

DEER POINTE PARK - LAND USE SUBMITTAL

PROJECT TEAM

CLIENT

City of Sandy Parks & Recreation
38348 Pioneer Boulevard
Sandy, OR 97055

LANDSCAPE ARCHITECT

Lango Hansen Landscape Architects
1100 NW Glisan #3A
Portland, OR 97209
Contact: Brian Martin
Email: brian@langohansen.com
Phone: 503.553.9242

CIVIL ENGINEER

Firwood Design Group
359 E Hist. Columbia River Highway
Troutdale, OR 97060
Contact: Kelli Grover
Email: kg@firwooddesign.com
Phone: 503-668-3737

ELECTRICAL ENGINEER

R&W Electrical Engineering
9615 SW Allen Blvd #107,
Beaverton, OR 97005
Contact: Jonathan Lilly
Email: jlilly@rweng.com
Phone: 503.726.3337

UTILITY CONTACT

Portland General Electric
Contact: Kristi Knight
Gresham Associate Design Project Manager
Email: Kristine.Knight@pgn.com
Phone: 971.293.9807

SHEET INDEX

GENERAL

- G0.01 COVER SHEET
- G0.02 SITE SURVEY

LANDSCAPE

- L0.01 PLANTING DEMOLITION
- L0.02 PLANTING DEMOLITION TREE TABLE
- L1.01 MATERIALS PLAN
- L1.02 ENLARGED PLAN
- L3.01 GRADING PLAN
- L4.01 PLANTING PLAN & LEGEND
- L5.01 IRRIGATION PLAN & LEGEND
- L6.01 DETAILS
- L6.02 DETAILS
- L6.03 DETAILS
- L6.04 DETAILS
- L7.00 OFFSITE IMPROVEMENTS

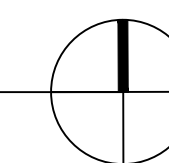
CIVIL

- C1.00 STORMWATER MANAGEMENT PLAN
- C2.00 WILLOW AVENUE AND FAWN ST.
- C3.00 STORMWATER MANAGEMENT DETAILS



VICINITY MAP

PARK LOCATION: MEADOW AVE, SANDY, OR 97055



LANDSCAPE ARCHITECTS PC

lango . hansen

1100 NW GLISAN #3A, PORTLAND OR 97209 T 503.295.2437

DEER POINTE PARK
CITY OF SANDY PARKS AND RECREATION
CITY OF SANDY
MEADOW AVE
SANDY, OR 97055

LAND USE

REVISIONS

SCALE AS NOTED
DRAWN BY XX
DATE 10.29.24
PROJECT NO. 2345

COVER SHEET

G0.01

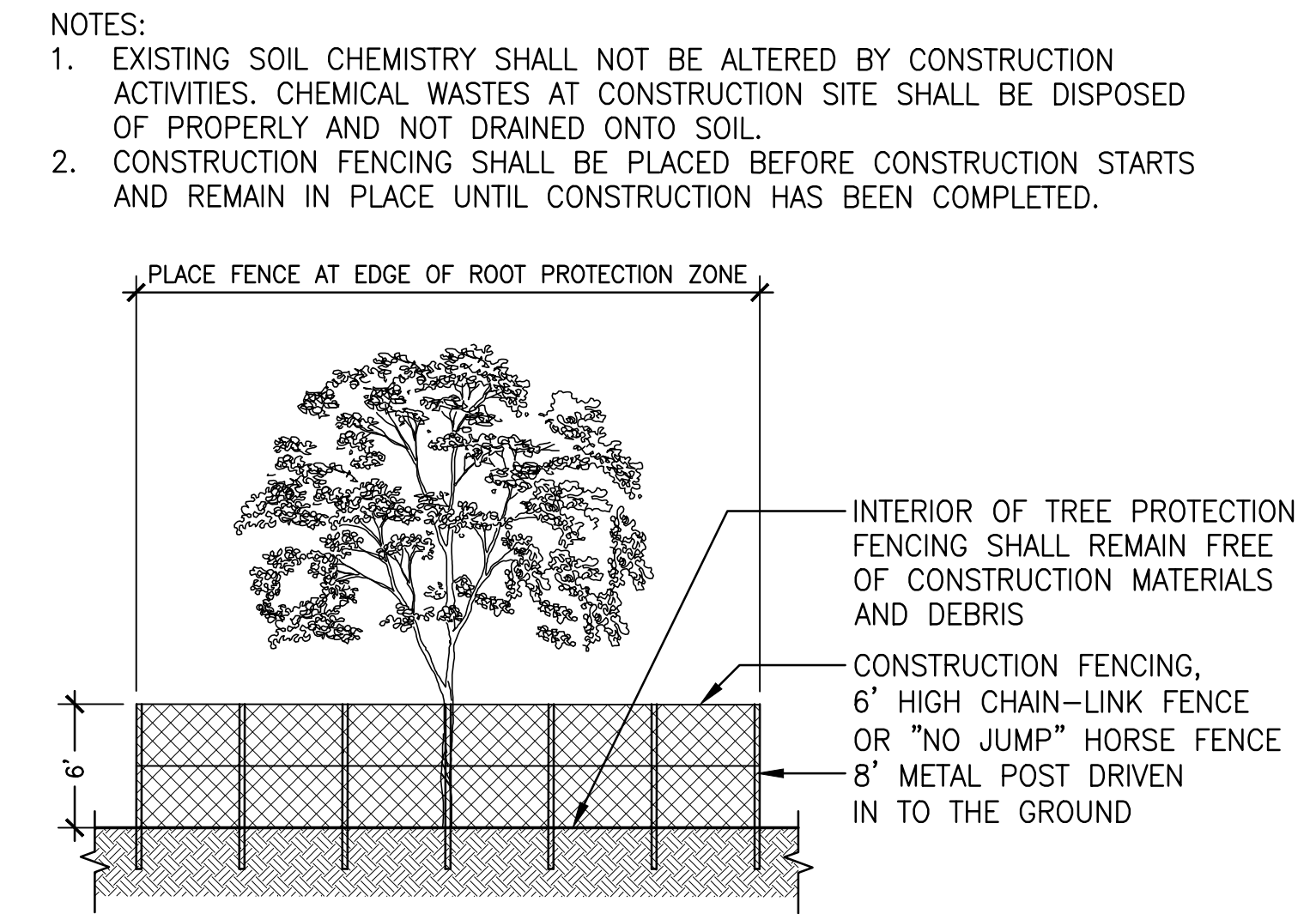
LEGEND

- LIMIT OF WORK
- PROPERTY LINE/RIGHT-OF-WAY
- TREE PROTECTION FENCING
- EXISTING LAWN TO BE STRIPPED
- CLEAR AND GRUB EXISTING VEGETATION
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING EVERGREEN TREE TO REMAIN
- EXISTING EVERGREEN TREE TO BE REMOVED

ABBREVIATIONS

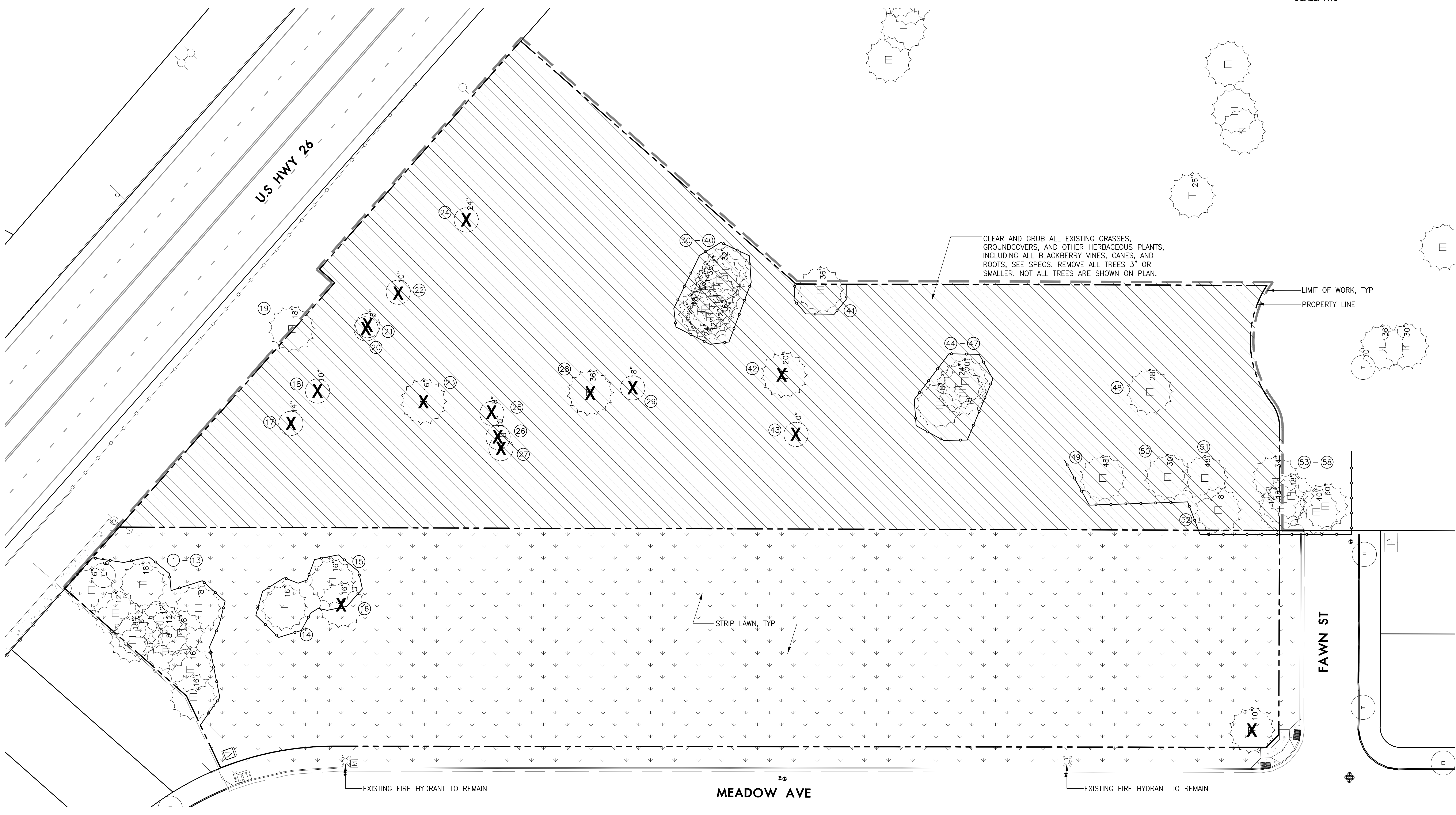
- B&B BALLED & BURLAPPED
- CAL CALIPER
- CONT CONTAINER
- DIA DIAMETER
- DBH DIAMETER AT BREAST HEIGHT
- EQ EQUAL
- HT HEIGHT
- MIN MINIMUM
- MAX MAXIMUM
- NO NUMBER
- O.C. ON CENTER
- SIM SIMILAR
- SL SEEDED LAWN
- SPECS SPECIFICATIONS
- TYP TYPICAL
- # CONTAINER SIZE

- DEMOLITION GENERAL NOTES**
- THIS DEMOLITION PLAN IS BASED ON A SURVEY BY ALL COUNTY SURVEYORS DATED 07/26/24. EXISTING FEATURES MAY VARY FROM WHAT IS SHOWN ON PLAN. CONTRACTOR TO VERIFY ALL SURVEY, AS-BUILT INFORMATION, EXISTING UTILITIES AND LOCATION OF MATERIALS TO BE DEMOLISHED PRIOR TO BEGINNING WORK. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
 - SEE SPECIFICATIONS FOR DEMOLITION AND STAGING REQUIREMENTS.
 - SEE SPECIFICATIONS FOR PLANT PROTECTION AND PRESERVATION REQUIREMENTS.
 - PRIOR TO CONSTRUCTION CONTACT UTILITY COMPANIES TO LOCATE AND MARK IN THE FIELD ALL UTILITY LINES SUCH AS GAS, WATER, ELECTRICAL AND COMMUNICATION LINES.
 - 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.
 - UTILITY INFORMATION SHOWN FOR REFERENCE ONLY. SEE CIVIL, ELECTRICAL AND PLUMBING FOR SPECIFIC INFORMATION REGARDING THE DEMOLITION AND PROTECTION OF EXISTING UTILITIES.
 - 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.
 - CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF ALL SURFACE MATERIALS, SUBGRADE MATERIALS, FOOTINGS AND UTILITIES NEEDED TO CONSTRUCT PROPOSED WORK.
 - PROTECT ALL EXISTING STRUCTURES, PAVEMENT, CURBS, FURNISHINGS, PLANTING AND IRRIGATION NOT SCHEDULED FOR REMOVAL.
 - PROTECT ALL EXISTING UTILITIES UNLESS NOTED FOR DEMOLITION. SEE CIVIL AND ELECTRICAL DRAWINGS FOR UTILITY DEMOLITION.
 - SEE CIVIL DRAWINGS FOR DEMOLITION INFORMATION RELATED TO THE CONNECTION TO EXISTING CATCH BASINS.
 - SEE CIVIL DRAWINGS FOR EROSION CONTROL PLAN AND DETAILS.
 - SEE CIVIL DRAWINGS FOR DEMOLITION AND PROTECTION WITHIN THE RIGHT-OF-WAY. DEMOLITION IN RIGHT-OF-WAY SHOWN FOR INFORMATION ONLY.
 - HAND CLEAR AND GRUB UNDER TREES TO REMAIN. SEE TREE PROTECTION SPECIFICATION [015639].
 - REPAIR AND RESEED ALL LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITY, INCLUDING SOIL PREPARATION. SEE [329100]. ALL OTHER LANDSCAPE AREAS DAMAGED BY CONSTRUCTION SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.



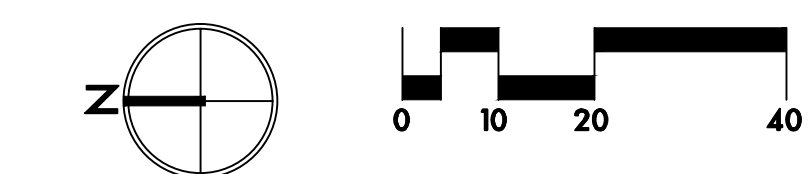
2 TREE PROTECTION FENCING

SCALE: NTS



1 PLANTING DEMOLITION

SCALE - 1" = 20'-0"



DEER POINTE PARK
CITY OF SANDY PARKS AND RECREATION
MEADOW AVE
SANDY, OR 97055

LAND USE

REVISIONS

SCALE AS NOTED
DRAWN BY XX
DATE 10.29.24
PROJECT NO. 2345

PLANTING DEMOLITION

L0.01

lango . hansen
LANDSCAPE ARCHITECTS PC
1100 NW GLISAN #3A PORTLAND OR 97209 T 503.295.2437

TREE TABLE

I.D.	BOTANICAL NAME / COMMON NAME	SIZE (DBH)	STATUS	NOTES
1	Thuja plicata / Western Red Cedar	16"	TO BE PRESERVED	
2	Thuja plicata / Western Red Cedar	6"	TO BE PRESERVED	
3	Thuja plicata / Western Red Cedar	12"	TO BE PRESERVED	
4	Thuja plicata / Western Red Cedar	18"	TO BE PRESERVED	
5	Thuja plicata / Western Red Cedar	18"	TO BE PRESERVED	
6	Thuja plicata / Western Red Cedar	6"	TO BE PRESERVED	
7	Thuja plicata / Western Red Cedar	12"	TO BE PRESERVED	
8	Thuja plicata / Western Red Cedar	12"	TO BE PRESERVED	
9	Thuja plicata / Western Red Cedar	8"	TO BE PRESERVED	
10	Thuja plicata / Western Red Cedar	8"	TO BE PRESERVED	
11	Thuja plicata / Western Red Cedar	18"	TO BE PRESERVED	
12	Thuja plicata / Western Red Cedar	16"	TO BE PRESERVED	
13	Thuja plicata / Western Red Cedar	16"	TO BE PRESERVED	
14	Thuja plicata / Western Red Cedar	16"	TO BE PRESERVED	
15	Thuja plicata / Western Red Cedar	16"	TO BE PRESERVED	
16	Thuja plicata / Western Red Cedar	16"	TO BE REMOVED	
17	Malus pumila / Apple Tree	14"	TO BE REMOVED	
18	Malus pumila / Apple Tree	10"	TO BE REMOVED	
19	Pseudotsuga menziesii / Douglas Fir	18"	TO BE PRESERVED	
20	Ilex aquifolium / English Holly	8"	TO BE REMOVED	
21	Ilex aquifolium / English Holly	8"	TO BE REMOVED	
22	Malus pumila / Apple Tree	10"	TO BE REMOVED	
23	Pseudotsuga menziesii / Douglas Fir	16"	TO BE REMOVED	
24	Acer platanoides 'Crimson King / Crimson King Norway Maple	24"	TO BE REMOVED	
25	Acer macrophyllum / Big Leaf Maple	8"	TO BE REMOVED	
26	Acer macrophyllum / Big Leaf Maple	10"	TO BE REMOVED	
27	Acer macrophyllum / Big Leaf Maple	8"	TO BE REMOVED	
28	Pseudotsuga menziesii / Douglas Fir	36"	TO BE REMOVED	
29	Acer platanoides 'Crimson King / Crimson King Norway Maple	18"	TO BE REMOVED	
30	Pseudotsuga menziesii / Douglas Fir	32"	TO BE PRESERVED	
31	Pseudotsuga menziesii / Douglas Fir	12"	TO BE PRESERVED	
32	Pseudotsuga menziesii / Douglas Fir	38"	TO BE PRESERVED	
33	Pseudotsuga menziesii / Douglas Fir	14"	TO BE PRESERVED	
34	Pseudotsuga menziesii / Douglas Fir	26"	TO BE PRESERVED	
35	Pseudotsuga menziesii / Douglas Fir	18"	TO BE PRESERVED	
36	Pseudotsuga menziesii / Douglas Fir	24"	TO BE PRESERVED	
37	Pseudotsuga menziesii / Douglas Fir	16"	TO BE PRESERVED	
38	Pseudotsuga menziesii / Douglas Fir	22"	TO BE PRESERVED	
39	Pseudotsuga menziesii / Douglas Fir	12"	TO BE PRESERVED	
40	Pseudotsuga menziesii / Douglas Fir	24"	TO BE PRESERVED	
41	Pseudotsuga menziesii / Douglas Fir	36"	TO BE PRESERVED	
42	Acer platanoides 'Crimson King / Crimson King Norway Maple	20"	TO BE REMOVED	
43	Malus pumila / Apple Tree	6"	TO BE REMOVED	
44	Pseudotsuga menziesii / Douglas Fir	20"	TO BE PRESERVED	
45	Pseudotsuga menziesii / Douglas Fir	24"	TO BE PRESERVED	
46	Pseudotsuga menziesii / Douglas Fir	48"	TO BE PRESERVED	
47	Pseudotsuga menziesii / Douglas Fir	18"	TO BE PRESERVED	
48	Thuja plicata / Western Red Cedar	28"	TO BE PRESERVED	
49	Thuja plicata / Western Red Cedar	48"	TO BE PRESERVED	
50	Pseudotsuga menziesii / Douglas Fir	30"	TO BE PRESERVED	
51	Pseudotsuga menziesii / Douglas Fir	48"	TO BE PRESERVED	
52	Thuja plicata / Western Red Cedar	8"	TO BE PRESERVED	
53	Pseudotsuga menziesii / Douglas Fir	34"	TO BE PRESERVED	
54	Pseudotsuga menziesii / Douglas Fir	18"	TO BE PRESERVED	
55	Pseudotsuga menziesii / Douglas Fir	18"	TO BE PRESERVED	
56	Pseudotsuga menziesii / Douglas Fir	12"	TO BE PRESERVED	
57	Pseudotsuga menziesii / Douglas Fir	40"	TO BE PRESERVED	
58	Pseudotsuga menziesii / Douglas Fir	30"	TO BE PRESERVED	

lango . hansen

LANDSCAPE ARCHITECTS PC

1100 NW GILSAN #3A PORTLAND OR 97209 T 503.295.2437

DEER POINTE PARK
CITY OF SANDY PARKS AND RECREATION

CITY OF SANDY
MEADOW AVE
SANDY, OR 97055

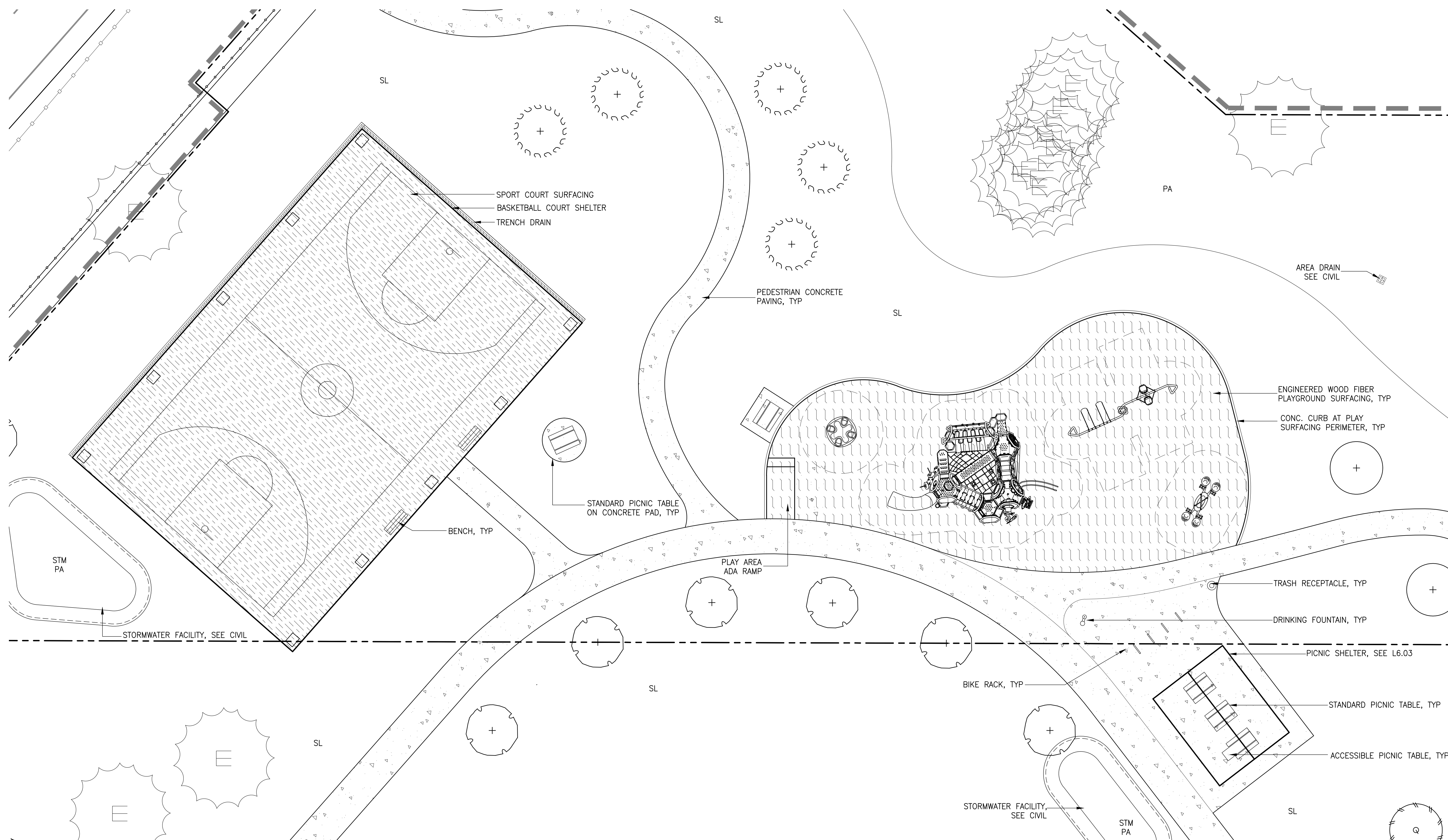
LAND USE

REVISIONS

SCALE AS NOTED
DRAWN BY XX
DATE 10.29.24
PROJECT NO. 2345

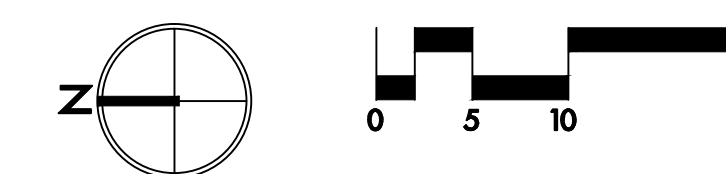
PLANTING DEMOLITION
TREE TABLE

L0.02



1 ENLARGED PLAN

SCALE - 1" = 10'-0"



DEER POINTE PARK
 CITY OF SANDY PARKS AND RECREATION
 CITY OF SANDY
 MEADOW AVE
 SANDY, OR 97055

LAND USE

REVISIONS

SCALE	AS NOTED
DRAWN BY	XX
DATE	10.29.24
PROJECT NO.	2345

ENLARGED PLAN

L1.02

LEGEND

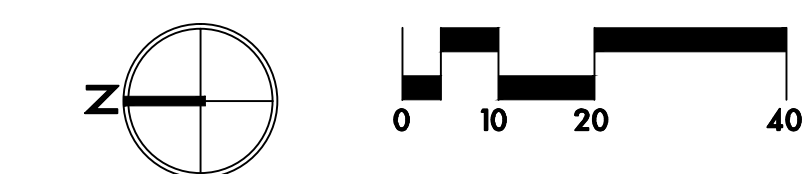
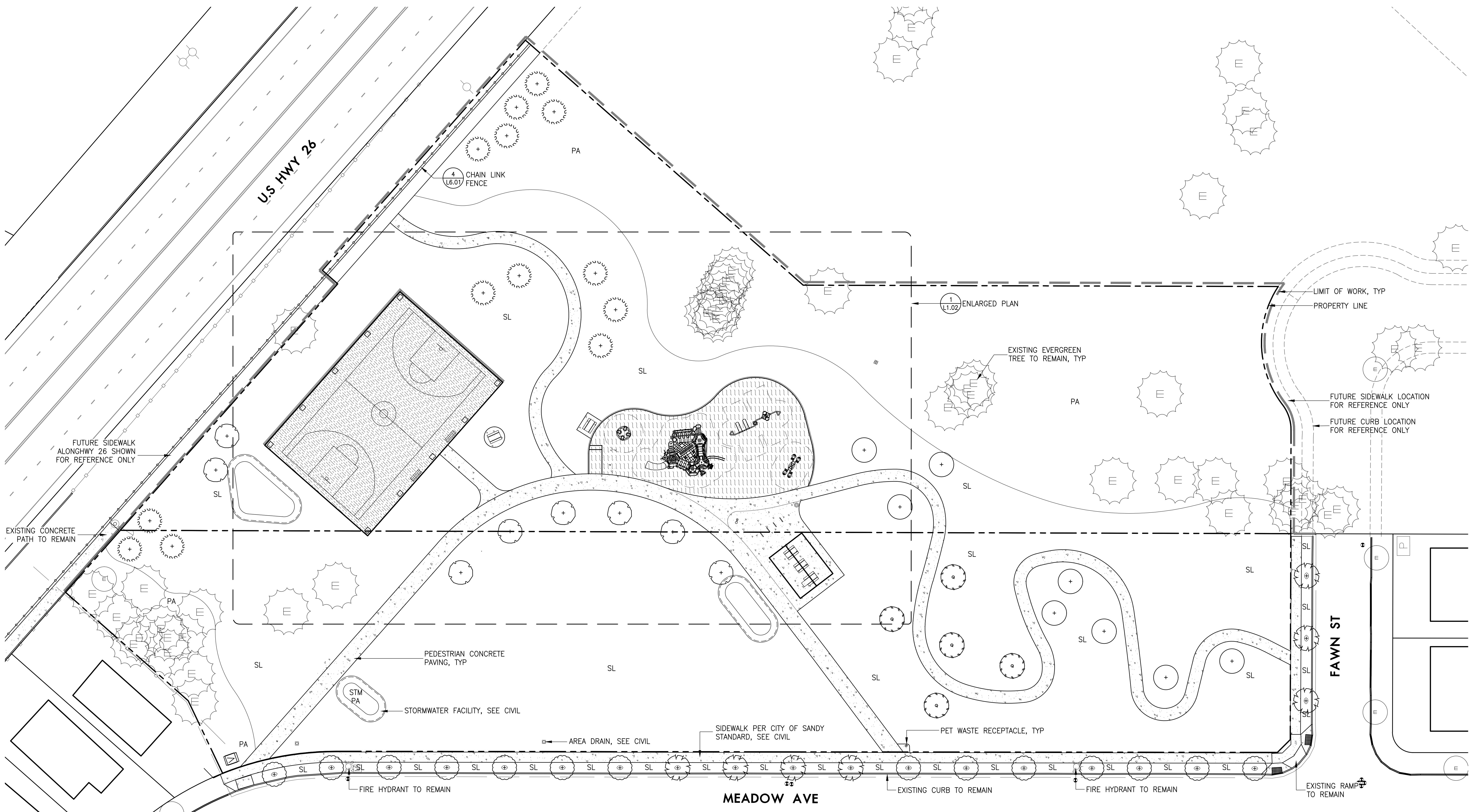
- LIMIT OF WORK – PARK IMPROVEMENTS
- - - PROPERTY LINE/RIGHT-OF-WAY
- [Grid Pattern] PEDESTRIAN CONCRETE PAVING
- [Wavy Pattern] ENGINEERED WOOD FIBER SAFETY SURFACING
- [Cross-hatch Pattern] ASPHALT PAVING W/ SPORT COURT SURFACING
- CONCRETE CURB
- - - EXISTING WOOD FENCE / GUARDRAIL
- CHAIN LINK FENCE
- BIKE RACK
- SITE LIGHT, SEE ELEC DWG
- [Rectangular] BENCH WITH BACK
- [Square] PICNIC TABLE
- [Circle with X] TRASH RECEPTACLE
- [Circle with D] DRINKING FOUNTAIN
- [Circle with A] AREA DRAIN, SEE CIVIL UTILITY DWG
- [Circle with E] EXISTING TREE TO REMAIN

ABBREVIATIONS

- ARCH ARCHITECTURAL
- CFGI CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
- CONC CONCRETE
- DWG DRAWINGS
- ELEC ELECTRICAL
- MECH MECHANICAL
- NIC NOT IN CONTRACT
- OFCI OWNER FURNISHED, CONTRACTOR INSTALLED
- PA PLANTING AREA
- SIM SIMILAR
- SIM SEEDED LAWN
- SP SEEDED PLANTING
- SPECS SPECIFICATIONS
- STRUC STRUCTURAL
- TYP TYPICAL
- W/ WITH
- STM PA STORMWATER PLANTER

MATERIALS NOTES

1. THIS PLAN IS BASED ON A SURVEY BY ALL COUNTY SURVEYORS DATED 07/26/24. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
2. PROTECT EXISTING VEGETATION TO REMAIN. SEE SPECIFICATION SECTION 015639 FOR FENCING AND OTHER REQUIREMENTS.
3. SEE CIVIL DRAWINGS FOR LOCATION OF UTILITIES.
4. SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION REGARDING SITE LIGHTING AND ELECTRIC UTILITIES.
5. SEE SHEET L4.01 FOR LOCATIONS OF IRRIGATION SLEEVES UNDER PAVING.
6. COORDINATE WORK WITH OTHER TRADES, INCLUDING WORK IN OTHER BID PACKAGES.
7. ALL CONCRETE PAVING TO RECEIVE LIGHT BROOM FINISH UNLESS OTHERWISE NOTED. SEE DETAILS FOR CIP CONCRETE RETAINING WALL AND CHEEK WALL FINISHES. CONTRACTOR TO PROVIDE FINISH MOCKUPS FOR APPROVAL. SEE SPECIFICATIONS.
8. CONTRACTOR TO SUBMIT PAVING MOCK-UP FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
9. 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.
10. LIMIT OF SPECIALTY CONTRACTOR WORK IS APPROXIMATE AND SHOWN FOR REFERENCE ONLY. GENERAL CONTRACTOR TO COORDINATE WORK INCLUDING GRADING, PAVING, PLANTING AND IRRIGATION WITHIN DESIGN-BUILD CONTRACT AREA OF WORK WITH SPECIALTY CONTRACTOR.



NO.	REVISIONS

SCALE	AS NOTED
DRAWN BY	XX
DATE	10.29.24
PROJECT NO.	2345

MATERIALS PLAN

L1.01

LEGEND

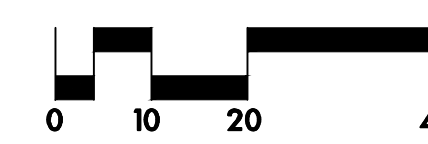
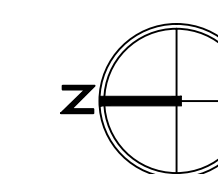
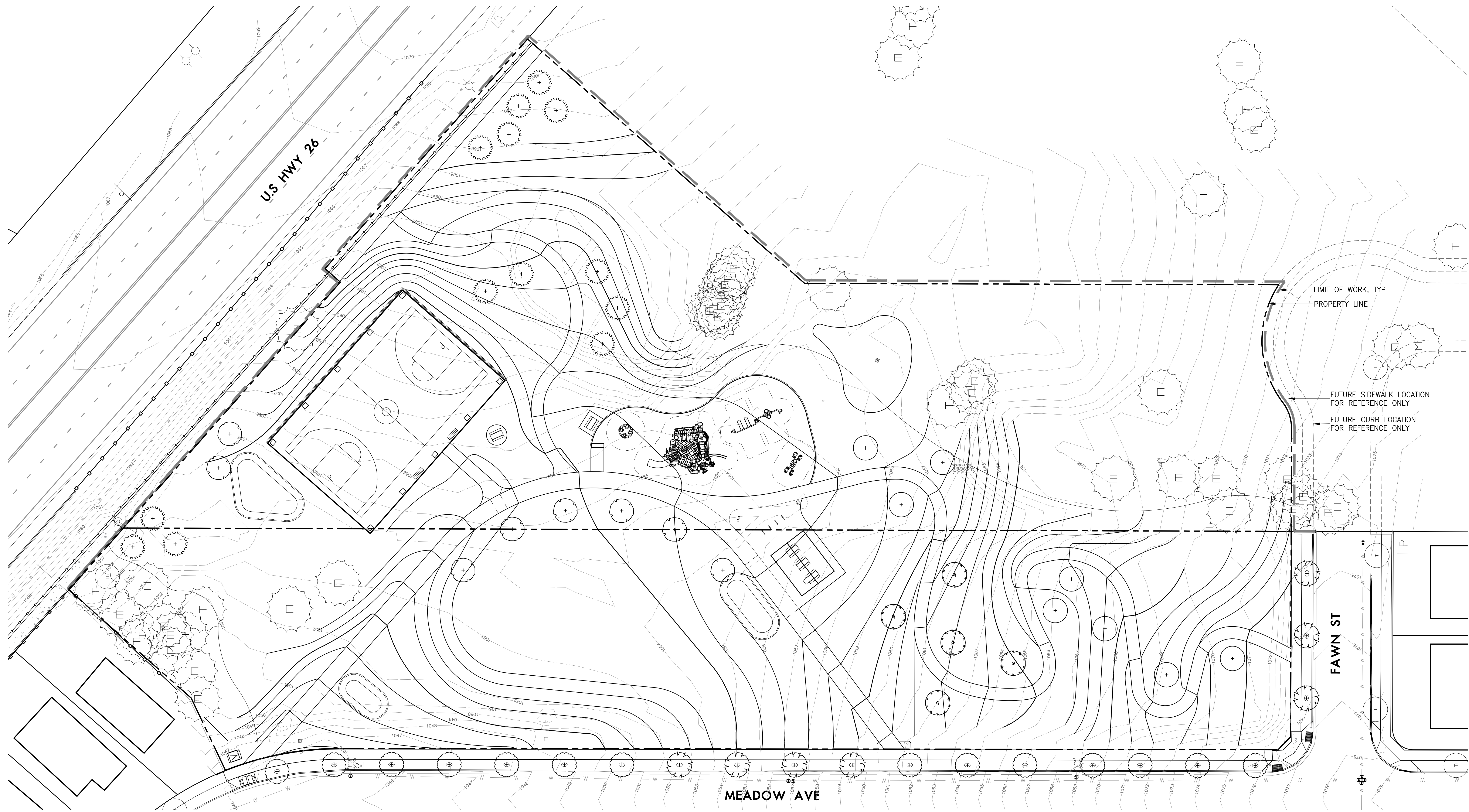
	LIMIT OF WORK - PARK IMPROVEMENTS
	927 EXISTING CONTOUR
	927 PROPOSED CONTOUR
	BOTTOM OF SWALE LINE
	GRADE BREAK LINE
	927.00 SPOT ELEVATION
	PERCENTAGE OF SLOPE
	DIRECTION OF SLOPE

ABBREVIATIONS

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

- GRADING NOTES**
1. THIS PLAN IS BASED ON A SURVEY BY ALL COUNTY SURVEYORS DATED 07/26/24. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
 2. PROTECT EXISTING VEGETATION TO REMAIN; SEE SPECIFICATION SECTION 015639 FOR FENCING AND OTHER REQUIREMENTS.
 3. SET STRAIGHT GRADES BETWEEN GIVEN ELEVATIONS UNLESS OTHERWISE INDICATED.
 4. 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.
 5. SEE CIVIL DRAWINGS FOR UNDERGROUND UTILITIES AND DRAINAGE FEATURES.
 6. ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AT 1% MIN.
 7. SPOT ELEVATIONS TAKE PRECEDENCE OVER LANDSCAPE CONTOURS.
 8. PROVIDE 1.5% CROSS SLOPE ON ALL PAVED WALKS, TYP, EXCEPT AS SHOWN. DO NOT EXCEED 1.8% CROSS SLOPE, EXCEPT AS SHOWN.
 9. DO NOT DISTURB AREAS NOT TO BE GRADED.
 10. THIS GRADING PLAN IS TO BE COORDINATED WITH THE CIVIL STREET PLANS. NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY DISCREPANCIES.
 11. SEE CIVIL DRAWINGS FOR ALL VEHICULAR AREA

12. BOTTOM OF WALL (BW) ELEVATIONS EQUAL FINISH SURFACE OF PAVING OR FINISH GRADE, NOT TOP OF FOOTING ELEVATION.
13. CONTRACTOR TO VERIFY EXISTING GRADES AT ALL LOCATIONS WHERE NEW PAVING IS MATCHING EXISTING PAVING AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
14. CONCRETE PAVING ELEVATIONS AT BACK OF CURB TO MATCH TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED, SEE CIVIL DRAWINGS FOR CURB ELEVATIONS.
15. 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.
16. CONTRACTOR TO PERFORM A CUT AND FILL ANALYSIS FOR EARTHWORK OPERATIONS. THE DESIGN INTENT IS FOR ALL CUT AND FILL MATERIAL TO BE BALANCED ON-SITE. IF ADDITIONAL CUT OR FILL IS REQUIRED, THE LANDSCAPE ARCHITECT WILL ADJUST THE GRADES WITHIN THE OPEN LAWN AREA TO REDUCE CUT/FILL REQUIREMENTS TO ACHIEVE A BALANCED SITE. WORK TO ACHIEVE A BALANCED SITE SHALL BE COMPLETED AT NO COST TO THE OWNER.



LEGEND

- PROPERTY LINE/RIGHT-OF-WAY
- - - CHAIN LINK FENCE
- ▬ CONCRETE CURB
- BIKE RACK
- SITE LIGHT, SEE ELEC DWG
- ▬ BENCH WITH BACK
- ▬ PICNIC TABLE
- TRASH RECEPTACLE
- DRINKING FOUNTAIN
- AREA DRAIN, SEE CIVIL UTILITY DWG
- ⊕ EXISTING TREE TO REMAIN

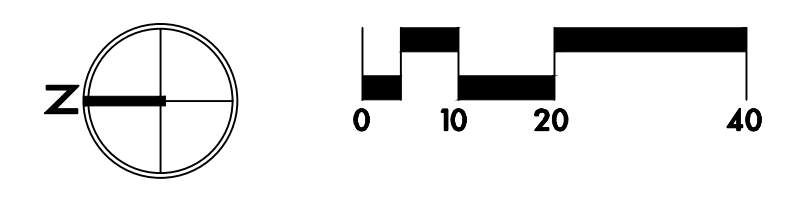
ABBREVIATIONS

- B&B BALLED & BURLAPPED
- CAL CALIPER
- CONT CONTAINER
- DIA DIAMETER
- DBH DIAMETER AT BREAST HEIGHT
- EQ EQUAL
- HT HEIGHT
- MIN MINIMUM
- MAX MAXIMUM
- NO NUMBER
- O.C. ON CENTER
- SIM SIMILAR
- SL SEEDED LAWN
- SPECS SPECIFICATIONS
- TYP TYPICAL
- # CONTAINER SIZE

- PLANTING NOTES**
1. THIS PLAN IS BASED ON A SURVEY BY ALL COUNTY SURVEYORS DATED 07/26/24. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
 2. PROTECT EXISTING VEGETATION TO REMAIN; SEE SPECIFICATION SECTION 015639 FOR FENCING AND OTHER REQUIREMENTS.
 3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL ROOTED, AND WELL BRANCHED. ALL TREES MUST BE FREE OF INSECTS, DISEASES, MECHANICAL INJURY, AND OTHER OBJECTIONABLE FEATURES WHEN PLANTED. ALL PLANT MATERIAL SHALL CONFORM TO "AMERICAN STOCK STANDARDS" LATEST EDITION.
 4. ALL PLANT MATERIAL TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. SEE SPECIFICATIONS.
 5. 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.
 6. PLANT COUNTS FOR TREES AND SHRUBS ARE SUPPLIED FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR RESPONSIBLE FOR INSTALLING ALL PLANTS IN LOCATIONS AND QUANTITIES SHOWN. FOR GROUNDCOVER PLANTING, SEE DETAIL 5/L6.10.
 7. CLEAR PLANT BEDS OF ALL GRAVEL AND DEBRIS PRIOR TO SOIL PREPARATION AND PLANTING, FOR APPROVAL BY OWNER'S REPRESENTATIVE.
 8. REPAIR AND RESEED ALL LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITY, INCLUDING SOIL PREPARATION. SEE 329100 AND 329300.
 9. ALL LANDSCAPE AREAS THAT HAVE A SLOPE GREATER THAN 1 VERTICAL FOOT IN 3 HORIZONTAL FEET SHALL RECEIVE JUTE MATTING, SEE SPECIFICATIONS.
 10. ALL PARKING LOT AND STREET TREES MUST HAVE 6' CLEAR HEIGHT TO LOWEST BRANCHES.
 11. ALL PLANTING AREAS TO BE IRRIGATED WITH A PERMANENT IRRIGATION SYSTEM EXCEPT FOR AREAS TO BE SEEDED WITH RESTORATION SEED MIX. THESE AREAS TO BE MANUALLY WATERED TO ENSURE ESTABLISHMENT.

PLANT SCHEDULE

SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	SPACING
TREES					
⊕	AT	<i>Acer truncatum</i> x <i>A. platanoides</i> 'Warrenred'	Pacific Sunset Maple	3" CAL., B&B	as shown
⊕	FS	<i>Fagus sylvatica</i>	European Beech	1" CAL., B&B	as shown
⊕	PM	<i>Pseudotsuga menziesii</i>	Douglas Fir	6' HT., B&B	as shown
⊕	TT	<i>Tilia tomentosa</i> 'Sterling'	Sterling Silver Linden	3" CAL., B&B	as shown
⊕	UH	<i>Ulmus</i> 'Homestead'	Homestead Elm	3" CAL., B&B	as shown
⊕	ZS	<i>Zelkova serrata</i> 'Village Green'	Village Green Zelkova	3" CAL., B&B	as shown
ORNAMENTAL SHRUBS AND GROUNDCOVERS					
▨	ACMO	<i>Achillea</i> x 'Moonshine'	Moonshine Yarrow	#1 CONT	as shown
▨	ARUV	<i>Arctostaphylos uva-ursi</i> 'Vancouver Jade'	Kinnikinnick 'Vancouver Jade'	#1 CONT	18" O.C.
▨	COSE	<i>Cornus sericea</i> 'Kelseyi'	Kelsey's Dwarf Red-Osier Dogwood	#1 CONT	as shown
▨	MARE	<i>Mahonia repens</i>	Creeping Oregon Grape	#1 CONT	as shown
▨	PEOV	<i>Penstemon ovatus</i>	Broadleaf Penstemon	#1 CONT	as shown
▨	POMU	<i>Polystichum munitum</i>	Sword Fern	#2 CONT	as shown
▨	CLSP	<i>Ribes sanguineum</i>	Red Flowering Currant	#1 CONT	as shown
▨	CIOB	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	#5 CONT	as shown
STORMWATER PLANTING					
▨	CAOB	<i>Carex obnupta</i>	Slough Sedge	#1 CONT	as shown
▨	COSE	<i>Cornus sericea</i> 'Kelseyi'	Kelsey's Red-Osier Dogwood	#2 CONT	as shown
▨	JUPA	<i>Juncus patens</i>	Spreading Rush	#1 CONT	as shown
SEED MIXES				APPLICATION RATE	
▨	PT 305 by Hopkins and Hobbs - Lawn Seed Mix			7-10#/ 1000 SF	



LEGEND

---	LIMIT OF WORK - PARK IMPROVEMENTS
- - - -	PROPERTY LINE/RIGHT-OF-WAY
=====	CONCRETE CURB
-	BIKE RACK
•	SITE LIGHT, SEE ELEC DWG
▬	BENCH WITH BACK
▭	PICNIC TABLE
○	TRASH RECEPTACLE
□	DRINKING FOUNTAIN
■	AREA DRAIN, SEE CIVIL UTILITY DWG
⊕	EXISTING TREE TO REMAIN

IRRIGATION NOTES

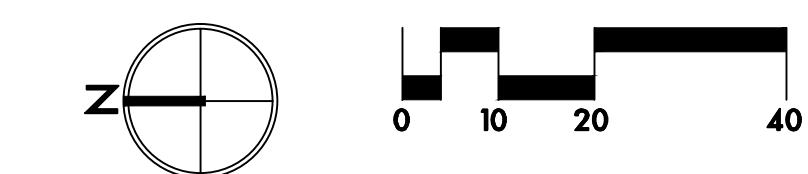
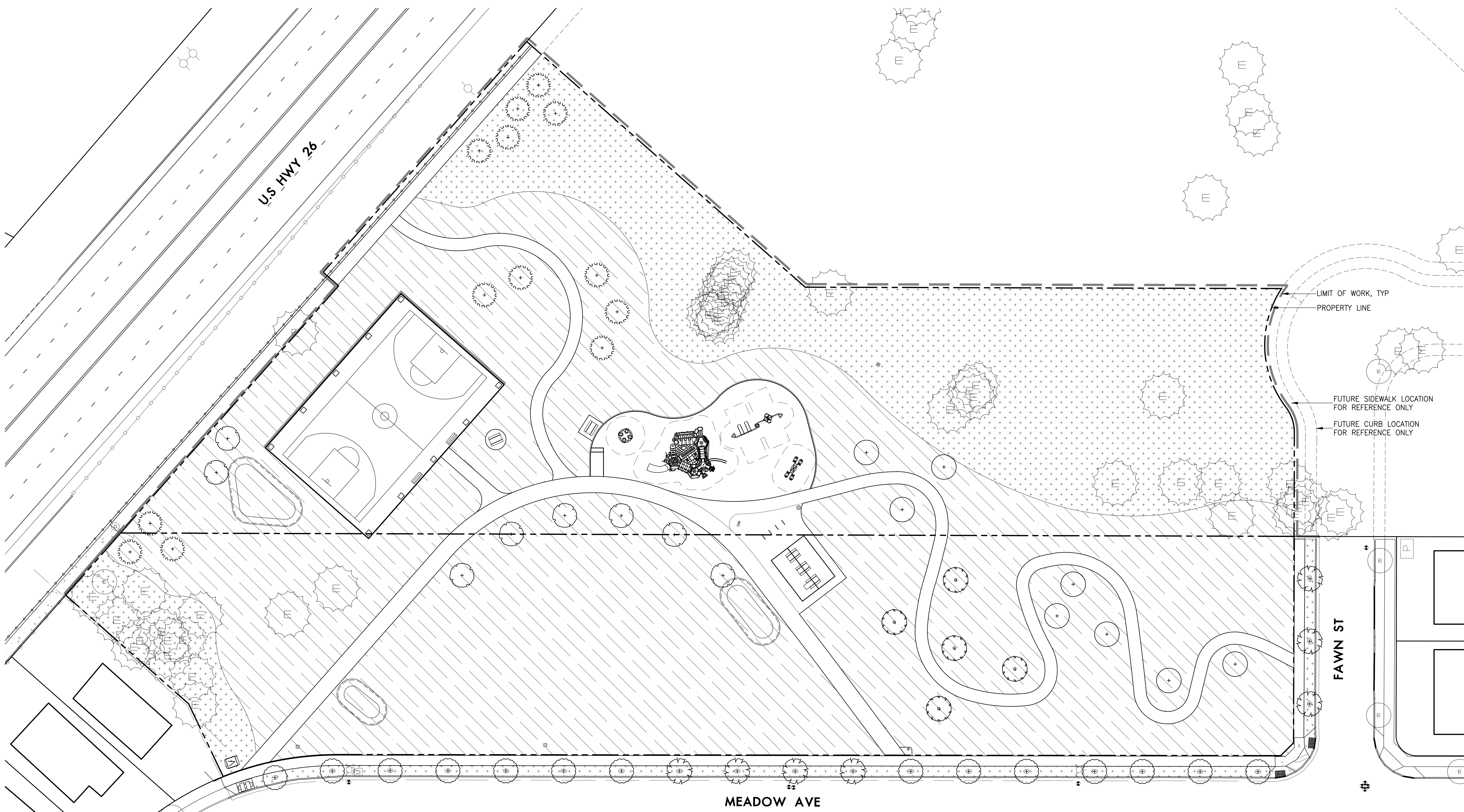
- THIS PLAN IS BASED ON A SURVEY BY ALL COUNTY SURVEYORS DATED 07/26/24 NOTIFY ARCHITECT OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
- INSTALL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
- PRIOR TO COMMENCEMENT OF ANY IRRIGATION WORK, VERIFY MINIMUM FLOW RATE OF 60 GPM AND MINIMUM DYNAMIC (WORKING) PRESSURE OF 60 PSI WHEN FLOWING AT THE POINT OF CONNECTION.
- ALL TRENCHING WITHIN ROOT PROTECTION ZONES SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE TREE PROTECTION PLANS AND SECTION 015639.
- COORDINATE ALL IRRIGATION WORK WITH OTHER TRADES AS REQUIRED, INCLUDING POINT(S)-OF- CONNECTION AND CONTROLLER INSTALLATION.
- IRRIGATION PLANS ARE DIAGRAMMATIC. ALL VALVES AND IRRIGATION HEADS SHALL BE LOCATED IN PLANTED AREAS. FIELD ADJUST LINES TO AVOID CONFLICTS WITH STRUCTURES AND UTILITIES.
- ALL PIPES AND EQUIPMENT SHOWN IN PAVED AREAS IS FOR GRAPHIC CLARITY ONLY. ALL PIPES AND EQUIPMENT SHALL BE IN PLANTING AREAS UNLESS OTHERWISE NOTED.
- PROVIDE SLEEVES UNDER ALL PAVED AREAS FOR IRRIGATION MAINLINE AND LATERALS.
- ALL VALVES (EXCEPT FOR MANUAL DRAIN VALVES ON DRIP ZONES) AND THE MAINLINE MUST BE LOCATED WITHIN PROPERTY LINE.
- COORDINATE IRRIGATION POINTS OF CONNECTION AND LOCATION OF REMOTE CONTROL VALVE ASSEMBLIES AND SLEEVES. COORDINATE ALL WORK WITH OTHER TRADES INVOLVED.
- PLACE ALL VALVES IN VALVE BOXES AND IN A MANNER THAT FACILITATES ACCESS FOR MAINTENANCE. SIZE BOXES TO ACCOMMODATE COMPLETE VALVE ASSEMBLY. MAINTAIN MIN. 12" BETWEEN VALVE BOXES AND PAVEMENT.
- IRRIGATION LATERALS ARE SIZED STARTING AT VALVE AND CONTINUING IN DIRECTION OF FLOW. REDUCTIONS IN PIPE SIZE ARE LABELED BEGINNING DOWNSTREAM OF NEAREST FITTING. ALL LATERALS NOT SIZED ARE MINIMUM 3/4" OR SAME SIZE AS NEAREST ADJACENT PIPE.
- CONTRACTOR TO MARK LAYOUT OF TRENCHES AND VALVE LOCATIONS FOR PREVIEW BY OWNER IN FIELD PRIOR TO CONSTRUCTION.
- INSTALL AND ADJUST ALL COMPONENTS OF IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF ALL PLANTING AREAS AND MINIMIZE OVERSPRAY ONTO BUILDINGS AND PAVING AREAS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE WORKING SYSTEM.
- PROVIDE 12" POP-UP SPRINKLER BODIES FOR ALL SHRUB AND GROUNDCOVER BEDS, AND 6" SPRINKLER BODIES FOR LAWN AREAS AND SHRUB BEDS IMMEDIATELY ADJACENT TO PARKING AREAS.
- GENERAL CONTRACTOR TO COORDINATE ALL IRRIGATION WORK WITHIN DESIGN-BUILD CONTRACT AREA WITH DESIGN BUILD CONTRACTOR.

IRRIGATION LEGEND

EQUIPMENT	
Symbol	Description
⊕	REMOTE CONTROL VALVE
⊕	ISOLATION VALVE
▲	QUICK COUPLER
⊕	SWING CHECK VALVE
⊕	CONTROLLER, SEE SPECS AND DETAILS
⊕	POINT-OF-CONNECTION
⊕	WATER METER
⊕	DOUBLE-CHECK VALVE, SEE CIVIL
⊕	MASTER VALVE/FLOW SENSOR
---	MAINLINE, SCH. 40 PVC, 2.5" OR AS NOTED
- - - -	IRRIGATION SLEEVE, SCH. 40 PVC, 4" OR AS NOTED
---	LATERAL LINE, CLASS 200 PVC, SIZE AS NOTED
---	ELECTRICAL CONDUIT
23.8	GALLONS PER MINUTE
8 1/2"	VALVE SIZE
1	ZONE NUMBER

IRRIGATION ZONES

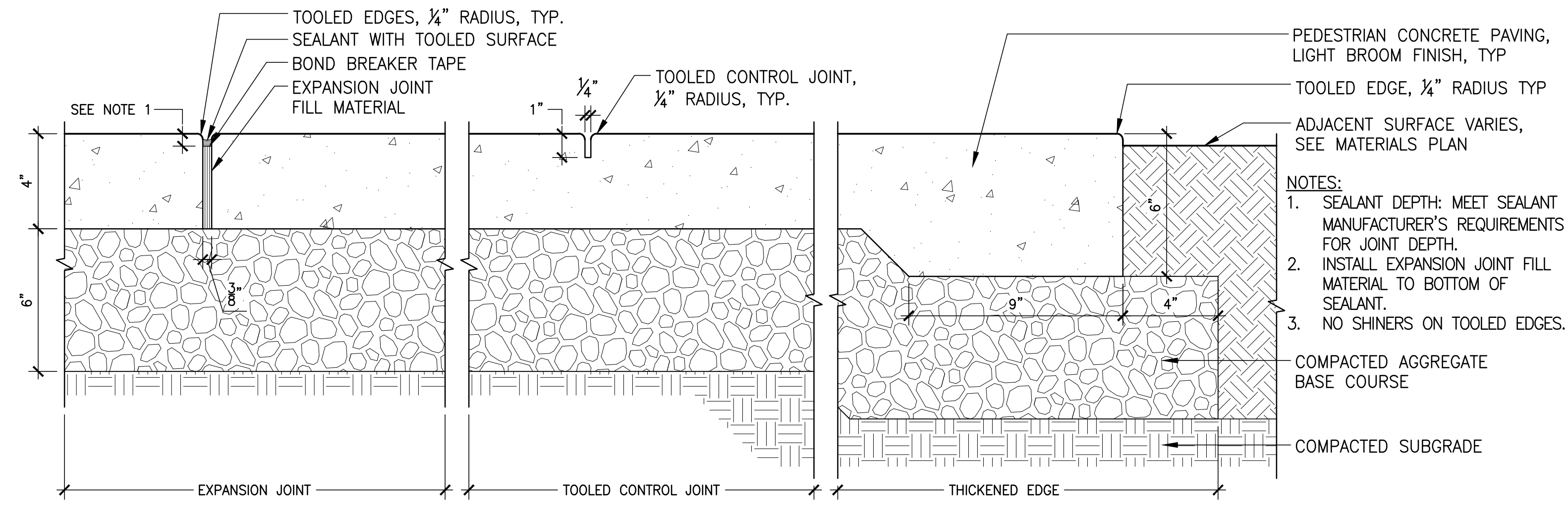
▨	ROTOR ZONE
⊕	ROTATOR ZONE



LAND USE

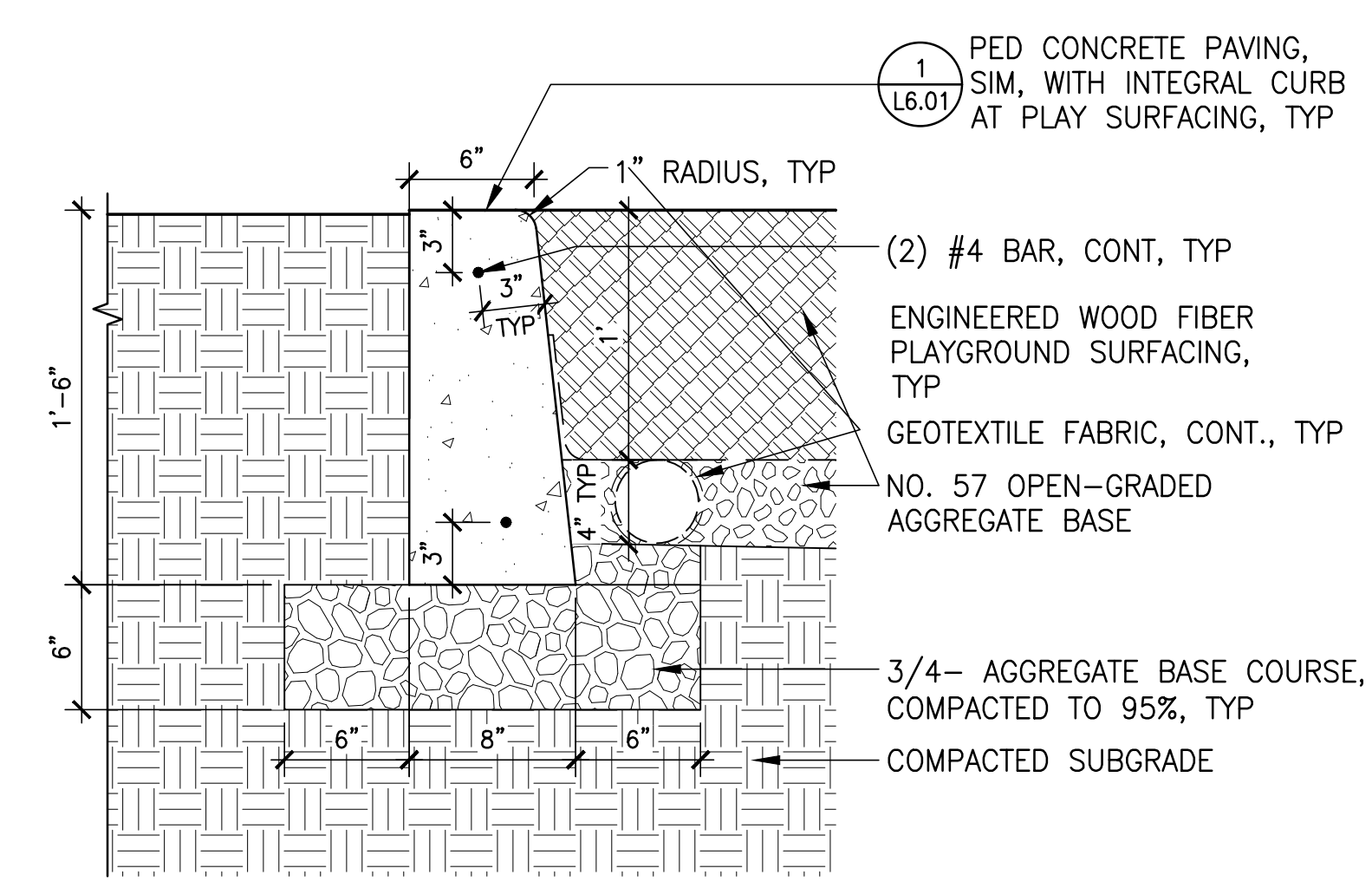
REVISIONS

SCALE	AS NOTED
DRAWN BY	XX
DATE	10.29.24
PROJECT NO.	2345



1 PEDESTRIAN CONCRETE PAVING

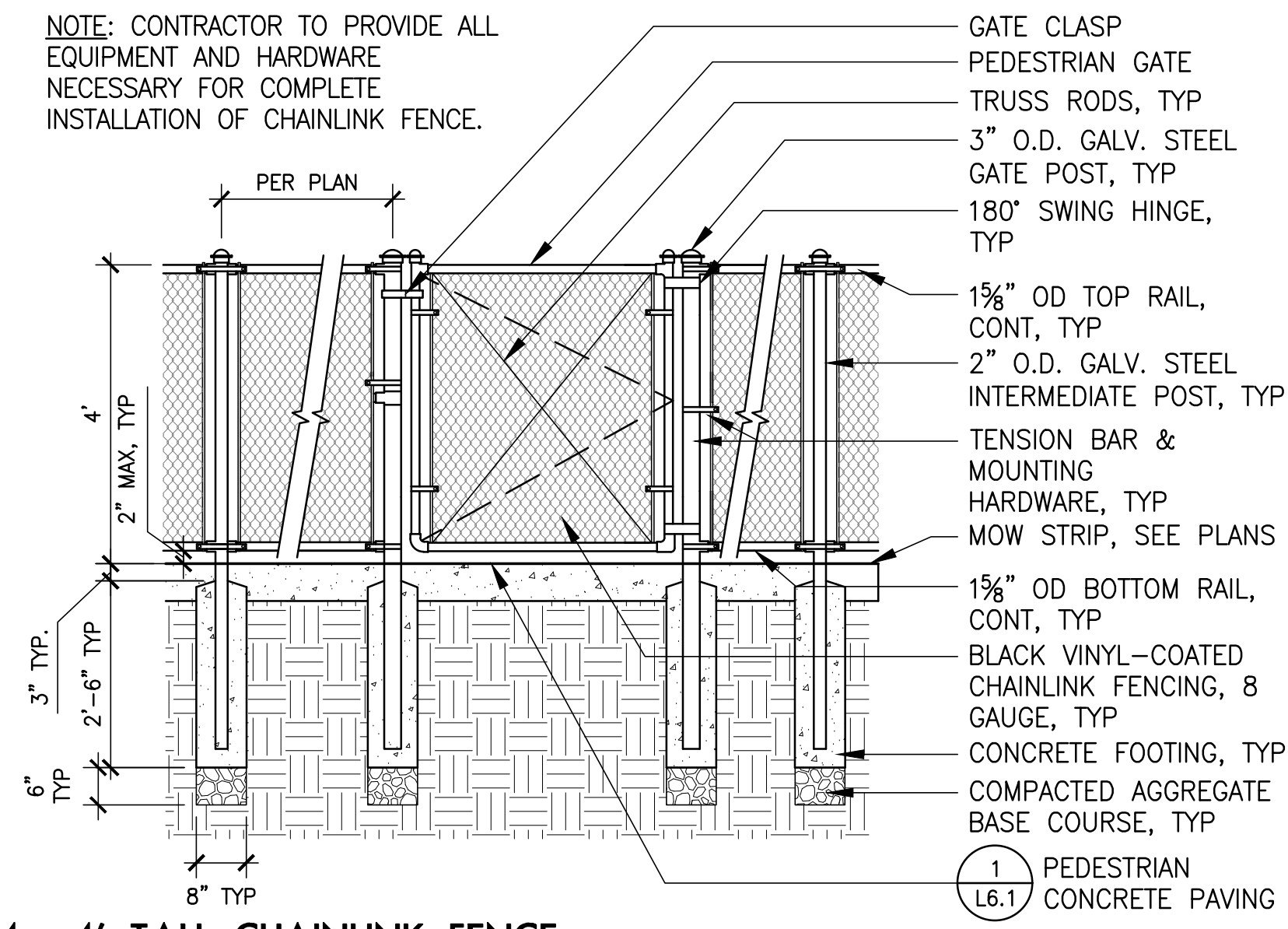
Section
3"=1'-0"



2 CURB AT PLAYGROUND

Section
SCALE

3 NOT USED



4 4' TALL CHAINLINK FENCE

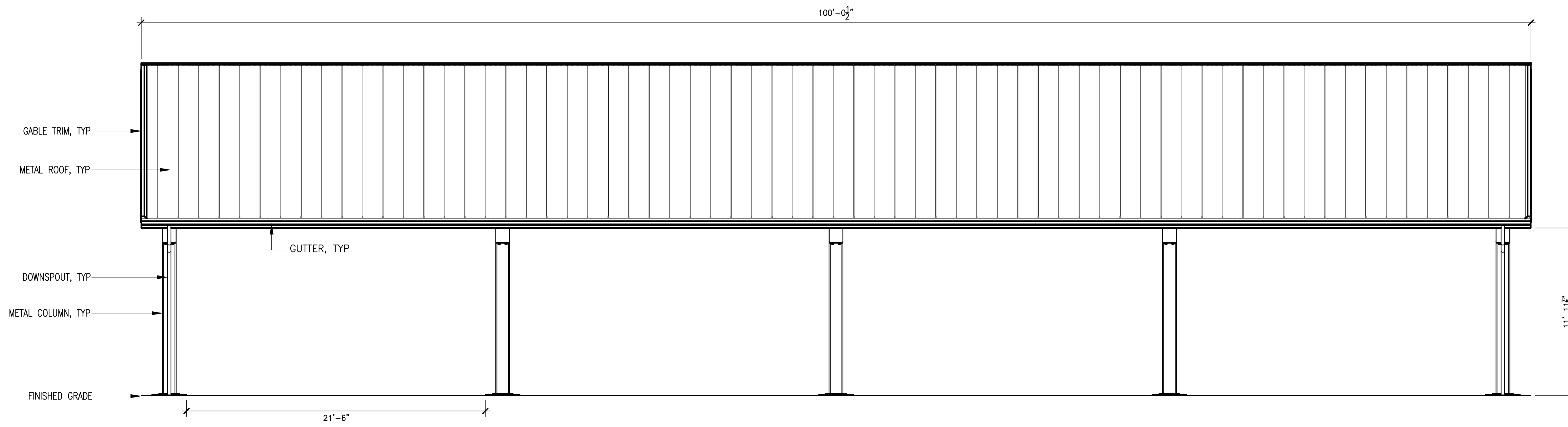
LAND USE

REVISIONS

SCALE AS NOTED
DRAWN BY XX
DATE 10.29.24
PROJECT NO. 2345

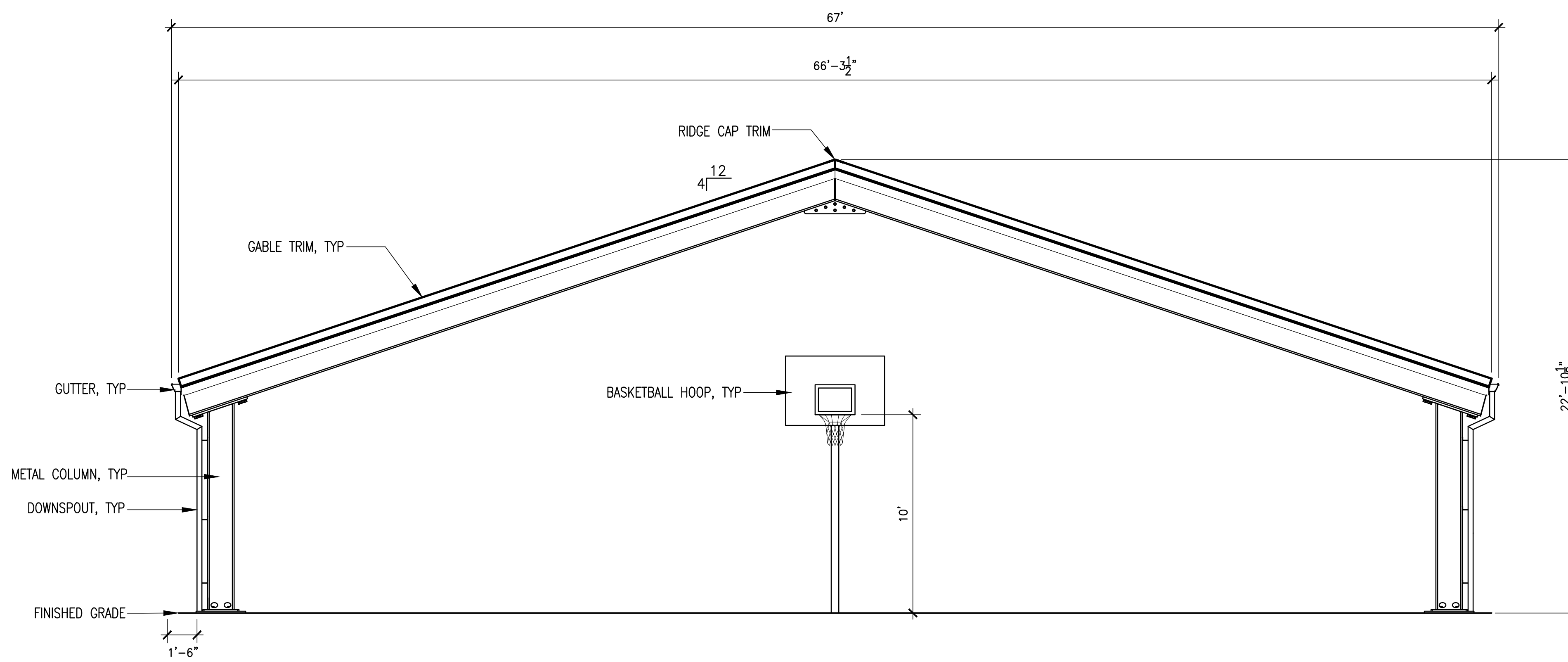
DETAILS

L6.01



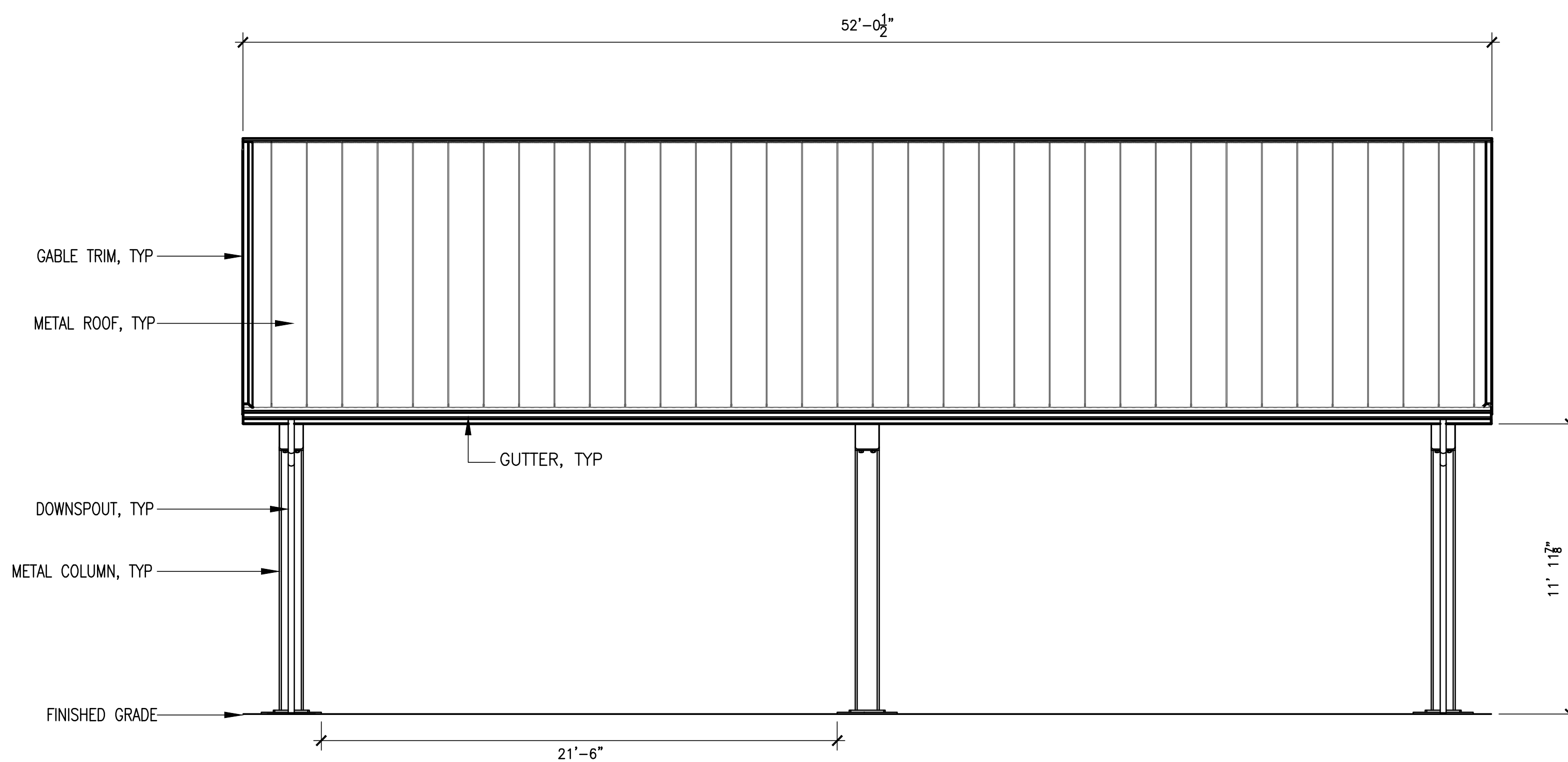
1 FULL COURT BASKETBALL COURT SHELTER SIDE ELEVATION

Elevation
1/4"=1'-0"



2 FULL & HALF COURT BASKETBALL COURT SHELTER FRONT ELEVATION

Elevation
1/4"=1'-0"



3 HALF COURT BASKETBALL COURT SHELTER

Elevation
1/4"=1'-0"

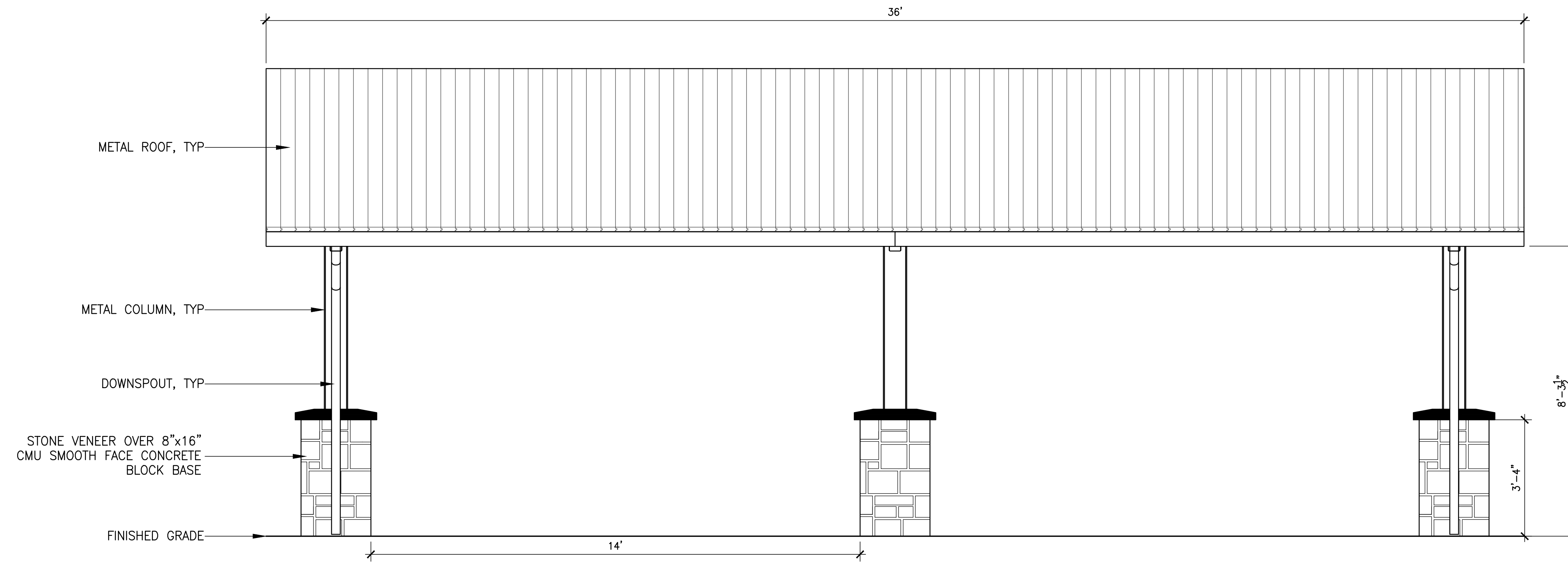
LAND USE

REVISIONS

SCALE AS NOTED
DRAWN BY XX
DATE 10.29.24
PROJECT NO. 2345

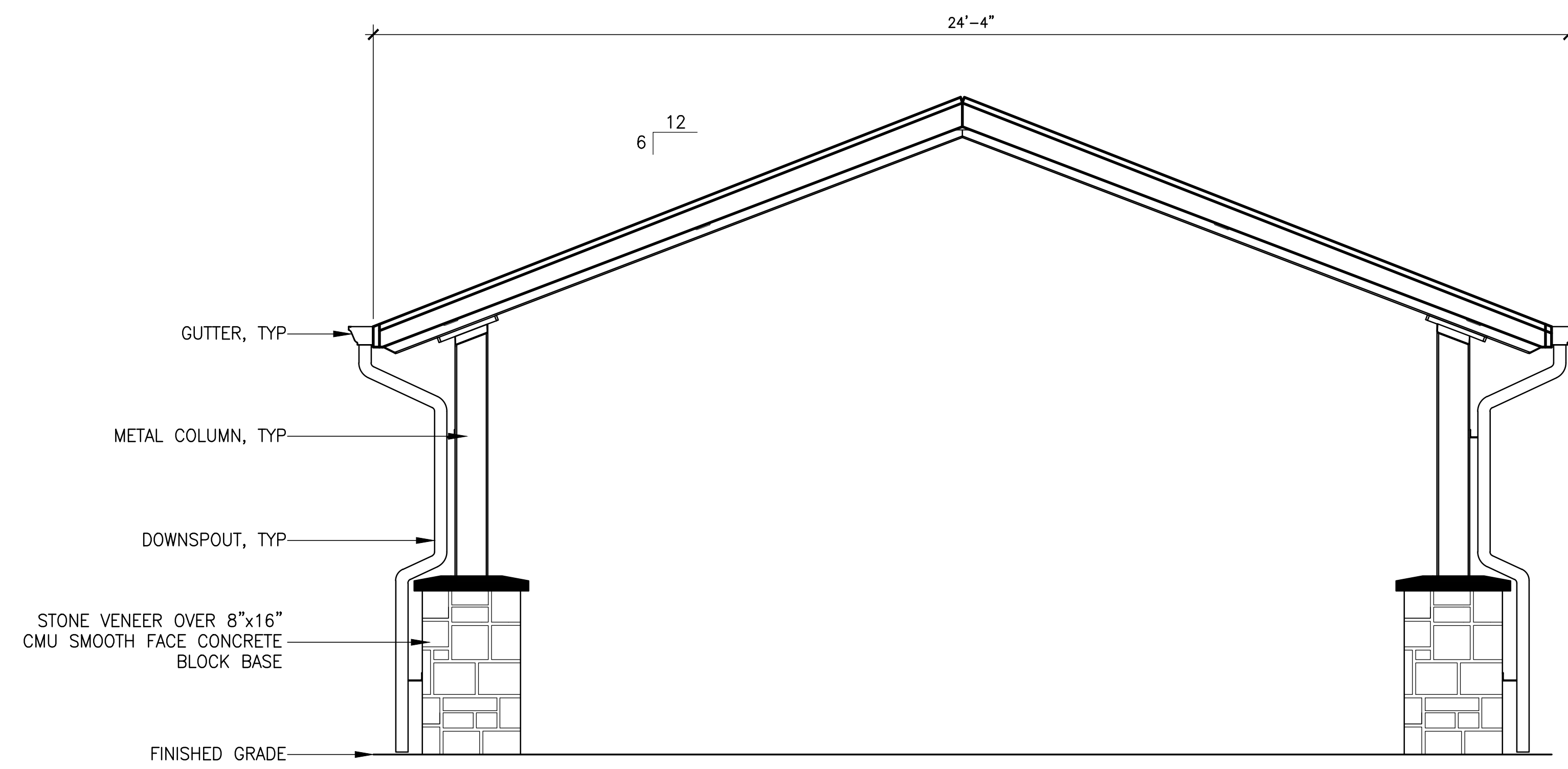
DETAILS

L6.02



1 PICNIC SHELTER SIDE ELEVATION

Elevation
1/2"=1'-0"



2 PICNIC SHELTER FRONT ELEVATION

Elevation
1/2"=1'-0"

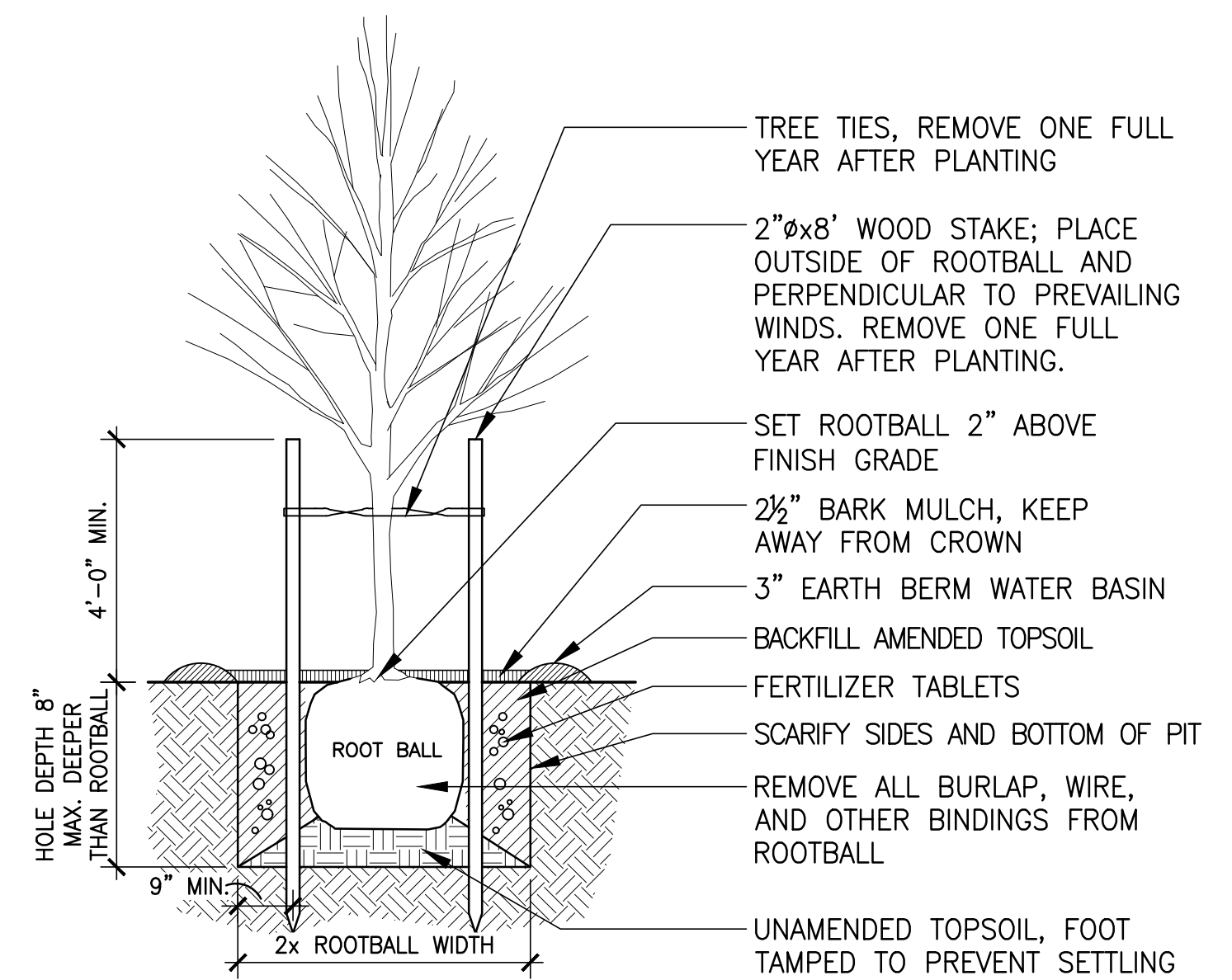
LAND USE

REVISIONS

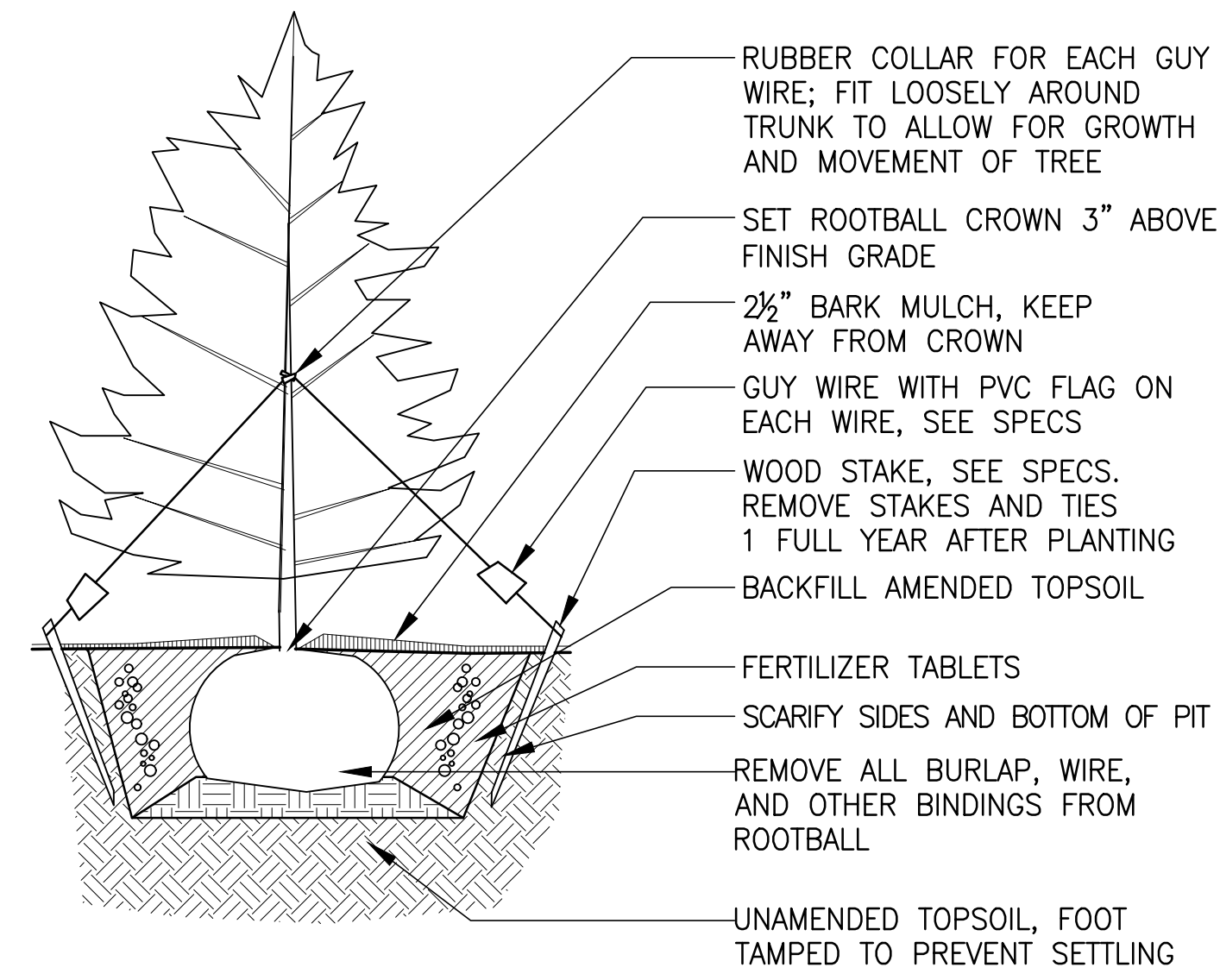
SCALE AS NOTED
DRAWN BY XX
DATE 10.29.24
PROJECT NO. 2345

DETAILS

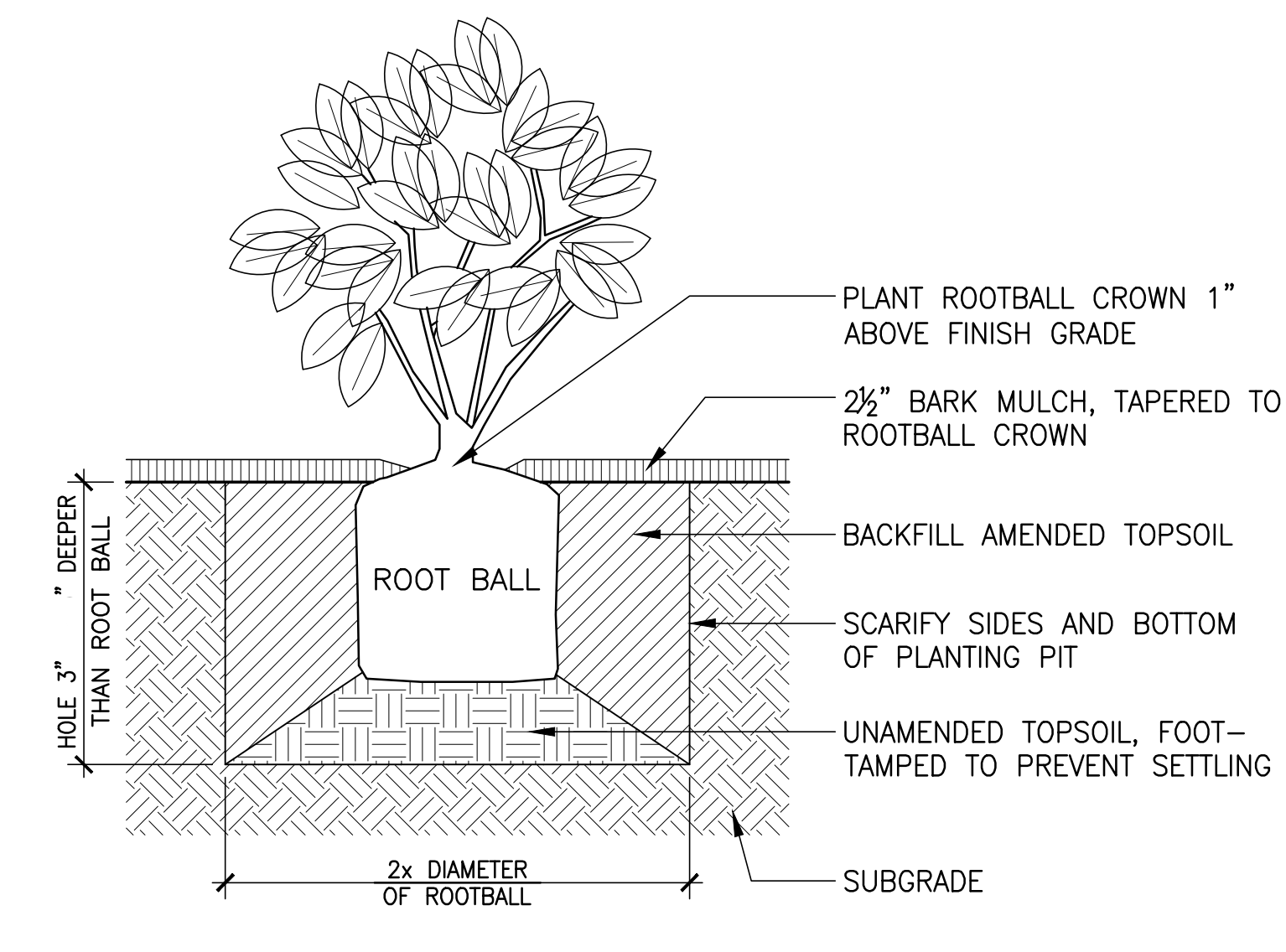
L6.03



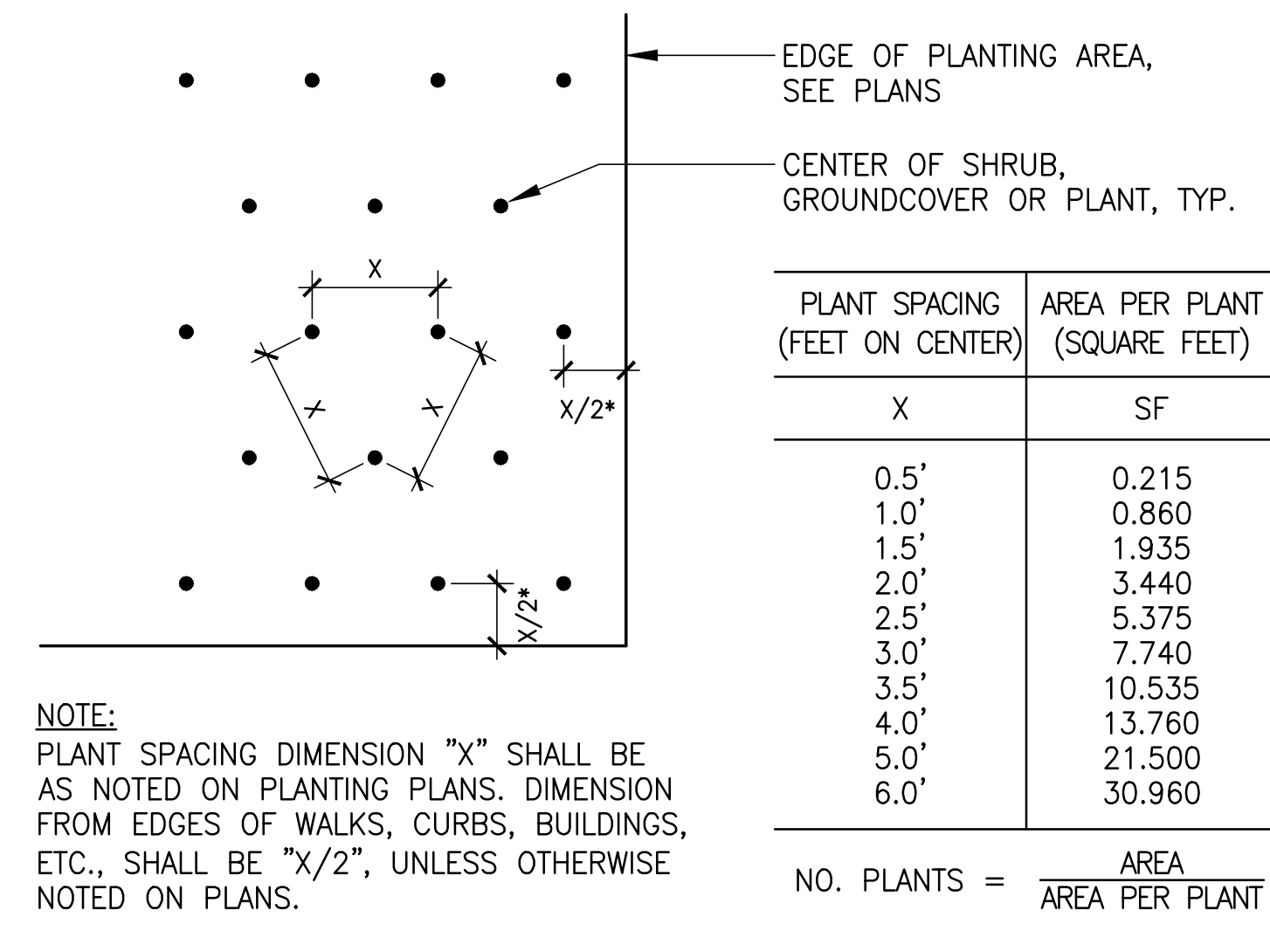
1 DEC. TREE PLANTING WITH STAKES Section 1/2"=1'-0"



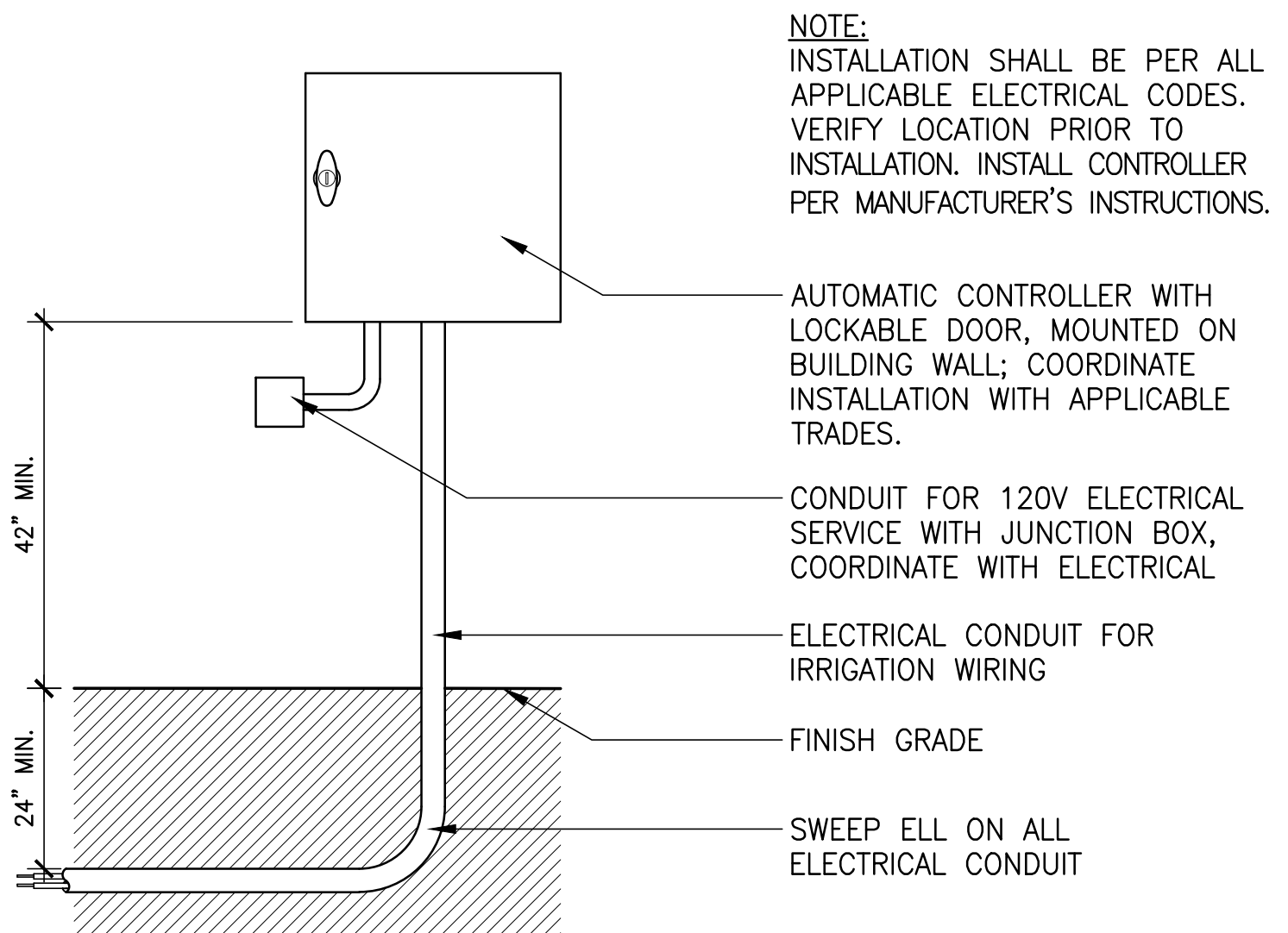
2 CONIFEROUS TREE PLANTING Section 1/2"=1'-0"



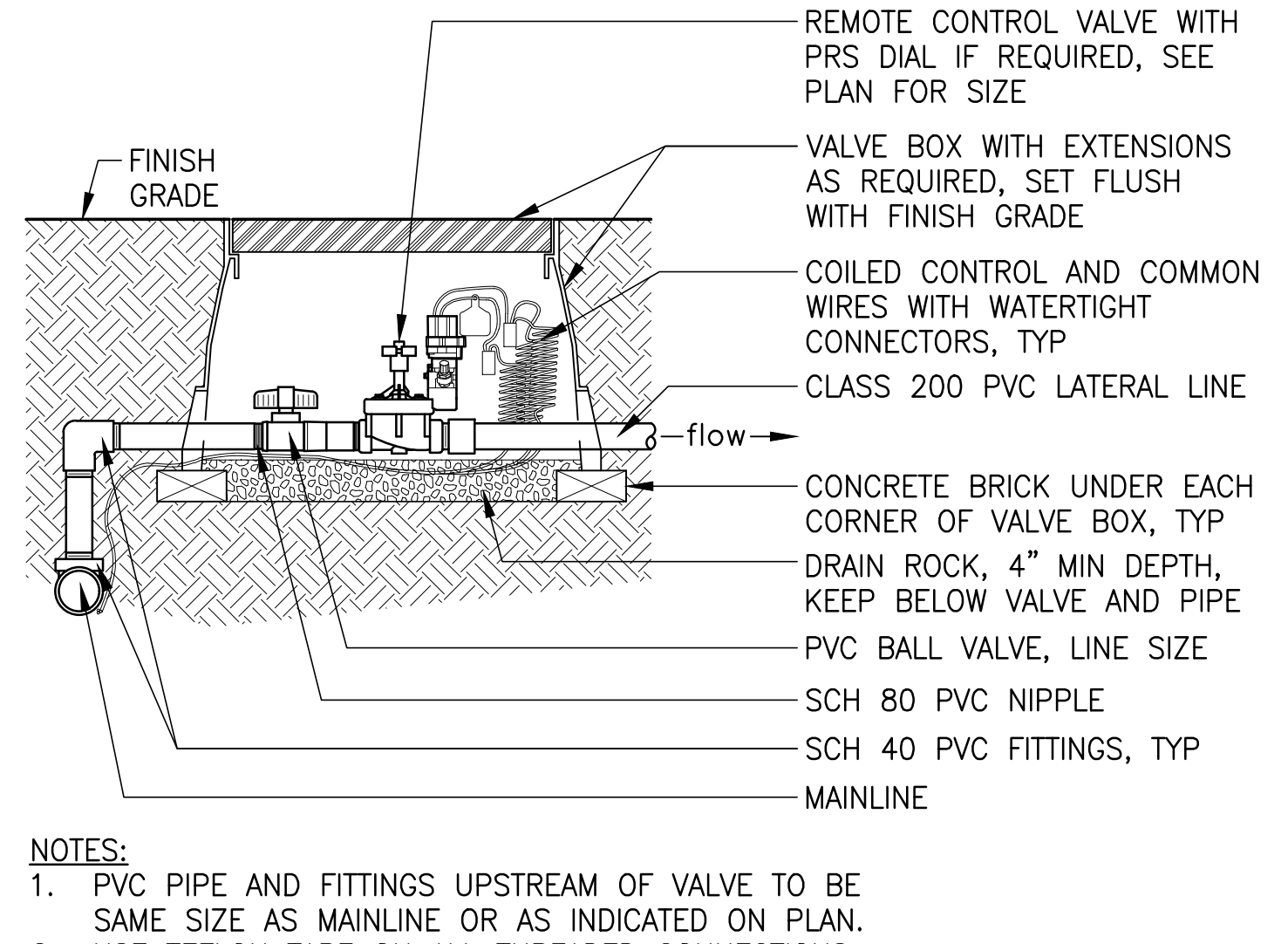
3 SHRUB PLANTING Section 3/4"=1'-0"



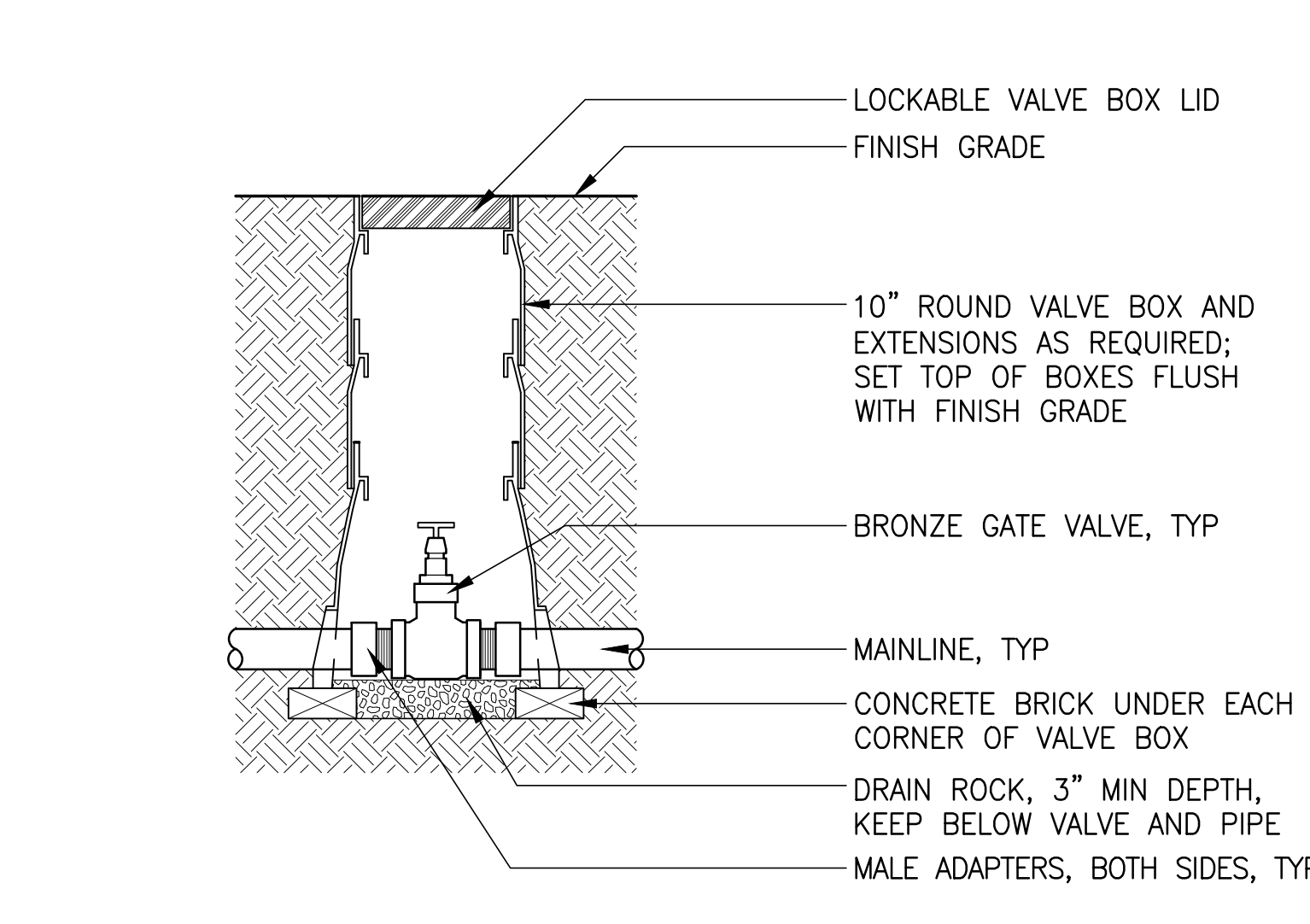
4 PLANT SPACING Section 1/2"=1'-0"



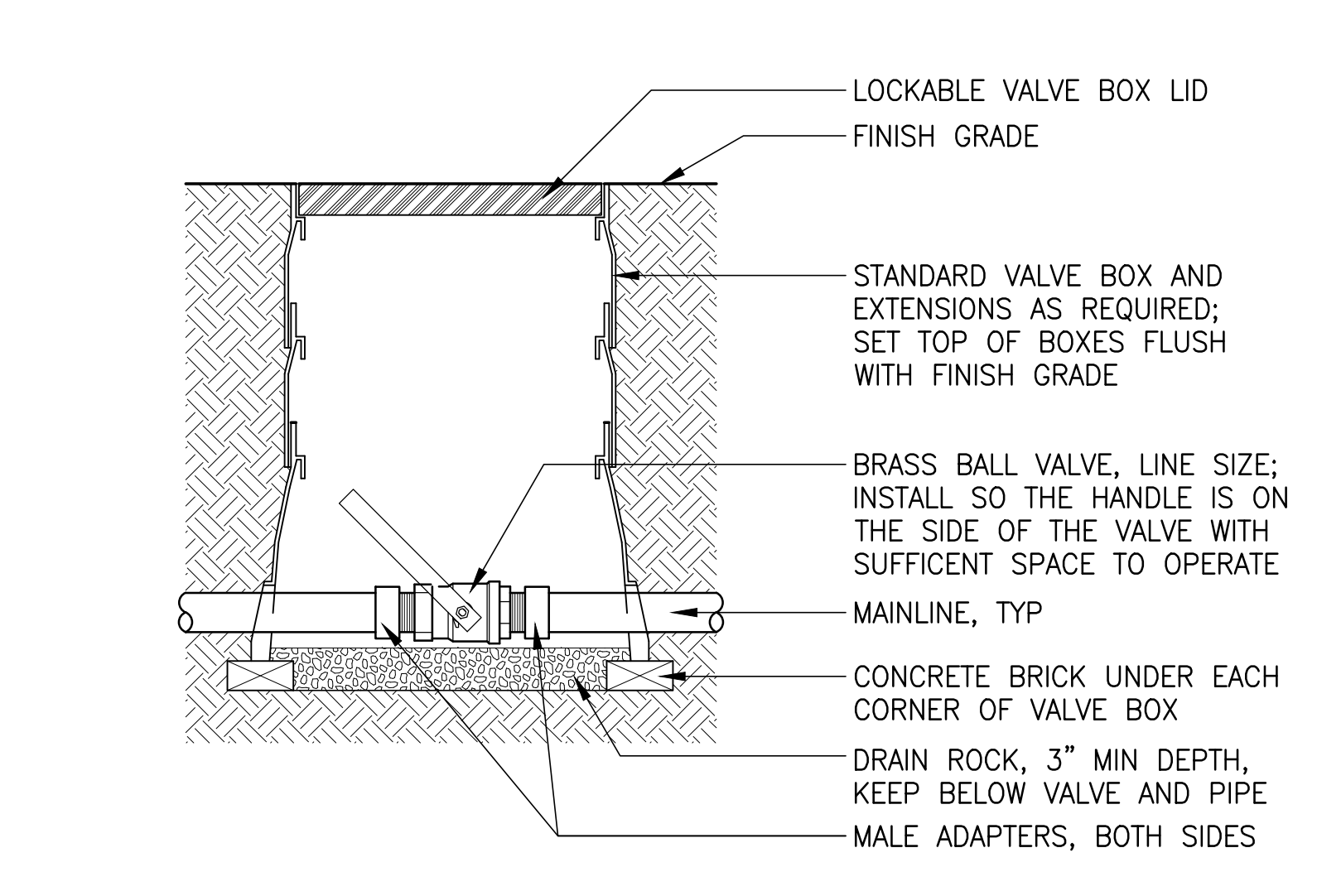
4 IRRIGATED CONTROLLER, WALL MOUNTED Section NTS



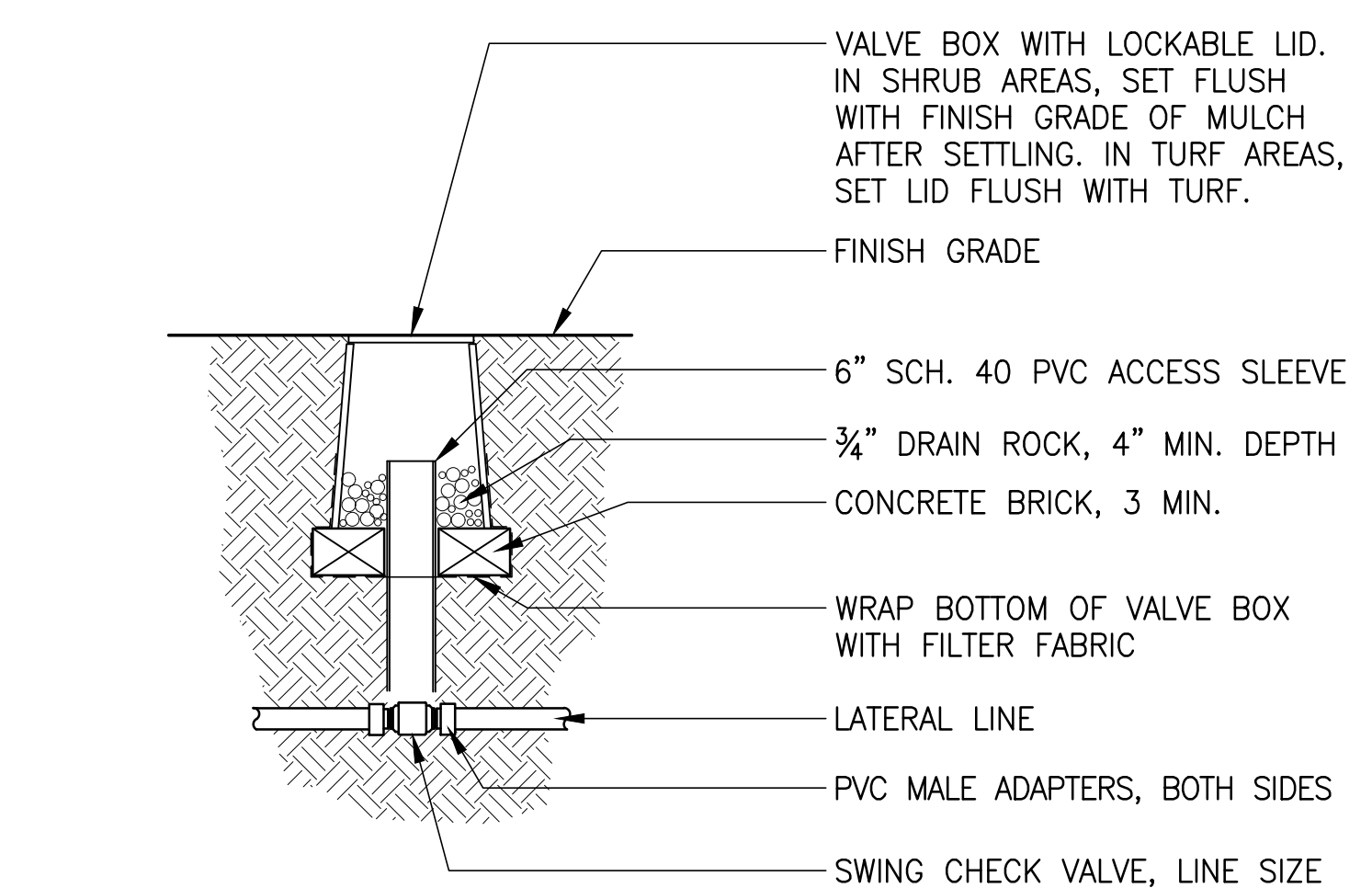
5 REMOTE CONTROL ZONE w/ BALL VALVE Section NTS



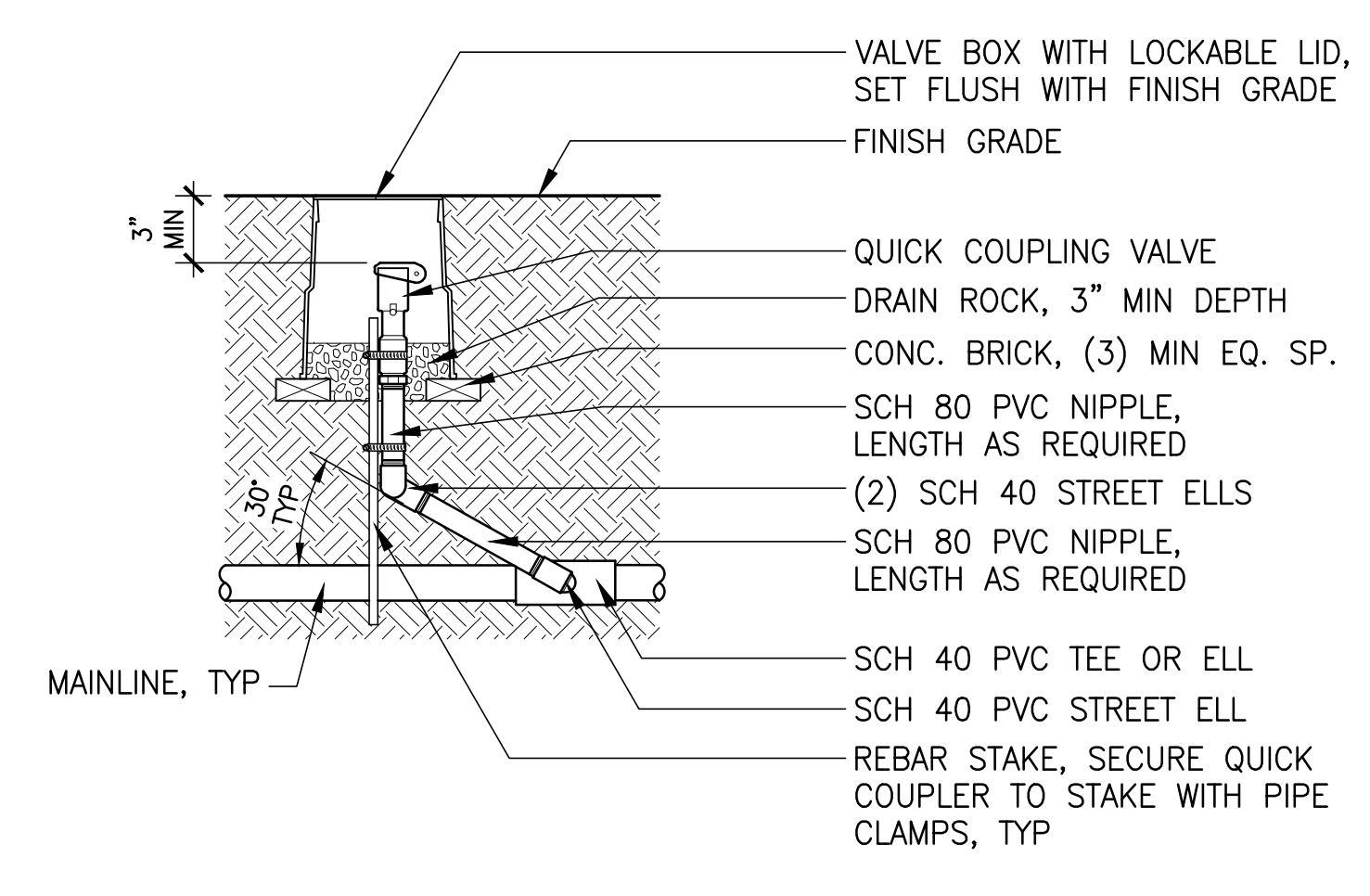
6 GATE VALVE Section NTS



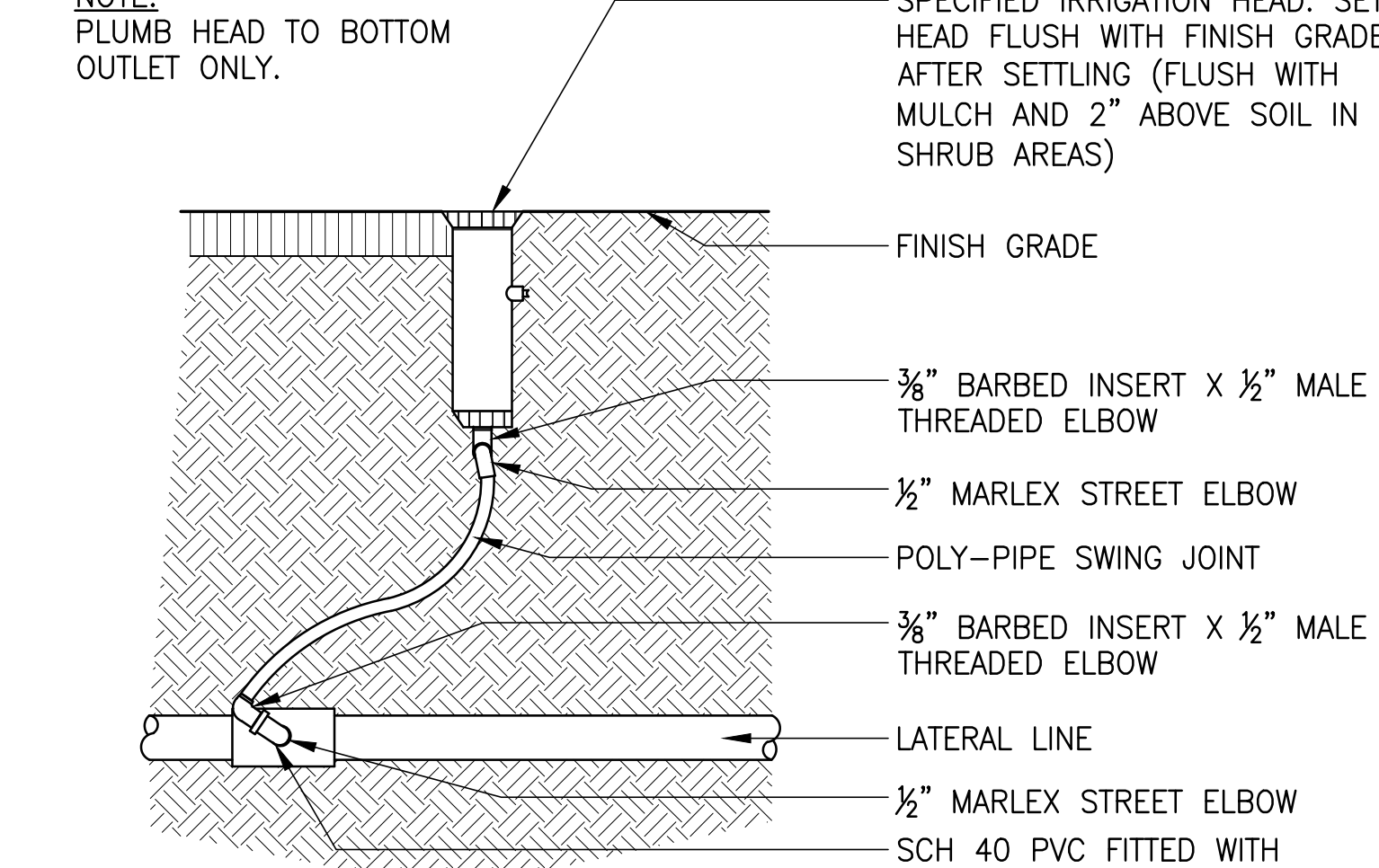
7 BALL VALVE Section NTS



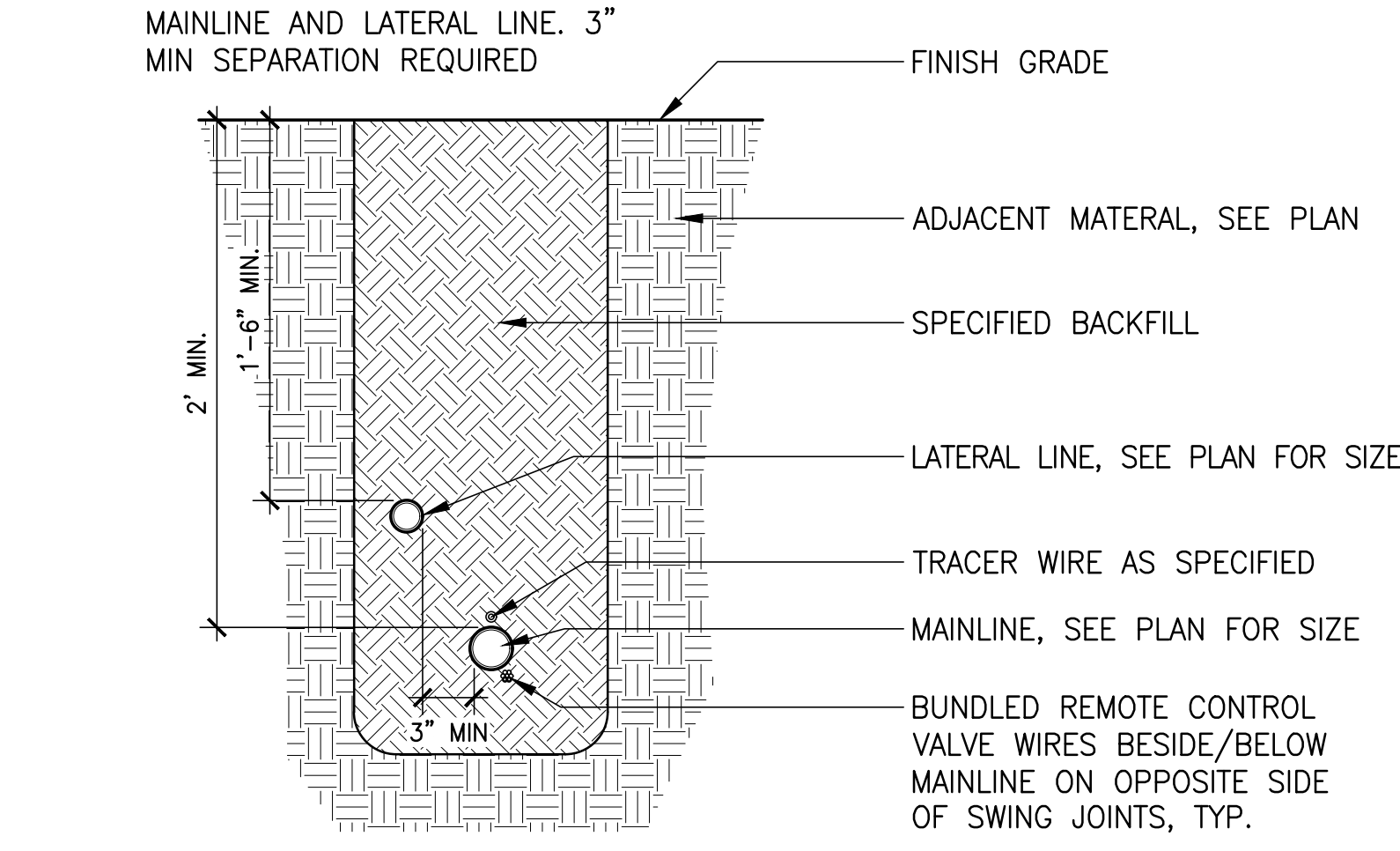
8 SWING CHECK VALVE Section NTS



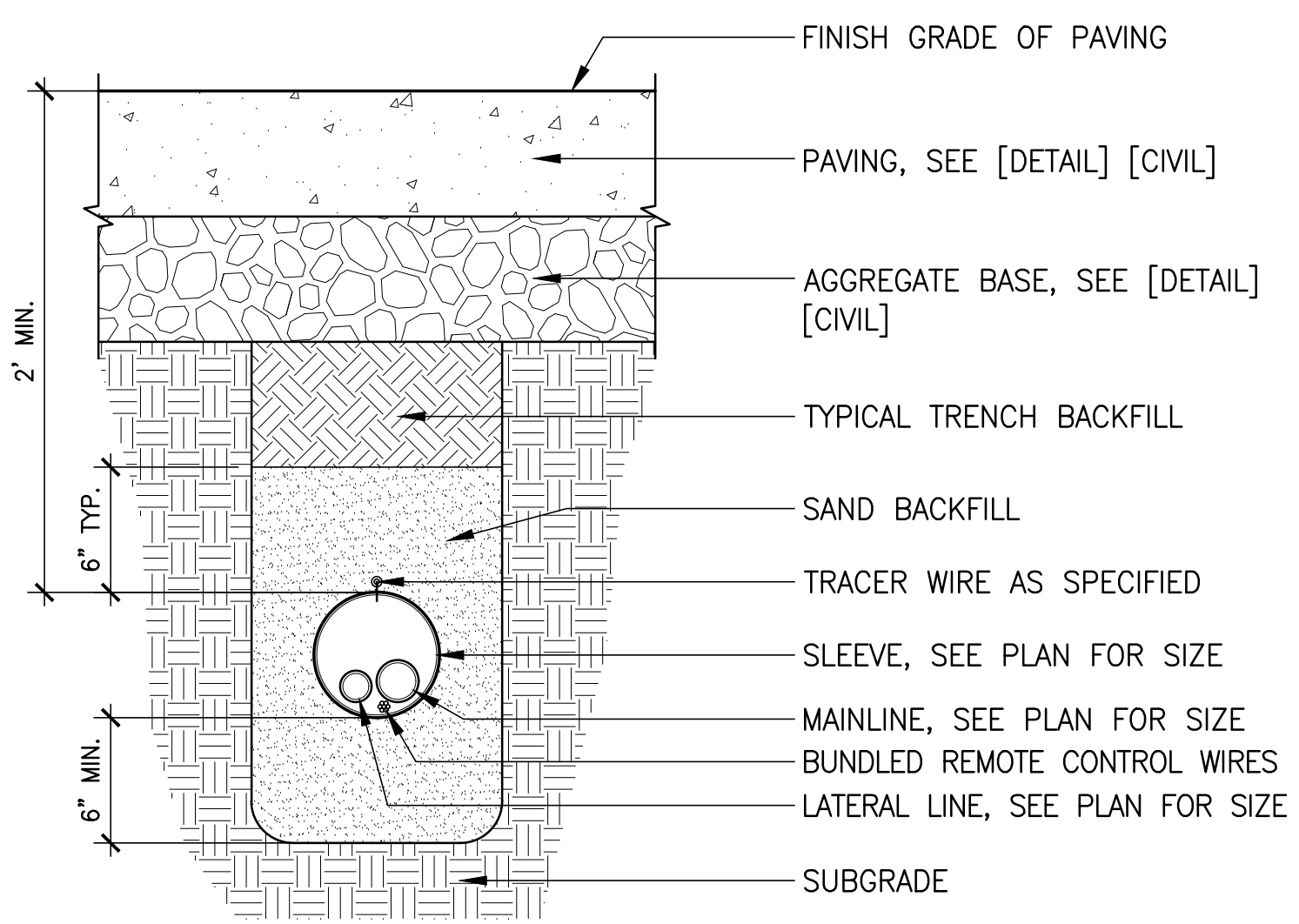
9 QUICK CUPLER Section NTS



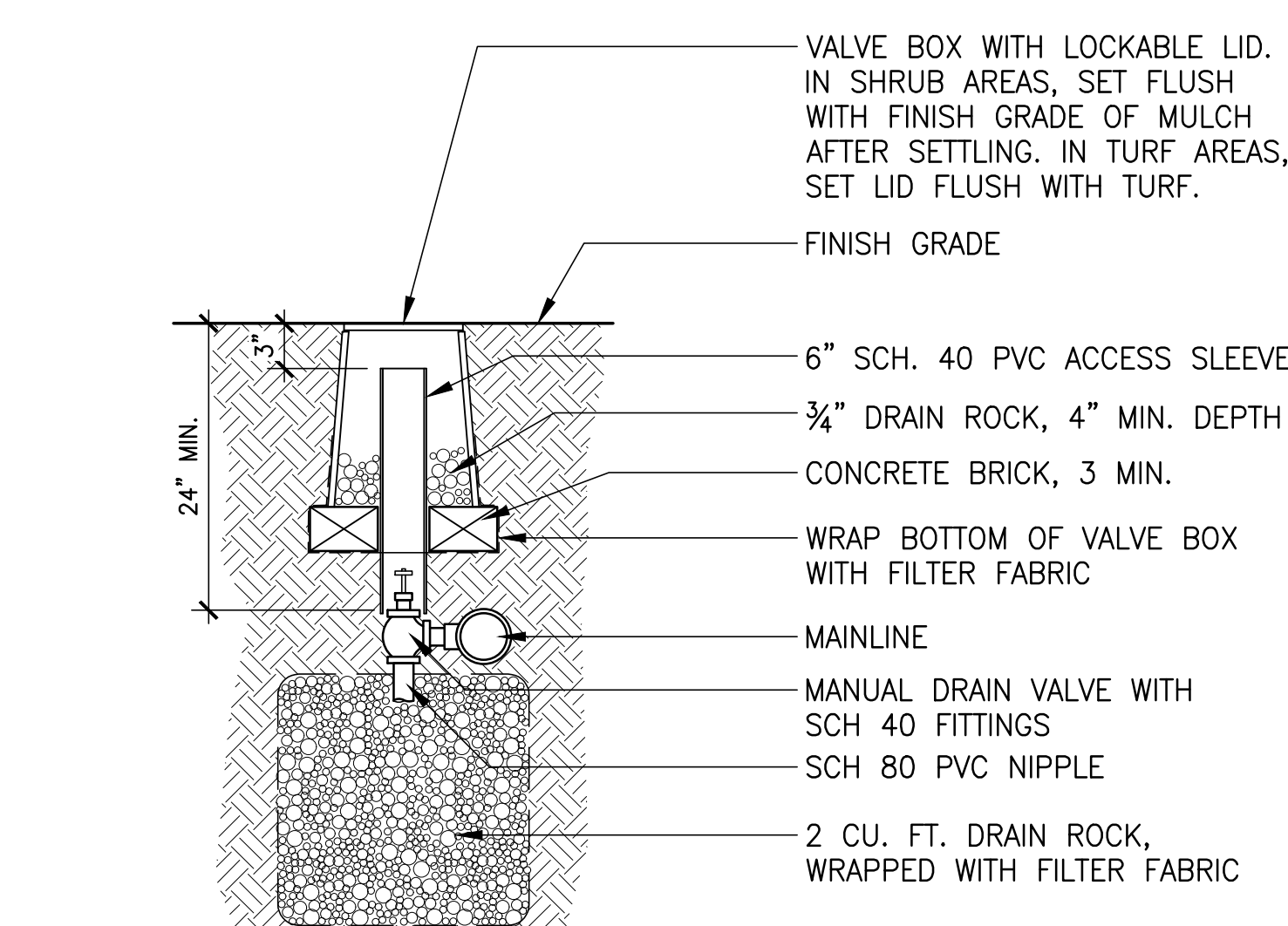
10 SPRAY HEAD Section NTS



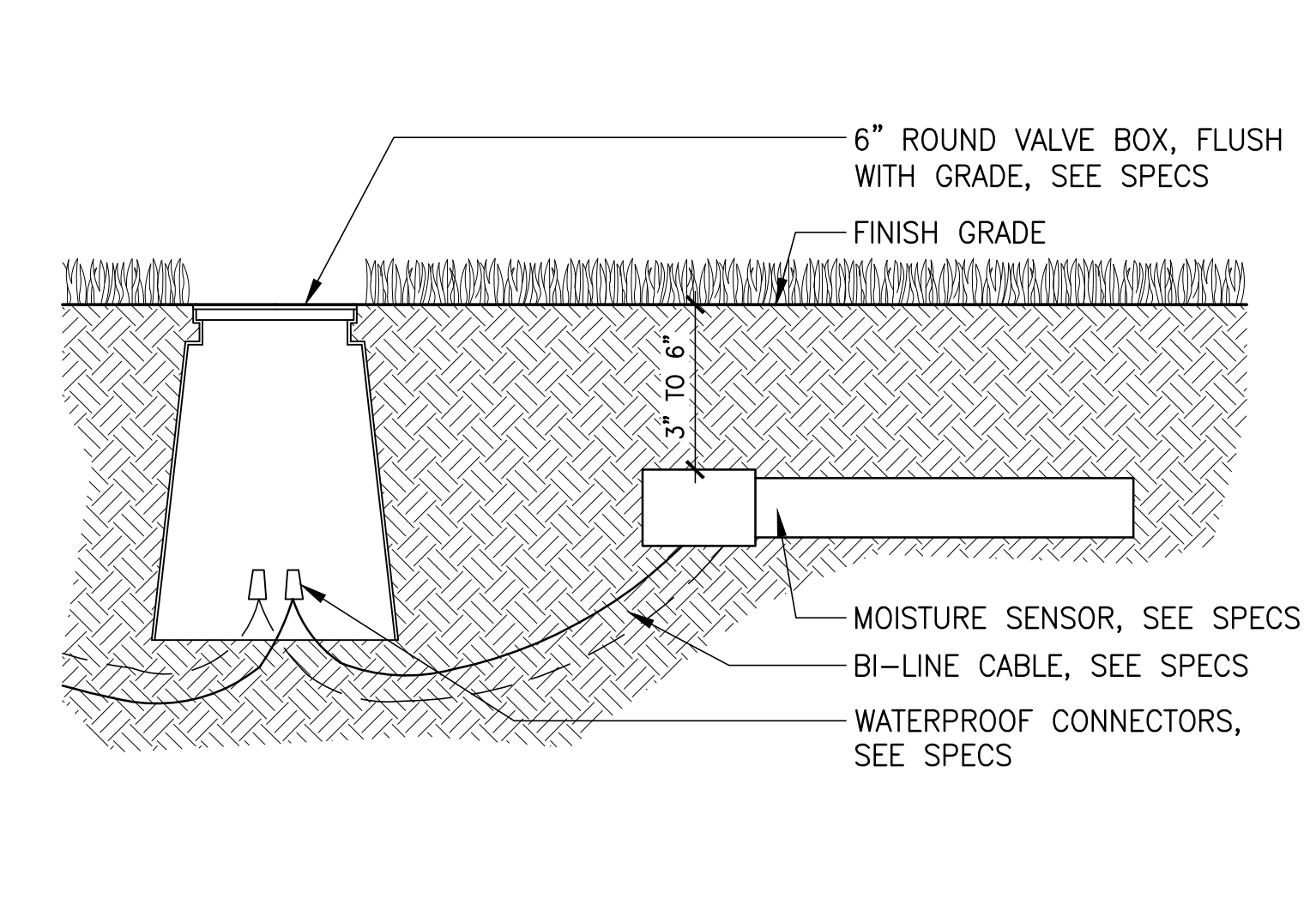
11 IRRG TRENCH Section NTS



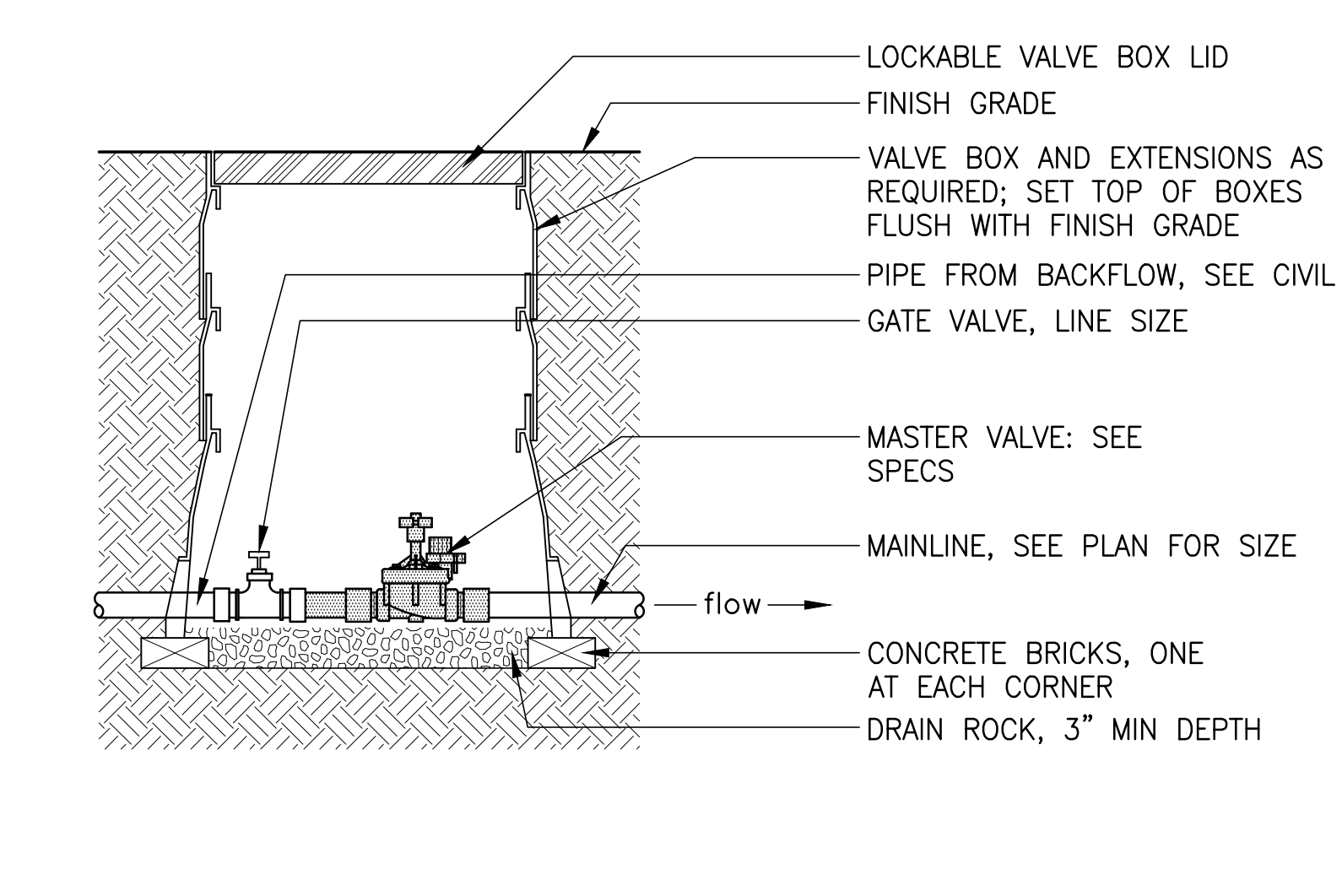
12 IRRG SLEEVE Section NTS



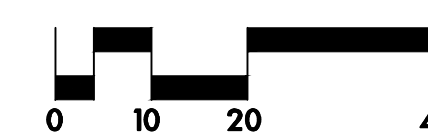
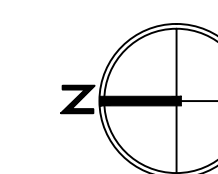
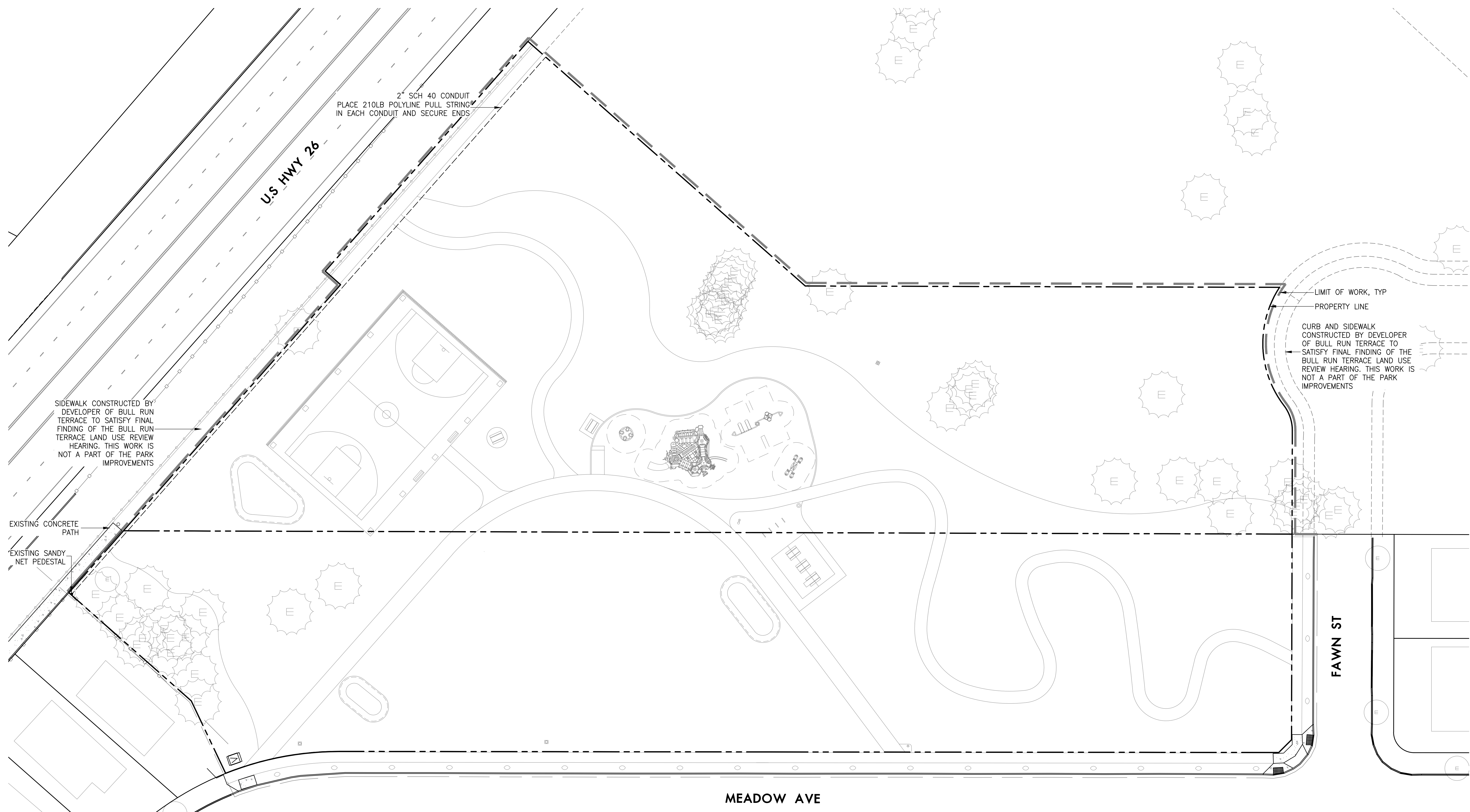
13 MANUAL DRAIN VALVE Section NTS



14 SOIL MOISTURE SENSOR Section NTS



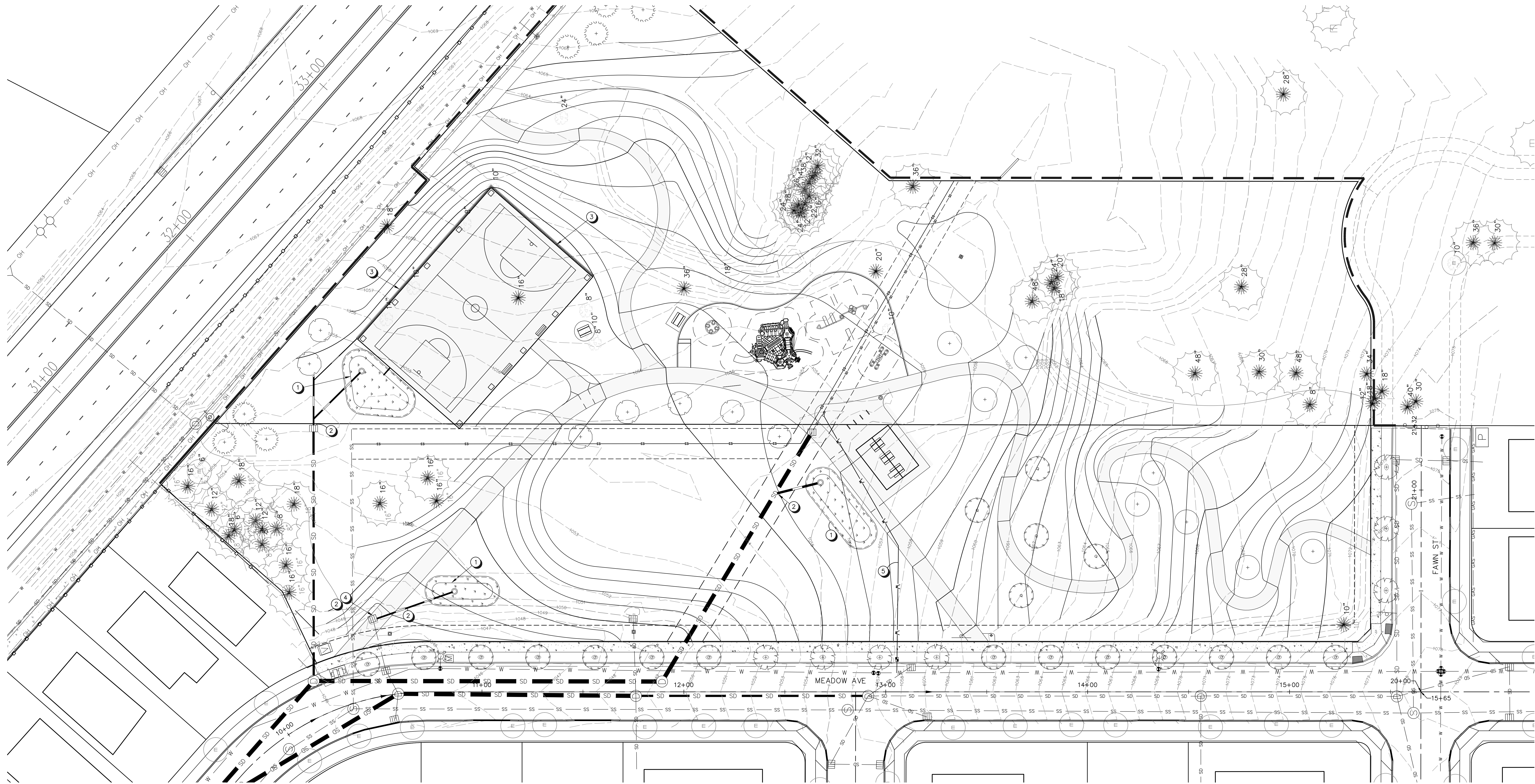
15 POC/ MASTER VALVE Section NTS



LAND USE

REVISIONS

SCALE	AS NOTED
DRAWN BY	XX
DATE	10.29.24
PROJECT NO.	2345



KEY NOTES

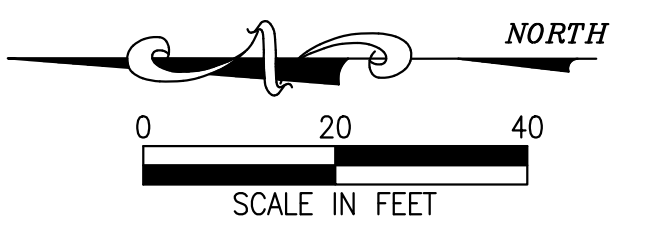
- ① STORMWATER FACILITY WITH BEHIVE OVERFLOW AND ORIFICE, SEE DETAILS ON SHEET C-3
- ② CONNECT UNDERDRAIN TO EXIST STORM SYSTEM
- ③ EXTERNAL INTERRUPTION TRENCH FOR PERVIOUS AREA DRAINAGE BYPASS INTO STORM SYSTEM, SEE DETAIL ON SHEET C-3
- ④ UTILIZE EXIST CATCH BASIN AS JUNCTION WITH BURIED TOP
- ⑤ WATER SERVICE LINE TO PROPOSED DRINKING FOUNTAIN

SHEET INDEX

- C-1 STORMWATER MANAGEMENT PLAN
- C-2 WILLOW AVENUE AND FAWN STREET
- C-3 STORMWATER MANAGEMENT DETAILS

STORMWATER MANAGEMENT PLAN

SCALE: SEE SCALE BAR

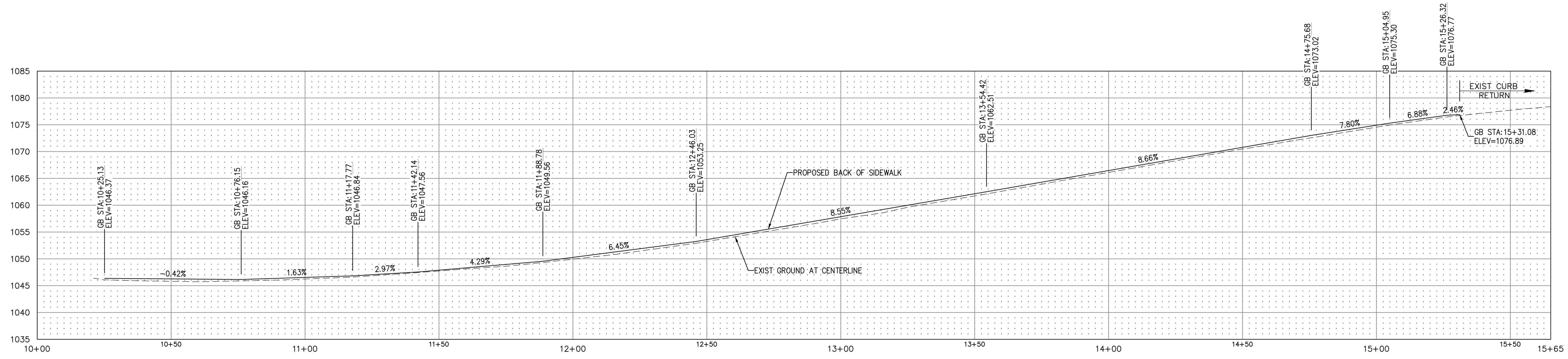


LAND USE

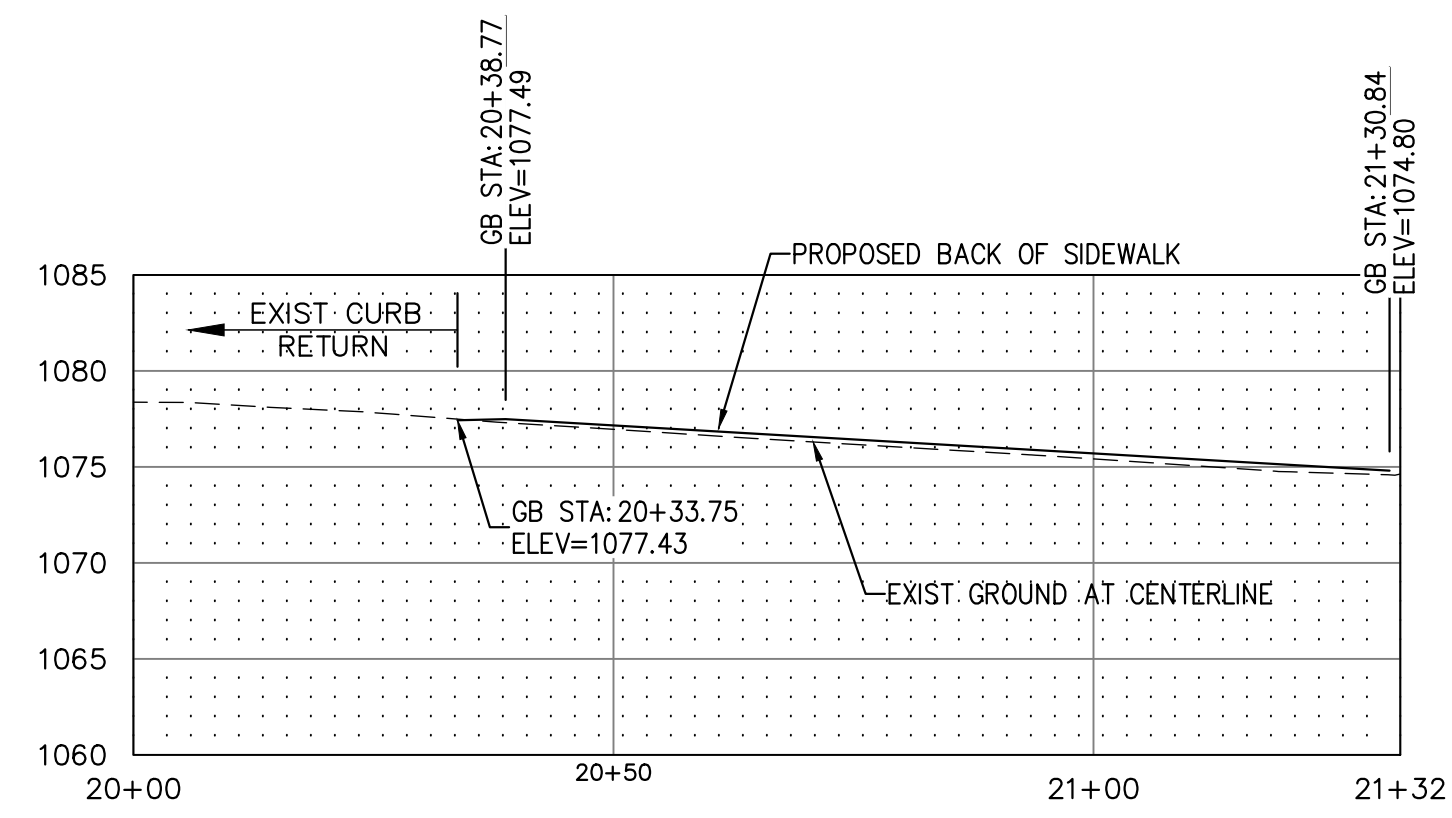
REVISIONS

SCALE	AS NOTE
DRAWN BY	XX
DATE	10.17.24
PROJECT NO.	2345

C-1

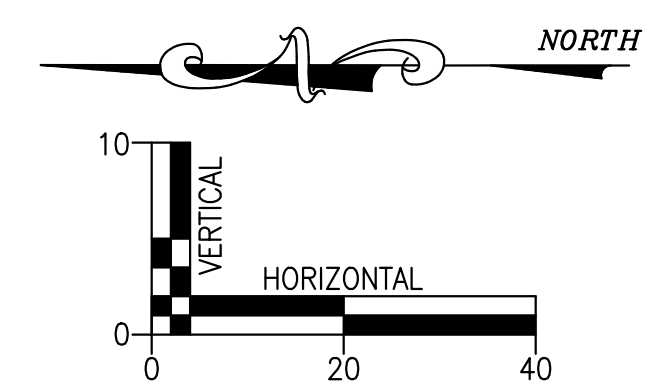
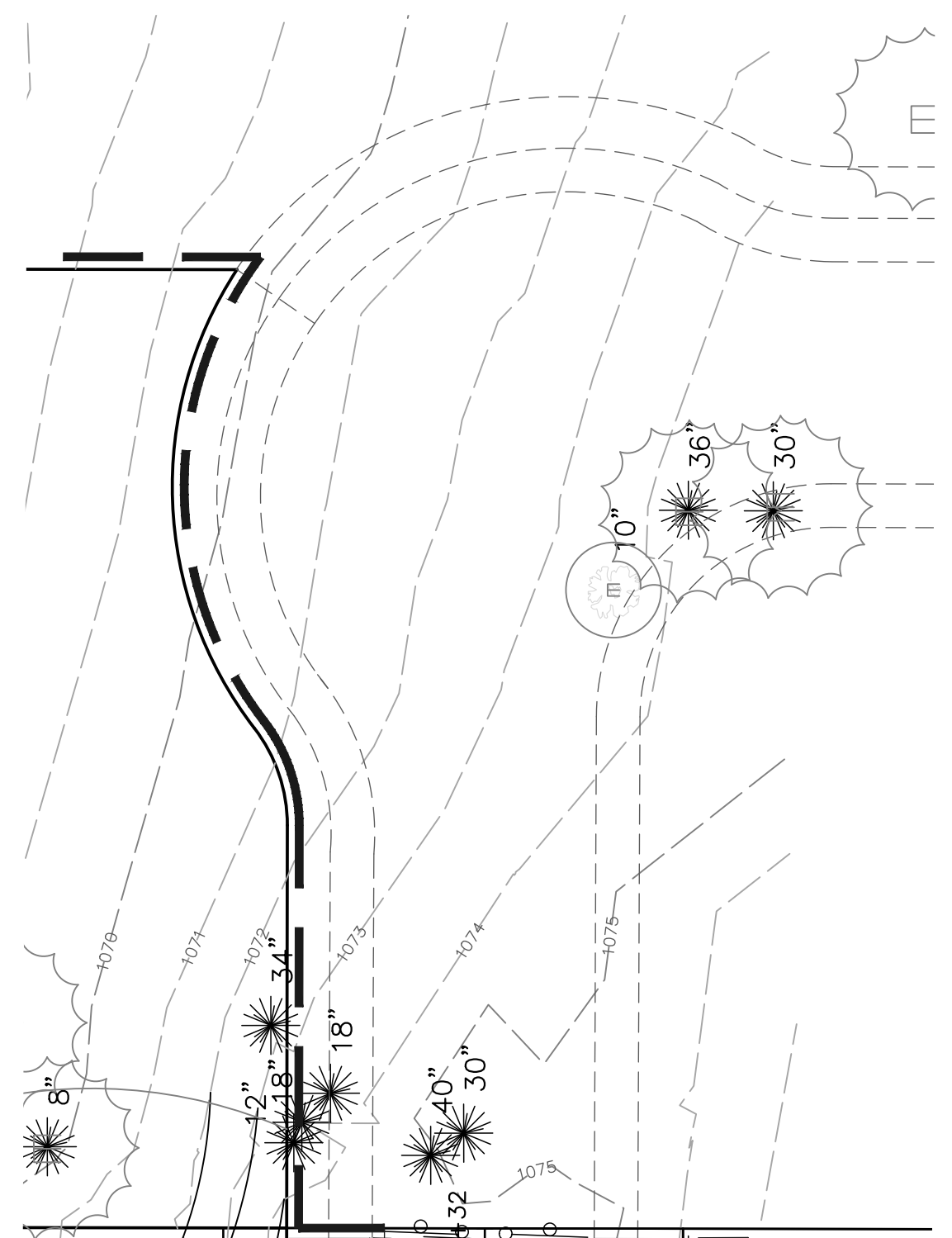
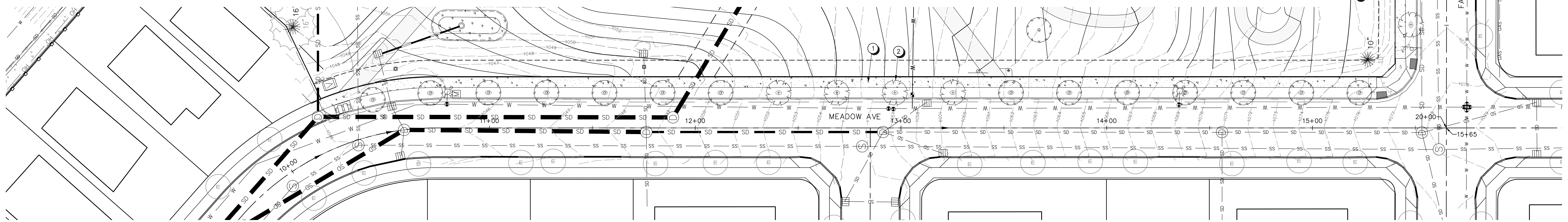


MEADOW AVENUE CENTERLINE PROFILE
SCALE: SEE SCALE BAR



FAWN STREET CENTERLINE PROFILE
SCALE: SEE SCALE BAR

- KEY NOTES
- ① 5' PLANTER WITH 5' SIDEWALK AT EXIST TOP OF CURB, TYPICAL, SEE PROFILES THIS SHEET
 - ② STREET TREE IN PLANTER STRIP, TYPICAL

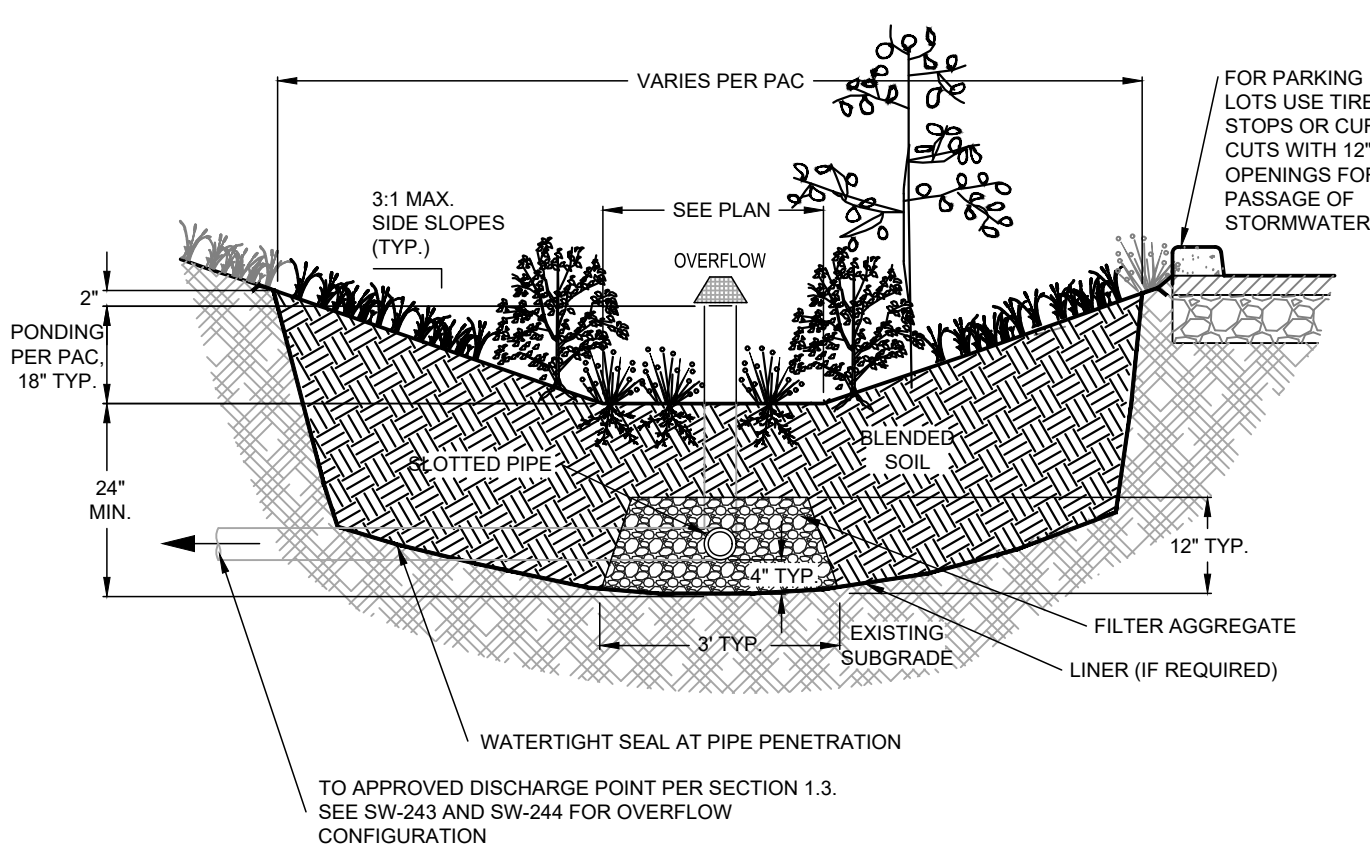
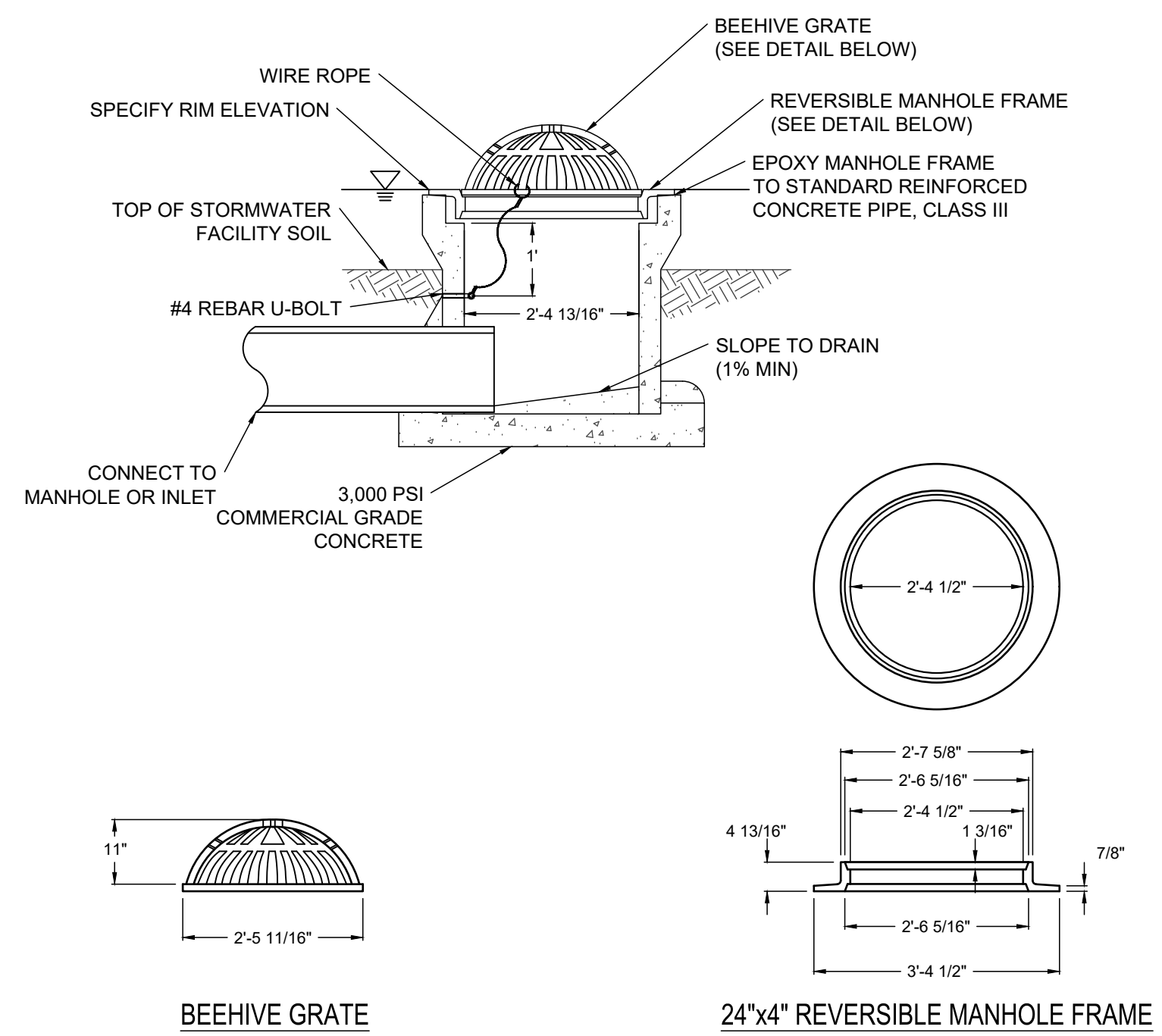


EXPIRES: 06/30/25
SIGNATURE: _____ DATE: _____

LAND USE

REVISIONS

SCALE AS NOTE
DRAWN BY XX
DATE 10.17.24
PROJECT NO. 2345

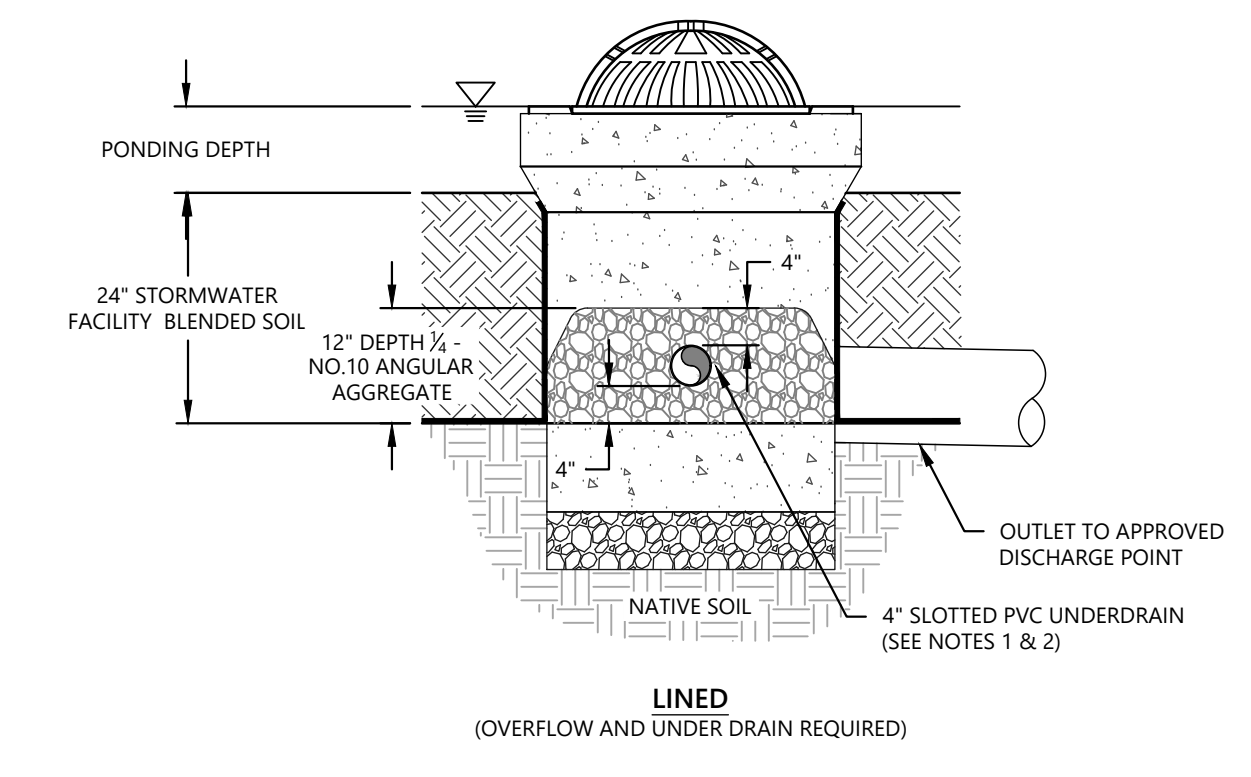
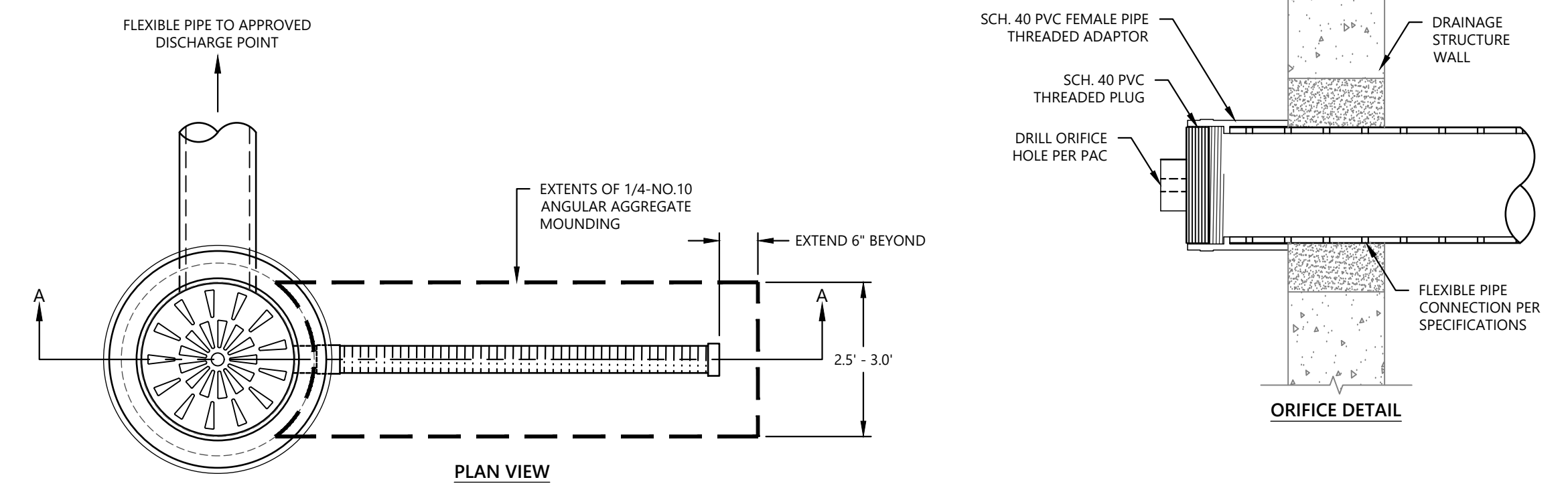


- NOTES:
1. Overflow: Overflow elevation must allow for 2" of freeboard, minimum. Protect from debris and sediment with strainer or grate.
 2. Underdrain System: Spacing per the PAC. The underdrain must be 4" slotted schedule 40 PVC well casing pipe manufactured with 1500' slots, 6 slots per row. See SW-243 for longitudinal section and SW-244 for orifice examples. Conform with Oregon Plumbing Specialty Code (OPSC) requirements. Alternative configurations and materials such as cellular storage systems, drainage mats, and non-standard aggregates may be used under the Performance Approach, with BES approval.

STORMWATER FACILITY WITH BEEHIVE GRATE OVERFLOW. (SEE DETAILS THIS SHEET)
SCALE: NTS

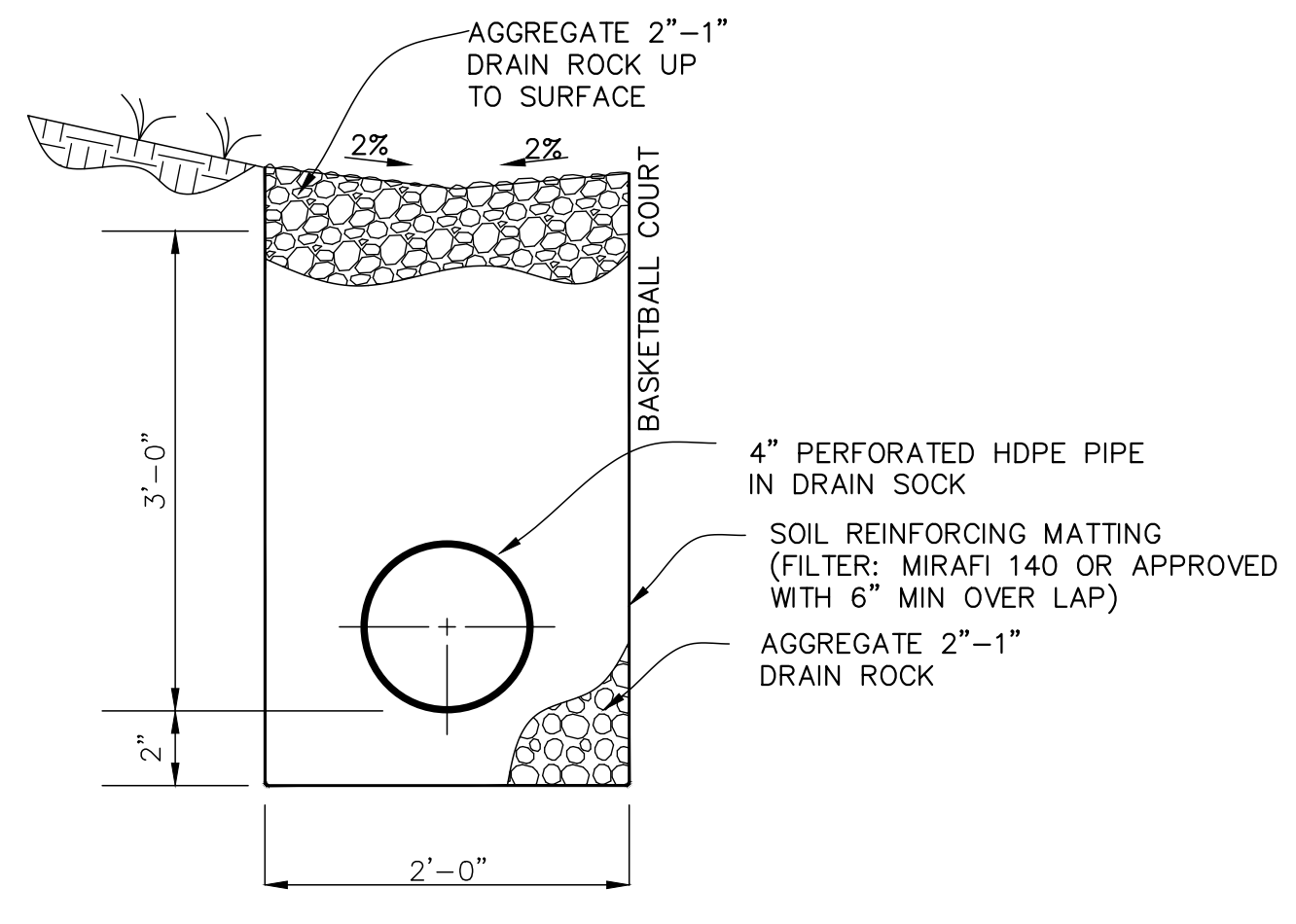
- DESIGNER INFORMATION**
1. If connecting to a combination sewer manhole installation of a "swing-check type backwater valve" or approved equal is required to prevent odor emissions.
 2. Size inlet based on calculated flows & manufacturers recommendations.
- CONSTRUCTION NOTES**
1. Secure grate in place with 5/4" of wire rope. Loop ends of wire rope around U-bolt and grate. Crimp each end of wire rope with ferrule.
 2. Drill 2" deep holes into pipe and epoxy #4 rebar U-bolt (2"x 4") in holes.
 3. Grate to be cast iron, ASTM A48 CL30.
 4. Beehive rim elevation to be 1" lower than sidewalk notches, top of planter wall, top of slope, outlet notch or upstream notch, whichever is lowest.
 5. Wire rope between 1/8"-3/16" diameter, stainless steel, 7 strands of 19 wires.

STORMWATER FACILITY WITH BEEHIVE GRATE OVERFLOW
SCALE: NTS

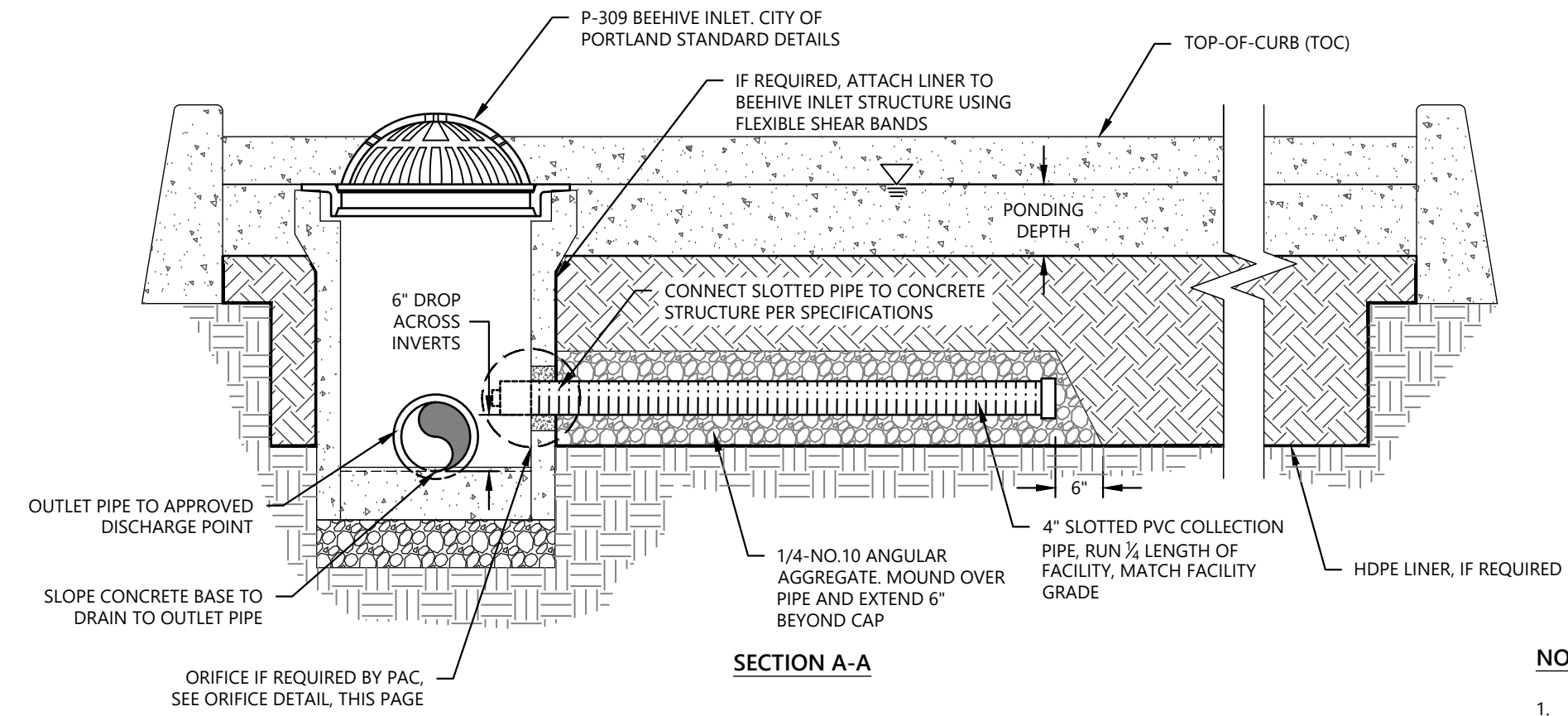


- DESIGNER INFORMATION:**
1. SET THE 4-IN SLOTTED PVC UNDERDRAIN PIPE 4" ABOVE THE LINER OR THE BOTTOM OF EXCAVATION, AND COVER WITH 4" OF AGGREGATE.
 2. RUN UNDERDRAIN PIPE A MAXIMUM OF 1/2 THE LENGTH OF THE FACILITY.
 3. SEE DETAILS SW-317/318 BEEHIVE OVERFLOW CONFIGURATION AND UNDERDRAIN WITH CLEANOUT FOR ADDITIONAL DESIGN GUIDANCE.
 4. HYBRID FACILITIES MUST BE REGISTERED AS A UIC.

BEEHIVE GRATE AND UNDERDRAIN CONCEPT DETAIL 2
SCALE: NTS



INTERRUPTION TRENCH EXTERNAL TO BASKETBALL COURT
SCALE: NTS



- NOTES:
1. PRE-DRILL ORIFICE BEFORE INSTALLATION. SMOOTH AND/OR SAND ORIFICE REMOVING ROUGH EDGES. CLEAR PIPE OF ALL DEBRIS BEFORE INSTALLING ORIFICE CAP.

BEEHIVE GRATE WITH ORIFICE CONCEPT DETAIL 2
SCALE: NTS