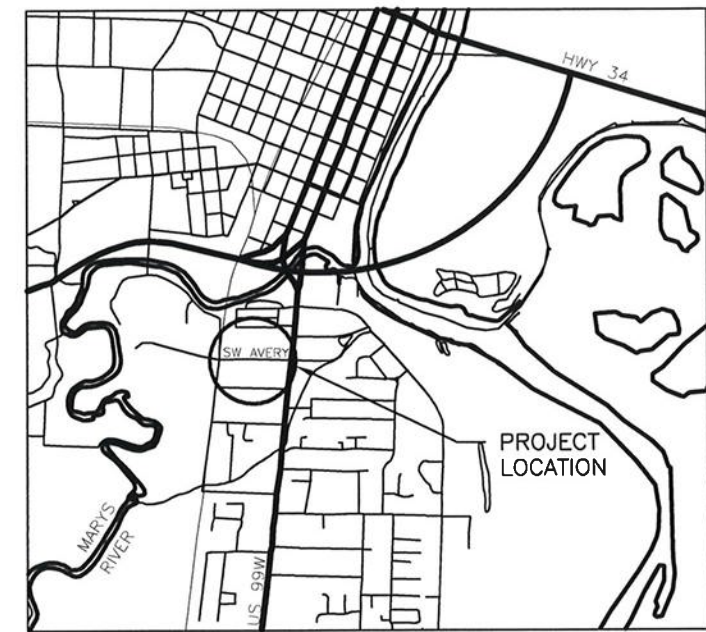


BENTON COUNTY PUBLIC WORKS DEPARTMENT CONSTRUCTION PLANS

AVERY COMPLEX SIDEWALK IMPROVEMENT



Benton County
Public Works Department
360 SW Avery Avenue
Corvallis, Oregon 97333
Phone: 541-766-6821
FAX: 541-766-6891



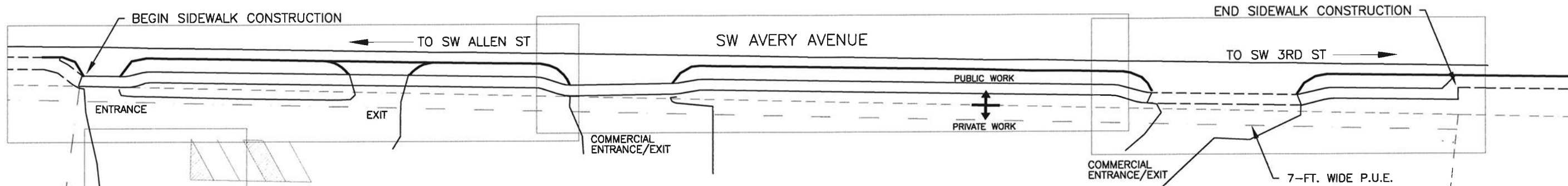
Renewal Date:
12/31/17



FIGURE 1 - SITE PREP / EROSION & SEDIMENT CONTROL
FIGURE 4 - HORIZONTAL GRADING
FIGURE 7 - VERTICAL GRADING
FIGURE 10 - LANDSCAPING AND IRRIGATION PLAN

FIGURE 2 - SITE PREP / EROSION & SEDIMENT CONTROL
FIGURE 5 - HORIZONTAL GRADING
FIGURE 8 - VERTICAL GRADING
FIGURE 11 - LANDSCAPING AND IRRIGATION PLAN

FIGURE 3 - SITE PREP / EROSION & SEDIMENT CONTROL
FIGURE 6 - HORIZONTAL GRADING
FIGURE 9 - VERTICAL GRADING
FIGURE 12 - LANDSCAPING AND IRRIGATION PLAN



DATUM INFORMATION:

BENCHMARK: CITY OF CORVALLIS BENCHMARK 325. NAVD 1929 DATUM ELEVATION = 224.316.
USED NGS'S VERTCON PROGRAM TO CONVERT TO NGVD 1988 DATUM ELEVATION = 227.623.

STATE PLANE COORDINATE DATUM: NAD_83(2011)(EPOCH2010) ESTABLISHED USING GPS AND NGS'S OPUS PROGRAM.



SHEET 7 - PARKING ISLANDS

PROJECT CONTACTS:

BENTON COUNTY PUBLIC WORKS DIRECTOR: JOSHUA M WHEELER, PE - (541) 766-6010
BENTON COUNTY COUNTY ENGINEER: LAUREL E. BYER, PE - (541) 766-6013

WATER - CITY OF CORVALLIS: REPAIR LINE - (541) 766-6916
POWER - PACIFIC POWER: REPAIR LINE - (888) 221-7070
TELEPHONE - CENTURYLINK: REPAIR LINE - (800) 573-1311
NATURAL GAS - NORTHWEST NATURAL: REPAIR LINE - (800) 882-3377
CABLE TV/BROADBAND - COMCAST: REPAIR LINE - (503) 617-1212
FIBER - CITY OF CORVALLIS: SOMKEART SARTNURAK - (541) 766-6916

SHEET INDEX

NO.	DESCRIPTION
1	COVER SHEET
2	CONSTRUCTION NOTES
3	SITE PREPARATION/EROSION & SEDIMENT CONTROL/DEMOLITION PLAN
4	LAYOUT PLAN
5	GRADING PLAN
6	LANDSCAPING AND IRRIGATION PLAN- SEE SHEET NOS. 11-13
7	PARKING LOT ISLANDS
8-10	STANDARD DETAILS
11-13	LANDSCAPING AND IRRIGATION PLAN

COVER SHEET
AVERY COMPLEX ADDITION
SIDEWALK IMPROVEMENT PLAN
CORVALLIS, OREGON

T12S - R5W - SECTION 2 - TAX LOT 700

Revision Description	Date	Initials
PIP - East Sidewalk Connection	6/9/2017	JJR
Update Irrigation Plan	7/14/2017	JJR
Planter Island Removed	8/7/2017	JJR

Drawn by: JJR Designed by: JJR Date: 12/30/2016

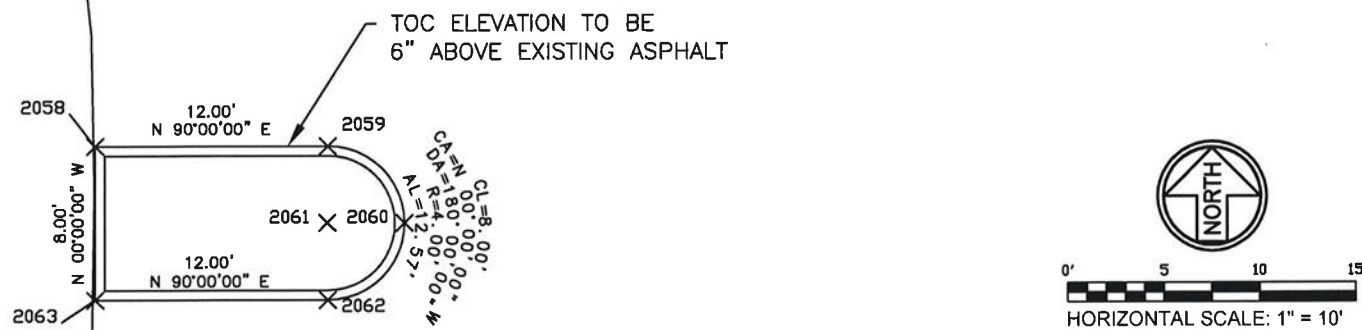
Project #: B-1-02-16 PIP Permit #: PIP17-1657

File Location: G:\Users\projmgt\FACILITIES\CURRENT\AVERY NEW BUILDING\DESIGN\B-1-02-16-Plans.dwg

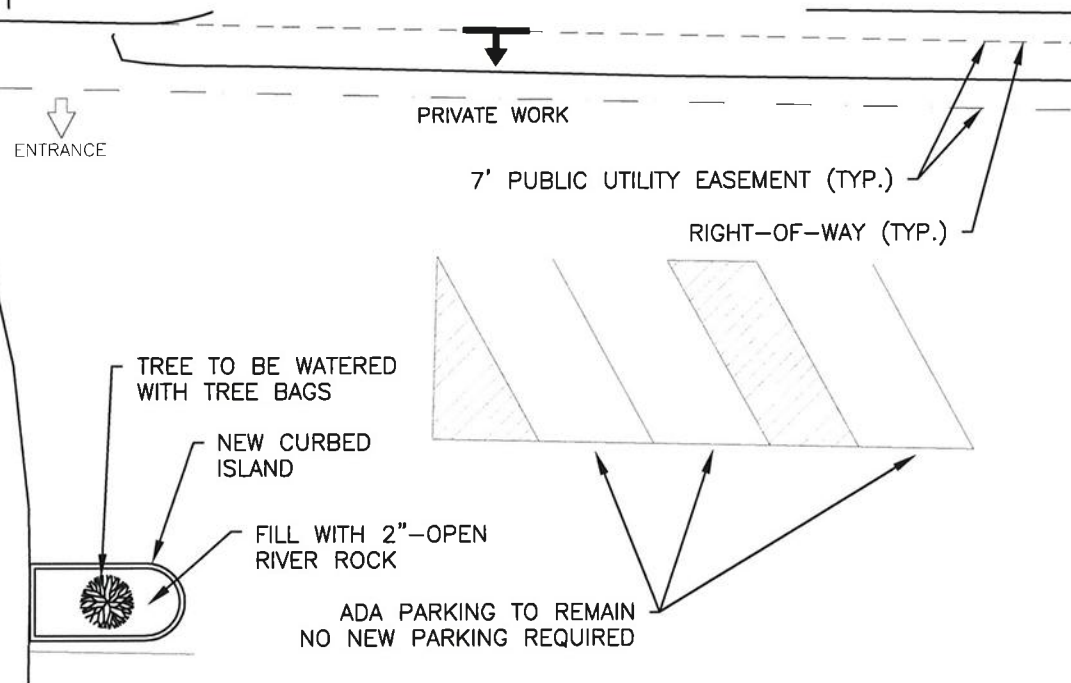
Index Number:

GRADING PLAN

CL: CHORD LENGTH
 CB: CHORD ANGLE
 DA: DELTA ANGLE
 R: RADIUS
 AL: ARC LENGTH
 TOC: TOP OF CURB



OVERVIEW



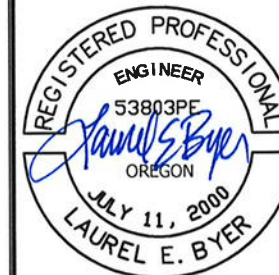
STREETSCAPE TREE PLANTING SCHEDULE (THIS SHEET)

SYMBOL	COMMON NAME	LATIN NAME	MATURE HEIGHT	MATURE WIDTH	SIZE	NO.
	BLACK TUPELO	NYSSA SYLVATILA	50'	30'	MEDIUM	3
TOTAL TREE COUNT						1

SHEET 7 CONSISTS OF PRIVATE WORK; NOT COVERED UNDER THE PIPC PERMIT



Benton County
 Public Works Department
 360 SW Avery Avenue
 Corvallis, Oregon 97333
 Phone: 541-766-6821
 FAX: 541-766-6891



Renewal Date:
 12/31/17

**EVERY COMPLEX ADDITION
 SIDEWALK IMPROVEMENT PLAN
 CORVALLIS, OREGON**

PARKING LOT ISLANDS

T12S - R5W - SECTION 2 - TAX LOT 700

Revision Description	Date	Initials
Parking Lot Trees	6/14/2017	DK
ADA Parking Spaces & Parking Island	8/17/2017	DK

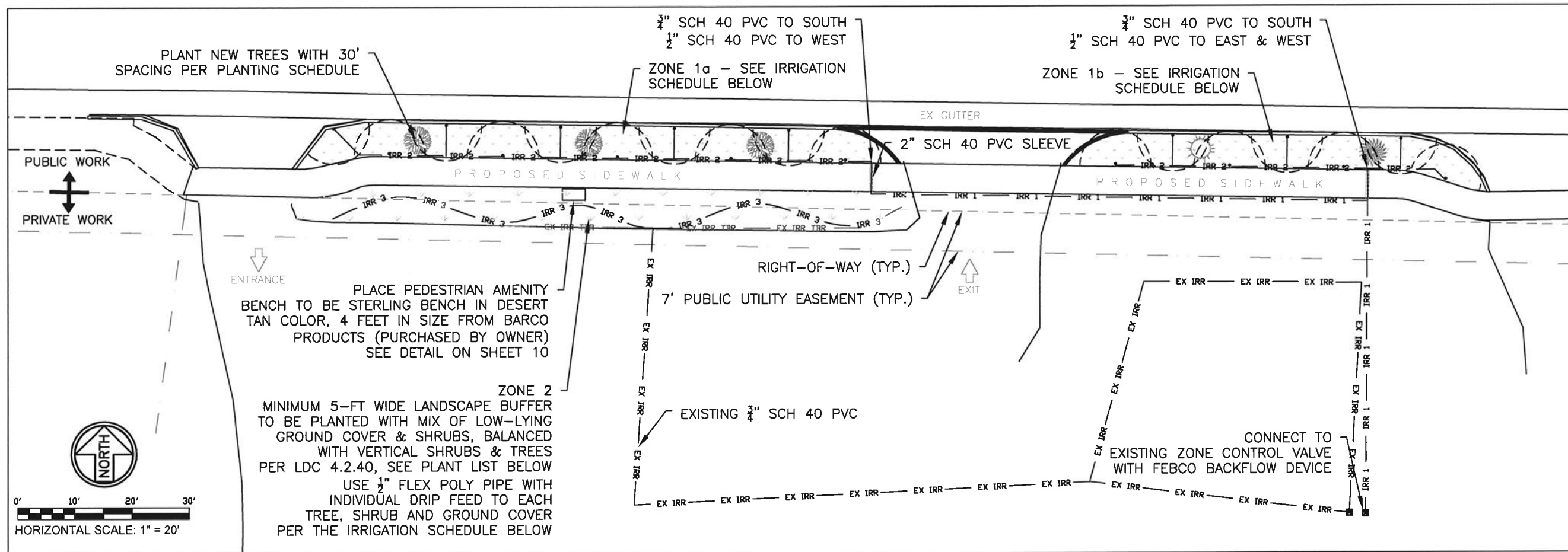
Drawn by: JJR Designed by: JJR Date: 12/30/2016

Project #: B-1-02-16 PIPC Permit #: PIP17-1657

File Location: C:\Users\projmgr\FACILITIES\CURRENT\AVERY NEW BUILDING\DESIGN\B-1-02-16\Plans.dwg

Index Number:

FIGURE 10



SEE FIG 11

Renewal Date:

**EVERY COMPLEX ADDITION
SIDEWALK IMPROVEMENT PLAN
CORVALLIS, OREGON
LANDSCAPING & IRRIGATION
PLAN**

T12S - R5W - SECTION 2 - TAX LOT 700

STREETSCAPE TREE PLANTING SCHEDULE

SYMBOL	COMMON NAME	LATIN NAME	MATURE HEIGHT	MATURE WIDTH	SIZE	NO.
	BLACK TUPELO	NYSSA SYLVATILA	50'	30'	MEDIUM	3
	CRAPE MYRTLE	LAGERSTROEMIA INDICA	25'	25'	SMALL	5
	DWARF MAGNOLIA "LITTLE GEM"	MAGNOLIA GRANDIFLORA	30'	20'	SMALL	5
TOTAL TREE COUNT						13

NOTE: TREE PLANTING PARKSTRIPS AND PLANTING ISLANDS TO COMPLY WITH CITY DETAIL 610

- | | |
|---------------------------------------|-----------------------|
| HYDROSEED WITH DWARF TYPE TALL FESCUE | LANDSCAPE BUFFER ZONE |
|---------------------------------------|-----------------------|
- LANDSCAPE BUFFER PLANT LIST:**
- | | |
|---|---|
| Groundcover: <i>Arctostaphylos uva-ursi</i> (Kinnikinnik)
<i>Rubus parviflorus</i> (creeping raspberry) | Tall shrubs: <i>Viburnum tomentosum</i> (doublefile viburnum)
<i>Ligustrum</i> (privet)
<i>Fatsia japonica</i> (Japanese aralia) |
| Low shrubs: <i>Cistus</i> (Rockrose)
<i>Berberis thunbergii</i> (barberry)
<i>Spiraea japonica</i> (Japanese Spiraea) | Trees: <i>Acer griseum</i> (paperbark maple)
<i>Fraxinus raywood</i> (Raywood Ash)
<i>Stewartia pseudocammelia</i> (Japanese stewartia) |

IRRIGATION KEY

- | | | |
|-----------|-----------|---------------------------------|
| — IRR 1 — | — IRR 1 — | $\frac{3}{4}$ " SCH 40 PVC PIPE |
| — IRR 2 — | — IRR 2 — | $\frac{1}{2}$ " SCH 40 PVC PIPE |
| — IRR 3 — | — IRR 3 — | $\frac{1}{2}$ " FLEX POLY PIPE |

IRRIGATION SCHEDULE

Sprinkler Manufacturer - Rainbird Pop-Up Spray Nozzles

Zone	# of Heads	Sprinkler Type	Model #	Radius	Flow (GPM)	Total Flow (GPM)
1a	10	1/2 Radius MRP	8HFLT	6'	0.56	5.6
1b	7	1/2 Radius MRP	8HFLT	6'	0.56	3.92
						9.52
2	4	Drip Emitter	XB20PC	Drip	0.03	0.12
	20	Drip Emitter	XB10PC	Drip	0.016	0.32
	100	Drip Emitter	XB05PC	Drip	0.0008	0.08
						0.52
3a	22	1/2 Radius MRP	8HFLT	6'	0.56	12.32
3b	7	1/2 Radius MRP	8HFLT	6'	0.56	3.92
						16.24

Note: $\frac{3}{4}$ PVC pipe flow @ 30 PSI = 23 GPM
 $\frac{1}{2}$ PVC pipe flow @ 30 PSI = 14 GPM

Friction Loss:

- Zone 1a 85% of $\frac{1}{2}$ " PVC Sch 40 @ 30 PSI = 11.9 GPM
- Zone 1b 90% of $\frac{1}{2}$ " PVC Sch 40 @ 30 PSI = 12.6 GPM
- Zone 3a 86% of $\frac{3}{4}$ " PVC Sch 40 @ 30 PSI = 19.87 GPM
- Zone 3b 85% of $\frac{1}{2}$ " PVC Sch 40 @ 30 PSI = 11.91 GPM

Initials	DR
Date	6/2/2017
Revision Description	Pedestrian Amenity

Drawn by: JJR Designed by: JJR Date: 12/30/2016

Project #: B-1-02-16 PIPC Permit #: PIP17-1657

File Location: G:\avery\proj\mgmt\FACILITIES\CURRENT\AVERY NEW BUILDING\DESIGN\B-1-02-16-Plans.dwg

Index Number: