

IMPROVEMENT DRAWINGS

FOR

SANTIAM ICE STAYTON FACILITY

PROPOSED OFFICE AND STORAGE FACILITY

1319 W. WASHINGTON STREET
 STAYTON, OR
 MAY 2024

CIVIL ENGINEERS
 LAND SURVEYORS
 PROJECT MANAGERS
 PLANNERS
 www.pdgnw.com



SITE PLAN
 NTS

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DEFERRED SUBMITTALS

- LOADING DOCK RETAINING WALLS STRUCTURAL DESIGN AND PLANS
- LOADING DOCK STORM AREA DRAIN AND DUPLEX PUMP SYSTEM.

GENERAL NOTES ADDED TO MEET CONDITIONS OF APPROVAL

- TREES SHALL BE TRIMMED TO A HEIGHT THAT DOES NOT IMPEDE SIGHT DISTANCE, PEDESTRIAN TRAFFIC, OR VEHICULAR TRAFFIC.

STORMWATER MAINTENANCE NOTES ADDED TO MEET CONDITIONS OF APPROVAL

- REGULARLY INSPECT RETENTION BASINS FOR TRASH AND DEBRIS, BANK EROSION, CLOGGED PIPES OR OTHER DAMAGE.
- MOW RETENTION BASIN BOTTOM VEGETATION (RUSH) IN THE FALL. COLLECT CLIPPINGS AND LEAVES AT THAT TIME AND DISPOSE OF AT COMPOST FACILITY.
- REMOVE AND PROPERLY DISPOSE OF ANY TRASH OR DEBRIS THAT ACCUMULATES IN THE BASIN.
- USE PESTICIDES AND FERTILIZERS SPARINGLY ON LANDSCAPED AREAS.
- ALLOW VEGETATION TO GROW UP AROUND THE EDGE OF THE BASIN TO HELP SLOW THE FLOW OF STORMWATER AND PREVENT EROSION.
- PICK UP AFTER PETS TO PREVENT THE WASTE FROM BEING WASHED INTO THE POND.

PROJECT CONTACTS

PROPERTY OWNER:
 LUNSKI PROPERTIES LLC
 17823 S NESTLE LANE
 OREGON CITY, OR, 97045

APPLICANT:
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 LAURA A. ANTONSON, RLA & ASLA
 LAURUS DESIGNS, LLC
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 503-784-6494

SANTIAM ICE COMPANY
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STAYTON FACILITY
 STAYTON, OR

NO.	REASON FOR ISSUANCE	DESCRIPTION	DATE	BY
1	BUILDING PERMIT SUBMITTAL		5/2/24	KW

SHEET TITLE:
 CIVIL COVER SHEET
 C-0.01

GENERAL NOTES:

- CONTRACTOR SHALL PERFORM THE WORK REQUIRED TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE APPROVED DRAWINGS, INCLUDING INCIDENTAL ACTIVITIES NOT INDICATED ON THE DRAWINGS AND TYPICAL FOR WORK IN THE AREA, IN ORDER TO PROVIDE A COMPLETE AND FULLY FUNCTIONAL PROJECT TO THE SATISFACTION OF THE GOVERNING JURISDICTIONS AND OWNER.
- OBSERVATION OF THE WORK BY OWNER, OWNER'S ENGINEER, OR GOVERNING JURISDICTION SHALL NOT RELIEVE CONTRACTOR OF THE REQUIREMENT TO COMPLY WITH THESE DOCUMENTS, THE DOCUMENTS REFERENCED HEREIN, AND THE DOCUMENTS ISSUED TO MODIFY THE WORK AS APPROVED FOR CONSTRUCTION BY THE GOVERNING JURISDICTIONS.
- REFER TO, AND COMPLY WITH THE ORDER OF OPERATIONS INDICATED ON THESE DRAWINGS. REFERENCE EROSION AND SEDIMENT CONTROL NOTES FOR CONSTRUCTION SCHEDULE AND BMP MATRIX. IF CONTRACTOR DESIRES TO CHANGE THE ORDER OF OPERATIONS, CONTACT OWNER'S ENGINEER TO ALLOW FOR COORDINATION OF THE CHANGES TO THE DEQ 1200 C PERMIT.
- CONTRACTOR IS TO OBTAIN THE PERMITS APPLICABLE TO THIS PROJECT. FEES FOR PERMITS AND RELATED JURISDICTIONAL SITE VISITS AND PROCESSING SHALL BE SUBMITTED TO OWNER FOR PAYMENT WITHOUT MARK-UP BY CONTRACTOR.
- CONTRACTOR TO NOTIFY CITY AND UTILITY COMPANIES A MINIMUM OF 48 HOURS (2 BUSINESS DAYS) PRIOR TO START OF CONSTRUCTION. FURTHERMORE, CONTRACTOR IS RESPONSIBLE TO COMPLY WITH APPLICABLE NOTIFICATION REQUIREMENTS OF AGENCIES WITH JURISDICTION OVER THE WORK.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE THE WORK WITH THE INSPECTIONS OF THE GOVERNING JURISDICTION. CONTRACTOR IS FULLY RESPONSIBLE FOR ISSUES ARISING FROM A FAILURE TO COORDINATE THE REQUIRED JURISDICTIONAL INSPECTIONS AND THE PROGRESS OF THE WORK.
- CONTRACTOR SHALL PROVIDE BONDS AND INSURANCE REQUIRED BY PUBLIC AND/OR PRIVATE ENTITIES HAVING JURISDICTION. MAINTENANCE BONDS, IF REQUIRED, ARE TO BE SUBMITTED BY CONTRACTOR AND ACCEPTED BY GRANTEE PRIOR TO FINAL PAYMENT BY OWNER TO CONTRACTOR.
- MATERIALS AND WORKMANSHIP RELATED TO PUBLIC FACILITIES CONSTRUCTED AS PART OF THIS PROJECT SHALL CONFORM TO THE ODOT/APWA STANDARD CONSTRUCTION SPECIFICATIONS, AND THE REQUIREMENTS OF THE GOVERNING JURISDICTIONS, AS APPLICABLE.
- CONSTRUCTION ACTIVITIES ARE TO BE CONFINED TO THE TIME PERIOD BETWEEN 7:00 AM AND 10:00 PM, MONDAY THROUGH SATURDAY, UNLESS EXCEPTED BY WAY OF WRITTEN NOTIFICATION FROM THE GOVERNING JURISDICTIONS.
- CONTRACTOR IS TO MAINTAIN A SET OF RECORD DRAWINGS AND RECORD AUTHORIZED DEVIATIONS IN CONSTRUCTION FROM THE APPROVED DRAWINGS, AS WELL AS THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES, IF DIFFERENT THAN THOSE SHOWN ON THE DRAWINGS. THE RECORD INFORMATION IS TO BE KEPT CURRENT BY CONTRACTOR AND MADE AVAILABLE TO OWNER, OWNER'S ENGINEER, AND GOVERNING JURISDICTION UPON REQUEST. FAILURE TO COMPLY WITH THIS REQUIREMENT WILL AFFECT THE AMOUNT AND/OR TIMING OF PAYMENT TO CONTRACTOR BY OWNER.
- UPON COMPLETION OF THE WORK, CONTRACTOR SHALL SUBMIT A COMPLETE SET OF FIELD RECORD DRAWINGS TO OWNER'S ENGINEER. THE INFORMATION INCLUDED ON CONTRACTOR'S FIELD RECORD DRAWINGS IS SUBJECT TO VERIFICATION. IF SIGNIFICANT ERRORS OR DEVIATIONS FROM THE RECORD INFORMATION ARE FOUND, AN AS-BUILT SURVEY PREPARED AND STAMPED BY A PROFESSIONAL LAND SURVEYOR SHALL BE COMPLETED AT CONTRACTOR'S EXPENSE.
- OWNER SHALL RETAIN AND PAY FOR THE SERVICES OF A PROFESSIONAL LAND SURVEYOR OR CIVIL ENGINEER TO ESTABLISH CONSTRUCTION CONTROL AND PERFORM INITIAL CONSTRUCTION SURVEYS TO ESTABLISH THE LINES AND GRADES OF IMPROVEMENTS AS INDICATED ON THE DRAWINGS. CONTRACTOR IS RESPONSIBLE TO ENSURE THE PROTECTION OF THE CONTROL POINTS AND CONSTRUCTION STAKES. REPLACEMENT OF POINTS DESTROYED OR DAMAGED AS A RESULT OF CONTRACTOR CARELESSNESS SHALL BE AT CONTRACTOR EXPENSE.
- THE TYPE, SIZE, AND LOCATION OF THE EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE COMPILED FROM THE BEST AVAILABLE INFORMATION AND FIELD SURVEYS. OWNER'S ENGINEER OR UTILITY COMPANIES ARE NOT ABLE TO PROVIDE MORE COMPLETE AND ACCURATE INFORMATION FOR THE PROJECT. IF THE INFORMATION SHOWN IS MATERIALLY DIFFERENT FROM THE FACILITIES ENCOUNTERED BY CONTRACTOR, AND CONTRACTOR IS OF THE OPINION IT CONSTITUTES A DIFFERING SITE CONDITION, CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO OWNER OF SUCH SITUATION WHEN THE CONDITION IS ENCOUNTERED. OWNER WILL DIRECT CONTRACTOR ON HOW TO PROCEED.
- CONTRACTOR IS RESPONSIBLE TO LOCATE, MARK, AND PROTECT EXISTING AND SET SURVEY MONUMENTS OF RECORD AND CONTROL PRIOR TO CONSTRUCTION. IF EXISTING OR SET SURVEY MONUMENTS OR CONTROL ARE DISTURBED OR DESTROYED DURING THE PERFORMANCE OF THE WORK, CONTRACTOR SHALL RETAIN AND PAY FOR THE SERVICES OF A PROFESSIONAL LAND SURVEYOR TO REPLACE THE MONUMENT(S). THE MONUMENTS SHALL BE REPLACED PRIOR TO FINAL PAYMENT, AND BEFORE NINETY (90) DAYS HAVE ELAPSED SINCE IT WAS DISTURBED.

GENERAL NOTES -
DEMOLITION, GRADING AND DRAINAGE, AND PAVING:

- CONTRACTOR IS RESPONSIBLE FOR THE DISPOSAL/REMOVAL OF ALL MATERIALS GENERATED DURING DEMOLITION AND CLEARING AND GRUBBING TO AN OFFSITE LOCATION APPROVED BY THE GOVERNING JURISDICTION.
- ALL TREES ON SITE ARE TO BE REMOVED DURING CLEARING AND GRUBBING EFFORTS.
- STRAIGHT GRADES SHALL BE RUN BETWEEN FINISH GRADE ELEVATIONS AND/OR FINISH CONTOURS SHOWN.
- FOR GRADING OUTSIDE THE PUBLIC RIGHT-OF-WAY, FOLLOWING CLEARING, GRUBBING, AND STRIPPING, EXCAVATE CUT AREAS TO SUBGRADE AND SCARIFY CUT AND FILL AREAS TO A DEPTH OF 6" AND COMPACT IT TO 95% OF THE MAXIMUM DRY DENSITY PURSUANT TO AASHTO T-180 (MODIFIED PROCTOR).
- ALL AREAS RECEIVING FILL ARE TO BE CONSTRUCTED AS STRUCTURAL FILLS. STRUCTURAL FILLS ARE TO BE PLACED AT A LIFT THICKNESS SUITABLE TO ACHIEVE THE REQUIRED COMPACTION. STRUCTURAL FILL IS TO BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY PURSUANT TO AASHTO T-180 (MODIFIED PROCTOR). UNDER THE OBSERVATION OF A GEOTECHNICAL ENGINEER.
- EXCESS AND/OR UNSUITABLE MATERIAL IS THE PROPERTY OF CONTRACTOR AND IS TO BE DISPOSED OF OFF-SITE, AS APPROVED BY THE GOVERNING JURISDICTION.
- COMPACTION TESTING AND RELATED MATERIAL TESTING WILL BE PAID FOR BY OWNER.
- AGGREGATE BASE SHALL CONFORM TO THE REQUIREMENTS OF OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION (OSSC) (ODOT/APWA) 02630.10 (DENSE GRADED BASE AGGREGATE).
- COMPACT AGGREGATE BASE TO 95% OF THE MAXIMUM DRY DENSITY PURSUANT TO AASHTO T-180 (MODIFIED PROCTOR).
- SUBGRADE AND AGGREGATE BASE SHALL BE TESTED FOR COMPLIANCE WITH THE COMPACTION REQUIREMENT. AREAS WITH FAILING TESTS ARE TO BE REWORKED AND WRITTEN TEST RESULTS SHALL BE PROVIDED TO OWNER AND GOVERNING JURISDICTION BEFORE THE PAVING OPERATION COMMENCES.
- ASPHALT CONCRETE PAVEMENT SHALL CONFORM TO OSSC (ODOT/APWA) 00744 (ASPHALT CONCRETE PAVEMENT). BASE LIFTS SHALL BE 3/4" DENSE GRADED MIX, WHILE WEARING COURSES SHALL BE 1/2" DENSE GRADED MIX. ASPHALT CONCRETE PAVEMENT SHALL BE LEVEL 2 MIX (50 BLOW MARSHALL) PURSUANT OSSC (ODOT/APWA) 00744.13. IT SHALL BE COMPACTED TO A MINIMUM OF 92% OF MAXIMUM DENSITY AS DETERMINED BY THE RICE STANDARD METHOD.
- FINISH GRADES AT THE TRANSITION TO EXISTING PAVEMENT SHALL MATCH EXISTING GRADES, OR BE FEATHERED PAST JOINTS TO PROVIDE A SMOOTH, FREE DRAINING SURFACE.
- IF ANY SIGNS BECOME DAMAGED, THEY SHALL BE REPLACED (INCLUDING POST) AS DIRECTED BY THE GOVERNING JURISDICTION.
- EXCESS AND/OR UNSUITABLE MATERIALS IS THE PROPERTY OF CONTRACTOR AND IS TO BE DISPOSED OF OFF-SITE IN AN AREA AS DESIGNATED BY OWNER.
- WOVEN GEOTEXTILE WILL BE REQUIRED ON ALL PARKING, VEHICLE ACCESSWAYS, STREETS, CURBS, AND GUTTERS SOIL SUBGRADES (I.E., UNDERLYING THE AGGREGATE BASE ROCK SECTION). WOVEN GEOTEXTILE SHALL BE U.S.FABRICS U5250, LINQ GTF-250, OR ENGINEER APPROVED EQUAL.
- NON-WOVEN GEOTEXTILE SHALL MEET THE REQUIREMENTS FOR TYPE I NON-WOVEN GEOTEXTILE OF THE CURRENT ISSUE OF THE OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION

GENERAL NOTES -
UTILITIES AND STORM SEWER:

- CITY OF STAYTON FORCES ARE TO OPERATE VALVES, INCLUDING FIRE HYDRANTS, ON PUBLIC WATER MAINS.
- CONTRACTOR SHALL PROVIDE EQUIPMENT AND MATERIALS, INCLUDING PLUGS, BLOWOFFS, VALVES, CHLORINATION TAPS, ETC.) REQUIRED TO FLUSH, TEST AND DISINFECT WATERLINES PURSUANT TO JURISDICTIONAL REQUIREMENTS.
- IF A SANITARY SEWER PIPE CROSSES ABOVE OR WITHIN 18" VERTICAL SEPARATION BELOW A WATERLINE, SEWER MAINS AND/OR SERVICE LATERALS SHALL BE CONSTRUCTED WITH A MINIMUM 12" LENGTH OF PVC MEETING ASTM C-900 DR 18, CENTERED AT THE CROSSING IN ACCORDANCE WITH OAR 333. CONNECT TO EXISTING SEWER LINES WITH APPROVED RUBBER COUPLINGS.
- SANITARY SEWER PIPE SHALL BE GREEN PVC IN CONFORMANCE WITH ASTM D-3034, SDR 35, UNLESS NOTED OTHERWISE ON THE DRAWINGS. MINIMUM STIFFNESS SHALL BE 46 PSI PURSUANT TO ASTM D-2412 AND JOINT TYPE SHALL BE ELASTOMERIC GASKET CONFORMING TO ASTM D-3212. PIPE APPURTENANCES AND INSTALLATION SHALL COMPLY WITH THE LATEST REVISIONS TO THE CITY OF STAYTON STANDARD CONSTRUCTION SPECIFICATIONS. ALL SANITARY SEWER LATERAL PIPING SHALL BE GREEN PVC IN CONFORMANCE WITH ASTM D-3034, SDR 35.
- SANITARY SEWER PIPE AND APPURTENANCES SHALL BE TESTED FOR LEAKAGE. CONTRACTOR SHALL PROVIDE MATERIALS, EQUIPMENT, AND FACILITIES TO TEST SANITARY SEWER PIPE AND APPURTENANCES FOR LEAKAGE. LEAKAGE TESTS SHALL INCLUDE AN AIR TEST OF SEWER MAINS AND LATERALS AND VACUUM TESTING OF THE MANHOLES. MANHOLE TESTING SHALL BE PERFORMED AFTER COMPLETION OF AC PAVEMENT AND FINAL SURFACE RESTORATION. SEWER MAINS TO BE MANDREL TESTED FOR DEFLECTION (5%). MANDREL TESTING SHALL BE PERFORMED AFTER TRENCH BACKFILL & COMPACTION.
- PRIOR TO COMMENCING WITH THE WORK RELATED TO BURIED PIPES AND FACILITIES, CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF THE EXISTING UTILITIES AT THE LOCATIONS WHERE THEY CROSS THE PROPOSED FACILITIES. IF MODIFICATION OF THE DESIGN IS REQUIRED AS A RESULT OF THE CONFIRMED LOCATION/ELEVATION, CONTRACTOR SHALL NOTIFY OWNER'S ENGINEER. CONTRACTOR SHALL COORDINATE THE WORK ACTIVITIES IN ORDER TO PROVIDE OWNER'S ENGINEER AND CITY THE TIME TO PREPARE, REVIEW, AND APPROVE THE REQUIRED CHANGES TO THE WORK.
- CONTRACTOR IS RESPONSIBLE TO SUPPORT, MAINTAIN, OR OTHERWISE PROTECT EXISTING UTILITIES, UNLESS INDICATED OTHERWISE ON THE DRAWINGS. DAMAGE TO EXISTING FACILITIES AS A RESULT OF CONTRACTOR'S WORK SHALL BE REPAIRED, REPLACED, OR PAID FOR BY CONTRACTOR. ISSUES RESULTING FROM THIS SHALL BE RESOLVED PRIOR TO CONTRACTOR REQUESTING FINAL PAYMENT FROM OWNER.
- UTILITIES OR INTERFERING PORTIONS OF UTILITIES SHOWN TO BE ABANDONED IN PLACE SHALL BE REMOVED BY CONTRACTOR TO THE LIMITS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL PLUG EXISTING ENDS.
- CONTRACTOR IS TO PERFORM THE WORK REQUIRED TO CONSTRUCT THE COMMON UTILITY TRENCH AND THE RELATED IMPROVEMENTS. COORDINATE WITH PACIFIC POWER AND THE OTHER OCCUPANTS OF THE COMMON UTILITY TRENCH TO ALLOW FOR CONSTRUCTION OF THE PROPOSED FACILITIES.
- ALL STORM SEWER MAIN PIPE TO BE PVC ASTM D-3034, SDR 35. ROOF DRAINS AND FOUNDATION DRAINS ARE CONNECTED DIRECTLY TO STORM DRAIN MAINS. ALL LATERAL CONNECTIONS TO STORM DRAIN MAINS SHALL BE MADE WITH PRE-FABRICATED WATER-TIGHT CONNECTIONS. ALL STORM DRAIN LATERAL PIPING SHALL BE WHITE PVC IN CONFORMANCE WITH ASTM D-3034, SDR 35.
- ALL DUCTILE IRON WATER LINE PIPE SHALL HAVE FASTGRIP RESTRAINED GASKETS OR APPROVED EQUIVALENT. MECHANICAL JOINTS SHALL USE EBAA IRON MEGA LUG RESTRAINER GLANDS OR HAVE A FLANGED JOINT.
- AS PER ORS 9.044 (7) UTILITY INFRASTRUCTURE MAY NOT BE PLACED WITHIN ONE FOOT OF A SURVEY MONUMENT LOCATION NOTED ON A FUTURE OR PRESENT SUBDIVISION OR PARTITION PLAT.



DATE SIGNED:

SANTIAM ICE COMPANY
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FACILITY**
STAYTON, OR

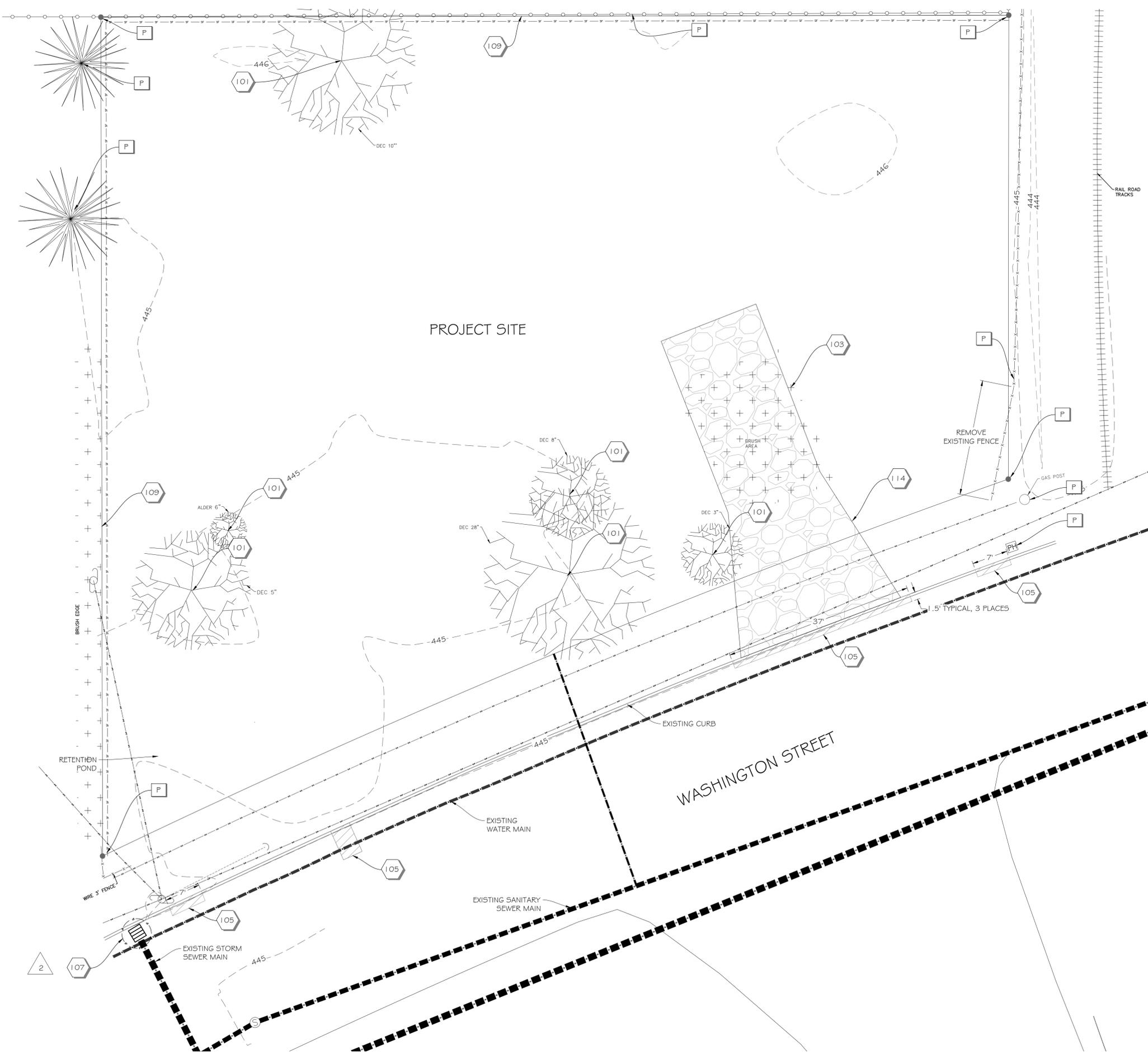
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SHEET TITLE:

GENERAL
CONSTRUCTION
NOTES

C-0.03

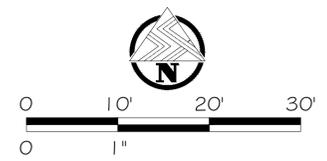
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- GENERAL CONSTRUCTION NOTES:**
1. WORK TO COMPLY WITH CITY OF STAYTON STANDARDS.
 2. CONTRACTOR TO REVIEW THE GEOTECHNICAL REPORT AND ADDENDUM PREPARED FOR THE PROJECT BY APPLIED GEOTECHNICAL ENGINEERING & GEOLOGIC CONSULTING.
 3. ALL CONSTRUCTION MATERIALS THAT COULD LEAD TO POLLUTION IF SPILLED NOT IN IMMEDIATE USE SHALL BE STORED IN A STORAGE BOX AT THE LOCATION SHOWN ON PLAN TO PREVENT SPILLS AND EXPOSURE TO WET WEATHER.
 4. FOR SPILL PREVENTION SPILL KITS AND OTHER SPILL CONTAINMENT DEVICES (I.E. WATTLES, ABSORBENT SOCKS/BOOMS, ORGANIC OIL, ABSORBENT AGENT, TEC.) SHALL BE KEPT ONSITE WITHIN THE STORAGE CONTAINER MENTIONED ABOVE THROUGH THE COMPLETION OF THE PROJECT.
 5. CONTRACTOR TO SUBMIT A TEMPORARY TRAFFIC CONTROL PLAN 7-DAYS PRIOR TO COMMENCING TH EWORK.

- KEYNOTES - WORK BY CONTRACTOR**
- 101. REMOVE EXISTING TREE AND GRUB ROOTS TO A DEPTH OF 3'
 - 103. REMOVE EXISTING BRUSH
 - 105. SAW CUT EXISTING CURB AND AC (FULL DEPTH) AND REMOVE
 - 107. INSTALL INLET PROTECTION. REFERENCE DETAIL ON SHEET CE-5.01.
 - 109. INSTALL SINGLE SEDIMENT FENCE. REFERENCE DETAIL ON SHEET CE-5.01
 - 114. INSTALL CONSTRUCTION ENTRANCE. REFERENCE DETAIL ON SHEET CE-5.01.

- P PROTECT EXISTING FEATURE
- EXISTING SURVEY MONUMENT



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REASON FOR ISSUANCE	NO.	DESCRIPTION	DATE	BY
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SHEET TITLE:
EROSION CONTROL AND DEMOLITION PLAN



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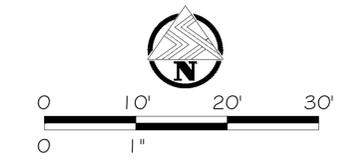
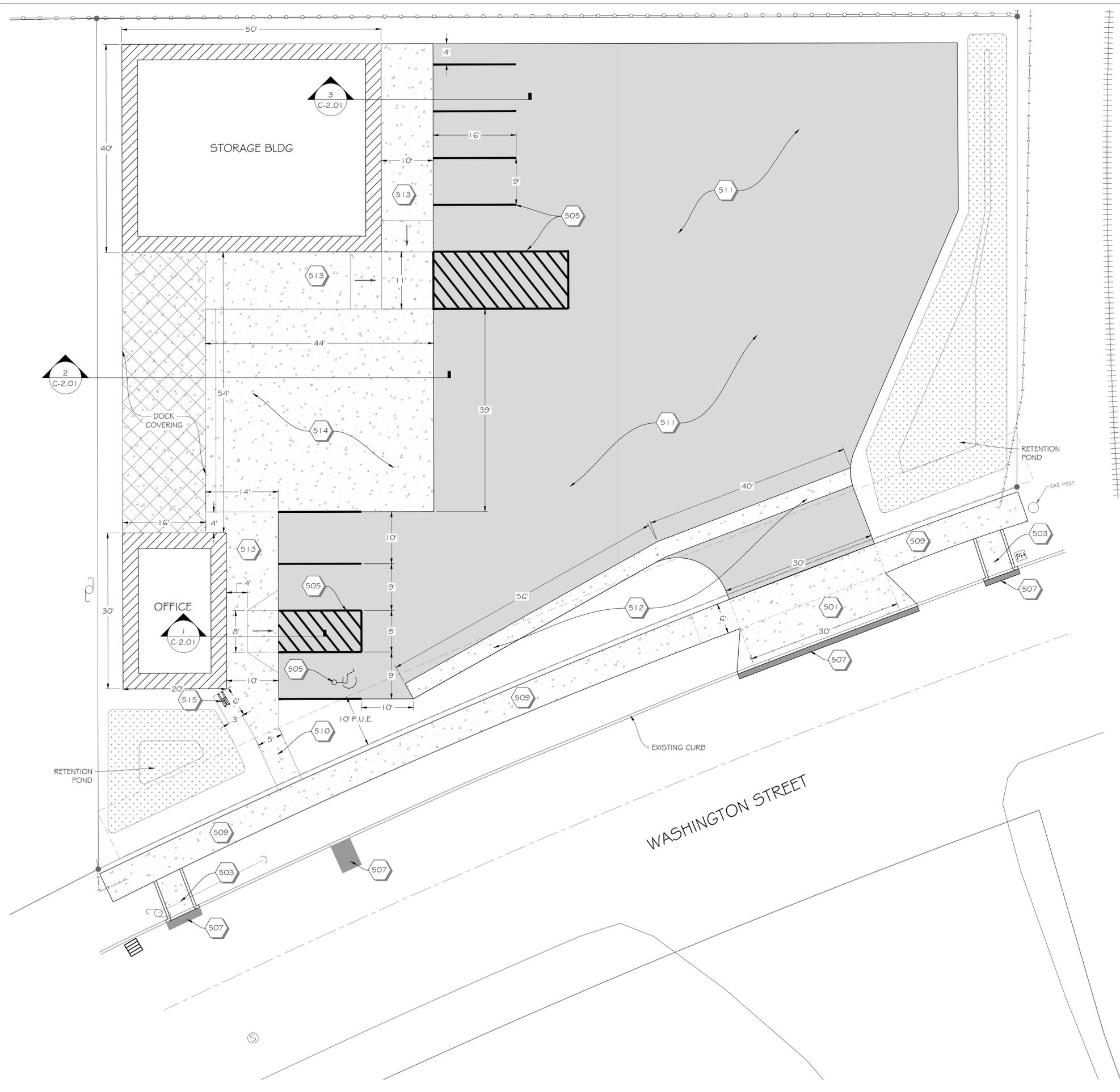
STAYTON, OR

GENERAL CONSTRUCTION NOTES:

1. WORK IN THE PUBLIC RIGHT-OF-WAY TO COMPLY WITH CITY OF STAYTON STANDARDS.
2. WORK ON THE SITE TO COMPLY WITH THE APPLICABLE OREGON STATE SPECIALTY CODE.
3. CONTRACTOR TO SUBMIT A TEMPORARY TRAFFIC CONTROL PLAN 7-DAYS PRIOR TO COMMENCING THE WORK.
4. REFERENCE LANDSCAPE PLAN FOR PLANTING REQUIREMENTS
5. REFERENCE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION RELATED TO OFFICE, DOCK AND DOCK COVERING, TRUCK RAMP RETAINING WALLS, AND STORAGE BUILDING.

KEYNOTES - WORK BY CONTRACTOR

501. CONSTRUCT DRIVEWAY PURSUANT TO CITY STANDARD DRAWING NO. 346
503. CONSTRUCT ADA COMPLIANT MODIFIED PROPERTY LINE SIDEWALK RAMP PURSUANT TO CITY STANDARD DRAWING NO. 358
505. STRIP PARKING STALLS PURSUANT TO CITY STANDARD DRAWING NO. 324 AND NO. 328
507. CONSTRUCT PAVEMENT PATCH PURSUANT TO CITY STANDARD DRAWING NO. 334. MATCH EXISTING CURB.
509. CONSTRUCT 6" WIDE PROPERTY LINE CONCRETE SIDEWALK PURSUANT TO CITY STANDARD DRAWING NO. 340.
510. CONSTRUCT 5" WIDE PROPERTY LINE CONCRETE SIDEWALK PURSUANT TO CITY STANDARD DRAWING NO. 340.
511. CONSTRUCT AC PARKING LOT WITH 4" AC ON 12" AGGREGATE BASE.
512. CONSTRUCT CONCRETE VALLEYGUTTER PURSUANT TO ODOT STANDARD DRAWING RD700.
513. CONSTRUCT 4" THICK CONCRETE INTEGRAL CURB AND SIDEWALK, WIDTH AS SHOWN. EXCEPT IN RAMP AREAS, CURB HEIGHT TO BE 5" ABOVE AC.
514. CONSTRUCT 8" THICK CONCRETE TRUCK RAMP. CONTRACTOR TO SUBMIT JOINTING PLAN 14-DAYS PRIOR TO CONSTRUCTING.
515. CONSTRUCT A BICYCLE RACK PURSUANT TO CITY BICYCLE PARKING REQUIREMENTS.



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NO. 1	BUILDING PERMIT SUBMITTAL	5/2/24	KW

SHEET TITLE:
SITE PLAN

C-1.03



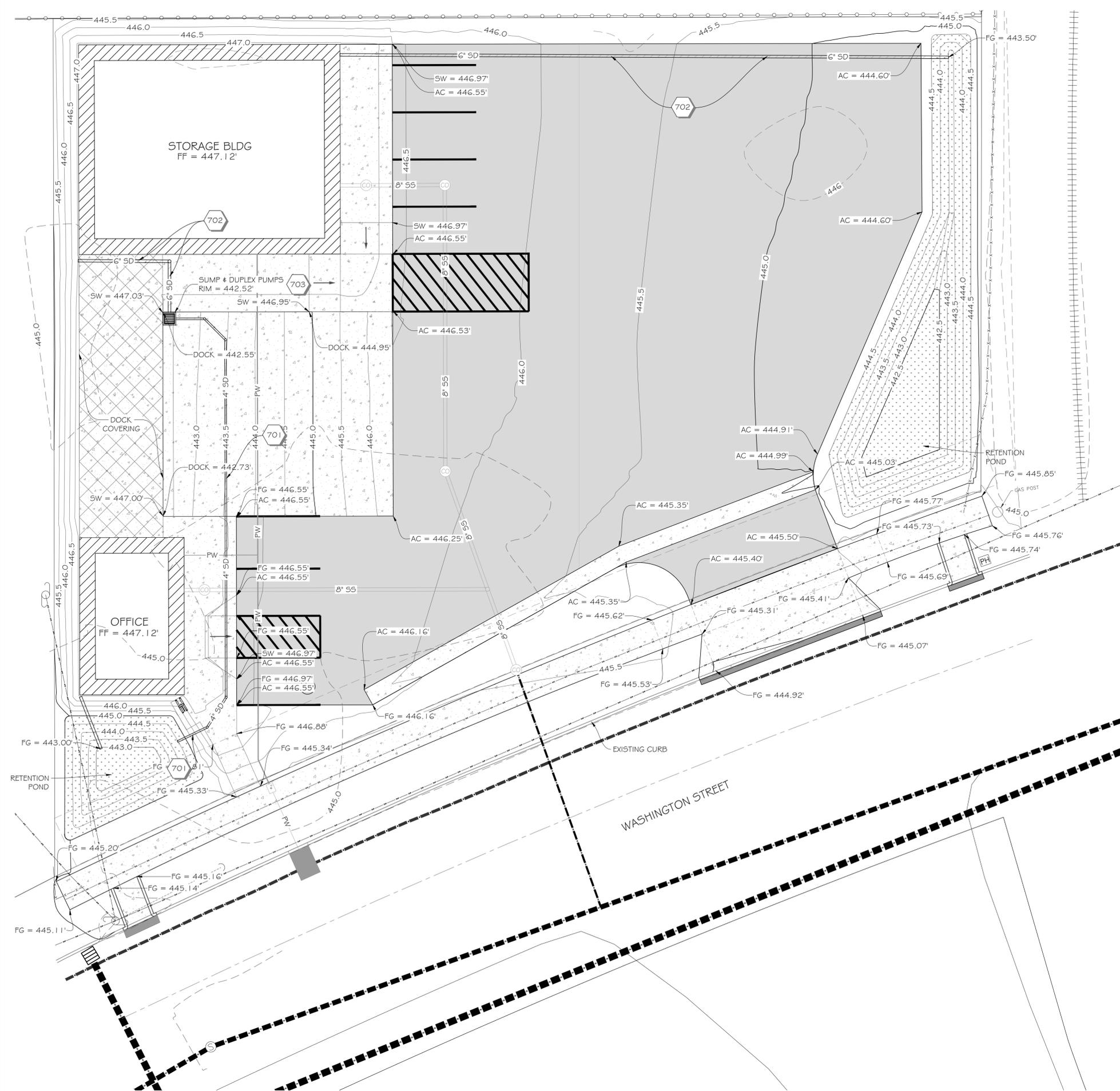
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GENERAL CONSTRUCTION NOTES:

1. WORK IN THE PUBLIC RIGHT-OF-WAY TO COMPLY WITH CITY OF STAYTON STANDARDS.
2. WORK ON THE SITE TO COMPLY WITH THE APPLICABLE OREGON STATE SPECIALTY CODE.
3. CONTRACTOR TO SUBMIT A TEMPORARY TRAFFIC CONTROL PLAN 7-DAYS PRIOR TO COMMENCING THE WORK.
4. REFERENCE LANDSCAPE PLAN FOR PLANTING REQUIREMENTS
5. REFERENCE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION RELATED TO OFFICE, DOCK AND DOCK COVERING, TRUCK RAMP RETAINING WALLS, AND STORAGE BUILDING.

KEYNOTES - WORK BY CONTRACTOR

701. CONSTRUCT 4" C900 PRESSURE MAIN.
702. CONSTRUCT 6" RAIN DRAIN FOR DOWNSPOUT AND FOOTING DRAIN COLLECTION. MINIMUM SLOPE = 1%.
703. CONSTRUCT 4'X4' AREA DRAIN WITH DUPLEX PUMPS. PUMPS AND SYSTEM TO BE A DEFERRED SUBMITTAL.



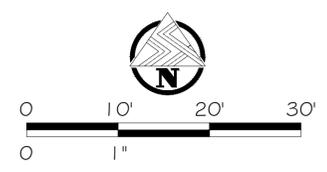
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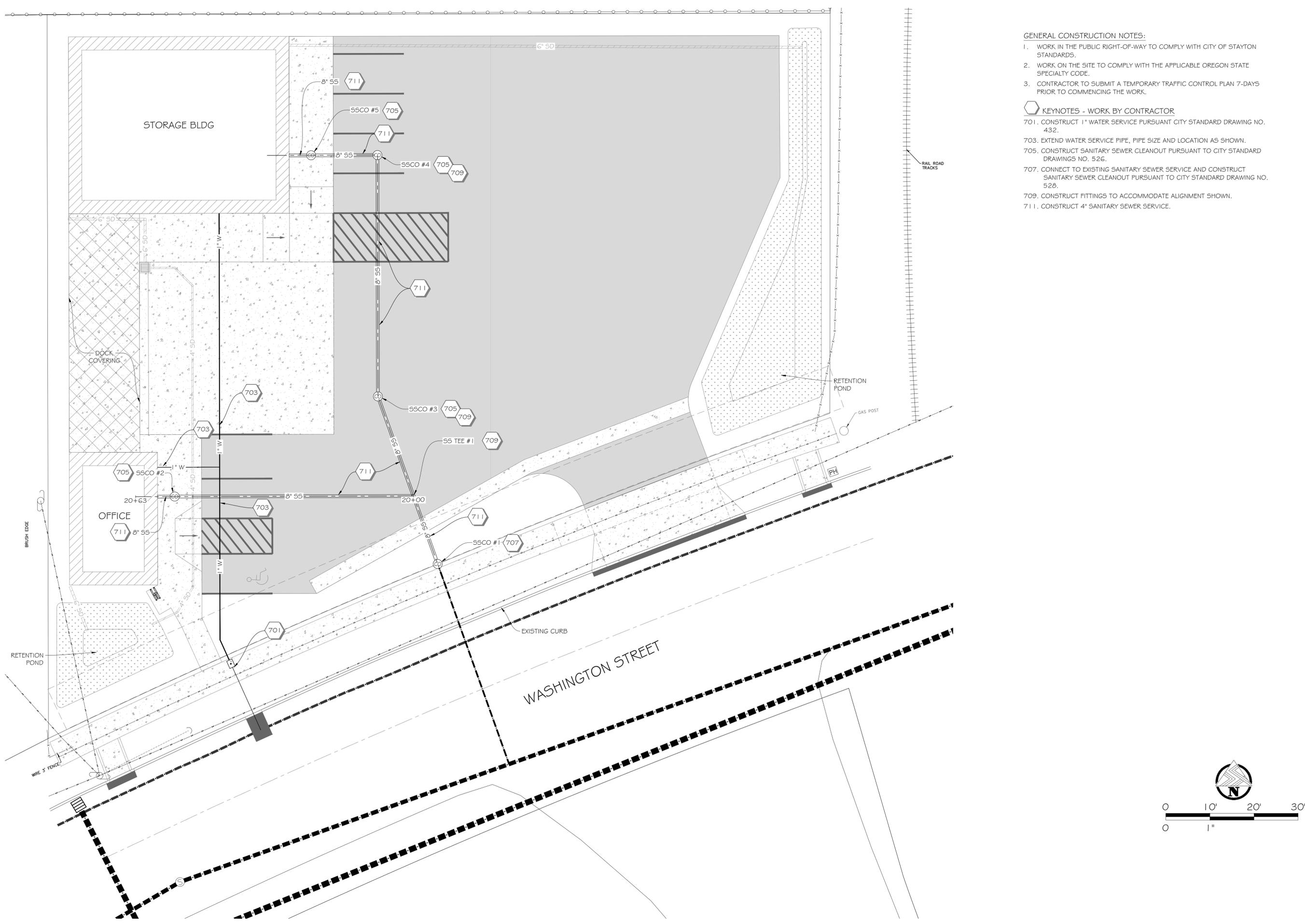
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SHEET TITLE:
GRADING AND STORMWATER MANAGEMENT PLAN

C-1.05



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GENERAL CONSTRUCTION NOTES:

1. WORK IN THE PUBLIC RIGHT-OF-WAY TO COMPLY WITH CITY OF STAYTON STANDARDS.
2. WORK ON THE SITE TO COMPLY WITH THE APPLICABLE OREGON STATE SPECIALTY CODE.
3. CONTRACTOR TO SUBMIT A TEMPORARY TRAFFIC CONTROL PLAN 7-DAYS PRIOR TO COMMENCING THE WORK.

KEYNOTES - WORK BY CONTRACTOR

- 701. CONSTRUCT 1" WATER SERVICE PURSUANT CITY STANDARD DRAWING NO. 432.
- 703. EXTEND WATER SERVICE PIPE, PIPE SIZE AND LOCATION AS SHOWN.
- 705. CONSTRUCT SANITARY SEWER CLEANOUT PURSUANT TO CITY STANDARD DRAWINGS NO. 526.
- 707. CONNECT TO EXISTING SANITARY SEWER SERVICE AND CONSTRUCT SANITARY SEWER CLEANOUT PURSUANT TO CITY STANDARD DRAWING NO. 528.
- 709. CONSTRUCT FITTINGS TO ACCOMMODATE ALIGNMENT SHOWN.
- 711. CONSTRUCT 4" SANITARY SEWER SERVICE.



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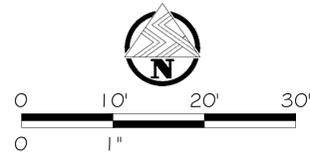
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REASON FOR ISSUANCE	NO.	DESCRIPTION	DATE	BY
BUILDING PERMIT SUBMITTAL	1		5/2/24	KW

SHEET TITLE:

UTILITY PLAN

C-1.07

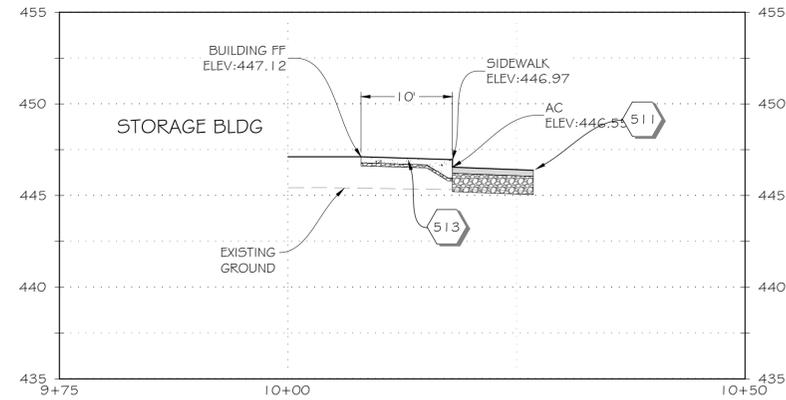




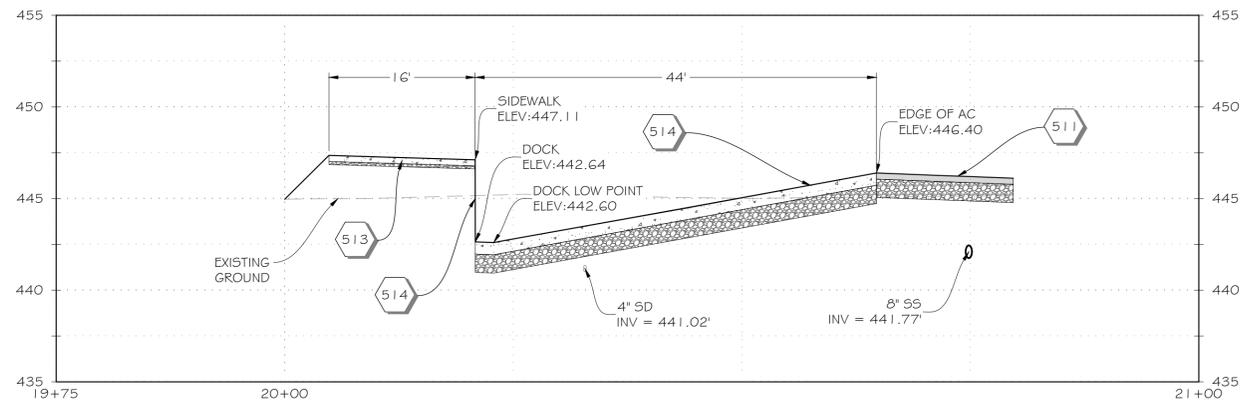
DATE SIGNED:

KEYNOTES - WORK BY CONTRACTOR

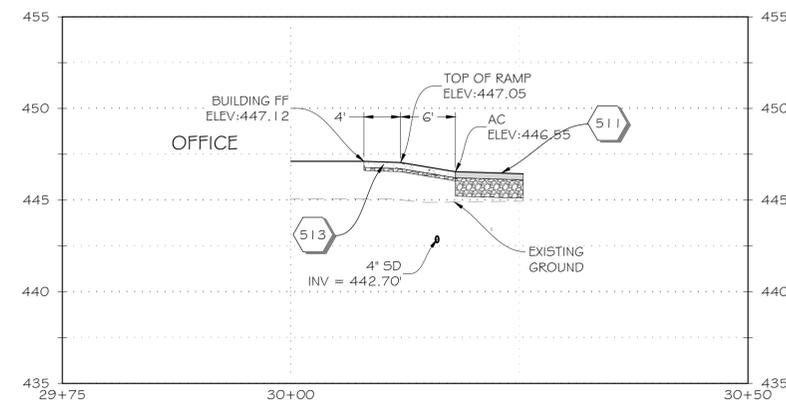
- 511. CONSTRUCT AC PARKING LOT WITH 4" AC ON 12" AGGREGATE BASE.
- 513. CONSTRUCT 4" THICK CONCRETE INTEGRAL CURB AND SIDEWALK, WIDTH AS SHOWN. EXCEPT IN RAMP AREAS, CURB HEIGHT TO BE 5" ABOVE AC.
- 514. CONSTRUCT 8" THICK CONCRETE TRUCK RAMP. CONTRACTOR TO SUBMIT JOINTING PLAN 14-DAYS PRIOR TO CONSTRUCTING.



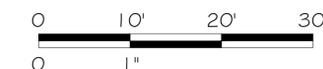
1 SITE SECTION 1
HORIZONTAL SCALE: 1" = 10' VERTICAL SCALE: 1" = 5'



2 SITE SECTION 2
HORIZONTAL SCALE: 1" = 10' VERTICAL SCALE: 1" = 5'



3 SITE SECTION 3
HORIZONTAL SCALE: 1" = 10' VERTICAL SCALE: 1" = 5'



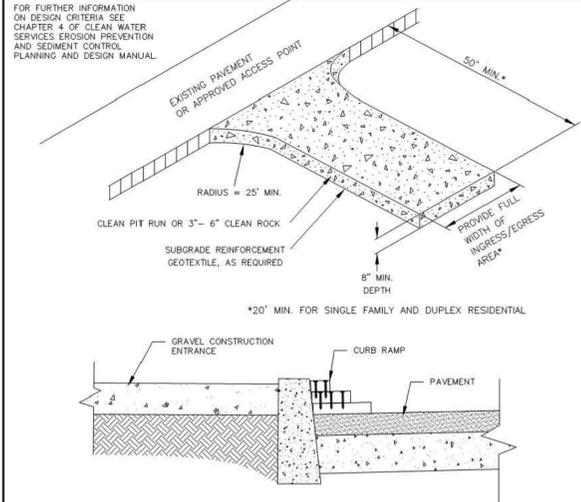
SANTIAM ICE COMPANY
**SANTIAM ICE
STAYTON FACILITY**
STAYTON, OR

NO.	REASON FOR ISSUANCE DESCRIPTION	BY	DATE
		KW	5/2/24
1	BUILDING PERMIT SUBMITTAL		

SHEET TITLE:

SITE SECTION VIEWS

C-2.01



- NOTES:**
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
 - WHERE RUNOFF CONTAINING SEDIMENT LADEN WATER IS LEAVING THE SITE VIA THE CONSTRUCTION ENTRANCE, OTHER MEASURES SHALL BE IMPLEMENTED TO DIVERT RUNOFF THROUGH AN APPROVED FILTERING SYSTEM.
 - DIMENSIONS**
 SINGLE FAMILY
 20' LONG BY 20' WIDE 8" DEEP OF 3/4" MINUS CLEAN ROCK.
 COMMERCIAL
 50' LONG BY 20' WIDE 3-6" CLEAN ROCK, GOVERNING AUTHORITY MAY REQUIRE GEOTEXTILE FABRIC TO PREVENT SUB-SOIL PUMPING.

CONSTRUCTION ENTRANCE
 DRAWING NO. 855 REVISED 12-16
 CleanWater Services

GEOTEXTILE/WIRE MESH/AGGREGATE - TYPE 2
NOT TO SCALE

PREFABRICATED FILTER INSERT - TYPE 3
NOT TO SCALE

SOD PROTECTION - TYPE 6
NOT TO SCALE

AREA DRAIN PERSPECTIVE VIEW

AREA DRAIN PLAN

CURB INLET SEDIMENT DAM - TYPE 10
NOT TO SCALE

WATTLE BARRIER WITH FILTER INSERT - TYPE 11
NOT TO SCALE

COMPOST FILTER SOCK OR WATTLE - TYPE 7
NOT TO SCALE

NOTES:

- Type 2 - Geotextile/wire mesh/aggregate. Place the wire mesh over the grate. Place sediment fence geotextile over the wire mesh and perimeter area around structure. Install aggregate over the geotextile fabric.
- Type 3 - Prefabricated filter inserts. Install prefabricated filter inserts according to the plans, special provisions, and manufacturer recommendations. Prefabricated inserts with provisions for overflow are allowed only when accompanied by additional BMPs to prevent the potential of sediments entering project storm systems. Field fabricated inserts are not allowed.
- Type 7 - Compost filter sock. Drive 2"x2" wood stakes a minimum of 6" into ground and flush with the top of the sock. Overlap ends of sock per manufacturer's recommendations (12" min., 36" max.). Use 8" to 12" dia sock on curbside in traffic areas.

Effective Date: December 1, 2022 - May 31, 2023

SEDIMENT FENCE AND GEOTEXTILE BURY DETAIL - TYPE 1
NOT TO SCALE

ALTERNATE SEDIMENT FENCE WITHOUT TRENCHING - TYPE 2
NOT TO SCALE

FENCE SPACING FOR GENERAL APPLICATION TABLE

GRADE	ON GRADE
Grade < 10%	300'
10% < Grade < 15%	150'
15% < Grade < 20%	100'
20% < Grade < 30%	50'
30% < Grade	25'

POST SPACING TABLE

6" Sediment Fence with Geotextile elongation less than 50%	6'
4" Sediment Fence with Geotextile elongation 50% or more	4'

GEOTEXTILE END CONNECTIONS
NOT TO SCALE

Effective Date: December 1, 2022 - May 31, 2023

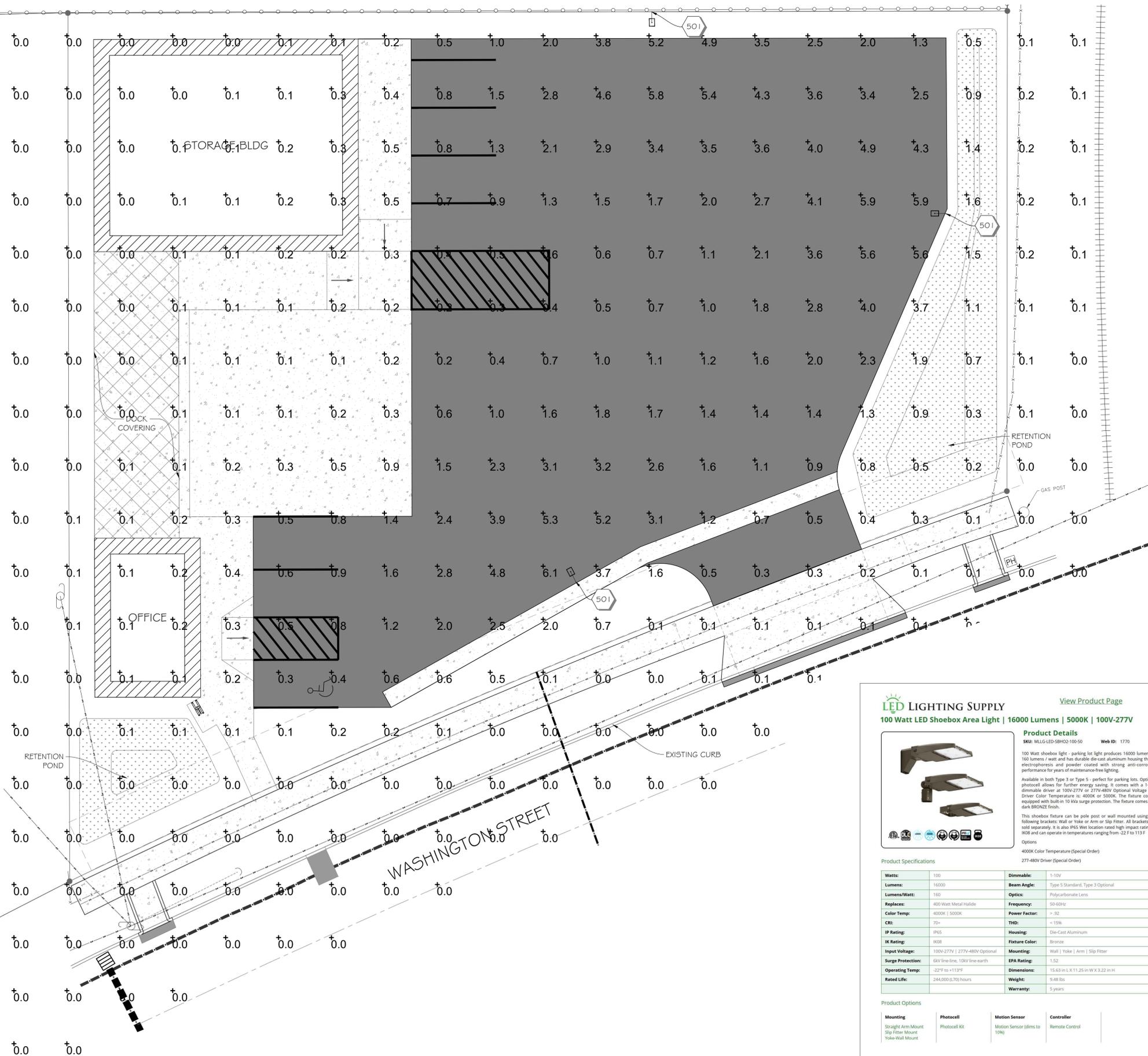
SANTIAM ICE COMPANY
SANTIAM ICE STAYTON
FACILITY
 STAYTON, OR

REASON FOR ISSUANCE	DESCRIPTION	DATE	BY
	BUILDING PERMIT SUBMITTAL	5/2/24	KW

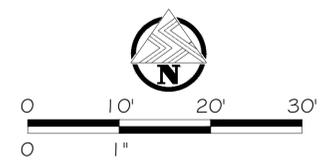
SHEET TITLE:

EROSION CONTROL DETAIL

C-5.01



KEYNOTES - WORK BY CONTRACTOR
 501. CONSTRUCT MODEL 1916 LIGHT POLE AND MODEL 1762 SHOEBOX LIGHT.
 503. CONSTRUCT MODEL 1920 WALL PACK LIGHT.



**SANTIAM ICE
 STAYTON FACILITY**
 STAYTON, OR

REASON FOR ISSUANCE	DATE	BY
BUILDING PERMIT SUBMITTAL	5/2/24	KW

SHEET TITLE:

**SITE LIGHTING
 PHOTOMETRICS**

E-1.01

LED LIGHTING SUPPLY | View Product Page
100 Watt LED Shoebox Area Light | 16000 Lumens | 5000K | 100V-277V

Product Details | Web ID: 1770
 SKU: MLLG-LED-SBHO2-100-50

100 Watt shoebox light - parking lot light produces 16000 lumens at 160 lumens / watt and has durable die-cast aluminum housing that is electroplated and powder coated with strong anti-corrosion performance for years of maintenance-free lighting.

Available in both Type 3 or Type 5 - perfect for parking lots. Optional photocell allows for further energy savings. It comes with a 1-10V dimmable driver at 100V-277V or 277V-480V Optional Voltage LED Driver Color Temperature is 4000K or 5000K. The fixture comes equipped with built-in 10 kVA surge protection. The fixture comes in a dark BRONZE finish.

This shoebox fixture can be pole post or wall mounted using the following brackets: Wall or Yoke or Arm or Slip Fitter. All brackets are sold separately. It is also IP65 Wet location rated high impact rating of IK08 and can operate in temperatures ranging from -22 F to 113 F.

Options:
 4000K Color Temperature (Special Order)
 277-480V Driver (Special Order)

Watts:	100	Dimmable:	1-10V
Lumens:	16000	Beam Angle:	Type 5 Standard, Type 3 Optional
Lumens/Watt:	160	Optics:	Polycarbonate Lens
Replaces:	400 Watt Metal Halide	Frequency:	50-60Hz
Color Temp:	4000K 5000K	Power Factor:	> .92
CR:	75+	THD:	< 15%
IP Rating:	IP65	Housing:	Die-Cast Aluminum
IK Rating:	IK08	Fixture Color:	Bronze
Input Voltage:	100V-277V 277V-480V Optional	Mounting:	Wall Yoke Arm Slip Fitter
Surge Protection:	6KV line-line, 10KV line-earth	EPA Rating:	1.52
Operating Temp:	-22°F to +113°F	Dimensions:	15.63 in L X 11.25 in W X 3.22 in H
Rated Life:	244,000 (L70) hours	Weight:	9.48 lbs
		Warranty:	5 years

Product Options

Mounting	Photocell	Motion Sensor	Controller
Straight Arm Mount Slip Fitter Mount Yoke-Wall Mount	Photocell Kit	Motion Sensor (dims to 10%)	Remote Control

Product enhancements may result in specification changes without notice. Contact us for the latest information.
 Joe Hawkins, Lighting Specialist | 617-468-7352 | jhawkins@ledlightingsupply.com 179

LED LIGHTING SUPPLY | View Product Page
25 Foot Steel Square Pole | 4 Inches Wide | 11 Gauge

Product Details | Web ID: 1916
 SKU: MLLG-WL-POLE-25FT-4IN-SQ-8Z

25 Foot Steel Pole 4 in Square with Top Cap Architectural bronze 11 #11G#11 Steel
 Bolt Circle 8 in Bolt size 3/4x17x3 in 4 sides predrilled and hole plugs included.
 Conforms to ASTM A 500 Grade B: Min Yield Strength-46000 PSI.
 Accessories Available:
 MLLG-WL-POLE-SQ-AnchorBolts - Anchor Bolts for Square Poles
 MLLG-WL-POLE-SQ-4BPP - Anchor Bolts positioning plate for 4 or 5 inch pole. Needed for new installation.
 MLLG-WL-POLE-4IN-SQ-BaseCover - 4 Inch Pole Square Base Cover, Dark Bronze.
 MLLG-WL-POLE-SQTA-4in-8Z - Square Pole Top Tenon Adapter for 4 Inch Square to 2.3/8 Inch round - Bronze
 MLLG-WD-POLE-BH-2-8Z - 2 Fixture 180 Degree Bullhorn mount - Bronze. Mounts on a 2.3/8 inch Tenon.
 MLLG-WD-POLE-BH-3-8Z - 3 Fixture 180 Degree Bullhorn mount - Bronze. Mounts on a 2.3/8 inch Tenon.
 MLLG-WD-POLE-BH-4-8Z - 4 Fixture 180 Degree Bullhorn mount - Bronze. Mounts on a 2.3/8 inch Tenon.

Product Specifications

Height:	25 ft	EPA Rating 70 mph:	8.9
Gauge:	11	EPA Rating 80 mph:	6.9
Size:	4 in square	EPA Rating 90 mph:	5.7
Weight:	190 lbs	EPA Rating 100 mph:	4.1
Bolt Circle:	8 in - 10 in	EPA Rating 110 mph:	3.6
Bolt Projection:	2.75 in	EPA Rating 120 mph:	3.2

Product enhancements may result in specification changes without notice. Contact us for the latest information.
 Joe Hawkins, Lighting Specialist | 617-468-7352 | jhawkins@ledlightingsupply.com 402

SANTIAM ICE STAYTON FACILITY

1319 W WASHINGTON STREET
STAYTON, OREGON

DRAWINGS FOR:

PROJECT DELIVERY GROUP, LLC
CONTACT: KEITH WHISENHUNT
503 . 364 . 4004

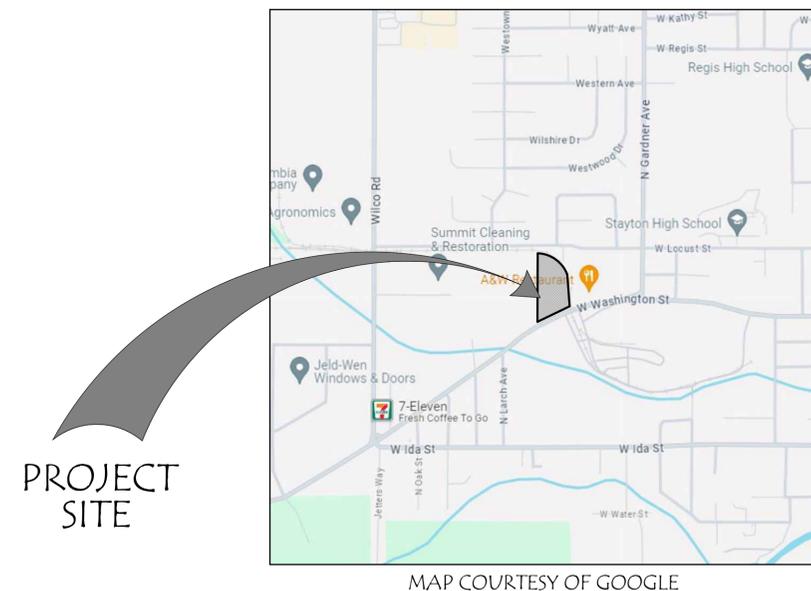
LANDSCAPE ARCHITECT:

LAURUS DESIGNS, LLC
LAURA ANTONSON, RLA, ASLA
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SILVERTON, OREGON 97381
503 . 784 . 6494
LAURA@LAURUSDESIGNS.COM

SHEET INDEX:

- LO.0 COVER SHEET
- L1.1 PLANTING PLAN
- L1.2 PLANTING NOTES AND DETAILS
- L2.1 IRRIGATION PLAN
- L2.2 IRRIGATION NOTES AND DETAILS

VICINITY MAP:



CALL BEFORE YOU DIG:
1.800.332.2344
www.callbeforeyoudig.org

Laurus
Designs, LLC



1012 Pine Street
Silverton, Oregon
503.784.6494

Santiam Ice
Stayton Facility

1319 W Washington
Street
Stayton, Oregon



COVER SHEET

April 10th, 2024

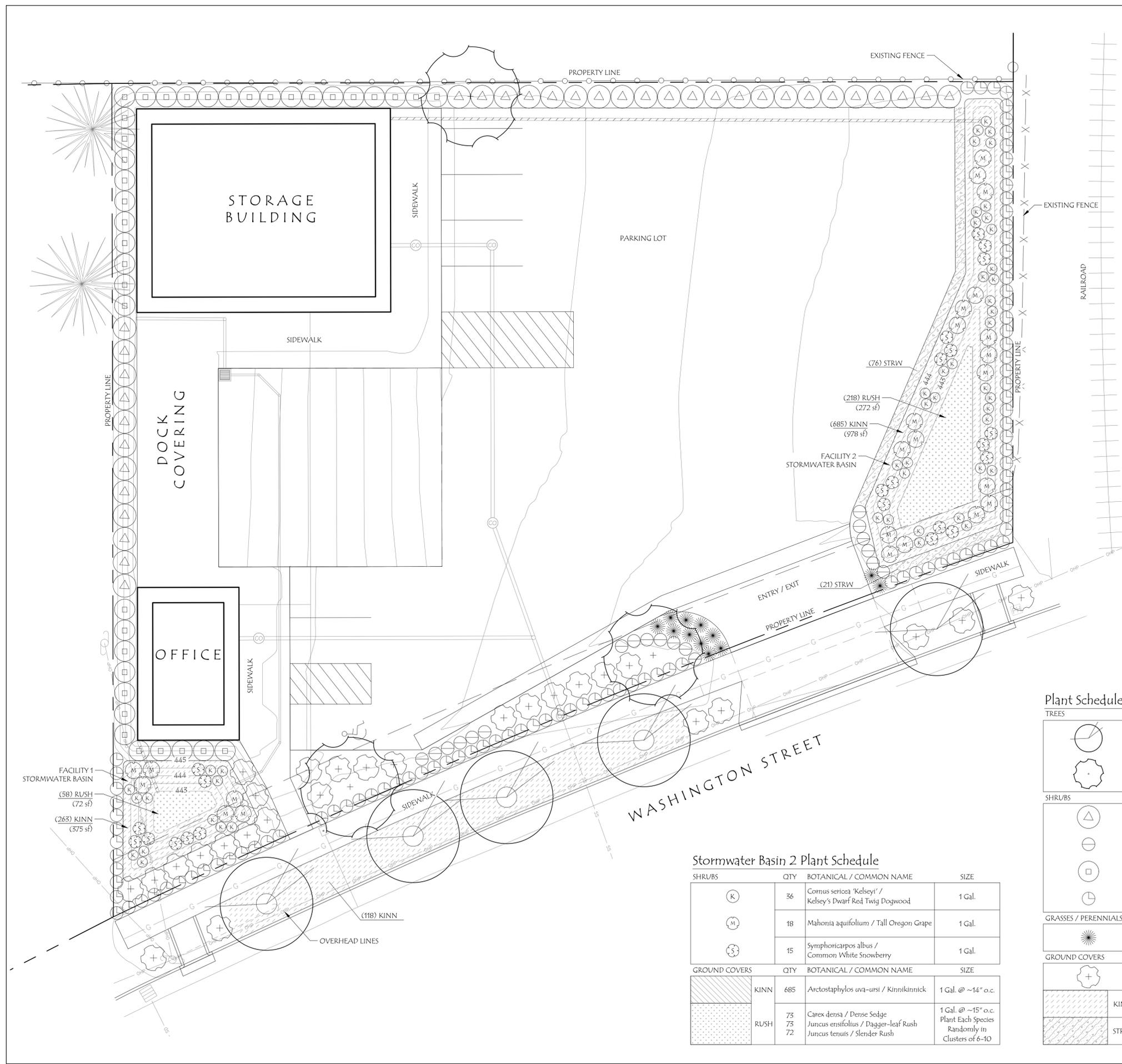
REVISIONS

#	DATE	NOTES	INITIALS

LO.0

SHEET 1 OF 5

PROJECT #: 1548C



Legend:

EXISTING TREES TO REMAIN OFF-SITE

General Notes:

1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. SEE CIVIL DRAWINGS FOR SITE PLAN, UTILITIES, GRADING AND STORMWATER BASIN.
4. STREET TREES SELECTED FROM CITY OF STAYTON APPROVED STREET TREE LIST BENEATH OVERHEAD LINES.
5. STREET TREE PRUNING NOTES SEE SHEET L1.2.
6. PLANT SCHEDULE SEE THIS SHEET.
7. PLANTING NOTES AND DETAILS SEE SHEET L1.2.
8. IRRIGATION PLAN SEE SHEETS L2.1 AND L2.2.

Landscape Calculations:

TOTAL SITE AREA (SF): 22,207 SF
 TOTAL LANDSCAPE AREA REQUIRED (15%): 3,331 SF
 TOTAL LANDSCAPE AREA PROPOSED: 4,821 SF
 LESS THAN 20 SPACES. NO INTERIOR LANDSCAPE REQUIRED

Stayton Stormwater Basin Planting Requirements

Facility #	Facility SF	Zone A Herbaceous	Zone B Shrubs	Zone B Ground Cover
1	447 SF	58 (72 sf)	26 (375 sf)	265 (375 sf)
2	1,250 SF	218 (272 sf)	69 (978 sf)	685 (978 sf)

Requirements per 100 SF
 Zone A (Wet) 80 Herbaceous or 72 Herbaceous/4 Small Shrubs
 Zone B (Moderate to Dry) 70 Ground cover and 7 Shrubs
 No Trees in Lined Facility

Stormwater Basin 1 Plant Schedule

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	12	Cornus sericea 'Kelsey' / Kelsey's Dwarf Red Twig Dogwood	1 Gal.
	6	Mahonia aquifolium / Tall Oregon Grape	1 Gal.
	8	Symphoricarpos albus / Common White Snowberry	1 Gal.

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE
	265	Arctostaphylos uva-ursi / Kinnikinnick	1 Gal. @ ~14" o.c.
	20	Carex densa / Dense Sedge	1 Gal. @ ~15" o.c.
	19	Juncus ensifolius / Dagger-leaf Rush	Plant Each Species Randomly in Clusters of 6-10
	19	Juncus tenuis / Slender Rush	

Plant Schedule

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	5	Cercis canadensis / Eastern Redbud	8' Ht. Min., 2" Cal., B&B
	3	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo	8' Ht. Min., 8" HT

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	34	Abelia x grandiflora / Glossy Abelia	36" Ht. Min.
	19	Abelia x grandiflora "Kaleidoscope" / Kaleidoscope Glossy Abelia	24"-30" Ht.
	38	Euonymus japonicus / Japanese Spindle	4" Ht. Min.
	103	Euonymus japonicus 'Green Spire' / Green Spire Euonymus	4" Ht. Min.

GRASSES / PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	12	Pennisetum alopecuroides "Hameln" / Hameln Fountain Grass	1 Gal.

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE
	27	Prunus laurocerasus "Mount Vernon" / Mount Vernon Laurel	1 Gal. As Shown
	118 (706 sf)	Arctostaphylos uva-ursi / Kinnikinnick	1 Gal. 30" o.c.
	99 (212 sf)	Fragaria vesca / Woodland Strawberry	1 Gal. 18" o.c.

Stormwater Basin 2 Plant Schedule

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	36	Cornus sericea 'Kelsey' / Kelsey's Dwarf Red Twig Dogwood	1 Gal.
	18	Mahonia aquifolium / Tall Oregon Grape	1 Gal.
	15	Symphoricarpos albus / Common White Snowberry	1 Gal.

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE
	685	Arctostaphylos uva-ursi / Kinnikinnick	1 Gal. @ ~14" o.c.
	73	Carex densa / Dense Sedge	1 Gal. @ ~15" o.c.
	73	Juncus ensifolius / Dagger-leaf Rush	Plant Each Species Randomly in Clusters of 6-10
	72	Juncus tenuis / Slender Rush	

Laurus Designs, LLC

1012 Pine Street
 Silverton, Oregon
 503.784.6494

Santiam Ice Stayton Facility

1319 W Washington Street
 Stayton, Oregon

REGISTERED
 643

 LAURA A. ANTONSON
 OREGON
 11/16/2007
 LANDSCAPE ARCHITECT

PLANTING PLAN

SCALE: 1"=10'-0"

0' 5' 10' 20'

SCALE

April 10th, 2024

REVISIONS

#	DATE	NOTES	INITIALS

L1.1

SHEET 2 OF 5

PROJECT #: 1549C



Santiam Ice
Stayton Facility

1319 W Washington
Street
Stayton, Oregon



PLANTING NOTES
AND DETAILS

April 10th, 2024

REVISIONS

#	DATE	NOTES	INITIALS

L1.2

SHEET 3 OF 5

Stormwater Facility Planting Notes:

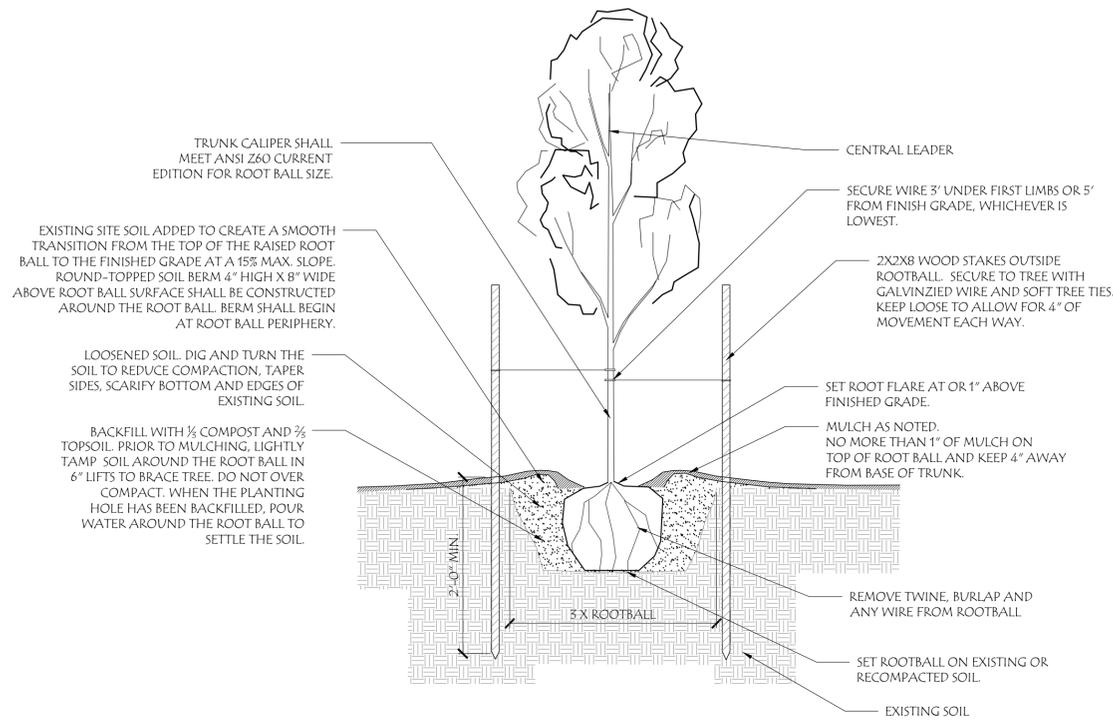
1. THE LANDSCAPE CONTRACTOR IS TO THOROUGHLY REVIEW THE SITE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS THE LANDSCAPE ARCHITECT IS TO BE IMMEDIATELY NOTIFIED.
2. IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY, THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION.
3. SEE CITY OF STAYTON STORMWATER REQUIREMENTS FOR MORE INFORMATION.
4. CONTAINER STOCK MAY BE PLANTED YEAR ROUND IF CONDITIONS PERMIT. PLANT AFTER 48 HOURS OF DRY WEATHER TO AVOID SOIL COMPACTION. USE JUTE OR COIR MATTING TO PREVENT EROSION IF NEEDED.
5. PLANT MATERIALS SHALL BE FREE OF DISEASE, INJURY, AND INSECT INFESTATION. UNHEALTHY OR DAMAGED PLANTS SHALL BE REPLACED BY LANDSCAPE CONTRACTOR.
6. SEE CIVIL PLANS FOR GRADING, EROSION CONTROL AND SITE PREPARATION.
7. MULCH: DO NOT USE MULCH IN ZONE A AND OTHER FREQUENTLY INUNDATED AREAS.
8. FACILITY TO BE IRRIGATED WITH IRRIGATION SYSTEM FOR A MINIMUM OF 2 YEARS. SEE IRRIGATION PLAN. PLANTS TO RECEIVE A MINIMUM OF 1" OF WATER PER WEEK FROM JUNE 15TH TO OCTOBER 15TH THE FIRST YEAR AND BE MONITORED TO MAINTAIN HEALTHY CONDITIONS. WATER AMOUNTS MAY BE REDUCED THE SECOND YEAR FROM JUNE 15TH TO OCTOBER 15TH, BUT MAINTAIN WEEKLY WATERING AND ADDITIONAL WATERING MAY BE NEEDED BASED ON MONITORING.
9. MAINTENANCE AND MONITORING TO TAKE PLACE ANNUALLY. TAG PLANTS WITH A RUST PROOF LABEL TO FACILITATE MONITORING. REPLACE DEAD OR DYING PLANT MATERIAL AS NEEDED.

General Notes:

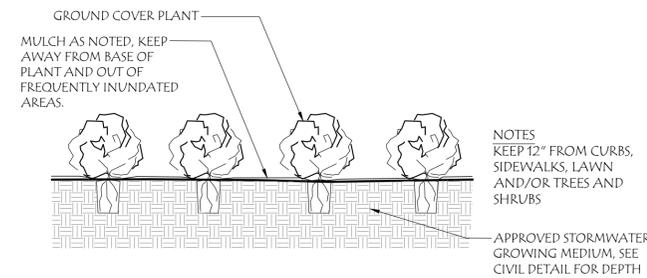
1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. SEE CIVIL DRAWINGS FOR SITE PLAN, UTILITIES, GRADING AND STORMWATER BASIN.
4. STREET TREES SELECTED FROM CITY OF STAYTON APPROVED STREET TREE LIST BENEATH OVERHEAD LINES.
5. STREET TREE PRUNING NOTES SEE GENERAL PLANTING NOTE #13 THIS SHEET.
6. PLANT SCHEDULE SEE SHEET L1.1.
7. PLANTING NOTES AND DETAILS SEE THIS SHEET.
8. IRRIGATION PLAN SEE SHEETS L2.1 AND L2.2.

General Planting Notes:

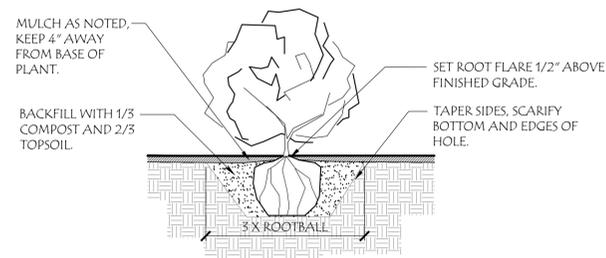
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2. IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY, THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION.
3. PLANT MATERIALS SHALL BE FREE OF DISEASE, INJURY, AND INSECT INFESTATION. UNHEALTHY OR DAMAGED PLANTS SHALL BE REPLACED BY LANDSCAPE CONTRACTOR. ALL PLANT MATERIAL SHALL FOLLOW THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLICATIONS INCLUDING ANSI A300 AND ANSI Z60.
4. PLANTER BEDS: ALL PLANTER BEDS SHALL HAVE A MINIMUM DEPTH OF 8" WORKABLE TOPSOIL, COMPACTED AT A MAXIMUM OF 85% STANDARD PROCTOR MAXIMUM DRY DENSITY. TOPSOIL SHALL BE OVER ROCK-FREE SUBGRADE. SUBGRADE TO BE RIPPED AND TILLED TO 6" DEPTH AND REMOVE ALL DEBRIS 2" OR LARGER. SMALL PLANTER AREAS MAY REQUIRE REMOVAL OF COMPACTED SOIL. ROCK, GRAVEL TO AT LEAST 18" DEEP. LOOSEN AND AMEND SOIL BEFORE REPLACING IN 6" LIFTS TO FINISH GRADE.
5. TOPSOIL MIX: AMEND EXISTING SOIL IN-SITU OR STOCK PILE. SOIL ON SITE. IMPORT TOPSOIL ONLY AS NECESSARY. CONDUCT A SOIL SAMPLE FOR EACH TYPE OF PLANTER AREA. SEND SAMPLES TO AN INDEPENDENT LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE AND SPECIALIZING IN AGRONOMIC SOIL ANALYSIS FOR TESTING AND AMENDMENT RECOMMENDATIONS.
6. SOIL AMENDMENTS: ADD A MINIMUM OF 3" CLEAN, MATURE COMPOST TO TOPSOIL, TILL IN, FOR ALL PLANTER BEDS. FOR BIDDING PURPOSES, ASSUME GENERAL SOIL AMENDMENTS AS FOLLOWS PER 1000' SF AT 6" LIFTS UNTIL SOIL ANALYSIS RECOMMENDATION IS COMPLETE. SEE ABOVE FOR COMPOST:
 - 25 LBS GYPSUM
 - 75 LBS LIME
 - 8 LBS SUPERPHOSPHATE
 - 3 LBS AMMONIUM NITRATE
 - 4 OZS ZINC SULFATE
 - 8 OZS MANGANESE SULFATE
7. MYCORRHIZAL FUNGI INOCULATE: USE A COMBINED ENDO AND ECTO MYCORRHIZAL FUNGI INOCULATE SUCH AS BIO-ORGANICS OR EQUAL AT A RATE OF:
 - 2" CAL. B&B TREE: 3 TEASPOONS
 - 5 GALLON: 2 TEASPOONS
 - 1-3 GALLON PLANT: 1 TEASPOON
 - 4" POT: 1/4 TEASPOON
 - SEED/TU/R/F: 1 LB PER 2000 SF
 DO NOT USE ON RHODODENDRON/AZALEA, HUCKLEBERRY, SEDGE, RUSH, HEATH.
8. PLANTING: VERIFY SOIL IS APPROPRIATELY DRY FOR DIGGING. SEE DETAILS THIS SHEET FOR HOLE DEPTH, WIDTH AND BACKFILL. DEEP WATER IMMEDIATELY AFTER PLANTING.
9. MOUND PLANTING BED AREAS 3% FOR POSITIVE DRAINAGE AND AESTHETICS.
10. BARK MULCH: SPREAD 2" MAX. DEPTH AGED FIR MULCH IN ALL PLANTER BEDS AND OPEN LANDSCAPE AREAS. KEEP MULCH AWAY FROM PLANT BASE.
11. FERTILIZER: DO NOT USE ADDITIONAL FERTILIZERS ON NEWLY PLANTED TREES FOR FIRST YEAR.
12. TREES: TREE STAKES TO BE REMOVED AFTER 6 MONTHS.
13. STREET TREES: AS STREET TREES MATURE, MAINTAIN TREE HEIGHTS AS FOLLOWS. KEEP LOWEST BRANCHES A MINIMUM OF 12' ABOVE ANY STREET SURFACE AND 8' ABOVE ANY SIDEWALK SURFACE AS TO NOT IMPEDE SIGHT DISTANCE, PEDESTRIAN TRAFFIC, OR VEHICULAR TRAFFIC.
14. PLANT QUANTITIES SHOWN ARE INTENDED TO ASSIST THE CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS. IF THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES AND SYMBOLS SHOWN, USE THE LARGER OF THE TWO AMOUNTS. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES.
15. NOTIFY LANDSCAPE ARCHITECT OF PLANT SUBSTITUTIONS.
16. PLANTS TO BE UNDER WARRANTY FOR A MINIMUM OF 12 MONTHS STARTING FROM FULL COMPLETION.



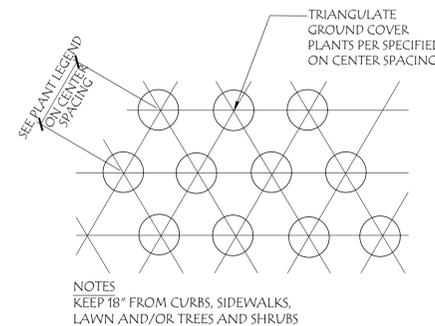
1 TREE PLANTING DETAIL
SCALE: NTS



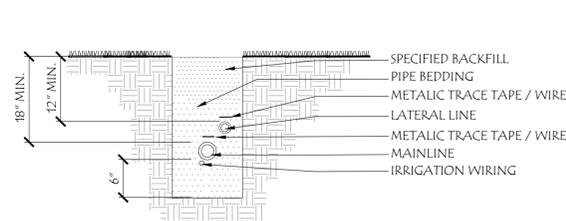
2 STORMWATER CONTAINER PLANTS
SCALE: NTS



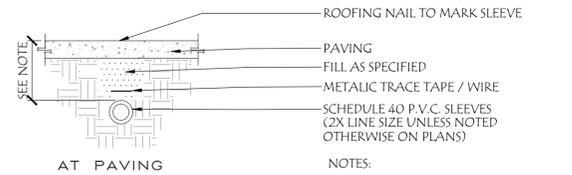
3 SHRUB AND GROUND COVER PLANTING DETAIL
SCALE: NTS



4 GROUND COVER SPACING DETAIL
SCALE: NTS

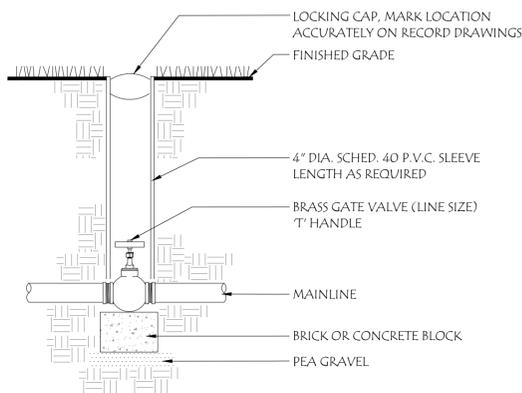


1 TYPICAL TRENCHING
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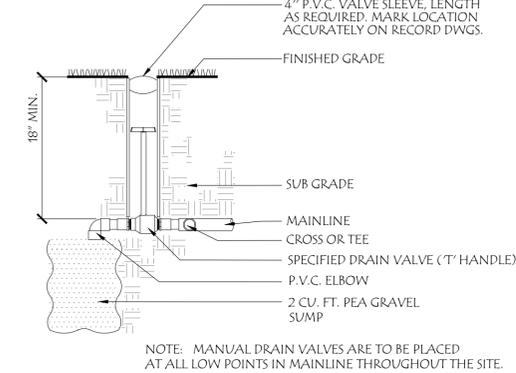


2 IRRIGATION SLEEVES
SCALE: NTS

NOTES:
EXTEND IRRIGATION SLEEVE 6" BEYOND EACH SIDE OF PAVING.
DEPTH OF MAINLINE = 18"
DEPTH OF LATERAL @ PAVING = 14" MIN.
DEPTH OF LINES UNDER DRIVING SURFACES = 24" MIN.

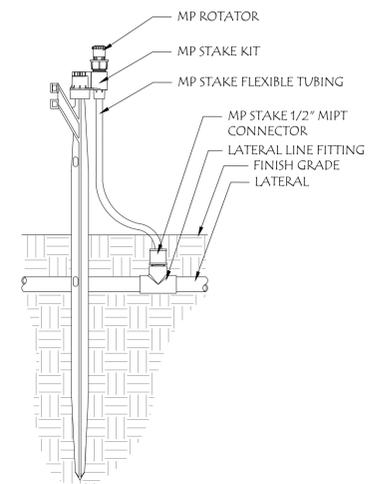


3 GATE VALVE
SCALE: NTS

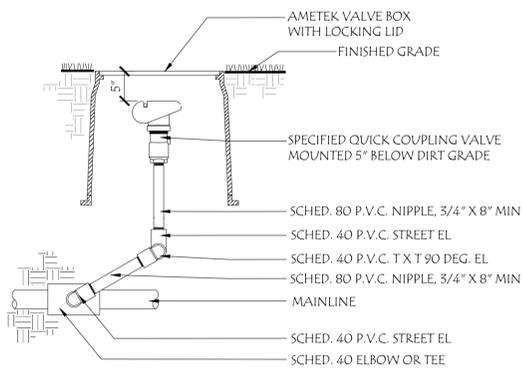


4 MANUAL DRAIN VALVE
SCALE: NTS

NOTE: MANUAL DRAIN VALVES ARE TO BE PLACED AT ALL LOW POINTS IN MAINLINE THROUGHOUT THE SITE.

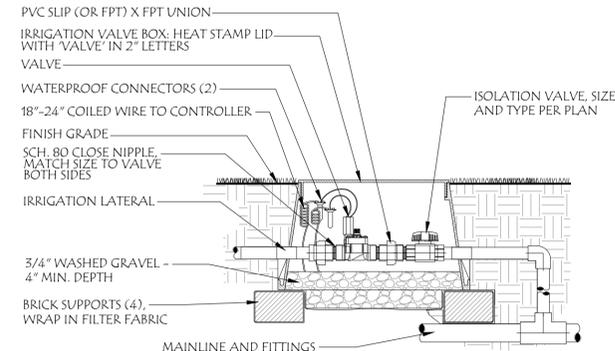


5 FIXED MP ROTATOR STAKED
SCALE: NTS

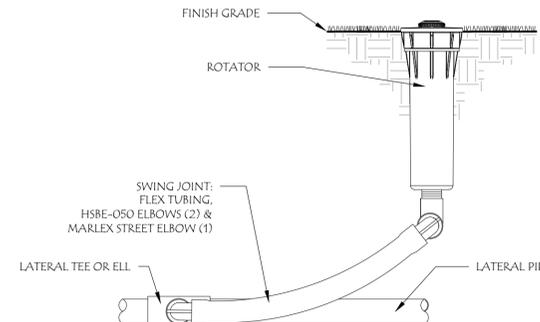


6 QUICK COUPLER VALVE
SCALE: NTS

NOTE: SPACE 100" O.C. THROUGHOUT THE LANDSCAPED AREA ON SITE AND AS NOTED ON PLAN.



7 CONTROL ZONE VALVE
SCALE: NTS



8 MP ROTATOR
SCALE: NTS

General Notes:

1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. SEE CIVIL DRAWINGS FOR SITE PLAN, UTILITIES, GRADING AND STORMWATER BASIN.
3. IRRIGATION SCHEDULE SEE SHEET L2.1.
4. IRRIGATION NOTES AND DETAILS SEE THIS SHEET.
5. PLANTING PLAN SEE SHEETS L1.1 AND L1.2.

Irrigation Notes

1. IRRIGATION SYSTEM DESIGN BASED ON 19.6 GPM AT 60 PSI. IF METER SIZE, FLOW (GPM) AND/OR STATIC PRESSURE (PSI) VARY, CONTACT LANDSCAPE ARCHITECT.
2. IRRIGATION DESIGN IS FROM THE POINT OF CONNECTION (POC) ONLY. THE DESIGN IS BASED ON GALLONS PER MINUTE (GPM) AND POUNDS PER SQUARE INCH (PSI).
3. IRRIGATION CONTRACTOR IS TO VERIFY POINT OF CONNECTION IN THE FIELD. INSTALLER IS TO CONFIRM THE MINIMUM DISCHARGE REQUIREMENTS OF THE POINT OF CONNECTION AS INDICATED ON THE LEGEND PRIOR TO INSTALLATION.
4. THE PRESSURE REQUIREMENT AT THE POINT OF CONNECTION IS BASED ON NO MORE THAN 5- FEET OF ELEVATION CHANGE IN THE AREAS OF IRRIGATION.
5. ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ACCORDING TO LOCAL BUILDING, ELECTRICAL AND PLUMBING CODES.
6. IRRIGATION CONTRACTOR WILL ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED. ALL WIRING TO BE PER LOCAL CODE. BACKFLOW PREVENTION PER LOCAL CODE.
7. LOCATION OF IRRIGATION COMPONENTS SHOWN ON DRAWINGS IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY. PIPE LOCATIONS ARE DIAGRAMMATIC. VALVES AND MAINLINE SHOWN IN PAVED AREAS ARE FOR GRAPHIC CLARITY ONLY. ADJUST SLEEVE LOCATIONS AS NEEDED. LOCATE VALVES AT EDGE OF PLANT BEDS OR LAWN FOR GOOD ACCESS. PLACE VALVES INSIDE ROW LIMITS IF POSSIBLE. FIELD VERIFY.
8. INSTALL IRRIGATION MAINS WITH A MINIMUM 18" OF COVER BASED ON FINISH GRADES. INSTALL IRRIGATION LATERALS WITH A MINIMUM 12" OF COVER BASED ON FINISH GRADES. BACKFILL TRENCHES WITH NATIVE ON-SITE SOIL, FREE OF ROCK AND OTHER DELETERIOUS MATERIAL IN 4" LIFTS, TAMPING FIRMLY TO ENSURE COMPACTION, MATCH GRADE TO EXISTING PLANTER AREAS. IRRIGATION SLEEVES AT DRIVING SURFACES TO BE 24" DEEP. BACKFILL WITH NATIVE ON-SITE SOIL, FREE OF ROCK AND OTHER DELETERIOUS MATERIAL IN 4" LIFTS, TAMPING FIRMLY TO ENSURE COMPACTION. SEE CIVIL DRAWINGS FOR PAVEMENT DETAILS. SHARE TRENCHES WHENEVER POSSIBLE.
9. USE IN-LINE CHECK VALVES TO AVOID LOW LINE DRAINAGE.
10. PLACE ISOLATION VALVES AT POINT OF CONNECTION AND EACH VALVE BOX.
11. SHRUB ROTATORS: 6" POP-UPS IN PLANTER AREAS, SEE HEAD TYPES IN LEGEND. KEEP 2" FROM PAVING AND 4" FROM WALLS.
12. SHRUB ROTATORS: FIXED ROTATORS WITH 12" HEIGHT STAKES.
13. CONTROLLER TO BE LOCATED PER OWNER.
14. ALL WIRE SPLICES OR CONNECTIONS SHALL BE MADE WITH APPROVED WATERPROOF WIRE CONNECTORS AND BE IN A VALVE OR SPLICE BOX.
15. ALL CONTROL WIRING DOWNSTREAM OF THE CONTROLLER IS TO BE 14 AWG, UL APPROVED DIRECT BURY.
16. THE DESIGN IS BASED ON THE SITE INFORMATION AND/OR DRAWING SUPPLIED WITH THE DESIGN CRITERIA BEING SET (AREA TO BE IRRIGATED, EQUIPMENT MANUFACTURER AND MODEL TO BE USED, WATER SOURCE INFORMATION, ELECTRICAL POWER AVAILABILITY, ETC...).

PVC Pipe Sizing Schedule

PIPE SIZING IS BASED ON GALLONS PER MINUTE (GPM) DEMAND DOWNLINE. FLOW VELOCITIES IN PIPE SHALL NOT EXCEED 5 FEET PER SECOND.

MAX. GPM, CLASS 200 PVC PIPE	MAX. GPM, SCHEDULE 40 PVC PIPE
3/4" = 10 GPM	3/4" = 8 GPM
1" = 16 GPM	1" = 12 GPM
1 1/4" = 26 GPM	1 1/4" = 22 GPM
1 1/2" = 35 GPM	1 1/2" = 30 GPM
2" = 55 GPM	2" = 50 GPM
2 1/2" = 80 GPM	2 1/2" = 70 GPM
3" = 120 GPM	3" = 110 GPM
4" = 200 GPM	4" = 190 GPM

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Stayton Facility

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IRRIGATION
PLAN

April 10th, 2024

REVISIONS

#	DATE	NOTES	INITIALS

L2.2

SHEET 5 OF 5

PROJECT #: 1549C