

PLANTING SCHEDULE

HUMAN DEVELOPED LANDSCAPE		PLANTS	NOTES
ZONE A-1	PLANTS	COMMON CAMASSIA (CAMASSIA QUINQUEFIDA) TUFTED HARRISIA (DESCHAMPSIA CESPITOSA) CALIFORNIA RESQUE (FESTUCA CALIFORNICA) COASTAL STRAWBERRY (FRAGARIA CHLORONIS) OREGON RUSH (IRIS TENAX VAR. TENAX) PACIFIC NINEBARK (PHYSCOPARUS CAPTATUS) CASCADE PENSTEMON (PENSTEMON SERILLATUS) MEADOW CHEERERBLOOM (RUDOLPHIA CAMPESTRIS) FINICE CUP (TELLIMA GRANIDIFLORA)	THESE ARE THE PRIMARY EMPHASIS WILL BE A COMBINATION OF HORTICULTURAL AND NATIVE PLANTS IN VARIOUS LANDSCAPE BEDS, RAISED BEDS, AND PLANTER BOXES. THE LANDSCAPE BEDS WILL BE PLANTED WITH A MIXTURE OF WESTERN OREGON WETLAND HABITATS. THE PLANTS INCLUDE THREE TO SEVEN SPECIES EACH IN CLUMPS OR GROUPINGS AND LABELED IN A DISPLAY GARDEN.
	NOTES		
	PLANTS	VEGETABLE CROPS HERBS FLOWERING PLANTS	THE RAISED BEDS AND PLANTER BOXES WILL INCLUDE VARIOUS ORNAMENTAL, ANNUAL AND PERENNIAL PLANTS FOR EDUCATION AND DISPLAY PURPOSES.
	NOTES		
	PLANTS	RED TWIG DOGWOOD (CORNUS SERICEA) SALAL (GAULTHERIA SHALLON) WESTERN GARRETT (MULLENBURYA) PACIFIC NINEBARK (PHYSCOPARUS CAPTATUS) NOOTKA ROSE (ROSA NUTKAN) DOUGLAS SPRUCE (SPRUEA DOUGLASSII) COMMON CAMASSIA (CAMASSIA QUINQUEFIDA)	A VARIETY OF PLANTINGS TO DEMONSTRATE DIFFERENT APPROACHES TO WETLAND MANAGEMENT.
	NOTES		
	PLANTS	RED TWIG DOGWOOD (CORNUS SERICEA) SALAL (GAULTHERIA SHALLON) WESTERN GARRETT (MULLENBURYA) PACIFIC NINEBARK (PHYSCOPARUS CAPTATUS) NOOTKA ROSE (ROSA NUTKAN) DOUGLAS SPRUCE (SPRUEA DOUGLASSII) COMMON CAMASSIA (CAMASSIA QUINQUEFIDA)	A VARIETY OF PLANTINGS TO DEMONSTRATE DIFFERENT APPROACHES TO WETLAND MANAGEMENT.
	NOTES		
	PLANTS	WESTERN YARROW (ACHILLEA MILLEFOLIUM) PEARLY EVERLASTING (AMARANTHUS MARGARITACEUS) COMMON CALIFORNIA ASTER (ASTER CHILSENSIS SPP. HALILI) DOUGLAS ASTER (ASTER SUBSPICATUS) COMMON CAMASSIA (CAMASSIA QUINQUEFIDA) CALIFORNIA RESQUE (FESTUCA CALIFORNICA) OREGON RUSH (IRIS TENAX VAR. TENAX) PACIFIC NINEBARK (PHYSCOPARUS CAPTATUS) CASCADE PENSTEMON (PENSTEMON SERILLATUS) FINICE CUP (TELLIMA GRANIDIFLORA)	ISLAND COMMUNITIES THAT TAKE ADVANTAGE OF WETLAND HABITAT AREAS AND THEIR DRIER INTERFACE ZONES.
	NOTES		

PLANTING SCHEDULE

NATIVE UPLAND WET-SITE HABITAT		PLANTS	NOTES
ZONE B-2 (CONT.)	PLANTS	WESTERN GARRETT (MULLENBURYA) RED TWIG DOGWOOD (CORNUS SERICEA) DOUGLAS SPRUCE (SPRUEA DOUGLASSII) PONDROSA PINES (PINUS PONDEROSA) PACIFIC NINEBARK (PHYSCOPARUS CAPTATUS) BALDIEP ROSE (ROSA GYMNOCARPA) SALMONBERRY (RUBUS SPECIABILIS)	ISLAND COMMUNITIES THAT TAKE ADVANTAGE OF WETLAND HABITAT AREAS AND THEIR DRIER INTERFACE ZONES.
	NOTES		
	PLANTS	PACIFIC MARSHOE (ARIBUS RECHERCHII) BIG LEAF MADRILE (ACETUMACHORHYZUM) TALL OREGON GRAPE (BERBERIS AQUIFOLIUM) HAZELNUT (CORYLUS CORNUTA) BLUE FLAG IRIS (IRIS DISCOLOR) BLUE FLAG IRIS (IRIS TENAX)	ISLAND COMMUNITIES THAT TAKE ADVANTAGE OF WETLAND HABITAT AREAS AND THEIR DRIER INTERFACE ZONES.
	NOTES		
	PLANTS	WHITE OAKS (QUERCUS GARRYANA) REDD TOWERING CURRYANT (RIBES SAANGUENUM) RED EDERBERRY (SAMBOUCUS PACIFICUS) SNOWBERRY (SYMPHORICARPOS ALBIS) BLACK TANNYBARK (SALICUS DOUGLASSII VAR. DOUGLASSII)	ISLAND COMMUNITIES THAT TAKE ADVANTAGE OF WETLAND HABITAT AREAS AND THEIR DRIER INTERFACE ZONES.
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	NOTES		

SITE AREA BREAKDOWN

MAIN BUILDING GROUND FLOOR AREA	12,322 SF
OUTDOOR EDUCATION PAVILION	1,260 SF
PARKING	18,330 SF
PARKING ISLANDS	1,888 SF
LANDSCAPING	12,189 SF
TOTAL DEVELOPED AREA	46,858 SF
DEVELOPED AREA WITHIN WATER QUALITY RESOURCE AREA	12,265 SF
WATER QUALITY RESOURCE AREA	46,879 SF
MITIGATION AREA	46,879 SF
TOTAL PROJECT AREA	96,737 SF

1 SITE PLAN

1/16" = 1'-0"

NORTH

Stamp

NOT FOR CONSTRUCTION

Human Use

LAND USE APPLICATION

Date: 3/18/19

Project Number: 15006

Project: client logo

Consultant: Soderstrom Architects

Revisions: No. Description Date

CLACKAMAS COUNTY OSU EXTENSION SERVICE
CLACKAMAS COUNTY RED SOILS CAMPUS
 101 BEAVERCREEK ROAD
 OREGON CITY, OREGON 97045

1200 NW Naito Parkway, Suite 410
 Portland, OR 97209
 T 503-228-5617
 F 503-227-8584
 sdr.com

CLACKAMAS COUNTY OSU EXTENSION SERVICE
CLACKAMAS COUNTY RED SOILS CAMPUS
101 BEAVERCREEK ROAD
OREGON CITY, OREGON 97045



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Consultant

Revisions

No. Description Date

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Issuance

LAND USE APPLICATION

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3/18/19

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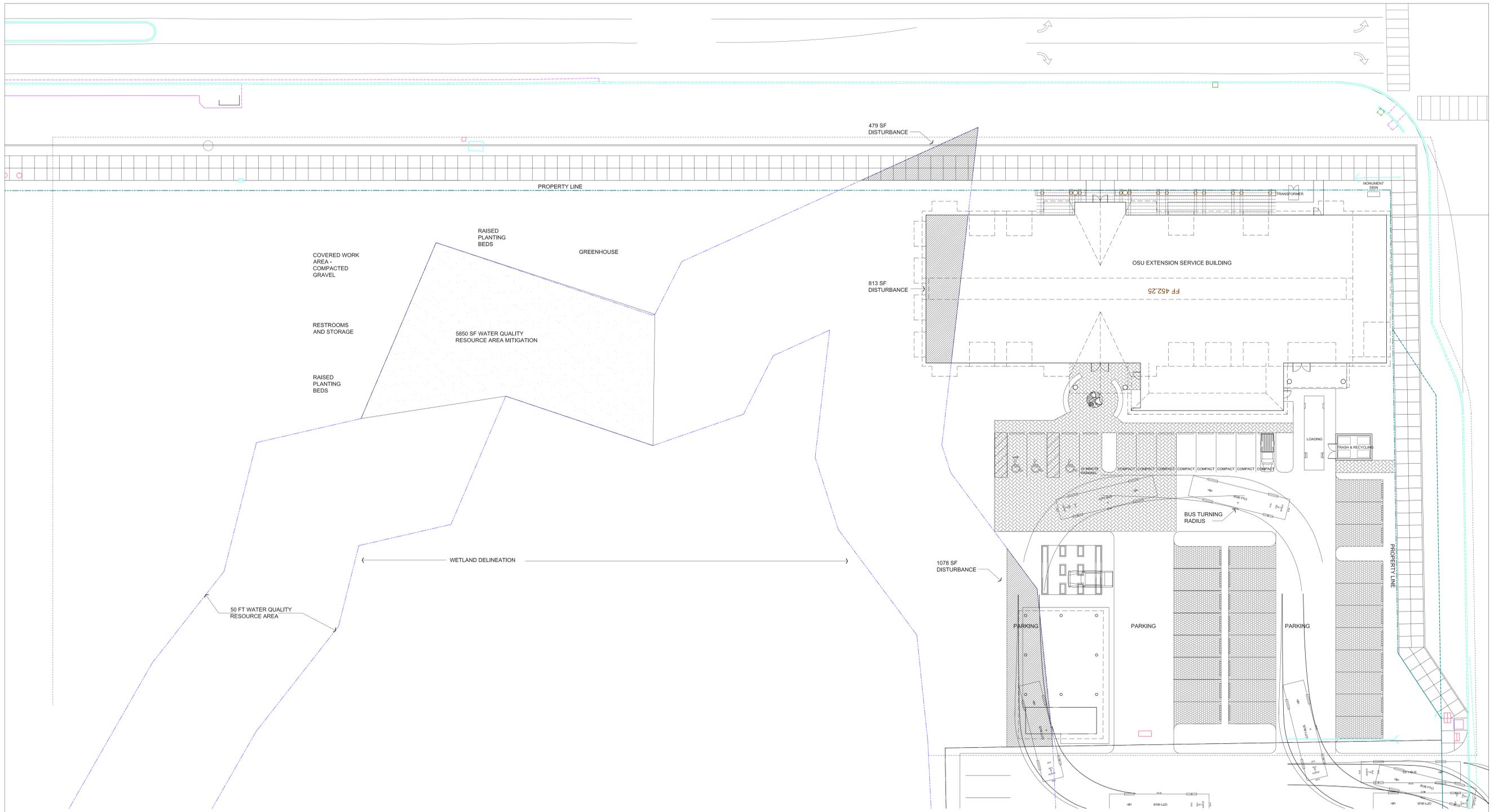
15006

Drawing Title

**SITE PLAN
ALTERNATE
STUDY A**

Sheet No

A100a



1 SITE PLAN
1/16" = 1'-0"



- OPTION A**
1. WQRA DISTURBANCE REDUCED TO 2370 SF
 2. MITIGATION REDUCED TO 5280 SF. REMAINDER OF EXISTING BUFFER TO REMAIN MOWN GRASS.
 3. PARKING REDUCED TO 47 STALLS
 4. OUTDOOR CLASSROOM AND GREENHOUSE USE SEVERELY IMPACTED
 5. ON SITE BUS ACCESS MAINTAINED.

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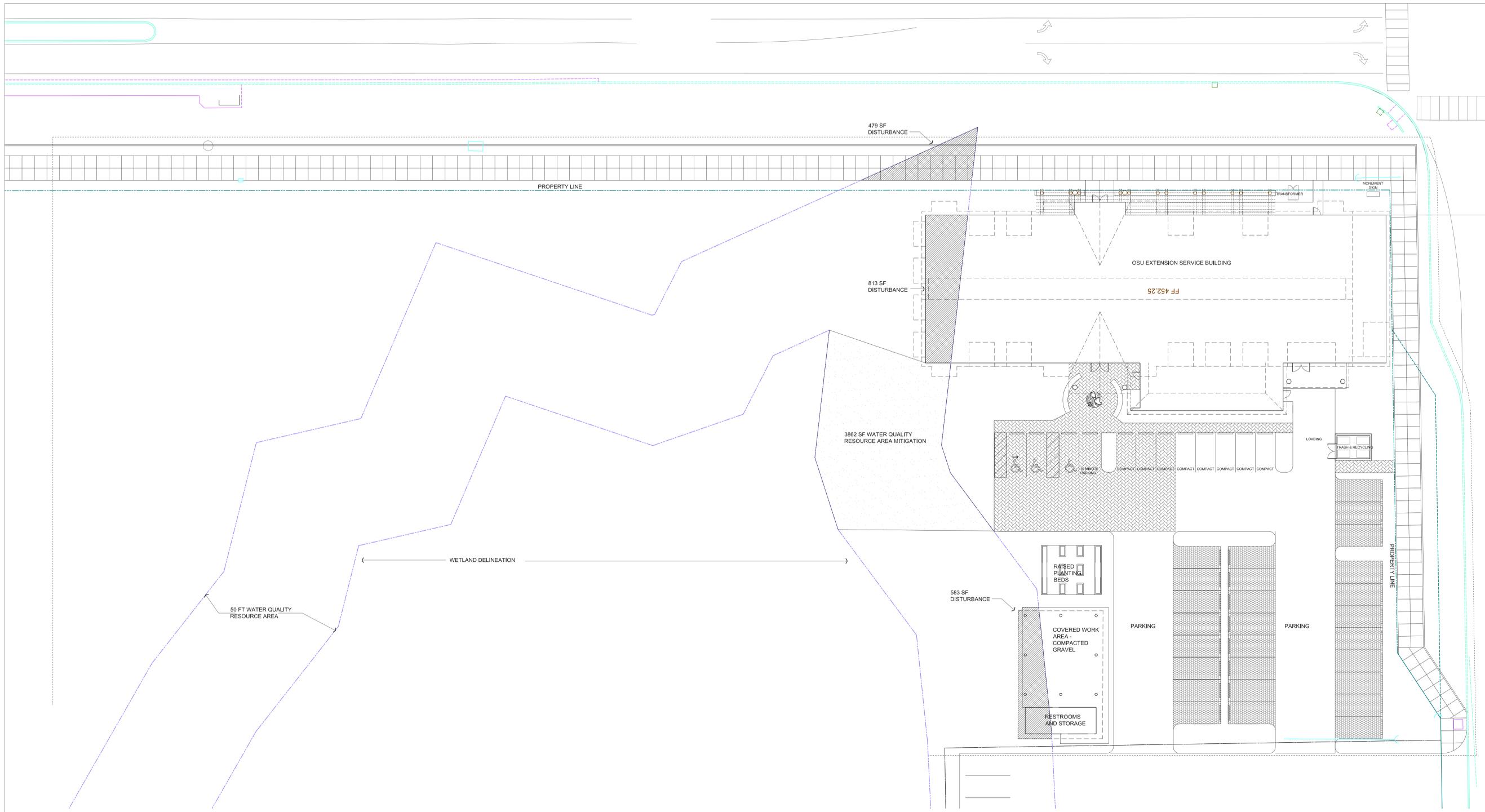
15006

Drawing Title

**SITE PLAN
ALTERNATE
STUDY B**

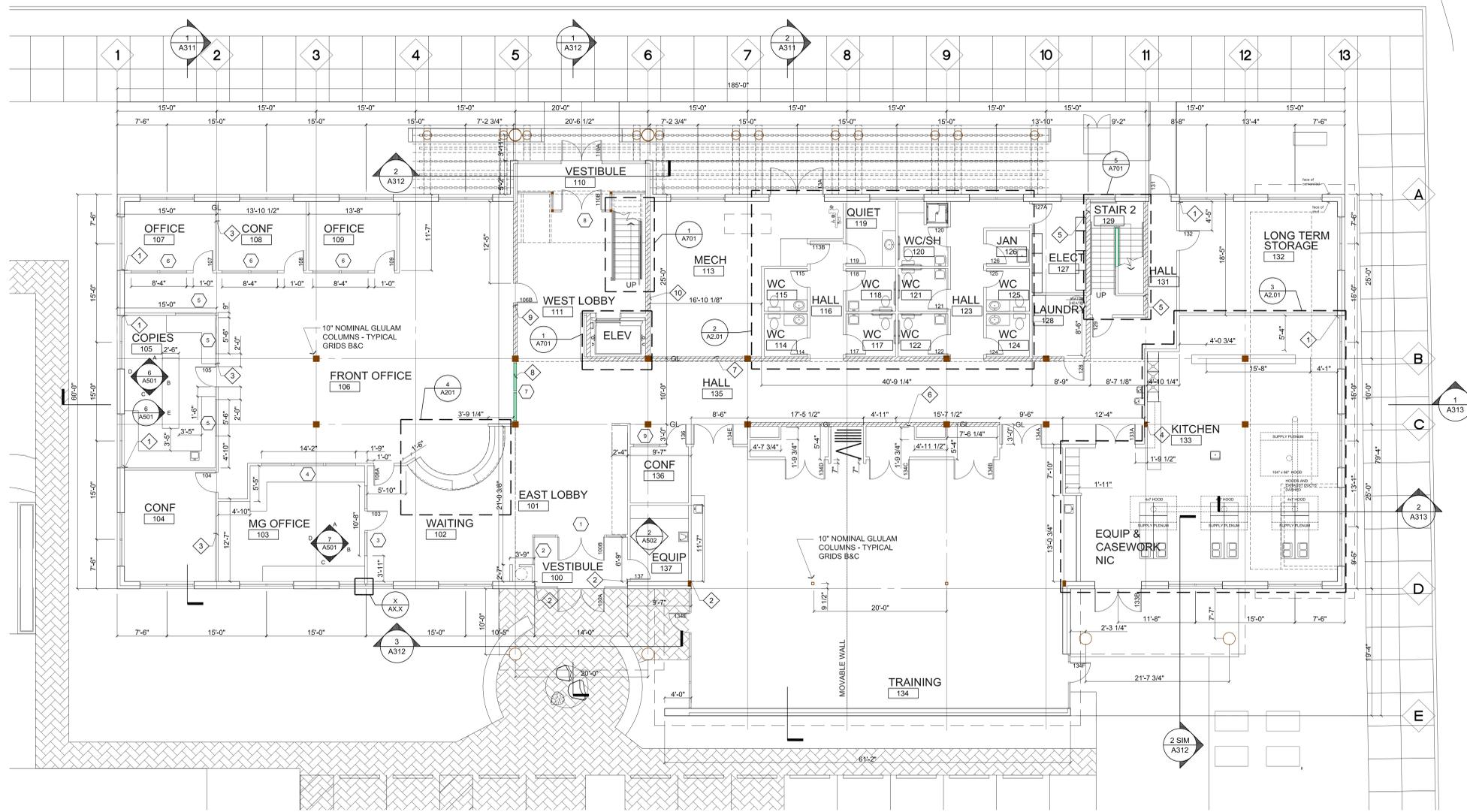
Sheet No

A100b



1 SITE PLAN
1/16" = 1'-0"

- OPTION B**
1. WQRA DISTURBANCE REDUCED TO 1875 SF
 2. MITIGATION REDUCED TO 3862 SF. REMAINDER OF EXISTING BUFFER TO REMAIN MOWN GRASS.
 3. PARKING REDUCED TO 39 STALLS
 4. GREENHOUSE REMOVED FROM PROJECT.
 5. ON SITE BUS ACCESS REMOVED FROM PROJECT.



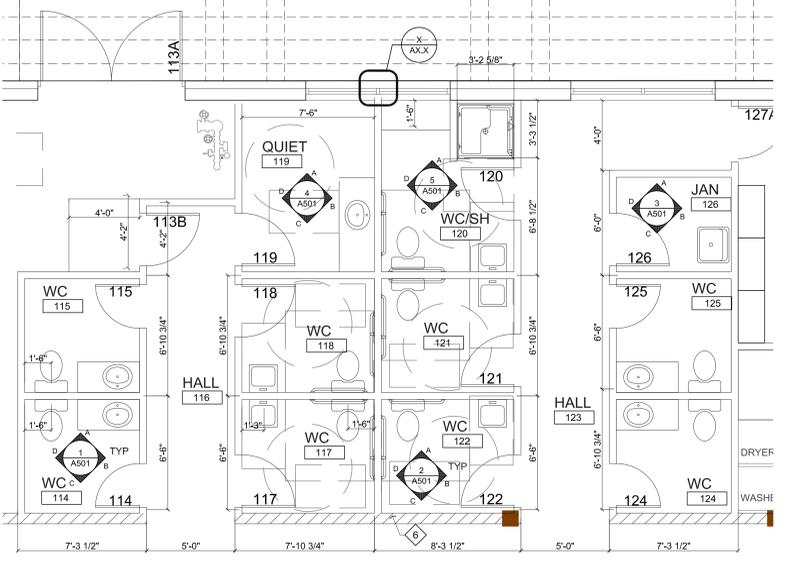
LEGEND

- NEW WALLS
- 3'-6" SOUND ATTENUATION BATT INSULATION
- WALL TYPE TAGS, SEE PARTITION TYPES LS2.0
- FEC SEMI-RECESSED FIRE EXTINGUISHER CABINET
- FE WALL MOUNTED FIRE EXTINGUISHER
- WINDOW TAGS
- ELEVATION SYMBOL
- SECTION CUT SYMBOL
- DETAIL TAG
- ROOM NAME / NUMBER
- GRID LINE DIMENSION

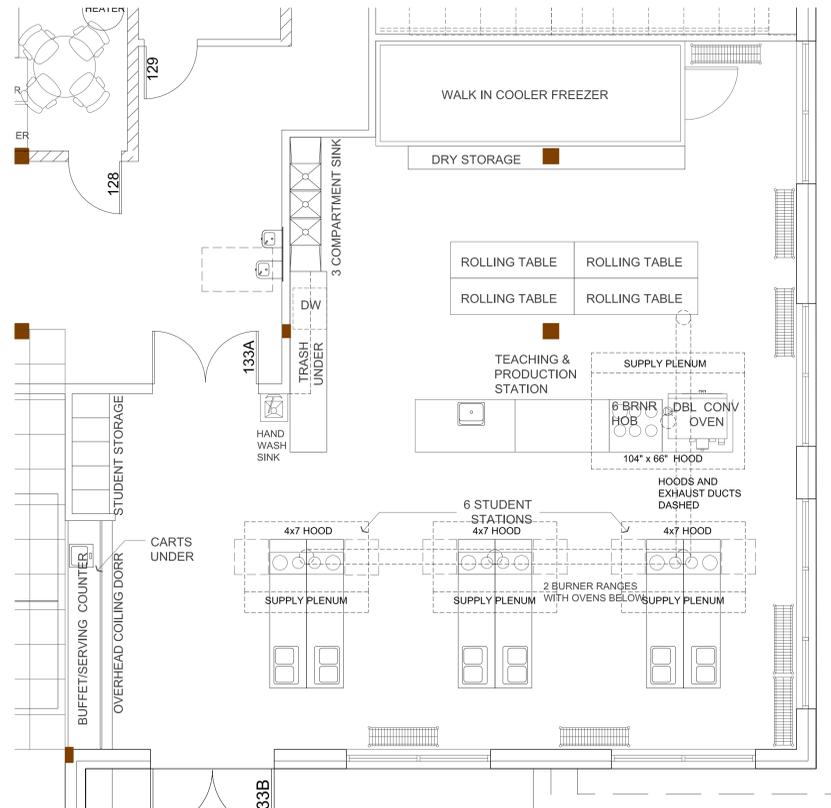
KEYNOTES:

- ALIGN WITH FACE OF WINDOW OPENING
- ALIGN WITH FACE WALL
- SEE DETAIL 5/A902
- SEE DETAIL 9/A902
- SEE DETAIL 4/A902
- SEE DETAIL 7/A902
- SEE DETAIL 3/A902
- SEE DETAIL 6/A902
- SEE DETAIL 1/A902
- SEE DETAIL 2/A902

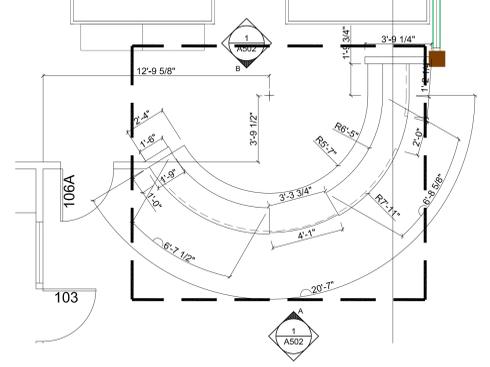
1 GROUND FLOOR PLAN
1/8"=1'-0"



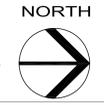
2 ENLARGED FLOOR PLAN
1/4"=1'-0"



3 ENLARGED FLOOR PLAN
1/4"=1'-0"



4 ENLARGED FLOOR PLAN
1/4"=1'-0"



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15006

Drawing Title

GROUND FLOOR
PLAN

Sheet No

A201

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OREGON CITY, OREGON 97045

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LAND USE
RESUBMITTAL

Date
3/18/19

Project Number
15006

Drawing Title
SECOND FLOOR
PLAN

Sheet No

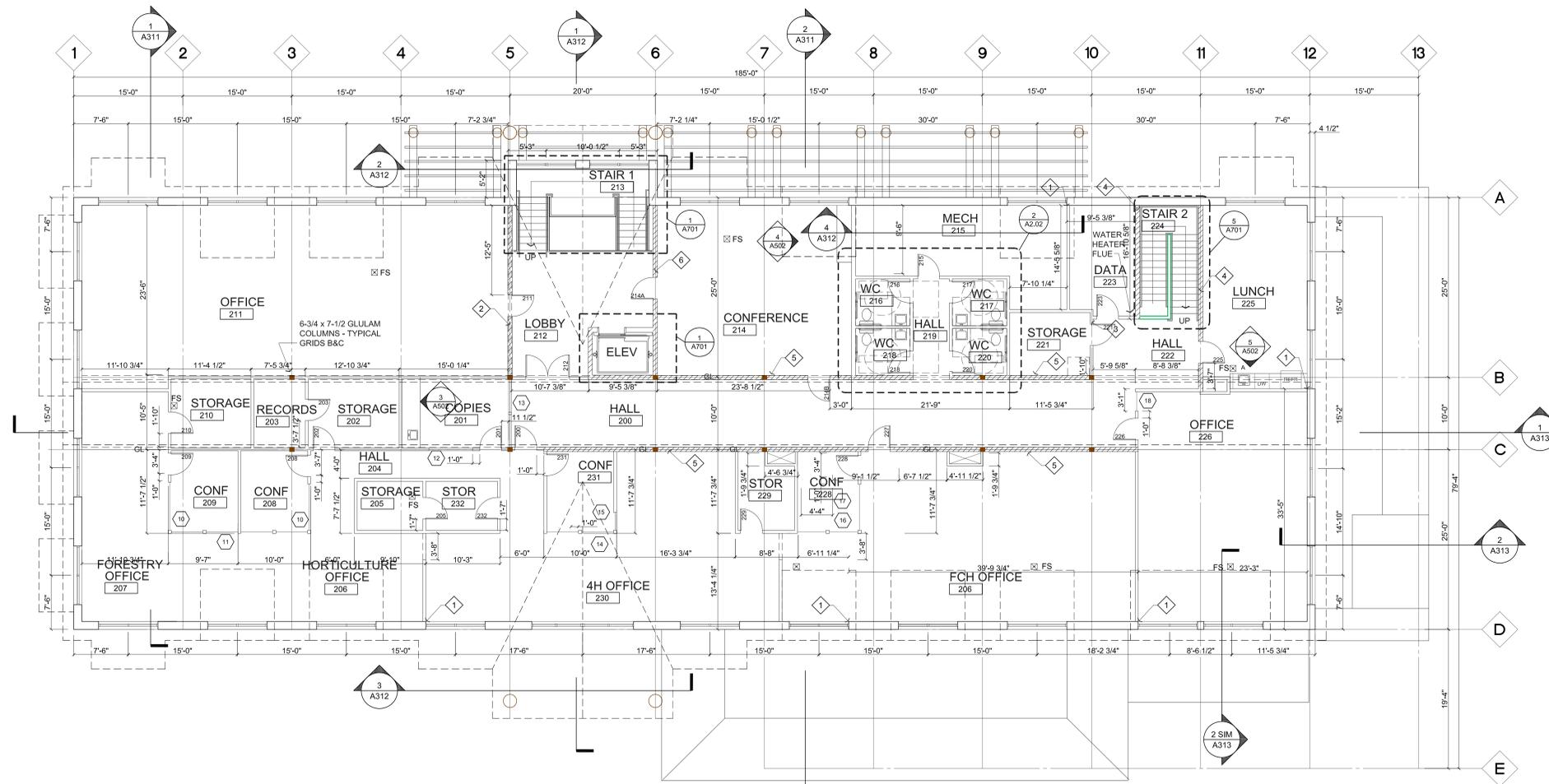
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LEGEND

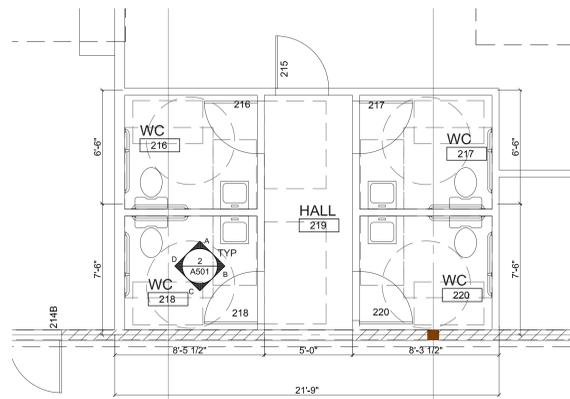
- NEW WALLS
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BATT INSULATION
- WALL TYPE TAGS, SEE
PARTITION TYPES LS2.0
- SEMI-RECESSED FIRE
EXTINGUISHER CABINET
- WALL MOUNTED FIRE EXTINGUISHER
- WINDOW TAGS
- ELEVATION SYMBOL
- SECTION CUT SYMBOL
- DETAIL TAG
- ROOM NAME / NUMBER
- GRID LINE DIMENSION

KEYNOTES:

- 1 ALIGN WITH FACE OF WINDOW OPENING
- 2 SEE DETAIL 1/A902
- 3 SEE DETAIL 5/A902
- 4 SEE DETAIL 4/A902
- 5 SEE DETAIL 8/A902
- 6 SEE DETAIL 2/A902



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



2 SECOND FLOOR ENLARGED PLAN
1/4"=1'-0"

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OREGON CITY, OREGON 97045

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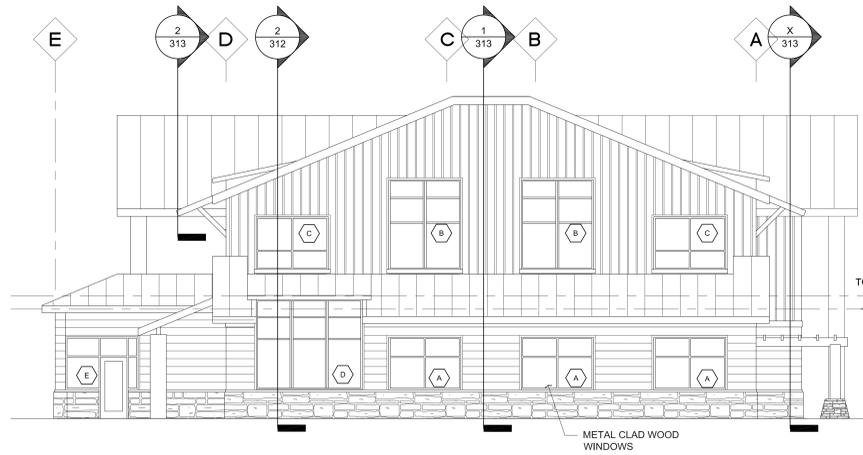
Date
3/18/19

Project Number
15006

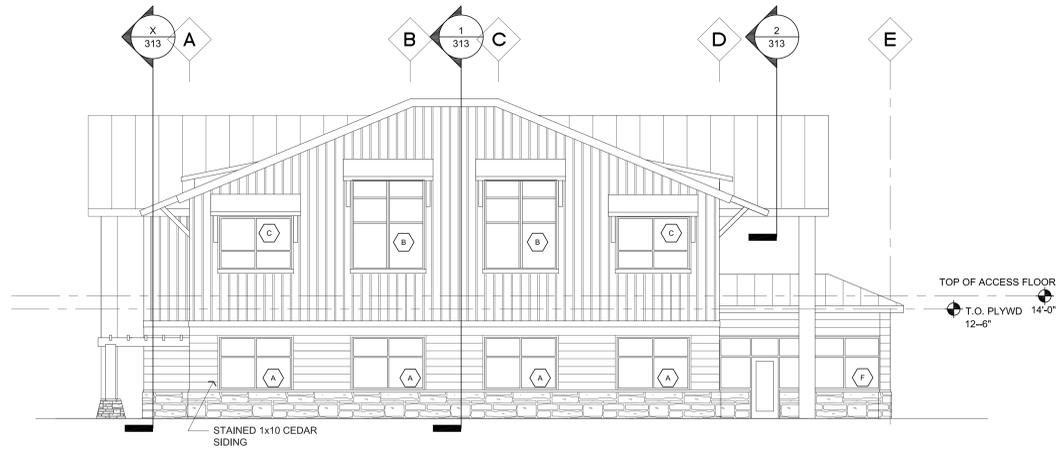
Drawing Title
**BUILDING
ELEVATIONS**

Sheet No

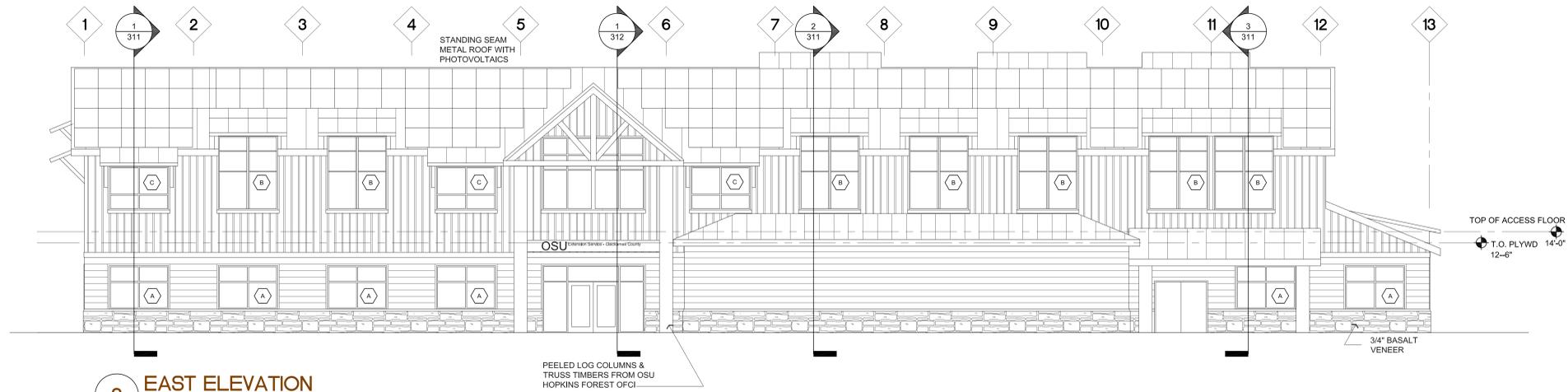
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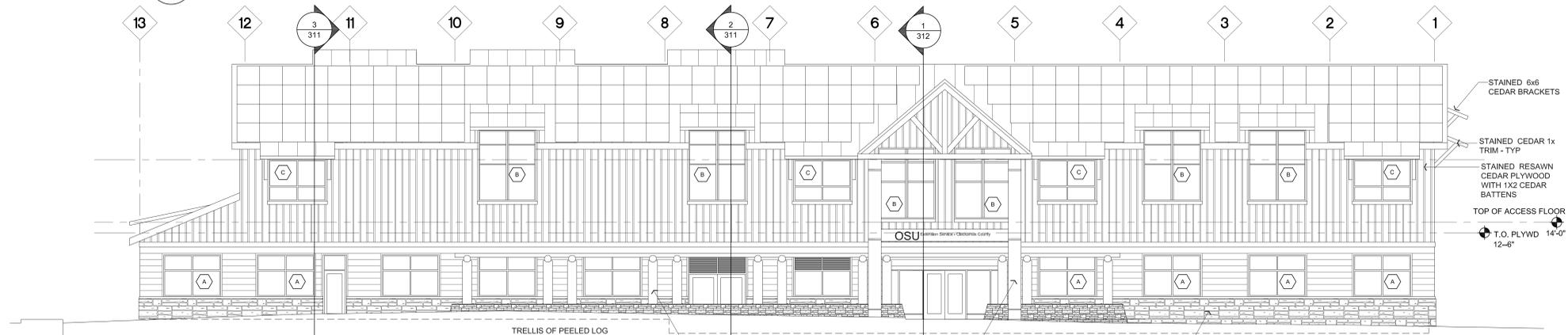
1 NORTH ELEVATION
1/8" = 1'-0"



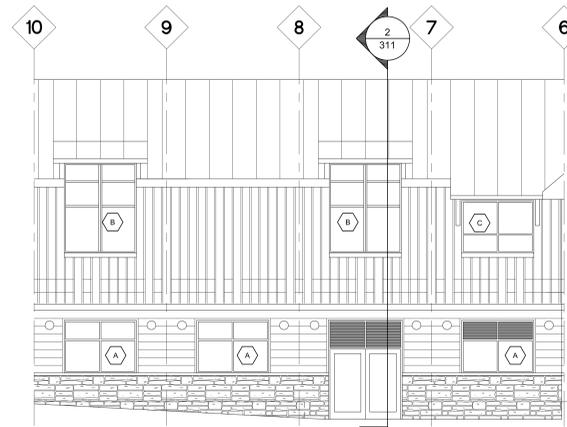
2 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"

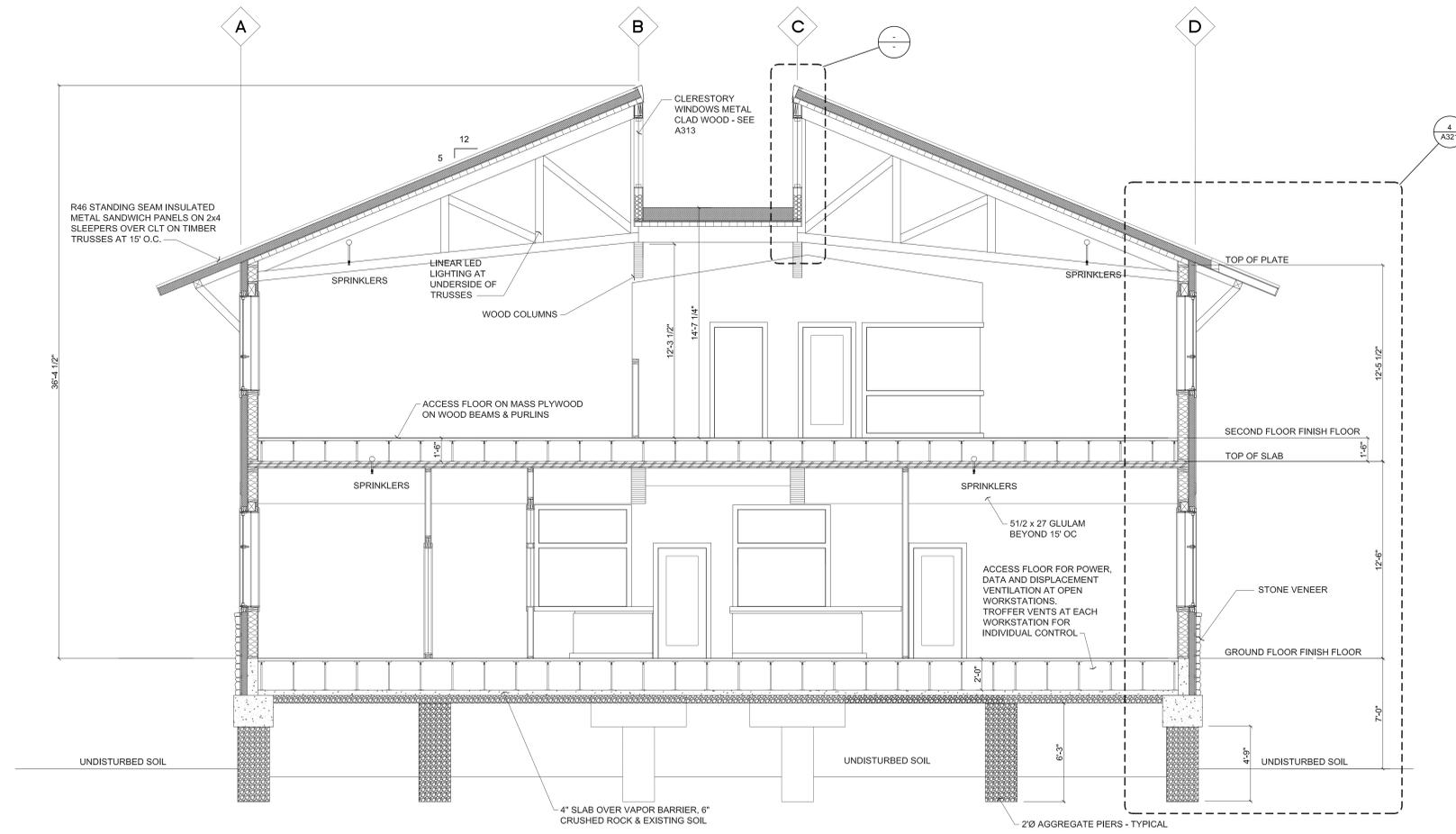


4 WEST ELEVATION
1/8" = 1'-0"

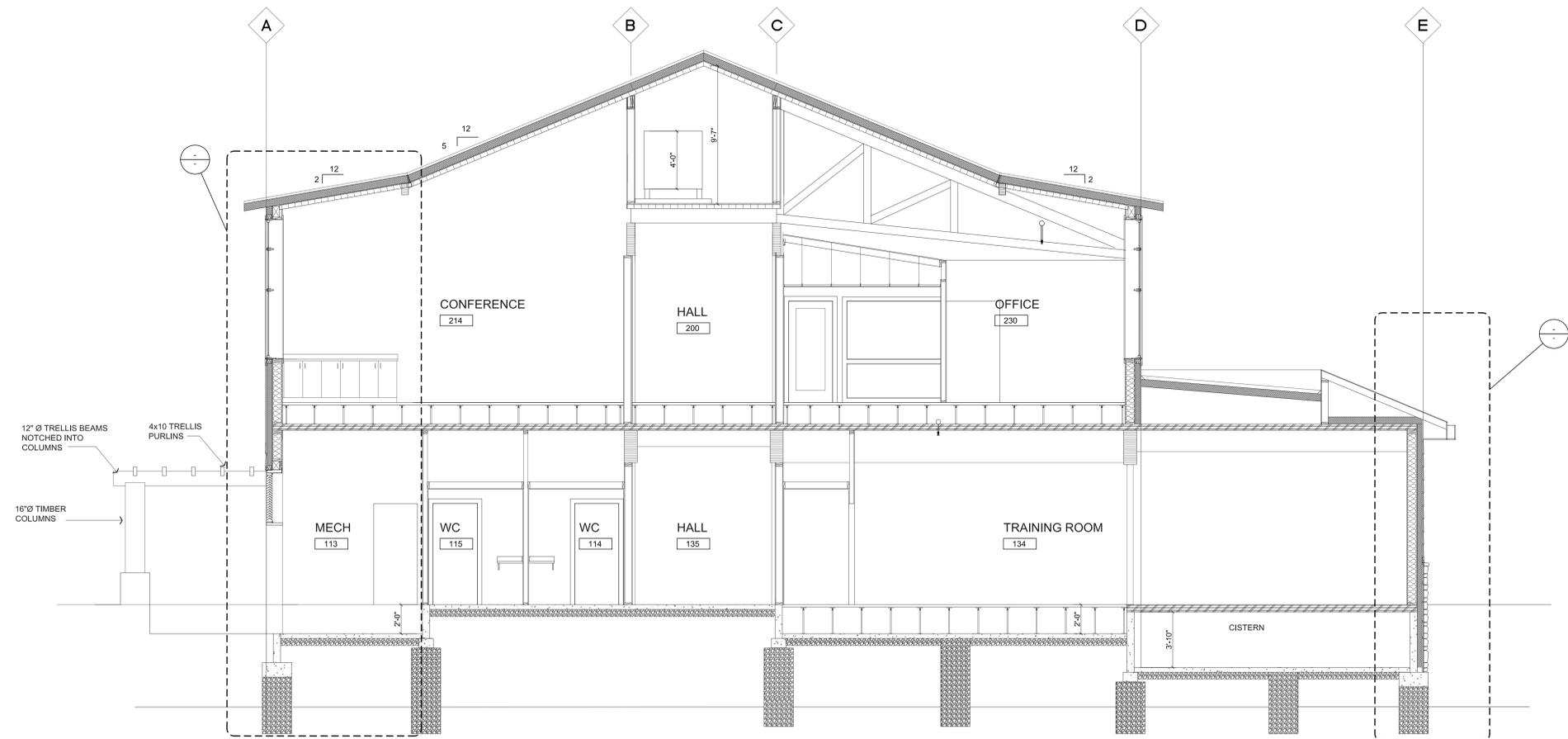


**4A PARTIAL WEST ELEVATION
BEHIND TRELLIS**
1/8" = 1'-0"

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1 BUILDING SECTION
1/4" = 1'-0"



2 BUILDING SECTION
1/4" = 1'-0"

Project

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**LAND USE
RESUBMITTAL**

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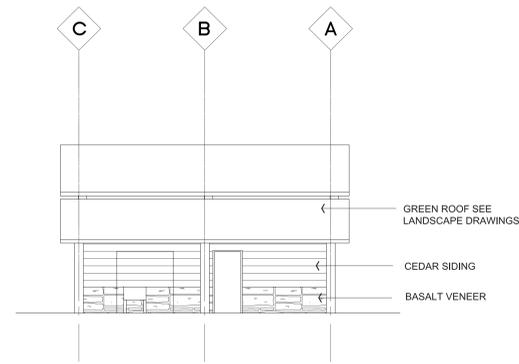
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Drawing Title

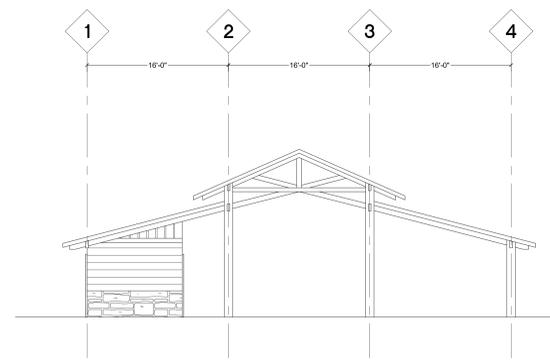
**BUILDING
SECTION**

Sheet No

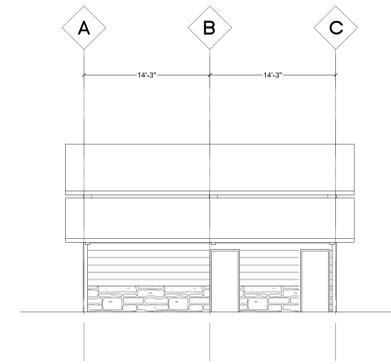
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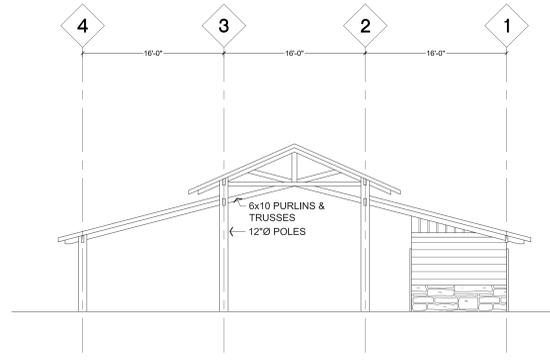
3 WEST ELEVATION - WORK SHED
1/8" = 1'-0"



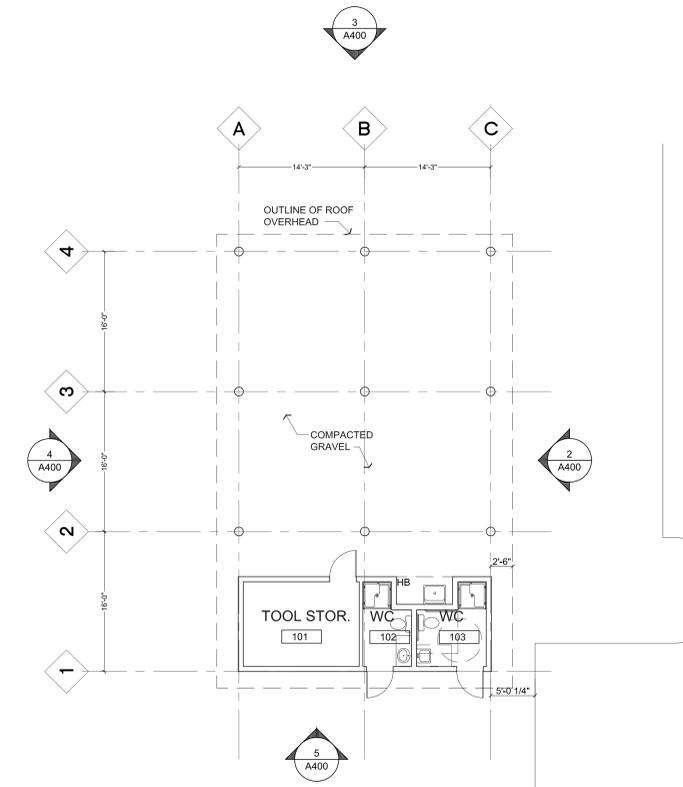
2 NORTH ELEVATION - WORK SHED
1/8" = 1'-0"



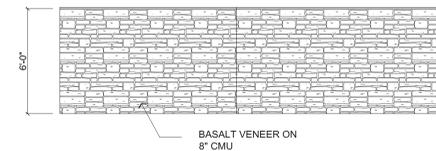
5 EAST ELEVATION - WORK SHED
1/8" = 1'-0"



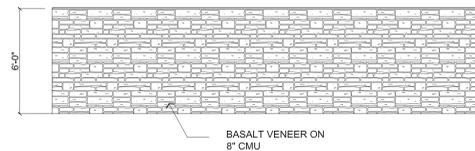
4 SOUTH ELEVATION - WORK SHED
1/8" = 1'-0"



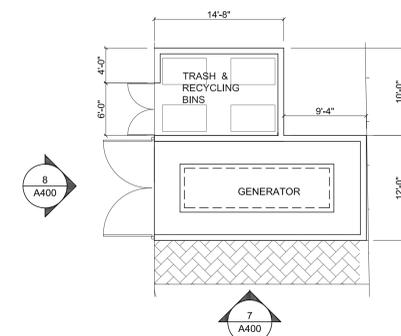
1 OUTDOOR CLASSROOM/WORK SHED PLAN
1/8" = 1'-0"



8 NORTH ELEVATION
1/4" = 1'-0" D006MS11



7 EAST ELEVATION
1/4" = 1'-0" D006MS12



6 TRASH/GENERATOR ENCLOSURE PLAN
1/8" = 1'-0"



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LAND USE RESUBMITTAL

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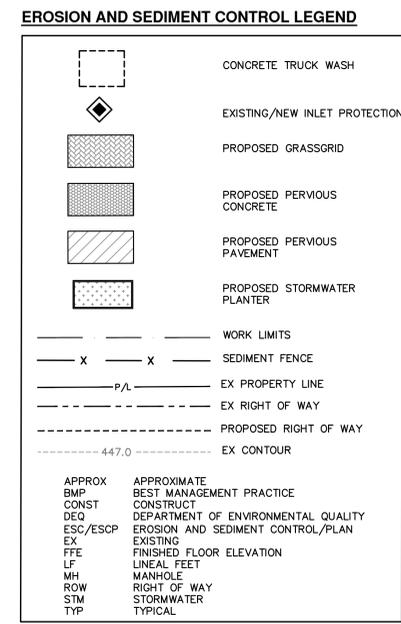
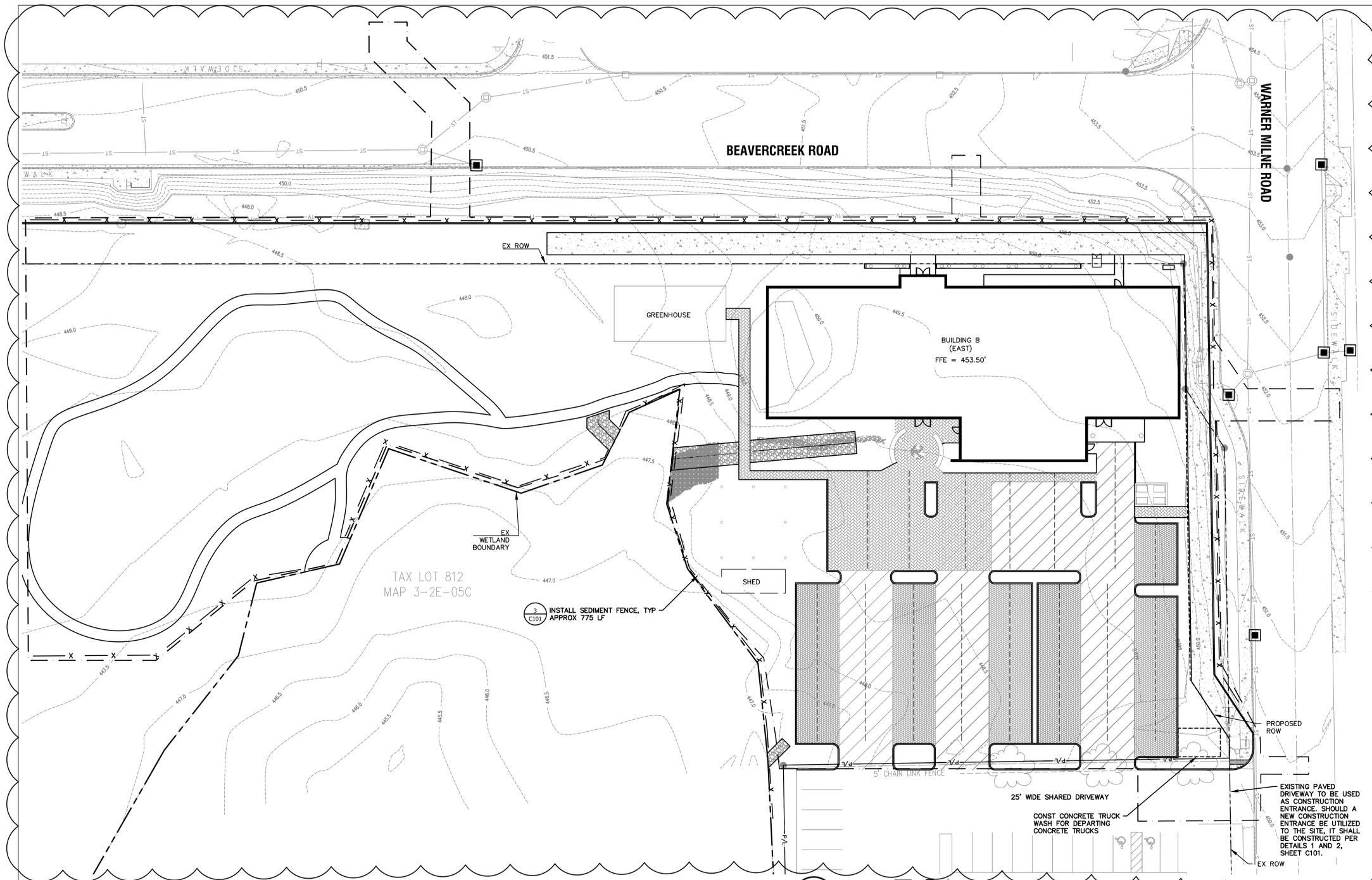
15006

Drawing Title

OUTBUILDING PLANS & ELEVATIONS

Sheet No

A400



DEVELOPER/OWNER

CLACKAMAS COUNTY FACILITIES
2051 KAEN ROAD
OREGON CITY, OREGON 97045

ENGINEERING FIRM

JANET TURNER ENGINEERING, LLC
CONTACT: JANET TURNER, P.E.
16869 65TH AVENUE, #194
LAKE OSWEGO, OR 97035
PHONE: (541) 510-0878

SURVEYING FIRM

COMPASS LAND SURVEYORS
4107 SE INTERNATIONAL WAY, SUITE 705
MILWAUKIE, OREGON 97222
503-653-9093

PERMITEE'S SITE INSPECTOR

COMPANY/AGENCY: TBD
SITE INSPECTOR:
PHONE: (503) XXX-XXXX
EMAIL:

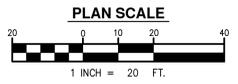
PROJECT LOCATION

CORNER OF BEAVERCREEK ROAD
AND WARNER MILNE ROAD
CLACKAMAS COUNTY
OREGON CITY, OREGON

PROJECT DESCRIPTION

TAX LOT 812
CLACKAMAS COUNTY TAX MAP 3-2E-05C

EROSION CONTROL PLAN
SCALE: 1" = 20'



SHEET NOTES

- INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES**
A. INSTALL AS SHOWN ON DRAWINGS, OR AS DIRECTED BY ENGINEER, EROSION AND SEDIMENT CONTROL, INSPECTOR, OR LOCAL AUTHORITY HAVING JURISDICTION. ALL MEASURES SHOWN ON DRAWINGS MAY NOT BE NECESSARY. CONTRACTOR TO UTILIZE MEASURES, AS NEEDED, TO MEET THE REQUIREMENTS OF EROSION CONTROL PERMIT(S) AND THE INTENT OF THIS SPECIFICATION.
B. PRODUCTS AND CONSTRUCTION WITHIN THE CITY OF OREGON CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF OREGON CITY PUBLIC WORKS DESIGN STANDARDS.
- THE PERMITEE IS REQUIRED TO MEET ALL THE CONDITIONS OF THE 1200-C PERMIT. THIS ESCP 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.
- REFER TO GRADING PLAN, SHEET C200, FOR PROPOSED SITE GRADING, AND REFER TO TOPOGRAPHIC SURVEY FOR EXISTING CONDITIONS, INCLUDING PRE-DEVELOPED DRAINAGE PATTERNS.

NARRATIVE DESCRIPTIONS

EXISTING SITE CONDITIONS
THE SITE CONSISTS OF ONE PARCEL TOTALING 1.4 ACRES. CURRENTLY THE SITE CONTAINS WETLANDS, GRASS AND LANDSCAPED AREAS, INCLUDING SHRUBS AND TREES. THE SURFACE TOPOGRAPHY IS RELATIVELY FLAT ACROSS THE SITE, RANGING IN ELEVATIONS OF 452.5 FT TO 445.5 FT.

DEVELOPED CONDITIONS
THE PROJECT WILL CONSIST OF ONE NEW BUILDING AND ASSOCIATED PARKING, WALKWAYS, UTILITY SYSTEMS, LANDSCAPED AREAS, SHED WITH RESTROOMS AND A GREENHOUSE. THE PROPOSED OSU EXTENSION SERVICE BUILDING WILL BE A TWO-STORY, 21,000 SQUARE FOOT STRUCTURE.

SITE SOIL CLASSIFICATION
(PER GEOTECHNICAL INVESTIGATION BY LANDSLIDE TECHNOLOGY, DATED 11 DECEMBER, 2017)
BASALT OF CANEMAH (NRCS HYDROLOGIC SOIL TYPE C)
TROUTDALE FORMATION (NRCS HYDROLOGIC SOIL TYPE C)

GROUNDWATER
(PER GEOTECHNICAL INVESTIGATION BY LANDSLIDE TECHNOLOGY, DATED 11 DECEMBER, 2017)
THE OREGON WATER SCIENCE CENTER ESTIMATES LOCAL GROUNDWATER CONDITIONS TO BE APPROX 26 FEET BELOW THE GROUND SURFACE. TEST PITS ENCOUNTERED GROUNDWATER SEEPAGE AT 3 TO 4 FEET BELOW THE GROUND SURFACE, WHICH MAY BE A LOCALIZED PERCHED GROUNDWATER CONDITION.

INSPECTION FREQUENCY:

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

NATURE OF CONSTRUCTION AND ACTIVITY TIME TABLE

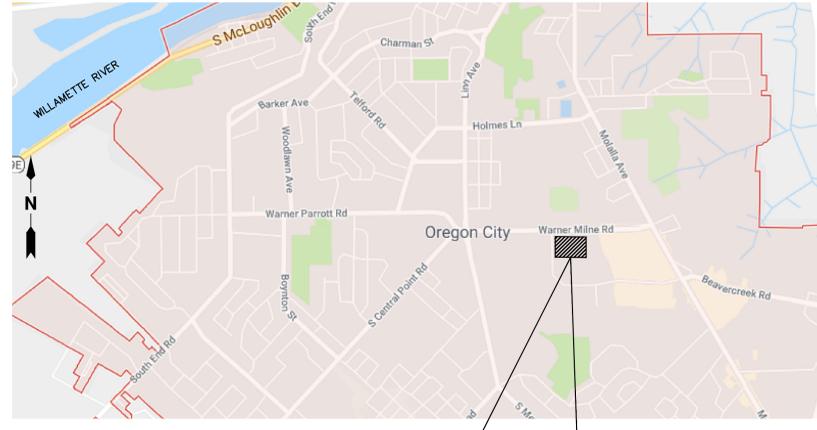
- * CLEARING DATES, FROM & TO: TO BE DETERMINED
- * MASS GRADING DATES, FROM & TO: TO BE DETERMINED
- * UTILITY INSTALLATION DATES, FROM & TO: TO BE DETERMINED
- * SITE CONSTRUCTION DATES, FROM & TO: TO BE DETERMINED
- * FINAL STABILIZATION DATES, FROM & TO: TO BE DETERMINED

TOTAL SITE AREA = 48,417 SF = 1.11 ACRES
TOTAL DISTURBED AREA = 48,417 SF = 1.11 ACRES

SITE SOIL CLASSIFICATION (PER NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY OF CLACKAMAS COUNTY)
BORNSTEDT SILT LOAM, 0 TO 8 PERCENT SLOPES, MAP UNIT 8B.
BORGES SILTY CLAY LOAM SILT LOAM, 0 TO 8 PERCENT SLOPES, MAP UNIT 7B.

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 ANY EXCAVATION. CALL 503-246-6699.



Project

Consultant



REVISIONS

MARK	DATE	DESC
1	3/8/19	REVISION

DESIGNED	JTE/AWS
DRAWN	AWS
CHECKED	JTE

Stamp



Issuance

LAND USE SUBMITTAL

Date: **12-21-2018**

Project Number: **15006**

EROSION CONTROL PLAN

Sheet No: **C1.00**

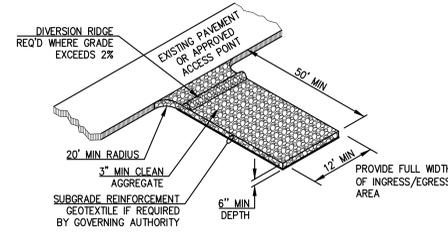
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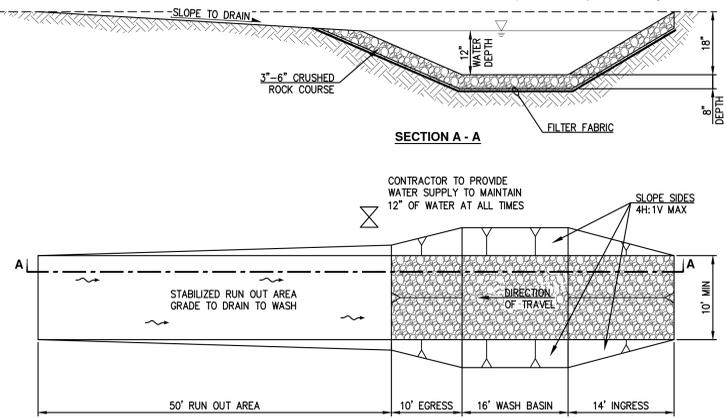


DEQ STANDARD EROSION AND SEDIMENT CONTROL PLAN (ESCP) NOTES

- 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 ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. DURING INACTIVE PERIODS OF GREATER THAN SEVEN (7) CONSECUTIVE CALENDAR DAYS, 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 ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE ESCP IS A VIOLATION OF THE PERMIT. (SCHEDULE A.8.A)
- THE ESCP MUST BE ACCURATE AND REFLECT SITE CONDITIONS. (SCHEDULE A.12.C.I)
- SUBMISSION OF ALL ESCP REVISIONS IS NOT REQUIRED. SUBMITTAL OF THE ESCP REVISIONS IS ONLY UNDER SPECIFIC CONDITIONS. SUBMIT ALL NECESSARY REVISION TO DEQ OR AGENT WITHIN 10 DAYS. (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.II)
- 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-FOOT 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 STABILIZATIONS 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.II.(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 LANDDISTURBING 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.II.)
- 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.II)
- 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.I)
- 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)
- WITHIN 24 HOURS, SIGNIFICANT SEDIMENT THAT HAS LEFT THE CONSTRUCTION SITE, MUST BE REMEDIATED, INVESTIGATE THE CAUSE OF THE SEDIMENT RELEASE AND IMPLEMENT STEPS TO PREVENT A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN-UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DIVISION OF STATE LANDS REQUIRED TIMEFRAME. (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 II)

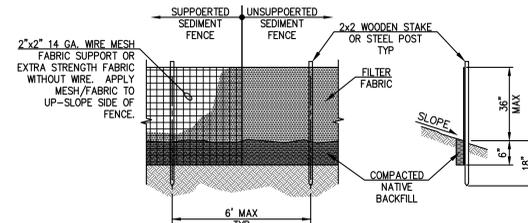


1 STABILIZED CONSTRUCTION ENTRANCE
No Scale



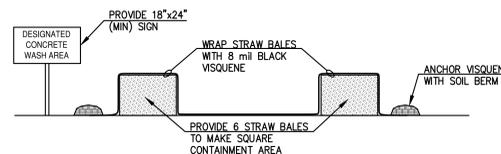
- NOTES
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS IN TO AN APPROVED SEDIMENT TRAP OR BASIN.
 - CONTRACTOR TO REMOVE ACCUMULATED SEDIMENT FROM BOTTOM OF BASIN AND TO ENSURE WASH WATER COLLECTION AND TREATMENT IS FUNCTIONING.

2 TRUCK WHEEL WASH
No Scale

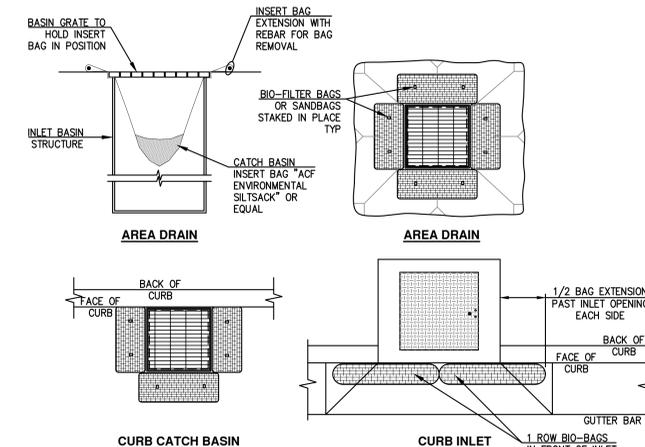


- NOTES
- MAX GROUND SLOPE (PERPENDICULAR TO FENCE):
SUPPORTED FENCE - 4H:1V
UNSUPPORTED FENCE - 1H:1V
 - SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0F TO 120F.
 - FILTER FABRIC SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POSTS WITH A MINIMUM OF 6 INCH OVERLAP AND BOTH ENDS SECURED TO POST.
 - CONTINUOUS BIO BERM MAY BE INSTALLED AT UPHILL BASE OF FILTER FABRIC IN LIEU OF BURYING BOTTOM OF FABRIC.
 - USE STAPLES OR WIRE RINGS TO ATTACH FILTER FABRIC TO WIRE SUPPORT FABRIC.

3 SEDIMENT FENCE
No Scale



5 CONCRETE TRUCK WASH AREA
NO SCALE



- NOTES
- PRIOR TO 1st PAVEMENT LIFT, REMOVE BIO-BAG/SANDBAG BARRIERS AND INSTALL BASIN INSERT BAG OR CURB INLET SEDIMENT DAM AT ALL INLET STRUCTURES.

4 DRAINAGE INLET STRUCTURE PROTECTION
No Scale

BMP MATRIX FOR CONSTRUCTION PHASES

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

BMP'S	YEAR:									
	MONTH #	2019	3	4	5	6	7	8	9	
BIOBAGS										
BIOBAGS										
CHECK DAMS										
COMPOST BERM										
COMPOST BLANKETS										
COMPOST SOCKS										
CONCRETE TRUCK WASHOUT			X	X	X	X	X	X	X	X
CONSTRUCTION ENTRANCE			X	X	X	X	X	X	X	X
DRAWINGS (TREATMENT LOCATION; SCHEMATIC; & SAMPLING PLAN REQUIRED)										
DRAINAGE SWALES										
EARTH DIKES (STABILIZED)										
ENERGY DISSIPATORS										
EROSION CONTROL BLANKETS & MATS (SPECIFY TYPE)										
HYDROSEEDING										
PAVING OPERATION CONTROLS					X	X	X	X	X	X
MULCHES (SPECIFY TYPE)										
MICRORHIZAL / BIOPERTILIZERS										
NATURAL BUFFER ZONE										
'ORANGE FENCING' (PROTECTING SENSITIVE / PRESERVED AREAS)			X	X	X	X	X	X	X	X
OUTLET PROTECTION										
PERMANENT SEEDING AND PLANTING								X	X	X
PIPE SLOPE DRAINS										
PLASTIC SHEETING										
PRESERVE EXISTING VEGETATION			X	X	X	X	X	X	X	X
SEDIMENT FENCING										
SEDIMENT BARRIER										
SEDIMENT TRAP										
SEEDING										
SOIL TACKIFIERS										
STORM DRAIN INLET PROTECTION			X	X	X	X	X	X	X	X
STORM DRAIN OUTLET PROTECTION										
STRAW MATTES (OR OTHER MATERIALS)										
TEMPORARY DIVERSION DIKES										
TEMPORARY OR PERMANENT SEDIMENTATION BASINS										
TEMPORARY SEEDING AND PLANTING			X	X	X	X	X	X	X	X
TREATMENT SYSTEM (O & M PLAN REQUIRED)			X	X	X	X	X	X	X	X
UNPAVED ROADS GRAVELED OR OTHER BMP ON THE ROAD										
VEGETATIVE BUFFER STRIPS										

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

CLACKAMAS COUNTY OSU EXTENSION SERVICE
CLACKAMAS COUNTY RED SOILS CAMPUS
1415 BEAVERCREEK ROAD
OREGON CITY, OREGON 97045

Project

Consultant



REVISIONS		
MARK	DATE	DESC
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DRAWN	AWS
CHECKED	JTE

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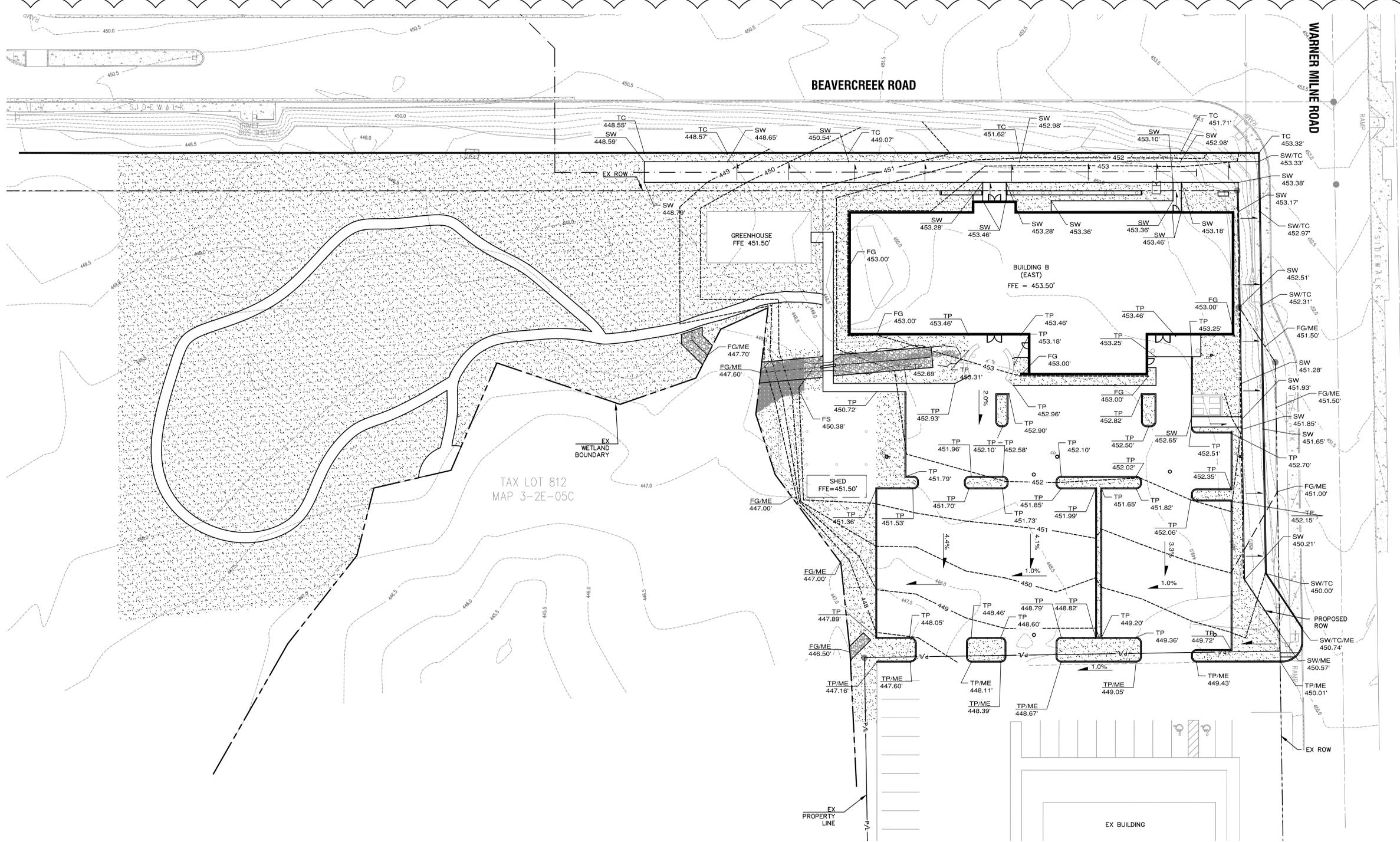
Date: **12-21-2018**

Project Number: **15006**

Drawing Title: **SITE GRADING PLAN**

Sheet No.

C2.00



SITE GRADING PLAN
SCALE: 1" = 20'



SHEET NOTES

- REFER TO LANDSCAPE PLANS FOR PLANTING AND SITE DETAILS.

CIVIL LEGEND

APPROX EL/ELEV	APPROXIMATE ELEVATION	---	P/L	EX PROPERTY LINE
EX	EXISTING	---	---	EX RIGHT OF WAY
FFE	FINISHED FLOOR ELEVATION	---	---	PROPOSED RIGHT OF WAY
FG	FINISH GRADE	---	---	EX CONTOUR
ME	MATCH EXISTING	---	---	PROPOSED CONTOUR
ROW	RIGHT OF WAY	---	---	SPOT ELEVATION
SW	SIDEWALK	---	---	DRAINAGE SLOPE
TBW	TOP OF BOARDWALK	---	---	
TC	TOP OF CURB	---	---	
TP	TOP OF PAVEMENT	---	---	
TYP	TYPICAL	---	---	
W/	WITH	---	---	

MARK	DATE	DESC
1	3/8/19	REVISION

DESIGNED	JTE
DRAWN	AWS
CHECKED	JTE

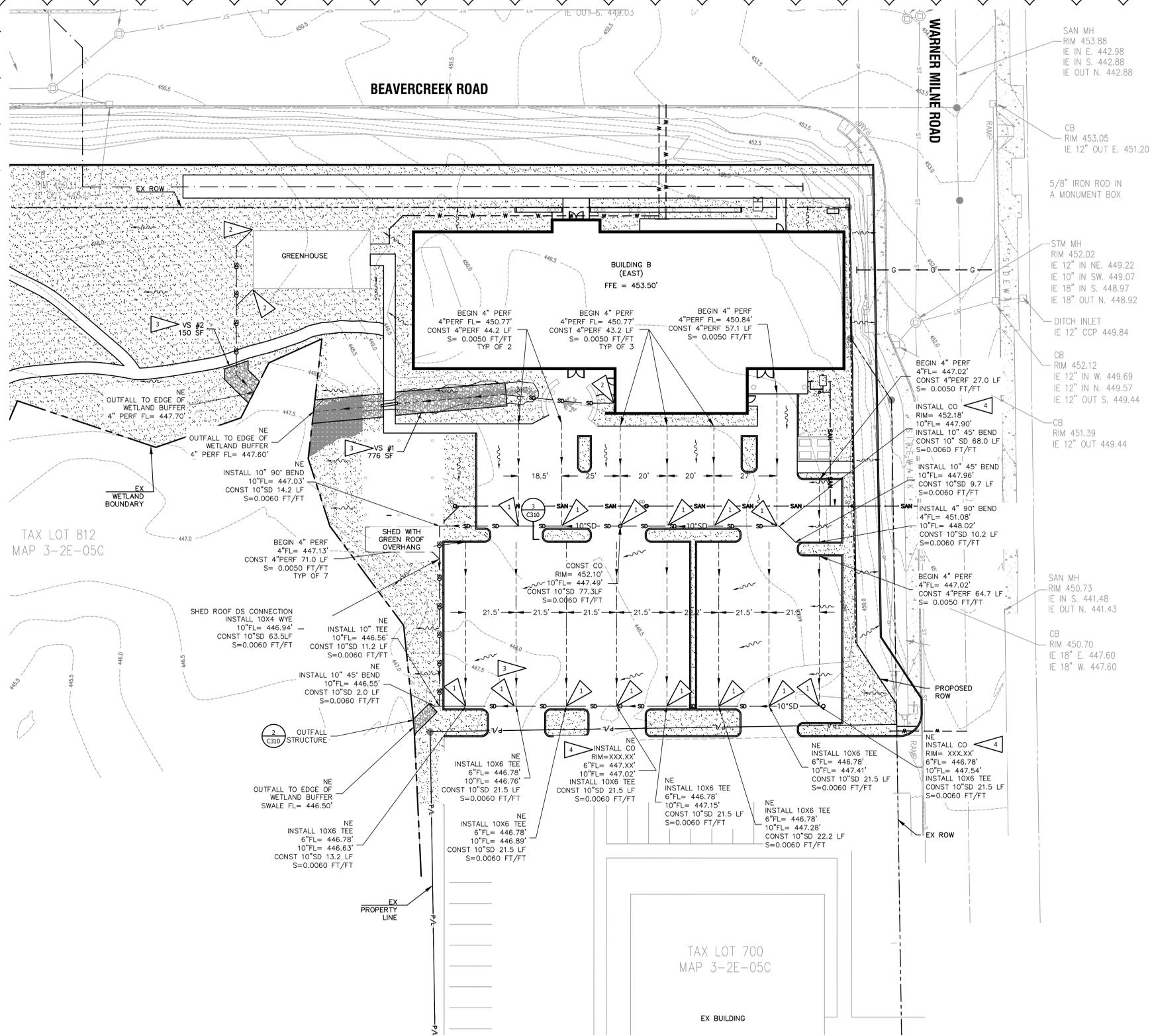


SHEET NOTES

1. REFER TO LANDSCAPE PLANS FOR PLANTING AND SITE DETAILS.
2. USE BUILDING APPROVED MATERIALS FOR ANY AND ALL ELEMENTS OF UTILITY SYSTEMS INSTALLED WITHIN 2- FEET OF BUILDINGS OR OTHER STRUCTURES.

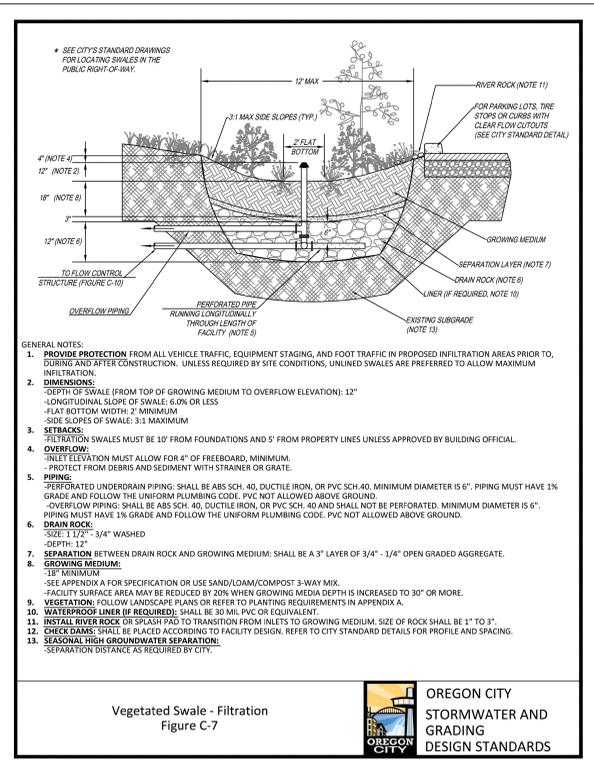
CONSTRUCTION NOTES

1. PERFORATED UNDERDRAIN PIPE TO CONNECT TO COLLECTOR PIPE, SIMILAR TO VERTICAL DROP TRANSITION CLEANOUT, DETAIL X/CX00. CLEANOUT INSTALLED ON COLLECTOR PIPE AS SHOWN AND NOT REQUIRED AT EVERY DROP CONNECTION.
2. BUILDING DOWNSPOUT. REFER TO PLUMBING PLANS FOR CONTINUATION OF THE PIPING INSIDE THE BUILDING.
3. CONSTRUCT VEGETATED SWALE PER CITY OF OREGON CITY STORMWATER STANDARD DRAWING C-7 (1/C3.10).
4. CONSTRUCT CLEANOUT PER DRAWING 4/C3.10.



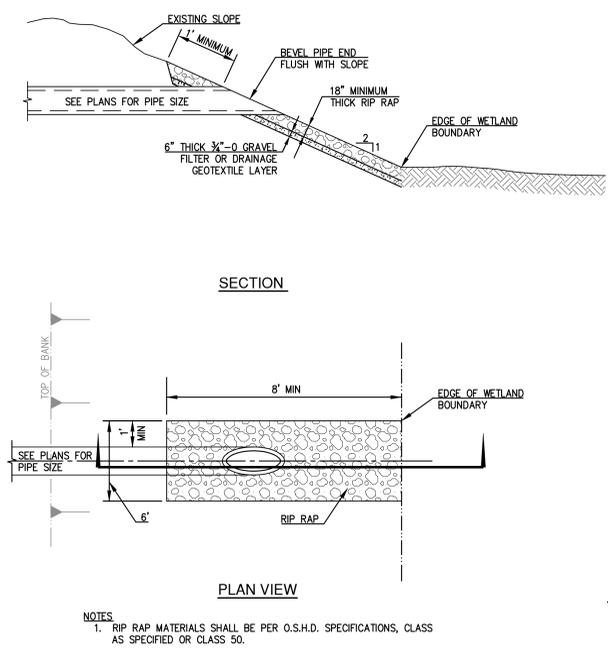
STORMWATER MANAGEMENT PLAN
SCALE: 1" = 20'





- GENERAL NOTES:
1. PROVIDE PROTECTION FROM ALL VEHICLE TRAFFIC, EQUIPMENT STAGING, AND FOOT TRAFFIC IN PROPOSED INFILTRATION AREAS PRIOR TO, DURING AND AFTER CONSTRUCTION. UNLESS REQUIRED BY SITE CONDITIONS, UNLINED SWALES ARE PREFERRED TO ALLOW MAXIMUM INFILTRATION.
 2. DIMENSIONS:
 - DEPTH OF SWALE (FROM TOP OF GROWING MEDIUM TO OVERFLOW ELEVATION): 12"
 - LONGITUDINAL SLOPE OF SWALE: 6.0% OR LESS
 - FLAT BOTTOM WIDTH: 2' MINIMUM
 - SIDE SLOPES OF SWALES: 3:1 MAXIMUM
 3. SETBACKS:
 - INFILTRATION SWALES MUST BE 10' FROM FOUNDATIONS AND 5' FROM PROPERTY LINES UNLESS APPROVED BY BUILDING OFFICIAL.
 4. OVERFLOW:
 - INLET ELEVATION MUST ALLOW FOR 4" OF FREEBOARD, MINIMUM.
 - PROTECT FROM DEBRIS AND SEDIMENT WITH STRAINER OR GRATE.
 5. PIPING:
 - PERFORATED UNDERDRAIN PIPING SHALL BE ABS SCH. 40, DUCTILE IRON, OR PVC SCH. 40. MINIMUM DIAMETER IS 6". PIPING MUST HAVE 1% GRADE AND FOLLOW THE UNIFORM PLUMBING CODE. PVC NOT ALLOWED ABOVE GROUND.
 - OVERFLOW PIPING SHALL BE ABS SCH. 40, DUCTILE IRON, OR PVC SCH. 40 AND SHALL NOT BE PERFORATED. MINIMUM DIAMETER IS 6". PIPING MUST HAVE 1% GRADE AND FOLLOW THE UNIFORM PLUMBING CODE. PVC NOT ALLOWED ABOVE GROUND.
 6. DRAIN ROCK:
 - SIZE: 1 1/2" - 3/4" WASHED
 - DEPTH: 12"
 7. SEPARATION BETWEEN DRAIN ROCK AND GROWING MEDIUM: SHALL BE A 3" LAYER OF 3/4" - 1/4" OPEN GRADED AGGREGATE.
 8. GROWING MEDIUM:
 - 18" MINIMUM
 - SEE APPENDIX A FOR SPECIFICATION OR USE SAND/DAM/COMPOST 3-WAY MIX.
 - FACILITY SURFACE AREA MAY BE REDUCED BY 20% WHEN GROWING MEDIA DEPTH IS INCREASED TO 30" OR MORE.
 9. VEGETATION: FOLLOW LANDSCAPE PLANS OR REFER TO PLANTING REQUIREMENTS IN APPENDIX A.
 10. WATERPROOF LINER (IF REQUIRED): SHALL BE 30 MIL PVC OR EQUIVALENT.
 11. INSTALL RIVER ROCK OR SPLASH PAD TO TRANSITION FROM INLETS TO GROWING MEDIUM. SIZE OF ROCK SHALL BE 1" TO 3".
 12. CHECK DAMS: SHALL BE PLACED ACCORDING TO FACILITY DESIGN. REFER TO CITY STANDARD DETAILS FOR PROFILE AND SPACING.
 13. SEASONAL HIGH GROUNDWATER SEPARATION:
 - SEPARATION DISTANCE AS REQUIRED BY CITY.

Vegetated Swale - Filtration
Figure C-7



- NOTES:
1. RIP RAP MATERIALS SHALL BE PER O.S.H.D. SPECIFICATIONS, CLASS AS SPECIFIED OR CLASS 50.

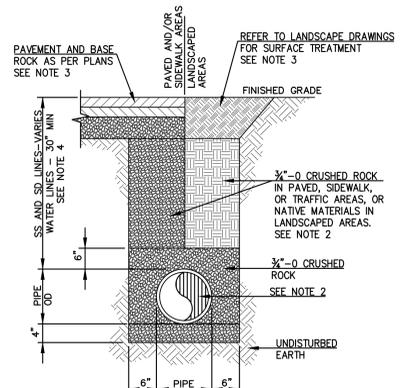
OUTFALL STRUCTURE

GENERAL NOTES

1. EXISTING TOPOGRAPHIC INFORMATION : BASE MAP SURVEY, DATED NOVEMBER 20, 2018, BY WEDDLE SURVEYING, INC., 6950 SW HAMPTON STREET, SUITE 170, TIGARD, OREGON, 97223. PHONE 503.941.9585, FAX 503.941.9640
2. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING PROPERTY AND STREET MONUMENTS PRIOR TO CONSTRUCTION. ANY MONUMENTS DISTURBED DURING CONSTRUCTION OF THE PROJECT SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE. THE MONUMENTS SHALL BE REPLACED WITHIN A MAXIMUM OF 90 DAYS, AND THE COUNTY SURVEYOR SHALL BE NOTIFIED IN WRITING AS REQUIRED BY ORS 209.150.
3. LOCATIONS OF EXISTING UTILITIES ARE ASSUMED FROM INFORMATION AVAILABLE AND ARE NOT GUARANTEED TO BE COMPLETE AND ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING UTILITIES.
4. CONTRACTOR SHALL NOTIFY EACH UNDERGROUND UTILITY PRIOR TO EXCAVATING, BORING, OR POTHOLING. ATTENTION: OREGON LAW REQUIRES THE CONTRACTOR TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN O.A.R. 952-001-0010 - 952-001-0090. THE CONTRACTOR MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 1-800-332-2344)
5. PRIOR TO CONSTRUCTION, POTHOLE AND VERIFY LOCATION AND ELEVATION OF EXISTING DOMESTIC WATER AND SANITARY UTILITIES AT CONNECTION POINT(S) AND CROSSINGS AT EX UTILITIES SHOWN ON PLANS. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS.
6. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS AND COMPLY WITH REQUIREMENTS AND SPECIFICATIONS OF ANY RESPECTIVE UTILITY COMPANY FOR UTILITIES TO BE CUT, MOVED, RELOCATED, OR RE-CONNECTED TO AN EXISTING FACILITY.
7. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ANY SERVING UTILITY COMPANY INSTALLING UTILITIES ON SITE. CONSTRUCTION OF OTHER UTILITIES MAY OCCUR AT SAME TIME ON SITE.
8. QUANTITIES SHOWN ARE FOR THE PURPOSE OF IDENTIFYING LENGTHS. ACTUAL QUANTITIES MAY VARY. CONTRACTOR TO PROVIDE QUANTITIES NEEDED FOR LAYOUT OF SYSTEM.
9. CONTRACTOR SHALL PROVIDE AND INSTALL FITTINGS AS REQUIRED TO COMPLETE PIPE CONNECTIONS AND TRANSITIONS PER PLAN, AND TO CONFORM TO TRENCHING REQUIREMENTS AND SITE GRADES.
10. RIM ELEVATIONS ARE APPROXIMATE. FINAL ELEVATIONS MAY VARY AND SHALL MATCH FINISHED ELEVATIONS OF ADJACENT SURFACES.
11. TRACER WIRE SHALL ENTER ALL CLEANOUT STRUCTURES, EXTEND TRACER WIRE INTO STRUCTURE FAR ENOUGH TO PROVIDE ADEQUATE FREE WIRE TO EXTEND END OF WIRE 24" ABOVE/OUTSIDE OF STRUCTURE TO FACILITATE TESTING. COIL AND SECURE TRACER WIRE WITHIN EASY REACH OF STRUCTURE OPENING. VERIFY WIRE IS CLEAR OF ALL FILL MATERIAL IN CLEANOUT AND VALVE BOX STRUCTURES.
12. CAP AND MARK ALL STORM DRAIN PIPE ENDS WITH A 2"x4" BOARD STUCK IN GROUND. END OF BOARD SHALL BE PAINTED WHITE AND EXTEND MINIMUM 18" ABOVE GROUND SURFACE.

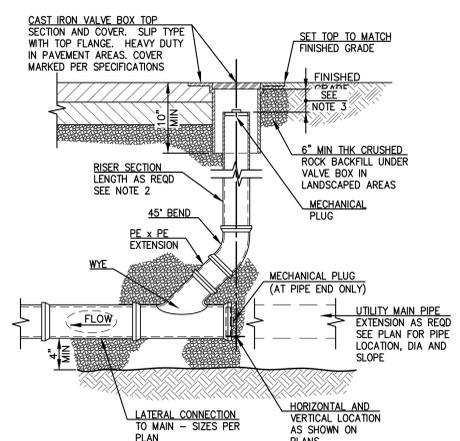
VEGETATED SWALE
NOT TO SCALE

OUTFALL STRUCTURE
NOT TO SCALE



- NOTES:
1. WATER LINES THAT PARALLEL SANITARY SEWER LINES SHALL BE LOCATED A MINIMUM OF 12" ABOVE SEWER LINES, WHERE SERVICES ARE NOT HORIZONTALLY SEPARATED BY 10'.
 2. WITHIN 5' OF A BUILDING STRUCTURE, BUILDING CODE APPROVED PIPE MATERIAL AND 3/4"-0 CRUSHED ROCK BACKFILL SHALL BE USED.
 3. SAWCUT, REMOVE AND REPAIR EXISTING SURFACES TO MATCH EXISTING ASPHALT, CONCRETE, OR LANDSCAPING IN AREAS WHICH DO NOT RECEIVE NEW IMPROVEMENTS. PROVIDE 4" MIN DEPTH ASPHALT PAVEMENT, 4" MIN DEPTH CONCRETE PAVEMENT, OR MATCH EXISTING PAVEMENT DEPTH, WHICHEVER IS GREATER.
 4. 36" MINIMUM FOR FIRE SERVICE PIPES UNDER AREAS TRAFFICKED BY VEHICLES. (NFPA 24, 10-4)
 5. INSTALL TRACER WIRE ON ANY PIPELINE(S) CONSTRUCTED OF NON-METALLIC PIPE MATERIAL.

TYPICAL TRENCHING & BACKFILL SECTION



- NOTES:
1. TRACER WIRE SHALL ENTER STRUCTURE WITH RISER PIPE. PROVIDE ENOUGH FREE WIRE TO EXTEND 24" ABOVE FINISHED GRADE TO FACILITATE TESTING. VERIFY FREE END OF WIRE IS WITHIN EASY REACH OF OPENING IN TOP SECTION.
 2. RISER PIPE SIZE:
 - 4", 6", AND 8" DIA MAIN - 4" DIA RISER PIPE
 3. ADJUST END OF RISER PIPE TO MAINTAIN 3" MIN AND 6" MAX CLEARANCE BETWEEN END PIPE AND BOTTOM OF VALVE BOX LID.

STANDARD CLEANOUT (CO)

SURVEY LEGEND

---	CURB
---	EDGE OF PAVEMENT
G	GAS
OP	OVERHEAD POWER
SS	SANITARY SEWER
ST	STORM SEWER
UCP	UNDERGROUND COMMUNICATIONS
UGP	UNDERGROUND POWER
TV	UNDERGROUND TV
W	WATER
---	ASPHALT
---	CONCRETE
---	LIGHT POLE
---	SIGN
---	TRAFFIC BOX
---	TRAFFIC SIGNAL POLE
---	TRAFFIC SIGNAL LOOP
---	UTILITY POLE
---	UTILITY POLE ANCHOR
---	WATER METER
---	WATER VALVE

CIVIL LEGEND AND ABBREVIATIONS

OO	CLEANOUT
○	FLOW CONTROL STRUCTURE
4" SDFM	SDFM LINE W/PIPE SIZE AND FLOW DIRECTION
6" SD	SD LINE W/PIPE SIZE AND FLOW DIRECTION
---	SURFACE DRAINAGE DIRECTION
---176---	CONTOUR
AC	ASPHALT CONCRETE
APPROX	APPROXIMATE
CONST	CONSTRUCT
CO	CLEANOUT
DS	DOWNSPOUT
EX	EXISTING
FTE	FINISHED FLOOR ELEVATION
FL	FLOWLINE
FM	FORCE MAIN
FT	FOOT/FEET
LF	LINEAL FEET
ME	MATCH EXISTING
MIN	MINIMUM
PWMT	PAVEMENT
S	SLOPE
SD	STORM DRAIN
SDFM	STORM DRAIN FORCE MAIN
SF	SQUARE FEET
TBD	TO BE DETERMINED
TP	TOP OF PAVEMENT
TYP	TYPICAL

Project

Consultant



MARK	DATE	DESC
1	3/8/19	REVISION

DESIGNED	JTE
DRAWN	AWS
CHECKED	JTE

Stamp



Issuance

LAND USE APPLICATION

Date

12-21-2018

Project Number

15006

Drawing Title

STORMWATER MANAGEMENT DETAILS

Sheet No

C3.10

CLACKAMAS COUNTY OSU EXTENSION SERVICE
CLACKAMAS COUNTY RED SOILS CAMPUS
1415 BEAVERCREEK ROAD
OREGON CITY, OREGON 97045

Project

Consultant

Stamp

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PRE-APP REVIEW

Date

2/15/2019

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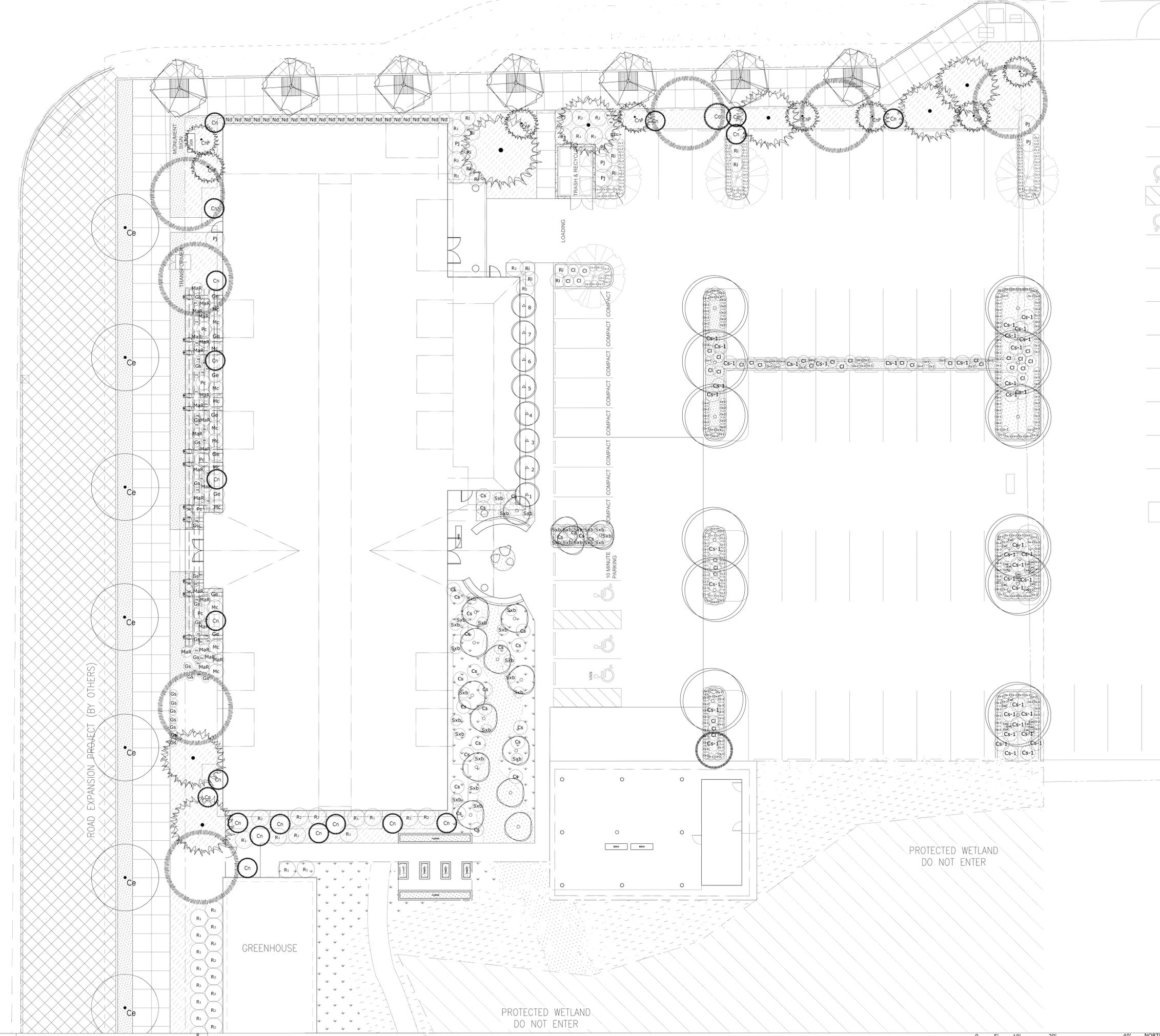
15006

Drawing Title

PLANTING PLAN

Sheet No

L3.0



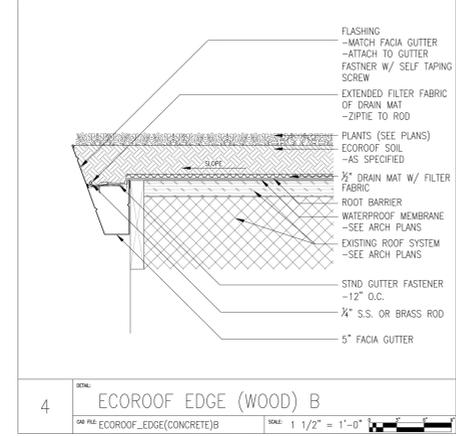
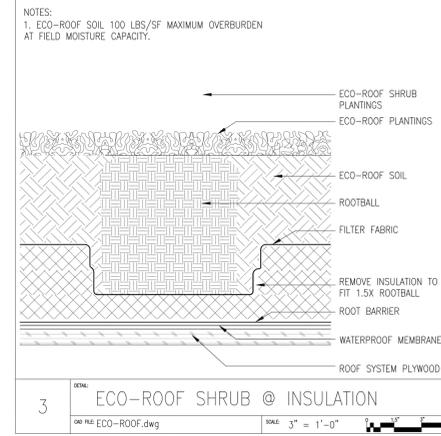
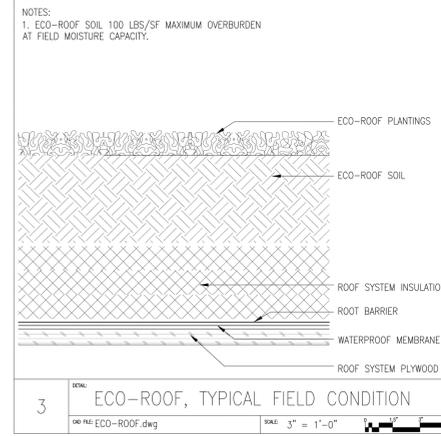
PLANT SCHEDULE

SYMBOL	TREES	SHRUBS, ORNAMENTAL GRASS AND VINES	NOT FOR CONSTRUCTION
(Symbol)	AMELANCHIER X GRANDIFLORA SERVICEBERRY 8 FT	AMELANCHIER ALNIFOLIA 'PUMILA' DWARF SERVICEBERRY SIZE	
(Symbol)	ACER CIRCINATUM VINE MAPLE 2" CAL	ACER CIRCINATUM VINE MAPLE SIZE	
(Symbol)	ARBUTUS MENZIESII PACIFIC MADRONE SIZE	ARBUTUS UNEDO 'COMPACTA' DWARF STRAWBERRY TREE SIZE	
(Symbol)	BETULA NIGRA RIVER BIRCH 2.5" CAL	ARCTOSTAPHYLOS COLUMBANA HARRY MANZANITA 4" POTS	
(Symbol)	CEDRUS 'GLAUCA FASTIGIATA' COLUMNAR ATLAS CEDAR 2.5" CAL	BACCHARIS 'PLUMIS' COYOTE BUSH SIZE	
(Symbol)	CHAMECYPARIS 'GRACILIS' HINKKI CYPRESS 8ft	CALAMAGRO A. 'KARL FORSTER' FEATHER REED GRASS SIZE	
(Symbol)	CHAMECYPARIS N 'PENDULA' WEEPING AK CEDAR 8ft	CEANOTHUS IMPRESSUS LARGE CAL. LILAC SIZE	
(Symbol)	CORNUS C. 'E WHITE WONDER' PACIFIC DOGWOOD VAR. 2.5" CAL	CEANOTHUS LEMMONI LEMMON'S CEANOTHUS SIZE	
(Symbol)	Ostrya virginiana AMERICAN HOPHORNBEAM SIZE	CEANOTHUS THY 'OREGON MUSTOL' LILAC SIZE	
(Symbol)	POPULUS TREMULOIDES QUAKING ASPEN SIZE	CERCIS OCCIDENTALIS W. REDBUD SIZE	
(Symbol)	QUERCUS GARRYANA OREGON WHITE OAK 3" CAL		
(Symbol)	TAXUS PLICATA WESTERN RED CEDAR 8ft		
(Symbol)		CHAMECYPARIS O. 'GRACILIS' HINKKI CYPRESS SIZE	
(Symbol)		COSTIUS X LAXUS 'SNOW WHITE' SAGELEAF ROCKROSE SIZE	
(Symbol)		COSTIUS SALVIFOLIUS PROSTRATE ROCKROSE SIZE	
(Symbol)		CORNUS S. 'ARCTIC FIRE' REDTIG DOGWOOD SIZE	
(Symbol)		FRANGULA CALIFORNICA 'LEATHER LEAF' COFFEEBERRY SIZE	
(Symbol)		GARRYIA ELLIPTICA SILK TASSEL BUSH SIZE	
(Symbol)		GAULTHERIA SHALLON SALAL SIZE	
(Symbol)		MAHONIA REPENS 'COMPACTA' OREGON GRAPE SIZE	
(Symbol)		MISCANTHUS SINENSIS FOUNTAIN GRASS SIZE	
(Symbol)		MYRICA CALIFORNICA PACIFIC WAX MYRTLE SIZE	
(Symbol)		PAXISTIMA MYRSINTES OREGON BOX SIZE	
(Symbol)		PENNISETUM ALOP. 'HAMELIN' DWARF FOUNTAIN GRASS SIZE	
(Symbol)		PHYSOCARPUS CAPITATUS NINEBARK SIZE	
(Symbol)		SALIX PURPUREA 'NANA' DWARF ARCTIC WILLOW SIZE	
(Symbol)		SPIRAEA DOUGLASHI WESTERN SPIRAEA 1 GAL	
(Symbol)		SPIRAEA JAP. 'ALBIBLUM' MAGIC CARPET SPIRAEA 1 GAL	
(Symbol)		VACCINIUM OVATUM EVERGREEN HUCKLEBERRY SIZE	
(Symbol)		FUSCHIA MAGELLANICA HARDY FUSCHIA 3 GAL	

PLANT SCHEDULE - CONCEPTUAL PLANT MIXES

SYMBOL	%	SCIENTIFIC NAME	COMMON NAME	SIZE
(Symbol)		TURF GRASS - SEED (AS SPECIFIED)		PLUGS
(Symbol)		PLANT MIX A - 12" O.C.		
(Symbol)	40%	CAREX OBNOPTA	SLOUGH SEDGE	PLUGS
(Symbol)	20%	SPIRAEA ALBA	WHITE F. SPIREA	1 GAL
(Symbol)	20%	IRIS DOUGLASHIANA	DOUGLAS IRIS	4" POT
(Symbol)	10%	CAMASSIA QUINASH	QUINASH	4" POT
(Symbol)	10%	HEMEROCALLIS SP. 'PURPLE'	PURPLE DAYLILY	1 GAL
(Symbol)		PLANT MIX B - 12" O.C.		
(Symbol)		ARCTOSTAPHYLOS LINA URIS	KINNICKINICK	4" POTS
(Symbol)		ARCTOSTAPHYLOS PAURENSIS	PAIARO MANZANITA	1 GAL
(Symbol)		CAMASSIA QUINASH	CAMAS	4" POTS
(Symbol)		FRAXINUS CALLOSINENSIS	SEARCH STRAWBERRY	4" POTS
(Symbol)		LIATRIS SPICATA 'FLORISTAN'	WHITE GAYFEATHER	1 GAL
(Symbol)		MISCANTHUS S. 'GRACILLIMUS'	MAIDEN GRASS	1 GAL
(Symbol)		PENNISETUM ALOP. 'HAMELIN'	DWARF FOUNTAIN GRASS	1 GAL
(Symbol)		PLANT MIX C - 12" O.C.		
(Symbol)		ARCTOSTAPHYLOS LINA URIS	KINNICKINICK	4" POTS
(Symbol)		BLECHNUM SPICANT	DEER FERN	1 GAL
(Symbol)		DICENTRA FORMOSA	PACIFIC BLEEDING HEART	4" POT
(Symbol)		FRAXINUS VIRGINIANA	WILD STRAWBERRY	4" POT
(Symbol)		GAULTHERIA SHALLON	SALAL	SIZE
(Symbol)		MAHONIA AQUIFOLIUM	FALL OREGON GRAPE	SIZE
(Symbol)		MAHONIA NEWYCA 'COMPACTA'	LOW OREGON GRAPE	SIZE
(Symbol)		MAHONIA REPENS	CREeping OREGON GRAPE	4" POT
(Symbol)		POLYSTICHUM MUNITUM	DWARF FOUNTAIN GRASS	1 GAL
(Symbol)		PLANT MIX D - 12" O.C.		
(Symbol)		LIATRIS SPICATA 'FLORISTAN'	WHITE GAYFEATHER	SIZE
(Symbol)		MISCANTHUS S. 'GRACILLIMUS'	MAIDEN GRASS	SIZE
(Symbol)		LIRIOPE MUSCARI	LILYTURF	SIZE

LANDO AND ASSOCIATES
LANDSCAPE ARCHITECTS
6607 SE SCOTT DRIVE
PORTLAND, OREGON 97215
503.233.6800 | LANDO.ASSOCIATES.COM



PLANT SCHEDULE

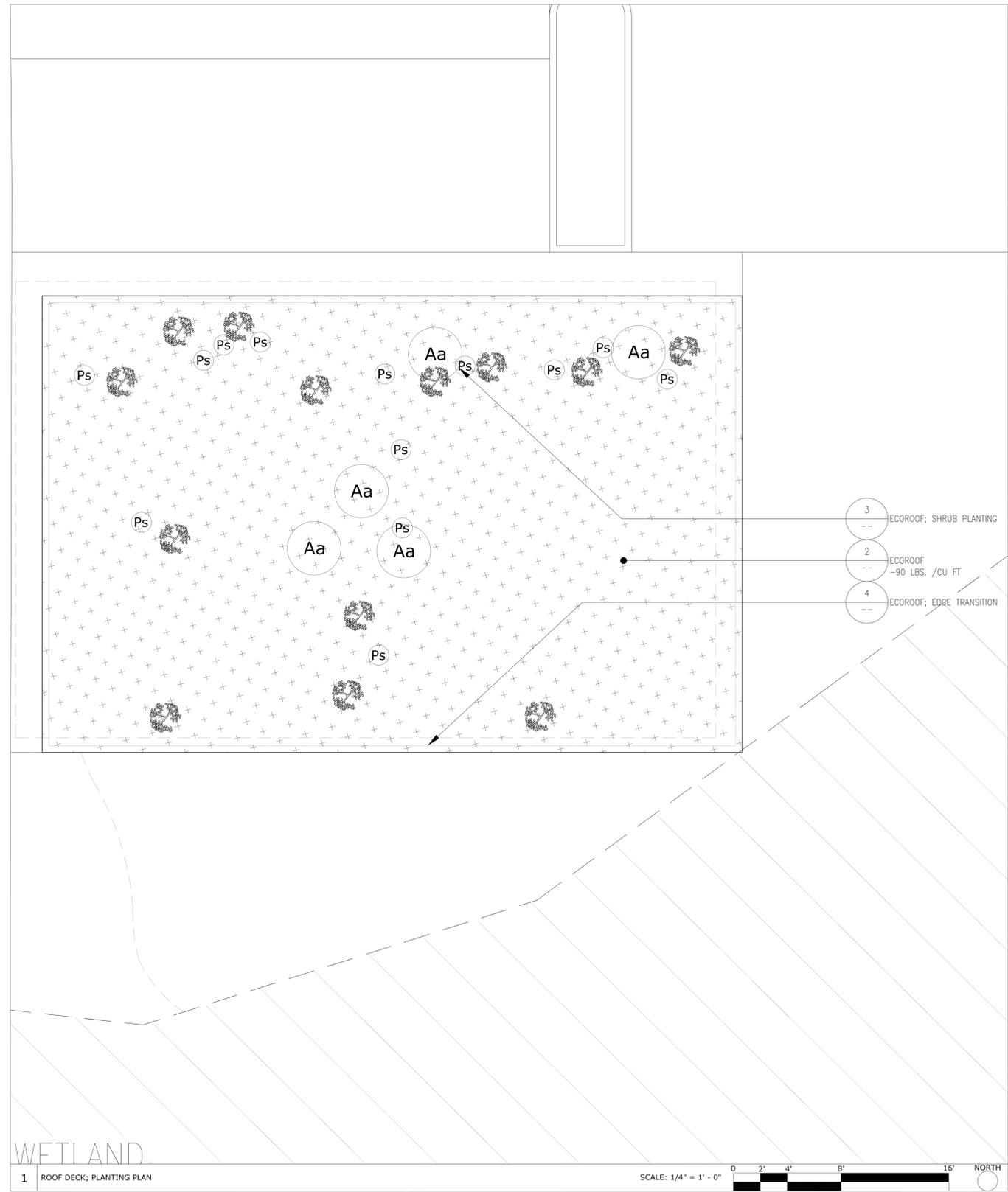
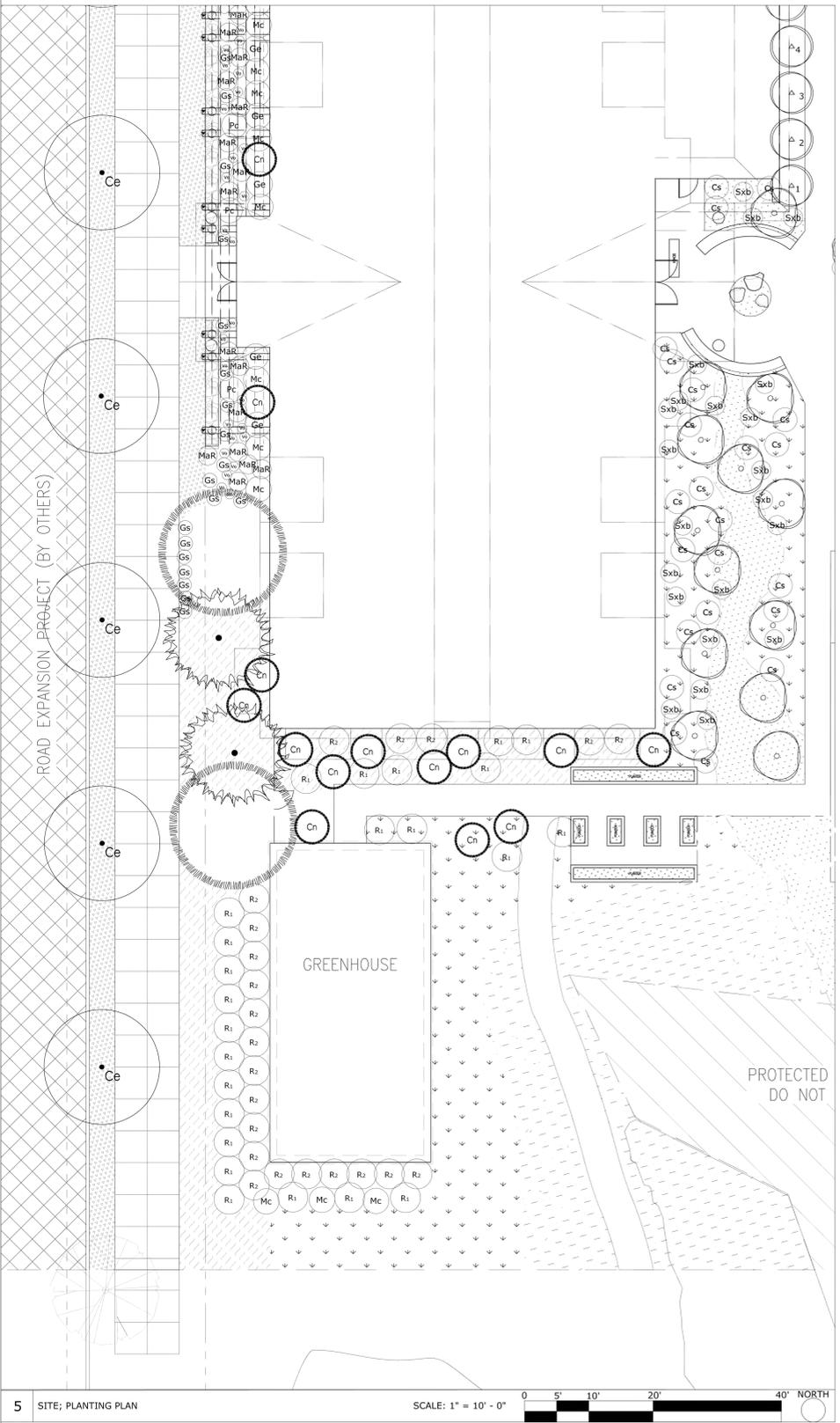
SYMBOL	#	SCIENTIFIC NAME	COMMON NAME	SIZE
	13	KRUMHOLTZ TREE	HAND-SELECTED BY LANDSCAPE ARCH.	
	5	AMELANCHIER ALNIFOLIA	SASKATOON	5 GAL
	1	ARCTOSTAPHYLOS COLLUMBANA	HARRY MANZANITA	4" POTS
	15	BACCHARIS PILLARIS	COYOTE BUSH	SIZE
	4	CERIS OCCIDENTALIS (MULTI-STEM)	W. REDBUD	SIZE
	7	CISTUS X LAULUS 'SNOW WHITE'	SAGELEAF ROCKROSE	SIZE
	16	CISTUS SALWIFOLIUS	PROSTRATE ROCKROSE	SIZE

ECOROOF PLANTING

APPLICATION RATE: 15 LB CUTTINGS / 1000 SQ. FT. OVERSEED WITH EROSION CONTROL MIX AS SPECIFIED

OVERSEED MIX
60% CALLARHIA ARISTATA INDIAN BLANKET FLOWER SEED
25% ESCHSCHOLZIA CAESPITOSA CALIFORNIA POPPY SEED
15% CASTILLEJA EXSERTA INDIAN PAINT BRUSH SEED

APPLICATION RATE: 1/2 LB / 1000 SQ. FT. BROADCAST OVER 100% PLANTING AREA



- 3 --- ECOROOF; SHRUB PLANTING
- 2 --- ECOROOF -90 LBS. /CU FT
- 4 --- ECOROOF; EDGE TRANSITION

Project

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Issuance

PRE-APP REVIEW

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Drawing Title

PLANTING PLAN

Sheet No

L3.1