

SOIL CAP MANAGEMENT PLAN

***M. Carter Commons Development
3675 N Interstate Avenue
(formerly 3715-3717 N Interstate)
Portland, Oregon 97217***

ECSI Site # 6702

May 2025

Prepared For

**Northwest Housing Alternatives
2316 SE Willard Street
Milwaukie, Oregon 97222**

Coles + Betts Environmental Consulting, LLC's Project Number 437

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In Collaboration with Reynolds Engineering, LLC

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1. INTRODUCTION

This Soil Cap Management Plan (SCMP) has been prepared to manage the cap within landscaped areas above the former landfill on the M. Carter Commons property. The M. Carter Commons property is located at 3675 N Interstate Ave, in Portland, Oregon (Figures 1 & 2). The landfill materials have been found to contain lead, mercury and selenium above the Oregon Department of Environmental Quality (DEQ) Clean Fill Criteria. This SCMP describes the long-term monitoring and maintenance requirements for the protective cap.

The placement of a cap satisfies the requirements of the Easement and Equitable Servitude (E&ES) for the property.

2. PURPOSE AND OBJECTIVES

The SCMP was prepared to fulfill DEQ Prospective Purchaser Agreement (PPA) requirements and DEQ Environmental Cleanup Site Information (ECSI) file closure requirements (ECSI Site # 6702). This SCMP presents the recommended monitoring and maintenance activities to ensure the cap above former landfill area adequately protects human health and the environment.

The SCMP is intended to be used by the property owner or designee (e.g., property management company, site manager). The monitoring and maintenance personnel hired by the property owner or designee will have the appropriate experience and qualifications to perform the activities described herein.

3. BACKGROUND

3.1 Property Description

The property is located at 3675 N Interstate Ave, Portland, Multnomah County, Oregon (Township 1 North, Range 1 East, Section 22, tax lot number 1N1E22CC-13500) (Figures 1 and 2). The property is a multi-story residential use building (the M. Carter Commons building). The development has 62 affordable senior housing units, a community room, a property management office, laundry facilities, and a protected courtyard. Garbage and recycling container enclosure and emergency generator are on the southern portion of the property.

3.2 Property History

The southern third of the property was formerly intersected by an area-wide gulch. The area-wide gulch was approximately 30 feet deep and extended to the southeast, south, southwest, and west of the property. The property was developed by 1924 with two single-family residences, and the portion of the gulch on the property had been filled in. The fill material was not documented, and a 1947 local newspaper article indicates the gulch was filled with municipal trash. The residences on the property were demolished in 1960, and a gas station was constructed on the property in 1961. The gas station had 3 gasoline underground storage tanks (USTs), a waste oil UST, and a heating oil UST; two dispenser islands with 4 dispensers; and inside the shop were a below-grade hoist and a sump. The property building was converted to office space in the 1970s and the original gas station building has undergone renovations through the 1990s to accommodate offices and the landscape services area, including building additions to the north, west, and south of the original gas station building.

The extent of the former landfill relative to the M. Carter Commons development is shown in Figure 3.

3.3 Previous Investigations

The previous investigations completed on the property include:

- The Phase II ESA with:
 - Geophysical survey activities completed on September 26, 2023; and
 - Drilling with soil and soil gas sampling activities completed on October 9, 2023.
- C+BEC completed environmental monitoring and sampling (i.e., oversight) activities during Central Geotechnical Services' geotechnical drilling activities on October 16th and 17th, 2023.
- Soil Gas Monitoring Well Installation Activities and Additional Fill Material Characterization Activities on October 29 and 30, 2024.

The field observations, methane monitoring, and laboratory data for soils collected from accessible areas of environmental concern on the property did not exceed the applicable DEQ Risk-Based Concentrations or methane limits for the contaminants of concern. Furthermore, the fill material encountered up to 22.5 feet bgs on the southern portion of the Subject Property is not characterized as hazardous waste. These field observations and measurements, and laboratory analytical data indicate soil vapor field monitoring for

methane indicate methane intruding into future structures on the Subject Property are not of environmental concern.

Phase II ESA borings' locations, the geophysical survey findings, and geotechnical oversight borings are indicated in Figure 4. Soil gas monitoring well and additional fill material characterization borings are indicated in Figure 5. The locations of soil/fill material with oil, pyrene, mercury, and lead concentrations of significance are indicated in Figure 6.

4. PROTECTIVE CAP DESCRIPTION

The protective cap on the property is for landscaped areas within the former landfill on the southwestern portion of the property. The landscaped areas' locations are outlined in red in the site plan included Appendix A (Sheet L301). The landscaped areas are in the courtyard, along the southwestern property perimeter, at the backup generator, and at the garbage/recycling disposal container enclosure area.

The protective cap consists of a 4ounce, nonwoven geotextile fabric (Mirafi #140/0) with three feet of clean, imported fill placed over the fabric. The geotextile fabric beneath footer at the building corner adjacent north to the plaza is placed on top of the undisturbed soil, and the footer poured above it, followed by 8 inches of bark/soil for landscaping. The cross-sections of the landscaped areas protective cap are shown in Appendix A, Sheet L601.

5. WORKER SAFETY

Contractors completing the protective cap monitoring and maintenance activities and any work in soils below the cap (e.g., trenches) do not require any lead safety nor 40-hour or 8-Hour HAZWOPER training as based on the available environmental soil/ fill material data. The contracting company(ies) may have their own safety and/or training requirements for working on sites with unknown fill, and they may have their own site-specific health and safety plan(s).

If the contracting company(ies) have their own health and safety plan, a copy must be submitted to the property owner before starting work. The health and safety plan must be prepared in accordance with Occupational Safety and Health Administration (OSHA) requirements to ensure adequate protection of workers. The health and safety plan must be posted on the property during activities that may disturb the protective cap materials.

The contractor is responsible for notifying subcontractors of pertinent environmental conditions. The subcontractor may prepare their own health and safety plan per OSHA requirements or adopt the contractor's health and safety plan.

Each contractor and subcontractor are responsible for the safety of its employees, including compliance with the OSHA regulations, plans and project specifications.

6. PROTECTIVE CAP MONITORING

The protective cap is an effective engineering control as based on its ability to limit human exposure to the subsurface materials underlying the cap. The cap should be inspected:

- Annually,
- After significant weather events, and
- During improvements that could puncture the protective cap.

Adequately trained personnel appointed by the property owner should conduct the inspections.

The protective cap inspection will include visual observation of the landscaped areas for signs of damage, failure, or disturbance (e.g., the cap soils have settled to less than 3 feet in landscaped areas, or soils were not replaced after removal from landscaped areas). The duties of the inspector and property owner (or designee) for protective cap inspections and repair, including DEQ reporting requirements, are listed below.

- Inspector: The inspector must complete the enclosed Protective Cap Inspection Report (Appendix B) to note weathering, disturbance, areas of apparent wear and tear that may allow underlying soil to migrate through the cap or that could allow direct contact to soil beneath the cap.
 - Photographs of suspected cap failure must be included in the Cap Inspection Report, and
 - The suspected failure locations are noted on the map included in the Cap Inspection Report.
 - Notify the Property Owner and designee of the protective cap failure, and that the cap must be repaired immediately.
 - Prepare a written Early Action Report that documents areas that require repair within 24 hours of the inspection and submit to Property Owner.
- Property Owner (or designee): The Property Owner or its designee is responsible for repair and reporting as follows:

-
- Repair the areas identified in the Early Action Report within 1 week of completion of the Early Action Report.
 - Provide DEQ with a copy of the Early Action Report within 1 week of the Early Action Report completion. The cap repair can be completed before receiving a response form DEQ.

Please see *Section 7, Protective Cap Repair* for additional information and requirements on cap repair, and *Section 8, Recordkeeping* for additional recordkeeping information, including the submittal of an annual Protective Cap Inspection Report that includes repair documentation.

7. PROTECTIVE CAP REPAIR

Protective cap repairs must be completed to return the cap to a level of protectiveness equivalent to its original design and construction. The property owner or designee should evaluate the adequacy of the repair or maintenance activities recommended in the annual Protective Cap Inspection Report.

7.1 Routine Cap Maintenance

The weathering, disturbance, and/or areas of apparent wear and tear that may allow underlying soil to migrate through the cap or that could allow direct contact to soil beneath the cap observed during routine inspections will be repaired as part of routine maintenance. Routine maintenance may include, and are not limited to, the following:

- Repairing eroded and/or burrowed landscaped areas, uprooted plants, and damaged pavers necessary to restore the protective cap to its original condition / equivalent thickness.

7.2 Non-Routine Cap Maintenance

The protective cap may be disturbed during planned intrusive work. The protective cap must be maintained to limit the potential exposure of property occupants to former landfill materials before and after planned intrusive work. Non-routine maintenance activities may include, and are not limited to, the following:

- Disturbing the fabric barrier should be avoided to the extent possible. If the geofabric liner is disturbed or damaged, the impacted fabric area must be restored or replaced to its original condition.
- Modification of the protective cap surface (intentionally or inadvertently). Restoration of the pavers and minimum 3-foot-thick protective cap must be

included in any intrusive work plan that includes modification of the protective cap surfaces.

- Excavated soils below the protective cap must be disposed of at a regulated landfill or other DEQ-approved facility. This is required because the landfill soils do not meet DEQ Clean Fill Criteria (see *Section 3.3, Previous Investigations*). The soil disposal contractor will coordinate the characterization, transportation, and disposal requirements with the selected receiving facility.
- Eroded surfaces must be repaired as necessary to restore the protective cap to its original condition.
- Best management practices should be followed to ensure that contaminated soil does not spread beyond the work area during soil removal, equipment decontamination, etc.
- Performing approved inspection repairs.

8. RECORDKEEPING

The recordkeeping duties of the inspector and property owner (or designee) are listed below.

- Inspector:
 - Complete the enclosed Protective Cap Inspection Report (Appendix B), and
 - Prepare a written Early Action Report within 24 hours of the inspection and submit to Property Owner.
- Property Owner (or designee):
 - Provide DEQ with a copy of the Early Action Report within 1 week of the Early Action Report completion. The cap repair can be completed before receiving a response from DEQ.
 - Submit a Protective Cap Inspection Report to DEQ by January 15 each year. The report should:
 - List suspect areas requiring re-inspection the following year,
 - Documentation of repairs completed in Early Action Reports (if completed).

-
- Maintain annual Protective Cap Inspection Reports for a minimum of 5 years after submittal to DEQ.

Please see *Section 6, Protective Cap Monitoring* for additional information on monitoring requirements and report contents.

9. LIMITATIONS

This Soil Cap Management Plan was prepared for Northwest Housing Alternatives for use by the property owner or designee. Coles & Betts Environmental Consulting, LLC (C+BEC) makes no warranties or guarantees regarding the accuracy or completeness of information provided or compiled by others. The information and guidance presented herein are based on professional opinions with regard to the subject matter and based in part on information obtained, reviewed and evaluated from other sources that were believed to be reliable and C+BEC's services did not include verification of its accuracy or authenticity. Should such information prove to be inaccurate or unreliable, C+BEC reserves the right to amend or revise its findings, opinions, and conclusions (and recommendations if requested by Northwest Housing Alternatives).

This Soil Cap Management Plan is not intended for use by others, and the information contained herein is not applicable to other sites. Reliance on this Soil Cap Management Plan by other parties is at the risk of those parties, and C+BEC will not grant third-party reliance unless specifically requested in writing by Northwest Housing Alternatives for whom this Soil Cap Management Plan was prepared.

10. GLOSSARY OF ABBREVIATIONS

bgs	below ground surface
C+BEC	Coles and Betts Environmental Consulting, LLC
SCMP	Soil Cap Management Plan
DEQ	Department of Environmental Quality
E&ES	Easement and Equitable Servitude
ECSI	Environmental Cleanup Site Information
ESA	environmental site assessment
OSHA	Occupational Safety & Health Administration
PPA	Prospective Purchaser Agreement
UST	underground storage tank

11. REFERENCES

Clean Fill Determinations, by DEQ, dated February 21, 2019.

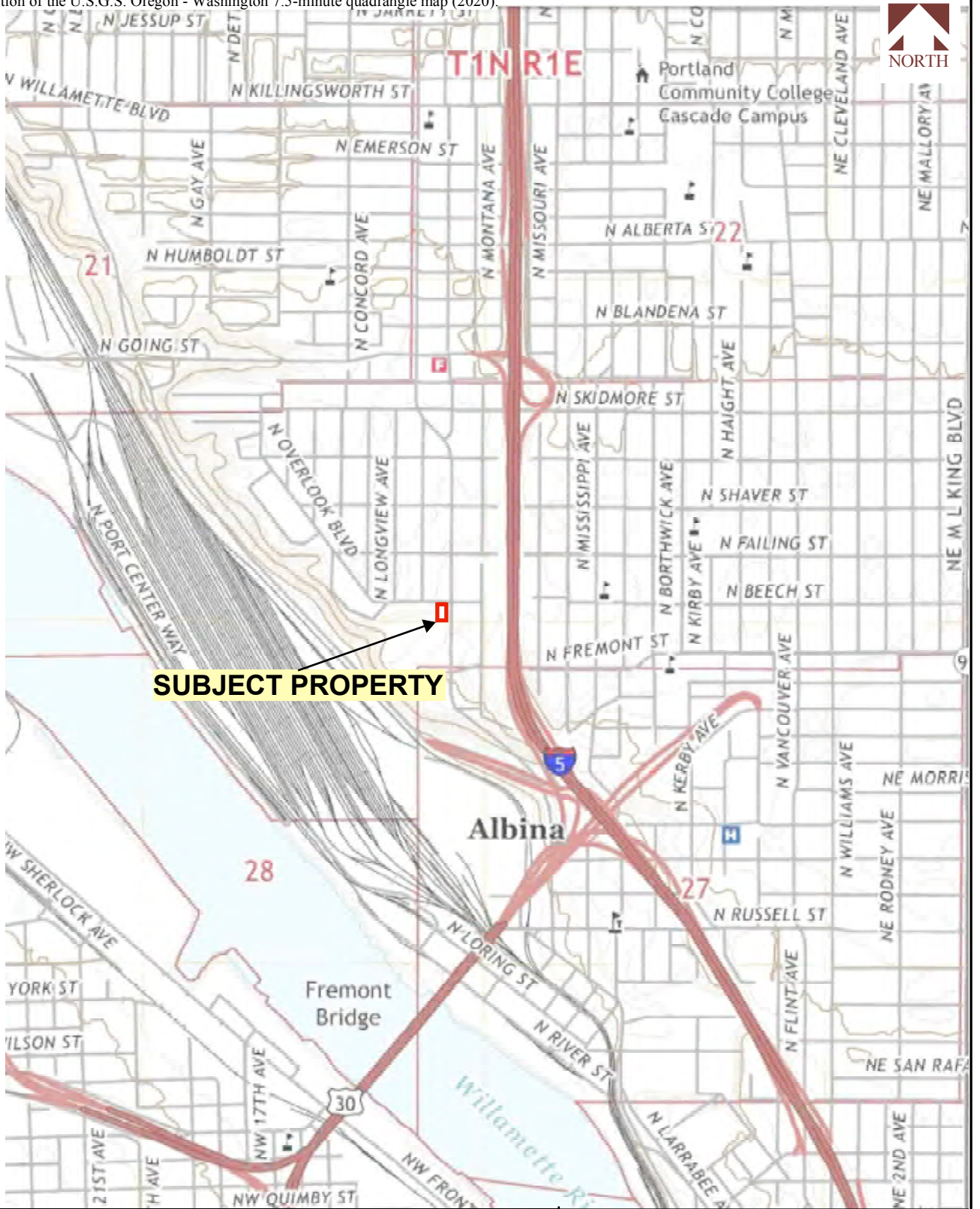
Phase I Environmental Site Assessment Report, Commercial Property, Future M. Carter Commons Development, 3715-3717 N Interstate Avenue, Portland, Oregon 97217 by C+BEC, dated June 8, 2023.

Phase II Environmental Site Assessment Report, Commercial Property, Future M. Carter Commons Development, 3715-3717 N Interstate Avenue, Portland, Oregon 97217 by C+BEC, dated January 17, 2024.

Report of Geotechnical Engineering Design Services: CGS Project No. NWH-1-01, M. Carter Commons Senior Housing Development, 3715-3717 N. Interstate Avenue, Portland, Oregon, by Central Geotechnical Services, dated January 19, 2024.

Risk-Based Concentrations for Individual Chemicals Table, by Oregon Department of Environmental Quality, dated August 2023.

Note: Portion of the U.S.G.S. Oregon - Washington 7.5-minute quadrangle map (2020).



Key
 Subject Property Boundary



Approx. Scale: 1" = 1060'

Approved By	Date/Revision
	5/10/2025
	Rev. 1

Figure 1. Topographic Map Showing the Location of the Property.

Notes: Aerial photo, dated June 14, 2022 is from Google Earth Pro. All indicated locations are approximate.



Key

Property Boundary

Overlook
Park

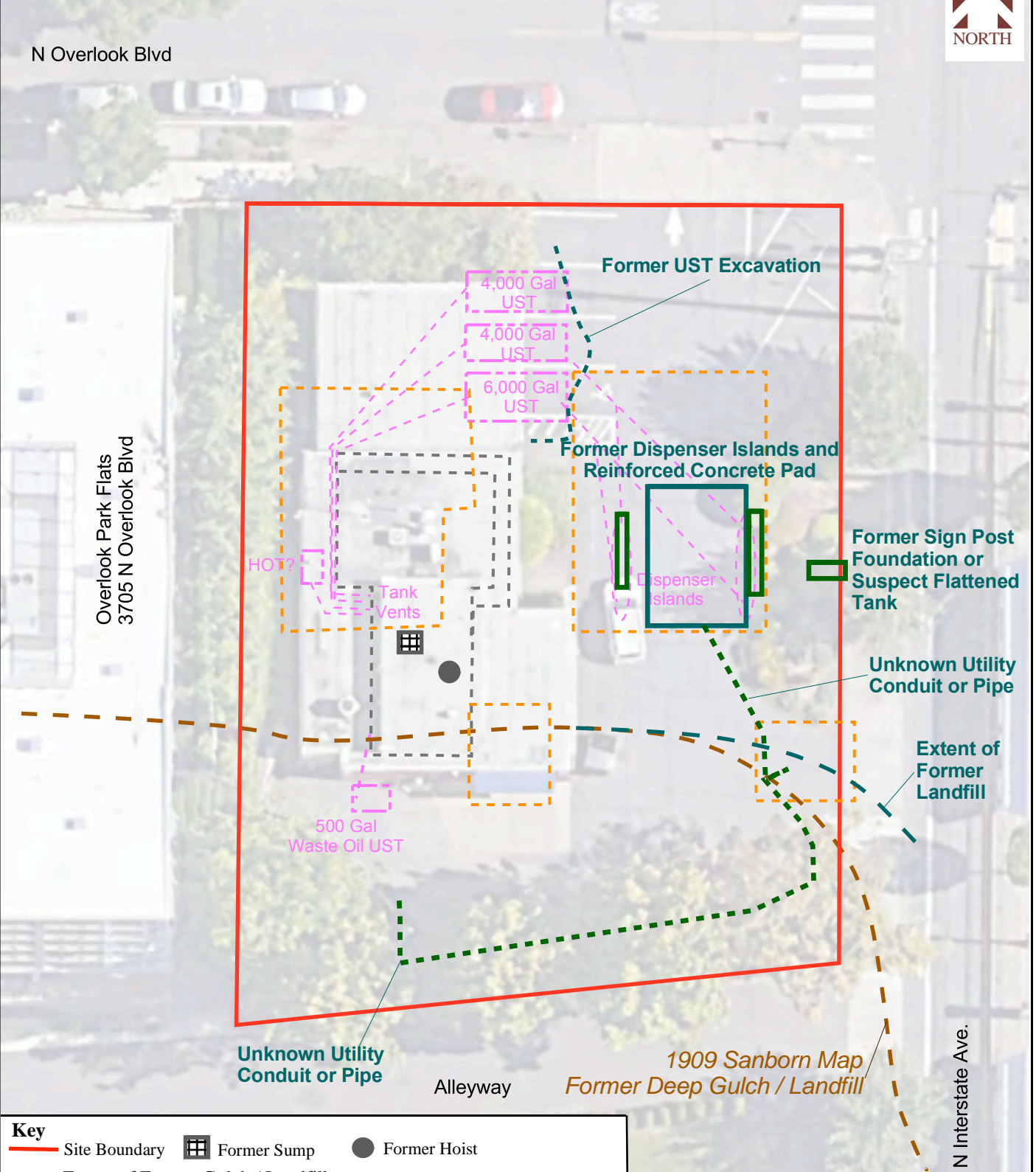


Approx. Scale: 1" = 110"

Approved By	Date/Revision
	5/10/2025 Rev. 0

Figure 2. Property Map. The locations of features on the Property are shown.

Notes: Aerial photo, dated June 14, 2022 is from Google Earth Pro. All indicated locations are approximate.



Key	
	Site Boundary
	Former Sump
	Former Hoist
	Extent of Former Gulch / Landfill
	Former Underground Storage Tank (UST)
	Former Gas Station Building Footprint (1960-1970s)
	Former Residences and Garages (1924-1960)
	Geophysical Survey Findings and Notes (in Green)

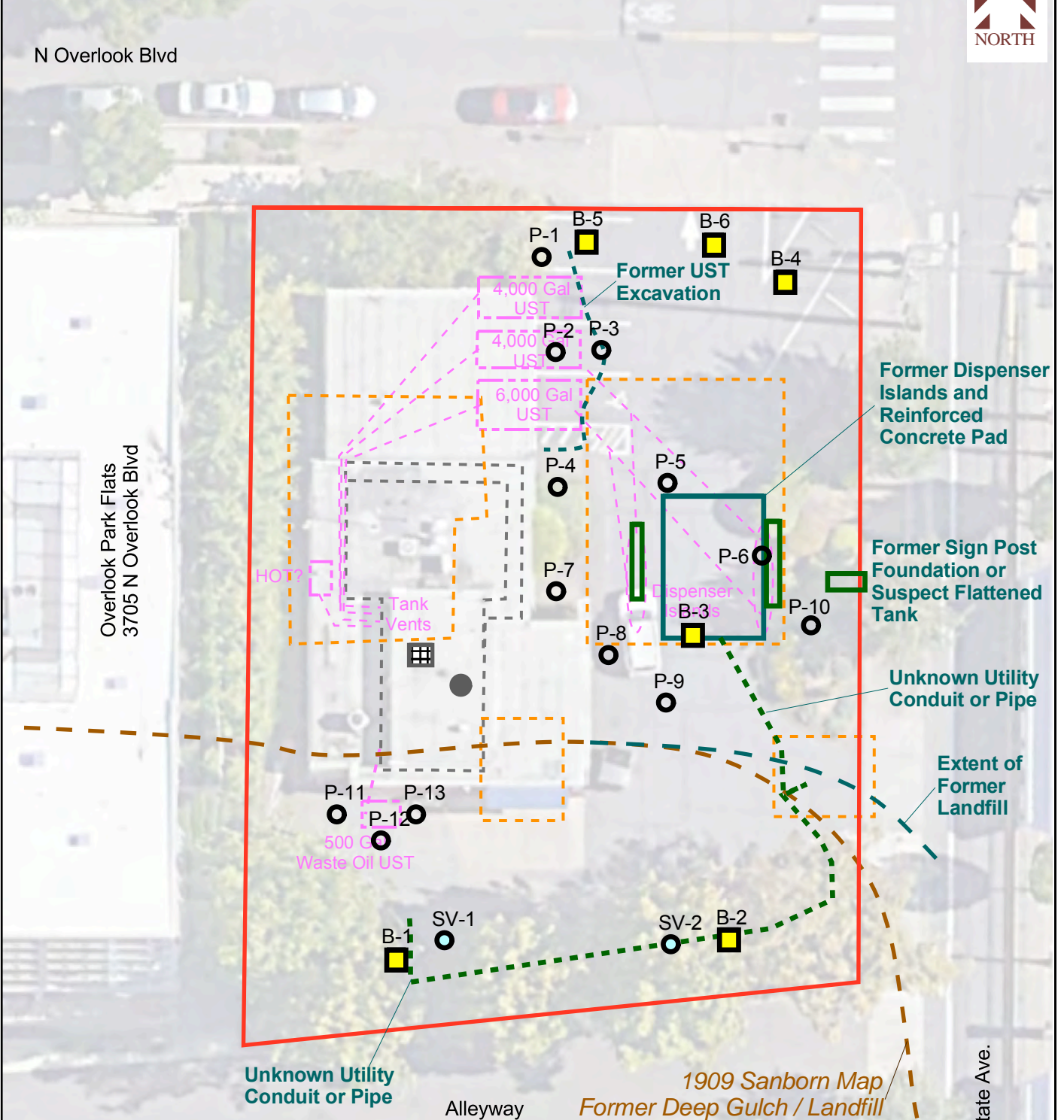
*1909 Sanborn Map
Former Deep Gulch / Landfill*

N Interstate Ave.

Approx. Scale: 1" = 25'	Approved By	Date/Revision
		4/30/2024
Rev 0		

Figure 3. Geophysical Survey Findings With Items of Environmental Concern on the Property.

Notes: Aerial photo, dated June 14, 2022 is from Google Earth Pro. All indicated locations are approximate.



Key	
	Subject Property Boundary
	Extent of Former Gulch / Landfill
	Former Underground Storage Tank (UST)
	Former Gas Station Building Footprint (1960-1970s)
	Former Residences and Garages (1924-1960)
	Geophysical Survey Findings and Notes (in Green)
	Former Sump
	Former Hoist
	SV-1 Phase II ESA Soil Vapor Boring
	P-13 Phase II ESA Soil Boring
	B-2 Geotechnical Boring



Approx. Scale: 1" = 25'	Approved By	Date/Revision
		4/30/2024 Rev. 0

Figure 4. Location of Phase II ESA Borings on the Property.

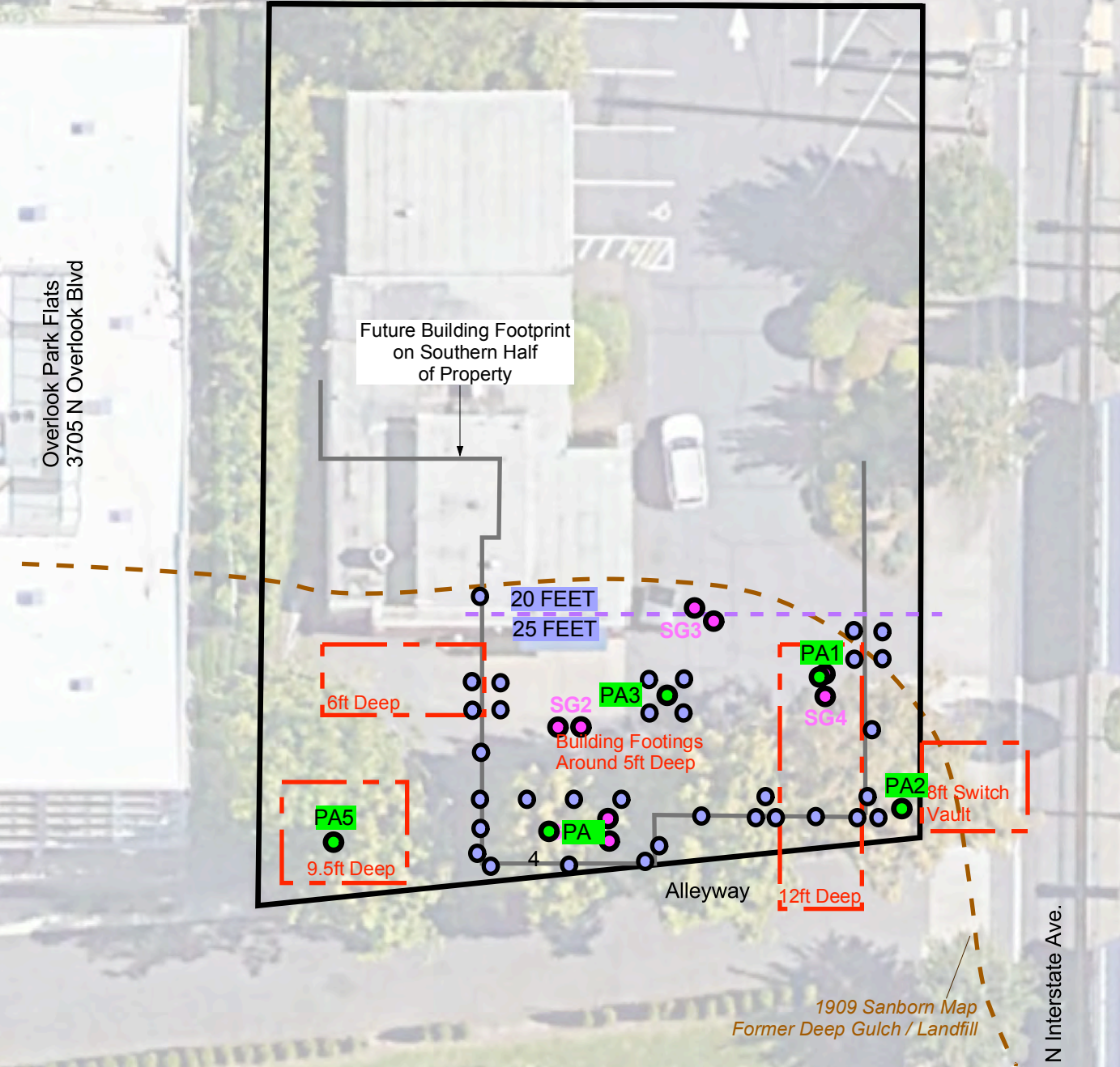
Notes: Aerial photo, dated June 14, 2022 is from Google Earth Pro. All indicated locations are approximate.



N Overlook Blvd

Summary of Excavation Depths Below Current Grade

- Deepest Building Foundation: 5 feet to 6 feet
- Plaza Landscape Areas: 3 feet to 4.5 feet
- Electrical Utility Corridors and Vaults: 6 feet to 12 feet
- Geopier Depths: 20 feet or 25 feet



Key	
	Property Boundary
	Future Electrical Vault or Conduit Excavation and Depth
	Future Geopier Location and Line Demarcating Geopier Depth (20 feet or 25 feet)
	Extent of Former Gulch / Landfill
	SG-1 PPA Soil Gas Sample Location
	PA5 Phase II ESA Boring Location



Approx. Scale: 1" = 25'

Approved By	Date/Revision
	11/15/2024
	Rev. 0

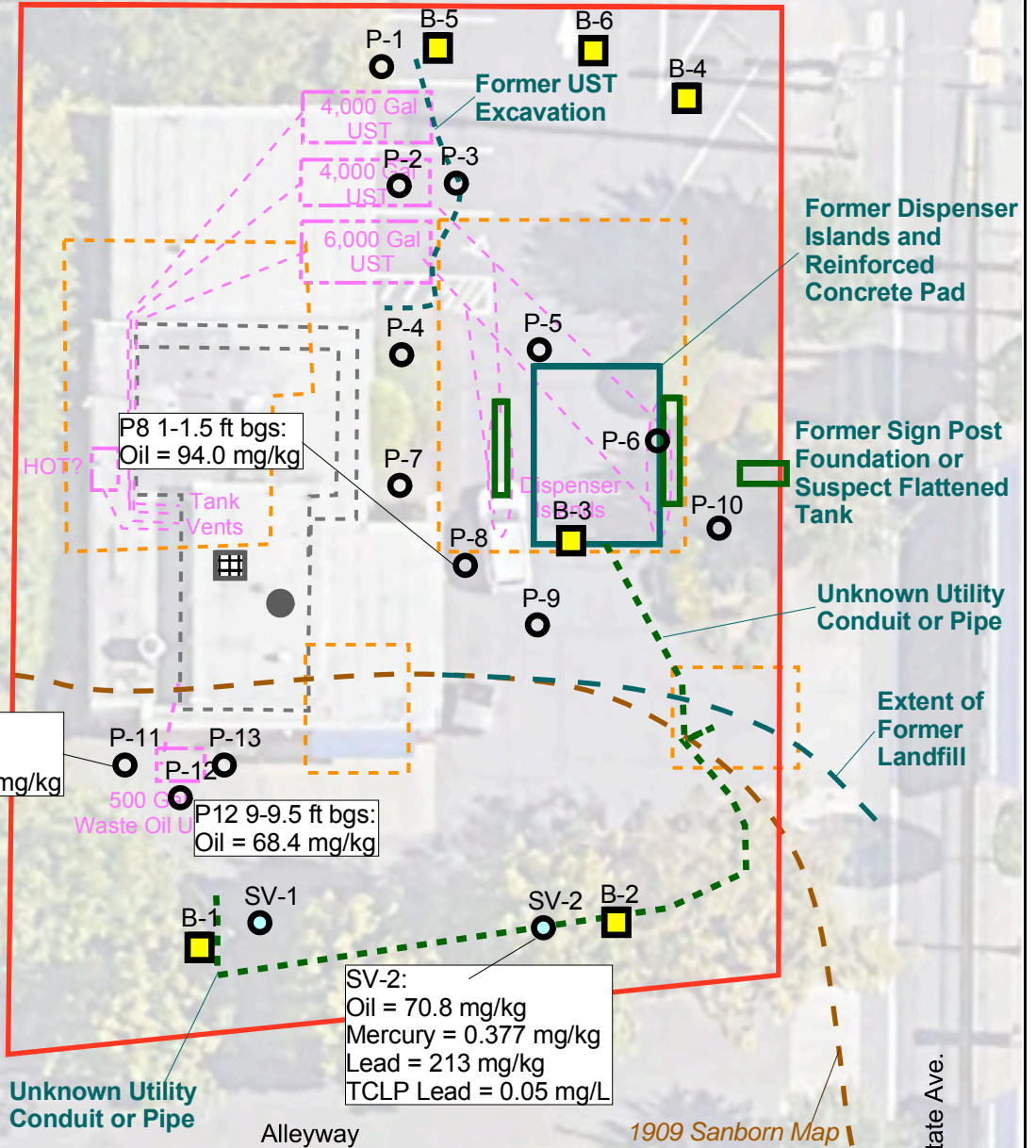
Figure 5. Locations of Soil Gas Monitoring Wells and Additional Fill Characterization Borings.

Notes: Aerial photo, dated June 14, 2022 is from Google Earth Pro. All indicated locations are approximate.



N Overlook Blvd

Overlook Park Flats
3705 N Overlook Blvd



Key	
	Subject Property Boundary
	Extent of Former Gulch / Landfill
	Former Underground Storage Tank (UST)
	Former Gas Station Building Footprint (1960-1970s)
	Former Residences and Garages (1924-1960)
	Geophysical Survey Findings and Notes (in Green)
	Former Sump
	Former Hoist
	B-2 Geotechnical Boring
	SV-1 Phase II ESA Soil Vapor Boring
	P13 Phase II ESA Soil Boring

1909 Sanborn Map
Former Deep Gulch / Landfill



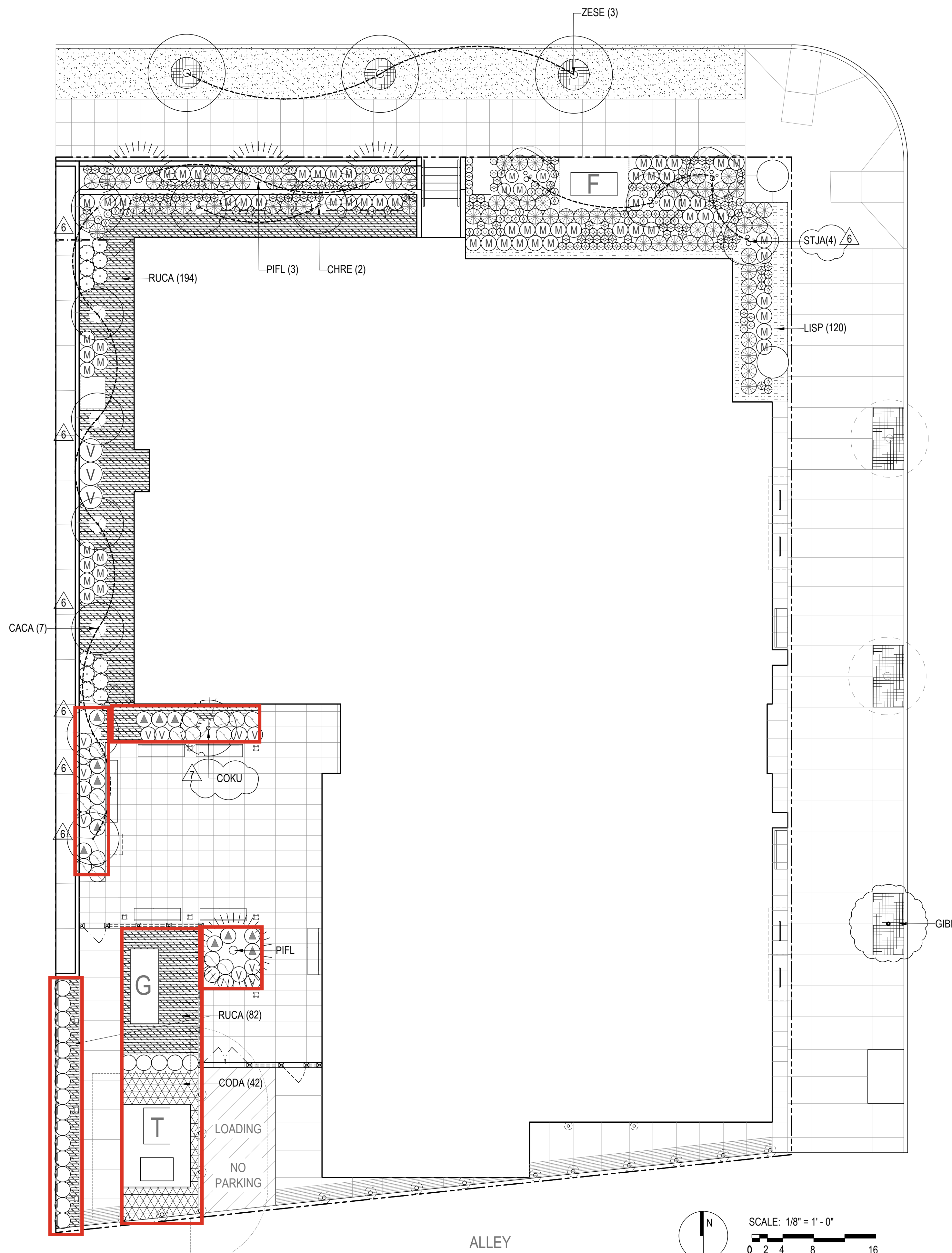
Approx. Scale: 1" = 25'	Approved By	Date/Revision
		4/30/24
		Rev. 0

Figure 6. Soil Analytical Results of Significance

APPENDIX A

Protective Cap Plans

N OVERLOOK BLVD.



TREE SCHEDULE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	SPACING	QUANTITY	NOTES
	CACA	CARPINUS CAROLINIANA 'UXBRIDGE'	'RISING FIRE' AMERICAN HORNBEAM	2" CAL.	AS SHOWN	7	SMALL TREE
	COKU	CORNUS KOUSA	KOUSA DOGWOOD	2" CAL.	AS SHOWN	3	SMALL TREE
	GIBI	GINKGO BILOBA 'SARATOGA'	'SARATOGA' GINKGO BILOBA	2.5" CAL.	AS SHOWN	1	N. INTERSTATE AVE.
	PIFL	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	LIMBER PINE	2" CAL.	AS SHOWN	4	SMALL TREE
	STJA	STYRAX JAPONICUS	JAPANESE SNOWBELL	2" CAL.	AS SHOWN	4	SMALL TREE
	ZESE	ZELKOVA SERRATA 'JFS-KW1'	'CITY SPRITE' ZELKOVA SERRATA	2.5" CAL.	AS SHOWN	3	N. OVERLOOK BLVD.

PLANT SCHEDULE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	SPACING	QUANTITY	NOTES
	BETH	BERBERIS THUNBERGII 'POW WOW'	POW WOW BARBERRY	#2 CONT.	AS SHOWN	6	
	CEGL	CEANOTHUS GLORIOSUS 'ANCHOR BAY'	CEANOTHUS "ANCHOR BAY"	#3 CONT.	AS SHOWN	18	
	CODA	COTONEASTER DAMMERI	LOW FAST COTONEASTER	#1 CONT.	18" O.C.	42	
	DIFO	DICENTRA FORMOSA	PACIFIC BLEEDING HEART	#SP4	AS SHOWN	206	
	HEAR	HELLEBORUS ARGUTIFOLIUS	CORSICAN HELLEBORE	#3 CONT.	AS SHOWN	11	
	LISP	LIRIOPE SPICATA	LILYTURF	#SP4	12" O.C.	120	
	MAEU	MAHONIA EURYBRACTEATA 'SOFT CARESS'	'SOFT CARESS' MAHONIA	#3 CONT.	AS SHOWN	69	
	POSE	POLYSTICHUM SETIFERUM	SOFT SHIELD FERN	#3 CONT.	AS SHOWN	65	
	RUCA	RUBUS CALYCINOIDES	CREEPING RASPBERRY	#SP4	18" O.C.	276	
	THOC	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	5' HT.	AS SHOWN	21	
	VAOV	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 CONT.	AS SHOWN	17	
	LAWN	3-WAY PERENNIAL RYE MIX SEED	SUNMARK 'CELEBRATION'		8LBS/ 1,000SF		DROUGHT TOLERANT
		BARK MULCH			3" DEPTH		

PLANTING NOTES:

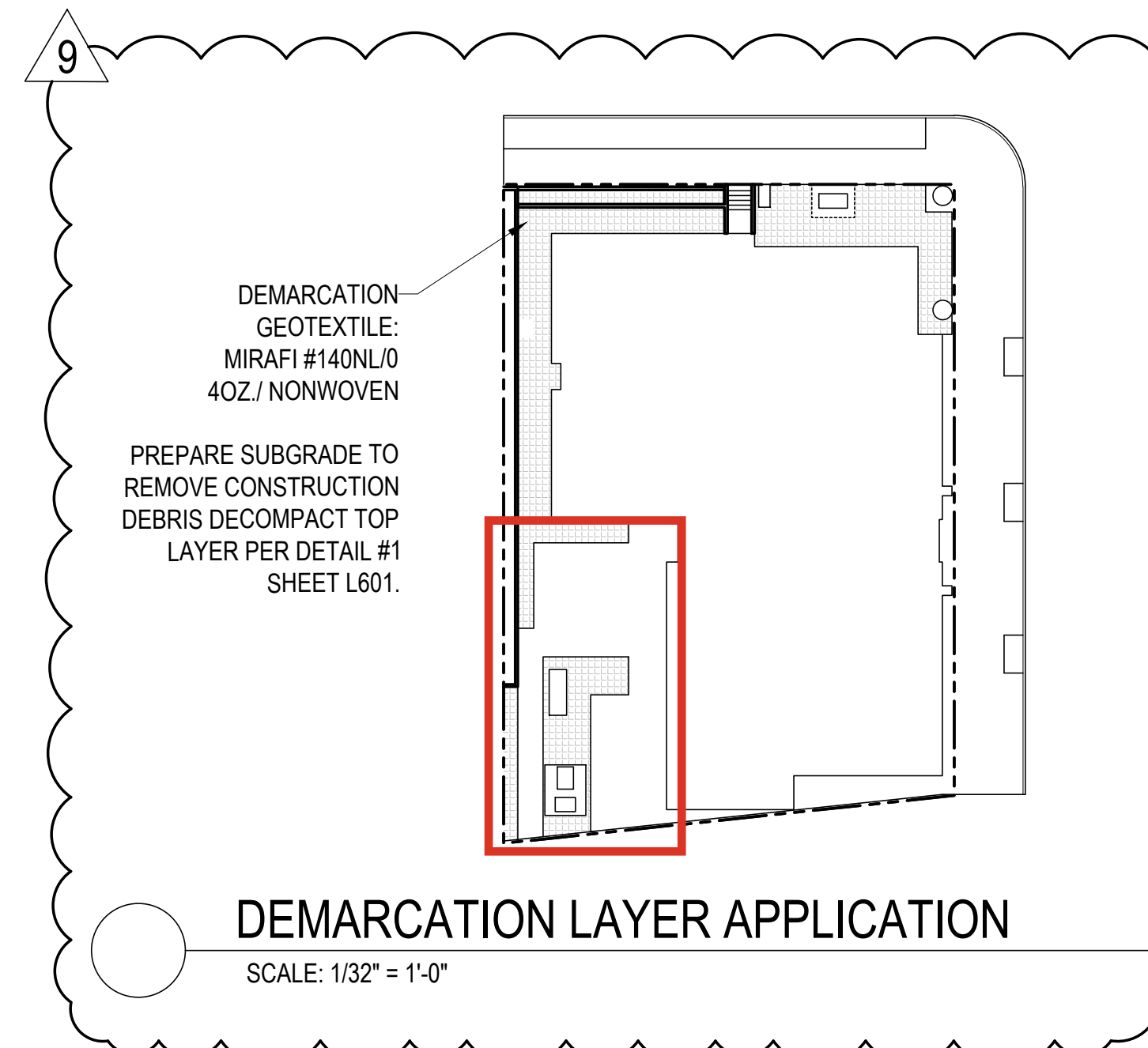
- VERIFY AND COORDINATE WORK AROUND ALL UNDERGROUND UTILITIES BEFORE EXCAVATION. NOTIFY ALL UTILITY PROVIDERS AT LEAST TWO (2) WORKING DAYS PRIOR TO BEGINNING WORK.
- PROVIDE POSITIVE DRAINAGE VIA SLOPE, DECOMPACTION; AREA DRAINS & SUBSURFACE PERFORATED DRAIN PIPES, FOR ALL PLANTING AREAS.
- VERIFY THAT THE CONDITIONS ARE SUITABLE TO PROMOTE HEALTHY PLANT GROWTH. DO NOT PROCEED IF CONDITIONS DETRIMENTAL TO HEALTHY GROWING ENVIRONMENT ARE PRESENT, INCLUDING OVER-COMPACTED SOILS, ADVERSE DRAINAGE CONDITIONS, DEBRIS, OR OTHER HARMFUL CIRCUMSTANCES. PROCEEDING WITHOUT NOTIFICATION DENOTES ACCEPTANCE.
- COORDINATE WITH OTHER SUBCONTRACTORS AND TRADES TO ENSURE PROTECTION OF GROWING CONDITIONS AND PLANT MATERIALS.
- VERIFY PLANT QUANTITIES SHOWN ON THE PLANS BASED ON GRAPHIC REPRESENTATION. QUANTITIES SHOWN ARE FOR CONTRACTOR CONVENIENCE ONLY.
- UNLESS OTHERWISE INDICATED, ALL PLANTINGS SHALL BE TRIANGULARLY SPACED.
- LABELLING REFERS TO ALL ADJACENT IDENTICAL SYMBOLS WHERE PLANTS ARE MASSED. LABEL FOR MASS INDICATES TOTAL NUMBER OF PLANTS IN GROUP, EVEN IF THE GROUP IS SPREAD OVER MORE THAN ONE SHEET.
- ALL PLANTING AREAS TO BE COVERED WITH 2" TO 3" DEPTH BARK MULCH.

SHEET NOTES

- PROPOSAL AND DESIGN AS APPROVED IN CASE FILE #LU 24-007280 AD.
- ALL STREET TREE PERMITTING ACTIVITY IS DEFERRED TO PUBLIC WORKS PERMIT #TH 1364.

ADDITIONAL INFORMATION FOR PLANTS NOT FOUND IN THE PORTLAND PLANT LIST OR IN THE PORTLAND LANDSCAPE MANUAL

BOTANICAL NAME	COMMON NAME	DECIDUOUS OR EVERGREEN	NATIVE OR ADAPTIVE	MATURE HEIGHT	MATURE WIDTH	CANOPY FACTOR	USDA ZONE	SUN OR SHADE	IRRIGATION	SOURCES: City of Portland, Oregon State University, Missouri Botanical Garden, Great Plant Picks and Durr's Encyclopedia of Trees and Shrubs
PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	LIMBER PINE	Evergreen	Adaptive	35-feet	15-feet	Small	4 to 7	Sun	Low	portland.gov/trees/street-tree-planting-lists/40-59-foot-wide-planting-spaces-without-high-voltage-power-lines missouribotanicalgarden.org/PlantFinder/PlantFinderDetails.aspx?taxonid=252868 Durr's Encyclopedia of Trees and Shrubs page 832.
SYRINGA RETICULATA	JAPANESE TREE LILAC	Deciduous	Adaptive	30 to 20-feet	20 to 15-feet	Small	3	Sun	Low	portland.gov/trees/street-tree-planting-lists/30-39-foot-wide-spaces-or-without-high-voltage-power-lines landscapplants.oregonstate.edu/plants/syringa-reticulata Durr's Encyclopedia of Trees and Shrubs page 1.105.
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	Deciduous	Adaptive	30-feet	30-feet	Vine/ NA	4 to 8	Both	Establishment only	landscapplants.oregonstate.edu/plants/parthenocissus-tricuspidata greatplantpicks.org/search/plant-details/1093 https://www.greatplantpicks.org/search/plant-details/1093 Durr's Encyclopedia of Trees and Shrubs page 794.



REVISIONS:

NO.	DATE	DESCRIPTION
9	02.28.25	PLAN REVISION
8	01.30.25	CONSTRUCTION SET
7	12.20.24	PLAN REVIEW CYCLE 4
6	12.02.24	PLAN REVIEW CYCLE 3
5	10.25.24	PLAN REVIEW CYCLE 2
4	09.13.24	BID SET ADDENDUM 1
3	09.06.24	PLAN REVIEW CYCLE 1 ADDENDUM 1
2	08.20.24	PLAN REVIEW CYCLE 1
1	08.20.24	BID SET

DATE DESCRIPTION

SHEET TITLE: LANDSCAPE PLANTING PLAN

DRAWN BY: FLA
CHECKED BY: FLA
DATE: 04.01.24

SHEET: L301

REVISIONS:

DATE	DESCRIPTION
9 02.28.25	PLAN REVISION
8 01.30.25	CONSTRUCTION SET
7 12.20.24	PLAN REVIEW CYCLE 4
6 12.02.24	PLAN REVIEW CYCLE 3
5 10.25.24	PLAN REVIEW CYCLE 2
4 09.13.24	BID SET ADDENDUM 1
3 09.06.24	PLAN REVIEW CYCLE 1 ADDENDUM 1
2 08.20.24	PLAN REVIEW CYCLE 1
1 08.20.24	BID SET

**SHEET TITLE:
PLANTING
DETAILS**

DRAWN BY: PLA
CHECKED BY: PLA
DATE: 04.01.24

SHEET:

L601

9

FINISH GRADE
2'-3" BARK MULCH PLANTING BED
3" OF COMPOST INCORPORATED INTO SOIL TO 8" DEPTH
SUBSOIL SCARIFIED TO 4" DEPTH BELOW COMPOST AMENDED LAYER
UNDISTURBED SUBSOIL
DEMARCATION GEOTEXTILE FABRIC

PLANTING AREAS

NOTES:

1. ALL SOIL AREAS DISTURBED OR COMPACTED DURING CONSTRUCTION, AND NOT COVERED BY BUILDINGS OR PAVEMENT, SHALL BE AMENDED WITH COMPOST AS DESCRIBED BELOW.
2. SUBSOIL SHOULD BE SCARIFIED (LOOSENED) 4 INCHES BELOW AMENDED LAYER, TO PRODUCE 12-INCH DEPTH OF UN-COMPACTED SOIL, EXCEPT WHERE SCARIFICATION WOULD DAMAGE TREE ROOTS OR AS DETERMINED BY THE LANDSCAPE ARCHITECT.
3. COMPOST SHALL BE TILLED IN TO 8 INCH DEPTH INTO EXISTING SOIL, OR PLACE 8 INCHES OF COMPOST-AMENDED SOIL, PER SOIL SPECIFICATION.
4. PLANTING AREAS SHALL RECEIVE 3 INCHES OF COMPOST TILLED IN TO 8-INCH DEPTH, OR MAY SUBSTITUTE 8" OF IMPORTED SOIL CONTAINING 35-40% COMPOST BY VOLUME. MULCH AFTER PLANTING WITH 2-4 INCHES OF BARK MULCH OR APPROVED EQUAL.
5. SETBACKS: TO PREVENT UNEVEN SETTLING, DO NOT COMPOST-AMEND SOILS WITHIN 3 FEET OF UTILITY INFRASTRUCTURES (POLES, VAULTS, METERS ETC.), WITHIN ONE FOOT OF PAVEMENT EDGE, CURBS AND SIDEWALKS SOIL SHOULD BE COMPACTED TO APPROXIMATELY 90% PROCTOR TO ENSURE A FIRM SURFACE.

1 SOIL PREPARATION
Not to Scale

9

CHAIN LOCK TREE TIE, LOOP AROUND TRUNK IN FIGURE-8 PATTERN; DO NOT TIE TO TRUNK.
MAIN TRUNK
(2) STAKES ON OPPOSITE SIDES OF ROOT BALL, DO NOT PENETRATE ROOT BALL WITH STAKES; REMOVE STAKES AND TIES ONE YEAR AFTER PLANTING.
TRUNK FLARE MUST BE VISIBLE. DO NOT COVER TOP OF ROOT BALL WITH SOIL. TREES WITHOUT TRUNK FLARE VISIBLE WILL BE REJECTED.
MULCH LAYER, KEEP MULCH CLEAR OF TRUNK
6" MIN. DIA. SOIL BERM WATERING BASIN (TO BE REMOVED AT THE END OF MAINTENANCE PERIOD)
FINISH GRADE
MULCH LAYER, KEEP MULCH CLEAR OF TRUNK
PLANT FERTILIZER TABS
PLANTING SOIL
CLEAN FILL SOIL
REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP OF ROOT BALL. CUT WIRE BASKET (IF USED) IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING PIT. ANY PLASTIC WRAP OR TIES SHALL BE REMOVED COMPLETELY.
SET ROOTBALL ON 90% DRY DENSITY COMPACTED PLANTING SOIL.
DEMARCATION GEOTEXTILE FABRIC
CONTAMINATED NATIVE SOIL
PLANTING PIT MIN. 2x DIAMETER OF ROOT BALL

NOTES:

1. ROOTBALL CROWN TO BE FLUSH WITH FINISH GRADE
2. CUT AND REMOVE ALL BINDING FROM THE TOP AND SIDES OF THE ROOTBALL BEFORE BACKFILLING

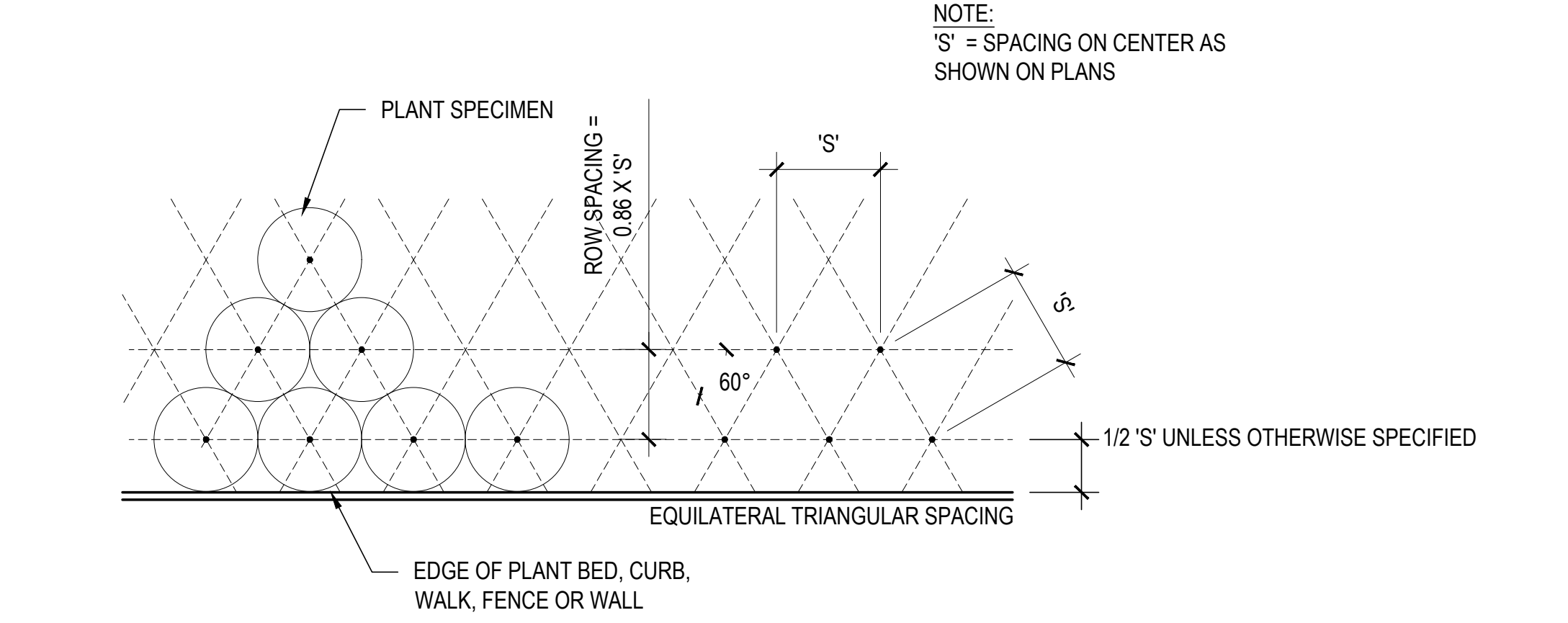
4 TREE PLANTING
Not to Scale

9

TRUNK FLARE MUST BE VISIBLE AT TOP OF ROOT BALL. DO NOT COVER TOP OF ROOT BALL WITH SOIL. TREES WITHOUT TRUNK FLARE VISIBLE WILL BE REJECTED.
GUY WIRES (14 GAUGE FOR TREES UP TO 2.5" CAL.; 12 GAUGE FOR TREES OVER 2.5" CAL.) PASS WIRE THROUGH 1/2" DIAMETER HOSE LENGTH TO PROTECT BARK. DO NOT ALLOW WIRE TO CONTACT TRUNK OR BRANCHES OF TREE.
3" MULCH LAYER, KEEP MULCH OFF TRUNK
5" MIN. DIAMETER BERM & MULCH RING TO FORM DEPRESSED WATERING BASIN (TO BE REMOVED AT THE END OF MAINTENANCE PERIOD)
(3) APPROVED TREE STAKES, SPACED EVENLY AROUND TREE. DO NOT PENETRATE ROOT BALL WITH STAKES; REMOVE STAKES AND TIES ONE YEAR AFTER PLANTING.
FINISH GRADE
PLANT FERTILIZER TABS
PLANTING SOIL
CLEAN FILL SOIL
REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP OF ROOT BALL. CUT WIRE BASKET (IF USED) IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING PIT. ANY PLASTIC WRAP OR TIES SHALL BE REMOVED COMPLETELY.
SET ROOTBALL ON 90% DRY DENSITY COMPACTED PLANTING SOIL.
DEMARCATION GEOTEXTILE FABRIC
CONTAMINATED NATIVE SOIL
PLANTING PIT MIN. 2x DIAMETER OF ROOT BALL

PLASTIC FLAGGING OR OTHER VISUAL MARKER ON EACH WIRE

5 EVERGREEN TREE PLANTING
Not to Scale



2 GROUNDCOVER SPACING
Not to Scale

9

TREE GUY WIRE
BERM TO FORM DEPRESSED WATERING BASIN; TO BE REMOVED PRIOR TO END OF MAINTENANCE PERIOD
FINISH GRADE
3" MULCH LAYER; KEEP AWAY FROM WOODY STEMS
(3) APPROVED TREE STAKES SEE SPECIFICATIONS, SPACED EVENLY AROUND TREE. DO NOT PENETRATE ROOT BALL WITH STAKES; REMOVE STAKES AND TIES ONE FULL YEAR AFTER PLANTING.
PLANT TABS
BACKFILL MIX
COMPACTED PLANTING SOIL
CLEAN FILL SOIL
DEMARCATION GEOTEXTILE FABRIC
CONTAMINATED NATIVE SOIL
PLANTING PIT MIN. 2x DIAMETER OF ROOT BALL

NOTES:

1. PLANTING PITS SHALL BE 2X DIAMETER AND 1-1/2X DEPTH OF ROOTBALL
2. ROOTBALL CROWN TO BE FLUSH WITH FINISH GRADE
3. CUT AND REMOVE ALL BINDING FROM THE TOP AND SIDES OF THE ROOTBALL BEFORE BACKFILLING

6 MULTI-STEM TREE PLANTING
Not to Scale

6

3 Not to Scale

9

3" MULCH LAYER
BERM TO FORM DEPRESSED WATERING BASIN (TO BE REMOVED AT THE END OF MAINTENANCE PERIOD)
FINISH GRADE
PLANT FERTILIZER TABS
PLANTING SOIL
CLEAN FILL SOIL
COMPACTED PLANTING SOIL, 90% MAXIMUM DRY DENSITY
DEMARCATION GEOTEXTILE FABRIC
CONTAMINATED NATIVE SOIL
PLANTING PIT MIN. 2x DIAMETER OF ROOT BALL

NOTE:

1. PLANTING PITS SHALL BE 2x DIAMETER AND 1-1/2x DEPTH OF ROOTBALL
2. ROOTBALL CROWN TO BE SLIGHTLY ABOVE FINISH GRADE BEFORE MULCH IS APPLIED.
3. CUT AND REMOVE ALL BINDING FROM THE TOP AND SIDES OF THE ROOTBALL BEFORE BACKFILLING. ROUGH UP EXTERIOR SURFACE OF ROOT BALL AND EXTEND ANY CIRCLING ROOTS OUTWARDS INTO PLANTING PIT.
4. KEEP MULCH AWAY FROM WOODY STEMS.

7 SHRUB PLANTING
Not to Scale

APPENDIX B

Protective Cap Inspection Report

Protective Cap Inspection Report
M. Carter Commons Development
3675 N Interstate Ave, Portland, OR 97217
ECSI Site # 6702

Inspector(s): _____

Signature(s): _____

Date and Time of Inspection: _____

Checklist:

- The following cap components were inspected for evidence of damage, digging/burrowing, and/or overall integrity (soil cap is at least 3 feet thick above geotextile fabric):
 - landscaped areas are in the courtyard,
 - landscaped areas along the southwestern property perimeter,
 - landscaped areas at the backup generator,
 - landscaped areas at the garbage/recycling disposal container enclosure area, and
 - courtyard pavers.
- The Observations section of this form is filled out.
- Areas of concern are identified on the attached site map.
- Photographic documentation of each suspect feature observed during the cap inspection are attached to this document.
- For areas needing maintenance, a repair record is attached.

Observations:

Condition of pavers and landscaped areas in courtyard: _____

Any suspect features, such as major cracks, damage, settlement, removed vegetation, and/or pavers: _____

Previous area of repair observations: _____

Protective Cap Inspection Report
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ECSI Site # 6702

Any observations of areas where contaminated soil is migrating through the clean soil cap or where contaminated soil beneath the clean soil cap could be contacted that warrant repair (i.e., soil below the geotextile fabric is migrating through a deteriorated geotextile fabric; and/or the soil cap is at least 3 feet thick above the geotextile fabric)?

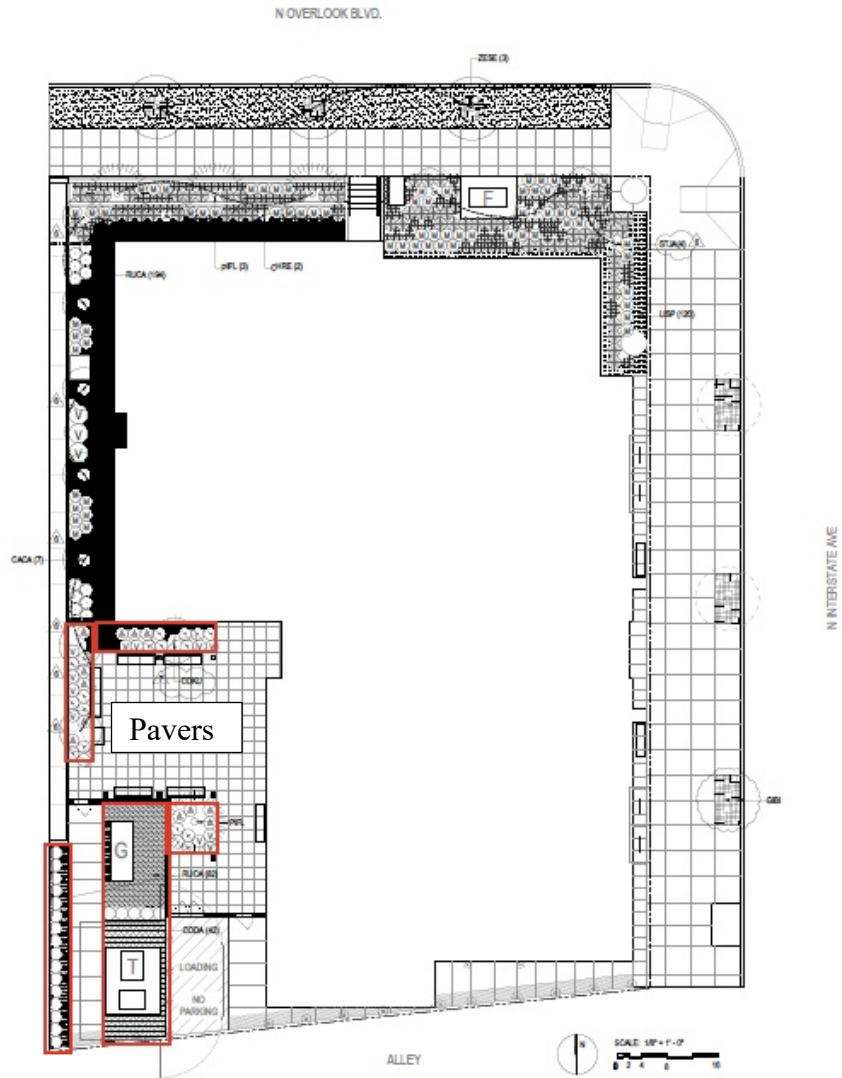
Any observations of areas where maintenance is required to maintain the integrity of the cap?

Other observations, comments or concerns:

Protective Cap Inspection Report
M. Carter Commons Development
3675 N Interstate Ave, Portland, OR 97217
ECSI Site # 6702

Map (Site Plan from Salazar Architect Landscape Planting Plan):

T = Transformer
G = Garbage area



Photographs: Print and attach to this Report.