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PROJECT # 2021-146
DATE: 07/29/2022

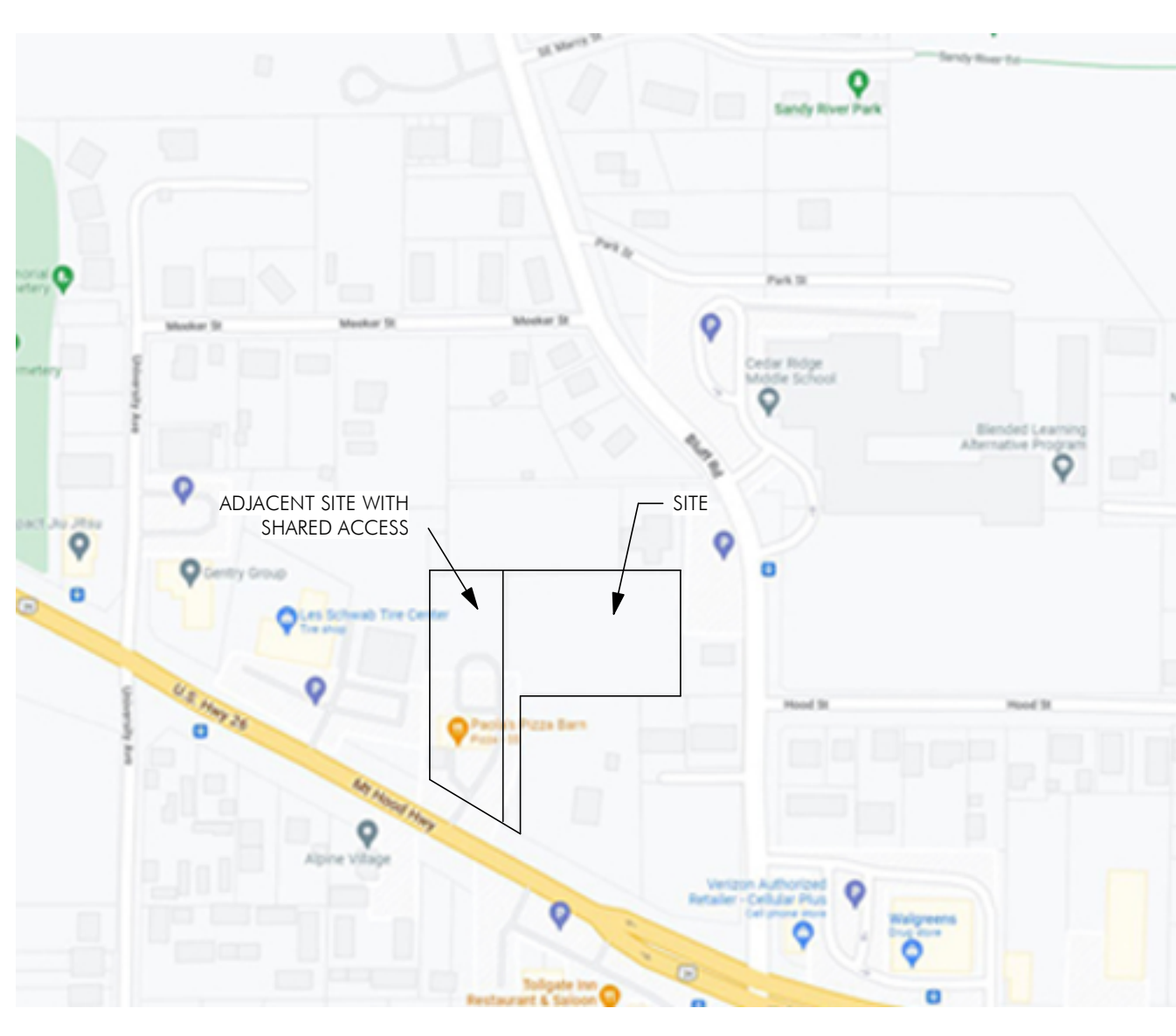
REVISIONS

SITE PLAN & DESIGN REVIEW

MIXED USE DEVELOPMENT

38105 Hwy 26, Sandy OR

VICINITY MAP:



AERIAL PHOTO:



DRAWINGS LIST:

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PROJECT TEAM:

OWNER:
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P: 503.954.8545
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CIVIL ENGINEER:
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Kelli Grover
359 E. Historic Columbia River HW
Troutdale, OR 97060
P: 503.668.3737
E: kg@firwooddesign.com

SYMBOL LEGEND:

ELEVATION DATUM:	WINDOW TYPE:
100.00 F.F.E.	REFER TO WINDOW ELEVATIONS SHOWN ON DRAWINGS A5.1X
SECTION REFERENCE:	DOOR NUMBER:
FILLED ARROW DENOTES BUILDING SECTION	DOOR SIZE OR NUMBER
OPEN ARROW DENOTES WALL SECTION/DETAIL	PLAN NOTE DESIGNATION
DETAIL NUMBER	PLAN OR SIDE NOTE NUMBER
SHEET NUMBER	MARK OR DIAGONAL NOTE NUMBER
SIDE NOTE IF REQUIRED	REVISION NUMBER
ELEVATION REFERENCE:	ROOM TITLE + NUMBER:
ELEVATION NUMBER OR DESIGNATION AS OCCURS	ROOM NAME
SHEET NUMBER	ROOM NUMBER
DETAIL REFERENCE:	WALL TYPE MARK:
DETAIL NUMBER	WALL OR PARTITION CONSTRUCTION TYPE. SEE LEGEND.
SHEET NUMBER	
SIDE NOTE IF REQUIRED	
DETAIL CUT LOCATION IF SHOWN	

NEW MULTI-FAMILY DEVELOPMENT

SANDY

38105 Hwy 26, Sandy, OR

SHEET:

G0.01

COVER SHEET

GENERAL NOTES:

- ALL WORK AND MATERIALS SHALL CONFORM TO THESE PLANS AND THE APPLICABLE PROVISIONS OF THE CITY OF SANDY PUBLIC WORKS STANDARDS. IMPROVEMENTS DEPICTED ON THESE PLANS ARE IN CONFORMANCE WITH THE CITY LAND USE ACTION CASEFILE NO. 12-031 SUB/MOD.
- IN ORDER TO PROTECT UNDERGROUND FACILITIES, EXCAVATORS PERFORMING THE WORK SET FORTH ON THESE PLANS MUST COMPLY WITH THE PROVISIONS OF ORS 757.541 TO 757.571 (REQUIRES CONTRACTOR TO NOTIFY UTILITIES AT LEAST 48 HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS, PRIOR TO ANY EXCAVATION).
- THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY AND SHOWN FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED PRIOR TO COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
- VERTICAL DATUM: CITY OF SANDY BENCHMARK #10, ELEVATION=867.035, LOCATED AT THE SE CORNER OF BLUFF ROAD AND MARCY STREET
- TRENCHES WITHIN THE RIGHTS OF WAY SHALL BE BACKFILLED WITH AN APPROVED GRANULAR MATERIAL CONFORMING TO APWA CLASS B SPECIFICATIONS.
- TRENCHES OUTSIDE OF RIGHTS OF WAY MAY BE BACKFILLED IN ACCORDANCE WITH NATIVE MATERIAL AND COMPACTION SPECIFICATIONS FOR APWA CLASS A BACKFILL.
- VEGETATION AND TOPSOIL ARE TO BE STRIPPED TO MINERAL EARTH (AND INSPECTED BY THE PROJECT ENGINEER OR GEOTECHNICAL ENGINEER) PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS.
- IN ADDITION TO ANY REQUIRED COMPACTION TESTING, THE CITY MAY REQUIRE A PROOF ROLL WITH A FULLY LOADED 10-YARD DUMP TRUCK TO CHECK SUBGRADE COMPACTION PRIOR TO PLACEMENT OF ROCK SUBBASE AND AGAIN AT THE COMPLETION OF THE PLACEMENT OF THE BASE ROCK PRIOR TO PAVING THE FIRST LIFT OF ASPHALT.
- ASPHALTIC CONCRETE MIX IS TO BE BATCHED FROM A MIX FORMULA APPROVED BY OSHD FOR MATERIAL USED. PAVING CONTRACTOR SHALL PROVIDE A CERTIFICATE OF COMPLIANCE FROM ASPHALT PAVEMENT PLANT.
- SUBSEQUENT SETTLEMENT OR CRACKING OF FINISHED SURFACE WITHIN THE WARRANTY PERIOD SHALL BE CONSIDERED TO BE A FAILURE OF THE SUBGRADE AND REPAIRED AT NO COST TO THE CITY AND IN A MANNER ACCEPTABLE TO THE CITY. A PERFORMANCE BOND IS REQUIRED TO GUARANTEE REPAIRS UNDER THE WARRANTY PERIOD.
- THE CONTRACTOR SHALL CONTROL TRAFFIC THROUGH THE PROJECT SITE IN CONFORMANCE WITH THE LATEST EDITION OF "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "OREGON SUPPLEMENTS". THE CONTRACTOR SHALL AT ALL TIMES MAINTAIN LOCAL ACCESS FOR HOMEOWNERS ALONG THE PROJECT SITE.
- THE CONTRACTOR AND/OR SUB-CONTRACTOR SHALL HAVE A MINIMUM OF ONE (1) SET OF APPROVED CONSTRUCTION PLANS ON THE JOB SITE AT ALL TIMES DURING THE CONSTRUCTION PHASES.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF TREES, STUMPS, BRUSH, ROOTS, TOPSOIL AND OTHER MATERIAL ENCOUNTERED DURING THE CONSTRUCTION OF THE ROADWAY AND WHERE INDICATED ON THE PLANS. MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, REGIONAL AND STATE REGULATIONS AT FACILITIES AUTHORIZED TO ACCEPT SUCH MATERIAL.
- CONTRACTOR SHALL CAREFULLY MAINTAIN BENCHMARKS, PROPERTY CORNERS, MONUMENTS AND OTHER REFERENCE POINTS. IF SUCH POINTS ARE DISTURBED OR DESTROYED BY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND PAY FOR THEIR REPLACEMENT BY EMPLOYING A PROFESSIONAL LAND SURVEYOR TO RESET PROPERTY CORNERS AND OTHER SUCH MONUMENTS.
- EXCESS EXCAVATED MATERIAL SHALL BE HAULED AND DISPOSED OF AT SITES PROVIDED BY THE OWNER AND APPROVED PURSUANT TO AN APPROPRIATE GRADING PERMIT. FILL SITES SHALL BE LEVELED AND GRADED TO DRAIN. THE CONTRACTOR SHALL CORRECT ANY FILL RELATED CONDITIONS.
- FINAL CLEANUP - PRIOR TO FINAL ACCEPTANCE AND PAYMENT, THE CONTRACTOR SHALL CLEAN THE WORK SITE AND ADJACENT AREAS OF ANY DEBRIS, DISCARDED ASPHALTIC CONCRETE MATERIAL OR OTHER ITEMS DEPOSITED BY THE CONTRACTORS PERSONNEL DURING THE PERFORMANCE OF THIS CONTRACT.
- A PERMIT IS REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY, CONTACT THE CITY OF SANDY PUBLIC WORKS DEPARTMENT OR VISIT www.ci.sandy.or.us FOR PERMIT APPLICATION FORMS.
- ALL WORK MUST COMPLY WITH CITY OF SANDY GRADING AND EROSION CONTROL PERMIT #xxxx GR/EC ISSUED XX/XX/XX AND THE NPDES 1200C PERMIT ISSUED BY THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY ON YY/YY/YY. ALL WORK MUST COMPLY WITH THE MOST STRINGENT REQUIREMENTS IN BOTH PERMITS.
- ALL WORK MUST COMPLY WITH THE CITY OF SANDY'S EROSION CONTROL STANDARDS. CONTRACTOR TO SCHEDULE INSPECTIONS 48 NORMAL BUSINESS HOURS IN ADVANCE.
- PRIOR TO DEMOLITION OF ANY OF THE EXISTING STRUCTURES ON-SITE, A DEMOLITION PERMIT IS REQUIRED FROM THE CITY OF SANDY.
- ANY EXISTING DOMESTIC OR IRRIGATION WELLS SHALL BE ABANDONED IN CONFORMANCE WITH OAR 690-220-0030. SUBMIT COPY OF WRD ABANDONMENT FORM TO THE CITY. ANY EXISTING ON-SITE SEWAGE DISPOSAL SYSTEM SHALL BE ABANDONED IN CONFORMANCE WITH CLACKAMAS COUNTY WES REGULATIONS. THE CONTRACTOR SHOULD SUBMIT COPY OF THE CERTIFICATES FOR WELL ABANDONMENT AND SEPTIC TANK REMOVAL TO THE CITY.
- IF, AT ANYTIME DURING THE ON-SITE CONSTRUCTION, THE CONTRACTOR OBSERVES AN ENVIRONMENTAL IMPACT ON-SITE SUCH AS OIL TANKS, CONTAMINATION RESIDUE OR HAZARDOUS MATERIALS, SPILLAGE, ETC... IT MUST BE REPORTED, INSPECTED, AND TREATED IN CONFORMANCE WITH THE APPROPRIATE AGENCY'S REQUIREMENTS.

MIXED USE SITE DEVELOPMENT

38015 HWY 26, SANDY, OR 97055

SANITARY SEWER NOTES:

- SEWER PIPE AND FITTINGS TO BE GREEN PVC GRAVITY SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35 FOR 8" AND 6", SDR26 FOR 15", WITH RUBBER RING TYPE JOINTS CONFORMING WITH ASTM D-3212. SUBMIT CERTIFICATE OF COMPLETION OF 95% MANDREL TEST ON ALL PIPES AFTER COMPACTION.
- PIPE BEDDING, PIPE ZONE MATERIALS SHALL BE 3/4" MINUS CRUSHED ROCK. BACKFILL WITHIN THE RIGHT-OF-WAY SHALL BE 3/4" MINUS CRUSHED ROCK COMPACTED TO 95 % OF AASHTO T-180 (ASTM D-1557).
- SEWER MAINS TO BE AIR TESTED AS PER APWA PART 00445.72, 95% MANDREL TESTED AS PER APWA PART 00445.73, AND VIDEO INSPECTED AS PER APWA PART 00445.74 FOLLOWING TRENCH BACKFILL AND COMPACTION.
- LATERALS SHALL BE 6" 3034 PVC PIPE, GREEN IN COLOR, AND SHALL BE INSTALLED AT 2 % MINIMUM SLOPE UNLESS OTHERWISE NOTED.
- MANHOLE TESTING SHALL BE AS PER APWA PART 00470.71.
- SETTLEMENT OF THE FINISHED SURFACE WITHIN THE WARRANTY PERIOD SHALL BE CONSIDERED TO BE A RESULT OF IMPROPER COMPACTION AND SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- ALL AC SAWCUT LINES SHALL BE STRAIGHT. ALL EDGES SHALL BE SEALED AND SANDED UPON COMPLETION.
- ALL SERVICE LATERALS SHALL EXTEND 5 FT. BEYOND THE PROPERTY LINE. THE END SHALL BE MARKED WITH A SINGLE 2X4 WHICH EXTEND 2 FT. ABOVE FINISH GRADE. THE EXPOSED PORTIONS OF THE 2X4 SHALL BE PAINTED WHITE. DEPTH OF LATERAL SHALL BE PAINTED ON THE 2X4, CLEANOUTS SHALL BE INSTALLED FOR EACH STRUCTURE
- SANITARY LATERAL LOCATIONS SHALL BE STAMPED WITH AN "S" ON THE CURB FACE FOR FUTURE LOCATION.
- SEWER AND WATERLINE CROSSINGS MUST MEET THE REQUIREMENTS OF OAR 333-061-0050(9)
- PRIOR TO CONSTRUCTION, OBTAIN APPROVAL FOR THE SANITARY SEWER SYSTEM FROM THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) AS PER OAR 340-052 AND SUBMIT A COPY OF THE APPROVAL TO THE CITY (ENGINEER TO APPLY FOR APPROVAL).
- CONTRACTOR TO SUBMIT A BYPASS PUMPING PLAN FOR TRUNK LINE RELOCATION, PLAN SHALL INCLUDE DETAILS ON PUMP SIZING FOR PEAK FLOWS, STANDBY, BACKUP PUMP(S), PUMP ATTENDANT AND / OR DIAL-OUT SYSTEM FOR PUMP FAILURE OR MALFUNCTION

STREET AND STORM DRAINAGE NOTES:

- STREET AND STORM DRAIN IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SANDY STANDARDS AND REQUIREMENTS.
- ALL TRENCH EXCAVATION SHALL CONFORM TO STANDARD STORM SEWER SPECIFICATIONS AND SHALL BE UNCLASSIFIED.
- PIPE BEDDING AND PIPE ZONE SHALL CONFORM TO THE EXCAVATION AND BACKFILL DETAILS, AND SHALL BE 3/4"-0" CRUSHED ROCK.
- THE CITY REQUIRES COMPACTION WITHIN THE RIGHT-OF-WAY TO BE 95 % OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. CONTRACTOR TO DETERMINE TYPE OF EQUIPMENT AND METHOD USED TO ACHIEVE REQUIRED COMPACTION.
- TRENCH BACKFILL OUTSIDE OF RIGHTS OF WAY OR PAVED AREAS MAY BE EXCAVATED TRENCH MATERIAL. TRENCH BACKFILL IN PAVED AREAS SHALL BE AN APPROVED GRANULAR MATERIAL.
- MATERIAL IN SOFT SPOTS WITHIN THE ROADWAY SHALL BE REMOVED TO THE DEPTH REQUIRED TO PROVIDE A FIRM FOUNDATION AND SHALL BE REPLACED WITH 1-1/2"-0" CRUSHED ROCK. THE ENTIRE SUBGRADE SHALL BE THOROUGHLY COMPACTED TO 95 % AASHTO T-180.
- CONTRACTOR SHALL NOTIFY THE ENGINEER AND CITY OF SANDY WHEN SUBGRADE IS COMPLETE AND 24 HOURS PRIOR TO PLACEMENT OF ROCK BASE MATERIAL AND 24 HOURS PRIOR TO FINAL PAVING FOR AN INSPECTION OF THE WORK. FAILURE TO DO SO WILL MAKE ANY SUBGRADE FAILURE PROBLEMS THE RESPONSIBILITY OF THE CONTRACTOR. A PROOF ROLL WITH A FULLY LOADED 10-YARD DUMP TRUCK MAY BE REQUIRED TO CHECK SUBGRADE COMPACTION PRIOR TO PLACEMENT OF ROCK SUBBASE AND AGAIN AT THE COMPLETION OF THE PLACEMENT OF THE BASE ROCK PRIOR TO PAVING THE FIRST LIFT OF ASPHALT.
- ALL SAWCUT JOINTS SHALL BE STRAIGHT, TACKED AND SAND SEALED UPON PAVING.
- THE CITY REQUIRES A SUCCESSFUL MANDREL PULL ON ONE SECTION OF EACH DIAMETER OF STORM PIPE USED.
- ASPHALT COMPACTION SHALL BE PERFORMED USING NUCLEAR GAUGE. THE RICE DENSITY TESTS SHALL EET 91% FOR THE BASE LIFT AND 92% FOR THE TOP LIFT IN ACCORDANCE WITH ODOT TM305 OR AASHTO T-209. SUBMIT TESTING REPORTS TO THE CITY.
- STORM DRAIN LATERALS SHALL BE 4" 3034 PVC AND WHITE IN COLOR. PLACE 2X4 WOODEN PIPE MARKER AT END OF EACH LATERAL.

GRADING NOTES:

- FILLS SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY IN THE BUILDING ENVELOPE AND 92 PERCENT OF MAXIMUM DENSITY ON THE REMAINDER OF THE LOT AS DETERMINED BY ASTM TEST SD 1557-91, METHOD A, OR AN EQUIVALENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THE NECESSARY ARRANGEMENTS FOR SUCH TESTING AND FOR SUPPLYING THE RESULTS TO THE CITY OF SANDY.
- ALL CUTS SHALL BE MADE CONSISTENT WITH THE DETAILS NOTED IN THE PLANS. NO CUT SHALL EXCEED A GRADE OF 2 HORIZONTAL TO 1 VERTICAL UNLESS APPROVED BEFOREHAND BY THE ENGINEER AND THE CITY OF SANDY.
- APPROPRIATE BENCHING OF FILLS IS REQUIRED FOR FILLS OVER 5 FEET IN HEIGHT ON SLOPES IN EXCESS OF 5 HORIZONTAL TO 1 VERTICAL. BENCHING MUST BE DONE AS PER THE APPROVED PLANS. THE CITY OF SANDY SHALL INSPECT BENCHES PRIOR TO FILL PLACEMENT.
- CUT AND FILL SLOPES SHALL BE PROTECTED FROM EROSION. SUCH CONTROL MAY CONSIST OF APPROPRIATE REVEGETATION OR OTHER ACCEPTABLE MEANS AND METHODS. EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO EARTHWORK OR SITE STRIPPING.
- THE CONTRACTOR SHALL COORDINATE WITH CITY PERSONNEL BY CALLING (503) 668-6941 OR (503) 668-5533 ANYTIME FOR REQUIRED INSPECTIONS AT THE FOLLOWING STAGES OF CONSTRUCTION:

UTILITY NOTES:

- THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF SANDY PRIOR TO BEGINNING CONSTRUCTION.

NOTIFICATION:

GENERAL - THE CONTRACTOR SHALL, AS A MINIMUM, COORDINATE THE PROPOSED CONSTRUCTION ACTIVITIES WITH THE OWNER AND LOCAL PUBLIC AGENCIES, UTILITIES AND COMPANIES DURING CONSTRUCTION TO AVOID DAMAGE AND TO PREVENT THE INTERRUPTION OF SERVICES AND UTILITIES TO RESIDENTS AND BUSINESSES:

OREGON UTILITY NOTIFICATION CENTER
1-503-246-6699

CLACKAMAS COUNTY
(503) 353-4400

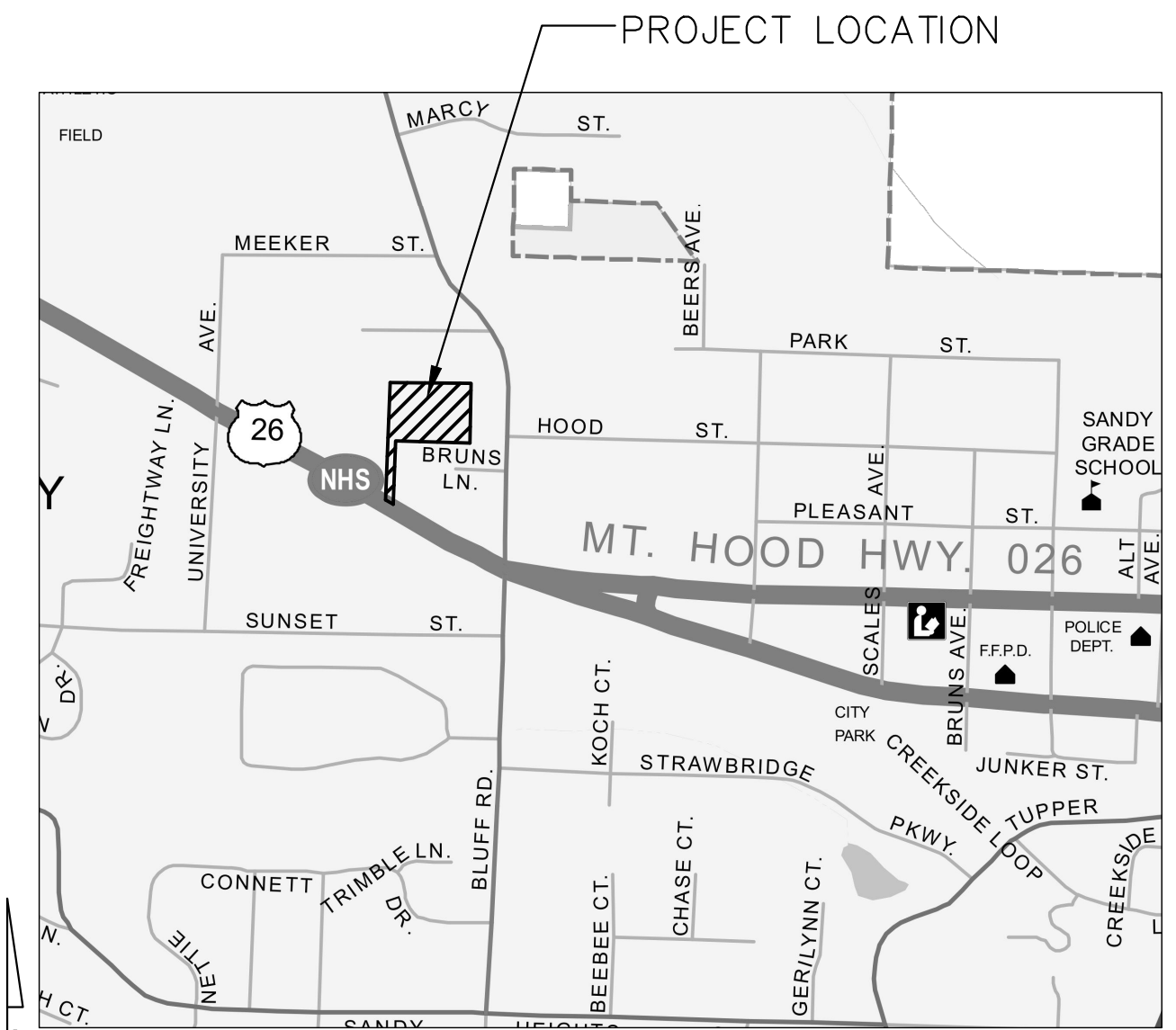
CITY OF SANDY ENGINEERING DEPT. (503) 668-5533
BUILDING DIVISION INSPECTIONS (503) 668-6941

PORTLAND GENERAL ELECTRIC
(503) 226-8111

VERIZON NORTHWEST (TELEPHONE)
1-800-483-4100

NORTHWEST NATURAL GAS
(503) 226-4211

CHARTER COMMUNICATIONS (CABLE TV)
1-866-731-5420



N VICINITY MAP
SCALE: 1"=600'

WATERLINE NOTES

- STENCIL "W" ON CURBS AT WATER METER LOCATION.
- ALL PUBLIC WATERLINE PIPE SHALL BE PRESSURE CLASS 350 DUCTILE IRON. DUCTILE IRON PIPE SHALL BE CEMENT-MORTAR LINED AND SHALL CONFORM TO AWWA STANDARD C151 AND C104 AND SHALL BE U.S. TYTON JOINT PIPE OR APPROVED EQUAL. RUBBER RING GASKETS SHALL CONFORM TO ANSI A-21.10 AND ANSI A-21.4. MORTAR LINING SHALL BE SAME THICKNESS AS FOR PIPE.
- NO PUBLIC WATER VALVES SHALL BE OPENED OR CLOSED (OPERATED) BY ANYONE BUT THE CITY OF SANDY.
- ALL PUBLIC WATERLINES PIPE SHALL HAVE A MINIMUM OF 36" OF COVER IN STREET RIGHT OF WAYS TO FINISH GRADE UNLESS OTHERWISE SHOWN.
- ALL WATERLINES SHALL BE THOROUGHLY FLUSHED AND CHLORINATED AND PORTABLE WATER TEST SHALL BE APPROVED BY THE OREGON STATE HEALTH DEPARTMENT AND THE CITY OF SANDY PRIOR TO ANY METER SERVICE HOOK-UP OR CONNECTION TO EXISTING SYSTEM. DISINFECTION TESTING OF ALL WATERLINES TO BE PER AWWA C-651
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE PROPER SEPARATION BETWEEN SANITARY SEWER LINES AND WATERLINES AS REQUIRED BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY AND SATE DEPARTMENT OF HEALTH.
- ALL FILLING, FLUSHING, AND TESTING OF NEW WATERLINE FACILITIES SHALL BE DONE THROUGH A 6" DOUBLE-CHECK DEVICE AND TEMPORARY BLOW-OFFS.
- MECHANICAL RESTRAINT IS REQUIRED AT ALL FITTINGS AS OPPOSED TO THRUST BLOCKING
- PRIOR TO CONSTRUCTION, OBTAIN APPROVAL FOR THE WATER SYSTEM FROM THE OREGON DEPARTMENT OF HUMAN SERVICES, DRINKING WATER PROGRAM AS PER OAR 333-061 AND SUBMIT A COPY OF THE APPROVAL TO THE CITY (ENGINEER TO APPLY FOR APPROVAL)
- ALL WATERLINES TO BE HYDROSTATIC TESTED PER AWWA C-600

WATER SERVICES

- WATER SERVICE PIPE SHALL BE COPPER TUBING CONFORMING TO ASTM B88, TYPE K, ANNEALED, THE TUBING SHALL BE COUPLED USING FLARE TYPE COMPRESSION FITTINGS CONFORMING TO THE REQUIREMENTS OF AWWA C800 WITH MINIMUM 150 PSI WORKING PRESSURE.
- SADDLES SHALL BE STAINLESS STEEL, DOUBLE STRAPS OR BAND TYPE WITH STANDARD TAPPING TO MATCH SERVICE REQUIREMENTS.
- CORPORATION STOPS SHALL CONFORM TO AWWA C800 AND SHALL BE OF LEAD-FREE BRONZE ALLOY WITH COLD-FLARE CTS OR COMPRESSION OUTLET. DIRECT TAP CONNECTIONS SHALL BE AWWA TAPERED THREAD INLET. SADDLE CONNECTIONS SHALL BE IP INLET. REFER TO STANDARD DRAWING #408 FOR APPROVED MANUFACTURERS AND MODEL NUMBERS
- METER STOPS SHALL BE ANGLE PATTERN WITH LOCK WINGS, REFER TO STANDARD DETAIL NO. 408 FOR APPROVED MANUFACTURERS AND MODEL NUMBERS.



EXPIRES: 06/30/23
SIGNATURE DATE: _____

SHEET INDEX

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- ENTRY UTILITY PLAN
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- STORMWATER EXTENSION PLAN
- GRADING AND ESC PLAN
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- CIVIC AREA GRADING PLAN
- ESC NOTES AND DETAILS
- SITE CIRCULATION PLAN

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DATE:	NO.	REVISION

DRAWN:	DESIGNED:	CHECKED:
SCALE: AS SHOWN	DATE: DECEMBER 2021	
PROJECT NO. E21-043		

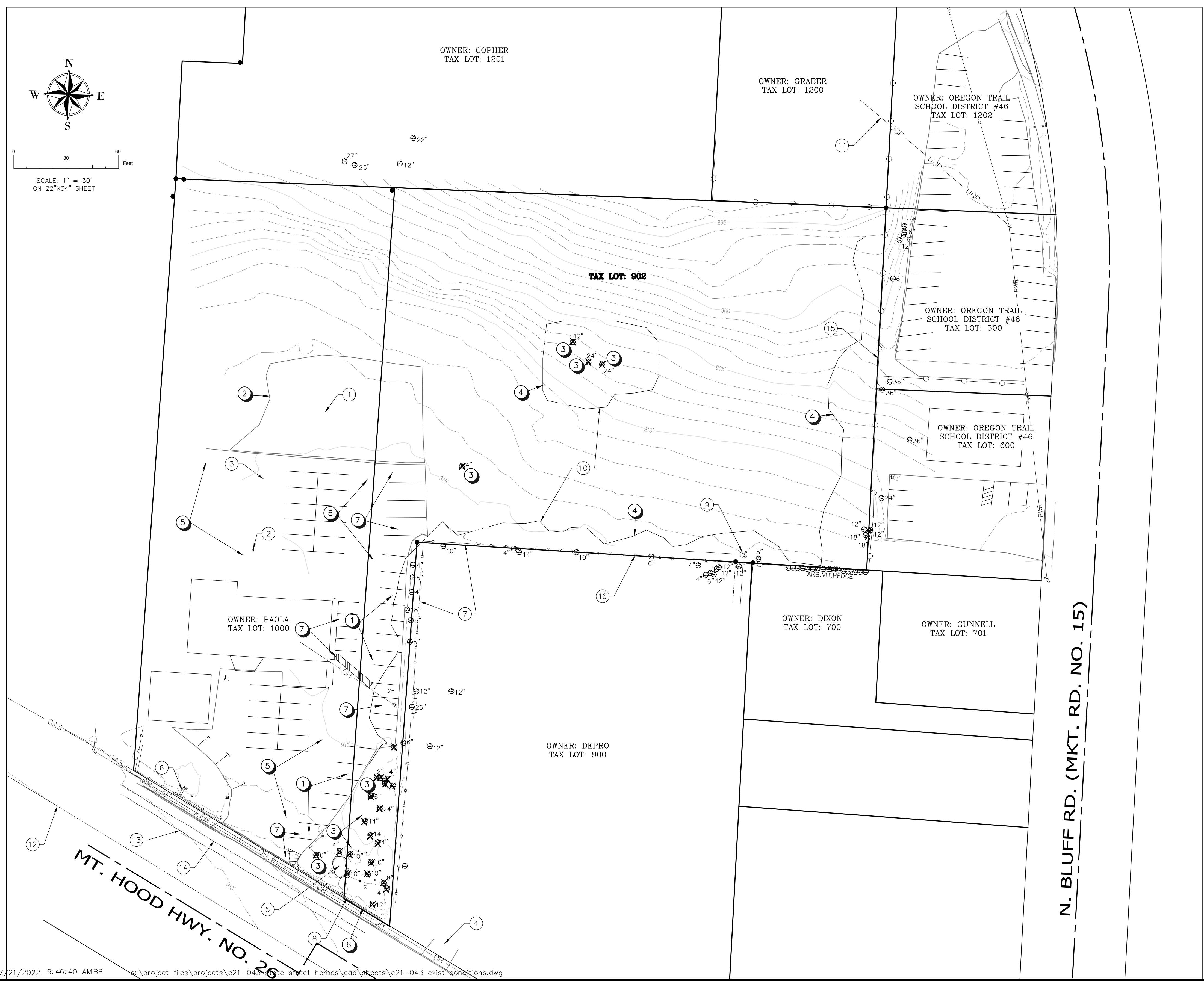


359 EAST HISTORIC COLUMBIA RIVER HIGHWAY
TROUTDALE, OREGON 97060
(503) 668-3737

STATE STREET HOMES
1233 NW NORTHRUP ST. #125
PORTLAND, OR 97209

COVER SHEET AND NOTES
MIXED USE SITE DEVELOPMENT
38015 HWY 26, SANDY, OR 97055

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11



AS-BUILT NOTES

- ① GRAVEL PARKING AREA USED FOR DELIVERY SEMIS WITH 35' TRAILER TURNING AND LARGE VEHICLE PARKING.
- ② STORM DRAIN IN PAVED PARKING LOT.
- ③ PAVED PARKING AREA WITH VERY FADED PARKING LINES.
- ④ NEAREST DRIVEWAY APPROACH
- ⑤ EXISTING POND LANDSCAPE FEATURE WITH STONE BORDER AND SMALL PATH. SEVERAL ELECTRICAL OUTLETS IN THE AREA TO THE EAST.
- ⑥ EXISTING PAOLA'S PIZZA SIGN.
- ⑦ NEWER 6-FOOT WOOD FENCE BELONGING TO DEPRO.
- ⑧ OLD 2-FOOT WOOD DECORATIVE FENCE RUNS ALONG FRONTAGE ON BOTH SIDES OF APPROACH.
- ⑨ EXISTING SANITARY SEWER MANHOLE LID.
- ⑩ TREE DRIP LINE.
- ⑪ UNDERGROUND POWER TO GRABER RESIDENCE. LOCATION NOT VERIFIED. INFORMED OF IT'S EXISTENCE VIA GRABER AND TOLD IT IS 9' UNDERGROUND.
- ⑫ NORTHERN MOST LINE OF CENTER TURN LANE.
- ⑬ FOG LINE.
- ⑭ BIKE LANE.
- ⑮ 6-FOOT CHAINLINK FENCE.
- ⑯ 3-FOOT WELDED WIRE FENCE WITH GATE JUST WEST OF MANHOLE LID.

CONTOURS: 1' MINOR AND 5' MAJOR

FIELD WORK CONDUCTED ON JULY 14 AND 15, 2021. WATER AND SEWER LOCATES WERE NOT MARKED AT THE TIME OF SURVEY. SEE CITY MAP.

THIS DOES NOT CONSTITUTE A FORMAL BOUNDARY SURVEY. THIS BOUNDARY IS BASED ON A BEST FIT OF SN11941 TO FOUND MONUMENTS. RIGHTS-OF-WAYS HAVE NOT BEEN RESOLVED AND MAY NOT BE ACCURATE.

LEGEND

- FOUND MONUMENT OF RECORD
- WOOD FENCE
- CHAINLINK FENCE
- BARBWIRE/WOVEN WIRE/FARM FENCE
- ⊗ EXISTING TREE WITH DIAMETER
- ⊞ ELECTRICAL OUTLET
- UGP UNDERGROUND ELECTRIC
- PWR OVERHEAD WIRE
- ⊞ UTILITY POLE
- GAS UNDERGROUND GAS LINE
- ⊞ IRRIGATION CONTROL BOX
- ⊞ 5' LAMP POST
- ⊞ FLOOD LIGHT
- ⊞ SANITARY SEWER MANHOLE
- SS SANITARY SEWER LINE
- ⊞ STORM SEWER MANHOLE
- ⊞ STORM CATCH BASIN
- ⊞ SPRINKLER HEAD
- CS SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS
- DOC. NO. DOCUMENT NUMBER, CLACKAMAS COUNTY DEED RECORDS

DEMO KEY NOTES

- ① SAWCUT AND REMOVE PORTION OF EXIST ASPHALT AS NECESSARY TO CONSTRUCT NEW ASPHALT MATCHLINE AND 6" EXPOSURE CURB AND 5' SIDEWALK, SEE SHEET 3
- ② EXIST GRAVEL AREA TO BE REMOVED
- ③ REMOVE EXIST TREE (24 TOTAL), TYPICAL
- ④ REMOVE EXIST BRUSH
- ⑤ PROTECT EXIST ASPHALT
- ⑥ REMOVE EXIST FENCE
- ⑦ REMOVE EXIST STRIPING

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
MAY 26, 2015
SAMANTHA KAY TANNER
90079

RENEWS 6/30/2022

7/21/2022 9:46:40 AMBB e:\project files\projects\21-043 site street homes\cad\sheets\21-043 exist conditions.dwg

DATE:	NO.	REVISION

DRAWN:	DESIGNED:	CHECKED:
SCALE: AS SHOWN	DATE: DECEMBER 2021	
PROJECT NO. E21-043		

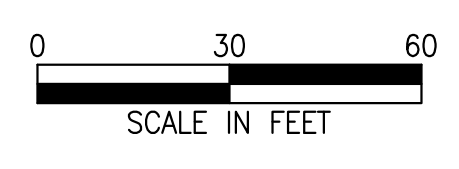
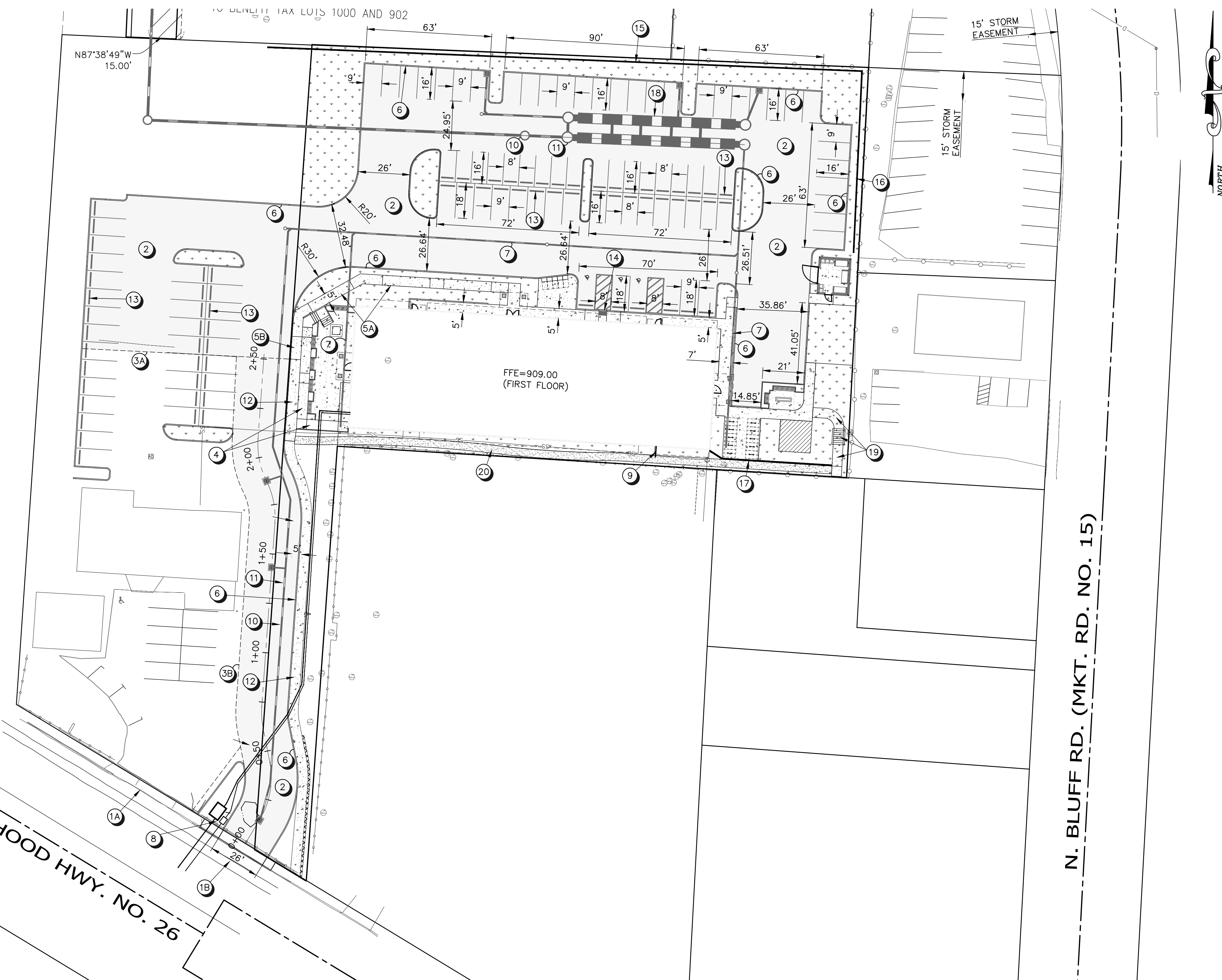
FIRWOOD DESIGN GROUP
Reliable Engineering Solutions

359 EAST HISTORIC COLUMBIA RIVER HIGHWAY
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(503) 668-3737

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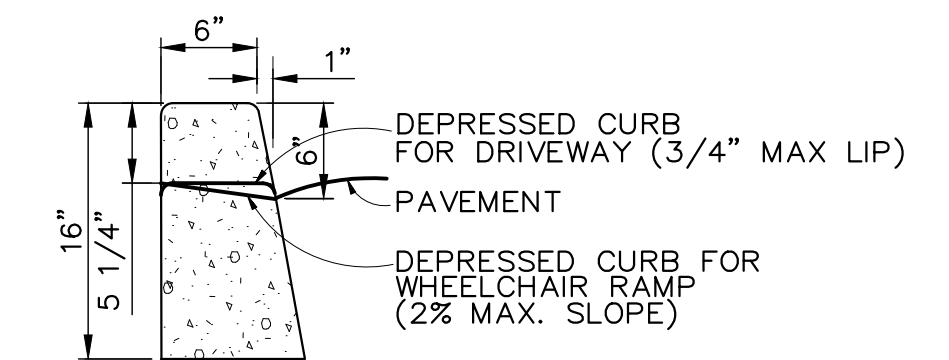
EXISTING CONDITIONS AND DEMO PLAN
MIXED USE SITE DEVELOPMENT
38015 HWY 26, SANDY, OR 97055

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11



KEY NOTES

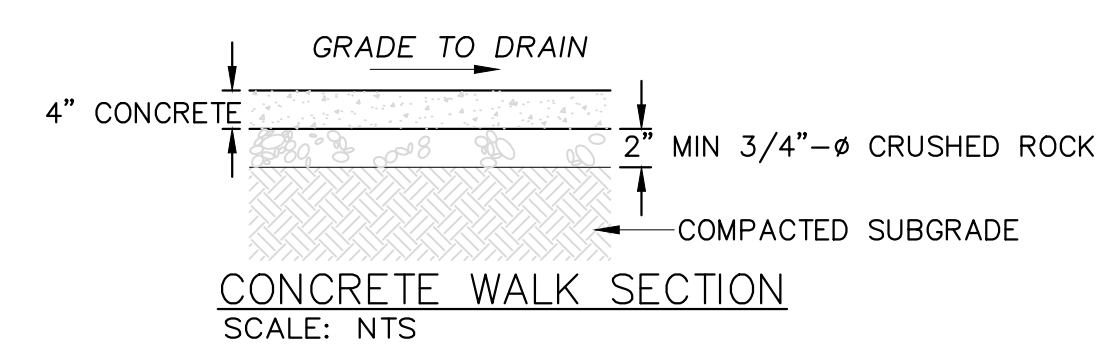
- 1A EXIST 35'± WIDE COMMERCIAL DRIVEWAY APPROACH
- 1B PROPOSED 26' WIDE DRIVEWAY ACCESS AND SIDEWALK
- 2 NEW ASPHALT DRIVELANE AND PARKING AREA, SEE TYPICAL SECTION DETAIL THIS SHEET, SEE SITE CIRCULATION PLAN ON SHEET 11 FOR EMERGENCY VEHICLE ACCESS PLAN
- 3A SAWCUT MIN 1' FROM EDGE OF EXIST EDGE OF ASPHALT, TYPICAL
- 3B SAWCUT EXIST ASPHALT FOR MATCH LINE TO EXIST AC PARKING, TYPICAL
- 4 CONCRETE SIDEWALK RAMP TO CIVIC AREA ACCESS WITH HAND RAILS, SEE ARCHITECTURAL PLANS FOR HAND RAILING DETAILS
- 5A DOWNWARD RAMP AND LANDING PATHWAY WITH HANDRAILS TO MAIN FLOOR, SEE ARCHITECTURAL PLANS FOR HANDRAIL DETAILS
- 5B RAMP DOWN PORTION OF SIDEWALK WITH HAND RAILS, SEE ARCHITECTURAL PLANS FOR HANDRAIL DETAILS
- 6 CURB WITH 6" EXPOSURE UNLESS OTHERWISE NOTED (TYPICAL), SEE TYPICAL SECTION THIS SHEET
- 7 DOWNSPOUT CONVEYANCE LINES TO STORM SYSTEM
- 8 DOUBLE DETECTOR CHECK VALVE AND VAULT AND WATER SERVICE METER AND VAULT FOR SPRINKLER AND POTABLE WATER SERVICE
- 9 CONNECT TO EXIST SEWER MAIN FOR SEWER SERVICE, CONTRACTOR TO VERIFY DEPTH PRIOR TO CONSTRUCTION
- 10 WATER QUALITY MANHOLE, SEE SHEET 5
- 11 FLOW CONTROL MANHOLE, SEE SHEET 5
- 12 PROPOSED 5' WIDE CONCRETE WALKWAY, MAX 2% CROSS SLOPE (1.5% TYPICAL) AND MAXIMUM 5% LONGITUDINAL SLOPE, SEE TYPICAL SECTION DETAIL THIS SHEET
- 13 CONCRETE WHEEL STOPS WITH STORMWATER UNDERDRAIN (TYPICAL)
- 14 ADA COMPLIANT SIDEWALK RAMP
- 15 12'± RETAINING WALL
- 16 8'± RETAINING WALL
- 17 7'± RETAINING WALL
- 18 60" DETENTION SYSTEM, SEE SHEET 5
- 19 RAMP / STAIRS UP TO TRAIL
- 20 TRAIL



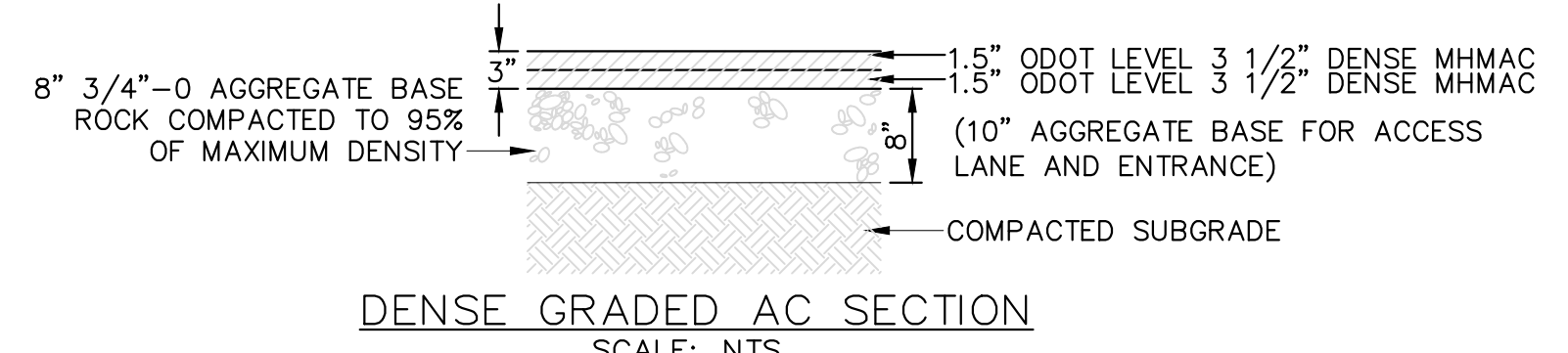
TYPICAL STRAIGHT CURB

NOTES:

- 1. ALL RADII SHALL BE 3/4" EXCEPT AS OTHERWISE SHOWN.
- 2. ISOLATION JOINTS SHALL BE PLACED ONLY AS SPECIFIED.
- 3. CONTRACTION JOINTS SHALL BE PLACED AT 15' INTERVALS AND SHALL EXTEND AT LEAST 50% THROUGH THE CURB OR CURB AND GUTTER.
- 4. A CONTRACTION JOINT SHALL BE PLACED ALONG AND OVER WEEP HOLE THROUGH THE CURB AND THROUGH THE SIDEWALK.
- 5. WHEN SIDEWALKS ARE CONSTRUCTED, EXTEND 3" PIPE TO BACK OF SIDEWALK AND INSTALL COUPLING.



CONCRETE WALK SECTION
SCALE: NTS



DENSE GRADED AC SECTION
SCALE: NTS



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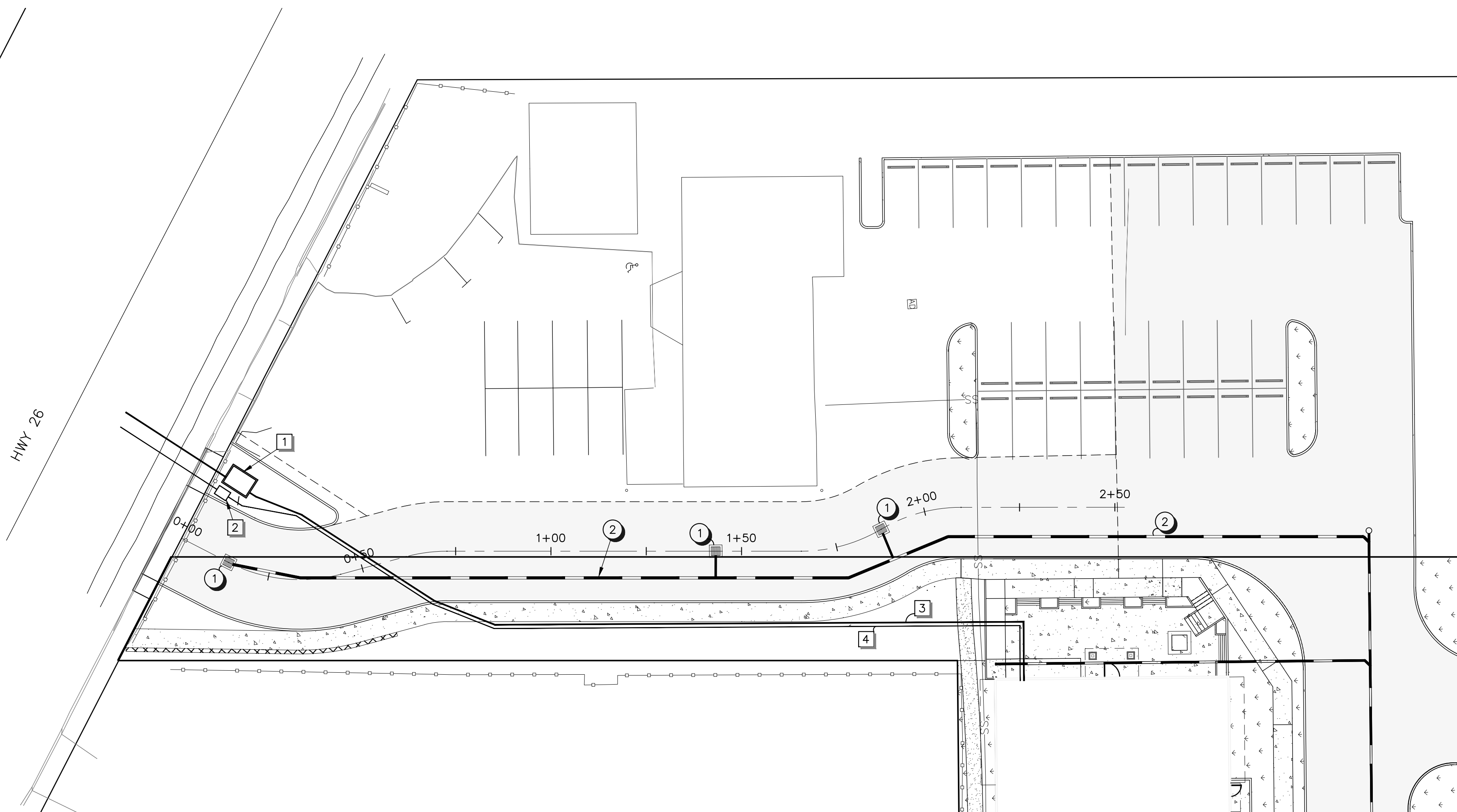
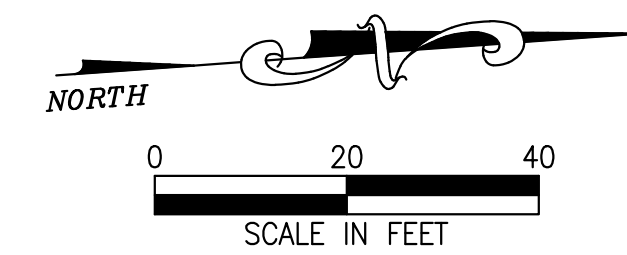
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SCALE: AS SHOWN	DATE: DECEMBER 2021	
PROJECT NO. E21-043		



359 EAST HISTORIC COLUMBIA RIVER HIGHWAY
TROUTDALE, OREGON 97060
(503) 668-3737

STATE STREET HOMES
1233 NW NORTHRUP ST. #125
PORTLAND, OR 97209

COMPOSITE SITE PLAN
MIXED USE SITE DEVELOPMENT
38015 HWY 26, SANDY, OR 97055



KEY NOTES

- ① LYNCH TYPE TRAP CATCH BASIN
- ② STORM CONVEYANCE LINE TO DETENTION SYSTEM

WATERLINE KEY NOTES

- ① PROPOSED DOUBLE DETECTOR CHECK VALVE AND VAULT BY FIRE SUPPRESSION DESIGNER
- ② PROPOSED WATER METER SIZED BY WATER SYSTEM DESIGNER
- ③ NEW FIRE SUPPRESSION LINE, SIZE PROVIDED BY WATER SYSTEM DESIGNER
- ④ NEW POTABLE WATER SERVICE LINE, SIZE PROVIDED BY WATER SYSTEM DESIGNER

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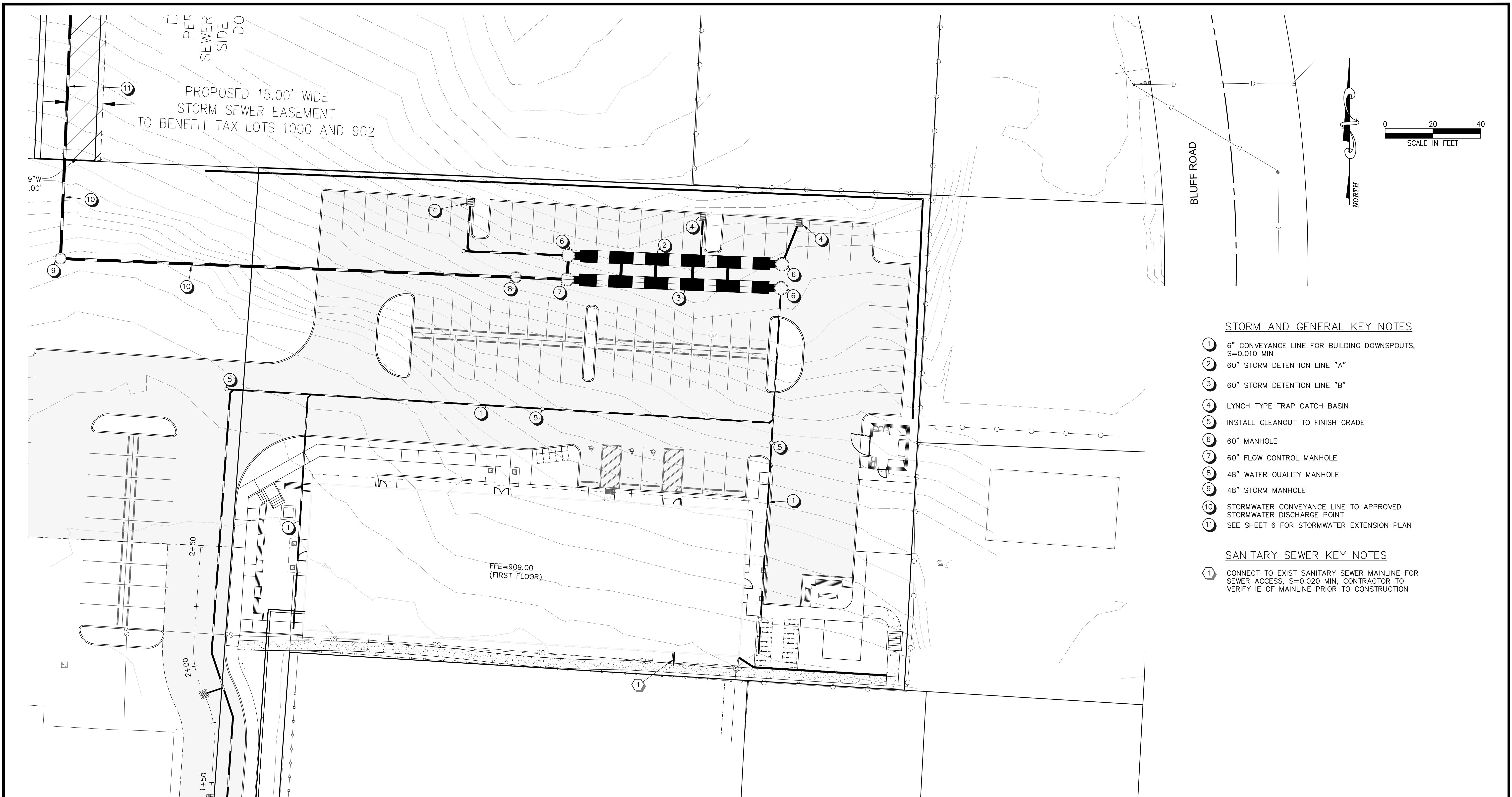
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PROJECT NO. E21-043		

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 PORTLAND, OR 97209

ENTRY UTILITY PLAN
 MIXED USE SITE DEVELOPMENT
 38015 HWY 26, SANDY, OR 97055



EXISTING PER SIDE DO
 PROPOSED 15.00' WIDE
 STORM SEWER EASEMENT
 TO BENEFIT TAX LOTS 1000 AND 902

BLUFF ROAD



STORM AND GENERAL KEY NOTES

- ① 6" CONVEYANCE LINE FOR BUILDING DOWNSPOUTS, S=0.010 MIN
- ② 60" STORM DETENTION LINE "A"
- ③ 60" STORM DETENTION LINE "B"
- ④ LYNCH TYPE TRAP CATCH BASIN
- ⑤ INSTALL CLEANOUT TO FINISH GRADE
- ⑥ 60" MANHOLE
- ⑦ 60" FLOW CONTROL MANHOLE
- ⑧ 48" WATER QUALITY MANHOLE
- ⑨ 48" STORM MANHOLE
- ⑩ STORMWATER CONVEYANCE LINE TO APPROVED STORMWATER DISCHARGE POINT
- ⑪ SEE SHEET 6 FOR STORMWATER EXTENSION PLAN

SANITARY SEWER KEY NOTES

- ① CONNECT TO EXIST SANITARY SEWER MAINLINE FOR SEWER ACCESS, S=0.020 MIN, CONTRACTOR TO VERIFY IE OF MAINLINE PRIOR TO CONSTRUCTION

FFE=909.00
 (FIRST FLOOR)

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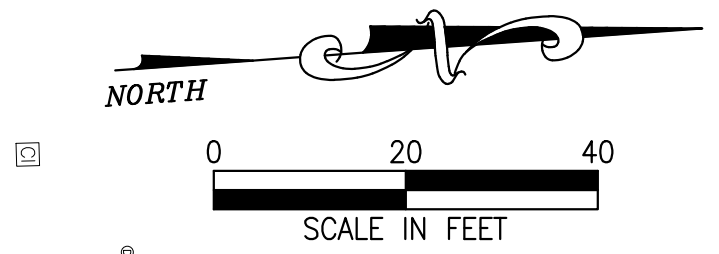
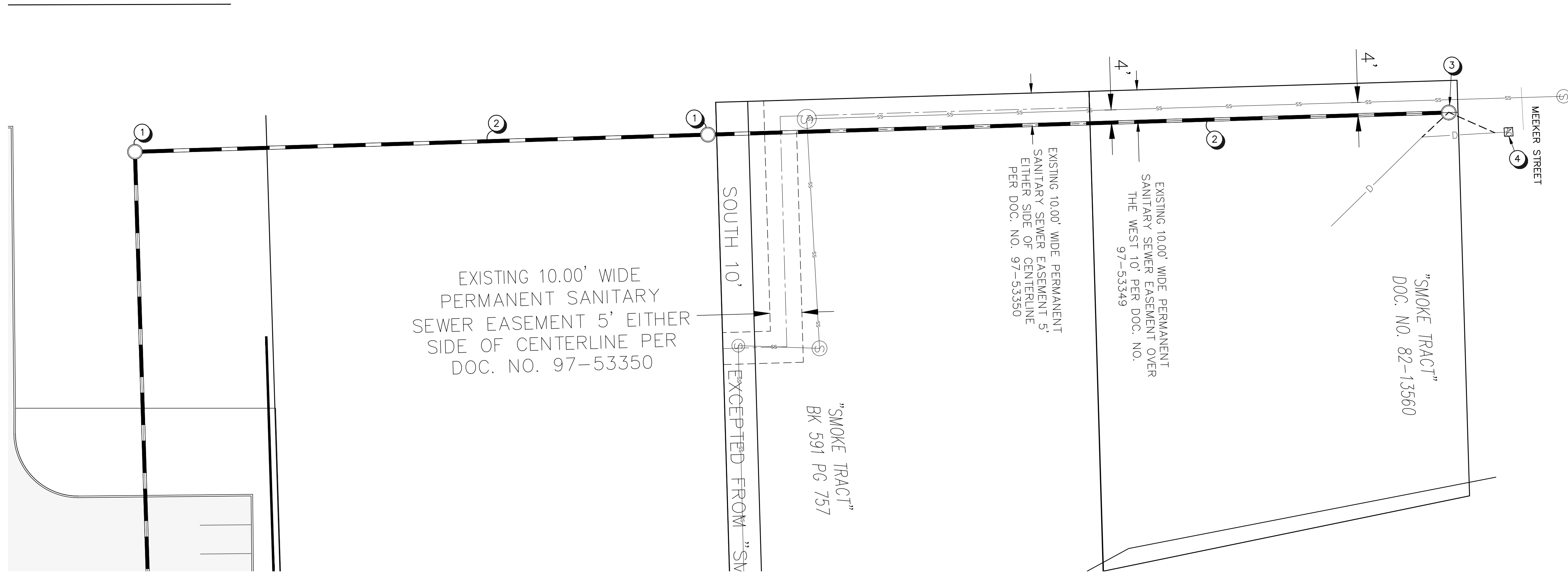
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PROJECT NO. E21-043		

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SITE UTILITY PLAN
 MIXED USE SITE DEVELOPMENT
 38015 HWY 26, SANDY, OR 97055



KEY NOTES

- ① 48" STORM MANHOLE
- ② STORMWATER CONVEYANCE LINE TO APPROVED STORMWATER DISCHARGE POINT
- ③ REALIGN EXIST STORMLINE AND CONNECT INTO PROPOSED 48" MANHOLE
- ④ STORMWATER TO CONNECT INTO EXIST DITCH INLET, UTILIZE EXIST STORM LINE CONNECTION INTO DITCH INLET

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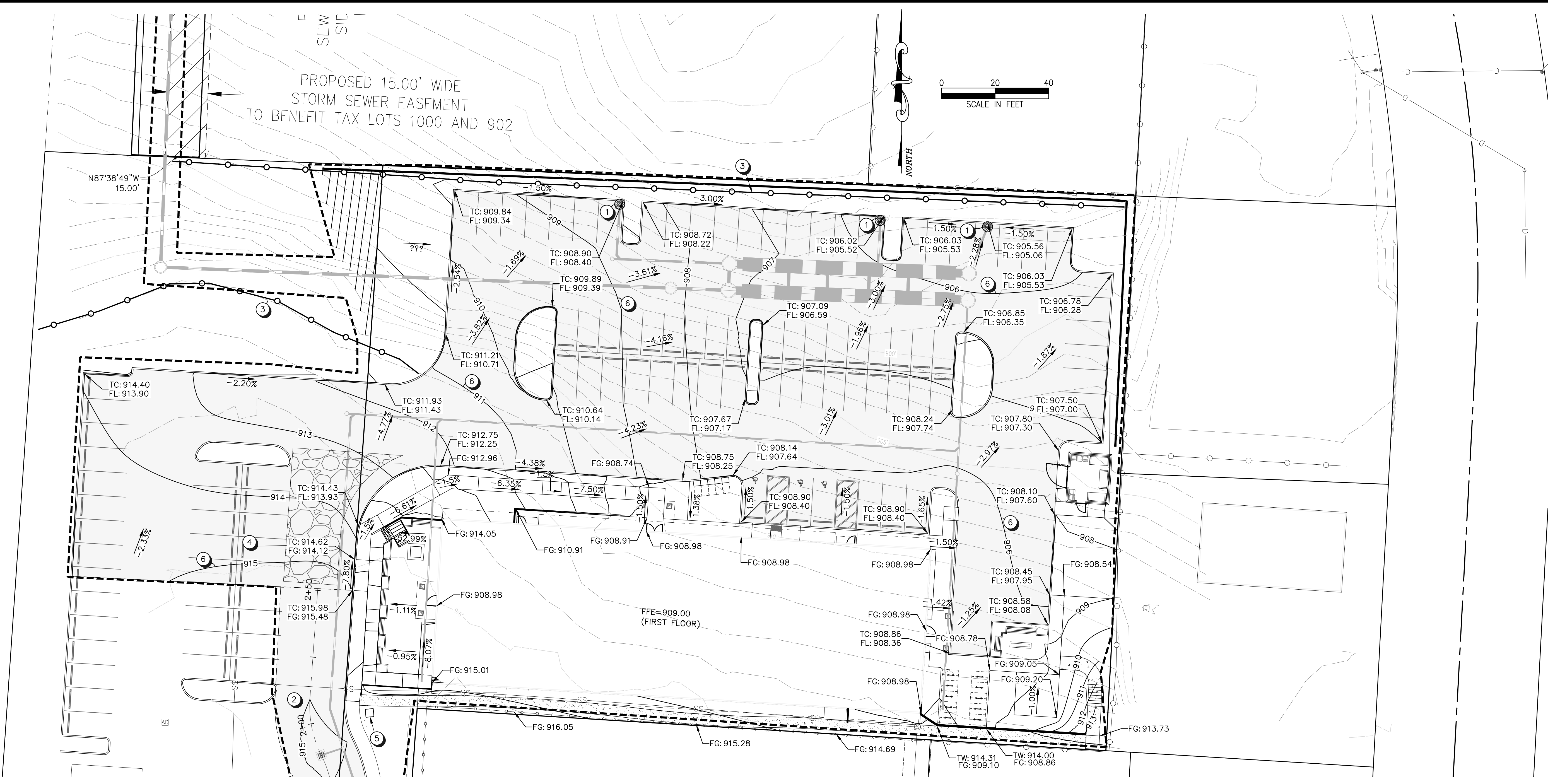
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STORMWATER EXTENSION PLAN
MIXED USE SITE DEVELOPMENT
38015 HWY 26, SANDY, OR 97055



PROPOSED 15.00' WIDE
STORM SEWER EASEMENT
TO BENEFIT TAX LOTS 1000 AND 902



- KEY NOTES**
- 1 CB INSERT INLET PROTECTION FOR AREA DRAIN TYPE CATCH BASIN, SEE DETAILS ON SHEET 10 (TYPICAL)
 - 2 PROVIDE TEMPORARY INLET PROTECTION ON ALL STORMWATER INLETS WITHIN 250 LF DOWNSTREAM OF THE PROJECT SITE
 - 3 TEMPORARY SILT FENCING, SEE DETAIL ON SHEET 10, ADJUST SILT FENCING AS NECESSARY DURING CONSTRUCTION
 - 4 CONSTRUCTION ENTRANCE, SEE DETAIL THIS ON SHEET 10

- 5 CONSTRUCT TEMPORARY 3' X 3' X 2' DEEP SUMP AREA TO BE USED AS WASH AREA FOR CONCRETE TRUCKS. AFTER CURBS AND SIDEWALKS ARE INSTALLED AND BEFORE ROADS ARE PAVED, FILL AND COMPACT SUMP AREA PER STRUCTURAL REQUIREMENTS. DO NOT OVERFILL SUMP AREA, CONTRACTOR TO INCREASE SUMP WIDTH AS NECESSARY TO PROVIDE ADEQUATE VOLUME AS (IF) NEEDED
- 6 PROPOSED FINISH GRADE CONTOURS (TYPICAL)

ESTIMATED INPLACE QUANTITIES:

SITE SCRAPING OF ORGANICS AND HARD SURFACES (ASSUMED 4" AVERAGE, TO BE HAULED OFF): 790 CY
 ASPHALT DATUM TO SITE SCRAPING: 610 CY CUT, 4190 CY FILL
 SIDEWALK/LANDSCAPE DATUM TO SITE SCRAPING: 361 CY CUT, 940 CY FILL
 UNDER BUILDING (ASSUME SLAB CONSTRUCTION): 2030 CY CUT, 0 CY FILL

TOTAL CUT: 3,791 CY
 TOTAL FILL: 5,130 CY

QUANTITY IS AN ESTIMATE FOR INPLACE QUANTITIES AND DOES NOT INCLUDE TRENCH SPOILS, CONTRACTOR RESPONSIBLE FOR DOING OWN QUANTITY ESTIMATE FOR CONSTRUCTION COST

- LEGEND**
- TEMPORARY SEDIMENT FENCE
 - BIO-BAG AND INLET INSERT PROTECTION
 - LIMITS OF DISTURBANCE (1.9 ACRES)



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PROJECT NO. E21-043		

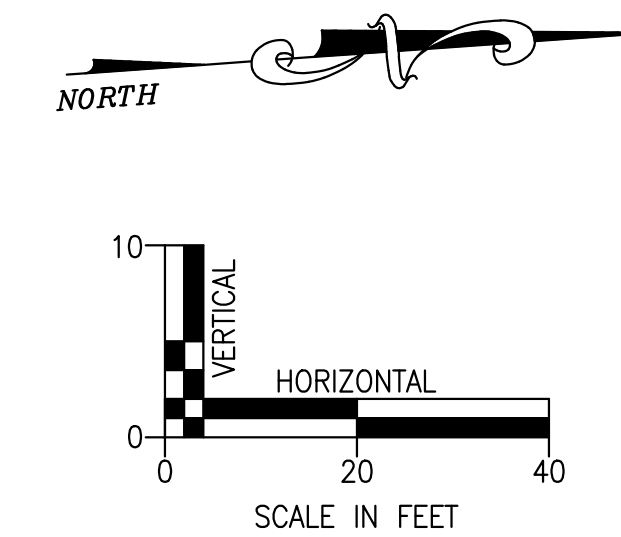
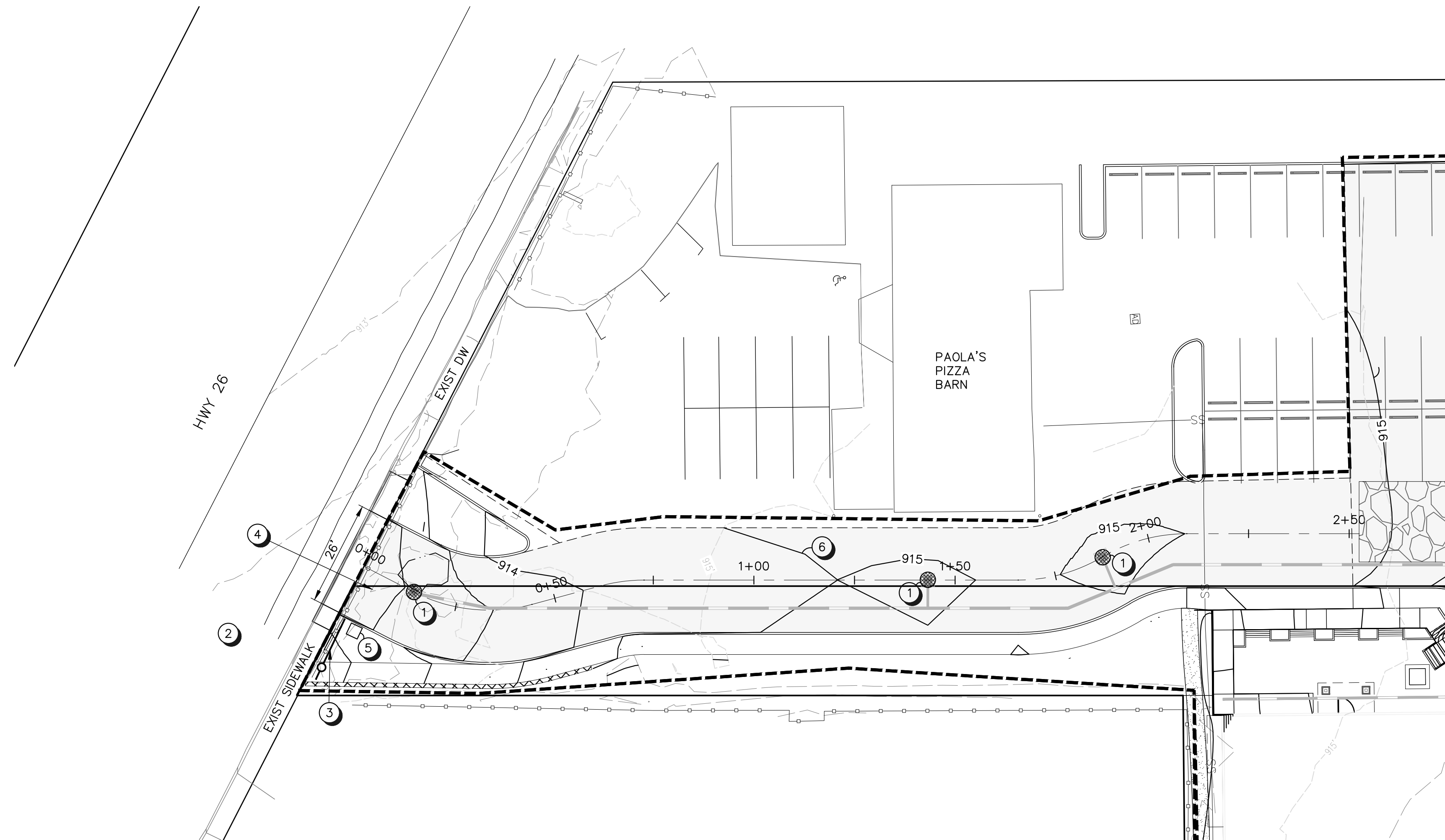
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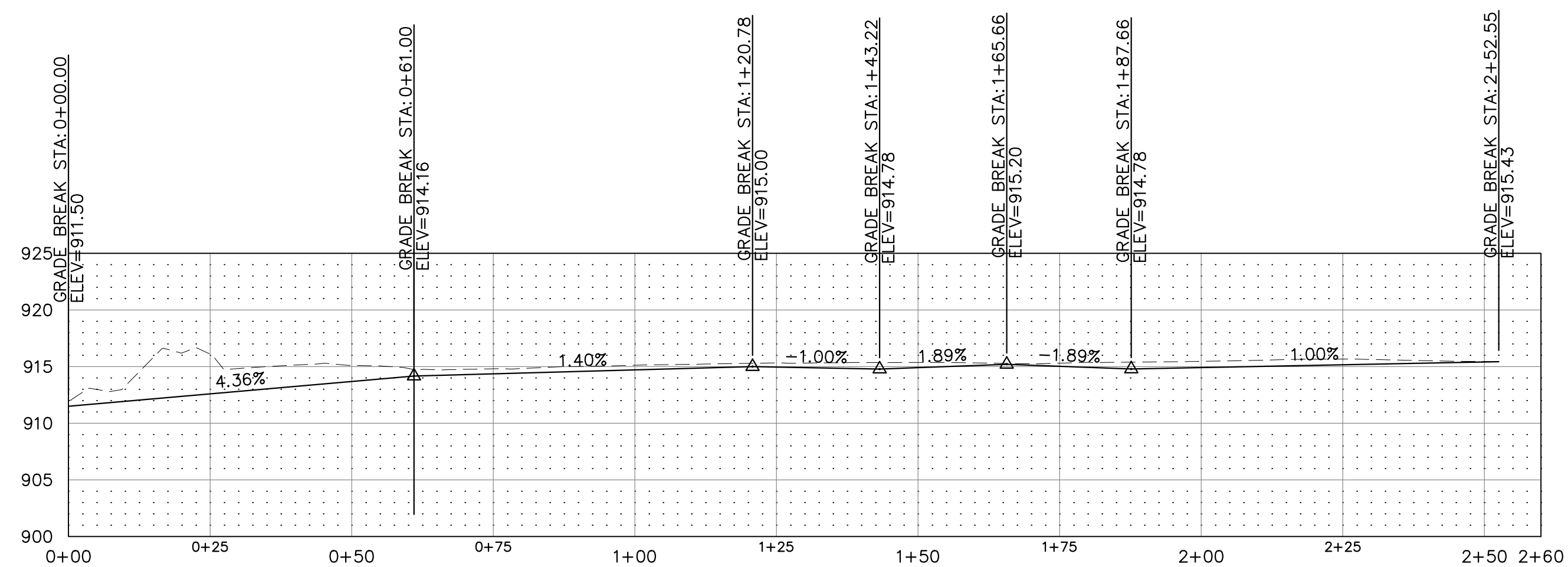
GRADING AND ESC PLAN
 MIXED USE SITE DEVELOPMENT
 38015 HWY 26, SANDY, OR 97055

EXPIRES: 06/30/23
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KEY NOTES

- ① CB INSERT INLET PROTECTION FOR AREA DRAIN TYPE CATCH BASIN, SEE DETAILS ON SHEET 10 (TYPICAL)
- ② PROVIDE TEMPORARY INLET PROTECTION ON ALL STORMWATER INLETS WITHIN 250 LF DOWNSTREAM OF THE PROJECT SITE
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- ④ CONSTRUCTION ENTRANCE, SEE DETAIL THIS ON SHEET 10
- ⑤ CONSTRUCT TEMPORARY 3' X 3' X 2' DEEP SUMP AREA TO BE USED AS WASH AREA FOR CONCRETE TRUCKS, AFTER CURBS AND SIDEWALKS ARE INSTALLED AND BEFORE ROADS ARE PAVED, FILL AND COMPACT SUMP AREA PER STRUCTURAL REQUIREMENTS, DO NOT OVERFILL SUMP AREA, CONTRACTOR TO INCREASE SUMP WIDTH AS NECESSARY TO PROVIDE ADEQUATE VOLUME AS (IF) NEEDED
- ⑥ PROPOSED FINISH GRADE CONTOURS (TYPICAL)



ENTRY ROAD CENTERLINE PROFILE
1" = 20' HORIZ

- LEGEND**
- TEMPORARY SEDIMENT FENCE
 - BIO-BAG AND INLET INSERT PROTECTION
 - LIMITS OF DISTURBANCE (1.9 ACRES)



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ENTRY GRADING PLAN
MIXED USE SITE DEVELOPMENT
38015 HWY 26, SANDY, OR 97055



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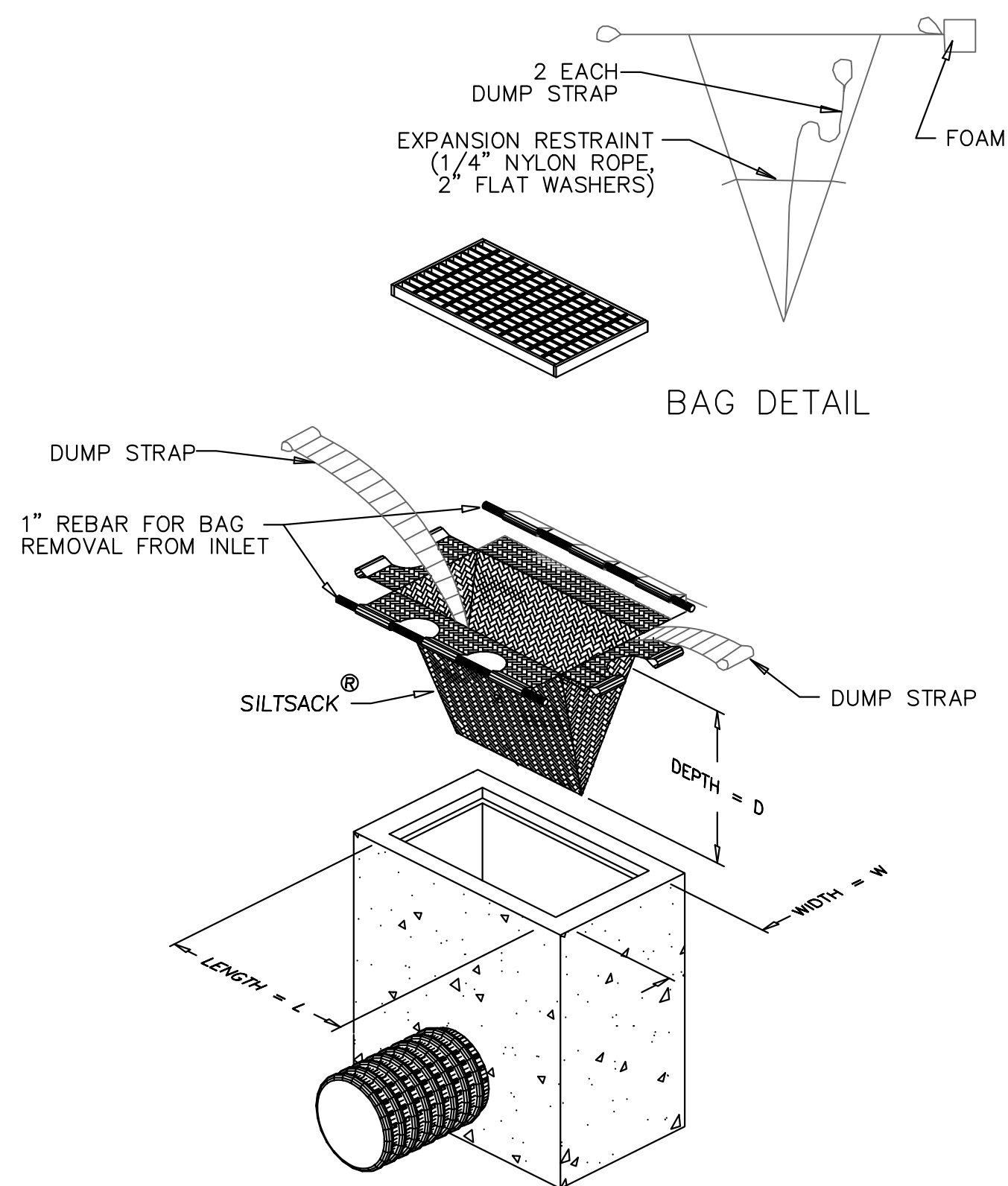


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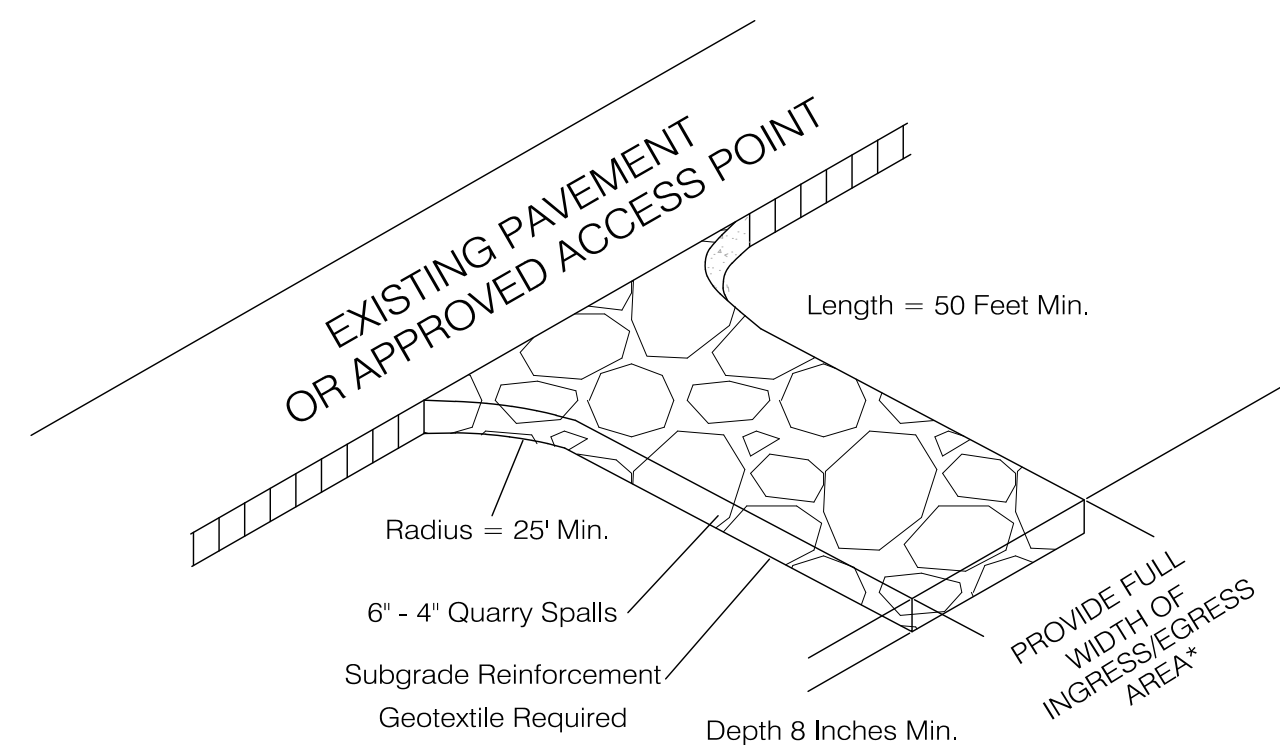
CIVIC AREA GRADING PLAN
MIXED USE SITE DEVELOPMENT
38015 HWY 26, SANDY, OR 97055

9
11



REGULAR FLOW ONLY DO NOT USE HIGH FLOW INSERT BAGS.

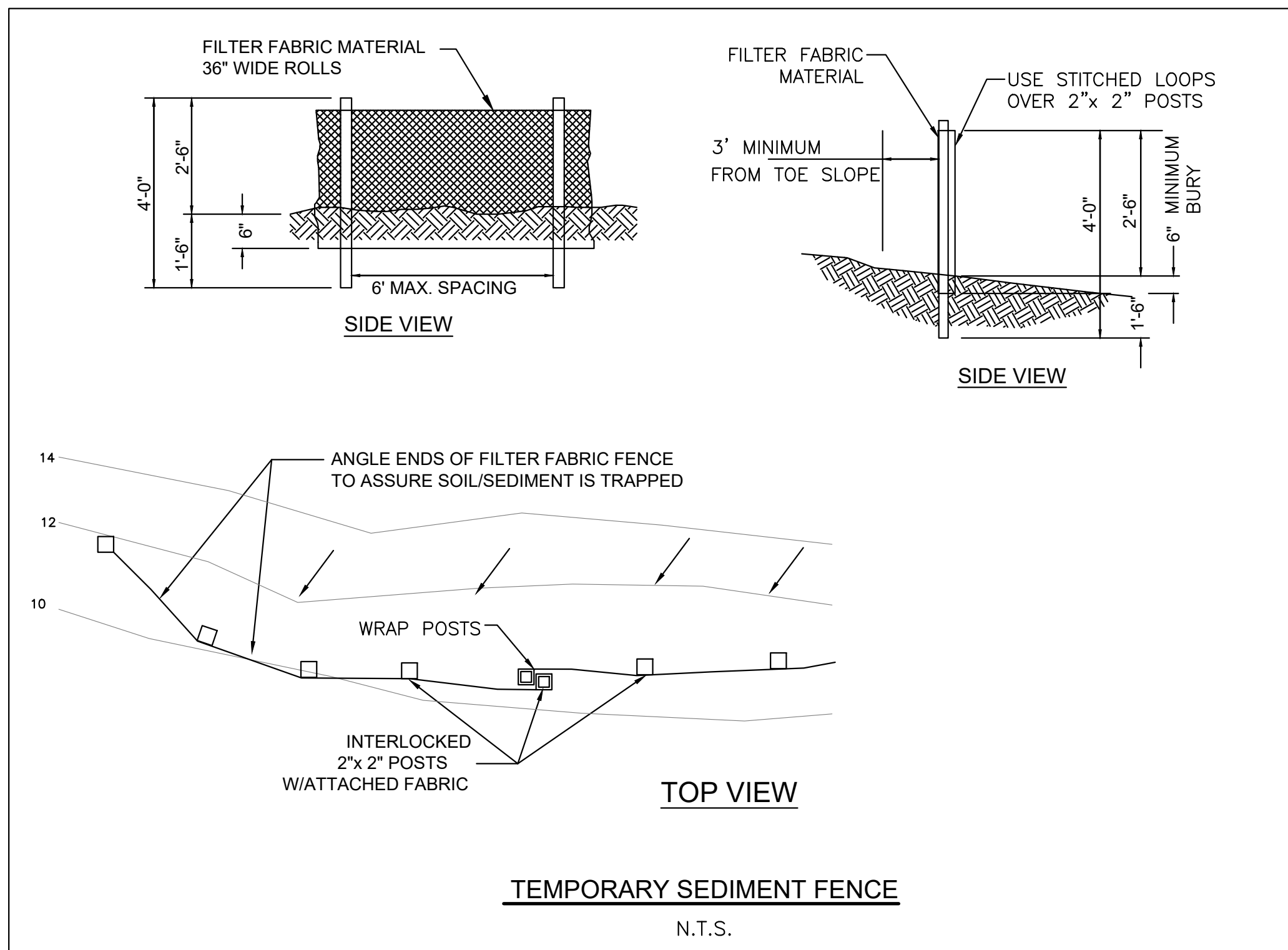
INLET PROTECTION



*20' MIN. FOR SINGLE FAMILY AND DUPLEX RESIDENTIAL

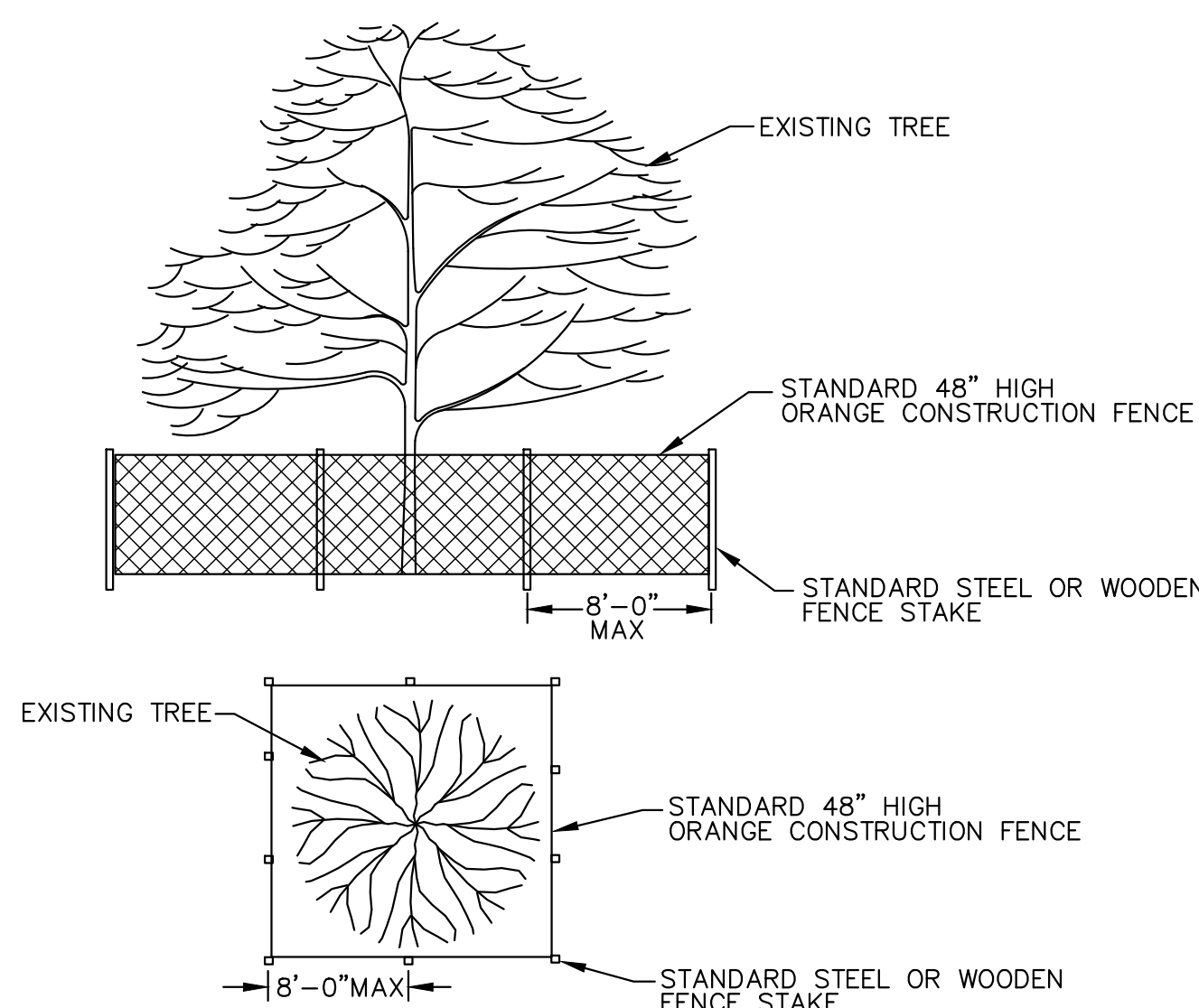
GRAVEL CONSTRUCTION ENTRANCES :

1. STABILIZED CONSTRUCTION ENTRANCE(S) SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
2. ALL VEHICLES LEAVING THE SITE SHALL LEAVE BY DRIVING ACROSS THE GRAVEL CONSTRUCTION ENTRANCE(S) IF GRAVEL ENTRANCE BECOME FILLED WITH MUD AND IS NO LONGER FUNCTIONAL, ADDITIONAL GRAVEL SHALL BE PLACED. VEHICLE TIRES SHALL BE FREE FROM DIRT BEFORE LEAVING THE SITE.
3. IF ACCESS IS NEEDED FROM A PAVED SURFACE OVER A CURB TO A GRAVEL SITE ENTRANCE, A WOODEN RAMP SHALL BE BUILT FROM THREE OR MORE PLANKS OF INCREASING SIZE WOOD, OFFSET TO ALLOW FOR DRAINAGE. NO GRAVEL OR ROAD BASE RAMPS ALLOWED.



SEDIMENT CONTROL FENCES :

1. AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE BEHIND A SEDIMENT FENCE MORE THAN ONE-THIRD OF THE FENCE HEIGHT ABOVE GROUND. SEDIMENT SHOULD BE REMOVED OR REGRADED ONTO SLOPES, AND THE SEDIMENT FENCES REPAIRED AND REESTABLISHED AS NEEDED.
2. FENCE SHALL BE REMOVED ONLY WHEN UPSLOPE AREAS ARE PERMANENTLY STABILIZED.



TREE PROTECTION DETAIL

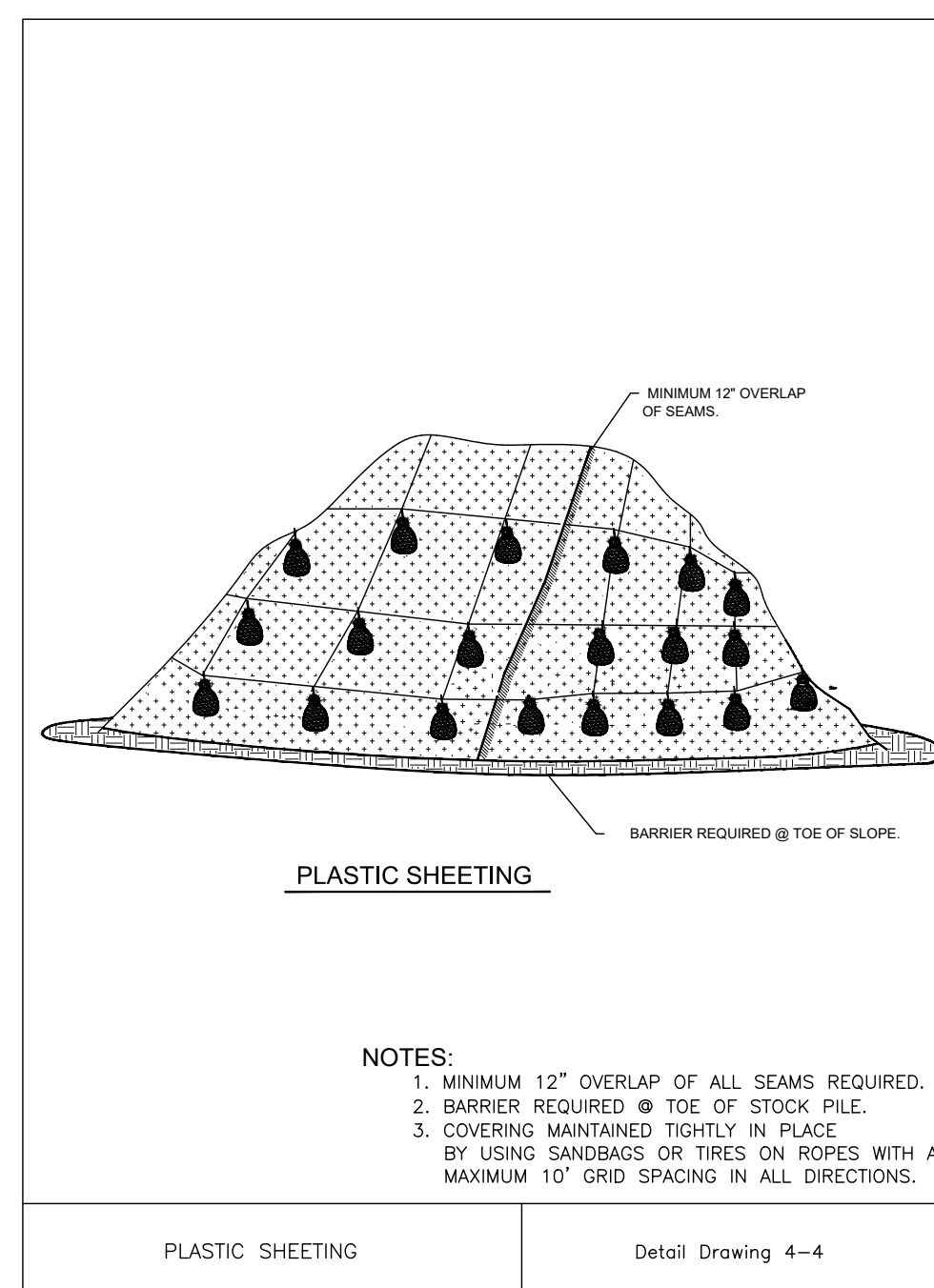
EROSION AND SEDIMENT CONTROL NOTES

GENERAL :

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF SANDY ORDINANCES & REFERENCED DOCUMENTS & CITY OF PORTLAND EROSION CONTROL MANUAL.
2. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
3. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENT FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR EXPECTED STORM EVENTS AND TO ENSURE THE SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE.
4. NO VISIBLE AND MEASURABLE SEDIMENT OR POLLUTANT SHALL EXIT THE SITE, ENTER THE PUBLIC RIGHT-OF-WAY, OR BE DEPOSITED INTO ANY WATER BODY OR STORM DRAINAGE SYSTEM.
5. ANY SOIL THAT ENTERS THE PUBLIC RIGHT-OF-WAY SHALL BE REMOVED WITHIN 24 HOURS.
6. CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED TO MEET DEQ AND CITY OF SANDY STANDARDS AS NECESSARY TO PREVENT SEDIMENT DISCHARGE FROM THE SITE.
7. ESC FACILITIES SHALL BE INSPECTED EVERY 24 HOURS DURING STORM OR RAIN EVENTS TO ENSURE THE MEASURES ARE FUNCTIONING PROPERLY.
8. PERMANENT OR TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED TO DENUDED DEVELOPMENT SITES IN CONFORMANCE WITH THE FOLLOWING SCHEDULE:
 - a. BETWEEN OCTOBER 1 AND APRIL 30, ALL DENUDED SITES SHALL IMMEDIATELY BE PROVIDED WITH EITHER TEMPORARY OR PERMANENT SOIL STABILIZATION.
 - b. BETWEEN MAY 1 AND SEPTEMBER 30, TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES TO REDUCE DUST AND SEDIMENT TRANSPORT SHALL BE APPLIED AS SOON AS PRACTICABLE, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER GROUND DISTURBING ACTIVITY OCCURS.
 - c. GROUND COVER SHALL BE INSTALLED ON ANY PORTION OF A SITE THAT IS DENUDED FOR MORE THAN 6 MONTHS.
 - d. TEMPORARY MEASURES SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE ESTABLISHED.
 - e. STOCKPILES SHALL BE SECURED OR PROTECTED THROUGHOUT THE PROJECT WITH TEMPORARY OR PERMANENT SOIL STABILIZATION MEASURES.
 - f. REPLACEMENT GROUND COVER VEGETABLE SHALL NOT INCLUDE PLANTS LISTED AS NUISANCE OR PROHIBITED PLANTS ON THE CITY OF PORTLAND PLANT LIST.
 - g. EROSION CONTROL MEASURES SHALL BE MAINTAINED DURING CONSTRUCTION.
9. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
10. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE EVERY TWO WEEKS, OR WITHIN 24 HOURS FOLLOWING A STORM EVENT. DAILY INSPECTIONS SHALL BE PERFORMED DURING PROLONGED RAINFALL. LOG OF INSPECTIONS TO BE KEPT AVAILABLE AT THE SITE.

RESEEDING/ESTABLISHMENT OF VEGETATIVE COVER :

1. RECOMMENDED EROSION CONTROL GRASS SEED MIXES ARE AS SPECIFIED AS BELOW. SIMILAR MIXES DESIGNED TO ACHIEVE EROSION CONTROL MAY BE SUBSTITUTED WITH APPROVAL. IN GENERAL, USE OF QUICK GROWING, STERILE GRASSES AND GRAINS IN MIXTURE WITH PERMANENT VEGETATIVE COVER IS RECOMMENDED TO ACHIEVE QUICK COVER OF EXPOSED SOILS.
 - a. DWARF GRASS MIX (LOW HEIGHT, LOW MAINTENANCE), 100 POUNDS PER ACRE SEED RATE
(MINIMUM):
 1. DWARF PERENNIAL RYEGRASS, 80% BY SEED COUNT.
 2. CREEPING RED FESCUE, 20% BY SEED COUNT.
2. IT IS RECOMMENDED THAT TOP SOIL ON SLOPES BE PREPARED BY ROUGHENING THE SLOPES BEFORE SEEDING.
3. AREAS THAT FAIL TO ESTABLISH GRASS COVER ADEQUATE TO PREVENT EROSION SHALL BE RESEED AS SOON AS SUCH AREAS ARE IDENTIFIED, AND ALL APPROPRIATE MEASURES TAKEN TO ESTABLISH COVER.
4. EROSION CONTROL MEASURES SHALL BE MAINTAINED BY CONTRACTOR UNTIL GRASS COVER IS ESTABLISHED AND UP TO ONE YEAR AFTER COMPLETION OF CONSTRUCTION, WHICHEVER IS SOONER.
5. MULCH SHALL BE SPREAD UNIFORMLY IMMEDIATELY FOLLOWING SEEDING.



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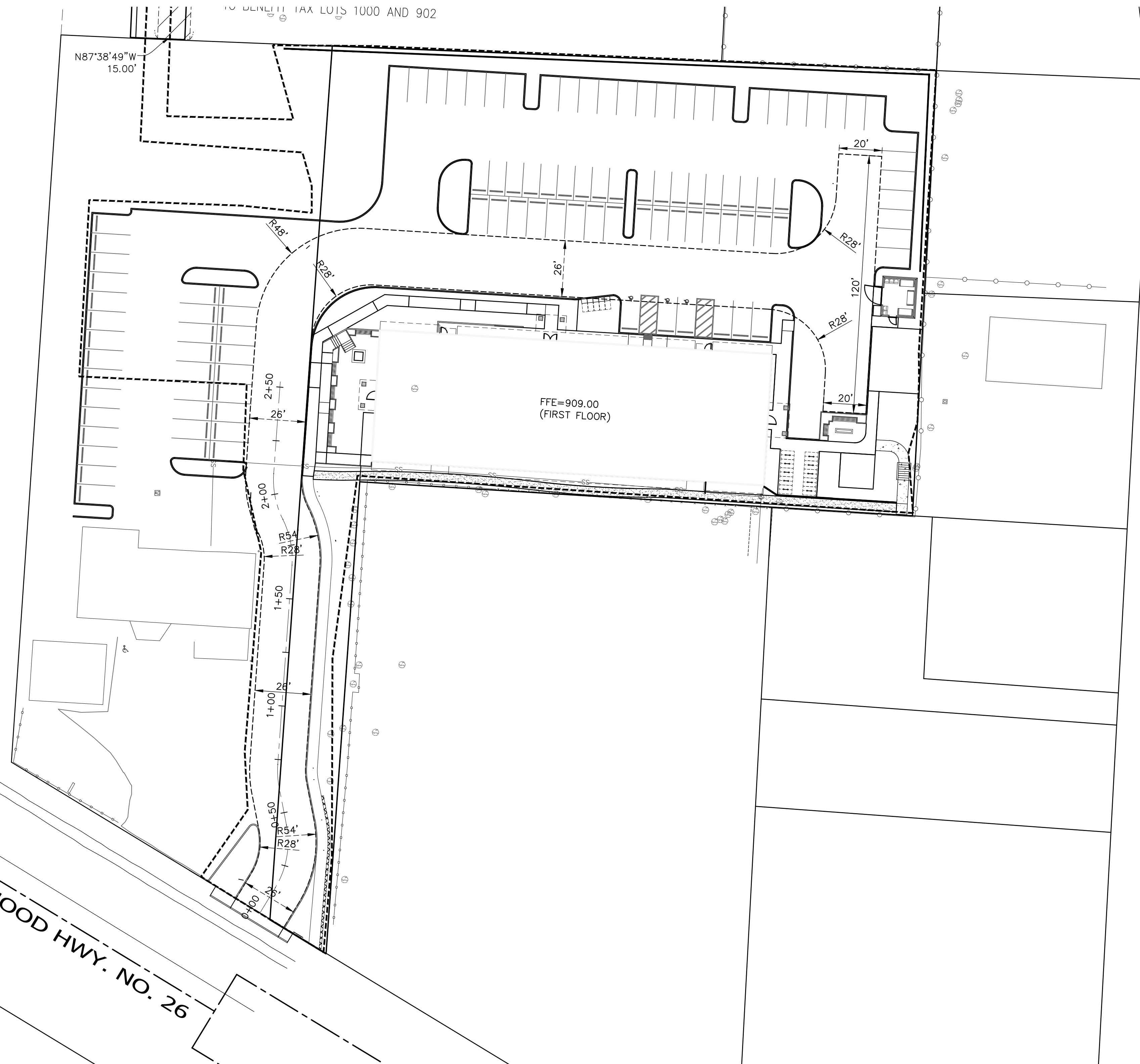
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TROUTDALE, OREGON 97060
(503) 668-3737

STATE STREET HOMES
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ESC NOTES AND DETAILS
MIXED USE SITE DEVELOPMENT
38015 HWY 26, SANDY, OR 97055



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0 30 60
SCALE IN FEET

N. BLUFF RD. (MKT. RD. NO. 15)

MT. HOOD HWY. NO. 26

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SITE CIRCULATION PLAN
 MIXED USE SITE DEVELOPMENT
 38015 HWY 26, SANDY, OR 97055

11 / 11

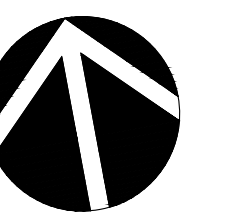


Multi-Family
Sandy

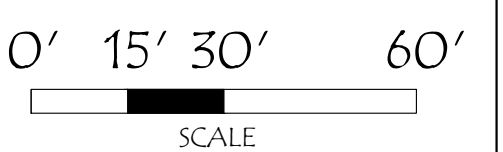
38015 Highway 26
Sandy, Oregon



EXISTING TREE INVENTORY



SCALE: 1"=30'-0"



July 11th, 2022

REVISIONS

#	DATE	NOTES	INITIALS

L1.1

SHEET 1 OF 2

Legend:

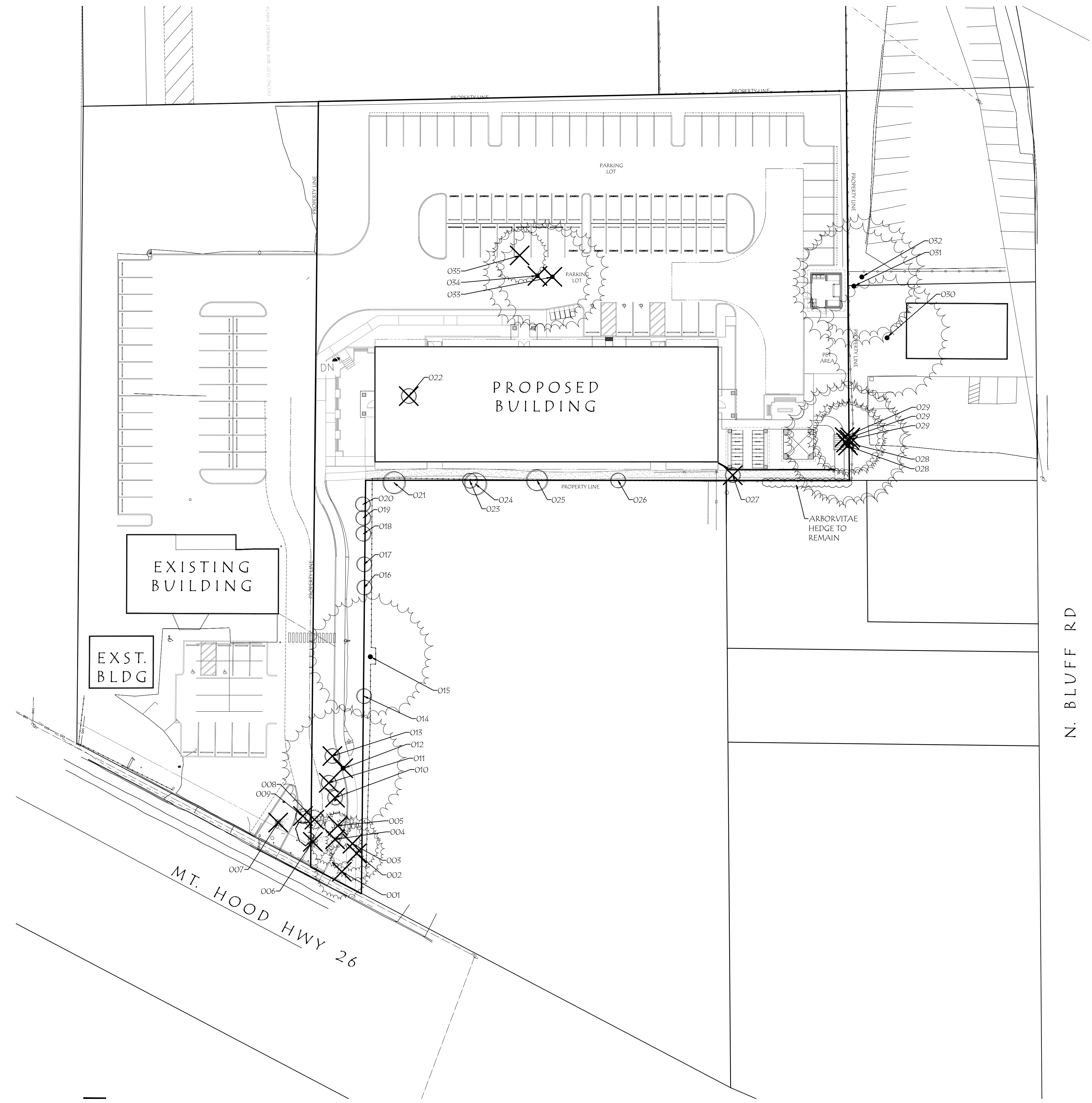
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- EXISTING PALM TREE
- EXISTING TREE TO BE REMOVED
- TREE IDENTIFICATION NUMBER

General Notes:

1. TREE LOCATIONS BASED ON SITE SURVEY.
2. SEE ARCHITECTURAL PLANS FOR SITE INFORMATION.
3. TREE INVENTORY TABLE SEE THIS SHEET.

Existing Tree Inventory

TREE ID	TREE SPECIES	SIZE (DBH)	NOTES	REMAIN/REMOVE
001	Blue Spruce	12"		Remove, Development Impacts
002	Western Red Cedar	4"		Remove, Development Impacts
003	Western Red Cedar	8"		Remove, Development Impacts
004	Blue Spruce	10"		Remove, Development Impacts
005	Western Red Cedar	8"		Remove, Development Impacts
006	Windmill Palm	10"		Remove, Development Impacts
007	Windmill Palm	6"		Remove, Development Impacts
008	Conifer (Unknown)	10"	Dead	Remove
009	Holly	4"		Remove, Development Impacts
010	Sugar Maple	14"		Remove, Development Impacts
011	Cherry	14"		Remove, Development Impacts
012	Douglas Fir	24"		Remove, Development Impacts
013	Cherry	6"		Remove, Development Impacts
014	Filbert	14"		Remain
015	Douglas Fir	26"		Remain
016	Redbud	5"	Located on Property Line	Remain
017	Holly	5"	Located on Property Line	Remain
018	Thundercloud Plum	4"	Located on Property Line	Remain
019	Redbud	5"	Located on Property Line	Remain
020	Thundercloud Plum	4"	Located on Property Line	Remain
021	Red Maple	10"	Located on Adjacent Property	Remain
022	Filbert	6"		Remove, Development Impacts
023	Cherry	4"	Located on Property Line	Remain
024	Red Maple	6"	Located on Adjacent Property	Remain
025	Cherry	10"	Located on Property Line	Remain
026	Cherry	6"	Located on Property Line	Remain
027	Redbud	5"		Remove, Development Impacts
028	Douglas Fir	18", 18"	Located on Property Line	Remove, Development Impacts
029	Douglas Fir	12", 12", 12"	Located on Property Line	Remove, Development Impacts
030	Douglas Fir	36"	Located on Adjacent Property	Remain
031	Douglas Fir	36"	Located on Adjacent Property	Remain
032	Douglas Fir	36"	Located on Adjacent Property	Remain
033	Douglas Fir	24"		Remove, Development Impacts
034	Douglas Fir	24"		Remove, Development Impacts
035	Douglas Fir	12"		Remove, Development Impacts



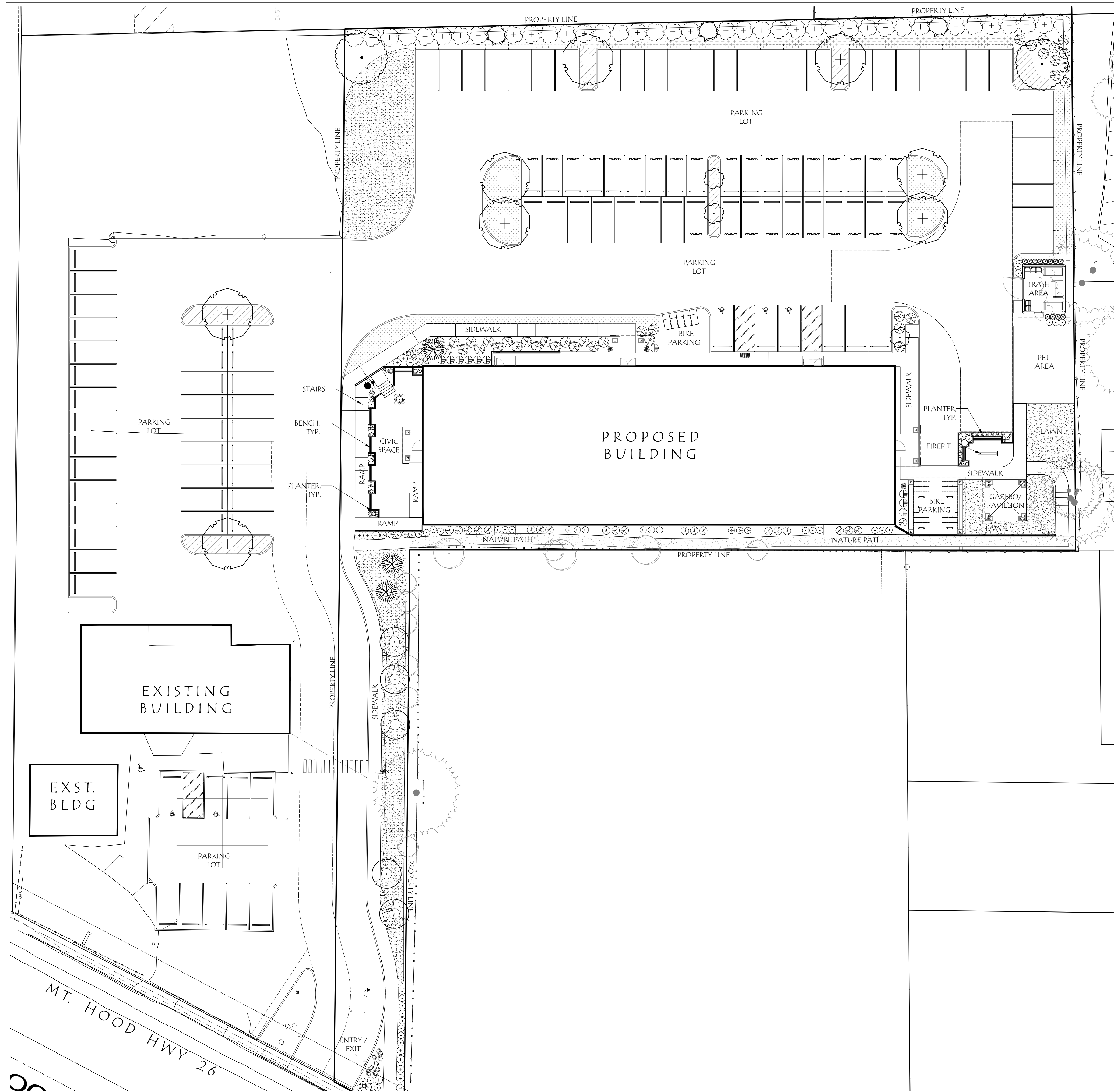
N. BLUFF RD

EXISTING BUILDING

EXST. BLDG

PROPOSED BUILDING

MT. HOOD HWY 26



Legend:

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN

General Notes:

1. PLANTING PLAN FOR PRELIMINARY USE ONLY, NOT FOR BIDDING OR CONSTRUCTION.
2. TREE INVENTORY FOR EXISTING TREES TO REMAIN AND REMOVE SEE SHEET L1.1.
3. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN.
4. SEE CIVIL DRAWINGS FOR GRADING AND UTILITIES.
5. PLANT SIZES MEET MINIMUM CITY OF SANDY PLANT REQUIREMENTS OR GREATER.
6. IRRIGATION TO BE AN AUTOMATIC UNDERGROUND SYSTEM DESIGN BUILD BY THE LANDSCAPE CONTRACTOR.

Landscape Requirements

Total Site Area (sf): 63,711 sf (1.46 acres)
 Landscape Area: 15,894 sf
 Civic Space: 1,614 sf
 Outdoor Recreation Areas: 9,901 sf
 Parking Lot: 1 Large Tree Per 12 Spaces
 Screen/buffer: Evergreen plants to screen within 2 years

Preliminary Plant Legend

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	NOTES
	3	Chamaecyparis nootkatensis "Glauca Pendula" / Weeping Nootka False Cypress	5" Ht. Min., B&B	
	3	Chamaecyparis obtusa "Gracilis" / Slender Hinoki False Cypress	5" Ht. Min., B&B	
	3	Lagerstroemia indica "Whit II" TM / Dynamite Crape Myrtle	1 1/2" Cal., B&B	
	2	Nyssa sylvatica "Wildfire" / Black Gum	1 1/2" Cal., B&B	Large Parking Lot Tree
	5	Prunus serrulata "Amanogawa" / Japanese Flowering Cherry	1 1/2" Cal., B&B	
	8	Zelkova serrata "Green Vase" / Sawleaf Zelkova	1 1/2" Cal., B&B	Large Parking Lot Tree

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	34	Abelia x grandiflora "Kaleidoscope" / Kaleidoscope Abelia	2 Gal.
	12	Euonymus japonicus "Greenspire" / Greenspire Upright Euonymus	5 Gal.
	7	Ilex crenata "Sky Pencil" / Sky Pencil Japanese Holly	24"-30" Ht.
	38	Ligustrum japonicum "Texanum" / Texas Japanese Privet	5 Gal.
	20	Nandina domestica "Atropurpurea Nana" / Dwarf Nandina	1 Gal.
	38	Prunus laurocerasus "Mount Vernon" / Mount Vernon Laurel	1 Gal.
	12	Rosa KnockOut "Radrazz" / Radrazz KnockOut Rose	2 Gal.
	18	Sarcococca confusa / Fragrant Sarcococca	2 Gal.
	27	Spiraea x bumalda "Magic Carpet" / Magic Carpet Spirea	2 Gal.

GRASSES / PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	25	Calamagrostis x acutiflora "Karl Foerster" / Karl Foerster Feather Reed Grass	1 Gal.
	3	Hakonechloa macra "Aureola" / Golden Variegated Forest Grass	1 Gal.
	30	Iberis sempervirens "Absolutely Amethyst" / Absolutely Amethyst Candytuft	1 Gal.
	16	Pennisetum alopecuroides "Burgundy Bunny" / Burgundy Bunny Dwarf Fountain Grass	1 Gal.

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	141	Arctostaphylos uva-ursi / Kinnikinnick	1 Gal.	30" o.c.
	275	Fragaria chiloensis / Beach Strawberry	4" Pot	18" o.c.
	264	Rubus pentalobus "Emerald Carpet" / Bramble	1 Gal.	30" o.c.
	4,326 sf	ProTime 301 Water Smarter Fescue or Equal	Seed @ Rate of 10 lbs per 1000 sf	

Laurus Designs, LLC



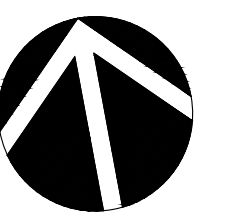
1012 Pine Street
 Silverton, Oregon
 503.784.6494

Multi-Family
 Sandy

38015 Highway 26
 Sandy, Oregon



PRELIMINARY
 PLANTING
 PLAN



SCALE: 1"=20'-0"
 0' 10' 20' 40'
 SCALE

July 11th, 2022

REVISIONS

#	DATE	NOTES	INITIALS

L2.1

SHEET 2 OF 2

PROJECT # 1409R



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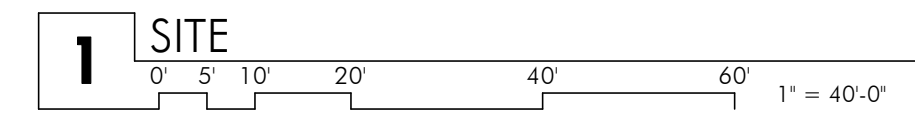
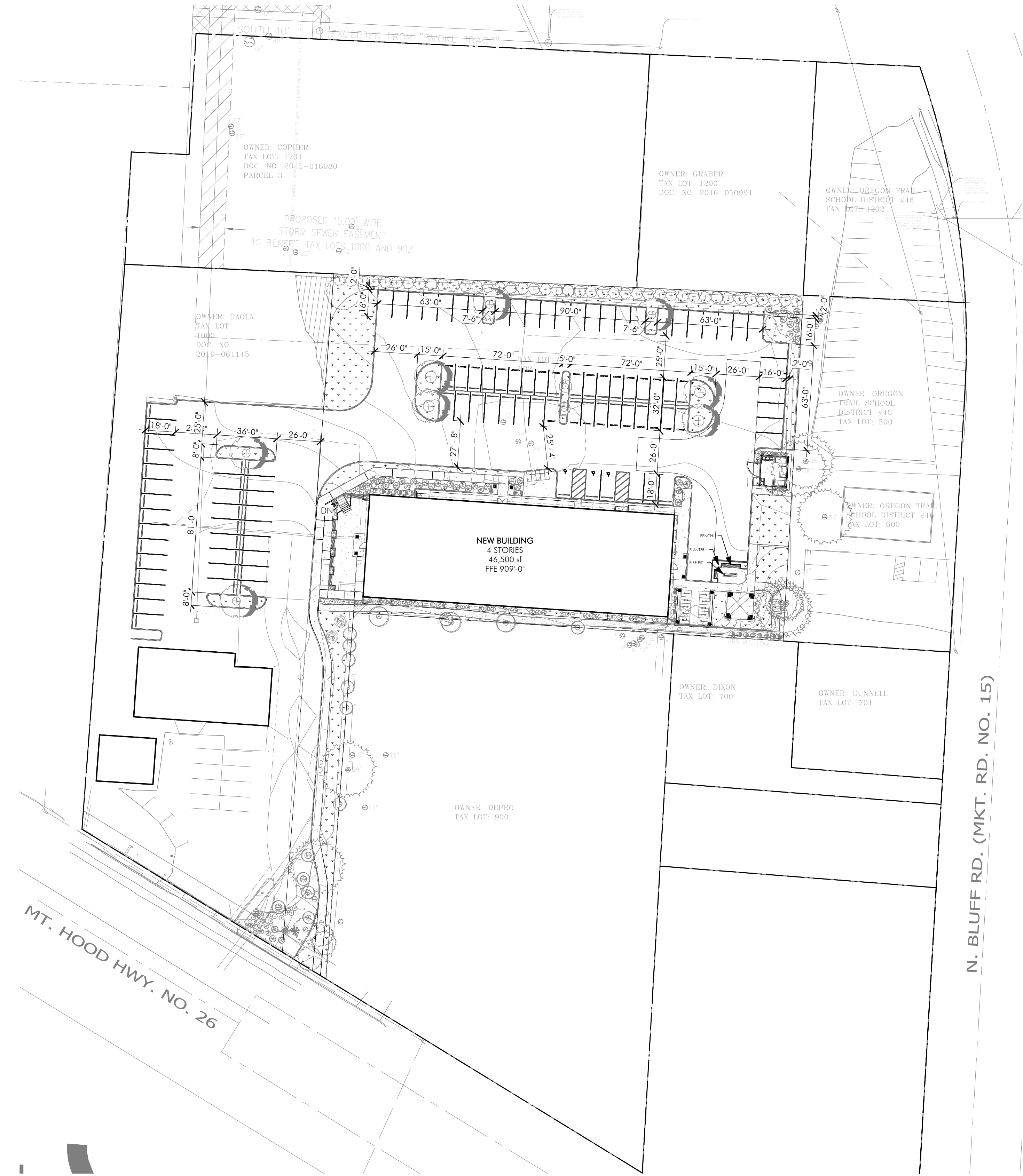
REVISIONS

NEW MULTI-FAMILY DEVELOPMENT
SANDY
38015 Hwy 26, Sandy, OR

SHEET:
A1.01
SITE PLAN

SITE PLAN GENERAL NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
- JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CIVIL.
- PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
- EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.



SITE PLAN GENERAL NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
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- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SITE DEVELOPMENT CODE REVIEW:

SITE AREA: 63,711 sf = 1.46 ac
 ZONING: C-2 General Commercial
 SETBACKS: FRONT YARD - 10'-0"
 SIDE/REAR YARD - NONE
 BUILDING HEIGHT: 55 FT.
PROPOSED: 3 LEVELS OF RES. OVER 1 LEVEL OF STORAGE
 BUILDING AREAS:
 • LEVEL 01, STORAGE/LEASING: 11,280 sf
 • LEVEL 02-04, RESIDENTIAL: 11,736 sf
OVERALL = 46,500 sf
 CIVIC SPACE REQMT: 3% BUILDING AREA = 1,395 sf
PROVIDED = 1,590 sf
 OUTDOOR REC AREA: 200 sf PER UNIT = 8,400 sf
 OUTDOOR DOG PARK = 705 SF
 COVERED GAZEBO (25'6" x 12.5') = 320 SF
 OUTDOOR SEATING/FIRE PIT = 285 SF
 NORTHERN OPEN LAWN = 1,785 SF
 EASTERN OPEN LAWN = 683 SF
 LANDSCAPED NATURE PATH = 2,860 SF
 LANDSCAPED NATURE SIDEWALK = 2,087 SF
PROVIDED = 8,725 SF
 UNIT MIX:
 1 BED / 1 BATH - 30 UNITS
 2 BED / 2 BATH - 12 UNITS
TOTAL UNITS = 42 UNITS
 PARKING:
 • STORAGE: 1 SPACE PER 2 EMPLOYEES
 1.5 SPACES PER 1 BD
 2 SPACES PER 2 BD
PROVIDED = 72 SPACES
 38% COMPACT
 BIKE PARKING:
 • MULTIFAMILY: 1 PER DWELLING UNIT = 42 SPACES

SITE CALCULATIONS AND LEGEND:

SITE ELEMENT DESCRIPTION:	LEGEND:	AREA: (sf)	PERCENTAGE: (%)
BUILDINGS:	[Symbol]	11,279.98 sf	17.70 %
BUILDINGS OVERHANG ABOVE:	[Symbol]		
LANDSCAPING:	[Symbol]	17,328.37 sf	27.21 %
ASPHALT PAVING:	[Symbol]	28,224.39 sf	44.30 %
ACCESSORY STRUCTURES:	[Symbol]	942.48 sf	1.48 %
CONCRETE SIDEWALKS:	[Symbol]	3,322.09 sf	5.21 %
CONCRETE PAVING & CURBS:	[Symbol]	2,613.72 sf	4.10 %
TOTALS:		63,711.03 sf	100.0 %



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DATE: 07/29/2022

REVISIONS

NEW MULTI-FAMILY DEVELOPMENT

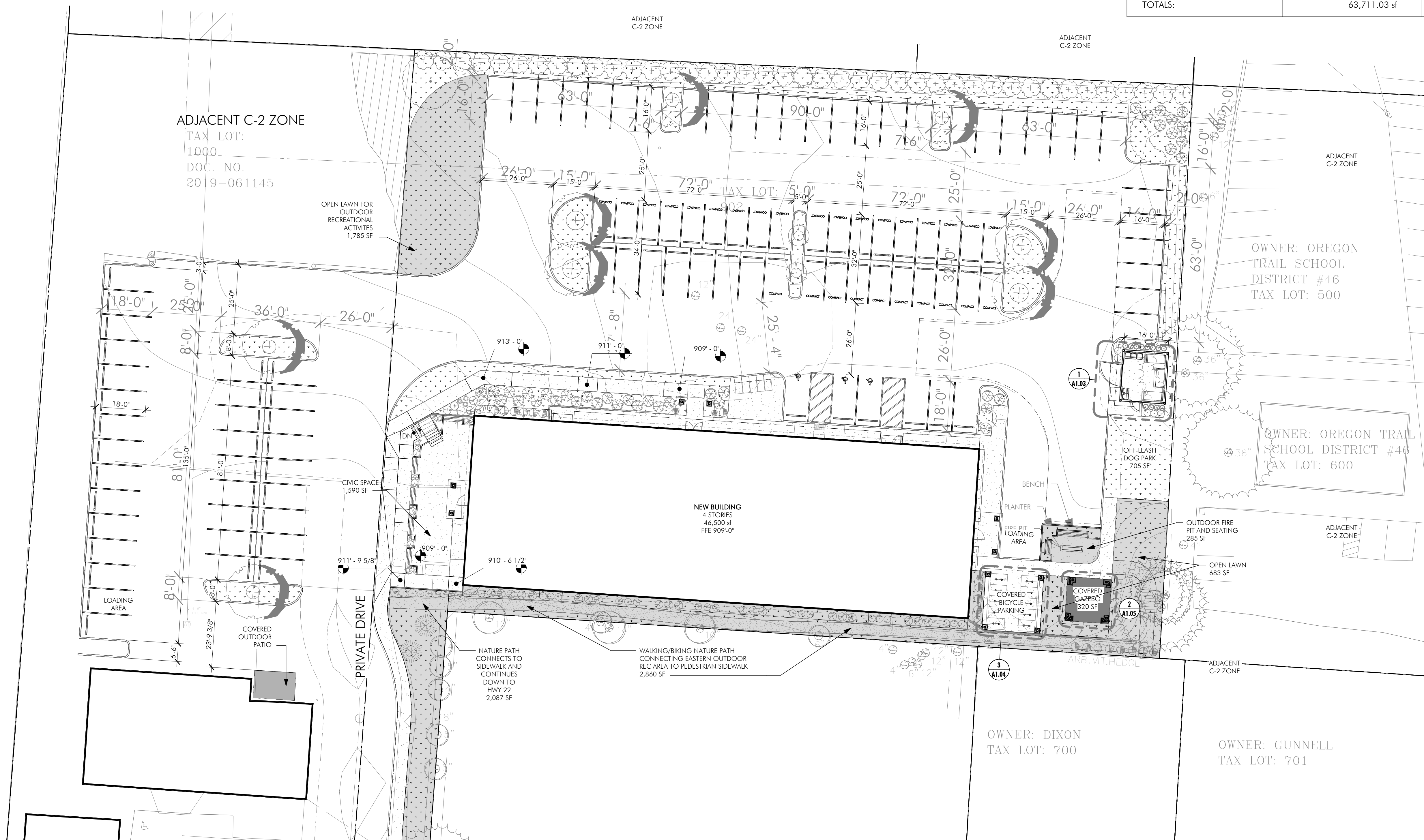
SANDY

38015 Hwy 26, Sandy, OR

SHEET:

A1.02

ENLARGED SITE PLAN



1 SITE - ENLARGED
0' 5' 10' 20' 40' 60' 1" = 20'-0"





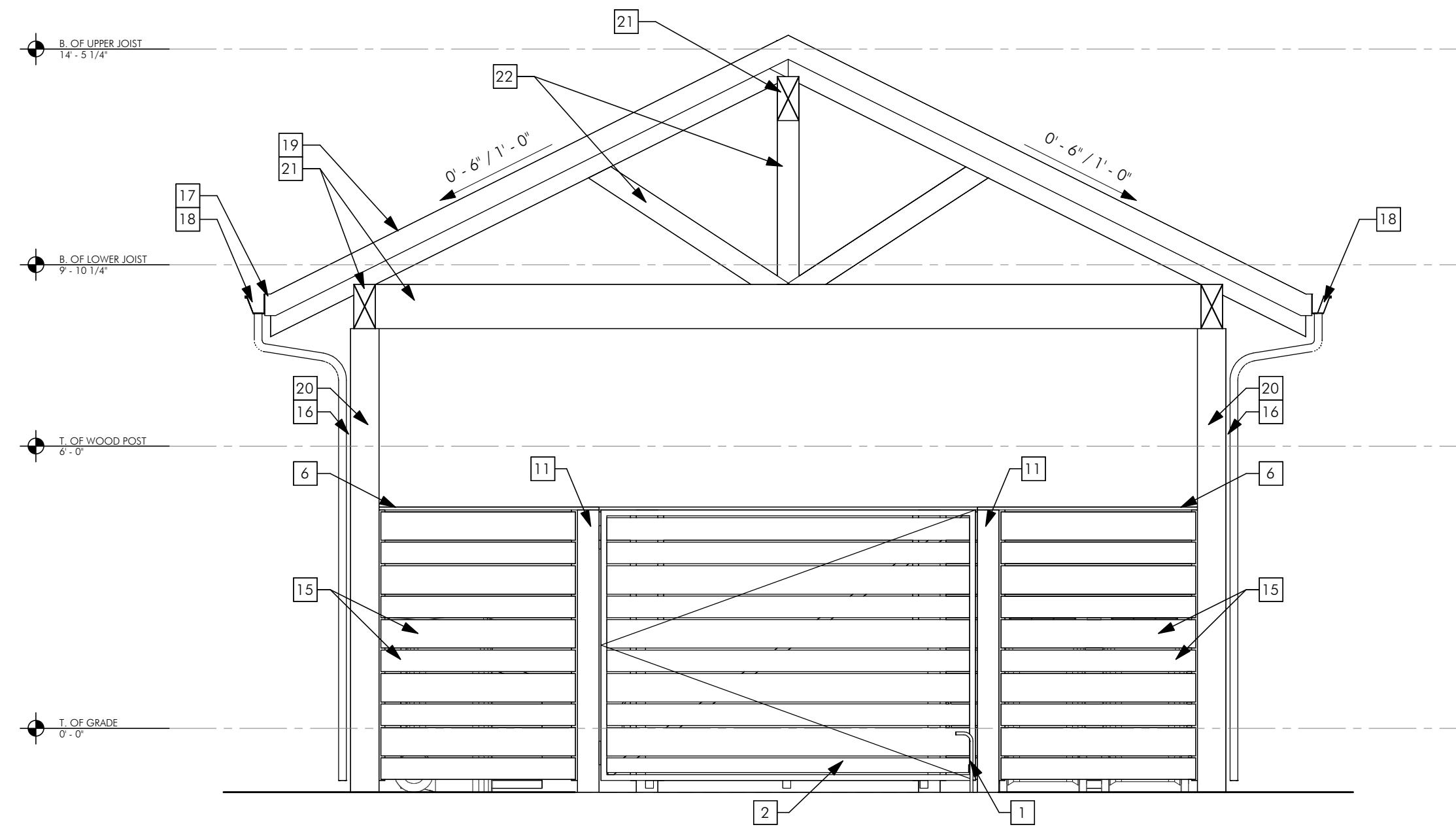
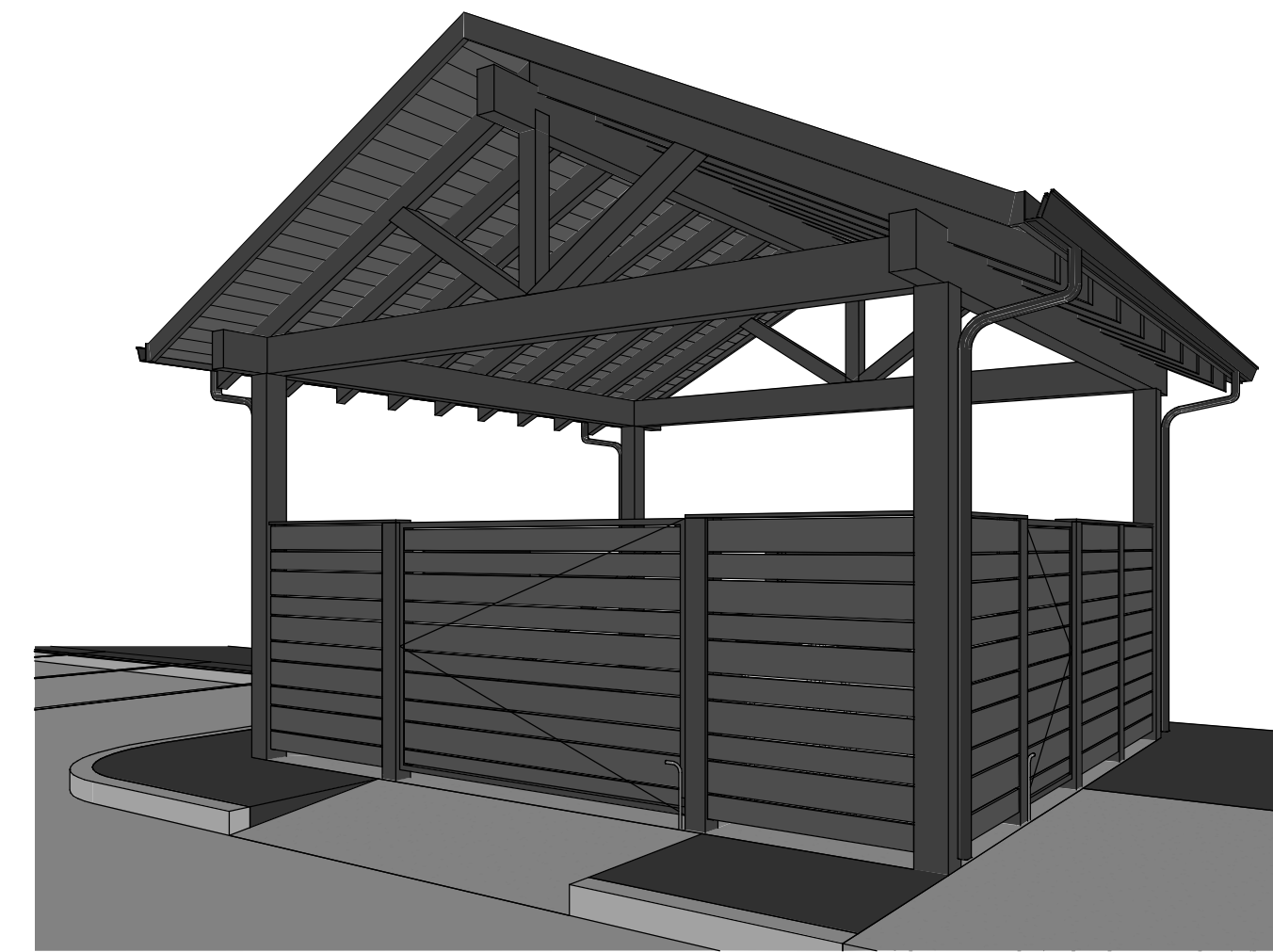
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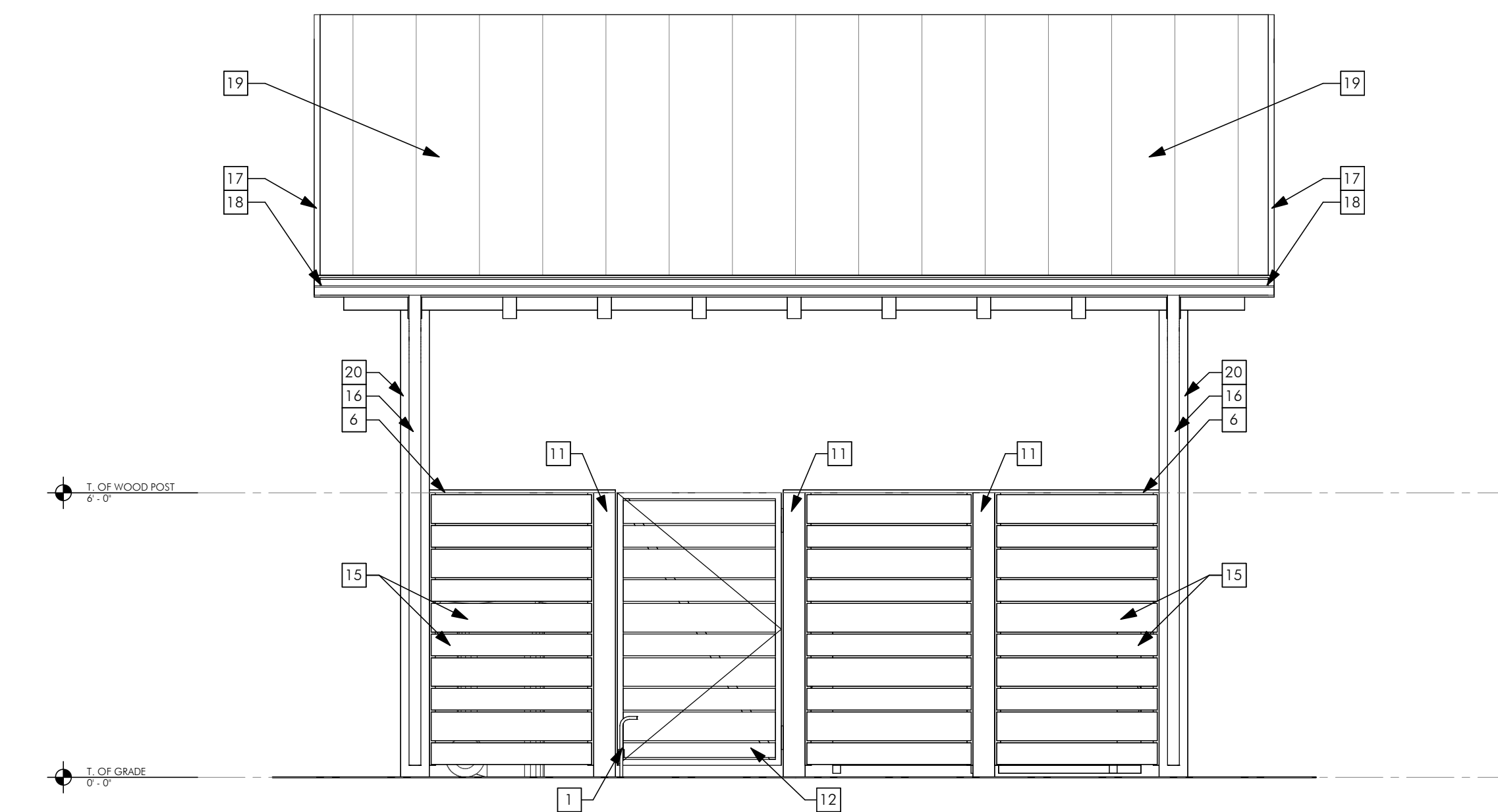
TRASH ENC. NOTES:

- 1 GALVANIZED STEEL LOCKABLE CANE BOLTS FOR GATE
- 2 8'-0" WIDE GATE WITH HEAVY DUTY GALVANIZED STRAP HINGES AND CANE BOLT WITH SLEEVE IN CONCRETE PAD
- 3 90 GALLON RECYCLING BIN
- 4 2 CUBIC YARD TRASH BIN
- 5 CONCRETE FOOTING / THICKENED SLAB EDGE, SEE STRUCTURAL
- 6 1x6 TOP RAIL
- 7 CONCRETE SLAB, SEE STRUCTURAL. SLOPE FLOOR OF TRASH ENCLOSURE TO INTERIOR DRAIN
- 8 PROVIDE GATE STOP AND HOOK TO RESTRAIN GATE IN OPEN POSITION WHEN IN USE
- 9 GALVANIZED STEEL SLEEVE SET IN CONCRETE (OPEN TO DRAIN BELOW CONCRETE SLAB), TO RECEIVE GATE CANE BOLT
- 10 H.D. WELDABLE HINGES
- 11 6'-0" HIGH, 6'x6" PRESSURE TREATED WOOD POST
- 12 3'-6" WIDE PEDESTRIAN DOOR WITH HEAVY DUTY GALVANIZED STRAP HINGES
- 13 4' X 4' SQUARE FLOOR DRAIN
- 14 SLOPE CONCRETE DOWN TO ASPHALT
- 15 ALTERNATE 1'x6" AND 1'x8" BOARDS HORIZONTALLY WITH A 1/2" GAP BETWEEN EACH. PAINT TO MATCH ADJACENT BUILDING, MILLER PAINT, GROPPIUS GRAY
- 16 PRE-FINISHED ALUMINUM DOWNSPOUT
- 17 2'x6" WOOD FASCIA
- 18 PRE-FINISHED ALUMINUM GUTTER
- 19 2" STANDING SEAM METAL ROOF, OVER PLYWOOD SHEATHING, OVER 4'x8" WOOD JOISTS SPACED 24" O.C. 1" T&G PANELING ATTACHED TO UNDERSIDE OF SHEATHING BETWEEN ROOF JOISTS. METAL ROOF COLOR TO MATCH ADJACENT BUILDING
- 20 8'x8" PRESSURE TREATED WOOD POST
- 21 6'x12" WOOD BEAM
- 22 6'x6" WOOD SUPPORTS



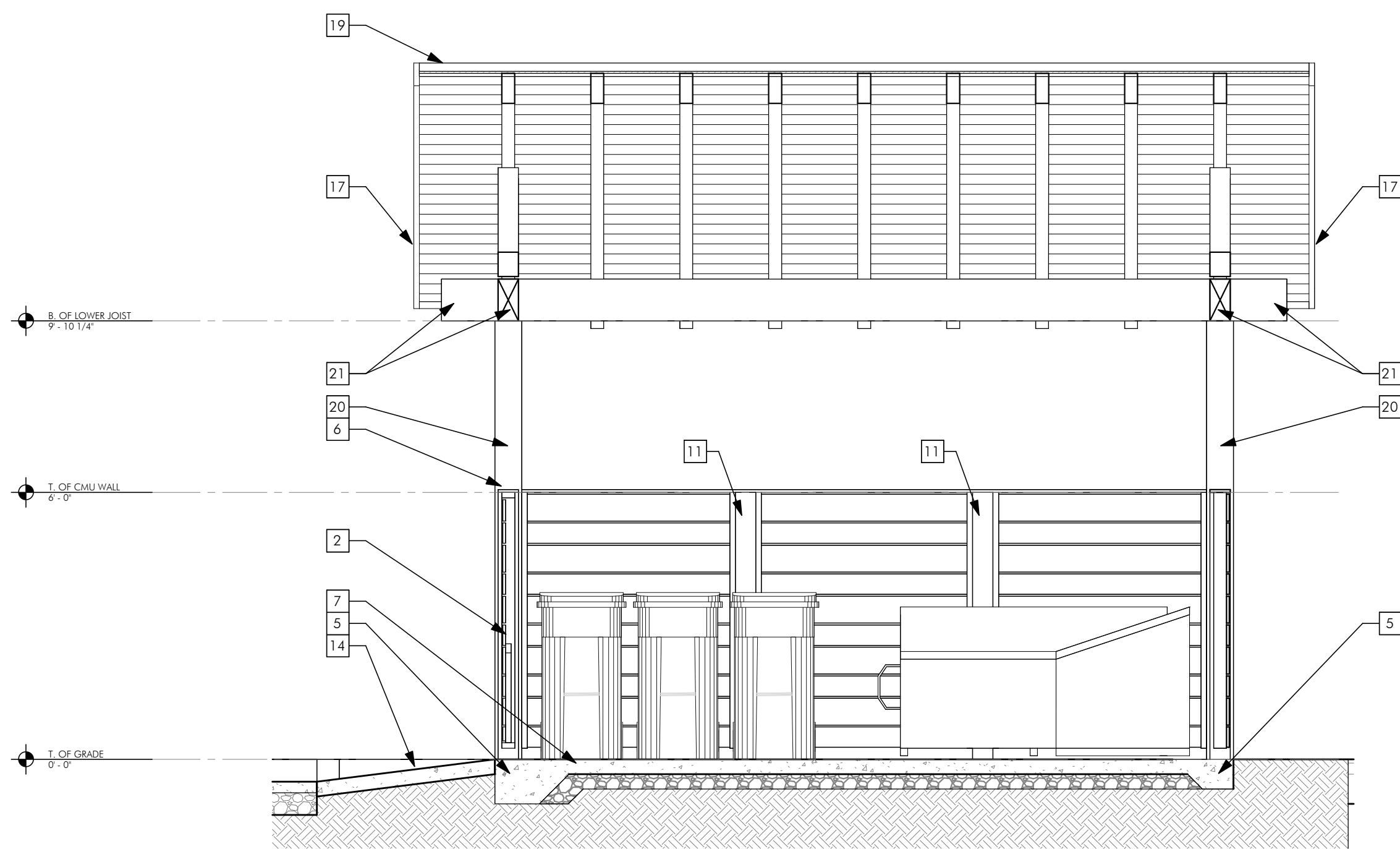
3 TRASH ENCLOSURE - FRONT

0' 1' 2' 4' 6' 3/8" = 1'-0"



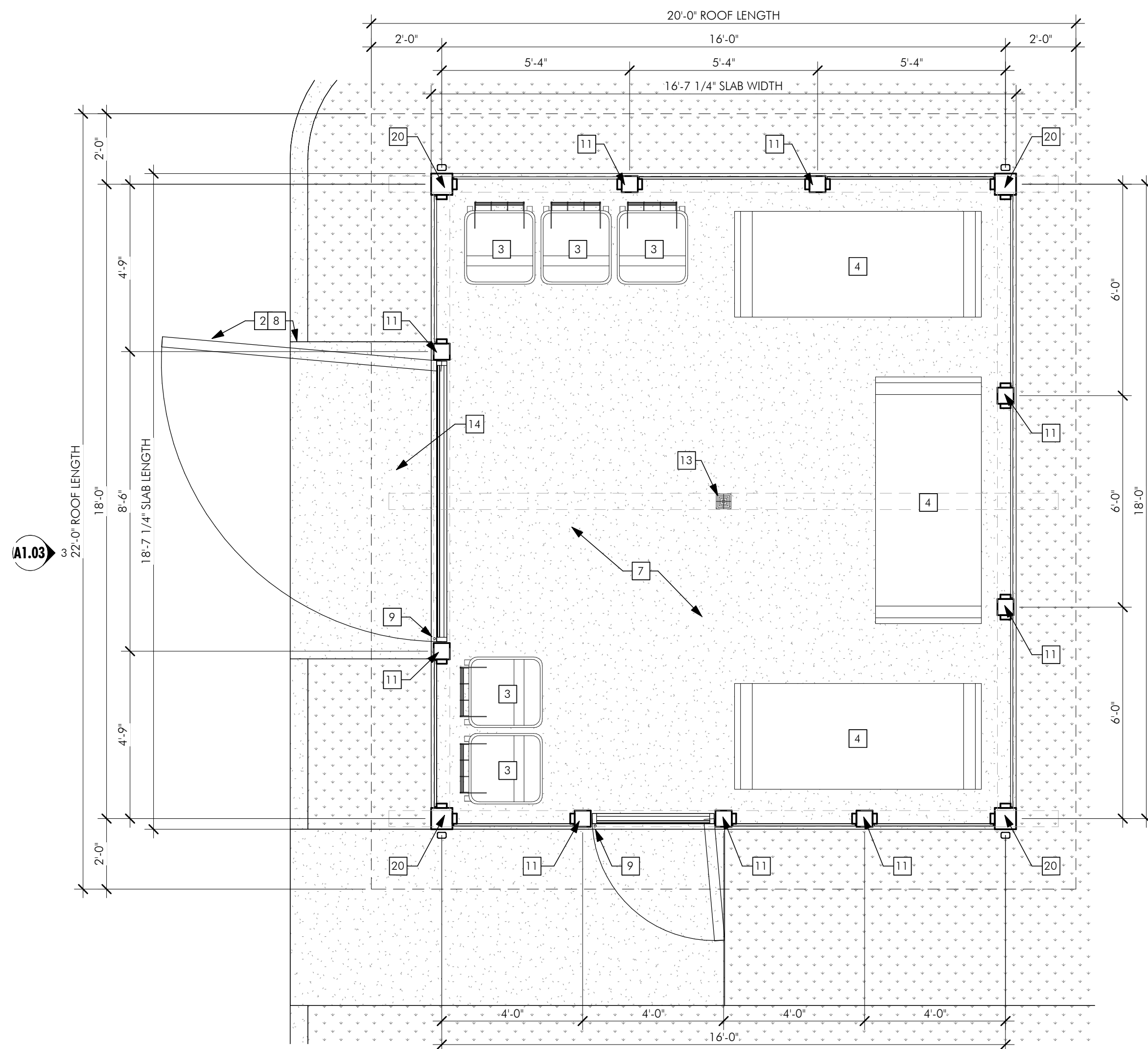
4 TRASH ENCLOSURE - SIDE

0' 1' 2' 4' 6' 3/8" = 1'-0"



2 TRASH ENCLOSURE - SECTION

0' 1' 2' 4' 6' 3/8" = 1'-0"



1 TRASH ENCLOSURE

0' 1' 2' 4' 6' 3/8" = 1'-0"





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REVISIONS

NEW MULTI-FAMILY DEVELOPMENT

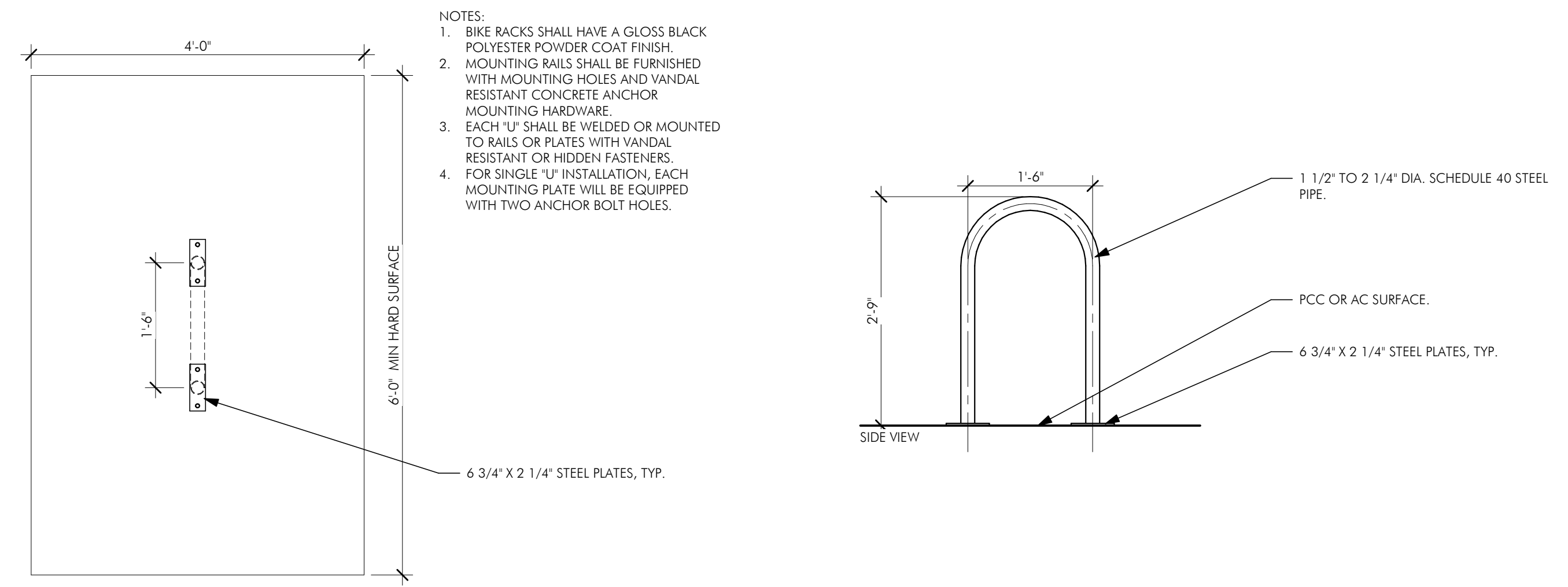
SANDY

38015 Hwy 26, Sandy, OR

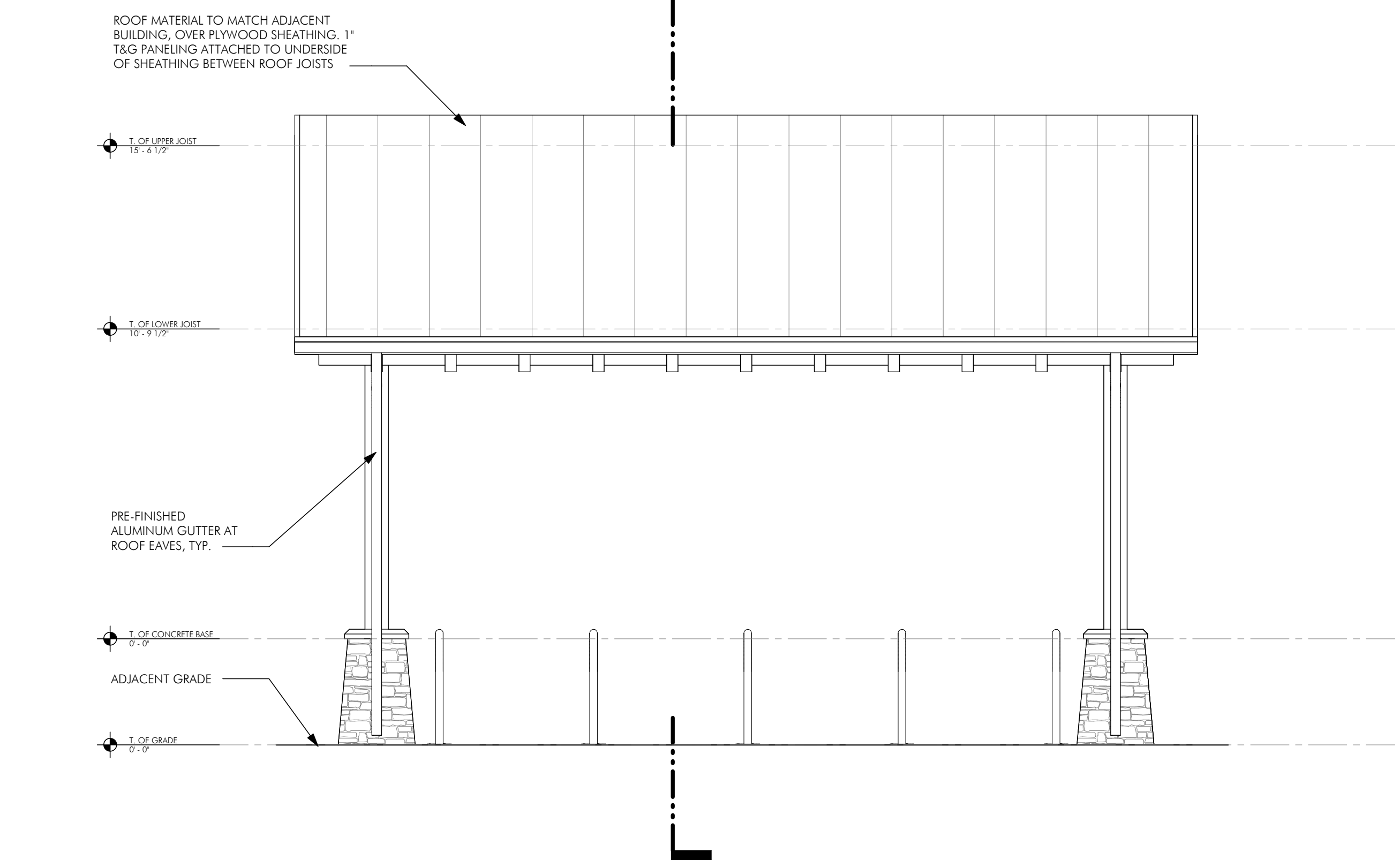
SHEET:

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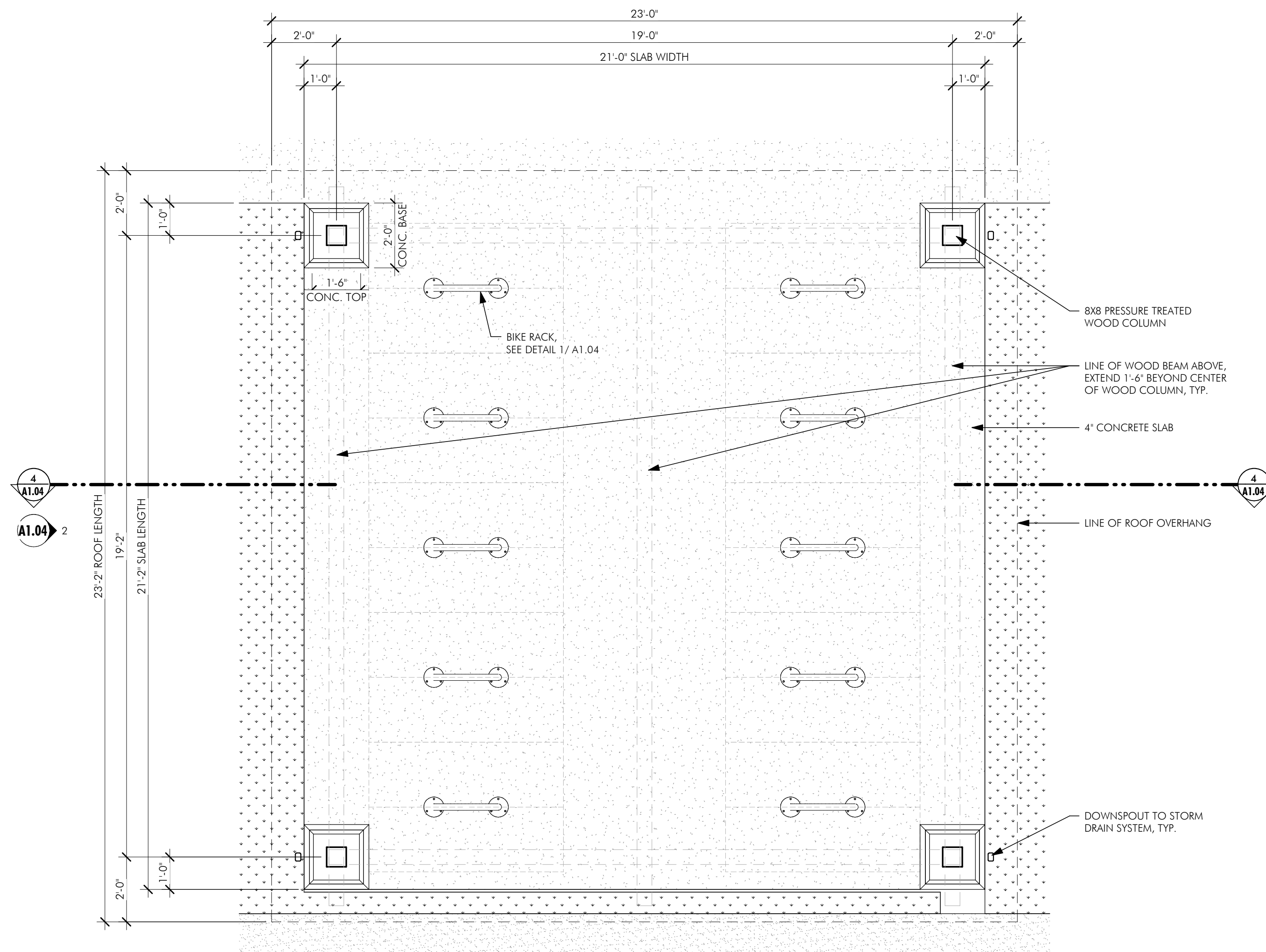
BICYCLE ENCLOSURE



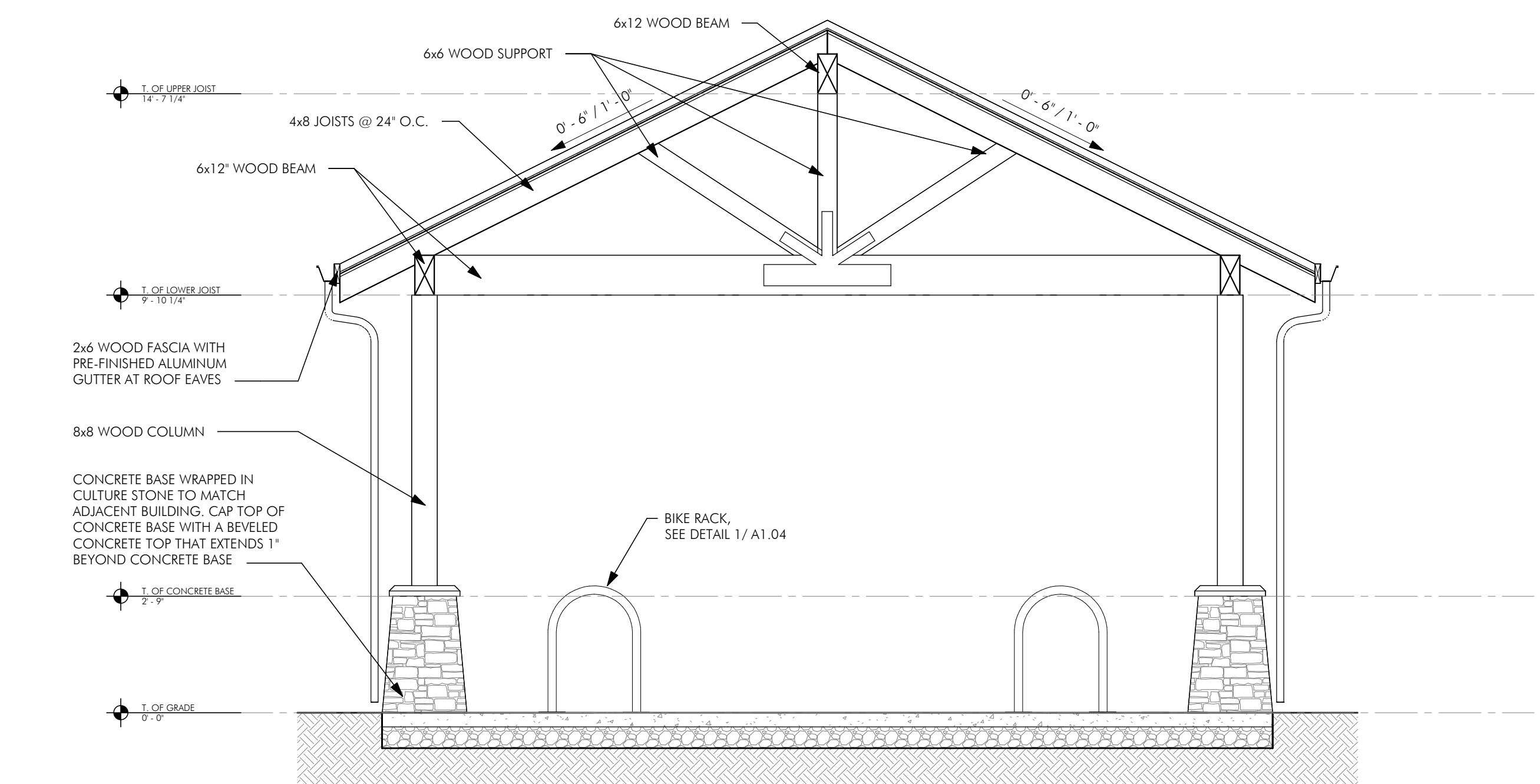
1 "INVERTED U" BIKE RACK DETAIL



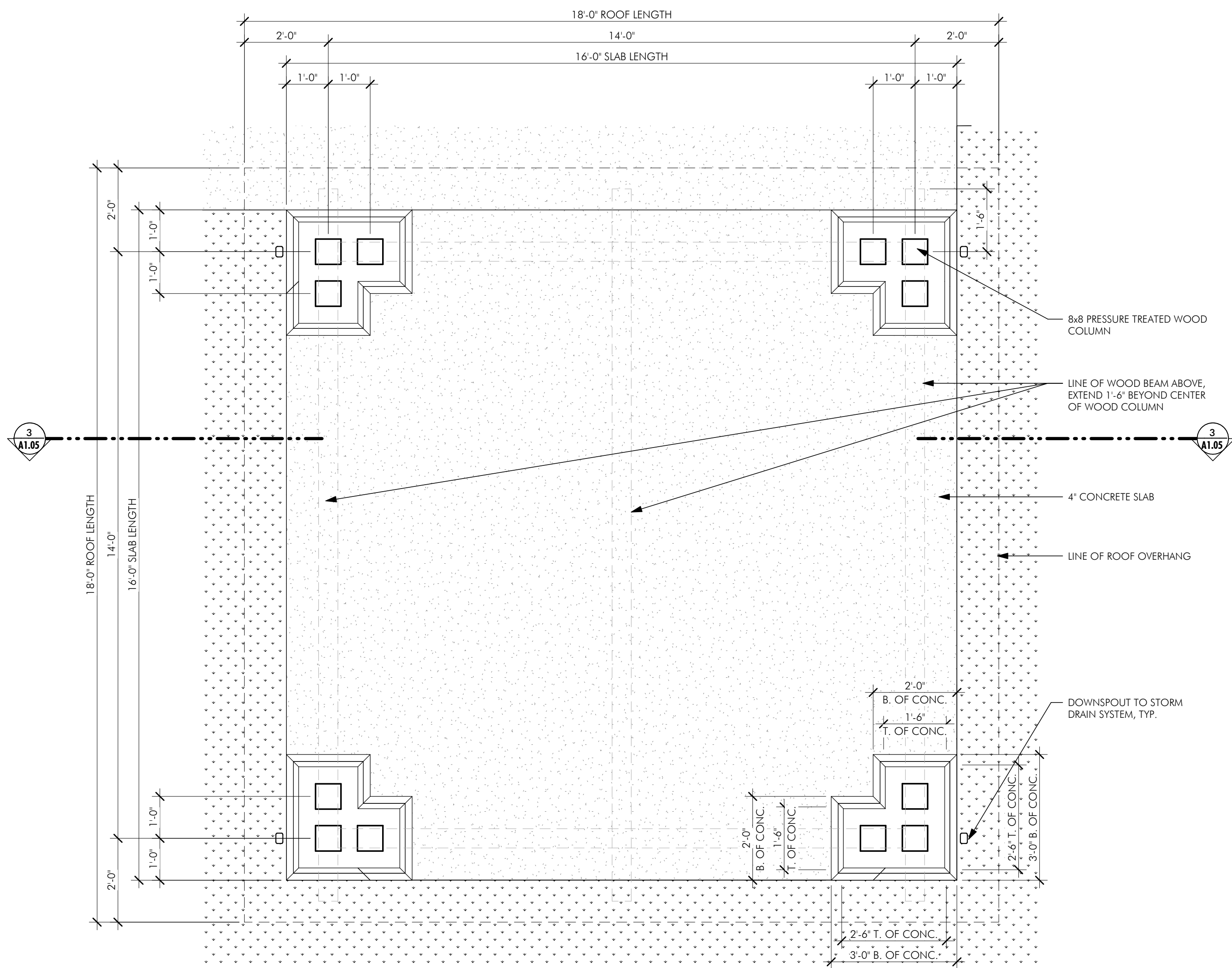
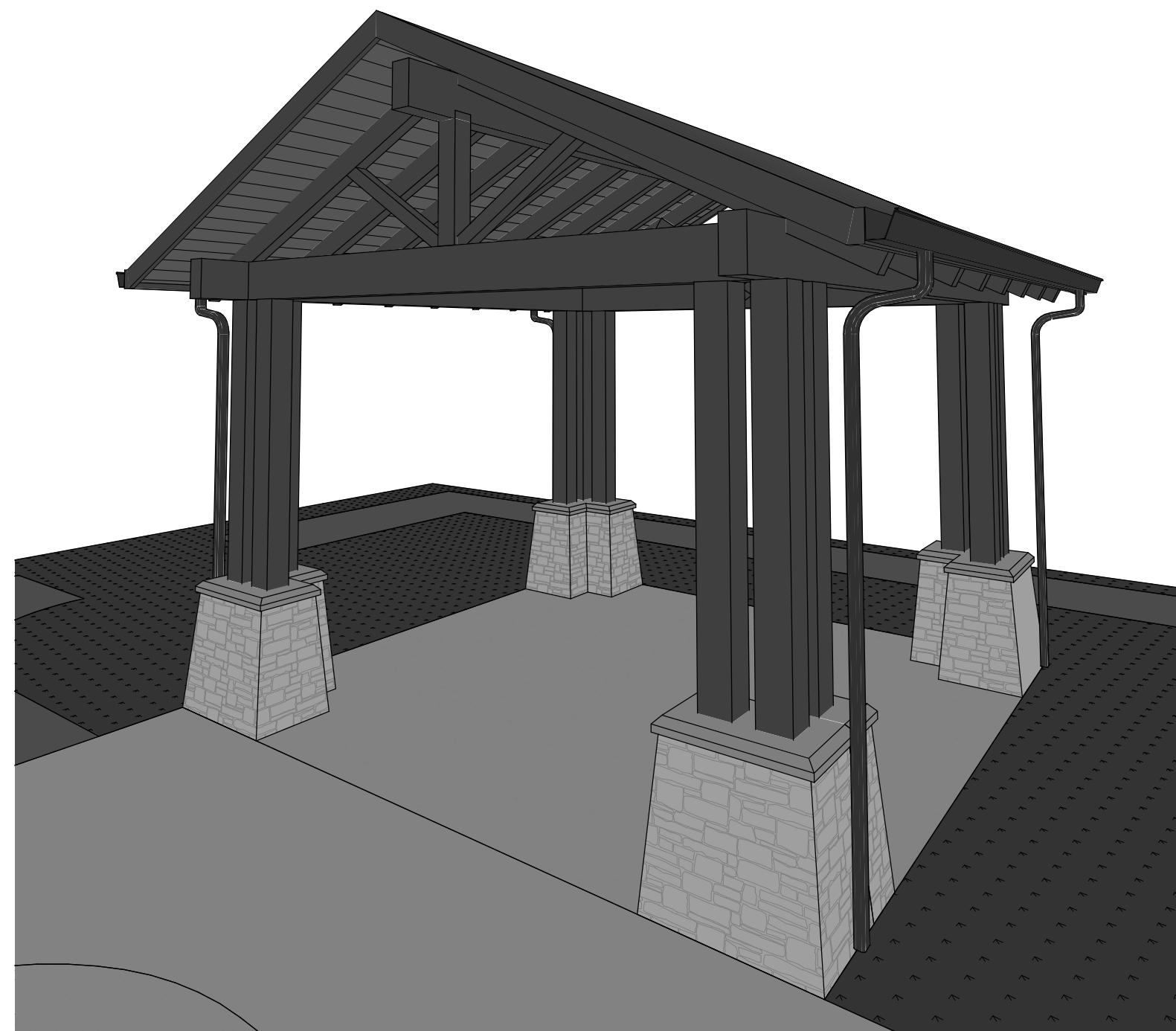
2 BICYCLE ENCLOSURE - ELEVATION, SIDE



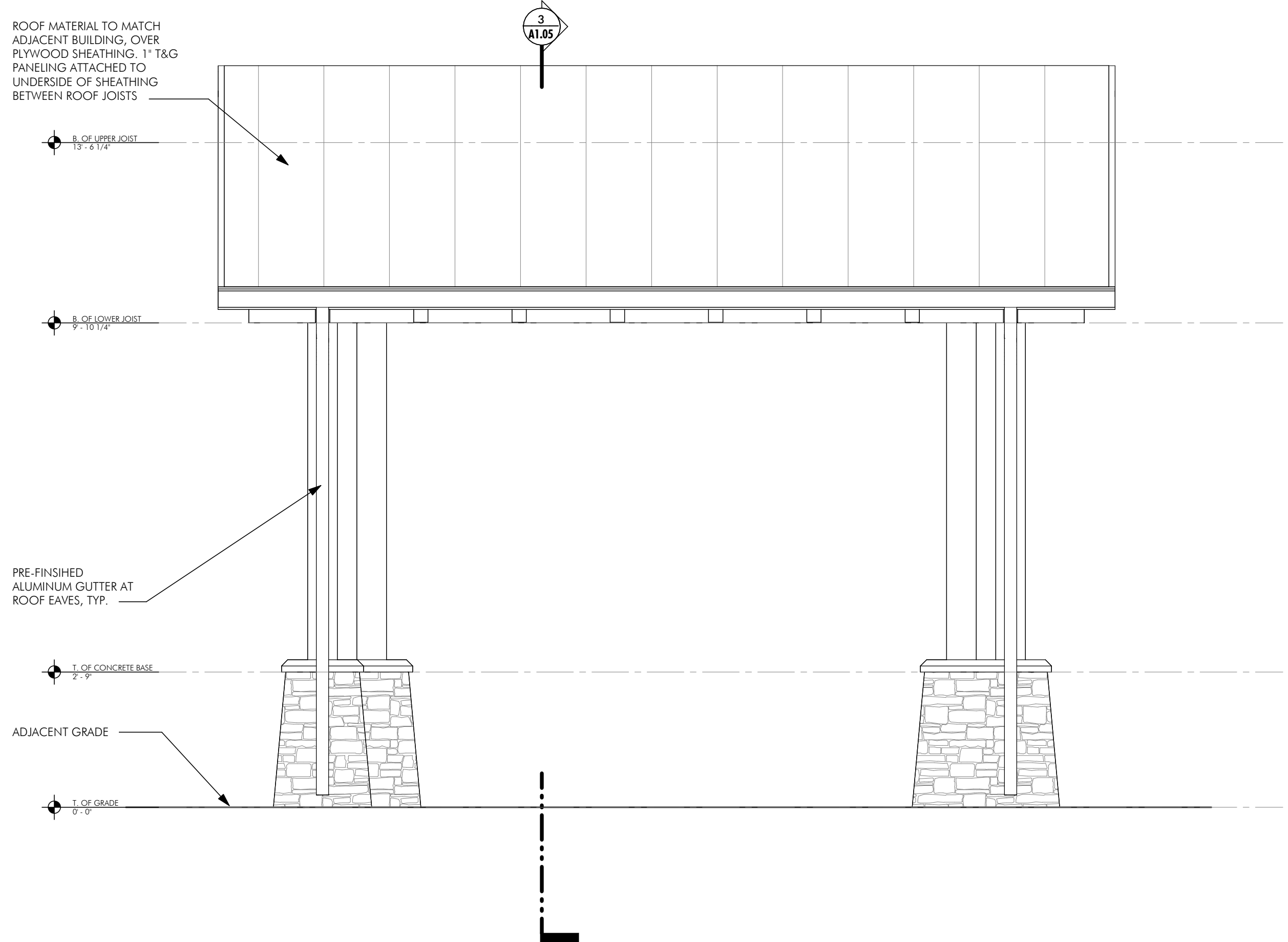
3 BICYCLE ENCLOSURE



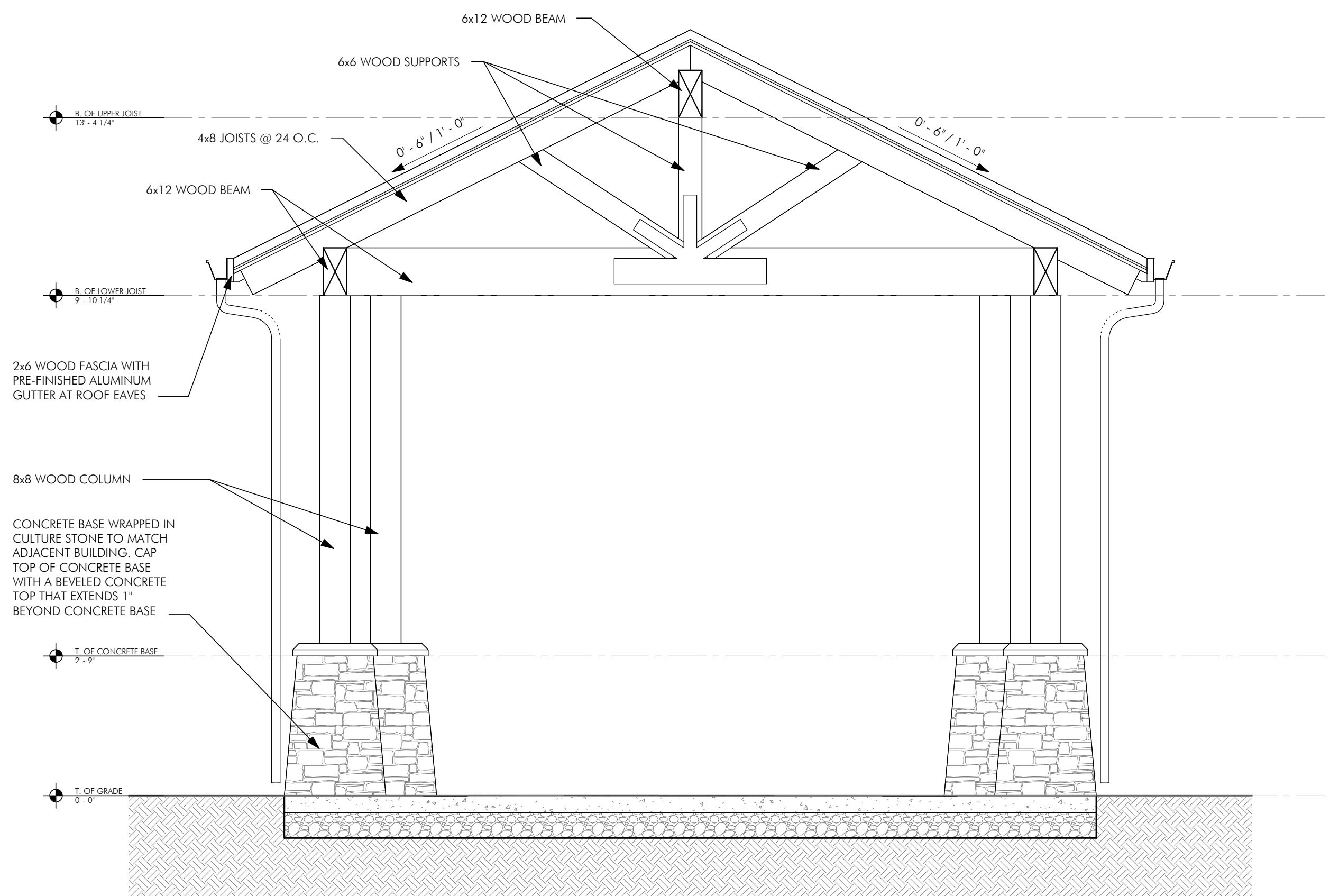
4 BIKE ENCLOSURE - SECTION



2 GAZEBO



1 GAZEBO - ELEVATION, SIDE



3 GAZEBO - SECTION



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DATE: 07/29/2022

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GROUND FLOOR WALL AREA: 1,693 SF
WINDOWS RQD: 339 SF
PROVIDED:
DOOR GLAZING 51 SF
TRANSOM GLAZING 17.5 SF
WINDOW GLAZING 280.5 SF
TOTAL 349 SF

1 North Building Elevation
0' 2' 4' 8' 16' 24' 1/8" = 1'-0"

ELEVATION NOTES:

- 1 FIBER CEMENT LAP SIDING W/ ALTERNATING 4" AND 8" EXPOSURE. COLOR: MILLER PAINT-PALOMINO.
- 2 FIBER CEMENT LAP SIDING W/ 8" EXPOSURE. COLOR: MILLER PAINT-GROPIUS GRAY
- 3 FIBER CEMENT TRIM. COLOR: MILLER PAINT-CHOCOLATE.
- 4 CULTURED STONE BASE.
- 5 CEDAR SHAKE SIDING. COLOR: MILLER PAINT-FORTOBELLA
- 6 STANDING SEAM METAL ROOF.
- 7 VINYL WINDOW. COLOR: WHITE. FIBER CEMENT TRIM SURROUND. PAINT-CHOCOLATE
- 8 INSULATED HOLLOW METAL DOOR. PAINT WHITE TO MATCH WINDOWS.
- 9 HEAVY TIMBER CANOPY. COLOR: MILLER PAINT-CHOCOLATE
- 10 FIBERGLASS DOOR. COLOR: WHITE.
- 11 CEDAR FACIA BOARD. COLOR: CHOCOLATE



2 East Building Elevation
0' 2' 4' 8' 16' 24' 1/8" = 1'-0"

NEW MULTI-FAMILY DEVELOPMENT

SANDY

38015 Hwy 26, Sandy, OR

SHEET:

A2.01

ELEVATIONS



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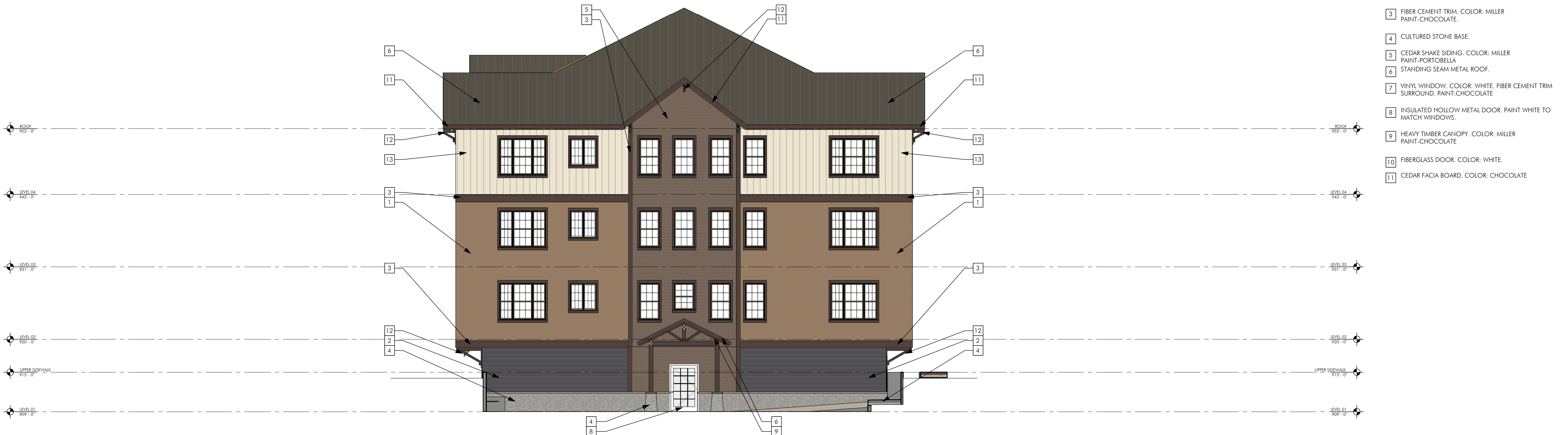
REVISIONS



1 South Building Elevation
0' 2' 4' 8' 16' 24' 1/8" = 1'-0"

ELEVATION NOTES:

- 1 FIBER CEMENT LAP SIDING W/ ALTERNATING 4' AND 8' EXPOSURE. COLOR: MILLER PAINT-PALOMINO.
- 2 FIBER CEMENT LAP SIDING W/ 8' EXPOSURE. COLOR: MILLER PAINT-GROPIUS GRAY
- 3 FIBER CEMENT TRIM. COLOR: MILLER PAINT-CHOCOLATE.
- 4 CULTURED STONE BASE.
- 5 CEDAR SHAKE SIDING. COLOR: MILLER PAINT-FORTOBELLA
- 6 STANDING SEAM METAL ROOF.
- 7 VINYL WINDOW. COLOR: WHITE. FIBER CEMENT TRIM SURROUND. PAINT-CHOCOLATE
- 8 INSULATED HOLLOW METAL DOOR. PAINT WHITE TO MATCH WINDOWS.
- 9 HEAVY TIMBER CANOPY. COLOR: MILLER PAINT-CHOCOLATE
- 10 FIBERGLASS DOOR. COLOR: WHITE.
- 11 CEDAR FACIA BOARD. COLOR: CHOCOLATE



2 West Building Elevation
0' 2' 4' 8' 16' 24' 1/8" = 1'-0"

NEW MULTI-FAMILY DEVELOPMENT

SANDY

38015 Hwy 26, Sandy, OR

SHEET:

A2.02

ELEVATIONS