

CRESTON ANNEX HEADSTART STORMWATER PROJECT

PORTLAND, OREGON

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

GENERAL NOTES

1. 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.
2. 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.
3. PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE HORIZONTAL POSITION PRIOR TO BEGINNING CONSTRUCTION LAYOUT. SEE SHEET C.0 FOR PROJECT CONTROL INFORMATION.
4. PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE VERTICAL POSITION BASED ON THE BENCHMARK STATED HEREON, PRIOR TO BEGINNING CONSTRUCTION LAYOUT.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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 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.
13. 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.
14. 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.
15. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ROADWAYS, KEEPING THEM CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, AND PROVIDING DUST CONTROL AS REQUIRED.
16. CONTRACTOR SHALL MAINTAIN ALL UTILITIES TO CRESTON ELEMENTARY SCHOOL AT ALL TIMES DURING CONSTRUCTION.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL WORK WITH THE OWNER.
18. 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

1. SUBGRADE AND TRENCH BACKFILL SHALL BE COMPAKTED 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.
2. SPECIAL INSPECTION REQUIRED FOR ALL COMPACTION TESTING.

DEMOLITION

1. 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.
2. 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.
3. ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND DELIVERED STORED AT THE PROJECT SITE AS DIRECTED BY THE OWNER.
4. ALL LANDSCAPING, PAVEMENT, CURBS AND SIDEWALKS, BEYOND THE IDENTIFIED SITE AREA, DAMAGED DURING THE CONSTRUCTION SHALL BE REPLACED TO THEIR ORIGINAL CONDITION OR BETTER.
5. CONCRETE SIDEWALKS SHOWN FOR DEMOLITION SHALL BE REMOVED TO THE NEAREST EXISTING CONSTRUCTION JOINT.
6. SAWCUT STRAIGHT MATCHLINES TO CREATE A BUTT JOINT BETWEEN THE EXISTING AND NEW PAVEMENT.

UTILITIES

1. ADJUST ALL INCIDENTAL STRUCTURES, MANHOLES, VALVE BOXES, CATCH BASINS, FRAMES AND COVERS, ETC. TO FINISHED GRADE.
2. 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.
3. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES FOR THE INSTALLATION OF OR ADJUSTMENT TO GAS, ELECTRICAL, POWER AND TELEPHONE SERVICE.
4. BEFORE BACKFILLING ANY SUBGRADE UTILITY IMPROVEMENTS CONTRACTOR SHALL SURVEY AND RECORD MEASUREMENTS OF EXACT LOCATION AND DEPTH AND SUBMIT TO ENGINEER AND OWNER.
5. ALL WORK TO CONFORM TO THE 2023 OREGON PLUMBING SPECIALTY CODE

STORM

1. CONNECTIONS TO EXISTING STORM SHALL CONFORM TO THE 2024 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, SECTION 04090, "WORK ON EXISTING SEWERS AND STRUCTURES".
2. 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.
3. ALL ROOF DRAIN AND CATCH BASIN LEADERS SHALL HAVE A MINIMUM SLOPE OF 2 PERCENT UNLESS NOTED OTHERWISE IN THE PLANS.
4. ALL HORIZONTAL CONNECTIONS TO THE STORM SEWERS SHALL BE OF THE 'WYE' BRANCH TYPE.

EARTHWORKS

1. CONTRACTOR SHALL PREVENT SEDIMENTS AND SEDIMENT LADEN WATER FROM ENTERING THE STORM DRAINAGE SYSTEM.
2. 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

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

BES DEVELOPMENT REVIEW NOTES:

1. 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 ON SITE STORMWATER FACILITY EVALUATION OR YOU MAY ALSO CONTACT OUR OFFICE DIRECTLY AT 503-823-2059
2. SEPARATE BES COMMERCIAL PLUMBING PERMIT REQUIRED FOR INSPECTION OF DOWNSPOUTS AND PRIVATE STORMWATER PIPING OUTSIDE OF STORM FACILITY
3. 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 ON SITE STORMWATER FACILITY EVALUATION OR CONTACT BES AT 503-823-7761 FOR ASSISTANCE.

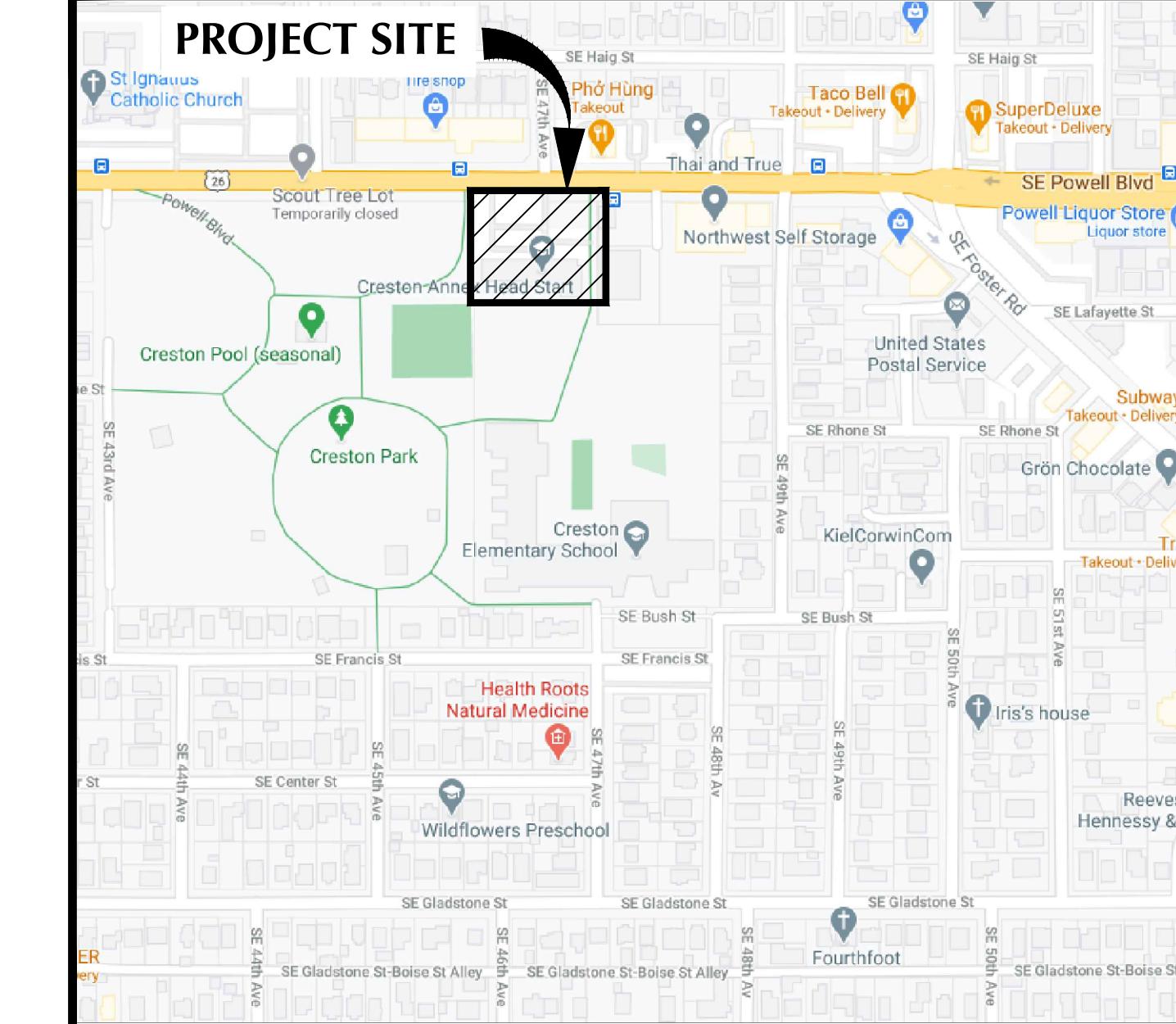
PROJECT IVR #XXXXXX
BES REQUIRED STORMWATER FACILITY INSPECTIONS:

MATERIAL NOTES

1. 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.
2. 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.
3. 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



MAP FROM: GOOGLE ©

VICINITY MAP

SCALE: NTS

PROJECT CONTACTS

CIVIL ENGINEER:
KPFF CONSULTING ENGINEERS
111 SW FIFTH AVENUE, SUITE 2600
PORTLAND, OREGON 97204
TEL: 503-580-7299
CONTACT: JASON ROEPEL, ASSISTANT PRINCIPAL

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	RPB 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

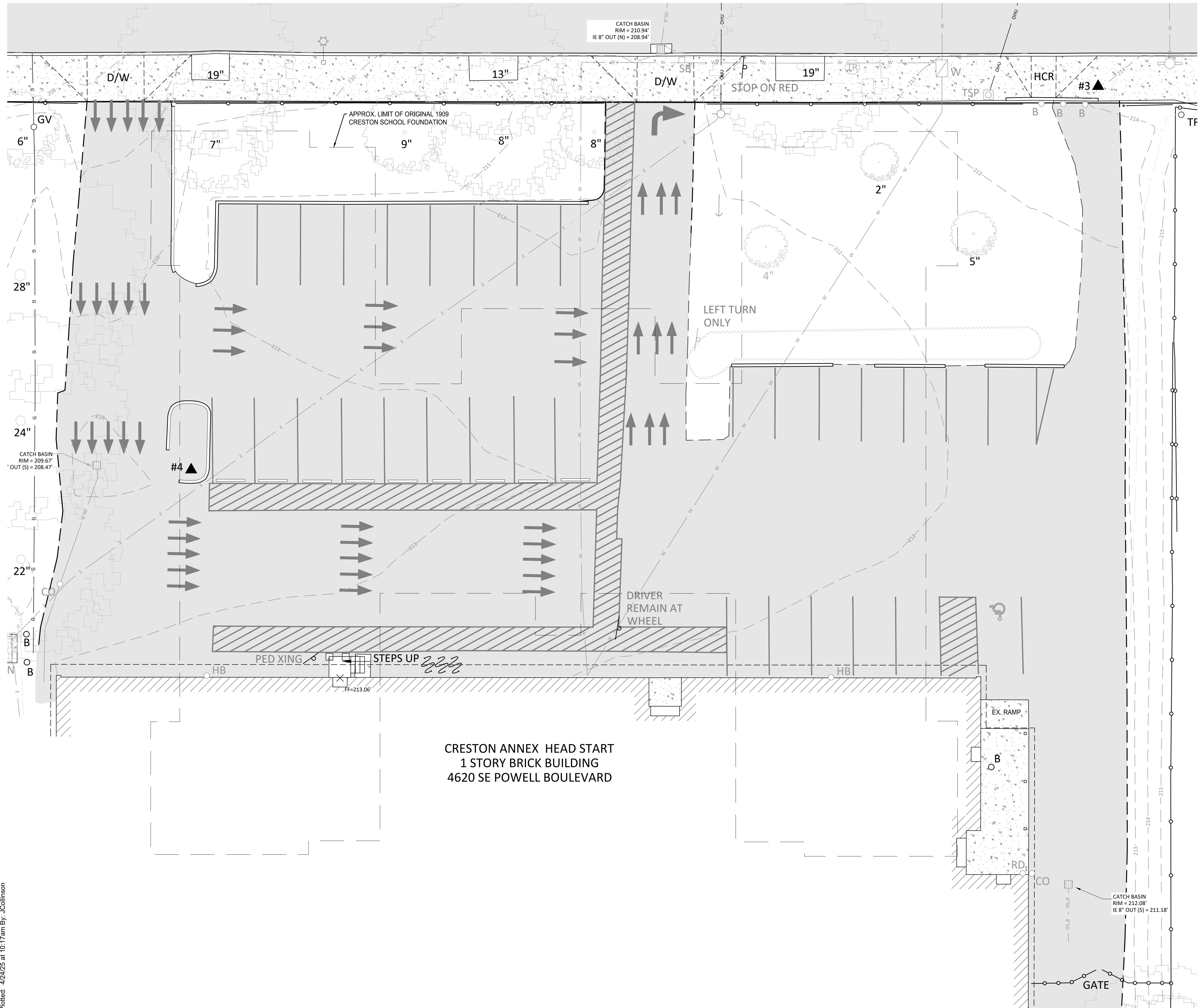
Creston Annex Head Start Stormwater Project

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

PERMIT SET 4/25/2025
COVER SHEET

C0.1



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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 Lightipe
503.542.3840
josh.lightipe@kpff.com

PERMIT SET 4/25/2025

EXISTING CONDITIONS

C0.3



111 SW Fifth Ave., Suite 2600
Portland, OR 97204
O: 503.542.3860
F: 503.274.4681
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SHEET NOTES

1. CONTRACTOR MAY STAGE WITHIN LIMITS OF DEMOLITION.
2. REMOVE ALL SITE COMPONENTS AND RECYCLE COMPONENTS AS REQUIRED IN THE SPECIFICATIONS.
3. GENERAL DEMOLITION PERMIT SHALL BE SECURED BY THE CONTRACTOR.
4. ALL TRADE LICENSES AND PERMITS NECESSARY FOR THE PROCUREMENT AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING DEMOLITION.
5. THE CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING RIGHT-OF-WAY SURVEY MONUMENTATION DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT BY A LICENSED SURVEYOR OF ANY DAMAGED OR REMOVED MONUMENTS.
6. PROTECT ALL ITEMS ON ADJACENT PROPERTIES AND IN THE RIGHT OF WAY INCLUDING BUT NOT LIMITED TO SIGNAL EQUIPMENT, PARKING METERS, SIDEWALKS, STREET TREES, STREET LIGHTS, CURBS, PAVEMENT AND SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY DAMAGED ITEMS TO ORIGINAL CONDITION.
7. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, AND OTHER FACILITIES IMMEDIATELY ADJACENT TO EXCAVATIONS FROM DAMAGES CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS.
8. SAWCUT STRAIGHT LINES IN SIDEWALK, AS NECESSARY.
9. CONTRACTOR IS RESPONSIBLE TO CONTROL DUST AND MUD DURING THE DEMOLITION PERIOD, AND DURING TRANSPORTATION OF DEMOLITION DEBRIS. ALL STREET SURFACES OUTSIDE THE CONSTRUCTION ZONE MUST BE KEPT CLEAN.
10. ALL EXPOSED PORTIONS OF UNDERGROUND UTILITIES TO BE ABANDONED SHALL BE PLUGGED PER DETAIL A/C1.0.

DEMOLITION KEY NOTES

- 20 SAWCUT LINE
- 21 REMOVE CONCRETE CURB.
- 23 REMOVE ASPHALT PAVEMENT AND CRUSHED ROCK SUBGRADE.
- 26 REMOVE BOLLARD.
- 28 REMOVE CATCH BASIN
- 29 REMOVE SIGN AND CONCRETE SUPPORT
- 30 5.5' SQUARE AREA CENTERED ON PROPOSED TREE AREA PER LANDSCAPE DETAIL 3/L3.1

X PROTECTION KEY NOTES

- 40 PROTECT CURB AND SIDEWALK.
- 42 PROTECT UNDERGROUND UTILITIES.
- 43 PROTECT TREE.
- 44 PROTECT SIGN.
- 45 PROTECT GUY WIRE

SALVAGE KEY NOTES

60 SALVAGE BIKE RACK AND REINSTALL IN LOCATION AS DIRECTED BY OWNER.

61 SALVAGE RELOCATE EXISTING TREE. SEE LANDSCAPE PLANS.

62 SALVAGE EXISTING WHEEL CHOCKS.

SHEET LEGEND



- PROPERTY LINE
- DEMOLITION/WORK LIMITS (SHOWN OFFSET FOR CLARITY)
- SAWCUT LINE
- REMOVE OR ABANDON UTILITY LINE IN PLACE

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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

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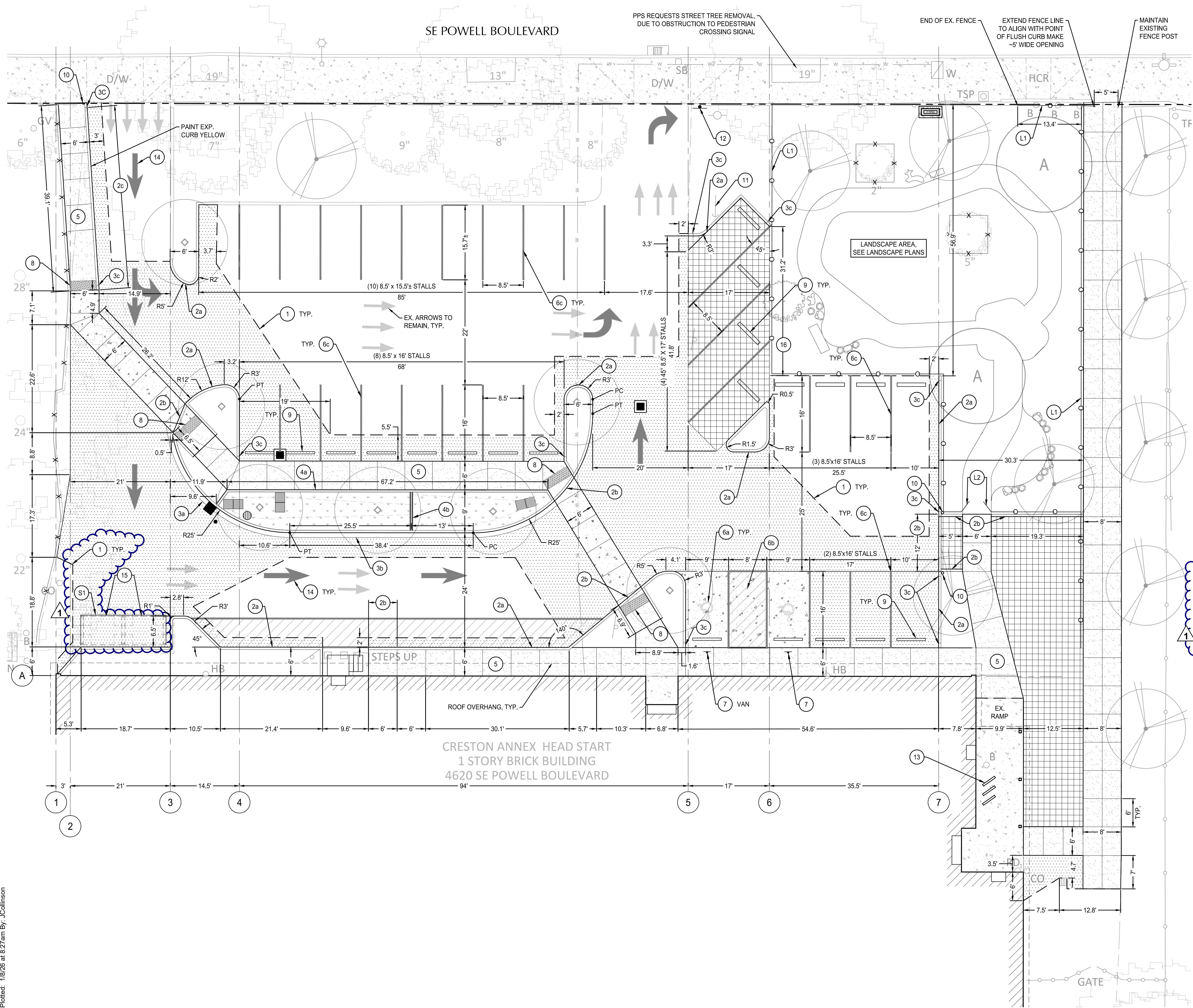
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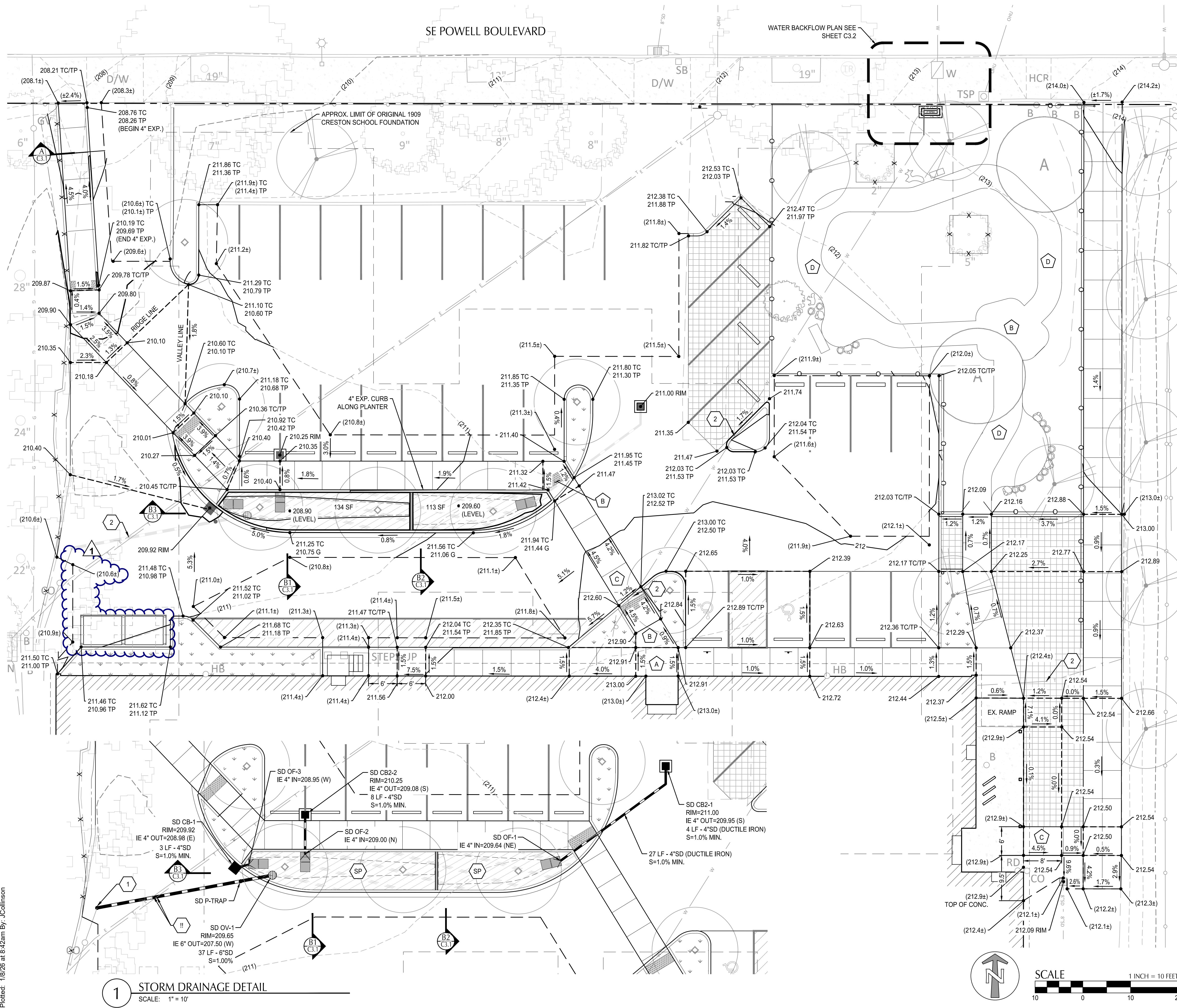
DEMOLITION PLAN

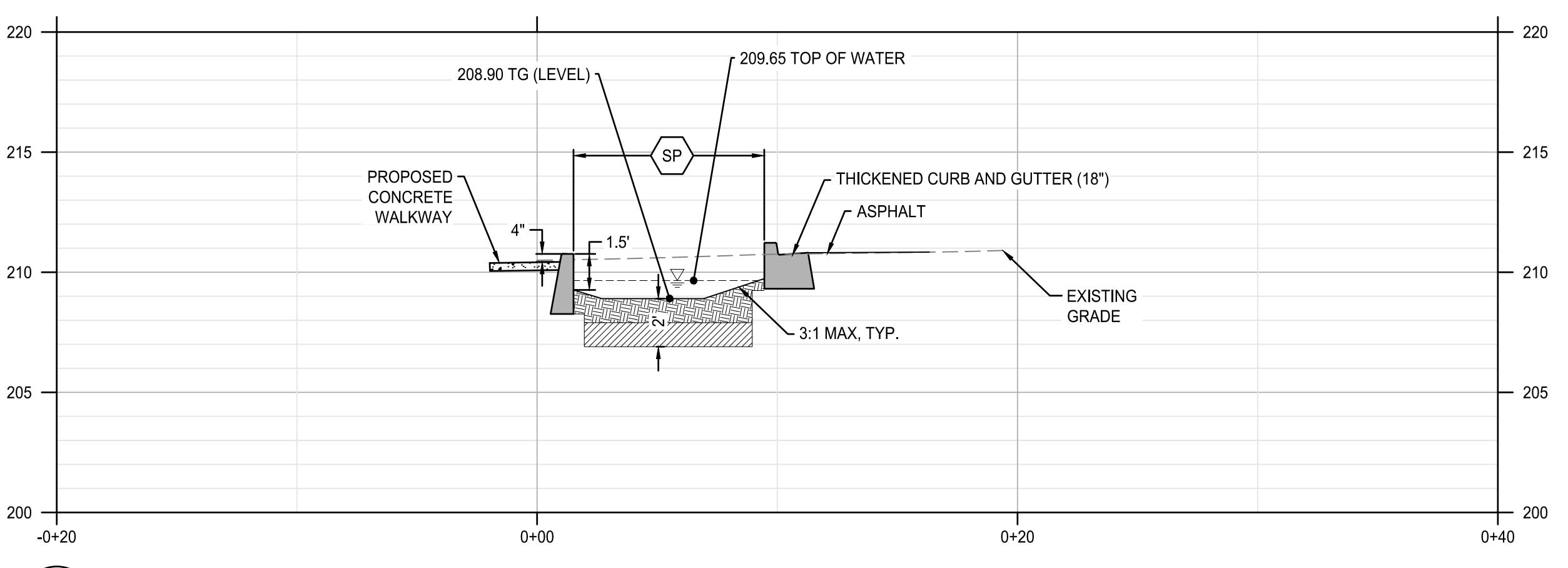
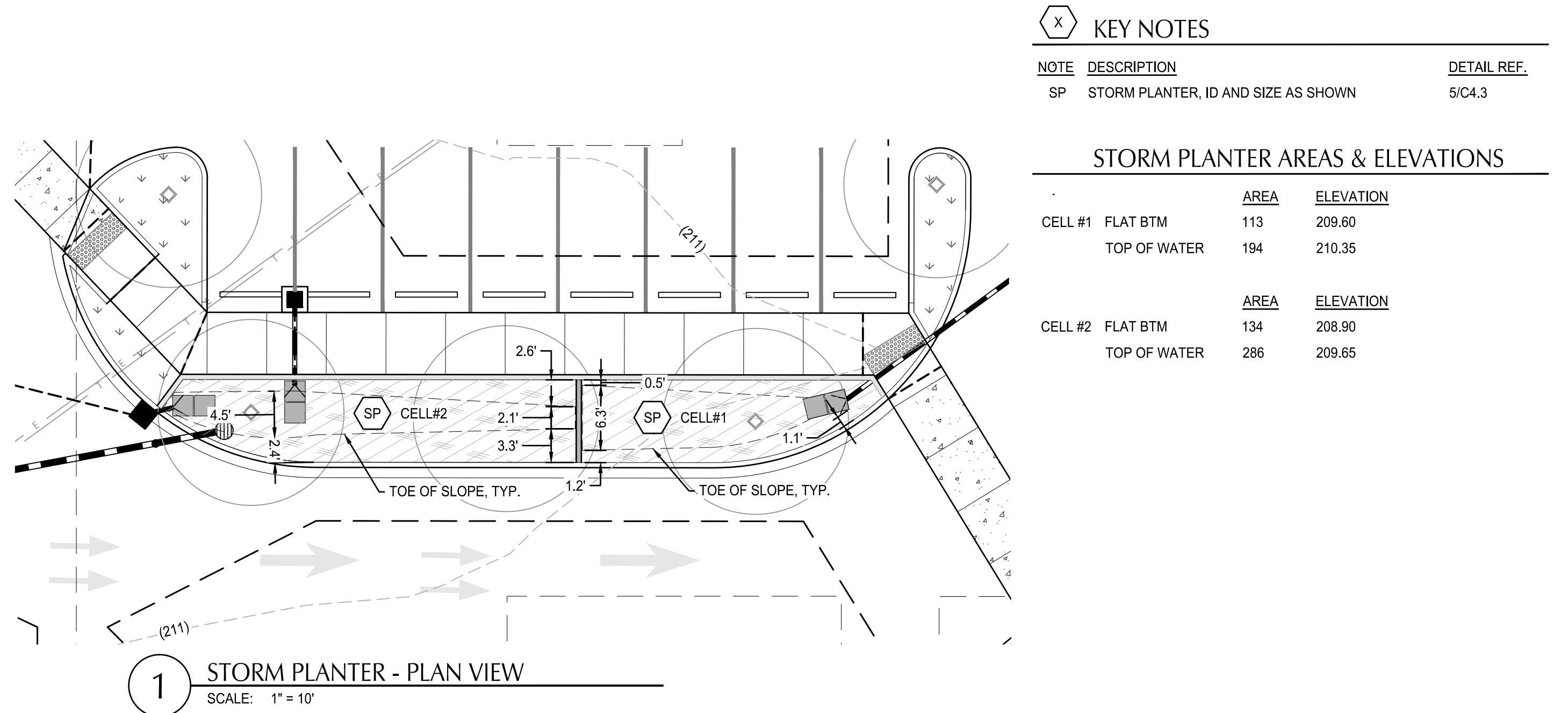
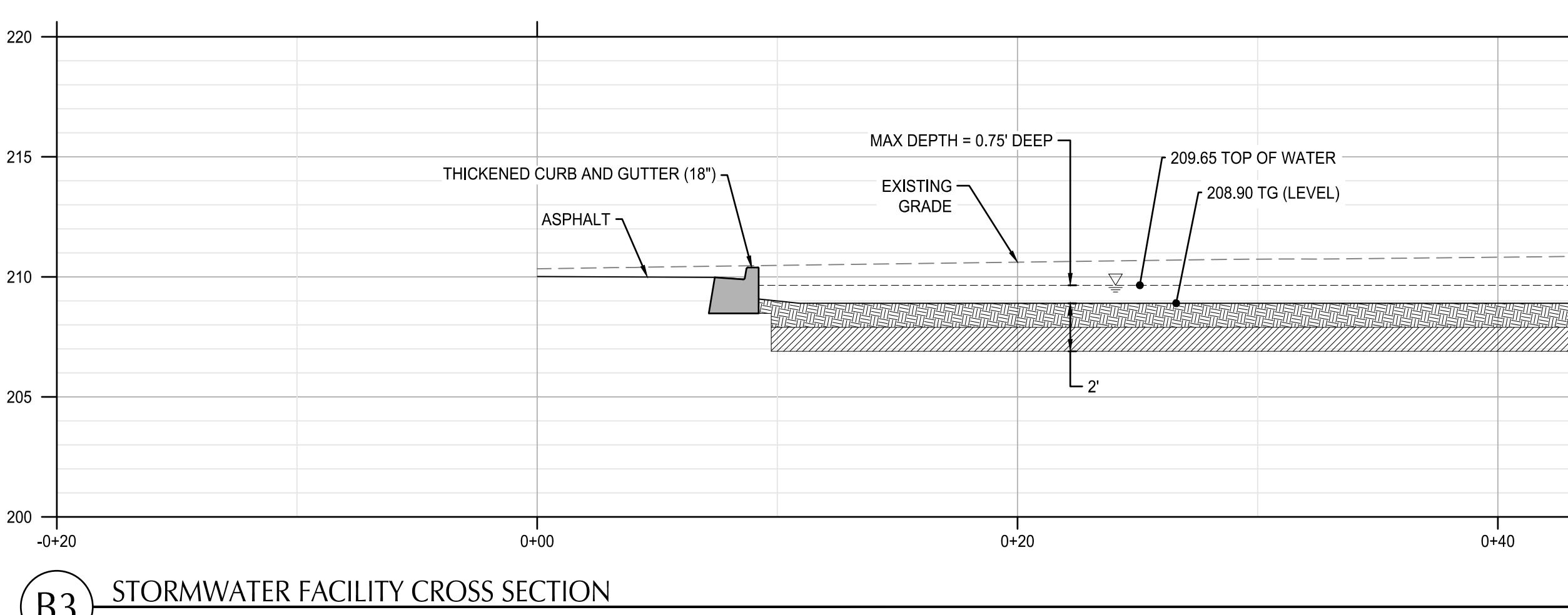
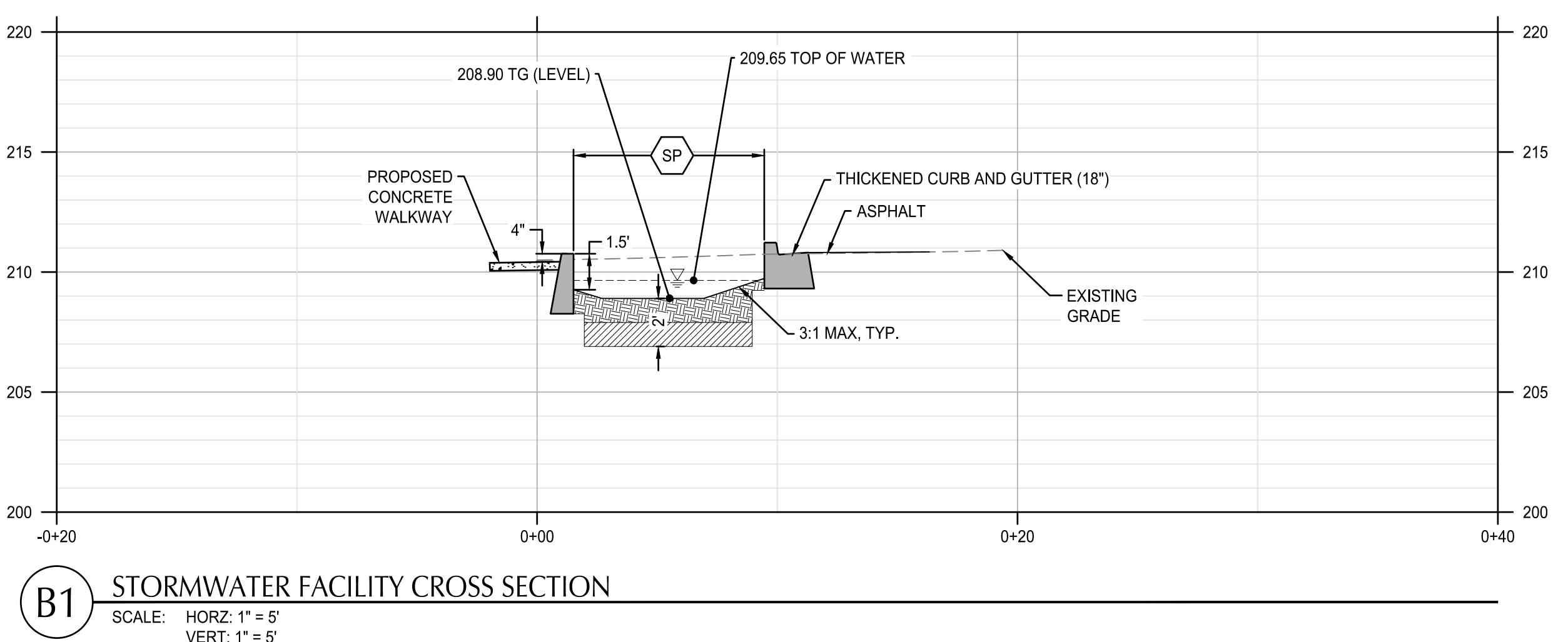
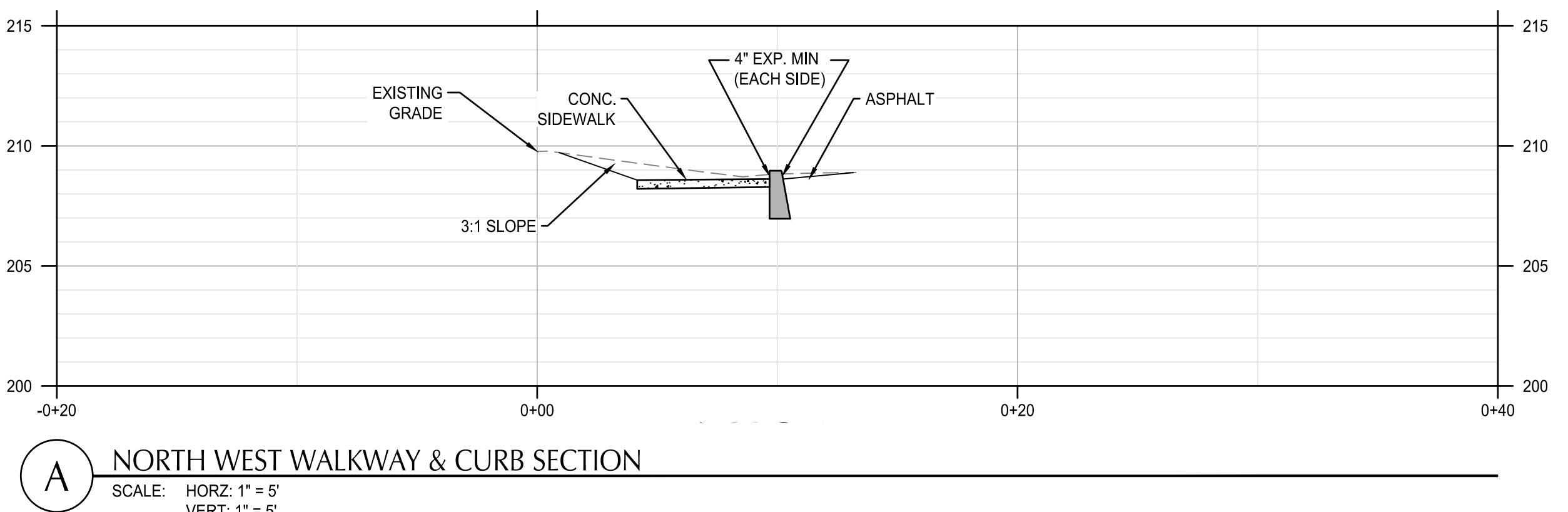
DEMOLITION PLAN

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

STORM PLANTER AREAS & ELEVATIONS

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

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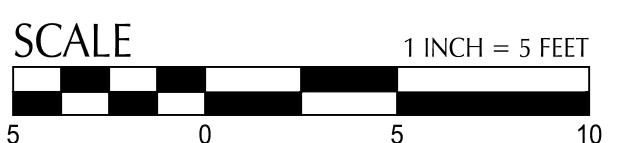
Creston Annex Head Start
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Portland, OR 97206

PPS PROJECT CONTACT:
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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

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**STORM PLANTER
SECTIONS**



C3.1



SHEET NOTES

1. ON-SITE PIPE BEDDING AND BACKFILL FOR ALL UTILITIES PER DETAIL 2/C4.3.
2. OFF-SITE (IN ROW) PIPE BEDDING AND TRENCH BACKFILL AND SURFACING PER CITY STD DWG P-100 AND P-101.
3. STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.

WATER QUALITY BACKFLOW PROTECTION NOTES

PREMISES-ISOLATION BACKFLOW PROTECTION
REQUIRED BY WATER QUALITY BACKFLOW (WQBF) REVIEW (503-823-7480)
WATER BUREAU BACKFLOW ASSEMBLY INSTALLATION REQUIREMENTS:
www.portland.gov/water/backflow-prevention/backflow-assembly-installation-requirements
TITLE 21.12.320, 28.08.020 AND/OR OAR 333-061-0070, 333-061-0071
PLAN APPROVED FOR CONSTRUCTION: ERRORS AND OMISSIONS EXCEPTED.

DOMESTIC WATER SERVICE:
BACKFLOW PREVENTION ASSEMBLIES MUST CONFORM TO EPA LEAD FREE REQUIREMENTS.

REDUCED PRESSURE BACKFLOW ASSEMBLY (RPBA) REQUIRED.
INSTALLATION REQUIRED ON PRIVATE PROPERTY, AT THE PROPERTY LINE, ON THE CENTERLINE OF THE CITY WATER SERVICE CONNECTION, NO CONNECTIONS PRIOR TO ASSEMBLY. ASSEMBLY MUST BE AT 12' ABOVE FINISHED GRADE AND/OR ABOVE 100 YEAR FLOOD PLAIN, WHICHEVER IS GREATER.

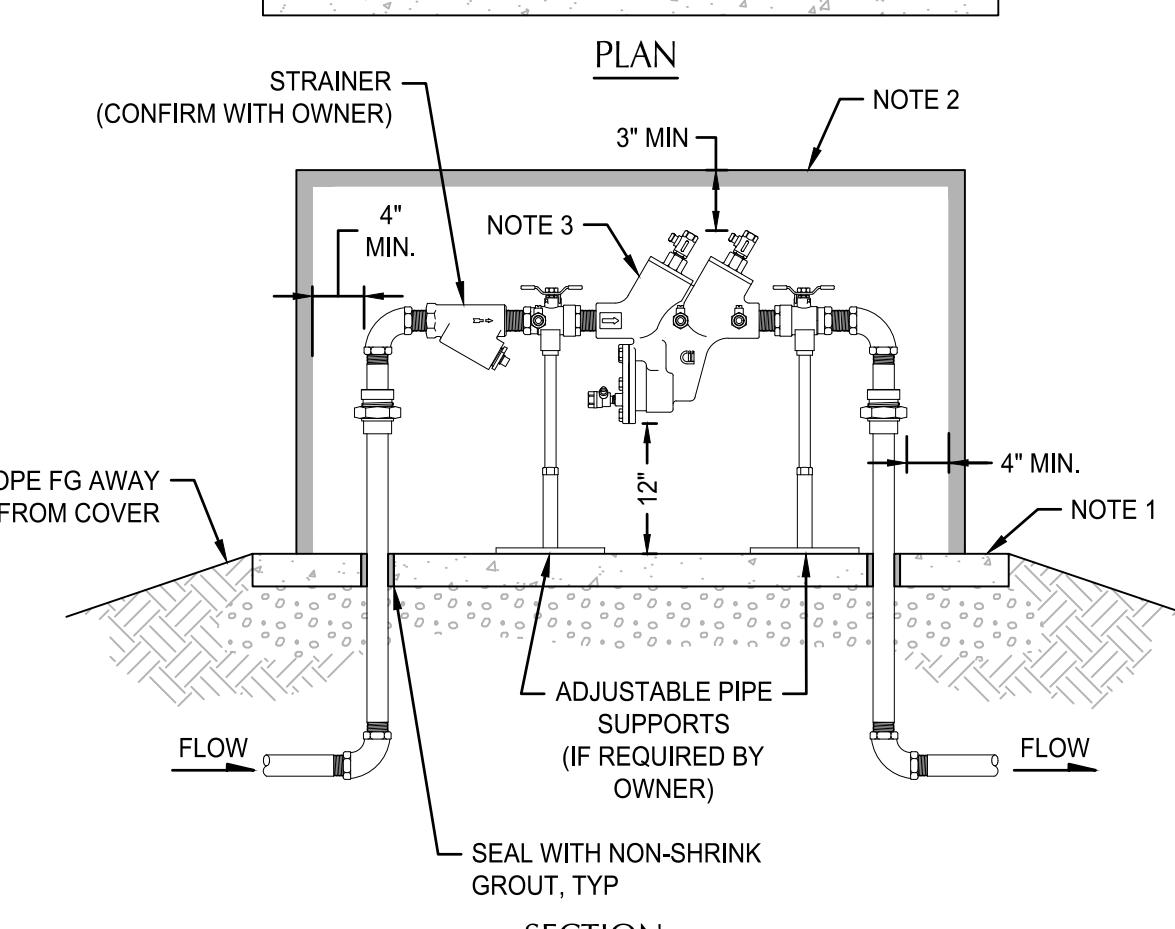
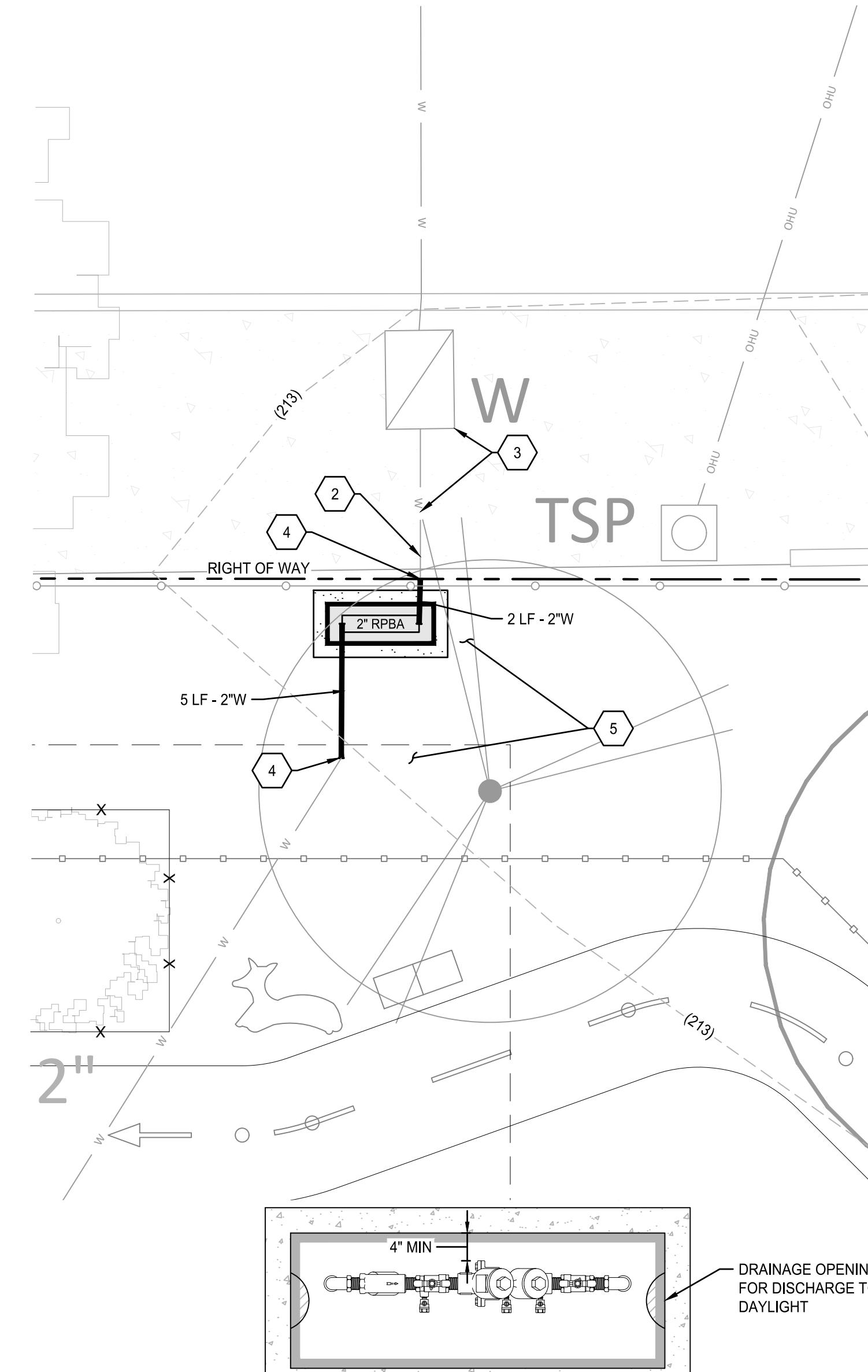
INSTALLATION IN AN APPROVED INSULATED OUTDOOR ENCLOSURE. EXPOSED PIPE TO BE INSULATED WITH CLOSED-CELL FOAM PIPE INSULATION OR A HEAT SOURCE MUST BE PROVIDED.

INSTALLATION OF A PREMISE-ISOLATION BACKFLOW ASSEMBLY WILL CREATE A CLOSED SYSTEM AND MAY RESULT IN PROBLEMS ASSOCIATED WITH THERMAL EXPANSION. INSTALLER RESPONSIBLE FOR MAKING PROVISIONS FOR THERMAL EXPANSION.

LANDSCAPE IRRIGATION POINT-OF-CONNECTION (POC) TO DOMESTIC PLUMBING SYSTEM MUST OCCUR DOWNSTREAM OF THE DOMESTIC WATER SERVICE PREMISES-ISOLATION (PI) BACK FLOW PROTECTION.

UTILITY KEY NOTES

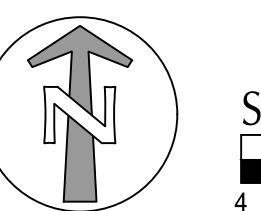
NOTE	DESCRIPTION	DETAIL REF.
1	2" RPBA. PI RPBA TO BE INSTALLED PER WATER BUREAU REQUIREMENTS. SEE WQ BACKFLOW NOTES ON THIS SHEET.	1/C4.3
2	EXISTING 2" WATER SERVICE. LOCATION BASED ON PRIVATE LOCATES.	
3	WATER METER AND EXISTING PIPING TO REMAIN. CONNECT TO EX. WATER PIPE. VERIFY LOCATION, IE, MATERIAL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



NOTES:

1. CONCRETE SLAB: 4" MIN THICKNESS ON 6" OF 3/4"-0" 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.

1 REDUCED PRESSURE BACKFLOW ASSEMBLY
SCALE: NTS



Creston Annex Head Start Stormwater Project

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

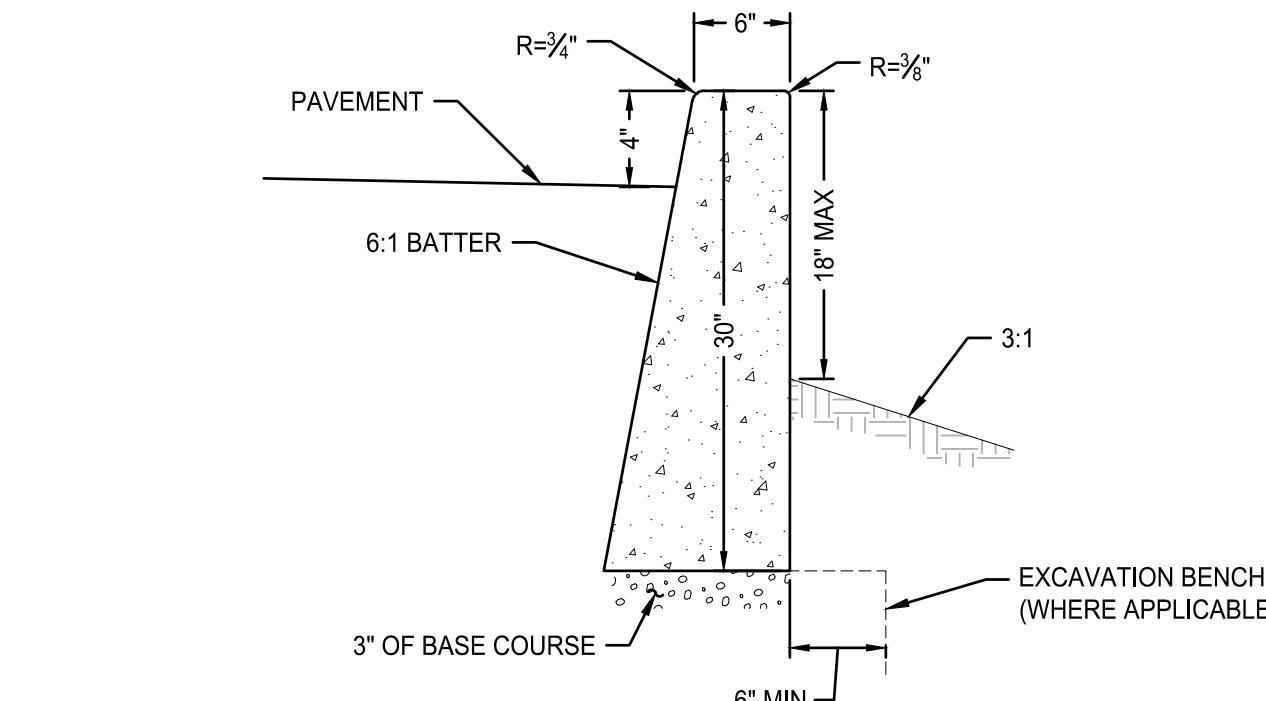
PPS PROJECT CONTACT:
Portland Public Schools
Facilities and Asset Management
Theresa Fagin, Project Manager
971-201-8771

DESIGN CONTACT:
KPFF Civil Engineers
Josh Lightthipe
503.542.3840
josh.lightthipe@kpff.com

PERMIT SET 4/25/2025

RPBA ENLARGEMENT

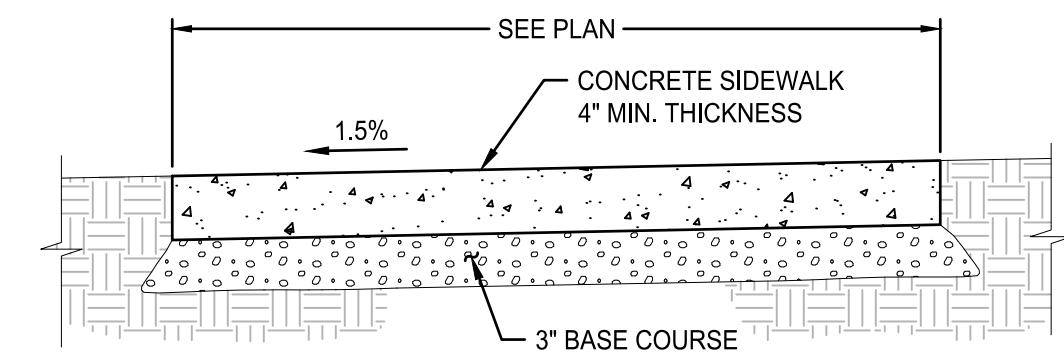
C3.2



NOTES:
1. CURB EXPOSURE = 4", TYP. VARY AS SHOWN ON PLANS OR AS DIRECTED.
2. CONSTRUCT CONTRACTION JOINTS AT 15' MAX. SPACING AND AT RAMPS. CONSTRUCT EXPANSION JOINTS AT 200' MAX SPACING AT POINTS OF TANGENCY AND AT ENDS OF EACH DRIVEWAY.
3. TOPS OF ALL CURBS SHALL SLOPE TOWARD THE ROADWAY AT 2% UNLESS OTHERWISE SHOWN OR AS DIRECTED.
4. DIMENSIONS ARE NOMINAL AND MAY VARY TO CONFORM WITH CURB MACHINE AS APPROVED BY THE ENGINEER.

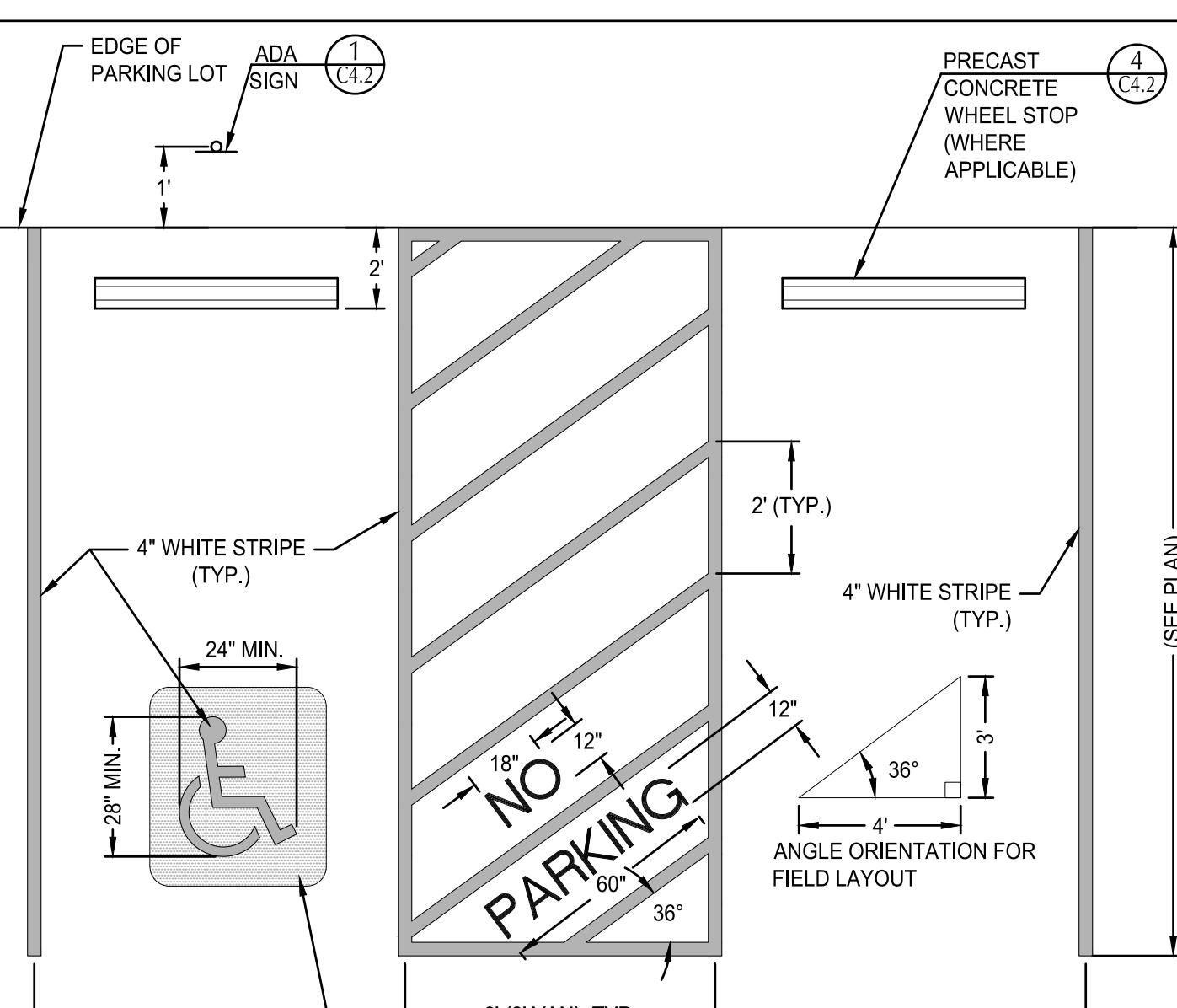
4 CONCRETE CURB WALL

SCALE: NTS



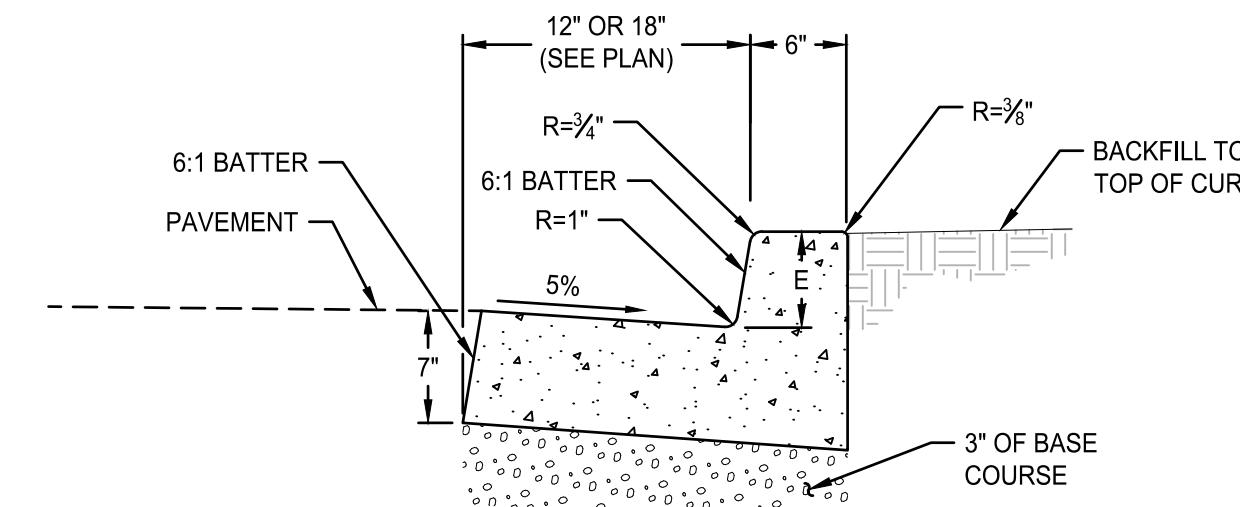
5 TYP. CONCRETE SIDEWALK

SCALE: NTS



6 TYPICAL PARKING STRIPING AND LAYOUT-TYPE 2

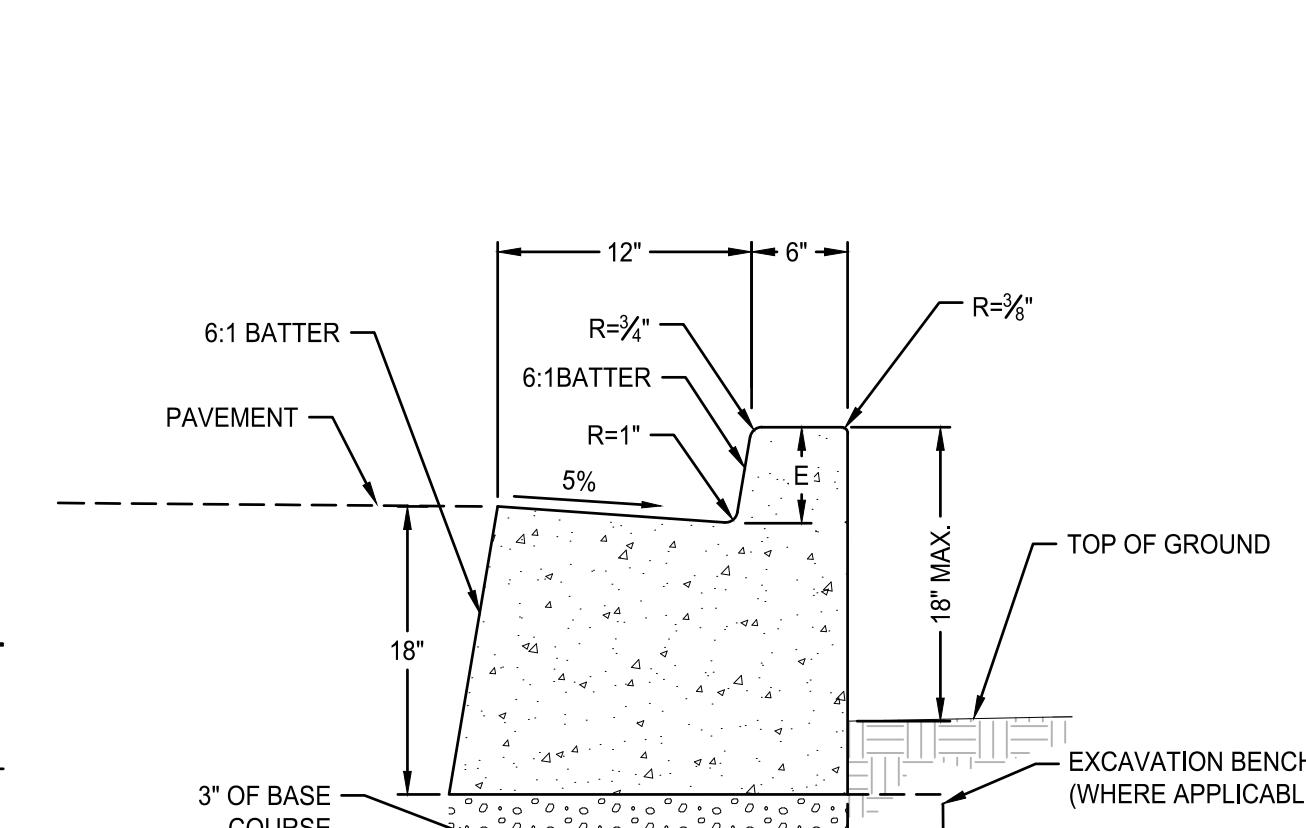
SCALE: NTS



NOTES:
1. CURB EXPOSURE 'E' = 6", TYP. VARY AS SHOWN ON PLANS OR AS DIRECTED.
2. CONSTRUCT CONTRACTION JOINTS AT 15' MAX. SPACING AND AT RAMPS. CONSTRUCT EXPANSION JOINTS AT 200' MAX SPACING AT POINTS OF TANGENCY AND AT ENDS OF EACH DRIVEWAY.
3. TOPS OF ALL CURBS SHALL SLOPE TOWARD THE ROADWAY AT 2% UNLESS OTHERWISE SHOWN OR AS DIRECTED.
4. DIMENSIONS ARE NOMINAL AND MAY VARY TO CONFORM WITH CURB MACHINE AS APPROVED BY THE ENGINEER.

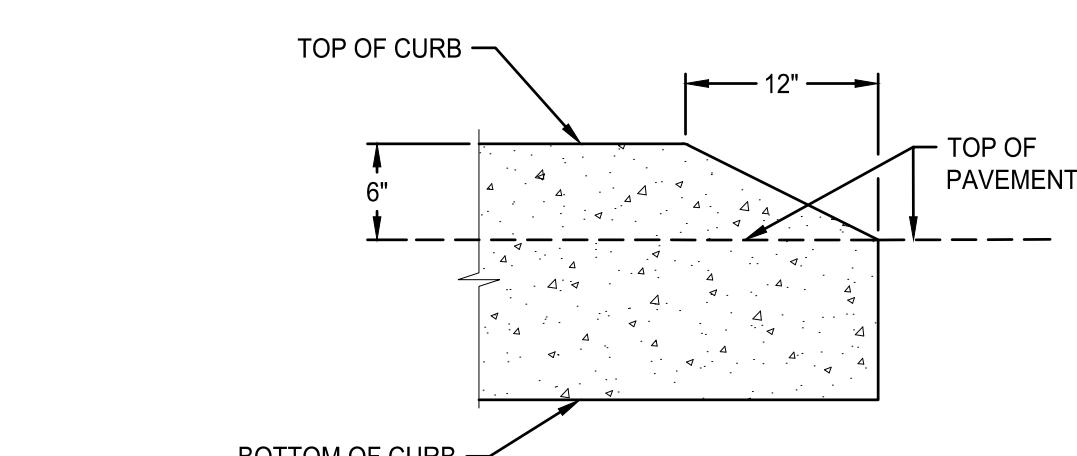
3A CONCRETE CURB AND CUTTER

SCALE: NTS



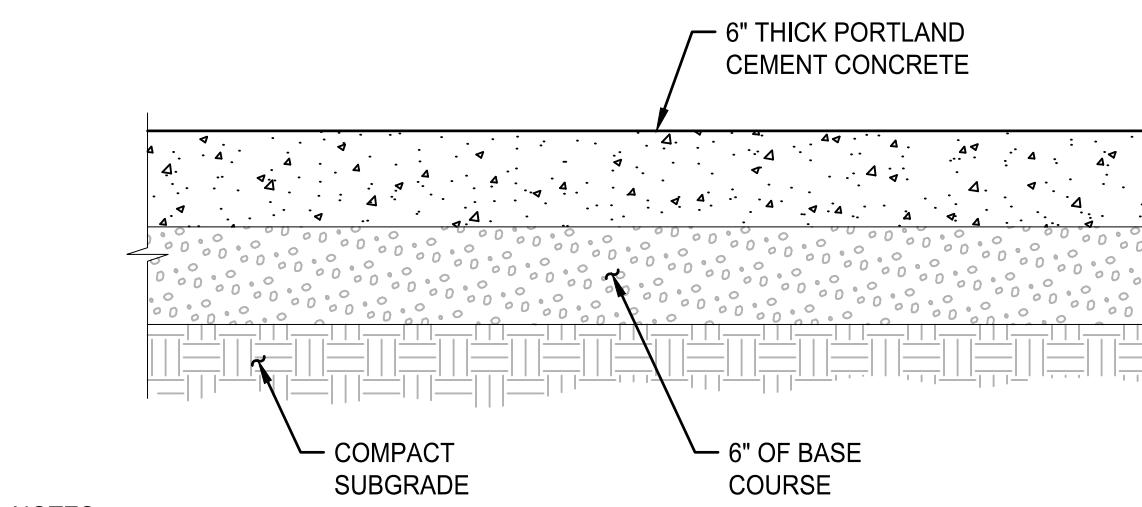
3B THICKENED CURB AND CUTTER (18" THICK)

SCALE: NTS



3C CONCRETE CURB - ENDING

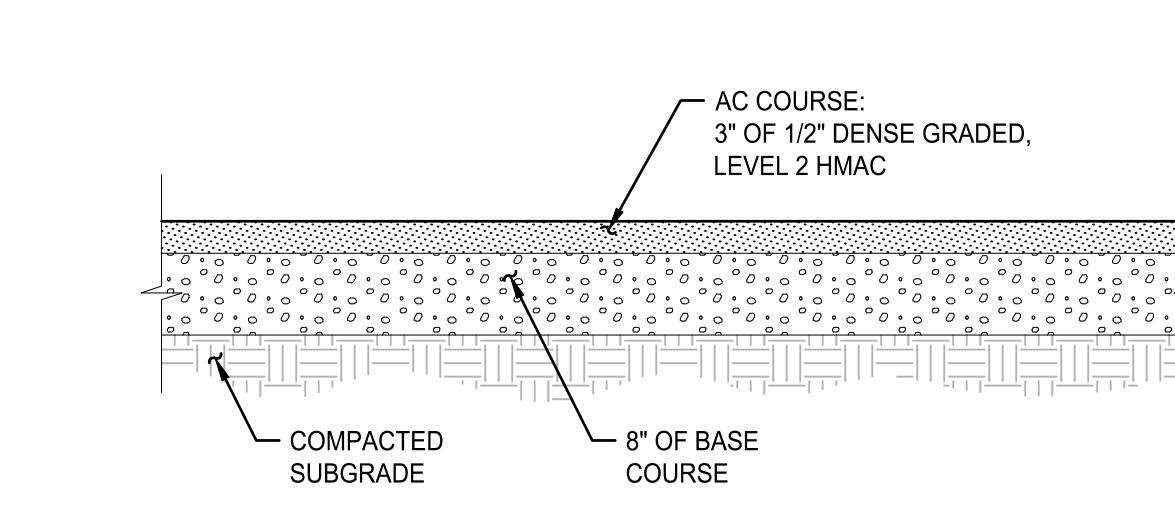
SCALE: NTS



NOTES:
1. CONSTRUCT CONTRACTION JOINTS AT 15' MAX. SPACING AND AT RAMPS.
2. PROVIDE MEDIUM TO COARSE BROOM FINISH.

1B CONCRETE PAVEMENT SECTION

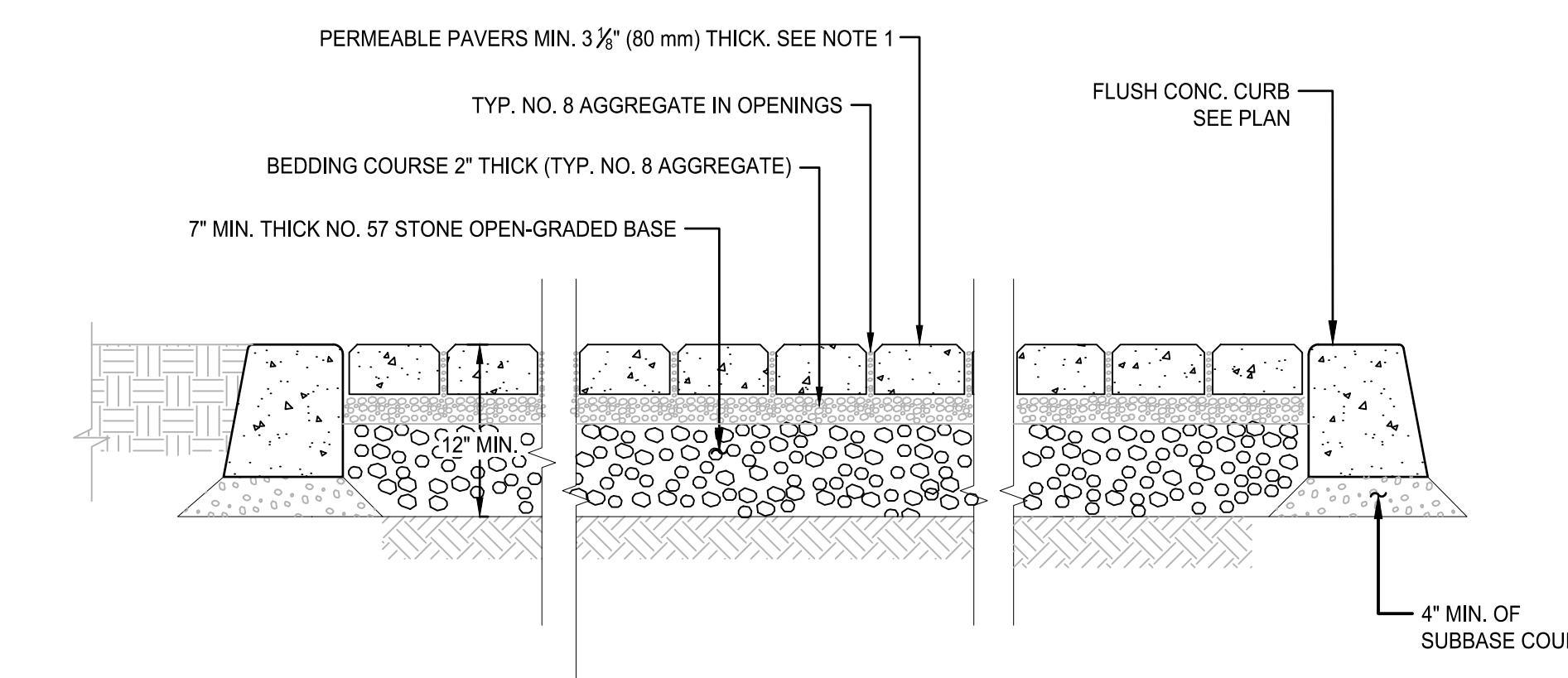
SCALE: NTS



NOTES:
1. CURB EXPOSURE 'E' = 6", TYP. VARY AS SHOWN ON PLANS OR AS DIRECTED.
2. CONSTRUCT CONTRACTION JOINTS AT 15' MAX. SPACING AND AT RAMPS. CONSTRUCT EXPANSION JOINTS AT 200' MAX SPACING AT POINTS OF TANGENCY AND AT ENDS OF EACH DRIVEWAY.

1A ASPHALT PAVEMENT SECTION

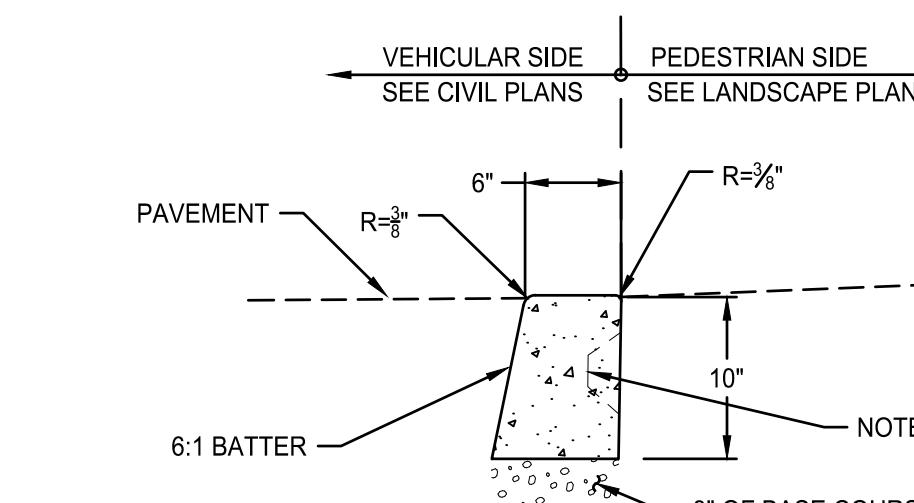
SCALE: NTS



NOTES:
1. PAVER TYPE TO BE 8x8" ECO-PRIORA OR APPROVED EQUAL. INSTALL WITH RUNNING BOND PATTERN.

1C TYP. PERMEABLE PAVER SECTION

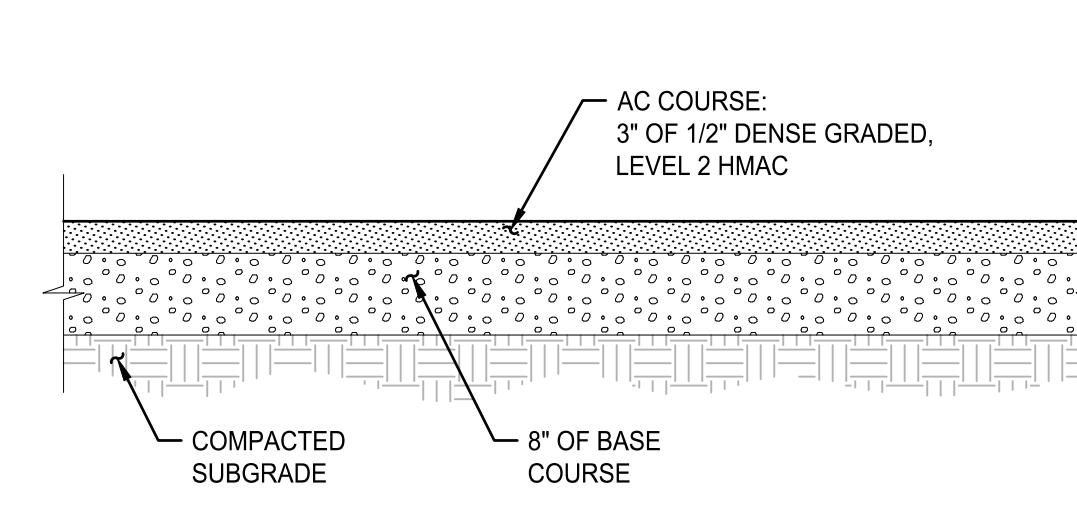
SCALE: NTS



NOTES:
1. CURB EXPOSURE 'E' = 6", TYP. VARY AS SHOWN ON PLANS OR AS DIRECTED.
2. CONSTRUCT CONTRACTION JOINTS AT 15' MAX. SPACING AND AT RAMPS. CONSTRUCT EXPANSION JOINTS AT 200' MAX SPACING AT POINTS OF TANGENCY AND AT ENDS OF EACH DRIVEWAY.
3. TOPS OF ALL CURBS SHALL SLOPE TOWARD THE ROADWAY AT 2% UNLESS OTHERWISE SHOWN OR AS DIRECTED.
4. DIMENSIONS ARE NOMINAL AND MAY VARY TO CONFORM WITH CURB MACHINE AS APPROVED BY THE ENGINEER.
5. WHERE CONCRETE SIDEWALK IS USED. INSTALL KEYWAY INTO CURB AS SHOWN.

2B FLUSH CURB - STANDARD

SCALE: NTS



NOTES:
1. CURB EXPOSURE 'E' = 6", TYP. VARY AS SHOWN ON PLANS OR AS DIRECTED.
2. CONSTRUCT CONTRACTION JOINTS AT 15' MAX. SPACING AND AT RAMPS. CONSTRUCT EXPANSION JOINTS AT 200' MAX SPACING AT POINTS OF TANGENCY AND AT ENDS OF EACH DRIVEWAY.
3. TOPS OF ALL CURBS SHALL SLOPE TOWARD THE ROADWAY AT 2% UNLESS OTHERWISE SHOWN OR AS DIRECTED.
4. DIMENSIONS ARE NOMINAL AND MAY VARY TO CONFORM WITH CURB MACHINE AS APPROVED BY THE ENGINEER.
5. WHERE CONCRETE SIDEWALK IS USED. INSTALL KEYWAY INTO CURB AS SHOWN.

2A CONCRETE CURB - STANDARD

SCALE: NTS

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971-201-8771

DESIGN CONTACT:
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PERMIT SET 4/25/2025

DETAILS

C4.1



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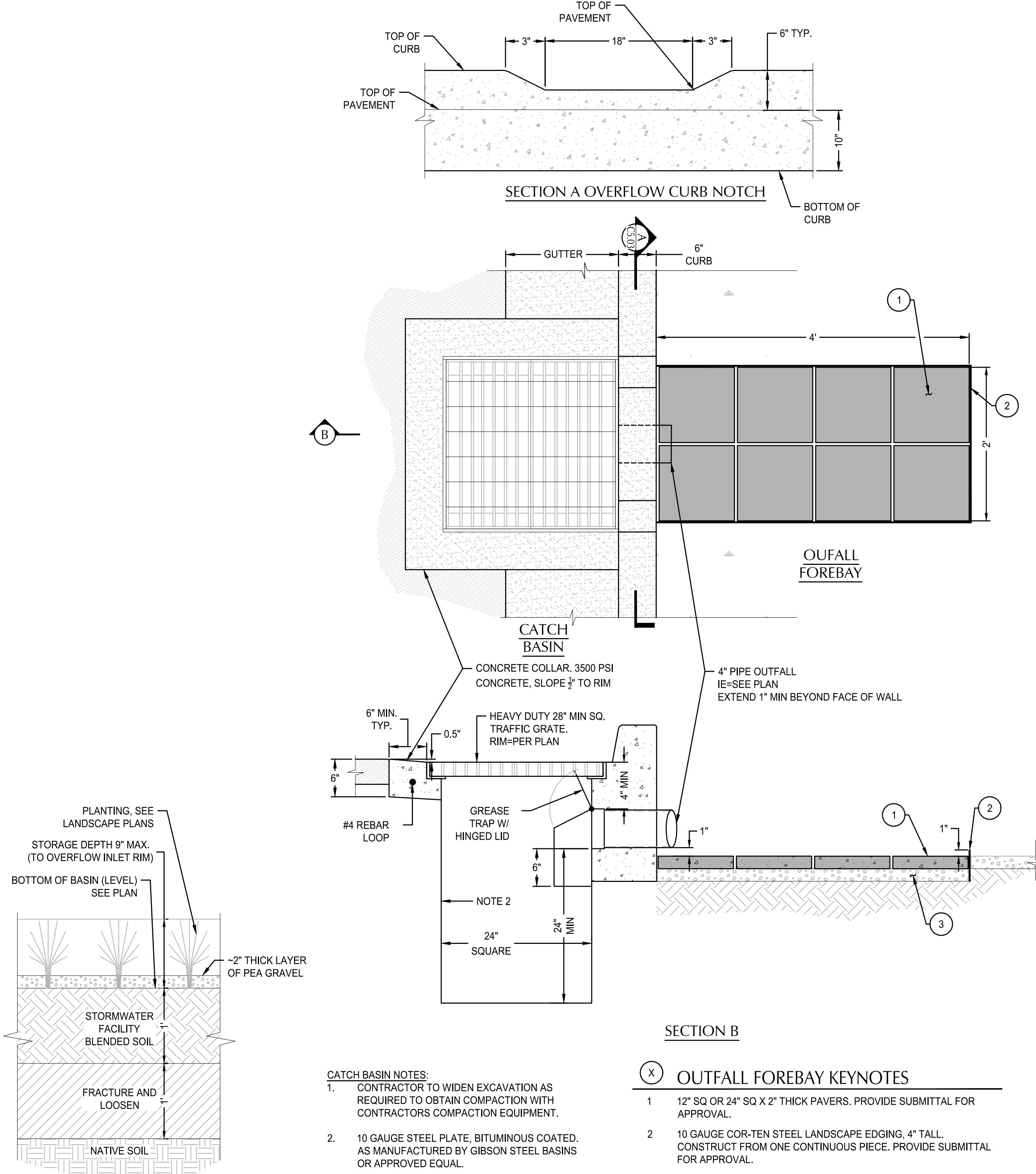
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PERMIT SET 4/25/1

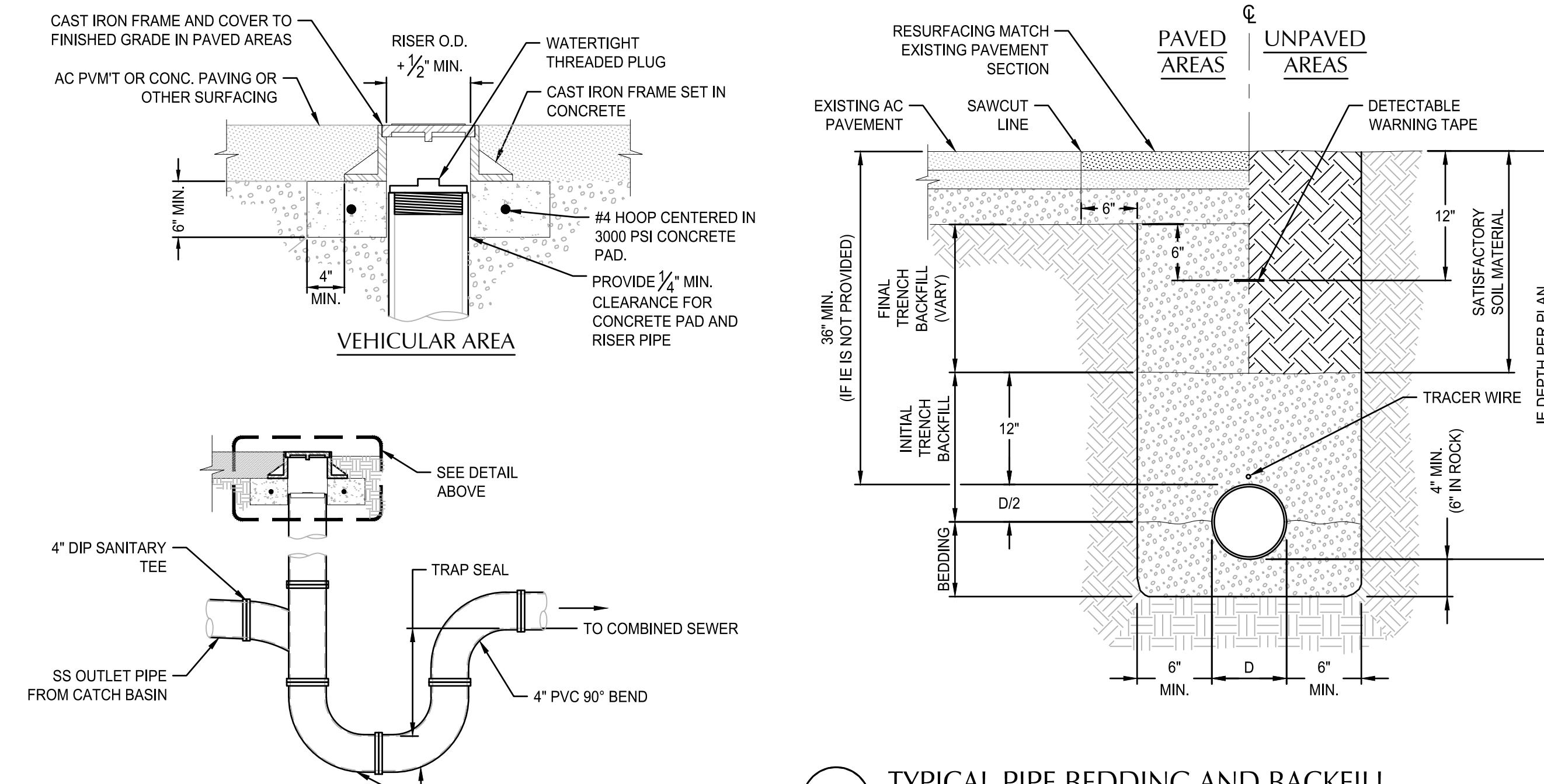
DETAILS

C4.3

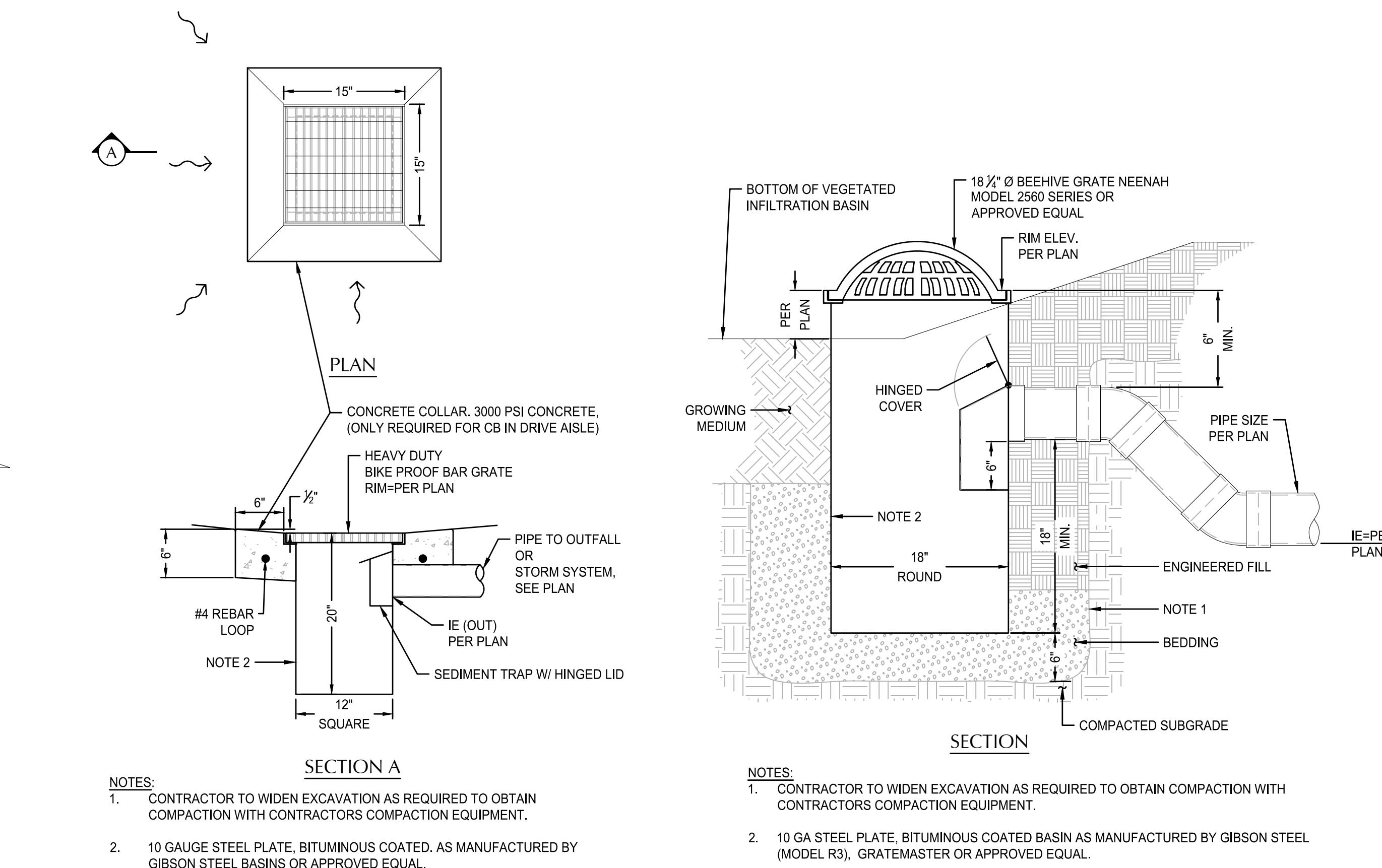


5 TYPICAL STORM PLANTER SECTION
SCALE: NTS

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



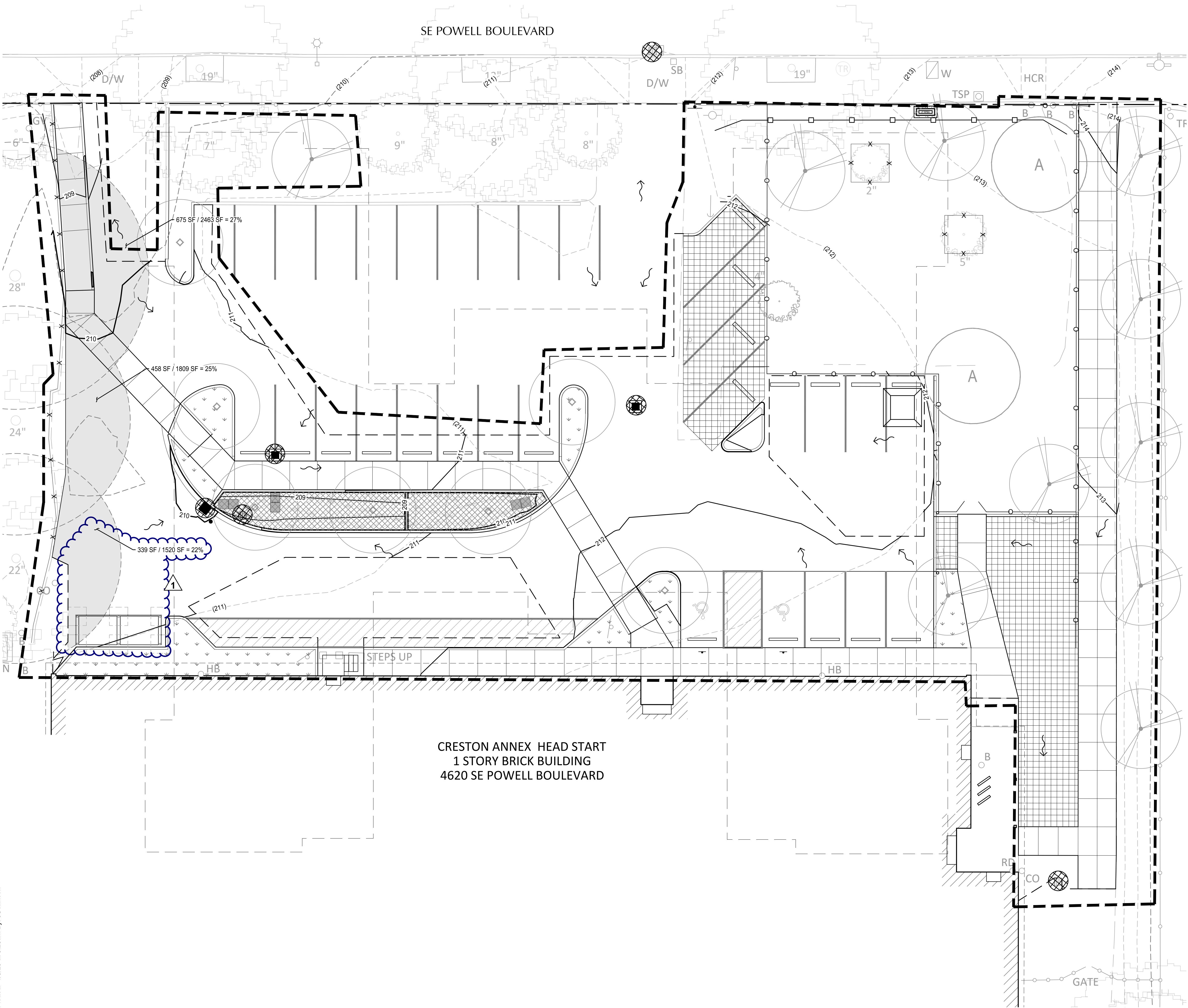
1 TYPICAL PIPE BEDDING AND BACKFILL



4A TRAPPED CATCH BASIN - TYPE 2
SCALE: NTS

— 2 — OVERFLOW INLET
SCALE: NTS

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Plotted: 4/24/25 at 2:29pm By: JCollinson



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 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

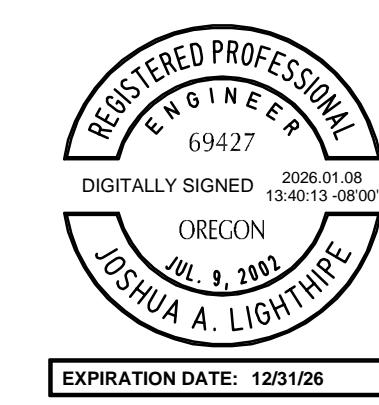
- THE STORMWATER PLANTER FACILITIES ARE A PERMANENT STORMWATER FACILITY AND MUST BE PROTECTED FROM SILTATION DURING THE CONSTRUCTION PHASE. OVERFLOW INLETS WITHIN THE STRUCTURE MUST RECEIVE INLET PROTECTION AS SHOWN ON SHEET EC4.1 WHEN CONSTRUCTION IS COMPLETE, ALL SEDIMENT, JUTE MATTING, AND THE TOP 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

kpff

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



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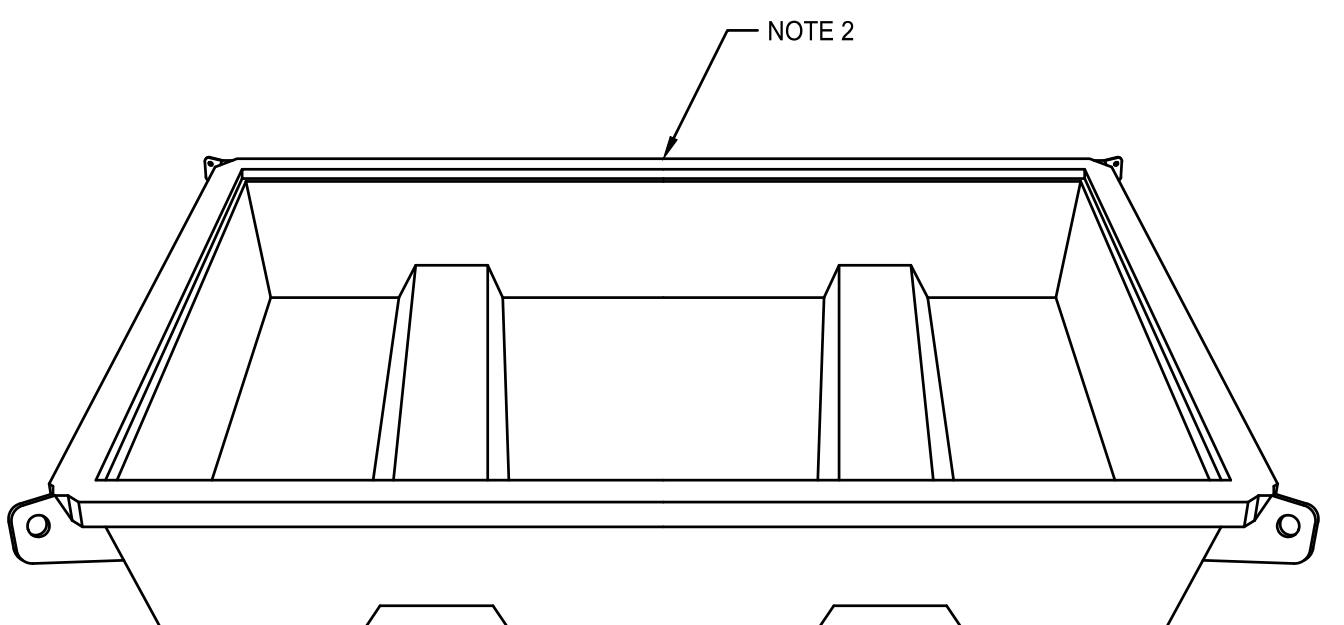
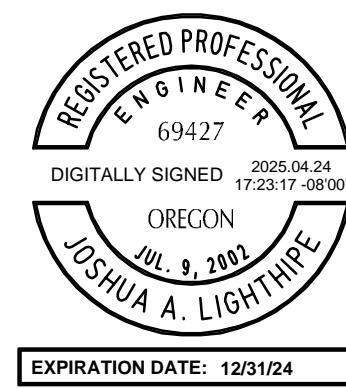
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KPFF Civil Engineers
Josh Lightthipe
503.542.3840
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PERMIT SET 4/25/2025
PERMIT REVISION 1.07.2026

EROSION AND SEDIMENT CONTROL PLAN

C5.0

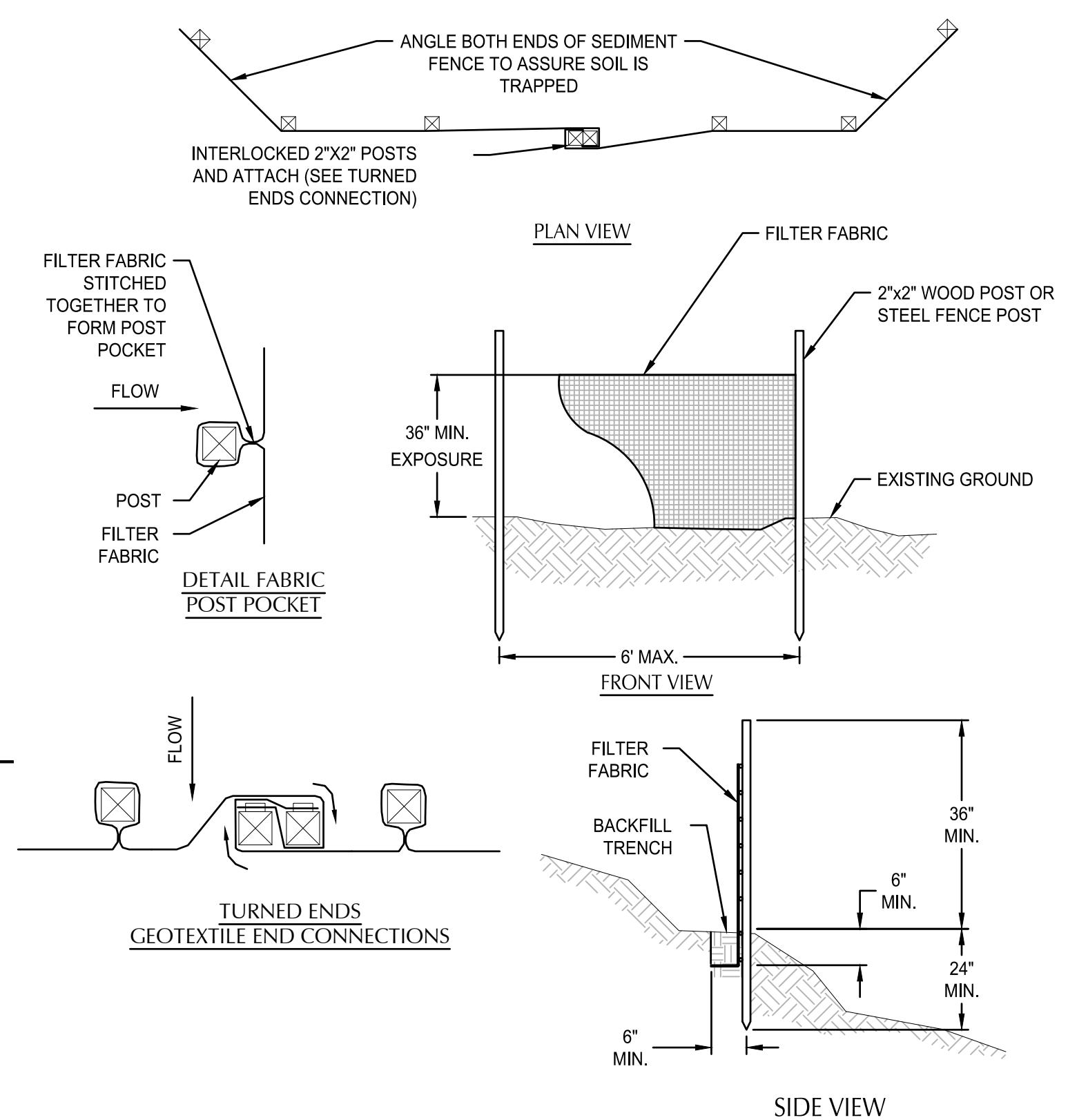


NOTES:

1. INSTALL A MOBILE CONCRETE WASHOUT, ECO PAN OR APPROVED EQUAL. LOCATE THE WASHOUT IN A PLACE THAT WILL BE ACCESSIBLE TO CONCRETE TRUCKS.
2. PROVIDE 7' X 7' MINIMUM WASHOUT PAN. INCREASE SIZE OR PROVIDE ADDITIONAL WASHOUTS AS REQUIRED TO ACCOMMODATE PROJECT CONDITIONS.
3. FOR WASHOUTS LOCATED IN AREAS DESIGNATED TO RECEIVE HARDSCAPE, SOLIDS MAY BE BURIED IN PLACE. FOR OTHER APPLICATIONS, REMOVE AND DISPOSE OF SOLIDS.

3 CONCRETE WASHOUT

SCALE: NTS

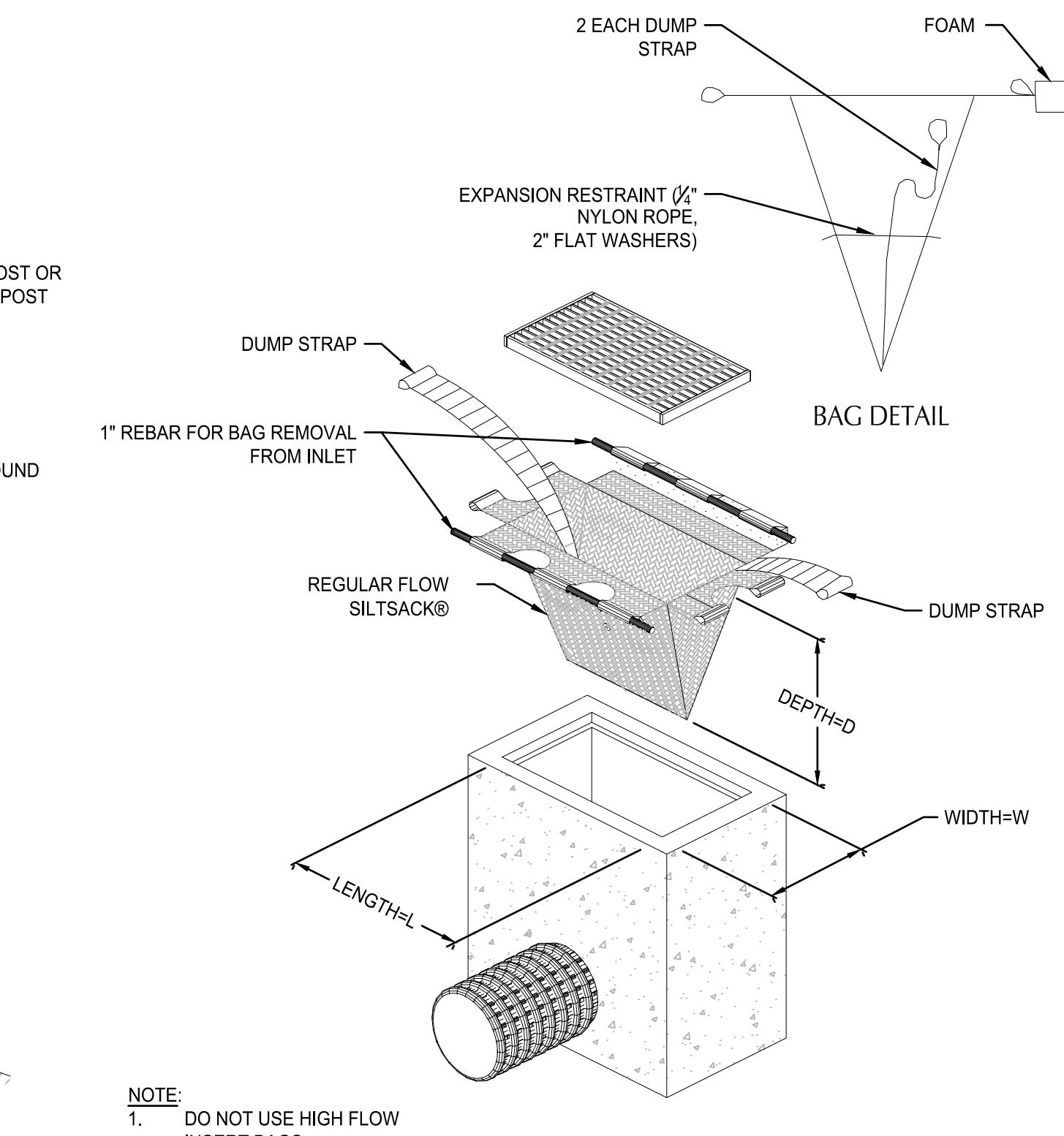


NOTES:

1. THE FILTER FABRIC SHALL BE (36" MIN. WIDTH) PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST, OR OVERLAP 2"X2" POSTS AND ATTACH AS SHOWN ON DETAIL SHEET.
2. THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS WHERE FEASIBLE. THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 24-INCHES.
3. THE FILTER FABRIC SHALL HAVE A MINIMUM VERTICAL BURIAL OF 6-INCHES. ALL EXCAVATED MATERIAL FROM FILTER FABRIC FENCE INSTALLATION, SHALL BE BACKFILLED AND COMPAKTED, ALONG THE ENTIRE DISTURBED AREA.
4. STANDARD OR HEAVY DUTY FILTER FABRIC SHALL HAVE MANUFACTURED STITCHED LOOPS FOR 2"X2" POST INSTALLATION. STITCHED LOOPS WITH STAKES SHALL BE INSTALLED ON THE DOWN-HILL SIDE OF THE SLOPED AREA.
5. FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UP-SLOPE AREA HAS BEEN PERMANENTLY PROTECTED AND STABILIZED.
6. FILTER FABRIC FENCES SHALL BE INSPECTED BY CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

2 SEDIMENT FENCE

SCALE: NTS



NOTE:
1. DO NOT USE HIGH FLOW INSERT BAGS.

1 INLET SEDIMENT PROTECTION

SCALE: NTS

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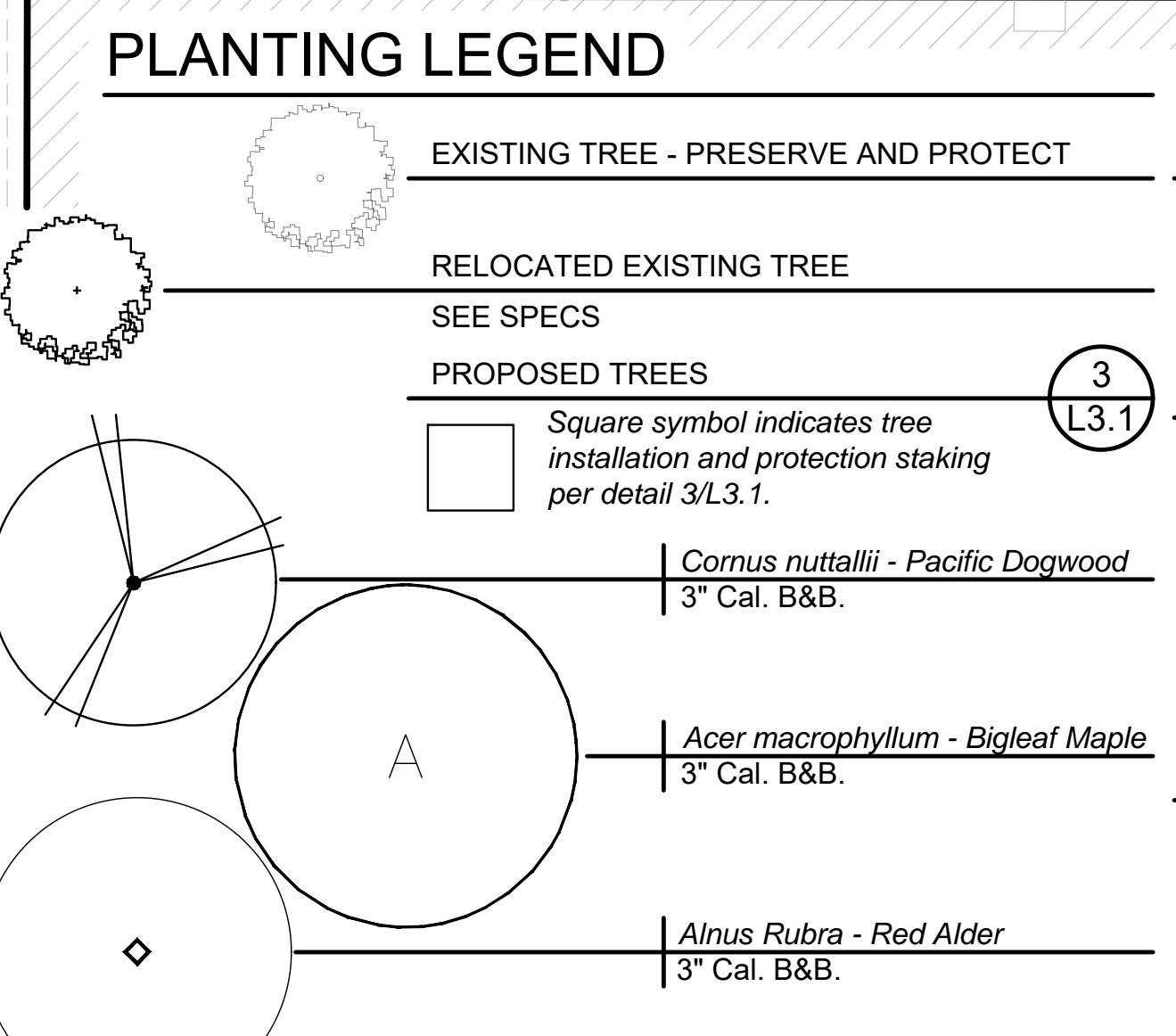
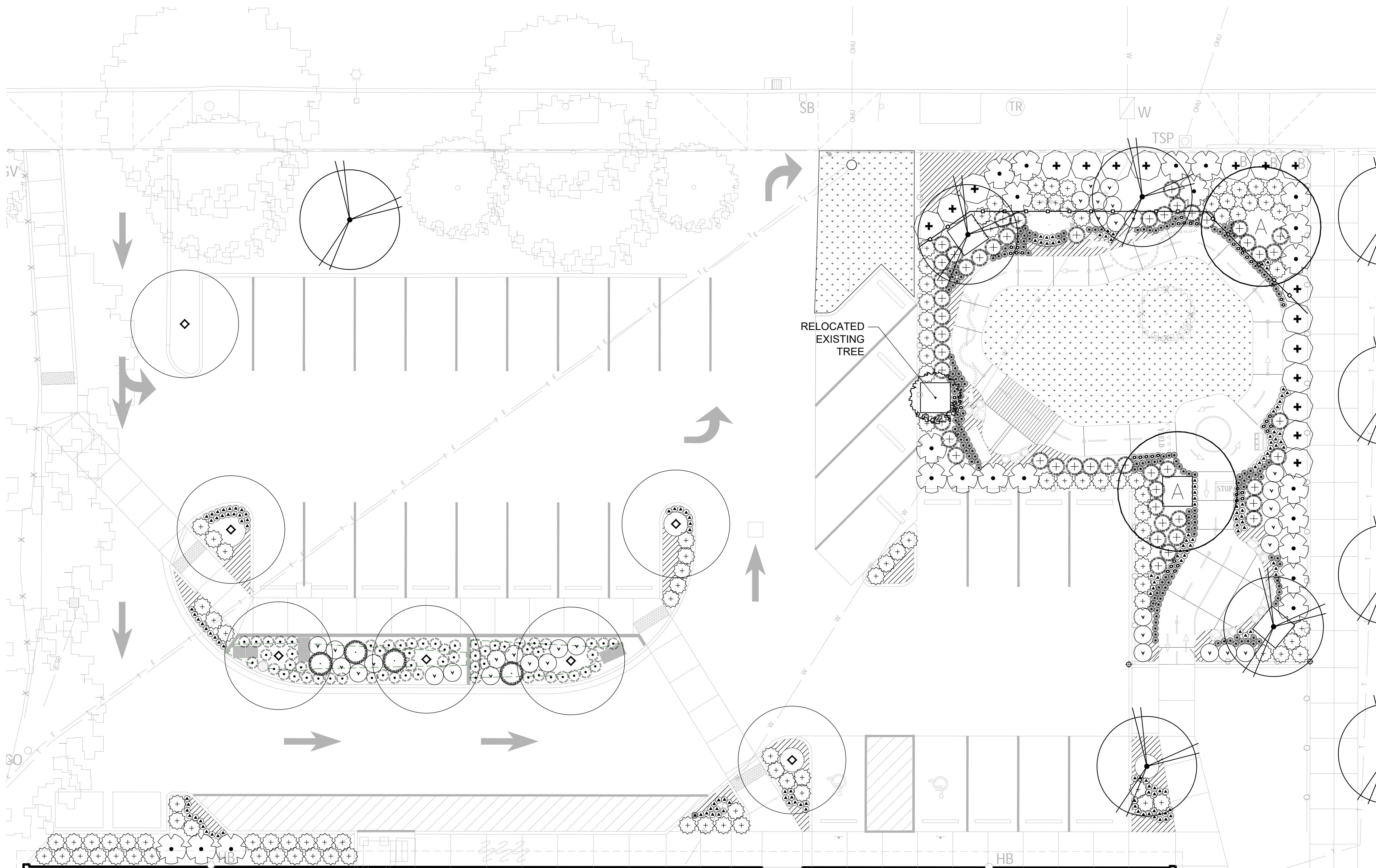
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EROSION AND SEDIMENT CONTROL DETAILS

C5.1



SCREENING SHRUB	
	Thuya occidentalis 'Smaragd' - Emerald Green Arborvitae 3 GAL, 48" O.C.
SHRUBS, PERENNIALS, GROUNDCOVER, AND LAWN	
	Mahonia aquifolium - Tall Oregon Grape 5 GAL, Container.
	Cornus sericea 'Kelsey' - Kelsey's Dwarf Red-Osier Dogwood 1 GAL, Container.
	Viburnum davidii - David Viburnum 1 GAL, Container.
	Pennisetum alopecuroides 'Hameln' - Dwarf Fountain Grass 1 GAL, Container.
	Arctostaphylos uva-ursi - Kinninnick 4" POT.
	Juncus patens - Spreading Rush 1 GAL, 24" O.C.
	Iris tenax - Oregon Iris 4" POT.
	Ranunculus occidentalis - Western Buttercup 4" POT, 12" O.C.
STORMWATER PLANTING (INSTALL PER CITY OF PORTLAND STANDARD)	
	Cornus sericea - Red-Twig Dogwood 3 GAL, 48" O.C.
	Spiraea douglasii - Douglas Spirea 1 GAL, 24" O.C.
	Juncus patens - Spreading Rush 1 GAL, 24" O.C.
	Iris tenax - Oregon Iris 4" POT.
	Ranunculus occidentalis - Western Buttercup 4" POT, 12" O.C.
	Fragaria virginiana - Wild Strawberry 4" POT, 12" O.C.
LAWN	
	Sodded Lawn See notes

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 EXTRANEous 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 EXTRANEous 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

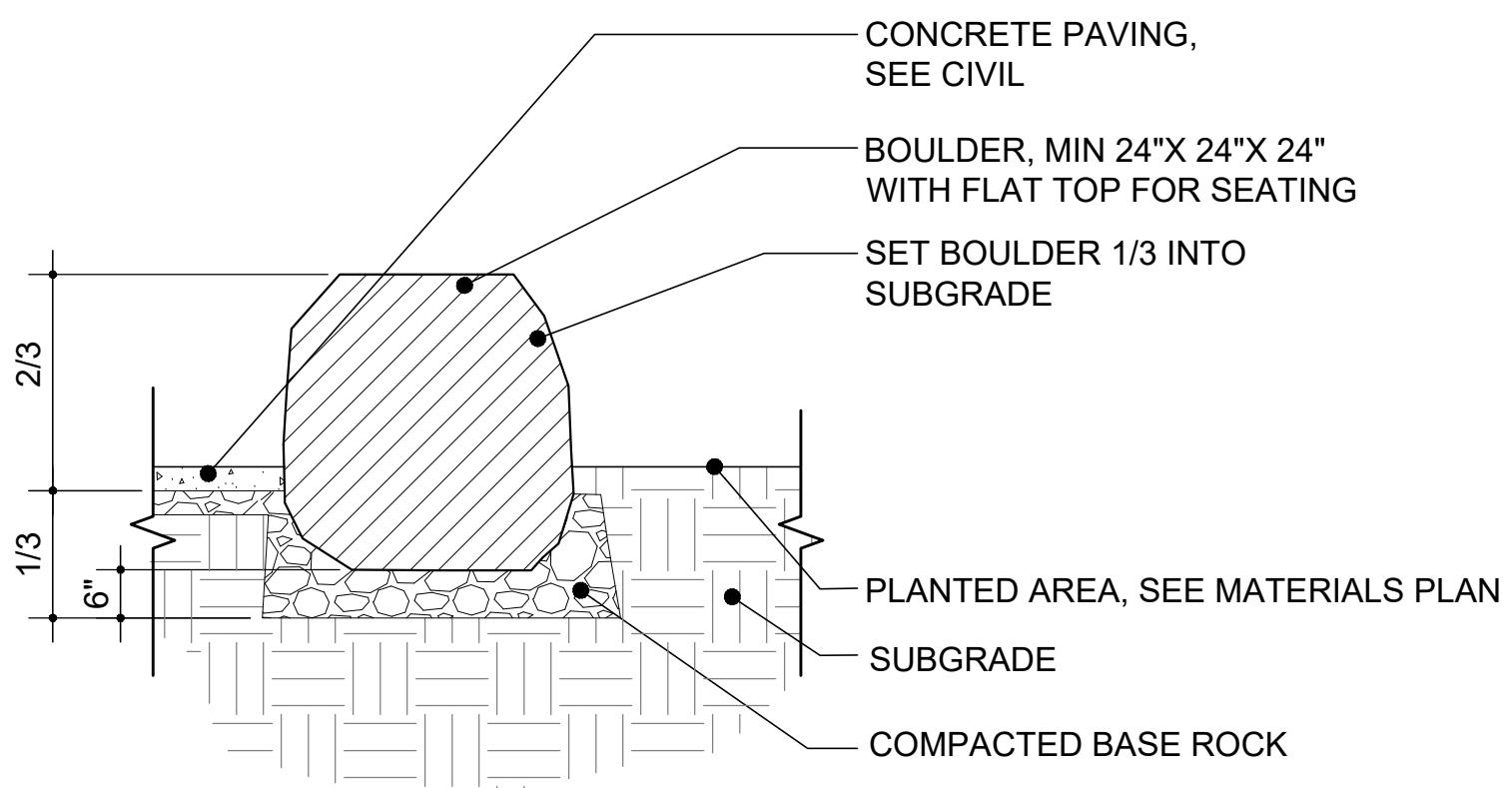
- MEETING ASTM D 5268
- PLANTING SOIL TO BE 50% TOP SOIL, 50% COMPOST, AND FERTILIZER.
- PLANTING SOIL IS TO BE USED IN PLANT HOLES DURING PLANTING PER DETAILS. IN LAWN AREAS A 3" LAYER OF PLANTING SOIL TO BE WORKED INTO TOP 3" OF EXISTING SOIL.
- DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, 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.

D. 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 THAN 5 FEET FROM AN UNDERGROUND PUBLIC WATER OR WASTEWATER LINE.
- CONTRACTOR TO PROVIDE PLANT MATERIALS AND SOIL SUBMITTALS FOR APPROVAL.



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 - 12 YO (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



1 LANDSCAPE BOULDER
SECTION

0" 6" 12" 24"

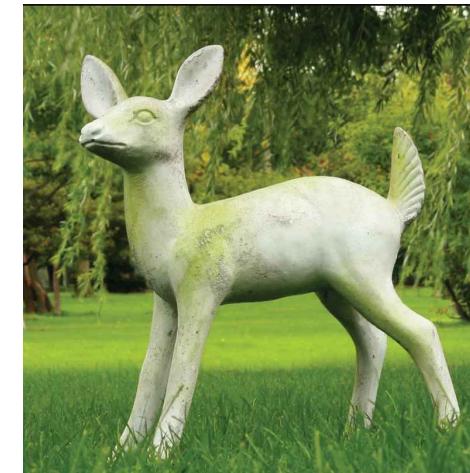
2 GAS STATION
SECTION

0" 6" 12"

3 ANIMAL STATUES
SECTION

NOTES:

1. PRODUCT: MCEIRY 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.amazon.com/squirrel-figurine-Concrete-sculpture-Realistic/dp/B0BXPGKCL7> 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.



0" 6" 12"

4 CONCRETE STAMPED FOODPRINTS
SECTION

0" 6" 12"

5 LOG BENCH
SECTION

0" 3" 6" 12"

6 INSECT HOTEL
FRONT ELEVATION

0" 4" 8" 16"

7 INSECT HOTEL
SIDE ELEVATION

0" 4" 8" 16"

8 INSECT HOTEL
MESH PANEL

0" 4" 8" 16"

9 INSECT HOTEL
FRONT ELEVATION

0" 4" 8" 16"

10 INSECT HOTEL
FRONT ELEVATION

0" 4" 8" 16"

11 INSECT HOTEL
FRONT ELEVATION

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12 INSECT HOTEL
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59 INSECT HOTEL
FRONT ELEVATION

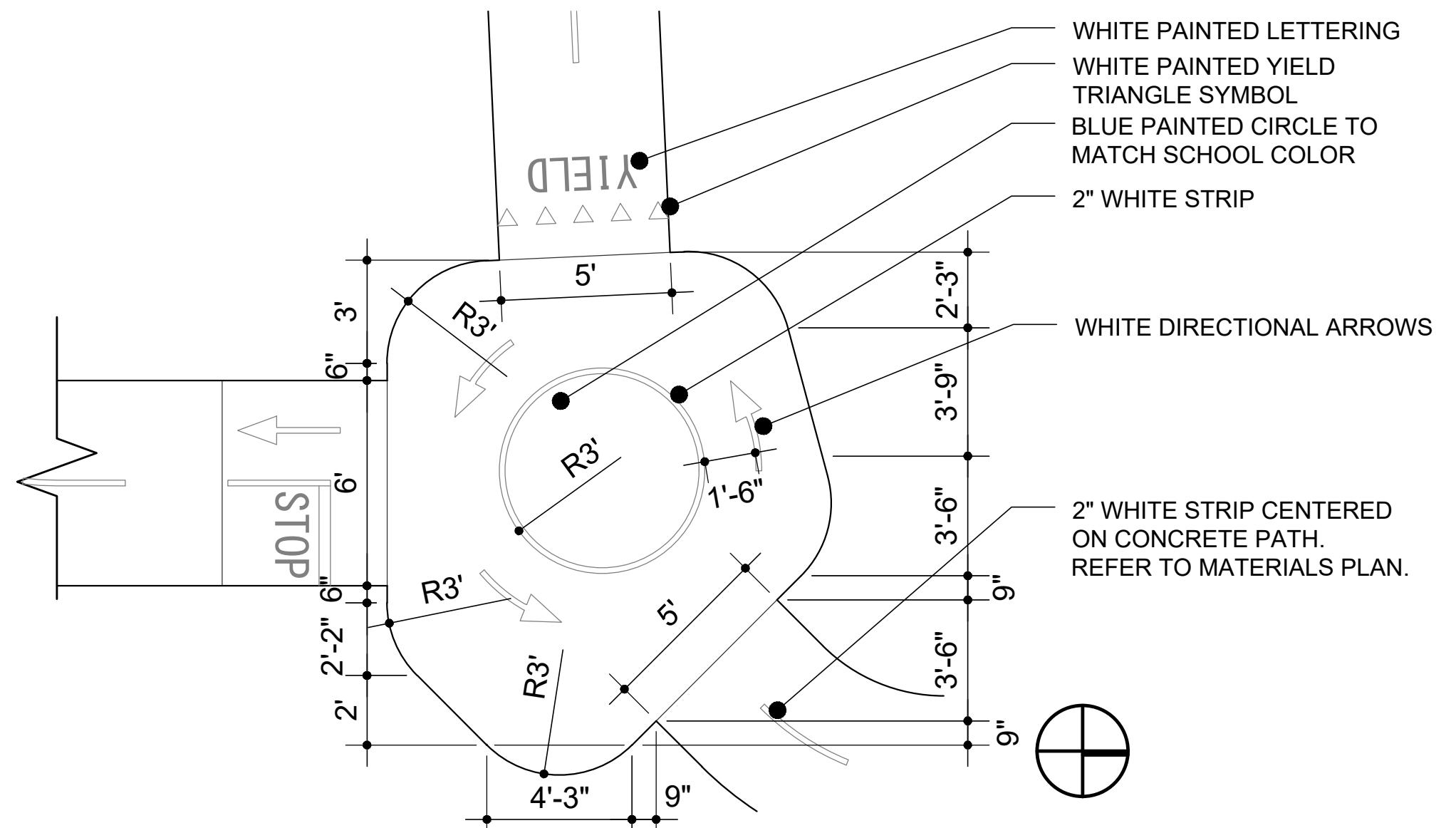
0" 4" 8" 16"

60 INSECT HOTEL
FRONT ELEVATION

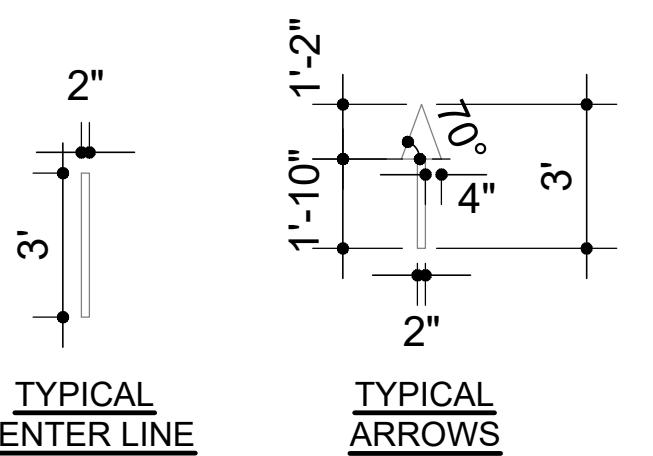
0" 4" 8" 16"

61 INSECT HOTEL
FRONT ELEVATION

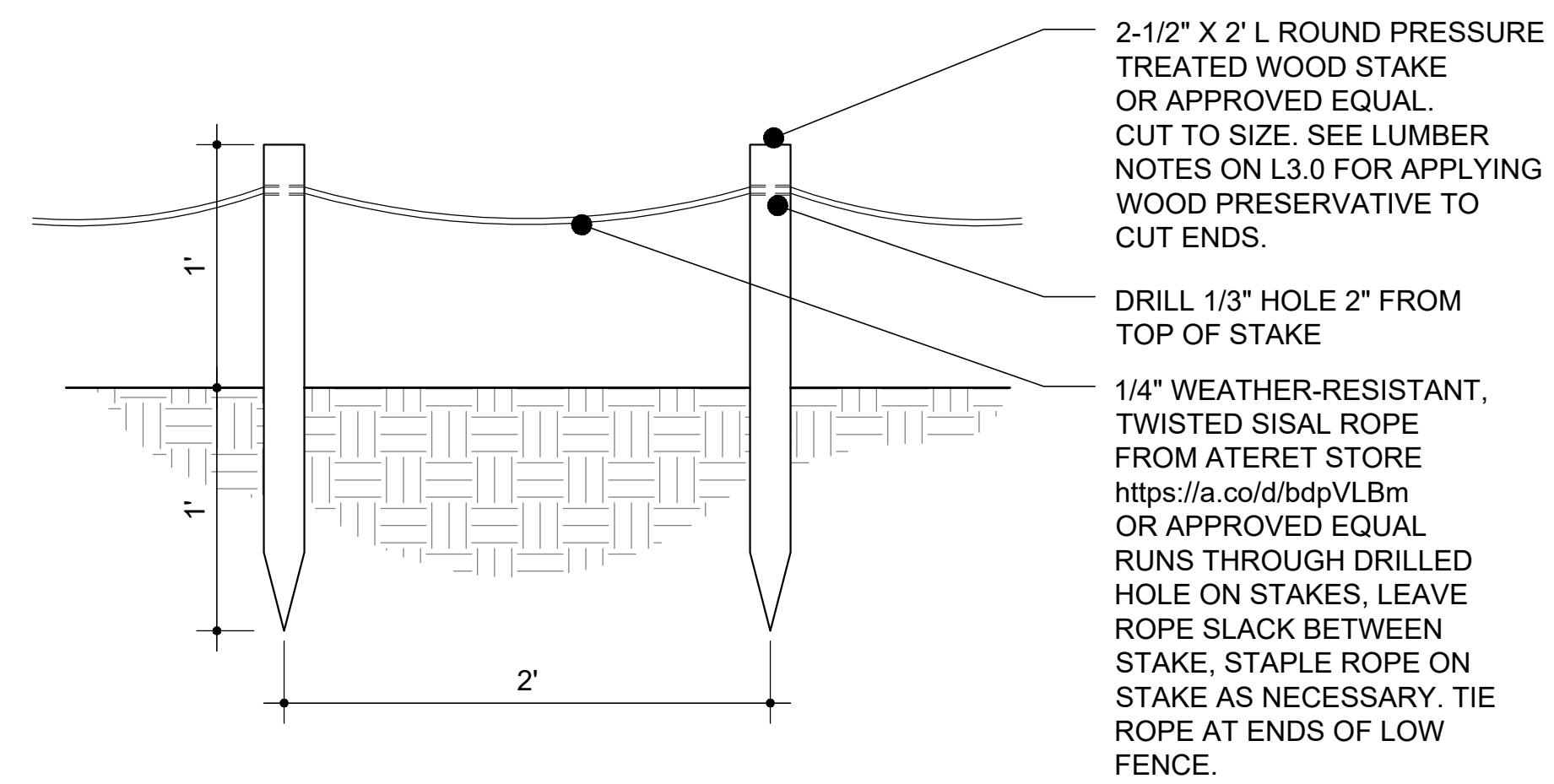
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1 PLAZA LAYOUT, PAINTED TRAFFIC LINES & SYMBOLS
PLAN

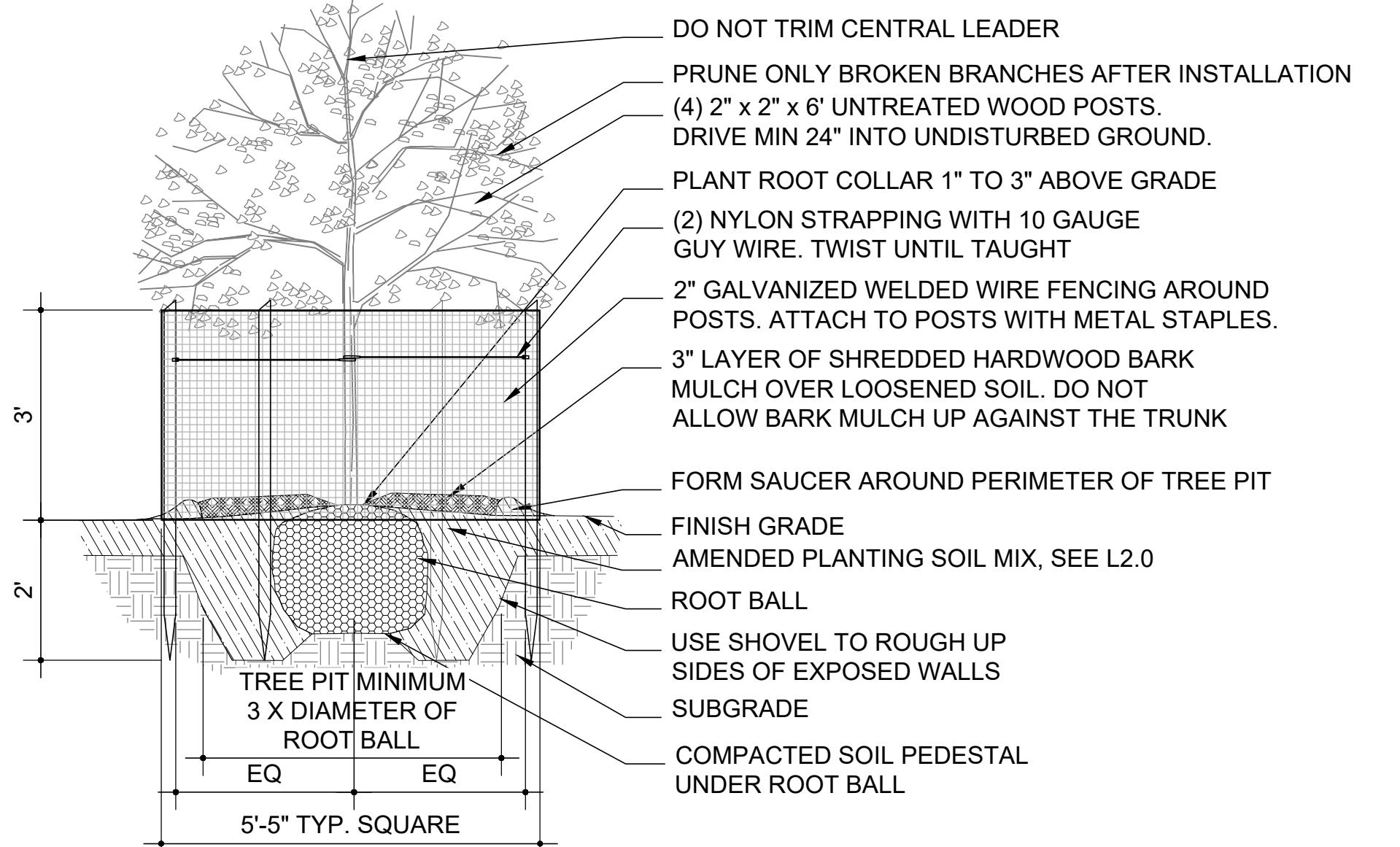


NOTES:
 1. STRIPING MATERIALS SEE CIVIL SHEETS AND SPECS.
 2. ALL CENTER LINE TO BE 3' LONG X 2" WIDE AND PAINTED YELLOW.
 3. ALL LETTERING TO BE PAINTED WHITE.
 4. "YIELD" LETTERING TO BE 1' TALL, 3'-2" WIDE.
 5. YIELD TRIANGLES TO BE EQUILATERAL TRIANGLES AND 6" TALL.
 6. "STOP" LETTERING TO BE 1' YALL, 2'-6" WIDE.
 7. STOP LINE TO BE 2'-11" LONG, 4" WIDE, AND PAINTED WHITE.
 8. ALL DIRECTIONAL ARROWS TO BE 3' LONG AND PAINTED YELLOW.
 SEE PLAN ABOVE.

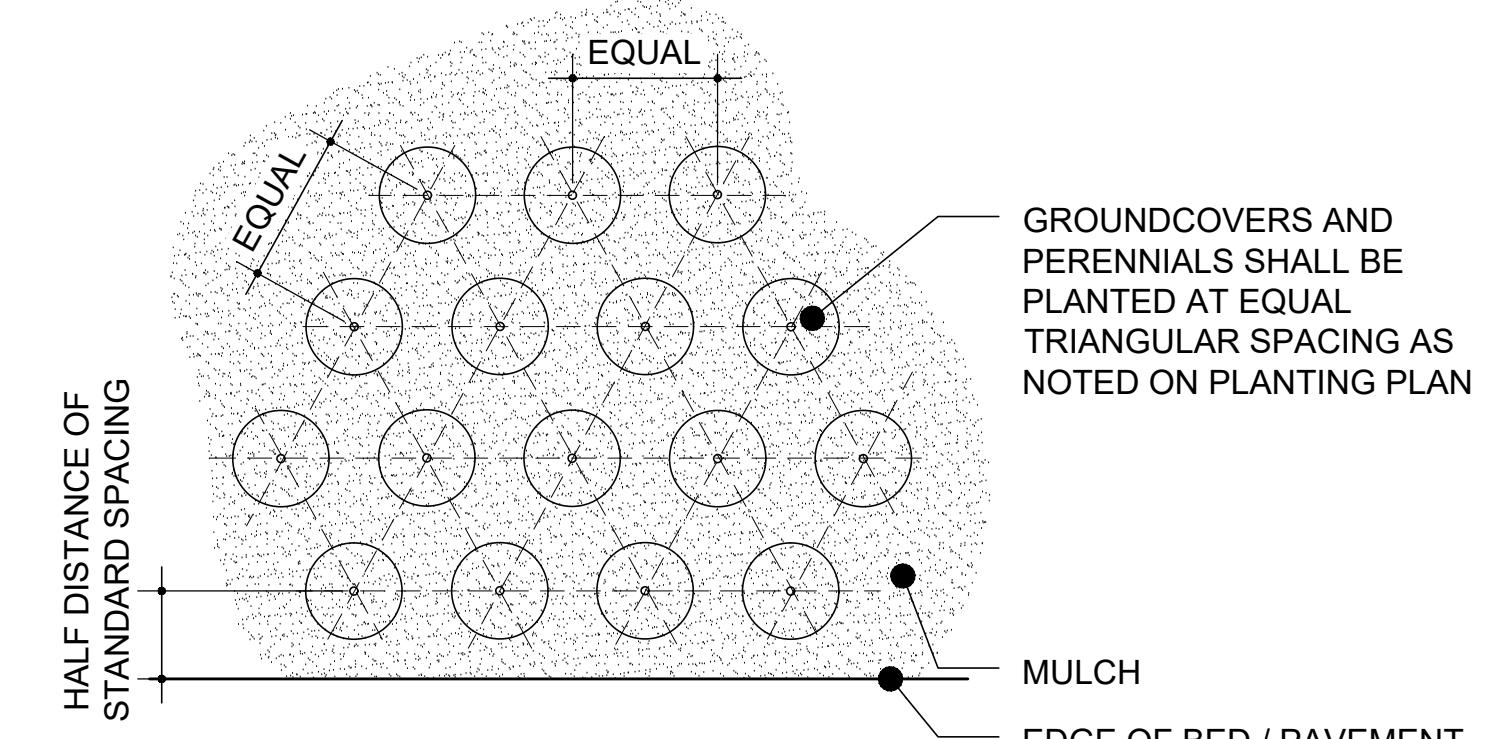


2 LOW PLANT PROTECTION FENCE
SECTION

NOTES:
 1. REMOVE THE ROPE AROUND TRUNK, PEEL THE TOP OF BURLAP BACK AND SCRABE EXCESS SOIL TO EXPOSE THE ROOT COLLAR. REMOVE THE WIRE BASKET AND PEEL THE BURLAP OFF.
 2. DRIVE THE STAKES INTO THE GROUND UNTIL THEY CANNOT BE PULLED OUT BY HAND. STAKES SHALL STAND PLUMB OR ANGLED SLIGHTLY OUTWARD, AWAY FROM THE TREE.
 3. THE TREE TIE MATERIAL SHALL LOOSELY ENCIRCLE THE TRUNK TO PREVENT ABRADING THE BARK OR CONSTRICTING THE TREE. TIES SHALL BE LOCATED NO HIGHER THAN 2/3 THE HEIGHT OF THE TREE. THE TREE SHALL BE ABLE TO SWAY IN THE WIND. TIES SHOULD BE CHECKED PERIODICALLY TO ENSURE ROOM FOR THE TREE TO GROW.
 4. CONTRACTOR TO EXCAVATE 24" DOWN AND REMOVE ANY SUBGRADE REMNANT PAVING. IN SOME AREAS, A 1" SUB SURFACE ASPHALT SLAB SECTION HAS BEEN FOUND. THAT NEEDS TO BE REMOVED FOR THE ENTIRE TREE PLANTING AREA AT ALL TREES IF FOUND IN THE 24" DEPTH.
 5. SEE L2.0 FOR LOCATIONS



3 DECIDUOUS TREE PLANTING
SECTION

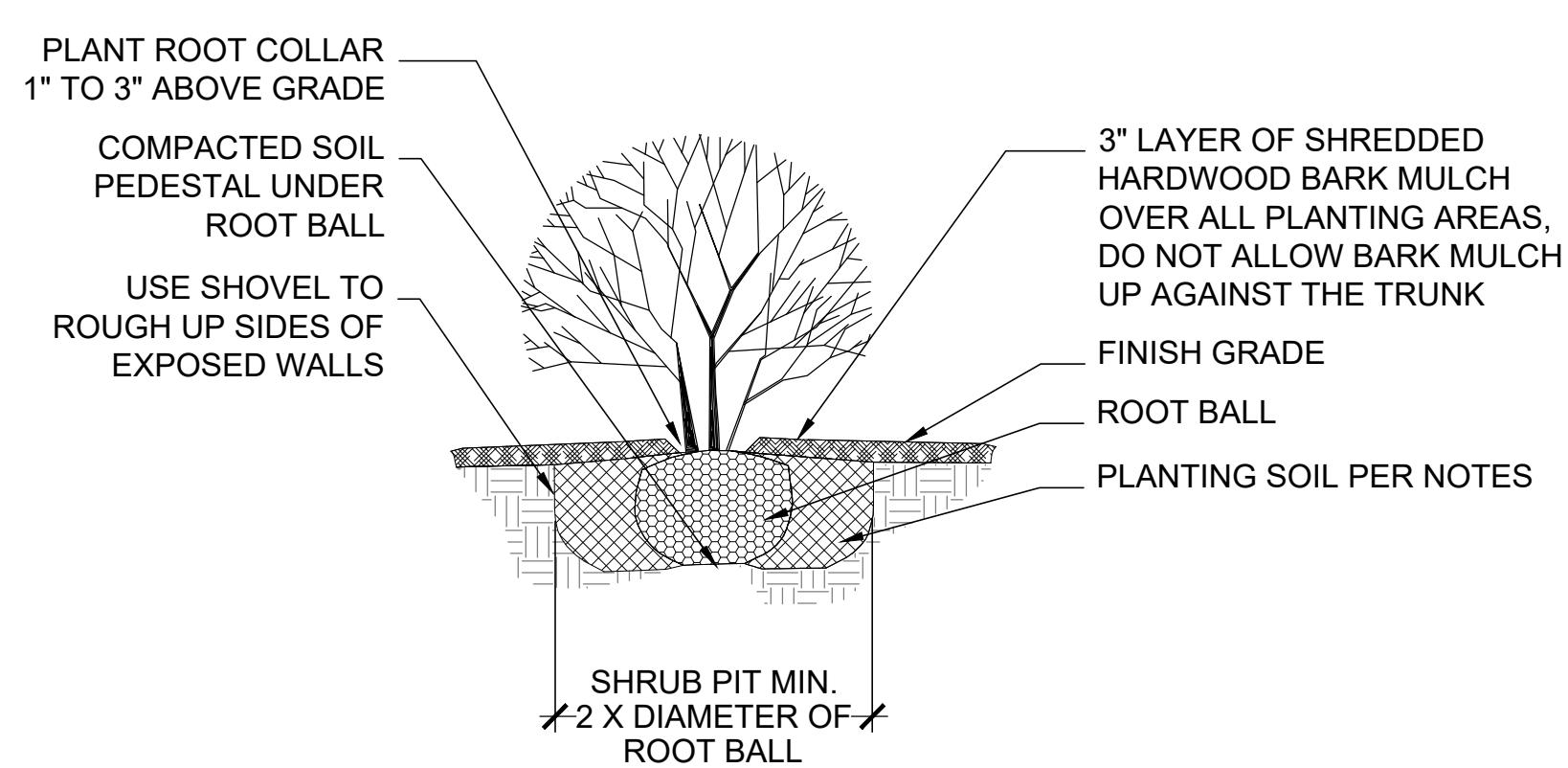


NOTES:
 1. LOCATE GROUNDCOVERS AND PERENNIALS ONE HALF OF SPECIFIED SPACING DISTANCE FROM ANY CURB, SIDEWALK, OR OTHER HARD SURFACE, UNLESS OTHERWISE DIRECTED
 2. AMEND SOIL MIXTURE ACCORDING TO SOIL PREP SPECIFICATIONS
 3. REMOVE PLANT FROM CONTAINER. LOOSEN THE ROOTS WITHIN THE ROOT BALL AND CUT ROOT-BOUND ENCIRLING ROOTS ON THE PERIMETER OF THE ROOT BALL PRIOR TO PLANTING. SETTLE SOIL AROUND THE LOOSEND ROOT BALL PRIOR TO MULCHING. UPON PLANTING, GENEROUSLY WATER TO MINIMIZE TRANSPLANT SHOCK.
 4. 3" LAYER OF SHREDDED BARK MULCH OVER PLANTING SOIL. DO NOT MOUND AGAINST PLANT STEMS.

5 PERENNIAL & GROUNDCOVER PLANTING
PLAN

NOTES: REMOVE THE ROPE AROUND TRUNK, PEEL THE TOP OF BURLAP BACK AND SCRABE EXCESS SOIL TO EXPOSE THE ROOT COLLAR. REMOVE THE WIRE BASKET AND PEEL THE BURLAP OFF

CONTAINER NOTES: REMOVE PLANT FROM POT. LOOSEN ROOTS / CUT WITH KNIFE TO REDUCE POT-BOUND ROOTS



4 SHRUB PLANTING
SECTION

0" 6" 12" 24"

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 Lightipe
503.542.3840
josh.lightipe@kpff.com

PERMIT SET 4/25/2025

DETAILS

L3.1