

POINTER ROAD PARK

LAND USE RESUBMITTAL

EXHIBIT 3.18

Received
Planning Division
07/30/2024

lango.hansen
LANDSCAPE ARCHITECTS
1100 nw glisan #3a
portland or 97209

EXHIBIT A

NOT FOR
CONSTRUCTION

PROJECT TEAM

OWNER

TUALATIN HILLS PARK & REC DISTRICT
Contact: Nicole Paulsen, Park Planner
6220 SW 112th Ave., Suite 1001
Beaverton, OR 97008
email: n.paulsen@thprd.org
phone: 503.645.6433

LANDSCAPE ARCHITECT

LANGO HANSEN LANDSCAPE ARCHITECTS
Contact: Katherine Sheie, Senior Associate
1100 NW Glisan Street, #3A
Portland, OR 97209
email: katherine@lango-hansen.com
phone: 503.295.2437

CIVIL ENGINEER

VEGA CIVIL ENGINEERING, LLC
Contact: Martha Williamson, PE
1300 SE Stark St, Unit 201
Portland, OR 97214
email: martha@vegacivil.com
phone: 503.349.1381

ELECTRICAL ENGINEER

REYES ENGINEERING
Contact: Rick Harrison, Quality Manager
321 NE Couch St, Suite 403
Portland, OR 97232
email: rharrison@reyeseng.com
phone: 503.290.9779

ARBORIST

MORGAN HOLEN & ASSOCIATES, LLC
Contact: Morgan Holen, Consulting Arborist
3 Monroe Parkway, Suite P220
Lake Oswego, OR 97035
email: morgan@mholen.com
phone: 971.409.9354

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- G1.01 TOPOGRAPHIC SITE SURVEY 1
- G1.02 TOPOGRAPHIC SITE SURVEY 2
- G1.03 TOPOGRAPHIC SITE SURVEY 3

LANDSCAPE

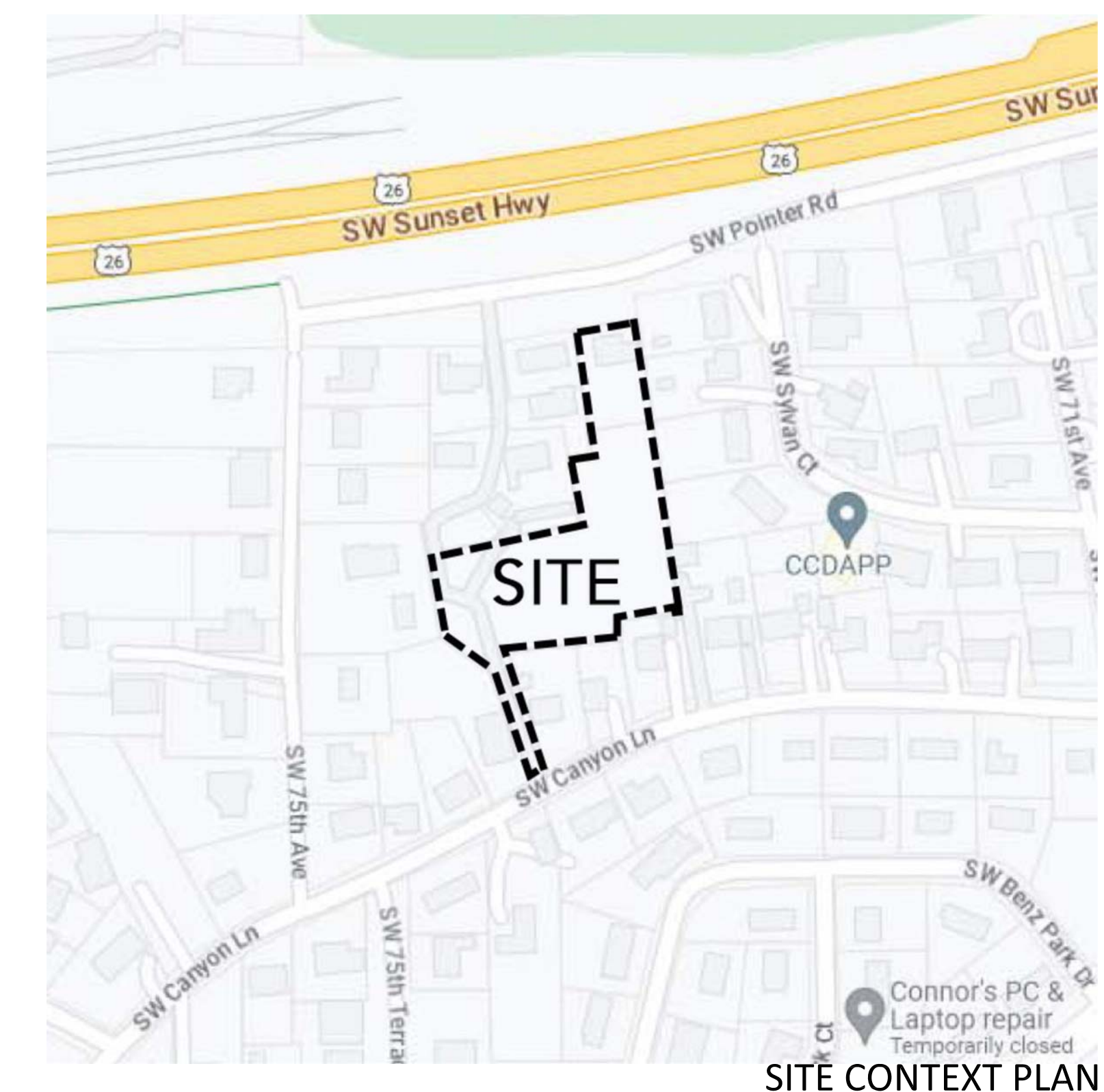
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- L0.02 DEMOLITION PLAN
- L1.01 MATERIALS PLAN
- L2.01 GRADING PLAN
- L3.01 PLANTING PLAN
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POINTER ROAD PARK
7360 SW POINTER ROAD
BEAVERTON, OR 97225

REVISIONS

LAND USE RESUBMITTAL
JUNE 28, 2024

DRAWN BY KS
CHECKED BY KL

SCALE NA

COVER SHEET

G0.01

NOT FOR CONSTRUCTION

POINTER ROAD PARK
7360 SW POINTER ROAD
BEAVERTON, OR 97225

REVISIONS

LAND USE RESUBMITTAL
JUNE 28, 2024

DRAWN BY
CHECKED BY

SCALE 1"=20'

SURVEY SHEET 1

G1.01

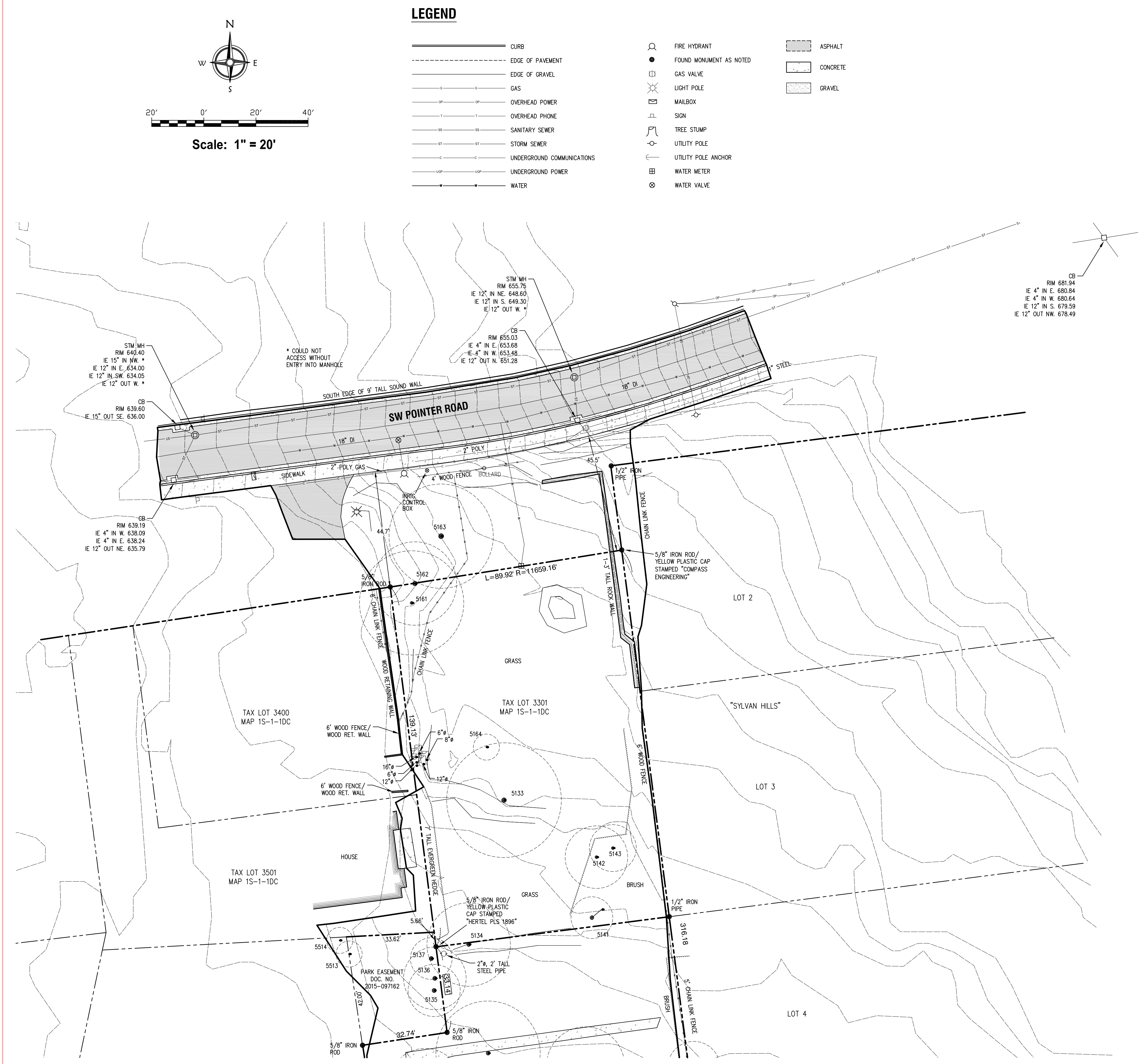
NOTES

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 - BASIS OF BEARINGS AND BOUNDARY LINE LOCATIONS ARE BASED UPON SN 31709, WASHINGTON COUNTY SURVEYOR RECORDS.
 - PUBLIC UTILITIES NOTIFIED BY OREGON UTILITY NOTIFICATION CENTER TICKET NUMBERS 22199946, 22199963, 22199968 AND 22199996.
- | | |
|----------------------------|--------------|
| CITY OF BEAVERTON | 800-778-9140 |
| CLEANWATER SERVICES | 503-803-1106 |
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| NW NATURAL | 503-220-2415 |
| PORTLAND GENERAL ELECTRIC | 503-255-4634 |
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| WEST SLOPE WATER DIST | 503-292-2777 |
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 - 2' CONTOURS ON ADJACENT PROPERTIES ARE DERIVED FROM METRO GIS DATA.

TREE TABLE

4201	16'	DECID.	25'	DL	4944	8"	BIRCH	10'	DL
4211	DECID. CLUSTER				4945	10"	BIRCH	10'	DL
4243	46"	FIR	30'	DL	4946	10"	BIRCH	10'	DL
4285	24"	CEDAR			4947	24"	CEDAR	15'	DL
4426	24"	CEDAR	20'	DL	4948	8"	CEDAR	15'	DL
4427	6"	DECID.	8'	DL	4949	8"	CEDAR	15'	DL
4540	48"	SPRUCE	25'	DL	4950	6"	CEDAR	10'	DL
4641	24"	REDWOOD	15'	DL	4951	20"	CEDAR	10'	DL
4642	48"	SPRUCE	20'	DL	4952	12"	CEDAR	15'	DL
4643	5"	BIRCH	8'	DL	4953	18"	CEDAR	15'	DL
4644	5"	BIRCH	8'	DL	4954	10"	CEDAR	15'	DL
4645	5"	BIRCH	8'	DL	4955	14"	CEDAR	18'	DL
4646	6"	BIRCH	8'	DL	4956	14"	CEDAR	15'	DL
4647	8"	BIRCH	12'	DL	5133	26"	MAPLE	25'	DL
4648	6"	BIRCH	10'	DL	5134	24"	MAPLE	20'	DL
4649	5"	BIRCH	10'	DL	5135	26"	CEDAR	16'	DL
4650	6"	FIR	10'	DL	5136	34"	CEDAR	20'	DL
4651	4"	BIRCH	5'	DL	5137	26"	CEDAR	15'	DL
4652	12"	DECID.	12'	DL	5138	35"	TALL SHRUB		
4653	3"	PINE	8'	DL	5139	18"	COTTONWOOD	15'	DL
4654	6"	FIR	10'	DL	5140	SHRUB			
4655	11"	BIRCH	8'	DL	5141	16"	DECID.	5'	DL
4693	DECID. CLUSTER				5142	6"	BIRCH	12'	DL
4694	14"	DECID.	10'	DL	5143	6"	BIRCH	12'	DL
4697	35"	TALL SHRUB			5161	14"	MAPLE	25'	DL
4698	10"	PINE	12'	DL	5162	26"	FIR	25'	DL
4699	10"	PINE	8'	DL	5163	26"	FIR	30'	DL
4700	10"	PINE	8'	DL	5164	3"	CEDAR	5'	DL
4701	4"	PINE	8'	DL	5190	6"	BIRCH	8'	DL
4702	30"	DECID.	25'	DL	5191	6"	BIRCH	8'	DL
4703	32"	DECID.	25'	DL	5193	6"	BIRCH	8'	DL
4704	24"	CEDAR	25'	DL	5194	6"	BIRCH	8'	DL
4705	14"	CEDAR	15'	DL	5195	6"	BIRCH	8'	DL
4810	4"	BIRCH	8'	DL	5196	6"	BIRCH	8'	DL
4811	6"	BIRCH	8'	DL	5197	SHRUB			
4812	6"	BIRCH	10'	DL	5198	3"	BIRCH	8'	DL
4813	8"	BIRCH	10'	DL	5200	3"	CEDAR	4'	DL
4814	16"	BIRCH	12'	DL	5201	3"	CEDAR	4'	DL
4815	16"	BIRCH	10'	DL	5202	3"	CEDAR	4'	DL
4816	10"	BIRCH	10'	DL	5203	3"	CEDAR	4'	DL
4817	8"	BIRCH	8'	DL	5204	3"	CEDAR	4'	DL
4818	8"	BIRCH	12'	DL	5205	4"	PINE	5'	DL
4819	18"	BIRCH	12'	DL	5206	2"	CEDAR	4'	DL
4820	10"	BIRCH	12'	DL	5207	2"	CEDAR	4'	DL
4821	6"	COTTONWOOD	5'	DL	5455	18"	MAPLE	10'	DL
4822	8"	BIRCH	8'	DL	5460	8"	FIR	5'	DL
4823	6"	BIRCH	8'	DL	5461	10"	DECID.		
4879	10"	BIRCH	8'	DL	5462	10"	BIRCH	10'	DL
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4881	10"	FIR	12'	DL	5504	6"	BIRCH	8'	DL
4902	12"/14"	DECID.	8'	DL	5505	6"	BIRCH	8'	DL
4941	11"/8"	BIRCH	15'	DL	5513	6"	DECID.	5'	DL
4942	5"	BIRCH	8'	DL	5514	6"	DECID.	4'	DL
4943	10"	BIRCH	10'	DL	5550	6"	PINE	10'	DL

EXISTING CONDITIONS SITE MAP



LEGEND

- | | | | | | |
|-----------|----------------------------|---|-------------------------|---|----------|
| — | CURB | ○ | FIRE HYDRANT | ▨ | ASPHALT |
| - - - | EDGE OF PAVEMENT | ● | FOUND MONUMENT AS NOTED | ▩ | CONCRETE |
| - · - · - | EDGE OF GRAVEL | □ | GAS VALVE | ▧ | GRAVEL |
| — | GAS | ⊗ | LIGHT POLE | | |
| — | OVERHEAD POWER | ⊕ | MAILBOX | | |
| — | OVERHEAD PHONE | ⊖ | SIGN | | |
| — | SANITARY SEWER | ⊗ | TREE STUMP | | |
| — | STORM SEWER | ⊙ | UTILITY POLE | | |
| — | UNDERGROUND COMMUNICATIONS | ⊙ | UTILITY POLE ANCHOR | | |
| — | UNDERGROUND POWER | ⊙ | WATER METER | | |
| — | WATER | ⊙ | WATER VALVE | | |

DRAWN	MMM	CHECK	SR, DD
SCALE	1" = 20'	DATE	JULY, 2022
PLAN	8604 Topo.dwg		

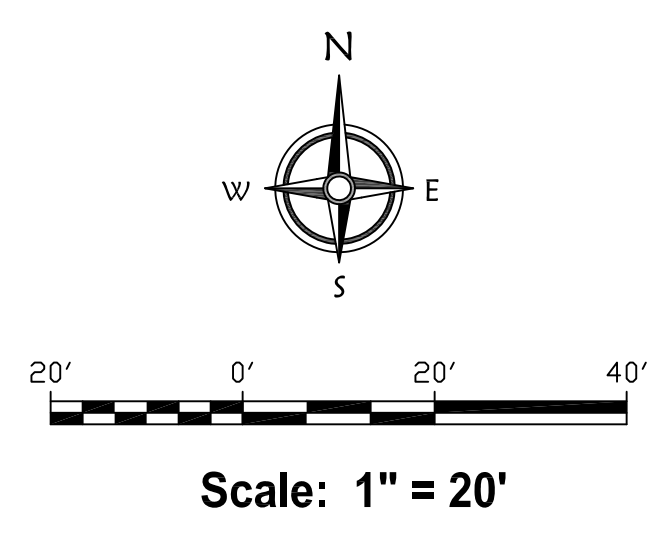
COMPASS Land Surveyors
4107 SE International Way, Suite 705
Milwaukie, Oregon 97222 503-653-9093

LANGO HANSEN LANDSCAPE ARCHITECTS
1100 NW GLISAN STREET, #3B
PORTLAND, OREGON 97209

PROPOSED POINTER ROAD NEIGHBORHOOD PARK
TAX LOTS 3301 & 4001, MAP 1S-1-IDC
WASHINGTON COUNTY, OREGON

1
3

NOT FOR CONSTRUCTION



LEGEND

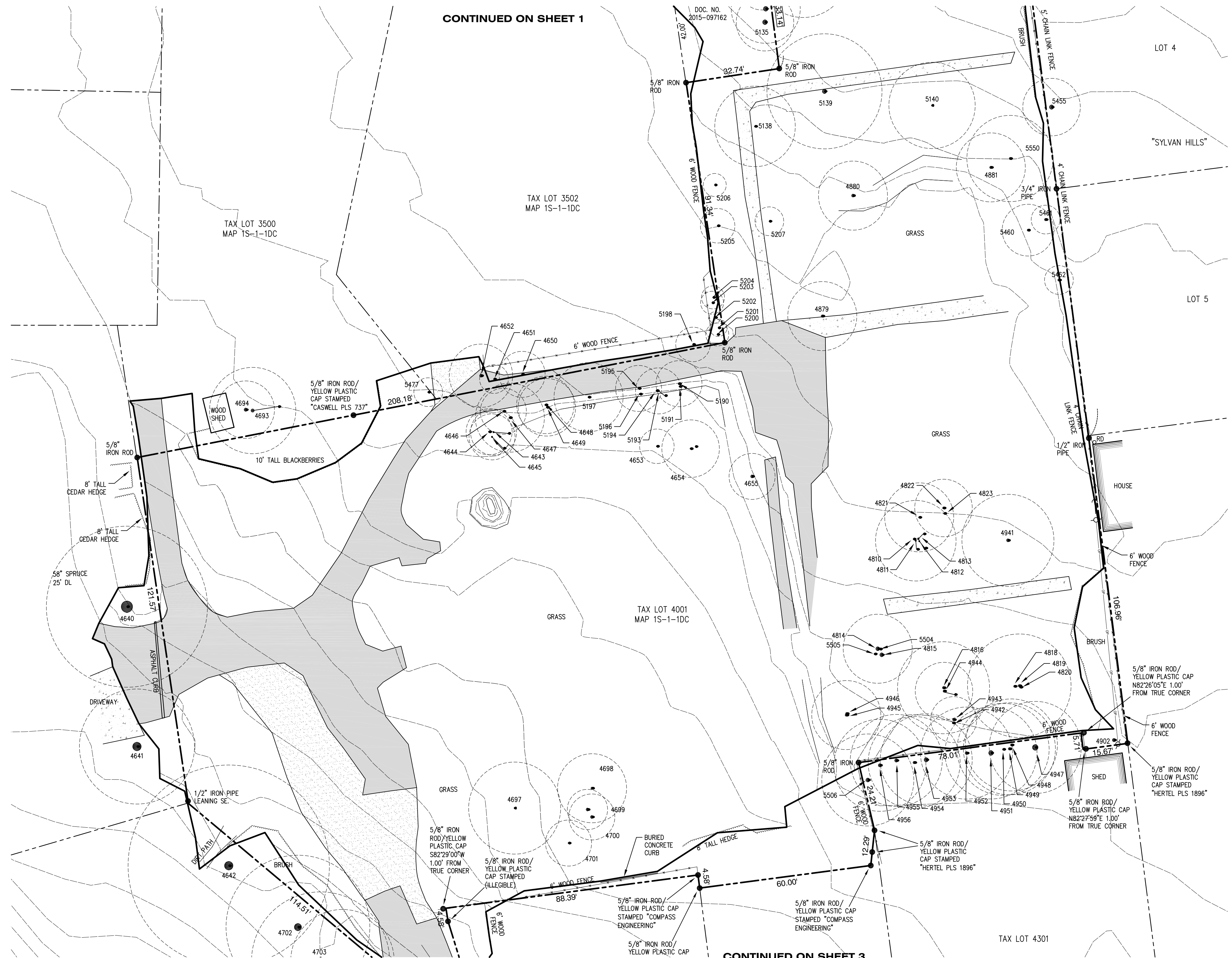
- | | | | | | |
|-----------|----------------------------|---|-------------------------|---|----------|
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PROPOSED POINTER ROAD NEIGHBORHOOD PARK
TAX LOTS 3301 & 4001, MAP 1S-1-1DC
WASHINGTON COUNTY, OREGON

2
3

REVISIONS

LAND USE RESUBMITTAL
JUNE 28, 2024

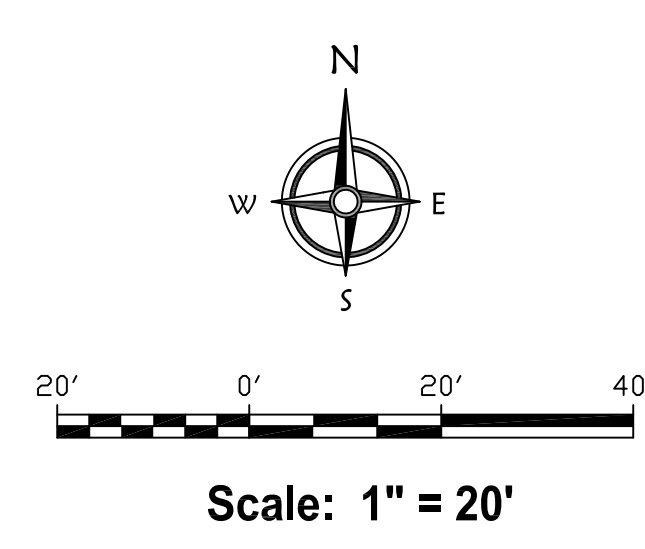
DRAWN BY
CHECKED BY

SCALE 1"=20'

SURVEY SHEET 2

NOT FOR
CONSTRUCTION

POINTER ROAD PARK
7360 SW POINTER ROAD
BEAVERTON, OR 97225



LEGEND

- | | | | | | |
|-----------|----------------------------|---|-------------------------|---|----------|
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| - - - | EDGE OF PAVEMENT | ● | FOUND MONUMENT AS NOTED | ▩ | CONCRETE |
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| — | GAS | ○ | LIGHT POLE | | |
| — | OVERHEAD POWER | ○ | MALBOX | | |
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| — | SANITARY SEWER | ○ | TREE STUMP | | |
| — | STORM SEWER | ○ | UTILITY POLE | | |
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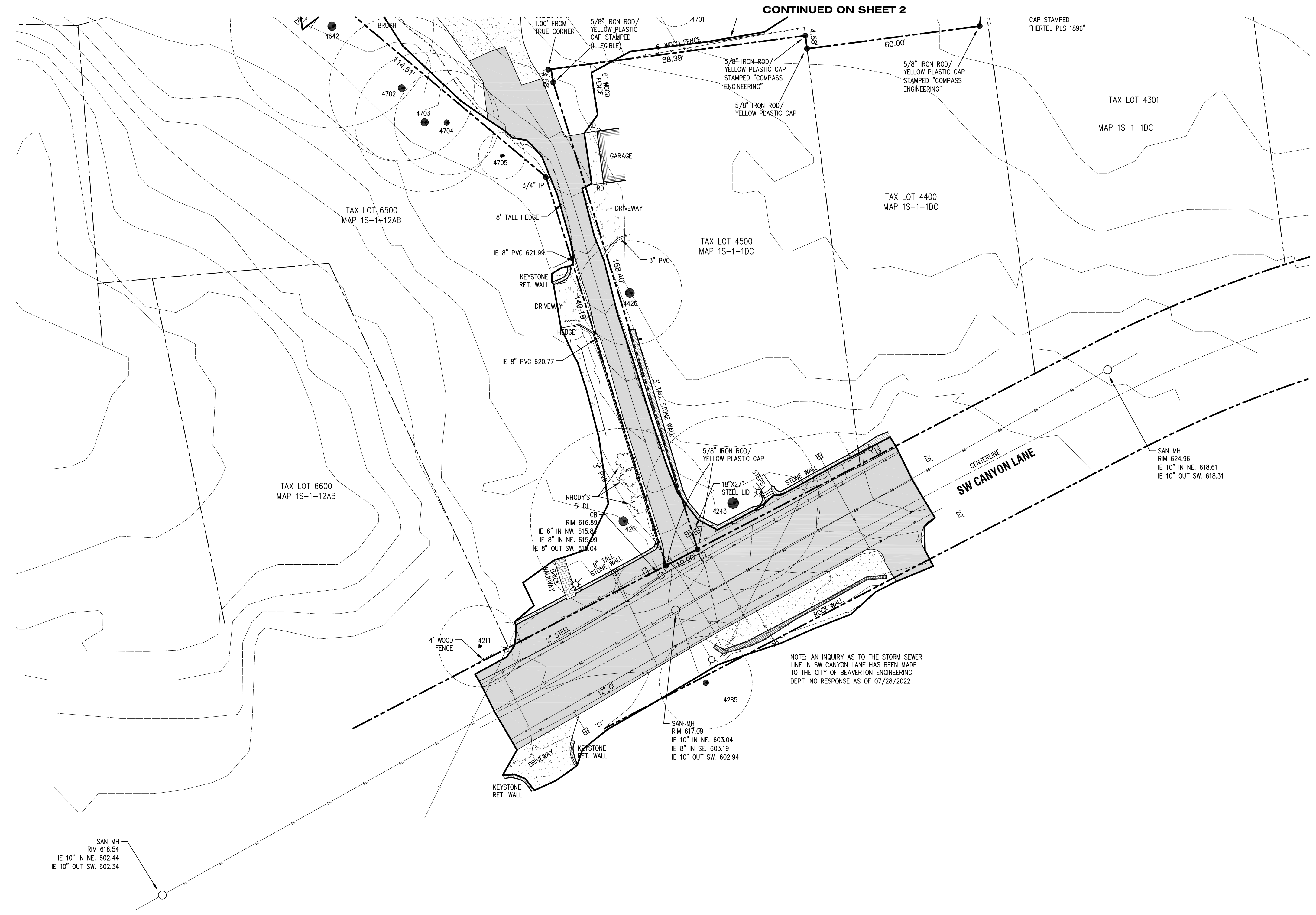
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CENTURYLINK	800-778-9140
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- A CURRENT TITLE REPORT ON THE SUBJECT PROPERTY HAS NOT BEEN RECEIVED AT THIS TIME BUT IS RECOMMENDED. THIS REPORT WOULD PROVIDE INFORMATION REGARDING ANY RECORDED EASEMENTS LOCATED ON THE SUBJECT PROPERTY. IT WOULD ALSO VERIFY THAT THE LOCATION OF THE BOUNDARY LINES OF THE PROPERTY HAVE NOT CHANGED SINCE THE PROPERTY WAS SURVEYED IN 2011.
- 2' CONTOURS ON ADJACENT PROPERTIES ARE DERIVED FROM METRO GIS DATA.

TREE TABLE

4201	16" DECID.	25' DL	4944	8" BIRCH	10' DL
4211	DECID. CLUSTER		4945	10" BIRCH	10' DL
4243	46" FIR	30' DL	4946	10" BIRCH	10' DL
4285	24" CEDAR		4947	24" CEDAR	15' DL
4426	24" CEDAR	20' DL	4948	8" CEDAR	15' DL
4427	6" DECID.	8' DL	4949	8" CEDAR	15' DL
4640	48" SPRUCE	25' DL	4950	6" CEDAR	10' DL
4641	24" REDWOOD	15' DL	4951	20" CEDAR	10' DL
4642	48" SPRUCE	20' DL	4952	12" CEDAR	15' DL
4643	5" BIRCH	8' DL	4953	18" CEDAR	15' DL
4644	5" BIRCH	8' DL	4954	10" CEDAR	15' DL
4645	5" BIRCH	8' DL	4955	14" CEDAR	18' DL
4646	6" BIRCH	8' DL	4956	14" CEDAR	15' DL
4647	8" BIRCH	12' DL	5133	26" MAPLE	25' DL
4648	6" BIRCH	10' DL	5134	24" MAPLE	20' DL
4649	5" BIRCH	10' DL	5135	26" CEDAR	16' DL
4650	6" FIR	10' DL	5136	34" CEDAR	20' DL
4651	4" BIRCH	5' DL	5137	26" CEDAR	15' DL
4652	12" DECID.	12' DL	5138	35' TALL SHRUB	
4653	3" PINE	8' DL	5139	18" COTTONWOOD	15' DL
4654	6" FIR	10' DL	5140	SHRUB	12' DL
4655	11" BIRCH	8' DL	5141	18" DECID	5' DL
4693	DECID. CLUSTER	15' DL	5142	6" BIRCH	12' DL
4694	14" DECID.	10' DL	5143	6" BIRCH	12' DL
4697	35' TALL SHRUB		5161	14" MAPLE	25' DL
4698	10" PINE	12' DL	5162	26" FIR	25' DL
4699	10" PINE	8' DL	5163	26" FIR	30' DL
4700	10" PINE	8' DL	5164	3" CEDAR	5' DL
4701	4" PINE	8' DL	5180	6" BIRCH	8' DL
4702	30" DECID.	25' DL	5191	6" BIRCH	8' DL
4703	32" DECID.	25' DL	5193	6" BIRCH	8' DL
4704	24" CEDAR	25' DL	5194	6" BIRCH	8' DL
4705	14" CEDAR	15' DL	5195	6" BIRCH	8' DL
4810	4" BIRCH	8' DL	5196	6" BIRCH	8' DL
4811	6" BIRCH	8' DL	5197	SHRUB	12' DL
4812	6" BIRCH	10' DL	5198	3" BIRCH	8' DL
4813	8" BIRCH	10' DL	5200	3" CEDAR	4' DL
4814	16" BIRCH	12' DL	5201	3" CEDAR	4' DL
4815	16" BIRCH	10' DL	5202	3" CEDAR	4' DL
4816	10" BIRCH	10' DL	5203	3" CEDAR	4' DL
4817	8" BIRCH	8' DL	5204	3" CEDAR	4' DL
4818	8" BIRCH	12' DL	5205	4" PINE	5' DL
4819	18" BIRCH	12' DL	5206	2" CEDAR	4' DL
4820	10" BIRCH	12' DL	5207	2" CEDAR	4' DL
4821	6" COTTONWOOD	5' DL	5455	18" MAPLE	10' DL
4822	8" BIRCH	8' DL	5460	8" FIR	5' DL
4823	6" BIRCH	8' DL	5461	10" DECID.	10' DL
4829	10" BIRCH	8' DL	5462	10" BIRCH	5' DL
4880	12" BIRCH	10' DL	5477	5" CEDAR	4' DL
4881	10" FIR	12' DL	5504	6" BIRCH	8' DL
4902	12"/14" DECID.	8' DL	5505	6" BIRCH	8' DL
4941	11"/8" BIRCH	15' DL	5513	6" DECID.	5' DL
4942	5" BIRCH	8' DL	5514	6" DECID.	5' DL
4943	10" BIRCH	10' DL	5550	6" PINE	10' DL



DRAWN	MMM	CHECK	SR, DD
SCALE	1" = 20'	DATE	JULY, 2022
DATE	NO.	REVISION	PLAN
			8604 Topo.dwg

COMPASS Land Surveyors
4107 SE International Way, Suite 705
Milwaukie, Oregon 97222 503-653-9093

LANGO HANSEN LANDSCAPE ARCHITECTS
1100 NW GLISAN STREET, #3B
PORTLAND, OREGON 97209

PROPOSED POINTER ROAD NEIGHBORHOOD PARK
TAX LOTS 3301 & 4001, MAP 1S-1-1DC
WASHINGTON COUNTY, OREGON

3
3

REVISIONS

LAND USE RESUBMITTAL
JUNE 28, 2024

DRAWN BY
CHECKED BY

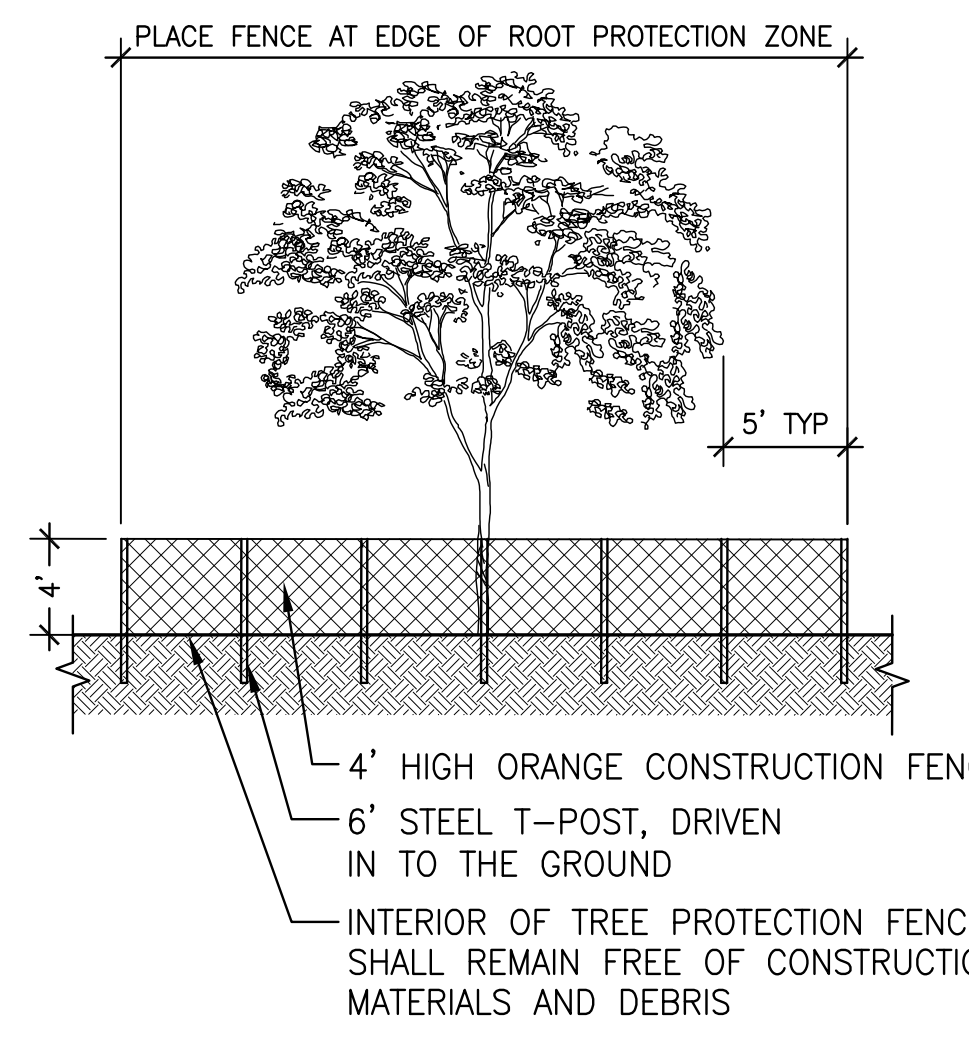
SCALE 1"=20'

SURVEY SHEET 3

TREE INVENTORY

No.	Location ¹	Common Name	DBH ²	C-Rad ³	Cond ⁴	Treatment
4201	Priv Prop	tricolor beech	38	32	G	Protect Off-Site Tree
4211	Priv Prop	dogwood	14	14	F	Unaffected
4243	Priv Prop	Douglas-fir	46	30	G	Protect Off-Site Tree
4285	ROW	Leyland cypress	24	16	F	Unaffected
4426	Priv Prop	western redcedar	24	18	G	Protect Off-Site Tree
4640	Priv Prop	deodar cedar	48	28	G	Protect Off-Site Tree
4641	Priv Prop	dawn redwood	22	20	G	Protect Off-Site Tree
4642	Priv Prop	deodar cedar	46	35	G	Protect Off-Site Tree
4643	Pub Prop	European white birch	5	8	F	Remove
4644	Pub Prop	European white birch	5	8	F	Remove
4645	Pub Prop	European white birch	5	8	F	Remove
4646	Pub Prop	European white birch	6	8	F	Remove
4647	Pub Prop	European white birch	8	12	F	Remove
4648	Pub Prop	European white birch	6	10	F	Remove
4649	Pub Prop	European white birch	5	10	F	Remove
4650	Priv Prop	Douglas-fir	6	8	G	Protect Off-Site Tree
4651	Priv Prop	European white birch	4	5	F	Protect Off-Site Tree
4652	Priv Prop	empress tree	5,8	11	F	Protect Off-Site Tree
4653	Pub Prop	shore pine	4	6	F	Retain
4654	Pub Prop	Douglas-fir	3,6	10	F	Retain
4655	Pub Prop	European white birch	11	8	F	Remove
4693	Priv Prop	apple	14	15	F	Protect Off-Site Tree
4694	Priv Prop	apple	14	10	F	Protect Off-Site Tree
4697	Pub Prop	Scouler's willow	8x2,6x6	16	F	Remove
4698	Pub Prop	shore pine	10	12	F	Remove
4699	Pub Prop	Douglas-fir	6	7	F	Remove
4700	Pub Prop	shore pine	5	8	F	Remove
4701	Pub Prop	shore pine	3,7	8	F	Remove
4702	Priv Prop	tuliptree	22	25	G	Protect Off-Site Tree
4703	Priv Prop	sweetgum	21	24	F	Protect Off-Site Tree
4704	Priv Prop	juniper	15	18	F	Protect Off-Site Tree
4705	Priv Prop	cypress	12	8	F	Protect Off-Site Tree
4810	Pub Prop	European white birch	5,6,2x7	14	F	Remove
4814	Pub Prop	European white birch	4,4x8	12	F	Remove
4816	Pub Prop	European white birch	2x6,8	16	F	Remove
4818	Pub Prop	European white birch	7,2x8	18	F	Remove
4821	Pub Prop	black cottonwood	5,7	12	F	Remove
4822	Pub Prop	European white birch	5,2x8	10	F	Remove
4879	Pub Prop	European white birch	5,9	12	F	Remove
4880	Pub Prop	European white birch	12	12	F	Remove
4881	Pub Prop	Douglas-fir	10	12	G	Retain
4902	Pub Prop	plum	2x10	0	D	Remove
4941	Pub Prop	European white birch	8,11	16	F	Remove
4942	Pub Prop	European white birch	5	0	D	Remove
4943	Pub Prop	European white birch	8	8	F	Remove
4944	Pub Prop	European white birch	4,6	10	F	Remove
4945	Pub Prop	European white birch	2x8	12	F	Remove
4947	Priv Prop	western redcedar	24	16	G	Protect Off-Site Tree
4948	Priv Prop	western redcedar	8	16	G	Protect Off-Site Tree
4949	Priv Prop	western redcedar	8	16	G	Protect Off-Site Tree
4950	Priv Prop	western redcedar	6	16	G	Protect Off-Site Tree
4951	Priv Prop	western redcedar	20	16	G	Protect Off-Site Tree
4952	Priv Prop	western redcedar	12	16	G	Protect Off-Site Tree
4953	Priv Prop	western redcedar	18	16	G	Protect Off-Site Tree
4954	Priv Prop	western redcedar	12	16	G	Protect Off-Site Tree
4955	Priv Prop	western redcedar	14	16	G	Protect Off-Site Tree
4956	Priv Prop	western redcedar	14	16	G	Protect Off-Site Tree
5133	Pub Prop	Norway maple	22	22	G	Retain
5134	Pub Prop	Norway maple	18	16	F	Retain
5135	Priv Prop	Port-Orford-cedar	20	10	F	Protect Off-Site Tree
5136	Priv Prop	Port-Orford-cedar	2x20	12	F	Protect Off-Site Tree
5137	Priv Prop	Port-Orford-cedar	20	8	F	Protect Off-Site Tree
5138	Pub Prop	Scouler's willow	6x6,8	14	F	Remove
5139	Pub Prop	black cottonwood	18	20	G	Remove
5140	Pub Prop	Scouler's willow	4x6	15	F	Remove
5141	Pub Prop	dogwood	14	8	P	Remove
5142	Pub Prop	European white birch	6	12	P	Remove
5143	Pub Prop	European white birch	8	9	P	Remove
5161	Pub Prop	Norway maple	14	20	F	Retain
5162	ROW	Douglas-fir	22	16	G	Retain
5163	ROW	Douglas-fir	24	20	G	Remove
5164	Pub Prop	Port-Orford-cedar	2,3,4	5	F	Retain
5190	Pub Prop	European white birch	4,5,6,7	8	F	Remove
5193	Pub Prop	European white birch	2x6	8	F	Remove
5195	Pub Prop	European white birch	3,2x5	8	F	Remove
5197	Pub Prop	Scouler's willow	4x3,4x5	12	F	Remove
5198	Priv Prop	European white birch	4	6	F	Protect Off-Site Tree
5200	Priv Prop	Port-Orford-cedar	3	4	G	Protect Off-Site Tree
5201	Priv Prop	Port-Orford-cedar	2	3	G	Protect Off-Site Tree
5202	Priv Prop	Port-Orford-cedar	1	2	G	Protect Off-Site Tree
5203	Priv Prop	Port-Orford-cedar	3	4	G	Protect Off-Site Tree
5204	Priv Prop	Port-Orford-cedar	3	4	G	Protect Off-Site Tree
5205	Pub Prop	shore pine	4	6	G	Retain
5206	Pub Prop	deodar cedar	3	4	G	Retain
5207	Pub Prop	Port-Orford-cedar	2,4	5	G	Retain
5455	Priv Prop	vine maple	2x5,6,8	10	P	Protect Off-Site Tree
5460	Pub Prop	Douglas-fir	8	9	F	Retain
5461	Pub Prop	Lombardy poplar	10	5	P	Remove
5462	Pub Prop	Lombardy poplar	10	5	F	Remove
5477	Priv Prop	western redcedar	5	5	F	Protect Off-Site Tree
5506	Priv Prop	western redcedar	20	16	G	Protect Off-Site Tree
5513	Priv Prop	English hawthorn	6	5	P	Protect Off-Site Tree
5514	Priv Prop	English holly	6	5	P	Protect Off-Site Tree
5550	Pub Prop	Douglas-fir	8	15	F	Retain

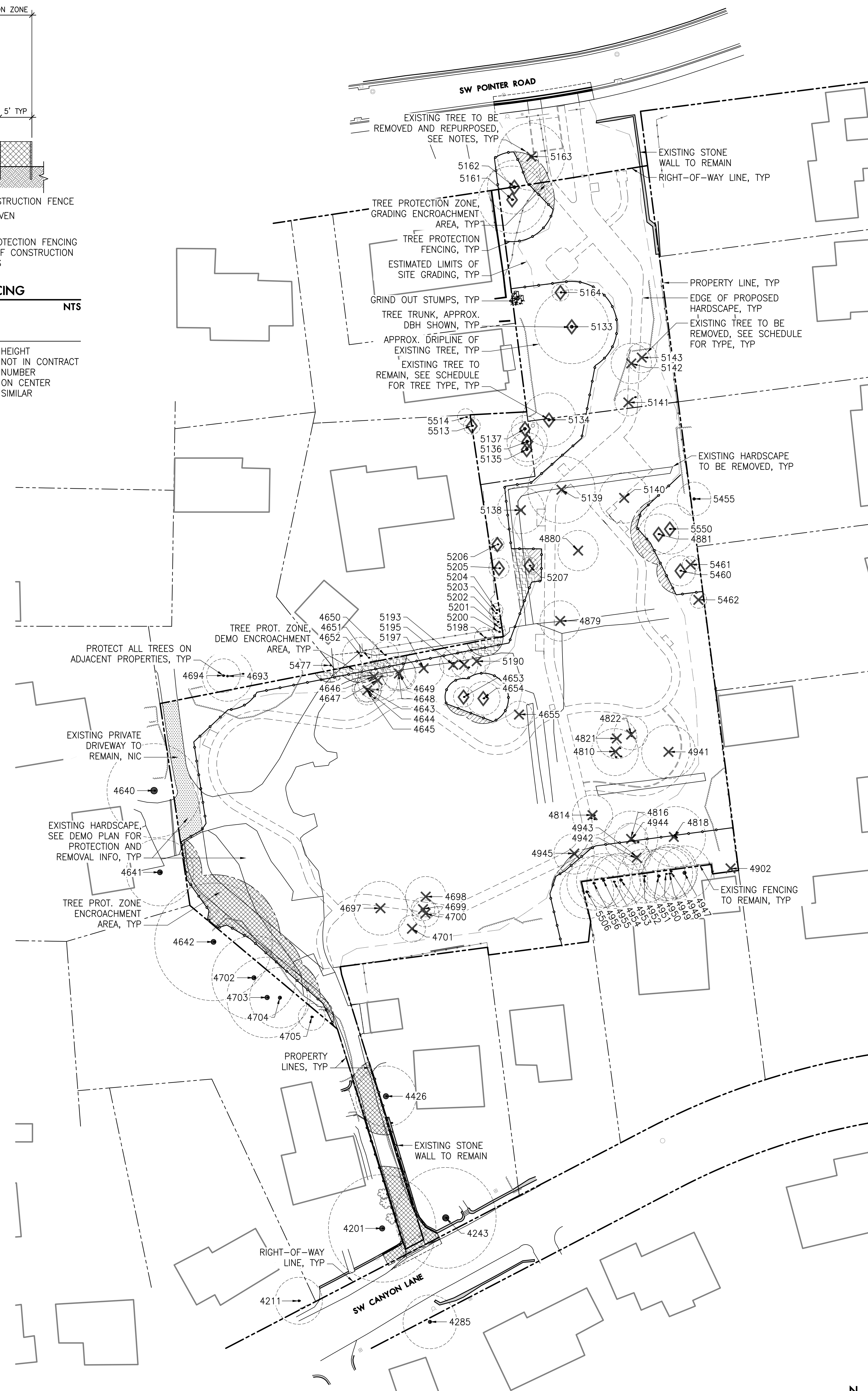
¹Location identifies whether trees are located in on-site (Pub Prop), in public rights-of-way (ROW), or on adjacent private properties (Priv Prop).
²DBH is tree diameter measured at breast height, 4.5 feet above the ground level (in inches); when one or more codominant stems are present, DBH of each stem is recorded and separated by a comma or described as quantity x size. Note that DBH was visually estimated and not physically measured for off-site trees due to access limitations.
³C-Rad is the average crown radius measured (in feet) or estimated visually where access was limited.
⁴Cond is an arborist assigned rating to generally describe the condition of individual trees as follows- Dead; Poor; Fair; or Good.



2 TREE PROTECTION FENCING

ABBREVIATIONS

CAL	CALIPER	HT	HEIGHT
DIA	DIAMETER	NIC	NOT IN CONTRACT
DBH	DIAMETER AT BREAST HEIGHT	NO	NUMBER
EQ	EQUAL	O.C.	ON CENTER
		SIM	SIMILAR



1 TREE PROTECTION AND REMOVAL PLAN



LEGEND

- PROPERTY LINE/RIGHT-OF-WAY
- ⊗ EXISTING TREE TO BE REMOVED, INCLUDING TREE CLUSTERS
- ⊙ EXISTING TREE TO BE PRESERVED; ONSITE TREES INDICATED WITH DIAMOND
- TREE PROTECTION FENCING, SEE NOTES AND DETAIL
- ▨ TREE PROTECTION ZONE ENCROACHMENT AREA, PRIMARILY DEMOLITION IMPACTS
- ▩ TREE PROTECTION ZONE ENCROACHMENT AREA, PRIMARILY GRADING IMPACTS
- ▧ TREE PROTECTION ZONE ENCROACHMENT AREA, PROTECTION DEMO AND GRADING
- EXISTING 1' CONTOUR
- EXISTING FENCE, TYPE VARIES
- EXISTING STORM LINE AND CATCHBASIN
- EXISTING STORM DRAINAGE LINE
- EXISTING SANITARY SEWER LINE
- ⊕ EXISTING MANHOLES, TYPE VARIES
- EXISTING WATER LINE
- ⊕ EXISTING WATER METER AND HYDRANT
- EXISTING OVERHEAD POWER AND POLE

TREE PROTECTION & REMOVAL NOTES

1. THIS PLAN IS BASED ON A SURVEY BY COMPASS ENGINEERING DATED JULY 2022. TREE INVENTORY IS BASED ON A TREE SURVEY AND REPORT BY MORGAN HOLEN ARBORIST DATED AUGUST 2022 AND UPDATED AUGUST 2023. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO CONSTRUCTION ACTIVITIES.
2. TREE PROTECTION FENCING: TREES TO BE RETAINED SHALL BE PROTECTED BY INSTALLATION OF TREE PROTECTION FENCING TO PREVENT INJURY TO TREE TRUNKS OR ROOTS OR SOIL COMPACTION WITHIN THE ROOT PROTECTION ZONE (RPZ) WHICH GENERALLY COINCIDES WITH THE DRIFLINE PLUS 5-FEET. FENCING SHALL BE INSTALLED AS SHOWN ON THE SITE PLAN AND INSPECTED AND VERIFIED BY THE PROJECT ARBORIST BEFORE PHYSICAL DEVELOPMENT STARTS AND SHALL REMAIN IN PLACE UNTIL PHYSICAL DEVELOPMENT IS COMPLETE.
 THE FENCE SHALL BE A FOUR FOOT (4') TALL ORANGE PLASTIC OR SNOW FENCE SECURED TO SIX FOOT (6') TALL METAL POSTS DRIVEN TWO FEET (2') INTO THE GROUND. HEAVY 12-GAUGE WIRE SHALL BE STRUNG BETWEEN EACH POST AND ATTACHED TO THE TOP AND MIDPOINT OF EACH POST. COLORED TREE FLAGGING INDICATING THAT THIS AREA IS A TREE PROTECTION ZONE IS TO BE PLACED EVERY FIVE (5) LINEAR FEET ON THE FENCE TO ALERT CONSTRUCTION CREWS OF THE SENSITIVE NATURE OF THE AREA.
3. TREE PROTECTION ZONE: WITHIN THE PROTECTED ROOT ZONE OF EACH TREE, THE FOLLOWING DEVELOPMENT SHALL NOT BE PERMITTED:
 - a. CONSTRUCTION OR PLACEMENT OF NEW BUILDINGS;
 - b. GRADE CHANGE OR CUT AND FILL, DURING OR AFTER CONSTRUCTION;
 - c. NEW IMPERVIOUS SURFACES;
 - d. TRENCHING FOR UTILITIES, IRRIGATION OR DRAINAGE;
 - e. STAGING OR STORAGE OF MATERIALS AND EQUIPMENT OF ANY KIND; OR
 - f. VEHICLE MANEUVERING OR PARKING.
4. TREE AND STUMP REMOVAL: TREES TO BE REMOVED SHALL BE CLEARLY IDENTIFIED WITH TREE-MARKING PAINT OR OTHER METHODS APPROVED IN ADVANCE BY THE PROJECT ARBORIST. TREE REMOVAL SHALL BE PERFORMED BY A QUALIFIED TREE SERVICE. PROTECTION FENCING MAY BE TEMPORARILY OPENED TO DIRECTIONALLY FELL TREES APPROVED FOR REMOVAL USING A CHAINSAW; FELL TREES WITH CAUTION TO AVOID DAMAGE TO PROTECTED TREES. STUMPS OF TREES APPROVED FOR REMOVAL THAT ARE LOCATED WITHIN THE DRIFLINE OF RETAINED TREES SHOULD REMAIN IN THE GROUND WHERE FEASIBLE. OTHERWISE, STUMPS MAY BE REMOVED BY STUMP GRINDING TO JUST BELOW THE GROUND SURFACE OR EXTRACTED FROM THE GROUND UNDER THE ON-SITE SUPERVISION OF THE PROJECT ARBORIST.
5. CROWN PRUNING: TREES TO BE PRESERVED MAY REQUIRE MINOR PRUNING FOR OVERHEAD CLEARANCE AND TO REMOVE DEAD AND DEFECTIVE BRANCHES FOR SAFETY. THE PROJECT ARBORIST CAN HELP IDENTIFY WHETHER PRUNING IS NECESSARY ONCE TREES PLANNED FOR REMOVAL HAVE BEEN REMOVED AND THE SITE IS STAKED AND PREPARED FOR CONSTRUCTION. PRUNING SHALL BE PERFORMED BY A QUALIFIED TREE SERVICE AND IN ACCORDANCE WITH ANSI A300 STANDARDS AND ISA BEST MANAGEMENT PRACTICES FOR PRUNING.
6. DEMOLITION OF EXISTING SURFACING: TREE PROTECTION FENCING MAY BE TEMPORARILY OPENED TO REMOVE EXISTING HARD SURFACE PATHS AS LONG AS A SMALL RUBBER TRACKED MACHINE OPERATING ONLY FROM THE EXISTING PATH ALIGNMENT IS USED AND SPOILS ARE HAULED OUTSIDE OF THE RPZ IMMEDIATELY. IF TREE ROOTS ARE ENCOUNTERED OR REVEALED, LEAVE BASE ROCK UNDISTURBED AND REFER TO TREE PROTECTION NOTE 6. FOLLOWING ASPHALT REMOVAL AND WHERE NO NEW SURFACING IS PROPOSED, COVER THE GROUND SURFACE WITH TWO INCHES OF TOP SOIL AND CLOSE THE PROTECTION FENCING.
7. EXCAVATION AND ROOT PRUNING: EXCAVATION SHALL BE AVOIDED WITHIN THE RPZ IF ALTERNATIVES ARE AVAILABLE. ROOTS SMALLER THAN 2-INCHES IN DIAMETER MAY BE PRUNED CLEAN TO SOUND WOOD USING A SHARP SAW AS DIGGING PROGRESSES TO AVOID PULLING AND TEARING ROOTS. PRUNE ROOTS PERPENDICULAR TO THE NATURAL GROWTH DIRECTION WITH BARK FIRMLY ATTACHED (NO JAGGED EDGES). EXCAVATION IMMEDIATELY ADJACENT TO ROOTS 2-INCHES AND LARGER IN DIAMETER WITHIN THE RPZ SHALL BE BY HAND OR OTHER NON-INVASIVE TECHNIQUES TO ENSURE THAT ROOTS ARE NOT DAMAGED. THE PROJECT ARBORIST SHOULD ASSESS AND DOCUMENT ROOTS 2-INCHES AND LARGER IN DIAMETER PRIOR TO IMPACTS. WHERE FEASIBLE, THESE SHALL BE PROTECTED BY TUNNELING OR OTHER MEANS TO AVOID DESTRUCTION OR DAMAGE. EXCEPTIONS CAN BE MADE IF, IN THE OPINION OF THE PROJECT ARBORIST UNACCEPTABLE DAMAGE WILL NOT OCCUR TO THE TREE.
8. LANDSCAPING: FOLLOWING CONSTRUCTION AND PRIOR TO LANDSCAPING, THE PROTECTION FENCING MAY BE REMOVED. WHERE LANDSCAPING IS DESIRED, APPLY TWO- TO THREE-INCHES OF MULCH BENEATH THE DRIFLINE OF PROTECTED TREES, BUT NOT DIRECTLY AGAINST TREE TRUNKS. SHRUBS AND GROUND COVER PLANTS MAY BE PLANTED AT THE OUTER EDGES OF PROTECTED TREE DRIFLINES BY HAND; ADJUST PLANTING LOCATIONS TO AVOID TREE ROOTS. IF IRRIGATION IS USED, USE DRIP IRRIGATION ONLY BENEATH THE DRIFLINES OF PROTECTED TREES; INSTALL DRIP IRRIGATION LINES ON THE GROUND SURFACE AND COVER WITH MULCH (NO TRENCHING TO INSTALL IRRIGATION LINES BENEATH PROTECTED TREE DRIFLINES).
9. QUALITY ASSURANCE: AN ISA CERTIFIED ARBORIST SHOULD BE AVAILABLE ON-CALL DURING CONSTRUCTION TO SUPERVISE PROPER EXECUTION OF THIS PLAN. IT IS THE DEVELOPER'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARBORIST IN A TIMELY MANNER AS NEEDED. TREE PROTECTION SITE INSPECTION MONITORING REPORTS SHOULD BE PROVIDED TO THE CLIENT AND CONTRACTOR FOLLOWING EACH SITE VISIT PERFORMED BY THE PROJECT ARBORIST DURING CONSTRUCTION.

NOT FOR CONSTRUCTION

POINTER ROAD PARK
 7360 SW POINTER ROAD
 BEAVERTON, OR 97225

REVISIONS

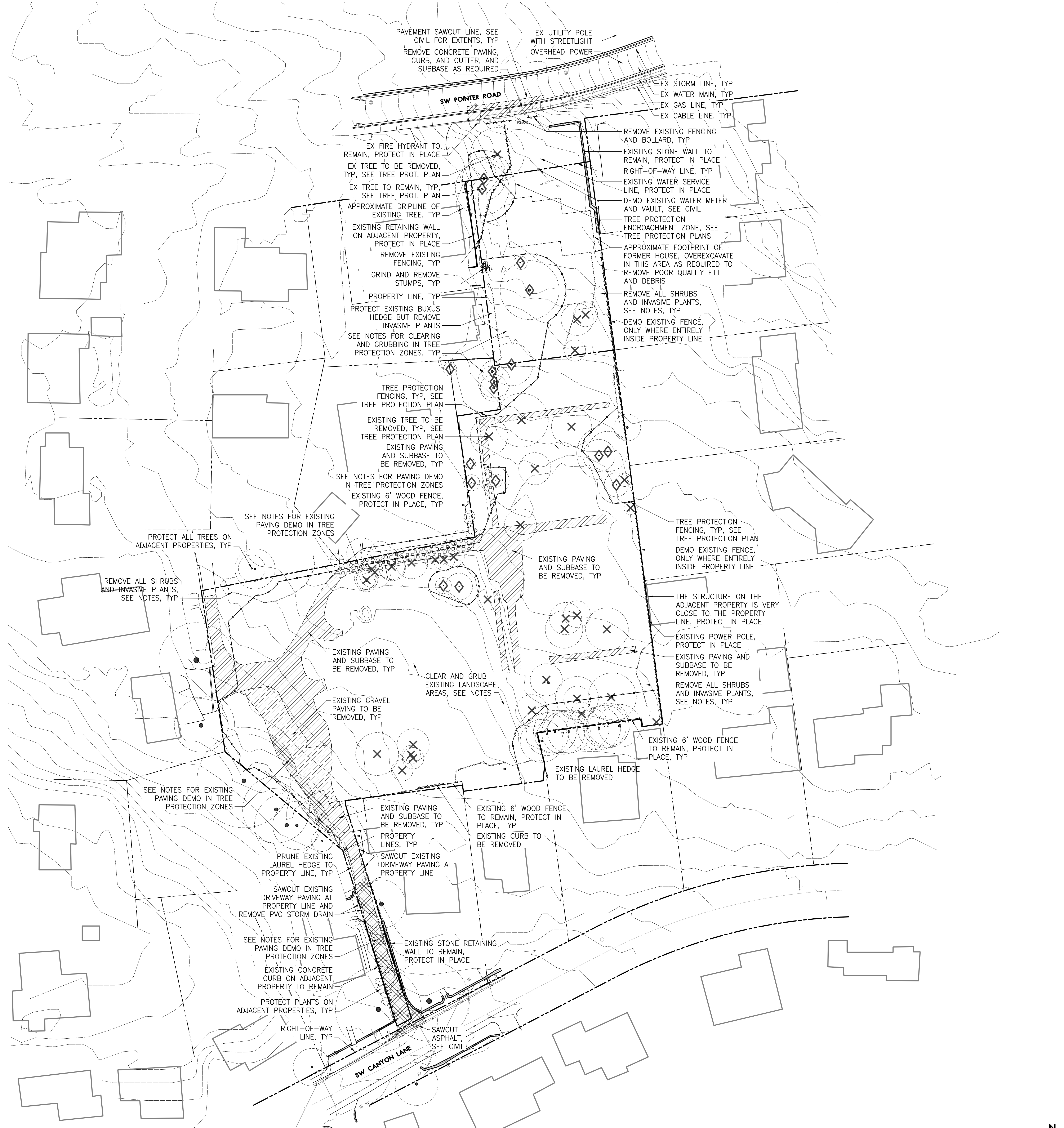
LAND USE RESUBMITTAL
 JUNE 28, 2024

DRAWN BY KS
 CHECKED BY KL

SCALE 1"=30'

TREE PROTECTION AND REMOVAL PLAN

L0.01



LEGEND

- PROPERTY LINE/RIGHT-OF-WAY
- ⊗ EXISTING TREE TO BE REMOVED
- ⊠ EXISTING TREE TO BE PRESERVED; ONSITE TREES INDICATED WITH DIAMOND
- TREE PROTECTION FENCING, SEE NOTES AND DETAIL
- SAWCUT LINE
- [Hatched] EXISTING CONCRETE OR ASPHALT PAVING AND SUBBASE TO BE DEMO'D & REMOVED
- [Dotted] EXISTING GRAVEL PAVING TO BE DEMO'D AND REMOVED
- [Cross-hatched] EXISTING PAVING IN TREE PROTECTION ZONE TO BE DEMO'D & REPLACED
- [Stippled] EXISTING PAVING IN TREE PROTECTION ZONE TO BE DEMO'D AND REMOVED
- [Grid] EXISTING PAVING TO REMAIN, NIC
- EXISTING 1' CONTOUR
- EXISTING FENCE, TYPE VARIES
- EXISTING STORM LINE AND CATCHBASIN
- EXISTING STORM DRAINAGE LINE
- EXISTING SANITARY SEWER LINE
- ⊙ EXISTING MANHOLES, TYPE VARIES
- EXISTING WATER LINE
- ⊕ EXISTING WATER METER AND HYDRANT
- EXISTING OVERHEAD POWER AND POLE

- SITE DEMOLITION NOTES**
1. THIS PLAN IS BASED ON A SURVEY BY COMPASS ENGINEERING DATED JULY 2022. TREE INVENTORY IS BASED ON A TREE SURVEY AND REPORT BY MORGAN HOLEN ARBORIST DATED AUGUST 2022 AND UPDATED AUGUST 2023. 2' CONTOURS ON ADJACENT PROPERTIES ARE DERIVED FROM METRO GIS DATA. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO CONSTRUCTION ACTIVITIES.
 2. SEE SHEET L0.01 FOR TREE AND PLANT PROTECTION AND PRESERVATION REQUIREMENTS.
 3. PRIOR TO CONSTRUCTION, CONTACT UTILITY COMPANIES TO LOCATE AND MARK IN THE FIELD ALL UTILITY LINES SUCH AS GAS, WATER, ELECTRICAL AND COMMUNICATION LINES.
 4. EXISTING FEATURES MAY VARY FROM WHAT IS SHOWN ON PLAN. CONTRACTOR TO VERIFY ALL EXISTING AS-BUILT INFORMATION, UTILITIES, AND LOCATION OF ELEMENTS TO BE DEMOLISHED PRIOR TO BEGINNING WORK.
 5. UTILITY INFORMATION SHOWN FOR REFERENCE ONLY. SEE CIVIL, ELECTRICAL AND PLUMBING FOR SPECIFIC INFORMATION REGARDING THE DEMOLITION AND PROTECTION OF EXISTING UTILITIES.
 6. WORK IS SHOWN FOR LANDSCAPE AREAS ONLY. PROJECT WORK RELATED TO OTHER TRADES (SUCH AS UNDERGROUND UTILITY WORK) MAY AFFECT LANDSCAPE AREAS NOT SHOWN ON THIS DRAWING AND SHALL NOT BE CONSIDERED ADDITIONAL WORK.
 7. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF ALL SURFACE MATERIALS, SUBGRADE MATERIALS, FOOTINGS AND UTILITIES NEEDED TO CONSTRUCT PROPOSED WORK.
 8. PROTECT ALL EXISTING STRUCTURES, PAVEMENT, CURBS, FURNISHINGS, PLANTING AND IRRIGATION NOT SCHEDULED FOR REMOVAL.
 9. PROTECT ALL EXISTING UTILITIES UNLESS NOTED FOR DEMOLITION. SEE CIVIL AND ELECTRICAL DRAWINGS FOR UTILITY DEMOLITION.
 10. ALL OFF-SITE LANDSCAPE AREAS DAMAGED BY CONSTRUCTION SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.

ABBREVIATIONS

CAL	CALIPER	HT	HEIGHT
CONC	CONCRETE	N/A	NOT APPLICABLE
DIA	DIAMETER	NO	NUMBER
DBH	DIAMETER AT BREAST HEIGHT	O.C.	ON CENTER
EQ	EQUAL	SF	SQUARE FEET
		SIM	SIMILAR

NOT FOR CONSTRUCTION

POINTER ROAD PARK
7360 SW POINTER ROAD
BEAVERTON, OR 97225

REVISIONS

LAND USE RESUBMITTAL
JUNE 28, 2024

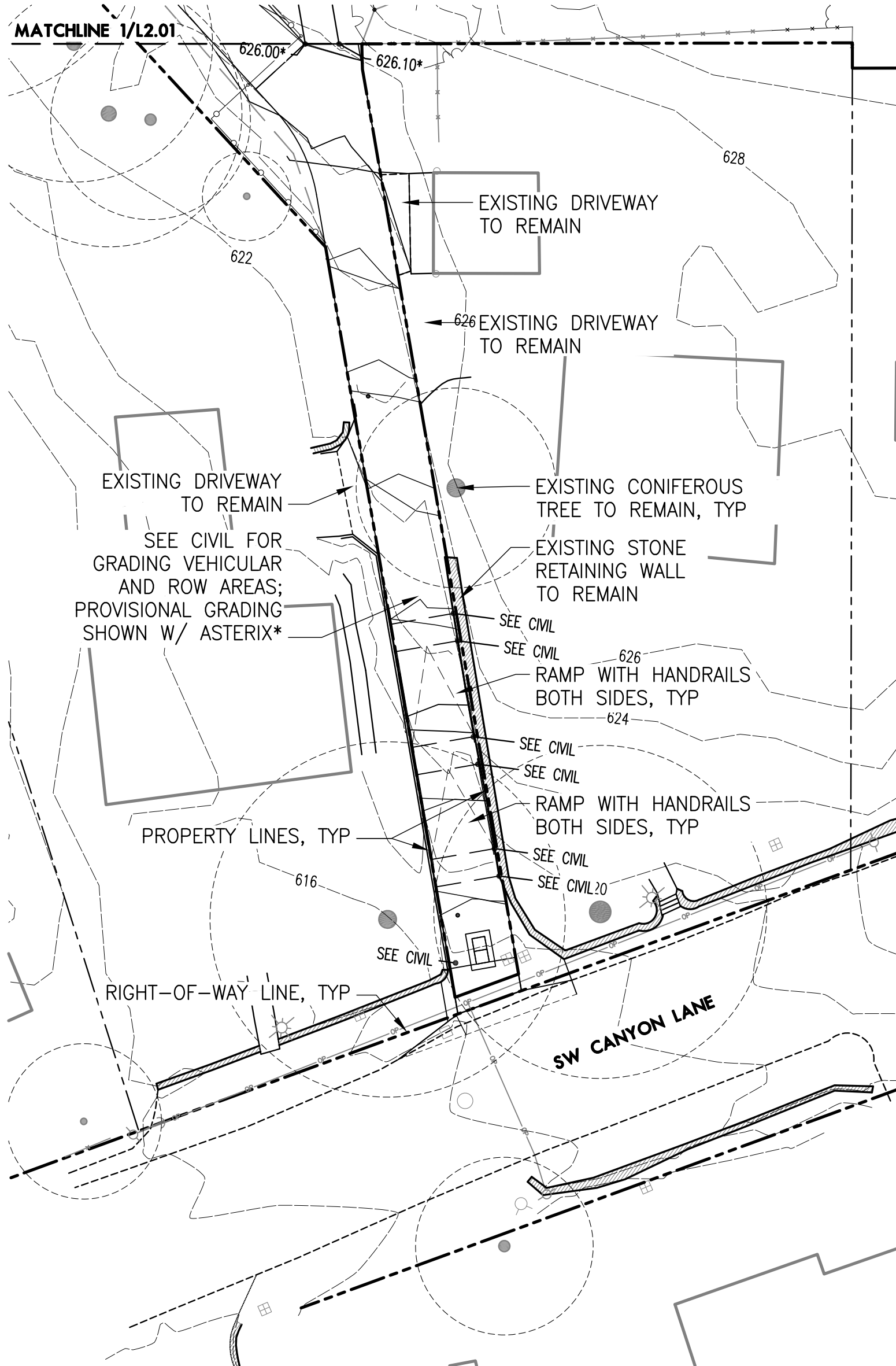
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CHECKED BY KL

SCALE 1"=30'

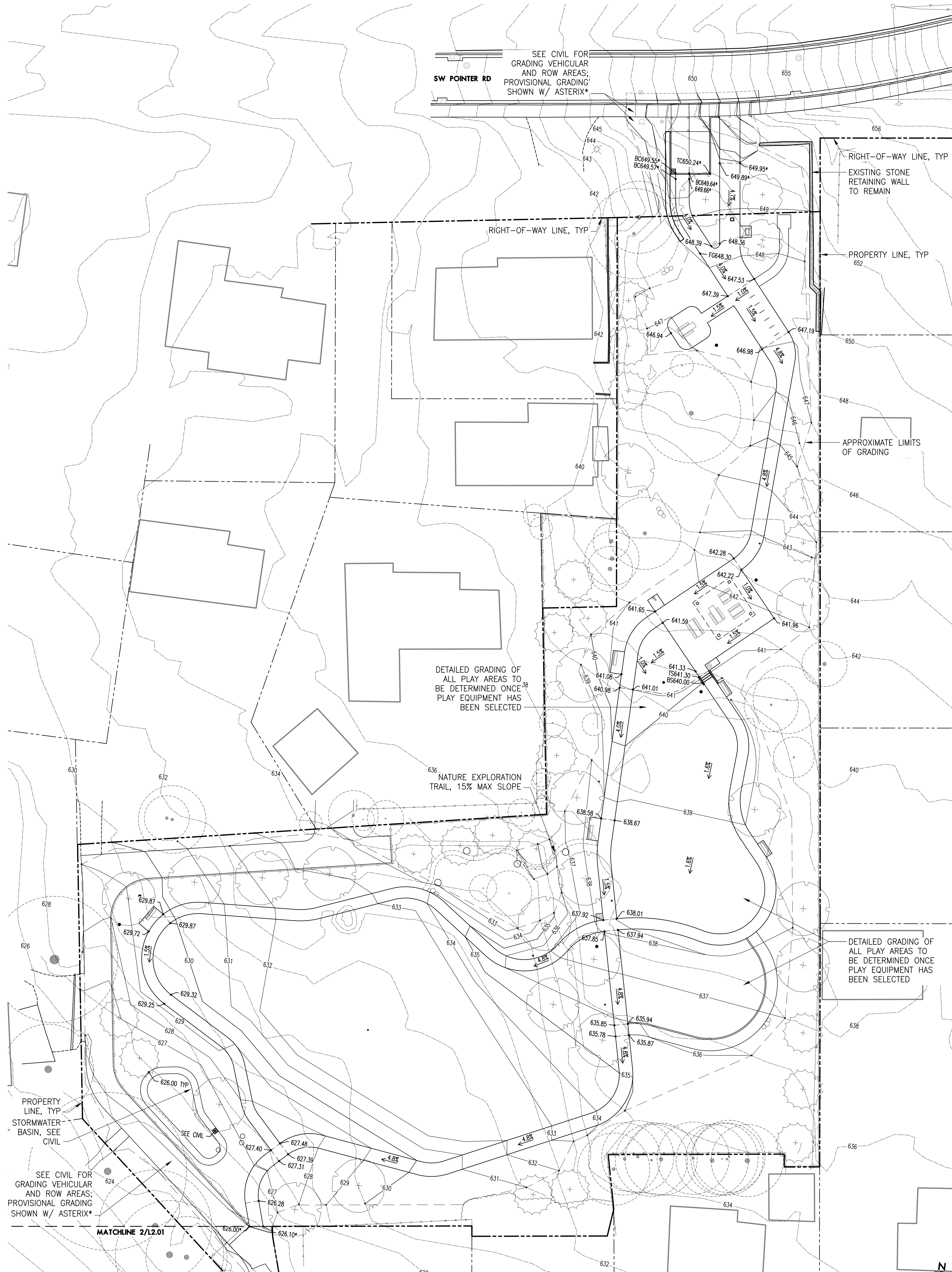
DEMOLITION PLAN

DD GRADING COORDINATION NOTES:

- THE INTENT IS TO BALANCE CUT AND FILL ON SITE. FINAL GRADING WILL DEPEND IN LARGE PART ON PLAY AREA DESIGN AND STORMWATER FACILITY REQUIREMENTS.
- CIVIL WILL BE RESPONSIBLE FOR GRADING ALL VEHICULAR AREAS AND AREAS WITHIN THE RIGHT-OF-WAY. GRADES SHOWN ON THIS PLAN ARE FOR COORDINATION.
- PLAY AREA GRADES WILL DEPEND IN PART ON SPECIFIC PLAY EQUIPMENT SELECTIONS, STILL TO BE DETERMINED.



2 GRADING PLAN - SOUTH DRIVEWAY
 SCALE: 1" = 20'



1 GRADING PLAN - MAIN SITE
 SCALE: 1" = 20'

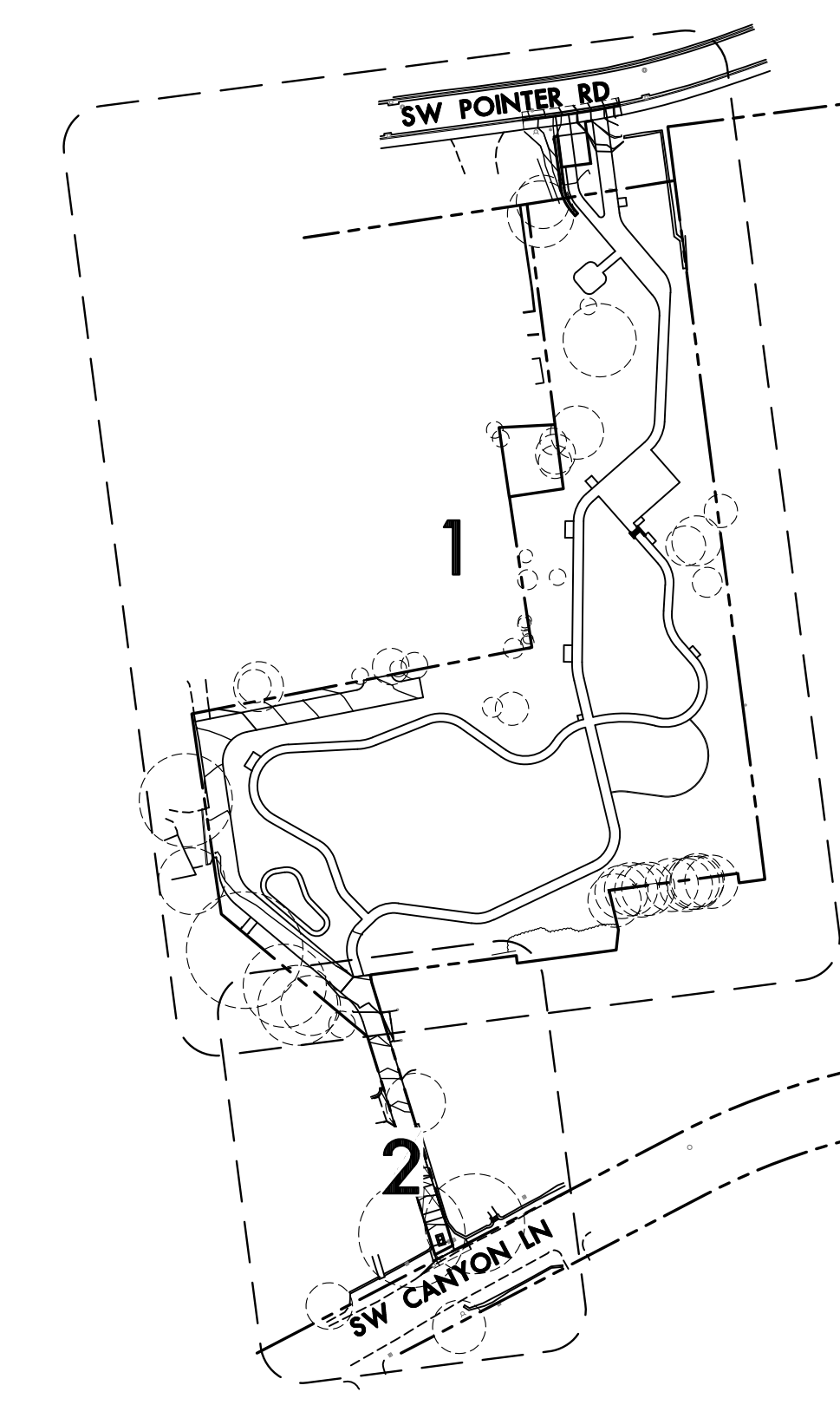
LEGEND

- PROPERTY LINE/RIGHT-OF-WAY
- 626- EXISTING 1' CONTOUR
- 626- PROPOSED 1' CONTOUR
- - - GRADE BREAK LINE
- 626.25* EXISTING SPOT ELEVATION
- 626.25 PROPOSED SPOT ELEVATION
- 626.25* DRAFT SPOT ELEVATION (CIVIL SCOPE)
- 4.85% PERCENTAGE OF SLOPE
- DIRECTION OF SLOPE
- PROPOSED CATCHBASIN, SEE CIVIL
- EXISTING CATCHBASIN
- ⊗ EXISTING MANHOLES, TYPE VARIES
- ⊕ EXISTING WATER METER AND HYDRANT
- ⊖ EXISTING OVERHEAD POWER AND POLE
- ⊙ PROPOSED TREES
- ⊙ EXISTING TREES TO REMAIN

- GRADING NOTES**
- THIS PLAN IS BASED ON A SURVEY BY COMPASS ENGINEERING DATED JULY 2022. 2' CONTOURS ON ADJACENT PROPERTIES DERIVED FROM METRO GIS DATA. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
 - PROTECT EXISTING VEGETATION TO REMAIN. SEE SHEET L0.01 AND SPECIFICATION SECTION 015639 FOR FENCING AND OTHER REQUIREMENTS.
 - SEE CIVIL DRAWINGS FOR ALL VEHICULAR AREA IMPROVEMENTS, INCLUDING PAVING, CURBS, DRIVEWAY APRONS, STRIPING AND SIGNAGE, AS WELL AS ANY VEHICULAR AND PEDESTRIAN PAVING IMPROVEMENTS WITHIN THE RIGHT-OF-WAY.
 - SEE CIVIL DRAWINGS FOR STORMWATER AND UNDERGROUND UTILITY INFORMATION.
 - SET STRAIGHT GRADES BETWEEN GIVEN ELEVATIONS UNLESS OTHERWISE INDICATED.
 - GRADE BREAK LINES ARE SHOWN GRAPHICALLY TO ILLUSTRATE DRAINAGE PATTERNS, AND ARE NOT INTENDED TO BE ACTUAL JOINT LINES, UNLESS THEY FALL ON EXPANSION JOINT LOCATIONS.
 - SPOT ELEVATIONS TAKE PRECEDENCE OVER LANDSCAPE CONTOURS.
 - DO NOT DISTURB AREAS NOT TO BE GRADED.
 - ADJUSTMENTS OF SOFT SWALE AREAS ±2" MAY BE NECESSARY TO IMPROVE DRAINAGE. THESE ADJUSTMENTS SHALL BE DONE AT NO COST TO THE OWNER.
 - CONCRETE PAVING ELEVATIONS AT BACK OF CURB TO MATCH TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED, SEE CIVIL DRAWINGS FOR CURB ELEVATIONS.
 - ALL ADA PARKING STALL AND WALKWAYS TO MEET LOCAL, STATE AND FEDERAL ADA REQUIREMENTS. PRIOR TO FORMING HARD SURFACE MATERIALS, CONTRACTOR TO VERIFY GRADES FOR CURB RAMPS AND PARKING LOT SPACES MEET ADA REQUIREMENTS.

ABBREVIATIONS

AD	AREA DRAIN (RIM ELEVATION)	LP	LOW POINT MATCH
BC	BOTTOM OF CURB	MAX	MAXIMUM GRADE
BW	BOTTOM OF WALL (FINISHED GRADE)	MIN	MINIMUM RIM ELEVATION
CB	CATCH BASIN (RIM ELEVATION)	SIM	SIMILAR
EL	ELEVATION	TC	TOP OF CURB
EQ	EQUAL	TF	TOP OF FOOTING
EX	EXISTING	TW	TOP OF WALL (FINISHED)
FS	FINISH SURFACE	TYP	TYPICAL
HP	HIGH POINT		
IE	INVERT ELEVATION		



KEY PLAN
 SCALE: 1" = 100'

REVISIONS

LAND USE RESUBMITTAL
 JUNE 28, 2024

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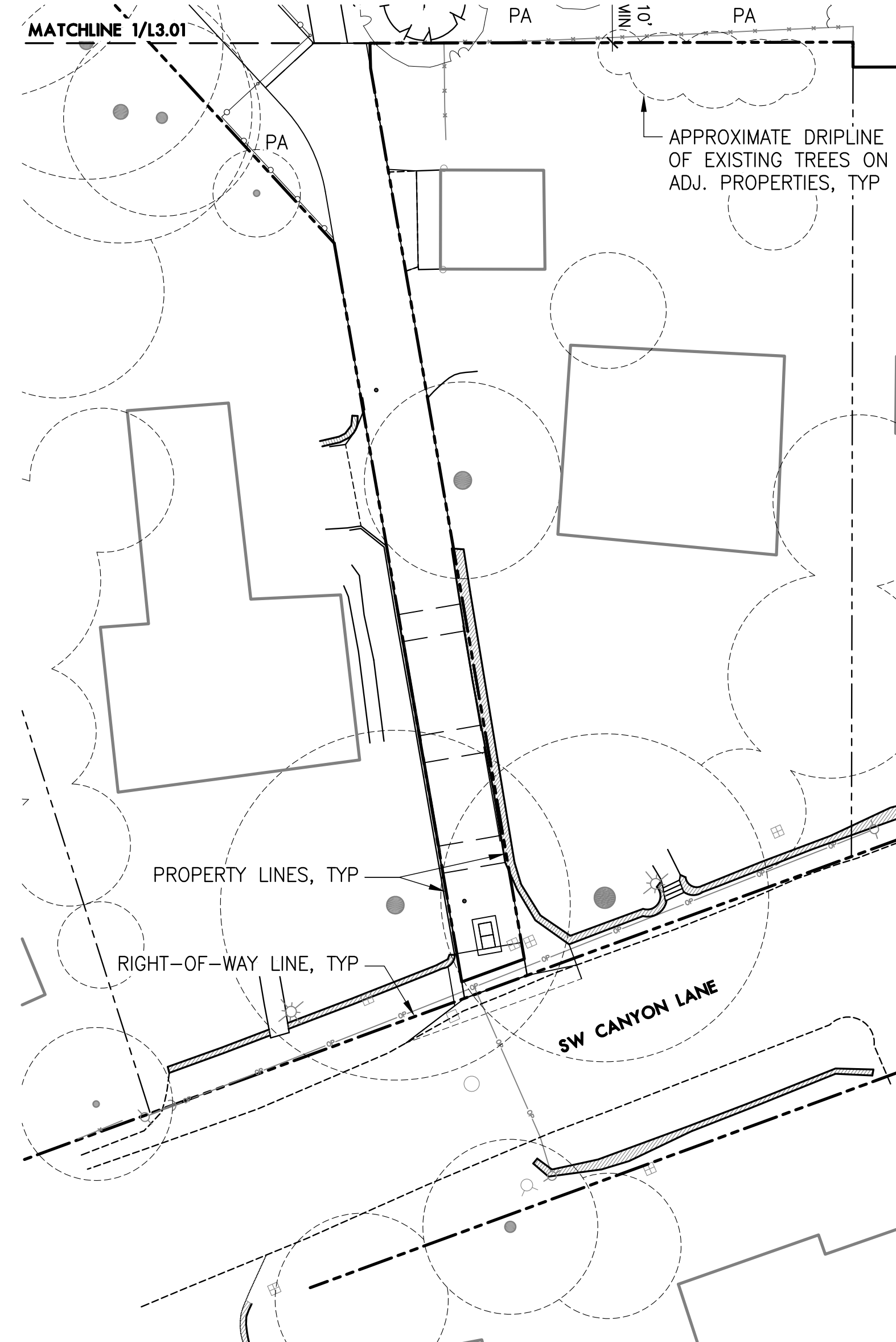
SCALE 1"=20'

GRADING PLAN

PLANT SCHEDULE

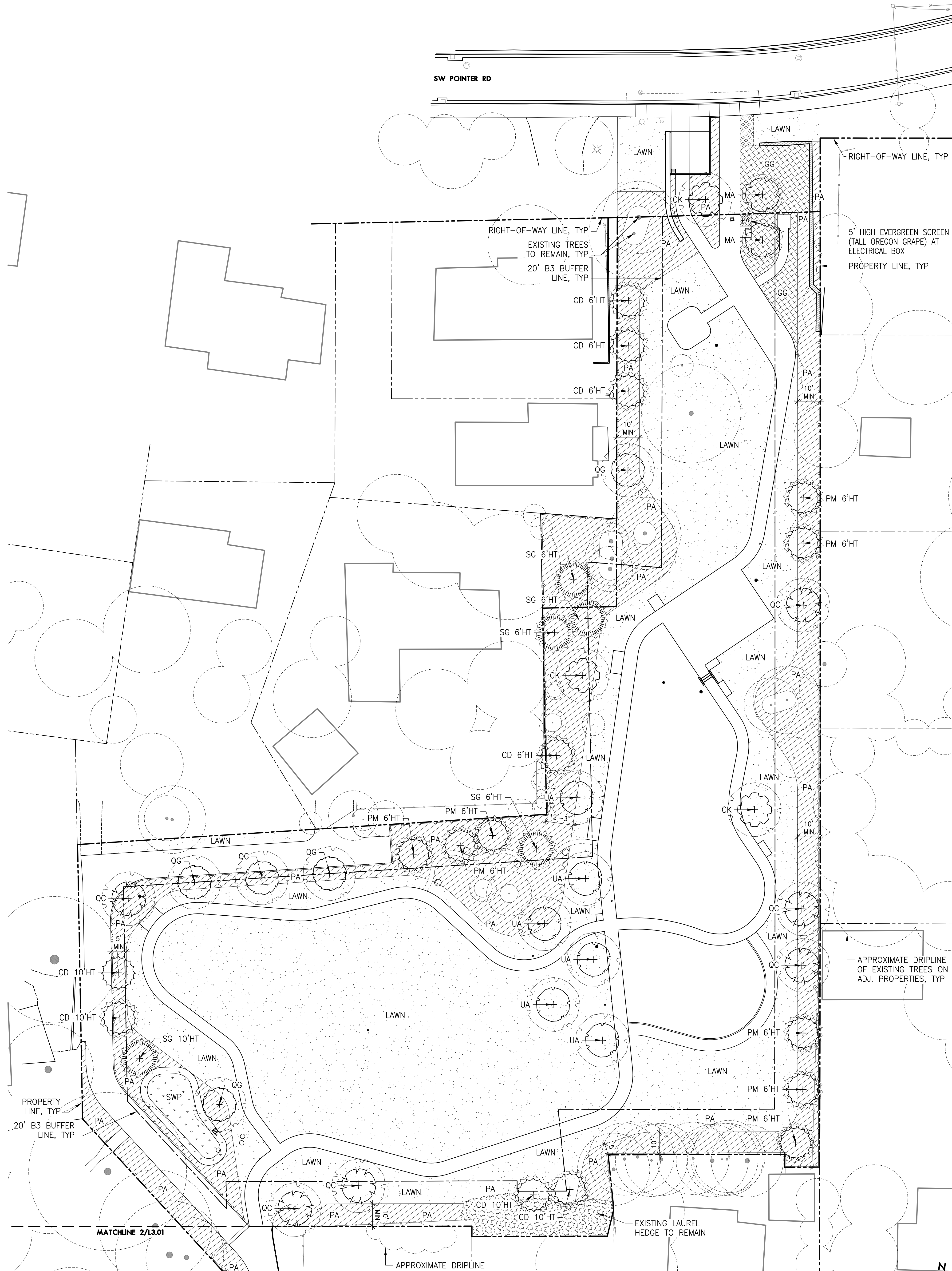
SYM/ABBR	BOTANICAL NAME	COMMON NAME	SIZE/COND	SPACING	QTY
CD	Calocedrus decurrens*	Incense Cedar	6'HT B&B or 10'HT B&B as shown	as shown	10
CK	Cladrastis kentukea	Kentucky Yellowwood	3" CAL B&B	as shown	3
MA	Malus 'Cortland' Malus 'Liberty'	Cortland and Liberty Apples	3" CAL B&B M26 root	as shown	2
PM	Pseudotsuga menziesii*	Douglas Fir	6'HT B&B or 10'HT B&B as shown	as shown	6
QC	Quercus coccinea	Crimson Oak	3" CAL B&B	as shown	6
QG	Quercus garryana*	Oregon White Oak	2" CAL B&B	as shown	3
SG	Sequoiadendron giganteum	Giant Sequoia	6'HT B&B or 10'HT B&B as shown	as shown	4
UA	Ulmus 'Morton'	Accolade Elm	3" CAL B&B	as shown	6
LAWN	PT301 Water Smarter Tall Fescue Blend, 9lbs PLS/1000sf				
PA	Shrub Planting (including required Buffering & Screening per 60.05)				
	Acer circinatum*	Vine Maple	1 gal	10' oc typ	
	Arbutus menziesii*	Pacific Madrone	1 gal	20' oc typ	
	Arctostaphylos columbiana*	Hairy Manzanita	1 gal	6' oc typ	
	Baccharis pilularis*	Coyote Brush	1 gal	4' oc typ	
	Ceanothus velutinus*	Snowbrush	1 gal	6' oc typ	
	Cistus x obtusifolius	White Rockrose	1 gal	3' oc typ	
	Deschampsia cespitosa*	Tufted Hairgrass	1 gal	2' oc typ	
	Gaultheria shallon*	Salal	1 gal	3' oc typ	
	Halodiscus discolor*	Ocean Spray	1 gal	10' oc typ	
	Mahonia aquifolium*	Tall Oregon Grape	1 gal	3' oc typ	
	Mahonia nervosa*	Cascade Oregon Grape	1 gal	3' oc typ	
	Mahonia repens*	Creeping Oregon Grape	1 gal	2' oc typ	
	Morella californica*	Pacific Wax Myrtle	1 gal	10' oc typ	
	Philadelphus lewisii*	Western Mock Orange	1 gal	5' oc typ	
	Polystichum munitum*	Sword Fern	1 gal	3' oc typ	
	Ribes divaricatum*	Coast Gooseberry	1 gal	5' oc typ	
	Ribes sanguineum*	Red Flowering Currant	1 gal	5' oc typ	
	Rosa nutkana*	Nootka Rose	1 gal	3' oc typ	
	Rubus parviflorus*	Thimbleberry	1 gal	3' oc typ	
	Spiraea betulifolia*	Birch-leaf Spirea	1 gal	3' oc typ	
	Vaccinium ovatum*	Evergreen Huckleberry	1 gal	3' oc typ	
GG	Gleaning Garden Planting: berry plants and herbs, 1 gal typ				
	Blueberries, multiple varieties: 5' oc typ				
	Herbs: Chives, Culinary Sage, Lavender, Rosemary, Thyme: 2' oc typ				
SWP	CWS Stormwater LIDA Facility Planting, 115 plants per 100 sf.				
	Camassia quamash*	Camas	1 gal	1' oc typ	
	Carex obnupta*	Slough Sedge	1 gal	1' oc typ	
	Iris douglasiana*	Pacific Iris	1 gal	1' oc typ	
	Juncus patens*	Spreading Rush	1 gal	1' oc typ	
	Scirpus microcarpos*	Small-fruited Bulrush	1 gal	1' oc typ	

NOTE: Natives are indicated with an asterisk.



2 PLANTING PLAN - SOUTH DRIVEWAY

SCALE: 1" = 20'



1 PLANTING PLAN - MAIN SITE

SCALE: 1" = 20'

LEGEND

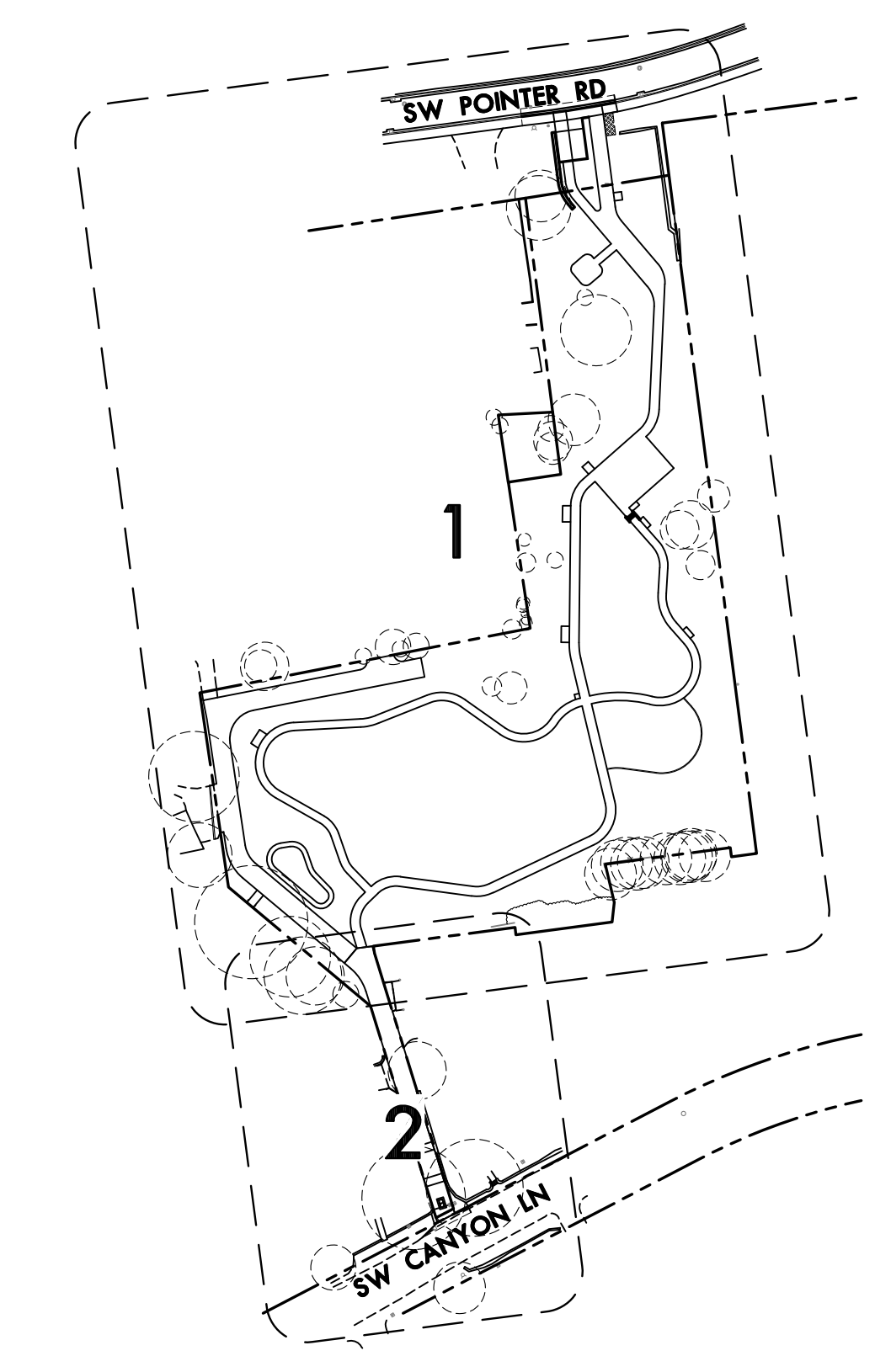
- PROPERTY LINE/RIGHT-OF-WAY
- PROPOSED CATCHBASIN, SEE CIVIL
- EXISTING CATCHBASIN
- ⊙ EXISTING MANHOLES, TYPE VARIES
- ⊠ EXISTING WATER METER AND HYDRANT
- ⊞ EXISTING OVERHEAD POWER AND POLE
- ⊙ EXISTING TREES TO REMAIN

PLANTING NOTES

- THIS PLAN IS BASED ON A SURVEY BY COMPASS ENGINEERING DATED JULY 2022. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
- PROTECT EXISTING VEGETATION TO REMAIN. SEE SHEET L0.01 AND SPECIFICATION SECTION 015639 FOR FENCING AND OTHER REQUIREMENTS.
- B3 BUFFER: 1,457 LF EQUALS 49 TOTAL TREES; 19 EXISTING (EACH 6" OF DBH=1 TREE) PLUS 30 NEW.
- SOIL PREPARATION:
 - TREE AND SHRUB PLANTING AREAS: AMENDED NATIVE TOPSOIL, 36" DEPTH FOR TREE PITS AND 18" DEPTH FOR SHRUB PLANTING AREAS.
 - STORMWATER AREAS: SEE CIVIL FOR SOIL TYPE AND DEPTH.
 - LAWN AREAS: AMENDED NATIVE TOPSOIL, 6" DEPTH.
- CLEAR PLANT BEDS OF ALL GRAVEL AND DEBRIS PRIOR TO SOIL PREPARATION AND PLANTING, FOR APPROVAL BY OWNER'S REPRESENTATIVE.
- ALL PLANTING AREAS ARE TO BE IRRIGATED WITH A PERMANENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WITH 100% HEAD-TO-HEAD OR DRIPLINE COVERAGE. IRRIGATION TO MEET THPRD STANDARDS.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL ROOTED, AND WELL BRANCHED. ALL TREES MUST BE FREE OF INSECTIONS, DISEASES, MECHANICAL INJURY, AND OTHER OBJECTIONABLE FEATURES WHEN PLANTED. ALL PLANT MATERIAL SHALL CONFORM TO "AMERICAN STOCK STANDARDS" LATEST EDITION.
- ALL PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- GROUNDCOVER WILL BE PLANTED IN ALL LOCATIONS WHERE THERE ARE NO TREES OR SHRUBS, EXCEPT IN THE GLEANING GARDEN WHICH WILL HAVE BARK MULCH TO FACILITATE ACCESS TO BERRY BUSHES.
- REPAIR AND RESEED ALL LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITY, INCLUDING SOIL PREPARATION.
- ALL LANDSCAPE AREAS THAT HAVE A SLOPE GREATER THAN 1 VERTICAL FOOT IN 3 HORIZONTAL FEET SHALL RECEIVE JUTE MATTING.
- PLANT SPACING SHALL TAKE PRECEDENCE OVER VALVE BOX LOCATIONS. INSTALLED VALVE BOXES THAT CONFLICT WITH ACCEPTED PLANT LAYOUT SHALL BE MOVED TO POSITION BETWEEN PLANTS.
- STORMWATER FACILITY INSTALLATION, MAINTENANCE, AND WARRANTY SHALL MEET CWS STANDARDS.
- SEE CIVIL DRAWINGS FOR UTILITIES AND STORMWATER FACILITY INFORMATION.

ABBREVIATIONS

B&B	BALLED & BURLAPPED	MIN	MINIMUM
CAL	CALIPER	MAX	MAXIMUM
CONT	CONTAINER	OC	ON CENTER
DIA	DIAMETER	PA	PLANTING AREA
DBH	DIAMETER AT BREAST HEIGHT	SIM	SIMILAR
EQ	EQUAL	SWP	STORMWATER
HT	HEIGHT	PLN	PLANTER
		TYP	TYPICAL
		#	CONTAINER SIZE



KEY PLAN

SCALE: 1" = 100'

NOT FOR CONSTRUCTION

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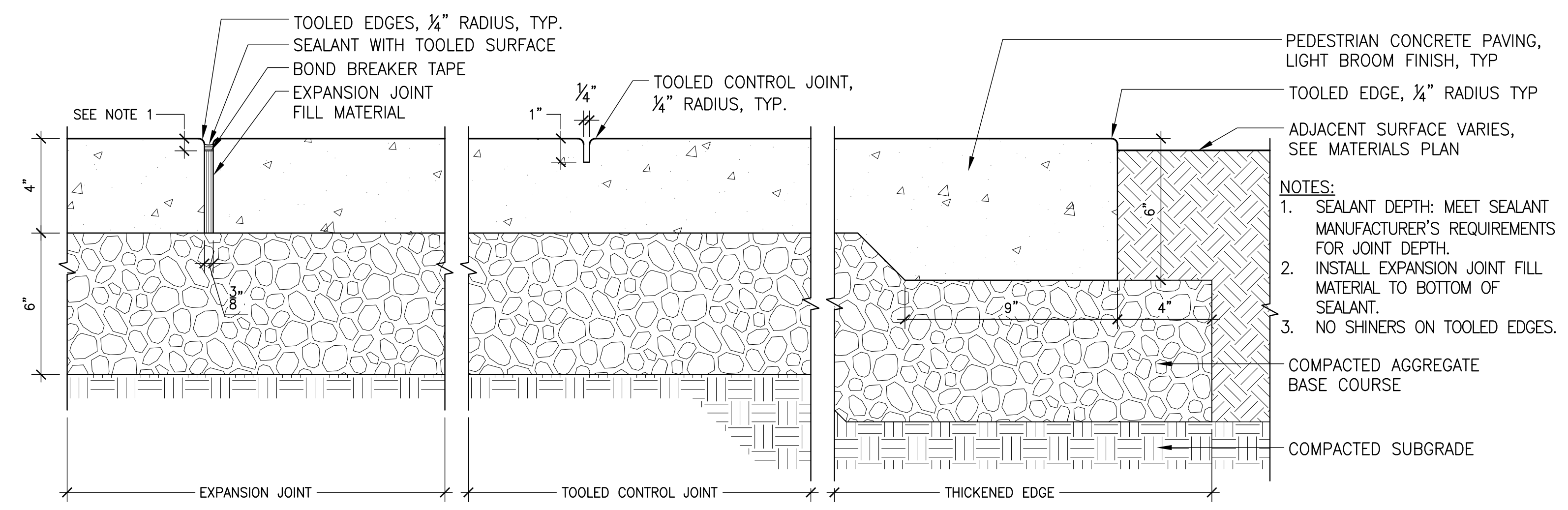
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SCALE 1"=20'

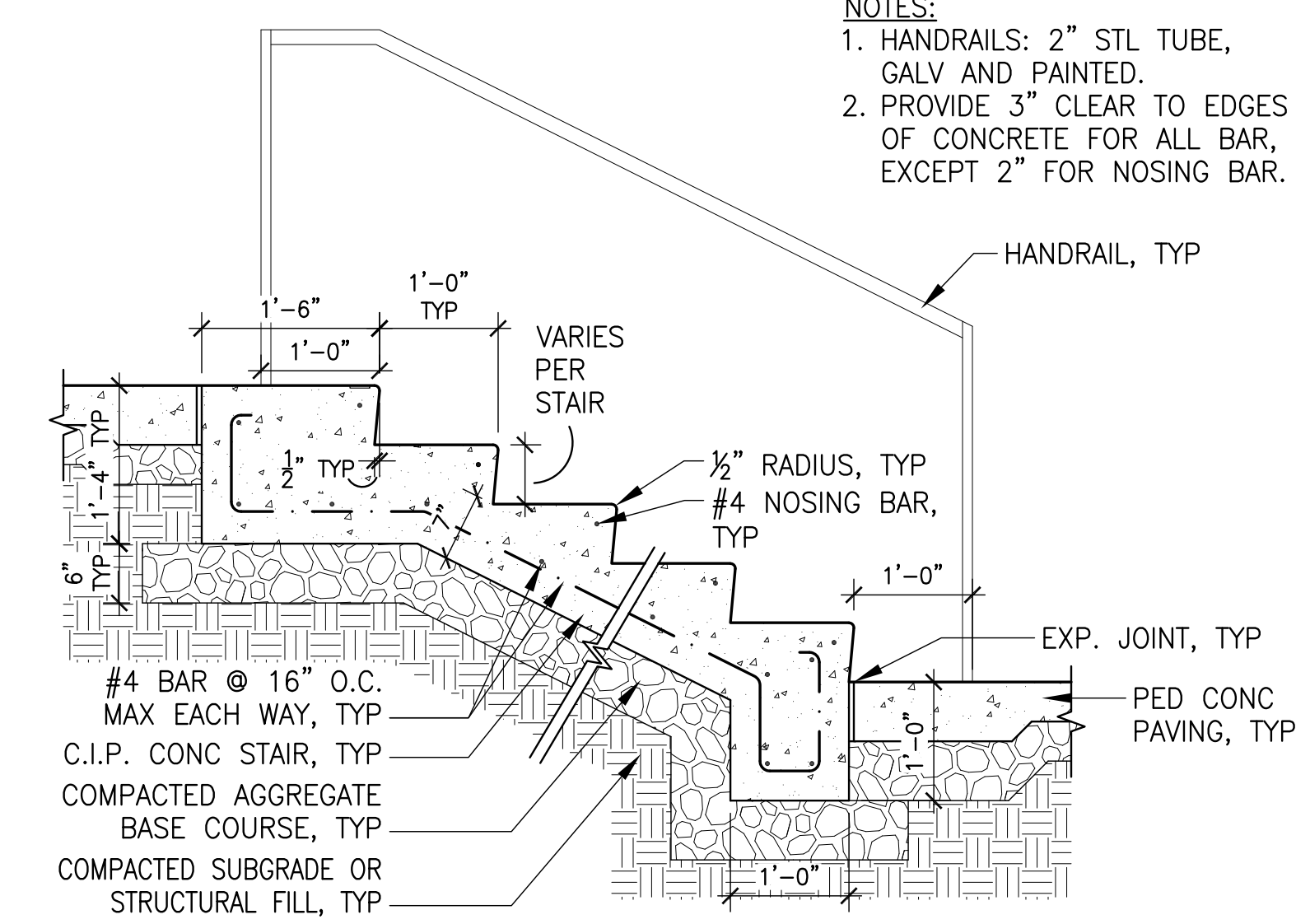
PLANTING PLAN

NOT FOR CONSTRUCTION

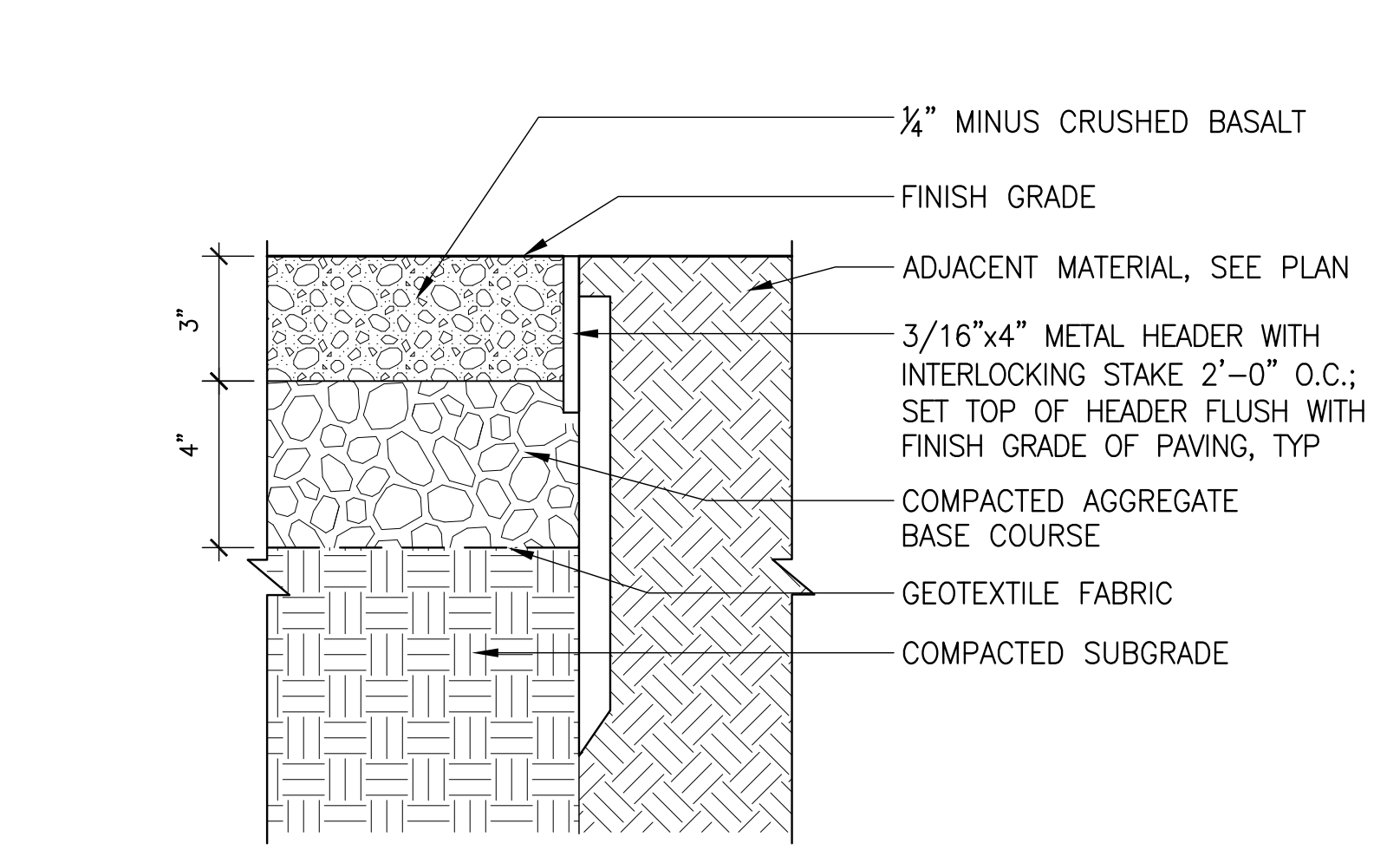
POINTER ROAD PARK
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BEAVERTON, OR 97225



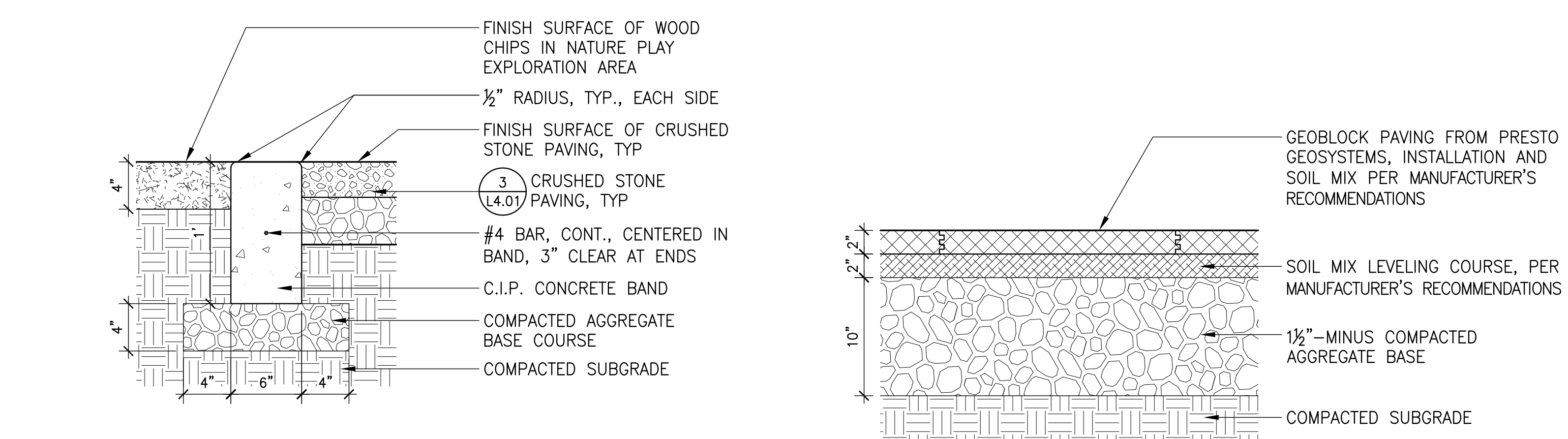
1 PEDESTRIAN CONCRETE PAVING Section SCALE: 3" = 1'-0"



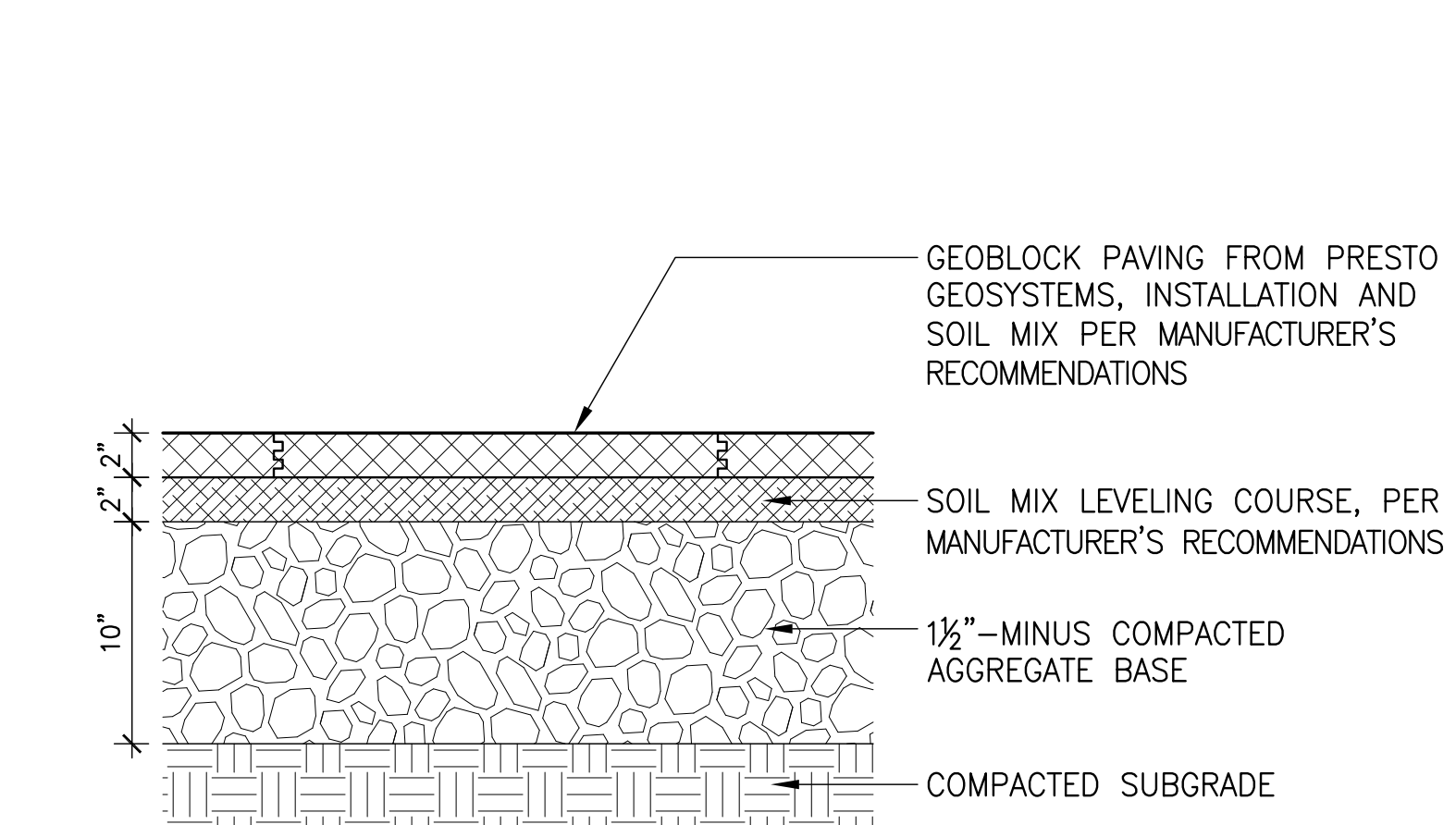
2 STANDARD CONCRETE STAIR Section SCALE: 3" = 1'-0"



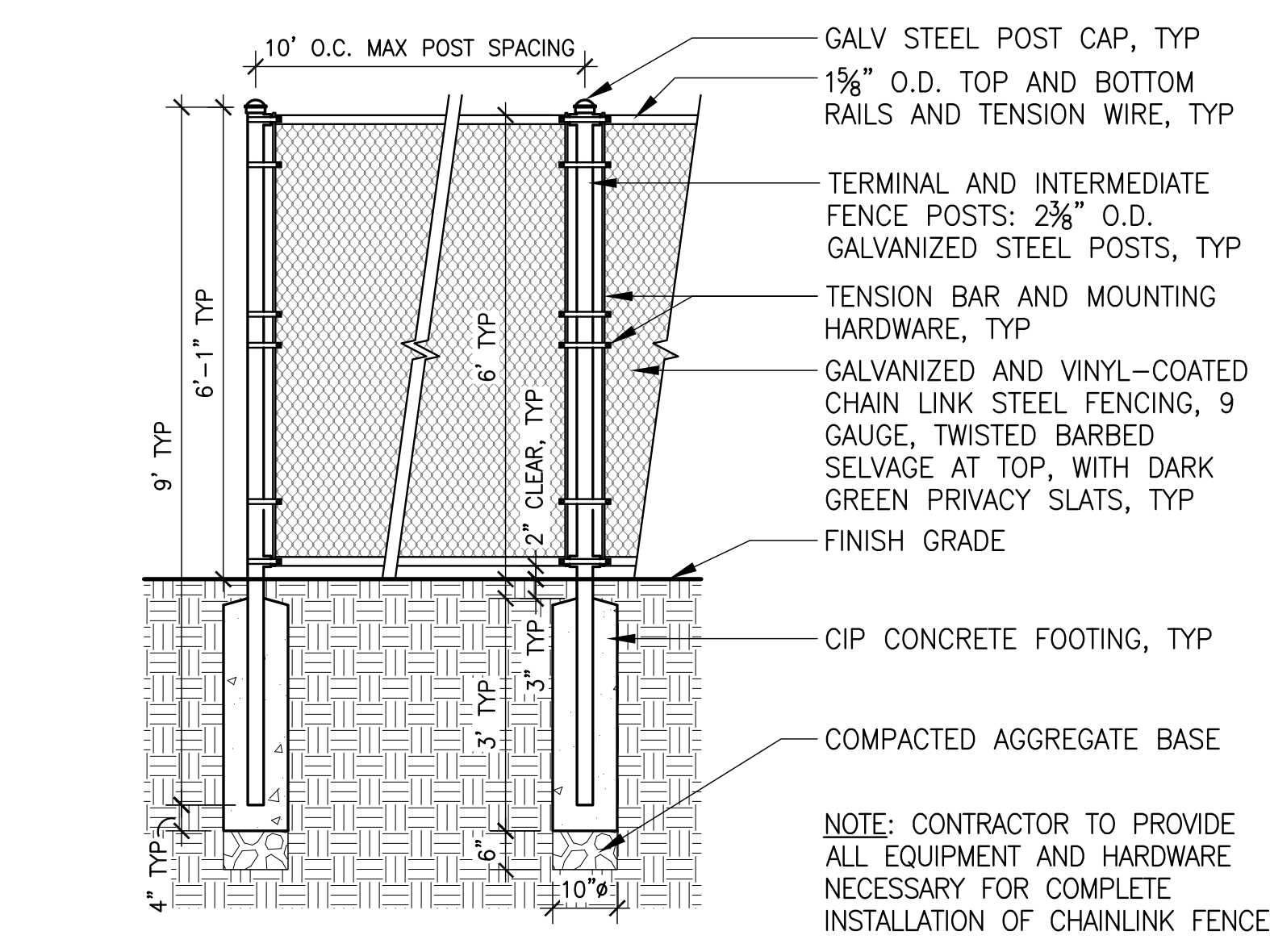
3 CRUSHED STONE PAVING Section SCALE: 3" = 1'-0"



4 FLUSH CONCRETE CURB Section SCALE: 1-1/2" = 1'-0"

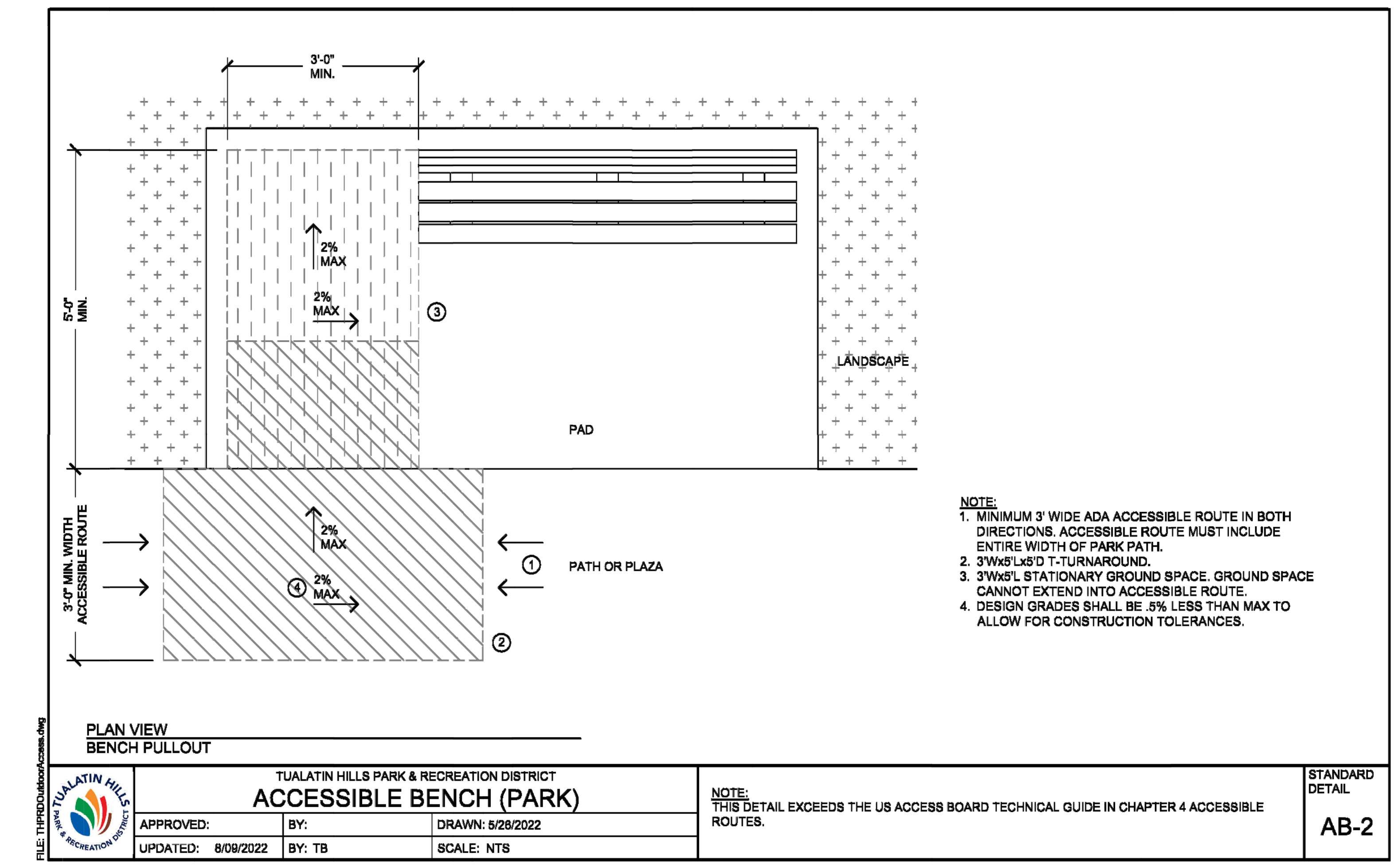


5 GRASSCRETE PAVING Section SCALE: 1-1/2" = 1'-0"

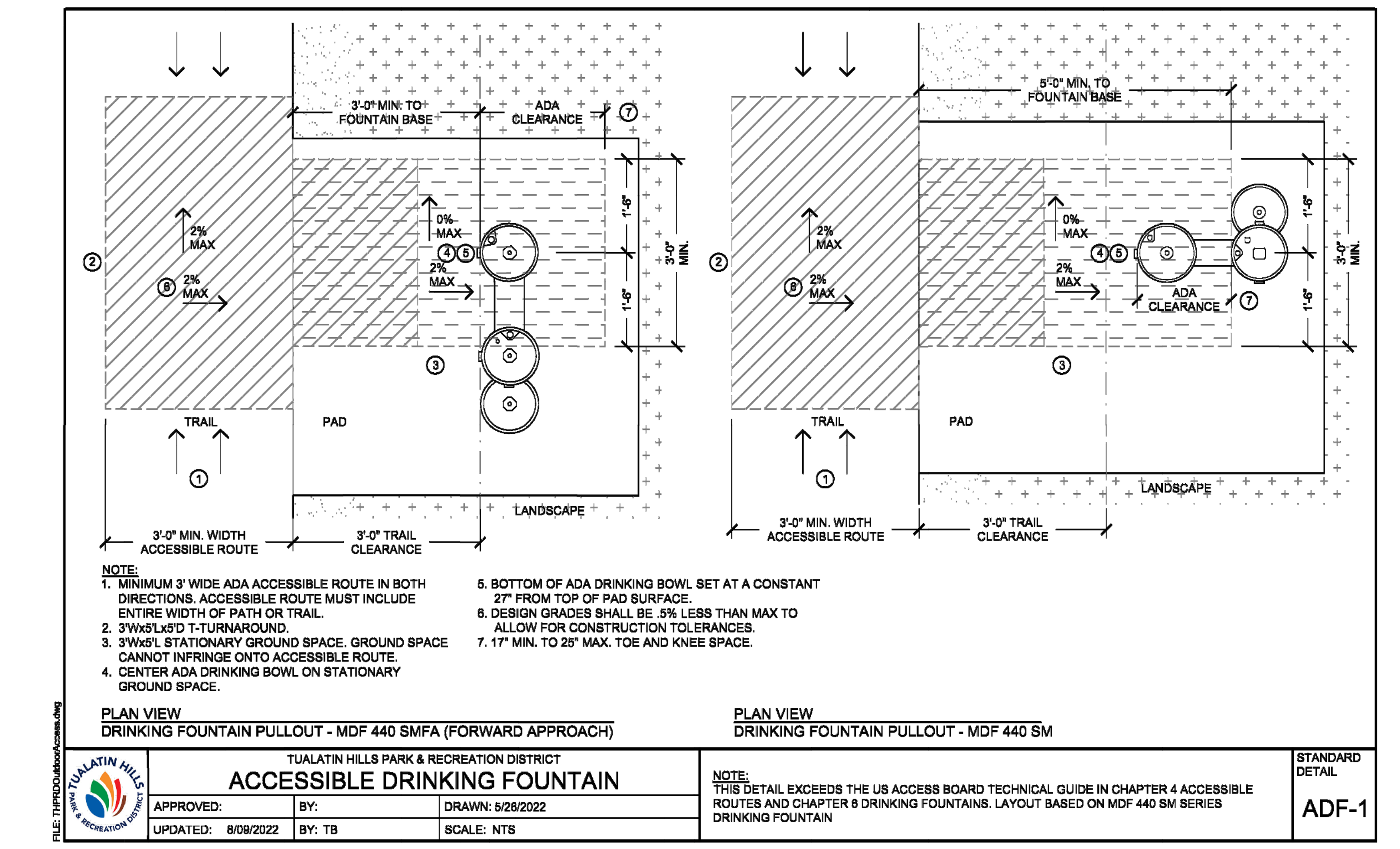


6 CHAIN LINK FENCE Section SCALE

7 RESERVED



8 6' BENCH WITH COMPANION SEATING Plan NTS



9 DRINKING FOUNTAIN CLEARANCES Plan NTS

REVISIONS

DATE	DESCRIPTION

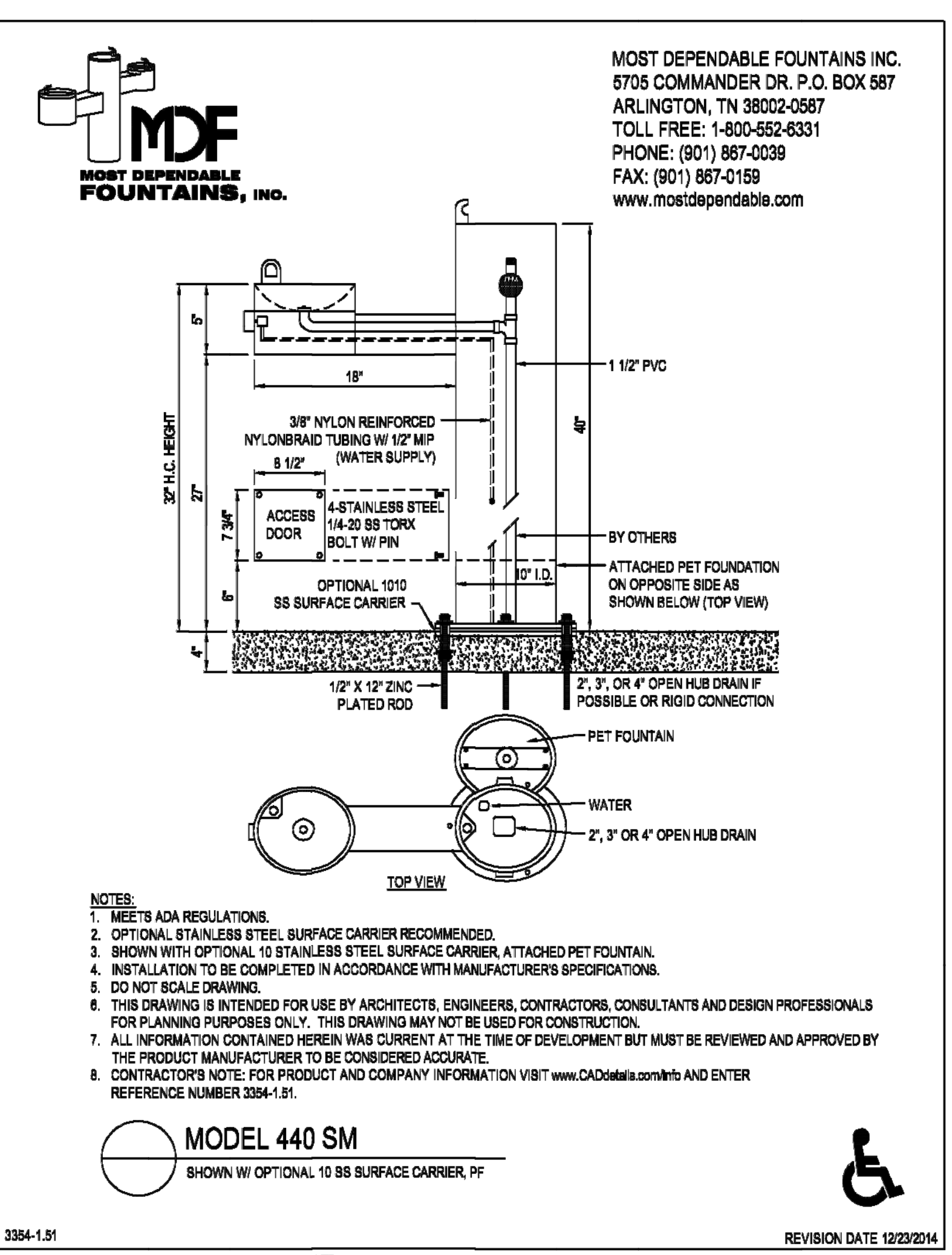
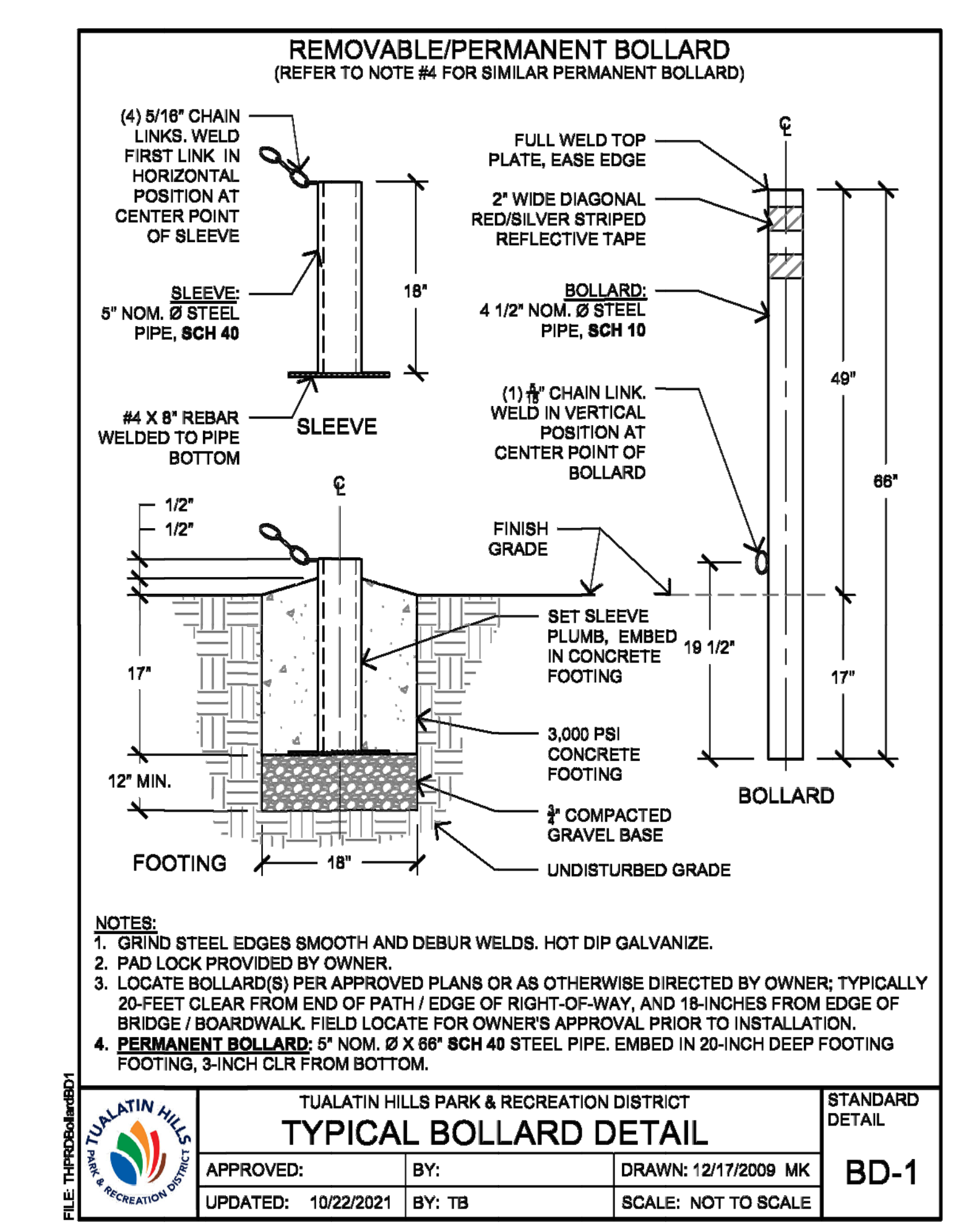
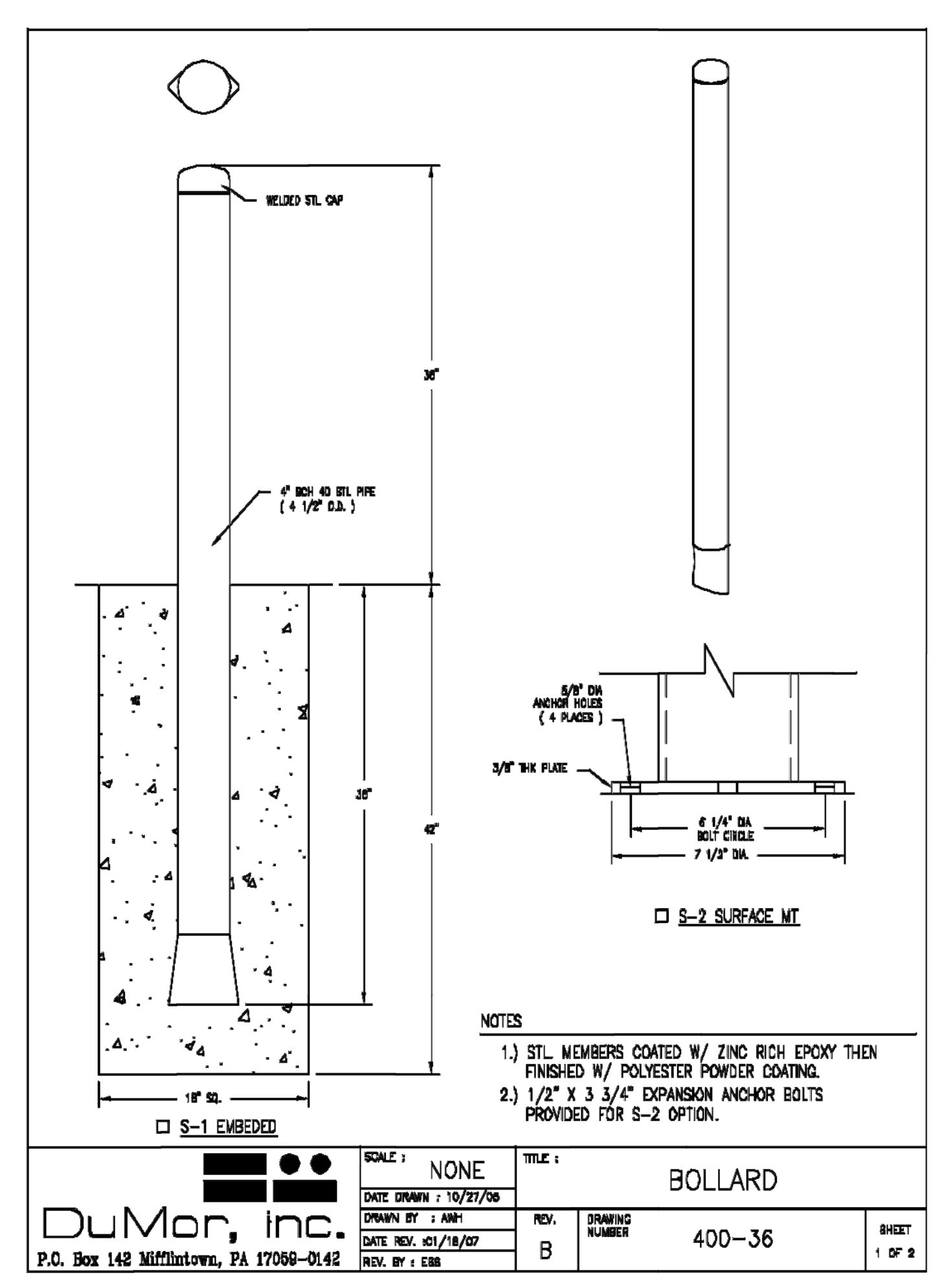
LAND USE RESUBMITTAL
JUNE 28, 2024

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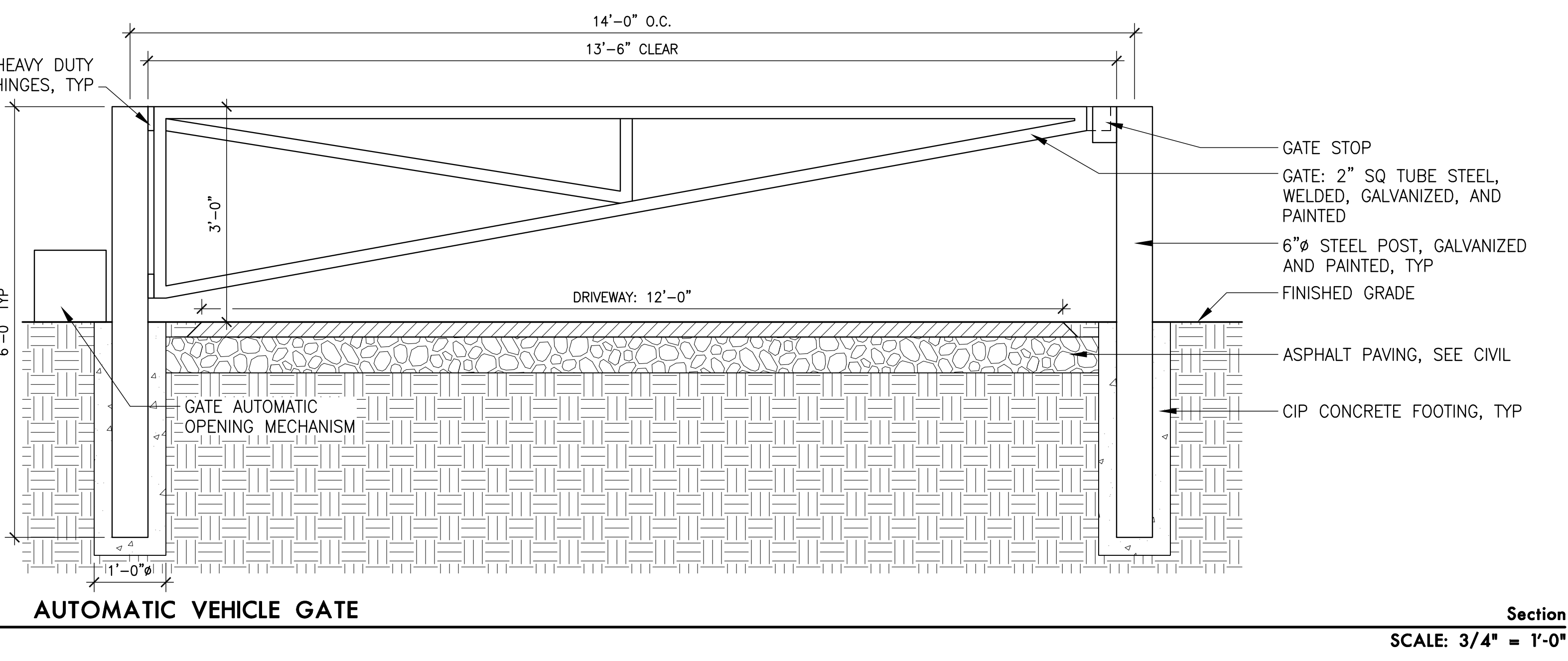
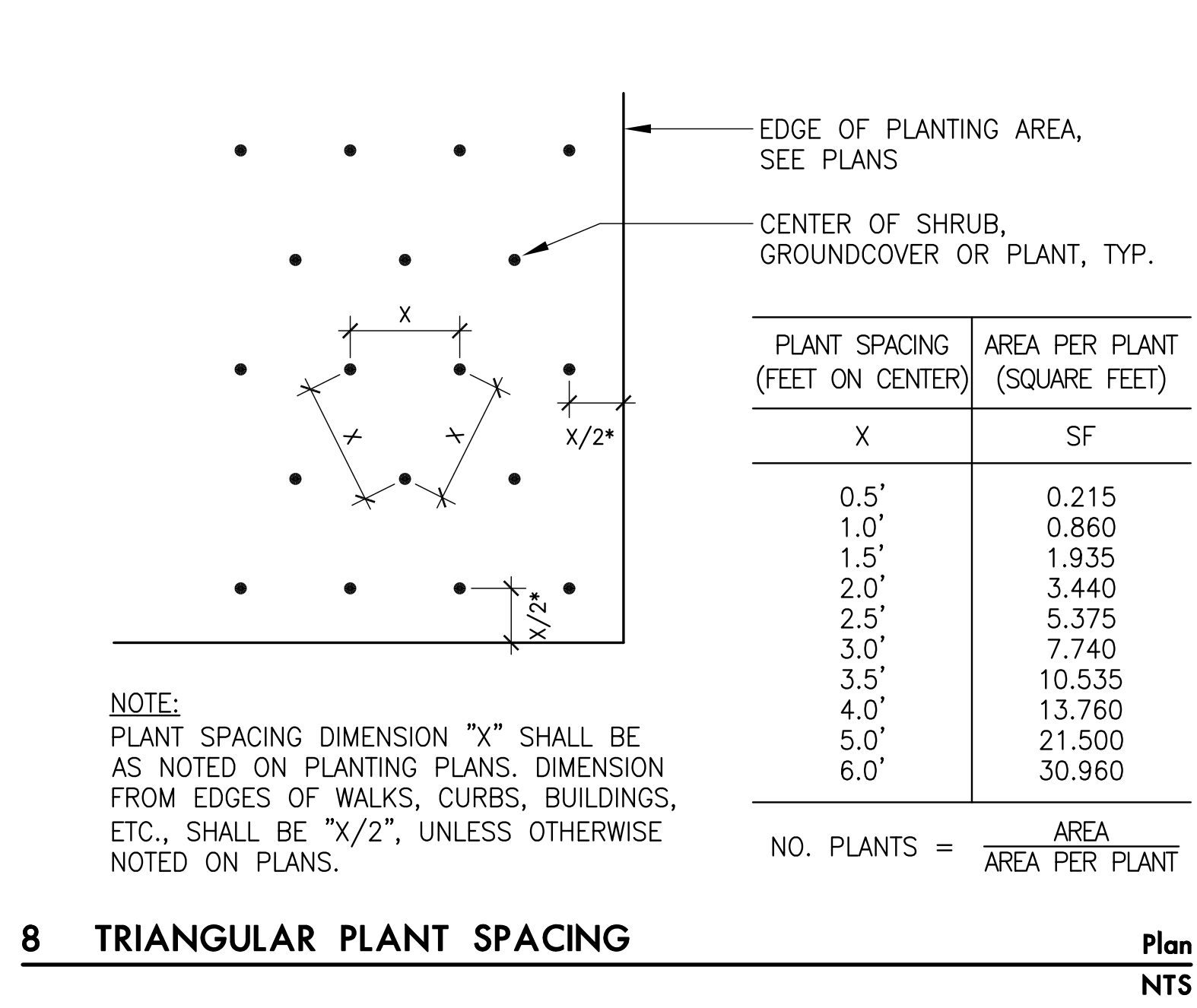
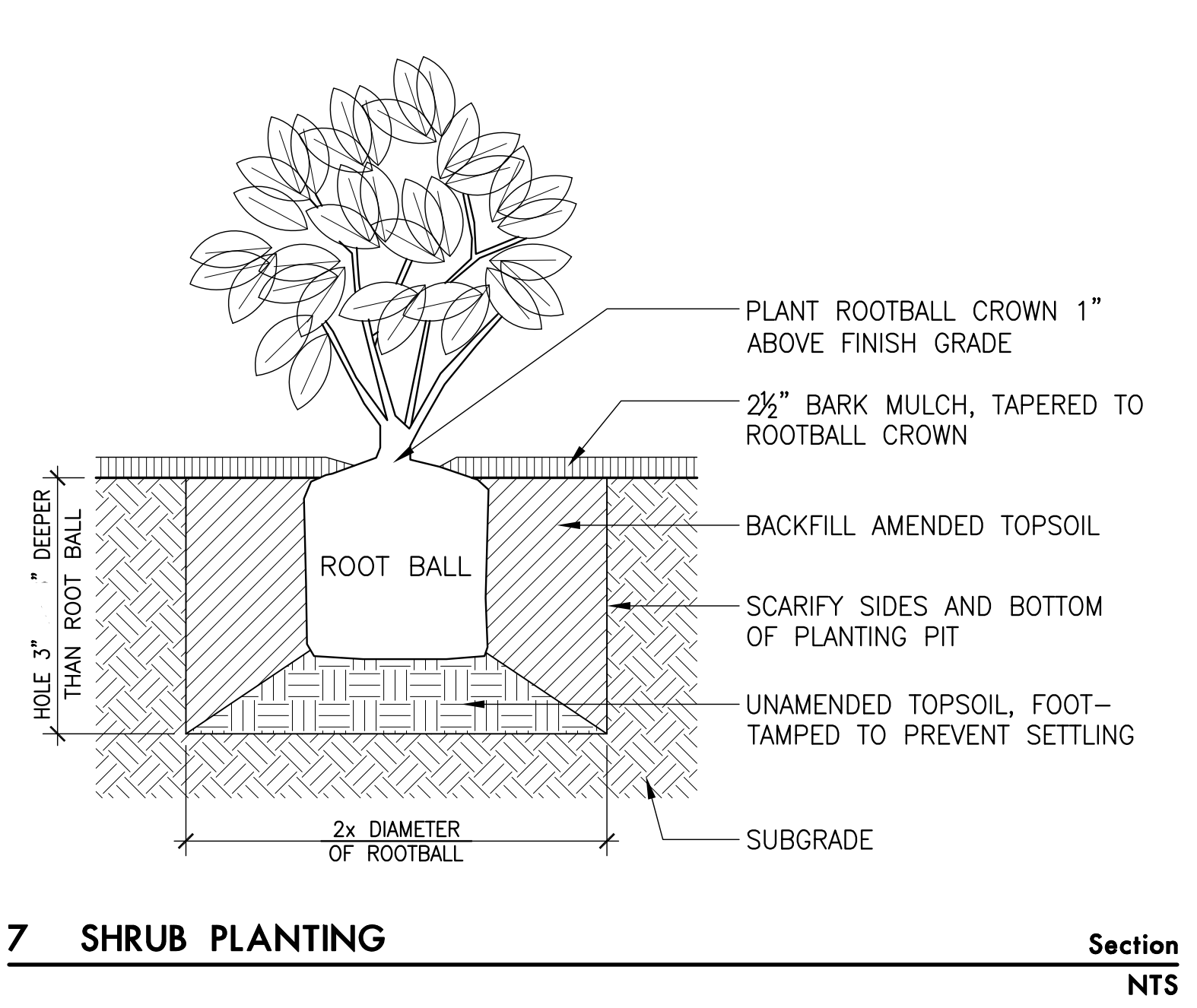
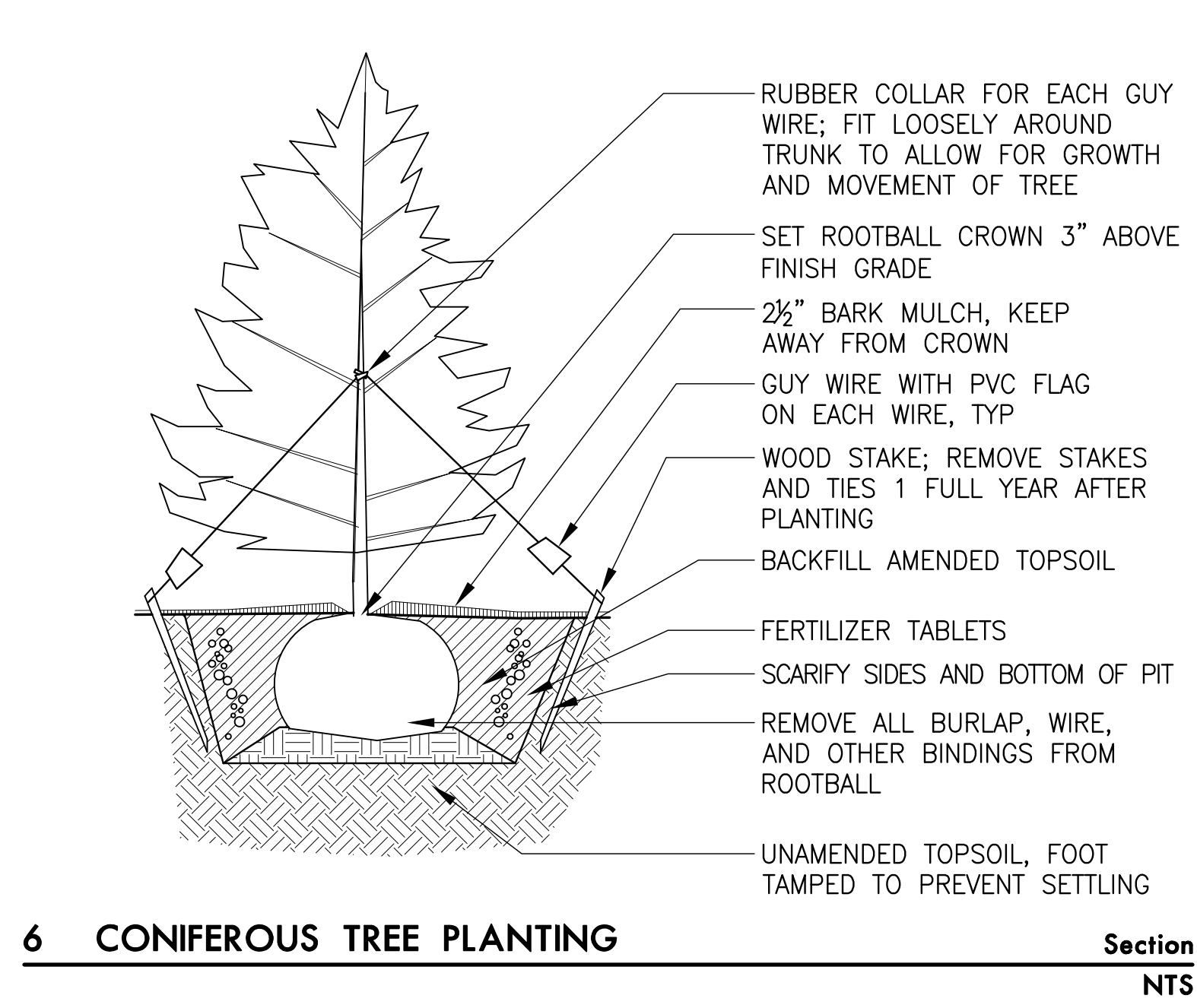
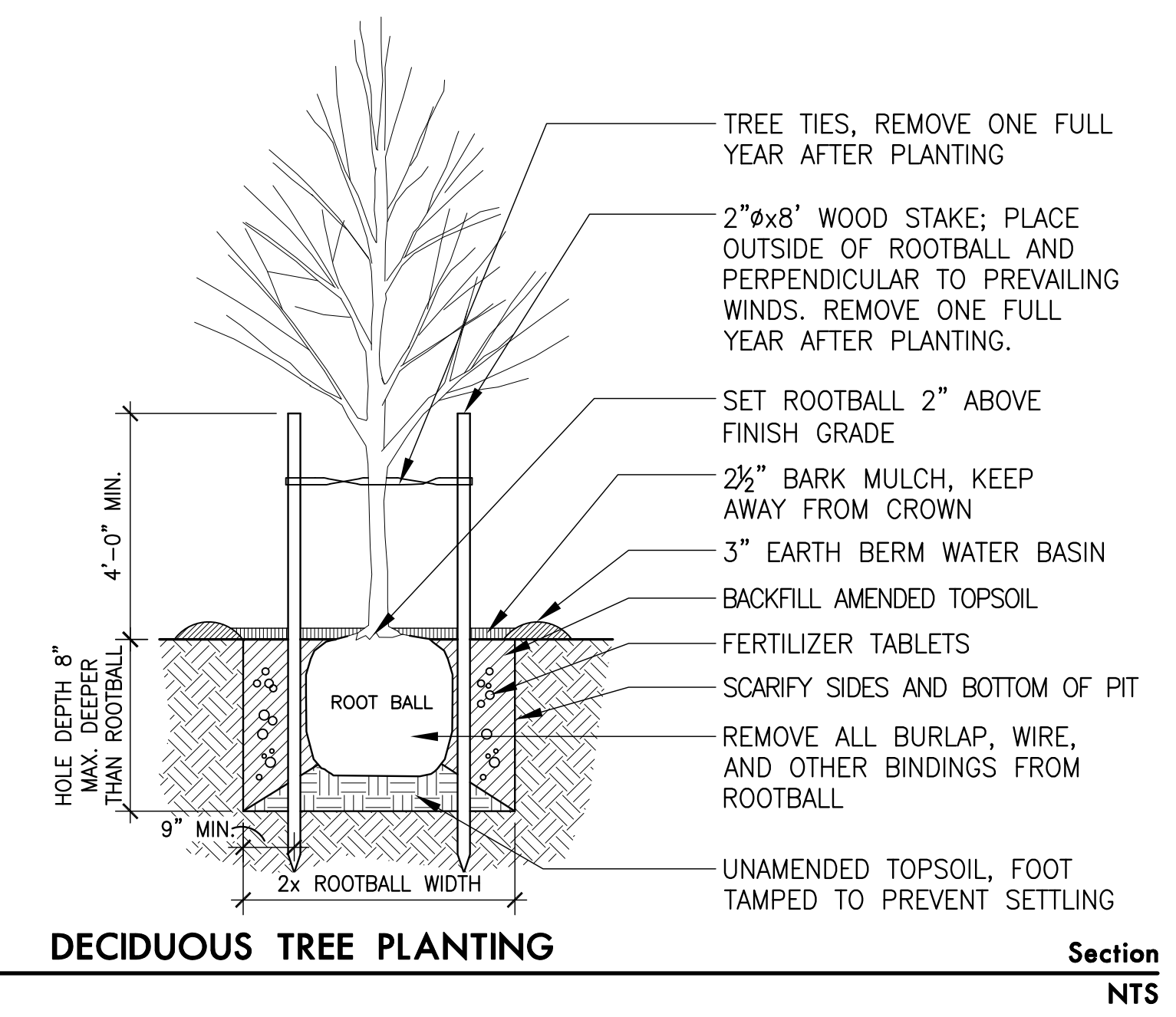
SCALE: AS NOTED

DETAILS

NOT FOR CONSTRUCTION



4 RESERVED



POINTER ROAD PARK
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REVISIONS

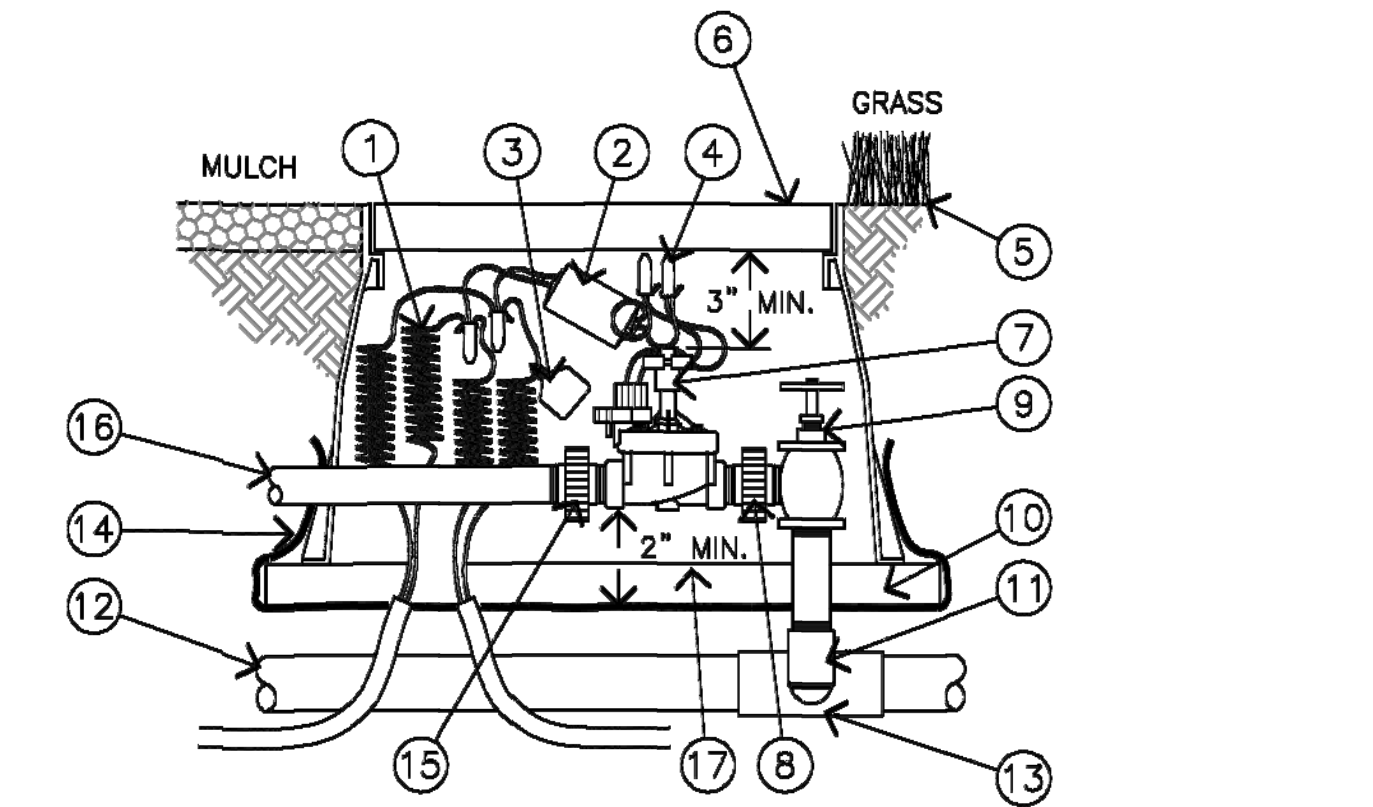
LAND USE RESUBMITTAL
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SCALE: AS NOTED

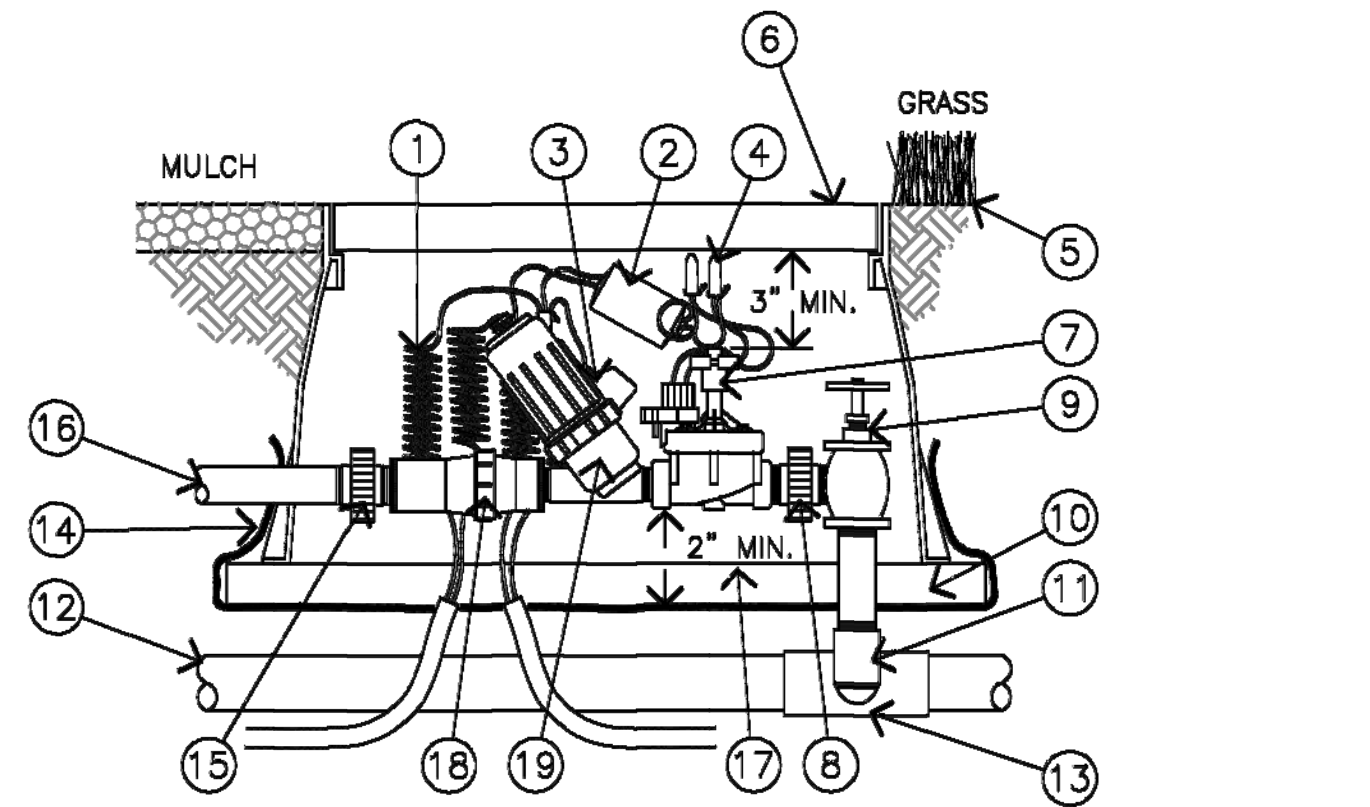
DETAILS

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 CONSTRUCTION



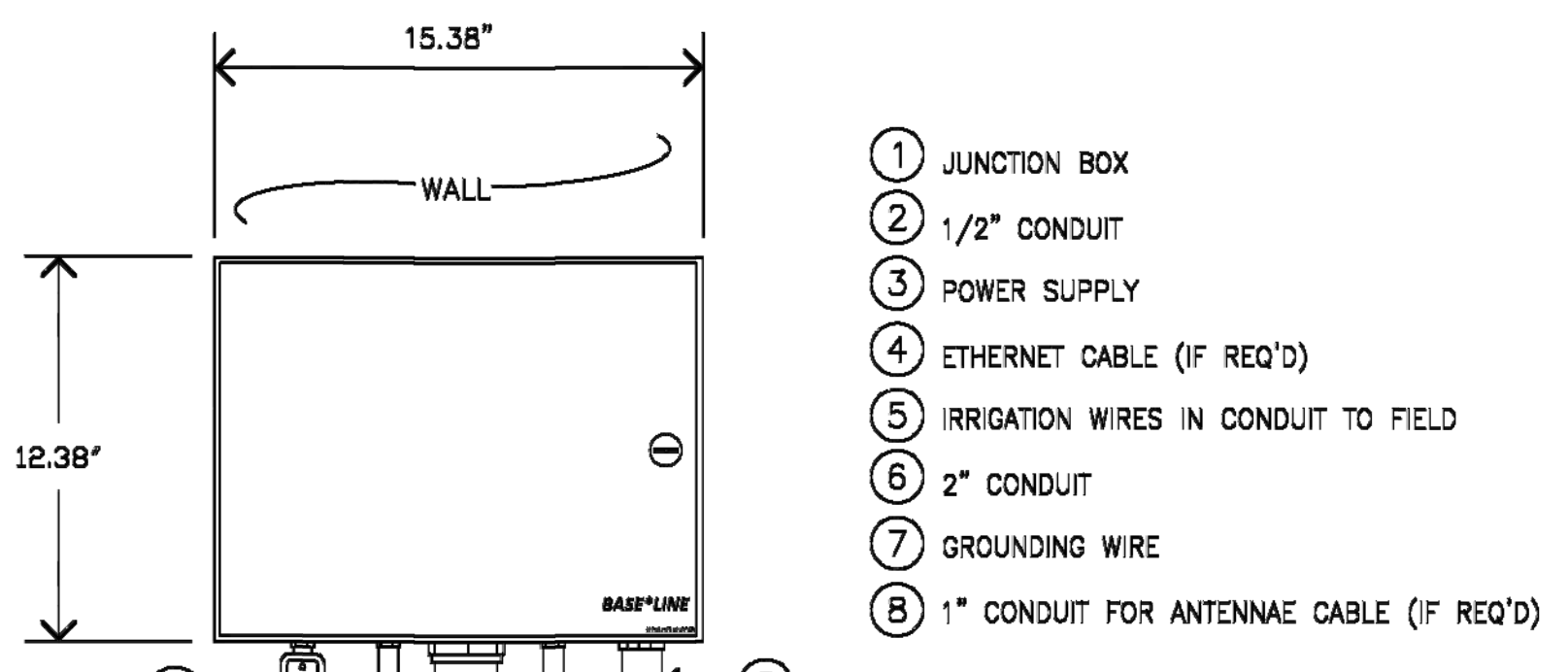
- 1 TWO-WIRE SYSTEM. 36" LINEAL LENGTH OF WIRE, COILED
- 2 BICOODER. RED TO RED, BLACK TO BLACK
- 3 ID TAG: VID SERIES
- 4 WATERPROOF CONNECTION: DBR/DBY SPLICE-1 (1 OF 4)
- 5 FINISH GRADE (MULCH/GRASS)
- 6 VALVE BOX, AS SPECIFIED
- 7 REMOTE CONTROL VALVE, AS SPECIFIED
- 8 SCH. 80 PVC TXT UNION
- 9 BRASS MANUAL ANGLE VALVE
- 10 2"x8" PLASTIC LUMBER UNDER BOTH SIDES, LENGTH OF BOX. EXTEND 2" BEYOND BOX.
- 11 SCH. 80 PVC NIPPLE (2" LENGTH, HIDDEN) AND SCH. 40 PVC ELL
- 12 PVC MAIN LINE, AS NOTED
- 13 SCH. 40 PVC TEE OR ELL
- 14 LANDSCAPE GRADE FILTER FABRIC, WRAP UP SIDES OF VALVE BOX. COVER ALL PENETRATIONS
- 15 SCH. 80 PVC MALE X SLIP UNION
- 16 PVC LATERAL PIPE
- 17 2" CLEAR BETWEEN VALVE ASSEMBLY AND FABRIC

CONTROL VALVE RAIN BIRD PEB OR PEBS SERIES
 NTS



- 1 TWO-WIRE SYSTEM. 36" LINEAL LENGTH OF WIRE, COILED
- 2 BICOODER. RED TO RED, BLACK TO BLACK
- 3 ID TAG: VID SERIES
- 4 WATERPROOF CONNECTION: DBR/DBY SPLICE-1 (1 OF 4)
- 5 FINISH GRADE (MULCH/GRASS)
- 6 VALVE BOX, AS SPECIFIED
- 7 REMOTE CONTROL VALVE, AS SPECIFIED
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- 13 SCH. 40 PVC TEE OR ELL
- 14 LANDSCAPE GRADE FILTER FABRIC, WRAP UP SIDES OF VALVE BOX. COVER ALL PENETRATIONS
- 15 SCH. 80 PVC MALE X SLIP UNION
- 16 PVC LATERAL PIPE
- 17 2" CLEAR BETWEEN VALVE ASSEMBLY AND FABRIC
- 18 WIDE RANGE PRESSURE REGULATOR, AS SPECIFIED
- 19 SCREEN FILTER, AS SPECIFIED

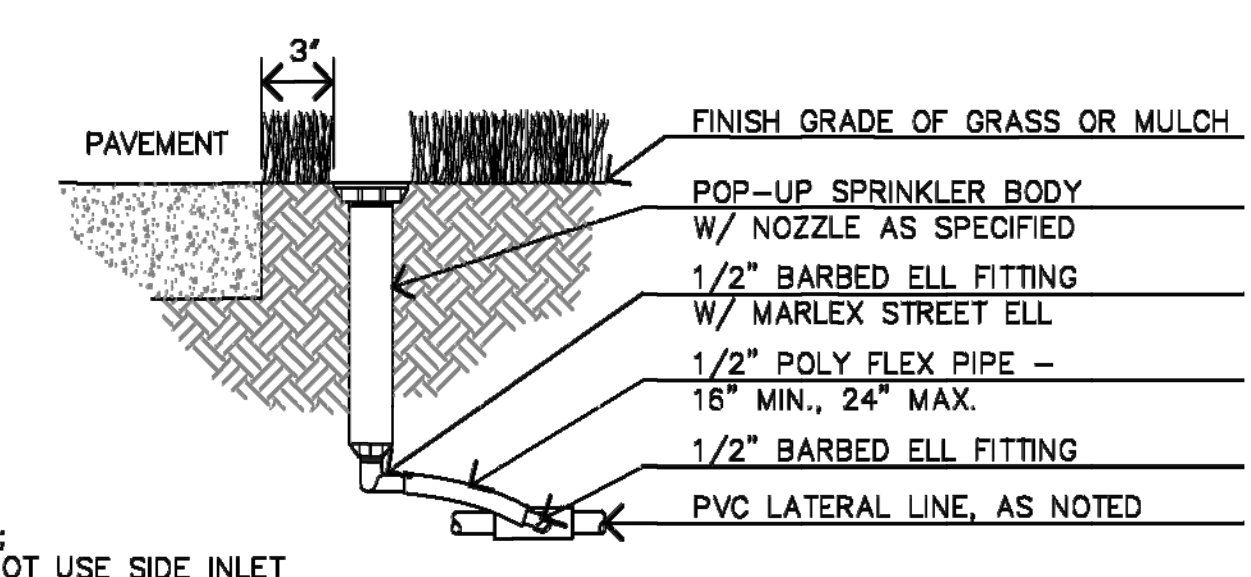
DRIP VALVE ASSEMBLY RAIN BIRD PEB OR PEBS SERIES
 NTS



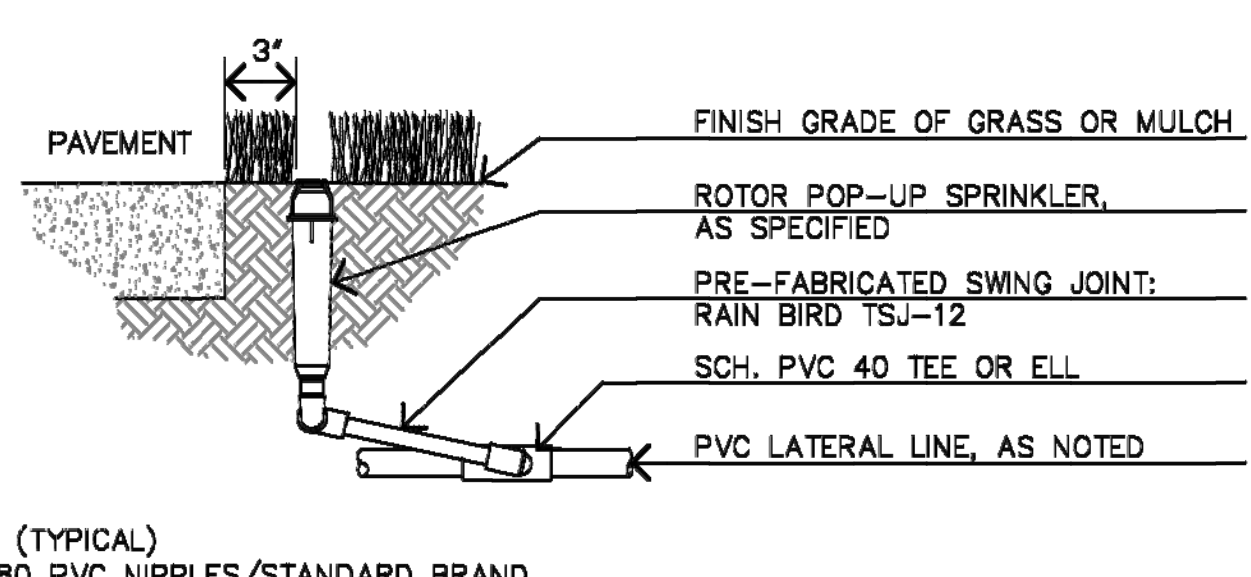
- 1 JUNCTION BOX
- 2 1/2" CONDUIT
- 3 POWER SUPPLY
- 4 ETHERNET CABLE (IF REQ'D)
- 5 IRRIGATION WIRES IN CONDUIT TO FIELD
- 6 2" CONDUIT
- 7 GROUNDING WIRE
- 8 1" CONDUIT FOR ANTENNAE CABLE (IF REQ'D)

NOTES:
 1. MOUNT TO WALL PER MANUFACTURER'S INSTRUCTIONS.
 2. PROPER GROUNDING IS REQUIRED TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.
 3. USE CONDUIT PER CONDITIONS OR PER LOCAL CODE.
 4. COORDINATE SLEEVING REQUIREMENTS WITH OTHER TRADES.

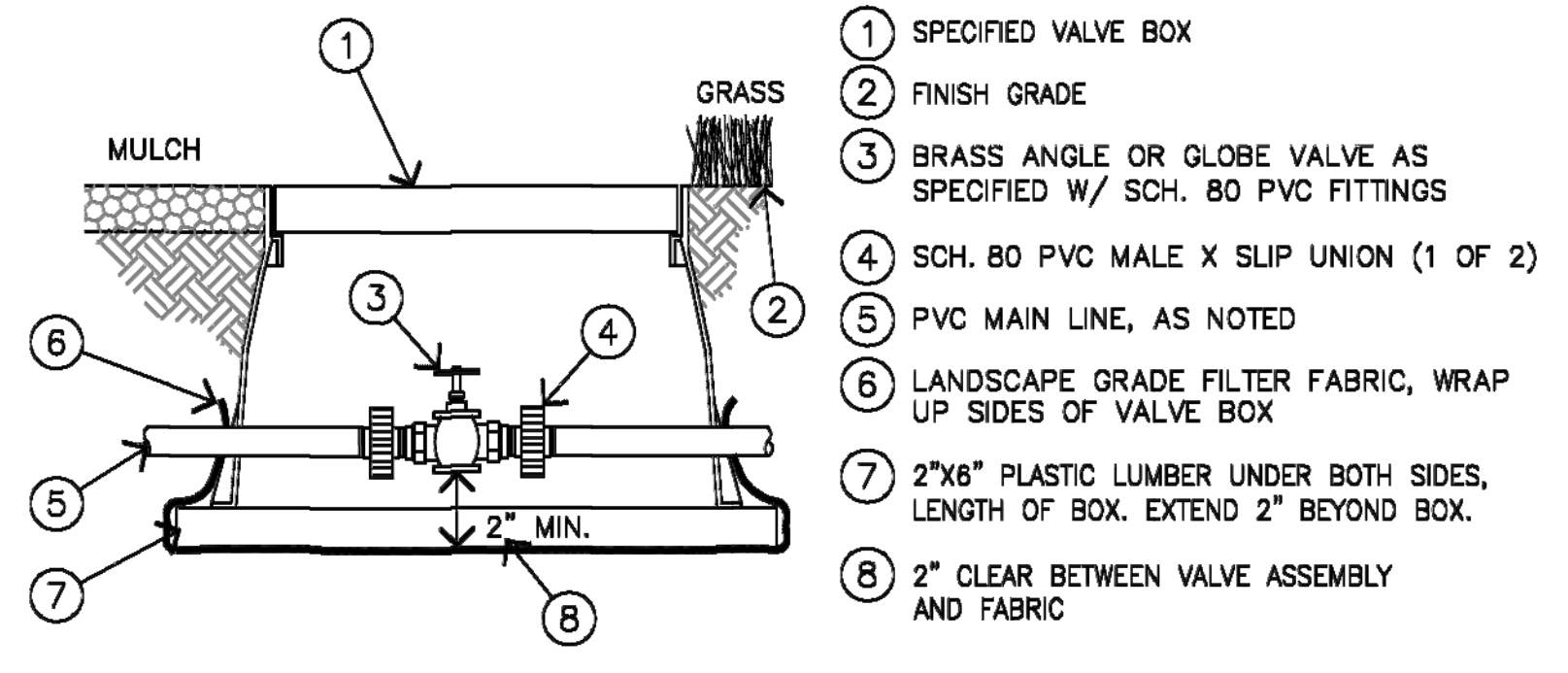
WALL MOUNT CONTROLLER
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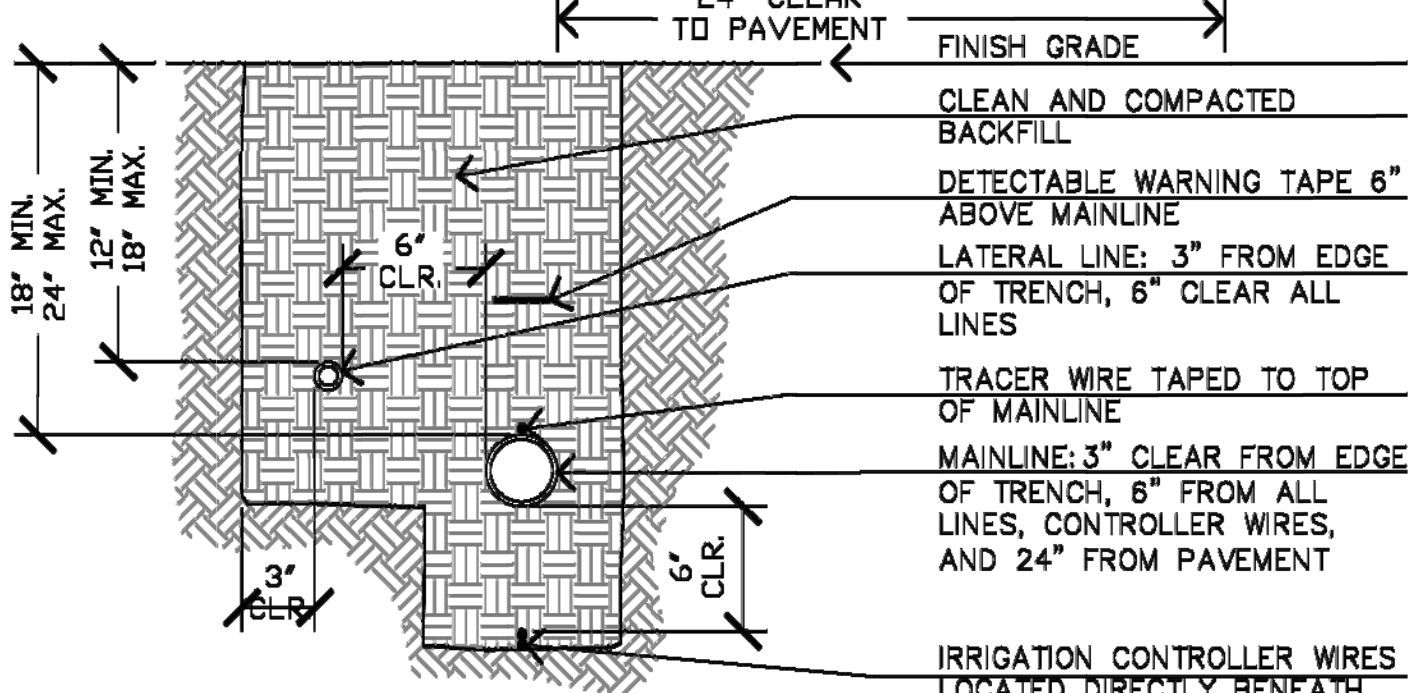
SPRAY / MP ROTATOR POLY FLEX RISER
 NTS



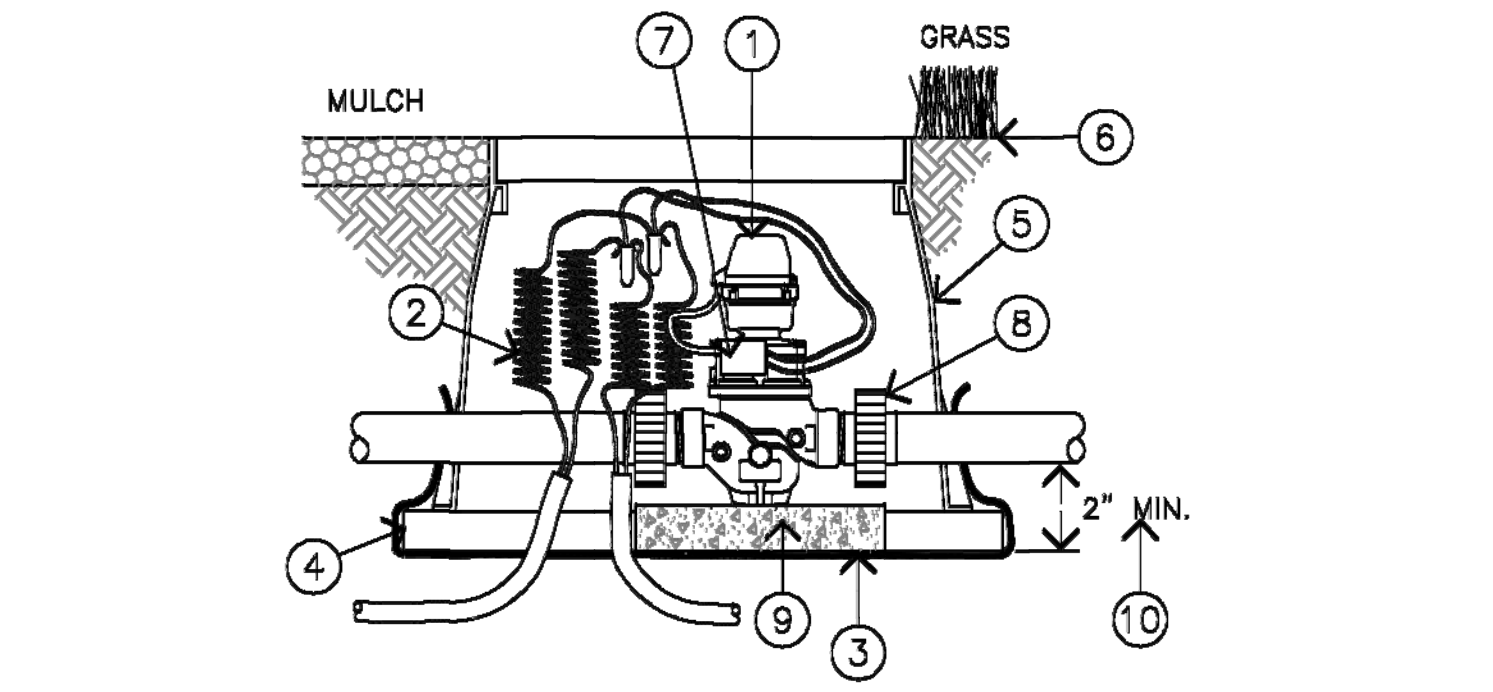
ROTOR ADJUSTABLE RISER
 NTS



ISOLATION / MANUAL CONTROL VALVE
 NTS

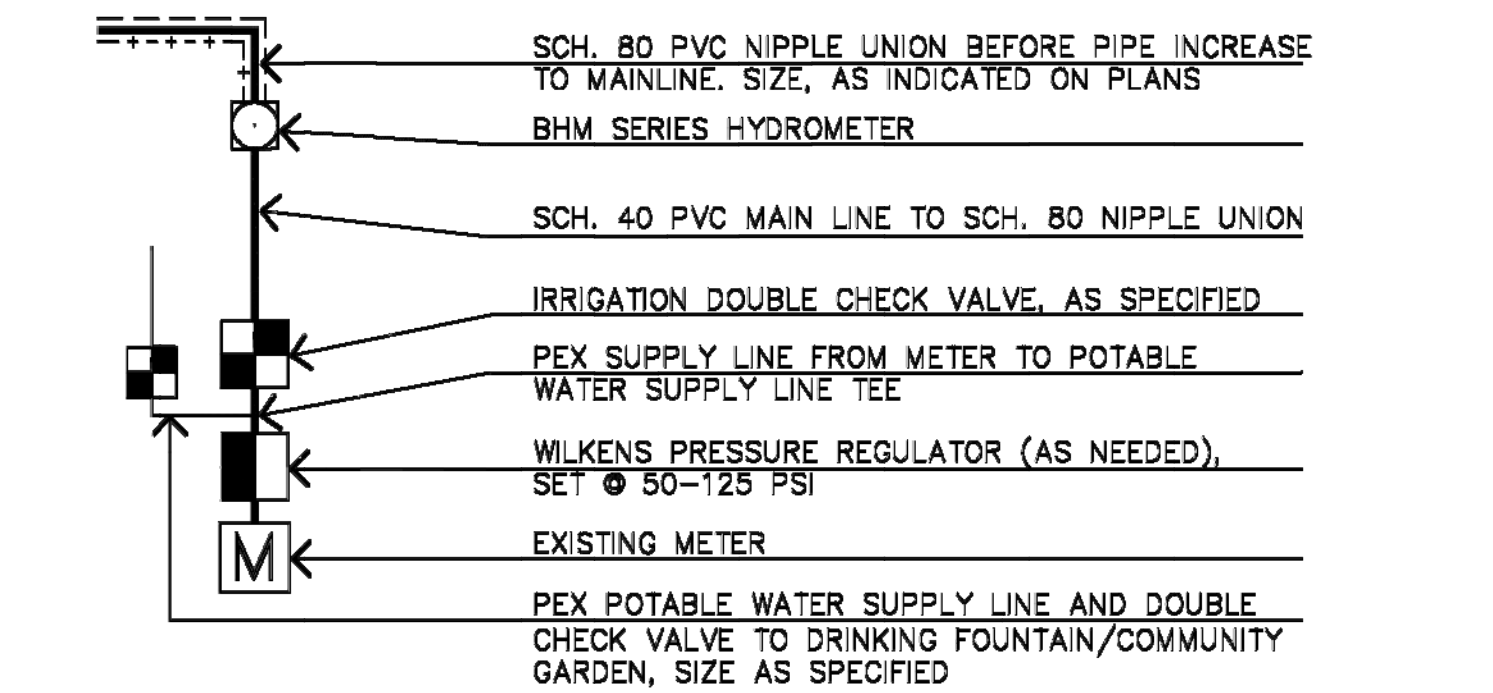


PIPE TRENCH
 NTS



- 1 BHM SERIES HYDROMETER - MASTER VALVE/FLOW METER COMBINATION
- 2 TWO-WIRE SYSTEM. 36" LENGTH OF COILED WIRE
- 3 LANDSCAPE GRADE FILTER FABRIC
- 4 2"x8" PLASTIC LUMBER UNDER BOTH SIDES, LENGTH OF BOX. EXTEND 2" BEYOND BOX
- 5 VALVE BOX, AS SPECIFIED
- 6 FINISH GRADE (MULCH/GRASS)
- 7 BICOODER
- 8 SCH. 80 PVC UNION (1 OF 2)
- 9 2x12x12" CONCRETE PAVER
- 10 2" CLEAR BETWEEN VALVE ASSEMBLY AND FABRIC

HYDROMETER VALVE - BASELINE
 NTS



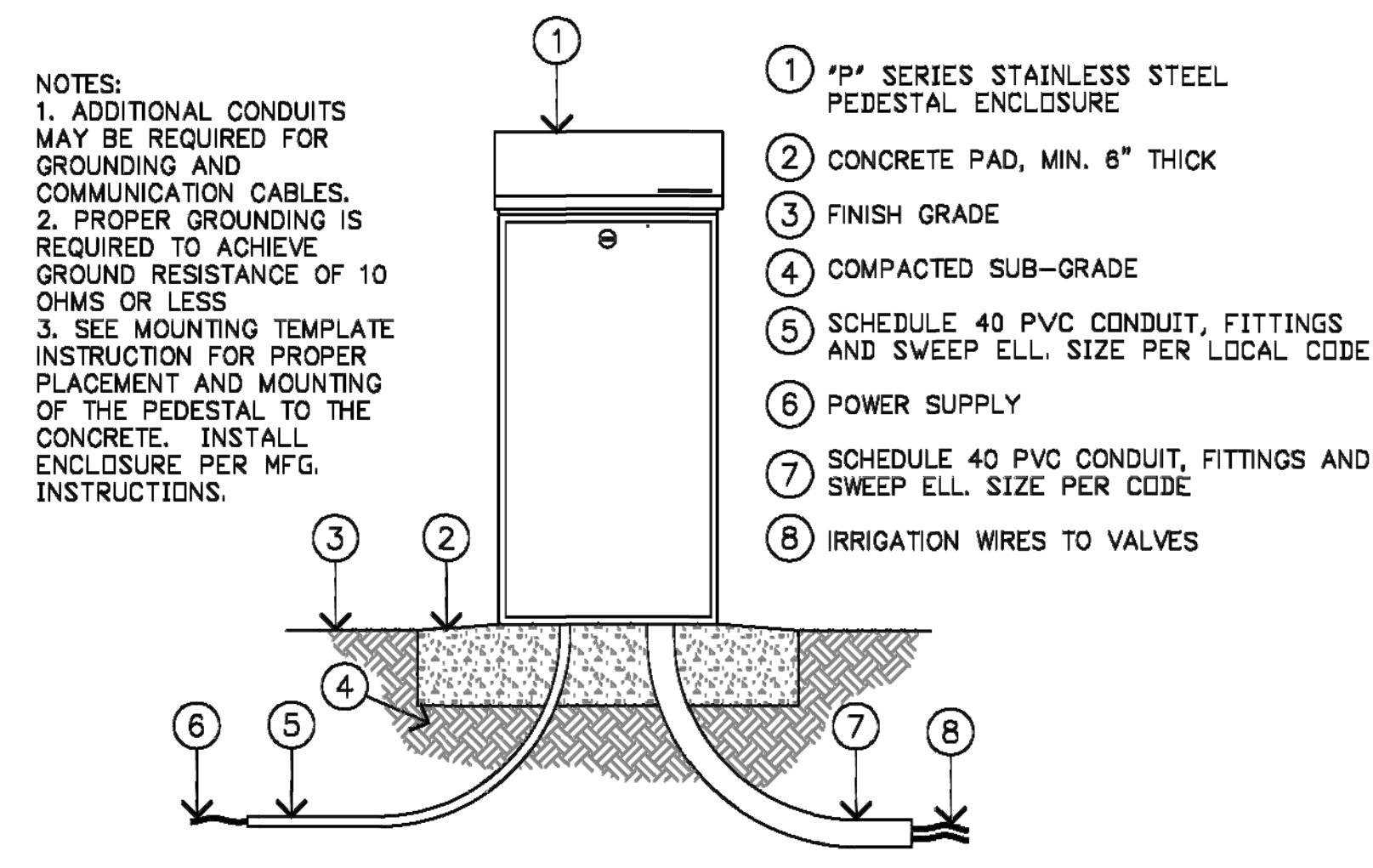
POINT OF CONNECTION - BASELINE
 NTS

Rev July 22, 2022
THPRD IRRIGATION DETAILS
 SHEET 1 OF 3

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REVISIONS
 LAND USE RESUBMITTAL
 JUNE 28, 2024
 DRAWN BY KS
 CHECKED BY KL
 SCALE AS NOTED
 DETAILS

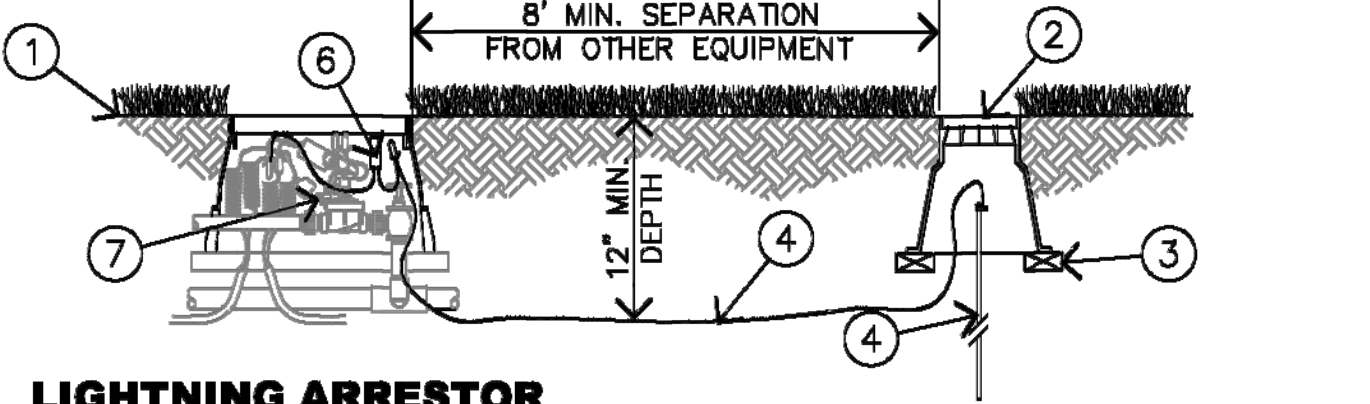
NOT FOR
CONSTRUCTION



- NOTES:
1. ADDITIONAL CONDUITS MAY BE REQUIRED FOR GROUNDING AND COMMUNICATION CABLES.
2. PROPER GROUNDING IS REQUIRED TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.
3. SEE MOUNTING TEMPLATE INSTRUCTION FOR PROPER PLACEMENT AND MOUNTING OF THE PEDESTAL TO THE CONCRETE. INSTALL ENCLOSURE PER MFG. INSTRUCTIONS.
- 1/4" SERIES STAINLESS STEEL PEDESTAL ENCLOSURE
 - CONCRETE PAD, MIN. 6" THICK
 - FINISH GRADE
 - COMPACTED SUB-GRADE
 - SCHEDULE 40 PVC CONDUIT, FITTINGS AND SWEEP ELL. SIZE PER LOCAL CODE
 - POWER SUPPLY
 - SCHEDULE 40 PVC CONDUIT, FITTINGS AND SWEEP ELL. SIZE PER CODE
 - IRRIGATION WIRES TO VALVES

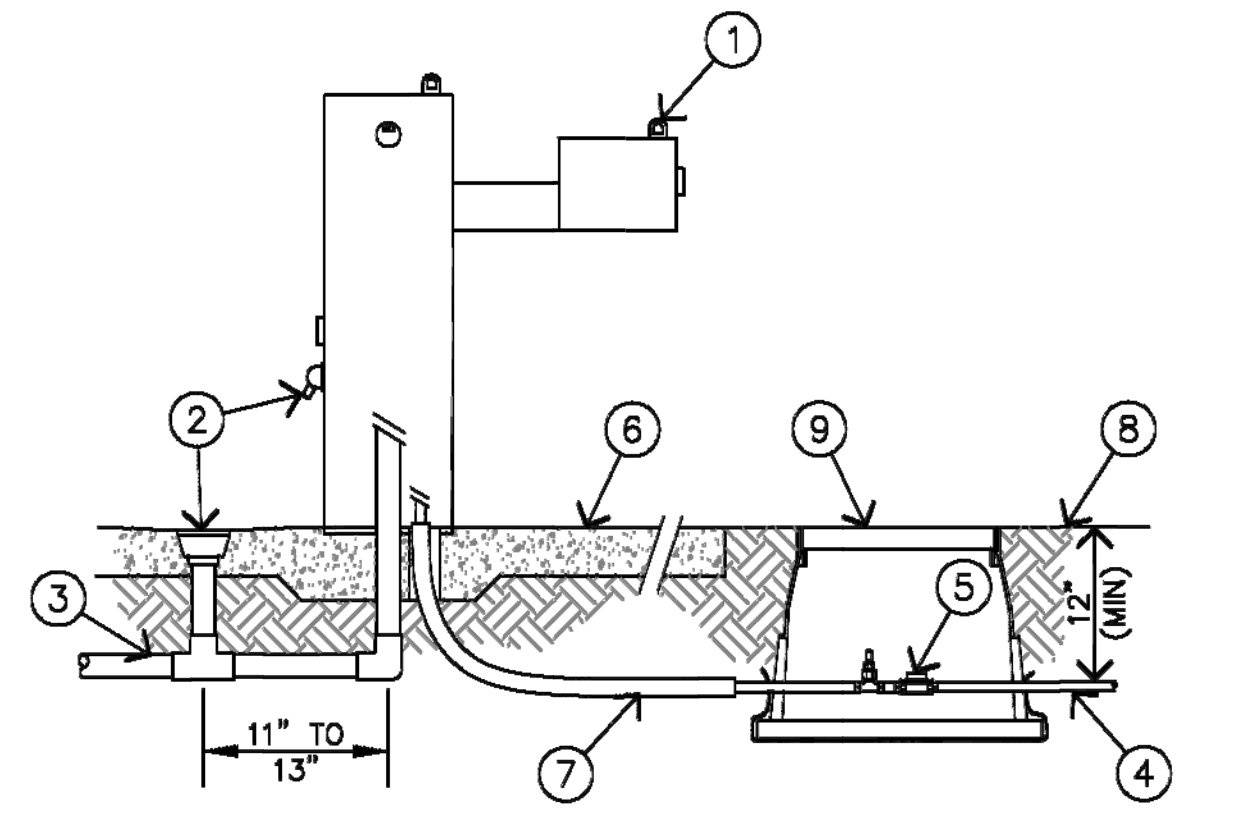
STAINLESS STEEL PEDESTAL

- 1 FINISH GRADE
- 10" ROUND JUNCTION BOX
- 2"x6"x16" PLASTIC LUMBER UNDER BOTH SIDES (1 OF 2)
- 8' GROUNDING ROD, INSTALL PER CODE
- #8 AWG SOLID BARE CU WIRE OR PER LOCAL CODE
- BL-LA01 BASELINE LIGHTING ARRESTOR
- EXISTING CONTROL VALVE ASSEMBLY, SEE DETAIL

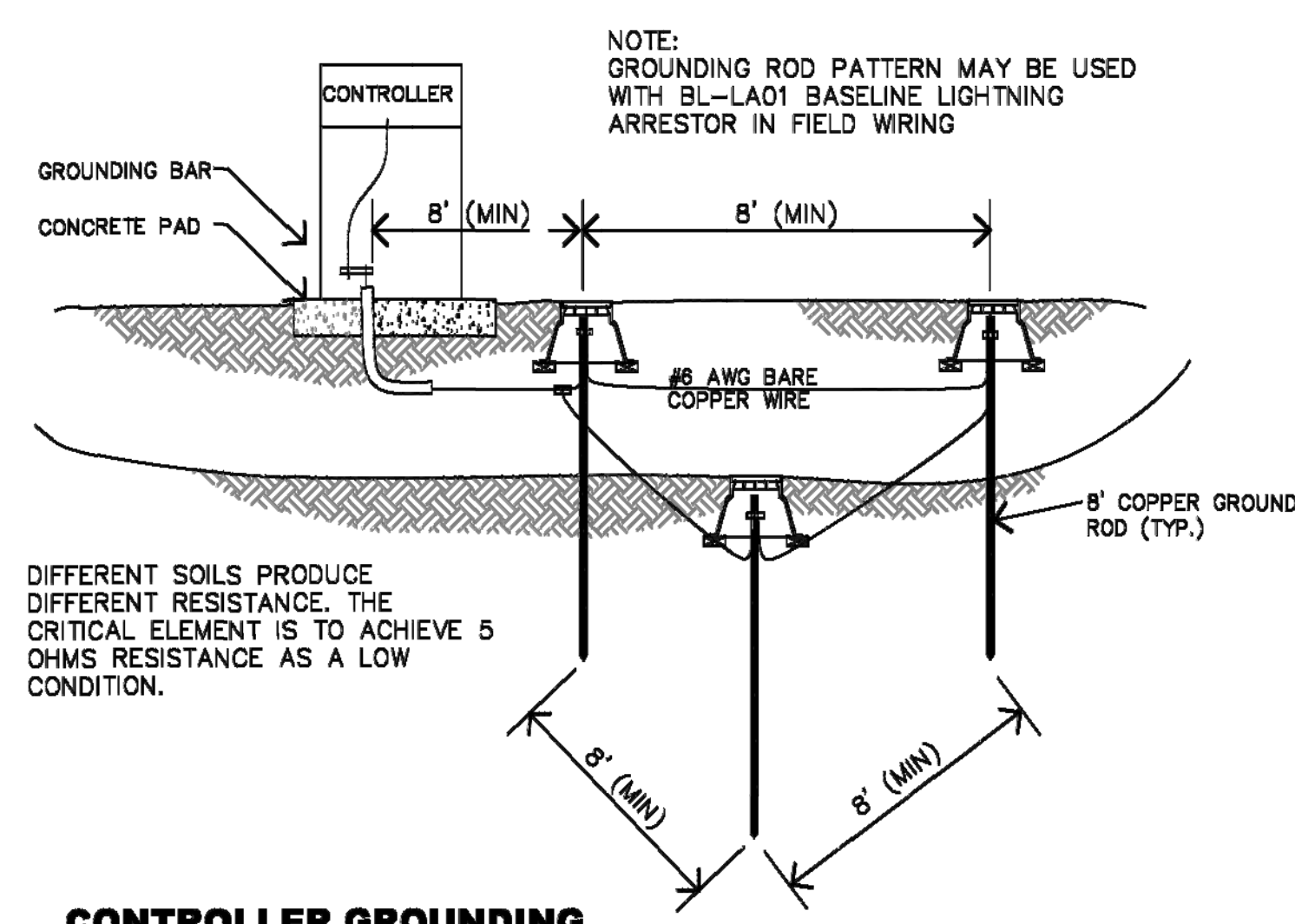


LIGHTNING ARRESTOR

- MDF DRINKING FOUNTAIN, SEE SPECS FOR OPTIONS
- AREA DRAIN REQUIRED WITH JUG FILLER
- CONNECT TO SEWER, STORM DR DRY WELL PER CIVIL PLANS
- PEX SUPPLY LINE FROM POINT OF BEGINNING
- WINTERIZATION ASSEMBLY: 1/2 TURN BRASS BALL VALVE AND INLINE BRASS TEE WITH SCHRADER AIR VALVE
- CONCRETE SLAB, SEE PLANS FOR FOUNTAIN LOCATION AND ORIENTATION
- 1 1/2" FLEXIBLE SCH 40 PVC SPA LINE SLEEVE UNDER PAVEMENT
- FINISH GRADE
- 12" STANDARD VALVE BOX WITH 2"x6"x16" PLASTIC LUMBER BASE, EACH SIDE, WRAP WITH FILTER FABRIC, COVER ALL PENETRATIONS



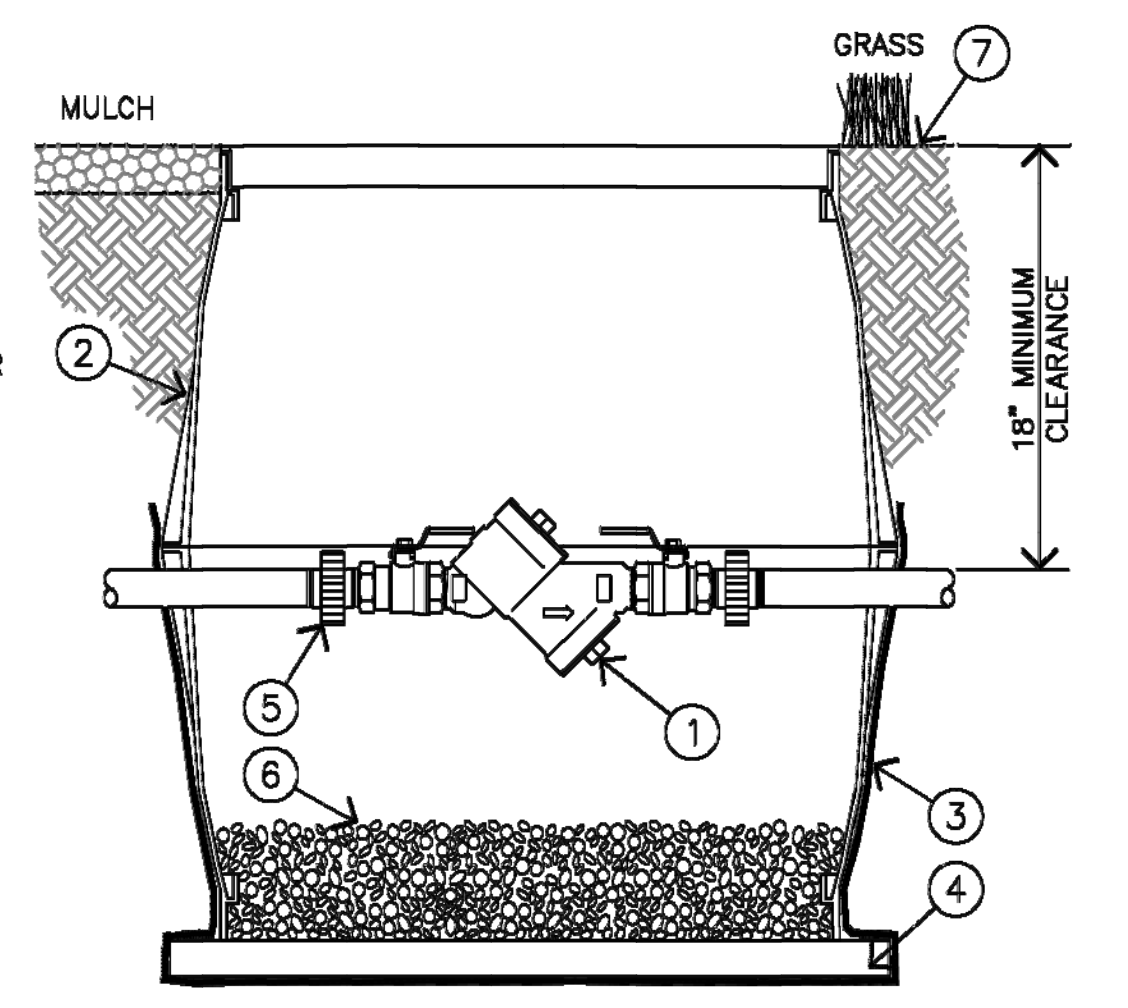
DRINKING FOUNTAIN UTILITY CONNECTIONS



CONTROLLER GROUNDING

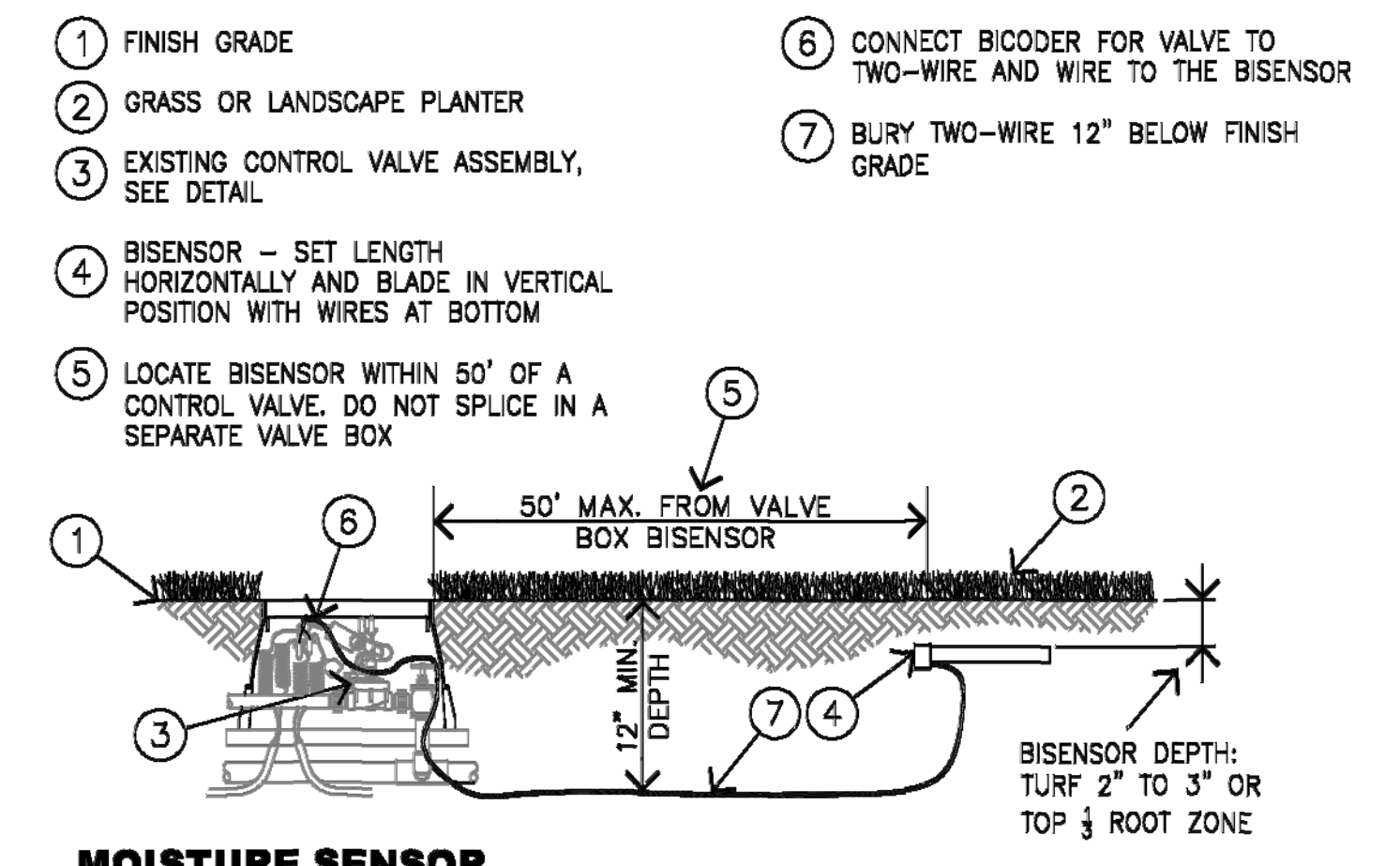
- AQUALINE HBL-075 HOSE BIBB (1 OF 2)
- 3/4" GALVANIZED TEE
- 4"x4"x72" STRUCTURAL PLASTIC POST
- 1/2" RIDGED HOLE STRAPS (1 OF 2)
- 3/4" GALVANIZED PIPE
- BRASS MALE ADAPTER TO ELBOW
- PEX SUPPLY LINE PER CIVIL PLANS. SLEEVE IN 1 1/2" SCH FLEXIBLE 40 PVC SPA LINE WHEN UNDER CONCRETE
- FINISH GRADE

GARDEN HOSE BIBB



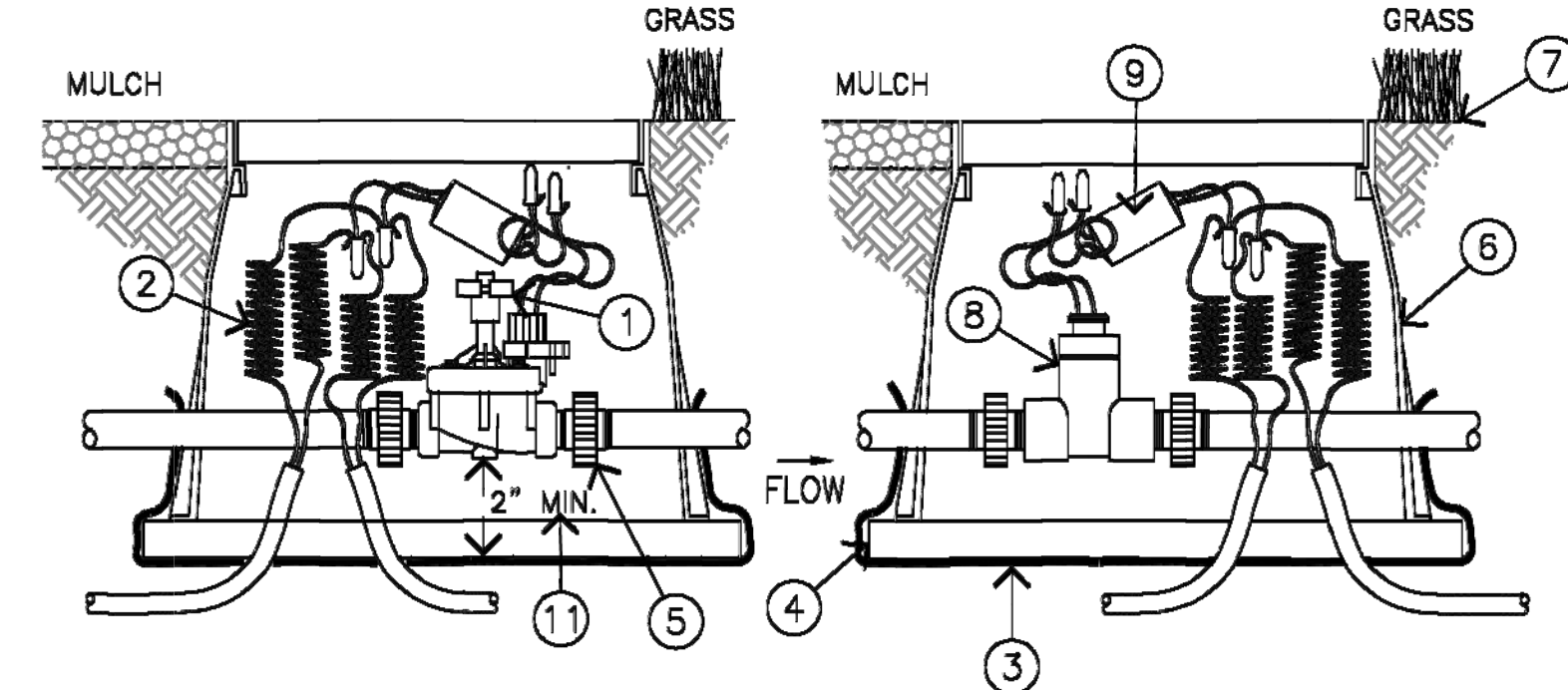
- DOUBLE CHECK VALVE ASSEMBLY
- NDS 17"x30"x18" VALVE BOX WITH OVERLAPPING BOLT-DOWN COVER
- LANDSCAPE GRADE FILTER FABRIC, WRAP UP SIDES OF VALVE BOX, COVER ALL PENETRATIONS
- 2"x6" PLASTIC LUMBER UNDER BOTH SIDES, LENGTH OF BOX, EXTEND 2" BEYOND BOX
- SCH. 80 PVC UNION (1 OF 2)
- 6" MIN. DEPTH OF 3/4" WASHED GRAVEL
- FINISH GRADE

1 1/2" & LARGER DOUBLE CHECK VALVE ASSEMBLY



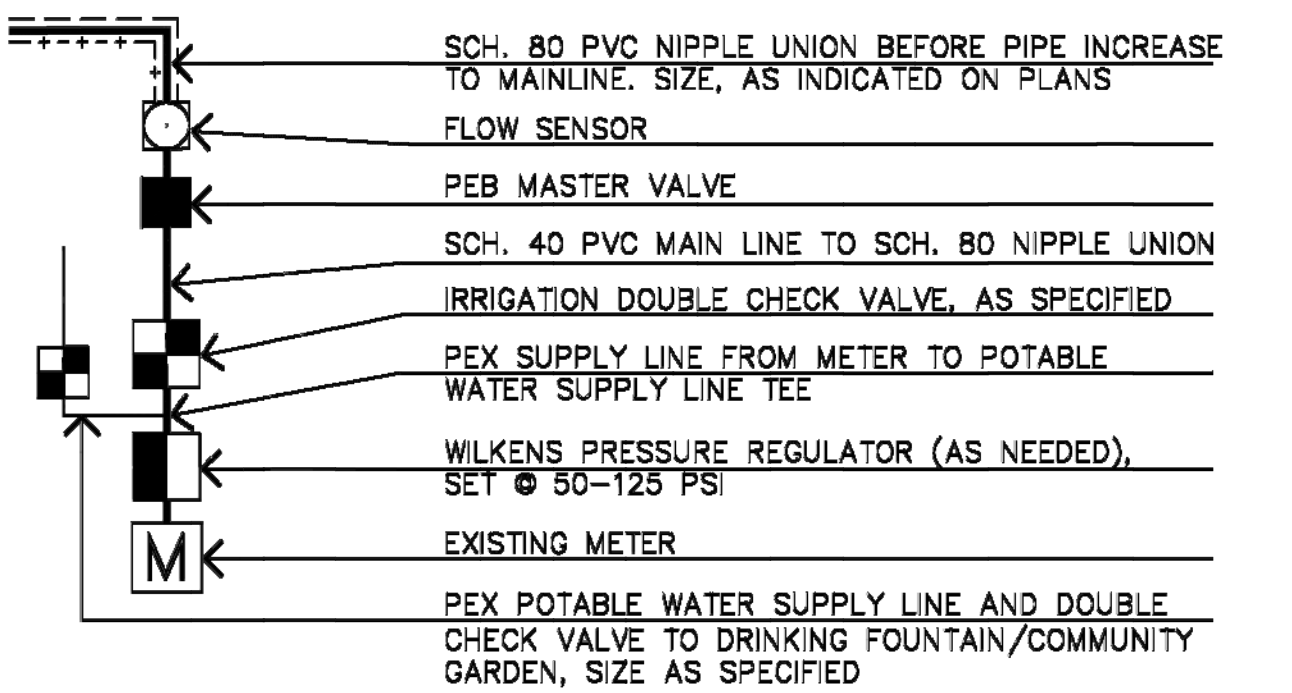
MOISTURE SENSOR

- FINISH GRADE
- GRASS OR LANDSCAPE PLANTER
- EXISTING CONTROL VALVE ASSEMBLY, SEE DETAIL
- BISENSOR - SET LENGTH HORIZONTALLY AND BLADE IN VERTICAL POSITION WITH WIRES AT BOTTOM
- LOCATE BISENSOR WITHIN 50' OF A CONTROL VALVE. DO NOT SPLICE IN A SEPARATE VALVE BOX
- CONNECT BICODEC FOR VALVE TO TWO-WIRE AND WIRE TO THE BISENSOR
- BURY TWO-WIRE 12" BELOW FINISH GRADE



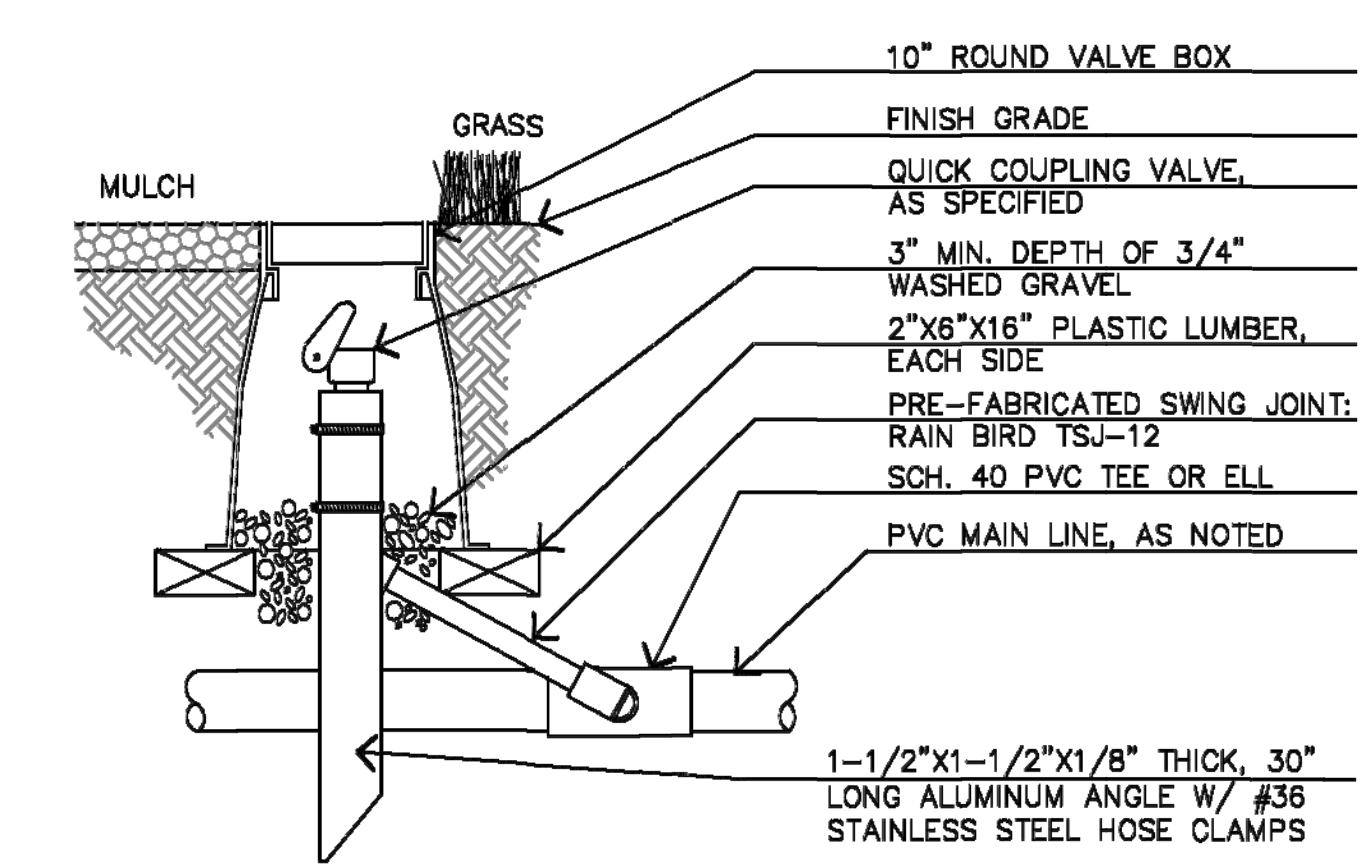
- RAIN BIRD PE/BPE SERIES MASTER VALVE
- TWO-WIRE SYSTEM, 36" LENGTH OF COILED WIRE
- LANDSCAPE GRADE FILTER FABRIC, WRAP UP SIDES OF VALVE BOX, COVER ALL PENETRATIONS
- 2"x6" PLASTIC LUMBER UNDER BOTH SIDES, LENGTH OF BOX, EXTEND 2" BEYOND BOX
- SCH. 80 PVC UNION (1 OF 2)
- JUMBO SIZE VALVE BOX
- FINISH GRADE (MULCH/GRASS)
- FLOW SENSOR
- BICODEC
- 2" CLEAR BETWEEN VALVE ASSEMBLY AND FABRIC

MASTER VALVE AND FLOW SENSOR - RAIN BIRD IQ

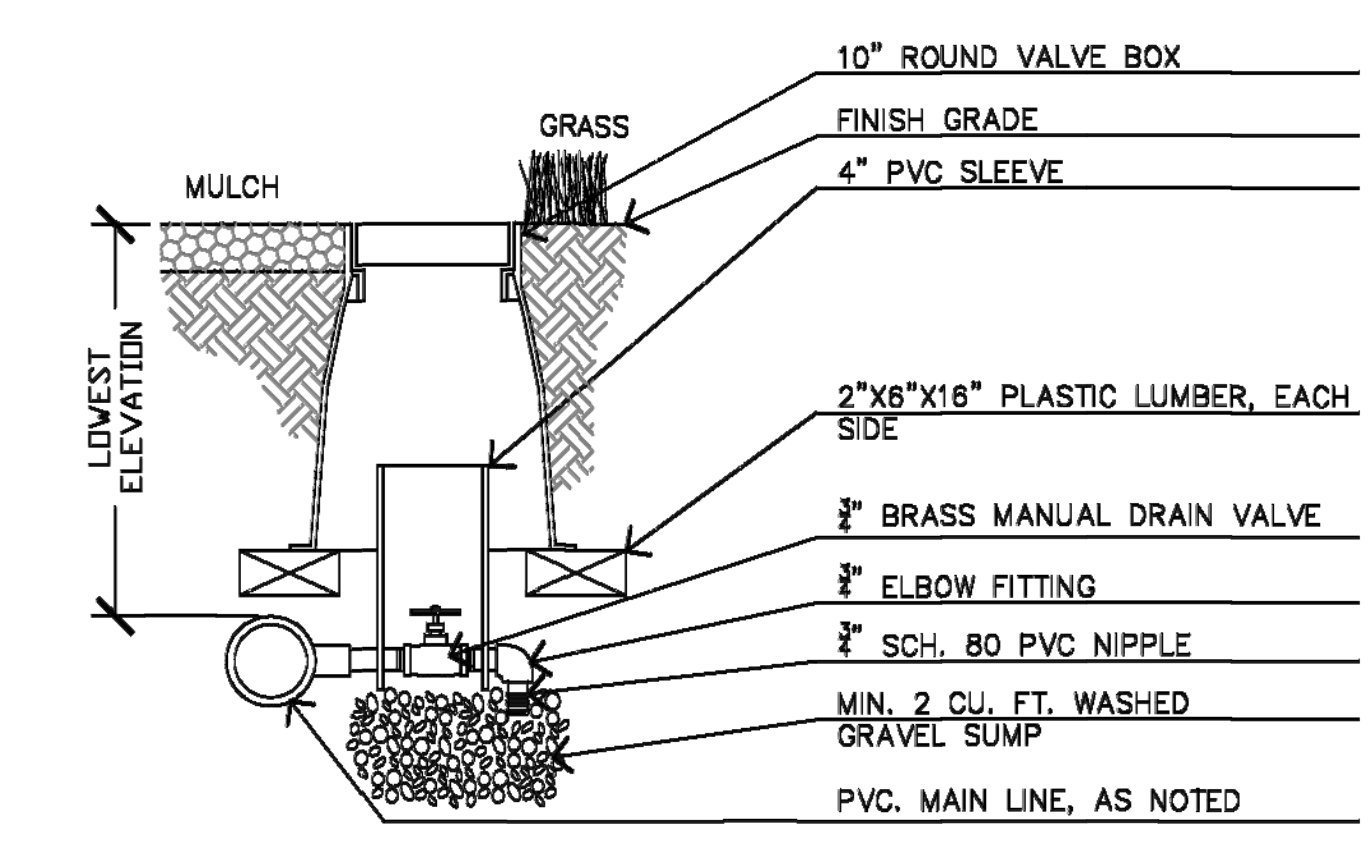


POINT OF CONNECTION - RAIN BIRD IQ

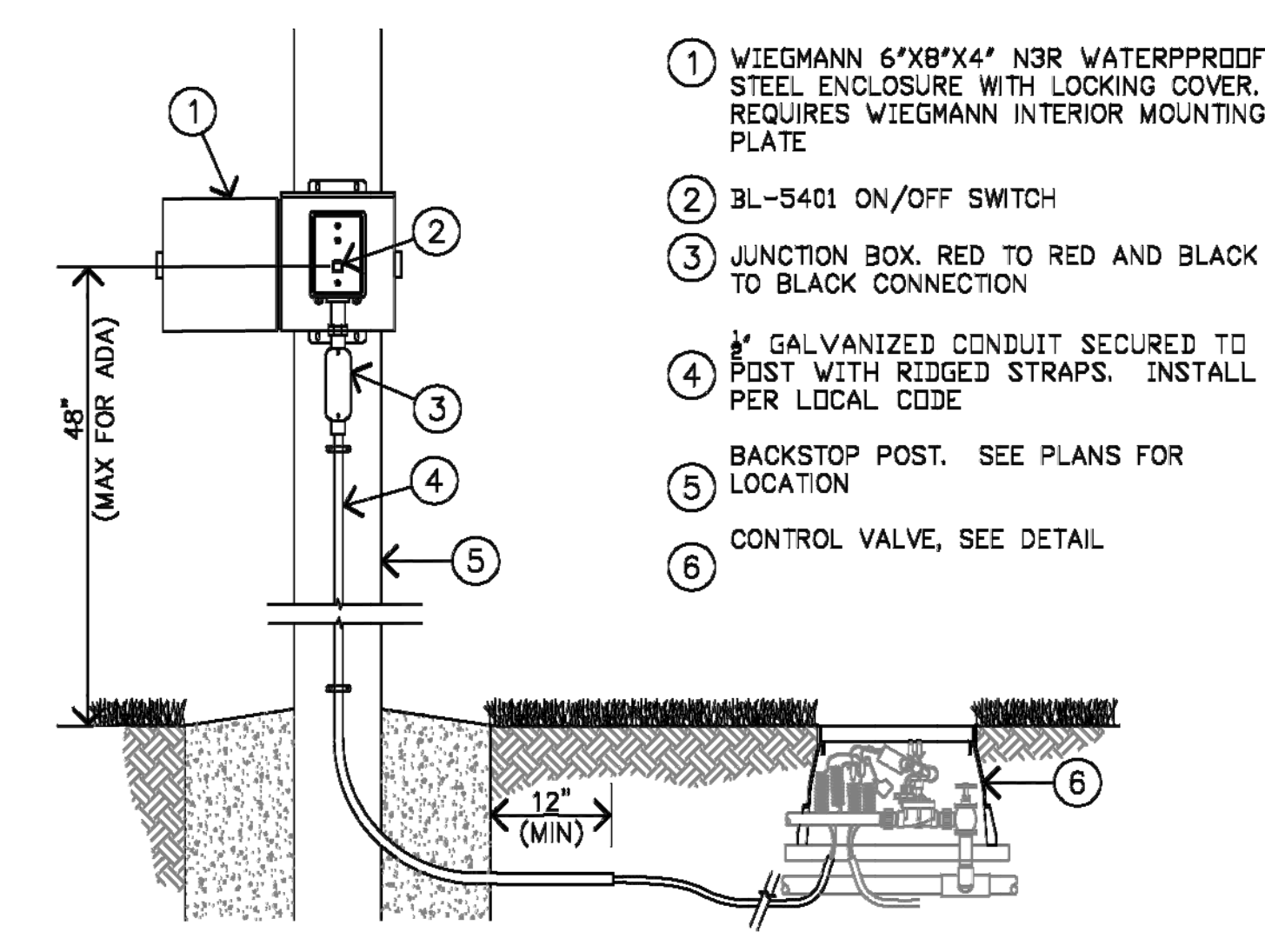
NOT FOR
CONSTRUCTION



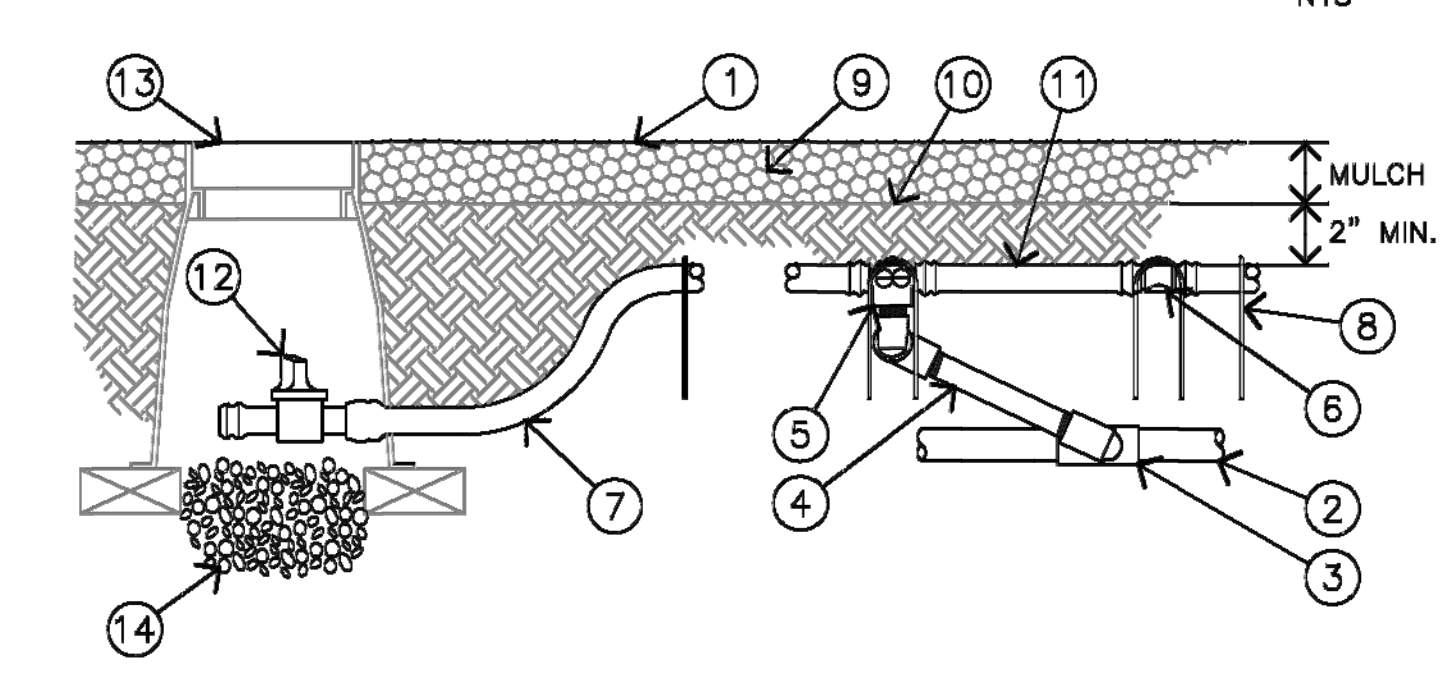
QUICK COUPLER VALVE RAIN BIRD MODEL SRC SERIES
NTS



MANUAL DRAIN VALVE
NTS

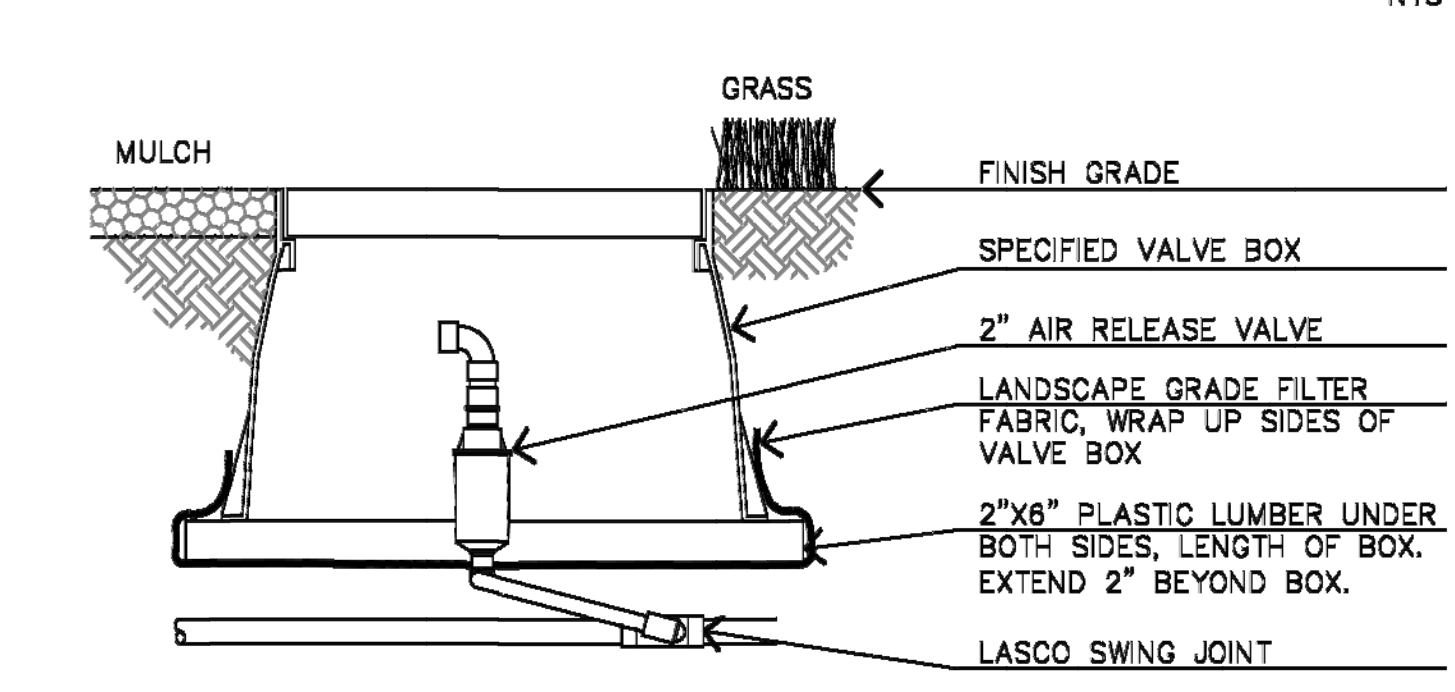


DUST CONTROL VALVE
NTS

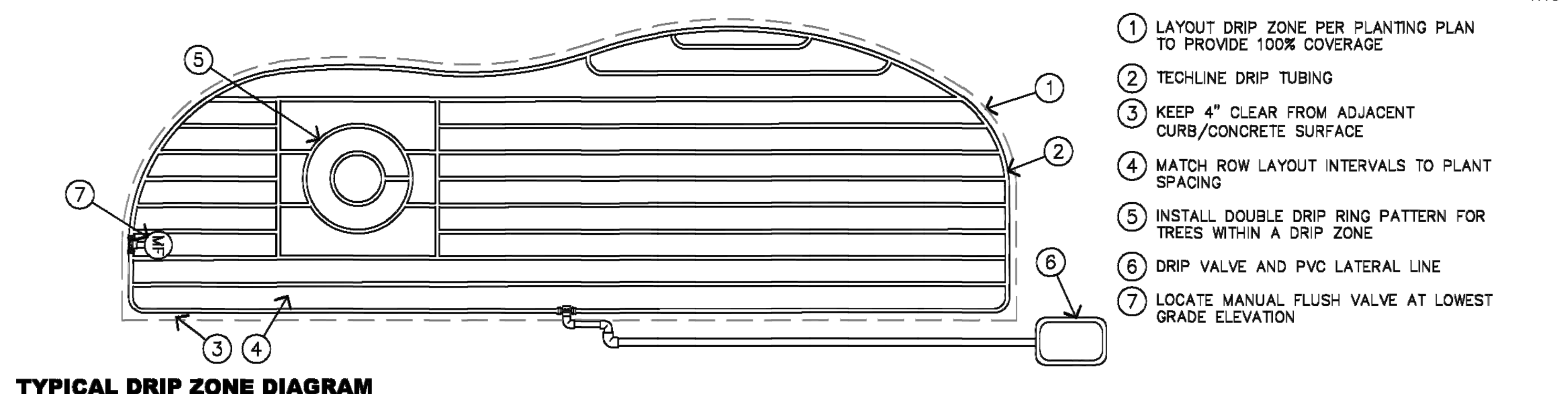


DRIP TUBING
NTS

- ① FINISH GRADE
- ② PVC LATERAL LINE, AS NOTED
- ③ SCH. 40 PVC TEE OR ELL
- ④ 3/4" TRIPLE SWING JOINT
- ⑤ TECHLINE COMBINATION TEE FITTING
- ⑥ TECHLINE FITTING, TYPICAL
- ⑦ TECHLINE DRIP TUBING
- ⑧ 6" ROUND TECHLINE STAINLESS STEEL STAPLE. INSTALL CRISSCROSSED AT EACH FITTING AND EVERY 3' OF TUBING
- ⑨ BARK MULCH LAYER
- ⑩ SUB GRADE
- ⑪ TRENCH AND INSTALL TUBING 2" BELOW SUB GRADE. COVER WITH CLEAN BACKFILL
- ⑫ MANUAL FLUSH VALVE
- ⑬ 10" VALVE BOX INSTALLATION WITH PLASTIC LUMBER SUPPORT AND GRAVEL SUMP
- ⑭ 3" MIN. DEPTH OF 3/4" WASHED GRAVEL

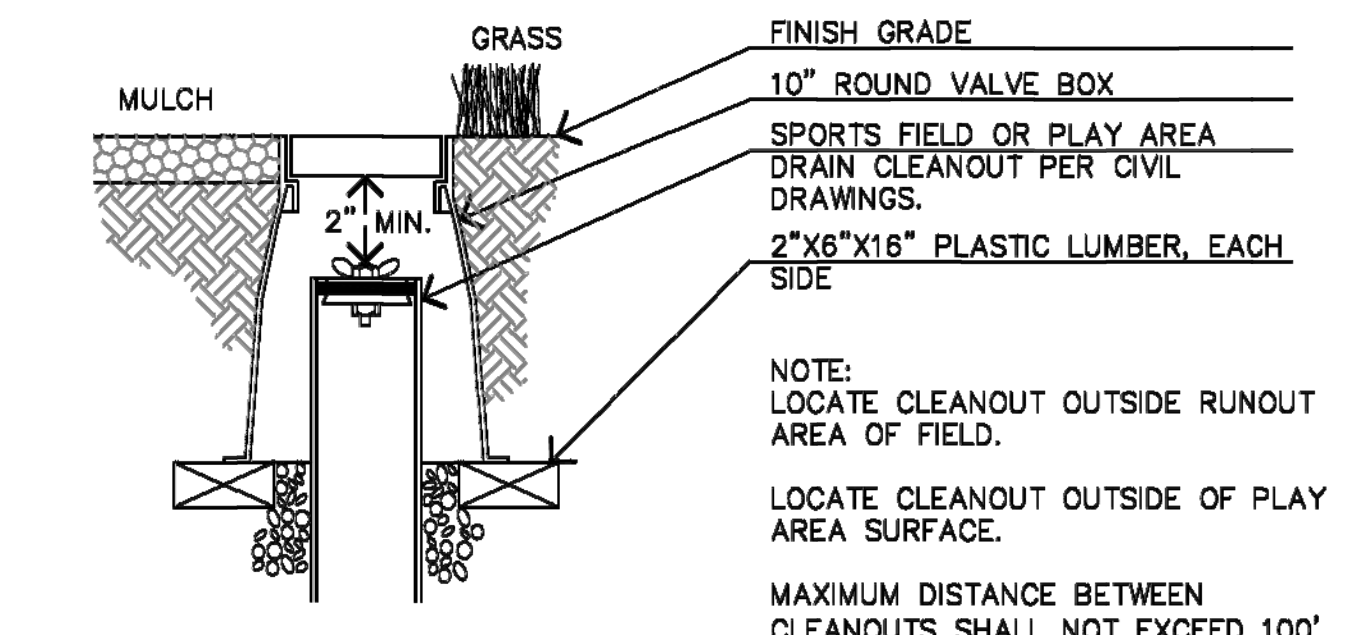


AIR RELEASE VALVE
NTS

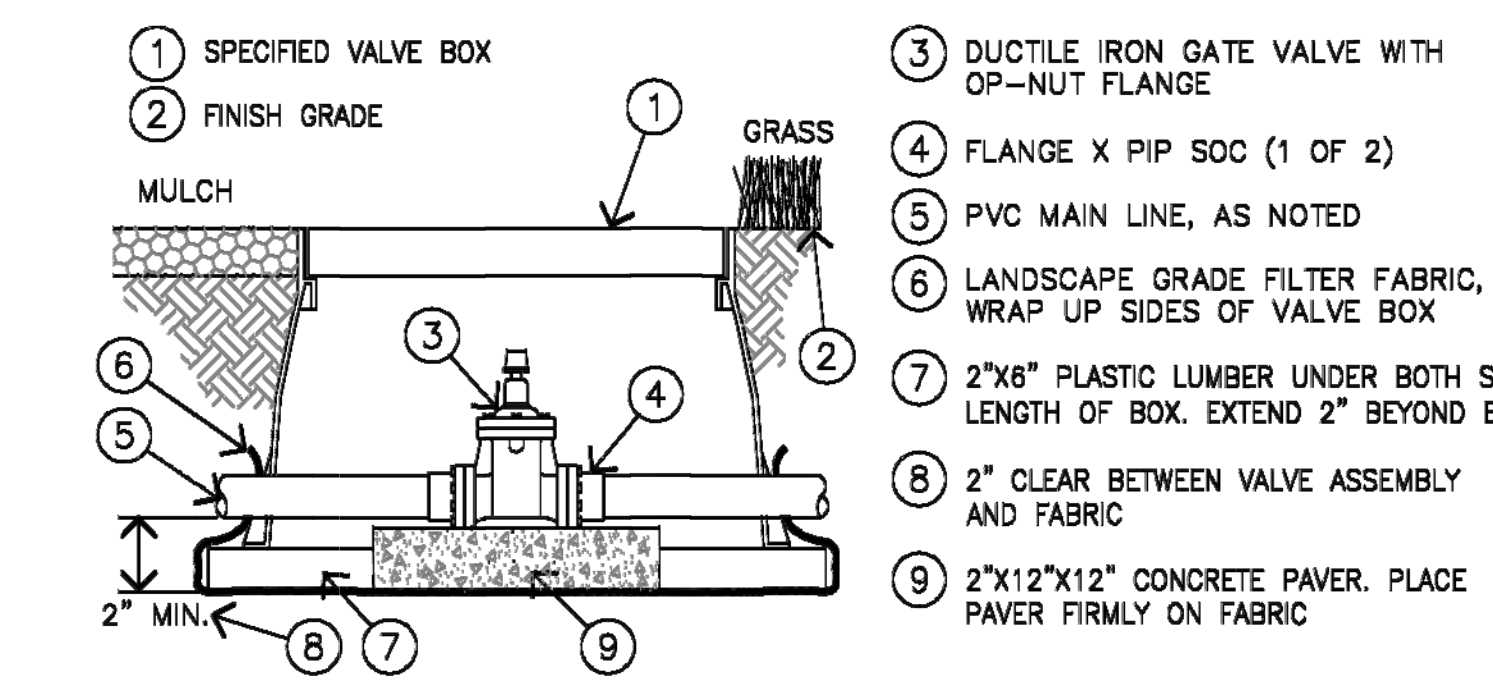


TYPICAL DRIP ZONE DIAGRAM
NTS

- ① LAYOUT DRIP ZONE PER PLANTING PLAN TO PROVIDE 100% COVERAGE
- ② TECHLINE DRIP TUBING
- ③ KEEP 4" CLEAR FROM ADJACENT CURB/CONCRETE SURFACE
- ④ MATCH ROW LAYOUT INTERVALS TO PLANT SPACING
- ⑤ INSTALL DOUBLE DRIP RING PATTERN FOR TREES WITHIN A DRIP ZONE
- ⑥ DRIP VALVE AND PVC LATERAL LINE
- ⑦ LOCATE MANUAL FLUSH VALVE AT LOWEST GRADE ELEVATION



SPORTS FIELD/PLAY AREA CLEANOUT
NTS

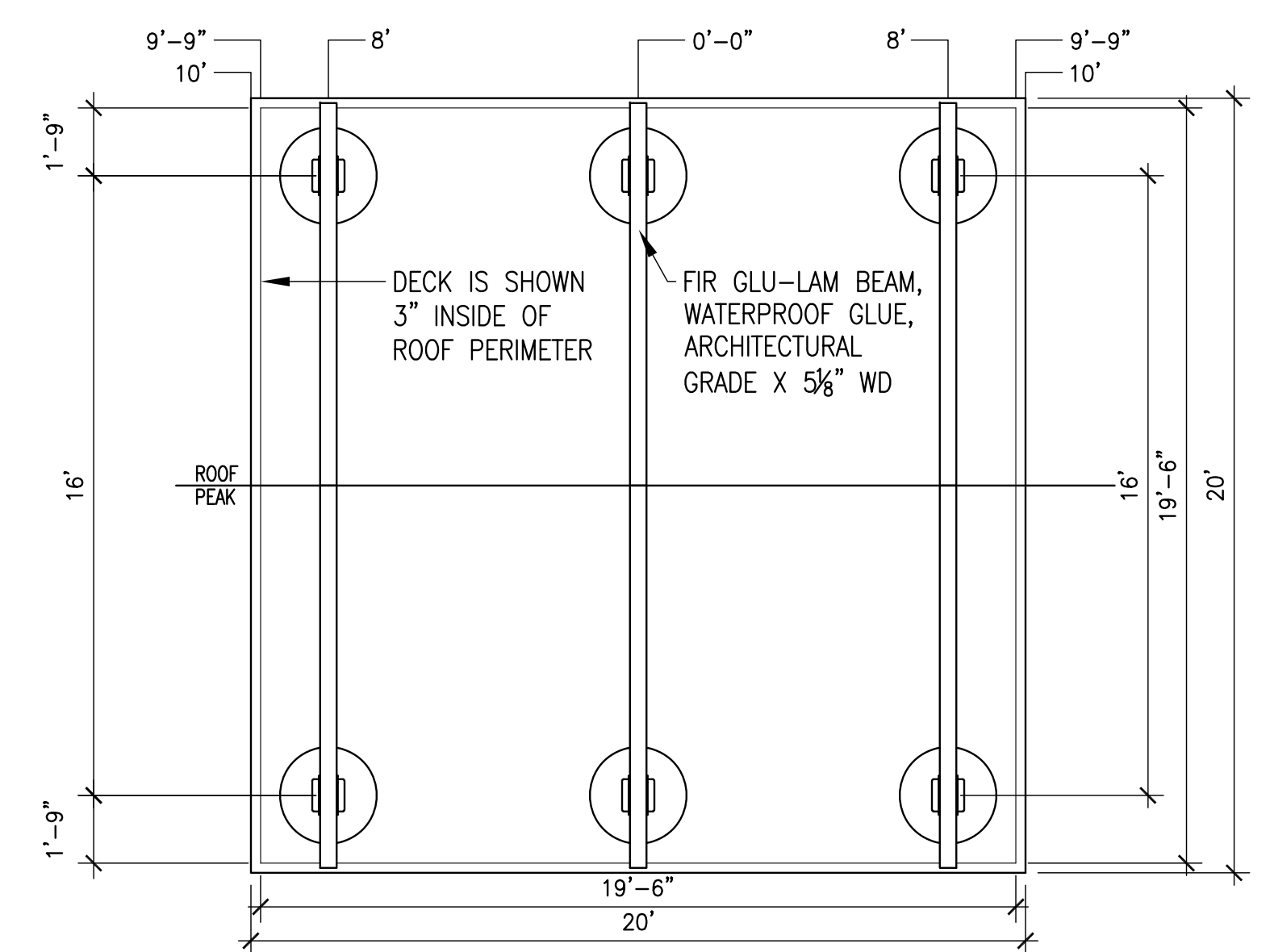


ISOLATION/MANUAL CONTROL VALVE (2 1/2" OR GREATER)
NTS

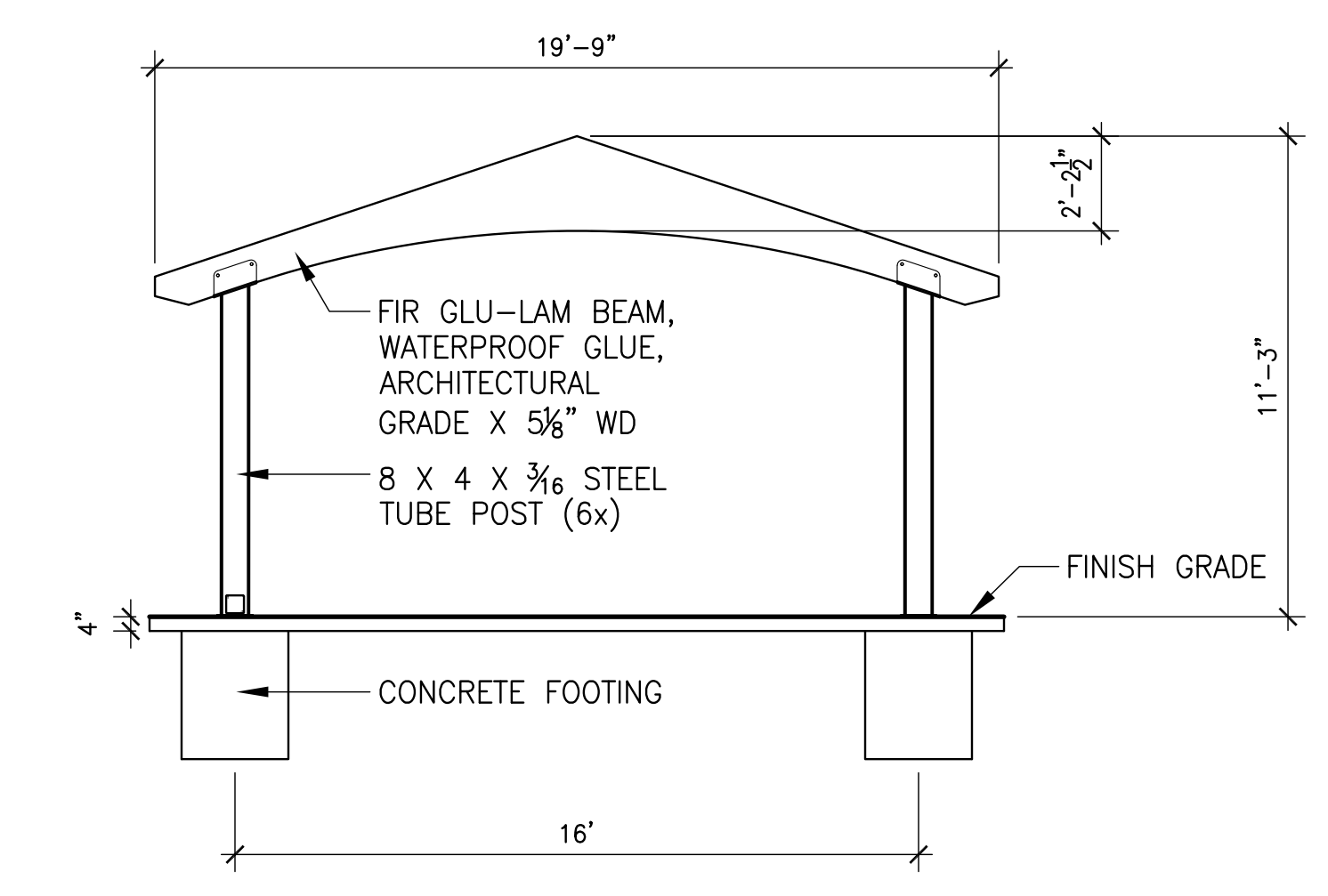
- ① SPECIFIED VALVE BOX
- ② FINISH GRADE
- ③ DUCTILE IRON GATE VALVE WITH OFF-NUT FLANGE
- ④ FLANGE X PIP SOC (1 OF 2)
- ⑤ PVC MAIN LINE, AS NOTED
- ⑥ LANDSCAPE GRADE FILTER FABRIC, WRAP UP SIDES OF VALVE BOX
- ⑦ 2x6" PLASTIC LUMBER UNDER BOTH SIDES. LENGTH OF BOX, EXTEND 2" BEYOND BOX.
- ⑧ 2" CLEAR BETWEEN VALVE ASSEMBLY AND FABRIC
- ⑨ 2'X12"X12" CONCRETE PAV. PLACE PAV. FIRMLY ON FABRIC

BLANK DETAIL
NTS

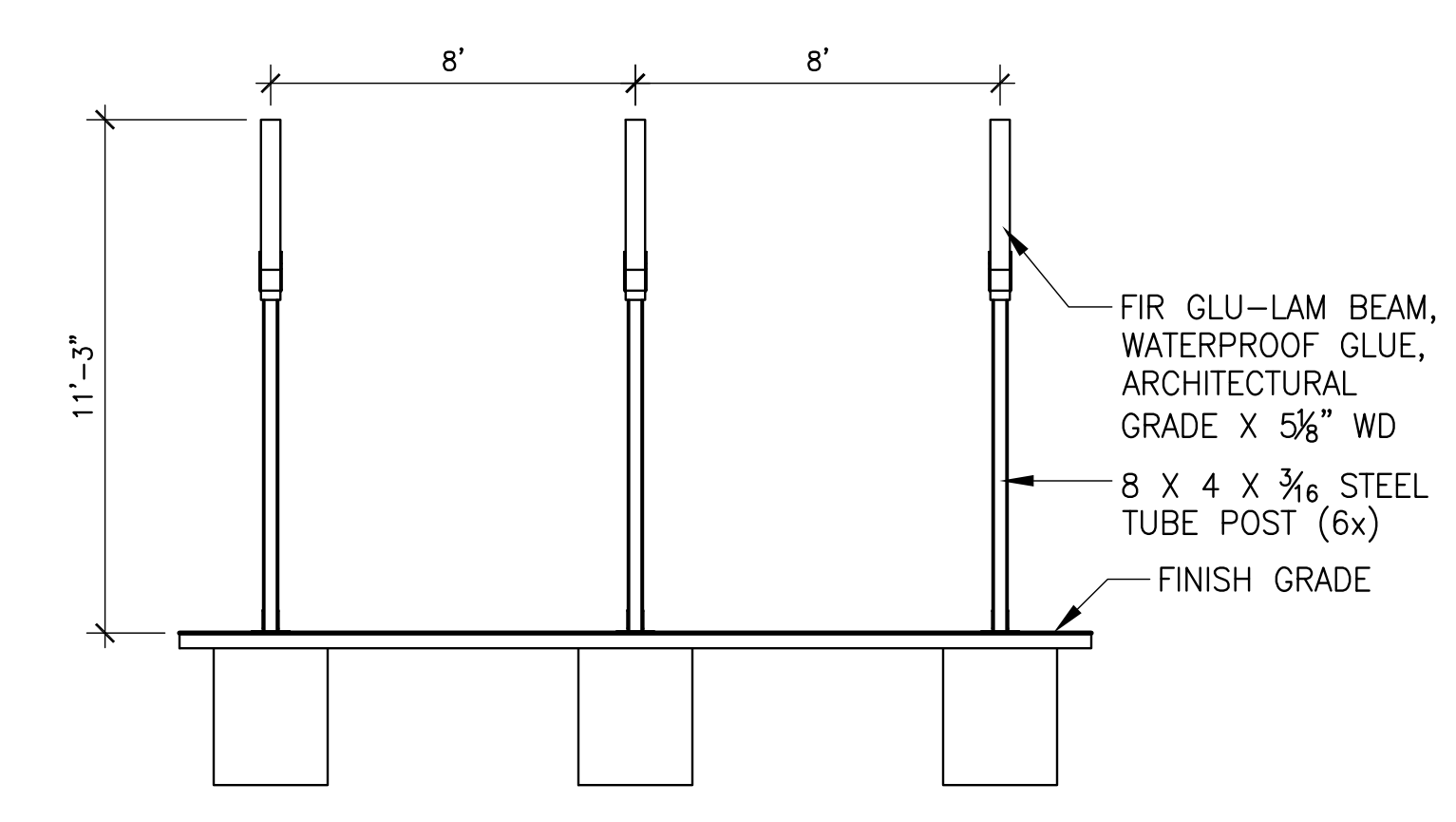
NOT FOR
CONSTRUCTION



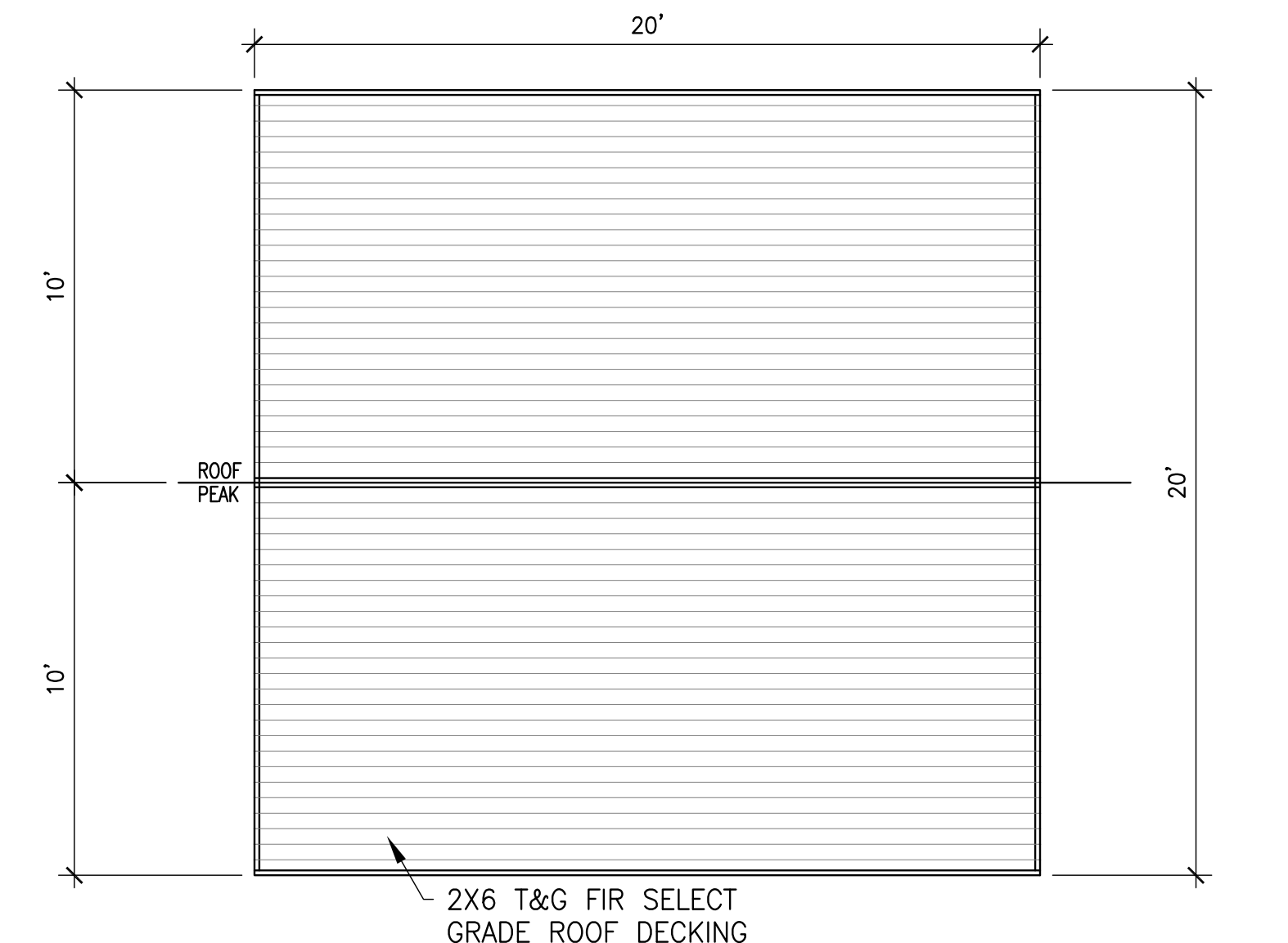
1 SHELTER FRAMING - PLAN VIEW Plan
SCALE: 1/4" = 1'-0"



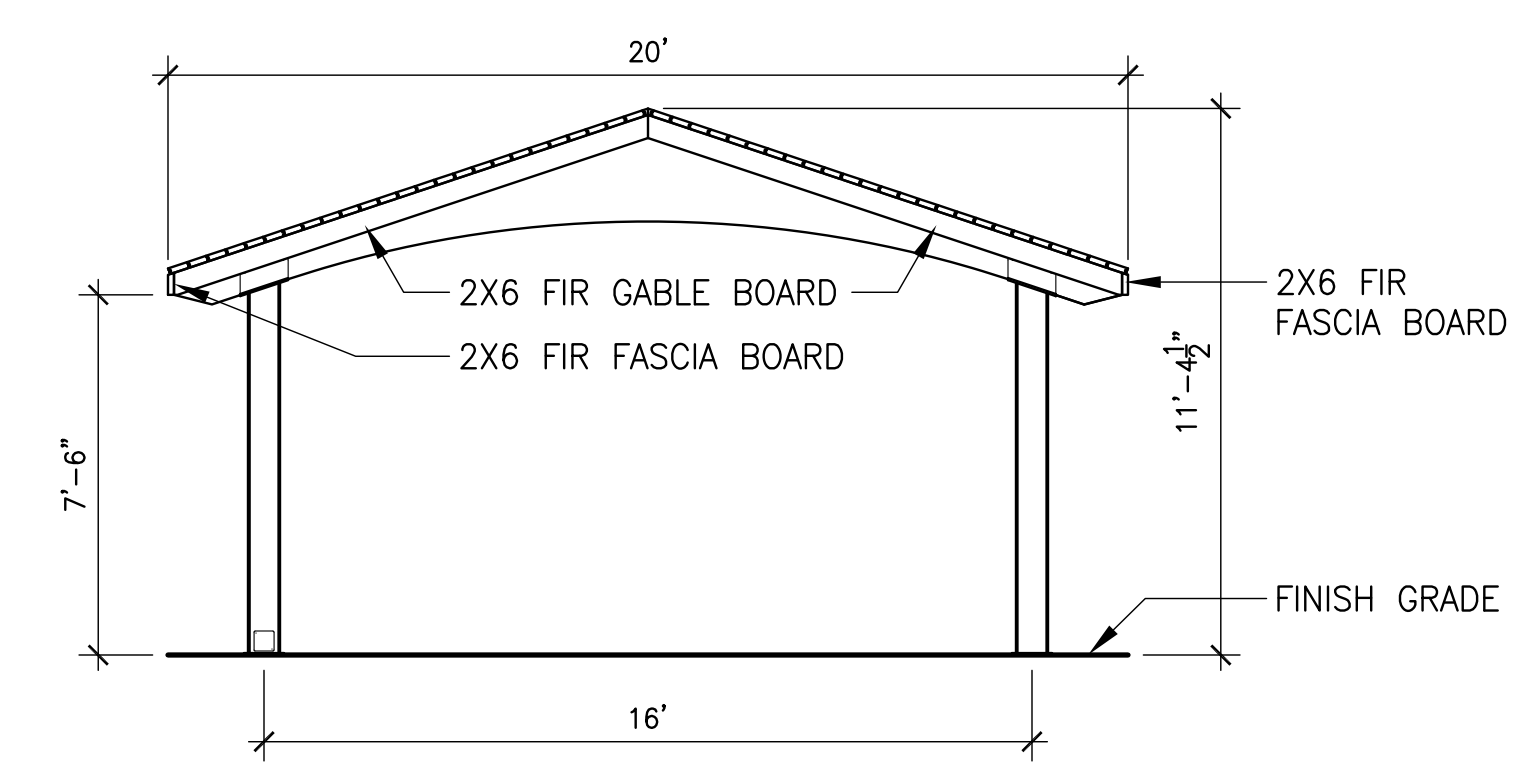
2 SHELTER FRAMING - FRONT VIEW Section
SCALE: 1/4" = 1'-0"



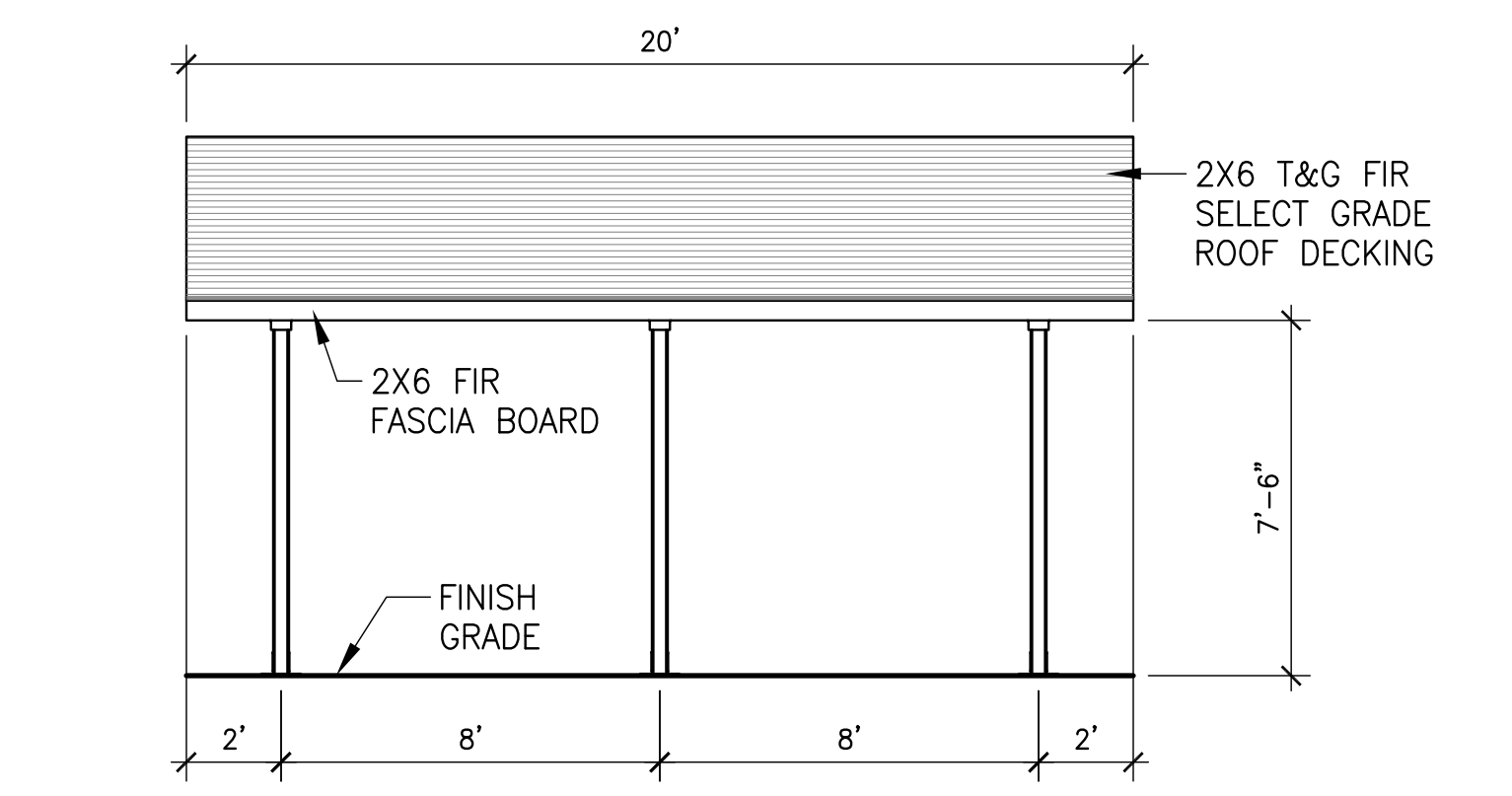
3 SHELTER FRAMING - SIDE VIEW Section
SCALE: 1/4" = 1'-0"



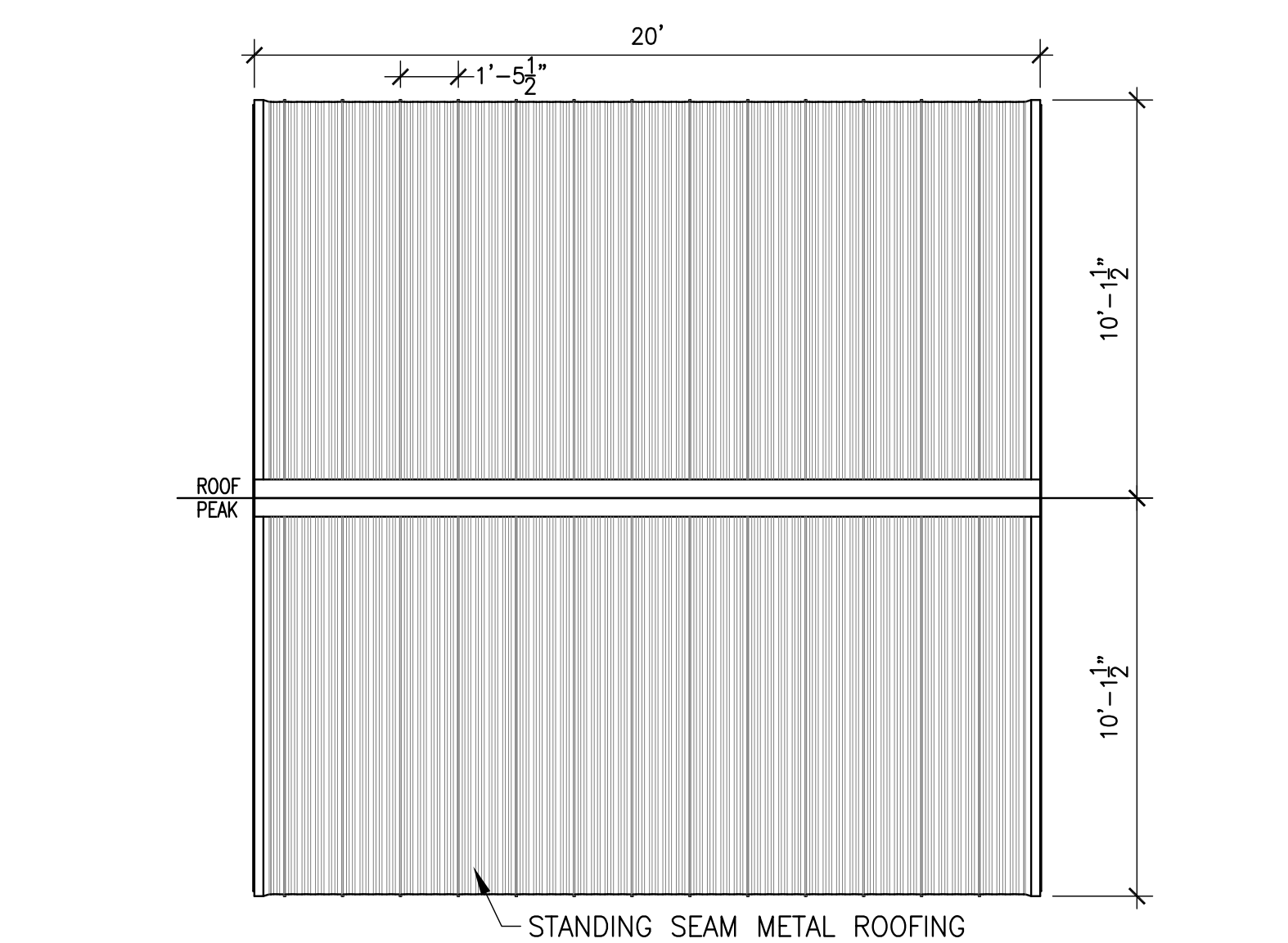
4 SHELTER ROOF DECKING - PLAN VIEW Plan
SCALE: 1/4" = 1'-0"



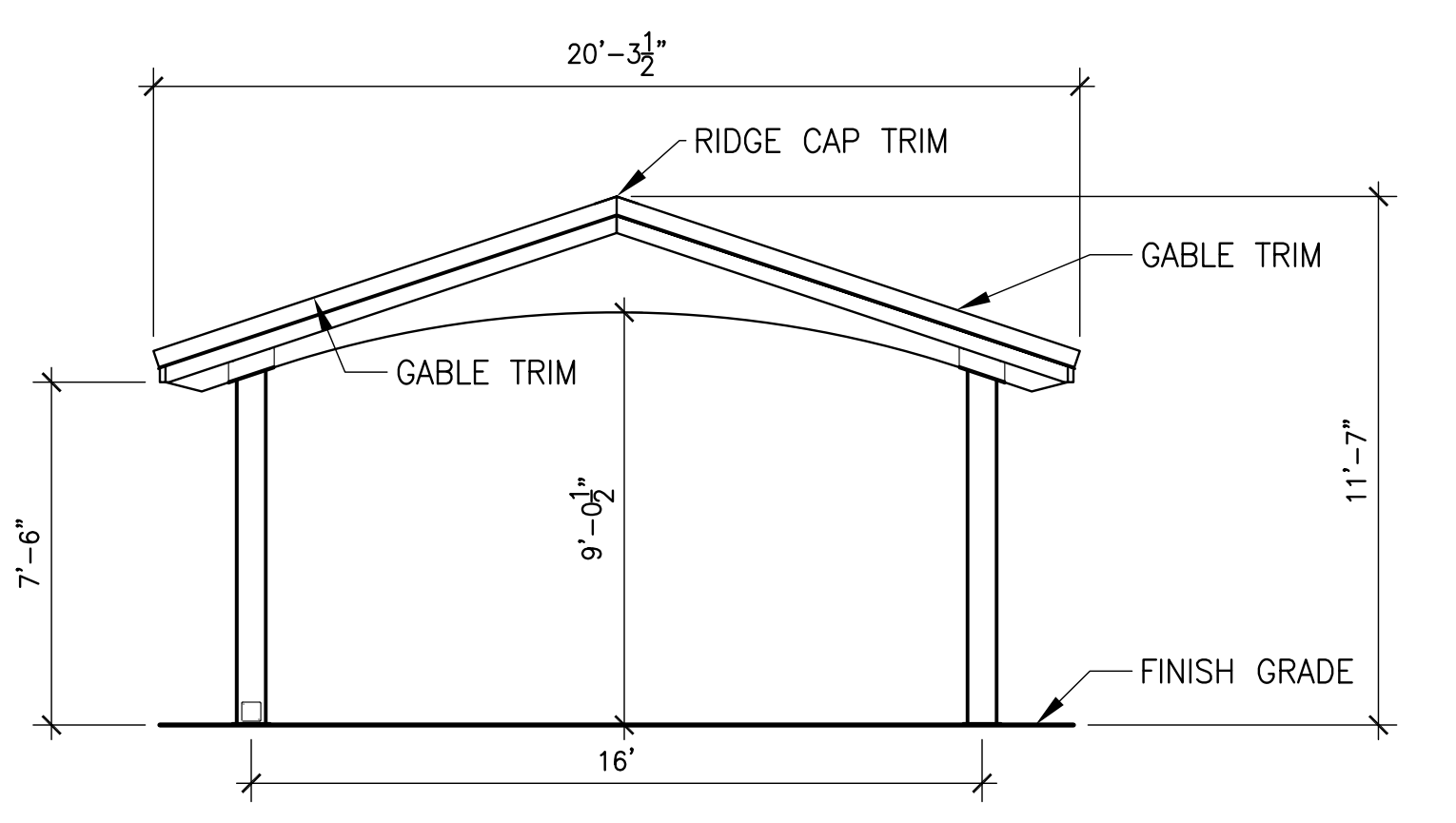
5 SHELTER DECKING AND FASCIA - FRONT VIEW Section
SCALE: 1/4" = 1'-0"



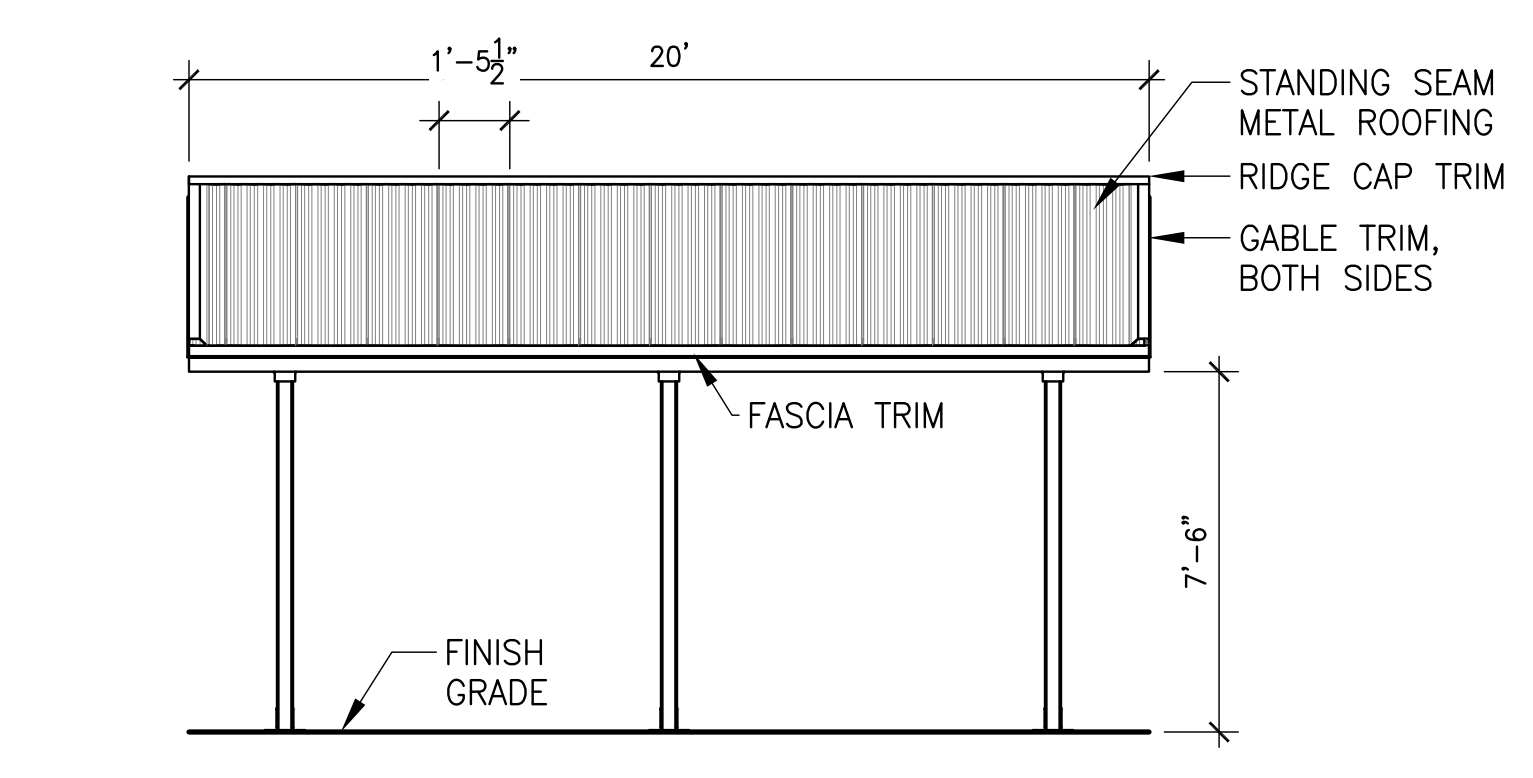
6 SHELTER DECKING AND FASCIA - SIDE VIEW Section
SCALE: 1/4" = 1'-0"



7 SHELTER ROOFING - PLAN VIEW Plan
SCALE: 1/4" = 1'-0"



8 SHELTER ROOFING - FRONT VIEW Section
SCALE: 1/4" = 1'-0"



9 SHELTER ROOFING - SIDE VIEW Section
SCALE: 1/4" = 1'-0"

POINTER ROAD PARK
7360 SW POINTER ROAD
BEAVERTON, OR 97225

REVISIONS

LAND USE RESUBMITTAL
JUNE 28, 2024

DRAWN BY KS
CHECKED BY KL

SCALE AS NOTED

DETAILS

NOT FOR
CONSTRUCTION

PLAN VIEW

Notes
- For ADA compliance, consider pathways and convenient points for wheelchair access. Designers can incorporate required elevation changes through site grading or addition of manufacturer provided platforms.
- ♿ = Denote areas specifically designed per ADA requirements

Meander Water Play

goric
The Best playgrounds begin in children

phone 617-744-0772 fax 617-744-1037
www.goric.com Email Info@goric.com

DATE: 5/2021 BY: JMS
SCALE: NTS
ITEM #: 8-34153-039
MANUFACTURER: PAGE #: 2 OF 5
K&K

ELEVATION VIEW

Notes
- For ADA compliance, consider pathways and convenient points for wheelchair access. Designers can incorporate required elevation changes through site grading or addition of manufacturer provided platforms.
- ♿ = Denote areas specifically designed per ADA requirements

Meander Water Play

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MANUFACTURER: PAGE #: 2 OF 5
K&K

COMPONENT PLAN

Meander Water Play

goric
The Best playgrounds begin in children

phone 617-744-0772 fax 617-744-1037
www.goric.com Email Info@goric.com

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SCALE: NTS
ITEM #: 8-34153-039
MANUFACTURER: PAGE #: 5 OF 5
K&K

3D VIEW

Meander Water Play

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phone 617-744-0772 fax 617-744-1037
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SCALE: NTS
ITEM #: 8-34153-039
MANUFACTURER: PAGE #: 3 OF 5
K&K

POINTER ROAD PARK
7360 SW POINTER ROAD
BEAVERTON, OR 97225

REVISIONS

LAND USE RESUBMITTAL
JUNE 28, 2024

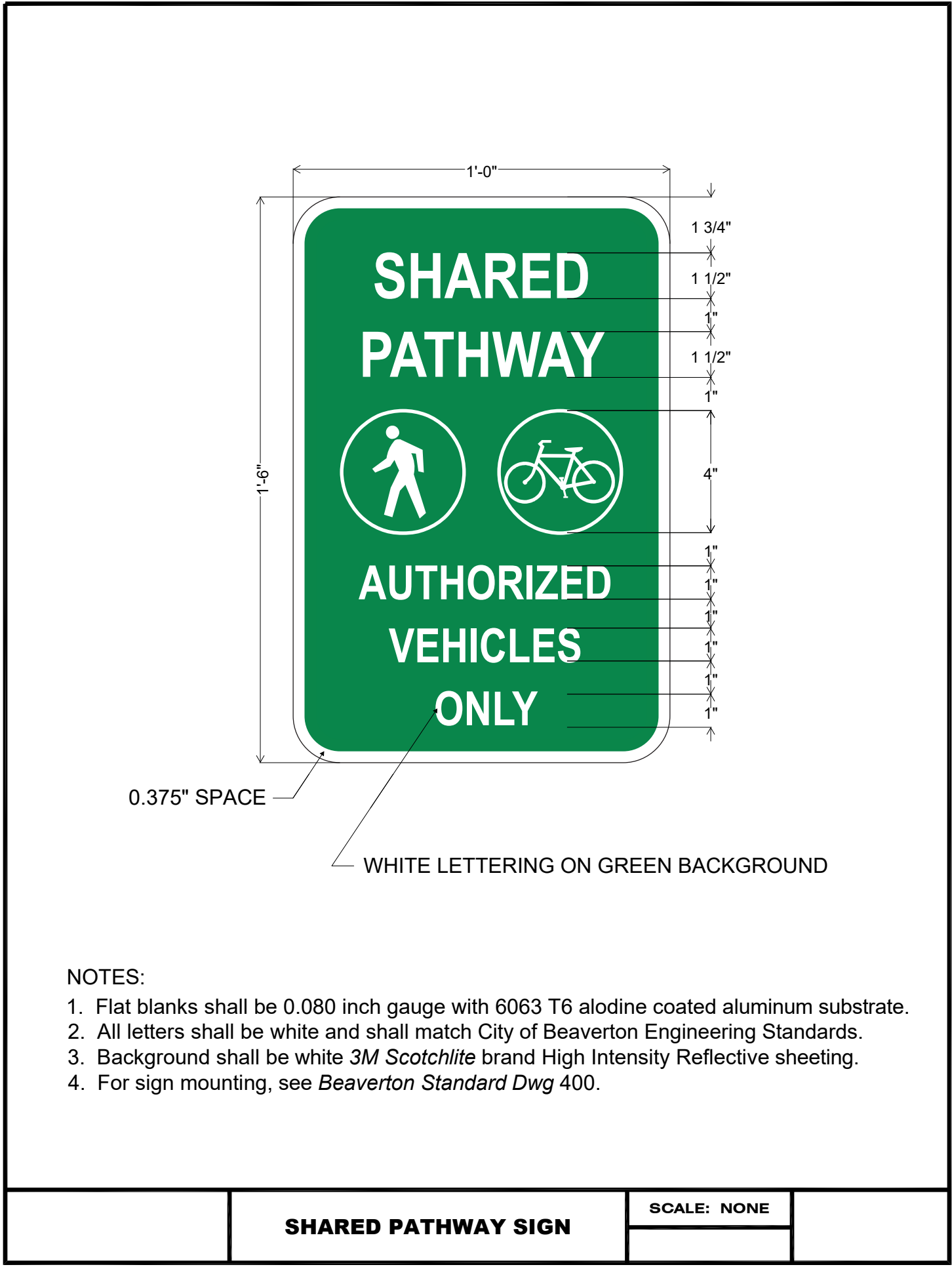
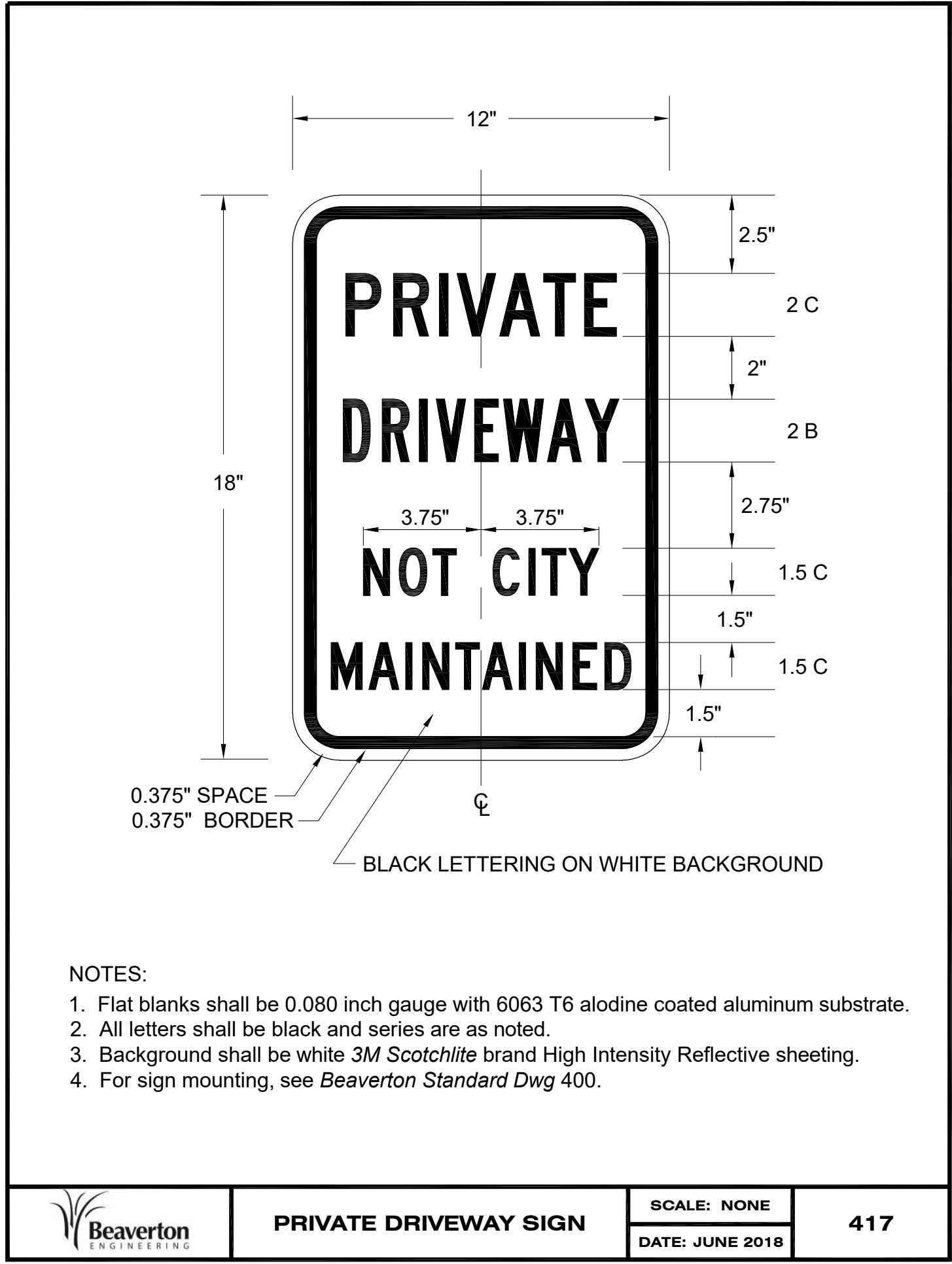
DRAWN BY KS
CHECKED BY KL

SCALE AS NOTED

DETAILS

L4.07

NOT FOR
 CONSTRUCTION



POINTER ROAD PARK
 7360 SW POINTER ROAD
 BEAVERTON, OR 97225

REVISIONS

LAND USE RESUBMITTAL
 JUNE 28, 2024

DRAWN BY KS
 CHECKED BY KL

SCALE AS NOTED

DETAILS

POINTER ROAD PARK

7360 SW POINTER ROAD, BEAVERTON, OREGON

NOT FOR
CONSTRUCTION

POINTER ROAD PARK
7360 SW POINTER ROAD
BEAVERTON, OR 97225

GRADING & PAVING NOTES

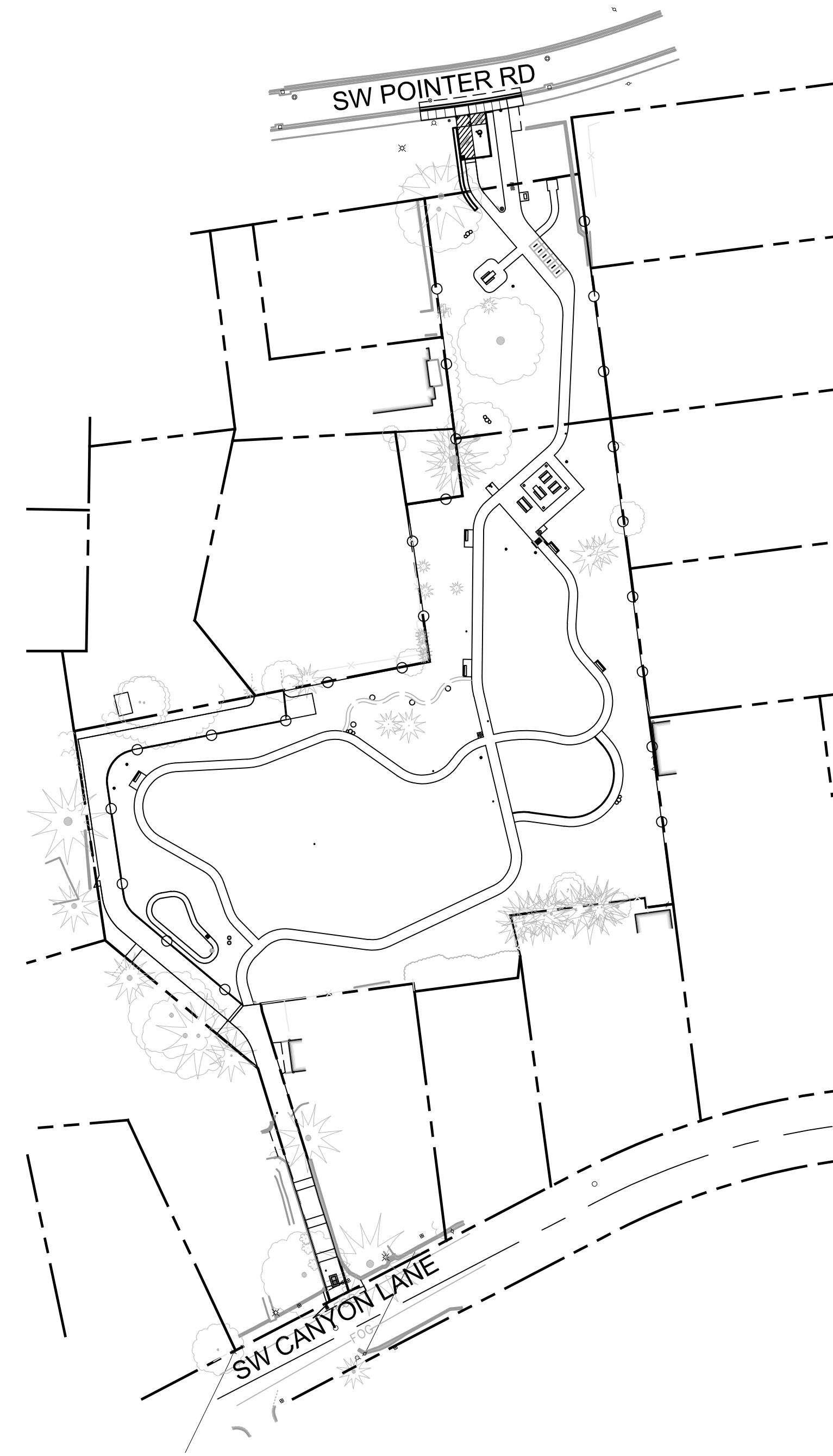
- ALL SURFACES SHALL HAVE A MINIMUM 1.5% SLOPE UNLESS OTHERWISE NOTED ON THE PLANS. ALL SURFACES SHALL MEET EXISTING GRADES SMOOTHLY AND EVENLY AND MAINTAIN CONSTANT SLOPES UNLESS OTHERWISE NOTED ON THE PLANS.
- THE CONTRACTOR SHALL NOTIFY VEGA CIVIL ENGINEERING, LLC IF THE GRADING PLAN DOES NOT PROVIDE POSITIVE DRAINAGE OR IF SLOPE CALLOUTS DO NOT MATCH SPOT GRADES.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING SITE AND DRAINAGE PATTERNS AND THE PROTECTION OF EXISTING ENGINEERED DRAINAGE FACILITIES.
- THE CONTRACTOR SHALL REPLACE AND RESTORE AREAS NOT SCHEDULED FOR CONSTRUCTION TO THEIR ORIGINAL CONDITION AND TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS ADJACENT TO EXISTING TREES IN ORDER TO MINIMIZE DISTURBANCES TO TREE ROOTS. THE CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING PER CITY OF PORTLAND TREE CODE, TITLE 11. NO PARKING VEHICLES UNDER TREES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND DISPOSAL OF EXISTING AC, CURBS, SIDEWALKS AND OTHER SITE ELEMENTS WITHIN THE LIMITS OF DEMOLITION. DISPOSE OF DEMOLISHED ITEMS OFF-SITE IN A LEGAL MANNER.
- ACTUAL LINES AND GRADES OF EXCAVATION SHALL BE STAKED BY A QUALIFIED SURVEYOR, BASED ON INFORMATION SHOWN ON THE PLANS. THE CONTRACTOR SHALL RETAIN A SURVEYOR LICENSED IN OREGON.
- ADJUST ALL INCIDENTAL STRUCTURES, MANHOLE LIDS, VALVE BOXES, ETC. TO FINISH GRADE.
- PAVING WILL NOT BE ALLOWED DURING WET OR COLD WEATHER.
- ALL CONSTRUCTION WITHIN THE CITY OF BEAVERTON RIGHT-OF-WAY SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN.
- ALL CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERMITTED UNDER A SEPARATE PERMIT AS SHOWN ON THE PLANS.

GENERAL NOTES

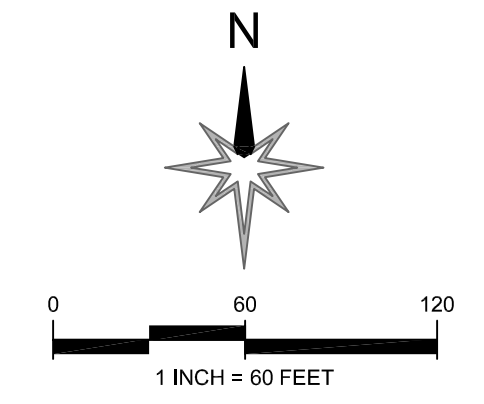
- ALL CONSTRUCTION, MATERIALS, AND WORKMANSHIP SHALL CONFORM TO THE LATEST STANDARDS AND PRACTICES OF THE CITY OF BEAVERTON, THE OREGON STRUCTURAL SPECIALTY CODE (BUILDING CODE), OREGON PLUMBING SPECIALTY CODE (PLUMBING CODE), AND THE OREGON FIRE CODE (FIRE CODE), LATEST EDITIONS.
- ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
- ALL EXCAVATORS MUST COMPLY WITH THE RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER, INCLUDING NOTIFICATION OF ALL OWNERS OF UNDERGROUND UTILITIES AT LEAST 48 BUSINESS DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090 AND ORS 757.541 TO 757.57. THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 503-232-1987 AND THE LOCAL "CALL 48 HOURS BEFORE YOU DIG NUMBER" IS 503-246-6669.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS IS FOR INFORMATION ONLY AND IS NOT GUARANTEED TO BE ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS OF ALL UNDERGROUND UTILITY CONNECTION POINTS PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF VEGA CIVIL ENGINEERING, LLC. POT HOLE ALL CROSSINGS AS NECESSARY BEFORE CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT CONFLICTS.
- VEGA CIVIL ENGINEERING, LLC, ASSUMES NO RESPONSIBILITY FOR ANY DISCREPANCIES ENCOUNTERED BETWEEN THE CURRENT FIELD CONDITIONS AND THE INFORMATION SHOWN ON THE SURVEY MAP. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.

UTILITY NOTES

- 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 CITY ENGINEER PRIOR TO INSTALLATION.
- ALL ON-SITE WATER, STORM AND SANITARY SEWER PIPE MATERIALS, AND FITTINGS SHALL CONFORM TO THE OREGON STATE PLUMBING SPECIALTY CODE, LATEST EDITION.
- ON-SITE WATER MAINS SHALL BE PVC PIPE, CONFORMING TO AWWA C900 OR APPROVED SPEC SUBSTITUTIONS. ON-SITE WATER MAINS SHALL BE MECHANICALLY RESTRAINED.
- ON-SITE STORM SEWER PIPE SHALL BE PVC PIPE CONFORMING TO ASTM D3034 SDR 35, OR HDPE PIPE (ADS N-12" OR APPROVED EQUAL) CONFORMING TO AASHTO M252 WITH WATERTIGHT JOINTS, OR APPROVED SUBSTITUTIONS.
- ON-SITE STORM SEWER PIPE WITH LESS THAN 2' OF COVER SHALL BE HDPE PIPE.
- ON-SITE AREA DRAINS SHALL BE MANUFACTURED BY GIBSON STEEL BASINS OR APPROVED EQUAL.
- ON-SITE SANITARY SEWER PIPE SHALL BE PVC PIPE CONFORMING TO ASTM D3034, SDR 35, OR APPROVED SUBSTITUTE.
- ALL WATER AND SANITARY SEWER FACILITIES AND THE INSTALLATION THEREOF, SHALL FOLLOW THE CURRENT OREGON STATE PLUMBING SPECIALTY CODE AND THE CURRENT EDITION OF APWA WITH CITY OF BEAVERTON INSPECTION DURING CONSTRUCTION.
- ALL TRENCH BACKFILL SHALL BE AS SHOWN ON THE PIPE BEDDING AND BACKFILL DETAIL. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER IS NOT PERMITTED.
- CONNECTIONS TO EXISTING UTILITIES SHALL CONFORM WITH THE CITY OF BEAVERTON ENGINEERING DESIGN MANUAL AND STANDARD DRAWINGS.
- ALL WATER AND FIRE PROTECTION PIPE SHALL HAVE A MINIMUM 36-INCH COVER TO FINISHED GRADE.
- ALL WATER LINES SHALL BE THOROUGHLY FLUSHED, CHLORINATED AND TESTED IN ACCORDANCE WITH THE OREGON STATE HEALTH DEPARTMENT PRIOR TO ANY METER HOOK-UP SERVICE.
- BEGIN LAYING STORM AND SANITARY SEWER PIPE AT THE LOW POINT OF THE SYSTEM TRUE TO GRADE AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. ESTABLISH LINE AND GRADE FOR THE STORM AND SANITARY SEWER PIPE BY THE USE OF A LASER.
- CONTRACTOR TO MAINTAIN A MINIMUM 5' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN ALL EXISTING AND PROPOSED WATER AND SANITARY SEWER LINES.
- FOR CROSSINGS OF WATER LINES AND SANITARY SEWER LINES, THE OREGON STATE HEALTH DEPARTMENT CRITERIA SHALL APPLY.
- DOMESTIC WATER SERVICE BACKFLOW ASSEMBLY SHALL BE INSTALLED PRIOR TO ANY BRANCHES IN THE DOMESTIC PLUMBING SYSTEM.
- BACKFLOW ASSEMBLY(S) TO BE INSTALLED AT THE POINT WHERE THE WATER SERVICE ENTERS THE PROPERTY. IF APPROVED TO BE INSTALLED INSIDE OF THE BUILDING, ASSEMBLY(S) MUST BE INSTALLED AT THE POINT WHERE SERVICE ENTERS, BETWEEN ONE AND FIVE FEET ABOVE THE FLOOR. ALTERNATE LOCATIONS MUST BE APPROVED BY WATER QUALITY INSPECTORS, BUREAU OF WATER WORKS (503-649-8577).
- IF THE REDUCED PRESSURE (RP) BACKFLOW ASSEMBLY IS REQUIRED IT MUST BE INSTALLED AT LEAST 12" ABOVE FINISHED GRADE. IF THE RP IS LOCATED OUTSIDE OF THE BUILDING IT MUST BE IN A HEATED ENCLOSURE.
- EXISTING STORM OR SANITARY LATERALS TO BE UTILIZED FOR NEW SYSTEM MUST BE VIDEO INSPECTED WITH CITY INSPECTOR PRESENT PRIOR TO CONNECTION.
- ALL NEW DRYWELLS MUST BE ACCESSIBLE PER OREGON DEPARTMENT OF ENVIRONMENTAL SERVICES QUALITY REQUIREMENT.
- PGE SHALL OBTAIN PERMITTING FROM CITY OF BEAVERTON TO INSTALL CONDUIT IN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL VACUUM OUT ALL TRAPPED INLETS, MANHOLES, AND DRYWELLS AT THE END OF CONSTRUCTION.
- CONTRACTOR TO ADJUST ALL EXISTING OR NEW FLEXIBLE UTILITIES (WATER, GAS, TV, TELEPHONE, ELEC., ETC.) TO CLEAR ANY EXISTING OR NEW GRAVITY DRAIN UTILITIES (STORM DRAIN, SANITARY SEWER, ETC.) IF CONFLICT OCCURS.
- CONTRACTOR SHALL EXERCISE CARE IN ALL OPERATIONS TO PROTECT EXISTING UNDERGROUND UTILITIES. ANY DAMAGE RESULTING FROM THIS WORK MUST BE RESTORED AT THE CONTRACTOR'S EXPENSE TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE.



SITE MAP
SCALE: 1"=60'



LEGEND

EXISTING	DESCRIPTION	PROPOSED
○	MANHOLE	
□	CATCH BASIN	■ ●
⊠	WATER METER	
—	GUY WIRE ANCHOR	
☀	STREETLIGHT	
⚡	UTILITY POLE	
—	SIGN	—
☀	TREE	
---	PROPERTY LINE	
---	CENTERLINE	
---	SAWCUT LINE	---
---	EDGE OF PAVEMENT	---
---	CURB	---
— X" SD	STORM DRAIN	— X" SD
— X" SS	SANITARY SEWER	
— X" W	FIRE	
— X" W	WATER	— WATER
— OH	OVERHEAD UTILITY	
— G	GAS	
— OH	POWER	
— UT	TELECOM	
	CONCRETE SIDEWALK	□
--- 624 ---	MINOR CONTOUR	--- 624 ---
--- 625 ---	MAJOR CONTOUR	--- 625 ---

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	NO	NUMBER
BC	BOTTOM OF CURB	NTS	NOT TO SCALE
CONC	CONCRETE	PC	POINT OF CURVATURE
CONST	CONSTRUCT	PROP	PROPOSED
DTL	DETAIL	PT	POINT OF TANGENCY
EXIST(E)	EXISTING	PVMT	PAVEMENT
EG	EXISTING GROUND	R	RADIUS
EXP	CURB EXPOSURE	ROW	RIGHT OF WAY
GF	GUTTER	STD	STANDARD
G/GUT	GRADE BREAK	TC	TOP OF CURB
GB	HORIZONTAL	TP	TOP OF PAVEMENT
L	LENGTH	TYP	TYPICAL
MAX	MAXIMUM		
MIN	MINIMUM		

CIVIL ENGINEER

VEGA CIVIL ENGINEERING, LLC
1300 SE STARK STREET #201
PORTLAND, OR 97214
CONTACT: MARTHA WILLIAMSON, PE

SHEET INDEX

SHEET #	SHEET TITLE
C0.00	CIVIL NOTES
C1.00	ENLARGED GRADING & PAVING PLAN
C2.00	UTILITY PLAN
C3.00	CIVIL DETAILS
C3.01	CIVIL DETAILS

1200-CN EROSION AND SEDIMENT CONTROL PLANS

SHEET #	SHEET TITLE
C4.00	ESCP COVER SHEET
C4.01	ESCP NOTES
C4.02	ESCP EXISTING CONDITIONS
C4.03	ESCP CLEARING & DEMOLITION PHASE
C4.04	ESCP MASS GRADING PHASE
C4.05	ESCP UTILITY CONSTRUCTION PHASE
C4.06	ESCP PAVING & VERTICAL CONSTRUCTION PHASE
C4.07	ESCP FINAL LANDSCAPING & STABILIZATION PHASE
C4.08	ESCP DETAILS

REVISIONS

LAND USE RESUBMITTAL
JUNE 28, 2024

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SCALE

CIVIL NOTES

C0.00

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POINTER ROAD PARK
7360 SW POINTER ROAD
BEAVERTON, OR 97225

REVISIONS

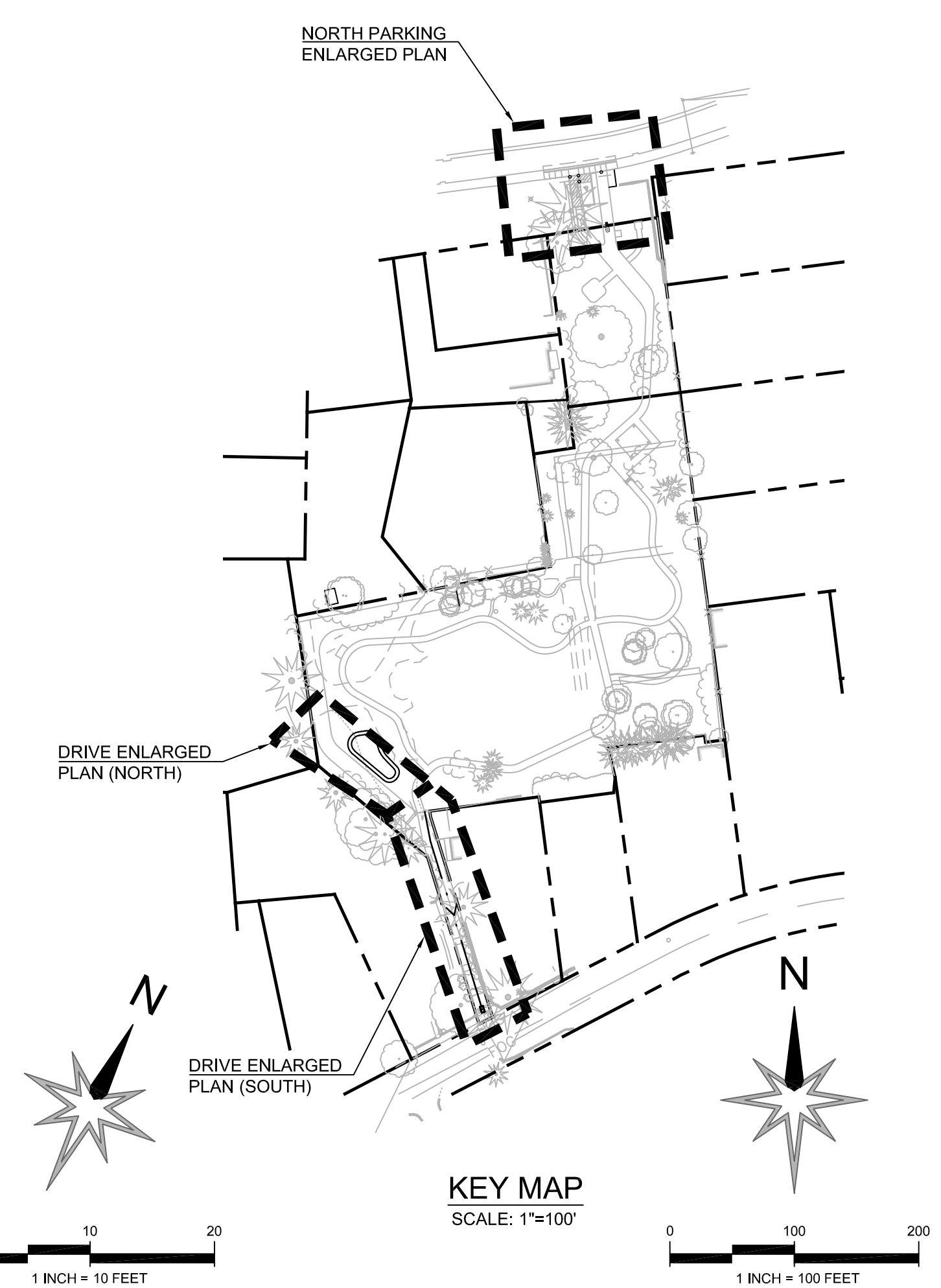
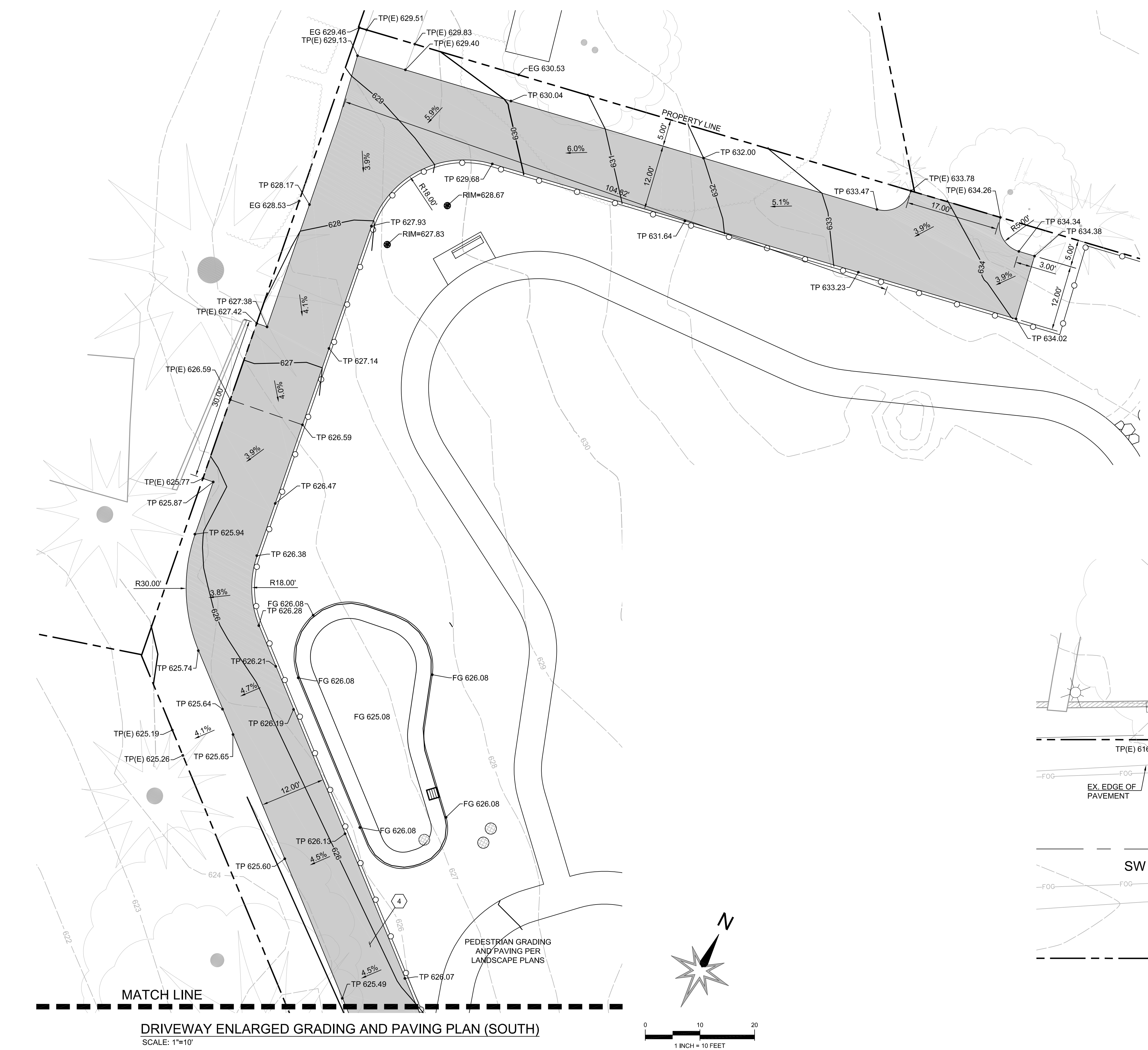
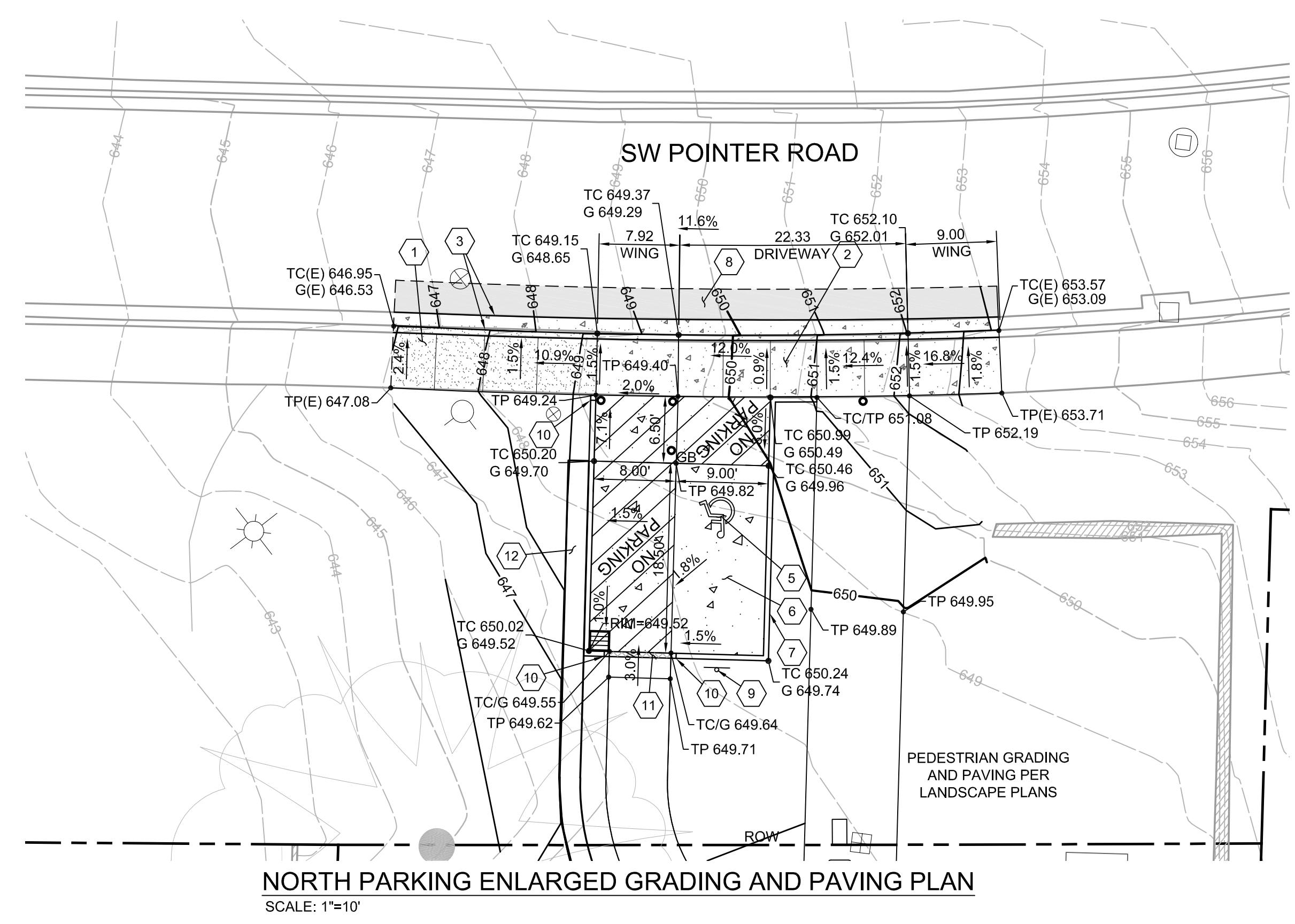
LAND USE RESUBMITTAL
JUNE 28, 2024

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SCALE

ENLARGED
GRADING AND
PAVING PLANS

C1.00



GENERAL NOTES

1. EROSION AND SEDIMENT CONTROL PER 1200-CN PLANS
2. SEE LANDSCAPE PLANS FOR LAYOUT

SHEET LEGEND

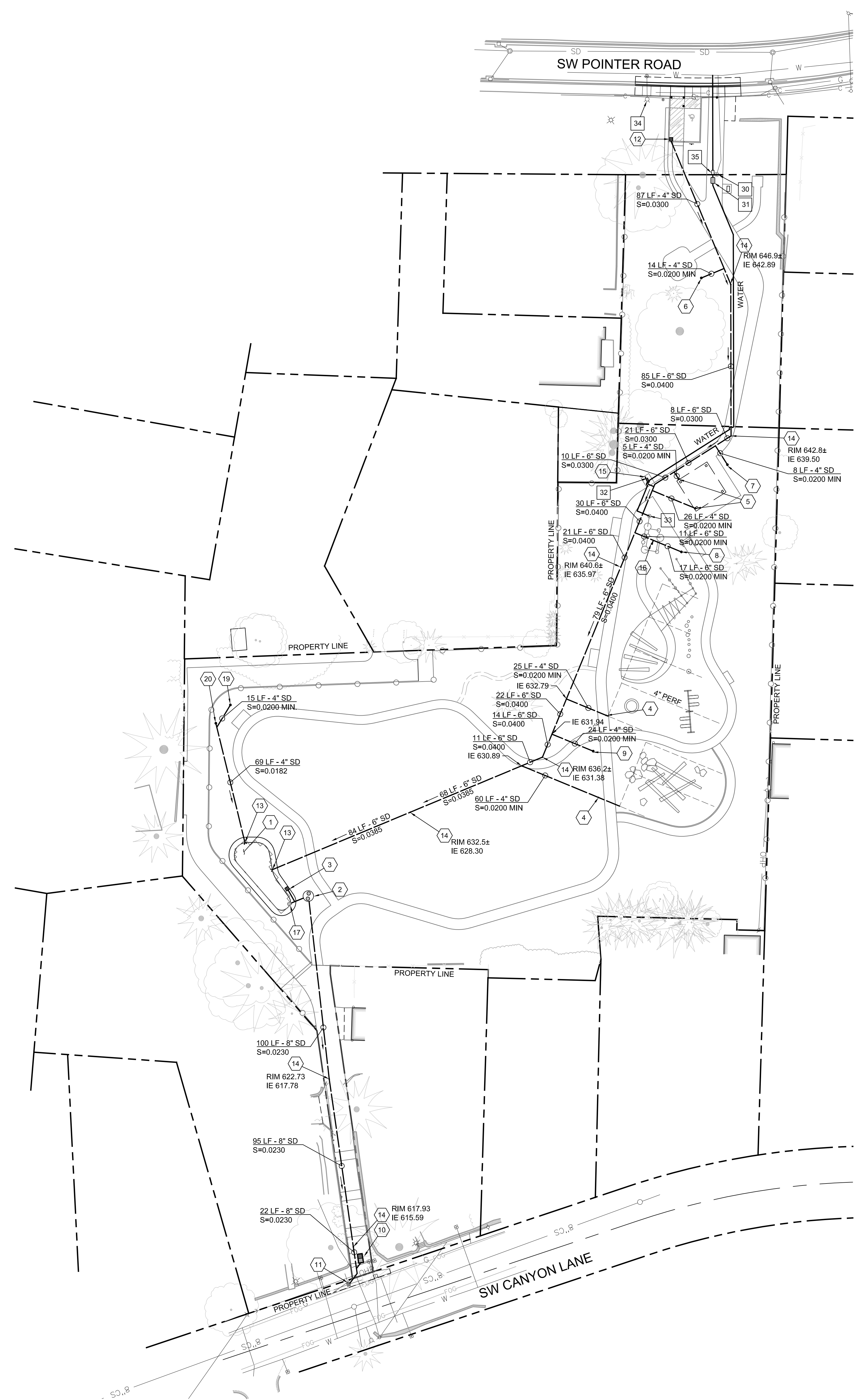
- | | |
|-----------|--------------------------|
| EG XXX.XX | EXISTING GRADE |
| FG XXX.XX | FINISHED GRADE |
| G XXX.XX | GRADE AT GUTTER |
| TC XXX.XX | GRADE AT TOP OF CURB |
| TP XXX.XX | GRADE AT TOP OF PAVEMENT |
| RIM | RIM ELEVATION |
| (E) | EXISTING |
-
- | | |
|--|---|
| | CURB TIGHT SIDEWALK PER 9/C3.01 |
| | STANDARD COMMERCIAL DRIVEWAY PER 8/C3.01 |
| | SITE CONCRETE PAVING PER 6/C3.01 |
| | SITE ASPHALT PAVING PER 5/C3.01 |
| | ASPHALT REPAIR, 5" AC LEVEL 2 OVER 18" AGGREGATE BASE PER BEAVERTON STANDARDS |
| | SAWCUT |
| | GRADE BREAK |
| | FLOW LINE |
| | 6" CONCRETE CURB PER 4/C3.01 |
| | FLUSH CURB PER 10/C3.00 |

CONSTRUCTION NOTES

1. CURB TIGHT SIDEWALK PER CITY OF BEAVERTON STD. DWG. NO. 216, 9/C3.01
2. STANDARD COMMERCIAL DRIVEWAY PER CITY OF BEAVERTON STD. DWG. NO. 210, 8/C3.01
3. STANDARD MONOLITHIC CURB AND GUTTER PER CITY OF BEAVERTON STD. DWG. NO. 205, 7/C3.01
4. SITE VEHICULAR ASPHALT PAVING PER 5/C3.01
5. SITE VEHICULAR CONCRETE PAVING PER 6/C3.01
6. ACCESSIBLE PARKING SPACE PER 1/C3.01
7. CONCRETE CURB PER 4/C3.01
8. ROW ASPHALT REPAIR PER CITY OF BEAVERTON STREET STANDARDS, 5" AC OVER 18" AGGREGATE OR MATCH EXISTING
9. ACCESSIBLE PARKING SIGNAGE PER 3/C3.01
10. CURB TAPER PER 11/C3.00
11. FLUSH CURB PER 10/C3.00
12. RETAINING WALL PER LANDSCAPE PLANS

NOT FOR
CONSTRUCTION

POINTER ROAD PARK
7360 SW POINTER ROAD
BEAVERTON, OR 97225



GENERAL NOTES

- PERFORATED PIPE TO CONNECT TO SOLID STORM PIPE WITH A CLEANCHECK BACKWATER VALVE.

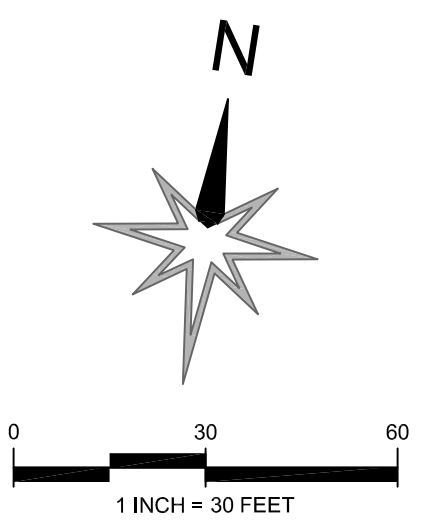
STORMWATER NOTES

- STORMWATER BASIN PER DETAIL 1/C3.00
BOTTOM AREA=550 SF
FG=625.08
- OUTFLOW CONTROL STRUCTURE PER DETAIL 2/C3.00
RIM=626.75
WEIR ELEVATION=625.58
1.5" ORIFICE=622.58
2" ORIFICE=620.08
IE, IN=620.08
IE, OUT=620.08
- DITCH INLET PER DETAIL 6/C3.00
RIM=625.33
IE=623.17
- INSTALL CLEANCHECK BACKWATER VALVE AT CONNECTION TO SOLID PIPE FROM PERFORATED PIPE UNDER PLAY AREA
- DOWNSPOUT CONNECTION FROM PICNIC SHELTER
- AREA DRAIN WITH ATRIUM GRATE PER DETAIL 3/C3.00
RIM=646.75
IE=645.25
- AREA DRAIN WITH FLAT GRADE PER DETAIL 3/C3.00
RIM=642.00
IE=640.50
- AREA DRAIN WITH ATRIUM GRATE PER DETAIL 3/C3.00
RIM=639.87
IE=638.37
- AREA DRAIN WITH ATRIUM GRATE PER DETAIL 3/C3.00
RIM=637.50
IE=636.00
- OLDCASTLE PERKFILTER CATCH BASIN WITH (1) 12" PERKFILTER CARTRIDGE
RIM=617.43
IE=615.43
- STORM CONNECTION TO PUBLIC CATCH BASIN
RIM=616.89
EX 6" IE, IN (NW)=615.84
NEW 6" IE, IN (N)=615.09
EX 8" IE, IN (NE)=615.09
EX 8" IE, OUT (SW)=615.04
- CATCH BASIN PER DETAIL 5/C3.00
RIM=649.52
IE=645.52
- STORMWATER DISCHARGE TO PLANTER
IE=625.08
- STORMWATER CLEANOUT TO FINISHED GRADE PER DETAIL 7/C3.00
- STORM CONNECTION FROM WATER FOUNTAIN
- STORM CONNECTION FROM WATER PLAY
RIM=625.08
IE=620.58
- 1104 CF CUDO DETENTION SYSTEM PER DETAIL 9/C3.00
TOP=622.58
BOTTOM=620.58
- AREA DRAIN WITH ATRIUM GRATE PER DETAIL 3/C3.00
RIM=628.67
IE=627.17
- AREA DRAIN WITH ATRIUM GRATE PER DETAIL 3/C3.00
RIM=627.83
IE=626.33

DOMESTIC WATER NOTES

- KILL EXISTING WATER METER, COORDINATE WITH WEST SLOPE WATER DISTRICT
- NEW 1.5" DOMESTIC WATER BACKFLOW PER WSWD STD. DWG. NO. 20
- 3/4" WATER CONNECTION TO DRINKING FOUNTAIN
- 3/4" WATER CONNECTION TO WATER PLAY AREA
- PROTECT EXISTING HYDRANT
- NEW 1.5" WATER METER PER WSWD STD. DWG. NO. 14

UTILITY PLAN
SCALE: 1"=30'



REVISIONS

LAND USE RESUBMITTAL
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SCALE 1"=30'

UTILITY PLAN

C2.00

NOT FOR
CONSTRUCTION

ABBREVIATIONS			
AFF	ABOVE FINISHED FLOOR	LTG	LIGHTING
A	AMPERE (AMP)	LV	LOW VOLTAGE
ALT	ALTERNATE	MATV	MASTER ANTENNA TELEVISION
ARCH	ARCHITECT / ARCHITECTURAL	MCA	MINIMUM CIRCUIT AMPS
ATS	AUTOMATIC TRANSFER SWITCH	MCB	MAIN CIRCUIT BREAKER
CB	CIRCUIT BREAKER	MCC	MOTOR CONTROL CENTER
C	CONDUIT	MDP	MAIN DISTRIBUTION PANEL
CCTV	CLOSED CIRCUIT TELEVISION	MECH	MECHANICAL
CKT	CIRCUIT	MLO	MAIN LUGS ONLY
CLG	CEILING	MTS	MANUAL TRANSFER SWITCH
CT	CURRENT TRANSFORMER	NIC	NOT IN CONTRACT
DN	DOWN	NL	NIGHT LIGHT CIRCUIT
EMERG	EMERGENCY	PA	PUBLIC ADDRESS
EMT	ELECTRIC METALLIC TUBING	PE	PHOTO ELECTRIC CELL
EP	EXPLOSION PROOF	PF	POWER FACTOR
EPO	EMERGENCY POWER OFF	PNL	PANELBOARD
EWC	ELECTRIC WATER COOLER	PVC	POLYVINYL CHLORIDE CONDUIT
FA	FIRE ALARM	PWR	POWER
FLA	FULL LOAD AMPS	SDP	SUB-DISTRIBUTION PANEL
FLUOR	FLUORESCENT	STR	STARTER
FSD	FIRE SMOKE DAMPER	SV	SOLENOID VALVE
GFI	GROUND FAULT INTERRUPTER	SW	SWITCH
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	TP	TAMPERPROOF
GRC	GALVANIZED RIGID CONDUIT	TTB	TELEPHONE TERMINAL BOARD
GRD	GROUND	TTC	TELEPHONE TERMINAL CABINET
HP	HORSEPOWER	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
HPS	HIGH PRESSURE SODIUM	TYP	TYPICAL
HV	HIGH VOLTAGE	UG	UNDERGROUND
HZ	HERTZ	UPS	UNINTERRUPTIBLE POWER SUPPLY
IG	ISOLATED GROUND	V	VOLTAGE
KW	KILOWATT	VA	VOLT AMPERES
KWH	KILOWATT HOUR	VP	VAPOR PROOF
KV	KILOVOLT	W	WATTS
KVA	KILOVOLT AMP	WP	WEATHER PROOF
KVAR	KILOVOLT AMPS REACTIVE	XFMR	TRANSFORMER
LA	LIGHTNING ARRESTOR	XFSW	TRANSFER SWITCH

LIGHTING	
	POLE MOUNTED LUMINAIRE
	INGRADE WALLWASH LUMINAIRE
	RECESSED WALL MOUNTED WALLWASH LUMINAIRE
	LED LINEAR CHANNEL LUMINAIRE
	WALL SWITCH: 1 POLE, 2 POLE WALL SWITCH: 3 WAY, 4 WAY WALL SWITCH: LOW VOLTAGE, PILOT WALL SWITCH: KEY LOCK, MOMENTARY SWITCH: MANUAL MOTOR SWITCH WITH THERMAL OVERLOAD OCCUPANCY SENSOR: INFRARED, ULTRASONIC. DESIGNATES LUMINAIRE TYPE (SEE LUMINAIRE SCHEDULE)

SYMBOLS	
	EQUIPMENT DESIGNATOR SEE SCHEDULE.
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	EXISTING TO BE RELOCATED
	NEW
	SHEET NOTE

SECURITY	
	SECURITY ALARM CONTROL PANEL
	CARD READER
	PIN PAD
	KEY PAD
	CARD READER/PIN PAD COMBINATION
	ELECTRIC/MAGNETIC LOCK CONNECTION
	HIDDEN PUSH BUTTON
	DOOR MAGNETIC CONTACT
	CCTV CAMERA: FIXED, PAN/TILT/ZOOM
	AUDIO DETECTOR/LISTENING DEVICE

POWER	
	WALL RECEPTACLE: SINGLE, DUPLEX, EMERGENCY, 4-PLEX
	CEILING RECEPTACLE: DUPLEX
	DENOTES RECEPTACLE ABOVE COUNTER
	SPECIAL PURPOSE OUTLET AS NOTED, EMERGENCY CLOCK HANGER RECEPTACLE
	FLUSH IN-FLOOR OUTLET: DUPLEX, COMBINATION, SIGNAL
	PEDESTAL OUTLET: POWER, SIGNAL, COMBINATION
	SURFACE OUTLET STRIP: DIMENSION AS SHOWN
	TELEPOWER POLE, POWER, COMBINATION
	JUNCTION BOX
	DISCONNECT SWITCH: FUSED, NON-FUSED
	MOTOR STARTER: MAGNETIC, COMBINATION
	MOTOR CONNECTION
	CONTACTOR, RELAY, SOLENOID
	PUSH BUTTON STATION
	WIRING CONCEALED IN CEILING OR WALL
	WIRING CONCEALED IN FLOOR OR UNDERGROUND
	HOME RUN DESTINATION SHOWN
	CONDUIT ELL: UP, DN.

LINE TYPE	
	NEW
	UNDERGROUND CONDUIT
	EXISTING CONDUIT
	EXISTING UNDERGROUND CONDUIT

SIGNAL	
	WALL OUTLET: TELEPHONE, DATA
	WALL OUTLET: EMERGENCY TELEPHONE
	WALL OUTLET: COMBINATION TELEPHONE/DATA
	DENOTES WALL OUTLET ABOVE COUNTER
	SYSTEM CLOCK: WALL, CEILING
	EMERGENCY BLUE FLASHING LIGHTS
	SPEAKER: WALL, CEILING
	VOLUME CONTROL: WALL, CEILING

EQUIPMENT	
	ELECTRICAL EQUIPMENT
	PANELBOARD: SURFACE, RECESSED
	CABINET: SURFACE, RECESSED
	TRANSFORMER
	EQUIPMENT WITH GROUND
	CURRENT TRANSFORMER
	CABLE TRAY
	GROUND ROD
	VOLT METER, AMP METER
	EMERGENCY GENERATOR
	PULL BOX
	PULL BOX VAULT
	IRRIGATION CONTROLLER

ONLINE	
	CIRCUIT BREAKER
	SWITCH, FUSED SWITCH
	BUSS
	AUTOMATIC SWITCH
	METER
	PANEL
	FEEDER CALLOUT

NOTE
THIS IS A STANDARD LEGEND SHEET, SOME SYMBOLS MAY APPEAR ON THIS SHEET THAT DO NOT APPEAR ON THE DRAWINGS.

POINTER ROAD PARK
7360 SW POINTER ROAD
BEAVERTON, OR 97225

REVISIONS

LAND USE RESUBMITTAL
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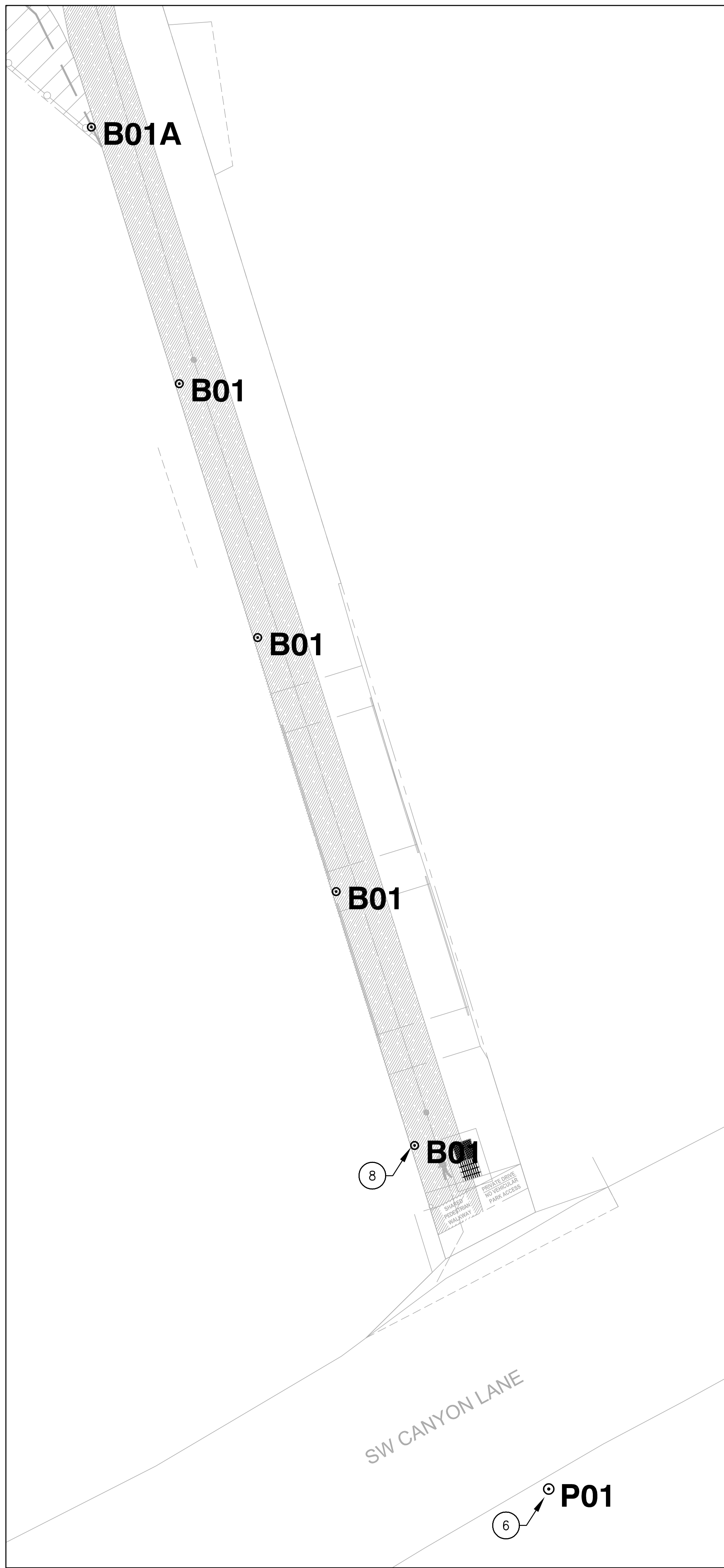
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SCALE NONE

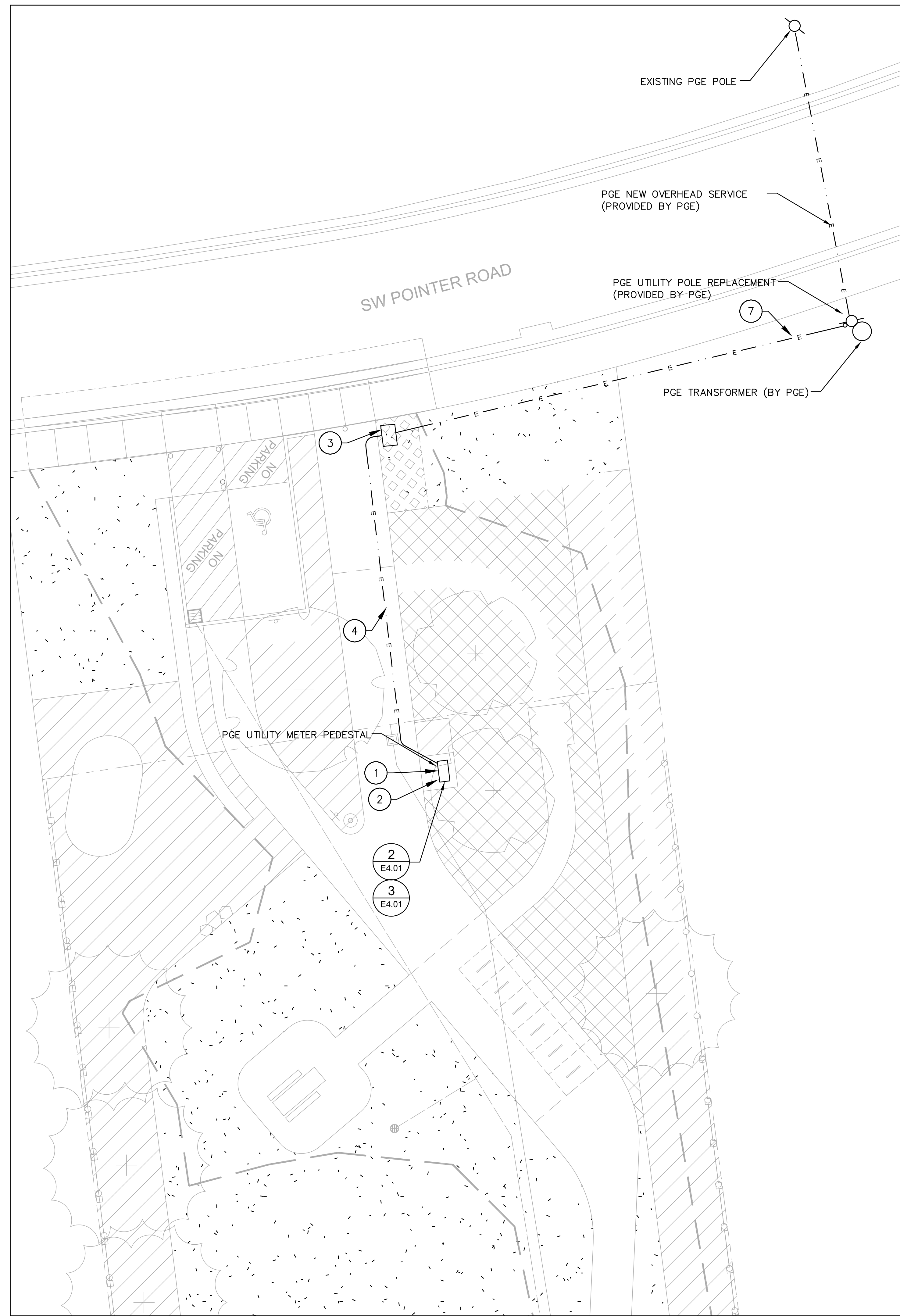
ELECTRICAL
SYMBOLS &
ABBREVIATIONS

SHEET INDEX	
E0.01	ELECTRICAL SYMBOLS & ABBREVIATIONS
E1.01	ELECTRICAL SITE PLAN
E4.01	ELECTRICAL SCHEMATICS / DETAILS / SCHEDULES
E4.02	PHOTOMETRIC SITE PLAN

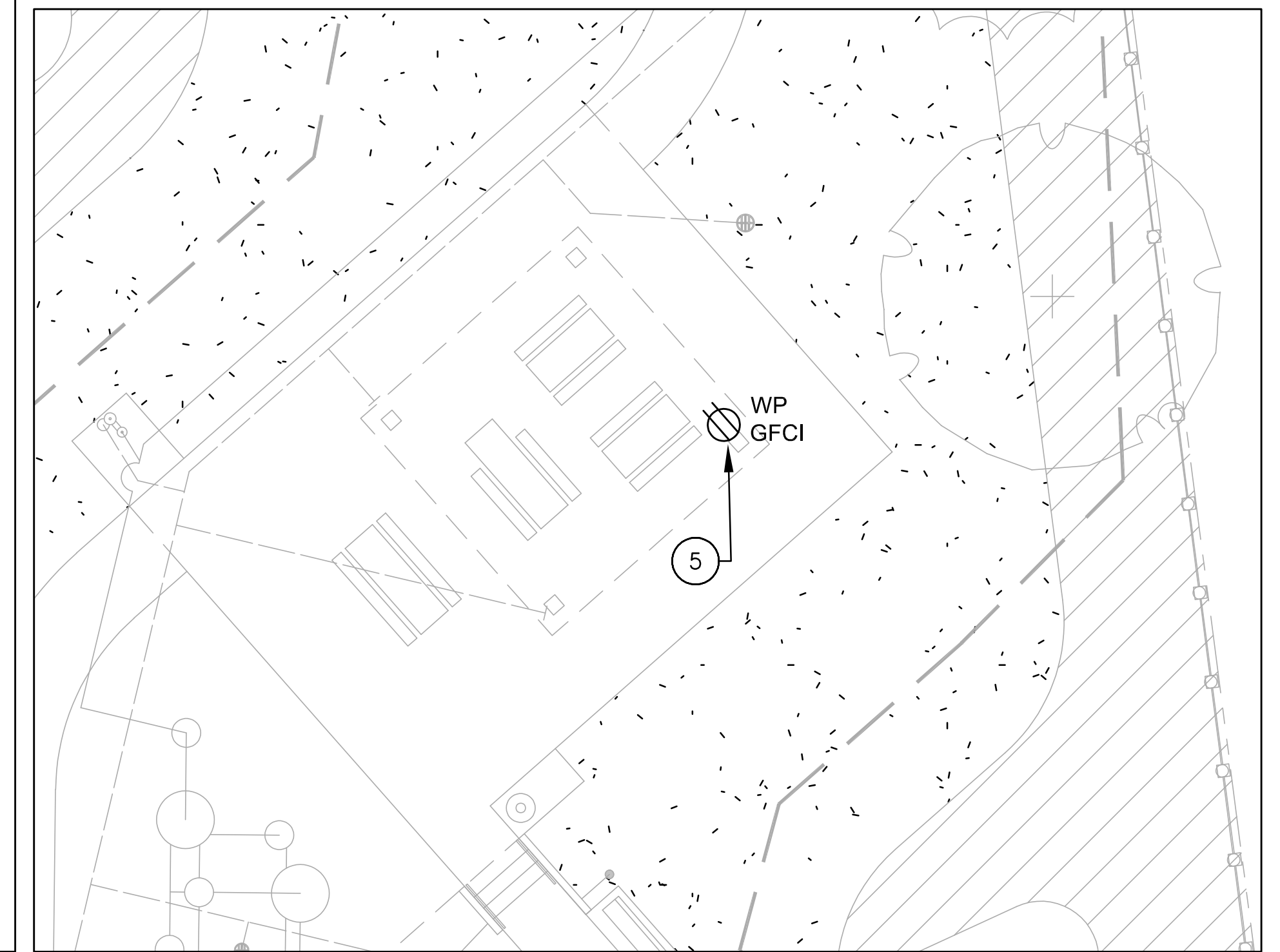
E0.01



1 ELECTRICAL SOUTH SITE PLAN 1" = 20'



2 ELECTRICAL NORTH SITE PLAN 1" = 20'



3 ELECTRICAL CENTRAL SITE PLAN 1" = 30'

GENERAL NOTES

- A. FOR ELECTRICAL LEGEND AND ABBREVIATIONS SEE DRAWING E0.01.
- B. FOR LUMINAIRE SCHEDULE SEE DRAWING E4.01.
- C. ELECTRIC SERVICE INSTALLATION, EQUIPMENT AND RACEWAYS SHALL BE PER PGE ELECTRIC SERVICE REQUIREMENTS (ESR).
- D. UNLESS OTHERWISE NOTED, ALL UNDERGROUND POWER CONDUITS SHALL BE 1" PVC SCH. 40 MINIMUM.
- E. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS AND EXACT LOCATIONS OF LUMINAIRES.
- F. CONTRACTOR SHALL COORDINATE AND CONFIRM LUMINAIRE AIMING POSITION WITH ARCH AND OWNER REP PRIOR TO INSTALLATION.
- G. PROVIDE 1" CONDUIT WITH 2-#10 THWN-2 CONDUCTORS AND 1-#10 EQUIPMENT GROUNDING CONDUCTOR FOR EACH BRANCH CIRCUIT UNLESS NOTED OTHERWISE.

KEY NOTES

- 1. PROVIDE WORKING CLEARANCES FOR PEDESTAL METER GEAR PER PGE REQUIREMENTS. REFER TO ONE-LINE DIAGRAM ON E4.01 FOR DETAILS.
- 2. PROVIDE CONDUIT AND CONDUCTORS PER ONE-LINE DIAGRAM. IN ADDITION, PROVIDE TWO (2) 1-1/4" PVC CONDUITS FROM BOTTOM OF PEDESTAL TO 5'-0" IN FRONT OF PANEL BENEATH PATHWAY.
- 3. PROVIDE UTILITY VAULT PER PGE ELECTRIC SERVICE REQUIREMENTS (ESR). PER ESR, CONTACT PGE FOR SIZE OF VAULT.
- 4. PROVIDE UNDERGROUND UTILITY CONDUIT PER ONE LINE DIAGRAM ON DRAWING E4.01.
- 5. ROUTE CONDUIT INTO PICNIC SHELTER POST. PROVIDE SINGLE GANG BOX AND HEAVY DUTY WP IN-USE LOCKABLE COVER FOR GFCI DUPLEX RECEPTACLE OUTLET.
- 6. P01 FIXTURE TO BE PROVIDED BY PGE, FIXTURE TO MOUNT ON TO AN EXISTING UTILITY POLE AT 35FT HEIGHT AND WITH 6FT MAST ARM.
- 7. PROVIDE UNDERGROUND UTILITY CONDUIT PER ONE LINE DIAGRAM ON DRAWING E4.01. TURN CONDUIT UP AT THE POLE AND CAP PER PGE REQUIREMENTS.
- 8. ALL B01/B01A TYPE BOLLARDS TO BE CONTROLLED BY PHOTOCELL AND TIMECLOCK OPERATION VIA PANEL.

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POINTER ROAD PARK
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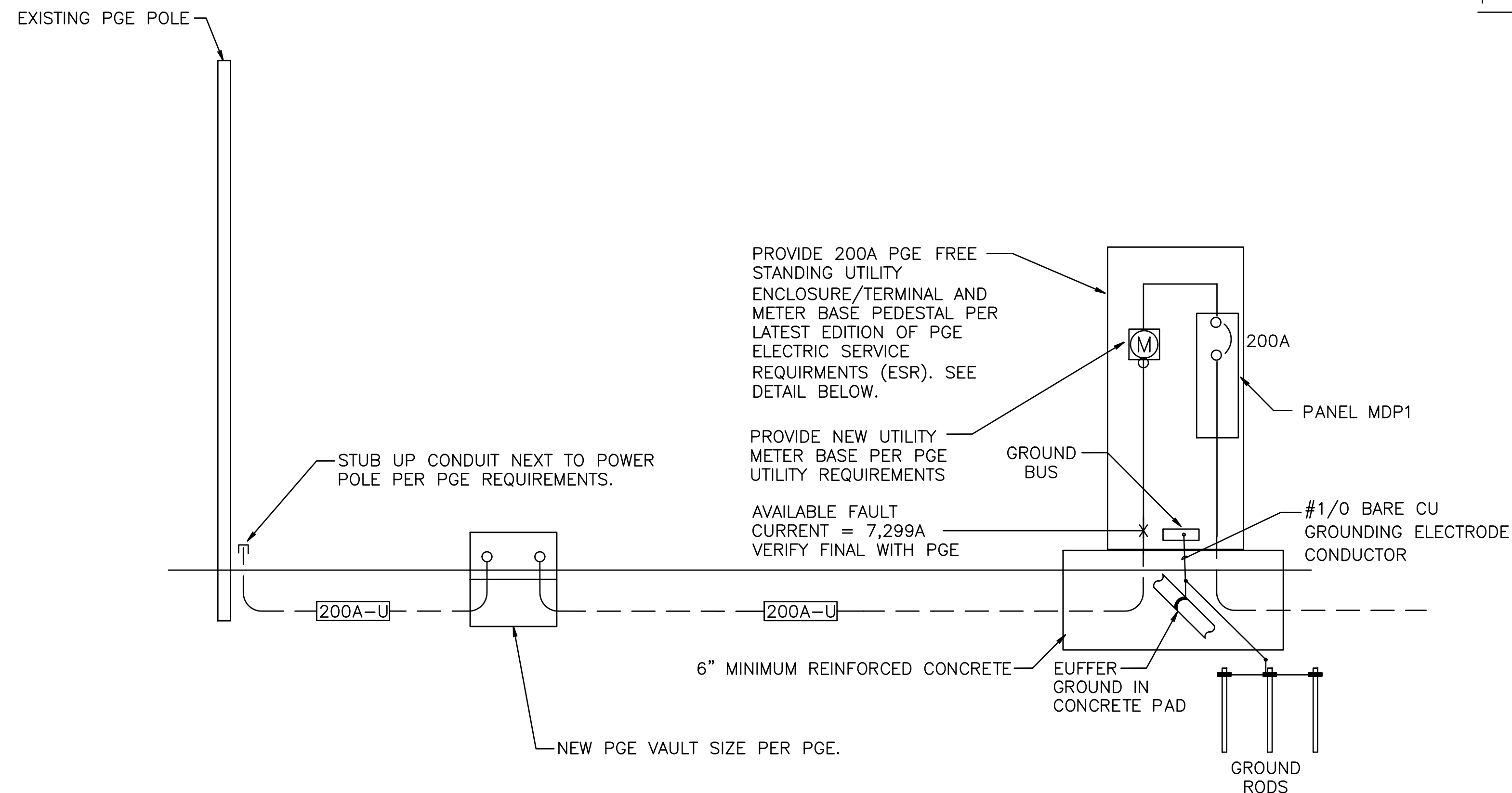
SCALE AS NOTED

ELECTRICAL SITE
PLAN

TYPE MARK	LOCATION	DESCRIPTION	MANUFACTURER	MODEL	DISTRIBUTION	CCT	CRI	WATTAGE	DELIVERED LUMENS	VOLTAGE	DIMMING TYPE	FINISH	COMMENTS
B01	PARKING LOT	LED BOLLARD LIGHT FIXTURE WITH FULL CUT OFF OPTICS. 6" ROUND DIAMETER X 42" HEIGHT. EXTRUDED ALUMINUM HOUSING. IK10 IMPACT RATING FOR HOUSING AND OPTIC ASSEMBLY. IP RATED FOR EXTERIOR LOCATIONS.	COOPER: MC GRAW EDISON	BRT6 BOLLARD SERIES	TYPE III	3000K	70	17.3W	1627LMN	208V	NON DIM	PER AOR	
P01	PARKING LOT	UTILITY POLE MOUNTED LED FIXTURE HEAD PROVIDED BY PGE. FULL CUT OFF OPTICS. 10.6" WIDE X 22.0" LONG X 4.7" HEIGHT POLE HEAD. PROVIDE WITH 12" TALL. FIXTURE IS UL LISTED FOR WET LOCATIONS, DARK SKY COMPLIANT AND IS EQUIPPED WITH LUMINAIRE INTEGRATED PHOTOCCELL. IP RATED FOR EXTERIOR LOCATIONS. (PROVIDE WITH 6FT MAST ARM TO MATCH OTHER STREET LIGHT FIXTURES.)	CREE LIGHTING	LEDWAY SERIES	TYPE IV	4000K	70	53W	4550LMN	UNIVERSAL 120-277V	NON DIM	PER AOR	17.5LBS

1 LUMINAIRE SCHEDULE

NTS

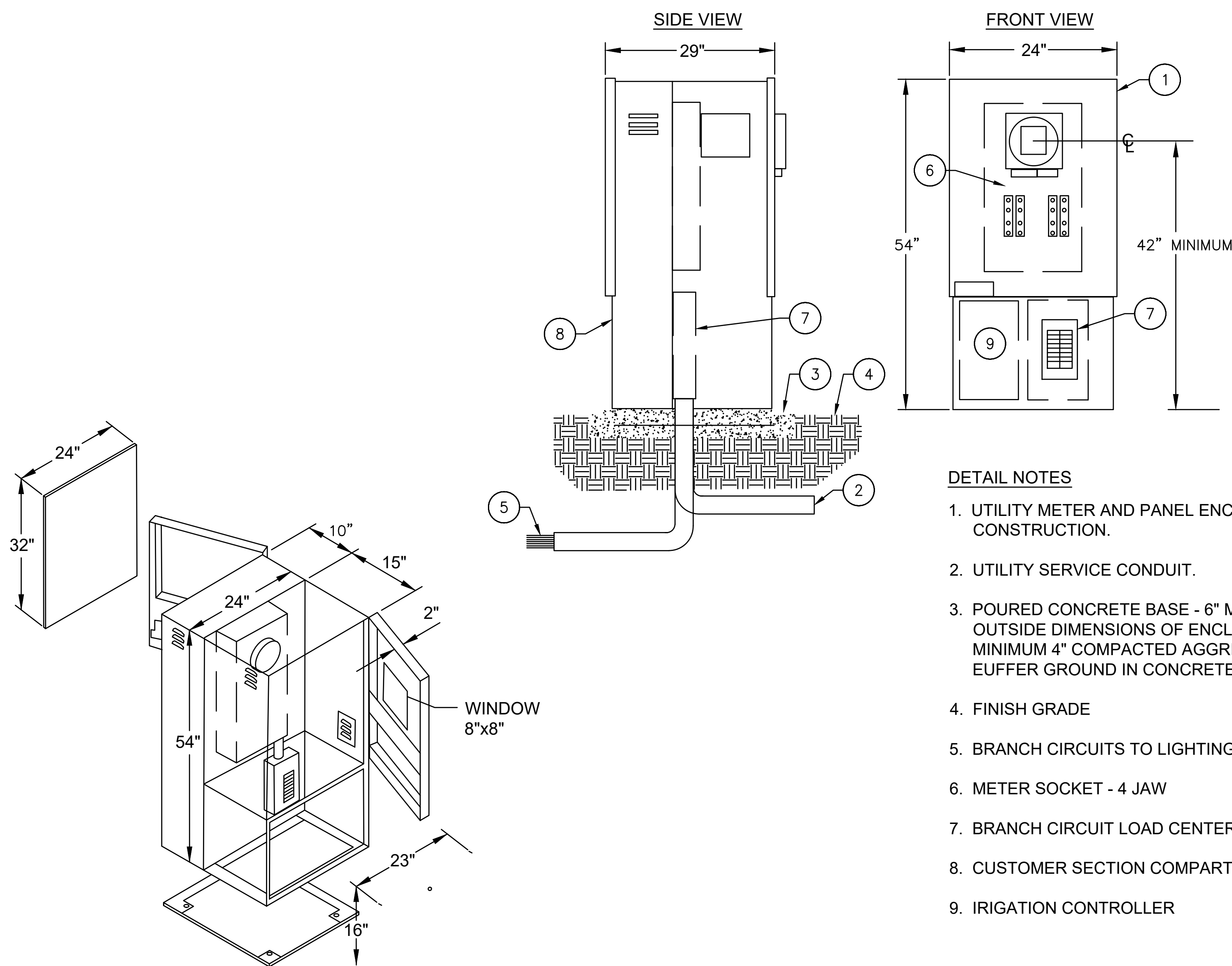


2 ELECTRICAL ONE-LINE DIAGRAM

NTS

COPPER FEEDER SCHEDULE

200A-U	EMPTY 3" C SCHED 40 PVC WITH PULL STRING (PER PGE REQUIREMENTS)
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DETAIL NOTES

- UTILITY METER AND PANEL ENCLOSURE - SAE 316L STAINLESS STEEL CONSTRUCTION.
- UTILITY SERVICE CONDUIT.
- POURED CONCRETE BASE - 6" MINIMUM THICKNESS. EXTEND CONDUIT 6" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE WITH 1/2% SLOPE FOR DRAINAGE. ADD MINIMUM 4" COMPACTED AGGREGATE BASE UNDER CONCRETE. PROVIDE EUFFER GROUND IN CONCRETE AND EXTEND EUFFER PER CODE REQUIREMENTS.
- FINISH GRADE
- BRANCH CIRCUITS TO LIGHTING AND RECEPTACLE OUTLETS.
- METER SOCKET - 4 JAW
- BRANCH CIRCUIT LOAD CENTER MDP1. REFER TO PANEL SCHEDULE.
- CUSTOMER SECTION COMPARTMENT FOR FUTURE USE.
- IRIGATION CONTROLLER

3 ELECTRICAL SERVICE PEDESTAL

NTS

Ckt. No.		10kAIC Fault Rating	Load (VA)	Type	C.B. A/Pole	Note	Ph.	C.B. A/Pole	Load (VA)	Description / Location	Ckt. No.
MDP1 120/240V, 1-Phase, 3-Wire plus Ground. Pedestal Style (Per Detail). 200A Main Circuit Breaker											
1	SOUTH DRIVEWAY LIGHTING	640	L	20/2	A		A	20/1	360	RECEPTACLE OUTLETS - COVERED AREA	2
3	NORTH POLE LIGHT	45	L	20/1	A		B	20/1	250	INTERNAL SPACE HEATER	4
7	IRIGATION CONTROLLER	250	G	20/1	B		A	20/1		SPARE	6
9	SPARE			20/1	A		A	20/1		SPARE	10
11	SPARE			20/1	B		B	20/1		SPARE	12
13	SPARE			20/1	A		A	20/1		SPARE	14
15	SPARE			20/1	B		B	20/1		SPARE	16
17	SPARE			20/1	A		A	20/1		SPARE	18
19	SPARE			SP	B		B	20/1		SPARE	20
21	SPACE				A		A			SPACE	22
23	SPACE				B		B			SPACE	24
25	SPACE				A		A			SPACE	26
27	SPACE				B		B			SPACE	28
29	SPACE				A		A			SPACE	30
Total Connected Load:		Ph. A	725 VA						Panel Connected Load: 1395.0 KVA	5.8 Amps	
Total Connected Load:		Ph. B	570 VA						Demand Load: 171.1 KVA	0.7 Amps	
									Total Demand Load: 1566.1 KVA	6.5 Amps	

4 PANEL SCHEDULE

NTS

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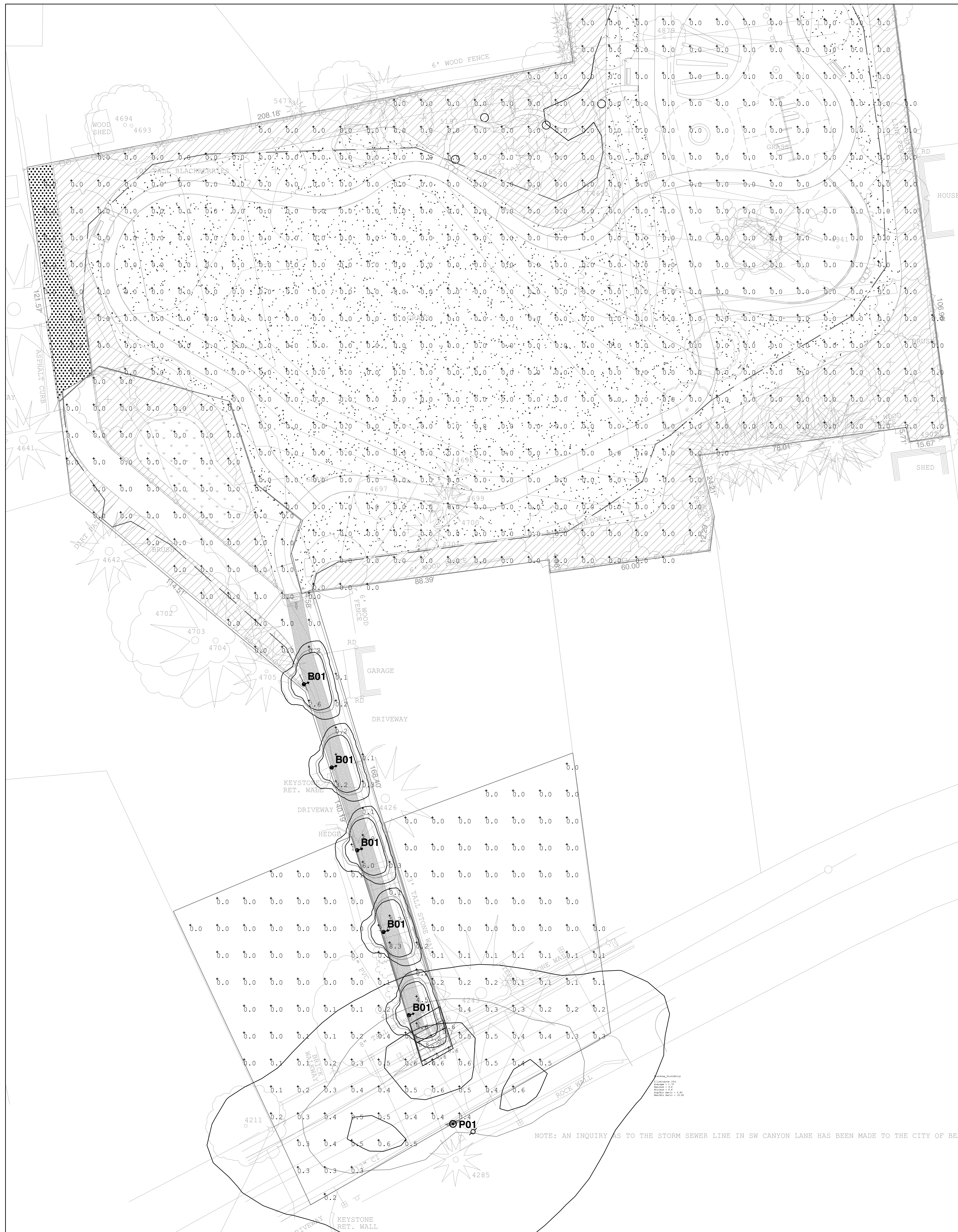
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SCALE AS NOTED

ELECTRICAL SCHEMATICS
DETAILS
SCHEDULES

E4.01

NOT FOR CONSTRUCTION



1 ELECTRICAL SOUTH SITE PLAN

1" = 200'

Luminaire Schedule										
Symbol	Qty	Tag	Description	Lum. Watts	Lum. Lumens	LLD	LDD	LLF	BUG Rating	
⊙	5	B01-A3	BRT6-A3-730-U-T3-XX-BK	17.3	1482	0.900	0.800	0.720	B0-U0-G1	
⊕	1	53watt	STR-LWY-2M-HT-06-E-UL-XX-700-40K-XXX or BXSL0206E-UD7	53	4550	1.000	1.000	1.000	B1-U0-G1	
⊕	1	47watt	STR-LWY-2M-HT-06-E-UL-XX-700-40K-XXX or BXSL0206E-UD7	47	3830	1.000	1.000	1.000	B1-U0-G1	

Calculation Summary										
Label	CalcType	Units	Target	Avg	Max	Min	Avg/Min	Max/Min		
StatArea_NorthEntry	Illuminance	Fc	0.7 Minimum	0.05	0.1	0.0	N.A.	N.A.		
StatArea_SouthEntry	Illuminance	Fc	0.7 Minimum	1.70	9.6	0.6	2.83	16.00		



2 ELECTRICAL NORTH SITE PLAN

1" = 200'

NOT FOR
CONSTRUCTION

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SCALE AS NOTED

PHOTOMETRIC
SITE
PLAN

E4.02