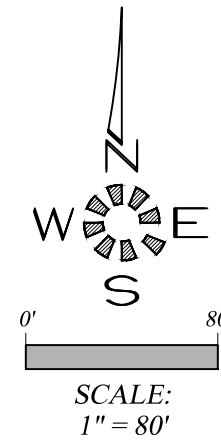


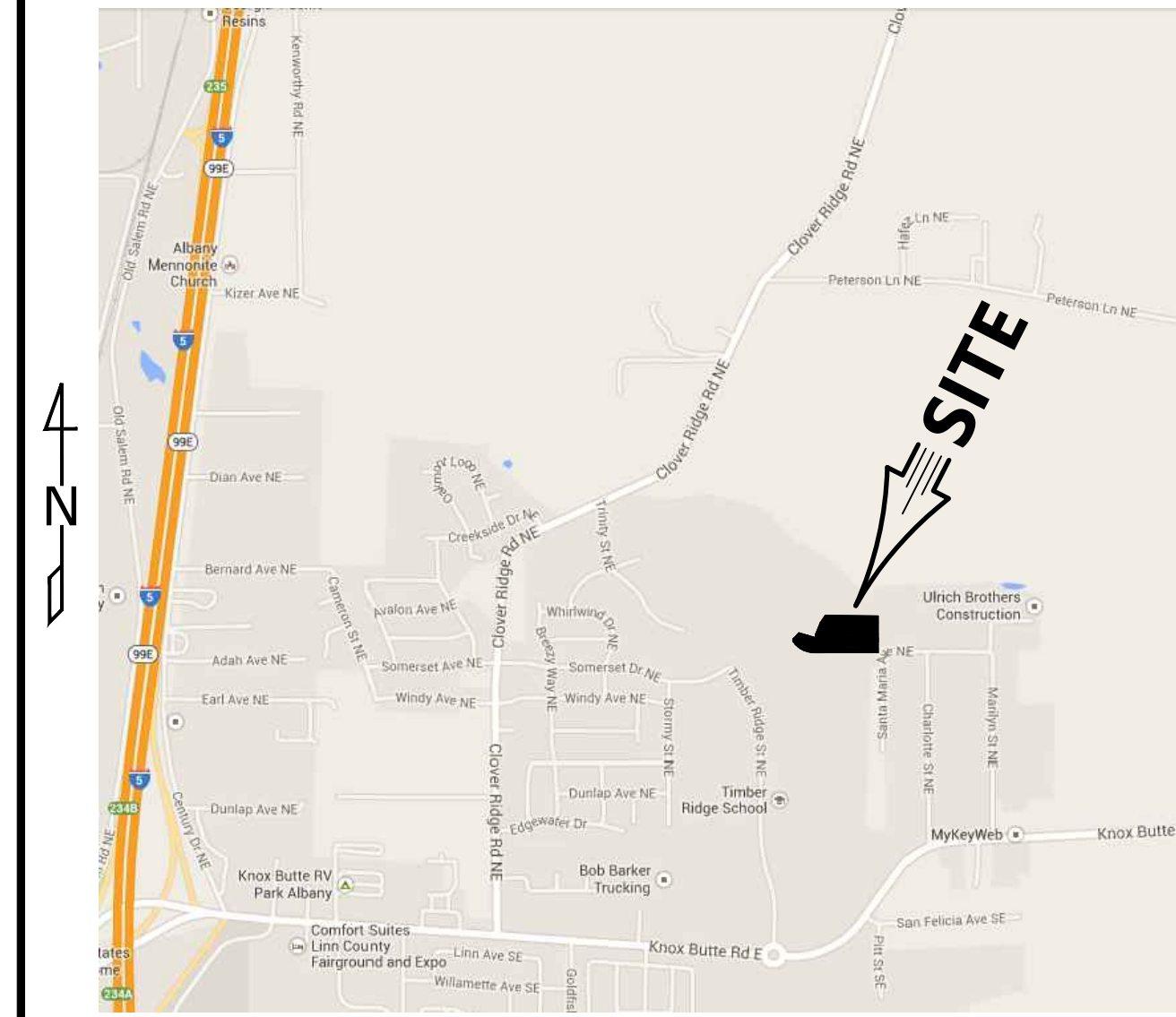
SANTA MARIA EXTENSION

SEC. 34, T. 10 S., R. 3 W., W.M.
CITY OF ALBANY
LINN COUNTY, OREGON
3 LOTS - 2.61 ACRES
ST-18-02

Owner / Developer:
CITY OF ALBANY
P.O. BOX 490
ALBANY, OREGON 97321



T.B.M. 219.40
SANITARY SEWER MANHOLE RIM AT THE
INTERSECTION OF TRINITY ST. & SAGECREST DR.
BASED ON CITY OF ALBANY #94043
2" ALUMINUM CAP LOCATED 145± OFF CLOVER
RIDGE RD. ON NORTH SIDE OF DUNLAP AV.
NGVD 1929, ELEVATION = 221.80



VICINITY MAP



ABBREVIATIONS

| | | | |
|---------------|-----------------------|------------------|---------------------------|
| A.C. | ASPHALTIC CONCRETE | L.P. | LIGHT POLE |
| ACMP | ALUMINIZED CMP | M | METER, MAIN |
| ASSY. | ASSEMBLY | M.H. | MANHOLE |
| B.O. | BLOW OFF | MTL | METAL |
| B.F.V. | BUTTERFLY VALVE | O.H. | OVERHEAD |
| C & G | CURB & GUTTER | PC | POINT OF CURVE |
| CATV | CABLE TELEVISION | PCC | POINT OF CONTINUING CURVE |
| C.B. | CATCH BASIN | PE | PEDESTAL |
| C.B.C.O. | CATCH BASIN CLEANOUT | PRC | POINT OF REVERSE CURVE |
| C.B.I. | CATCH BASIN INLET | PROP. | PROPOSED |
| C.L. | CENTERLINE | PT | POINT OF TANGENCY |
| CMP | CORRUGATED METAL PIPE | PUB. | PUBLIC |
| C.O. | CLEANOUT | PUE | PUBLIC UTILITY EASMT. |
| CONC. | CONCRETE | PVC | POLYVINYL CHLORIDE |
| CONST. | CONSTRUCT | PVT. | PRIVATE |
| D.I. | DUCTILE IRON | P.P. | POWER POLE |
| DIA. | DIAMETER | P.L. | PROPERTY LINE |
| DWG. | DRAWING | R | RADIUS |
| EASMT. | EASEMENT | RIM | RIM |
| E.G. | EXIST. GRADE / GROUND | RD | ROOF DRAIN |
| EOP, E.P. | EDGE OF PAVEMENT | R.O.W. | RIGHT-OF-WAY |
| ELEC. | ELECTRIC | SAN.S. or S.S. | SANITARY SEWER |
| ELEV. or EL. | ELEVATION | S | SLOPE |
| EX. or EXIST. | EXISTING | STA. | STATION |
| FT. | FEET | STD. | STANDARD |
| F.F. | FINISH FLOOR | STL. | STEEL |
| F.G. | FINISH GRADE | STM.DRN. or S.D. | STORM DRAIN |
| F.H. | FIRE HYDRANT | SVC. | SERVICE |
| F.M. | FORCE MAIN | SW | SIDEWALK |
| GUT. or GTR. | GUTTER | T.C. | TOP OF CURB |
| G.V. | GATE VALVE | TEL | TELEPHONE |
| IMP. | IMPROVEMENT | TYP. | TYPICAL |
| INST. | INSERT | U.G. | UNDERGROUND |
| INV. or I- | INVERT | VET. | VAULT |
| L | LENGTH, LINE | W.M. | WATER MAIN |

SYMBOLS

| | | | |
|--|-----------------------|--|----------------------|
| | BLOW OFF ASSY. | | MANHOLE SAN. SEWER |
| | CATCH BASIN | | MANHOLE STORM DRAIN |
| | CATCH BASIN CLEANOUT | | 2' DIA. C.O. / M.H. |
| | CATCH BASIN INLET | | MANHOLE TELEPHONE |
| | CATV PED. / BOX | | MANHOLE WATER |
| | CLEANOUT | | REDUCER / INCREASER |
| | ELEC. PED. / BOX | | TEL. PED. / BOX |
| | FIRE HYDRANT | | TRAFFIC PED. / BOX |
| | GAS LOCATION MARKER | | UTILITY / POWER POLE |
| | GAS VALVE | | WATER METER |
| | MAIL BOX | | WATER MAIN EXIST. |
| | WATER VALVE | | WATER MAIN PROP. |
| | SANITARY SEWER EXIST. | | SANITARY SEWER PROP. |
| | STORM DRAIN EXIST. | | STORM DRAIN PROP. |
| | WATER MAIN EXIST. | | GAS MAIN |
| | WATER MAIN PROP. | | TELEPHONE LINE |

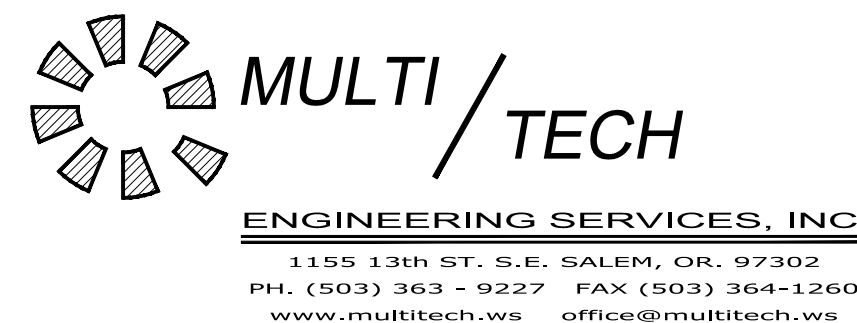
SHEET INDEX

- SHEET 101 COVER SHEET
- SHEET 201 SANITARY SEWER IMPROVEMENTS
- SHEET 202 SANITARY SEWER ABANDONMENT
- SHEET 301 STORM DRAIN H-LINE, I-LINE, J-LINE & K-LINE
- SHEET 302 STORM WATER QUALITY & STREET CURB NOTCH PLAN
- SHEET 303 STORM WATER QUALITY PLANTING DETAILS
- SHEET 304 SITE DRAINAGE PLAN
- SHEET 401 STREET IMPROVEMENTS
- SHEET 402 STREET IMPROVEMENTS BRIDGE DETAILS
- SHEET 403 LOT GRADING PLAN
- SHEET 501 DOMESTIC WATER IMPROVEMENTS
- SHEET 601 EROSION CONTROL PLAN
- SHEET 701 SIDEWALK, SIGNING, LIGHTING & LOT DIMENSIONS PLAN
- SHEET 702 TREE CONSERVATION & PLANTING PLAN
- SHEET 801 DETAIL SHEET

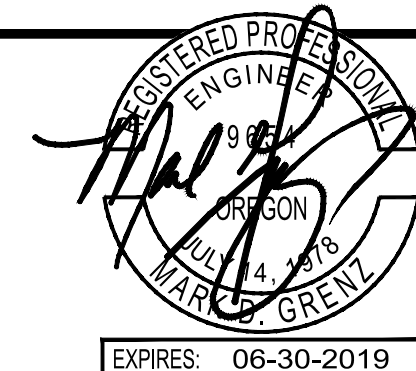
SEE SHEET 801 FOR
GENERAL CONSTRUCTION NOTES

CONTRACTOR TO REFERENCE & UTILIZE CURRENT VERSION
OF ALBANY STANDARD CONSTRUCTION SPECIFICATIONS
AND ASSOCIATED STANDARD DRAWINGS.

D.G.G. 2019-02-25
2. REVISED SET PER CITY.
D.G.G. 2019-02-18
1. REVISED SET PER CITY.



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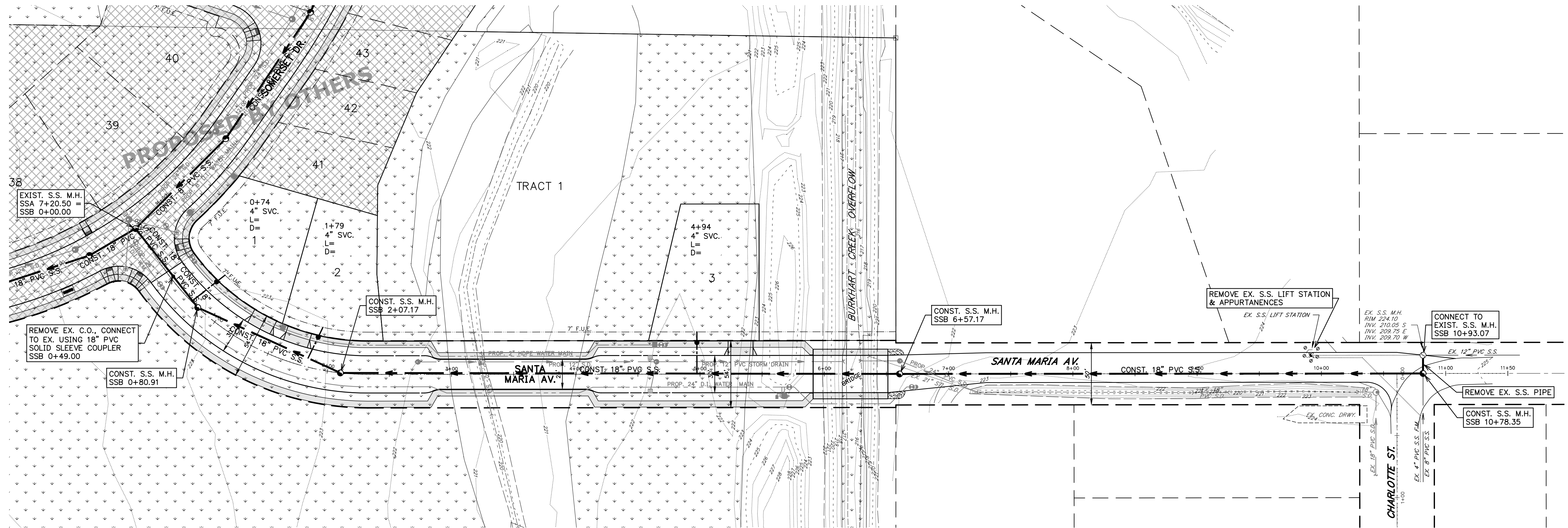
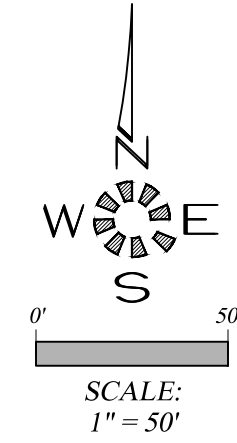
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**SANTA MARIA
EXTENSION**

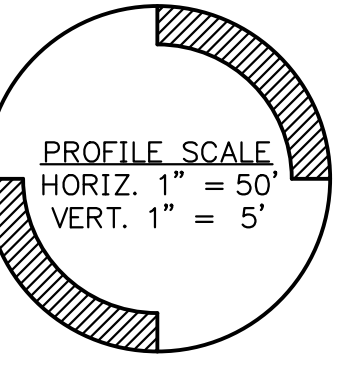
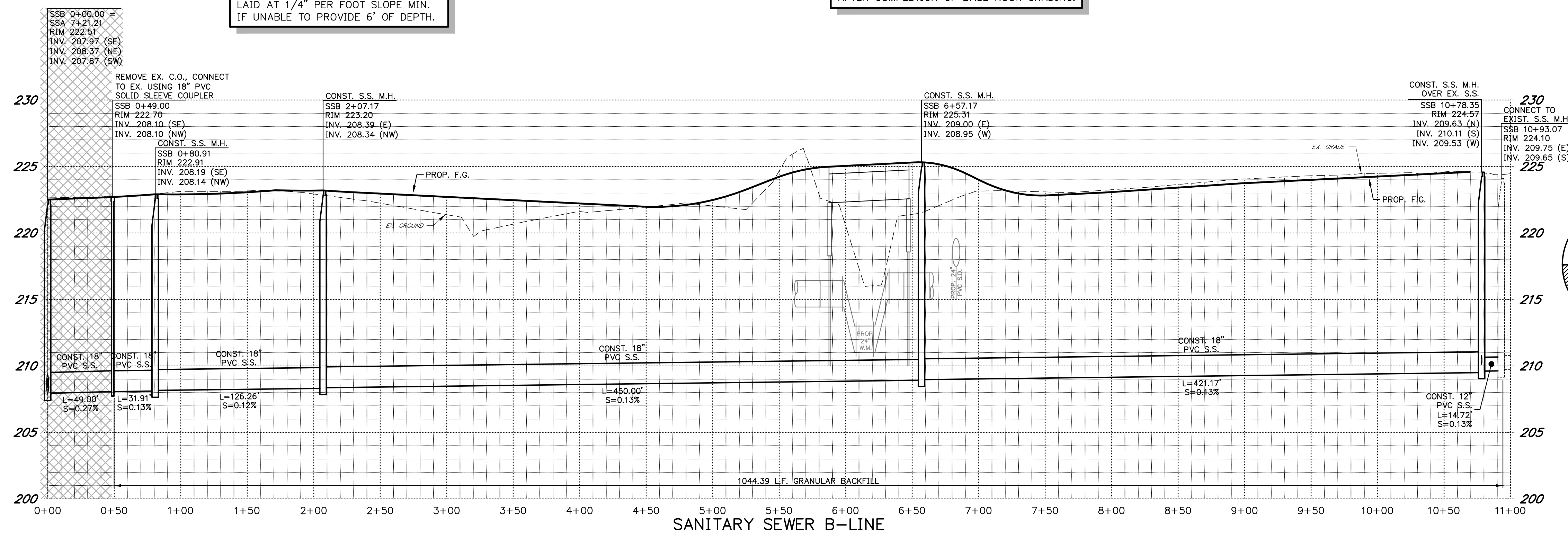
**COVER SHEET
ST-18-02**

Project Number
6289
Sheet Number
101



NOTE:
SEWER SERVICE TO BE EXTENDED INTO LOT (TO P.U.E. LINE IF IT EXISTS) OR AS DIRECTED BY ENGINEER.
SERVICES TO BE MIN. 6" DEEP OR LAID AT 1/4" PER FOOT SLOPE MIN. IF UNABLE TO PROVIDE 6" OF DEPTH.

NOTE:
MANHOLE RIM ELEVATIONS SHOWN ON PLAN ARE FOR REFERENCE ONLY. CONTRACTOR TO SET RIMS TO FINISH GRADE IMMEDIATELY AFTER COMPLETION OF BASE ROCK GRADING.



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MULTI/TECH
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 1155 13th ST. S.E. SALEM, OR. 97302
 PH. (503) 363-9227 FAX (503) 364-1260
 www.multitech.ws office@multitech.ws

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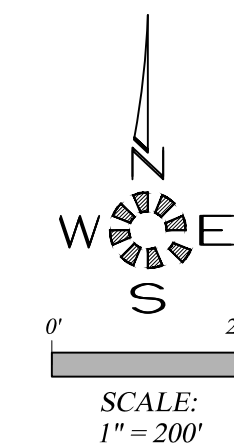
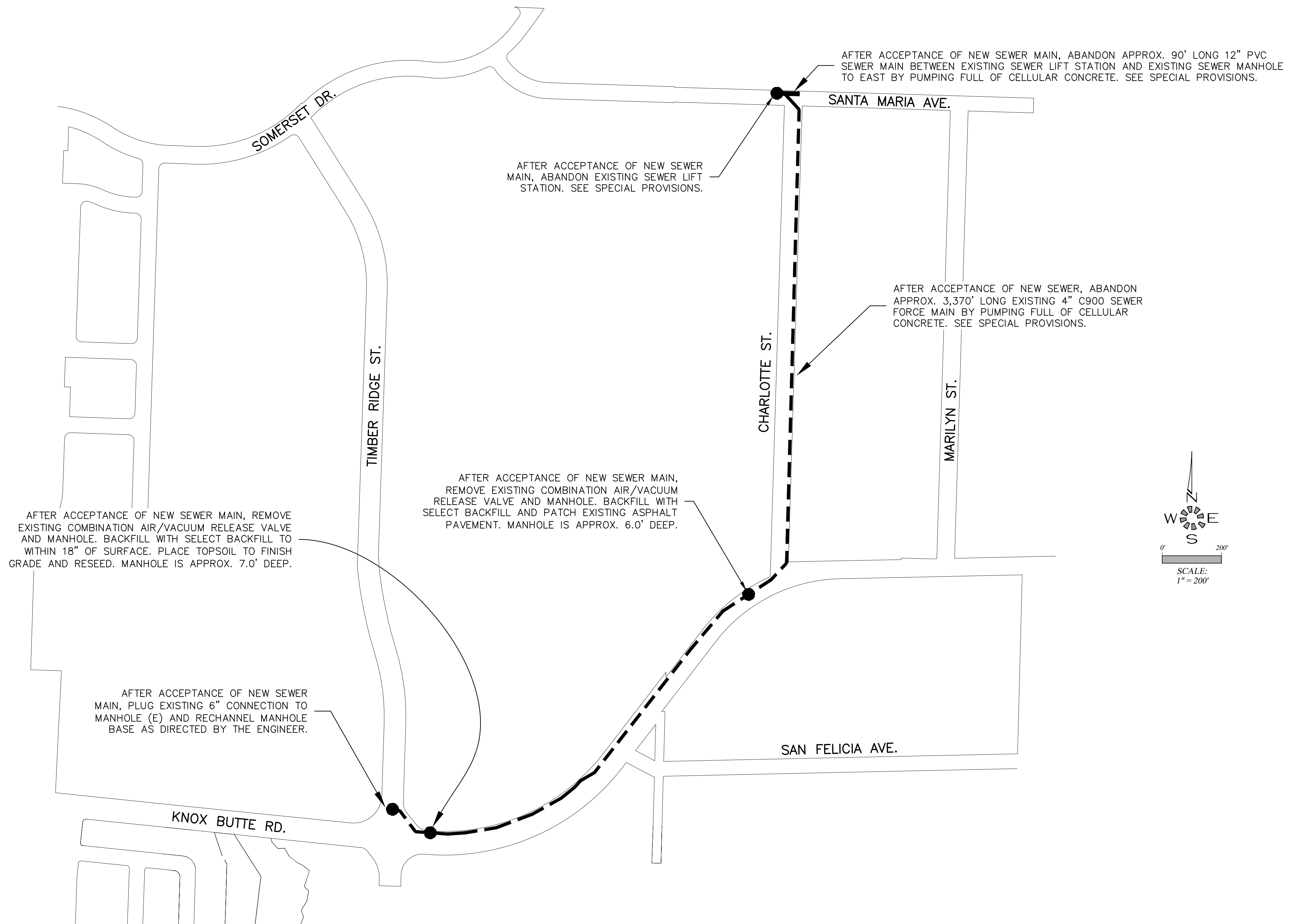
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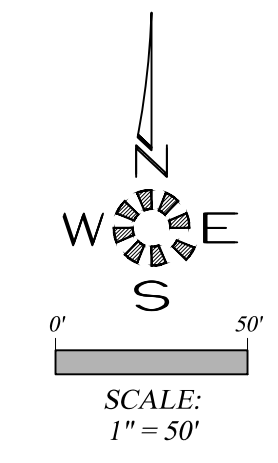
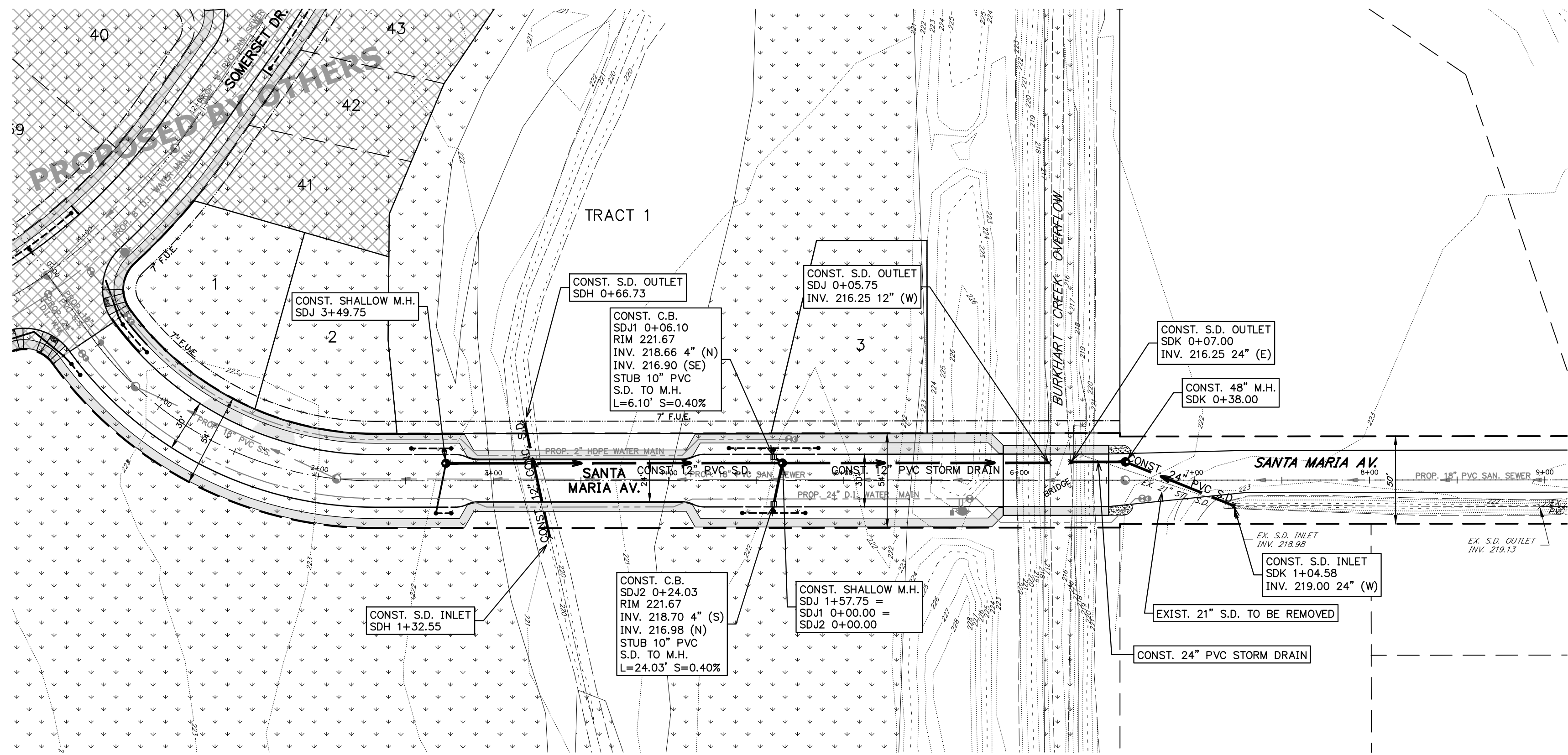
SANTA MARIA EXTENSION

SANITARY SEWER IMPROVEMENTS

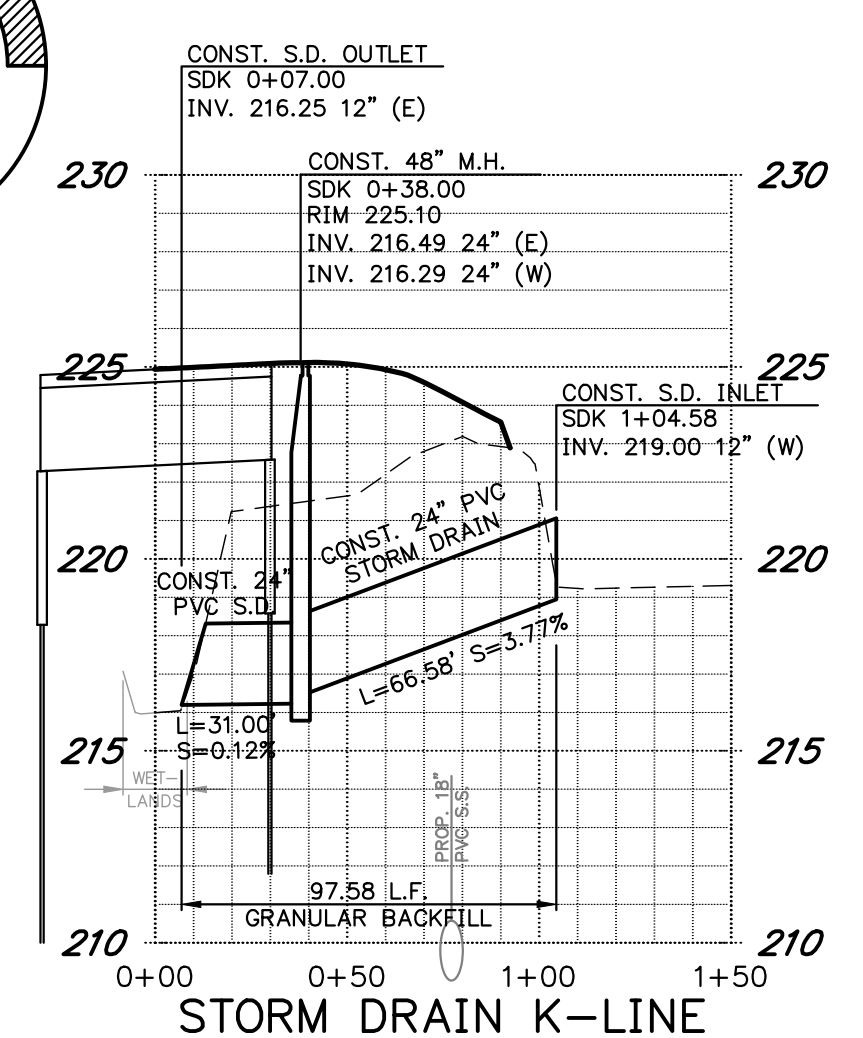
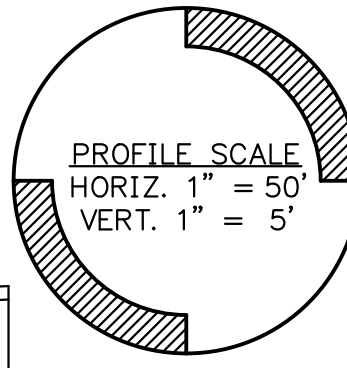
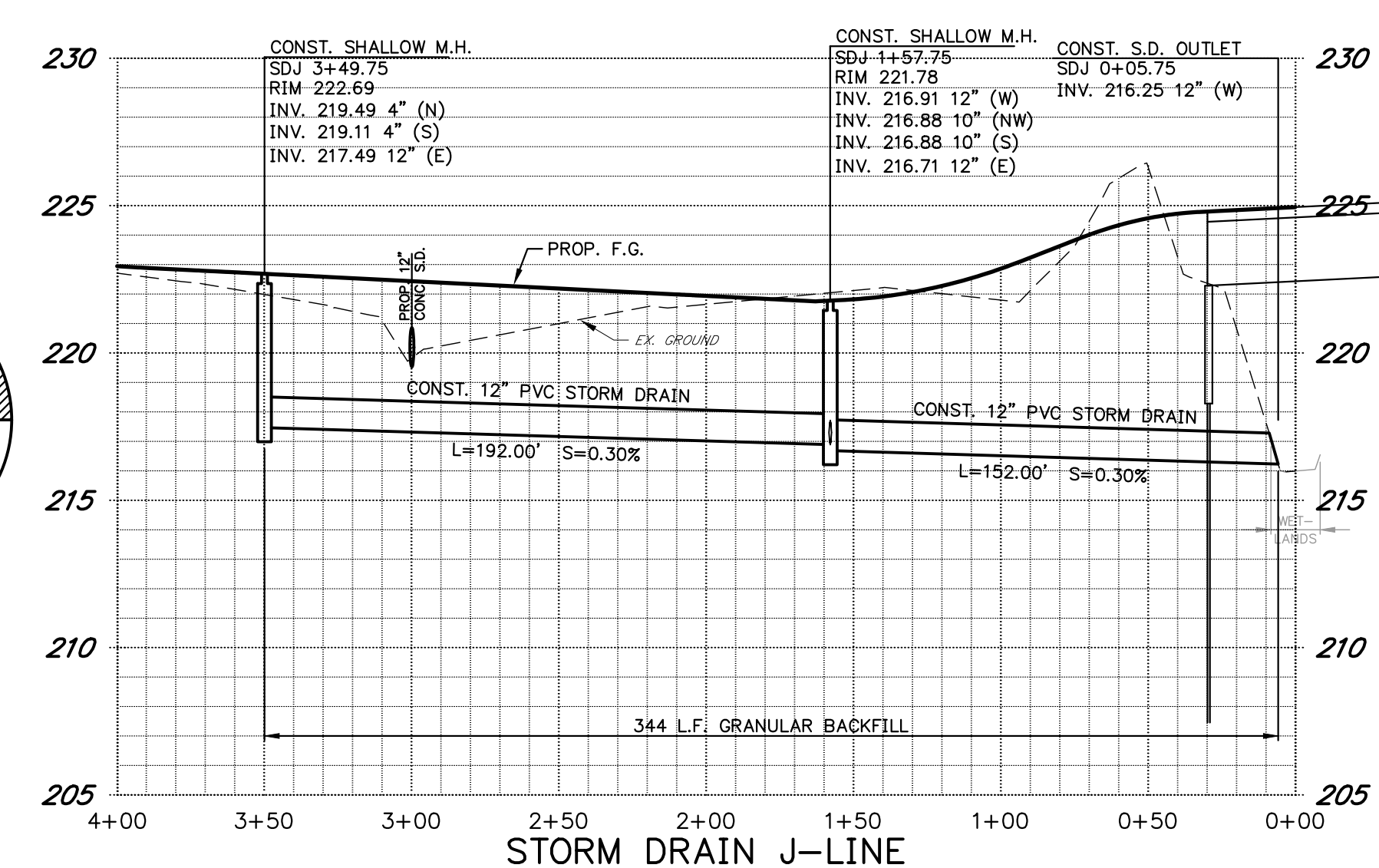
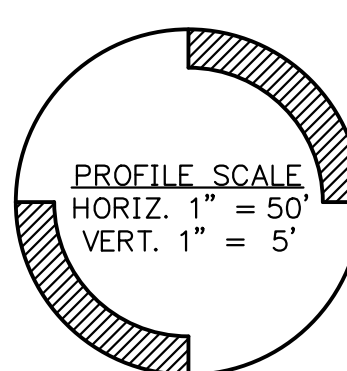
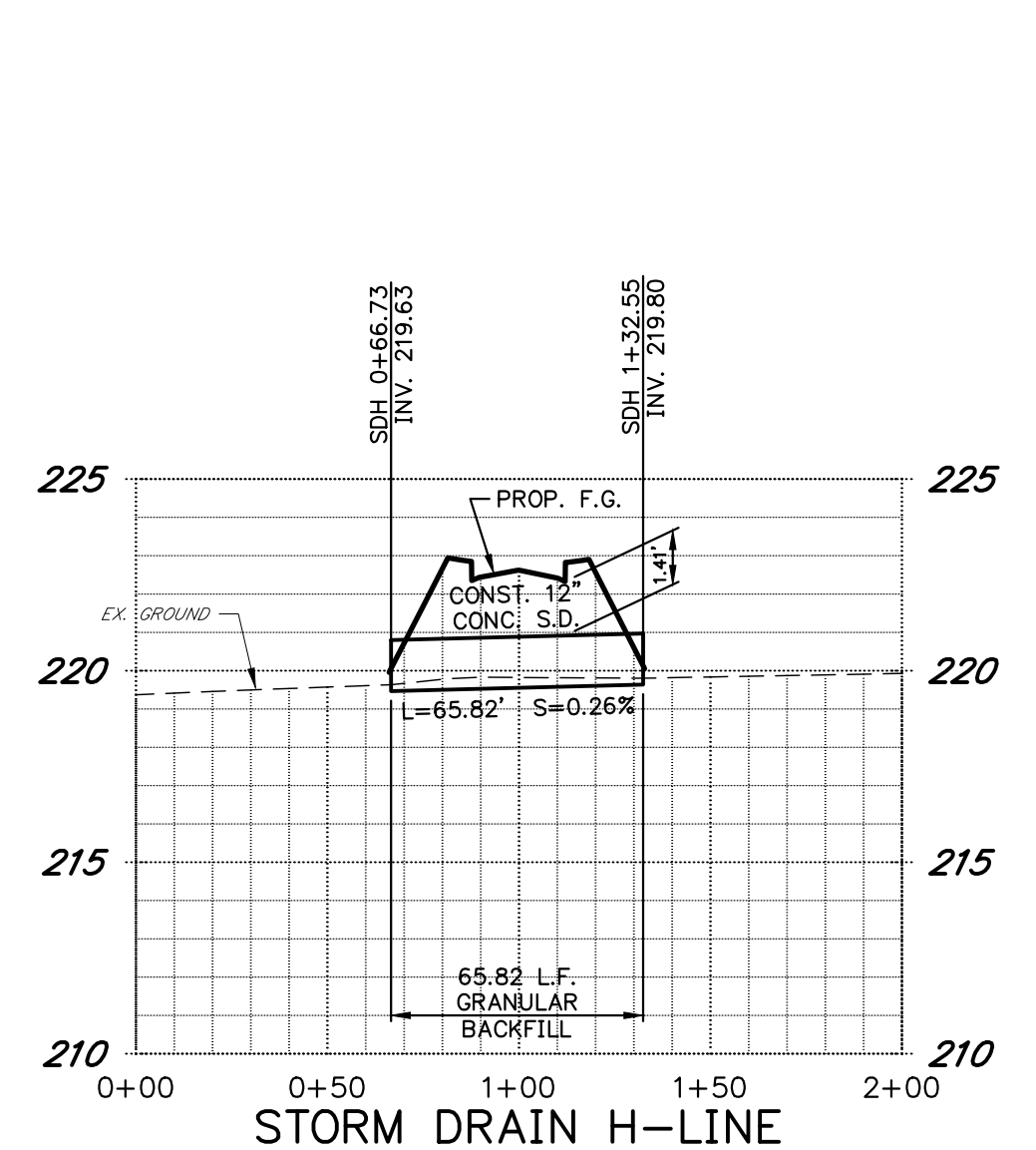
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 Sheet Number **201**



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NOTE:
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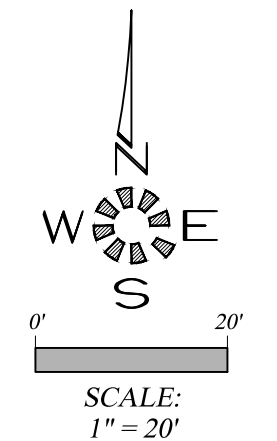
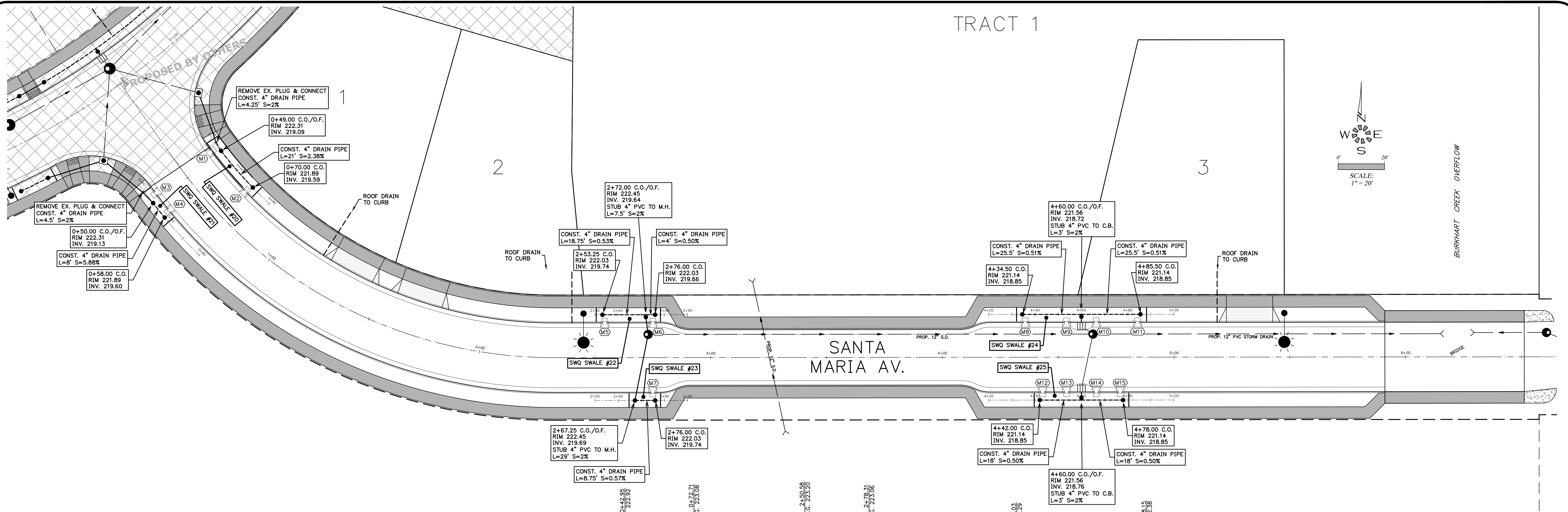
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SANTA MARIA EXTENSION

STORM DRAIN IMPROVEMENTS

Project Number
6289
Sheet Number
301

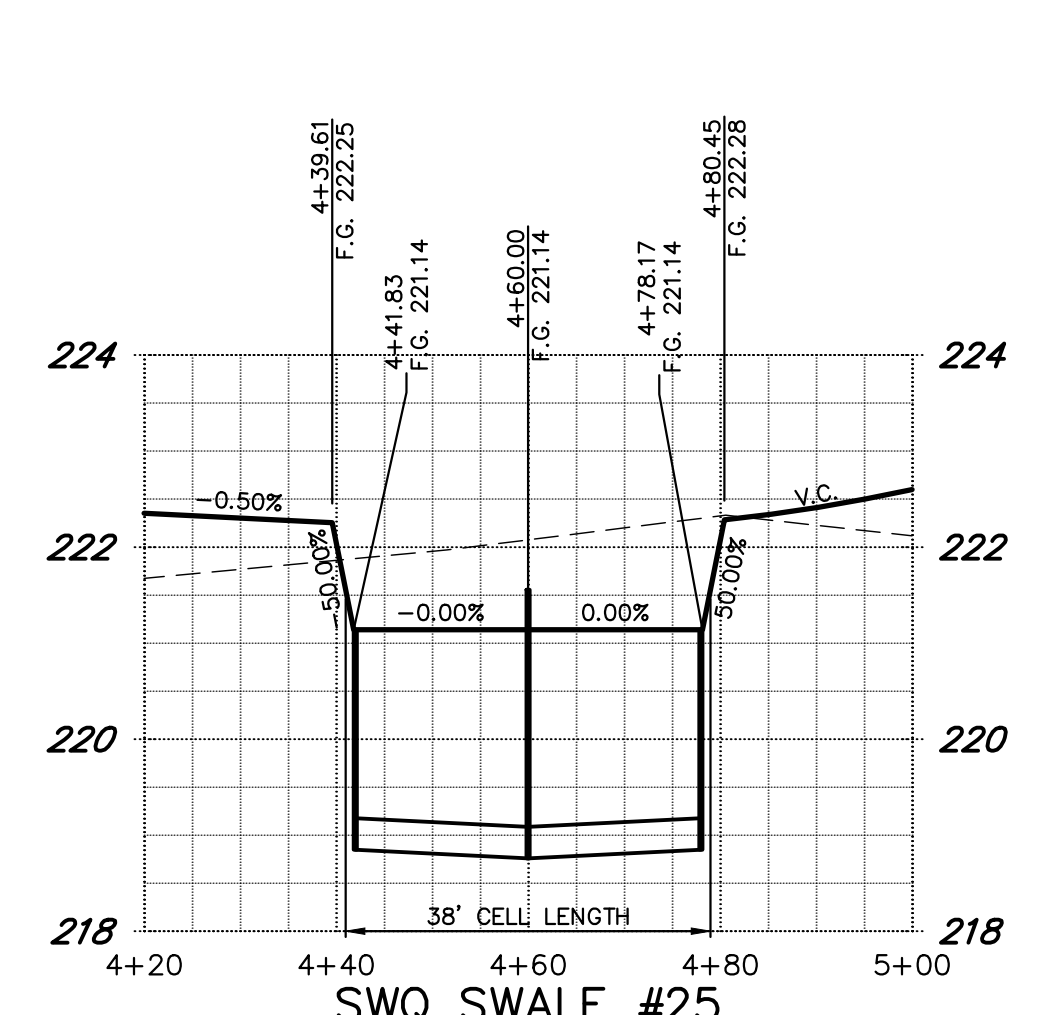
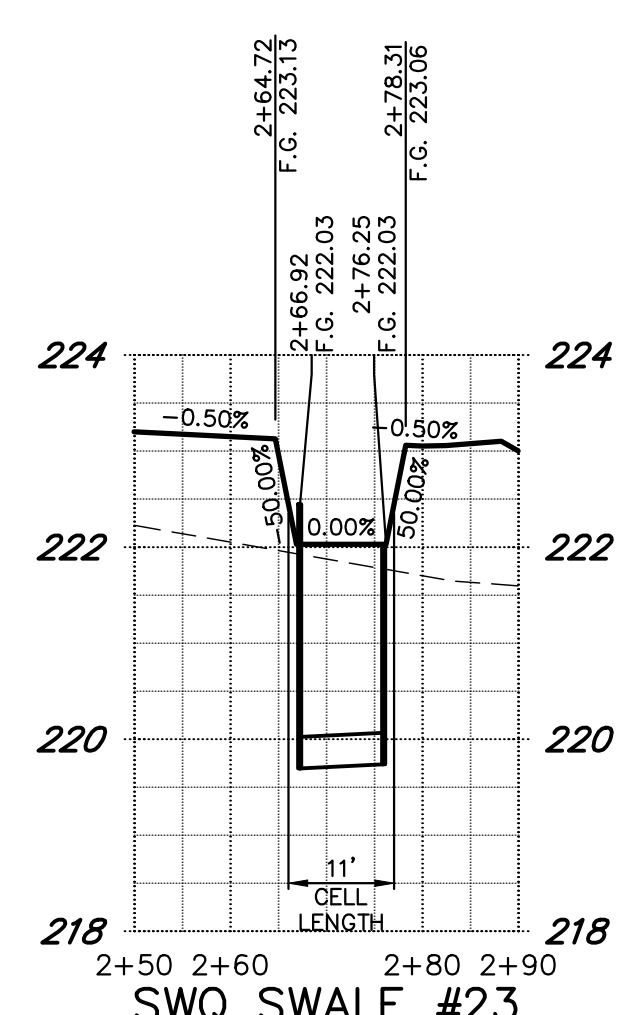
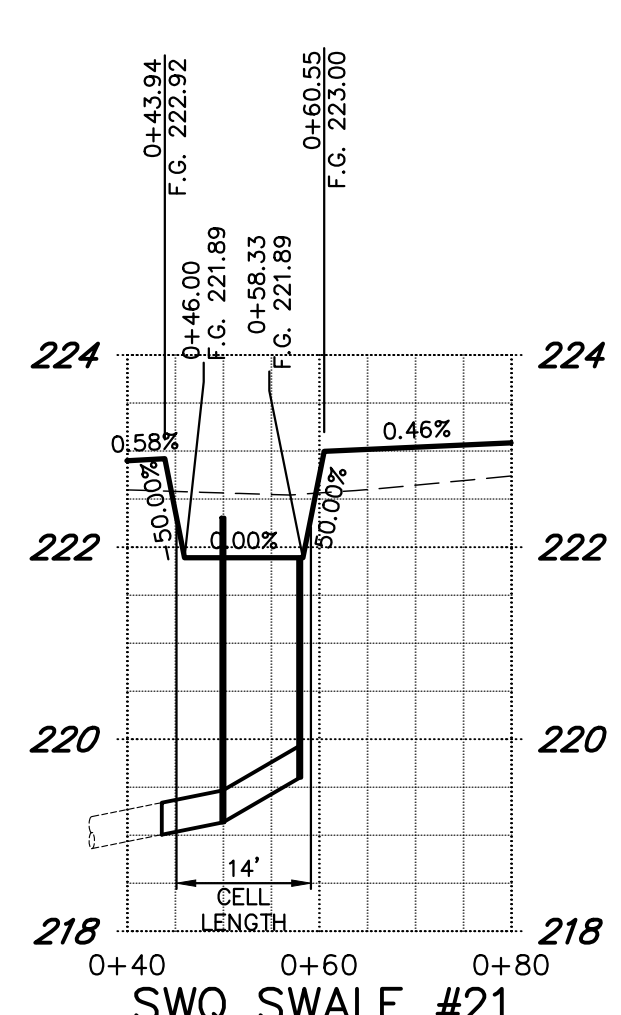
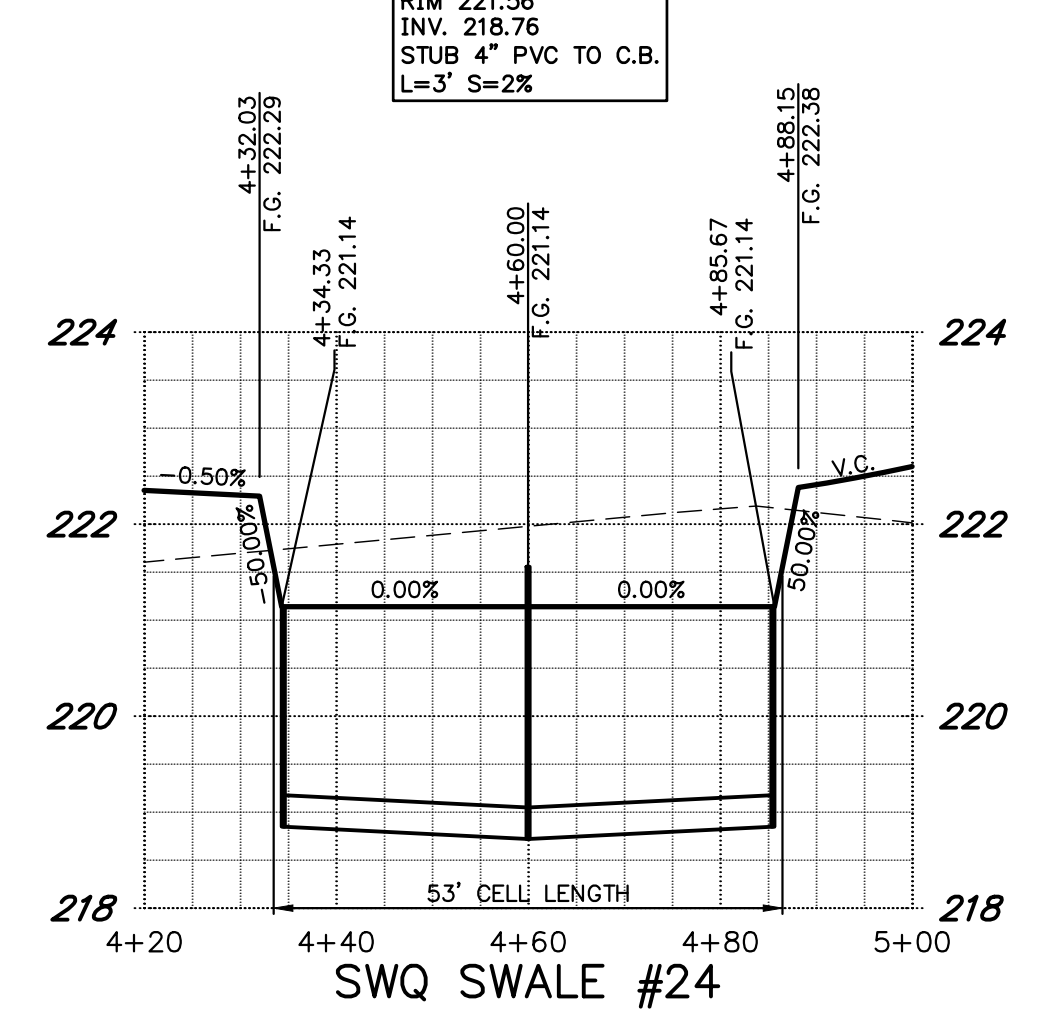
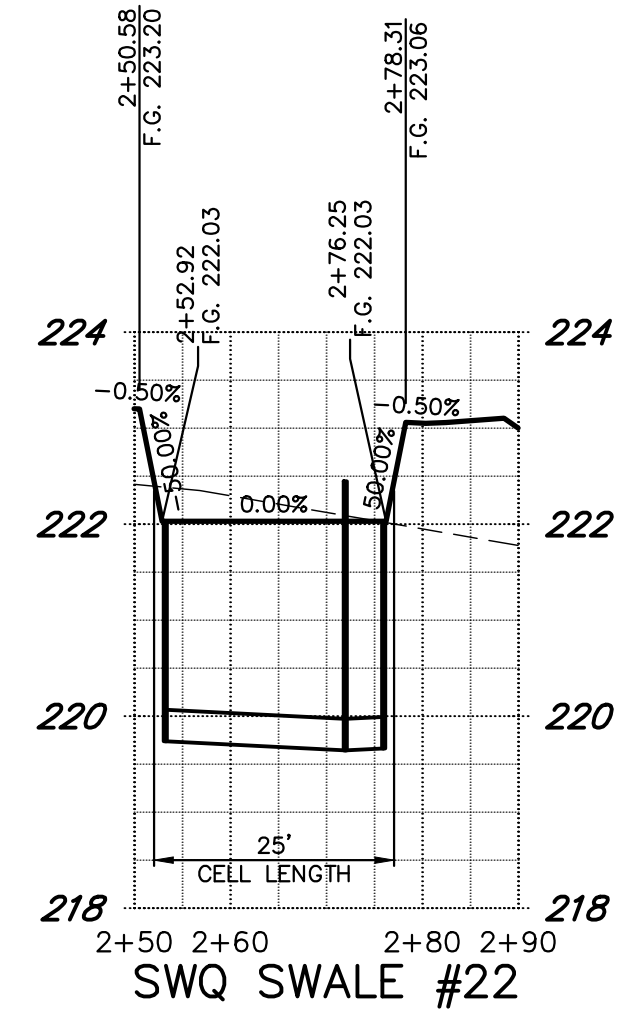
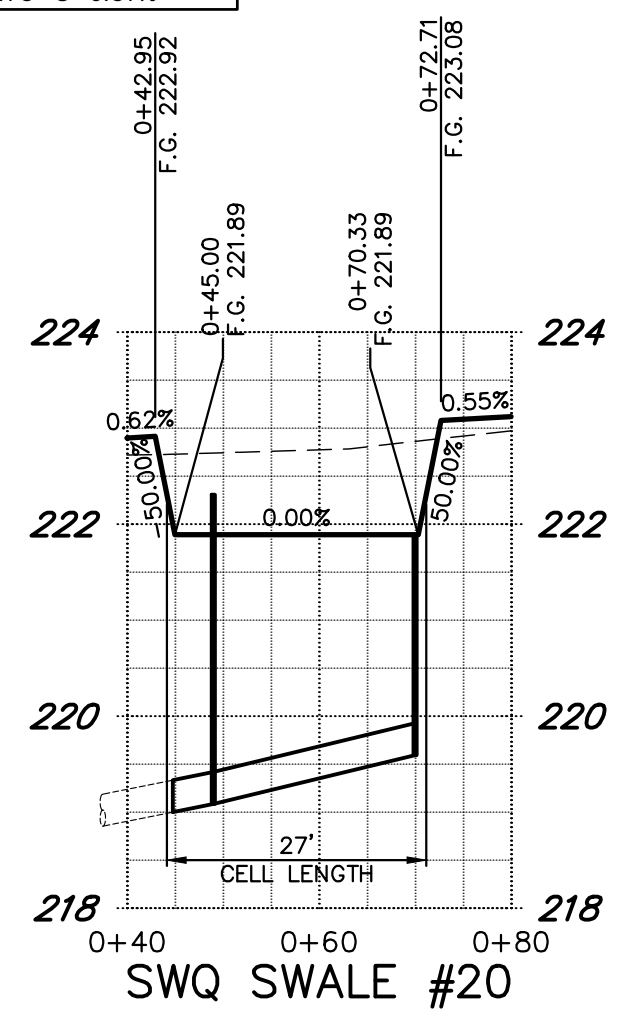


STORM WATER QUALITY (SWQ) NOTES:

1. MAINTAIN PERIMETER PROTECTION BEFORE, DURING AND AFTER CONSTRUCTION OF FACILITY TO KEEP ALL VEHICLE TRAFFIC, EQUIPMENT STAGING AND FOOT TRAFFIC OUT OF EXCAVATED TREATMENT AREA.
2. NO STANDING WATER ALLOWED IN FACILITY TREATMENT AREA AT TIME OF CONSTRUCTION OR AT ANY POINT DURING CONSTRUCTION.
3. GROWING MEDIUM SHALL BE COVERED AND PROTECTED FROM PRECIPITATION PRIOR TO PLACEMENT IN FACILITY.
4. BOTTOM OF EXCAVATED FACILITY SHALL BE APPLIED SAME DAY AS THE GROWING MEDIUM IS PLACED IN THE FACILITIES.
5. SURFACE TREATMENT SHALL BE APPLIED SAME DAY AS THE GROWING MEDIUM IS PLACED IN THE FACILITIES.
6. CONTRACTOR TO REVIEW CITY OF ALBANY STANDARD CONSTRUCTION SPECIFICATIONS DIVISION 6 - POST CONSTRUCTION STORM WATER QUALITY FACILITIES TO BECOME FAMILIAR WITH MATERIALS AND PLACEMENT OF MATERIALS IN STORM WATER QUALITY FACILITIES.
7. SEE CITY OF ALBANY STANDARD DETAILS 210, 601, 603A, 603B, 611 & 612 (SEE SHEETS 304 & 803-805).
8. GROWING MEDIUM SHALL COMPLY WITH CITY OF ALBANY STANDARD CONSTRUCTION SPECIFICATIONS DIVISION 6, POST CONSTRUCTION STORMWATER QUALITY FACILITIES 601, GROWING MEDIUM.

| CURB NOTCH | | | | |
|------------|---------------------|--------------------|--------|----------------------|
| M# | STREET C.L. STATION | DESIGN TOP OF CURB | GUTTER | GROWING MEDIUM ELEV. |
| M1 | 0+47.00 | 222.89 | 222.39 | 221.89 |
| M2 | 0+71.50 | 223.01 | 222.51 | 221.89 |
| M3 | 0+47.00 | 222.89 | 222.39 | 221.89 |
| M4 | 0+55.75 | 222.94 | 222.44 | 221.89 |
| M5 | 2+54.25 | 223.14 | 222.64 | 222.03 |
| M6 | 2+75.00 | 223.03 | 222.53 | 222.03 |
| M7 | 2+75.00 | 223.03 | 222.53 | 222.03 |
| M8 | 4+35.75 | 222.23 | 221.73 | 221.14 |
| M9 | 4+53.58 | 222.14 | 221.64 | 221.14 |
| M10 | 4+66.43 | 222.14 | 221.64 | 221.14 |
| M11 | 4+84.25 | 222.29 | 221.79 | 221.14 |
| M12 | 4+43.25 | 222.19 | 221.69 | 221.14 |
| M13 | 4+53.58 | 222.14 | 221.64 | 221.14 |
| M14 | 4+66.43 | 222.14 | 221.64 | 221.14 |
| M15 | 4+76.75 | 222.20 | 221.70 | 221.14 |

| STORM WATER QUALITY | | | | |
|---------------------|-------------------------------------|---|---|----------------------------------|
| SWQ FACILITY | IMPERVIOUS AREA CONTRIBUTION (S.F.) | REQUIRED SWQ FACILITY TREATMENT AREA (S.F.) | DESIGN SWQ FACILITY TREATMENT AREA (S.F.) | DESIGN SWQ FACILITY LENGTH (FT.) |
| SWALE #20 | 5,219 | 130.48 | 146.88 | 27.00 |
| SWALE #21 | 2,847 | 71.18 | 76.16 | 14.00 |
| SWALE #22 | 4,723 | 118.08 | 136.00 | 25.00 |
| SWALE #23 | 2,166 | 54.15 | 59.84 | 11.00 |
| SWALE #24 | 10,011 | 250.28 | 288.32 | 53.00 |
| SWALE #25 | 7,311 | 182.78 | 206.72 | 38.00 |



SEE SHEET 403 FOR ADDITIONAL ROOF DRAIN INFORMATION

NOTE: SYMBOLS ARE LARGER THAN ACTUAL STRUCTURES. SEE DETAILS FOR DIMENSIONS

C.O. CLEANOUT CONST. CLEANOUT (SEE DETAILS #411, #602 & #603A)

C.O./O.F. CONST. CLEANOUT/OVERFLOW (SEE DETAILS #411, #602 & #603A)

4" DRAIN PIPE CONTRACTOR TO REVIEW DETAILS #602, #603A & #630B FOR INFORMATION ON MATERIAL TYPE & PLACEMENT. NOTE: USE SOLID WALL 4" DRAIN PIPE UNDER DRIVEWAYS AND TREE WELLS (PER DETAILS #601 & #602) AND DOWN-STREAM OF CLEANOUT OVERFLOW. ALL OTHER 4" DRAIN PIPE IN SWALES & PLANTERS TO BE PERFORATED PIPE.

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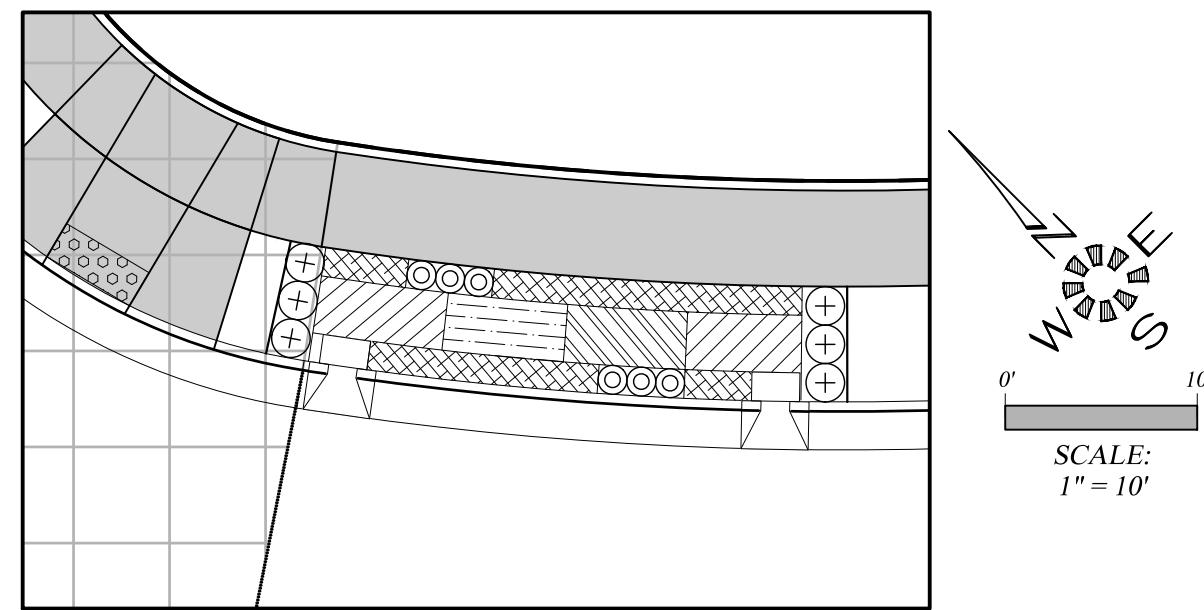
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SANTA MARIA EXTENSION

STORM WATER QUALITY & STREET CURB NOTCH PLAN

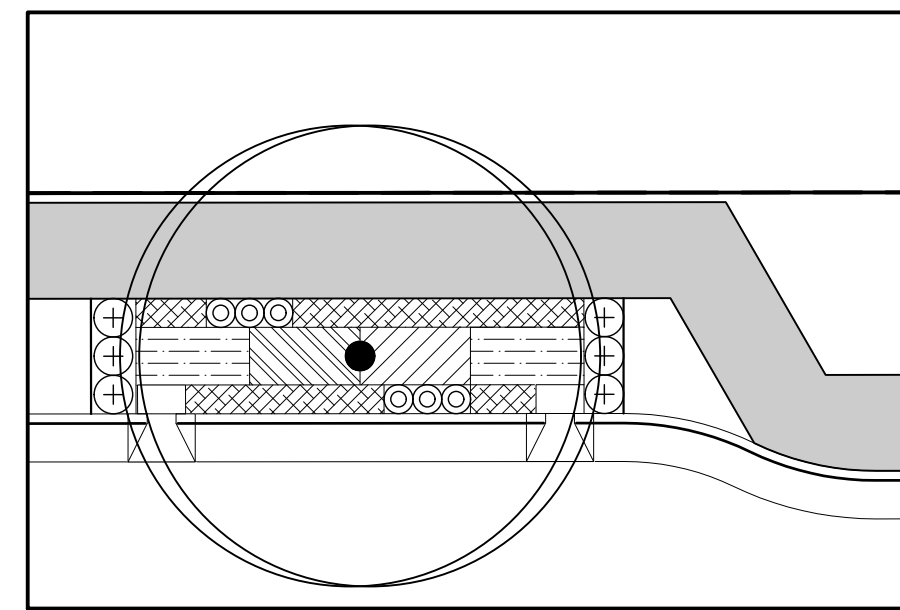
Project Number **6289**
Sheet Number **302**

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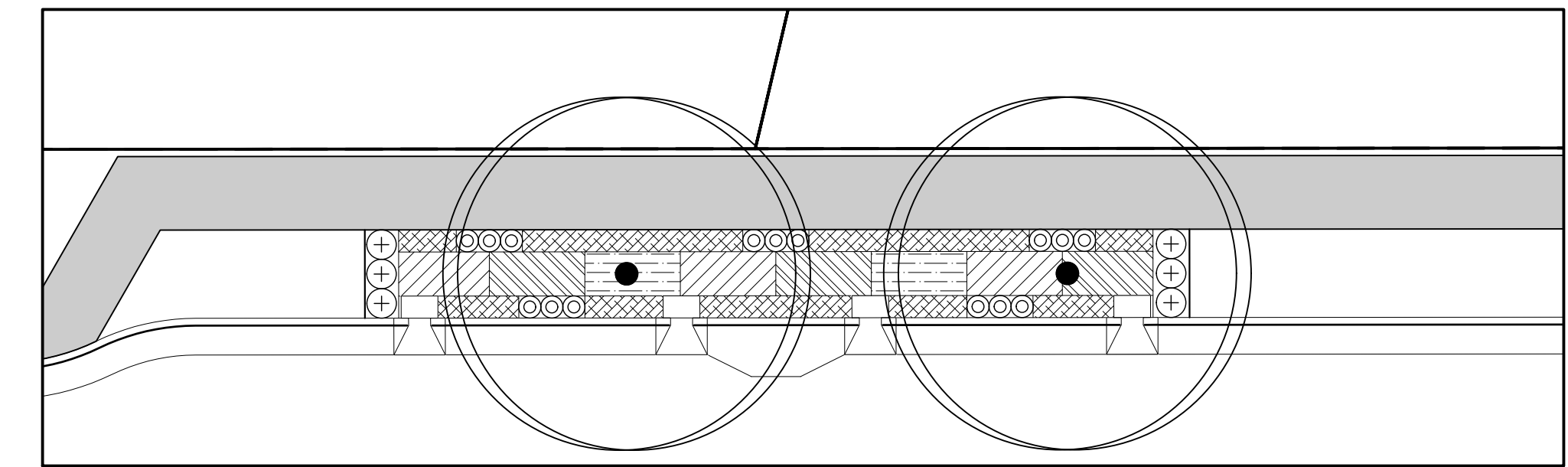
SWALE #20

| SWALE #20 | | | | | | |
|---------------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 21 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 21 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 43 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 62 | 12" | 4" Pot |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 6 | 24" | 1 Gal. |
| | Koelreuteria paniculata GOLDENRAIN (TREE) | D | | 0 | 25' | 1-1/2" TO 2" CALIPER B&B |



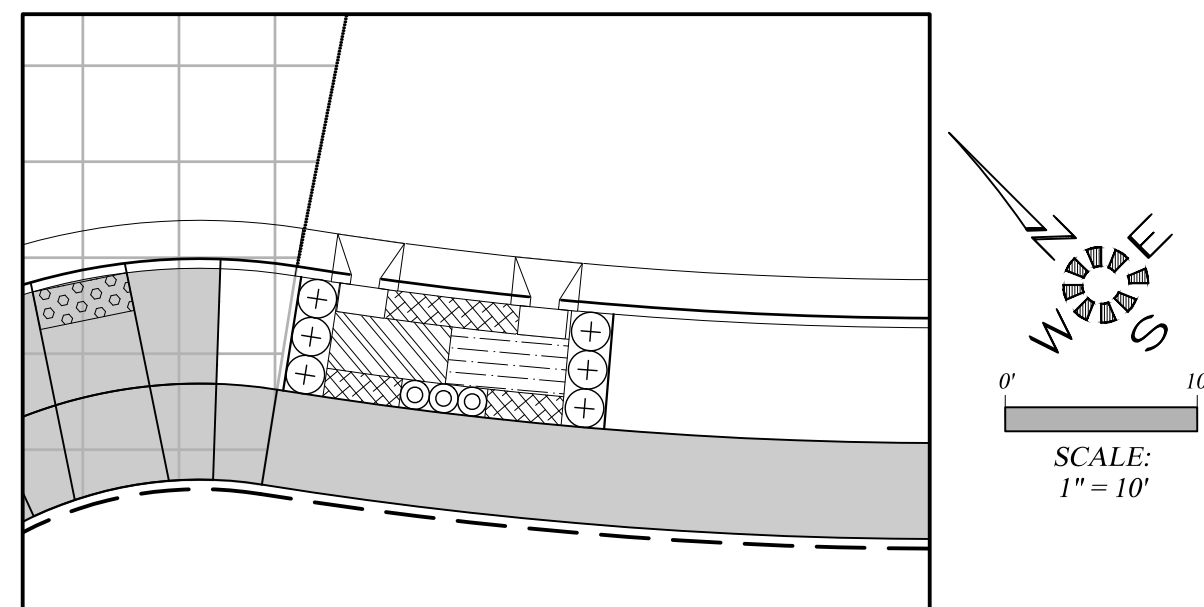
SWALE #22

| SWALE #22 | | | | | | |
|---------------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 19 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 40 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 19 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 56 | 12" | 4" Pot |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 6 | 24" | 1 Gal. |
| | Koelreuteria paniculata GOLDENRAIN (TREE) | D | | 1 | 25' | 1-1/2" TO 2" CALIPER B&B |



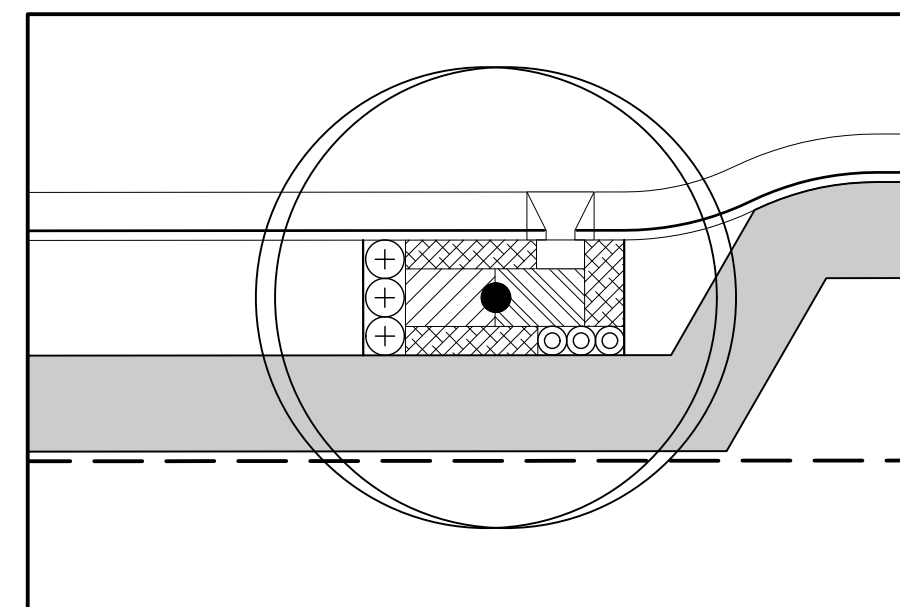
SWALE #24

| SWALE #24 | | | | | | |
|---------------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 65 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 45 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 65 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 121 | 12" | 4" Pot |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 15 | 24" | 1 Gal. |
| | Koelreuteria paniculata GOLDENRAIN (TREE) | D | | 2 | 25' | 1-1/2" TO 2" CALIPER B&B |



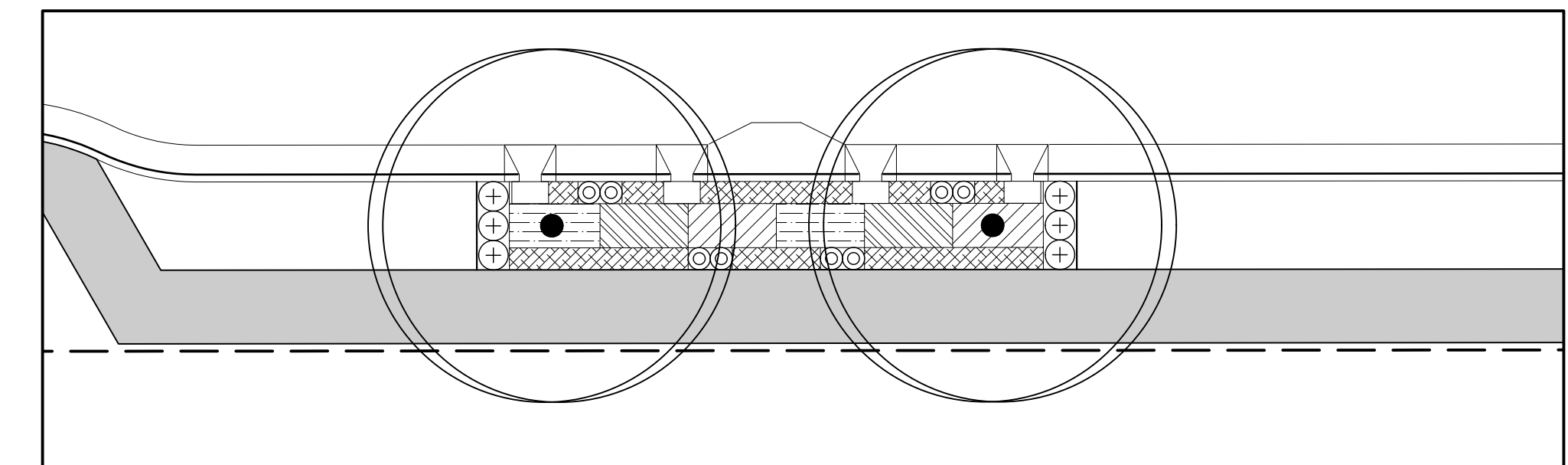
SWALE #21

| SWALE #21 | | | | | | |
|---------------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 20 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 20 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 0 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 25 | 12" | 4" Pot |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 3 | 24" | 1 Gal. |
| | Koelreuteria paniculata GOLDENRAIN (TREE) | D | | 0 | 25' | 1-1/2" TO 2" CALIPER B&B |



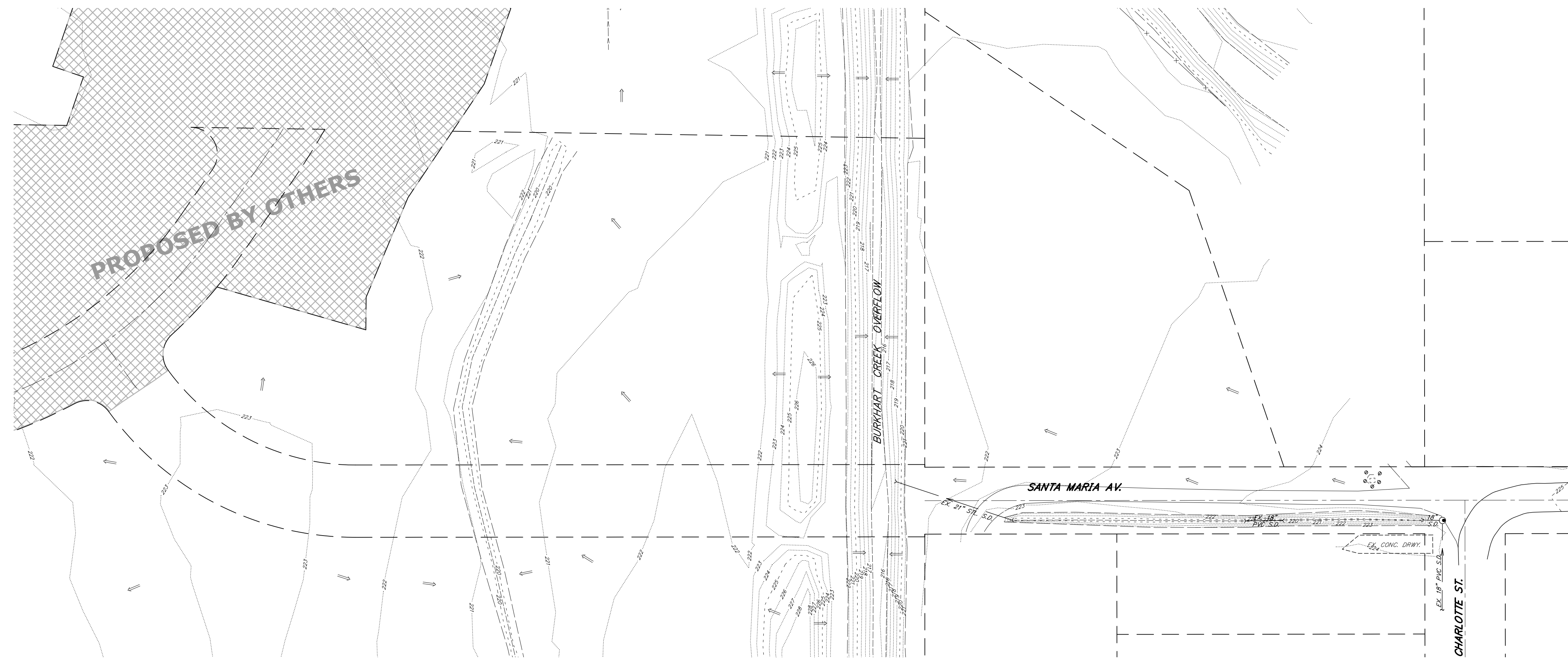
SWALE #23

| SWALE #23 | | | | | | |
|---------------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 16 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 0 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 16 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 34 | 12" | 4" Pot |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 3 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 3 | 24" | 1 Gal. |
| | Koelreuteria paniculata GOLDENRAIN (TREE) | D | | 1 | 25' | 1-1/2" TO 2" CALIPER B&B |

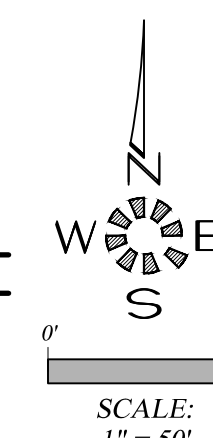


SWALE #25

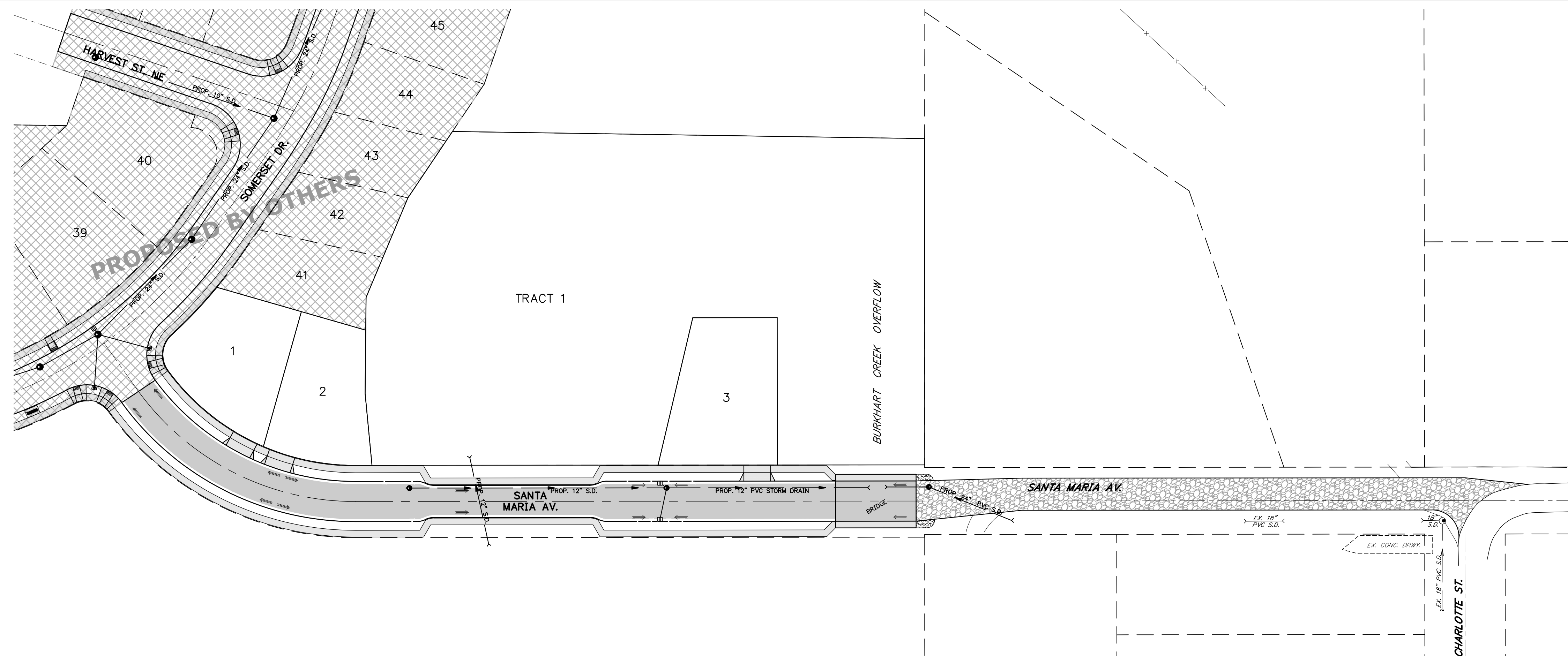
| SWALE #25 | | | | | | |
|---------------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 41 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 41 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 41 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 86 | 12" | 4" Pot |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 8 | 24" | 1 Gal. |
| | Koelreuteria paniculata GOLDENRAIN (TREE) | D | | 2 | 25' | 1-1/2" TO 2" CALIPER B&B |



EXISTING CONDITIONS

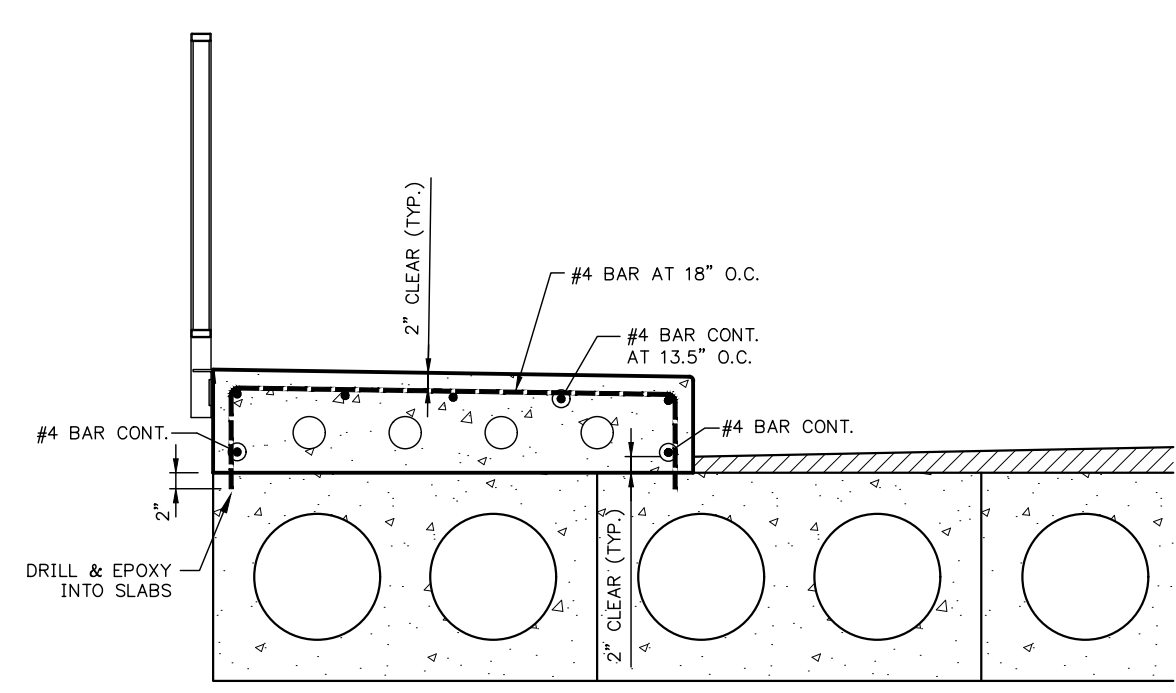


| DRAINAGE LEGEND | |
|-----------------|--|
| | DIRECTION OF FLOW OF EXISTING CONDITIONS |
| | DIRECTION OF FLOW IN NEW STREETS |
| | IMPROVED PORTION OF NEW STREETS |



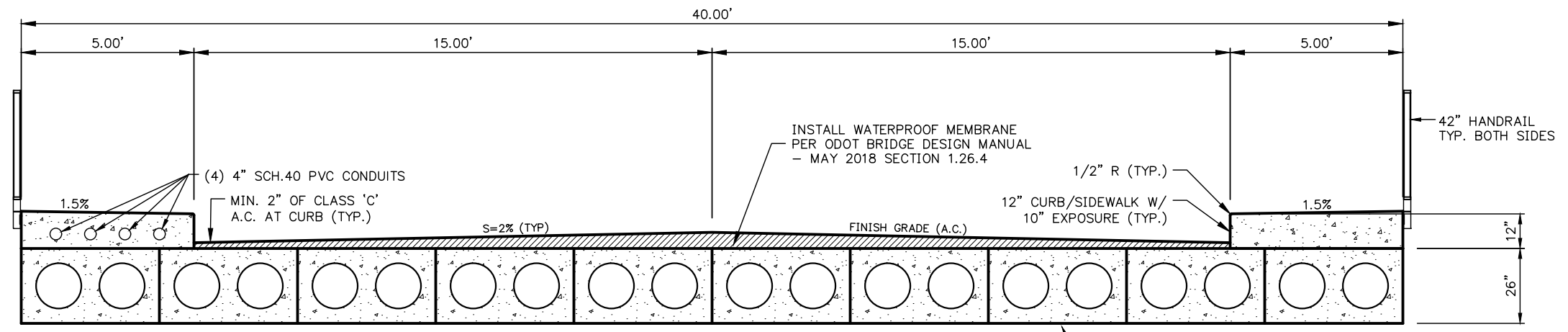
PROPOSED CONDITIONS

(SEE SHEET 302 FOR CURB NOTCH PLAN
SEE SHEET 403 FOR LOT GRADING PLAN)



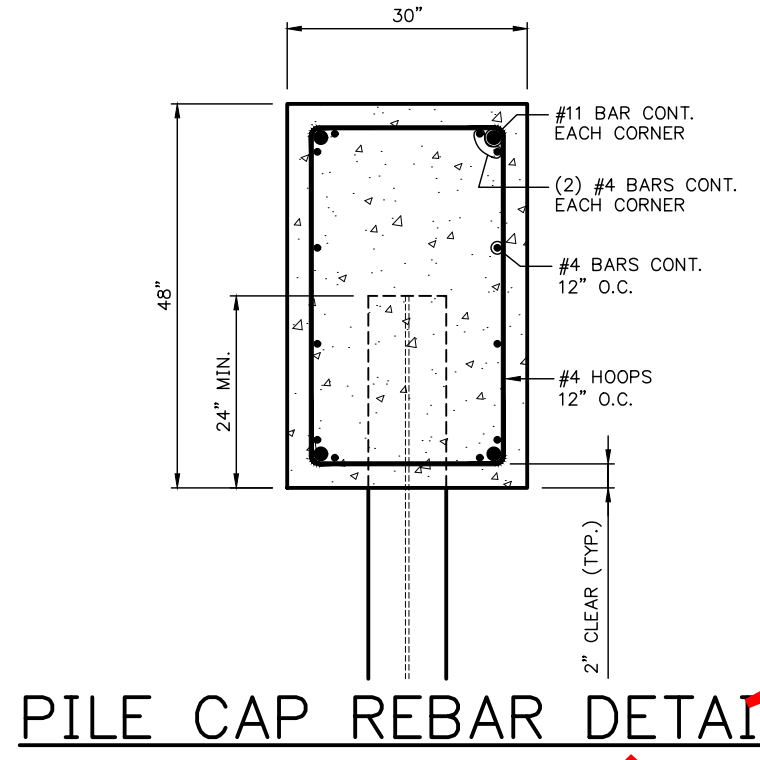
SIDEWALK REINFORCEMENT

NOTE: BRIDGE SLABS PROVIDED BY CITY OF ALBANY. SEE SPECIAL PROVISIONS.

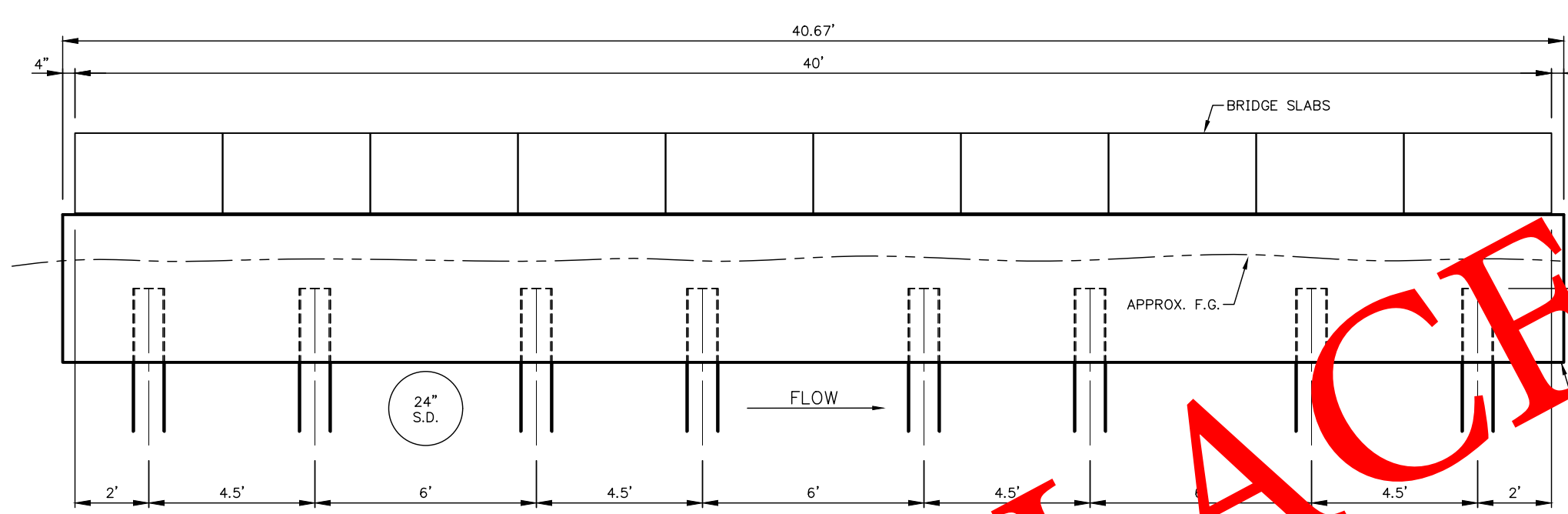
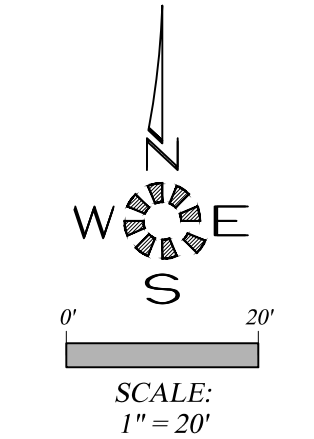
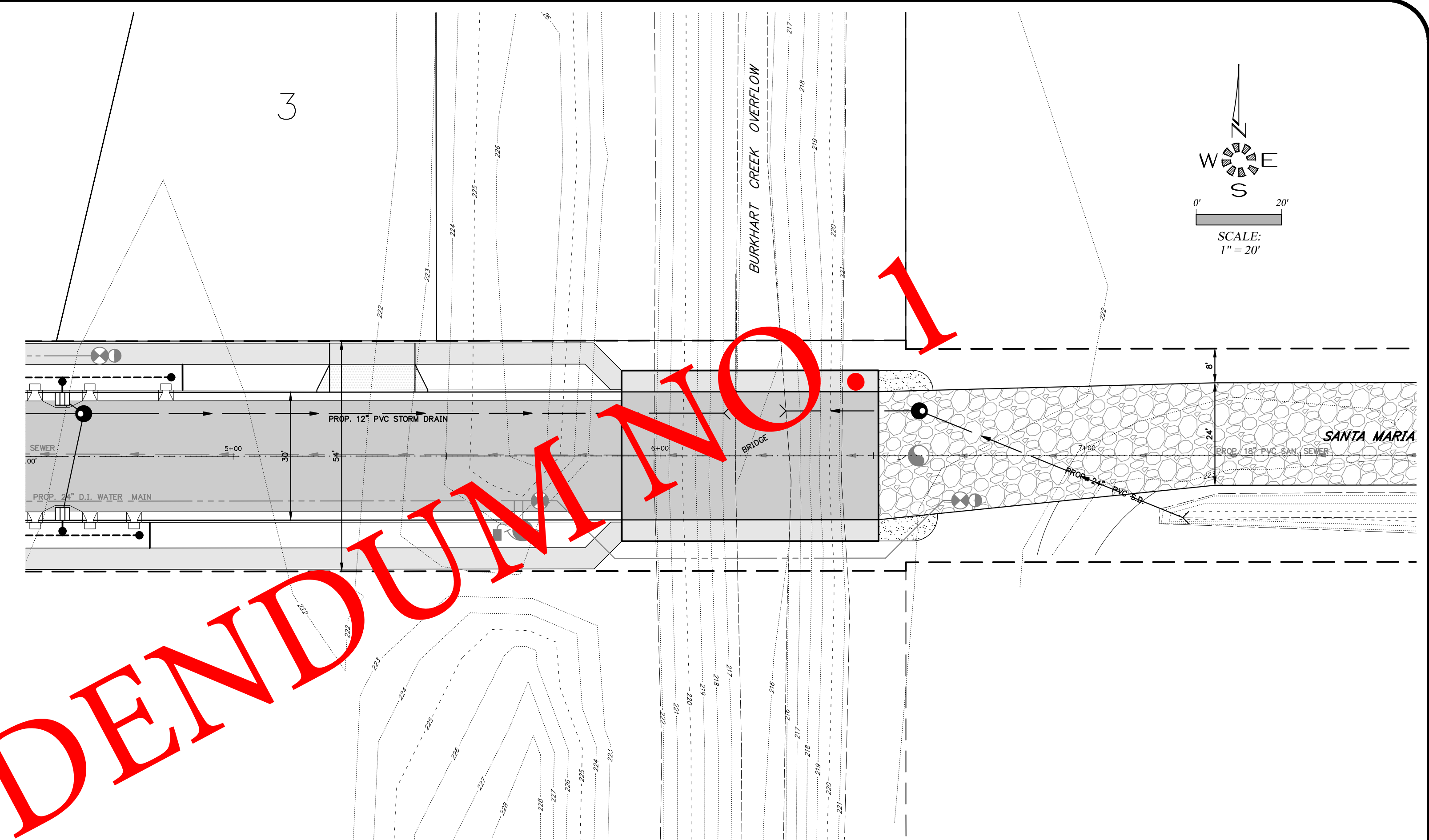


TYP. BRIDGE SECTION
(TYPICAL - PERPENDICULAR TO CENTERLINE)

NOTE: SEE O.D.O.T. DRAWING NO'S. BR420 & BR445, FOR SLAB CONSTRUCTION DETAILS.

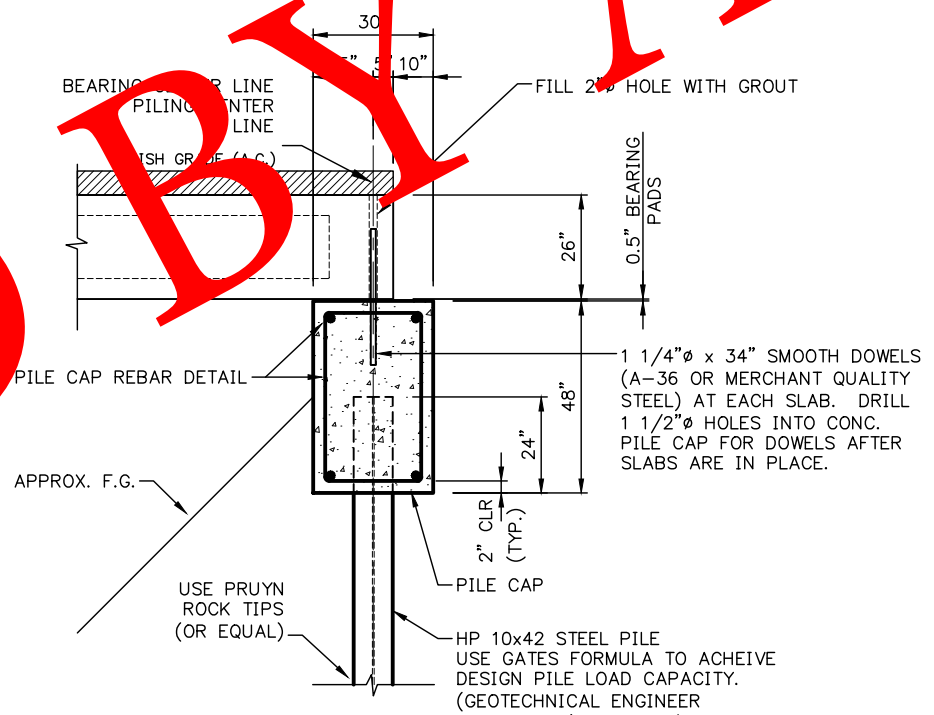


PILE CAP REBAR DETAIL



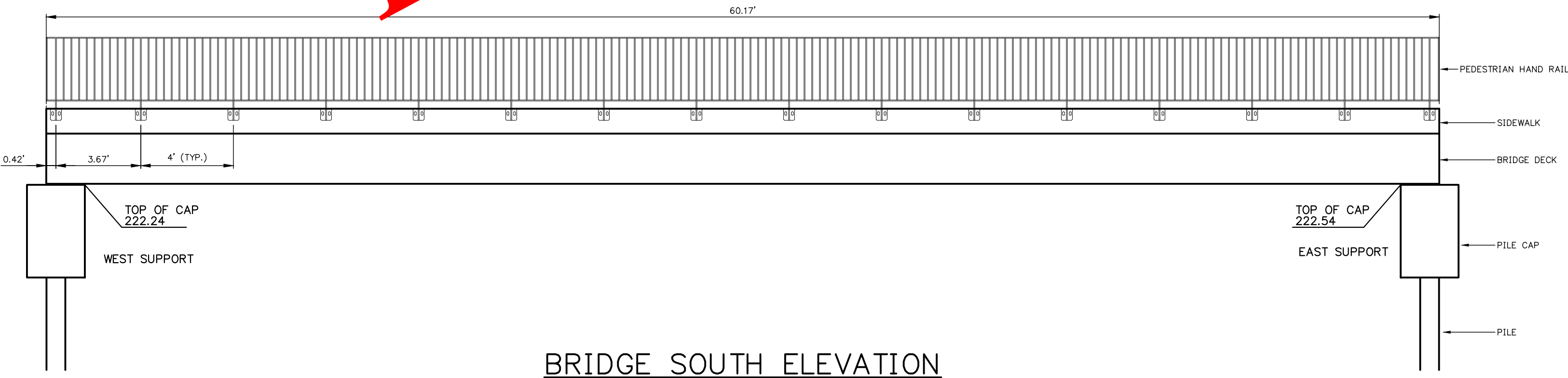
BRIDGE SUPPORT SECTION
(AT PILING CENTERLINE)

PROTECT UTILITIES DURING PILE DRIVING

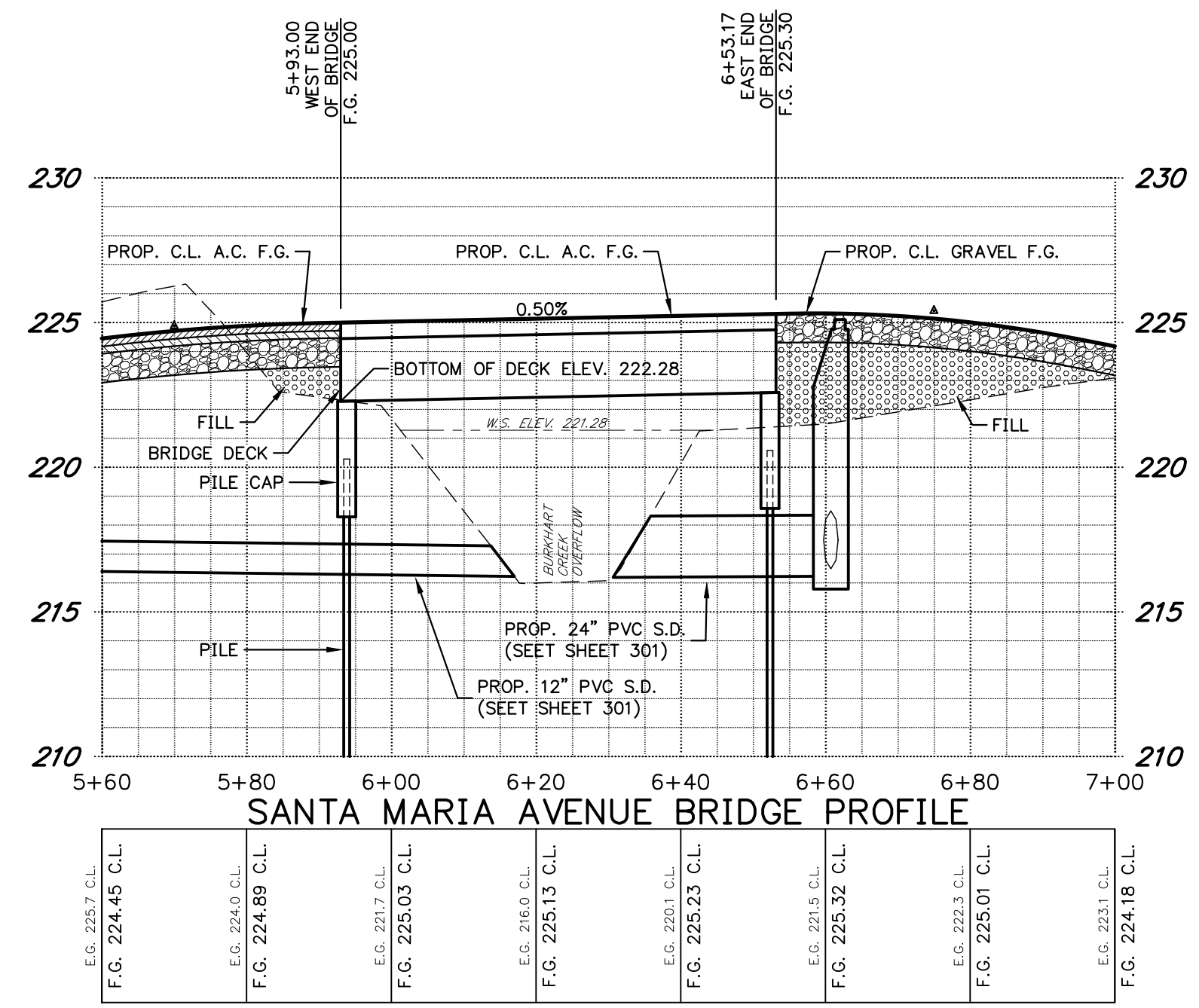


PILE CAP DETAIL
SCALE: 1/4" = 1'-0"

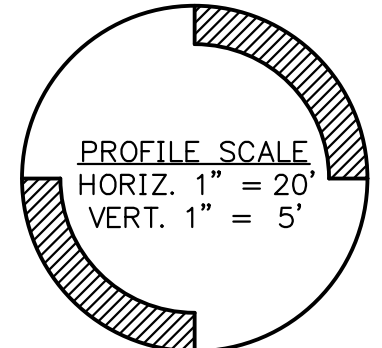
SEE SHEET 401 FOR ADDITIONAL STREET DESIGN INFORMATION



BRIDGE SOUTH ELEVATION
(PARALLEL TO CENTERLINE)



SANTA MARIA AVENUE BRIDGE PROFILE



REPLACED BY ADDENDUM NO. 1

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REGISTERED PROFESSIONAL ENGINEER
Mark A. Spentz
JULY 1978
MARK A. SPENTZ
EXPIRES: 06-30-2019

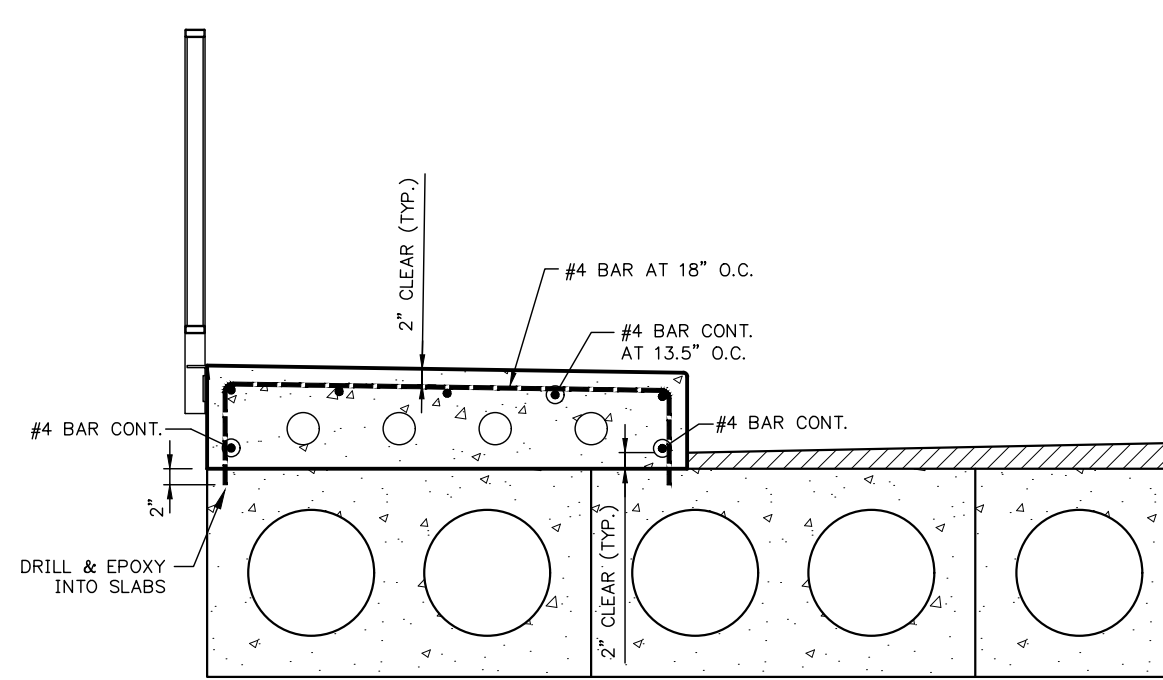
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SANTA MARIA EXTENSION

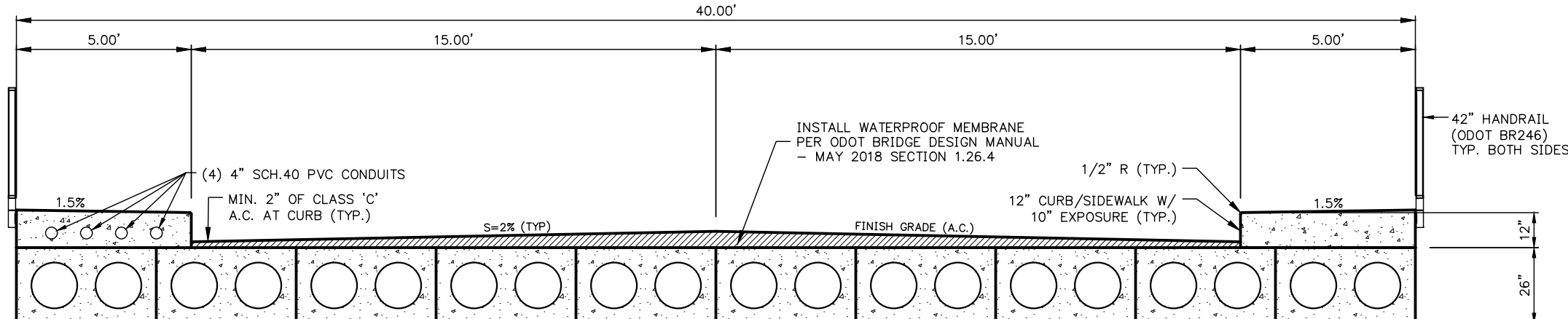
STREET IMPROVEMENTS BRIDGE DETAILS

Project Number **6289**
Sheet Number **402**



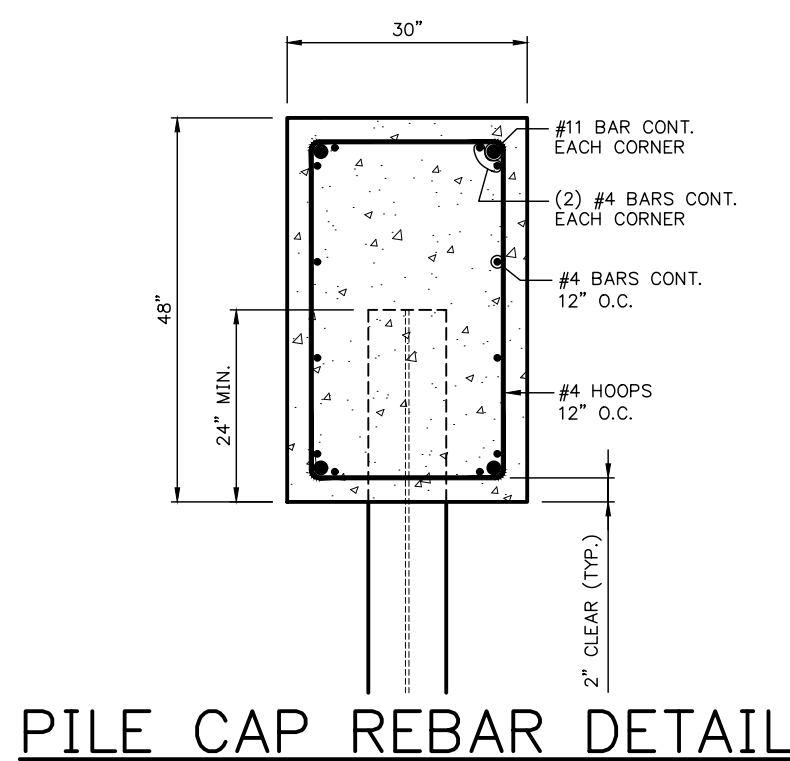
SIDEWALK REINFORCEMENT

NOTE: BRIDGE SLABS PROVIDED BY CITY OF ALBANY. SEE SPECIAL PROVISIONS.

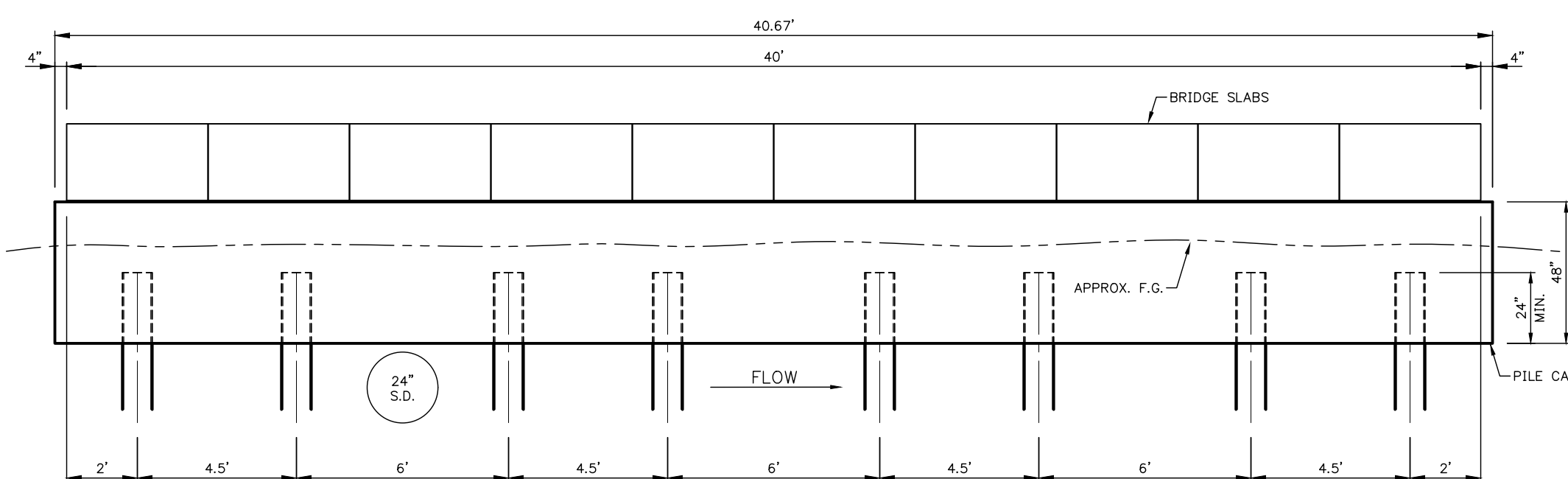


TYP. BRIDGE SECTION
(TYPICAL - PERPENDICULAR TO CENTERLINE)

NOTE: SEE O.D.O.T. DRAWING NO'S. BR420 & BR445, FOR SLAB CONSTRUCTION DETAILS.

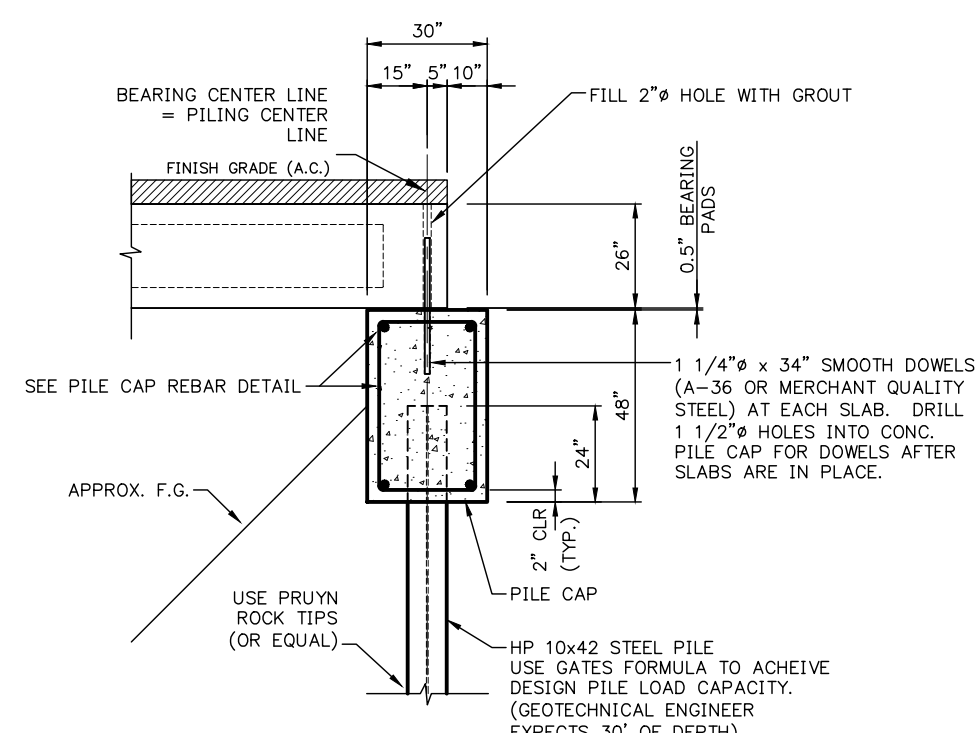


PILE CAP REBAR DETAIL



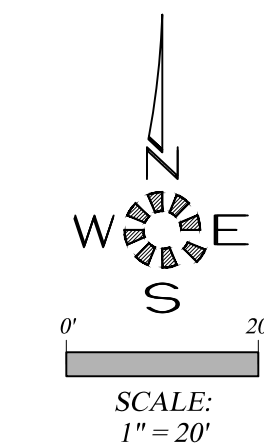
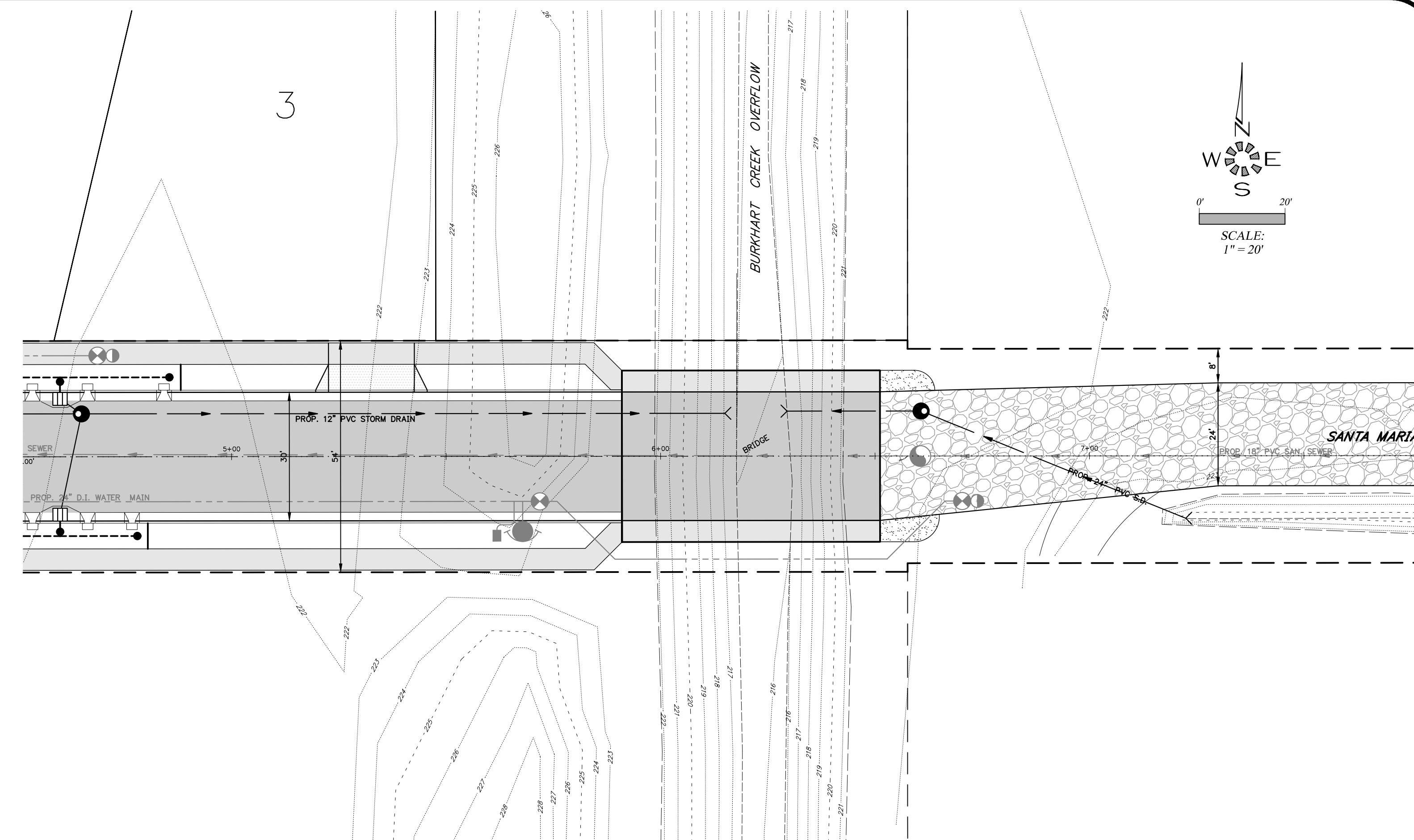
BRIDGE SUPPORT SECTION
(AT PILING CENTER LINE)

PROTECT UTILITIES DURING PILE DRIVING

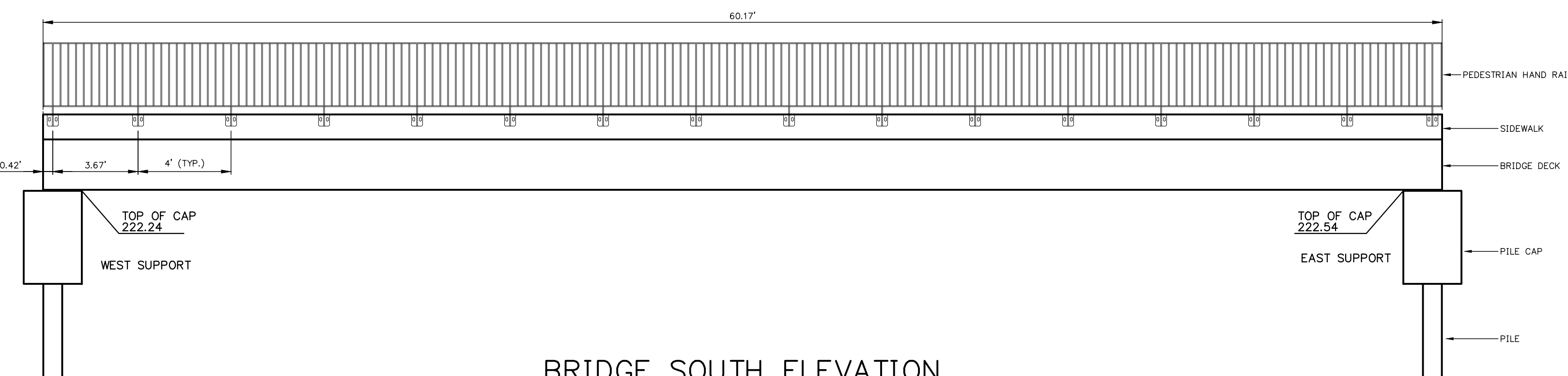


PILE CAP DETAIL

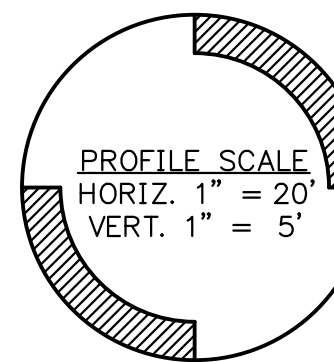
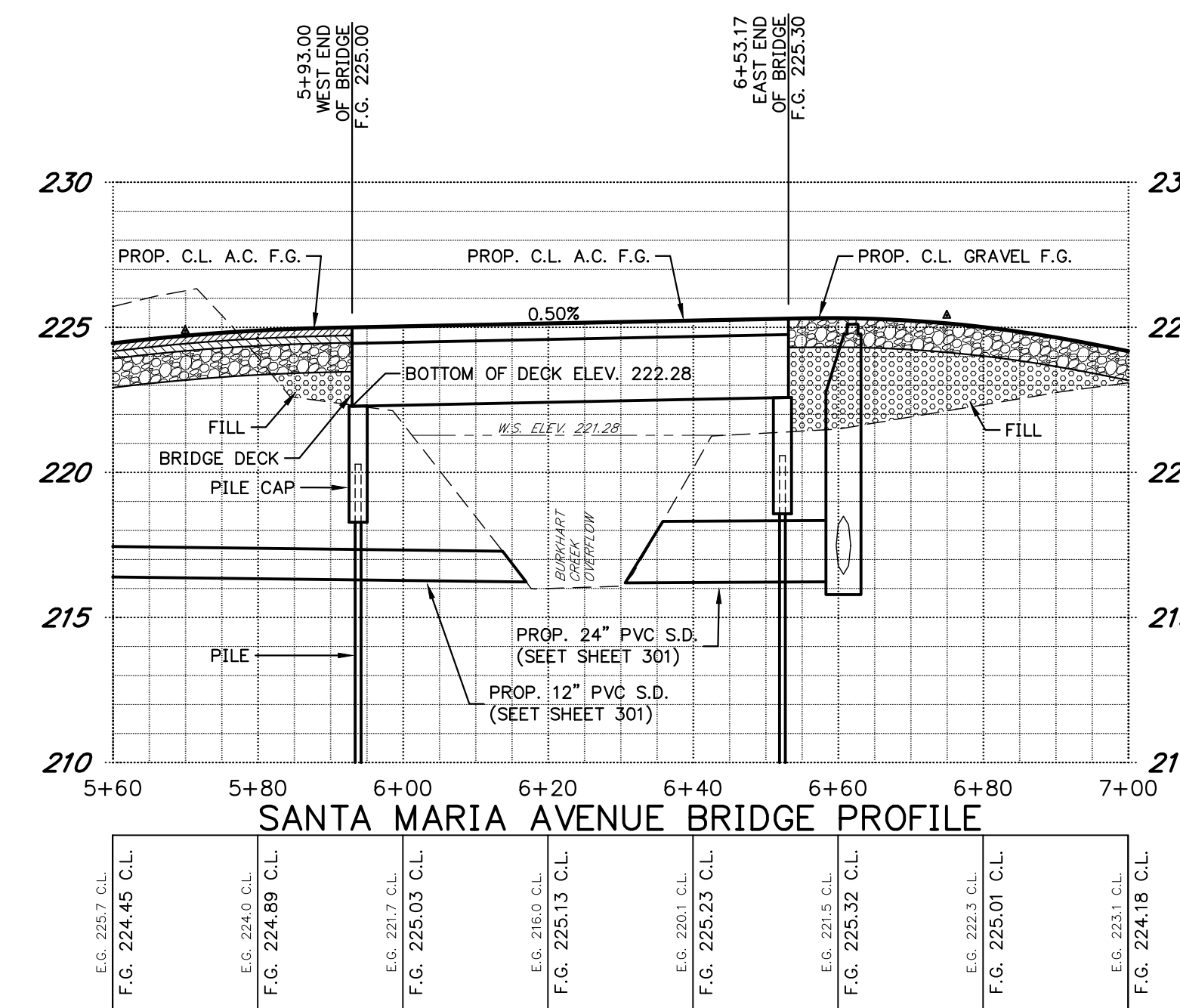
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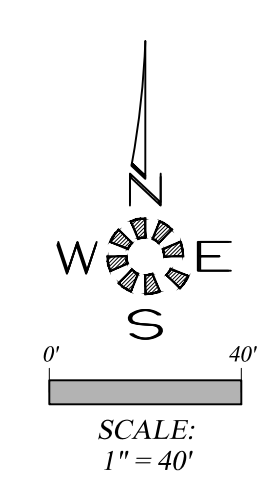
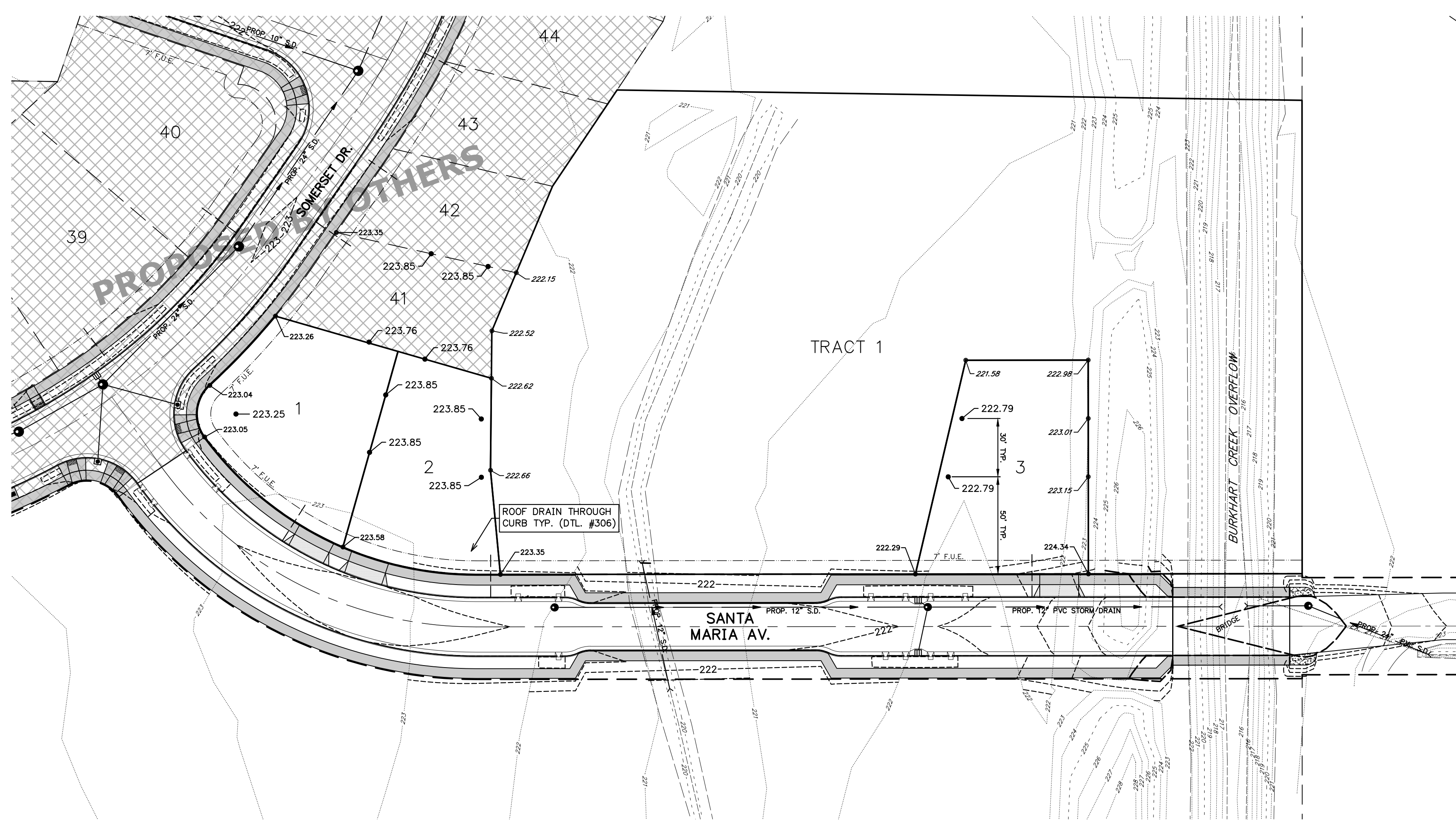


SEE SHEET 401 FOR ADDITIONAL STREET DESIGN INFORMATION



BRIDGE SOUTH ELEVATION
(PARALLEL TO CENTERLINE)





ALL LOTS TO HAVE ROOF DRAINS TO STREET OR SWQ SHALLOW SWALE.

LOT 1
FRONT OF LOT TO BE GRADED TO DRAIN TO STREET &
REAR OF LOT TO BE GRADED TO DRAIN TO STREET.

LOTS 2 & 3
FRONT OF LOT TO BE GRADED TO DRAIN TO STREET &
REAR OF LOT TO BE GRADED TO DRAIN TO OPEN SPACE.

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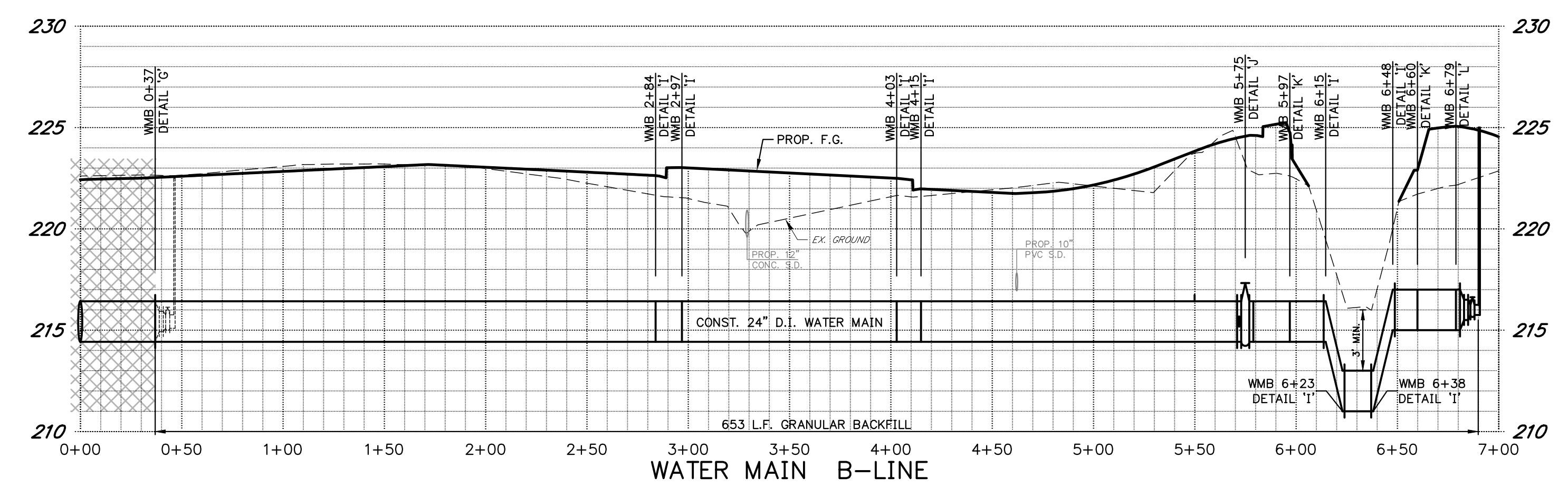
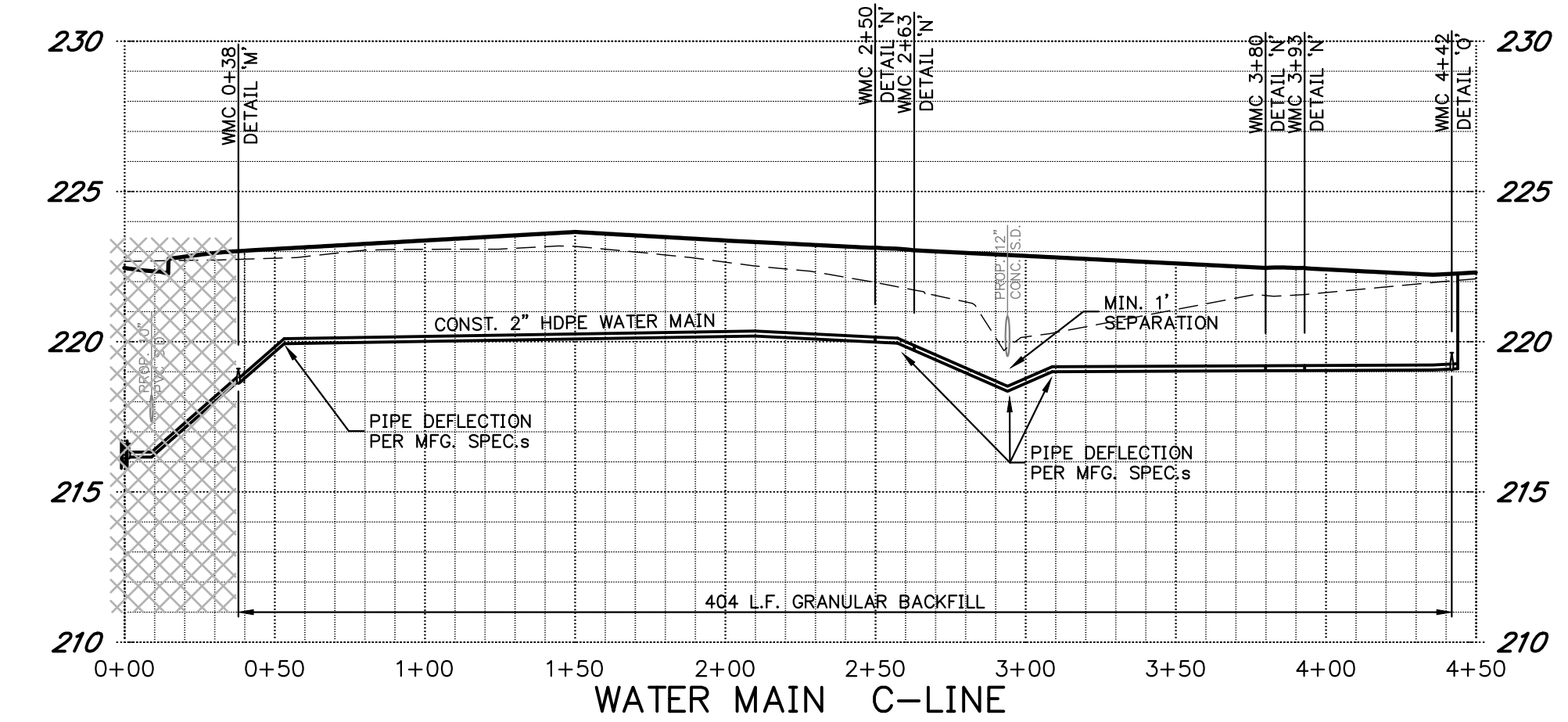
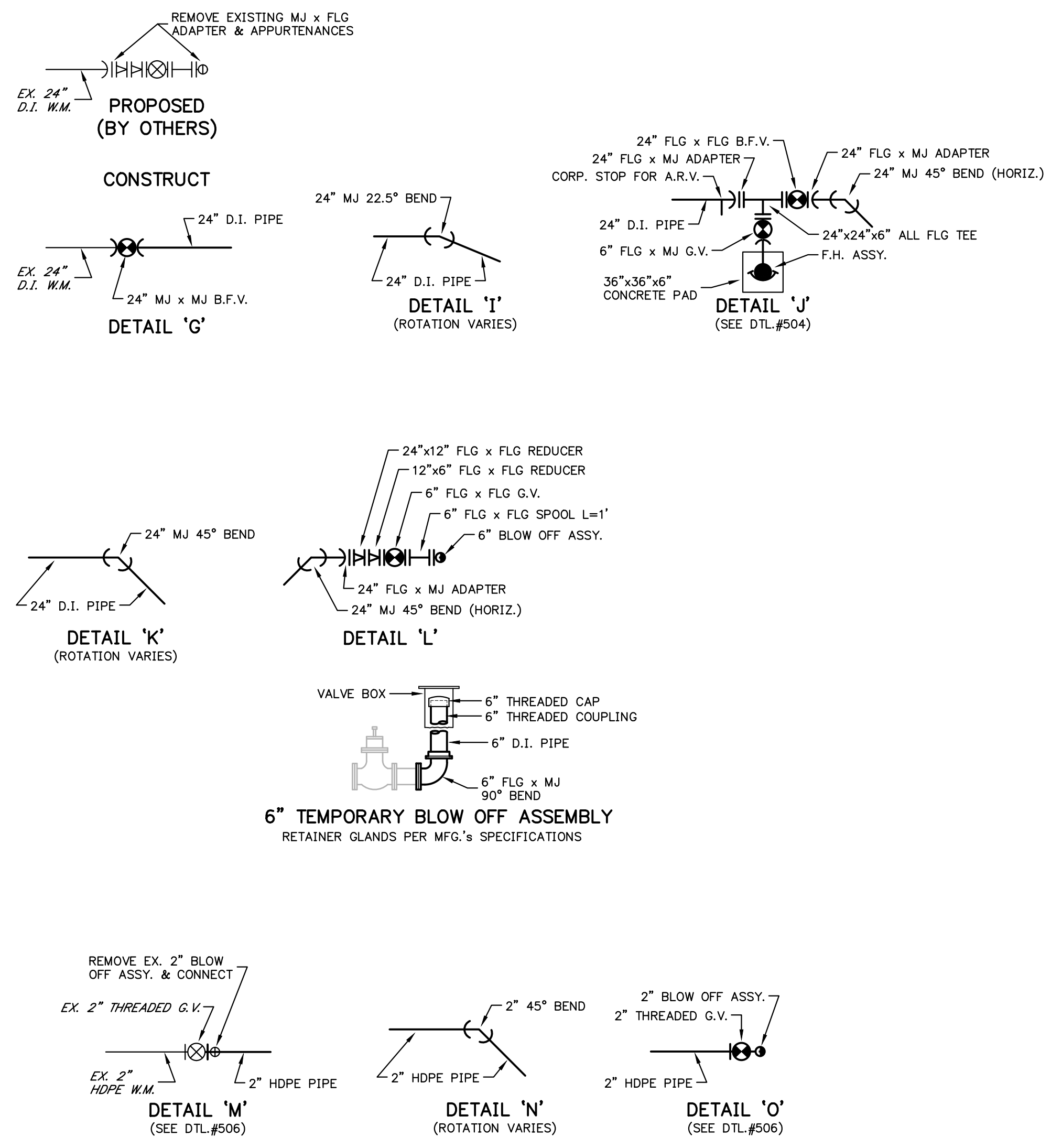
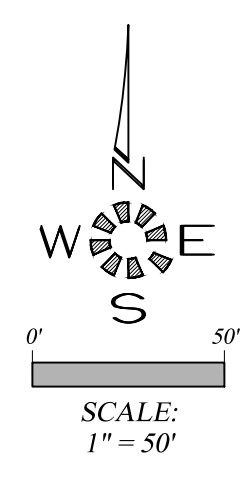
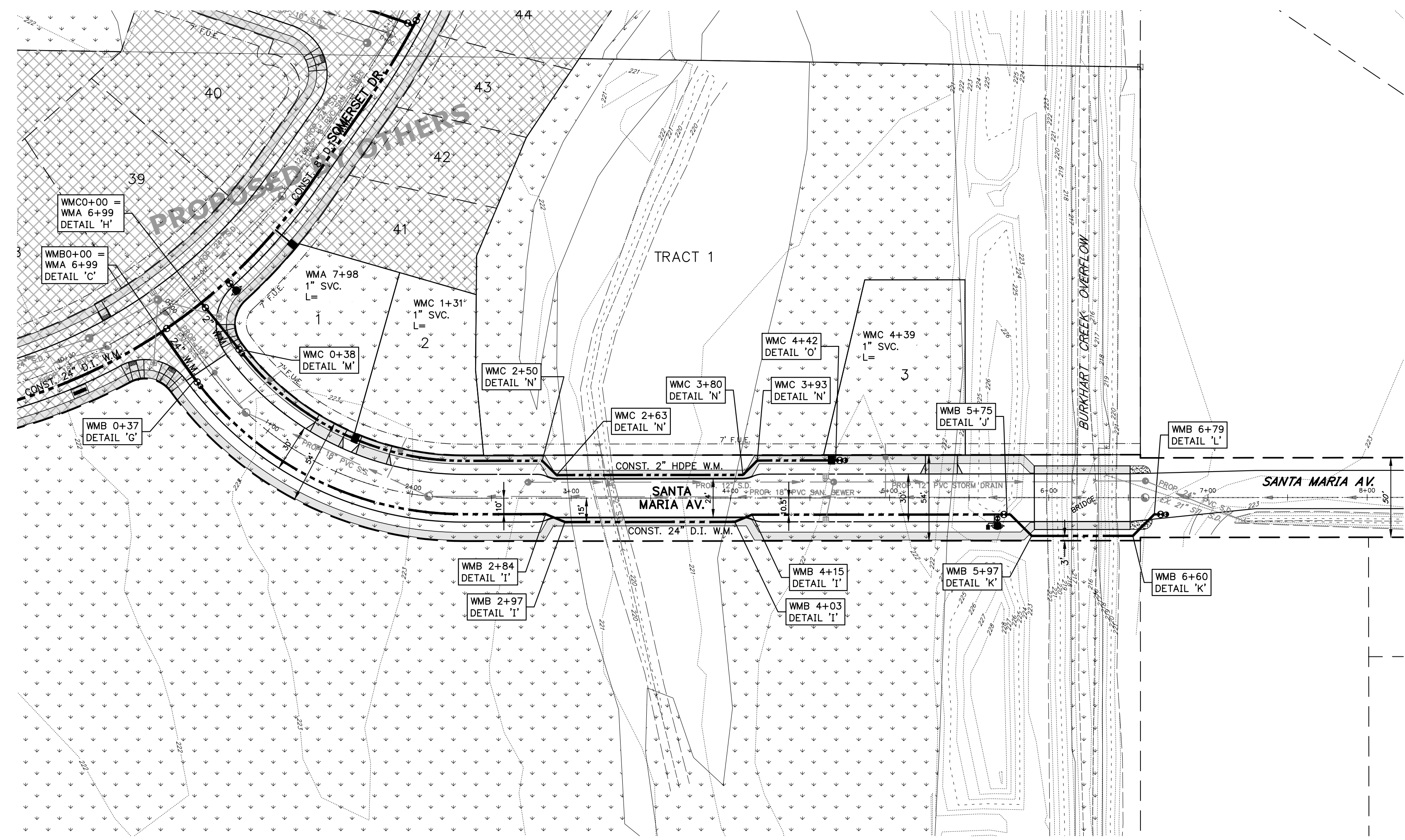
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SANTA MARIA EXTENSION

LOT GRADING PLAN

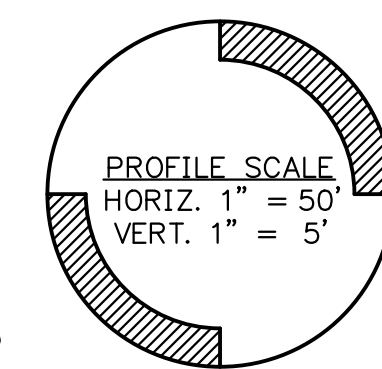
Project Number
6289
Sheet Number
403

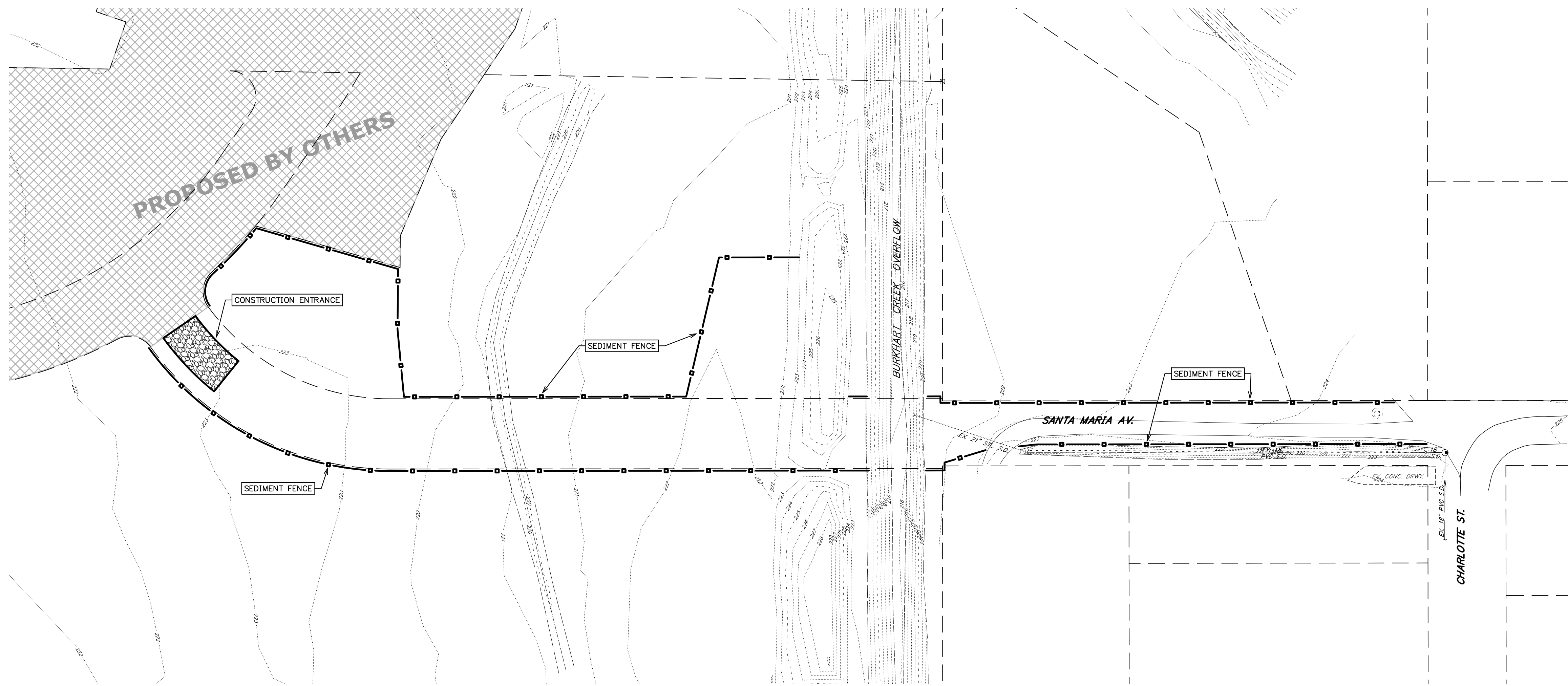
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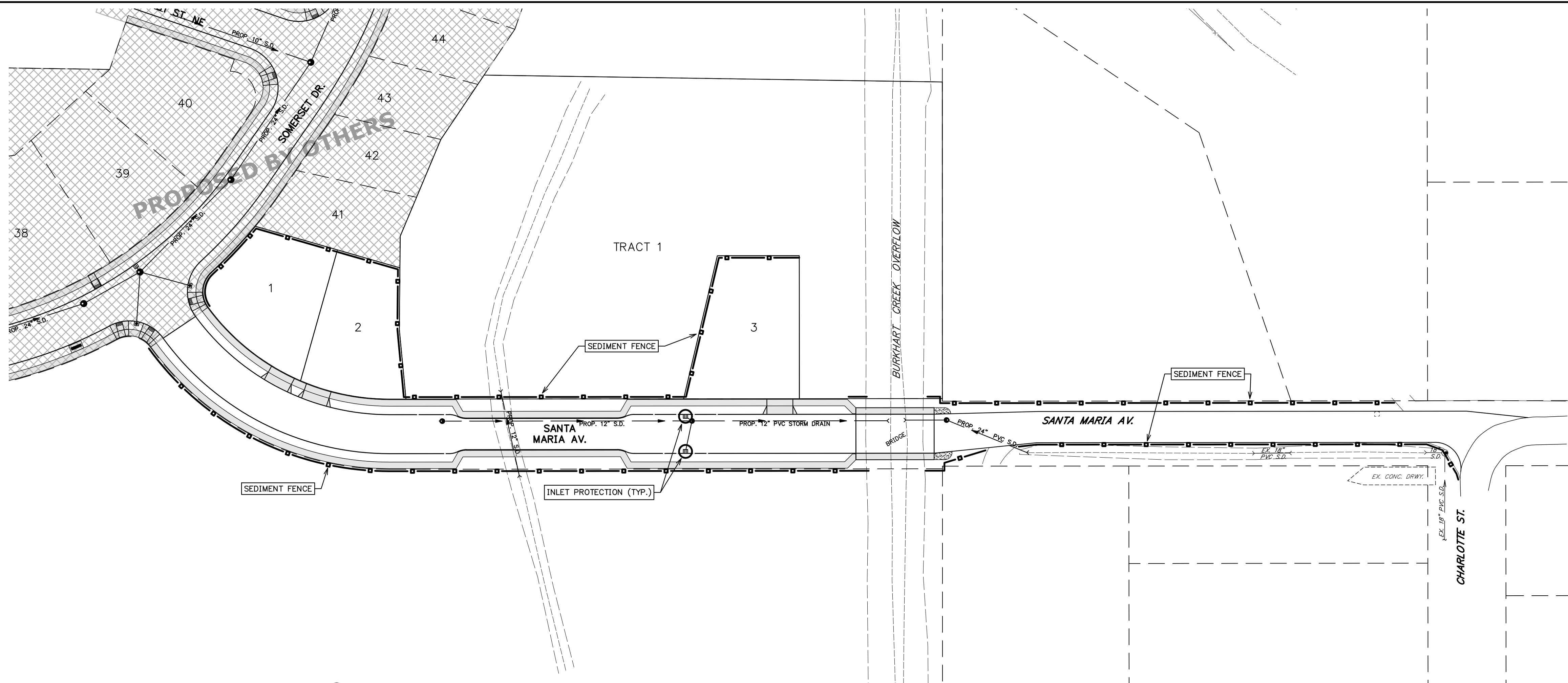
NOTE:
 MAINTAIN MIN. 10' SEPARATION BETWEEN WATER SERVICE LINES AND SEWER SERVICE LINES. MAINTAIN MIN. 10' SEPARATION BETWEEN WATER SERVICE LINES AND SANITARY SEWER MANHOLES. WATER SERVICES TO CROSS SANITARY SEWER LINES & SERVICES AND STORM DRAIN LINES & SERVICES AT APPROXIMATELY 90°.
 WATER METERS LOCATED WITHIN DRIVEWAYS TO BE TRAFFIC RATED BOXES AND LIDS.
 GATE VALVES ARE TO BE LOCATED OUTSIDE OF HANDICAP RAMPS & GUTTERS.

NOTE:
 SYMBOLS (FIRE HYDRANT, WATER VALVES, WATER METER, ETC.) ARE LARGER THAN ACTUAL STRUCTURES. CONTRACTOR TO REFER TO CITY SPECIFICATIONS, STANDARDS & DETAILS FOR LOCATION AND CLEARANCES.





EXISTING SITE



PROPOSED SITE

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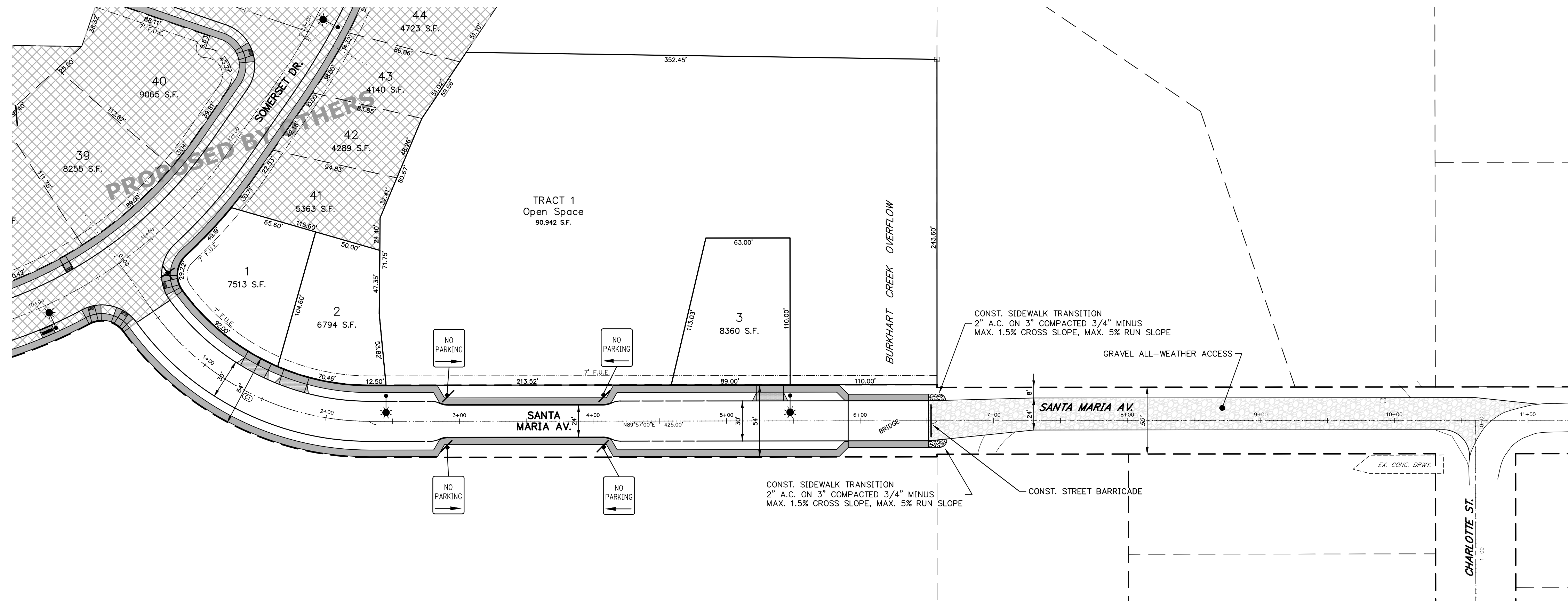
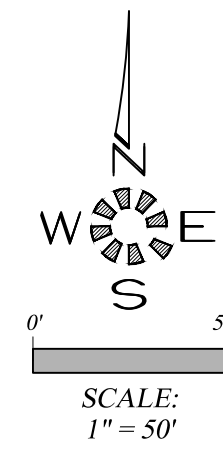
SANTA MARIA EXTENSION

EROSION CONTROL PLAN

Project Number
6289
 Sheet Number
601

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See Addendum No. 1 for clarifications to this sheet.



| Curve Table | | | | | |
|-------------|---------------|-------|--------|------------|-------|
| Curve# | Chord Brg. | Dist. | Radius | Arc Length | Delta |
| C1 | S62°41'57\"/> | | | | |

LEGEND

- = LOCATIONS OF SIDEWALK TO BE INSTALLED AT TIME OF STREET CONSTRUCTION.
- NOTE: HANDICAP ACCESS RAMPS TO BE INSTALLED AT TIME OF STREET CONSTRUCTION.
- = 30' FIBERGLASS POLE WITH 6\"/>

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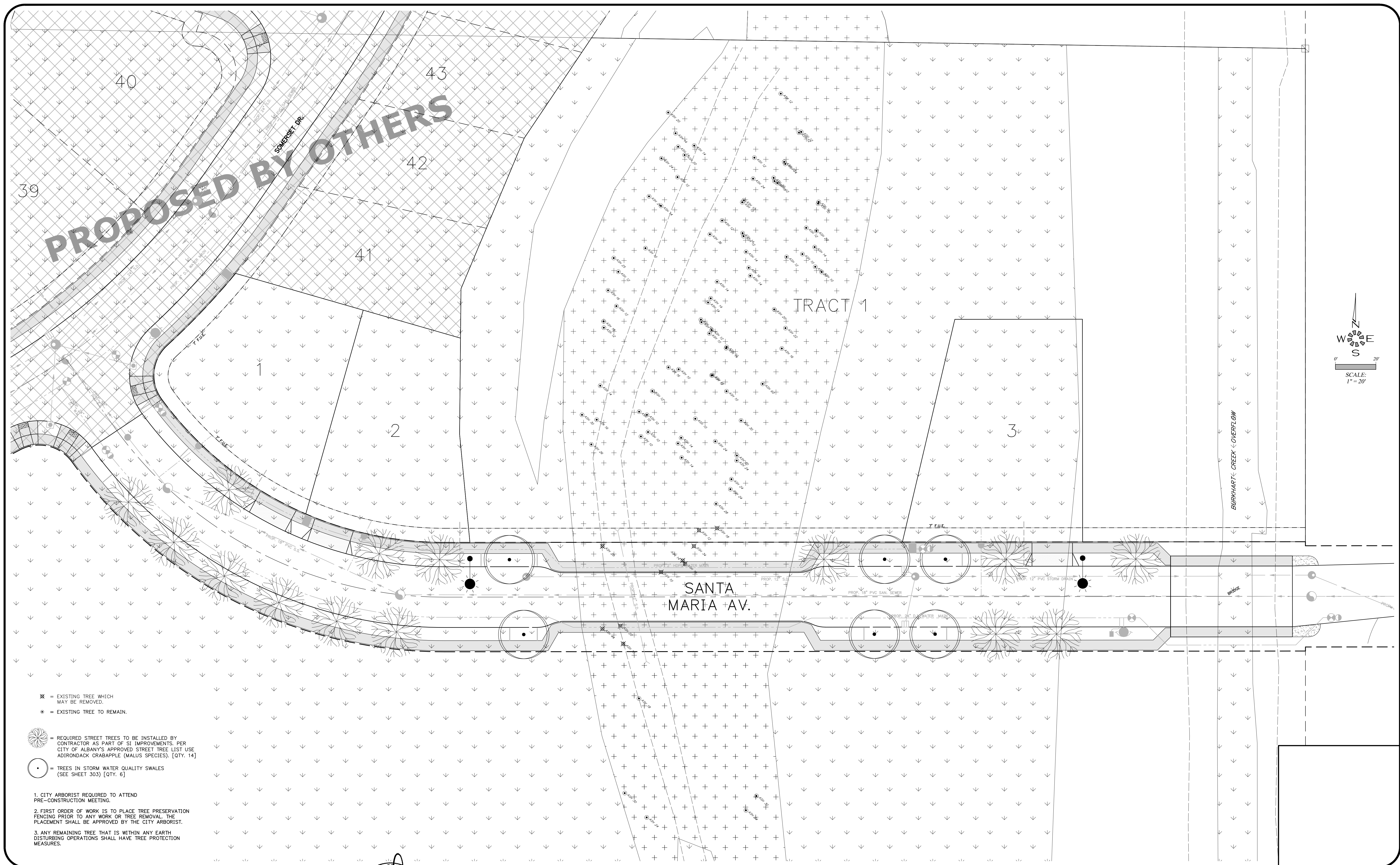
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SANTA MARIA EXTENSION

SIDEWALK, SIGNING, LIGHTING AND LOT DIMENSIONS PLAN

Project Number **6289**
 Sheet Number **701**

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- ⊗ = EXISTING TREE WHICH MAY BE REMOVED.
- = EXISTING TREE TO REMAIN.

- = REQUIRED STREET TREES TO BE INSTALLED BY CONTRACTOR AS PART OF SI IMPROVEMENTS. PER CITY OF ALBANY'S APPROVED STREET TREE LIST USE ADIRONDACK CRABAPPLE (MALUS SPECIES). [QTY. 14]
- = TREES IN STORM WATER QUALITY SWALES (SEE SHEET 303) [QTY. 6]

1. CITY ARBORIST REQUIRED TO ATTEND PRE-CONSTRUCTION MEETING.
2. FIRST ORDER OF WORK IS TO PLACE TREE PRESERVATION FENCING PRIOR TO ANY WORK OR TREE REMOVAL. THE PLACEMENT SHALL BE APPROVED BY THE CITY ARBORIST.
3. ANY REMAINING TREE THAT IS WITHIN ANY EARTH DISTURBING OPERATIONS SHALL HAVE TREE PROTECTION MEASURES.

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 JULY 14 1978
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SANTA MARIA EXTENSION

TREE CONSERVATION & PLANTING PLAN

Project Number **6289**
 Sheet Number **702**

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SEEDBED PREPARATION

- TILL TWO INCHES (MINIMUM) OF WELL-ROTTED COMPOST INTO THE UPPER 6-INCHES OF THE ENTIRE SWALE TREATMENT AREA TO ACHIEVE AN ORGANIC CONTENT OF 1 PERCENT OR GREATER. COMPOST SHALL NOT CONTAIN ANY SAWDUST, STRAW, GREEN OR UNDER-COMPOSTED ORGANIC MATTER, OR UNSTERILIZED MANURE.
- BRING THE SEEDBED AREA TO FINAL GRADE, REMOVE ALL ROCKS AND DEBRIS, AND SMOOTH SURFACE UNDULATIONS LARGER THAN 2 INCHES.
- THE SEEDBED SHOULD BE FIRM BUT NOT COMPACT. THE TOP 4-6 INCHES OF SOIL SHOULD BE LOOSE, MOIST AND FREE OF LARGE CLODS AND STONES.
- SEED WATER QUALITY SWALE WITH KING COUNTY SURFACE WATER DESIGN MANUAL - BIOFILTRATION SWALE SEED MIX #1:
100 LBS/ACRE:
75-80% TALL OR MEADOW FESCUE
10-15% SEASIDE CREEPING BENTGRASS OR COLONIAL BENTGRASS
5-10% REDTOP
(NOTE: ALL PERCENTAGES ARE BY WEIGHT.)
- IF SWALE OUTLET TO CREEK IS ESTABLISHED DURING THE WET WEATHER SEASON OF OCTOBER 1 THROUGH APRIL 30, INSTALL CHECK DAMS AND EXCELSIOR MATTING ALONG SWALE BOTTOM AND SIDE SLOPES FOR TEMPORARY EROSION PREVENTION.
- PROVIDE TEMPORARY IRRIGATION AS NECESSARY FOR SEED GERMINATION AND GROWTH.
- INSPECT SEEDBED FREQUENTLY TO VERIFY ADEQUATE MOISTURE AND GRASS ESTABLISHMENT. REPAIR ANY DAMAGE FROM RUNOFF AND INSTALL ADDITIONAL EROSION PREVENTION MEASURES AS NECESSARY. RE-SEED AND MULCH DAMAGED OR BARE SPOTS.

DUST CONTROL PLAN

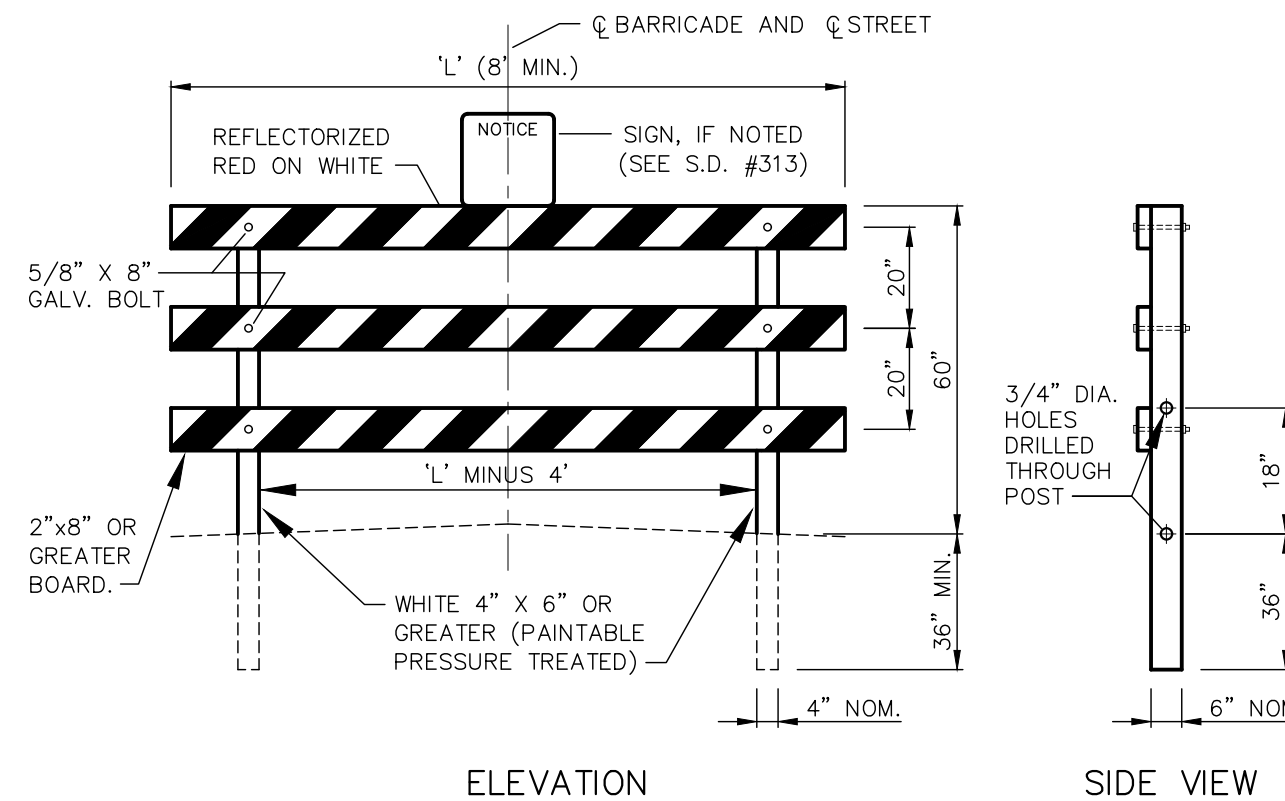
- SURFACE WATER APPLICATION TO BE USED FOR DUST CONTROL OF EXPOSED SOILS. ONE WATER TRUCK TO BE AVAILABLE DURING DRY WEATHER CONSTRUCTION. WATER TO BE OBTAINED FROM THE PROPOSED FIRE HYDRANT AT SE CORNER OF SOMERSET DR. & SANTA MARIA AV. THROUGH METER OBTAINED FROM CITY OF ALBANY PUBLIC WORKS.
- NO ON-SITE STOCKPILING OF SOIL IS ANTICIPATED. IN THE EVENT THAT SOILS ARE STOCKPILED ON-SITE, COVER WITH 6-MIL PLASTIC SHEETING FOR WIND AND WATER EROSION PREVENTION.
- ALL MASONRY BLOCKS USED IN BUILDING CONSTRUCTION TO BE WET-CUT FOR DUST CONTROL. AREA AROUND CONCRETE SAW TO BE BERMED AND ACCUMULATED SLURRY DISPOSED OF IN ON-SITE CONCRETE WASHOUT FACILITY.

EROSION CONTROL NOTES

- OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) MEASURES, IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
- THE IMPLEMENTATION OF THESE EPSC PLANS AND CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE EPSC MEASURES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED BY THE LOCAL JURISDICTION, AND VEGETATION/LANDSCAPING IS ESTABLISHED. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE AFTER THE PROJECT IS APPROVED UNTIL THE LOTS ARE SOLD.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE MARKINGS SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- THE EPSC MEASURES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
- THE EPSC MEASURES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE EPSC MEASURES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DOES NOT LEAVE THE SITE.
- THE EPSC MEASURES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
- AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE MORE THAN 1/3 THE BARRIER HEIGHT. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATIONS SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- STABILIZED ROCK ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- STORM DRAIN INLETS, BASINS, AND AREA DRAINS SHALL BE PROTECTED UNTIL PAVEMENT SURFACES ARE COMPLETED AND/OR VEGETATION IS RE-ESTABLISHED.
- PAVEMENT SURFACES AND VEGETATION ARE TO BE PLACED AS RAPIDLY AS POSSIBLE.
- SEEDING SHALL BE PERFORMED NO LATER THAN SEPTEMBER 1 FOR EACH PHASE OF CONSTRUCTION.
- IF THERE ARE EXPOSED SOILS OR SOILS NOT FULLY ESTABLISHED FROM OCTOBER 1 THROUGH APRIL 30, THE WET WEATHER EROSION PREVENTION MEASURES WILL BE IN EFFECT. SEE THE CITY OF CORVALLIS EROSION PREVENTION AND SEDIMENT CONTROL MANUAL (CHAPTER 3) FOR REQUIREMENTS.
- THE DEVELOPER SHALL REMOVE EPSC MEASURES ONLY AFTER VEGETATION IS FULLY ESTABLISHED.



NOTE:
BLACK LEGEND ON REFLECTORIZED WHITE (ENGINEERING GRADE) BACKGROUND ON ALUMINUM SHEETING (80 GAUGE). SIGN SHALL BE MOUNTED FLUSH WITH TOP RAIL OF STREET BARRICADE AT THE TERMINUS OF STUBBED STREETS.



NOTES:
1. REFLECTORIZED SHEETING SHALL BE ENGINEERING GRADE REFLECTIVE SHEETING CONFORMING TO 1991 EDITION OF THE OREGON STATE HIGHWAY DIVISIONS "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION SECTION 02910"
2. THE NUMBER AND POSITIONING OF UNITS WILL BE SHOWN ON PROJECT PLANS.
3. THE LENGTH OF THE BARRICADE UNIT 'L' EQUALS STREET IMPROVEMENT WIDTH MINUS 6 FEET, UNLESS NOTED OTHERWISE.

STANDARD BARRICADE DETAIL

-N.T.S.-

CONTRACTOR TO REFERENCE & UTILIZE CURRENT VERSION OF ALBANY STANDARD CONSTRUCTION SPECIFICATIONS AND ASSOCIATED STANDARD DRAWINGS.

NOTES:

- ALL WORKMANSHIP & MATERIALS TO BE TO CITY OF ALBANY (C.O.A.) STANDARDS.
- COORDINATION WITH UTILITIES:
A. THE LOCATION AND DESCRIPTION OF EXISTING UTILITIES SHOWN ARE COMPILED FROM AVAILABLE RECORDS AND/ OR FIELD SURVEYS. THE CITY OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF SUCH RECORDS.
B. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF ORS 757.541 TO 757.571. THE CONTRACTOR SHALL NOTIFY EACH UNDERGROUND UTILITY AT LEAST 48 BUSINESS DAY HOURS PRIOR TO EXCAVATING, BORING, OR POTHOLING. ALL UTILITY CROSSINGS SHALL BE POTHOLED AS NECESSARY PRIOR TO EXCAVATING OR BORING TO ALLOW THE CONTRACTOR TO PREVENT GRADE OR ALIGNMENT CONFLICTS.
C. PROVISIONS SHALL BE MADE BY THE CONTRACTOR TO KEEP ALL EXISTING UTILITIES IN SERVICE AND PROTECT THEM DURING CONSTRUCTION.
D. UTILITIES, OR INTERFERING PORTIONS OF UTILITIES, THAT ARE ABANDONED IN PLACE SHALL BE REMOVED BY THE CONTRACTOR TO THE EXTENT NECESSARY TO ACCOMPLISH THE WORK. THE CONTRACTOR SHALL PLUG THE REMAINING EXPOSED ENDS OF ABANDONED UTILITIES.
E. ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 503-232-1987.)
- FRANCHISE UTILITY PLAN IS CURRENTLY IN DESIGN STAGE AND WILL BE INCLUDED WITH THE "AS-BUILT" DRAWINGS. THE PROPOSED PLAN WILL MINIMIZE STREET CROSSINGS, NO CROSSINGS ALLOWED AT STORM WATER QUALITY TREATMENT SWALES, AND MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION WITH PUBLIC WATER, SEWER OR STORM LINES.
- CONTRACTOR TO NOTIFY ENGINEER 24 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.
- ALL TRENCHES TO BE COMPACTED BY MECHANICAL MEANS.
- RIM ELEVATIONS SHOWN ON PLANS ARE FOR REFERENCE ONLY. CONTRACTOR TO SET MANHOLE RIMS TO FINISH GRADE IMMEDIATELY AFTER COMPLETION OF BASE ROCK GRADING.
- GRANULAR BACKFILL TO BE USED FOR ALL SANITARY SEWER, STORM DRAIN AND WATER MAINS & SERVICES IN IMPROVED PORTION OF ROADWAY AND/OR TRAVELED PARKING AREA.
- CLASS 'B' PIPE BEDDING TO BE USED FOR ALL SANITARY SEWER, STORM DRAIN AND WATER MAINS UNLESS NOTED OTHERWISE.
- EMBANKMENTS SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CITY OF ALBANY. MATERIALS TO BE COMPACTED TO 95% OF RELATIVE MAXIMUM DENSITY.
- CONTRACTOR TO HYDRO-SEED ALL EXPOSED SURFACES AS DIRECTED BY THE ENGINEER.
- CONTRACTOR SHALL OBTAIN A CONSTRUCTION PERMIT FROM CITY OF ALBANY PUBLIC WORKS ENGINEERING & SHALL CONTACT PUBLIC WORKS, (DURING WORKING HOURS) 48 HOURS (EXCLUDING HOLIDAYS & WEEKENDS) PRIOR TO STARTING WORK.
- PRIOR TO FINAL PAYMENT, CONTRACTOR TO SUPPLY ENGINEER WITH A COMPLETE SET OF "AS BUILT" DRAWINGS SHOWING SERVICE LENGTHS & DEPTHS, LENGTHS BETWEEN STRUCTURES, AND SERVICE ENDS TIED TO PROPERTY LINE, OR TEES OR CORP. STOPS.
- ENGINEER TO SUBMIT APPROVED "AS-BUILTS" AND RECORDED COPIES OF ALL EASEMENTS & RIGHT-OF-WAY DEDICATIONS TO CITY OF ALBANY CONSTRUCTION INSPECTION DEPARTMENT AS PART OF FINAL ACCEPTANCE BY THE CITY OF ALBANY.
- CONTRACTOR SHALL FIELD VERIFY LOCATION & DEPTH OF ALL EXISTING UTILITIES WHERE NEW FACILITIES CROSS. CONTRACTOR SHALL BE RESPONSIBLE FOR EXPOSING POTENTIAL CONFLICTS FAR ENOUGH AHEAD OF CONSTRUCTION TO MAKE NECESSARY GRADE MODIFICATION WITHOUT DELAYING THE WORK. IF GRADE MODIFICATION IS NECESSARY, CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER & THE DESIGN ENGINEER SHALL OBTAIN APPROVAL FROM THE CITY ENGINEER PRIOR TO CONSTRUCTION. ALL UTILITY CROSSING SHALL BE POTHOLED AS NECESSARY PRIOR TO EXCAVATING OR BORING TO ALLOW THE CONTRACTOR TO PREVENT GRADE OR ALIGNMENT CONFLICTS.

SANITARY SEWER NOTES:

- ALL EXISTING SEPTIC TANK SYSTEMS SHALL BE ABANDONED (SRC 73.110).
- ALL WYES & SERVICES TO BE INSTALLED AS PART OF CONTRACT.
- ALL SANITARY SEWER SERVICES TO BE 4" PVC UNLESS OTHERWISE NOTED.
- ALL PIPE & FITTINGS TO BE P.V.C-A.S.T.M. 3034, S.D.R. 35 UNLESS NOTED OTHERWISE.
- SEWER SERVICES TO BE EXTENDED MIN. 4' INTO LOT (TO P.U.E. LINE IF IT EXISTS) OR AS DIRECTED BY ENGINEER. SERVICES TO BE MINIMUM 4.5' DEEP WITH 4" PIPE LAID AT MIN. 2% SLOPE AND 6" PIPE LAID AT MIN. 1% SLOPE.

STREET & STORM DRAIN NOTES:

- ALL STREETS TO BE PUBLIC.
- ALL POWER POLES, FENCES, TREES ETC. WITHIN PUBLIC RIGHT-OF-WAY WHICH CONFLICTS WITH STREET IMPROVEMENTS TO BE REMOVED.
- ALL CATCH BASINS TO HAVE 12"-18" SUMP UNLESS NOTED OTHERWISE.
- CONSTRUCT 4" PVC (SCH. 40) ROOF DRAINS TO PLUMBING CODE.

STORM WATER QUALITY NOTES:

- MAINTAIN PERIMETER PROTECTION BEFORE, DURING, AND AFTER CONSTRUCTION OF FACILITY TO KEEP ALL VEHICLE TRAFFIC, EQUIPMENT STAGING, AND FOOT TRAFFIC OUT OF EXCAVATED TREATMENT AREA.
- NO STANDING WATER ALLOWED IN FACILITY TREATMENT AREA AT TIME OF CONSTRUCTION OR AT ANY POINT DURING CONSTRUCTION.
- GROWING MEDIUM SHALL BE COVERED AND PROTECTED FROM PRECIPITATION PRIOR TO PLACEMENT IN FACILITY.
- BOTTOM OF EXCAVATED FACILITY SHALL BE SCARIFIED PRIOR TO PLACING DRAIN ROCK.
- SURFACE TREATMENT SHALL BE APPLIED SAME DAY AS THE GROWING MEDIUM IS PLACED IN THE FACILITIES.

DOMESTIC WATER NOTES:

- ALL EXISTING WELLS SHALL BE PERMANENTLY ABANDONED TO MEET OREGON STATE BOARD OF WATER RESOURCES REQUIREMENTS.
- WATER MAINS TO BE DUCTILE IRON CLASS 52, SERVICES TO BE 1" TYPE "K" COPPER, UNLESS NOTED OTHERWISE.
- WATER MAINS TO MAINTAIN 36" MIN. COVER FROM FINISHED GRADE TO TOP OF PIPE.
- VALVES 8" OR LESS TO BE GATE VALVE (G.V.), VALVES GREATER THAN 8" TO BE BUTTERFLY VALVE (B.F.V.), UNLESS NOTED OTHERWISE.
- ALL GATE VALVES TO BE RESILIENT SEAL TYPE.
- ENTIRE WATER SYSTEM TO PASS PRESSURE TEST PER CITY OF ALBANY CONSTRUCTION SPECIFICATIONS, PRIOR TO FINAL ACCEPTANCE.
- USE LOCKING GASKETS ON ALL PUSH-ON JOINTS & RETAINER GLANDS ON ALL MECHANICAL JOINT (M.J.) CONNECTIONS. ALL NEW WATER LINE & FITTINGS SHALL BE INTERNALLY RESTRAINED PER C.O.A. STANDARDS & SPECIFICATIONS.
- ALL FITTINGS, PIPES & PARTS TO BE DOMETIC MANUFACTURE.
- ALL DUCTILE IRON (D.I.) PIPE SHALL BE TUBE-FORMED POLYETHYLENE ENCASED IN CONFORMANCE WITH AWWA C105 (ANSI-A21.5) FOR INSTALLATION BELOW THE WATER TABLE. D.I. FITTINGS SHALL BE FULLY WRAPPED WITH 8ML V-BIO ENHANCED POLY, ENCASEMENT MATERIAL SHALL BE SECURED WITH POLY TAPE.
- PUBLIC/PRIVATE DELINEATION POINT. ANY IMPROVEMENTS SHOWN ON THESE PLANS FOR PRIVATE IMPROVEMENTS ARE FOR CITY OF ALBANY SITE IMPROVEMENT (SI) PLAN ILLUSTRATION PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION AS THEY MAY OR MAY NOT REPRESENT THE FINAL APPROVED ON SITE CONSTRUCTION PLANS. SEE PLUMBING PLANS FOR PRIVATE CONSTRUCTION DETAIL AND CONSTRUCTION DIRECTION.
- SACRIFICIAL ANODES SHALL BE INSTALL ON ALL COPPER SERVICES. ANODES SHALL BE PROMAG H-1 STANDARD POTENTIAL MAGNESIUM PACKAGED ANODE 9D3 WITH STANDARD 10' #12THHN SOLID WIRE AS MANUFACTURED BY FARWEST CORROSION CONTROL COMPANY OR APPROVED EQUAL. ANODE SHALL BE INSTALLED IN NATIVE SOIL AT A MINIMUM OF 5' FROM THE SERVICE AND THE HIGHEST POINT OF ANODE SHALL HAVE A MINIMUM OF 5' OF COVER. THE ANODE WIRE SHALL BE WRAPPED AROUND AN ERICO CWP1UJ WATER PIPE GROUND CLAMP OR APPROVED EQUAL. CLAMP SHALL BE INSTALLED ON THE COPPER SERVICE AT THE ANGLE STOP.

MULTI / TECH
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REGISTERED PROFESSIONAL ENGINEER
OREGON
MARK D. GREY
JULY 14, 1978
EXPIRES: 06-30-2019

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Date: NOV. 2017
Scale: AS SHOWN
As-Built: _____

SANTA MARIA EXTENSION

DETAIL SHEET

Project Number **6289**
Sheet Number **801**

BR246

PEDESTRIAN RAIL

GENERAL NOTES:
 Provide rectangular structural steel tubing according to Oregon Standard Specification 02810.20.
 Provide HSS 2 1/2 x 1 1/2 x 1/8 for anchor post.
 Provide HSS 2 1/2 x 1 x 0.083 (14 gauge) or HSS 2 1/2 x 1 x 0.125 (11 gauge) for horizontal rails and terminal verticals.
 Provide HSS 2 x 1 x 0.083 (14 gauge), for intermediate verticals.
 HSS 2 1/2 x 1 x 0.125 (11 gauge) may be used for intermediate verticals if the anchor post weld details are used.
 Provide all other structural steel conforming to AASHTO M183 (ASTM A36).
 Hot-dip galvanize all structural steel including fasteners and inserts after fabrication.
 Provide Galvalume Coated Steel according to Oregon Standard Specification 02530.70.
 Construct railing conforming to the horizontal and vertical alignment of the structure.
 Install posts normal to grade in the longitudinal direction and vertical in the transverse direction.
 Provide continuous horizontal rail elements over a minimum of two posts unless shown otherwise on detail plans. Provide a minimum of two anchor posts per rail panel.

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| CALC. BOOK NO.: | 2018 |
| DATE: | REVISION DESCRIPTION: |

Effective Date: June 1, 2019 - November 30, 2019

BR420

26" PRECAST PRESTRESSED SLAB

GENERAL NOTES FOR PRESTRESSED BOXES AND SLABS:
 Boxes and slabs are designed for live and superimposed dead loading as shown in the General Notes for the Project.
 Provide the class of concrete shown in the Slab or Box Schedule with nominal maximum size aggregate of 1 or 1 1/2. Transfer prestress after the concrete reaches the minimum concrete strength at transfer shown in the Slab or Box Schedule.
 Select a keyway grout from the QPL for filling keyways, lifting blockouts and tie rod blockouts.
 Allow traffic on the bridge only after keyway grout has reached design strength.
 Provide high strength tie rods conforming to ASTM A490. Provide heavy hexagon nuts conforming to ASTM A563. Provide smooth dowels conforming to AASHTO M51, Grade 60 (ASTM A475, Grade 60).
 Provide 1/2" diameter 7 wire low relaxation prestressing steel strand conforming to AASHTO Specification #203 (ASTM A416, Grade 270 Supplement 1).
 Tension strand initially to 31.0 kips per strand (after harping deflected strand). Debond strands where specified using either split or solid plastic sheathing with a minimum wall thickness of 0.025".
 Provide high strength tie rods conforming to ASTM A490. Provide heavy hexagon nuts conforming to ASTM A563. Provide hardened steel washers conforming to ASTM F436.
 Hot-dip galvanize tie rods, plates, nuts and washers (except DTIs) after fabrication.
 Tighten tie rods to 28 kips (minimum) using mechanically galvanized direct tension indicators (DTIs) conforming to ASTM F959.
 Tighten all tie rods (per box or slab) to about one half the specified tension before proceeding with final tensioning.
 Keep boxes and slabs upright at all times. Support them within 2'-0" of the ends during storage (to prevent excessive camber, overstress or failure). Locate transport supports and lifting devices within 2'-0" of the ends of boxes and slabs. Transport boxes and slabs after the concrete has reached the 28 day design strength and a minimum of 7 days after casting.
 Fill keyway to top with grout. Taper grout when slab cambers do not match.
 Corner may be chamfered 1" max. as shown.
 Insert backer rod where required to seal joint.

SECTION PROPERTIES:
 Area = 851 in.²
 I_x = 12,922 in.⁴
 I_y = 63,596 in.⁴
 S_x = 4862 in.³
 S_y = 4923 in.³
 Weight = 916 lbs/ft
 W_{pl} = 5.78 in.³
 Form wt = 20 lbs/ft (tubes)
 Total wt / forms = 936 lbs/ft
 Diaphragm Weight
 No skew 430 lb
 15° 210 lb
 30° 1230 lb
 45° 1940 lb

GENERAL NOTES:
 Cross keyway as specified in General Notes. Omit keyway on exterior side of exterior slabs. Keyway is continuous.
NOTE 'A' (Slab End Bars):
 2-#4 x 10'-0", slabs 6 and 7
 4-#4 x 12'-6", slabs 8, 9, 10, 11, 12 and 13
 Place bars each end of slab (epoxy coat).
 Total wt / forms = 936 lbs/ft

GENERAL NOTES:
 Add steel plates and wedges at each tie rod crossing before tensioning tie rods. Hot-dip galvanize wedges and plates. See Note below.
 Roadway crown 6" 3" min. ACWS 2'-0" max. 0.02 ft./ft. super each way from crown.
 8" wide steel wedge (See Detail)
 PL 1 1/2 x 2 1/2 x 9 each side of wedge in boxes. PL 1/2 x 2 1/2 x 9 each side of wedge in slabs (A36 or Merchant Quality)
 0.02 ft./ft. super each way from crown.
 Bottom of slab or box - Chamfers

GENERAL NOTES:
 The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without consulting a Registered Professional Engineer.

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| CALC. BOOK NO.: | 2018 |
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BR445

TYPICAL DETAIL FOR INSTALLING BOXES OR SLABS ON CROWN

GENERAL NOTES:
 The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without consulting a Registered Professional Engineer.

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REGISTERED PROFESSIONAL ENGINEER
 OREGON
 JULY 14, 1988
 MARK D. BREAZ
 EXPIRES: 06-30-2019

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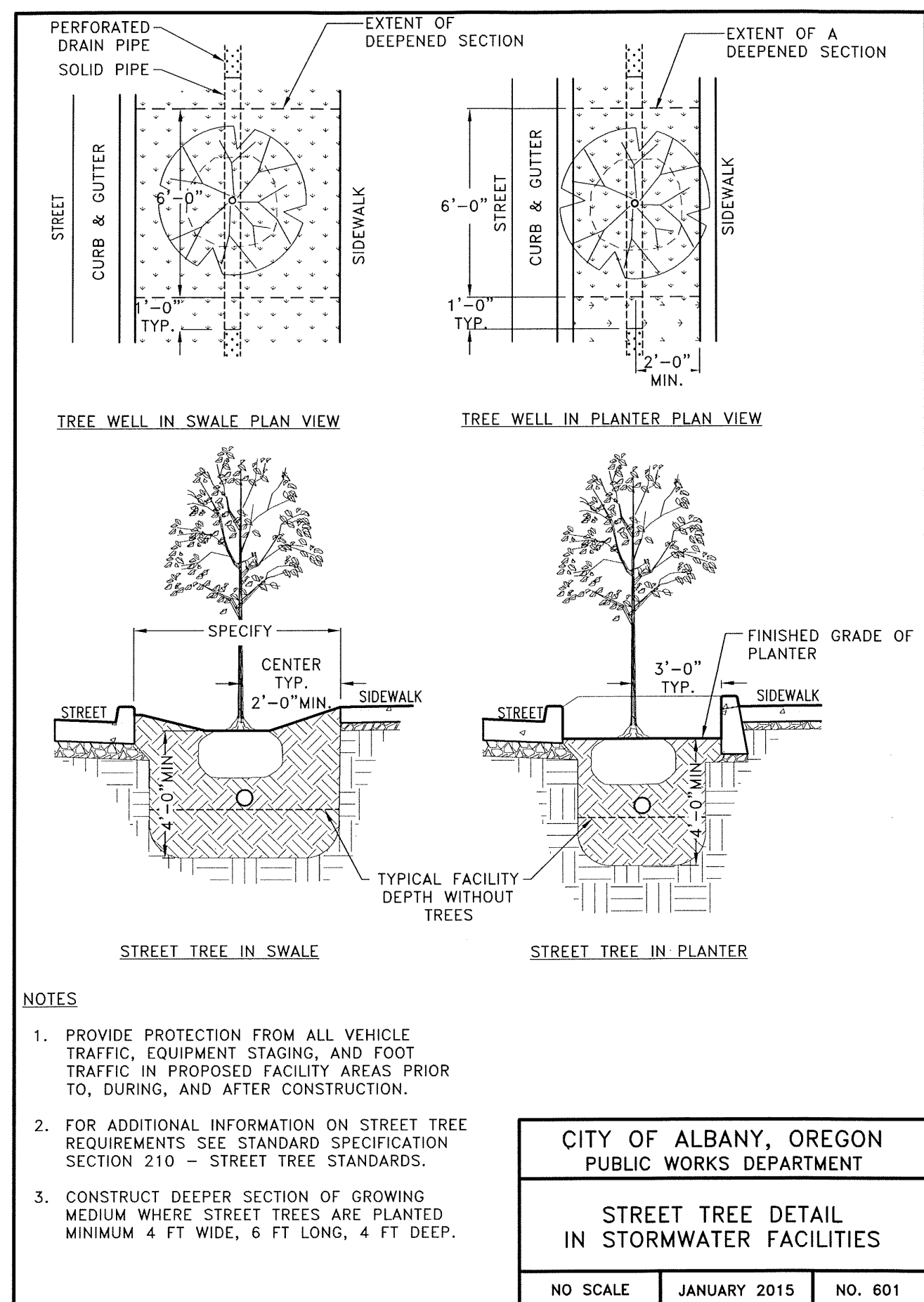
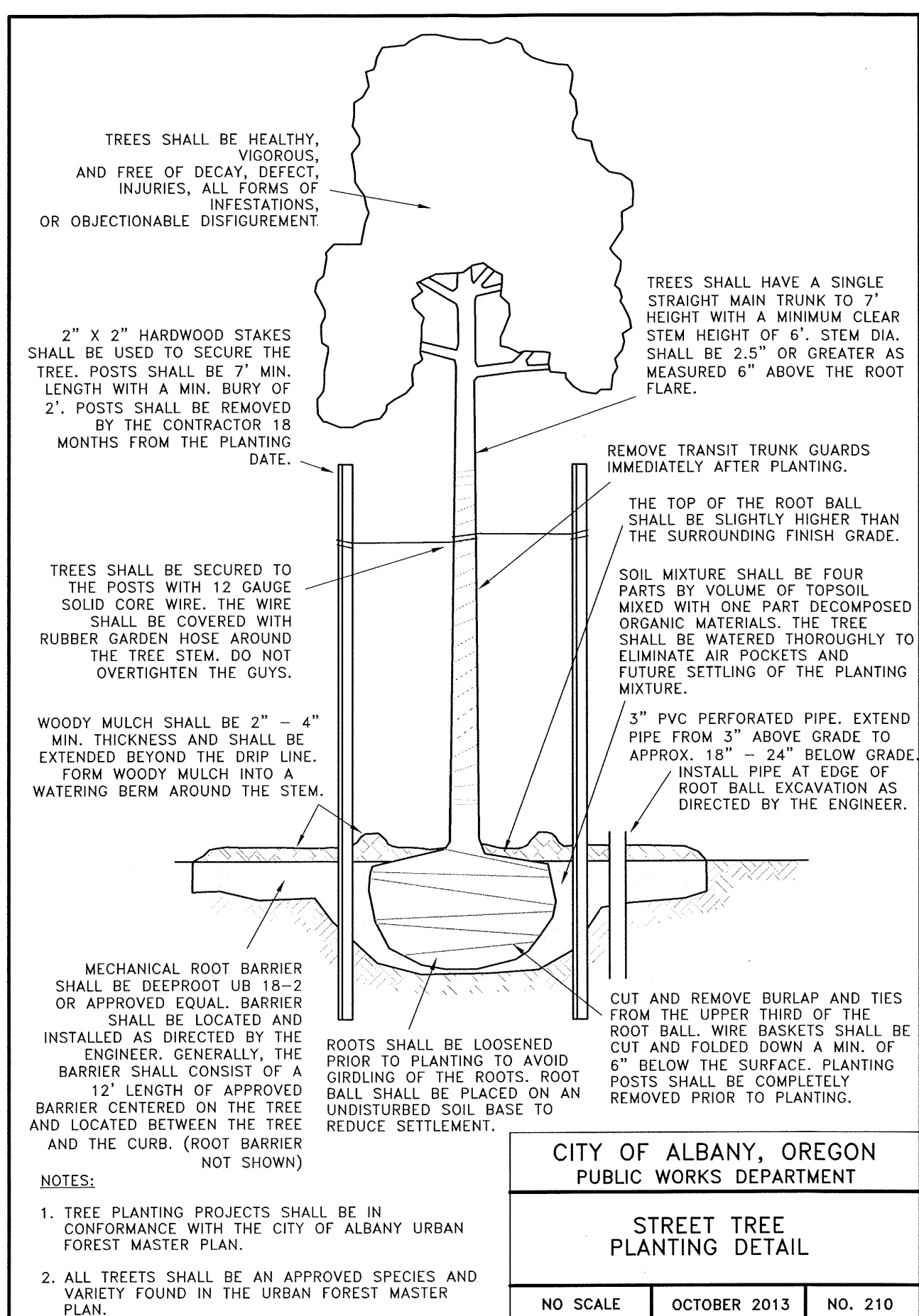
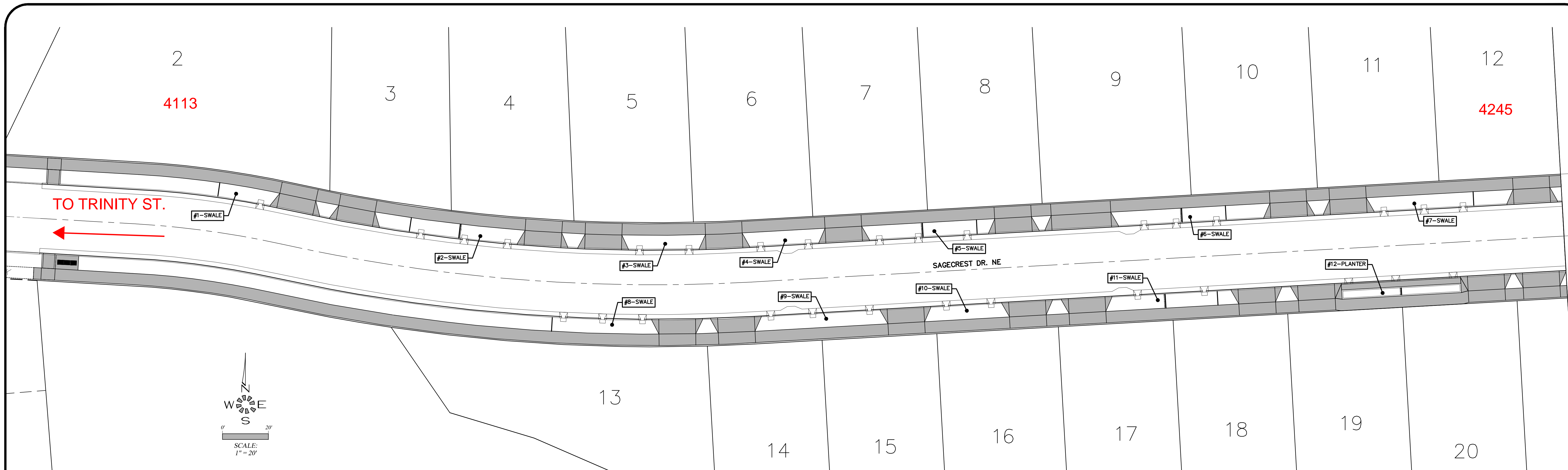
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Design: M.D.G.
 Drawn: D.G.G.
 Checked: M.D.G.
 Date: NOV. 2017
 Scale: AS SHOWN
 As-Built:

SANTA MARIA EXTENSION

DETAIL SHEET

Project Number **6289**
 Sheet Number **802**



NOTE: SHALLOW CURBSIDE SWALES HAVE BEEN CONSTRUCTED BY OTHERS.

- STORM WATER QUALITY (SWQ) NOTES:**
1. MAINTAIN PERIMETER PROTECTION BEFORE, DURING AND AFTER CONSTRUCTION OF FACILITY TO KEEP ALL VEHICLE TRAFFIC, EQUIPMENT STAGING AND FOOT TRAFFIC OUT OF EXCAVATED TREATMENT AREA.
 2. NO STANDING WATER ALLOWED IN FACILITY TREATMENT AREA AT TIME OF CONSTRUCTION OR AT ANY POINT DURING CONSTRUCTION.
 3. GROWING MEDIUM SHALL BE COVERED AND PROTECTED FROM PRECIPITATION PRIOR TO PLACEMENT IN FACILITY.
 4. BOTTOM OF EXCAVATED FACILITY SHALL BE SCARIFIED PRIOR TO PLACING DRAIN ROCK.
 5. SURFACE TREATMENT SHALL BE APPLIED SAME DAY AS THE GROWING MEDIUM IS PLACED IN THE FACILITIES.
 6. CONTRACTOR TO REVIEW CITY OF ALBANY STANDARD CONSTRUCTION SPECIFICATIONS DIVISION 6 - POST CONSTRUCTION STORM WATER QUALITY FACILITIES TO BECOME FAMILIAR WITH MATERIALS AND PLACEMENT OF MATERIALS IN STORM WATER QUALITY FACILITIES.
 7. SEE CITY OF ALBANY STANDARD DETAILS 210, 601, 603A, 603B, 611 & 612 (SEE SHEETS 304 & 803-805)
 8. GROWING MEDIUM SHALL COMPLY WITH CITY OF ALBANY STANDARD CONSTRUCTION SPECIFICATIONS DIVISION 6, POST CONSTRUCTION STORMWATER QUALITY FACILITIES 601, GROWING MEDIUM.

ALL WORK ON THIS SHEET IS PART OF SCHEDULE D. SEE SPECIAL PROVISIONS.

LANDSCAPE & IRRIGATION DESIGN BY:
LANDSCAPE DESIGN & CONSULTANTS LLC
Doing business since 1985
620 WORKWOOD ST. S.E. SALEM, OR. 97306 PHONE: (503) 551-8590

REGISTERED PROFESSIONAL ENGINEER
MAY 14, 1988
MARK S. GREEN
EXPIRES 06-30-2019

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Design: M.D.G.
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Checked: B.M.G.
Date: MAY 2017
Scale: AS SHOWN
As-Built: _____

SOMERSET SUBDIVISION PHASE 1

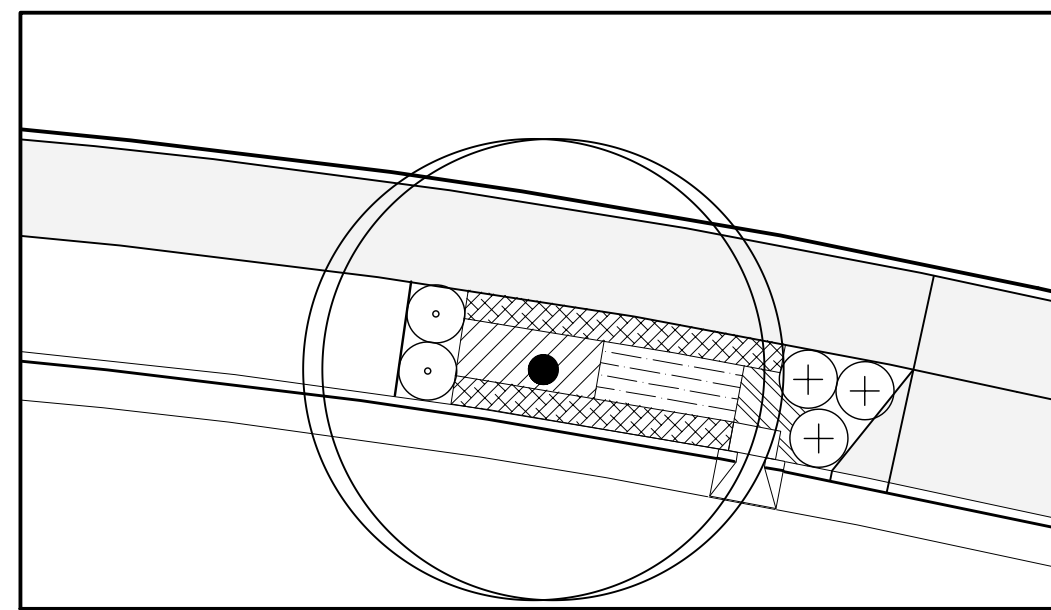
STORM WATER QUALITY PLANTING KEY

Project Number
5645
Sheet Number
304

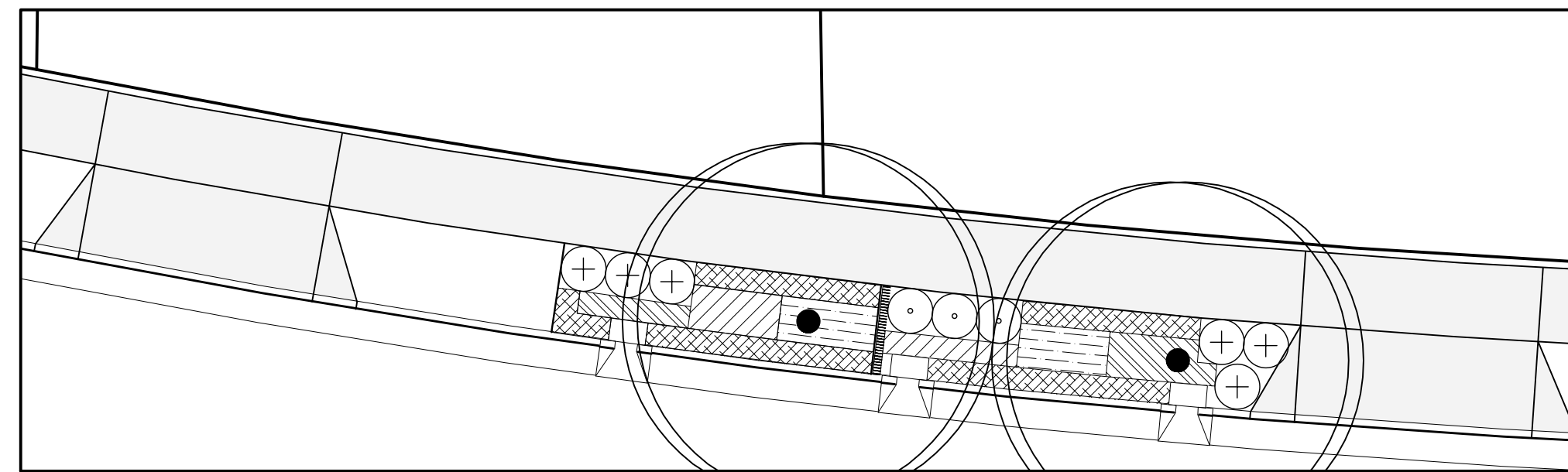
City of Albany Public Works Department
Construction Drawings for the private construction of public facilities.
Reviewed by: Rob Goings
Date of Approval: 09/18/2017
Approved: Matthew Ruettgers
Development Services
Use only approved plans for construction.

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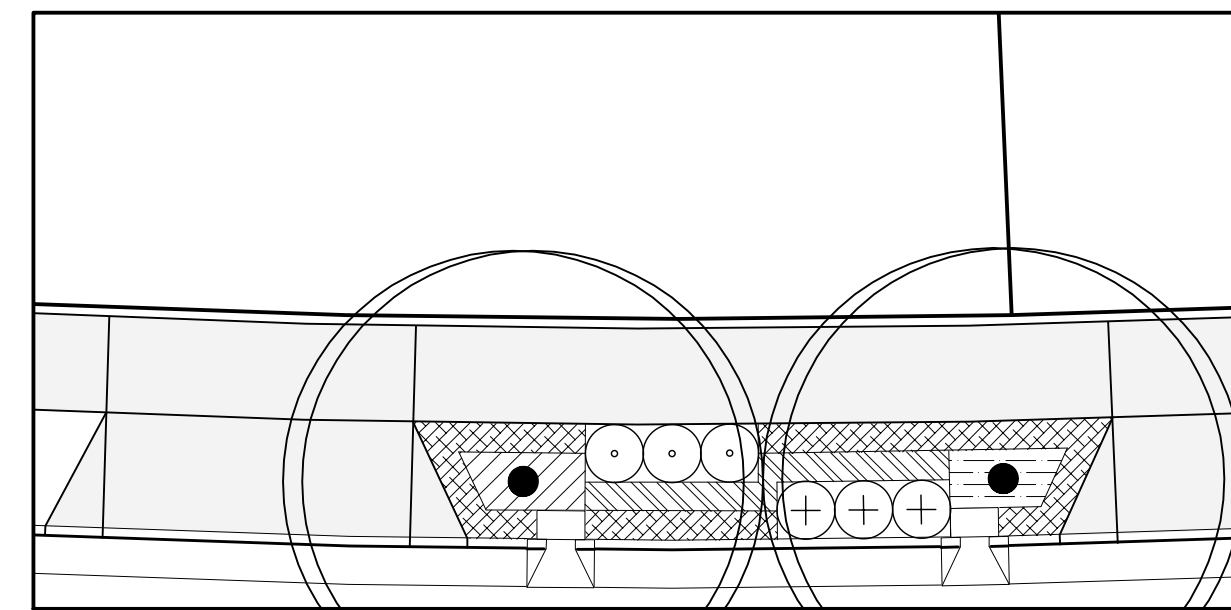
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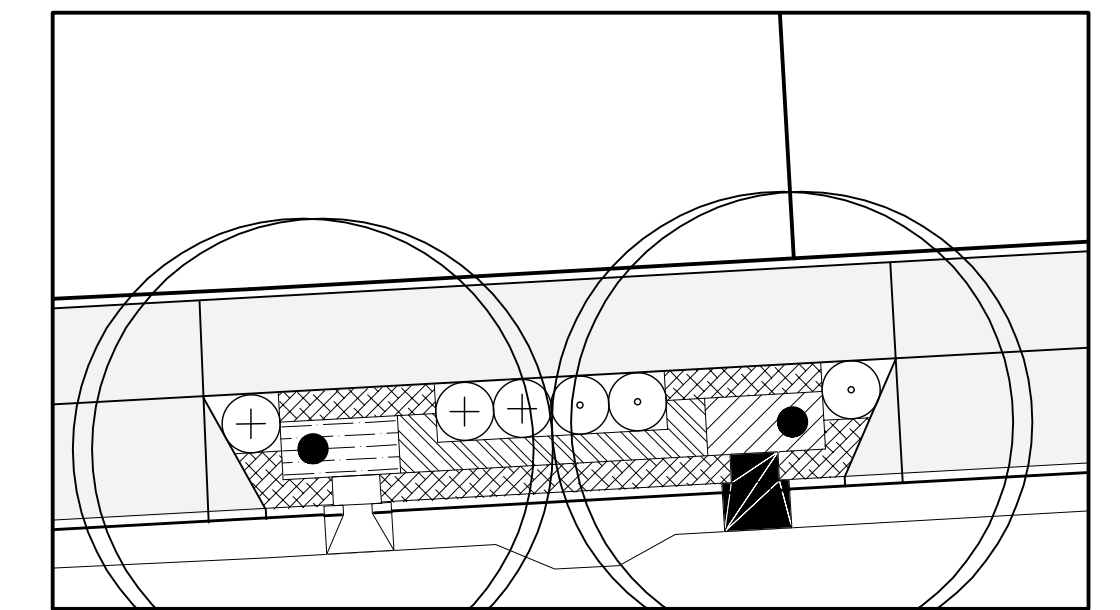
#1-SWALE



#2-SWALE



#3-SWALE



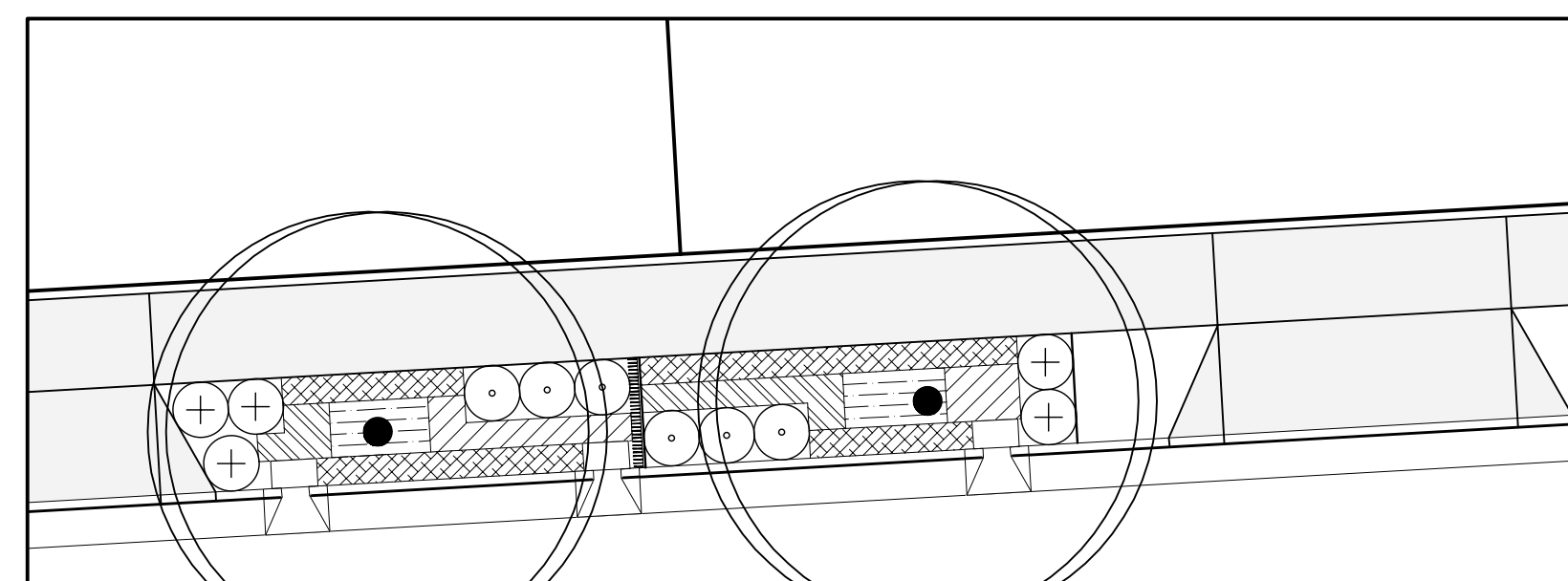
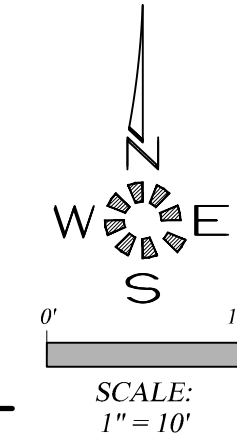
#4-SWALE

| #1 - SWALE | | | | | | |
|---------------|--|-----|------|------|-----|------------------------------|
| Symbol | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 10 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 25 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 25 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 54 | 12" | 4" Pot |
| | Cornus stolonifera 'Kelsey' DWARF KELSEY DOGWOOD (SMALL SHRUB) | D | 36" | 3 | 24" | 1Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 36" | 2 | 24" | 1 Gal. |
| | Carpinus caroliniana AMERICAN HORNBEAM (TREE) | D | | 1 | 25' | 1 1/2"-2" CALIPER B&B. |

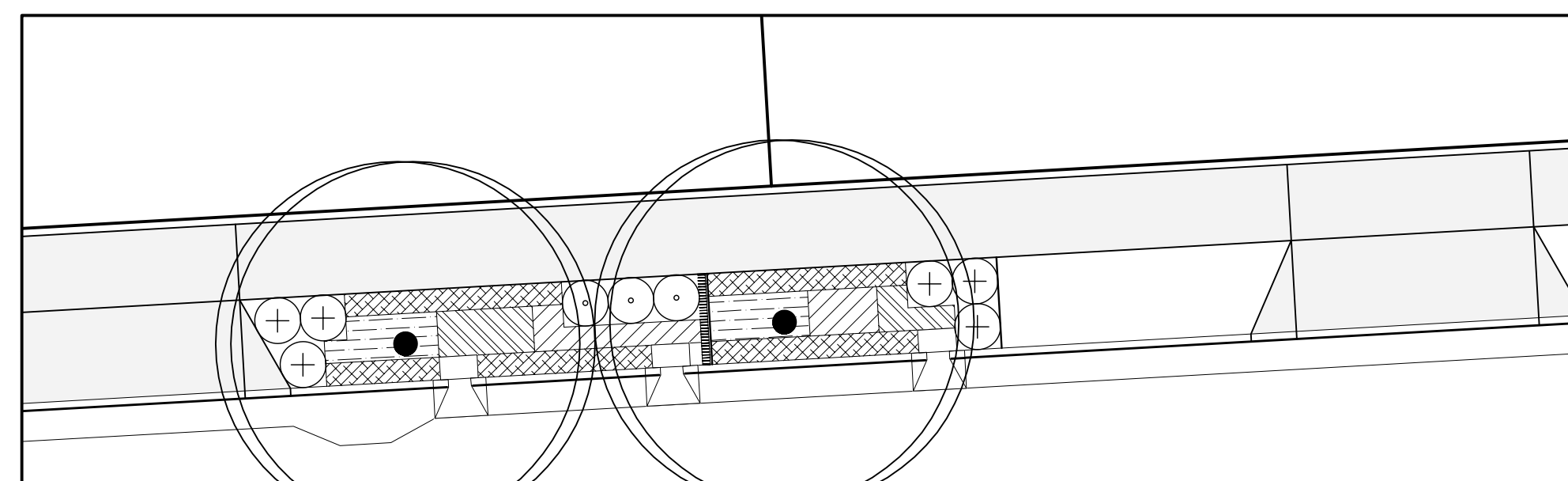
| #2 - SWALE | | | | | | |
|---------------|--|-----|------|------|-----|------------------------------|
| Symbol | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 35 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 43 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 36 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 106 | 12" | 4" Pot |
| | Cornus stolonifera 'Kelsey' DWARF KELSEY DOGWOOD (SMALL SHRUB) | D | 36" | 6 | 24" | 1Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 36" | 3 | 24" | 1 Gal. |
| | Carpinus caroliniana AMERICAN HORNBEAM (TREE) | D | | 2 | 25' | 1 1/2"-2" CALIPER B&B. |

| #3 - SWALE | | | | | | |
|---------------|--|-----|------|------|-----|------------------------------|
| Symbol | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 34 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 18 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 20 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 87 | 12" | 4" Pot |
| | Cornus stolonifera 'Kelsey' DWARF KELSEY DOGWOOD (SMALL SHRUB) | D | 36" | 3 | 24" | 1Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 36" | 3 | 24" | 1 Gal. |
| | Carpinus caroliniana AMERICAN HORNBEAM (TREE) | D | | 2 | 25' | 1 1/2"-2" CALIPER B&B. |

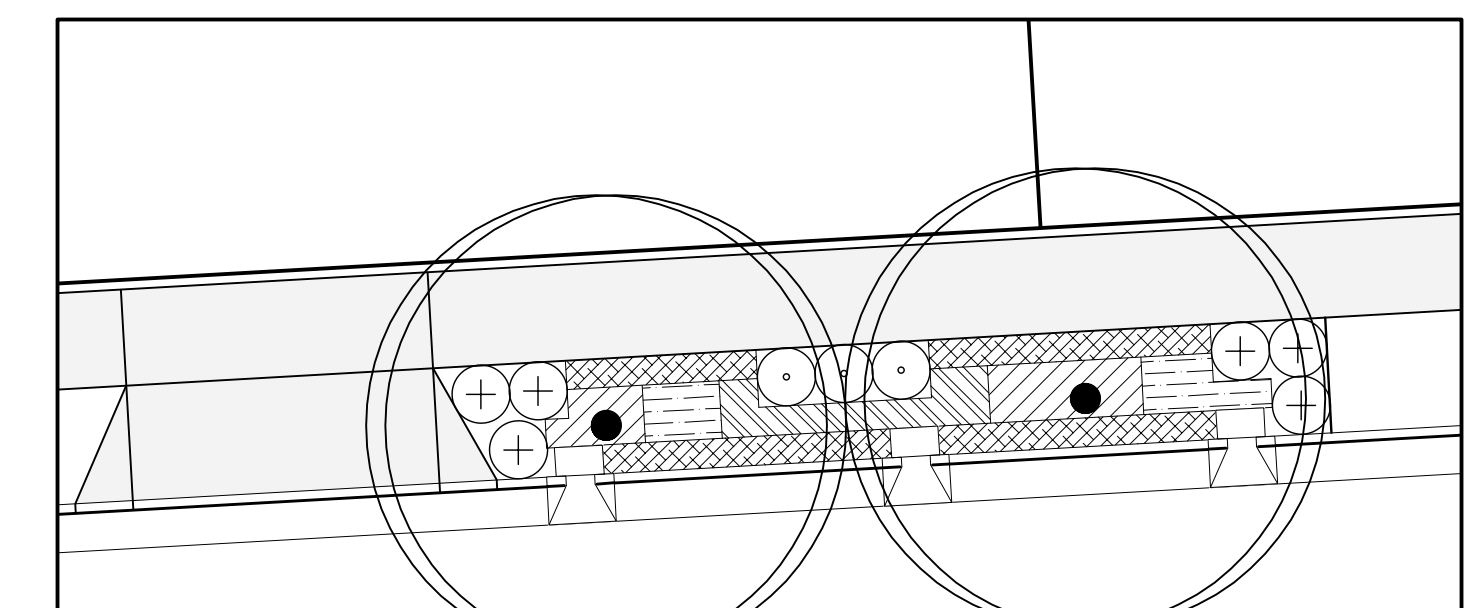
| #4 - SWALE | | | | | | |
|---------------|--|-----|------|------|-----|------------------------------|
| Symbol | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 34 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 20 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 20 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 80 | 12" | 4" Pot |
| | Cornus stolonifera 'Kelsey' DWARF KELSEY DOGWOOD (SMALL SHRUB) | D | 36" | 3 | 24" | 1Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 36" | 3 | 24" | 1 Gal. |
| | Carpinus caroliniana AMERICAN HORNBEAM (TREE) | D | | 2 | 25' | 1 1/2"-2" CALIPER B&B. |



#5-SWALE



#6-SWALE



#7-SWALE

| #5 - SWALE | | | | | | |
|---------------|--|-----|------|------|-----|------------------------------|
| Symbol | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 33 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 38 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 36 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 93 | 12" | 4" Pot |
| | Cornus stolonifera 'Kelsey' DWARF KELSEY DOGWOOD (SMALL SHRUB) | D | 36" | 5 | 24" | 1Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 36" | 6 | 24" | 1 Gal. |
| | Carpinus caroliniana AMERICAN HORNBEAM (TREE) | D | | 2 | 25' | 1 1/2"-2" CALIPER B&B. |

| #6 - SWALE | | | | | | |
|---------------|--|-----|------|------|-----|------------------------------|
| Symbol | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 34 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 46 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 38 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 114 | 12" | 4" Pot |
| | Cornus stolonifera 'Kelsey' DWARF KELSEY DOGWOOD (SMALL SHRUB) | D | 36" | 6 | 24" | 1Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 36" | 3 | 24" | 1 Gal. |
| | Carpinus caroliniana AMERICAN HORNBEAM (TREE) | D | | 2 | 25' | 1 1/2"-2" CALIPER B&B. |

| #7 - SWALE | | | | | | |
|---------------|--|-----|------|------|-----|------------------------------|
| Symbol | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 33 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 32 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 43 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 93 | 12" | 4" Pot |
| | Cornus stolonifera 'Kelsey' DWARF KELSEY DOGWOOD (SMALL SHRUB) | D | 36" | 6 | 24" | 1Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 36" | 3 | 24" | 1 Gal. |
| | Carpinus caroliniana AMERICAN HORNBEAM (TREE) | D | | 2 | 25' | 1 1/2"-2" CALIPER B&B. |

LANDSCAPE & IRRIGATION DESIGN BY:
LANDSCAPE DESIGN & CONSULTANTS LLC
 Doing business since 1985
 620 WORKWOOD ST. S.E. SALEM, OR. 97306 PHONE: (503) 551-8590

ALL WORK ON THIS SHEET IS PART OF SCHEDULE D. SEE SPECIAL PROVISIONS.

City of Albany
Public Works Department

Reviewed by: Rob Goings
 Date of Approval: 09/18/2017
 Approved: Matthew Ruettgers
 Development Services
 Use only approved plans for construction.

MULTI / TECH
 ENGINEERING SERVICES, INC.
 1155 13th ST. S.E. SALEM, OR. 97302
 PH. (503) 363-9222 FAX (503) 364-1260
 www.multitech.ws office@multitech.ws

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REGISTERED PROFESSIONAL ENGINEER
 No. 655
 Mark D. Green
 EXPIRES 06-30-2019

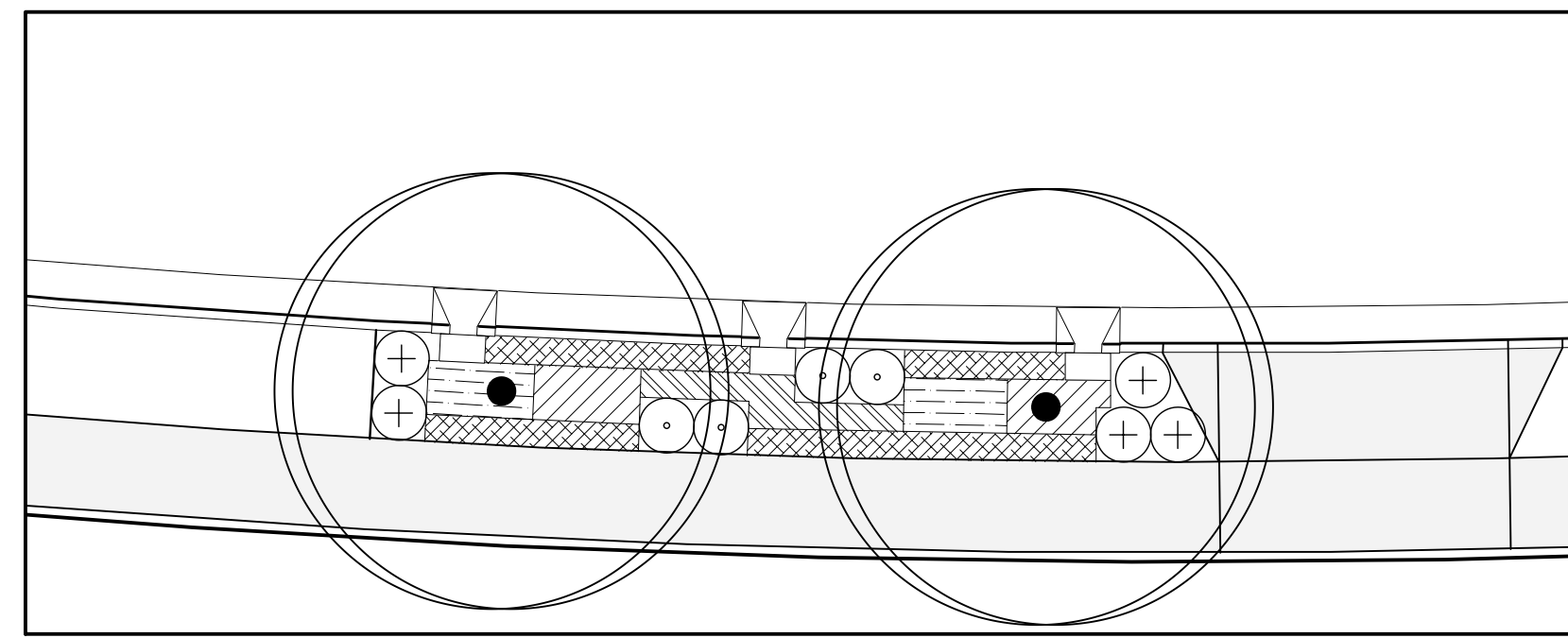
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 DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

5645B/PL01:1 305-5902
 Design: M.D.G.
 Drawn: D.G.G.
 Checked: B.M.G.
 Date: MAY 2017
 Scale: AS SHOWN
 As-Built: _____

SOMERSET SUBDIVISION PHASE 1

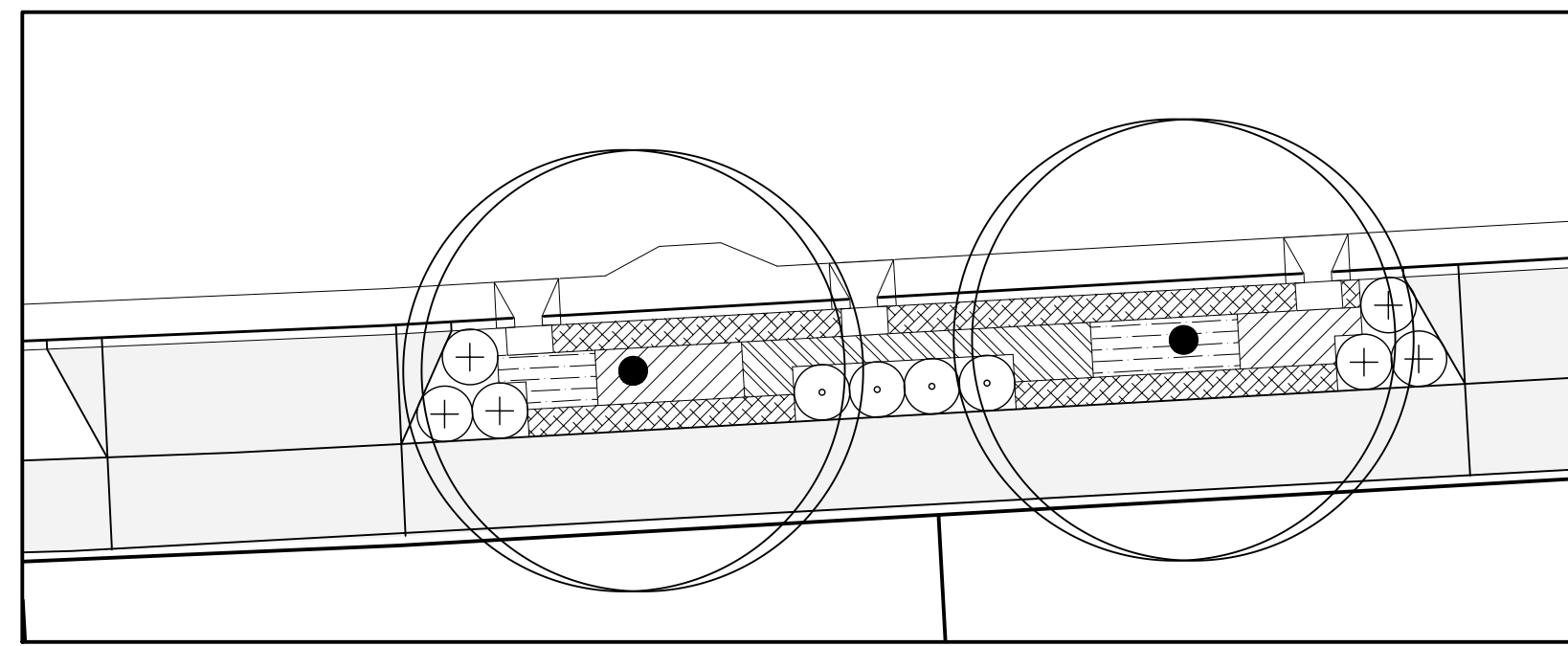
STORM WATER QUALITY PLANTING DETAILS

Project Number
5645
 Sheet Number
305



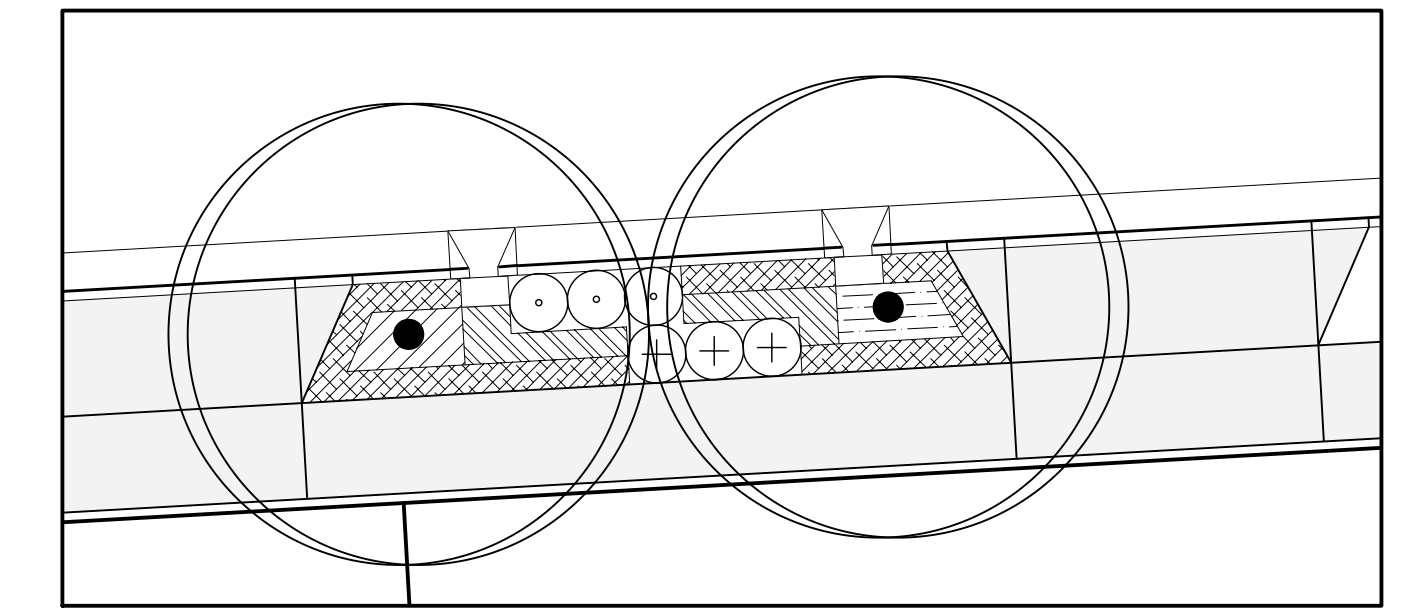
#8-SWALE

| #8 - SWALE | | | | | | |
|---------------|--|-----|------|------|-----|------------------------------|
| Symbol | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 30 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 40 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 39 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINICK (GROUND COVER) | E | 12" | 94 | 12" | 4" Pot |
| | Cornus stolonifera 'Kelsey' DWARF KELSEY DOGWOOD (SMALL SHRUB) | D | 36" | 5 | 24" | 1Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 36" | 4 | 24" | 1 Gal. |
| | Carpinus caroliniana AMERICAN HORNBEAM (TREE) | D | | 2 | 25' | 1 1/2"-2" CALIPER B&B. |



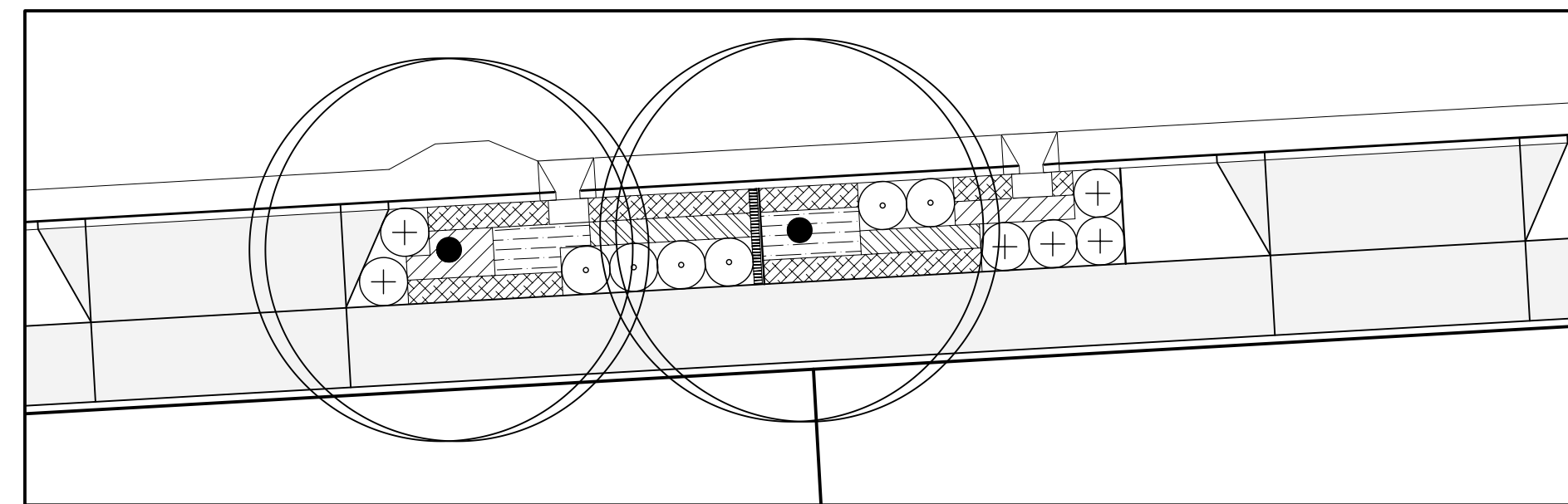
#9-SWALE

| #9 - SWALE | | | | | | |
|---------------|--|-----|------|------|-----|------------------------------|
| Symbol | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 45 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 43 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 48 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINICK (GROUND COVER) | E | 12" | 123 | 12" | 4" Pot |
| | Cornus stolonifera 'Kelsey' DWARF KELSEY DOGWOOD (SMALL SHRUB) | D | 36" | 6 | 24" | 1Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 36" | 4 | 24" | 1 Gal. |
| | Carpinus caroliniana AMERICAN HORNBEAM (TREE) | D | | 2 | 25' | 1 1/2"-2" CALIPER B&B. |



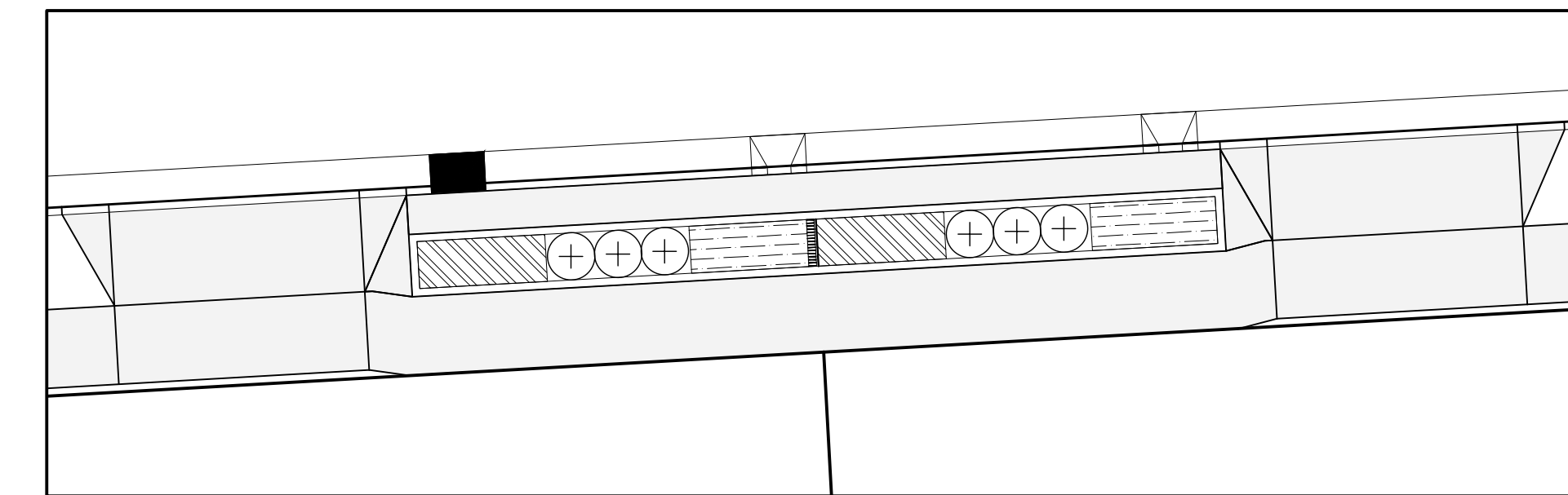
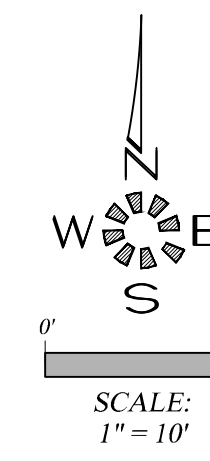
#10-SWALE

| #10 - SWALE | | | | | | |
|---------------|--|-----|------|------|-----|------------------------------|
| Symbol | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 36 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 19 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 18 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINICK (GROUND COVER) | E | 12" | 90 | 12" | 4" Pot |
| | Cornus stolonifera 'Kelsey' DWARF KELSEY DOGWOOD (SMALL SHRUB) | D | 36" | 3 | 24" | 1Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 36" | 3 | 24" | 1 Gal. |
| | Carpinus caroliniana AMERICAN HORNBEAM (TREE) | D | | 2 | 25' | 1 1/2"-2" CALIPER B&B. |



#11-SWALE

| #11 - SWALE | | | | | | |
|---------------|--|-----|------|------|-----|------------------------------|
| Symbol | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 30 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 39 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 30 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINICK (GROUND COVER) | E | 12" | 90 | 12" | 4" Pot |
| | Cornus stolonifera 'Kelsey' DWARF KELSEY DOGWOOD (SMALL SHRUB) | D | 36" | 6 | 24" | 1Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 36" | 6 | 24" | 1 Gal. |
| | Carpinus caroliniana AMERICAN HORNBEAM (TREE) | D | | 2 | 25' | 1 1/2"-2" CALIPER B&B. |



#12-PLANTER

| #12 - PLANTER | | | | | | |
|---------------|--|-----|------|------|-----|--------|
| Symbol | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 66 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 54 | 18" | 4" Pot |
| | Cornus stolonifera 'Kelsey' DWARF KELSEY DOGWOOD (SMALL SHRUB) | D | | 6 | 24" | 1Gal. |

ALL WORK ON THIS SHEET IS PART OF SCHEDULE D. SEE SPECIAL PROVISIONS.

City of Albany
Public Works Department
Construction Drawings for the private construction of public facilities.
Reviewed by: Rob Goings
Date of Approval: 09/18/2017
Approved: Matthew Ruetters
Development Services
Use only approved plans for construction.

LANDSCAPE & IRRIGATION DESIGN BY:
LANDSCAPE DESIGN & CONSULTANTS LLC
Doing business since 1985
620 WORKWOOD ST. S.E. SALEM, OR. 97306 PHONE: (503) 551-8590

MULTI / TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9222 FAX (503) 364-1260
www.multitech.ws office@multitech.ws

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REGISTERED PROFESSIONAL ENGINEER
JULY 14, 1978
FARAD, GREGG
EXPIRES 06-30-2019

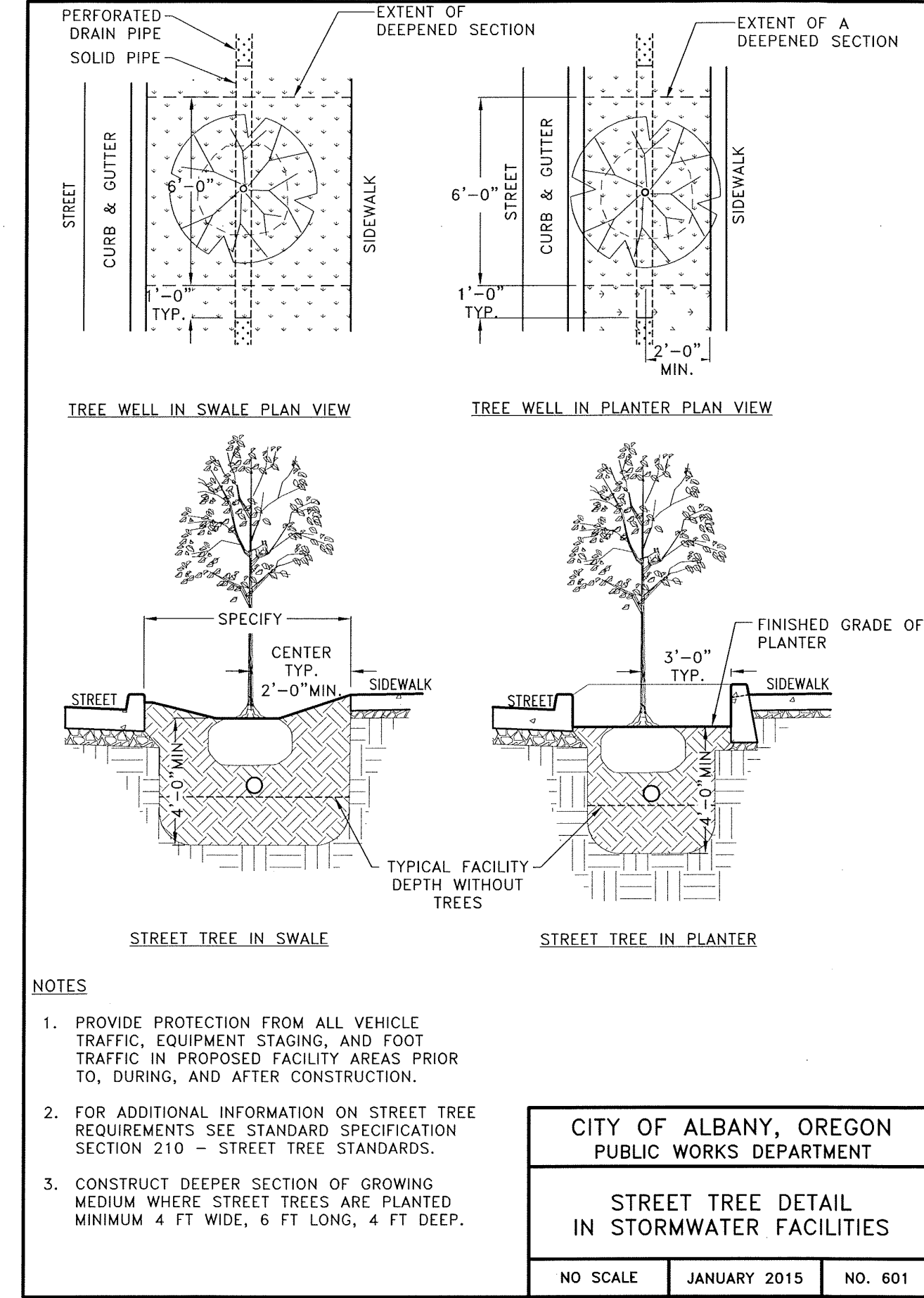
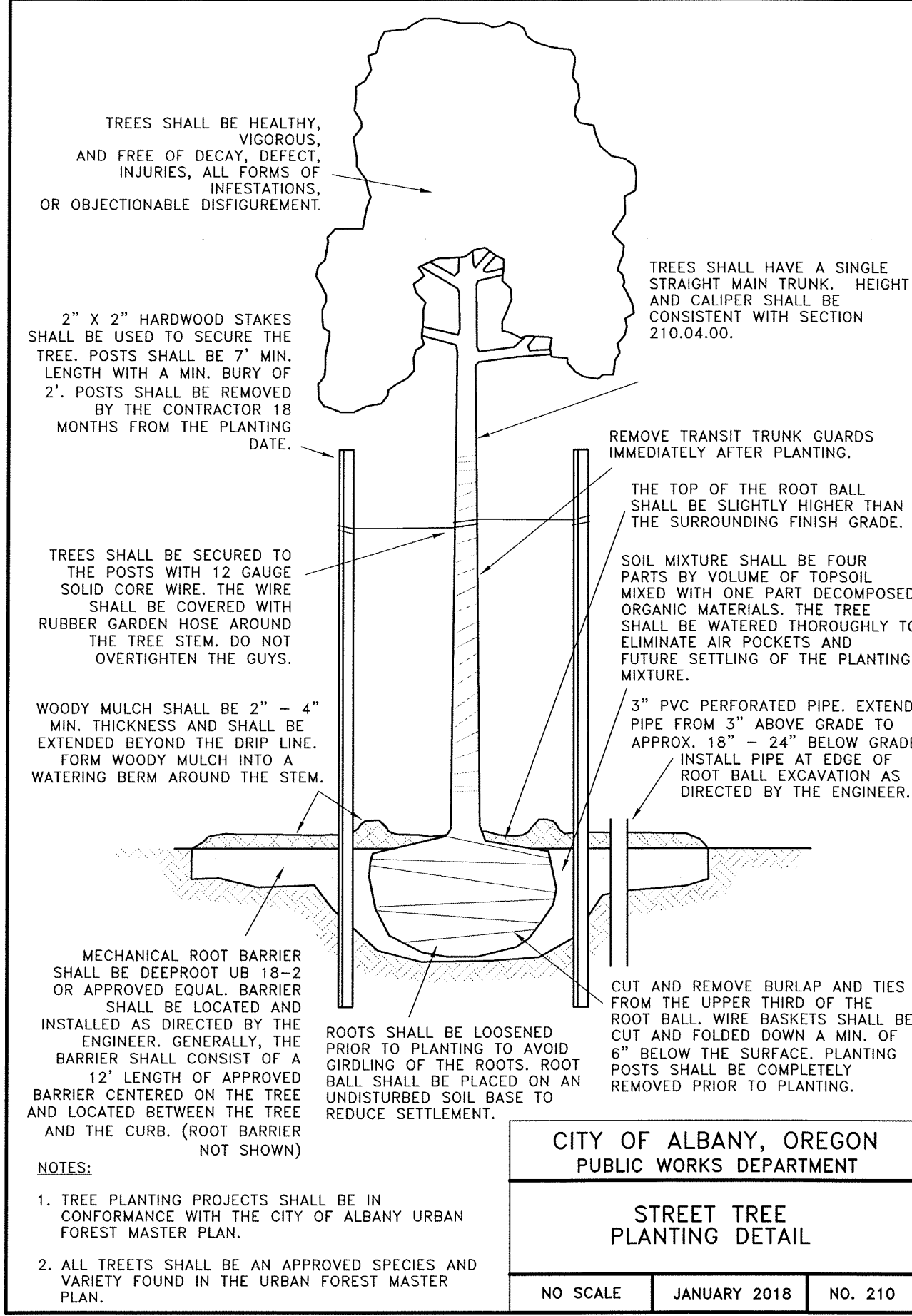
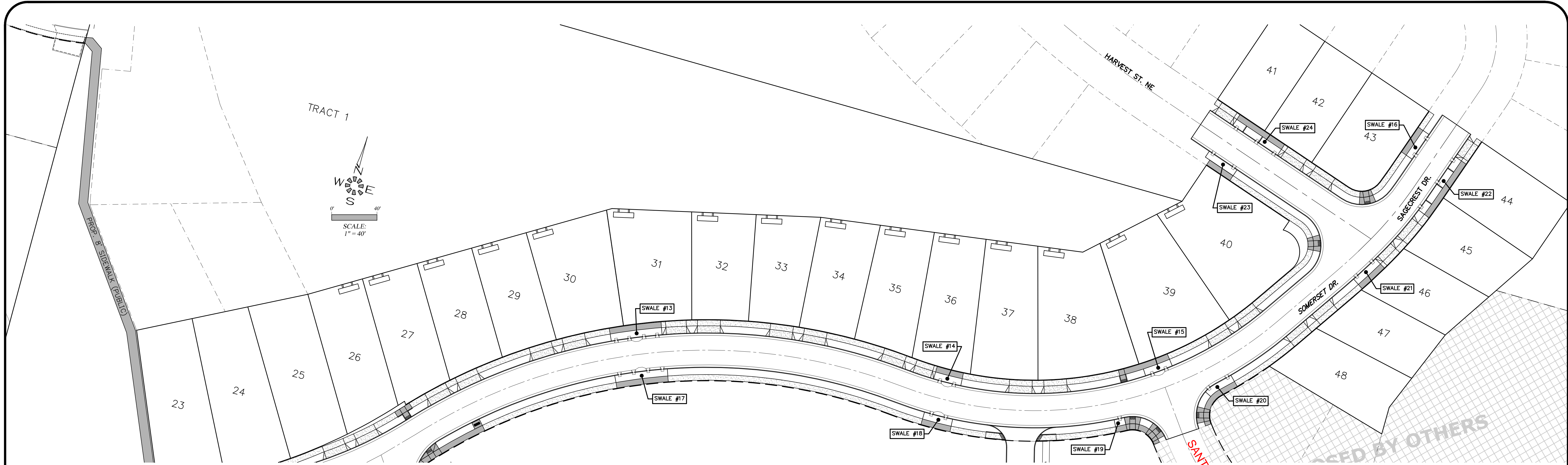
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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

5645B/PL01:1 306-5902
Design: M.D.G.
Drawn: D.G.G.
Checked: B.M.G.
Date: MAY 2017
Scale: AS SHOWN
As-Built: _____

SOMERSET SUBDIVISION PHASE 1

STORM WATER QUALITY PLANTING DETAILS

Project Number
5645
Sheet Number
306



NOTE: SHALLOW CURBSIDE SWALES HAVE BEEN CONSTRUCTED BY OTHERS.

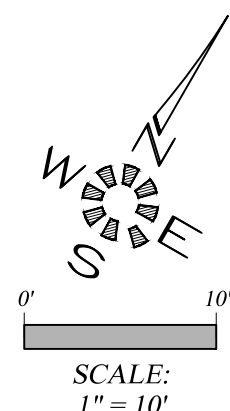
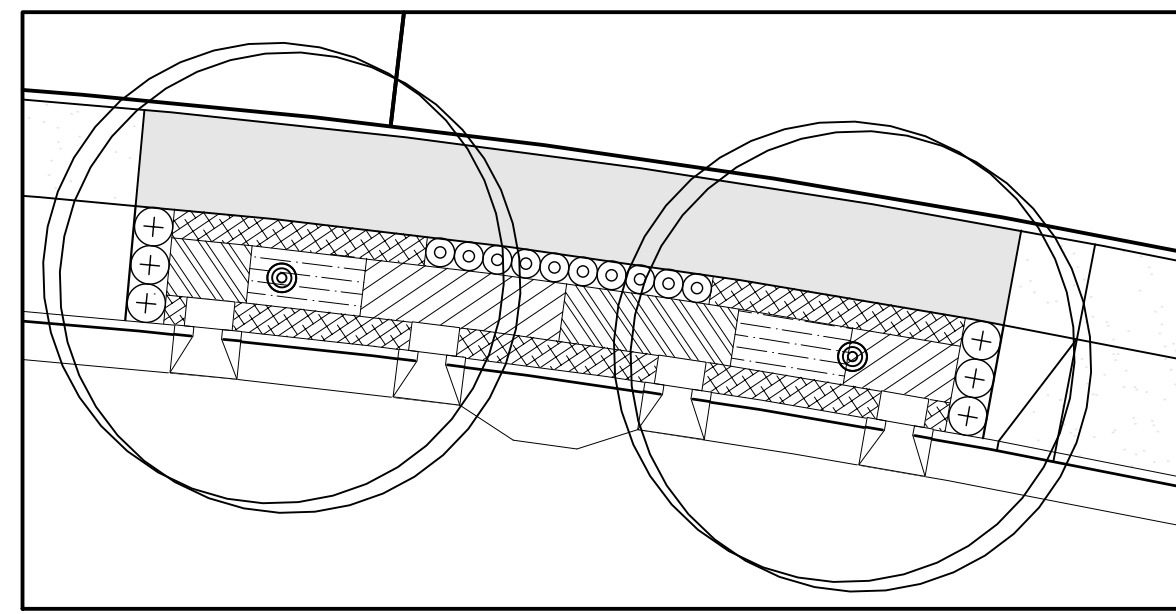
- STORM WATER QUALITY (SWQ) NOTES:**
1. MAINTAIN PERIMETER PROTECTION BEFORE, DURING AND AFTER CONSTRUCTION OF FACILITY TO KEEP ALL VEHICLE TRAFFIC, EQUIPMENT STAGING AND FOOT TRAFFIC OUT OF EXCAVATED TREATMENT AREA.
 2. NO STANDING WATER ALLOWED IN FACILITY TREATMENT AREA AT TIME OF CONSTRUCTION OR AT ANY POINT DURING CONSTRUCTION.
 3. GROWING MEDIUM SHALL BE COVERED AND PROTECTED FROM PRECIPITATION PRIOR TO PLACEMENT IN FACILITY.
 4. BOTTOM OF EXCAVATED FACILITY SHALL BE SCARIFIED PRIOR TO PLACING DRAIN ROCK.
 5. SURFACE TREATMENT SHALL BE APPLIED SAME DAY AS THE GROWING MEDIUM IS PLACED IN THE FACILITIES.
 6. CONTRACTOR TO REVIEW CITY OF ALBANY STANDARD CONSTRUCTION SPECIFICATIONS DIVISION 6 - POST CONSTRUCTION STORM WATER QUALITY FACILITIES TO BECOME FAMILIAR WITH MATERIALS AND PLACEMENT OF MATERIALS IN STORM WATER QUALITY FACILITIES.
 7. SEE CITY OF ALBANY STANDARD DETAILS 210, 601, 603A, 603B, 611 & 612 (SEE SHEETS 304 & 803-805).
 8. GROWING MEDIUM SHALL COMPLY WITH CITY OF ALBANY STANDARD CONSTRUCTION SPECIFICATIONS DIVISION 6, POST CONSTRUCTION STORMWATER QUALITY FACILITIES 601, GROWING MEDIUM.

ALL WORK ON THIS SHEET IS PART OF SCHEDULE D. SEE SPECIAL PROVISIONS.

**City of Albany
Public Works Department**

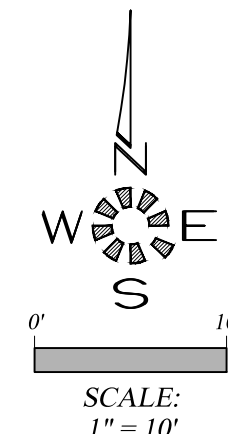
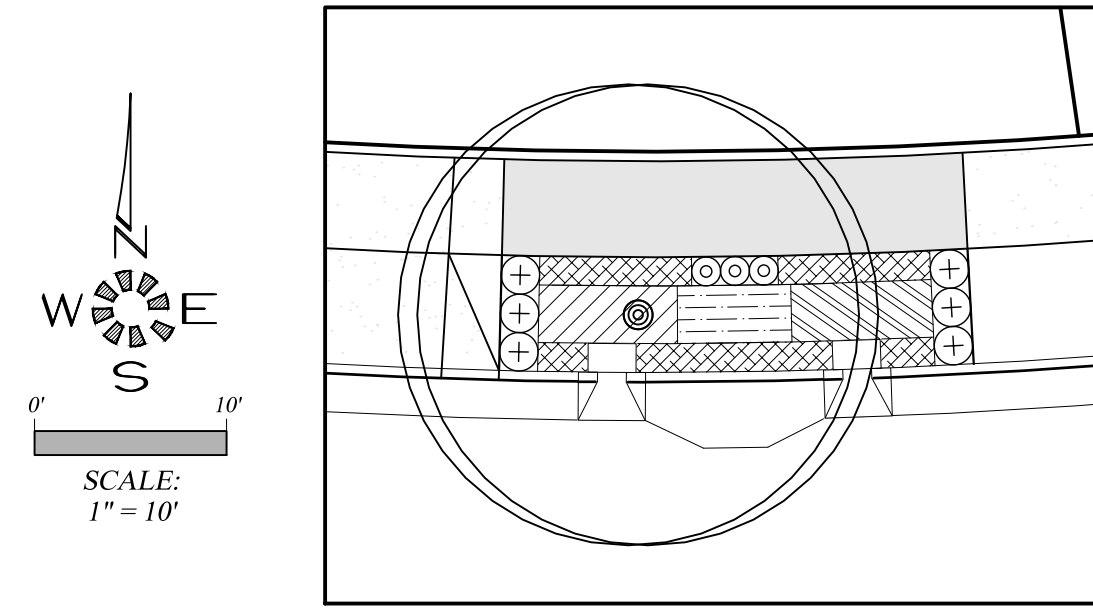
Construction Drawings for the private construction of public facilities.

Reviewed by: Rob Goings
Date of Approval: 10/16/2018
Approved: Matthew Ruettgers
Development Services
Use only approved plans for construction.



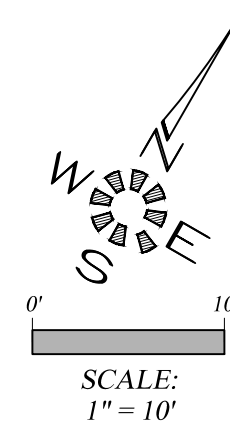
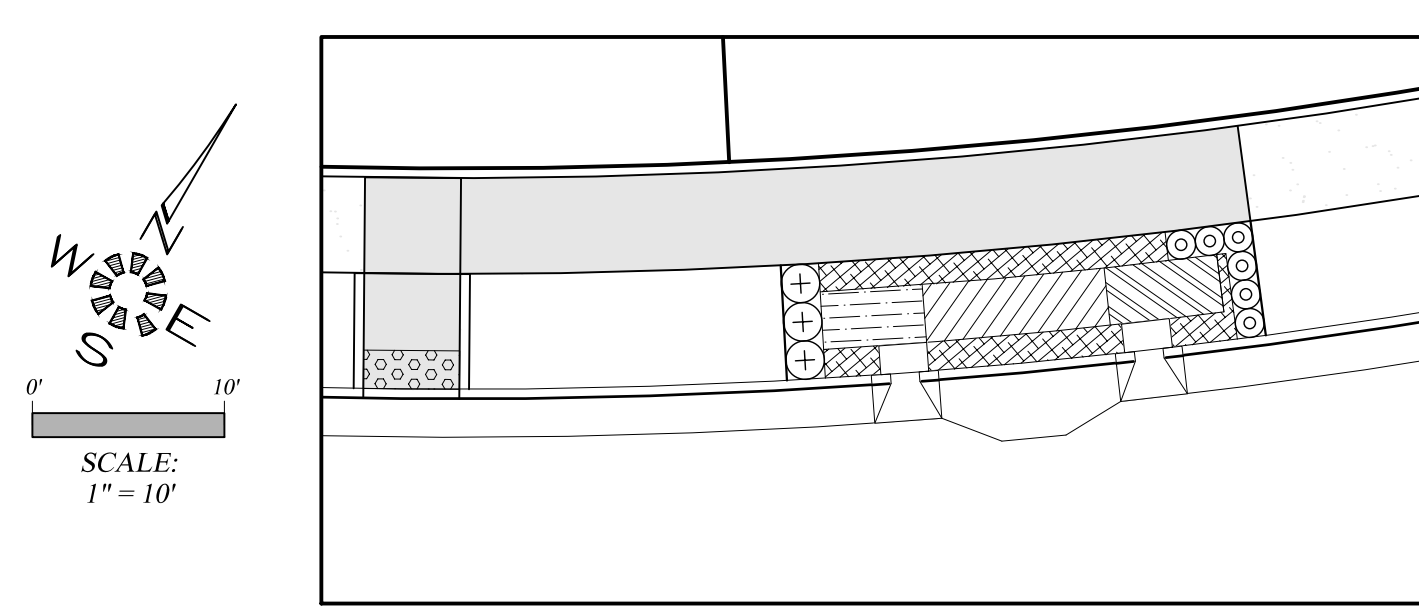
SWALE #13

| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
|---------------|---|-----|------|------|-----|--------------------------------|
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 45 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 41 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 55 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 98 | 12" | 1 Gal. |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | E | 24" | 6 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 10 | 24" | 1 Gal. |
| | Carpinus caroliniana AMERICAN HORNBEAM (TREE) | D | | 2 | 25' | 1-1/2" TO 2" CALIPER B&B |



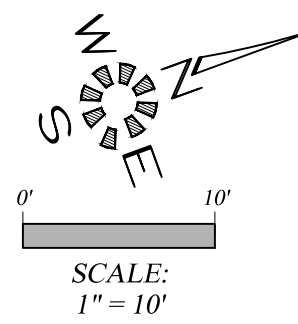
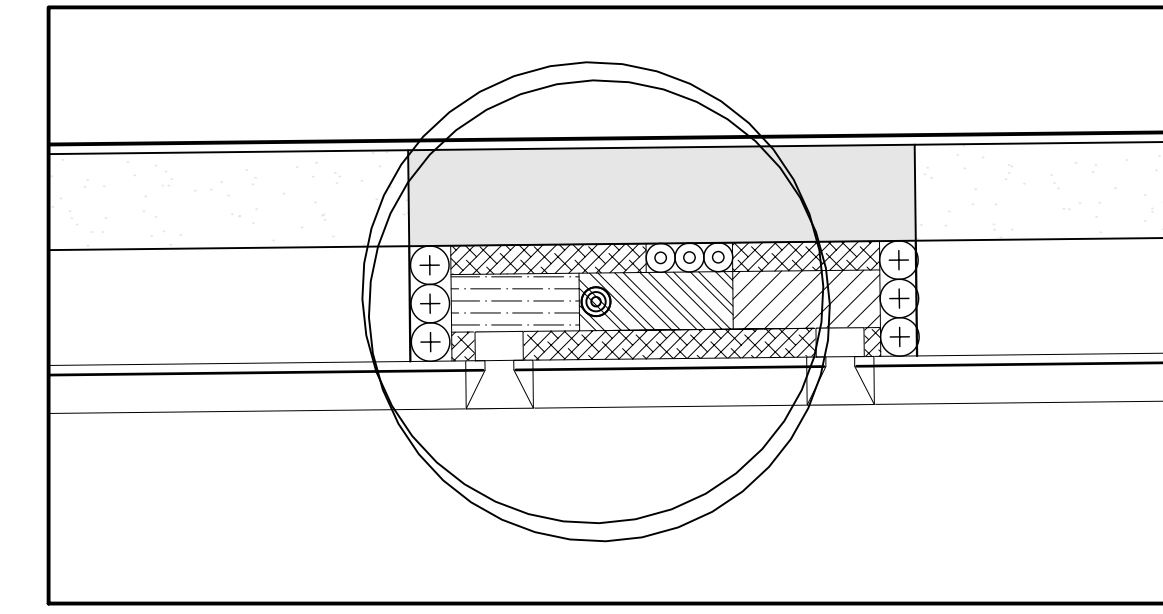
SWALE #14

| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
|---------------|---|-----|------|------|-----|--------------------------------|
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 25 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 20 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 24 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 55 | 12" | 1 Gal. |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | E | 24" | 6 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 3 | 24" | 1 Gal. |
| | Carpinus caroliniana AMERICAN HORNBEAM (TREE) | D | | 1 | 25' | 1-1/2" TO 2" CALIPER B&B |



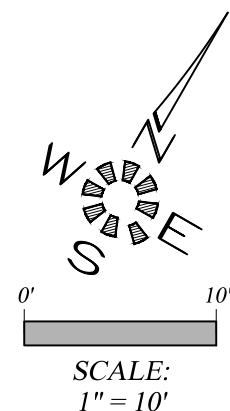
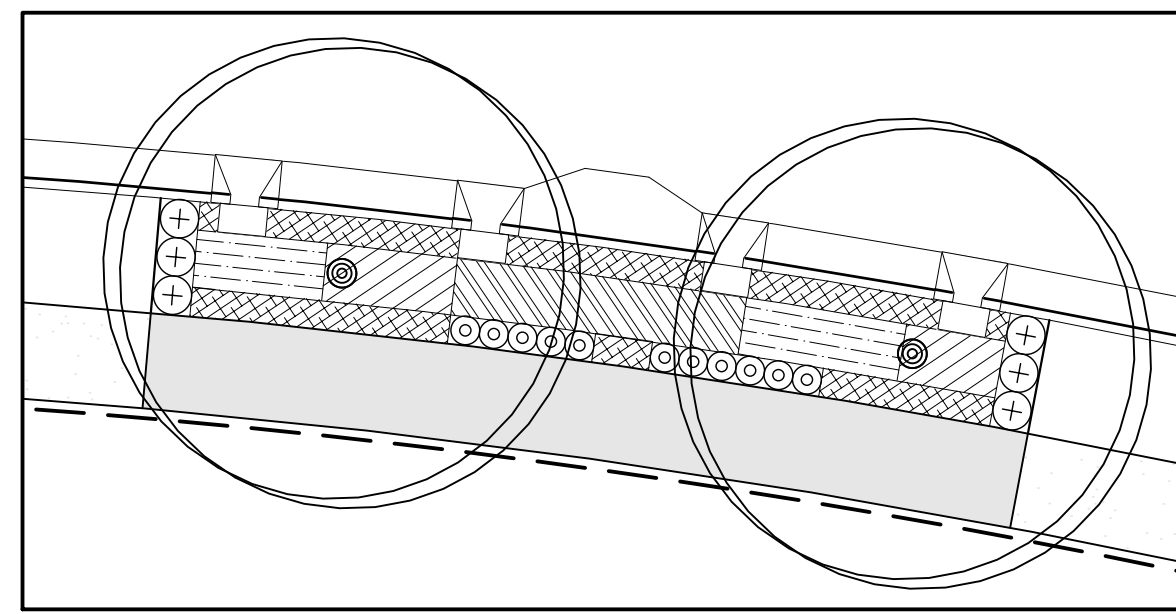
SWALE #15

| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
|---------------|---|-----|------|------|-----|--------------------------------|
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 20 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 18 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 33 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 61 | 12" | 1 Gal. |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | E | 24" | 3 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 6 | 24" | 1 Gal. |
| | Carpinus caroliniana AMERICAN HORNBEAM (TREE) | D | | 0 | 25' | 1-1/2" TO 2" CALIPER B&B |



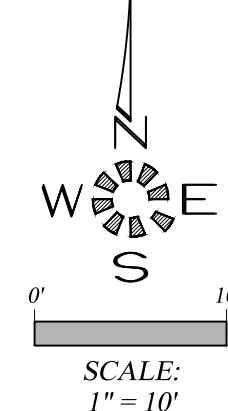
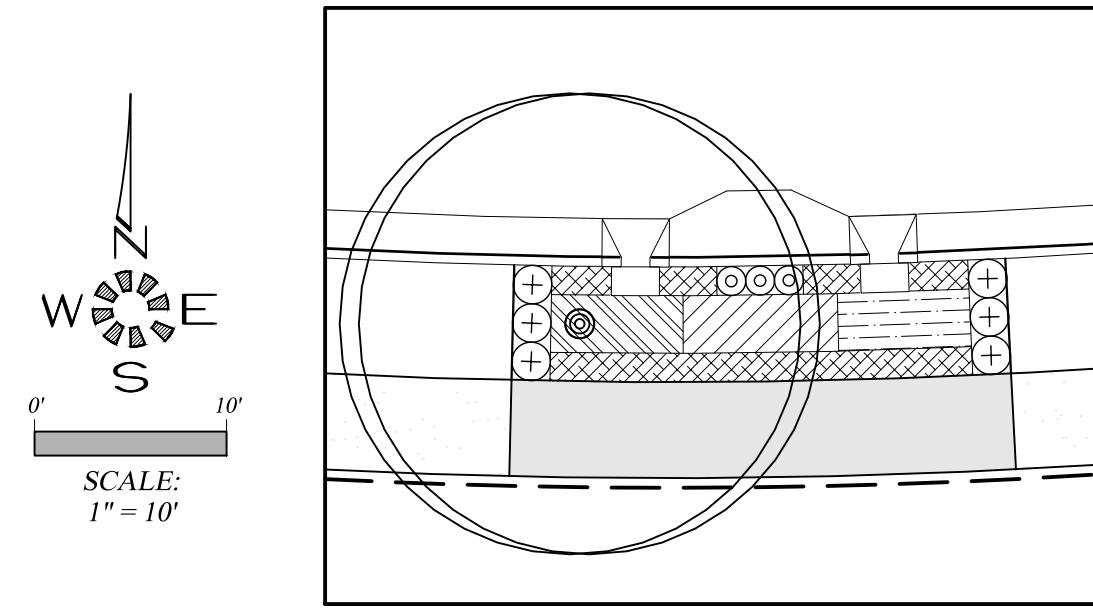
SWALE #16

| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
|---------------|---|-----|------|------|-----|--------------------------------|
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 27 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 23 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 26 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 61 | 12" | 1 Gal. |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | E | 24" | 6 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 3 | 24" | 1 Gal. |
| | Carpinus caroliniana AMERICAN HORNBEAM (TREE) | D | | 1 | 25' | 1-1/2" TO 2" CALIPER B&B |



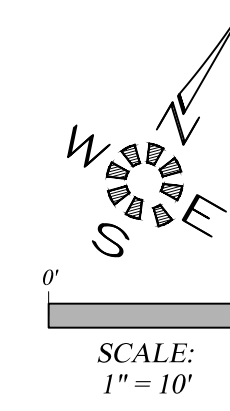
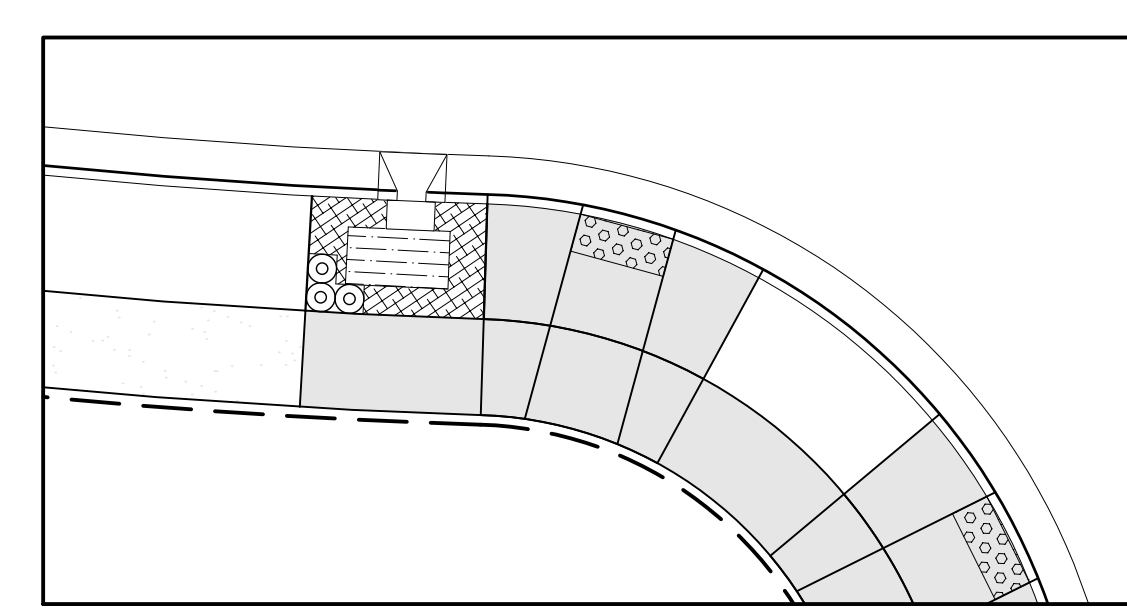
SWALE #17

| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
|---------------|---|-----|------|------|-----|--------------------------------|
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 51 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 51 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 41 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 100 | 12" | 1 Gal. |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | E | 24" | 6 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 11 | 24" | 1 Gal. |
| | Carpinus caroliniana AMERICAN HORNBEAM (TREE) | D | | 2 | 25' | 1-1/2" TO 2" CALIPER B&B |



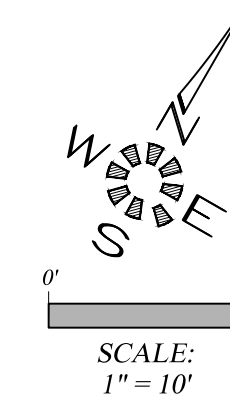
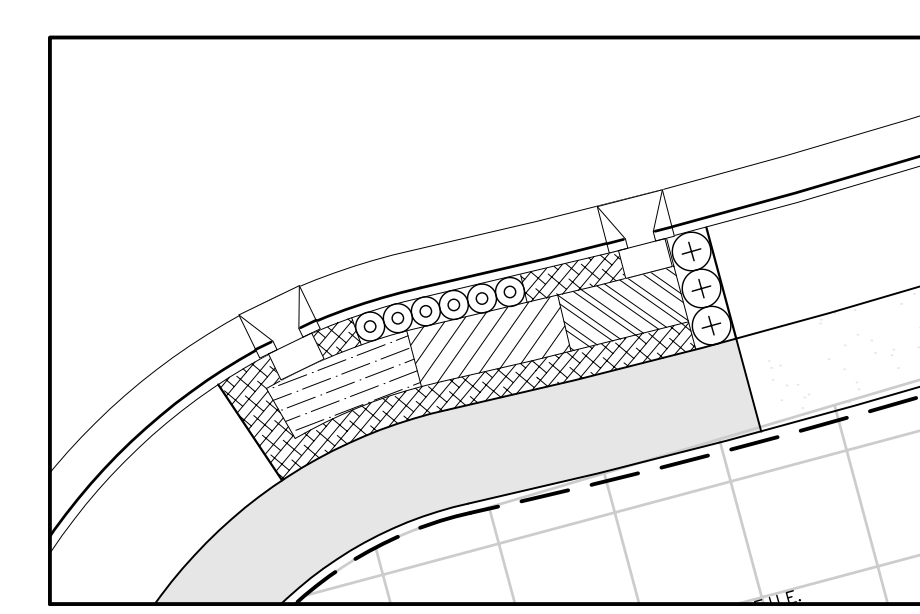
SWALE #18

| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
|---------------|---|-----|------|------|-----|--------------------------------|
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 23 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 27 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 23 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 58 | 12" | 1 Gal. |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | E | 24" | 6 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 3 | 24" | 1 Gal. |
| | Carpinus caroliniana AMERICAN HORNBEAM (TREE) | D | | 1 | 25' | 1-1/2" TO 2" CALIPER B&B |



SWALE #19

| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
|---------------|---|-----|------|------|-----|--------------------------------|
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 0 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 18 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 0 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 33 | 12" | 1 Gal. |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | E | 24" | 0 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 3 | 24" | 1 Gal. |
| | Carpinus caroliniana AMERICAN HORNBEAM (TREE) | D | | 0 | 25' | 1-1/2" TO 2" CALIPER B&B |

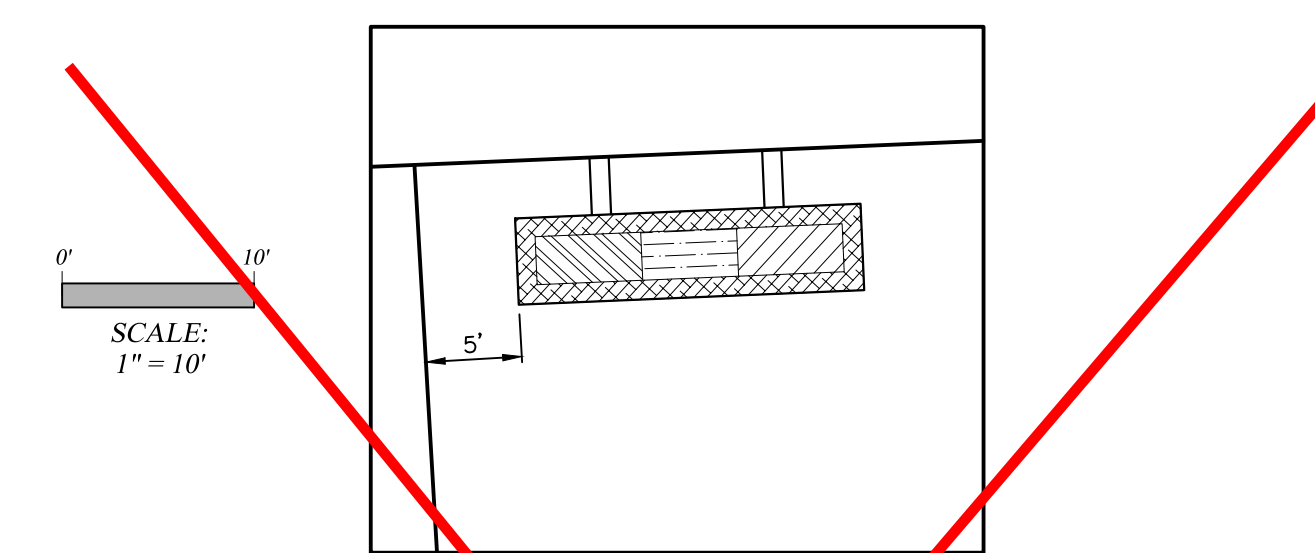


SWALE #20

| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
|---------------|---|-----|------|------|-----|--------------------------------|
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 21 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 25 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 27 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 63 | 12" | 1 Gal. |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | E | 24" | 3 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 6 | 24" | 1 Gal. |
| | Carpinus caroliniana AMERICAN HORNBEAM (TREE) | D | | 0 | 25' | 1-1/2" TO 2" CALIPER B&B |

ALL WORK ON THIS SHEET IS PART OF SCHEDULE D. SEE SPECIAL PROVISIONS.

**City of Albany
Public Works Department**
Construction Drawings for the private construction of public facilities.
Reviewed by: **Rob Goings**
Date of Approval: **10/16/2018**
Approved: **Matthew Ruettgers**
Development Services
Use only approved plans for construction.

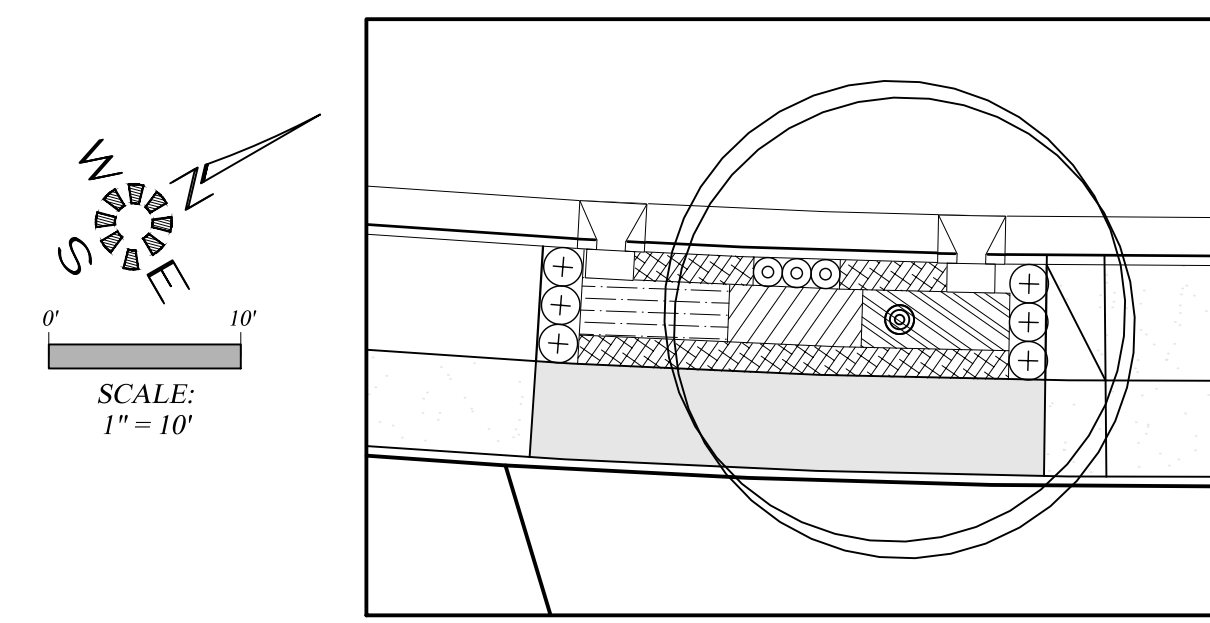


**PRIVATE REAR YARD SWALE FOR LOTS 26-40
(QUANTITIES ARE TYPICAL FOR EACH LOT)**

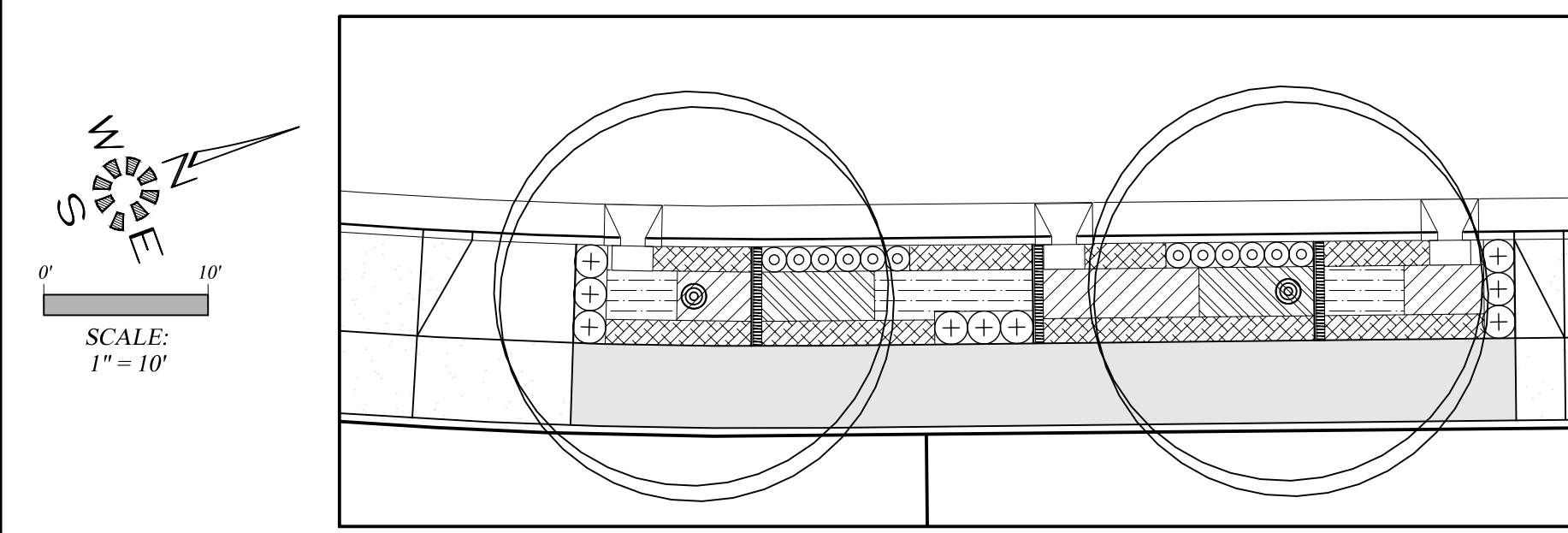
**ALL WORK ON THIS SHEET
IS PART OF SCHEDULE D.
SEE SPECIAL PROVISIONS.**

| REAR YARD SWALES | | | | | | |
|------------------|---|-----|------|------|-----|--------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 16 | 62 | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 16 | 15 | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 16 | 62 | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 47 | 131 | 1 Gal. |

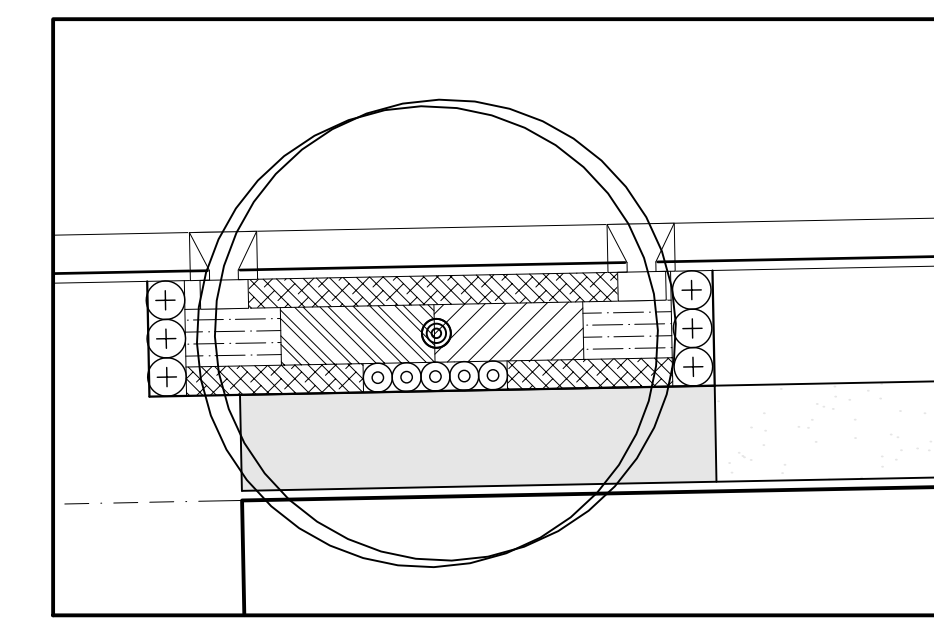
NOT PART OF CONTRACT



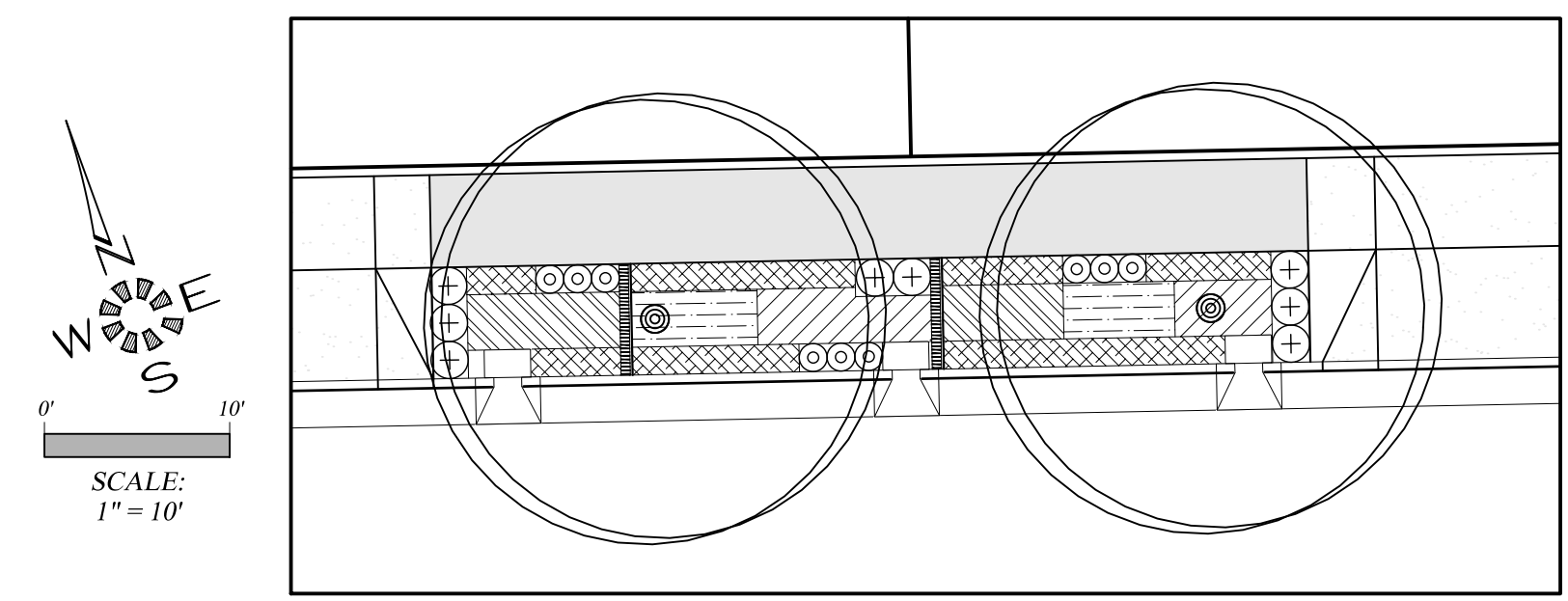
SWALE #21



SWALE #22



SWALE #23



SWALE #24

| SWALE #21 | | | | | | |
|-----------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 26 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 24 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 26 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 58 | 12" | 1 Gal. |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | E | 24" | 6 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 3 | 24" | 1 Gal. |
| | Carpinus caroliniana AMERICAN HORNBEAM (TREE) | D | | 1 | 25' | 1-1/2" TO 2" CALIPER B&B |

| SWALE #22 | | | | | | |
|-----------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 47 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 61 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 64 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 121 | 12" | 1 Gal. |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | E | 24" | 9 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 12 | 24" | 1 Gal. |
| | Carpinus caroliniana AMERICAN HORNBEAM (TREE) | D | | 2 | 25' | 1-1/2" TO 2" CALIPER B&B |

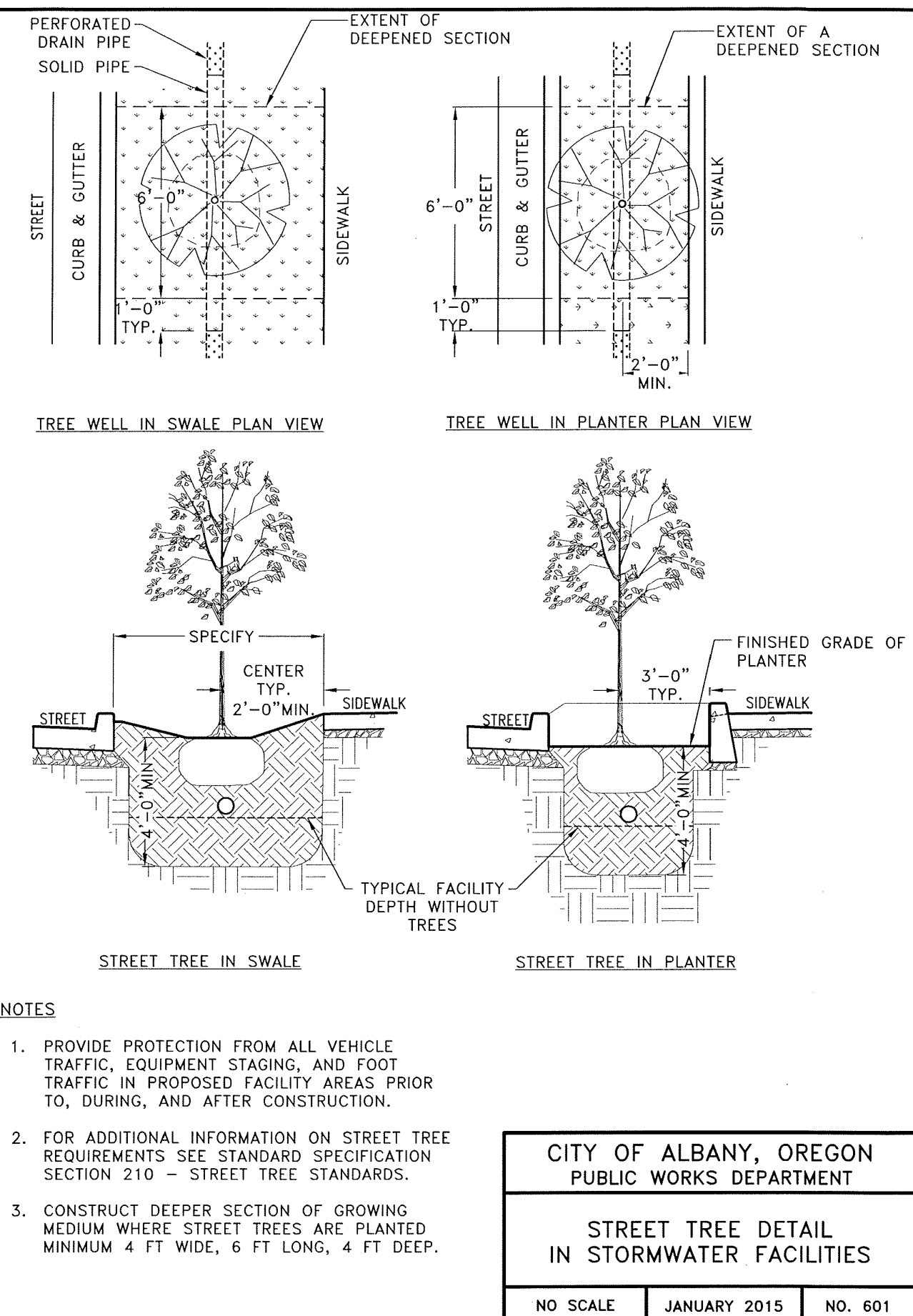
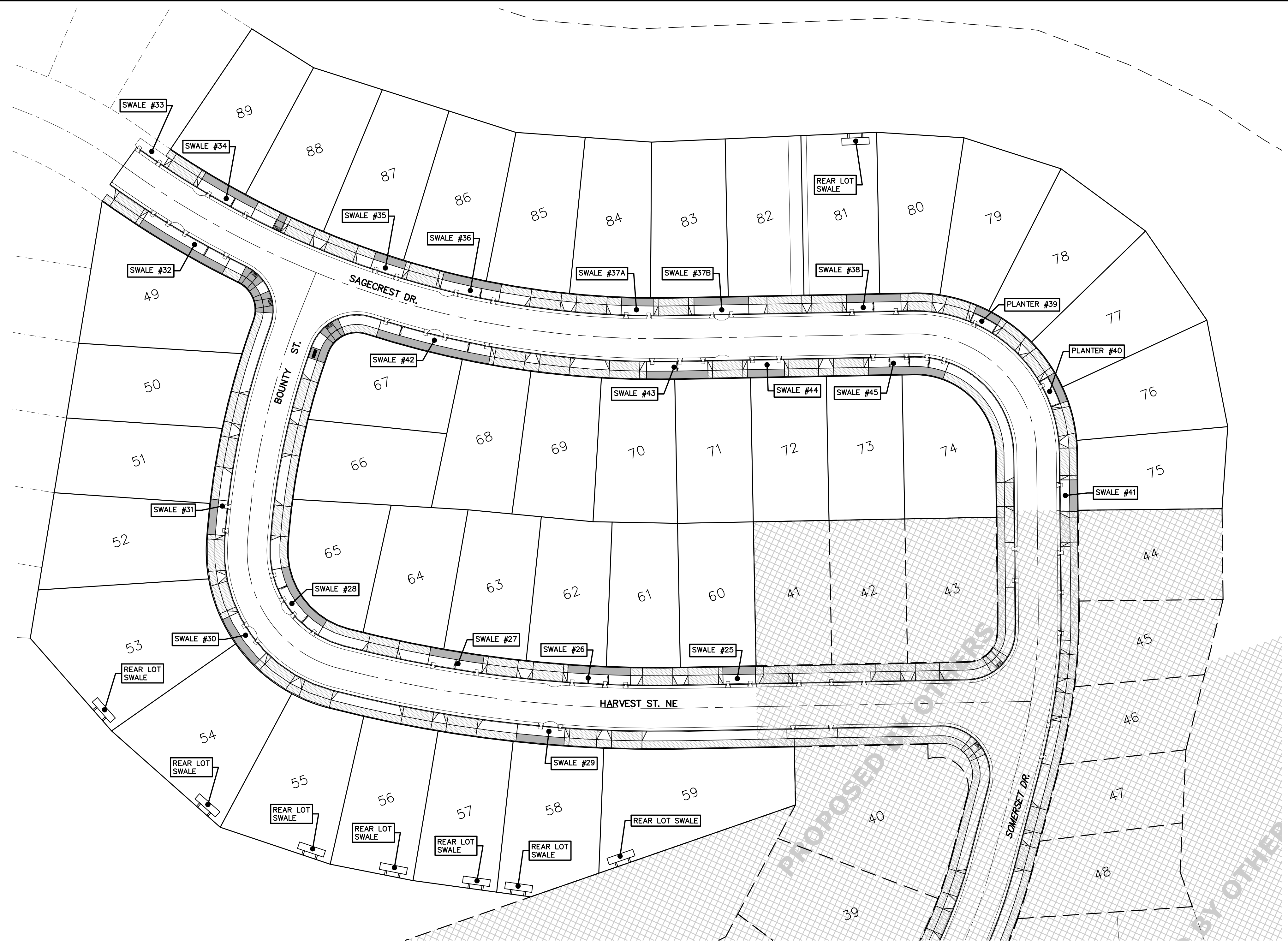
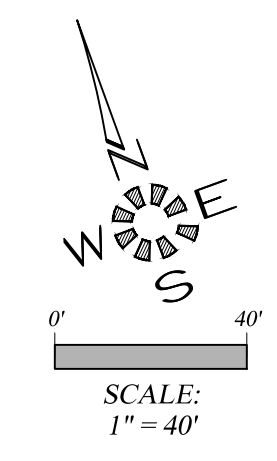
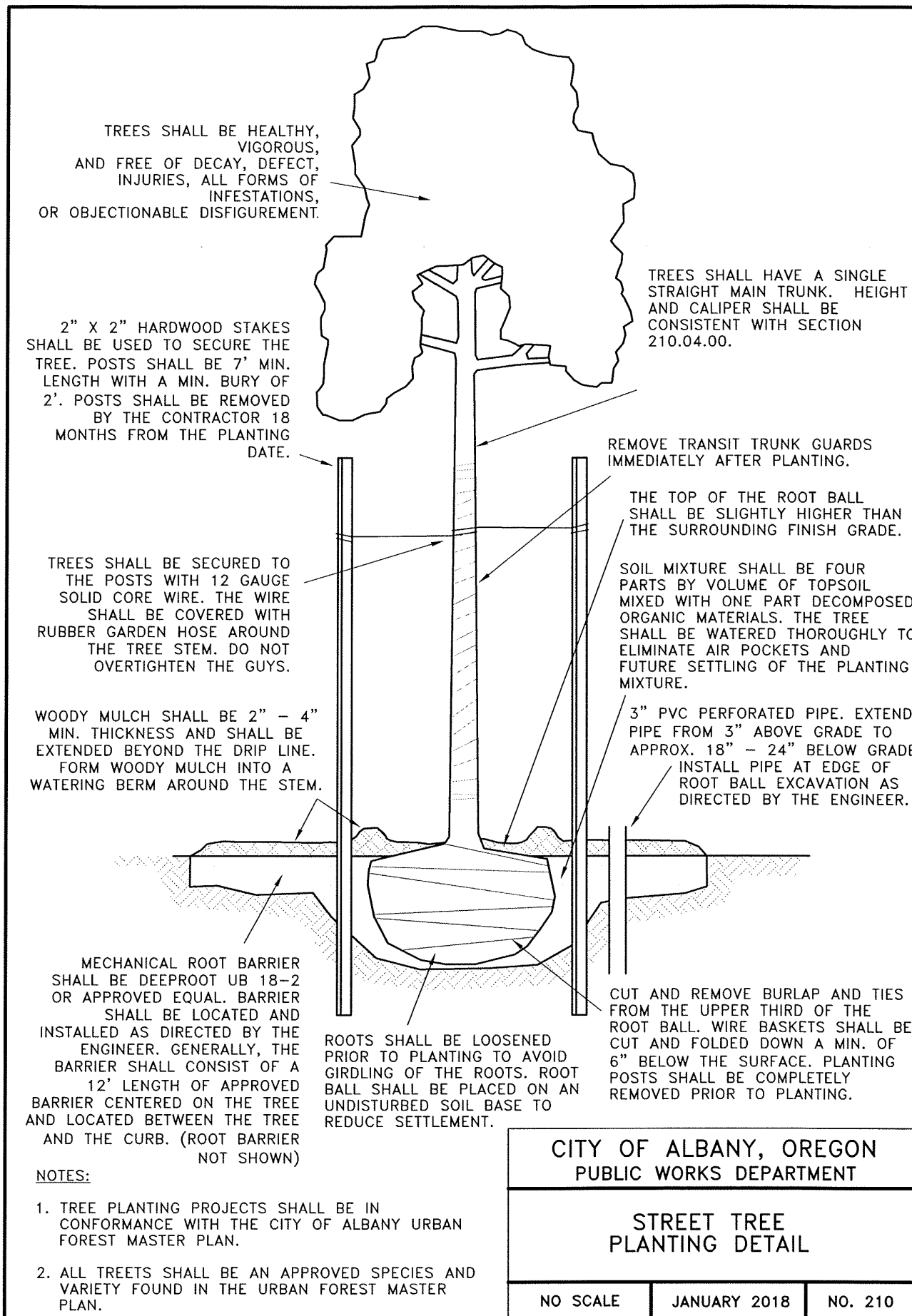
| SWALE #23 | | | | | | |
|-----------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 27 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 33 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 26 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 64 | 12" | 1 Gal. |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | E | 24" | 6 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 5 | 24" | 1 Gal. |
| | Carpinus caroliniana AMERICAN HORNBEAM (TREE) | D | | 1 | 25' | 1-1/2" TO 2" CALIPER B&B |

| SWALE #24 | | | | | | |
|-----------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 50 | 62 | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 43 | 15 | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 48 | 40 | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 100 | 131 | 1 Gal. |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | E | 24" | 8 | 2 | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 9 | 5 | 1 Gal. |
| | Carpinus caroliniana AMERICAN HORNBEAM (TREE) | D | | 2 | 2 | 1-1/2" TO 2" CALIPER B&B |

**City of Albany
Public Works Department**

Construction Drawings for the private construction of public facilities.

Reviewed by: Rob Goings
Date of Approval: 10/16/2018
Approved: Matthew Ruettgers
Development Services
Use only approved plans for construction.



NOTE: SHALLOW CURBSIDE SWALES HAVE BEEN CONSTRUCTED BY OTHERS.

ALL WORK ON THIS SHEET IS PART OF SCHEDULE D. SEE SPECIAL PROVISIONS.

STORM WATER QUALITY (SWQ) NOTES:

1. MAINTAIN PERIMETER PROTECTION BEFORE, DURING AND AFTER CONSTRUCTION OF FACILITY TO KEEP ALL VEHICLE TRAFFIC, EQUIPMENT STAGING AND FOOT TRAFFIC OUT OF EXCAVATED TREATMENT AREA.
2. NO STANDING WATER ALLOWED IN FACILITY TREATMENT AREA AT TIME OF CONSTRUCTION OR AT ANY POINT DURING CONSTRUCTION.
3. GROWING MEDIUM SHALL BE COVERED AND PROTECTED FROM PRECIPITATION PRIOR TO PLACEMENT IN FACILITY.
4. BOTTOM OF EXCAVATED FACILITY SHALL BE SCARIFIED PRIOR TO PLACING DRAIN ROCK.
5. SURFACE TREATMENT SHALL BE APPLIED SAME DAY AS THE GROWING MEDIUM IS PLACED IN THE FACILITIES.
6. CONTRACTOR TO REVIEW CITY OF ALBANY STANDARD CONSTRUCTION SPECIFICATIONS DIVISION 6 - POST CONSTRUCTION STORM WATER QUALITY FACILITIES TO BECOME FAMILIAR WITH MATERIALS AND PLACEMENT OF MATERIALS IN STORM WATER QUALITY FACILITIES.
7. SEE CITY OF ALBANY STANDARD DETAILS 210, 601, 603A, 603B, 611 & 612 (SEE SHEETS 304 & 803-805).
8. GROWING MEDIUM SHALL COMPLY WITH CITY OF ALBANY STANDARD CONSTRUCTION SPECIFICATIONS DIVISION 6, POST CONSTRUCTION STORMWATER QUALITY FACILITIES 601, GROWING MEDIUM.

City of Albany
Public Works Department

Construction Drawings for the private construction of public facilities.

Reviewed by: Rob Goings
Date of Approval: 10/25/2018
Approved: Matthew Ruetters
Development Services
Use only approved plans for construction.

MULTI / TECH
ENGINEERING SERVICES, INC.

1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363 - 9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

MULTITECH ENGINEERING EXEMPT FROM LIABILITY IF NOT STAMPED APPROVED

NOT FOR CONSTRUCTION UNLESS STAMPED APPROVED HERE

REGISTERED PROFESSIONAL ENGINEER
MARK D. GREVIL
EXPIRES: 06-30-2019

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

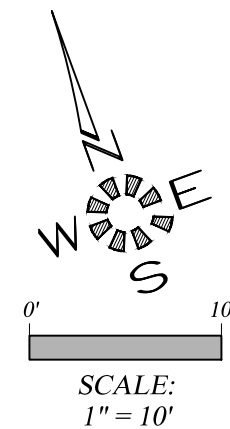
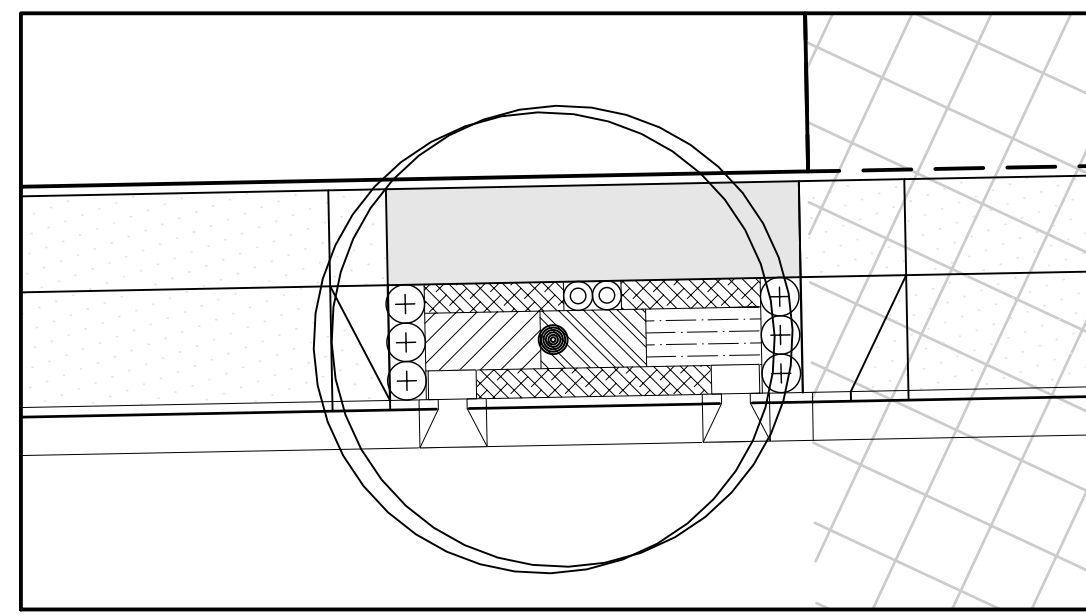
Design: M.D.G.
Drawn: D.G.G.
Checked: B.M.G.
Date: OCT. 2017
Scale: AS SHOWN
As-Built: _____

THE RESERVE AT SOMERSET EAST PHASE 3

STORM WATER QUALITY PLANTING KEY

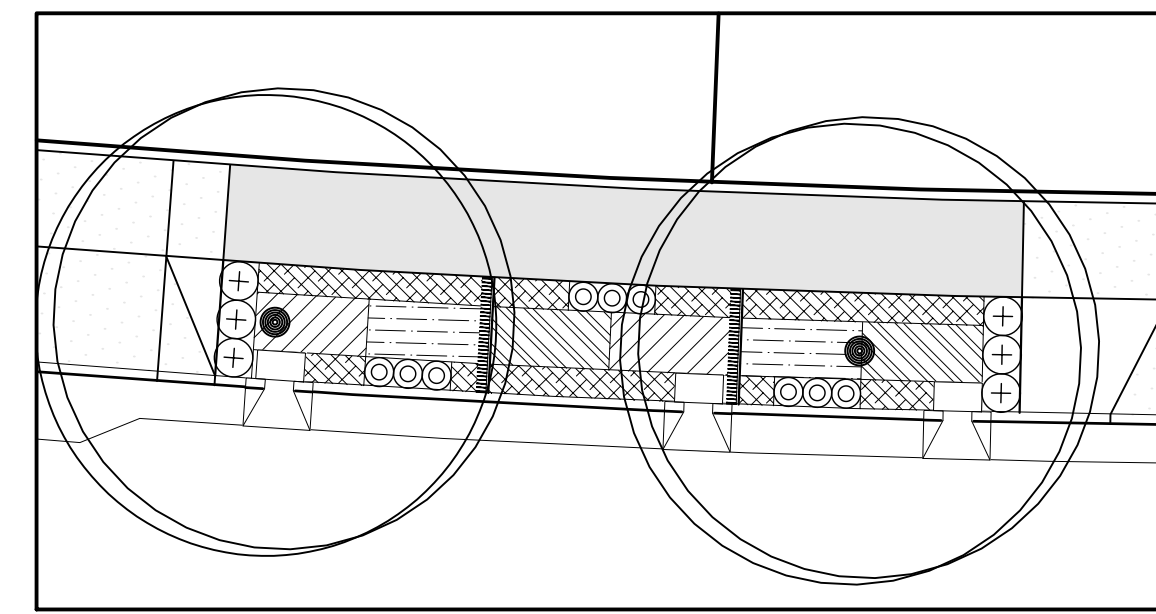
Project Number
6634
Sheet Number
305

T. REVISED PER CITY REVIEW. D.G.G. 2018-08-03



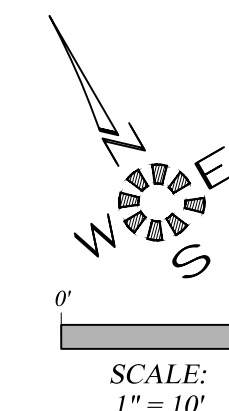
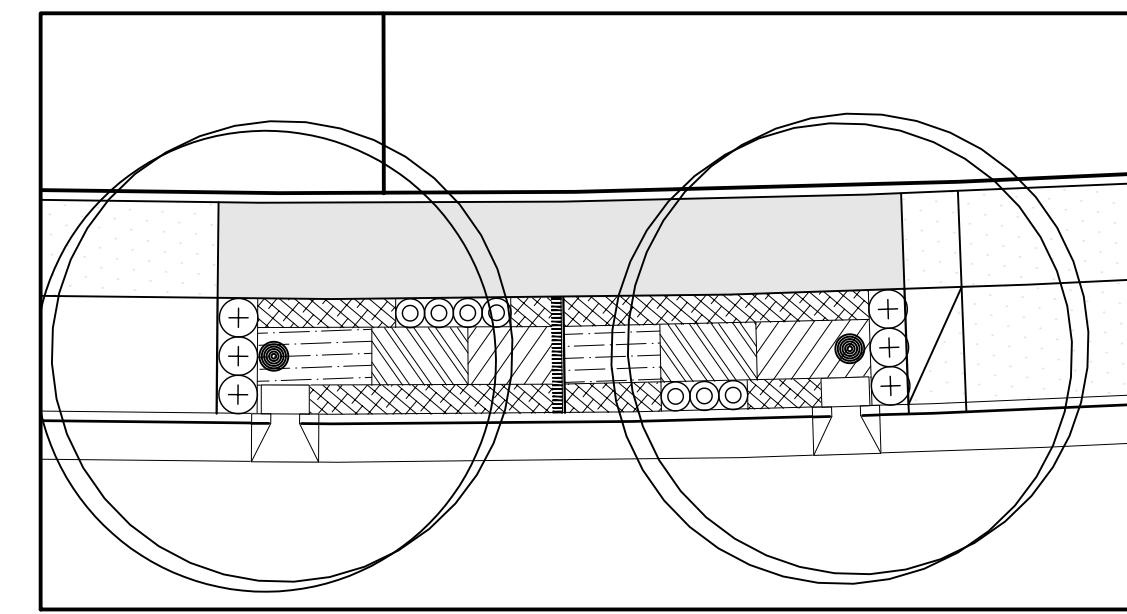
SWALE #25

| SWALE #25 | | | | | | |
|-----------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 18 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 20 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 20 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 46 | 12" | 1 Gal. |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 2 | 24" | 1 Gal. |
| | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 1 | 30" | 1-1/2" TO 2" CALIPER B&B |



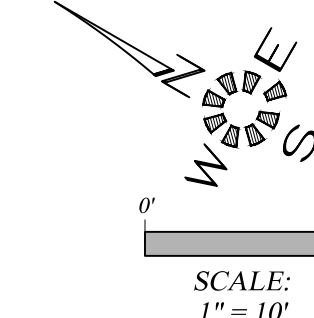
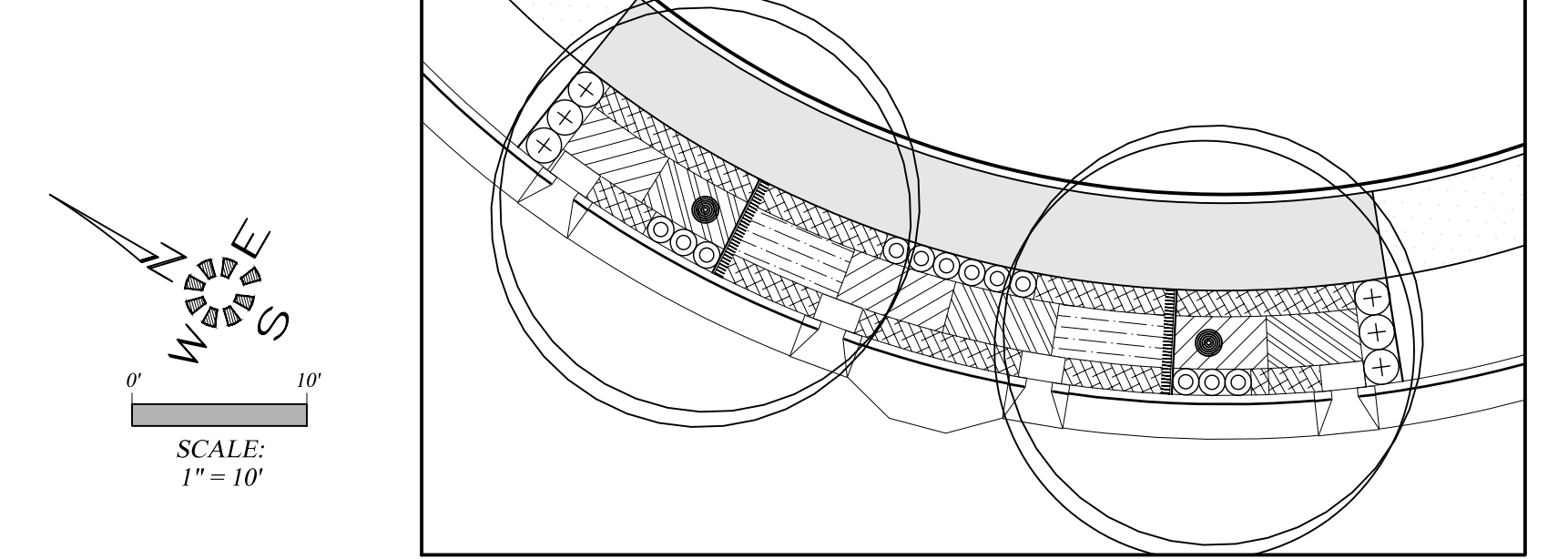
SWALE #26

| SWALE #26 | | | | | | |
|-----------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 42 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 41 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 41 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 90 | 12" | 1 Gal. |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 9 | 24" | 1 Gal. |
| | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 2 | 30" | 1-1/2" TO 2" CALIPER B&B |



SWALE #27

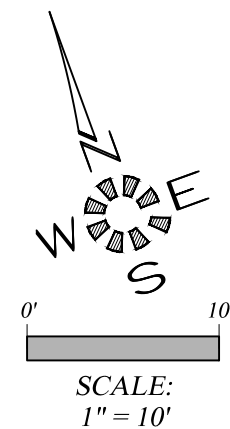
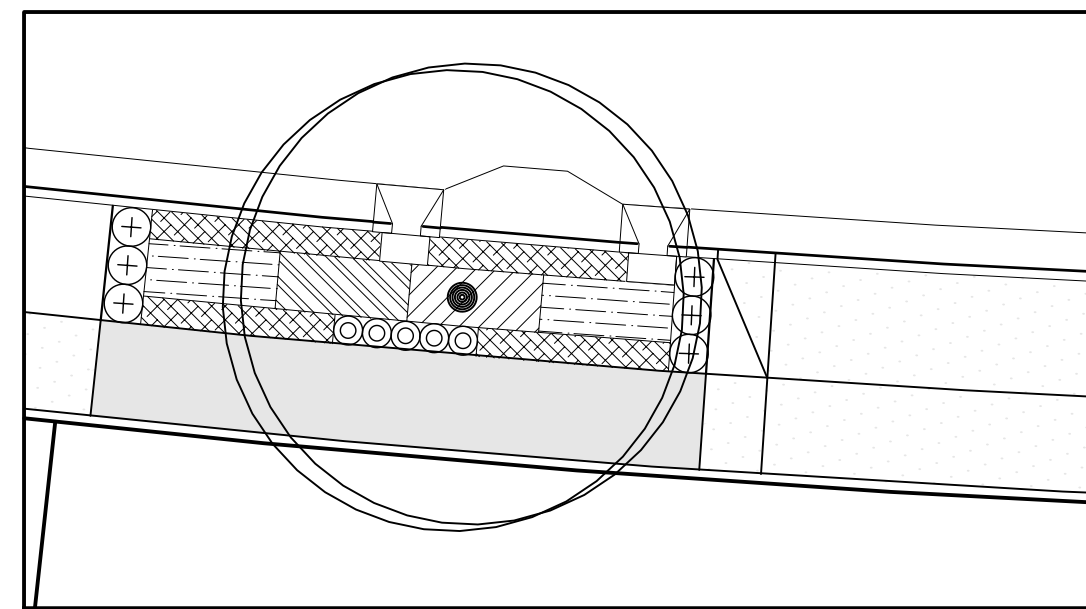
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|-----------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 34 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 38 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 35 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 80 | 12" | 1 Gal. |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 7 | 24" | 1 Gal. |
| | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 2 | 30" | 1-1/2" TO 2" CALIPER B&B |



SWALE #28

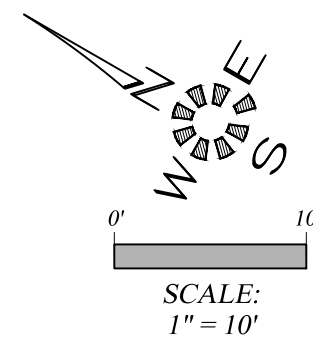
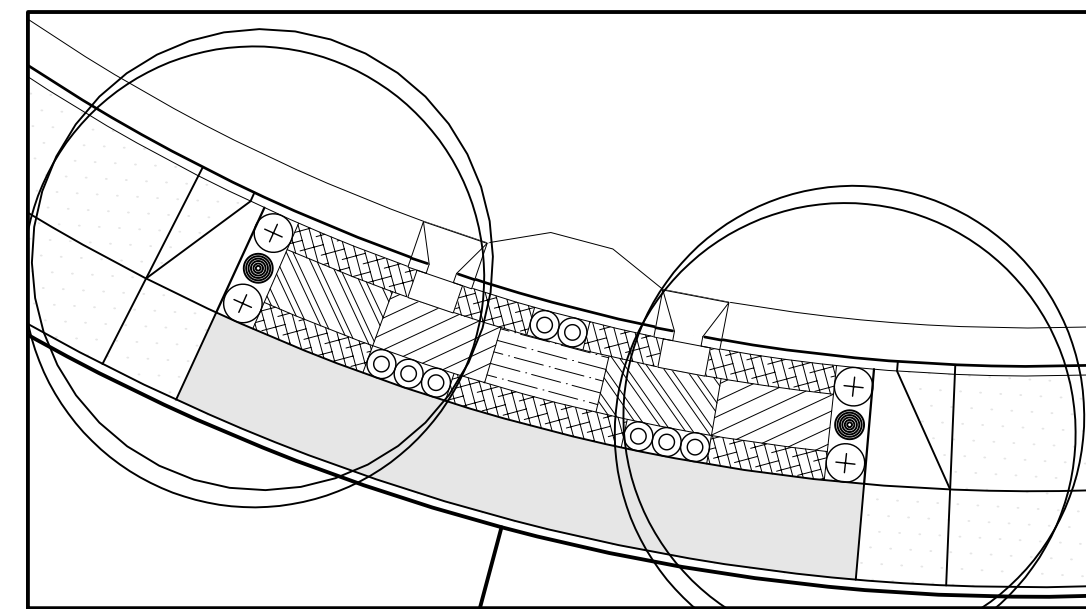
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|-----------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 57 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 51 | 42 | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 57 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 110 | 12" | 1 Gal. |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 12 | 24" | 1 Gal. |
| | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 2 | 30" | 1-1/2" TO 2" CALIPER B&B |

**ALL WORK ON THIS SHEET
IS PART OF SCHEDULE D.
SEE SPECIAL PROVISIONS.**



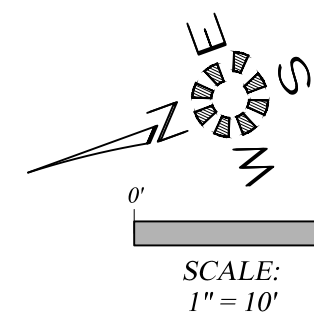
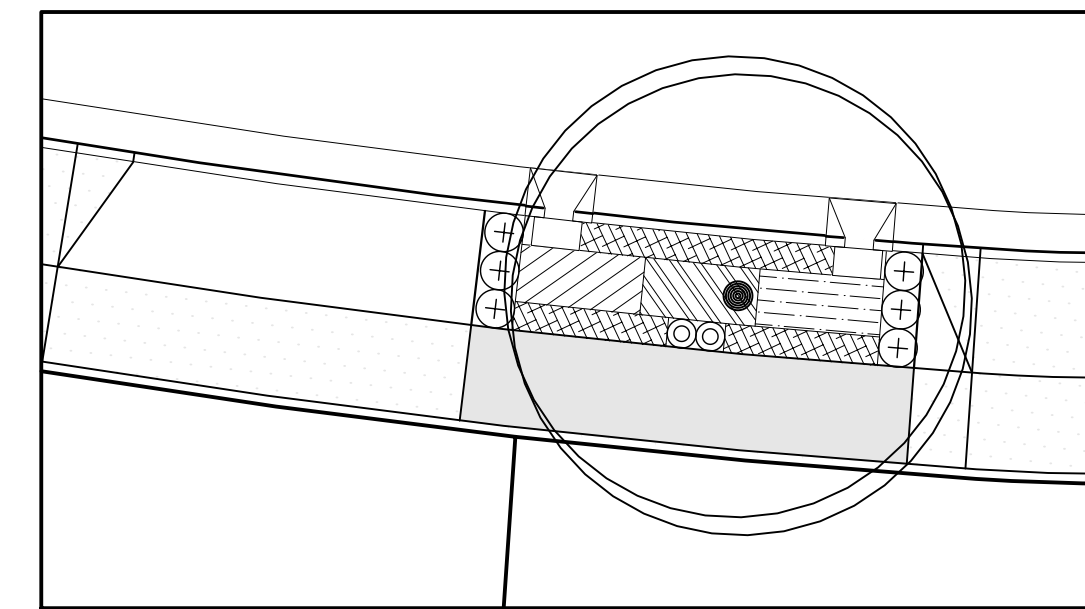
SWALE #29

| SWALE #29 | | | | | | |
|-----------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 24 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 47 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 24 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 73 | 12" | 1 Gal. |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 5 | 24" | 1 Gal. |
| | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 1 | 30" | 1-1/2" TO 2" CALIPER B&B |



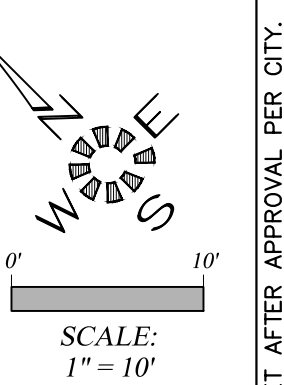
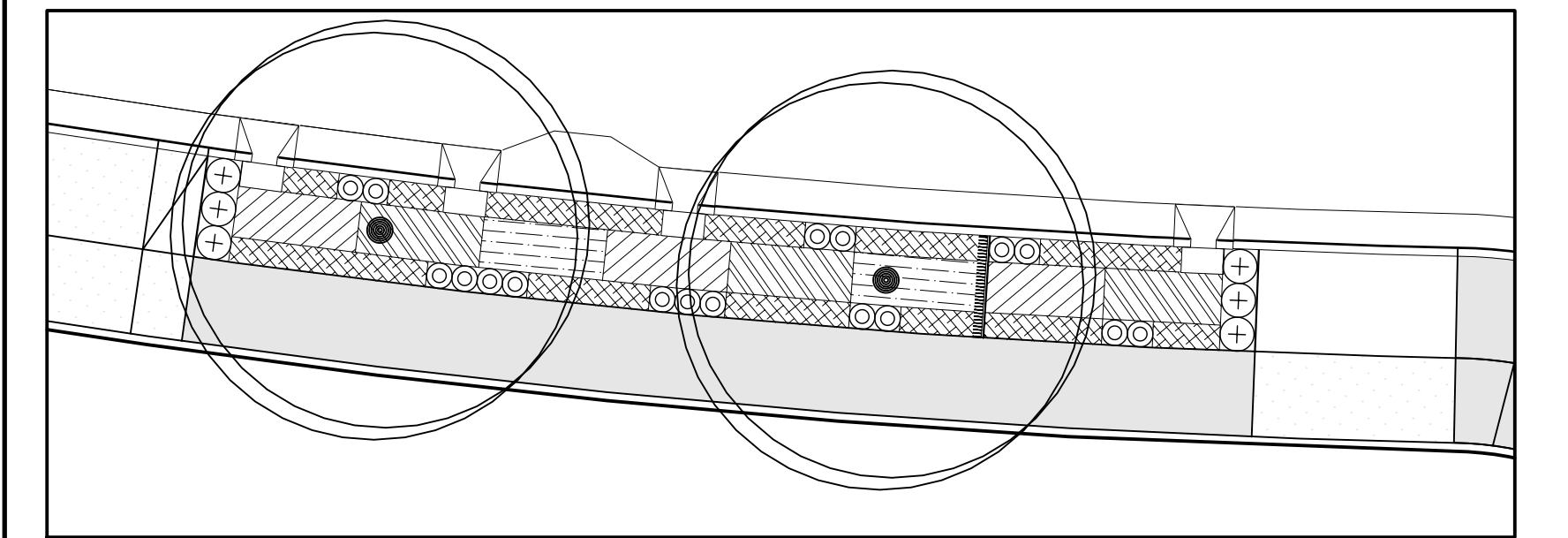
SWALE #30

| SWALE #30 | | | | | | |
|-----------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 41 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 20 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 41 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 73 | 12" | 1 Gal. |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 4 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 8 | 24" | 1 Gal. |
| | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 2 | 30" | 1-1/2" TO 2" CALIPER B&B |



SWALE #31

| SWALE #31 | | | | | | |
|-----------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 20 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 21 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 21 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 50 | 12" | 1 Gal. |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 2 | 24" | 1 Gal. |
| | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 1 | 30" | 1-1/2" TO 2" CALIPER B&B |



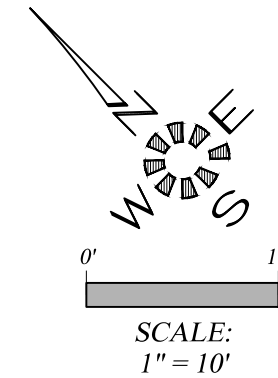
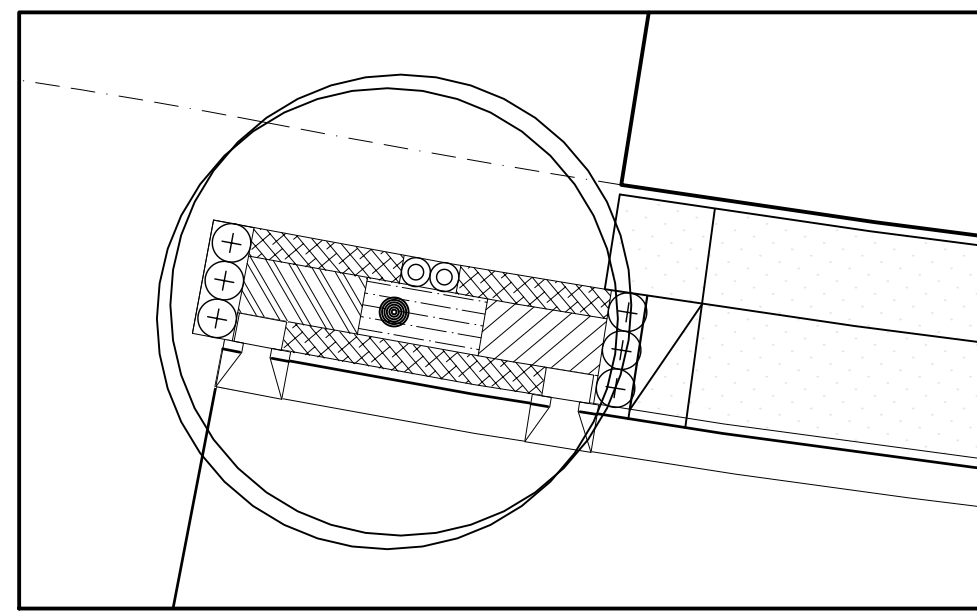
SWALE #32

| SWALE #32 | | | | | | |
|-----------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 75 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 50 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 75 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 138 | 12" | 1 Gal. |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 17 | 24" | 1 Gal. |
| | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 2 | 30" | 1-1/2" TO 2" CALIPER B&B |

**City of Albany
Public Works Department**

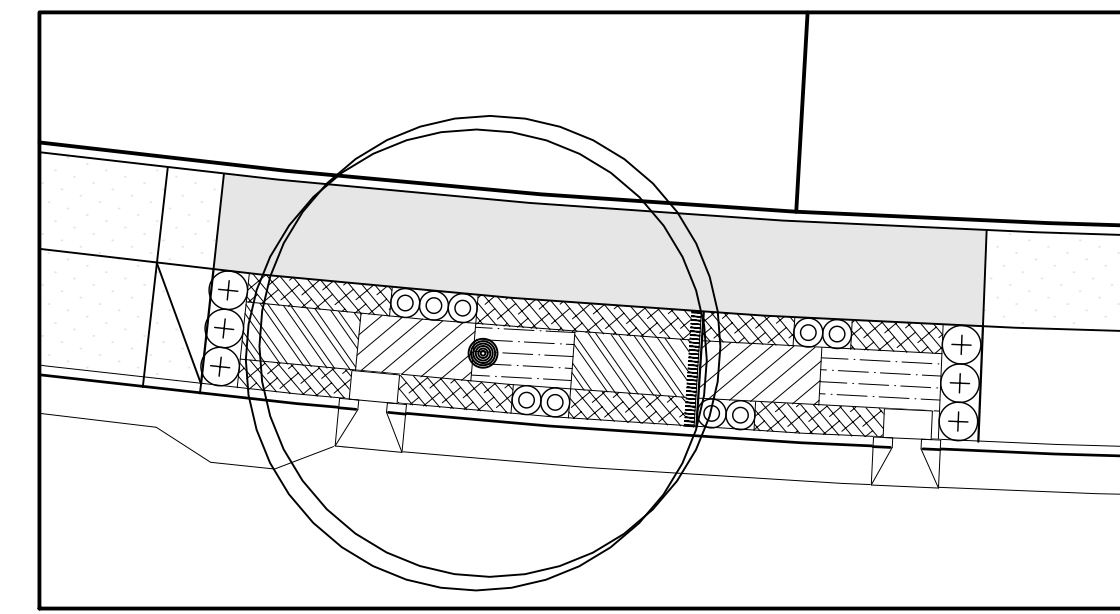
Construction Drawings for the private
construction of public facilities.

Reviewed by: **Rob Goings**
Date of Approval: **10/25/2018**
Approved: **Matthew Ruettgers**
Development Services
Use only approved plans
for construction.



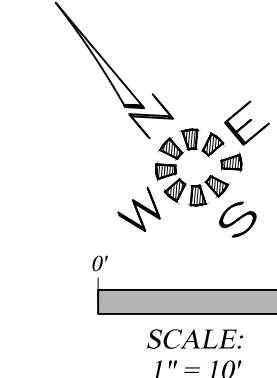
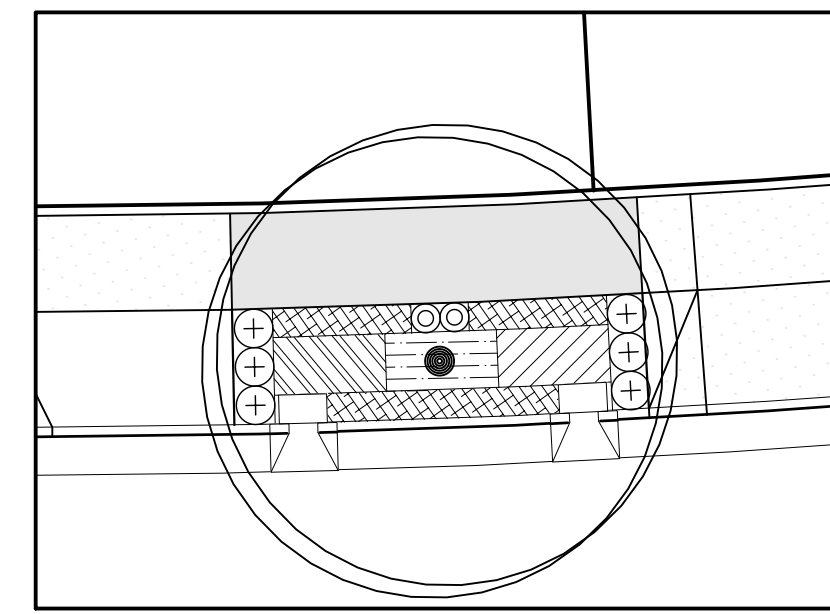
SWALE #33

| SWALE #33 | | | | | | |
|-----------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| [Symbol] | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 21 | 24" | 4" Pot |
| [Symbol] | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 21 | 18" | 4" Pot |
| [Symbol] | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 21 | 24" | 4" Pot |
| ZONE B | | | | | | |
| [Symbol] | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 51 | 12" | 1 Gal. |
| [Symbol] | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| [Symbol] | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 2 | 24" | 1 Gal. |
| [Symbol] | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 1 | 30" | 1-1/2" TO 2" CALIPER B&B |



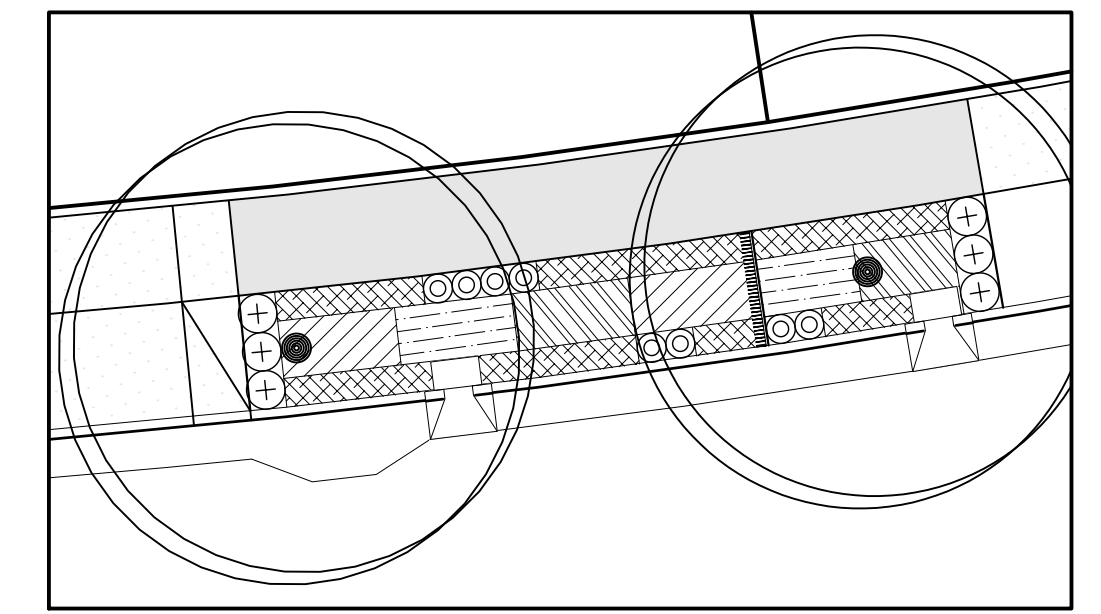
SWALE #34

| SWALE #34 | | | | | | |
|-----------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| [Symbol] | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 41 | 24" | 4" Pot |
| [Symbol] | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 39 | 18" | 4" Pot |
| [Symbol] | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 42 | 24" | 4" Pot |
| ZONE B | | | | | | |
| [Symbol] | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 91 | 12" | 1 Gal. |
| [Symbol] | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| [Symbol] | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 9 | 24" | 1 Gal. |
| [Symbol] | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 1 | 30" | 1-1/2" TO 2" CALIPER B&B |



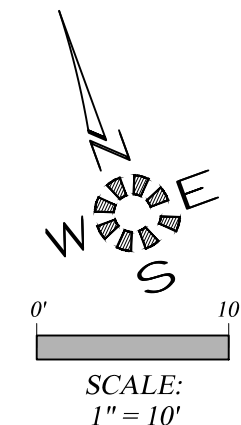
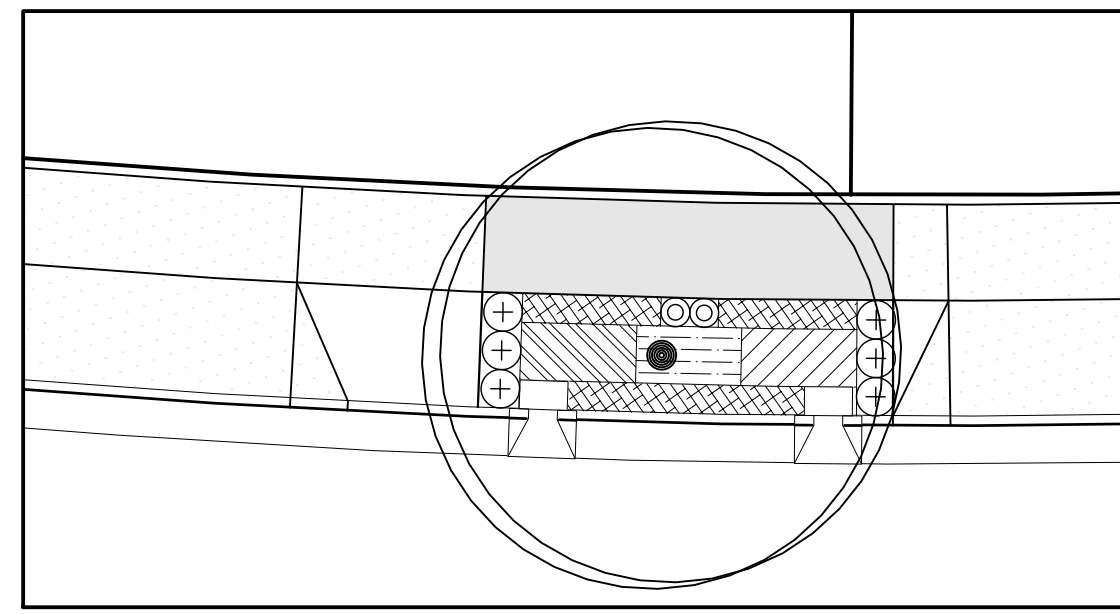
SWALE #35

| SWALE #35 | | | | | | |
|-----------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| [Symbol] | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 19 | 24" | 4" Pot |
| [Symbol] | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 19 | 18" | 4" Pot |
| [Symbol] | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 19 | 24" | 4" Pot |
| ZONE B | | | | | | |
| [Symbol] | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 46 | 12" | 1 Gal. |
| [Symbol] | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| [Symbol] | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 2 | 24" | 1 Gal. |
| [Symbol] | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 1 | 30" | 1-1/2" TO 2" CALIPER B&B |



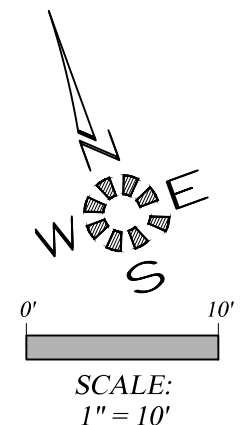
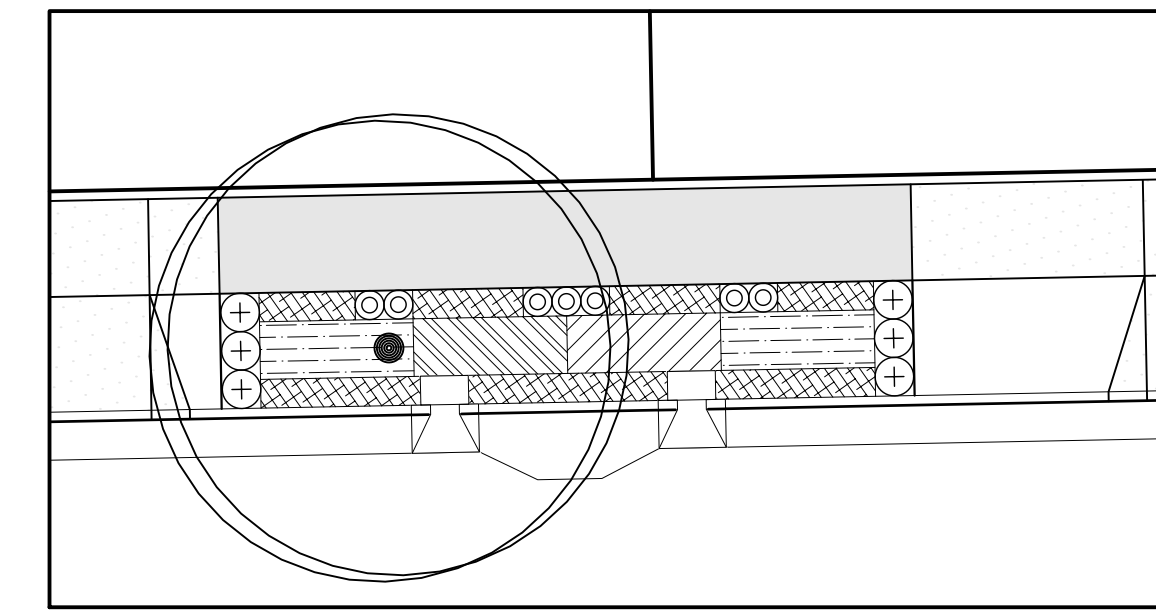
SWALE #36

| SWALE #36 | | | | | | |
|-----------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| [Symbol] | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 39 | 24" | 4" Pot |
| [Symbol] | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 39 | 18" | 4" Pot |
| [Symbol] | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 42 | 24" | 4" Pot |
| ZONE B | | | | | | |
| [Symbol] | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 91 | 12" | 1 Gal. |
| [Symbol] | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| [Symbol] | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 8 | 24" | 1 Gal. |
| [Symbol] | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 2 | 30" | 1-1/2" TO 2" CALIPER B&B |



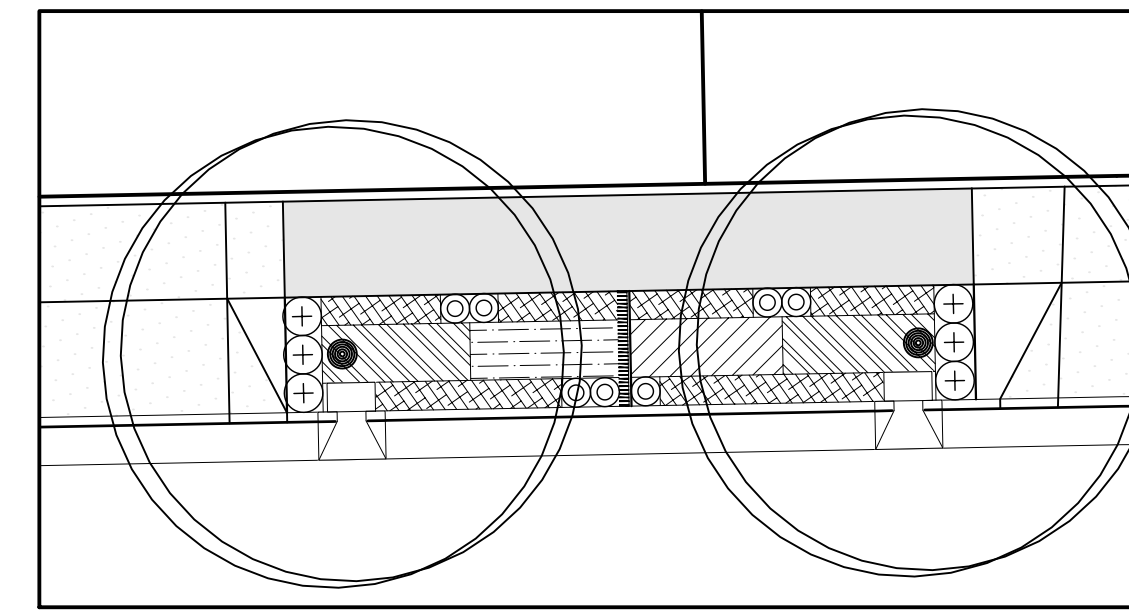
SWALE #37A

| SWALE #37A | | | | | | |
|------------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| [Symbol] | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 20 | 24" | 4" Pot |
| [Symbol] | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 18 | 18" | 4" Pot |
| [Symbol] | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 20 | 24" | 4" Pot |
| ZONE B | | | | | | |
| [Symbol] | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 46 | 12" | 1 Gal. |
| [Symbol] | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| [Symbol] | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 2 | 24" | 1 Gal. |
| [Symbol] | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 1 | 30" | 1-1/2" TO 2" CALIPER B&B |



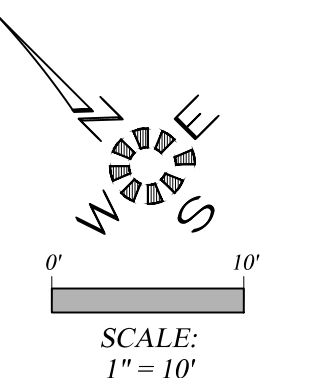
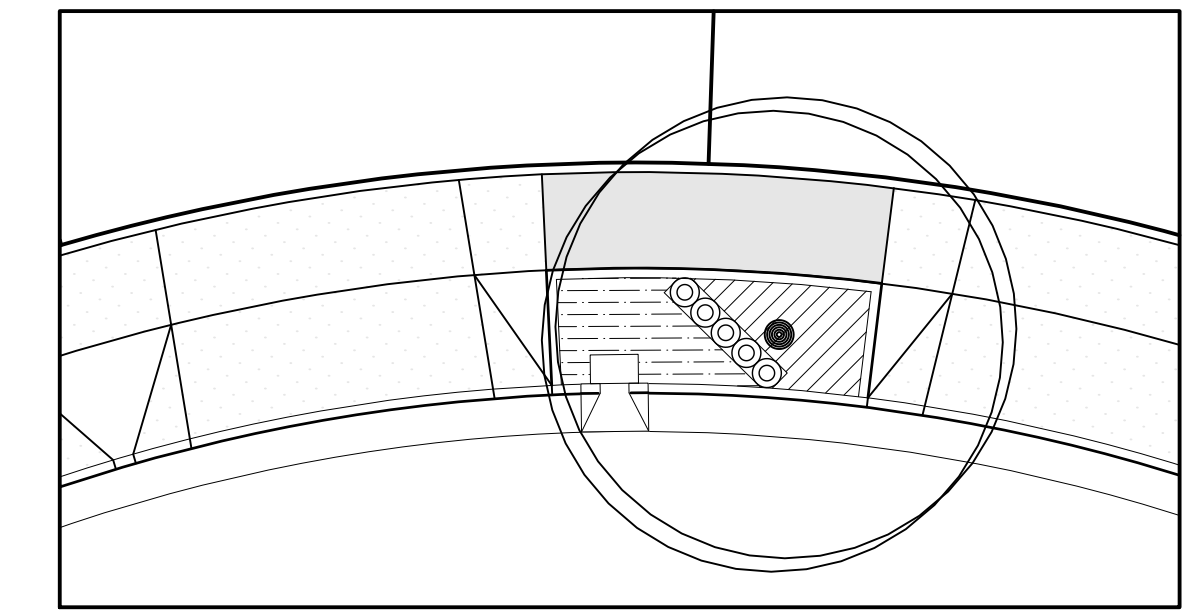
SWALE #37B

| SWALE #37B | | | | | | |
|------------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| [Symbol] | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 27 | 24" | 4" Pot |
| [Symbol] | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 55 | 18" | 4" Pot |
| [Symbol] | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 27 | 51 | 4" Pot |
| ZONE B | | | | | | |
| [Symbol] | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 84 | 12" | 1 Gal. |
| [Symbol] | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| [Symbol] | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 7 | 24" | 1 Gal. |
| [Symbol] | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 1 | 30" | 1-1/2" TO 2" CALIPER B&B |



SWALE #38

| SWALE #38 | | | | | | |
|-----------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| [Symbol] | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 54 | 24" | 4" Pot |
| [Symbol] | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 27 | 18" | 4" Pot |
| [Symbol] | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 26 | 24" | 4" Pot |
| ZONE B | | | | | | |
| [Symbol] | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 80 | 12" | 1 Gal. |
| [Symbol] | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| [Symbol] | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 7 | 24" | 1 Gal. |
| [Symbol] | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 2 | 30" | 1-1/2" TO 2" CALIPER B&B |



PLANTER #39

| PLANTER #39 | | | | | | |
|-------------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| [Symbol] | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 0 | 24" | 4" Pot |
| [Symbol] | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 43 | 18" | 4" Pot |
| [Symbol] | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 39 | 24" | 4" Pot |
| ZONE B | | | | | | |
| [Symbol] | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 0 | 12" | 1 Gal. |
| [Symbol] | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 0 | 24" | 1 Gal. |
| [Symbol] | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 5 | 24" | 1 Gal. |
| [Symbol] | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 1 | 30" | 1-1/2" TO 2" CALIPER B&B |

ALL WORK ON THIS SHEET
IS PART OF SCHEDULE D.
SEE SPECIAL PROVISIONS.

3. REVISED ENTIRE SHEET AFTER APPROVAL PER CITY. D.G.G. 2018-10-18
1. REVISED PER CITY REVIEW. D.G.G. 2018-08-03

City of Albany
Public Works Department

Construction Drawings for the private
reconstruction of public facilities.

Reviewed by: **Rob Goings**
Date of Approval: **10/25/2018**
Approved: **Matthew Ruetters**
Development Services
Use only approved plans
for construction.

MULTI / TECH
ENGINEERING SERVICES, INC.
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PH. (503) 363 - 9227 FAX (503) 364-1260
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AUTHORIZATION FROM THE DESIGN
ENGINEER.

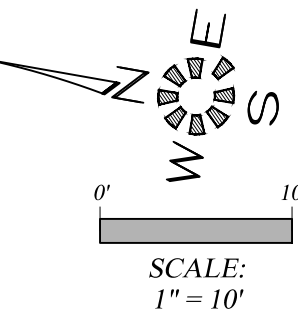
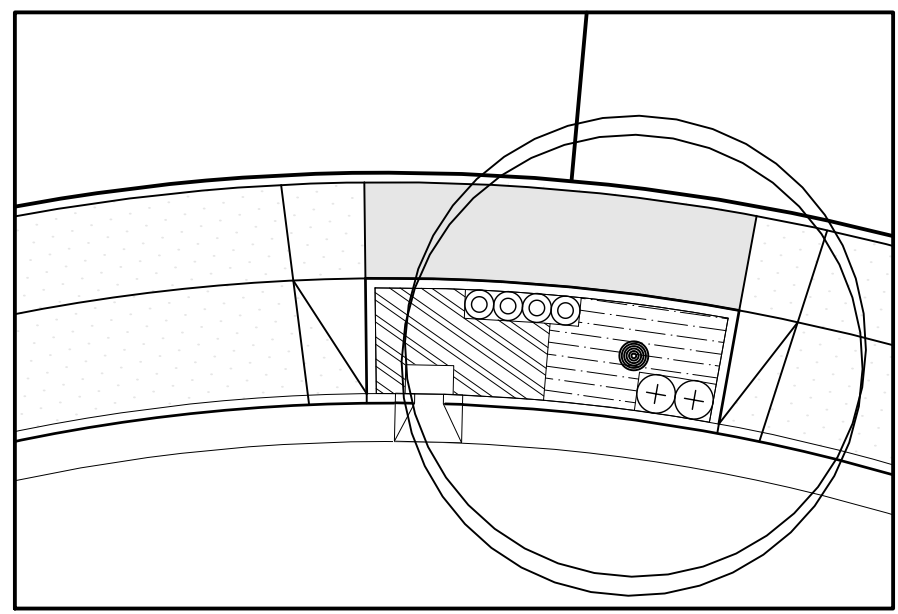
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER GRAPHICAL
REPRESENTATION.

Design: M.D.G.
Drawn: D.G.G.
Checked: B.M.G.
Date: OCT. 2017
Scale: AS SHOWN
As-Built:

THE RESERVE AT SOMERSET EAST
PHASE 3

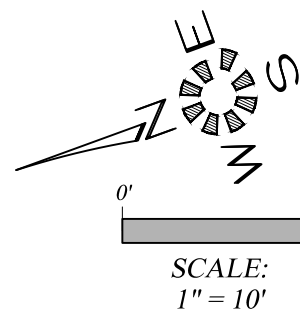
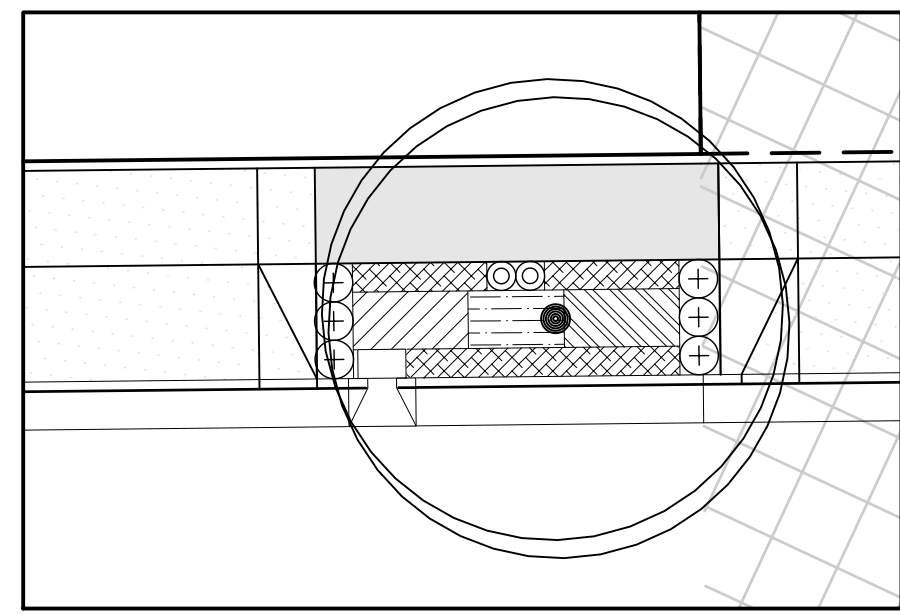
STORM WATER QUALITY
PLANTING DETAILS

Project Number
6634
Sheet Number
307



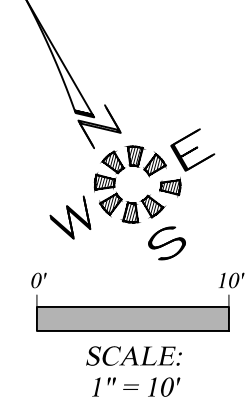
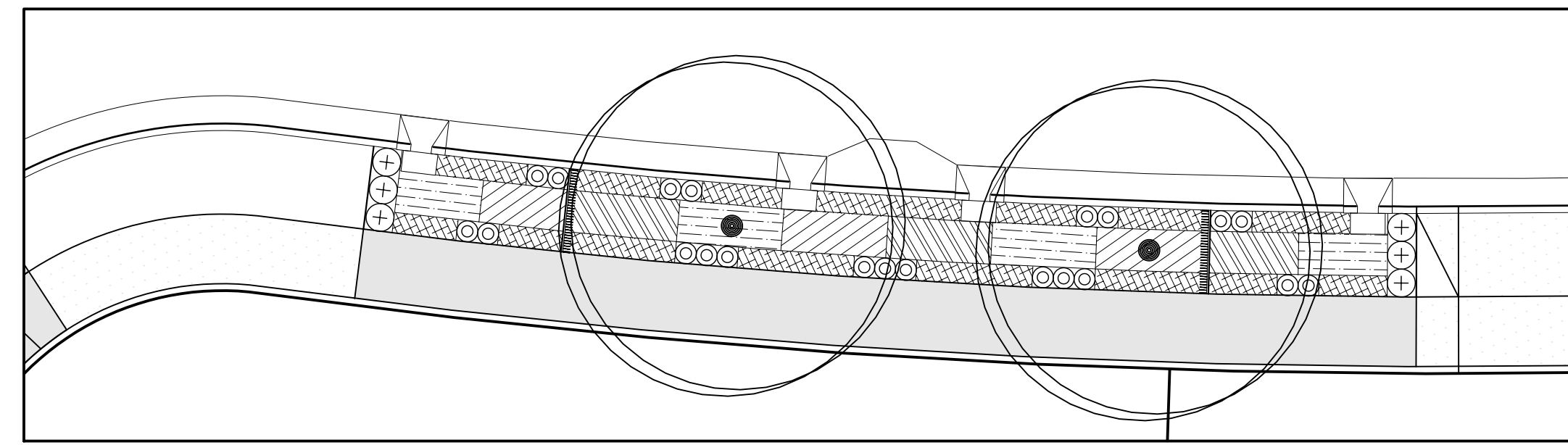
PLANTER #40

| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
|---------------|---|-----|------|------|-----|--------------------------------|
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 45 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 45 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 0 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 0 | 12" | 1 Gal. |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 2 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 4 | 24" | 1 Gal. |
| | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 1 | 30" | 1-1/2" TO 2" CALIPER B&B |



SWALE #41

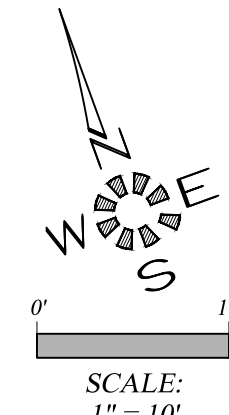
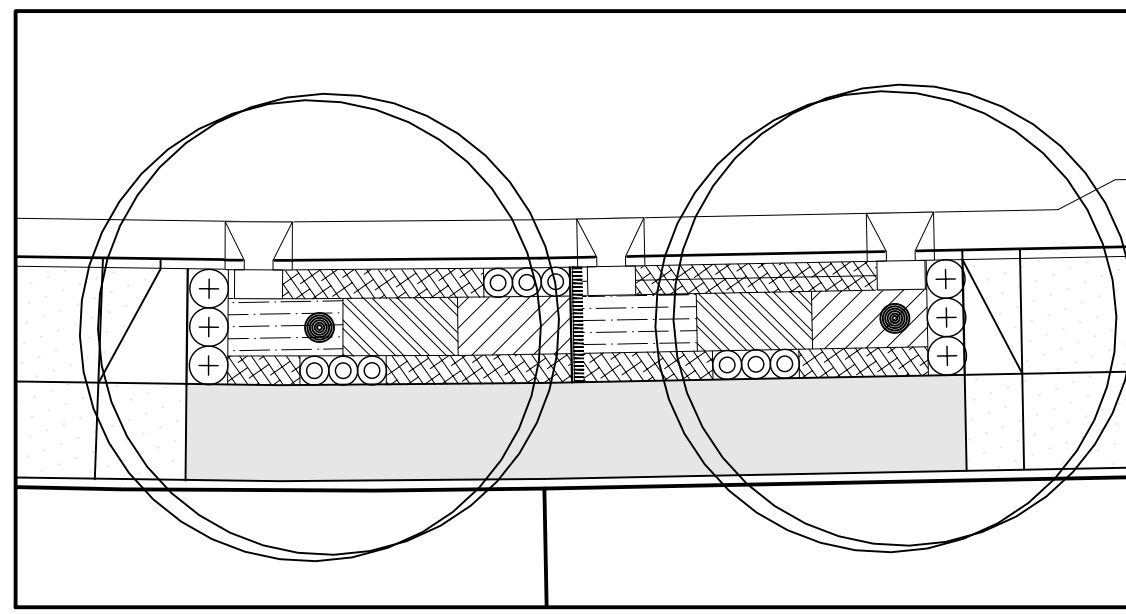
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
|---------------|---|-----|------|------|-----|--------------------------------|
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 20 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 17 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 20 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 51 | 12" | 1 Gal. |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 2 | 24" | 1 Gal. |
| | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 1 | 30" | 1-1/2" TO 2" CALIPER B&B |



SWALE #42

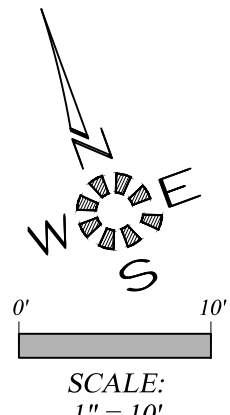
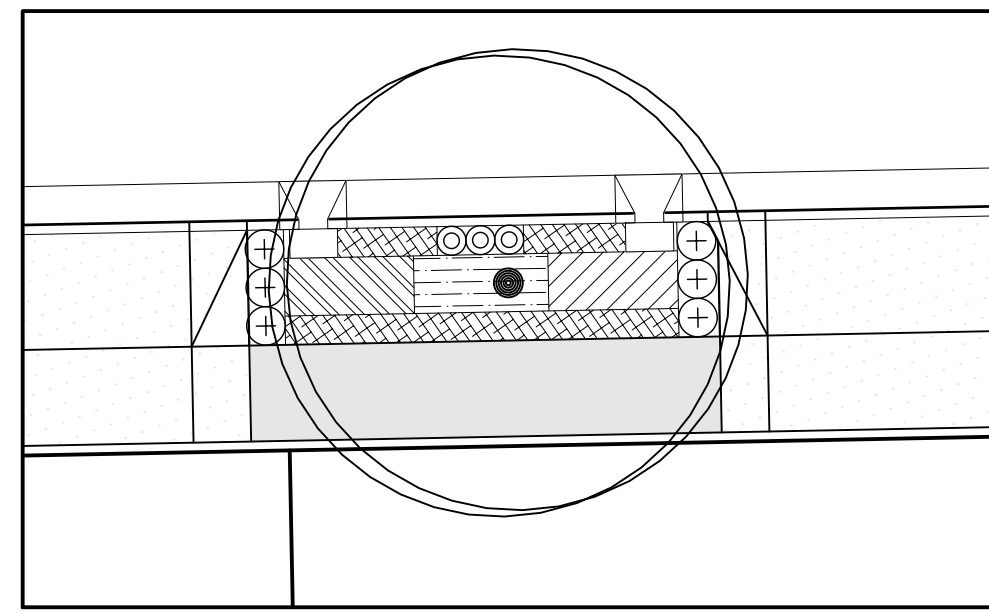
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
|---------------|---|-----|------|------|-----|--------------------------------|
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 73 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 73 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 73 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 170 | 12" | 1 Gal. |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 21 | 24" | 1 Gal. |
| | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 2 | 30" | 1-1/2" TO 2" CALIPER B&B |

ALL WORK ON THIS SHEET IS PART OF SCHEDULE D. SEE SPECIAL PROVISIONS.



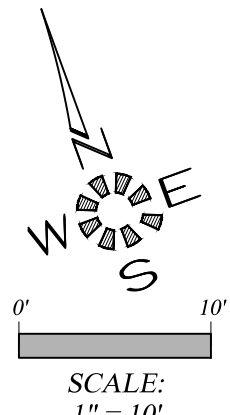
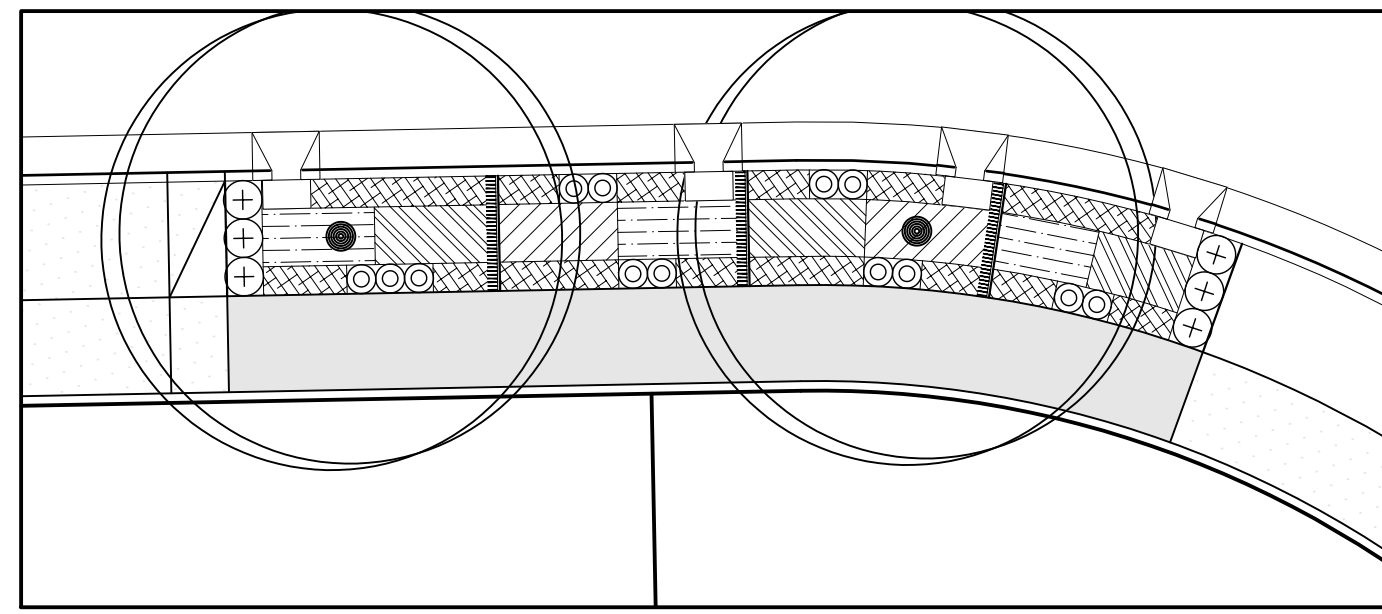
SWALE #43

| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
|---------------|---|-----|------|------|-----|--------------------------------|
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 41 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 41 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 41 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 86 | 12" | 1 Gal. |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 9 | 24" | 1 Gal. |
| | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 2 | 30" | 1-1/2" TO 2" CALIPER B&B |



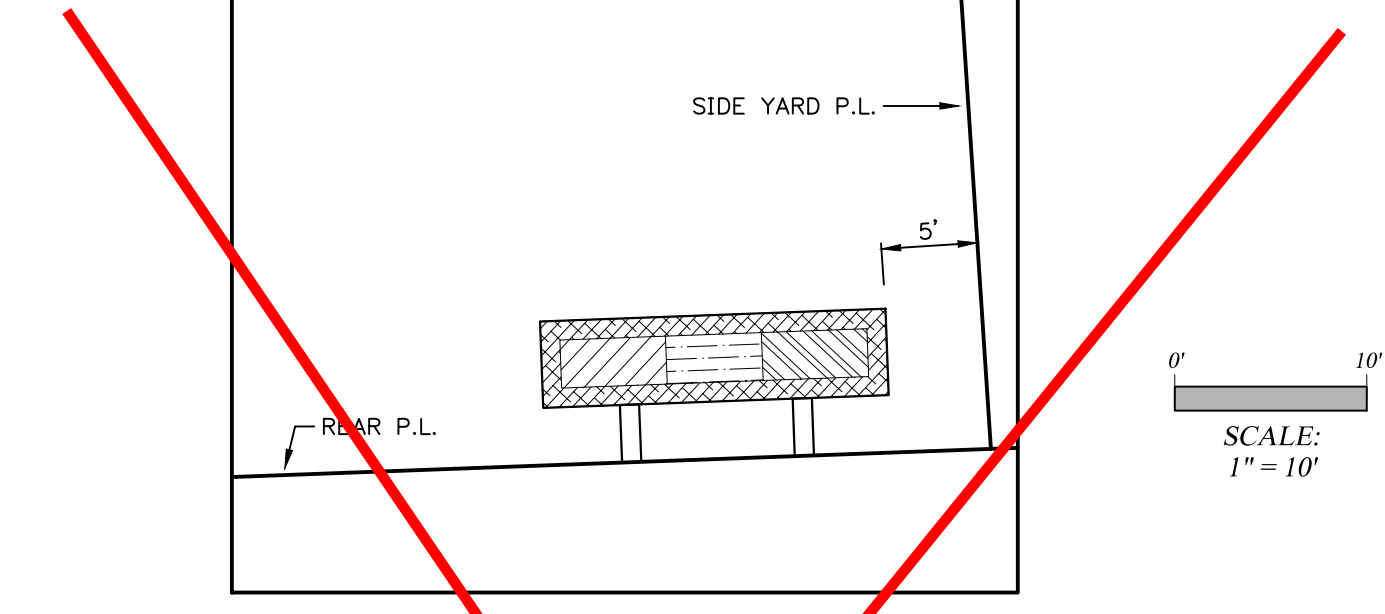
SWALE #44

| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
|---------------|---|-----|------|------|-----|--------------------------------|
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 23 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 24 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 23 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 53 | 12" | 1 Gal. |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 3 | 24" | 1 Gal. |
| | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 1 | 30" | 1-1/2" TO 2" CALIPER B&B |



SWALE #45

| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
|---------------|---|-----|------|------|-----|--------------------------------|
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 58 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 58 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 42 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 109 | 12" | 1 Gal. |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 13 | 24" | 1 Gal. |
| | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 2 | 30" | 1-1/2" TO 2" CALIPER B&B |

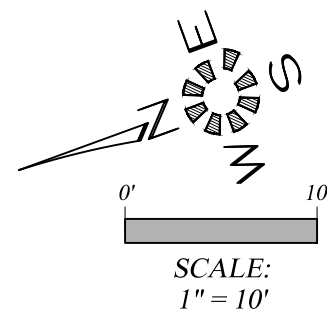
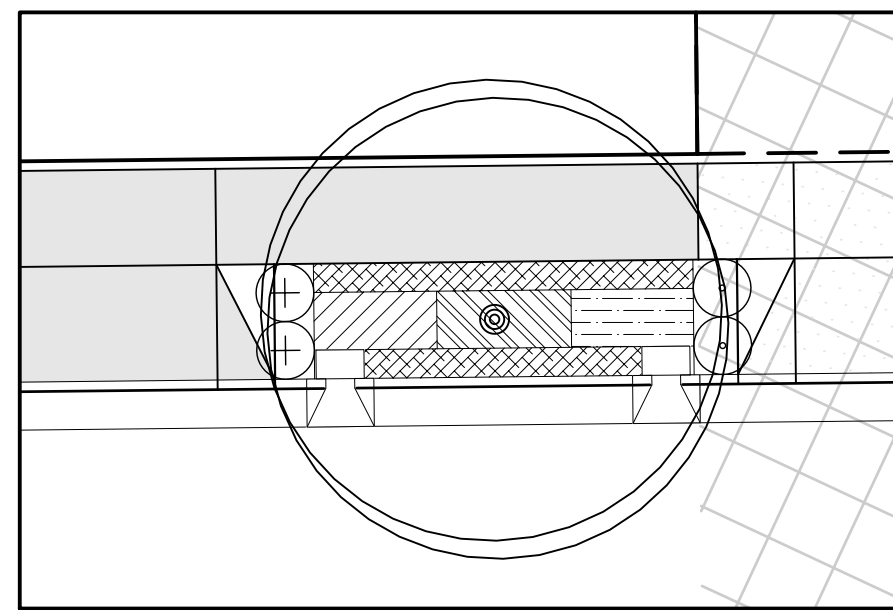


**PRIVATE REAR YARD SWALE FOR LOTS 53-59 & 81
QUANTITIES ARE TYPICAL FOR EACH LOT**

| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
|-------------------------|---|-----|------|------|-----|--------|
| REAR YARD SWALES | | | | | | |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 16 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 15 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 16 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 47 | 12" | 4" Pot |

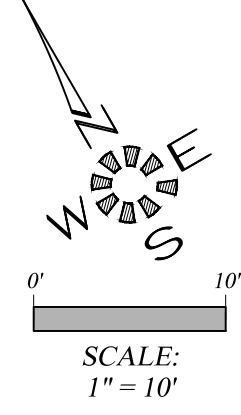
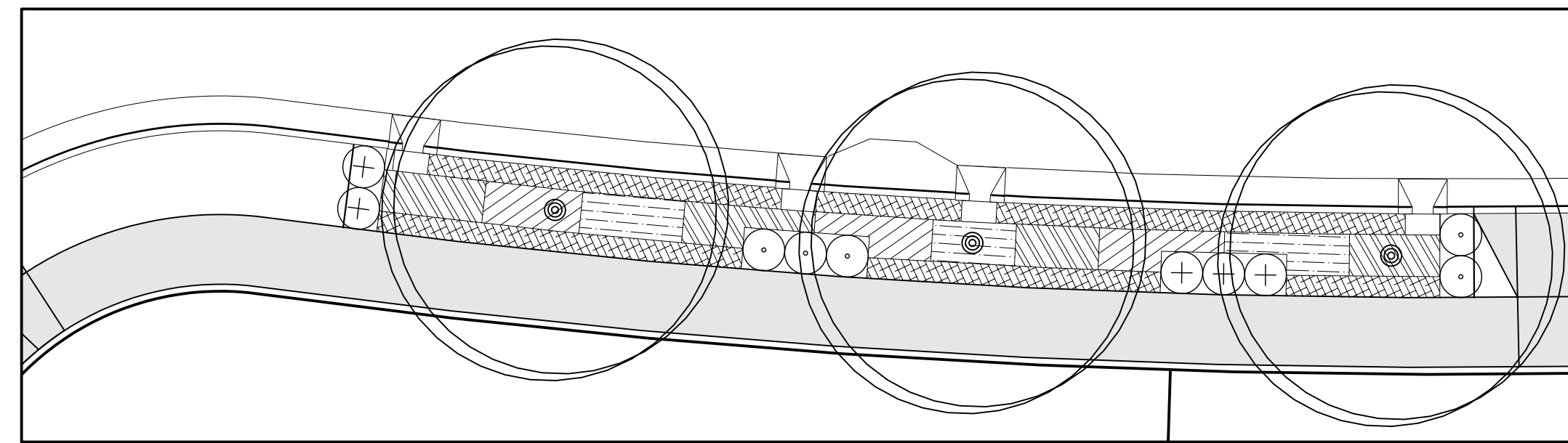
NOT PART OF CONTRACT

**City of Albany
Public Works Department**
Construction Drawings for the private construction of public facilities.
Reviewed by: Rob Goings
Date of Approval: 10/25/2018
Approved: Matthew Ruettgers
Development Services
Use only approved plans for construction.



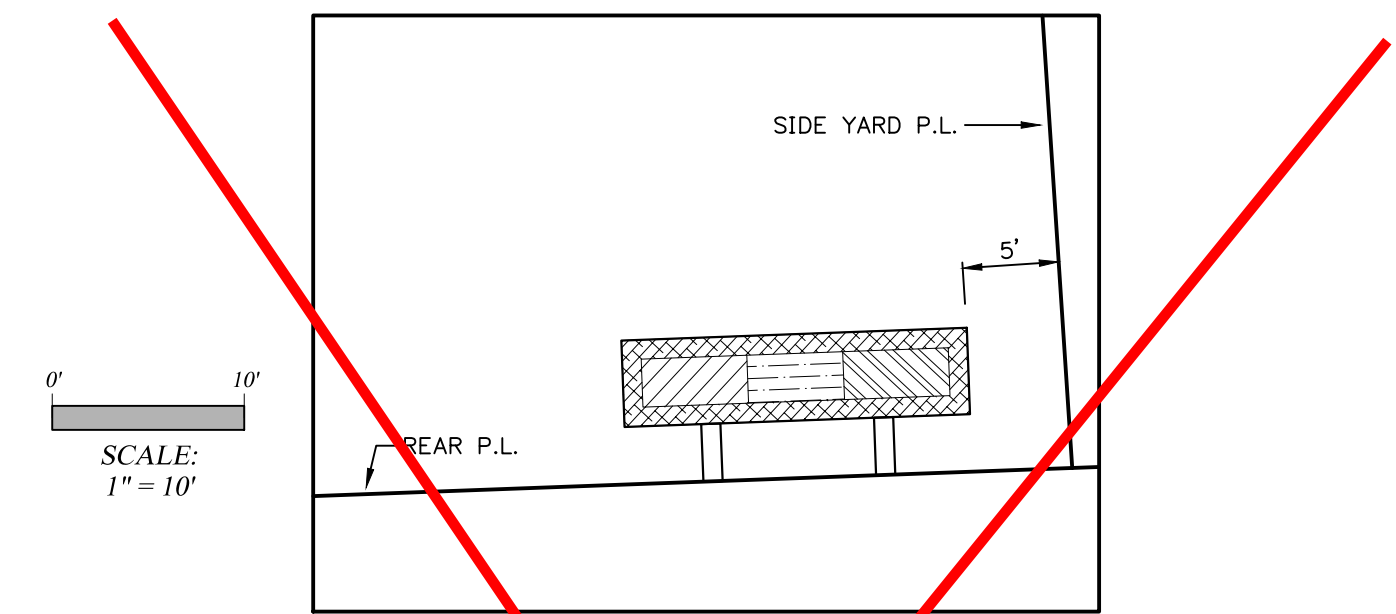
SWALE #40

| SWALE #40 | | | | | | |
|--------------------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| [Hatched] | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 24 | 24" | 4" Pot |
| [Horizontal Lines] | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 21 | 18" | 4" Pot |
| [Diagonal Lines] | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 21 | 24" | 4" Pot |
| ZONE B | | | | | | |
| [Cross-hatched] | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 58 | 12" | 4" Pot |
| [Circle with +] | Mahonia repens CREEPING OREGON GRAPE (SMALL SHRUB) | D | 36" | 2 | 24" | 1 Gal. |
| [Circle with •] | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 36" | 2 | 24" | 1 Gal. |
| [Circle with •] | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 1 | 30" | 1-1/2" TO 2" CALIPER B&B |



SWALE #41

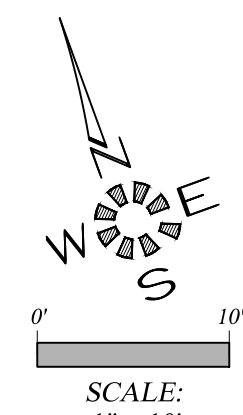
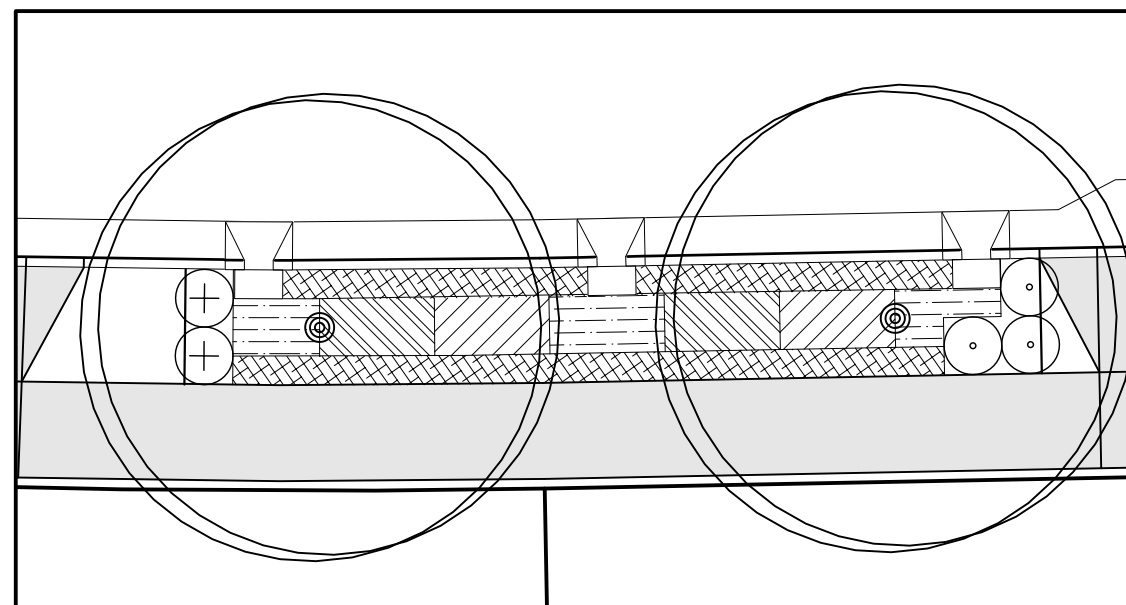
| SWALE #41 | | | | | | |
|--------------------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| [Hatched] | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 92 | 24" | 4" Pot |
| [Horizontal Lines] | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 69 | 18" | 4" Pot |
| [Diagonal Lines] | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 70 | 24" | 4" Pot |
| ZONE B | | | | | | |
| [Cross-hatched] | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 213 | 12" | 4" Pot |
| [Circle with +] | Mahonia repens CREEPING OREGON GRAPE (SMALL SHRUB) | D | 36" | 5 | 24" | 1 Gal. |
| [Circle with •] | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 36" | 5 | 24" | 1 Gal. |
| [Circle with •] | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 3 | 30" | 1-1/2" TO 2" CALIPER B&B |



**PRIVATE REAR YARD SWALE FOR
LOTS 53-59, 76-78, 80-81 & 83
QUANTITIES ARE TYPICAL FOR EACH LOT**

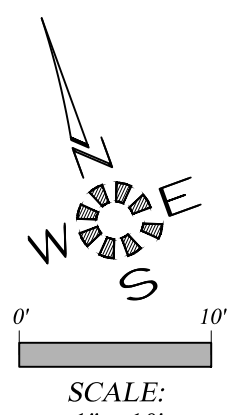
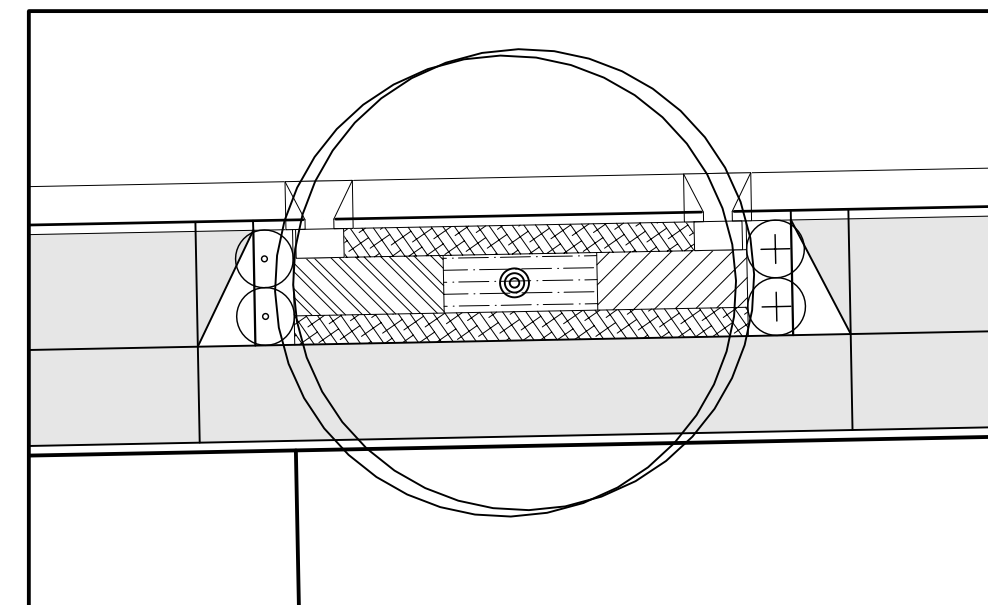
| REAR YARD SWALES | | | | | | |
|--------------------|---|-----|------|------|-----|--------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| [Hatched] | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 16 | 24" | 4" Pot |
| [Horizontal Lines] | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 15 | 18" | 4" Pot |
| [Diagonal Lines] | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 16 | 24" | 4" Pot |
| ZONE B | | | | | | |
| [Cross-hatched] | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 47 | 12" | 4" Pot |

NOT PART OF CONTRACT



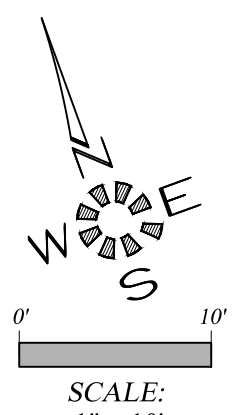
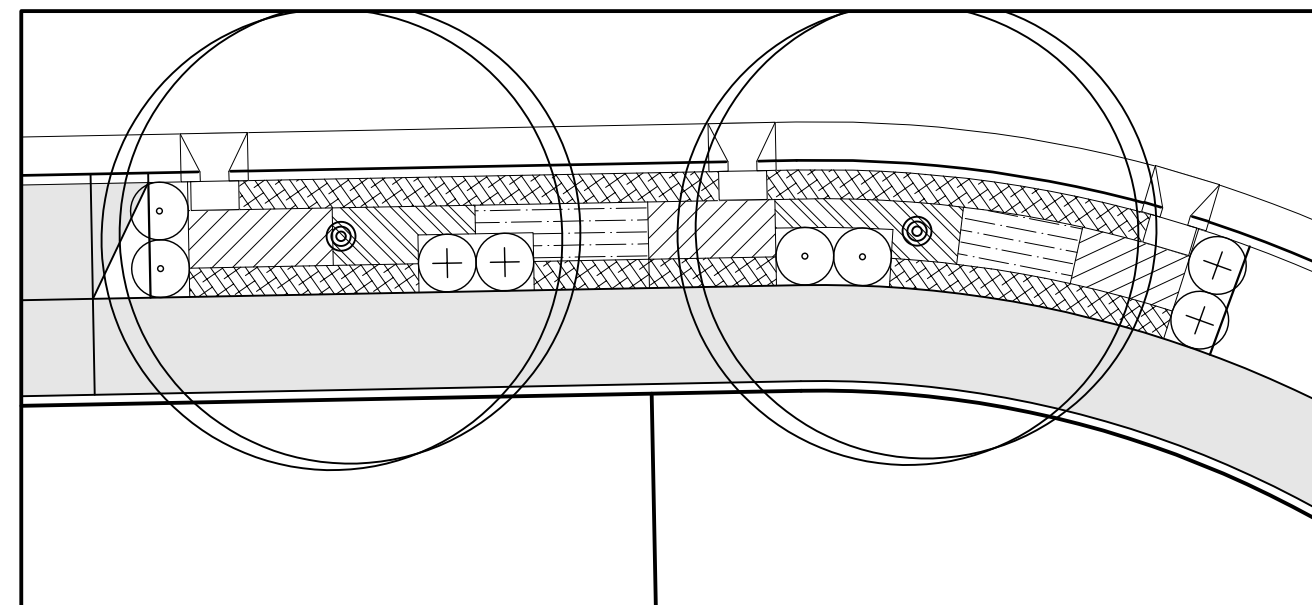
SWALE #42

| SWALE #42 | | | | | | |
|--------------------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| [Hatched] | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 41 | 24" | 4" Pot |
| [Horizontal Lines] | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 50 | 18" | 4" Pot |
| [Diagonal Lines] | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 41 | 24" | 4" Pot |
| ZONE B | | | | | | |
| [Cross-hatched] | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 120 | 12" | 4" Pot |
| [Circle with +] | Mahonia repens CREEPING OREGON GRAPE (SMALL SHRUB) | D | 36" | 2 | 24" | 1 Gal. |
| [Circle with •] | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 36" | 3 | 24" | 1 Gal. |
| [Circle with •] | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 2 | 30" | 1-1/2" TO 2" CALIPER B&B |



SWALE #43

| SWALE #43 | | | | | | |
|--------------------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| [Hatched] | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 26 | 24" | 4" Pot |
| [Horizontal Lines] | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 27 | 18" | 4" Pot |
| [Diagonal Lines] | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 26 | 24" | 4" Pot |
| ZONE B | | | | | | |
| [Cross-hatched] | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 72 | 12" | 4" Pot |
| [Circle with +] | Mahonia repens CREEPING OREGON GRAPE (SMALL SHRUB) | D | 36" | 2 | 24" | 1 Gal. |
| [Circle with •] | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 36" | 2 | 24" | 1 Gal. |
| [Circle with •] | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 1 | 30" | 1-1/2" TO 2" CALIPER B&B |



SWALE #44

| SWALE #44 | | | | | | |
|--------------------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| [Hatched] | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 43 | 24" | 4" Pot |
| [Horizontal Lines] | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 46 | 18" | 4" Pot |
| [Diagonal Lines] | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 68 | 24" | 4" Pot |
| ZONE B | | | | | | |
| [Cross-hatched] | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 135 | 12" | 4" Pot |
| [Circle with +] | Mahonia repens CREEPING OREGON GRAPE (SMALL SHRUB) | D | 36" | 4 | 24" | 1 Gal. |
| [Circle with •] | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 36" | 4 | 24" | 1 Gal. |
| [Circle with •] | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 2 | 30" | 1-1/2" TO 2" CALIPER B&B |

**ALL WORK ON THIS SHEET
IS PART OF SCHEDULE D.
SEE SPECIAL PROVISIONS.**

**City of Albany
Public Works Department**
Construction Drawings for the private
construction of public facilities.
Reviewed by: **Rob Goings**
Date of Approval: **8/16/2018**
Approved: **Matthew Ruettgers**
Development Services
Use only approved plans
for construction.

MULTI / TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
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ENGINEER
MARK D. GREEN
JUL 14 1978
EXPIRES: 06-30-2019

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ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER GRAPHICAL
REPRESENTATION.

Design: M.D.G.
Drawn: D.G.G.
Checked: B.M.G.
Date: OCT. 2017
Scale: AS SHOWN
As-Built:

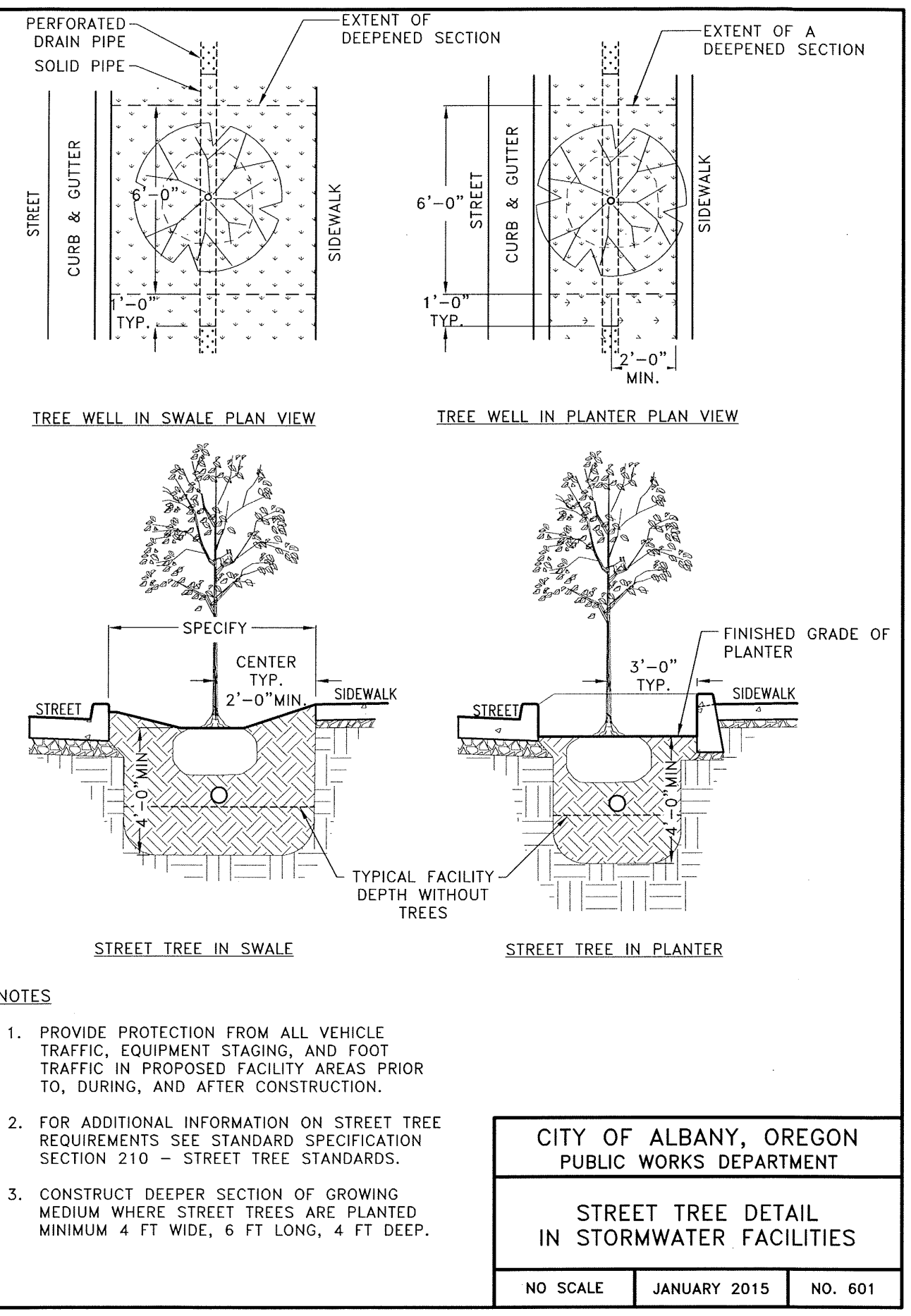
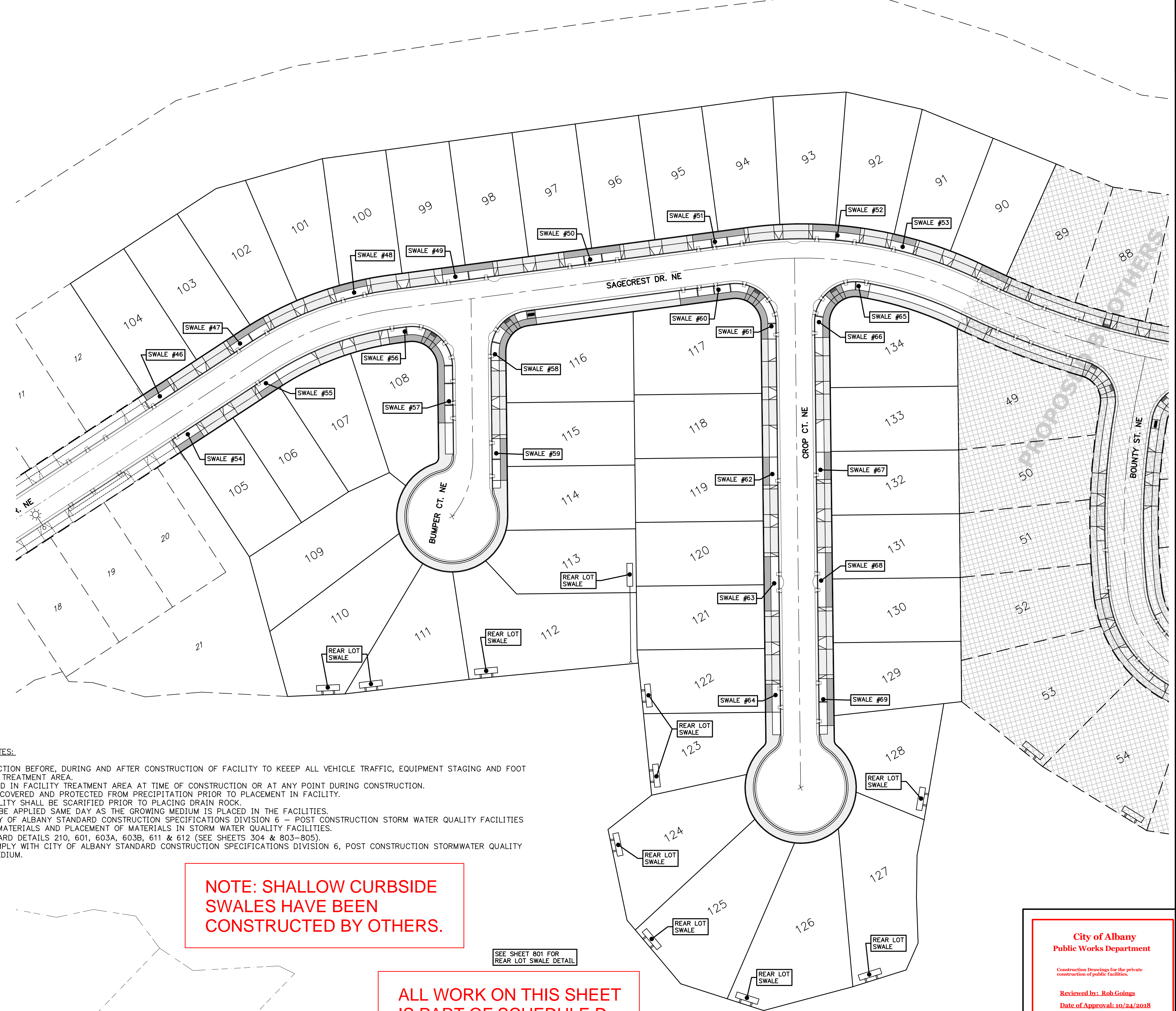
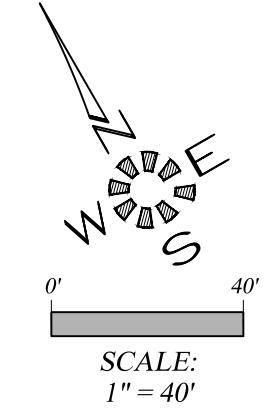
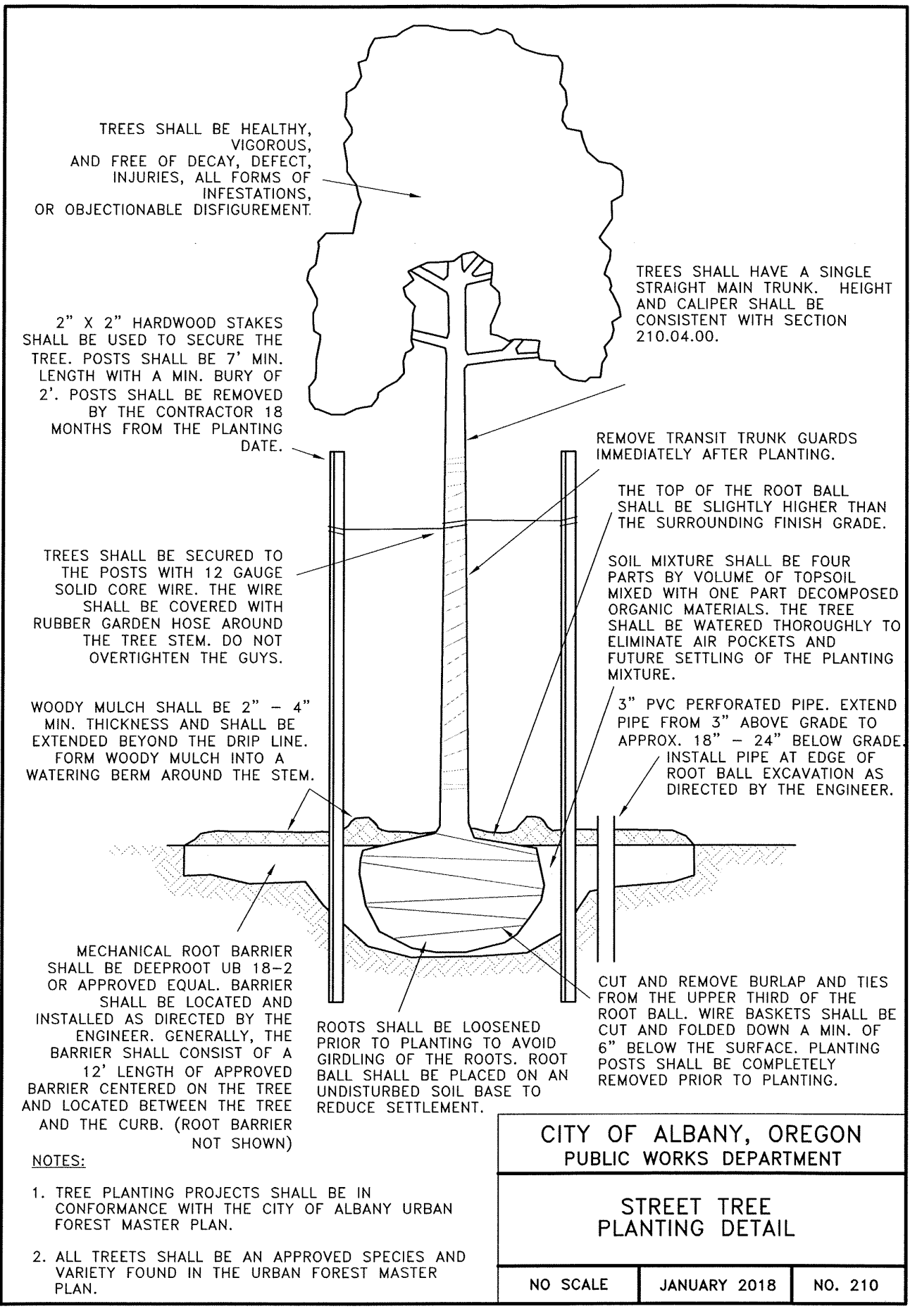
**THE RESERVE AT SOMERSET EAST
PHASE 3**

**STORM WATER QUALITY
PLANTING DETAILS**

Project Number
6634
Sheet Number
309

I:\000-6634\RESERVE\Drawings\SWales\SWALE_40.dwg, 10/2/2018, 8:17:27 AM, 0/0/0

1. REVISED PER CITY REVIEW. D.G.G. 2018-08-03



STORM WATER QUALITY (SWQ) NOTES:

1. MAINTAIN PERIMETER PROTECTION BEFORE, DURING AND AFTER CONSTRUCTION OF FACILITY TO KEEP ALL VEHICLE TRAFFIC, EQUIPMENT STAGING AND FOOT TRAFFIC OUT OF EXCAVATED TREATMENT AREA.
2. NO STANDING WATER ALLOWED IN FACILITY TREATMENT AREA AT TIME OF CONSTRUCTION OR AT ANY POINT DURING CONSTRUCTION.
3. GROWING MEDIUM SHALL BE COVERED AND PROTECTED FROM PRECIPITATION PRIOR TO PLACEMENT IN FACILITY.
4. BOTTOM OF EXCAVATED FACILITY SHALL BE SCARIFIED PRIOR TO PLACING DRAIN ROCK.
5. SURFACE TREATMENT SHALL BE APPLIED SAME DAY AS THE GROWING MEDIUM IS PLACED IN THE FACILITIES.
6. CONTRACTOR TO REVIEW CITY OF ALBANY STANDARD CONSTRUCTION SPECIFICATIONS DIVISION 6 - POST CONSTRUCTION STORM WATER QUALITY FACILITIES TO BECOME FAMILIAR WITH MATERIALS AND PLACEMENT OF MATERIALS IN STORM WATER QUALITY FACILITIES.
7. SEE CITY OF ALBANY STANDARD DETAILS 210, 601, 603A, 603B, 611 & 612 (SEE SHEETS 304 & 803-805).
8. GROWING MEDIUM SHALL COMPLY WITH CITY OF ALBANY STANDARD CONSTRUCTION SPECIFICATIONS DIVISION 6, POST CONSTRUCTION STORMWATER QUALITY FACILITIES 601, GROWING MEDIUM.

NOTE: SHALLOW CURBSIDE SWALES HAVE BEEN CONSTRUCTED BY OTHERS.

ALL WORK ON THIS SHEET IS PART OF SCHEDULE D. SEE SPECIAL PROVISIONS.

SEE SHEET 801 FOR REAR LOT SWALE DETAIL

**City of Albany
Public Works Department**

Construction Drawings for the private construction of public facilities.

Reviewed by: Rob Goings
Date of Approval: 10/24/2018
Approved: Matthew Ruettgers
Development Services
Use only approved plans for construction.

I:\6635\6635-ReserveAtSomersetEast\6635.dwg, 10/17/2018 8:20:52 AM, 10/16/18

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PH. (503) 363 - 9227 FAX (503) 364-1260
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REGISTERED PROFESSIONAL ENGINEER

MARK D. BRADY

EXPIRES: 06-30-2019

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

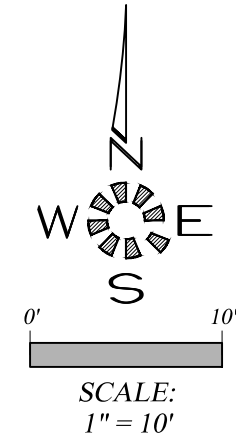
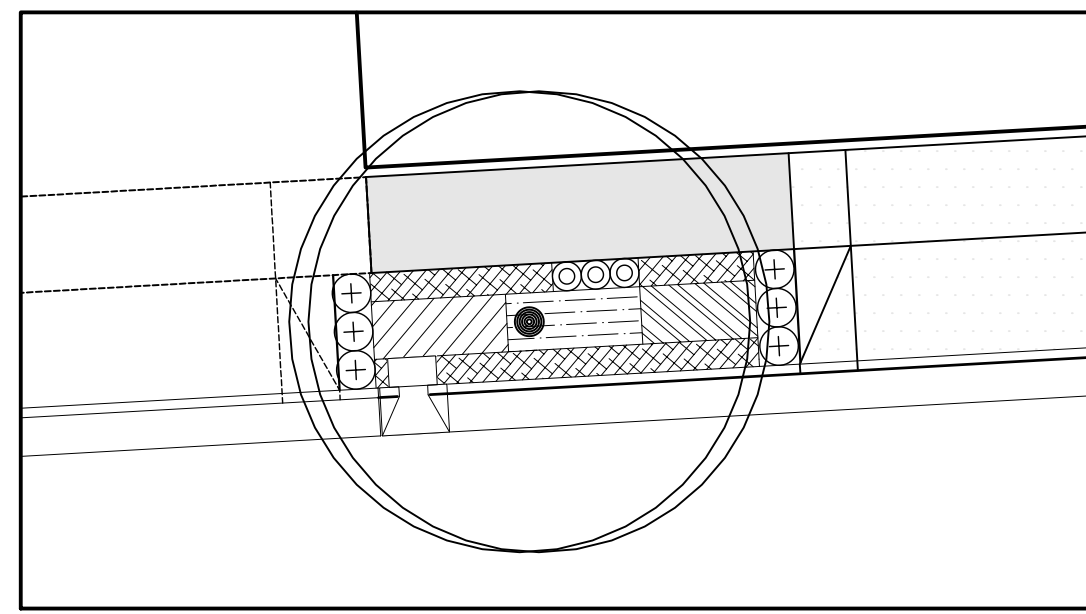
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: M.D.G.
Drawn: D.G.G.
Checked: B.M.G.
Date: MAR_2018
Scale: AS SHOWN
As-Built: _____

THE RESERVE AT SOMERSET EAST PHASE 4

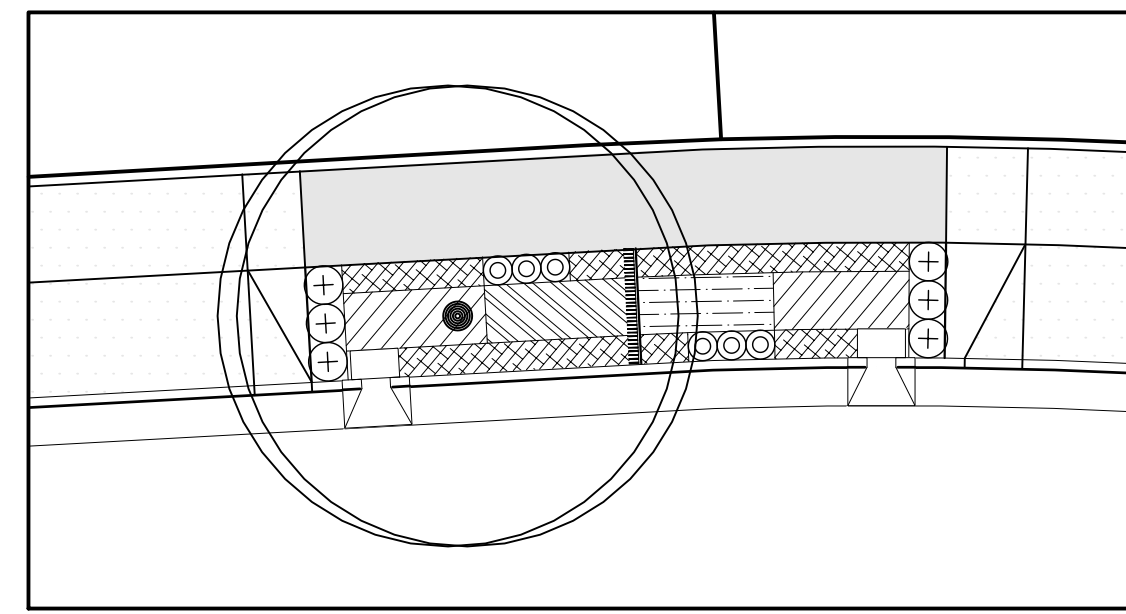
STORM WATER QUALITY PLANTING KEY

Project Number
6635
Sheet Number
304



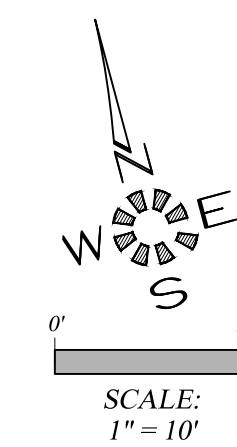
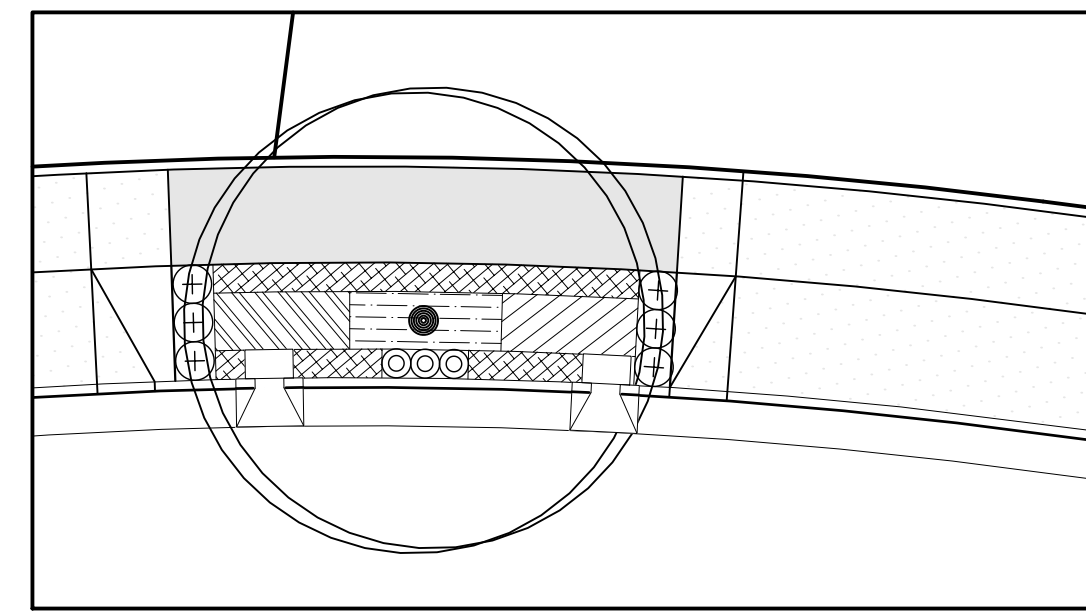
SWALE #46

| SWALE #46 | | | | | | |
|-----------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| [Symbol] | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 20 | 24" | 4" Pot |
| [Symbol] | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 24 | 18" | 4" Pot |
| [Symbol] | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 24 | 24" | 4" Pot |
| ZONE B | | | | | | |
| [Symbol] | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 56 | 12" | 1 Gal. |
| [Symbol] | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| [Symbol] | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 3 | 24" | 1 Gal. |
| [Symbol] | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 1 | 25' | 1-1/2" TO 2" CALIPER B&B |



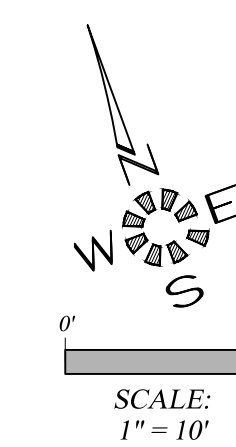
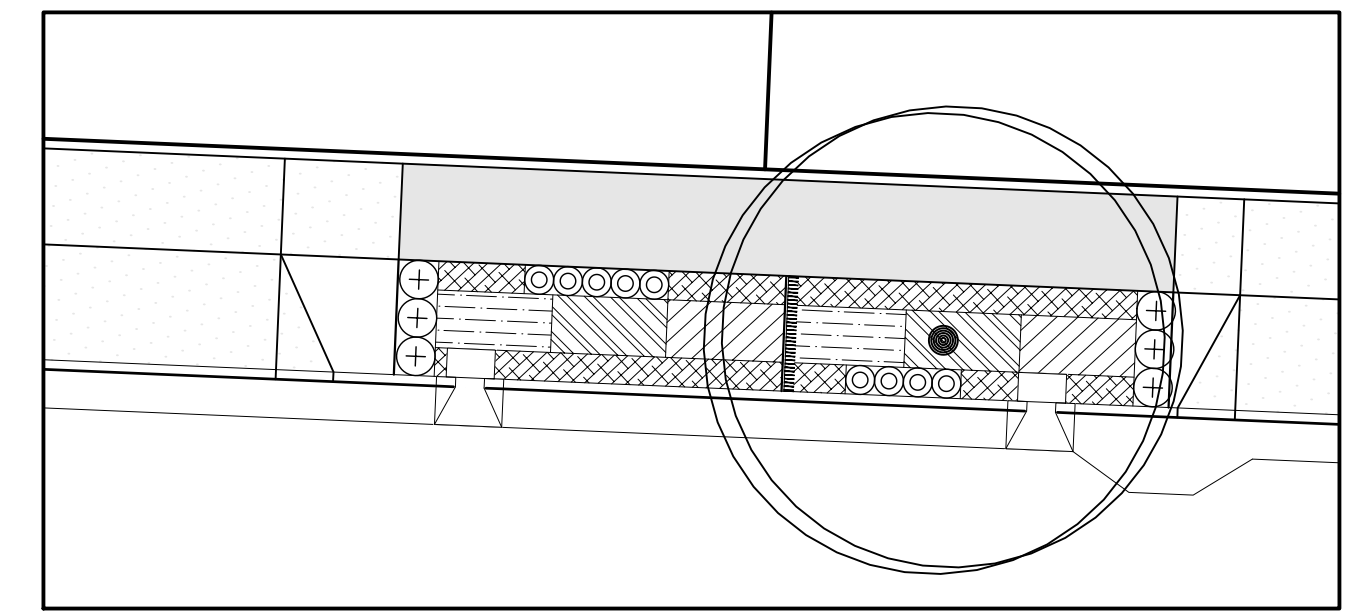
SWALE #47

| SWALE #47 | | | | | | |
|-----------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| [Symbol] | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 25 | 24" | 4" Pot |
| [Symbol] | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 24 | 18" | 4" Pot |
| [Symbol] | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 49 | 24" | 4" Pot |
| ZONE B | | | | | | |
| [Symbol] | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 75 | 12" | 1 Gal. |
| [Symbol] | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| [Symbol] | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 6 | 24" | 1 Gal. |
| [Symbol] | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 1 | 25' | 1-1/2" TO 2" CALIPER B&B |



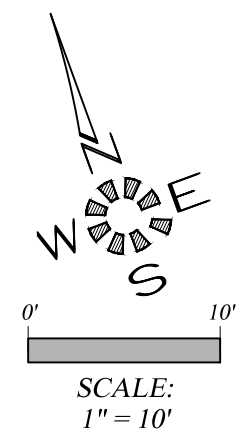
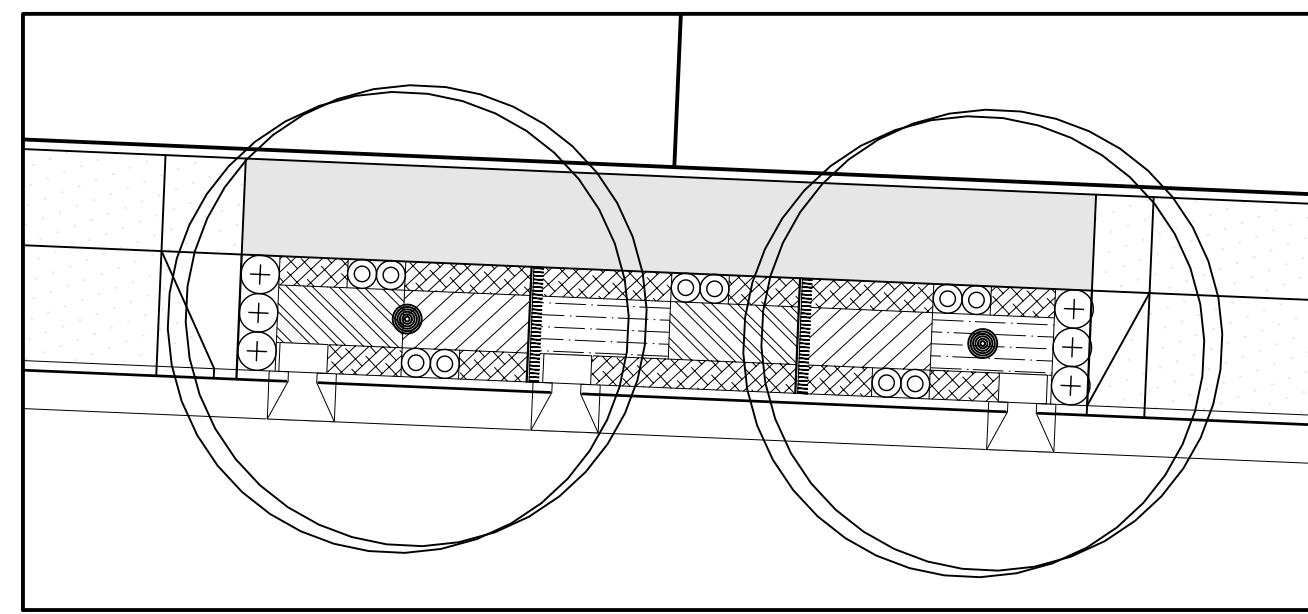
SWALE #48

| SWALE #48 | | | | | | |
|-----------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| [Symbol] | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 24 | 24" | 4" Pot |
| [Symbol] | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 26 | 18" | 4" Pot |
| [Symbol] | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 24 | 24" | 4" Pot |
| ZONE B | | | | | | |
| [Symbol] | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 58 | 12" | 1 Gal. |
| [Symbol] | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| [Symbol] | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 3 | 24" | 1 Gal. |
| [Symbol] | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 1 | 25' | 1-1/2" TO 2" CALIPER B&B |



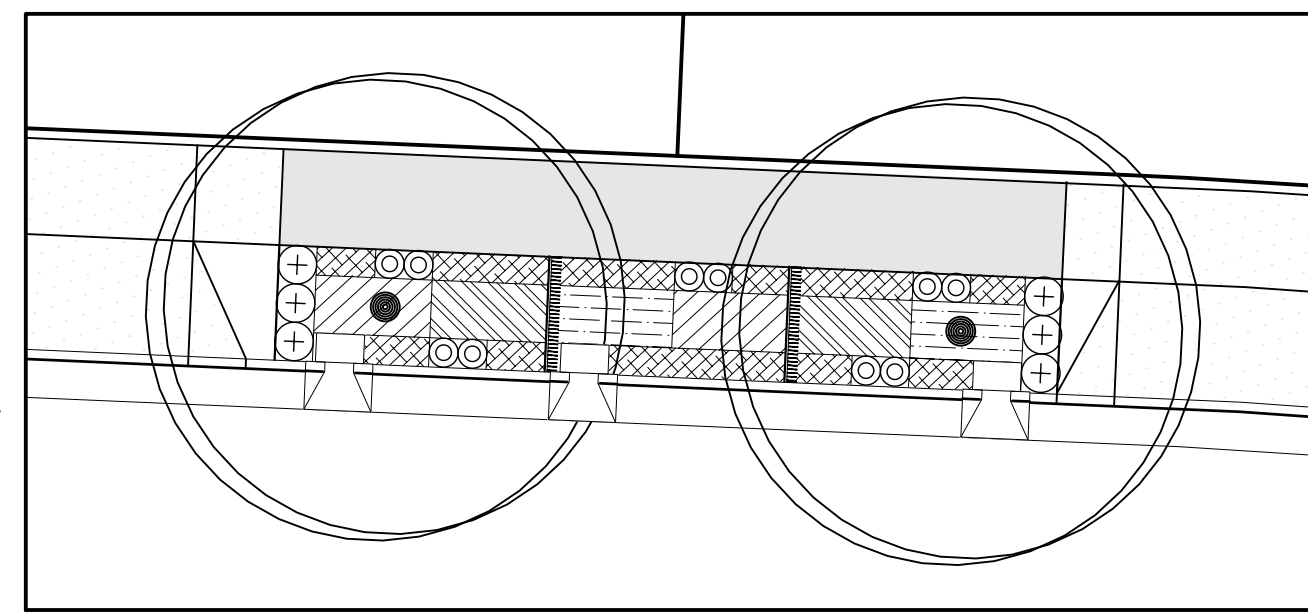
SWALE #49

| SWALE #49 | | | | | | |
|-----------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| [Symbol] | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 41 | 24" | 4" Pot |
| [Symbol] | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 40 | 18" | 4" Pot |
| [Symbol] | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 41 | 24" | 4" Pot |
| ZONE B | | | | | | |
| [Symbol] | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 91 | 12" | 1 Gal. |
| [Symbol] | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| [Symbol] | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 9 | 24" | 1 Gal. |
| [Symbol] | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 1 | 25' | 1-1/2" TO 2" CALIPER B&B |



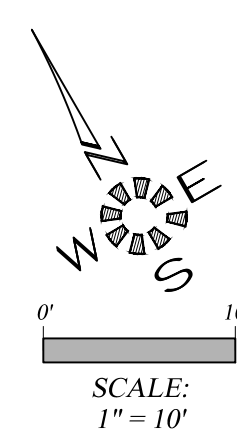
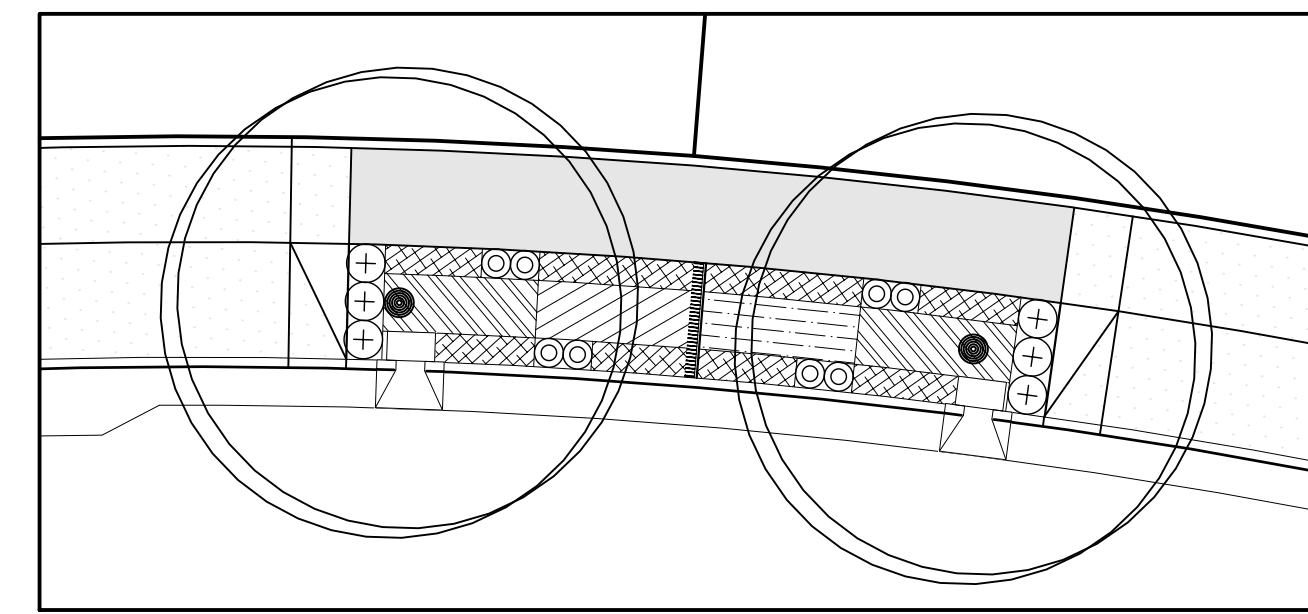
SWALE #50

| SWALE #50 | | | | | | |
|-----------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| [Symbol] | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 46 | 24" | 4" Pot |
| [Symbol] | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 45 | 18" | 4" Pot |
| [Symbol] | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 45 | 24" | 4" Pot |
| ZONE B | | | | | | |
| [Symbol] | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 95 | 12" | 1 Gal. |
| [Symbol] | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| [Symbol] | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 10 | 24" | 1 Gal. |
| [Symbol] | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 2 | 25' | 1-1/2" TO 2" CALIPER B&B |



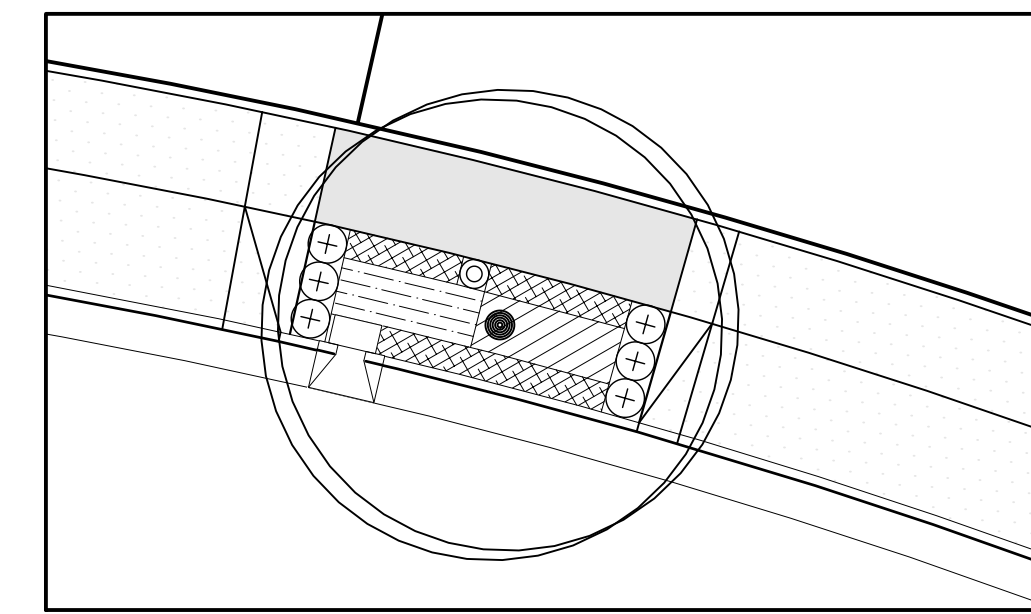
SWALE #51

| SWALE #51 | | | | | | |
|-----------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| [Symbol] | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 40 | 24" | 4" Pot |
| [Symbol] | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 40 | 18" | 4" Pot |
| [Symbol] | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 41 | 24" | 4" Pot |
| ZONE B | | | | | | |
| [Symbol] | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 83 | 12" | 1 Gal. |
| [Symbol] | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| [Symbol] | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 10 | 24" | 1 Gal. |
| [Symbol] | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 2 | 25' | 1-1/2" TO 2" CALIPER B&B |



SWALE #52

| SWALE #52 | | | | | | |
|-----------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| [Symbol] | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 55 | 24" | 4" Pot |
| [Symbol] | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 27 | 18" | 4" Pot |
| [Symbol] | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 27 | 24" | 4" Pot |
| ZONE B | | | | | | |
| [Symbol] | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 81 | 12" | 1 Gal. |
| [Symbol] | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| [Symbol] | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 8 | 24" | 1 Gal. |
| [Symbol] | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 2 | 25' | 1-1/2" TO 2" CALIPER B&B |



SWALE #53

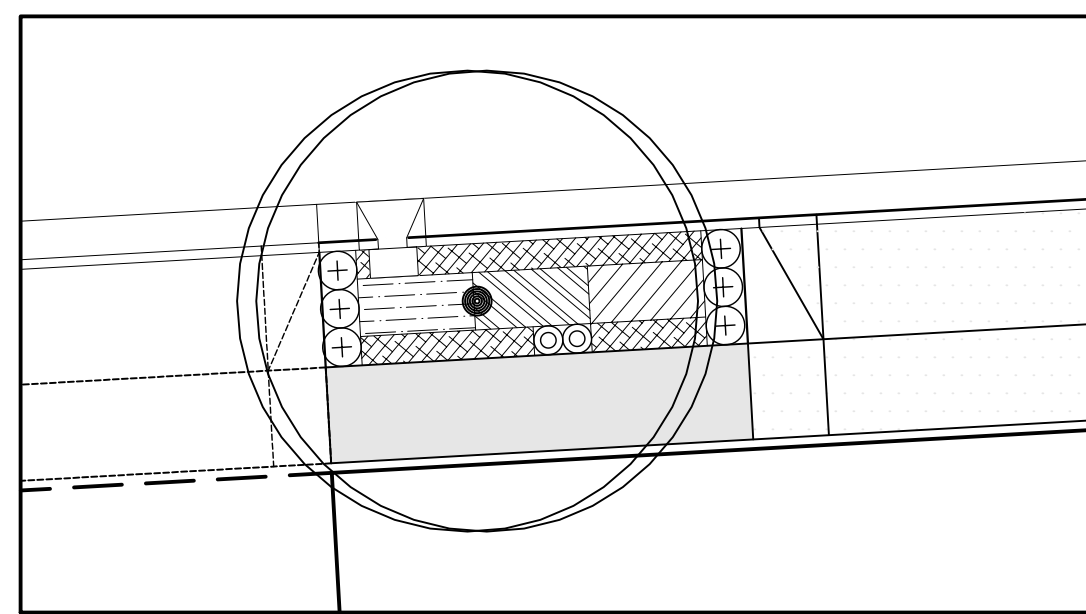
| SWALE #53 | | | | | | |
|-----------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| [Symbol] | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 0 | 24" | 4" Pot |
| [Symbol] | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 22 | 18" | 4" Pot |
| [Symbol] | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 22 | 24" | 4" Pot |
| ZONE B | | | | | | |
| [Symbol] | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 45 | 12" | 1 Gal. |
| [Symbol] | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| [Symbol] | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 1 | 24" | 1 Gal. |
| [Symbol] | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 1 | 25' | 1-1/2" TO 2" CALIPER B&B |

ALL WORK ON THIS SHEET
IS PART OF SCHEDULE D.
SEE SPECIAL PROVISIONS.

**City of Albany
Public Works Department**

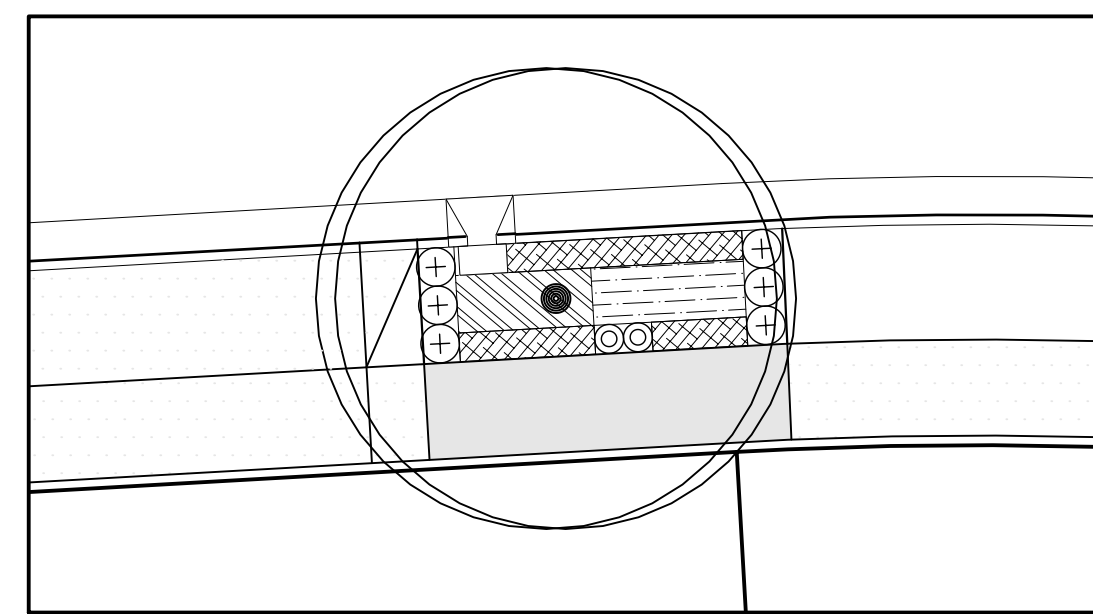
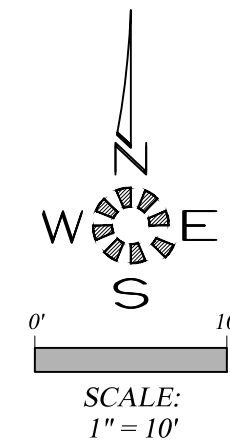
Construction Drawings for the private
construction of public facilities.

Reviewed by: Rob Goings
Date of Approval: 10/24/2018
Approved: Matthew Ruetters
Development Services
Use only approved plans
for construction.



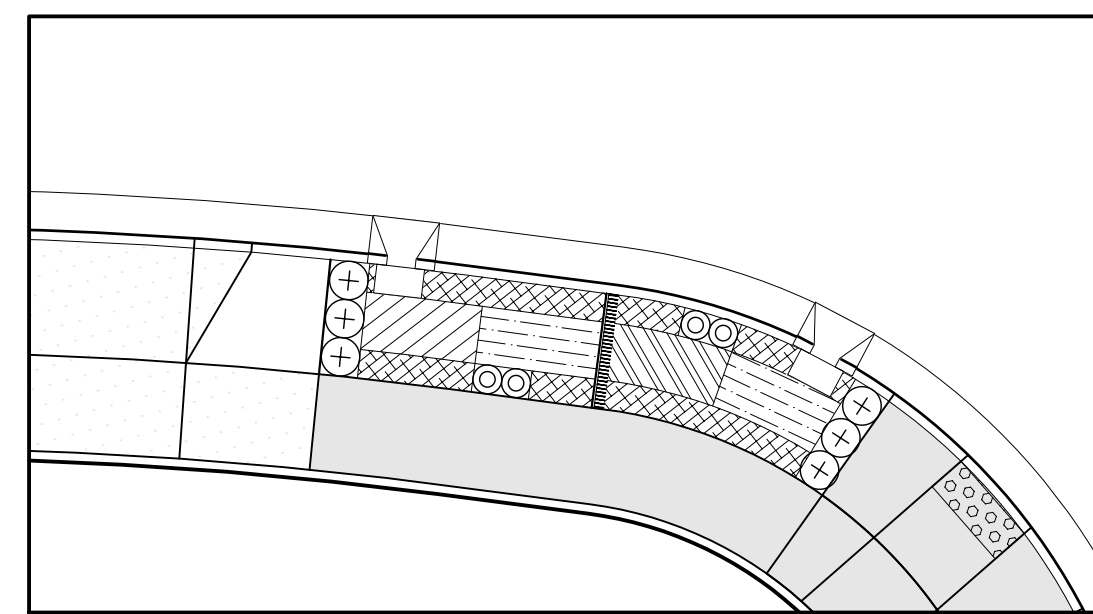
SWALE #54

| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
|---------------|---|-----|------|------|-----|--------------------------------|
| ZONE A | | | | | | |
| [Symbol] | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 20 | 24" | 4" Pot |
| [Symbol] | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 20 | 18" | 4" Pot |
| [Symbol] | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 20 | 24" | 4" Pot |
| ZONE B | | | | | | |
| [Symbol] | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 53 | 12" | 1 Gal. |
| [Symbol] | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| [Symbol] | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 2 | 24" | 1 Gal. |
| [Symbol] | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 1 | 25' | 1-1/2" TO 2" CALIPER B&B |



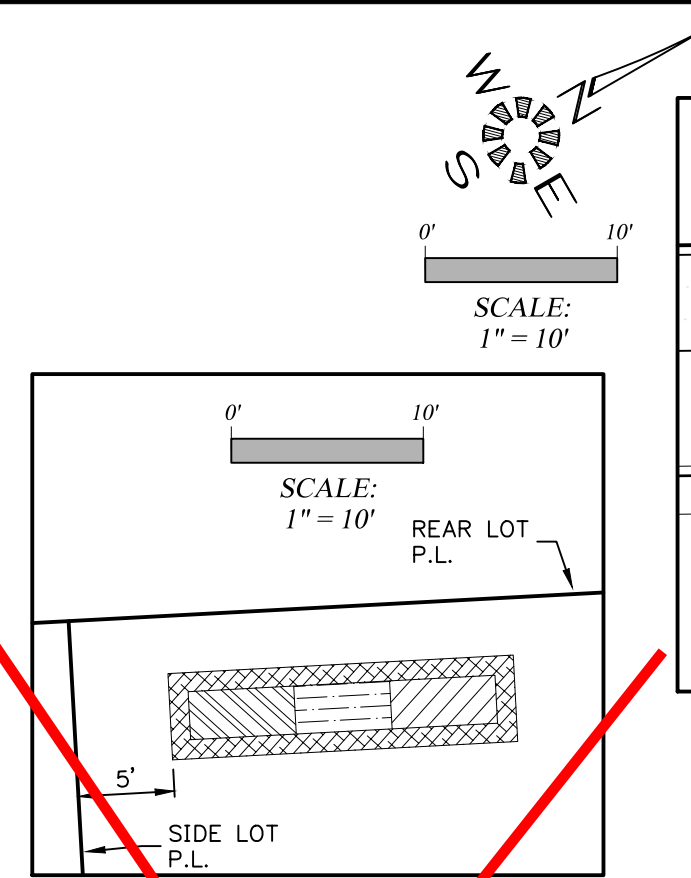
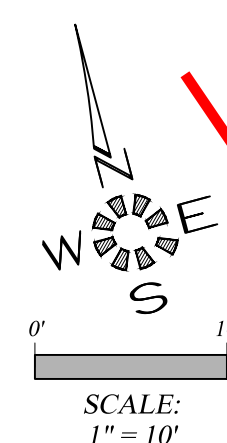
SWALE #55

| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
|---------------|---|-----|------|------|-----|--------------------------------|
| ZONE A | | | | | | |
| [Symbol] | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 24 | 24" | 4" Pot |
| [Symbol] | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 27 | 18" | 4" Pot |
| [Symbol] | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 0 | 24" | 4" Pot |
| ZONE B | | | | | | |
| [Symbol] | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 41 | 12" | 1 Gal. |
| [Symbol] | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| [Symbol] | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 2 | 24" | 1 Gal. |
| [Symbol] | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 1 | 25' | 1-1/2" TO 2" CALIPER B&B |



SWALE #56

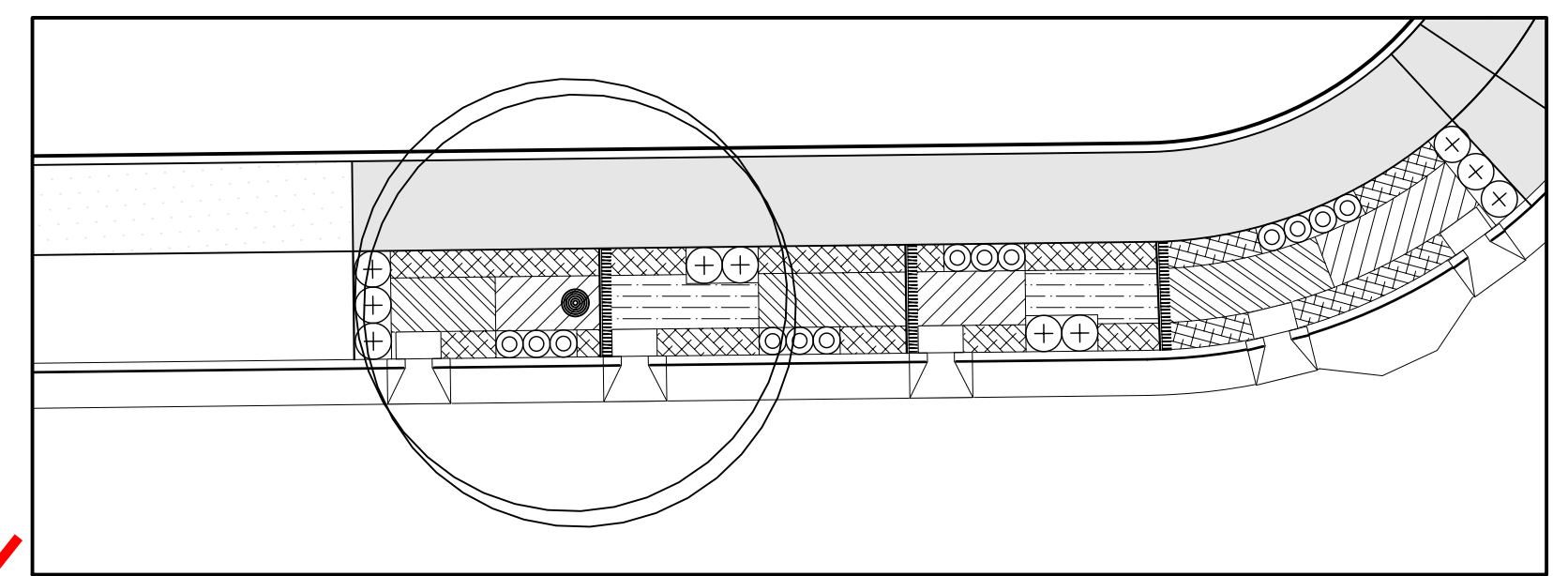
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
|---------------|---|-----|------|------|-----|--------------------------------|
| ZONE A | | | | | | |
| [Symbol] | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 20 | 24" | 4" Pot |
| [Symbol] | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 42 | 18" | 4" Pot |
| [Symbol] | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 20 | 24" | 4" Pot |
| ZONE B | | | | | | |
| [Symbol] | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 64 | 12" | 1 Gal. |
| [Symbol] | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| [Symbol] | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 4 | 24" | 1 Gal. |
| [Symbol] | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 0 | 25' | 1-1/2" TO 2" CALIPER B&B |



**PRIVATE REAR LOT SWALE
FOR LOTS 110-113 & 122-128
QUANTITIES ARE TYPICAL FOR EACH LOT**

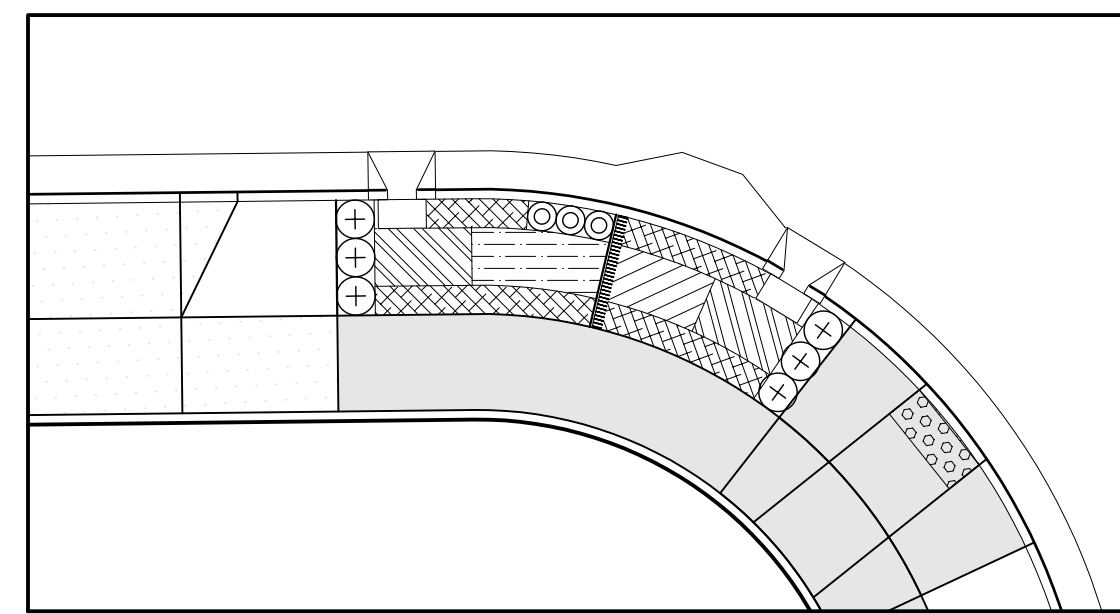
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
|---------------|---|-----|------|------|-----|--------|
| ZONE A | | | | | | |
| [Symbol] | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 16 | 24" | 4" Pot |
| [Symbol] | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 15 | 18" | 4" Pot |
| [Symbol] | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 16 | 24" | 4" Pot |
| ZONE B | | | | | | |
| [Symbol] | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 47 | 12" | 1 Gal. |

NOT PART OF CONTRACT



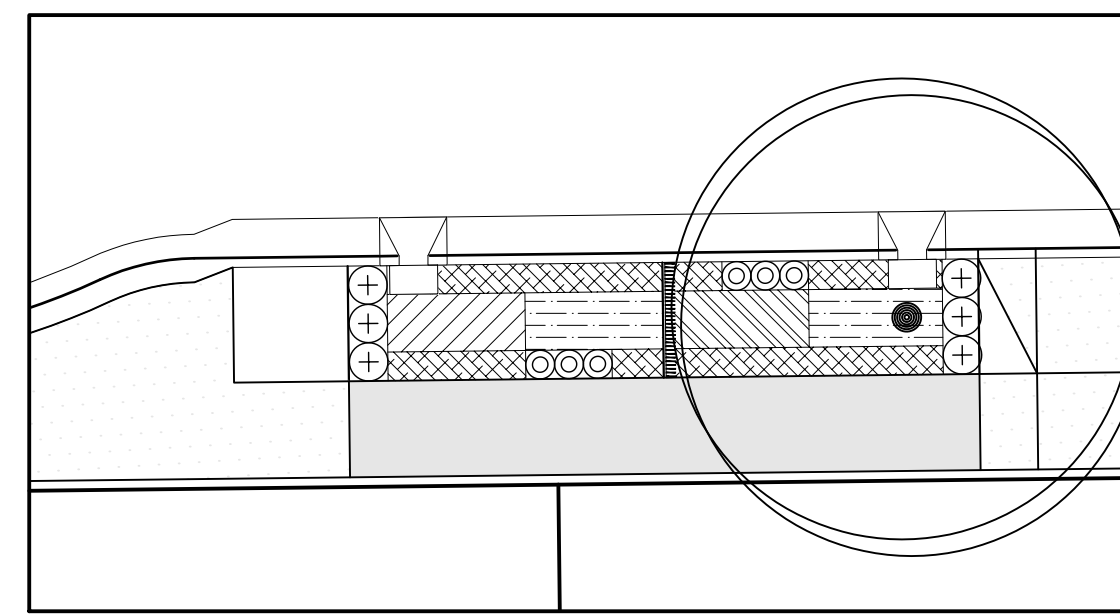
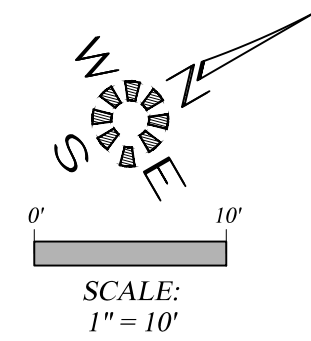
SWALE #57

| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
|---------------|---|-----|------|------|-----|--------------------------------|
| ZONE A | | | | | | |
| [Symbol] | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 78 | 24" | 4" Pot |
| [Symbol] | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 48 | 18" | 4" Pot |
| [Symbol] | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 71 | 69 | 4" Pot |
| ZONE B | | | | | | |
| [Symbol] | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 133 | 12" | 1 Gal. |
| [Symbol] | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 10 | 24" | 1 Gal. |
| [Symbol] | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 13 | 24" | 1 Gal. |
| [Symbol] | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 1 | 25' | 1-1/2" TO 2" CALIPER B&B |



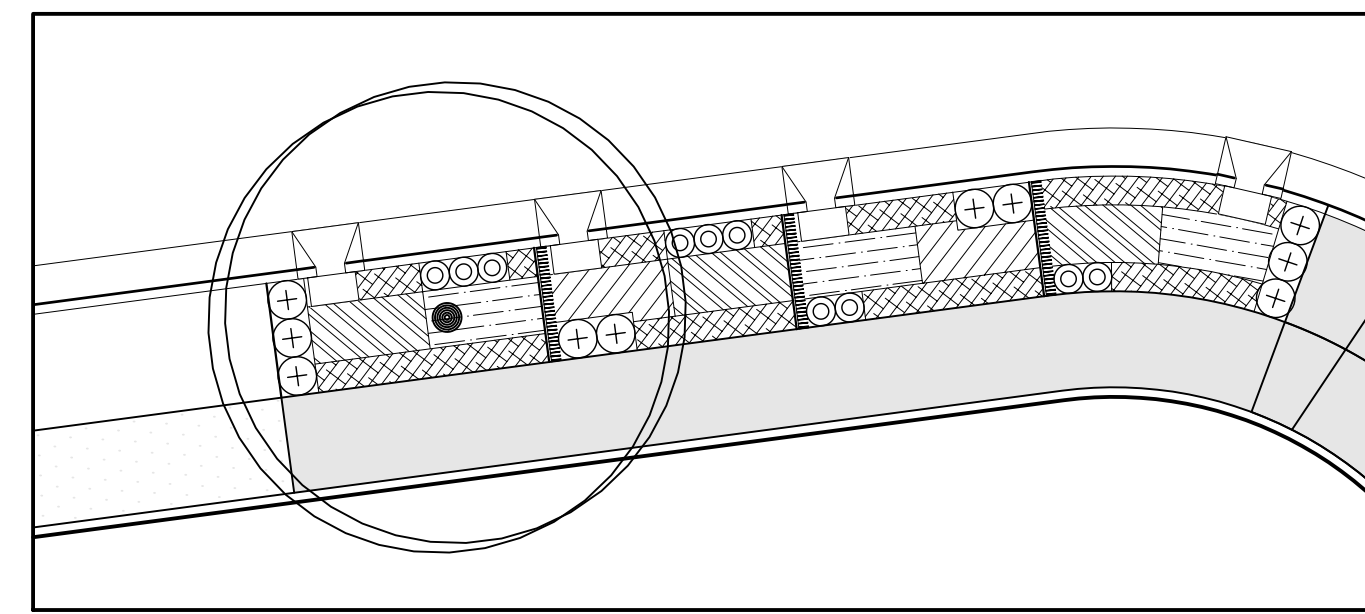
SWALE #58

| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
|---------------|---|-----|------|------|-----|--------------------------------|
| ZONE A | | | | | | |
| [Symbol] | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 34 | 24" | 4" Pot |
| [Symbol] | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 23 | 18" | 4" Pot |
| [Symbol] | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 17 | 24" | 4" Pot |
| ZONE B | | | | | | |
| [Symbol] | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 57 | 12" | 1 Gal. |
| [Symbol] | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| [Symbol] | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 3 | 24" | 1 Gal. |
| [Symbol] | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 0 | 25' | 1-1/2" TO 2" CALIPER B&B |



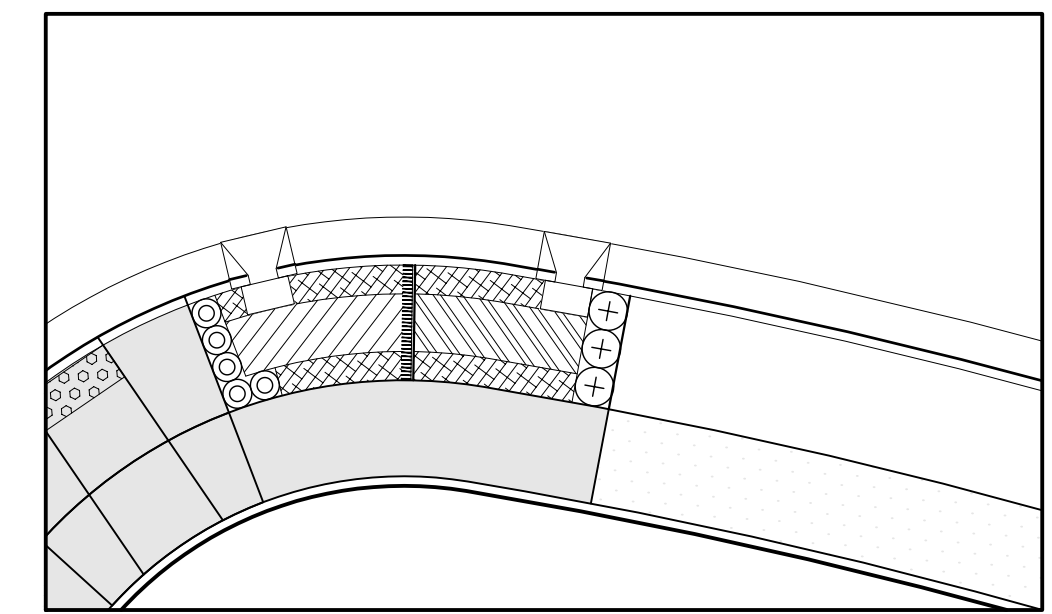
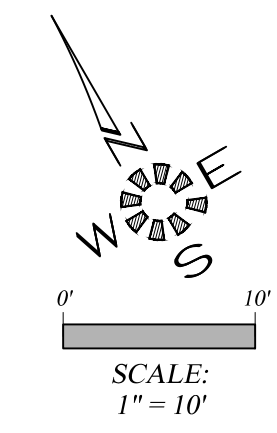
SWALE #59

| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
|---------------|---|-----|------|------|-----|--------------------------------|
| ZONE A | | | | | | |
| [Symbol] | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 24 | 24" | 4" Pot |
| [Symbol] | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 48 | 18" | 4" Pot |
| [Symbol] | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 24 | 24" | 4" Pot |
| ZONE B | | | | | | |
| [Symbol] | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 73 | 12" | 1 Gal. |
| [Symbol] | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| [Symbol] | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 6 | 24" | 1 Gal. |
| [Symbol] | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 1 | 25' | 1-1/2" TO 2" CALIPER B&B |



SWALE #60

| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
|---------------|---|-----|------|------|-----|--------------------------------|
| ZONE A | | | | | | |
| [Symbol] | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 62 | 24" | 4" Pot |
| [Symbol] | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 62 | 18" | 4" Pot |
| [Symbol] | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 38 | 24" | 4" Pot |
| ZONE B | | | | | | |
| [Symbol] | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 109 | 12" | 1 Gal. |
| [Symbol] | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 10 | 24" | 1 Gal. |
| [Symbol] | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 10 | 24" | 1 Gal. |
| [Symbol] | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 1 | 25' | 1-1/2" TO 2" CALIPER B&B |



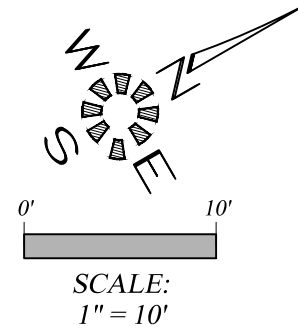
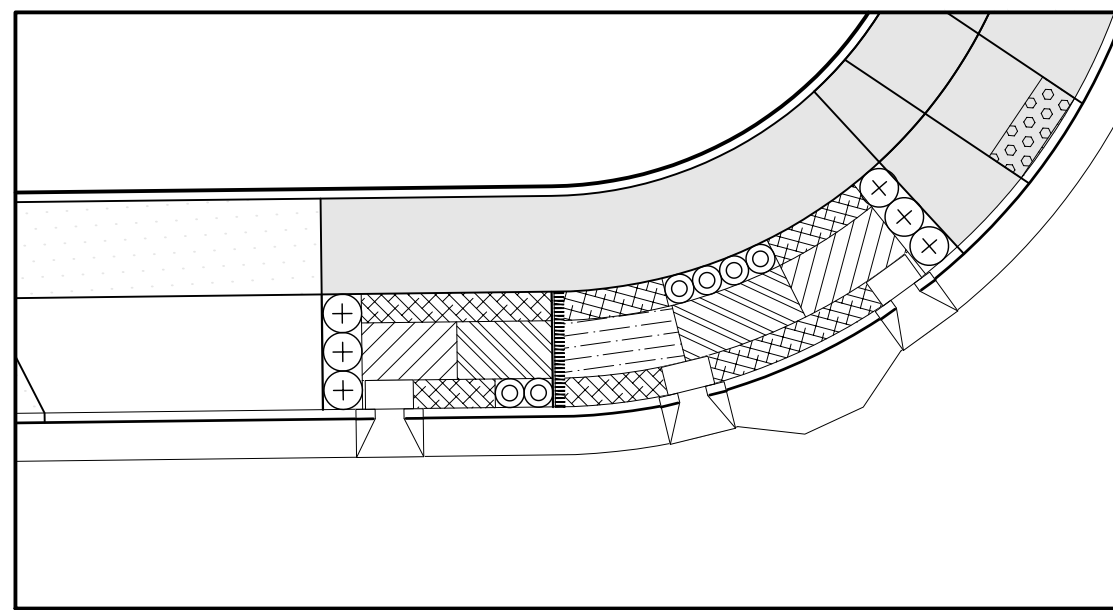
SWALE #65

| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
|---------------|---|-----|------|------|-----|--------------------------------|
| ZONE A | | | | | | |
| [Symbol] | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 30 | 24" | 4" Pot |
| [Symbol] | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 0 | 18" | 4" Pot |
| [Symbol] | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 30 | 24" | 4" Pot |
| ZONE B | | | | | | |
| [Symbol] | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 49 | 12" | 1 Gal. |
| [Symbol] | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 3 | 24" | 1 Gal. |
| [Symbol] | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 5 | 24" | 1 Gal. |
| [Symbol] | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 0 | 25' | 1-1/2" TO 2" CALIPER B&B |

**ALL WORK ON THIS SHEET
IS PART OF SCHEDULE D.
SEE SPECIAL PROVISIONS.**

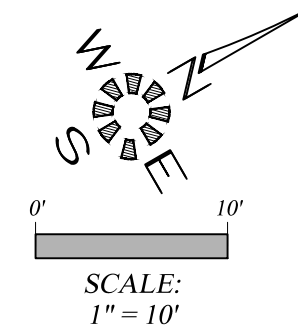
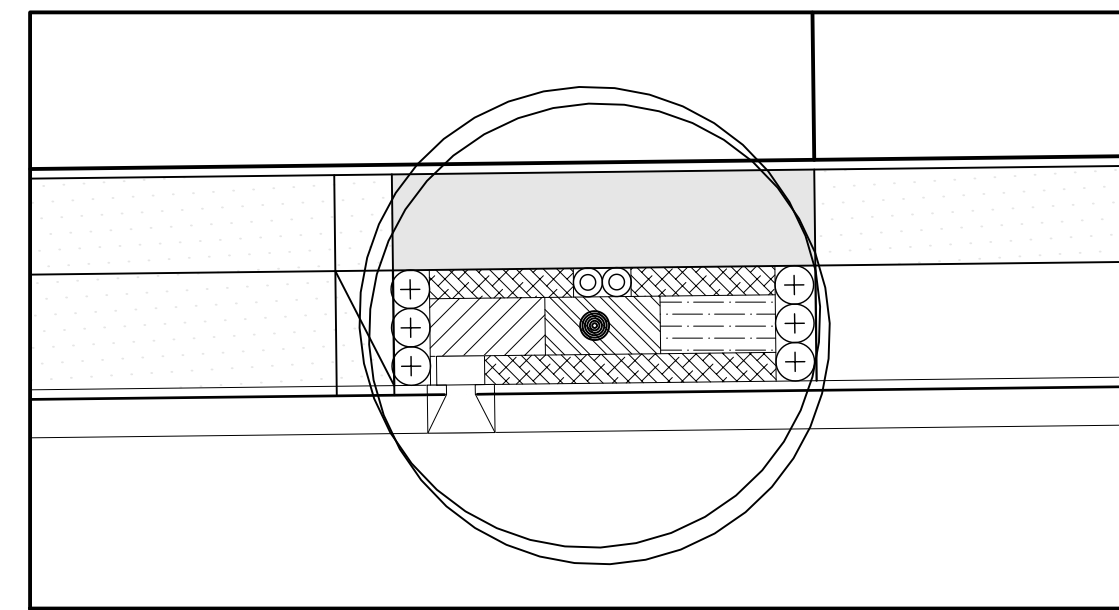
**City of Albany
Public Works Department**

Construction Drawings for the private
construction of public facilities.
Reviewed by: **Rob Goings**
Date of Approval: **10/24/2018**
Approved: **Matthew Ruettgers**
Development Services
Use only approved plans
for construction.



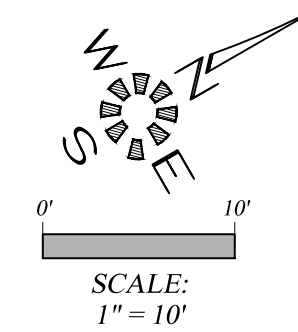
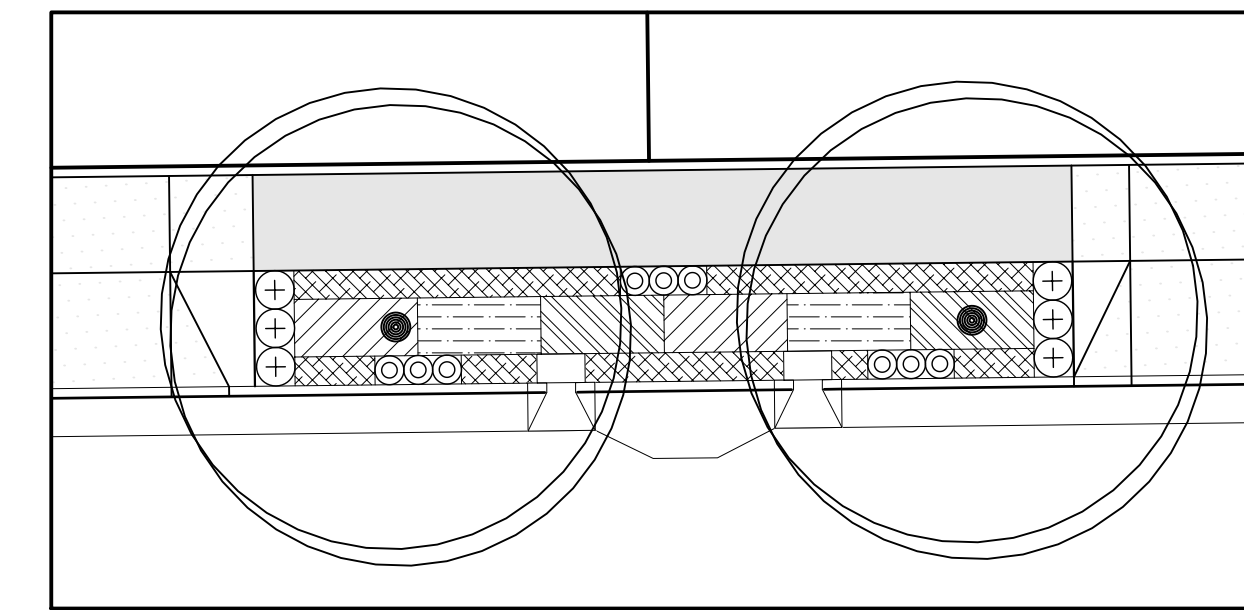
SWALE #61

| SWALE #61 | | | | | | |
|-----------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 39 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 20 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 38 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 68 | 12" | 1 Gal. |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 6 | 24" | 1 Gal. |
| | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 0 | 25' | 1-1/2" TO 2" CALIPER B&B |



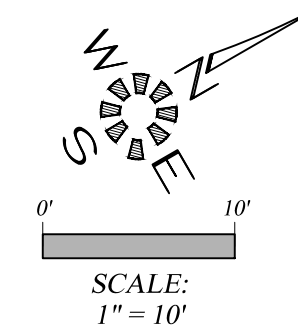
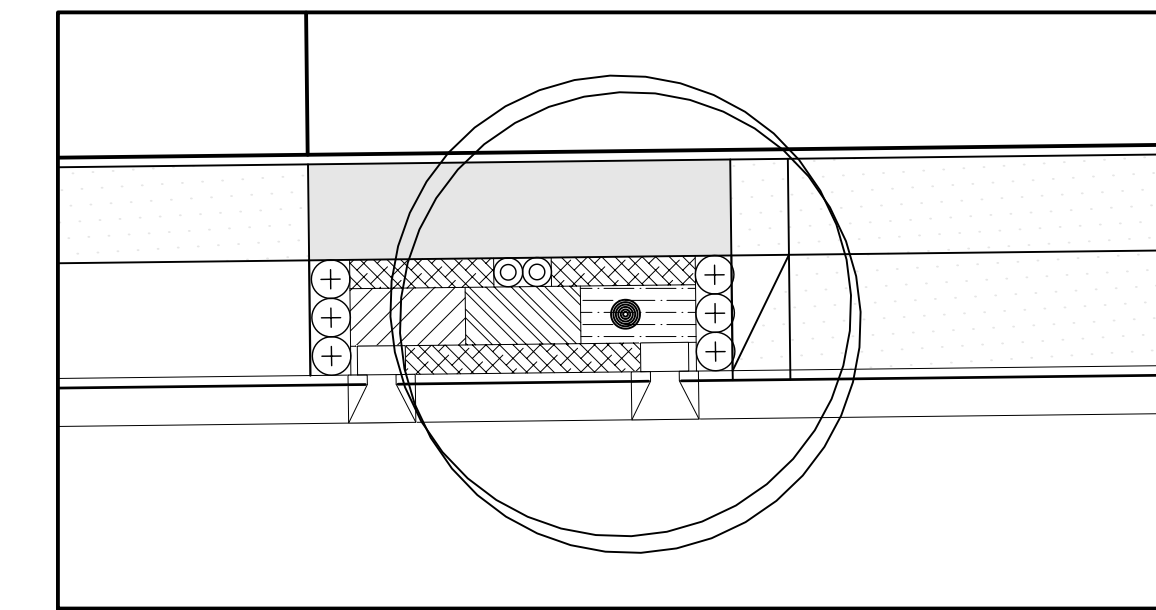
SWALE #62

| SWALE #62 | | | | | | |
|-----------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 20 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 20 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 20 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 51 | 12" | 1 Gal. |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 2 | 24" | 1 Gal. |
| | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 1 | 25' | 1-1/2" TO 2" CALIPER B&B |



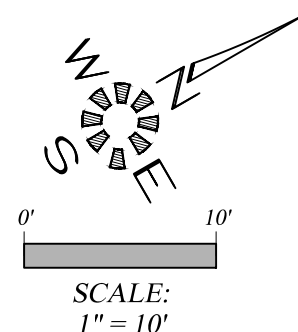
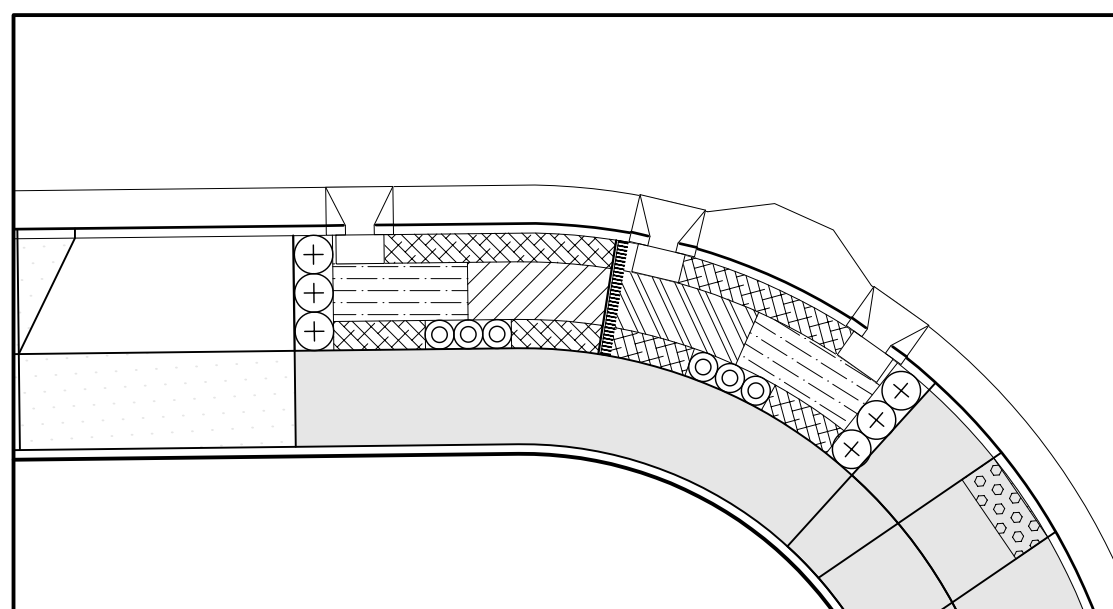
SWALE #63

| | A | B | C | D | E | F | G |
|----|-----------|---|-----|------|------|-----|--------------------------------|
| 1 | SWALE #63 | | | | | | |
| 2 | SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| 3 | ZONE A | | | | | | |
| 4 | | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 43 | 24" | 4" Pot |
| 5 | | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 43 | 18" | 4" Pot |
| 6 | | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 43 | 24" | 4" Pot |
| 7 | ZONE B | | | | | | |
| 8 | | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 101 | 12" | 1 Gal. |
| 9 | | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| 10 | | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 9 | 24" | 1 Gal. |
| 11 | | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 2 | 25' | 1-1/2" TO 2" CALIPER B&B |



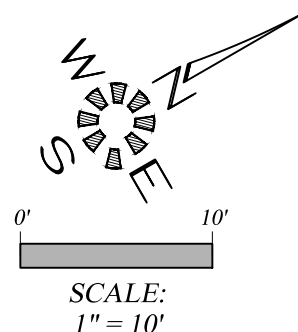
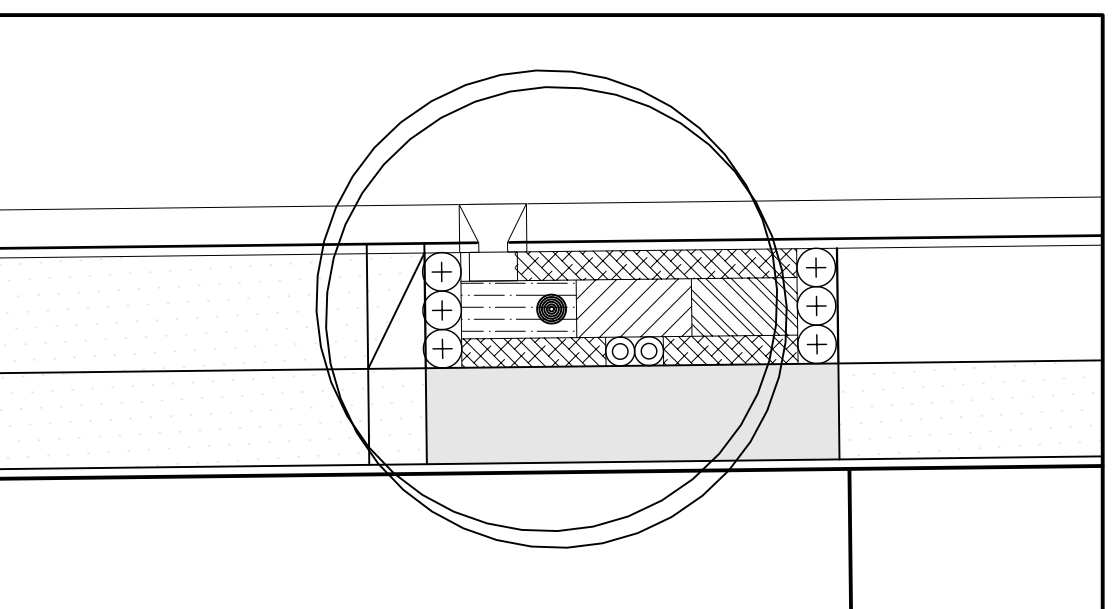
SWALE #64

| SWALE #64 | | | | | | |
|-----------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 20 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 20 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 20 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 47 | 12" | 1 Gal. |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 2 | 24" | 1 Gal. |
| | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 1 | 25' | 1-1/2" TO 2" CALIPER B&B |



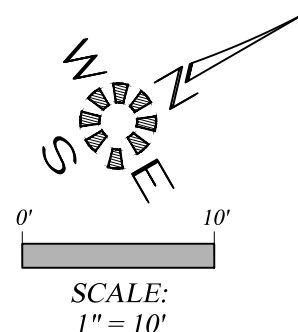
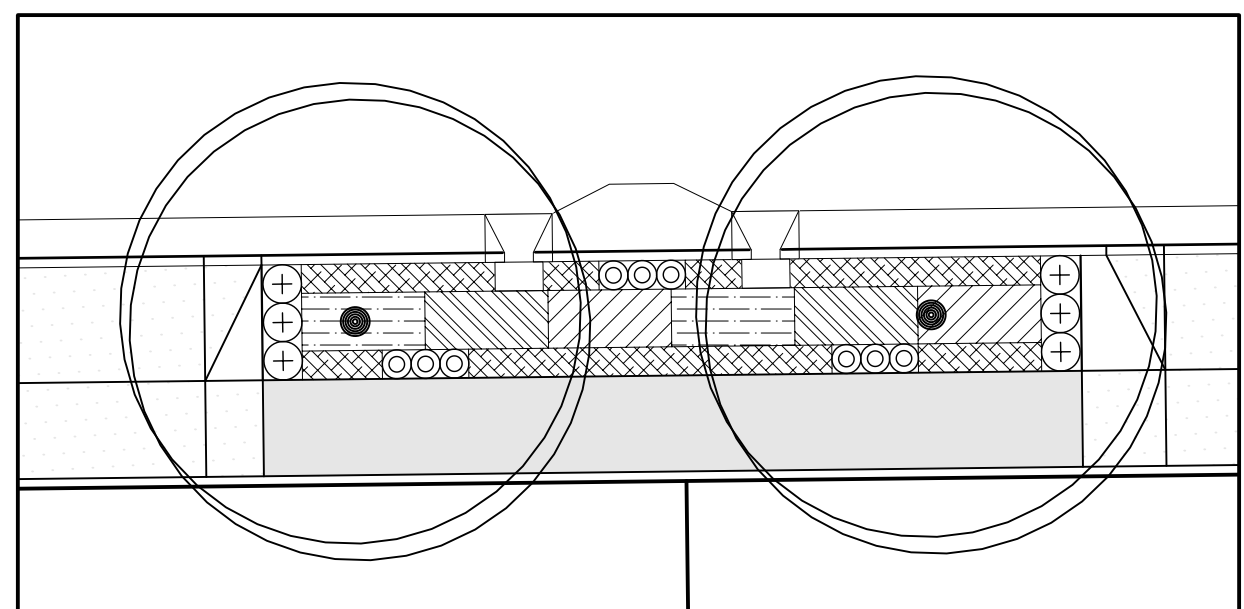
SWALE #66

| SWALE #66 | | | | | | |
|-----------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 24 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 48 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 25 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 68 | 12" | 1 Gal. |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 6 | 24" | 1 Gal. |
| | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 0 | 25' | 1-1/2" TO 2" CALIPER B&B |



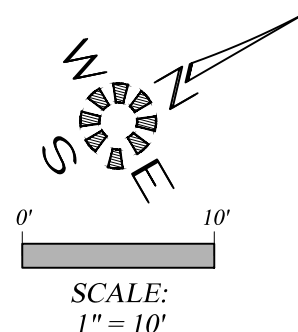
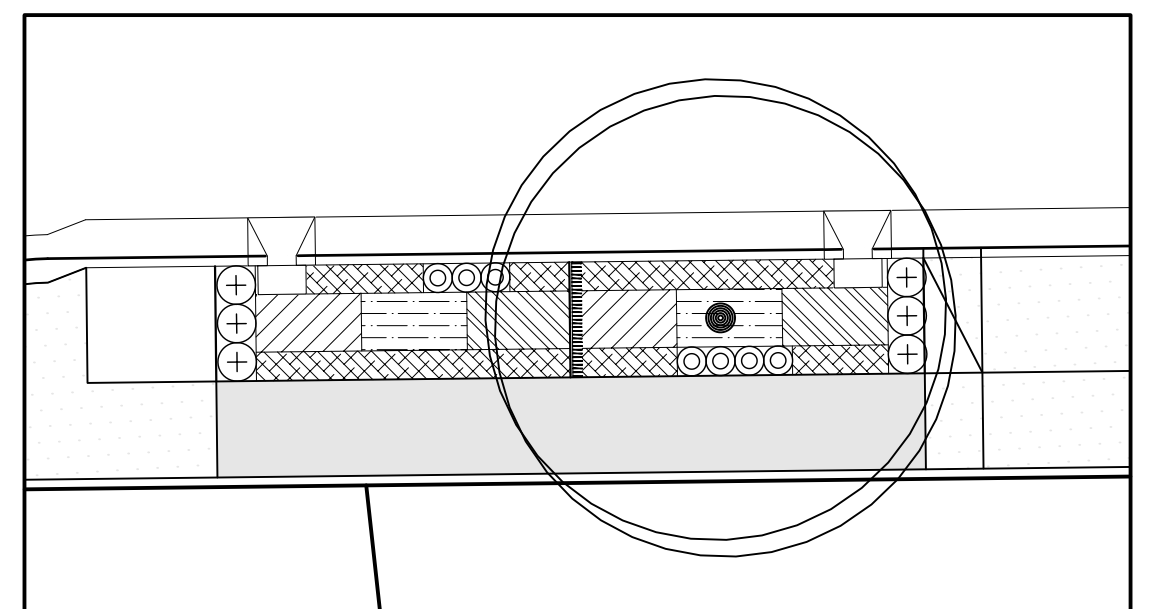
SWALE #67

| SWALE #67 | | | | | | |
|-----------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 20 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 20 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 20 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 50 | 12" | 1 Gal. |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 2 | 24" | 1 Gal. |
| | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 1 | 25' | 1-1/2" TO 2" CALIPER B&B |



SWALE #68

| SWALE #68 | | | | | | |
|-----------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 43 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 43 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 43 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 101 | 12" | 1 Gal. |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 9 | 24" | 1 Gal. |
| | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 2 | 25' | 1-1/2" TO 2" CALIPER B&B |



SWALE #69

| SWALE #69 | | | | | | |
|-----------|---|-----|------|------|-----|--------------------------------|
| SYMBOL | Botanical Name COMMON NAME | E/D | O.C. | QTY. | HT. | CONT. |
| ZONE A | | | | | | |
| | Carex obnupta SLOUGH SEDGE (HEBACEOUS PLANT) | E | 12" | 36 | 24" | 4" Pot |
| | Juncus patens 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT) | E | 12" | 38 | 18" | 4" Pot |
| | Carex testacea NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT) | E | 12" | 35 | 24" | 4" Pot |
| ZONE B | | | | | | |
| | Arctostaphylos uva-ursi KINNICKINNICK (GROUND COVER) | E | 12" | 84 | 12" | 1 Gal. |
| | Polystichum munitum SWORD FERN (SMALL SHRUB) | D | 24" | 6 | 24" | 1 Gal. |
| | Spiraea japonica 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB) | D | 18" | 7 | 24" | 1 Gal. |
| | Koeleruteria paniculata GOLDENRAIN (TREE) | D | | 1 | 25' | 1-1/2" TO 2" CALIPER B&B |

ALL WORK ON THIS SHEET IS PART OF SCHEDULE D. SEE SPECIAL PROVISIONS.

City of Albany
Public Works Department
Construction Drawings for the private construction of public facilities.
Reviewed by: Rob Goings
Date of Approval: 10/24/2018
Approved: Matthew Ruettgers
Development Services
Use only approved plans for construction.