

4270 SW CANAL BLVD.

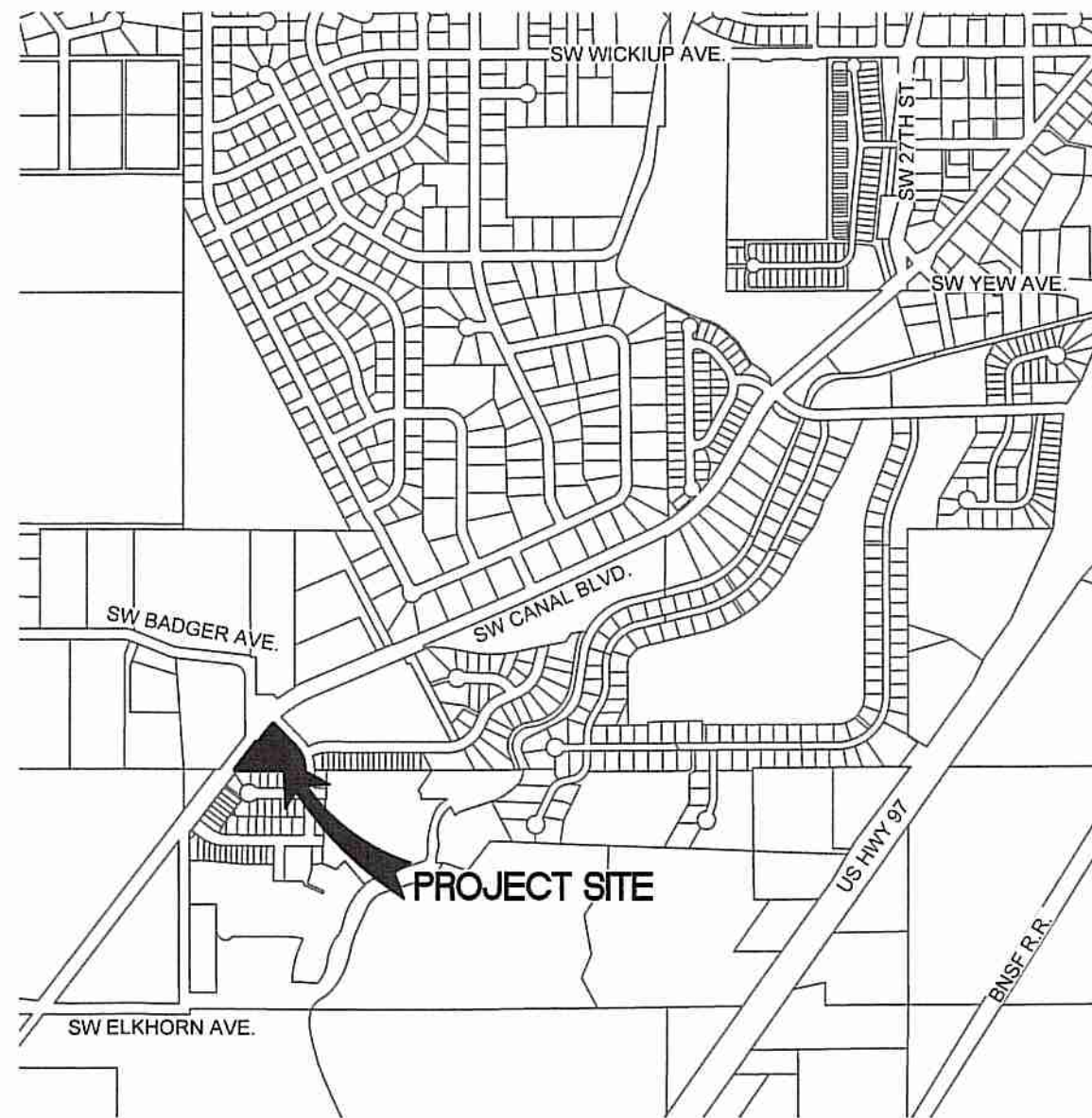
SITE PLAN AND DESIGN REVIEW

4270 SW CANAL BOULEVARD, REDMOND, OR 97756

OCTOBER 2021

OWNER & CLIENT:
 FREUND SPENCER INVESTMENT GROUP LLC
 CONTACT: SALLY SPENCER
 63026 NE LOWER MEADOW DRIVE, SUITE 200
 BEND, OR 97701
 (541) 389-0700

CIVIL ENGINEER & LAND SURVEYOR:
 HARPER HOUF PETERSON RIGHELLIS INC.
 CONTACT: NICOLAS SPEROS, PE
 250 NW FRANKLIN AVENUE, SUITE 404
 BEND, OR 97703
 (541) 318-1161



APPROVALS:

 CITY OF REDMOND ENGINEER DATE

 CITY OF REDMOND PUBLIC WORKS DIRECTOR DATE

**CITY OF REDMOND
 ENGINEERING APPROVAL**
 SITE GRADING & DRAINAGE &
 WATER/SEWER SERVICE CONNECTIONS
*This stamp does not constitute approval of public improvements
 that may be required by conditions of approval.*

[Signature] 10-13-21
 Signature Date

VICINITY MAP
 SCALE: 1" = 1000'

COVER SHEET
4270 SW CANAL BLVD.
 REDMOND, OREGON

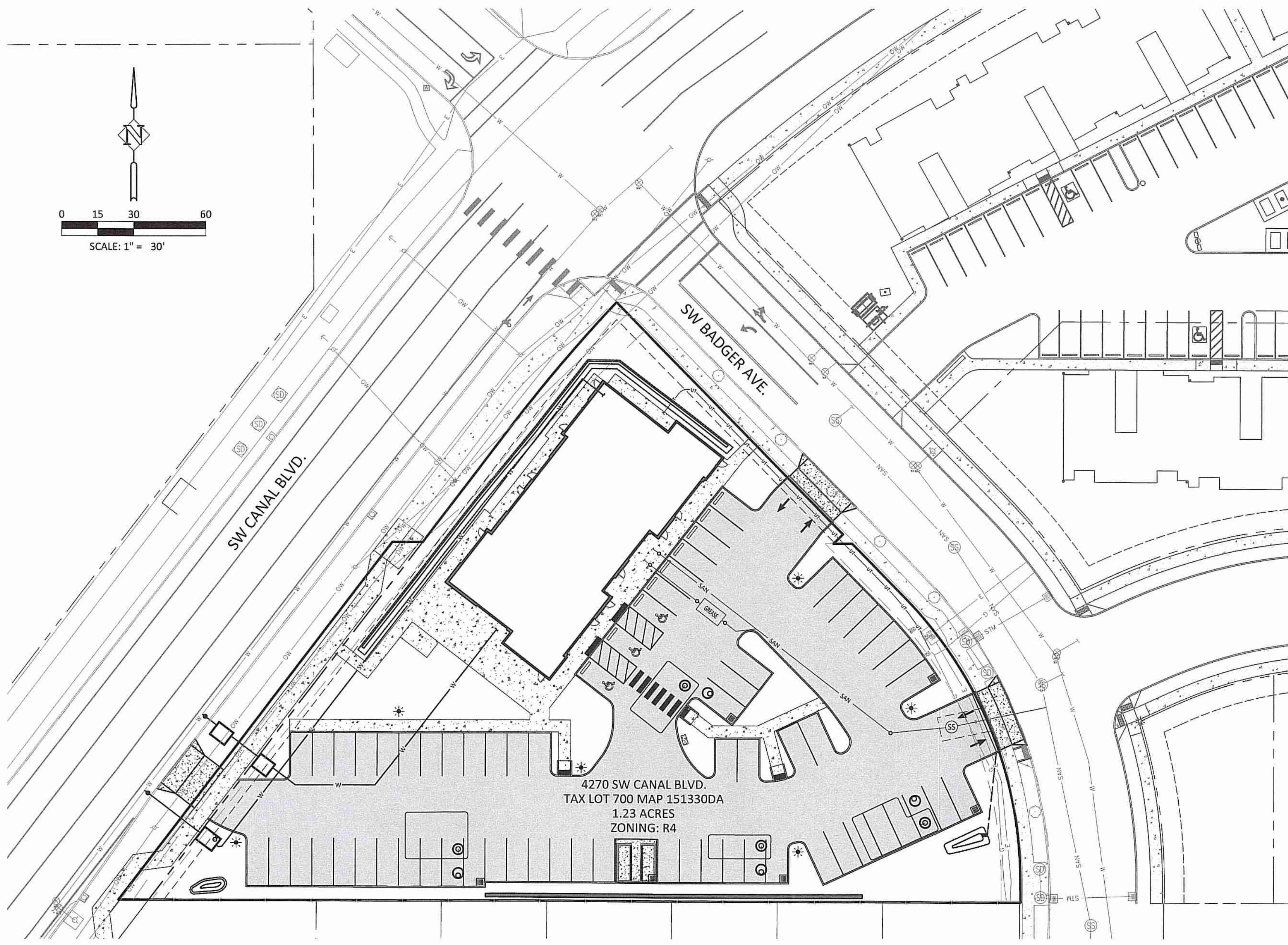
Harper Houf Peterson Righellis Inc.
 ENGINEERS, PLANNERS
 LANDSCAPE ARCHITECTS & SURVEYORS
 250 NW Franklin Avenue, Suite 404, Bend, OR 97703
 Phone: 541.318.1161 www.hhpri.com Fax: 541.318.1141

REGISTERED PROFESSIONAL
 EX. NO. 84,838
 REDMOND
 MAY 15, 2019
 NICOLAS Q. SPEROS
 EXPIRES: 06/30/22

DESIGNED:	HPHR TEAM	MID	NS	DATE:	10.04.2021
DRAWN:		CHECKED:			

DATE	NO.	DESCRIPTION
		R E V I S I O N S

SHEET NO. **C0.0**
 JOB NO. KSP-06



VERTICAL DATUM:

CITY OF REDMOND BENCHMARK 8-M-2 (PUBLISHED ELEVATION = 2990.38), A 3" BRASS DISK SET IN THE SOUTHWEST CONCRETE ABUTMENT WING WALL OF THE CANAL BRIDGE AT THE INTERSECTION OF NW GREENWOOD AVE AND CANAL BLVD.

HORIZONTAL DATUM:

HORIZONTAL DATUM IS CENTRAL OREGON COORDINATE SYSTEM, ESTABLISHED FROM MULTIPLE AVERAGED GPS OBSERVATIONS ON CONTROL POINTS 50 AND 51, BOTH COPPER PLUGS SET IN CONCRETE.

BASIS OF BEARINGS:

BASIS OF BEARINGS IS CENTRAL OREGON COORDINATE SYSTEM, ESTABLISHED FROM MULTIPLE AVERAGED GPS OBSERVATIONS ON CONTROL POINTS 50 AND 51, BOTH COPPER PLUGS SET IN CONCRETE.

SITE INFORMATION:

ADDRESS: 4270 SW CANAL BOULEVARD, REDMOND, OR 97756

MAP AND TAXLOT: 151330DA00700

LEGAL DESCRIPTION: DESCRIBED PER RECORDING DOCUMENT 2020-24051

TOTAL GROSS AREA: 1.23 ACRES (53,696 SF)
 ROW DEDICATION - 0.04 ACRES (1,880 SF)
 SITE DEVELOPMENT - 1.19 ACRES (51,816 SF)

CURRENT ZONING: R4 (GENERAL RESIDENTIAL)

PROPOSED ZONING: MUN (MIXED USE NEIGHBORHOOD)

CURRENT USE: SINGLE FAMILY HOME

PROPOSED USE: MIXED USE: RETAIL, OFFICE, APARTMENTS

PROPOSED PARKING:
 STANDARD - 62 SPACES
 ADA ACCESSIBLE - 3 SPACES

LOT COVERAGE (PER SITE DEVELOPMENT):
 STRUCTURES - 11.9% (6,170 SF)
 LANDSCAPING - 31.7% (16,443 SF)
 NON-PERMEABLE - 60.0% (31,083 SF)

GENERAL CONSTRUCTION NOTES:

- INSPECTION OF PUBLIC AND SITE GRADING/DRAINAGE IMPROVEMENTS WILL BE PERFORMED BY THE CITY OF REDMOND ENGINEERING DEPARTMENT WITH THE EXCEPTION OF PLUMBING CODE/PERMIT IMPROVEMENTS.
- CONTRACTOR IS REQUIRED TO NOTIFY THE CITY OF REDMOND 24 HOURS IN ADVANCE OF COMMENCING CONSTRUCTION AND TO COORDINATE INSPECTIONS UNTIL PROJECT IS DEEMED COMPLETE BY THE ENGINEERING DEPARTMENT.
- WHERE APPLICABLE, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CURRENT CITY OF REDMOND PUBLIC WORKS STANDARDS AND SPECIFICATIONS REQUIREMENTS.
- ACCESS TO EXISTING PROPERTIES/RESIDENCES AFFECTED BY CONSTRUCTION ACTIVITIES SHALL BE MAINTAINED AT ALL TIMES BY THE CONTRACTOR. EMERGENCY ACCESS AND COORDINATION OF REDMOND EMERGENCY SERVICES SHALL BE REQUIRED.
- SURVEY MONUMENTS, CONTROLS OR PROPERTY CORNERS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION ACTIVITIES SHALL BE RE-ESTABLISHED, RESTORED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- ALL NECESSARY CHANGES TO DESIGN PLANS, REVEALED DURING CONSTRUCTION, MUST BE APPROVED BY THE DESIGN ENGINEER AND CITY OF REDMOND.
- PLAN APPROVAL DOES NOT ASSUME LIABILITY OR RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE DESIGN AND/OR CONSTRUCTION PLANS.

SHEET INDEX:

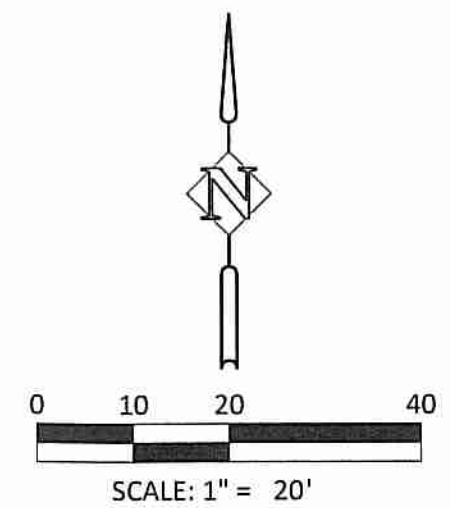
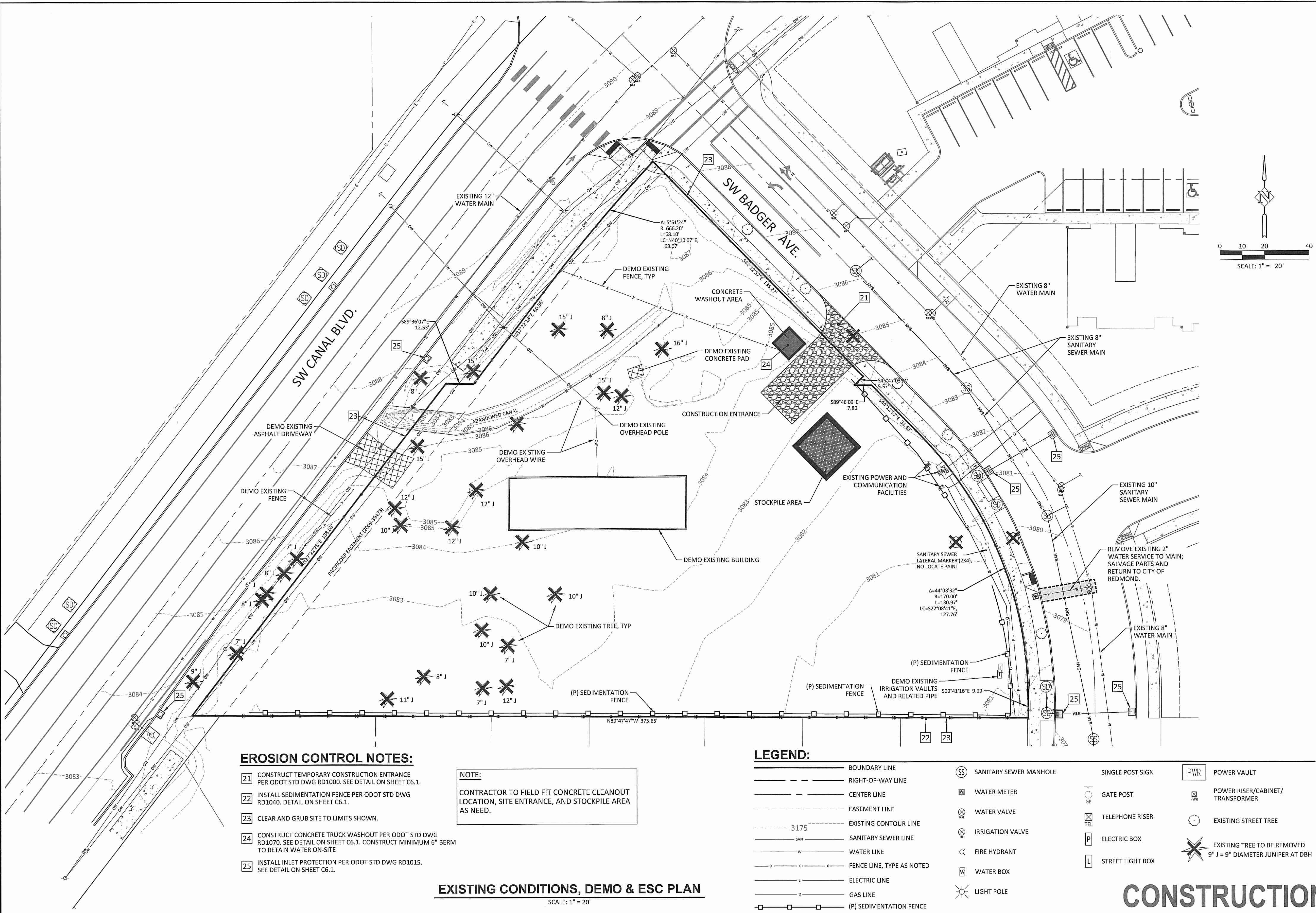
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS, DEMOLITION & EROSION AND SEDIMENT CONTROL PLAN
C2.0	SITE PLAN
C3.0	OVERALL GRADING & DRAINAGE PLAN
C3.1	GRADING DETAIL
C3.2	GRADING DETAIL
C4.0	STORM SEWER PLAN
C5.0	UTILITY PLAN
C6.0	SITE DETAILS
C6.1	EROSION & SEDIMENT CONTROL DETAILS
C6.2	STORM SEWER DETAILS
C6.3	UTILITY DETAILS
L1.0	PLANTING PLAN
L2.0	IRRIGATION PLAN
L3.0	PLANTING DETAILS
L3.1	IRRIGATION DETAILS

LEGEND:

— BOUNDARY LINE	⊕ STORM SEWER MANHOLE	⊙ GATE POST	TELE TELEPHONE VAULT
- - - RIGHT-OF-WAY LINE	■ CATCH BASIN	⊠ TELEPHONE RISER	PWR POWER VAULT
- - - CENTER LINE	⊠ CURB INLET	⊠ ELECTRIC BOX	⊠ POWER RISER/CABINET/TRANSFORMER
- - - EASEMENT LINE	⊕ SANITARY SEWER MANHOLE	⊠ STREET LIGHT BOX	★ PINE TREE (APPROXIMATE DIAMETER BREST HIGH AS NOTED)
- - - EXISTING CONTOUR LINE	— STM STORM SEWER LINE	☀ LIGHT POLE	★ DECIDUOUS TREE (APPROXIMATE DIAMETER BREST HIGH AS NOTED)
— SAN SANITARY SEWER LINE	— SAN SANITARY SEWER LINE	☐ MAILBOX	⊠ ELEV. DESC. HHPRI CONTROL POINT
— W WATER LINE	— W WATER LINE	⊙ UTILITY POLE	
— G GAS LINE	— G GAS LINE	← GUY WIRE	
— x — x — x FENCE LINE, TYPE AS NOTED	⊕ WATER VALVE		
— E ELECTRIC LINE	⊕ IRRIGATION VALVE		
— OW OVERHEAD WIRE	⊕ FIRE HYDRANT		
— FO FIBER OPTIC LINE	⊕ SINGLE POST SIGN		
— T TELEPHONE LINE			
— TV CABLE TELEVISION LINE			

CONSTRUCTION

P:\03-Bentley\KSP (Kevin Spence)\KSP06-DWG\SS\Sheets\Construction\KSP06-C1.0 - Existing Conditions.dwg



- EROSION CONTROL NOTES:**
- 21 CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE PER ODOT STD DWG RD1000. SEE DETAIL ON SHEET C6.1.
 - 22 INSTALL SEDIMENTATION FENCE PER ODOT STD DWG RD1040. DETAIL ON SHEET C6.1.
 - 23 CLEAR AND GRUB SITE TO LIMITS SHOWN.
 - 24 CONSTRUCT CONCRETE TRUCK WASHOUT PER ODOT STD DWG RD1070. SEE DETAIL ON SHEET C6.1. CONSTRUCT MINIMUM 6" BERM TO RETAIN WATER ON-SITE
 - 25 INSTALL INLET PROTECTION PER ODOT STD DWG RD1015. SEE DETAIL ON SHEET C6.1.

NOTE:
CONTRACTOR TO FIELD FIT CONCRETE CLEANOUT LOCATION, SITE ENTRANCE, AND STOCKPILE AREA AS NEEDED.

EXISTING CONDITIONS, DEMO & ESC PLAN
SCALE: 1" = 20'

LEGEND:

- | | | | | | | | |
|---------------|---------------------------|----|------------------------|-----|------------------|-----|--|
| — | BOUNDARY LINE | SS | SANITARY SEWER MANHOLE | — | SINGLE POST SIGN | PWR | POWER VAULT |
| - - - | RIGHT-OF-WAY LINE | WM | WATER METER | GP | GATE POST | TR | POWER RISER/CABINET/TRANSFORMER |
| — | CENTER LINE | WV | WATER VALVE | TEL | TELEPHONE RISER | ET | EXISTING STREET TREE |
| - - - | EASEMENT LINE | IV | IRRIGATION VALVE | P | ELECTRIC BOX | X | EXISTING TREE TO BE REMOVED
9" J = 9" DIAMETER JUNIPER AT DBH |
| — 3175 — | EXISTING CONTOUR LINE | FD | FIRE HYDRANT | L | STREET LIGHT BOX | | |
| — SAN — | SANITARY SEWER LINE | WB | WATER BOX | | | | |
| — W — | WATER LINE | LP | LIGHT POLE | | | | |
| — x — x — x — | FENCE LINE, TYPE AS NOTED | | | | | | |
| — E — | ELECTRIC LINE | | | | | | |
| — G — | GAS LINE | | | | | | |
| — □ — □ — □ — | (P) SEDIMENTATION FENCE | | | | | | |

CONSTRUCTION

EXISTING CONDITIONS, DEMO & ESC PLAN
4270 SW CANAL BLVD.
REDMOND, OREGON

Harper Houf Peterson Righellis Inc.
ENGINEERS, PLANNERS
LANDSCAPE ARCHITECTS & SURVEYORS
250 NW Franklin Avenue, Suite 404, Bend, OR 97703
Phone: 541.318.1101 www.hhpri.com fax: 541.318.1141

REGISTERED PROFESSIONAL
NICOLAS Q. SPEROS
MAY 15, 2010
EXPIRES: 06/30/22

DESIGNED:	HHPR TEAM
DRAWN:	MD
CHECKED:	NS
DATE:	10.04.2021

DATE	NO.	DESCRIPTION

SHEET NO. **C1.0**
JOB NO. KSP-06

SITE INFORMATION:

ADDRESS: 4270 SW CANAL BOULEVARD
 REDMOND, OR 97756

MAP AND TAXLOT: 151330DA00700

LEGAL DESCRIPTION: DESCRIBED PER RECORDING DOCUMENT 2020-24051

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 ROW DEDICATION - 0.04 ACRES (1,880 SF)
 SITE DEVELOPMENT - 1.19 ACRES (51,816 SF)

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PROPOSED ZONING: MUN (MIXED USE NEIGHBORHOOD)

CURRENT USE: SINGLE FAMILY HOME

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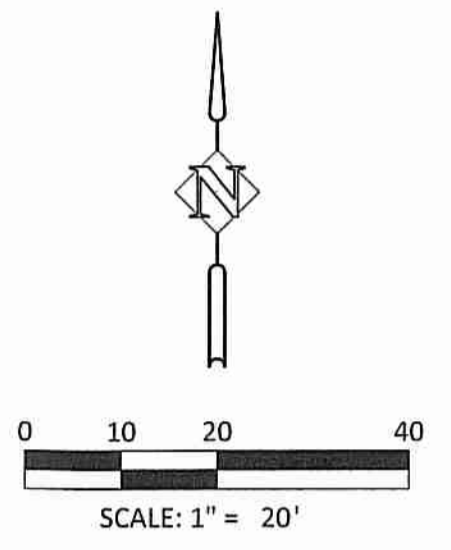
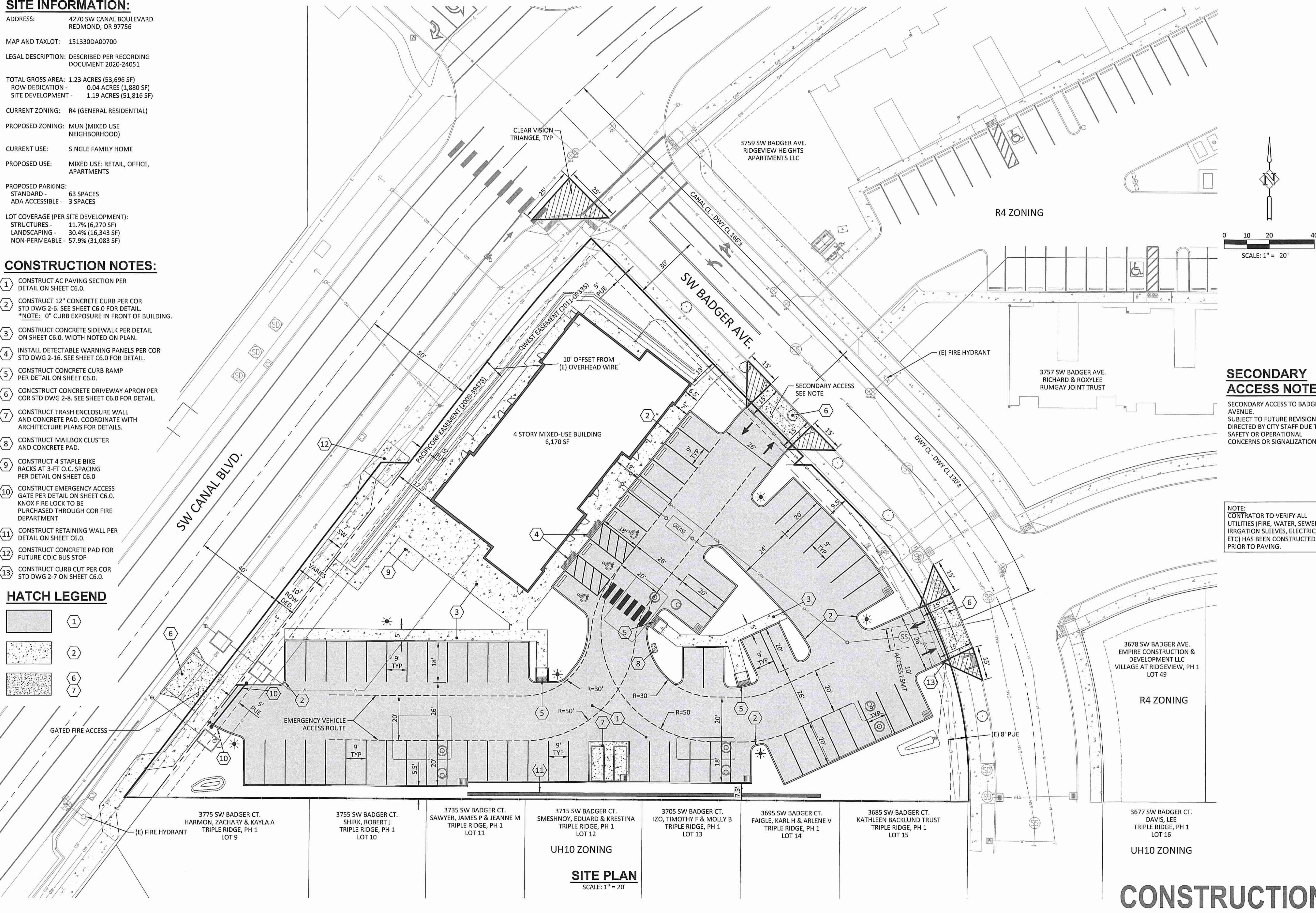
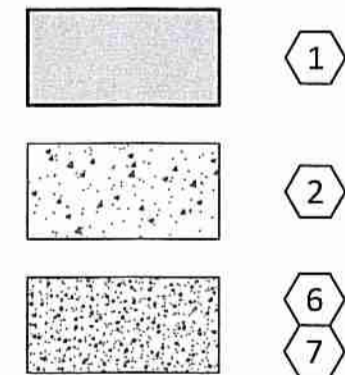
PROPOSED PARKING:
 STANDARD - 63 SPACES
 ADA ACCESSIBLE - 3 SPACES

LOT COVERAGE (PER SITE DEVELOPMENT):
 STRUCTURES - 11.7% (6,270 SF)
 LANDSCAPING - 30.4% (16,343 SF)
 NON-PERMEABLE - 57.9% (31,083 SF)

CONSTRUCTION NOTES:

- 1 CONSTRUCT AC PAVING SECTION PER DETAIL ON SHEET C6.0.
- 2 CONSTRUCT 12" CONCRETE CURB PER COR STD DWG 2-6. SEE SHEET C6.0 FOR DETAIL. *NOTE: 0" CURB EXPOSURE IN FRONT OF BUILDING.
- 3 CONSTRUCT CONCRETE SIDEWALK PER DETAIL ON SHEET C6.0. WIDTH NOTED ON PLAN.
- 4 INSTALL DETECTABLE WARNING PANELS PER COR STD DWG 2-16. SEE SHEET C6.0 FOR DETAIL.
- 5 CONSTRUCT CONCRETE CURB RAMP PER DETAIL ON SHEET C6.0.
- 6 CONSTRUCT CONCRETE DRIVEWAY APRON PER COR STD DWG 2-8. SEE SHEET C6.0 FOR DETAIL.
- 7 CONSTRUCT TRASH ENCLOSURE WALL AND CONCRETE PAD. COORDINATE WITH ARCHITECTURE PLANS FOR DETAILS.
- 8 CONSTRUCT MAILBOX CLUSTER AND CONCRETE PAD.
- 9 CONSTRUCT 4 STAPLE BIKE RACKS AT 3-FT O.C. SPACING PER DETAIL ON SHEET C6.0.
- 10 CONSTRUCT EMERGENCY ACCESS GATE PER DETAIL ON SHEET C6.0. KNOX FIRE LOCK TO BE PURCHASED THROUGH COR FIRE DEPARTMENT
- 11 CONSTRUCT RETAINING WALL PER DETAIL ON SHEET C6.0.
- 12 CONSTRUCT CONCRETE PAD FOR FUTURE COIC BUS STOP
- 13 CONSTRUCT CURB CUT PER COR STD DWG 2-7 ON SHEET C6.0.

HATCH LEGEND



SECONDARY ACCESS NOTE:

SECONDARY ACCESS TO BADGER AVENUE. SUBJECT TO FUTURE REVISION IF DIRECTED BY CITY STAFF DUE TO SAFETY OR OPERATIONAL CONCERNS OR SIGNALIZATION.

NOTE: CONTRACTOR TO VERIFY ALL UTILITIES (FIRE, WATER, SEWER, IRRIGATION SLEEVES, ELECTRIC, ETC) HAS BEEN CONSTRUCTED PRIOR TO PAVING.

SITE PLAN
4270 SW CANAL BLVD.
REDMOND, OREGON

Harper Houf Peterson Righellis Inc.
 ENGINEERS, PLANNERS, LANDSCAPE ARCHITECTS & SURVEYORS
 250 NW FrontSt. Avenue, Suite 404, Bend, OR 97703
 Phone: 541.318.1161 www.hhp.com fax: 541.318.1141

DESIGNED:	HHP TEAM
DRAWN:	MID
CHECKED:	NS
DATE:	10.04.2021

DATE	NO.	DESCRIPTION

SHEET NO. **C2.0**

JOB NO. KSP-06

CONSTRUCTION

P:\03-Band\KSP (Kevin Spence)\KSP-06_Canal Commercial\KSP-06-DWG\Sheets\Construction\KSP06-C2.0_Site Plan.dwg

STORMWATER BASIN SUMMARY:

SEE 4720 SW CANAL BLVD. STORMWATER REPORT FOR DETAILS AND INFORMATION NOT SHOWN ON THIS PLAN.
SEE DETAIL SHEETS FOR INFILTRATION FACILITY DETAILS.

- ALL DRYWELLS SHALL BE CONSTRUCTED WITH:
- MINIMUM EXCAVATION DEPTH: 13- FEET BELOW FINISH RIM ELEVATION (DRILL A MINIMUM OF 10 ADDITIONAL FEET BELOW BOTTOM OF DRYWELL EXCAVATION AND BLAST TO ENSURE ROCK FRACTURING).
 - MINIMUM BOTTOM OF EXCAVATION FOOTPRINT AREA: 255 SF FOR 75-CY DRYWELL, 425 SF FOR 125-CY DRYWELL, 510 SF FOR 150-CY DRYWELL.

DEQ UIC ID	INFILTRATION FACILITY	BASIN	AREA (AC)	BASIN AREA (SF)	CURVE NUMBER	50-YR STORM RUNOFF VOLUME** (CF, GAL)	50-YR PEAK RUNOFF FLOW RATE (CFS, GPM)	STORAGE VOLUME REQUIRED*** (CF, GAL)	MIN. DRAIN ROCK VOLUME (CY) VOID RATIO: 0.35	STORAGE VOLUME PROVIDED (CF, GAL)
16211-1	DW-1	A	0.20	8,576	98	1288, 9700	0.25, 110	1058, 7920	125	1181, 8856
16211-2	DW-2	B	0.30	13,013	93	1431, 10800	0.28, 130	1190, 8910	150	1418, 10603
16211-3	DW-3	C	0.15	6,632	94	760, 5700	0.15, 70	632, 4730	75	709, 5301
16211-4	DW-4	D	0.32	13,853	93	1527, 11500	0.30, 140	1269, 9500	150	1418, 10603
	POND-1	E	0.09	3821	73	93, 700	0.01, 10	45, 340	-	49, 367
	POND-2	F	0.04	1843	69	32, 300	0.001, 10	31, 240	-	32, 239
	POND-3	G	0.10	4329	75	138, 1100	0.02, 10	18, 140	-	51, 381

*DESIGN INFILTRATION RATE: 0.57 INCH PER HOUR.
**50-YR STORM RUNOFF VOLUME = TOTAL STORAGE VOLUME
***STORAGE VOLUME REQUIRED = TOTAL STORAGE VOLUME LESS ALLOWABLE INFILTRATION VOLUME

INFILTRATION FACILITY

CONSTRUCTION AND TESTING NOTES:

- THE CONTRACTOR SHALL BLAST, EXCAVATE, AND TEST INFILTRATION FACILITIES IN ACCORDANCE WITH THESE PLANS AND CITY OF REDMOND SPECIFICATIONS PRIOR TO THE INSTALLATION OF ANY OTHER UTILITIES.
- THE CONTRACTOR SHALL PROVIDE ALL TOOLS, EQUIPMENT, WATER, AND LABOR TO PERFORM A FULL SCALE DRYWELL TESTS IN ACCORDANCE WITH THE STORM FACILITY TESTING PROCEDURES DESCRIBED IN THE CITY OF REDMOND STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AND THE CITY OF REDMOND AT LEAST 48 HOURS PRIOR TO PLACEMENT OF ANY DRAIN ROCK, FABRIC, OR THE DRYWELL STRUCTURE TO OBSERVE, DOCUMENT, AND FLOW TEST THE DRYWELL EXCAVATIONS. THE SIZE OF THE DRYWELL MAY NEED TO BE ADJUSTED BASED UPON THE ENCOUNTERED CONDITIONS AND TESTING RESULTS.

CITY OF REDMOND STORM FACILITY TESTING PROCEDURE:

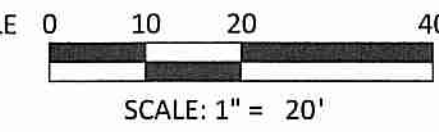
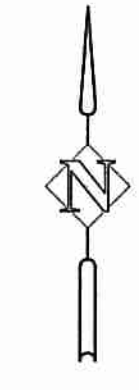
PER CITY OF REDMOND DESIGN STANDARDS II.B.4.b.

- DRYWELL TESTING:
 - CONFIRM THE STORAGE VOLUME BY TRACKING THE QUANTITY OF DRAIN ROCK USED WITH LOAD TICKETS AND MEASURE THE DIMENSIONS AND DEPTH OF THE DRYWELL. RECORD STORAGE VOLUME IN DRAIN ROCK AND MEASURED VOID RATIO.
 - FILL DRYWELL WITH WATER FROM A METERED SOURCE. FILL DRYWELL WITH EITHER TOTAL STORAGE VOLUME (GALLONS) OR TOTAL STORAGE VOLUME, LESS INFILTRATED VOLUME (GALLONS) WITHIN 1-HOUR (FLOW TEST VOLUME SHOWN ABOVE). THE DRYWELL IS REQUIRED TO TAKE THE ENTIRE VOLUME WITHIN THE 1-HOUR PERIOD WITHOUT OVERFLOWING INTO THE SEDIMENTATION MANHOLE OR CATCH BASINS.
 - CHECK 72 HOURS AFTER STOPPING THE FLOW TO SEE IF THE DRYWELL HAS BEEN EMPTIED.
- POND TESTING:
 - CONFIRM THE STORAGE VOLUME WITH AS-BUILT MEASUREMENTS AND CALCULATIONS BY THE PROJECT SURVEYOR.
 - PONDS ARE TO BE FLOOD TESTED WITH THE 6-MONTH STORM DESIGN VOLUME, LOADED WITHIN 1-HOUR AND FULLY INFILTRATED IN 24-HOURS.

INFILTRATION FACILITY TESTING CRITERIA:

INFILTRATION FACILITY	WATER TESTING VOLUME* (CF)	WATER TESTING VOLUME* (GAL)	MIN. DRAIN ROCK VOLUME VOID RATIO: 0.35 (CY)
DW-1	1,058	7,920	125
DW-2	1,190	8,910	150
DW-3	632	4,730	75
DW-4	1,269	9,500	150
POND-1	5	40	-
POND-2	1	10	-
POND-3	11	90	-

*DRYWELL: WATER TESTING VOLUME = TOTAL STORAGE VOLUME LESS ALLOWABLE INFILTRATION VOLUME
*POND: WATER TESTING VOLUME = 6-MONTH STORM DESIGN VOLUME



LEGEND

- (P) MAJOR CONTOUR
- (P) MINOR CONTOUR
- (E) MAJOR CONTOUR
- (E) MINOR CONTOUR
- (P) SEDIMENTATION FENCE
- CONSTRUCTION LIMITS
- DRAINAGE BASIN BOUNDARY
- (P) SLOPE ARROW

GENERAL GRADING NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE PLANS. THE CITY OF REDMOND STANDARDS AND SPECIFICATIONS, AND THE REQUIREMENTS OF THE SUPERVISING GEOTECHNICAL ENGINEER.
- ALL AREAS TO RECEIVE FILL SHALL BE CLEARED AND GRUBBED IN ACCORDANCE WITH SECTION 00320 "CLEARING AND GRUBBING" OF THE "2015 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION", HEREINAFTER REFERRED TO AS "STANDARD SPECIFICATIONS".
- ALL EARTHWORK SHALL BE COMPLETED IN ACCORDANCE WITH SECTION 00330 OF THE STANDARD SPECIFICATIONS.
- WITHIN ALL AREAS TO RECEIVE FILL (EMBANKMENT AREAS), THE UPPER 12 INCHES OF EXISTING GROUND SHALL SCARIFIED AND RECOMPACTED TO 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T99 COMPACTION TESTING METHODS.
- ALL EMBANKMENTS SHOULD BE PLACED IN THIN LIFTS NOT EXCEEDING 10 INCHES IN LOOSE THICKNESS. EACH LAYER SHOULD BE COMPACTED TO NO LESS THAN 95 PERCENT OF MAXIMUM DRY DENSITY AT OR WITHIN 2% OF OPTIMUM MOISTURE, AS DETERMINED BY THE STANDARD PROCTOR TEST (AASHTO T99).
- ANY AND ALL IMPORTED BORROW MATERIAL NECESSARY FOR CONSTRUCTION OF EMBANKMENTS SHALL BE APPROVED BY THE ENGINEER AND/OR SUPERVISING GEOTECHNICAL ENGINEER PRIOR TO INCORPORATION IN THE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEERS OF PROPOSED BORROW MATERIAL AT LEAST 7 DAYS PRIOR TO BEGINNING RELATED WORK.
- THE CONTRACTOR SHALL PROVIDE A COMPACTION TEST REPORT, PREPARED BY A LICENSED GEOTECHNICAL ENGINEER, DOCUMENTING TESTS ON ALL FILLS IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
- IN AREAS WHERE FILL IS TO BE PLACED ON EXISTING GROUND SLOPES EXCEEDING 20%, THE TOE OF THE FILL SHALL BE KEYED AND THE FILL BENCHED INTO COMPETENT MATERIAL AS INDICATED IN THE SPECIFICATIONS, AND AS DIRECTED BY THE SUPERVISING GEOTECHNICAL ENGINEER.
- FINISH GRADE STRAIGHT BETWEEN PAD ELEVATIONS AND PAD OUTLINES INDICATED, AND/OR BETWEEN PAD ELEVATIONS AND ROAD SECTION/SIDEWALK FINISH GRADES AS APPLICABLE.
- DRYWELL EXCAVATION AND DRAIN ROCK PLACEMENT SHALL NOT EXTEND UNDER PAVEMENT SECTION. THE EXCAVATION DOES NOT NEED TO BE CENTERED ON THE STRUCTURE.
- CONTRACTOR TO BACKFILL ABANDONED CANAL PER GEOTECHNICAL ENGINEER RECOMMENDATIONS.
- BUILDING PAD ELEVATION BASED ON 10" FOUNDATION SECTION CONSISTING OF 4" REINFORCED CONCRETE SLAB ON 6" COMPACTED AB. SEE SOILS REPORT AND STRUCTURAL PLANS FOR DETAILS. CONTRACTOR TO CONFIRM SECTION WITH APPROVED BUILDING PLANS PRIOR TO CONSTRUCTION.

OVERALL GRADING & DRAINAGE PLAN
4720 SW CANAL BLVD.
 REDMOND, OREGON

H Harper Houf Peterson Righellis Inc.
 ENGINEERS, PLANNERS,
 LANDSCAPE ARCHITECTS, SURVEYORS
 250 NW Franklin Avenue, Suite 404, Bend, OR 97703
 phone: 541.318.1161 www.hhp.com fax: 541.318.1141

REGISTERED PROFESSIONAL
 LANDSCAPE ARCHITECT
 OREGON
 MAY 15, 2019
NICOLAS G. SPEROS
 EXPIRES: 06/30/22

DESIGNED:	HPHR TEAM
DRAWN:	MD
CHECKED:	NS
DATE:	10.04.2021

NO.	DESCRIPTION

SHEET NO. **C3.0**
 JOB NO. KSP-06

P:03-Bend/KSP (Kevin Spence)/KSP-06 (Canal Commercial)/KSP06-DWG/SS/Sheets/Construction/KSP06-C3.0 Grading Plan.dwg



GRADING & DRAINAGE PLAN
SCALE: 1" = 20'

CONSTRUCTION

P:\03-Bend\KSP - Kevin Spencer\KSP-06_Canal Commercial\KSP06-DWG\Sheets\Construction\KSP06-C3.1_Grading Detail.dwg



SW CANAL BLVD.

SW BADGER AVE.

MATCHLINE - SEE SHEET C3.2
GRADING DETAIL
SCALE: 1" = 10'

CONSTRUCTION

GRADING DETAILS
4270 SW CANAL BLVD.
REDMOND, OREGON

Harper Houf Peterson Righellis Inc.
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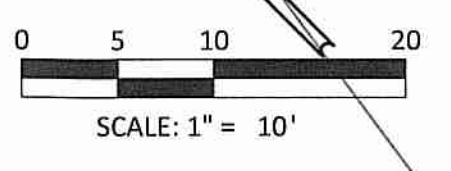
REGISTERED PROFESSIONAL
EX. 84,870
MAY 18, 2015
NICOLAS G. SPEROS
EXPIRES: 06/30/22

DESIGNED:	HPR TEAM	MID	NS	DATE:	10.04.2021
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CHECKED:					

DATE	NO.	DESCRIPTION

SHEET NO. **C3.1**
JOB NO. KSP-06

ABBREVIATIONS:
P - PAVEMENT
TC - TOP OF CURB
EG - EXISTING GRADE
FG - FINISHED GRADE
BW - BOTTOM OF WALL
TW - TOP OF WALL



CURB CUT PER COR STANDARD DETAIL 2-7 ON SHEET C6.0

SWALE TO POND AT 2% MINIMUM GRADE

END 6" CURB EXPOSURE ON BOTH SIDES

RIP RAP SWALE AT 3079.00 CONTOUR

6" CURB EXPOSURE ON BOTH SIDES

6" CURB EXPOSURE ON BOTH SIDES

6" CURB EXPOSURE ON BOTH SIDES

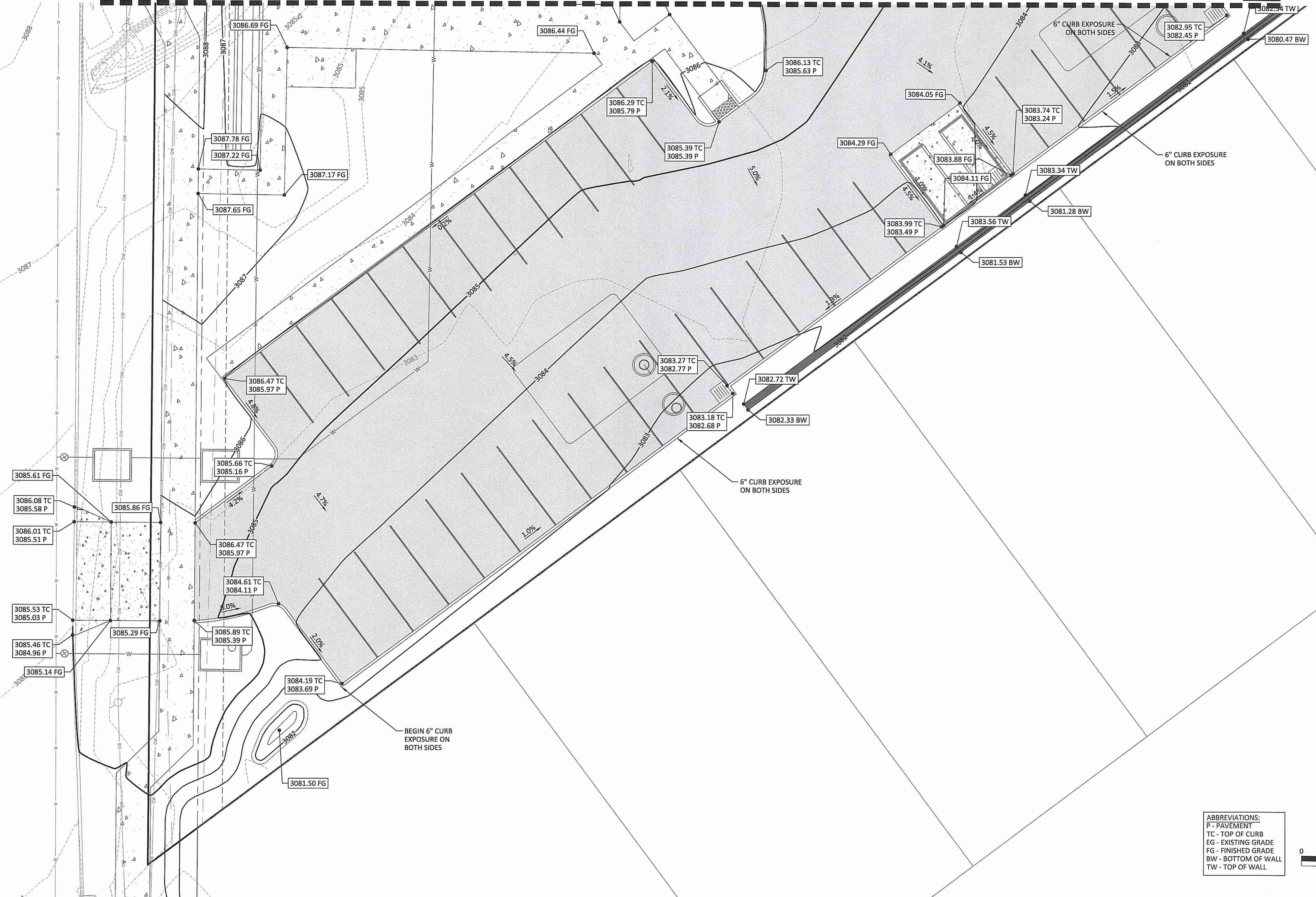
GREAS

FFE 3086.80
PAD 3085.97

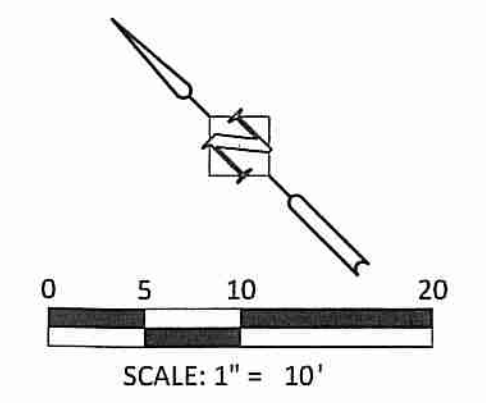
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SW CANAL BLVD.

MATCHLINE - SEE SHEET C3.1



ABBREVIATIONS:
 P - PAVEMENT
 TC - TOP OF CURB
 EG - EXISTING GRADE
 FG - FINISHED GRADE
 BW - BOTTOM OF WALL
 TW - TOP OF WALL



GRADING DETAIL
 SCALE: 1" = 10'

CONSTRUCTION

GRADING DETAILS
4270 SW CANAL BLVD.
 REDMOND, OREGON

Harper Houf Peterson Righellis Inc.
 ENGINEERS, PLANNERS
 LANDSCAPE ARCHITECTS + SURVEYORS
 250 NW Franklin Avenue, Suite 404, Bend, OR 97703
 phone: 541.318.1101 www.hhpri.com fax: 541.318.1141

REGISTERED PROFESSIONAL
 ENGINEER
 NICHOLAS G. SPEROS
 MAY 15, 2019
 EXPIRES: 06/30/22

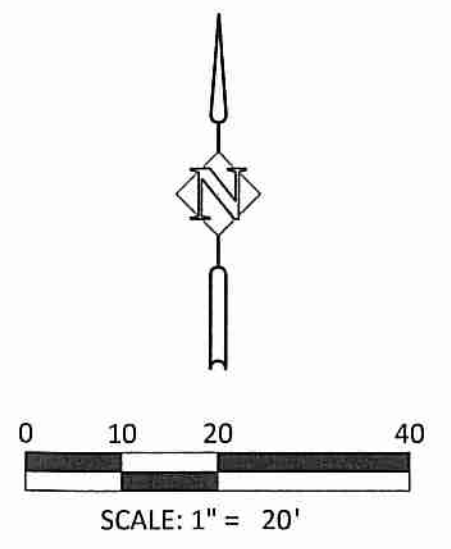
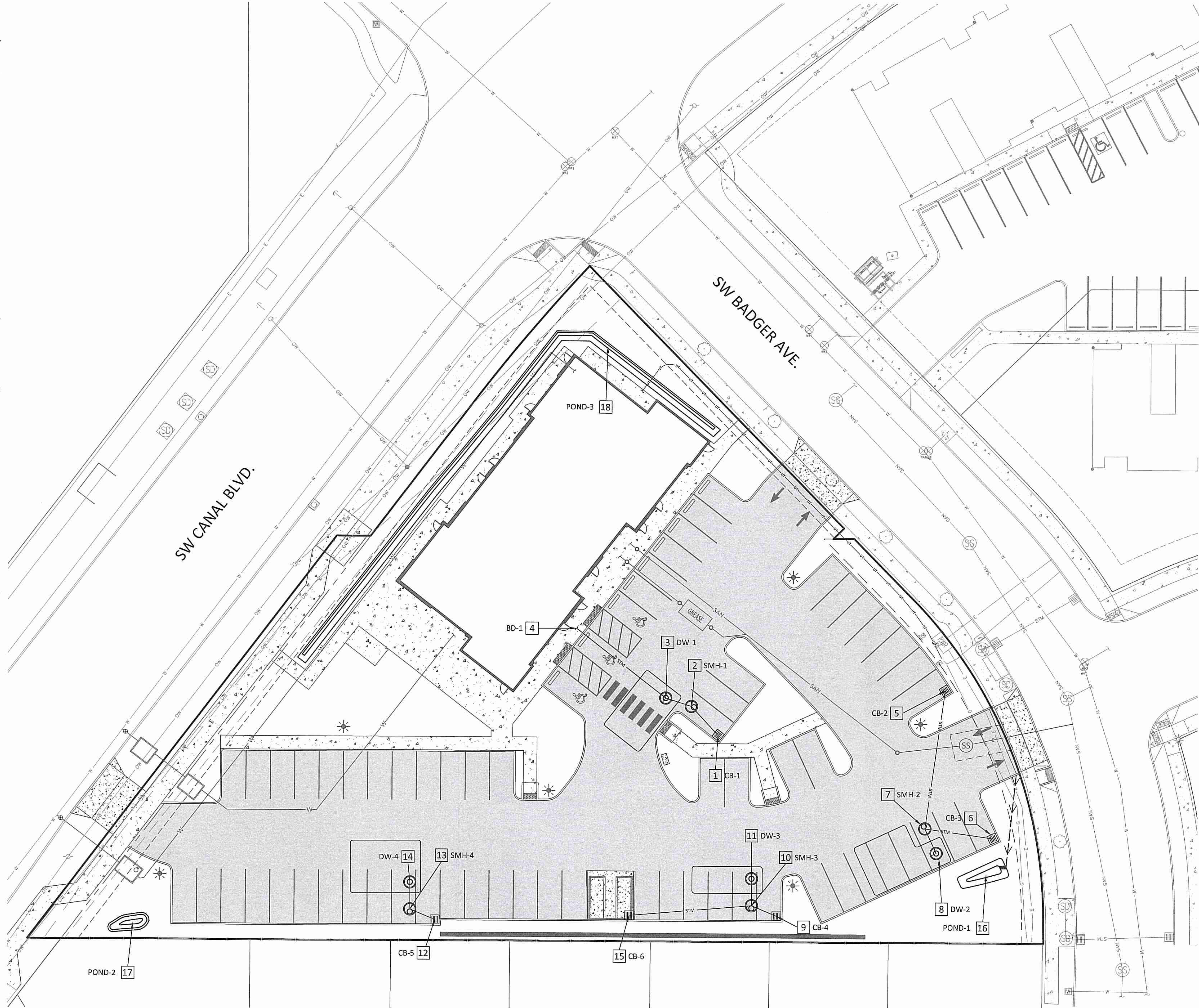
DESIGNED:	HPR TEAM	DATE:	10.04.2021
DRAWN:	MD	CHECKED:	NS

DATE	NO.	DESCRIPTION

SHEET NO. **C3.2**
 JOB NO. KSP-06

STORM SEWER NOTES:

- 1** CB-1
CONSTRUCT STANDARD G-2 CATCH BASIN PER COR STD DWG 5-4.
SEE DETAIL ON SHEET C6.2.
RIM: 3085.04
8" IE OUT(NW): 3082.04
CONSTRUCT 14.5 LF 8" C900 STORM SEWER (S = 2.0%); CONNECT TO SEDIMENTATION MANHOLE, SMH-1. SEE NOTE 2.
- 2** SMH-1
CONSTRUCT SEDIMENTATION MANHOLE PER COR STD DWG 5-8. SEE DETAIL ON SHEET C6.2.
RIM: 3085.63
8" IE IN(SE): 3081.75
8" IE OUT(NW): 3081.65
CONSTRUCT 10.0 LF 8" C900 STORM SEWER (S = 2.0%); CONNECT TO DRYWELL, DW-1. SEE NOTE 3.
- 3** DW-1
CONSTRUCT DRYWELL PER COR STD DWG 5-2.
SEE DETAIL ON SHEET C6.2.
RIM: 3085.94
8" IE IN(SE): 3081.45
6" IE IN(NW): 3081.45
- 4** BD-1
BUILDING ROOF DRAIN CONNECTION. COORDINATE WITH PLUMBING PLANS TO VERIFY EXACT LOCATION.
8" IE OUT(NW): 3083.80
CONSTRUCT 41.9 LF 8" C900 STORM SEWER (S = 5.6%); CONNECT TO DW-1. SEE NOTE 3.
- 5** CB-2
CONSTRUCT STANDARD G-2 CATCH BASIN PER COR STD DWG 5-4.
SEE DETAIL ON SHEET C6.2.
RIM: 3081.83
8" IE OUT(W): 3078.83
CONSTRUCT 51.8 LF 8" C900 STORM SEWER (S = 4.1%); CONNECT TO SEDIMENTATION MANHOLE, SMH-2. SEE NOTE 7.
- 6** CB-3
CONSTRUCT STANDARD G-2 CATCH BASIN PER COR STD DWG 5-4.
SEE DETAIL ON SHEET C6.2.
RIM: 3080.24
8" IE OUT(W): 3077.24
CONSTRUCT 25.4 LF 8" C900 STORM SEWER (S = 2.0%); CONNECT TO SEDIMENTATION MANHOLE, SMH-2. SEE NOTE 7.
- 7** SMH-2
CONSTRUCT SEDIMENTATION MANHOLE PER COR STD DWG 5-8. SEE DETAIL ON SHEET C6.2.
RIM: 3081.49
8" IE IN(N): 3076.73
8" IE IN(E): 3076.73
8" IE OUT(SW): 3076.63
CONSTRUCT 10.0 LF 8" C900 STORM SEWER (S = 2.0%); CONNECT TO DRYWELL, DW-2. SEE NOTE 8.
- 8** DW-2
CONSTRUCT DRYWELL PER COR STD DWG 5-2.
SEE DETAIL ON SHEET C6.2.
RIM: 3081.13
8" IE IN(NE): 3076.43
- 9** CB-4
CONSTRUCT STANDARD G-2 CATCH BASIN PER COR STD DWG 5-4.
SEE DETAIL ON SHEET C6.2.
RIM: 3082.45
8" IE OUT(NW): 3079.45
CONSTRUCT 10.0 LF 8" C900 STORM SEWER (S = 2.0%); CONNECT TO SEDIMENTATION MANHOLE, SMH-3. SEE NOTE 10.
- 10** SMH-3
CONSTRUCT SEDIMENTATION MANHOLE PER COR STD DWG 5-8. SEE DETAIL ON SHEET C6.2.
RIM: 3082.82
8" IE IN(SE): 3079.25
8" IE IN(W): 3079.25
8" IE OUT(N): 3079.15
CONSTRUCT 10.0 LF 8" C900 STORM SEWER (S = 2.0%); CONNECT TO DRYWELL, DW-3. SEE NOTE 11.
- 11** DW-3
CONSTRUCT DRYWELL PER COR STD DWG 5-2.
SEE DETAIL ON SHEET C6.2.
RIM: 3083.33
8" IE IN(SE): 3078.95
- 12** CB-5
CONSTRUCT STANDARD G-2 CATCH BASIN PER COR STD DWG 5-4.
SEE DETAIL ON SHEET C6.2.
RIM: 3082.68
8" IE OUT(NW): 3079.68
CONSTRUCT 10.0 LF 8" C900 STORM SEWER (S = 2.0%); CONNECT TO SEDIMENTATION MANHOLE, SMH-3. SEE NOTE 13.
- 13** SMH-4
CONSTRUCT SEDIMENTATION MANHOLE PER COR STD DWG 5-8. SEE DETAIL ON SHEET C6.2.
RIM: 3082.94
8" IE IN(SE): 3079.48
8" IE OUT(N): 3079.38
CONSTRUCT 10.0 LF 8" C900 STORM SEWER (S = 2.0%); CONNECT TO DRYWELL, DW-3. SEE NOTE 14.
- 14** DW-4
CONSTRUCT DRYWELL PER COR STD DWG 5-2.
SEE DETAIL ON SHEET C6.2.
RIM: 3083.43
8" IE IN(S): 3079.18
- 15** CB-6
CONSTRUCT STANDARD G-2 CATCH BASIN PER COR STD DWG 5-4.
SEE DETAIL ON SHEET C6.2.
RIM: 3083.88
6" IE OUT(E): 3080.88
CONSTRUCT 45.4 LF 8" C900 STORM SEWER (S = 3.6%); CONNECT TO SEDIMENTATION MANHOLE, SMH-3. SEE NOTE 10.
- 16** POND-1
CONSTRUCT DRAINAGE SWALE AS SHOWN WITH MINIMUM BOTTOM SURFACE AREA OF 14.5 SF.
BOTTOM ELEVATION: 3078.30
TOP ELEVATION: 3079.00
MAXIMUM SIDE SLOPE: (3:1)
- 17** POND-2
CONSTRUCT DRAINAGE SWALE AS SHOWN WITH MINIMUM BOTTOM SURFACE AREA OF 14.5 SF.
BOTTOM ELEVATION: 3081.50
TOP ELEVATION: 3082.25
MAXIMUM SIDE SLOPE: (3:1)
- 18** POND-3
CONSTRUCT DRAINAGE SWALE AS SHOWN WITH MINIMUM BOTTOM SURFACE AREA OF 14.5 SF.
BOTTOM ELEVATION: 3086.50
TOP ELEVATION: 3086.60
MAXIMUM SIDE SLOPE: (3:1)



STORM SEWER PLAN
SCALE: 1" = 20'

STORM SEWER PLAN
4270 SW CANAL BLVD.
REDMOND, OREGON

Harper Houf Peterson Righellis Inc.
ENGINEERS, PLANNERS, LANDSCAPE ARCHITECTS, SURVEYORS
250 NW Franklin Avenue, Suite 404, Bend, OR 97703
phone: 541.318.1161 www.hhp.com fax: 541.318.1141

REGISTERED PROFESSIONAL
NICOLAS G. SPEROS
MAY 15, 2010
EXPIRES: 06/30/22

DESIGNED:	HHPR TEAM
DRAWN:	MD
CHECKED:	NS
DATE:	10.04.2021

DATE	NO.	DESCRIPTION

SHEET NO. **C4.0**
JOB NO. KSP-06

CONSTRUCTION

P:\03-Bend\KSP - (Kevin, Spencer)\KSP-06 (Central Commercial)\KSP06-DWG\SS\Sheet\Construction\KSP06-C4.0 Storm Plan.dwg

SANITARY SERVICE NOTES:

- 1 CONSTRUCT SANITARY SEWER SERVICE PIPE PER DETAIL ON SHEET C6.3. SEE PLAN FOR SIZE, LENGTH, AND SLOPE.
- 2 REMOVE PLUG AND CONNECT TO EXISTING 6" SANITARY SEWER SERVICE LATERAL.
EX. 6" IE: 3075.02
(CONTRACTOR TO VERIFY EXISTING INVERT)
- 3 CONSTRUCT SANITARY SEWER SAMPLING MANHOLE PER COR STD DWG 3-7. SEE SHEET C6.3 FOR DETAIL.
RIM: 3081.59
4" IE IN (W): 3075.48
6" IE OUT (E): 3075.28
- 4 CONSTRUCT SEWER CLEANOUT PER COR DETAIL 3-2 C6.3.
RIM: 3082.93
4" IE: 3076.02
- 5 INSTALL 4" 45° WYE
4" IE: 3079.57
- 6 CONNECT TO 4" BUILDING SEWER SERVICE. COORDINATE WITH PLUMBING PLANS TO VERIFY EXACT LOCATION.
RIM: 3086.75
4" IE: 3082.30
- 7 INSTALL 4" 45° BEND
4" IE: 3080.25
- 8 INSTALL 100 GPM GREASE INTERCEPTOR. SEE PLUMBING PLANS FOR MORE DETAILS.
RIM IN: 3086.86
RIM OUT: 3086.56
4" IE IN (NW): 3080.82
4" IE OUT (SE): 3080.62
- 9 CONNECT TO 4" BUILDING GREASE SERVICE. COORDINATE WITH PLUMBING PLANS TO VERIFY EXACT LOCATION.
RIM: 3086.75
4" IE: 3082.30

WATER SERVICE NOTES:

- 1 CONSTRUCT 4" DOMESTIC WATER SERVICE PIPE PER DETAIL ON SHEET C6.3.
- 2 CONNECT TO EXISTING CITY OF REDMOND 12" WATER MAIN WITH HOT TAPPING AND INSTALL 1 - 12" x 4" TAPPING TEE WITH THRUST BLOCKING PER COR STD DWG 4-3; 1 - 4" GATE VALVE ASSEMBLY PER COR STD DWG 4-2. SEE SHEET C6.3 FOR DETAIL. REPAIR PAVEMENT AND CURB AS NEEDED.
- 3 INSTALL 3" DOMESTIC WATER SERVICE METER & VAULT PER COR STD DWG 4-7. SEE SHEET C6.3 FOR DETAIL.
- 4 INSTALL 3" DOMESTIC DCVA BACKFLOW DEVICE & VAULT PER COR STD DWG 4-19. SEE SHEET C6.3 FOR DETAIL.
- 5 CONNECT TO 3" BUILDING DOMESTIC WATER SERVICE. COORDINATE WITH PLUMBING PLANS TO VERIFY LOCATION.
- 6 CONSTRUCT 6" FIRE SUPPRESSION SERVICE PIPE PER DETAIL ON SHEET C6.3.
- 7 CONNECT TO EXISTING CITY OF REDMOND 12" WATER MAIN WITH HOT TAP, AND INSTALL 1 - 12" x 6" TAPPING TEE WITH THRUST BLOCKING PER COR STD DWG 4-3; 1 - 6" GATE VALVE ASSEMBLY PER COR STD DWG 4-2. SEE SHEET C6.3 FOR DETAIL. REPAIR CURB AND PAVEMENT AS NEEDED.
- 8 INSTALL 6" FIRE SERVICE VAULT AND DCDA WITH FDC & PIV PER COR STD DWG 4-22. SEE SHEET C6.3 FOR DETAIL.
- 9 CONNECT TO 6" BUILDING FIRE SUPPRESSION SERVICE. COORDINATE WITH PLUMBING PLANS TO VERIFY LOCATION.
- 10 SAWCUT, DEMO & REMOVE EXISTING AC PAVEMENT AND CURB; DEMO & REMOVE EXISTING WATER SERVICE; CAP AT MAIN; REMOVE 2" G.V. AND PLUG SADDLE; REPAIR PAVEMENT AND CURB PER COR STANDARDS & SPECIFICATIONS. SALVAGE PARTS AND RETURN TO CITY OF REDMOND.

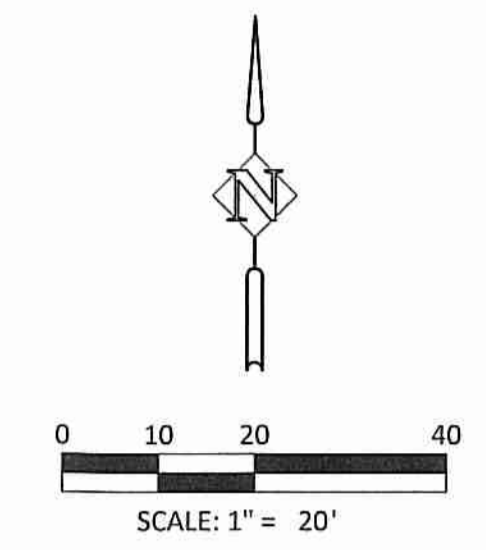
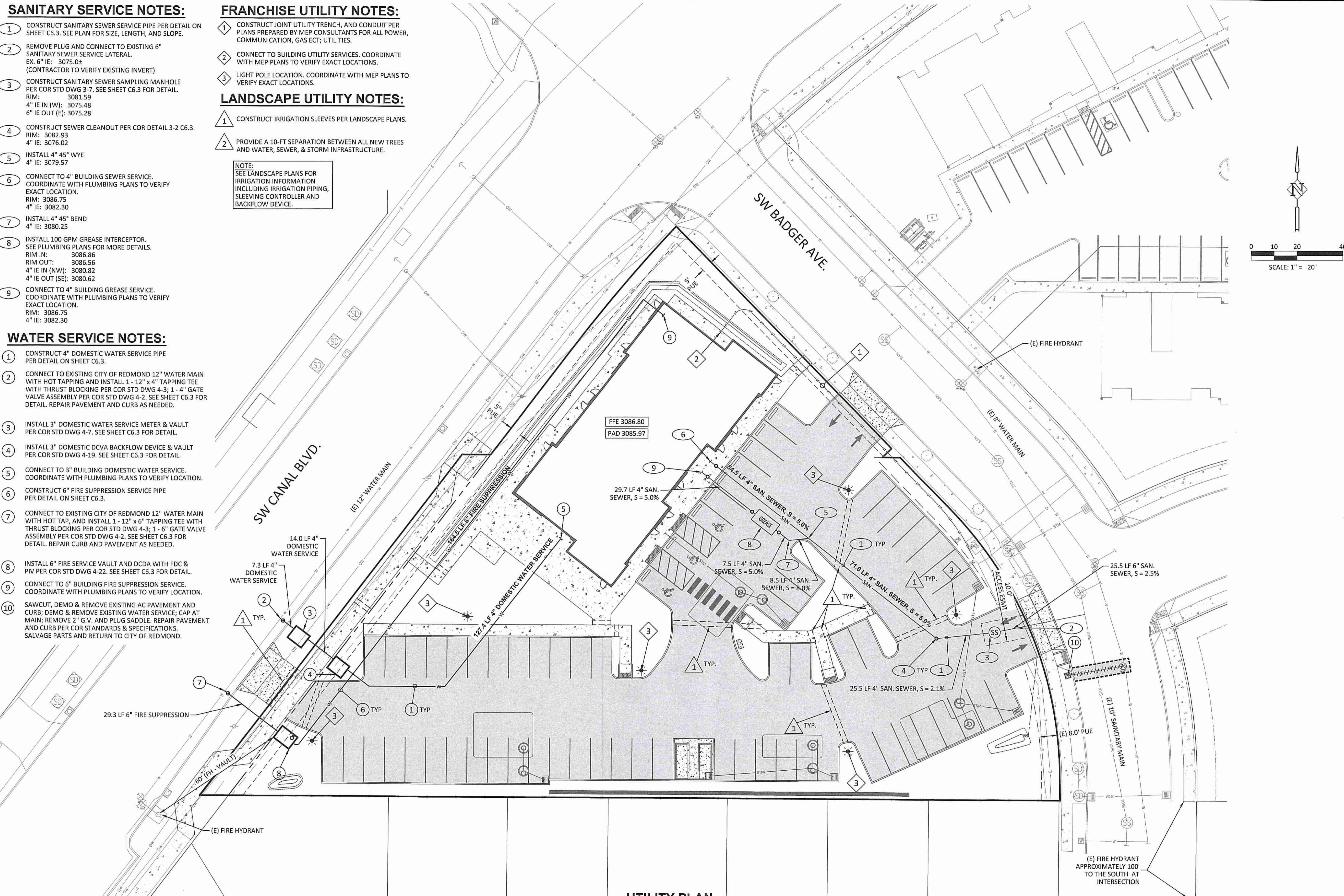
FRANCHISE UTILITY NOTES:

- 1 CONSTRUCT JOINT UTILITY TRENCH, AND CONDUIT PER PLANS PREPARED BY MEP CONSULTANTS FOR ALL POWER, COMMUNICATION, GAS ECT, UTILITIES.
- 2 CONNECT TO BUILDING UTILITY SERVICES. COORDINATE WITH MEP PLANS TO VERIFY EXACT LOCATIONS.
- 3 LIGHT POLE LOCATION. COORDINATE WITH MEP PLANS TO VERIFY EXACT LOCATIONS.

LANDSCAPE UTILITY NOTES:

- 1 CONSTRUCT IRRIGATION SLEEVES PER LANDSCAPE PLANS.
- 2 PROVIDE A 10-FT SEPARATION BETWEEN ALL NEW TREES AND WATER, SEWER, & STORM INFRASTRUCTURE.

NOTE:
SEE LANDSCAPE PLANS FOR IRRIGATION INFORMATION INCLUDING IRRIGATION PIPING, SLEEVING CONTROLLER AND BACKFLOW DEVICE.



UTILITY PLAN
SCALE: 1" = 20'

UTILITY PLAN
4270 SW CANAL BLVD.
REDMOND, OREGON

Harper Houf Peterson Righellis Inc.
ENGINEERS, PLANNERS, LANDSCAPE ARCHITECTS & SURVEYORS
250 NW Franklin Avenue, Suite 404, Bend, OR 97703
phone: 541.318.1161 www.hhpri.com fax: 541.318.1141

REGISTERED PROFESSIONAL
NICOLAS G. SPEROS
MAY 15, 2018
EXPIRES: 06/30/22

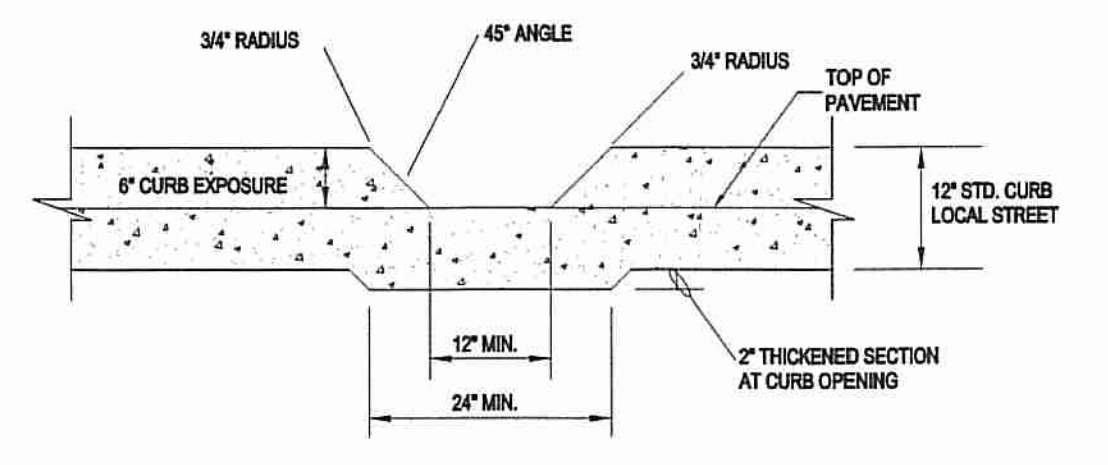
DESIGNED:	HPR TEAM	M/D	NS
DRAWN:			
CHECKED:			
DATE:			10.04.2021

DATE	NO.	DESCRIPTION

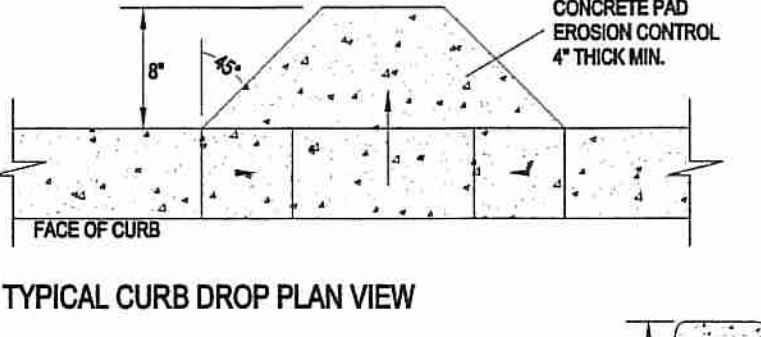
SHEET NO.
C5.0
JOB NO.
KSP-06

CONSTRUCTION

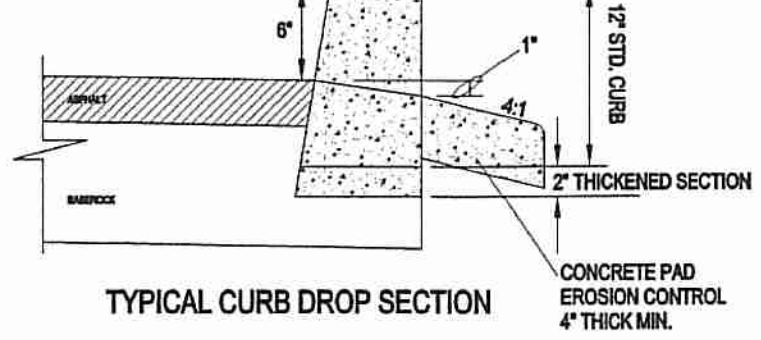
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TYPICAL CURB DROP FRONT VIEW



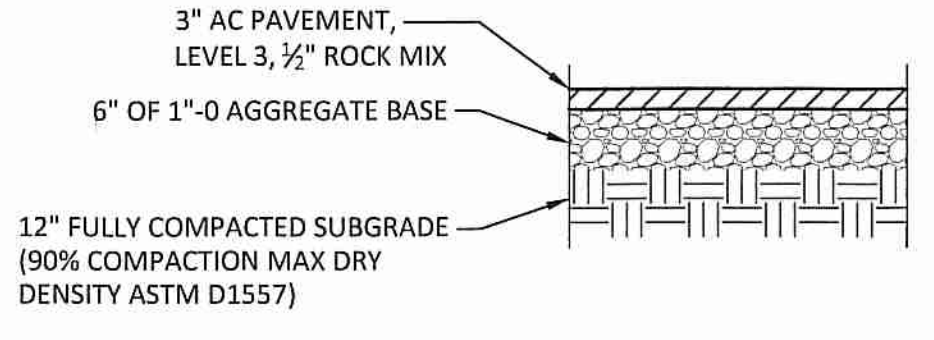
TYPICAL CURB DROP PLAN VIEW



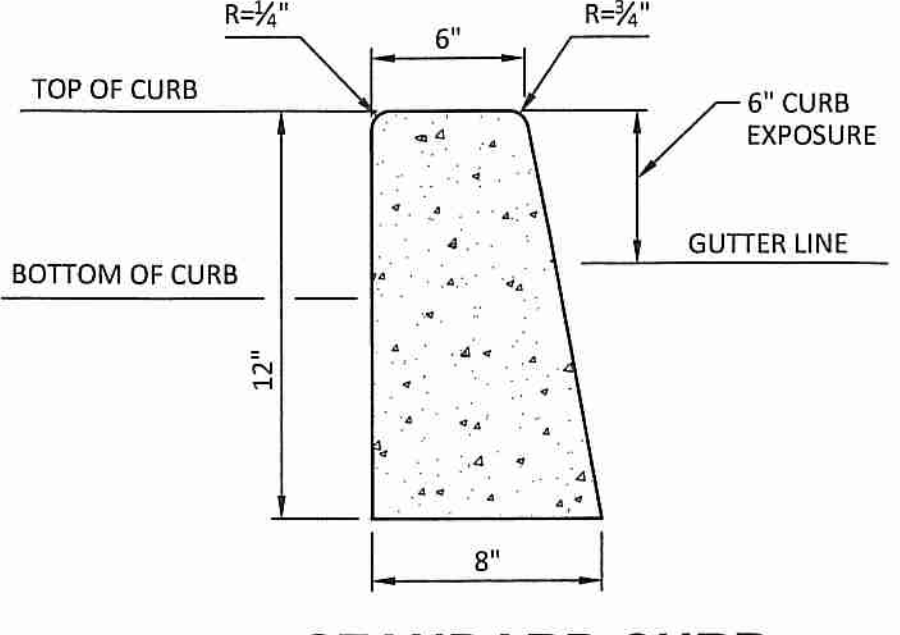
TYPICAL CURB DROP SECTION

- GENERAL NOTES:
1. CONCRETE SHALL BE CLASS 3000 PSI MEETING THE REQUIREMENTS OF SECTION 213.2.01
 2. BASE ROCK UNDER CURB AS REQUIRED TO MATCH STREET SECTION. 2" MINIMUM THICKNESS.
 3. LIGHT BROOM FINISH REQUIRED.

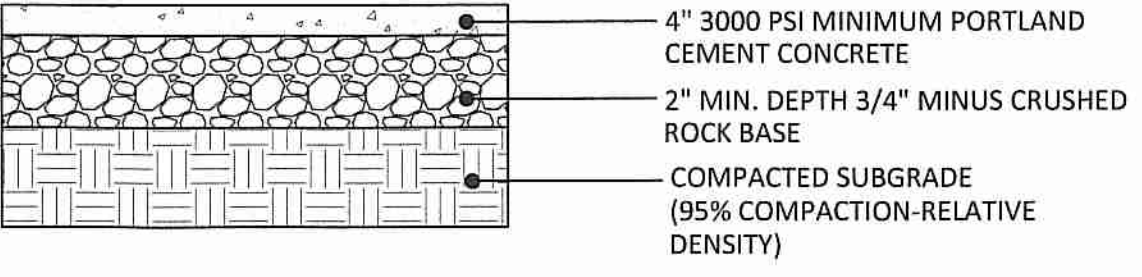
CITY OF REDMOND PUBLIC WORKS DEPARTMENT
CURB DROP TYPICAL SECTION
 SCALE: NTS
 DRAWN BY: SAW
 APPROVED BY: MPC
 REVISION DATE: 1/15/2019
 STANDARD DRAWING NO. 2-7



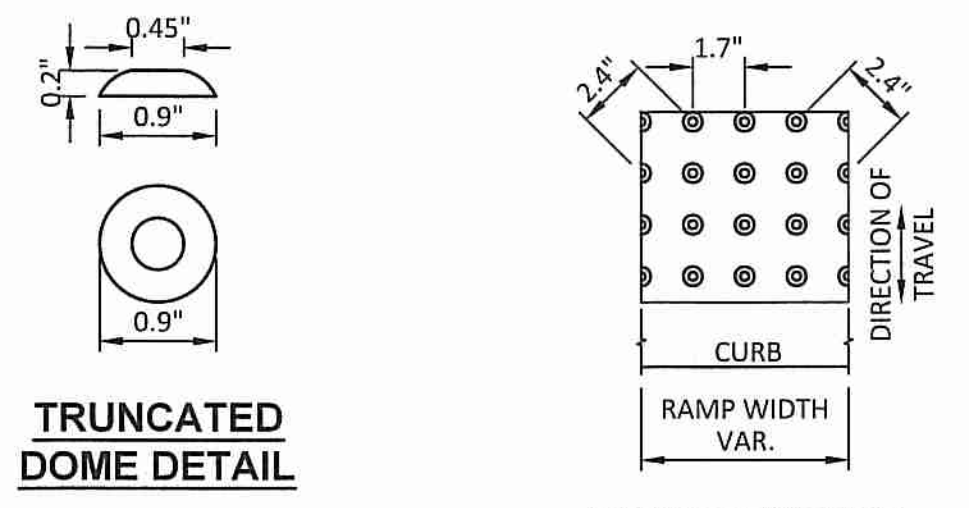
AC PAVEMENT SECTION
NTS



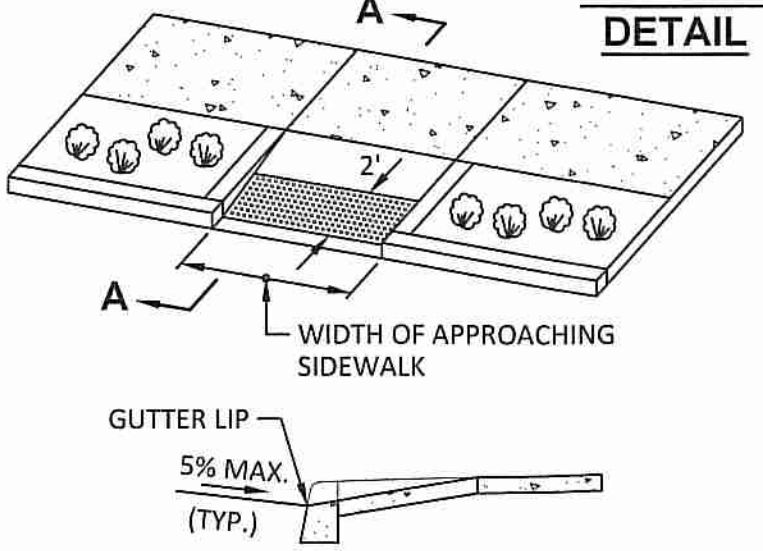
STANDARD CURB
NTS



CONCRETE SIDEWALK SECTION
NTS



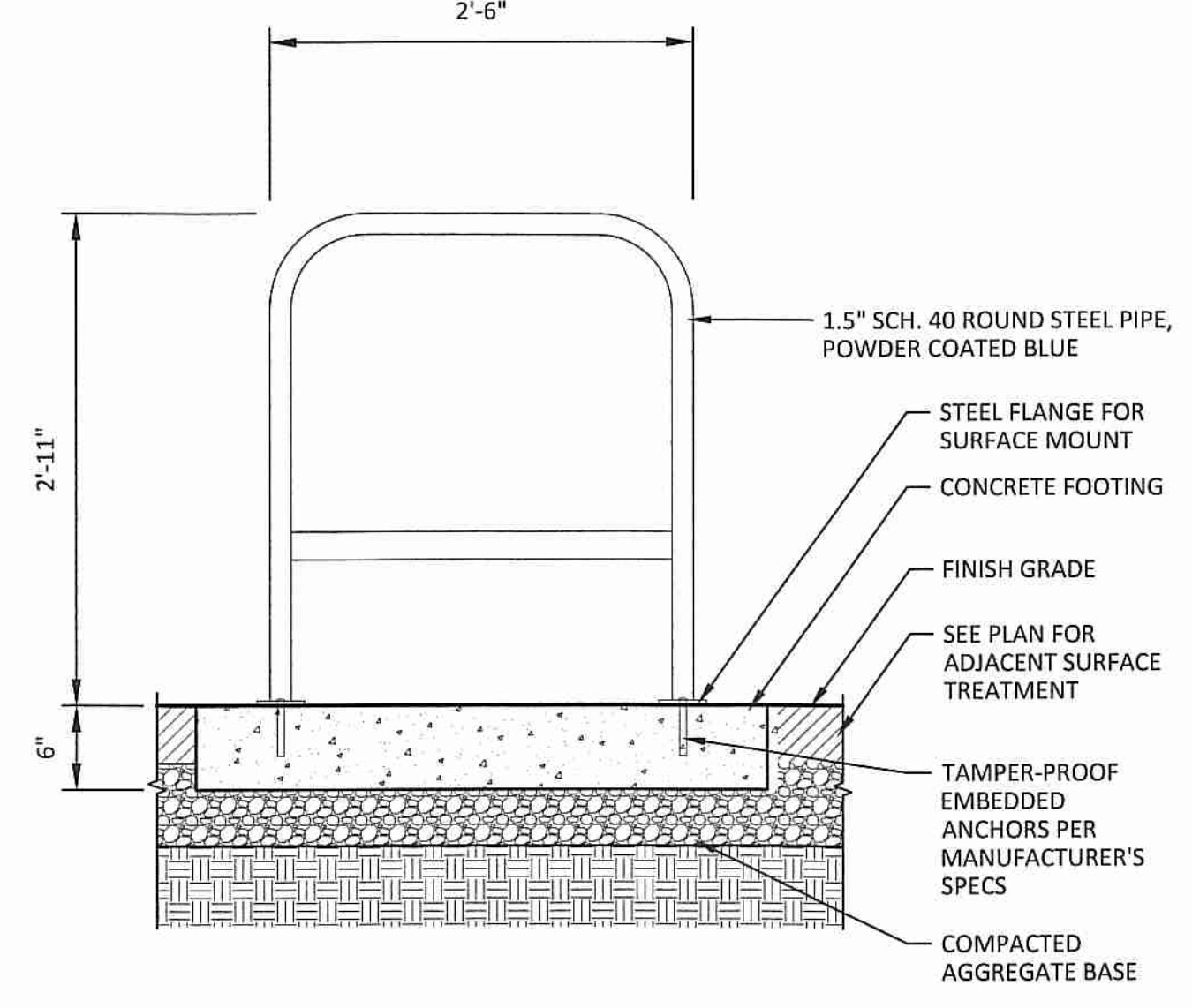
TRUNCATED DOME DETAIL
RAMP TEXTURE PATTERN DETAIL



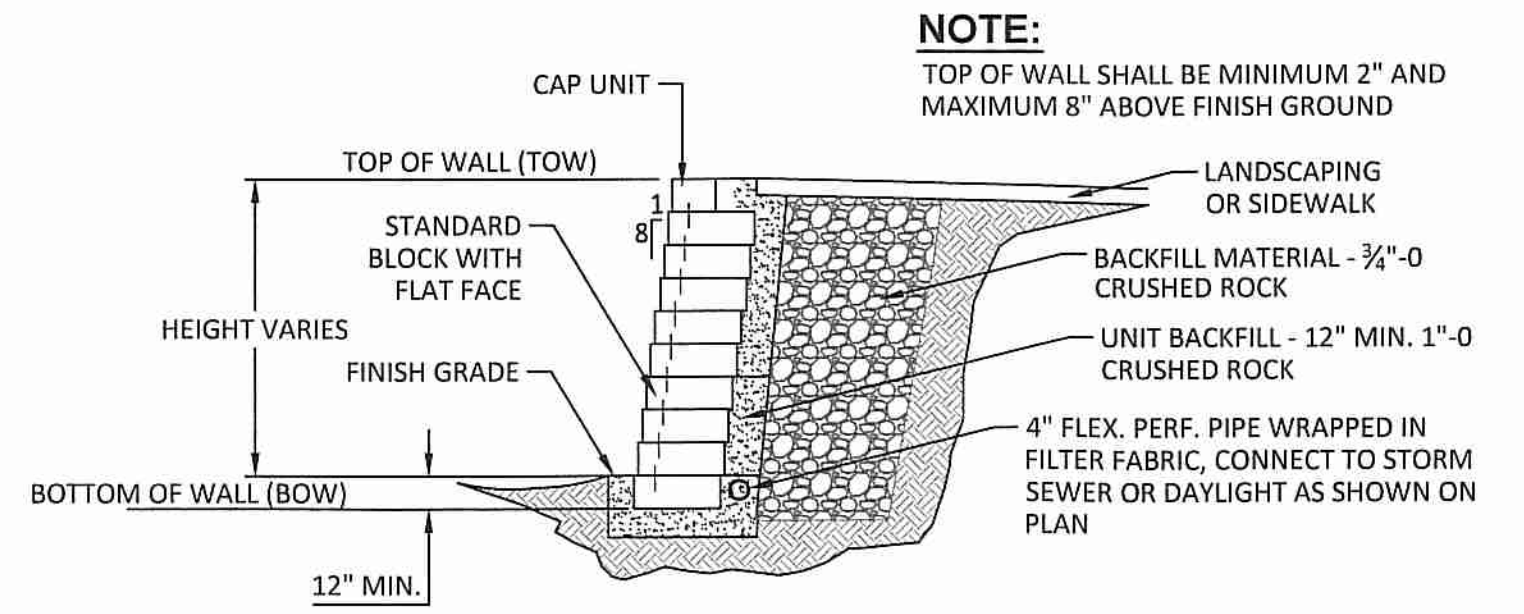
SECTION A-A

- GENERAL NOTES:
1. PLACE TRUNCATED DOME DETECTABLE WARNING TEXTURE IN THE LOWER 2" OF THROAT OF RAMP ONLY. ARRANGE DOMES USING IN-LINE PATTERN AS SHOWN IN DETAIL BELOW. COLOR OF TEXTURE TO BE SAFETY YELLOW. FOR CONSTRUCTION OF SIDEWALK RAMPS OUTSIDE OF PUBLIC RIGHT-OF-WAY, CHECK STATE BUILDING CODE REQUIREMENTS.
 2. SIDEWALK CURB RAMP SLOPES SHOWN ARE RELATIVE TO THE TRUE LEVEL HORIZON (ZERO BUBBLE).
 3. IN ALTERATIONS, CURB RAMP SLOPE(S) MAY BE 10% FOR A MAX. RISE OF 6" OR 12.5% FOR A MAX RISE OF 3". CURB RAMPS, IN ALTERATIONS, NEED NOT EXCEED 6' IN LENGTH.
 4. SIDE FLARES THAT ARE NOT PART OF THE PATH OF TRAVEL MAY BE ANY SLOPE.
 5. RAMPS FOR PATHS INTERSECTING A ROADWAY SHOULD BE FULL WIDTH OF PATH. WHEN A RAMP IS USED TO PROVIDE BICYCLE ACCESS FROM A ROADWAY TO A SIDEWALK, THE RAMP SHOULD BE 8' WIDE WITH NO TEXTURING.
 6. SIDEWALK RAMP DETAILS ARE BASED ON ORS 447.310 AND PROWAAAC FINAL REPORT.
 7. FOR THE PURPOSE OF THIS DRAWING, A CURB RAMP IS CONSIDERED "PERPENDICULAR" IF THE ANGLE BETWEEN THE LONGITUDINAL AXIS OF THE RAMP AND A TANGENT TO THE CURB AT THE RAMP CENTER IS 75° OR GREATER.
 8. TOOLED JOINTS ARE REQUIRED AT ALL SIDEWALK RAMP SLOPE BREAK LINES.
 9. SIDEWALK FLARE IS NOT NECESSARY WHERE THE RAMP IS PROTECTED FROM PEDESTRIAN CROSS-TRAVEL.

SIDEWALK RAMP
NTS

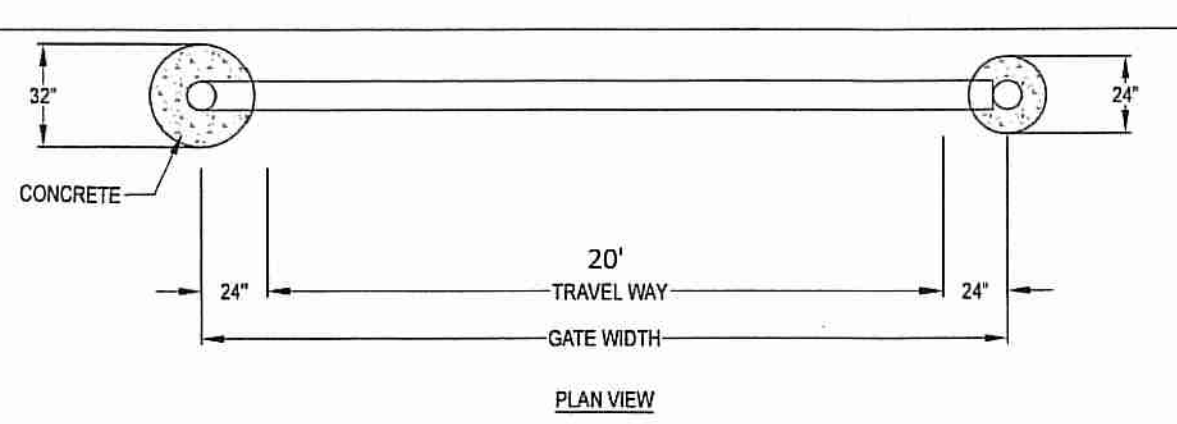


STAPLE BIKE RACK
NTS

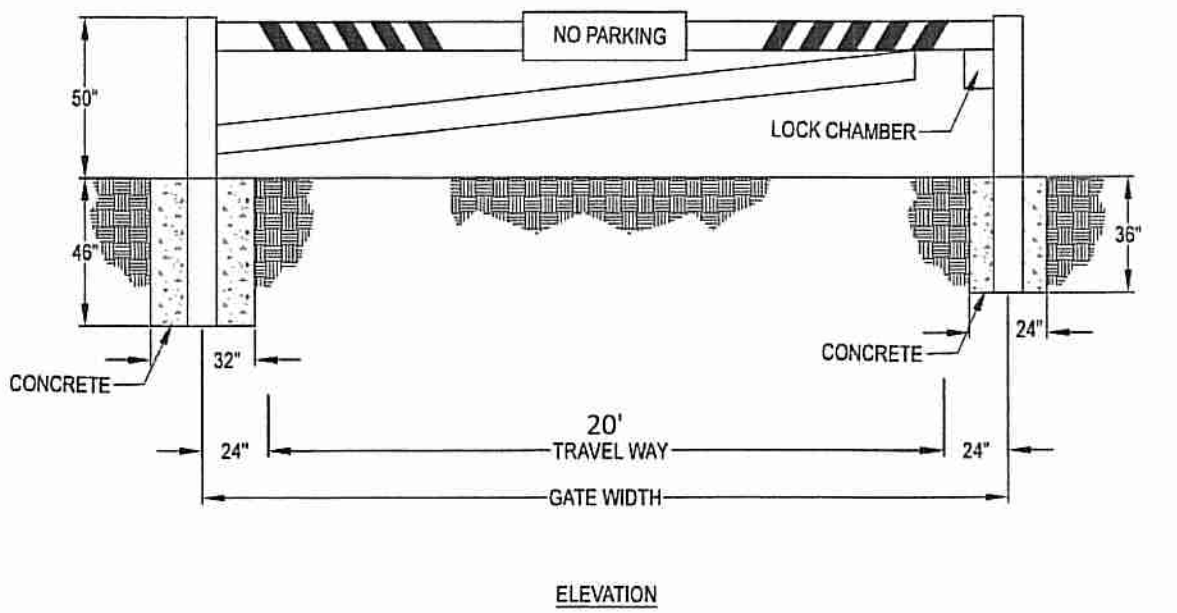


KEYSTONE RETAINING WALL TYPICAL SECTION
NTS

NOTE:
TOP OF WALL SHALL BE MINIMUM 2" AND MAXIMUM 8" ABOVE FINISH GROUND



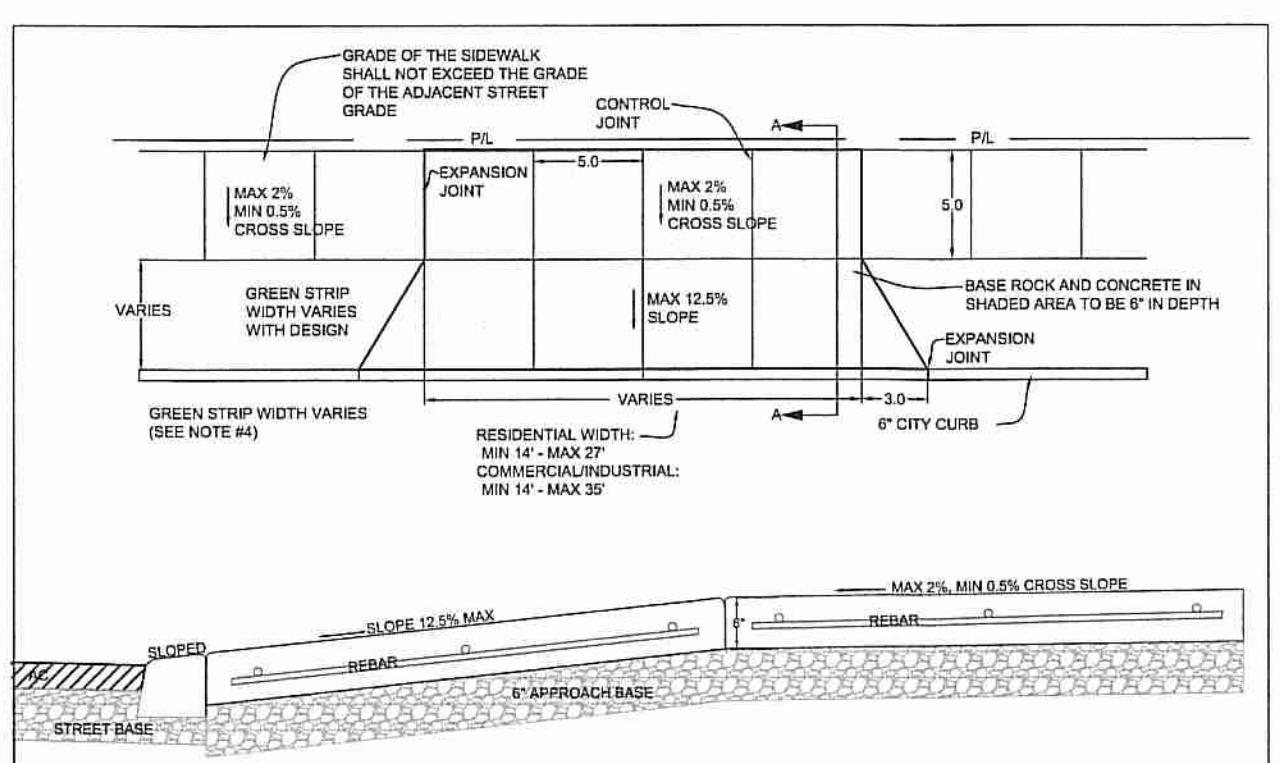
PLAN VIEW



ELEVATION

- NOTE:
1. WHEN THE CITY OF REDMOND REQUIRES AN ACCESS GATE, AN ACCESS GATE SUCH AS THE OR FABRICATION LTD. OF REDMOND OREGON, MODEL, 24" GATE ASSY OPTION 2 OR APPROVED EQUIV.
 2. MINIMUM OF 20' WIDE
 3. GATES SHALL BE A SWINGING TYPE, AND BE ABLE TO BE MANUALLY OPERATED BY ONE PERSON.
 4. LOCKING DEVICES SHALL BE FIRE DEPARTMENT KNOX KEY SWITCH PURCHASED FROM A-1 LOCK, SAFE COMPANY, CURTIS SAFE AND LOCK, ON LINE AT WWW.KNOXBOX.COM, OR APPROVED EQUIV.
 5. SHALL HAVE A SIGN ON GATE "NO PARKING", WHEN USED AS FIRE ACCESS GATE, SHALL HAVE A SIGN ON THE GATE "NO PARKING - FIRE LANE".

CITY OF REDMOND PUBLIC WORKS DEPARTMENT
TYPICAL ACCESS GATE
 SCALE: NTS
 DRAWN BY: CCI
 APPROVED BY: MPC
 REVISION DATE: 4/15/2019
 STANDARD DRAWING NO. 2-36



CROSS SECTION A-A

DRIVEWAY APPROACH

- NOTES:
1. CONCRETE SHALL BE CLASS 3000 PSI MEETING THE REQUIREMENTS OF SECTION 213.2.01.
 2. CONCRETE SHALL BE A MINIMUM OF SIX INCHES DEEP IN THE APPROACH AND THAT PORTION OF THE SIDEWALK ADJACENT TO THE APPROACH.
 3. EXPANSION JOINTS ARE REQUIRED ON BOTH SIDES OF DRIVEWAY APPROACH WHERE THE TOP OF THE FLARE/WING MEETS THE SIDEWALK.
 4. WHERE SIDEWALKS ARE CONTAINED WITHIN A STREET RIGHT-OF-WAY, THE GRADE OF THE SIDEWALK SHALL NOT EXCEED THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET.
 5. THE FLARE/WINGS ARE A MINIMUM LENGTH OF 3' AT CURB.
 6. THE BASE ROCK UNDER A DRIVEWAY APPROACH SHALL BE A MINIMUM OF SIX INCHES DEEP.
 7. BASE ROCK SHALL BE CLASS "B" BACKFILL MEETING THE REQUIREMENTS OF SECTION 101.2.02B AND COMPACTED TO 95% OF AASHTO T-99.
 8. #4 REBAR SHALL BE USED IN ALL COMMERCIAL, INDUSTRIAL, ALLEY, AND MULTI-FAMILY DRIVEWAY APPROACHES. LONGITUDINAL AND TRANSVERSE BARS SHALL BE PLACED TWO FEET ON CENTER, TWO INCHES FROM BOTTOM AND THREE INCHES IN FROM EDGES.
 9. DRIVEWAY APRON LIPS SHALL BE A MINIMUM OF ONE INCH TO A MAXIMUM ONE AND ONE HALF INCH IN HEIGHT ABOVE ASPHALT AT GUTTER.
 10. ALL VISIBLE EDGES SHALL HAVE A MAXIMUM 2" RADIUS FINISHED EDGE.
 11. APPROACH SURFACES SHALL HAVE A MEDIUM BROOM FINISH PERPENDICULAR TO THE CURB.
 12. CONTROL JOINTS SHALL BE PLACED AT A MAXIMUM OF FIVE FEET APART MEETING THE REQUIREMENTS OF STANDARD DRAWING 2-18.

CITY OF REDMOND PUBLIC WORKS DEPARTMENT
CONCRETE DRIVEWAY APPROACH & CURB CUT
 SCALE: NTS
 DRAWN BY: CCI
 APPROVED BY: MPC
 REVISION DATE: 6/25/2015
 STANDARD DRAWING NO. 2-8

SITE DETAILS
4270 SW CANAL BLVD.
 REDMOND, OREGON

Harper Houf Peterson Rignellis Inc.
 ENGINEERS, PLANNERS
 LANDSCAPE ARCHITECTS & SURVEYORS
 250 NW Fairhills Avenue, Suite 404, Bend, OR 97703
 Phone: 541.318.1161 www.hhp.com Fax: 541.318.1141

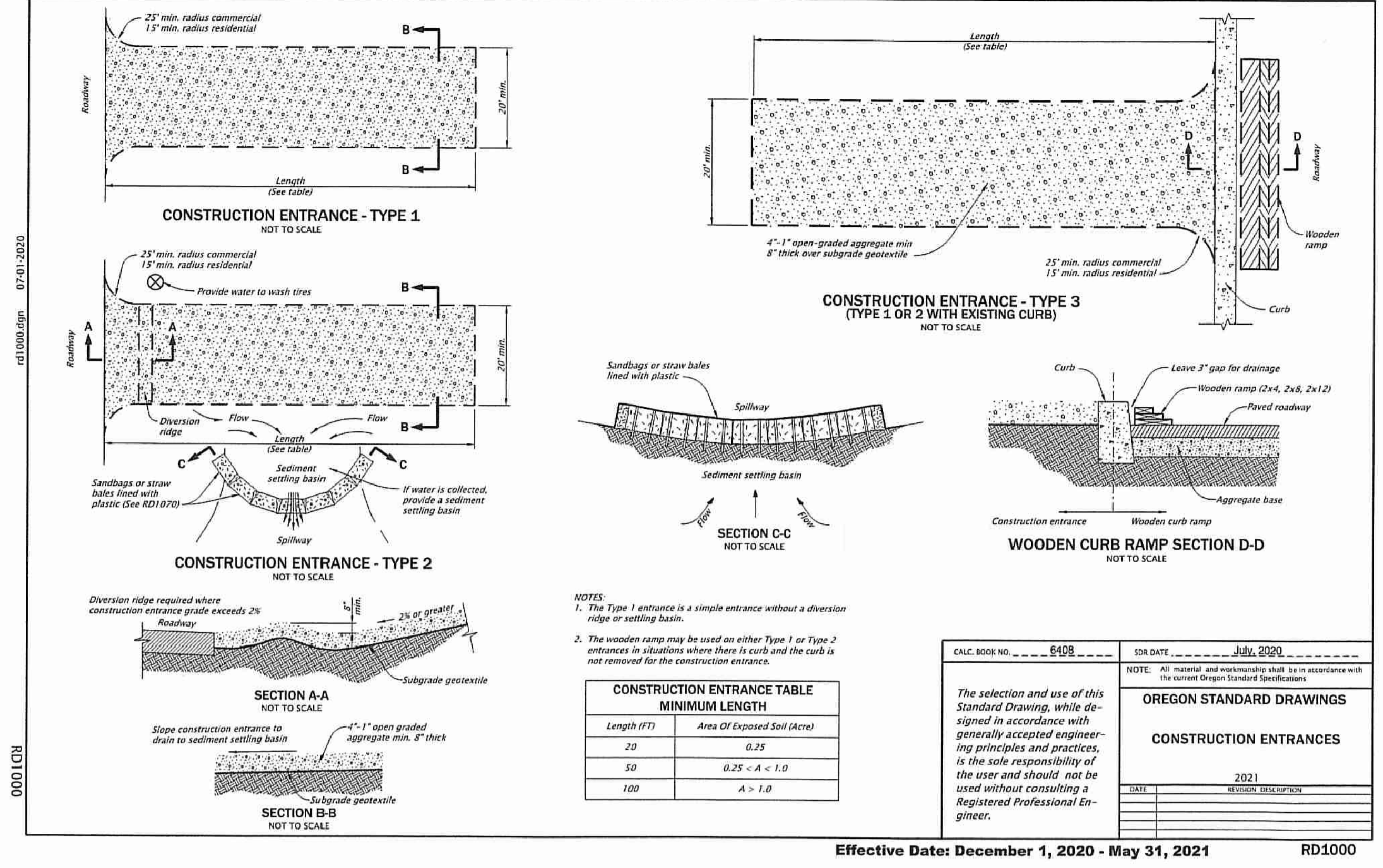
REGISTERED PROFESSIONAL
 EX. 00000004
 NICHOLAS Q. SPEROS
 MAY 15, 2019
 EXPIRES: 06/30/22

DESIGNED:	HHP TEAM
DRAWN:	MD
CHECKED:	NS
DATE:	10.04.2021

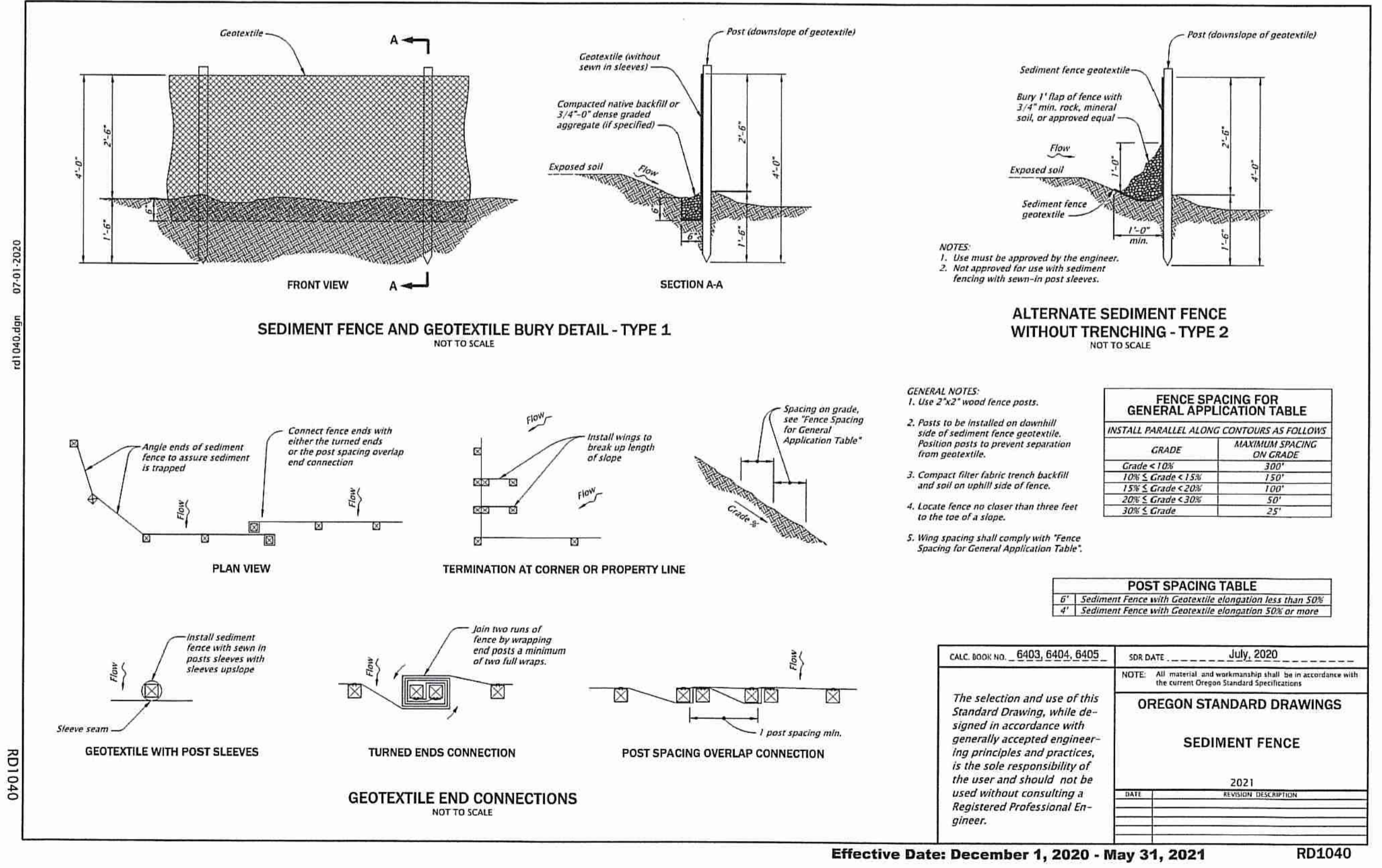
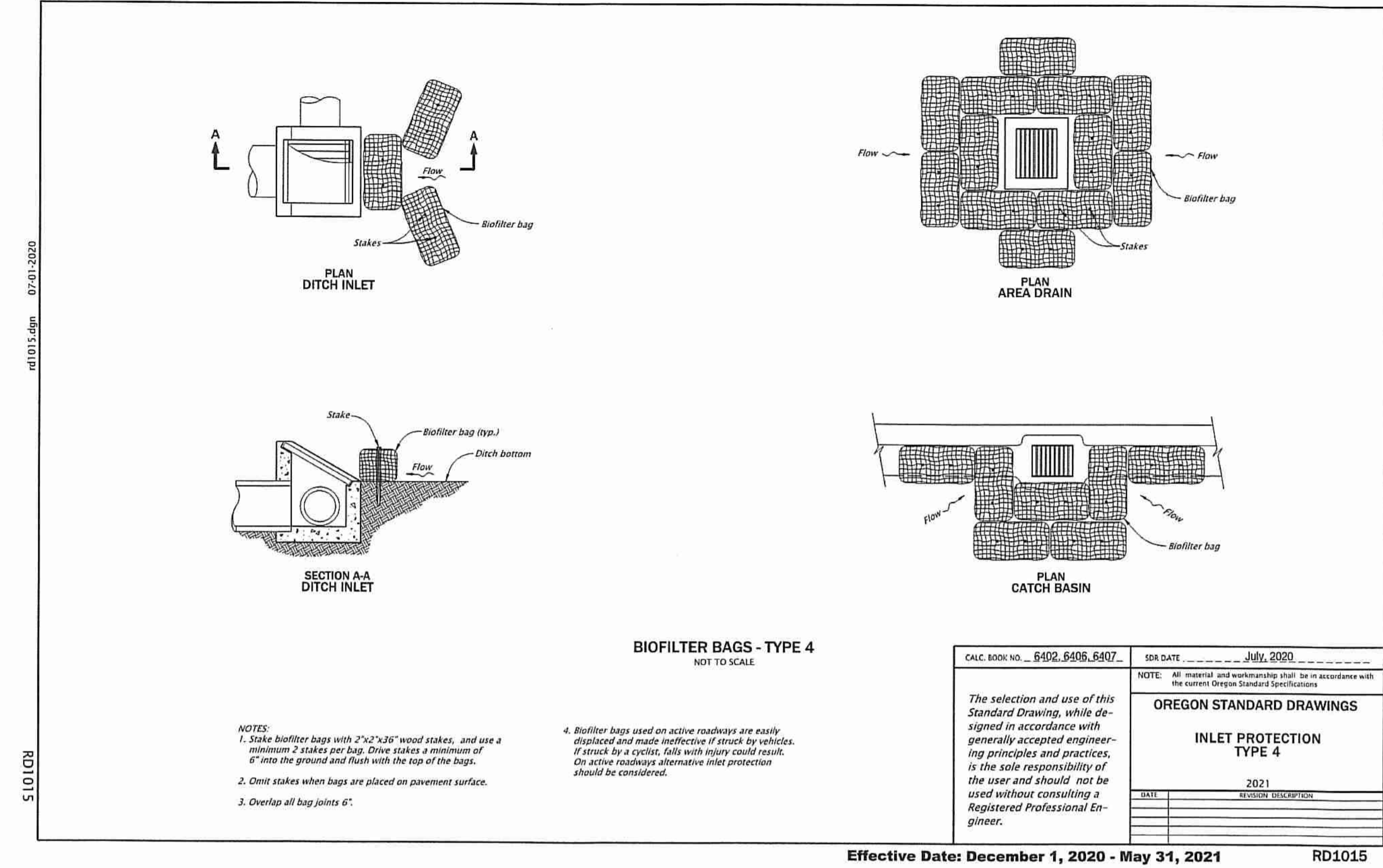
DATE	NO.	DESCRIPTION

SHEET NO.
C6.0
 JOB NO. KSP-06

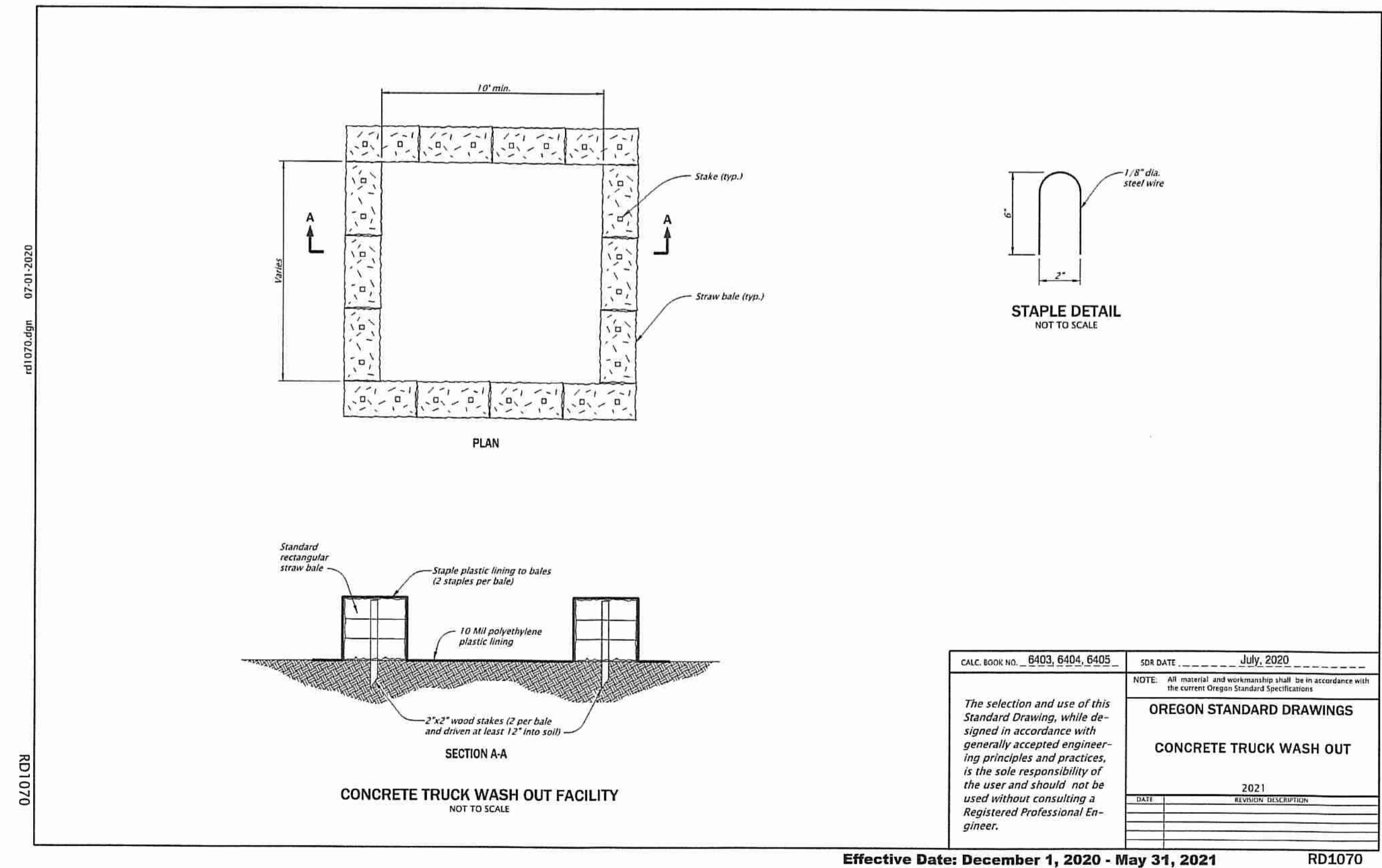
CONSTRUCTION



CALC. BOOK NO. 6408	SDR DATE July 2020
NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications.	
OREGON STANDARD DRAWINGS	
CONSTRUCTION ENTRANCES	
DATE 2021	REVISION DESCRIPTION



CALC. BOOK NO. 6403, 6404, 6405	SDR DATE July 2020
NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications.	
OREGON STANDARD DRAWINGS	
SEDIMENT FENCE	
DATE 2021	REVISION DESCRIPTION



ESC DETAILS
4270 SW CANAL BLVD.
REDMOND, OREGON

Harper Houf Peterson Righellis Inc.
ENGINEERS, PLANNERS, LANDSCAPE ARCHITECTS & SURVEYORS
250 NW Franklin Avenue, Suite 404, Bend, OR 97703
phone: 541.318.1161 www.hhp.com fax: 541.318.1141

REGISTERED PROFESSIONAL
NICOLAS G. SPEROS
MAY 15, 2019
EXPIRES: 06/30/22

DESIGNED: HHP TEAM
DRAWN: MID
CHECKED: NS
DATE: 10.04.2021

DATE	NO.	DESCRIPTION

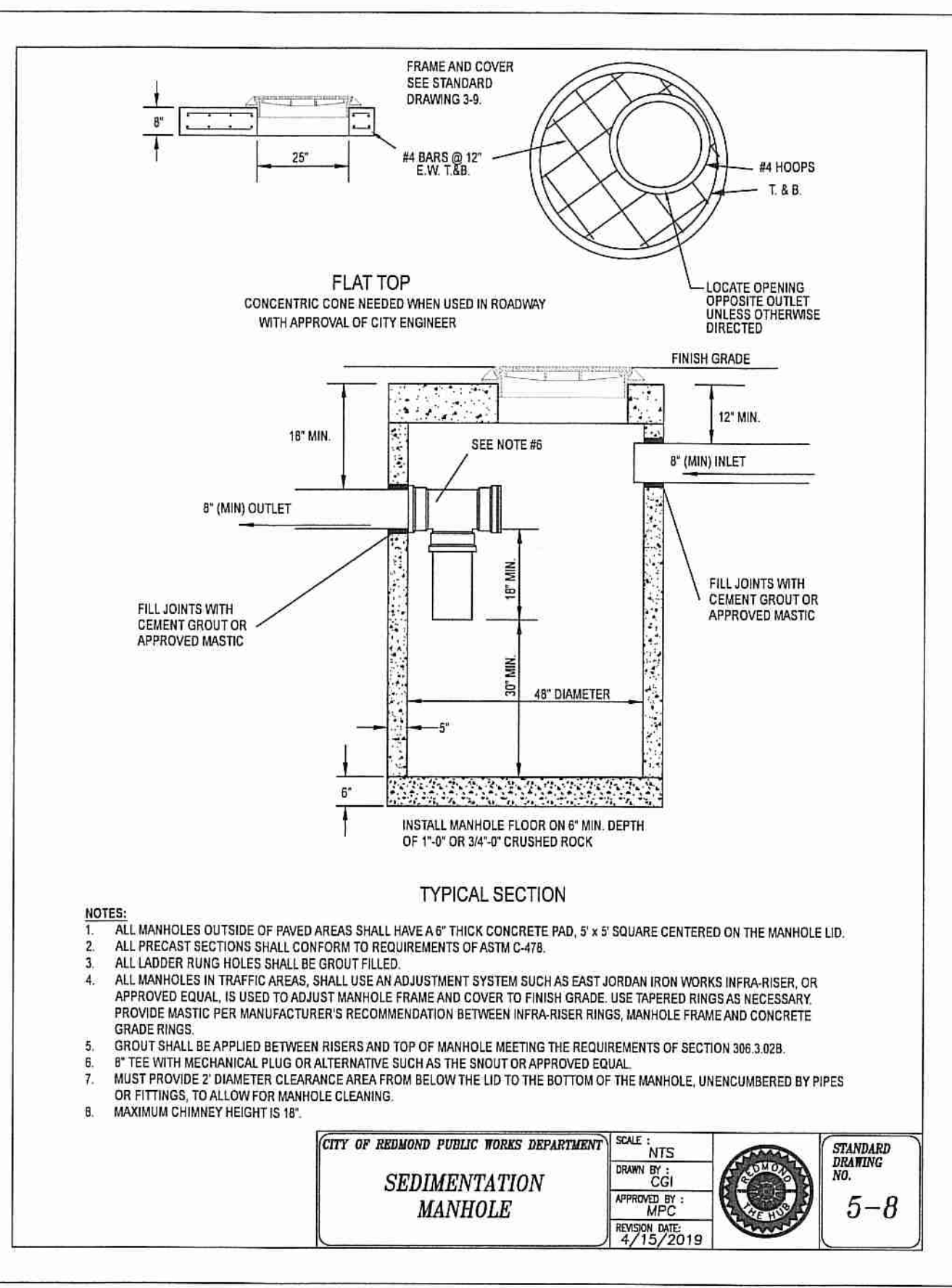
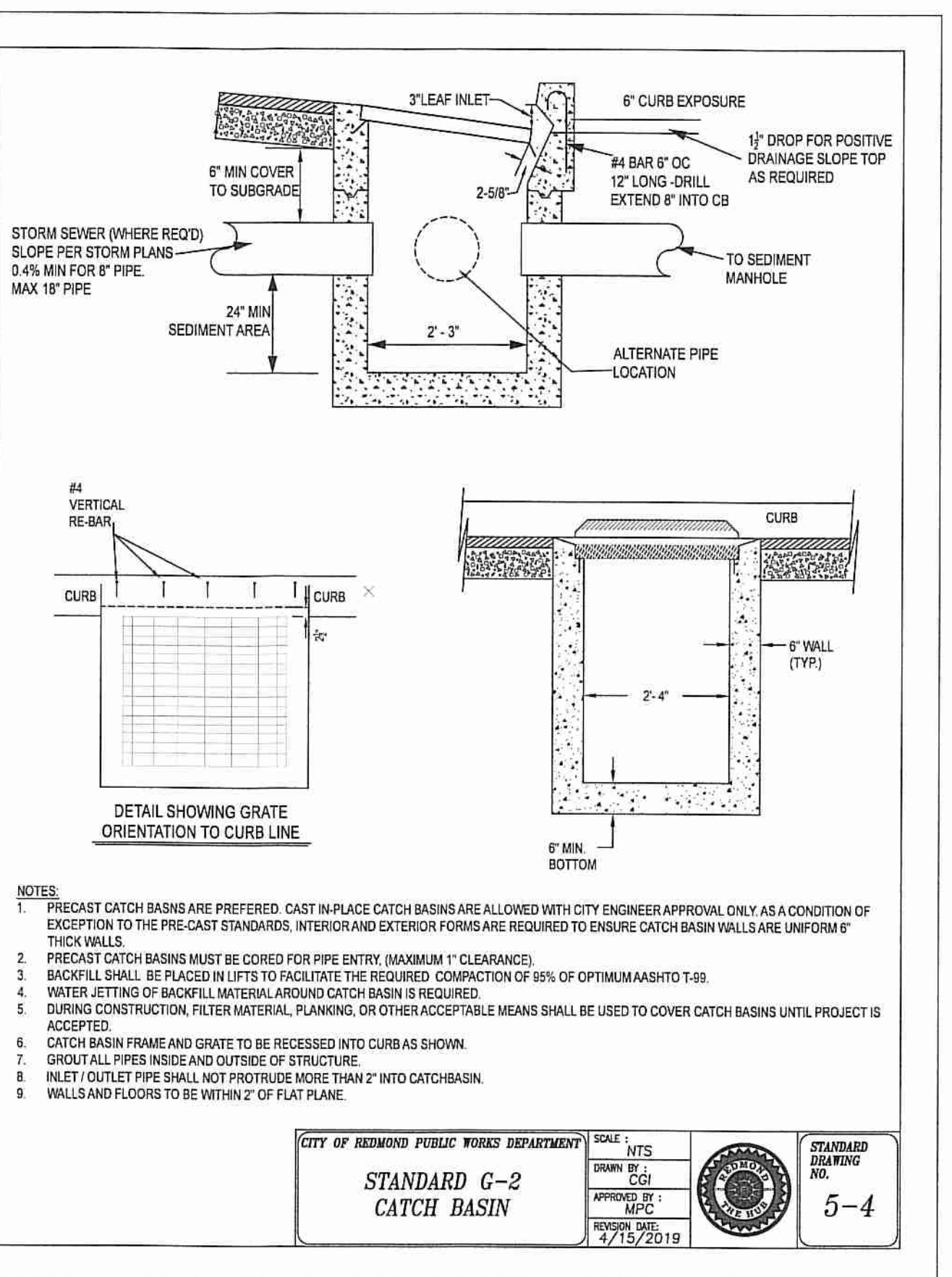
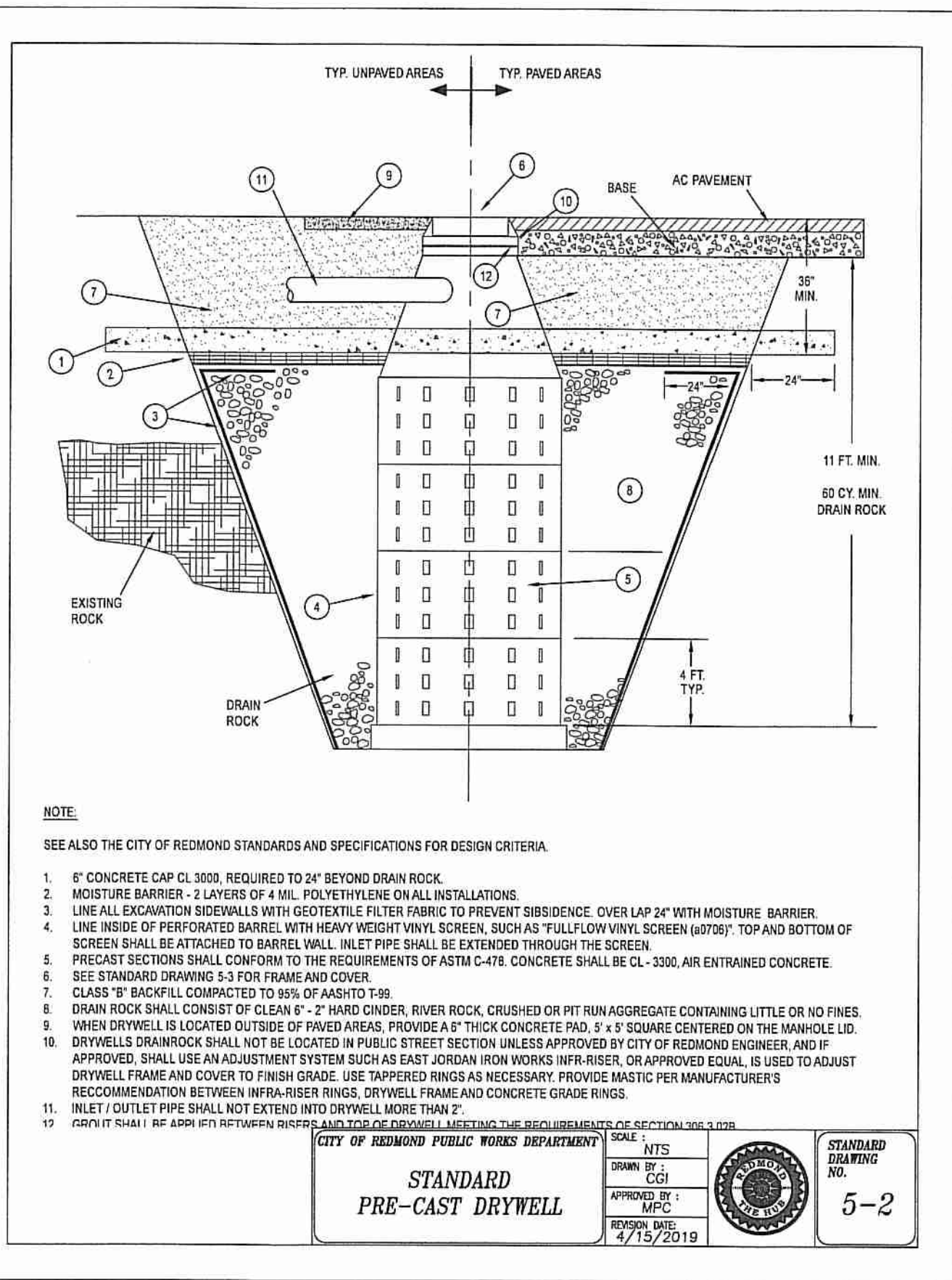
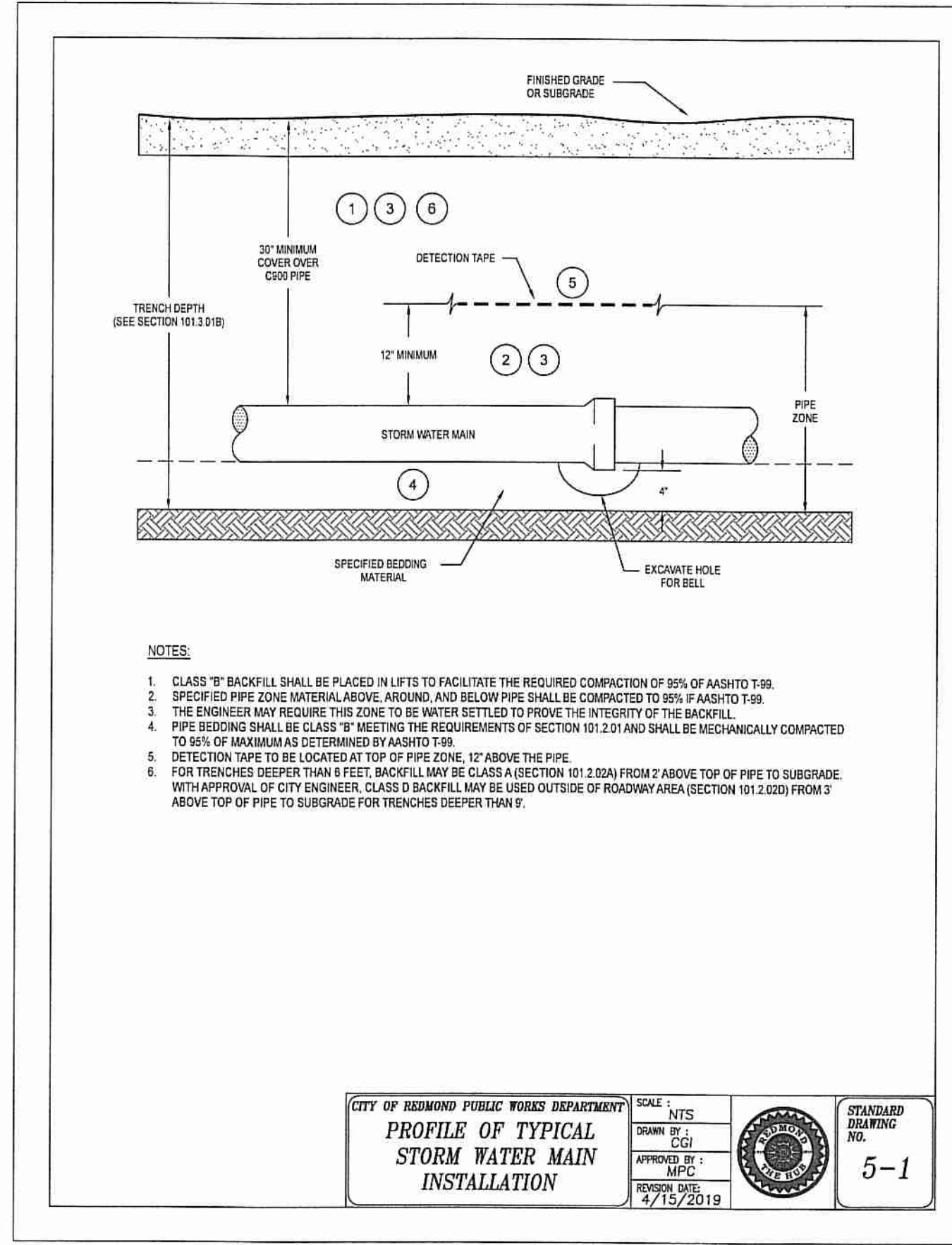
SHEET NO.

C6.1

JOB NO. KSP-06

CONSTRUCTION

P:\02-Bentley\KSP (Kevin Spencer)\KSP-06 (Canal Commercial)\KSP-06-DWG (Sheets)\Construction\KSP-06-C6.0 - Details.dwg



STORM DRAINAGE DETAILS
4270 SW CANAL BLVD.
REDMOND, OREGON

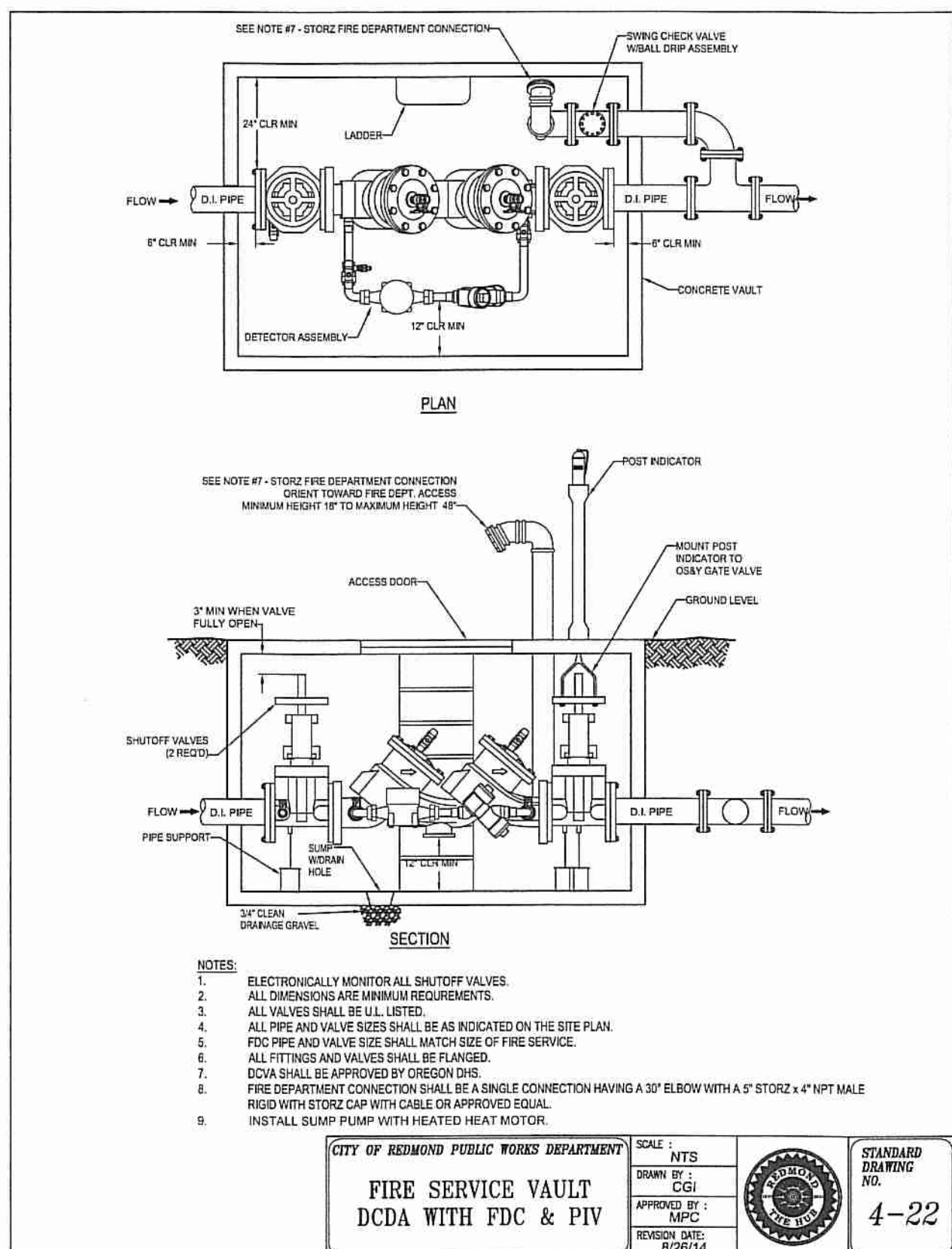
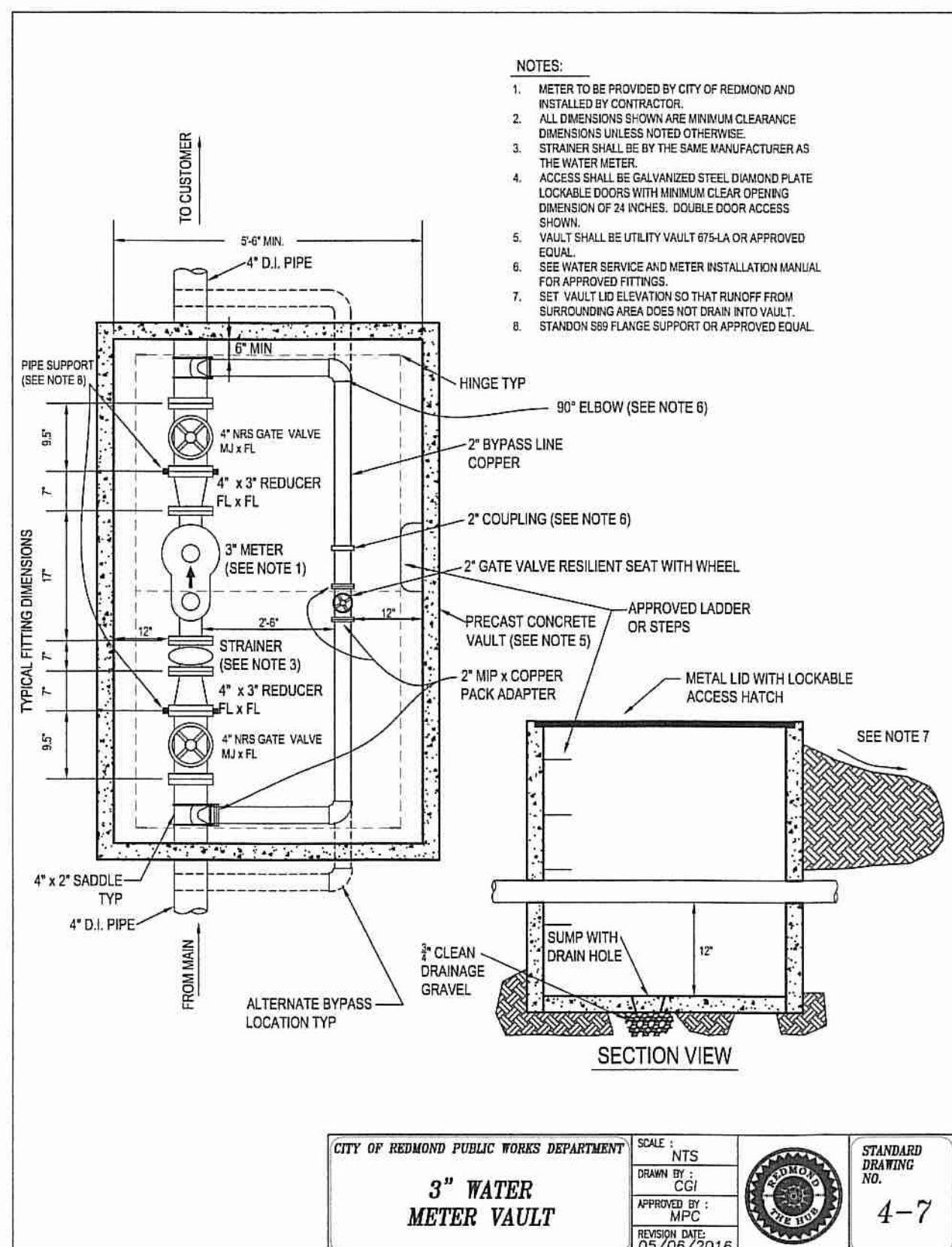
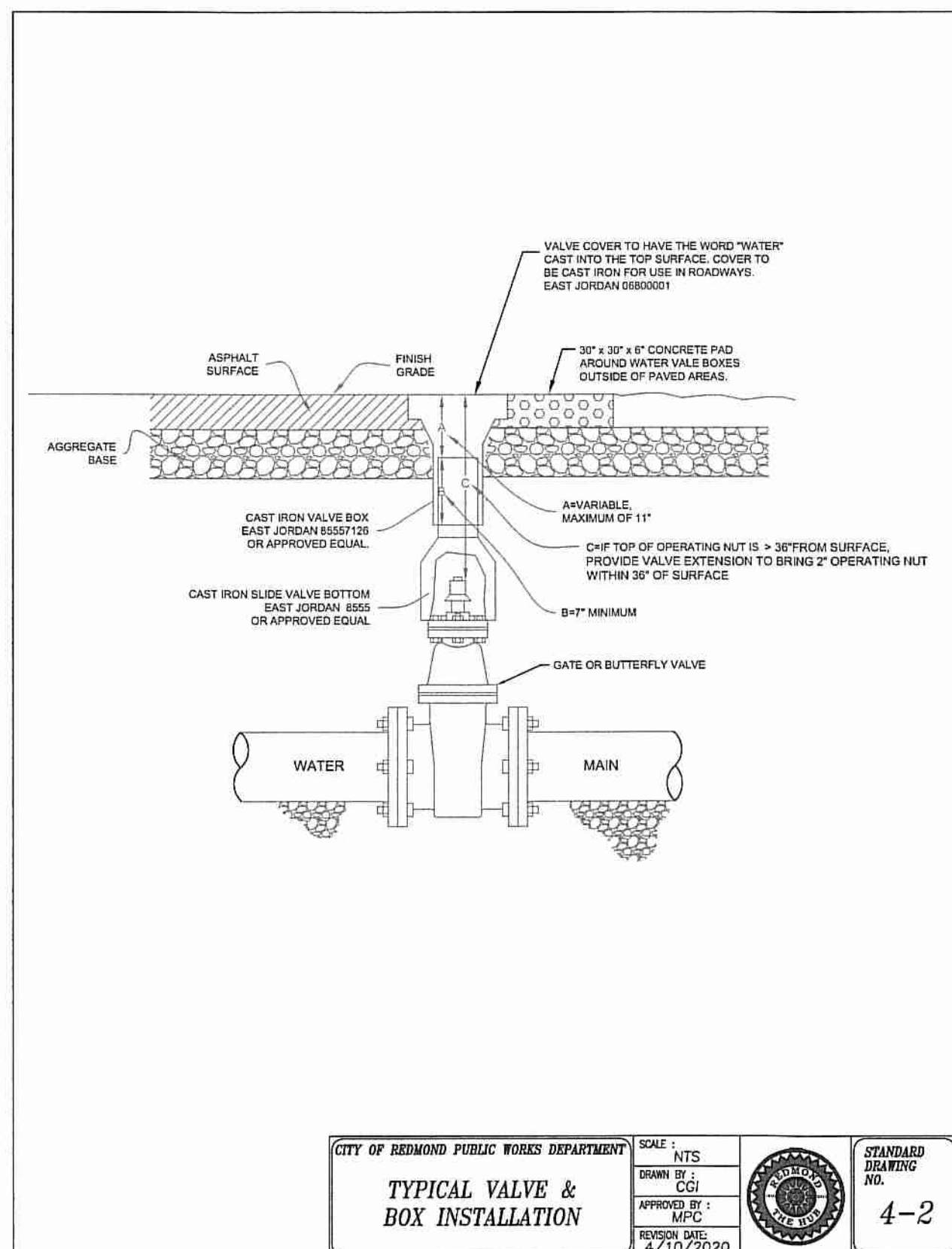
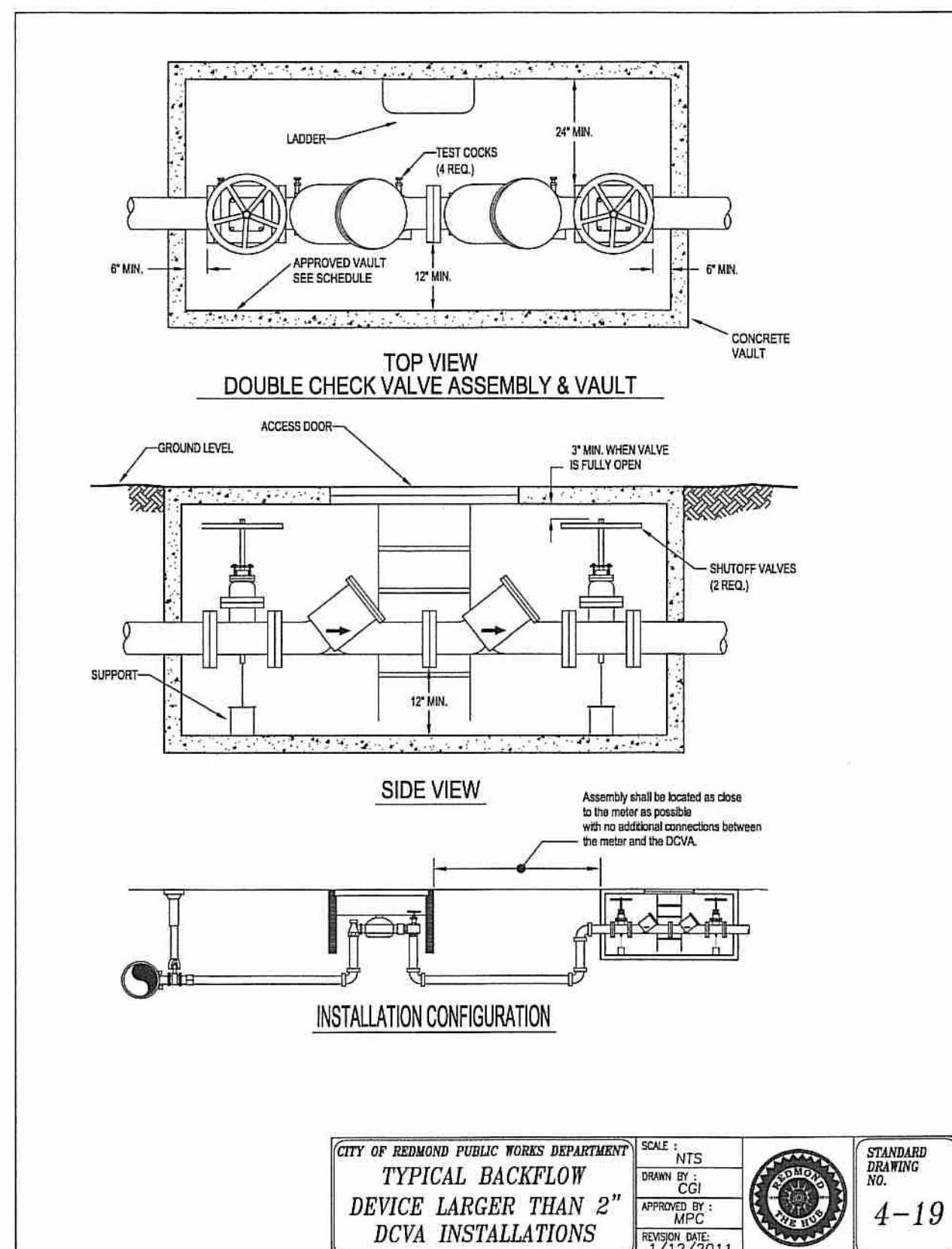
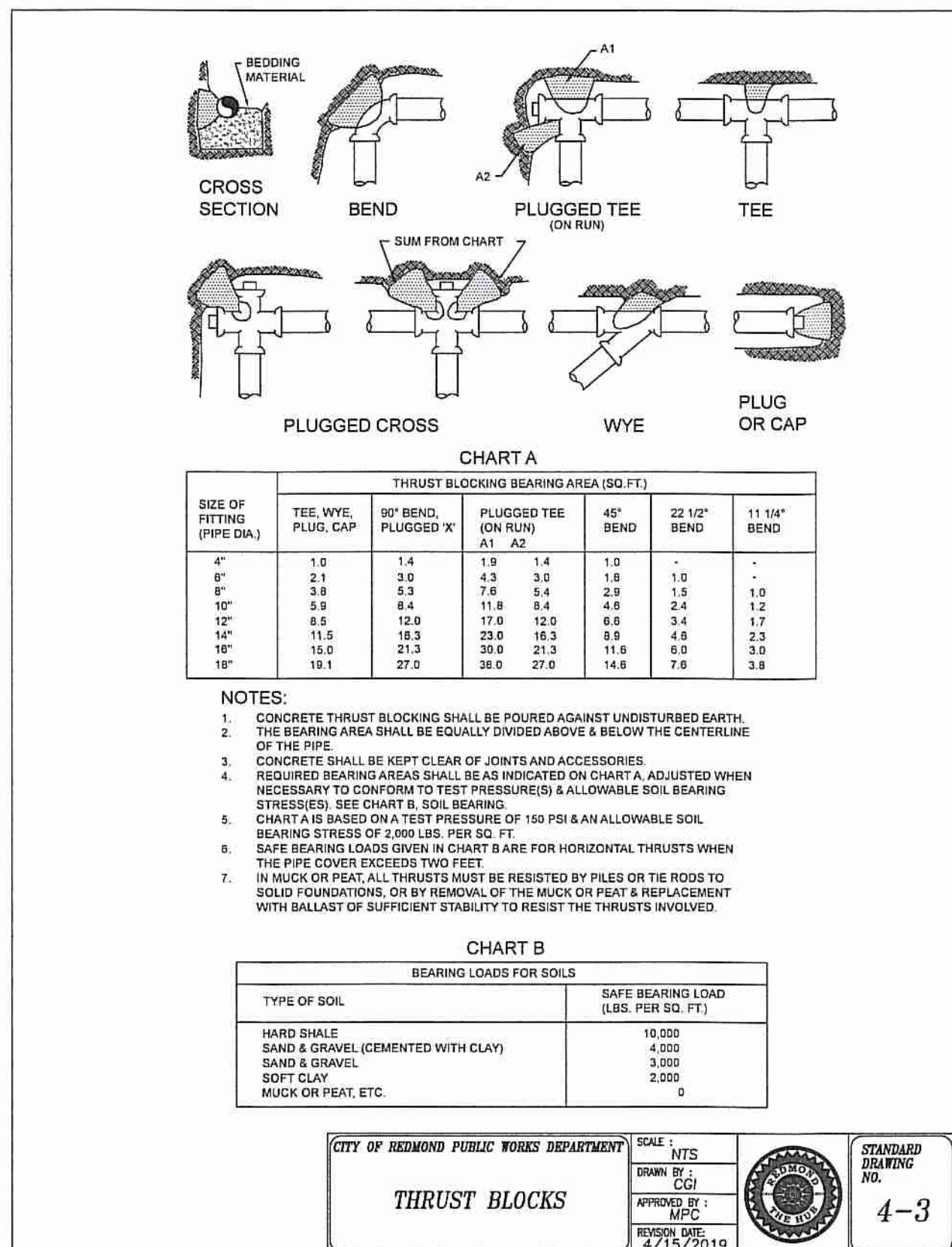
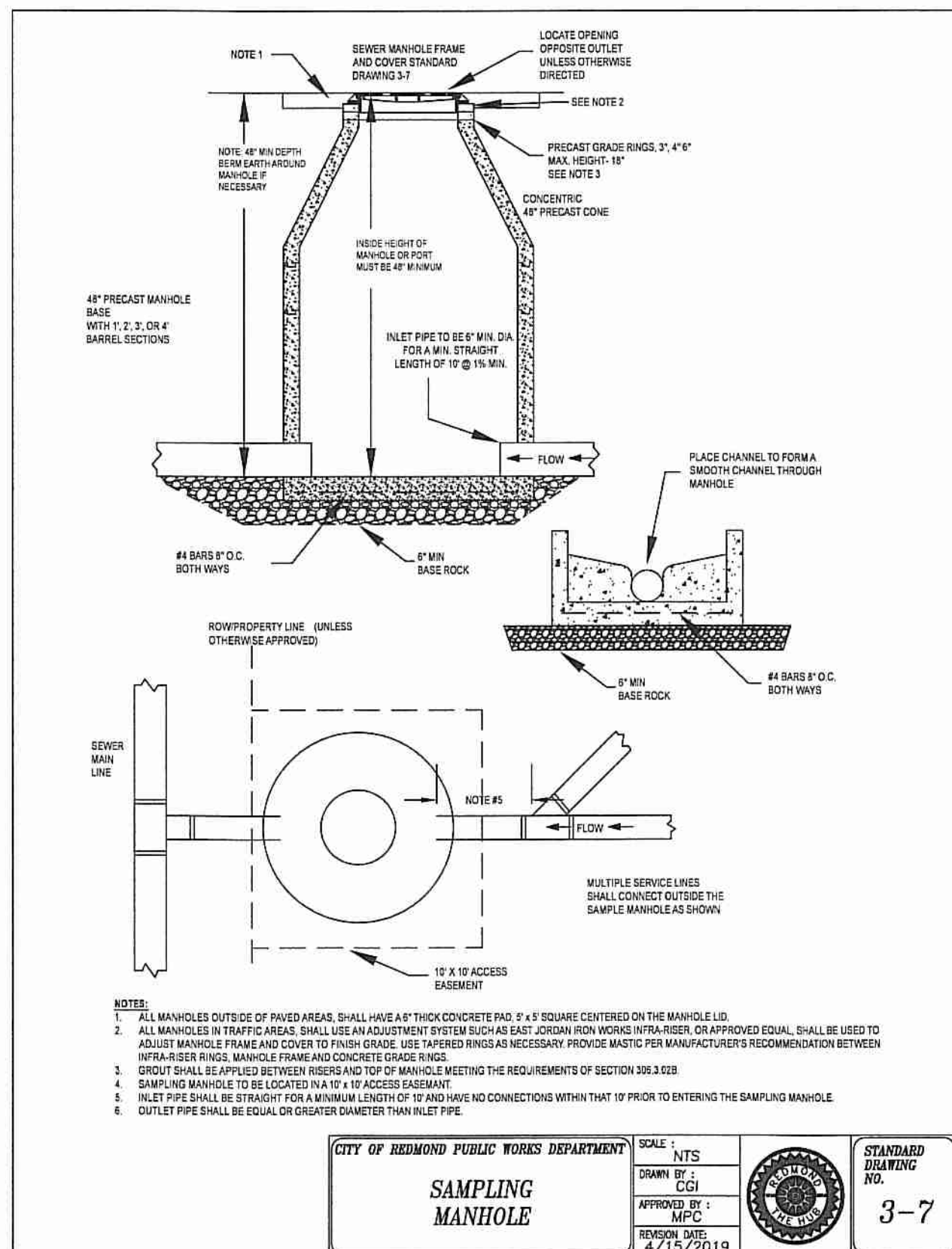
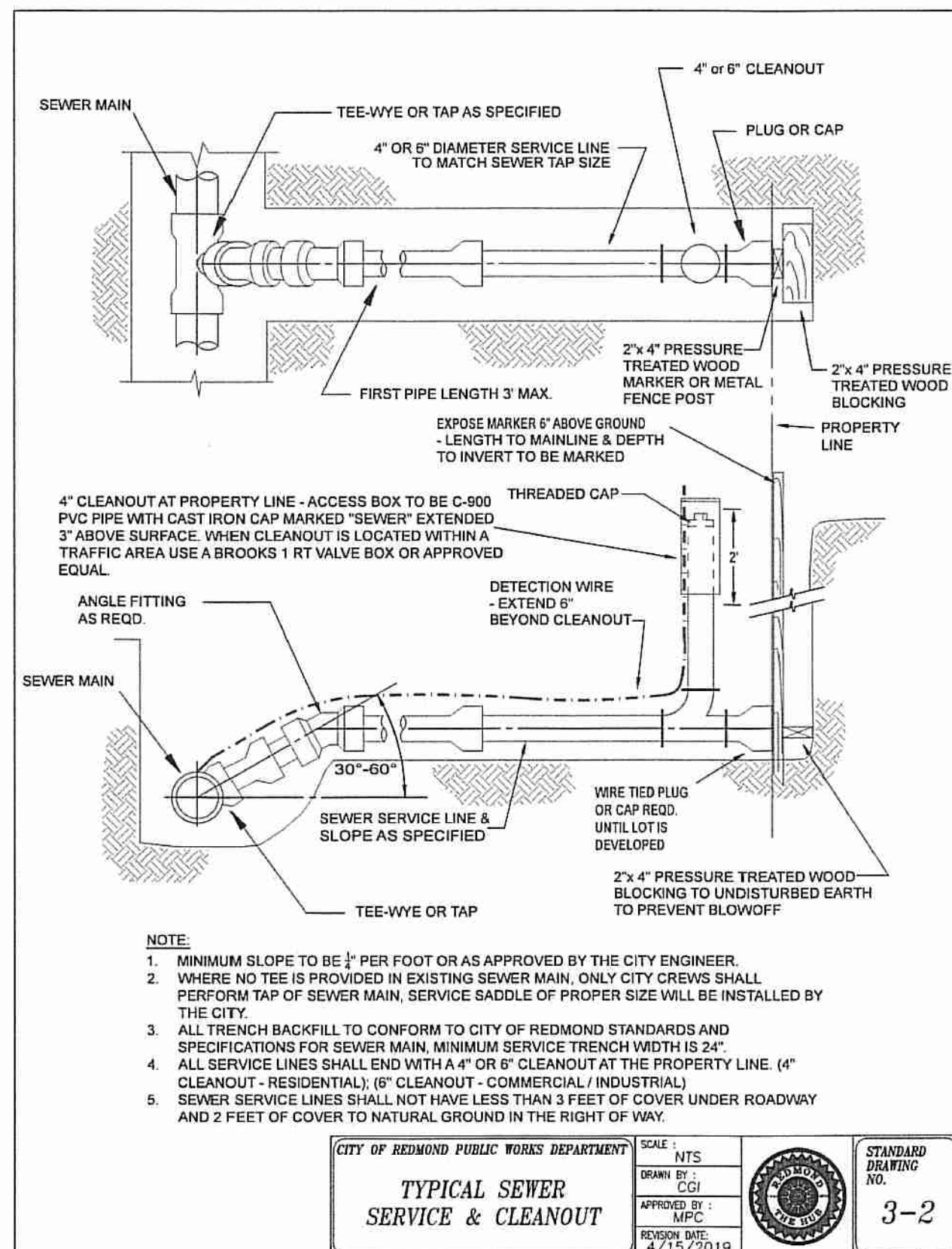
Harper Houf Peterson Righellis Inc.
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DESIGNED:	HHPR TEAM
DRAWN:	MID
CHECKED:	NS
DATE:	10.04.2021

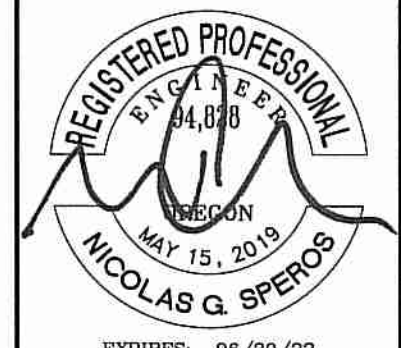
DATE	NO.	DESCRIPTION

SHEET NO. **C6.2**
JOB NO. KSP-06



UTILITY DETAILS
4270 SW CANAL BLVD.
REDMOND, OREGON

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DESIGNED: HHP TEAM	CHECKED: NS	DATE: 10.04.2021
DRAWN: MID	CHECKED: NS	
DATE: 10.04.2021		

SHEET NO. **C6.3**
JOB NO. KSP-06

CONSTRUCTION