

CRESTON ANNEX HEADSTART STORMWATER PROJECT

PORTLAND, OREGON



111 SW Fifth Ave., Suite 2600
Portland, OR 97204
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www.kpff.com



GENERAL NOTES

- SURVEY PROVIDED BY KPFF, DATED FEBRUARY 13, 2024. ELEVATIONS ARE BASED ON CITY OF PORTLAND VERTICAL DATUM ESTABLISHED PER BENCH MARK NO. 2017, A 2-1/2 INCH BRASS DISK LOCATED AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF SE 50TH AVENUE AND SE BUSH STREET WITH AN ELEVATION OF 213.087'.
- CONSTRUCTION LAYOUT (ALL ACTUAL LINES AND GRADES) SHALL BE STAKED BY A PROFESSIONAL SURVEYOR, REGISTERED IN THE STATE OF OREGON, BASED ON COORDINATES, DIMENSIONS, BEARINGS, AND ELEVATIONS, AS SHOWN, ON THE PLANS.
- PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE HORIZONTAL POSITION PRIOR TO BEGINNING CONSTRUCTION LAYOUT. SEE SHEET C2.0 FOR PROJECT CONTROL INFORMATION.
- PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE VERTICAL POSITION BASED ON THE BENCHMARK STATED HEREON, PRIOR TO BEGINNING CONSTRUCTION LAYOUT.
- WHEN DIMENSIONS AND COORDINATE LOCATIONS ARE REPRESENTED - DIMENSIONS SHALL HOLD OVER COORDINATE LOCATION. NOTIFY THE CIVIL ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES.
- BUILDING SETBACK DIMENSIONS FROM PROPERTY LINES SHALL HOLD OVER ALL OTHER CALLOUTS. PROPERTY LINES AND ASSOCIATED BUILDING SETBACKS SHALL BE VERIFIED PRIOR TO CONSTRUCTION LAYOUT.
- CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING MONUMENTATION DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT OF ANY MONUMENTS DAMAGED OR REMOVED DURING CONSTRUCTION. NEW MONUMENTS SHALL BE REESTABLISHED BY A LICENSED SURVEYOR.
- SOME SITE DEMOLITION AND UTILITY RELOCATION HAS BEEN PERFORMED. SURVEY MAY NOT BE COMPLETE OR ACCURATE. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS, THE PROJECT SPECIFICATIONS AND THE APPLICABLE REQUIREMENTS OF THE 2024 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, AND REQUIREMENTS OF THE CITY OF PORTLAND.
- THE COMPLETED INSTALLATION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REGULATIONS. ALL PERMITS, LICENSES AND INSPECTIONS REQUIRED BY THE GOVERNING AUTHORITIES FOR THE EXECUTION AND COMPLETION OF WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
- ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. EXCAVATORS MUST NOTIFY ALL PERTINENT COMPANIES OR AGENCIES WITH UNDERGROUND UTILITIES IN THE PROJECT AREA AT LEAST 48 BUSINESS-DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS PRIOR TO COMMENCING AN EXCAVATION, SO UTILITIES MAY BE ACCURATELY LOCATED.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS, PIPE SIZE, AND MATERIAL TYPES OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF KPFF CONSULTING ENGINEERS, 72 HOURS PRIOR TO START OF CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT CONFLICTS.
- THE ENGINEER OR OWNER IS NOT RESPONSIBLE FOR THE SAFETY OF THE CONTRACTOR OR HIS CREW. ALL O.S.H.A. REGULATIONS SHALL BE STRICTLY ADHERED TO IN THE PERFORMANCE OF THE WORK.
- TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IMPLEMENTED. THE CONTRACTOR SHALL ADHERE TO CITY OF PORTLAND EROSION AND SEDIMENT CONTROL MANUAL (OCTOBER 2022) FOR MINIMUM EROSION CONTROL MEASURES. THE ESC FACILITIES SHOWN IN THESE PLANS ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ROADWAYS, KEEPING THEM CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, AND PROVIDING DUST CONTROL AS REQUIRED.
- CONTRACTOR SHALL MAINTAIN ALL UTILITIES TO CRESTON ELEMENTARY SCHOOL AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL WORK WITH THE OWNER.
- A PRECONSTRUCTION MEETING WITH THE OWNER, KPFF, LEARNING LANDSCAPES AND CONTRACTOR REPRESENTATIVE SHALL BE REQUIRED.

APPLICABLE CODES AND REFERENCE STANDARDS:

2010 AMERICANS WITH DISABILITIES ACT DESIGN STANDARDS (ADAS)
2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (ICC/ANSI A117.1)
2023 OREGON PLUMBING SPECIALTY CODE (OPSC)
TITLE 33 - PORTLAND ZONING CODE
2023 OREGON TRANSPORTATION COMMISSION - STANDARDS FOR ACCESSIBLE PARKING PLACES
2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC)

BUILDING CONSTRUCTION

CONSTRUCTION TYP (OSSC TABLE 601): EXISTING BUILDING DESIGNATED AS TYPE V-N
OCCUPANCY CLASSIFICATION (OSSC SECTION 302): EDUCATIONAL SECTION 305 GROUP E

CONSTRUCTION NOTES

GENERAL

- SUBGRADE AND TRENCH BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER IS NOT PERMITTED.
- SPECIAL INSPECTION REQUIRED FOR ALL COMPACTION TESTING.

DEMOLITION

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND DISPOSAL OF EXISTING AC, CURBS, SIDEWALKS AND OTHER SITE ELEMENTS WITHIN THE SITE AREA IDENTIFIED IN THE PLANS.
- EXCEPT FOR MATERIALS INDICATED TO BE STOCKPILED OR TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY, REMOVED FROM THE SITE, AND DISPOSED OF PROPERLY.
- ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND DELIVERED STORED AT THE PROJECT SITE AS DIRECTED BY THE OWNER.
- ALL LANDSCAPING, PAVEMENT, CURBS AND SIDEWALKS, BEYOND THE IDENTIFIED SITE AREA, DAMAGED DURING THE CONSTRUCTION SHALL BE REPLACED TO THEIR ORIGINAL CONDITION OR BETTER.
- CONCRETE SIDEWALKS SHOWN FOR DEMOLITION SHALL BE REMOVED TO THE NEAREST EXISTING CONSTRUCTION JOINT.
- SAWCUT STRAIGHT MATCHLINES TO CREATE A BUTT JOINT BETWEEN THE EXISTING AND NEW PAVEMENT.

UTILITIES

- ADJUST ALL INCIDENTAL STRUCTURES, MANHOLES, VALVE BOXES, CATCH BASINS, FRAMES AND COVERS, ETC. TO FINISHED GRADE.
- CONTRACTOR SHALL ADJUST ALL EXISTING AND/OR NEW FLEXIBLE UTILITIES (WATER, TV, TELEPHONE, ELEC., ETC.) TO CLEAR ANY EXISTING OR NEW GRAVITY DRAIN UTILITIES (STORM DRAIN, SANITARY SEWER, ETC.) IF CONFLICT OCCURS.
- CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES FOR THE INSTALLATION OF OR ADJUSTMENT TO GAS, ELECTRICAL, POWER AND TELEPHONE SERVICE.
- BEFORE BACKFILLING ANY SUBGRADE UTILITY IMPROVEMENTS CONTRACTOR SHALL SURVEY AND RECORD MEASUREMENTS OF EXACT LOCATION AND DEPTH AND SUBMIT TO ENGINEER AND OWNER.
- ALL WORK TO CONFORM TO THE 2023 OREGON PLUMBING SPECIALTY CODE

STORM

- CONNECTIONS TO EXISTING STORM SHALL CONFORM TO THE 2024 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, SECTION 00490, "WORK ON EXISTING SEWERS AND STRUCTURES".
- BEGIN LAYING STORM DRAIN AND SANITARY SEWER PIPE AT THE LOW POINT OF THE SYSTEM, TRUE TO GRADE AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT.
- ALL ROOF DRAIN AND CATCH BASIN LEADERS SHALL HAVE A MINIMUM SLOPE OF 2 PERCENT UNLESS NOTED OTHERWISE IN THE PLANS.
- ALL HORIZONTAL CONNECTIONS TO THE STORM SEWERS SHALL BE OF THE 'WYE' BRANCH TYPE.

EARTHWORKS

- CONTRACTOR SHALL PREVENT SEDIMENTS AND SEDIMENT LADEN WATER FROM ENTERING THE STORM DRAINAGE SYSTEM.
- TRENCH BEDDING AND BACKFILL SHALL BE AS SHOWN ON THE PIPE BEDDING AND BACKFILL DETAIL, THE PROJECT SPECIFICATIONS AND AS REQUIRED IN THE SOILS REPORT. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER WILL NOT BE PERMITTED.

PAVING

- SEE PLANS AND DETAILS FOR SIDEWALK FINISHING AND SCORING PATTERNS.

BES DEVELOPMENT REVIEW NOTES:

- BES STORMWATER FACILITY INSPECTION REQUIRED AT TIME OF CONSTRUCTION. SEE GREEN INSPECTION CARD: TO SCHEDULE, CONTRACT THE AUTOMATED INSPECTION REQUEST (IVR) SYSTEM AT 503-823-7000 AND REQUEST INSPECTION #487 BES ONSITE STORMWATER FACILITY EVALUATION OR YOU MAY ALSO CONTACT OUR OFFICE DIRECTLY AT 503-823-2059
- SEPARATE BDS COMMERCIAL PLUMBING PERMIT REQUIRED FOR INSPECTION OF DOWNSPOUTS AND PRIVATE STORMWATER PIPING OUTSIDE OF STORM FACILITY
- DEQ RULE AUTHORIZATION REQUIRED

BES PRIVATE PROPERTY STORMWATER FACILITY INSPECTION REQUIRED AT THE TIME OF CONSTRUCTION:

GENERAL NOTE:
TO SCHEDULE, CONTACT THE AUTOMATED INSPECTION REQUEST (IVR) SYSTEM AT 503-823-7000 AND REQUEST INSPECTION #487 BES ONSITE STORMWATER FACILITY EVALUATION OR CONTACT BES AT 503-823-7761 FOR ASSISTANCE.

PROJECT IVR #XXXXXXX
BES REQUIRED STORMWATER FACILITY INSPECTIONS:

MATERIAL NOTES

- GENERAL: MATERIALS SHALL BE NEW. THE USE OF MANUFACTURER'S NAMES, MODELS, AND NUMBERS IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE, AND USEFULNESS. PROPOSED SUBSTITUTIONS WILL REQUIRE WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT / OWNER / ENGINEER PRIOR TO INSTALLATION.
- STORM PIPING SHALL BE PVC PIPE, DUCTILE IRON PIPE, OR HIGH DENSITY POLYETHYLENE (HDPE) PIPE CONFORMING TO THE PROJECT SPECIFICATIONS; AS INDICATED IN THE PLANS.
- CONCRETE FOR CURBS, SIDEWALK AND DRIVEWAYS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,300 PSI AT 28 DAYS.

ABBREVIATIONS

AC	ASPHALT CONCRETE	P/L	PROPERTY LINE
AD	AREA DRAIN	PC	POINT OF CURVATURE
APPROX	APPROXIMATE	PP	POWER POLE
BW	BOTTOM OF WALL	PRC	POINT OF REVERSE CURVATURE
CB	CATCH BASIN	PT	POINT OF TANGENT
CL	CENTERLINE	P.U.E	PUBLIC UTILITY EASEMENT
CO	CLEANOUT	PVC	POLYVINYL CHLORIDE
CONC.	CONCRETE	PVMT	PAVEMENT
COTG	CLEANOUT TO GRADE	PVT	PRIVATE
Δ	DELTA	R	RIM
D/W	DRIVEWAY	RD	ROOF DRAIN
DIA, Ø	DIAMETER	R.O.W	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	S	SLOPE (FT/FT)
E	EASTING	SD	STORM DRAIN
EXIST./EX	EXISTING	SDMH	STORM DRAIN MANHOLE
FF	FINISH FLOOR ELEVATION	SHT	SHEET
FG	FINISH GRADE	SS	SANITARY SEWER
FL	FLOWLINE	SSMH	SANITARY SEWER MANHOLE
G	GUTTER	ST	STREET
GB	GRADE BREAK	STD	STANDARD
H	HEIGHT	S/W	SIDEWALK
HP	HIGH POINT	TC	TOP OF CURB
ID	INSIDE DIAMETER	TG	TOP OF GROUND
INV	INVERT	TP	TOP OF PAVEMENT
MH	MANHOLE	TYP	TYPICAL
MIN	MINIMUM	UNO	UNLESS NOTED OTHERWISE
N	NORTHING	W	WATER
O.D	OUTSIDE DIAMETER	W/	WITH
OF	OUTFALL	WM	WATER METER
OVH/OH	OVERHEAD	WV	WATER VALVE

NOTICE TO EXCAVATORS:
ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.
(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987).

POTENTIAL UNDERGROUND FACILITY OWNERS

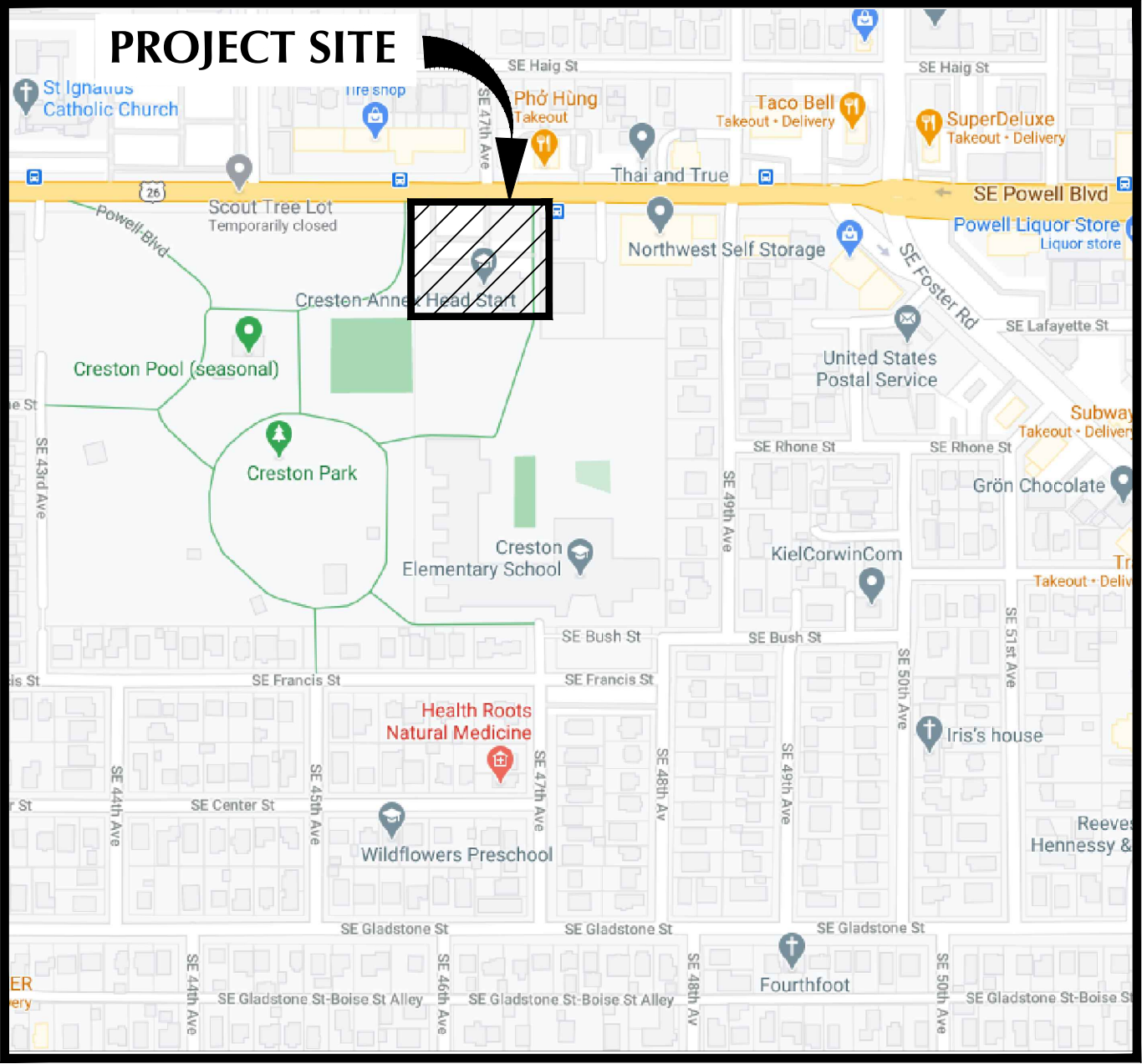
Call before you dig.



or 800-332-2344

EMERGENCY TELEPHONE NUMBERS

CENTURYLINK	1-800-573-1311
COMCAST	1-800-391-3000
NW NATURAL GAS	503-226-4211 x4313
PACIFICORP	877-508-5088
PBOT MAINTENANCE	503-823-1700
PGE	503-464-7777
PORTLAND WATER BUREAU	503-823-4874
VERIZON	1-800-VERIZON



MAP FROM: GOOGLE

VICINITY MAP

SCALE: NTS

PROJECT CONTACTS

CIVIL ENGINEER:
KPFF CONSULTING ENGINEERS
111 SW FIFTH AVENUE, SUITE 2600
PORTLAND, OREGON 97204
TEL: 503-542-3840
CONTACT: JOSH LIGHTHIPE, PE

SCHOOL PRINCIPAL
CRESTON ANNEX HEAD START
TEL: 503-680-7299
CONTACT: JASON ROEPEL, ASSISTANT PRINCIPAL

LANDSCAPE ARCHITECT:
LEARNING LANDSCAPES
1818 SE 41ST AVE
PORTLAND, OREGON 97214
TEL: 917-266-0403
CONTACT: MICHELLE MATHIS, RLA

PPS PROJECT MANAGER:
PORTLAND PUBLIC SCHOOLS
FACILITIES AND ASSET MANAGEMENT
TEL: 971-201-8771
CONTACT: THERESA FAGIN, PROJECT MANAGER

LCEP PROJECT MANAGER:
LOWER COLUMBIA ESTUARY PARTNERSHIP
811 SW NAITO PARKWAY, SUITE 410
PORTLAND, OREGON 97204
TEL: 503-226-1565 x228
CONTACT: CHRIS HATHAWAY

SHEET INDEX

SHEET COUNT	SHEET NUMBER	SHEET NAME
1	C0.1	COVER SHEET
2	C0.3	EXISTING CONDITIONS
3	C1.0	DEMOLITION PLAN
4	C2.0	SITE PLAN
5	C3.0	GRADING AND DRAINAGE PLAN
6	C3.1	PLANTER SECTIONS
7	C3.2	RPBA ENLARGEMENT
8	C4.1	DETAILS
9	C4.2	DETAILS
10	C4.3	DETAILS
11	C5.0	EROSION AND SEDIMENT CONTROL PLAN
12	C5.1	EROSION AND SEDIMENT CONTROL DETAILS
13	L1.0	GRASSY PLAY AREA MATERIALS AND LAYOUT
14	L2.0	PLANTING PLAN
15	L3.0	DETAILS
16	L3.1	DETAILS

Creston Annex Head Start Stormwater Project

Creston Annex Head Start
4620 SE Powell Blvd.
Portland, OR 97206

PPS PROJECT CONTACT:
Portland Public Schools
Facilities and Asset Management
Theresa Fagin, Project Manager
971-201-8771

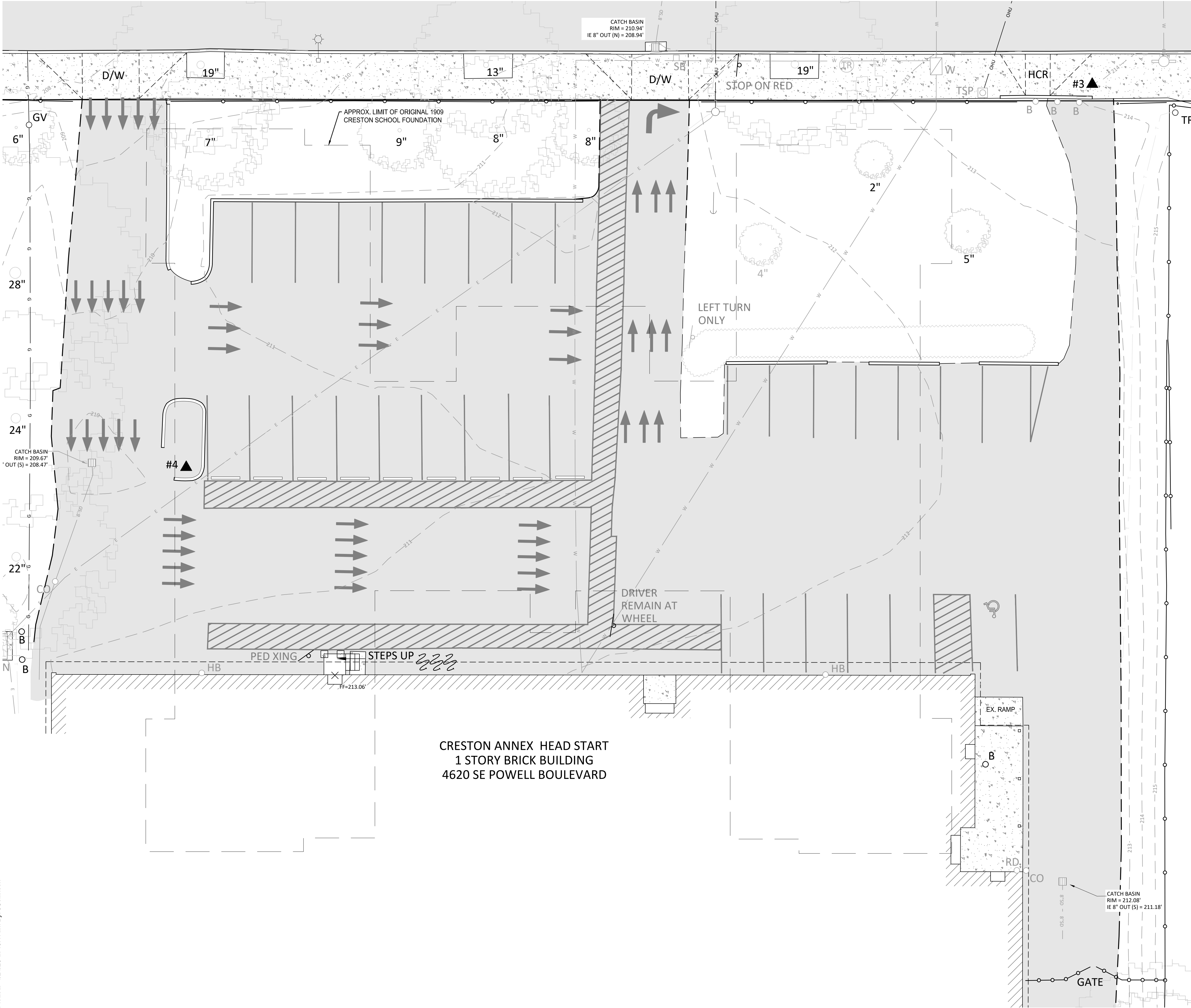
DESIGN CONTACT:

KPFF Civil Engineers
Josh Lighthipe
503.542.3840
josh.lighthipe@kpff.com

PERMIT SET 4/25/2025

COVER SHEET

C0.1



- NOTES:**
- 1.) VERTICAL DATUM: CITY OF PORTLAND
BENCHMARK: 2-1/2 INCH BRASS DISK AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF SE 50TH AVENUE AND SE BUSH STREET
BENCHMARK NO. 2017
ELEVATION = 213.087'
- 2.) BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF SE POWELL BOULEVARD IS NORTH 89°56'02" WEST.
- 3.) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
- 4.) A TITLE REPORT WAS NOT PROVIDED FOR THE PURPOSE OF THIS SURVEY. EASEMENTS AFFECTING THE SUBJECT PROPERTY MAY EXIST.
- 5.) UTILITY LOCATIONS SHOWN ARE PER FIELD LOCATED UTILITY PAINT MARKS & REFERENCE MAPS MADE AVAILABLE BY THE VARIOUS UTILITY PROVIDERS. UNLESS INDICATED, DEPTHS OF UTILITY LINES ARE NOT AVAILABLE. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED (POTHOLED) PRIOR TO CONSTRUCTION.

LEGEND:

	BUILDING OUTLINE WITH DOOR
	CONCRETE SURFACE
	GRAVEL SURFACE
	ASPHALT SURFACE
	WALL
	BUILDING OVERHANG
	CURB LINE
	EDGE OF ASPHALT
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	LOT LINE
	PROPERTY LINE
	BRUSH LINE
	ELECTRICAL LINE
	TELECOMMUNICATIONS LINE
	STORM LINE
	SANITARY SEWER LINE
	WATER LINE
	GAS LINE
	OVERHEAD UTILITY LINES
	CYCLONE FENCE
	UNDERGROUND LINE PER AS-BUILTS
	SIGN
	BOLLARD
	DRIVEWAY ENTRY
	HANDICAP RAMP
	BIKE RACK
	ROOF DRAIN
	TRANSFORMER
	GUY ANCHOR
	LUMINAIRE
	POWER POLE
	OVERHEAD LIGHT
	GAS VALVE
	CATCH BASIN
	SANITARY/STORM CLEAN OUT
	TELECOMMUNICATIONS VAULT
	TELECOMMUNICATIONS RISER
	TRAFFIC SIGNAL POLE
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	WATER VAULT
	HOSE BIB
	TRASH CAN
	DECIDUOUS TREE
	-PERIMETER REPRESENTS DRIPLINE
	FOUND MONUMENT
	PROJECT CONTROL POINT
	FINISHED FLOOR ELEVATION

PROJECT CONTROL:

STATION	DESCRIPTION	NORTHING	EASTING	ELEVATION
3	MAG NAIL W/ WASHER "KPFF CONTROL"	163137.75	362916.03	213.99'
4	MAG NAIL W/ WASHER "KPFF CONTROL"	163057.82	362726.99	210.11'

SCALE

1 INCH = 10 FEET

10 0 10 20

kpff

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**Learning
Landscapes**

DISCLAIMER:
THIS SHEET REPRESENTS EXISTING SITE CONDITIONS PROVIDED BY OTHERS AND WAS NOT COMPLETED UNDER KPFF DIRECT SUPERVISION. ALL INFORMATION SHOWN HEREON MAY OR MAY NOT REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND. THIS INFORMATION WAS RELIED UPON FOR CIVIL DESIGN PURPOSES AND WAS PROVIDED FROM SURVEY COMPLETED BY: KPFF SURVEY

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PERMIT SET 4/25/2025

EXISTING
CONDITIONS

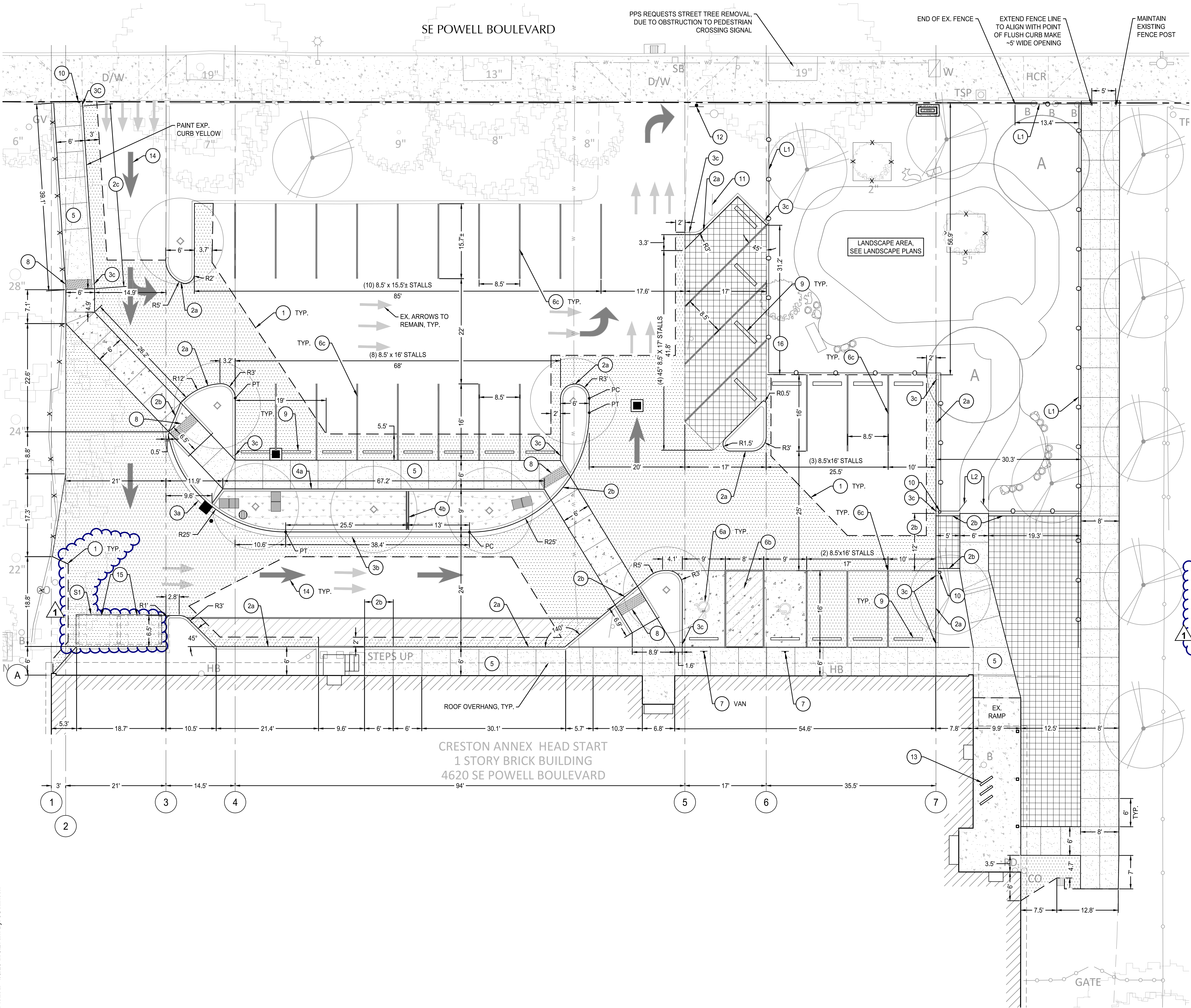
C0.3



C1.0

SCALE 1 INCH = 10 FEET

10 0 10 20



SHEET NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
- ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAIL 3/C4.2.

KEY NOTES

#	DESCRIPTION	DETAIL REF.
1	SAWCUT LINE	
2a	STANDARD CURB	2A/C4.1
2b	FLUSH CURB	2B/C4.1
2c	4" EXP. CURB EACH SIDE, SEE GRADING.	2A/C4.1
3a	CURB AND GUTTER	3A/C4.1
3b	THICKENED CURB AND GUTTER	3B/C4.1
3c	CURB ENDING	3C/C4.1
4a	PLANTER WALL	4/C4.1
4b	CONCRETE CHECK DAM	8/C4.2
5	CONCRETE SIDEWALK	5/C4.1
6a	ADA PARKING STALLS AND STRIPING	6/C4.1
6b	'NO PARKING' ZONE STRIPING	6/C4.1
6c	4" WIDE WHITE STRIPE	6/C4.1
7	ADA PARKING SIGN	1/C4.2
8	DETECTABLE WARNING	6/C4.2
9	WHEEL STOP	4/C4.2
10	BOLLARD WITH CHAIN LOOP (POINT LOOP TOWARDS CHAIN DIRECTION)	2/C4.2
11	VERIFY GUY WIRE LOCATION AND VERIFY NO CONFLICT WITH PROPOSED CURB. NOTIFY ENGINEER OF DISCREPANCIES	
12	STOP SIGN ATTACHED TO FENCE	7/C4.2
13	RELOCATED BIKE RACK, CONFIRM FINAL LOCATION WITH PRINCIPAL	
14	DIRECTIONAL ARROW	
15	ASSUMED DUMPSTER PLACEMENT	
16	INSTALL HEAVY DUTY PLASTIC EDGE TO RESTRAIN EDGE OF PAVERS	

LANDSCAPE

(SHOWN FOR REFERENCE, SEE LANDSCAPE PLANS)

#	DESCRIPTION	DETAIL REF.
L1	PROPOSED FENCE	
L2	PROPOSED DOUBLE SWING GATE - OPENING 8' WIDE	

STRUCTURAL

(SHOWN FOR REFERENCE, SEE STRUCTURAL PLANS)

#	DESCRIPTION	DETAIL REF.
S1	DUMPSTER FENCE SCREENING	

SHEET LEGEND

	PROPERTY LINE	
	SAWCUT LINE	
	STANDARD ASPHALT PAVEMENT	1A/C4.1
	CONCRETE PAVEMENT	1B/C4.1
	PERMEABLE PAVERS	1C/C4.1
	CONCRETE SIDEWALK	5/C4.1
	STORMWATER PLANTER/BASIN	5/C4.2

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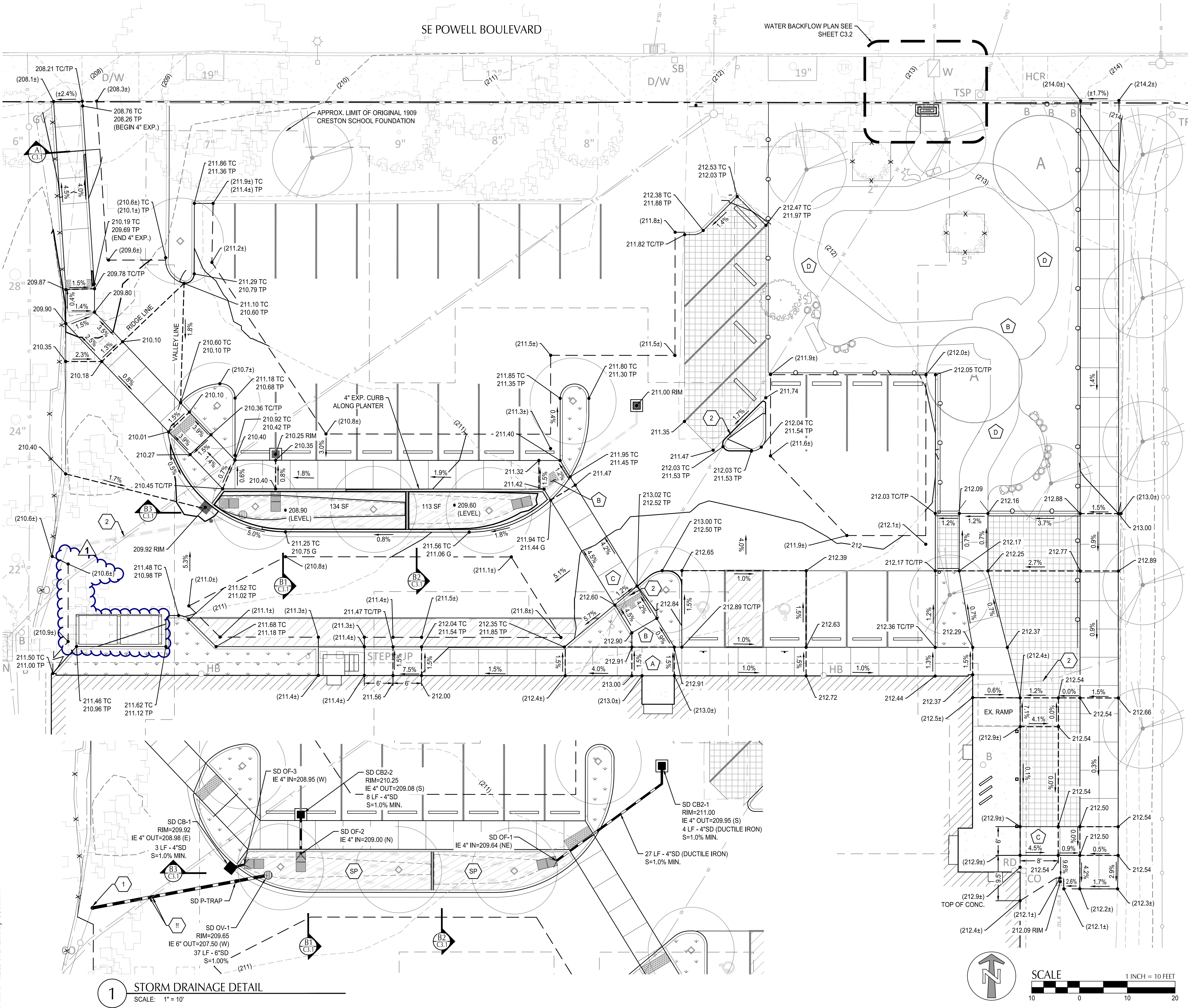
PERMIT SET 4/25/2025
1 PERMIT REVISION 1.07.2026

SITE PLAN

SCALE 1 INCH = 10 FEET
10 0 10 20

C2.0

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Plotted: 1/8/26 at 8:42am By: Jcollinson



1 STORM DRAINAGE DETAIL
SCALE: 1" = 10'

SHEET NOTES

- SLOPES PROVIDED ON SLOPE ARROW ARE FOR REFERENCE ONLY.
- LANDINGS ON ACCESSIBLE ROUTES SHALL NOT EXCEED 2% IN ANY DIRECTION.
- ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
- PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL 1/C4.1.
- STATIONS AND OFFSETS SHOWN ON STRUCTURES ARE SHOWN AT CENTER OF STRUCTURE.

UTILITY KEY NOTES

NOTE	DESCRIPTION	DETAIL REF.
1	CONNECT TO EXISTING STORMWATER PIPE. FIELD VERIFY LOCATION AND IE PRIOR TO CONSTRUCTION.	
2	PROTECT UTILITY	
SP	STORM PLANTER, ID AND SIZE AS SHOWN	SHT C3.1 & 5/C4.3
!!	UTILITY CROSSING. PROVIDE 6" MIN. CLEARANCE.	

GRADING KEY NOTES

NOTE	DESCRIPTION
A	LANDING AT DOOR. TYPICAL GRADING SHALL BE: TOP OF CONCRETE DOOR = FFE MINUS 0.02FT. SLOPE CONCRETE 1.5% AWAY FROM BLDG.
B	LANDING ZONE. ACCESSIBLE ROUTE THROUGH THIS ZONE REQUIRES NO MORE THAN 2% SLOPE IN ANY DIRECTION.
C	SLOPING WALKWAY DESIGNED TO BE ACCESSIBLE WITH RUNNING SLOPE < 5% (DESIGN INTENT 4.8% MAX.) AND CROSS-SLOPE < 2% (DESIGN INTENT 1.5% MAX.)
D	CURVING WALKWAY DESIGNED TO BE ACCESSIBLE WITH RUNNING SLOPE < 3% (DESIGN INTENT 2% MAX.) AND CROSS-SLOPE < 2% (DESIGN INTENT 1.5% MAX. FIELD FIT FINISHED GRADE AS NEEDED TO MAINTAIN INTENDED SLOPES.

GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)
[X.X%]	SLOPE ORIENTATION INDICATING DIRECTION OF MAXIMUM GRADE (DOWNHILL)
XX.XX XX	SPOT ELEVATION DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG
EG	EXISTING GRADE
FF	FINISHED FLOOR
FL	FLOW LINE
G	GUTTER
RIM	RIM OF STRUCTURE
TC	TOP OF CURB
TG	TOP OF GROUND
TS	TOP OF PAVEMENT
TP	TOP OF STEP
TW	TOP WALL
(XXX.X)	EXISTING GRADE (MATCH WHERE APPLICABLE)

UTILITY LABEL LEGEND

STRUCTURE LABEL	DESCRIPTION
XX XX-XX	UTILITY TYPE (SD=STORM DRAINAGE)
RIM=	STRUCTURE TYPE CALLOUT
IE IN = XX.X	ID NUMBER (WHERE APPLICABLE)
IE OUT = XX.X	STRUCTURE INFO (WHERE APPLICABLE)

PIPE LABEL

PIPE LABEL	DESCRIPTION
XXLF - XX" XX	UTILITY LENGTH UTILITY SIZE
S=X.XX%	UTILITY TYPE SLOPE (WHERE APPLICABLE)

STRUCTURE TYPE

CALLOUT	DESCRIPTION	DETAIL REF.
CB	CATCH BASIN	2/C4.1
CONN	CONNECTION TO EXISTING PIPE	
OF	OUTFALL	5 & 6/C4.1
OV	OVERFLOW INLET	4/C4.1
P-TRAP	P-TRAP	3/C4.1

SHEET LEGEND

CALLOUT	DESCRIPTION
---	GRADE BREAK
---	SAWCUT LINE
(-49)	EX. CONTOUR MINOR
(-50)	EX. CONTOUR MAJOR
-49	CONTOUR MINOR (FG)
-50	CONTOUR MAJOR (FG)
---	DAYLIGHT LINE

Creston
Annex Head
Start
Stormwater
Project

Creston Annex Head Start
4620 SE Powell Blvd.
Portland, OR 97206

PPS PROJECT CONTACT:
Portland Public Schools
Facilities and Asset Management
Theresa Fagin, Project Manager
971-201-8771

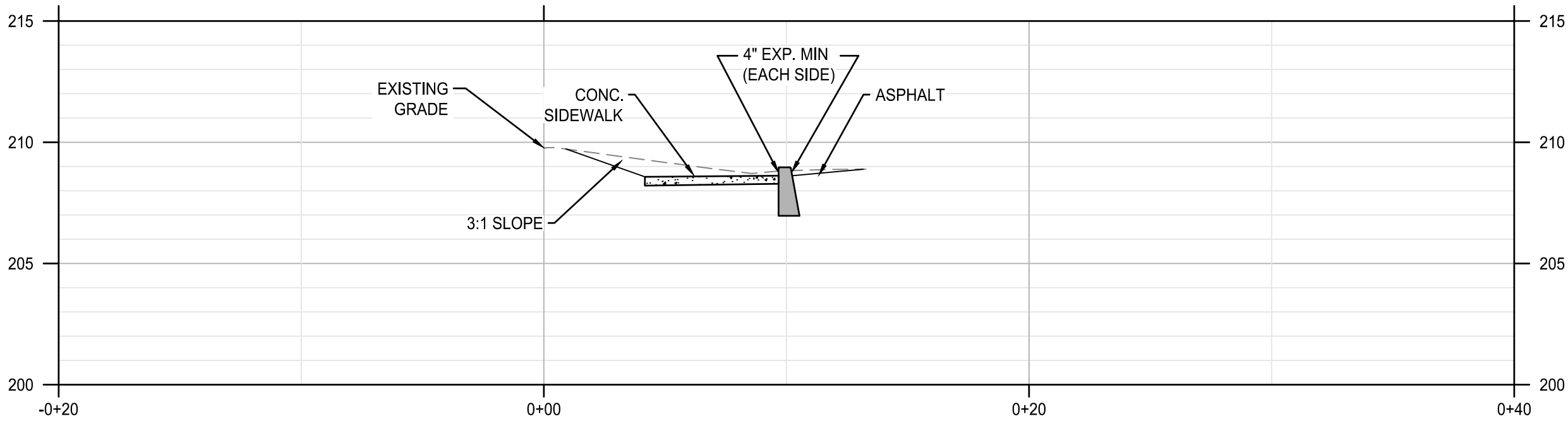
DESIGN CONTACT:
KPFF Civil Engineers
Josh Lighthipe
503.542.3840
josh.lighthipe@kpff.com

PERMIT SET 4/25/2025
1 PERMIT REVISION 1.07.2026

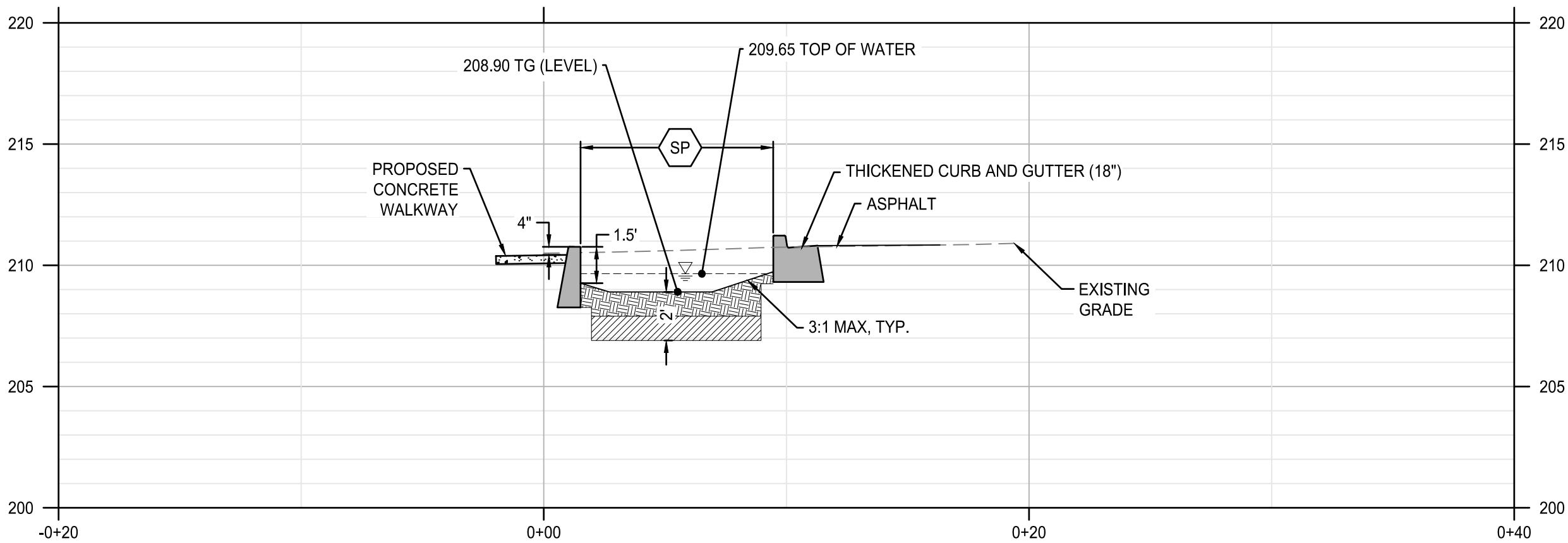
GRADING AND
DRAINAGE PLAN

C3.0

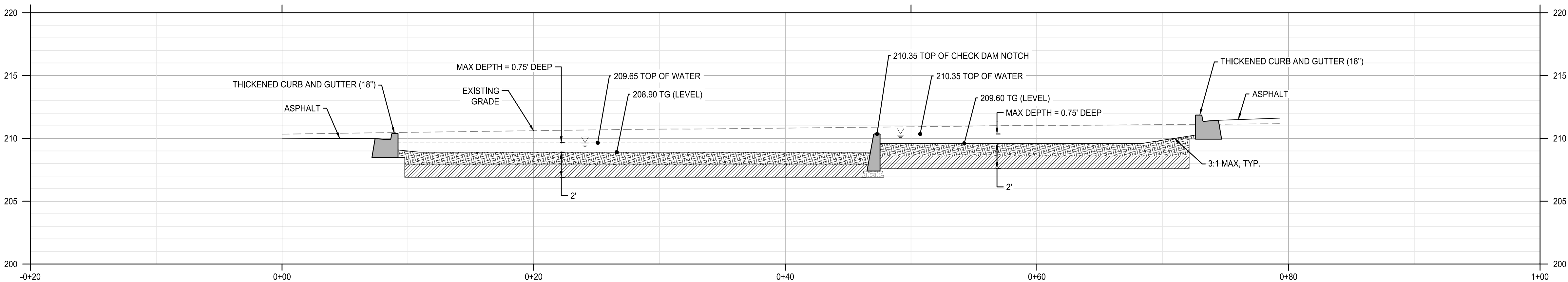
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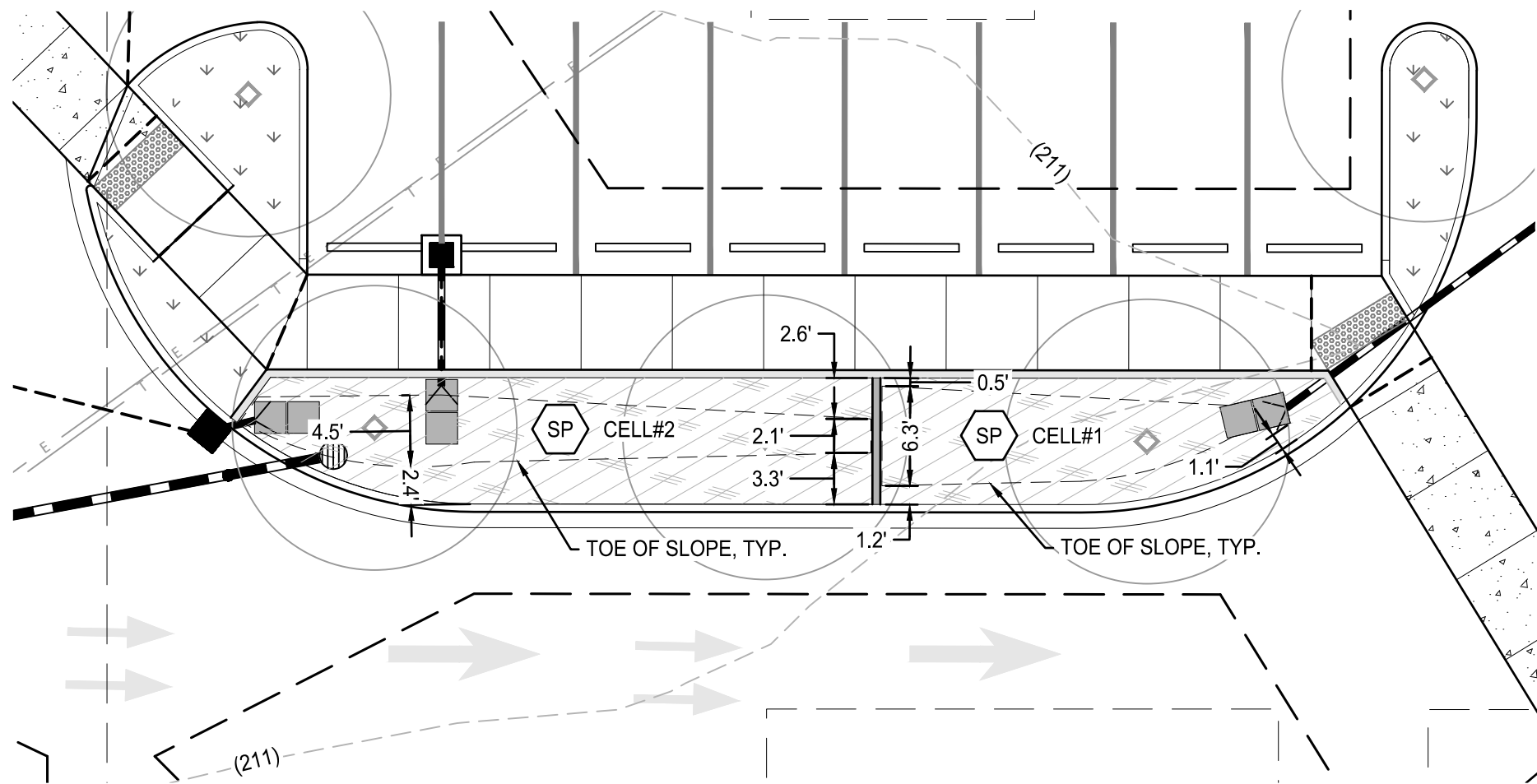
A NORTH WEST WALKWAY & CURB SECTION
SCALE: HORIZ: 1" = 5'
VERT: 1" = 5'



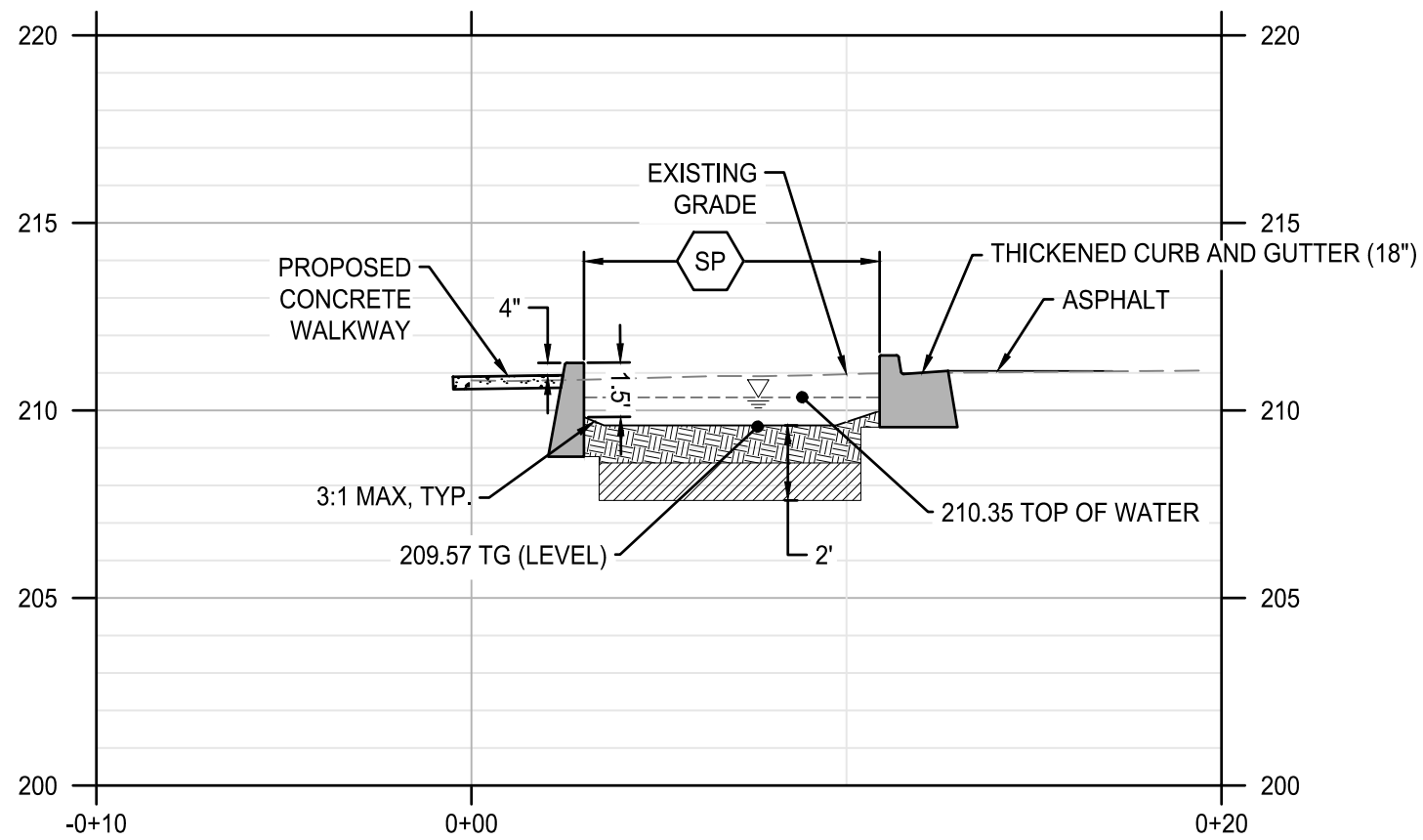
B1 STORMWATER FACILITY CROSS SECTION
SCALE: HORIZ: 1" = 5'
VERT: 1" = 5'



B3 STORMWATER FACILITY CROSS SECTION
SCALE: HORIZ: 1" = 5'
VERT: 1" = 5'



1 STORM PLANTER - PLAN VIEW
SCALE: 1" = 10'



B2 STORMWATER FACILITY CROSS SECTION
SCALE: HORIZ: 1" = 5'
VERT: 1" = 5'

KEY NOTES

NOTE	DESCRIPTION	DETAIL REF.
SP	STORM PLANTER, ID AND SIZE AS SHOWN	5/C4.3

STORM PLANTER AREAS & ELEVATIONS

	AREA	ELEVATION
CELL #1	FLAT BTM	113 209.60
	TOP OF WATER	194 210.35
CELL #2	FLAT BTM	134 208.90
	TOP OF WATER	286 209.65

**Creston
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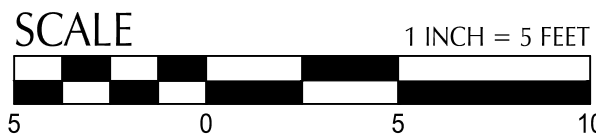
PPS PROJECT CONTACT:
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971-201-8771

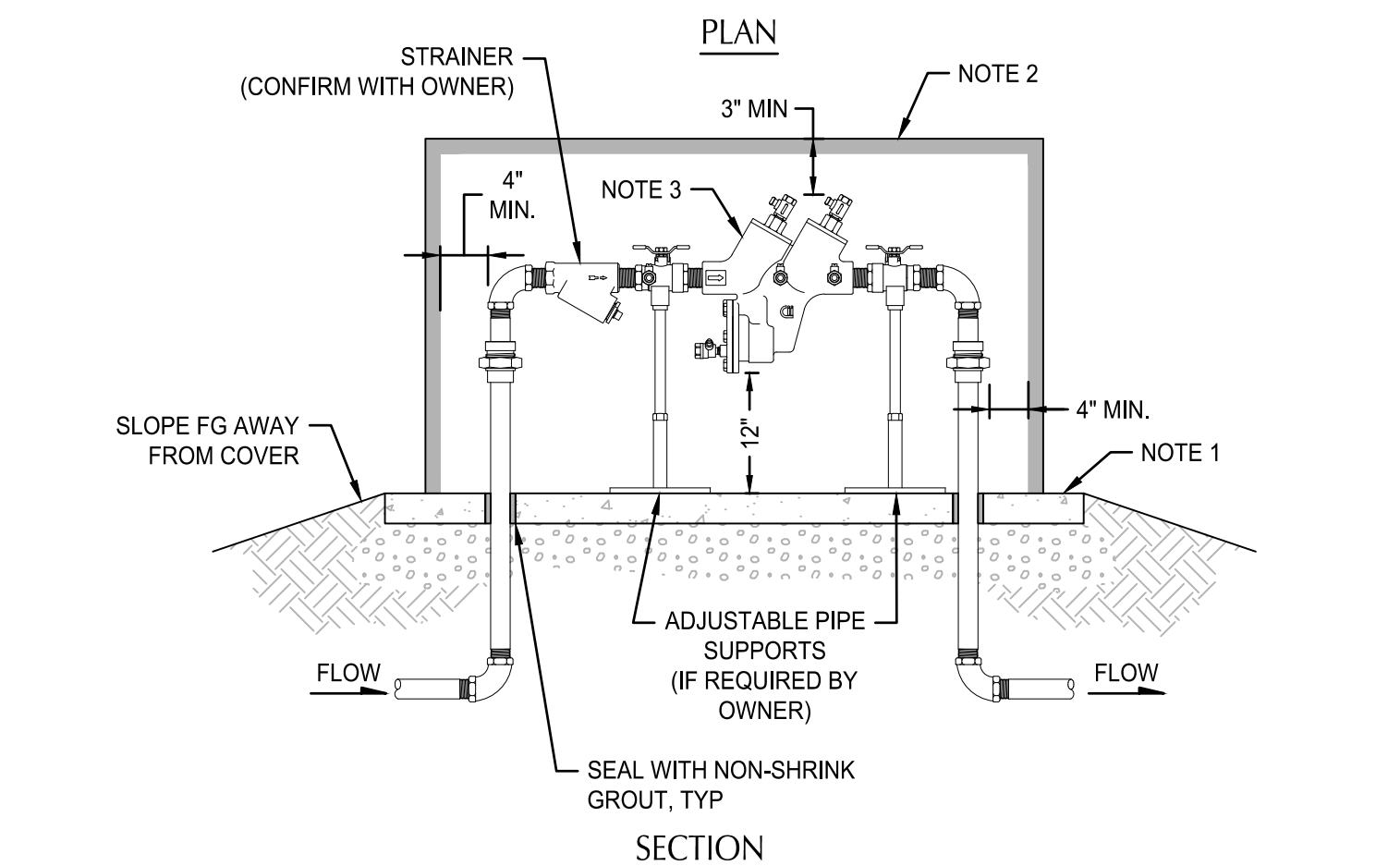
DESIGN CONTACT:
KPFF Civil Engineers
Josh Lighthipe
503.542.3840
josh.lighthipe@kpff.com

PERMIT SET 4/25/2025

**STORM PLANTER
SECTIONS**

C3.1

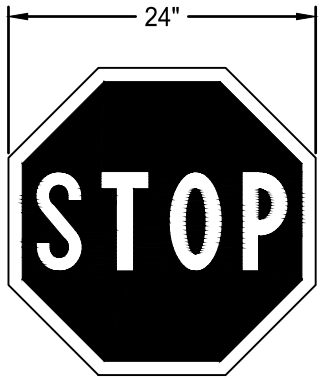




1. CONCRETE SLAB: 4" MIN THICKNESS ON 6" OF 3/4"-Ø COMPACTED AGGREGATE BASE. CONCRETE SHALL BE 3000 PSI MIN. MOUNT ENCLOSURE PER MANUFACTURER'S RECOMMENDATIONS.
2. MOUNT REDUCED PRESSURE BACKFLOW ASSEMBLY (RPBA) ABOVE GROUND IN INSULATED, AND PROTECTIVE ENCLOSURE (HOT BOX OR SIMILAR). CONTRACTOR TO CONFIRM ENCLOSURE CAN HOUSE THE ACTUAL RPBA DEVICE SELECTED PRIOR TO ORDERING.
3. 2" RPBA SHALL BE MANUFACTURED BY WATTS, FEBCO, OR APPROVED EQUAL WITH ASSOCIATED STRAINERS (WILKINS RPBAS ARE NOT ALLOWED BY PPS). PI RPBA TO BE INSTALLED PER WATER BUREAU REQUIREMENTS. ALL EXPOSED PIPE AND FITTINGS SHALL BE TYPE K OR L COPPER TUBING PIPE OR GALVANIZED STEEL PIPE.
4. CLEARANCES SHOWN ARE MINIMUM BASED ON A HINGED ACCESS OR REMOVABLE ENCLOSURE.
5. PROVIDE PORTLAND WATER BUREAU INSPECTOR WITH CERTIFIED TEST REPORT UPON COMPLETION.

<u>NOTE</u>	<u>DESCRIPTION</u>	<u>DETAIL REF.</u>
1	2" RPBA. PI RPBA TO BE INSTALLED PER WATER BUREAU REQUIREMENTS. SEE WQ BACKFLOW NOTES ON THIS SHEET.	1/C4.3
2	EXISTING 2" WATER SERVICE. LOCATION BASED ON PRIVATE LOCATES.	
3	WATER METER AND EXISTING PIPING TO REMAIN.	
4	CONNECT TO EX. WATER PIPE. VERIFY LOCATION, IE, MATERIAL AND SIZE PRIOR TO CONSTRUCTION.	
5	RESTORE LANDSCAPE, PER LANDSCAPE PLANS	



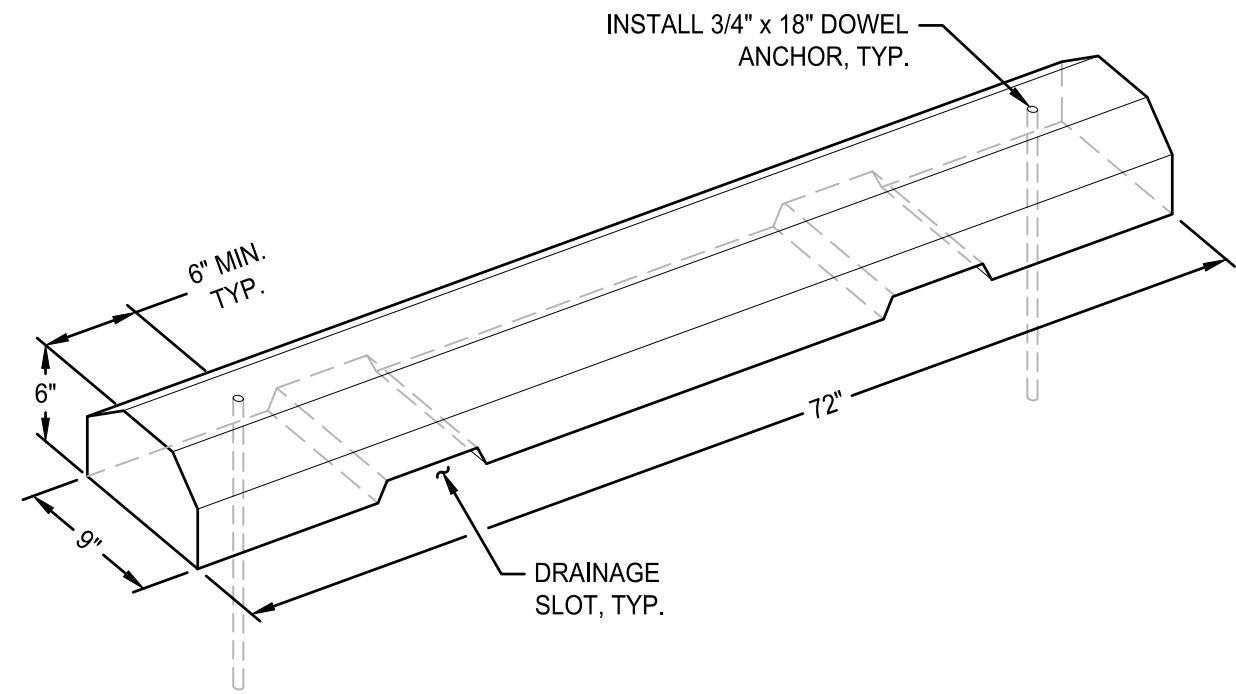


R1010

R1-1
24 X 24

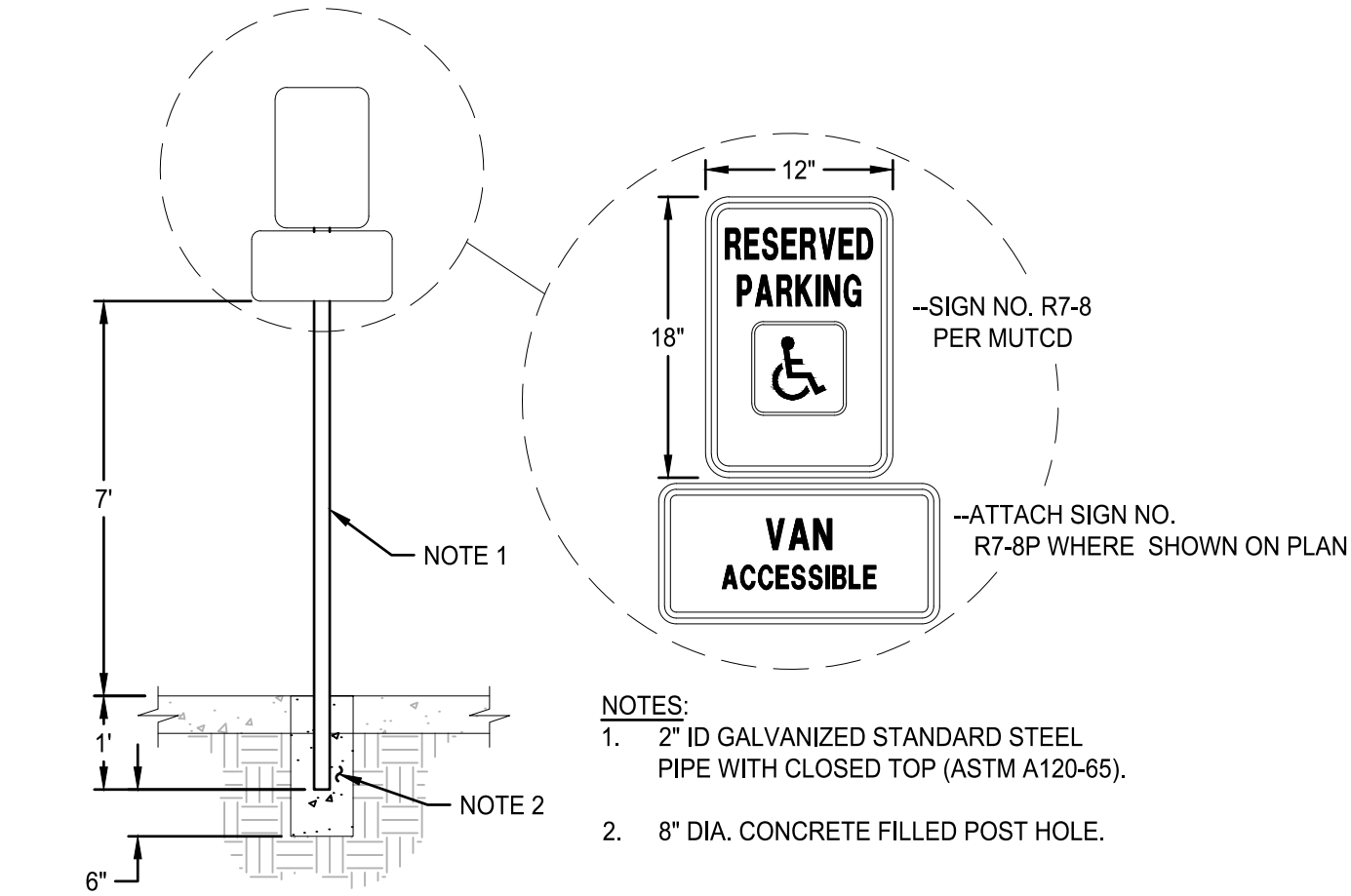
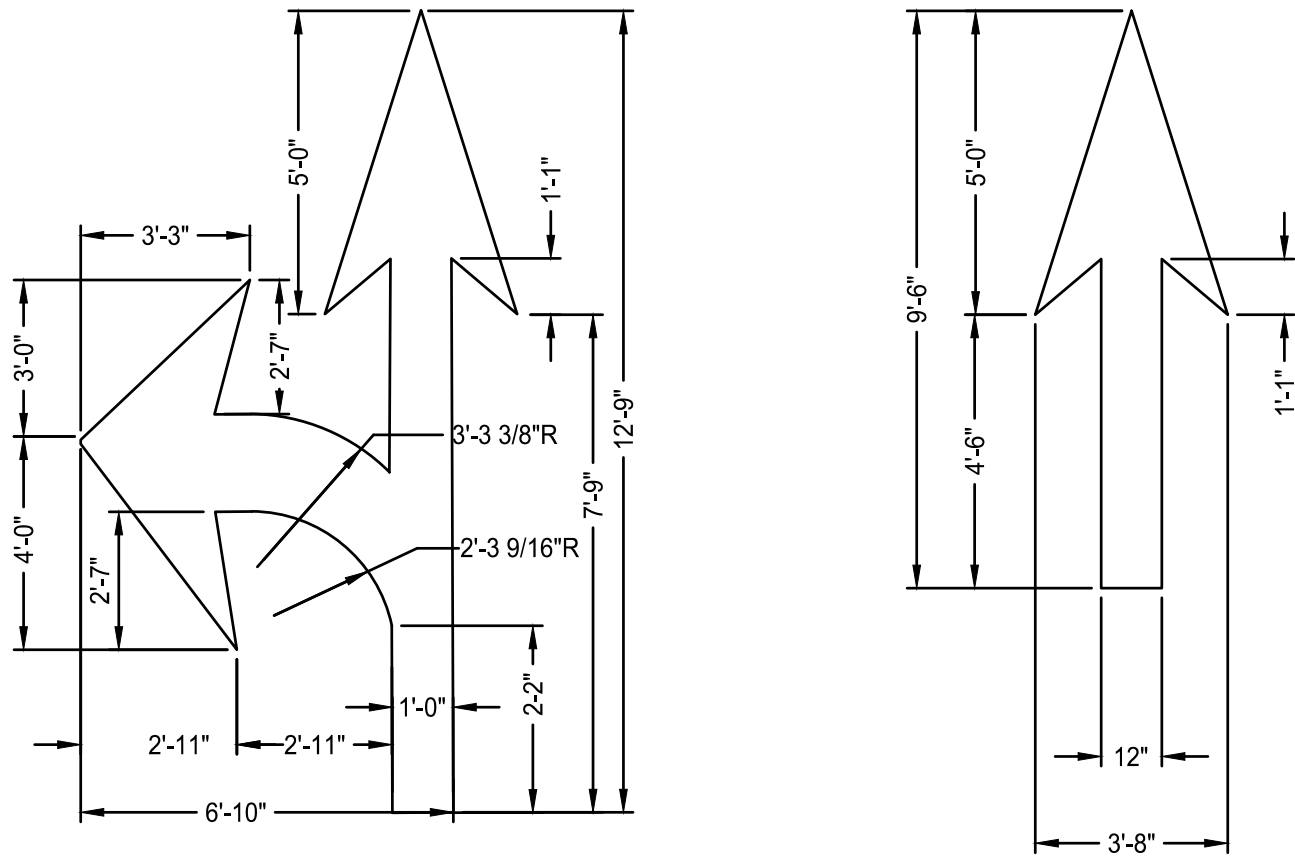
NOTE:
CONFIRM SIZE AND PLACEMENT AND MOUNTING WITH PPS

7 STOP SIGN
SCALE: NTS



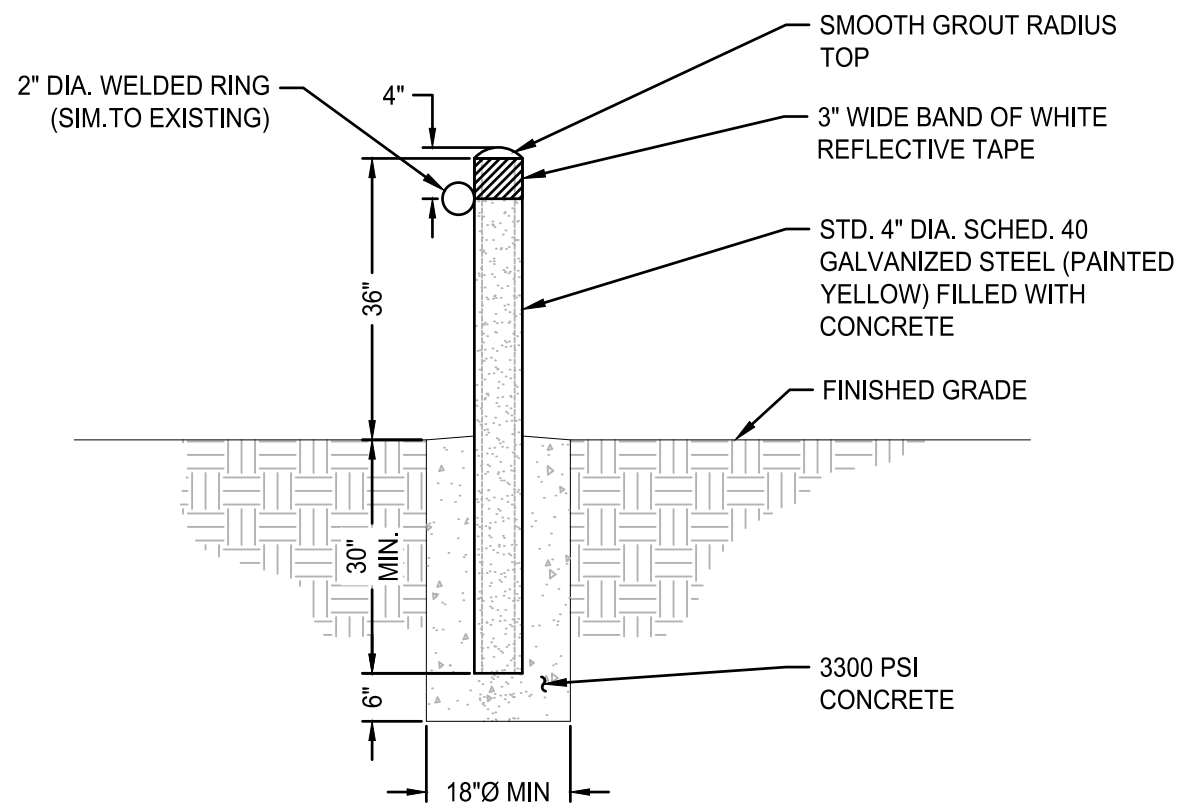
NOTES:
1. DIMENSIONS ARE NOMINAL AND MAY VARY TO CONFORM TO MANUFACTURER'S PRODUCTS APPROVED BY ENGINEER.

4 PRECAST CONCRETE WHEEL STOP
SCALE: NTS



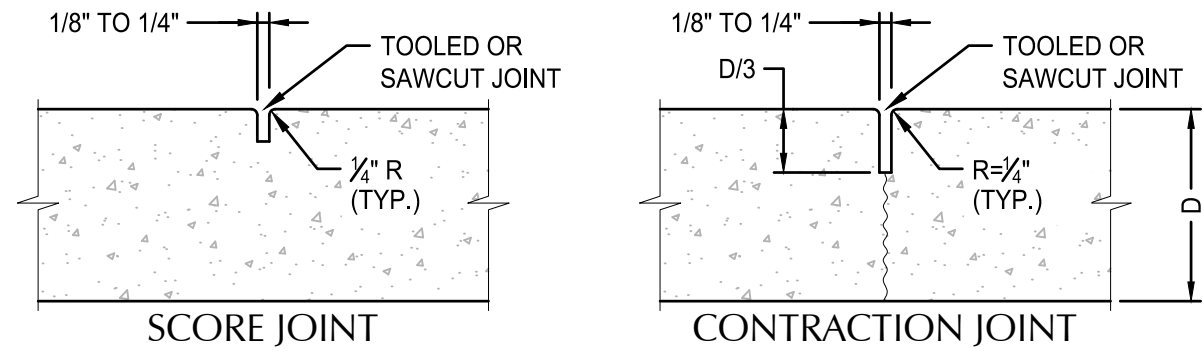
NOTES:
1. 2" ID GALVANIZED STANDARD STEEL PIPE WITH CLOSED TOP (ASTM A120-65).
2. 8" DIA. CONCRETE FILLED POST HOLE.

1 ADA PARKING SIGN
SCALE: NTS



SECTION

2 PIPE BOLLARD (4" DIA)
SCALE: NTS



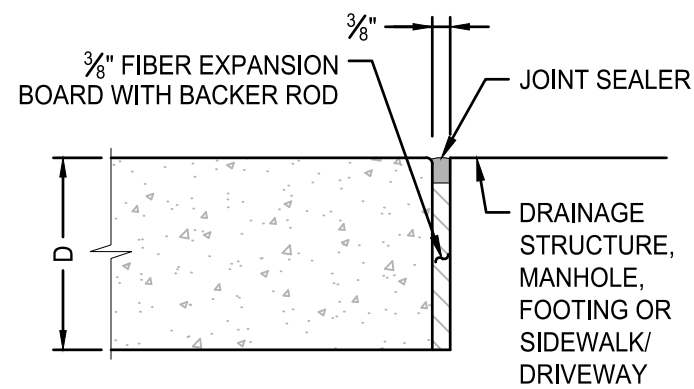
SCORE JOINT

CONTRACTION JOINT

JOINT INTERVALS TABLE

TYPE	SPACING	OR AT...
SCORE	5' TYP.	LOCATIONS SHOWN ON PLANS
CONTRACTION	15' MAX.	END OF RAMPS AND DRIVEWAYS
EXPANSION/ ISOLATION	200' *	POINTS OF TANGENCY AND AT ENDS OF EACH DRIVEWAY OR OTHER FIXED OBJECTS

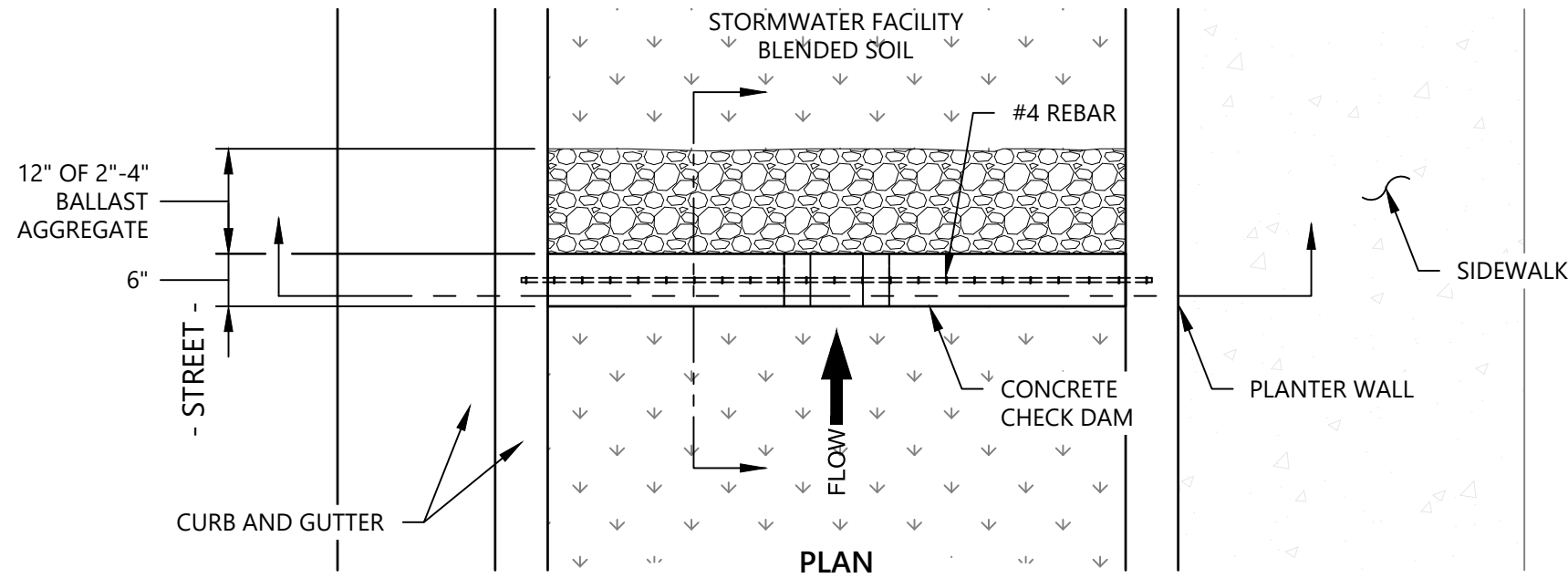
* MONOLITHIC CURB AND SIDEWALK SHALL BE 45' MAX.



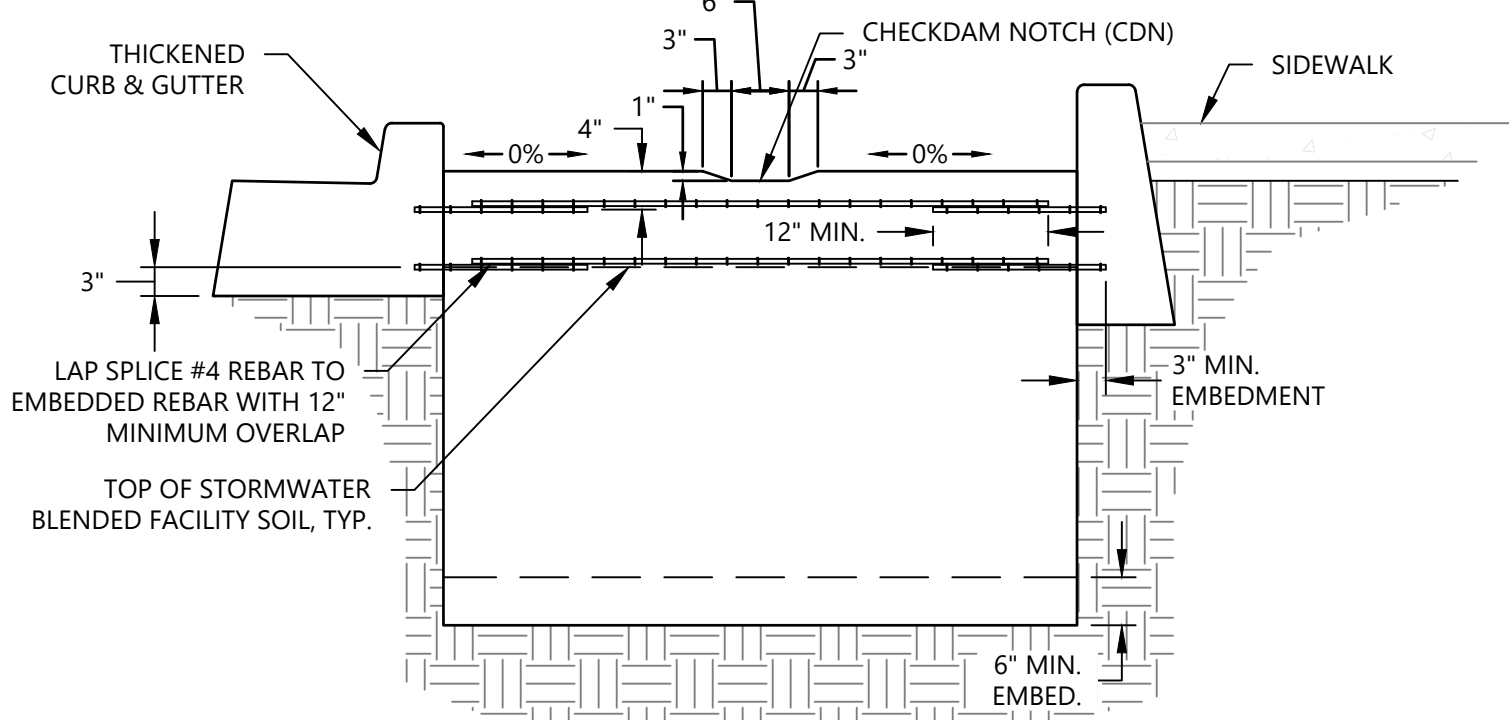
EXPANSION / ISOLATION JOINT

NOTES:
1. CONTRACTION JOINTS MAY BE USED IN PLACE OF SCORE JOINTS.
2. CONSTRUCTION COLD JOINTS MAY BE USED IN PLACE OF CONTRACTION JOINTS.
3. PROVIDE MEDIUM BROOM FINISH WITH NO TOOL MARKS.

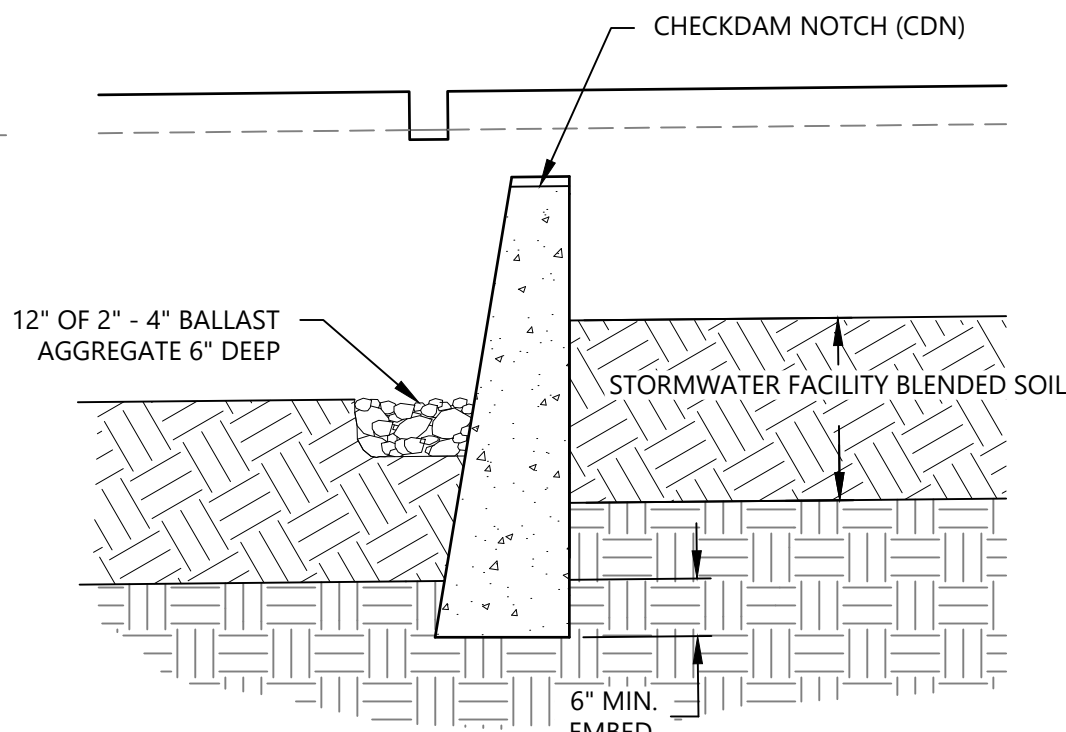
3 TYP. SIDEWALK JOINTS
SCALE: NTS



PLAN



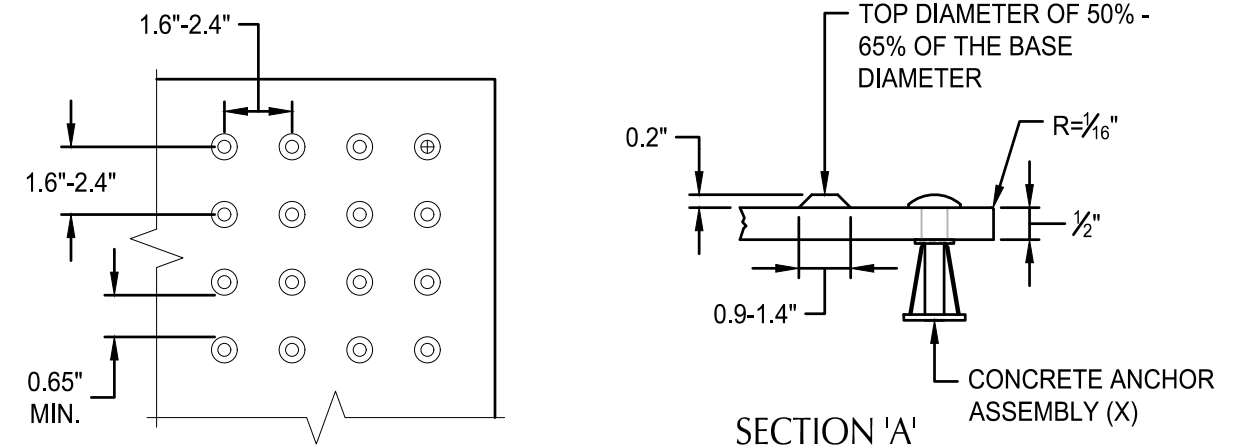
SECTION A-A



SECTION B-B

NOTES:
1. DIMENSIONS ARE NOMINAL AND MAY VARY TO CONFORM TO MANUFACTURER'S PRODUCTS APPROVED BY ENGINEER
2. STRIPING MATERIAL TO BE THERMAL PLASTIC OR OTHER HEAVY-DUTY MATERIAL THAT WILL HAVE RELATIVELY LITTLE MAINTENANCE.

5 DIRECTIONAL ARROWS
SCALE: NTS



SECTION 'A'

NOTES:
1. DETECTABLE WARNINGS SHALL BE INSTALLED AS SHOWN IN PLANS AND DETAILS AND TO THE FULL WIDTH OF CURB RAMP OR FLUSH SURFACE. THE DETECTABLE WARNING SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE OR OTHER POTENTIAL HAZARD IS 6 TO 8 INCHES FROM THE CURB LINE OR OTHER POTENTIAL HAZARD.
2. DETECTABLE WARNING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
3. MANUFACTURER OF DETECTABLE WARNING:
ARMORCAST CAST IN PLACE DETECTABLE WARNING PANELS
PH: (818) 982-3600 - ARMORCASTPROD.COM
COLOR: SAFETY YELLOW OR APPROVED EQUAL

6 DETECTABLE WARNING
SCALE: NTS

8 CONCRETE CHECK DAM
SCALE: NTS

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DESIGN CONTACT:
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josh.lighthipe@kpff.com

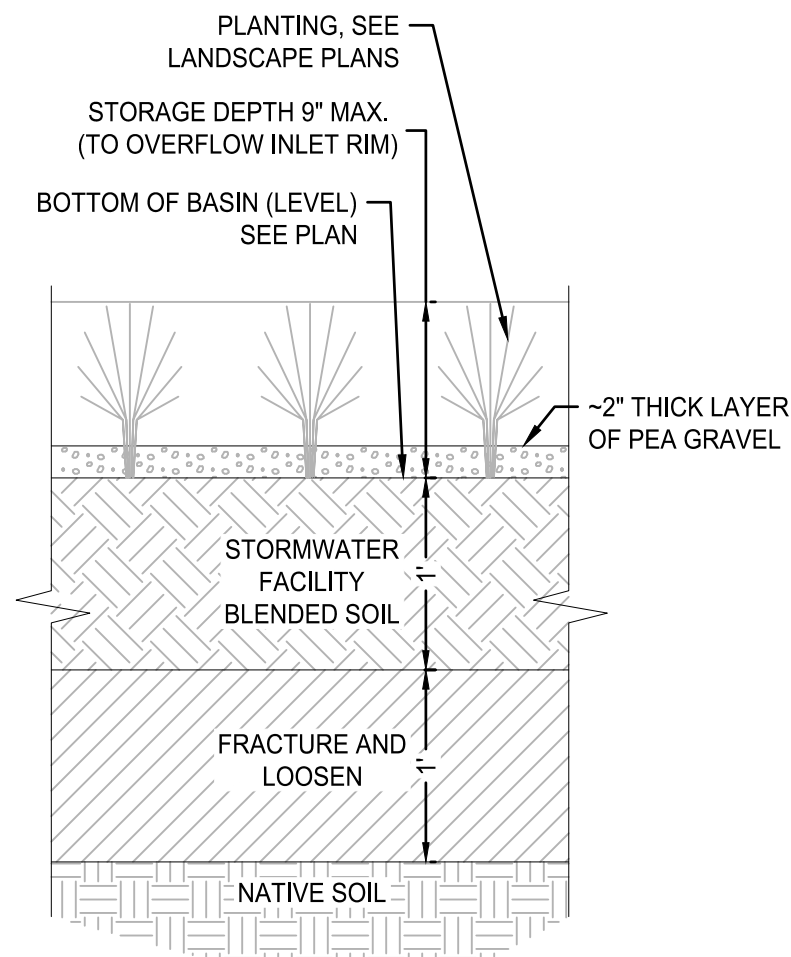
PERMIT SET 4/25/2025

DETAILS

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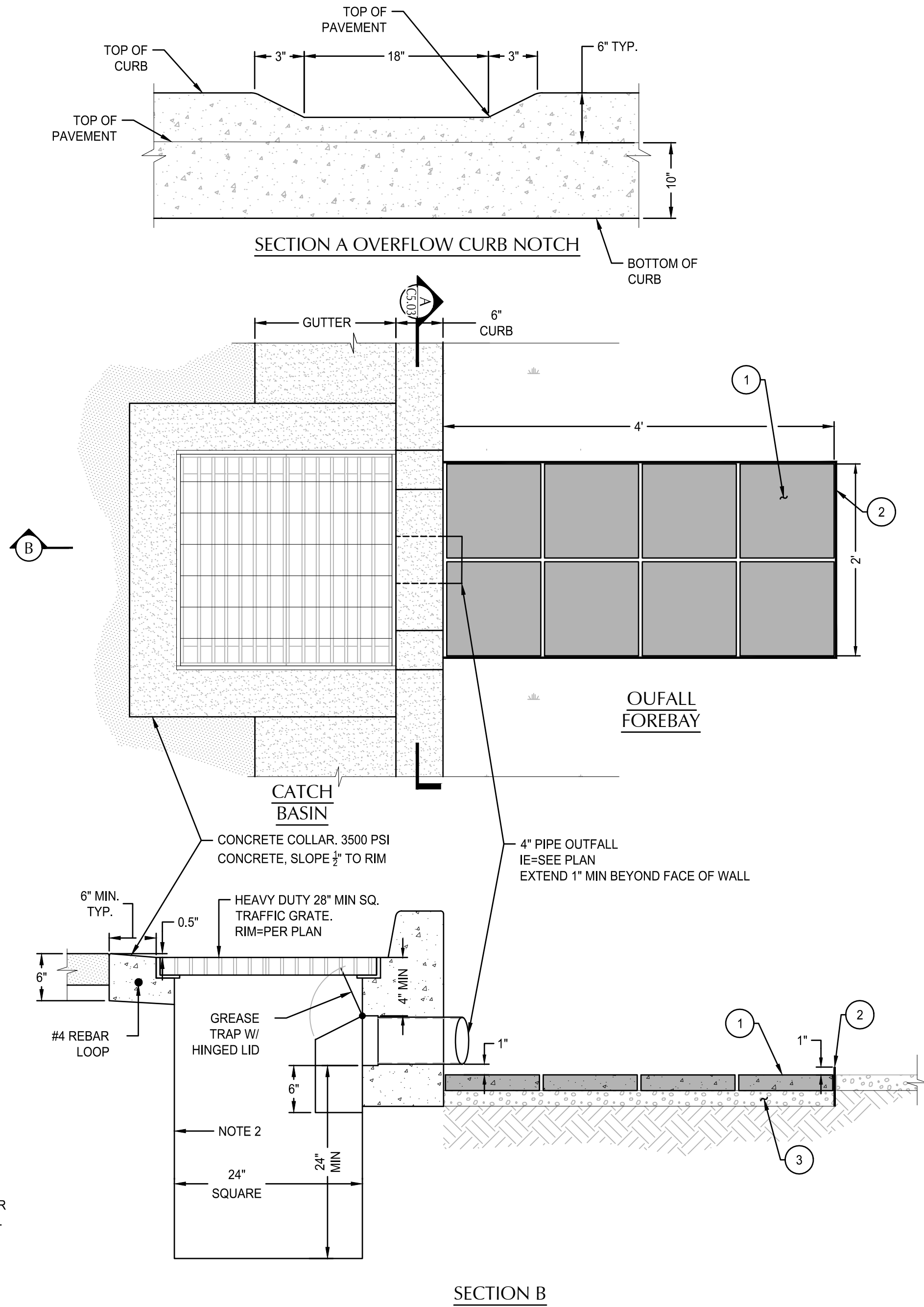
5 TYPICAL STORM PLANTER SECTION

SCALE: NTS



4B TRAPPED CATCH BASIN - TYPE 1 & TYP. OUTFALL FOREBAY

SCALE: NTS



CATCH BASIN NOTES:

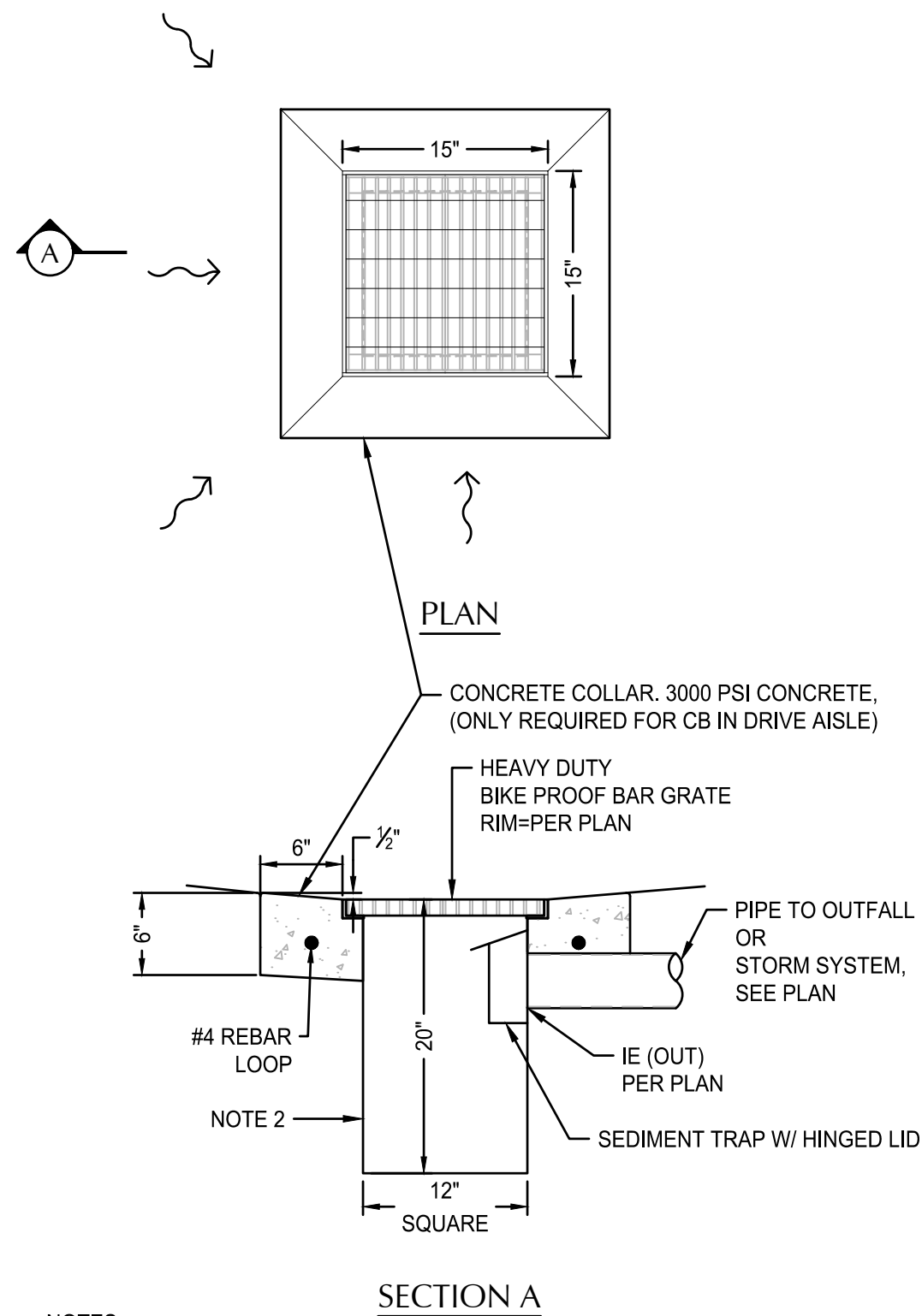
- CONTRACTOR TO WIDEN EXCAVATION AS REQUIRED TO OBTAIN COMPACTION WITH CONTRACTORS COMPACTION EQUIPMENT.
- 10 GAUGE STEEL PLATE, BITUMINOUS COATED. AS MANUFACTURED BY GIBSON STEEL BASINS OR APPROVED EQUAL.

X OUTFALL FOREBAY KEYNOTES

- 12" SQ OR 24" SQ X 2" THICK PAVERS. PROVIDE SUBMITTAL FOR APPROVAL.
- 10 GAUGE COR-TEN STEEL LANDSCAPE EDGING, 4" TALL. CONSTRUCT FROM ONE CONTINUOUS PIECE. PROVIDE SUBMITTAL FOR APPROVAL.
- 1/4" - NO. 10 ANGULAR AGGREGATE

4A TRAPPED CATCH BASIN - TYPE 2

SCALE: NTS

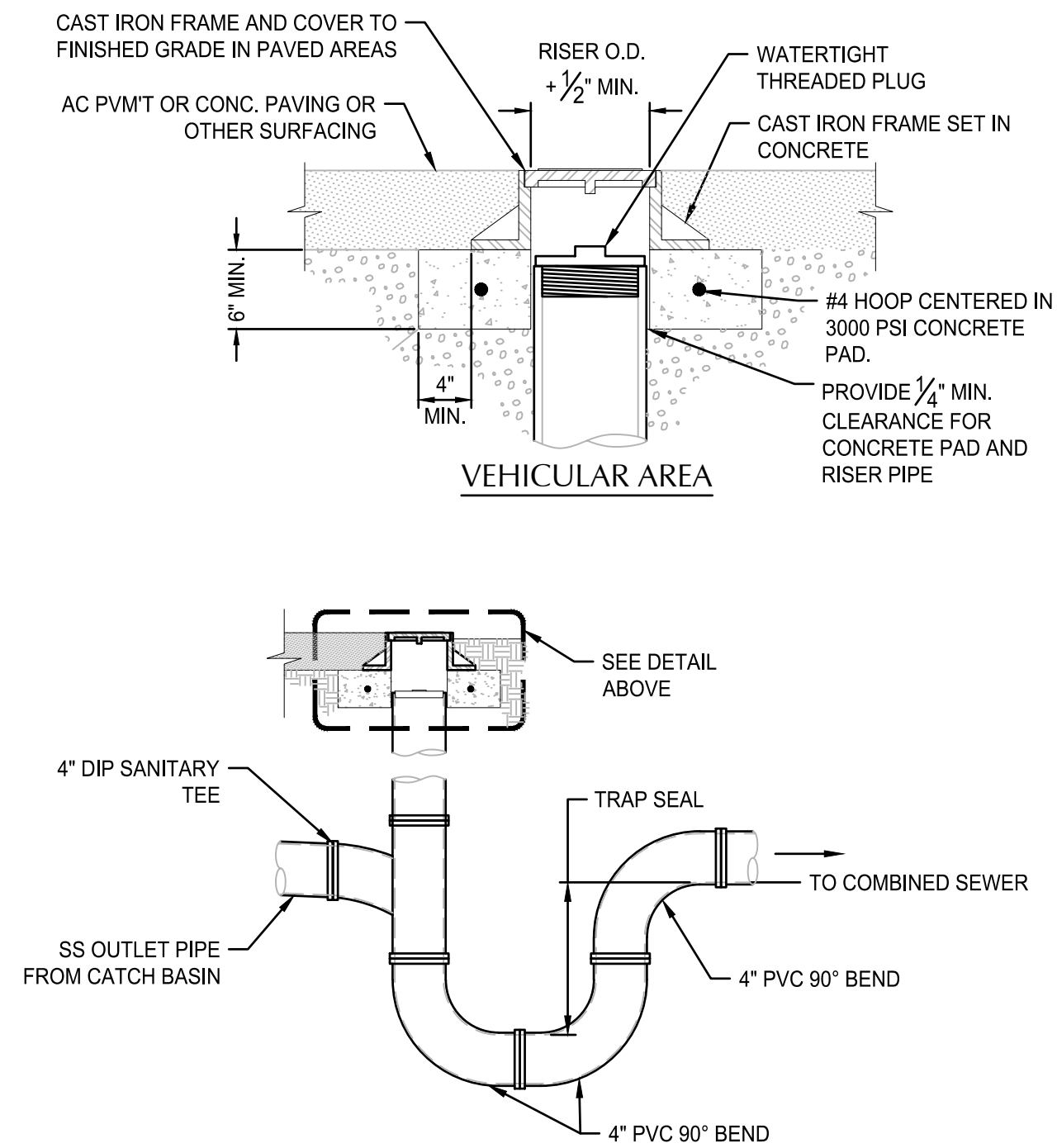


NOTES:

- CONTRACTOR TO WIDEN EXCAVATION AS REQUIRED TO OBTAIN COMPACTION WITH CONTRACTORS COMPACTION EQUIPMENT.
- 10 GAUGE STEEL PLATE, BITUMINOUS COATED. AS MANUFACTURED BY GIBSON STEEL BASINS OR APPROVED EQUAL.

3 P-TRAP WITH COTG

SCALE: NTS

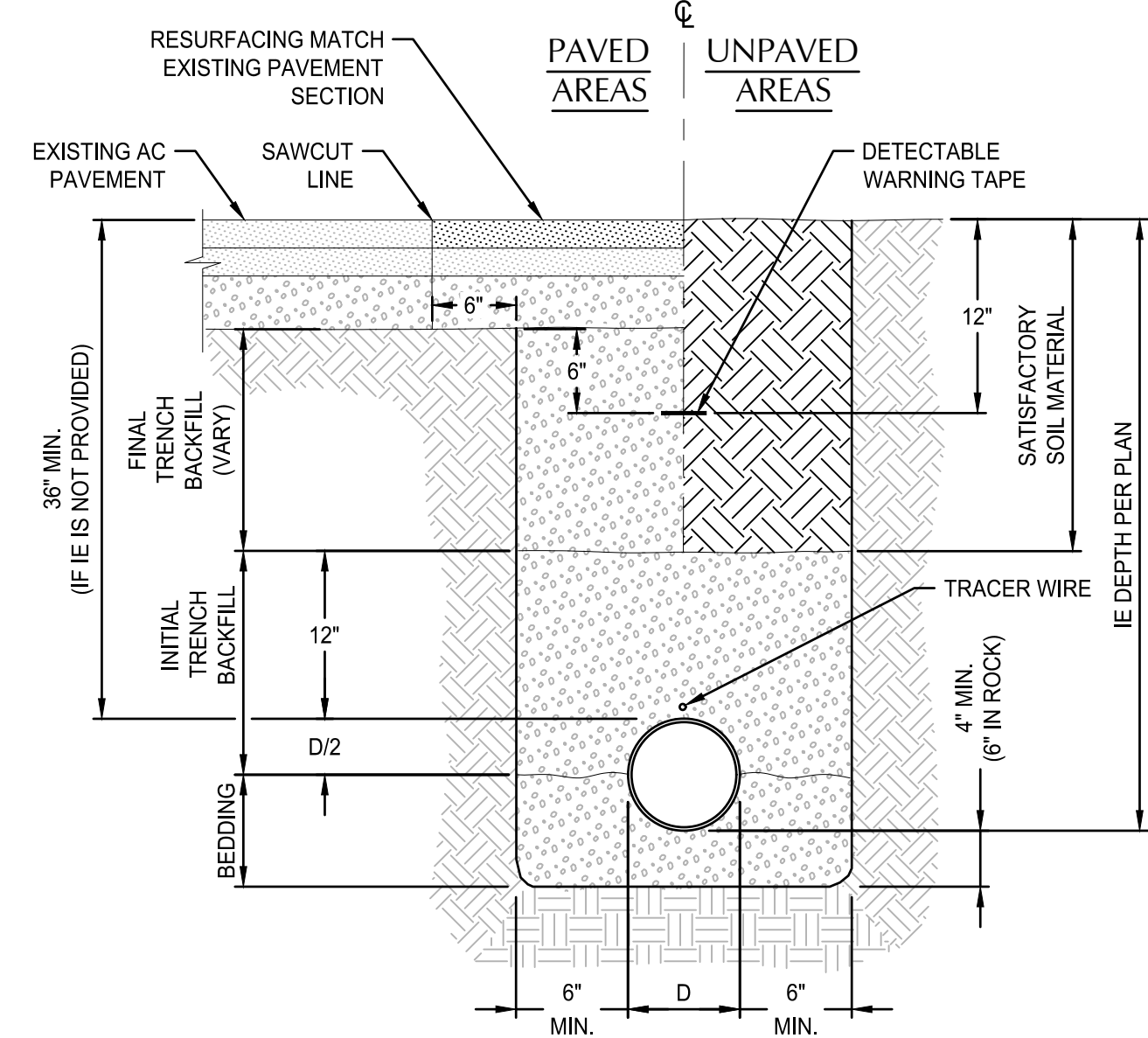


NOTES:

- CONTRACTOR TO PROVIDE PRIMER CONNECTION TO P-TRAP. SEE PLUMBING PLANS FOR PRIMER LINE CONNECTION. CONTRACTOR TO PRIME TRAP AFTER INSTALLATION.

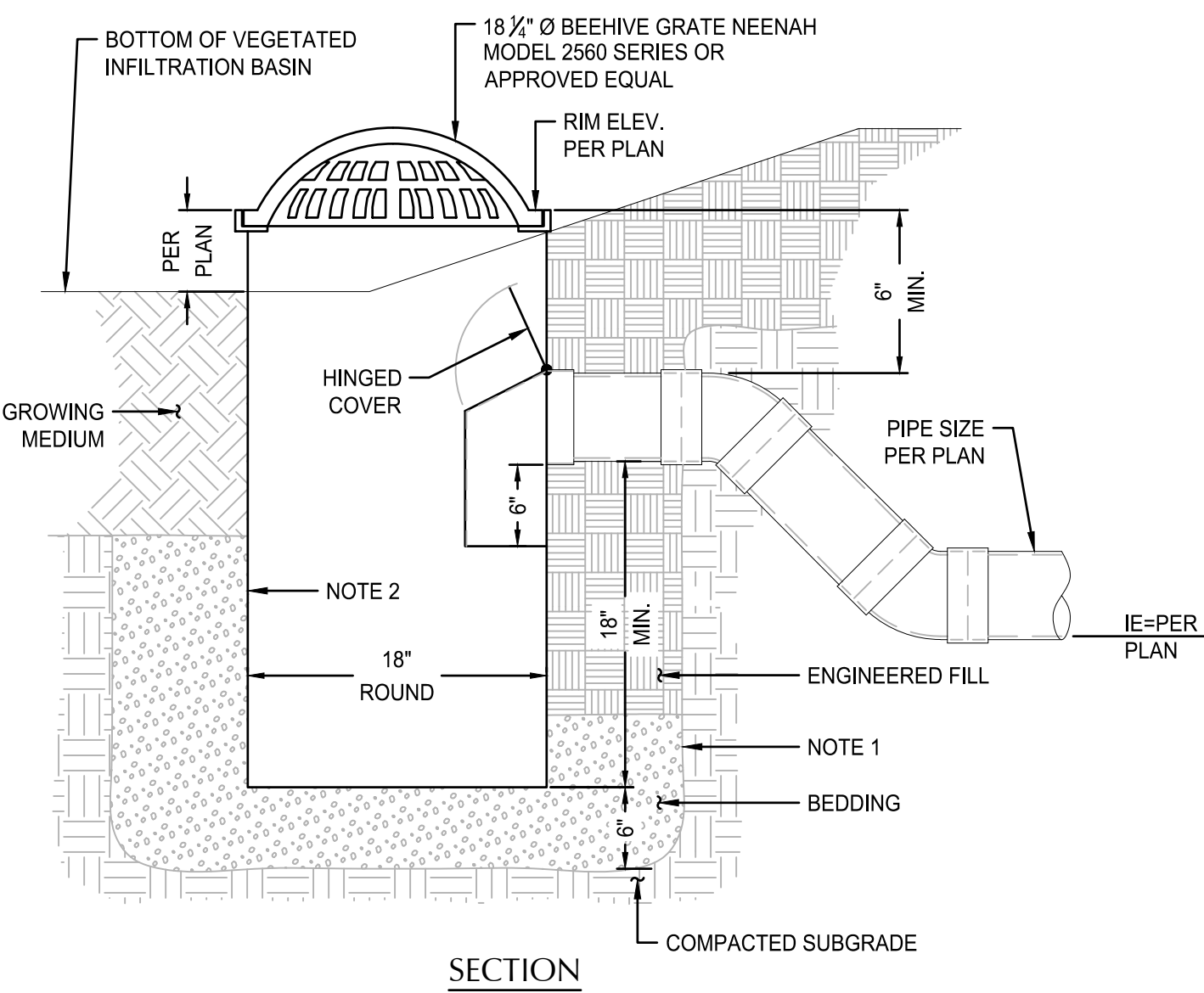
2 OVERFLOW INLET

SCALE: NTS



1 TYPICAL PIPE BEDDING AND BACKFILL

SCALE: NTS



NOTES:

- CONTRACTOR TO WIDEN EXCAVATION AS REQUIRED TO OBTAIN COMPACTION WITH CONTRACTORS COMPACTION EQUIPMENT.
- 10 GA STEEL PLATE, BITUMINOUS COATED BASIN AS MANUFACTURED BY GIBSON STEEL (MODEL R3), GRATEMASTER OR APPROVED EQUAL.

C4.3

DETAILS

PERMIT SET 4/25/2025

DESIGN CONTACT:

KPFF Civil Engineers
Josh Lighthipe
503.542.3840
josh.lighthipe@kpff.com

PPS PROJECT CONTACT:

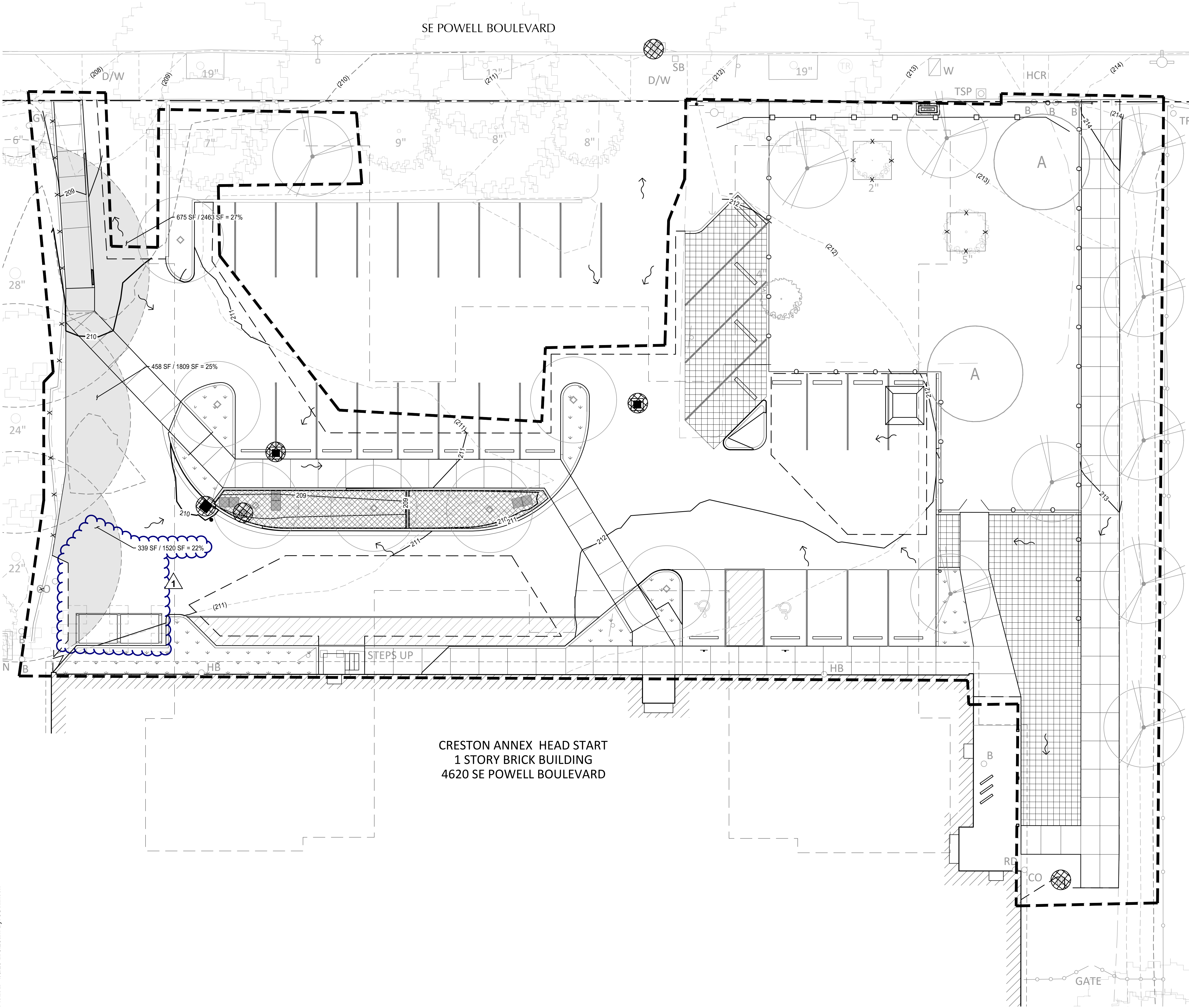
Portland Public Schools
Facilities and Asset Management
Theresa Fagin, Project Manager
971-201-8771

Creston Annex Head Start
4620 SE Powell Blvd.
Portland, OR 97206

Creston Annex Head Start Stormwater Project

EXPIRATION DATE: 12/31/24





CRESTON ANNEX HEAD START
1 STORY BRICK BUILDING
4620 SE POWELL BOULEVARD

- ### EROSION CONTROL PLAN NOTES
- APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
 - THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND PERMANENT VEGETATION/LANDSCAPING IS ESTABLISHED.
 - THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
 - THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH 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.
 - THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS DURING THE CONSTRUCTION PERIOD. THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.
 - THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
 - THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 24 HOURS FOLLOWING A STORM EVENT.
 - AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
 - STABILIZED CONSTRUCTION ENTRANCES 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.
 - ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO THE STORMWATER COLLECTION SYSTEM SHALL BE REMOVED OR CLEANED UP IMMEDIATELY, AND NO LATER THAN END OF THE WORK DAY. THE USE OF WATER TRUCKS TO WASH THE MATERIAL OFF THE ROADWAY IS NOT ALLOWED. WATER TRUCKS MAY BE USED IMMEDIATELY BEFORE SWEEPERS OR VACUUM SYSTEMS TO LOOSEN SEDIMENT, PROVIDED THAT DISCHARGE TO THE STORMWATER COLLECTION SYSTEM DOES NOT OCCUR.
 - POST SIGNAGE ON THE SITE OF THE PERMITTED GROUND DISTURBING ACTIVITY THAT IDENTIFIES THE CITY'S EROSION CONTROL COMPLAINT HOTLINE NUMBER, EROSION CONTROL HOTLINE, 503-823-CODE (2633). THE SIGNAGE ON THE SITE MUST BE CLEARLY VISIBLE FROM THE RIGHT-OF-WAY. THE SIGN SHALL BE AT LEAST 18" BY 18" AND MADE OF MATERIALS THAT SHALL WITHSTAND WEATHER FOR THE DURATION OF THE PROJECT. LETTERING SHALL BE AT LEAST 3" HIGH AND EASILY READABLE.
- ### STORMWATER PLANTER NOTES
- THE STORMWATER PLANTER FACILITIES ARE A PERMANENT STORMWATER FACILITY AND MUST BE PROTECTED FROM SILTATION DURING THE CONSTRUCTION PHASE. OVERFLOW INLETS WITHIN THE STRUCTURE MUST RECEIVE INLET PROTECTION AS SHOWN ON SHEET EC4.1 WHEN CONSTRUCTION IS COMPLETE. ALL SEDIMENT, JUTE MATTING, AND THE TOP 2"-3" OF GROWING MEDIUM SHALL BE REMOVED FROM THE SWALE AND THE SOIL REPLACED WITH CLEAN GROWING MEDIUM.

SHEET LEGEND	
	PROPERTY LINE
	EX. CONTOUR MINOR
	EX. CONTOUR MAJOR
	PROP. CONTOUR MINOR
	PROP. CONTOUR MAJOR
	EXTENT OF WORK
	SEDIMENT CONTROL FENCE. PLACE AT PROPERTY LINES, UNO (SHOWN OFFSET FOR CLARITY).
	INLET PROTECTION
	DRAINAGE FLOW DIRECTION
	TREE PROTECTION FENCE
	PROTECT PROPOSED STORMWATER PLANTER (SEE STORMWATER PLANTER NOTES)
	CONCRETE WASHOUT
	SCALE 1 INCH = 10 FEET

111 SW Fifth Ave., Suite 2600
Portland, OR 97204
O: 503.542.3860
F: 503.274.4681
www.kpff.com

REGISTERED PROFESSIONAL ENGINEER
69427
DIGITALLY SIGNED 2026.07.08 13:40:13 -08'00'
ORECON
JUL 9, 2021
JOSHUA A. LIGHTHIPE
EXPIRATION DATE: 12/31/26

Creston Annex Head Start Stormwater Project

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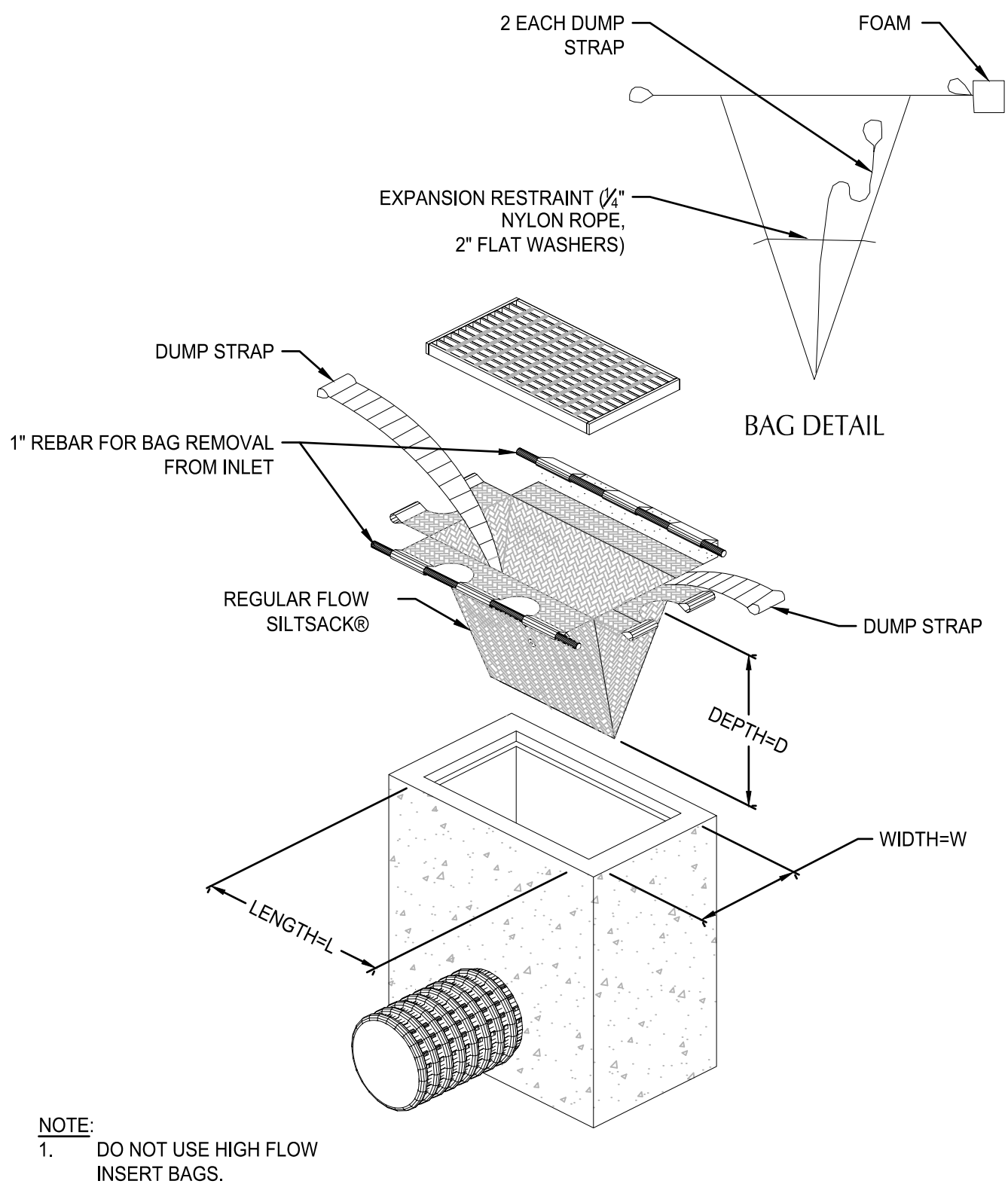
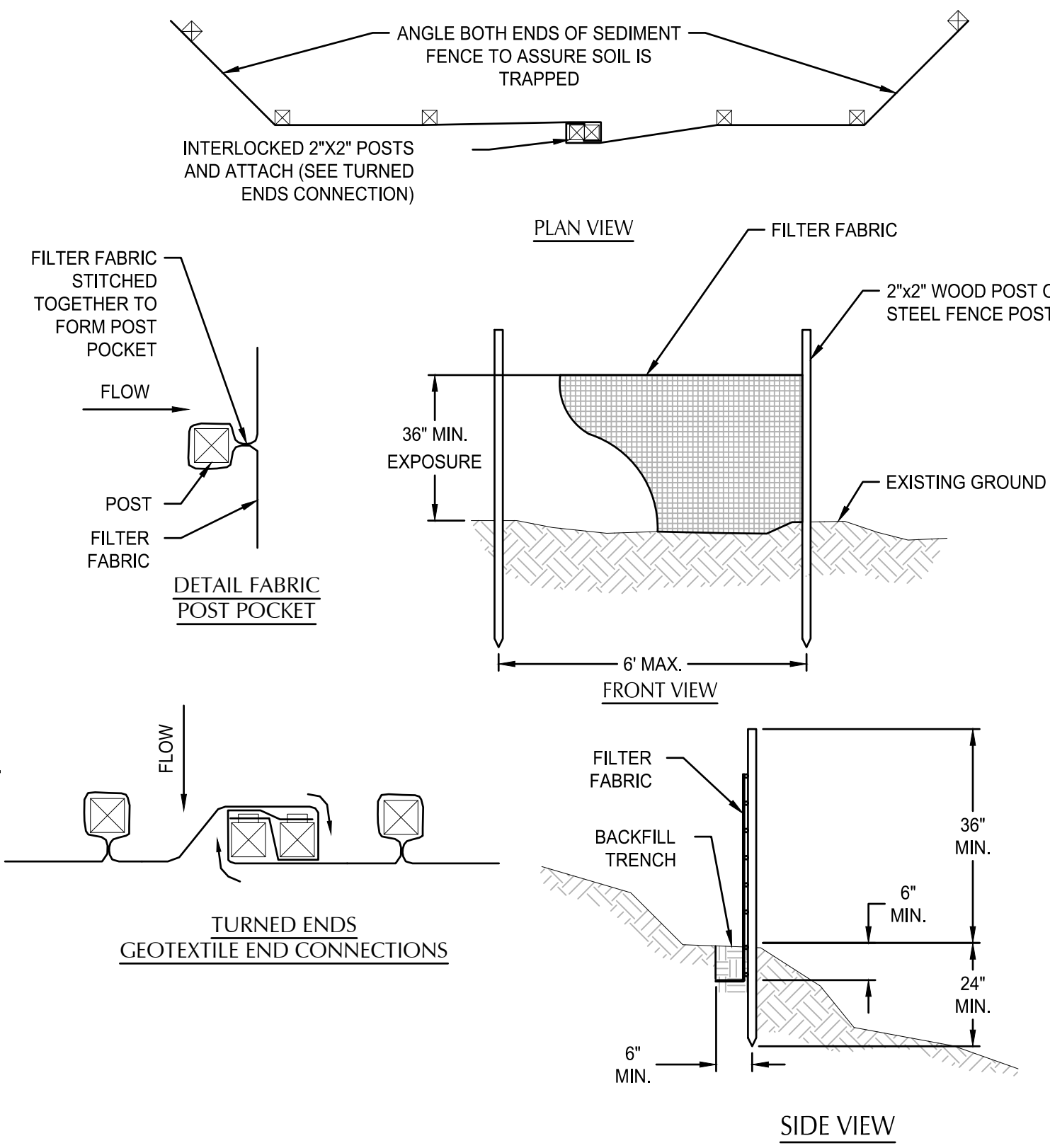
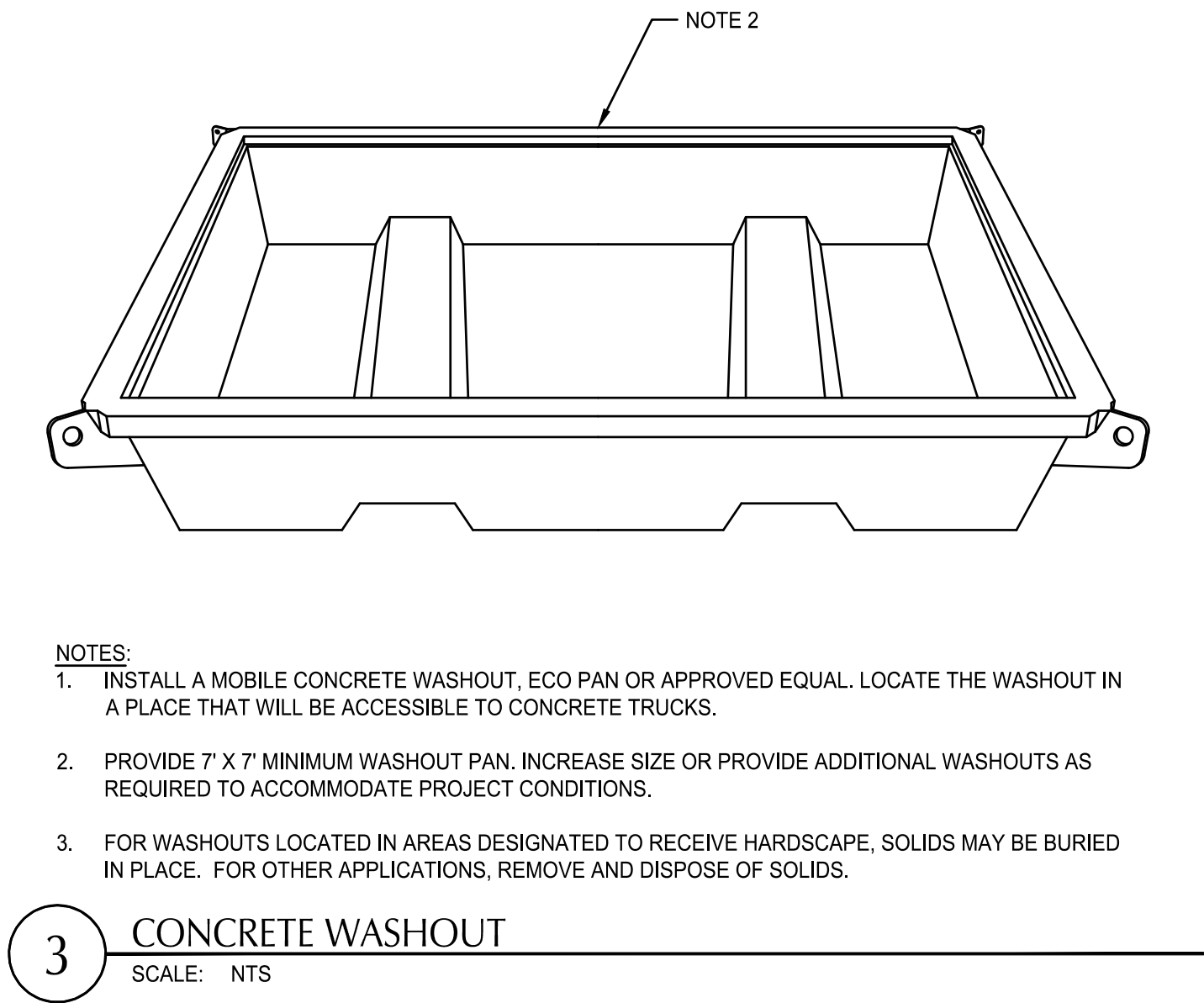
DESIGN CONTACT:
KPFF Civil Engineers
Josh Lighthipe
503.542.3840
josh.lighthipe@kpff.com

PERMIT SET 4/25/2025
1 PERMIT REVISION 1.07.2026

EROSION AND SEDIMENT CONTROL PLAN

C5.0

File: N:\c\p\2024\24000066-PPS-Creston\CAD\PL\OT\2400066-51-ESOP-DTLs.dwg TAB: C5.1
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Creston Annex Head Start Stormwater Project

Creston Annex Head Start
4620 SE Powell Blvd.
Portland, OR 97206

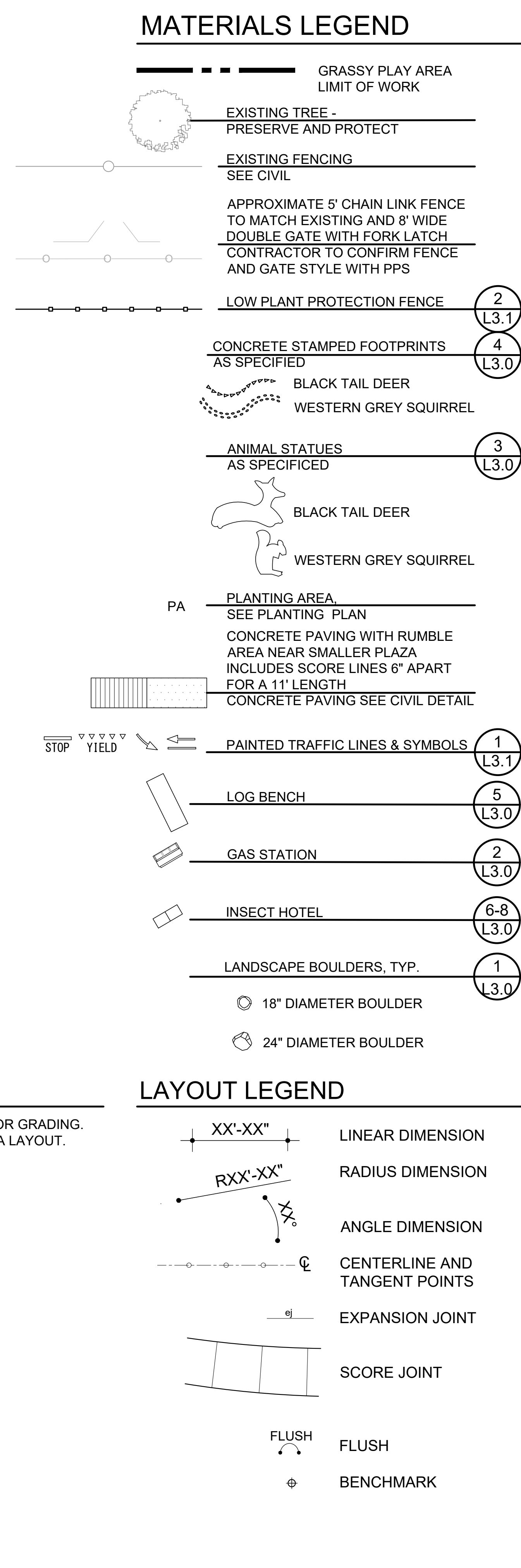
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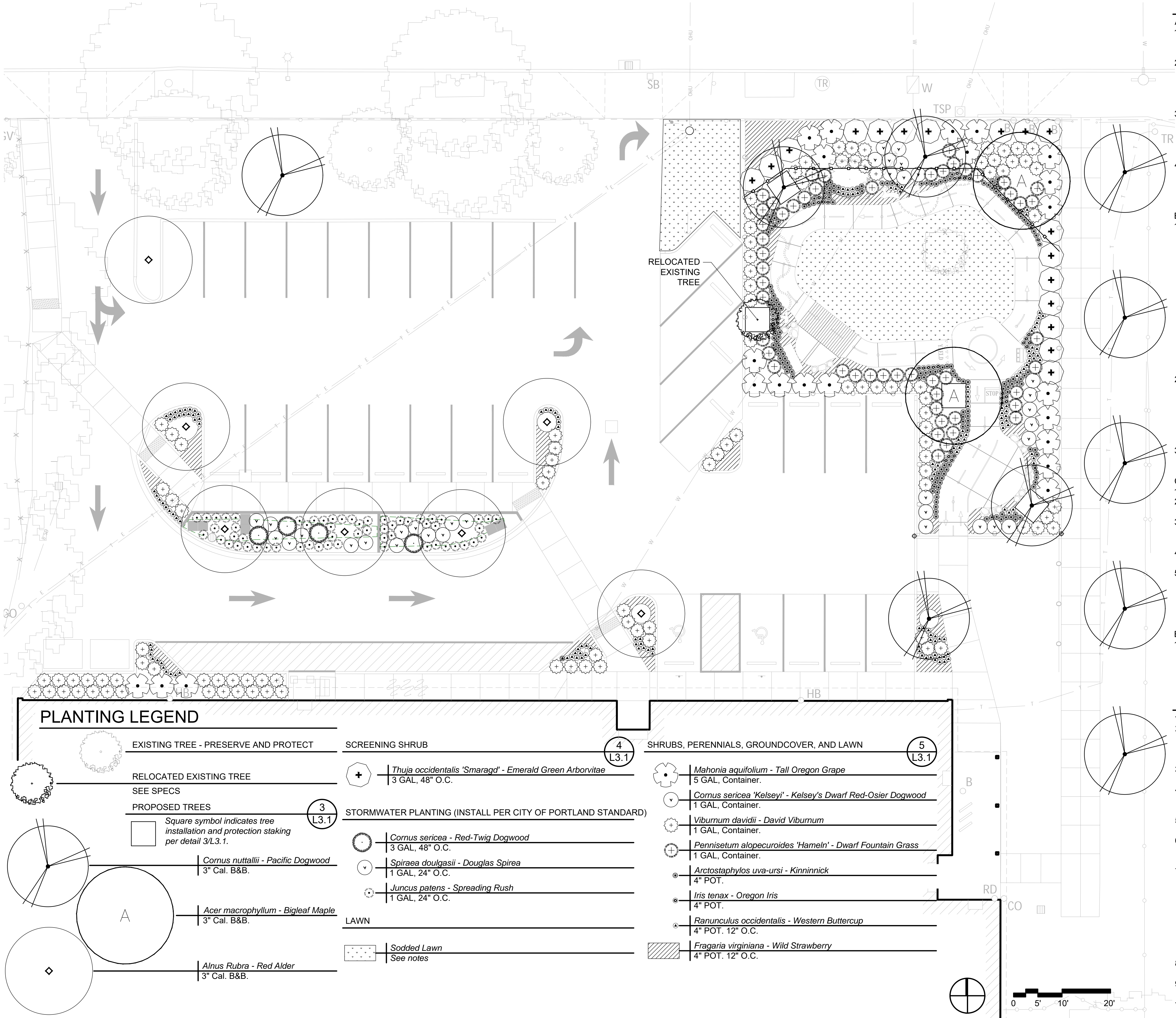
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Josh Lighthipe
503.542.3840
josh.lighthipe@kpff.com

PERMIT SET 4/25/2025

EROSION AND
SEDIMENT
CONTROL DETAILS

C5.1





SOIL SPECIFICATION

A. SITE CONDITIONS:

- CONTRACTOR TO STRIP SOD, PLANTS AND WEEDS FROM GRASSY PLAY AREA AND REMOVE ALL STONES AND ROOTS AND ANY DEBRIS OVER 1" FROM THE REMAINING SOIL.
- THE CONTRACTOR SHALL PREPARE TOPSOIL AND PLANT ONLY WHEN WEATHER AND SOIL CONDITIONS ALLOW. DO NOT ATTEMPT WORK WHEN WEATHER OR SOIL CONDITIONS WOULD CONTRIBUTE TO POOR OR IMPROPER MIXING, VOIDS, OR OTHER ADVERSE CONDITIONS.
- THE CONTRACTOR SHALL EXAMINE THE ENTIRE SITE FOR CONDITIONS THAT WILL ADVERSELY AFFECT EXECUTION, PERMANENCE AND QUALITY OF WORK, AND SURVIVAL OF PLANT MATERIALS. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
- THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO PREVENT RUNOFF OF TOPSOIL AND FERTILIZERS FROM LEAVING SITE OR ENTERING STORM SYSTEMS, OR ANY WATERWAY.

B. IMPORTED PLANTING SOIL FOR LANDSCAPE AREAS:

- TOP SOIL: CONTRACTOR TO IMPORT OFF-SITE TOP SOIL FOR ALL PLANTING SOIL. SOIL CLEAN OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEIOUS MATERIALS HARMFUL TO PLANT GROWTH.
 - TOPSOIL TEXTURAL ANALYSIS SHALL FALL WITHIN THE FOLLOWING GRADATIONS:

Textural Class	% of Total Weight	Average %
Sand (0.05-2.0mm dia.)	45-75	60
Silt (0.002-0.05mm dia.)	15-35	25
Clay (less than 0.002mm dia.)	05-20	15
 - PH RANGE OF 5.5 TO 7
 - A MINIMUM OF 6 PERCENT ORGANIC MATERIAL CONTENT
 - FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION AND OTHER EXTRANEIOUS MATERIALS HARMFUL TO PLANT GROWTH.
- COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8; ORGANIC MATTER CONTENT 50% MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 1/2-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS.
- FERTILIZER PERMAMATRIX BSP FOUNDATION APPLY AT 12 LBS. PER 1,000SF. TO ALL PLANTED, SEED, AND LAWN AREAS.

C PLANTING SOIL MIX

- MEETING ASTM D 5268
- PLANTING SOIL TO BE 50% TOP SOIL, 50% COMPOST, AND FERTILIZER.
- PLANTING SOIL IS TO BE USED IN PLANT HOLES DURING PLANTING PER DETAILS. IN LAWN AREAS A 3" LAYER OF PLANTING SOIL TO BE WORKED INTO TOP 3" OF EXISTING SOIL.
- DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- FINISH GRADING: GRADE PLANTING BEDS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. USE PLANTING SOIL WHERE NEEDED TO BRING SOIL TO FINISH GRADE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.

B. CLEAN UP:

- ANY PAVED AREA OR SURFACES STAINED OR SOILED FROM LANDSCAPING MATERIALS SHALL BE CLEANED WITH A POWER SWEEPER USING WATER UNDER PRESSURE. BUILDING SURFACES SHALL BE WASHED WITH PROPER EQUIPMENT AND MATERIALS AS APPROVED BY THE OWNER'S REPRESENTATIVE.

PLANTING NOTES

- CONTRACTOR TO COMPLETE SOIL PREPARATION PER NOTES.
- CONTRACTOR TO SUPPLY AND INSTALL SOD. CONTRACTOR TO SELECT DROUGHT TOLERANT SPECIES WITH PREFERENCE TO NATIVE BLENDS AS APPROPRIATE, AND PROVIDE SUBMITTAL FOR CLIENT APPROVAL.
- CONTRACTOR TO SUPPLY AND INSTALL ALL TREES, SHRUBS, AND SODDED LAWN.
- ALL PLANTS AND TREES SHALL BE PLANTED PER DETAILS. ALL SHRUBS AND TREES SHALL BE PLANTED AFTER FINISH GRADES, BEFORE PLANTING SODDED LAWNS.
- ALL PLANT ARE INDICATED ON THE PLAN AS SHOWN. ALL PLANT COUNTS MUST BE VERIFIED BY THE CONTRACTOR.
- ALL PLANTING AREAS SHALL BE PROTECTED BY A BARRIER IN LOCATIONS AS SHOWN ON THE PLANS UNTIL PLANTS ARE ESTABLISHED.
- MULCH ALL SHRUB AND GROUND COVER PLANTING BEDS WITH A 3-INCH LAYER OF MULCH MATERIAL WITHIN (2) DAYS AFTER PLANTING. COVER ENTIRE BED AREAS, APPLY EVENLY. A 3-INCH LAYER OF MULCH SHALL BE APPLIED TO SAUCER AREAS OF TREES AND SHRUBS LOCATED OUTSIDE OF PLANTING BEDS. MULCH TO BE FIR, HEMLOCK, AND/OR CEDAR, NATURAL COLOR, 1-INCH MINUS SIZE WITH LESS THAN 30% BARK FINER THAN 1/4-INCH SIZE, OR APPROVED EQUAL. MULCH MUST BE NOT SPLINTERING.
- ALL LANDSCAPING MUST BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL CODES & ORDINANCES.
- NO TREE SHALL BE PLANTED CLOSER THEN 5 FEET FROM AN UNDERGROUND PUBLIC WATER OR WASTEWATER LINE.
- CONTRACTOR TO PROVIDE PLANT MATERIALS AND SOIL SUBMITTALS FOR APPROVAL.

PPS PROJECT CONTACT:

Portland Public Schools
Facilities and Asset Management
Theresa Fagin, Project Manager
971-201-8771

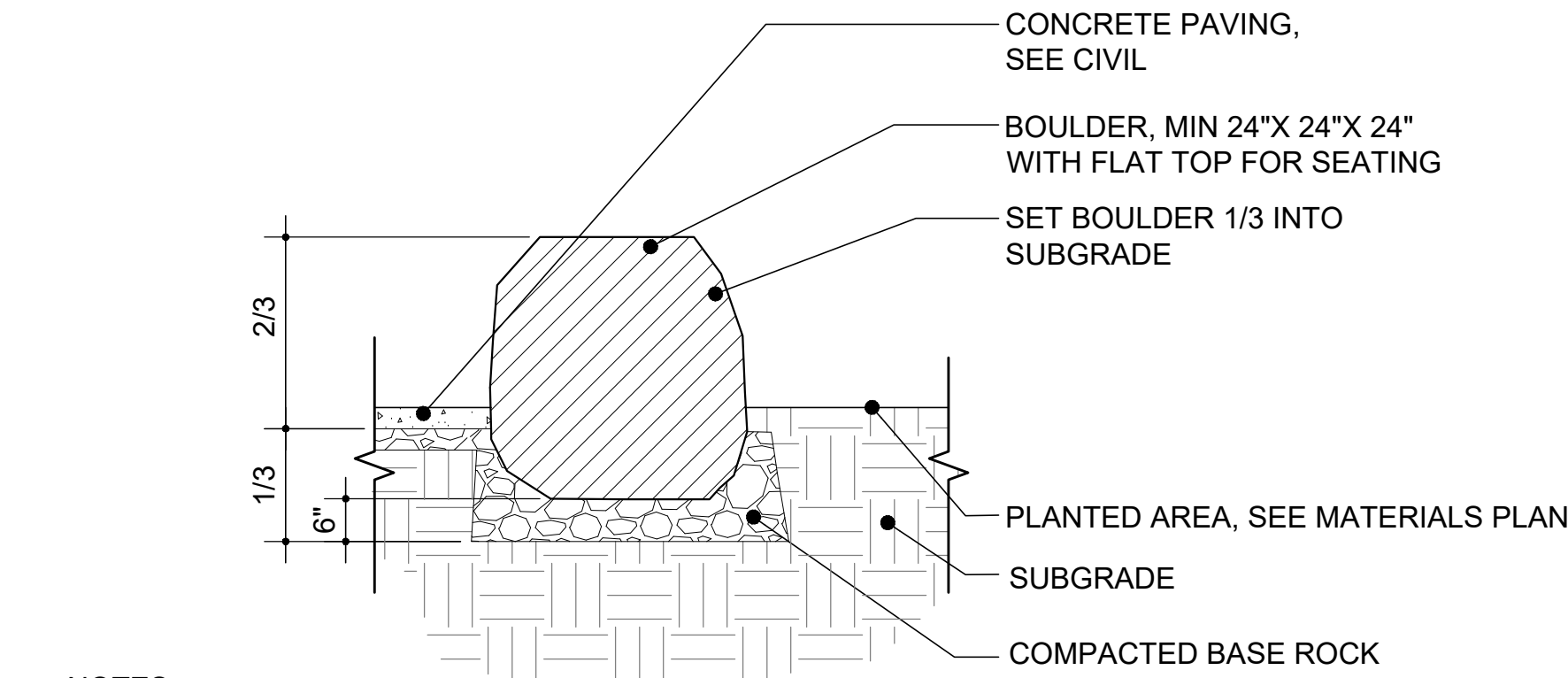
DESIGN CONTACT:

KPFF Civil Engineers
Josh Lighthipe
503.542.3840
josh.lighthipe@kpff.com

PERMIT SET 4/25/2025

PLANTING PLAN

L2.0



- NOTES:
1. STONE SHALL BE LOCAL BASALT OR APPROVED EQUAL.
 2. BOULDERS SHALL BE SOLID AND NOT FLAKING IN ANY WAY.
 3. BOULDERS MUST REST IN A STABLE POSITION FULLY SUPPORTING ITS OWN WEIGHT. SUBGRADE AND SURROUNDING SOIL MUST BE STABLE AND CAPABLE OF SUPPORTING BOULDERS WITHOUT SETTLING.
 4. BOULDER EDGES SHALL BE SMOOTH AND ROUNDED. ALL SHARP POINTS AND EDGES SHALL BE REMOVED.
 5. BOULDERS TO BE APPROVED BY OWNER'S REP BEFORE THEY ARE BROUGHT TO THE SITE.

NOTES:

1. PRODUCT:
DUAL GAS PUMP STATION, SKU: MEC241.
<https://www.aaastateofpla.com/dual-gas-pump-station/>
OR
ELECTRIC CHARGING STATION, SKU: PENNPKEV2XXA.
<https://www.aaastateofpla.com/electric-vehicle-charging-station/>.
CONFIRM WITH OWNER.
2. MANUFACTURER: AAA STATE OF PLAY OR APPROVED EQUAL
3. AGE: 2 MO - 12YO (GAS STATION),
6 MO - 5 YO (ELECTRIC CHARGING STATION)
4. MATERIAL: RECYCLED PLASTIC
5. COLOR: GREEN AS SHOWN.
CHECK COLOR COMBINATIONS WITH OWNER BEFORE ORDERING.
6. INSTALL PER MANUFACTURER'S RECOMMENDATIONS



NOTES:

1. PRODUCT:
MCEIROY DEER FAWN STATUE <https://www.wa-fair.com/outdoor/pdp/astoria-grand-mcelroy-deer-fawn-statue-w001537639.html>
OR APPROVED EQUAL
AND CONCRETE SQUIRREL STATUE
<https://www.ama-on.com/squirrel-figurine-Concrete-sculpture-Realistic/dp/B0BXP GKCL7>
OR APPROVED EQUAL
2. DEER SIZE: 19" H X 23" W X 12" D
SQUIRREL SIZE: 9.06" H X 9.06" W X 3.94" D
3. MANUFACTURER: ASTORIA GRAND (DEER), OLOMA (SQUIRREL)
4. MATERIAL: CONCRETE



5. INSTALLATION:
MORTAR STATUES TO CONCRETE SLAB. CONCRETE SLAB FOR DEER TO BE 26" X 15". CONCRETE SLAB FOR SQUIRREL TO BE 12" X 12". BURY CONCRETE SLAB 1" BELOW FINISH GRADE. GENERAL LOCATION AS SHOWN ON PLANS, EXACT LOCATION TO BE DETERMINED ON SITE BY LANDSCAPE ARCHITECT.

1 LANDSCAPE BOULDER

SECTION

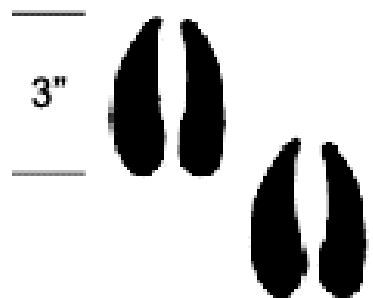


2 GAS STATION

SECTION

NOTES:

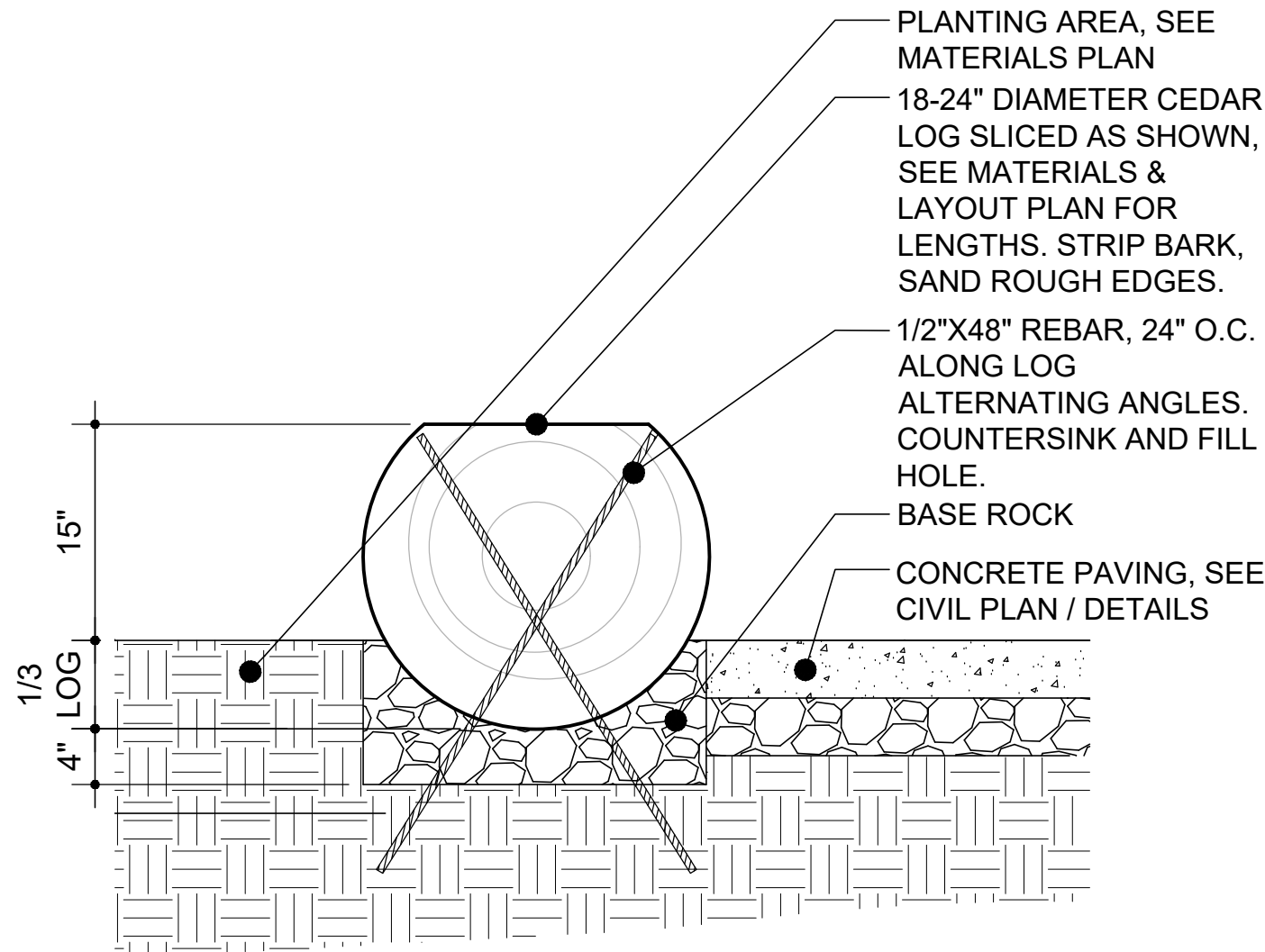
1. PRODUCT:
CONCRETE ANIMAL STAMPS FROM
<https://www.matcrete.com/Animal-Track-Stamps.asp>
2. Purchase the following stamp shapes:
1) White-Tailed Deer - Tracks, PR-49
2) Grey Squirrel - Tracks, PR-31
3. MANUFACTURER:
Matcrete
PH: 800-777-7063
Email: info@matcrete.com
4. QUANTITY: 1 EACH
5. MATERIAL: RUBBER STAMPS
6. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SEE DRAWINGS FOR LOCATION AND LAYOUT OF PRINTS. ENSURE SMOOTH SURFACE AROUND THE ANIMAL TRACK, AND NOT TO IMPRINT OR LEAVE VISIBLE ANY PART OF THE STAMP'S OUTER EDGE THAT IS NOT INTENDED TO BE PART OF THE ANIMAL TRACK.



WHITE-TAILED DEER



GREY SQUIRREL



3 ANIMAL STATUES

SECTION

NOTES:

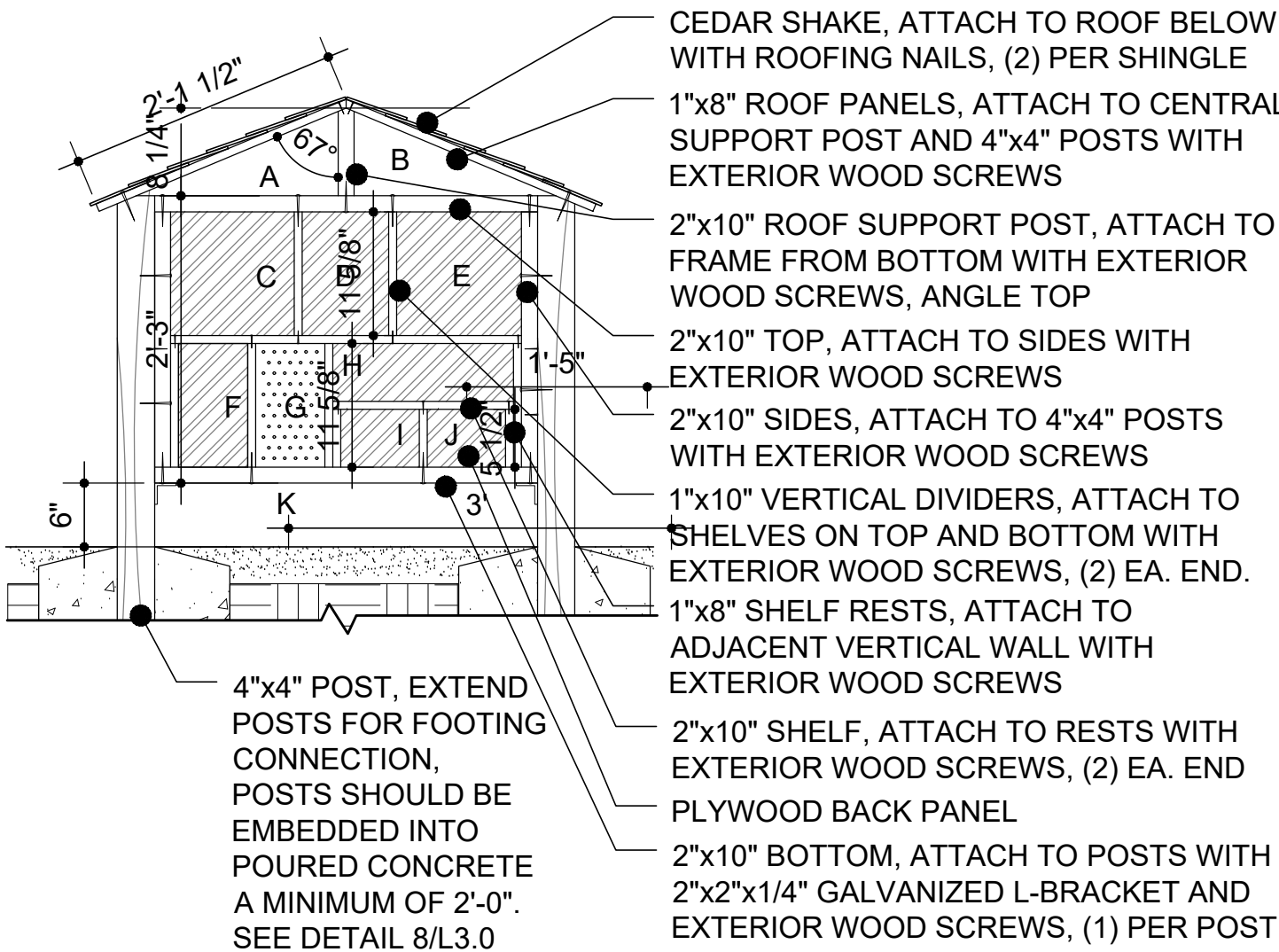
1. SEE SITE PLAN FOR LOG BENCH PLACEMENT. FINAL PLACEMENT OF ALL LOGS WILL BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT.
2. BURY A MIN. OF 1/3 OF OVERALL MASS OF LOG BELOW LOWEST ADJACENT GRADE. LOG MUST REST IN A STABLE POSITION FULLY SUPPORTING ITS OWN WEIGHT. SUBGRADE AND SURROUNDING SOIL MUST BE STABLE AND CAPABLE OF SUPPORTING LOG WITHOUT SETTLING OR MOVEMENT.
3. REBAR COUNTERSET 1" AND GAP FILLED WITH WOOD PLUG.
4. LOG MUST BE FREE OF SPLINTERS, WARPING OR CHECKING OVER 1/2".
5. REMOVE ALL BRANCHES, STUMPS AND KNOTS.
6. LOGS: LOGS SPECIES TO BE WESTERN RED CEDAR.

LOGS SPECIFICATIONS

1. Suppl : All log materials will be contractor provided, transported, prepared and installed.
2. Contractor must ensure that wood is rot free and disease and insect free before preparing it.
3. Peel and Treat: All logs will be peeled and finished as specified.
 - a. All logs will be peeled and finished. Edges of wood members shall not have sharp points, splinters, snags, or rough edges. Edges and sharp points shall be cut off, rounded, and sanded.
 - b. All logs shall be finished with timber pro internal wood stabilizer or approved equal shall be applied to all edges and faces where bark is removed.
<http://www.timberprocoatings.com/wood-finishes/woodstabilizer.html>
4. Locate and Secure: Contractor is responsible for locating logs as shown on plans and fabrication of anchors as shown on plans. contractor must ensure that placement of all logs is secure.

4 CONCRETE STAMPED FOODPRINTS

SECTION



LUMBER NOTES

1. Suppl and Protect: All lumber materials shall be supplied from a single source. All lumber shall be dried. Green lumber will not be accepted. Lumber shall be covered when stored on site.
2. Species and Quality:
 - a. All lumber shall be tight knot cedar unless otherwise indicated on drawings.
 - b. All ground contract lumber shall be pressure treated.
 - c. Boards shall be free of warping, twisting, checking, splitting, holes, and sap.
3. Fasteners:
 - a. All fasteners shall be stainless steel or exterior grade as indicated on drawings.
 - b. All lumber connectors shall be Simpson brand and model as indicated on drawings or approved equal.
 - c. All fastener heads shall be installed flush to lumber face and shall not poke all the way through lumber.
 - d. Fasteners shall be predrilled if installation of fasteners is creating an checking, splintering, or warping of lumber.
 - e. Nuts and bolts shall be recessed into lumber and not create entanglement points.
 - f. All fasteners shall meet CPSC and ASTM playground standards.

3" LAYER OF MULCH

EXISTING GRADE

5 LOG BENCH

SECTION



6 INSECT HOTEL

FRONT ELEVATION



7 INSECT HOTEL

SIDE ELEVATION



8 INSECT HOTEL

MESH PANEL



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Learning
Landscapes

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Michelle Mathis

MICHELLE G MATHIS
OREGON
8-31-25

LANDSCAPE ARCHITECT

Creston Annex Head Start Stormwater Project

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DETAILS

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