

# City of INDEPENDENCE, OR SUNSET PARK IMPROVEMENTS

JANUARY 2024

## PROJECT LOCATION

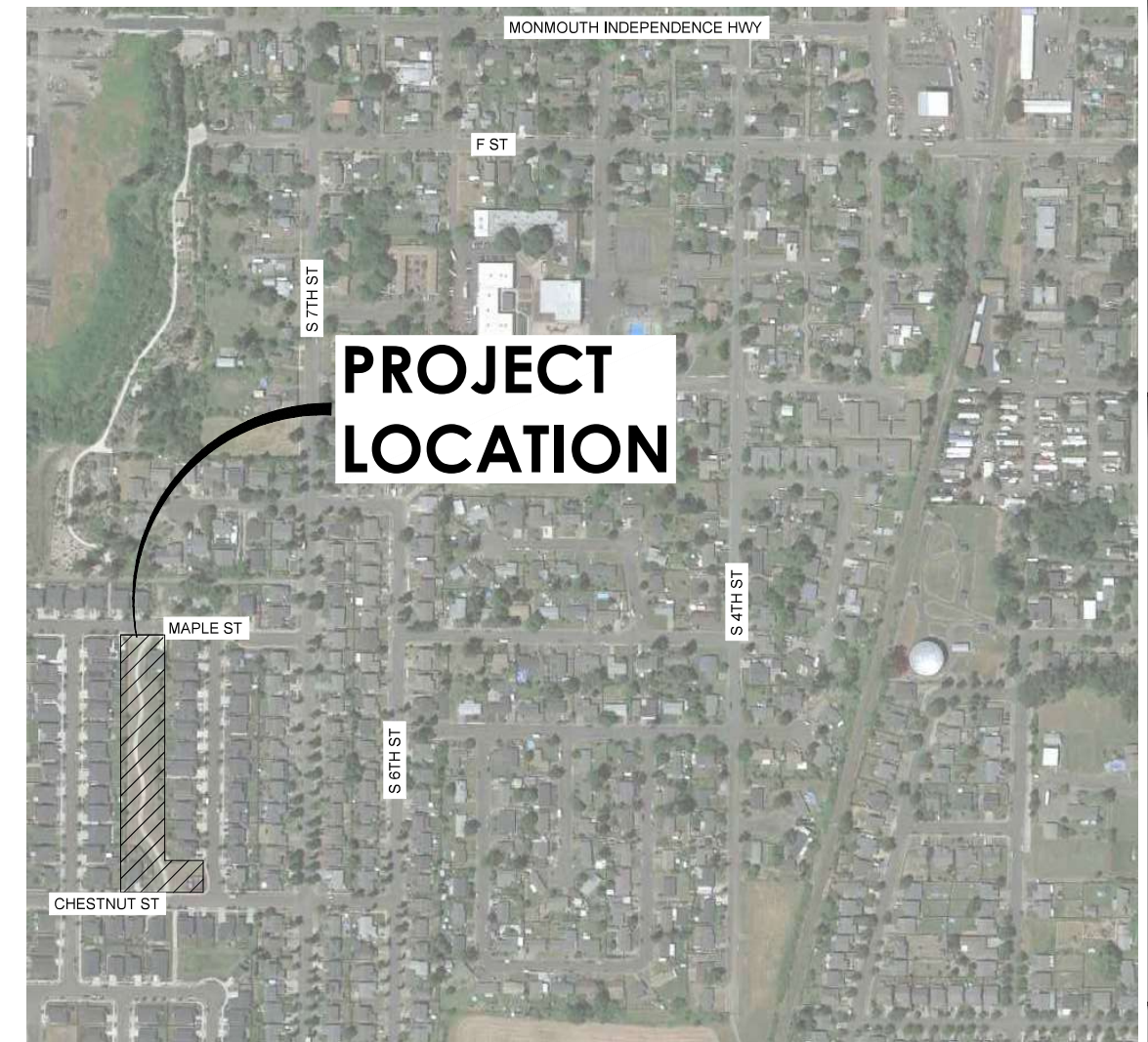


SHEET INDEX		
PAGE	SHEET #	SHEET TITLE
1	C-001	TITLE SHEET
2	C-002	GENERAL NOTES
3	C-003	GENERAL NOTES
4	C-004	GENERAL NOTES
5	C-005	CIVIL SYMBOLS & LINE LEGEND
6	C-100	EXISTING CONDITIONS
7	C-101	SITE P..AN
8	C-102	SITE P..AN
9	C-501	PROJECT DETAILS
10	C-551	AGENCY DETAILS
11	L1.1	PARK LANDSCAPE PLAN SOUTH END
12	L1.2	PARK LANDSCAPE PLAN NORTH END
13	L1.3	NATURE PLAY AREA
14	L2.1	SITE DETAILS

**OWNER**  
CITY OF INDEPENDENCE  
555 S. MAIN STREET  
INDEPENDENCE, OR 97351  
CONTACT: GERALD FISHER  
PHONE: 503-838-1212

**CIVIL ENGINEER**  
KELLER ASSOCIATES, INC.  
245 COMMERCIAL ST SE, STE 210  
SALEM, OR 97301  
CONTACT: SHANNON WILLIAMS, P.E.  
PHONE: 503-364-2002

**LANDSCAPE ARCHITECT**  
QUATREFOIL INC  
415 NE 65TH AVE  
PORTLAND, OR 97213  
CONTACT: BRIAN E. BAINNSON, ASLA  
PHONE: 503-256-8955



NO.	REVISIONS	DATE	DESCRIPTION

This document or any part thereof in detail or design concept is the personal property of Keller Associates, Inc., and shall not be copied in any form without the written authorization of Keller Associates, Inc.



SUNSET PARK IMPROVEMENTS

TITLE SHEET

DRAWN: CMG	CHECK: SAW
VERIFY SCALE: Scales based on 22"x34" prints.	
1-1/2 Inches	
PROJECT NO. 223055-002	PAGE 1
SHEET NO. C-001	

J:\223055 CITY OF INDEPENDENCE\002 - SUNSET PARK IMPROVEMENTS\CAD\3\_DESIGN\PLANS\1C-001 TITLE SHEET.DWG LAST SAVED: 1/17/2024 3:58 PM PRINTED: 1/22/2024 11:33 AM

**A1** LOCATION MAP  
N.T.S.



**A3** VICINITY MAP  
N.T.S.

**ADDITIVE ALTERNATIVE NOTES**

ADDITIVE ALT #1:  
FABRICATE / PROCURE PLAY EQUIPMENT

ADDITIVE ALT #2:  
CONSTRUCT FLUSH CURB BETWEEN ALL PLANTING AREAS AND LAWN

**IRRIGATION NOTES**

- (Note to Owner and Contractor) Contractor shall warrant irrigation system for two year from date of completion. Owner is responsible for maintenance of irrigation system after one-year warranty period is over. Irrigation system will require adjustments as plant material grows and matures. Owner is responsible for monitoring and adjusting watering schedule after final completion of project (including during one-year warranty period). Contractor shall provide an irrigation manual detailing operation of system and product information. Contractor shall walk Owner (or owner's representative) through irrigation system, explaining operation and location of all equipment.
- Install an Irrigation system to insure total coverage of all proposed planting and lawn areas. Contractor shall prepare a shop drawing of the proposed irrigation system for approval prior to installation. Contractor to verify water source, volume and pressure. Irrigation system should be fully automatic. Shrub area heads to be Rainbird R-Van Rotary Stream Spray Heads (or approved equal). Shrub area heads to be on 12" pop-ups. Lawn areas lawn heads to be Rainbird S3500 Series Rotors (or approved equal) on minimum, 4" pop-ups.
- Mains and laterals to have a min. of 12" coverage. Slope all lines min. 1/2% to manual drain valve.
- Install manual drain valve as needed to completely drain all lines. Provide key to Owner. manual drain valve shall be 1/2" brass, gate type valve, Calco 122m or equal; install with 2" PVC vertical riser and Weathermatic valve cover #906 (or approved equal) - install flush with final grade. Install minimum of one manual control valve per zone, and/or as shown on drawings.
- Mains (minimum 1 1/4" dia.) and laterals (minimum 3/4" dia.) to be PVC 1120, CL 200. PVC fittings to be Sch 40. Use teflon tape on all threaded fittings.
- Thoroughly flush all piping before testing and installation of heads. Test system at mainline pressure for one hour without losing pressure. Correct any leaks of defects.
- Provide project record drawing on a print. Locate underground items with dimensions to fixed points on the site.
- Warranty all work free from defects for two years from final acceptance. Maintain all work until final irrigation system is accepted by Landscape Architect.
- Install all automatic control valves in plastic type Ametek or equal. Install valves to take advantage of efficiencies and to minimize number of valve boxes. Land. Arch. to approve all valve box location prior to installation.
- Provide a battery-operated Irrigation Control System that is adequate for the number of valves required for the system. Controller to be located in a lockable, weatherproof box located as directed by the Owner's Representative.
- Connect all pop-up heads to laterals with 18-inch minimum length of 'funny pipe'.
- Adjust all heads for uniform and proper coverage prior to final inspection. Notify Owner's Representative 3 days prior to schedule final inspection of irrigation system.
- All equipment, i.e. valves, heads, boxes, controller, to be Manufactured by Rainbird unless otherwise approved by Owner.

MATCH LINE SEE SHEET L1.2

Mahonia aquifolium	19
Tall Oregon Grape	5 gal.
Gaultheria shallon	15
Salal	1 gal.
Symphoricarpos albus	45
Snowberry	1 gal.
Acer circinatum	4
Vine Maple	5'-6" Ht.
Mahonia aquifolium 'Compacta'	13
Compact Oregon Grape	1 gal.

Myrica californica	5
Pacific Wax Myrtle	5 gal.
Physocarpus capitatus	7
Pacific Coast Ninebark	2 gal.
Arbutus unedo	1
Strawberry Tree	4'-5" Ht.
Abelia 'Edward Goucher'	9
Edward Goucher Glossy Abelia	2 gal.

Pennisetum alopecuroides	18
Fountain Grass	2 gal.
Gaultheria shallon	20
Salal	1 gal.
Thuja occidentalis	9
Arborvitae Hedge	5'-6" Ht.
Mahonia aquifolium	9
Tall Oregon Grape	5 gal.
Polystichum munitum	16
Sword Fern	1 gal.

3	Amelanchier alnifolia
10'-12' Ht.	Pacific Serviceberry
3	Arbutus unedo
4'-5" Ht.	Strawberry Tree
3	Holodiscus discolor
2 gal.	Oceanspray
16	Symphoricarpos albus
1 gal.	Snowberry
22	Gaultheria shallon
1 gal.	Salal

16	Mahonia aquifolium 'Compacta'
1 gal.	Compact Oregon Grape
11	Abelia 'Edward Goucher'
2 gal.	Edward Goucher Glossy Abelia
11	Myrica californica
5 gal.	Pacific Wax Myrtle
11	Rosa nutkana
1 gal.	Nootka Rose

**PLANTING SCHEDULE**

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPREAD
<b>TREES</b>					
A	11	Acer circinatum	Vine Maple	5'-6" Ht.	A.S.
B	2	Acer rubrum 'October Glory'	Red Maple	1 3/4" cal.	A.S.
A	4	Amelanchier alnifolia	Pacific Serviceberry	10'-12" Ht.	A.S.
C	4	Arbutus unedo	Strawberry Tree	4'-5" Ht.	A.S.
C	3	Calocedrus decurrens	Incense Cedar	6'-7" Ht.	A.S.
D	2	Cornus nuttallii	Pacific Dogwood	1 3/4" cal.	A.S.
E	3	Cornus 'Starlight'	Starlight Dogwood	1 3/4" cal.	A.S.
G	3	Nyssa sylvatica	Tupelo, Black Gum	1 3/4" cal.	A.S.
H	4	Pseudotsuga menziesii	Douglas Fir	1 3/4" cal.	A.S.
I	1	Quercus garryana	Oregon White Oak	1 3/4" cal.	A.S.
J	1	Quercus rubrus	Red Oak	1 3/4" cal.	A.S.
K	2	Tilia cordata	Little-Leaf Linden	1 3/4" cal.	A.S.
<b>SHRUBS</b>					
54	Abelia x grandiflora 'Edward Goucher'			2 gal.	48"
9	Cornus stolonifera 'Kelsey'			1 gal.	48"
87	Gaultheria shallon			1 gal.	30"
10	Holodiscus discolor			2 gal.	A.S.
129	Mahonia aquifolium			5 gal.	42"
65	Mahonia aquifolium 'Compacta'			1 gal.	30"
22	Myrica californica			5 gal.	A.S.
3	Oemleria cerasiformis			2 gal.	A.S.
17	Physocarpus capitatus			2 gal.	A.S.
9	Ribes sanguineum			2 gal.	A.S.
33	Rosa nutkana			1 gal.	48"
5	Rosa rugosa 'Hansa'			2 gal.	48"
9	Spiraea douglasii			1 gal.	48"
120	Symphoricarpos albus			1 gal.	36"
9	Thuja occidentalis			5'-6" Ht.	36"
21	Vaccinium ovatum			1 gal.	30"

**POLLINATOR GARDEN PLANTING SCHEDULE**

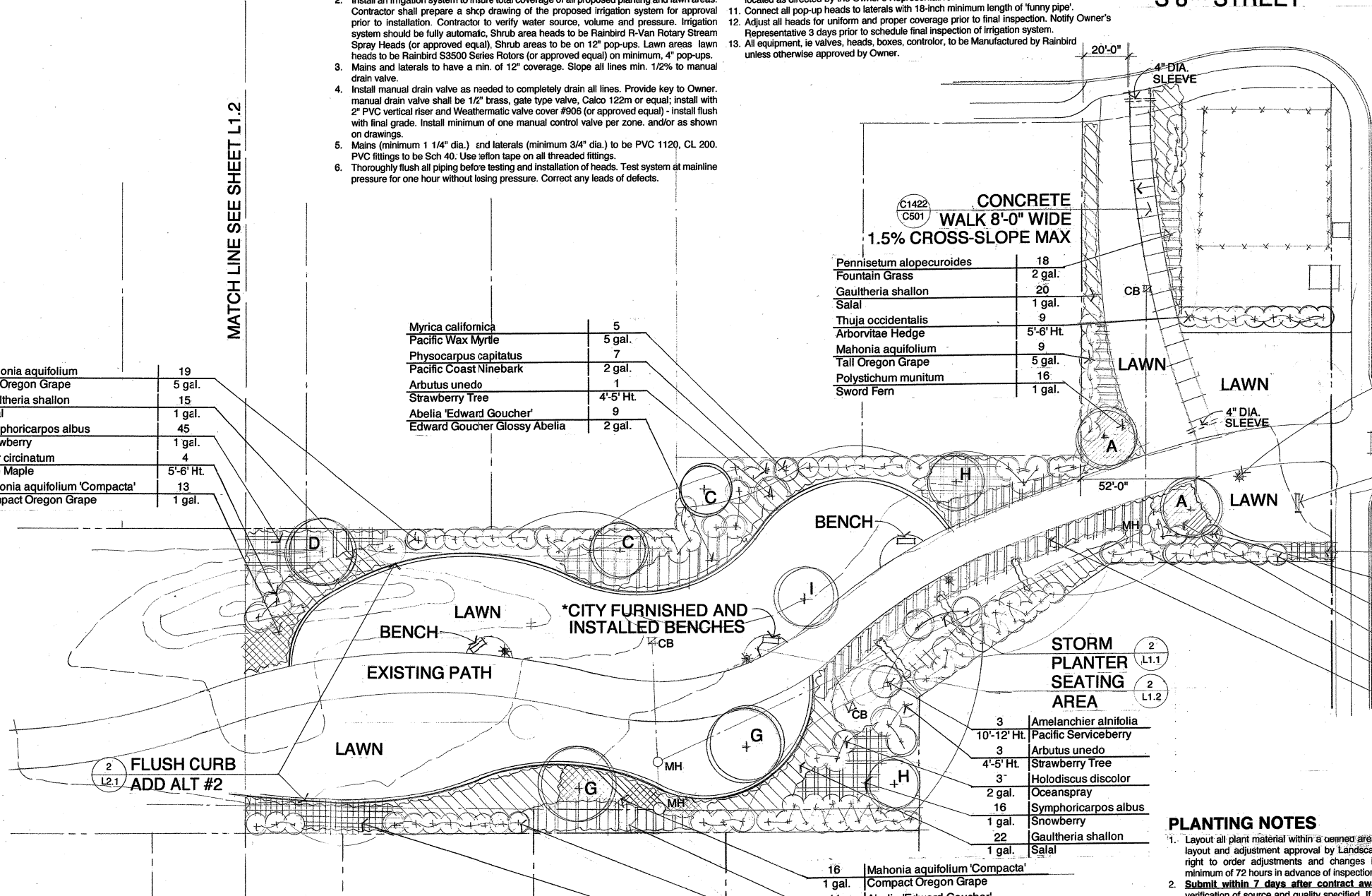
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPREAD
<b>PERENNIALS</b>					
48	Polystichum munitum		Sword Fern	1 gal.	30"
<b>GRASSES</b>					
18	Calamagrostis 'Karl Foerster'		Feather Reed Grass	1 gal.	36"
22	Miscanthus sinensis 'Morning Light'		Maiden Grass	2 gal.	36"
18	Pennisetum alopecuroides		Fountain Grass	2 gal.	30"
<b>GROUNDCOVERS</b>					
135	Arctostaphylos uva-ursi		Kinnikinnick	1 gal.	30"
<b>SHRUBS</b>					
1	Buddleia x 'Blue Chip'		Lo & Behold Butterfly Bush	2 gal.	
1	Ceanothus 'Dark Star'		California Lilac	5 gal.	
3	Cistus ladanifer 'Blanche'		White Rock Rose	2 gal.	
3	Spiraea japonica 'Goldflame'		Japanese Spiraea	2 gal.	
<b>PERENNIALS</b>					
16	Achillea 'Moonshine'		Moonshine Yarrow	1 gal.	
15	Echinacea purpurea 'Megrus'		Purple Coneflower	1 gal.	
4	Eupatorium maculatum 'Gateway'		Joe Pye Weed	2 gal.	
7	Geranium x cantabrigiense 'Bikovva'		Hardy Geranium	1 gal.	
15	Rudbeckia fulgida 'Goldstrum'		Black-Eyed Susan	1 gal.	
3	Salvia microphylla 'Hot Lips'		Hot Lips Salvia	1 gal.	
21	Salvia x sylvestris 'Mahnacht'		May Night Salvia	1 gal.	
15	Sedum spectabile 'Autumn Joy'		Stonecrop	1 gal.	
7	Sedum telephium 'Arthur Branch'		Stonecrop	1 gal.	
<b>HERBS</b>					
12	Lavandula angustifolia 'Hidcote'		Hidcote Lavender	1 gal.	
1	Rosmarinus officinalis 'Arp'		Rosemary	2 gal.	
36	Thymus praecox 'Reiter's'		Creeping Red Thyme	4" pots	

**STORM WATER PLANTER PLANTING SCHEDULE**

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPREAD
<b>SHRUBS</b>					
3	Cornus stolonifera 'Kelsey'		Dwarf Redtwig Dogwood	1 gal.	
<b>PERENNIALS</b>					
40	Iris douglasiana		Douglas' Iris	1 gal.	
<b>GRASSES</b>					
20	Carex aperta		Columbia Sedge	1 gal.	
40	Juncus tenuis		Slender Rush	1 gal.	
40	Syrinchium californicum		Yellow Eyed Grass	1 gal.	

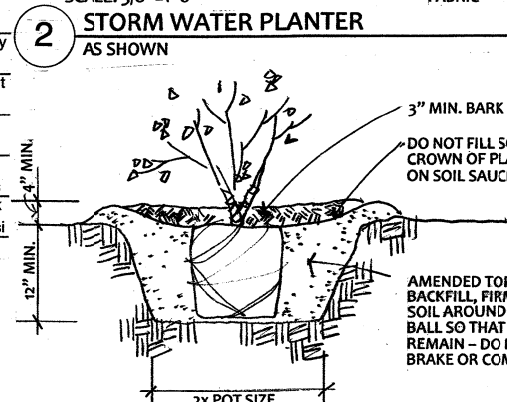
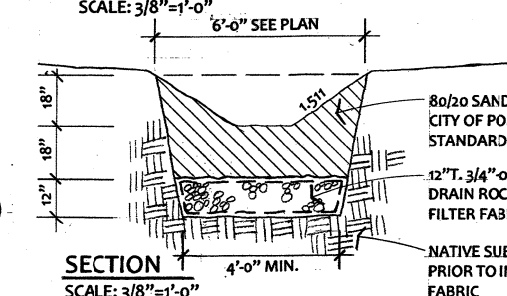
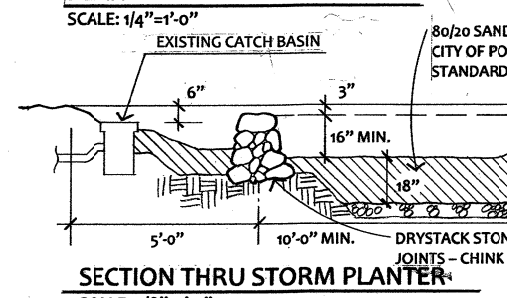
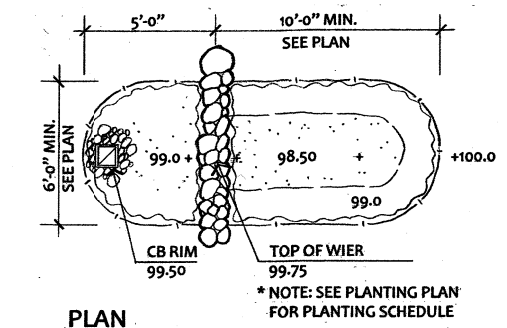
S 8<sup>TH</sup> STREET

CHESTNUT STREET



**PLANTING NOTES**

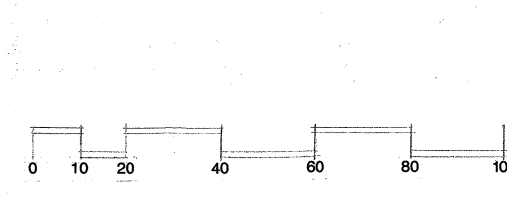
- Lay out all plant material within a defined area at the same time, prior to planting, for layout and adjustment approval by Landscape Architect. Land. Arch. reserves the right to order adjustments and changes in plant locations. Notify Land. Arch. minimum of 72 hours in advance of inspection for layout.
- Submit within 7 days after contract award date, a list of plant material and verification of source and quality specified. If specified plant material is not available, submit proof of non-availability and proposed substitutions for Land. Arch. approval.
- Locate existing underground utilities at no cost to the Owner or the utility owner. Where underground construction or obstructions will not permit the planting of plant materials in accordance with the plans, new locations for the plant material will be designated by the Land. Arch.
- Site/work Protection; cover and protect all existing sitework as necessary, repair any damages.
- The Contractor shall at all times keep the job site clean and free from accumulation of waste materials, debris and rubbish.
- Remove all debris and stones over 2" from top 6" of existing soil.
- Grade all areas smooth insuring positive drainage.
- Soil amendment: Till 4" min. depth of organic amendment (2/3 Rexius "Love Food not Waste Compost mixed with 1/3 Rexius "Bio-Topsoil" or approved equal) into the top 12" inches of topsoil. Provide receipts to Land. Arch. verifying source of material and quantities. Install sandy loam topsoil to raise grade as required in all planting beds and planters. Incorporate with subsoil to eliminate any hard pan.
- Pocket plant all plants on slopes exceeding 4:1. Excavate planting pits twice as wide as root ball and backfill with equal parts compost (same blended compost as listed above) and native soil, mix prior to backfilling.
- Mulch all planting beds at new planting installation with 3" min. depth composted bark or approved equal.
- Set top of root balls 2" higher than and shrub root balls 1" higher than adjacent grades. Form saucer with mulch.
- Plant material shall conform to ANSI Z60.1 "American Standard for Nursery Stock" (AAN), all trees shall be B&B or container stock unless noted otherwise.
- When conditions detrimental to plant growth are encountered, correct before planting or adding soil amendment. Do not proceed with work until unsatisfactory grades or other conditions have been corrected.
- Warrantee all plants for one year from the date of final acceptance of the plant installation. The contractor shall make all necessary effort to avoid plant mortality during the warrantee period and shall review planting conditions at least three time during the warrantee period.
- Install actual quantities required by plan. Any quantities listed are for estimating purposes only.
- Owner will procure and install all trees.



- SCARIFY ROOT BALLS, LOOSEN ROOTS AND REMOVE GIRDELING ROOTS.
- WATER PLANTS THOROUGHLY.
- FERTILIZE AND AMEND SOIL AS SPECIFIED.

**1 PLANTING DETAIL**  
NO SCALE

- LEGEND**
- CB EXISTING CATCH BASIN
  - MH EXISTING MAN HOLE
  - FUTURE PATH LIGHT
  - STORM DRAIN
  - PROPERTY LINE
  - EXISTING FENCE
  - CO CLEAN OUT



**KELLER**  
245 Commercial St., SE, Suite 210  
Salem, Oregon 97301  
(503) 364-2002

**Quatrefoil Inc.**  
Design - Landscape Architecture - Space Planning  
415 NE 6th Ave, Portland, Oregon 97213  
Tel: (503) 256-8955

REGISTERED  
BRIAN BAINSON  
OREGON  
07/26/1996  
LANDSCAPE ARCHITECT

**INDEPENDENCE**  
Oregon's Slowly Begins Here

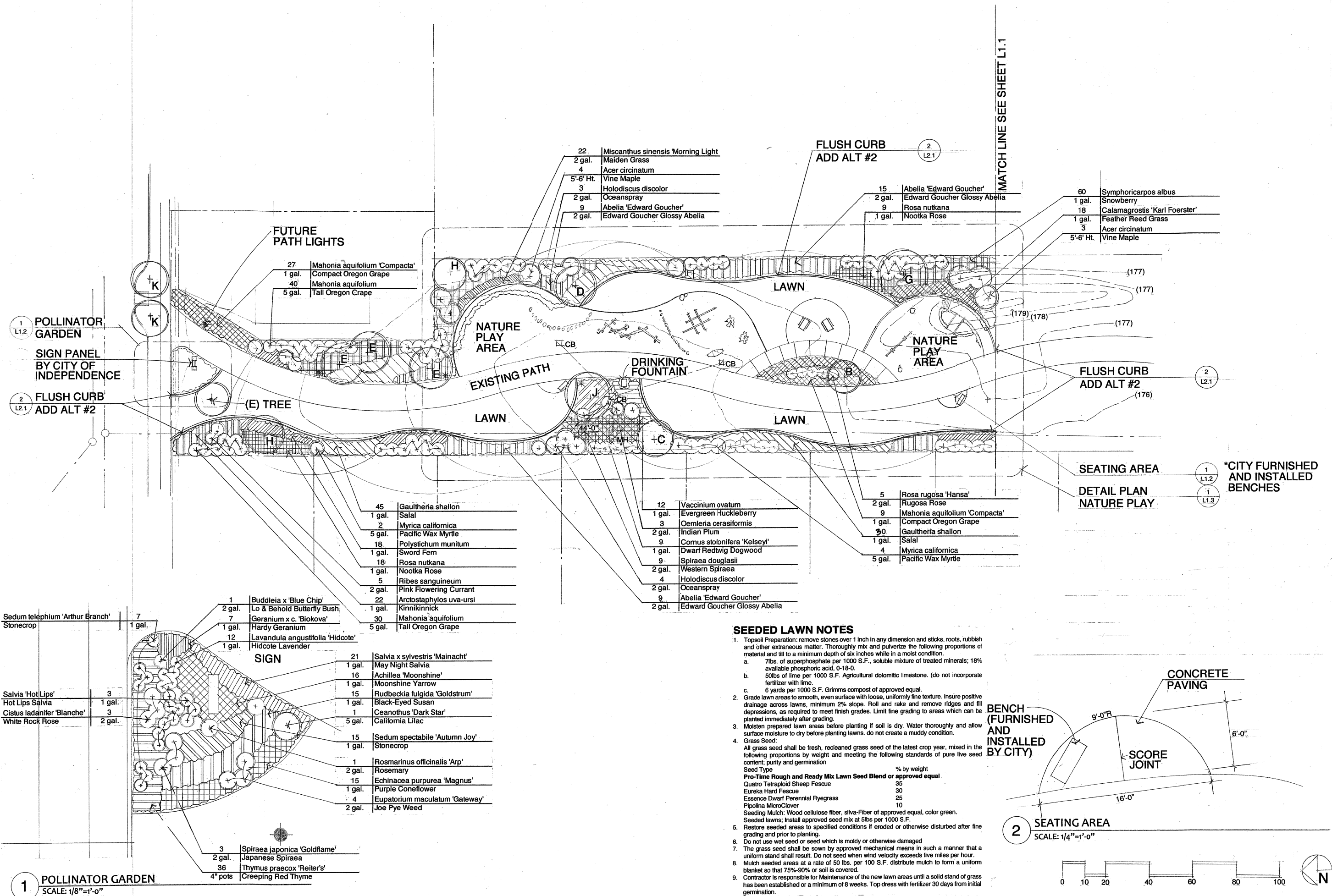
**SUNSET PARK IMPROVEMENTS**

**PARK LANDSCAPE PLAN SOUTH END**

REVISIONS:

DATE: 1.5.2024  
SCALE: 1" = 30'-0"  
SHEET: L1.1  
2992





22	Miscanthus sinensis 'Morning Light'
2 gal.	Maiden Grass
4	Acer circinatum
5'-6" Ht.	Vine Maple
3	Holodiscus discolor
2 gal.	Oceanspray
9	Abelia 'Edward Goucher'
2 gal.	Edward Goucher Glossy Abelia

27	Mahonia aquifolium 'Compacta'
1 gal.	Compact Oregon Grape
40	Mahonia aquifolium
5 gal.	Tall Oregon Grape

45	Gaultheria shallon
1 gal.	Salal
2	Myrica californica
5 gal.	Pacific Wax Myrtle
18	Polystichum munitum
1 gal.	Sword Fern
18	Rosa nutkana
1 gal.	Nootka Rose
5	Ribes sanguineum
2 gal.	Pink Flowering Currant
22	Arctostaphylos uva-ursi
1 gal.	Kinnikinnick
30	Mahonia aquifolium
5 gal.	Tall Oregon Grape

1	Buddleia x 'Blue Chip'
2 gal.	Lo & Behold Butterfly Bush
7	Geranium x c. 'Blokova'
1 gal.	Hardy Geranium
12	Lavandula angustifolia 'Hidcote'
1 gal.	Hidcote Lavender

3	Spiraea japonica 'Goldflame'
2 gal.	Japanese Spiraea
36	Thymus praecox 'Reiter's'
4" pots	Creeping Red Thyme

15	Abelia 'Edward Goucher'
2 gal.	Edward Goucher Glossy Abelia
9	Rosa nutkana
1 gal.	Nootka Rose

12	Vaccinium ovatum
1 gal.	Evergreen Huckleberry
3	Oemleria cerasiformis
2 gal.	Indian Plum
9	Cornus stolonifera 'Kelsey'
1 gal.	Dwarf Redtwig Dogwood
9	Spiraea douglasii
2 gal.	Western Spiraea
4	Holodiscus discolor
2 gal.	Oceanspray
9	Abelia 'Edward Goucher'
2 gal.	Edward Goucher Glossy Abelia

5	Rosa rugosa 'Hansa'
2 gal.	Rugosa Rose
9	Mahonia aquifolium 'Compacta'
1 gal.	Compact Oregon Grape
30	Gaultheria shallon
1 gal.	Salal
4	Myrica californica
5 gal.	Pacific Wax Myrtle

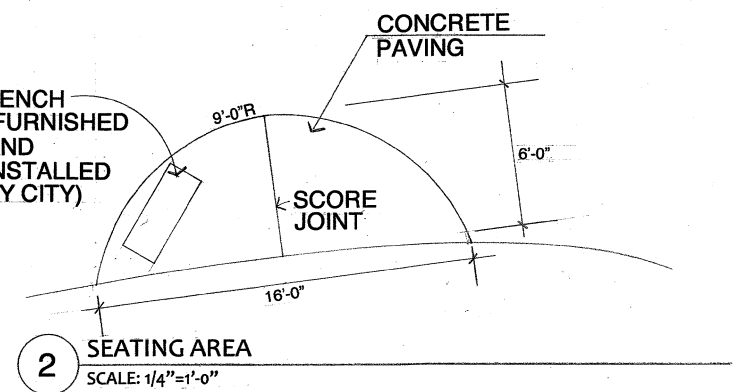
**SEEDED LAWN NOTES**

- Topsoil Preparation: remove stones over 1 inch in any dimension and sticks, roots, rubbish and other extraneous matter. Thoroughly mix and pulverize the following proportions of material and till to a minimum depth of six inches while in a moist condition.
  - 7lbs. of superphosphate per 1000 S.F., soluble mixture of treated minerals; 18% available phosphoric acid, 0-18-0.
  - 50lbs of lime per 1000 S.F. Agricultural dolomitic limestone. (do not incorporate fertilizer with lime.
  - 6 yards per 1000 S.F. Grimms compost of approved equal.
- Grade lawn areas to smooth, even surface with loose, uniformly fine texture. Insure positive drainage across lawns, minimum 2% slope. Roll and rake and remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.
- Moisten prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting lawns. do not create a muddy condition.
- Grass Seed:
 

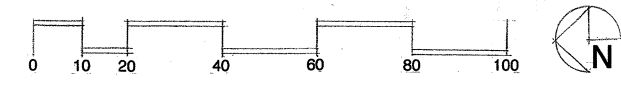
All grass seed shall be fresh, re-cleaned grass seed of the latest crop year, mixed in the following proportions by weight and meeting the following standards of pure live seed content, purity and germination

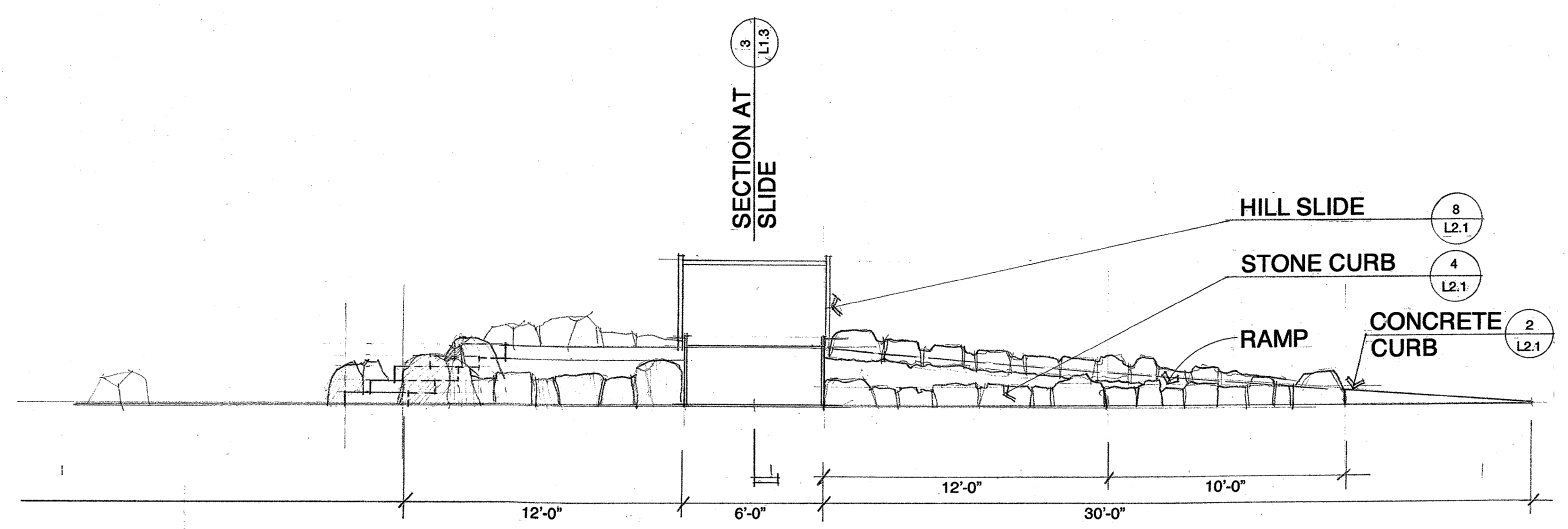
Seed Type	% by weight
Pro-Time Rough and Ready Mix Lawn Seed Blend or approved equal	35
Quatro Tetraploid Sheep Fescue	30
Eureka Hard Fescue	30
Essence Dwarf Perennial Ryegrass	25
Pipolina MicroClover	10

Seeding Mulch: Wood cellulose fiber, silva-Fiber of approved equal, color green.  
 Seeded lawns: Install approved seed mix at 5lbs per 1000 S.F.
- Restore seeded areas to specified conditions if eroded or otherwise disturbed after fine grading and prior to planting.
- Do not use wet seed or seed which is moldy or otherwise damaged
- The grass seed shall be sown by approved mechanical means in such a manner that a uniform stand shall result. Do not seed when wind velocity exceeds five miles per hour.
- Mulch seeded areas at a rate of 50 lbs. per 100 S.F. distribute mulch to form a uniform blanket so that 75%-90% of soil is covered.
- Contractor is responsible for Maintenance of the new lawn areas until a solid stand of grass has been established or a minimum of 8 weeks. Top dress with fertilizer 30 days from initial germination.

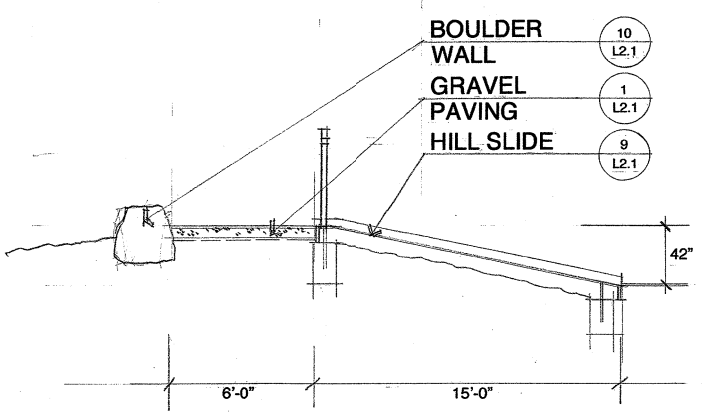


**2 SEATING AREA**  
 SCALE: 1/4" = 1'-0"

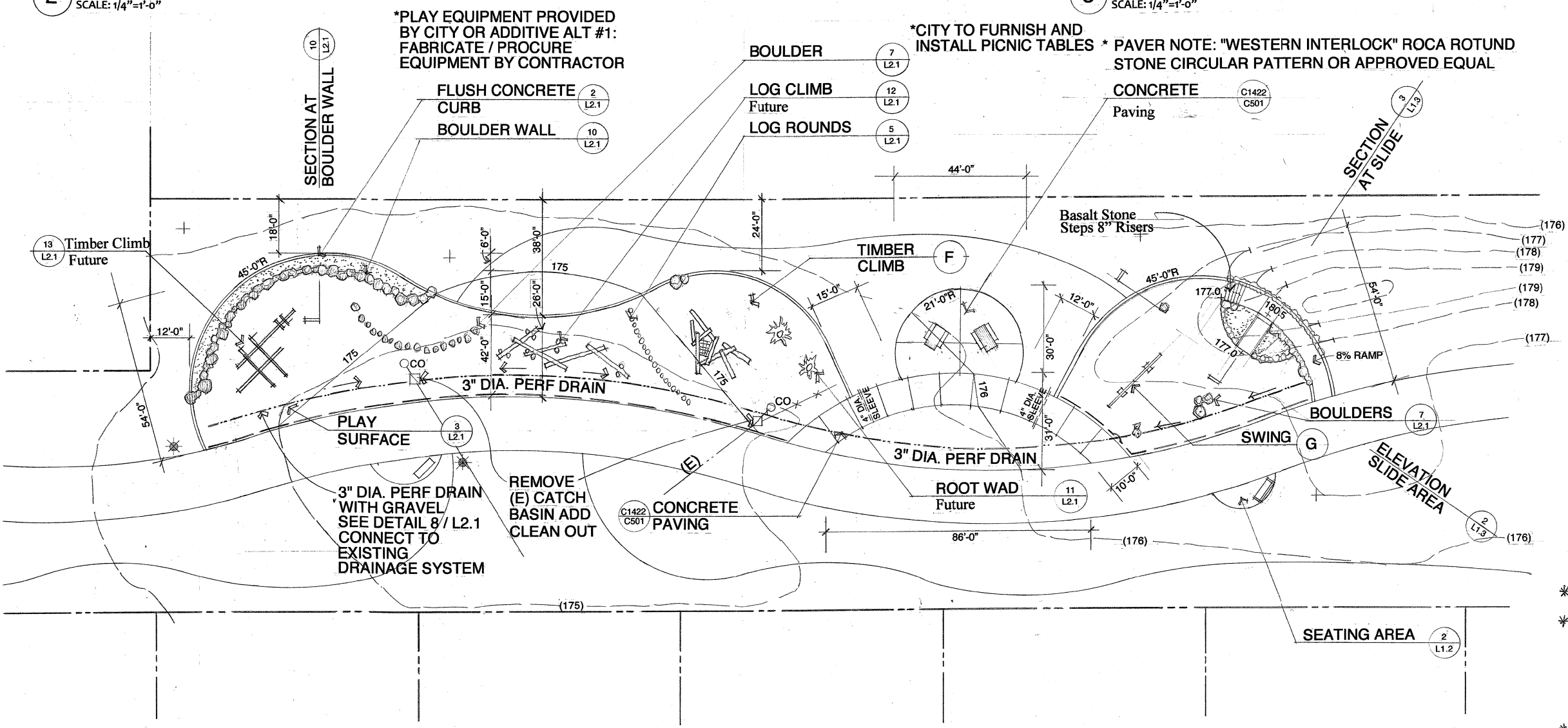




**2 ELEVATION SLIDE AREA**  
 SCALE: 1/4"=1'-0"



**3 SECTION AT HILL SLIDE**  
 SCALE: 1/4"=1'-0"



**1 DETAIL PLAN NATURE PLAY AREA**  
 SCALE: 1"=20'-0"

**SITE FURNITURE**

KEY	TYPE	MANUFACTURER	MODEL NO.
A	BENCH	BY OWNER	
B	PICNIC TABLE	BY OWNER	
C	DRINKING FOUNTAIN	SEE CIVIL PLANS	

**NATURE PLAY EQUIPMENT**

KEY	TYPE	MANUFACTURER	MODEL NO.
* F	TIMBER CLIMB	EARTHSCAPE	LOGPILE 8.2 39'-7"X29'-6"
* G	SWINGS	EARTHSCAPE	DOUBLE BAY ALL USER + BELT 25.5' LONG

\* EQUIPMENT TO BE PROVIDED BY THE CITY OF INDEPENDENCE.