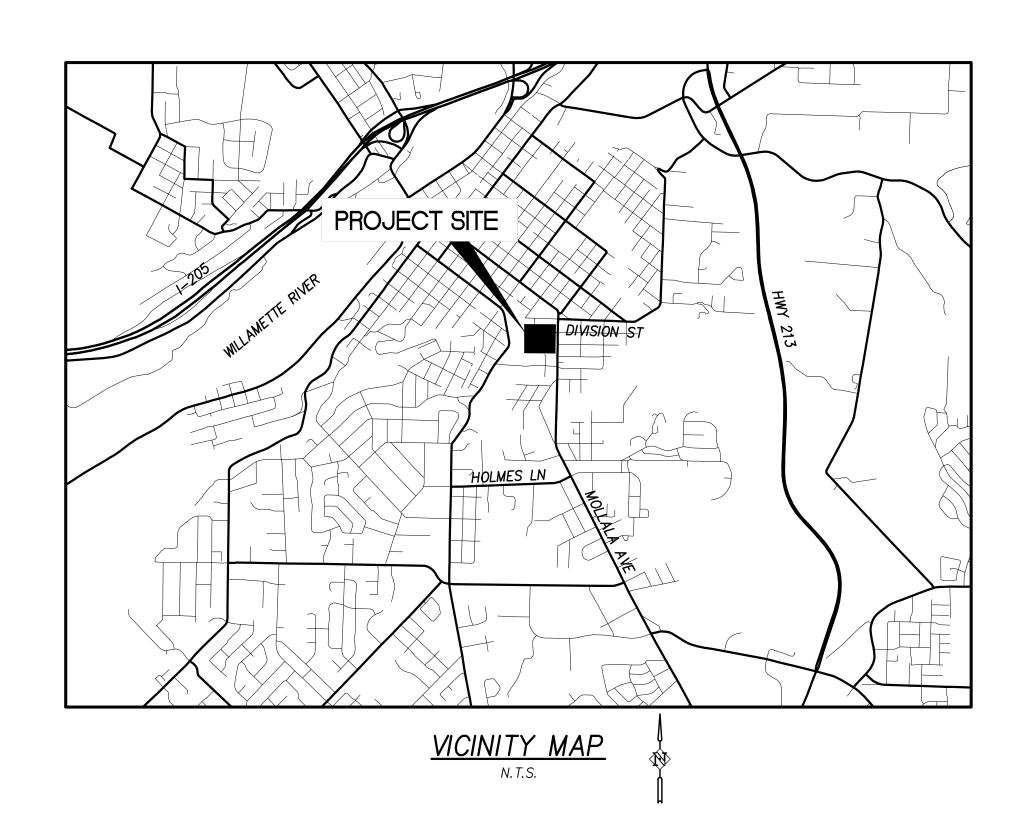
202 MOLALLA AVENUE

SITE PARTITION AND PARKING ADDITION OREGON CITY, OREGON



1.0 COVER SHEET 2.0 EXISTING CONDITIONS & ESCP

ESCP DETAILS SITE PLAN

LANDSCAPE PLAN

LANDSCAPE DETAILS

IRRIGATION DETAILS

DETAILS DETAILS

L1.1

GRADING AND UTILITY PLAN

MYRTLE ST PLAN AND PROFILE

 OWNER/DEVELOPER
 2.0

 NORRIS & STEVENS
 2.1

 900 SW 5^{TH} AVE., 17^{TH} FLOOR
 3.0

 PORTLAND, OREGON 97204
 4.0

 PHONE: (503) 223-3171
 5.0

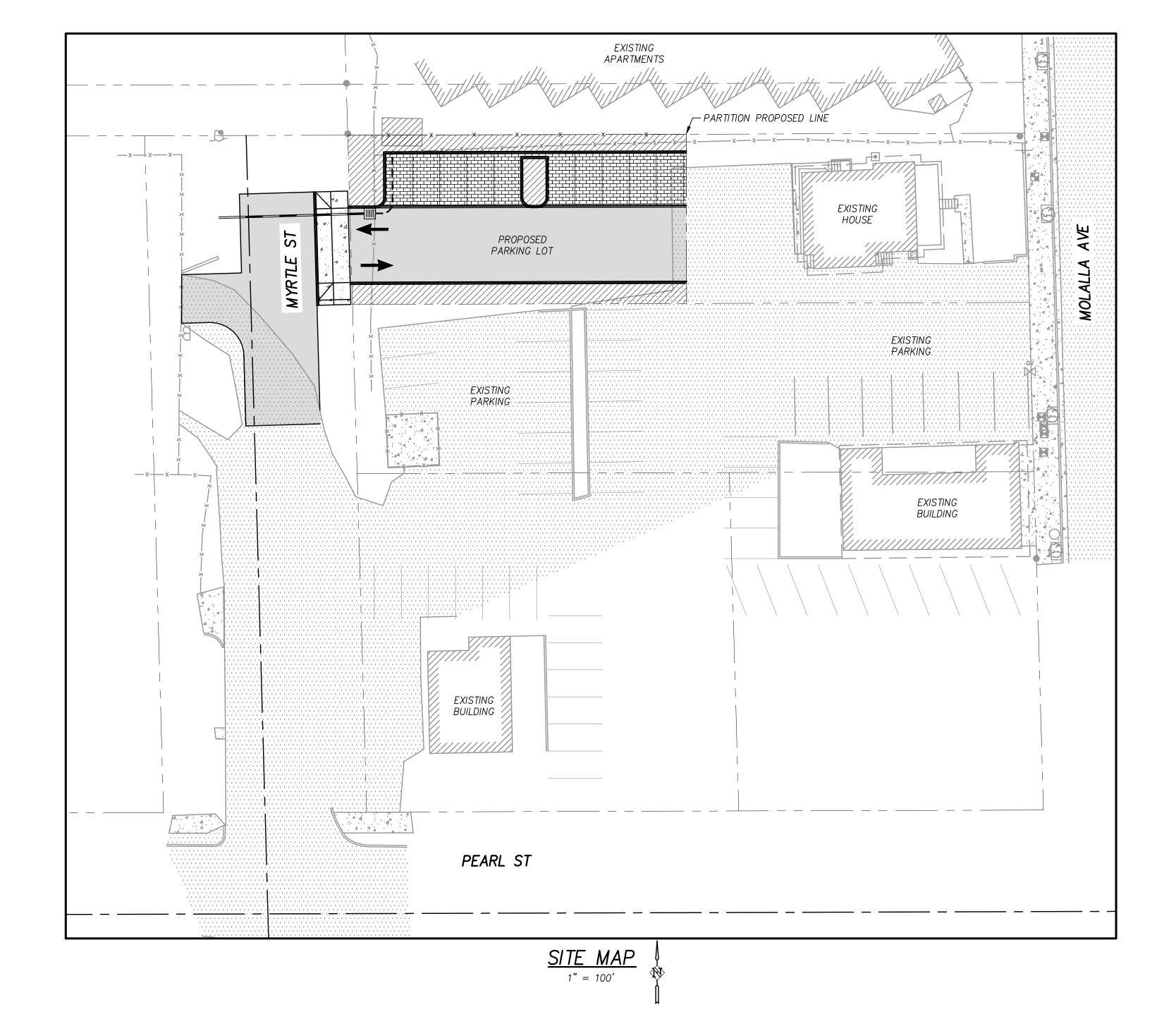
 CONTACTS: BRUCE SOIHR
 5.0

ENGINEER HOUS

HARPER HOUF PETERSON RIGHELLIS INC. 205 SE SPOKANE STREET PORTLAND, OREGON 97202 PHONE: (503) 221-1131 CONTACTS: JIMMY HOUF, PE

SITE INFORMATION

202 MOLALLA AVENUE OREGON CITY, OR 97045



LAND USE SET JOB NO.

202 MOLALLA AVE - PARKING ADDITIC
OREGON CITY, OREGON

Houf Peterson Righellis Inc.

PRELIMINARY
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NO. DESCRIPTION

V I S I O N S DESIGNED: JSH

DESIGNED: JSH

CHECKED: JSH

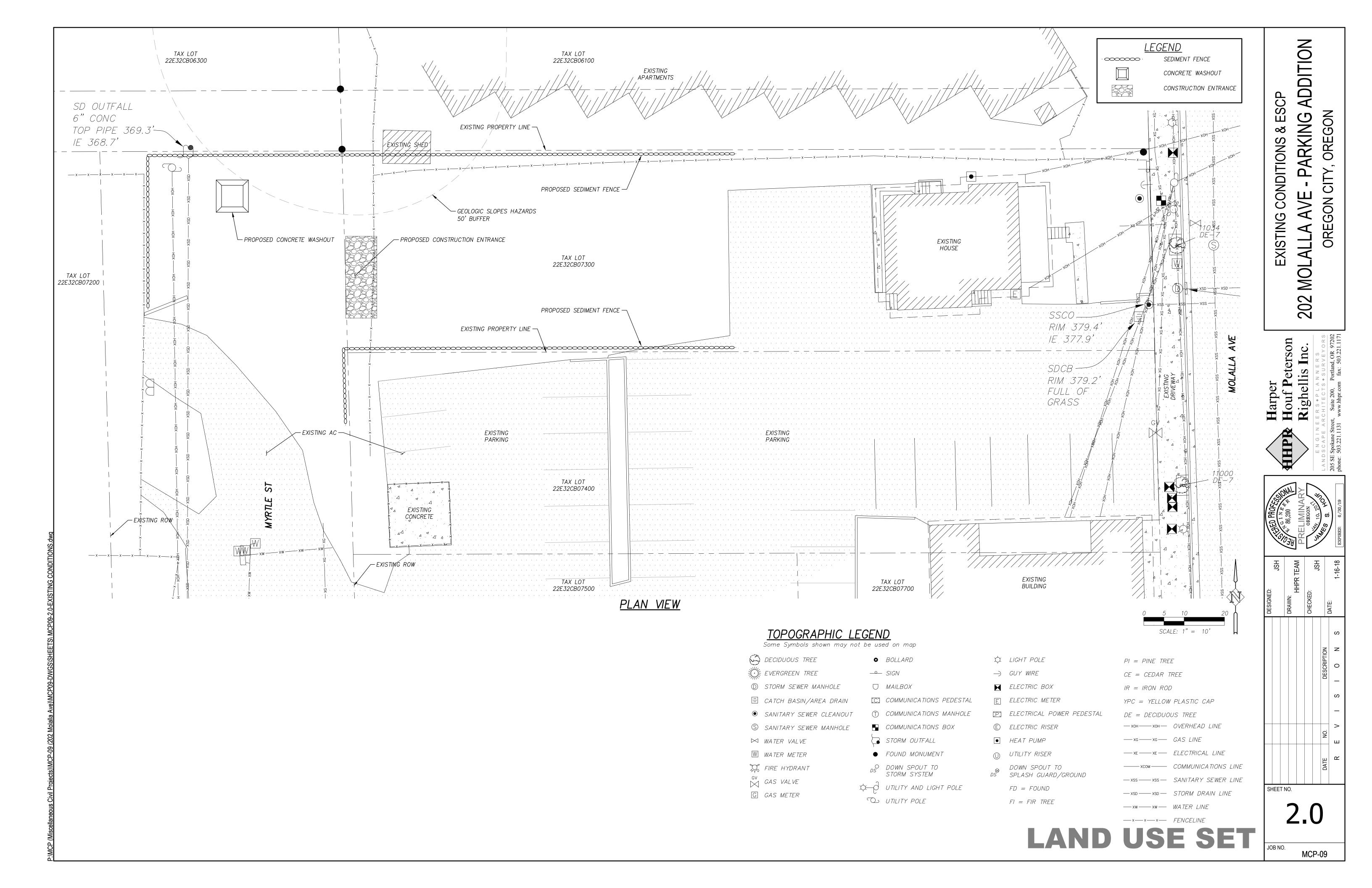
CHECKED: JSH

DATE: 1-16-18

SHEET NO.

1.0

MCP-09



MCP-09

1. COLLECT AND RETAIN ALL THE CONCRETE WASHOUT WATER AND SOLIDS IN A LEAK PROOF BASIN.

2. INSPECT FREQUENTLY. DO NOT OVERFILL BASIN.

3. RECYCLE MATERIALS.

A. WASHWATER RECYCLING: WASHWATER SHOULD BE PASSED THROUGH A FILTER AND TREATMENT SYSTEM TO REMOVE SOLIDS REDUCE PH. WASHWATER MAY BE REUSED FOR CONCRETE WASHOUT WATER. DISPOSAL OF WASHWATER SHALL BE AT AN APPROVED DISPOSAL FACILITY. DO NOT DRAIN TO STORM OR SANITARY SYSTEM.

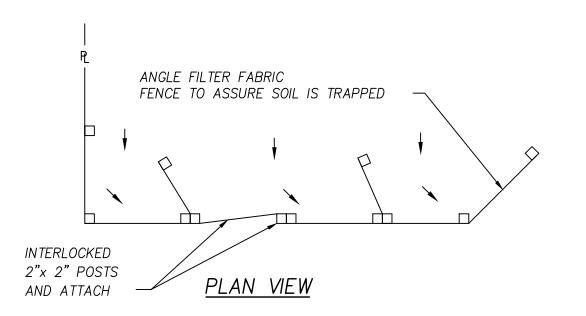
B. SOLIDS RECYCLING: COURSE AGGREGATE MATERIALS THAT ARE SEPARATED FROM WASHWATER MAY BE RETURN TO READY MIX PLANT. COORDINATE WITH READY MIX PLANT PRIOR TO

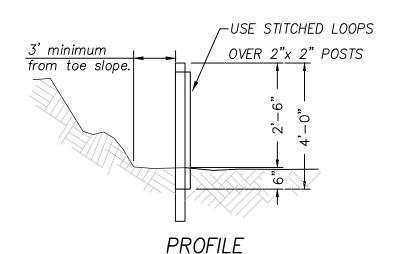
C. HARDENED CONCRETE RECYCLING: ALLOW CONCRETE WASHOUT TO HARDEN IN BASIN. THE HARDEN CONCRETE MAY BE DELIVERED TO RECYCLING PLANTS.

CONCRETE TRUCK WASHOUT BASIN

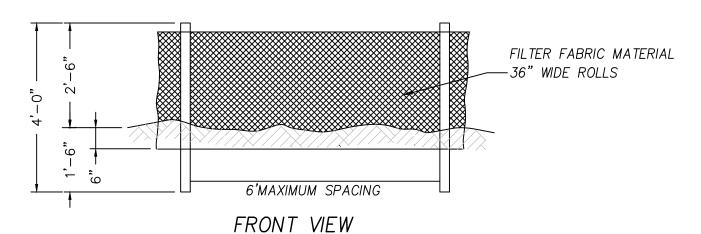
STANDARD EROSION CONTROL NOTES:

- 1. APPLY TEMPORARY AND PERMANENT SOIL STABILIZATION MEASURES ON ALL DISTURBED AREAS AS GRADING PROGRESSES. (SCH A.5.b.ii.6.) 2. CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE
- GROUND FROM OCTOBER 1 THROUGH MAY 31 EACH YEAR. (SCH A.7.a.i.) 3. DURING WET WEATHER PERIODS TEMPORARY STABILIZATION OF THE SITE MUST OCCUR AT THE END OF EACH WORK DAY IF RAINFALL IS FORECAST IN THE NEXT 24 HOURS. (SCH A. 7. a. ii.)
- 4. ALL EROSION AND SEDIMENT CONTROLS NOT IN THE DIRECT PATH OF WORK MUST BE
- INSTALLED PRIOR TO ANY LAND DISTURBANCE. (SCH A.7.c.ii.) 5. PRESERVE EXISTING VEGETATION AND RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION (SCHA.7.c.iii.1)
- 6. ALL TEMPORARY SEDIMENT CONTROLS MUST REMAIN IN PLACE UNTIL PERMANENT VEGETATION OR OTHER PERMANENT COVERING OF EXPOSED SOIL IS ESTABLISHED. (SCH A.7.c.iii.3.)
- 7. SEDIMENT CONTROLS MUST BE INSTALLED AND MAINTAINED ON ALL DOWN GRADIENT SIDES
- OF THE CONSTRUCTION SITE AT ALL TIMES DURING CONSTRUCTION. (SCH A.7.d.i.(1)) 8. ALL ACTIVE CATCH BASINS MUST HAVE SEDIMENT CONTROLS INSTALLED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. (SCH A.7.d.i.(2))
- 9. WATER-TIGHT TRUCKS MUST BE USED TO TRANSPORT SATURATED SOILS FROM THE CONSTRUCTION SITE. AN APPROVED EQUIVALENT IS TO DRAIN THE SOIL ON-SITE AT A DESIGNATED LOCATION USING APPROPRIATE BMP's; SOIL MUST BE DRAINED SUFFICIENTLY FOR MINIMAL SPILLAGE. (SCH A.7.d.iii.3)
- 10. TEMPORARY STABILIZATION OR COVERING OF SOIL STOCKPILES MUST OCCUR AT THE END OF EACH WORK DAY OR OTHER BMP'S MUST BE IMPLEMENTED TO PREVENT TURBID DISCHARGES TO SURFACE WATERS. (SCH A.7.e.ii.2.)
- 11. DEVELOP AND MAINTAIN ONSITE A WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURE. (SCH A.7.e.iii.3)
- 12. ANY USE OF TOXIC OR OTHER HAZARDOUS MATERIALS MUST INCLUDE PROPER STORAGE, APPLICATION, AND DISPOSAL. (SCH A.7.e.iii.(2))
- 13. THE PERMITTEE MUST PROPERLY PREVENT AND MANAGE HAZARDOUS WASTE, USED OILS, CONTAMINATED SOILS, CONCRETE WASTE, SANITARY WASTE, LIQUID WASTE, OR OTHER TOXIC SUBSTANCES DISCOVERED OR GENERATED DURING CONSTRUCTION. (SCH A.7.e.i.1
- AND SCH A.7.e.iii.4) 14. SIGNIFICANT AMOUNTS OF SEDIMENT WHICH LEAVE THE SITE MUST BE CLEANED UP WITHIN 24 HOURS AND PLACED BACK ON THE SITE AND STABILIZED OR PROPERLY DISPOSED. THE CAUSE OF THE SEDIMENT RELEASE MUST BE FOUND AND PREVENTED FROM CAUSING A REOCCURRENCE OF THE DISCHARGED WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DIVISION OF
- STATE LANDS REQUIRED TIME FRAME. (SCH A.7.f.i.1) 15. SEDIMENT MUST NOT BE INTENTIONALLY WASHED INTO STORM SEWERS, DRAINAGE WAYS, OR WATER BODIES. DRY SWEEPING MUST BE USED TO CLEAN UP RELEASED SEDIMENTS. (SCH A.7.f.i.2)
- 16. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW THE MANUFACTURER'S RECOMMENDATIONS. NUTRIENT RELEASES FROM FERTILIZERS TO SURFACE WATERS MUST BE MINIMIZED. TIME RELEASE FERTILIZERS SHOULD BE USED AND CARE SHOULD BE TAKEN IN THE APPLICATION OF FERTILIZERS WITHIN ANY WATER WAY RIPARIAN ZONE. (SCH A.7.f.i.3.)
- 17. SEDIMENT MUST BE REMOVED FROM BEHIND SEDIMENT FENCE WHEN IT HAS REACHED A HEIGHT OF $\frac{1}{3}$ THE HEIGHT OF THE FENCE ABOVE THE GROUND, AND BEFORE FENCE REMOVAL. (SCH A.7.f.ii.1.)
- 18. SEDIMENT MUST BE REMOVED FROM BEHIND BIO BAGS AND OTHER BARRIERS WHEN IT HAS REACHED A HEIGHT OF TWO (2) INCHES AND BEFORE BMP REMOVAL. (SCH A.7.f.ii.2.)
- 19. CLEANING OF TRAPPED CATCH BASINS MUST OCCUR WHEN THE SEDIMENT RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY (50) PERCENT, AND AT COMPLETION OF PROJECT.
- 20. REMOVAL OF TRAPPED SEDIMENT IN A SEDIMENT BASIN OR SEDIMENT TRAP MUST OCCUR WHEN THE SEDIMENT RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY (50) PERCENT, AND AT COMPLETION OF PROJECT. (SCH A.7.f.ii.3&4)
- 21. DEQ MUST APPROVE OF ANY TREATMENT SYSTEM AND OPERATIONAL PLAN THAT MAY BE NECESSARY TO TREAT CONTAMINATED CONSTRUCTION DEWATERING OR SEDIMENT AND TURBIDITY IN STORMWATER RUNOFF. (SCH A.7.f.iii.)
- 22. SHOULD ALL CONSTRUCTION ACTIVITIES CEASE FOR THIRTY (30) DAYS OR MORE, THE ENTIRE SITE MUST BE TEMPORARILY STABILIZED USING VEGETATION OR A HEAVY MULCH LAYER, TEMPORARY SEEDING, OR OTHER METHOD. (SCH A.8.a.)
- 23. SHOULD CONSTRUCTION ACTIVITIES CEASE FOR FIFTEEN (15) DAYS OR MORE ON ANY SIGNIFICANT PORTION OF A CONSTRUCTION SITE, TEMPORARY STABILIZATION IS REQUIRED FOR THAT PORTION OF THE SITE WITH STRAW, COMPOST, OR OTHER TACKIFIED COVERING THAT WILL PREVENT SOIL OR WIND EROSION UNTIL WORK RESUMES ON THAT PORTION OF THE SITE. (SCH A.8.b.)

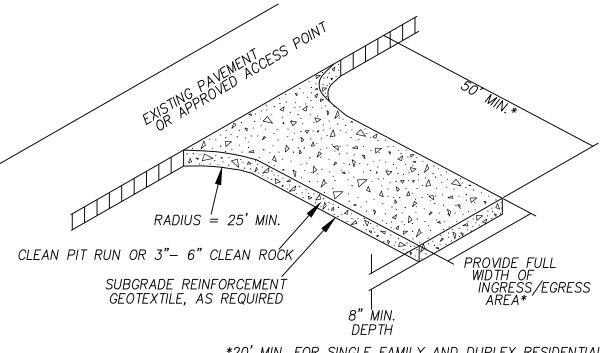




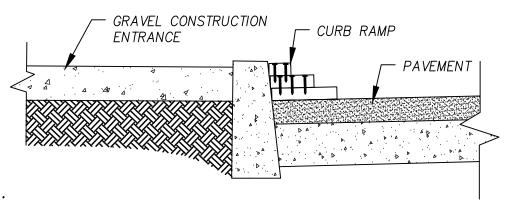
- 1. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
- 2. 2"x 2" FIR, PINE OR STEEL FENCE POSTS.
- 3. POSTS TO BE INSTALLED ON UPHILL SIDE OF SLOPE.
- 4. COMPACT BOTH SIDES OF FILTER FABRIC
- 5. PANELS MUST BE PLACED ACCORDING TO SPACING ON DETAIL XXX



SEDIMENT FENCE



*20' MIN. FOR SINGLE FAMILY AND DUPLEX RESIDENTIAL



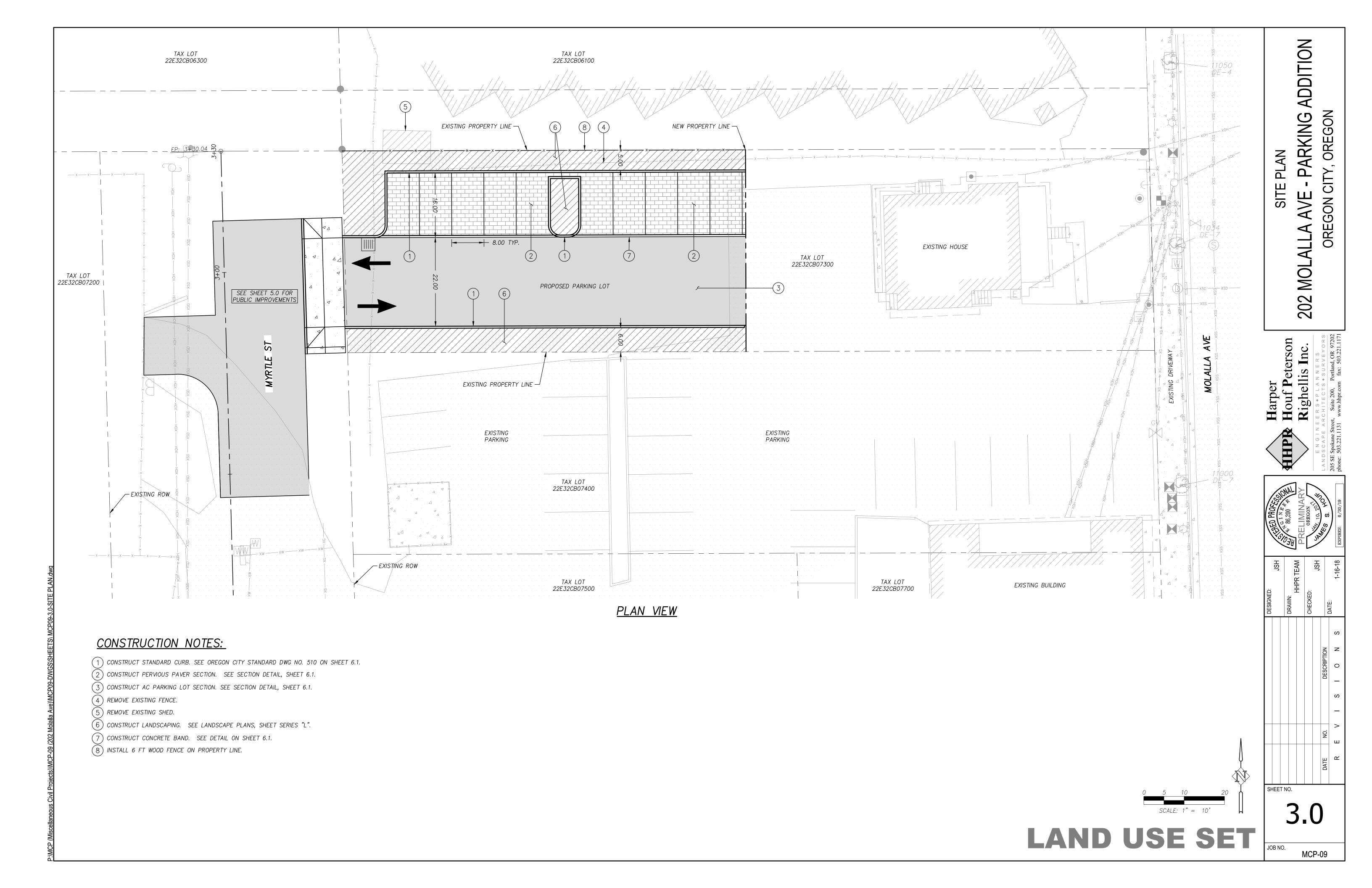
- 1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP
- DRESSING. REPAIR AND OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF- 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.
- <u>DIMENSIONS</u> SINGLE FAMILY

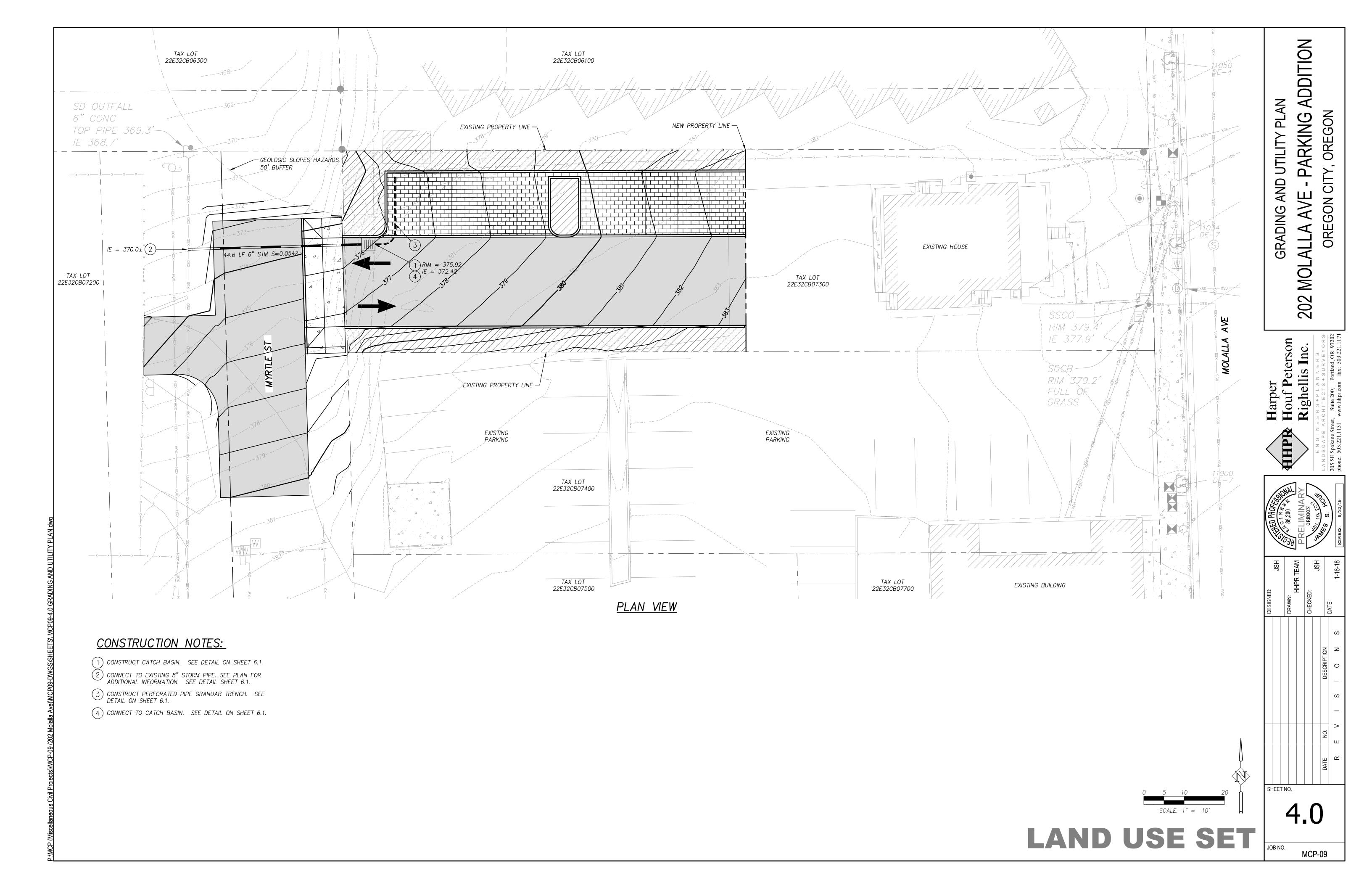
20' LONG BY 20' WIDE 8" DEEP OF $\frac{3}{4}$ " MINUS CLEAN ROCK.

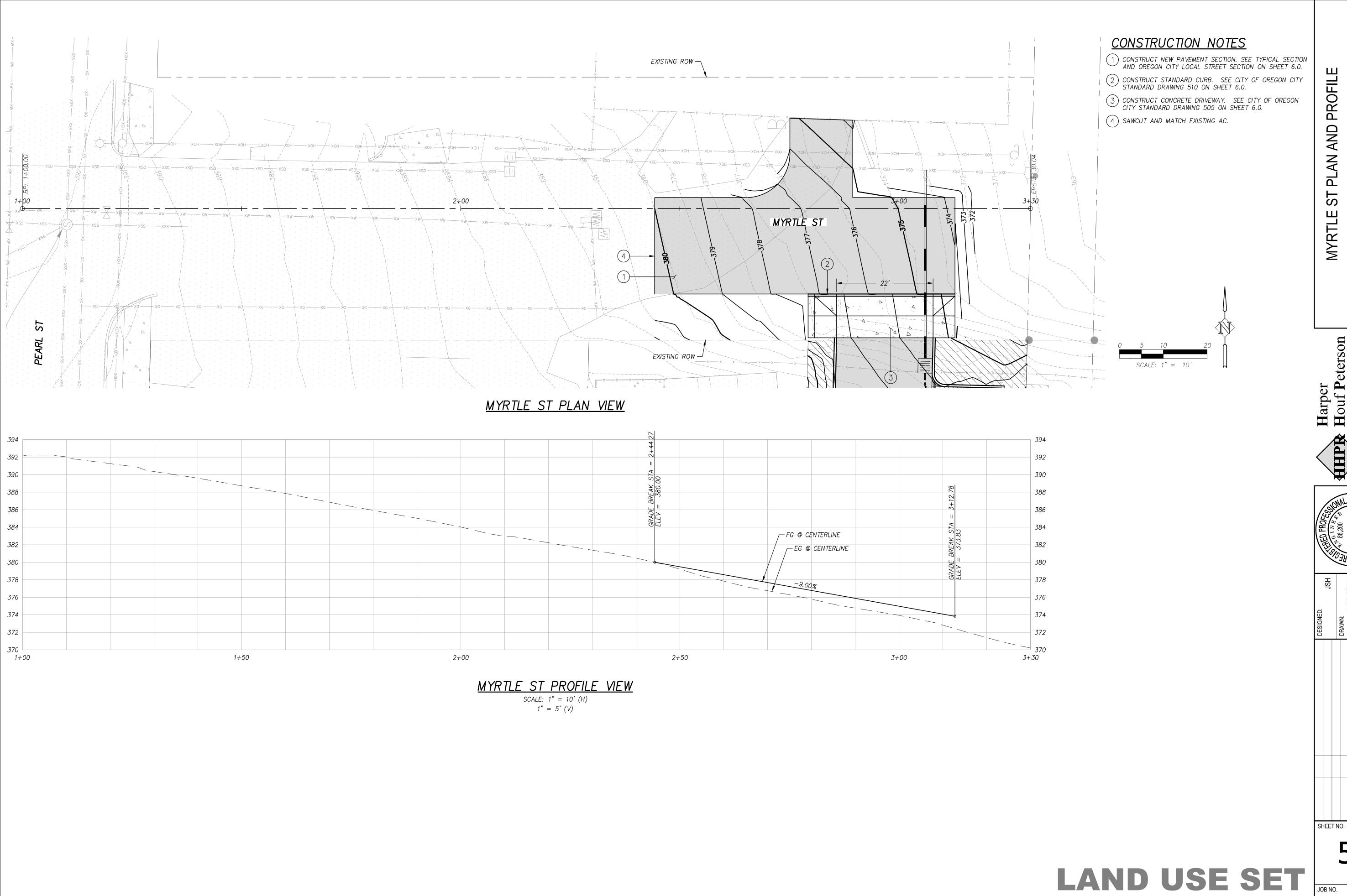
50' LONG BY 20' WIDE 3-6" CLEAN ROCK, GOVERNING AUTHORITY MAY REQUIRE GEOTEXTILE FABRIC TO PREVENT SUB-SOIL PUMPING.

CONSTRUCTION ENTRANCE

LAND USE SET

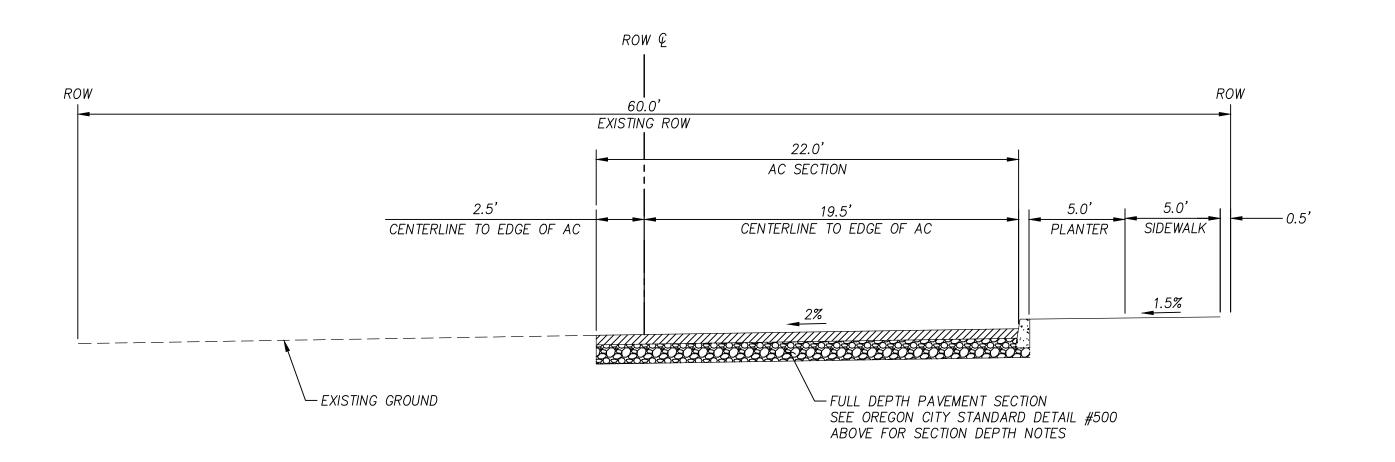






ADDITION PLAN AND PROFILE ARKING 202

SHEET NO.



MYRTLE ST — TYPICAL SECTION

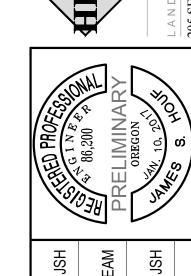
SCALE: 1" = 5'

DETAILS

202 MOLALLA AVE - PARKING ADDITION
OREGON CITY, OREGON

Harper
HPR Houf Peterson

Kighellis Inc.



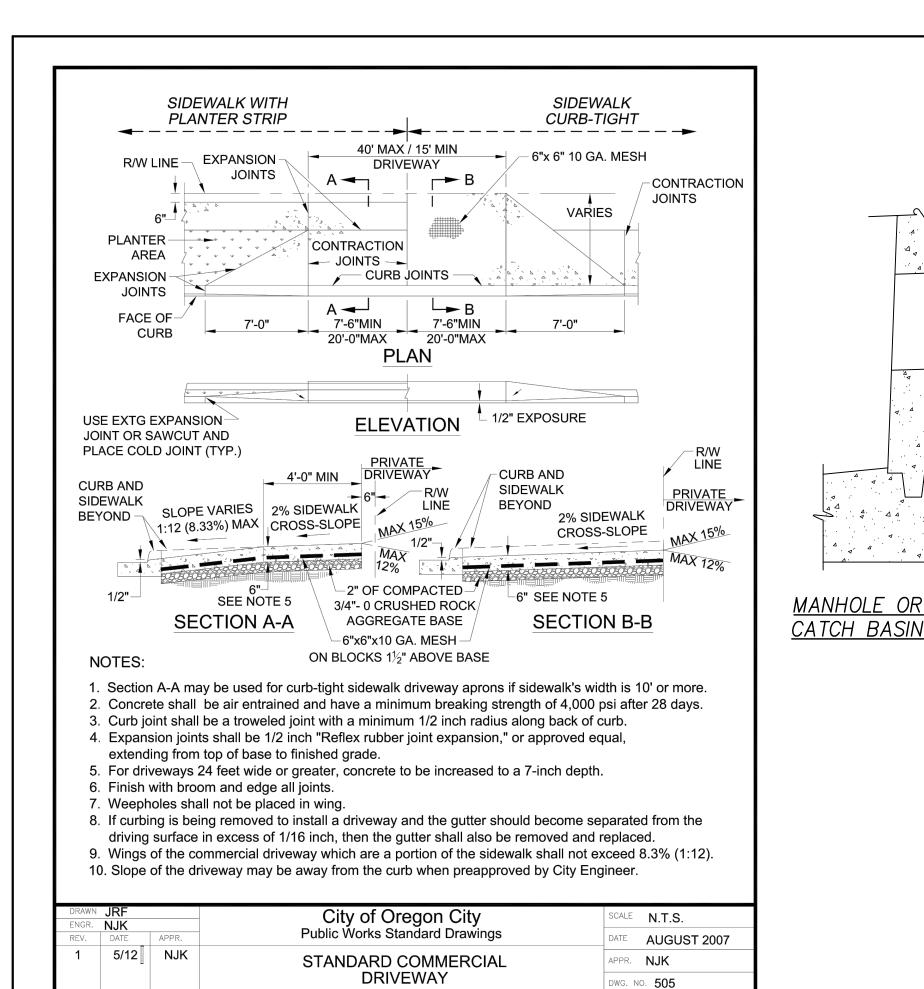
| DESIGNED: JSH | DRAWN: HHPR TEAM | PI | S | 1 O N | S | 1-16-18 | EXE

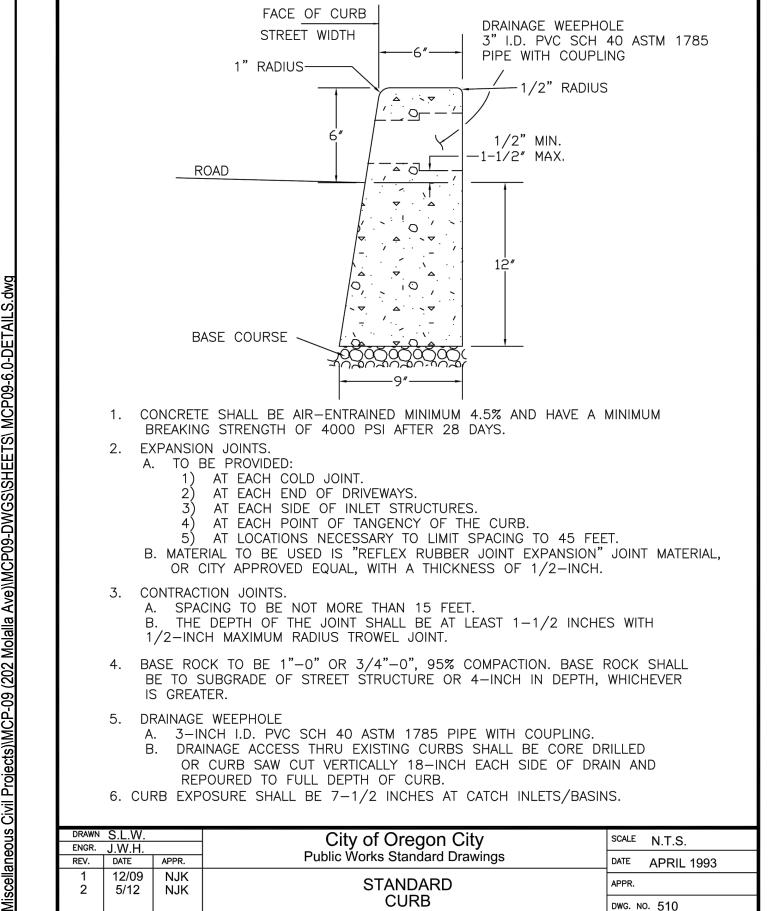
SHEET NO.

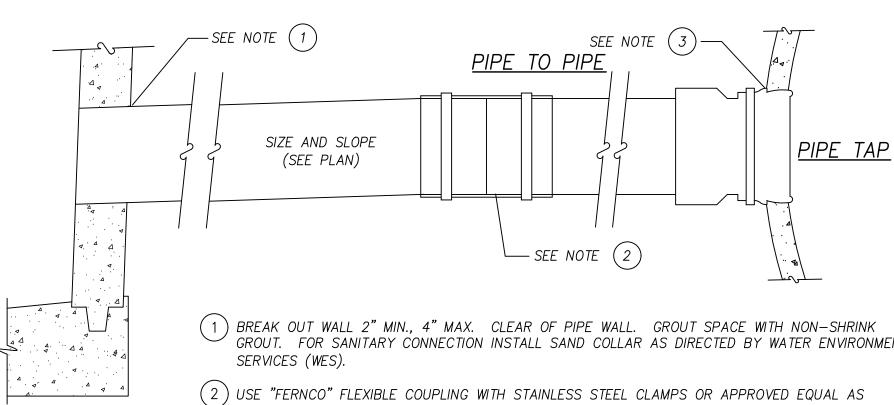
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DB NO. MCP-09

LAND USE SET JOB NO.



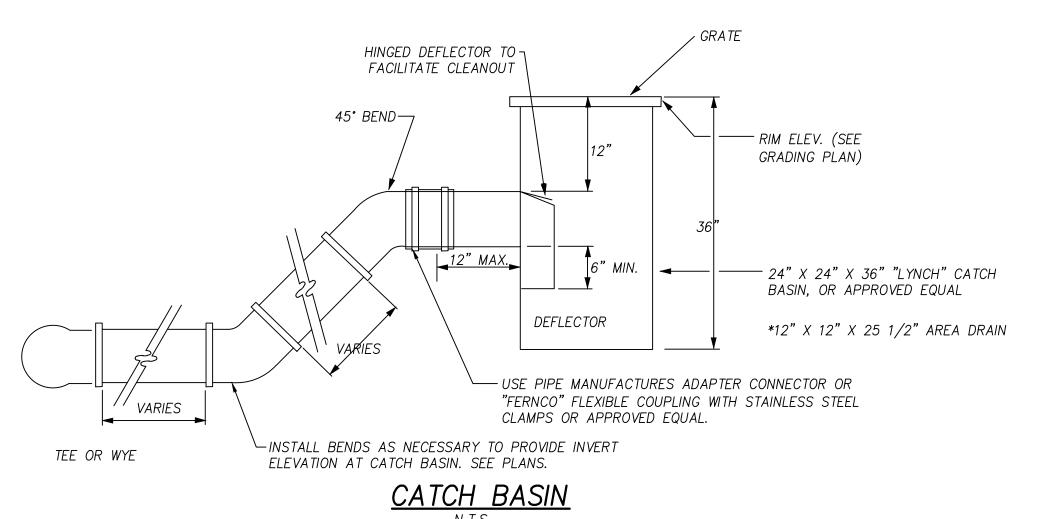


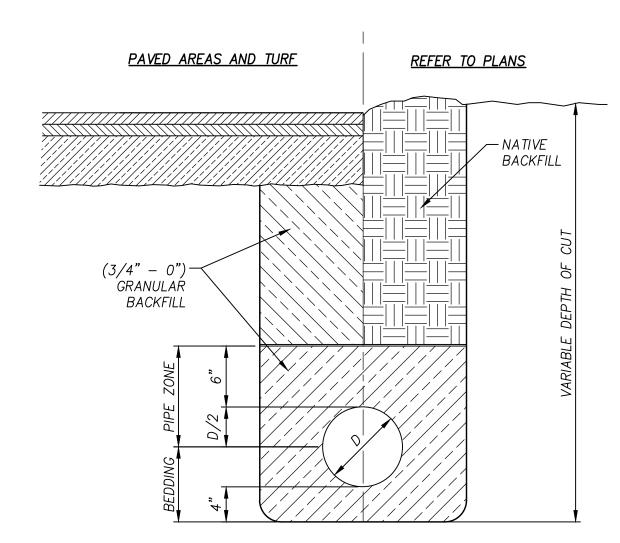


GROUT. FOR SANITARY CONNECTION INSTALL SAND COLLAR AS DIRECTED BY WATER ENVIRONMENT

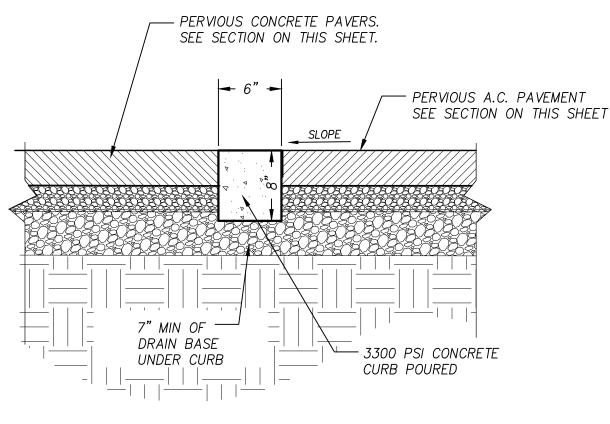
(3) FOR STORM: CUT HOLE INTO PIPE AND INSTALL "FOWLER" SEWER BOOT TAP OR APPROVED EQUAL.

PIPE CONNECTION

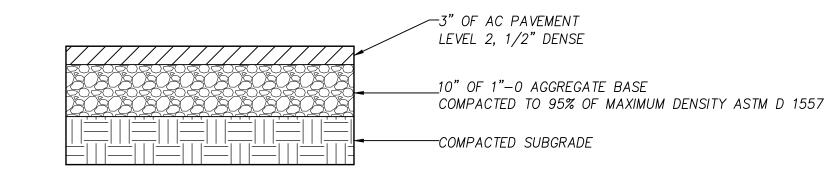




PIPE BEDDING AND BACKFILL DETAIL

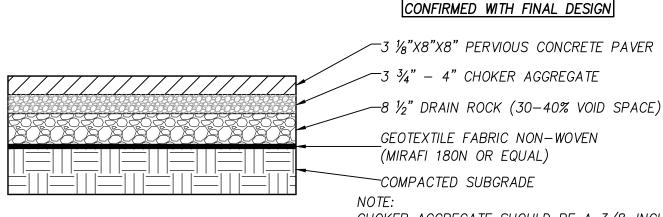


6" X 8" CONCRETE BAND

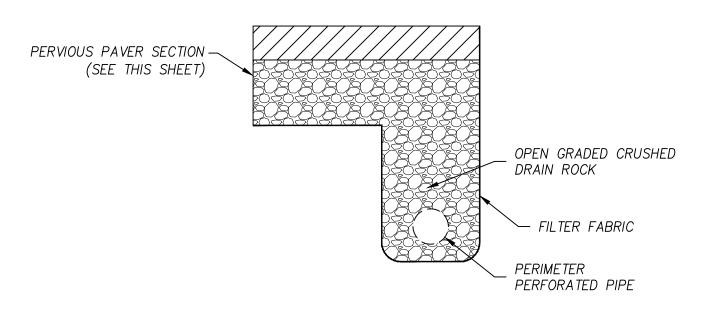


PERVIOUS PAVER TYPE TO BE

AC PARKING LOT SECTION



CHOKER AGGREGATE SHOULD BE A 3/8-INCH TO PERVIOUS PAVERS SECTION 3/4-INCH UNIFORMLY GRADED CRUSHED ROCK OR CRUSHED GRAVEL WITH AT LEAST TWO MECHANICALLY FRACTURED FACES.



PERFORATED PIPE GRANULAR TRENCH

LAND USE SET

ADDITION PARKING ORE(**DETAILS** GON \triangleleft MOL 202

Righellis

SHEET NO.

MCP-09

OREGON CITY CODE COMPLIANCE

CITY OF OREGON CITY

MUC-1 (MIXED USE CORRIDOR 1)

TOTAL SITE AREA= 4,968SF 20% LANDSCAPE AREA REQUIRED= 994SF

LANDSCAPE AREA PROVIDED 206 SF INTERIOR PARKING LOT LANDSCAPING 1091 SF PERIMETER PERIMETER PARKING LOT LANDSCAPING 1297 TOTAL (36%)

17.52.060.A.3 (GENERAL DEVELOPMENT STANDARDS):

 PARKING LOT TREES SHALL BE A MIX OF DECIDUOUS SHADE TREES AND CONIFEROUS TREES. THE TREES SHALL BE EVENLY DISTRIBUTED THROUGHOUT THE PARKING LOT AS BOTH INTERIOR AND PERIMETER LANDSCAPING TO PROVIDE SHADE. 3 EVERGREEN AND 7 DECIDUOUS TREE PROVIDED.

17.52.060.B PERIMETER PARKING LOT LANDSCAPING

- TREES SPACED A MAXIMUM OF THIRTY-FIVE FEET APART 249 LF OF PERIMTER @ 35' = 8 TREES REQUIRED 8 PERIMETER TREES PROVIDED
- GROUND COVER, SUCH AS WILD FLOWERS, SPACED A MAXIMUM OF 16-INCHES ON CENTER BEARBERRY AT 16" O.C.
- AN EVERGREEN HEDGE SCREEN OF THIRTY TO FORTY-TWO INCHES HIGH OR SHRUBS SPACED NO MORE THAN FOUR FEET APART ON AVERAGE EVERGREEN HEDGE AT 36" O.C.

17.52.060.D INTERIOR PARKING LOT LANDSCAPING

- MINIMUM OF ONE TREE PER SIX PARKING SPACES. THE PROJECT NEEDS TO PROPOSE TWO 2 INTERIOR PARKING LOT TREES PROVIDED
- GROUND COVER, SUCH AS WILD FLOWERS, SPACED A MAXIMUM OF SIXTEEN-INCHES ON CENTER COVERING ONE HUNDRED PERCENT OF THE EXPOSED GROUND WITHIN THREE YEARS. NO BARK MULCH SHALL BE ALLOWED EXCEPT UNDER THE CANOPY OF SHRUBS AND WITHIN TWO FEET OF THE BASE OF TREES. BEARBERRY AT 16" O.C.
- SHRUBS SPACED NO MORE THAN FOUR FEET APART ON AVERAGE. SHRUBS SPACED 36" TO 24"
- NO MORE THAN EIGHT CONTIGUOUS PARKING SPACES SHALL BE CREATED WITHOUT PROVIDING AN INTERIOR LANDSCAPE STRIP BETWEEN THEM. LANDSCAPE STRIPS SHALL BE PROVIDED BETWEEN ROWS OF PARKING SHALL BE A MINIMUM OF SIX FEET IN WIDTH AND A MINIMUM OF TEN FEET IN LENGTH. STRIP PROVIDED

GENERAL PLANTING NOTES

- 1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF OREGON CITY STANDARDS AND OREGON BUILDING AND SPECIALITY CODES.
- 2. INSTALL EROSION CONTROL SYSTEMS IN ACCORDANCE WITH CITY OF OREGON CITY STANDARDS PRIOR TO SITE WORK AND LANDSCAPE INSTALLATION.
- 3. CONTRACTOR SHALL MARK AND PROTECT ALL UTILITIES, SITE FEATURES, AND VEGETATION TO REMAIN IN PLACE.
- 4. CONTRACTOR SHALL REMOVE ALL WEEDS AND INVASIVE SPECIES PRIOR TO PLANTING OR SEEDING.
- 5. ALL DISTURBED AREAS SHALL BE SEEDED.
- 6. PRIOR TO PLANTING, CONTRACTOR SHALL TEST ON-SITE SOILS FOR SOIL FERTILITY BY CERTIFIED TESTING LAB. IF NECESSARY, BACKFILL SOILS FOR TREE PITS, SHRUB AND GROUNDCOVER AREAS SHALL BE AMENDED AS RECOMMENDED BY SOIL
- 7. ALL SEEDED AREAS SHALL BE STRIPPED OF VEGETATION, SCARIFIED AND RECEIVE 4" OF TOPSOIL PRIOR TO APPLICATION OF SEED.
- 8. ALL PLANTER BEDS SHALL BE SCARIFIED 12" BELOW FINISHED GRADE AND HAVE 12" OF TOPSOIL ADDED TO BRING BACK TO FINISHED GRADE PRIOR TO PLANTING.
- 9. CONTRACTOR TO APPLY 3" LAYER OF COMPOST MULCH AT ALL TREES, SHRUBS AND GROUNDCOVER AREAS.
- OF PLANTINGS BY CONTRACTOR FOR THE 2-YEAR ESTABLISHMENT PERIOD. 11. THE LANDSCAPE CONTRACTOR GUARANTEE PLANTINGS TO BE SATISFACTORY HEALTH

10. LANDSCAPE INSTALLATION SHALL INCLUDE A PROVISION FOR TEMPORARY WATERING

- FOR THE DURATION OF THE 2-YEAR WARRANTY PERIOD AFTER INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL REPLACE ALL DAMAGED, DEAD, OR DYING PLANTS COVERED BY WARRANTY WITHIN 30 DAYS OF INITIAL IDENTIFICATION OF CONDITION.
- 12. PLANT MATERIAL INSTALLED SHALL CONFORM IN SIZE AND GRADE TO THE "AMERICAN STANDARD FOR NURSERY STOCK" CURRENT EDITION.
- 13. QUANTITIES OF PLANT MATERIALS SHALL BE AS DETERMINED BY CONTRACTOR IN ACCORDANCE WITH SPECIFIED SPACING OR LOCATION ON PLAN. MATERIAL QUANTITIES SHOWN ON PLAN ARE FOR CONTRACTOR CONVENIENCE ONLY AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO INSTALLATION. SURPLUS OR SHORTAGES OF PLANT QUANTITIES SHALL BE RESPONSIBILITY OF CONTRACTOR.

PLANT SCHEDULE

TREES

SHRUBS <u>— Compact Oregon</u> Grape

SEED MIXES

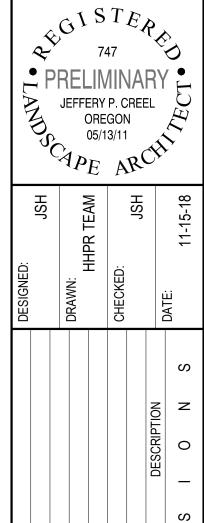
GROUNDCOVER

	503sf	PERMANENT SEEDING	% PLS	LBS OF PLA/ 100SF
		Festuca rubra 'Gibraltar' Festuca rubra 'Silhouette' Lolium perenee 'Delaware Dwarf' Lolium perenee 'Amazing'	10 10 40 40	0.364 0.364 5.563 2.696
		_	TOTAL	8.987

ADDITION GON RKING PLAN LANDSCAPE \triangleleft 202

ORE(

GON



SHEET NO.

MCP-09

SCALE: 1" = 10"

LAND USE SET

LANDSCAPE DETAILS

202 MOLALLA AVE - PARKING ADDITION
OREGON CITY, OREGON

HHPR Houf Peterson
Righellis Inc.

ON LESCRIPTION DATE

R E V I S I O N S

DATE

R E V I S I O N S

DATE

LAND USE SET JOB NO.