



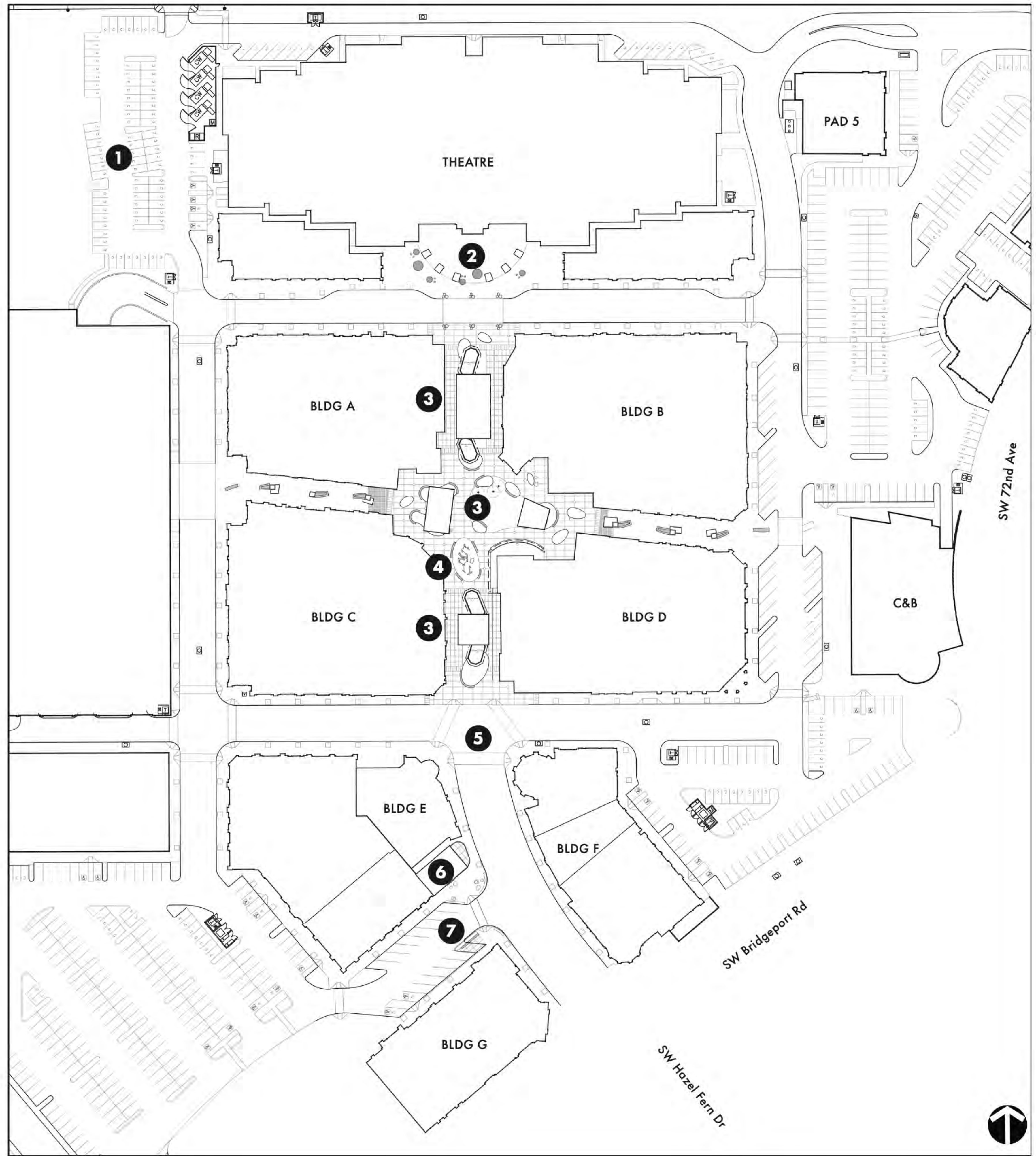
BRIDGEPORT VILLAGE



ARCHITECTURAL REVIEW II

11.29.2021





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- 1 Stormwater Detention**
- 2 Theatre Court**
- 3 North/South Spokes & Village Green**
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SITE PLAN





BRIDGEPORT
VILLAGE



CENTERCAL
PROPERTIES, LLC

BRIDGEPORT VILLAGE
7455 SW Bridgeport Rd
Tigard, OR 97224

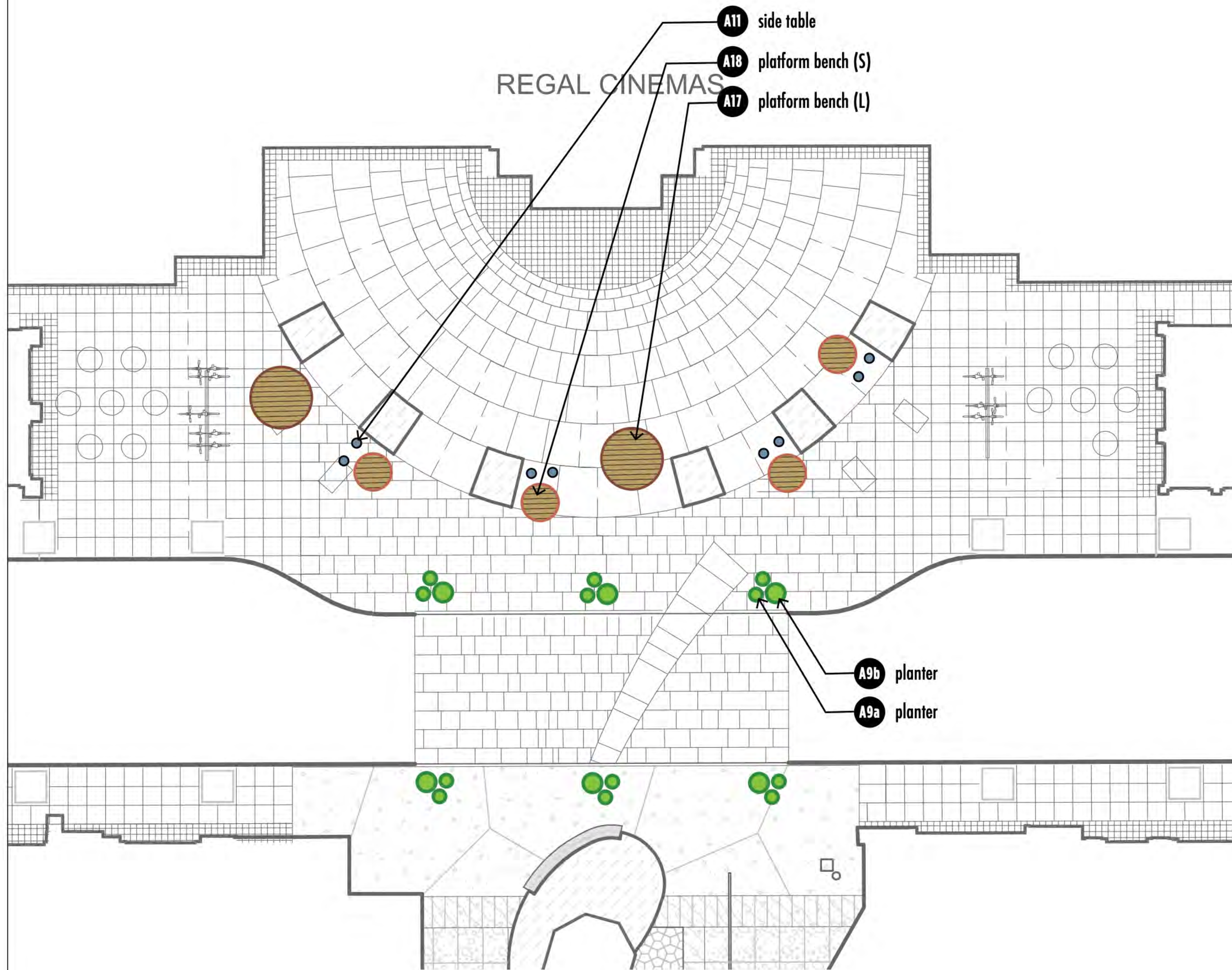
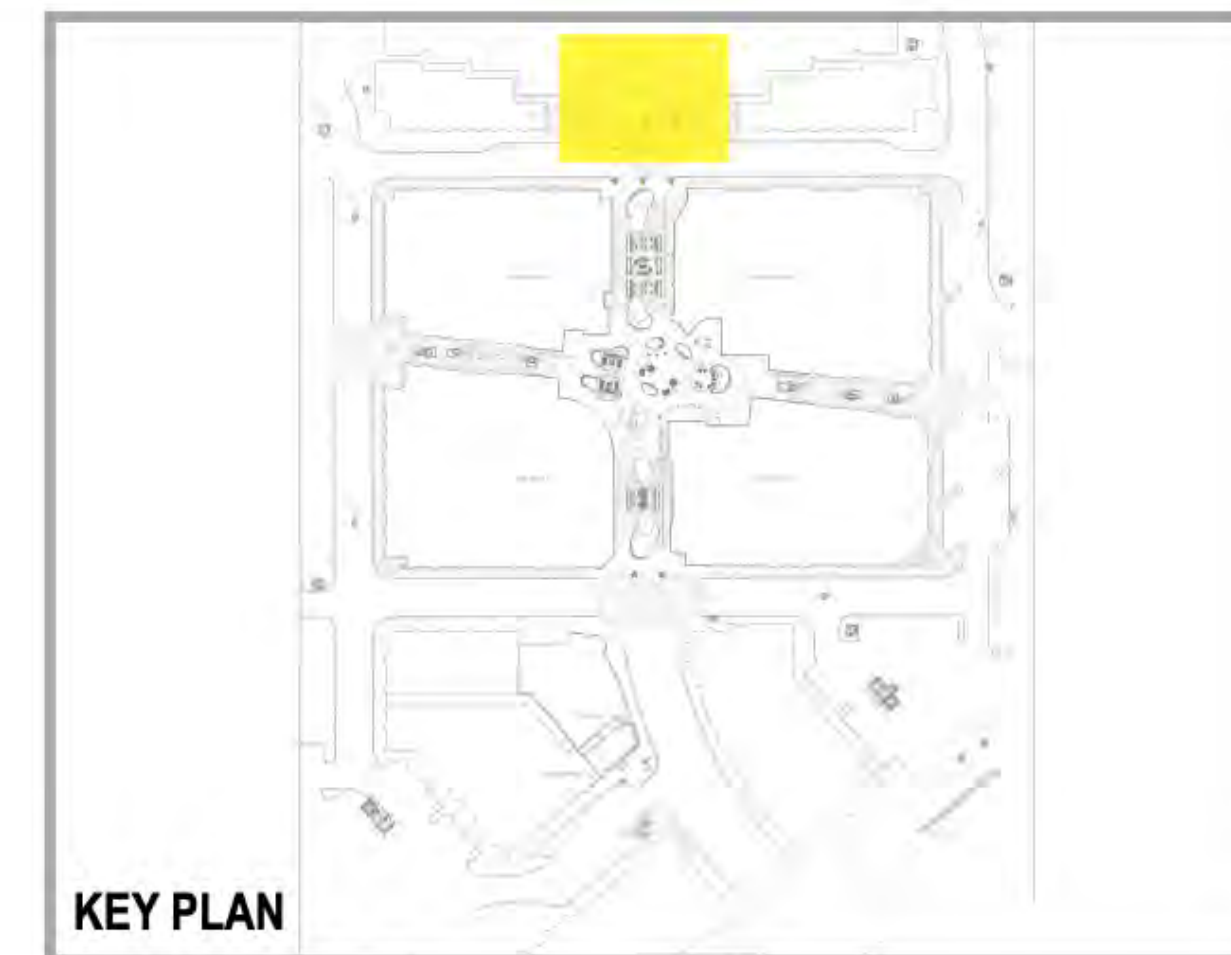
11.29.2021

ARCHITECTURAL
REVIEW II

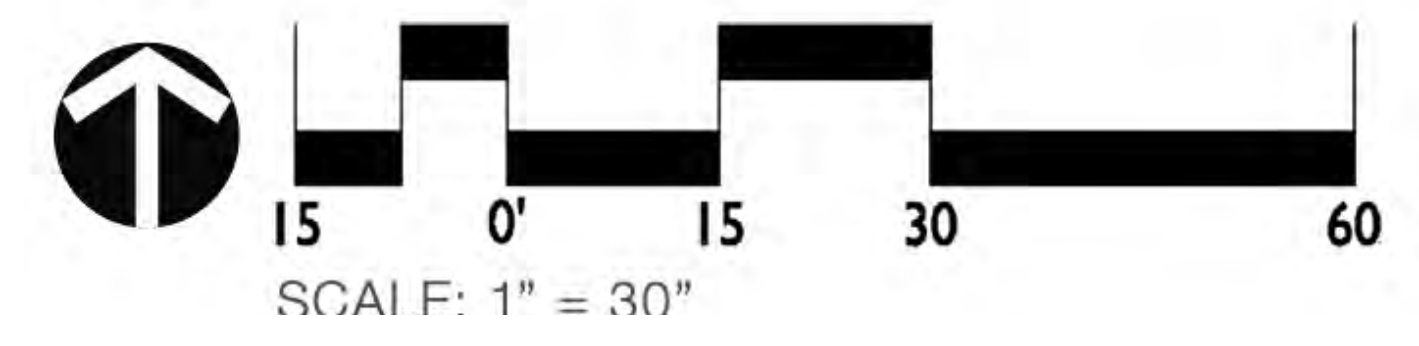
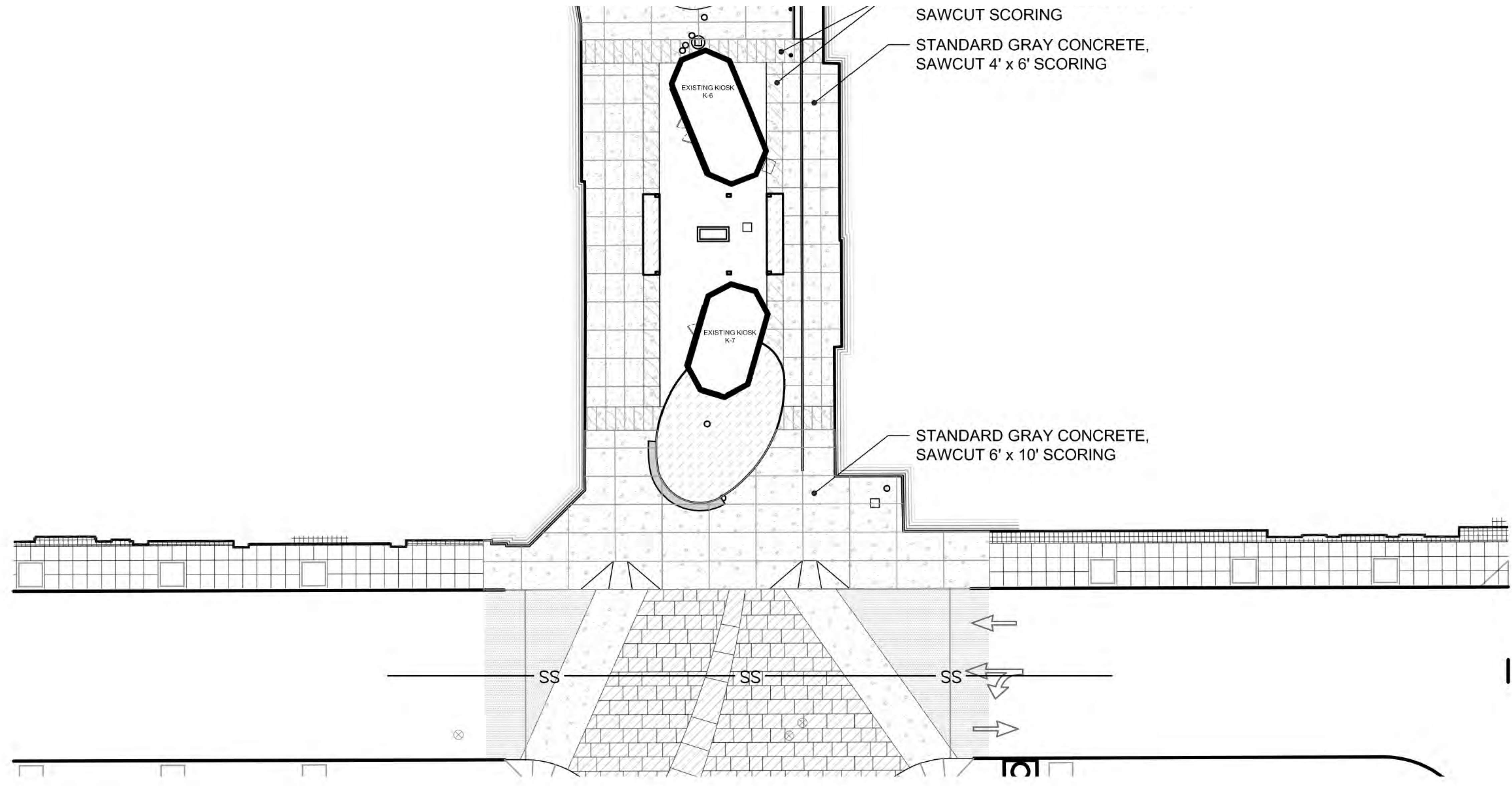
THEATRE
COURT

A-02

Sheet A-02 is to be permitted under Tigard's jurisdiction, and is not included under AR21-0017







BRIDGEPORT VILLAGE
7455 SW Bridgeport Rd
Tigard, OR 97224

11.29.2021

ARCHITECTURAL
REVIEW II

FRONT DOOR



BRIDGEPORT
VILLAGE



CENTERCAL
PROPERTIES, LLC



BRIDGEPORT VILLAGE
7455 SW Bridgeport Rd
Tigard, OR 97224

11.29.2021

ARCHITECTURAL
REVIEW II

BUILDING E

A-05

BRIDGEPORT VILLAGE
7455 SW Bridgeport Rd
Tigard, OR 97224

06.30.2021
NOT FOR
CONSTRUCTION

100%
SCHEMATIC
DESIGN
PACKAGE

Bldg. G
PARKLET

A-30

BRIDGEPORT VILLAGE
7455 SW Bridgeport Rd
Tigard, OR 97224

11.29.2021

ARCHITECTURAL
REVIEW II

PEET'S PLAZA

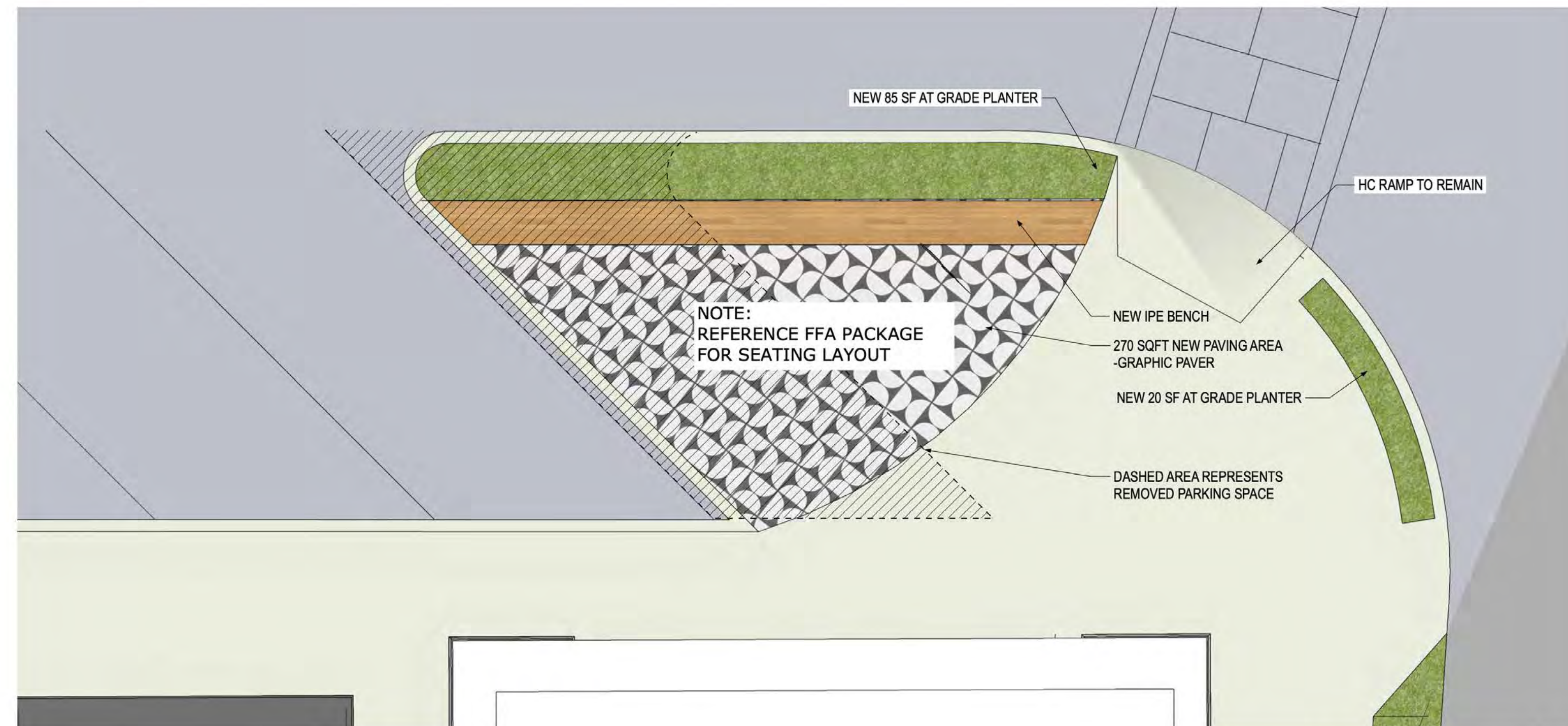
A-06



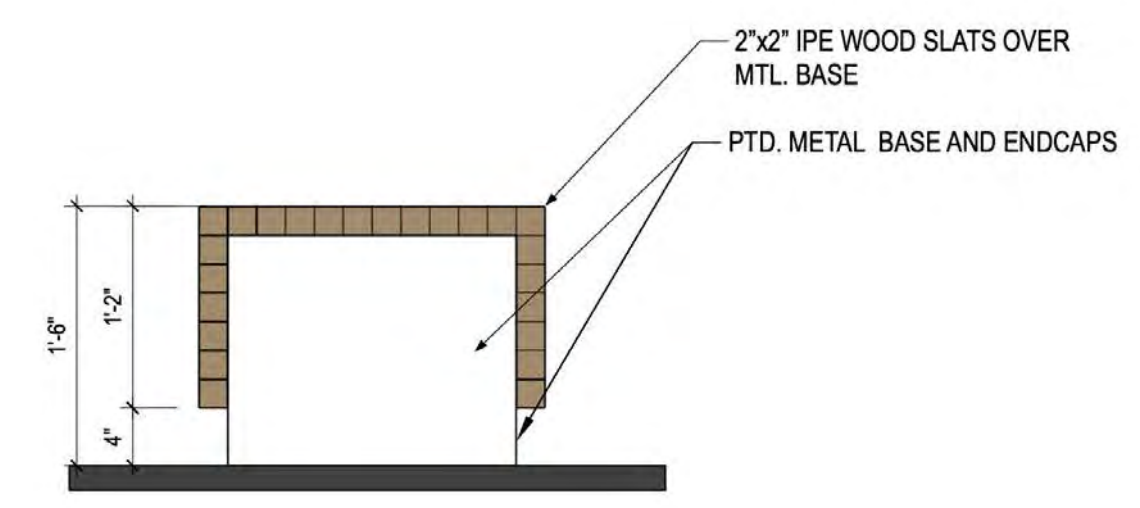
MODEL VIEW



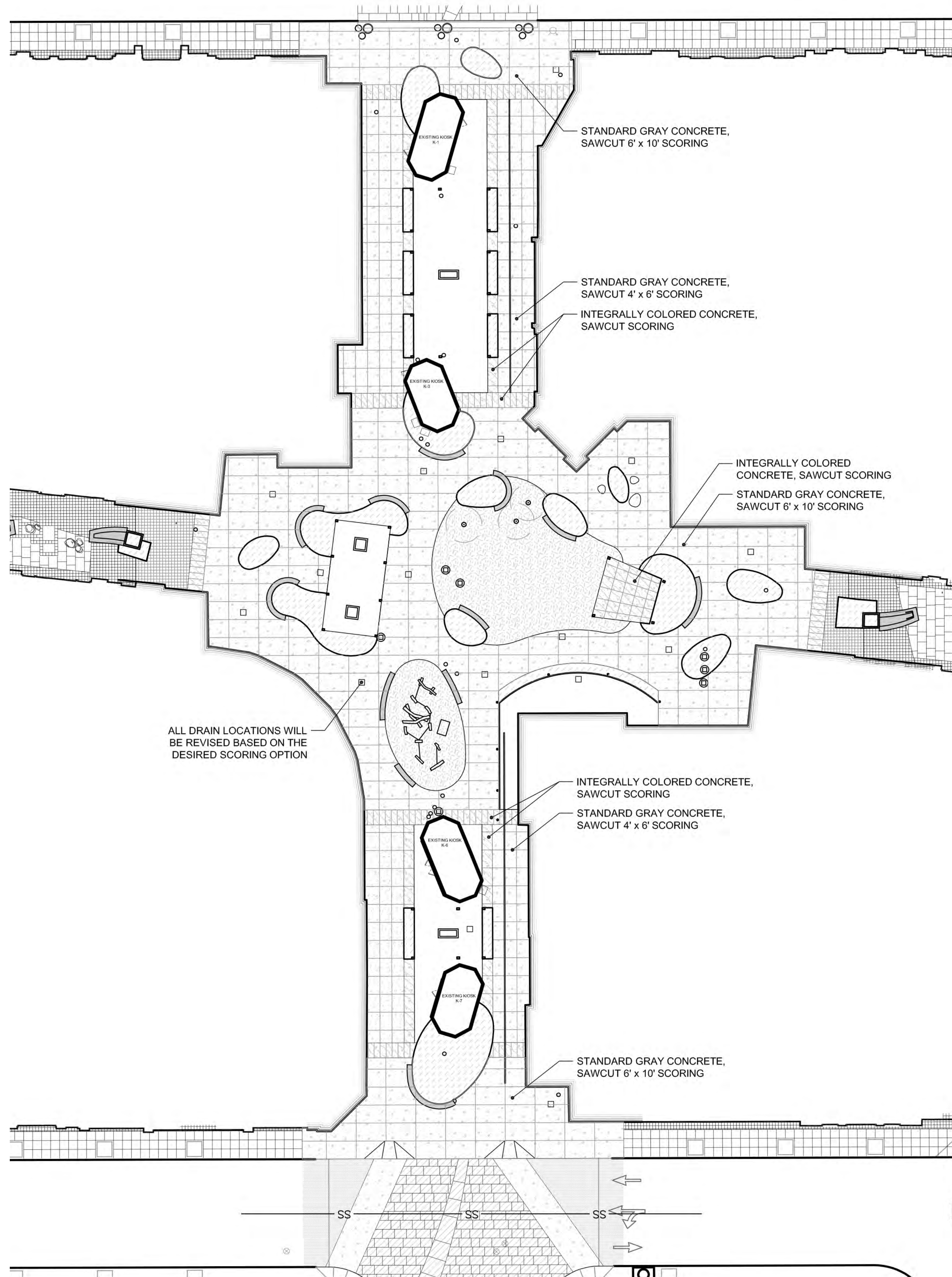
EXISTING PHOTOS



1 Parklet Proposed Plan
Scale: 1/8" = 1'-0"



2 BENCH SECTION/ELEVATION
Scale: 1" = 1'-0"



ALL DRAIN LOCATIONS WILL BE REVISED BASED ON THE DESIRED SCORING OPTION

STANDARD GRAY CONCRETE, SAWCUT 6' x 10' SCORING

STANDARD GRAY CONCRETE, SAWCUT 4' x 6' SCORING

INTEGRALLY COLORED CONCRETE, SAWCUT SCORING

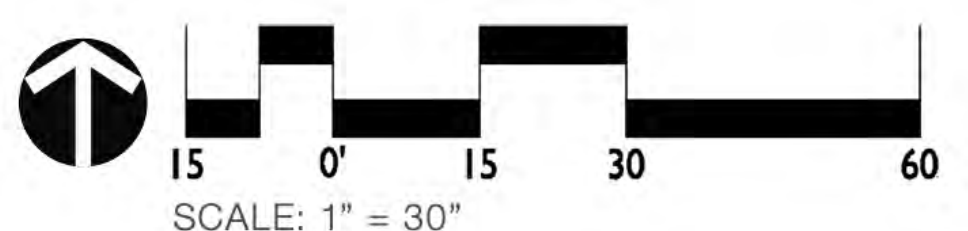
INTEGRALLY COLORED CONCRETE, SAWCUT SCORING

STANDARD GRAY CONCRETE, SAWCUT 6' x 10' SCORING

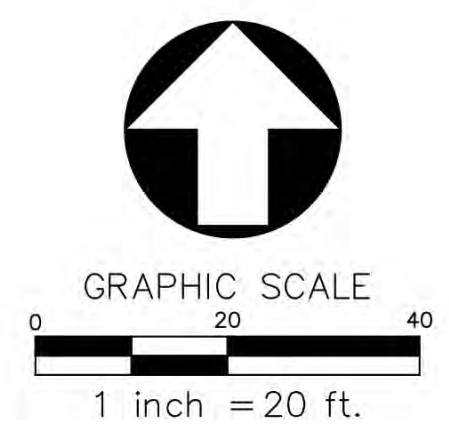
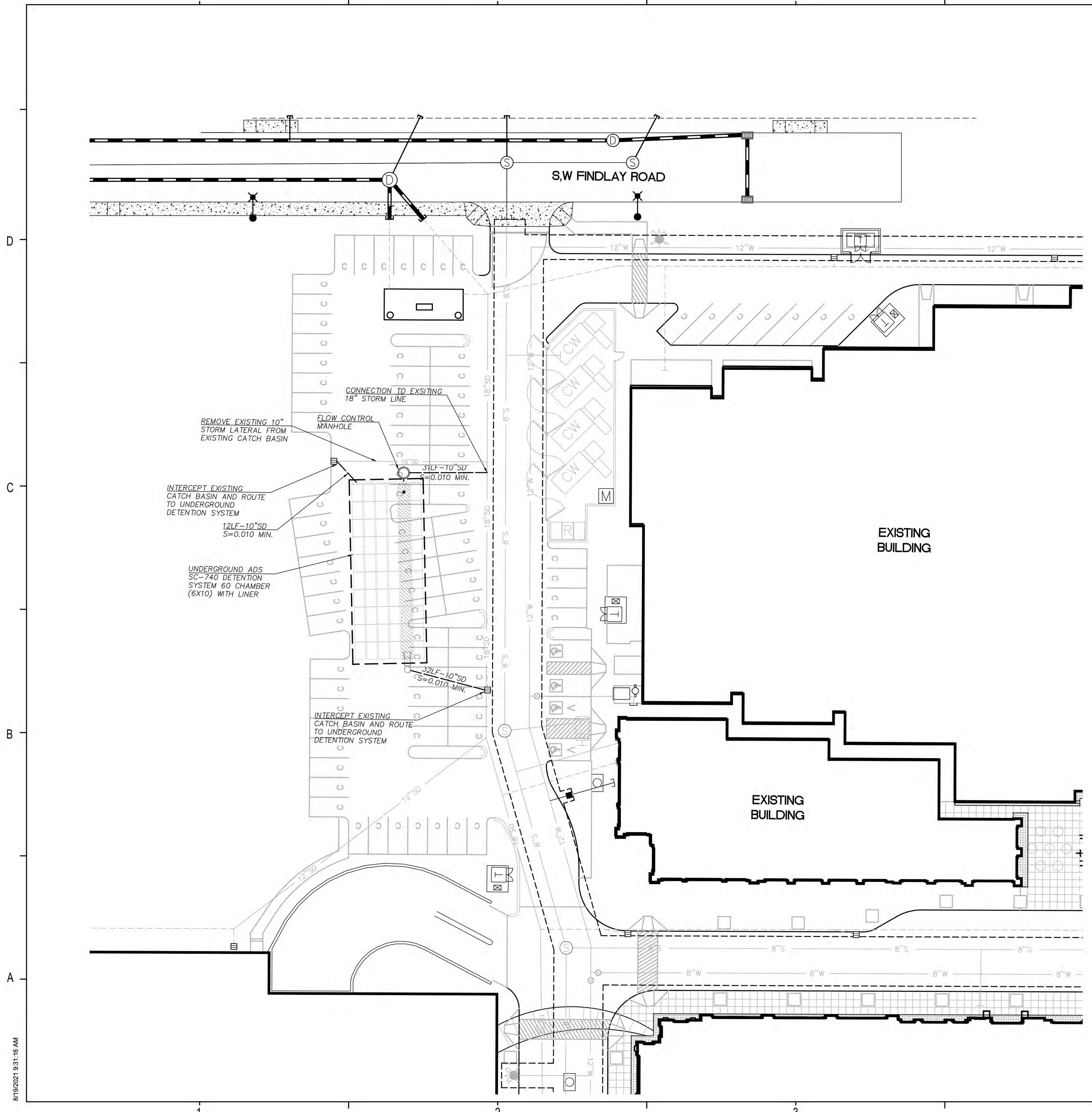
INTEGRALLY COLORED CONCRETE, SAWCUT SCORING

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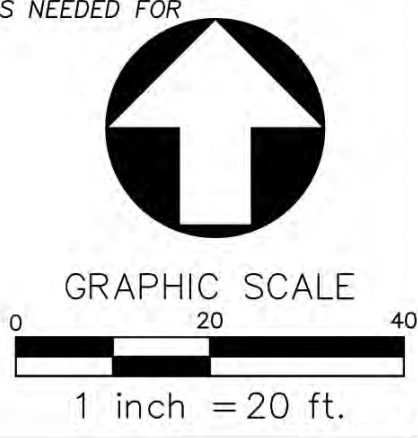
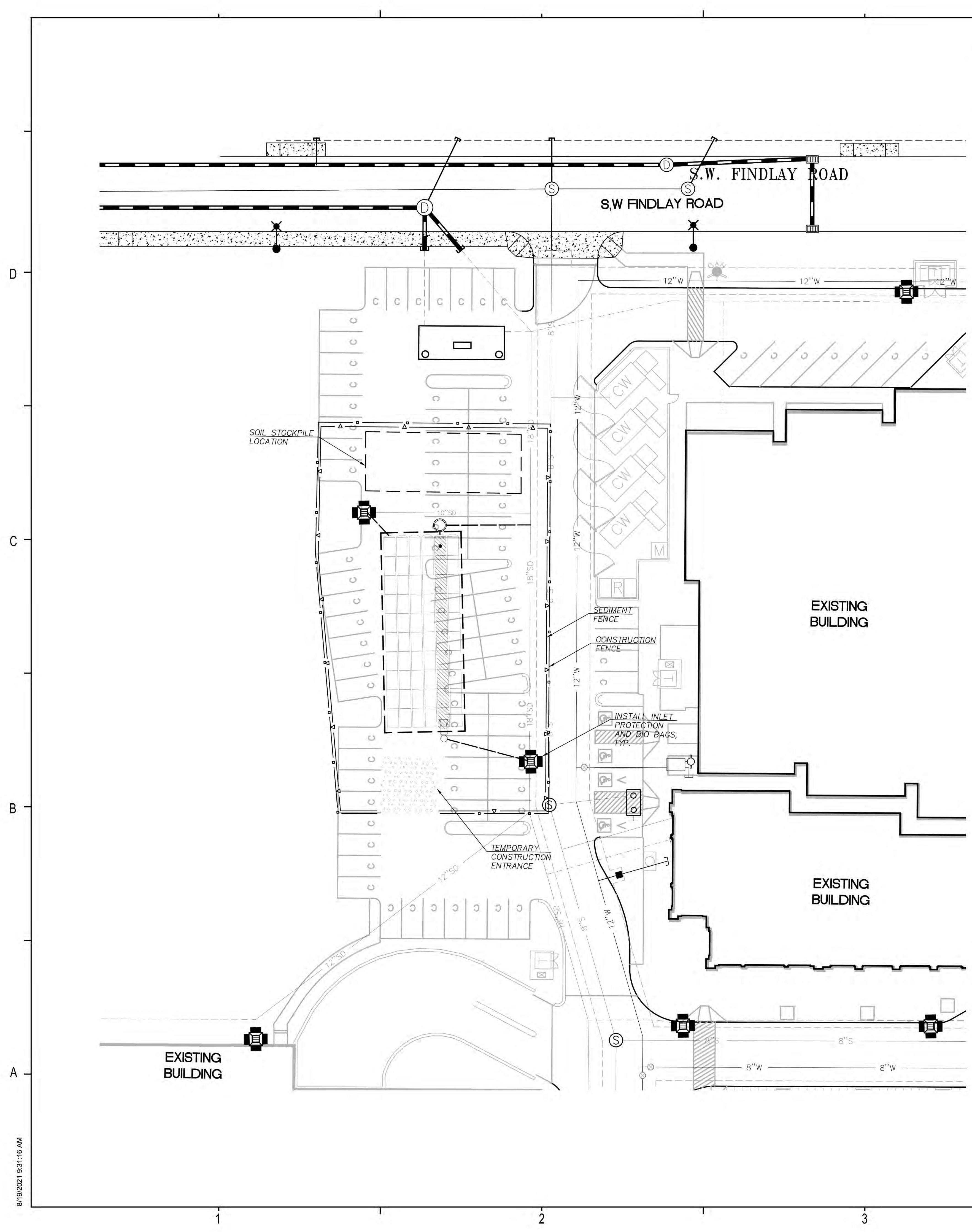
SHEET LEGEND	
SYMBOL	DESCRIPTION
	PROPOSED STORM DRAIN
	PROPOSED PERFORATED DRAIN
	PROPOSED SANITARY
	PROPOSED WATER
	EXISTING SANITARY
	EXISTING STORM
	EXISTING WATER



8/19/2021 9:31:16 AM

EROSION CONTROL STANDARD NOTES:

1. 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 STABILIZATION 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/IMPONDMENT 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 REOCCURENCE 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)



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ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	INITIAL FILL: FILL MATERIAL FOR LAYER D STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATURAL SOILS, OR PER ENGINEER'S PLAN. CHECK PLANS FOR PAVEMENT SUBBASE REQUIREMENTS.	N/A
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (E LAYER) TO 18" ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <30% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	ASHTO M401 A-1, A-2.4, A-3, OR ASHTO M43 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 76, 69, 9, 10
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/8" (9.5 mm) TO 1 1/2" (38.1 mm)	ASHTO M43 3, 357, 4, 467, 5, 56, 57
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/8" (9.5 mm) TO 1 1/2" (38.1 mm)	ASHTO M43 3, 357, 4, 467, 5, 56, 57

PLEASE NOTE:

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR FOR EXAMPLE A SPECIFICATION FOR M40 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR M40 (ASHTO) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR ALL LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 150 mm (6") MAX LIFTS USING TWO-PASS COVERSAGES WITH A VIBRATORY COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
- "ACCEPTABLE FILL MATERIALS" TABLE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING CAPACITY (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

NOTES:

- SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2002 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2719 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
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SC-740 ISOLATOR ROW DETAIL

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT

- INSPECTION PORTS (IF PRESENT)
- REMOVABLE COVER OR HINGED FRAME (IF ANY)
- REMOVE AND CLEAN FLEXTON™ FILTER IF INSTALLED
- USING A LASER LEVEL AND 3' TAPING ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- LOWER CAMERA INTO EXCAVATION ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- IF SEDIMENT IS AT, OR ABOVE, 3" (76 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- ALL ISOLATOR ROWS
- REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
- USING A LASER/LEVEL, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
- MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID CONFINED SPACE ENTRY
- FOLLOW OTHER REGULATIONS FOR CONFINED SPACE ENTRY IF EXISTING MANHOLE
- IF SEDIMENT IS AT, OR ABOVE, 3" (76 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS

- IF JETVAC CLEANING NOZZLE WITH REAR FANING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKLUSH WATER IS CLEAN
- VACUUM STRUCTURE SLUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION, ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

FLOW CONTROL STRUCTURE DETAIL

NOTES:

- BAFFLE WALL SHALL HAVE #4 BAR AT 12" SPACING EACH WAY.
- RESTRICTOR PLATE SHALL BE SET AND ORIFICE IN PLACE. JOINT BETWEEN CONCRETE BATTLE AND MANHOLE.
- UPPER FLOW ORIFICE SHALL BE ALUMINUM ANODIZED STEEL OR TREATMENT 1 GALVANIZED STEEL.
- FRAME AND LATCHES OR SEALS ARE TO BE OBTAIN TO THAT SHEAR GATE IS VISIBLE FROM THE TOP. CLAMP-DOWN SPACE IS CLEAR OF RISER AND GATE. FRAME IS CLEAR OF CURB.
- MULTI-ORIFICE DESIGN SHALL BE INSTALLED TO PROVIDE LAZYER CLEARANCE.
- RESTRICTOR PLATE WITH ORIFICE AS SPECIFIED IS TO BE CUT ROUND AND SMOOTH. NEOPRENE GASKET SHALL BE INSTALLED BETWEEN THE ORIFICE PLATE AND CONCRETE BATTLE TO PROVIDE A WATER-TIGHT SEAL.
- SHEAR GATE SHALL BE MADE OF ALUMINUM ALLOY IN ACCORDANCE WITH ASTM B 208 AND ASTM B 275. DESIGNATION 208 OR 275 SHALL BE CAST INTO ACCORDANCE WITH ASTM B 208. THE LEFT HANDLE MAY BE SOLID ROD OR HOLLOW TUBING WITH ADJUSTABLE HOOD AS REQUIRED. NEOPRENE RUBBER GASKET REQUIRED BETWEEN HOOD MOUNTING FLANGE AND GATE FLANGE. MOUNTING SURFACES OF HOOD AND BODY SHALL BE MACHINED FOR PROPER FIT. FLANGE MOUNTING BOLT SHALL BE 1/2" DIAMETER STAINLESS STEEL.
- SHEAR GATE MAXIMUM OPENING SHALL BE CONTROLLED BY LIMITED RANGE MOVEMENT, STOP TAB OR SOME OTHER DEVICE.
- ALTERNATE SHEAR GATE DESIGNS ARE ACCEPTABLE, IF MATERIAL SPECIFICATIONS ARE MET AND FLANGE MANHOLE CERTIFICATION REQUIRED FOR TRAFFIC LOADING.
- ORIFICE "A" (SEE TABLE)
- ORIFICE "B" (SEE TABLE)
- ORIFICE "C" (SEE TABLE)

Diameter Of Manhole (in.)	60" MIN
F.L. (in.)	
F.L. (out)	
Outlet Pipe Diameter (in.)	
Number Of Orifice	
Orifice A Elevation	
Diameter Of Orifice A (in.)	
Orifice B Elevation	
Diameter Of Orifice B (in.)	
Orifice C Elevation	
Diameter Of Orifice C (in.)	
Overflow Elevation	
Riser Elevation	

FLOW CONTROL STRUCTURE DETAIL

DRAWING NO. 270 REVISED 02-17

2 FLOW CONTROL STRUCTURE

NTS

NOTES:

- ALL CUT EDGES SHALL BE SAND SEALED WITH CRS-1 OR CRS-2 EMULSIFIED ASPHALT OR EQUAL.
- THIS TRENCH BACKFILL REQUIREMENT APPLIES TO ALL UTILITIES.
- LIGHTLY COMPACT WITHIN TWO DIAMETERS OR 18 INCHES, WHICHEVER IS GREATER, ABOVE BREAKABLE CONDUITS.

3 ADS UNDERGROUND DETENTION (SC-740)

NTS

1 TRENCH BACKFILL

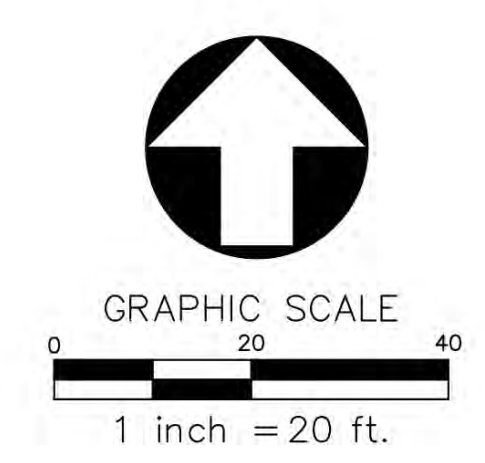
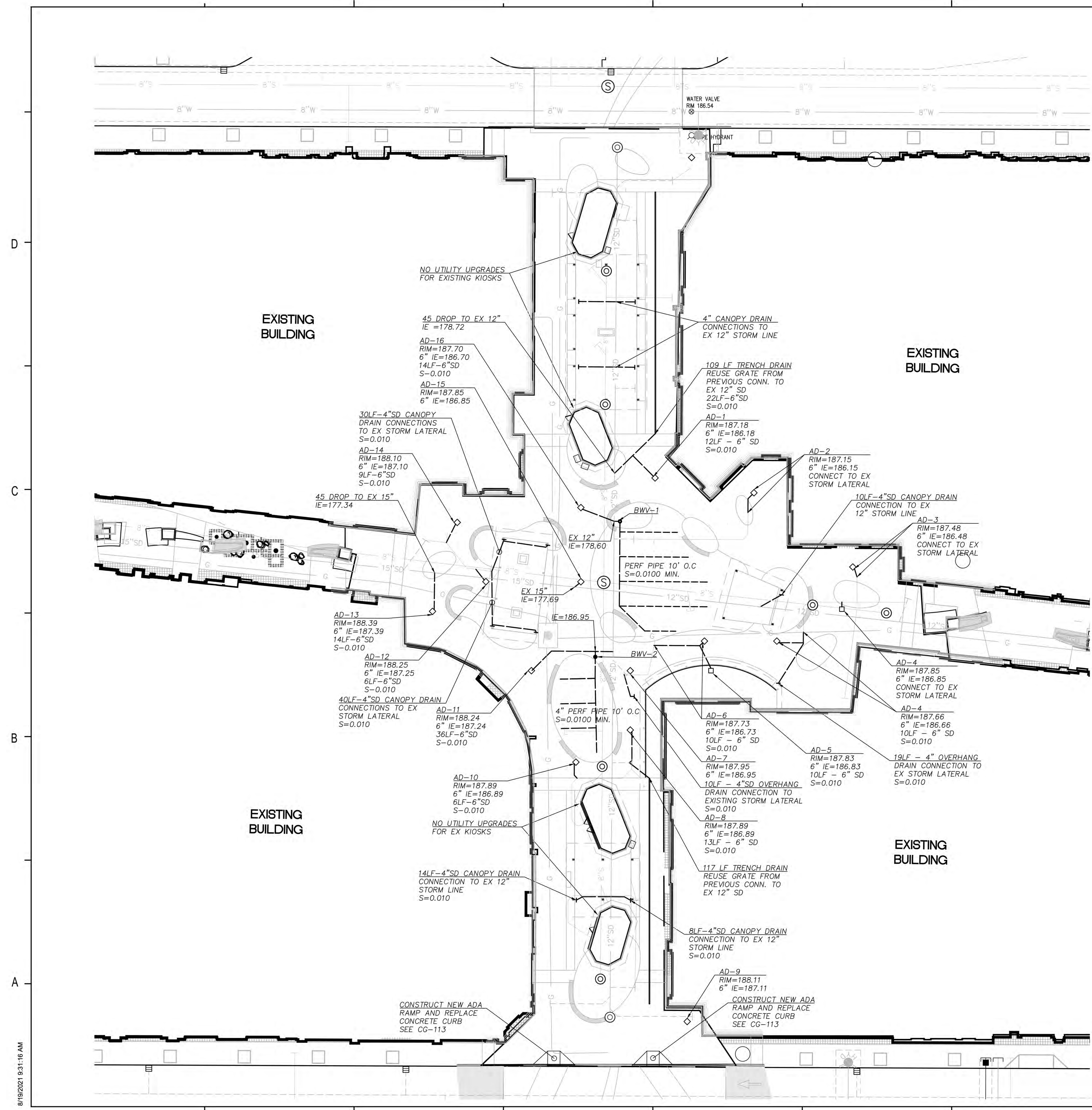
NTS

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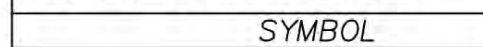


SHEET LEGEND	
SYMBOL	DESCRIPTION
	PROPOSED STORM DRAIN
	PROPOSED PERFORATED DRAIN
	PROPOSED SANITARY
	PROPOSED WATER
	EXISTING SANITARY
	EXISTING STORM
	EXISTING WATER
BWV	
AD	

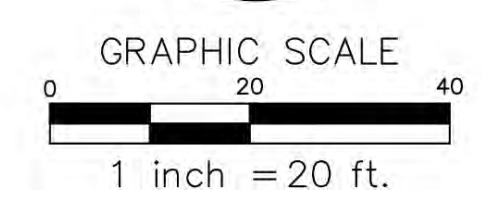
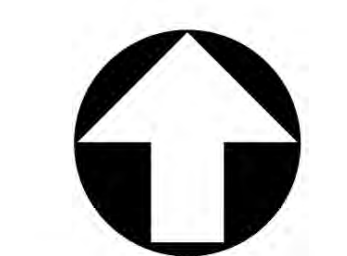
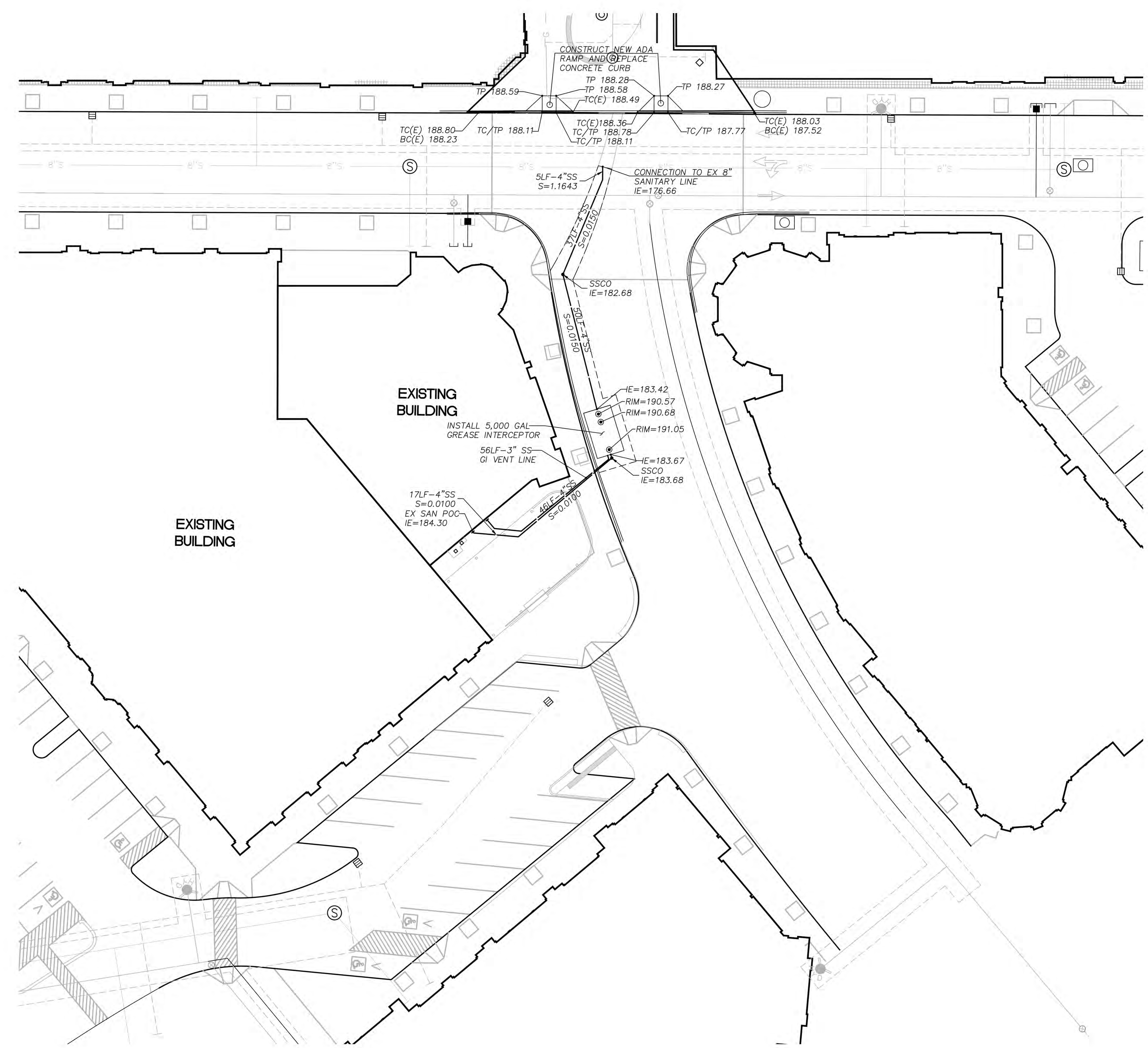
SHEET NOTES

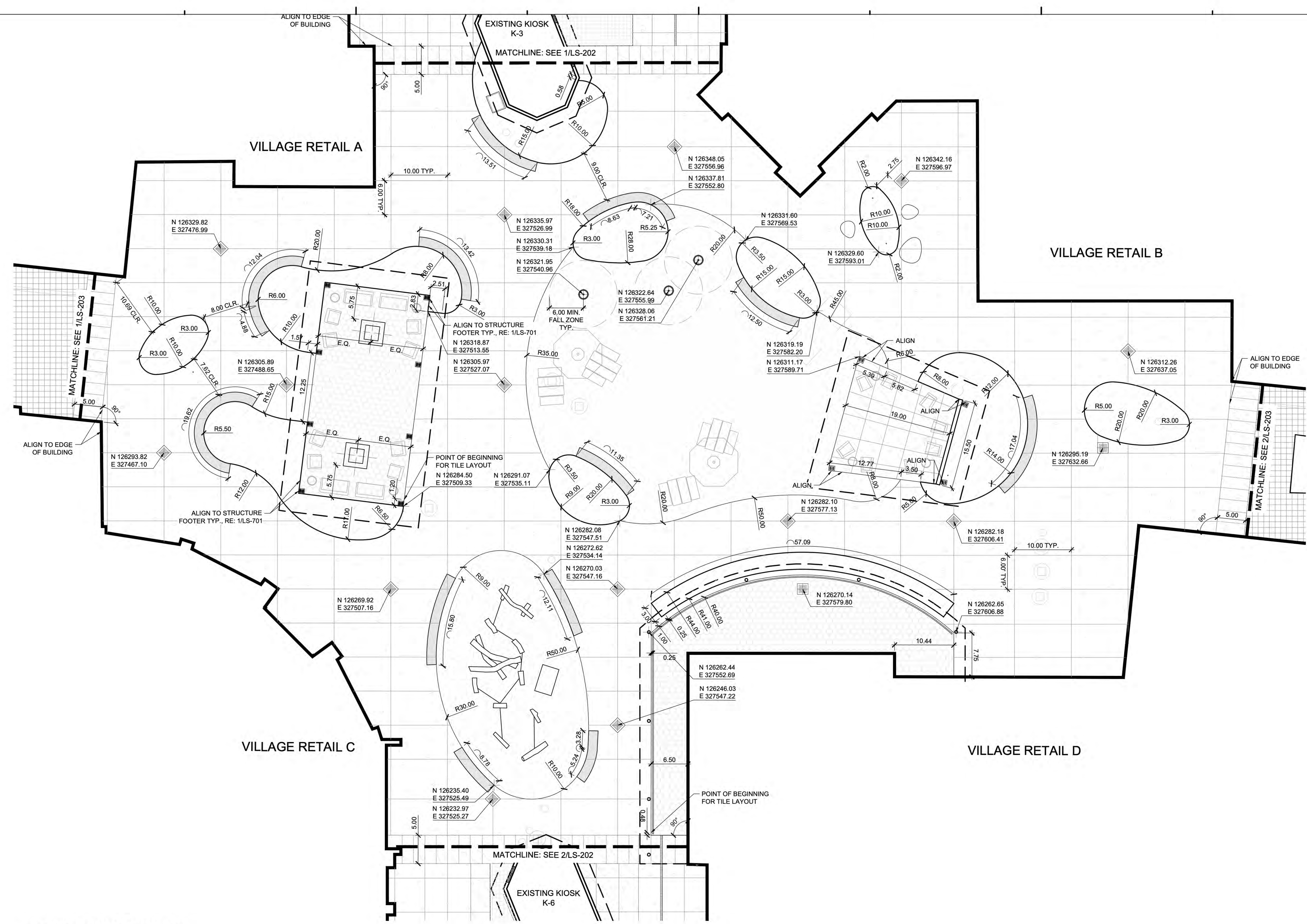
1. CONTRACTOR TO ENSURE THAT ALL PERFORATED PIPES ARE INSTALLED FLAT (FREE OF 'BELLIES'), OR WITH ESTABLISHED POSITIVE DRAINAGE.
2. CONTRACTOR TO FIELD VERIFY ELEVATION OF EXISTING STORM LATERALS PRIOR TO CONNECTION CONSTRUCTION.



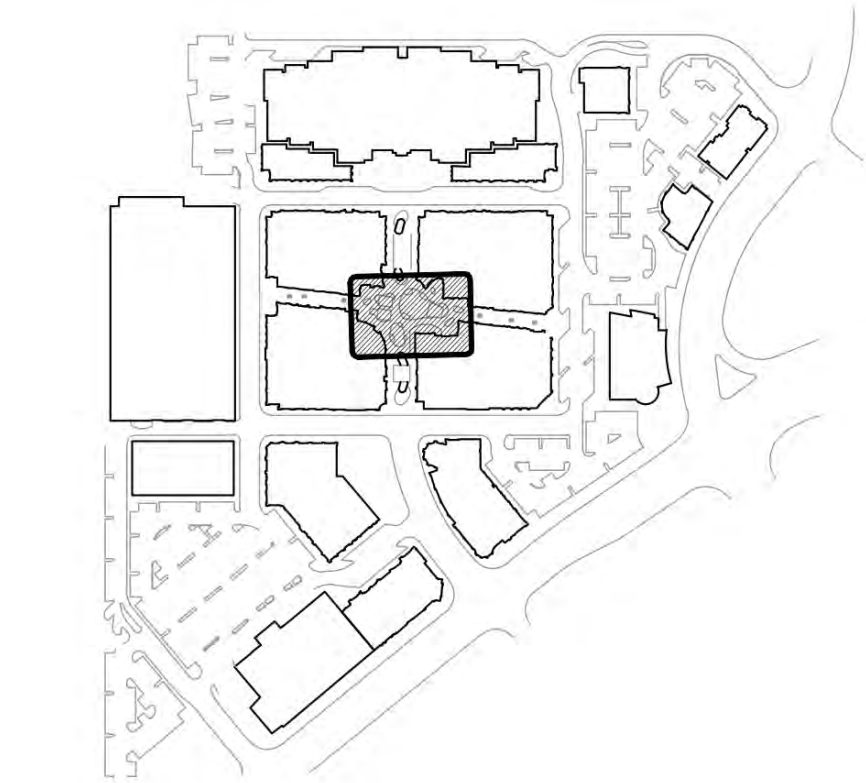
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SHEET LEGEND	
SYMBOL	DESCRIPTION
	PROPOSED SANITARY
	EXISTING SANITARY
	5,000 GAL GREASE INTERCEPTOR SEE DETAIL 5, SHEET CG-302

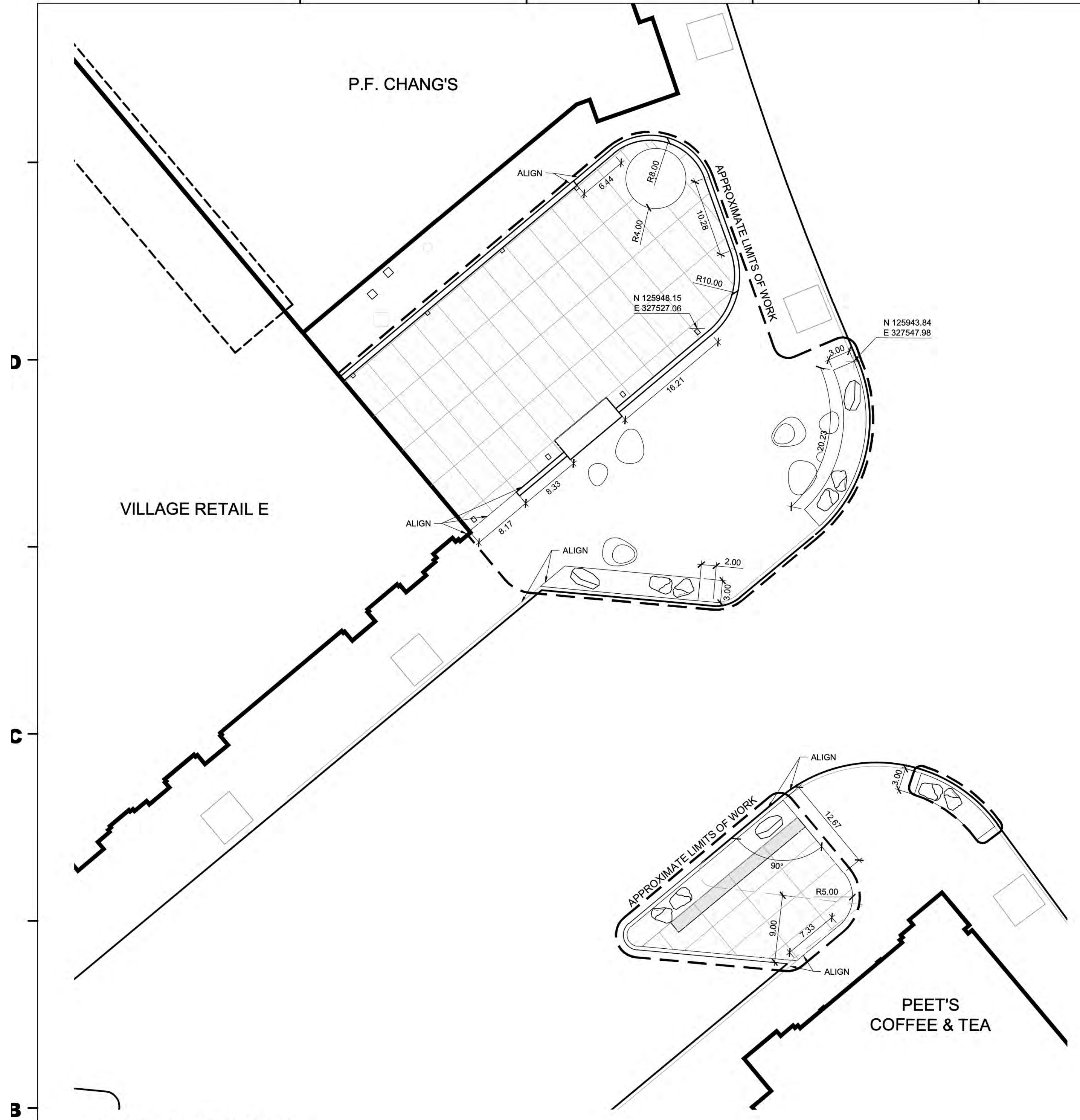




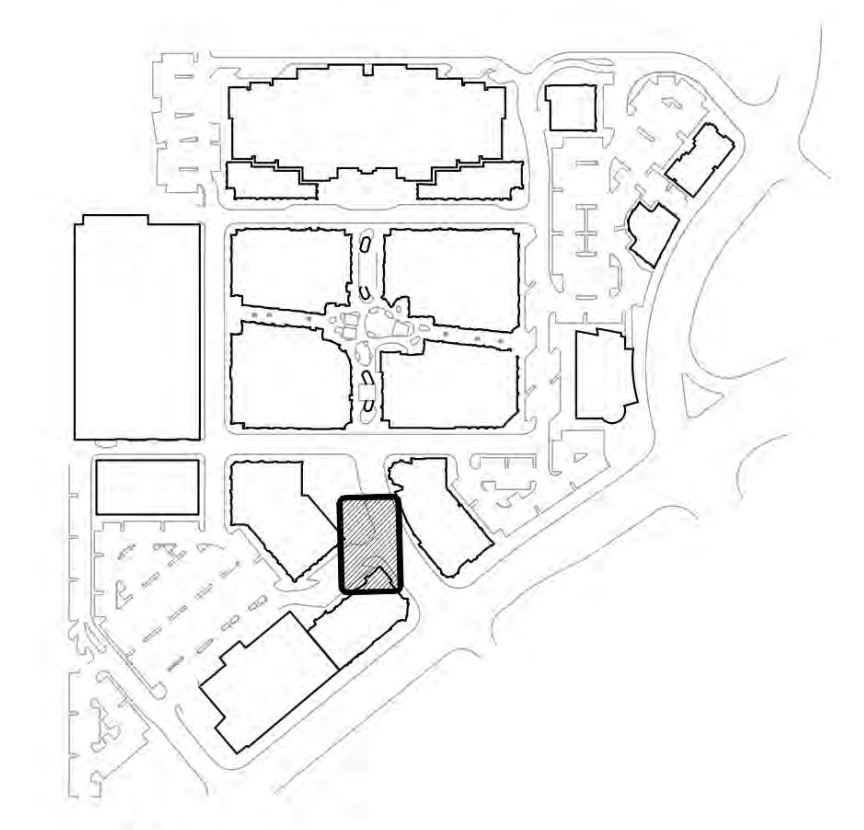
1 SITE LAYOUT PLAN
SCALE: 1" = 10' - 0"



2 KEY PLAN
N.T.S.



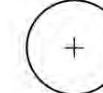

















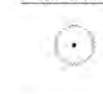
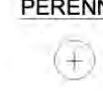














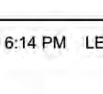
1 SITE LAYOUT PLAN
SCALE: 1" = 10' - 0"



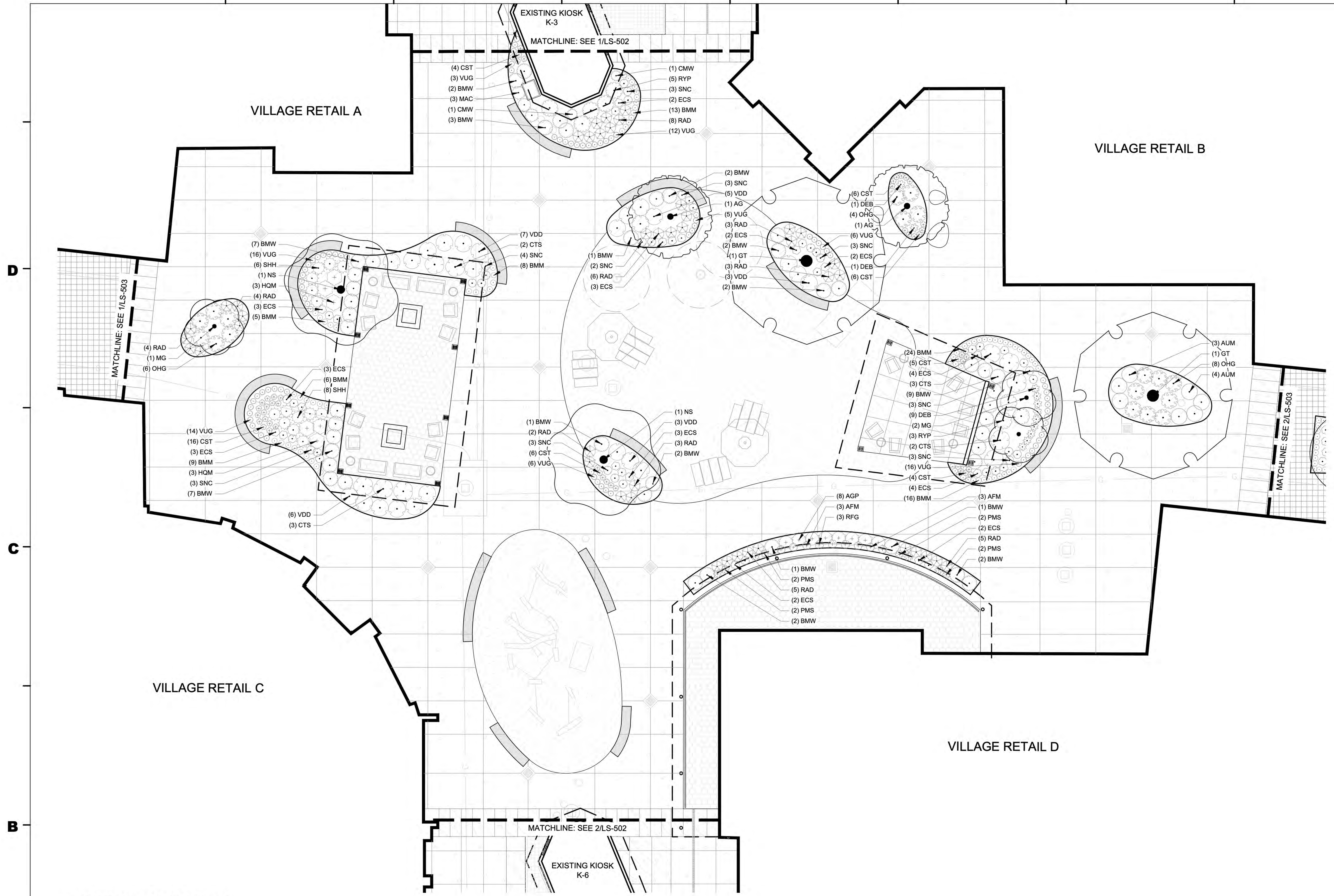
2 KEY PLAN
N.T.S.

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PLANT SCHEDULE

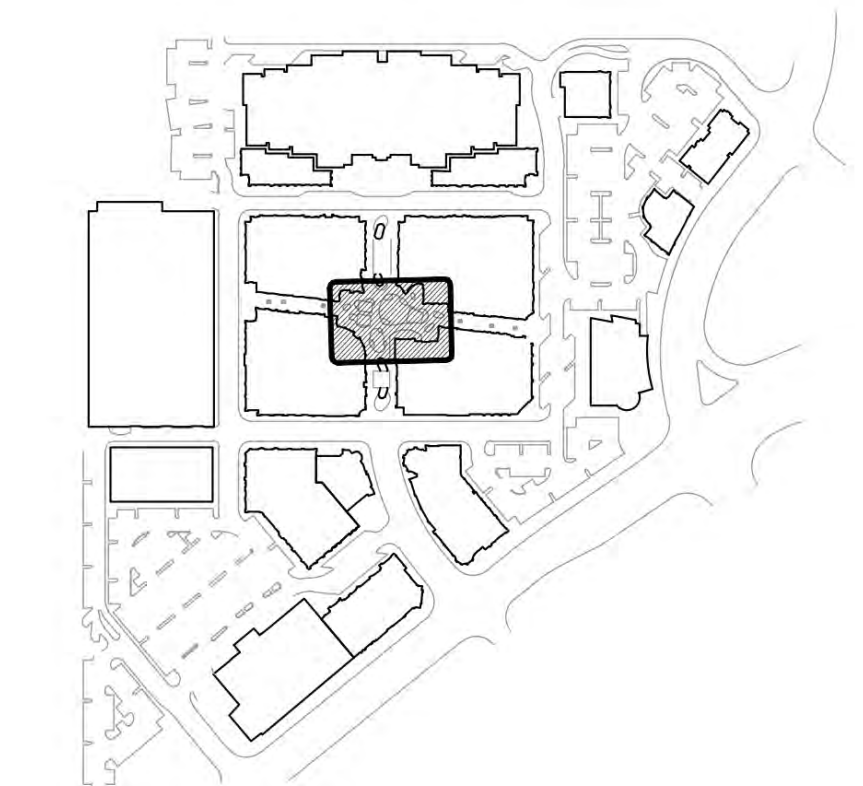
TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	REMARKS
	EX	EXISTING TREE TO REMAIN	Protect in Place	-	-	-
DECIDUOUS TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	REMARKS
	CA	Cornus alternifolia	Pagoda Dogwood	B&B	2.5" CAL	Select Specimen Quality Tree with Single Straight Leader
	GT	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honey Locust	B&B	2.5" CAL	Select Specimen Quality Trees With Single Straight Leader.
	NS	Nyssa sylvatica 'David Odom' TM	Afterburner Tupelo	B&B	2.5" CAL	Select Specimen Quality Trees With Single Straight Leader.
EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	REMARKS
	MG	Magnolia grandiflora 'Little Gem'	Little Gem Dwarf Southern Magnolia	B&B	2.5" CAL	-
ORNAMENTAL TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	REMARKS
	AG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B&B	2.5" CAL	-
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	REMARKS
	AUM	Arctostaphylos uva-ursi 'Massachusetts'	Massachusetts Kinnikinnick	3 GAL		
	AGP	Azalea x 'Gumpo Pink'	Gumpo Pink Satsuki Azalea	3 GAL		
	BMM	Buxus microphylla japonica 'Morris Dwarf'	Morris Dwarf Japanese Boxwood	3 GAL		
	BMW	Buxus microphylla japonica 'Winter Green'	Winter Green Japanese Boxwood	3 GAL		
	CTS	Choisya ternata 'Sundance'	Sundance Mexican Mock Orange	5 GAL		
	CMW	Cupressus macrocarpa 'Wilma Goldcrest'	Goldcrest Monterey Cypress	5 GAL		
	HQM	Hydrangea quercifolia 'Munchkin'	Munchkin Oakleaf Hydrangea	5 GAL		Select Specimen Quality Plants With Upright Branching Structure.
	MAC	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	3 GAL		
	MRC	Mahonia repens	Creeping Mahonia	3 GAL		
	OHG	Osmanthus heterophyllus 'Goshiki'	Goshiki Holly Olive	3 GAL		
	RYP	Rhododendron yakushimanum 'Princess'	Yaku Princess Rhododendron	5 GAL		
	RAD	Rosa x 'Meinrotte' TM	Apricot Drift Rose	3 GAL		
	SHH	Sarcococca hookeriana humilis	Trailing Sweetbox	3 GAL		
	VDD	Viburnum davidii	David Viburnum	3 GAL		
ANNUALS	CODE	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	REMARKS
	BBB	Begonia boliviensis 'Bonfire' TM	Bonfire Bolivian Begonia	1 GAL		
	PSC	Plectranthus scutellarioides FlameThrower Cajun Spice T	Coleus FlameThrower Cajun Spice	1 GAL		
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	REMARKS
	VUG	Veronica umbrosa 'Georgia Blue'	Georgia Blue Speedwell	1 GAL		
PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	REMARKS
	ANH	Aster novi-belgii 'Henry I'	Henry I Purple New York Aster	1 GAL		
	AFM	Aster x frikartii 'Monch'	Monch Frikart's Aster	1 GAL		
	BMJ	Brunnera macrophylla 'Jack Frost' TM	Jack Frost Siberian Bugloss	1 GAL		
	CST	Coreopsis x 'Starlight' TM	Starlight LI Bang Tickseed	1 GAL		
	DEB	Dryopteris erythrosora 'Brilliance'	Brilliance Autumn Fern	1 GAL		
	ECS	Echinacea x 'Cheyenne Spirit'	Cheyenne Spirit Coneflower	1 GAL		Select Multiple Flower Colors.
	HCC	Heuchera x 'Citronelle'	Citronelle Coral Bells	1 GAL		
	HPC	Heuchera x 'Pink Panther'	Pink Panther Coral Bells	1 GAL		
	HPP	Heuchera x 'Purple Plum'	Purple Plum Coral Bells	1 GAL		
	HSG	Heuchera x 'Silver Gumdrops' TM	Dolce Silver Gumdrops Coral Bells	1 GAL		
	HSC	Heuchera x 'Sunrise'	Sunrise Coral Bells	1 GAL		
	HTF	Hosta tokudama 'Flavocircinalis'	Tokudama Flavocircinalis Hosta	1 GAL		
	HMA	Hosta x 'Miss America'	Miss America Hosta	1 GAL		
	OAF	Origanum x 'Amethyst Falls'	Winter Sweet Oregano	1 GAL		
	PSS	Phlox subulata 'Scarlet Flame'	Scarlet Flame Creeping Phlox	1 GAL		
	PMS	Polystichum munitum	Sword Fern	1 GAL		
	RFG	Rudbeckia fulgida sullivantii 'Goldsturm'	Goldsturm Coneflower	1 GAL		
	SNC	Salvia nemorosa 'Caradonna'	Cardonna Meadow Sage	1 GAL		

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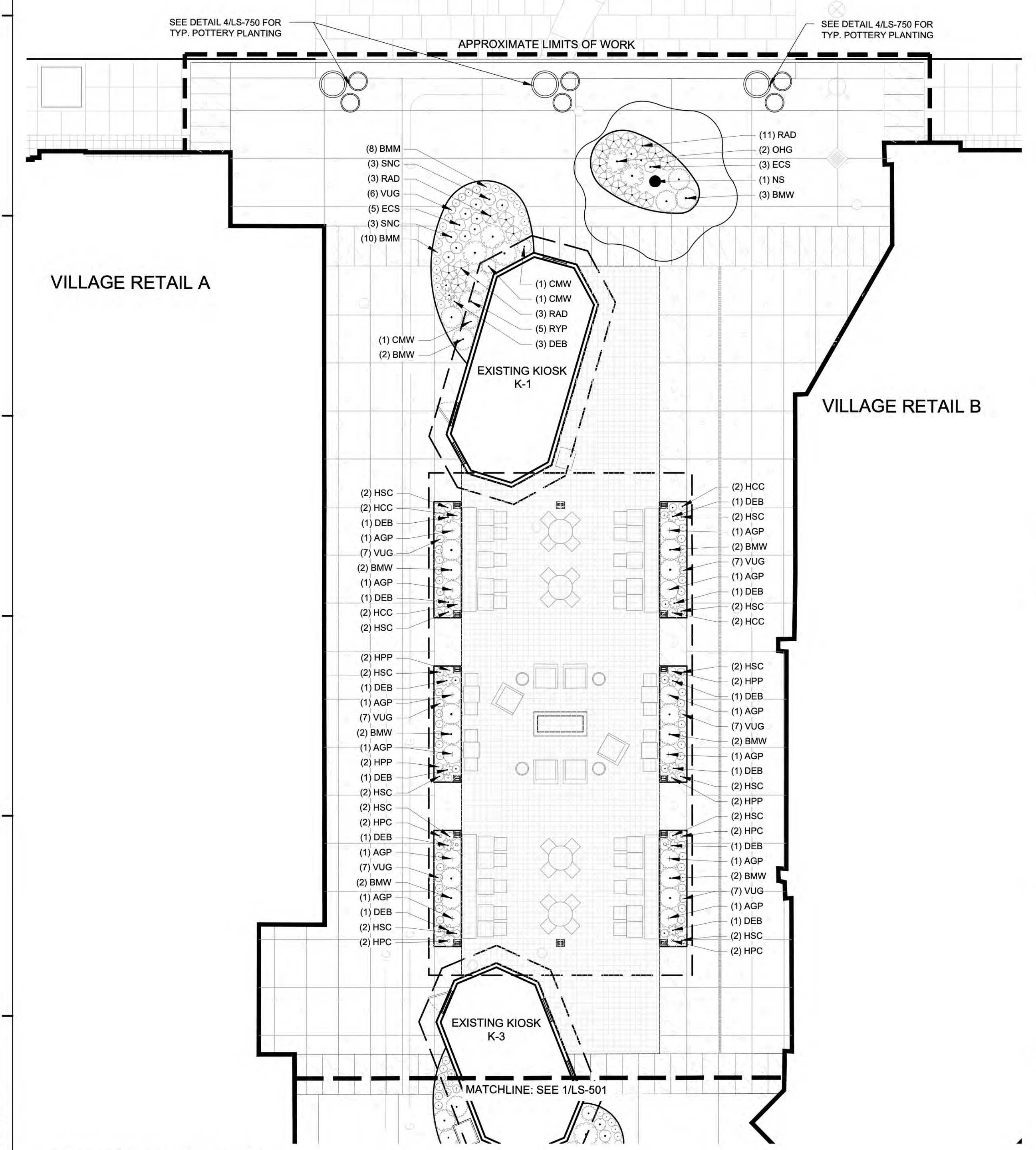
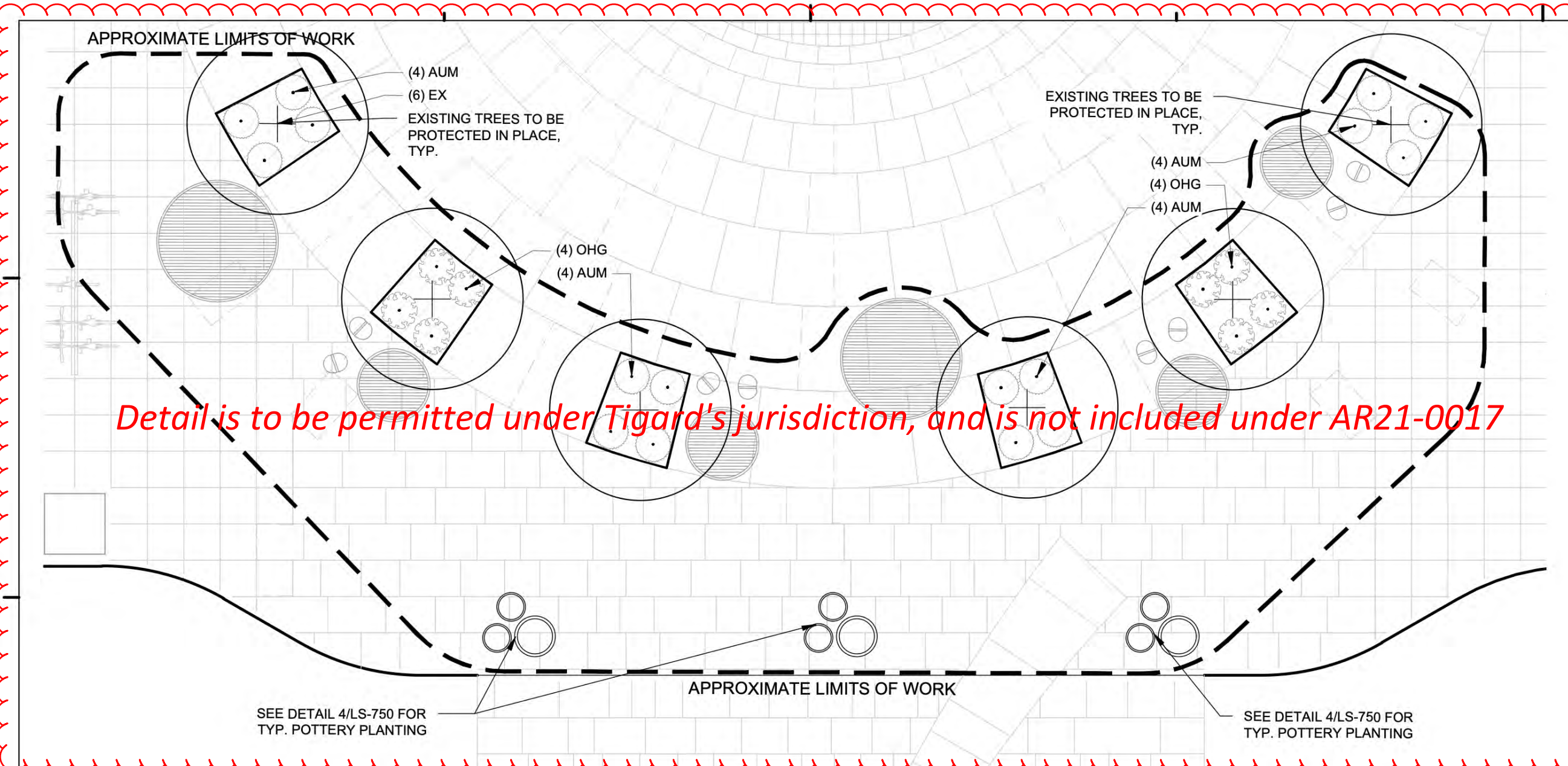
1 SITE PLANTING PLAN
SCALE: 1" = 10' - 0"

NOTES:
1. REFER TO SHEET LS-500 FOR PLANTING INFORMATION.
2. REFER TO DETAIL 4/LS-750 FOR TYPICAL POTTERY PLANTING.

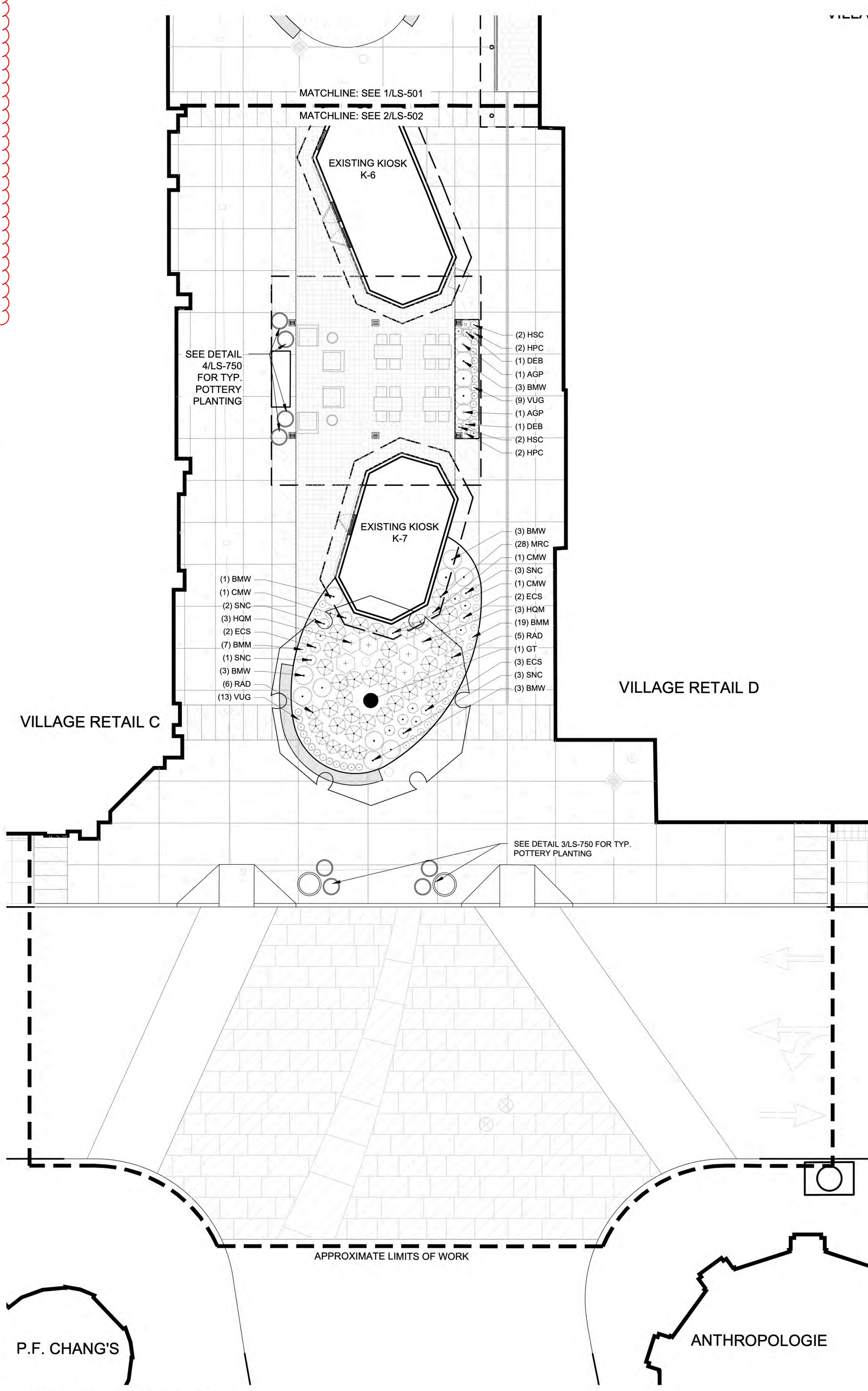


2 KEY PLAN
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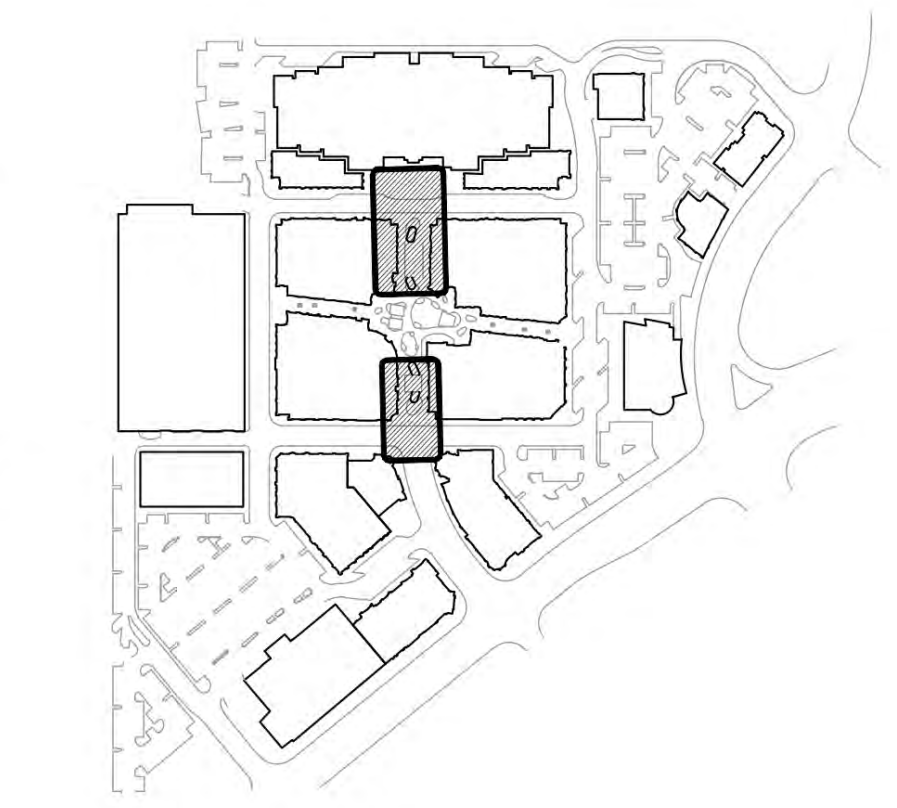


1 SITE GRADING PLAN
SCALE: 1" = 10' - 0"



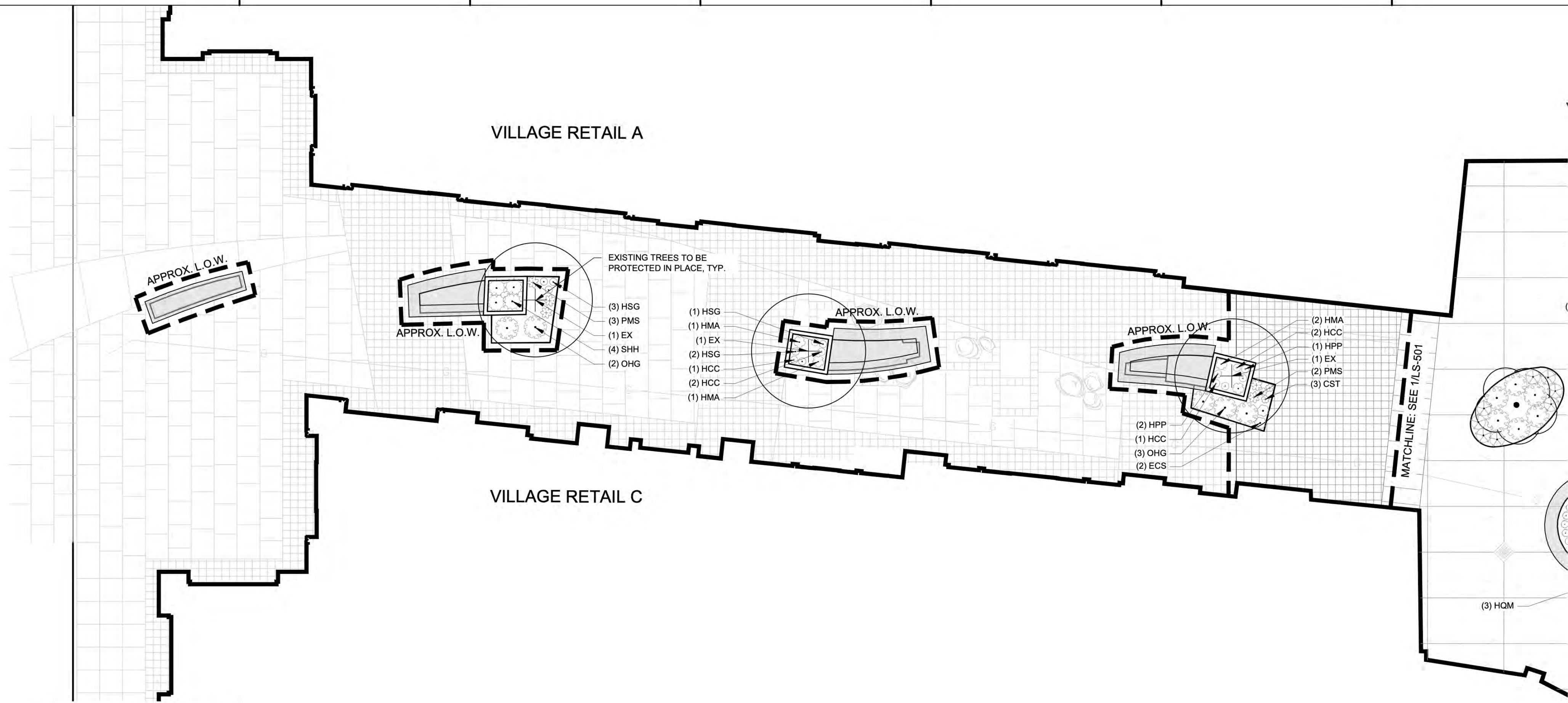
2 SITE GRADING PLAN
SCALE: 1" = 10' - 0"

NOTES:
1. REFER TO SHEET LS-500 FOR PLANTING INFORMATION.
2. REFER TO DETAIL 4/LS-750 FOR TYPICAL POTTERY PLANTING.

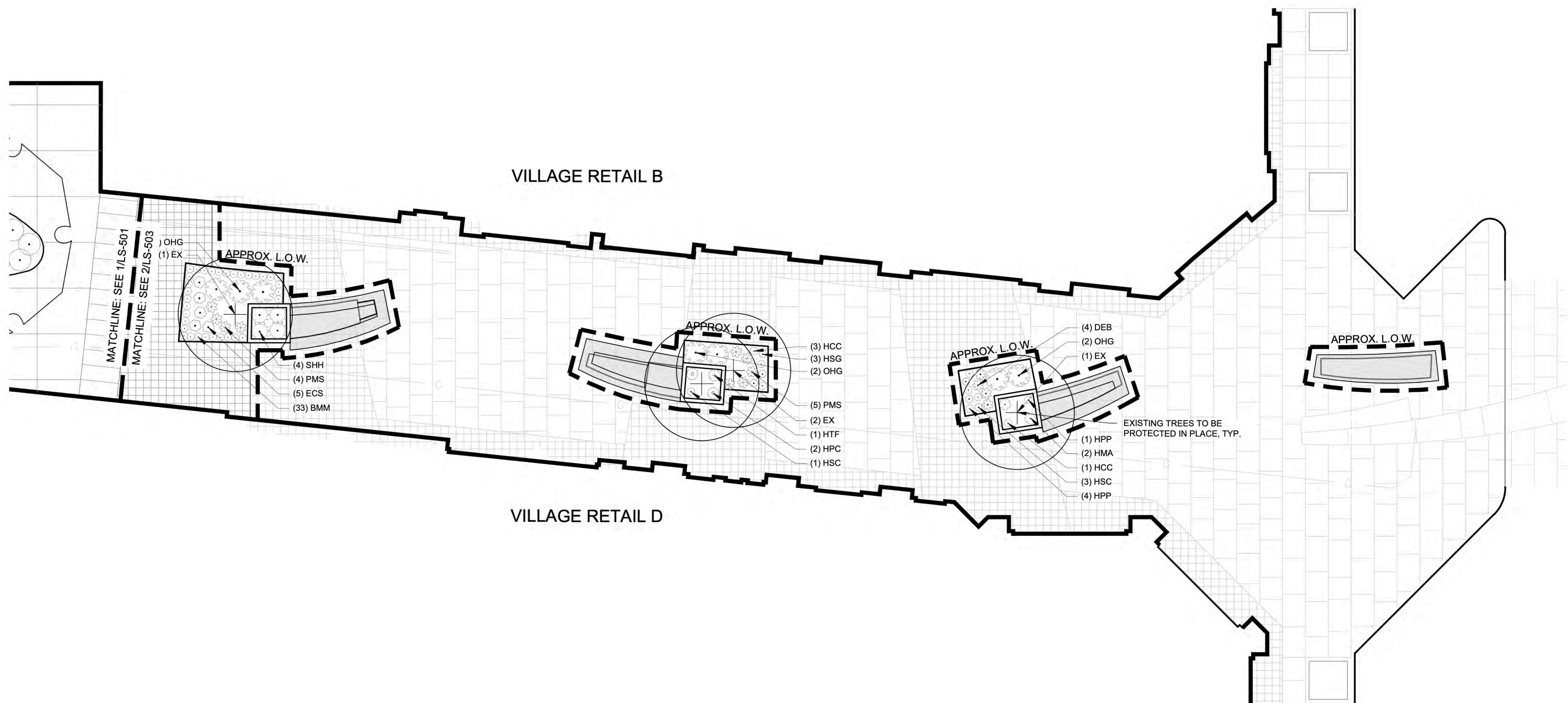


3 KEY PLAN
N.T.S.

11/18/2021 6:14 PM LEXI MOSKALIK G:\2020\352010\ICAD\DOCUMENTATION\LS-01 SITE PLANTING PLAN.DWG



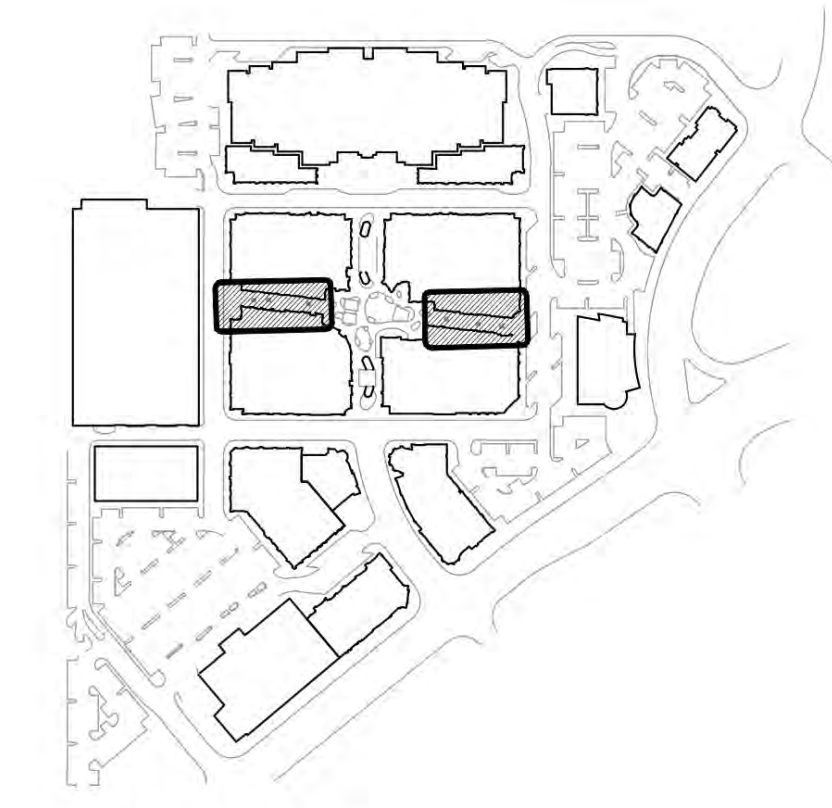
1 SITE PLANTING PLAN
SCALE: 1" = 10' - 0"



2 SITE PLANTING PLAN
SCALE: 1" = 10' - 0"

NOTES:

1. REFER TO SHEET LS-500 FOR PLANTING INFORMATION.
2. REFER TO DETAIL 4/LS-750 FOR TYPICAL POTTERY PLANTING.

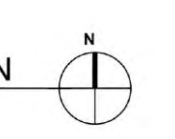


3 KEY PLAN
N.T.S.



- ① INSTALL WETHERPROOF GFI RECEPTACLES AT THE EACH TREE FOR THE HOLIDAY LIGHTS.
- ② RUN (2) 2" CONDUITS FROM SERVICE POINT IN THE BUILDING.
- ③ INSTALL NEW 200 A PANEL FOR FUTURE INTERTAMENT EQUIPMENT

1 ENLARGED VILLAGE GREEN PLAN
Scale: 1" = 20'-0"





508 West 5th Street
Suite 250
Charlotte NC. 28202
www.505design.com



BRIDGEPORT
VILLAGE



CENTERCAL
PROPERTIES, LLC



KAPLAN GERRING MCCARROLL
ARCHITECTURAL LIGHTING
124 NELSON ST. SW ATLANTA, GA 30313

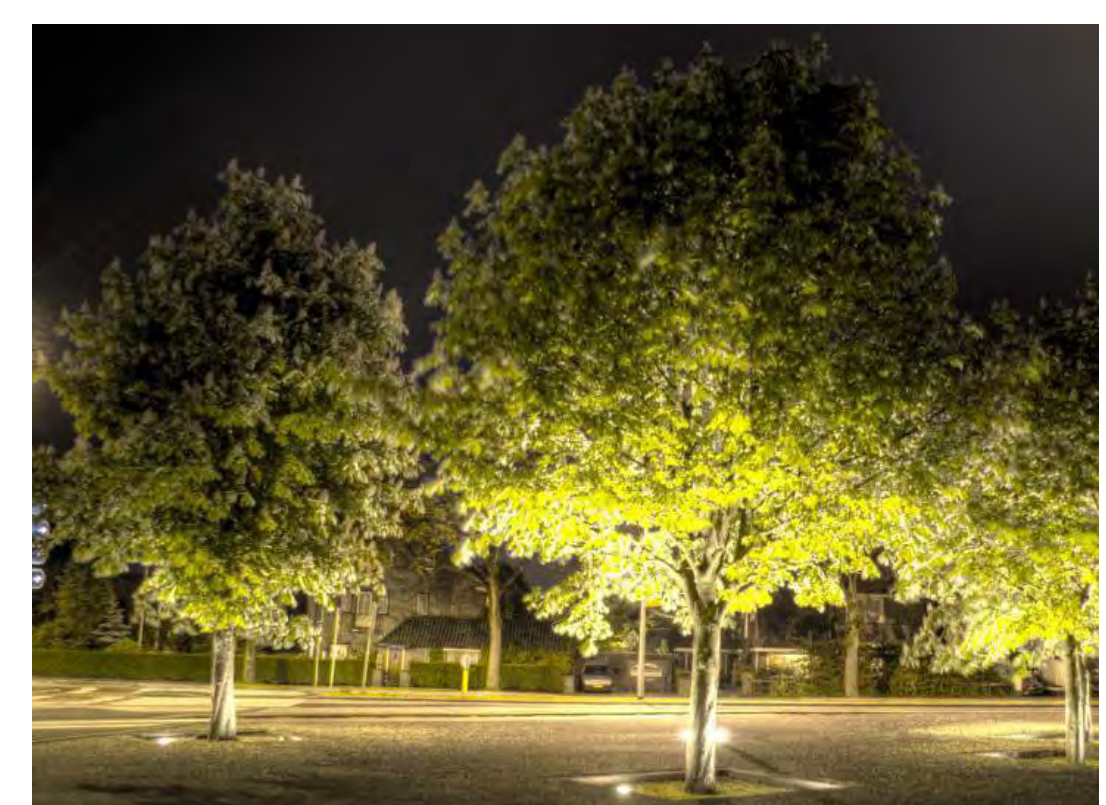
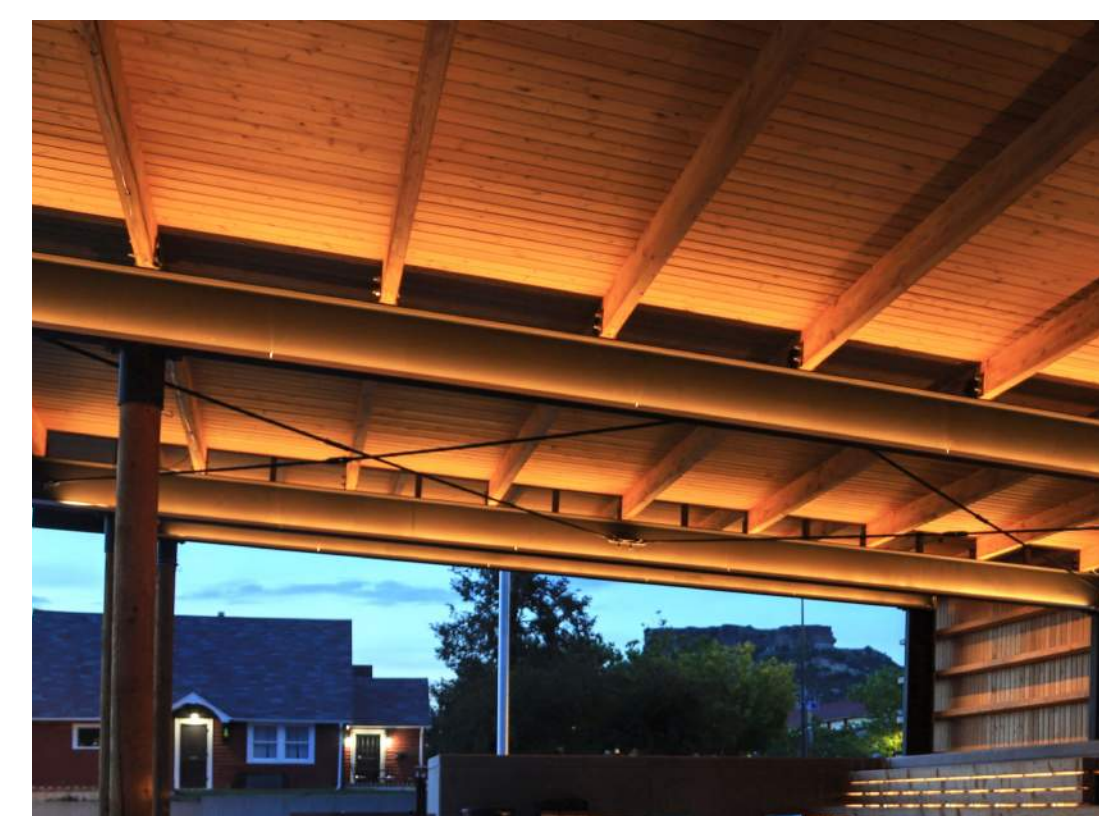
BRIDGEPORT VILLAGE
7455 SW Bridgeport Rd
Tigard, OR 97224

06.30.2021

NOT FOR
CONSTRUCTION

SCHEMATIC
DESIGN
PACKAGE

LT-02

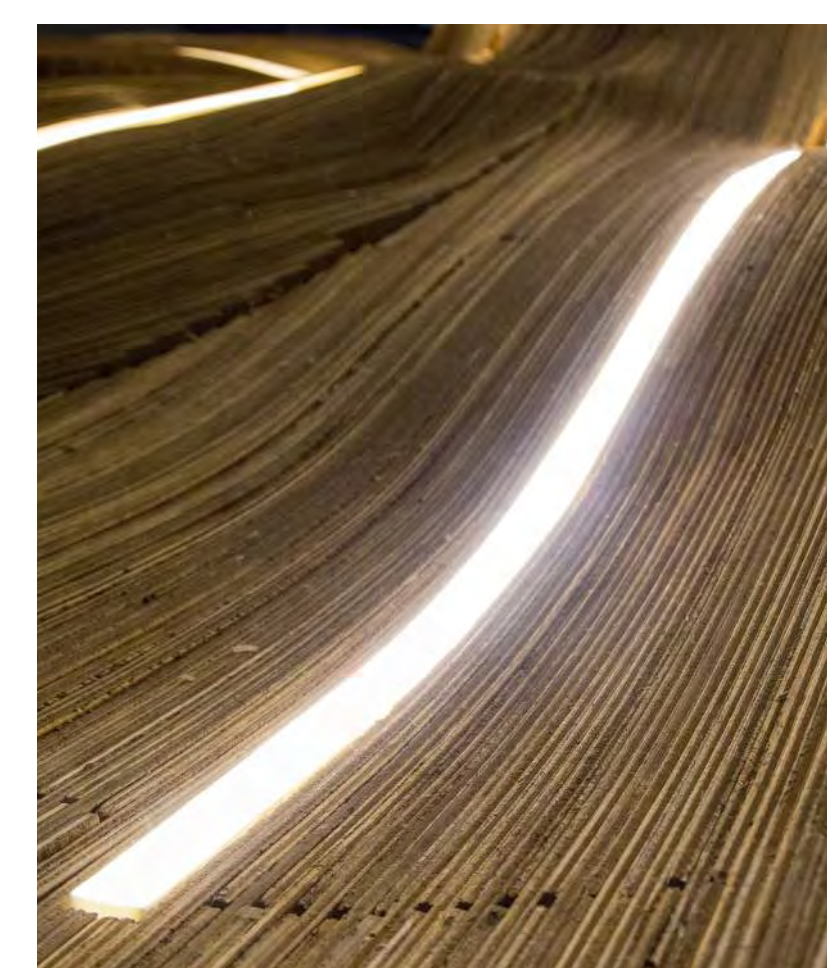




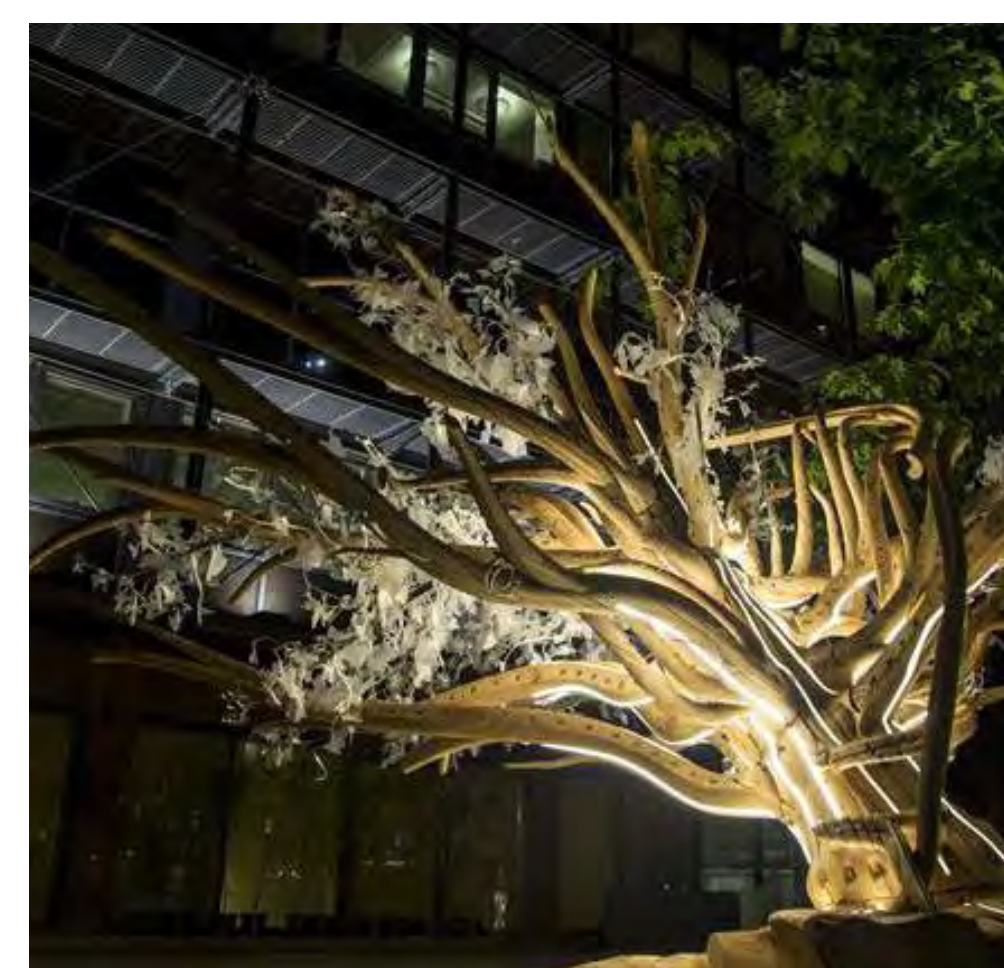
A Linear LED under bench lighting

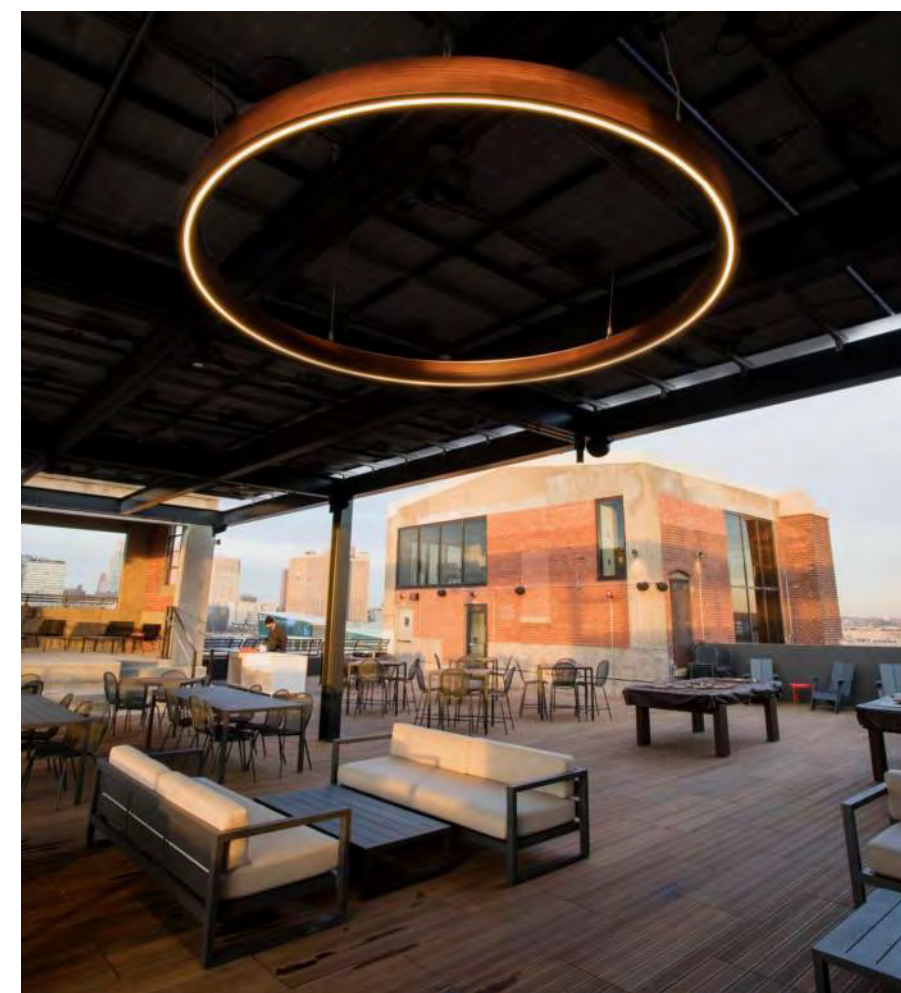


B Stake mounted LED Tree Uplights in raised planters

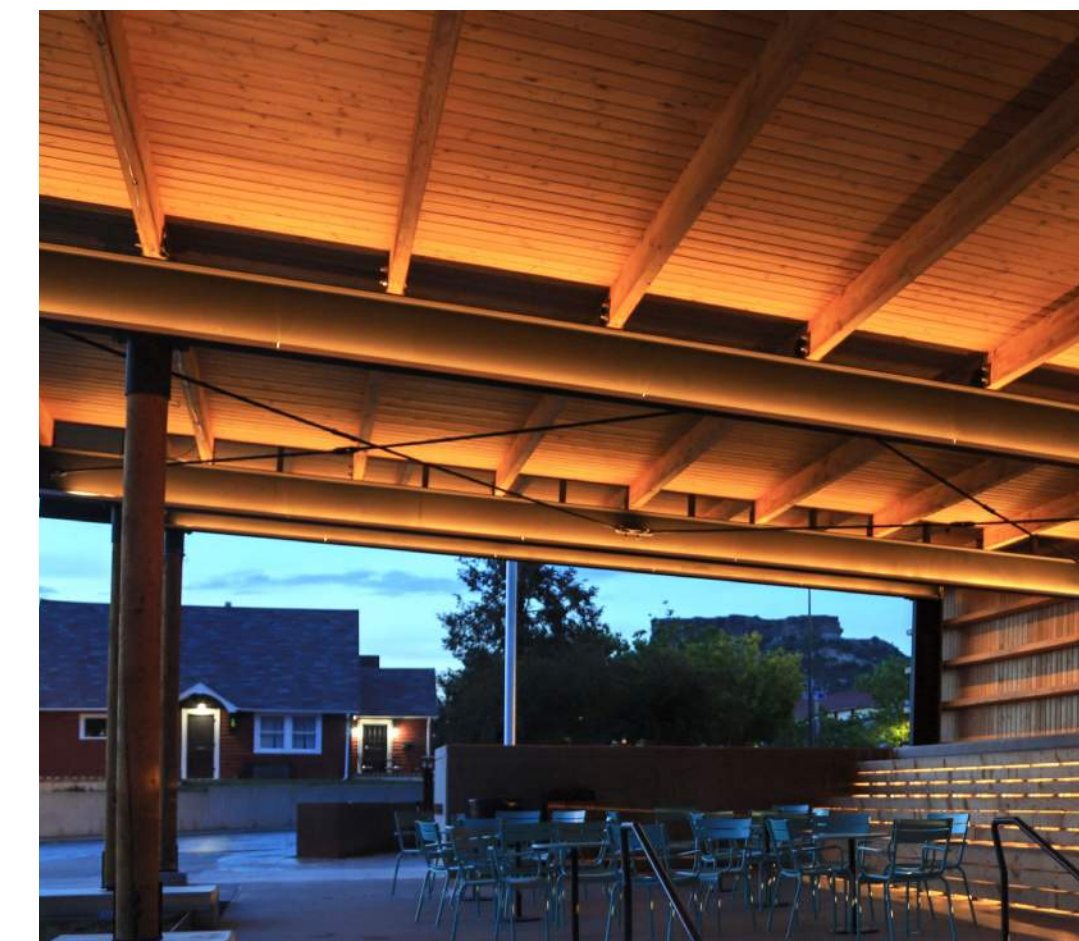


C Integral LED transforms the Children's Play Area between Day & Night



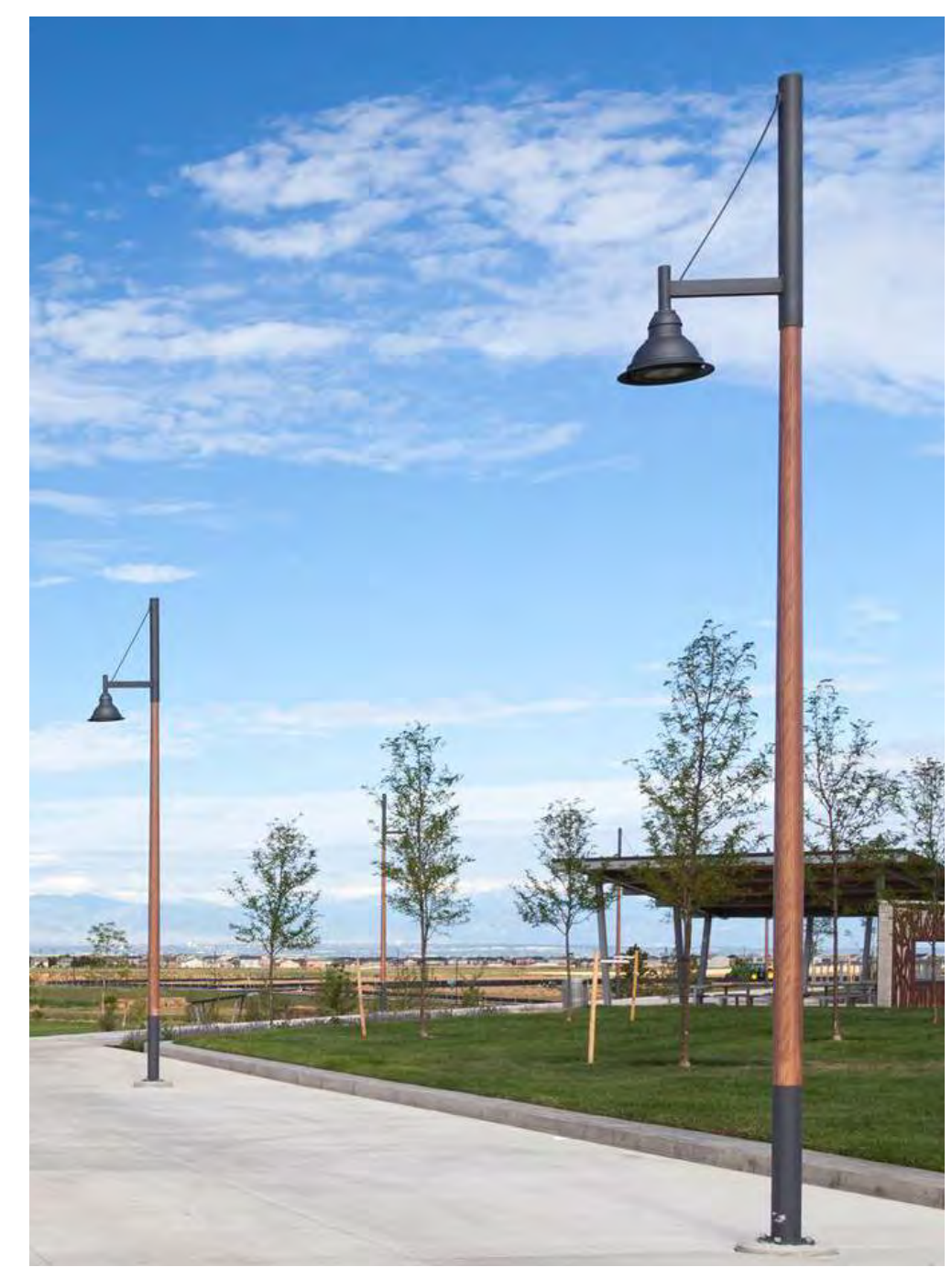
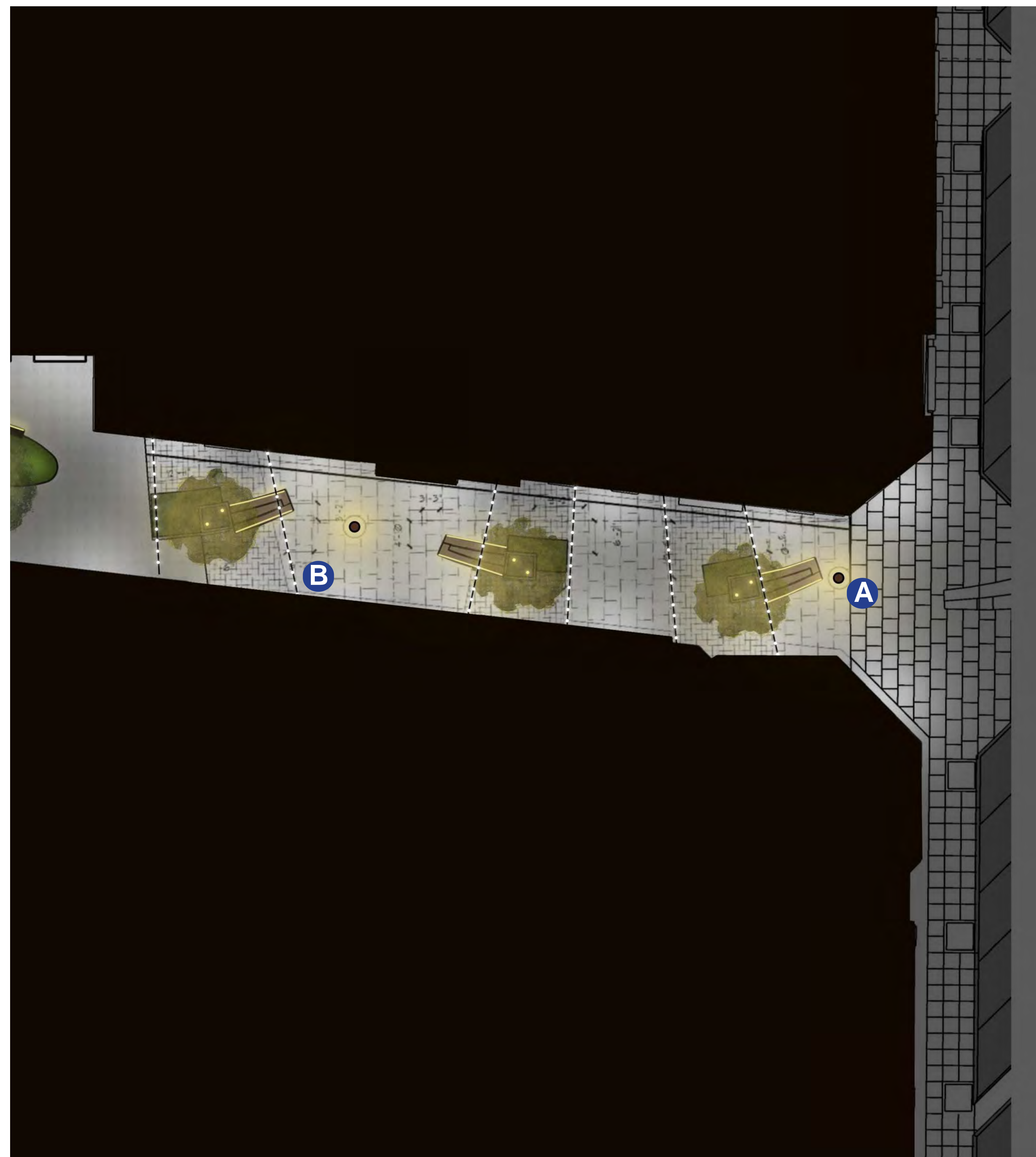


A Large Metal or Wood decorative pendant adds scale to the outdoor living space



B Column mounted uplights highlight the Heavy Timber Structure above as well as provide warm ambient lighting to the space below





A Wood pedestrian scale postlights provide the necessary egress lighting along the pathway and tie into the heavy timber structures and theme of the project.



B LED String Lights span between buildings and could align with the paving lines below to create a warm inviting Gateway along the East/ West Passageway