Received
Planning Division
01/29/2024

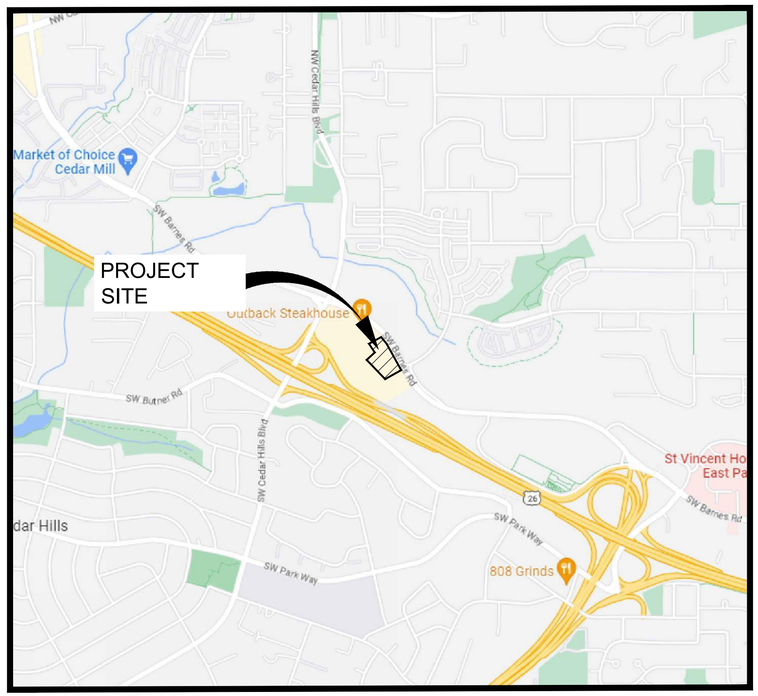
PETERKORT TOWNE SQUARE - STARBUCKS

BEAVERTON, OR

Exhibit 3.12

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	PROPERTY LINE	
	RIGHT OF WAY	
	EASEMENT LINE	
	CENTERLINE	
	BUILDING OUTLINE	
	BUILDING OVERHANG	
	SIDEWALK/CONCRETE	
	CURB	
	CURB & GUTTER	
	GRADE BREAK	
	SAWCUT	
125	MAJOR CONTOUR	125
124	MINOR CONTOUR	124
	STORM SEWER	SD
	SANITARY SEWER	SS
	WATER MAIN	W
	GAS MAIN	G
	OVERHEAD UTILITY	OH
	FIBER OPTICS	FO
	ELECTRICAL	E
	UTILITY TO BE ABANDONED	
	CATCH BASIN	
	AREA DRAIN	
	UTILITY POLE	
	LIGHT POLE	
	JUNCTION BOX	
	CLEANOUT (COTG)	
	MANHOLE	
	WATER METER	
	FIRE HYDRANT	
	FDC	
	GAS VALVE	
	GAS METER	
	SIGN	
	TREE	
	UTILITY POLE	
	UTILITY VAULT	
	THRUST BLOCK	
	AC PAVEMENT	
	SCORING PATTERN	
	LANDSCAPE AREA	



VICINITY MAP

MAP FROM: GOOGLE MAPS ©

PROJECT INFORMATION

THE PROJECT IS LOCATED AT 10910 SW BARNES ROAD PORTLAND, OR 97225 WITH STATE ID 1S103A001600, TOWNSHIP 1S, RANGE 1W, SECTION 3 LOT 1600, AND IS PART OF THE 1994-109 PARTITION PLAT, LOT 2. ONLY THIS ONE TAX LOT IS AFFECTED BY THIS DEVELOPMENT.

THE ASSOCIATED LAND USE NUMBER IS DR2022-0008

PERVIOUS AND IMPERVIOUS SURFACE AREA

	PERVIOUS AREA (SQFT)	IMPERVIOUS AREA (SQFT)
WITHIN PUBLIC ROW	0	17
PRIVATE PROPERTY	15,045	108,872

PROJECT CONTACTS

OWNER:
PETERKORT TOWNE SQUARE LLC
9755 SW BARNES ROAD, SUITE 690
PORTLAND, OREGON 97225
TEL: 503-292-1981
CONTACT: LOIS D. DITMARS

CIVIL ENGINEER:
FROELICH ENGINEERS, INC.
17700 SW UPPER BOONES FERRY ROAD SUITE 115
PORTLAND, OREGON 97224
TEL: 503-624-7005
CONTACT: EVAN EYKELBOSCH, PE

ARCHITECT:
BAYSINGER PARTNERS ARCHITECTURE
2410 N LOMBARD ST
PORTLAND, OREGON 97217
TEL: 503-546-1600
CONTACT: MATTHEW LILLARD, AIA

ABBREVIATIONS

AC	ASPHALT CONCRETE	OVFL	OVERFLOW
AD	AREA DRAIN	OVH/OH	OVERHEAD
APPROX	APPROXIMATE	P/L	PROPERTY LINE
B	BOLLARD	PC	POINT OF CURVATURE
BLDG	BUILDING	PCC	POINT OF COMPOUND CURVATURE
BOW	BACK OF WALK	PCR	POINT OF CURB RETURN
BS	BOTTOM OF SWALE	PED	PEDESTRIAN
	BOTTOM OF STAIR	PIV	POST INDICATOR VALVE
BW	BOTTOM OF WALL	PM	PARKING METER
CB	CATCH BASIN	POC	POINT ON CURVE
CL	CENTERLINE	PP	POWER POLE
CMU	CONCRETE MASONRY UNIT	PRC	POINT OF REVERSE CURVATURE
CO	CLEANOUT	PT	POINT OF TANGENT
CONC.	CONCRETE	P.U.E	PUBLIC UTILITY EASEMENT
COTG	CLEANOUT TO GRADE	PVC	POLYVINYL CHLORIDE
CP	CONTROL POINT	PVMT	PAVEMENT
Δ	DELTA	PVT	PRIVATE
D/W	DRIVEWAY	R	RIM
DIA.,Ø	DIAMETER	RD	ROOF DRAIN
DIP	DUCTILE IRON PIPE	R.O.W	RIGHT-OF-WAY
E	EASTING	S	SLOPE (FT/FT)
EXIST./EX	EXISTING	SD	STORM DRAIN
FDC	FIRE DEPARTMENT CONNECTION	SDMH	STORM DRAIN MANHOLE
FF	FINISH FLOOR ELEVATION	SHT	SHEET
FG	FINISH GRADE	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSMH	SANITARY SEWER MANHOLE
FL	FLOWLINE	ST	STREET
FND	FOUNDATION	STA	STATION
G	GUTTER	STD	STANDARD
GB	GRADE BREAK	S/W	SIDEWALK
GL	GAS LINE	TC	TOP OF CURB
GV	GATE VALVE	TD	TRENCH DRAIN
H	HEIGHT	TG	TOP OF GROUND
HCP	HANDICAP PARKING SPACE	TP	TOP OF PAVEMENT
HP	HIGH POINT	TRANS.	TRANSFORMER
ID	INSIDE DIAMETER	TS	TOP OF STAIR
IE	INVERT ELEVATION	TW	TOP OF WALL
INV	INVERT		TOP OF WALK
IRR.	IRRIGATION	TYP	TYPICAL
LP	LIGHT POLE	UG	UNDERGROUND
MH	MANHOLE	UGE	UNDERGROUND ELECTRIC
MIN	MINIMUM	W	WATER
N	NORTHING	W/	WITH
O.D	OUTSIDE DIAMETER	WM	WATER METER
OF	OUTFALL	WV	WATER VALVE

SHEET LIST TABLE

Baysinger

Baysinger Partners Architecture
2410 N. Lombard Street
Portland, OR 97217
503-546-1600
mattl@BaysingerPartners.com

REGISTERED PROFESSIONAL ENGINEER
83603PE
OREGON
JUNE 02, 2010
EVAN R. EYKELBOSCH
RENEWS: 12/31/2025

Well-crafted simplicity.

FROELICH
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(503) 624-7005

PETERKORT
TOWNE SQUARE
STARBUCKS

Revisions

PK21052
Original Issue: 06.21.2023
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PROPOSED
PHASE 1
COVER SHEET

C0.1
DESIGN REVIEW

PHASE 1 DESIGN REVIEW - NOT FOR CONSTRUCTION

Plotted: 10/5/23 at 9:33am By: eeykelbosch
File: P:\2021\21-0323 (Peterkort Towne Square - Starbucks)\300 Document Development - Froelich\302 CAD\PLOT\21-0323-C1.0_COVR.dwg TAB:C0.1

GENERAL NOTES

1. SURVEY PROVIDED BY S&F LAND SERVICES, DATED 07/20/2022. ELEVATIONS ARE BASED ON WASHINGTON COUNTY VERTICAL DATUM ESTABLISHED PER BENCH MARK NO. 781 WITH AN ELEVATION OF 350.410'.

2. CONSTRUCTION LAYOUT (ALL ACTUAL LINES AND GRADES) SHALL BE STAKED BY A PROFESSIONAL SURVEYOR, REGISTERED IN THE STATE OF OREGON, BASED ON COORDINATES, DIMENSIONS, BEARINGS, AND ELEVATIONS, AS SHOWN, ON THE PLANS.

3. PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE HORIZONTAL POSITION PRIOR TO BEGINNING CONSTRUCTION LAYOUT. SEE SHEET C2.0 FOR PROJECT CONTROL INFORMATION.

4. PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE VERTICAL POSITION BASED ON THE BENCHMARK STATED HEREON, PRIOR TO BEGINNING CONSTRUCTION LAYOUT.

5. WHEN DIMENSIONS AND COORDINATE LOCATIONS ARE REPRESENTED - DIMENSIONS SHALL HOLD OVER COORDINATE LOCATION. NOTIFY THE CIVIL ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY.

6. BUILDING SETBACK DIMENSIONS FROM PROPERTY LINES SHALL HOLD OVER ALL OTHER CALLOUTS. PROPERTY LINES AND ASSOCIATED BUILDING SETBACKS SHALL BE VERIFIED PRIOR TO CONSTRUCTION LAYOUT.

7. CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING MONUMENTATION DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT OF ANY MONUMENTS DAMAGED OR REMOVED DURING CONSTRUCTION. NEW MONUMENTS SHALL BE REESTABLISHED BY A LICENSED SURVEYOR.

8. EXISTING CONDITIONS MAY NOT BE COMPLETE OR ACCURATE. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

9. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS, THE PROJECT SPECIFICATIONS AND THE APPLICABLE REQUIREMENTS OF THE 2021 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE 2021 OREGON PLUMBING SPECIALTY CODE AND REQUIREMENTS OF THE CITY OF BEAVERTON.

10. THE COMPLETED INSTALLATION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REGULATIONS. ALL PERMITS, LICENSES AND INSPECTIONS REQUIRED BY THE GOVERNING AUTHORITIES FOR THE EXECUTION AND COMPLETION OF WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.

11. ATTENTION: 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 THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987). EXCAVATORS MUST NOTIFY ALL PERTINENT COMPANIES OR AGENCIES WITH UNDERGROUND UTILITIES IN THE PROJECT AREA AT LEAST 48 BUSINESS-DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS PRIOR TO COMMENCING AN EXCAVATION, SO UTILITIES MAY BE ACCURATELY LOCATED.

12. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS, PIPE SIZE, AND MATERIAL TYPES OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF FROELICH ENGINEERS, 72 HOURS PRIOR TO START OF CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT CONFLICTS.

13. THE ENGINEER OR OWNER IS NOT RESPONSIBLE FOR THE SAFETY OF THE CONTRACTOR OR HIS CREW. ALL O.S.H.A. REGULATIONS SHALL BE STRICTLY ADHERED TO IN THE PERFORMANCE OF THE WORK.

14. TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IMPLEMENTED. THE CONTRACTOR SHALL ADHERE TO CITY OF BEAVERTON FOR MINIMUM EROSION CONTROL MEASURES. THE ESC FACILITIES SHOWN IN THESE PLANS ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.

15. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ROADWAYS, KEEPING THEM CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, AND PROVIDING DUST CONTROL AS REQUIRED.

16. CONTRACTOR SHALL MAINTAIN ALL UTILITIES TO BLDG. AT ALL TIMES DURING CONSTRUCTION.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL WORK WITH THE OWNER.

18. NOTIFY CITY INSPECTOR 72 HOURS BEFORE STARTING WORK.

MATERIAL NOTES

1. GENERAL: MATERIALS SHALL BE NEW. THE USE OF MANUFACTURER'S NAMES, MODELS, AND NUMBERS IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE, AND USEFULNESS. PROPOSED SUBSTITUTIONS WILL REQUIRE WRITTEN APPROVAL FROM ARCHITECT PRIOR TO INSTALLATION.

2. STORM AND SANITARY SEWER PIPING SHALL BE PVC PIPE, DUCTILE IRON PIPE, OR HIGH DENSITY POLYETHYLENE (HDPE) PIPE CONFORMING TO THE PROJECT SPECIFICATIONS; AS INDICATED IN THE PLANS.

3. CONCRETE FOR CURBS, SIDEWALK AND DRIVEWAYS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,300 PSI AT 28 DAYS.

CONSTRUCTION NOTES

GENERAL

1. SUBGRADE AND TRENCH BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER IS NOT PERMITTED.

2. SPECIAL INSPECTION REQUIRED FOR ALL COMPACTION TESTING.

DEMOLITION

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND DISPOSAL OF EXISTING AC, CURBS, SIDEWALKS AND OTHER SITE ELEMENTS WITHIN THE SITE AREA IDENTIFIED IN THE PLANS. DISPOSE OF DEMOLISHED ITEMS OFF-SITE IN A LEGAL MANNER.

2. EXCEPT FOR MATERIALS INDICATED TO BE STOCKPILED OR TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY, REMOVED FROM THE SITE, AND DISPOSED OF PROPERLY.

3. ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND DELIVERED STORED AT THE PROJECT SITE AS DIRECTED BY THE OWNER.

4. ALL LANDSCAPING, PAVEMENT, CURBS AND SIDEWALKS, BEYOND THE IDENTIFIED SITE AREA, DAMAGED DURING THE CONSTRUCTION SHALL BE REPLACED TO THEIR ORIGINAL CONDITION OR BETTER.

5. CONCRETE SIDEWALKS SHOWN FOR DEMOLITION SHALL BE REMOVED TO THE NEAREST EXISTING CONSTRUCTION JOINT.

6. SAWCUT STRAIGHT MATCHLINES TO CREATE A BUTT JOINT BETWEEN THE EXISTING AND NEW PAVEMENT.

GRADING

1. ALL SURFACES SHALL HAVE MINIMUM 1.5% SLOPE UNLESS OTHERWISE NOTED ON PLANS. ALL SURFACES SHALL MEET EXISTING GRADES SMOOTHLY AND EVENLY AND MAINTAIN CONSTANT SLOPES UNLESS OTHERWISE NOTES ON PLANS.

2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING SITE AND DRAINAGE PATTERNS AND PROTECTION OF EXISTING ENGINEERED DRAINAGE FACILITIES.

3. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS ADJACENT TO EXISTING TREES IN ORDER TO MINIMIZE DISTURBANCE TO TREE ROOTS. CONTRACT SHALL INSTALL TREE PROTECTION FENCING AS INDICATED ON PLANS OR DRIP-LINE OF EXISTING TREES. NO PARKING VEHICLES UNDER TREES.

UTILITIES

1. ADJUST ALL INCIDENTAL STRUCTURES, MANHOLES, VALVE BOXES, CATCH BASINS, FRAMES AND COVERS, ETC. TO FINISHED GRADE.

2. CONTRACTOR SHALL ADJUST ALL EXISTING AND/OR NEW FLEXIBLE UTILITIES (WATER, TV, TELEPHONE, ELEC., ETC.) TO CLEAR ANY EXISTING OR NEW GRAVITY DRAIN UTILITIES (STORM DRAIN, SANITARY SEWER, ETC.) IF CONFLICT OCCURS.

3. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES FOR THE INSTALLATION OF OR ADJUSTMENT TO GAS, ELECTRICAL, POWER AND TELEPHONE SERVICE.

4. BEFORE BACKFILLING ANY SUBGRADE UTILITY IMPROVEMENTS CONTRACTOR SHALL SURVEY AND RECORD MEASUREMENTS OF EXACT LOCATION AND DEPTH AND SUBMIT TO ENGINEER AND OWNER.

STORM AND SANITARY

1. CONNECTIONS TO EXISTING STORM AND SANITARY SEWERS SHALL CONFORM TO THE 2021 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, SECTION 00490, "WORK ON EXISTING SEWERS AND STRUCTURES".

2. BEGIN LAYING STORM DRAIN AND SANITARY SEWER PIPE AT THE LOW POINT OF THE SYSTEM, TRUE TO GRADE AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. THE CONTRACTOR SHALL ESTABLISH LINE AND GRADE FOR THE STORM AND SANITARY SEWER PIPE USING A LASER.

3. ALL ROOF DRAIN AND CATCH BASIN LEADERS SHALL HAVE A MINIMUM SLOPE OF 2 PERCENT UNLESS NOTED OTHERWISE IN THE PLANS.

WATER

1. ALL WATER AND FIRE PROTECTION PIPE SHALL HAVE A MINIMUM 36-INCH COVER TO THE FINISH GRADE.

2. ALL WATER AND FIRE PRESSURE FITTINGS SHALL BE FULLY RESTRAINED.

3. ALL WATER MAIN / SANITARY SEWER CROSSINGS SHALL CONFORM TO THE OREGON STATE HEALTH DEPARTMENT REGULATIONS, CHAPTER 333.

4. ALL WATER LINES SHALL BE THOROUGHLY FLUSHED, CHLORINATED AND TESTED IN ACCORDANCE WITH OREGON STATE HEALTH DEPARTMENT PRIOR TO ANY METER HOOK UP SERVICE.

EARTHWORK

1. CONTRACTOR SHALL PREVENT SEDIMENTS AND SEDIMENT LADEN WATER FROM ENTERING THE STORM DRAINAGE SYSTEM.

2. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER WILL NOT BE PERMITTED.

3. BACKFILL: REFERENCE THE PROJECT SOILS REPORT.

4. COMPACTION AND LIFTS: REFERENCE THE PROJECT SOILS REPORT.

5. NONWOVEN GEOTEXTILE - MIRAFI 140N, OR APPROVED EQUIVALENT

PUBLIC WATER SYSTEMS CONSTRUCTION

1. ALL WATERLINE AND APPURTENANCE MATERIALS, INSTALLATION, AND TESTING SHALL MEET TUALATIN VALLEY WATER DISTRICT CURRENT STANDARDS AND SPECIFICATIONS.

2. ALL WATERLINE AND FITTINGS SHALL BE ZINC AND ASPHALT COATED, CEMENT MORTAR LINED, AND CLASS 52 DUCTILE IRON PIPE WITH POLYETHYLENE ENCASEMENT.

3. ONLY TVWD PERSONNEL CAN OPERATE EXISTING OR HOT TAPPED WATER SYSTEM VALVES.

4. THE CONTRACTOR MUST CONTACT A TVWD INSPECTOR AT LEAST 48 HOURS BEFORE ANY WATER SYSTEM CONSTRUCTION TO REQUEST A PRE-CONSTRUCTION MEETING.

SEPARATION STATEMENT

ALL WATER MAIN CROSSINGS SHALL CONFORM TO THE OREGON STATE HEALTH DEPARTMENT, CHAPTER 333. WATER MAINS SHALL CROSS OVER SANITARY SEWERS WITH A 18" MINIMUM CLEARANCE BETWEEN OUTSIDE DIAMETERS OF PIPE WITH ALL PIPE JOINTS EQUIDISTANT FROM CROSSING. HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWERS IN PARALLEL INSTALLATIONS SHALL BE 10'. MAINTAIN 12" MINIMUM VERTICAL DISTANCE FOR ALL OTHER UTILITY CROSSINGS AND 12" HORIZONTAL PARALLEL DISTANCE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN THE MINIMUM 10' HORIZONTAL SEPARATION, THE WATER MAIN SHALL BE LAID ON A SEPARATE SHELF IN THE TRENCH 18" INCHES ABOVE THE SEWER.

COMPLIANCE STATEMENT

THIS DESIGN COMPLIES WITH ORS 92.044(7) IN THAT NO UTILITY INFRASTRUCTURE IS DESIGNED TO BE WITHIN 1 FOOT OF A SURVEY MONUMENT SHOWN ON A SUBDIVISION OR PARTITION PLAT. NO DESIGN EXCEPTION OR FINAL FIELD LOCATION CHANGE SHALL BE PERMITTED IF IT WOULD CAUSE ANY UTILITY INFRASTRUCTURE TO BE PLACED WITHIN A PROHIBITED AREA.

NOTICE TO EXCAVATORS:
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(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987).

POTENTIAL UNDERGROUND FACILITY OWNERS

Dig Safely.

Call the Oregon One-Call Center
1-800-332-2344

Baysinger

Baysinger Partners Architecture
2410 N. Lombard Street
Portand, OR 97217

503-546-1600
mattl@BaysingerPartners.com

REGISTERED PROFESSIONAL ENGINEER
83603PE
OREGON
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PETERKORT
TOWNE SQUARE

STARBUCKS

△ Revisions

PK21052
Original Issue: 06.21.2023
Drawn/Check By: BLU/EME

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PROPOSED
PHASE 1
NOTES

C1.0
DESIGN REVIEW

PHASE 1 DESIGN REVIEW - NOT FOR CONSTRUCTION

2024/10 File: P:\2021\21-C023 (Peterkort Towne Square - Starbucks)\300 Document Development - Froelich\302 CAD\PLOT\21-C023-C1.0_COVR.dwg TAB:C1.0
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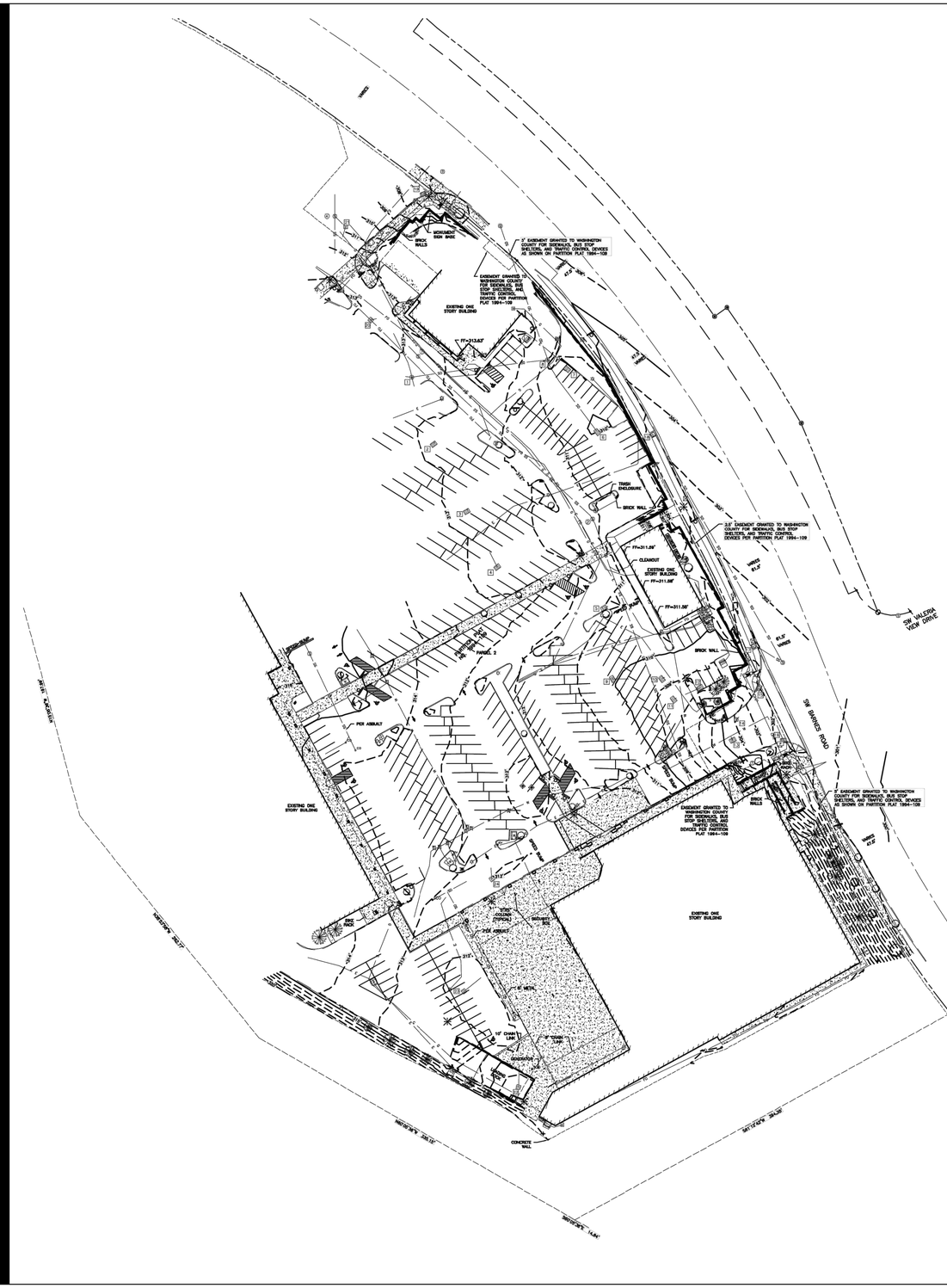

LEGEND:

BUILDING
PARKING STRIPES
FLOW LINE CURB
STANDARD CURB
EDGE OF CONCRETE
EDGE OF GRAVEL
WALL–TOP
WALL–TOE
WATER
STORM SEWER
GAS
ELECTRIC
OVERHEAD POWER
SANITARY SEWER
FIBER OPTIC
FENCE – METAL
FENCE – CHAINLINK
CENTERLINE
RIGHT OF WAY
EASEMENT
LOT/PARCEL LINE
MAJOR CONTOUR
MINOR CONTOUR
TOE OF SLOPE
TOP OF SLOPE
BUILDING MATCH
CONCRETE MATCH
GRAVEL MATCH

FOUND MONUMENT–BRASS CAP
FOUND MONUMENT – 5/8" IRON ROD
FOUND MONUMENT – SCREW
HANDICAP PARKING
SIGN
A/C UNIT
FENCE GATE POST
BOLLARD
TREE – DECIDUOUS
TREE – CONIFER
POWER VAULT
POWER METER
POWER JUNCTION BOX
LIGHT–LAMP POST
POWER CABINET
POWER TRANSFORMER
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
STORM CLEANOUT
STORM AREA DRAIN
STORM CATCH BASIN
STORM MANHOLE
STORM TRAPPED INLET
STORM CURB INLET
WATER VAULT
FIRE HYDRANT
WATER FIRE DEPT. CONNECT
WATER METER
WATER VALVE
GAS VALVE
GAS METER
TRAFFIC SIGNAL JUNCTION BOX
TRAFFIC SIGNAL POLE W/ LIGHT
TRAFFIC SIGNAL CROSSWALK
TELEPHONE MANHOLE
TRAFFIC SIGNAL POLE
COMMUNICATION VAULT
IRRIGATION CONTROL VALVE

NOTES:

1. THE LOCATION OF EXISTING UNDERGROUND UTILITY FACILITIES SHOWN HEREON ARE BASED ON PRIVATE LOCATES AND LOCATE MARKS REQUESTED FOR THIS SURVEY PER ONE CALL PUBLIC LOCATE TICKETS 21307182 AND 21317280. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES BY THE RESPECTIVE UTILITY OWNERS, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THE PLAN. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. FIELD WORK WAS COMPLETED ON AUGUST 24, 2021, DECEMBER 15, 2021 AND JUNE 24, 2022.
3. BOUNDARY LINES SHOWN HEREON ARE FROM RECORD DIMENSION AND HELD MONUMENTS PER PARTITION PLAT NO. 1991-109 AND SURVEY NO. 33350.
3. EASEMENTS SHOWN HEREON ARE PER PARTITION PLAT NO. 1991-109.

VERTICAL DATUM:
WASHINGTON COUNTY VERTICAL DATUM (NGVD29) BASED ON RTK GPS OBSERVATIONS ON WASHINGTON COUNTY BENCHMARK 781, WITH A PUBLISHED ELEVATION OF 350.410 FEET.

HORIZONTAL DATUM (BASIS OF BEARINGS):
NAD83(2011) BASED ON STATIC GPS OBSERVATIONS ON POINT #1, PROCESSED TRIMBLE RTX.

PROJECTION: OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, SCALED TO GROUND AROUND POINT 1, WITH A SCALE FACTOR OF 1.0000988553D, TO OBTAIN GRID DISTANCES, DIVIDE BY THE SCALE FACTOR.

UNITS: INTERNATIONAL FEET

SEWER STRUCTURE TABLE

①	SAN MH RIM	313.00'
	E 6" PVC IN (NW):	302.50'
	E 6" PVC OUT (SE):	302.44'
②	SAN MH RIM	311.18'
	E 6" PVC IN (SE):	304.84'
	E 6" PVC OUT (SW):	304.87'
③	SAN CO RIM:	313.78'
	ELEVATION OF ELBOW:	310.08'
④	SAN MH RIM	311.03'
	E 6" PVC IN (SE):	300.83'
	E 6" PVC IN (S):	301.11'
	E 6" PVC OUT (N):	300.73'

STORM STRUCTURE TABLE

1	STM MH RIM	312.70'
	E 10" RCP IN (S):	310.20'
	E 10" RCP IN (N):	310.10'
	E 22" RCP IN (W):	305.53'
	E 24" RCP OUT (E):	305.27'
2	STM CB RIM:	312.64'
	E 10" IRON OUT (NC):	310.09'
3	STM CB RIM:	312.46'
	E 10" IRON OUT (N):	310.85'
4	STM CB RIM:	312.29'
	E 10" IRON OUT (NW):	310.66'
5	STM CB RIM:	310.83'
	E 10" IRON OUT (NC):	308.43'
6	STM CB RIM:	308.64'
	E 10" IRON OUT (NW):	307.68'
7	STM CB RIM:	308.74'
	E 10" IRON OUT (SW):	306.09'
8	STM MH RIM:	310.99'
	E 10" RCP IN (SE):	306.17'
	E 10" RCP IN (S):	305.98'
	E 24" RCP IN (W):	303.85'
	E 24" RCP OUT (N):	303.94'
9	STM CB RIM:	309.83'
	E 6" IRON OUT (E):	308.06'
10	STM CB RIM:	308.95'
	E 6" IRON OUT (NC):	307.32'
11	STM CB RIM:	308.05'
	E 6" IRON OUT (NC):	305.38'
12	STM CB RIM:	308.47'
	E 6" IRON OUT (SW):	305.83'
13	STM CB RIM:	306.11'
	E 6" IRON OUT (NW):	302.47'
14	STM MH RIM:	303.87'
	E 12" RCP IN (SW):	298.83'
	E 12" RCP OUT (NC):	298.03'
15	STM CB RIM	301.97'
	E 12" PVC IN (SW):	297.29'
	E 12" PVC OUT (SE):	296.70'
16	STM CB RIM	301.61'
	E 12" PVC OUT (NW):	298.29'
17	STM CI RIM:	301.57'
	(COULD NOT OPEN)	
18	STM CI RIM:	305.80'
	E 12" PVC OUT (SE):	298.77'
19	STM CB RIM:	307.03'
	WATER LEVEL:	305.80'
	E 6" RCP OUT (NC):	305.80'
20	STM TI RIM:	310.65'
	TOP OF BOX:	311.63'
	WATER LEVEL:	310.53'
	E OUT (NC):	306.92'
21	STM TI RIM:	310.63'
	TOP OF BOX:	308.74'
	WATER LEVEL:	308.09'
	E OUT (S):	
	SUMP):	307.01'
22	STM TI RIM:	308.67'
	TOP OF BOX:	307.63'
	WATER LEVEL:	307.31'
	E OUT (W):	
	SUMP):	304.86'
23	STM TI RIM:	311.33'
	TOP OF BOX:	310.28'
	WATER LEVEL:	308.79'
	E OUT (NC):	
	SUMP):	307.21'
24	STM TI RIM:	311.86'
	TOP OF BOX:	310.86'
	WATER LEVEL:	310.30'
	E OUT (N):	
	SUMP):	308.20'

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Baysinger Partners Architecture
2410 N. Lombard Street
Portland, OR 97217
503-546-1600
mattl@BaysingerPartners.com

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PROPOSED PHASE 1 EXISTING CONDITIONS

C1.1
DESIGN REVIEW

22-0478 File: P:\2021\21-C023 (Peterkort Towne Square - Starbucks)\300 Document Development - Froelich\302 CAD\PLOT\21-C023-C1.1_EXCON.dwg TAB:C1.1

Plotted: 10/5/23 at 9:34am By: eeykelbosch

PHASE 1 DESIGN REVIEW - NOT FOR CONSTRUCTION

(X) DEMOLITION KEY NOTES

1 REMOVE CONCRETE CURB
2 REMOVE CONCRETE SIDEWALK
3 REMOVE ASPHALT PAVEMENT AND CRUSHED ROCK SUBGRADE
4 REMOVE CONCRETE ADA RAMP TO BACK OF CURB
5 REMOVE RETAINING WALL
6 REMOVE LIGHT POLE
7 REMOVE SIGN AND POST AND DELIVER TO OWNER. CONTACT OWNER TO ARRANGE A DELIVERY TIME. REMOVE ALL SIGNS, CONCRETE AND DEBRIS FROM THE POST PRIOR TO DELIVERY.
8 REMOVE OR ABANDON EXISTING UNDERGROUND STORM SYSTEM
9 REMOVE CATCH BASIN
10 COORDINATE RELOCATION OF ELECTRICAL LINES WITH PGE
11 REMOVE STAIRS
12 KILL EXISTING WATER METER AND BACKFLOW DEVICE
13 COORDINATE REMOVAL AND RELOCATION OF ELECTRICAL TRANSFORMER WITH PGE
14 REMOVE/RELOCATE FIRE HYDRANT
15 SAWCUT
16 REMOVE OR ABANDON WATER LINES TO TVWD STANDARDS
17 REMOVE TRASH ENCLOSURE
18 REMOVE GATE VALVE AND PLUG TEE
19 CAP WATER LATERAL AT THE WATER MAIN
20 REMOVE AND PLUG EXISTING SANITARY LATERAL AT MAIN

[X] PROTECTION KEY NOTES

30 PROTECT CURB
31 PROTECT ELECTRICAL VAULT EQUIPMENT
32 PROTECT UNDERGROUND UTILITIES
33 PROTECT TREE
34 PROTECT LIGHT POLE
35 PROTECT WALL
36 PROTECT SIDEWALK
37 PROTECT ASPHALT
38 PROTECT EXISTING BUILDING
39 PROTECT STORMWATER STRUCTURE
40 PROTECT SANITARY SEWER STRUCTURE
41 PROTECT TELCOM MANHOLE
42 PROTECT TRAFFIC SIGNAL POLE
43 PROTECT SIGN AND POST
44 PROTECT CONCRETE PAVEMENT

SHEET LEGEND

PROPERTY LINE
DEMOLITION/WORK LIMITS
SAWCUT LINE
REMOVE OR ABANDON UTILITY LINE IN PLACE
(X) REMOVE TREE (X) DBH

SHEET NOTES

1. CONTRACTOR MAY STAGE WITHIN LIMITS OF DEMOLITION.
2. REMOVE ALL SITE COMPONENTS AND RECYCLE COMPONENTS AS REQUIRED IN THE SPECIFICATIONS.
3. GENERAL DEMOLITION PERMIT SHALL BE SECURED BY THE CONTRACTOR.
4. ALL TRADE LICENSES AND PERMITS NECESSARY FOR THE PROCUREMENT AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING DEMOLITION.
5. THE CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING RIGHT-OF-WAY SURVEY MONUMENTATION DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT BY A LICENSED SURVEYOR OF ANY DAMAGED OR REMOVED MONUMENTS.
6. PROTECT ALL ITEMS ON ADJACENT PROPERTIES AND IN THE RIGHT OF WAY INCLUDING BUT NOT LIMITED TO SIGNAL EQUIPMENT, PARKING METERS, SIDEWALKS, STREET TREES, STREET LIGHTS, CURBS, PAVEMENT AND SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY DAMAGED ITEMS TO ORIGINAL CONDITION.
7. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, AND OTHER FACILITIES IMMEDIATELY ADJACENT TO EXCAVATIONS FROM DAMAGES CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS.
8. SAWCUT STRAIGHT LINES IN SIDEWALK, AS NECESSARY.
9. CONTRACTOR IS RESPONSIBLE TO CONTROL DUST AND MUD DURING THE DEMOLITION PERIOD, AND DURING TRANSPORTATION OF DEMOLITION DEBRIS. ALL STREET SURFACES OUTSIDE THE CONSTRUCTION ZONE MUST BE KEPT CLEAN.
10. ALL EXPOSED PORTIONS OF UNDERGROUND UTILITIES TO BE ABANDONED SHALL BE PLUGGED PER DETAIL 10/C5.2.

SW BARNES ROAD

SCALE 1 INCH = 20 FEET
20 0 20 40

PHASE 1 DESIGN REVIEW - NOT FOR CONSTRUCTION

Baysinger

Baysinger Partners Architecture
2410 N. Lombard Street
Portand, OR 97217
503-546-1600
mattl@BaysingerPartners.com

REGISTERED PROFESSIONAL ENGINEER 83603PE OREGON JUNE 03, 2010 EVAN M. EYKELBOSCH
RENEWS: 12/31/2025

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FROELICH ENGINEERS
CIVIL · STRUCTURAL
Portland, OR. | Bend, OR. | Denver, CO.
(503) 624-7005

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PROPOSED PHASE 1 DEMOLITION PLAN

C1.2
DESIGN REVIEW

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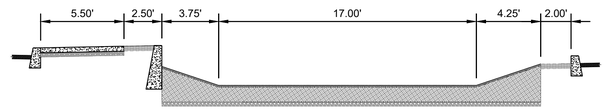
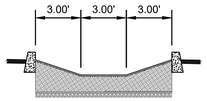
2304.01 File: P:\2021\21-C023 (Peterkort Towne Square - Starbucks)\300 Document Development - Froelich\302 CAD\PLOT\21-C023-C1.0_COVR.dwg TAB:C1.2



1 RAIN GARDEN - TYPE 1
SCALE: 1" = 5'



2 RAIN GARDEN - TYPE 2
SCALE: 1" = 5'

SITE PLAN
SCALE: 1" = 20'

SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
2. CURB RADIUS TO BE 3.0' UNLESS NOTED OTHERWISE.
3. SEE LANDSCAPE PLANS FOR PEDESTRIAN SCORING PATTERN.

(X) KEY NOTES

1 SAWCUT LINE
2 STANDARD CURB — 4/C5.0
3 CURB RAMP - TYPE 1 — 12/C5.0
4 WHEEL STOP — 5/C5.0
5 HEAVY CONCRETE PAVEMENT — 3/C5.0
6 DETECTABLE WARNING, SEE LANDSCAPE PLANS
7 CONCRETE SIDEWALK — 8/C5.0
8 ADA PARKING STALLS — 6/C5.0
9 CURB RAMP - TYPE 2 — 13/C5.0
10 STEPS, SEE ARCHITECTURAL PLANS
11 LANDSCAPING, SEE LANDSCAPE PLANS
12 ELEVATED PEDESTRIAN WALKWAY
13 RETAINING WALL, SEE STRUCTURAL PLANS
15 DRIVEWAY EQUIPMENT, BY OTHERS
16 TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS
17 FLUSH CURB — 11/C5.0
18 RAIN GARDEN, TYPE 1 — 1/C5.5
19 ADA SWITCHBACK RAMP
20 RAIN GARDEN, TYPE 2 — 2/C5.5
21 CURB WALL — 5/C5.1
22 PLANTER CURB — 4/C5.1
23 CURB SPILLWAY — 10/C5.0
24 4'x8' TREE WELL, SEE LANDSCAPE PLANS
25 PLAZA LAYOUT, SEE LANDSCAPE PLANS
26 STRIPING — 6/C5.0
27 STANDARD ASPHALT PAVEMENT — 2/C5.0
28 TRANSITION CURB AROUND MANHOLE LID AND VAULTS 6" MINIMUM CLEAR
29 BOLLARD — 9/C5.0
30 CURB RAMP - TYPE 3 — 14/C5.0
31 CURB RAMP - TYPE 4 — 15/C5.0
32 18" GUTTER — 12/C5.2
33 PROPOSED BUILDING, SEE ARCHITECTURAL PLANS
34 MOUNTABLE CURB — 4/C5.5
35 REMOVABLE BOLLARDS, EQUALLY SPACED — 5/C5.5
36 ADJUST RIM TO GRADE

SHEET LEGEND

PROPERTY LINE
CONCRETE SIDEWALK — 8/C5.0
HEAVY CONCRETE PAVEMENT — 3/C5.0
STANDARD ASPHALT PAVEMENT — 2/C5.0
HEAVY ASPHALT PAVEMENT — 13/C5.2
LANDSCAPING, SEE LANDSCAPE PLANS
RAIN GARDEN — 1/C5.5, 2/C5.5
PAVERS, SEE LANDSCAPE PLANS

SCALE 1 INCH = 20 FEET
20 0 20 40

PHASE 1 DESIGN REVIEW - NOT FOR CONSTRUCTION

Baysinger

Baysinger Partners Architecture
2410 N. Lombard Street
Portand, OR 97217
503-546-1600
mattl@BaysingerPartners.com

REGISTERED PROFESSIONAL ENGINEER
83603PE
OREGON
JUNE 03, 2010
EVAN M. EYKELBOSCH
RENEWS: 12/31/2025

Well-crafted simplicity.

FROELICH ENGINEERS
CIVIL · STRUCTURAL
Portland, OR | Bend, OR | Denver, CO.
(503) 624-7005

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PROPOSED PHASE 1 SITE PLAN

C2.0
DESIGN REVIEW

2/5/2026 File: P:\2021\21-C023 (Peterkort Towne Square - Starbucks)\300 Document Development - Froelich\302 CAD\PLOT\21-C023-C2.0_SITE.dwg TAB:C2.0
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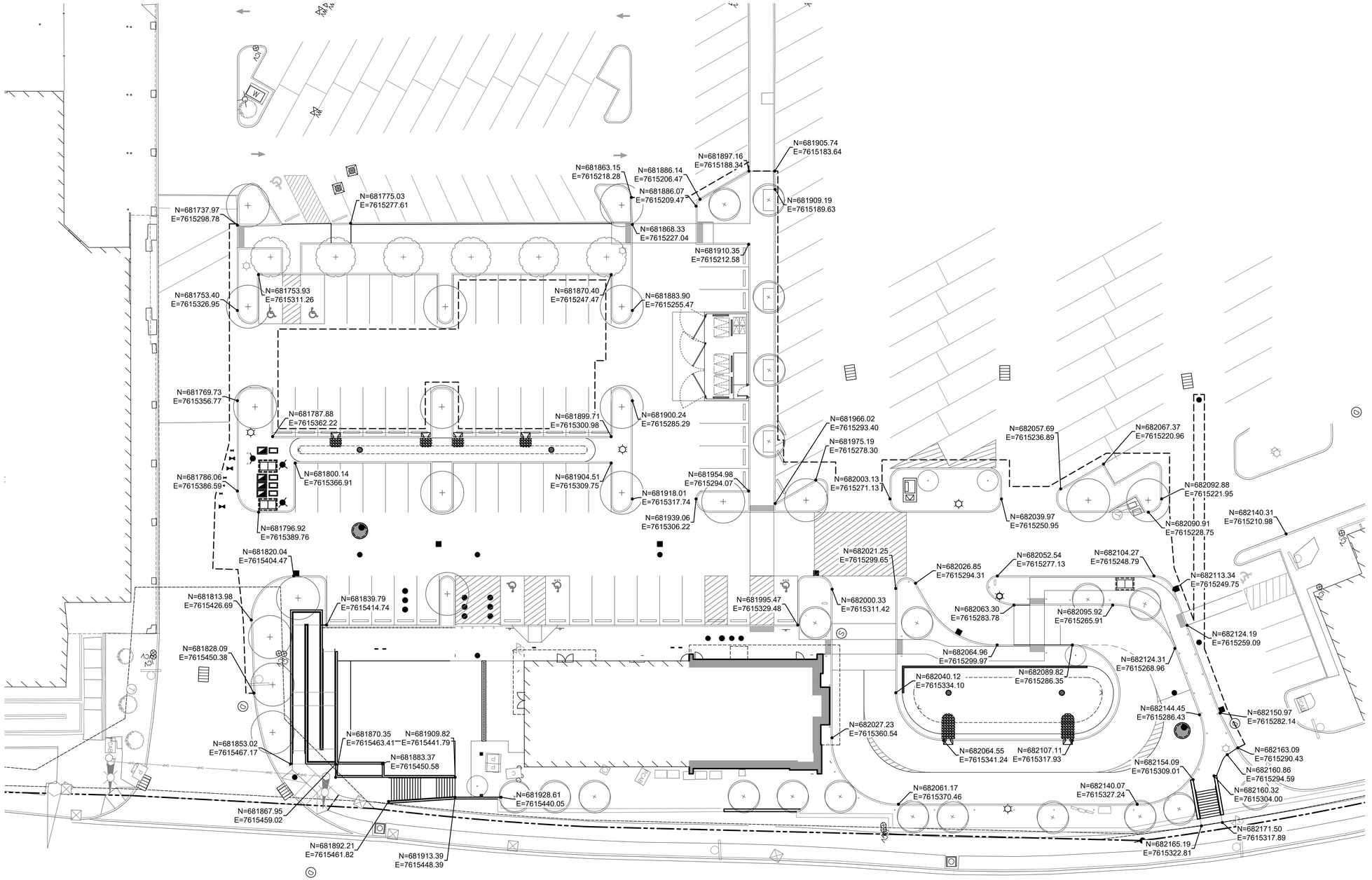

STATION AND STRIPING PLAN

SCALE: 1" = 20'

SCALE 1 INCH = 20 FEET

20 0 20 40

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Baysinger

Baysinger Partners Architecture
2410 N. Lombard Street
Portand, OR 97217
503-546-1600
mattl@BaysingerPartners.com

REGISTERED PROFESSIONAL ENGINEER 83603PE OREGON JUNE 02, 2010 EVAN M. EYKELBOSCH

RENEWS: 12/31/2025

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Portland, OR. | Bend, OR. | Denver, CO.
(503) 624-7005

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PROPOSED PHASE 1 STATION PLAN

C2.1
DESIGN REVIEW

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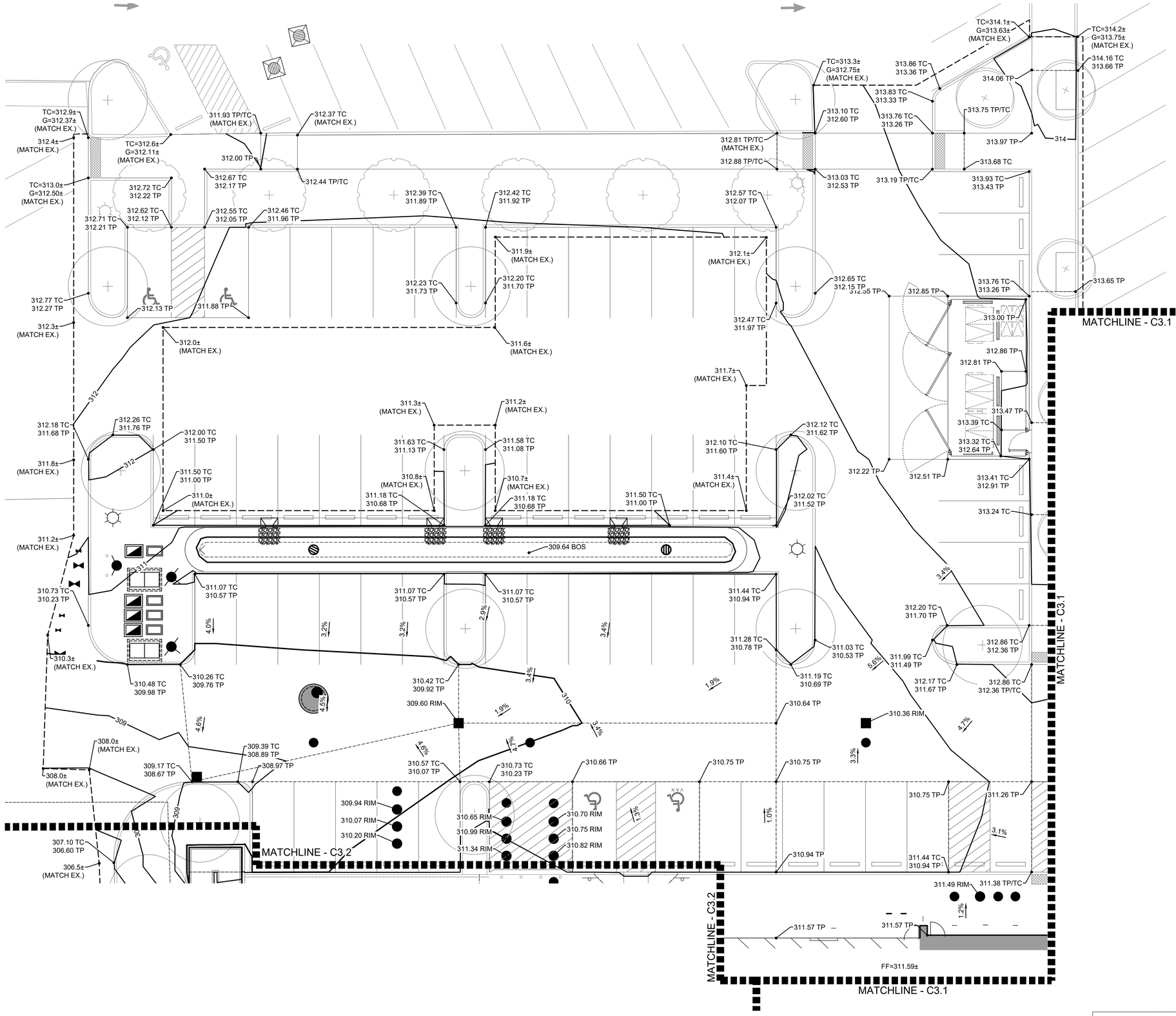

SHEET NOTES

1. SLOPES PROVIDED ON SLOPE ARROW ARE FOR REFERENCE ONLY.
2. LANDINGS ON ACCESSIBLE ROUTES SHALL NOT EXCEED 1.5% IN ANY DIRECTION.
3. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
4. BLDG THRESHOLD TRANSITION: TOP OF CONCRETE OUTSIDE DOOR = FF ELEV. MINUS 0.02'. SLOPE CONCRETE 1.5% AWAY FROM BLDG.

GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)
XX.XX XX	SPOT ELEVATION DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG

BOS	BOTTOM OF SWALE
BOW	BACK OF WALK
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
EG	EXISTING GRADE
FF	FINISHED FLOOR
FL	FLOW LINE
G	GUTTER
HP	HIGH POINT
LP	LOW POINT
RIM	RIM OF STRUCTURE
TC	TOP OF CURB
TG	TOP OF GROUND
TP	TOP OF PAVEMENT
TS	TOP OF STEP
TW	TOP WALL

SHEET LEGEND

- DRAINAGE FLOW DIRECTION
- GRADE BREAK
- 49 — EX. CONTOUR MINOR
- 50 — EX. CONTOUR MAJOR
- 49 — CONTOUR MINOR (FG)
- 50 — CONTOUR MAJOR (FG)

SCALE 1 INCH = 10 FEET

10 0 10 20

PHASE 1 DESIGN REVIEW - NOT FOR CONSTRUCTION

Baysinger

Baysinger Partners Architecture
2410 N. Lombard Street
Portland, OR 97217
503-546-1600
mattl@BaysingerPartners.com

REGISTERED PROFESSIONAL ENGINEER
83603PE
OREGON
JUNE 02, 2010
EVAN M. EYKELBOSCH
RENEWS: 12/31/2025

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FROELICH
ENGINEERS
CIVIL · STRUCTURAL
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(503) 624-7005

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PROPOSED
PHASE 1
GRADING PLAN

C3.0
DESIGN REVIEW

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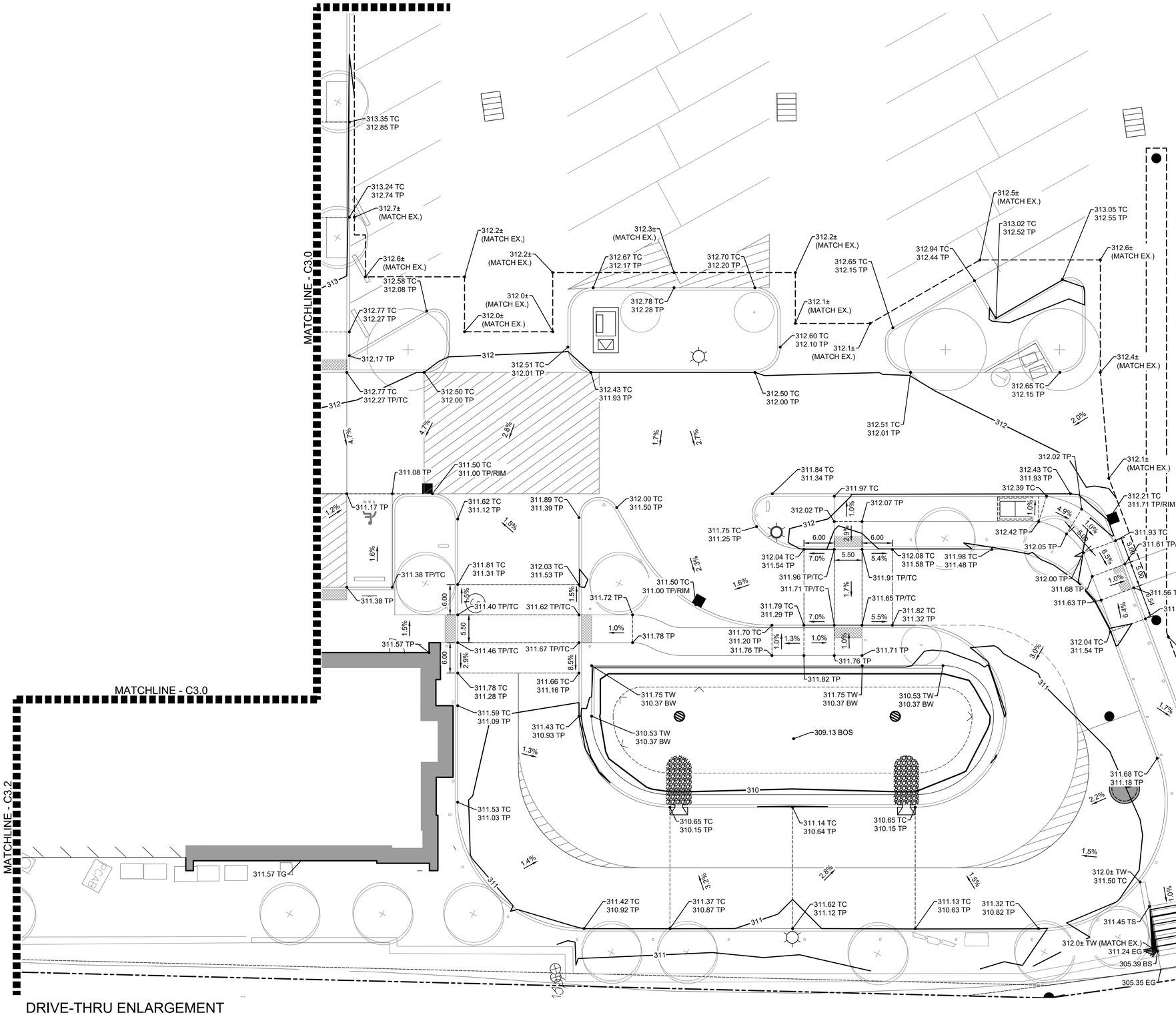

DRIVE-THRU ENLARGEMENT

SCALE: 1" = 10'

SHEET NOTES

1. SLOPES PROVIDED ON SLOPE ARROW ARE FOR REFERENCE ONLY.
2. LANDINGS ON ACCESSIBLE ROUTES SHALL NOT EXCEED 1.5% IN ANY DIRECTION.
3. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
4. BLDG THRESHOLD TRANSITION: TOP OF CONCRETE OUTSIDE DOOR = FF ELEV. MINUS 0.02'. SLOPE CONCRETE 1.5% AWAY FROM BLDG.

GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
X.X% →	GRADING SLOPE AND DIRECTION (DOWNHILL)
XX.XX XX	SPOT ELEVATION DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG

BOS	BOTTOM OF SWALE
BOW	BACK OF WALK
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
EG	EXISTING GRADE
FF	FINISHED FLOOR
FL	FLOW LINE
G	GUTTER
HP	HIGH POINT
LP	LOW POINT
RIM	RIM OF STRUCTURE
TC	TOP OF CURB
TG	TOP OF GROUND
TP	TOP OF PAVEMENT
TS	TOP OF STEP
TW	TOP WALL

SHEET LEGEND

- DRAINAGE FLOW DIRECTION
- GRADE BREAK
- 49 EX. CONTOUR MINOR
- 50 EX. CONTOUR MAJOR
- 49 CONTOUR MINOR (FG)
- 50 CONTOUR MAJOR (FG)

SCALE 1 INCH = 10 FEET

PHASE 1 DESIGN REVIEW - NOT FOR CONSTRUCTION

Baysinger

Baysinger Partners Architecture
2410 N. Lombard Street
Portland, OR 97217
503-546-1600
mattl@BaysingerPartners.com

REGISTERED PROFESSIONAL ENGINEER 83603PE OREGON JUNE 02, 2010 EVAN M. EYKELBOSCH

RENEWS: 12/31/2025

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FROELICH ENGINEERS CIVIL · STRUCTURAL
Portland, OR | Bend, OR | Denver, CO.
(503) 624-7005

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PROPOSED PHASE 1 GRADING PLAN

C3.1
DESIGN REVIEW

2:\PK\21\21-0323 (Peterkort Towne Square - Starbucks)\300 Document Development - Froelich\302 CAD\PLOT\21-0323-C3.0_GRADE.dwg TAB:C3.1

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MATCHLINE - C3.0

MATCHLINE - C3.0

MATCHLINE - C3.0

MATCHLINE - C3.1

309.35 FG
310.00 FG
312.00 TW
310.50 TW
(STEP WALL)
311.35 TC
310.00 TC
309.50 TP
310.50 TW
305.83 TP
310.50 TW
305.94 TP
305.83 TP
305.89 TP
309.35 FG
310.50 TW
305.78 TP
306.34 TW
305.84 TP
311.35 TC
310.85 TP
312.35 TC
311.85 TP
310.94 TP
310.94 TP/TC
310.94 TP/TC
310.94 TP
311.35 TC
311.44 TC
311.45 TP
311.46 TP
312.00 TW
311.50 TP
312.00 TW
311.50 TP
311.50 TP
311.50 TP
311.42 TP/RIM
311.52 TP
311.57 TP
10.00
303.88 TP
303.93 TP
307.74 TP
307.79 TP
310.35 TP
310.40 TP
303.88 TP
303.83 TP
307.84 TP
307.79 TP
310.35 TP
310.30 TP
311.50 TP
311.45 TP
311.42 TP/RIM
311.00 RIM
311.52 TP
311.52 TP
311.57 TP
302.56 TP
302.61 TP
309.07 TP
309.57 TW
309.07 TP
309.52 TW
309.02 TP
309.12 TP
303.01 TW
302.51 TP
309.52 TW
309.07 TP
309.52 TW
309.17 TP
312.00 TW
312.00 TW
311.49 TP
302.51 FG
302.51 TP
302.40 TP
309.54 TW
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302.48 TP
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309.54 FG
309.54 TW
309.54 FG
312.00 TW
312.00 TW
311.49 TS
302.33 TP
301.95 TP
301.96 BS
301.96 BS
311.49 TS
311.45 TP
311.38 RIM
310.98 FG
310.78± EG
302.45 TW
301.95 TP
312.00 TW
302.44 FG
312.00 TW
302.50 FG
301.9±
(MATCH EX.)
311.89± TW
302.21 FG
311.89 TW
302.38 FG
ADA RAMP ENLARGEMENT
SEE SHEET C3.3

1.5% 1.5% 1.5% 1.5% 1.1% 1.1% 1.4%
7.5% 7.5% 7.2%
5.00 5.00 5.00 15.36
1.0% 1.0% 1.0% 1.0% 1.0% 1.0%
5.00 5.00
17.00 7.5% 7.5% 7.5% 16.33
5.00 1.0% 1.0% 5.00
0.6% 0.7% 0.6% 1.0% 0.6% 1.1% 0.6% 0.6% 0.6%
25.38

306 307 306 305 304 303 302

SCALE 1 INCH = 5 FEET
5 0 5 10

PHASE 1 DESIGN REVIEW - NOT FOR CONSTRUCTION

Plotted: 10/5/23 at 9:34am By: eeykelbosch

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Baysinger

Baysinger Partners Architecture
2410 N. Lombard Street
Portland, OR 97217
503-546-1600
mattl@BaysingerPartners.com

REGISTERED PROFESSIONAL ENGINEER
83603PE
OREGON
JUNE 02, 2010
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ENGINEERS
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Portland, OR. | Bend, OR. | Denver, CO.
(503) 624-7005

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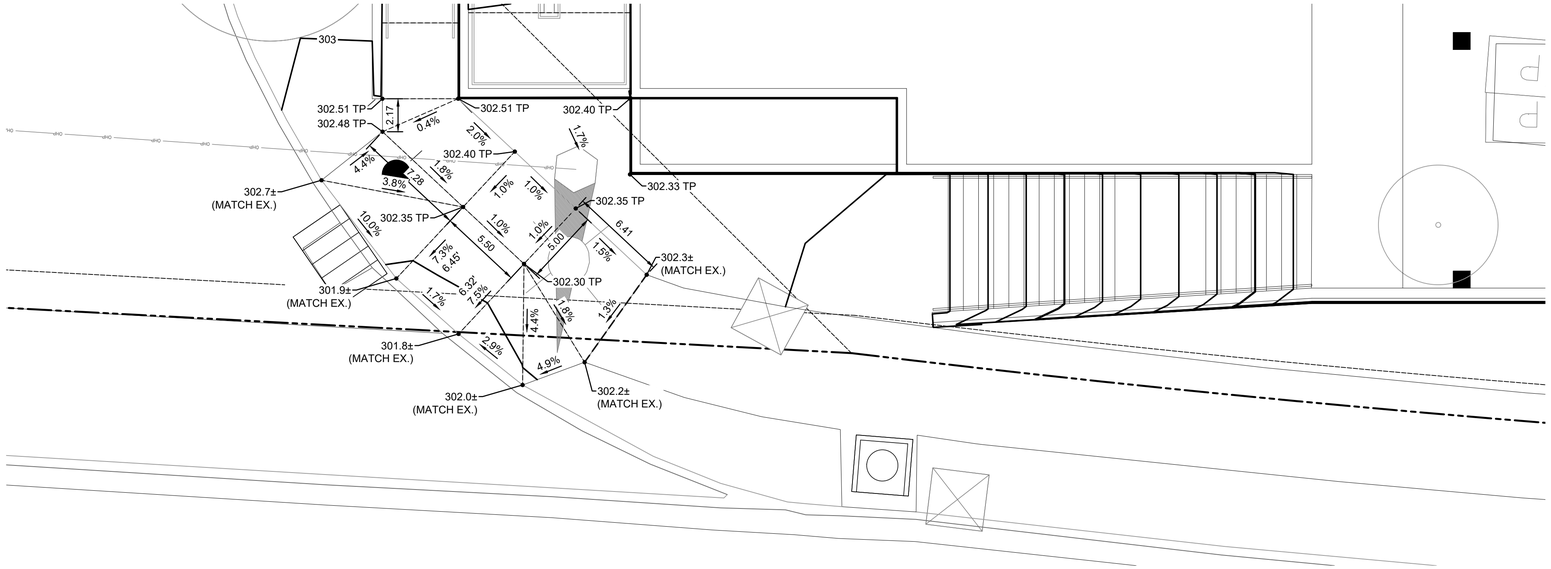
PROPOSED
PHASE 1
GRADING
ENLARGEMENT

C3.2
DESIGN REVIEW



WASHINGTON COUNTY RIGHT OF WAY

THE PROJECT IS ASSOCIATED WITH WASHINGTON COUNTY PERMIT NUMBER 222449

Baysinger

Baysinger Partners Architecture
2410 N. Lombard Street
Portland, OR 97217
503-546-1600
mattl@BaysingerPartners.com

REGISTERED PROFESSIONAL ENGINEER
83603PE
OREGON
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ENGINEERS
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PROPOSED PHASE 1 GRADING ENLARGEMENT - ADA RAMP

C3.3

DESIGN REVIEW

SCALE 1 INCH = 5 FEET

5 0 5 10

PHASE 1 DESIGN REVIEW - NOT FOR CONSTRUCTION

2/24/78 File: P:\2021\21-C023 (Peterkort Towne Square - Starbucks)\300 Document Development - Froelich\302 CAD\PLOT\21-C023-C3.0_GRADE.dwg TAB:C3.3

Plotted: 10/5/23 at 9:35am By: eeykelbosch

KEY NOTES

1. COORDINATE WATER SERVICE POINT OF CONNECTION TO EXISTING 8" MAIN WITH TVWD.
2. FIELD VERIFY LOCATION AND IE OF EXISTING 8" PRIVATE SANITARY SEWER. CONNECT PROPOSED LATERAL TO PRIVATE SEWER MAIN WITH PVC GASKETED SADDLE.
3. FIELD VERIFY LOCATION AND IE OF EXISTING 12" STORM SEWER. CONNECT PROPOSED LATERAL TO MAIN WITH TEE PER DETAIL 1/C5.1.
4. NOT USED
5. FIELD VERIFY LOCATION AND IE OF EXISTING 12" STORM SEWER. CONNECT PROPOSED LATERAL TO MAIN WITH COTG.
6. CONTRACTOR TO COORDINATE WITH PGE FOR THE INSTALLATION OF THE TRANSFORMER. RELOCATE ADJACENT UTILITIES AS NECESSARY.
7. CONTRACTOR TO COORDINATE WITH PGE FOR THE INSTALLATION OF THE TRANSFER VAULT.

SHEET LEGEND

- DCD — DOUBLE CHECK DETECTOR VAULT — 801 C5.6
- DCV — DOUBLE CHECK VALVE ASSEMBLY — 2 C5.1 / 605 C5.6
- S — CONNECT TO WASTE LINE. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.
- SD — CONNECT TO STORM DRAIN. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AND IE AS NOTED.
- W — CONNECT TO COLD WATER SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.
- !! — UTILITY CROSSING. PROVIDE 12" MIN. CLEARANCE, U.N.O.
- RD — CONNECT TO ROOF DRAIN. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AND IE AS NOTED. — 7 C5.2
- FP — CONNECT TO BUILDING FIRE PROTECTION SYSTEM. COORDINATE WITH FIRE SPRINKLER DEFERRED SUBMITTAL.
- FND — CONNECT TO WALL FOUNDATION DRAIN. SEE STRUCTURAL PLANS FOR CONTINUATION. SIZE AS NOTED.

SHEET NOTES

1. PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL 1/C5.2.
2. STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.
3. CONTRACTOR TO VERIFY TIE-IN ELEVATION AND COMMUNICATE ANY DISCREPANCIES TO THE ENGINEER OF RECORD.
4. REFERENCE SHEET C4.2 FOR UTILITY STRUCTURE TABLE
5. REFERENCE SHEET C4.3 FOR FIRE PROTECTION PLAN
6. 2" VENTING PIPE SHALL BE PROVIDED BETWEEN GREASE INTERCEPTOR VAULT AND BUILDING. COORDINATE VENTING AS REQUIRED PER OREGON PLUMBING CODE.

UTILITY LABEL LEGEND

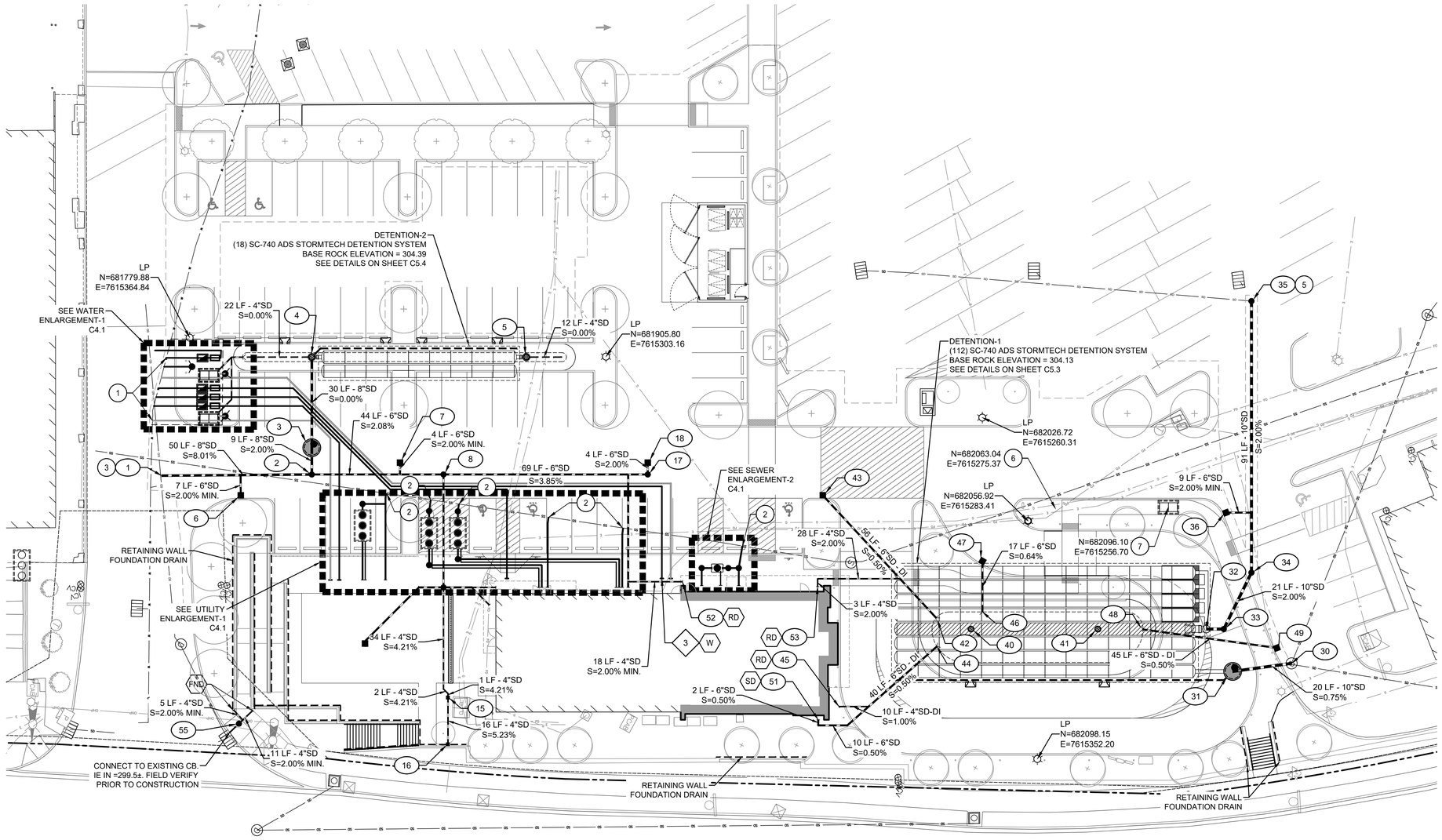
PIPE LABEL

UTILITY LENGTH
UTILITY SIZE
UTILITY TYPE
XXLF - XX" XX

S=X.XX%
SLOPE (WHERE APPLICABLE)

STRUCTURE TYPE

CALLOUT	DESCRIPTION	DETAIL REF.
AB	ACCESS BASIN	9 C5.2
AD	AREA DRAIN	11 C5.2
BEND	BEND, USE FITTING IF APPLICABLE	
CB	TRAPPED CATCH BASIN	4 C5.2
COTG	CLEANOUT TO GRADE	2 C5.2
CONN	CONNECTION	
FCMH	FLOW CONTROL MANHOLE	360 C5.5
FDC	FIRE DEPARTMENT CONNECTION	8 C5.1
FH	FIRE HYDRANT	502 C5.6
GV	GATE VALVE	
LP	LIGHT POLE, PER LIGHTING PLAN	
MH	MANHOLE	
OUTFALL	OUTFALL	3 C5.2
OVERFLOW	OVERFLOW INLET	1 C5.5 / 2 C5.5
STUB	STUB	
TD	TRENCH DRAIN	5 C5.2
TEE	TEE CONNECTION	
WYE	WYE CONNECTION	
GI STRATA-1500	STRATA 1500 GREASE INTERCEPTOR	9 C5.1
GI GB-75	75 GPM GREASE INTERCEPTOR	6 C5.1
WM	WATER METER	605 C5.6 / 14 C5.2
BWV	BACKWATER VALVE	



SCALE 1 INCH = 20 FEET
20 0 20 40

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Baysinger Partners Architecture
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Portland, OR 97217
503-546-1600
mattl@BaysingerPartners.com

REGISTERED PROFESSIONAL ENGINEER — 83603PE — OREGON — JUNE 02, 2010 — EVAN M. EYKELBOSCH
PRELIMINARY NOT FOR CONSTRUCTION
RENEWS: 12/31/2025

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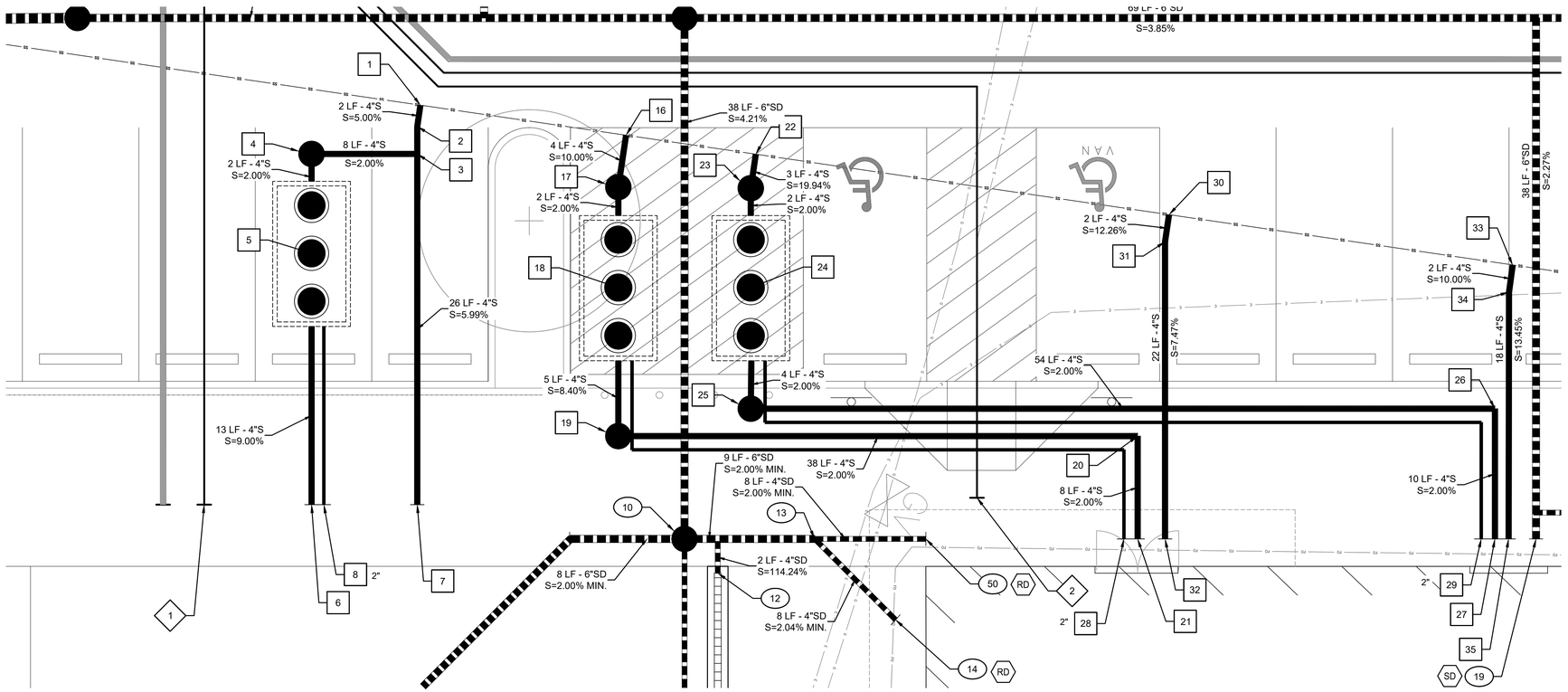
PROPOSED PHASE 1 UTILITY PLAN

C4.0
DESIGN REVIEW

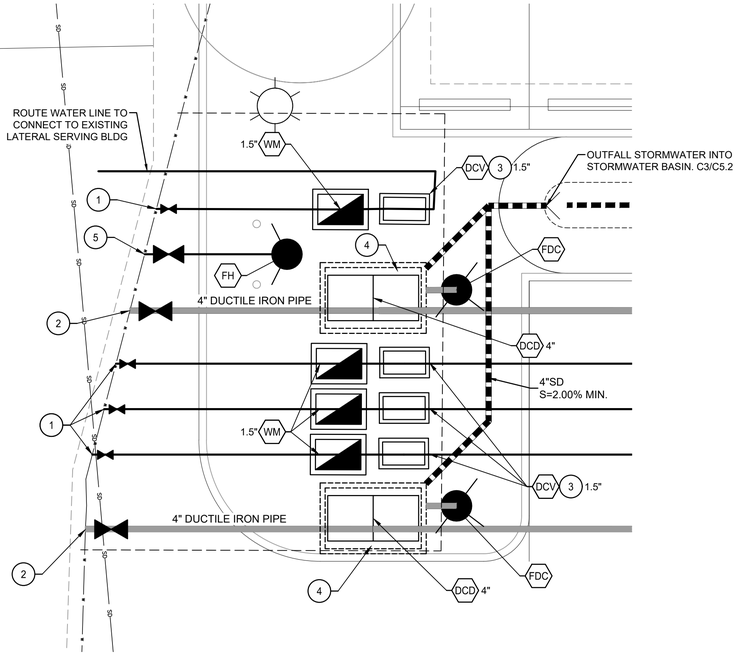
PHASE 1 DESIGN REVIEW - NOT FOR CONSTRUCTION

Plotted: 10/5/23 at 9:35am By: eeykelbosch
File: P:\2021\21-0023 (Peterkort Towne Square - Starbucks)\300 Document Development - Froelich\302 CAD\PLOT\21-0023-C4.0_UTIL.dwg TAB:C4.0



UTILITY ENLARGEMENT-1

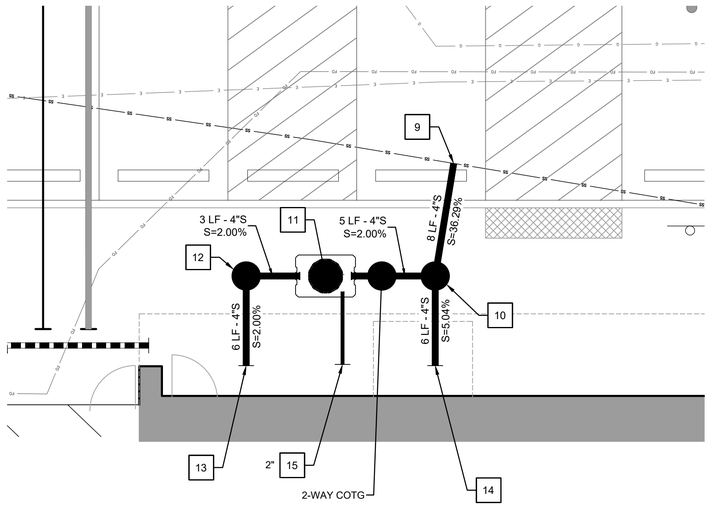
SCALE: 1" = 5'



THE PROJECT IS ASSOCIATED WITH TVWD PERMIT NUMBER E8388

WATER ENLARGEMENT-1

SCALE: 1" = 5'



SEWER ENLARGEMENT-1

SCALE: 1" = 5'

SHEET NOTES

1. PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL 1/C5.2.
2. STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.
3. CONTRACTOR TO VERIFY TIE-IN ELEVATION AND COMMUNICATE ANY DISCREPANCIES TO THE ENGINEER OF RECORD.
4. REFERENCE SHEET C4.2 FOR UTILITY STRUCTURE TABLE
5. 2" VENTING PIPE SHALL BE PROVIDED BETWEEN GREASE INTERCEPTOR VAULT AND BUILDING. COORDINATE VENTING AS REQUIRED PER OREGON PLUMBING CODE.

(X) KEY NOTES

1 TVWD TO INSTALL 2" SERVICE AND 1.5" WATER METER

2 REFERENCE SHEET C4.3 FOR FIRE LINE HOT TAP INSTRUCTIONS

3 CONTRACTOR TO INSTALL BACKFLOW PER TVWD DETAIL 605

4 REFERENCE SHEET C4.3 FOR FIRE PROTECTION PLAN

5 CONTRACTOR TO COORDINATE WITH TVWD FOR FH CONNECTION

UTILITY LABEL LEGEND

PIPE LABEL

UTILITY LENGTH
UTILITY SIZE
UTILITY TYPE

XXLF - XX" XX

S=X.XX%

SLOPE (WHERE APPLICABLE)

STRUCTURE TYPE

CALLOUT	DESCRIPTION	DETAIL REF.
AB	ACCESS BASIN	9 C5.2
AD	AREA DRAIN	11 C5.2
BEND	BEND, USE FITTING IF APPLICABLE	
CB	TRAPPED CATCH BASIN	4 C5.2
COTG	CLEANOUT TO GRADE	2 C5.2
CONN	CONNECTION	
FCMH	FLOW CONTROL MANHOLE	360 C5.5
FDC	FIRE DEPARTMENT CONNECTION	8 C5.1
FH	FIRE HYDRANT	502 C5.6
GV	GATE VALVE	
MH	MANHOLE	
OUTFALL	OUTFALL	3 C5.2
OVERFLOW	OVERFLOW INLET	1 C5.5 / 2 C5.5
STUB	STUB	
TD	TRENCH DRAIN	5 C5.2
TEE	TEE CONNECTION	
WYE	WYE CONNECTION	
GI STRATA-1500	STRATA 1500 GREASE INTERCEPTOR	9 C5.1
GI GB-75	75 GPM GREASE INTERCEPTOR	6 C5.1
WM	WATER METER	605 C5.6

SHEET LEGEND

DCD	DOUBLE CHECK DETECTOR VAULT	801 C5.6
DCV	DOUBLE CHECK VALVE ASSEMBLY	2 C5.1 / 605 C5.6
S	CONNECT TO WASTE LINE. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.	
SD	CONNECT TO STORM DRAIN. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AND IE AS NOTED.	
W	CONNECT TO COLD WATER SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.	
!!	UTILITY CROSSING. PROVIDE 12" MIN. CLEARANCE, U.N.O.	
RD	CONNECT TO ROOF DRAIN. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AND IE AS NOTED.	7 C5.2
FP	CONNECT TO BUILDING FIRE PROTECTION SYSTEM. COORDINATE WITH FIRE SPRINKLER DEFERRED SUBMITTAL.	

N

SCALE 1 INCH = 5 FEET

5 0 5 10

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Baysinger Partners Architecture
2410 N. Lombard Street
Portand, OR 97217
503-546-1600
mattl@BaysingerPartners.com

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PROPOSED PHASE 1 UTILITY ENLARGEMENTS

C4.1

DESIGN REVIEW

PHASE 1 DESIGN REVIEW - NOT FOR CONSTRUCTION

J:\Work File: P:\2021\21-C023 (Peterkort Towne Square - Starbucks)\300 Document Development - Froelich\302 CAD\PLOT\21-C023-C4.0_UTIL.dwg TAB:C4.1

Plotted: 10/5/23 at 9:35am By: eeykelbosch

SS STRUCTURE TABLE (XX)

KEYNOTE	STRUCTURE ID	NORTHING	EASTING	RIM ELEVATION	INVERT ELEVATIONS
1	CONN-1	681863.05	7615379.04	--	IE 8"(IN) = 306.52 (S) IE 4"(IN) = 306.69 (E) IE 8"(OUT) = 306.52 (N)
2	BEND-1	681863.60	7615380.52	--	IE 4"(IN) = 306.77 (NE) IE 4"(OUT) = 306.77 (W)
3	NODE-1	681864.56	7615382.27	--	IE 4"(IN) = 306.87 (SE) IE 4"(IN) = 306.87 (NE) IE 4"(OUT) = 306.87 (SW)
4	COTG-2 (TWO-WAY)	681857.79	7615385.98	--	IE 4"(IN) = 307.02 (NE) IE 4"(OUT) = 307.02 (NW)
5	GI STRATA 1500-1	681861.27	7615392.34	310.07	IE 4"(IN) = 307.23 (NE) IE 4"(OUT) = 307.06 (SW)
6	GI STUB-1	681870.08	7615408.41	--	IE 4"(OUT) = 308.40 (SW)
7	SS STUB-1	681876.85	7615404.71	--	IE 4"(OUT) = 308.40 (SW)
8	GI VENT-1	681870.87	7615407.98	--	IE 2"(IN) = 308.00 (SW)
9	CONN-2	681976.67	7615337.00	--	IE 8"(IN) = 305.31 (S) IE 4"(IN) = 305.47 (E) IE 8"(OUT) = 305.31 (N)
10	COTG-3	681979.17	7615344.10	--	IE 4"(IN) = 308.20 (SE) IE 4"(IN) = 308.20 (NE) IE 4"(OUT) = 308.20 (W)
11	GI GB-75	681972.82	7615347.58	311.49	IE 4"(IN) = 308.31 (SE) IE 4"(OUT) = 308.31 (NW)
12	COTG-4	681968.23	7615350.10	--	IE 4"(IN) = 308.38 (NE) IE 4"(OUT) = 308.38 (NW)
13	GI STUB-2	681971.07	7615355.28	--	IE 4"(OUT) = 308.50 (SW)
14	SS STUB-2	681982.01	7615349.29	--	IE 4"(OUT) = 308.50 (SW)
15	GI VENT-2	681976.61	7615352.16	--	IE 2"(IN) = 307.90 (SW)
16	CONN-3	681877.27	7615373.76	--	IE 8"(IN) = 306.37 (S) IE 4"(IN) = 306.54 (E) IE 8"(OUT) = 306.37 (N)
17	COTG-5 (TWO-WAY)	681878.59	7615377.34	--	IE 4"(IN) = 306.92 (NE) IE 4"(OUT) = 306.92 (W)
18	GI STRATA-1500-2	681882.11	7615383.78	310.99	IE 4"(IN) = 307.13 (NE) IE 4"(OUT) = 306.96 (SW)
19	COTG-6	681887.31	7615393.27	--	IE 4"(IN) = 307.59 (NW) IE 4"(OUT) = 307.59 (SW)
20	NODE-2	681920.56	7615375.07	--	IE 4"(IN) = 308.35 (NE) IE 4"(OUT) = 308.35 (SE)
21	GI-STUB-3	681924.16	7615381.65	--	IE 4"(OUT) = 308.50 (SW)
22	CONN-4	681886.24	7615370.42	--	IE 8"(IN) = 306.27 (S) IE 4"(IN) = 306.44 (E) IE 8"(OUT) = 306.27 (N)
23	COTG-7 (TWO-WAY)	681887.11	7615372.77	--	IE 4"(IN) = 306.94 (NE) IE 4"(OUT) = 306.94 (W)
24	GI STRATA-1500-3	681890.59	7615379.13	310.75	IE 4"(IN) = 307.15 (NE) IE 4"(OUT) = 306.98 (SW)
25	COTG-8	681894.83	7615386.87	--	IE 4"(IN) = 307.22 (NW) IE 4"(OUT) = 307.22 (SW)
26	NODE-3	681942.47	7615360.79	--	IE 4"(IN) = 308.31 (NE) IE 4"(OUT) = 308.31 (SE)
27	GI-STUB-4	681947.03	7615369.12	--	IE 4"(OUT) = 308.50 (SW)
28	GI VENT-3	681923.28	7615382.13	--	IE 2"(OUT) = 310.11 (SW)
29	GI VENT-4	681946.15	7615369.60	--	IE 2"(OUT) = 310.04 (SW)
30	CONN-5	681914.81	7615359.81	--	IE 8"(IN) = 305.97 (S) IE 4"(IN) = 306.14 (E) IE 8"(OUT) = 305.97 (N)
31	NODE-4	681915.50	7615361.67	--	IE 4"(IN) = 306.38 (NE) IE 4"(OUT) = 306.38 (W)
32	STUB-3	681925.91	7615380.68	--	IE 4"(OUT) = 308.00 (SW)
33	CONN-6	681938.58	7615351.00	--	IE 8"(IN) = 305.72 (S) IE 4"(IN) = 305.88 (E) IE 8"(OUT) = 305.72 (N)
34	NODE-5	681939.28	7615352.84	--	IE 4"(IN) = 306.08 (NE) IE 4"(OUT) = 306.08 (W)
35	SS STUB-4	681947.91	7615368.64	--	IE 4"(OUT) = 308.50 (SW)

SD STRUCTURE TABLE (XX)

KEYNOTE	STRUCTURE ID	NORTHING	EASTING	RIM ELEVATION	INVERT ELEVATIONS
1	CONN-1	681793.94	7615410.09	--	IE 8"(IN) = 300.17 (NW)
2	COTG-1	681838.04	7615385.48	--	IE 8"(IN) = 304.21 (SW) IE 6"(IN) = 304.21 (NW) IE 8"(OUT) = 304.21 (SE)
3	FCMH-1	681833.72	7615377.59	309.56	IE 8"(IN) = 304.39 (SW) IE 8"(OUT) = 304.39 (NE)
4	OVERFLOW-1	681819.07	7615350.84	309.64	IE 4"(IN) = 307.60 (SE) IE 12"(IN) = 304.99 (NW) IE 6"(IN) = 304.39 (W) IE 8"(OUT) = 304.39 (NE)
5	OVERFLOW-2	681882.36	7615316.17	309.64	IE 4"(IN) = 307.60 (NW) IE 12"(OUT) = 304.99 (SE)
6	CB-1	681820.44	7615403.11	308.73	IE 6"(OUT) = 306.23 (SW)
7	CB-2	681862.15	7615367.72	309.60	IE 6"(OUT) = 307.10 (NE)
8	COTG-2	681876.90	7615364.20	--	IE 6"(IN) = 305.13 (NE) IE 6"(IN) = 305.13 (NW) IE 6"(OUT) = 305.13 (SE)
10	COTG-3	681895.16	7615397.53	--	IE 4"(IN) = 306.73 (NE) IE 6"(IN) = 308.14 (SE) IE 6"(IN) = 308.14 (NW) IE 6"(OUT) = 306.73 (SW)
11	STUB-1	681887.80	7615401.56	--	IE 6"(OUT) = 308.50 (NW)
12	TD-1	681898.47	7615398.55	311.42	IE 4"(OUT) = 309.38 (SW)
13	BEND-1	681903.49	7615392.97	--	IE 4"(IN) = 308.33 (N) IE 4"(IN) = 308.33 (NW) IE 6"(OUT) = 308.33 (SE)
14	STUB-2	681911.50	7615395.31	--	IE 4"(OUT) = 308.50 (S)
15	AD-1	681914.26	7615429.28	311.06	IE 4"(IN) = 308.56 (NE) IE 4"(OUT) = 308.32 (SW)
16	AD-2	681921.82	7615443.09	311.39	IE 4"(OUT) = 309.38 (SW)
17	COTG-5	681937.20	7615331.18	--	IE 6"(IN) = 307.78 (SW) IE 6"(OUT) = 307.78 (SE)
18	CB-3	681935.27	7615327.67	310.36	IE 6"(OUT) = 307.86 (NE)
19	STUB-3	681949.66	7615367.68	--	IE 6"(OUT) = 308.50 (SW)
20	NODE-2	681920.56	7615375.07	--	IE 4"(IN) = 308.35 (NE) IE 4"(OUT) = 308.35 (SE)

KEYNOTE	STRUCTURE ID	NORTHING	EASTING	RIM ELEVATION	INVERT ELEVATIONS
30	EXMH-1	682157.72	7615282.87	310.94	IE 10"(IN) = 303.98 (SE) IE 24"(IN) = 303.86 (W) IE 24"(OUT) = 303.54 (N)
31	FCMH-2	682141.64	7615294.77	310.99	IE 6"(IN) = 304.13 (E) IE 12"(IN) = 304.73 (SE) IE 10"(OUT) = 304.13 (NW)
32	AB-1	682127.01	7615286.54	311.02	IE 10"(IN) = 306.24 (NW) IE 24"(OUT) = 304.64 (SE) IE 12"(OUT) = 305.67 (SW)
33	COTG-6	682132.16	7615283.72	--	IE 10"(IN) = 306.36 (W) IE 10"(OUT) = 306.36 (SE)
34	COTG-7	682131.20	7615262.58	--	IE 10"(IN) = 306.78 (SW) IE 10"(OUT) = 306.78 (E)
35	COTG-8	682087.31	7615182.44	--	IE 12"(IN) = 308.61 (SE) IE 10"(OUT) = 308.61 (NE)
36	CB-4	682113.99	7615248.99	311.78	IE 6"(OUT) = 309.28 (NW)
40	OVERFLOW-3	682057.56	7615324.57	309.13	--
41	OVERFLOW-4	682095.02	7615304.06	309.13	--
42	OUTFALL-1	682045.46	7615326.89	--	IE 6"(IN) = 309.22 (S)
43	CB-5	681992.19	7615309.04	311.05	IE 6"(OUT) = 309.50 (N)
44	OUTFALL-2	682050.31	7615335.22	--	IE 6"(IN) = 309.24 (E)
45	STUB-4	682031.10	7615368.78	--	IE 4"(OUT) = 309.52 (NW)
46	OUTFALL-3	682058.18	7615317.65	--	IE 6"(IN) = 309.40 (SW)
47	CB-6	682049.97	7615302.66	311.01	IE 6"(OUT) = 309.51 (NE)
48	OUTFALL-4	682108.41	7615296.87	--	IE 6"(IN) = 309.31 (N)
49	CB-7	682150.86	7615280.71	311.03	IE 6"(OUT) = 309.54 (S)
50	STUB-5	681910.60	7615389.07	--	IE 4"(OUT) = 308.50 (SE)
51	STUB-6	682027.15	7615376.04	--	IE 6"(OUT) = 309.50 (NE)
52	STUB-7	681964.79	7615357.21	--	IE 4"(OUT) = 308.77 (SE)
53	STUB-8	682005.48	7615336.84	--	IE 4"(OUT) = 310.00 (SW)
54	OUTFALL-5	681798.74	7615362.02	--	IE 4"(IN) = 306.95 (SE)
55	BWV-1	681856.82	7615470.80	--	

W STRUCTURE TABLE (XX)

KEYNOTE	STRUCTURE ID	NORTHING	EASTING
1	STUB-1	681863.21	7615412.18
2	STUB-2	681912.44	7615384.65
3	STUB-3	681958.16	7615359.60

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Baysinger Partners Architecture
2410 N. Lombard Street
Portand, OR 97217
503-546-1600
mattl@BaysingerPartners.com

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83603PE
OREGON
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EVAN M. EYKELBOSCH
RENEWS: 12/31/2025

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PROPOSED
PHASE 1 UTILITY
STRUCTURE
TABLE

C4.2
DESIGN REVIEW

PHASE 1 DESIGN REVIEW - NOT FOR CONSTRUCTION

2024-09 - File: P:\2021\21-C023 (Peterkort Towne Square - Starbucks)\300 Document Development - Froelich\302 CAD\PLOT\21-C023-C4.0_UTIL.dwg TAB:C4.2

Plotted: 10/5/23 at 9:35am By: eeykelbosch

SHEET NOTES

1. PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL 1/C5.2.
2. STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.
3. CONTRACTOR TO VERIFY TIE-IN ELEVATION AND COMMUNICATE ANY DISCREPANCIES TO THE ENGINEER OF RECORD.

FP STRUCTURE TABLE (XX)

KEYNOTE	STRUCTURE ID	NORTHING	EASTING
1	STUB-1	681860.58	7615413.62
2	STUB-2	681960.79	7615358.16

(X) KEY NOTES

1 COORDINATE WATER SERVICE POINT OF CONNECTION TO EXISTING 8" MAIN WITH TVWD.

2 CONTRACTOR TO HOT TAP EXISTING WATERLINE WITH 8"X4" TAPPING SADDLE AND 4" FLGXMJ GATE VALVE PER TVWD DETAIL 302

3 CONTRACTOR TO INSTALL 4" DCDA PER TVWD DETAIL 801

SHEET LEGEND

DCD DOUBLE CHECK DETECTOR VAULT — 801 C5.6

FP CONNECT TO BUILDING FIRE PROTECTION SYSTEM. COORDINATE WITH FIRE SPRINKLER DEFERRED SUBMITTAL.

FDC FIRE DEPARTMENT CONNECTION — 8 C5.1

UTILITY LABEL LEGEND

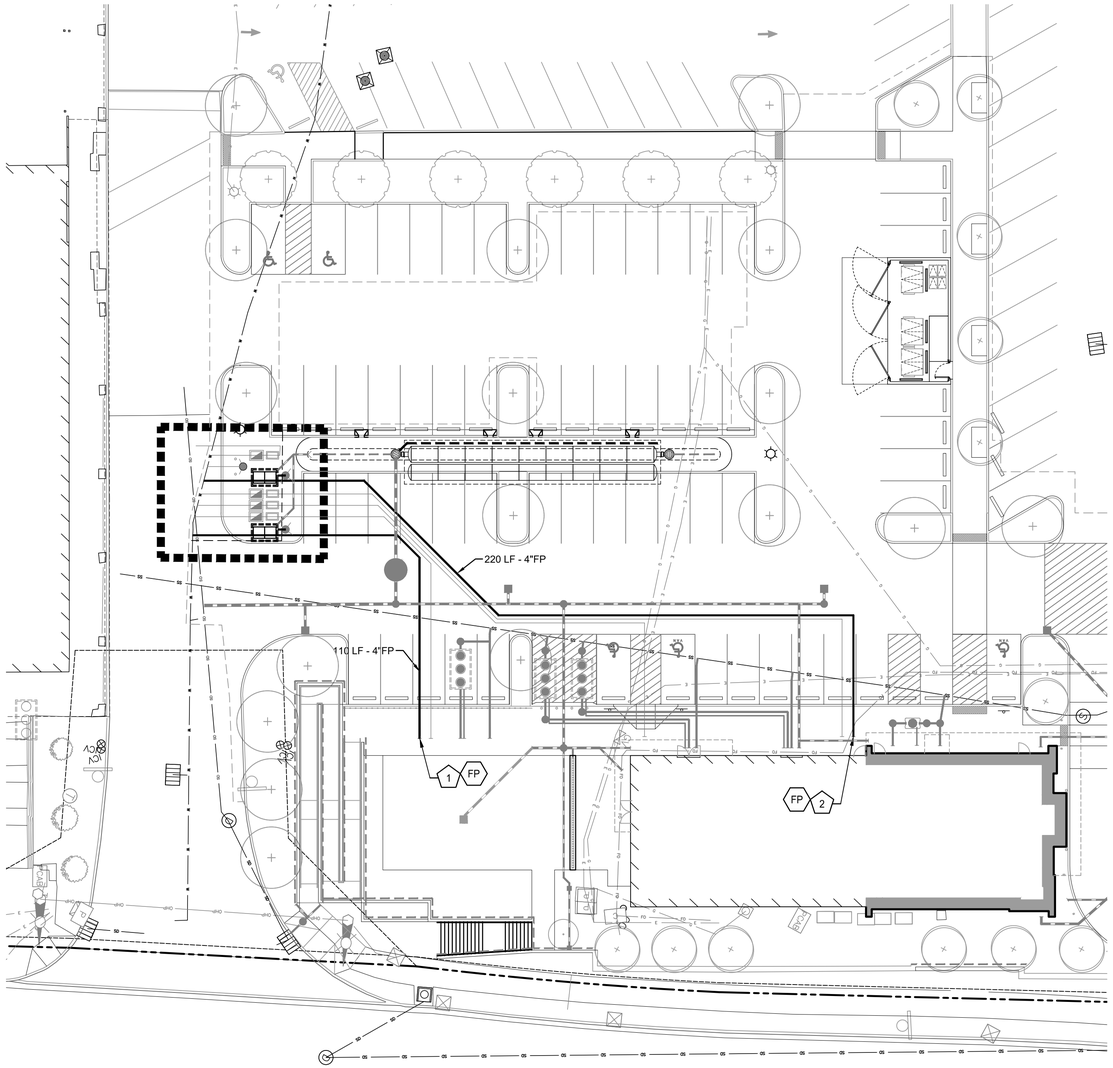
PIPE LABEL

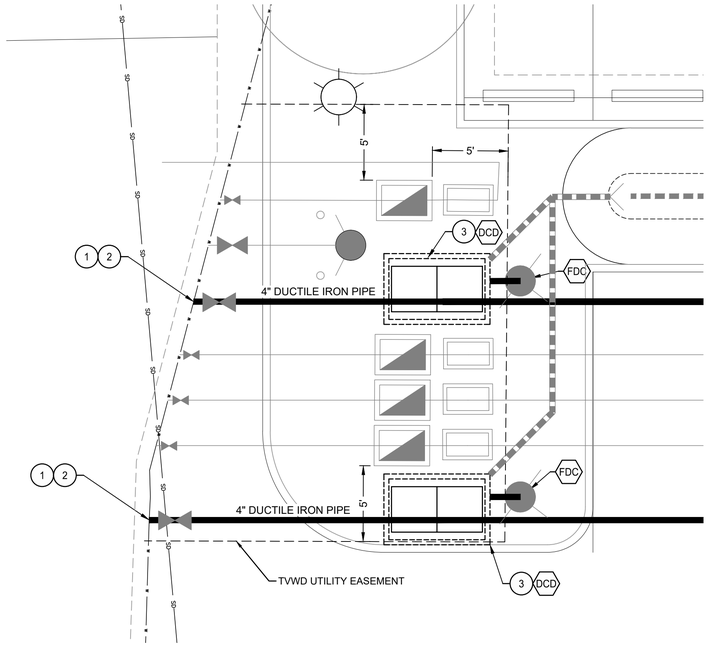
UTILITY LENGTH
UTILITY SIZE
UTILITY TYPE
XXLF - XX" XX

S=X.XX%
SLOPE (WHERE APPLICABLE)

STRUCTURE TYPE

CALLOUT	DESCRIPTION	DETAIL REF.
BEND	BEND, USE FITTING IF APPLICABLE	
FDC	FIRE DEPARTMENT CONNECTION	8 C5.1
GV	GATE VALVE	
STUB	STUB	

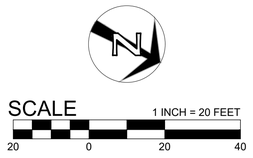




THE PROJECT IS ASSOCIATED WITH TVWD PERMIT NUMBER E8388

WATER ENLARGEMENT-1

SCALE: 1" = 5'



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Baysinger Partners Architecture
2410 N. Lombard Street
Portand, OR 97217
503-546-1600
mattl@BaysingerPartners.com

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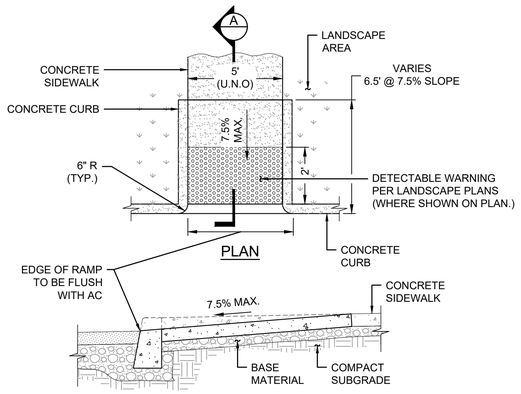
PROPOSED PHASE 1 FIRE PROTECTION PLAN

C4.3
DESIGN REVIEW

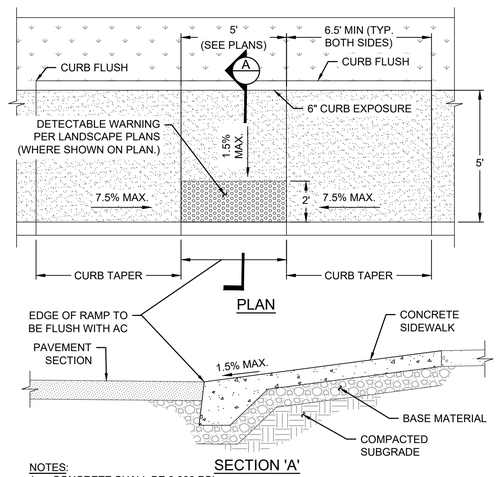
PHASE 1 DESIGN REVIEW - NOT FOR CONSTRUCTION

Plotted: 10/5/23 at 9:35am By: eeykelbosch
File: P:\2021\21-C023 (Peterkort Towne Square - Starbucks)\300 Document Development - Froelich\302 CAD\PLOT\21-C023-C4.0_UTIL.dwg TAB:C4.3



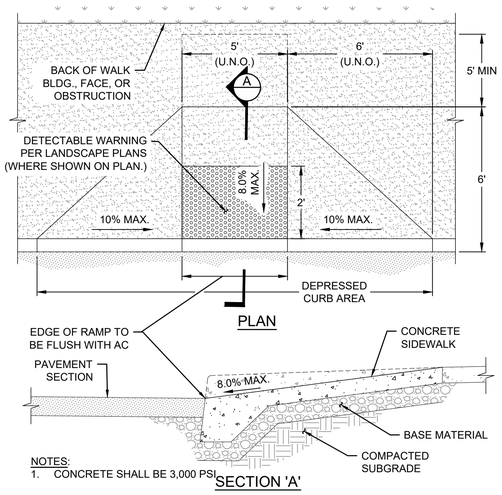
NOTES:
1. CONCRETE SHALL BE 3,000 PSI.

13 CURB RAMP - TYPE 2
SCALE: NTS



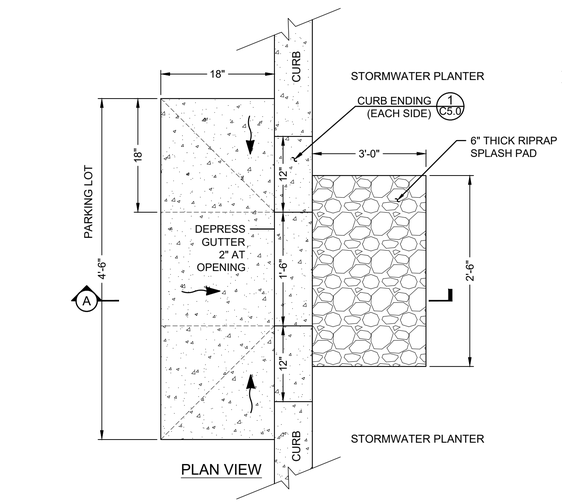
NOTES:
1. CONCRETE SHALL BE 3,000 PSI.

14 CURB RAMP - TYPE 3
SCALE: NTS



NOTES:
1. CONCRETE SHALL BE 3,000 PSI.

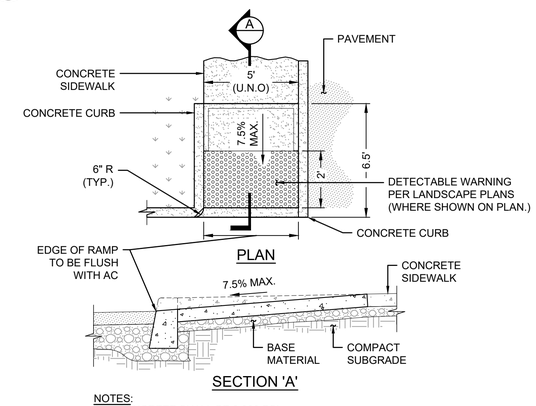
15 CURB RAMP - TYPE 4
SCALE: NTS



10 CURB SPILLWAY
SCALE: NTS

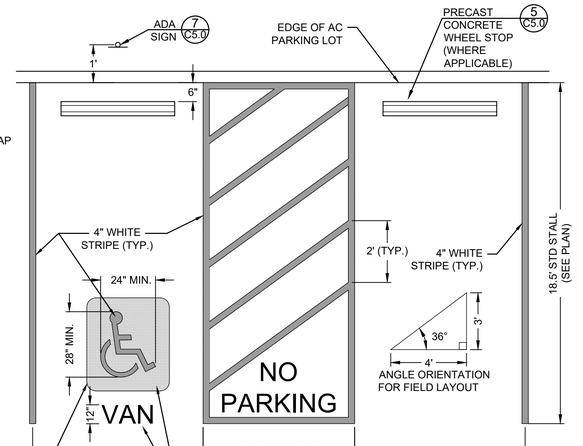
NOTES:
1. CONSTRUCT CONTRACTION JOINTS AT 15' MAX. SPACING AND AT RAMPS. CONSTRUCT EXPANSION JOINTS AT 200' MAX SPACING AT POINTS OF TANGENCY AND AT ENDS OF EACH DRIVEWAY.
2. TOPS OF ALL CURBS SHALL SLOPE TOWARD THE ROADWAY AT 2% UNLESS OTHERWISE SHOWN OR AS DIRECTED.
3. DIMENSIONS ARE NOMINAL AND MAY VARY TO CONFORM WITH CURB MACHINE AS APPROVED BY THE ENGINEER.

11 FLUSH CONCRETE CURB
SCALE: NTS

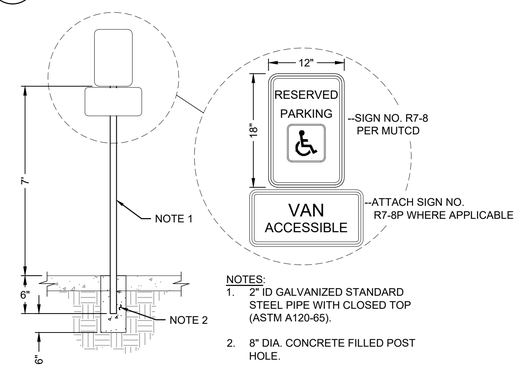


NOTES:
1. CONCRETE SHALL BE 3,000 PSI.

12 CURB RAMP - TYPE 1
SCALE: NTS

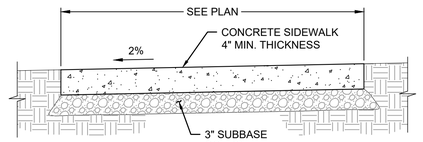


6 TYPICAL PARKING LAYOUT
SCALE: NTS



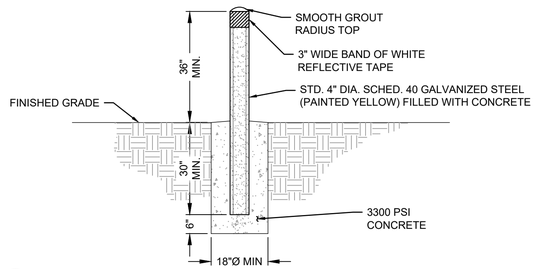
NOTES:
1. 2" ID GALVANIZED STANDARD STEEL PIPE WITH CLOSED TOP (ASTM A120-65).
2. 8" DIA. CONCRETE FILLED POST HOLE.

7 ADA PARKING SIGN
SCALE: NTS

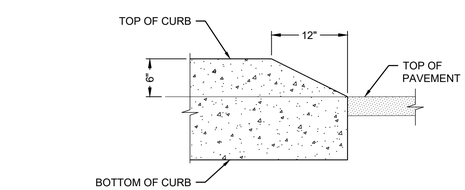


NOTES:
1. CONSTRUCT CONTRACTION JOINTS AT 15' MAX. SPACING AND AT RAMPS. CONSTRUCT EXPANSION JOINTS AT 200' MAX SPACING, AT POINTS OF TANGENCY AND AT ENDS OF EACH DRIVEWAY, UNLESS NOTED OTHERWISE.

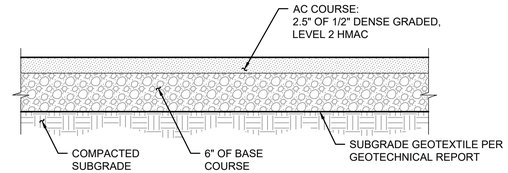
8 CONCRETE SIDEWALK
SCALE: NTS



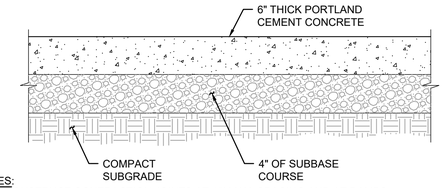
9 PIPE BOLLARD (4" DIA)
SCALE: NTS



1 CONCRETE CURB ENDING
SCALE: NTS

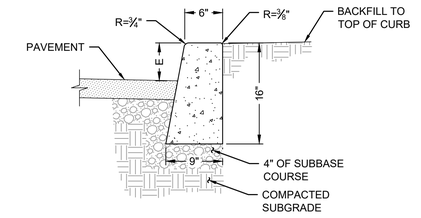


2 ASPHALT PAVEMENT SECTION
SCALE: NTS



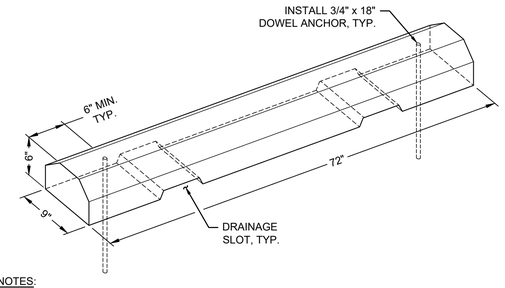
NOTES:
1. - CONSTRUCT CONTRACTION JOINTS AT 15' MAX. SPACING AND AT RAMPS.
   - CONSTRUCT EXPANSION JOINTS AT 200' MAX. SPACING AT POINTS OF TANGENCY AND AT ENDS OF EACH DRIVEWAY.
2. PROVIDE MEDIUM TO COARSE BROOM FINISH.

3 HEAVY CONCRETE PAVEMENT SECTION
SCALE: NTS



NOTES:
1. CURB EXPOSURE 'E' = 6", TYP. VARY AS SHOWN ON PLANS OR AS DIRECTED.
2. CONSTRUCT CONTRACTION JOINTS AT 15' MAX. SPACING AND AT RAMPS. CONSTRUCT EXPANSION JOINTS AT 200' MAX SPACING AT POINTS OF TANGENCY AND AT ENDS OF EACH DRIVEWAY.
3. TOPS OF ALL CURBS SHALL SLOPE TOWARD THE ROADWAY AT 2% UNLESS OTHERWISE SHOWN OR AS DIRECTED.
4. DIMENSIONS ARE NOMINAL AND MAY VARY TO CONFORM WITH CURB MACHINE AS APPROVED BY THE ENGINEER.

4 STANDARD CONCRETE CURB
SCALE: NTS



NOTES:
1. DIMENSIONS ARE NOMINAL AND MAY VARY TO CONFORM TO MANUFACTURER'S PRODUCTS APPROVED BY ENGINEER.

5 PRECAST CONCRETE WHEEL STOP
SCALE: NTS

Baysinger

Baysinger Partners Architecture
2410 N. Lombard Street
Portland, OR 97217
503-546-1600
mattl@BaysingerPartners.com

REGISTERED PROFESSIONAL ENGINEER — 83603PE — OREGON — JUNE 02, 2010 — EVAN M. EYKELBOSCH
RENEWS: 12/31/2025

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STARBUCKS

△ Revisions

PK21052
Original Issue: 06.21.2023
Drawn/Check By: BLU/EME

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PROPOSED PHASE 1 TYPICAL DETAILS

C5.0
DESIGN REVIEW

PHASE 1 DESIGN REVIEW - NOT FOR CONSTRUCTION

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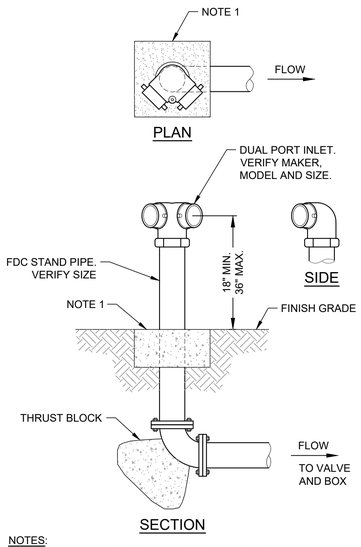
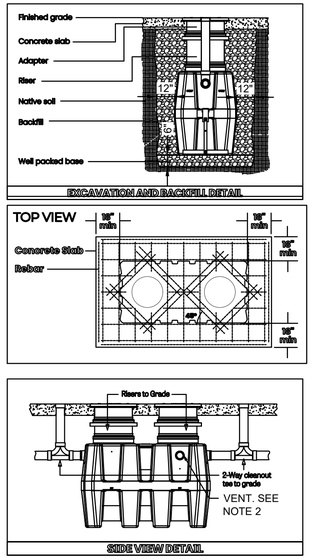


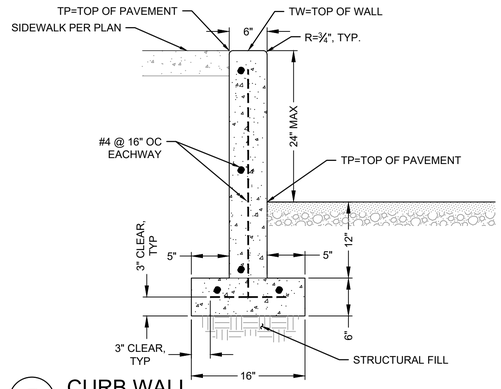
NOTES:
1. MIN. 3000 PSI CONCRETE ANCHOR PAD TO BE 12"x12"x6" THICK, UNLESS NOTED OTHERWISE. ELIMINATE IF INSTALLED IN CONCRETE PAVED AREA.
2. USE FLANGE OR THREADED FITTINGS.
3. CONTRACTOR SHALL PROVIDE SINGLE CHECK VALVE AND BALL DRIP VALVE IN ACCESSIBLE LOCATION INSIDE DCDA VAULT. COORDINATE WITH PLUMBING.
4. REFER TO DETAIL 3/C5.1 FOR BOLLARD LOCATIONS AROUND FDC

8 FIRE DEPARTMENT CONNECTION (FDC) DUAL PORT
SCALE: NTS

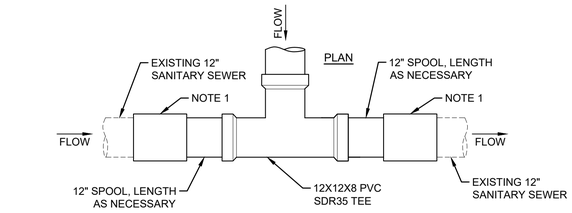


NOTES:
1. INSTALL (2) 2-WAY MAINTENANCE CLEANOUTS 24" UPSTREAM AND DOWNSTREAM OF UNIT.
2. INSTALL VENT TO HYDROMECHANICAL GREASE INTERCEPTOR AS REQUIRED BY THE OREGON SPECIALITY PLUMBING CODE.
3. USE NO. 4 REBAR GRADE 60 STEEL PER ASTM A615: CONNECTED WITH TIE WIRE. REBAR TO BE 2.5" FROM EDGE OF CONCRETE AND SPACED IN A 12" GRID WITH 4" SPACING AROUND ACCESS OPENINGS.

7 SCHIER STANDARD INSTALLATION
SCALE: NTS

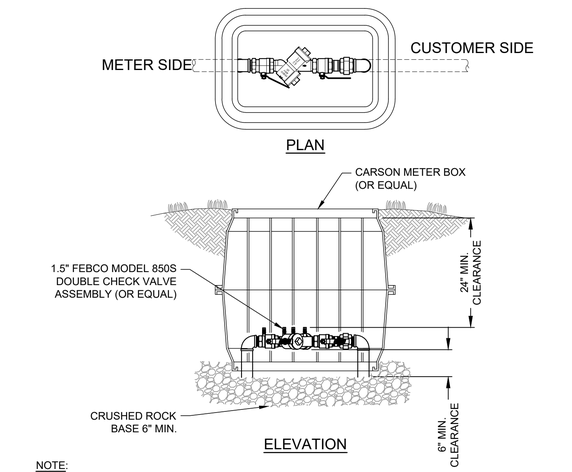


5 CURB WALL
SCALE: NTS



NOTES:
1. PVC TO PVC COUPLER

1 STANDARD GRAVITY TEE CONNECTION
SCALE: NTS

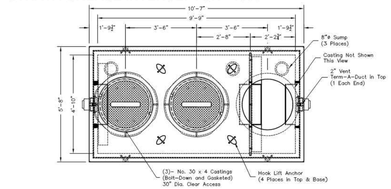


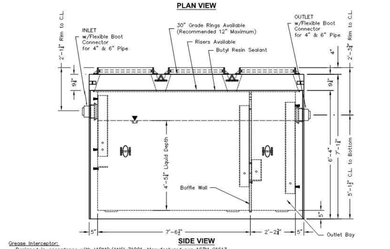
NOTE:

INSTALLATION SHOWN IS ONLY A SUGGESTION. THE DISTANCE FROM BOTTOM OF DEVICE TO FINISH GRADE, FREEZE PROTECTION, AND CLEARANCE FOR TESTING & REPAIR ARE THE MAJOR CONSIDERATIONS FOR INSTALLATION. PLUGS TO BE INSTALLED IN TEST COCKS OF BELOW GROUND INSTALLATIONS (NO DISSIMILAR METALS). IF FREEZE PROTECTION IS PROVIDED, THE 24" MIN CLEARANCE MAY BE REDUCED.

2 DOUBLE CHECK BACKFLOW ASSEMBLY
SCALE: NTS

STRATA GREASE INTERCEPTOR - 1500





Grease Interceptor:
- Designed in accordance with IAPMO/ANSI Z1001, Manufactured per ASTM C1613
- Loading per ASTM C890 for AASHTO M120-44 vehicle loading and maximum soil cover of 5'-0"
- Maximum allowable DFUs (Drainage Fixture Units) = 172 (equivalent to 1,500 gallon size)
- Corrosion resistant coating/liner available to extend the life of the tank.

Manufacturer's recommendations:
- Install level per ASTM C1613.
- Ventilate each end to open atmosphere.
- Prior to "Start Up" of System, fill with clean water through inlet bay to bottom of flow channel (approx. one foot deep).
- Follow Regular Inspection, Cleaning, & Maintenance Schedule (See Clean Out & Maintenance Instructions).

Oldcastle Precast	GREASE INTERCEPTOR	STRATA GREASE INTERCEPTOR GGI-1500 GALLON
PO Box 323, Wilsonville, Oregon 97070-0323	File Name: 020-STRATAI-1500	
Tel: (503) 682-2644 Fax: (503) 682-2657	Issue Date: 2016	
	oldcastleprecast.com/wilsonville	

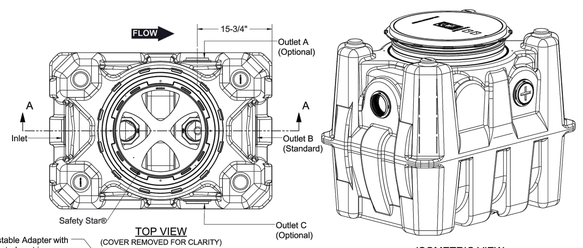
20.1

NOTES:
1. INSTALL PER OLDCASTLE INSTALLATION REQUIREMENTS

9 STRATA 1500 GREASE INTERCEPTOR
SCALE: NTS

SPECIFICATIONS

Notes:
1. 4" FPT inlet/outlet with 4" plain end adapters, single inlet and triple outlet.
2. Unit weight - w/ cast iron covers: 190 lbs. (For wet weight add 1,043 lbs.)
3. Maximum operating temperature: 150° F continuous
4. Capacities - Liquid: 125 gal.
   Grease: 861 lbs. (118 gal.) @75 GPM
   Solids: 31 gal.
5. For gravity drainage applications only.
6. Do not use for pressure applications.
7. Cover placement allows full access to tank for proper maintenance.
8. Vent not required unless per local code.
9. Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping.
10. Integral air relief / Anti-siphon / Sampling access.
11. Adjustable cover adapter provides up to 4" of additional height.
12. Designed for below-grade, above-grade, indoor and outdoor installations.
13. Safety Star®, access restrictor built into cover adapter, prevents accidental entry to tank (400 lb rating).

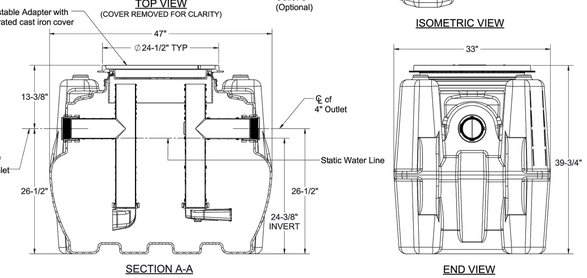


ENGINEER SPECIFICATION GUIDE

Schier Great Basin™ grease interceptor model # GB-75 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene with minimum 3/8" uniform wall thickness. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapter, Safety Star® access restrictor built into each cover adapter, and three outlet options. Interceptor shall be certified to ASME A112.14.3 (Type D) and CSA B481.1. Interceptor flow rate shall be 75 GPM. Interceptor grease capacity shall be 861 lbs. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

CERTIFIED PERFORMANCE

Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME #A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.



Type D certification does not require a flow control

SPECIFICATION SHEET

MODEL NUMBER:	PART NUMBER: 4045-007-02	
GB-75	DESCRIPTION: GB-75 GREASE INTERCEPTOR 75 GPM, 4" INLET/OUTLET, H-20 RATED CAST IRON COVER	SCHIER

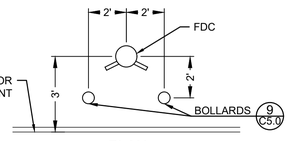
PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SCHIER PRODUCTS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SCHIER PRODUCTS IS PROHIBITED.

DWG BY: C. BUSENITZ | DATE: 4/14/2022 | REV: - | ECO: -

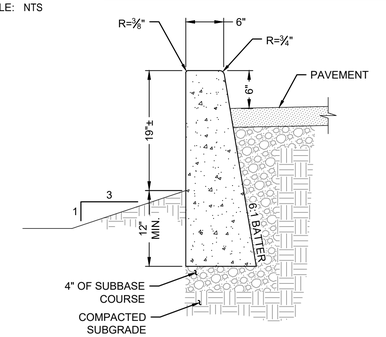
6455 Woodland Dr
Shawnee, KS 66218
Tel: 913-951-3300
Fax: 913-951-3399
schierproducts.com

NOTES:
1. INSTALL PER SCHIER STANDARD INSTALLATION DETAIL 7/C5.1

6 GB-75 GREASE INTERCEPTOR
SCALE: NTS



3 BOLLARD - PLAN VIEW
SCALE: NTS



4 PLANTER CURB
SCALE: NTS

Baysinger

Baysinger Partners Architecture
2410 N. Lombard Street
Portand, OR 97217
503-546-1600
mattl@BaysingerPartners.com

REGISTERED PROFESSIONAL ENGINEER
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JUNE 02, 2010
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△ Revisions

PK21052
Original Issue: 06.21.2023
Drawn/Check By: BLU/EME

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PROPOSED
PHASE 1
TYPICAL
DETAILS

C5.1
DESIGN REVIEW

PHASE 1 DESIGN REVIEW - NOT FOR CONSTRUCTION

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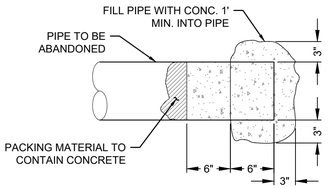
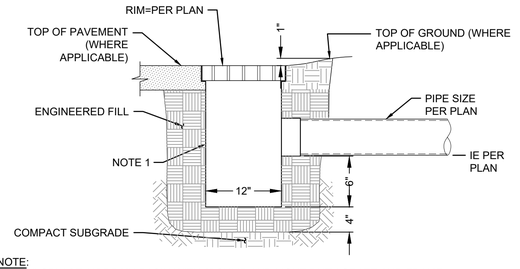
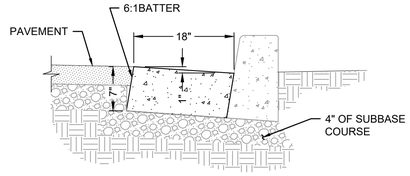


10 PLUG
SCALE: NTS



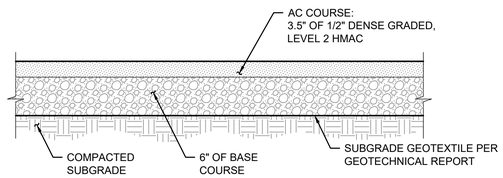
NOTE:
1. NYLOPLAST 12" DRAIN BASIN WITH 6" SUMP AND LIGHT DUTY GRATE AND FRAME OR APPROVED EQUAL.

11 AREA DRAIN
SCALE: NTS

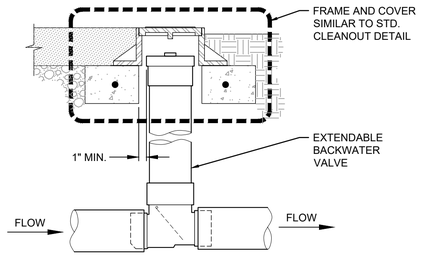


NOTES:
1. CONSTRUCT GUTTER ADJACENT TO PROPOSED CURB. CONSTRUCT MONOLITHICALLY OR SEPARATE.

12 CONCRETE GUTTER
SCALE: NTS

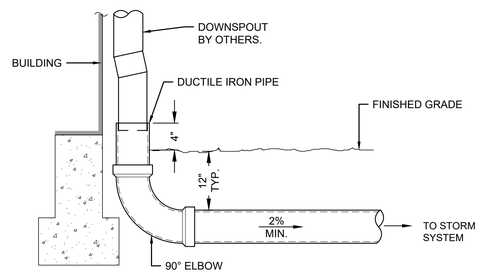


13 HEAVY ASPHALT PAVEMENT SECTION
SCALE: NTS

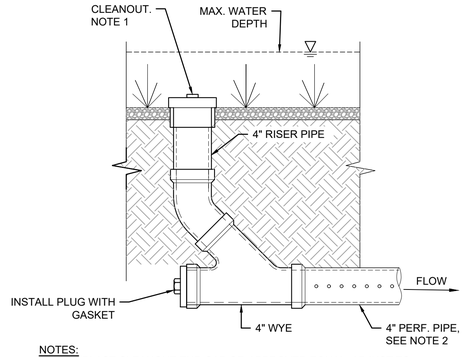


NOTES:
1. EXTENDABLE BACKWATER VALVE TO BE MANUFACTURED BY CLEAN CHECK OR APPROVED EQUAL AND SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

14 EXTENDABLE BACKWATER VALVE
SCALE: NTS



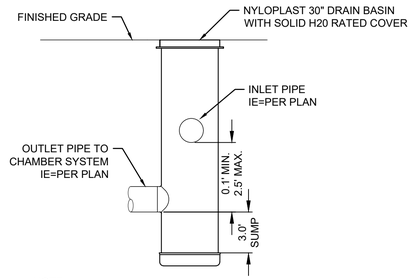
7 DOWNSPOUT/STORM DRAIN CONNECTION
SCALE: NTS



NOTES:
1. NYLOPLAST CLEANOUT END CAP OR APPROVED EQUAL. ADJUST TO FINISHED GRADE

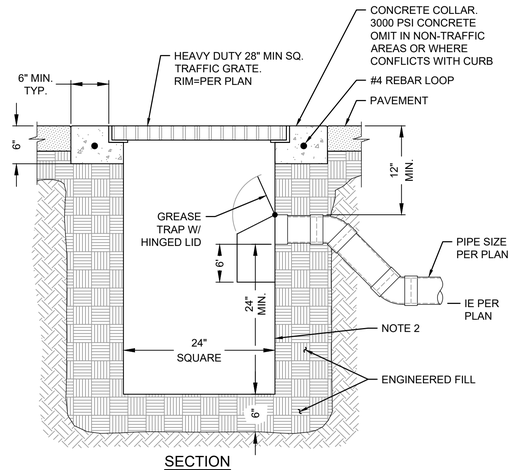
2 PERFORATED PIPE TO MEET ODOT SPECIFICATION 02415.50. LOCATE AT BOTTOM OF STORAGE SECTION WITH HOLES ON TOP HALF OF PIPE.

8 PLANTER CLEANOUT AND PERF PIPE
SCALE: NTS



NOTE:
1. BASIN STRUCTURE SHALL BE NYLOPLAST OR APPROVED EQUAL

9 ACCESS BASIN
SCALE: NTS

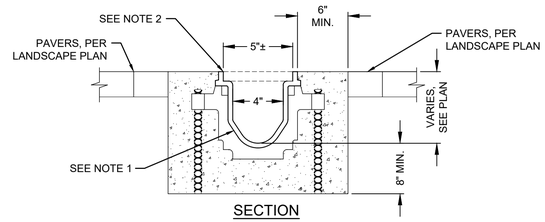


SECTION

NOTES:
1. CONTRACTOR TO WIDEN EXCAVATION AS REQUIRED TO OBTAIN COMPACTION WITH CONTRACTORS COMPACTION EQUIPMENT.

2. 1/4" STEEL PLATE, BITUMINOUS COATED. AS MANUFACTURED BY GIBSON STEEL BASINS OR APPROVED EQUAL.

4 TRAPPED CATCH BASIN
SCALE: NTS



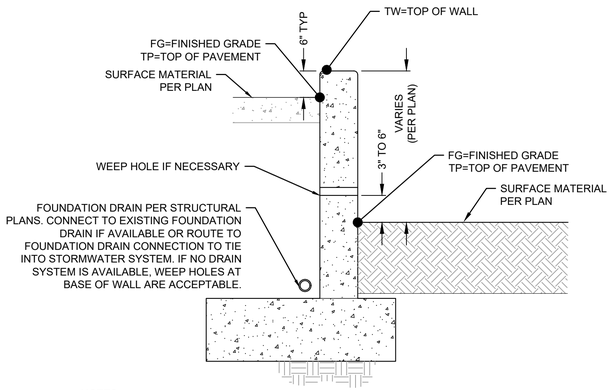
SECTION

NOTES:
1. TRENCH DRAIN SHALL BE NEUTRAL-SLOPED 4" WIDE ZURN OR ACO TRENCH DRAIN OR APPROVED EQUAL.

2. TRENCH DRAINS GRATE SHALL BE LOCKABLE HEAVY DUTY TRENCH GRATE - CLASS C.

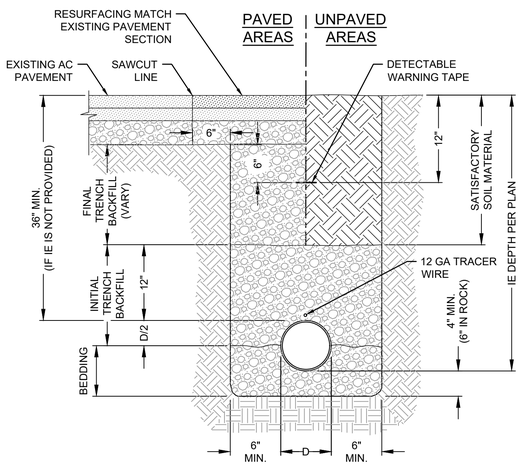
3. TRENCH SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.

5 TRENCH DRAIN - 4 INCH WIDE
SCALE: NTS

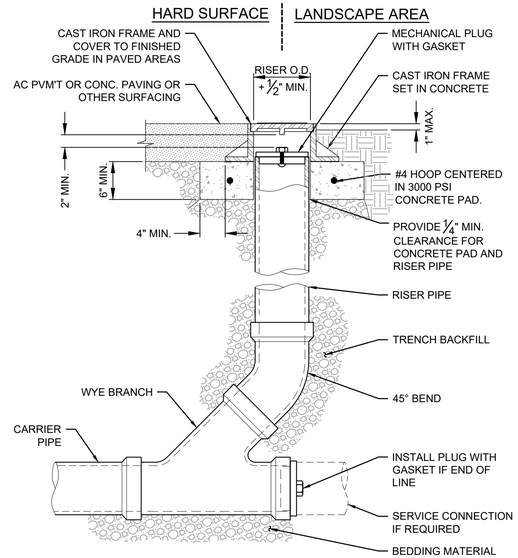


NOTES:
1. STRUCTURAL DESIGN OF WALL, FOUNDATION, FABRIC AND BACKFILL MATERIAL PER STRUCTURAL PLANS

6 CONCRETE RETAINING WALL
SCALE: NTS



1 TYPICAL PIPE BEDDING AND BACKFILL
SCALE: NTS



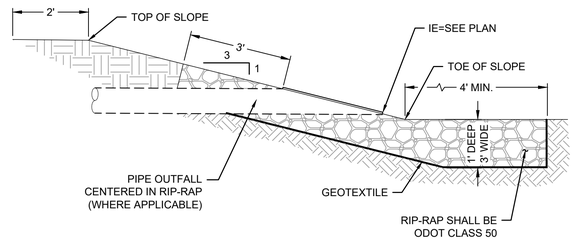
NOTES:
1. CAST IRON FRAME AND COVER SHALL MEET H-20 LOAD REQUIREMENT.

2. FOR CARRIER PIPE SIZE 6"Ø AND LESS, PROVIDE RISER PIPE SIZE TO MATCH CARRIER PIPE.

3. FOR CARRIER PIPE SIZE 8"Ø AND LARGER, RISER PIPE SHALL BE 6"Ø.

4. RISER PIPE MATERIAL TO MATCH CARRIER PIPE MATERIAL.

2 STANDARD CLEANOUT (COTG)
SCALE: NTS



3 TYPICAL OUTFALL RIP-RAP PROTECTION
SCALE: NTS

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Portland, OR 97217
503-546-1600
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Drawn/Check By: BLU/EME

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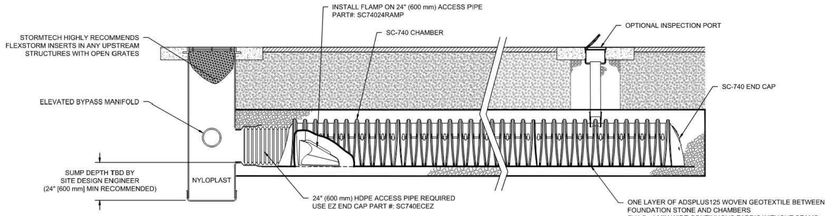
PROPOSED PHASE 1 TYPICAL DETAILS

C5.2
DESIGN REVIEW

PHASE 1 DESIGN REVIEW - NOT FOR CONSTRUCTION

22/xrfs File: P:\2021\21-C023 (Peterkort Towne Square - Starbucks)\300 Document Development - Froelich\302 CAD\PLOT\21-C023-C5.0_DET.dwg TAB:C5.2

Plotted: 10/5/23 at 9:35am By: eeykelbosch



SC-740 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

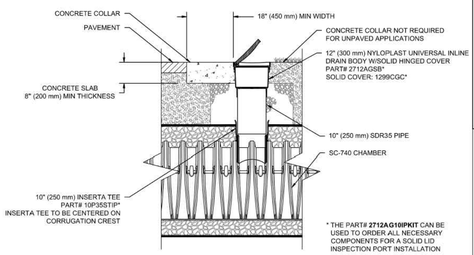
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

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

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

NOTES

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



SC-740 10" (250 mm) INSPECTION PORT DETAIL
NTS

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BEAVERTON, OR, USA
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HILLIARD, OH 43026
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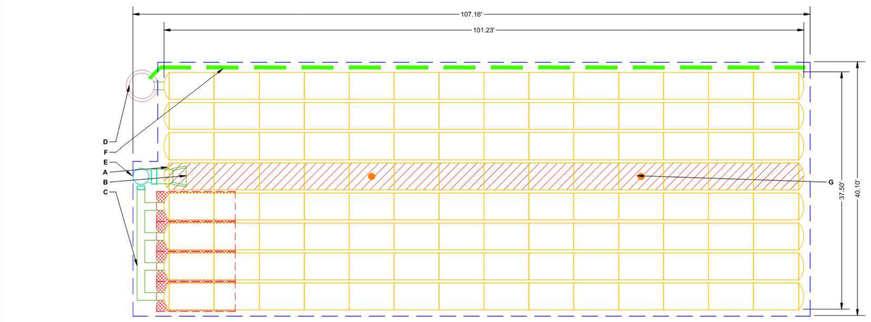
SHEET
4 OF 6



PROPOSED LAYOUT		PROPOSED ELEVATIONS		
112	STORMTECH SC-740 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	315.13	
16	STORMTECH SC-740 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	309.13	
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	308.63	
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	308.63	
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	308.63	
9018	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	307.13	
		TOP OF SC-740 CHAMBER:	307.13	
		12" x 12" TOP MANIFOLD INVERT:	305.63	
		12" x 12" BOTTOM CONNECTION INVERT:	304.73	
4236	SYSTEM AREA (SF)	24" ISOLATOR ROW PLUS INVERT:	304.64	
264.5	SYSTEM PERIMETER (ft)	BOTTOM OF SC-740 CHAMBER:	304.63	
		UNDERDRAIN INVERT:	304.13	
		BOTTOM OF STONE:	304.13	

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED EZ END CAP	A	24" BOTTOM PREFABRICATED EZ END CAP, PART#: SC740ECEZ / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	0.10"	
	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: SC74024RAMP		
	C	12" x 12" TOP MANIFOLD, ADS N-12	12.50"	
CONCRETE STRUCTURE	D	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		2.0 CFS OUT
NYLOPLAST (INLET W/ ISO PLUS ROW)	E	30" DIAMETER (24.00" SUMP MIN)		5.7 CFS IN
UNDERDRAIN	F	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		
INSPECTION PORT	G	10" SEE DETAIL (TYP 2 PLACES)		

ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING
THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

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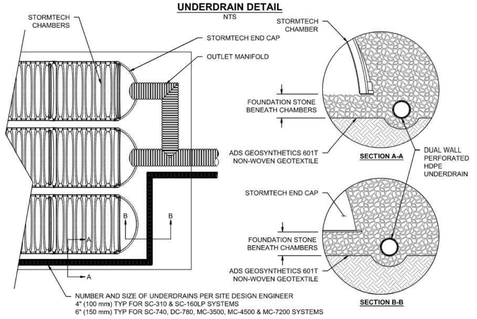
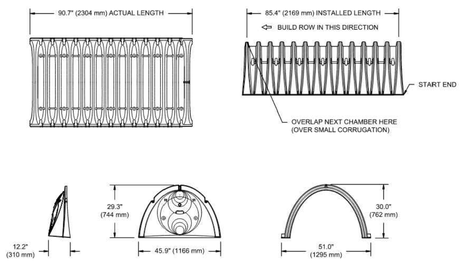
SHEET
2 OF 6

UNDERDRAIN DETAIL
NTS



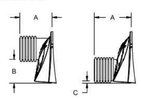
SC-740 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET	(2.12 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS



PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR"
PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC			---	0.5" (13 mm)
SC740EPE08T / SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC			---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC			---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC			---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC			---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC			---	1.6" (41 mm)
SC740ECEZ*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740ECEZ THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

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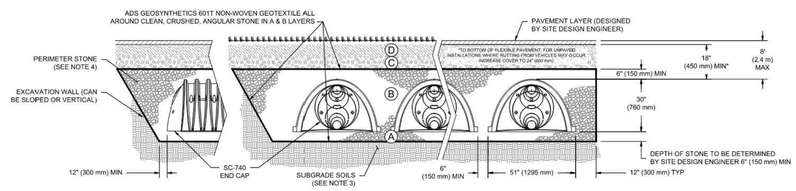
SHEET
5 OF 6

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

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Baysinger Partners Architecture
2410 N. Lombard Street
Portland, OR 97217
503-546-1600
mattl@BaysingerPartners.com

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STARBUCKS

△ Revisions

PK21052
Original Issue: 06.21.2023
Drawn/Check By: BLU/EME

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PROPOSED
PHASE 1
TYPICAL
DETAILS

C5.3
DESIGN REVIEW

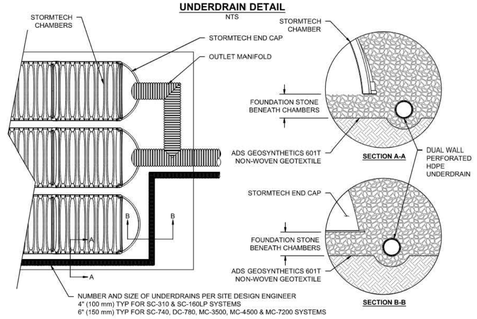
PHASE 1 DESIGN REVIEW - NOT FOR CONSTRUCTION

22-0478 File: P:\2021\21-C023 (Peterkort Towne Square - Starbucks)\300 Document Development - Froelich\302 CAD\PLOT\21-C023-C5.0_DET.dwg TAB:C5.3

Plotted: 10/5/23 at 9:35am By: eeykelbosch

UNDERDRAIN DETAIL

NTS



SC-740 TECHNICAL SPECIFICATION

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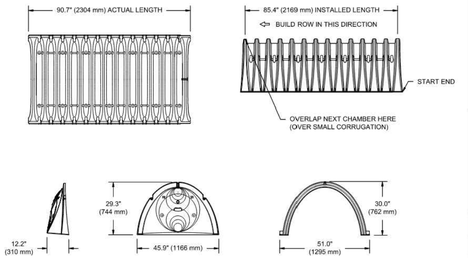
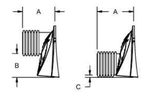


NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET	(2.12 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS



PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR"
PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	0.5" (13 mm)
SC740EPE06B / SC740EPE06BPC			---	
SC740EPE08T /SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	0.6" (15 mm)
SC740EPE08B / SC740EPE08BPC			---	
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	0.7" (18 mm)
SC740EPE10B / SC740EPE10BPC			---	
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	1.2" (30 mm)
SC740EPE12B / SC740EPE12BPC			---	
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	1.3" (33 mm)
SC740EPE15B / SC740EPE15BPC			---	
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	1.6" (41 mm)
SC740EPE18B / SC740EPE18BPC			---	
SC740ECEZ*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

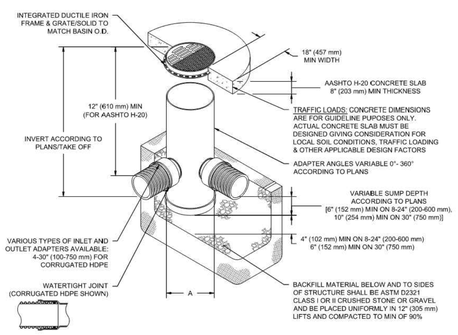
* FOR THE SC740ECEZ THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

SHEET 4 OF 5

NYLOPLAST DRAIN BASIN

NTS



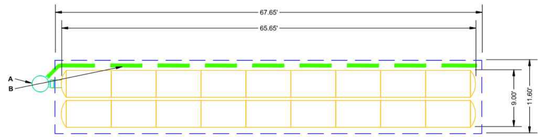
NOTES

1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

SHEET 5 OF 5

PROPOSED LAYOUT		PROPOSED ELEVATIONS	
18	STORMTECH SC-740 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	315.35
4	STORMTECH SC-740 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	309.39
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	308.89
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	308.89
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	308.89
1595	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	307.89
		TOP OF SC-740 CHAMBER:	307.39
		12" BOTTOM CONNECTION INVERT:	304.69
		BOTTOM OF SC-740 CHAMBER:	304.89
785	SYSTEM AREA (SF)	UNDERDRAIN INVERT:	304.39
158.5	SYSTEM PERIMETER (ft)	BOTTOM OF STONE:	304.39



NO ISOLATOR ROW PLUS

NO WOVEN GEOTEXTILE

BED LIMITS

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
NYLOPLAST (OUTLET)	A	30" DIAMETER (DESIGN BY ENGINEER)		2.0 CFS OUT
UNDERDRAIN	B	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		

NOTES

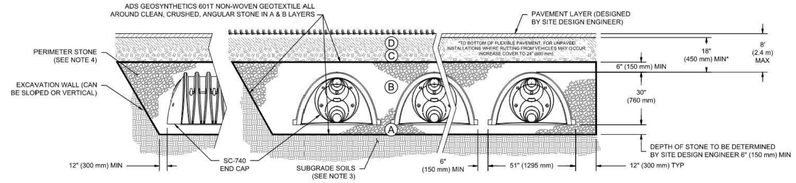
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

SHEET 2 OF 5

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT/% THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

SHEET 3 OF 5

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Baysinger Partners Architecture
2410 N. Lombard Street
Portland, OR 97217
503-546-1600
mattl@BaysingerPartners.com

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PROPOSED PHASE 1 TYPICAL DETAILS

C5.4
DESIGN REVIEW

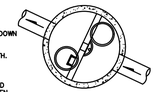
PHASE 1 DESIGN REVIEW - NOT FOR CONSTRUCTION

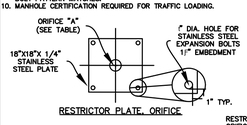
2024/08 File: P:\2021\21-C023 (Peterkort Towne Square - Starbucks)\300 Document Development - Froelich\302 CAD\PLOT\21-C023-C5.0_DET.dwg TAB:C5.4

Plotted: 10/5/23 at 9:35am By: eeykelbosch

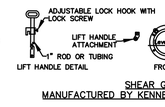
NOTES:

1. BAFFLE WALL SHALL HAVE #4 BAR AT 12" SPACING EACH WAY.
2. WATER TIGHT SEAL OF THE CONCRETE BAFFLE WALL AND MANHOLE WALL/FLOOR VIA INTEGRALLY CAST CONSTRUCTION BY THE MANHOLE MANUFACTURER OR EQUIVALENT.
3. UPPER FLOW ORIFICE SHALL BE ALUMINUM. ALUMINIZED STEEL OR TREATMENT 1 GALVANIZED STEEL.
4. FRAME AND LADDER OR STEPS ARE TO BE OFFSET SO THAT SHEAR GATE IS VISIBLE FROM THE TOP; CLIMB-DOWN SPACE IS CLEAR OF RISER AND GATE; FRAME IS CLEAR OF CURB.
5. MULTI-ORIFICE ELBOWS SHALL BE PRE-INSTALLED TO INSURE LADDER CLEARANCE.
6. RESTRICTOR PLATE WITH ORIFICE AS SPECIFIED IN THE CONTRACT. OPENING IS TO BE CUT ROUND AND SMOOTH. NEOPRENE GASKET SHALL BE INSTALLED BETWEEN THE ORIFICE PLATE AND CONCRETE BAFFLE TO PROVIDE A WATERTIGHT SEAL.
7. SHEAR GATE SHALL BE MADE OF ALUMINUM ALLOY IN ACCORDANCE WITH ASTM B 26M AND ASTM B 275, DESIGNATION 2g32A OR CAST IRON IN ACCORDANCE WITH ASTM A 48, CLASS 30B. LIFT HANDLE MAY BE SOLID ROD OR HOLLOW TUBING WITH ADJUSTABLE HOOK AS REQUIRED. NEOPRENE RUBBER GASKET REQUIRED BETWEEN RISER MOUNTING FLANGE AND GATE FLANGE. MATING SURFACES OF LID AND BODY SHALL BE MACHINED FOR PROPER FIT. FLANGE MOUNTING BOLTS SHALL BE...."DIAMETER STAINLESS STEEL.
8. SHEAR GATE MAXIMUM OPENING SHALL BE CONTROLLED BY LIMITED HINGE MOVEMENT, STOP TAB OR SOME OTHER DEVISE.
9. ALTERNATE SHEAR GATES DESIGNS ARE ACCEPTABLE, IF MATERIAL SPECIFICATIONS ARE MET AND FLANGE BOLT PATTERN MATCHES.
10. MANHOLE CERTIFICATION REQUIRED FOR TRAFFIC LOADING.





RESTRICTOR PLATE, ORIFICE



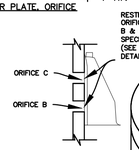
SHEAR GATE
MANUFACTURED BY KENNEDY VALVE OR EQUAL

INSTALLATION NOTE:

POSITION HOOD SUCH THAT BOTTOM FLANGE IS MIN 2" BELOW THE ORIFICE B INVERT.

ONE SNOUT MAY BE USE FOR BOTH ORIFICE C AND B.

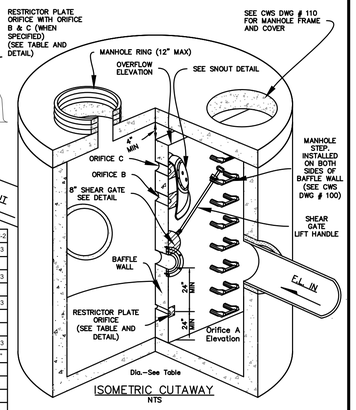
IT MAY NEED BE NECESSARY TO USE TWO SNOUTS AND OFF SET ORIFICES TO MEET PLAN ELEVATION.



SNOUT DETAIL

FLOW CONTROL STRUCTURE TABLE

Diameter Of Manhole (In.) 60" MIN	FCMH-1	FCMH-2
F.L. (In)	304.39	304.13
Inlet Pipe Diameter (In.)	8"	6"
F.L. (In)	N/A	304.73
Inlet Pipe Diameter (In.)	N/A	12"
F.L. (Out)	304.39	304.13
Outlet Pipe Diameter (In.)	8"	10"
Number Of Orifice	1	1
Orifice A Elevation	302.39	302.13
Diameter Of Orifice A (In.)	11/16"	1-3/8"
Orifice B Elevation	N/A	N/A
Diameter Of Orifice B (In.)	N/A	N/A
Orifice C Elevation	N/A	N/A
Diameter Of Orifice C (In)	N/A	N/A
Overflow Elevation	307.64	307.48
Rim Elevation	309.56	310.99



ISOMETRIC CUTAWAY
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Beaverton ENGINEERING	CWS FLOW CONTROL STRUCTURE WITH C.O.B. MODIFICATIONS	SCALE: NONE DATE: JUNE 2018	360

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STORMWATER FACILITY BLENDED SOIL

FURNISH IMPORTED BLENDED SOIL FOR ALL VEGETATED LIDA FACILITIES CONFORMING TO THE FOLLOWING:

- GENERAL COMPOSITION – USE MATERIAL THAT IS ANY BLEND OF LOAMY SOIL, SAND, AND COMPOST THAT IS 30–40% COMPOST (BY VOLUME) AND MEETS THE OTHER CRITERIA IN THIS SPECIFICATION.
- ANALYSIS REQUIREMENTS FOR THE BLENDED MATERIAL: PARTICLE GRADATION – A SIEVE ANALYSIS OF THE BLENDED MATERIAL, INCLUDING COMPOST, SHALL BE CONDUCTED IN CONFORMANCE WITH ASTM C117/C136, AASHTO T11/T27, ASTM D422/D1140, OR ASTM D6913. THE ANALYSIS SHALL INCLUDE THE FOLLOWING SIEVE SIZES: 1 INCH, 3/8 INCH, #4, #10, #20, #40, #60, #100, #200. THE GRADATION OF THE BLEND SHALL MEET THE FOLLOWING GRADATION CRITERIA.

SIEVE SIZE	PERCENT PASSING
1 INCH	100
# 4	75 –100
# 10	40–100
# 40	15–50
# 100	5–25
# 200	5–15

- THE MATERIAL SHALL BE LOOSE AND EASILY BROKEN INTO SMALL PIECES
- IT SHALL BE WELL MIXED AND HOMOGENOUS.
- IT SHALL BE FREE OF WOOD PIECES, PLASTIC, AND OTHER FOREIGN MATTER.
- IT SHALL HAVE NO VISIBLE FREE WATER.

COMPOST

THE COMPOST SHALL BE DERIVED FROM PLANT MATERIAL AND PROVIDED BY A MEMBER OF THE US COMPOSTING COUNCIL SEAL OF TESTING ASSURANCE (STA) PROGRAM. SEE WWW.COMPOSTINGCOUNCIL.ORG FOR A LIST OF LOCAL PROVIDERS.

THE COMPOST SHALL BE THE RESULT OF THE BIOLOGICAL DEGRADATION AND TRANSFORMATION OF PLANT–DERIVED MATERIALS UNDER CONDITIONS DESIGNED TO PROMOTE AEROBIC DECOMPOSITION. THE MATERIAL SHALL BE WELL COMPOSTED, FREE OF VIABLE WEED SEEDS, AND STABLE WITH REGARD TO OXYGEN CONSUMPTION AND CARBON DIOXIDE GENERATION. THE COMPOST SHALL HAVE NO VISIBLE FREE WATER AND PRODUCE NO DUST WHEN HANDLED. IT SHALL MEET THE FOLLOWING CRITERIA, AS REPORTED BY THE US COMPOSTING COUNCIL STA COMPOST TECHNICAL DATA SHEET PROVIDED BY THE VENDOR.

- 100% OF THE MATERIAL MUST PASS THROUGH A 1/2–INCH SCREEN.
- THE PH OF THE MATERIAL SHALL BE BETWEEN 6 MIN. AND 8.5 MAX.
- MANUFACTURED INERT MATERIAL (PLASTIC, CONCRETE, CERAMICS, METAL, ETC.) SHALL BE LESS THAN 1.0% BY WEIGHT.
- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 30 AND 70% (DRY WEIGHT BASIS).
- SOLUBLE SALT CONTENT SHALL BE LESS THAN 6.0 MMHOS/CM.
- MATURITY INDICATOR SHALL BE GREATER THAN 80% FOR GERMINATION AND VIGOR.
- STABILITY SHALL BE 'STABLE' TO 'VERY STABLE'.
- CARBON/NITROGEN (C/N) RATIO SHALL BE LESS THAN 25:1.
- TRACE METALS TEST RESULT = "PASS."

CONSTRUCTION

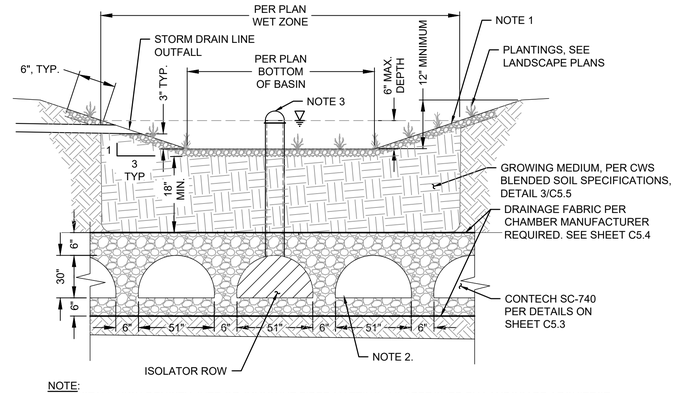
STORMWATER FACILITY BLENDED SOIL:

- PROTECTION OF THE SOIL – THE MATERIAL SHALL BE PROTECTED FROM ALL SOURCES OF CONTAMINATION, INCLUDING WEED SEEDS, WHILE AT THE SUPPLIER, IN CONVEYANCE, AND AT THE PROJECT SITE.
- WET AND WINTER CONDITIONS – HAULING AND PLACEMENT OF THE MATERIAL WILL NOT BE ALLOWED WHEN THE WEATHER IS TOO WET OR THE GROUND IS FROZEN OR SATURATED AS DETERMINED BY THE OWNERS REPRESENTATIVE.
- PLACEMENT OF THE SOIL – PLACE THE MATERIAL IN LOOSE LIFTS, NOT TO EXCEED 8 INCHES EACH AND EACH LIFT SHALL BE COMPACTED WITH A WATER–FILLED LANDSCAPE ROLLER. DO NOT OTHERWISE MECHANICALLY COMPACT THE MATERIAL.
- TIMING OF PLANT INSTALLATION – WEATHER PERMITTING AND AS APPROVED, INSTALL PLANTS AS SOON AS POSSIBLE AFTER PLACING AND GRADING THE SOIL IN ORDER TO MINIMIZE EROSION AND FURTHER COMPACTION.
- EROSION CONTROL – TEMPORARY EROSION CONTROL MEASURES ARE REQUIRED UNTIL PERMANENT STABILIZATION MEASURES ARE FUNCTIONAL.
- PROTECTION OF THE INSTALLED SOIL – IN ALL CASES, THE PROTECT INSTALLED MATERIAL FROM FOOT OR EQUIPMENT TRAFFIC AND SURFACE WATER RUNOFF. INSTALL TEMPORARY FENCING OR WALKWAYS AS NEEDED TO KEEP WORKERS, PEDESTRIANS, AND EQUIPMENT OUT OF THE AREA. UNDER NO CIRCUMSTANCES SHOULD MATERIALS AND EQUIPMENT BE STORED ON TOP OF THE INSTALLATION AREA.

BLENDED SOIL SPECIFICATION FOR VEGETATED LIDA FACILITIES DRAWING NO. 798	LIDA HANDBOOK 06–16	CleanWater Services

3 BLENDED SOIL SPECIFICATION

SCALE: NTS

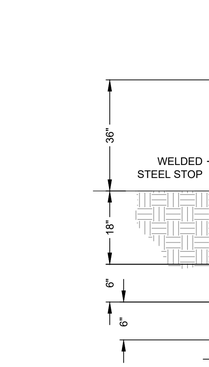


NOTE:

1. INSTALL HIGH DENSITY JUTE OR COCONUT FIBER MATTING, AS APPROVED BY LANDSCAPE ARCHITECT.
2. INSTALL CHAMBERS PER PLAN AND MANUFACTURER RECOMMENDATIONS
3. NYLOPLAST 10" INLINE DRAIN WITH DOME GRATE. RUBBERIZED COATING APPLIED TO EXPOSED PVC OUTER SURFACE BY MANUFACTURER. COATING SHALL EXTEND 12" FROM TOP OF DRAIN.

1 RAIN GARDEN, TYPE 1

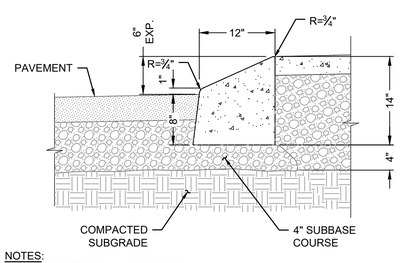
SCALE: NTS



SECTION

5 REMOVABLE PIPE BOLLARD

SCALE: NTS

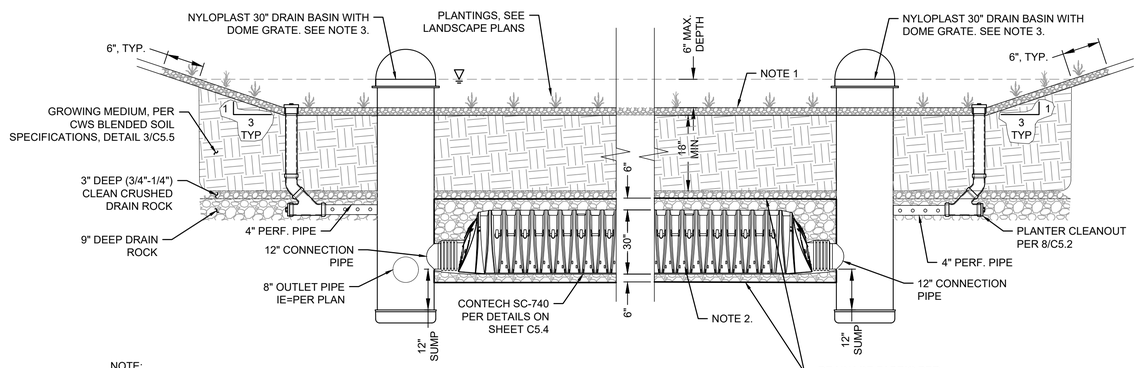


NOTES:

1. CONCRETE SHALL BE 3000 PSI.
2. INSTALL CONTRACTION AND EXPANSION JOINTS AT SPECIFIED DISTANCE.
3. BACK OF MOUNTABLE CURB TO ALIGN WITH BACK OF ADJACENT STANDARD CURB LINE.

4 MOUNTABLE CONCRETE CURB

SCALE: NTS



NOTE:

1. INSTALL HIGH DENSITY JUTE OR COCONUT FIBER MATTING, AS APPROVED BY LANDSCAPE ARCHITECT.
2. INSTALL CHAMBERS PER PLAN AND MANUFACTURER RECOMMENDATIONS
3. RUBBERIZED COATING APPLIED TO EXPOSED PVC OUTER SURFACE BY MANUFACTURER. COATING SHALL EXTEND 12" FROM TOP OF DRAIN.

2 RAIN GARDEN, TYPE 2

SCALE: NTS

Baysinger

Baysinger Partners Architecture
2410 N. Lombard Street
Portland, OR 97217
503-546-1600
mattl@BaysingerPartners.com

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 02, 2010
EVAN M. EYKELBOSCH
RENEWS: 12/31/2025

Well-crafted simplicity.

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(503) 624-7005

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△ Revisions

PK21052
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Drawn/Check By: BLU/EME

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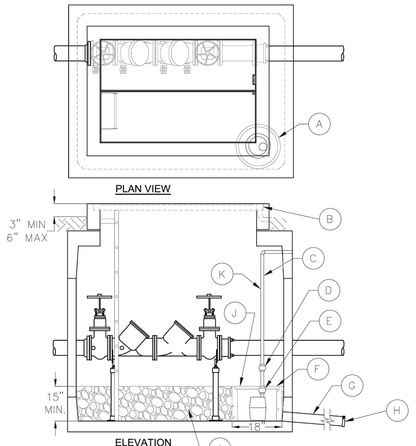
PROPOSED PHASE 1 TYPICAL DETAILS

C5.5
DESIGN REVIEW

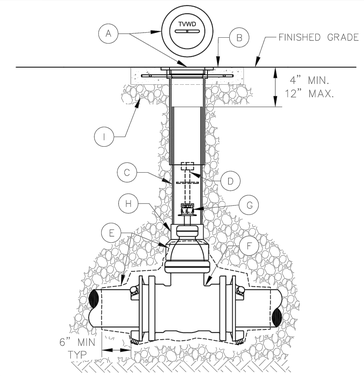
PHASE 1 DESIGN REVIEW - NOT FOR CONSTRUCTION

Plotted: 10/5/23 at 9:36am By: eeykelbosch
File: P:\2021\21-C023 (Peterkort Towne Square - Starbucks)\300 Document Development - Froelich\302 CAD\PLOT\21-C023-C5.0_DET.dwg TAB:C5.5



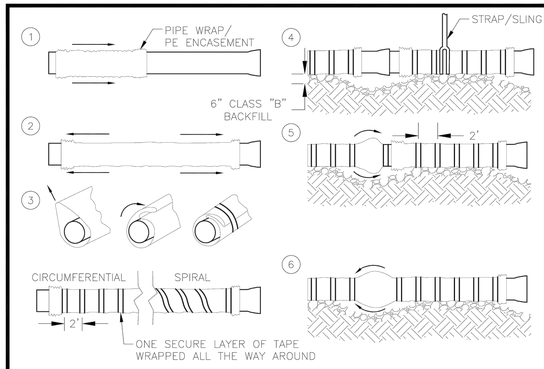
KEYNOTES:
A. LOCATE SUMP PUMP AWAY FROM PIPING AND DEVICES.
B. DRAIN LID CHANNEL TO DAYLIGHT.
C. 2" SCH 40 PVC SUMP PUMP DISCHARGE PIPING TO DISCHARGE LOCATION PER APPROVED DRAINAGE PLAN.
D. ISOLATION BALL VALVE.
E. INLINE CHECK VALVE.
F. 18" T & G OR B & S ROUND CATCH BASIN WITH FABRICATED GRATE, GALVANIZED AFTER MANUFACTURING. PROVIDE 6 – 1" HOLES SPACED AROUND BASIN 3" ABOVE FLOOR OF VAULT. WRAP WITH FILTER FABRIC TO KEEP GRAVEL OUT OF SUMP.
G. 3" DRAIN TO CURB OR OTHER LOCATION WITH DISTRICT APPROVAL. NOT APPLICABLE IF SUMP PUMP IS INSTALLED.
H. RODENT SCREEN. NOT APPLICABLE IF SUMP PUMP IS INSTALLED.
I. 3/4"–1" CRUSHED ROCK FILL, NO FINES. CONTRACTOR SHALL PROTECT ALL PIPE, VALVES, METERS, DEVICES, ETC. WHILE PLACING ROCK.
J. MANUFACTURE GRATE WITH CUTOUT FOR DISCHARGE PIPING. GRATE SHALL BE REMOVABLE WITHOUT DISASSEMBLY OF DISCHARGE PIPING.
K. PROVIDE PERMANENT POWER SOURCE PER LOCAL ELECTRICAL CODES FOR SUMP PUMP. SECURE POWER CORD TO SUMP PUMP DISCHARGE PIPING WITH NYLON CABLE TIES.

TUALATIN VALLEY WATER DISTRICT	DESIGNED: MBA	ELECTRIC SUMP PUMP INSTALLATION	DATE: 9/2020
	APPROVED: NWA		DETAIL 702
	SCALE: NONE		



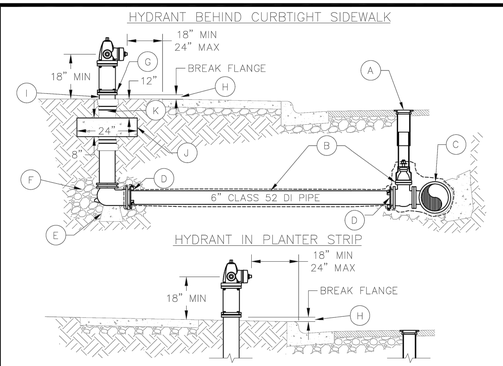
KEYNOTES:
A. EAST JORDAN MODEL #3639Z1 (OR APPROVED EQUAL) VALVE BOX. EAST JORDAN MODEL #3639A1 COVER WITH "TVWD" CAST IN TOP SURFACE. VALVE BOX SHALL BE PLUMB, CENTERED ON AXIS OF OPERATING NUT, AND SHALL NOT REST ON OPERATING ASSEMBLY.
B. UNPAVED AREAS ONLY: PROVIDE 4" THICK CONCRETE PAD OVER 4" COMPACTED 1"–0" CRUSHED ROCK. PAD SHALL EXTEND OF A MINIMUM OF 6" AROUND VALVE BOXES. REINFORCE CONCRETE WITH #4 REBAR MAX 12" O.C. CENTERED VERTICALLY IN SLAB. PROVIDE 3" CLEARANCE FROM EDGES AND PENETRATIONS.
C. 6" TYPE SDR 35 PVC, D3034 PIPE SPACER. LENGTH AS NECESSARY.
D. OPERATOR EXTENSION REQUIRED WHEN VALVE NUT IS 60" OR DEEPER FROM FINISHED GRADE. SEE DETAIL 403.
E. WRAP VALVE WITH POLYETHYLENE ENCASEMENT, OR APPROVED EQUAL PRIOR TO BACKFILLING. EXTEND POLYETHYLENE 6" MINIMUM BEYOND VALVE AND SECURE TO PIPE WITH 10 MIL PVC TAPE. SEE DETAIL 301.
F. VALVES 8" AND SMALLER SHALL BE MJ GATE VALVES. VALVES 12" AND LARGER SHALL BE MJ BUTTERFLY VALVES.
G. 2" SQUARE OPERATING NUT.
H. 8" X 6" PVC SDR35 REDUCER SXS, CONNECT TO D3034 PIPE USING A COMPATIBLE PVC CEMENT.
I. COMPACTED ROCK.

TUALATIN VALLEY WATER DISTRICT	DESIGNED: MBA	TYPICAL VALVE SETTING	DATE: 11/2019
	APPROVED: NWA		DETAIL 402
	SCALE: NONE		



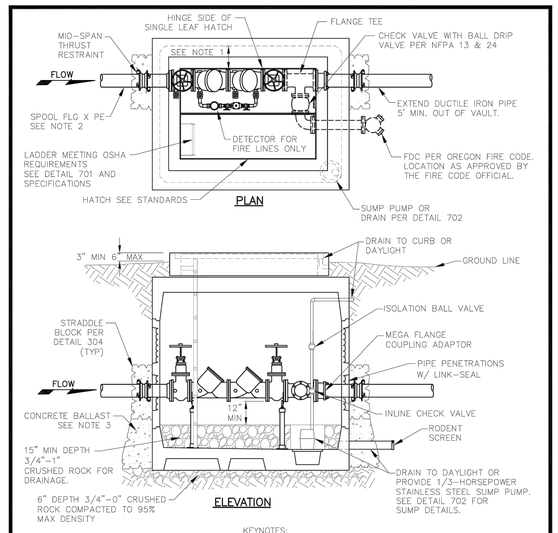
KEYNOTES:
1. CUT THE POLYETHYLENE TUBE TWO FEET LONGER THAN PIPE AND SLIP OVER PIPE AS SHOWN.
2. SPREAD THE POLYETHYLENE TUBE AS SHOWN SO THAT ENOUGH IS LEFT TO PROVIDE A ONE FOOT OVERLAP AT EACH END OF PIPE.
3. TAKE UP SLACK IN THE TUBE ALONG THE PIPE BARREL, MAKING A SNUG BUT NOT TIGHT FIT. FOLD OVER ON TOP OF PIPE AND SECURE IN PLACE WITH ONE LAYER OF CIRCUMFERENTIALLY OR SPIRAL WRAPPED TAPE ABOUT TWO FEET ON CENTER. (PE SHOWN LOOSE FOR CLARITY) TAPE SHALL BE 10–MIL BLACK ADHESIVE PVC TAPE, CHRISTY'S PIPE WRAP TAPE, OR APPROVED EQUAL.
4. LOWER PIPE INTO TRENCH, BEING SURE THAT THE POLYWRAP IS NOT DAMAGED, AND MAKE UP JOINT.
5. PULL POLYETHYLENE FORWARD FROM PREVIOUS JOINT OVER THE BELL AND SECURE IN PLACE AS SHOWN.
6. PULL POLYETHYLENE FROM NEW PIPE OVER THIS SAME BELL, PROVIDING A DOUBLE LAYER OF POLYETHYLENE AND SECURE IN PLACE AS SHOWN.

TUALATIN VALLEY WATER DISTRICT	DESIGNED: MBA	PE BAG INSTALL MODIFIED DIPRA WET TRENCH METHOD	DATE: 11/2019
	APPROVED: NWA		DETAIL 301
	SCALE: NONE		



KEYNOTES:
A. VALVE BOX ASSEMBLY PER DETAIL 402.
B. 6" GATE VALVE, WRAP TEE, VALVE, AND PIPE TO THE FOOT VALVE WITH 3 LAYERS OF POLYETHYLENE ENCASEMENT PRIOR TO BACKFILLING. EXTEND PE WRAP A MINIMUM OF 6" BEYOND TEE. SECURE TO PIPE WITH 10 MIL PVC PIPE WRAP TAPE. SEE DETAIL 301. DO NOT WRAP HYDRANT BARREL.
C. TEE. NEW CONSTRUCTION TEE SHALL BE MJ X MJ X FLG. CONNECTIONS TO EXISTING MAINS SHALL BE TAPPING TEE PER DETAIL 302. THRUST BLOCK REQUIRED ONLY FOR TAPPING TEE.
D. MECHANICAL JOINT WITH GRIP FOLLOWER. ALL JOINTS IN HYDRANT ASSEMBLY SHALL BE FULLY RESTRAINED.
E. 12" X 12" X 8" CONCRETE PIER BLOCK ON UNDISTURBED NATIVE SOIL.
F. 1–1/2" CLEAN DRAIN ROCK POCKET. 4 CUBIC FEET MINIMUM. MINIMUM 6" ABOVE HYDRANT DRAIN OPENING. WRAP WITH GEOTEXTILE FABRIC PER TVWD STANDARDS.
G. MAINTAIN MINIMUM CLEAR SPACE IN ALL DIRECTIONS PER DETAIL 503. PLACEMENT OF CONCRETE AROUND HYDRANTS IS PROHIBITED.
H. FOLLOW MANUFACTURER RECOMMENDATIONS FOR BURY LINE AND BREAK FLANGE MAX AND MIN.
I. NO RISER KITS ON NEW HYDRANT INSTALLATIONS.
J. CONCRETE BLOCK – 3500 PSI 2" BELOW SCORE LINE, 8" THICK, AND 12" BELOW BURY LINE. CONCRETE SHALL NOT IMPACT WEEP HOLE.
K. WRAP HYDRANT BARREL WITH PE WRAP BENEATH BURY LINE TO 6 INCHES BELOW CONCRETE BLOCK. ENSURE PE WRAP DOES NOT INTERFERE WITH WEEP HOLE.

TUALATIN VALLEY WATER DISTRICT	DESIGNED: MBA	FIRE HYDRANT STANDARD INSTALLATION	DATE: 9/2020
	APPROVED: NWA		DETAIL 502
	SCALE: NONE		



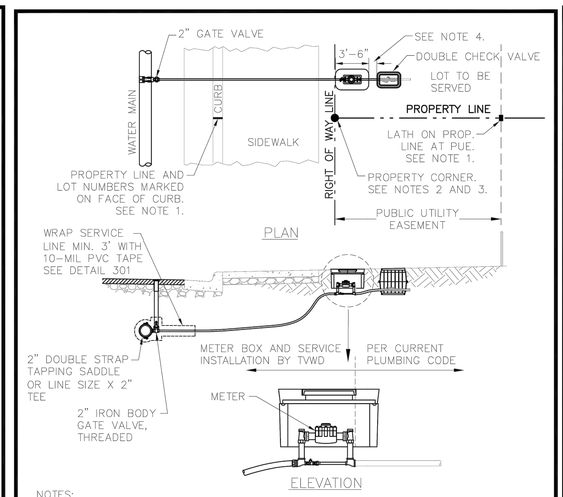
SIZE	UTILITY VAULT *	BILCO DOOR *
3	660–WA	J–5ALH20
4	577–WA	J–5ALH20
6	676–WA	J–5ALH20
8	687–WA	JD–3ALH20
10	5106–LA	JD–3ALH20

* "OR EQUAL"

KEYNOTES:
A. ONLY ELECTRIC SUMP PUMPS ALLOWED IN BACKFLOW VAULTS

NOTES:
1. REFER TO OAR FOR ALL CLEARANCES AND TO OHA FOR LIST OF APPROVED ASSEMBLIES
2. CONTRACTOR TO SEAL ALL OPENINGS IN VAULT WITH NON SHRINK GROUT
3. CONTRACTOR TO INSTALL CONCRETE BALLAST 3 CU YDS MINIMUM AROUND BASE OF VAULT WHERE FLOODING OR HIGH GROUND WATER EXISTS
4. THRUST BLOCK 1'–0" MINIMUM THICKNESS
5. FOR USE ON FIRE SERVICE LINE

TUALATIN VALLEY WATER DISTRICT	DESIGNED: MBA	DOUBLE CHECK VALVE ASSEMBLY OR DOUBLE CHECK DETECTOR ASSEMBLY	DATE: 9/2020
	APPROVED: NWA		DETAIL 801
	SCALE: NONE		



NOTES:
1. DEVELOPER'S SURVEYOR SHALL SET A LATH AT THE INTERSECTION OF THE PROPERTY LINE AND THE PUBLIC UTILITY EASEMENT. DEVELOPER'S SURVEYOR SHALL ALSO MARK THE PROPERTY LINE AND LOT NUMBERS ON THE FACE OF CURB WITH WHITE PAINT.
2. IF PROPERTY CORNER MONUMENTS HAVE NOT BEEN SET AT THE TIME OF WATER SERVICE INSTALLATION, THE DEVELOPER'S SURVEYOR SHALL SET A LATH AT THE PROPERTY CORNER LOCATION ON THE RIGHT–OF–WAY LINE.
3. ORS 92.044(7) PROHIBITS LOCATING ANY UTILITY INFRASTRUCTURE WITHIN 1–FT OF A SURVEY MONUMENT. DEVELOPER SHALL PAY FOR ANY RELOCATION OF SERVICES AND/OR METER BOXES FOUND TO FALL WITHIN 1–FT OF A SURVEY MONUMENT LOCATION.
4. PLACE BACKFLOW ASSEMBLY AS CLOSE TO METER AS POSSIBLE. ADHERE TO LOCAL ISOLATION REQUIREMENTS.

TUALATIN VALLEY WATER DISTRICT	DESIGNED: MBA	1-1/2" & 2" METER INSTALLATION WITH BACKFLOW PREVENTION DEVICE	DATE: 9/2020
	APPROVED: NWA		DETAIL 605
	SCALE: NONE		

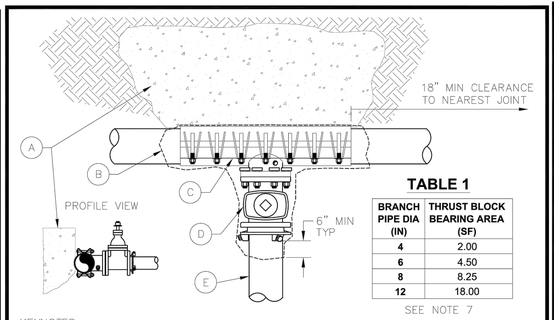


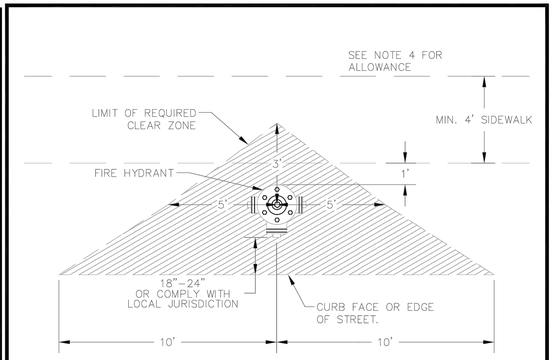
TABLE 1

BRANCH PIPE DIA (IN)	THRUST BLOCK BEARING AREA (SF)
4	2.00
6	4.50
8	8.25
12	18.00

KEYNOTES:
A. CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH. THRUST BLOCK SIZE SHALL BE PER TABLE 1 AND SHALL NOT BE LESS THAN ONE FOOT IN ANY DIMENSION. CONCRETE SHALL BE MINIMUM 3500 PSI. BRANCH PIPE SHALL NOT BE PRESSURIZED FOR 5 DAYS.
B. WRAP TAPPING SADDLE AND VALVE WITH 3 LAYERS OF POLYTHEYLENE ENCASEMENT PRIOR TO POURING THRUST BLOCK AND BACKFILLING. EXTEND POLYETHYLENE 6" MINIMUM BEYOND SADDLE AND VALVE AND SECURE TO PIPE WITH POLYETHYLENE PIPE WRAP TAPE. SEE DETAIL 301.
C. STAINLESS STEEL TAPPING SADDLE WITH GASKET AND FLANGED CONNECTION.
D. LINE–SIZE GATE VALVE (FLG X MJ) PER DETAIL 402.
E. JOINTS ON BRANCH PIPE SHALL BE RESTRAINED.

NOTES:
1. BEFORE INSTALLING TAPPING SADDLE, CONTRACTOR SHALL THOROUGHLY CLEAN PIPE TO REMOVE ALL DIRT, ROCKS, AND OTHER FOREIGN MATERIAL FROM PIPE WHERE SADDLE WILL BE INSTALLED.
2. SADDLE BOLTS SHALL BE TORQUED TO MANUFACTURER'S SPECIFICATIONS. BOLTS SHALL CONFORM TO ANSI/AWWA C111/A21.11.
3. CONTRACTOR SHALL ENSURE THAT GASKET IS PROPERLY ALIGNED AND FREE OF FOREIGN MATERIAL PRIOR TO TIGHTENING SADDLE.
4. SADDLE LOCATION AND INSTALLATION SHALL BE APPROVED BY DISTRICT INSPECTOR PRIOR TO TAPPING.
5. CONTRACTOR SHALL AIR TEST SADDLE TO 40 PSI PRIOR TO TAPPING.
6. CONTRACTOR SHALL FLUSH AND PRESSURE TEST VALVE FOR PRIOR TO BACKFILLING.
7. ENGINEER SHALL PROVIDE CALCULATION AND SIZING IF TEST PRESSURE EXCEEDS 150 PSI. SAFETY FACTOR SHALL BE 1.5.

TUALATIN VALLEY WATER DISTRICT	DESIGNED: MBA	TAPPING SADDLE	DATE: 9/2020
	APPROVED: NWA		DETAIL 302
	SCALE: NONE		



NOTES:
1. THE CLEAR ZONE PROHIBITS THE FOLLOWING:
   - VEHICLE PARKING
   - FENCES
   - TREES
   - LARGE BUSHES
   - RETAINING WALLS
   - ANYTHING ELSE THAT MAY INTERFERE WITH OPERATION OF THE FIRE HYDRANT.
2. THE CLEAR ZONE ALLOWS THE FOLLOWING:
   - LAWN GRASS
   - MULCH
   - BARK DUST
   - GROUND COVER
   - LOW PLANTINGS

   HOWEVER, THE PROPERTY OWNERS SHOULD BE AWARE THE GROUND COVER COULD BE DAMAGED WHEN THE HYDRANT IS USED OR MAINTAINED.
3. THE CONTRACTOR SHALL INSTALL A BLUE REFLECTOR BUTTON FOR THE FIRE DEPARTMENT AFTER FINAL LIFT OF AC PAVEMENT IS PLACED.
4. WHERE ALLOWABLE WITHIN CITY OR COUNTY JURISDICTIONS, HYDRANTS MAY BE PLACED WITHIN THE SIDEWALK, IF THE SPACING REQUIREMENTS ARE MET AS SHOWN.

TUALATIN VALLEY WATER DISTRICT	DESIGNED: MBA	FIRE HYDRANT CLEAR ZONE	DATE: 9/2020
	APPROVED: NWA		DETAIL 503
	SCALE: NONE		

Baysinger

Baysinger Partners Architecture
2410 N. Lombard Street
Portland, OR 97217
503-546-1600
mattl@BaysingerPartners.com

REGISTERED PROFESSIONAL ENGINEER
83603PE
OREGON
JUNE 02, 2010
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Well-crafted simplicity.

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Portland, OR. | Bend, OR. | Denver, CO.
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PROPOSED PHASE 1 TYPICAL DETAILS

C5.6
DESIGN REVIEW

PHASE 1 DESIGN REVIEW - NOT FOR CONSTRUCTION

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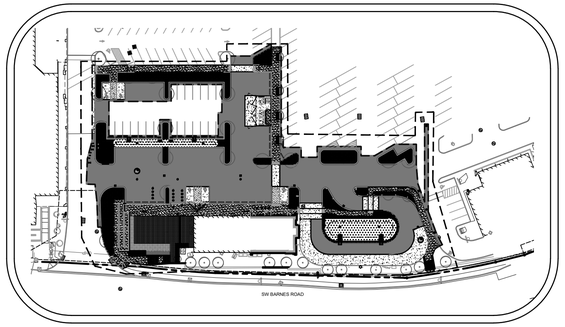
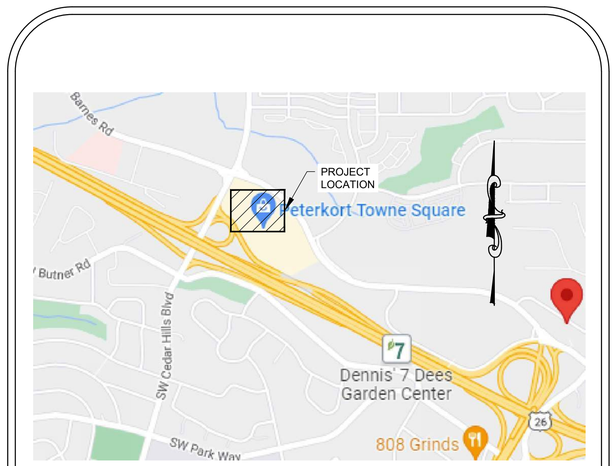
ESC PLAN FOR SITES 1 TO 5 ACRES



SITE MAP

NOT TO SCALE



VICINITY MAP

BMP MATRIX: CONSTRUCTION PHASES

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

	CLEARING	SITE AND UTILITY	VERTICAL CONSTRUCTION	FINAL STABILIZATION
EROSION PREVENTION				
PRESERVE NATURAL VEGETATION	** X	X	X	X
GROUND COVER			X	X
PLASTIC SHEETING				
MATTING				
DUST CONTROL	X	X	X	
TEMPORARY/PERMANENT SEEDING		X	X	X
SEDIMENT CONTROL				
SEDIMENT FENCE (PERIMETER)	** X	X	X	
STRAW WATTLES		X	X	
INLET PROTECTION	** X	X	X	X
RUN OFF CONTROL				
CONSTRUCTION ENTRANCE	** X	X		
OUTLET PROTECTION				
SURFACE ROUGHENING				
CHECK DAMS				
POLLUTION PREVENTION				
PROPER SIGNAGE	X	X	X	X
HAZ WASTE MGMT	X	X	X	X
SPILL KIT ON-SITE	X	X	X	X
CONCRETE WASHOUT AREA		X		

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

APPLICANT

BAYSINGER PARTNERS
CONTACT: MATTHEW LILLARD, AIA
2410 N. LOMBARD ST
PORTLAND, OR 97217
PHONE: 503-546-1600

CONTRACTOR

TBD
CONTACT: XXXX
XXXXXXX
PORTLAND, OR 97XXX
PHONE: XXX-XXX-XXXX

ENGINEERING FIRM

FROELICH ENGINEERS
CONTACT: EVAN EYKELBOSCH, PE
17700 SW UPPER BOONES FERRY RD
SUITE 115
PORTLAND, OR 97224
PHONE: 503-624-7005

INSPECTION FREQUENCY:

SITE CONDITION	MINIMUM FREQUENCY
1. ACTIVE PERIOD	- ON INITIAL DATE THAT LAND DISTURBANCE ACTIVITIES COMMENCE. - WITH 24 HOURS OF ANY STORM EVENT, INCLUDING RUNOFF FROM SNOW MELT, THAT RESULTS IN DISCHARGE TO 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 SUSPENDED AND RUNOFF IS UNLIKELY DUE TO FROZEN CONDITIONS.	VISUAL MONITORING INSPECTIONS MAY BE REDUCED TO ONCE A MONTH. IMMEDIATELY RESUME MONITORING UPON THAWING, OR WHEN WEATHER CONDITIONS MAKE DISCHARGES LIKELY.

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.

* HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS. (SCHEDULE A.8.C.I.(3))
* ALL INSPECTIONS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS. (SCHEDULE A.12.B AND SCHEDULE B.1)
* INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS. (SCHEDULE B.1.C AND B.2)
* RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. DURING INACTIVE PERIODS OF GREATER THAN SEVEN (7) CONSECUTIVE CALENDAR DAYS, THE ABOVE RECORDS MUST BE RETAINED BY THE PERMIT REGISTRANT BUT DO NOT NEED TO BE AT THE CONSTRUCTION SITE. (SCHEDULE B.2.C)

PROJECT LOCATION:

NEAR THE CORNER OF SW CEDAR HILLS BLVD AND SW BARNES RD, WASHINGTON COUNTY, OREGON,
LATITUDE = 45.51548791888526,
LONGITUDE = -122.79163875557494

PROPERTY DESCRIPTION:

TAX LOT 1S103A001600 (WASHINGTON COUNTY TAX MAP) LOCATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY OREGON

NARRATIVE DESCRIPTIONS

EXISTING SITE CONDITIONS

* DEVELOPED COMMERCIAL PROPERTY
* BUILDINGS AND PARKING LOTS

DEVELOPED CONDITIONS

* REDEVELOPMENT OF SMALL PORTION OF SITE
* NEW BUILDINGS AND PARKING LOTS

NATURE OF CONSTRUCTION ACTIVITY AND ESTIMATED TIME TABLE

* CLEARING (DATES, FROM & TO: MARCH 2023 - MAY 2023)
* MASS GRADING (DATES, FROM & TO: MAY 2023 - JUNE 2023)
* UTILITY INSTALLATION (DATES, FROM & TO: JUNE 2023 - AUG 2023)
* SITE CONSTRUCTION (DATES, FROM & TO: JULY 2023 - OCT 2023)
* VERTICAL CONSTRUCTION (DATES, FROM & TO: JULY 2023 - DEC 2023)
* FINAL STABILIZATION (DATES, FROM & TO: DEC 2023 - JAN 2024)

ESTIMATE OF TOTAL PROJECT SITE AREA

TOTAL ESTIMATED SITE AREA = 716,126 SF = 16.44 ACRES

TOTAL DISTURBED AREA

DISTURBED AREA = 59,971 SF = 1.38 ACRES

SITE SOIL CLASSIFICATION:

*CORNELIUS AND KINTON SILT LOAMS, 12 TO 20 PERCENT SLOPES
* HYDROLOGIC SOIL GROUP C

RECEIVING WATER BODIES:

COLLECTED SITE RUNOFF: ONSITE DETENTION AND DISCHARGE TO PUBLIC STORM SYSTEM.
MAJOR DRAINAGE BASIN: JOHNSON CREEK
RECEIVING WATERS: JOHNSON CREEK
RECEIVING WATER BODY WITH TMDL OR 303d FOR TURBIDITY OR SEDIMENTATION: NO

STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES:

1. 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.I). 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.II)
2. VISUAL MONITORING INSPECTION REPORTS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS. (SECTION 6.5)
3. INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS. (SECTION 6.5.Q)
4. RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. (SECTION 4.7)
5. THE PERMIT REGISTRANT MUST IMPLEMENT THE ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE ESCP IS A VIOLATION OF THE PERMIT. (SECTIONS 4 AND 4.11)
6. THE ESCP MUST BE ACCURATE AND REFLECT SITE CONDITIONS. (SECTION 4.8)
7. SUBMISSION OF ALL ESCP REVISIONS IS NOT REQUIRED. SUBMITTAL OF THE ESCP REVISIONS IS ONLY UNDER SPECIFIC CONDITIONS. SUBMIT ALL NECESSARY REVISION TO DEQ OR AGENT WITHIN 10 DAYS. (SECTION 4.9)
8. SEQUENCE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION. (SECTION 2.2.2)
9. CREATE SMOOTH SURFACES BETWEEN SOIL SURFACE AND EROSION AND SEDIMENT CONTROLS TO PREVENT STORMWATER FROM BYPASSING CONTROLS AND PONDING. (SECTION 2.2.3)
10. IDENTIFY, MARK, AND PROTECT (BY CONSTRUCTION FENCING OR OTHER MEANS) CRITICAL RIPARIAN AREAS AND VEGETATION INCLUDING IMPORTANT TREES AND ASSOCIATED ROOTING ZONES, AND VEGETATION AREAS TO BE PRESERVED. IDENTIFY VEGETATIVE BUFFER ZONES BETWEEN THE SITE AND SENSITIVE AREAS (E.G., WETLANDS), AND OTHER AREAS TO BE PRESERVED, ESPECIALLY IN PERIMETER AREAS. (SECTION 2.2.1)
11. PRESERVE EXISTING VEGETATION WHEN PRACTICAL AND RE-VEGETATE OPEN AREAS. RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION. IDENTIFY THE TYPE OF VEGETATIVE SEED MIX USED. (SECTION 2.2.5)
12. MAINTAIN AND DELINEATE ANY EXISTING NATURAL BUFFER WITHIN THE 50-FEET OF WATERS OF THE STATE. (SECTION 2.2.4)
13. INSTALL PERIMETER SEDIMENT CONTROL, INCLUDING STORM DRAIN INLET PROTECTION AS WELL AS ALL SEDIMENT BASINS, TRAPS, AND BARRIERS PRIOR TO LAND DISTURBANCE. (SECTIONS 2.1.3)
14. CONTROL BOTH PEAK FLOW RATES AND TOTAL STORMWATER VOLUME, TO MINIMIZE EROSION AT OUTLETS AND DOWNSTREAM CHANNELS AND STREAM BANKS. (SECTIONS 2.1.1. AND 2.2.16)
15. CONTROL SEDIMENT AS NEEDED ALONG THE SITE PERIMETER AND AT ALL OPERATIONAL INTERNAL STORM DRAIN INLETS AT ALL TIMES DURING CONSTRUCTION, BOTH INTERNALLY AND AT THE SITE BOUNDARY. (SECTIONS 2.2.6 AND 2.2.13)
16. ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK. (SECTION 2.2.14)
17. APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES. TEMPORARY OR PERMANENT STABILIZATIONS MEASURES ARE NOT REQUIRED FOR AREAS THAT ARE INTENDED TO BE LEFT UNVEGETATED, SUCH AS DIRT ACCESS ROADS OR UTILITY POLE PADS.(SECTIONS 2.2.20 AND 2.2.21)
18. ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON-STORMWATER CONTROLS. (SECTION 2.3.7)
19. KEEP WASTE CONTAINER LIDS CLOSED WHEN NOT IN USE AND CLOSE LIDS AT THE END OF THE BUSINESS DAY FOR THOSE CONTAINERS THAT ARE ACTIVELY USED THROUGHOUT THE DAY. FOR WASTE CONTAINERS THAT DO NOT HAVE LIDS, PROVIDE EITHER (1) COVER (E.G., A TARP, PLASTIC SHEETING, TEMPORARY ROOF) TO PREVENT EXPOSURE OF WASTES TO PRECIPITATION, OR (2) A SIMILARLY EFFECTIVE MEANS DESIGNED TO PREVENT THE DISCHARGE OF POLLUTANTS (E.G., SECONDARY CONTAINMENT). (SECTION 2.3.7)
20. PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS USING BMPS SUCH AS: CONSTRUCTION ENTRANCE, GRAVELED (OR PAVED) EXITS AND PARKING AREAS, GRAVEL ALL UNPAVED ROADS LOCATED ONSITE, OR USE AN EXIT TIRE WASH. THESE BMPS MUST BE IN PLACE PRIOR TO LAND- DISTURBING ACTIVITIES. (SECTION 2.2.7)
21. WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITE. (SECTION 2.2.7.F)
22. CONTROL PROHIBITED DISCHARGES FROM LEAVING THE CONSTRUCTION SITE, I.E., CONCRETE WASH-OUT, WASTEWATER FROM CLEANOUT OF STUCCO, PAINT AND CURING COMPOUNDS. (SECTIONS 1.5 AND 2.3.9)
23. ENSURE THAT STEEP SLOPE AREAS WHERE CONSTRUCTION ACTIVITIES ARE NOT OCCURRING ARE NOT DISTURBED. (SECTION 2.2.10)
24. PREVENT SOIL COMPACTION IN AREAS WHERE POST-CONSTRUCTION INFILTRATION FACILITIES ARE TO BE INSTALLED. (SECTION 2.2.12)
25. USE BMPS TO PREVENT OR MINIMIZE STORMWATER EXPOSURE TO POLLUTANTS FROM SPILLS; VEHICLE AND EQUIPMENT FUELING, MAINTENANCE, AND STORAGE; OTHER CLEANING AND MAINTENANCE ACTIVITIES; AND WASTE HANDLING ACTIVITIES. THESE POLLUTANTS INCLUDE FUEL, HYDRAULIC FLUID, AND OTHER OILS FROM VEHICLES AND MACHINERY, AS WELL AS DEBRIS, FERTILIZER, PESTICIDES AND HERBICIDES, PAINTS, SOLVENTS, CURING COMPOUNDS AND ADHESIVES FROM CONSTRUCTION OPERATIONS. (SECTIONS 2.2.15 AND 2.3)
26. PROVIDE PLANS FOR SEDIMENTATION BASINS THAT HAVE BEEN DESIGNED PER SECTION 2.2.17 AND STAMPED BY AN OREGON PROFESSIONAL ENGINEER. (SEE SECTION 2.2.17.A)
27. IF ENGINEERED SOILS ARE USED ON SITE, A SEDIMENTATION BASIN/IMPOUNDMENT MUST BE INSTALLED. (SEE SECTIONS 2.2.17 AND 2.2.18)
28. PROVIDE A DEWATERING PLAN FOR ACCUMULATED WATER FROM PRECIPITATION AND UNCONTAMINATED GROUNDWATER SEEPAGE DUE TO SHALLOW EXCAVATION ACTIVITIES. (SEE SECTION 2.4)
29. IMPLEMENT THE FOLLOWING BMPS WHEN APPLICABLE: WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURES, EMPLOYEE TRAINING ON SPILL PREVENTION AND PROPER DISPOSAL PROCEDURES, SPILL KITS IN ALL VEHICLES, REGULAR MAINTENANCE SCHEDULE FOR VEHICLES AND MACHINERY, MATERIAL DELIVERY AND STORAGE CONTROLS, TRAINING AND SIGNAGE, AND COVERED STORAGE AREAS FOR WASTE AND SUPPLIES. (SECTION 2.3)
30. USE WATER, SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL. (SECTION 2.2.9)
31. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS TO MINIMIZE NUTRIENT RELEASES TO SURFACE WATERS. EXERCISE CAUTION WHEN USING TIME-RELEASE FERTILIZERS WITHIN ANY WATERWAY RIPARIAN ZONE. (SECTION 2.3.5)
32. IF AN ACTIVE TREATMENT SYSTEM (FOR EXAMPLE, ELECTRO-COAGULATION, FLOCCULATION, FILTRATION, ETC.) FOR SEDIMENT OR OTHER POLLUTANT REMOVAL IS EMPLOYED, SUBMIT AN OPERATION AND MAINTENANCE PLAN (INCLUDING SYSTEM SCHEMATIC, LOCATION OF SYSTEM, LOCATION OF INLET, LOCATION OF DISCHARGE, DISCHARGE DISPERSION DEVICE DESIGN, AND A SAMPLING PLAN AND FREQUENCY) BEFORE OPERATING THE TREATMENT SYSTEM. OBTAIN ENVIRONMENTAL MANAGEMENT PLAN APPROVAL FROM DEQ BEFORE OPERATING THE TREATMENT SYSTEM. OPERATE AND MAINTAIN THE TREATMENT SYSTEM ACCORDING TO MANUFACTURER'S SPECIFICATIONS. (SECTION 1.2.9)
33. TEMPORARILY STABILIZE SOILS AT THE END OF THE SHIFT BEFORE HOLIDAYS AND WEEKENDS, IF NEEDED. THE REGISTRANT IS RESPONSIBLE FOR ENSURING THAT SOILS ARE STABLE DURING RAIN EVENTS AT ALL TIMES OF THE YEAR. (SECTION 2.2)
34. AS NEEDED BASED ON WEATHER CONDITIONS, AT THE END OF EACH WORKDAY SOIL STOCKPILES MUST BE STABILIZED OR COVERED, OR OTHER BMPS MUST BE IMPLEMENTED TO PREVENT DISCHARGES TO SURFACE WATERS OR CONVEYANCE SYSTEMS LEADING TO SURFACE WATERS. (SECTION 2.2.8)
35. SEDIMENT FENCE: REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE HEIGHT AND BEFORE FENCE REMOVAL. (SECTION 2.1.5.B)
36. OTHER SEDIMENT BARRIERS (SUCH AS BIOBAGS): REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH ABOVE GROUND HEIGHT AND BEFORE BMP REMOVAL. (SECTION 2.1.5.C)
37. CATCH BASINS: CLEAN BEFORE RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT. SEDIMENT BASINS AND SEDIMENT TRAPS: REMOVE TRAPPED SEDIMENTS BEFORE DESIGN CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT AND AT COMPLETION OF PROJECT. (SECTION 2.1.5.D)
38. WITHIN 24 HOURS, SIGNIFICANT SEDIMENT THAT HAS LEFT THE CONSTRUCTION SITE, MUST BE REMEDIATED. INVESTIGATE THE CAUSE OF THE SEDIMENT RELEASE AND IMPLEMENT STEPS TO PREVENT A 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)
39. THE INTENTIONAL WASHING OF SEDIMENT INTO STORM SEWERS OR DRAINAGE WAYS MUST NOT OCCUR. VACUUMING OR DRY SWEEPING AND MATERIAL PICKUP MUST BE USED TO CLEANUP RELEASED SEDIMENTS. (SECTION 2.2.19)
40. 40. DOCUMENT ANY PORTION(S) OF THE SITE WHERE LAND DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED OR WILL BE TEMPORARILY INACTIVE FOR 14 OR MORE CALENDAR DAYS. (SECTION 6.5.F.)
41. PROVIDE TEMPORARY STABILIZATION FOR THAT PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES CEASE FOR 14 DAYS OR MORE WITH A COVERING OF BLOWN STRAW AND A TACKIFIER, LOOSE STRAW, OR AN ADEQUATE COVERING OF COMPOST MULCH UNTIL WORK RESUMES ON THAT PORTION OF THE SITE. (SECTION 2.2.20)
42. DO NOT REMOVE TEMPORARY SEDIMENT CONTROL PRACTICES UNTIL PERMANENT VEGETATION OR OTHER COVER OF EXPOSED AREAS IS ESTABLISHED. ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED, ALL TEMPORARY EROSION CONTROLS AND RETAINED SOILS MUST BE REMOVED AND DISPOSED OF PROPERLY, UNLESS NEEDED FOR LONG TERM USE FOLLOWING TERMINATION OF PERMIT COVERAGE. (SECTION 2.2.21)

ATTENTION EXCAVATORS:

OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6699.

PERMITTEE'S SITE INSPECTOR: TBD
COMPANY/AGENCY: XXXX
PHONE: XXXX
E-MAIL: XXXX
DESCRIPTION OF EXPERIENCE: XXXX

RATIONALE STATEMENT

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

INITIAL

CONTRACTOR SHALL KEEP A RAIN GUAGE ONSITE OR REFERENCE THE ONLINE RAIN GUAGE 'CEDAR HILLS - KORPORTL262 AT HTTPS://WWW.WUNDERGROUND.COM/DASHBOARD/PWS/KORPORTL262

NO AMENDED SOILS ARE TO BE USED ONSITE

SHEET INDEX

PHASE 1 DESIGN REVIEW - NOT FOR CONSTRUCTION

Baysinger

Baysinger Partners Architecture
2410 N. Lombard Street
Portland, OR 97217
503-546-1600
mattl@BaysingerPartners.com

REGISTERED PROFESSIONAL ENGINEER
83603PE
OREGON
JUNE 03, 2010
EVAN M. EYKELBOSCH
RENEWS: 12/31/2025

Well-crafted simplicity.

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PETERKORT TOWNE SQUARE

STARBUCKS

△ Revisions

PK21052

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Drawn/Check By: BLU/EME

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PROPOSED PHASE 1 EROSION AND SEDIMENT CONTROL COVER SHEET

C6.0
DESIGN REVIEW

2023-09 File: P:\2021\21-C023 (PeterKort Towne Square - Starbucks)\300 Document Development - - Froelich\302 CAD\PLOT\21-C023-C6.0_EC.dwg TAB:C6.0

Plotted: 10/5/23 at 9:36am By: eeykelbosch

PRE-CONSTRUCTION, CLEARING AND DEMOLITION NOTES:

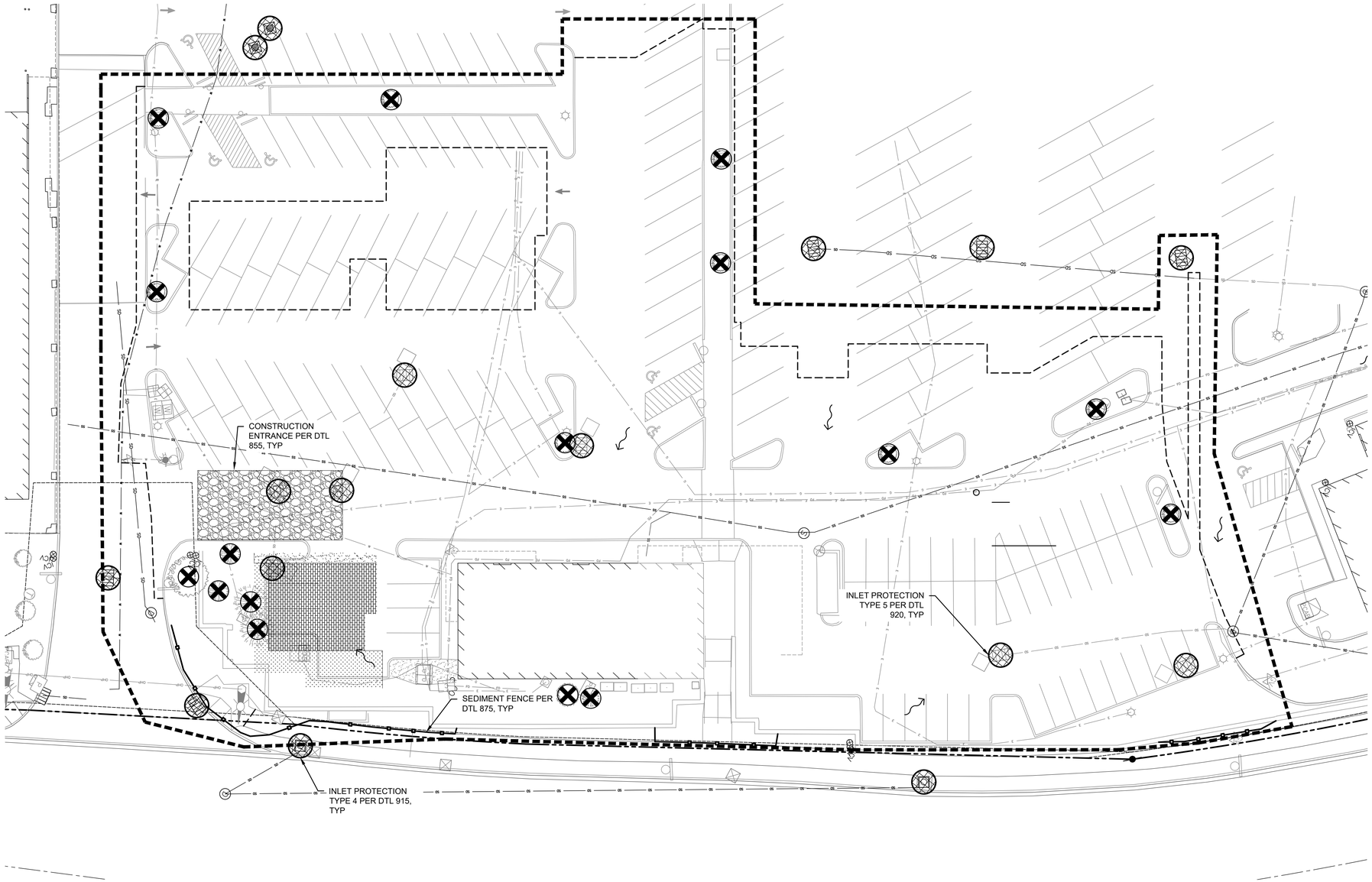
1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. SEDIMENT BARRIERS APPROVED FOR USE INCLUDE SEDIMENT FENCE, BERMS CONSTRUCTED OUT OF MULCH, CHIPPINGS, OR OTHER SUITABLE MATERIAL, STRAW WATTLES, OR OTHER APPROVED MATERIALS.
3. SENSITIVE RESOURCES INCLUDING, BUT NOT LIMITED TO, TREES, WETLANDS, AND RIPARIAN PROTECTION AREAS SHALL BE CLEARLY DELINEATED WITH ORANGE CONSTRUCTION FENCING OR CHAIN LINK FENCING IN A MANNER THAT IS CLEARLY VISIBLE TO ANYONE IN THE AREA. NO ACTIVITIES ARE PERMITTED TO OCCUR BEYOND THE CONSTRUCTION BARRIER.
4. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, STREET SWEEPING, AND VACUUMING, MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
5. RUN-ON AND RUN-OFF CONTROLS SHALL BE IN PLACE AND FUNCTIONING PRIOR TO BEGINNING SUBSTANTIAL CONSTRUCTION ACTIVITIES. RUN-ON AND RUN-OFF CONTROL MEASURES INCLUDE: STRAW WATTLES AND BIO BAGS.

SHEET NOTES

1. PROVIDE COMBINATION INLET PROTECTION AND BIOBAGS AT ALL CATCH BASINS AND STORM INLETS ONSITE.
2. PROVIDE INLET PROTECTION FILTER SACK ONLY AT ALL OFFSITE CATCH BASINS.

SHEET LEGEND

- PROPERTY LINE
- 49 EX. CONTOUR MINOR
- 50 EX. CONTOUR MAJOR
- EXTENT OF WORK
- SEDIMENT CONTROL FENCE. PLACE AT PROPERTY LINES, UNO (SHOWN OFFSET FOR CLARITY). — 875 C6.5
- INLET PROTECTION — 915 C6.5, 920 C6.5
- BIO-BAG PROTECTION IN DITCHES, SWALES, WETLANDS — 845 C6.5
- SURFACE FLOW DIRECTION
- DRAINAGE FLOW DIRECTION
- CONSTRUCTION ENTRANCE — 855 C6.5
- TREE TO BE REMOVED (UNDER SEPARATE DEMO PLAN)



PRE-DEVELOPED RUN-OFF IS COLLECTED IN A SERIES OF CATCH BASINS AND ROUTED OFFSITE INTO A PUBLIC STORMWATER SYSTEM. THE ENTIRE SITE IS TREATED IN A DOWNSTREAM SYSTEM.

SCALE 1 INCH = 20 FEET
20 0 20 40

Baysinger

Baysinger Partners Architecture
2410 N. Lombard Street
Portand, OR 97217
503-546-1600
mattl@BaysingerPartners.com

REGISTERED PROFESSIONAL ENGINEER 83603PE OREGON JUNE 02, 2010 EVAN M. EYKELBOSCH
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△ Revisions

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PROPOSED PHASE 1 CLEARING AND DEMOLITION EROSION CONTROL PLAN

C6.1
DESIGN REVIEW

PHASE 1 DESIGN REVIEW - NOT FOR CONSTRUCTION

2023-10-05 File: P:\2021\21-C023 (Peterkort Towne Square - Starbucks)\300 Document Development - Froelich\302 CAD\PLOT\21-C023-C6.0_EC.dwg TAB:C6.1
Plotted: 10/5/23 at 9:36am By: eeykelbosch

GRADING, SITE AND UTILITY EROSION AND SEDIMENT CONSTRUCTION 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. 100LB./AC.)
     1. ANNUAL RYEGRASS (40% BY WEIGHT)
     2. TURF-TYPE FESCUE (60% 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 EXCEEDING 25% 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 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 IN WET WEATHER 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.

EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION:

1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

2. STOCK PILE AREAS MAY BE MOVED AS NECESSARY TO ALLOW FOR CONSTRUCTION ACTIVITIES.

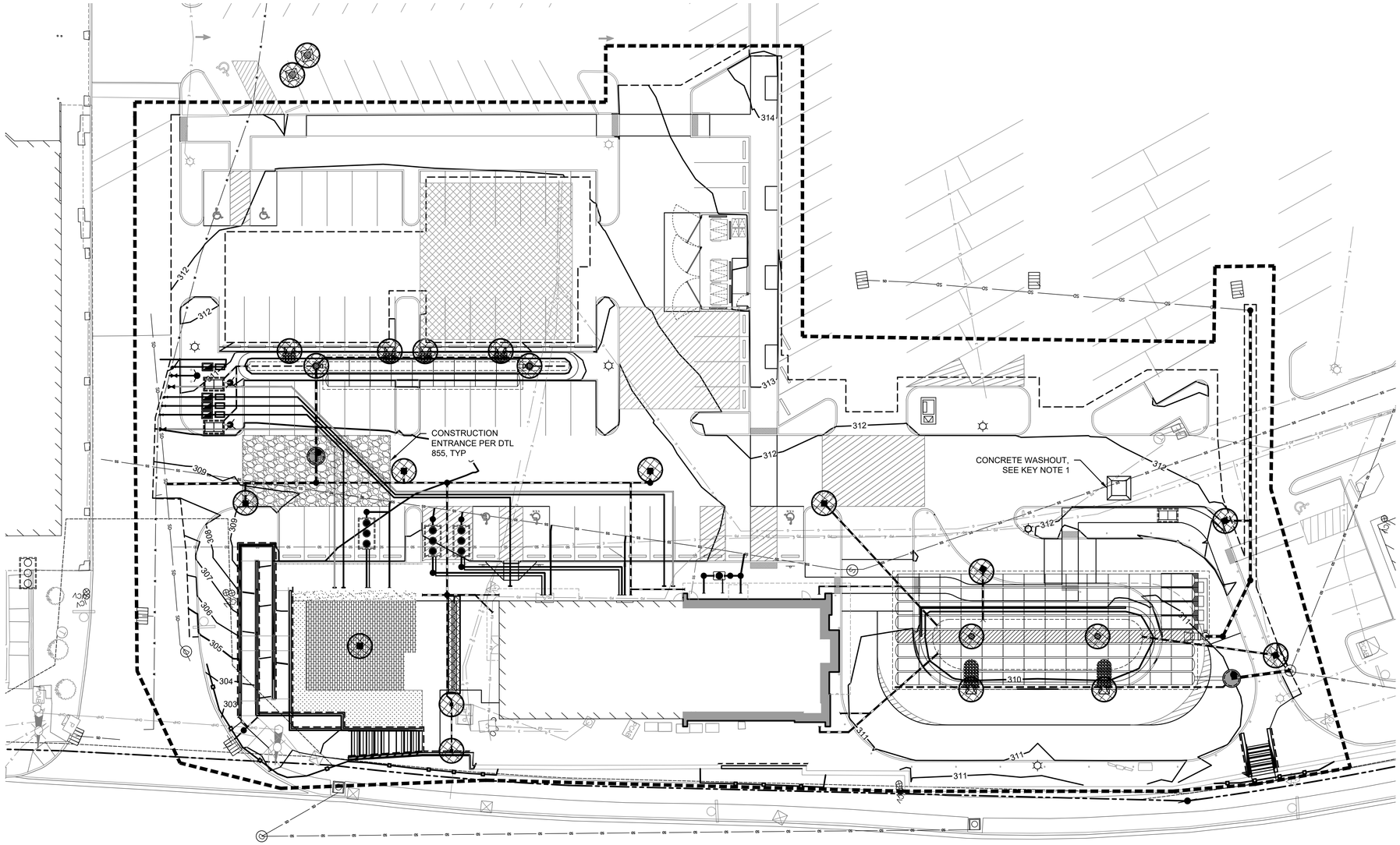
3. THE STAGING, EQUIPMENT MAINTENANCE, FUELING, PORT-A-POTTY, AND SOLID WASTE AREA MAY BE MOVED AS NECESSARY TO ALLOW FOR CONSTRUCTION ACTIVITIES.

4. ALL "SEDIMENT BARRIERS (TO BE INSTALLED AFTER GRADING)" SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.

5. LONG TERM SLOPE STABILIZATION MEASURES "INCLUDING MATTING" SHALL BE IN PLACE OVER ALL EXPOSED SOILS.

6. THE STORM WATER FACILITY SHALL BE CONSTRUCTED AND LANDSCAPED PRIOR TO THE STORM WATER SYSTEM FUNCTIONING AND SITE PAVING.

7. INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.



SHEET NOTES

1. CONTRACTOR SHALL PROVIDE A MINIMUM OF (1) 300 GALLON CAPACITY 7'x7'x14" PORTABLE CONCRETE WASHOUT "ECO-PAN", OR APPROVED EQUAL. CONTACT R.T. CULLER AT (503) 209-3204. CONCRETE WASHOUT TO BE PICKED UP BY ECO-PAN AND RECYCLED OFF SITE. ADJUST LOCATION AS REQUIRED.
2. PROVIDE COMBINATION INLET PROTECTION AND BIOBAGS AT ALL CATCH BASINS AND STORM INLETS ONSITE.

(X) KEY NOTES

1 PROVIDE RIP-RAP PROTECTION AT OUTFALL

2 PROVIDE AREA FOR TEMPORARY SOIL STOCK PILE FROM EARTHWORK CUTTINGS REMOVED FROM SITE.

3 PROVIDE STAGING AREA FOR JOB TRAILERS, MATERIAL STAGING, AND PORTABLE RESTROOMS.

SHEET LEGEND

- PROPERTY LINE
- 49 EX. CONTOUR MINOR
- 50 EX. CONTOUR MAJOR
- 49 PROP. CONTOUR MINOR
- 50 PROP. CONTOUR MAJOR
- EXTENT OF WORK
- SEDIMENT CONTROL FENCE. PLACE AT PROPERTY LINES, UNO (SHOWN OFFSET FOR CLARITY). — 875/C6.5
- INLET PROTECTION — 915/C6.5, 920/C6.5
- BIO-BAG PROTECTION IN DITCHES, SWALES, WETLANDS — 845/C6.5
- STAGING AREA
- SURFACE FLOW DIRECTION
- SOIL STOCKPILE AREA
- CONSTRUCTION ENTRANCE — 855/C6.5

POST-DEVELOPMENT STORMWATER RUNOFF FROM THE PROPOSED DEVELOPMENT AREA IS COLLECTED VIA CATCH BASINS AND ROUTED THROUGH A WATER QUALITY FACILITY, UNDERGROUND CHAMBER DETENTION FACILITY, AND DISCHARGED OFFSITE INTO A PUBLIC STORMWATER SYSTEM. THE ENTIRE SITE IS TREATED IN A DOWNSTREAM SYSTEM.

SCALE 1 INCH = 20 FEET
20 0 20 40

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Baysinger Partners Architecture
2410 N. Lombard Street
Portand, OR 97217
503-546-1600
mattl@BaysingerPartners.com

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PROPOSED PHASE 1 SITE AND UTILITY EROSION CONTROL PLAN

C6.2
DESIGN REVIEW

PHASE 1 DESIGN REVIEW - NOT FOR CONSTRUCTION

Plotted: 10/5/23 at 9:36am By: eeykelbosch
File: P:\2021\21-C023 (Peterkort Towne Square - Starbucks)\300 Document Development - Froelich\302 CAD\PLOT\21-C023-C6.0_EC.dwg TAB:C6.2

EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION:

1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

2. STOCK PILE AREAS MAY BE MOVED AS NECESSARY TO ALLOW FOR CONSTRUCTION ACTIVITIES.

3. THE STAGING, EQUIPMENT MAINTENANCE, FUELING, PORT-A-POTTY, AND SOLID WASTE AREA MAY BE MOVED AS NECESSARY TO ALLOW FOR CONSTRUCTION ACTIVITIES.

4. ALL "SEDIMENT BARRIERS (TO BE INSTALLED AFTER GRADING)" SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.

5. LONG TERM SLOPE STABILIZATION MEASURES "INCLUDING MATTING" SHALL BE IN PLACE OVER ALL EXPOSED SOILS.

6. THE STORM WATER FACILITY SHALL BE CONSTRUCTED AND LANDSCAPED PRIOR TO THE STORM WATER SYSTEM FUNCTIONING AND SITE PAVING.

7. INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.

SHEET NOTES

1. CONTRACTOR SHALL PROVIDE A MINIMUM OF (1) 300 GALLON CAPACITY 7'x7'x14" PORTABLE CONCRETE WASHOUT "ECO-PAN", OR APPROVED EQUAL. CONTACT R.T. CULLER AT (503) 209-3204. CONCRETE WASHOUT TO BE PICKED UP BY ECO-PAN AND RECYCLED OFF SITE. ADJUST LOCATION AS REQUIRED.
2. PROVIDE COMBINATION INLET PROTECTION AND BIOBAGS AT ALL CATCH BASINS AND STORM INLETS ONSITE.
3. VERTICAL CONSTRUCTION PHASE BASED ON COMPLETION OF SITE AND UTILITY PHASE.

(X) KEY NOTES

1 PROVIDE RIP-RAP PROTECTION AT OUTFALL

2 PROVIDE STAGING AREA FOR JOB TRAILERS, MATERIAL STAGING, AND PORTABLE RESTROOMS.

SHEET LEGEND

PROPERTY LINE

EXTENT OF WORK

SEDIMENT CONTROL FENCE. PLACE AT PROPERTY LINES, UNO (SHOWN OFFSET FOR CLARITY). 875 C6.5

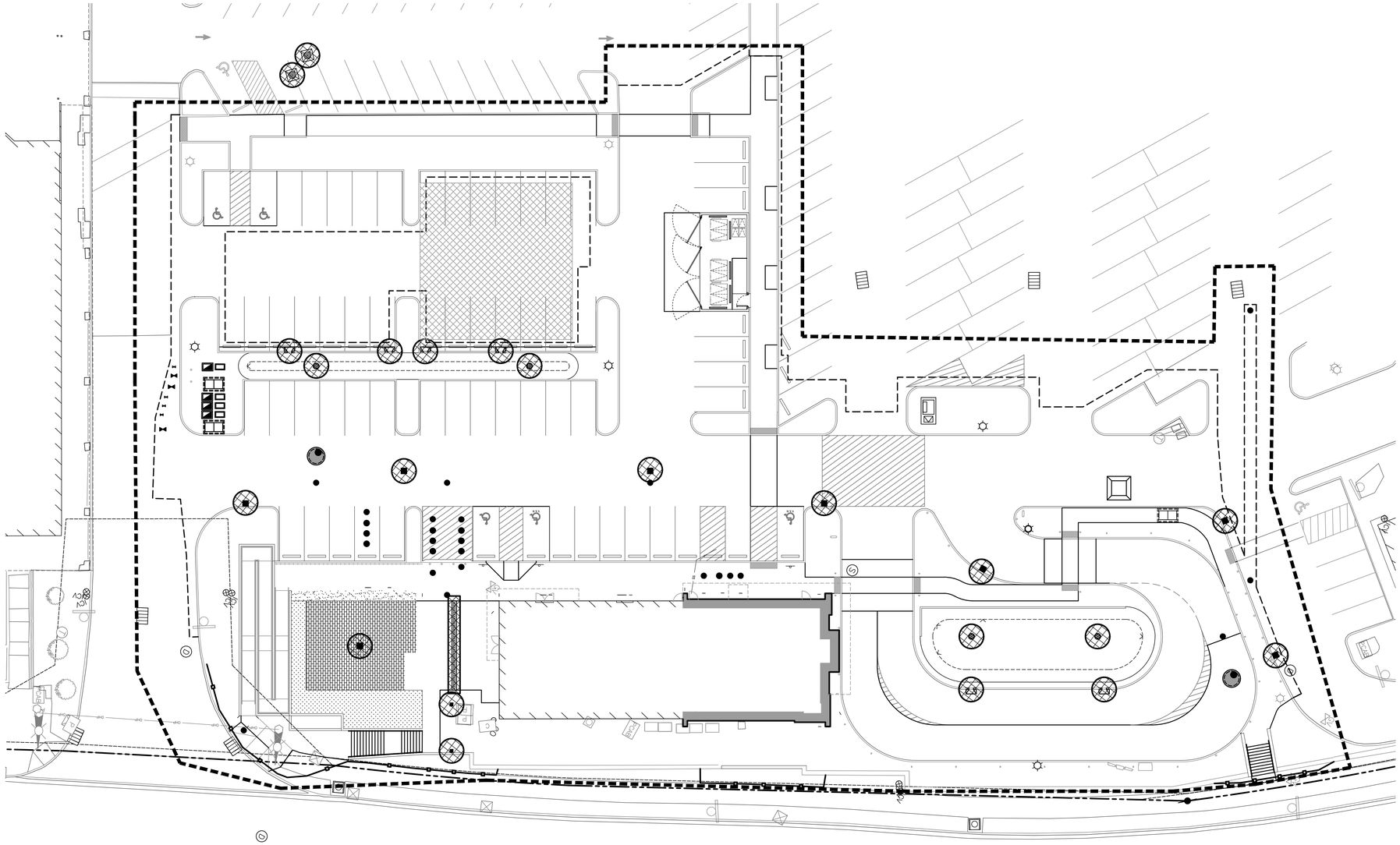
INLET PROTECTION 915 C6.5 920 C6.5

BIO-BAG PROTECTION IN DITCHES, SWALES, WETLANDS 845 C6.5

STAGING AREA

SURFACE FLOW DIRECTION

CONCRETE WASHOUT



POST-DEVELOPMENT STORMWATER RUNOFF FROM THE PROPOSED DEVELOPMENT AREA IS COLLECTED VIA CATCH BASINS AND ROUTED THROUGH A WATER QUALITY FACILITY, UNDERGROUND CHAMBER DETENTION FACILITY, AND DISCHARGED OFFSITE INTO A PUBLIC STORMWATER SYSTEM. THE ENTIRE SITE IS TREATED IN A DOWNSTREAM SYSTEM.

SCALE 1 INCH = 20 FEET
20 0 20 40

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Portand, OR 97217
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PROPOSED PHASE 1 VERTICAL CONSTRUCTION EROSION CONTROL PLAN

C6.3
DESIGN REVIEW

PHASE 1 DESIGN REVIEW - NOT FOR CONSTRUCTION

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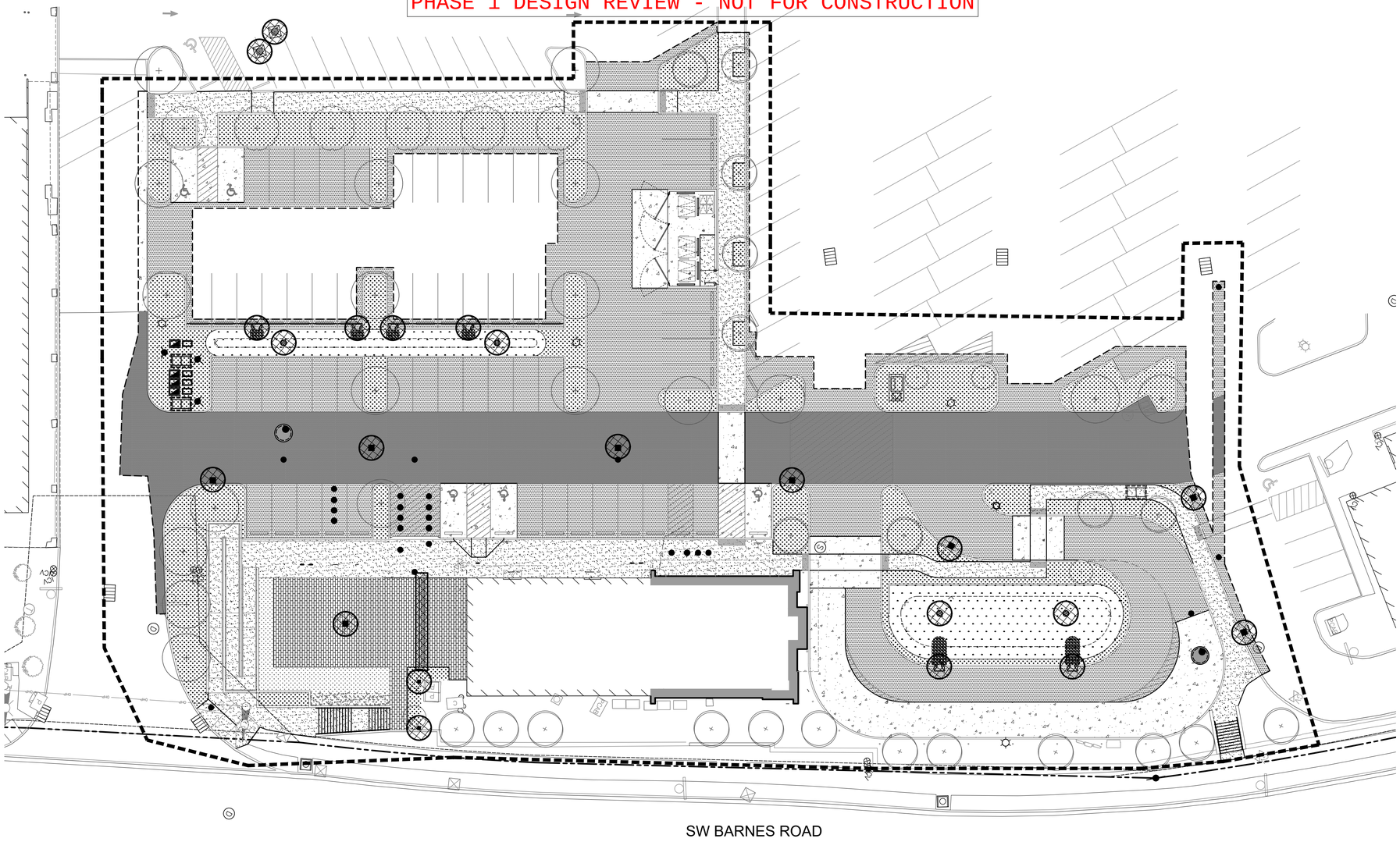
PHASE 1 DESIGN REVIEW - NOT FOR CONSTRUCTION



SHEET NOTES

1. ALL EXPOSED SURFACES SHOULD BE PERMANENTLY STABILIZED PER LANDSCAPE PLANS. INCLUDES GROUND COVER, TREES, AND STANDARD SEEDING.
2. UPON COMPLETION OF PHASE ALL TEMPORARY EROSION CONTROL SHALL BE REMOVED. INCLUDES INLET PROTECTION AND SEDIMENT FENCE.

SHEET LEGEND

- PROPERTY LINE
- EXTENT OF WORK
- CONCRETE SIDEWALK
- HEAVY CONCRETE PAVEMENT
- STANDARD ASPHALT PAVEMENT
- LANDSCAPING
- RAIN GARDEN

POST-DEVELOPMENT STORMWATER RUNOFF FROM THE PROPOSED DEVELOPMENT AREA IS COLLECTED VIA CATCH BASINS AND ROUTED THROUGH A WATER QUALITY FACILITY, UNDERGROUND CHAMBER DETENTION FACILITY, AND DISCHARGED OFFSITE INTO A PUBLIC STORMWATER SYSTEM. THE ENTIRE SITE IS TREATED IN A DOWNSTREAM SYSTEM.

SCALE 1 INCH = 20 FEET

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Baysinger Partners Architecture
2410 N. Lombard Street
Portand, OR 97217
503-546-1600
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PROPOSED PHASE 1 FINAL STABILIZATION PLAN

C6.4
DESIGN REVIEW

PHASE 1 DESIGN REVIEW - NOT FOR CONSTRUCTION

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GENERAL EROSION CONTROL NOTES:

1. COMPLY WITH ALL APPLICABLE PROVISIONS IN CHAPTER 6 OF THE DESIGN AND CONSTRUCTION STANDARDS (CURRENT): R&O 19-5 AS AMENDED BY R&O 19-22, ADOPTED NOVEMBER 12, 2019.
2. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP LIKE A FILTER BAG.
3. ALL EXPOSED SOILS MUST BE COVERED DURING WET WEATHER PERIOD, OCTOBER 1, - MAY 31.
4. HOLD A PRECONSTRUCTION MEETING WITH PROJECT CONSTRUCTION PERSONAL THAT INCLUDES THE INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS.

PRE-CONSTRUCTION, CLEARING, AND DEMOLITION NOTES:

1. SEDIMENT BARRIERS APPROVED FOR USE INCLUDE SEDIMENT FENCE, BERMS CONSTRUCTED OUT OF MULCH, CHIPPINGS, STRAW WATTLES OR OTHER APPROVED MATERIALS.
2. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL AND APPROVED IN AN INITIAL INSPECTION PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
3. RUN-ON AND RUN-OFF SHALL BE IN PLACE AND FUNCTIONING PRIOR TO BEGINNING SUBSTANTIAL CONSTRUCTION ACTIVITIES. RUN-ON AND RUN-OFF CONTROL MEASURES INCLUDE: SLOPE DRAINS (WITH OUTLET PROTECTION), CHECK DAMS, SURFACE ROUGHENING, AND BANK STABILIZATION.

GRADING, STREET AND UTILITY EROSION AND SEDIMENT CONSTRUCTION NOTES:

1. IF VEGETATED SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 1ST. VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES, SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX IN THOSE AREAS. SEED USED FOR TEMPORARY OR PERMANENT SEEDING OUTSIDE VEGETATED CORRIDORS SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
   - A. DWARF GRASS MIX (MIN. 100 LB./AC.)
     1. DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
     2. CREEPING RED FESCUE (20% BY WEIGHT)
   - B. STANDARD HEIGHT GRASS MIX (MIN. 100LB.AC)
     1. ANNUAL RYEGRASS (40% BY WEIGHT)
     2. TURF-TYPE FESCUE (60% BY WEIGHT)
2. SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING 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. DURING "WET WEATHER" PERIODS, 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 EXCEEDING 25% 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 ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
9. USE BMPS SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
10. COVER CATCH BASINS, MANHOLES AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACT COAT ETC. TO PREVENT PRODUCTS FROM ENTERING THE STORM SYSTEM.

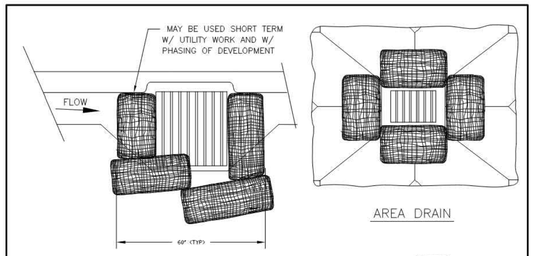
EROSON AND SEDIMENT CONTROL BMP IMPLEMENTATION:

1. ALL SEDIMENT BARRIERS TO BE INSTALLED AFTER GRADING SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.
2. LONG TERM SLOPE STABILIZATION MEASURES "INCLUDING MATTING" SHALL BE IN PLACE OVER ALL EXPOSED SOILS BY OCTOBER 1.
3. THE STORM WATER FACILITY SHALL BE CONSTRUCTED AND LANDSCAPED PRIOR TO THE STORM WATER SYSTEM FUNCTIONING AND SITE PAVING.
4. INLET PROTECTION SHALL BE IN--PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.

STANDARD EROSION CONTROL NOTES FOR SITES 1 ACRE AND GREATER

DRAWING NO. 946 REVISED 6-30-21

CleanWater Services



NOTES:

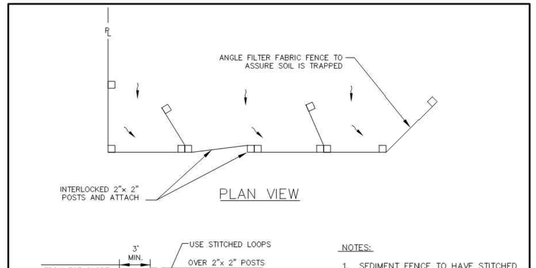
1. ADDITIONAL MEASURES MUST BE CONSIDERED DEPENDING ON SOIL TYPES.
2. BIO-FILTER BAGS SHOULD BE STAKED WHERE APPLICABLE USING (2) 1"x2" WOODEN STAKES OR APPROVED EQUAL PER BAG.
3. WHEN USING 30" BIO-BAGS TO PROTECT A CATCH BASIN YOU HAVE 4 BAGS AND THEY SHALL BE OVERLAPPED BY 6".

FOR FURTHER INFORMATION ON DESIGN CRITERIA SEE CHAPTER 4 OF CLEAN WATER SERVICES EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.

INLET PROTECTION TYPE 4

DRAWING NO. 915 REVISED 10-31-19

CleanWater Services



NOTES:

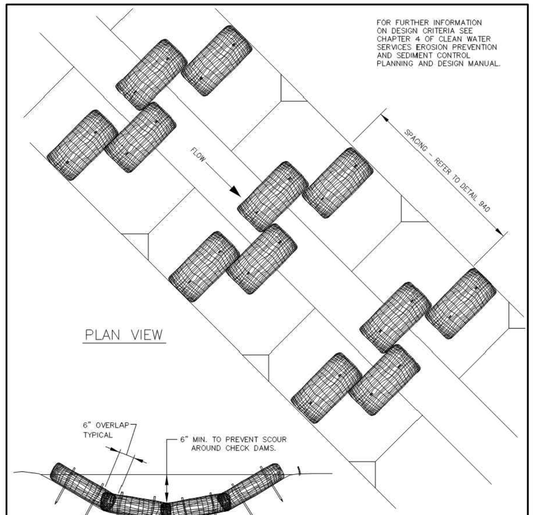
1. SEDIMENT FENCE TO HAVE STITCHED LOOPS AROUND 2" x 2" POSTS.
2. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
3. 2"x 2" FIR, PINE OR STEEL FENCE POSTS.
4. POSTS TO BE INSTALLED ON UPHILL SIDE OF SLOPE.
5. COMPACT BOTH SIDES OF FILTER FABRIC TRENCH.
6. PANELS MUST BE PLACED ACCORDING TO SPACING ON DRAWING NO. 940.

FOR FURTHER INFORMATION ON DESIGN CRITERIA SEE CHAPTER 4 OF CLEAN WATER SERVICES EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.

SEDIMENT FENCE

DRAWING NO. 875 REVISED 10-31-19

CleanWater Services



NOTES:

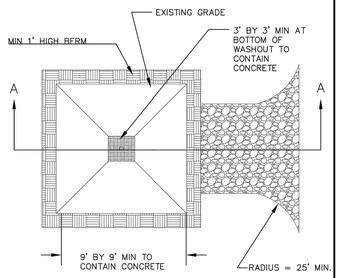
1. STAKING OF BAGS REQUIRED USING (2) 1"X2" WOOD STAKES OR APPROVED EQUAL PER BAG.
2. SURFACE MUST BE SMOOTH BEFORE APPLICATION.
3. CHECK DAMS CAN BE CONSTRUCTED USING STRAW WATTLES OR OTHER MATERIALS AS APPROVED BY THE DISTRICT OR CITY.

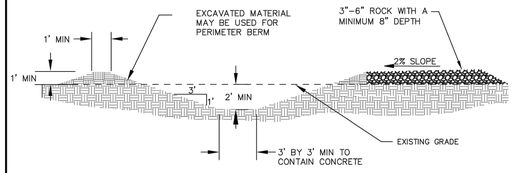
CHECK DAM BIO-FILTER BAG

DRAWING NO. 845 REVISED 10-31-19

NOTES:

1. WASHOUT FACILITIES SHALL BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 12 INCHES.
2. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.
3. IF THE WASHOUT IS NEARING CAPACITY, VACUUM AND DISPOSE OF THE WASTE MATERIAL IN AN APPROVED MANNER.
4. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED A MINIMUM OF 50 FT FROM SENSITIVE AREAS INCLUDING OPEN DRAINAGE FACILITIES AND WATER SOURSES.
5. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
6. INSTALL CONCRETE WASHOUT SIGN WITHIN 30 FEET OF TEMPORARY CONCRETE WASHOUT FACILITY.
7. TEMPORARY CONCRETE WASHOUTS MAY BE A PREFABRICATED CONTAINER THAT IS PORTABLE AND REUSABLE.





CONCRETE WASHOUT

DRAWING NO. 900 REVISED 10-31-19

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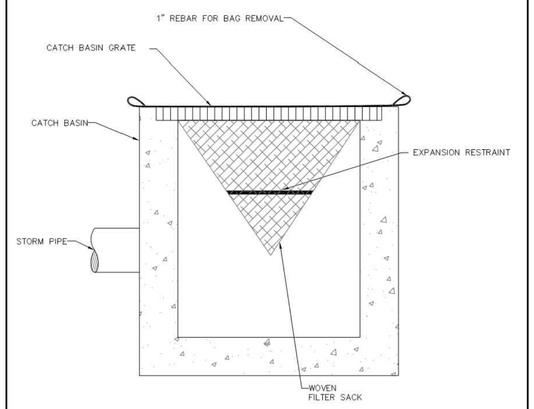

NOTE:

1. RECESSED CURB INLET CATCH BASINS MUST BE BLOCKED WHEN USING FILTER FABRIC INLET SACKS. SIZE OF FILTER FABRIC INLET SACKS TO BE DETERMINED BY MANUFACTURER.

FOR FURTHER INFORMATION ON DESIGN CRITERIA SEE CHAPTER 4 OF CLEAN WATER SERVICES EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.

INLET PROTECTION TYPE 5

DRAWING NO. 920 REVISED 10-31-19

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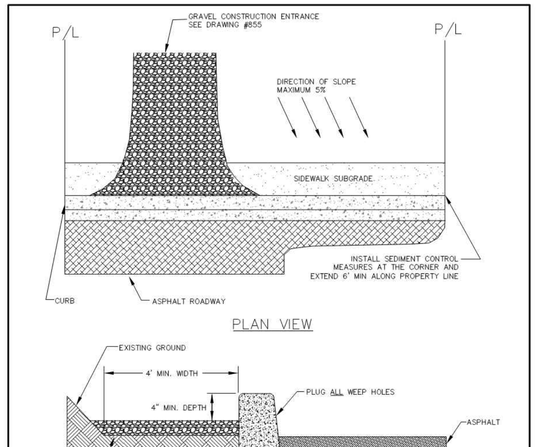

NOTE:

1. SIDEWALK SUBGRADE CAN BE USED FOR ALL CONSTRUCTION ACTIVITIES.

FOR FURTHER INFORMATION ON DESIGN CRITERIA SEE CHAPTER 4 OF CLEAN WATER SERVICES EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.

SIDEWALK SUBGRADE

DRAWING NO. 895 REVISED 10-31-19

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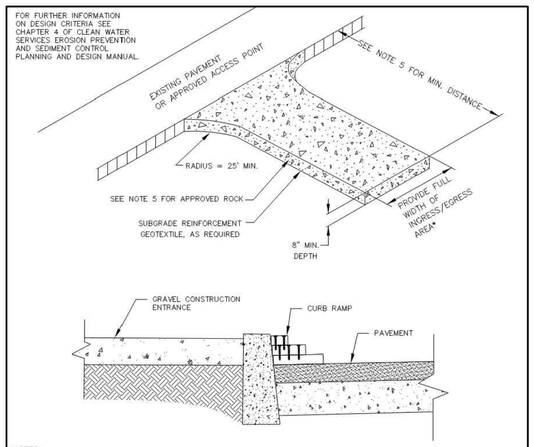

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF- WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. WHERE RUNOFF CONTAINING SEDIMENT LADEN WATER IS LEAVING THE SITE VIA THE CONSTRUCTION ENTRANCE, OTHER MEASURES SHALL BE IMPLEMENTED TO DIVERT RUNOFF THROUGH AN APPROVED FILTERING SYSTEM.
5. DIMENSIONS
   - SINGLE FAMILY
     20' LONG BY 20' WIDE 8" DEEP OF ¾" MINUS CLEAN ROCK.
   - COMMERCIAL/SITE DEVELOPMENT
     50' LONG BY 20' WIDE 3-6" CLEAN ROCK, GOVERNING AUTHORITY MAY REQUIRE GEOTEXTILE FABRIC TO PREVENT SUB-SOIL PUMPING.

CONSTRUCTION ENTRANCE

DRAWING NO. 855 REVISED 10-31-19

CleanWater Services

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Baysinger Partners Architecture
2410 N. Lombard Street
Portand, OR 97217
503-546-1600
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PROPOSED PHASE 1 EROSION CONTROL DETAILS

C6.5
DESIGN REVIEW

PHASE 1 DESIGN REVIEW - NOT FOR CONSTRUCTION

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