



## Final Decision

### Planning Commission

**File number(s):** DR 22-02, EXCP 22-01, & VAR 22-01

**Project name:** Speculative Industrial Development

**Date of decision:** January 12, 2023

**Date of mailing:** January 13, 2023

**Applicant:** Peter Skei, Specht Development, Inc.

**Landowner:** SPW2 LLC

**Site location:** Tax Lot 052W140000800 (no assigned address, NE corner of Evergreen Road / Parr Road)

#### Summary:

The Planning Commission held a public hearing on January 12, 2023 and approved the Design Review (DR), Exception to Street Right of Way and Improvement Requirements (“Street Exception”, EXCP), and Variance (VAR) application package with the conditions recommended by staff through the staff report published January 5, except that condition 6c was modified based on staff recommendations in the memo dated January 12, 2023. The motion to approve passed with six votes to approve and one dissenting vote. No parties testified in opposition.

The subject site is located at the southwest terminus of Evergreen Road on vacant (farm) land. This property was included as part of the City’s successful expansion of the Urban Growth Boundary (UGB) completed in 2016 which amended the designation of this site to Southwest Industrial Reserve (SWIR). The SWIR is intended to support industrial uses on large parcels of land. The property was annexed into the City in March of 2021, after which it was officially assigned the SWIR zoning district and Interchange Management Area (IMA) overlay district.

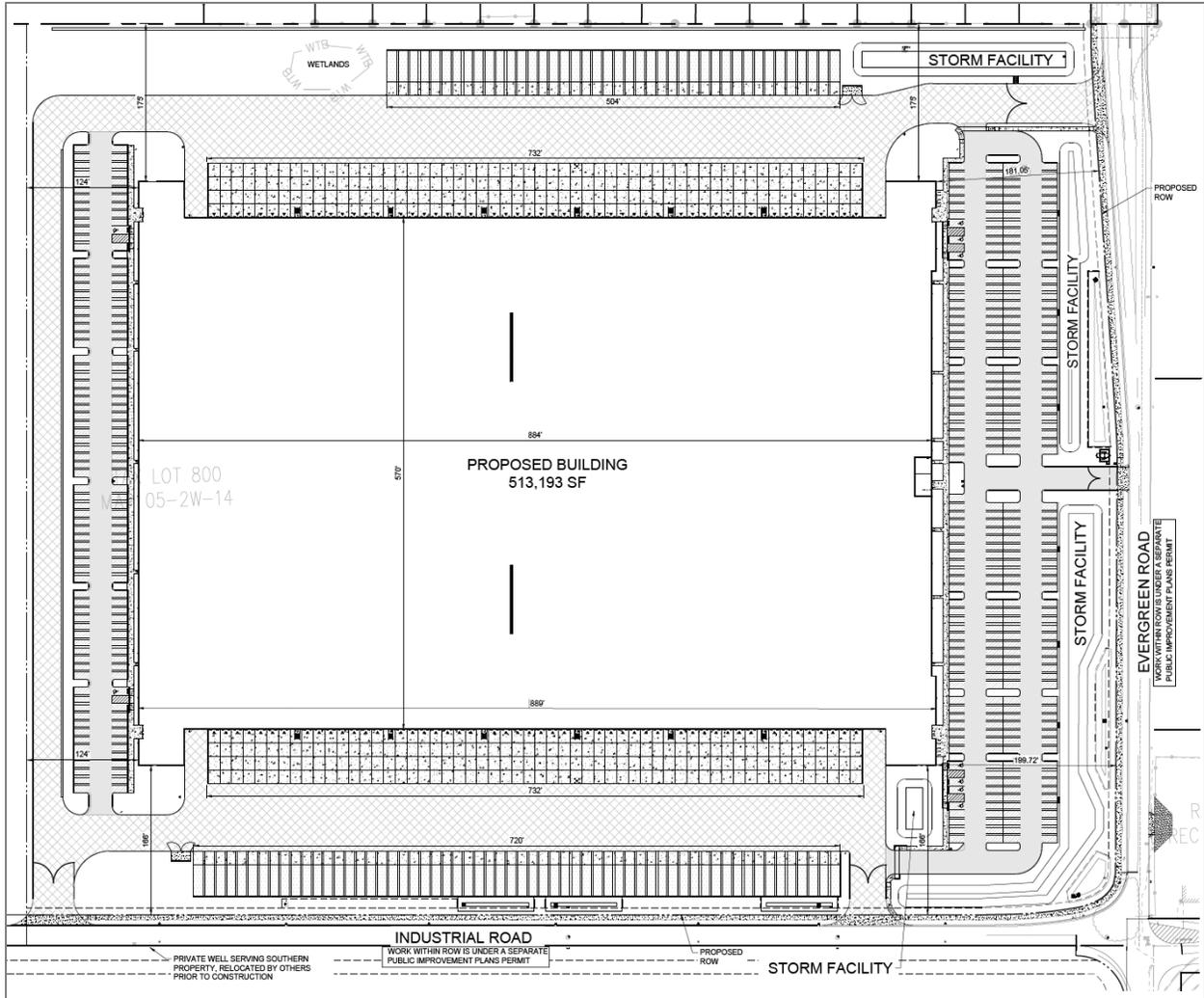
The Planning Commission approved a new 513,193 square foot single-story industrial building with on-site trailer storage/fleet parking, passenger vehicle parking, stormwater detention facilities, landscaping, and a screening wall along the north property line. There is no specific

tenant proposed at this time and the applicant has stated that they anticipate initiating construction as a “speculative” building. The applicant will be constructing all required public improvements under the Code (two frontage improvements) and paying their proportionate share to mitigate identified capacity and safety issues at several locations. Also, in coordination with the County and City staff, the applicant is completing an important transportation connection (Evergreen Road and Parr Rd.) on an interim basis and providing the ROW and improvements necessary for the eventual complete buildout of that intersection. Additionally, Staff and the applicant have come to consensus on a condition of approval (6a) which will restrict truck traffic from this property from travelling north on Evergreen Road once an alternate route (Stacey Allison) is available.

The Commission approved the applicant’s two Street Exception requests, which were necessary due to the fact that some of the surrounding properties have not yet been annexed. The Commission also approved the applicant’s Variance request related to driveway spacing.



*Aerial view of the subject property*



Approved site plan

## Conditions of Approval

1. **Substantial Conformance:** The applicant or successor shall develop the property in substantial conformance with the final plans submitted and approved with this application, except as modified by these conditions of approval. This may include construction of public infrastructure improvements (streets and utilities) prior to private site development, in accordance with plans approved by the Public Works Department. Were the applicant to revise plans other than to meet conditions of approval or meet building code, even if Planning Division staff does not notice and signs off on building permit issuance, Division staff retains the right to obtain restoration of improvements as shown on the approved land use review plan set prior to building permit final inspection in service of substantial conformance.
2. **Public Works conditions:** Follow the attached “Public Works Conditions” (Attachment 102).
3. **Grading Permit:** Prior to beginning any grading work on-site, the applicant shall apply for and obtain a Grading Permit per WDO 5.01.04.
4. **Wall/Fence Permit(s):** To demonstrate conformance with WDO 3.06.06, the applicant shall submit detailed plans for the architectural wall on the north property line. To demonstrate conformance with WDO 2.06.02 and 5.01.03, the applicant shall submit application for and obtain approval of a Fence Permit for any fencing.
5. **Sign Permit(s):** To demonstrate conformance with WDO 3.10 and 5.01.10, submit application for and obtain approval of a Sign Permit for any new signage.
6. **Traffic mitigation:**
  - a. **Truck access:** In the future, when and if the City designates a truck route (alternative to Evergreen Road) east of Interstate 5 between the SWIR and the I-5 Interchange, which is adopted by the City and is operational with adequate capacity, the owner will be required to post signage limiting exiting truck movements at the Evergreen Road driveways to right turns, so departing trucks will proceed only southbound on Evergreen Road. Such signage modifications will be subject to approval by the Public Works Department.
  - b. **Evergreen Road corridor traffic mitigation:** To alleviate current and future safety and capacity issues on Evergreen Road at Hayes St., Stacy Allison Way, and Harvard St. (“Evergreen Corridor”), the developer shall pay to the City \$63,000 to fund a transportation planning and design study for the corridor. Fee payment is due prior to shell building permit issuance.
  - c. **Parr Road / Butteville Road intersection mitigation:** Either subsection i. or ii. below shall apply:
    - i. Should Marion County continue to retain jurisdiction over this intersection, at the time of building permit issuance, pay to the County \$425,121 to

alleviate current and future safety issues at this intersection. Proof of fee payment is due prior to permit issuance; or

- ii. Should the City of Woodburn have obtained jurisdiction over this intersection at the time of building permit issuance, pay to the City \$211,555 to alleviate current and future safety issues at this intersection.

If Specht has paid to Marion County the assessment under i. above but improvements have not been completed when the City obtains jurisdiction of the Parr Road / Butteville Road intersection and receives funds previously collected by Marion County, within 90 days of such receipt the City shall refund the excess contribution amount in excess of the amount in ii above to Specht.

- d. Whole contribution: Payment of the applicable contribution in c.i or c.ii above shall exempt the development site from further assessment or participation in any district formation, assessment of fees, or other obligations formed or established before December 31, 2033 that support improvement of the Evergreen Corridor or the Parr Road / Butteville Road intersection.

7. Transportation Demand Management (TDM):

- a. The developer shall include with the first building permit for tenant improvements the document submitted into the record entitled, "Transportation Demand Management (TDM) Strategies Specht/Weisz 50 acres Speculative Development".
- b. Subject to the TDM requirements in the Employee Commute Options (ECO) Rule (Oregon Administrative Rules 340-242-0200 through 0290) administered by the Oregon Department of Environmental Quality (DEQ), building tenants shall, within six months of the issuance of their first certificate of occupancy, submit an official TDM Plan to the City to the attention of the Community Development Director. The Plan shall include a list of enforceable, programmatic TDM strategies and measures intended to reduce peak hour vehicle trips generated by the proposed development. At a minimum, the Plan shall include:
  - i. Ongoing incentives for ride-sharing, using transit, biking, or walking to work. These can include providing transit passes, carpool/vanpool parking spaces, indoor bike parking facilities, and on-site lockers and personal showers.
  - ii. Designation of a property manager or tenant employee or contracting with a contractor to serve as an on-site TDM program manager for monitoring and enforcement.
  - iii. Provisions for an annual report to be provided to the City to the attention of the Community Development Director that references this condition of approval, includes a summary of what the targets were, review of how well targets were met, performance measures, comparison with the prior report, and the effectiveness of the TDM program elements implemented.
  - iv. Expiration: The reporting requirements of this condition shall expire on December 31, 2033.

- c. Bicycle Parking: Prior to shell building permit issuance, the developer shall modify plans to conform with the new bicycle parking standards in WDO 3.05.06, which the City Council adopted on June 30, 2022 via Ordinance No. 2602.
  - d. Transit: Prior to shell building permit issuance, the developer shall pay \$73,000 to Woodburn Transit to support and expand the City's transit system for this area.
- 8. Street lighting: Pursuant to WDO 3.02.03A, adjacent street lighting shall comply with City of Woodburn and Portland General Electric (PGE) standards and specifications. The applicant shall either provide documentation to the attention of the Public Works Department indicating that existing illumination complies with the standards or install new lighting to conform. This is due prior to shell building permit issuance.
- 9. Underground utilities: Pursuant to WDO 3.02.04, all utility services to and within the development shall be underground.
- 10. Trash enclosure: To meet WDO Table 3.06.06, provide trash enclosure design drawings to demonstrate the design standards outlined in 3.06.06B are met. This is due prior to shell building permit issuance.
- 12. Exterior lighting: Pursuant to WDO 3.02.03, all exterior lighting fixtures shall be full cut off or fully shielded.
- 13. System Development Charges (SDC) deferral: All SDC's will be assessed at the time of the first certificate of occupancy on a tenant-by-tenant basis until full building occupancy is reached.
- 14. Along the development site's public street frontages, the applicant shall plant street trees pursuant to WDO 3.06.03A and provide grass in the landscape strip between the curb and right-of-way.
- 15. Temporary dead end streets: The developer shall install barricades and signage as required by WDO 3.01.05A2 for temporary dead end streets. Include detail drawings of these items as part of civil engineering plan review.

## **Public Works Comments**

### **A. CONDITIONS OF LAND USE APPROVAL:**

1. The Applicant, not the City, is responsible for obtaining any necessary permits from the State, Marion County, Oregon Division of State Lands, US Army Corps of Engineering and/or federal agencies that may require such permit or approval for the construction of this development.
2. Applicant, not the City, is responsible for obtaining any necessary permits from adjacent property owners that may require such permits or approval for work within their property boundaries.
3. Applicant to provide a final Engineer stamped storm drainage hydraulic analysis report for detention, conveyance system and a final 100 year floodway, floodplain, and wetland delineation for this development. The storm drainage hydraulic analysis shall comply with, Oregon Division of State Lands, US Army Corps of Engineering and City's requirements, as applicable. Applicant is responsible for correcting/upgrading any existing storm drainage capacity deficiencies, including upgrading private and public storm drainage systems or installing a new drainage system as per City's and Marion County's requirements and per approved Storm Drainage Hydraulic Analysis Report.
4. Applicant is responsible for obtaining approval from the City's Planning Division and Woodburn Fire District for dead-end turnarounds requirements for public streets and private share access.

### **B. CONDITIONS TO BE COMPLETED PRIOR TO CIVIL PLANS APPROVAL:**

1. Applicant to provide a copy of approved permit(s) from the Oregon Division of State Lands and US Army Corps of Engineering and Marion County, as applicable, if a permit shall be obtained for discharging storm drainage into state lands.
2. If required, a Permit from the Oregon Division of State Lands and US Army Corps of Engineering will need to be obtained to mitigate/delineated wetlands. This shall be obtained prior to city issuance of permit. The applicant, as applicable, shall also obtain other required regulatory permits.
3. Department of Environmental Quality Erosion Control 1200C permit will need to be obtained for this development prior to City issuing approval of civil plans.
4. Applicant to update the water main plans along proposed Industrial Road. The proposed water main to be located along the proposed development frontage, under the proposed sidewalk area and with a minimum 4ft of cover.
5. Applicant to provide for the installation of all franchise utilities and shall provide any required easements for these facilities. All permanent utility services to the development shall be underground.
6. Applicant to provide street lighting along all future public streets. Streetlights shall be in accordance with street lighting plans approved by the City and conforming to Portland General Electric installation (PGE) and under PGE's option B.
7. Applicant to construct private storm sewer systems, including detention facilities in accordance

with approved plans and drainage reports. All required on-site and off-site detention area(s) for the runoff from this site will need to be provided in accordance with the hydraulic analysis. The property owner shall maintain all on-site detention areas in perpetuity.

8. The Applicant, by this Development, shall not cause storm water runoff to be impounded on adjacent properties.
9. All sewer mains are a gravity system and the termini of sewer lines locations, depths, and sizes shall be such that it is suited for future extensions to adjoining areas.
10. All City-maintained facilities located on private property shall require a minimum of 16-foot wide utility easement conveyed to the City by the property owner. This is the applicant's responsibility to provide, not the City's. Utilities of unusual depth, size or location may require a larger width.
11. The applicant in accordance with all state regulations and requirements shall abandon on-site existing water wells and subsurface sewage disposal systems.
12. Applicant to provide a flexible pavement structured designed, for all new public streets, by a registered professional engineer using subgrade reaction appropriate for the site, traffic index, and a 20-year design life for pavement system. Structure thicknesses shall not be less than values form table on City of Woodburn Standard Detail No. 42001 (Typical Pavement Structure).
13. The owner/applicant shall be required to enter into an improvement agreement.
14. Applicant to pay all public improvements (right-of-way) fees for all public improvements that are to be maintained by the City as per Ordinance #1795.
15. Final review of the Civil Plans will be done during the Development Application for Construction. Public infrastructure will be designed and constructed in accordance with plans approved by Public Works, Marion County and complying with City, Marion County, State and Federal requirements/guidelines current at the time of the development application.
16. Provide and record the required right-of-way dedications and public utility easements, at time of final plat recordation.
17. All public improvements shall be deemed complete prior to final plat recordation.
18. Applicant is required to coordinate work with Brighton Pointe Subdivision for all improvements that may affect/impact this development:
  - a. Improvements to Parr Road
  - b. Installation of future public sewer, storm, and water mains.
  - c. Franchise Utilities relocations.
  - d. Etc.

## Notes to the Applicant

The following are not planning / land use / zoning conditions of approval, but are notes for the applicant to be aware of and follow:

1. Permits: Permits are applied for using the [Oregon ePermitting](#) online permit system. The City Building Division administers building and mechanical permits; Marion County Public Works administers plumbing and electrical permits.
2. Demolition Permits: Demolition of any existing structures may require [Demolition Permit](#) approval through the Building Division.
3. Records: Staff recommends that the applicant retain a copy of the subject approval.
4. Fences, fencing, & free-standing walls: The approval excludes any new fences, fencing, & free-standing walls, which are subject to WDO 2.06 and the permit process of 5.01.03.
5. Signage: The approval excludes any signage, which is subject to WDO 3.10 and the permit process of 5.01.10.
6. Other Agencies: The applicant, not the City, is responsible for obtaining permits from any county, state and/or federal agencies, which may require approval or permit, and must obtain all applicable City and County permits for work prior to the start of work and that the work meets the satisfaction of the permit-issuing jurisdiction. The Oregon Department of Transportation (ODOT) might require highway access, storm drainage, and other right-of-way (ROW) permits. All work within the public ROW or easements within City jurisdiction must conform to plans approved by the Public Works Department and must comply with a Public Works Right-of-Way permit issued by said department. Marion County plumbing permits must be issued for all waterline, sanitary sewer, and storm sewer work installed beyond the Public Right-of-Way, on private property.
7. Inspection: The applicant shall construct, install, or plant all improvements, including landscaping, prior to City staff verification. Contact Planning Division staff at least three (3) City business days prior to a desired date of planning and zoning inspection of site improvements. This is required and separate from and in addition to the usual building code and fire and life safety inspections. Note that Planning staff are not primarily inspectors, do not have the nearly immediate availability of building inspectors, and are not bound by any building inspector's schedule or general contractor convenience.
8. Stormwater management: The storm sewer system and any required on-site detention for the development must comply with the City Storm Water Management Plan, Public Works storm water practices and the Storm Drainage Master Plan.
9. Public Works Review: Staff performs final review of the civil plans during the building permit stage. Public infrastructure must be constructed in accordance with plans approved by the City, as well as current Public Works construction specifications, Standard Drawings, Standard Details, and General Conditions.

10. Franchises: The applicant provides for the installation of all franchised utilities and any required easements.
11. Water: All water mains and appurtenances must comply with Public Works, Building Division, and Woodburn Fire District requirements. Existing water services lines that are not going to be use with this new development must be abandoned at the main line. The City performs required abandonment of existing water facilities at the water main with payment by the property owner. All taps to existing water mains must be done by a "Hot Tap" method and by approved City of Woodburn Contractors. The applicant shall install the proper type of backflow preventer for all domestic, lawn irrigation and fire sprinkler services. The backflow devices and meters shall be located near the city water main within an easement, unless approved otherwise by Public Works. Contact Byron Brooks, City of Woodburn Water Superintendent, for proper type and installation requirements of the backflow device at (503) 982-5380.
12. Grease Interceptor/Trap: If applicable, a grease trap would need to be installed on the sanitary service, either as a central unit or in the communal kitchen/food preparation area. Contact Marion County Plumbing Department for permit and installation requirements, (503) 588-5147.
13. Fire: Fire protection requirements must comply with the Woodburn Fire District standards and requirements. Place fire hydrants within the public ROW or public utility easement and construct them in accordance with Public Works Department requirements, specifications, standards, and permit requirements. Fire protection access, fire hydrant locations and fire protection issues must comply with current fire codes and Woodburn Fire District standards. See City of Woodburn Standard Detail No. 5070-2 Fire Vault. The fire vault must be placed within the public right-of-way or public utility easement.
14. SDCs: The developer pays System Development Charges prior to building permit issuance.

**Expiration**

Per Woodburn Development Ordinance (WDO) 4.02.04B., a final decision expires within three years of the date of the final decision unless:

1. A building permit to exercise the right granted by the decision has been issued;
2. The activity approved in the decision has commenced; or
3. A time extension, Section 4.02.05, has been approved.

**Appeals**

Per WDO 4.01.11E., the decision is final unless appealed pursuant to Oregon Revised Statutes (ORS), state administrative rules, and WDO [4.02.01](#). The appeal to City Council due date is twelve (12) days from the mailing date of this final decision notice per 4.02.01B.1. A valid appeal must meet the requirements of 4.02.01.

A copy of the decision is available for inspection at no cost, and the City would provide a copy at reasonable cost at the Community Development Department, City Hall, 270 Montgomery Street, Woodburn, OR 97071. For questions or additional information, contact the Planning Division at (503) 982-5246 or [planning@ci.woodburn.or.us](mailto:planning@ci.woodburn.or.us).

Sincerely,



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Chris Kerr, Community Development Director

1-12-23

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Date

Affirmed,



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Charles Piper, Chair, Planning Commission

1/12/23

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Date

attachments:

1. Site Plans (Planning Commission Staff Report Attachment 104)







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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**EXISTING  
 CONDITIONS  
 PLAN**

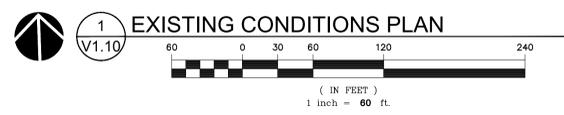
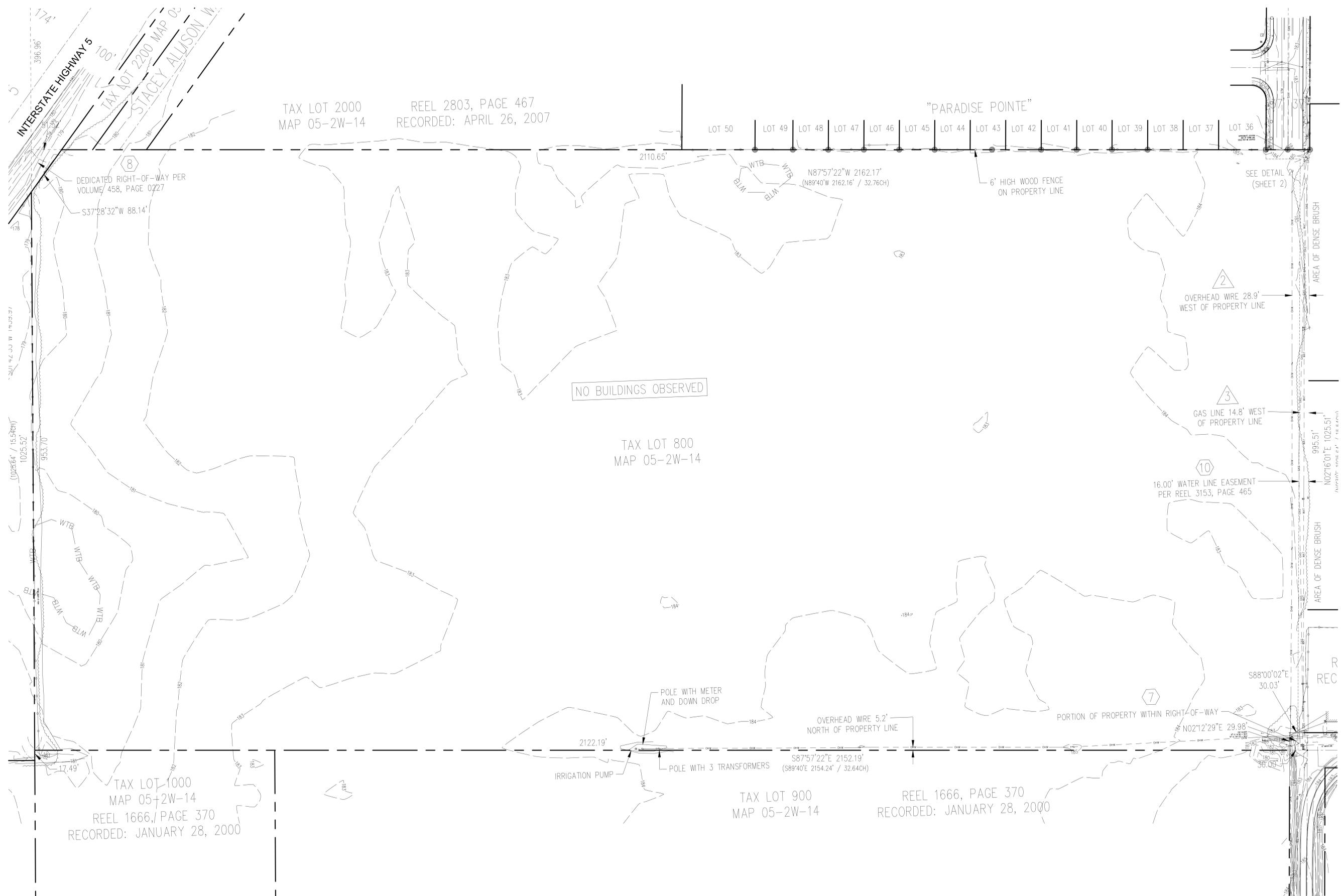
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CHECKED BY: NKB

SHEET

**V1.10**

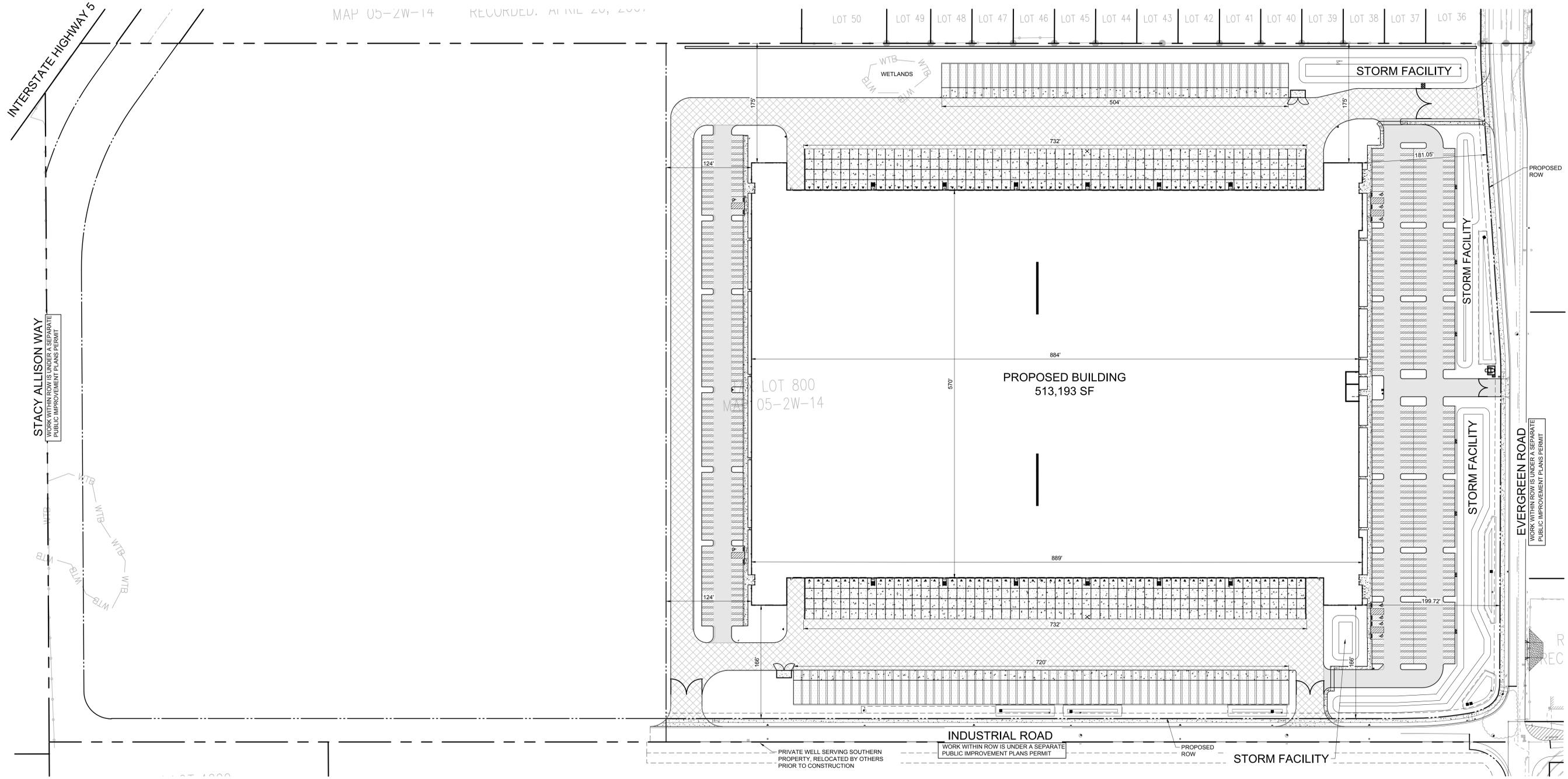
JOB NO. **2220085.00**



THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS SHOWN FOR REFERENCE ONLY AND IS BASED ON A SURVEY BY NORTHWEST SURVEYING, INC. DATE: JUNE 2018



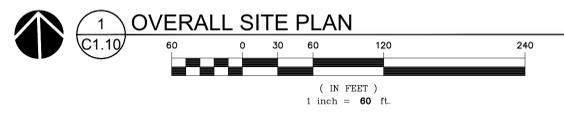
MAP 05-2W-14 RECORDED: APRIL 29, 2007



SITE DATA			
	AREA (SF)	AREA (AC)	COVERAGE
GROSS PROPERTY AREA	1,288,095	29.57	
DEDICATION PROPERTY AREA	93,768	2.15	
NET PROPERTY AREA	1,194,327	27.42	
EXISTING WETLAND AREA	3,341	0.08	
NET DEVELOPMENT AREA	1,190,986	27.34	
BUILDING AREA	513,193	11.78	43.09%
PAVED AREA	486,843	11.18	40.88%
IMPERVIOUS AREA (BUILDING + PAVED AREA)	1,000,036	22.96	83.97%
LANDSCAPE AREA	190,950	4.38	16.03%
PAVED PARKING/LOADING/CIRCULATION AREA	486,061	10.70	
PARKING AREA LANDSCAPE	51,177	1.17	10.98%

PARKING DATA	
TYPE	PROVIDED
STANDARD	431
COMPACT	-
MOTORCYCLE	-
ACCESSIBLE: STANDARD	7
ACCESSIBLE: WHEELCHAIR	2
TOTAL PARKING	440
PARKING RATIO	0.86 SPACES / 1000 SF OF BLDG
BIKE	20
TRAILER PARKING	102

\* SEE NARRATIVE FOR MIN & MAX PARKING REQUIREMENTS



PAVEMENT LEGEND	
	CONCRETE DOCKS: 7 INCH NON-REINFORCED CONCRETE ON 6 INCH AGGREGATE BASE AT THE LOADING DOCKS
	DOLLY PADS: 7 INCH NON-REINFORCED CONCRETE ON 4 INCH AGGREGATE BASE
	HEAVY DUTY ASPHALT: • 5.5 INCH AC WITH 14 INCH BASE AND SUBGRADE GEOTEXTILE OR • 5.5 INCH AC WITH 4 INCH BASE AND 18 INCH CEMENT AMENDED SUBBASE
	LIGHT DUTY ASPHALT: • 4.5 INCH AC OVER 14 INCH BASE AND SUBGRADE GEOTEXTILE OR • 4.5 INCH AC OVER 4 INCH BASE OVER 14 INCH CEMENT AMENDED SUBBASE
	CAR PARKING ASPHALT: • 3 INCH AC WITH 9 INCH AGGREGATE BASE AND SUBGRADE GEOTEXTILE OR • 3 INCH AC WITH 4 INCH BASE AND 12 INCH CEMENT AMENDED SUBBASE
	CAR TRAVEL ASPHALT: • 4 INCH AC WITH 9 INCH AGGREGATE BASE AND SUBGRADE GEOTEXTILE OR • 4 INCH AC WITH 4 INCH BASE AND 12 INCH CEMENT AMENDED SUBBASE
	SIDEWALK: 5' (MIN) WIDE x 4" THICK CONCRETE AND BROOM FINISHED WITH TOOLED CONTROL JOINTS

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REVISION SCHEDULE			
Delta	Issued As	Issue Date	
1	PLAN CHECK	TBD	

SHEET TITLE:  
**OVERALL SITE PLAN**

DRAWN BY: AOC, SAO  
CHECKED BY: NKB  
SHEET

**C1.10**

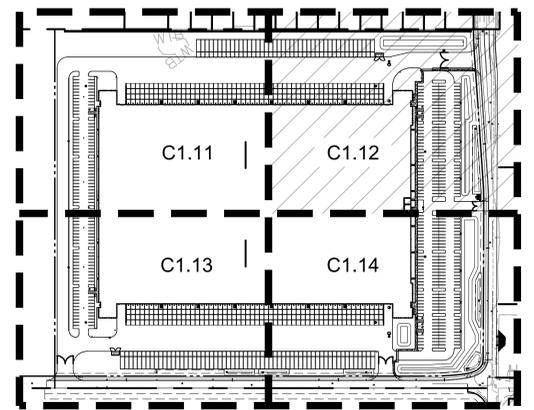
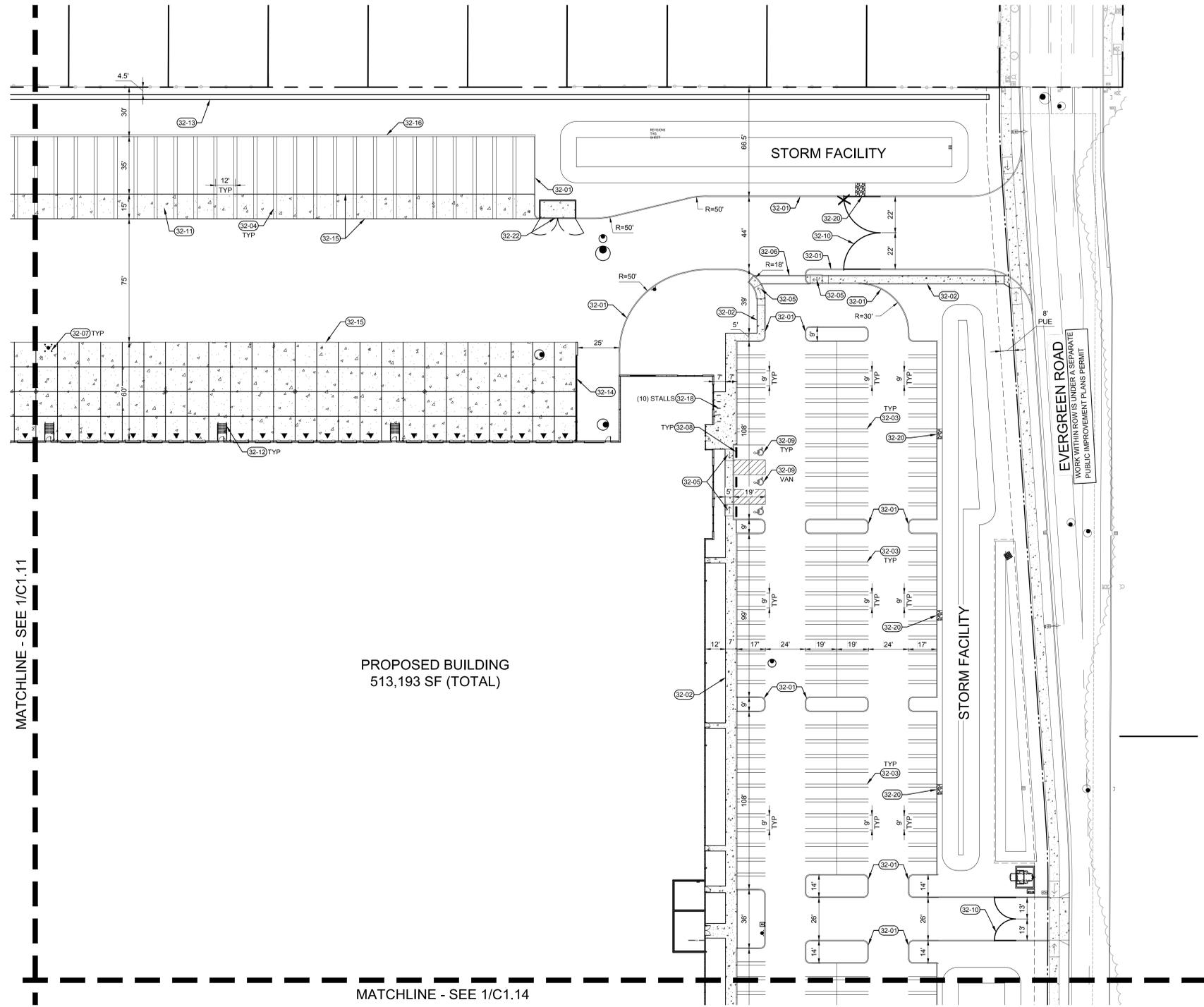
JOB NO. **2220085.00**





**C1.12 KEYNOTES**

- 32-01 VERTICAL CURB PER 1/C5.10
- 32-02 SIDEWALK PER 8/C5.10
- 32-03 PARKING STALL DOUBLE STRIPING PER 12/C5.11
- 32-05 PARALLEL CURB RAMP PER 3/C5.10
- 32-06 PAINTED 12" CROSSWALK STRIPING
- 32-07 BOLLARD PER 4/C5.10
- 32-08 PRECAST WHEEL STOP PER 8/C5.10
- 32-09 ACCESSIBLE PARKING STALL PER 5/C5.10
- 32-10 SWING GATE PER 10/C5.10
- 32-11 CONCRETE DOLLY PAD
- 32-12 STAIR AND HANDRAIL, SEE ARCHITECTURAL PLANS
- 32-13 SCREENING WALL, SEE ARCHITECTURAL PLANS
- 32-14 RETAINING WALL, DESIGN BUILD
- 32-15 ASPHALT TO CONCRETE TRANSITION PER 5/C5.11
- 32-16 REINFORCED CURB PER 3/C5.11
- 32-18 BIKE PARKING
- 32-20 CURB BREAK PER 2/C5.11
- 32-22 TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS



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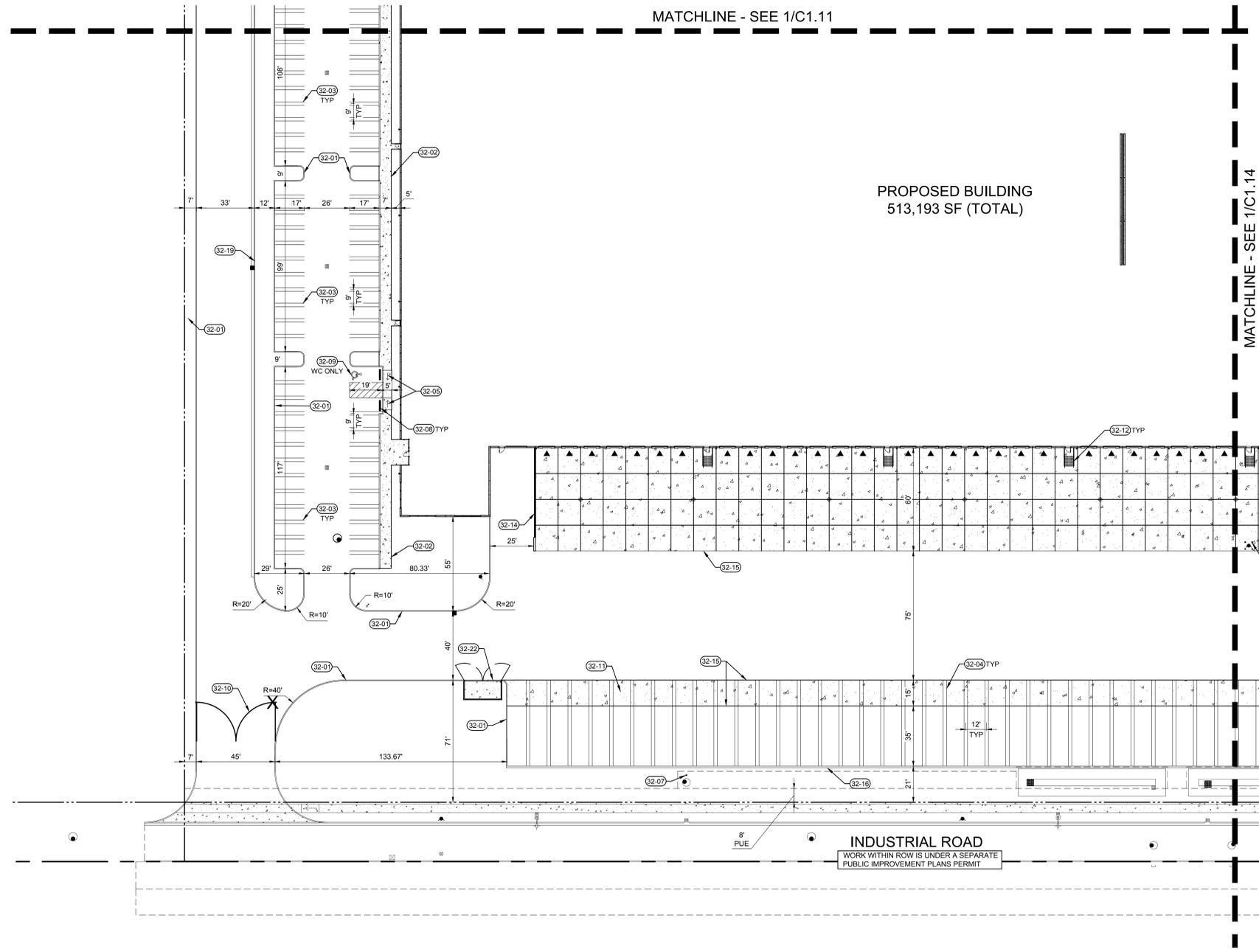
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Delta	Issued As	Issue Date
1	PLAN CHECK	TBD

SHEET TITLE:  
**NE SITE PLAN**

DRAWN BY: AOC  
 CHECKED BY: NKB  
 SHEET

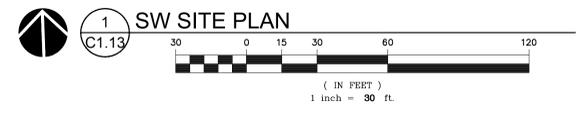
**C1.12**

JOB NO. **2220085.00**



**C1.13 KEYNOTES**

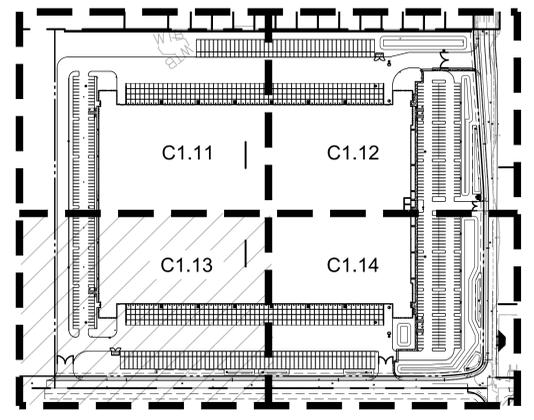
- 32-01 VERTICAL CURB PER 1/C5.10
- 32-02 SIDEWALK PER 8/C5.10
- 32-03 PARKING STALL DOUBLE STRIPING PER 12/C5.11
- 32-04 TRAILER PARKING DOUBLE STRIPING
- 32-05 PARALLEL CURB RAMP PER 3/C5.10
- 32-07 BOLLARD PER 4/C5.10
- 32-08 PRECAST WHEEL STOP PER 8/C5.10
- 32-09 ACCESSIBLE PARKING STALL PER 5/C5.10
- 32-10 SWING GATE PER 10/C5.10
- 32-11 CONCRETE DOLLY PAD
- 32-12 STAIR AND HANDRAIL. SEE ARCHITECTURAL PLANS
- 32-14 RETAINING WALL. DESIGN BUILD
- 32-15 ASPHALT TO CONCRETE TRANSITION PER 5/C5.11
- 32-16 REINFORCED CURB PER 3/C5.11
- 32-19 VERTICAL CURB AND GUTTER PER 4/C5.11
- 32-22 TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS



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REVISION SCHEDULE		
Delta	Issued As	Issue Date
1	PLAN CHECK	TBD

SHEET TITLE:  
**SW SITE PLAN**

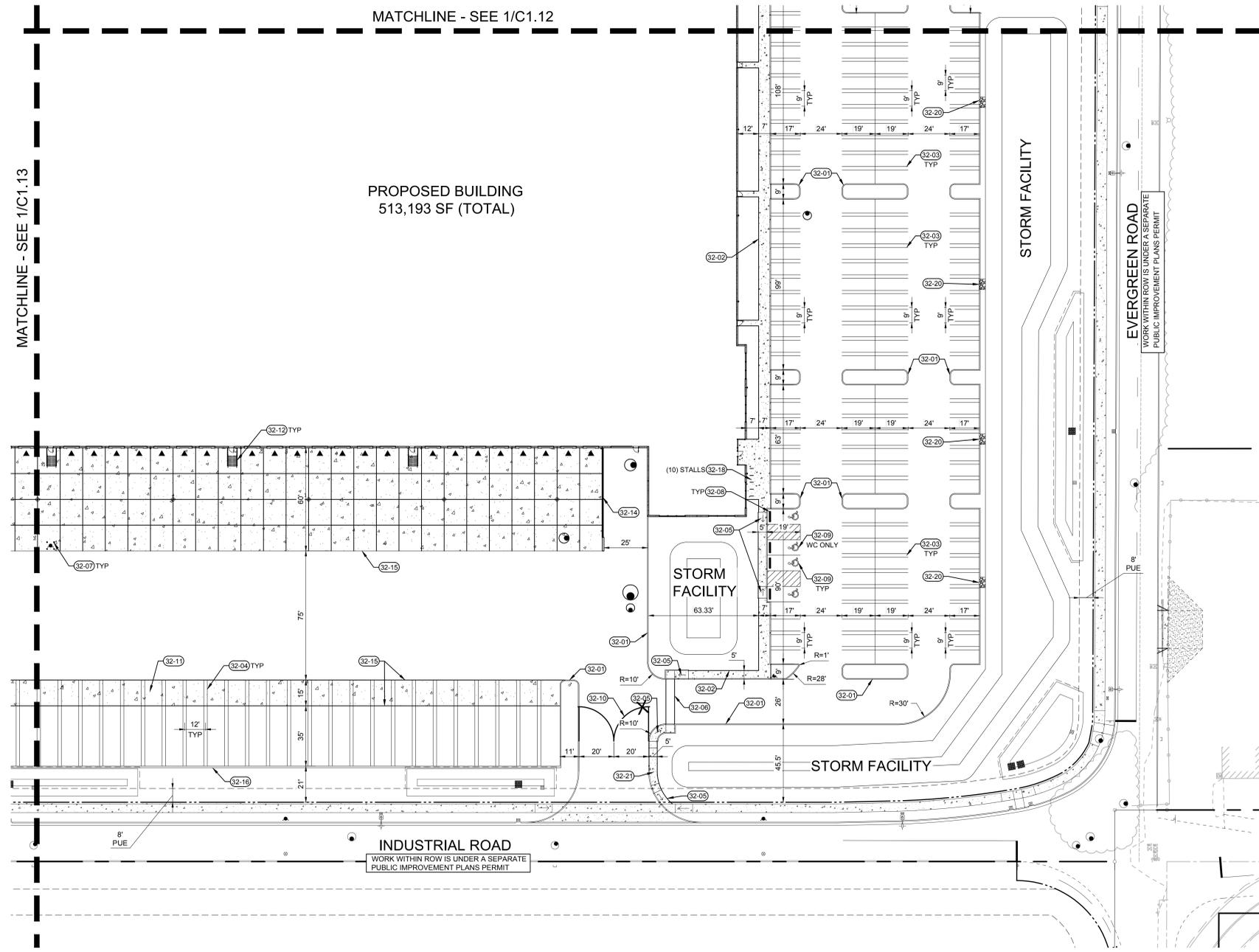


**KEY MAP**  
 SCALE: NTS

DRAWN BY: AOC  
 CHECKED BY: NKB  
 SHEET

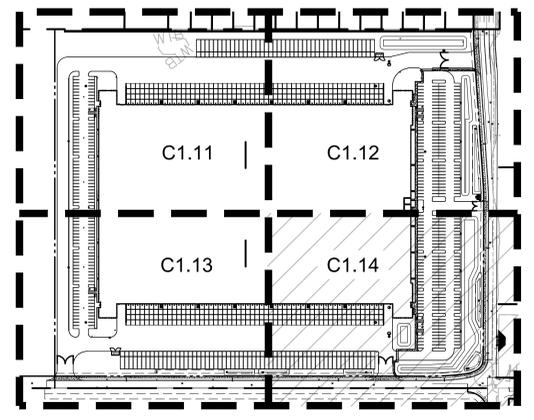
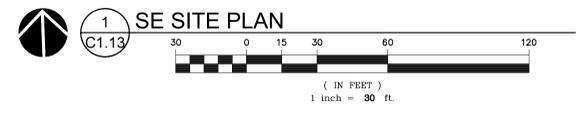
**C1.13**

JOB NO. **2220085.00**



**C1.14 KEYNOTES**

- 32-01 VERTICAL CURB PER 1/C5.10
- 32-02 SIDEWALK PER 9/C5.10
- 32-04 TRAILER PARKING DOUBLE STRIPING
- 32-05 PARALLEL CURB RAMP PER 3/C5.10
- 32-06 PAINTED 12" CROSSWALK STRIPING
- 32-07 BOLLARD PER 4/C5.10
- 32-08 PRECAST WHEEL STOP PER 8/C5.10
- 32-09 ACCESSIBLE PARKING STALL PER 5/C5.10
- 32-10 SWING GATE PER 10/C5.10
- 32-11 CONCRETE DOLLY PAD
- 32-12 STAIR AND HANDRAIL - SEE ARCHITECTURAL PLANS
- 32-14 RETAINING WALL - DESIGN BUILD
- 32-15 ASPHALT TO CONCRETE TRANSITION PER 5/C5.11
- 32-16 REINFORCED CURB PER 3/C5.11
- 32-18 BIKE PARKING
- 32-20 CURB BREAK PER 2/C5.11
- 32-21 THICKENED SIDEWALK BETWEEN CROSSWALK AND ROW, IF NON-REINFORCED CONCRETE ON 6" AGGREGATE BASE



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REVISION SCHEDULE		
Delta	Issued As	Issue Date
1	PLAN CHECK	TBD

SHEET TITLE:  
**SE SITE PLAN**

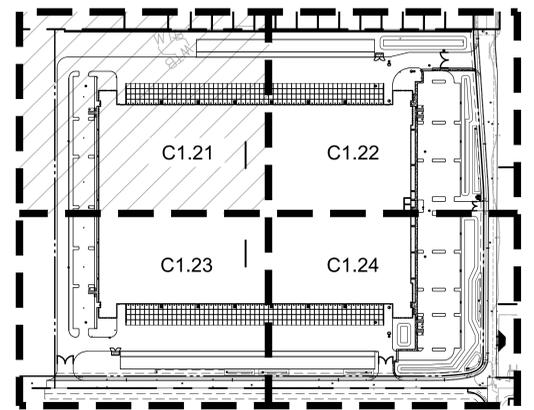
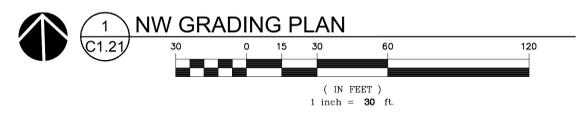
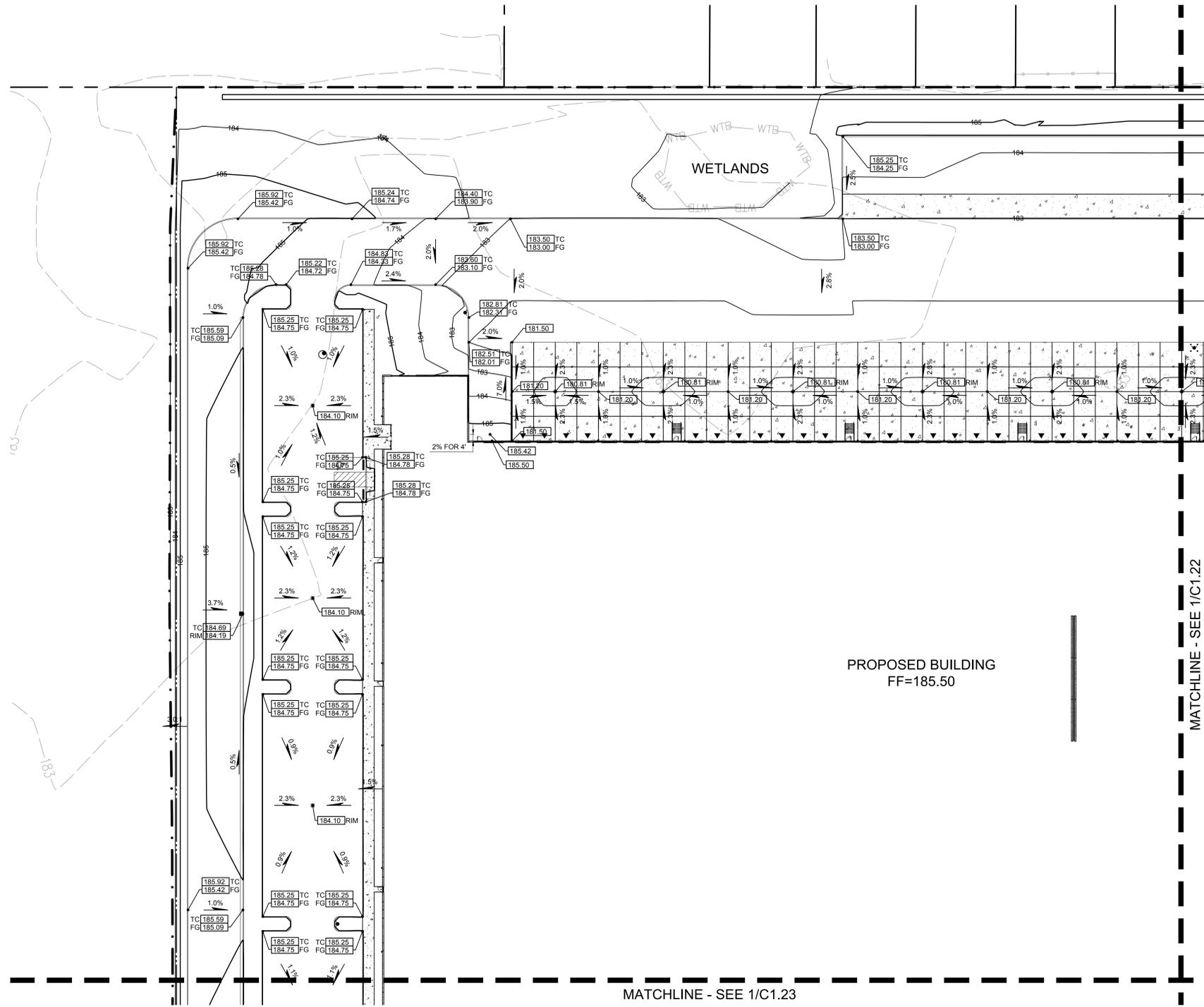
DRAWN BY: AOC  
 CHECKED BY: NKB  
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**C1.14**

JOB NO. **2220085.00**





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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
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 PLAN**

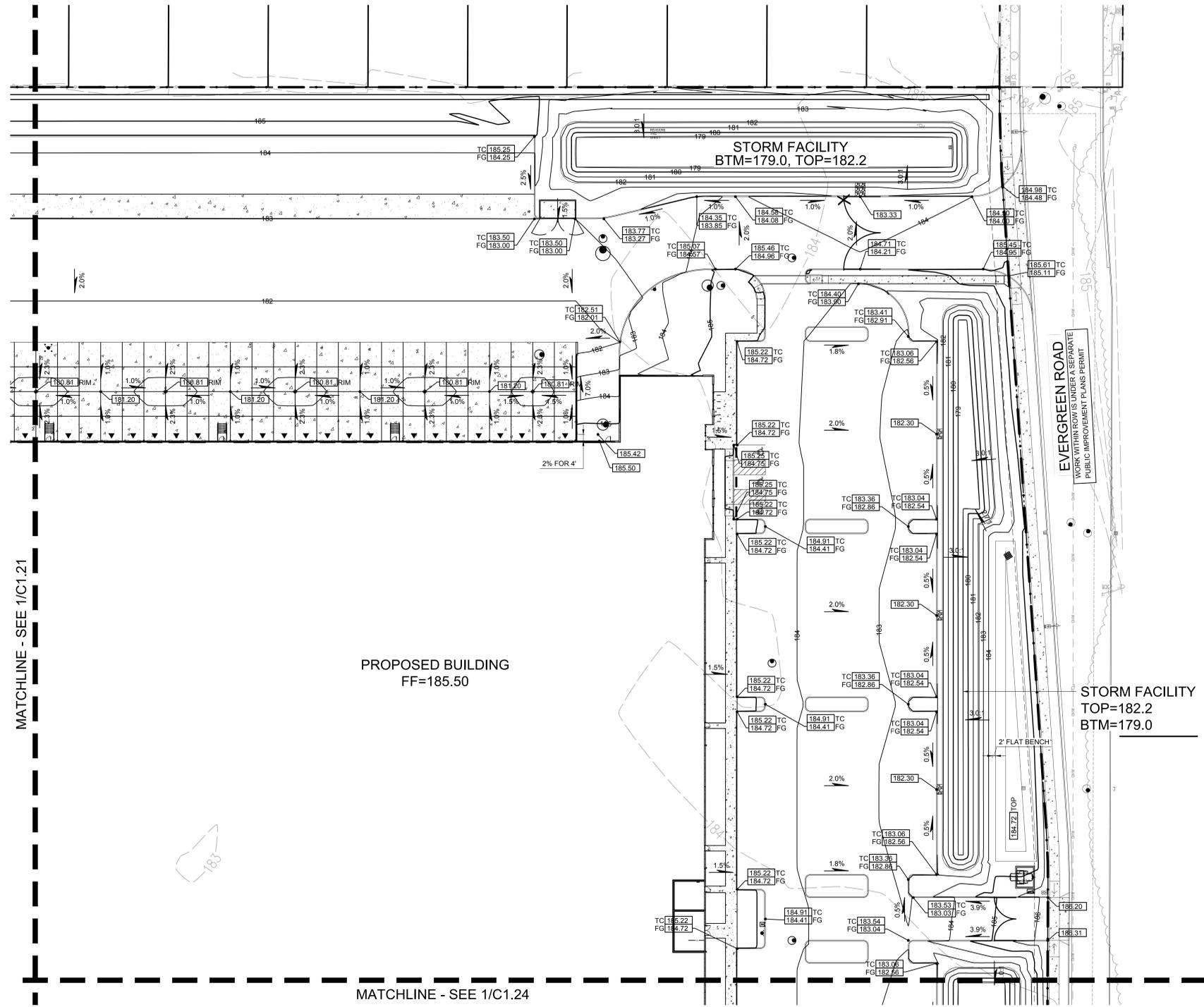
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SHEET

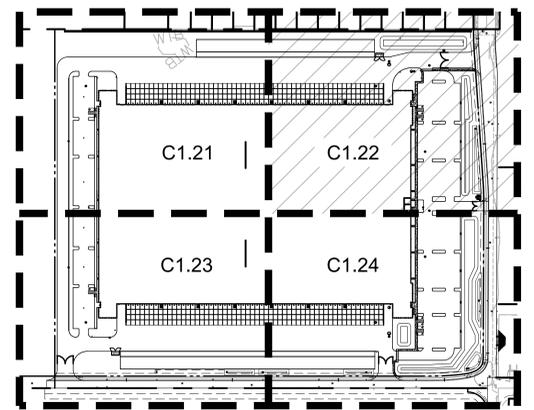
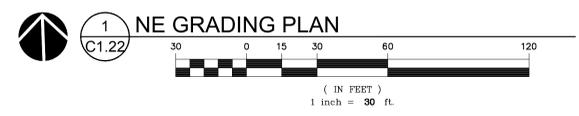
**C1.21**

JOB NO. **2220085.00**



MATCHLINE - SEE 1/C1.21

MATCHLINE - SEE 1/C1.24



**KEY MAP**  
 SCALE: NTS

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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**NE GRADING  
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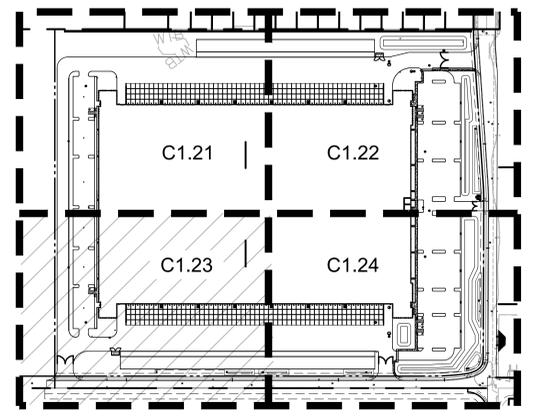
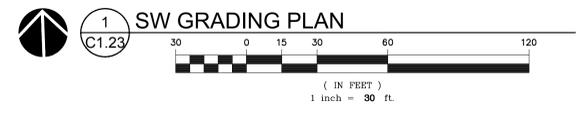
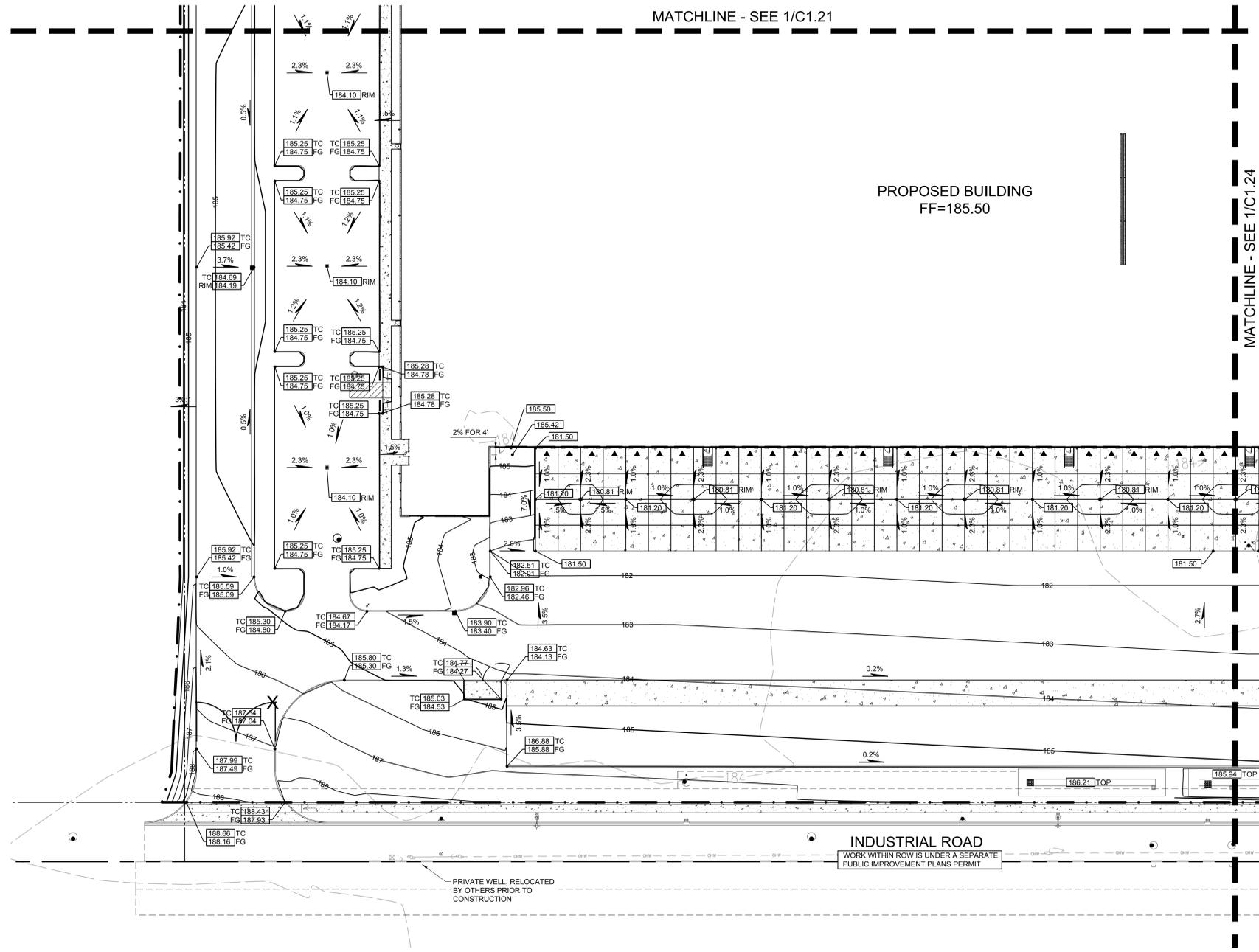
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SHEET

**C1.22**

JOB NO. **2220085.00**



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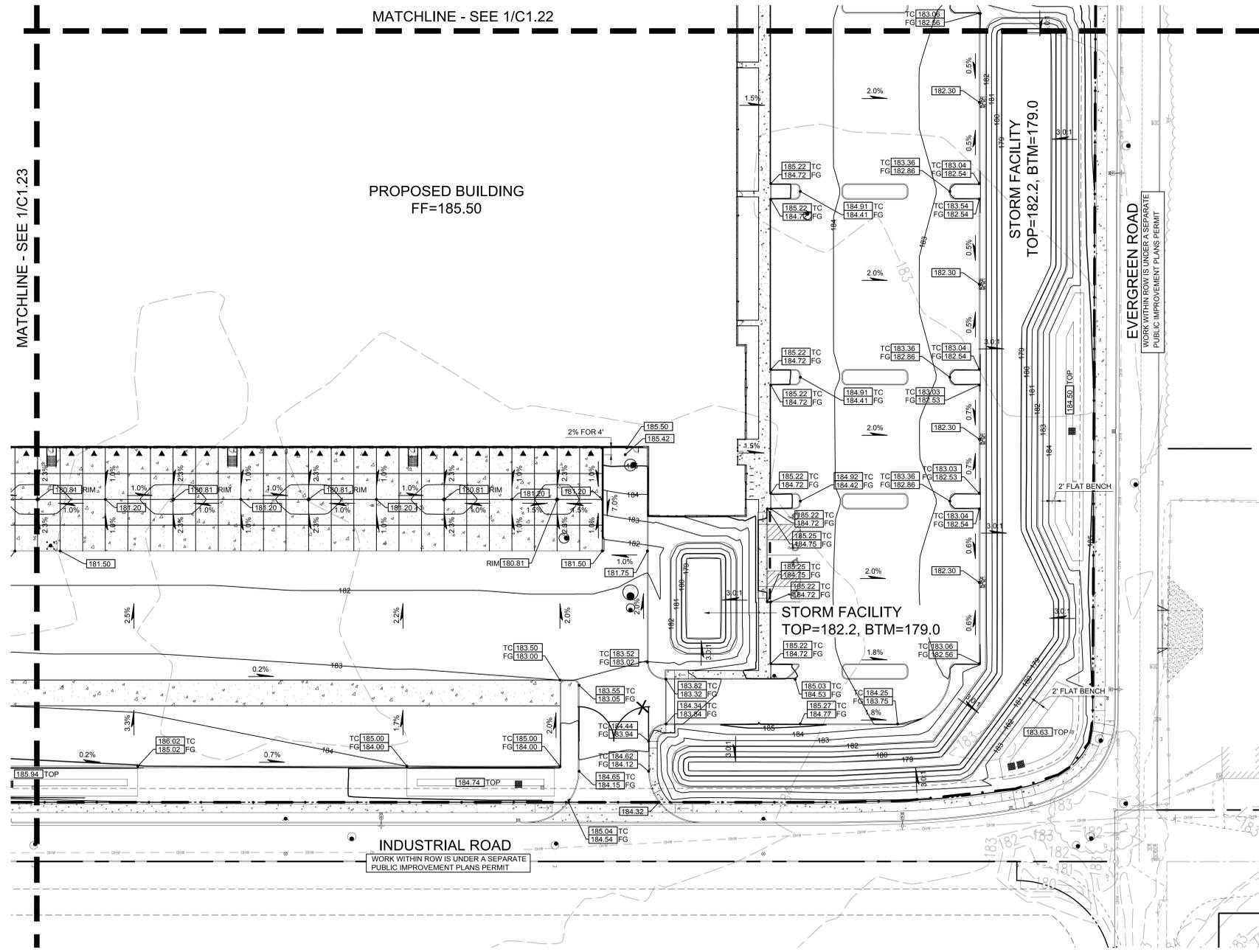
REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**SW GRADING  
 PLAN**

DRAWN BY: AOC  
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 SHEET

**C1.23**

JOB NO. **2220085.00**



MATCHLINE - SEE 1/C1.23

MATCHLINE - SEE 1/C1.22

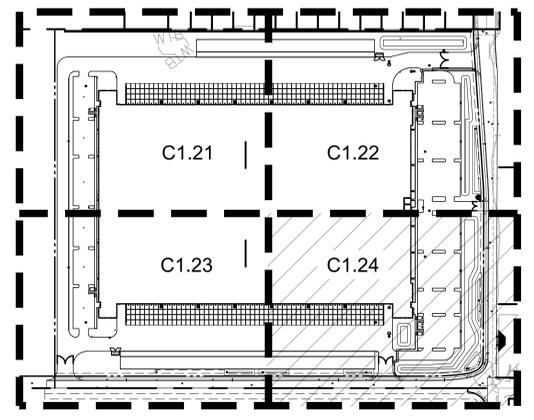
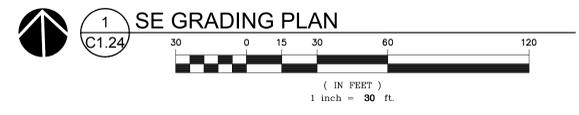
PROPOSED BUILDING  
 FF=185.50

STORM FACILITY  
 TOP=182.2, BTM=179.0

STORM FACILITY  
 TOP=182.2, BTM=179.0

EVERGREEN ROAD  
 WORK WITHIN ROW IS UNDER A SEPARATE  
 PUBLIC IMPROVEMENT PLANS PERMIT

INDUSTRIAL ROAD  
 WORK WITHIN ROW IS UNDER A SEPARATE  
 PUBLIC IMPROVEMENT PLANS PERMIT



**KEY MAP**  
 SCALE: NTS

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Delta	Issued As	Issue Date

SHEET TITLE:  
**SE GRADING  
 PLAN**

DRAWN BY: AOC

CHECKED BY: NKB

SHEET

**C1.24**

JOB NO. **2220085.00**



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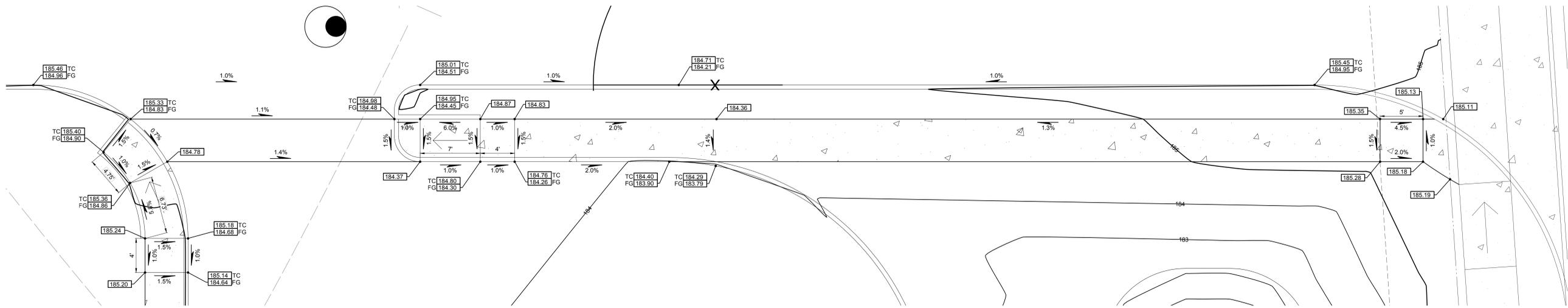
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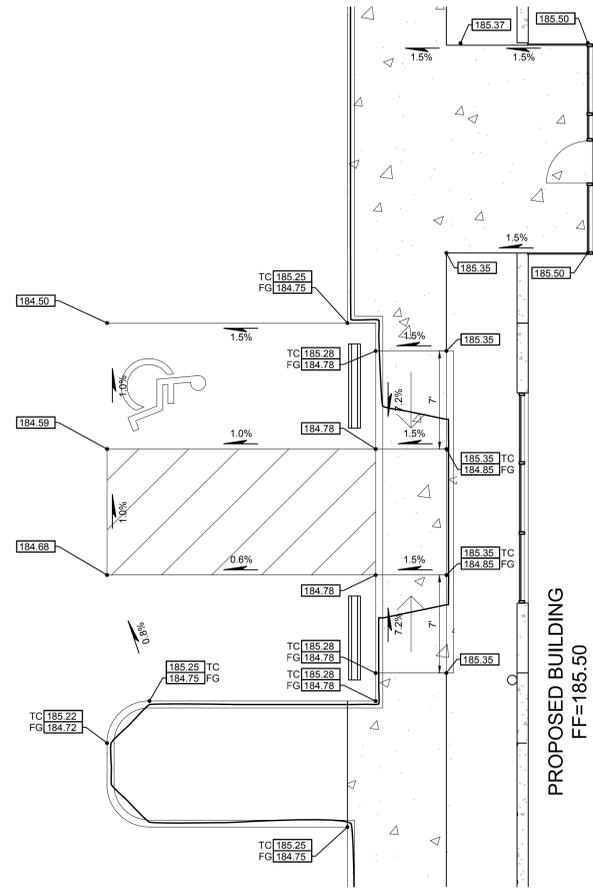
Client  
**SPECHT  
DEVELOPMENT**  
10260 SW  
GREENBURG RD  
PORTLAND, OR 97223



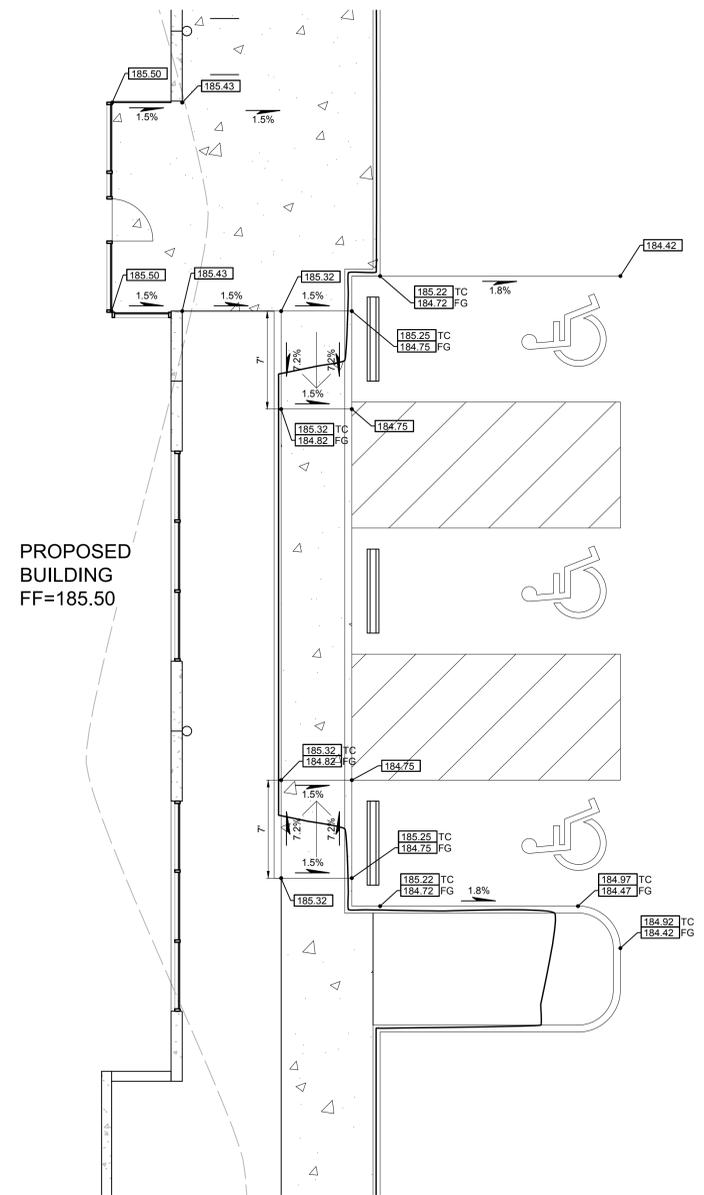
Project  
**WEISZ PROPERTY:  
500KSF SPEC  
INDUSTRIAL**



1 ACCESSIBLE GRADING PLAN  
C1.25



2 ACCESSIBLE GRADING PLAN  
C1.25



3 ACCESSIBLE GRADING PLAN  
C1.26

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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**ACCESSIBLE  
GRADING PLAN**

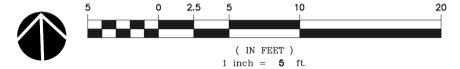
DRAWN BY: AOC

CHECKED BY: NKB

SHEET

**C1.25**

JOB NO. **2220085.00**









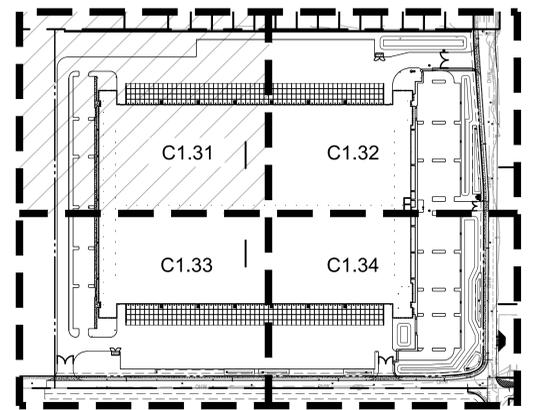
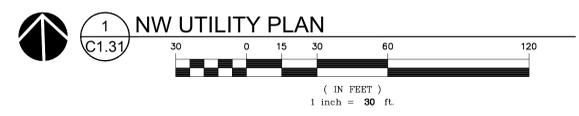
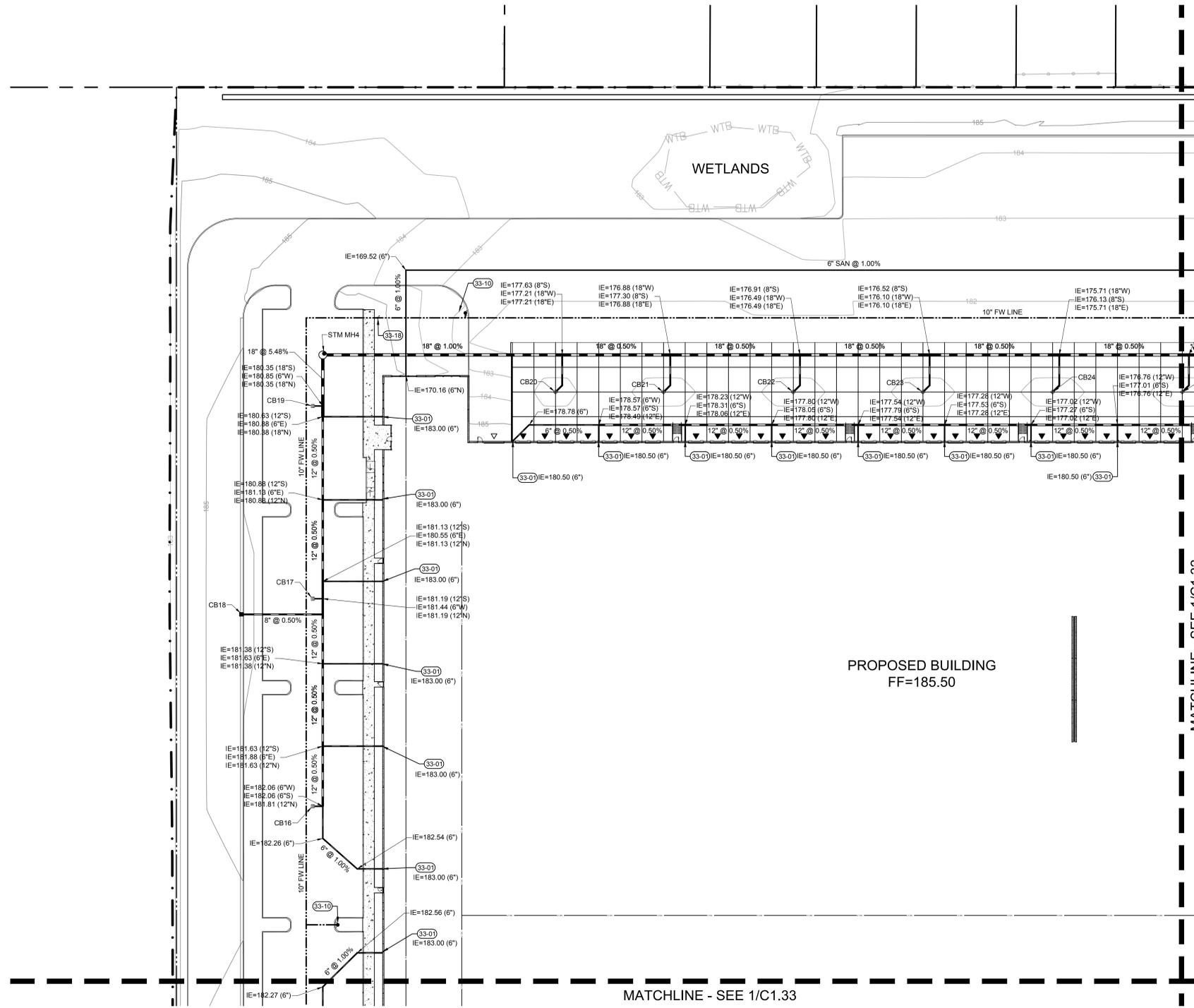
**C1.31 KEYNOTES**

- 33-01 DOWNSPOUT PER 14/C5.10
- 33-04 SANITARY BUILDING CONNECTION
- 33-10 FIRE HYDRANT PER CITY OF WOODBURN 5070-1
- 33-18 POST INDICATOR VALVE PER 15/C5.11

**STRUCTURES TABLE**

CATCH BASIN TABLE	
NAME	DETAILS
CB16	RIM = 184.11, 6", INV OUT = 182.09
CB17	RIM = 184.10, 6", INV OUT = 182.08
CB18	RIM = 184.19, 8", INV OUT = 181.64
CB19	RIM = 184.10, 6", INV OUT = 182.08
CB20	RIM = 180.81, 8", INV OUT = 177.75
CB21	RIM = 180.81, 8", INV OUT = 177.42
CB22	RIM = 180.81, 8", INV OUT = 177.12
CB23	RIM = 180.81, 8", INV OUT = 177.12
CB24	RIM = 180.81, 8", INV OUT = 177.12

MANHOLE TABLE	
MANHOLE	DETAILS
STM MH4	RIM = 184.44 INV IN (18"S) = 178.65 INV OUT (18"E) = 178.65



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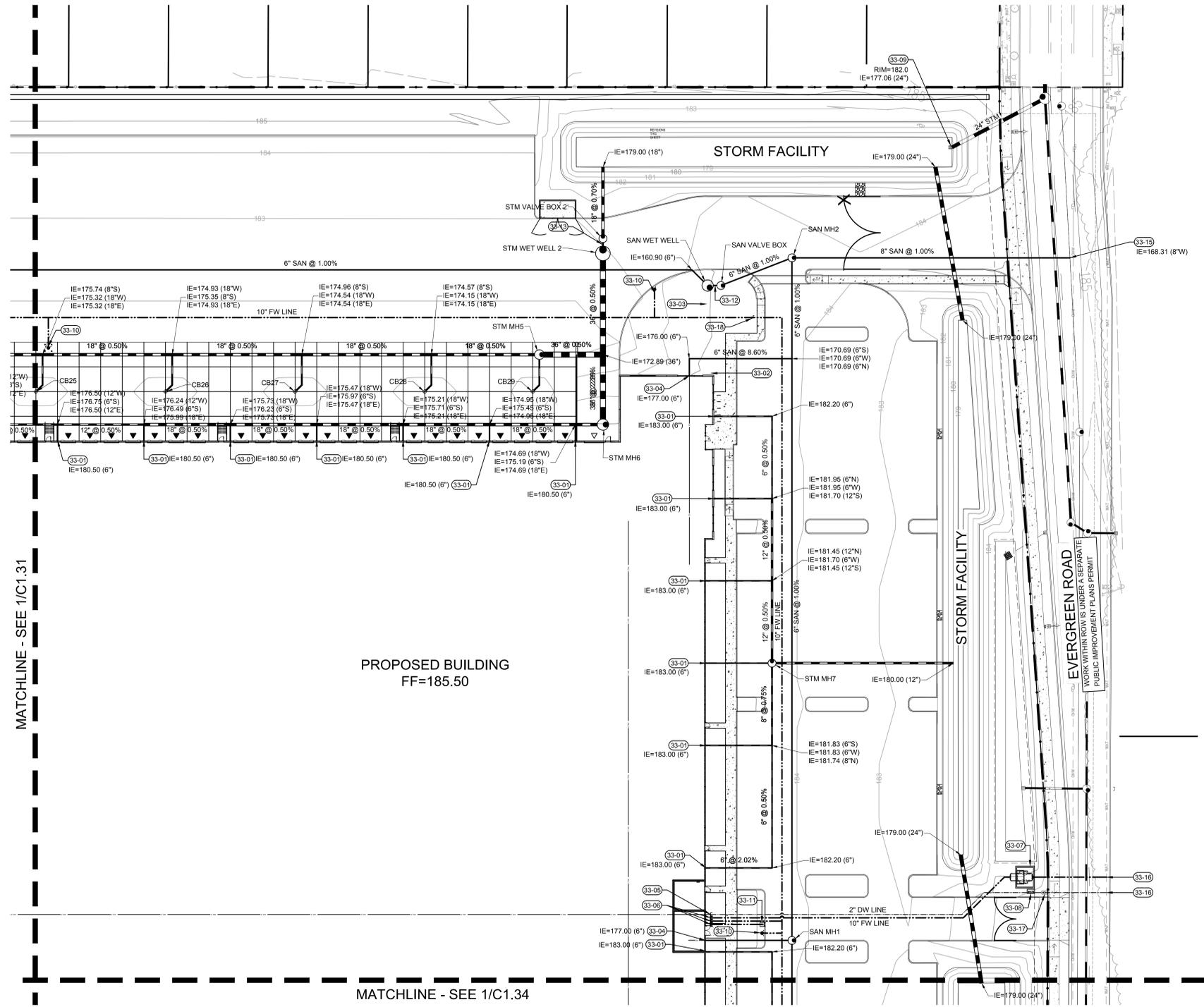
REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**NW UTILITY  
PLAN**

DRAWN BY: AOC  
CHECKED BY: NKB  
SHEET

**C1.31**

JOB NO. **2220085.00**



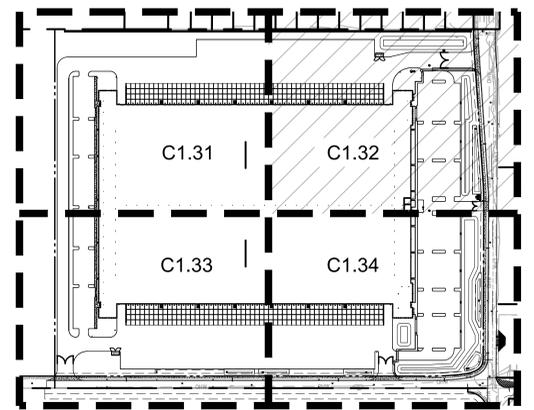
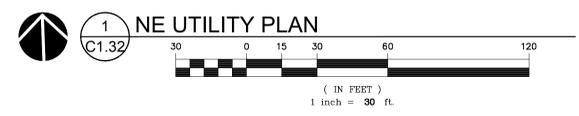
**C1.32 KEYNOTES**

- 33-01 DOWNSPOUT PER 14/C5.10
- 33-02 2" SIXTEEN FOOT HIGH VENT LOCATION FROM SAN PUMP STATION, 40' MAX HORIZONTAL RUN
- 33-03 PUMP STATION CONTROL PANEL, COORDINATE WITH ARCHITECT & OWNER
- 33-04 SANITARY BUILDING CONNECTION
- 33-05 DOMESTIC WATER BUILDING CONNECTION
- 33-06 FIRE WATER BUILDING CONNECTION
- 33-07 FIRE SERVICE VAULT PER CITY OF WOODBURN 5070-2, 12" DCDA
- 33-08 DOUBLE CHECK VALVE AND BOX PER 13/C5.11
- 33-09 DITCH INLET PER 6/C5.11
- 33-10 FIRE HYDRANT PER CITY OF WOODBURN 5070-1
- 33-11 FIRE DEPARTMENT CONNECTION PER 1/C5.11
- 33-12 SANITARY LIFT STATION, SEE DETAIL 8/C5.11, 3" PUMP DISCHARGE
- 33-13 STORM LIFT STATION #2 - NORTH, SEE DETAIL 9/C5.11, 8" PUMP DISCHARGE
- 33-15 SANITARY MAIN CONNECTION, SEE PUBLIC PLANS
- 33-16 WATER MAIN CONNECTION, SEE PUBLIC PLANS
- 33-17 WATER METER PER CITY OF WOODBURN 5000-4
- 33-18 POST INDICATOR VALVE PER 15/C5.11

**STRUCTURES TABLE**

CATCH BASIN TABLE	
NAME	DETAILS
CB25	RIM = 180.81, 8", INV OUT = 177.12
CB26	RIM = 180.81, 8", INV OUT = 177.12
CB27	RIM = 180.81, 8", INV OUT = 177.12
CB28	RIM = 180.81, 8", INV OUT = 177.12
CB29	RIM = 180.81, 8", INV OUT = 177.12

MANHOLE TABLE	
MANHOLE	DETAILS
SAN MH1	RIM = 184.16 INV IN (6"S) = 174.33 INV IN (6"W) = 174.33 INV OUT (6"N) = 174.23
SAN MH2	RIM = 184.55 INV IN (6"W) = 170.08 INV IN (6"S) = 170.08 INV OUT (8"E) = 169.98
SAN VALVE BOX	RIM = 184.64 INV OUT (6"E) = 170.54
SAN WET WELL	RIM = 184.45 INV IN (6"NW) = 160.77
STM MH5	RIM = 181.33 INV IN (18"W) = 173.83 INV IN (8"S) = 174.25 INV OUT (38"E) = 173.08
STM MH6	RIM = 185.05 INV IN (18"W) = 174.61 INV OUT (38"N) = 173.86
STM MH7	RIM = 184.31 INV IN (6"W) = 181.45 INV IN (12"N) = 181.20 INV IN (8"S) = 181.37 INV OUT (12"E) = 181.20
STM VALVE BOX 2	RIM = 183.67 INV OUT (18"N) = 179.30
STM WET WELL 2	RIM = 182.66 INV IN (36"S) = 172.58



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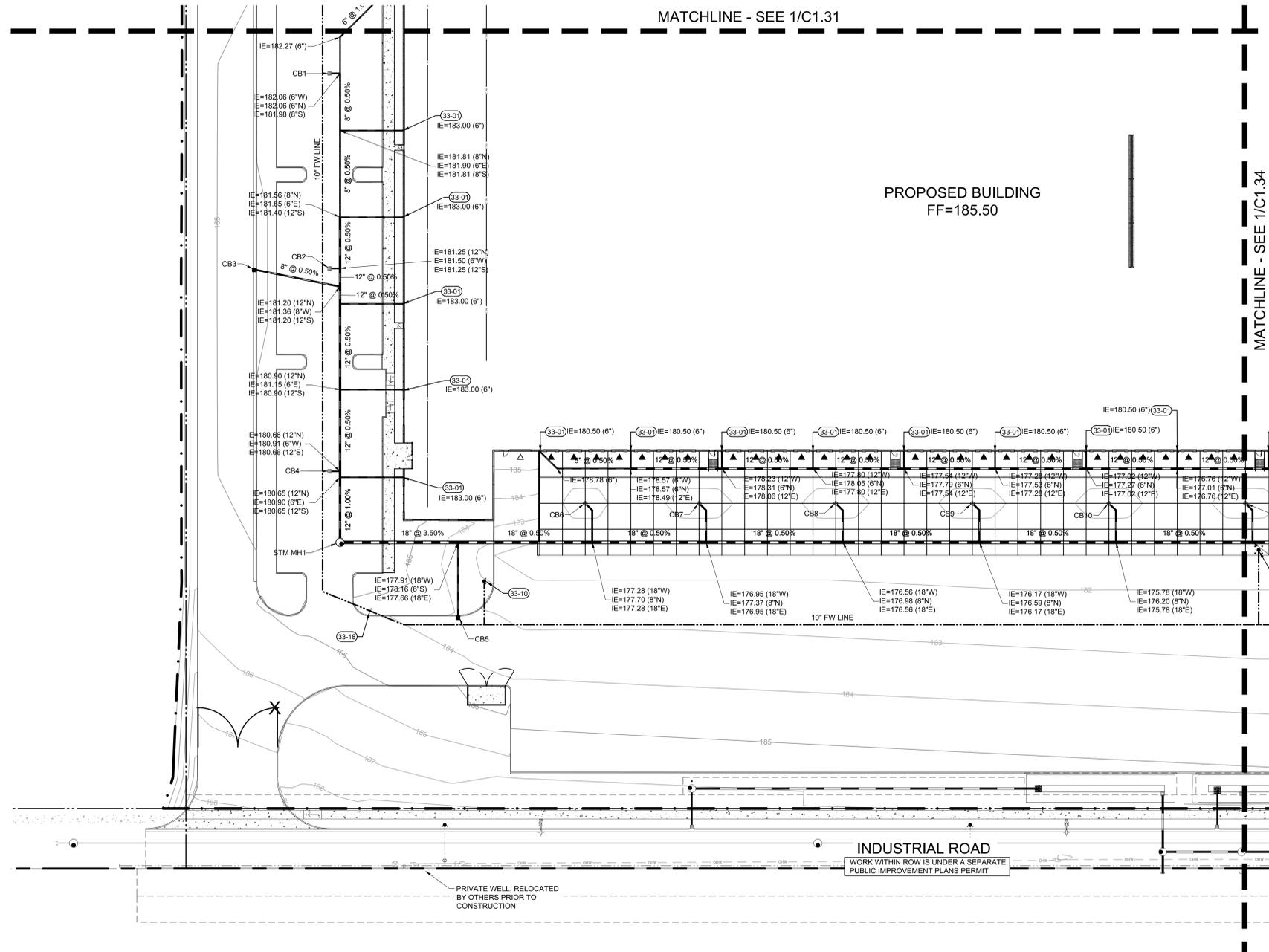
REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**NE UTILITY  
 PLAN**

DRAWN BY: AOC  
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 SHEET



**C1.32**



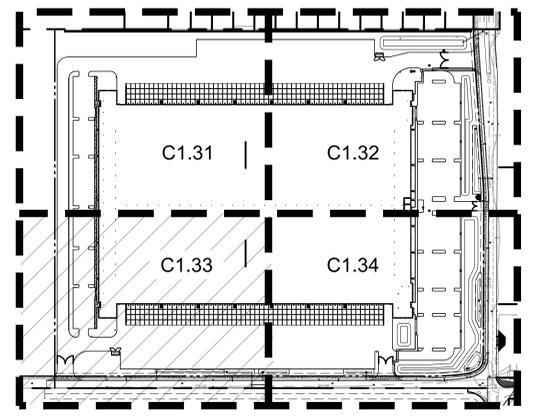
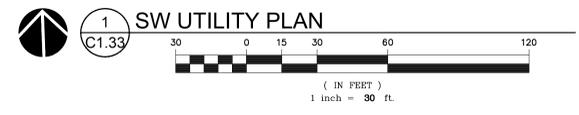
**C1.33 KEYNOTES**

- 33-01 DOWNSPOUT PER 14/C5.10
- 33-04 SANITARY BUILDING CONNECTION
- 33-10 FIRE HYDRANT PER CITY OF WOODBURN 5070-1
- 33-18 POST INDICATOR VALVE PER 15/C5.11

**STRUCTURES TABLE**

CATCH BASIN TABLE	
NAME	DETAILS
CB1	RIM = 184.10, 6", INV OUT = 182.08
CB2	RIM = 184.10, 6", INV OUT = 182.08
CB3	RIM = 184.19, 8", INV OUT = 181.61
CB4	RIM = 184.10, 6", INV OUT = 182.08
CB5	RIM = 183.41, 6", INV OUT = 179.81
CB6	RIM = 180.81, 8", INV OUT = 177.82
CB7	RIM = 180.81, 8", INV OUT = 177.49
CB8	RIM = 180.81, 8", INV OUT = 177.12
CB9	RIM = 180.81, 8", INV OUT = 177.12
CB10	RIM = 180.81, 8", INV OUT = 177.12

MANHOLE TABLE	
MANHOLE	DETAILS
STM MH1	RIM = 184.55 INV IN (12"N) = 180.27 INV OUT (18"E) = 180.27



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SHEET TITLE:  
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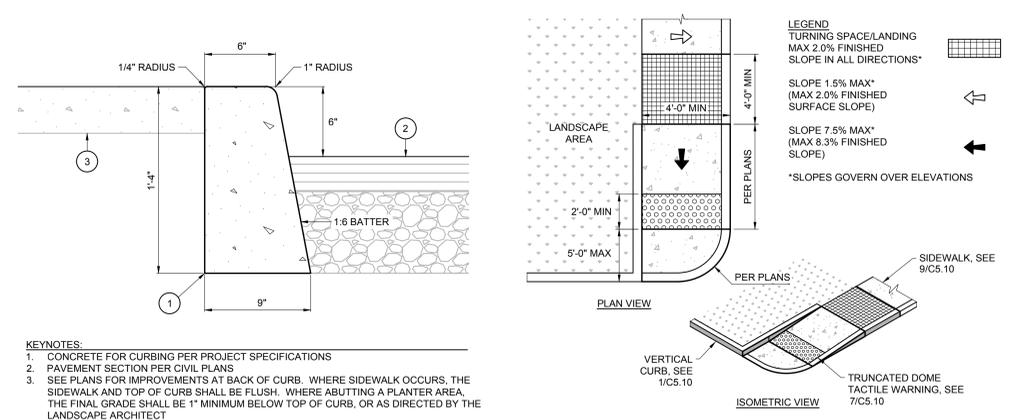
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**C1.33**

JOB NO. **2220085.00**

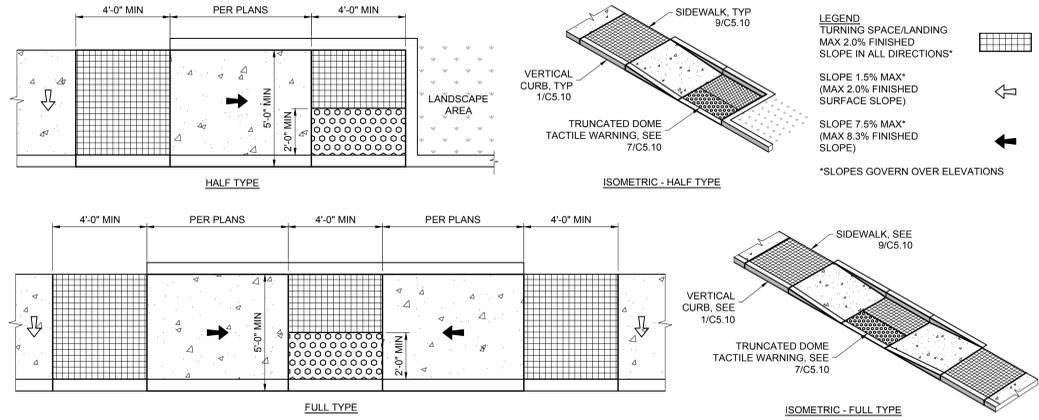




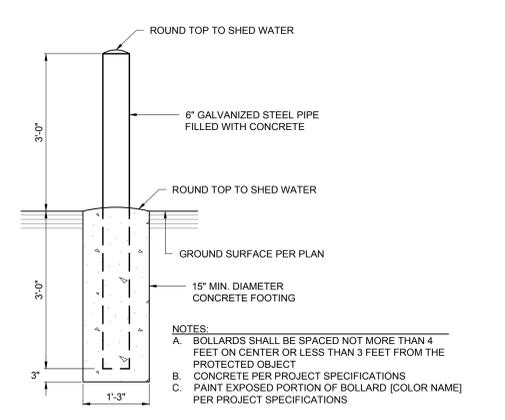


**1 VERTICAL CURB**  
 C5.10 NTS

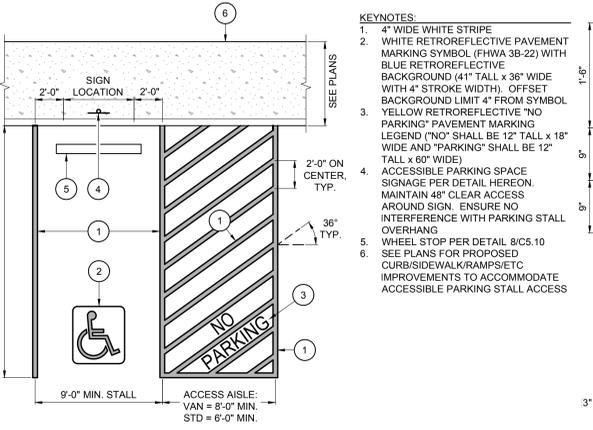
**2 CORNER CURB RAMP**  
 C5.10 NTS



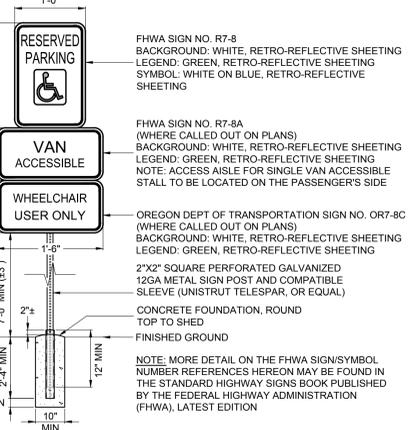
**3 PARALLEL CURB RAMPS**  
 C5.10 NTS



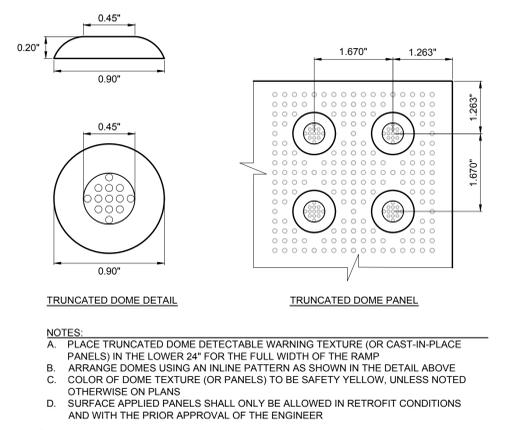
**4 6" PIPE BOLLARD**  
 C5.10 NTS



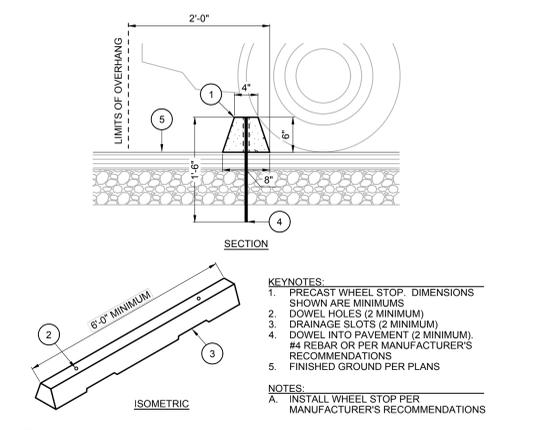
**5 ACCESSIBLE PARKING STALL**  
 C5.10 NTS



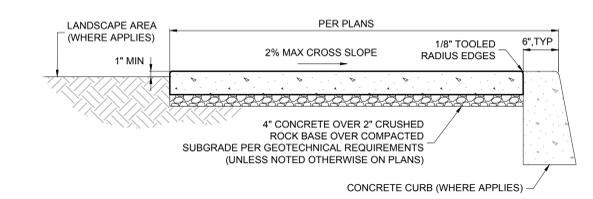
**6 ACCESSIBLE PARKING AISLE SIGN**  
 C5.10 NTS



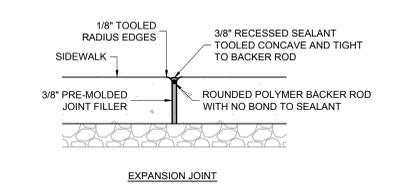
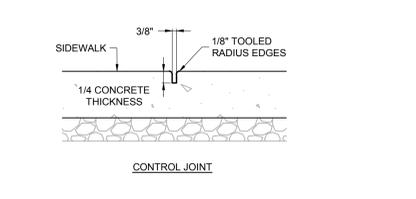
**7 TRUNCATED DOMES**  
 C5.10 NTS



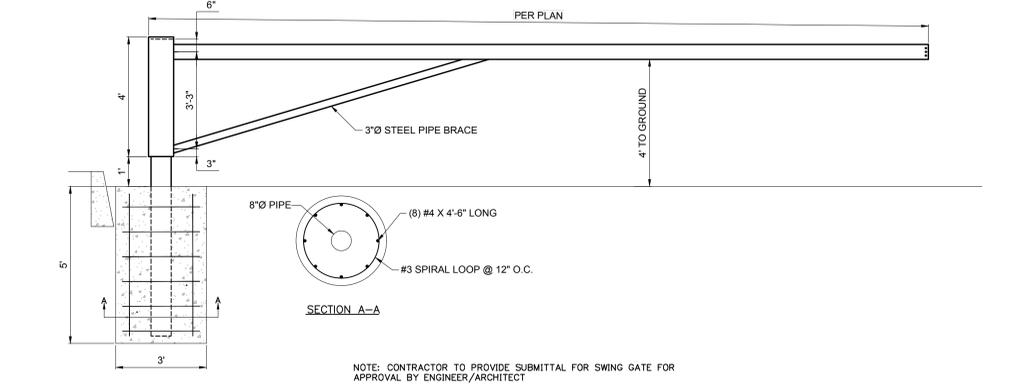
**8 PRECAST WHEEL STOP**  
 C5.10 NTS



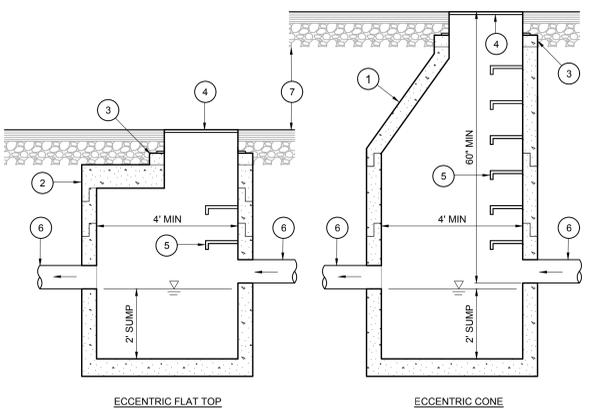
**9 CONCRETE SIDEWALK AND JOINTS**  
 C5.10 NTS



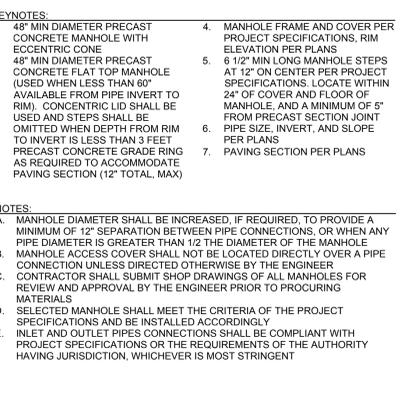
**EXPANSION JOINT**



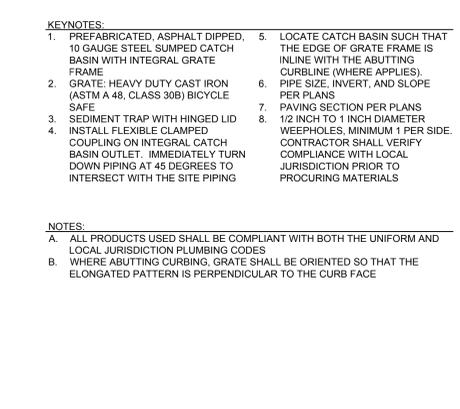
**10 SWING GATE**  
 C5.10 NTS



**12 STORM SEWER MANHOLES**  
 C5.10 NTS



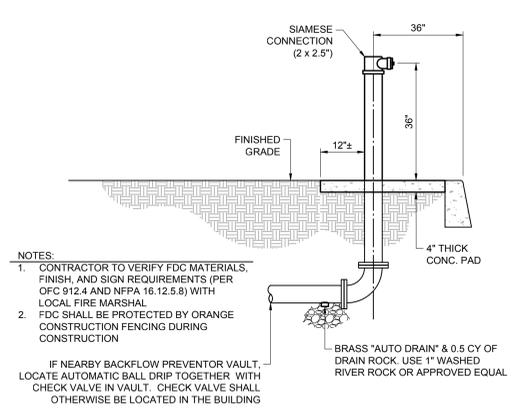
**13 STEEL CATCH BASIN**  
 C5.10 NTS



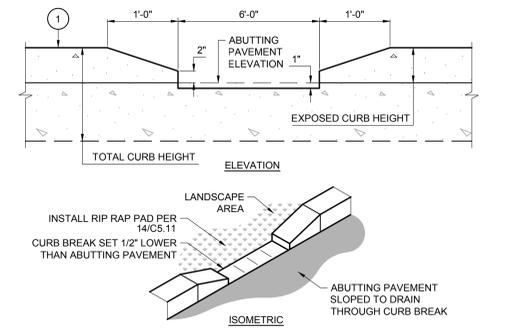
**11 CLEANOUT**  
 C5.10 NTS

**14 DOWNSPOUT**  
 C5.10 NTS

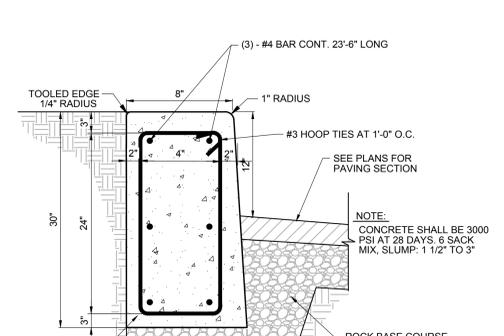
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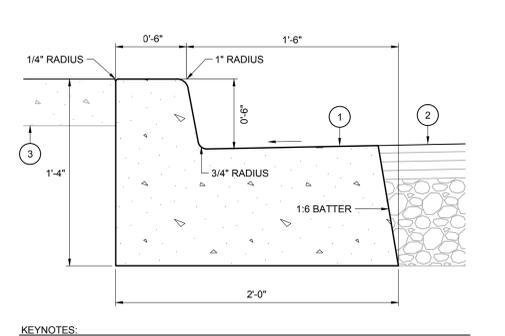
**1 FIRE DEPARTMENT CONNECTION**  
C5.11 NTS



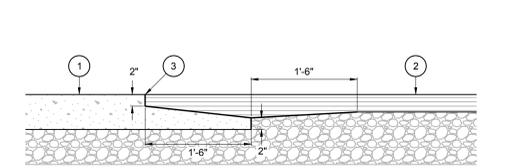
**2 CURB BREAK**  
C5.11 NTS



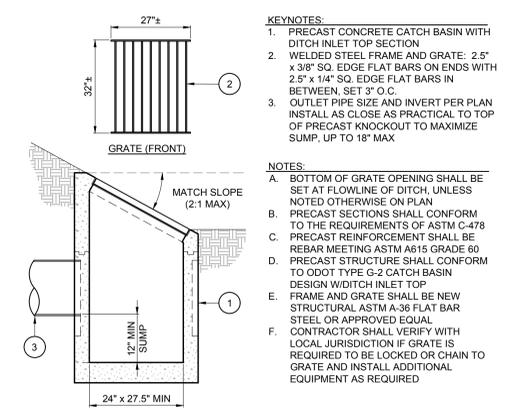
**3 REINFORCED CURB**  
C5.11 NTS



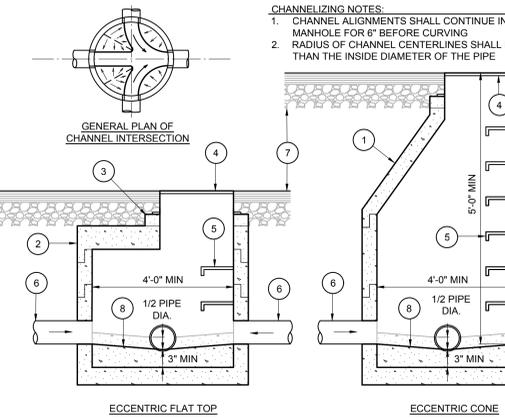
**4 VERTICAL CURB AND GUTTER**  
C5.11 NTS



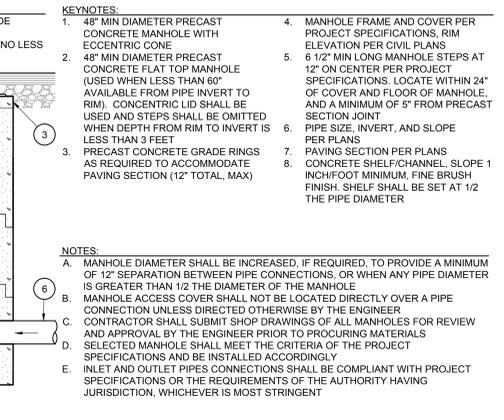
**5 ASPHALT TO CONCRETE TRANSITION**  
C5.11 NTS



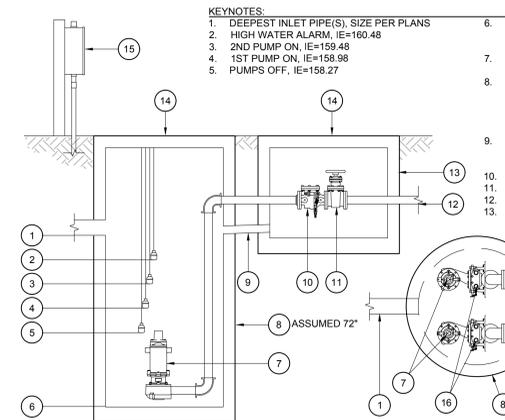
**6 DITCH INLET**  
C5.11 NTS



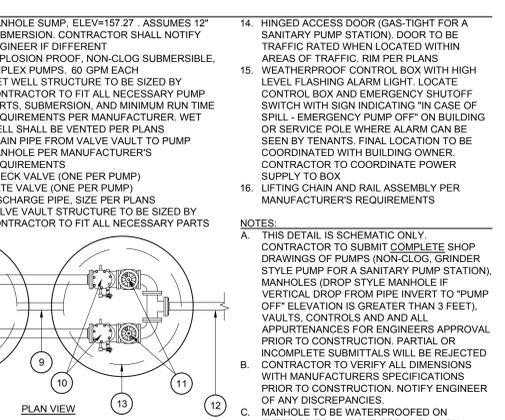
**7 SANITARY SEWER MANHOLES**  
C5.11 NTS



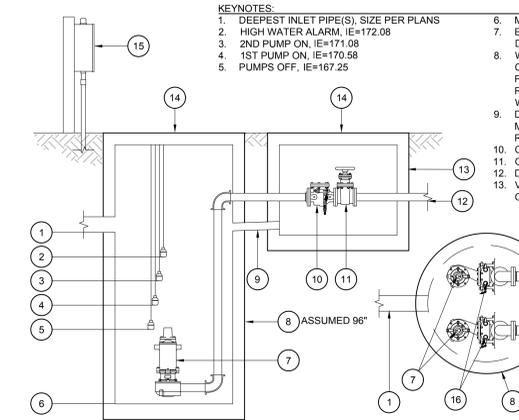
**8 SANITARY LIFT STATION SCHEMATIC**  
C5.11 NTS



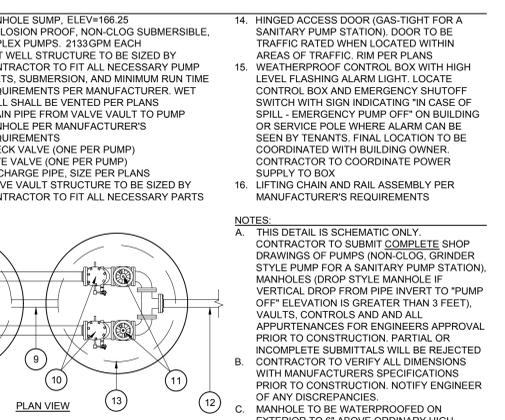
**9 STORM LIFT STATION #2 SCHEMATIC - NORTH**  
C5.11 NTS



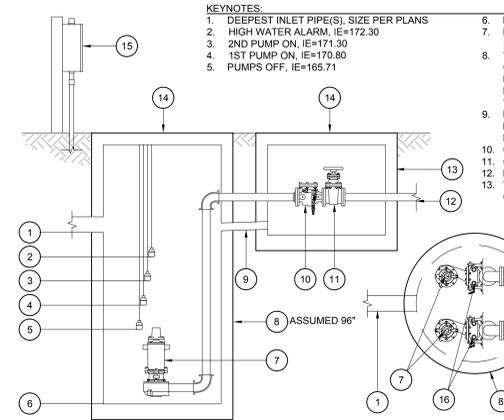
**10 STORM LIFT STATION #1 SCHEMATIC - SOUTH**  
C5.11 NTS



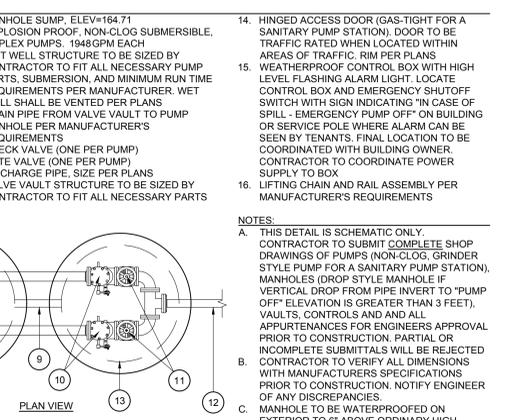
**11 PARKING STALL STRIPING**  
C5.11 NTS



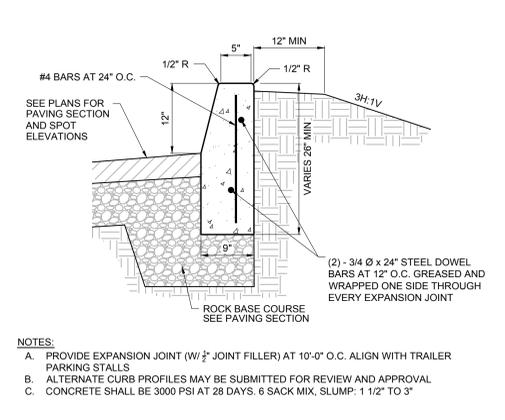
**12 DOUBLE CHECK VALVE AND BOX (2" AND SMALLER)**  
C5.11 NTS



**13 RIP RAP PAD**  
C5.11 NTS



**14 POST INDICATOR VALVE**  
C5.11 NTS



**15 REINFORCED CONTINUOUS CURB STOP**  
C5.11 NTS

REVISION SCHEDULE		
Delta	Issued As	Issue Date



# WEISZ PROPERTY EROSION AND SEDIMENT CONTROL PLAN

WOODBURN, OREGON

TAX LOTS 00800 AND 00801  
SEC 14 T5S R2W  
MARION COUNTY, OREGON



Architecture • Interiors  
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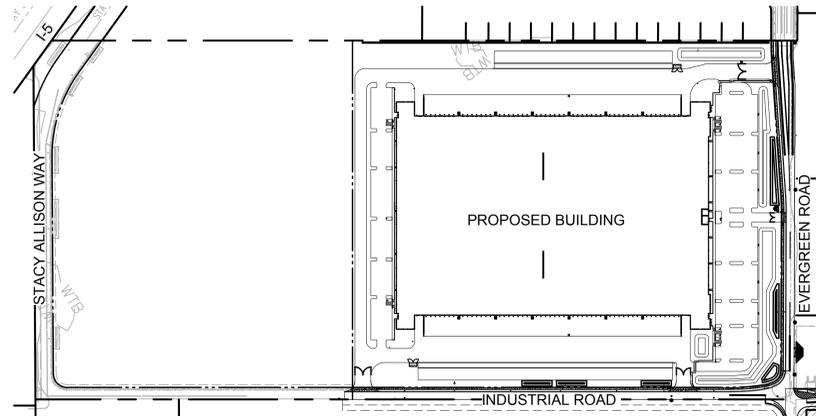
**MACKENZIE**  
DESIGN CENTER • CLIENT FOCUS

Client

**SPECHT DEVELOPMENT**  
10260 SW  
GREENBURG RD  
PORTLAND, OR 97223



Project  
**WEISZ PROPERTY:  
500KSF SPEC  
INDUSTRIAL**



## CLIENT

SPECHT DEVELOPMENT, INC.  
CONTACT: PETER SKEL, VICE PRESIDENT  
10260 SW GREENBURG ROAD, SUITE 170  
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## CIVIL ENGINEER

MACKENZIE  
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PHONE: 503-224-9560

## SURVEYOR

NORTHWEST SURVEYING, INC.  
9490 SW COMMERCE CIRCLE, SUITE 300  
WILSONVILLE, OR 97170  
PHONE: 503-848-2179

## GEOTECHNICAL

NVS  
CONTACT: NICK PAVEGLIO  
9490 SW COMMERCE CIRCLE, SUITE 300  
WILSONVILLE, OR 97170  
PHONE: 503-968-8787

## STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES

- ONCE KNOWN, INCLUDE A LIST OF ALL CONTRACTORS THAT WILL ENGAGE IN CONSTRUCTION ACTIVITIES ON SITE, AND THE AREAS OF THE SITE WHERE THE CONTRACTOR(S) WILL ENGAGE IN CONSTRUCTION ACTIVITIES. REVISE THE LIST AS APPROPRIATE UNTIL PERMIT COVERAGE IS TERMINATED (SECTION 4.4.C.1). IN ADDITION, INCLUDE A LIST OF ALL PERSONNEL (BY NAME AND POSITION) THAT ARE RESPONSIBLE FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF STORMWATER CONTROL MEASURES (E.G. ESCP DEVELOPER, BMP INSTALLER (SEE SECTION 4.10), AS WELL AS THEIR INDIVIDUAL RESPONSIBILITIES. (SECTION 4.4.C.1)
- VISUAL MONITORING INSPECTION REPORTS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS. (SECTION 6.5)
- INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS. (SECTION 6.5.0)
- RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. (SECTION 4.7)
- THE PERMIT REGISTRANT MUST IMPLEMENT THE ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE ESCP IS A VIOLATION OF THE PERMIT. (SECTIONS 4 AND 4.11)
- THE ESCP MUST BE ACCURATE AND REFLECT SITE CONDITIONS. (SECTION 4.8)
- SUBMISSION OF ALL ESCP REVISIONS IS NOT REQUIRED. SUBMITTAL OF THE ESCP REVISIONS IS ONLY UNDER SPECIFIC CONDITIONS. SUBMIT ALL NECESSARY REVISION TO DEQ OR AGENT WITHIN 10 DAYS. (SECTION 4.9)
- SEQUENCE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION. (SECTION 2.2.2)
- CREATE SMOOTH SURFACES BETWEEN SOIL, SURFACE AND EROSION AND SEDIMENT CONTROLS TO PREVENT STORMWATER FROM BYPASSING CONTROLS AND PONDING. (SECTION 2.2.3)
- IDENTIFY, MARK, AND PROTECT (BY CONSTRUCTION FENCING OR OTHER MEANS) CRITICAL RIPARIAN AREAS AND VEGETATION INCLUDING IMPORT AND ASSOCIATED ROOTING ZONES, AND VEGETATION AREAS TO BE PRESERVED. IDENTIFY VEGETATIVE BUFFER ZONES BETWEEN THE SITE AND SENSITIVE AREAS (E.G., WETLANDS), AND OTHER AREAS TO BE PRESERVED, ESPECIALLY IN PERIMETER AREAS. (SECTION 2.2.1)
- PRESERVE EXISTING VEGETATION WHEN PRACTICAL AND RE-VEGETATE OPEN AREAS. RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION. IDENTIFY THE TYPE OF VEGETATIVE SEED MIX USED. (SECTION 2.2.5)
- MAINTAIN AND DELINEATE ANY EXISTING NATURAL BUFFER WITHIN THE 50-FEET OF WATERS OF THE STATE. (SECTION 2.2.4)
- INSTALL PERIMETER SEDIMENT CONTROL, INCLUDING STORM DRAIN INLET PROTECTION AS WELL AS ALL SEDIMENT BASINS, TRAPS, AND BARRIERS PRIOR TO LAND DISTURBANCE. (SECTIONS 2.1.3)
- CONTROL BOTH PEAK FLOW RATES AND TOTAL STORMWATER VOLUME, TO MINIMIZE EROSION AT OUTLETS AND DOWNSTREAM CHANNELS AND STREAMBANKS. (SECTIONS 2.1.1, AND 2.2.16)
- CONTROL SEDIMENT AS NEEDED ALONG THE SITE PERIMETER AND AT ALL OPERATIONAL INTERNAL STORM DRAIN INLETS AT ALL TIMES DURING CONSTRUCTION, BOTH INTERNALLY AND AT THE SITE BOUNDARY. (SECTIONS 2.2.6 AND 2.2.13)
- ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK. (SECTION 2.2.14)
- APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES. TEMPORARY OR PERMANENT STABILIZATION MEASURES ARE NOT REQUIRED FOR AREAS THAT ARE INTENDED TO BE LEFT UNVEGETATED, SUCH AS DIRT ACCESS ROADS OR UTILITY POLE PADS. (SECTIONS 2.2.20 AND 2.2.21)
- ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON-STORMWATER CONTROLS. (SECTION 2.3.7)
- KEEP WASTE CONTAINER LIDS CLOSED WHEN NOT IN USE AND CLOSE LIDS AT THE END OF THE BUSINESS DAY FOR THOSE CONTAINERS THAT ARE ACTIVELY USED THROUGHOUT THE DAY. FOR WASTE CONTAINERS THAT DO NOT HAVE LIDS, PROVIDE EITHER (1) COVER (E.G., A TARP, PLASTIC SHEETING, TEMPORARY ROOF) TO PREVENT EXPOSURE OF WASTES TO PRECIPITATION, OR (2) A SIMILARLY EFFECTIVE MEANS DESIGNED TO PREVENT THE DISCHARGE OF POLLUTANTS (E.G., SECONDARY CONTAINMENT). (SECTION 2.3.7)
- PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS USING BMPs SUCH AS: CONSTRUCTION ENTRANCE, GRAVELED (OR PAVED) EXITS AND PARKING AREAS, GRAVEL ALL UNPAVED ROADS LOCATED ONSITE, OR USE AN EXIT TIRE WASH. THESE BMPs MUST BE IN PLACE PRIOR TO LAND-DISTURBING ACTIVITIES. (SECTION 2.2.7)
- WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITE. (SECTION 2.2.7.F)
- CONTROL PROHIBITED DISCHARGES FROM LEAVING THE CONSTRUCTION SITE, I.E., CONCRETE WASH-OUT, WASTEWATER FROM CLEANOUT OF STUCCO, PAINT AND CURING COMPOUNDS. (SECTIONS 1.5 AND 2.3.9)
- ENSURE THAT STEEP SLOPE AREAS WHERE CONSTRUCTION ACTIVITIES ARE NOT OCCURRING ARE NOT DISTURBED. (SECTION 2.2.10)
- PREVENT SOIL COMPACTION IN AREAS WHERE POST-CONSTRUCTION INFILTRATION FACILITIES ARE TO BE INSTALLED. (SECTION 2.2.12)
- USE BMPs TO PREVENT OR MINIMIZE STORMWATER EXPOSURE TO POLLUTANTS FROM SPILLS, VEHICLE AND EQUIPMENT FUELING, MAINTENANCE, AND STORAGE; OTHER CLEANING AND MAINTENANCE ACTIVITIES; AND WASTE HANDLING ACTIVITIES. THESE POLLUTANTS INCLUDE FUEL, HYDRAULIC FLUID, AND OTHER OILS FROM VEHICLES AND MACHINERY, AS WELL AS DEBRIS, FERTILIZER, PESTICIDES AND HERBICIDES, PAINTS, SOLVENTS, CURING COMPOUNDS AND ADHESIVES FROM CONSTRUCTION OPERATIONS. (SECTIONS 2.2.15 AND 2.3)
- PROVIDE PLANS FOR SEDIMENTATION BASINS THAT HAVE BEEN DESIGNED PER SECTION 2.2.17 AND STAMPED BY AN OREGON PROFESSIONAL ENGINEER. (SEE SECTION 2.2.17.A)
- IF ENGINEERED SOILS ARE USED ON SITE, A SEDIMENTATION BASIN/IMPONDEMENT MUST BE INSTALLED. (SEE SECTIONS 2.2.17 AND 2.2.18)
- PROVIDE A DEWATERING PLAN FOR ACCUMULATED WATER FROM PRECIPITATION AND UNCONTAMINATED GROUNDWATER SEEPAGE DUE TO SHALLOW EXCAVATION ACTIVITIES. (SEE SECTION 2.4)
- IMPLEMENT THE FOLLOWING BMPs WHEN APPLICABLE: WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURES, EMPLOYEE TRAINING PROCEDURES, PRE-OPERATIONAL PROCEDURES, SPILL KITS IN ALL VEHICLES, REGULAR MAINTENANCE SCHEDULE FOR VEHICLES AND MACHINERY, MATERIAL DELIVERY AND STORAGE CONTROLS, TRAINING AND SIGNAGE, AND COVERED STORAGE AREAS FOR WASTE AND SUPPLIES. (SECTION 2.3)
- USE WATER, SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL. (SECTION 2.2.9)
- THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS TO MINIMIZE NUTRIENT RELEASES TO SURFACE WATERS. EXERCISE CAUTION WHEN USING TIME-RELEASE FERTILIZERS WITHIN ANY WATERWAY RIPARIAN ZONE. (SECTION 2.3.8)
- 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 INLET, LOCATION OF DISCHARGE, DISCHARGE DISPERSION DEVICE DESIGN, AND A SAMPLING PLAN AND FREQUENCY) BEFORE OPERATING THE TREATMENT SYSTEM. OBTAIN ENVIRONMENTAL MANAGEMENT PLAN APPROVAL FROM DEQ BEFORE OPERATING THE TREATMENT SYSTEM. OPERATE AND MAINTAIN THE TREATMENT SYSTEM ACCORDING TO MANUFACTURER'S SPECIFICATIONS. (SECTION 1.2.9)
- TEMPORARILY STABILIZE SOILS AT THE END OF THE SHIFT BEFORE HOLIDAYS AND WEEKENDS, IF NEEDED. THE REGISTRANT IS RESPONSIBLE FOR ENSURING THAT SOILS ARE STABLE DURING RAIN EVENTS AT ALL TIMES OF THE YEAR. (SECTION 2.2)
- AS NEEDED BASED ON WEATHER CONDITIONS, AT THE END OF EACH WORKDAY SOIL STOCKPILES MUST BE STABILIZED OR COVERED, OR OTHER BMPs MUST BE IMPLEMENTED TO PREVENT DISCHARGES TO SURFACE WATERS OR CONVEYANCE SYSTEMS LEADING TO SURFACE WATERS. (SECTION 2.2.8)
- SEDIMENT FENCE: REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE HEIGHT AND BEFORE FENCE REMOVAL. (SECTION 2.1.5.B)
- OTHER SEDIMENT BARRIERS (SUCH AS BIOBAGS): REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH ABOVE GROUND HEIGHT AND BEFORE BMP REMOVAL. (SECTION 2.1.5.C)
- CATCH BASINS: CLEAN BEFORE RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT. SEDIMENT BASINS AND SEDIMENT TRAPS: REMOVE TRAPPED SEDIMENTS BEFORE DESIGN CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT AND AT COMPLETION OF PROJECT. (SECTION 2.1.5.D)
- WITHIN 24 HOURS, SIGNIFICANT SEDIMENT THAT HAS LEFT THE CONSTRUCTION SITE, MUST BE REMEDIATED. INVESTIGATE THE CAUSE OF THE SEDIMENT RELEASE AND IMPLEMENT STEPS TO PREVENT A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN-UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DEPARTMENT OF STATE LANDS REQUIRED TIMEFRAME. (SECTION 2.2.19.A)
- THE INTENTIONAL WASHING OF SEDIMENT INTO STORM SEWERS OR DRAINAGEWAYS MUST NOT OCCUR. VACUUMING OR DRY SWEEPING AND MATERIAL PICKUP MUST BE USED TO CLEANUP RELEASED SEDIMENTS. (SECTION 2.2.19)
- DOCUMENT ANY PORTION(S) OF THE SITE WHERE LAND DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED OR WILL BE TEMPORARILY INACTIVE FOR 14 OR MORE CALENDAR DAYS. (SECTION 6.5.F)
- PROVIDE TEMPORARY STABILIZATION FOR THAT PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES CEASE FOR 14 DAYS OR MORE WITH A COVERING OF BLOWN STRAW AND A TACKIFIER. LOOSE STRAW, OR AN ADEQUATE COVERING OF COMPOST MULCH UNTIL WORK RESUMES ON THAT PORTION OF THE SITE. (SECTION 2.2.20)
- DO NOT REMOVE TEMPORARY SEDIMENT CONTROL PRACTICES UNTIL PERMANENT VEGETATION OR OTHER COVER OF EXPOSED AREAS IS ESTABLISHED. ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED, ALL TEMPORARY EROSION CONTROLS AND RETAINED SOILS MUST BE REMOVED AND DISPOSED OF PROPERLY, UNLESS NEEDED FOR LONG TERM USE FOLLOWING TERMINATION OF PERMIT COVERAGE. (SECTION 2.2.21)

## INSPECTION FREQUENCY TABLE

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

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

THE PERMITTEE IS REQUIRED TO MEET ALL THE CONDITIONS OF THE 1200-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

## BMP MATRIX FOR CONSTRUCTION PHASES

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

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

\*SIGNIFIES ADDITIONAL BMP'S REQUIRED FOR WORK WITHIN 50' OF WATER OF THE STATE

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

## SHEET INDEX EROSION AND SEDIMENT CONTROL PLANS

EC1.0	EROSION AND SEDIMENT CONTROL COVER SHEET
EC2.0	ESCP CLEARING AND DEMOLITION PLAN
EC3.0	ESCP MASS GRADING AND STABILIZATION PLAN
EC4.0	ESCP UTILITY CONSTRUCTION PLAN
EC5.0	ESCP VERTICAL CONSTRUCTION PLAN
EC6.0	EROSION AND SEDIMENT CONTROL DETAILS



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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:

**EROSION AND  
SEDIMENT  
CONTROL  
COVER SHEET**

DRAWN BY: SAO

CHECKED BY: NKB

SHEET

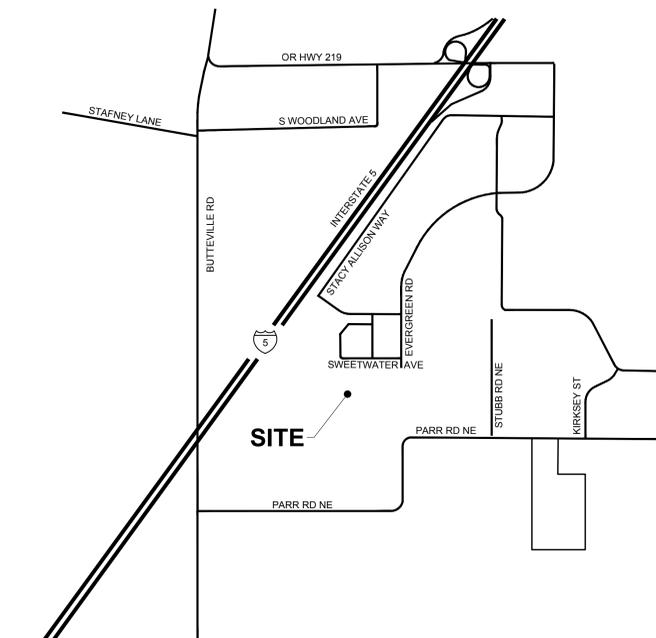
**EC1.0**

JOB NO. **2220085.00**

PLANNING COMMISSION DISTRIBUTION SET 12-20-2022

222008500DRAWINGS\CIVIL\085-EC1.0.DWG NKB 12/15/22 08:50 1:20

## 1 SITE PLAN EC1.0 1"=200'



## 2 VICINITY MAP EC1.0 N.T.S.

## PROJECT LOCATION

SITE: WEST OF INTERSTATE 5, SOUTH OF SWEETWATER AVE, NORTH OF PARR ROAD NE  
FRONTAGE: EVERGREEN ROAD EXTENSION, STACY ALLISON WAY EXTENSION, NEW INDUSTRIAL ROAD  
WOODBURN, OR  
LATITUDE = 45°08'15.00"N LONGITUDE = 122°53'17.00"W

## PROPERTY DESCRIPTION

LOCATED IN THE NE 1/4 OF SECTION 14 AND THE NW 1/4 OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 WEST, W.M., CITY OF WOODBURN, MARION COUNTY, OREGON

## SITE INSPECTOR

PERMITTEE'S SITE INSPECTOR: JACK JOHNSON  
COMPANY/AGENCY: PERLO CONSTRUCTION  
PHONE: 503-705-7679  
E-MAIL: JJJOHNSON@PERLO.BIZ  
CERTIFICATION: CESCI  
CERTIFICATION NUMBER: ECO-3-7122018  
CERTIFICATION EXPIRATION: JUL 12, 2023

## DEQ 1200-C PERMIT

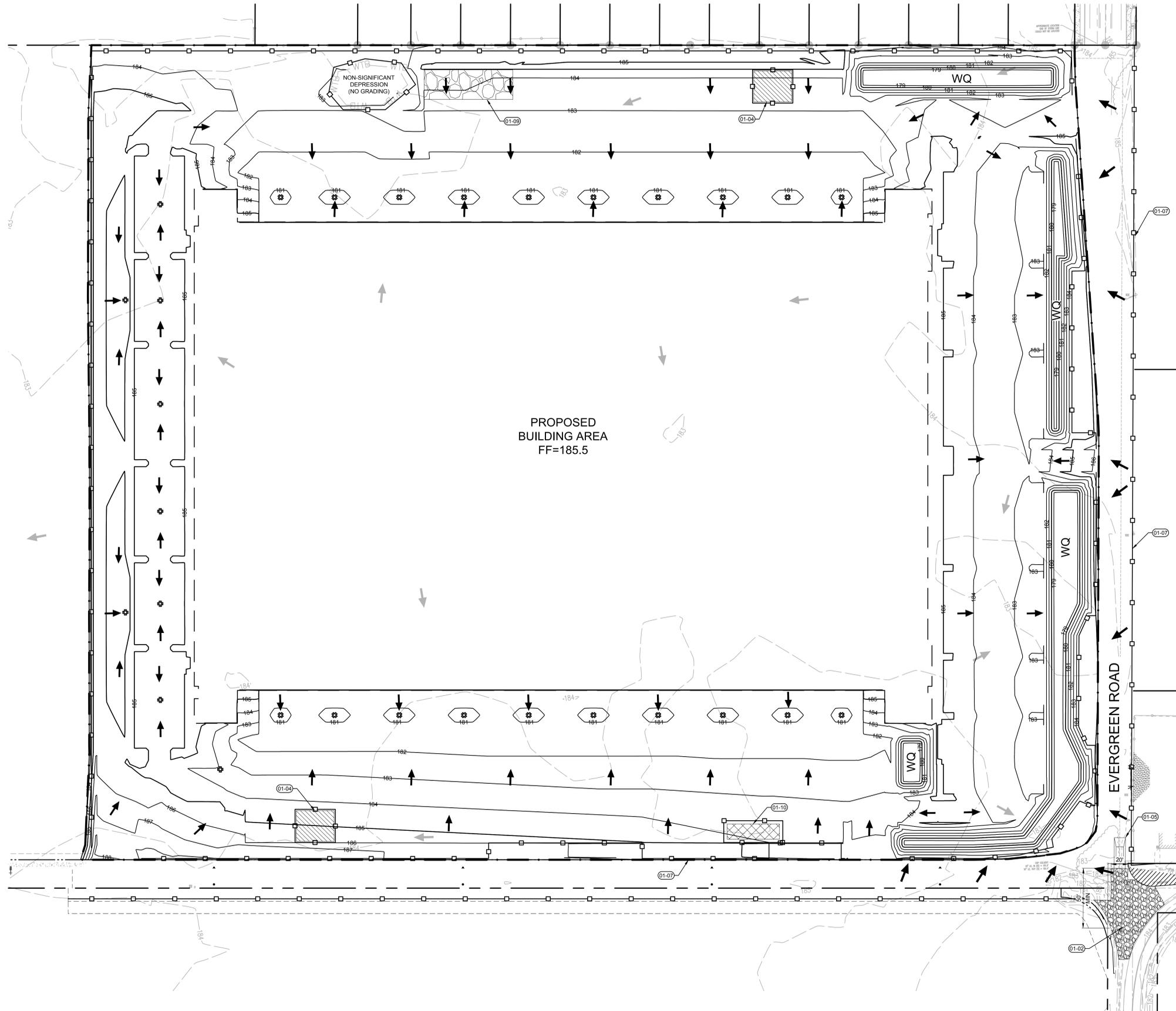
THE PERMITTEE IS REQUIRED TO MEET ALL THE CONDITIONS OF THE 1200C PERMIT ISSUED FOR THIS PROJECT. THIS ESCP AND GENERAL CONDITIONS HAVE BEEN DEVELOPED TO FACILITATE COMPLIANCE WITH THE 1200C PERMIT REQUIREMENTS. IN CASES OF DISCREPANCIES OR OMISSIONS, THE 1200C PERMIT REQUIREMENTS SUPERCEDE REQUIREMENTS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

## ATTENTION EXCAVATORS

OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6999.

INITIALS





**LEGEND**

- SEDIMENT FENCE PER 3/EC6.0
- LIMIT OF GRADING
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING DRAINAGE FLOW ARROW
- PROPOSED DRAINAGE FLOW ARROW
- WHEEL WASH PER 5/EC6.0
- CONSTRUCTION ENTRANCE PER 2/EC6.0
- SOIL STOCKPILE AREA PER 4/EC6.0
- AREA FOR SOLID AND HAZARDOUS WASTE, FUEL STORAGE AND REFUELING AND EQUIPMENT STORAGE AND MAINTENANCE

- KEYNOTES**
- 01-02 CONSTRUCTION ENTRANCE PER 2/EC6.0
  - 01-04 AREA FOR TEMPORARY SOIL STOCKPILE FROM EARTHWORK CUTTINGS. COVER STOCKPILE PER 4/EC6.0
  - 01-05 WHEEL WASH PER 5/EC6.0
  - 01-07 PRIVATE LIMIT OF DISTURBANCE
  - 01-09 AREA FOR JOB TRAILERS, EQUIPMENT AND MATERIAL STAGING AND PORTABLE BATHROOMS. BASE ROCK SECTION SIMILAR TO ROAD PAVEMENT SECTION OF 1.5' - 0" COMPACTED CRUSHED ROCK
  - 01-10 AREA FOR SOLID AND HAZARDOUS WASTE, FUEL STORAGE AND REFUELING AND EQUIPMENT STORAGE AND MAINTENANCE. PROVIDE PERIMETER SEDIMENT FENCE PER 3/EC6.0

- EROSION CONTROL GENERAL NOTES**
1. SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
    - A. VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX.
    - B. DWARF GRASS MIX (MIN. 100 LB./AC.)
      - 1. DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
      - 2. CREEPING RED FESCUE (20% BY WEIGHT)
    - C. STANDARD HEIGHT GRASS MIX (MIN. 100 LB./AC.)
      - 1. ANNUAL RYEGRASS (60% BY WEIGHT)
      - 2. TURF-TYPE FESCUE (40% BY WEIGHT)
  2. SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
  3. LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
  4. TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
  5. STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
  6. EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
  7. AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
  8. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
  9. ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.
  10. SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.
  11. AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY.
  12. SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
  13. AVOID PAVING WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.
  14. USE BMPs SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
  15. COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.
  16. AREAS MARKED AS "WQ" SHALL NOT HAVE CONSTRUCTION RUNOFF DIRECTED TOWARDS THEM. THESE AREAS SHALL BE PROTECTED SO AS TO NOT IMPACT THEIR NATURAL INFILTRATION CHARACTERISTICS.



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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**ESCP MASS GRADING AND STABILIZATION PLAN**

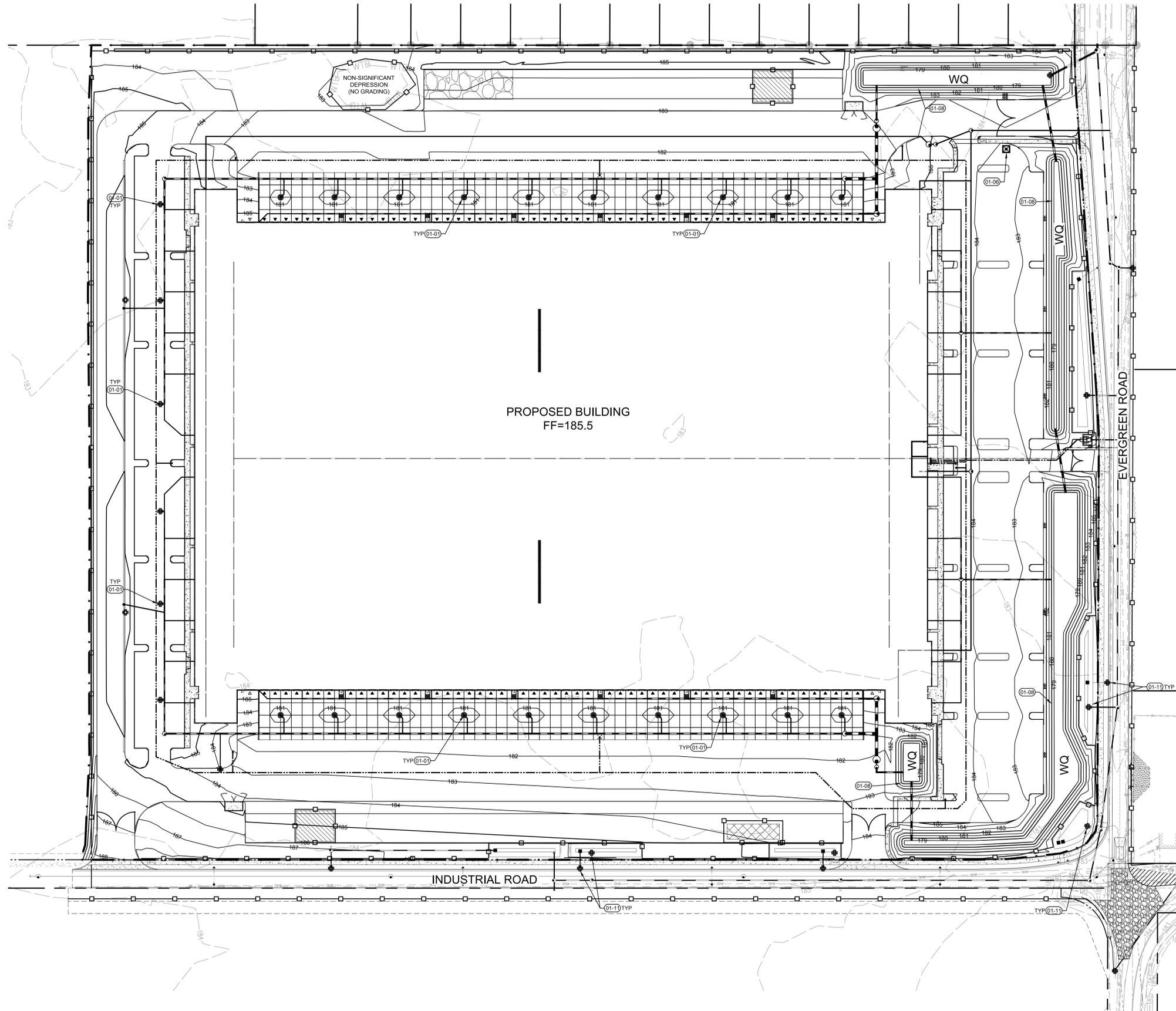
DRAWN BY: SAO  
 CHECKED BY: NKB  
 SHEET

**EC3.0**

JOB NO. **2220085.00**

**1** ESCP MASS GRADING AND STABILIZATION PLAN  
 EC3.0

( IN FEET )  
 1 inch = 50 ft.



### LEGEND

- SEDIMENT FENCE PER 3/EC6.0
- LIMITS OF GRADING
- EXISTING CONTOUR
- PROPOSED CONTOUR
- STORM LINE
- SANITARY LINE
- FIRE WATER LINE
- DOMESTIC WATER LINE
- CATCH BASIN SEDIMENT FILTER BAG PER 1/EC6.0
- CONCRETE WASHOUT PER 6/EC6.0
- WHEEL WASH PER 5/EC6.0
- CONSTRUCTION ENTRANCE PER 2/EC6.0
- SOIL STOCKPILE AREA PER 4/EC6.0
- AREA FOR SOLID AND HAZARDOUS WASTE, FUEL STORAGE AND REFUELING AND EQUIPMENT STORAGE AND MAINTENANCE

- ### UTILITIES PHASE NOTES
- PROPOSED DETENTION POND TO BE DISCHARGE POINT FOR ALL STORMWATER RUNOFF CONVEYANCE
  - ANY TRENCH DEWATERING SHALL BE DISCHARGE THROUGH A FILTER BAG INTO DETENTION POND WITHIN THE FOREBAY AREAS AS SHOWN
  - STRAW MULCH AND/OR HYDROSEED SHALL BE USED FOR TEMPORARY STABILIZATION OF ANY EXPOSED TRENCH SPOILS (INCLUDING STOCKPOLE IF PLASTIC SHEETING DOESN'T WORK)
    - DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
    - CREEPING RED FESCUE (20% BY WEIGHT)

- ### KEYNOTES
- 01-01 CATCH BASIN SEDIMENT FILTER BAG PER 1/EC6.0
  - 01-06 CONCRETE WASHOUT PER 6/EC6.0
  - 01-08 PROVIDE AND MAINTAIN 2" THICK COVER LAYER OF COMPOST OVER FINAL GRADING LAYER OF DISTURBED SOIL AREA OF STORMWATER FACILITY AREA UNTIL PERMANENT GROUND COVER PLANTINGS ARE ESTABLISHED
  - 01-11 INLET PROTECTION TYPE 6 PER 7/EC6.0

- ### EROSION CONTROL GENERAL NOTES
- SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
    - VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX
    - DWARF GRASS MIX (MIN. 100 LB./AC.)
      - DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
      - CREEPING RED FESCUE (20% BY WEIGHT)
    - STANDARD HEIGHT GRASS MIX (MIN. 100LB./AC.)
      - ANNUAL RYEGRASS (40% BY WEIGHT)
      - TURF-TYPE FESCUE (60% BY WEIGHT)
  - SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
  - LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
  - TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
  - STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
  - EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING. EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
  - AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
  - CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
  - ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.
  - SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.
  - AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 80% OF THE CAPACITY.
  - SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSPORTED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
  - AVOID PAVING WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.
  - USE BMPs SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
  - COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.
  - AREAS MARKED AS "STORM FACILITY" SHALL NOT HAVE CONSTRUCTION RUNOFF DIRECTED TOWARDS THEM. THESE AREAS SHALL BE PROTECTED SO AS TO NOT IMPACT THEIR NATURAL INFILTRATION CHARACTERISTICS.



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Delta	Issued As	Issue Date

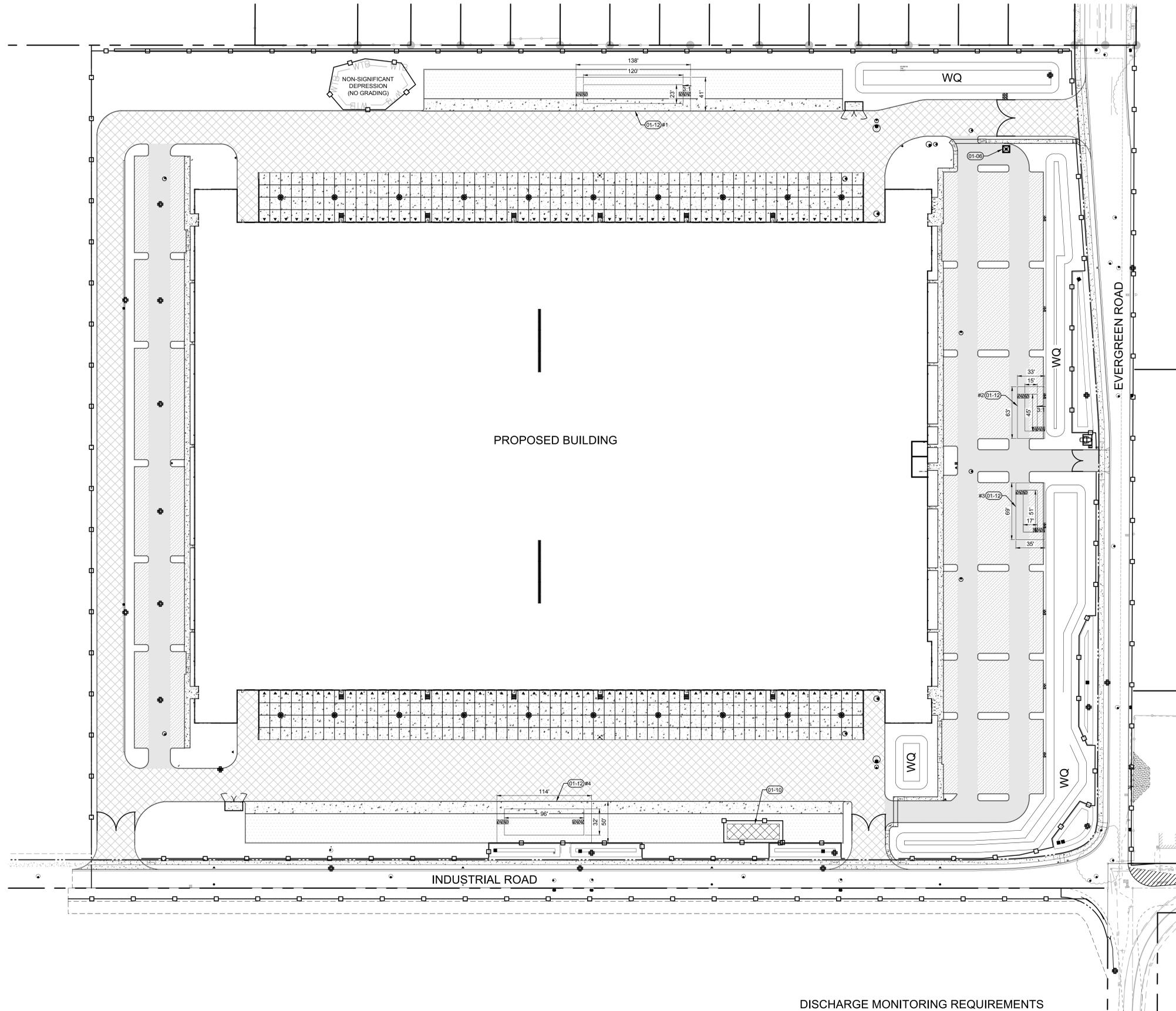
SHEET TITLE:  
**ESCP UTILITY  
CONSTRUCTION  
PLAN**

DRAWN BY: SAO  
CHECKED BY: NKB  
SHEET

**EC4.0**

JOB NO. **2220085.00**

**1** ESCP UTILITY CONSTRUCTION PLAN  
EC4.0



**LEGEND**

	SEDIMENT FENCE PER 3/EC6.0
	CATCH BASIN SEDIMENT FILTER BAG PER 1/EC6.0
	CONCRETE WASHOUT PER 6/EC6.0
	AREA FOR SOLID AND HAZARDOUS WASTE, FUEL STORAGE AND REFUELING AND EQUIPMENT STORAGE AND MAINTENANCE

**PAVEMENT LEGEND**

	CONCRETE DOCKS: 7 INCH NON-REINFORCED CONCRETE ON 6 INCH AGGREGATE BASE AT THE LOADING DOCKS
	DOLLY PADS: 7 INCH NON-REINFORCED CONCRETE ON 4 INCH AGGREGATE BASE
	HEAVY DUTY ASPHALT: • 5.5 INCH AC WITH 14 INCH BASE AND SUBGRADE GEOTEXTILE OR • 5.5 INCH AC WITH 4 INCH BASE AND 16 INCH CEMENT AMENDED SUBBASE
	LIGHT DUTY ASPHALT: • 4.5 INCH AC OVER 14 INCH BASE AND SUBGRADE GEOTEXTILE OR • 4.5 INCH AC OVER 4 INCH BASE OVER 14 INCH CEMENT AMENDED SUBBASE
	CAR PARKING ASPHALT: • 3 INCH AC WITH 9 INCH AGGREGATE BASE AND SUBGRADE GEOTEXTILE OR • 3 INCH AC WITH 4 INCH BASE AND 12 INCH CEMENT AMENDED SUBBASE
	CAR TRAVEL ASPHALT: • 4 INCH AC WITH 9 INCH AGGREGATE BASE AND SUBGRADE GEOTEXTILE OR • 4 INCH AC WITH 4 INCH BASE AND 12 INCH CEMENT AMENDED SUBBASE
	SIDEWALK: 5' (MIN) WIDE x 4" THICK CONCRETE AND BROOM FINISHED WITH TOOLED CONTROL JOINTS

- VERTICAL CONSTRUCTION PHASE NOTES**
- ALL CONSTRUCTION MATERIALS THAT COULD LEAD TO POLLUTION IF SPILLED NOT IN IMMEDIATE USE SHALL BE STORED IN A STORAGE BOX AT THE NORTH OF THE SITE (AS SHOWN) TO PREVENT SPILLS AND EXPOSURE TO WET WEATHER
  - FOR SPILL PREVENTION SPILL KITS AND OTHER SPILL CONTAINMENT DEVICES (I.E. WATTLES, ABSORBENT SOCKS/BOOMS, ORGANIC OIL ABSORBENTS AGENT, ETC.) SHALL BE KEPT ONSITE WITHIN THE STORAGE CONTAINER MENTIONED ABOVE THROUGH THE COMPLETION OF THE PROJECT

**KEYNOTES**

01-06	CONCRETE WASHOUT PER 6/EC6.0
01-10	AREA FOR SOLID AND HAZARDOUS WASTE, FUEL STORAGE AND REFUELING AND EQUIPMENT STORAGE AND MAINTENANCE. PROVIDE PERIMETER SEDIMENT FENCE PER SEC6.0
01-12	SEDIMENT BASIN PER STATEWIDE 1200C PERMIT SECTION 2.2.17 AND 2.2.18

**SEDIMENT BASIN DATA**

SEDIMENT BASIN #	DRAINAGE AREA (SF)	VOLUME REQUIRED (CF)	VOLUME PROVIDED (CF)
1	147,638	12,201	12,465
2	45,691	3,773	3,969
3	54,541	4,516	4,761
4	152,760	12,625	12,996

- EROSION CONTROL GENERAL NOTES**
- SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:  
A. VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX.  
B. DWARF GRASS MIX (MIN. 100 LBS/AC)  
1. DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)  
2. CREEPING RED FESCUE (20% BY WEIGHT)  
C. STANDARD HEIGHT GRASS MIX (MIN. 100 LBS/AC)  
1. ANNUAL RYEGRASS (40% BY WEIGHT)  
2. TURF-TYPE FESCUE (60% BY WEIGHT)
  - SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
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  - TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
  - STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
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  - SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.
  - AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY.
  - SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
  - AVOID PAVING WHEN PAVING CHEMICALS CAN RUN OFF INTO THE STORM WATER SYSTEM.
  - USE BMPs SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
  - COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.
  - AREAS MARKED AS "STORM FACILITY" SHALL NOT HAVE CONSTRUCTION RUNOFF DIRECTED TOWARDS THEM. THESE AREAS SHALL BE PROTECTED SO AS TO NOT IMPACT THEIR NATURAL INFILTRATION CHARACTERISTICS.



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Delta	Issued As	Issue Date

SHEET TITLE:  
**ESCP VERTICAL CONSTRUCTION PLAN**

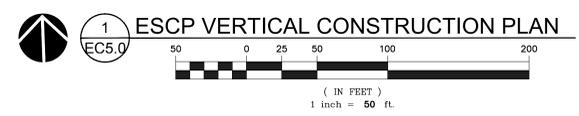
DRAWN BY: SAO  
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SHEET  
**EC5.0**

JOB NO. **2220085.00**

**DISCHARGE MONITORING REQUIREMENTS**

- THE REGISTRANT MUST BEGIN THE PH MONITORING PERIOD WHEN THE ENGINEERED SOILS ARE FIRST EXPOSED TO PRECIPITATION AND MUST CONTINUE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF DISCHARGE FROM THE SITE, OR THE OCCURRENCE OF A STORM EVENT OF 0.10 INCHES OR GREATER UNTIL FINAL STABILIZATION OF THE AREA OF ENGINEERED SOILS IS ESTABLISHED (SEE SECTION 2.2.1).
- DOCUMENT THE DATE WHEN SOIL AMENDMENTS WERE ADDED AND FINAL STABILIZATION ACHIEVED IN THE INSPECTION REPORT PER SECTION 6.5
- THE REGISTRANT MUST MONITOR THE PH OF STORMWATER IN THE SEDIMENT BASINS/IMPONDEMENTS AND AT DISCHARGE LOCATIONS THAT RECEIVE STORMWATER RUNOFF FROM THE AREA WHERE ENGINEERED SOILS WERE USED BEFORE THE STORMWATER DISCHARGES TO SURFACE WATERS.
- THE BENCHMARK VALUE FOR PH IS DEFINED IN STANDARD UNITS (SU), AND DETERMINED BY THE RIVER BASIN CONTAINING THE RECEIVING WATERBODY ACCORDING TO CWR 340-041-0021. ANYTIME MONITORING INDICATES THAT THE PH OF THE SITE'S STORMWATER IS THE MAXIMUM ALLOWED SU OR GREATER, THE REGISTRANT MUST EITHER:  
4.1. PREVENT THE HIGH PH WATER FROM ENTERING STORM SEWER SYSTEMS OR SURFACE WATERS; OR  
4.2. ADJUST OR NEUTRALIZE THE HIGH PH WATER UNTIL IT IS IN THE RANGE OF PH SU ACCEPTABLE FOR DISCHARGE TO THE RIVER BASIN CONTAINING THE RECEIVING WATERBODY BY USING AN APPROPRIATE TREATMENT BMP SUCH AS CARBON DIOXIDE (CO2) SPARGING OR DRY ICE. THE REGISTRANT MUST OBTAIN WRITTEN PERMISSION FROM DEC OR AGENT BEFORE USING ANY FORM OF CHEMICAL TREATMENT OTHER THAN CO2 SPARGING OR DRY ICE PER SECTION 1.2.9.
- THE REGISTRANT MUST PERFORM PH MONITORING ON SITE WITHIN 15 MINUTES OF SAMPLE COLLECTION WITH AN ACCURATELY CALIBRATED PH METER. THE REGISTRANT MUST RECORD THE PH MONITORING RESULTS AND ANY PH ADJUSTMENT TREATMENTS IN THE INSPECTION REPORT.















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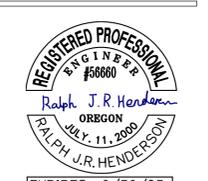
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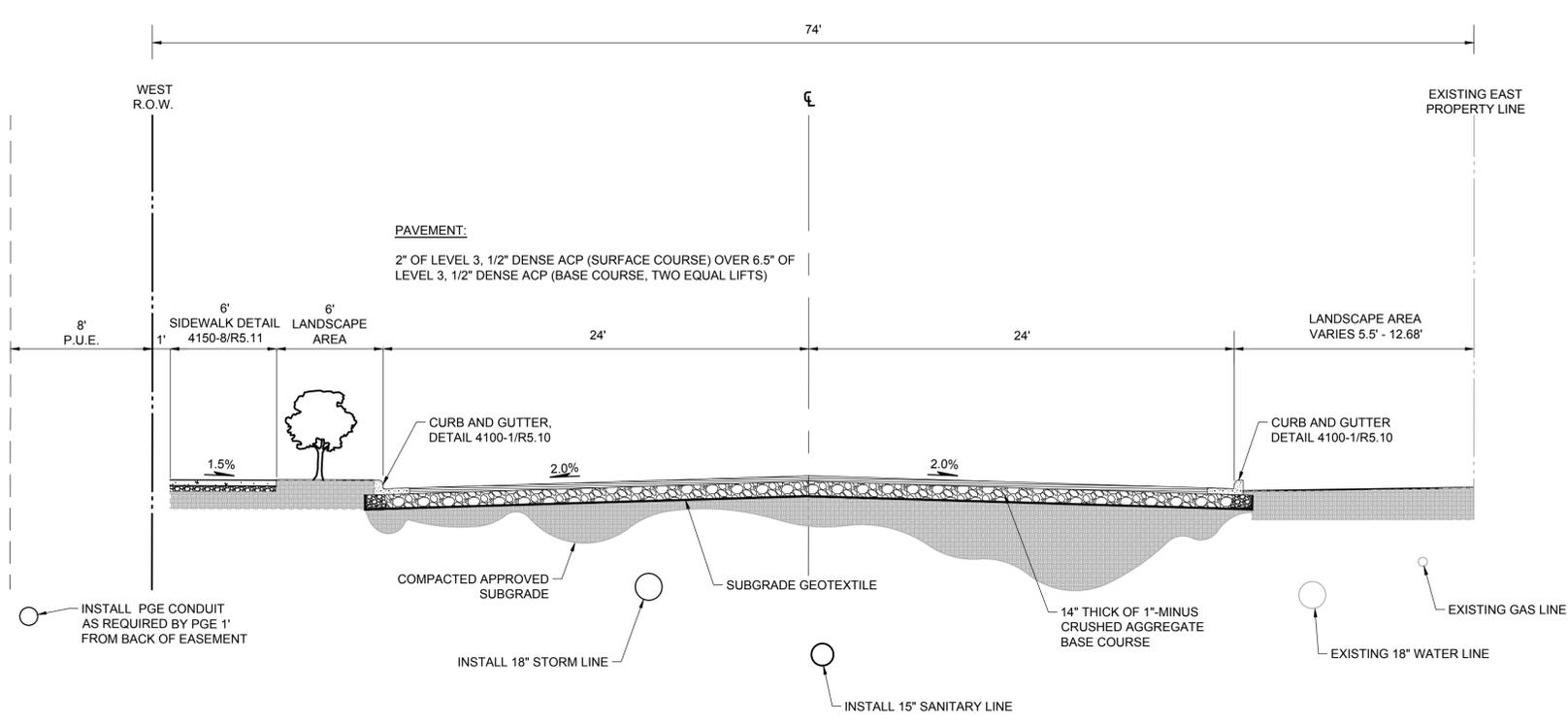
REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**ROADWAY  
SECTION  
DETAILS-  
EVERGREEN RD**

DRAWN BY: TP  
CHECKED BY: RJH  
SHEET:

**R0.13**

JOB NO. **2220085.00**



NOTE:  
REFER TO WEISZ GEOTECHNICAL REPORT BY NV5, DATED MAY 11, 2022 FOR ADDITIONAL INFORMATION

**1** EVERGREEN RD - PROPOSED  
R0.13 STA = 18+78.04 TO END 1:5



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Delta	Issued As	Issue Date

SHEET TITLE:  
**ROADWAY  
SECTION  
DETAIL -  
INDUSTRIAL RD**

DRAWN BY: TP

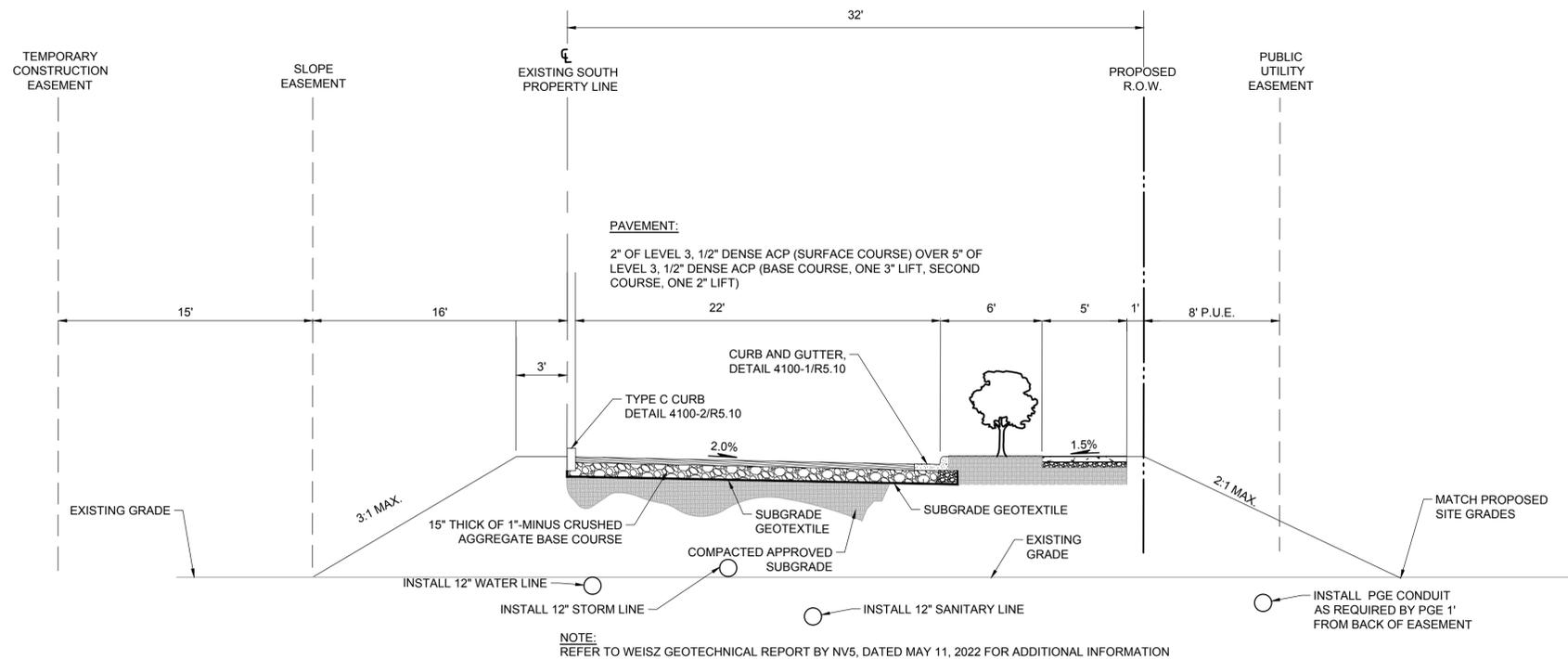
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SHEET:

**R0.14**

JOB NO. **2220085.00**

**1** DETAIL NOT USED  
R0.14 STA = START TO 50+63.32 1:5



**2** INDUSTRIAL RD - PROPOSED  
R0.14 STA = 29+97 TO END 1:5





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EXPIRES: 6/30/23

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Delta	Issued As	Issue Date

SHEET TITLE:  
**EVERGREEN RD  
- STREET AND  
STORM - START  
TO STA 12+00**

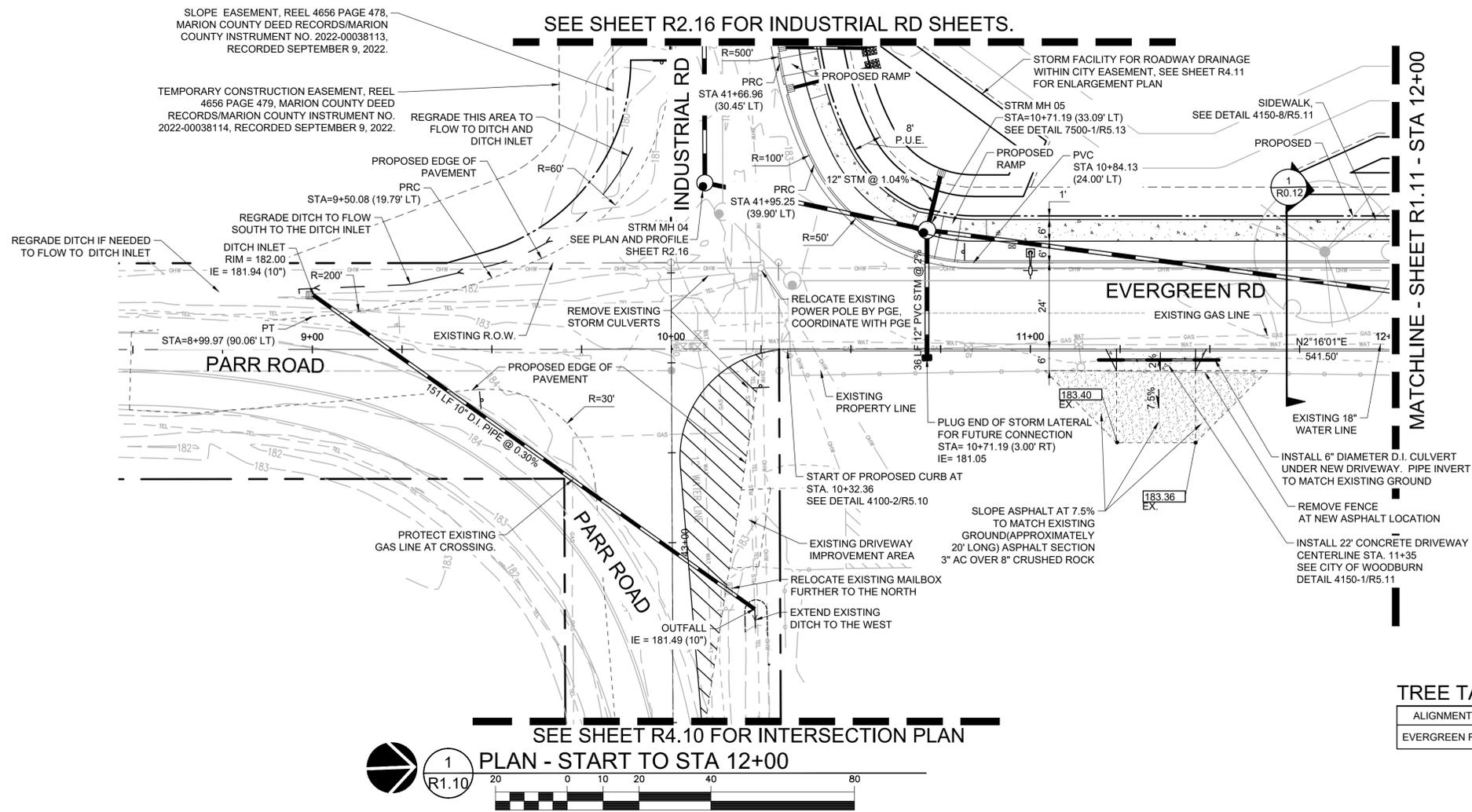
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CHECKED BY: RJH  
SHEET:

**R1.10**

JOB NO. **2220085.00**

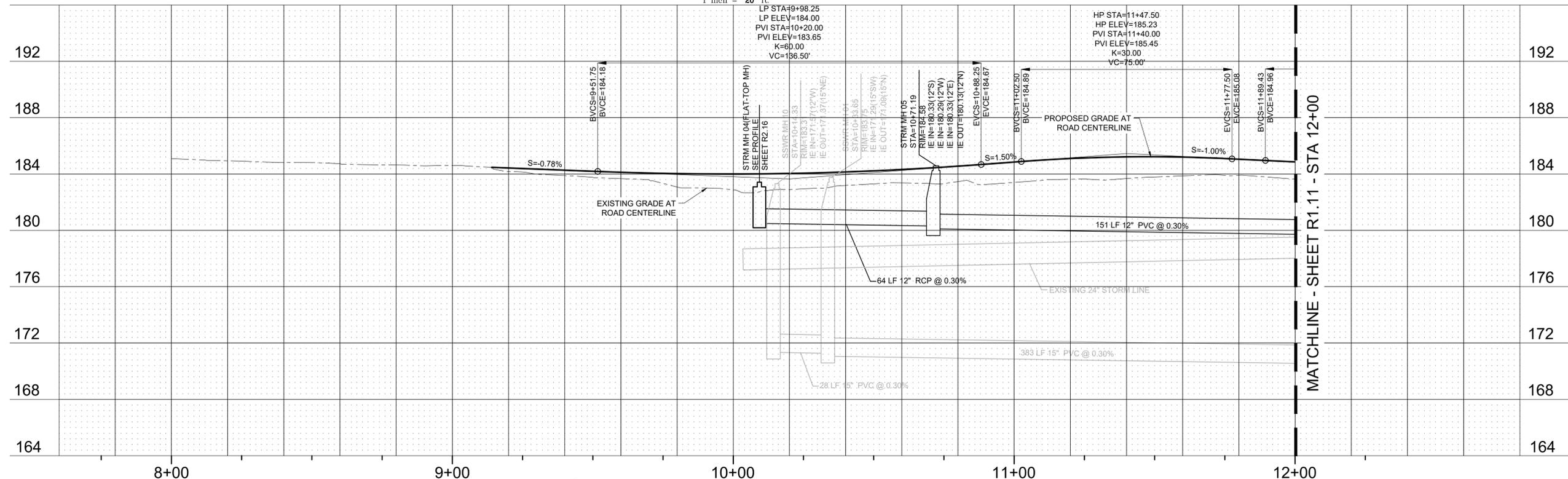
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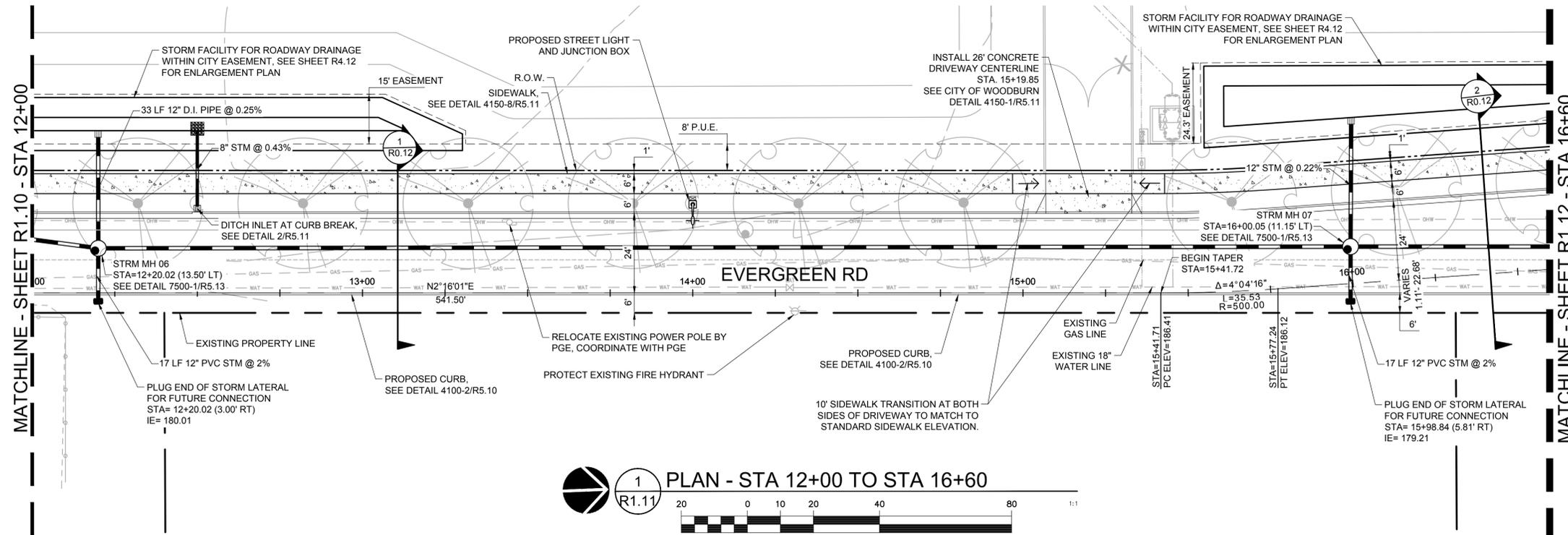
ZZZ0085001DRAWINGS\GIVIL\PUBLIC\URS-R1.10-R1.12.DWG\R1.10 TP 12/07/22 13:50 1:20



TREE TABLE

ALIGNMENT	STATION	OFFSET	CALIPER	SPECIES
EVERGREEN RD	11+80	27' L	2"	ACCOLADE ELM





**1 PLAN - STA 12+00 TO STA 16+60**  
 ( IN FEET )  
 1 inch = 20 ft.

**TREE TABLE**

ALIGNMENT	STATION	OFFSET	CALIPER	SPECIES
EVERGREEN RD	12+30	27' L	2"	ACCOLADE ELM
EVERGREEN RD	12+80	27' L	2"	ACCOLADE ELM
EVERGREEN RD	13+30	27' L	2"	ACCOLADE ELM
EVERGREEN RD	13+80	27' L	2"	ACCOLADE ELM
EVERGREEN RD	14+30	27' L	2"	ACCOLADE ELM
EVERGREEN RD	14+80	27' L	2"	ACCOLADE ELM
EVERGREEN RD	15+64	26.5' L	2"	ACCOLADE ELM
EVERGREEN RD	16+15	26.5' L	2"	ACCOLADE ELM



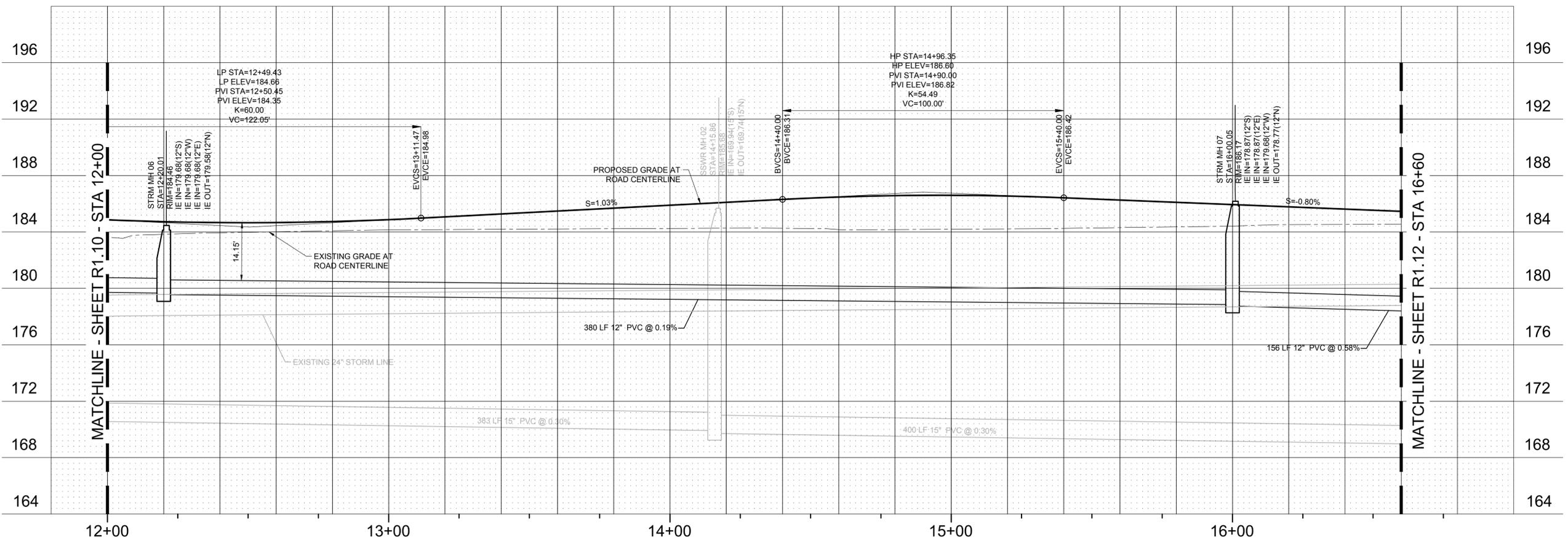
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**2 PROFILE - STA 12+00 TO STA 16+60**  
 VERTICAL SCALE 1"=4'  
 HORIZONTAL SCALE 1"=20'



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**REVISION SCHEDULE**

Delta	Issued As	Issue Date

SHEET TITLE:  
**EVERGREEN RD - STREET AND STORM - STA 12+00 TO STA 16+60**

DRAWN BY: TP  
 CHECKED BY: RJH  
 SHEET:

**R1.11**

JOB NO. **2220085.00**



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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**EVERGREEN RD  
- STREET AND  
STORM - STA  
16+60 TO END**

DRAWN BY: TP  
CHECKED BY: RJH  
SHEET:

**R1.12**

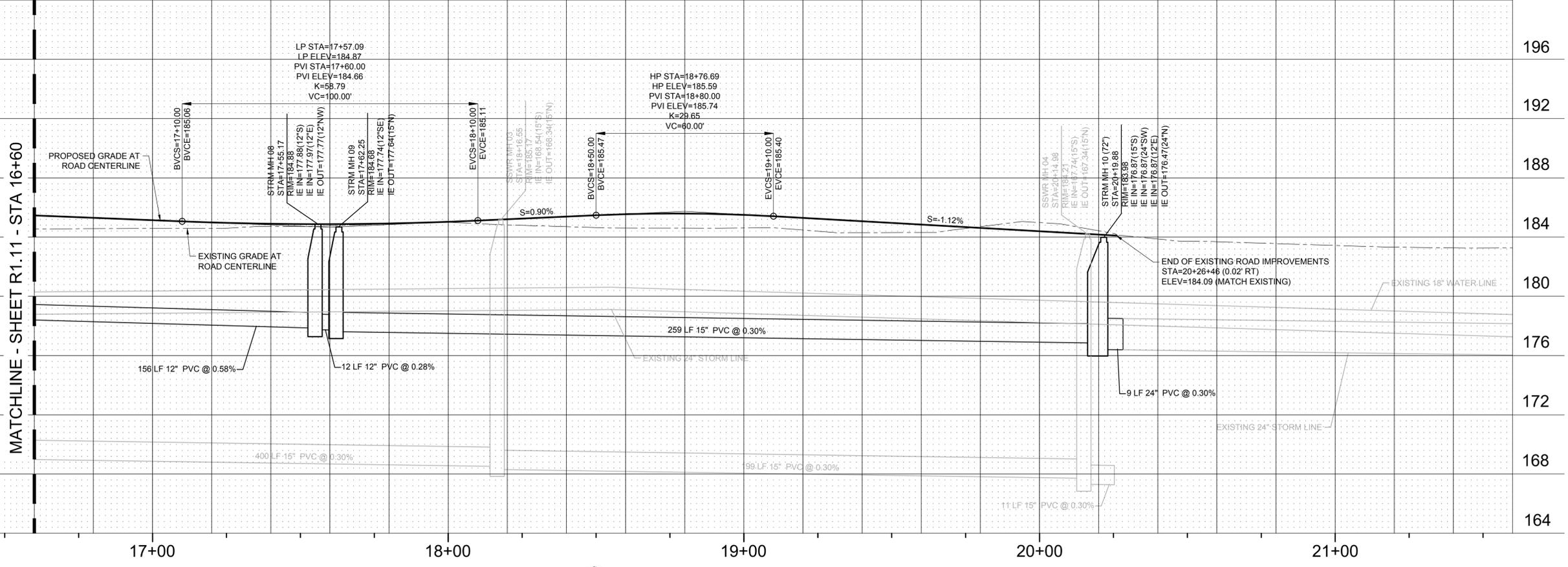
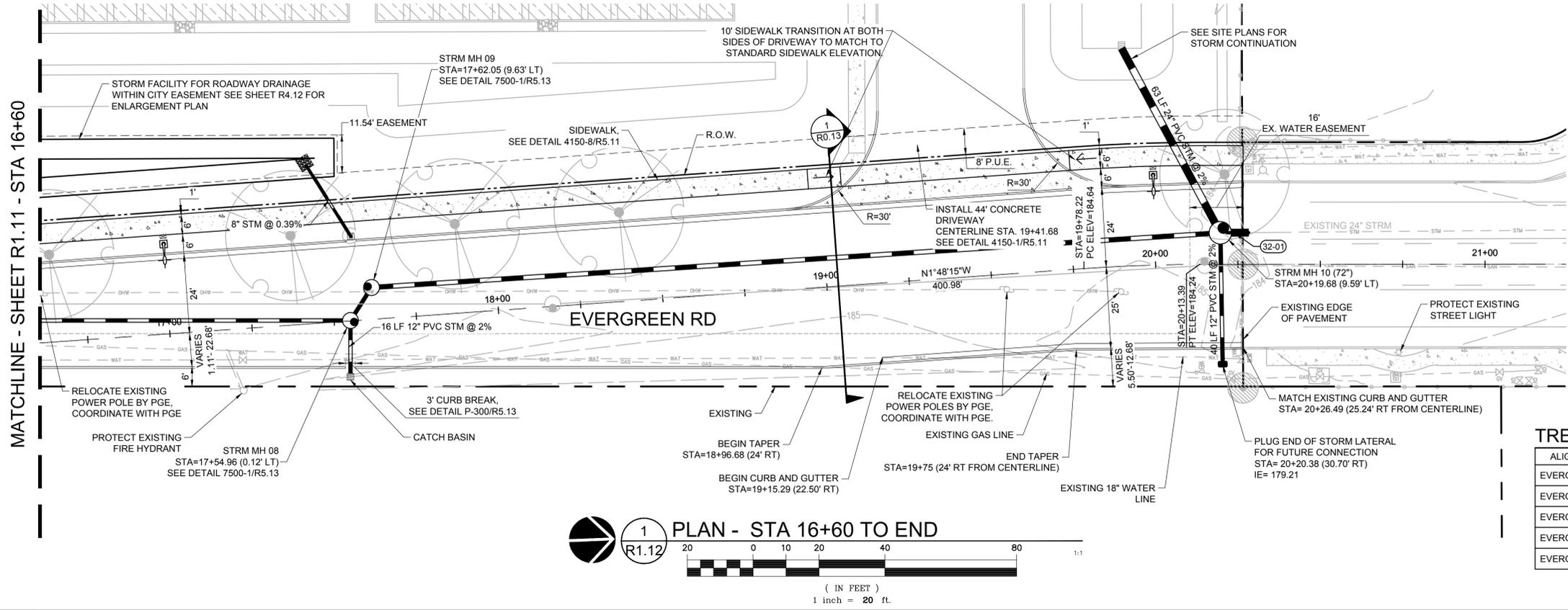
JOB NO  
**2220085.00**

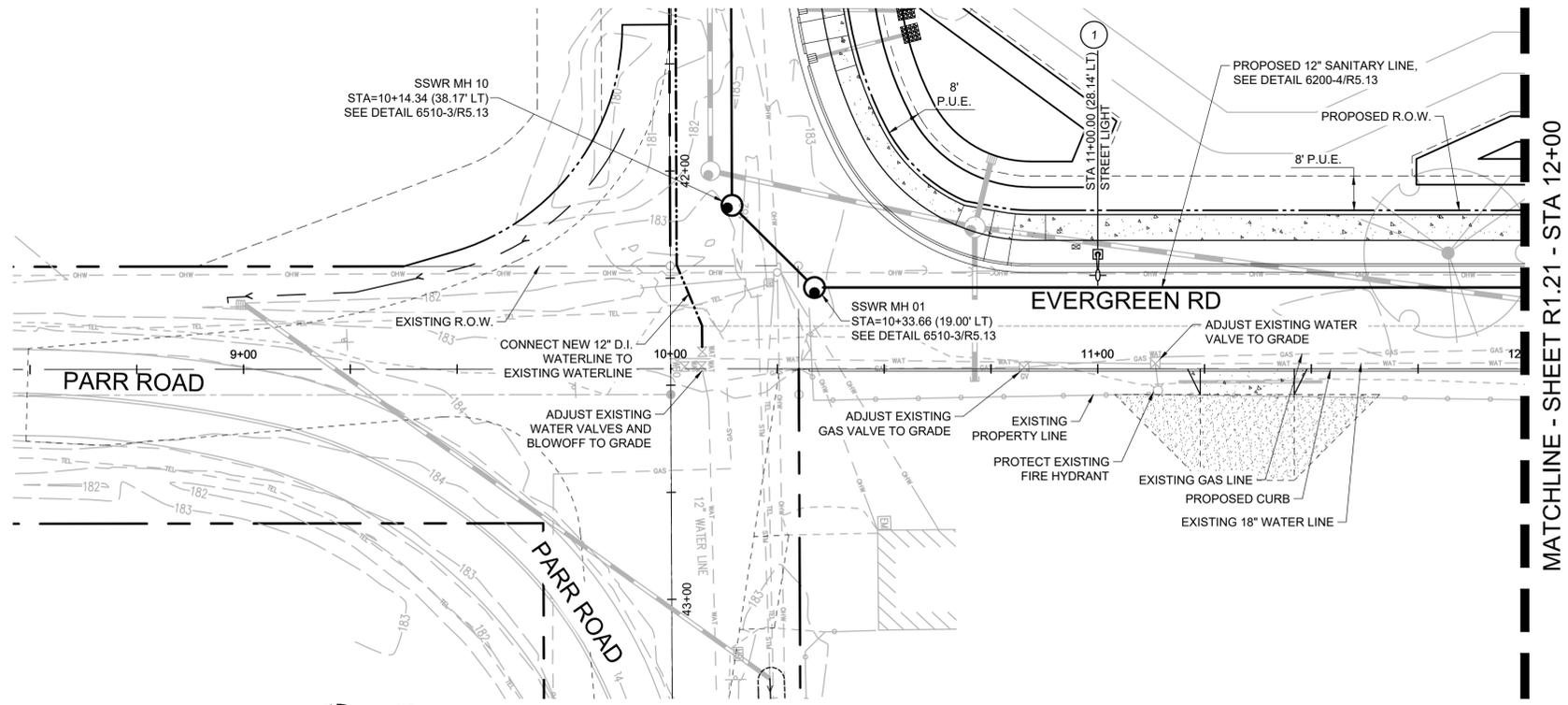
**KEYNOTES**

32-01 CONNECT TO EXISTING STORM AND EXTEND WITH SAME PIPE SIZE, SLOPE AND MATERIAL. CONTRACTOR TO POTHOLE AND VERIFY EXISTING STORM INFORMATION AT END OF PIPE PRIOR TO ORDERING MANHOLE.

**TREE TABLE**

ALIGNMENT	STATION	OFFSET	CALIPER	SPECIES
EVERGREEN RD	16+65	26.5' L	2"	ACCOLADE ELM
EVERGREEN RD	17+38.5	27' L	2"	ACCOLADE ELM
EVERGREEN RD	17+88.5	27' L	2"	ACCOLADE ELM
EVERGREEN RD	18+38.5	27' L	2"	ACCOLADE ELM
EVERGREEN RD	20+21	27.5' L	2"	ACCOLADE ELM

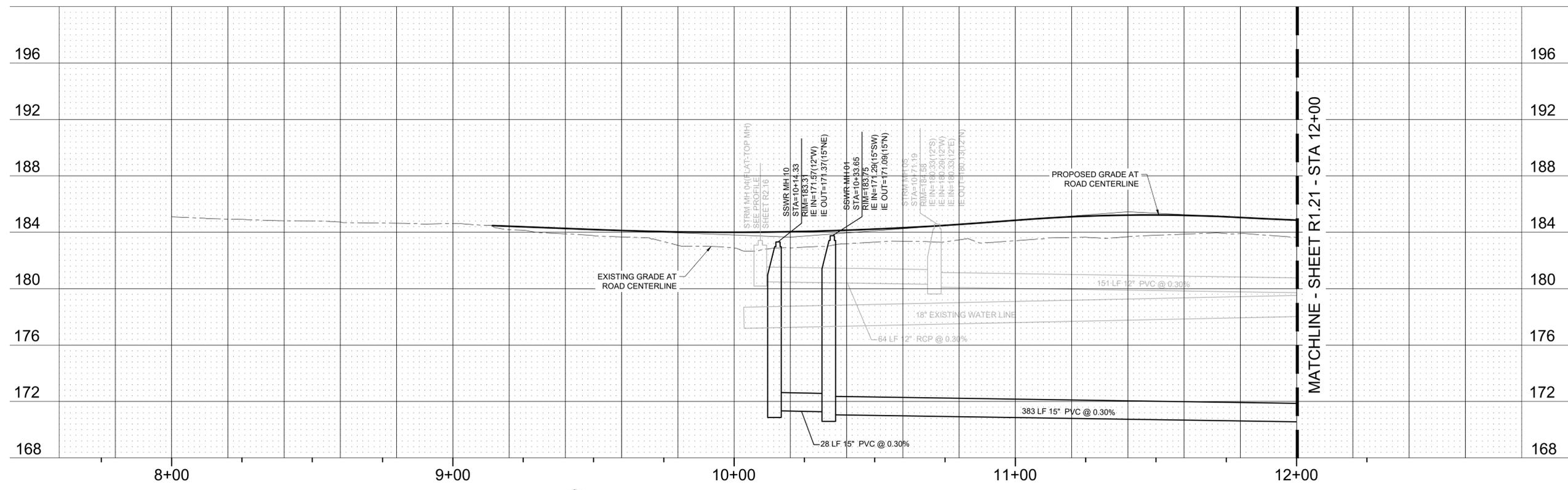




**1** PLAN - START TO STA 12+00  
 R1.20  
 ( IN FEET )  
 1 inch = 20 ft.

**ELECTRICAL KEYNOTES:**

1. STREET LIGHT (SHAKESPEARE 30-FT COMPOSITE, 2-PIECE, SMOOTH FINISH, GRAY COLOR WITH 6-FOOT AL FINISH MAST ARM. PART NUMBERS: BHT3099S2BL9901 (TOP PIECE), 25-STUB-UP (STUB PIECE), OPA6-6 (MAST ARM). GCJ2-20H-MV-WW-2R-GY-700-PCR7-RWG-WL-FDC-PGE.



**2** PROFILE - START TO STA 12+00  
 R1.20  
 VERTICAL SCALE: 1"=4'  
 HORIZONTAL SCALE: 1"=20'



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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**EVERGREEN RD - SANITARY, WATER & STREET LIGHTING - START TO STA 12+00**

DRAWN BY: TP  
 CHECKED BY: RJH  
 SHEET:

**R1.20**

JOB NO. **2220085.00**

ELECTRICAL KEYNOTES:  
SEE SHEET R1.20 FOR KEYNOTES



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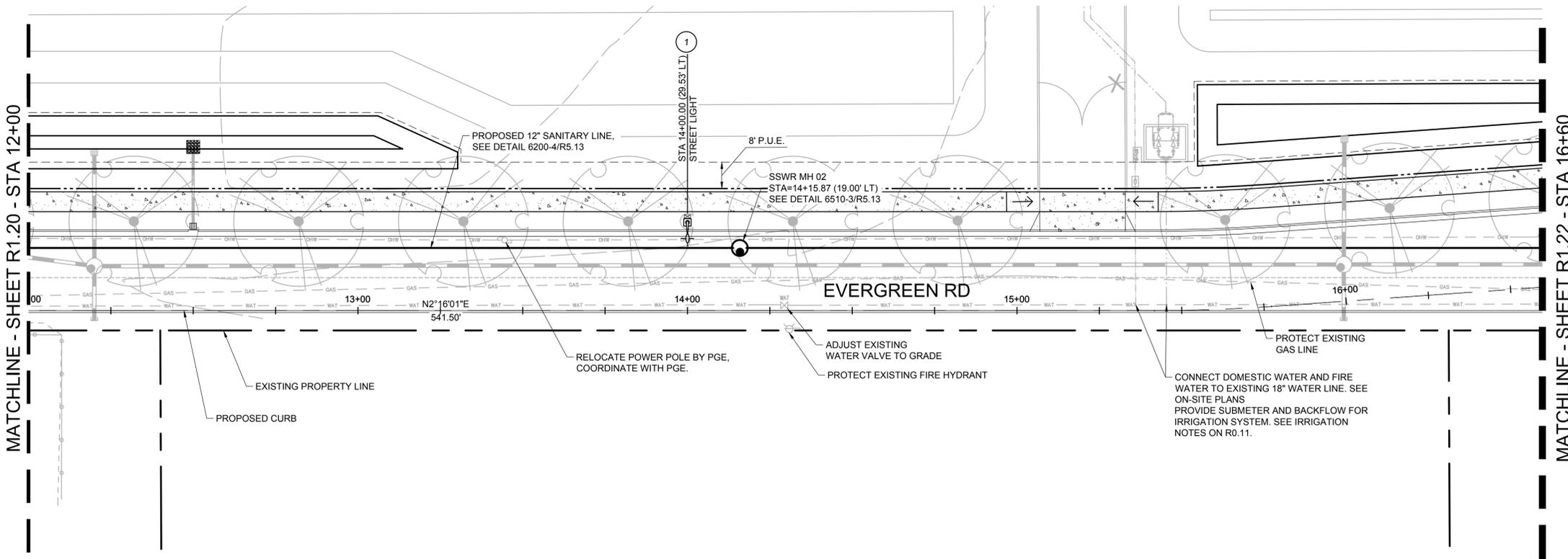
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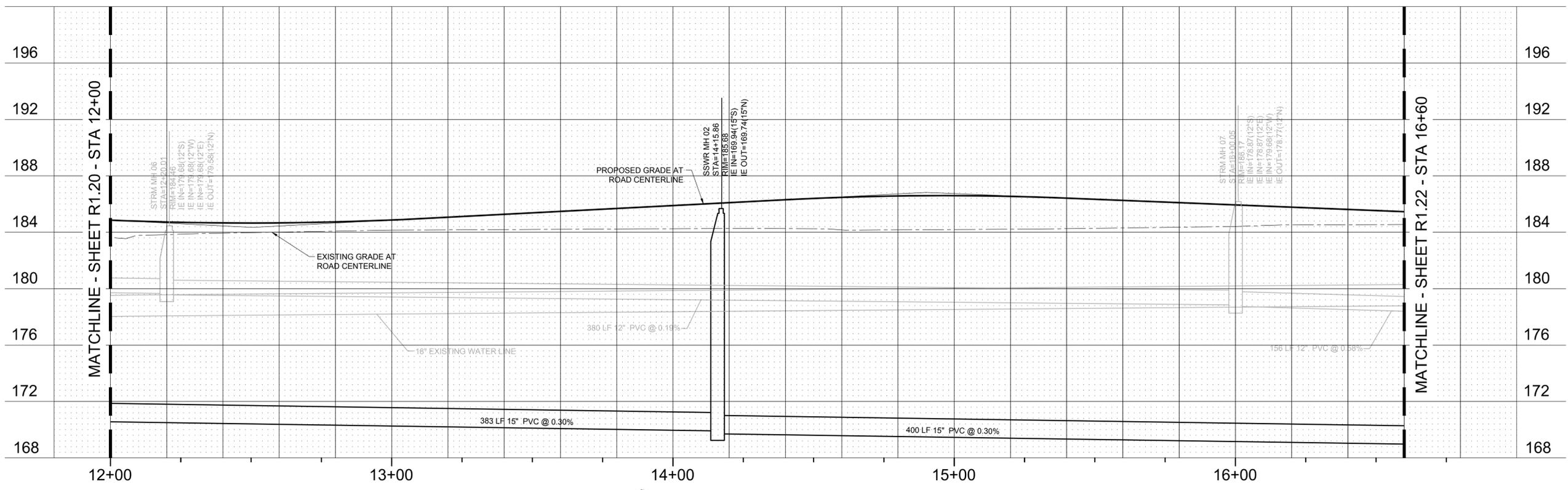
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**1 PLAN - STA 12+00 TO STA 16+60**  
R1.21  
1 inch = 20 ft.



**2 PROFILE - STA 12+00 TO STA 16+60**  
R1.21  
VERTICAL SCALE: 1"=4'  
HORIZONTAL SCALE: 1"=20'



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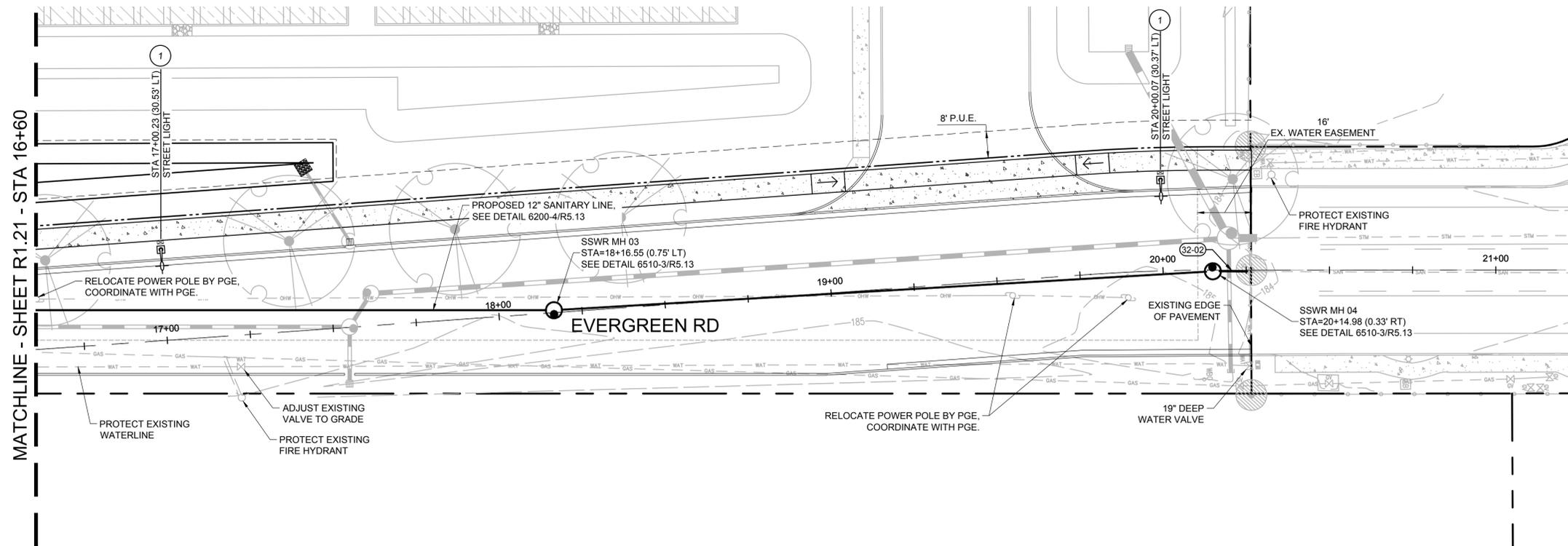
REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**EVERGREEN RD  
- SANITARY  
AND WATER -  
STA 12+00 TO  
STA 16+60**

DRAWN BY: TP  
CHECKED BY: RJH  
SHEET:

**R1.21**

JOB NO. **2220085.00**



**KEYNOTES**

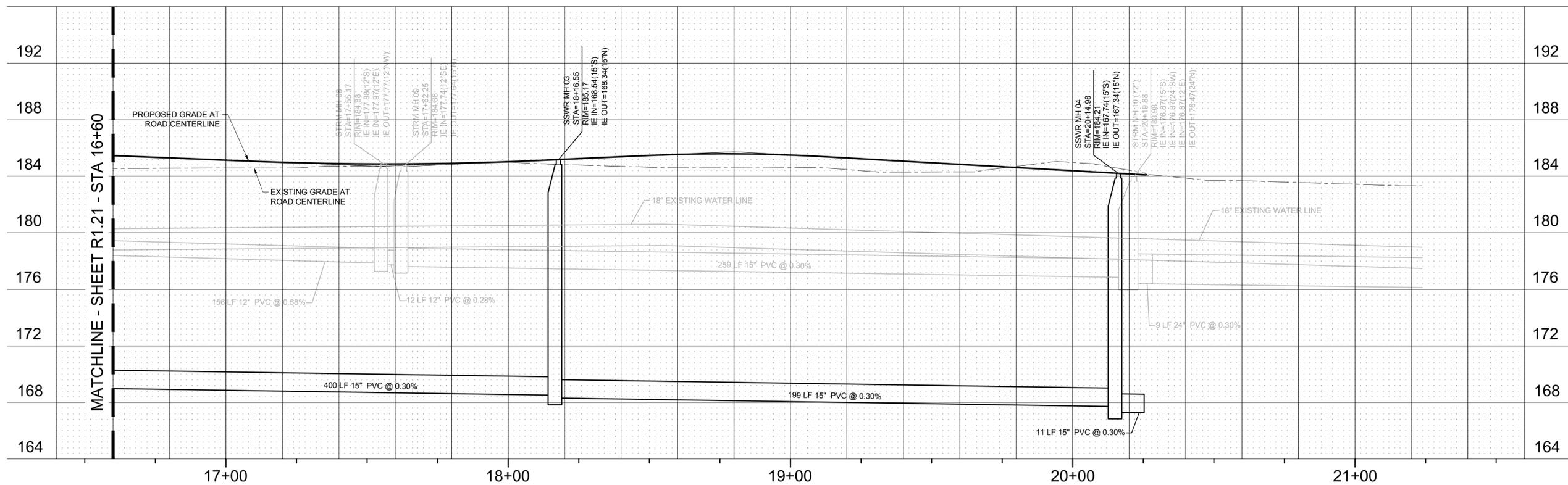
32-02 CONNECT TO EXISTING SS AND EXTEND WITH SAME PIPE SIZE, SLOPE AND MATERIAL. CONTRACTOR TO POT-HOLE AND VERIFY EXISTING SS INFORMATION AT END OF PIPE PRIOR TO ORDERING MANHOLE.

**ELECTRICAL KEYNOTES:**

SEE SHEET R1.20 FOR KEYNOTES

**1 PLAN - STA 16+60 TO END**

( IN FEET )  
1 inch = 20 ft.



**2 PROFILE - STA 16+60 TO END**

VERTICAL SCALE: 1"=4'  
HORIZONTAL SCALE: 1"=20'



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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**EVERGREEN RD  
- SANITARY  
AND WATER -  
STA 16+60 TO  
END**

DRAWN BY: TP  
CHECKED BY: RJH  
SHEET:

**R1.22**

JOB NO. **2220085.00**



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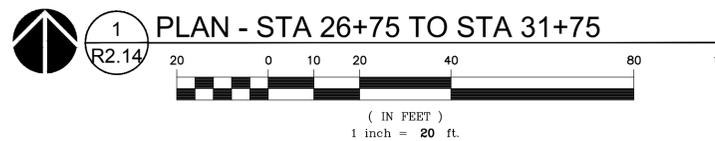
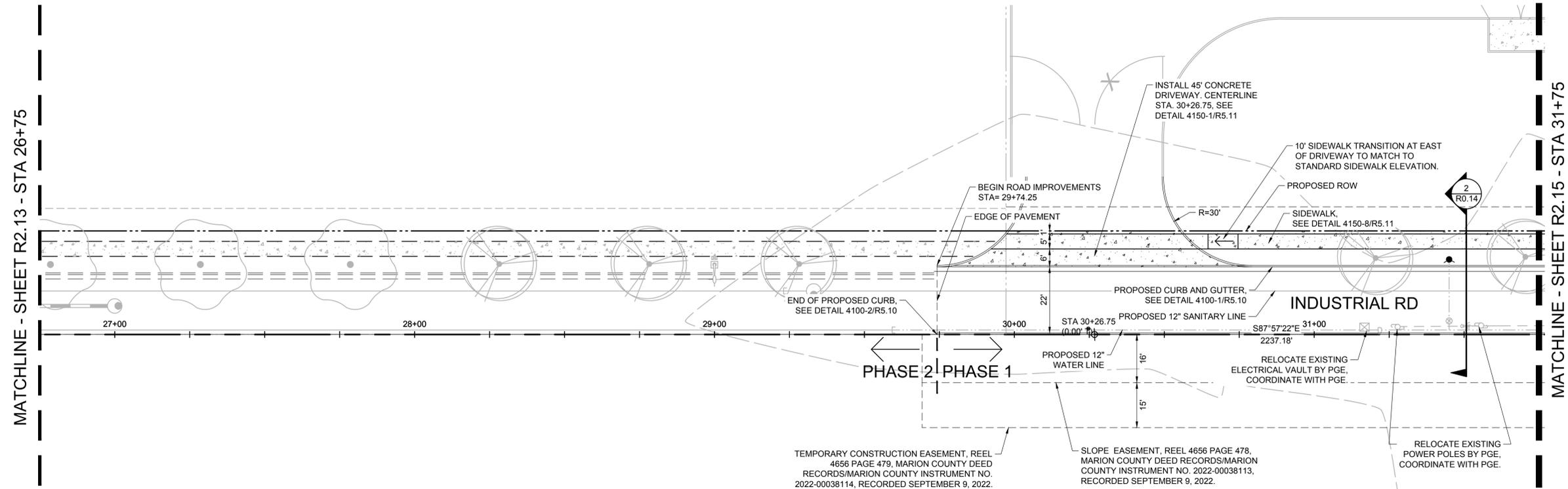
REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**INDUSTRIAL RD  
- STREET AND  
STORM - STA  
26+75 TO STA  
31+75**

DRAWN BY: TP  
CHECKED BY: RJH  
SHEET:

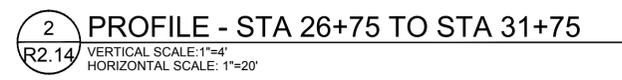
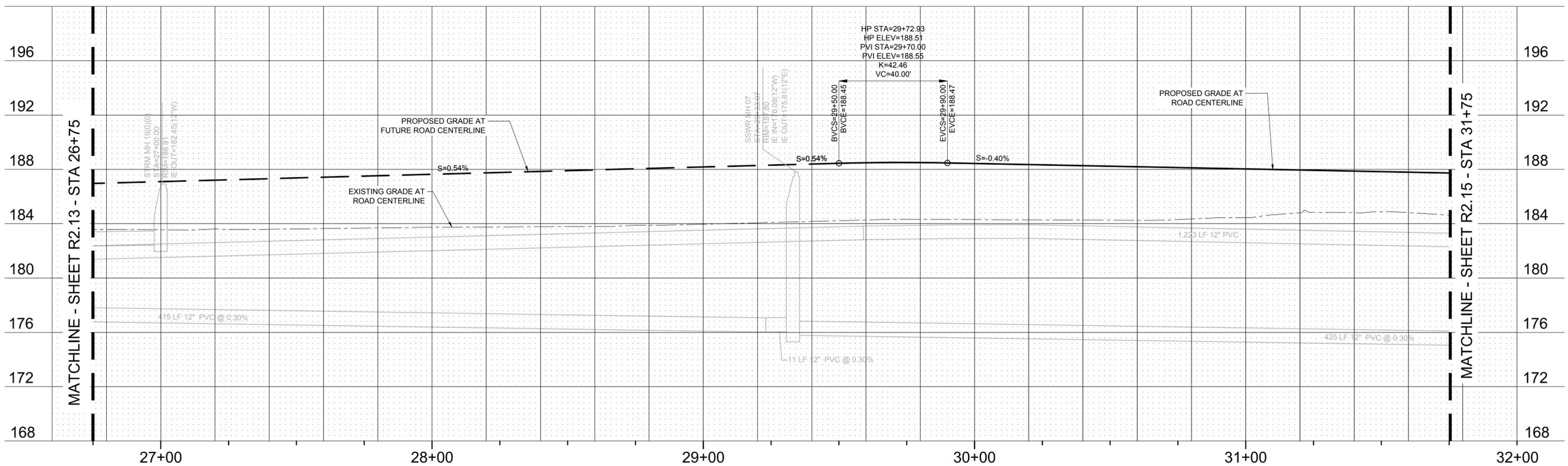
**R2.14**

JOB NO  
**2220085.00**



**TREE TABLE**

ALIGNMENT	STATION	OFFSET	CALIPER	SPECIES
INDUSTRIAL RD	31+20.5	25.5' L	2"	EUROPEAN HORNBEAM
INDUSTRIAL RD	31+70.5	25.5' L	2"	EUROPEAN HORNBEAM





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Delta	Issued As	Issue Date

SHEET TITLE:  
**INDUSTRIAL RD  
- STREET AND  
STORM - STA  
31+75 TO STA  
37+00**

DRAWN BY: TP

CHECKED BY: RJH

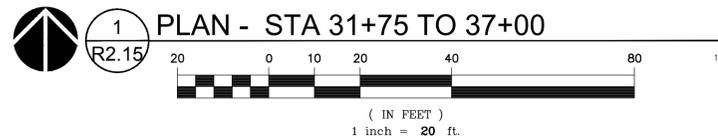
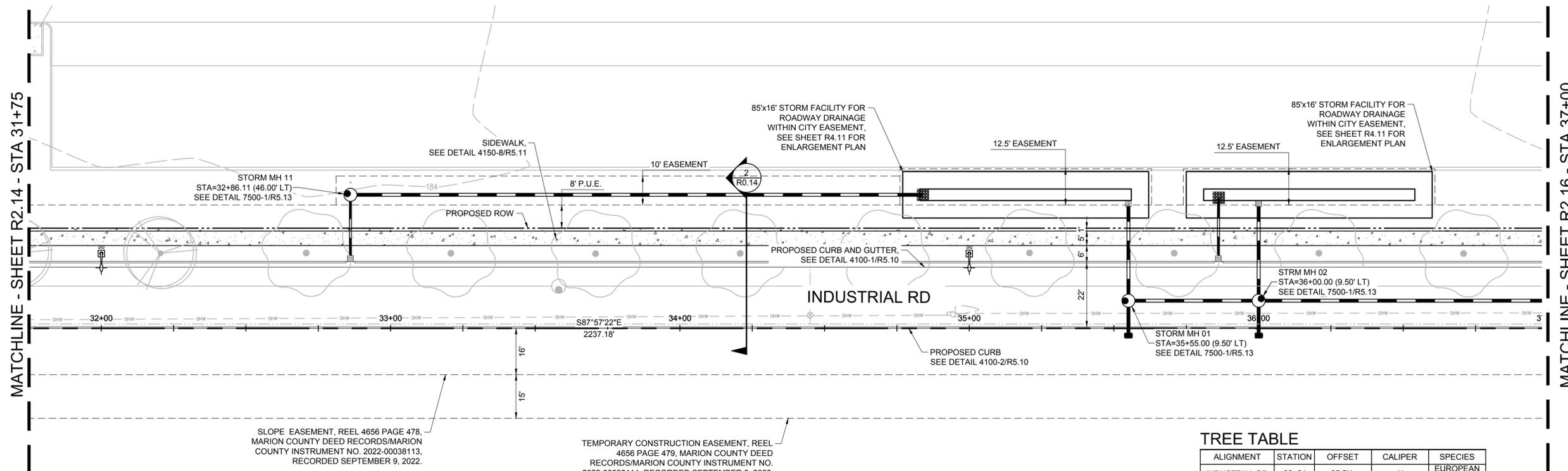
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**R2.15**

JOB NO. **2220085.00**

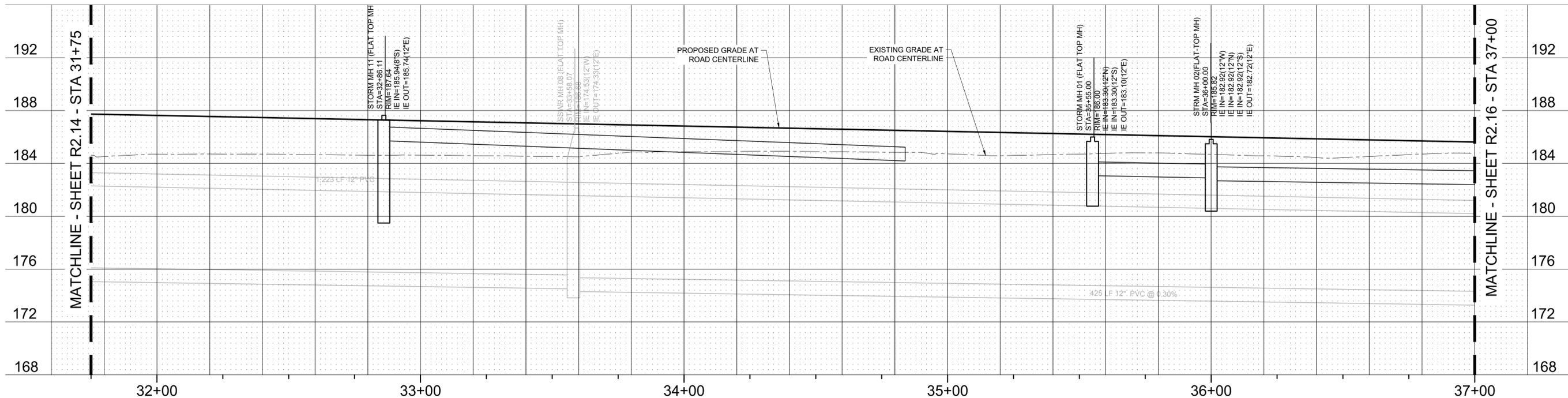
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**TREE TABLE**

ALIGNMENT	STATION	OFFSET	CALIPER	SPECIES
INDUSTRIAL RD	32+21	25.5' L	2"	EUROPEAN HORNBEAM
INDUSTRIAL RD	32+71	25.5' L	2"	FRONTIER ELM
INDUSTRIAL RD	33+21	25.5' L	2"	FRONTIER ELM
INDUSTRIAL RD	33+71	25.5' L	2"	FRONTIER ELM
INDUSTRIAL RD	34+21	25.5' L	2"	FRONTIER ELM
INDUSTRIAL RD	34+71	25.5' L	2"	FRONTIER ELM
INDUSTRIAL RD	35+21	25.5' L	2"	FRONTIER ELM
INDUSTRIAL RD	35+71	25.5' L	2"	FRONTIER ELM
INDUSTRIAL RD	36+21	25.5' L	2"	FRONTIER ELM
INDUSTRIAL RD	36+71	25.5' L	2"	FRONTIER ELM



**2 PROFILE - STA 31+75 TO 37+00**  
VERTICAL SCALE: 1"=4'  
HORIZONTAL SCALE: 1"=20'



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Delta	Issued As	Issue Date

SHEET TITLE:  
**INDUSTRIAL RD  
- STREET AND  
STORM - STA  
37+00 TO END**

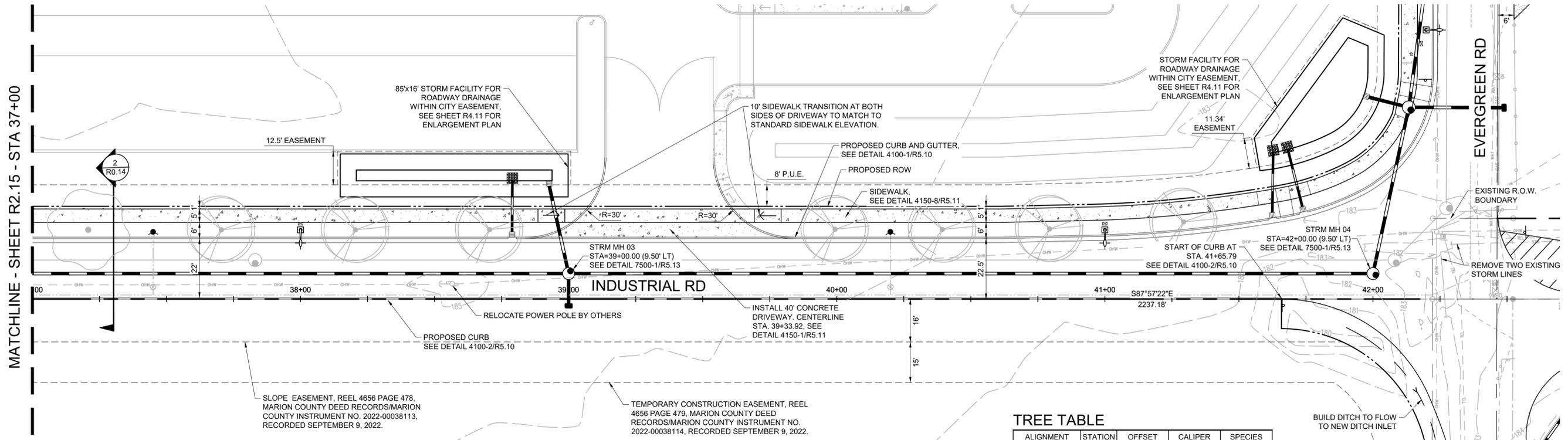
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SHEET:

**R2.16**

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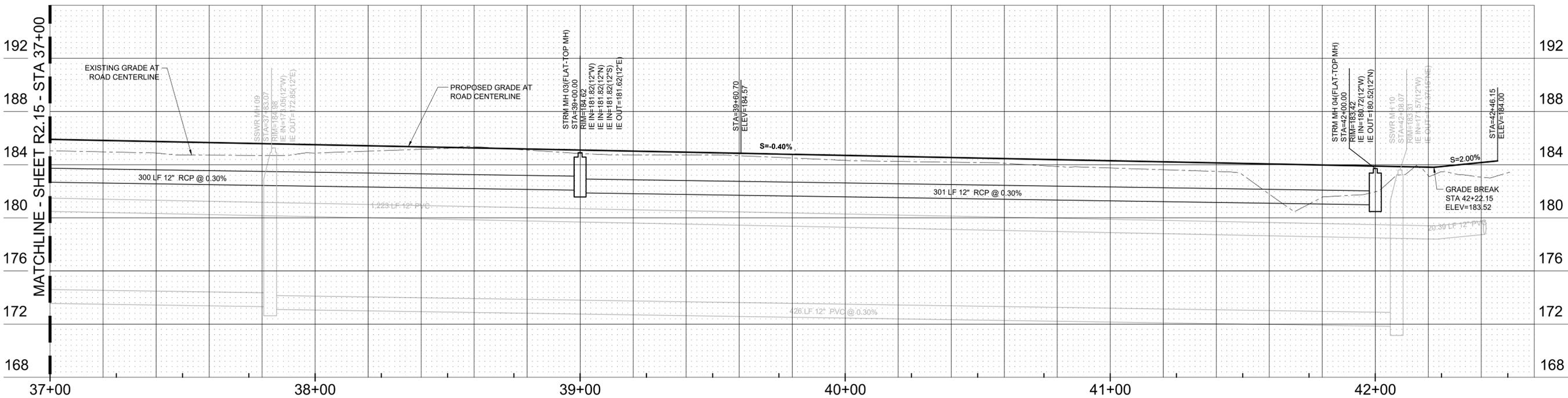
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**1 PLAN - STA 37+00 TO END**  
 ( IN FEET )  
 1 inch = 20 ft.

**TREE TABLE**

ALIGNMENT	STATION	OFFSET	CALIPER	SPECIES
INDUSTRIAL RD	37+21	25.5' L	2"	FRONTIER ELM
INDUSTRIAL RD	37+70.5	25.5' L	2"	EUROPEAN HORNBEAM
INDUSTRIAL RD	38+20.5	25.5' L	2"	EUROPEAN HORNBEAM
INDUSTRIAL RD	38+70.5	25.5' L	2"	EUROPEAN HORNBEAM
INDUSTRIAL RD	39+99.5	26.0' L	2"	EUROPEAN HORNBEAM
INDUSTRIAL RD	40+40.5	26.0' L	2"	EUROPEAN HORNBEAM
INDUSTRIAL RD	40+79.5	26.1' L	2"	EUROPEAN HORNBEAM
INDUSTRIAL RD	41+29.5	28.7' L	2"	EUROPEAN HORNBEAM



**2 PROFILE - STA 37+00 TO END**  
 VERTICAL SCALE 1"=4'  
 HORIZONTAL SCALE 1"=20'



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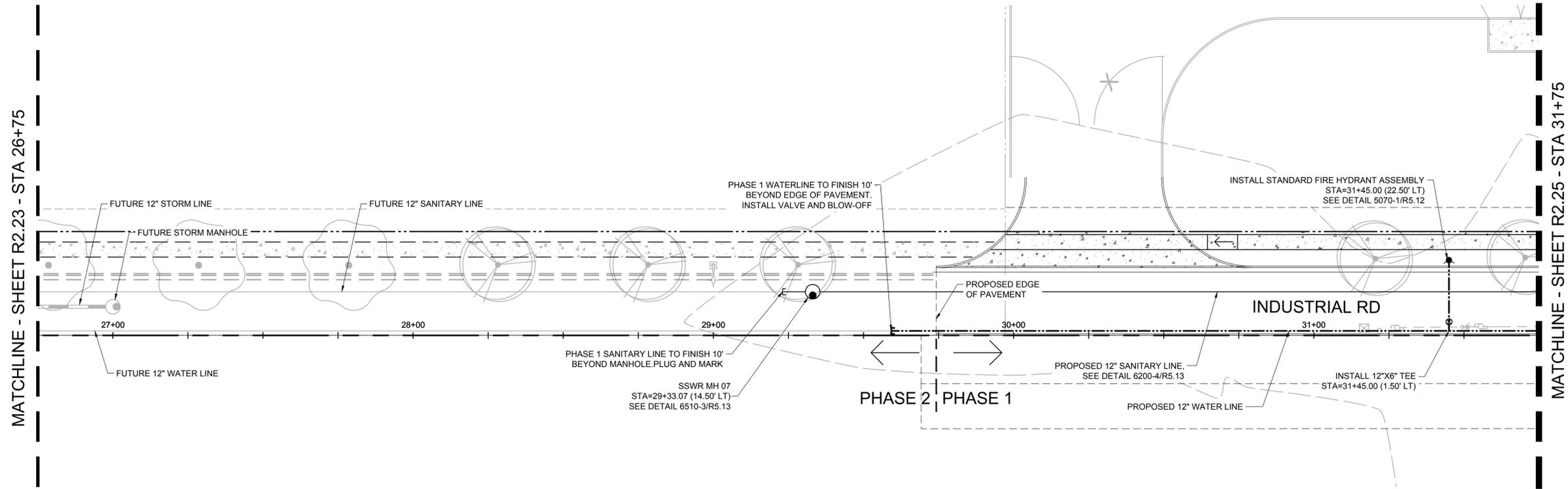
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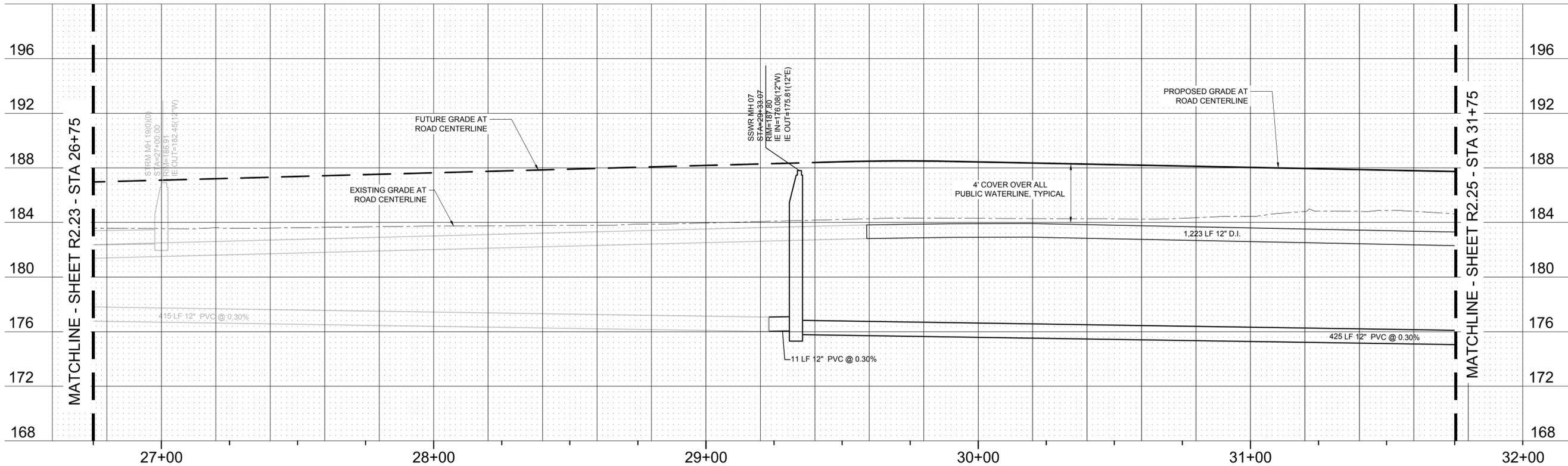
**1** PLAN - STA 26+75 TO STA 31+75  
R2.24  
( IN FEET )  
1 inch = 20 ft.

**ELECTRICAL KEYNOTES:**  
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**2** PROFILE - STA 26+75 TO STA 31+75  
R2.24  
VERTICAL SCALE: 1"=4'  
HORIZONTAL SCALE: 1"=20'

SHEET TITLE:  
**INDUSTRIAL RD  
-SANITARY AND  
WATER - STA  
26+75 TO STA  
31+75**

DRAWN BY: TP  
CHECKED BY: RJH  
SHEET:

**R2.24**

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**ELECTRICAL KEYNOTES:**

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SHEET TITLE:  
**INDUSTRIAL RD  
- SANITARY  
AND WATER -  
STA 31+75 TO  
STA 37+00**

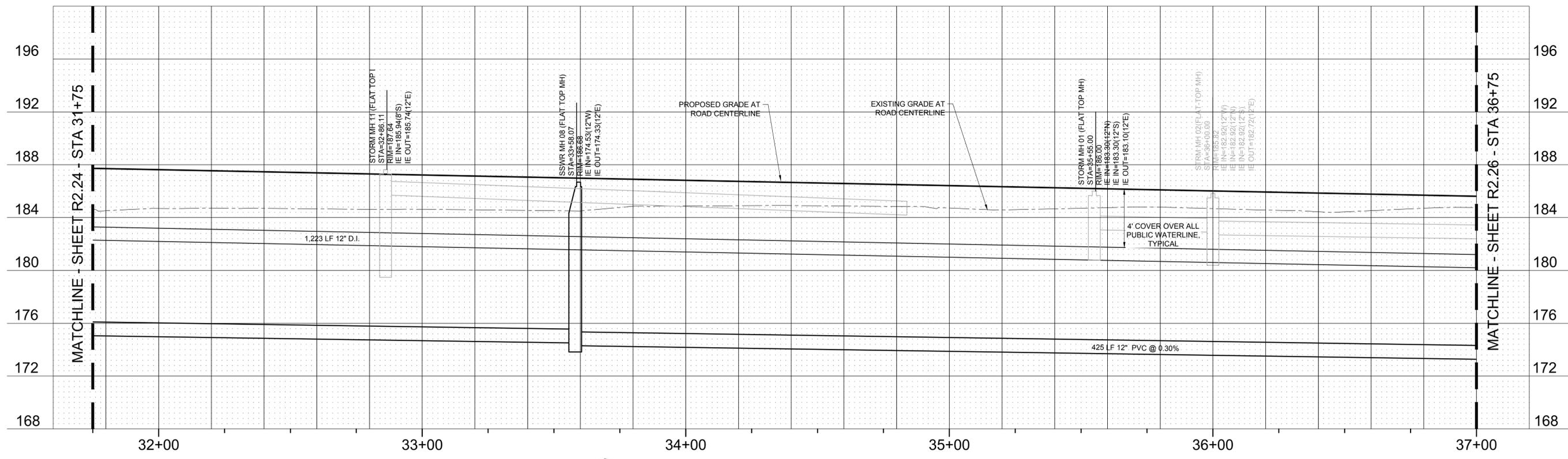
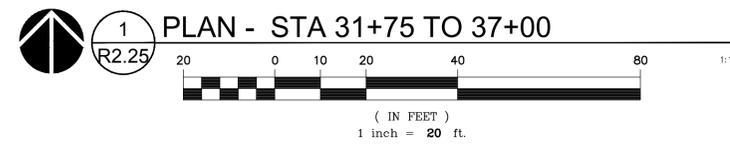
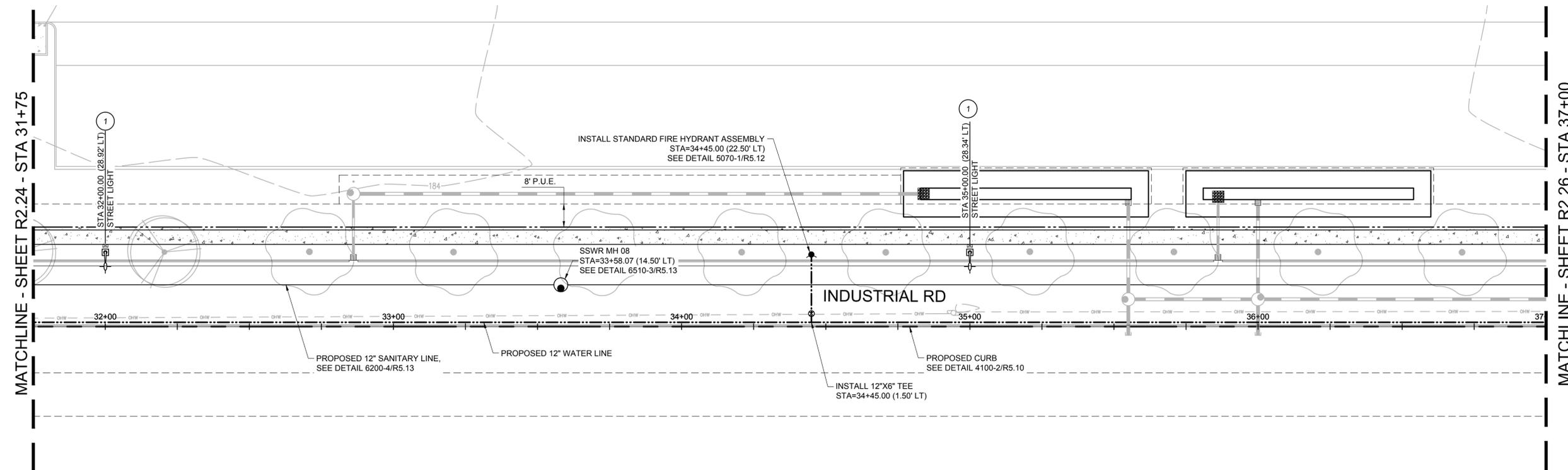
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SHEET:

**R2.25**

JOB NO. **2220085.00**

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2 PROFILE - STA 31+75 TO 37+00  
R2.25  
VERTICAL SCALE: 1"=4'  
HORIZONTAL SCALE: 1"=20'



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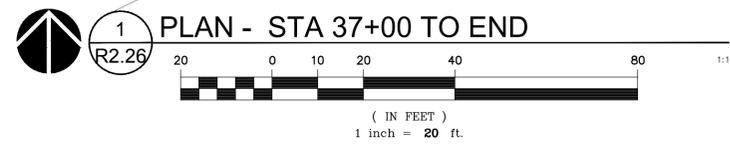
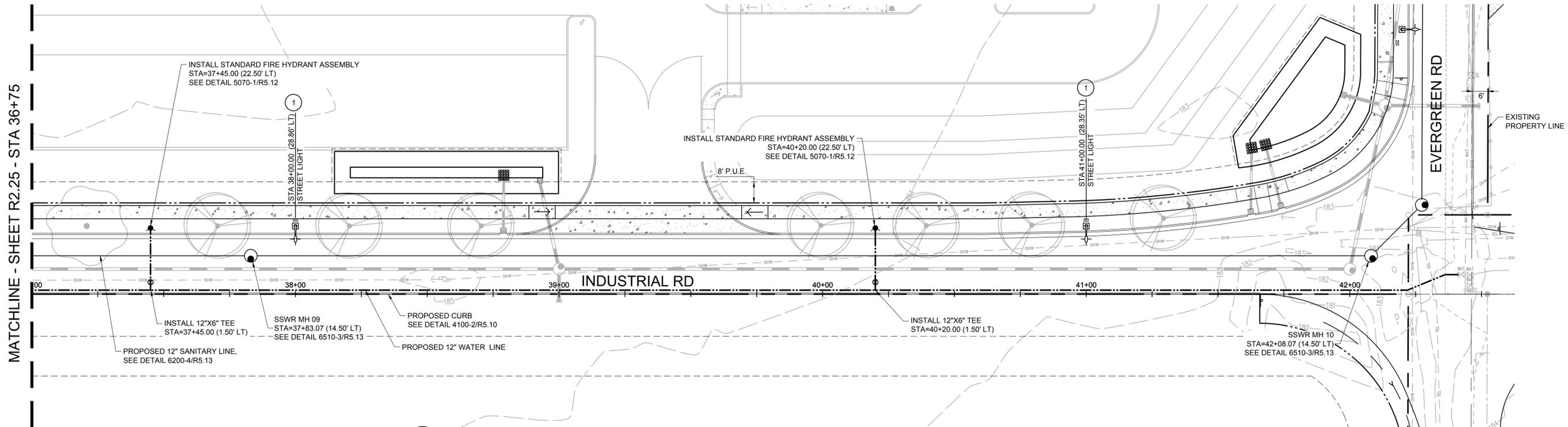
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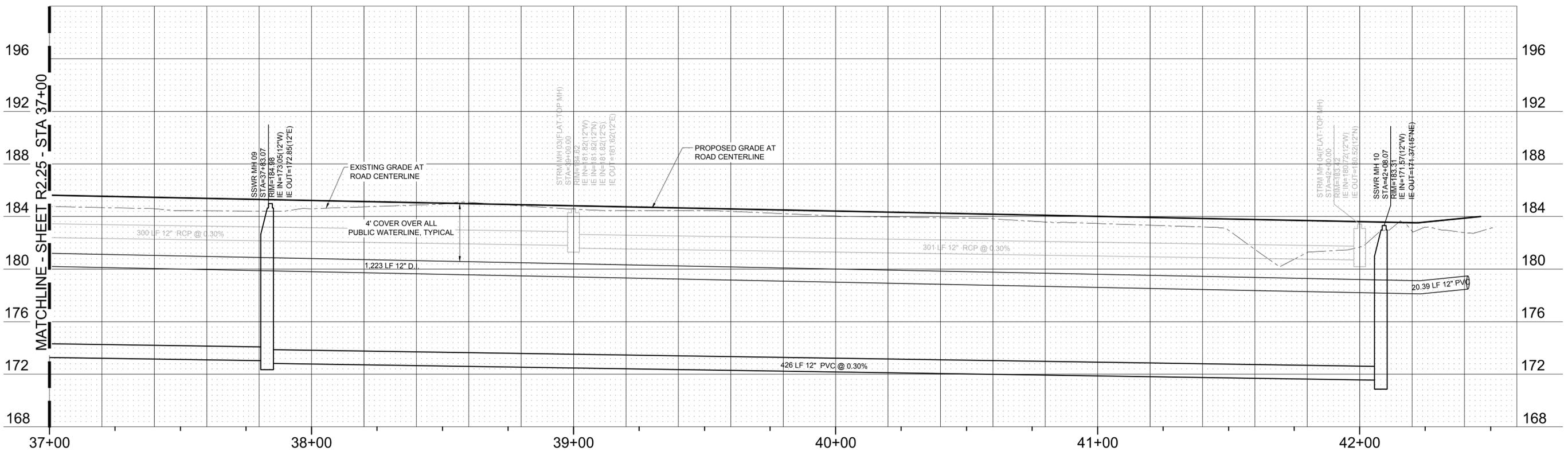
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**ELECTRICAL KEYNOTES:**  
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**2 PROFILE - STA 37+00 TO END**  
VERTICAL SCALE: 1"=4'  
HORIZONTAL SCALE: 1"=20'



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**SHEET TITLE:**  
**INDUSTRIAL RD  
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AND WATER -  
STA 37+00 TO  
END**

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CHECKED BY: RJH  
SHEET:

**R2.26**

JOB NO.  
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Delta	Issued As	Issue Date

SHEET TITLE:  
**SIGNING AND  
STRIPING -  
INDUSTRIAL RD**

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CHECKED BY: RJH  
SHEET:

**R2.30**

JOB NO. **2220085.00**

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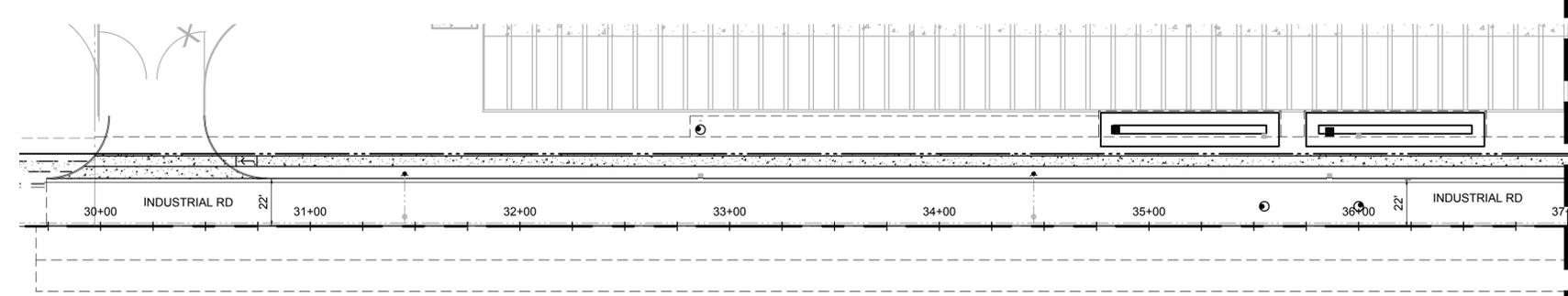
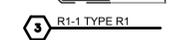
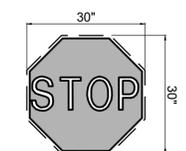
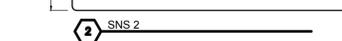
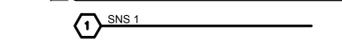
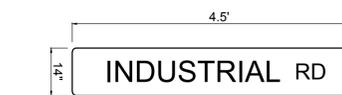
- INSTALL NEW SIGN (N)
- INSTALL NEW SIGN (N) ON NEW (M) SIGN SUPPORT
- N = SIGN NUMBER - SEE TABLE BELOW
- M = SIGN SUPPORT
- S = STEEL TELESPAR SUPPORT

### SIGNING NOTES

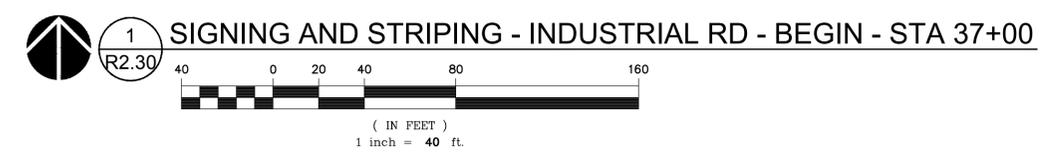
- ON OREGON DEPARTMENT OF TRANSPORTATION (O.D.O.T.) DET 4241/R5.30, SIGN POSTS SHALL BE INSTALLED PER ODOT TM681 AND USE A 2" ANCHOR DETAIL FOUNDATION PER ODOT TM687/R5.35

### STRIPING NOTES

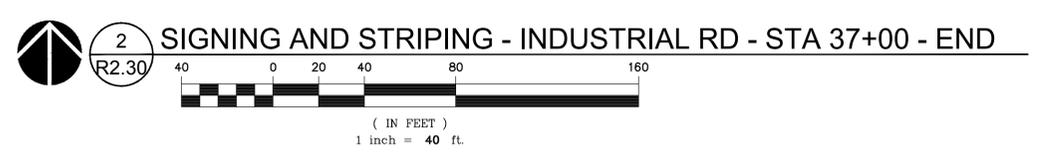
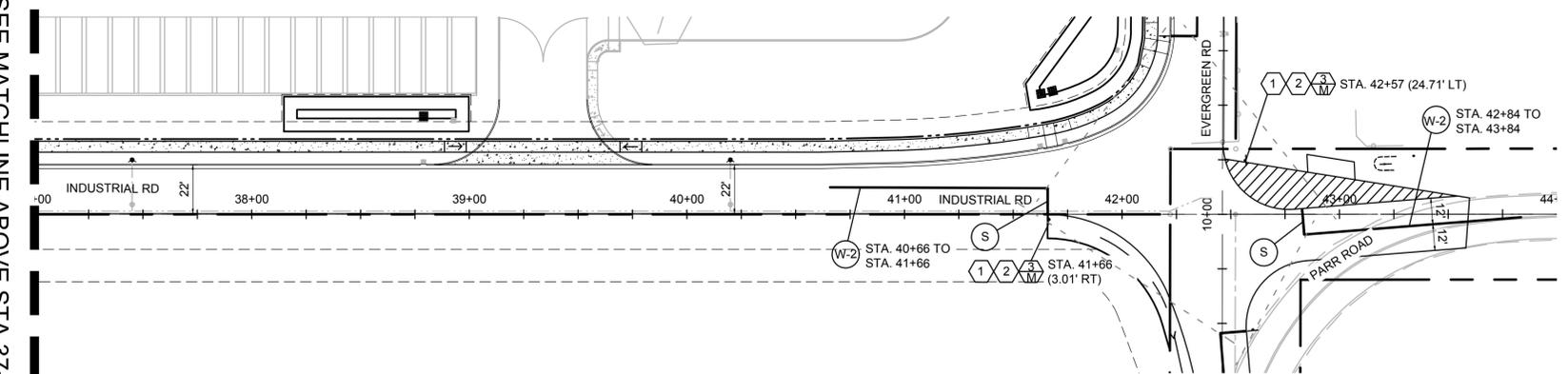
- 1. REFER TO O.D.O.T. PAVEMENT MARKING NOTES AND DETAILS ON SHEET R5.30-R5.34



SEE MATCHLINE BELOW STA 37+00



SEE MATCHLINE ABOVE STA 37+00



SIGN & SUPPORT DATA TABLE														
SIGN NO. (N)	QTY. USED	SIGN DIMENSION		SIGN CODE		TYPE OF SUPPORT					FOOTING TYPE		SIGN LEGEND / OTHER REMARKS	
		WIDTH (IN)	HEIGHT (IN)	MUTCD	ODOT	MOUNT					BREAKAWAY ANCHOR ASSEMBLY	BREAKAWAY ANCHOR ASSEMBLY		
						SINGLE PIPE POST	EXISTING PIPE POST	UTILITY POLE	LIGHT POLE	SIGNAL POLE				MODIFIED BIKE RACK
1	2			N/A		X							X	[INDUSTRIAL RD]
2	2			N/A		X							X	[EVERGREEN RD]
3	2	30	30	W1-2R		X							X	[STOP]



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SHEET TITLE:  
**SIGNING AND  
STRIPING -  
EVERGREEN RD**

DRAWN BY: TP  
CHECKED BY: RJH  
SHEET:

**R2.31**

JOB NO. **2220085.00**

### SIGNING LEGEND

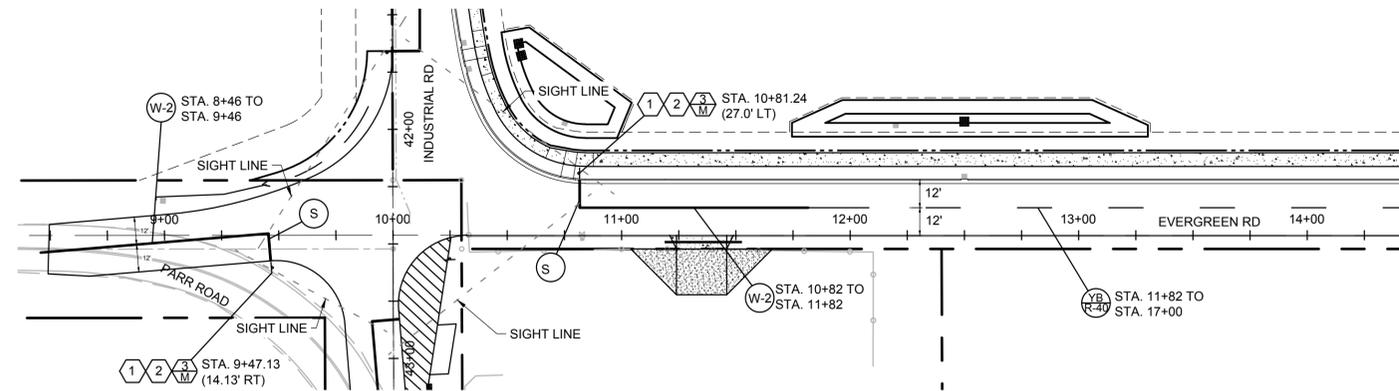
- INSTALL NEW SIGN (N)
- INSTALL NEW SIGN (N) ON NEW (M) SIGN SUPPORT
- N = SIGN NUMBER - SEE TABLE BELOW
- M = SIGN SUPPORT
- S = STEEL TELESPEAR SUPPORT

### SIGNING NOTES

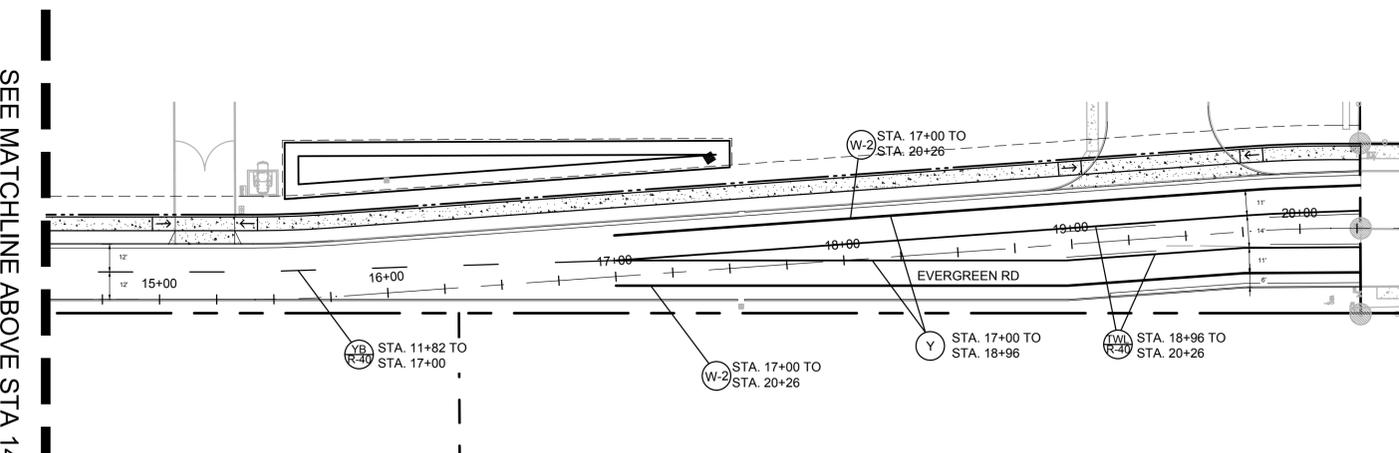
- ON OREGON DEPARTMENT OF TRANSPORTATION (O.D.O.T.) DET 4241/R5.30. SIGN POSTS SHALL BE INSTALLED PER ODOT TM681 AND USE A 2" ANCHOR DETAIL FOUNDATION PER ODOT TM687/R5.35

### STRIPING NOTES

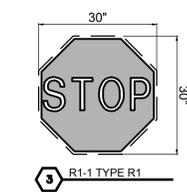
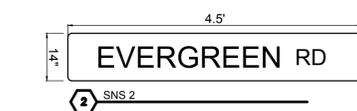
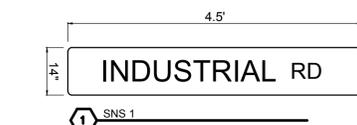
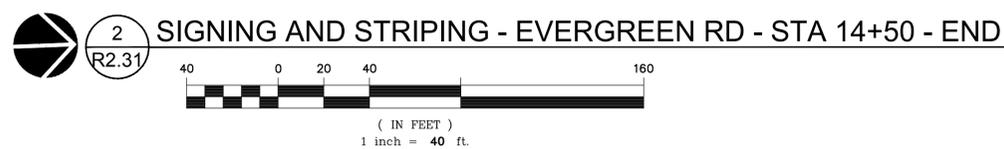
- 1. REFER TO O.D.O.T. PAVEMENT MARKING NOTES AND DETAILS ON SHEET R5.30-R5.34



SEE MATCHLINE BELOW STA 14+50



SEE MATCHLINE ABOVE STA 14+50



SIGN & SUPPORT DATA TABLE														
SIGN NO. (N)	QTY. USED	SIGN DIMENSION		SIGN CODE		TYPE OF SUPPORT					FOOTING TYPE		SIGN LEGEND / OTHER REMARKS	
		WIDTH (IN)	HEIGHT (IN)	MUTCD	ODOT	MOUNT					BREAKAWAY ANCHOR ASSEMBLY	BREAKAWAY ANCHOR ASSEMBLY		
						SINGLE PIPE POST	EXISTING PIPE POST	UTILITY POLE	LIGHT POLE	SIGNAL POLE				MODIFIED BIKE RACK
1	2			N/A		X							X	[INDUSTRIAL RD]
2	2			N/A		X							X	[EVERGREEN RD]
3	2	30	30	W1-2R		X							X	[STOP]





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DETAILS**

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SHEET:

**R2.33**

JOB NO. **2220085.00**

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OREGON STANDARD DRAWINGS  
PAVEMENT MARKING  
STANDARD DETAIL BLOCKS  
Effective Date: December 01, 2020 - May 31, 2021  
TM502

OREGON STANDARD DRAWINGS  
PAVEMENT MARKING  
STANDARD DETAIL BLOCKS  
Effective Date: December 01, 2020 - May 31, 2021  
TM503

OREGON STANDARD DRAWINGS  
PAVEMENT MARKING  
STANDARD DETAIL BLOCKS  
Effective Date: December 01, 2020 - May 31, 2021  
TM500

OREGON STANDARD DRAWINGS  
PAVEMENT MARKING  
STANDARD DETAIL BLOCKS  
Effective Date: December 01, 2020 - May 31, 2021  
TM501



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SHEET TITLE:  
**SOUTH  
INTERSECTION  
GRADING PLAN**

DRAWN BY: TP  
CHECKED BY: RJH  
SHEET:

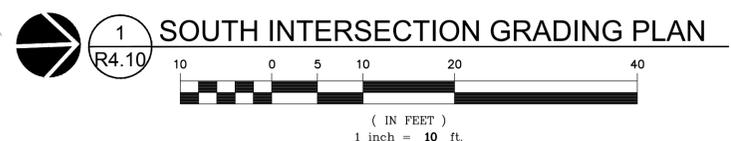
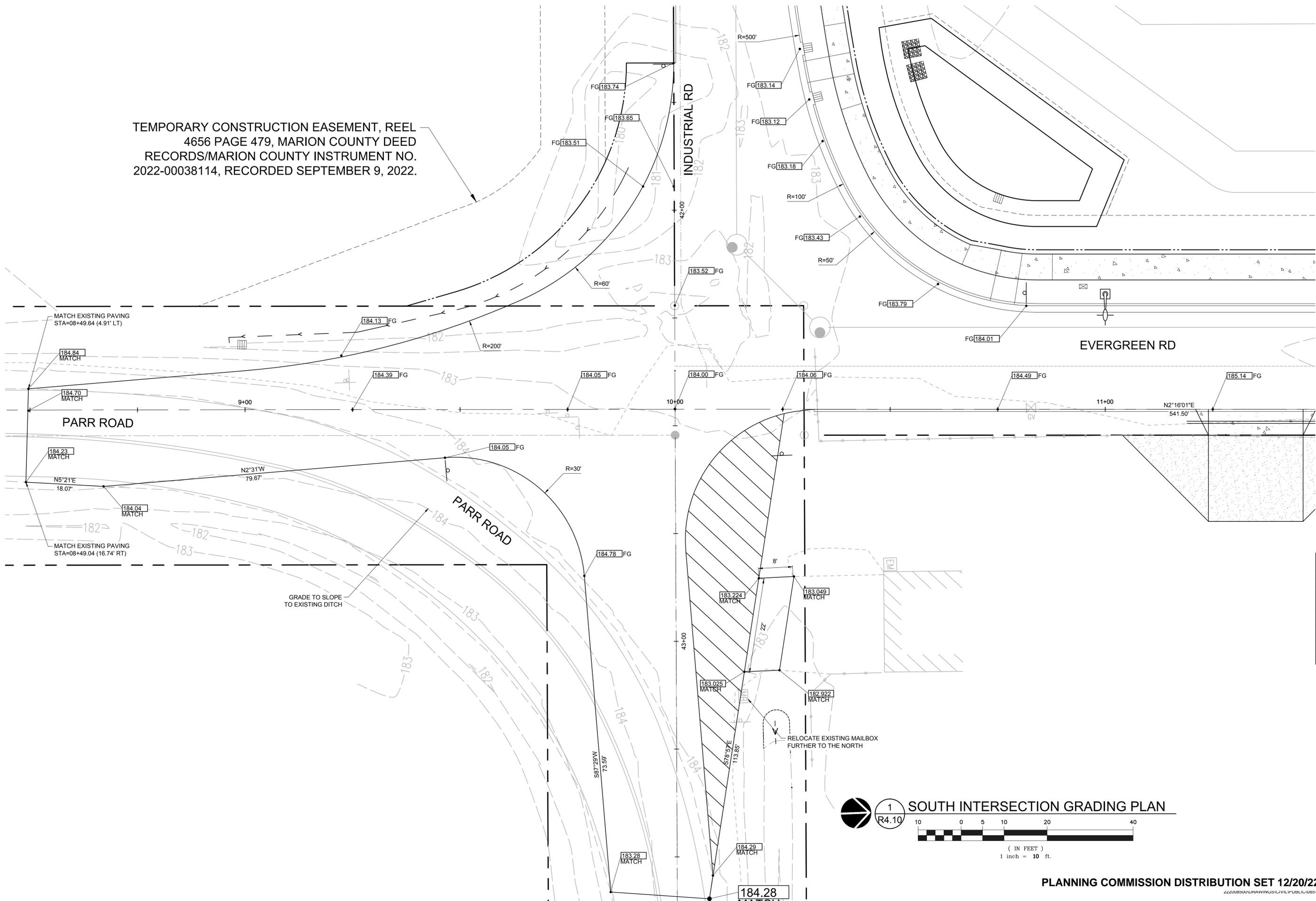
**R4.10**

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2220085.00.DWG:R4.10 TP 12/07/22 10:54 1:10

TEMPORARY CONSTRUCTION EASEMENT, REEL  
4656 PAGE 479, MARION COUNTY DEED  
RECORDS/MARION COUNTY INSTRUMENT NO.  
2022-00038114, RECORDED SEPTEMBER 9, 2022.



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SHEET:

**R5.10**

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**2220085.00**

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222008500\DRAWINGS\CIVIL\PUBLIC\085-R5.10.DWG:4230 TP 12/07/22 08:09 1:1

BACKFILL AS SPECIFIED, SEE STANDARD DETAIL 3800-1, TYP.

TYPE A - PLACE PIPE BARREL ON UNDISTURBED EARTH.

TYPE B - SUPPORT PIPE ON 4" OF COMPACTED 1"-MINUS CRUSHED AGGREGATE.

TYPE C - PIPE BEDDED WITH 1"-MINUS CRUSHED AGGREGATE FROM 4" BELOW INVERT TO SPRING LINE.

TYPE D - PIPE BEDDED WITH 1"-MINUS CRUSHED AGGREGATE FROM 4" BELOW INVERT TO 4" ABOVE ZENITH.

**LEGEND**

UNDISTURBED NATIVE SOIL

1"-MINUS CRUSHED AGGREGATE, COMPACTED 95 PCT. OF AASHTO T-99

**NOTES:**  
1. REFERENCE TECHNICAL SPEC. SECTION 3800.

**PIPE TRENCH BACKFILL**

REV: DEC. 2007  
SCALE: NTS  
DET No. **3800-1**

**PIPE TRENCH BEDDING AND ZONE**

REV: DEC. 2007  
SCALE: NTS  
DET No. **3800-2**

CLASS 1 & 2  
2" MIN.

CLASS 1 BACKFILL: NATIVE OR COMMON MATERIAL WITH A 2" MIN. CROWN, COMPACTED TO 95% T-99.

CLASS 2 BACKFILL: NATIVE OR COMMON MATERIAL COMPACTED IN 8" LIFTS, TO 95% T-180 W/ 2" MIN. CROWN.

CLASS 3 BACKFILL: 1"-MINUS CRUSHED AGGREGATE, COMPACTED IN 8" LIFTS TO 95% AASHTO T-180.

CLASS 4 BACKFILL: CONTROLLED DENSITY FILL (CDF).

MINIMUM SHALL BE O.D. + 24" (1-FT EA SIDE)

BACKFILL (CLASS AS SPEC.)

WATER, SEWER, OR STORM PIPE MATERIAL AS SPECIFIED.

BEDDING AND PIPE ZONE SHALL BE TYPE A, B, C, OR D AS SPECIFIED, SEE STANDARD DETAIL 3800-2.

**NOTES:**  
1. ENGINEER WILL CONSIDER ADJUSTING USUAL TRENCH WIDTH TO ACCOMMODATE CONDITION ENCOUNTERED.  
2. REFERENCE TECHNICAL SPEC. SECTION 3800.  
3. FOR HMA TRENCH CAP SURFACE REPLACEMENT SEE DETAIL 3800-5.

**PIPE TRENCH BACKFILL**

REV: DEC. 2007  
SCALE: NTS  
DET No. **3800-1**

DRIVEWAY WIDTH VARIES

1/2" MAX. LIP

2% MIN. 4% MAX.

2% MIN.

2-1/2"

2-1/2"

(2) No. 4 REBAR SEE NOTE 1

**NOTES:**  
1. REBAR WILL EXTEND A MIN. OF 2' INTO THE WING AREA.  
2. CURBLINE SIDEWALK SEE DETAIL 4150-3 FOR MINIMUM TAPER. FOR PROPERTY LINE SIDEWALK SEE DETAIL 4150-4 FOR MINIMUM TAPER.  
3. REFERENCE TECHNICAL SPEC. SECTION 4100 AND DETAIL 4100-1.  
4. MATERIAL - 3500 PSI CONCRETE AT 28 DAYS.

**TYPE 'A' CURB AND GUTTER**

REV: DEC. 2007  
SCALE: NTS  
DET No. **4100-1**

**TYPE 'C' CURB**

REV: DEC. 2007  
SCALE: NTS  
DET No. **4100-2**

GRADE POINT

SEE NOTE 1

6"

3/4" R

6" MIN. OR AS SPECIFIED

STREET SURFACE

16"

9"

4" OF 1"-MINUS CRUSHED AGGREGATE

COMPACTED NATIVE BACKFILL

**NOTES:**  
1. SLOPE CURB 0.02 FT/FT TO CURB FACE.  
2. MATERIAL - 3500 PSI CONCRETE AT 28 DAYS.  
3. REFERENCE TECHNICAL SPEC. SECTIONS 2000, 2300 AND 4100.  
4. PLACE CONTRACTION JOINTS AT 15' MAX. INTERVALS AND SHALL EXTEND AT LEAST 50% THROUGH CURB.

**TYPE 'A' CURB AND GUTTER**

REV: DEC. 2007  
SCALE: NTS  
DET No. **4100-1**

**TYPE 'C' CURB**

REV: DEC. 2007  
SCALE: NTS  
DET No. **4100-2**

6"

18"

3/4"

1/2" R

1/8" R

2" R

2% MIN. 4% MAX.

12"

6"

4" OF 1"-MINUS CRUSHED AGGREGATE

**NOTES:**  
1. SLOPE CURB 0.02 FT/FT TO CURB FACE.  
2. MATERIAL - 3500 PSI CONCRETE AT 28 DAYS.  
3. REFERENCE TECHNICAL SPEC. SECTIONS 2000, 2300 AND 4100.  
4. PLACE CONTRACTION JOINTS AT 15' MAX. INTERVALS AND SHALL EXTEND AT LEAST 50% THROUGH CURB.

**TYPE 'A' CURB AND GUTTER**

REV: DEC. 2007  
SCALE: NTS  
DET No. **4100-1**



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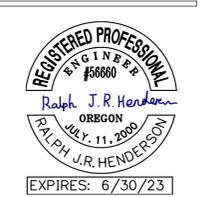
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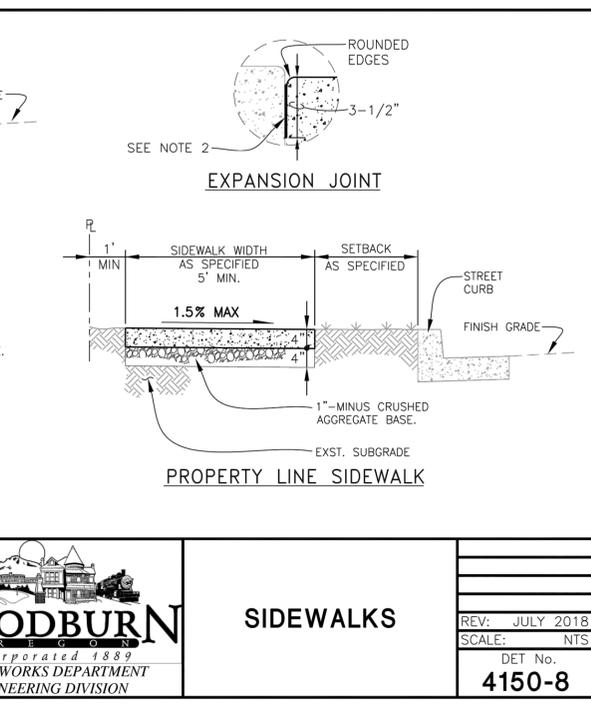
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**R5.11**

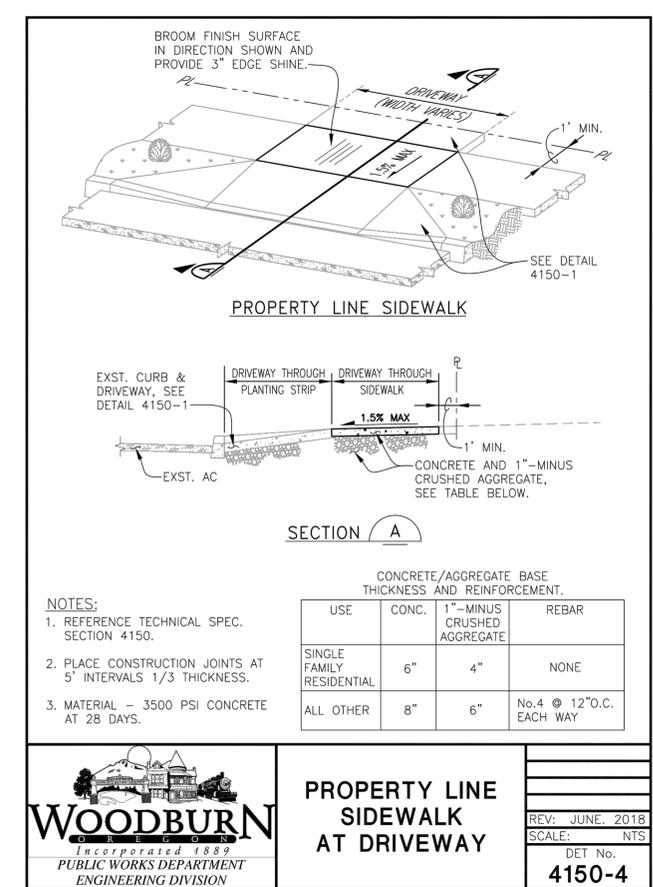
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**SIDEWALKS**

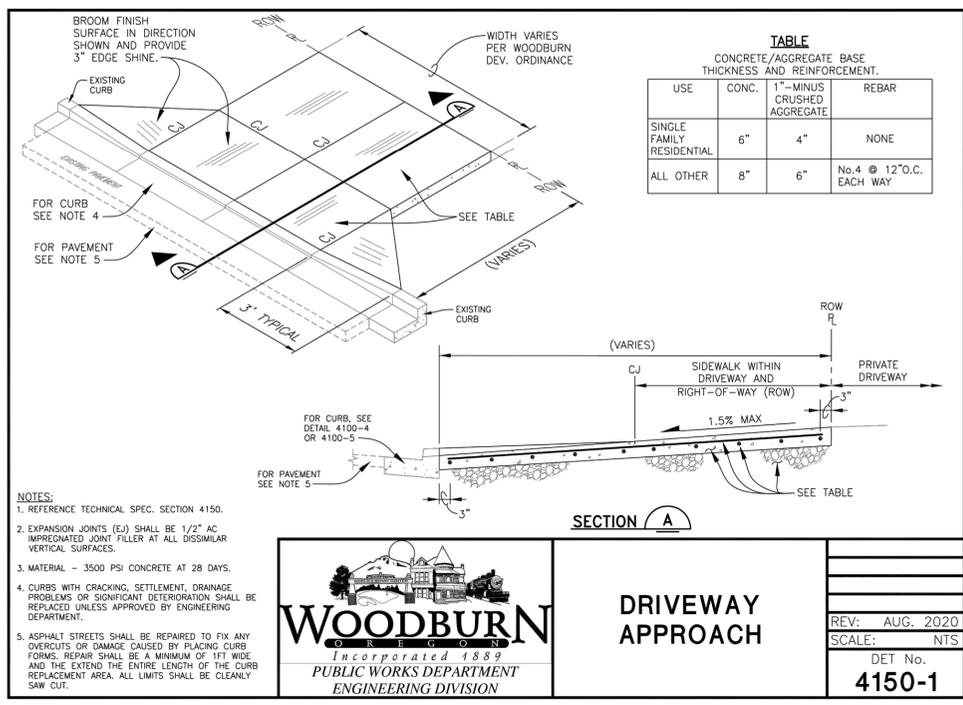
REV: JULY 2018  
SCALE: NTS  
DET No. **4150-8**



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**PROPERTY LINE SIDEWALK AT DRIVEWAY**

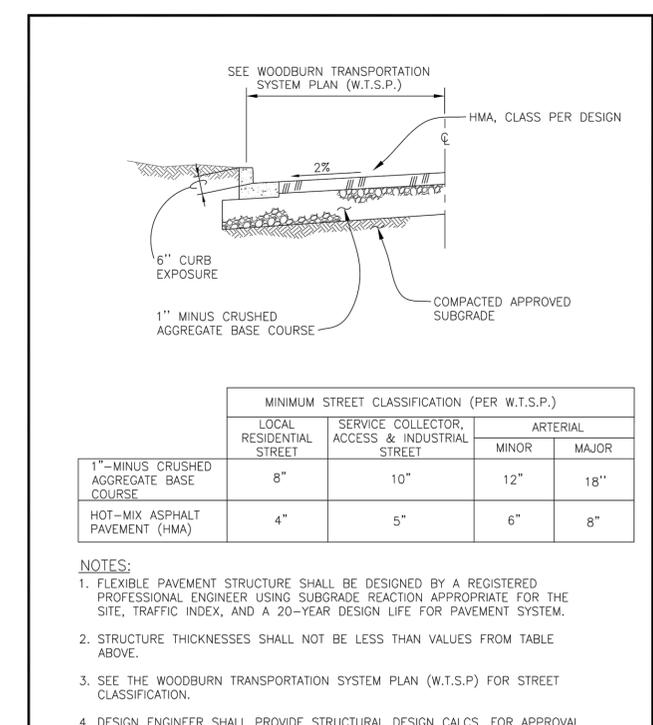
REV: JUNE 2018  
SCALE: NTS  
DET No. **4150-4**



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**DRIVEWAY APPROACH**

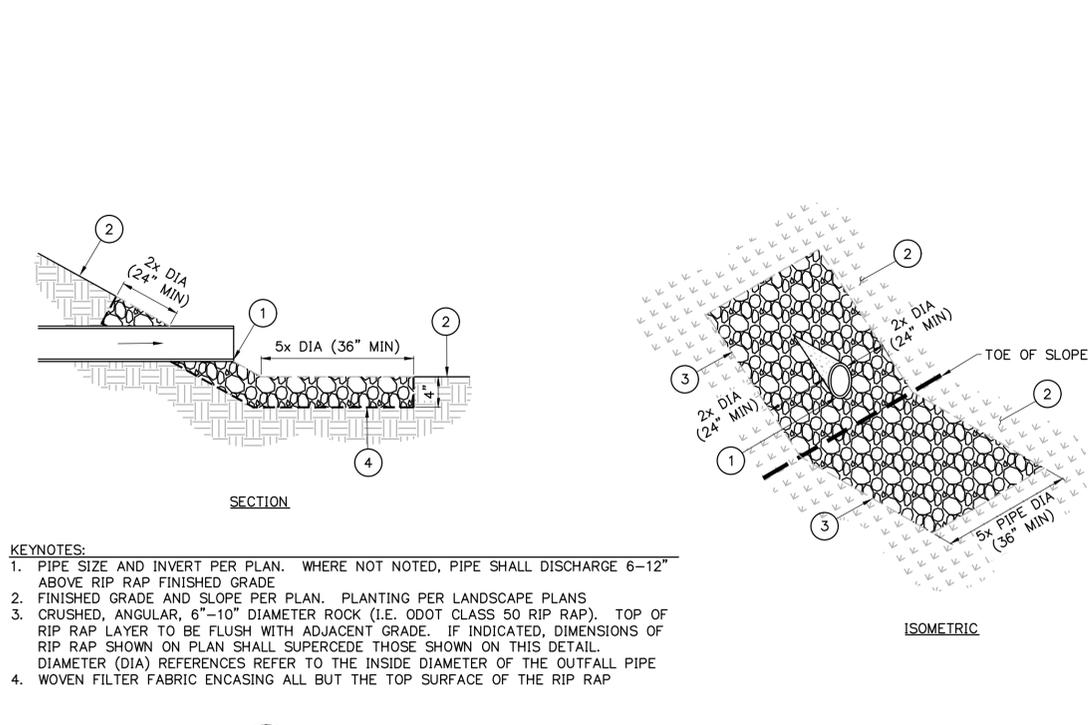
REV: AUG. 2020  
SCALE: NTS  
DET No. **4150-1**



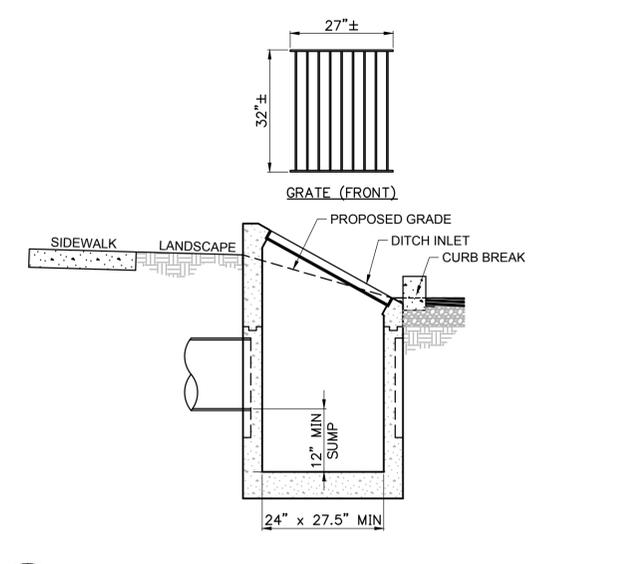
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**TYPICAL FLEXIBLE PAVEMENT STRUCTURE**

REV: JAN. 2009  
SCALE: NTS  
DET No. **4200-1**



**1**  
R5.11  
PIPE OUTFALL - RIP RAP  
NTS



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**THRUST BLOCKING**

REV: DEC. 2007  
SCALE: NTS  
DET No. 5000-1

1. CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.  
2. KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES. INSTALL IN ACCORDANCE TO TECHNICAL SPEC. SECTION 5000.

FITTING SIZE	BEARING AREA OF THRUST BLOCKS IN SQ. FT.					
	TEE, WYE PLUG OR GAP	90° BEND PLUGGED CROSS	TEE PLUGGED ON RUN	45° BEND	22.5° BEND	11.25° BEND
4	1.0	1.4	1.9	1.4	1.0	--
6	2.1	3.0	4.3	3.0	1.6	1.0
8	3.8	5.3	7.6	5.4	2.9	1.5
10	5.9	8.4	11.8	8.4	4.6	2.4
12	8.5	12.0	17.0	12.0	6.6	3.4
14	11.5	16.3	23.0	16.3	8.9	4.6
16	15.0	21.3	30.0	21.3	11.6	6.0
18	19.0	27.0	38.0	27.0	14.6	7.6
20	23.5	33.3	47.0	33.3	18.1	9.4
24	34.0	48.0	68.0	48.0	26.2	13.6

3. BEARING AREAS SHOWN ARE BASED ON TEST PRESSURE OF 150 PSI. AND AN ALLOWABLE SOIL BEARING STRESS OF 2,000 POUNDS PER SQUARE FOOT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION: BEARING AREA = (TEST PRESSURE/150) X (2,000/SOIL BEARING STRESS) X (TABLE VALUE).  
4. REFERENCE STANDARD DETAIL 5000-1.  
\*STRADDLE BLOCK SHALL MEET THIS TABLE.

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**HORIZONTAL THRUST BLOCK TABLES**

REV: DEC. 2007  
SCALE: NTS  
DET No. 5000-2

FORD CO. MODEL		ANGLE METER VALVE
DIA.	CORP STOP	Model No.
1"	F1000-4*	KV43-444W*
1.5"	FB500-6*	FV43-866W*
2"	FB500-7*	FV43-777W*

\*OR APPROVED EQUAL

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**WATER SERVICE CONNECTION**

REV: MAY 2011  
SCALE: NTS  
DET No. 5000-4

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**UTILITY ZONES AROUND WATER LINES**

REV: DEC. 2007  
SCALE: NTS  
DET No. 5000-6

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**VALVE ASSEMBLY**

REV: FEB. 2020  
SCALE: NTS  
DET No. 5050-2

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**FIRE HYDRANT ASSEMBLY**

REV: FEB. 2020  
SCALE: NTS  
DET No. 5070-1

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**UTILITY ZONES AT SEWER LINE**

REV: DEC. 2007  
SCALE: NTS  
DET No. 6200-4



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REV: MAY 2011  
SCALE: NTS  
DET No. 5000-4



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SHEET:

**R5.12**

JOB No. 2220085.00



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**NOTES:**

- ALL PRECAST SECTIONS SHALL CONFORM TO REQUIREMENTS OF ASTM C478.
- STANDARD PRECAST MANHOLE SECTION DIAMETER SHALL BE 48". USE 42" IF SPECIFIED BY THE ENGINEER. MAXIMUM PIPE DIAMETER 24".
- ALL CONNECTING PIPES SHALL HAVE A FLEXIBLE, GASKETED, AND UNRESTRAINED JOINT WITHIN 18" OF MANHOLE WALL.
- USE FLAT TOP FOR SHALLOW MANHOLE WHERE DIRECTED.

**MANHOLE STEPS DETAIL**

PLAN: 2" MIN. gap, 8-3/8" diameter, 13" TO 16" width, 2-1/2" height.

FRONT: 8-3/8" diameter, 2-1/2" height, 13" TO 16" width.

SIDE: 26" MAX. height, 12" SPACING between steps.

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**STORM SEWER MANHOLE**

REV: DEC. 2011  
SCALE: NTS  
DET No. **7500-1**

**NOTES:**

- REFER TO CITY OF PORTLAND STANDARD DRAWING P-540 FOR 18" THICKENED CURB AND GUTTER.
- SMOOTH TRANSITION TO ENSURE WATER FLOWS INTO GUTTER.

CONSTRUCT INVERT CHANNELS TO UNIFORM FLOW LINES WITH GRADUAL TRANSITION SECTIONS.

FRAME AND ADJUSTMENT RINGS SHALL BE SEALED WITH NON-SHRINK GROUT. PREFORMED PLASTIC OR RUBBER RING TO FORM A WATERTIGHT SEAL. REFERENCE TECHNICAL SPEC. SECTION 7500.

ALL JOINTS SHALL BE SEALED WITH PREFORMED PLASTIC OR RUBBER RING TO FORM A WATERTIGHT SEAL.

USE COMMERCIALY AVAILABLE RUBBER BOOT OR MANHOLE ADAPTER.

1" - MINUS CRUSHED AGGREGATE.

**SECTION A**

**WOODBURN ENGINEERING DIVISION**  
Incorporated 1889  
PUBLIC WORKS DEPARTMENT

**CONCRETE INLET, TYPE METAL**

Effective Date: 07-31-20  
Calc. Book No.: N/A  
Baseline Report Date: N/A  
Standard Drawing No. **P-300**

**NOTES:**

- REFER TO CITY OF PORTLAND STANDARD DRAWING P-540 FOR 18" THICKENED CURB AND GUTTER.
- SMOOTH TRANSITION TO ENSURE WATER FLOWS INTO GUTTER.

DEPRESS GUTTER PAN 2" TO BOTTOM OF INLET (B)

4" THICK CONCRETE SPLASH PAD, TYP. EACH INLET

2'-6" OR 3' (6" WIDER THAN INLET OPENING, BOTH SIDES)

3'-6" OR 4'

1'-6" OR 2'

12" OR 18" (SEE PLANS)

**PLAN**

**ISOMETRIC**

SEE NOTE 2

METAL INLET ASSEMBLY, PER CITY OF PORTLAND STD. DWG. P-302

4" CONCRETE SPLASH PAD FLUSH WITH FINISHED FACILITY GRADE

STORMWATER FACILITY BLENDED SOIL

9" TYP.

FLOW LINE (FL) BOTTOM OF INLET (B)

#4 REBAR DOWELS SPACED 12" O.C.

**SECTION A-A**

**WOODBURN ENGINEERING DIVISION**  
Incorporated 1889  
PUBLIC WORKS DEPARTMENT

**CONCRETE INLET, TYPE METAL**

Effective Date: 07-31-20  
Calc. Book No.: N/A  
Baseline Report Date: N/A  
Standard Drawing No. **P-300**

**NOTES:**

- THE FRAME AND LADDER OR STEPS ARE TO BE OFFSET SO THAT: THE SHEAR GATE IS VISIBLE FROM THE TOP; THE CLIMB-DOWN SPACE IS CLEAR OF RISER AND GATE; THE FRAME IS CLEAR OF THE CURB (IF APPLICABLE)
- THE SHEAR GATE SHALL BE MADE OF ALUMINUM ALLOY IN ACCORDANCE WITH ASTM B 26M AND ASTM B 275, DESIGNATION ZG32A; OR CAST IRON IN ACCORDANCE WITH ASTM A 48, CLASS 30B
- THE LIFT HANDLE SHALL BE MADE OF SIMILAR METAL TO THE GATE (TO PREVENT GALVANIC CORROSION)
- A NEOPRENE RUBBER GASKET IS REQUIRED BETWEEN THE PIPE MOUNTING FLANGE AND THE GATE FLANGE
- INSTALL THE GATE SO THAT THE LEVEL-LINE IS LEVEL WHEN THE GATE IS CLOSED
- THE MATING SURFACES OF THE LID AND THE BODY SHALL BE MACHINED TO PROPER FIT
- ALL SHEAR GATE BOLTS SHALL BE STAINLESS STEEL
- THE SHEAR GATE MAXIMUM OPENING SHALL BE CONTROLLED BY LIMITED HINGE MOVEMENT, A STOP TAB, OR SOME OTHER DEVICE
- ALTERNATIVE SHEAR GATE DESIGNS ARE ACCEPTABLE. IF MATERIAL SPECIFICATIONS ARE MET AND FLANGE BOLT PATTERN MATCHES, CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ENGINEER PRIOR TO PROCURING PRODUCT OR CONSTRUCTION

**KEYNOTES:**

- PRECAST CONCRETE CATCH BASIN WITH DITCH INLET TOP SECTION
- WELDED STEEL FRAME AND GRATE: 2.5" x 3/8" SQ. EDGE FLAT BARS ON ENDS WITH 2.5" x 1/4" SQ. EDGE FLAT BARS IN BETWEEN, SET 3" O.C.
- OUTLET PIPE SIZES, INVERTS, AND SLOPES. SEE SHEETS R4.11 AND R4.12
- OVERFLOW SIZES AND ELEVATIONS. SEE R4.11 & R4.12
- SHEAR GATE PER DETAIL 3/R5.13
- ORIFICE SIZES AND ELEVATIONS. SEE SHEETS R4.11 AND R4.12
- LIFT HANDLE FOR SHEAR GATE. SEE DETAIL 3/R5.13
- 4" DIAMETER PERFORATED PIPE
- SEE SHEETS R4.11 AND R4.12

**NOTES:**

- BOTTOM OF GRATE OPENING SHALL BE SET AT FLOWLINE OF DITCH, UNLESS NOTED OTHERWISE ON PLAN
- PRECAST SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-478
- PRECAST REINFORCEMENT SHALL BE REBAR MEETING ASTM A615 GRADE 60
- PRECAST STRUCTURE SHALL CONFORM TO ODOT TYPE G-2 CATCH BASIN DESIGN W/DITCH INLET TOP
- FRAME AND GRATE SHALL BE NEW STRUCTURAL ASTM A-36 FLAT BAR STEEL OR APPROVED EQUAL
- CONTRACTOR SHALL VERIFY WITH LOCAL JURISDICTION IF GRATE IS REQUIRED TO BE LOCKED OR CHAIN TO GRATE AND INSTALL ADDITIONAL EQUIPMENT AS REQUIRED

**SECTION A**

**WOODBURN ENGINEERING DIVISION**  
Incorporated 1889  
PUBLIC WORKS DEPARTMENT

**SHEAR GATE**

REV: DEC. 2007  
SCALE: NTS  
DET No. **6510-3**

**KEYNOTES:**

- PRECAST CONCRETE CATCH BASIN WITH DITCH INLET TOP SECTION
- WELDED STEEL FRAME AND GRATE: 2.5" x 3/8" SQ. EDGE FLAT BARS ON ENDS WITH 2.5" x 1/4" SQ. EDGE FLAT BARS IN BETWEEN, SET 3" O.C.
- OUTLET PIPE SIZE AND INVERT PER PLAN INSTALL AS CLOSE AS PRACTICAL TO TOP OF PRECAST KNOCKOUT TO MAXIMIZE SUMP, UP TO 18" MAX

**NOTES:**

- BOTTOM OF GRATE OPENING SHALL BE SET AT FLOWLINE OF DITCH, UNLESS NOTED OTHERWISE ON PLAN
- PRECAST SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-478
- PRECAST REINFORCEMENT SHALL BE REBAR MEETING ASTM A615 GRADE 60
- PRECAST STRUCTURE SHALL CONFORM TO ODOT TYPE G-2 CATCH BASIN DESIGN W/DITCH INLET TOP
- FRAME AND GRATE SHALL BE NEW STRUCTURAL ASTM A-36 FLAT BAR STEEL OR APPROVED EQUAL
- CONTRACTOR SHALL VERIFY WITH LOCAL JURISDICTION IF GRATE IS REQUIRED TO BE LOCKED OR CHAIN TO GRATE AND INSTALL ADDITIONAL EQUIPMENT AS REQUIRED

**SECTION A**

**WOODBURN ENGINEERING DIVISION**  
Incorporated 1889  
PUBLIC WORKS DEPARTMENT

**FLOW CONTROL DITCH INLET**

REV: DEC. 2007  
SCALE: NTS  
DET No. **6510-3**

**KEYNOTES:**

- PRECAST CONCRETE CATCH BASIN WITH DITCH INLET TOP SECTION
- WELDED STEEL FRAME AND GRATE: 2.5" x 3/8" SQ. EDGE FLAT BARS ON ENDS WITH 2.5" x 1/4" SQ. EDGE FLAT BARS IN BETWEEN, SET 3" O.C.
- OUTLET PIPE SIZE AND INVERT PER PLAN INSTALL AS CLOSE AS PRACTICAL TO TOP OF PRECAST KNOCKOUT TO MAXIMIZE SUMP, UP TO 18" MAX

**NOTES:**

- BOTTOM OF GRATE OPENING SHALL BE SET AT FLOWLINE OF DITCH, UNLESS NOTED OTHERWISE ON PLAN
- PRECAST SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-478
- PRECAST REINFORCEMENT SHALL BE REBAR MEETING ASTM A615 GRADE 60
- PRECAST STRUCTURE SHALL CONFORM TO ODOT TYPE G-2 CATCH BASIN DESIGN W/DITCH INLET TOP
- FRAME AND GRATE SHALL BE NEW STRUCTURAL ASTM A-36 FLAT BAR STEEL OR APPROVED EQUAL
- CONTRACTOR SHALL VERIFY WITH LOCAL JURISDICTION IF GRATE IS REQUIRED TO BE LOCKED OR CHAIN TO GRATE AND INSTALL ADDITIONAL EQUIPMENT AS REQUIRED

**SECTION A**

**WOODBURN ENGINEERING DIVISION**  
Incorporated 1889  
PUBLIC WORKS DEPARTMENT

**DITCH INLET**

REV: DEC. 2007  
SCALE: NTS  
DET No. **6510-3**

**NOTES:**

- CONSTRUCT INVERT CHANNELS TO UNIFORM FLOW LINES WITH GRADUAL TRANSITION SECTIONS
- MANHOLE JOINTS: CONCRETE EXTENSION RING SHALL BE SEALED WATERTIGHT. REFERENCE TECHNICAL SPEC. SECTION 6510.

EAST JORDAN IRON WORKS MODEL# 2600 FRAME & 2603 COVER OR APPROVED EQUAL.

12" MAX

12" (TYP)

48" MIN. I.D.

5" MIN

ECCENTRIC MH TOP

FERNCO CMA OR APPROVED EQUAL.

EXTEND PIPE INTO MH & GROUT SMOOTH

2" MAX

6" MIN

1" - MINUS CRUSHED AGGREGATE

**SECTION A**

**WOODBURN ENGINEERING DIVISION**  
Incorporated 1889  
PUBLIC WORKS DEPARTMENT

**SANITARY SEWER MANHOLE**

REV: DEC. 2007  
SCALE: NTS  
DET No. **6510-3**

**WOODBURN ENGINEERING DIVISION**  
Incorporated 1889  
PUBLIC WORKS DEPARTMENT

**SANITARY SEWER MANHOLE**

REV: DEC. 2007  
SCALE: NTS  
DET No. **6510-3**







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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**PLANTING PLAN  
NORTHEAST**

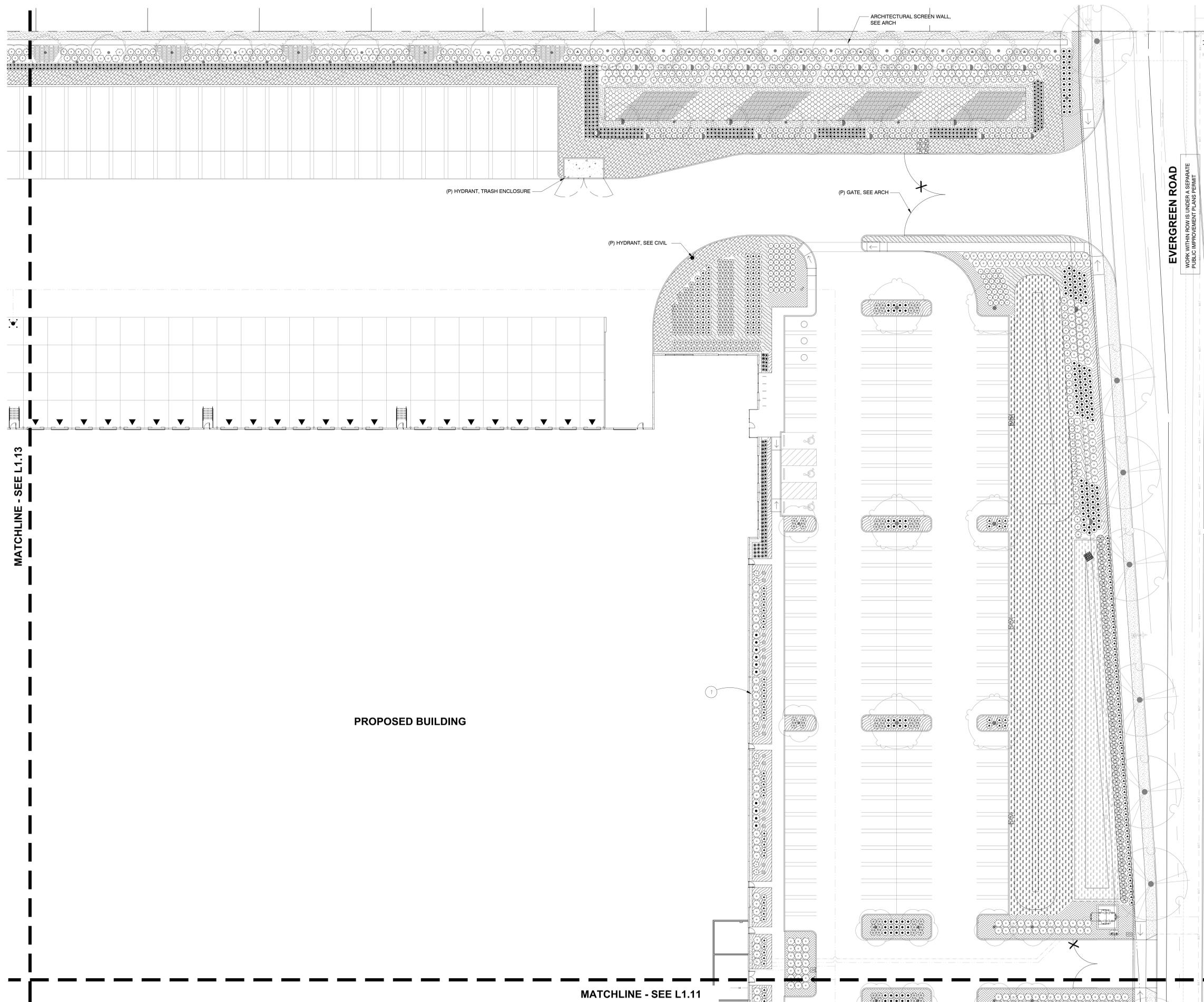
DRAWN BY: ADS/LJM

CHECKED BY: SPT/NRF

SHEET

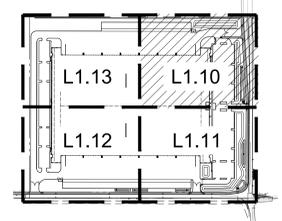
**L1.10**

JOB NO. **2220085.00**



**NOTES**  
1. SEE SHEET L0.01 FOR NOTES, PLANT SIZE, SPACING, AND PU UNIT QUANTITIES.

**KEY NOTES**  
1. ROCK MULCH MAINTENANCE BAND, SEE DETAIL 7/L5.10





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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**PLANTING PLAN  
 SOUTHEAST**

DRAWN BY: ADS/LJM

CHECKED BY: SPT/NRF

SHEET

**L1.11**

JOB NO. **2220085.00**

MATCHLINE - SEE L1.10

PROPOSED BUILDING

(P) HYDRANT, SEE CIVIL

EVERGREEN ROAD

INDUSTRIAL ROAD

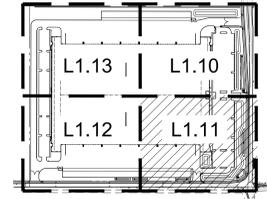
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MATCHLINE - SEE L1.12



**NOTES**  
 1. SEE SHEET L0.01 FOR NOTES, PLANT SIZE, SPACING, AND PU UNIT QUANTITIES.

**KEY NOTES**  
 1. ROCK MULCH MAINTENANCE BAND, SEE DETAIL 7/L5.10



**KEY MAP**  
 SCALE: NTS



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Project  
**WEISZ PROPERTY:  
500KSF SPEC  
INDUSTRIAL**

MATCHLINE - SEE L1.13

PROPOSED BUILDING

MATCHLINE - SEE L1.11

SEED TO LIMITS  
OF DISTURBANCE

(P) HYDRANT, SEE CIVIL

GATE, SEE ARCH

(P) TRASH ENCLOSURE

INDUSTRIAL ROAD

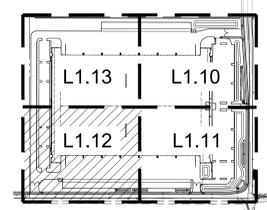
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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**PLANTING PLAN  
SOUTHWEST**



DRAWN BY: ADS/LJM

CHECKED BY: SPT/NRF

SHEET

**L1.12**

JOB NO. **2220085.00**



**NOTES**  
1. SEE SHEET L0.01 FOR NOTES, PLANT SIZE, SPACING, AND PU UNIT QUANTITIES.

**KEY NOTES**  
1. ROCK MULCH MAINTENANCE BAND, SEE DETAIL 7/L5.10



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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**PLANTING PLAN NORTHWEST**

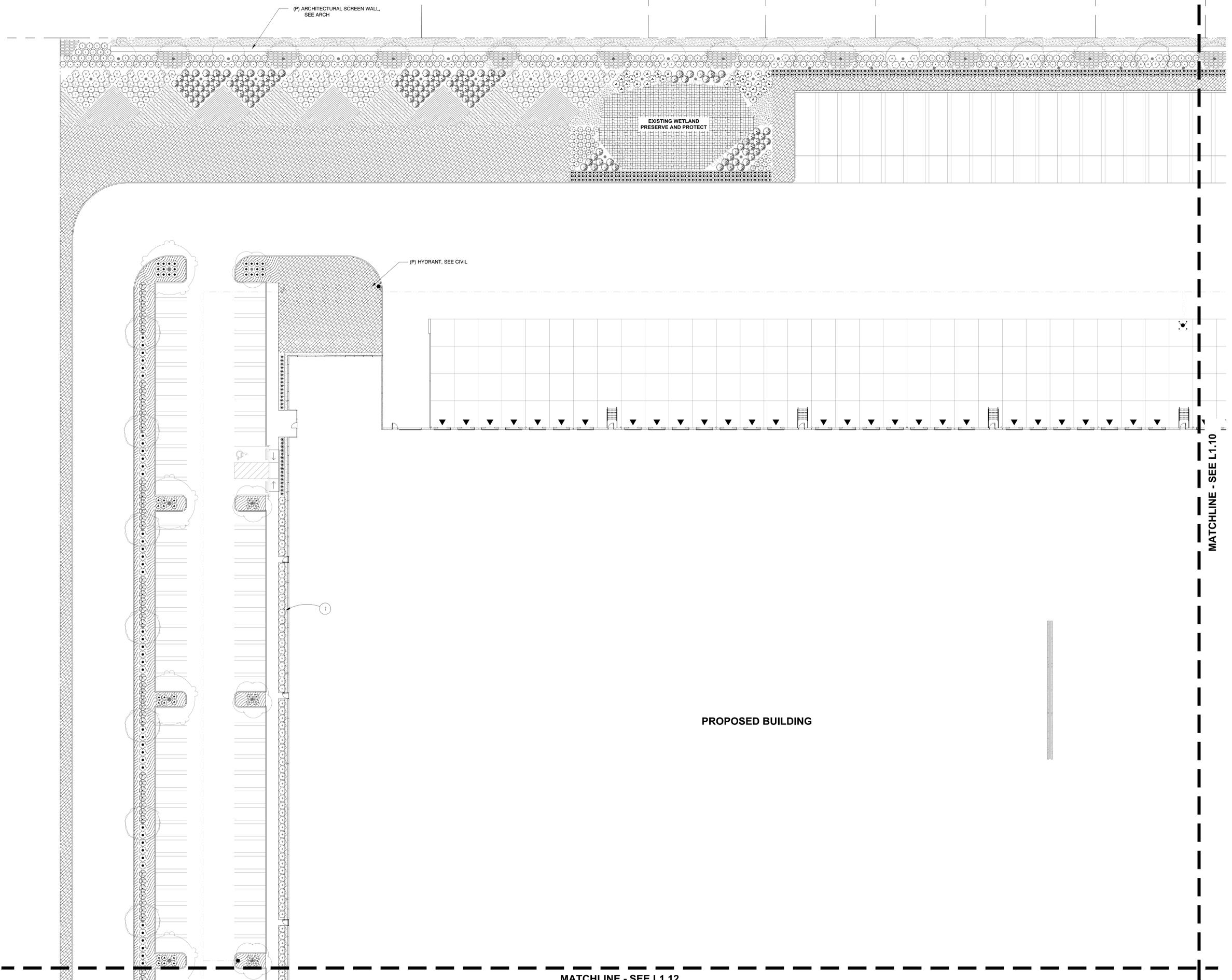
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CHECKED BY: SPT/NRF

SHEET

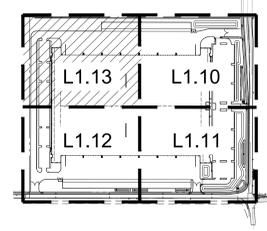
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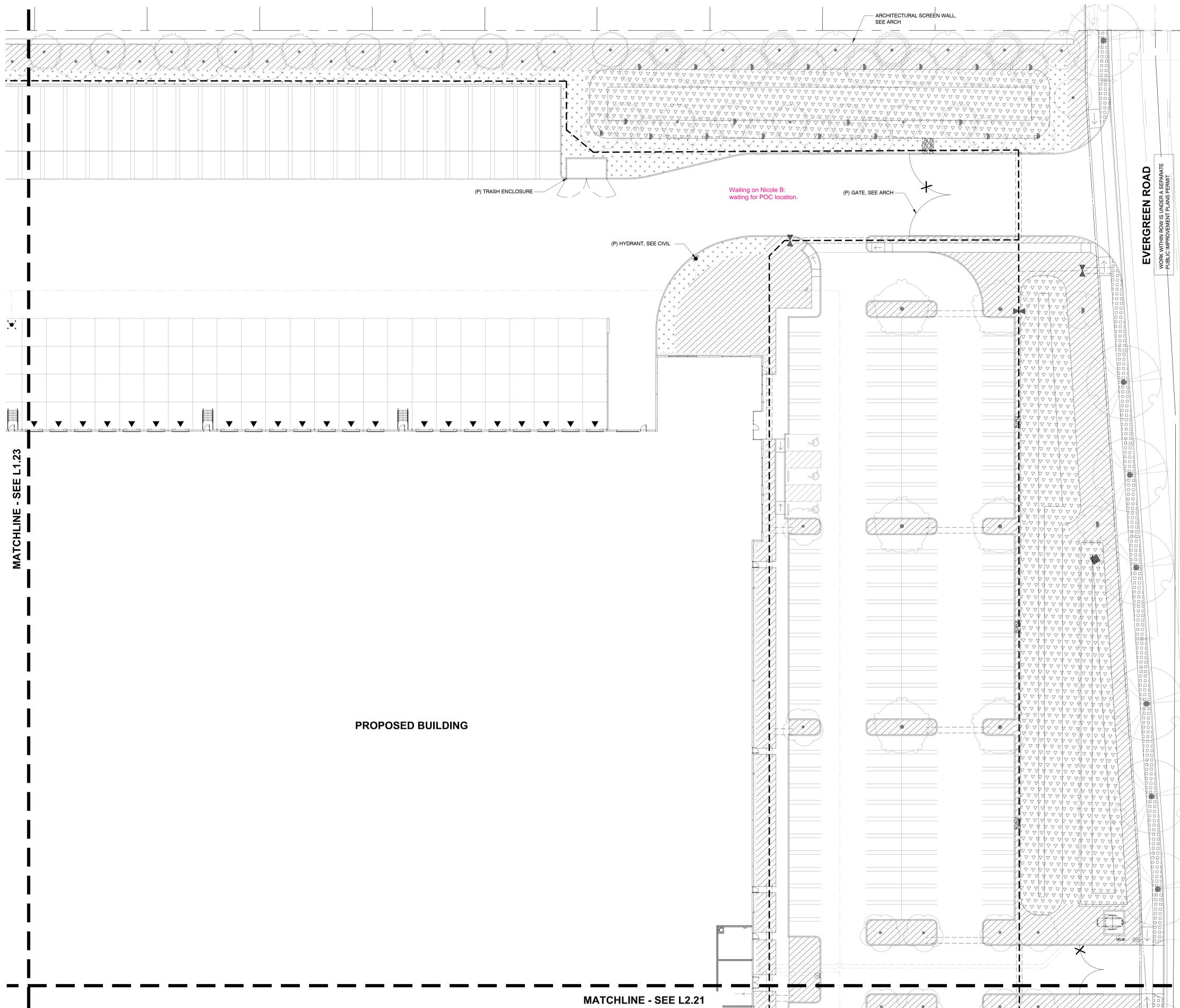
JOB NO. **2220085.00**



**NOTES**  
 1. SEE SHEET L0.01 FOR NOTES, PLANT SIZE, SPACING, AND PU UNIT QUANTITIES.

**KEY NOTES**  
 1. ROCK MULCH MAINTENANCE BAND, SEE DETAIL 7/L5.10





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

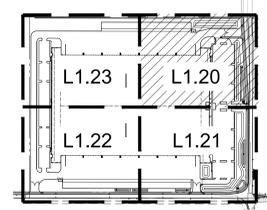


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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**IRRIGATION PLAN NORTHEAST**



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 CHECKED BY: SPT/NRF  
 SHEET

**L1.20**

JOB NO. **2220085.00**

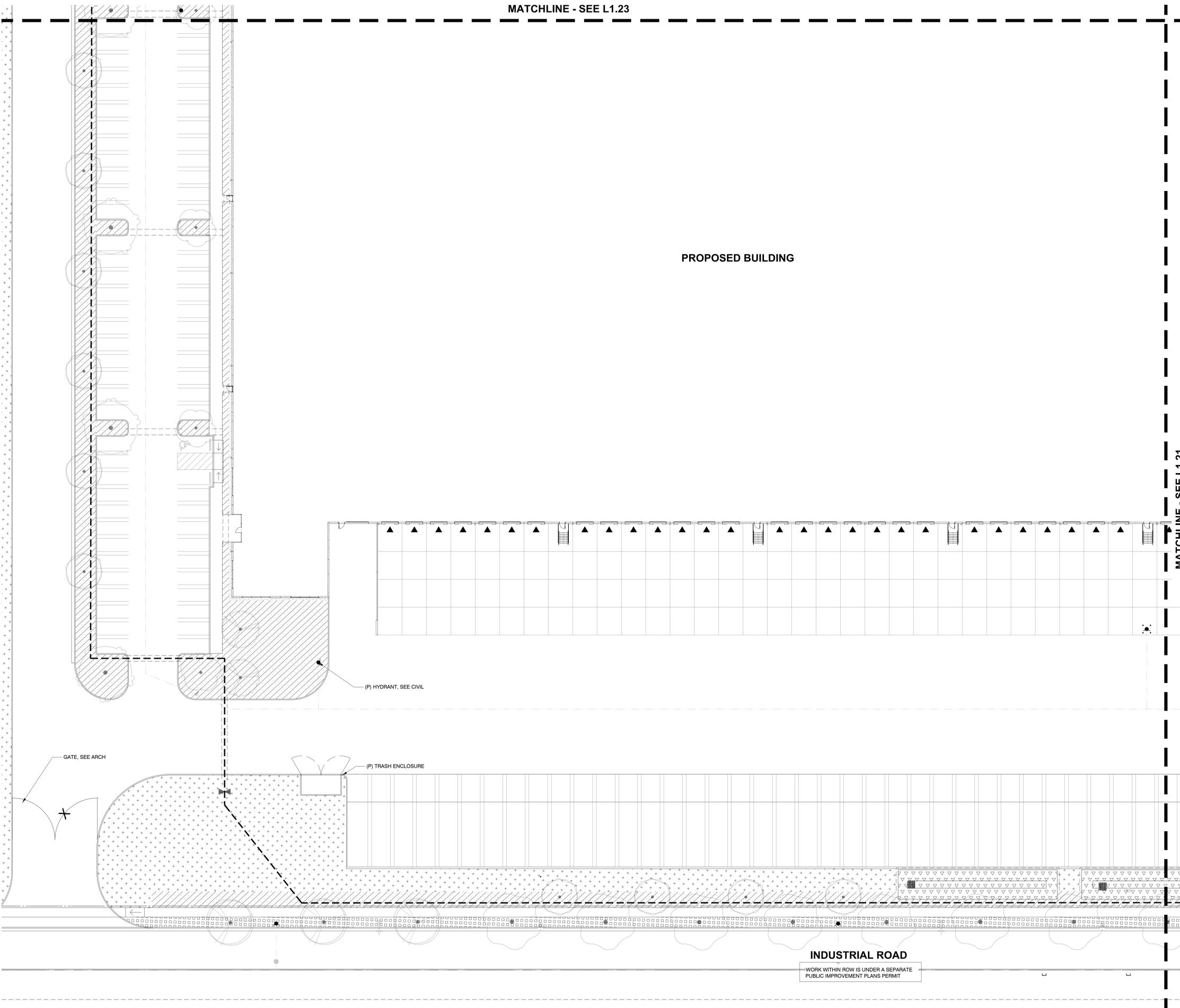
MATCHLINE - SEE L1.23

**PROPOSED BUILDING**

MATCHLINE - SEE L2.21







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

PROPOSED BUILDING

MATCHLINE - SEE L1.21

(P) HYDRANT, SEE CIVIL

(P) TRASH ENCLOSURE

GATE, SEE ARCH

INDUSTRIAL ROAD

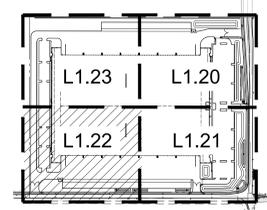
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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**IRRIGATION  
PLAN  
SOUTHWEST**



**KEY MAP**  
SCALE: NTS

DRAWN BY: ADS/LJM  
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SHEET

**L1.22**

JOB NO. **2220085.00**





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Delta	Issued As	Issue Date

SHEET TITLE:  
**IRRIGATION  
 PLAN  
 NORTHWEST**

DRAWN BY: ADS/LJM

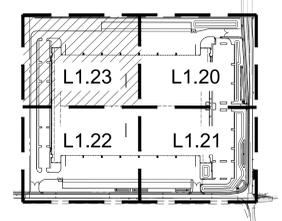
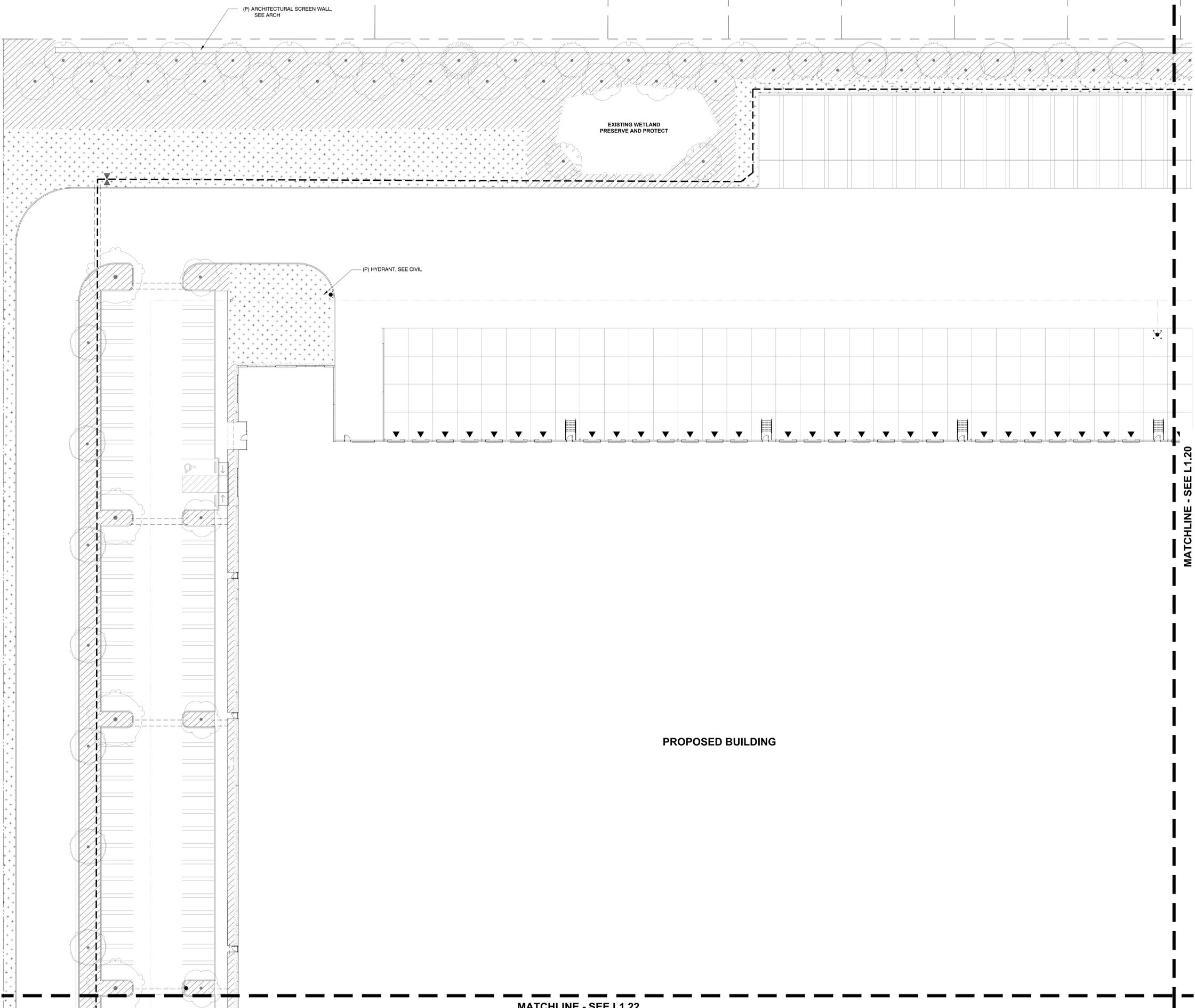
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SHEET

**L1.23**

JOB NO. **2220085.00**

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





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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**PLANTING  
DETAILS**

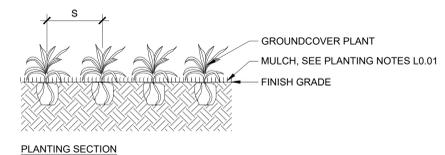
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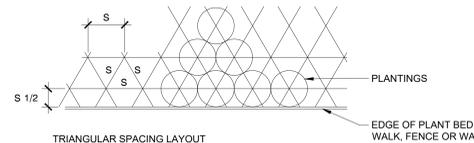
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**L5.10**

JOB NO. **2220085.00**



PLANTING SECTION

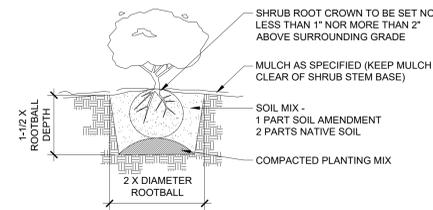


TRIANGULAR SPACING LAYOUT

**NOTES**

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

LS-DETL-GC01.DWG

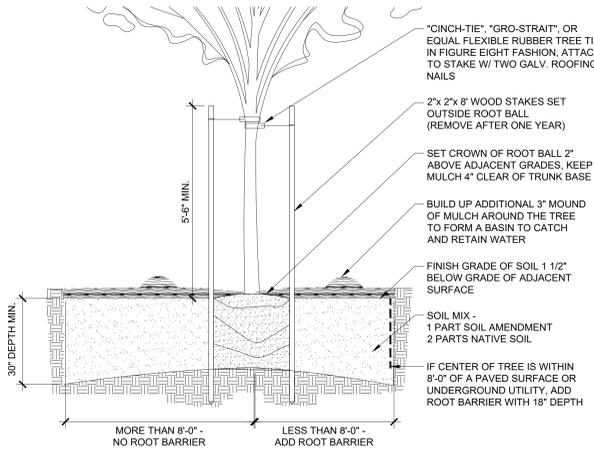


**3 SHRUB PLANTING**

SCALE: NTS

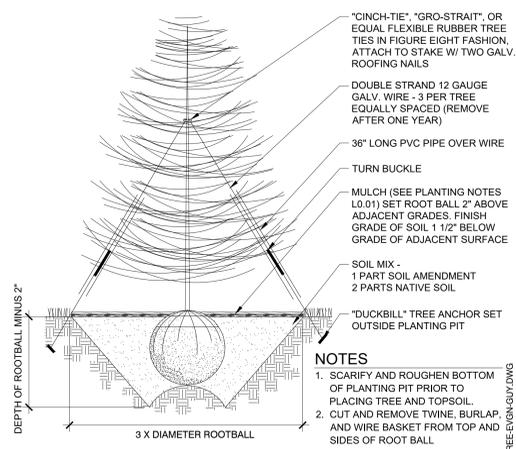
**NOTES**

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



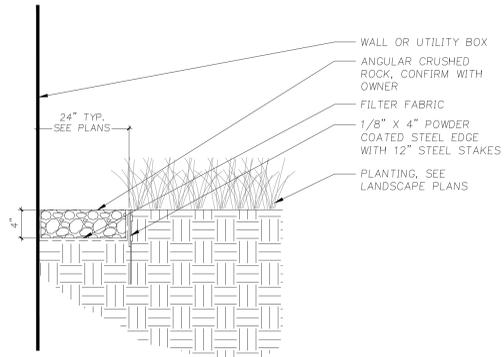
**2 DECIDUOUS TREE PLANTING DETAIL**

SCALE: NTS



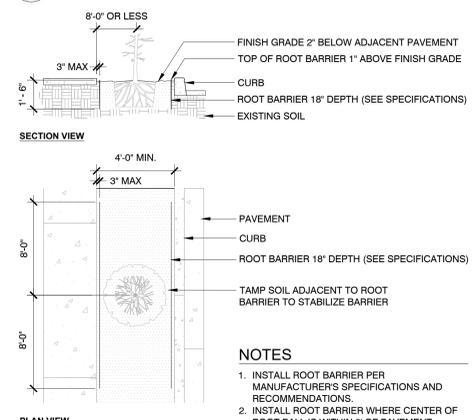
**1 EVERGREEN TREE PLANTING DETAIL**

SCALE: NTS



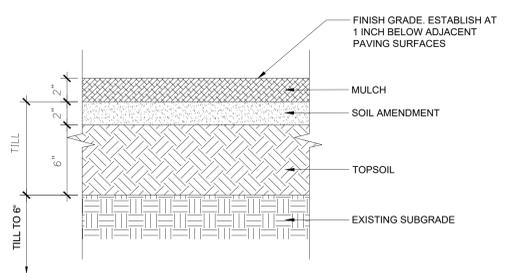
**7 ROCK MULCH MAINTENANCE BAND**

SCALE: NTS



**6 ROOT BARRIER DETAIL**

SCALE: NTS

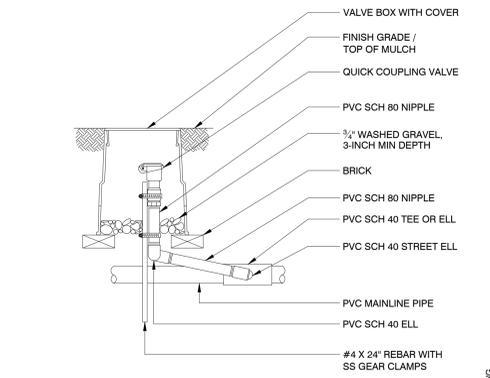
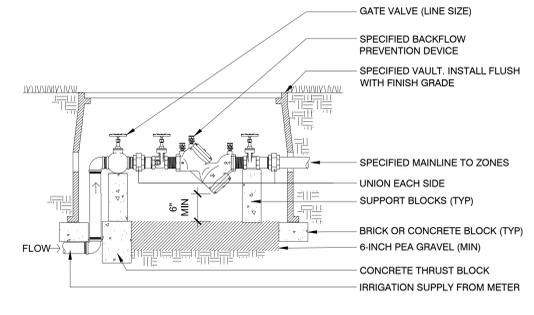
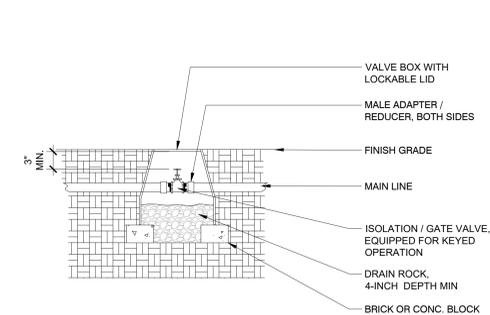
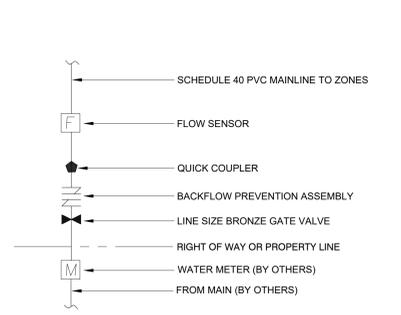


**NOTES**

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

**5 SOIL PREPARATION**

SCALE: NTS

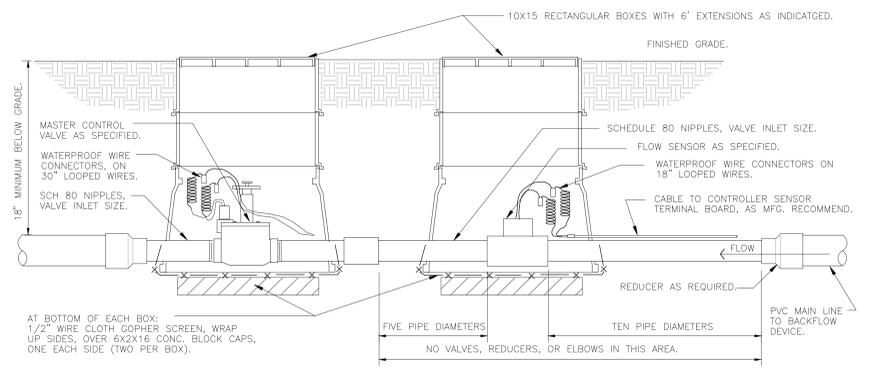


**1 POINT OF CONNECTION**  
SCALE: NTS

**2 ISOLATION / GATE VALVE**  
SCALE: NTS

**3 DOUBLE CHECK VALVE BACKFLOW PREVENTOR (BELOW GRADE)**  
SCALE: NTS

**4 QUICK COUPLER VALVE**  
SCALE: NTS

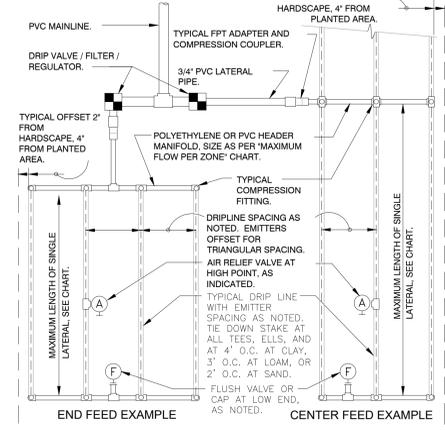


**5 MASTER VALVE/FLOW SENSOR ASSEMBLY**  
1 1/2" = 1'-0"

**6 IRRIGATION TRENCHING (TYP)**  
SCALE: NTS

**7 IRRIGATION SLEEVES**  
SCALE: NTS

**8 1" DRIP VALVE/FILTER/REGULATOR**  
SCALE: NTS



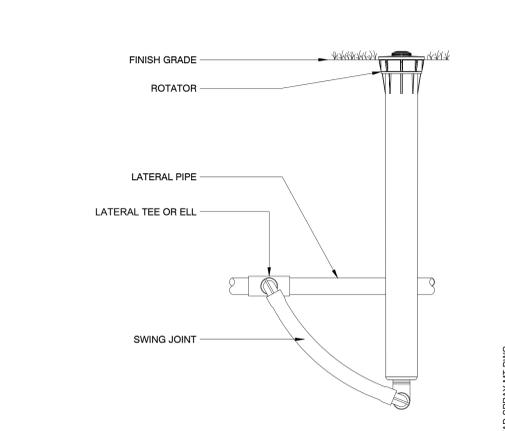
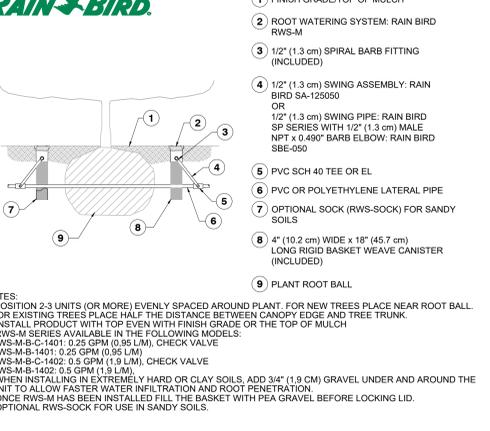
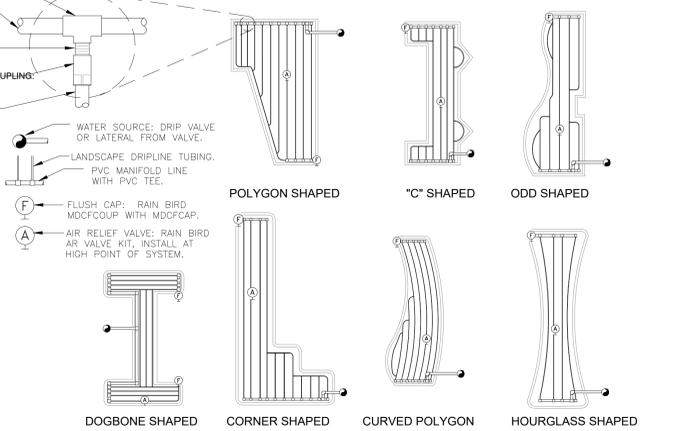
MAXIMUM LATERAL LENGTH (FEET)	
EMITTER FLOW RATE GPH	
12" SPACING	18" SPACING, 24" SPACING
PSI	PSI
10 125 96 175 135 218 171	
20 249 191 350 171 442 340	
30 307 236 434 333 550 422	
40 350 268 495 380 527 171	
50 125 96 175 135 218 171	
60 125 96 175 135 218 171	

GRID PRECIPITATION RATES (IN/HR)	
EMITTER FLOW RATE	
EMITTER LATERAL SPACING	0.6 0.9
12 12 0.96 1.44	
18 18 0.69 1.03	
24 24 0.28 0.41	

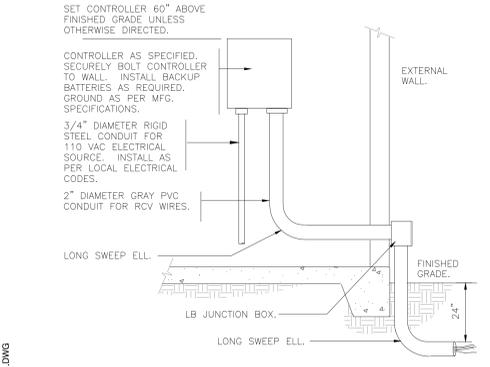
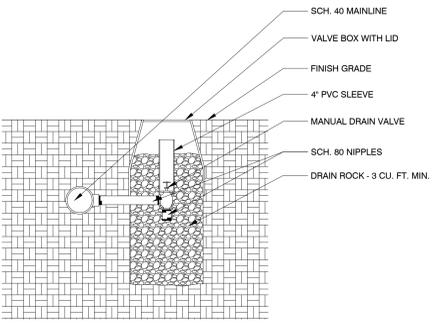
LATERAL FLOW PER 100 FT (GPM)	
EMITTER 12" 18" 24"	
FLOW SPACING	SPACING
0.6 GPM 1.0 GPM 0.67 GPM 0.50 GPM	
0.9 GPM 1.5 GPM 1.0 GPM 0.75 GPM	



**9 TYPICAL RAIN BIRD DRIPLINE REQUIREMENTS**  
N.T.S.

**10 A-RWS-S TREE INSTALLATION**  
NOT TO SCALE

**11 MULTI-TRAJECTORY SPRAY HEAD**  
SCALE: NTS



**12 MANUAL DRAIN VALVE**  
SCALE: NTS

**13 INTERIOR WALL MOUNT CONTROLLER**  
1" = 1'-0"

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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**IRRIGATION DETAILS**

DRAWN BY: NRF  
CHECKED BY:  
SHEET

**L5.11**

JOB NO. **2220085.00**





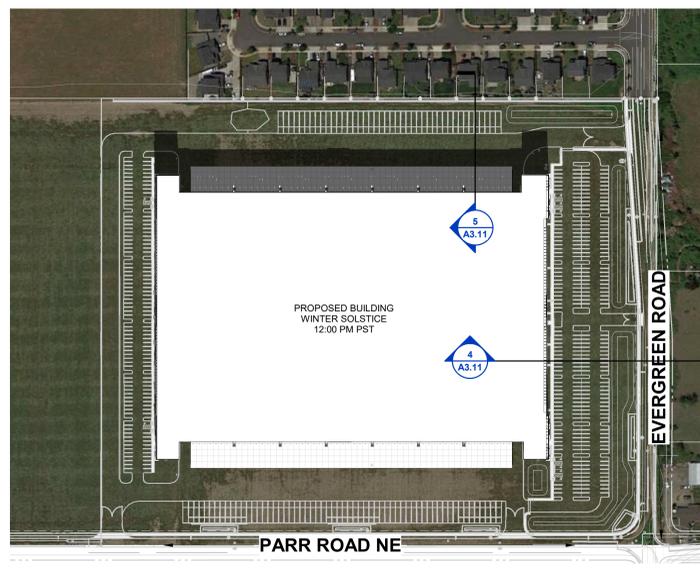








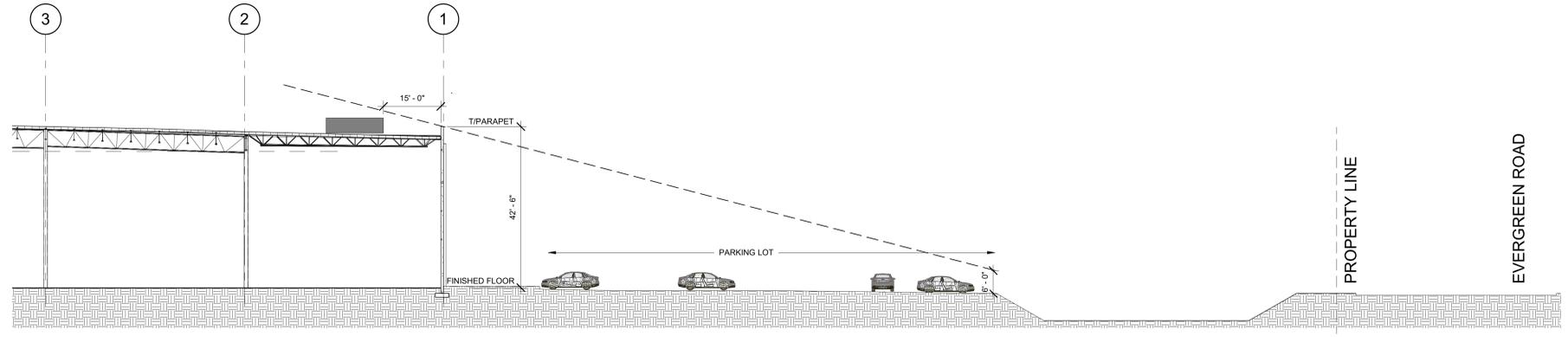
1 SHADOW PLAN-MORNING  
 1" = 160'-0"



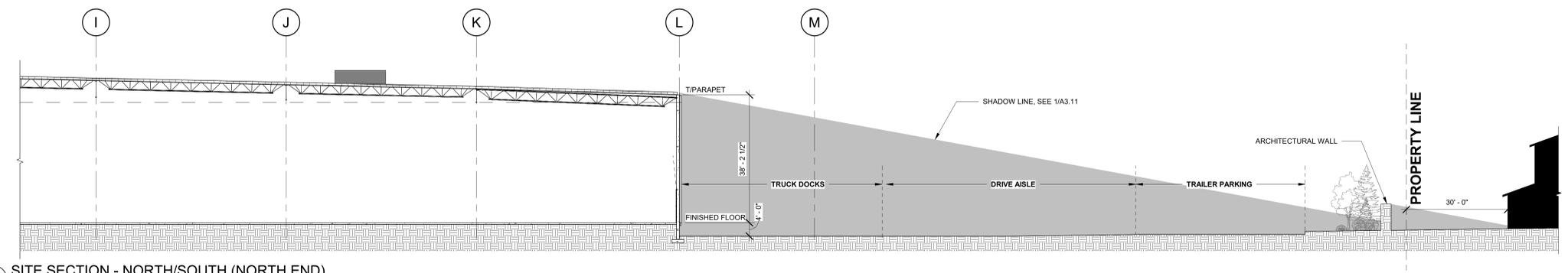
2 SHADOW PLAN-MID MORNING  
 1" = 160'-0"



3 SHADOW PLAN-AFTERNOON  
 1" = 160'-0"



4 SITE SECTION - WEST/EAST (EAST END)  
 1/16" = 1'-0"



5 SITE SECTION - NORTH/SOUTH (NORTH END)  
 1/16" = 1'-0"

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REVISION SCHEDULE		
Delta	Issued As	Issue Date

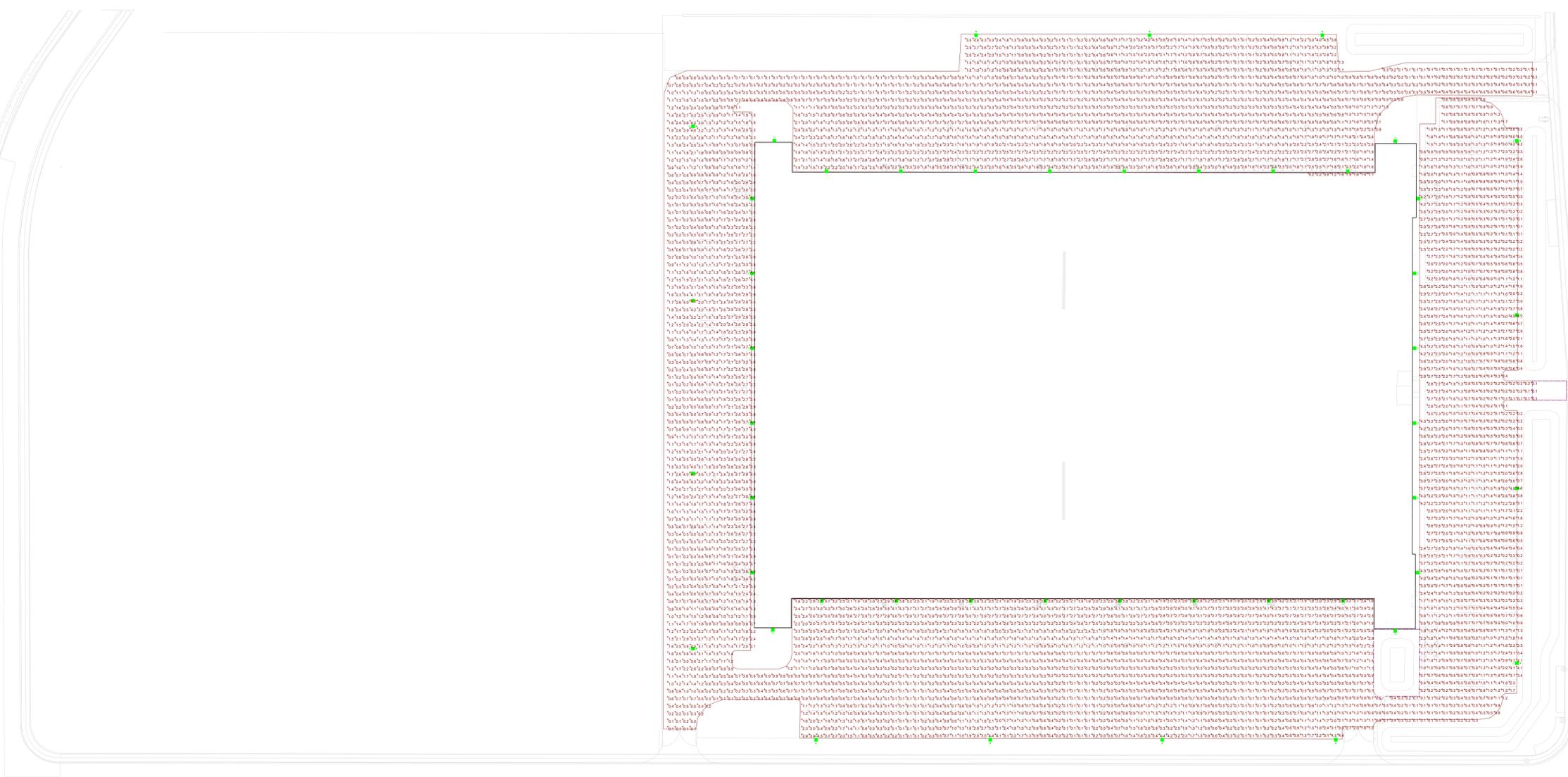
SHEET TITLE:  
**SITE  
 SECTIONS &  
 SHADOW  
 PLANS**

DRAWN BY: Author  
 CHECKED BY: Checker  
 SHEET

**A3.11**







**Plan View**  
Scale = 1" = 80'

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BLDG #1	+	1.3 fc	4.8 fc	0.1 fc	48.0:1	13.0:1

Schedule											
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Notes
WP			32	Lithonia Lighting	RSX2 LED P3 40K R3	RSX Area Fixture Size 2 P3 Lumen Package 4000K CCT Type R3 Distribution	1	21736	0.9	149.98	30'-0" AFF
SP			15	Lithonia Lighting	RSX2 LED P3 40K R4	RSX Area Fixture Size 2 P3 Lumen Package 4000K CCT Type R4 Distribution	1	22020	0.9	149.98	30'-0" AFF