

LAND USE APP

02.19.2021



City of Wilsonville
Exhibit B2 DB21-0017 et al

WILSONVILLE PUBLIC WORKS

28601 SW BOBERG RD
WILSONVILLE, OR 97070

S|E|A

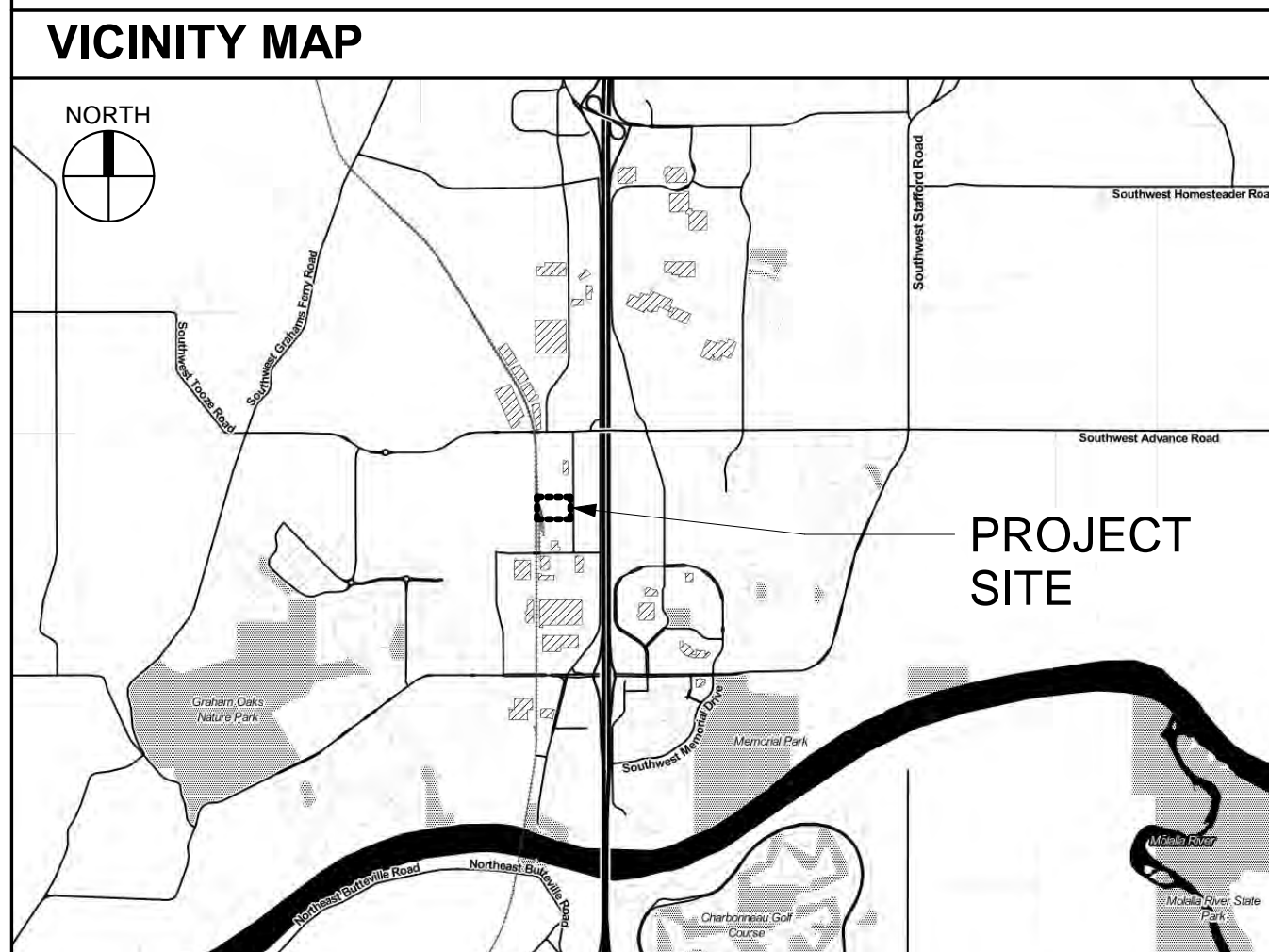
SCOTT EDWARDS ARCHITECTURE LLP.
2525 E Burnside Street, Portland, OR 97214
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NOT FOR CONSTRUCTION

WILSONVILLE PUBLIC WORKS

Job Number: 20102

28601 SW BOBERG RD
WILSONVILLE, OR 97070

GENERAL PROJECT NOTES	PROJECT TEAM	PROJECT SUMMARY	SHEET INDEX
<p>REFER TO OWNER-CONTRACTOR AGREEMENT FOR GENERAL CONDITIONS. WHERE THERE IS A CONFLICT BETWEEN THE CONTRACT AND NOTES HEREIN, THE CONTRACT TAKES PRECEDENCE.</p> <ol style="list-style-type: none"> GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FULL SET OF CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO DRAWINGS, SPECIFICATIONS, AND ADDENDA. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUBCONTRACTORS. DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS; DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO CONTINUING WITH WORK. GENERAL CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE IN A BROOM CLEAN CONDITION AT ALL TIMES DURING THE PROJECT. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS HE OR SHE MAY DISCOVER. BRING UNFORESEEN CONDITIONS TO ATTENTION OF ARCHITECT UPON DISCOVERY AT ANY POINT. THE MEANS OF CORRECTING ANY ERROR OR UNFORESEEN CONDITION SHALL FIRST BE APPROVED BY THE ARCHITECT. ALL REQUIRED CITY AND/OR COUNTY LICENSE SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL TRADE. THE ARCHITECT WILL REVIEW SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT. THE ARCHITECT'S REVIEW OF A SEPARATE ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK. CITY APPROVED PLANS SHALL BE KEPT IN A SECURE PLACE AND SHALL NOT BE USED BY WORKERS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT ALL SUBCONTRACTORS' CONSTRUCTION SETS REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN, IN GOOD CONDITION, ONE COMPLETE SET OF STAMPED CITY APPROVED PLANS WITH ALL REVISIONS, ADDENDUMS, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT AND MUST BE MADE AVAILABLE TO BUILDING AND FIRE INSPECTIONS FOR REFERENCE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL JOB COMPLETION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE OR REMEDY ANY FAULTY, IMPROPER, OR INFERIOR MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR WITHIN ONE (1) YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT. CONTRACTOR TO PROVIDE BACKING OR BLOCKING AS REQUIRED FOR MOUNTING ALL WALL MOUNTED SHELVES, EQUIPMENT, ACCESSORIES, CABINETS, ETC. WHETHER INDICATED OR NOT. CONTRACTOR TO PROTECT ALL TREES AND ROOTS NOT SLATED FOR REMOVAL DURING CONSTRUCTION. SEE LANDSCAPE TREE PROTECTION DRAWINGS. GENERAL CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF STAGING AREA AND TO ENSURE THAT MATERIALS DELIVERY AND STORAGE DOES NOT INTERFERE WITH DAILY OPERATION OF ADJACENT PROPERTIES OR PUBLIC RIGHT OF WAY. CONTRACTOR SHALL OBSERVE AND PROTECT ACCESS EASEMENT AND UTILITY EASEMENTS THAT CROSS THE PROPERTY. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LAYOUT AND CONSTRUCTION STAKING. 	<p>OWNER CITY OF WILSONVILLE PUBLIC WORKS DEPARTMENT 30000 SW Town Center Loop East Wilsonville, OR 97070 TEL: (503) 682-4092 CONTACT: Delora Kerber (DIRECTOR) EMAIL: kerber@ci.wilsonville.or.us</p> <p>WILSONVILLE PUBLIC WORKS MAILING ADDRESS 29399 SW Town Center Loop East Wilsonville, OR 97070</p> <p>CONTRACTOR TBD PENDING BIDDING</p> <p>ARCHITECT SCOTT EDWARDS ARCHITECTS, LLP 2525 E. BURNSIDE STREET PORTLAND, OREGON 97214 TEL: 503.226.3617 FAX: 503.226.3715 CONTACT: ANDREW KRAUS EMAIL: andrew@sealp.com</p> <p>CIVIL ENGINEER Harper Houf Peterson Righellis Inc. 205 SE Spokane Street Suite 200 Portland, OR 97202 TEL: 503.365.1131 CONTACT: Beau Braman EMAIL: BeauB@hpr.com</p> <p>LANDSCAPE ARCHITECT Harper Houf Peterson Righellis Inc. 205 SE Spokane Street Suite 200 Portland, OR 97202 TEL: 503.365.1131 CONTACT: Contact Name EMAIL: Email</p> <p>STRUCTURAL ENGINEER WDY, INC. 6443 SW Beaverton Hillsdale Hwy # 210 Portland, OR 97221 TEL: (503) 203-8111 CONTACT: Contact Name EMAIL: Email</p> <p>MECHANICAL, PLUMBING, ELECTRICAL & FIRE PROTECTION ENGINEER Interface Engineering, Inc. 100 SW Main Street, Suite 1600 Portland, OR 97204 TEL: (503) 382-2838 CONTACT: ADAM CARLSON (MECH) EMAIL: AdamC@InterfaceEng.Com</p>	<p>PROJECT DESCRIPTION: PROJECT INCLUDES IMPROVEMENTS TO A 7.638 ACRE SITE CREATING A NEW PUBLIC WORKS CAMPUS FOR THE CITY OF WILSONVILLE. IMPROVEMENTS INCLUDE GRADING, PAVING, LANDSCAPING, STORMWATER FACILITIES, A ROADWAY CONNECTION TO THE ADJACENT SMART FACILITY, AND SEVERAL NEW BUILDINGS:</p> <p>BUILDING A: ~24,000 GSF TWO STORY OFFICE AND PARKING FACILITY FOR CITY OF WILSONVILLE PUBLIC WORKS EMPLOYEES. SPACES INCLUDE VEHICLE STORAGE BAYS, STORAGE RACKS, SHOP SPACES AND A SMALL OFFICE SPACE.</p> <p>BUILDING B: ~18,000 GSF ONE STORY PRE-ENGINEERED AND MANUFACTURED STEEL WAREHOUSE AND GARAGE BUILDING. SPACES INCLUDE VEHICLE STORAGE BAYS, STORAGE RACKS, SHOP SPACES AND A SMALL OFFICE SPACE.</p> <p>BUILDING C: ~2,400 GSF VEHICLE WASH BUILDING</p> <p>BUILDINGS D, E, F: MISC. OUTBUILDINGS/SHELTERS INCLUDING DECANT BUILDING, BIN COVER, TRASH/RECYCLING ENCLOSURE, EYEWASH STATION.</p> <p>STORAGE FOR CHEMICALS IS ACCOMMODATED IN AN OWNER-PROVIDED CARGO CONTAINER BOX.</p> <p>PROJECT ADDRESS: 28601 SW BOBERG RD, WILSONVILLE, OR 97070 (STREET NUMBER IS TBD)</p> <p>TAX MAP: 31W14A 01800 AND 31W14A 01900</p> <p>LEGAL DESCRIPTION: PARCEL 1: LOT 10, BOBERG, IN THE CITY OF WILSONVILLE, COUNTY OF CLACKAMAS AND STATE OF OREGON, EXCEPTING THEREFROM THAT PORTION INCLUDED IN DEDICATION DEED RECORDED MAY 7, 1986 AS RECORDER'S FEE NO. 86-016172. PARCEL 1E, LOT 11, BOBERG, IN THE CITY OF WILSONVILLE, COUNTY OF CLACKAMAS AND STATE OF OREGON, EXCEPTING THEREFROM THE SOUTH 125 FEET THEREOF, AS CUT OFF BY A LINE DRAWN PARALLEL WITH THE SOUTH LINE OF SAID LOT 11. FURTHER EXCEPTING THEREFROM THAT PORTION INCLUDED IN DEDICATION DEED RECORDED MAY 7, 1986 AS RECORDER'S FEE NO. 86-016172. FURTHER EXCEPTING THEREFROM THAT PORTION AS DESCRIBED AS PARCEL 3 AND CONVEYED TO THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON IN DEED RECORDED OCTOBER 14, 2008 AS RECORDER'S FEE NO. 2008-070975.</p> <p>ZONING: ZONE: PDI (PLANNED DEVELOPMENT INDUSTRIAL) (4.135)</p> <p>OVERLAY ZONES: SIGNIFICANT RESOURCE OVERLAY ZONE (SROZ) AT SOUTH PROPERTY BOUNDARY</p> <p>FRONT SETBACK: 30 FT (4.135.4.06.C)</p> <p>REAR/SIDE SETBACK: 30 FT (4.135.4.06.D) (DOES NOT APPLY, SEE BELOW)</p> <p>SETBACK FROM RAIL: 0 FT (4.135.4.06.E) (EFFECTIVE REAR SETBACK)</p> <p>CREEK SETBACKS: 50 FT RIPARIAN BUFFER; 25 FT IMPACT ZONE (FROM RIPARIAN BUFFER)</p> <p>MIN REQUIRED PARKING: BY USE (SEE TABLE) (4.155)</p> <p>OTHER PARKING REQ'S: ONE TREE TO BE PLANTED FOR EVERY (8) SPACES. MIN 12 FT LANDSCAPED BUFFER TO EXTEND FROM PROPERTY LINE TO PARKING.</p> <p>LANDSCAPE REQUIREMENTS: 15% OF SITE TO BE LANDSCAPED (1.143 ACRES). LANDSCAPING TO BE LOCATED IN (3) DISTRICT AREAS. OUTDOOR STORAGE MUST BE SCREENED FROM PUBLIC VIEWS. LANDSCAPING SHALL BE DESIGNED TO SCREEN TRUCK PARKING.</p>	<p>SHEET # SHEET NAME</p> <p>GENERAL G0.01 GENERAL PROJECT INFORMATION</p> <p>CIVIL C0.0 CIVIL GENERAL NOTES C0.1 EXISTING CONDITIONS & DEMO PLAN C1.0 OVERALL CIVIL SITE PLAN C1.1 CIVIL SITE PLAN - WEST C1.2 CIVIL SITE PLAN - EAST C2.0 OVERALL GRADING PLAN C2.1 GRADING PLAN - NORTHWEST C2.2 GRADING PLAN - NORTHEAST C2.3 GRADING PLAN - SOUTHWEST C2.4 GRADING PLAN - SOUTHEAST C3.0 OVERALL UTILITY PLAN C3.1 UTILITY PLAN - WEST C3.2 UTILITY PLAN - EAST C4.0 DETAILS C4.1 DETAILS C4.2 DETAILS C4.3 DETAILS C4.4 DETAILS C4.5 DETAILS EC0.0 ESC - COVER SHEET EC1.0 ESC - CLEARING, DEMO, & MASS GRADING EC2.0 ESC - UTILITY, STREET CONSTRUCTION, COMPLETION OF GRADING & FINAL STABILIZATION EC3.0 ESC - STANDARD DETAILS</p> <p>LANDSCAPE L1.0 TREE MITIGATION PLAN L1.1 LANDSCAPE LAYOUT PLAN L1.2 LANDSCAPE DETAILS L1.3 LANDSCAPE DETAILS L1.4 LANDSCAPE DETAILS L1.5 LANDSCAPE DETAILS L2.0 PLANTING PLAN - WEST L2.1 PLANTING - EAST L2.2 PLANTING DETAILS L3.0 IRRIGATION PLAN - WEST L3.1 IRRIGATION PLAN - EAST L3.2 IRRIGATION DETAILS</p> <p>ARCHITECTURAL A1.01 SITE PLAN A1.02 SIGN PLAN A2.11 LOWER FLOOR PLAN - BUILDING A A2.12 UPPER FLOOR PLAN - BUILDING A A2.13 FLOOR PLANS - WAREHOUSE BUILDING B A2.14 FLOOR PLANS - OUT-BUILDINGS C, D, E, F A3.01 EXTERIOR ELEVATIONS - BLDG A A3.03 EXTERIOR ELEVATIONS - WAREHOUSE - BLDG B A3.04 EXTERIOR ELEVATIONS - BLDGS C, D, E A3.05 EXTERIOR ELEVATIONS - BLDGS E, F</p> <p>ELECTRICAL E1.12 SITE PLAN - LIGHTING PHOTOMETRICS</p>
<p>DEFERRED SUBMITTAL BIDDER DESIGN ITEMS</p>			
<p>CONTRACTOR SHALL PROVIDE DESIGN, ENGINEERING, FURNISHING AND INSTALLATION OF A COMPLETE, FUNCTIONING SYSTEM(S) BASED ON THE SCHEMATIC LAYOUT SHOWN ON THE ARCHITECTURAL DRAWINGS, DESCRIBED HEREIN AND IN COMPLIANCE WITH PREVAILING CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL ORDERING OF ALL DEVICES AND FIXTURES TO ENSURE PROPER OPTIONS, ACCESSORIES AND CONFIGURATIONS. CONTRACTOR SHALL PROVIDE COMPLETE DESIGN AND DOCUMENTATION AS REQUIRED FOR SUBMISSION TO, AND APPROVAL OF ARCHITECT, OWNER, AND GOVERNING BUILDING DEPARTMENT.</p> <p>UPON COMPLETION OF REVIEW BY THE ARCHITECT OR ENGINEER OF RECORD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ROUTING DOCUMENTS TO PERMIT AGENCY FOR PLANS REVIEW AND PAYING ANY PLANS CHECK AND PERMIT FEES.</p> <ol style="list-style-type: none"> ELEVATOR FIRE SPRINKLER SYSTEM HANGERS AND SUPPORT FOR HVAC FIRE ALARM SYSTEM VIBRATION AND SEISMIC CONTROLS FOR HVAC PRE-ENGINEERED MANUFACTURED TRUSSES PRE-ENGINEERED MANUFACTURED METAL BUILDINGS STEEL STAIRS AND RAILINGS STOREFRONT GLAZING SYSTEMS OPERABLE GLAZING SYSTEMS PHOTO VOLTIC PANEL ATTACHMENT TO METAL ROOFING SYSTEM LATERAL BRACING AND ANCHORAGE OF MECHANICAL AND ELECTRICAL EQUIPMENT WEIGHING MORE THAN 75 LBS (EXCEPTIONS PER ASCE 7, SECTION 13.1.4) ANCHORAGE OF ALL STORAGE SHELVING UNITS ENGINEERING OF CONCRETE LIGHT POLE AND FLAG POLE BASES <p>SEE SPECIFICATIONS AND STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS NOT LISTED HERE AND ADDITIONAL BIDDER DESIGN ITEMS.</p>			
<p>ALTERNATES</p>			
<p>IN ADDITION TO THE BASE BUILDING BID, THE CONTRACTOR SHALL PROVIDE THE FOLLOWING ALTERNATES:</p> <p>SEE ARCHITECTURAL DRAWINGS AND PROJECT MANUAL FOR ADDITIONAL SCOPE OF ALTERNATES.</p>			
<p>VICINITY MAP</p> 			

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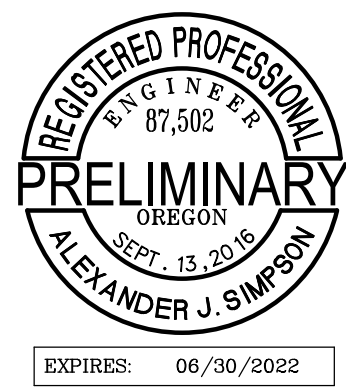
LAND USE APP 02.19.2021

ISSUE DATE

Drawing:

GENERAL PROJECT INFORMATION

Sheet No:



WILSONVILLE PUBLIC WORKS

Job Number: **20102**

**28601 SW BOBERG RD
WILSONVILLE, OR 97070**



ENGINEERS • PLANNERS
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GENERAL NOTES:

- WORK SHALL CONFORM WITH CITY OF WILSONVILLE STANDARDS, THE OREGON PLUMBING SPECIALTY CODE AND THE INTERNATIONAL BUILDING CODE.
- AS-BUILT INFORMATION SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION. THIS INCLUDES POTHOLOG EXISTING UTILITIES AT PROPOSED CONNECTION POINTS PRIOR TO CONSTRUCTION TO ENSURE LOCATIONS AND ELEVATIONS ARE ACCURATE. NOTIFY ENGINEER IMMEDIATELY WITH POTHOLE RESULTS FOR DISCREPANCIES.
- PROVISIONS SHALL BE MADE BY THE CONTRACTOR TO KEEP ALL EXISTING UTILITIES NOT SHOWN FOR REMOVAL IN SERVICE AND PROTECT THEM DURING CONSTRUCTION.
- EXISTING MONUMENTS, PROPERTY CORNERS, AND SURVEY MARKERS SHALL BE PROTECTED. REPLACEMENT SHALL BE AT THE CONTRACTOR'S EXPENSE.
- CONSTRUCTION STAGING IS NOT PERMITTED IN THE PUBLIC RIGHT-OF-WAY.
- EXISTING UTILITIES SHOWN ON THE PLANS ARE PER SURFACE LOCATIONS AND AS-BUILT DRAWINGS. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY CONFLICTS TO THE ENGINEER. THE CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY UTILITY IN CONFLICT WITH THE PROPOSED CONSTRUCTION. TOPOGRAPHIC SURVEY COMPLETED BY AKS ENGINEERING & FORESTRY INC. OF TUALATIN, OR.
- CONTRACTOR SHALL CONFIRM ALL REQUIRED PERMITS AND LICENSES HAVE BEEN ISSUED BEFORE STARTING CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE CITY OF WILSONVILLE INSPECTOR 48 HOURS BEFORE INSPECTION.
- CONSTRUCTION VEHICLES ARE NOT ALLOWED TO BE STAGED IN THE PUBLIC RIGHT-OF-WAY WITHOUT PRIOR APPROVAL.
- CONTRACTOR SHALL KEEP AND MAINTAIN A CURRENT SET OF DRAWINGS FOR THE PROJECT ENGINEER SHOWING AS-CONSTRUCTED DATA. CONTRACTOR SHALL KEEP AN APPROVED SET OF PLANS ON THE PROJECT SITE AT ALL TIMES.
- CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THIS PROJECT IN ACCORDANCE WITH THE PLANS INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET APPLICABLE AGENCY REQUIREMENTS AND OTHERS AS NECESSARY TO PROVIDE A COMPLETE PROJECT.
- ANY ALTERATION OR VARIANCE FROM THESE PLANS, EXCEPT MINOR FIELD ADJUSTMENTS NEEDED TO MEET EXISTING FIELD CONDITIONS, SHALL FIRST BE APPROVED BY THE APPLICABLE AGENCY REPRESENTATIVE. ANY ALTERATION OR VARIANCE FROM THESE PLANS SHALL BE DOCUMENTED ON CONSTRUCTION FIELD PRINTS AND TRANSMITTED TO THE PROJECT ENGINEER.
- CONTRACTOR SHALL PROVIDE THE NECESSARY EROSION PROTECTION TO MINIMIZE EROSION AND IMPACT TO ADJACENT PROPERTIES.
- OPEN TRENCHES SHALL BE STRICTLY LIMITED TO A MAXIMUM OF 100 FEET UNLESS LIMITED TO A LESSER AMOUNT BY PERMIT. NO TRENCHES WILL BE ALLOWED TO REMAIN OPEN AT NIGHT.
- CONTRACTOR SHALL MAINTAIN AND COORDINATE ACCESS TO THE SITE AT ALL TIMES AS PRACTICAL. OWNER SHALL BE NOTIFIED 24-HOURS IN ADVANCE OF ANY ACCESS CLOSURES.
- CONTRACTOR SHALL NOT DISRUPT UTILITY SERVICES TO EXISTING BUILDINGS. IF DISRUPTION OF UTILITY IS EXPECTED, CONTRACTOR SHALL COORDINATE WITH OWNER 48 HOURS IN ADVANCE OF DISRUPTION.
- EXCAVATOR(S) MUST COMPLY WITH O.R.S. 757.541 THROUGH 757.571; EXCAVATOR(S) SHALL NOTIFY ALL UTILITY COMPANIES FOR LINE LOCATIONS 72 HOURS (MIN.) PRIOR TO START OF WORK. DAMAGE TO UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS REQUIRED TO PROVIDE ALL REQUIRED SURVEY STAKING FOR THE PROJECT.
- AT THE END OF EACH WORK DAY THE CONTRACTOR SHALL CLEAN UP THE PROJECT AREA AND LEAVE IT IN A NEAT AND SECURED MANNER. UPON COMPLETION, THE CONTRACTOR SHALL LEAVE THE PROJECT AREA FREE OF DEBRIS AND UNUSED MATERIAL.
- THE CONTRACTOR SHALL PRUNE ALL VEGETATION, AS NECESSARY, AWAY AND UP FROM THE AREA OF WORK. THE CONTRACTOR SHALL PROTECT ALL EXISTING LANDSCAPING THAT IS TO REMAIN, AN ARBORIST SHALL BE CONTACTED IF SIGNIFICANT ROOTS ARE UNCOVERED.
- CONTRACTOR SHALL PROTECT EXISTING WATER SERVICE LINES. ALL DISTURBED WATER SERVICE LINES SHALL BE REPAIRED AS DIRECTED BY ENGINEER.
- ALL MATERIAL SUPPLIERS SHALL SUBMIT TO THE ENGINEER PROOF OF MATERIAL(S) TESTED IN ACCORDANCE WITH SPECIFICATIONS. BY ACCEPTANCE OF THE CONTRACT WITH THE OWNER/DEVELOPER, THE CONTRACTOR CERTIFIES THAT ALL MATERIALS DELIVERED TO THE JOB SITE WILL MEET OR EXCEED THOSE SPECIFICATIONS. ANY MATERIAL NOT CONFORMING SHALL BE REMOVED FROM THE SITE AT NO ADDITIONAL COST TO THE OWNER.

TRAFFIC CONTROL:

- TRAFFIC CONTROL TO BE PERFORMED IN ACCORDANCE WITH THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES AND OREGON AMENDMENTS AS REQUIRED. THE CITY CAN REQUIRE ADDITIONAL TRAFFIC CONTROL MEASURES AS NEEDED TO PROVIDE FOR PUBLIC SAFETY.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL REQUIRED TRAFFIC CONTROL WHEN WORK IS BEING DONE IN THE RIGHT OF WAY.
- A TRAFFIC CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR REVIEW BY THE CITY, FOR BOTH CONSTRUCTION OPERATIONS AND AFTER-HOUR SITUATIONS.
- ALL TRAFFIC CONTROL MEASURES NEED TO BE SUBMITTED TO THE CITY OF WILSONVILLE FOR REVIEW AND APPROVAL.
- ACCESS SHALL BE MAINTAINED TO THE ADJACENT BUSINESSES AND PROPERTIES AT ALL TIMES. IF ANY DISRUPTION TO ADJACENT BUSINESS IS ANTICIPATED, CONTRACTOR SHALL NOTIFY OWNER AND BUSINESSES AT LEAST 48 HOURS IN ADVANCE.

PRIVATE UTILITIES NOTES:

STORM DRAINAGE

- PRIVATE STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE OREGON PLUMBING SPECIALTY CODE (OPSC) AND CITY OF WILSONVILLE.
- STORM SEWER PIPE MATERIAL SHALL BE HDPE (ADS N-12), PVC ASTM D-3034, OR ENGINEER APPROVED EQUAL.
- THE CONTRACTOR SHALL TEST ALL PVC AND HDPE STORM PIPE FOR DEFLECTION AS PER CITY OF WILSONVILLE STANDARDS.
- THE CONTRACTOR SHALL FLUSH THE ENTIRE STORM SYSTEM AT PROJECT COMPLETION.
- CATCH BASINS SHALL BE INSTALLED TO FINISH GRADE.
- ADJUST MANHOLES, CLEAN OUT AND AREA DRAIN RIMS TO FINISH GRADE.
- HORIZONTAL LINES CONNECTING WITH OTHER HORIZONTAL LINES SHALL ENTER THROUGH 45 DEGREE WYE BRANCH. TEE BRANCH IS NOT ALLOWED.
- ALL RAIN DRAIN PIPING INSTALLED WITHIN 5.0 FEET OF A BUILDING TO BE SCHEDULE 40 PVC-D.W.V. PIPING OR APPROVED EQUAL. COORDINATE LOCATION OF RAIN DRAINS WITH PLUMBING PLANS.
- FOUNDATION DRAIN PIPE SHALL BE COORDINATED WITH STRUCTURAL AND ARCHITECTURAL PLANS AND DETAILS. AT FOUNDATION DRAIN CONNECTION INSTALL CLEANOUT AND ACCESSIBLE FLAPPER TYPE BACKWATER VALVE. SET RIM TO FINISH GRADE. COORDINATE FOUNDATION DRAIN CONNECTION POINTS WITH ARCHITECTURAL AND STRUCTURAL PLANS.
- TRACER WIRE - 12-GAUGE STRANDED OR SOLID COPPER INSULATED HIGH MOLECULAR WEIGHT POLYETHYLENE (HMW-PE) TRACER WIRE. THE HMW-PE INSULATED COVER SHALL BE GREEN AND A MINIMUM 45 MIL THICK. THE WIRE SHALL BE RATED FOR 140 DEGREES FAHRENHEIT. INSTALL TRACER WIRE IN ALL TRENCHES FOR STORM SEWERS. PLACE THE TRACER WIRE DIRECTLY OVER THE PIPE CENTERLINE AND ON TOP OF THE PIPE ZONE MATERIAL, PARALLEL TO, AND ALONG THE ENTIRE LENGTH OF ALL NONMETALLIC PIPE.
- UTILITY TRENCHING PER DETAIL SHEETS.

SANITARY SEWER

- ALL SANITARY SEWER CONSTRUCTION TO WITHIN THREE (3) FEET OF THE BUILDING SHALL BE PVC ASTM D3034 SDR 35 AND IN ACCORDANCE WITH CITY OF WILSONVILLE, THE INTERNATIONAL BUILDING CODE (IBC) AND THE OREGON PLUMBING SPECIALTY CODE (OPSC).
- PRIVATE SANITARY SEWER PIPE WITHIN THREE (3) FEET OF THE BUILDING SHALL BE DRAIN WASTE VENT (DWV), IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE (IBC) AND UNIFORM PLUMBING CODE (UPC).
- HORIZONTAL LINES CONNECTING WITH OTHER HORIZONTAL LINES SHALL ENTER THROUGH 45 DEGREE WYE BRANCH. TEE BRANCH IS NOT ALLOWED.
- WHERE SANITARY LINES CROSS WATER LINES, THE SYSTEMS NEED TO BE CONSTRUCTED SUCH THAT THE CROSSING WILL OCCUR AT THE CENTER OF A PIPE SEGMENT FOR BOTH LINES.
- PRIOR TO TESTING AND INSPECTION OF THE SANITARY PIPELINE, ALL PARTS OF THE SYSTEM SHALL BE CLEANED OF ALL DEBRIS.
- TESTING OF PRIVATE SANITARY PIPELINE SHALL BE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE AND OREGON PLUMBING SPECIALTY CODE.
- ALL SANITARY PIPELINE SHALL PASS THE REQUIRED AIR TEST, MANDREL TEST, AND COMPACTION TEST. ALL SANITARY PIPELINE SHALL BE VIDEO INSPECTED, AND BE FREE OF VISIBLE LEAKS. SANITARY MANHOLES SHALL BE TESTED USING THE HYDROSTATIC TEST OR THE VACUUM TEST.
- TRACER WIRE - 12-GAUGE STRANDED OR SOLID COPPER INSULATED HIGH MOLECULAR WEIGHT POLYETHYLENE (HMW-PE) TRACER WIRE. THE HMW-PE INSULATED COVER SHALL BE GREEN AND A MINIMUM 45 MIL THICK. THE WIRE SHALL BE RATED FOR 140 DEGREES FAHRENHEIT. INSTALL TRACER WIRE IN ALL TRENCHES FOR SANITARY SEWERS. PLACE THE TRACER WIRE DIRECTLY OVER THE PIPE CENTERLINE AND ON TOP OF THE PIPE ZONE MATERIAL, PARALLEL TO, AND ALONG THE ENTIRE LENGTH OF ALL NONMETALLIC PIPE.
- UTILITY TRENCHING PER DETAIL SHEETS.

WATER SERVICE

- ALL PIPE SHALL HAVE A MINIMUM OF 36" OF COVER MEASURED FROM FINISH GRADE.
- THE CONTRACTOR SHALL CALL FOR ALL INSPECTIONS AND PERFORM THE NECESSARY TESTING REQUIRED BY THE SPECIFICATIONS AND THE SITE UTILITIES PERMIT. UPON COMPLETION OF THE INSTALLATION OF THE WATER SYSTEM ALL LINES SHALL BE FLUSHED AND DISINFECTED IN CONFORMANCE WITH HEALTH DIVISION GUIDELINES.
- ALL WATERLINES, JOINTS, TEES, BENDS (HORIZ. & VERT.), REDUCERS AND VALVES SHALL BE MECHANICALLY RESTRAINED.
- ALL WATER PIPE SHALL COMPLY WITH AWWA STANDARDS AND UL APPROVED.
- TRACER WIRE - 12-GAUGE STRANDED OR SOLID COPPER INSULATED HIGH MOLECULAR WEIGHT POLYETHYLENE (HMW-PE) TRACER WIRE. THE HMW-PE INSULATED COVER SHALL BE GREEN AND A MINIMUM 45 MIL THICK. THE WIRE SHALL BE RATED FOR 140 DEGREES FAHRENHEIT. INSTALL TRACER WIRE IN ALL TRENCHES FOR WATER LINE. PLACE THE TRACER WIRE DIRECTLY OVER THE PIPE CENTERLINE AND ON TOP OF THE PIPE ZONE MATERIAL, PARALLEL TO, AND ALONG THE ENTIRE LENGTH OF ALL NONMETALLIC PIPE.
- UTILITY TRENCHING PER DETAIL SHEETS.

MISC. UTILITIES

- ELECTRICAL, TELEPHONE, GAS, AND TV INSTALLATION SHALL BE COORDINATED BY THE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANY INCLUDING REQUIREMENTS FOR UTILITY CROSSING SLEEVES.
- ALL PROPOSED POWER, TELEPHONE, GAS, AND TV SERVICES ON SITE SHALL BE PLACED UNDERGROUND.
- TRENCH BACKFILL WITHIN THE PUBLIC RIGHT OF WAY TO BE CRUSHED ROCK PER CITY OF WILSONVILLE STANDARDS. THIS APPLIES TO ALL UTILITY INSTALLATIONS: STORM, SANITARY, WATER, IRRIGATION CROSSINGS, PRIVATE UTILITIES.
- PLACE DETECTABLE MARKING TAPE AND TRACER WIRE IN THE TRENCH DIRECTLY ABOVE, PARALLEL TO, AND ALONG THE ENTIRE LENGTH OF ALL NONMETALLIC PIPE AND CONDUIT.

SITE GRADING, PREPARATION AND FILL NOTES:

- REFER TO FINAL GEOTECHNICAL REPORT COMPLETED BY GEODESIGN INC DATED JUNE 13, 2019 AND REVISED REPORT OF GEOTECHNICAL ENGINEERING SERVICES DATED MARCH 31, 2021 FOR ADDITIONAL EARTHWORK AND GEOTECHNICAL RECOMMENDATIONS.
- THE SUBSURFACE CONDITIONS AT THE SITE CONSISTS OF TOPSOIL, BURIED TOPSOIL, AND PREEXISTING FILL UNDERLAIN BY SILT AND CLAY WITH VARYING PROPORTIONS OF SAND, GRAVEL, AND COBBLES.
- BUILDING SLAB AND FOUNDATION DESIGN SHALL BE PER STRUCTURAL DRAWINGS AND GEOTECHNICAL ENGINEERING REPORT.
- REFER TO GEODESIGN'S REVISED REPORT OF GEOTECHNICAL ENGINEERING SERVICES DATES MARCH 31, 2021 FOR SURCHARGE AND FILL-INDUCED SETTLEMENT REQUIREMENTS REGARDING BUILDING 'A' PAD, NORTHEAST PARKING LOT AREA AND SURCHARGE MONITORING REQUIREMENTS.
- THE PERIMETER GROUND SURFACE AND HARDSCAPE SHOULD BE SLOPED TO DRAIN AWAY FROM ALL STRUCTURES AND AWAY FROM ADJACENT SLOPES.
- CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL INVOLVE CLEARING AND GRUBBING OF THE EXISTING VEGETATION AND DEMOLITION OF EXISTING STRUCTURES. DEMOLITION SHALL INCLUDE REMOVAL OF EXISTING PAVEMENT, SLABS, UTILITIES, ETC., THROUGHOUT THE PROPOSED NEW DEVELOPMENT. VEGETATION, ROOTS, ORGANIC LADEN SOILS, AND ANY OTHER DELETERIOUS SOILS SHALL BE REMOVED. UNDERGROUND UTILITY LINES OR OTHER ABANDONED STRUCTURAL ELEMENTS SHALL BE REMOVED. THE VOIDS RESULTING FROM REMOVAL OF FOUNDATIONS OR LOOSE SOIL IN UTILITY LINES SHALL BE BACKFILLED WITH COMPACTED STRUCTURAL FILL. THE BASE OF THESE EXCAVATIONS SHOULD BE EXCAVATED TO FIRM NATIVE SUBGRADE BEFORE FILLING, WITH SIDES SLOPED AT A MINIMUM OF 1H:1V TO ALLOW FOR UNIFORM COMPACTION. MATERIALS GENERATED DURING DEMOLITION SHOULD BE TRANSPORTED OFF SITE OR STOCKPILED IN AREAS DESIGNATED BY THE OWNER'S REPRESENTATIVE. A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER SHOULD DETERMINE THE DEPTH OF REMOVAL AT THE TIME OF CONSTRUCTION.
- FILL SHOULD BE PLACED IN RELATIVELY UNIFORM HORIZONTAL LIFTS ON THE PREPARED SUBGRADE. EACH LOOSE LIFT SHOULD BE ABOUT 10 INCHES THICK. THE TYPE OF COMPACTION EQUIPMENT USED WILL ULTIMATELY DETERMINE THE MAXIMUM LIFT THICKNESS. STRUCTURAL FILL SHALL BE COMPACTED TO AT LEAST 92 PERCENT OF MODIFIED PROCTOR MAXIMUM DRY DENSITY AS DETERMINED BY ASTM DESIGNATION D 1557 (MODIFIED PROCTOR).
- MEDIUM TO HIGH PLASTICITY SILT AND CLAY SUBGRADE SOILS REMAINING BENEATH FOOTINGS, SLABS, OR PAVEMENTS SHOULD NOT BE ALLOWED TO DRY SIGNIFICANTLY. THESE SOILS SHOULD BE COVERED WITHIN 4 HOURS OF EXPOSURE BY 4 INCHES OF CRUSHED ROCK OR PLASTIC SHEETING DURING THE DRY SEASON. EXPOSURE OF THESE MATERIALS SHOULD BE COORDINATED WITH THE GEOTECHNICAL ENGINEER SO THAT THE SUBGRADE SUITABILITY CAN BE EVALUATED PRIOR TO BEING COVERED.
- SELECT GRANULAR BACKFILL USED DURING PERIODS OF WET WEATHER FOR STRUCTURAL FILL CONSTRUCTION SHOULD MEET THE SPECIFICATIONS PROVIDED IN ODOT SS 00330.14 – SELECTED GRANULAR BACKFILL. THE IMPORTED GRANULAR MATERIAL SHOULD BE UNIFORMLY MOISTURE CONDITIONED TO WITHIN ABOUT 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT AND COMPACTED IN RELATIVELY THIN LIFTS USING SUITABLE MECHANICAL COMPACTION EQUIPMENT. SELECTED GRANULAR BACKFILL SHOULD BE PLACED IN LIFTS WITH A MAXIMUM UNCOMPACTED THICKNESS OF 8 TO 12 INCHES AND BE COMPACTED TO NOT LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY, AS DETERMINED BY ASTM D1557.
- CRUSHED AGGREGATE BASE COURSE BELOW FLOOR SLABS, SPREAD FOOTINGS, AND ASPHALT CONCRETE PAVEMENTS SHOULD BE CLEAN CRUSHED ROCK OR CRUSHED GRAVEL THAT CONTAINS NO DELETERIOUS MATERIALS AND MEETS THE SPECIFICATIONS PROVIDED IN ODOT SS 02630.10 – DENSE-GRADED AGGREGATE, AND HAS LESS THAN 5 PERCENT BY DRY WEIGHT PASSING THE US STANDARD NO. 200 SIEVE. THE CRUSHED AGGREGATE BASE COURSE SHOULD BE PLACED IN LIFTS WITH A MAXIMUM UNCOMPACTED THICKNESS OF 8 TO 12 INCHES AND BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY, AS DETERMINED BY ASTM D1557.
- STABILIZATION ROCK SHOULD CONSIST OF PIT OR QUARRY RUN ROCK THAT IS WELL-GRADED, ANGULAR, CRUSHED ROCK CONSISTING OF 4- OR 6-INCH-MINUS MATERIAL WITH LESS THAN 5 PERCENT PASSING THE US STANDARD NO. 4 SIEVE. THE MATERIAL SHOULD BE FREE OF ORGANIC MATTER AND OTHER DELETERIOUS MATERIAL. ODOT SS 00330.16-STONE EMBANKMENT MATERIAL CAN BE USED AS A GENERAL SPECIFICATION FOR THIS MATERIAL WITH THE STIPULATION OF LIMITING THE MAXIMUM SIZE TO 6 INCHES.
- ANY STRUCTURAL FILL PLACED ON SLOPES AT OR GREATER THAN 5H:1V SHOULD BE PROPERLY BENCHED. LEVEL BENCHES EXCAVATED INTO THE EXISTING SLOPE SHOULD BE A MINIMUM OF 10 FEET WIDE LATERALLY, AND SHOULD BE CUT INTO THE SLOPE FOR EVERY FIVE FEET OF MAXIMUM VERTICAL RISE. THE PLACEMENT OF FILL SHOULD BEGIN AT THE BASE OF THE FILL. ALL BENCHES SHOULD BE INSPECTED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER AND APPROVED PRIOR TO PLACEMENT OF STRUCTURAL FILL LIFTS. IF EVIDENCE OF SEEPAGE IS OBSERVED IN THE BENCH EXCAVATIONS, A SUPPLEMENTAL DRAINAGE SYSTEM MAY NEED TO BE DESIGNED AND INSTALLED TO PREVENT HYDROSTATIC PRESSURE BUILDUP BEHIND THE FILL. FINAL FILL AND/OR CUT SLOPES SHOULD BE KEPT AT OR BELOW 2H:1V.
- EACH LIFT OF COMPACTED ENGINEERED FILL SHOULD BE TESTED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF SUBSEQUENT LIFTS.
- FOLLOWING SITE PREPARATION AND PRIOR TO PLACING AGGREGATE BASE FOR SHALLOW FOUNDATIONS, BUILDING PAD, SLAB SUBGRADE SECTIONS, OR PAVEMENT SECTIONS, THE EXPOSED SUBGRADE SHOULD BE EVALUATED EITHER BY PROOFROLLING OR ANOTHER METHOD OF SUBGRADE VERIFICATION. THE SUBGRADE SHOULD BE PROOFROLLED WITH A FULLY LOADED DUMP TRUCK OR SIMILAR HEAVY, RUBBER-TIRE CONSTRUCTION EQUIPMENT TO IDENTIFY UNSUITABLE AREAS. IF EVALUATION OF THE SUBGRADES OCCURS DURING WET CONDITIONS, OR IF PROOFROLLING THE SUBGRADES WILL RESULT IN DISTURBANCE, THEY SHOULD BE EVALUATED BY CENTRAL GEOTECHNICAL USING A STEEL FOUNDATION PROBE. THE GEOTECHNICAL ENGINEER SHALL BE RETAINED TO OBSERVE THE PROOFROLLING AND PERFORM THE SUBGRADE VERIFICATIONS. UNSUITABLE AREAS IDENTIFIED DURING THE FIELD EVALUATION SHOULD BE COMPACTED TO A FIRM CONDITION OR BE EXCAVATED AND REPLACED WITH STRUCTURAL FILL.
- THE GEOTECHNICAL ENGINEER SHALL BE RETAINED TO OBSERVE GENERAL EXCAVATION, STRIPPING, FILL PLACEMENT, FOOTING SUBGRADES, AND/OR PILE INSTALLATION, AND SURCHARGE PLACEMENT AND MONITORING. SUBSURFACE CONDITIONS OBSERVED DURING CONSTRUCTION SHOULD BE COMPARED WITH THOSE ENCOUNTERED DURING THE SUBSURFACE EXPLORATIONS.
- SITE EARTHWORK AND SUBGRADE PREPARATION SHOULD NOT BE COMPLETED DURING FREEZING CONDITIONS, EXCEPT FOR MASS EXCAVATION TO THE SUBGRADE DESIGN ELEVATIONS.
- ALL EXCAVATIONS SHOULD BE MADE IN ACCORDANCE WITH APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND STATE REGULATION.
- IF DEWATERING IS REQUIRED, THE TYPE AND DESIGN OF THE DEWATERING SYSTEM SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- APPROPRIATE BENCHING OF FILLS IS REQUIRED FOR FILLS OVER 5 FEET IN HEIGHT ON SLOPES IN EXCESS OF 5 HORIZONTAL TO 1 VERTICAL. BENCHING MUST BE DONE AS PER THE APPROVED PLANS. CITY OF WILSONVILLE SHALL INSPECT BENCHES PRIOR TO FILL PLACEMENT.
- CUT AND FILL SLOPES SHALL BE PROTECTED FROM EROSION. SUCH CONTROL MAY CONSIST OF APPROPRIATE REVEGETATION OR OTHER ACCEPTABLE MEANS AND METHODS. EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO EARTHWORK OR SITE STRIPPING.
- THE TOE OF FILL SLOPE SHALL BE MADE NOT NEARER TO THE SITE BOUNDARY LINE THAN ONE HALF OF THE HEIGHT OF THE SLOPE, WITH A MINIMUM OF 2 FEET AND A MAXIMUM OF 20 FEET. WHERE A FILL SLOPE IS TO BE LOCATED NEAR THE SITE BOUNDARY AND THE ADJACENT OFF-SITE PROPERTY IS DEVELOPED, SPECIAL PRECAUTIONS SHALL BE INCORPORATED IN THE WORK AS THE BUILDING CODES DIVISION MANAGER DEEMS NECESSARY TO PROTECT THE ADJOINING PROPERTY FROM DAMAGE AS A RESULT OF SUCH GRADING.

NOTE TO CONTRACTOR:

BY EXECUTING THE CONTRACT, CONTRACTOR REPRESENTS THAT IT HAS FAMILIARIZED ITSELF WITH THE NATURE, LOCATION AND SCOPE OF THE WORK AND THE GENERAL, LOCAL, PHYSICAL AND OTHER CONDITIONS OF THE WORK, PARTICULARLY THOSE BEARING ON (A) WEATHER, (B) TRANSPORTATION, (C) ACCESS, (D) THE TYPE, AMOUNT AND CONDITION OF THE SOILS AND OTHER MATERIALS ON SITE, (E) ADJACENT WORK/OTHER CONTRACTING, (F) ENVIRONMENTAL CONDITIONS, (G) THE USE, DISPOSAL, HANDLING AND STORAGE OF THE SOILS AND OTHER MATERIALS, (H) THE AVAILABILITY AND QUALITY OF LABOR, WATER, EQUIPMENT, ROADS AND OTHER INFRASTRUCTURE, (I) THE ON-SITE AND ADJACENT WETLANDS AND EXISTING IMPROVEMENTS THAT CONTRACTOR MUST HANDLE APPROPRIATELY, AND (J) THE CHARACTER OF EQUIPMENT AND FACILITIES NEEDED PRIOR TO AND DURING THE PROSECUTION OF THE WORK. THE FAILURE OF CONTRACTOR TO ADEQUATELY INVESTIGATE AND ACQUAINT ITSELF WITH THE INFORMATION, DOCUMENTS AND CONDITIONS DESCRIBED WILL NOT RELIEVE CONTRACTOR FROM ITS RESPONSIBILITY FOR PROPERLY ESTIMATING THE DIFFICULTIES AND COSTS OF SUCCESSFULLY PERFORMING THE WORK AND COMPLETING THE CONTRACT, AND WILL NOT BE GROUNDS FOR ADJUSTING EITHER THE CONTRACT SUM OR THE CONTRACT TIME. CONTRACTOR ACCEPTS THE FULL RISK OF ANY UNKNOWN OR UNANTICIPATED SITE CONDITIONS, SOIL CONDITIONS, ENVIRONMENTAL CONDITIONS OR GOVERNMENT RESTRICTIONS AND CONDITIONS. CONTRACTOR HAS BEEN SUPPLIED CERTAIN INFORMATION BY OWNER AND ITS AGENTS CONCERNING SITE CONDITIONS, INCLUDING SOILS REPORTS AND OTHER INFORMATION ABOUT THE PROJECT SITE AND THE WORK. CONTRACTOR ACKNOWLEDGES THAT IT HAS READ AND CONSIDERED THIS INFORMATION IN INVESTIGATING AND ACQUAINTING ITSELF WITH THE PROJECT AND PREPARING ITS PROPOSED CONSTRUCTION SCHEDULE AND BID, AND CONTRACTOR FURTHER ACKNOWLEDGES THAT IT ASSUMES THE RISK OF ANY ERRONEOUS OR MISLEADING INFORMATION (OTHER THAN INTENTIONALLY MISLEADING INFORMATION) CONTAINED IN THE OWNER-SUPPLIED INFORMATION. OWNER ASSUMES NO RESPONSIBILITY FOR ANY UNDERSTANDING OR REPRESENTATION MADE BY ANY OF ITS OFFICERS OR AGENTS DURING OR PRIOR TO THE NEGOTIATIONS AND EXECUTION OF THE CONTRACT.

LIST OF ABBREVIATIONS

EL	ELEVATION
LT	LEFT
RT	RIGHT
CB	CATCH BASIN
MH	MANHOLE
EP	EDGE OF PAVEMENT
CL, C/L	CENTERLINE
R.O.W., R/W	RIGHT-OF-WAY
PL, P/L	PROPERTY LINE
ESMT	EASEMENT
STD	RIGHT-OF-WAY DEDICATION STANDARD
DED	ASPHALT CONCRETE
AC	EXPANSION JOINT
DI	DUCTILE IRON
CI	CAST IRON
STL	STEEL
CSP	CONCRETE SEWER PIPE
PVC	POLYVINYL CHLORIDE
HDPE	HIGH DENSITY POLYETHYLENE
STM	STORM
SAN	SANITARY
WTR	WATER
BC	BEGIN CURVE
EC	END CURVE
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCC	PORTLAND CEMENT CONCRETE
STA	STREET STATION
CR	CURB RETURN
GLT	FLOWLINE ELEVATION
GLT	GLUTTER ELEVATION
FFC	FINISHED FLOOR ELEVATION
TC	TOP OF CURB
BC	BOTTOM OF CURB
FG	FINISHED GRADE
FS	FINISHED SURFACE
TW	TOP OF WALL
BW	BOTTOM OF WALL
EX	EXISTING
PROP	PROPOSED

PROPOSED LEGEND:

---	RIGHT-OF-WAY / PROPERTY LINE
---	EASEMENT
---	SAWCUT
□	SECURITY FENCE
○	TREE PROTECTION FENCE
---	CURB
---	SANITARY LINE
w	WATER LINE
f	FIRE LINE
---	STORM LINE
---	PROPOSED CONTOUR
	UTILITY DEMOLITION
⊙	CLEANOUT
⊕	BACKWATER VALVE
⊕	PORTLAND CEMENT CONCRETE
⊕	ASPHALT CONCRETE PAVING

TC	= TOP OF CURB
BC	= GUTTER/FLOWLINE OF CURB
FS	= FINISH SURFACE
FG	= FINISH GRADE
TW	= TOP OF WALL
BW	= BOTTOM OF WALL
FF	= FINISHED FLOOR
TG	= TOP OF GRATE

LAND USE SUBMITTAL 02/12/2021

ISSUE DATE

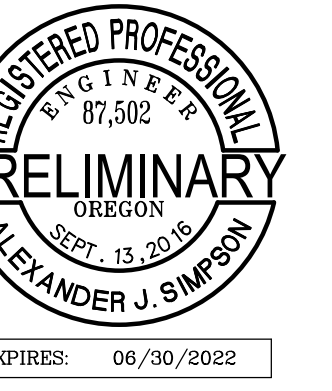
Drawing:

GENERAL NOTES

Sheet No:

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WILSONVILLE PUBLIC WORKS

Job Number: 20102
28601 SW BOBERG RD
WILSONVILLE, OR 97070

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LEGEND

DECIDUOUS TREE	WATER VAULT	EXISTING
CONIFEROUS TREE	POWER VAULT	BOUNDARY LINE
WATER METER	STORM DRAIN AREA DRAIN	PROPERTY LINE
WATER VALVE	GAS VALVE	CENTERLINE
SIGN	POWER JUNCTION BOX	CURB
FIRE HYDRANT	COMMUNICATIONS RISER	EDGE OF PAVEMENT
	STREET LIGHT	POWER LINE
		COMMUNICATIONS LINE
		GAS LINE
		STORM DRAIN LINE
		WATER LINE

DEMOLITION LEGEND:

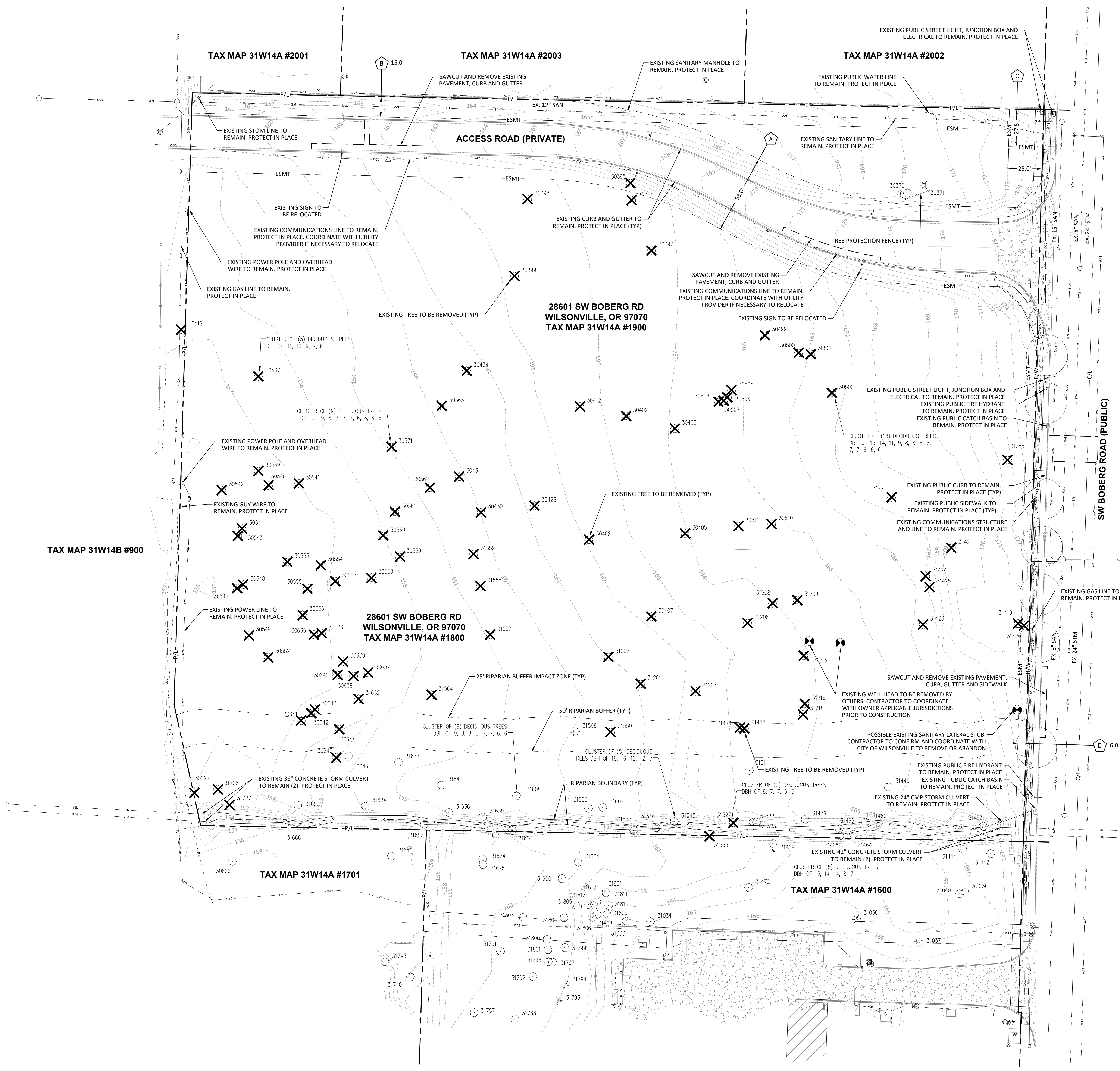
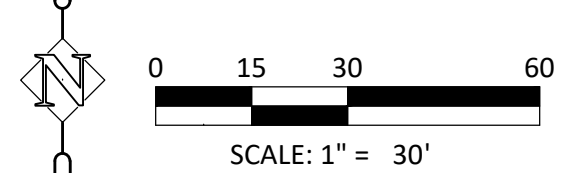
SAWCUT
TREE TO BE REMOVED
TREE PROTECTION FENCE

- ### GENERAL NOTES:
- REFERENCE ARBORIST TREE REMOVAL AND PROTECTION PLANS PREPARED BY AKS FORESTRY FOR COMPLETE TREE REMOVAL AND PROTECTION INFORMATION.
 - ALL DEMOLITION WITHIN PUBLIC RIGHT-OF-WAY ARE PER SEPARATE PERMIT.
 - CONTRACTOR TO VERIFY LIMITS AND QUANTITIES OF DEMOLITION. DEMOLITION INFORMATION PROVIDED AS REFERENCE ONLY.
 - ALL TREES NOT SHOWN FOR REMOVAL ARE TO BE PROTECTED TO THE APPROVAL OF AN ARBORIST.
 - FULL EXTENT, LOCATION, AND DEPTHS OF EXISTING UNDERGROUND UTILITIES ARE UNKNOWN. CONTRACTOR TO CONFIRM EXTENT OF REMOVALS WITH ENGINEER PRIOR TO DEMOLITION.

EASEMENT TABLE

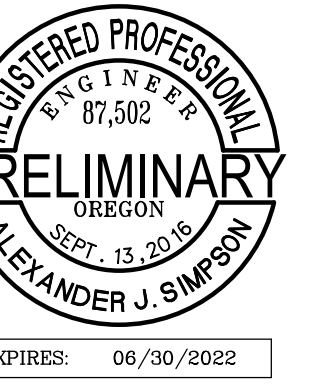
NO.	PURPOSE	GRANTEE	REFERENCE	DEPOSITION
A	ACCESS	OLDCASTLE	2008-070971	TO REMAIN (EXISTING)
B	PIPELINE	CITY OF WILSONVILLE	86-34111	TO REMAIN (EXISTING)
C	PIPELINE	CITY OF WILSONVILLE	88-44997	TO REMAIN (EXISTING)
D	STREET CONSTRUCTION & PUBLIC UTILITIES	CITY OF WILSONVILLE	86-16173	TO REMAIN (EXISTING)

TREE TABLE			TREE TABLE			TREE TABLE		
TREE NUMBER	TYPE	DBH (N.)	TREE NUMBER	TYPE	DBH (N.)	TREE NUMBER	TYPE	DBH (N.)
30370	DECIDUOUS	9	30637	DECIDUOUS	11	31557	DECIDUOUS	8
30371	CONIFEROUS	14	30638	DECIDUOUS	8	31558	DECIDUOUS	7
30395	DECIDUOUS	8.7	30639	DECIDUOUS	8	31559	DECIDUOUS	10
30396	DECIDUOUS	16.7	30640	DECIDUOUS	8	31564	DECIDUOUS	18
30397	DECIDUOUS	11.8	30641	DECIDUOUS	8	31568	CONIFEROUS	11
30398	DECIDUOUS	11,11,8	30642	DECIDUOUS	7	31577	DECIDUOUS	6
30399	DECIDUOUS	11	30643	DECIDUOUS	8.7	31600	DECIDUOUS	6
30402	DECIDUOUS	8	30644	DECIDUOUS	6	31601	DECIDUOUS	7.7
30403	DECIDUOUS	9.8	30645	DECIDUOUS	9	31602	DECIDUOUS	14
30405	DECIDUOUS	9	30646	DECIDUOUS	23	31603	DECIDUOUS	17
30407	DECIDUOUS	8	31033	DECIDUOUS	24	31604	DECIDUOUS	6
30408	DECIDUOUS	6	31034	DECIDUOUS	24,17	31608	DECIDUOUS	MULTIPLE*
30412	DECIDUOUS	11.9	31036	CONIFEROUS	13	31614	DECIDUOUS	6
30428	DECIDUOUS	11	31037	CONIFEROUS	15	31615	DECIDUOUS	9
30430	DECIDUOUS	7	31039	DECIDUOUS	18	31624	DECIDUOUS	6
30431	DECIDUOUS	8	31040	DECIDUOUS	8	31625	DECIDUOUS	6
30434	DECIDUOUS	10.9	31201	DECIDUOUS	6	31632	DECIDUOUS	7
30499	DECIDUOUS	10.9	31203	DECIDUOUS	9	31633	DECIDUOUS	11.7
30500	DECIDUOUS	13,11	31206	DECIDUOUS	10.7	31634	DECIDUOUS	7
30601	DECIDUOUS	13	31208	DECIDUOUS	22	31636	DECIDUOUS	11,11
30502	DECIDUOUS	MULTIPLE*	31209	DECIDUOUS	7	31639	DECIDUOUS	18
30505	DECIDUOUS	8	31215	DECIDUOUS	11,10	31645	DECIDUOUS	11,8
30506	DECIDUOUS	8	31216	DECIDUOUS	20,12	31652	DECIDUOUS	8.6
30507	DECIDUOUS	9	31218	DECIDUOUS	22	31659	DECIDUOUS	6
30508	DECIDUOUS	10	31255	DECIDUOUS	6	31666	DECIDUOUS	11
30510	DECIDUOUS	12	31271	DECIDUOUS	6	31681	DECIDUOUS	7
30511	DECIDUOUS	13	31419	DECIDUOUS	22,16,15	31727	DECIDUOUS	20
30512	DECIDUOUS	13,7,6	31420	DECIDUOUS	9	31728	DECIDUOUS	7
30537	DECIDUOUS	MULTIPLE*	31421	DECIDUOUS	6	31740	DECIDUOUS	10
30539	DECIDUOUS	6	31423	DECIDUOUS	6	31743	DECIDUOUS	6
30540	DECIDUOUS	6	31424	DECIDUOUS	6	31787	DECIDUOUS	11
30541	DECIDUOUS	14,12	31425	DECIDUOUS	7,7,7	31788	DECIDUOUS	7,6,6
30543	DECIDUOUS	7	31440	DECIDUOUS	14,11,8	31791	DECIDUOUS	12,12
30543	DECIDUOUS	7	31442	DECIDUOUS	7,6	31792	DECIDUOUS	8,7
30544	DECIDUOUS	9	31444	DECIDUOUS	20,8	31793	CONIFEROUS	13
30547	DECIDUOUS	8	31448	DECIDUOUS	11,11	31794	CONIFEROUS	13
30548	DECIDUOUS	6	31453	DECIDUOUS	10	31797	DECIDUOUS	7
30549	DECIDUOUS	6	31462	DECIDUOUS	8	31798	DECIDUOUS	7
30552	DECIDUOUS	6	31464	DECIDUOUS	7	31799	DECIDUOUS	8
30553	DECIDUOUS	10	31465	DECIDUOUS	7	31800	DECIDUOUS	6
30554	DECIDUOUS	8	31466	DECIDUOUS	7	31801	DECIDUOUS	13,19,10
30555	DECIDUOUS	7,6	31469	DECIDUOUS	MULTIPLE*	31803	DECIDUOUS	11,17
30556	DECIDUOUS	10,7	31472	DECIDUOUS	6	31804	DECIDUOUS	9,8,8
30557	DECIDUOUS	6,7	31476	DECIDUOUS	6	31805	DECIDUOUS	9,7
30558	DECIDUOUS	9,9,6	31477	DECIDUOUS	6	31806	DECIDUOUS	7
30559	DECIDUOUS	6,6	31479	DECIDUOUS	7	31808	DECIDUOUS	6
30560	DECIDUOUS	13,9	31511	DECIDUOUS	25	31809	DECIDUOUS	6
30561	DECIDUOUS	6,6	31522	DECIDUOUS	10	31810	DECIDUOUS	10
30562	DECIDUOUS	9	31523	DECIDUOUS	9	31811	DECIDUOUS	7
30563	CONIFEROUS	17	31527	DECIDUOUS	MULTIPLE*	31812	DECIDUOUS	7
30571	DECIDUOUS	MULTIPLE*	31528	DECIDUOUS	14,13	31813	DECIDUOUS	6
30626	DECIDUOUS	11,6,6	31543	DECIDUOUS	MULTIPLE*			
30627	DECIDUOUS	13,6	31546	DECIDUOUS	19			
30635	DECIDUOUS	13	31550	DECIDUOUS	12,11			
30636	DECIDUOUS	7	31552	DECIDUOUS	6			



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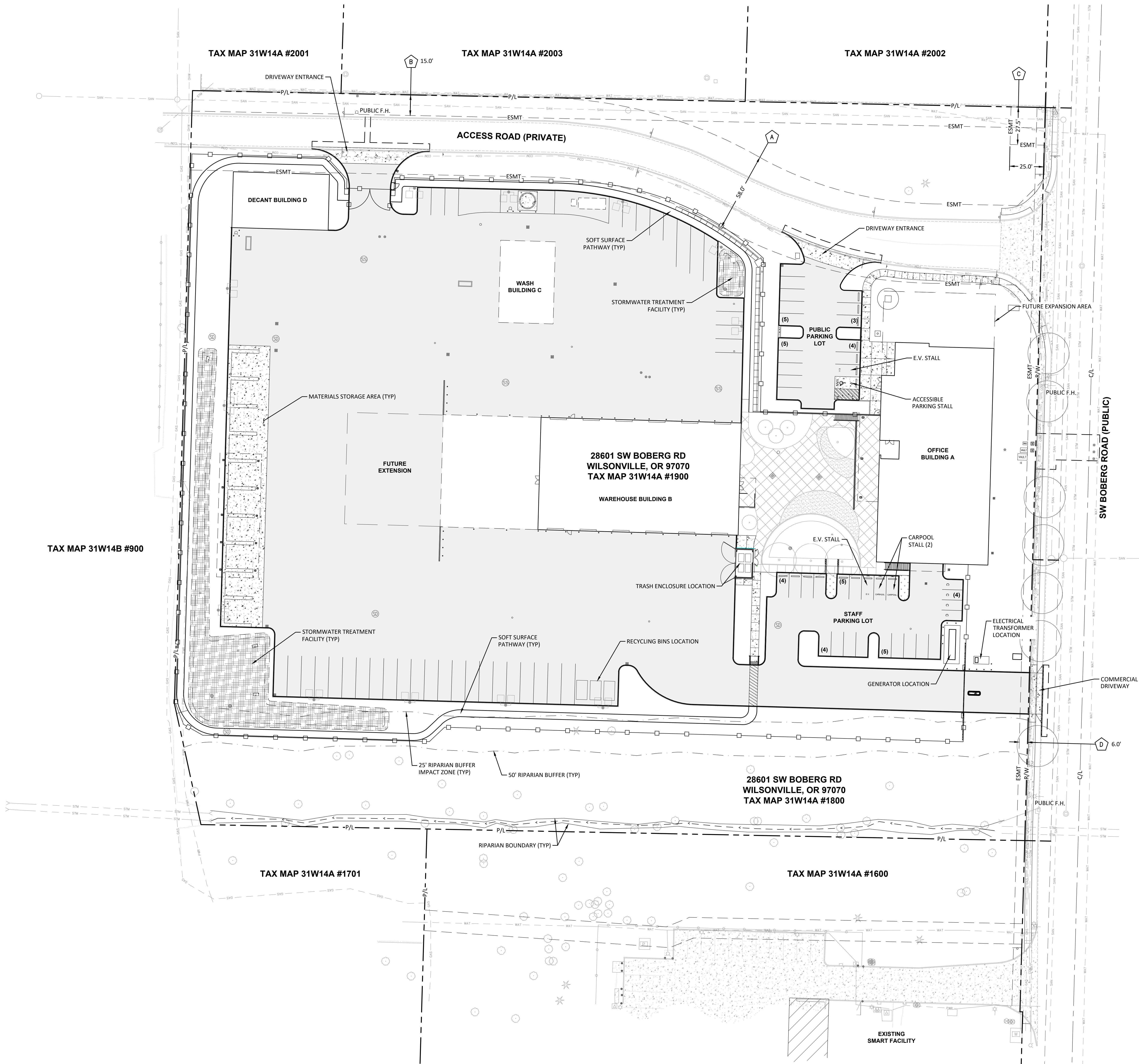
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Drawing:
EXISTING CONDITIONS & DEMOLITION PLAN



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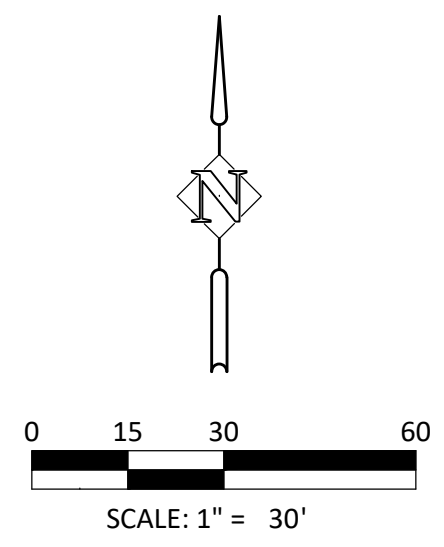
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EASEMENT TABLE				
NO.	PURPOSE	GRANTEE	REFERENCE	DEPOSITION
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B	PIPELINE	CITY OF WILSONVILLE	86-34111	TO REMAIN (EXISTING)
C	PIPELINE	CITY OF WILSONVILLE	88-44997	TO REMAIN (EXISTING)
D	STREET CONSTRUCTION & PUBLIC UTILITIES	CITY OF WILSONVILLE	86-16173	TO REMAIN (EXISTING)



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ISSUE DATE
Drawing:
OVERALL CIVIL SITE PLAN



Sheet No:
C1.0

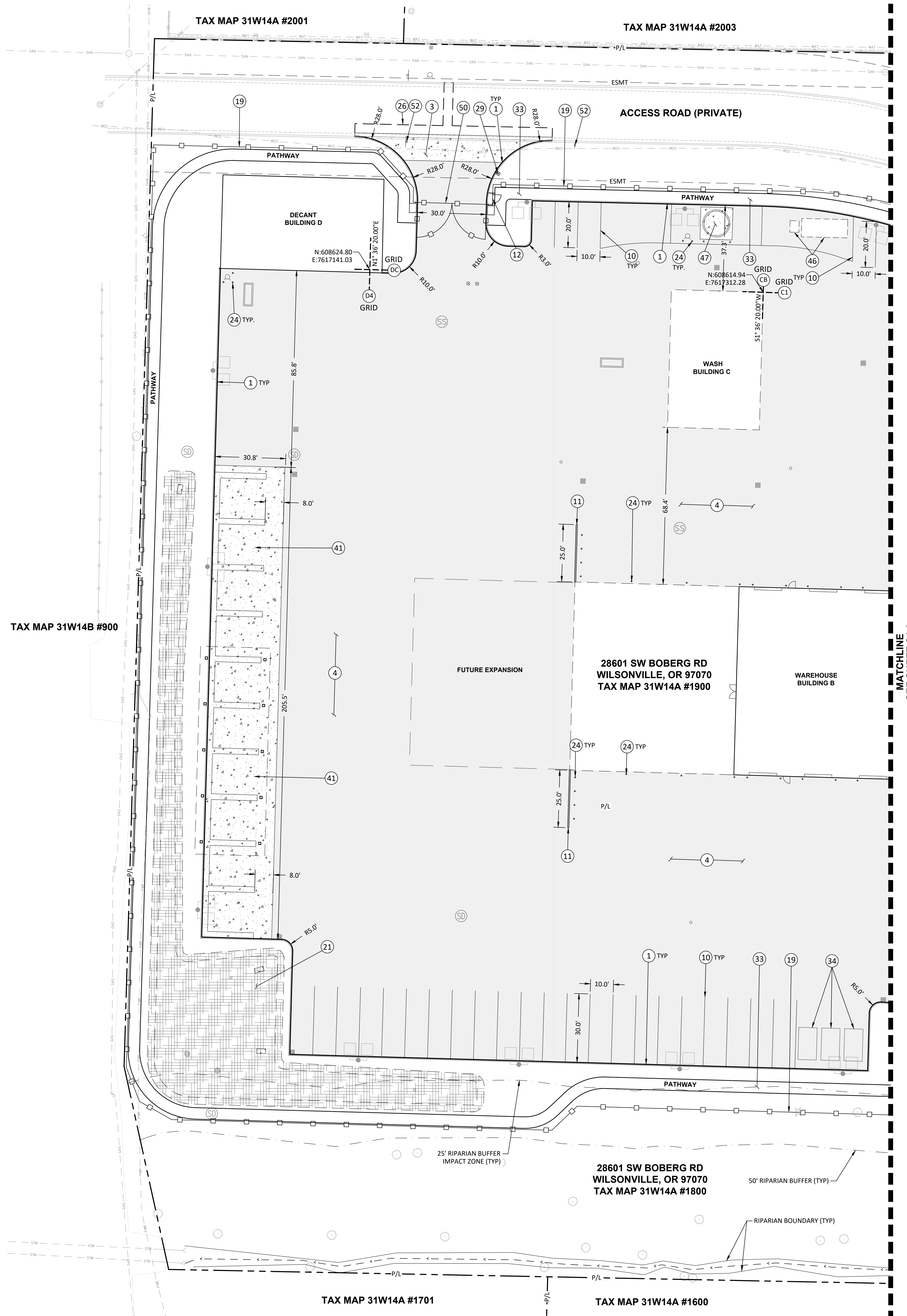


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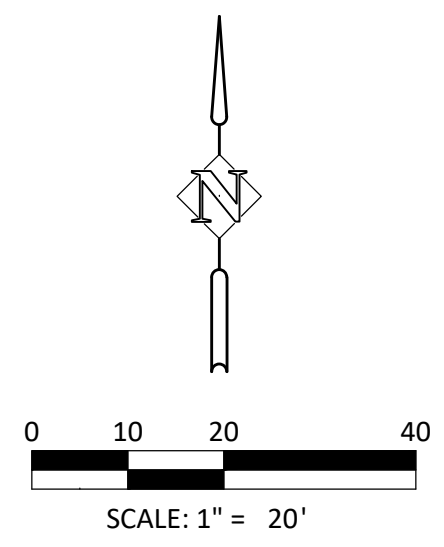
CONSTRUCTION NOTES:

- 0 Note does not exist!
- 1 CONSTRUCT CONCRETE CURB PER DETAIL ON SHEET C4.0.
- 3 CONSTRUCT COMMERCIAL CONCRETE DRIVEWAY PER CITY OF WILSONVILLE DETAIL RD-1100 ON SHEET C4.1.
- 4 CONSTRUCT ASPHALT PAVEMENT SECTION PER DETAIL ON SHEET C4.0.
- 10 INSTALL PARKING STALL STRIPING PER DETAILS ON SHEET C4.0.
- 11 STRUCTURAL RETAINING WALL. REFER TO STRUCTURAL PLANS FOR WALL DESIGN. SEE GRADING PLANS FOR WALL ELEVATIONS.
- 12 INSTALL 4-FT. WIDE PERSON-GATE WITH MANUAL ENTRY PAD. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ENGINEERING AND ARCHITECT REVIEW PRIOR TO ORDERING.
- 19 INSTALL FENCING. REFER TO LANDSCAPE ARCHITECT'S PLANS FOR ADDITIONAL INFORMATION.
- 21 STORMWATER TREATMENT AREA. SEE UTILITY PLANS FOR ADDITIONAL INFORMATION.
- 24 INSTALL BOLLARD PER DETAIL ON SHEET C4.0.
- 26 SAWCUT, REMOVE AND REPLACE EXISTING ASPHALT, CURB AND GUTTER AS NECESSARY.
- 29 INSTALL GATE ACCESS CONTROL PANEL ON GOOSE NECK. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ENGINEERING AND ARCHITECT REVIEW PRIOR TO ORDERING.
- 33 SOFT SURFACE PATHWAY, INSTALL 4-INCHES OF CEDAR CHIPS TO FINISHED GRADE.
- 34 OWNER-FURNISHED RECYCLING BINS. REFER TO ARCHITECT'S PLANS FOR INFORMATION.
- 41 CONSTRUCT STORAGE BIN CONCRETE FOOTINGS AND PAVEMENT SECTION PER STRUCTURAL PLANS.
- 46 PESTICIDE STORAGE CONTAINER AND EYE WASH SHELTER. REFER TO ARCHITECT'S PLANS FOR INFORMATION.
- 47 MAGNESIUM CHLORIDE STORAGE TANKS. REFER TO ARCHITECTURAL AND PLUMBING PLANS FOR ADDITIONAL INFORMATION. CONSTRUCT CONCRETE PAD PER GENERATOR PAD SECTION, DETAIL SHEET C4.0.
- 50 INSTALL DUAL MECHANICAL SWING GATES, BIAS TO FIT GRADE. REFERENCE ARCHITECTURAL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ENGINEERING AND ARCHITECT REVIEW PRIOR TO ORDERING.
- 52 RELOCATE AND REINSTALL EXISTING SIGN.



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MATCHLINE
SEE SHEET C1.2



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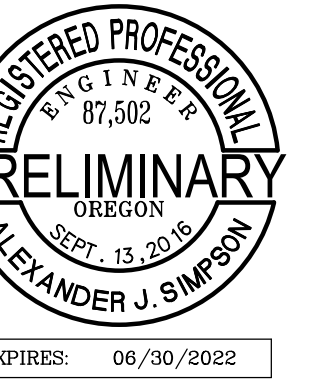
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Drawing:

CIVIL SITE PLAN - WEST

Sheet No:

C1.1

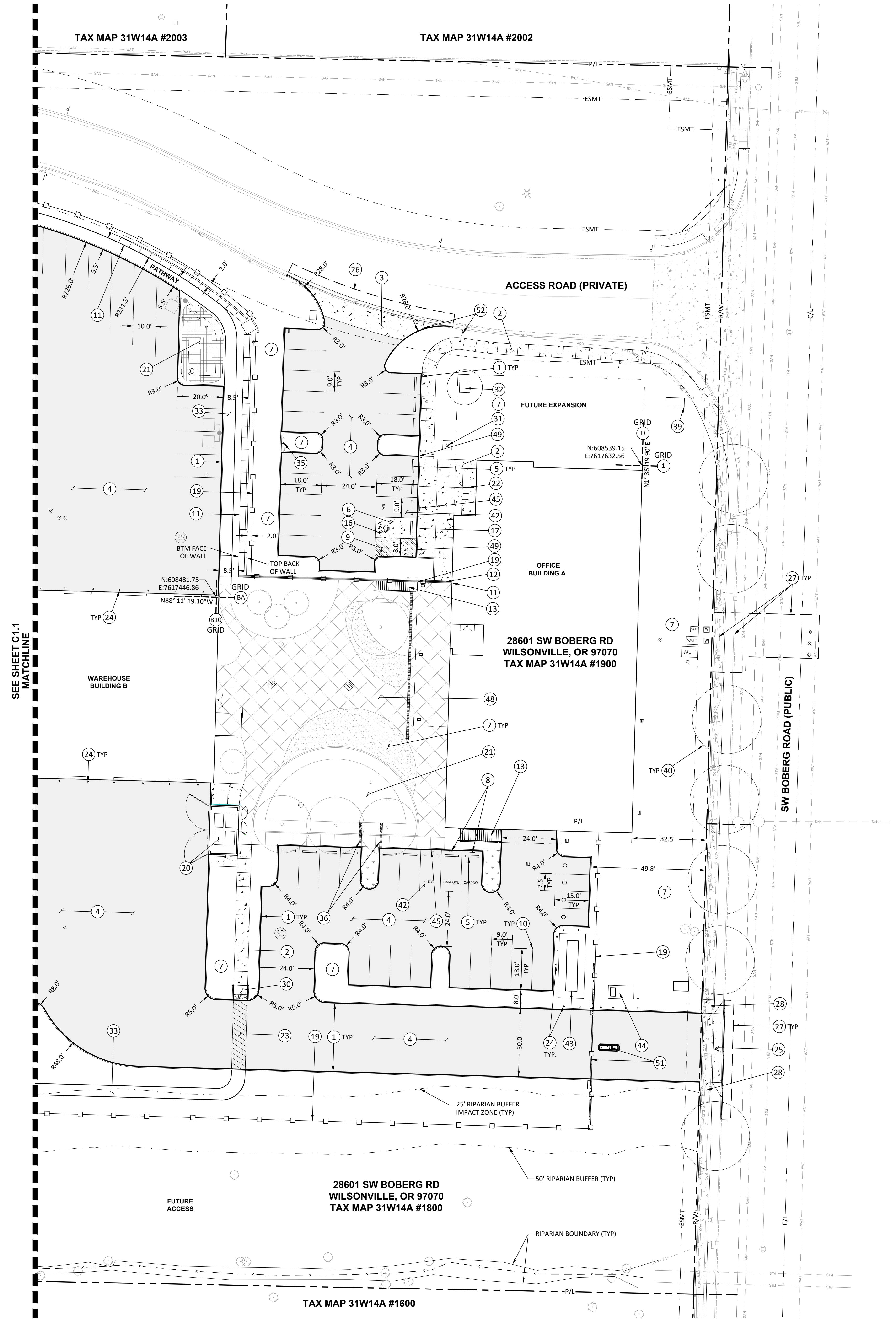


WILSONVILLE PUBLIC WORKS
Job Number: 20102
28601 SW BOBERG RD
WILSONVILLE, OR 97070

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CONSTRUCTION NOTES:

- 0 Note does not exist!
- 1 CONSTRUCT CONCRETE CURB PER DETAIL ON SHEET C4.0.
- 2 CONSTRUCT CONCRETE WALK PER DETAIL ON SHEET C4.0.
- 3 CONSTRUCT COMMERCIAL CONCRETE DRIVEWAY PER CITY OF WILSONVILLE DETAIL RD-1100 ON SHEET C4.1.
- 4 CONSTRUCT ASPHALT PAVEMENT SECTION PER DETAIL ON SHEET C4.0.
- 5 INSTALL CONCRETE WHEELSTOP PER DETAIL ON SHEET C4.0.
- 6 CONSTRUCT VEHICULAR CONCRETE PAVEMENT PER DETAIL ON SHEET C4.0.
- 7 LANDSCAPE AREA. REFER TO LANDSCAPE ARCHITECT'S PLANS FOR INFORMATION.
- 8 INSTALL CARPOOL PARKING SIGN ON POST PER DETAILS ON SHEET C4.0.
- 9 INSTALL ADA AISLE STRIPING PER DETAIL ON SHEET C4.0.
- 10 INSTALL PARKING STALL STRIPING PER DETAILS ON SHEET C4.0.
- 11 STRUCTURAL RETAINING WALL. REFER TO STRUCTURAL PLANS FOR WALL DESIGN. SEE GRADING PLANS FOR WALL ELEVATIONS.
- 12 INSTALL 4-FT. WIDE PERSON-GATE WITH MANUAL ENTRY PAD. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ENGINEERING AND ARCHITECT REVIEW PRIOR TO ORDERING.
- 13 EXTERIOR STAIRWAY. REFER TO ARCHITECT'S PLANS FOR INFORMATION.
- 16 INSTALL STANDARD ACCESSIBLE PARKING STALL STRIPING AND SIGNAGE. REFER TO DETAILS ON SHEET C4.0.
- 17 INSTALL ADA RESERVED PARKING SIGN ON POST PER DETAILS ON SHEET C4.0.
- 19 INSTALL FENCING. REFER TO LANDSCAPE ARCHITECT'S PLANS FOR ADDITIONAL INFORMATION.
- 20 TRASH ENCLOSURE. REFER TO ARCHITECT'S PLANS FOR INFORMATION.
- 21 STORMWATER TREATMENT AREA. SEE UTILITY PLANS FOR ADDITIONAL INFORMATION.
- 22 BIKE RACKS. REFER TO LANDSCAPE ARCHITECT'S PLANS FOR INFORMATION.
- 23 INSTALL CROSSWALK STRIPING PER DETAIL ON SHEET C4.0.
- 24 INSTALL BOLLARD PER DETAIL ON SHEET C4.0.
- 25 CONSTRUCT COMMERCIAL DRIVEWAY PER CITY OF WILSONVILLE DETAIL RD-1095 ON SHEET C4.1.
- 26 SAWCUT, REMOVE AND REPLACE EXISTING ASPHALT, CURB AND GUTTER. ASPHALT REPLACEMENT SECTION TO MATCH EXISTING PAVEMENT SECTION.
- 27 SAWCUT, REMOVE AND REPLACE EXISTING ASPHALT, CURB AND SIDEWALK PER CITY OF WILSONVILLE STD. DETAILS RD-1055 AND RD-1075 SHEET C4.1, AND S-2145 SHEET C4.2. EXISTING PAVEMENT SECTION TO MATCH EXISTING. SAWCUT LIMITS AND REPAIR TO BE AT THE DISCRETION OF THE CITY INSPECTOR.
- 28 PROPOSED CONCRETE PUBLIC SIDEWALK PER CITY OF WILSONVILLE DETAIL RD-1075 ON SHEET C4.1.
- 30 CONSTRUCT CURB RAMP PER DETAIL ON SHEET C4.0.
- 31 FLAGPOLE. REFER TO ARCHITECT'S PLANS FOR INFORMATION.
- 32 SOLAR PANEL SYSTEM. REFER TO ARCHITECT'S PLANS FOR INFORMATION.
- 33 SOFT SURFACE PATHWAY, INSTALL 4-INCHES OF CEDAR CHIPS TO FINISHED GRADE.
- 35 CONSTRUCT CONCRETE DRAINAGE SCUPPER PER DETAIL ON SHEET C4.0.
- 36 CONSTRUCT CONCRETE DRAINAGE CHANNEL THROUGH SIDEWALK WITH GRATE PER CITY OF WILSONVILLE DETAIL ST-6013 ON SHEET C4.3.
- 39 MONUMENT SIGN. REFER TO ARCHITECTURAL PLANS FOR INFORMATION.
- 40 STREET TREE. REFER TO LANDSCAPE ARCHITECT'S PLANS FOR INFORMATION.
- 42 ELECTRIC VEHICLE PARKING. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- 43 GENERATOR LOCATION. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION. GENERATOR PAD CONCRETE SECTION PER DETAIL SHEET C4.0.
- 44 TRANSFORMER LOCATION. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- 45 INSTALL ELECTRIC VEHICLE RESERVED PARKING SIGN ON POST PER DETAILS ON SHEET C4.0.
- 48 CONSTRUCT CONCRETE WALK PLAZA SURFACE PER DETAIL SHEET C4.0. REFER TO LANDSCAPE PLANS FOR SCORING LAYOUT.
- 49 CONSTRUCT FLUSH CURB PER DETAIL SHEET C4.0.
- 51 INSTALL DUAL MECHANICAL V-GROOVE, GROUND-ROLL GATES, WITH CONCRETE GRADE BEAM FOR ROLLERS, DECORATIVE FENCING, AND CENTER CONCRETE ISLAND WITH ACCESS CONTROL. REFERENCE ARCHITECTURAL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ENGINEERING AND ARCHITECT REVIEW PRIOR TO ORDERING.
- 52 RELOCATE AND REINSTALL EXISTING SIGN.

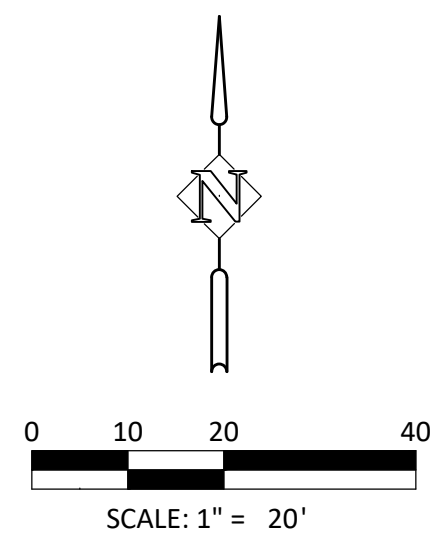


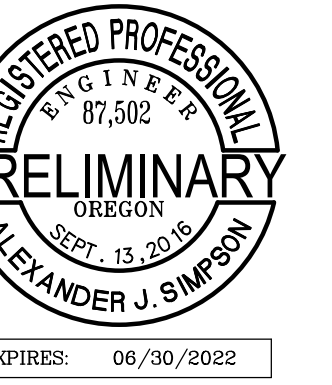
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CIVIL SITE PLAN - EAST

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C1.2





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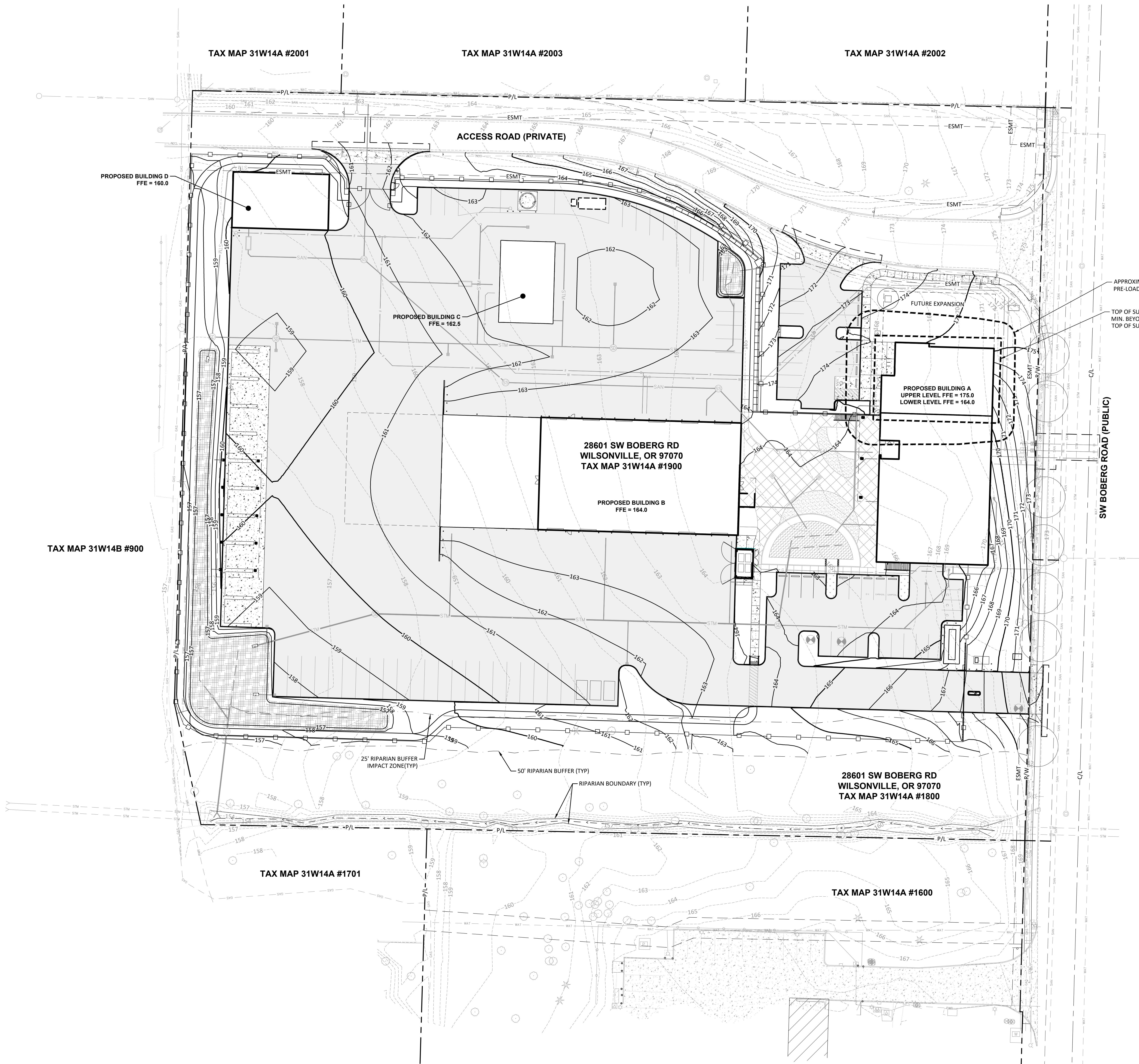
SURCHARGE NOTES:

REFER TO GEODESIGN REVISED REPORT OF GEOTECHNICAL ENGINEERING SERVICES DATED MARCH 31, 2021 FOR EARTHWORK AND GEOTECHNICAL RECOMMENDATIONS, INCLUDING SURCHARGE PRE-LOADING REQUIREMENTS AND SURCHARGE MONITORING REQUIREMENTS. THE CONTRACTOR SHALL ENGAGE THE PROJECT GEOTECHNICAL ENGINEER TO DETERMINE THE LOCATION AND NUMBER OR SURCHARGE SETTLEMENT MONITORING PLATES PRIOR TO CONSTRUCTION OF THE SURCHARGE PILE, AND SHALL BE COORDINATED WITH THE PROJECT SURVEYOR TO PROVIDE MONITORING REQUIREMENTS AS REQUIRED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL PROVIDE ALL APPROPRIATE EROSION CONTROL AND DRAINAGE ACCOMMODATIONS DURING CONSTRUCTION OF THE SURCHARGE PILE. ALL FILL PLACED BELOW FINISHED SOIL SUBGRADE ELEVATION SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE "STRUCTURAL FILL" SECTION OF THE GEOTECHNICAL REPORT.

FILL REQUIRED FOR SITE GRADING BEYOND THE BUILDING SHOULD BE PLACED UP TO SUBGRADE ELEVATION FOR A MINIMUM OF 20 FEET BEYOND THE PERIMETER OF THE BUILDING DURING THE DURATION OF THE SURCHARGE PERIOD.

APPROXIMATE CATCH LIMITS OF SURCHARGE PRE-LOADING, 1.5:1 (H:V) MAX. SLOPE

TOP OF SURCHARGE FOOTPRINT, TO BE 5-FT. MIN. BEYOND EDGE OF BUILDING FOOTPRINT. TOP OF SURCHARGE ELEV=180.0.



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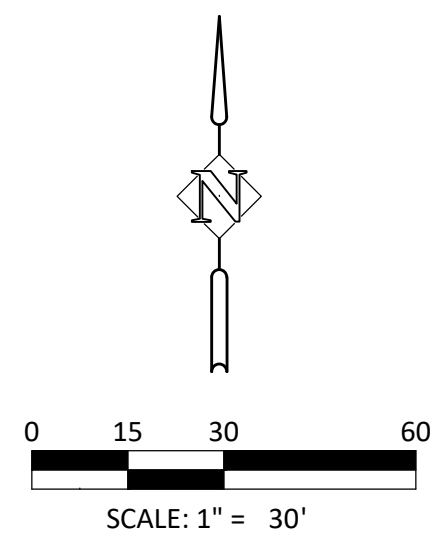
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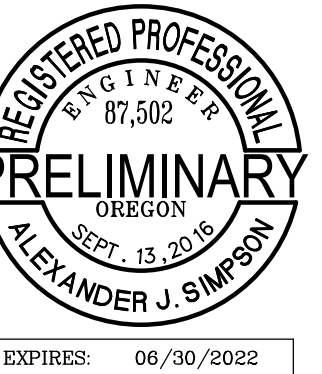
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OVERALL GRADING PLAN

Sheet No:

C2.0





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Drawing:

GRADING PLAN - NORTHEAST

Sheet No:

C2.2

TAX MAP 31W14A #2003

TAX MAP 31W14A #2002

SW BOBERG ROAD (PUBLIC)

ACCESS ROAD (PRIVATE)

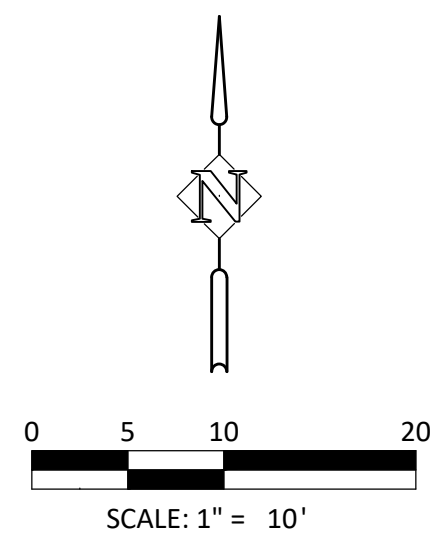
28601 SW BOBERG RD
WILSONVILLE, OR 97070
TAX MAP 31W14A #1900

PROPOSED BUILDING B
FFE = 164.0

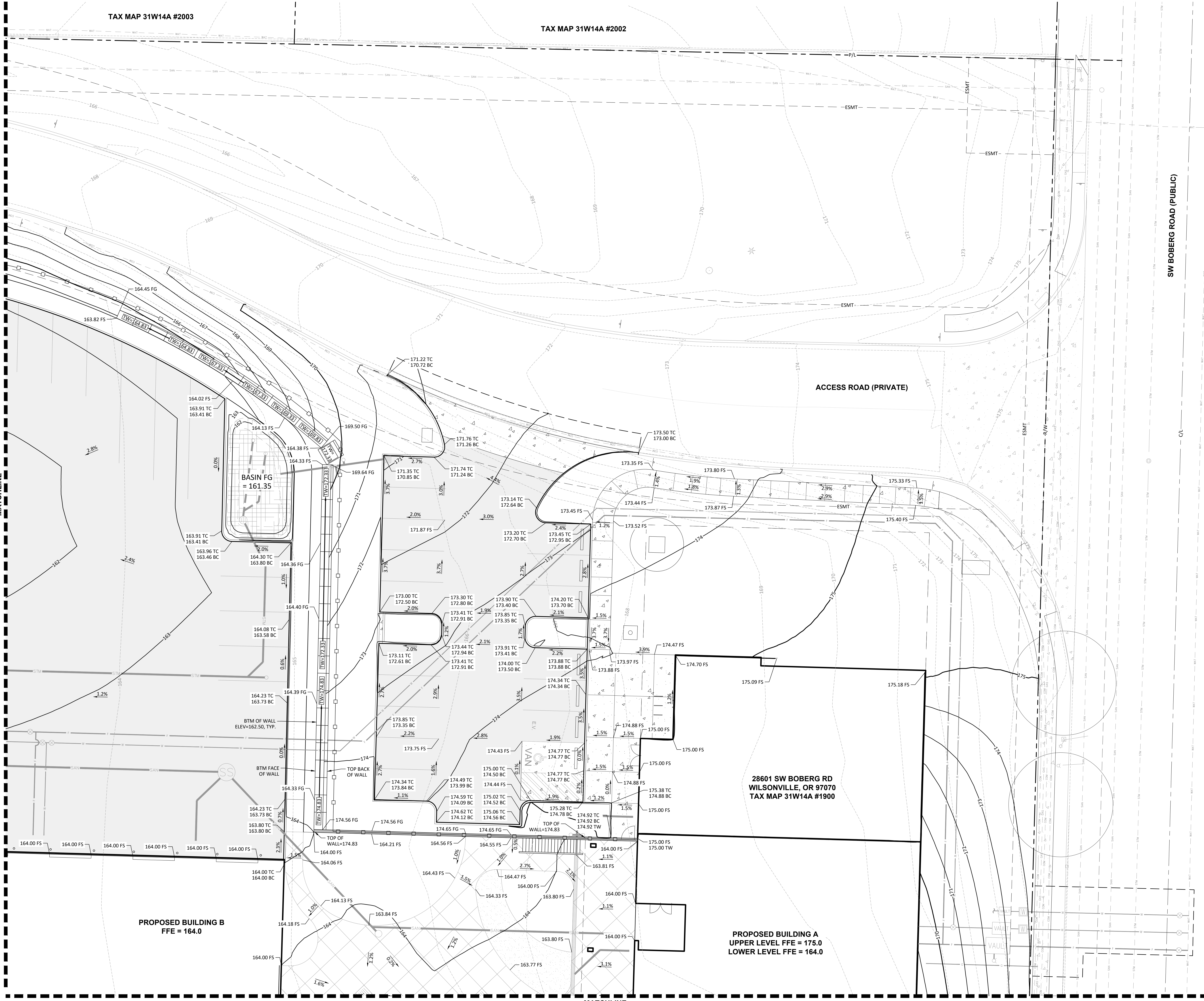
PROPOSED BUILDING A
UPPER LEVEL FFE = 175.0
LOWER LEVEL FFE = 164.0

SEE SHEET C2.1
MATCHLINE

MATCHLINE
SEE SHEET C2.4



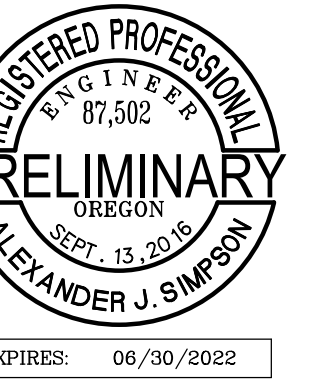
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SEE SHEET C2.1
MATCHLINE

SEA

SCOTT EDWARDS ARCHITECTURE LLP.
2525 E Burnside Street, Portland, OR 97214
phone: (503) 226-8617 www.sealip.com



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TAX MAP
31W14B #900

28601 SW BOBERG RD
WILSONVILLE, OR 97070
TAX MAP 31W14A #1900

PROPOSED BUILDING B
FFE = 164.0

28601 SW BOBERG RD
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TAX MAP 31W14A #1800

TAX MAP 31W14A #1701

TAX MAP 31W14A #1600

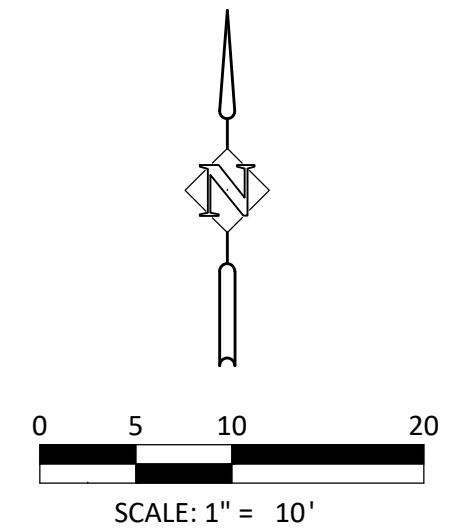
MATCHLINE
SEE SHEET C2.4

BASIN FG = 156.25
BASIN TOP = 157.50

25' RIPARIAN BUFFER
IMPACT ZONE (TYP)

50' RIPARIAN BUFFER (TYP)

RIPARIAN BOUNDARY (TYP)



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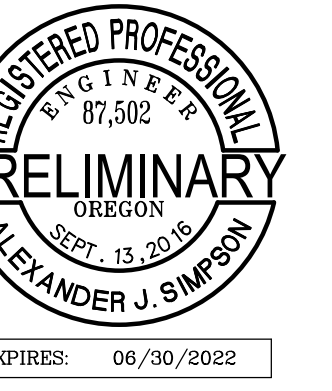
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**GRADING PLAN -
SOUTHWEST**

Sheet No:

C2.3

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SEE SHEET C2.2
MATCHLINE

PROPOSED BUILDING B
FFE = 164.0

28601 SW BOBERG RD
WILSONVILLE, OR 97070
TAX MAP 31W14A #1900

PROPOSED BUILDING A
UPPER LEVEL FFE = 175.0
LOWER LEVEL FFE = 164.0

BASIN FG = 161.40

28601 SW BOBERG RD
WILSONVILLE, OR 97070
TAX MAP 31W14A #1800

GENERATOR
SLAB FFE = 168.00

TAX MAP 31W14A #1600

SW BOBERG ROAD (PUBLIC)

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SEE SHEET C2.3
MATCHLINE

LAND USE SUBMITTAL 02/12/2021

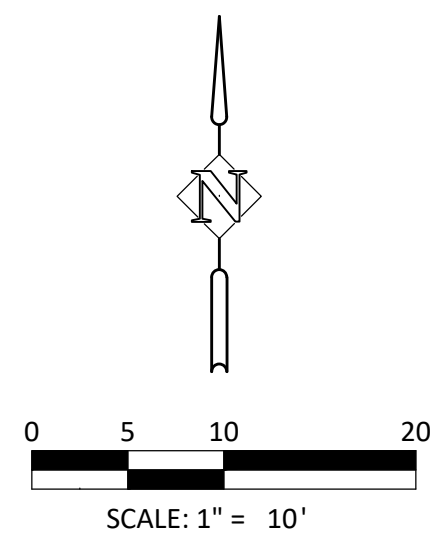
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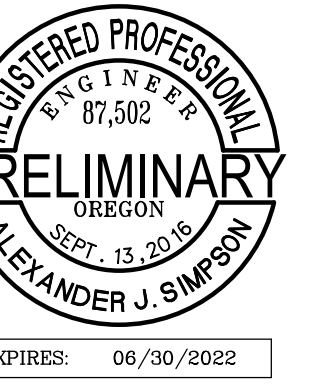
Drawing:

GRADING PLAN - SOUTHEAST

Sheet No:

C2.4





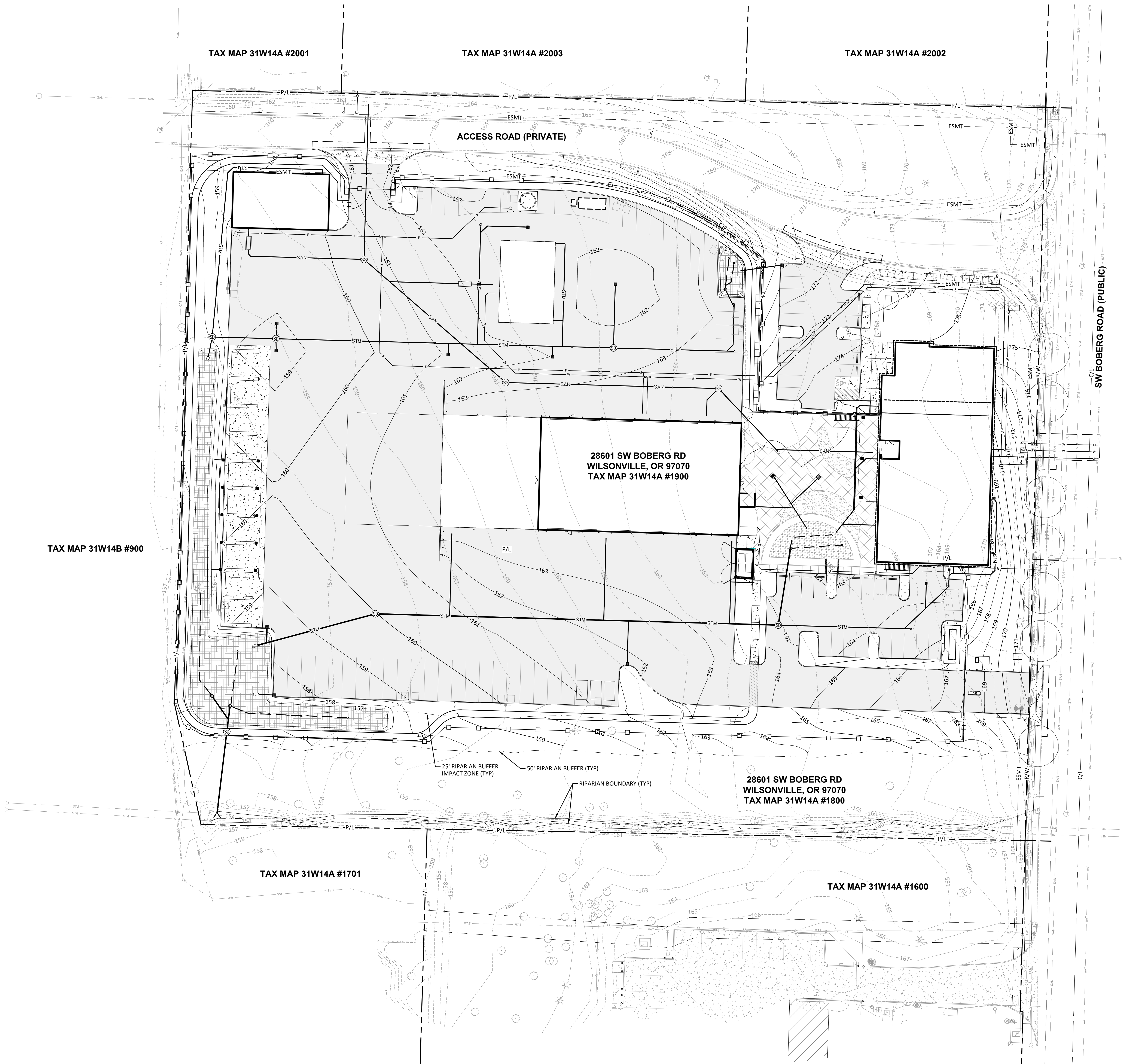
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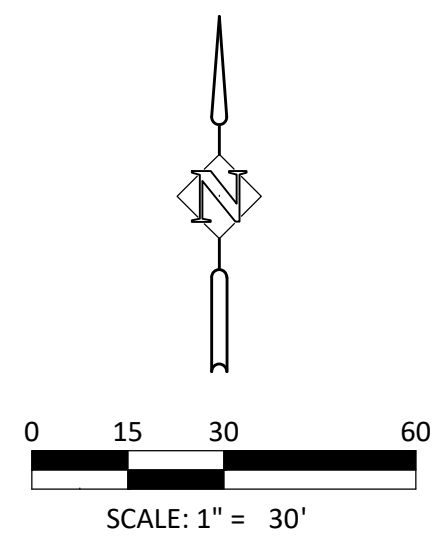
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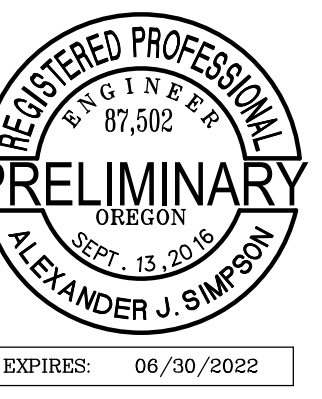
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OVERALL UTILITY PLAN

Sheet No:

C3.0





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STORM NOTES:

- 1 CONSTRUCT VEGETATED STORMWATER PLANTER PER DETAILS ON SHEET C4.3.
- 3 ROOF DRAIN CONNECTION LOCATION. SEE PLUMBING PLANS FOR CONTINUATION. SEE ARCHITECTURAL PLANS FOR CONNECTION DETAILS.
- 4 CONSTRUCT RIP RAP STORM OUTFALL PER DETAIL ON SHEET C4.0.
- 7 CONSTRUCT CONCRETE STORM OUTFALL PER DETAIL ON SHEET C4.0.
- 14 CONSTRUCT VEGETATED STORMWATER POND PER DETAILS ON SHEET C4.5.

SANITARY SEWER NOTES:

- 1 CONNECT TO EXISTING 12" SANITARY LINE.
- 2 PROPOSED SANITARY SEWER BUILDING CONNECTION. REFER TO PLUMBING PLANS FOR CONTINUATION.
- 4 OIL/WATER SEPARATOR PER PLUMBING PLANS.

WATER NOTES:

- 1 PROPOSED 2-INCH DOMESTIC WATER SERVICE BUILDING CONNECTION. REFER TO PLUMBING PLANS FOR CONTINUATION.
- 3 INSTALL 45-DEGREE BEND.
- 8 INSTALL VALVE BOX AND LID PER CITY OF WILSONVILLE DETAIL WT-3020 ON SHEET C4.4.
- 9 INSTALL FIRE HYDRANT PER CITY OF WILSONVILLE DETAIL WT-3060 ON SHEET C4.4.
- 12 INSTALL 8" D.I.P. FIRE SERVICE LINE. SEE CITY OF WILSONVILLE DETAIL S-2145 SHEET C4.2 FOR UTILITY TRENCHING DETAIL.
- 13 INSTALL 3" SCH. 40 PVC DOMESTIC WATER LINE. SEE CITY OF WILSONVILLE DETAIL S-2145 SHEET C4.2 FOR UTILITY TRENCHING DETAIL.

GENERAL UTILITY NOTES:

1. RIM ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM RIM ELEVATIONS WITH GRADING PLANS, AND RIMS SHALL BE INSTALLED TO FINISHED GRADE UNLESS NOTED OTHERWISE.
2. INSTALL ALL PIPE IN ACCORDANCE WITH THE CONSTRUCTION STANDARDS OF THE CITY OF WILSONVILLE AND THE 2019 OREGON PLUMBING SPECIALTY CODE.

PRIVATE STORM NOTES:

1. HDPE PIPE SHALL BE N-12 WT (SMOOTH WALL) WATER TIGHT BY ADS OR APPROVED EQUAL, UNLESS OTHERWISE NOTED. ALL PIPE LENGTHS ARE MEASURED FROM INSIDE WALL OF STRUCTURE AND CENTER OF FITTING TO CENTER OF FITTING. PIPE BEDDING AND BACKFILL PER DETAIL ON SHEET C4.2.
2. ALL TEES AND BENDS SHALL BE HDPE N-12 WT WATER TIGHT FITTINGS BY ADS OR APPROVED EQUAL.
3. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITY TAKEOFFS TO CONSTRUCT THE DESIGN SHOWN ON THESE PLANS.

PRIVATE SANITARY NOTES:

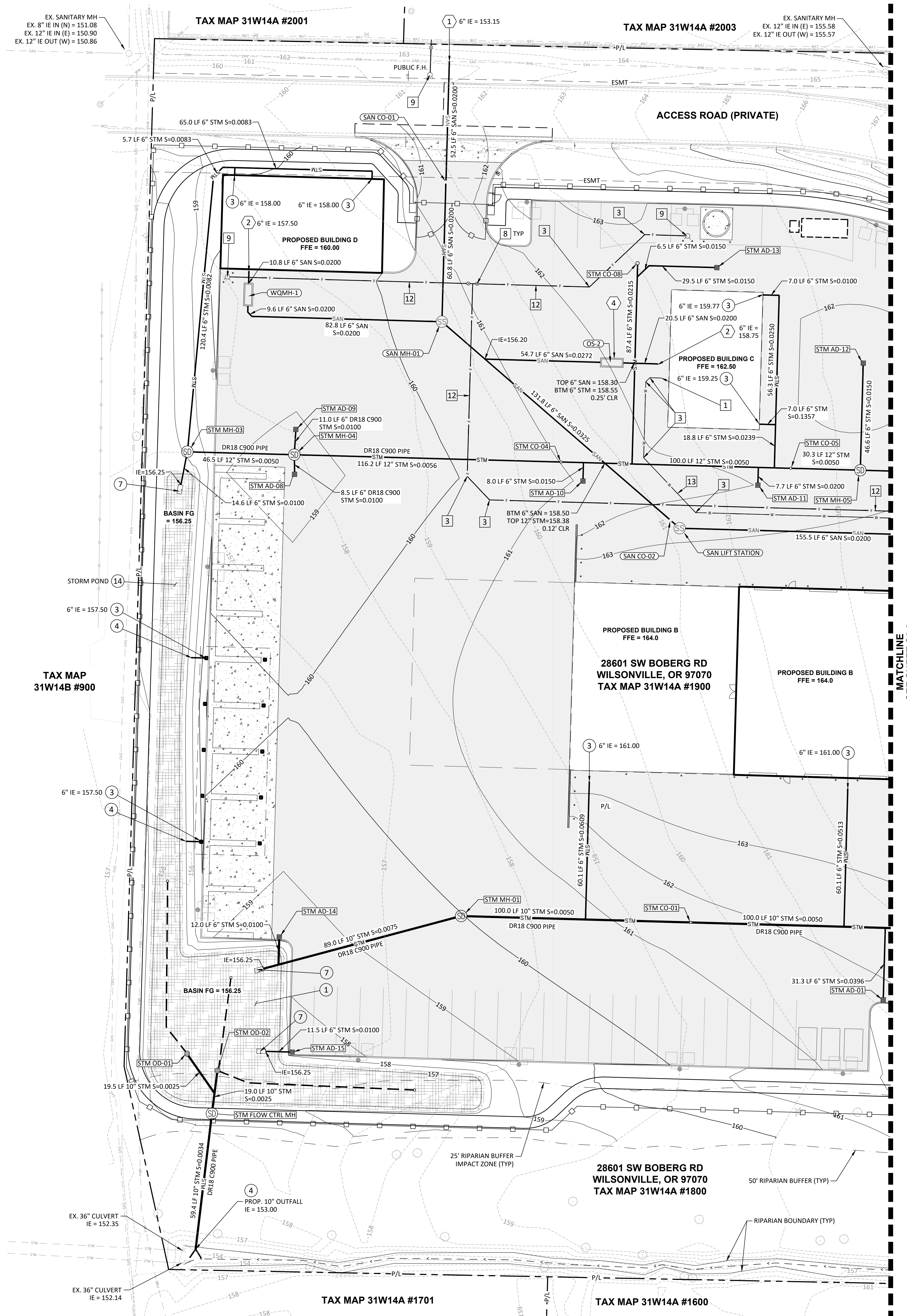
1. PVC PIPE TO BE SDR35, ASTM D-3034 UNLESS OTHERWISE NOTED. PIPE BEDDING AND BACKFILL PER DETAIL ON SHEET C4.2.
2. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITY TAKEOFFS TO CONSTRUCT THE DESIGN SHOWN ON THESE PLANS.

PRIVATE WATER NOTES:

1. PRIVATE WATER PIPE TO BE SCH 40 PVC PIPE UNLESS OTHERWISE NOTED.
2. PRIVATE FIRE PIPE TO BE CL 52 D.I.P. (CEMENT MORTAR LINED) PIPE UNLESS OTHERWISE NOTED.
3. PROVIDE 3" OF COVER FROM FINISHED GRADE TO TOP OF PIPE. PIPE BEDDING AND TRENCH BACKFILL PER DETAIL ON SHEET C4.2.
4. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITY TAKEOFFS TO CONSTRUCT THE DESIGN SHOWN ON THESE PLANS.
5. ALL WATER LINES, JOINTS, FITTINGS, TEES, BENDS TO BE MECHANICALLY RESTRAINED.

STORM DRAINAGE DATA			
NUMBER	DESCRIPTION	RIM ELEV.	INVERT ELEV.
STM AD-01	24" NYLOPLAST TRAPPED CATCH BASIN	161.75	6" OUT (N) = 159.25
STM AD-08	24" NYLOPLAST TRAPPED CATCH BASIN	158.56	6" OUT (N) = 156.72
STM AD-09	24" NYLOPLAST TRAPPED CATCH BASIN	158.87	6" OUT (S) = 156.74
STM AD-10	24" NYLOPLAST TRAPPED CATCH BASIN	161.09	6" IN (N) = 157.62
STM AD-11	24" NYLOPLAST TRAPPED CATCH BASIN	162.02	6" OUT (N) = 158.02
STM AD-12	24" NYLOPLAST TRAPPED CATCH BASIN	161.16	6" IN (S) = 158.70
STM AD-13	24" NYLOPLAST TRAPPED CATCH BASIN	162.25	6" OUT (W) = 160.00
STM AD-14	24" NYLOPLAST TRAPPED CATCH BASIN	158.59	6" OUT (S) = 156.42
STM AD-15	24" NYLOPLAST TRAPPED CATCH BASIN	157.54	6" OUT (W) = 156.36
STM CO-01	STANDARD CLEANOUT PER C.O.W. DWG. S-2180	161.59	10" OUT (W) = 157.42 10" IN (E) = 157.42
STM CO-04	STANDARD CLEANOUT PER C.O.W. DWG. S-2180	161.01	12" IN (W) = 157.28 12" OUT (E) = 157.28
STM CO-05	STANDARD CLEANOUT PER C.O.W. DWG. S-2180	162.31	12" IN (W) = 157.78 12" IN (E) = 157.78
STM CO-08	STANDARD CLEANOUT PER C.O.W. DWG. S-2180	162.65	6" OUT (S) = 159.48
STM FLOW CTRL MH	FLOW CONTROL MH PER DETAIL SHEET C4.5	157.60	10" OUT (S) = 153.20 10" IN (N) = 153.20
STM MH-01	SHALLOW MANHOLE PER C.O.W. DWG. S-2025	160.61	10" IN (E) = 156.92 10" OUT (W) = 156.92
STM MH-03	SHALLOW MANHOLE PER C.O.W. DWG. S-2025	158.17	6" OUT (S) = 156.40 12" OUT (E) = 156.40 6" IN (N) = 156.40
STM MH-04	SHALLOW MANHOLE PER C.O.W. DWG. S-2025	160.56	12" IN (W) = 156.63 12" OUT (E) = 156.63 6" IN (N) = 156.63 6" IN (S) = 156.63
STM MH-05	SHALLOW MANHOLE PER C.O.W. DWG. S-2025	162.38	12" OUT (W) = 157.93 12" IN (E) = 157.93 6" OUT (N) = 158.00
STM OD-01	22" ROUND BEEHIVE OVERFLOW INLET PER C.O.W. DWG. ST-6120	157.25	10" OUT (SE) = 153.25
STM OD-02	22" ROUND BEEHIVE OVERFLOW INLET PER C.O.W. DWG. ST-6120	157.25	10" OUT (S) = 153.25

SANITARY SEWER DATA			
NUMBER	DESCRIPTION	RIM ELEV.	INVERT ELEV.
OS-2	OLDCASTLE 264-CP5 OIL/WATER SEPARATOR PER PLUMBING PLANS	162.03	6" IN (E) = 157.69 6" OUT (W) = 157.69
SAN CO-01	STANDARD CLEANOUT PER C.O.W. DWG. S-2180	161.47	6" OUT (N) = 154.20 6" IN (S) = 154.20
SAN CO-02	STANDARD CLEANOUT PER C.O.W. DWG. S-2180	162.45	6" OUT (NW) = 159.70 6" IN (SE) = 159.70
SAN LIFT STATION	SANITARY LIFT STATION PER DETAIL SHEET C4.5	162.66	6" OUT (NW) = 159.87 6" IN (E) = 154.16
SAN MH-01	STANDARD MANHOLE PER C.O.W. DWG. S-2005	160.56	6" OUT (N) = 155.42 6" IN (SE) = 155.42 6" IN (W) = 155.42
WQM-1	CONTECH VORTECHS 1000 PER DETAIL SHEET C4.1	159.86	6" OUT (N) = 157.27 6" OUT (S) = 157.27



MATCHLINE SEE SHEET C3.2

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LAND USE SUBMITTAL 02/12/2021

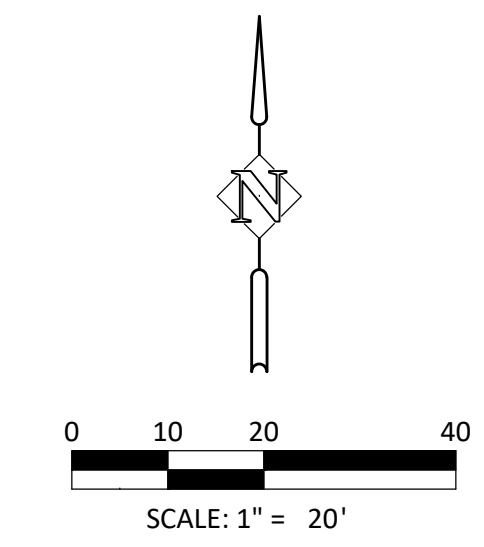
ISSUE DATE

Drawing:

UTILITY PLAN - WEST

Sheet No:

C3.1





WILSONVILLE PUBLIC WORKS

Job Number: 20102

28601 SW BOBERG RD
WILSONVILLE, OR 97070



205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

STORM NOTES:

- CONSTRUCT VEGETATED STORMWATER PLANTER PER DETAILS ON SHEET C4.3.
- INSTALL SIDEWALK CONCRETE CHANNEL/GRATE PER CITY OF WILSONVILLE ST-6013 DETAIL ON SHEET C4.3.
IE OUT = 162.71
- ROOF DRAIN CONNECTION LOCATION. SEE PLUMBING PLANS FOR CONTINUATION. SEE ARCHITECTURAL PLANS FOR CONNECTION DETAILS.
- CONSTRUCT RIP RAP STORM OUTFALL PER DETAIL ON SHEET C4.0.
- INSTALL ACO K100 CLASSIC DRAIN TRENCH DRAIN PER DETAIL ON SHEET C4.1.
- SLEEVE STORM LINE BENEATH RETAINING WALL USING 10-FT. LENGTH SEGMENT OF 8" DIA. D.I.P. SLEEVE CENTERED AROUND UTILITY SERVICE PIPE. UTILITY TRENCHING AT SLEEVE LOCATION SHALL BE EXCAVATED THE FULL WIDTH OF THE TRENCH TO A SUITABLE DEPTH THAT EXPOSES THE DENSE GRAVEL UNIT, AS DETERMINED BY THE PROJECT GEOTECHNICAL ENGINEER, AND BACKFILL WITH COMPACTED STRUCTURAL FILL FOR A LENGTH OF 10-FT. EACH SIDE OF THE WALL. REFER TO PROJECT GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.
- INSTALL PERFORATED RETAINING WALL DRAINAGE TO CONNECT TO STORM SYSTEM AS SHOWN.
- INSTALL BACKWATER VALVE (CHECK OR EQUIVALENT) IN RISER PIPE WITH CAST-IRON CLEANOUT COVER SET FLUSH WITH FINISH GRADE ON STORM PIPE PRIOR TO CONNECTION TO STORM SYSTEM.
- INSTALL 6" PVC WALL DRAIN AND CONNECT TO STORM SYSTEM AS SHOWN.
- INSTALL BUILDING FOUNDATION DRAIN PER DETAIL ON SHEET C4.4. REFER TO STRUCTURAL PLANS FOR INFORMATION.
- CONNECT BUILDING FOUNDATION DRAIN TO STORM SYSTEM AS SHOWN.
- SLEEVE STORM LINE THROUGH C.I.P. RETAINING WALL ABOVE TOP OF FOOTING. REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.

SANITARY SEWER NOTES:

- PROPOSED SANITARY SEWER BUILDING CONNECTION. REFER TO PLUMBING PLANS FOR CONTINUATION.

WATER NOTES:

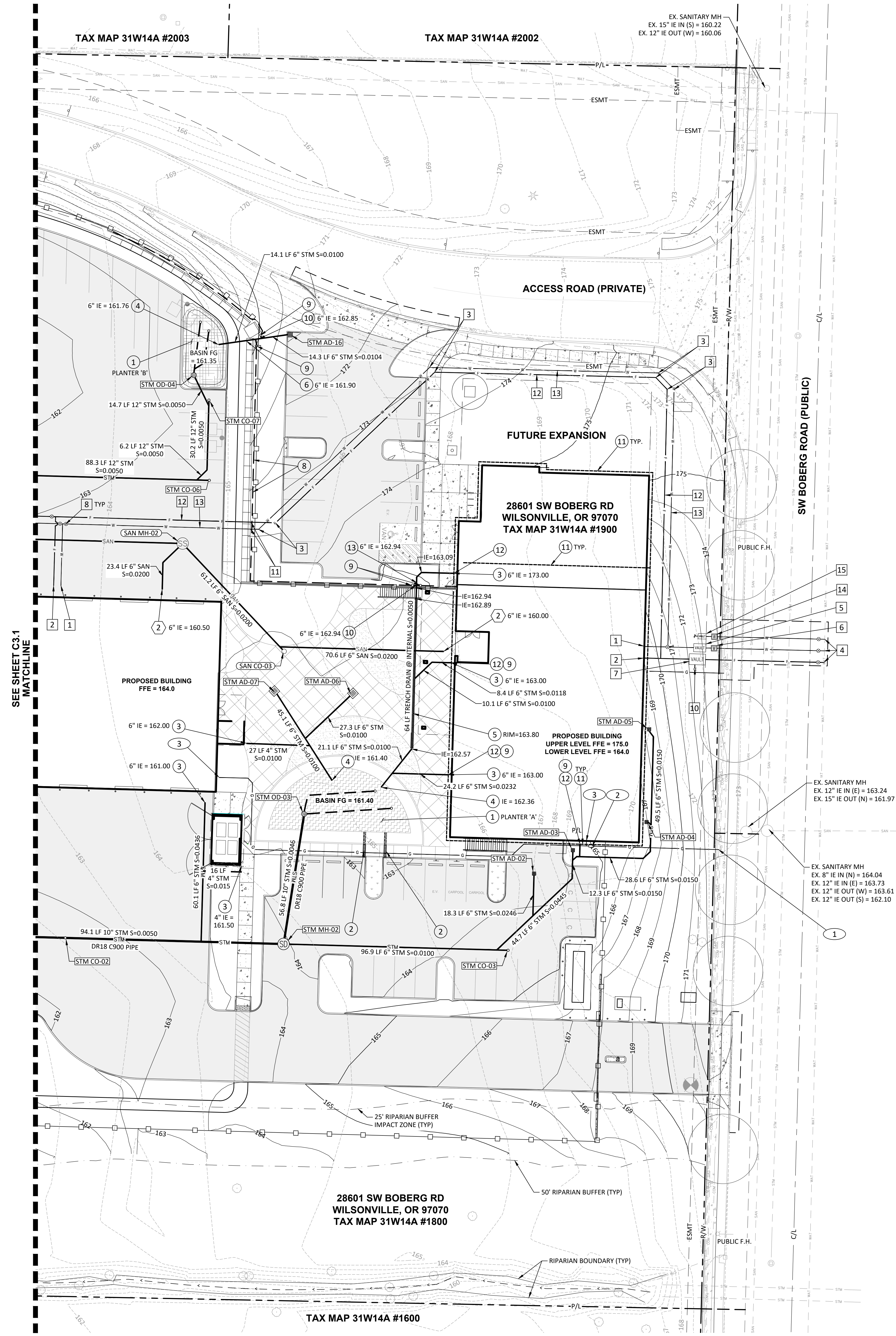
- PROPOSED 2-INCH DOMESTIC WATER SERVICE BUILDING CONNECTION. REFER TO PLUMBING PLANS FOR CONTINUATION.
- PROPOSED 6-INCH FIRE SERVICE BUILDING CONNECTION. REFER TO PLUMBING PLANS FOR CONTINUATION.
- INSTALL 45-DEGREE BEND.
- WET TAP EXISTING WATER LINE PER CITY OF WILSONVILLE DETAIL WT-3025 ON SHEET C4.4.
- INSTALL 2-INCH DOMESTIC WATER DCVA AND VAULT PER CITY OF WILSONVILLE DETAIL B-4000 ON SHEET C4.3.
- INSTALL 2-INCH WATER METER SERVICE, BOX AND COVER PER CITY OF WILSONVILLE DETAILS WT-3045, WT-3050 AND WT-3051 ON SHEET C4.4.
- INSTALL 6" FIRE SERVICE DCDA VAULT PER CITY OF WILSONVILLE DETAILS B-4005 AND B-4010 ON SHEET C4.3.
- INSTALL VALVE BOX AND LID PER CITY OF WILSONVILLE DETAIL WT-3020 ON SHEET C4.4.
- INSTALL FDC PER PER CITY OF WILSONVILLE DETAILS B-4005 AND B-4010 ON SHEET C4.3.
- SLEEVE WATER AND FIRE LINES BENEATH RETAINING WALL USING 10-FT. LENGTH SEGMENT OF 12" DIA. D.I.P. SLEEVE CENTERED AROUND UTILITY SERVICE PIPE. UTILITY TRENCHING AT SLEEVE LOCATION SHALL BE EXCAVATED THE FULL WIDTH OF THE TRENCH TO A SUITABLE DEPTH THAT EXPOSES THE DENSE GRAVEL UNIT, AS DETERMINED BY THE PROJECT GEOTECHNICAL ENGINEER, AND BACKFILL WITH COMPACTED STRUCTURAL FILL FOR A LENGTH OF 10-FT. EACH SIDE OF THE WALL. REFER TO PROJECT GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.
- INSTALL 8" D.I.P. FIRE SERVICE LINE. SEE CITY OF WILSONVILLE DETAIL S-2145 SHEET C4.2 FOR UTILITY TRENCHING DETAIL.
- INSTALL 3" SCH. 40 PVC DOMESTIC WATER LINE. SEE CITY OF WILSONVILLE DETAIL S-2145 SHEET C4.2 FOR UTILITY TRENCHING DETAIL.
- INSTALL 1-INCH IRRIGATION WATER METER BOX AND COVER PER CITY OF WILSONVILLE DETAILS WT-3030, WT-3035, WT-3036, WT-3037 ON SHEET C4.4.
- INSTALL 1-INCH IRRIGATION WATER DCVA AND VAULT PER CITY OF WILSONVILLE DETAIL B-4000 ON SHEET C4.3.

MISC. UTILITY NOTES:

- NATURAL GAS CONNECTION TO EXISTING GAS MAIN. COORDINATE WITH NWNATURAL PRIOR TO CONSTRUCTION. SEE PLUMBING PLANS FOR CONTINUATION AND SIZING.
- NATURAL GAS METER, WITH BRANCH SERVICE TO BUILDING 'A' AND BUILDING 'B'. SEE PLUMBING PLANS FOR CONTINUATION AND SIZING.
- NATURAL GAS CONNECTION, SEE PLUMBING PLANS FOR CONTINUATION AND SIZING.

STORM DRAINAGE DATA			
NUMBER	DESCRIPTION	RIM ELEV.	INVERT ELEV.
STM AD-02	24" NYLOPLAST TRAPPED CATCH BASIN	163.62	6" OUT (S) = 160.75
STM AD-03	24" NYLOPLAST TRAPPED CATCH BASIN	164.30	6" OUT (S) = 161.50
STM AD-04	24" NYLOPLAST TRAPPED CATCH BASIN	166.93	6" OUT (SE) = 164.50
STM AD-05	24" NYLOPLAST TRAPPED CATCH BASIN	168.40	6" OUT (SE) = 165.00
STM AD-06	24" NYLOPLAST TRAPPED CATCH BASIN	163.61	6" OUT (SW) = 161.89
STM AD-07	24" NYLOPLAST TRAPPED CATCH BASIN	163.61	6" OUT (SE) = 161.85
STM AD-16	24" NYLOPLAST TRAPPED CATCH BASIN	170.91	6" OUT (W) = 163.00
STM CO-02	STANDARD CLEANOUT PER C.O.W. DWG. S-2180	162.71	10" OUT (W) = 157.92 10" IN (E) = 157.92
STM CO-03	STANDARD CLEANOUT PER C.O.W. DWG. S-2180	164.42	6" OUT (W) = 159.36
STM CO-06	STANDARD CLEANOUT PER C.O.W. DWG. S-2180	163.61	12" OUT (W) = 158.37
STM CO-07	STANDARD CLEANOUT PER C.O.W. DWG. S-2180	163.61	12" OUT (S) = 158.55
STM MH-02	STANDARD MANHOLE PER C.O.W. DWG. S-2005	164.05	10" OUT (W) = 158.39 6" IN (E) = 158.39 10" IN (N) = 158.39
STM OD-03	22" ROUND BEEHIVE OVERFLOW INLET PER C.O.W. DWG. ST-6120	162.40	10" OUT (S) = 158.65
STM OD-04	22" ROUND BEEHIVE OVERFLOW INLET PER C.O.W. DWG. ST-6120	162.35	12" OUT (SE) = 158.60

SANITARY SEWER DATA			
NUMBER	DESCRIPTION	RIM ELEV.	INVERT ELEV.
SAN CO-02	STANDARD CLEANOUT PER C.O.W. DWG. S-2180	162.45	6" OUT (NW) = 159.70 6" IN (SE) = 159.70
SAN CO-03	STANDARD CLEANOUT PER C.O.W. DWG. S-2180	163.87	6" OUT (NW) = 158.64
SAN MH-02	STANDARD MANHOLE PER C.O.W. DWG. S-2005	163.69	6" OUT (W) = 157.27 6" IN (SE) = 157.37 6" IN (SW) = 160.03



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LAND USE SUBMITTAL 02/12/2021

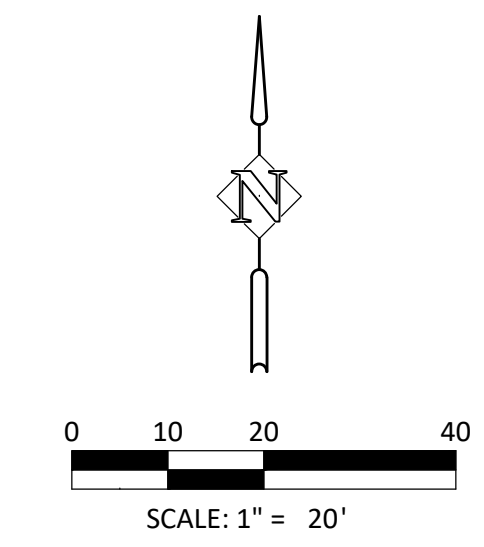
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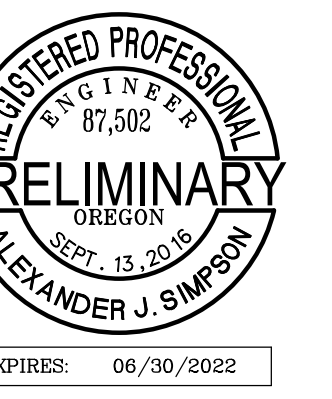
Drawing:

UTILITY PLAN - EAST

Sheet No:

C3.2





WILSONVILLE PUBLIC WORKS

Job Number: 20102

28601 SW BOBERG RD
WILSONVILLE, OR 97170



ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
205 Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hjpr.com fax: 503.221.1171

This Detail Drawing may not be altered or changed in any manner except by the City Engineer. It is the responsibility of the user to acquire the most current version.

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

Asphalt Street Curb and Gutter			CITY OF WILSONVILLE
DRAWING NUMBER: RD-1055	DRAWN BY: SR	SCALE: N.T.S.	PUBLIC WORKS STANDARDS
FILE NAME: RD-1055.DWG	APPROVED BY: NK	DATE: 3/14/18	

This Detail Drawing may not be altered or changed in any manner except by the City Engineer. It is the responsibility of the user to acquire the most current version.

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

Concrete Sidewalk			CITY OF WILSONVILLE
DRAWING NUMBER: RD-1075	DRAWN BY: SR	SCALE: N.T.S.	PUBLIC WORKS STANDARDS
FILE NAME: RD-1075.DWG	APPROVED BY: NK	DATE: 3/14/18	

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

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

This Detail Drawing may not be altered or changed in any manner except by the City Engineer. It is the responsibility of the user to acquire the most current version.

NOTES
1. THE COMMERCIAL DRIVEWAY - TYPE II IS A SPECIAL APPLICATION AND MAY ONLY BE USED WITH PRIOR APPROVAL FROM THE CITY ENGINEER.
2. PARALLEL RAMPS ARE A SPECIAL APPLICATION AND MAY ONLY BE USED WITH PRIOR APPROVAL FROM THE CITY ENGINEER.
3. DRIVEWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" (PROWAG) JULY, 2011 EDITION.
4. THE CURB AND GUTTER AND CURB THRU RADIUS SHALL BE CONSTRUCTED PRIOR TO INSTALLATION OF DRIVEWAY APRON.
5. CONCRETE SHALL BE COMMERCIAL MIX, MINIMUM COMPRESSIVE STRENGTH OF 3300 PSI AT 28 DAYS.
6. BASE COURSE SHALL BE THOROUGHLY WATERED IMMEDIATELY PRIOR TO PLACEMENT OF CONCRETE WHEN THE MEASURED OR FORECASTED ASCENDING AIR TEMPERATURE IS 80 DEGREES OR GREATER.
7. CURB JOINT SHALL BE A TROWELED JOINT WITH A MINIMUM 1/2" RADIUS ALONG THE BACK OF CURB.
8. CONTRACTION JOINT SPACING SHALL NOT EXCEED 12 FEET.
9. USE EXISTING CURB EXPANSION JOINT OR SAW CUT AND PLACE COLD JOINT.
10. SPACING OF 2" CONCRETE SUPPORT BLOCKS SHALL BE NO GREATER THAN 3" AND BLOCKS SHALL BE TIED TO #4 REBAR WITH WIRE.
11. SIDEWALK CONCRETE THICKNESS SHALL BE 6" MINIMUM PLACED OVER 6" COMPACTED 3/4" O BASE ROCK ALONG THE FULL LENGTH OF THE CURB RADIUS.
12. CONCRETE DRIVEWAY PANELS SHALL BE GENERALLY SQUARE AND HAVE A MAXIMUM DIMENSION OF 12 FEET.
13. ON STEEP SLOPES, SIDEWALK RAMPS SHALL HAVE A MAXIMUM SLOPE OF 8.3% OR MAXIMUM LENGTH OF 15 FEET CONSTRUCTED AT A CONSTANT SLOPE.
14. THE CROSS SLOPE OF THE PEDESTRIAN ACCESS ROUTE SHALL BE DESIGNED AT 1.5% AND NOT EXCEED 2%.
15. DRIVEWAYS SHALL NOT BE WIDER THAN NECESSARY TO SAFELY ACCOMMODATE PROJECTED PEAK HOUR TRIPS AND TURNING MOVEMENTS AND SHALL BE DESIGNED TO MINIMIZE PEDESTRIAN CROSSING DISTANCES.

Commercial Driveway - Type II			CITY OF WILSONVILLE
DRAWING NUMBER: RD-1100	DRAWN BY: SR	SCALE: N.T.S.	PUBLIC WORKS STANDARDS
FILE NAME: RD-1100.DWG	APPROVED BY: NK	DATE: 10/19/15	

K100 KLASSIKDRAIN - LOAD CLASS B

GENERAL
THE SURFACE DRAINAGE SYSTEM SHALL BE POLYMER CONCRETE K100 CHANNEL SYSTEM WITH GALVANIZED STEEL EDGE RAILS AS MANUFACTURED BY ACO POLYMER PRODUCTS, INC.

MATERIALS
CHANNELS SHALL BE MANUFACTURED FROM POLYESTER RESIN POLYMER CONCRETE WITH AN INTEGRALLY CAST-IN GALVANIZED STEEL EDGE RAIL. MINIMUM PROPERTIES OF POLYMER CONCRETE WILL BE AS FOLLOWS:
COMPRESSIVE STRENGTH: 14,000 PSI
FLEXURAL STRENGTH: 4,000 PSI
TENSILE STRENGTH: 1,500 PSI
WATER ABSORPTION: 0.07%
FROST PROOF: YES
DILUTE ACID AND ALKALI RESISTANT: YES
BITT SALT SPRAY TEST COMPLIANT: YES

THE SYSTEM SHALL BE 4" (100mm) NOMINAL INTERNAL WIDTH WITH A 5.1" (130mm) OVERALL WIDTH AND A BUILT-IN SLOPE OF 0.5% CHANNEL INVERT SHALL HAVE DEVELOPED "V" SHAPES. ALL CHANNELS SHALL BE INTERLOCKING WITH A MALE/FEMALE JOINT.

THE COMPLETE DRAINAGE SYSTEM SHALL BE BY ACO POLYMER PRODUCTS, INC. ANY DEVIATION OR PARTIAL SYSTEM DESIGN AND/OR IMPROPER INSTALLATION WILL VOID ANY AND ALL WARRANTIES PROVIDED BY ACO POLYMER PRODUCTS, INC.

CHANNEL SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY EN 1433. GRATE TYPE SHALL BE APPROPRIATE TO MEET THE SYSTEM LOAD CLASS SPECIFIED AND INTENDED APPLICATION.
GRATES SHALL BE SECURED USING QUICKLOCK BOLTLESS LOCKING SYSTEM. CHANNEL AND GRATE SHALL BE CERTIFIED TO MEET THE SPECIFIED EN 1433 LOAD CLASS. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

ACO Polymer Products, Inc.
825 W. Beethoven St. 9470 Picocone Dr. 4211 Pleasant Rd.
Casa Grande, AZ 85122 Mentor, OH 44060 Fort Mill, SC 29708
Tel: 520-421-9889 Tel: 440-639-7200 Tel: 402-639-7200
Fax: 520-421-9889 Fax: 440-639-7235 Fax: 803-802-1003

Arizona Tel: 888-490-9552 e-mail: sales@acousa.com Ohio Tel: 800-543-4764 www.acousa.com South Carolina Tel: 800-543-4764

VORTECHS 1000 DESIGN NOTES

VORTECHS 1000 RATED TREATMENT CAPACITY IS 1.6 CFS, OR PER LOCAL REGULATIONS. IF THE SITE CONDITIONS EXCEED RATED TREATMENT CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

THE STANDARD INLET/OUTLET CONFIGURATION IS SHOWN. FOR OTHER CONFIGURATION OPTIONS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.contechES.com

SECTION B-B

SECTION A-A

TRIPLE-DOOR 3'x9' H25 HATCH
(N.T.S.)

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	WATER QUALITY FLOW RATE (CFS)	PEAK FLOW RATE (CFS)	RETURN PERIOD OF PEAK FLOW (YRS)

PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			

RIM ELEVATION	WIDTH	HEIGHT

ANTI-FLOTATION BALLAST:

NOTES/SPECIAL REQUIREMENTS:
* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH (I) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.contechES.com
4. VORTECHS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. CONCRETE SHALL MEET ASHTO M2805 H25S AND CASTINGS SHALL MEET ASHTO M2805 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. INLET PIPE(S) MUST BE PERPENDICULAR TO THE VAULT AND AT THE CORNER TO INTRODUCE THE FLOW TANGENTIALLY TO THE SWIRL CHAMBER. DUAL INLETS NOT TO HAVE OPPOSING TANGENTIAL FLOW DIRECTIONS.
7. OUTLET PIPE(S) MUST BE DOWN STREAM OF THE FLOW CONTROL BAFFLE AND MAY BE LOCATED ON THE SIDE OR END OF THE VAULT. THE FLOW CONTROL WALL MAY BE TURNED TO ACCOMMODATE OUTLET PIPE KNOCKOUTS ON THE SIDE OF THE VAULT.
8. INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE VORTECHS STRUCTURE. LIFTING CLUTCHES PROVIDED.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNFIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9000 Corners Pointe Dr., Suite 600, West Chester, OH 45380
937-539-1192 937-544-7000 937-569-7893 FAX

VORTECHS 1000 STANDARD DETAIL

3' X 9' FRAME AND COVER
TRIPLE LEAF COVER
H25 LOAD GALVANIZED

K&B STEEL
A Div. of Webb Industries, Inc.
E-Mail: kbs@webbindustries.com
625 Industrial Drive, Chesapeake, Texas 75426
Phone: (903) 427-3980 Fax: (903) 427-5817

DATE: 08/27/14 FILE: 30625ACCESS082714.DXF

COURTYARD TRENCH DRAIN
N.T.S.

DECANT BLDG 'D' FACILITY DRAINAGE TREATMENT VAULT WITH CUSTOM HATCH LID
N.T.S.

NOTE:
BASIS OF DESIGN. SEE SPECIFICATIONS FOR SUBSTITUTION REQUEST PROCESS.

LAND USE SUBMITTAL 02/12/2021

ISSUE DATE

Drawing:

DETAILS

Sheet No:

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WILSONVILLE PUBLIC WORKS

Job Number: 20102

28601 SW BOBERG RD
WILSONVILLE, OR 97170



205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

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Standard Manhole

DRAWING NUMBER: S-2005 DRAWN BY: SR SCALE: N.T.S.
FILE NAME: S-2005.DWG APPROVED BY: NK DATE: 1/20/15

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Manhole Pipe Connection

DRAWING NUMBER: S-2010 DRAWN BY: SR SCALE: N.T.S.
FILE NAME: S-2010.DWG APPROVED BY: NK DATE: 6/4/14

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Shallow Manhole

DRAWING NUMBER: S-2025 DRAWN BY: SR SCALE: N.T.S.
FILE NAME: S-2025.DWG APPROVED BY: NK DATE: 6/4/14

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Manhole Step

DRAWING NUMBER: S-2080 DRAWN BY: SR SCALE: N.T.S.
FILE NAME: S-2080.DWG APPROVED BY: NK DATE: 6/4/14

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Standard Backfill and Street Repair

DRAWING NUMBER: S-2145 DRAWN BY: SR SCALE: N.T.S.
FILE NAME: S-2145.dwg APPROVED BY: NK DATE: 6/4/14

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Service Lateral

DRAWING NUMBER: S-2175 DRAWN BY: SR SCALE: N.T.S.
FILE NAME: S-2175.DWG APPROVED BY: NK DATE: 6/4/14

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Standard Cleanout

DRAWING NUMBER: S-2180 DRAWN BY: SR SCALE: N.T.S.
FILE NAME: S-2180.DWG APPROVED BY: NK DATE: 6/4/14

CITY OF WILSONVILLE
PUBLIC WORKS STANDARDS

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Cleanout Frame & Cover

DRAWING NUMBER: S-2185 DRAWN BY: SR SCALE: N.T.S.
FILE NAME: S-2185.DWG APPROVED BY: NK DATE: 6/4/14

CITY OF WILSONVILLE
PUBLIC WORKS STANDARDS

LAND USE SUBMITTAL 02/12/2021

ISSUE DATE

Drawing:

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Sheet No:

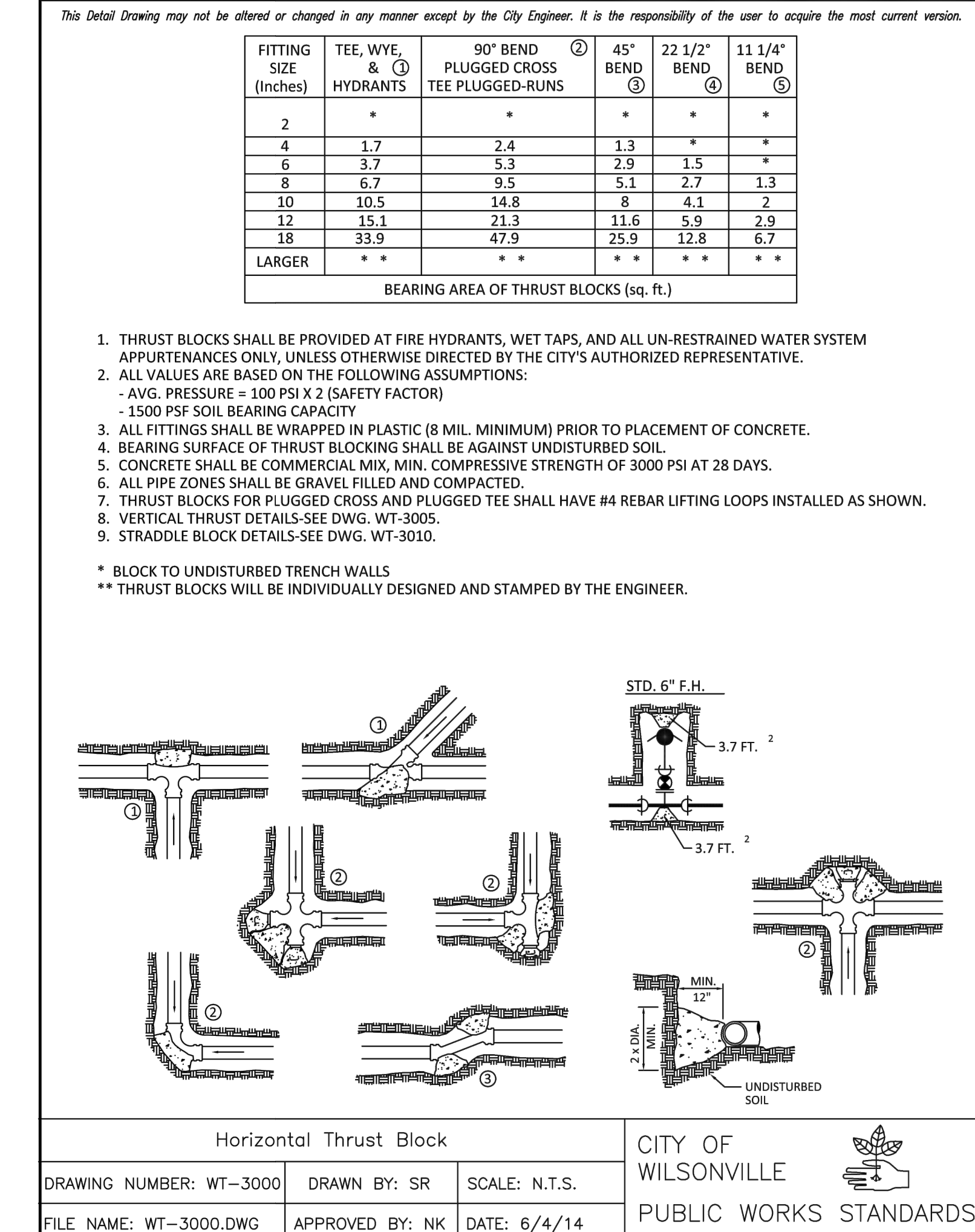
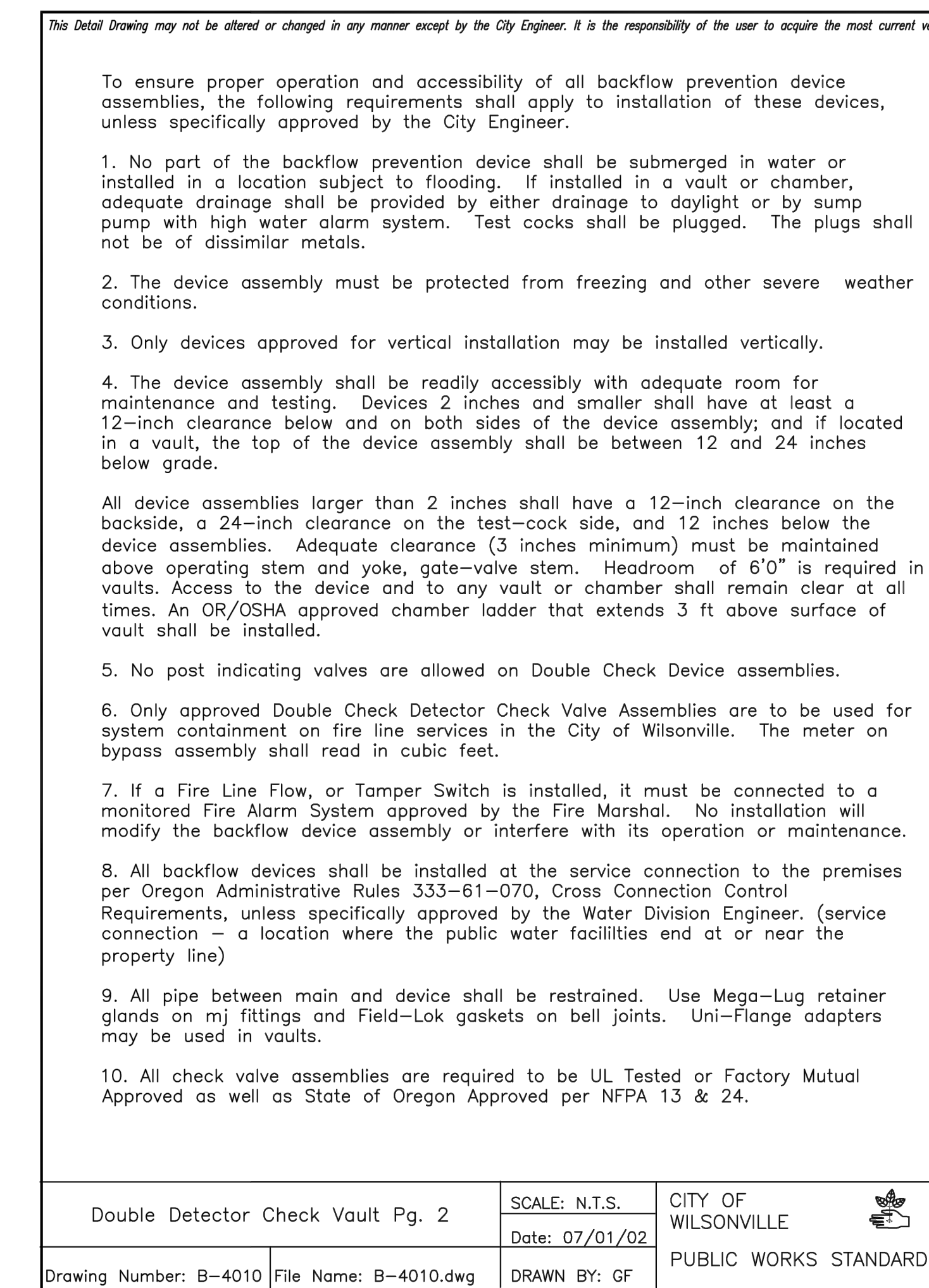
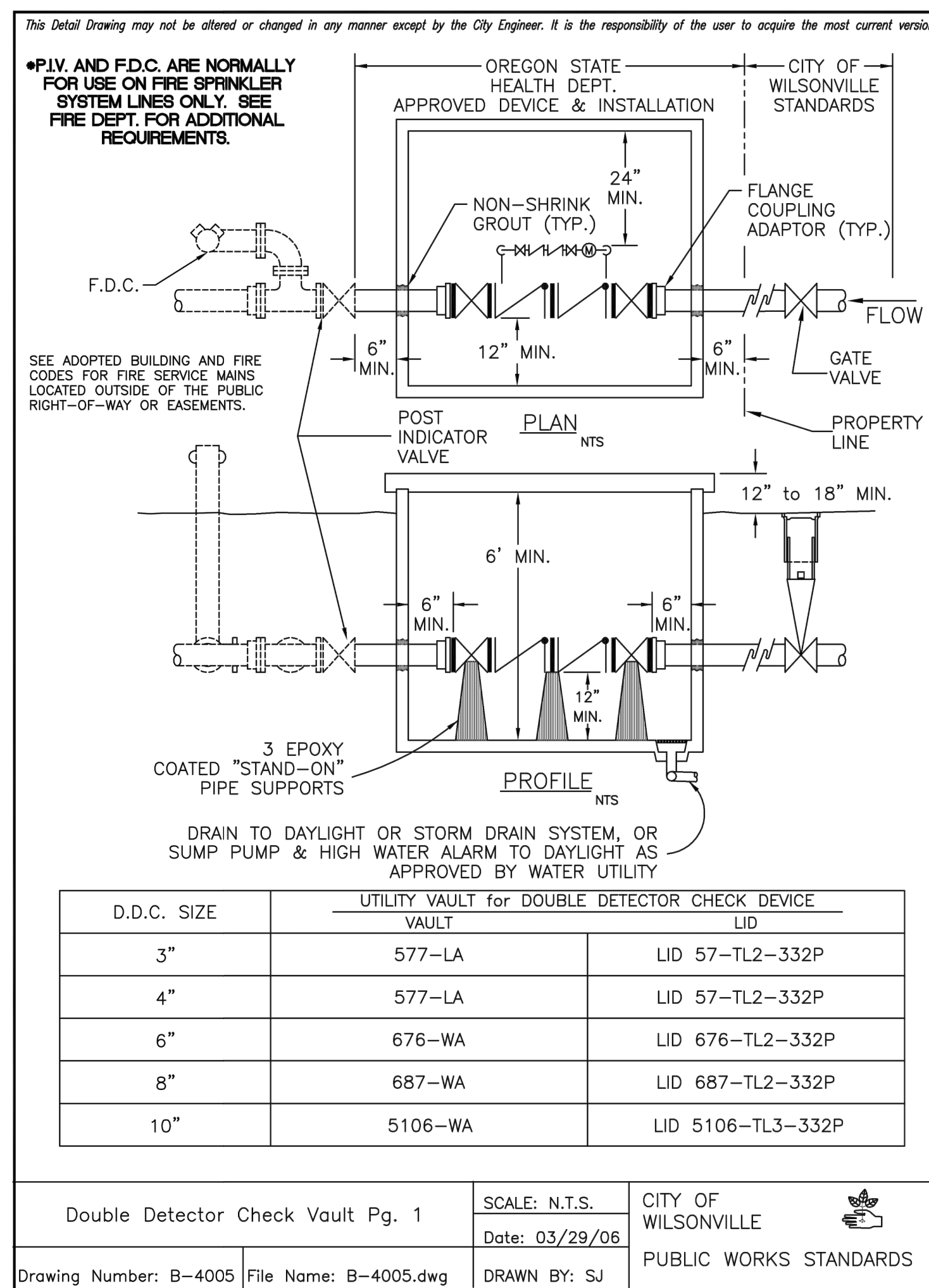
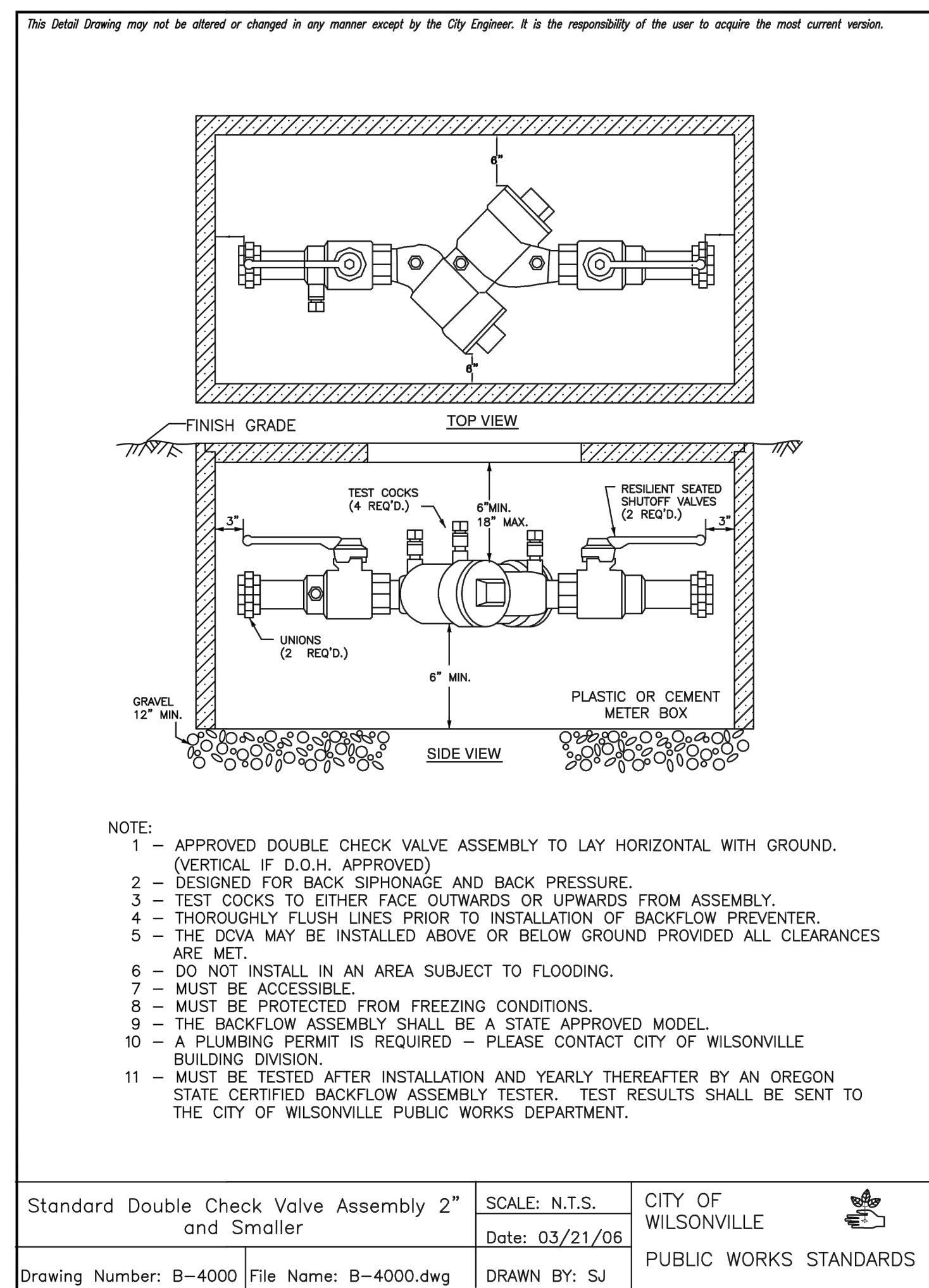
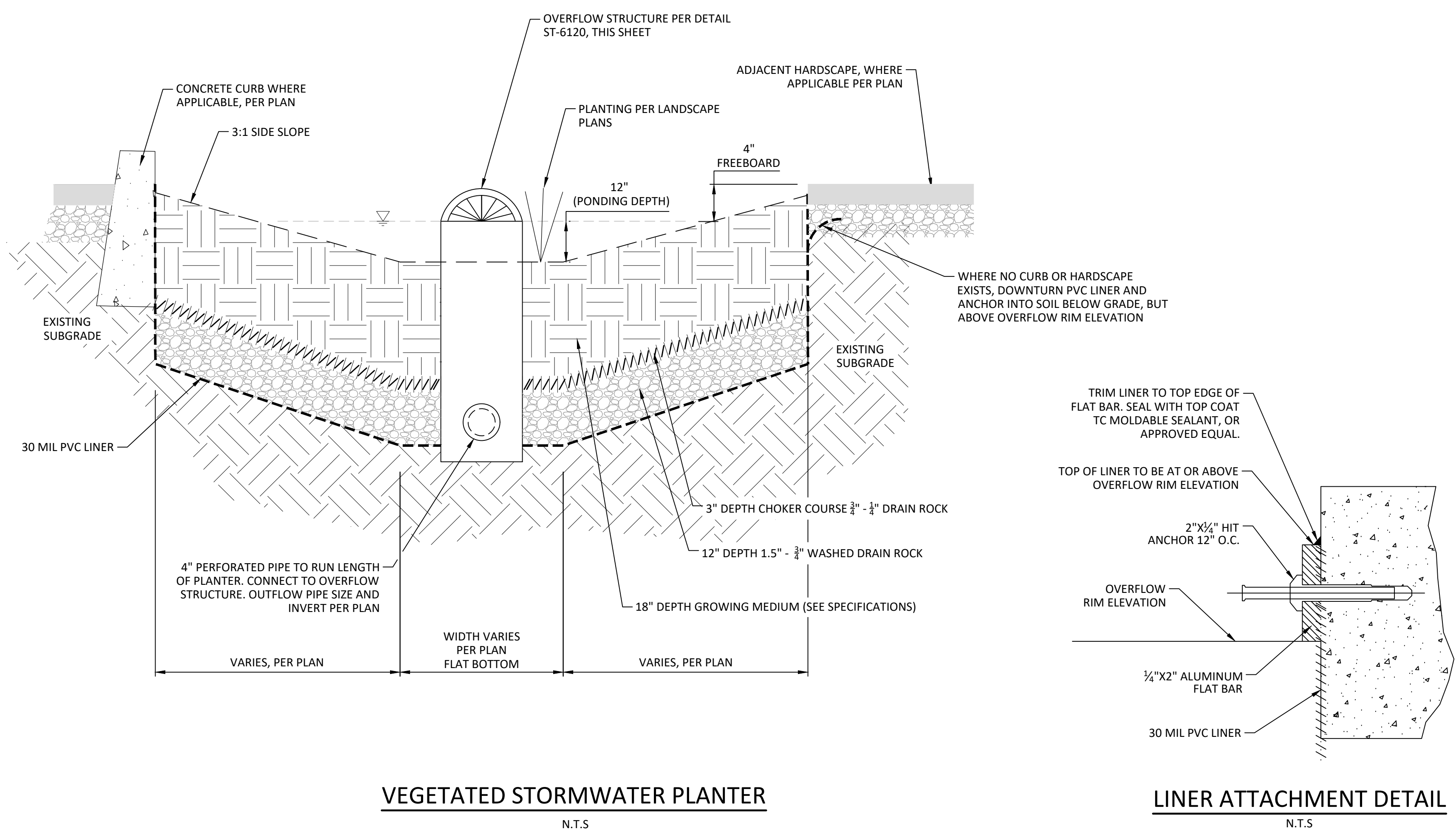
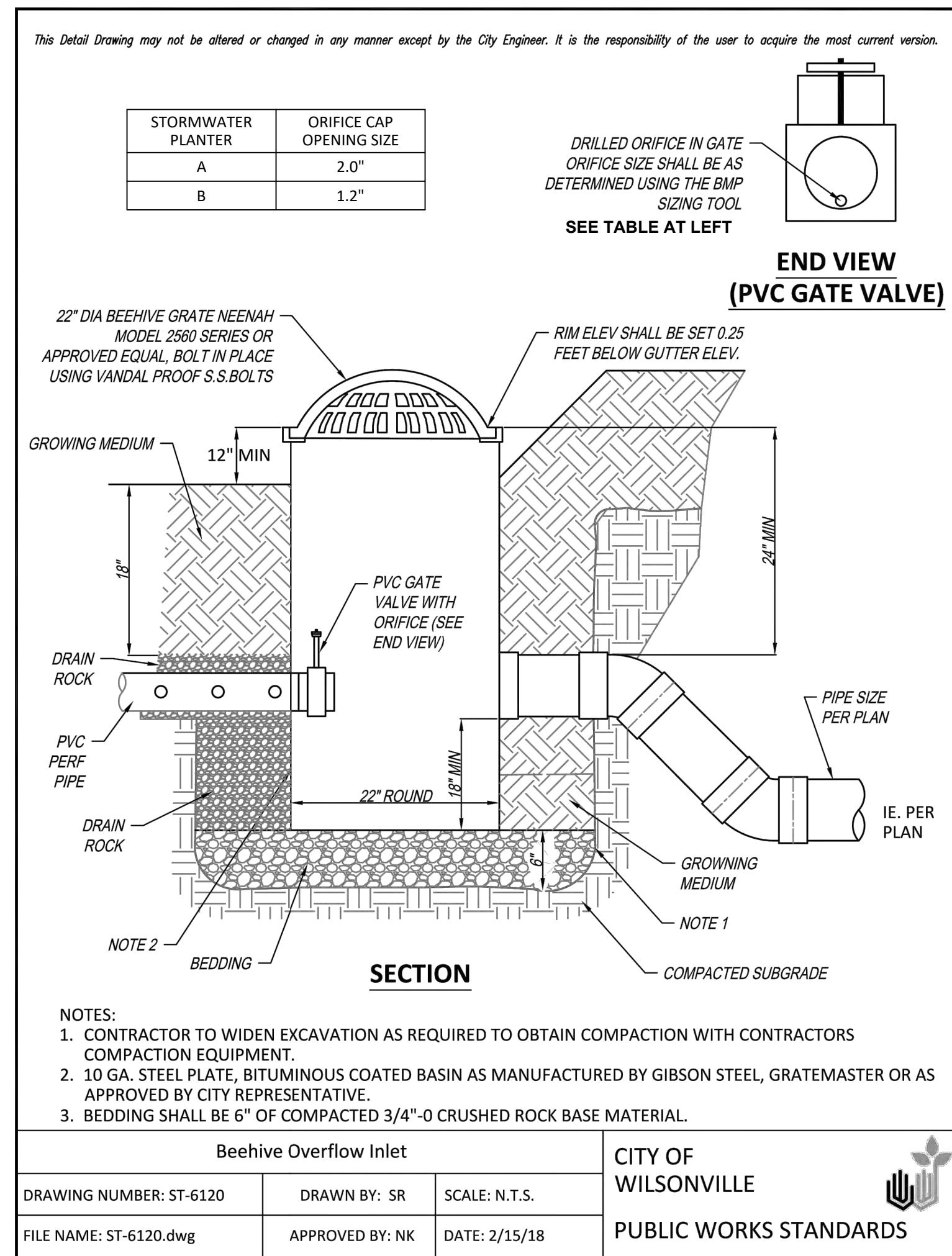
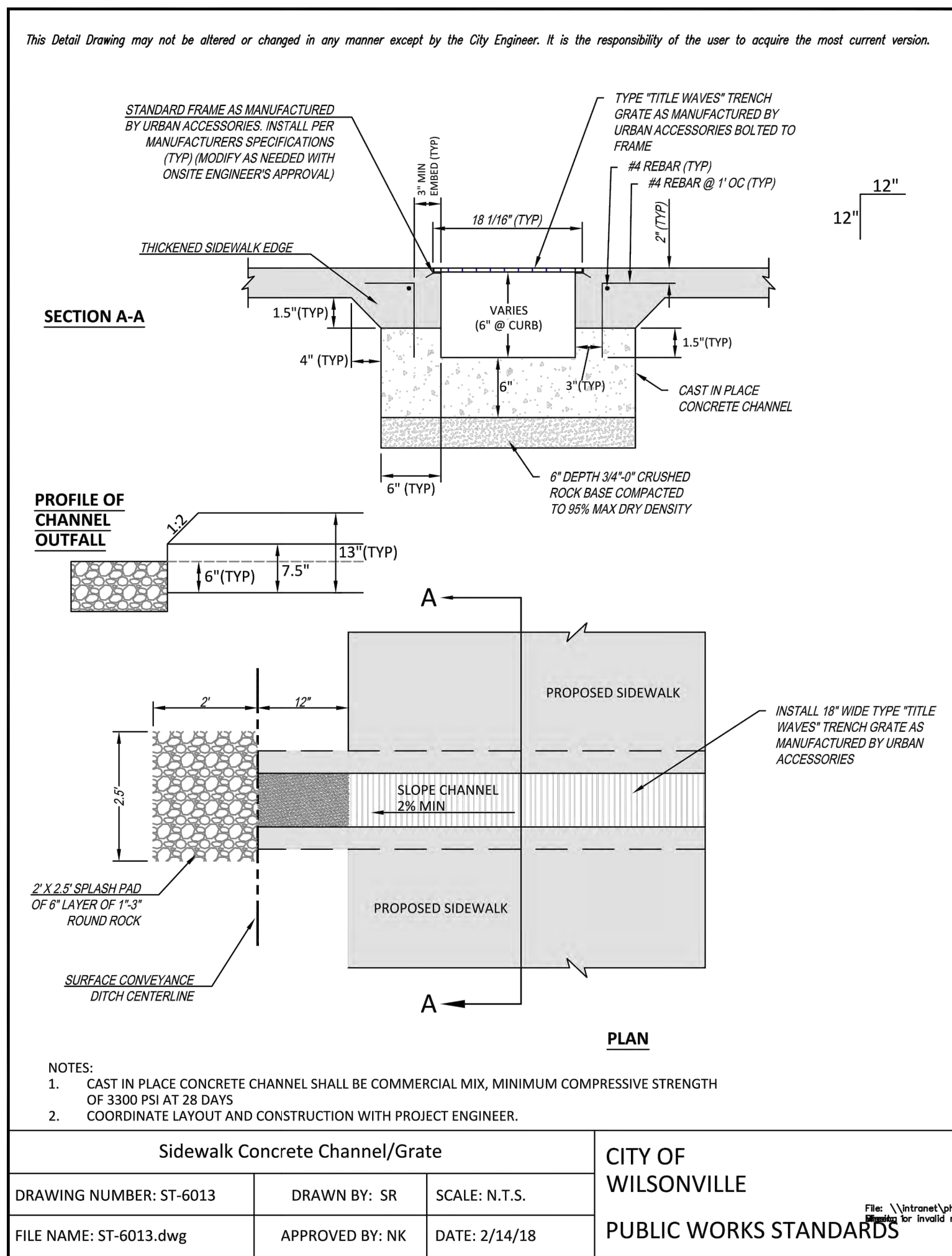
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Job Number: 20102
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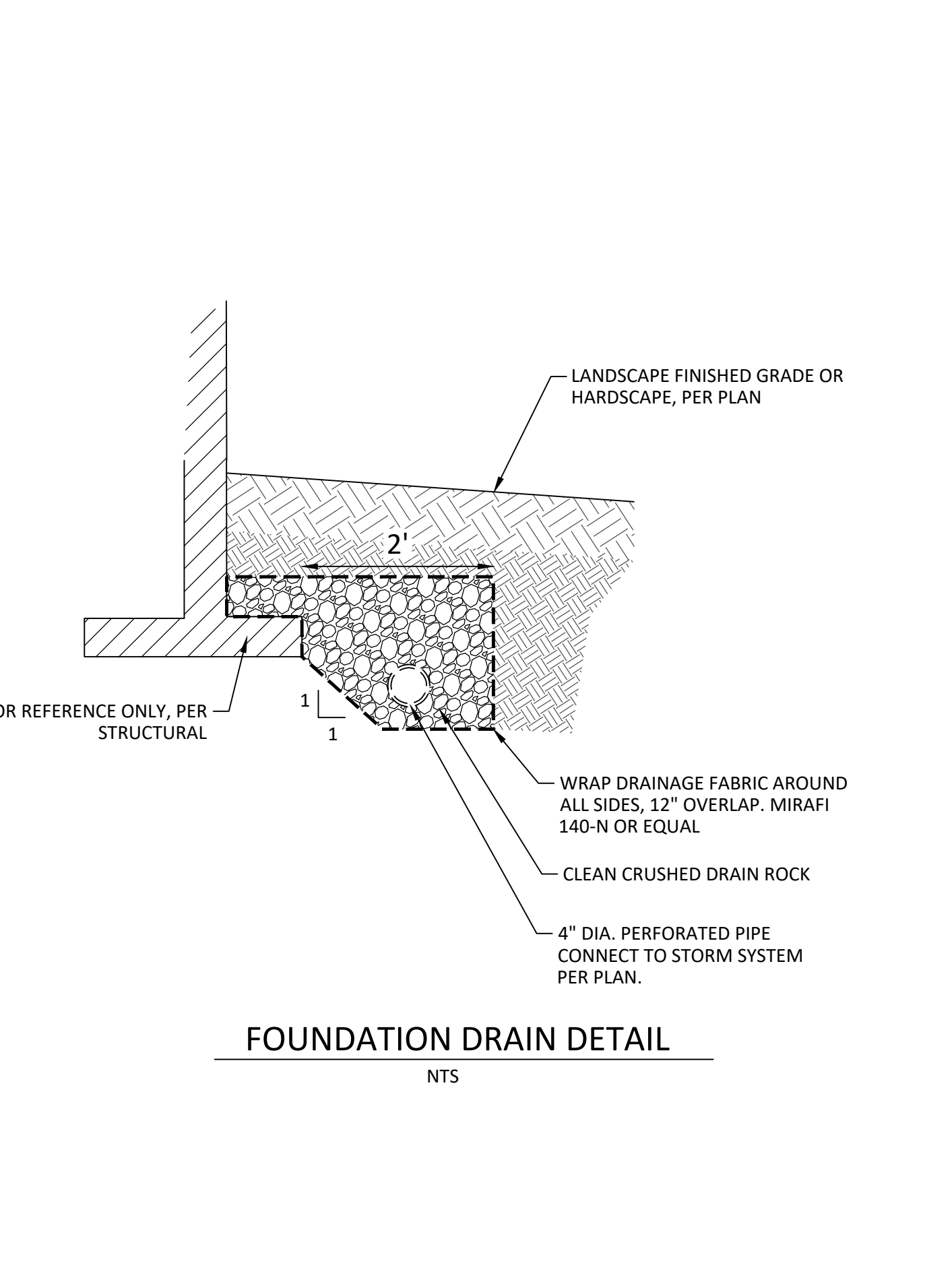
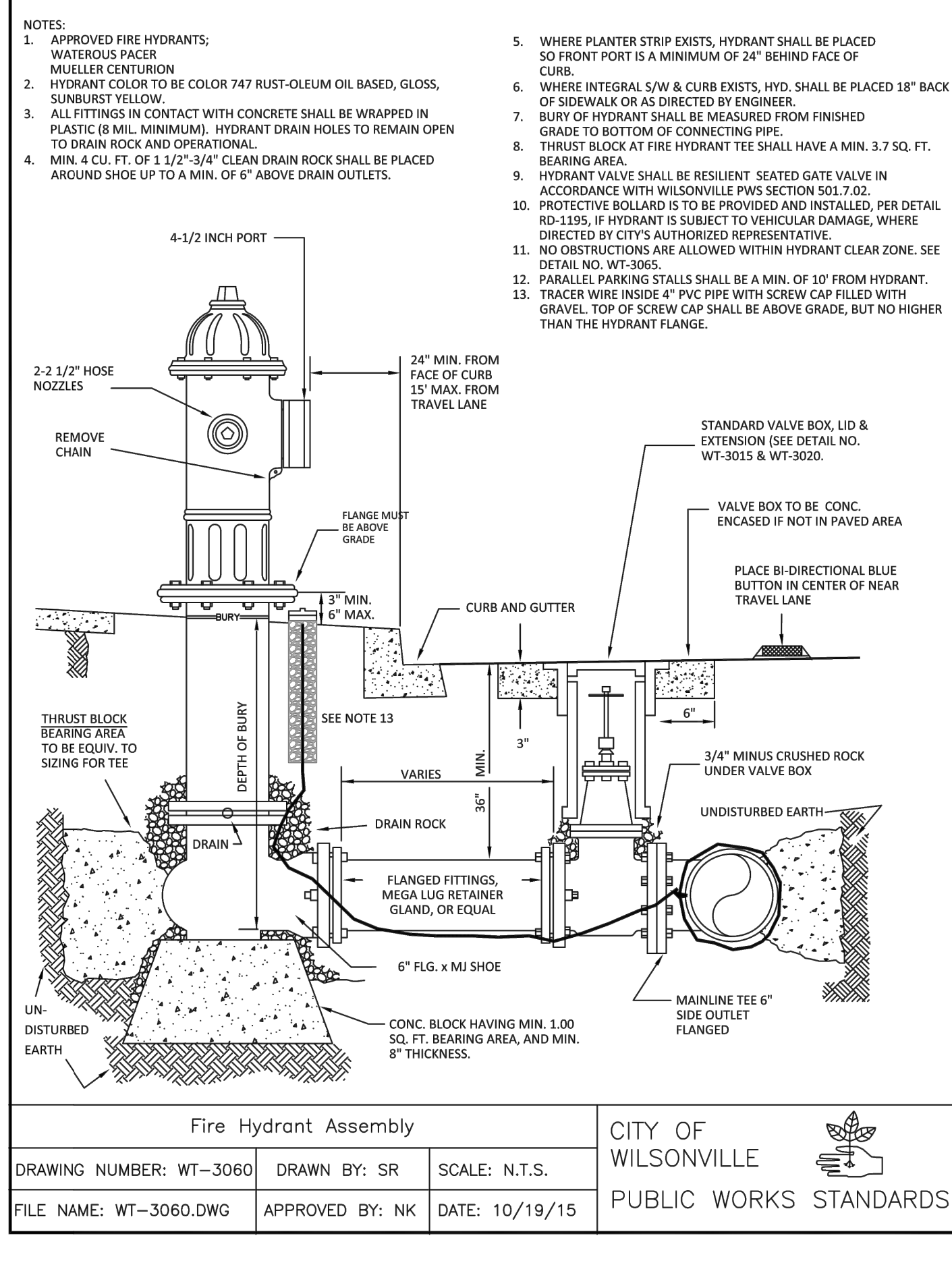
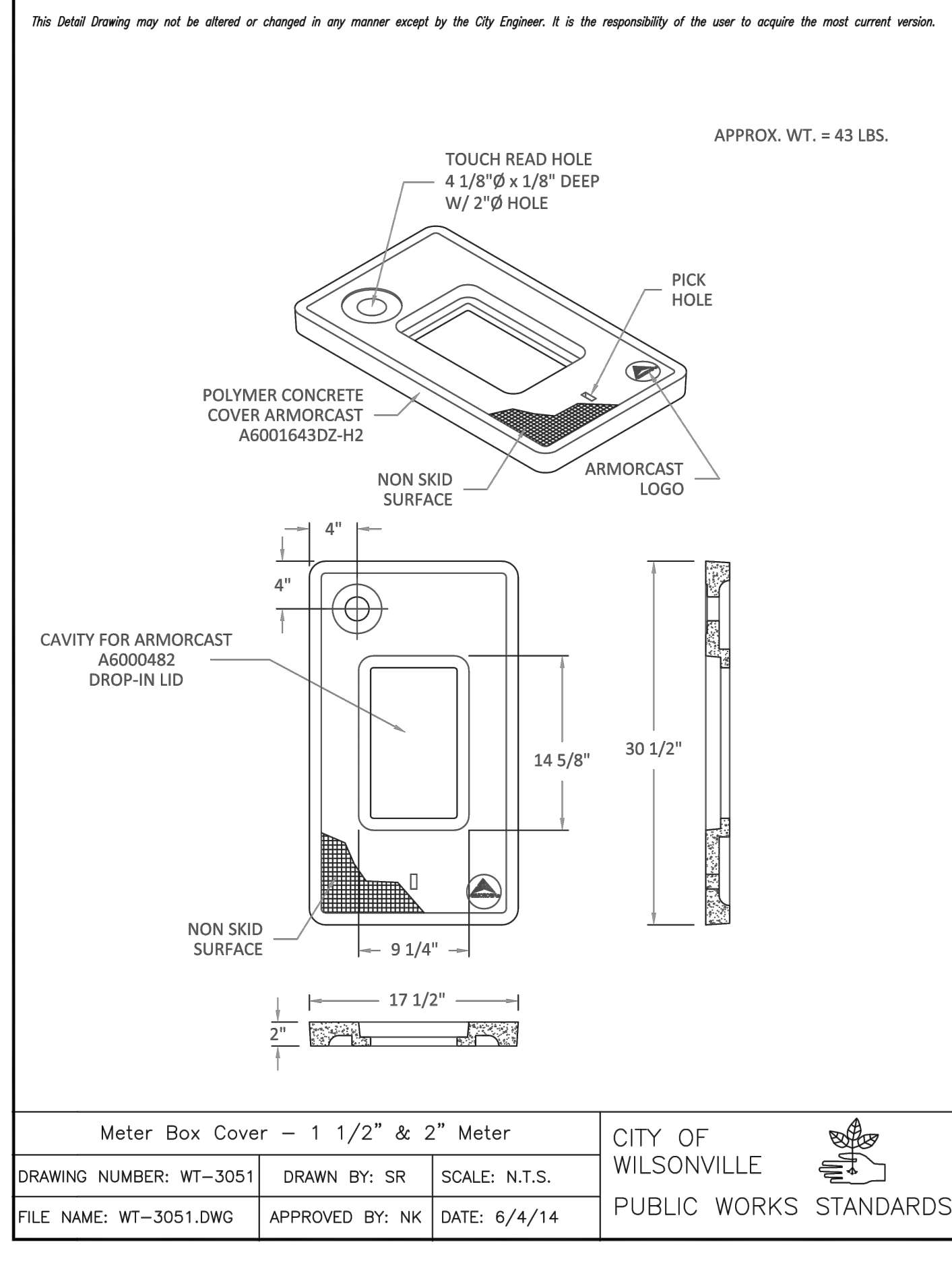
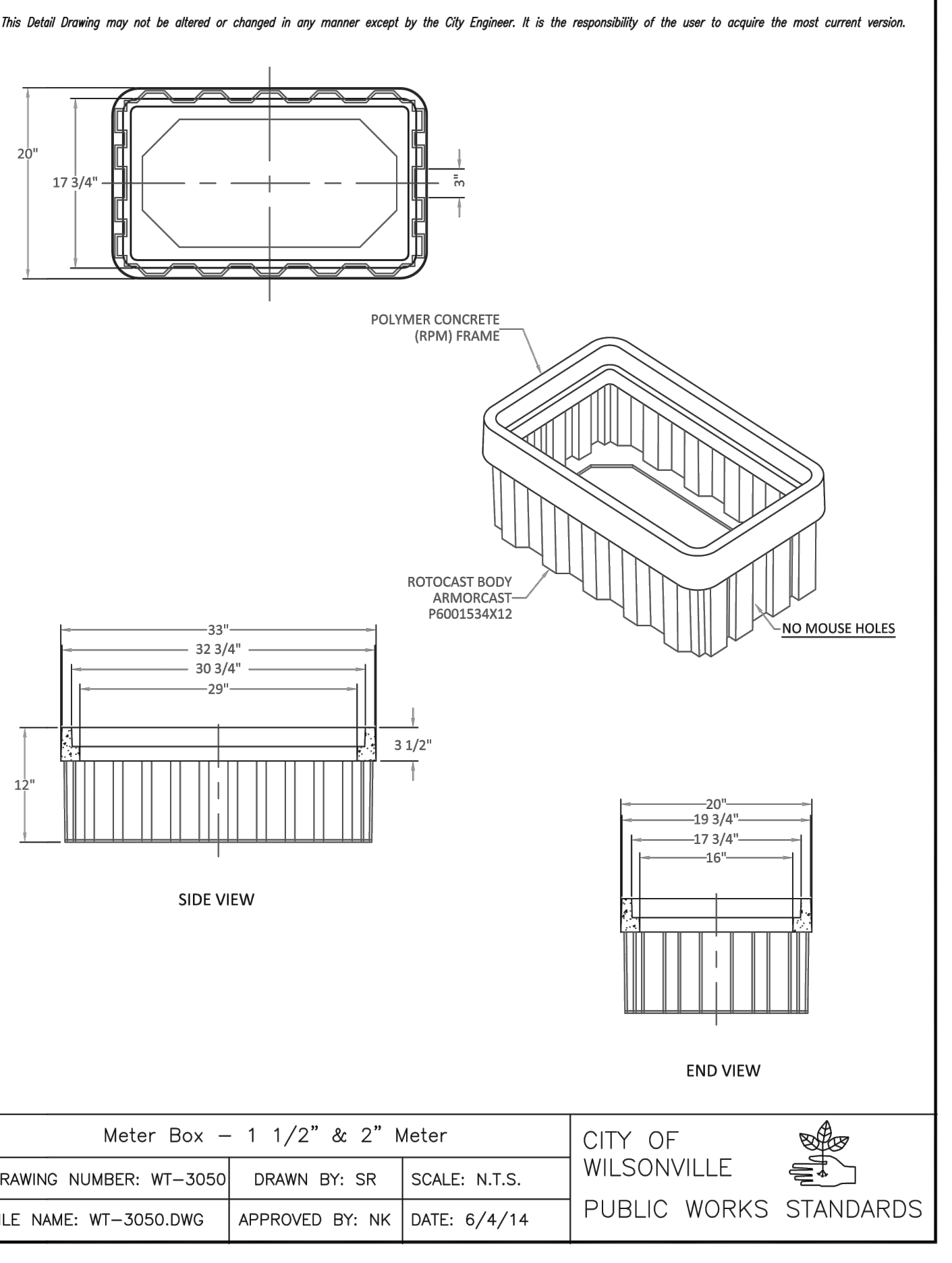
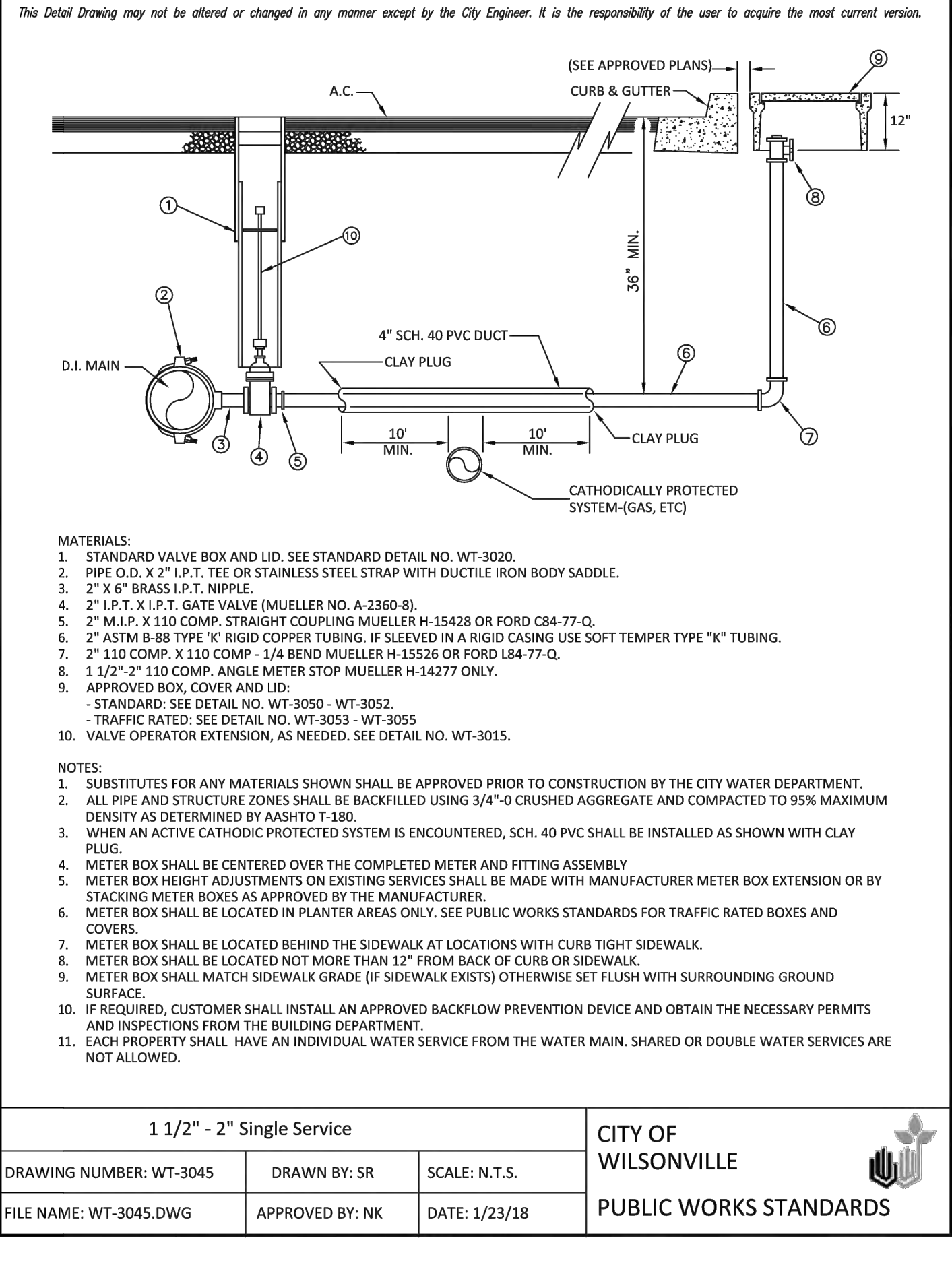
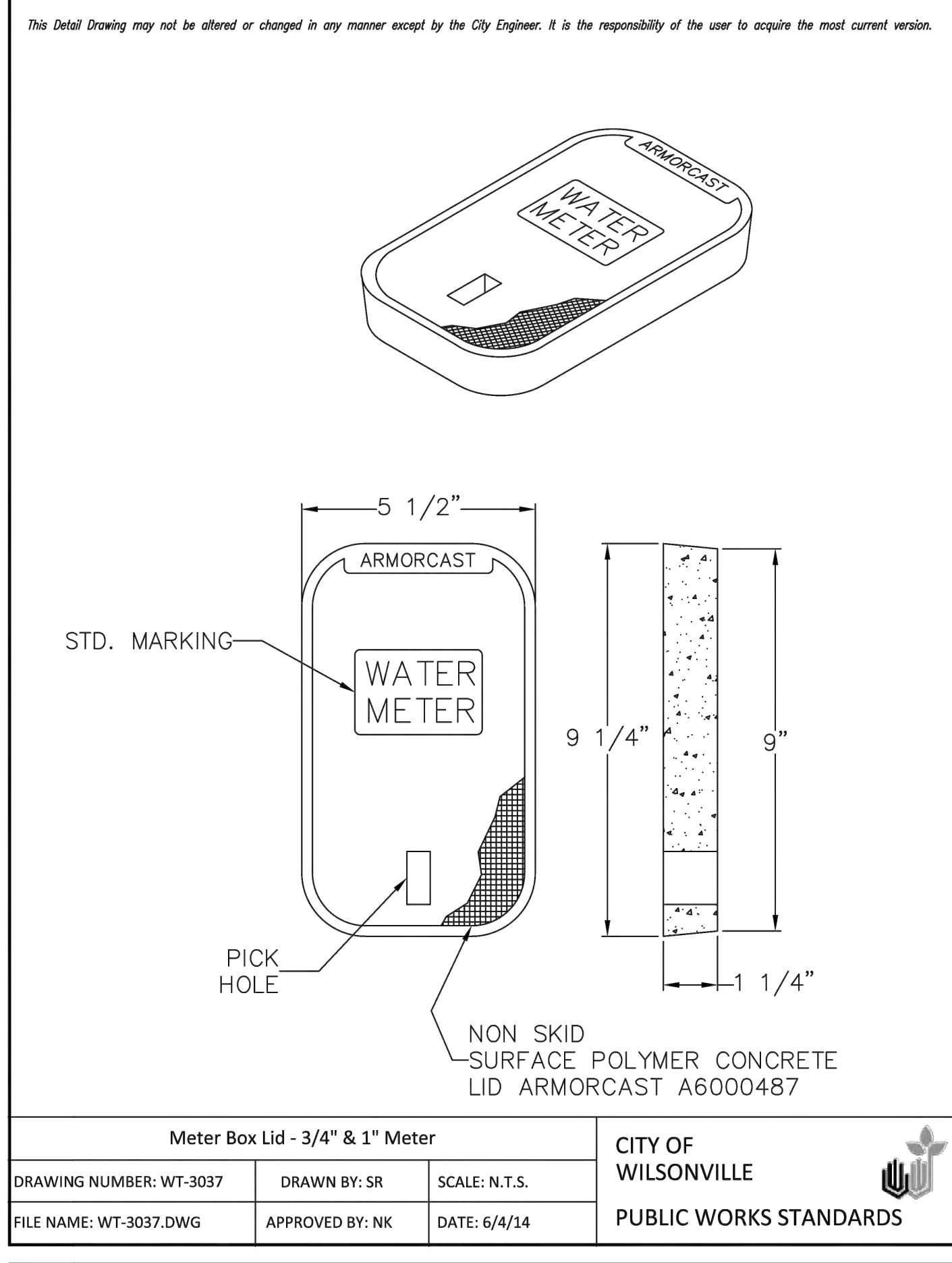
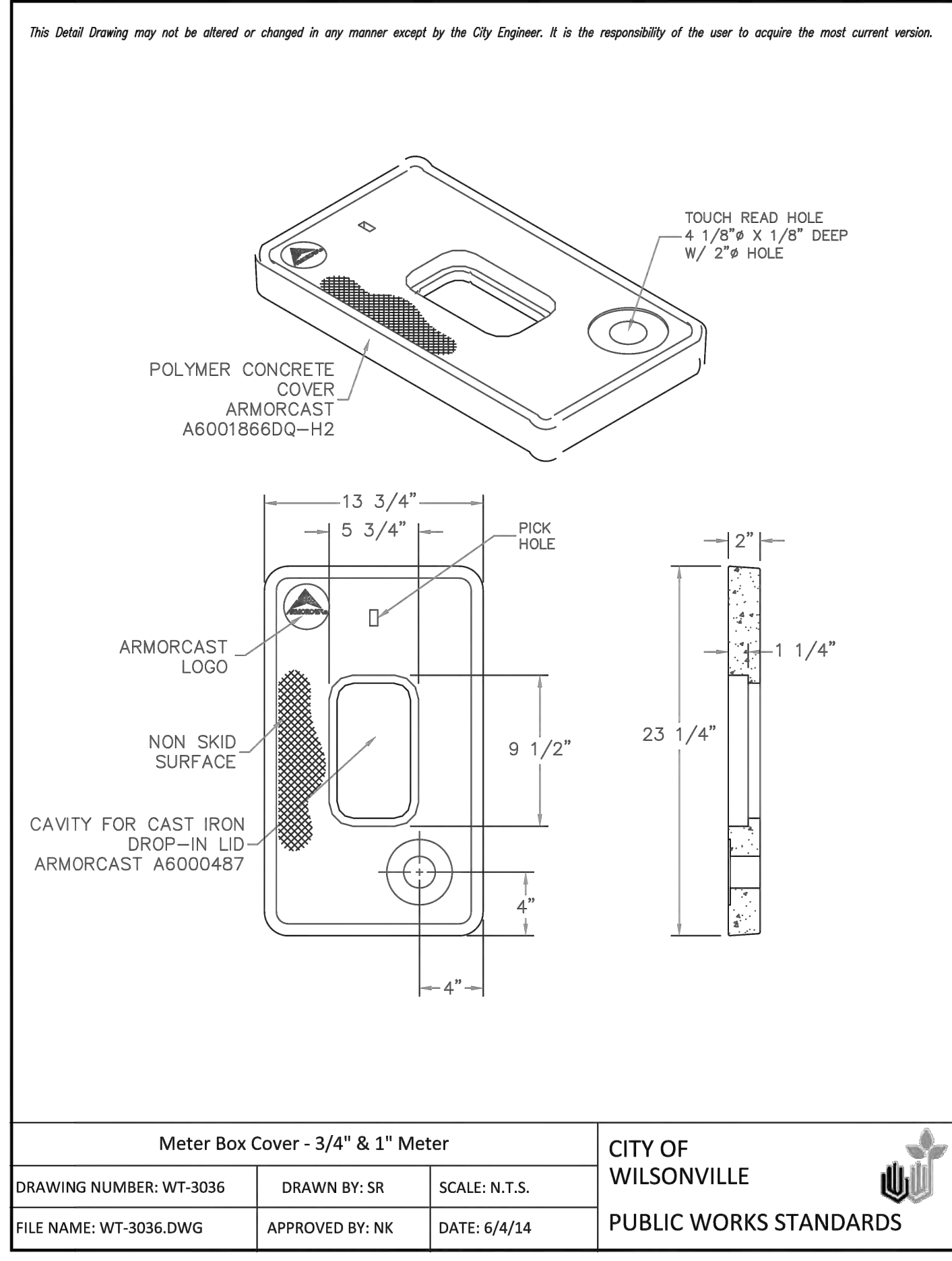
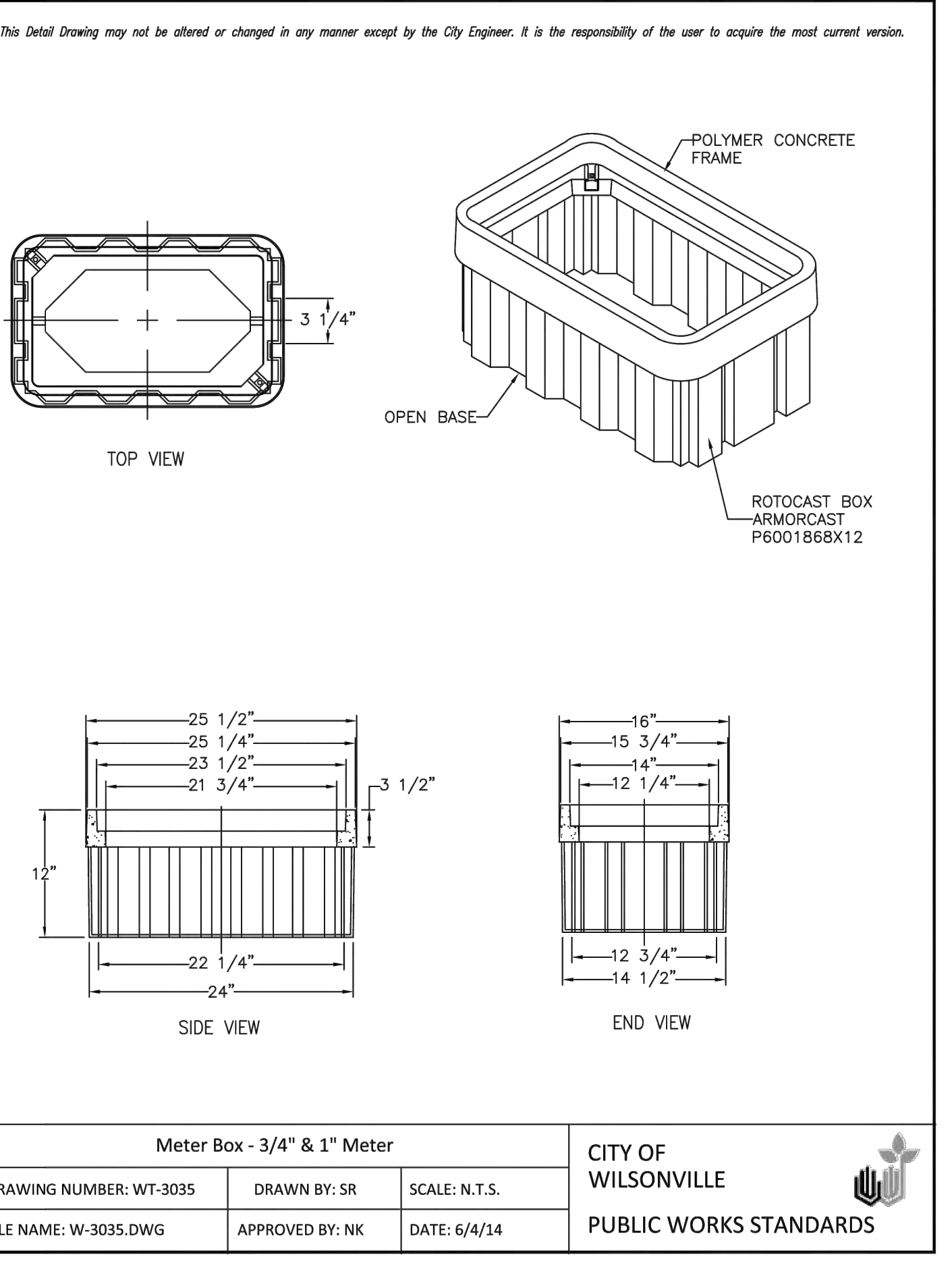
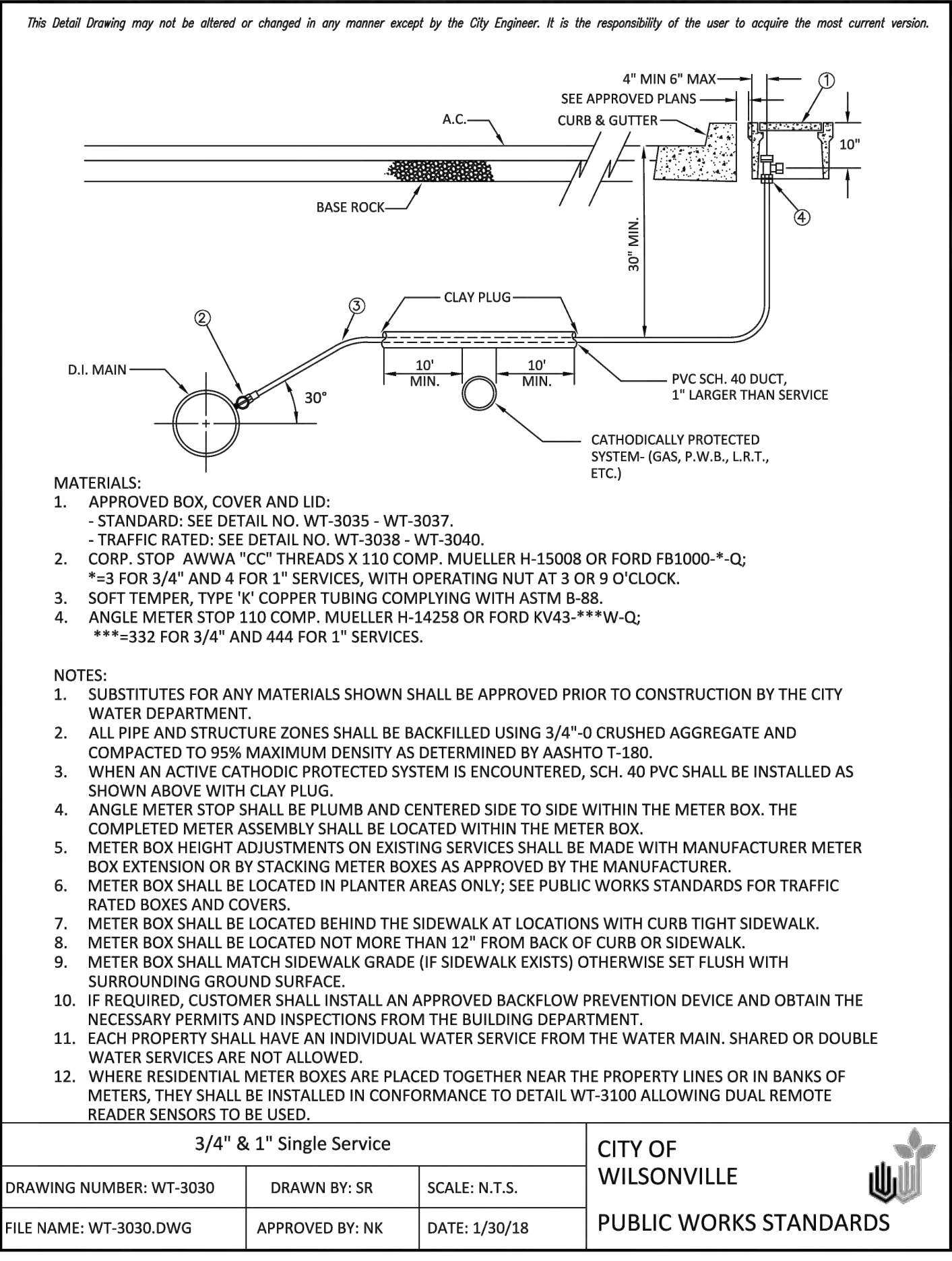
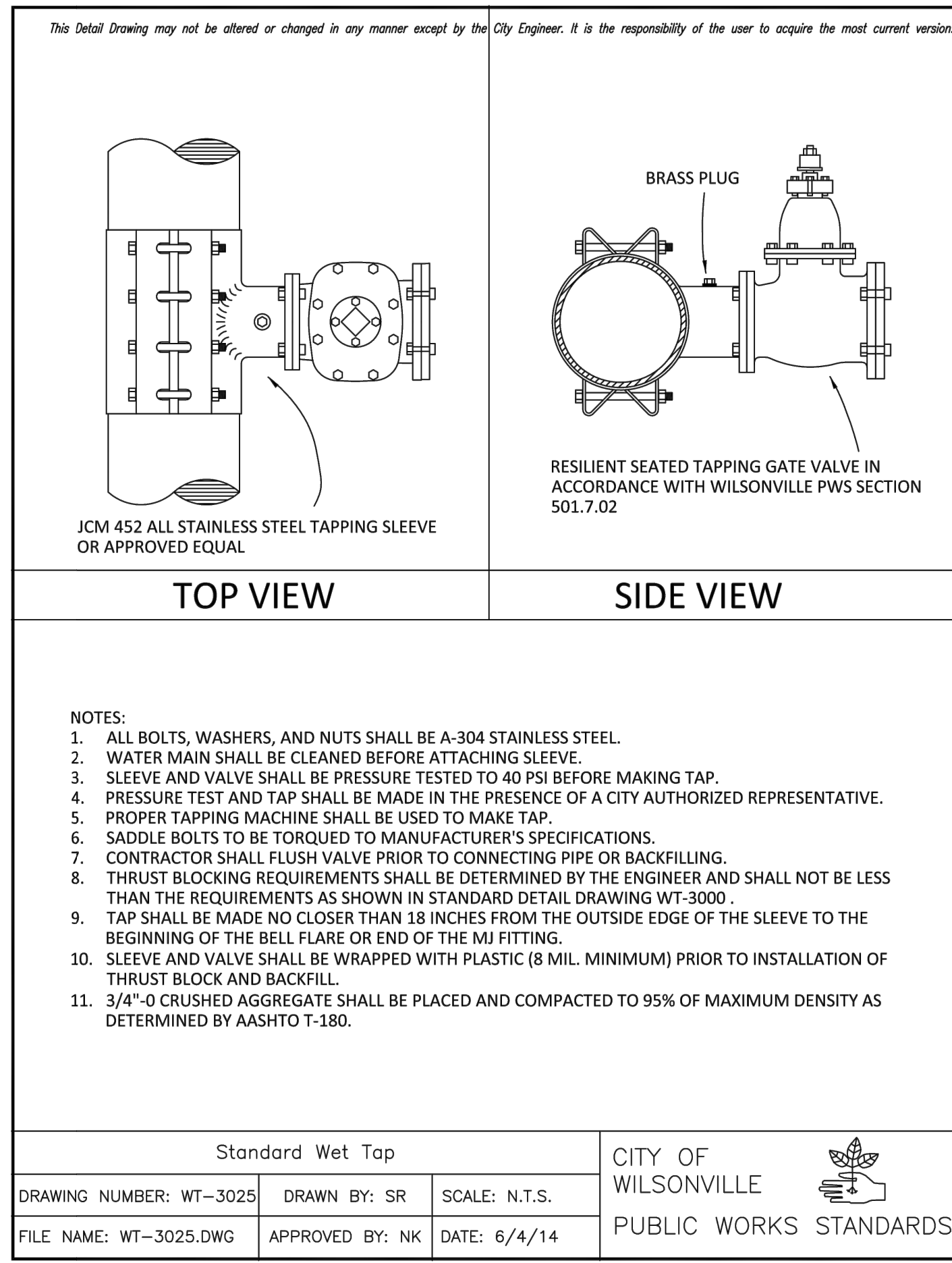
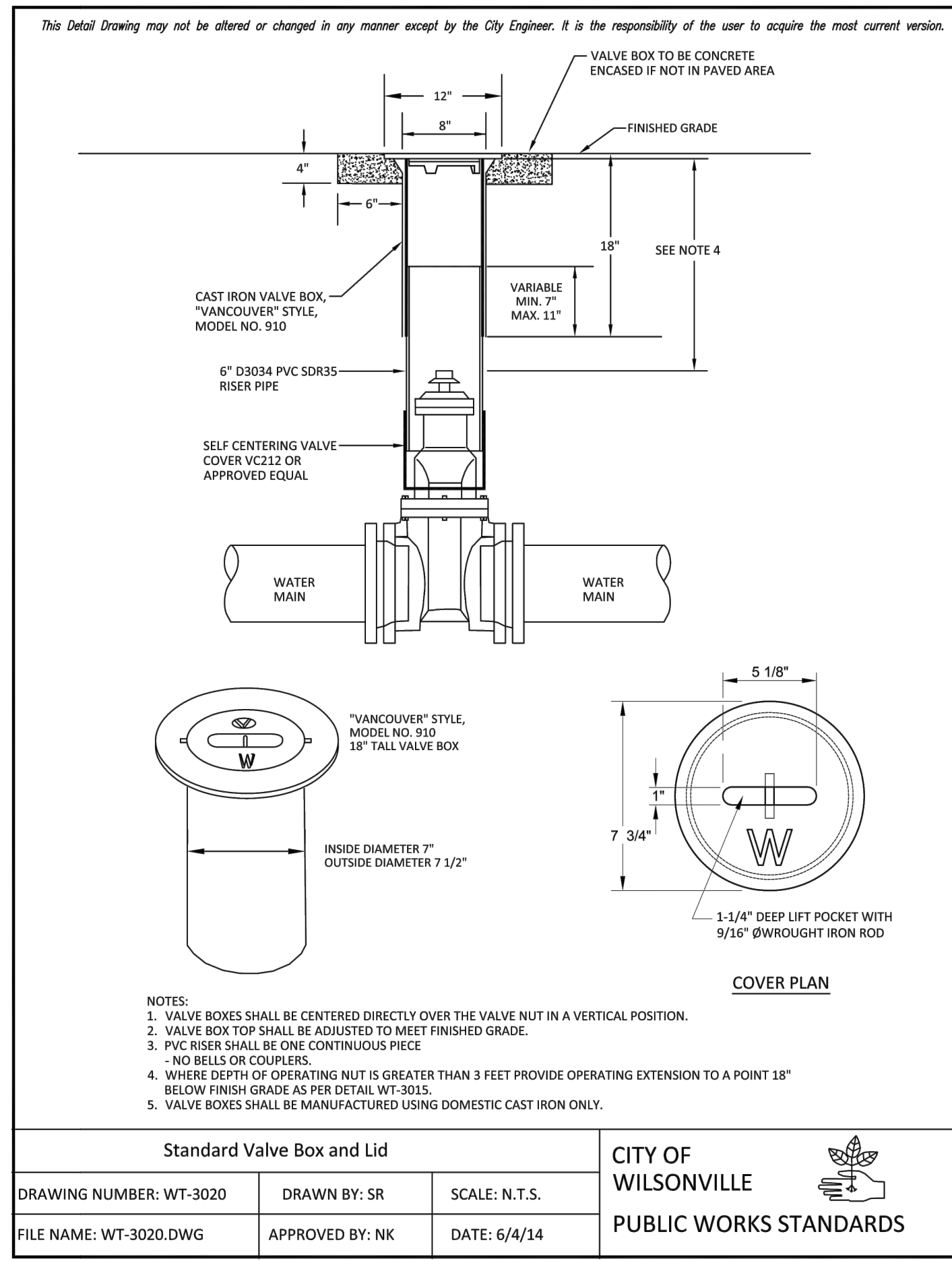
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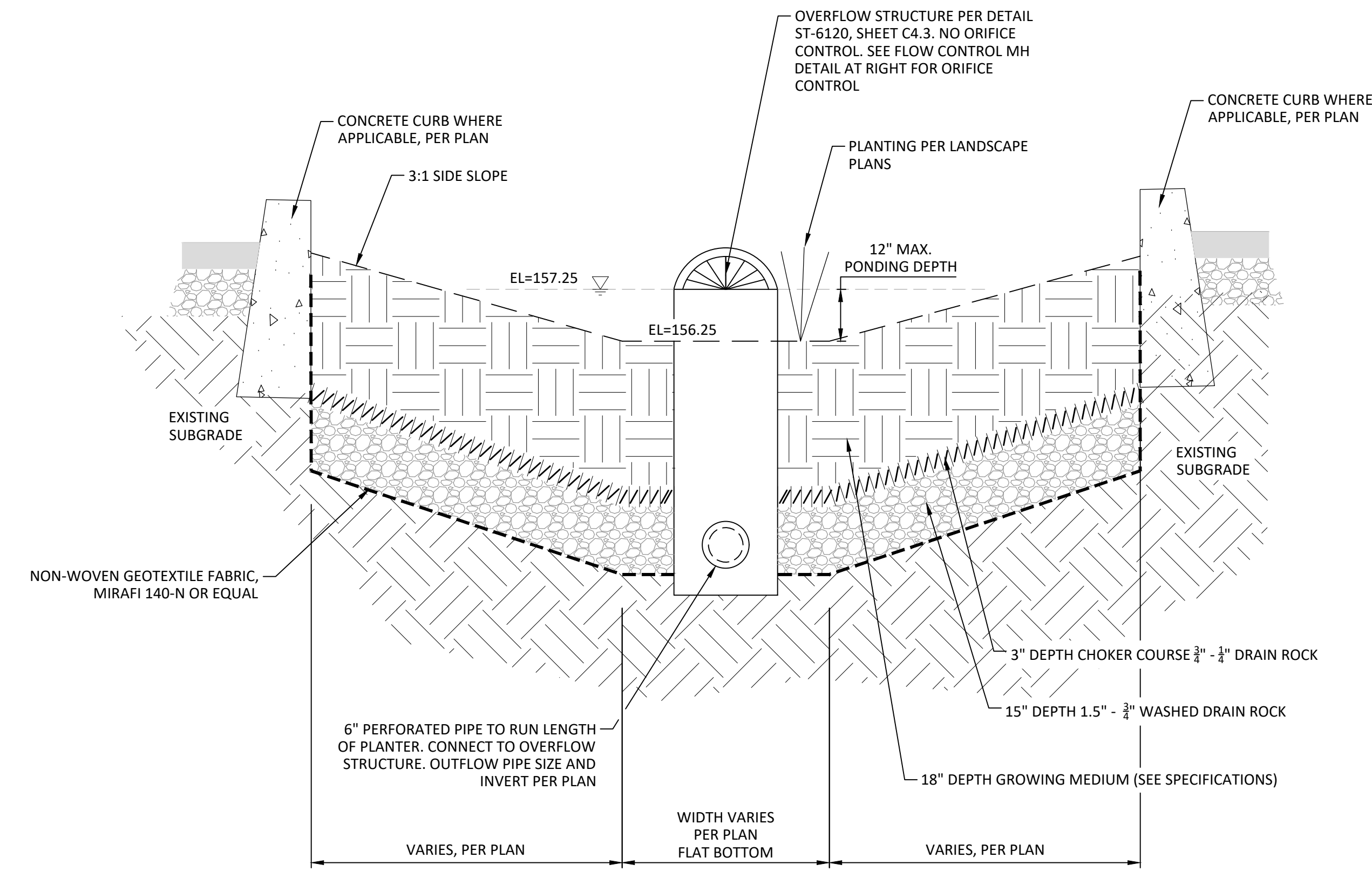


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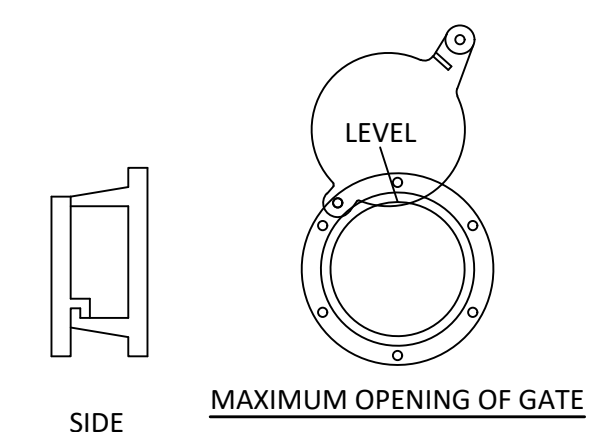
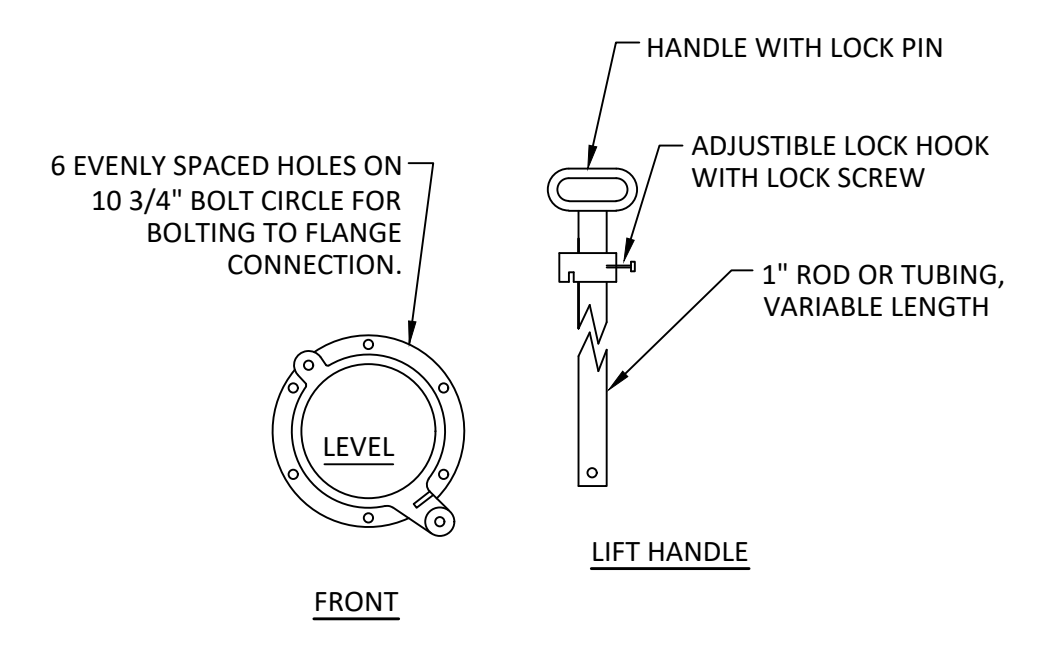
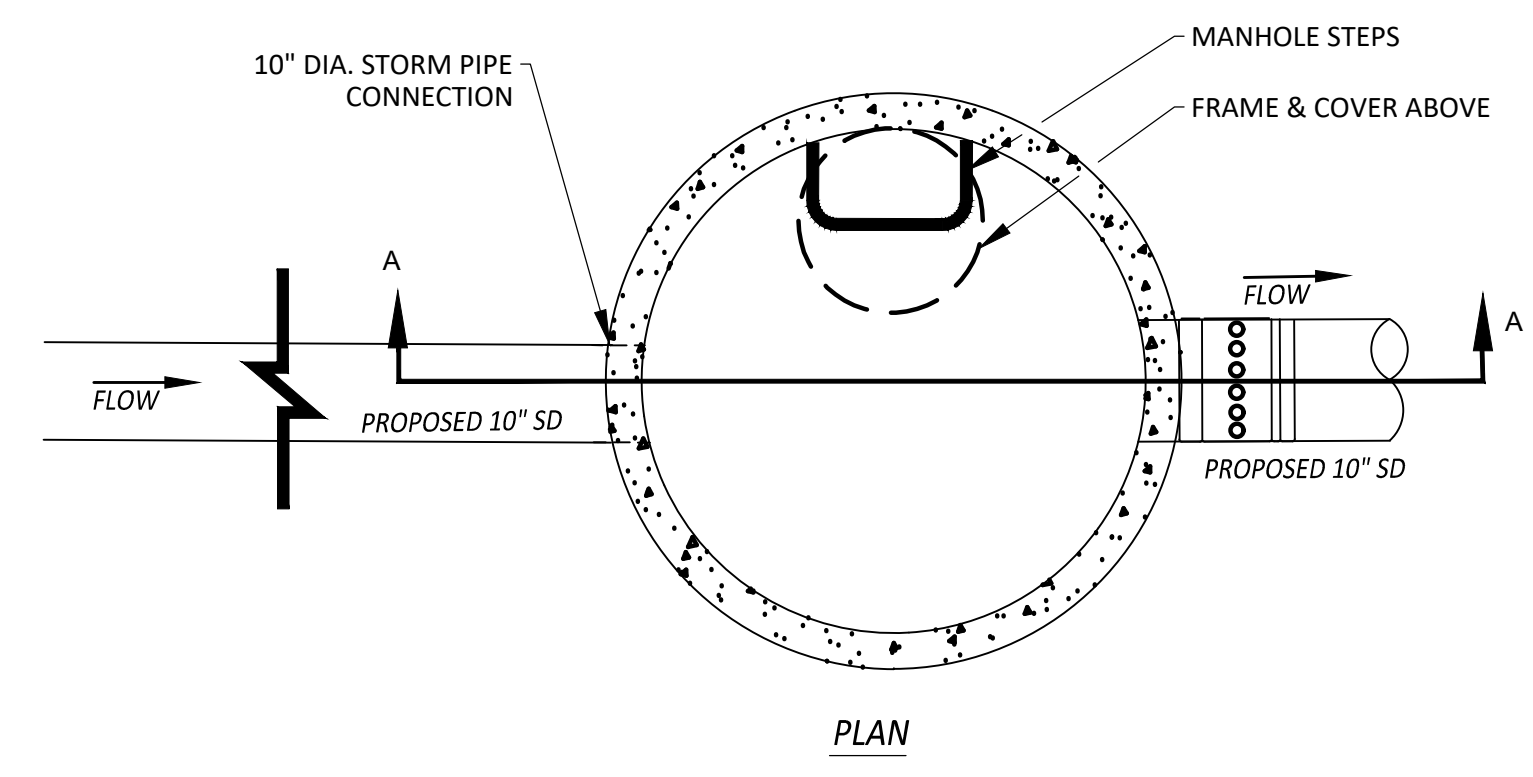


WILSONVILLE PUBLIC WORKS
Job Number: 20102
28801 SW BOBERG RD
WILSONVILLE, OR 97070

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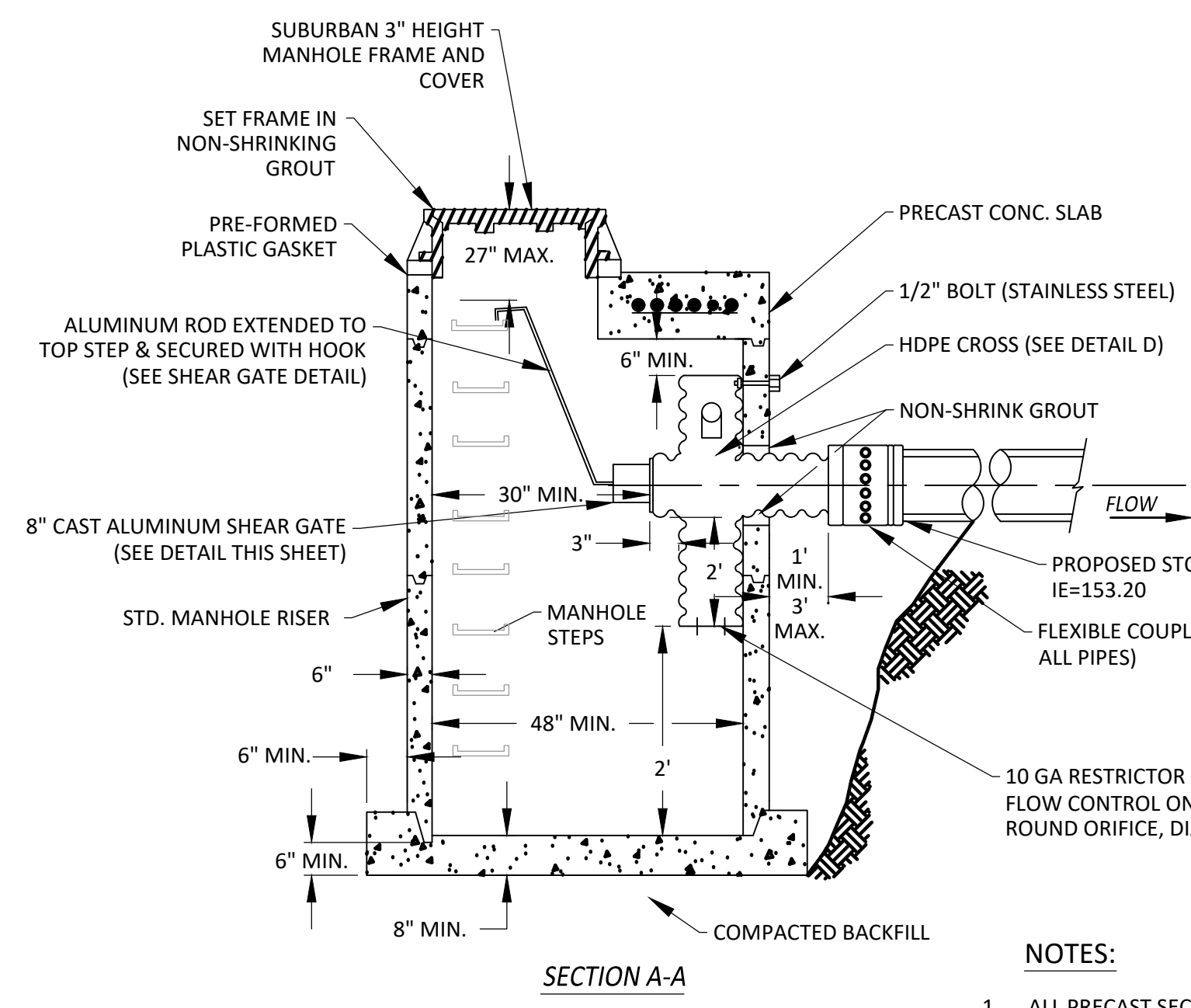


VEGETATED STORMWATER POND
N.T.S.



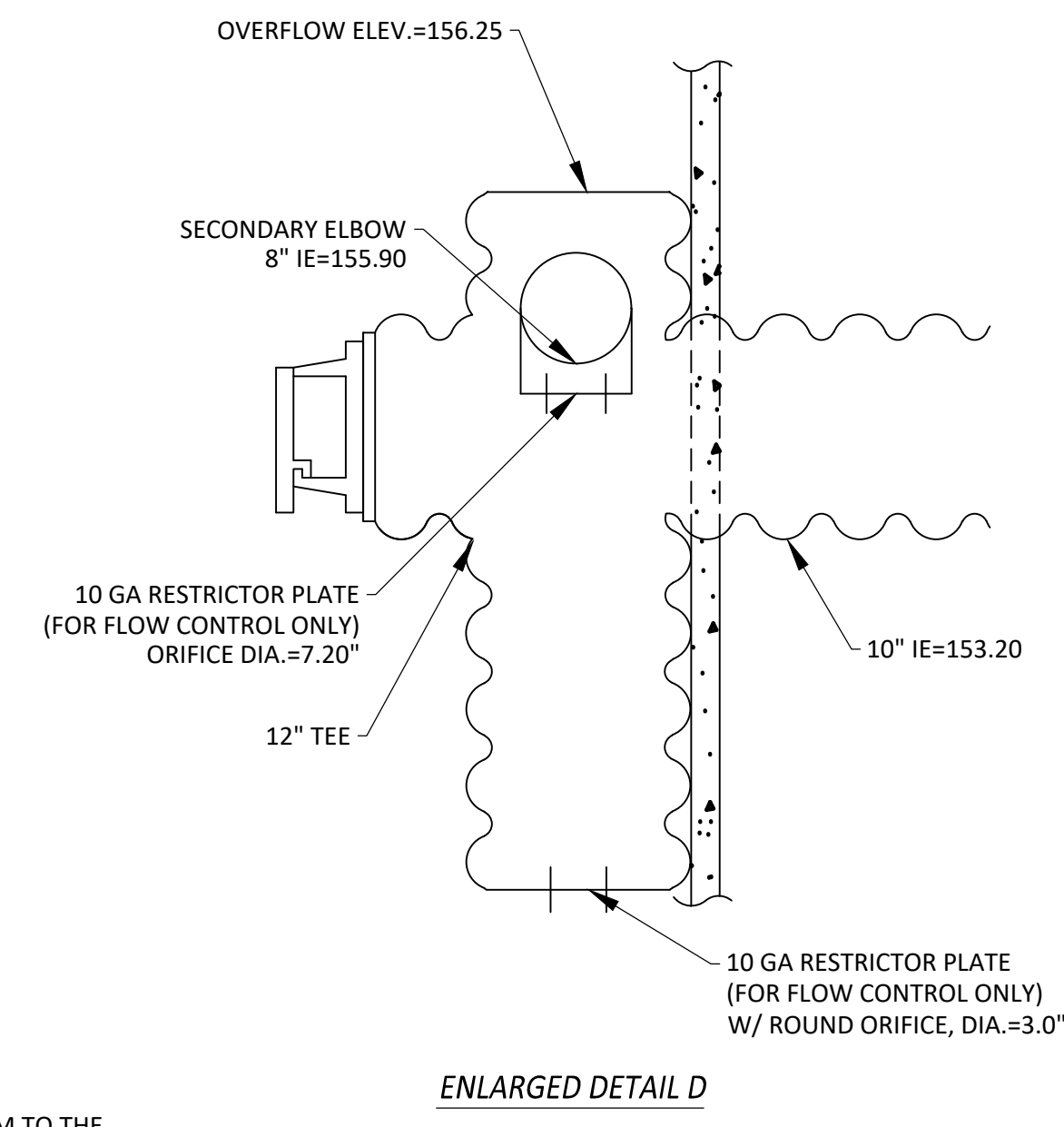
ALTERNATIVES ARE ACCEPTABLE PROVIDED MATERIAL SPECIFICATIONS ARE MET AND FLANGE BOLT PATTERN MATCHES.
LIFT HANDLE SHALL BE ATTACHED PER MANUFACTURER'S RECOMMENDATIONS.

SHEAR GATE
N.T.S.



NOTES:
1. ALL PRECAST SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-478 H-20 LOADING.

STORMWATER POND FLOW CONTROL MANHOLE
N.T.S.



ENLARGED DETAIL D

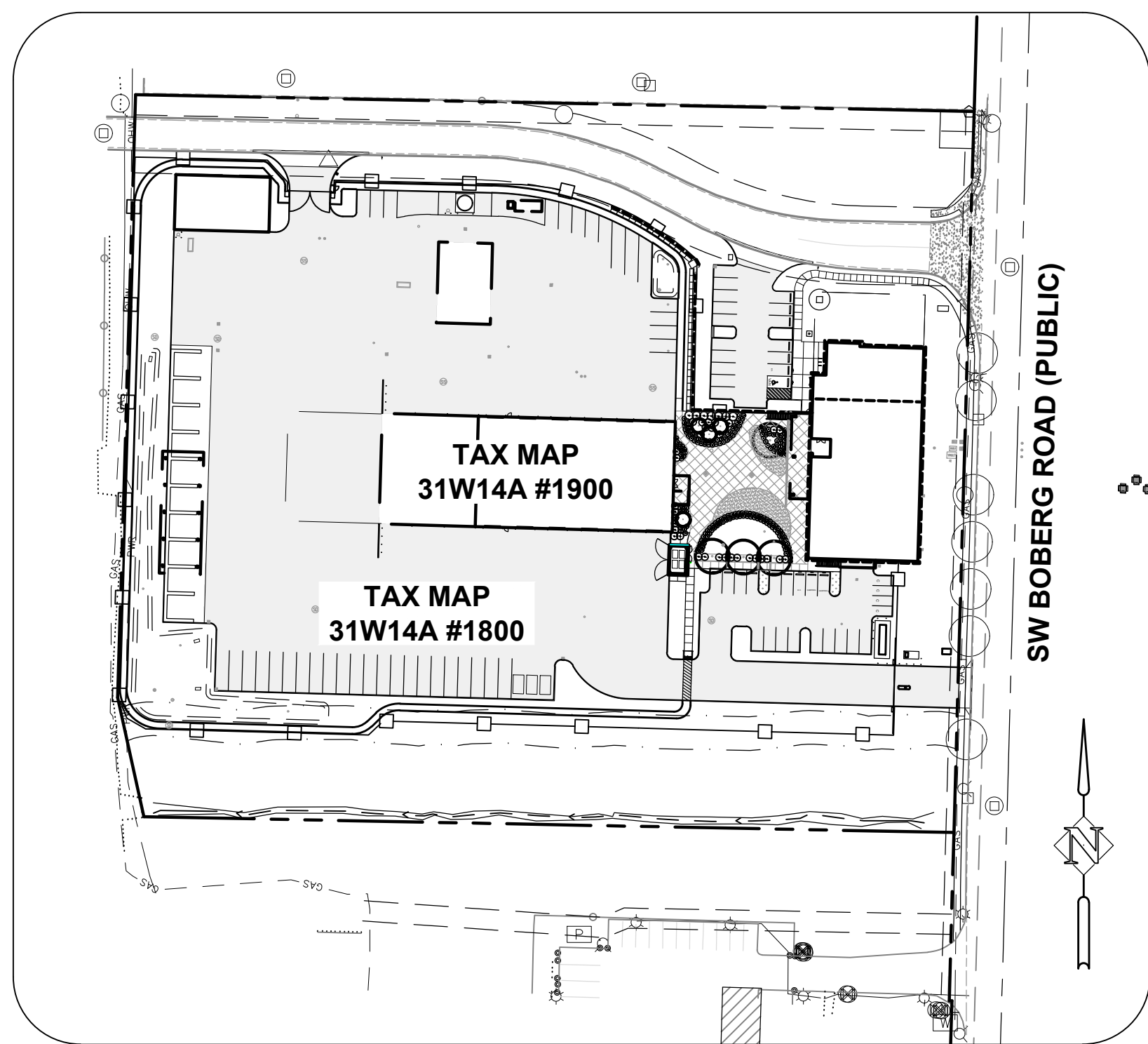
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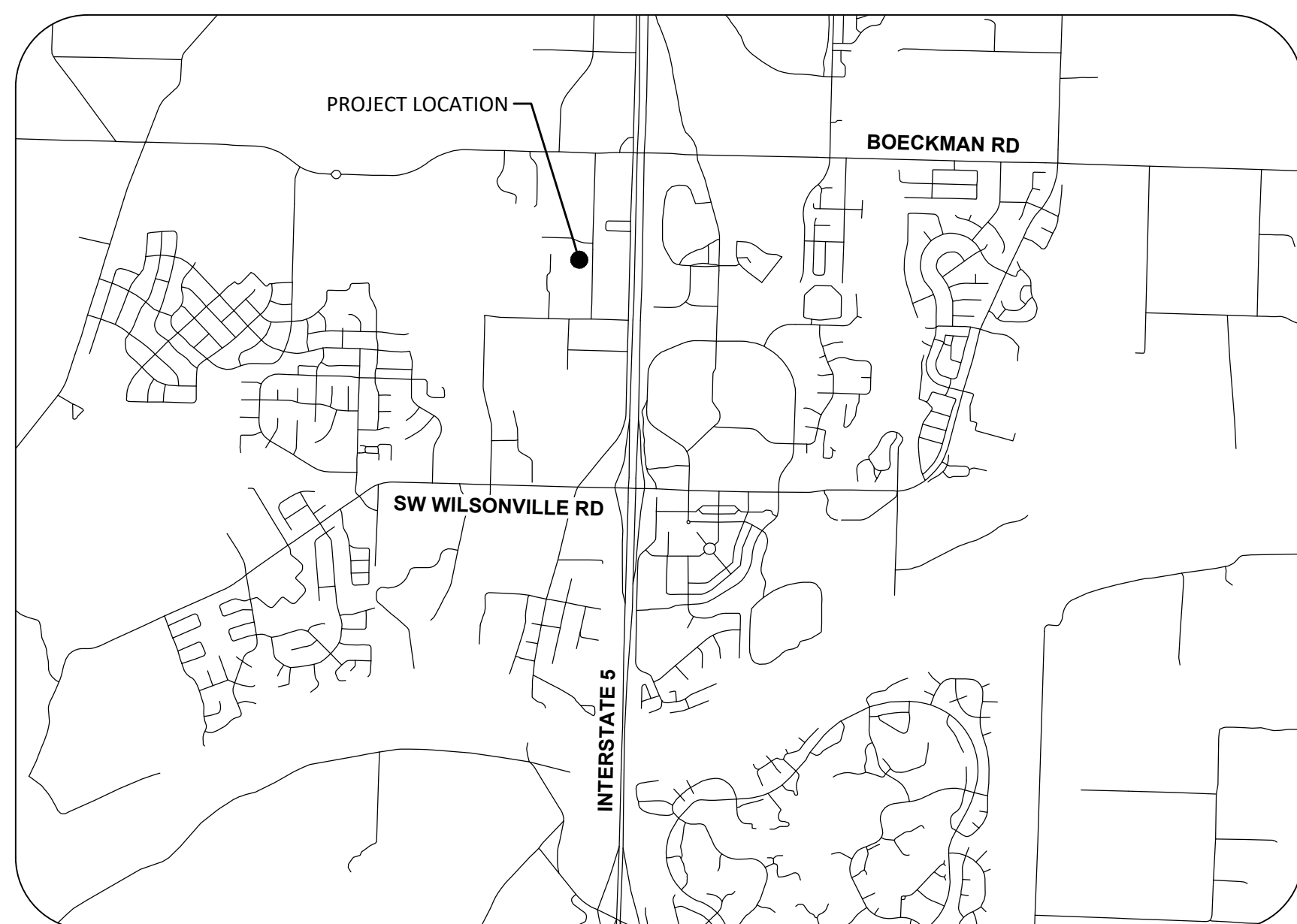
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WILSONVILLE PUBLIC WORKS - EROSION AND SEDIMENT CONTROL PLAN



SITE MAP
SCALE: 1" = 100'



VICINITY MAP
NOT TO SCALE

SHEET INDEX:

EC0.0	ESC - COVER SHEET
EC1.0	ESC - CLEARING, DEMOLITION & MASS GRADING
EC2.0	ESC - UTILITY, STREET CONSTRUCTION, COMPLETION OF GRADING & FINAL STABILIZATION
EC3.0	ESC - STANDARD DETAILS

PROJECT LOCATION:

28601 SW BOBERG ROAD
WILSONVILLE, OR 97070
CLACKAMAS COUNTY, OREGON

OWNER

CITY OF WILSONVILLE
29799 TOWN CENTER LOOP E
WILSONVILLE, OR 97070
MARTIN MONTALVO
WILSONVILLE PWD OPS MGR
503-570-1560

PROPERTY DESCRIPTION:

TAX LOT 31W14A #1900, #1800
LOCATED THE CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
EXISTING USE: VACANT LAND
SITE AREA: 7.64 AC.

ENGINEERING FIRM

HARPER HOUF PETERSON RIGHELLI INC.
205 SE SPOKANE STREET, SUITE 200
PORTLAND, OREGON 97202
PHONE: (503) 221-1131
CONTACT: ALEX SIMPSON, P.E.
EMAIL: ALEXS@HHPR.COM

NARRATIVE DESCRIPTIONS

EXISTING SITE CONDITIONS

* VACANT LAND

DEVELOPED CONDITIONS

* NEW PUBLIC WORKS OFFICES, WAREHOUSE, FLEET STORAGE, ASSOCIATED PARKING LOT, HARDSCAPE AND STORMWATER FACILITIES.

NATURE OF CONSTRUCTION ACTIVITY AND ESTIMATED TIME TABLE

- * CLEARING (AUGUST 2021)
- * MASS GRADING (SEPTEMBER 2021 - OCTOBER 2021)
- * UTILITY INSTALLATION (NOVEMBER 2021 - DECEMBER 2021)
- * SITE CONSTRUCTION (JANUARY 2022 - MARCH 2022)
- * FINAL STABILIZATION (MAY 2022)

TOTAL SITE AREA = 7.64 ACRES

TOTAL DISTURBED AREA = 5.8 ACRES

SITE SOIL CHARACTERIZATION:

SITE SOILS ARE MODERATELY SUSCEPTIBLE TO EROSION

RECEIVING WATER BODIES:

* COFFEE LAKE CREEK

PERMITTEE'S SITE INSPECTOR:

COMPANY/AGENCY:
CONTACT:
PHONE:
E-MAIL:
DESCRIPTION / EXPERIENCE:
CESL #

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

BMP MATRIX FOR CONSTRUCTION PHASES

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

	CLEARING	MASS GRADING	UTILITY INSTALLATION	SITE CONSTRUCTION	FINAL STABILIZATION	WET WEATHER (OCT. 1 - MAY 31ST)
EROSION PREVENTION						
** PRESERVE NATURAL VEGETATION	X	X	X	X	X	X
GROUND COVER						
PLASTIC SHEETING	X	X	X	X	X	X
DUST CONTROL						
TEMPORARY PERMANENT SEEDING	X	X	X	X	X	X
SEDIMENT CONTROL						
** SEDIMENT FENCE PERIMETER	X	X	X	X	X	X
** SEDIMENT FENCE INTERIOR	X	X	X	X	X	X
** INLET PROTECTION	X	X	X	X	X	X
RUN-OFF CONTROL						
CONSTRUCTION ENTRANCE	X	X	X	X	X	X
POLLUTION PREVENTION						
PROPER STORAGE	X	X	X	X	X	X
WASHWATER SEPARATION	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

** SIGNIFIES BMP THAT WILL BE INSTALLED PRIOR TO ANY GROUND DISTURBING ACTIVITY.

INSPECTION FREQUENCY:

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

- * HOLD A PRE-CON MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE EC INSPECTOR.
- * ALL INSPECTIONS MUST BE MADE IN ACCORDANCE WITH DEQ 1200C PERMIT REQUIREMENTS.
- * INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ 1200C PERMIT REQUIREMENTS.
- * CHANGES TO THE APPROVED ESC PLAN MUST BE SUBMITTED TO DEQ IN THE FORM OF AN ACTION PLAN.

RATIONALE STATEMENT

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

INITIAL _____

STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES:

- HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS. (SCHEDULE A.8.c.i.(3))
- ALL INSPECTIONS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS. (SCHEDULE A.12.b AND SCHEDULE B.1)
- INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS. (SCHEDULE B.1.c AND B.2)
- RETAIN A COPY OF THE ESC AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. DURING INACTIVE PERIODS OF GREATER THAN SEVEN (7) CONSECUTIVE CALENDAR DAYS, THE ABOVE RECORDS MUST BE RETAINED BY THE PERMIT REGISTRANT BUT DO NOT NEED TO BE AT THE CONSTRUCTION SITE. (SCHEDULE B.2.c)
- ALL PERMIT REGISTRANTS MUST IMPLEMENT THE ESC. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE ESC IS A VIOLATION OF THE PERMIT. (SCHEDULE A.8.a)
- THE ESC MUST BE ACCURATE AND REFLECT SITE CONDITIONS. (SCHEDULE A.12.c.i)
- SUBMISSION OF ALL ESC REVISIONS IS NOT REQUIRED. SUBMITTAL OF THE ESC REVISIONS IS ONLY UNDER SPECIFIC CONDITIONS. SUBMIT ALL NECESSARY REVISION TO DEQ OR AGENT WITHIN 10 DAYS. (SCHEDULE A.12.c.iv. AND v)
- PHASE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION. (SCHEDULE A.7.a.iii)
- 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. (SCHEDULE A.8.c.i.(1) AND (2))
- 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. (SCHEDULE A.7.a.v)
- MAINTAIN AND DELINEATE ANY EXISTING NATURAL BUFFER WITHIN THE 50-FEET OF WATERS OF THE STATE. (SCHEDULE A.7.b.i AND (2)(a)(b))
- INSTALL PERIMETER SEDIMENT CONTROL, INCLUDING STORM DRAIN INLET PROTECTION AS WELL AS ALL SEDIMENT BASINS, TRAPS, AND BARRIERS PRIOR TO LAND DISTURBANCE. (SCHEDULE A.8.c.i.(5))
- CONTROL BOTH PEAK FLOW RATES AND TOTAL STORMWATER VOLUME, TO MINIMIZE EROSION AT OUTLETS AND DOWNSTREAM CHANNELS AND STREAMBANKS. (SCHEDULE A.7.c)
- 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. (SCHEDULE A.7.d.i)
- ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK. (SCHEDULE A.8.c.i.(6))
- 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. (SCHEDULE A.8.c.i.(3))
- ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON-STORMWATER CONTROLS. (SCHEDULE A.8.c.i.(7))
- 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. (SCHEDULE A.7.d.ii AND A.8.c.i.(4))
- WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITE. (SCHEDULE A.7.d.ii.(5))
- CONTROL PROHIBITED DISCHARGES FROM LEAVING THE CONSTRUCTION SITE, I.E., CONCRETE WASH-OUT, WASTEWATER FROM CLEANOUT OF STUCCO, PAINT AND CURING COMPOUNDS. (SCHEDULE A.6)
- 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. (SCHEDULE A.7.e.i.(2))
- 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. (SCHEDULE A.7.e.iii.)
- USE WATER, SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL. (SCHEDULE A.7.a.iv)
- 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. (SCHEDULE A.9.b.iii)
- 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 PLAN APPROVAL BEFORE OPERATING THE TREATMENT SYSTEM. OPERATE AND MAINTAIN THE TREATMENT SYSTEM ACCORDING TO MANUFACTURER'S SPECIFICATIONS. (SCHEDULE A.9.d)
- 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. (SCHEDULE A.7.b)
- 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. (SCHEDULE A.7.e.ii.(2))
- CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND BARE GROUND ACTIVITIES DURING WET WEATHER. (SCHEDULE A.7.a.i)
- SEDIMENT FENCE: REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE HEIGHT AND BEFORE FENCE REMOVAL. (SCHEDULE A.9.c.i)
- OTHER SEDIMENT BARRIERS (SUCH AS BIOBAGS): REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH ABOVE GROUND HEIGHT AND BEFORE BMP REMOVAL. (SCHEDULE A.9.c.ii)
- 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. (SCHEDULE A.9.c.iii & iv)
- 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. (SCHEDULE A.9.b.i)
- 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. (SCHEDULE A.9.b.ii)
- THE ENTIRE SITE MUST BE TEMPORARILY STABILIZED USING VEGETATION OR A HEAVY MULCH LAYER, TEMPORARY SEEDING, OR OTHER METHOD SHOULD ALL CONSTRUCTION ACTIVITIES CEASE FOR 30 DAYS OR MORE. (SCHEDULE A.7.f.i)
- 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. (SCHEDULE A.7.f.ii)
- 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 DOING SO CONFLICTS WITH LOCAL REQUIREMENTS. (SCHEDULE A.8.c.ii.(1) AND D.3.c.ii AND iii)

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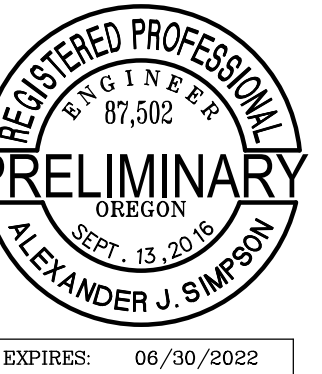
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Drawing:

ESC - COVER SHEET

Sheet No:

EC0.0



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Job Number: 20102

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EROSION CONTROL NOTES:

1. INSTALL ORANGE COLORED SEDIMENT FENCE PER DETAIL ON SHEET EC3.0.
2. INSTALL GRAVEL CONSTRUCTION ENTRANCE PER DETAIL ON SHEET EC3.0.
4. INSTALL CONCRETE WASHOUT BASIN PER DETAIL ON SHEET EC3.0. CONTRACTOR TO LOCATE ON-SITE.
5. APPROXIMATE LOCATION FOR SOIL STOCKPILE. CONTRACTOR TO LOCATE ON-SITE. COVER WITH PLASTIC SHEETING PER DETAIL ON SHEET EC3.0. ENCLOSE WITH SEDIMENT FENCE.
6. LOCATION OF CONTRACTOR TRAILERS, FUELING, PORTA POTTY. CONTRACTOR TO LOCATE ON-SITE.

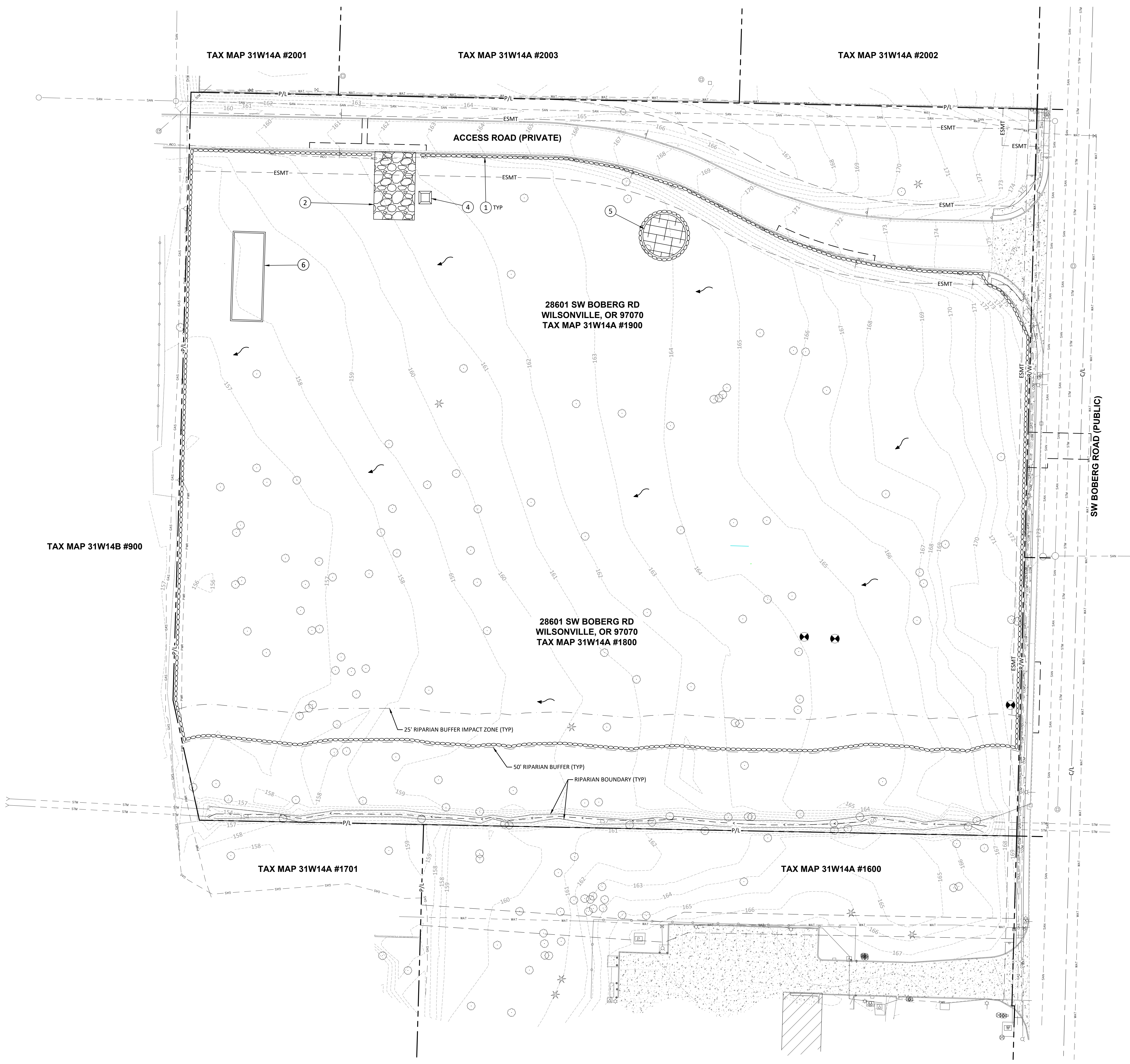
LEGEND:

- P/L — PROPERTY LINE
- - - 145 - - - EXISTING CONTOUR, 5'
- - - 147 - - - EXISTING CONTOUR, 1'
- FLOW ARROW
- INLET PROTECTION
- ▨ SEDIMENT BARRIER
- ▧ CONSTRUCTION ENTRANCE
- ▩ PLASTIC SHEETING
- CONCRETE WASHOUT

PRE-CONSTRUCTION, CLEARING & DEMOLITION NOTES:

1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, STREET SWEEPING, AND VACUUMING, MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
3. RUN-ON AND RUN-OFF CONTROLS SHALL BE IN PLACE AND FUNCTIONING PRIOR TO BEGINNING SUBSTANTIAL CONSTRUCTION ACTIVITIES. RUN-ON AND RUN-OFF CONTROL MEASURES INCLUDE: CHECK DAMS, SURFACE ROUGHENING, AND BANK STABILIZATION.
4. PROTECT EXISTING TREES UNTIL APPROPRIATE TREE REMOVAL PERMITS ARE OBTAINED, SEE LANDSCAPE PLAN FOR TREE PROTECTION NOTES AND DETAILS.
5. EXISTING WETLANDS SHALL BE PROTECTED UNTIL APPROPRIATE WETLAND PERMITS ARE OBTAINED.
6. NO SUBGRADE DISTURBANCES (INCLUDING REMOVAL OF EXISTING FOOTINGS AND UTILITIES) ALLOWED WITHIN WETLAND BOUNDARIES PRIOR TO RECEIVING APPROPRIATE WETLAND AND EROSION CONTROL PERMITS.

NET NEW IMPERVIOUS SURFACE CREATED: 4.28 ACRES
DISTURBED IMPERVIOUS SURFACE: 0.03 ACRES
TOTAL DISTURBED AREA: 5.8 ACRES



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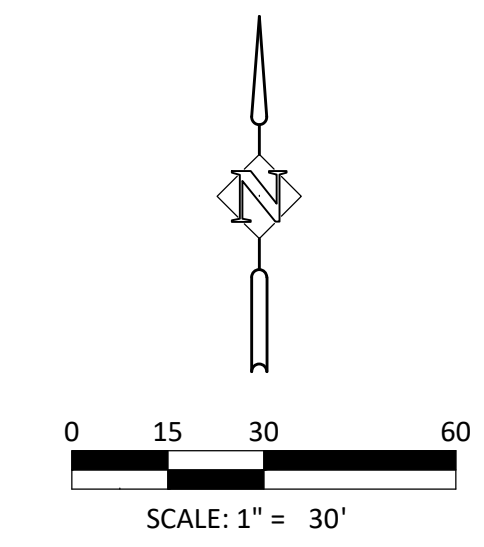
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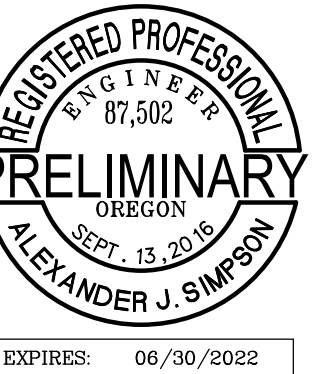
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ESC - CLEARING, DEMOLITION & MASS GRADING

Sheet No:

EC1.0





EROSION CONTROL NOTES:

- 1 INSTALL ORANGE COLORED SEDIMENT FENCE PER DETAIL ON SHEET EC3.0.
- 2 INSTALL GRAVEL CONSTRUCTION ENTRANCE PER DETAIL ON SHEET EC3.0.
- 3 INSTALL INLET PROTECTION (TYPE 5) SACK PER DETAIL SHEET EC3.0.
- 4 INSTALL CONCRETE WASHOUT BASIN PER DETAIL ON SHEET EC3.0. CONTRACTOR TO LOCATE ON-SITE.
- 5 APPROXIMATE LOCATION FOR SOIL STOCKPILE. CONTRACTOR TO LOCATE ON-SITE. COVER WITH PLASTIC SHEETING PER DETAIL ON SHEET EC3.0. ENCLOSE WITH SEDIMENT FENCE.
- 6 LOCATION OF CONTRACTOR TRAILERS, FUELING, PORTA POTTY. CONTRACTOR TO LOCATE ON SITE.
- 7 INSTALL BIO-BAG FILTERS AT EACH STORMWATER CURB OPENING.

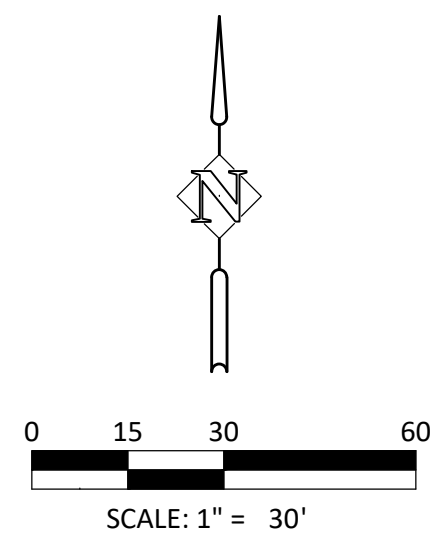
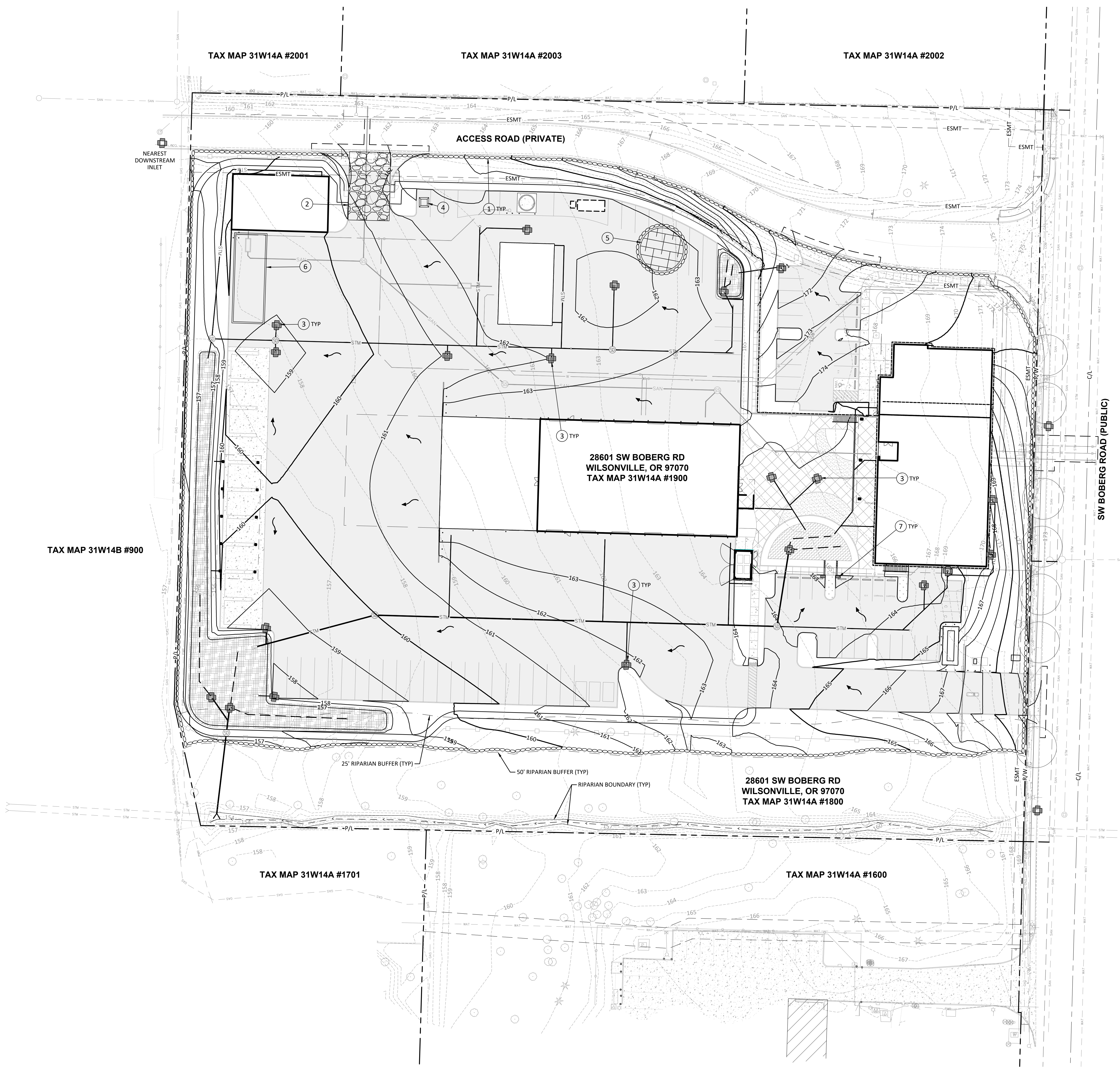
LEGEND:

- PROPERTY LINE
- 145— PROPOSED CONTOUR, 5'
- 145— PROPOSED CONTOUR, 1'
- SAWCUT LINE
- 145— EXISTING CONTOUR, 5'
- 147— EXISTING CONTOUR, 1'
- FLOW ARROW
- INLET PROTECTION
- ▨ SEDIMENT BARRIER
- ▧ CONSTRUCTION ENTRANCE
- ▩ PLASTIC SHEETING
- CONCRETE WASHOUT

GRADING, STREET AND UTILITY EROSION AND SEDIMENT CONTROL CONSTRUCTION NOTES:

1. WHEN RAINFALL AND RUNOFF OCCURS DAILY INSPECTIONS OF THE EROSION AND SEDIMENT CONTROLS AND DISCHARGEOUTFALLS MUST BE PROVIDED BY SOME ONE KNOWLEDGEABLE AND EXPERIENCED IN THE PRINCIPLES, PRACTICES, INSTALLATION, AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS WHO WORKS FOR THE PERMITTEE. CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND FROM OCTOBER 1 THROUGH MAY 31 EACH YEAR.
2. DURING WET WEATHER PERIOD, TEMPORARY STABILIZATION OF THE SITE MUST OCCUR AT THE END OF EACH WORK DAY.
3. SEDIMENT CONTROLS MUST BE INSTALLED AND MAINTAINED ON ALL DOWN GRADIENT SIDES OF THE CONSTRUCTION SITE AT ALL TIMES DURING CONSTRUCTION. THEY MUST REMAIN IN PLACE UNTIL PERMANENT VEGETATION OR OTHER PERMANENT COVERING OF EXPOSED SOIL IS ESTABLISHED.
4. ALL ACTIVE INLETS MUST HAVE SEDIMENT CONTROLS INSTALLED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. UNLESS OTHERWISE APPROVED, A SURFACE MOUNTED AND ATTACHABLE, U-SHAPED FILTER BAG IS REQUIRED FOR ALL CURB INLET CATCH BASINS. SIGNIFICANT AMOUNTS OF SEDIMENT WHICH LEAVES THE SITE MUST BE CLEANED UP WITHIN 24 HOURS AND PLACED BACK ON THE SITE AND STABILIZED OR PROPERLY DISPOSED. THE CAUSE OF THE SEDIMENT RELEASE MUST BE FOUND AND PREVENTED FROM CAUSING A RECURRENT 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 TIME FRAME.
5. SEDIMENT MUST NOT BE INTENTIONALLY WASHED INTO STORM SEWERS, DRAINAGEWAYS, OR WATER BODIES.
6. SEDIMENT MUST BE REMOVED FROM BEHIND ALL SEDIMENT CONTROL MEASURES WHEN IT HAS REACHED A HEIGHT OF 1/3RD THE BARRIER HEIGHT, AND PRIOR TO THE CONTROL MEASURES REMOVAL.
7. CLEANING OF ALL STRUCTURES WITH SUMPUS MUST OCCUR WHEN THE SEDIMENT RETENTION CAPACITY HAS BEEN REDUCED BY 50% AND AT COMPLETION OF PROJECT.
8. ANY USE OF TOXIC OR OTHER HAZARDOUS MATERIALS MUST INCLUDE PROPER STORAGE, APPLICATION, AND DISPOSAL.
9. THE PERMITTEE MUST PROPERLY MANAGE HAZARDOUS WASTES, USED OILS, CONTAMINATED SOILS, CONCRETE WASTE, LIQUID WASTE, LIQUID WASTE, OR OTHER TOXIC SUBSTANCES DISCOVERED OR GENERATED DURING CONSTRUCTION.
10. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS. NUTRIENT RELEASES FROM FERTILIZERS TO SURFACE WATERS MUST BE MINIMIZED. TIME RELEASE FERTILIZERS SHOULD BE USED AND CARE SHOULD BE MADE IN APPLICATION OF FERTILIZERS WITHIN ANY WATER WAY RIPARIAN ZONE.
11. OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH CURRENT CLEAN WATER SERVICES STANDARDS AND STATE, AND FEDERAL REGULATIONS.
12. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BOUNDARIES OF THE CLEARING LIMITS, VEGETATED BUFFERS, AND ANY SENSITIVE AREAS SHOWN ON THIS PLAN SHALL BE CLEARLY DELINEATED IN THE FIELD. UNLESS OTHERWISE APPROVED, NO DISTURBANCE IS PERMITTED BEYOND THE CLEARING LIMITS. THE OWNER/PERMITTEE MUST MAINTAIN THE DELINEATION FOR THE DURATION OF THE PROJECT. VEGETATED CORRIDORS TO BE DELINEATED WITH ORANGE CONSTRUCTION FENCE OR APPROVED EQUAL.
13. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BMPs THAT MUST BE INSTALLED ARE GRAVEL CONSTRUCTION ENTRANCE, PERIMETER SEDIMENT CONTROL, AND INLET PROTECTION. THESE BMPs MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT.
14. IF VEGETATIVE SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 1ST. THE TYPE AND PERCENTAGES OF SEED IN THE MIX ARE AS IDENTIFIED ON THE PLANS OR AS SPECIFIED BY THE DESIGN ENGINEER. WATER-TIGHT TRUCKS MUST BE USED TO TRANSPORT SATURATED SOILS FROM THE CONSTRUCTION SITE. AN APPROVED EQUIVALENT IS TO DRAIN THE SOIL ON SITE AT A DESIGNATED LOCATION USING APPROPRIATE BMPs. SOIL MUST BE DRAINED SUFFICIENTLY FOR MINIMAL SPILLAGE.
15. ALL PUMPING OF SEDIMENT LADEN WATER MUST BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP (I.E. FILTER BAG). THE ESC PLAN MUST BE KEPT ON-SITE. ALL MEASURES SHOWN ON THE PLAN MUST BE INSTALLED PROPERLY TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER A SURFACE WATER SYSTEM, ROADWAY, OR OTHER PROPERTIES.
16. THE ESC MEASURES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE MEASURES SHALL BE UPGRADED AS NEEDED TO MAINTAIN COMPLIANCE WITH ALL REGULATIONS.
17. WRITTEN ESC LOGS ARE SUGGESTED TO BE MAINTAINED ON-SITE AND AVAILABLE TO DISTRICT INSPECTORS UPON REQUEST.
18. IN AREAS SUBJECT TO WIND EROSION, APPROPRIATE BMPs MUST BE USED WHICH MAY INCLUDE THE APPLICATION OF FINE WATER SPRAYING, PLASTIC SHEETING, MULCHING, OR OTHER APPROVED MEASURES.
19. ALL EXPOSED SOILS MUST BE COVERED DURING WET WEATHER PERIOD.

NET NEW IMPERVIOUS SURFACE CREATED: 4.28 ACRES
DISTURBED IMPERVIOUS SURFACE: 0.03 ACRES
TOTAL DISTURBED AREA: 5.8 ACRES



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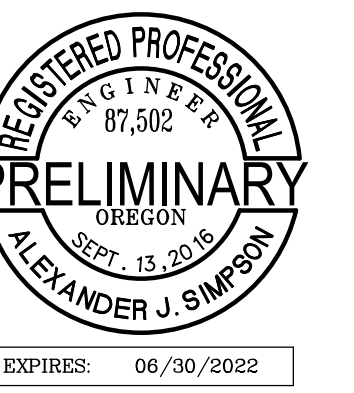
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ESC - UTILITY, STREET CONSTRUCTION, COMPLETION OF GRADING & FINAL STABILIZATION

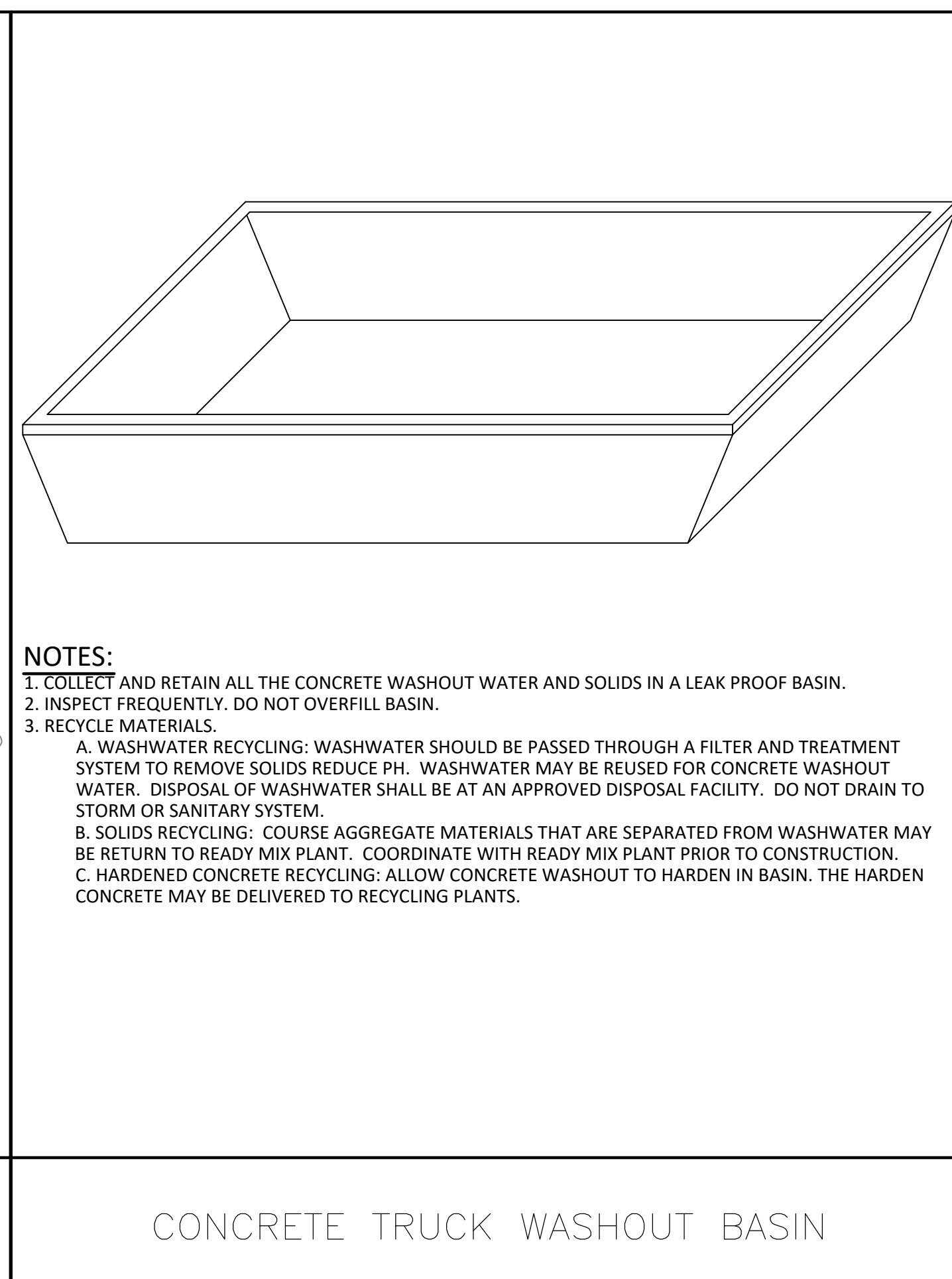
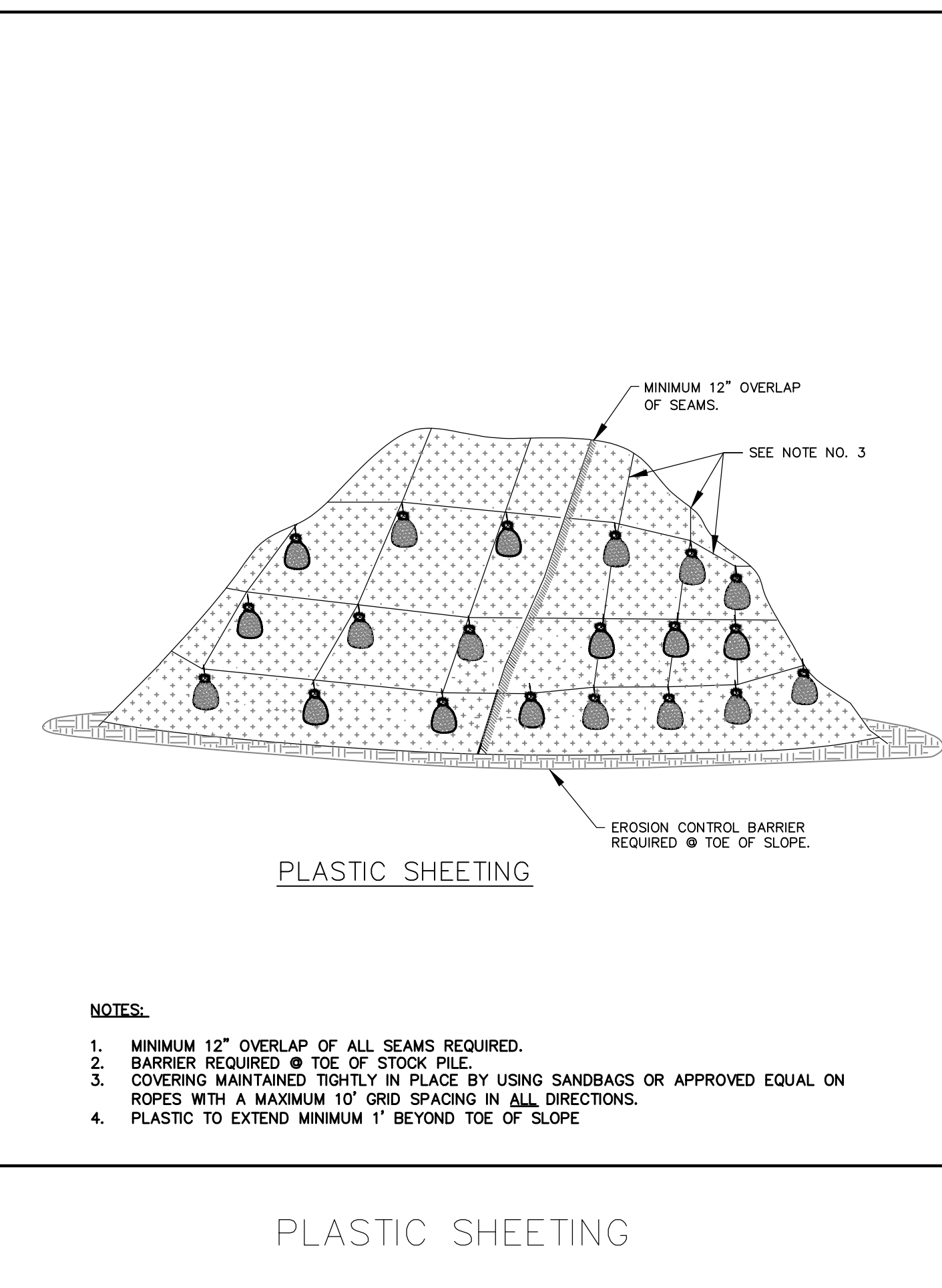
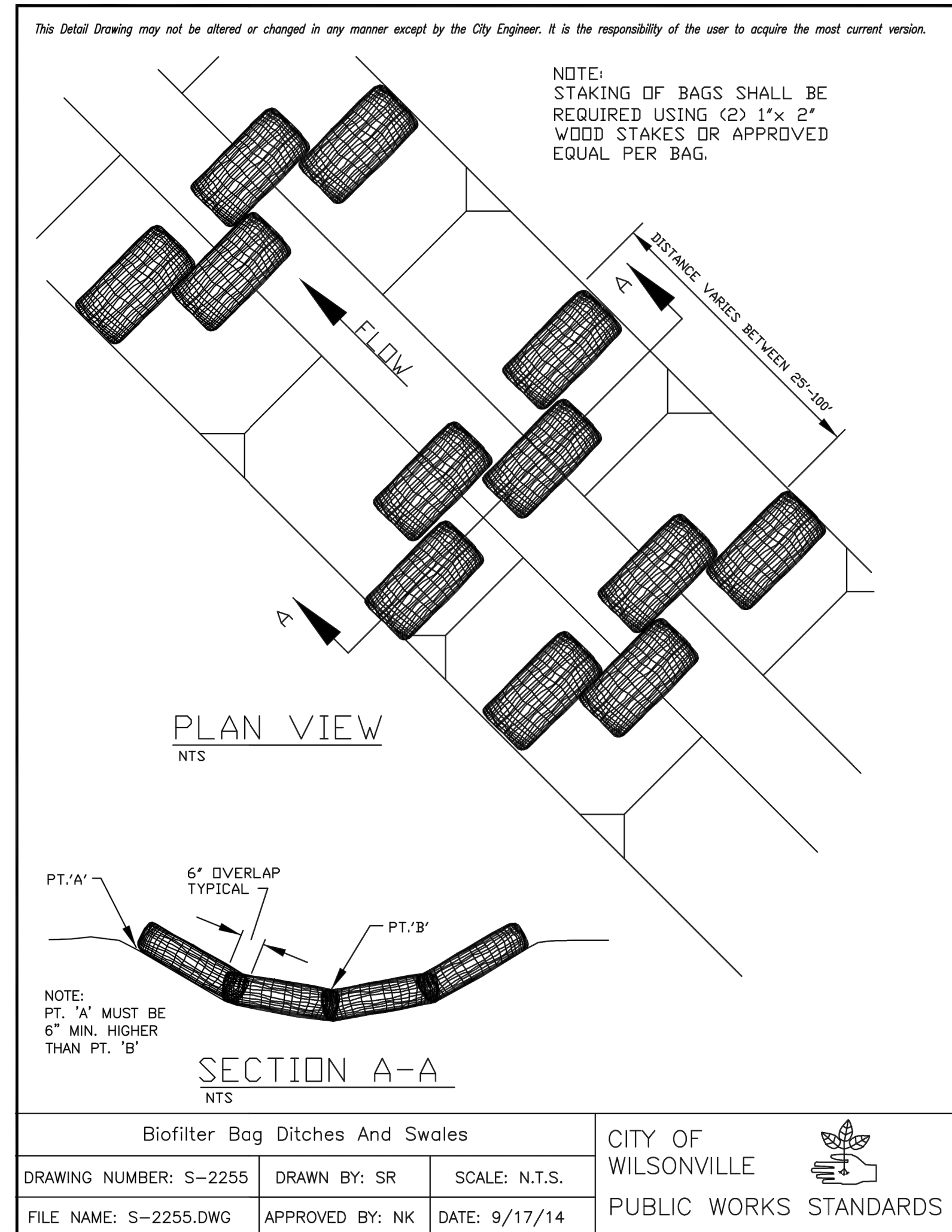
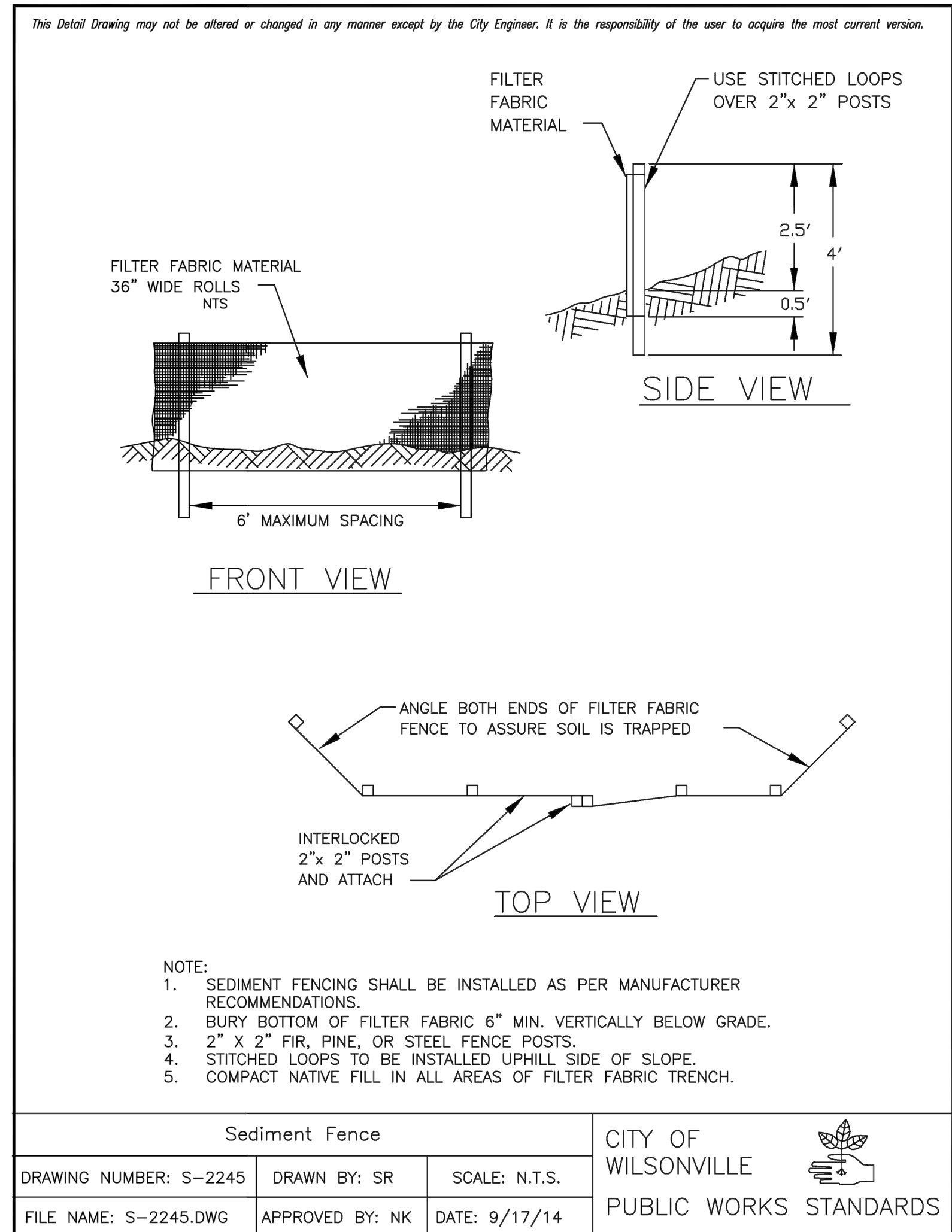
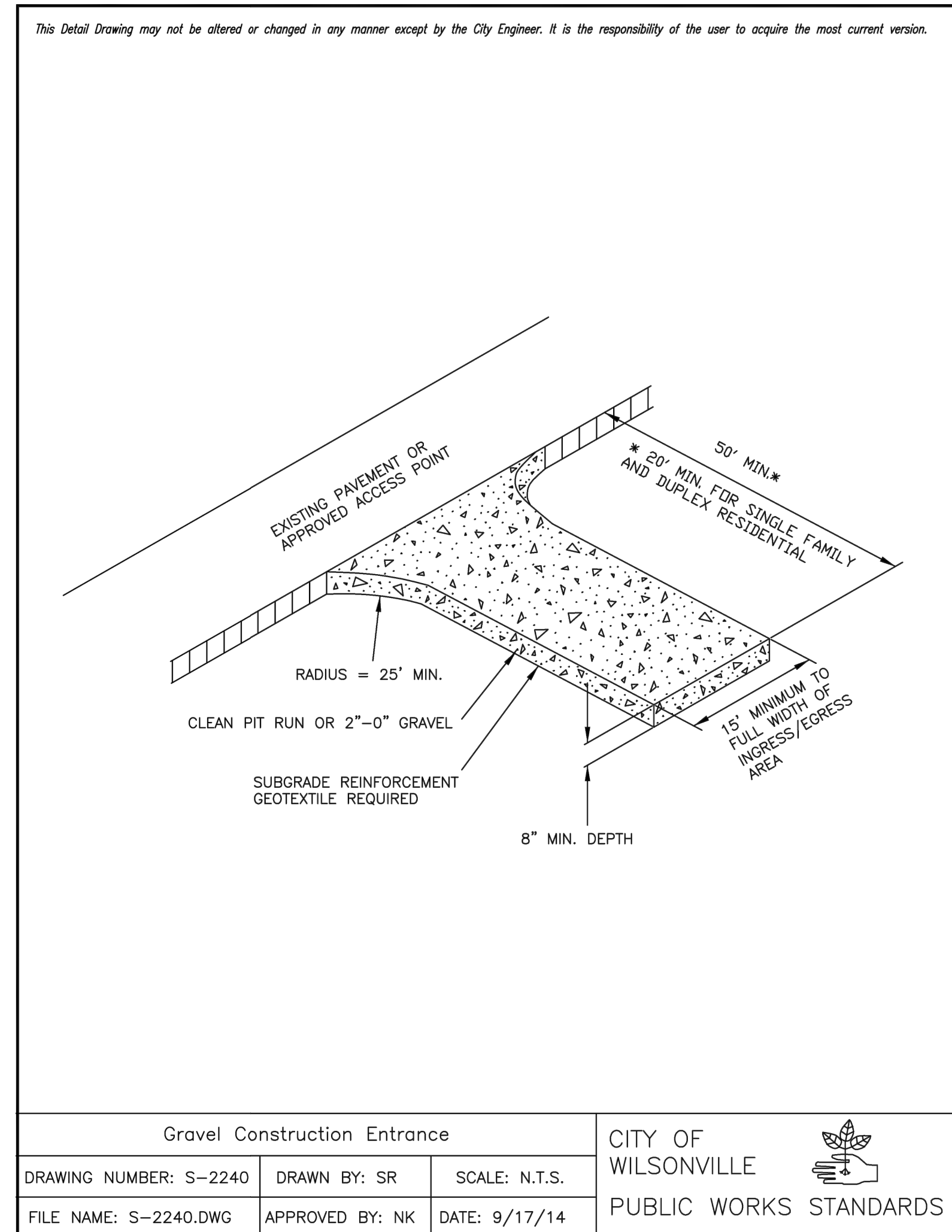
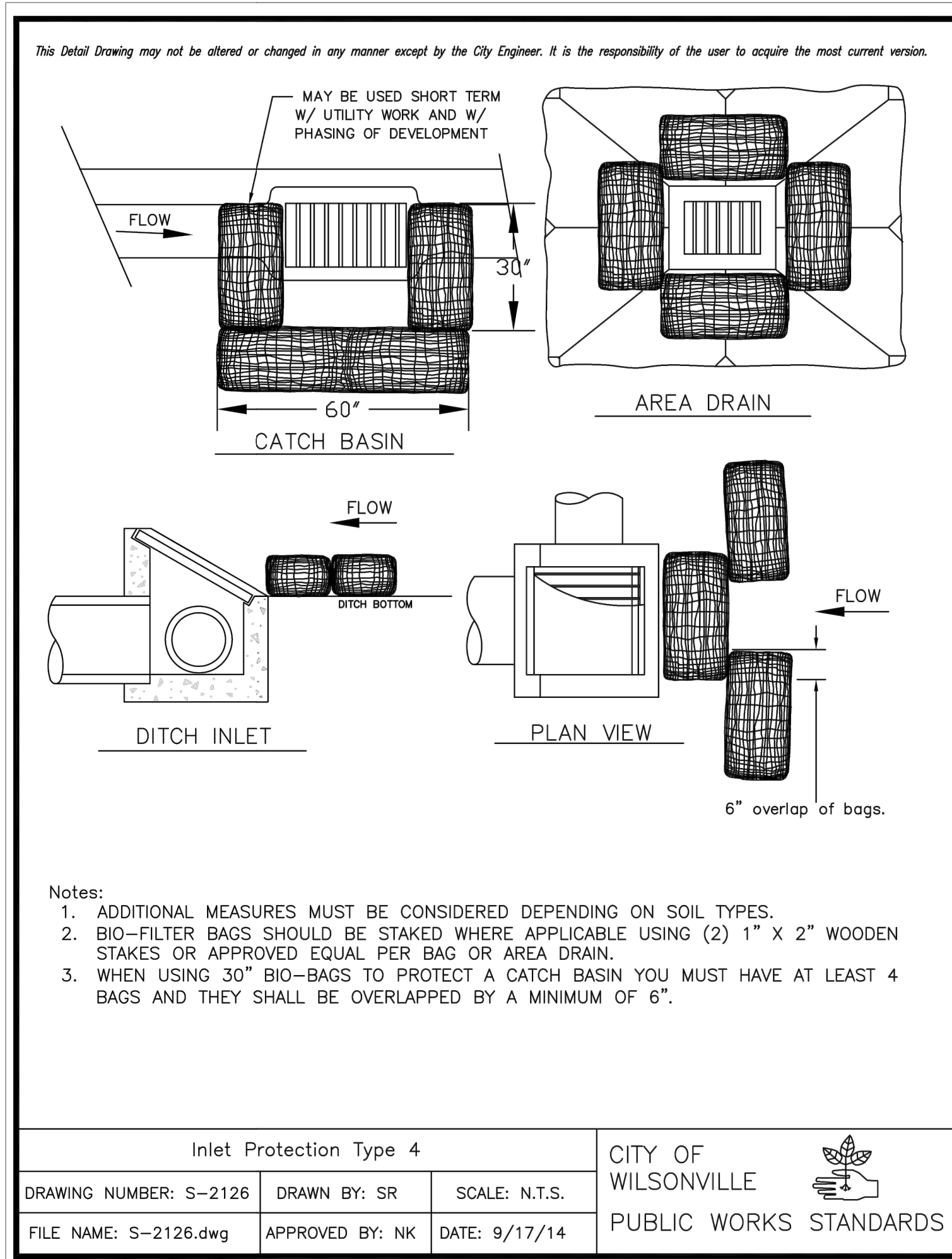
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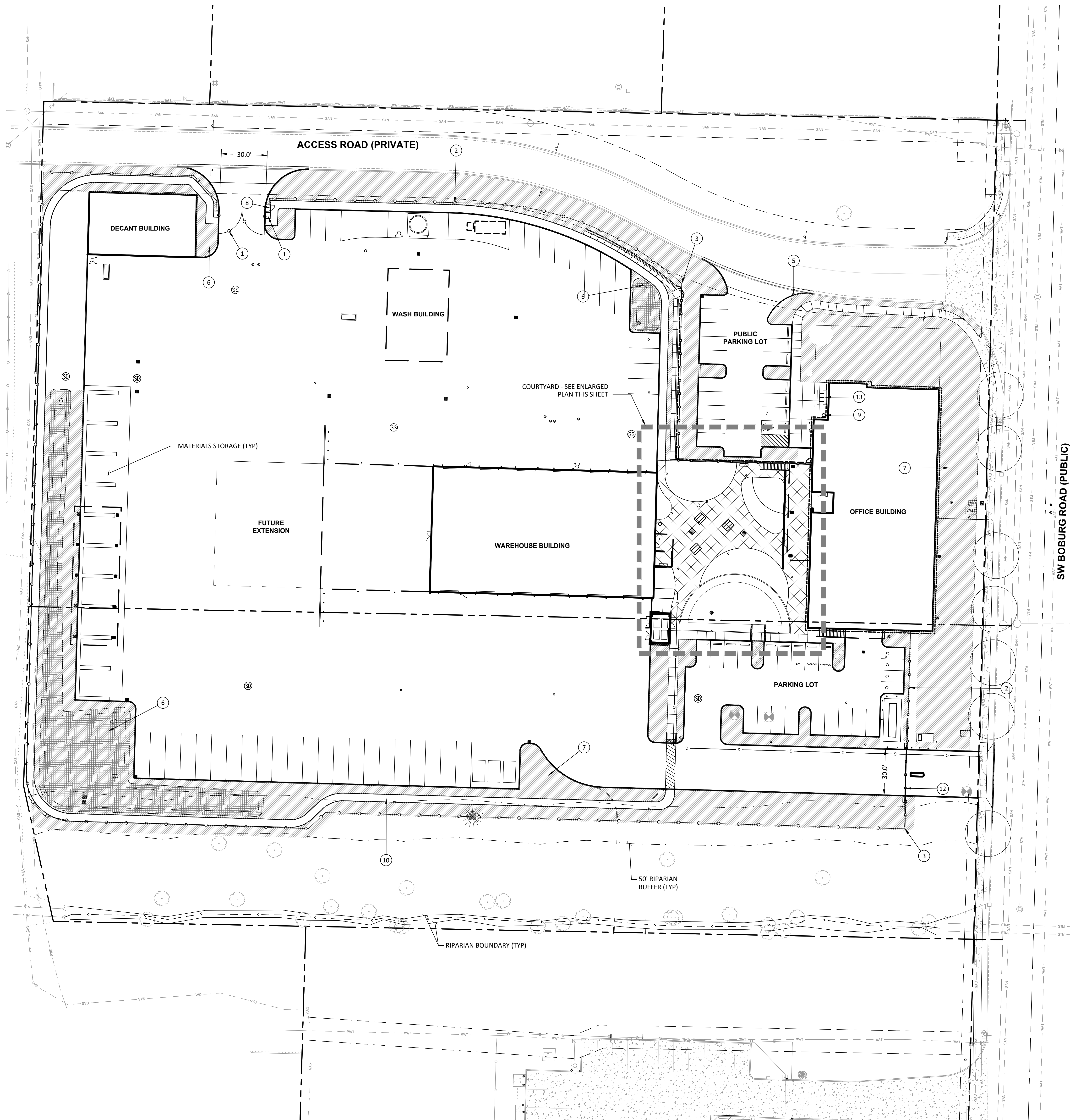
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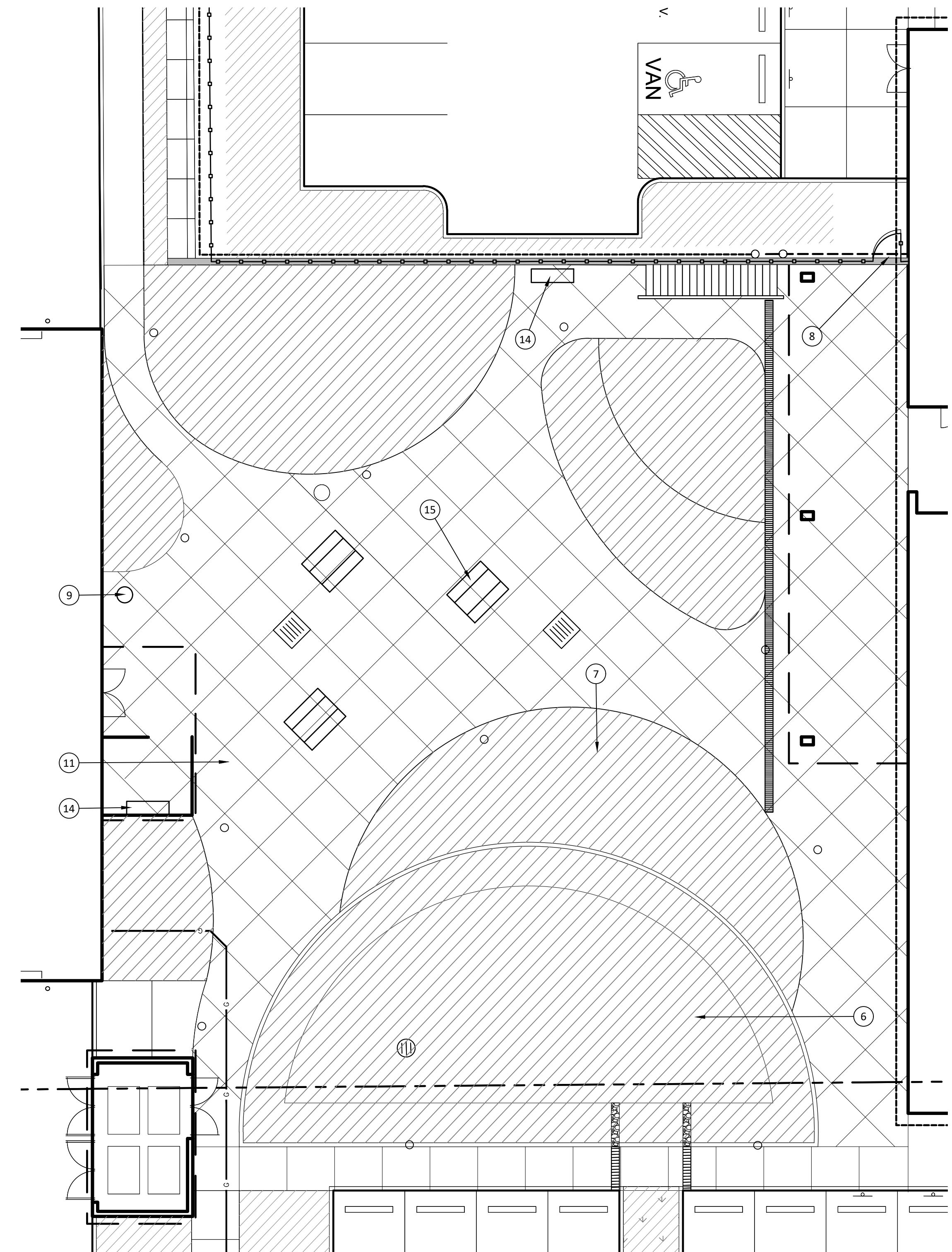
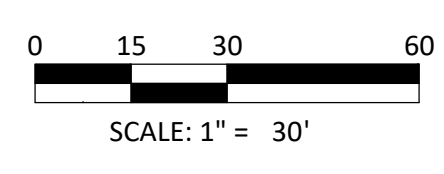
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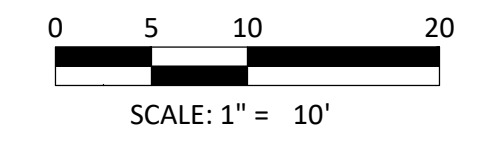
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OVERALL PLAN



COURTYARD - ENLARGED PLAN



CONSTRUCTION NOTES

- 1 INSTALL DUAL SWING GATES, 15' EACH LEAF, ELECTRIC OPERATOR EACH SIDE
- 2 INSTALL CHAIN LINK FENCE, VINYL PRIVACY SLATS
- 3 TRANSITION BETWEEN ORNAMENTAL FENCE AND CHAIN LINK FENCE
- 4 INSTALL ORNAMENTAL FENCE, MOUNTED TOP OF WALL
- 5 RELOCATE EXISTING SIGNAGE - SEE CIVIL FOR NEW LOCATION
- 6 STORMWATER FACILITY, SEE PLANTING PLAN
- 7 PLANTED AREA, SEE PLANTING PLAN
- 8 INSTALL PERSON GATE
- 9 LITTER RECEPTACLE
- 10 INSTALL PEDESTRIAN PATH, SEE CIVIL
- 11 INSTALL CONCRETE PAVING, SAND WASH FINISH, 5,704 SF
- 12 INSTALL BI-PARTING SLIDING GATES, ELECTRIC OPERATOR EACH SIDE
- 13 BIKE RACK CORRAL (6 SPACES)
- 14 BENCH (2)
- 15 PICNIC TABLE (3), 1 MINIMUM MODIFIED FOR WHEELCHAIR ACCESS

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Drawing:

LANDSCAPE
LAYOUT PLAN

Sheet No:

L1.1

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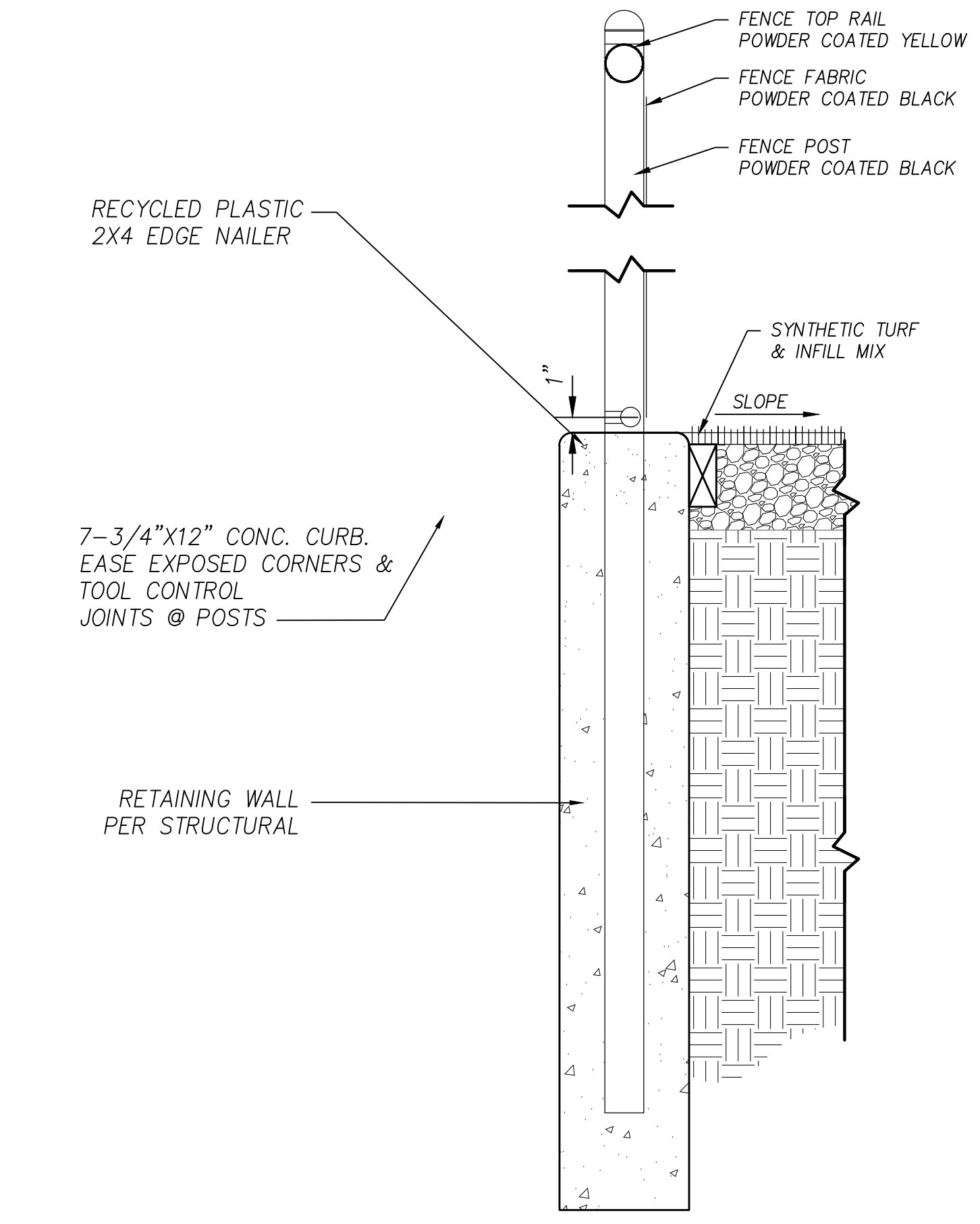
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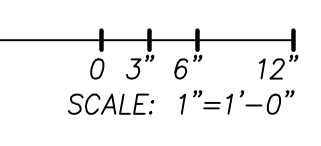
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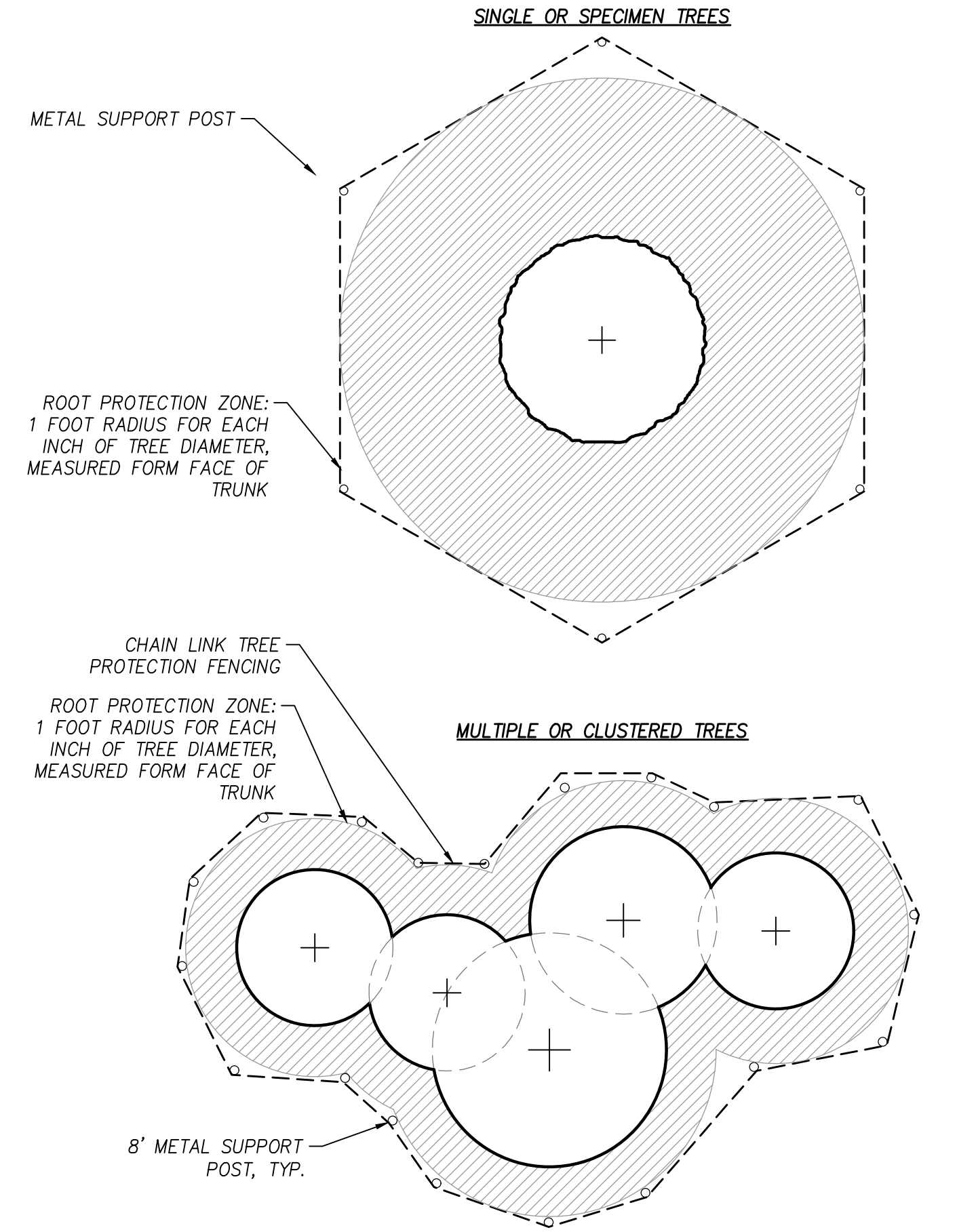
- NOTES:**
1. FENCE FABRIC SHALL BE SECURED TO GATE FRAMES WITH KNUCKLED SELVAGE ALONG ALL EDGES FOR ALL TYPES CHAIN LINK FENCE INSTALLATIONS.
 2. ALL CONCRETE FOOTINGS AROUND POSTS AT GROUND LINE SHALL BE MOUNDING & SLOPED FOR POSITIVE DRAINAGE.
 3. TOP RAIL ON OUTFIELD FENCE ("IN BOUNDS" ONLY) TO BE VINYL COATED YELLOW. ALL FENCE POSTS, COMPONENTS, AND FABRIC SHALL BE VINYL COATED BLACK. PROVIDE COLOR SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL.
 4. STRUCTURAL CALCULATIONS BY HHPR STRUCTURAL ENGINEER. STRUCTURAL REPORT AND CALCULATIONS SUBMITTED TO BUILDING OFFICIAL.

FENCE HEIGHT	FOOTING DEPTH
4'-0"	2'-0"
6'-0"	2'-6"
10'-0"	18" DIAM x 3'-0"
12'-0"	18" DIAM x 3'-0"

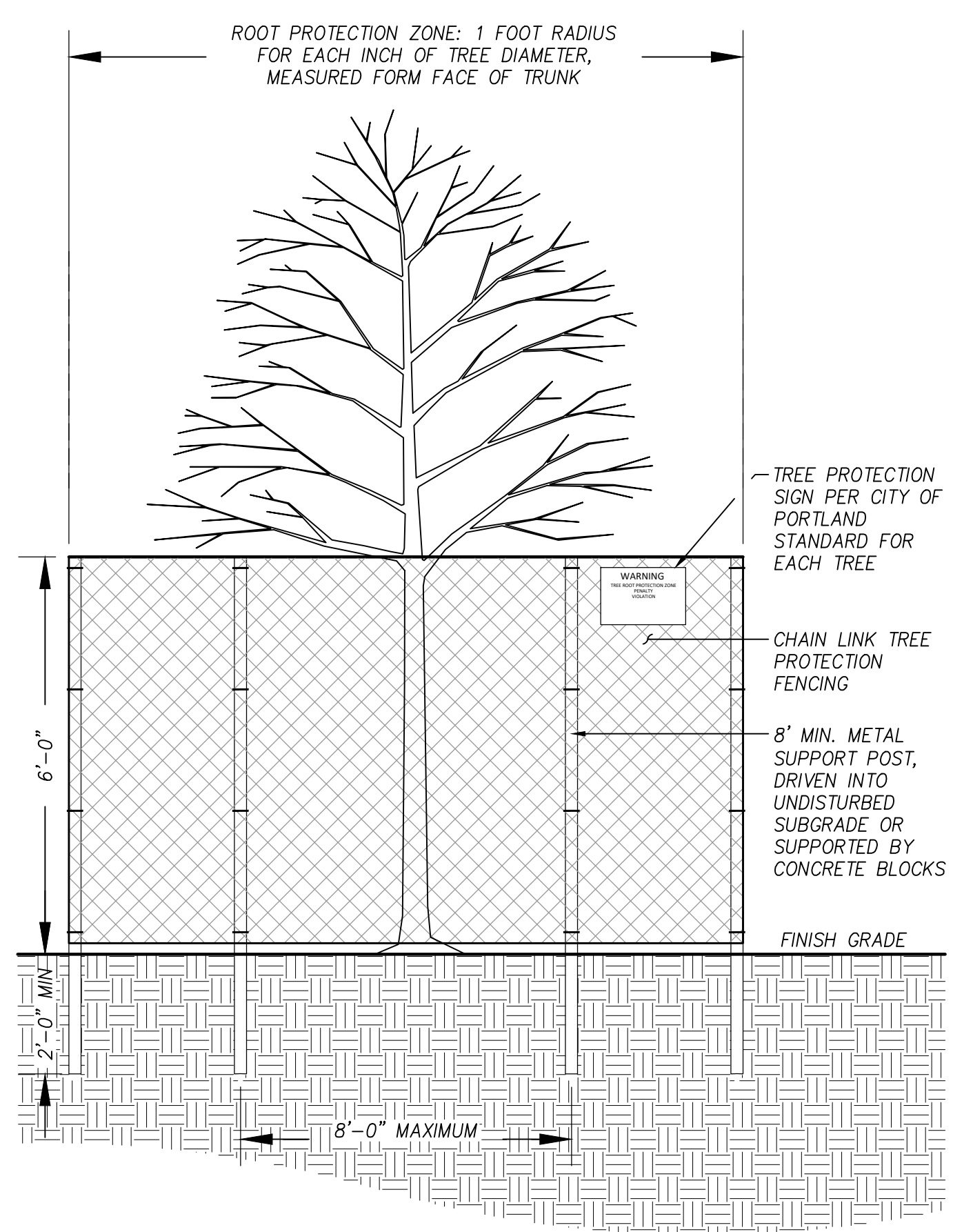
? FENCE ATTACHMENT AT WALL
Section



- NOTES:**
1. TREE PROTECTION SHALL BE A MINIMUM OF 6'-0" GALVANIZED CHAIN LINK AND BE SECURED TO THE GROUND WITH 8'-0" METAL POSTS AND SUPPORTED BY CONCRETE BLOCKS.
 2. TREE PROTECTION FENCING SHALL BE ERECTED OUTSIDE OF THE ROOT PROTECTION ZONE PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION ACTIVITY. CONTRACTOR TO MAINTAIN TREE PROTECTION FENCING IN PLACE DURING CONSTRUCTION.
 3. THE FOLLOWING IS PROHIBITED WITHIN THE ROOT PROTECTION ZONE OF EACH TREE OR OUTSIDE THE LIMITS OF THE DEVELOPMENT IMPACT AREA: GROUND DISTURBANCE OR CONSTRUCTION ACTIVITY INCLUDING VEHICLE OR EQUIPMENT ACCESS (BUT EXCLUDING ACCESS ON EXISTING STREETS OR DRIVEWAYS), STORAGE OF EQUIPMENT OR MATERIALS INCLUDING SOIL, TEMPORARY OR PERMANENT STOCKPILING, PROPOSED BUILDINGS, IMPERVIOUS SURFACES, UNDERGROUND UTILITIES, EXCAVATION OR FILL, TRENCHING OR OTHER WORK ACTIVITIES.



? TREE PROTECTION FENCING
Plan NOT TO SCALE



? CHAIN LINK TREE PROTECTION FENCING
Section NOT TO SCALE

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ISSUE DATE

Drawing:

LANDSCAPE DETAILS

Sheet No:

L1.2

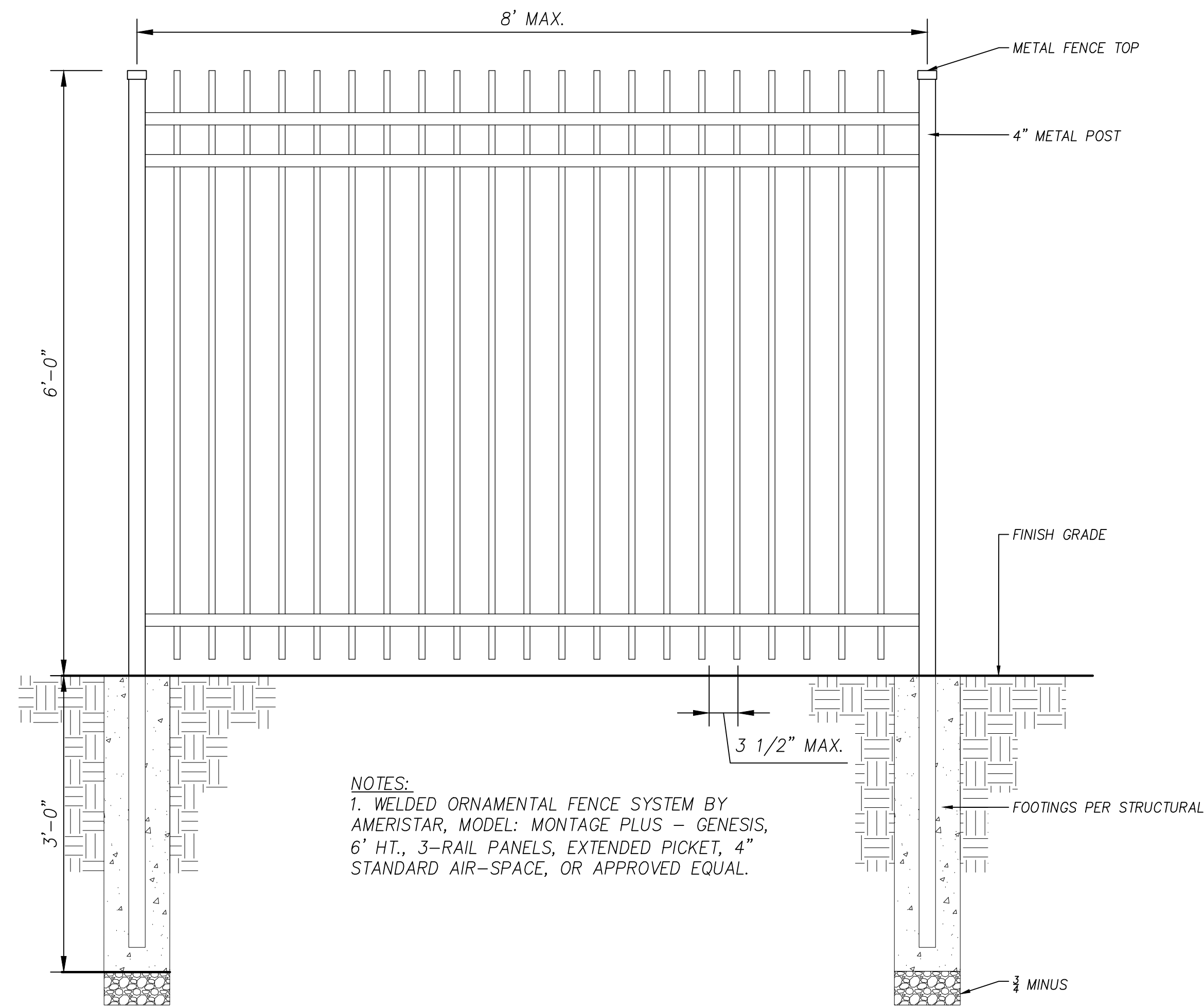
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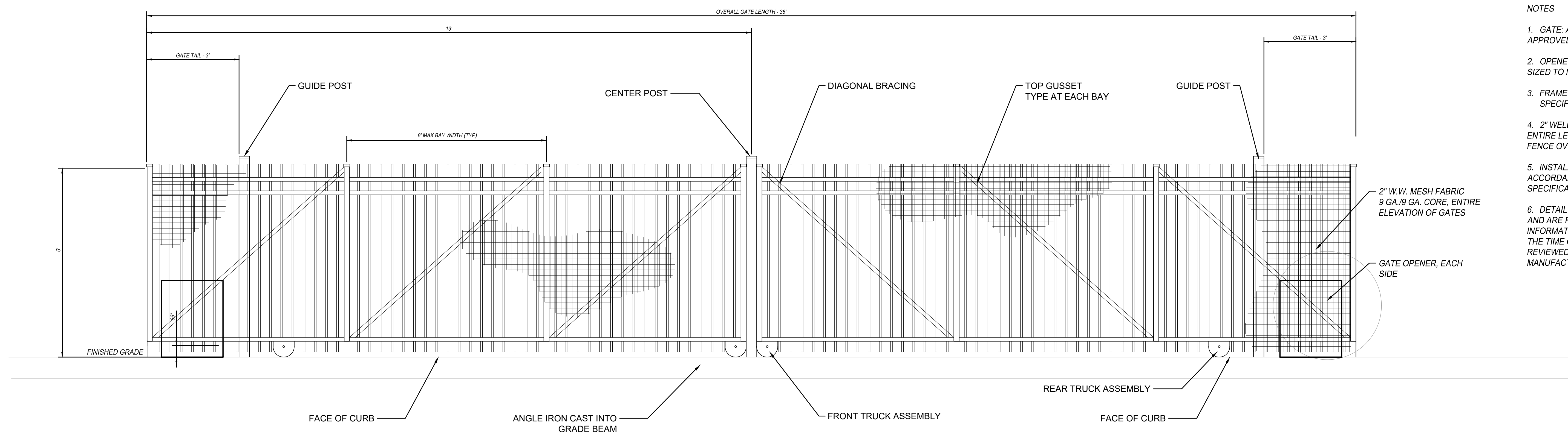
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phone: 503.221.1131 www.hhpr.com fax: 503.221.1171



NOTES:
1. WELDED ORNAMENTAL FENCE SYSTEM BY AMERISTAR, MODEL: MONTAGE PLUS - GENESIS, 6' HT., 3-RAIL PANELS, EXTENDED PICKET, 4" STANDARD AIR-SPACE, OR APPROVED EQUAL.

1 ? ORNAMENTAL FENCING
Section

0 3' 6" 12"
SCALE: 1"=1'-0"



NOTES

1. GATE: AMERISTAR PASSPORT COMMERCIAL (OR APPROVED EQUAL)
2. OPENER: LIFTMASTER OR APPROVED EQUAL, SIZED TO MATCH GATE CAPACITY
3. FRAME MATERIAL GRADE AS PER WRITTEN SPECIFICATIONS
4. 2" WELDED WIRE MESH FABRIC TO COVER ENTIRE LENGTH AND HEIGHT OF GATE AS WELL AS FENCE OVERLAP IN FULLY OPEN POSITION.
5. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
6. DETAIL ARE NOT FOR CONSTRUCTION PURPOSES AND ARE FOR INFORMATION PURPOSES ONLY. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

1 V-GROOVE GROUND ROLL GATE ASSEMBLY
ELEVATION

Scale: 1"=10'-0"

LAND USE SUBMITTAL 02/12/2021

ISSUE DATE

Drawing:

LANDSCAPE DETAILS

Sheet No:

L1.3

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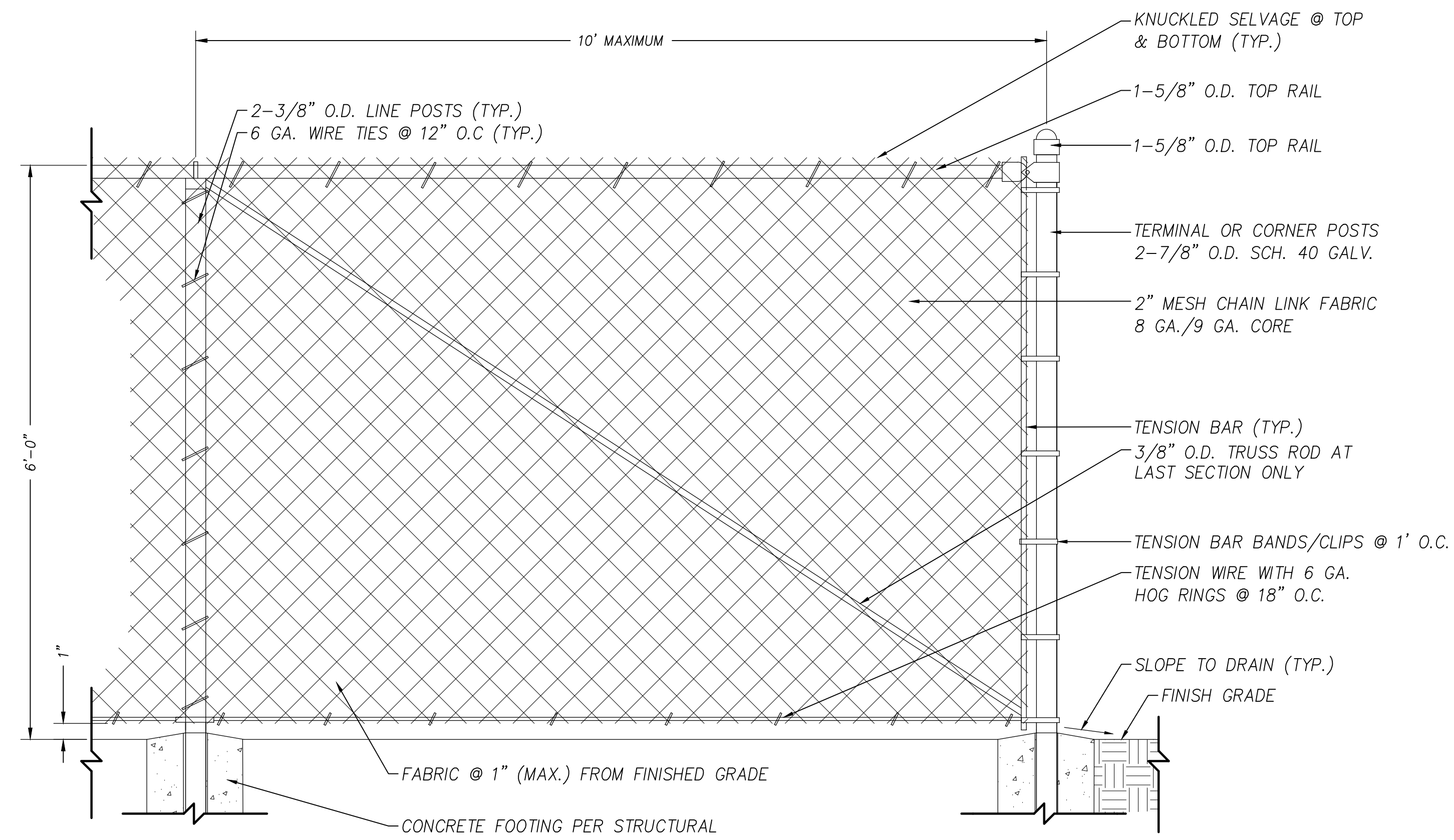
WILSONVILLE PUBLIC WORKS

Job Number: 20102
28801 SW BOBERG RD
WILSONVILLE, OR 97070

Harper
Houf Peterson
Righellis Inc.

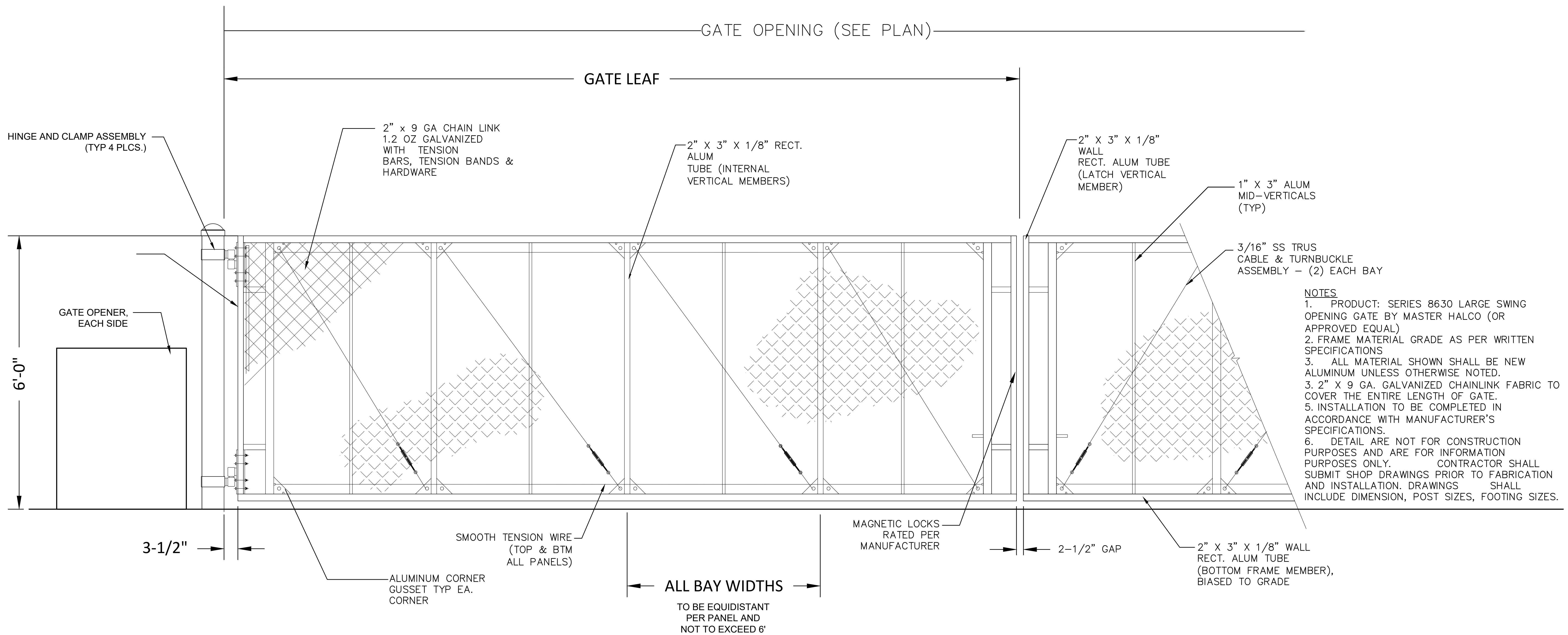
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

- NOTES:**
- FENCE FABRIC SHALL BE SECURED TO GATE FRAMES WITH KNUCKLED SELVAGE ALONG ALL EDGES FOR ALL TYPES CHAIN LINK FENCE INSTALLATIONS.
 - ALL CONCRETE FOOTINGS AROUND POSTS AT GROUND LINE SHALL BE MOUND & SLOPED FOR POSITIVE DRAINAGE.
 - CHAIN LINK FABRIC TO INCLUDE PRIVACY SLATS, COLOR TO BE DETERMINED.



CHAIN LINK FENCING
Section

0 3' 6" 12"
SCALE: 1"=1'-0"



- NOTES**
- PRODUCT: SERIES 8630 LARGE SWING OPENING GATE BY MASTER HALCO (OR APPROVED EQUAL)
 - FRAME MATERIAL GRADE AS PER WRITTEN SPECIFICATIONS
 - ALL MATERIAL SHOWN SHALL BE NEW ALUMINUM UNLESS OTHERWISE NOTED.
 - 2" x 9 GA. GALVANIZED CHAINLINK FABRIC TO COVER THE ENTIRE LENGTH OF GATE.
 - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - DETAIL ARE NOT FOR CONSTRUCTION PURPOSES AND ARE FOR INFORMATION PURPOSES ONLY. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION AND INSTALLATION. DRAWINGS SHALL INCLUDE DIMENSION, POST SIZES, FOOTING SIZES.

1 DOUBLE SWING GATE
ELEVATION

Scale: 1"=10'-0"

LAND USE SUBMITTAL 02/12/2021

ISSUE DATE

Drawing:

LANDSCAPE
DETAILS

Sheet No:

L1.4

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WILSONVILLE PUBLIC WORKS

Job Number: 20102

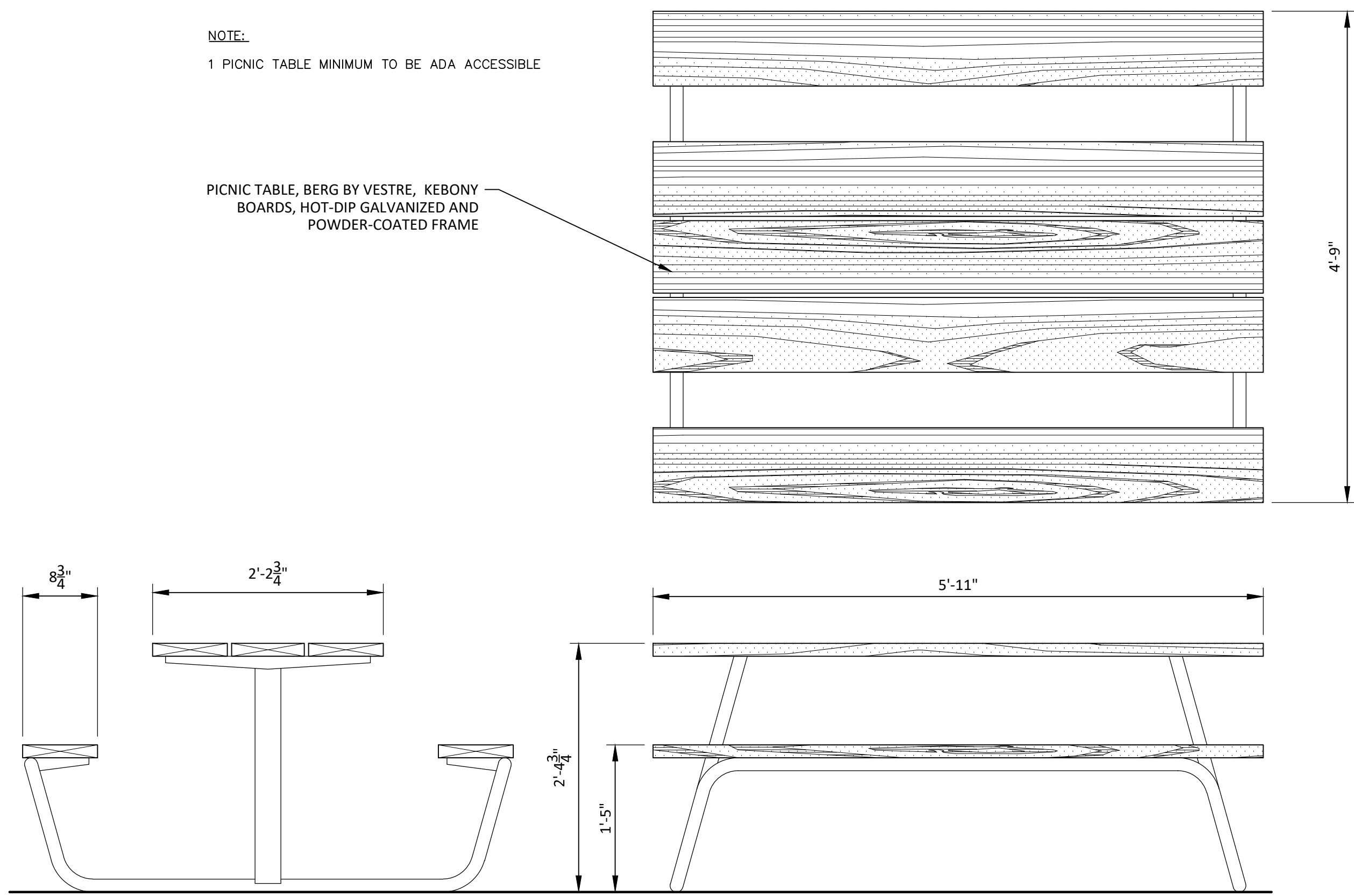
28601 SW BOBERG RD
WILSONVILLE, OR 97070

Harper Houf Peterson Righellis Inc.

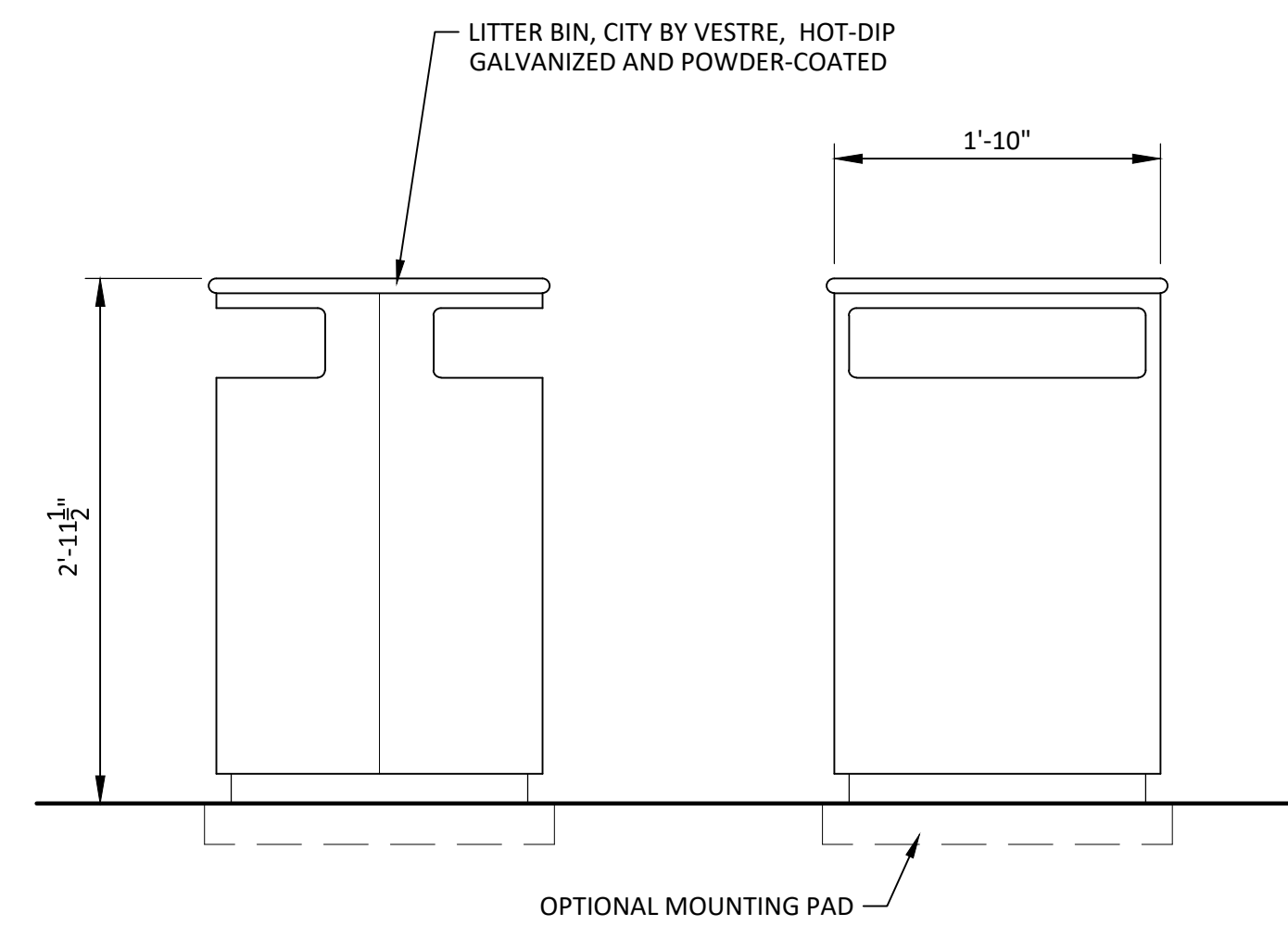
ENGINEERS+PLANNERS
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phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

NOTE:
1 PICNIC TABLE MINIMUM TO BE ADA ACCESSIBLE

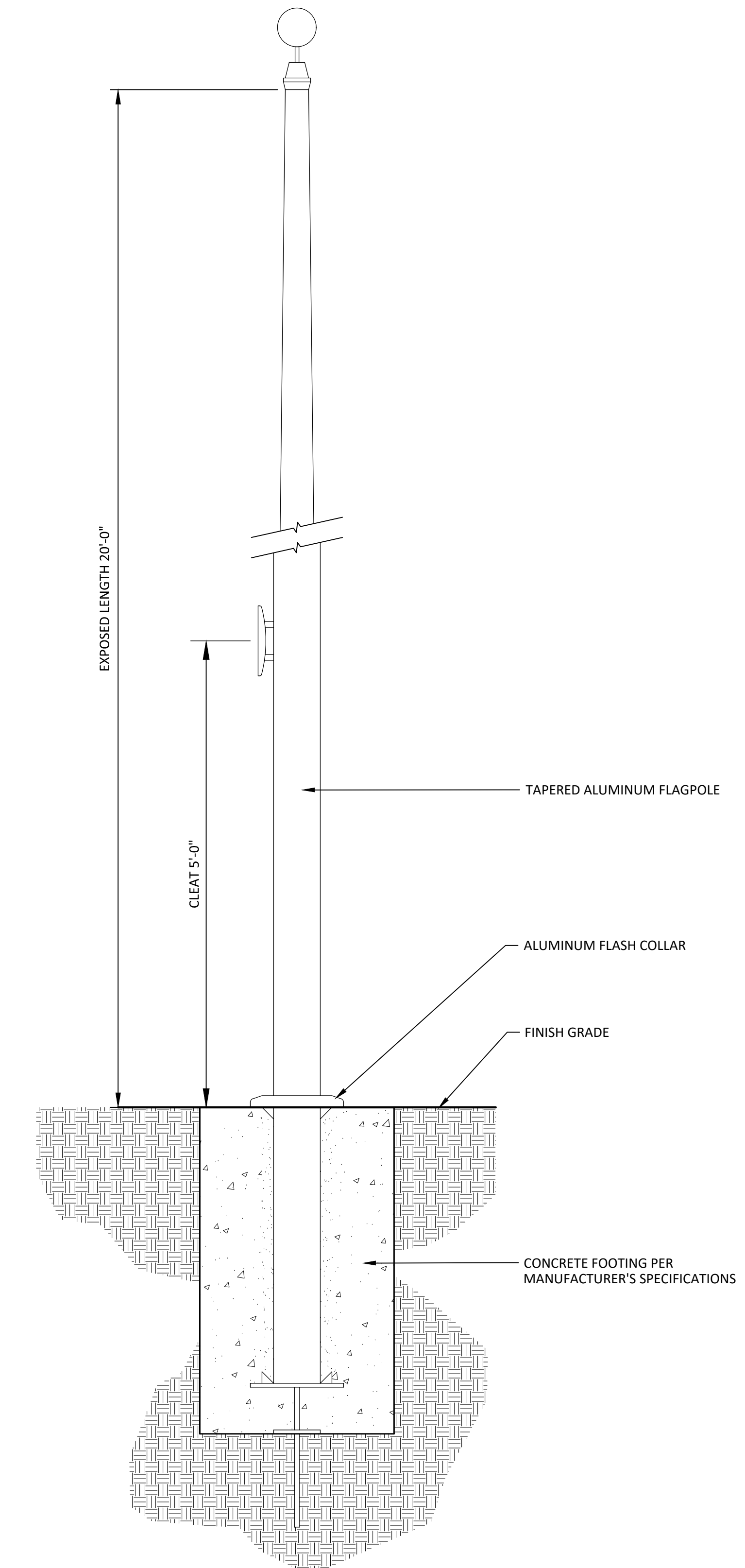
PICNIC TABLE, BERG BY VESTRE, KEBONY BOARDS, HOT-DIP GALVANIZED AND POWDER-COATED FRAME



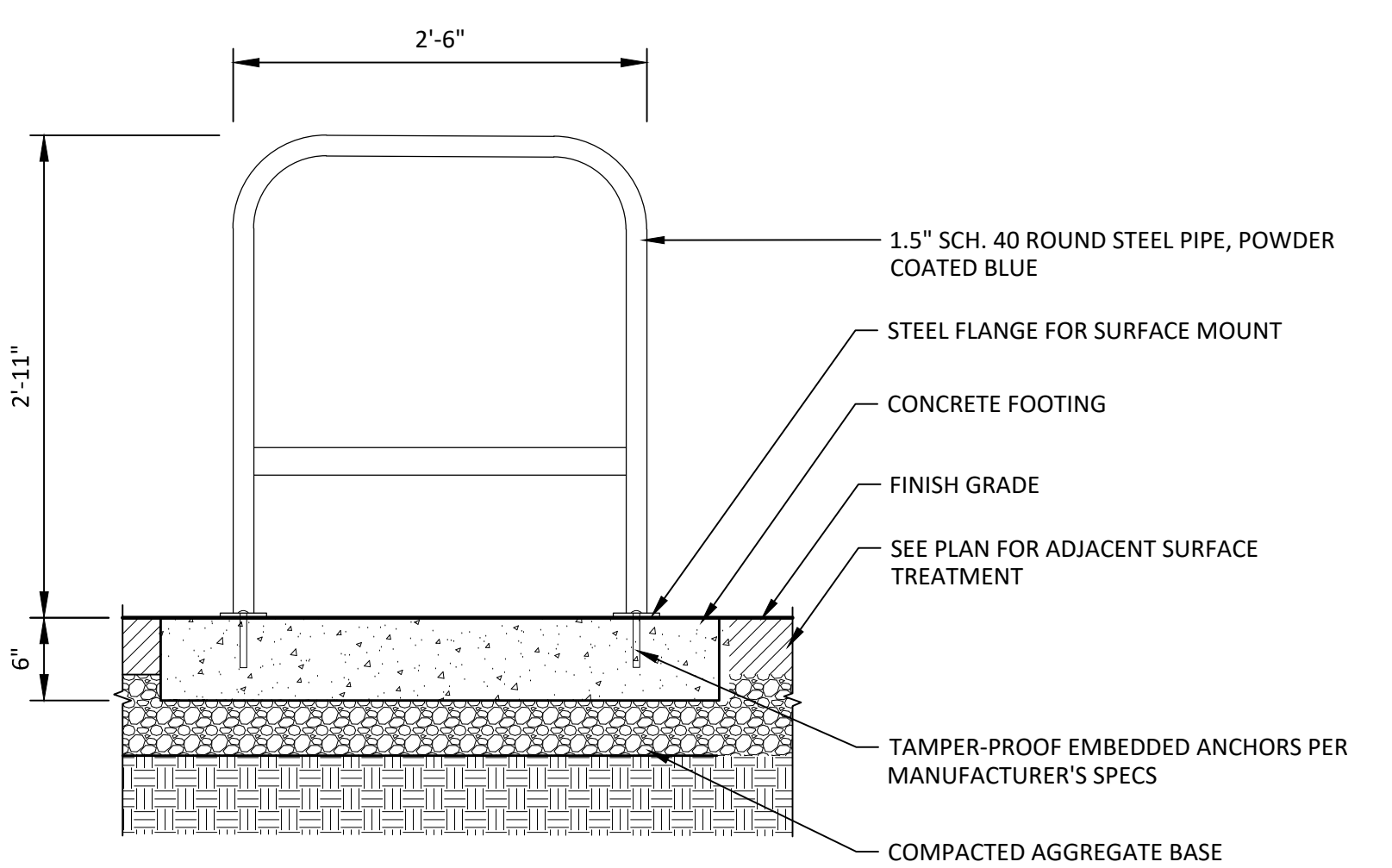
1 PICNIC TABLE
Section
SCALE: 3/4"=1'-0"



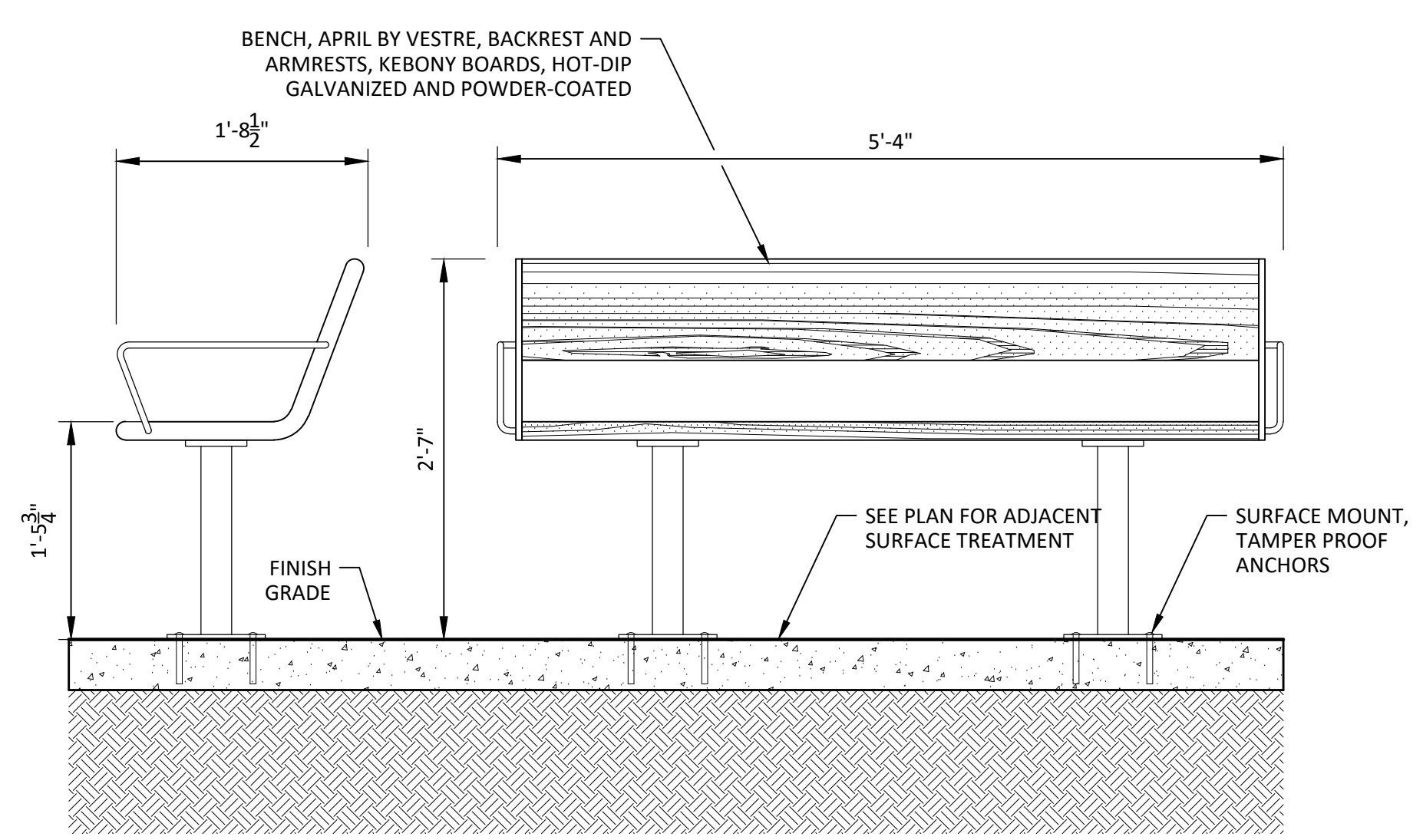
2 LITTER BIN
Section
SCALE: 3/4"=1'-0"



5 FLAG POLE
Section
SCALE: 3/4"=1'-0"



3 STAPLE BIKE RACK
Section
SCALE: 3/4"=1'-0"



4 BENCH
Section
SCALE: 3/4"=1'-0"

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LAND USE SUBMITTAL 02/12/2021

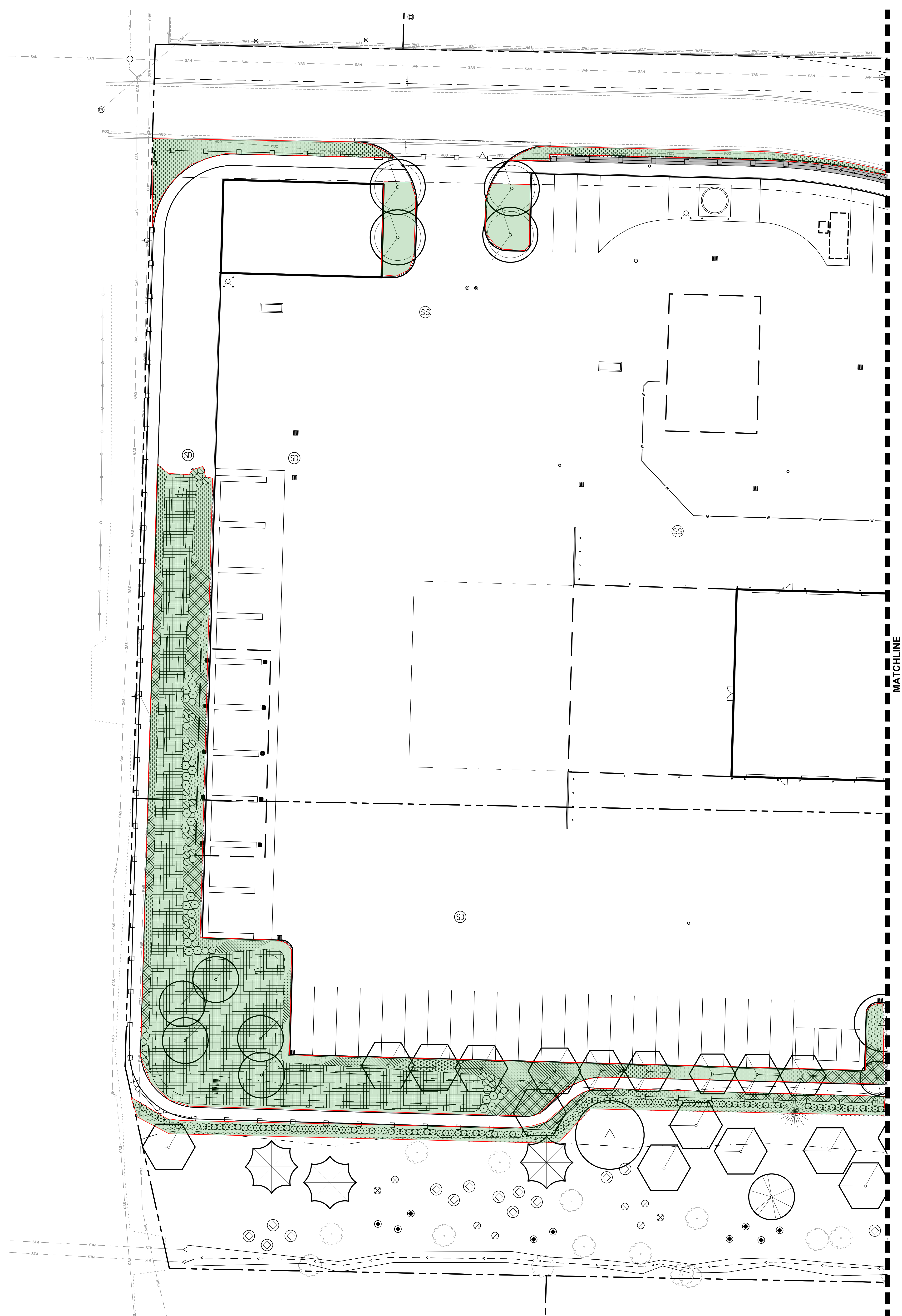
ISSUE DATE

Drawing:

LANDSCAPE DETAILS

Sheet No:

L1.5



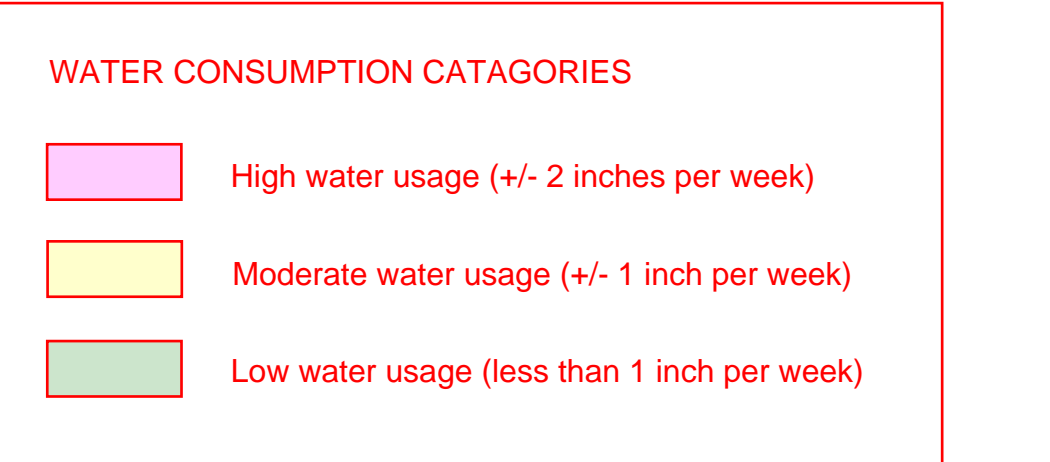
PLANTING SCHEDULE

TREES		7
11	Existing tree to remain	1
2	Acer palmatum - Japanese Maple 12' HT B&B, MULTI-STEM, WELL BRANCHED	1
19	Cercidiphyllum japonicum - Katsura Tree 10' HT B&B, MULTI-STEM, WELL BRANCHED	1
1	Platanus x acerifolia - London Planetree 'Columbia' 3" CAL B&B, WELL BRANCHED	1
12	Nyssa sylvatica - Black Tupelo 2" CAL B&B, WELL BRANCHED	1
8	Quercus x bimundorum 'Crimson Spire' - Crimson Spire Oak 2" CAL B&B, WELL BRANCHED, LIMBED TO 8"	1
14	Quercus garryana - Oregon White Oak 3" CAL B&B, WELL BRANCHED, LIMBED TO 8"	1
5	Quercus rubra - Red Oak 3" CAL B&B, WELL BRANCHED, LIMBED TO 8"	1
4	Tilia cordata - Little Leaf Linden 3" CAL B&B, WELL BRANCHED, LIMBED TO 8"	1
5	Frangula purshiana - Cascara 3" CAL B&B, WELL BRANCHED, LIMBED TO 8"	1
6	Chamaecyparis nootkatensis 'Pendula' - Weeping Alaskan Cedar 3" CAL B&B, WELL BRANCHED, LIMBED TO 8"	1
14	Pseudotsuga menziesii - Douglas Fir 8' HT B&B, WELL BRANCHED, LIMBED TO 8"	1
8	Tsuga heterophylla - Western Hemlock 8' HT B&B, WELL BRANCHED, LIMBED TO 8"	1
19	Acer macrophylla - Big Leaf Maple 2" CAL B&B, WELL BRANCHED, LIMBED TO 8"	1
SHRUBS		11
34	Pieris japonica 'Flaming Silver' - Flaming Silver Pieris 5 GAL CONT., FULL PLANTS, 36" O.C.	1
109	Cornus sericea 'Kelsey' - Kelsey Redosier Dogwood 2 GAL CONT., FULL PLANTS, 24" O.C.	1
87	Vaccinium ovatum - Evergreen Huckleberry 5 GAL CONT., FULL PLANTS, 36" O.C.	1
215	Mahonia aquifolium - Tall Oregon Grape 2 GAL CONT., FULL PLANTS, 36" O.C.	1
21	Escallonia x 'Newport Dwarf' - Compact Escallonia 2 GAL CONT., FULL PLANTS, 36" O.C.	1
99	Rubus spectabilis - Salmonberry 2 GAL CONT., FULL PLANTS, 36" O.C.	1
23	Myrica californica - Pacific Waxmyrtle 5 GAL CONT., FULL PLANTS, 36" O.C.	1
59	Choisya ternata 'Sundance' - Mexican Orange 2 GAL CONT., FULL PLANTS, 36" O.C.	1
14	Phycosarpus capitus - Pacific Ninebark 1 GAL CONT., FULL PLANTS, 36" O.C.	1
25	Viburnum edule - Highbush Cranberry 1 GAL CONT., FULL PLANTS, 36" O.C.	1

GRASSES		11
83	Carex oshimensis 'Everillo' - Japanese Sedge 1 GAL CONT., FULL PLANTS, 24" O.C.	1
51	Carex tumulicola - Foothill Sedge 1 GAL CONT., FULL PLANTS, 24" O.C.	1
908	Deschampsia cespitosa - Tufted Hair Grass 1 GAL CONT., FULL PLANTS, 24" O.C.	1
1347	Festuca glauca 'Elijah Blue' - Blue Fescue 1 GAL CONT., FULL PLANTS, 12" O.C.	1
151	Schizachyrium scoparium 'Standing Ovation' - Little Bluestem 1 GAL CONT., FULL PLANTS, 24" O.C.	1
142	Solenia autumnalis - Autumn Moor Grass 1 GAL CONT., FULL PLANTS, 18" O.C.	1
8	Panicum virgatum 'Dallas Blues' - Dallas Blues Switch Grass 5 GAL CONT., FULL PLANTS, SPACING AS SHOWN	1
18	Pennisetum alopecuroides 'Karley Rose' - Fountain Grass 1 GAL CONT., FULL PLANTS, 36" O.C.	1
34	Calamagrostis acutiflora 'Karl Forster' - Feather Reed Grass 2 GAL CONT., FULL PLANTS, 24" O.C.	1
GROUNDCOVER		11
419	Mahonia repens - Creeping Oregon Grape 1 GAL CONT., FULL PLANTS, 24" O.C.	1
1081	Epimedium x rubrum - Bishop's Hat 1 GAL CONT., FULL PLANTS, 18" O.C.	1
1081	Gaultheria shallon - Salal 1 GAL CONT., FULL PLANTS, 36" O.C.	1
292	Cotoneaster dammeri 'Mooncreeper' - Bearberry Cotoneaster 2 GAL CONT., FULL PLANTS, 36" O.C.	1

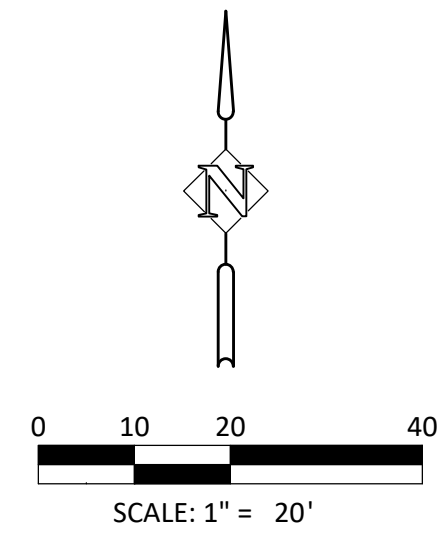
STORMWATER TREATMENT AREAS	
1613	JUNCUS PATENS - SPREADING RUSH
1613	CAREX OBNULPTA - SLOUGH SEDGE
1613	CAREX DENSA - DENSE SEDGE
1613	JUNCUS ENSIFOLIUS - DAGGER-LEAF RUSH

SEED MIXES			
2,937 SF	SUNMARK SEEDS Eco Lawn Plus	% PLS	LBS OF PLS/ACRE
	Lolium perenne	40	138.8
	Festuca brevipila	25	36.9
	Achillea millefolium	5	5.1
	Lupinus bicolor	2	5.1
	Trifolium repens	5	6.1
	Trifolium fragiferum	5	12.3
	Eschschia californica	5	12.3
	Lobularia maritima	3	2.0
	Leucanthemum maximum, dwarf	5	3.1
	Clarkia amonea	5	3.1
	TOTAL		207.96

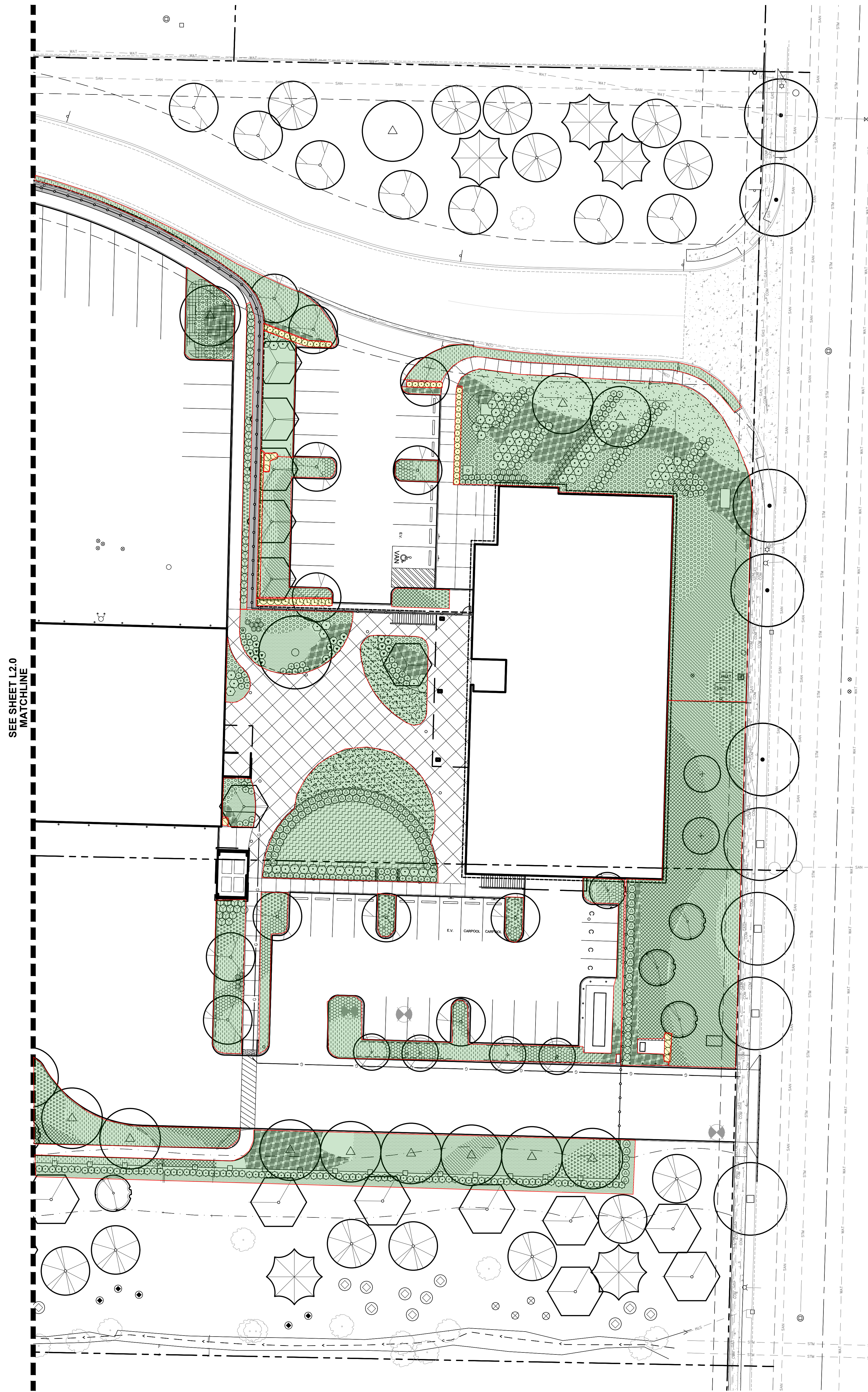


PLANTING NOTES

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF WILSONVILLE STANDARDS AND THE OREGON UNIFORM BUILDING CODES.
- INSTALL EROSION CONTROL SYSTEMS IN ACCORDANCE WITH OREGON CITY STANDARDS PRIOR TO SITE WORK AND LANDSCAPE INSTALLATION.
- MARK AND PROTECT ALL UTILITIES, SITE FEATURES, AND VEGETATION TO REMAIN IN PLACE.
- REMOVE EXISTING TOP SOILS AND STOCKPILE PER SPECIFICATIONS. AMEND TOP SOILS IN ACCORDANCE WITH SOILS REPORT RECOMMENDATIONS AND PROJECT SPECIFICATIONS PRIOR TO PLACEMENT IN PLANTING AREAS.
- ALL PLANTING BEDS TO RECEIVE 18" DEPTH TOP SOIL.
- ROOT BARRIER TO BE INSTALLED AT ALL TREES ADJACENT TO PAVED AREAS - SEE PLANTING PLAN AND DETAIL.
- PLANT MATERIAL INSTALLED SHALL CONFORM IN SIZE AND GRADE TO THE "AMERICAN STANDARD FOR NURSERY STOCK" CURRENT EDITION.
- LANDSCAPING WILL NOT INCLUDE MULCH AS GROUNDCOVER EXCEPT UNDERNEATH PLANTS AT MATURITY AND WITHIN 2' OF THE BASE OF TREES.
- THE QUANTITIES OF PLANT MATERIALS SHALL BE AS DETERMINED BY THE CONTRACTOR IN ACCORDANCE WITH THE SPECIFIED SPACING OR LOCATION ON THE PLAN. MATERIAL QUANTITIES SHOWN ON PLAN ARE FOR CONTRACTOR CONVENIENCE ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO INSTALLATION. SURPLUS OR SHORTAGES OF PLANT QUANTITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
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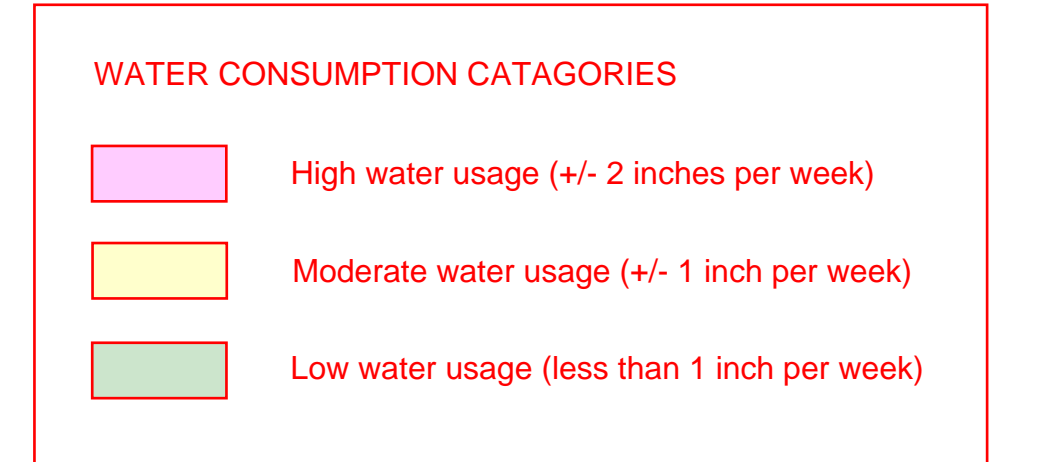
PLANTING SCHEDULE

TREES	QUANTITY	PLANT SPECIES
11	Existing tree to remain	
2	Acer palmatum - Japanese Maple	12' HT B&B, MULTI-STEM, WELL BRANCHED
19	Cercidiphyllum japonicum - Katsura Tree	10' HT B&B, MULTI-STEM, WELL BRANCHED
1	Platanus x acerifolia - London Planetree 'Columbia'	3" CAL B&B, WELL BRANCHED
12	Nyssa sylvatica - Black Tupelo	2" CAL B&B, WELL BRANCHED
8	Quercus x bimundorum 'Crimson Spire' - Crimson Spire Oak	2" CAL B&B, WELL BRANCHED, LIMBED TO 8"
14	Quercus garryana - Oregon White Oak	3" CAL B&B, WELL BRANCHED, LIMBED TO 8"
5	Quercus rubra - Red Oak	3" CAL B&B, WELL BRANCHED, LIMBED TO 8"
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5	Frangula purshiana - Cascara	3" CAL B&B, WELL BRANCHED, LIMBED TO 8"
6	Chamaecyparis nootkatensis 'Pendula' - Weeping Alaskan Cedar	3" CAL B&B, WELL BRANCHED, LIMBED TO 8"
14	Pseudotsuga menziesii - Douglas Fir	8' HT B&B, WELL BRANCHED, LIMBED TO 8"
8	Tsuga heterophylla - Western Hemlock	8' HT B&B, WELL BRANCHED, LIMBED TO 8"
19	Acer macrophylla - Big Leaf Maple	2" CAL B&B, WELL BRANCHED, LIMBED TO 8"
SHRUBS	QUANTITY	PLANT SPECIES
34	Pieris japonica 'Flaming Silver' - Flaming Silver Pieris	5 GAL CONT., FULL PLANTS, 24" O.C.
109	Cornus sericea 'Kebevi' - Kelsey Redosier Dogwood	2 GAL CONT., FULL PLANTS, 24" O.C.
87	Vaccinium ovatum - Evergreen Huckleberry	5 GAL CONT., FULL PLANTS, 36" O.C.
215	Mahonia aquifolium - Tall Oregon Grape	2 GAL CONT., FULL PLANTS, 36" O.C.
21	Escallonia x 'Newport Dwarf' - Compact Escallonia	2 GAL CONT., FULL PLANTS, 36" O.C.
99	Rubus spectabilis - Salmonberry	2 GAL CONT., FULL PLANTS, 36" O.C.
23	Myrica californica - Pacific Waxmyrtle	5 GAL CONT., FULL PLANTS, 36" O.C.
59	Choisya ternata 'Sundance' - Mexican Orange	2 GAL CONT., FULL PLANTS, 36" O.C.
14	Phytocarpus capitus - Pacific Ninebark	1 GAL CONT., FULL PLANTS, 36" O.C.
25	Viburnum edule - Highbush Cranberry	1 GAL CONT., FULL PLANTS, 36" O.C.

GRASSES	QUANTITY	PLANT SPECIES
83	Carex oshimensis 'Everillo' - Japanese Sedge	1 GAL CONT., FULL PLANTS, 24" O.C.
51	Carex tumulicola - Foothill Sedge	1 GAL CONT., FULL PLANTS, 24" O.C.
908	Deschampsia cespitosa - Tufted Hair Grass	1 GAL CONT., FULL PLANTS, 24" O.C.
1347	Festuca glauca 'Elijah Blue' - Blue Fescue	1 GAL CONT., FULL PLANTS, 12" O.C.
151	Schizachyrium scoparium 'Standing Ovation' - Little Bluestem	1 GAL CONT., FULL PLANTS, 24" O.C.
142	Solenia autumnalis - Autumn Moor Grass	1 GAL CONT., FULL PLANTS, 18" O.C.
8	Panicum virgatum 'Dallas Blues' - Dallas Blues Switch Grass	5 GAL CONT., FULL PLANTS, SPACING AS SHOWN
18	Pennisetum alopecuroides 'Karley Rose' - Fountain Grass	1 GAL CONT., FULL PLANTS, 36" O.C.
34	Calamagrostis acutiflora 'Karl Forster' - Feather Reed Grass	2 GAL CONT., FULL PLANTS, 24" O.C.
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1081	Epimedium x rubrum - Bishops Hat	1 GAL CONT., FULL PLANTS, 18" O.C.
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292	Cotoneaster dammeri 'Mooncreeper' - Bearberry Cotoneaster	2 GAL CONT., FULL PLANTS, 36" O.C.

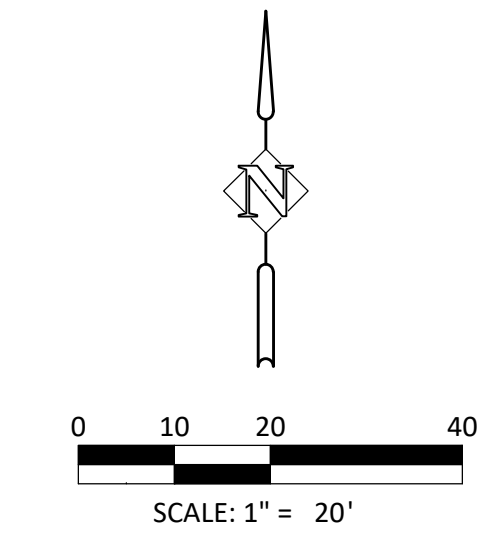
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1613	JUNCUS PATENS - SPREADING RUSH
1613	CAREX OBNUPTA - SLOUGH SEDGE
1613	CAREX DENSA - DENSE SEDGE
1613	JUNCUS ENSIFOLIUS - DAGGER-LEAF RUSH

SEED MIXES	QUANTITY	PLANT SPECIES	% PLS	LBS OF PLS/ACRE
2,937 SF	SUNMARK SEEDS Eco Lawn Plus			
	Lolium perenne	40	138.8	
	Festuca brevipila	25	36.9	
	Achillea millefolium	5	5.1	
	Elymus bicolor	2	5.1	
	Trifolium repens	5	6.1	
	Trifolium fragiferum	5	12.3	
	Eschscholzia californica	5	12.3	
	Lobularia maritima	3	2.0	
	Leucanthemum maximum, dwarf	5	3.1	
	Clarkia amonea	5	3.1	
	TOTAL		207.96	

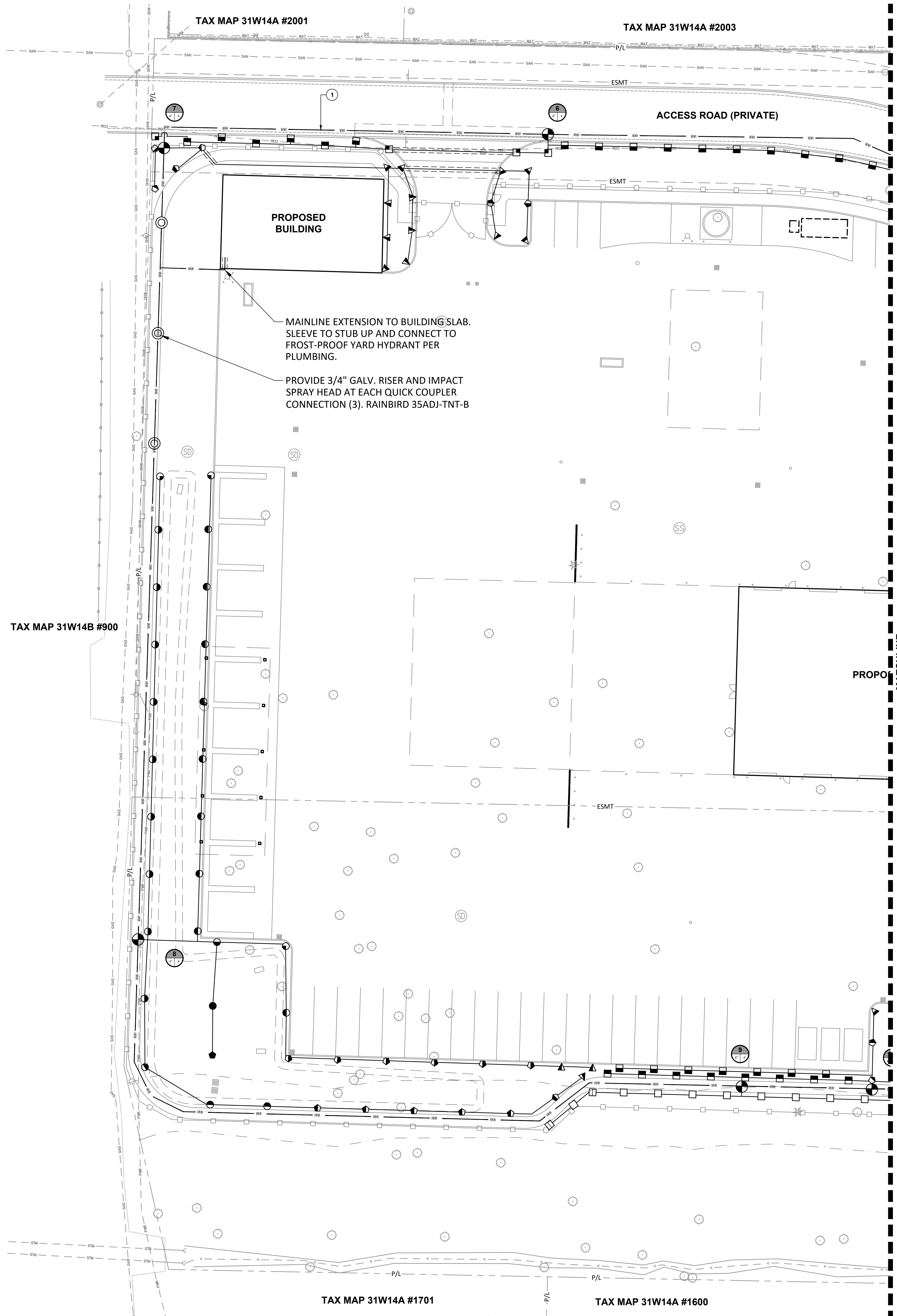


PLANTING NOTES

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- INSTALL EROSION CONTROL SYSTEMS IN ACCORDANCE WITH CITY OF WILSONVILLE STANDARDS PRIOR TO SITE WORK AND LANDSCAPE INSTALLATION.
- MARK AND PROTECT ALL UTILITIES, SITE FEATURES, AND VEGETATION TO REMAIN IN PLACE.
- REMOVE EXISTING TOP SOILS AND STOCKPILE PER SPECIFICATIONS. AMEND TOP SOILS WITH MINIMUM 4" COMPOST AND AMENDMENTS PER SOILS REPORT RECOMMENDATIONS AND PROJECT SPECIFICATIONS PRIOR TO PLACEMENT IN PLANTING AREAS.
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IRRIGATION LEGEND:

EQUIPMENT	DESCRIPTION	DETAIL
☒	BACKFLOW PREVENTOR - FEBCO MODEL 850 Y, 1 1/2" OR APPROVED EQ.	
⊗	BALL VALVE - NIBCO T-560 OR APPROVED EQUAL.	
⊕	REMOTE CONTROL VALVE - HUNTER ICV OR APPVD EQ, SIZE AS SHOWN REMOTE CONTROL VALVE	
⊙	QUICK COUPLER - HUNTER HQ3 OR APPROVED EQUAL.	
⊠	MANUAL DRAIN VALVE -	
ⓐ	CONTROLLER - HUNTER ICC-2400PL (ICC800-PL (PLUS) 2 ICM 800) AND HUNTER ET SYSTEM MODULE WITH ET MIND. LOCATION TO BE APPROVED BY OWNER. INSTALL IN METAL PEDESTAL HUNTER ICC-800 SS	

PIPE	DETAIL
— RR —	MAINLINE - 2 1/2" SCH. 40 PVC
- - - - -	SLEEVING - 4" SLEEVE FOR PIPES < 2", 6" SLEEVE FOR PIPES 2.5" - 4"
— L —	LATERAL LINE - .75", CLASS 200 PVC
— L —	LATERAL LINE - 1.0", 1.25" & 1.5" CLASS 200 PVC
— L —	LATERAL LINE - SIZE AS INDICATED, CLASS 200 PVC
□	DRIPLINE - RAINBIRD XF5-09-12-100 SUB SURFACE DRIPLINE

VALVE ZONE KEY	VALVE NUMBER	VALVE SIZE	GALLONS PER MINUTE
1	1	1.5"	45

HEAD SCHEDULE		PSI	RADIUS	GPM
⊕	RAINBIRD 1800-PRS HEADS W/ MPR NOZZLES			
⊕	1800-PRS-5 (F, H & Q)	30	5'	41, 20, 10
⊕	1800-PRS-8 (F, H & Q)	30	8'	1.05, 52, 26
⊕	1800-PRS-10 (F, H & Q)	30	10'	1.58, 79, 39
⊕	1800-PRS-12 (F, H & Q)	30	12'	2.60, 130, 65
⊕	1800-PRS-15 (F, H & Q)	30	15'	3.70, 1.85, 92
⊕	1800-PRS-15 (SST & EST)	30	4'X30', 4'X15'	1.21, .61
☼	RAINBIRD ROOT WATERING SYSTEM RWS-B-1401	40	NA	.25
HUNTER MPR40 HEADS W/ MP ROTATOR NOZZLES				
⊕	MPSS530, MPLCS515 & MPRCS515	40	5X30', 5'X15'	.44, .22
⊕	MP1000 (360, 180, 90)	40	8'-15'	.75, .37, .19
⊕	MP2000 (360, 180, 90)	40	13'-21'	1.47, .74, .40
⊕	MP3000 (360, 180, 90)	40	22'-30'	3.64, 1.82, .86
RAINBIRD 5000 PLUS MPR				
⊕	5000-MPR-25(F, H, & Q)	45	25'	3.82, 1.98, 1.00
⊕	5000-MPR-30(F, H, & Q)	45	30'	5.78, 2.96, 1.40
⊕	5000-MPR-35(F, H, & Q)	45	35'	7.58, 3.81, 1.92

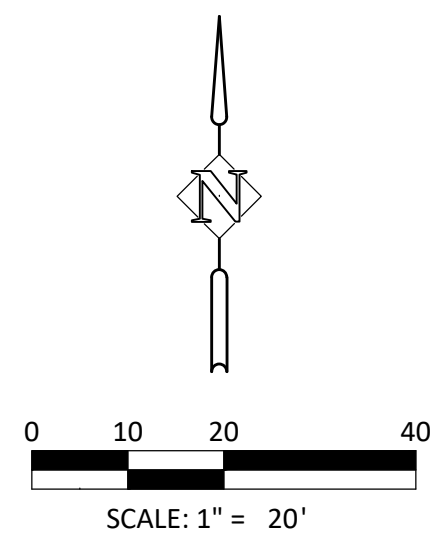
CONSTRUCTION NOTES:

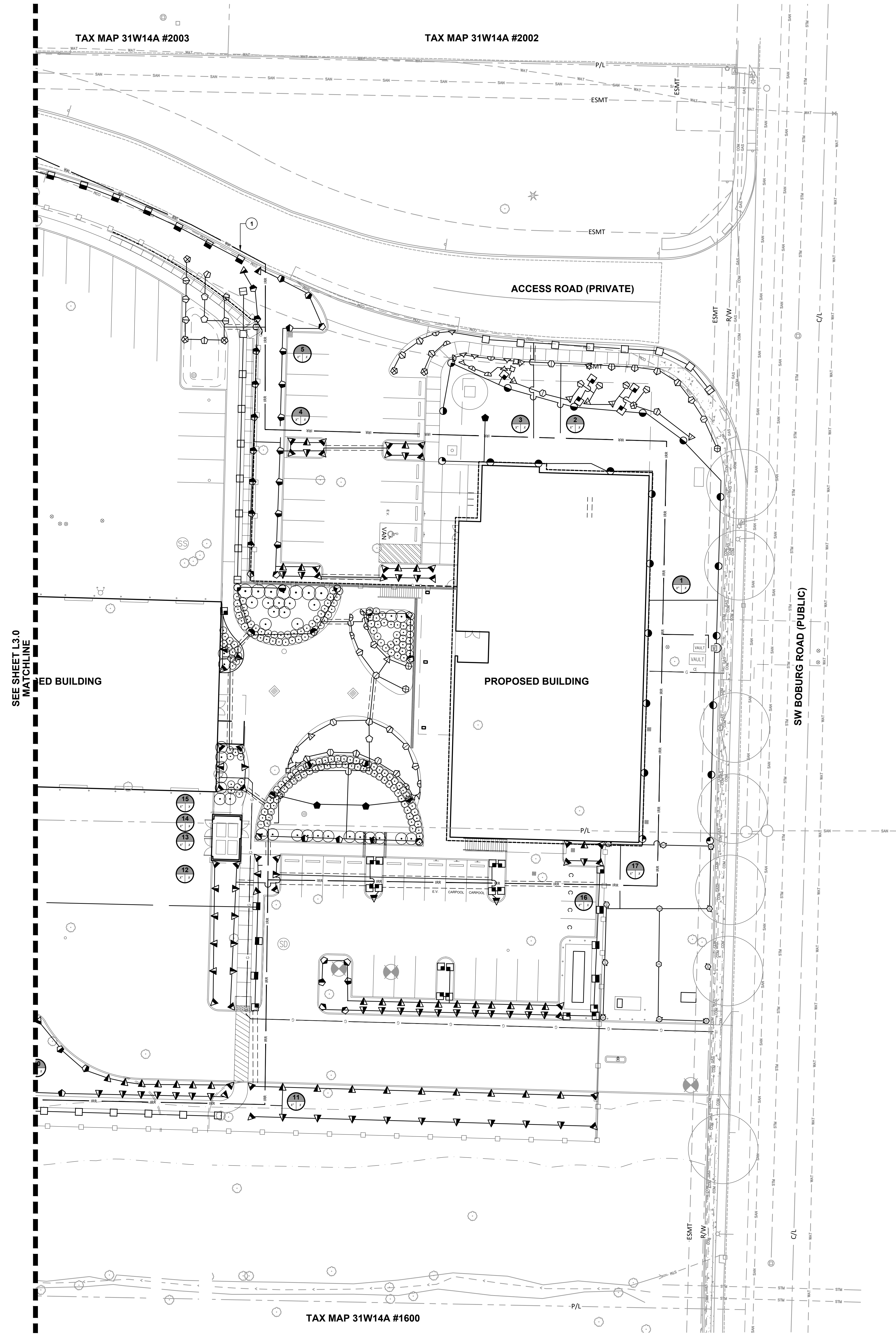
- IRRIGATION MAINLINE SHOWN OUTSIDE OF PLANTER FOR CLARIFICATION ONLY. LOCATE MAINLINE IN PLANTER BED EXCEPT WHERE SLEEVES ARE SHOWN, TYP.

GENERAL IRRIGATION NOTES:

- CONTRACTOR SHALL INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- IRRIGATION PLANS ARE SCHEMATIC REPRESENTATIONS ONLY. PLACE LINES IN COMMON TRENCH WHENEVER POSSIBLE. FIELD ADJUST LINES TO AVOID CONFLICT WITH UTILITIES.
- IRRIGATION LATERAL AND MAINLINE PIPE SHOW OUTSIDE OF PLANTING AREAS FOR CLARIFICATION ONLY. PLACE LATERAL AND MAINLINE PIPE IN PLANTER AREAS UNLESS IRRIGATION SLEEVES ARE SHOWN.
- COORDINATE IRRIGATION WITH PLANTING PLAN AND SITE IMPROVEMENTS AND USE TRIANGULAR SPACING FOR HEAD TO HEAD COVERAGE. COORDINATE IRRIGATION HEAD LAYOUT WITH NEW PLANT MATERIALS, LOCATE SPRAY HEADS 30" FROM BASE OF TREE. DO NOT ALTER HEAD LOCATION, PIPE LAYOUT, OR VALVE LOCATION WITHOUT WRITTEN APPROVAL FROM CONSTRUCTION MANAGER. NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES OCCUR BETWEEN PLANS AND FIELD CONDITIONS.
- ALL COMPONENTS OF IRRIGATION SYSTEM SHALL BE INSTALLED AND PROPERLY ADJUSTED TO PROVIDE ADEQUATE COVERAGE AND MINIMIZATION OF OVERSPRAY ONTO WALKS, BUILDINGS, PARKING AREAS, ETC.
- ALL PIPE SIZES INDICATED ARE MINIMUMS. CONTRACTOR MAY NOT DECREASE PIPE SIZE. LARGER PIPE SIZES MAY BE USED AT NO ADDITIONAL COST TO OWNER.
- INSTALL ALL IRRIGATION PIPE AND CONTROL WIRES IN MINIMUM 4" PVC SLEEVE BELOW ALL PAVED SURFACES UNLESS OTHERWISE INDICATED ON PLANS. INSTALL SLEEVES PRIOR TO PLACEMENT OF PAVEMENTS AND PAVEMENT SUB-BASE.
- COORDINATE IRRIGATION POINTS OF CONNECTION AND LOCATION OF AUTOMATIC CONTROL VALVES WITH PROJECT MANAGER. COORDINATE ALL WORK WITH OTHER TRADES, I.E. ELECTRICAL, MASONRY, ETC.
- CONTRACTOR TO PROGRAM AUTOMATIC CONTROLLER TO ALLOW FOR EQUIVALENT OF 1" OF WATER PER WEEK, OR PER SITE AND PLANTING NEEDS FOR BEST PLANT HEALTH.
- ALL PIPES SHALL BE TRENCHED. PROVIDE POSITIVE DRAINAGE OF MAINLINE. PLACE MANUAL DRAIN AT LOW POINTS IN MAINLINE. IDENTIFY LOCATIONS ON AS-BUILTS.
- USE 45° ELLS INSTEAD OF 90° ELLS ON ALL MAINLINES 2-1/2" AND LARGER. INSTALL CONCRETE THRUST BLOCKS AT ALL MAINLINE CHANGES IN DIRECTION. POUR MINIMUM OF 1 CUBIC FOOT OF CONCRETE ON UNDISTURBED SOIL. WRAP PIPE IN PLASTIC WRAP PRIOR TO COVERING WITH CONCRETE.
- CONTRACTOR TO INSTALL CONTROLLER AND ACCESSORIES AS REQUIRED. CONTRACTOR TO FURNISH CONTROL WIRES FROM VALVES TO CONTROLLER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING 110 VOLT SERVICE FROM BUILDING AND CONNECTION TO CONTROLLER SERVICE.
- INSTALL ONE (1) ADDITIONAL RED CONTROL WIRE AND ONE (1) ADDITIONAL WHITE CONTROL WIRE FROM CONTROLLER TO END OF MAINLINE.
- ALL SPRINKLER BODIES TO BE 12-INCH POP-UP TYPE - SHRUB AND STORM WATER PLANTER AREAS.

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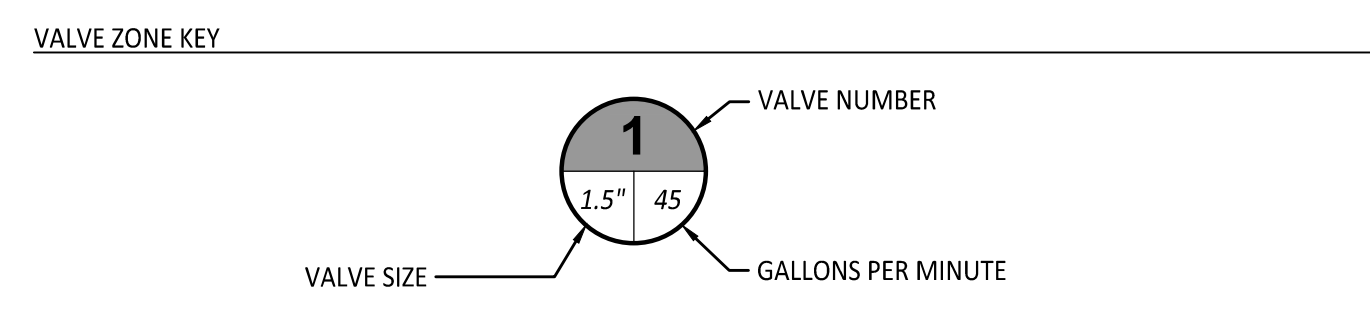




IRRIGATION LEGEND:

EQUIPMENT SYMBOL	DESCRIPTION	DETAIL
	BACKFLOW PREVENTOR - FEBCO MODEL 850 Y, 1 1/2" OR APPROVED EQ.	
	BALL VALVE - NIBCO T-560 OR APPROVED EQUAL.	
	REMOTE CONTROL VALVE - HUNTER ICV OR APPVD EQ, SIZE AS SHOWN REMOTE CONTROL VALVE	
	QUICK COUPLER - HUNTER HQ3 OR APPROVED EQUAL.	
	MANUAL DRAIN VALVE -	
	CONTROLLER - HUNTER ICC-2400PL (ICC800-PL (PLUS) 2 ICM 800) AND HUNTER ET SYSTEM MODULE WITH ET MIND. LOCATION TO BE APPROVED BY OWNER. INSTALL IN METAL PEDESTAL HUNTER ICC-800 SS	

PIPE	DETAIL
	MAINLINE - 2 1/2" SCH. 40 PVC
	SLEEVING - 4" SLEEVE FOR PIPES < 2", 6" SLEEVE FOR PIPES 2.5"-4"
	LATERAL LINE - .75", CLASS 200 PVC
	LATERAL LINE - 1.0", 1.25" & 1.5" CLASS 200 PVC
	LATERAL LINE - SIZE AS INDICATED, CLASS 200 PVC
	DRIPLINE - RAINBIRD XFS-09-12-100 SUB SURFACE DRIPLINE

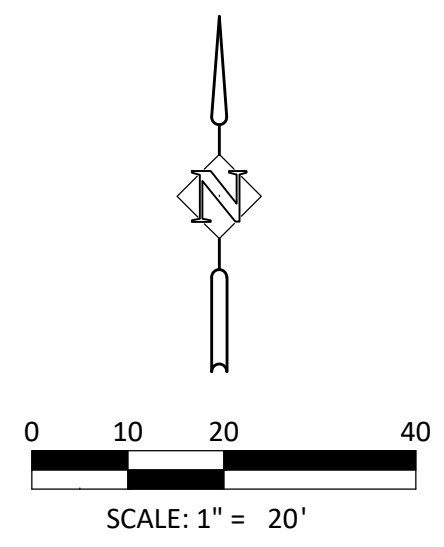


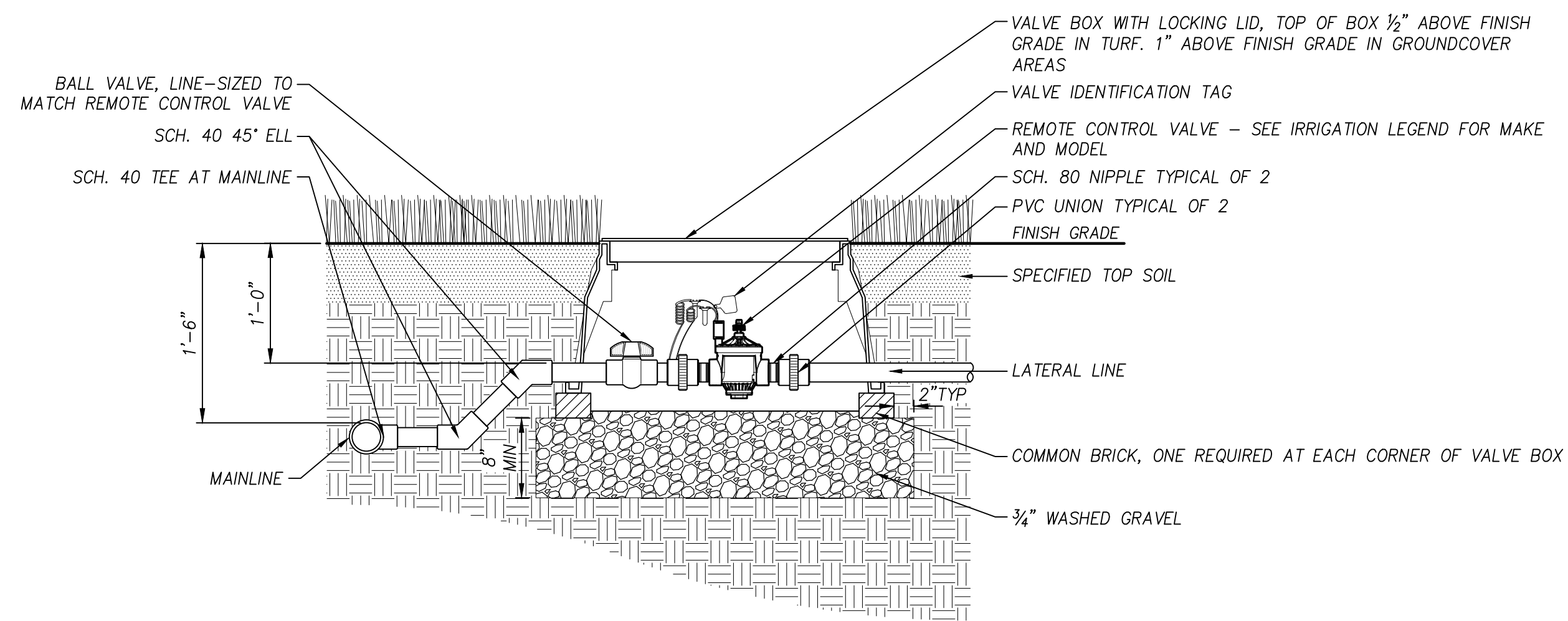
CONSTRUCTION NOTES:

- 1 IRRIGATION MAINLINE SHOWN OUTSIDE OF PLANTER FOR CLARIFICATION ONLY. LOCATE MAINLINE IN PLANTER BED EXCEPT WHERE SLEEVES ARE SHOWN, TYP.

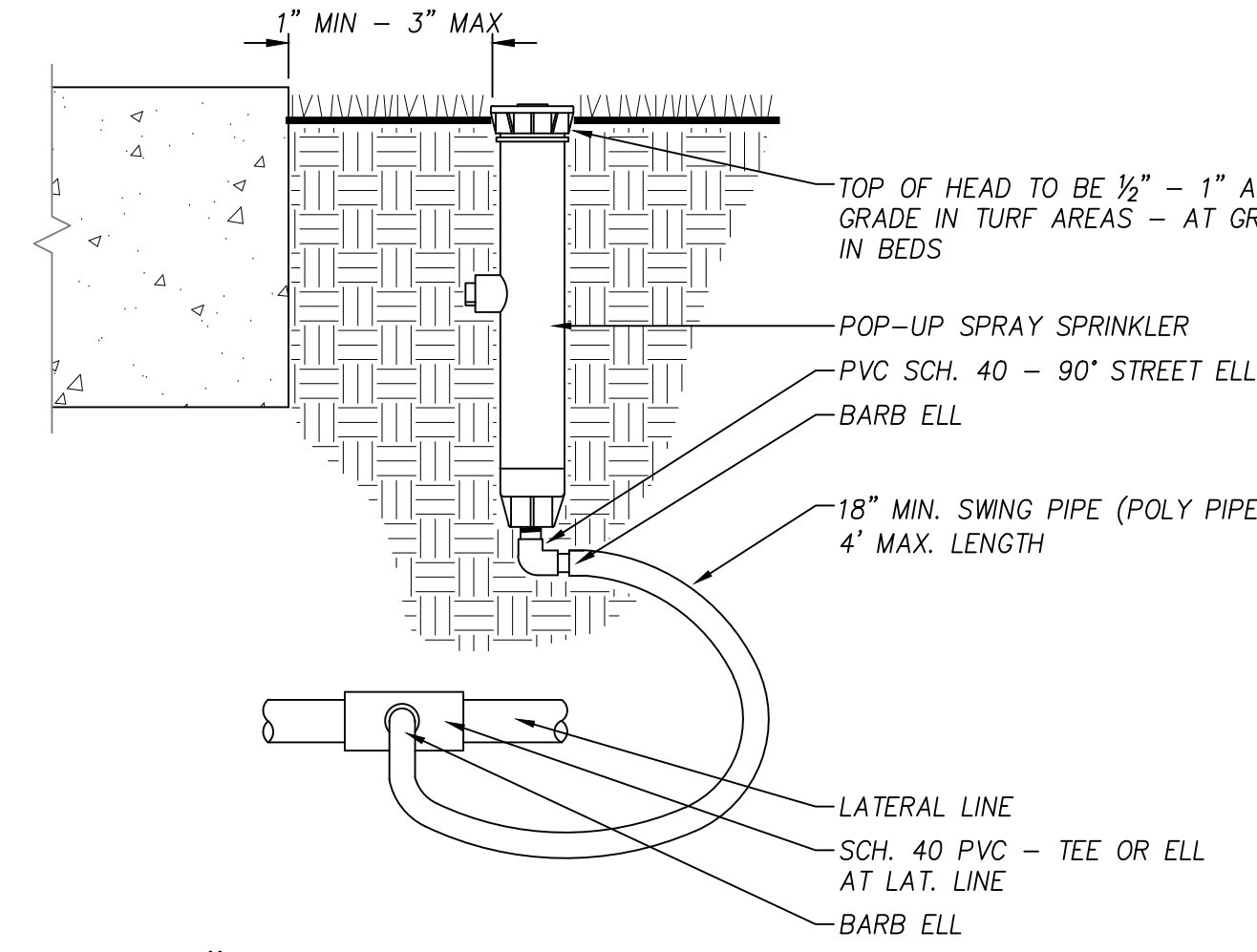
HEAD SCHEDULE		PSI	RADIUS	GPM
SYMBOL	DESCRIPTION			
RAINBIRD 1800-PRS HEADS W/ MPR NOZZLES				
	1800-PRS-5 (F, H & Q)	30	5'	41, 20, 10
	1800-PRS-8 (F, H & Q)	30	8'	1.05, 52, 26
	1800-PRS-10 (F, H & Q)	30	10'	1.58, 79, 39
	1800-PRS-12 (F, H & Q)	30	12'	2.60, 1.30, 65
	1800-PRS-15 (F, H & Q)	30	15'	3.70, 1.85, 92
	1800-PRS-15 (SST & EST)	30	4'X30', 4'X15'	1.21, .61
	RAINBIRD ROOT WATERING SYSTEM RWS-B-1401	40	NA	.25
HUNTER MPR40 HEADS W/ MP ROTATOR NOZZLES				
	MPSS530, MPLCS515 & MPRCS515	40	5X30', 5'X15'	.44, .22
	MP1000 (360, 180, 90)	40	8'-15'	.75, .37, .19
	MP2000 (360, 180, 90)	40	13'-21'	1.47, .74, .40
	MP3000 (360, 180, 90)	40	22'-30'	3.64, 1.82, .86
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	5000-MPR-25(F, H, & Q)	45	25'	3.82, 1.98, 1.00
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	5000-MPR-35(F, H, & Q)	45	35'	7.58, 3.81, 1.92

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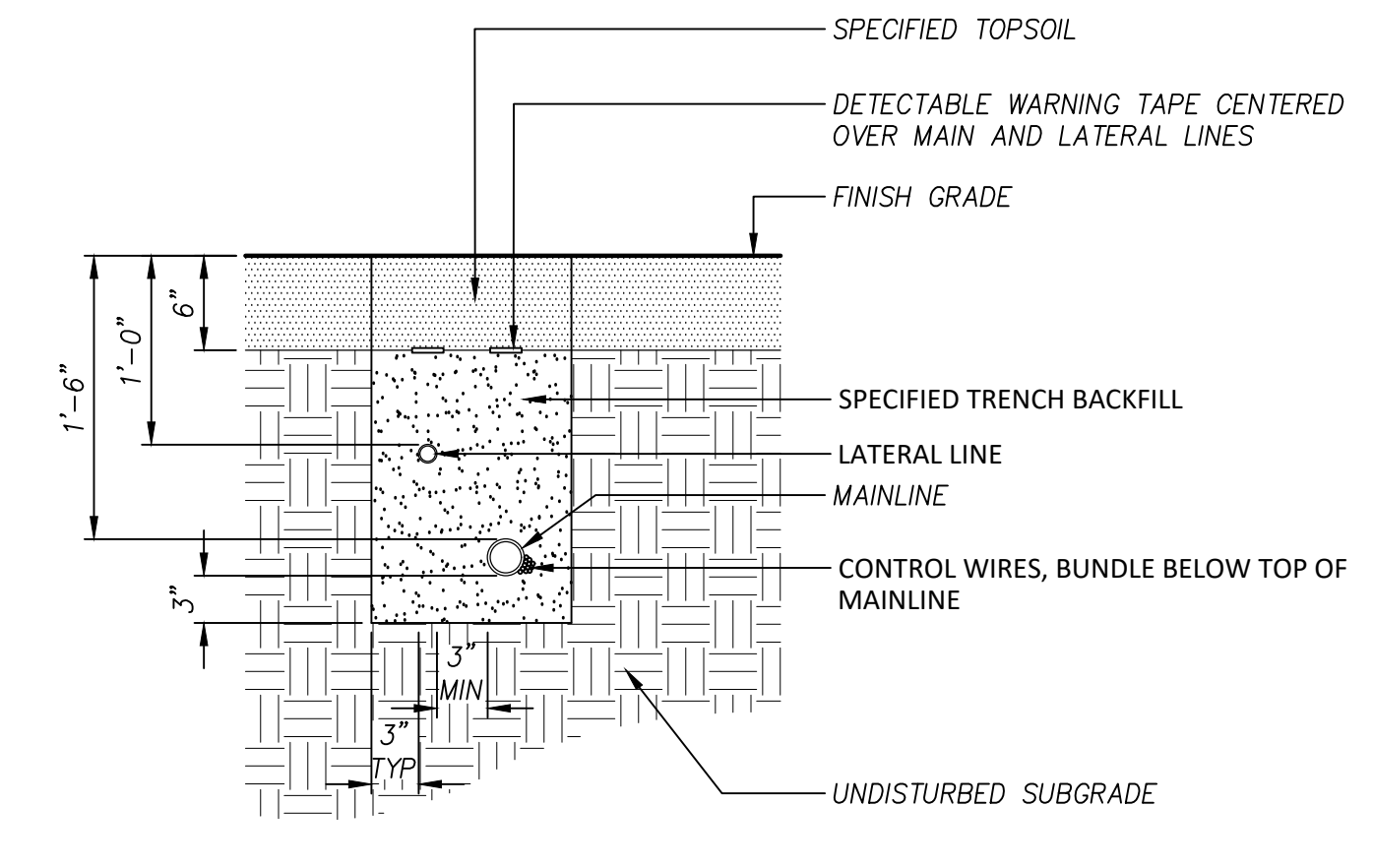




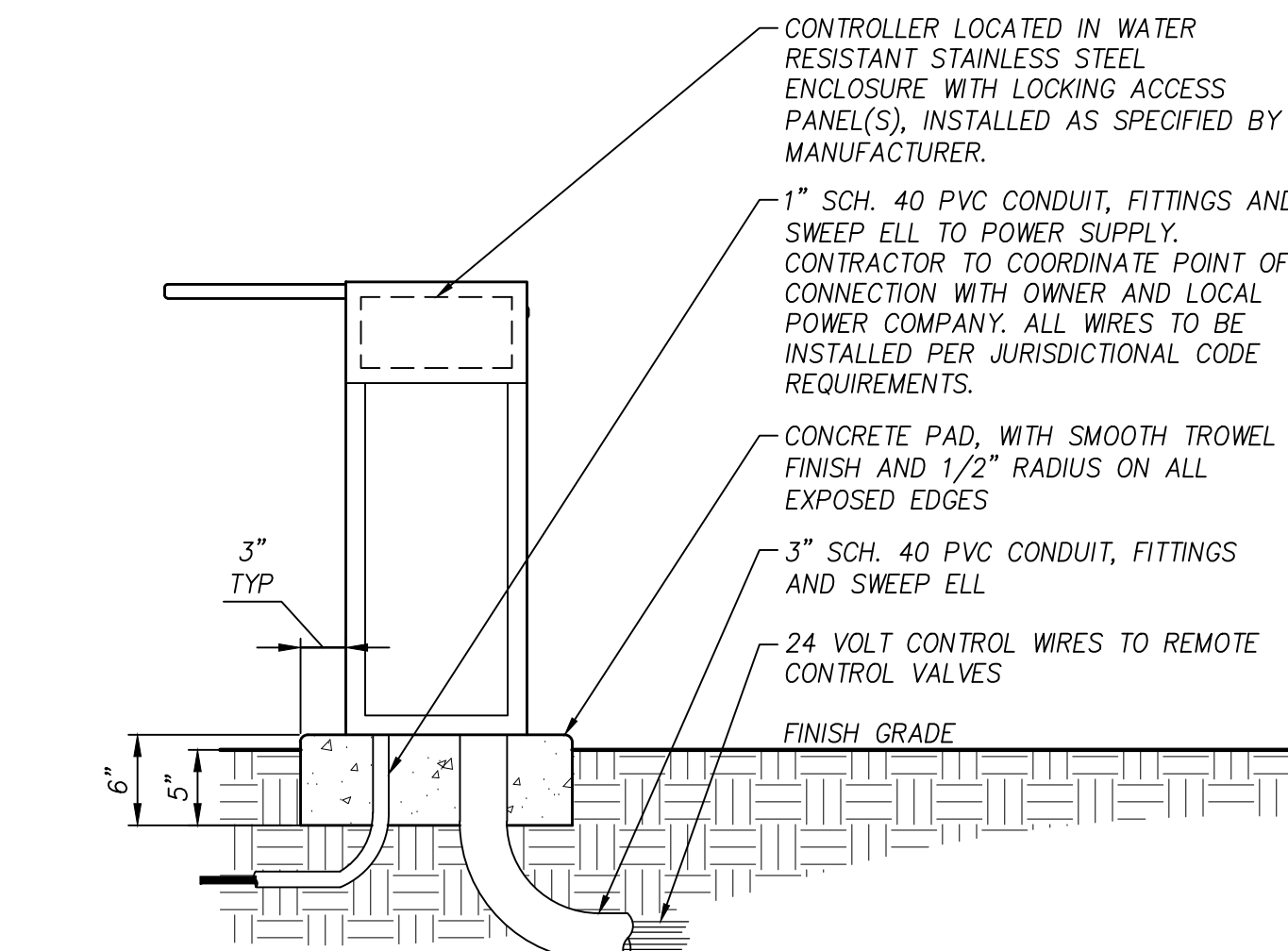
8 REMOTE CONTROL VALVE
Section



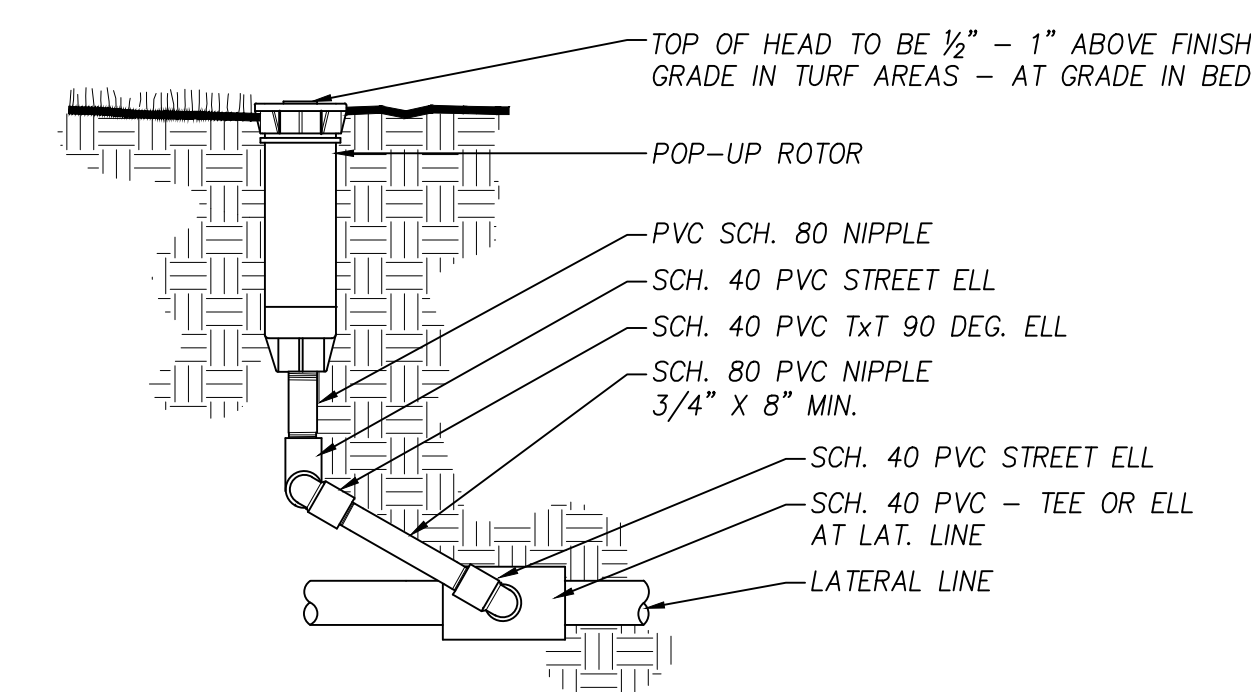
5 12" POP-UP SPRAY SPRINKLER
Section



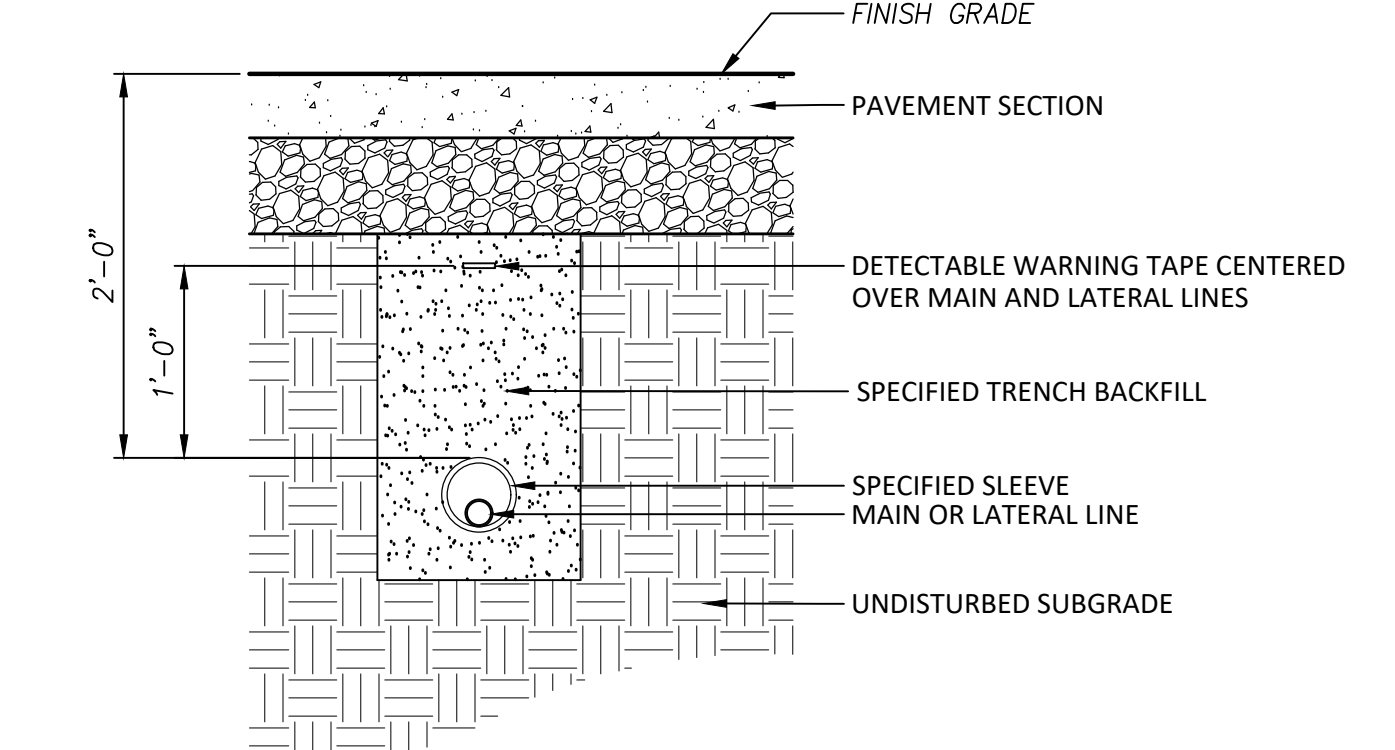
1 TYPICAL TRENCHING
Section



9 CONTROLLER
Section



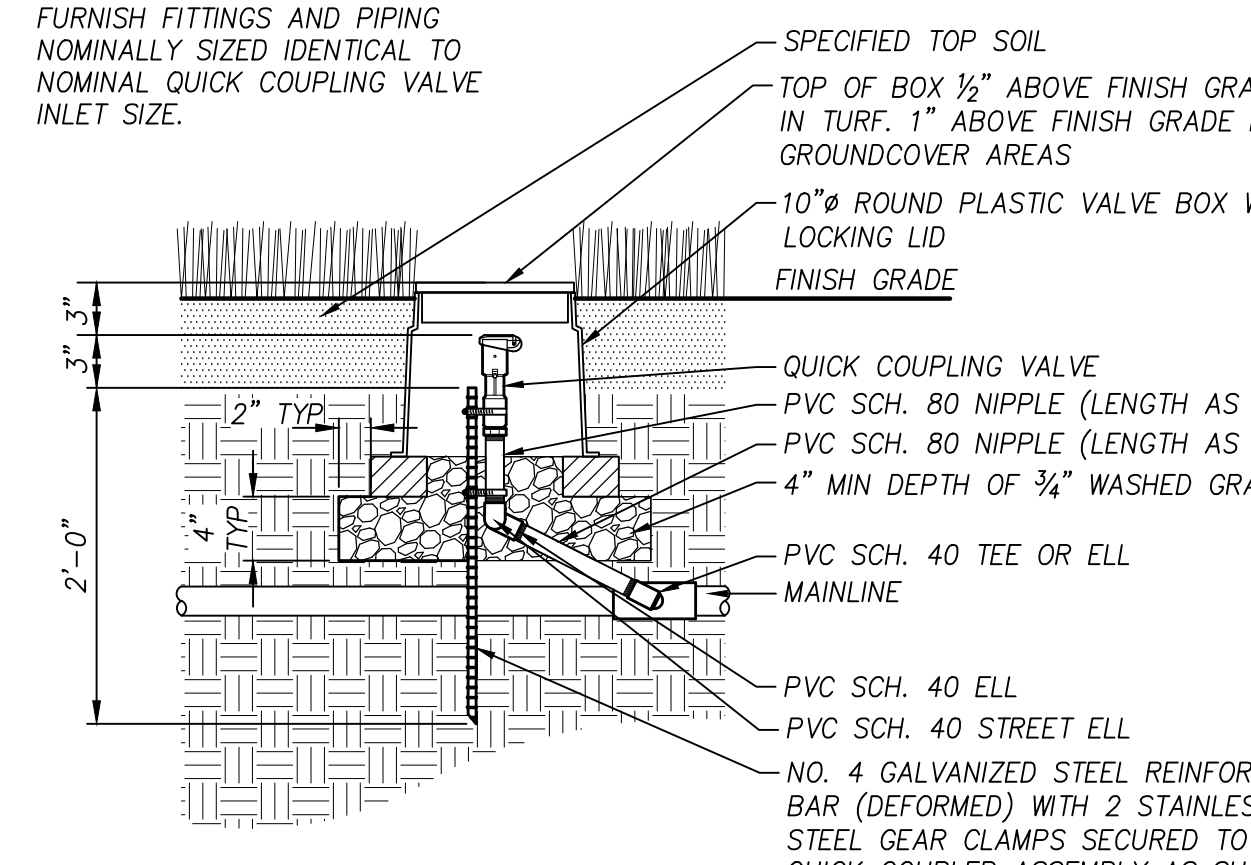
6 ROTOR - SWING JOINT ASSEMBLY
Section



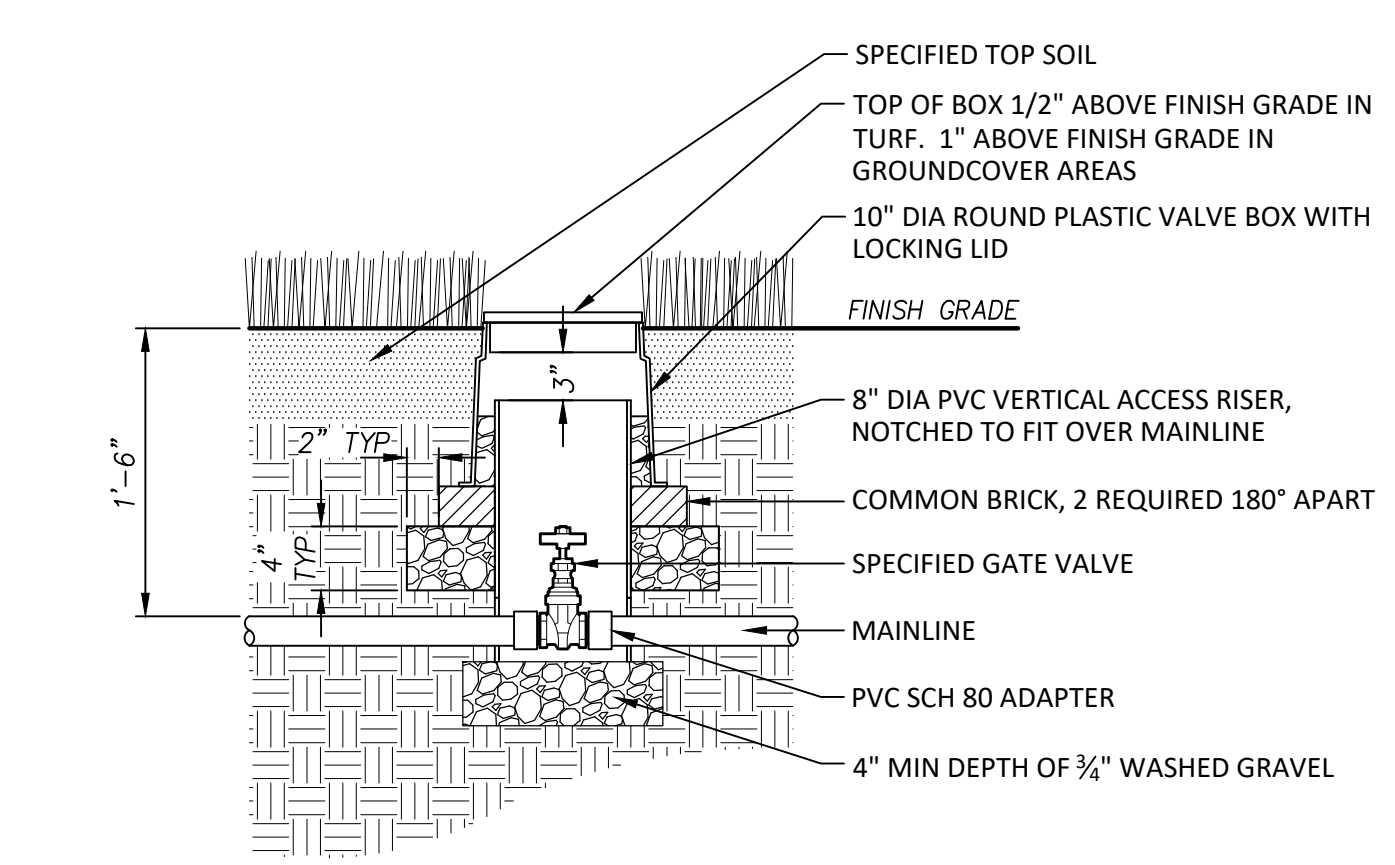
2 SLEEVING
Section

NOTE:

- FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.



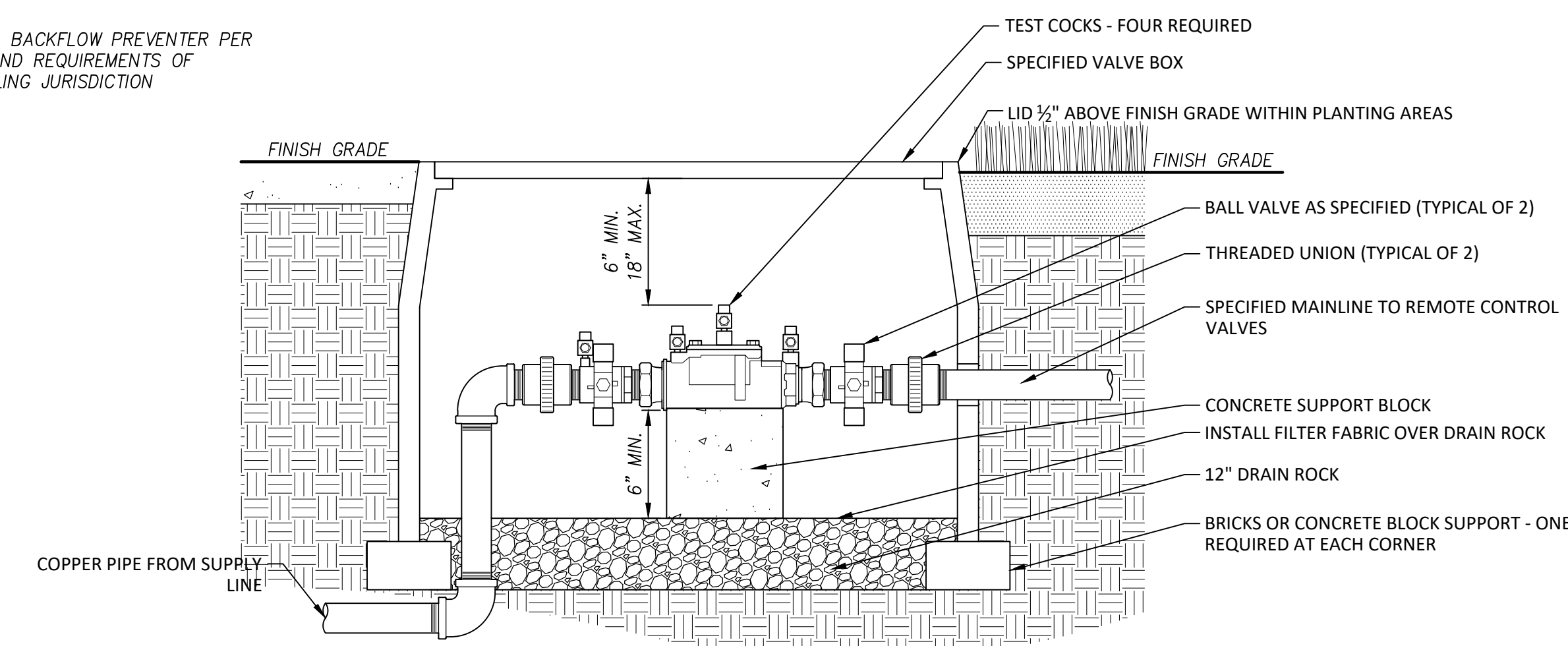
7 QUICK COUPLER
Section



3 ISOLATION VALVE
Section

NOTE:

- INSTALL BACKFLOW PREVENTER PER CODE AND REQUIREMENTS OF PREVAILING JURISDICTION



4 BACKFLOW PREVENTER
Section

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CONSTRUCTION

WILSONVILLE PUBLIC WORKS

Job Number: 20102

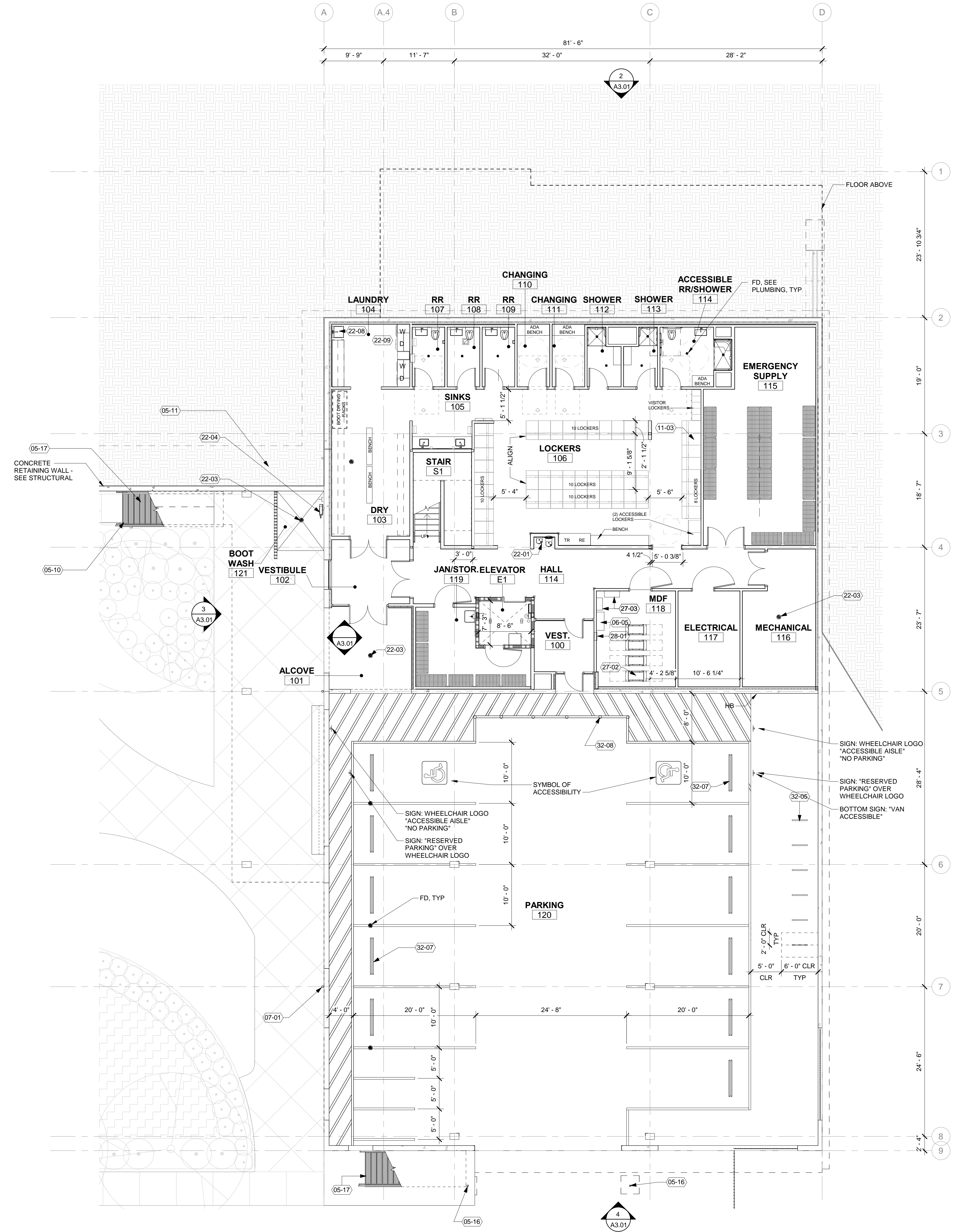
28601 SW BOBERG RD
WILSONVILLE, OR 97070

GENERAL SHEET NOTES

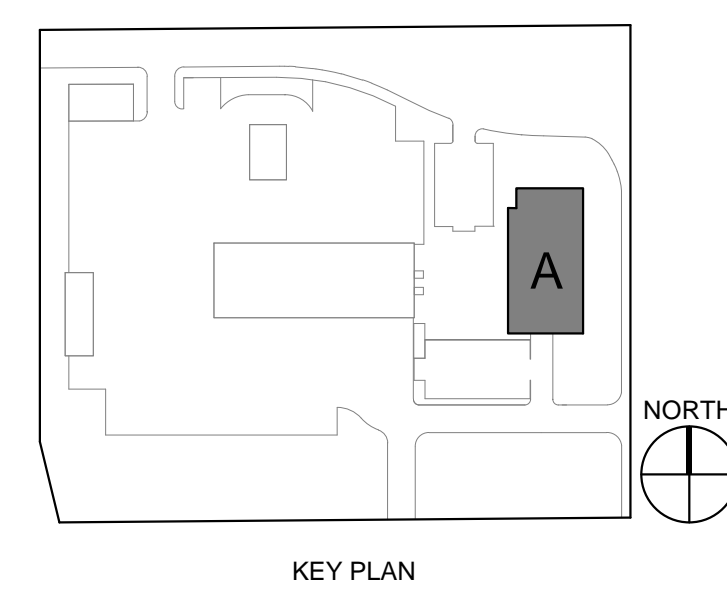
- A. PROVIDE FIRE EXTINGUISHERS AND FIRE EXTINGUISHER CABINETS AS SHOWN. SPECIFIED COORDINATE FINAL LOCATIONS AND QUANTITIES WITH FIRE MARSHALL.
- B. ALL INTERIOR WALLS TO BE TYPE IW2-4, EXTENDING FROM FLOOR TO DECK ABOVE, UNLESS NOTED OTHERWISE.

KEYNOTES (xx-xx)

- 05-10 2" STEEL FLAT BAR PICKET GUARD RAILING, GALVANIZED AND PAINTED - P-8; 42" MIN.
- 05-11 1 1/2" DIA. PAINTED STEEL PIPE HANDRAIL
- 05-16 GALVANIZED STEEL POSTS
- 05-17 GALVANIZED STEEL STAIR STRUCTURE WITH GALVANIZED STEEL TREADS AND LANDING PLAM COUNTER ON CANTILEVER WALL BRACKETS - SEE 05 50 00
- 06-06 SHEET METAL LEADERBOX WITH OVERFLOW, AND THRU-WALL SCUPPER WITH 3" DIA. DOWNSPOUT
- 07-01 SHEET METAL LEADERBOX WITH OVERFLOW, AND THRU-WALL SCUPPER WITH 3" DIA. DOWNSPOUT
- 11-03 STAFF LOCKERS
- 22-01 WALL-MOUNTED DRINKING FOUNTAINS & BOTTLE FILLER
- 22-03 FLOOR DRAIN
- 22-04 WALL-MOUNTED HOSE REEL WITH HOT AND COLD WATER SUPPLY
- 22-08 UTILITY SINK
- 22-09 (2) SETS COMMERCIAL WASHER & DRYER
- 27-02 DATA RACKS
- 27-03 SCADA RADIO EQUIPMENT ENCLOSURES/PANELS
- 28-01 FIRE ALARM PANEL
- 32-05 BIKE RACKS MOUNTED PER MANUFACTURER
- 32-07 WHEEL STOP
- 32-08 SURFACE MOUNTED REFLECTIVE PLASTIC BOLLARD



1 FIRST FLOOR PLAN
1/8" = 1'-0"



LAND USE APP 02.19.2021
ISSUE DATE

Drawing:

**LOWER FLOOR PLAN
- BUILDING A**

Sheet No:

A2.11

FILE PATH: \\alpha\Projects\2020\20102_Wilsonville Phase 2\02_Research\CodeLand Use\BM\20102_Wilsonville Public Works_20_Land Use.rvt

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Job Number: 20102

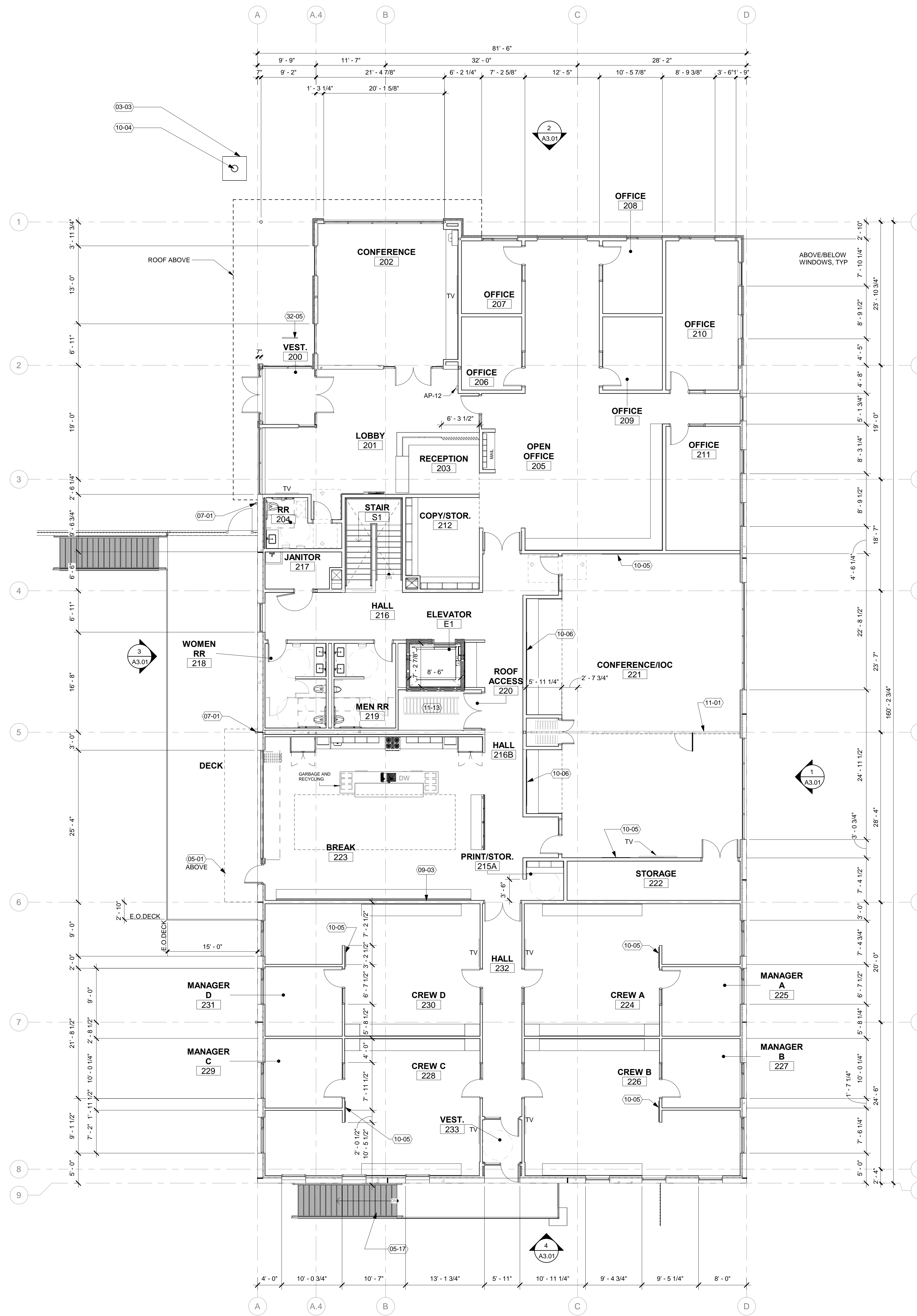
28601 SW BOBERG RD
WILSONVILLE, OR 97070

GENERAL SHEET NOTES

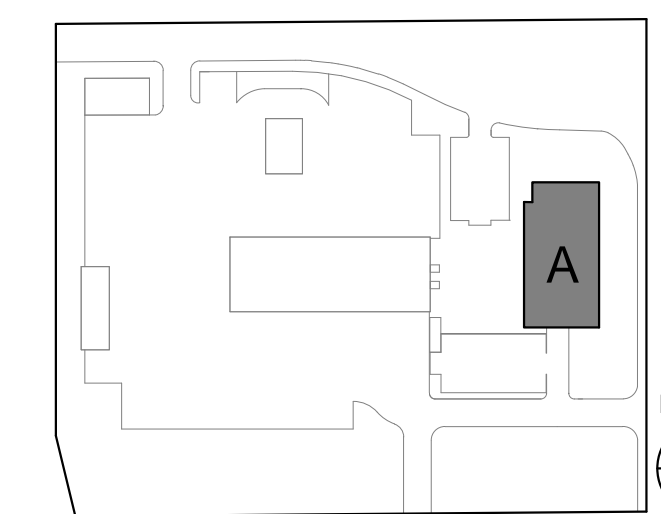
- PROVIDE FIRE EXTINGUISHERS AND FIRE EXTINGUISHER CABINETS AS SHOWN / SPECIFIED. COORDINATE FINAL LOCATIONS AND QUANTITIES WITH FIRE MARSHALL.
- ALL INTERIOR WALLS TO BE TYPE IW2-4, EXTENDING FROM FLOOR TO DECK ABOVE, UNLESS NOTED OTHERWISE.

KEYNOTES (xx-xx)

- 03-03 CONCRETE FOOTING/PIER - SEE STRUCTURAL
- 05-01 STEEL FRAMED ENTRY CANOPY
- 05-17 GALVANIZED STEEL STAIR STRUCTURE WITH GALVANIZED STEEL TREADS AND LANDING WITH FIRE MARSHALL
- 07-01 SHEET METAL LEADERBOX WITH OVERFLOW, AND THRU-WALL SCUPPER WITH 3" DIA. DOWNSPOUT
- 09-03 FULL WALL MAP GRAPHIC
- 10-04 FLAGPOLE WITH INTERIOR HALYARD AND TOP LIGHT
- 10-05 MARKER BOARD
- 10-06 TACKABLE PANEL
- 11-01 OPERABLE PARTITION W/ INTEGRATED WHITEBOARDS AND EGRESS DOOR PANEL
- 11-13 ROOF ACCESS SHIPS LADDER
- 32-05 BIKE RACKS MOUNTED PER MANUFACTURER



1 SECOND FLOOR PLAN
1/8" = 1'-0"



KEY PLAN

LAND USE APP 02.19.2021

ISSUE DATE

Drawing:

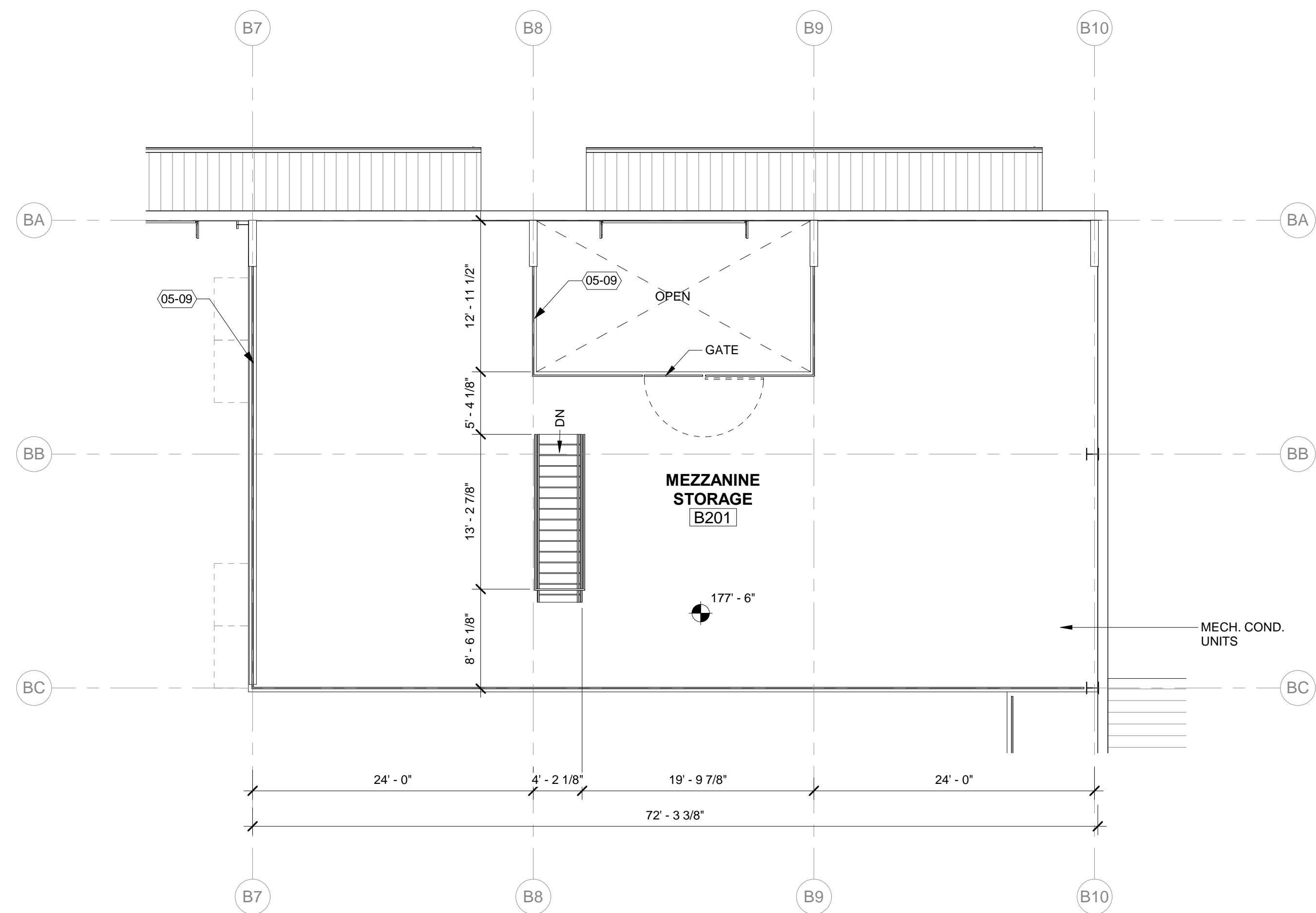
**UPPER FLOOR PLAN
- BUILDING A**

Sheet No:

A2.12

FILE PATH: \\alpha\Projects\2020\20102_Wilsonville Phase 2\02_Research\Codeland Use\BIM\20102_Wilsonville Public Works_20_Land Use.rvt

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GENERAL SHEET NOTES

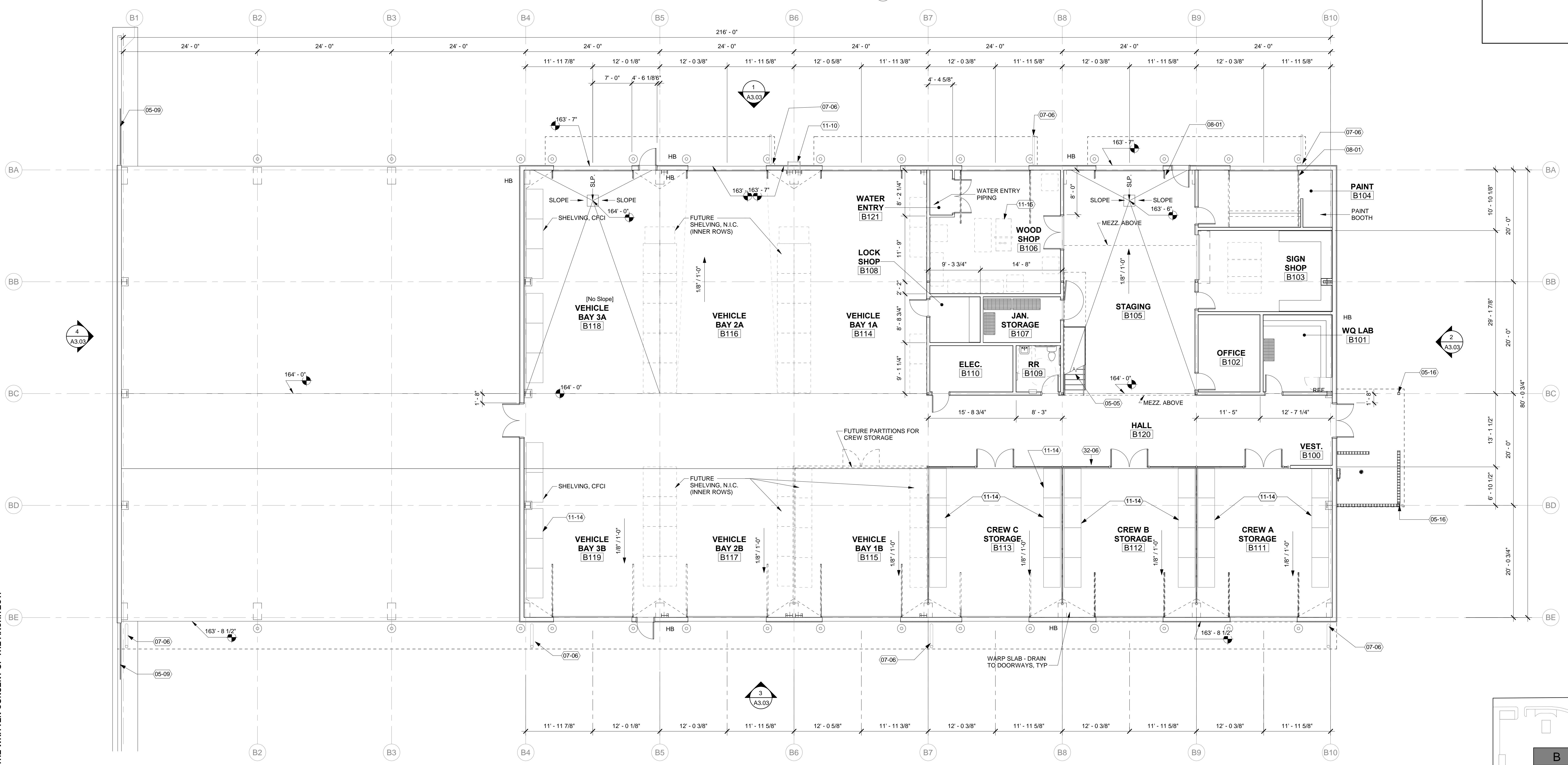
- PROVIDE FIRE EXTINGUISHERS AND FIRE EXTINGUISHER CABINETS AS SHOWN / SPECIFIED. COORDINATE FINAL LOCATIONS AND QUANTITIES WITH FIRE MARSHALL.
- ALL INTERIOR WALLS TO BE TYPE IW2-6, UNLESS NOTED OTHERWISE.
- EXTERIOR METAL PANEL PEMB WALLS ENCLOSING WAREHOUSE ARE INSULATED WITH EXTERIOR CONTINUOUS INSULATION (R-19 MIN). THOSE OUTSIDE OF THE ENCLOSURE DO NOT REQUIRE INSULATION.
- ROOF OVER ENCLOSED PORTION OF PEMB SHALL BE INSULATED WITH CONTINUOUS INSULATION LINER BLANKET (R-11), WITH R-19 BATT WITHIN INTERIOR FRAMING.
- INTERIOR WALLS ENCLOSING SPACES B101, B102, B103, B104, B106 SHALL BE INSULATED WITH BATT INSULATION FILLING THE WALL CAVITIES. CEILING ABOVE THESE SPACES SHALL HAVE JOIST CAVITIES FILLED WITH INSULATION.
- WAREHOUSE BAYS B1-B4 ARE UNINSULATED, BUT SHALL BE DESIGNED FOR FUTURE FULLY INSULATED ENCLOSURE TO MATCH REMAINDER OF BUILDING. PEMB MANUFACTURER TO ACCOUNT FOR THIS FUTURE ENCLOSURE IN STRUCTURAL ENGINEERING AND ASSEMBLIES SUITABLE FOR CURRENT ENERGY CODE.

KEYNOTES (xxx-xx)

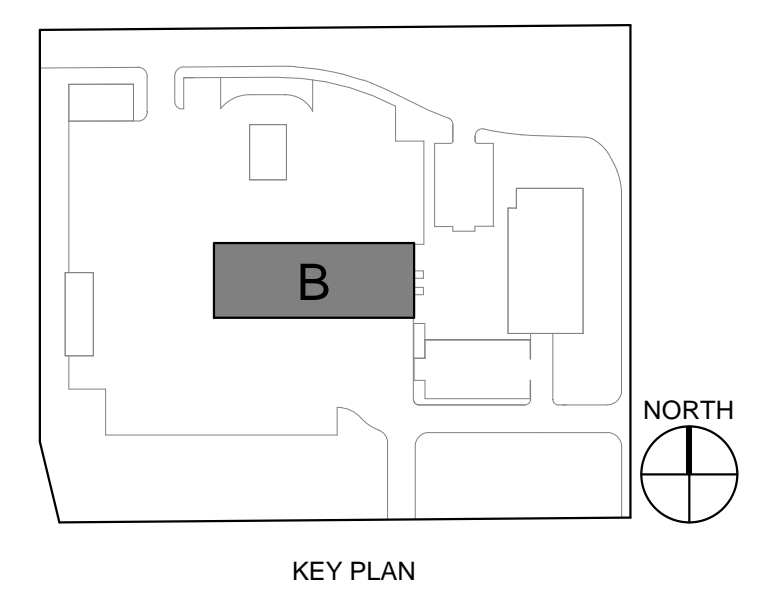
- 05-06 GALVANIZED, PAINTED STEEL STAIR WITH CONCRETE-FILLED TREAD PANS
- 05-09 2" DIA. STEEL PIPE GUARD RAILING, GALVANIZED FINISH; 42" MIN.
- 05-16 GALVANIZED STEEL POSTS
- 07-06 5" SHEET METAL GUTTER & 3" DOWNSPOUT
- 08-01 SECTIONAL GARAGE DOOR WITH INSULATED PANELS AND GLAZING
- 11-10 ROOF ACCESS LADDER WITH LADDER SAFETY DEVICE SYSTEM
- 11-14 HEAVY DUTY WAREHOUSE SHELVING SYSTEM - 8' TALL
- 11-15 WOODSHOP EQUIPMENT: TABLE SAW, WORKOUTFEED TABLE(S), DRILL PRESS, BAND SAW, SANDING STATION, ROUTER STATION, MITER SAW STATION, WOOD STORAGE DUST COLLECTION SYSTEM (SEE MECH)
- 32-06 WOVEN WIRE FABRIC CHAIN LINK FENCING

NOT FOR CONSTRUCTION

2 BLDG B - MEZZANINE
 1/8" = 1'-0"



1 BLDG B WAREHOUSE - FLOOR PLAN
 1/8" = 1'-0"



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WILSONVILLE PUBLIC WORKS

Job Number: 20102
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GENERAL SHEET NOTES

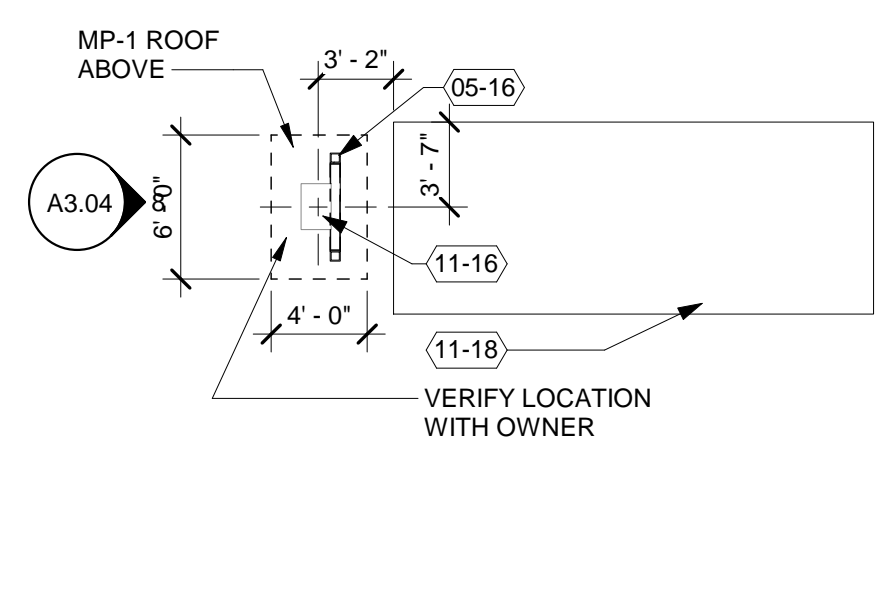
- PROVIDE FIRE EXTINGUISHERS AND FIRE EXTINGUISHER CABINETS AS SPECIFIED - ONE AT EACH BUILDING. COORDINATE FINAL LOCATIONS WITH FIRE MARSHAL.
- ALL FEMS STEEL STRUCTURAL STEEL ELEMENTS SHALL BE CORROSION PROTECTED WITH HIGH PERFORMANCE PAINT SYSTEM. SUB-FRAMING ELEMENTS SHALL BE GALVANIZED WHERE EXPOSED.

KEYNOTES

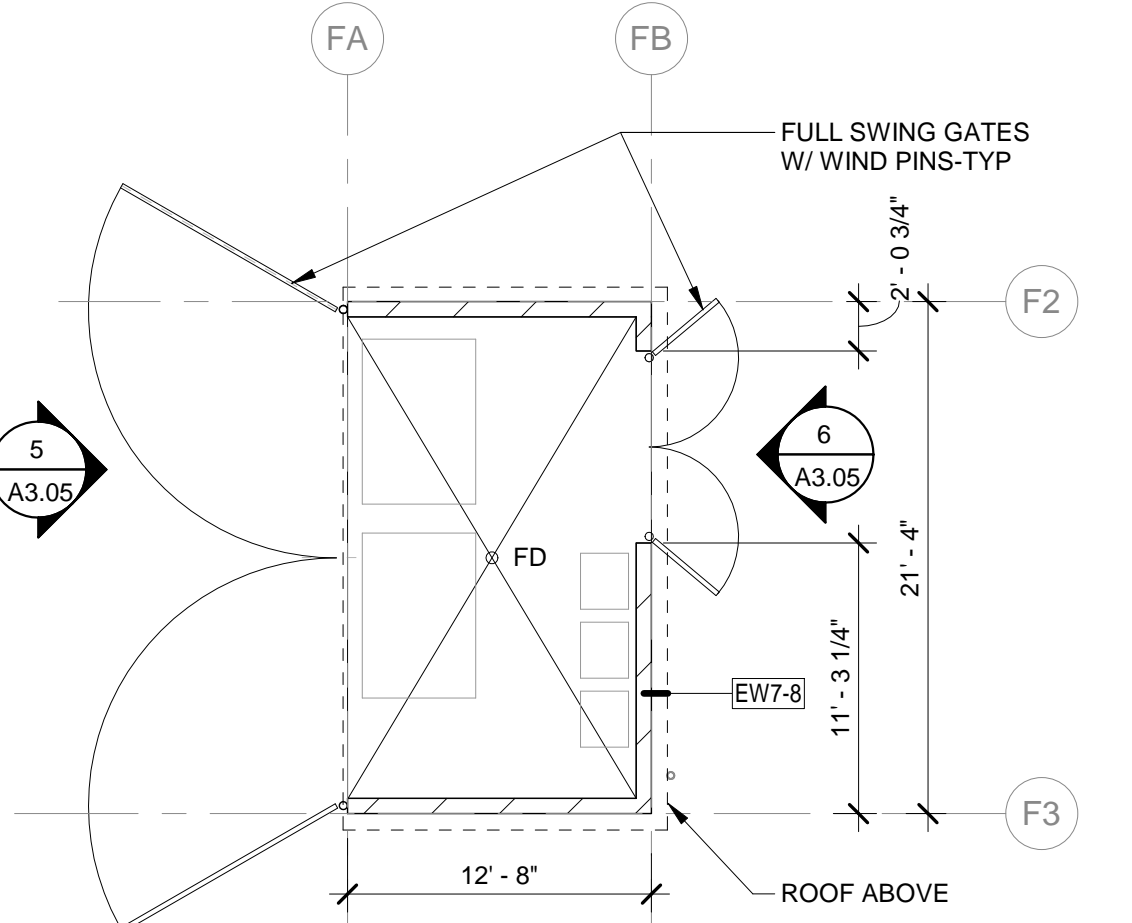
- 03-02 CONCRETE SLAB ON GRADE PER STRUCTURAL - HARD TROWEL FINISH
- 04-02 CONCRETE BARRIER BLOCKS, 30" X 60" EACH, TYP
- 05-08 6" STEEL PIPE BOLLARD W/ CONC. FILL - SEE CIVIL
- 05-16 GALVANIZED STEEL POSTS - HIGH PERFORMANCE EXTERIOR PAINT WHERE EXPOSED
- 07-06 5" SHEET METAL GUTTER & 3" DOWNSPOUT. SEE CIVIL FOR CONNECTION
- 11-10 ROOF ACCESS LADDER WITH LADDER SAFETY DEVICE SYSTEM
- 11-16 EYEWASH STATION - TANK TYPE - PROVIDE ELECTRICAL CONNECTION
- 11-18 CARGO CONTAINER - OFCI; COORDINATE POWER CONNECTION, LIGHTING
- 11-22 8,700 GAL. MgCL DOUBLE-WALL TANK, FITTINGS, CONTROLS, RECIRC PUMP, SEE PLUMBING
- 13-01 PRE-ENGINEERED METAL BUILDING STRUCTURE - SEE SPECIFICATIONS
- 13-02 PRE-ENGINEERED METAL BUILDING METAL SIDING PANELS OVER WIND GIRTS, MP-3
- 13-04 PRE-ENGINEERED METAL BUILDING METAL PORTAL FRAME
- 22-04 WALL-MOUNTED HOSE REEL WITH HOT AND COLD PRESSURIZED WATER SUPPLY
- 22-07 SITE HYDRANT - SEE CIVIL
- 22-12 WALL-MOUNTED HOSE REEL W/ COLD WATER SUPPLY, SEE PLUMBING
- 22-13 WALL-MOUNTED HOSE REEL W/ HIGH PRESSURE WATER SUPPLY, SEE PLUMBING

LEGEND

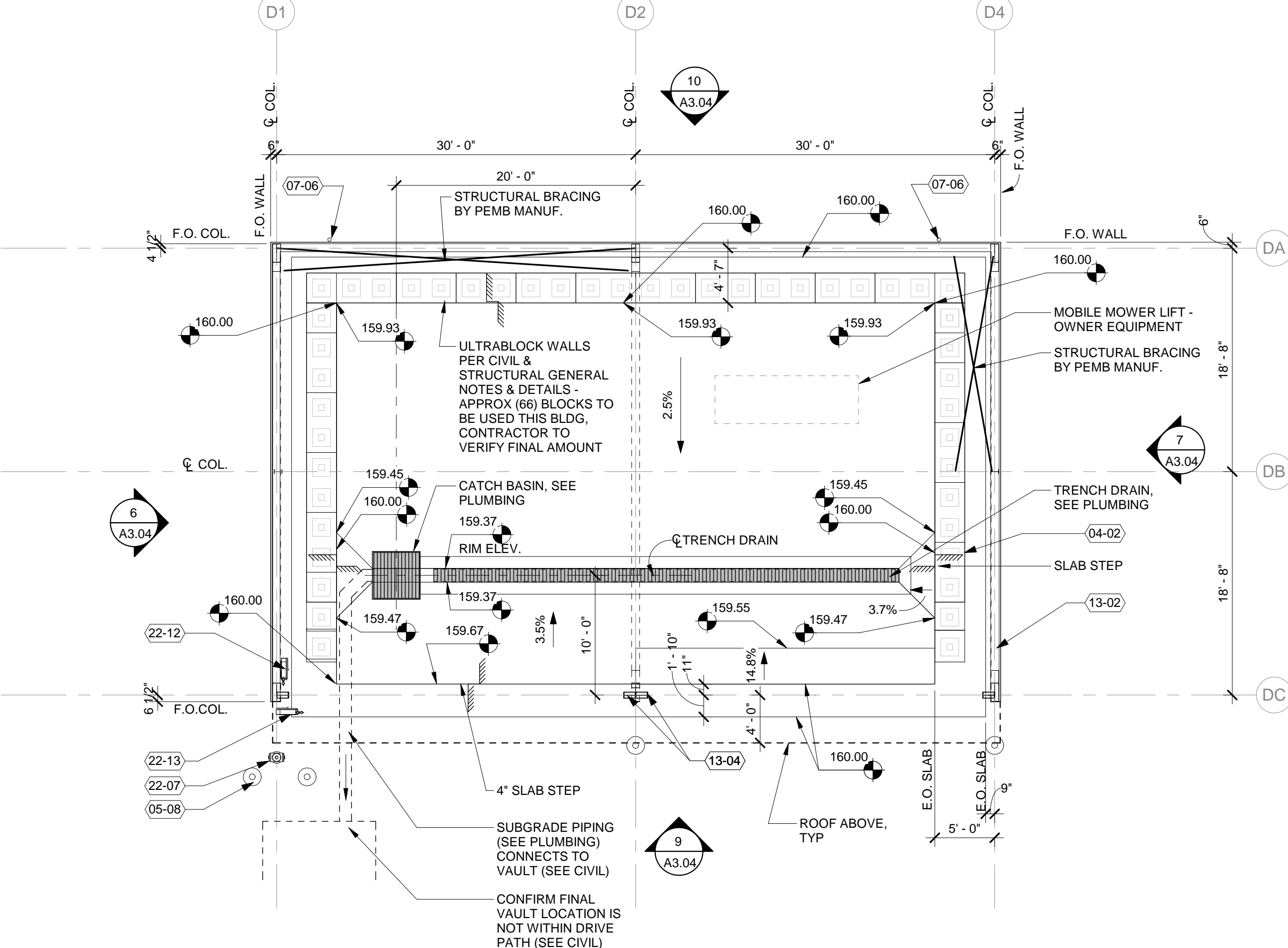
- BOLLARD, SEE CIVIL



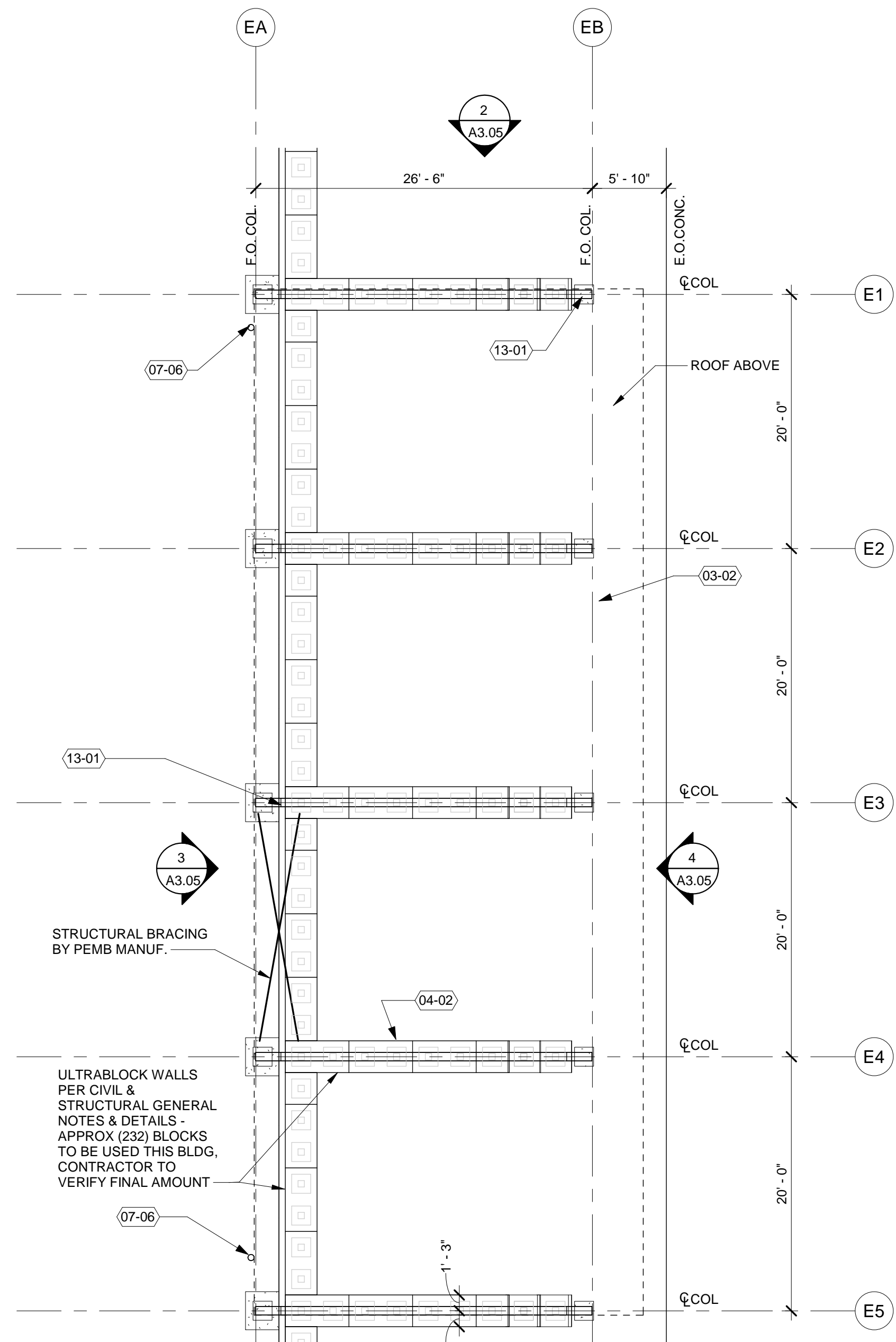
3 EYE WASH STATION
1/8" = 1'-0"



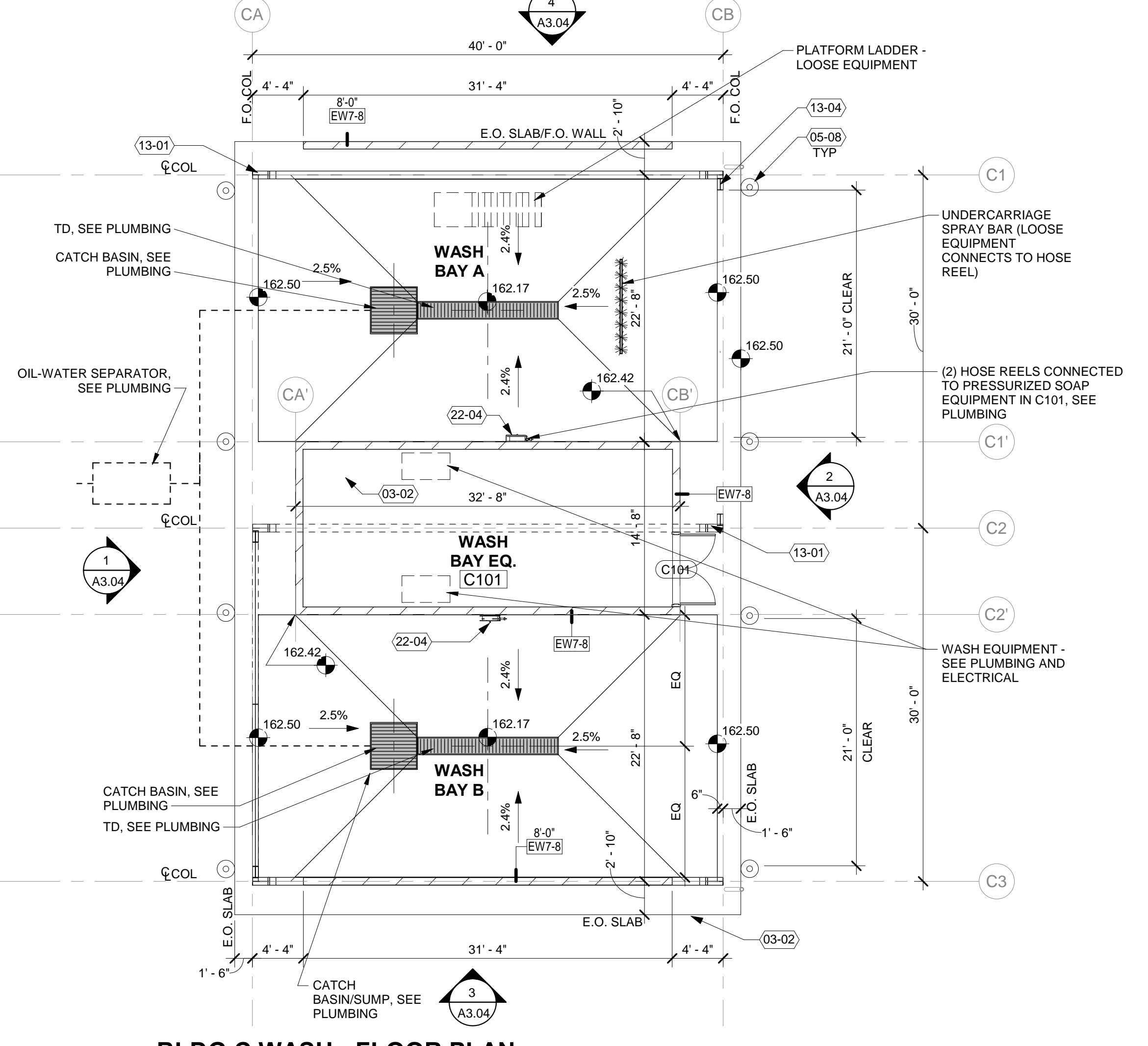
2 BLDG F - TRASH/GENERATOR ENCLOSURE
1/8" = 1'-0"



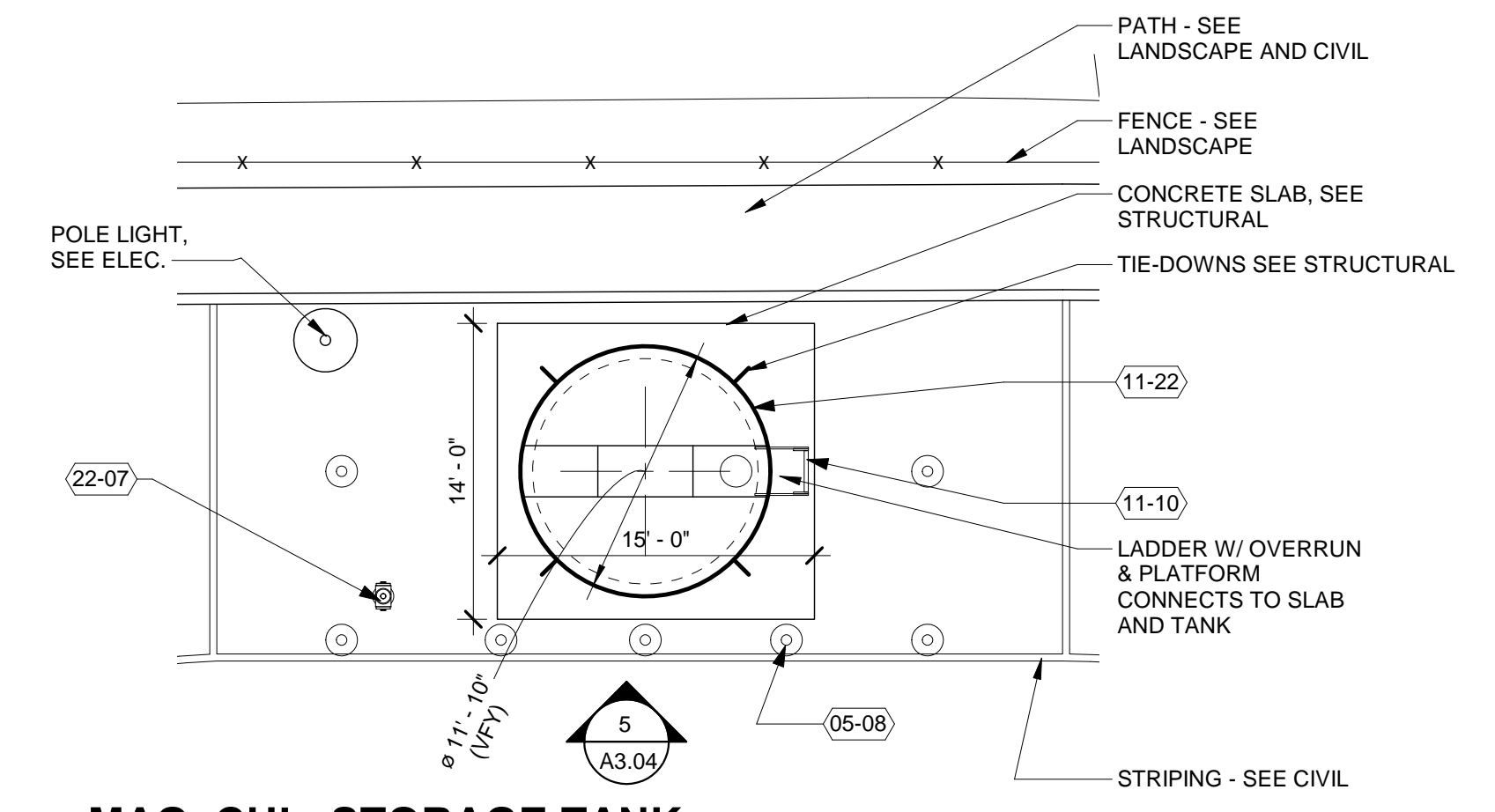
1 BLDG D DECANT - FLOOR PLAN
1/8" = 1'-0"



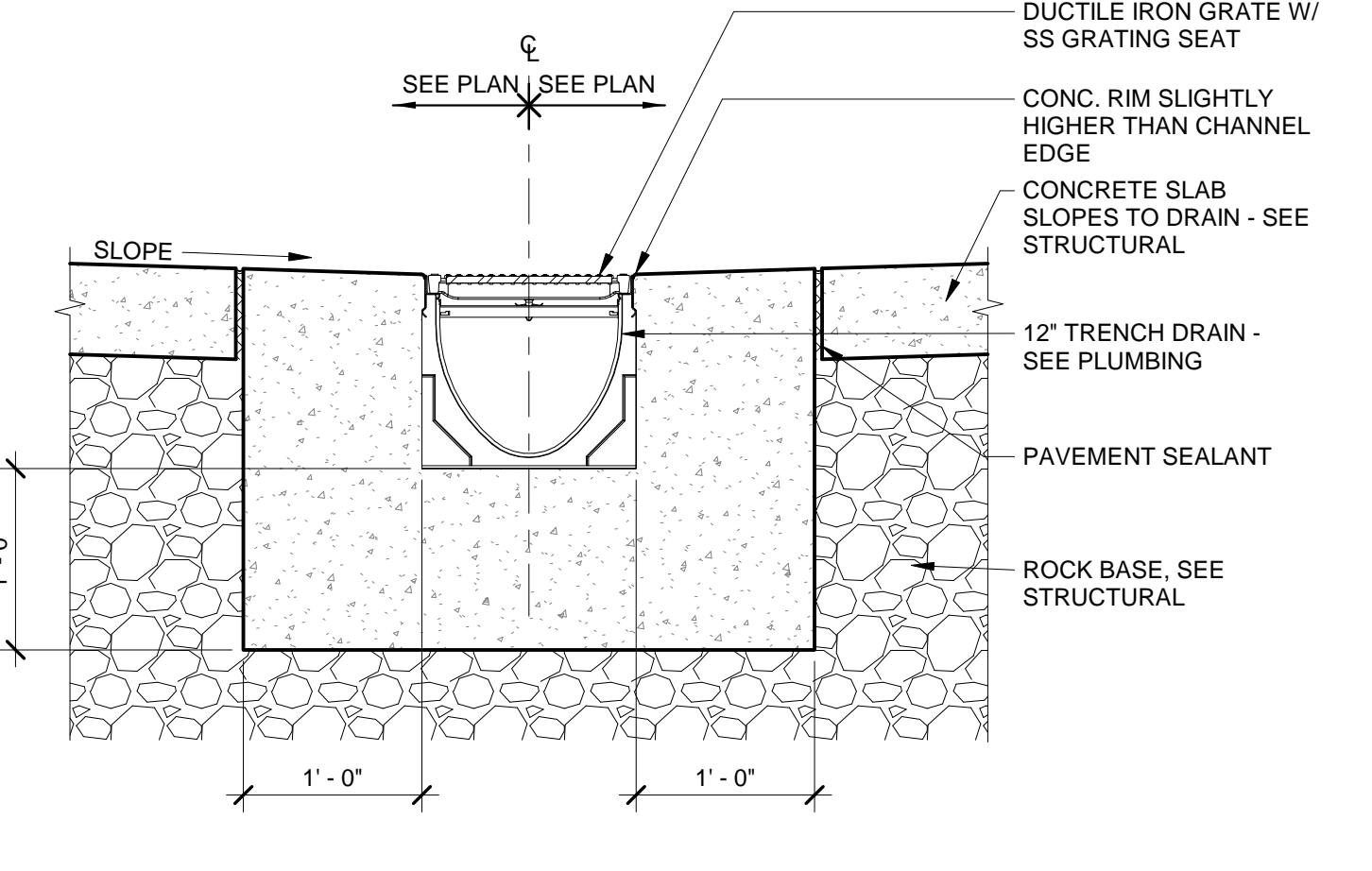
5 BLDG E COVERED BINS - FLOOR PLAN
1/8" = 1'-0"



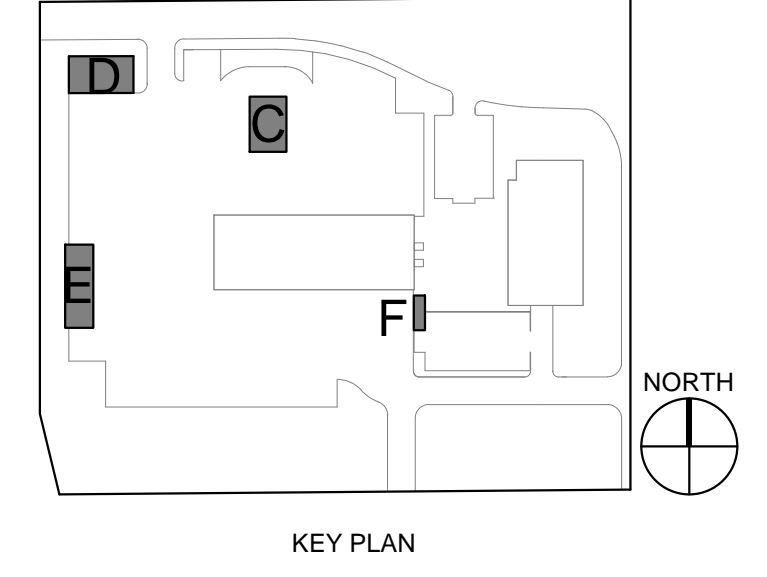
4 BLDG C WASH - FLOOR PLAN
1/8" = 1'-0"



6 MAG. CHL. STORAGE TANK
1/8" = 1'-0"



7 TYP. TRENCH DRAIN
1" = 1'-0"



KEY PLAN

LAND USE APP 2.19.2021

ISSUE DATE

Drawing:

FLOOR PLANS - OUT-BUILDINGS C, D, E, F

Sheet No:

A2.14

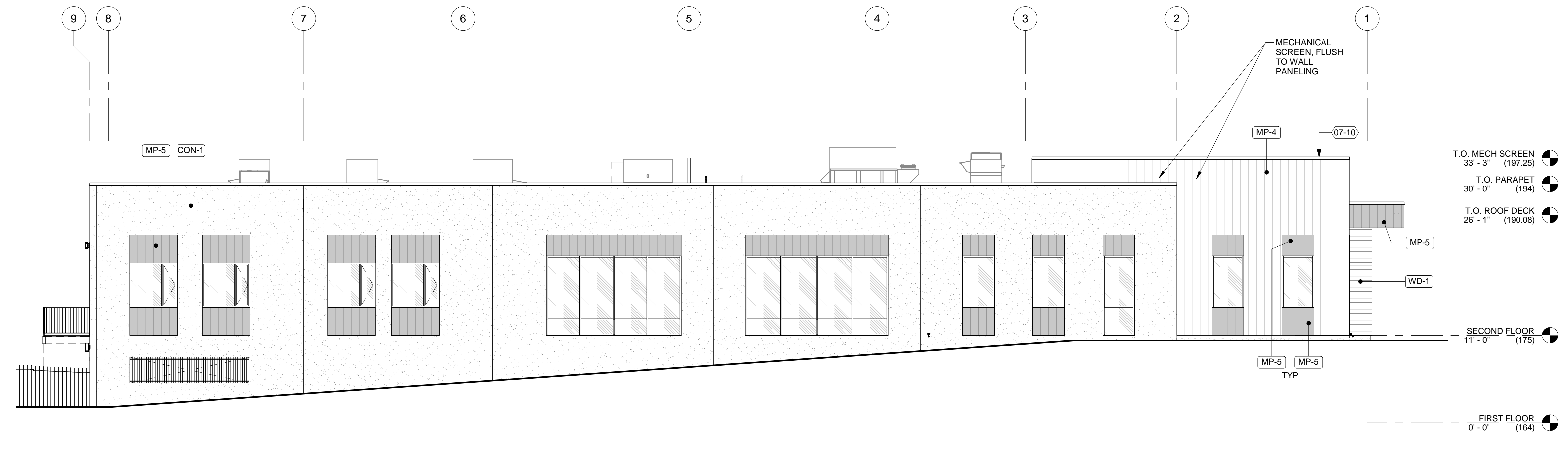
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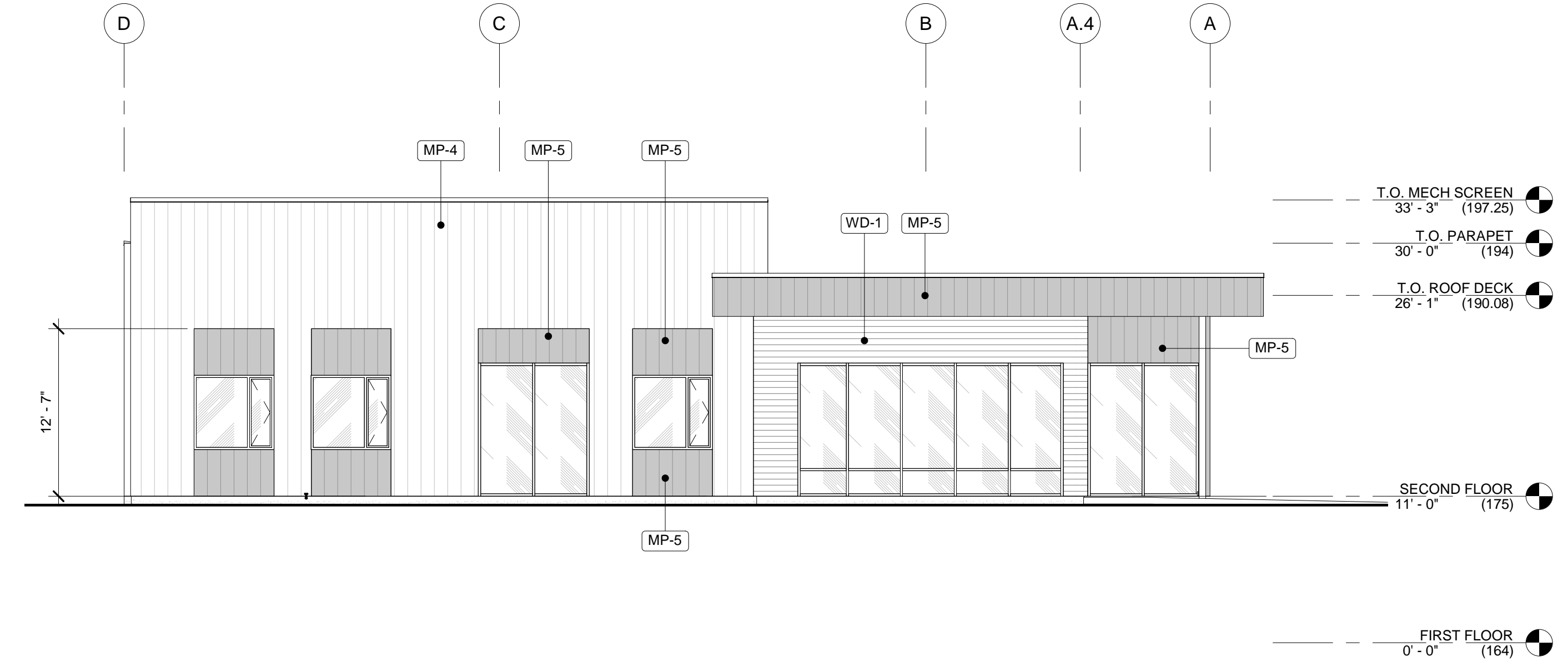
NOT FOR CONSTRUCTION

WILSONVILLE PUBLIC WORKS
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28601 SW BOBERG RD
WILSONVILLE, OR 97070

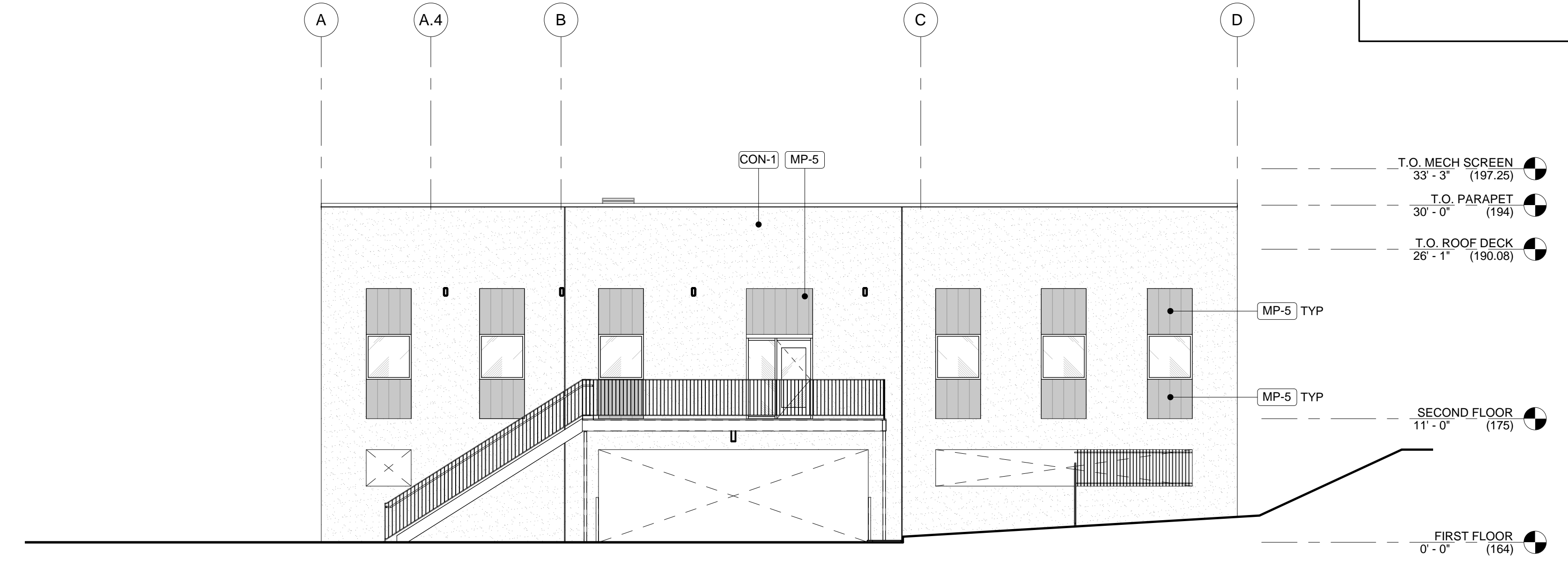
ELEVATION SHEET NOTES	
A.	CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION
B.	GRADE IS APPROXIMATE
KEYNOTES	
06-04	WOOD SLAT SCREEN WALL WITH STEEL SUPPORTS
07-10	METAL WALL CAP FLASHING
32-05	BIKE RACKS MOUNTED PER MANUFACTURER
LEGEND	
	OPEN TO BEYOND
	CON-1 DESC: TILT-UP CONCRETE PANELS
	MP-4 DESC: FIELD METAL PANEL
	MP-5 DESC: ACCENT METAL PANEL
	WD-1 DESC: CEDAR SIDING FOR STAIN



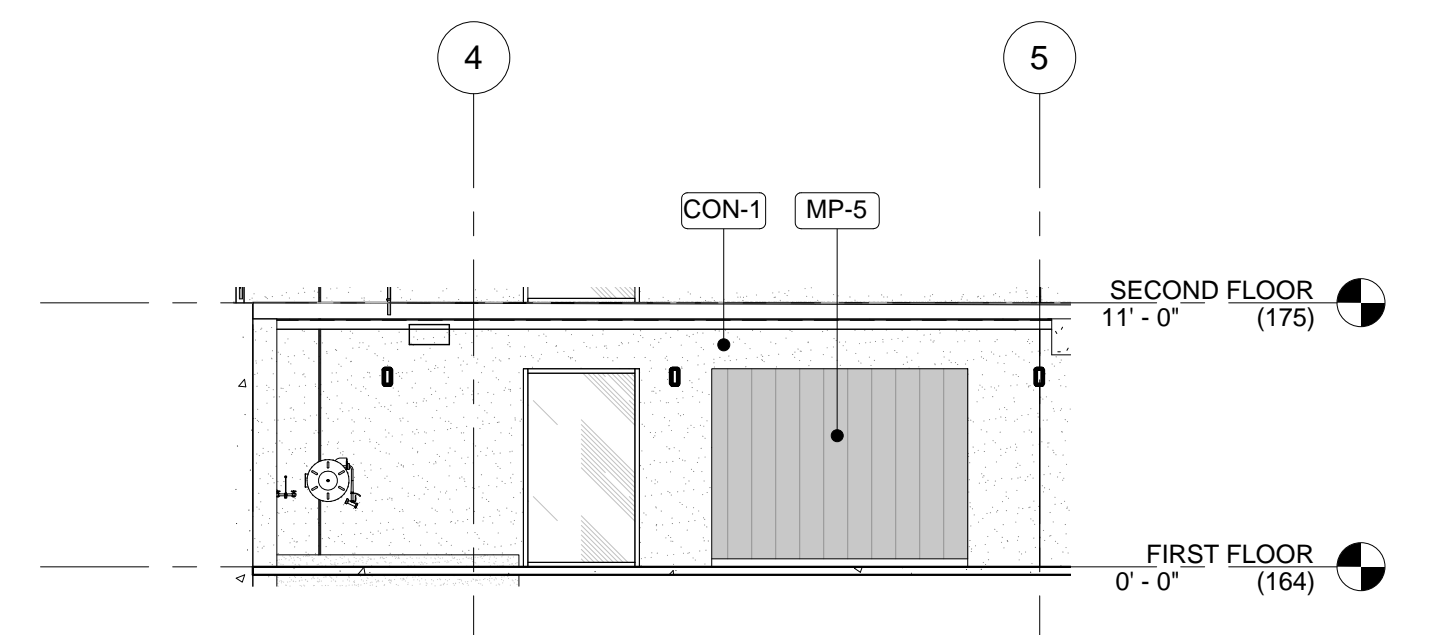
1 ADMIN BUILDING A - EAST
1/8" = 1'-0"



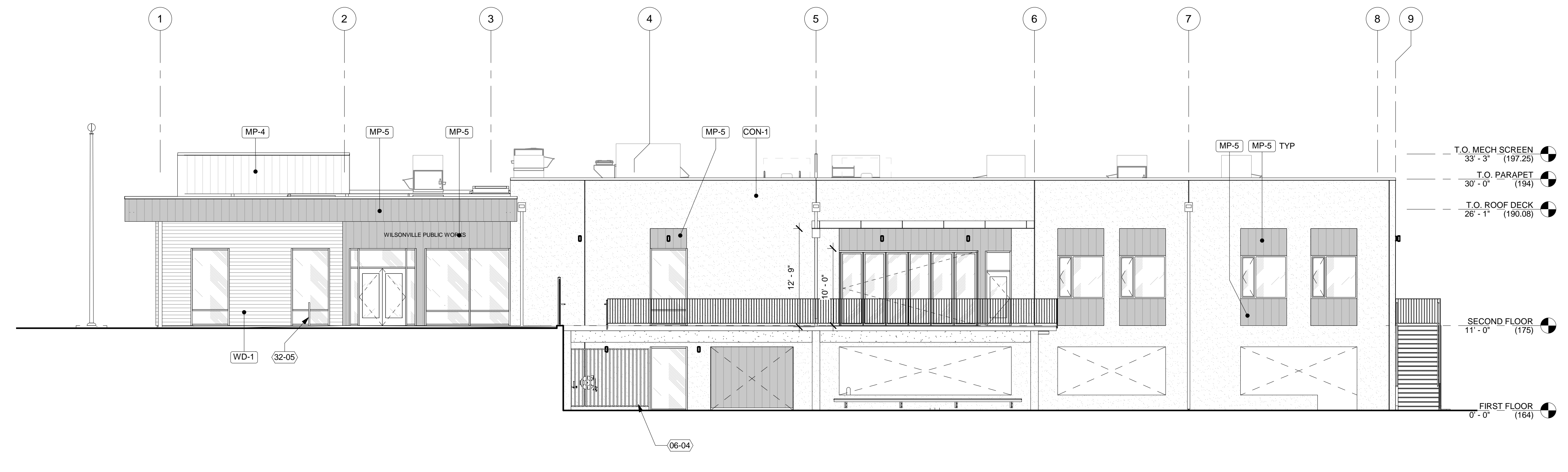
2 ADMIN BUILDING A - NORTH
1/8" = 1'-0"



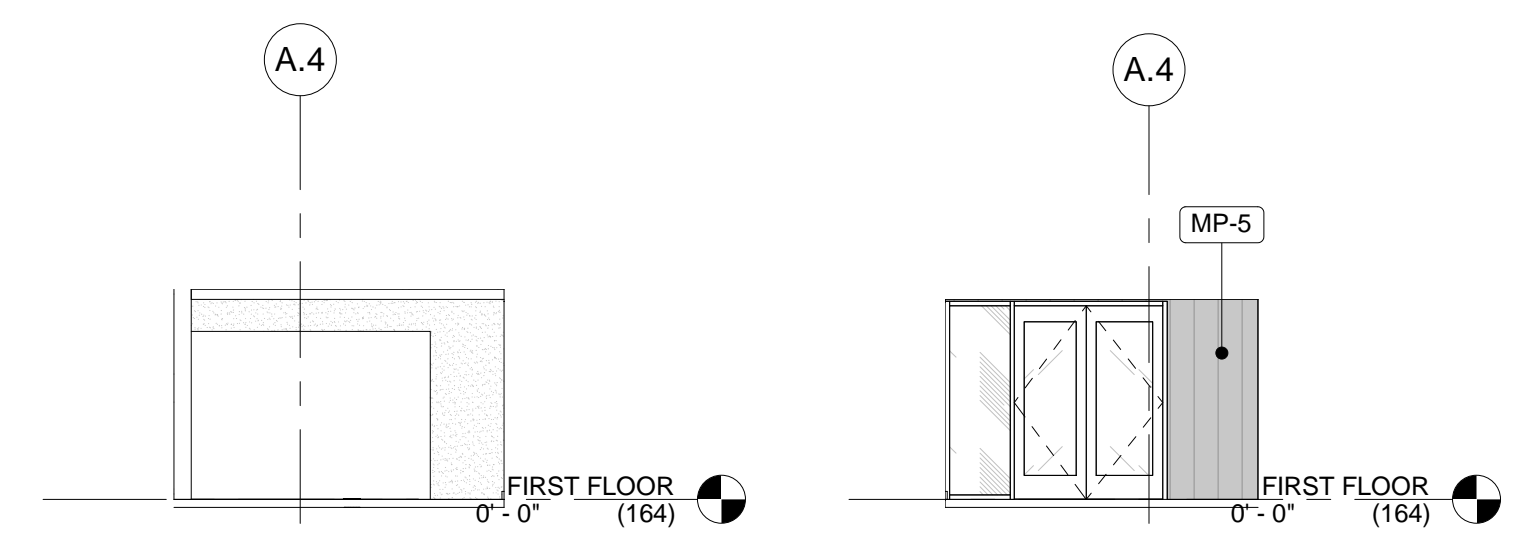
4 ADMIN BUILDING A - SOUTH
1/8" = 1'-0"



7 ADMIN BUILDING A - WEST - CLOSE UP
1/8" = 1'-0"



3 ADMIN BUILDING A - WEST
1/8" = 1'-0"



6 ALCOVE - SOUTH
1/8" = 1'-0"

5 ALCOVE - NORTH
1/8" = 1'-0"

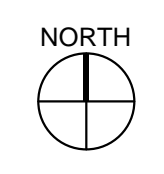
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LAND USE APP 02.19.2021
ISSUE DATE

Drawing:
EXTERIOR ELEVATIONS - BLDG A

Sheet No:
A3.01



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WILSONVILLE PUBLIC WORKS

Job Number: 20102
28601 SW BOBERG RD
WILSONVILLE, OR 97070

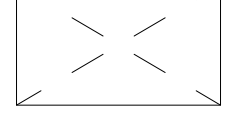
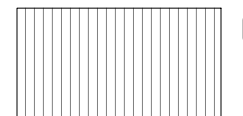

ELEVATION SHEET NOTES

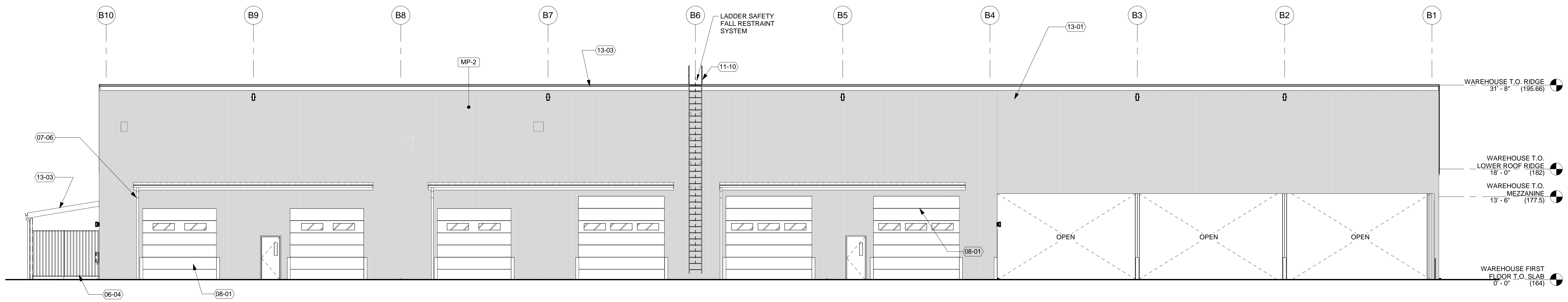
- A. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION
- B. GRADE IS APPROXIMATE

KEYNOTES

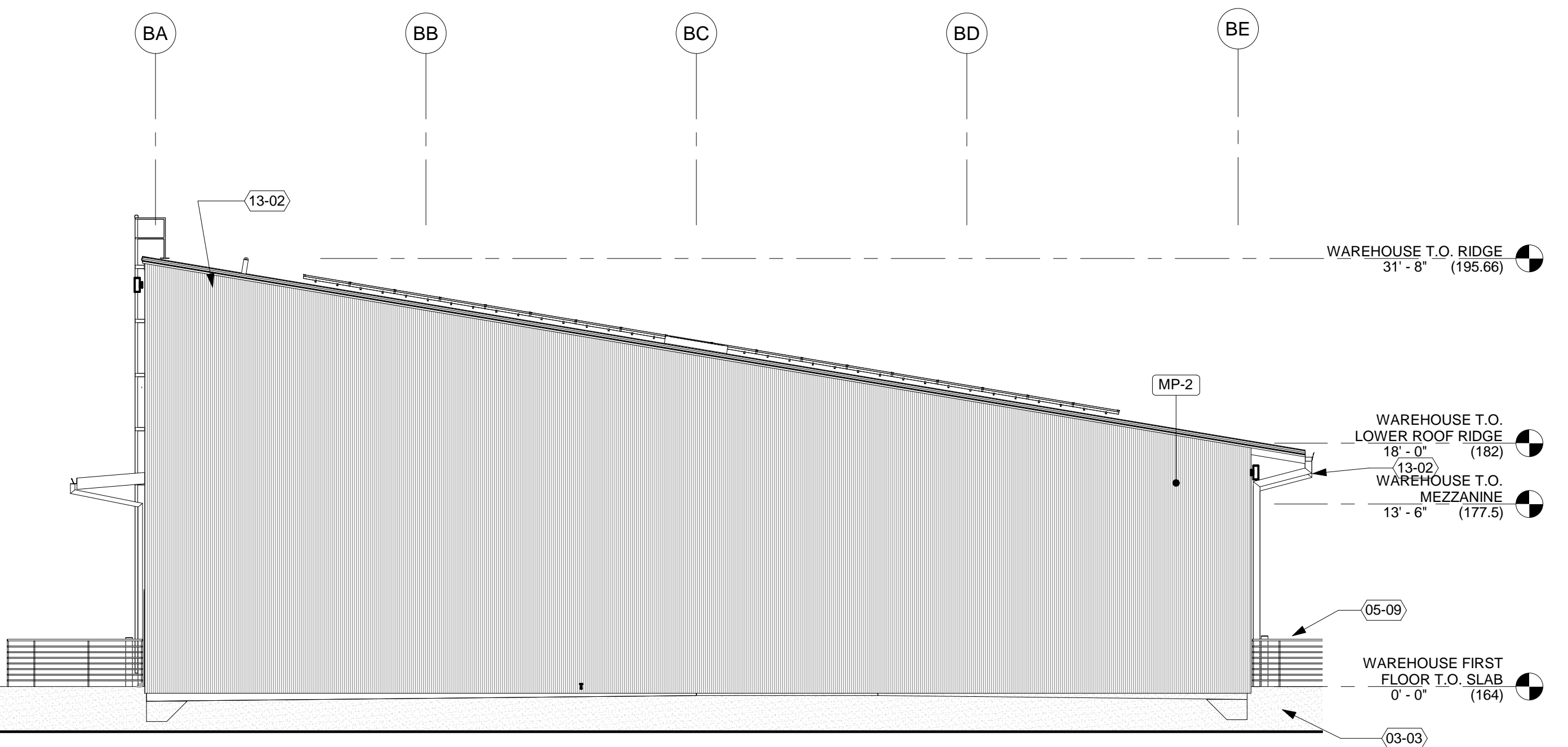
- 03-03 CONCRETE FOOTING/PIER - SEE STRUCTURAL
- 05-08 6" STEEL PIPE BOLLARD W/ CONC. FILL - SEE CIVIL
- 05-09 2" DIA. STEEL PIPE GUARD RAILING, GALVANIZED FINISH; 42" MIN.
- 06-04 WOOD SLAT SCREEN WALL WITH STEEL SUPPORTS
- 07-06 5' SHEET METAL GUTTER & 3" DOWNSPOUT
- 08-01 SECTIONAL GARAGE DOOR WITH INSULATED PANELS AND GLAZING
- 11-10 ROOF ACCESS LADDER WITH LADDER SAFETY DEVICE SYSTEM
- 13-01 PRE-ENGINEERED METAL BUILDING METAL SIDING PANELS; MP-3
- 13-02 PRE-ENGINEERED METAL BUILDING METAL ROOF PANELS; MP-1 AT 1:12 SLOPES; MP-2 AT 2:12

LEGEND

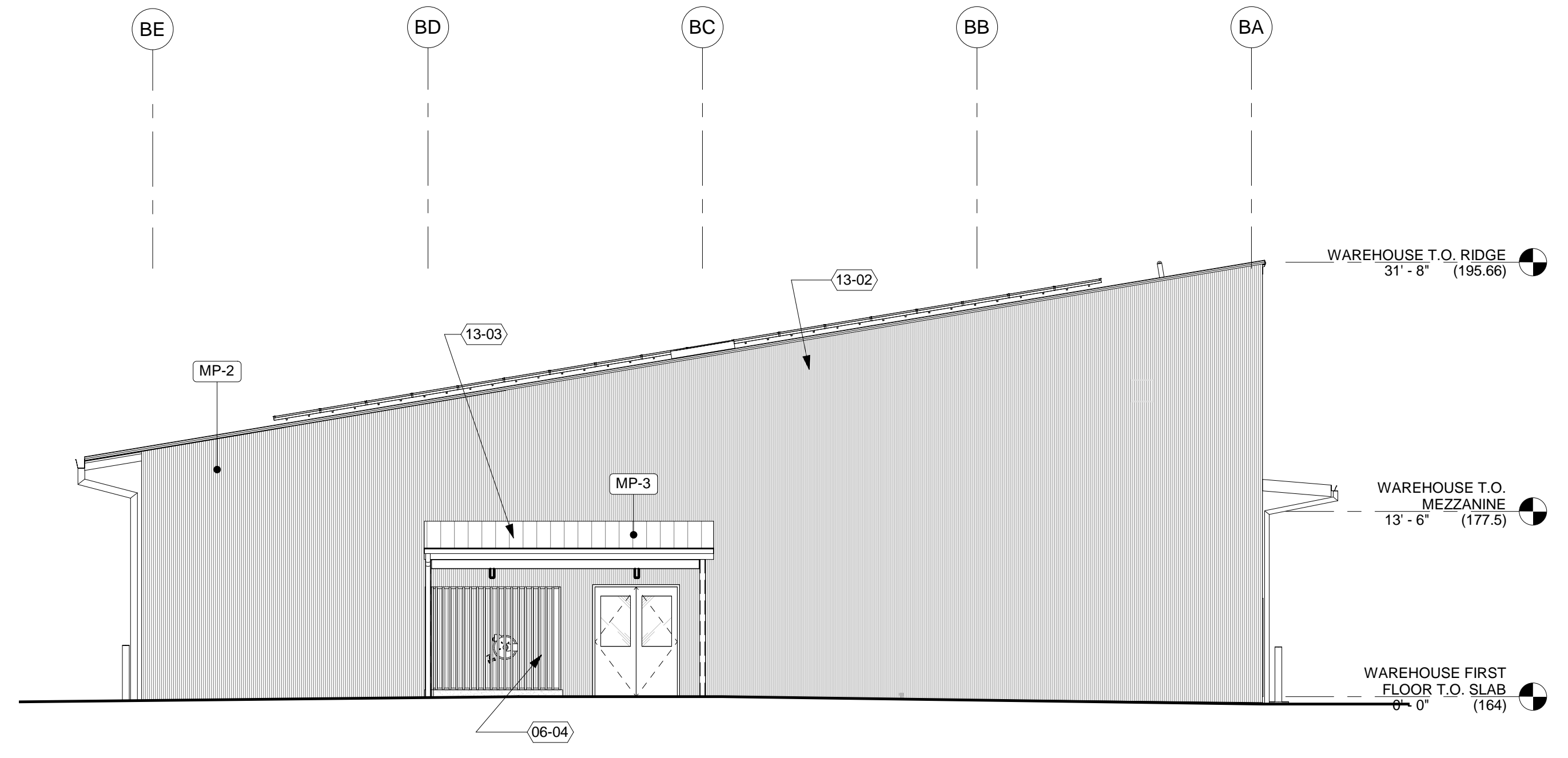
-  OPEN TO BEYOND
-  MP-2 DESC: FIELD METAL PANEL
-  MP-3 DESC: ROOF METAL PANEL



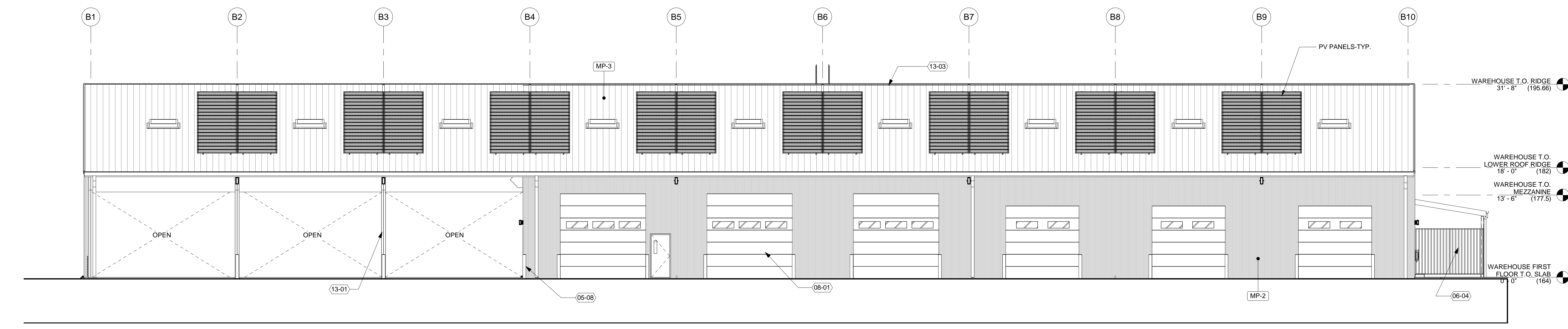
1 WAREHOUSE NORTH ELEVATION
1/8" = 1'-0"



4 WAREHOUSE WEST ELEVATION
1/8" = 1'-0"



2 WAREHOUSE EAST ELEVATION
1/8" = 1'-0"



3 WAREHOUSE SOUTH ELEVATION
1/8" = 1'-0"

LAND USE APP 02.19.2021
ISSUE DATE

Drawing:
EXTERIOR ELEVATIONS - WAREHOUSE - BLDG B

Sheet No:
A3.03

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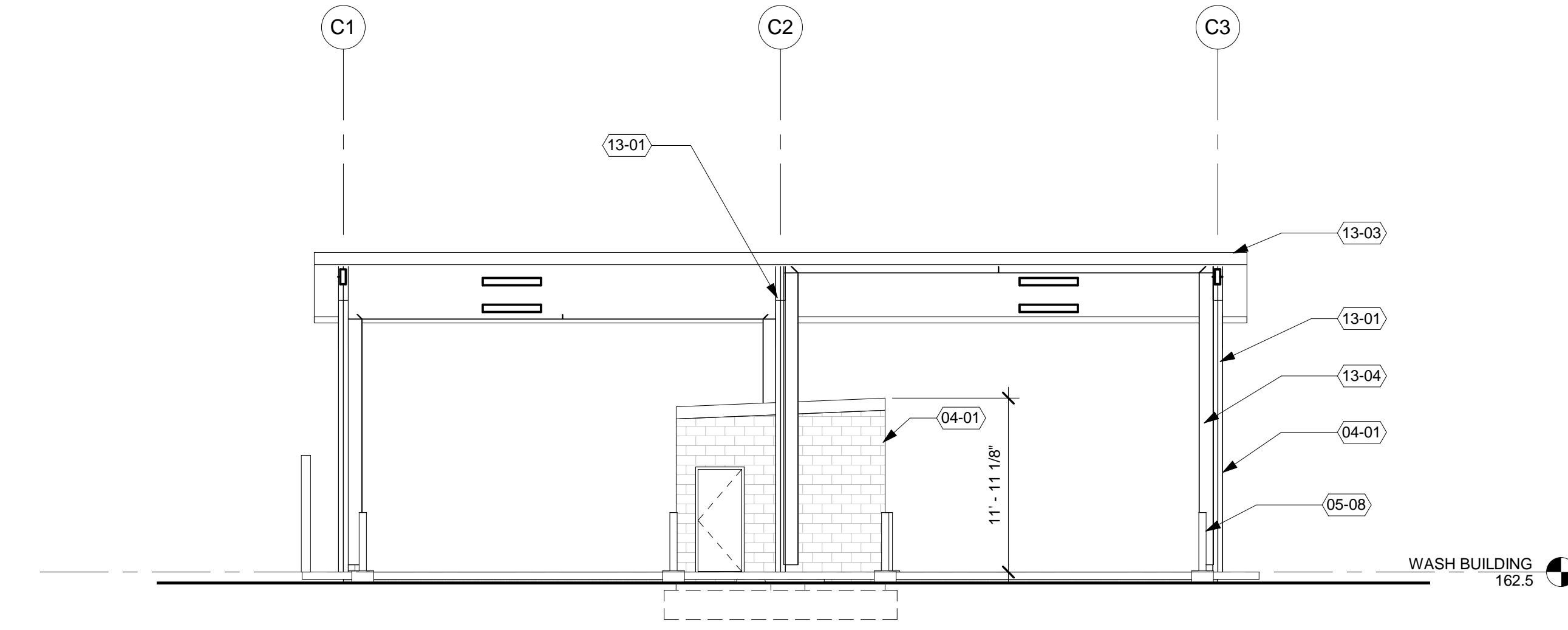
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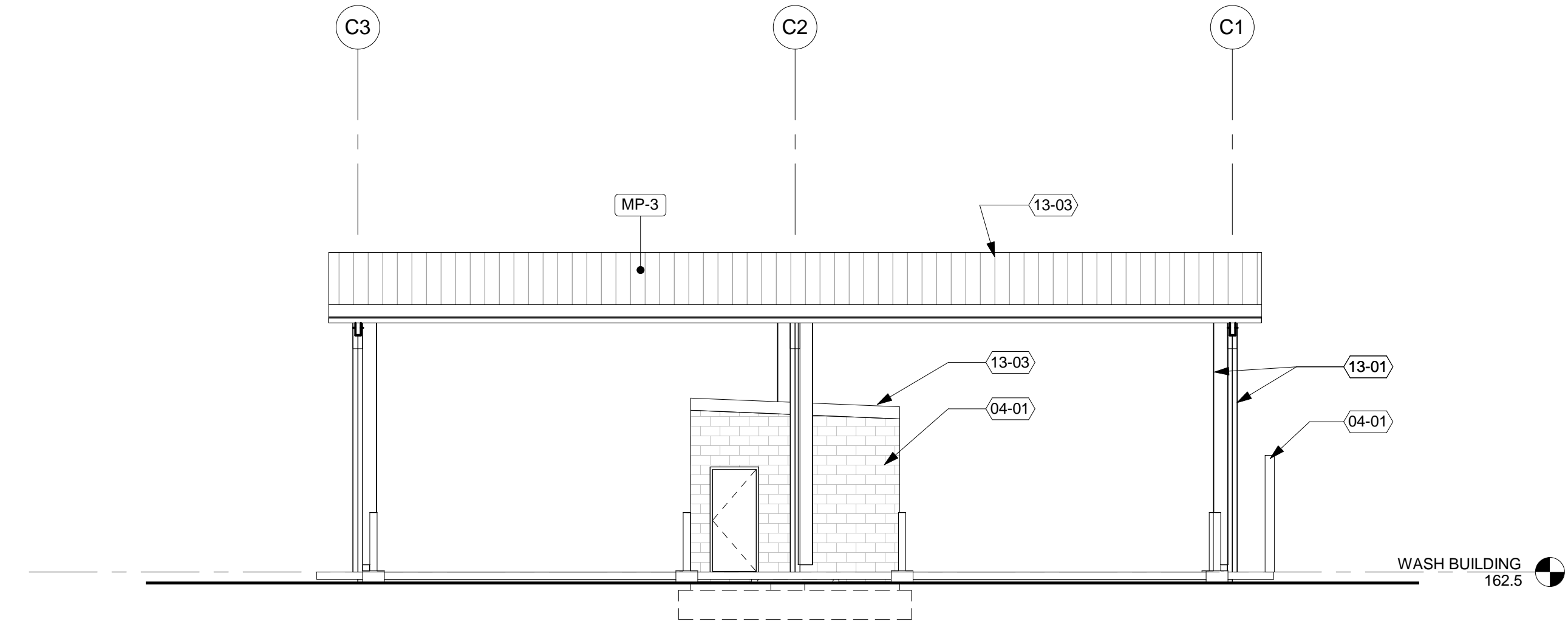
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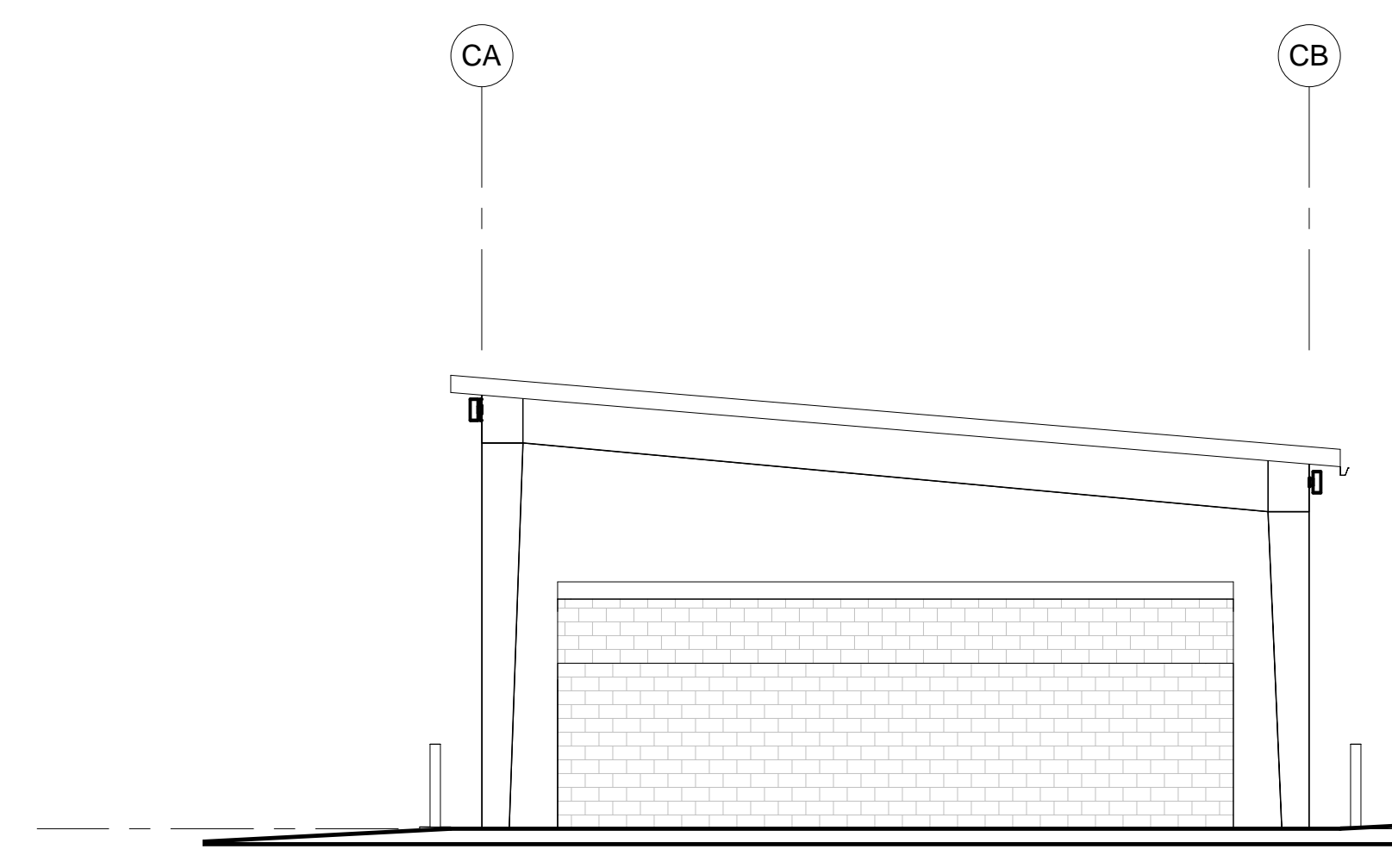
ELEVATION SHEET NOTES	
A.	CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION
B.	GRADE IS APPROXIMATE
KEYNOTES	
04-01	CONCRETE MASONRY BLOCK WALLS
05-08	4" STEEL PIPE BOLLARD W/ CONC. FILL - SEE CIVIL
13-01	PRE-ENGINEERED METAL BUILDING SIDING PANELS, MP-3
13-02	PRE-ENGINEERED METAL BUILDING METAL ROOF PANELS, MP-1 AT 1:12 SLOPES; MP-2 AT 2:12
13-04	PRE-ENGINEERED METAL BUILDING METAL PORTAL FRAME
LEGEND	
	OPEN TO BEYOND
	MP-2 DESC: FIELD METAL PANEL
	MP-3 DESC: ROOF METAL PANEL



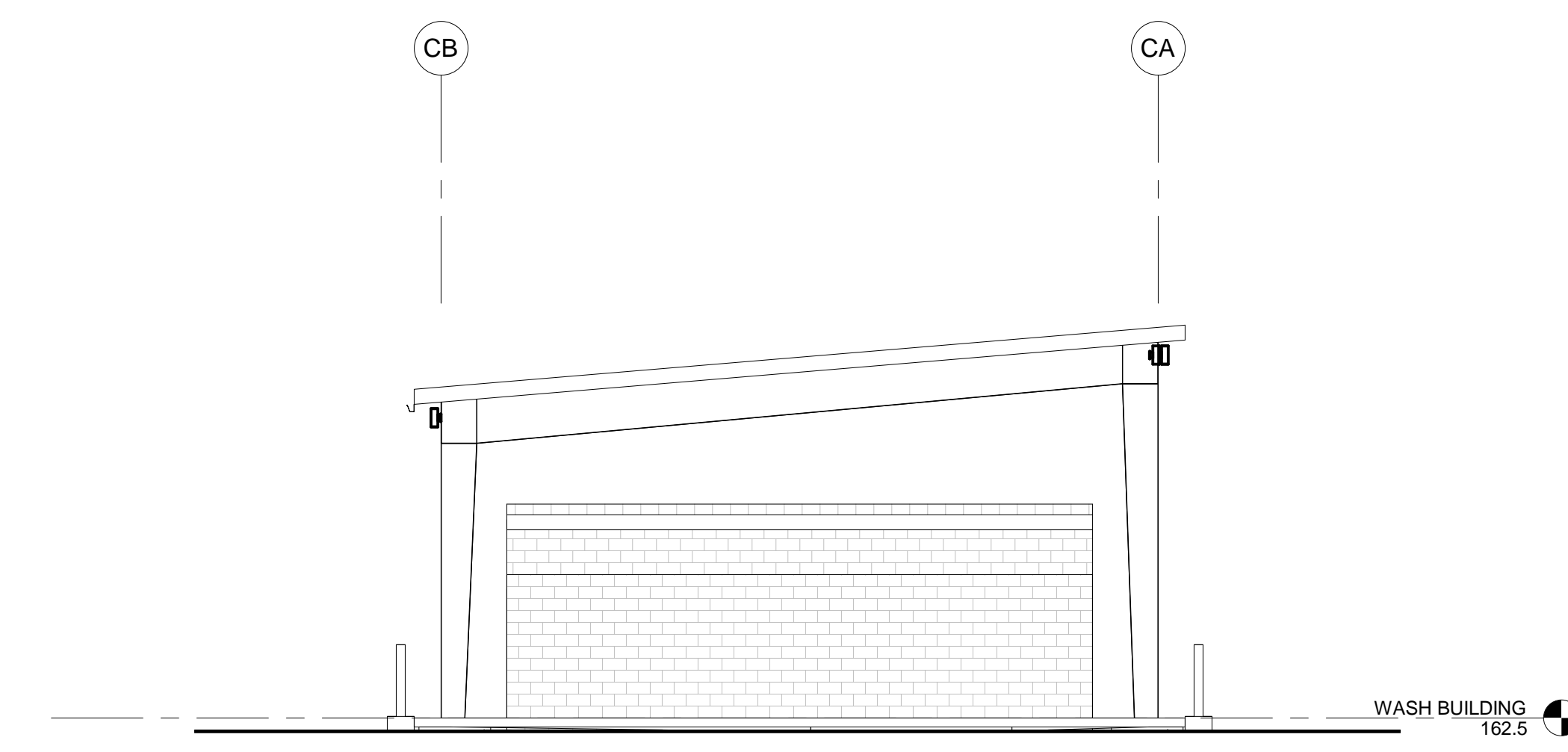
2 WASH BUILDG - WEST
1/8" = 1'-0"



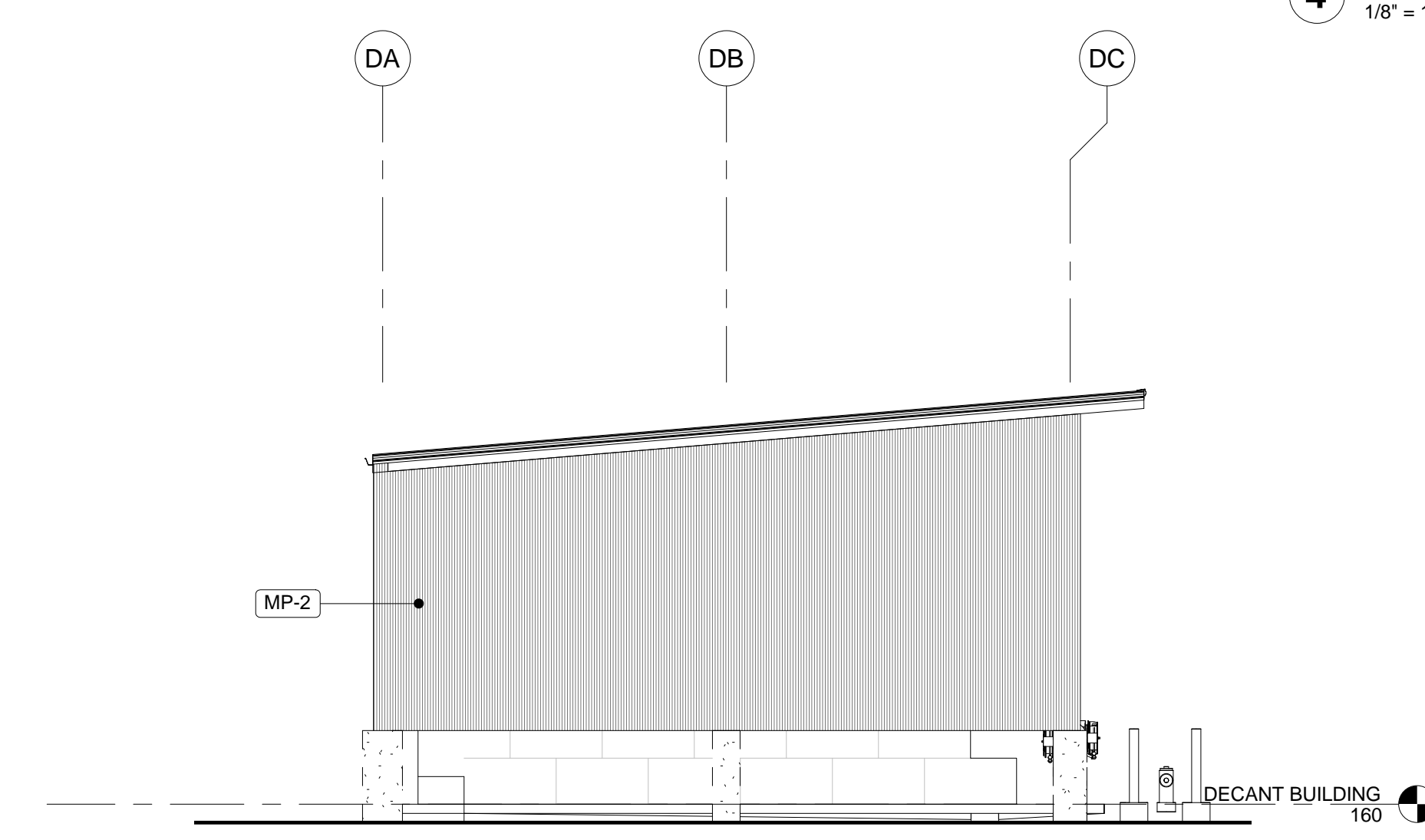
1 WASH BUILDG - EAST
1/8" = 1'-0"



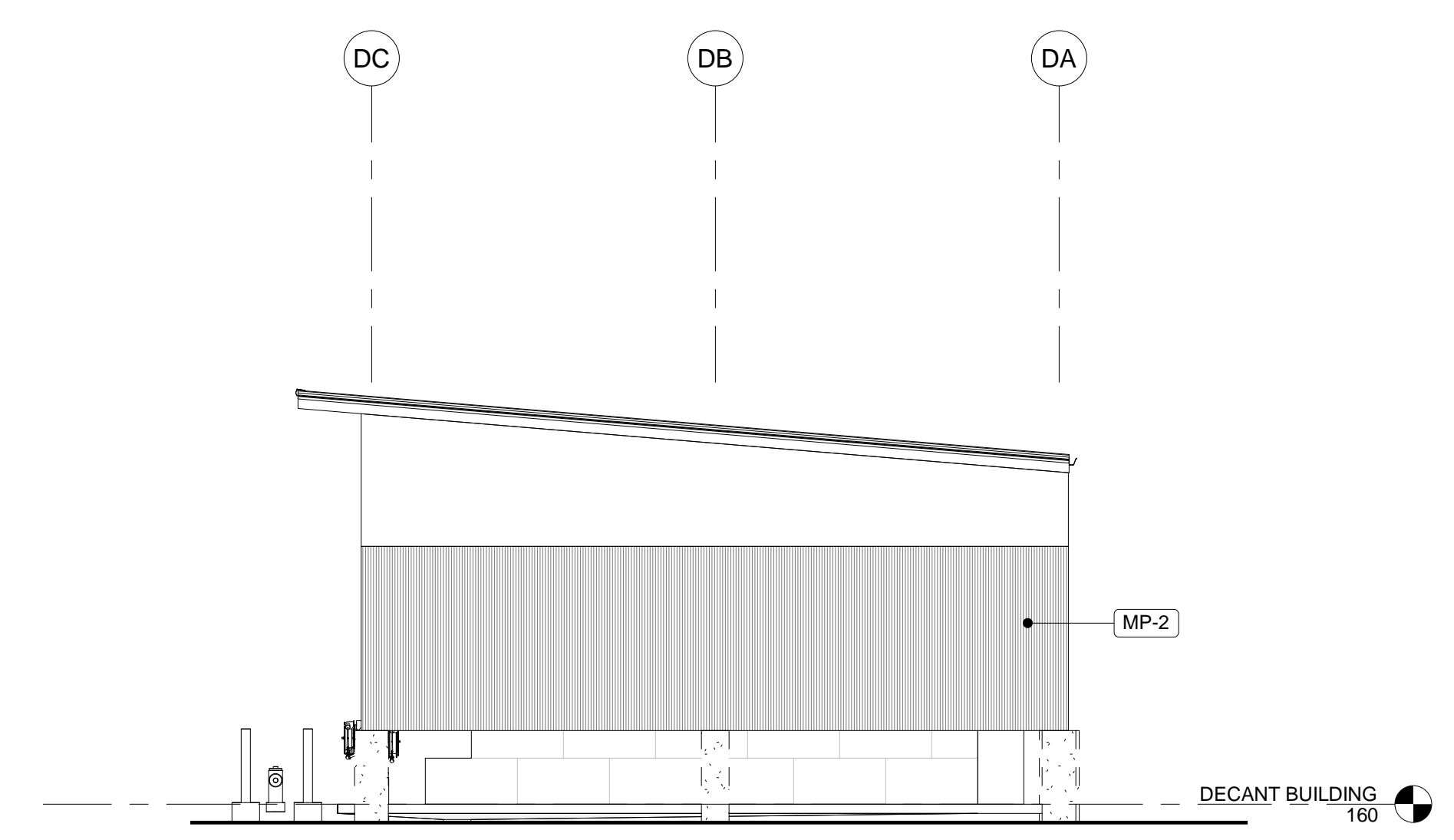
3 WASH BUILDG - SOUTH
1/8" = 1'-0"



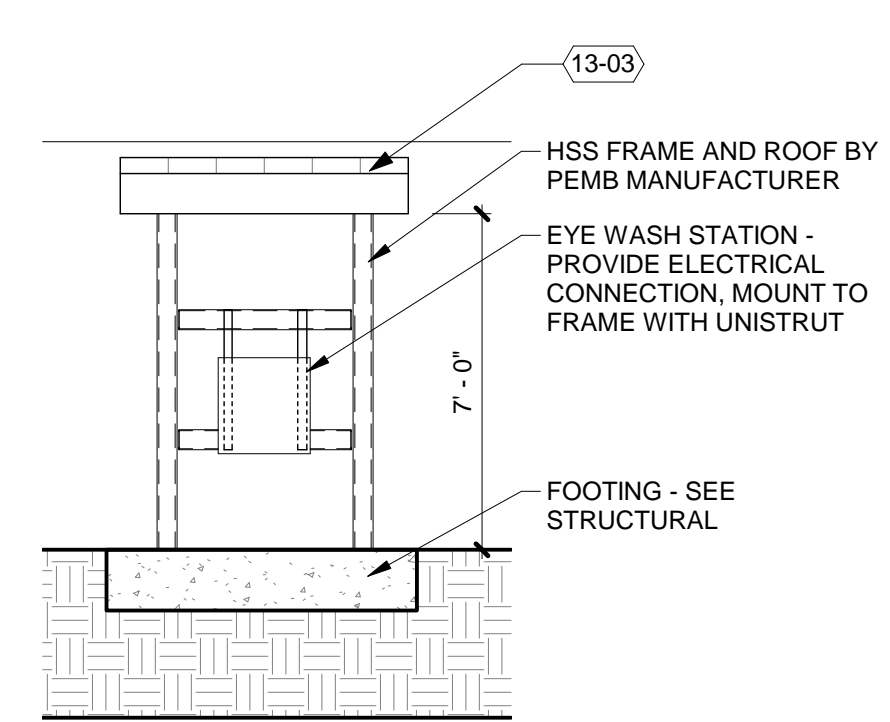
4 WASH BUILDG - NORTH
1/8" = 1'-0"



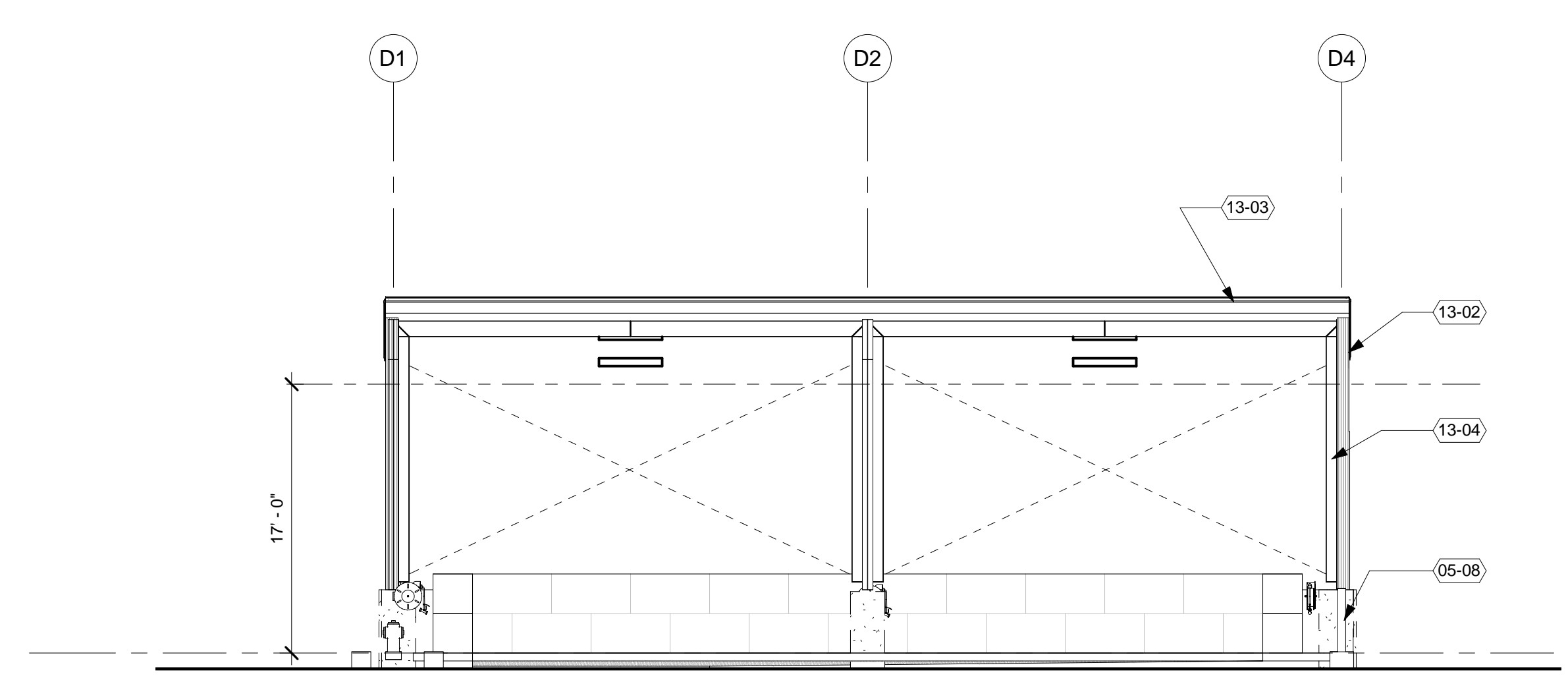
6 DECANT BUILDING D - WEST
1/8" = 1'-0"



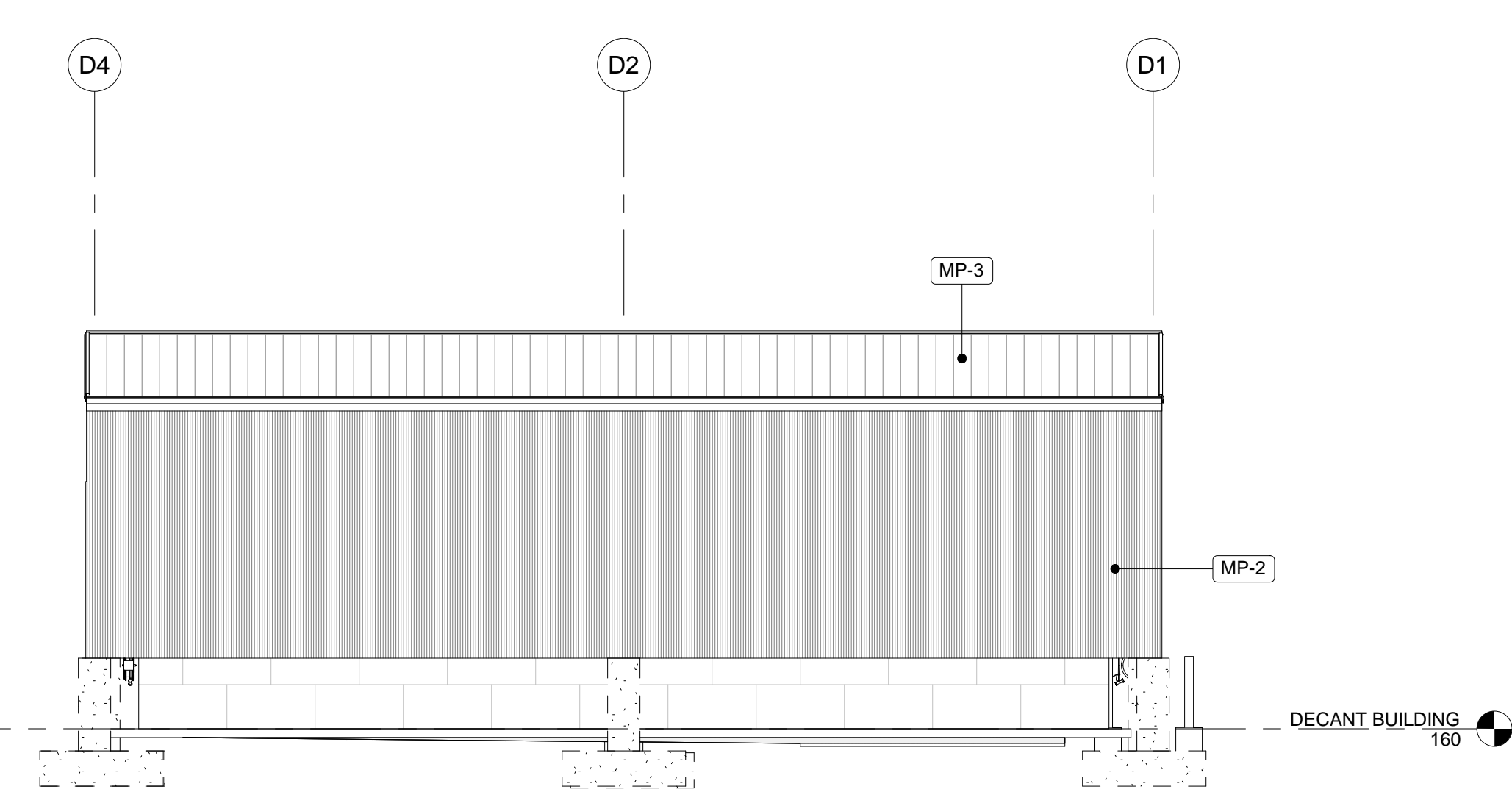
5 DECANT BUILDING D - EAST
1/8" = 1'-0"



9 EYE WASH STATION
1/4" = 1'-0"



8 DECANT BUILDING D - SOUTH
1/8" = 1'-0"



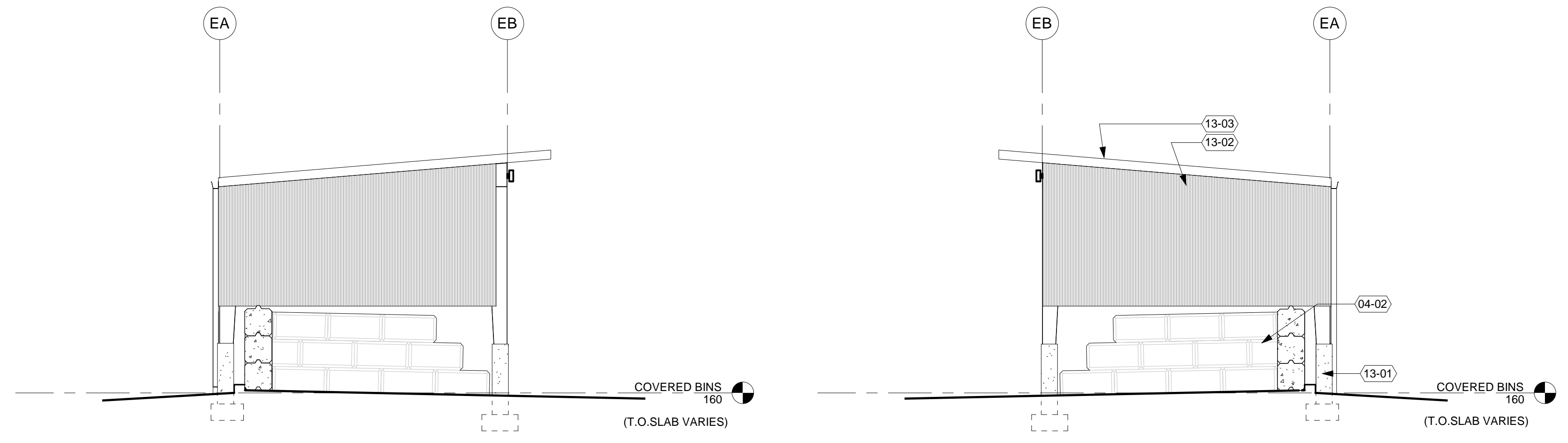
7 DECANT BUILDING D - NORTH
1/8" = 1'-0"

KEYNOTES (XX-01) (BY SPEC DIVISION)	
03-03	CONCRETE FOOTING/PIER - SEE STRUCTURAL
04-01	CONCRETE MASONRY BLOCK WALLS, SEE STRUCTURAL
04-02	CONCRETE BARRIER BLOCKS, 30" X 60" EACH, TYP.
05-16	GALVANIZED STEEL POSTS - HIGH PERFORMANCE EXTERIOR PAINT WHERE EXPOSED
07-06	5" SHEET METAL GUTTER & 3" DOWNSPOUT, SEE CIVIL FOR CONNECTION
13-01	PRE-ENGINEERED METAL BUILDING STRUCTURE - SEE SPECIFICATIONS
13-02	PRE-ENGINEERED METAL BUILDING METAL SIDING PANELS OVER WIND GIRTS, MP-3
13-03	PRE-ENGINEERED METAL BUILDING METAL ROOF PANELS, MP-1 AT 1:12 SLOPES; MP-2 AT 2:12 SLOPES
26-05	PROVIDE WALL-MOUNTED LIGHT FIXTURE

S|E|A
SCOTT EDWARDS ARCHITECTURE LLP.
 2525 E Burnside Street, Portland, OR 97214
 phone: (503) 226-3617 www.sealp.com

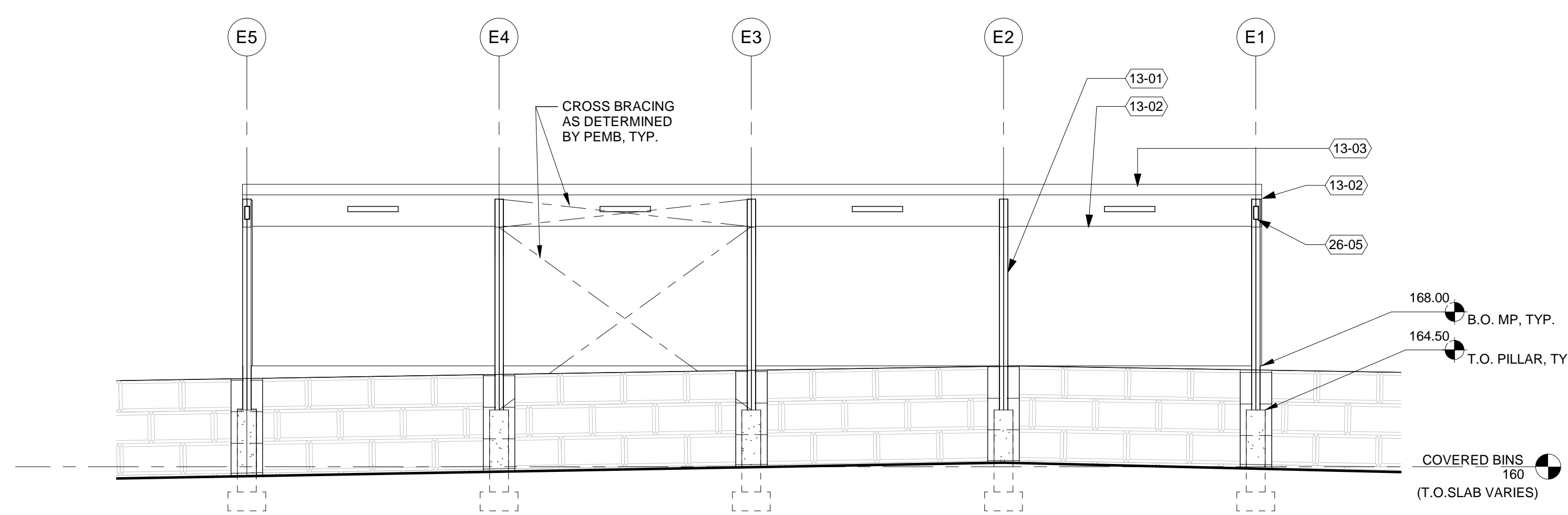
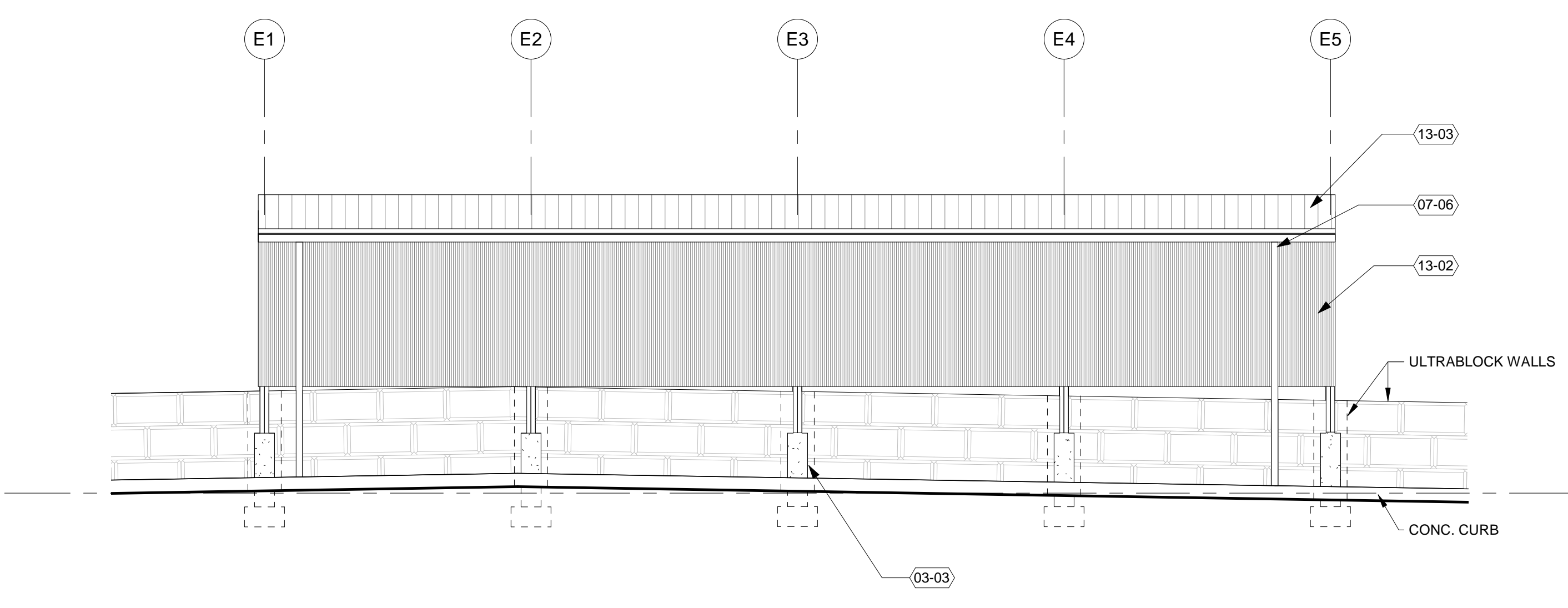
WILSONVILLE PUBLIC WORKS
 Job Number: 20102
 28601 SW BOBERG RD
 WILSONVILLE, OR 97070

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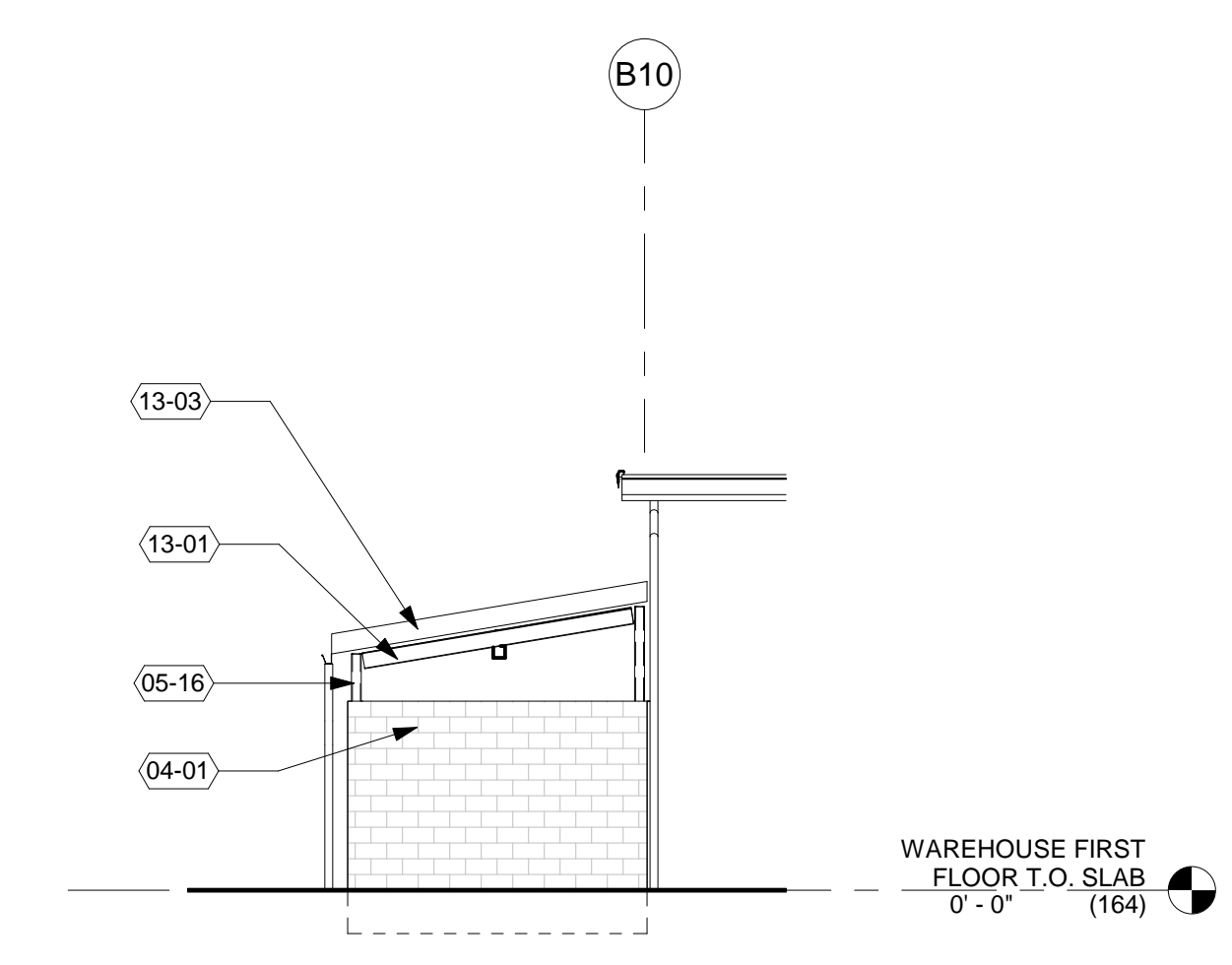
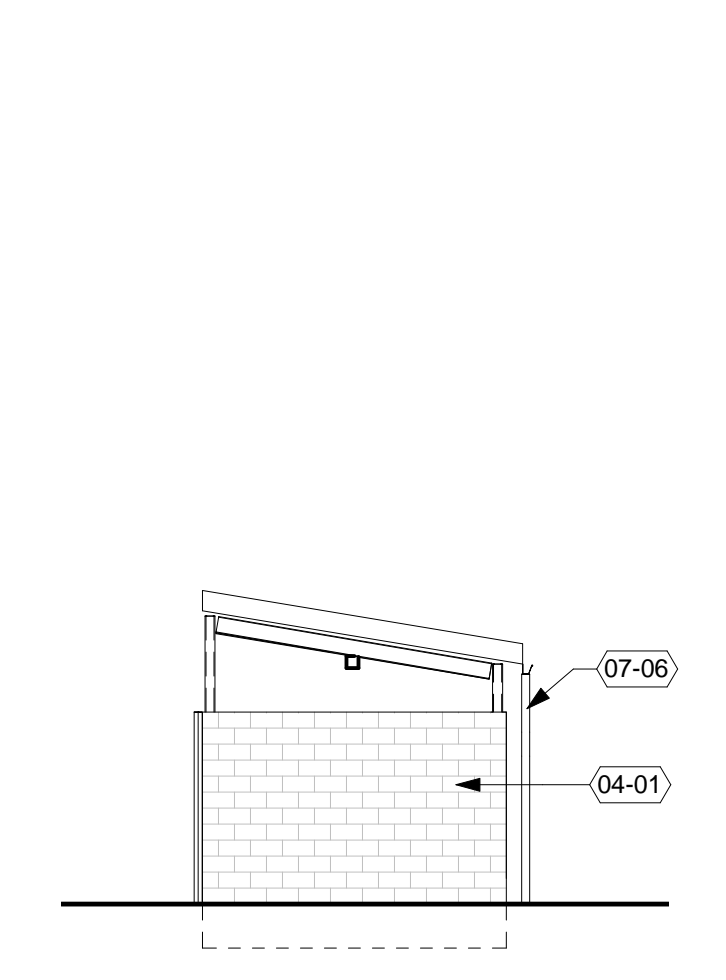
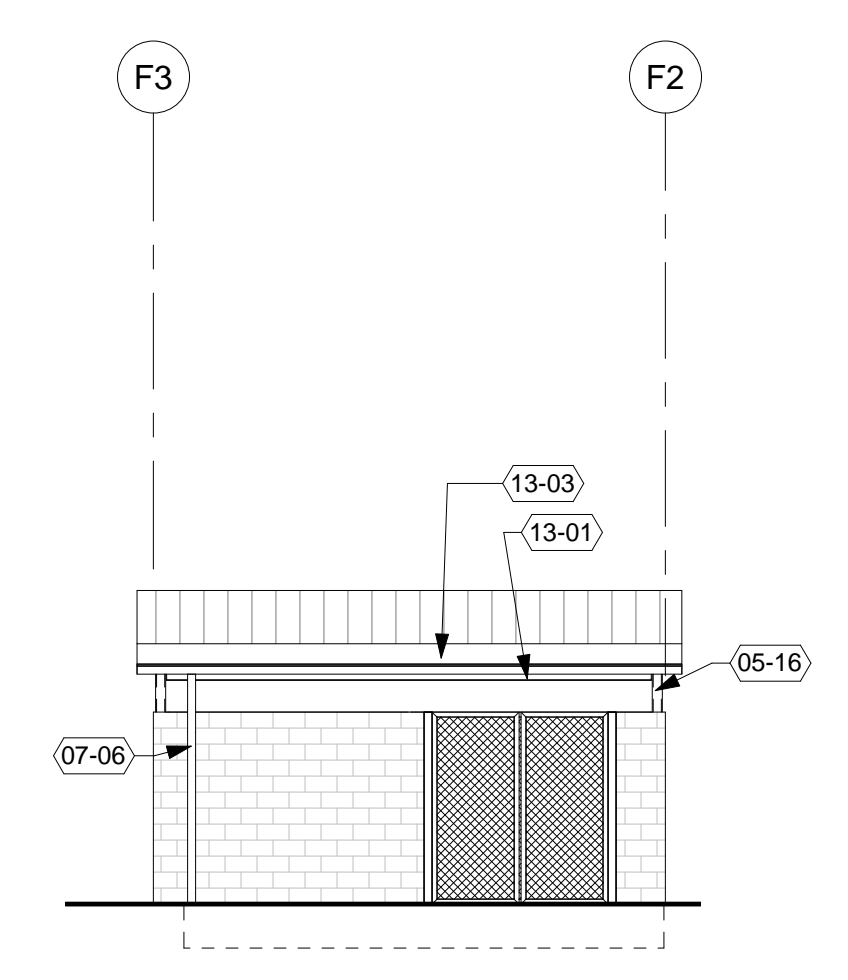
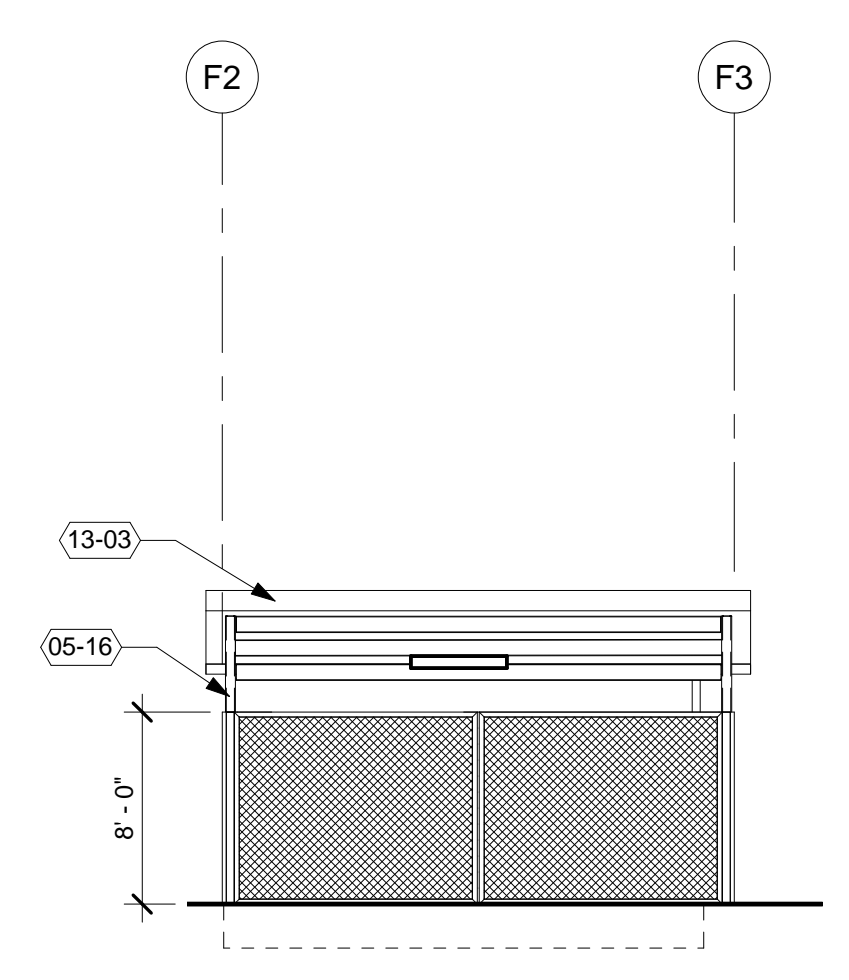
1 COVERED BINS - SOUTH
 1/8" = 1'-0"

2 COVERED BINS - NORTH
 1/8" = 1'-0"



3 COVERED BINS - WEST
 1/8" = 1'-0"

4 COVERED BINS - EAST
 1/8" = 1'-0"



5 TRASH ENCLOSURE - WEST
 1/8" = 1'-0"

6 TRASH ENCLOSURE - EAST
 1/8" = 1'-0"

7 TRASH ENCLOSURE - SOUTH
 1/8" = 1'-0"

8 TRASH ENCLOSURE - NORTH
 1/8" = 1'-0"

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EXTERIOR ELEVATIONS - BLDGS E, F

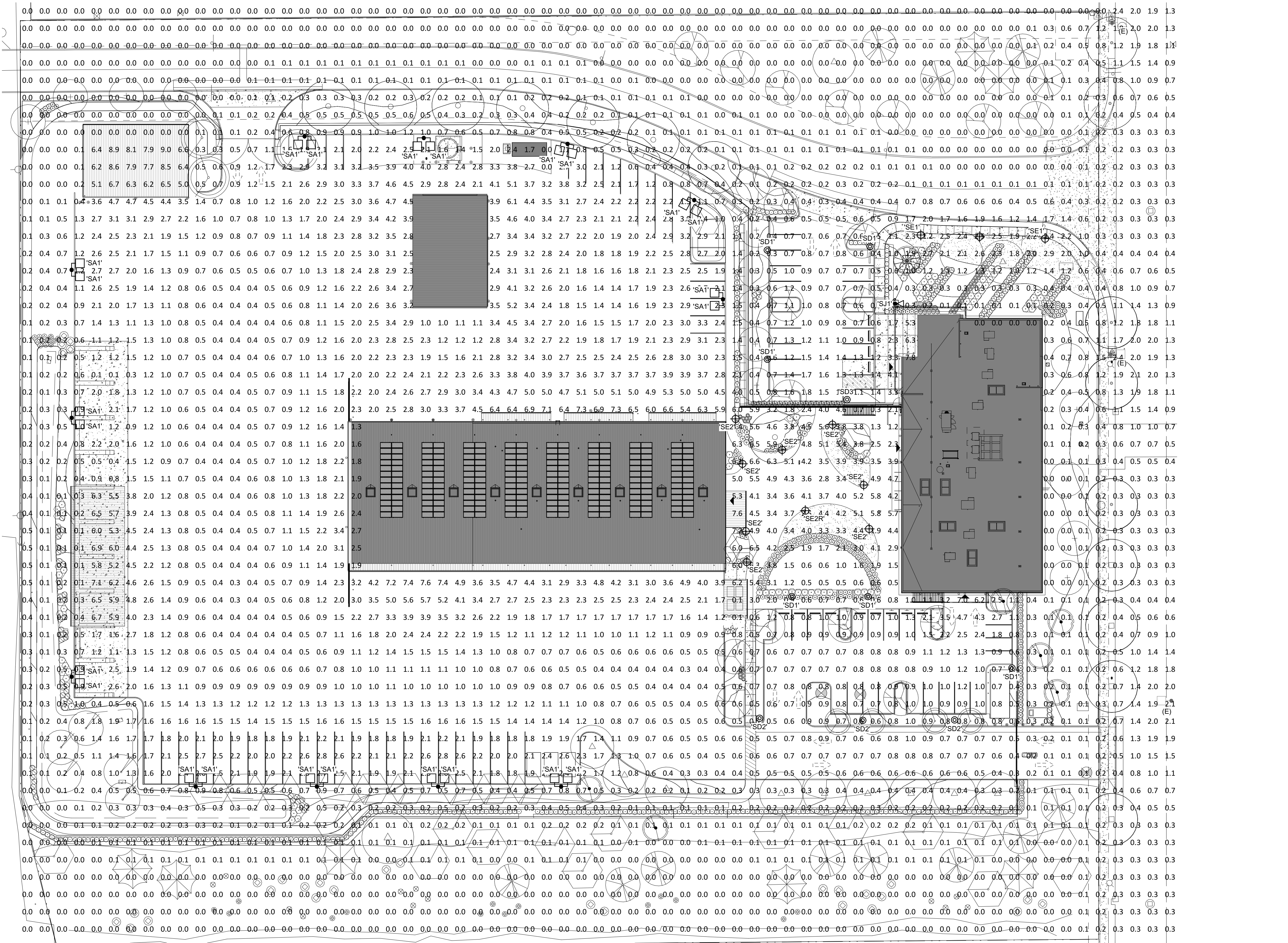
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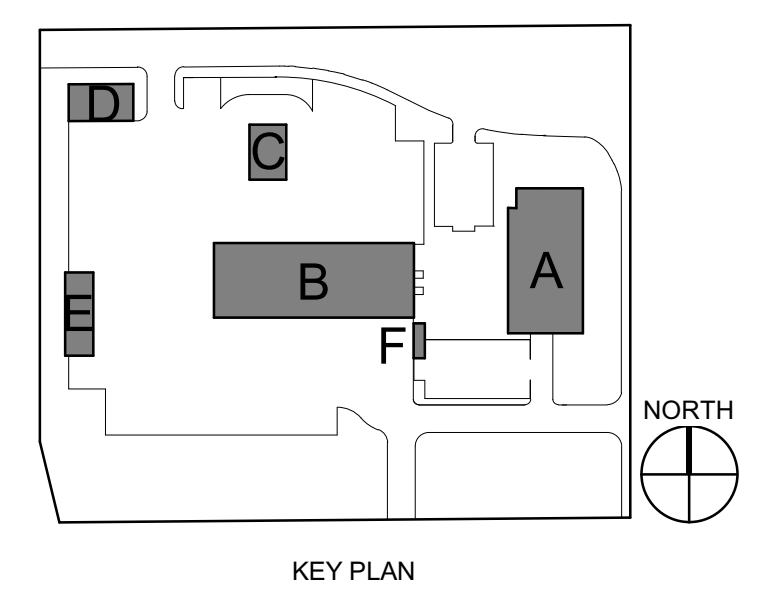
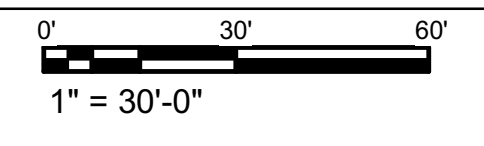
LUMINAIRE SCHEDULE - LAND USE - PRESCRIPTIVE

TYPE	DESCRIPTION	HOUSING	SHIELDING	MOUNTING	FINISH	UL/IP RATING	DRIVER/POWER SUPPLY	LIGHT SOURCE	INPUT WATTS	MFG/CATALOG #	NOTES
'F1'	SURFACE MOUNTED SEALED AND GASKETED LINEAR LED FOR HAZARDOUS LOCATIONS; CLASSIFICATION RATING OF CLASS 1 DIVISION 2; NOMINAL 4IN WIDE x 3.3IN TALL x 4FT LONG	FIBERGLASS	IMPACT RESISTANT ACRYLIC	SURFACE MOUNTED	WHITE	IP65	INTEGRAL DRIVER; 0-10V DIMMING	8643 NOMINAL LUMENS; 4000K LED; 80CRI	70.0	AZZ NIMF2 LED SERIES; OR APPROVED	
'SA1'	SITE/AREA SINGLE HEAD LED FOR DUAL MOUNTED IN SAME DIRECTION CONFIGURATION; TYPE 4 WIDE DISTRIBUTION; NOMINAL 13.4IN WIDE x 3IN TALL x 29.3IN LONG	DIE CAST ALUMINUM	PRECISION ACRYLIC REFRACTIVE LENS; HOUSE SIDE SHIELD	POLE MOUNTED IN TWIN CONFIGURATION TO 30FT TALL ROUND POLE; POLE TO WITHSTAND 100MPH WINDS WITH GUST FACTOR OF 1.3	BLACK	IP66	INTEGRAL DRIVER; INTERGRAL SEVEN-WIRE TWIST LOCK RECEPTACLE ONLY	15862 NOMINAL LUMENS; 3000K LED; 80CRI	100.0	LITHONIA RSX2 SERIES; OR APPROVED	PROVIDE WEATHERPROOF DUPLEX RECEPTACLE WITH WHILE-IN-USE COVER AT BASE OF POLE. NORMAL LUMEN OUTPUT AT 40% OF SPECIFIED LUMENS; LOW OUTPUT AT 10% OF SPECIFIED LUMENS; HIGH OUTPUT AT 100% OF SPECIFIED LUMENS
'SB1'	WALL MOUNTED SITE/AREA LED; TYPE 4 DISTRIBUTION; NOMINAL 25IN WIDE x 9IN TALL x 10IN DEEP	DIE CAST ALUMINUM	PRECISION ACRYLIC REFRACTIVE LENS	WALL MOUNTED; REFER TO ELECTRICAL DRAWINGS FOR MOUNTING HEIGHT	BLACK	IP66	INTEGRAL DRIVER; INTEGRAL PHOTOCELL; INTEGRAL MOTION SENSOR; CONTINUOUS DIMMING	16308 NOMINAL LUMENS; 3000K LED; 80CRI	100.0	LITHONIA WDG64 SERIES; OR APPROVED	NORMAL LUMEN OUTPUT AT 40% OF SPECIFIED LUMENS; LOW OUTPUT AT 10% OF SPECIFIED LUMENS; HIGH OUTPUT AT 100% OF SPECIFIED LUMENS
'SC1'	WALL MOUNTED SITE/AREA LED; FORWARD THROW DISTRIBUTION; INTEGRAL BACK BOX ACCESSORY; NOMINAL 18.5IN WIDE x 7.5IN TALL x 10IN DEEP	DIE CAST ALUMINUM	PRECISION ACRYLIC REFRACTIVE LENS	WALL MOUNTED; REFER TO ELECTRICAL DRAWINGS FOR MOUNTING HEIGHT	BLACK	IP65	INTEGRAL DRIVER; INTEGRAL PHOTOCELL; INTEGRAL MOTION SENSOR; CONTINUOUS DIMMING	10356 NOMINAL LUMENS; 3000K LED; 80CRI	100.0	LITHONIA DSXW2 SERIES; OR APPROVED	NORMAL LUMEN OUTPUT AT 40% OF SPECIFIED LUMENS; LOW OUTPUT AT 10% OF SPECIFIED LUMENS; HIGH OUTPUT AT 100% OF SPECIFIED LUMENS
'SD1'	SITE/AREA POST TOP LED; SPIDER MOUNT CONFIGURATION; ASYMMETRIC TRANSVERSE DISTRIBUTION; NOMINAL 26.5IN DIAMETER x 33IN TALL	DIE CAST ALUMINUM	PRECISION MOLDED ACRYLIC	POLE MOUNTED TO 15FT TALL ROUND POLE; POLE TO WITHSTAND 100MPH WINDS WITH GUST FACTOR OF 1.3	BLACK	IP66	INTEGRAL DRIVER; INTERGRAL SEVEN-WIRE TWIST LOCK RECEPTACLE ONLY	2300 NOMINAL LUMENS; 3000K LED; 80CRI	24.0	INVUE LUXESCAPE SERIES; OR APPROVED	
'SD2'	SITE/AREA POST TOP LED; SPIDER MOUNT CONFIGURATION; SYMMETRIC TRANSVERSE DISTRIBUTION; NOMINAL 26.5IN DIAMETER x 33IN TALL	DIE CAST ALUMINUM	PRECISION MOLDED ACRYLIC	POLE MOUNTED TO 15FT TALL ROUND POLE; POLE TO WITHSTAND 100MPH WINDS WITH GUST FACTOR OF 1.3	BLACK	IP66	INTEGRAL DRIVER; INTERGRAL SEVEN-WIRE TWIST LOCK RECEPTACLE ONLY	4500 NOMINAL LUMENS; 3000K LED; 80CRI	48.0	INVUE LUXESCAPE SERIES; OR APPROVED	
'SE1'	POST TOP COLUMN LED; TYPE 5 SQUARE DISTRIBUTION; NOMINAL 6IN DIAMETER x 10FT TALL	DIE CAST ALUMINUM	CLEAR IMPACT RESISTANT POLYCARBONATE	GRADE MOUNTED TO CONCRETE FOOTING	SILVER	IP65	INTEGRAL DRIVER; 0-10V DIMMING	3300 NOMINAL LUMENS; 3000K LED; 80CRI	33.0	SELUX EXELIA SERIES; OR APPROVED	
'SE2'	POST TOP COLUMN LED; TYPE 5 SQUARE DISTRIBUTION; NOMINAL 6IN DIAMETER x 10FT TALL	DIE CAST ALUMINUM	CLEAR IMPACT RESISTANT POLYCARBONATE	GRADE MOUNTED TO CONCRETE FOOTING	SILVER	IP65	INTEGRAL DRIVER; 0-10V DIMMING	4900 NOMINAL LUMENS; 3000K LED; 80CRI	48.0	SELUX EXELIA SERIES; OR APPROVED	
'SE2R'	POST TOP COLUMN LED W/ INTEGRAL RECEPTACLE; TYPE 5 SQUARE DISTRIBUTION; NOMINAL 6IN DIAMETER x 10FT TALL	DIE CAST ALUMINUM	CLEAR IMPACT RESISTANT POLYCARBONATE	GRADE MOUNTED TO CONCRETE FOOTING	SILVER	IP65	INTEGRAL DRIVER; 0-10V DIMMING	4900 NOMINAL LUMENS; 3000K LED; 80CRI	48.0	SELUX EXELIA SERIES; OR APPROVED	
'SF1'	WALL MOUNTED CYLINDRICAL LED; TYPE 4 DISTRIBUTION; NOMINAL 4IN DIAMETER x 4.1IN WIDE x 8.6IN TALL x 5.5IN DEEP	DIE CAST ALUMINUM	CLEAR TEMPERED GLASS	WALL MOUNTED; REFER TO ELECTRICAL DRAWINGS FOR MOUNTING HEIGHT AS MEASURED TO CENTER OF LUMINAIRE	SILVER	IP65	INTEGRAL DRIVER; 0-10V DIMMING	896 NOMINAL LUMENS; 3000K LED; 80CRI	10.0	LIGMAN MARV2 SERIES; OR APPROVED	
'SG1'	RECESSED LED DOWNLIGHT; MEDIUM WIDE DISTRIBUTION; NOMINAL 4IN SQ APERTURE x 11.5IN WIDE x 12.5IN LONG x 8.5IN TALL	16 GAUGE STEEL	CLEAR ACRYLIC	RECESSED	BLACK REFLECTOR AND FLANGE	UL WET	INTEGRAL DRIVER; 0-10V DIMMING	750 NOMINAL LUMENS; 3000K LED; 80CRI	8.0	GOTHAM EVQSO SERIES; OR APPROVED	
'SH1'	SURFACE MOUNTED SEALED AND GASKETED LINEAR LED; WIDE DISTRIBUTION; 130-DEGREE RATED OPERATING TEMPERATURE; NOMINAL 6IN WIDE x 3.5IN TALL x 4FT LONG	FIBERGLASS	IMPACT RESISTANT FROSTED PRISMATIC ACRYLIC	SURFACE MOUNTED	WHITE	IP67	INTEGRAL DRIVER; 0-10V DIMMING; INTEGRAL MOTION SENSOR	4000 NOMINAL LUMENS; 3500K LED; 80CRI	31.0	METALUX VAPORTITE 3 SERIES; OR APPROVED	
'SH2'	SURFACE MOUNTED SEALED AND GASKETED LINEAR LED; WIDE DISTRIBUTION; 130-DEGREE RATED OPERATING TEMPERATURE; NOMINAL 6IN WIDE x 3.5IN TALL x 4FT LONG	FIBERGLASS	IMPACT RESISTANT FROSTED PRISMATIC ACRYLIC	SURFACE MOUNTED	WHITE	IP67	INTEGRAL DRIVER; 0-10V DIMMING; INTEGRAL MOTION SENSOR	8000 NOMINAL LUMENS; 3500K LED; 80CRI	70.0	METALUX VAPORTITE 3 SERIES; OR APPROVED	
'SH3'	SURFACE MOUNTED SEALED AND GASKETED LINEAR LED; WIDE DISTRIBUTION; 130-DEGREE RATED OPERATING TEMPERATURE; NOMINAL 6IN WIDE x 3.5IN TALL x 4FT LONG	FIBERGLASS	IMPACT RESISTANT FROSTED PRISMATIC ACRYLIC	SURFACE MOUNTED	WHITE	IP67	INTEGRAL DRIVER; 0-10V DIMMING	8000 NOMINAL LUMENS; 3500K LED; 80CRI	70.0	METALUX VAPORTITE 3 SERIES; OR APPROVED	
'SJ1'	FLAG POLE POST TOP BEACON SPHERE LED; NOMINAL 8IN DIAMETER	DIE CAST ALUMINUM	CLEAR OPTICS	POST TOP ON FLAGPOLE	GOLD	UL WET	REMOTE TRANSFORMER	500 NOMINAL LUMENS; 3000K LED; 80CRI	10.0	CONCORD AMERICA FLAGPOLE EXTERNAL HALYARD BEACON SERIES; OR APPROVED	

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.02	9.0	0.0	N.A.	N.A.
COURTYARD	Illuminance	Fc	3.94	6.6	0.6	6.57	11.00
MAIN ENTRY	Illuminance	Fc	3.57	4.1	3.3	1.08	1.24
PARKING - NORTHEAST	Illuminance	Fc	0.98	1.8	0.4	2.45	4.50
PARKING - SOUTHEAST	Illuminance	Fc	1.11	4.7	0.4	2.78	11.75
SW BOBERG ROAD	Illuminance	Fc	0.75	2.4	0.2	3.75	12.00
YARD	Illuminance	Fc	1.91	7.6	0.0	N.A.	N.A.



1 SITE PLAN - LIGHTING PHOTOMETRICS



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