE)
 - THE SHEAR GATE SHALL BE MADE OF ALUMINUM ALLOY IN ACCORDANCE WITH ASTM B 209 AND ASTM B 275, DESIGNATION ZG32A; OR CAST IRON IN ACCORDANCE WITH ASTM A 48, CLASS 30B
 - THE LIFE HANDLE SHALL BE MADE OF SIMILAR METAL TO THE GATE (TO PREVENT GALVANIC CORROSION)
 - A NEOPRENE RUBBER GASKET IS REQUIRED BETWEEN THE PIPE MOUNTING FLANGE AND THE GATE FLANGE
 - INSTALL THE GATE SO THAT THE LEVEL-LINE IS LEVEL WHEN THE GATE IS CLOSED
 - THE MATING SURFACES OF THE LID AND THE BODY SHALL BE MACHINED TO PROPER FIT
 - ALL SHEAR GATE BOLTS SHALL BE STAINLESS STEEL
 - THE SHEAR GATE MAXIMUM OPENING SHALL BE CONTROLLED BY LIMITED HINGE MOVEMENT, A STOP TAB, OR SOME OTHER DEVICE
 - ALTERNATIVE SHEAR GATE DESIGNS ARE ACCEPTABLE, IF MATERIAL SPECIFICATIONS ARE MET AND FLANGE BOLT PATTERN MATCHES
 - CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ENGINEER PRIOR TO ORDERING OR CONSTRUCTION

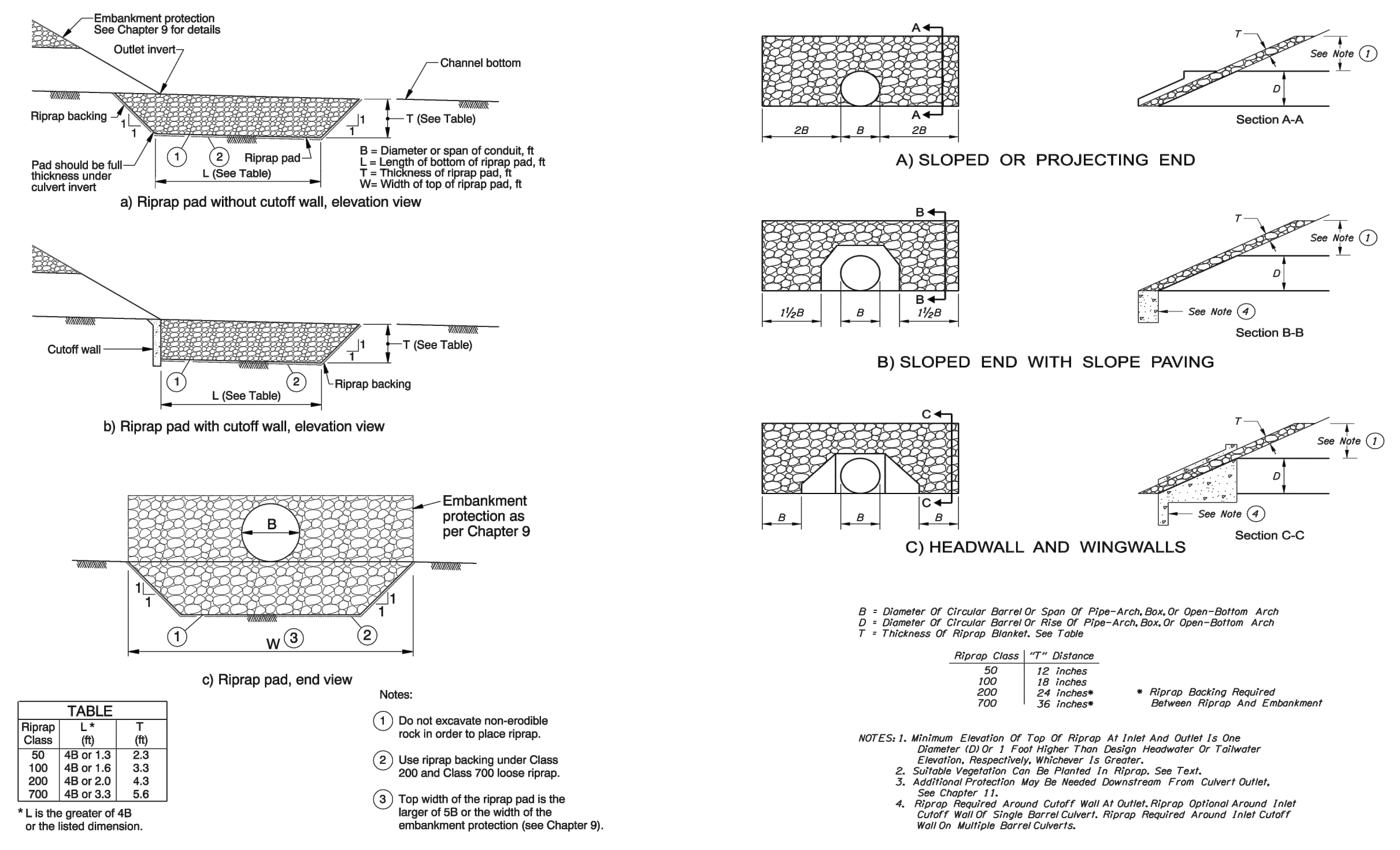
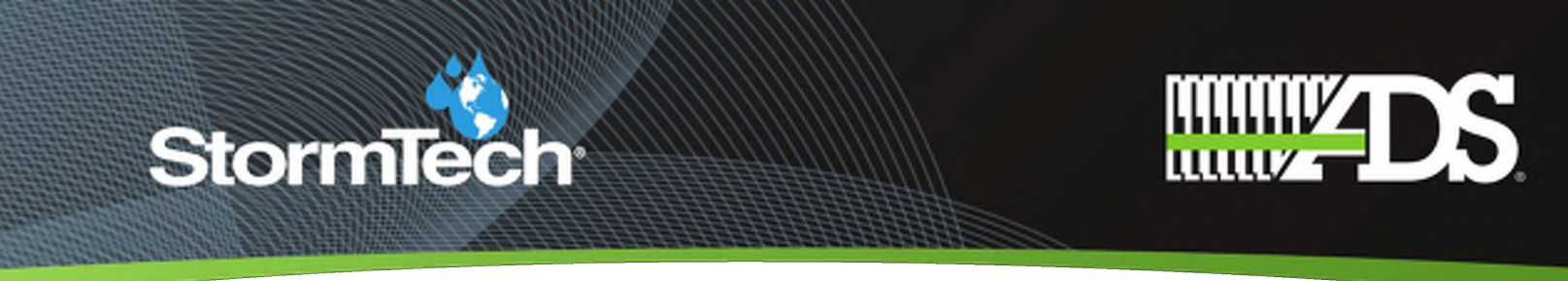


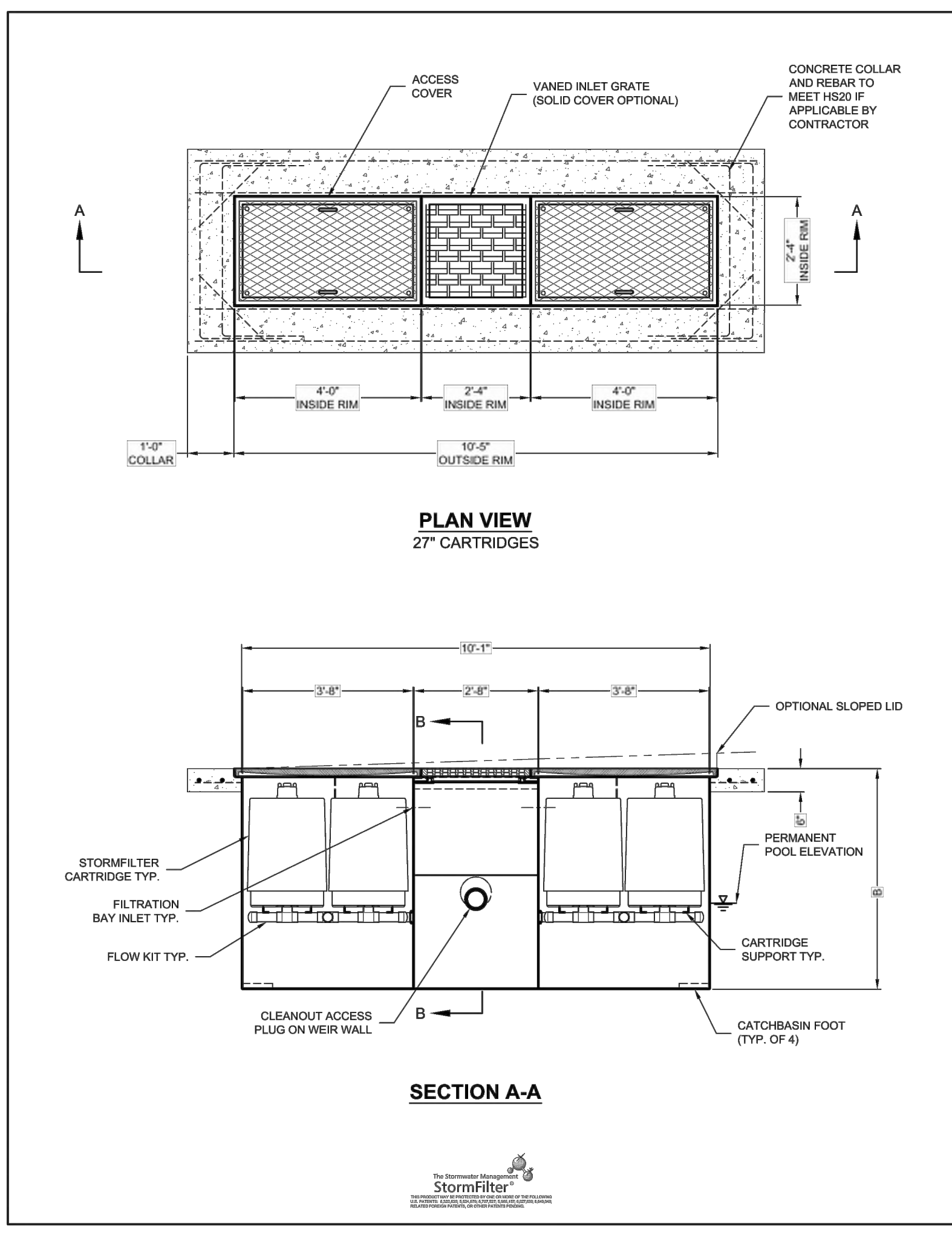
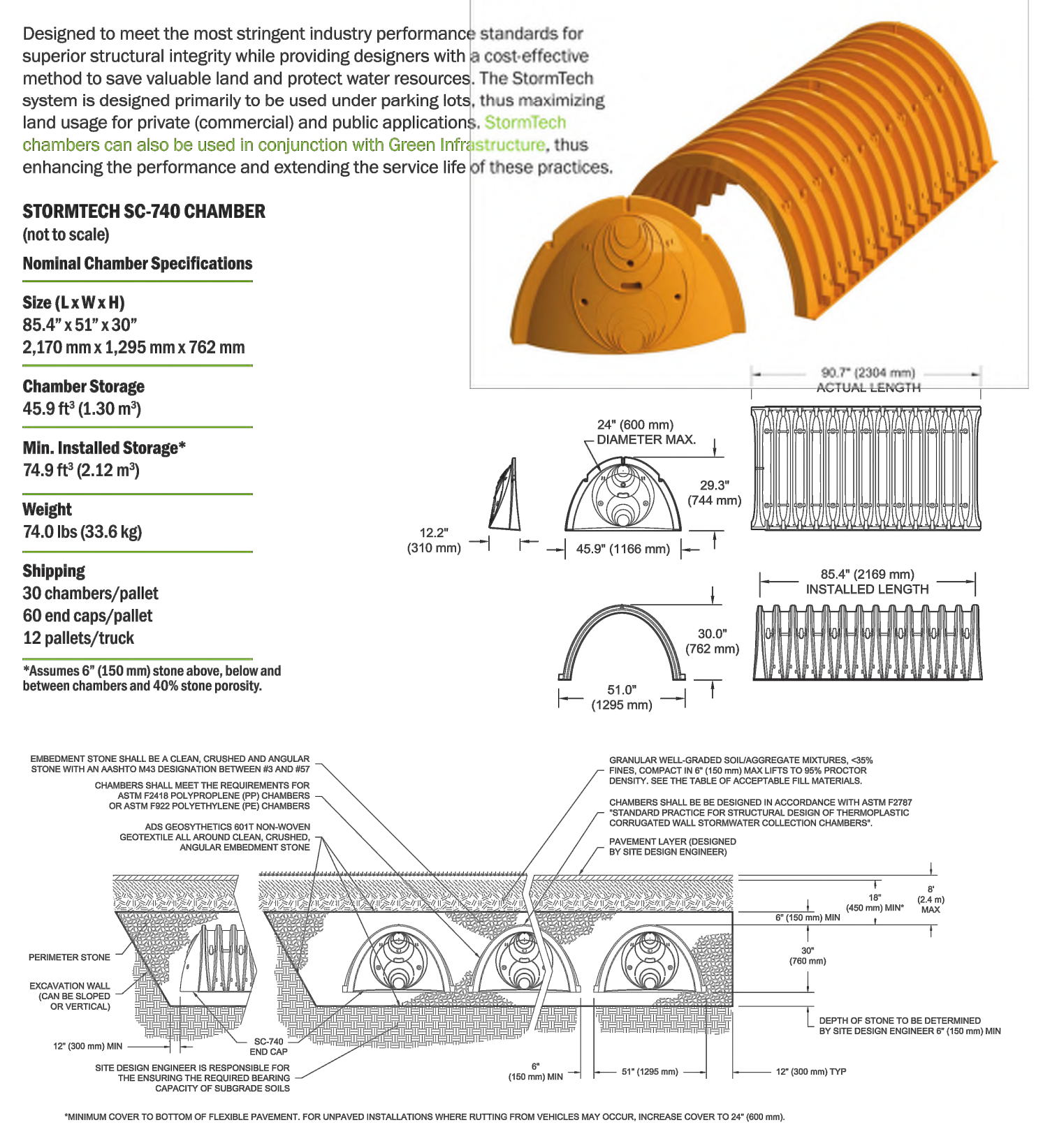
Figure 1-16 Dimensions of Riprap Pads

Figure 9-21 Typical Culvert Embankment Protection Details

2 PIPE OUTFALL
C5.11 N.T.S.



STORMTECH SC-740 CHAMBER



STORMFILTER STEEL CATCHBASIN DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. A CARTRIDGE CATCHBASIN HAS A MAXIMUM OF FOUR CARTRIDGES. SYSTEM IS SHOWN WITH A 27" CARTRIDGE. STORMFILTER CATCHBASIN CONFIGURATIONS ARE AVAILABLE WITH A DRY INLET BAY FOR VECTOR CONTROL.

RECOMMENDED HYDRAULIC DROPS (H)

CARTRIDGE SELECTION	27"	19"	18" DEEP
CARTRIDGE HEIGHT	3.5"	2.5"	2.5"
SPECIFIC FLOW RATE (gpm/ft)	2 gpm/ft	1.67 gpm/ft	1 gpm/ft
CARTRIDGE FLOW RATE (gpm)	22.5	18.75	11.25
PEAK HYDRAULIC CAPACITY	1.0	1.0	1.8
INLET PERMANENT POOL LEVEL (A)	1'-0"	1'-0"	2'-0"
OVERALL STRUCTURE HEIGHT (B)	4'-0"	3'-0"	4'-0"

* 1.67 gpm/ft SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHORUS® (PSORB) MEDIA ONLY

GENERAL NOTES:

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STORMFILTER CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
- STORMFILTER CATCHBASIN WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
- INLET SHOULD NOT BE LOWER THAN OUTLET. INLET (IF APPLICABLE) AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
- MANUFACTURER TO APPLY A SURFACE BEAD WELD IN THE SHAPE OF THE LETTER 'O' ABOVE THE OUTLET PIPE STUB ON THE EXTERIOR SURFACE OF THE STEEL SPID.
- STORMFILTER CATCHBASIN EQUIPPED WITH 4 INCH (APPROXIMATE) LONG STUBS FOR INLET (IF APPLICABLE) AND OUTLET PIPING. STANDARD OUTLET STUB IS 8 INCHES IN DIAMETER. MAXIMUM OUTLET STUB IS 15 INCHES IN DIAMETER. CONNECTION TO COLLECTION PIPING CAN BE MADE USING FLEXIBLE COUPLING BY CONTRACTOR.
- STEEL STRUCTURE TO BE MANUFACTURED OF 1/4 INCH STEEL PLATE. CASTINGS SHALL MEET AASHTO M880 LOAD RATING, TO MEET H200 LOAD RATING ON STRUCTURE. A CONCRETE COLLAR IS REQUIRED. WHEN REQUIRED, CONCRETE COLLAR WITH REINFORCING BARS TO BE PROVIDED BY CONTRACTOR.
- FILTER CARTRIDGES SHALL BE MEDIA FILLED, PASSIVE, SPINON ACTIVATED, RADIAL FLOW, AND SELF-CLEANING. RADIAL MEDIA DEPTH SHALL BE 7 INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
- SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

INSTALLATION NOTES:

- ANY SUB-BASE, BACKFILL, DEPTH, AND/OR ANTI-FLOTTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CATCHBASIN (LIFTING CLUTCHES PROVIDED).
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

4-CARTRIDGE CATCHBASIN STORMFILTER DATA

STRUCTURE ID	XXXX
WATER QUALITY FLOW RATE (g/s)	XXXX
PEAK FLOW RATE (<1 cfs)	XXXX
RETURN PERIOD OF PEAK FLOW (yrs)	XXXX
CARTRIDGE FLOW RATE (gpm)	XXXX
MEDIA TYPE (PERLITE, ZPG, PSORB)	XXXXXX
RIM ELEVATION	XXXX'XX"
PIPE DATA	1" DIAMETER
INLET STUB	XXXX'XX" XX"
OUTLET STUB	XXXX'XX" XX"

CONFIGURATION: [Diagram showing 4 cartridges in a row]

SLOPED LID: YES/NO
SOLID COVER: YES/NO
NOTES/SPECIAL REQUIREMENTS:
*PER ENGINEER OF RECORD

CONTECH
ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Center Pointe Dr., Suite 400, West Chester, OH 45380
900.626.3999 919.446.7000 919.446.7083 FAX

WATER QUALITY CATCH BASIN AND UNDERGROUND DETENTION SYSTEM CUT SHEETS ARE SAMPLES FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE FOR OBTAINING SITE SPECIFIC SHOP DRAWINGS FROM PRODUCT MANUFACTURERS AND SUBMITTING TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ORDERING. PRODUCT INSTALLATION SHALL BE PER MANUFACTURER RECOMMENDATIONS.



EXPIRES: 12/31/20

REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
CIVIL DETAILS

DRAWN BY: GIM
CHECKED BY: MWB
SHEET

C5.11

JOB NO. 2200339.00

S 89°37'58" W 888.88'

TOP OF BANK

FLAGGED WETLAND LINE

LIGHT POLE

2' WIDE CRUSHED ROCK OR BARK MULCH BEHIND CURB AROUND PARKING LOT PERIMETER (TYP.)

LIGHT POLE

LIGHT POLE

2' WIDE CRUSHED ROCK OR BARK MULCH BEHIND CURB AROUND PARKING LOT PERIMETER (TYP.)

5' PARKING LOT PERIMETER LANDSCAPE BUFFER OUTSIDE OF SECURITY FENCE & WITHIN THE VEGETATED CORRIDOR (TRACT D):
- NO HEAVY EQUIPMENT OR GRADING
- PLANTING BY HAND ONLY
- NATIVE TREES AND SHRUBS ONLY PER PLAN
- CLEAN WATER SERVICES TO APPROVE PROPOSED PLANTING

TOP OF BANK

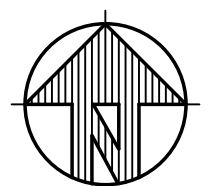
LANDSCAPE REQUIREMENTS
Per City of Tualatin Development Code
Interior Parking Lot:
Total Parking Stalls= 349
Landscape Area Required (25 SF per Stall)= 8,725 SF
Landscape Area Proposed= 11,755 SF
Interior Trees Required (1 per 4 Stalls)= 87
Interior Trees Proposed= 81
Parking Lot Perimeter:
Parking Lot Perimeter Length= 1,657 LF
Trees Required (1 per 30')= 55
Trees Proposed= 61 (Includes 6 Interior Trees)

PLANT LEGEND: GENERAL LANDSCAPING			
SYMBOL	QTY.	LATIN NAME/ Common Name	SIZE SPACING
TREES			
	52	ACER TRUNC. x PLAT. 'KEITHSFORM' Norwegian Sunset Maple	1.5" cal. As Shown
	24	ALNUS RUBRA Red Alder	1.5" cal. As Shown
	7	CARPINUS BETULUS 'FRANZ FONTAINE' Franz Fontaine European Hornbeam	1.5" cal. As Shown
	21	FRAXINUS LATIFOLIA Oregon Ash	1.5" cal. As Shown
	16	PSEUDOTSUGA MENSEZII Douglas Fir	6' ht. As Shown
	16	THUJA PLICATA 'HOGAN' Hogan Western Red Cedar	6' ht. As Shown
	15	ZELKOVA SERRATA 'VILLAGE GREEN' Village Green Zelkova	1.5" cal. As Shown
SHRUBS			
	309	ABELIA GRAND. 'PROSTRATA' Prostrata White Abelia	1 gal. 3' o.c.
	31	LIGUSTRUM JAPONICUM 'TEXANUM' Waxleaf Privet	5 gal. 4' o.c.
	241	MAHONIA AQUIFOLIUM Tall Oregon Grape	2 gal. 4' o.c.
	187	NANDINA 'LEMON LIME' Lemon Lime Nandina	2 gal. 3' o.c.
	24	PIERIS JAPONICA 'FOREST FLAME' Forest Flame Pieris	5 gal. 4' o.c.
	85	YBURNIUM DAVIDII David Viburnum	5 gal. 4' o.c.
GROUND COVER & PERENNIALS			
	620	ARCTOSTAPHYLOS ULI. 'MASSACHUSETTS' Massachusetts Kinnikinnick	1 gal. 3' o.c.
	23	POLYSTICHUM MUNITUM Sword Fern	1 gal. 3' o.c.

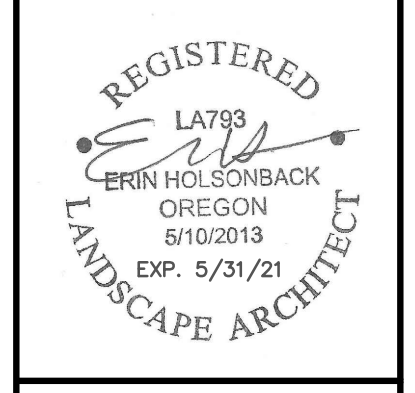
GENERAL NOTES:
1. Sensitive Area/Vegetated Corridor landscaping to be coordinated between owner and Clean Water Services.
2. Contractor is to verify all plant quantities.
3. Adjust plantings in the field as necessary.
4. Project is to be irrigated by an automatic, underground system, which will provide full coverage for all plant material. System is to be design/ build by Landscape Contractor. Guarantee system for a minimum one year. Show drip systems as alternate bid only.
5. All plants are to be fully foliated, well branched and true to form.
6. Contractor is to notify Landscape Architect or Owner's Representative of any site changes or unforeseen conditions that may be detrimental to plant health, or cause future problems to any structural elements of the project.

LANDSCAPE PLAN

SCALE 1" = 30'-0"



NO.	DATE	REVISIONS



OTTEN + ASSOCIATES
LANDSCAPE ARCHITECTURE
3933 South Kelly Avenue, Suite B • Portland, OR 97239
Phone: (503) 972-0311 • www.ottenla.com

HEDGES D
SW 115TH STREET
TUALATIN, OREGON
LANDSCAPE PLAN

DATE: 11-13-2020
SCALE: NOTED
DRAWN: DM/EH
CHECKED: EH
SHEET NO: L1.0

OUTLINE SPECIFICATIONS PLANTING AND SEEDING:

GENERAL: All plants shall conform to all applicable standards of the latest edition of the "American Association of Nurserymen Standards", A.N.S.I. Z60.1 – 1973. Meet or exceed the regulations and laws of Federal, State, and County regulations, regarding the inspection of plant materials, certified as free from hazardous insects, disease, and noxious weeds, and certified fit for sale in Oregon.

The apparent silence of the Specifications and Plans as to any detail, or the apparent omission from them of a detailed description concerning any point, shall be regarded as meaning that only the best general practice is to prevail and that only material and workmanship of first quality are to be used. All interpretations of these Specifications shall be made upon the basis above stated.

Landscape contractor shall perform a site visit prior to bidding to view existing conditions.

PERFORMANCE QUALITY ASSURANCE: Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary horticultural practices and who are completely familiar with the specified requirements and methods needed for the proper performance of the work of this section.

NOTIFICATION: Give Landscape Architect minimum of 2 days advance notice of times for inspections. Inspections at growing site does not preclude Landscape Architect's right of rejection of deficient materials at project site. Each plant failing to meet the above mentioned "Standards" or otherwise failing to meet the specified requirements as set forth shall be rejected and removed immediately from the premises by the Contractor and at his expense, and replaced with satisfactory plants or trees conforming to the specified requirements.

SUBSTITUTIONS: Only as approved by the Landscape Architect or the Owner's Representative.

GUARANTEE AND REPLACEMENT: All plant material shall be guaranteed from final acceptance for one full growing season or one year, whichever is longer. During this period the Contractor shall replace any plant material that is not in good condition and producing new growth (except that material damaged by severe weather conditions, due to Owner's negligence, normally unforeseen peculiarities of the planting site, or lost due to vandalism). Guarantee to replace, at no cost to Owner, unacceptable plant materials with plants of same variety, age, size and quality as plant originally specified. Conditions of guarantee on replacement plant shall be same as for original plant.

Landscape Contractor shall keep on site for Owner's Representative's inspection, all receipts for soil amendment and topsoil deliveries.

PROTECTION Protect existing roads, sidewalks, and curbs, landscaping, and other features remaining as final work. Verify location of underground utilities prior to doing work. Repair and make good any damage to service lines, existing features, etc. caused by landscaping installation.

PLANT QUALITY ASSURANCE: Deliver direct from nursery. Maintain and protect roots of plant material from drying or other possible injury. Store plants in shade and protect them from weather immediately upon delivery, if not to be planted within four hours.

Nursery stock shall be healthy, well branched and rooted, formed true to variety and species, full foliated, free of disease, injury, defects, insects, weeds, and weed roots. Trees shall have straight trunks, symmetrical tips, and have an intact single leader. Any trees with double leaders will be rejected upon inspection. All Plants: True to name, with one of each bundle or lot tagged with the common and botanical name and size of the plants in accordance with standards of practice of the American Association of Nurserymen, and shall conform to the Standardized Plant Names, 1942 Edition.

Container grown stock: Small container-grown plants, furnished in removable containers, shall be well rooted to ensure healthy growth. **Grow container plants in containers a minimum of one year** prior to delivery, with roots filling container but not root bound. Bare root stock: Roots well-branched and fibrous. Balled and burlapped (B&B): Ball shall be of natural size to ensure healthy growth. Ball shall be firm and the burlap sound. No loose or made ball will be acceptable.

TOPSOIL AND FINAL GRADES: Landscape Contractor is to supply and place 12" of topsoil in planting beds and 6" in groundcover areas. Landscape Contractor is to verify with the General Contractor if the on-site topsoil is or is not conducive to proper plant growth. The topsoil shall be a sandy loam, free of all weeds and debris inimical to lawn or plant growth. Furnish soil analysis by a qualified soil testing laboratory stating percentages of organic matter; gradation of sand, silt and clay content; cation exchange capacity; deleterious material; pH; and plant nutrient content of the topsoil. Report suitability of topsoil for plant growth and recommended quantities of nitrogen, phosphorus and potash nutrients and soil amendments (including compost) to be added to produce satisfactory topsoil. If stockpiled topsoil on site is not conducive to proper plant growth, the Landscape Contractor shall import the required amount.

Landscape shall include finished grades and even distribution of topsoil to meet planting requirements. Grades and slopes shall be as indicated. Planting bed grades shall be approximately 3" below adjacent walks, paving, finished grade lines, etc., to allow for bark application. Finish grading shall remove all depressions or low areas to provide positive drainage throughout the area.

PLANTING SPECIFICATIONS:

HERBICIDES: Prior to soil preparation, all areas showing any undesirable weed or grass growth shall be treated with Round-up in strict accordance with the manufacturer's instructions.

SOIL PREPARATION: Work all areas by rototilling to a minimum depth of 8". Remove all stones (over 1 1/2" size), sticks, mortar, large clumps of vegetation, roots, debris, or extraneous matter turned up in working. Soil shall be of a homogeneous fine texture. Level, smooth and lightly compact area to plus or minus .10 of required grades.

In groundcover areas add 2" of compost (or as approved) and till in to the top 6" of soil.

PLANTING HOLE: Lay out all plant locations and excavate all soils from planting holes to 2 1/2 times the root ball or root system width. Loosen soil inside bottom of plant hole. Dispose of any "subsoil" or debris from excavation. Check drainage of planting hole with water, and adjust any area showing drainage problems.

SOIL MIX: Prepare soil mix in each planting hole by mixing:
2 part native topsoil (no subsoil)
1 part compost (as approved)

Thoroughly mix in planting hole and add fertilizers at the following rates:
Small shrubs - 1/8 lb./ plant
Shrubs - 1/3 to 1/2 lb./ plant
Trees - 1/3 to 1 lb./ plant

FERTILIZER: For trees and shrubs use Commercial Fertilizer "A" Inorganic (5-4-3) with micro-nutrients and 50% slow releasing nitrogen. **DO NOT** apply fertilizer to Vegetated Corridor.

PLANTING TREES AND SHRUBS: Plant upright and face to give best appearance or relationship to adjacent plants and structures. Place 6" minimum, lightly compacted layer of prepared planting soil under root system. Loosen and remove twine binding and burlap from top 1/2 of root balls. Cut off cleanly all broken or frayed roots, and spread roots out. Stagger plants in rows. Backfill planting hole with soil mix while working each layer to eliminate voids.

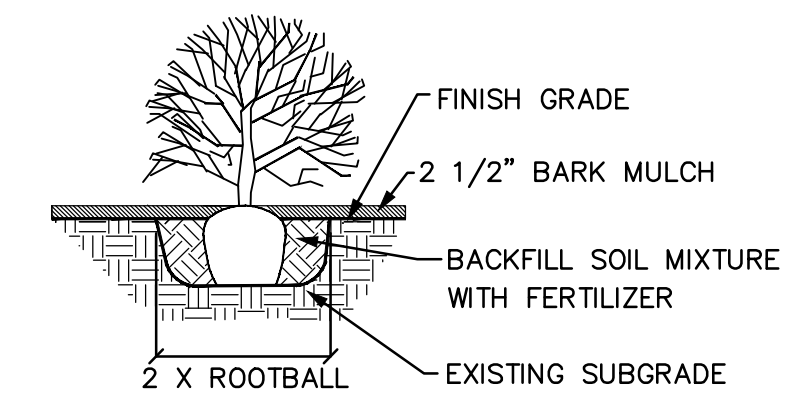
When approximately 2/3 full, water thoroughly, then allow water to soak away. Place remaining backfill and dish surface around plant to hold water. Final grade should keep root ball slightly above surrounding grade, not to exceed 1". Water again until no more water is absorbed. Initial watering by irrigation system is not allowed.

STAKING OF TREES: Stake or guy all trees. Stakes shall be 2" X 2" (nom.) quality tree stakes with point. They shall be of Douglas Fir, clear and sturdy. Stake to be minimum 2/3 the height of the tree, not to exceed 8'-0". Drive stake firmly 1'-6" below the planting hole. Tree ties for deciduous trees shall be "Chainlock" (or better). For Evergreen trees use "Gro-Strait" Tree Ties (or a reinforced rubber hose and guy wires) with guy wires of a minimum 2 strand twisted 12 ga. wire. Staking and guying shall be loose enough to allow movement of tree while holding tree upright.

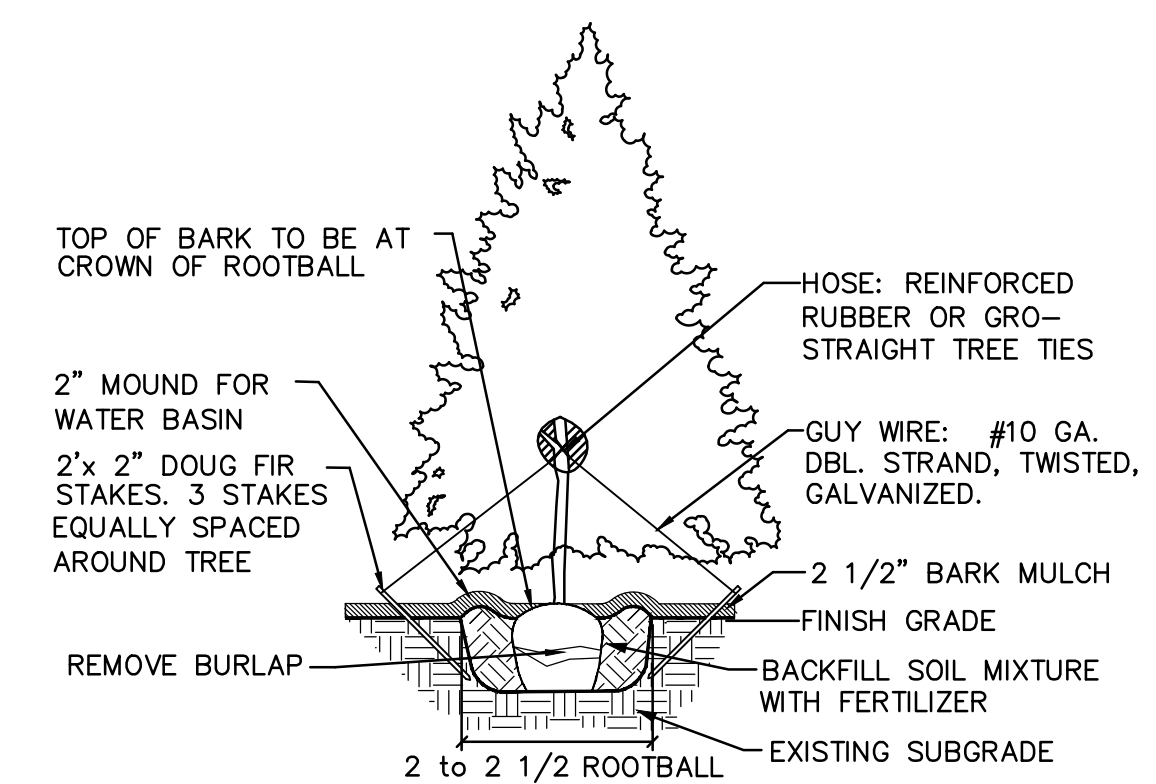
MULCHING OF PLANTINGS: Mulch planting areas with dark, aged, medium grind fir or hemlock bark (aged at least 6 months) to a depth of 2" in ground cover areas and 2 1/2" in shrub beds. Apply evenly, not higher than grade of plant as it came from the nursery, and rake to a smooth finish. Water thoroughly, then hose down planting area with fine spray to wash leaves of plants.

GENERAL MAINTENANCE: Protect and maintain work described in these specifications against all defects of materials and workmanship, through final acceptance. Replace plants not in normal healthy condition at the end of this period. Water, weed, cultivate, mulch, reset plants to proper grade or upright position, remove dead wood and do necessary standard maintenance operations. Irrigate when necessary to avoid drying out of plant materials, and to promote healthy growth.

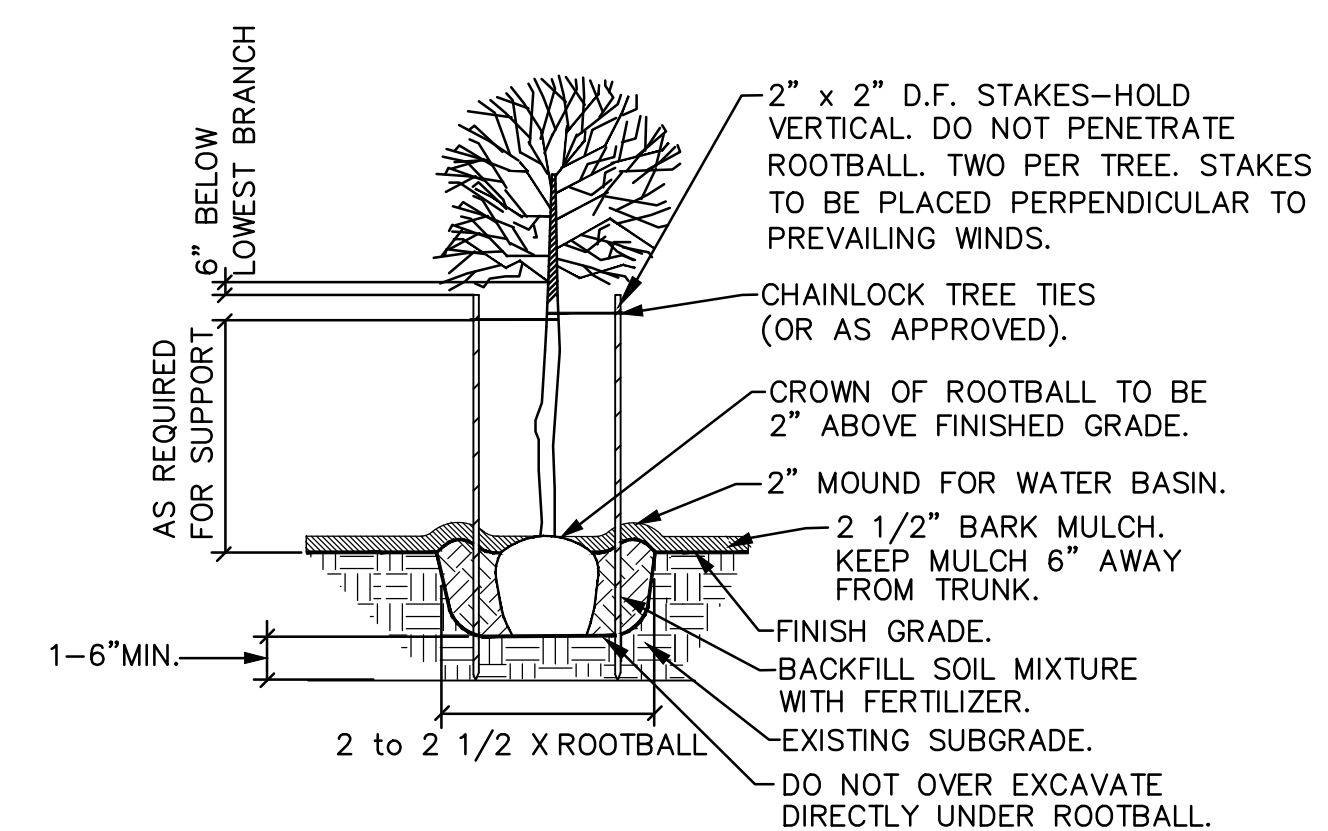
CLEAN-UP: At completion of each division of work all extra material, supplies, equipment, etc., shall be removed from the site. All walks, paving, or other surfaces shall be swept clean, mulch areas shall have debris removed and any soil cleared from surface. All areas of the project shall be kept clean, orderly and complete.



SHRUB PLANTING DETAIL
NOT TO SCALE



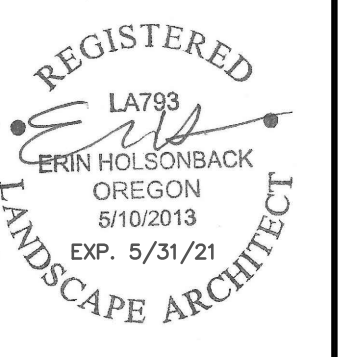
EVERGREEN TREE STAKING DETAIL
NOT TO SCALE



NOTE: ANY PROPOSED CHANGES TO OUR SPECIFICATION OR DETAIL SHOULD BE APPROVED BY THE LANDSCAPE ARCHITECT. LIKEWISE, IN ACCORDANCE WITH BEST PRACTICES OF LOCAL LANDSCAPE INSTALLATION, SHOULD THE LANDSCAPE CONTRACTOR FIND A PREFERRED ALTERNATE METHOD, THE LANDSCAPE ARCHITECT MAY BE SO ADVISED.

GENERAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

NO.	DATE	REVISIONS



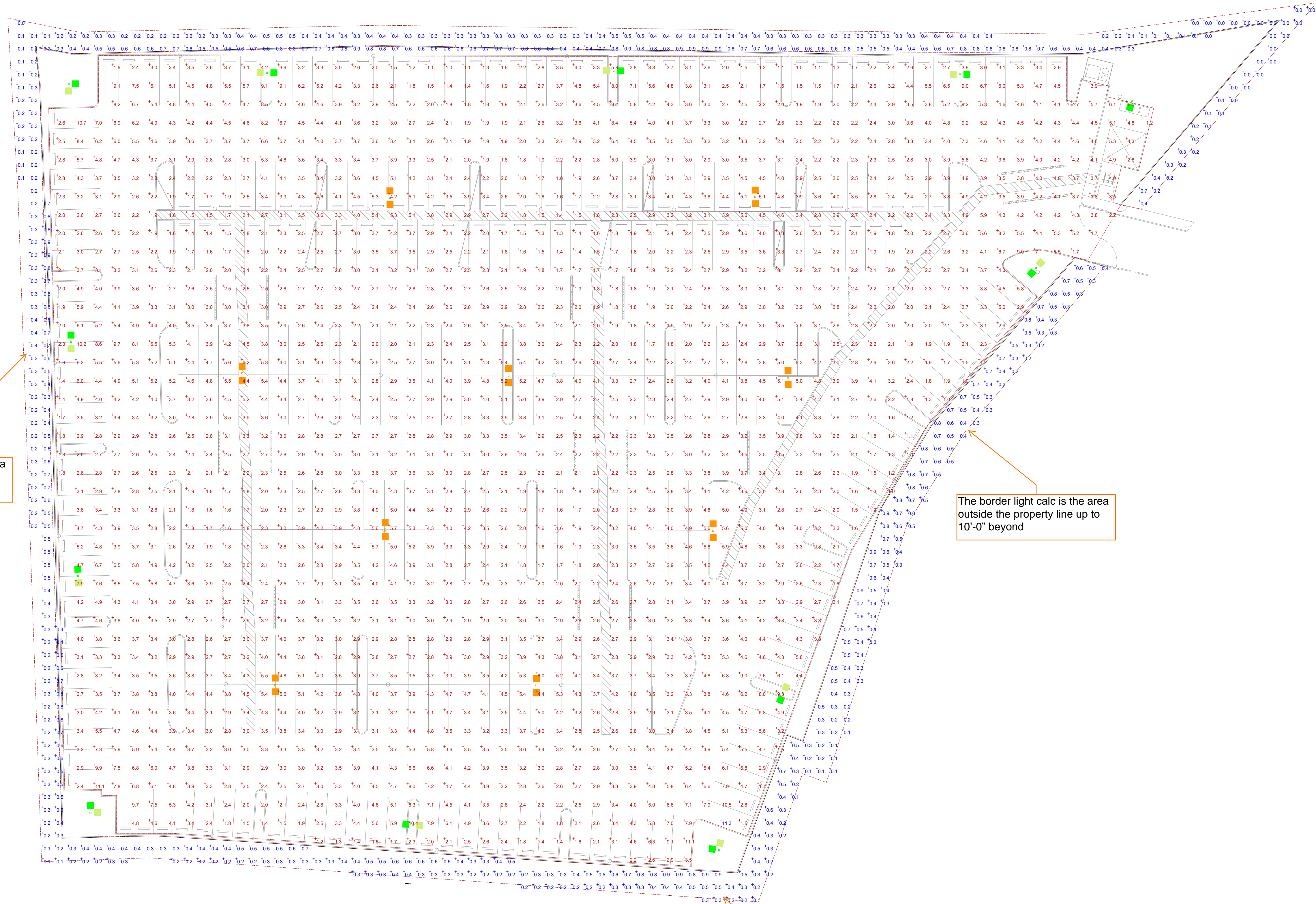
OTTEN + ASSOCIATES
LANDSCAPE ARCHITECTURE
3933 South Kelly Avenue, Suite B • Portland, OR 97239
Phone: (503) 972-0311 • www.ottenla.com

HEDGES D
SW 115TH STREET
TUALATIN, OREGON
LANDSCAPE SPECIFICATIONS & DETAILS

DATE	11-13-2020
SCALE	AS SHOWN
DRAWN	CHECKED
DM/EH	EH
SHEET NO	L2.0

The border light calc is the area outside the property line up to 10'-0" beyond

The border light calc is the area outside the property line up to 10'-0" beyond



Plan View
Scale - 1" = 30ft

The border light calc is the area outside the property line up to 10'-0" beyond

Symbol	QTY	Manufacturer	Catalog Number	Description	Lumens per Lamp	LLF	Wattage	Efficiency
	18	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON)	GAN-SA4B-740-U-T4W	GALLEON AREA AND ROADWAY LUMINAIRE (4) 70 CRI, 4000K, 800mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV WIDE OPTICS	358	0.9	171	100%
	0	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GLEON-SA4B-740-U-T4FF-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (4) 70 CRI, 4000K, 800mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV FORWARD THROW OPTICS WITH HOUSE SIDE SHIELD	255	0.9	171	100%
	12	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GLEON-SA4B-740-U-SLR-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (4) 70 CRI, 4000K, 800mA LIGHTSQUARES WITH 16 LEDS EACH AND SPILL LIGHT ELIMINATOR RIGHT OPTICS WITH HOUSE SIDE SHIELD	267	0.9	171	100%
	11	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GLEON-SA4B-740-U-SLL-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (4) 70 CRI, 4000K, 800mA LIGHTSQUARES WITH 16 LEDS EACH AND SPILL LIGHT ELIMINATOR LEFT OPTICS WITH HOUSE SIDE SHIELD	267	0.9	171	100%

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Boundary	+	0.4 fc	0.9 fc	0.0 fc	N/A	N/A
PARKING	+	3.3 fc	11.3 fc	1.0 fc	11.3:1	3.3:1

HEDGES D PARKING LOT
v4