

DRAWINGS FOR:

4345 SUNNYSIDE RD - APARTMENTS

FOR:

LENITY ARCHITECTURE

3150 KETTLE COURT SE

SALEM, OR 97301

ABBREVIATIONS

ASPH	ASPHALT	IRR	IRRIGATION
AD	AREA DRAIN	INV	INVERT
ASSY	ASSEMBLY	JB	JUNCTION BOX
BLDG, BLD	BUILDING	LP	LIGHT POLE
BW	BOTTOM OF WALL	M	METER, MAIN
CATV	CABLE TELEVISION	MB	MAILBOX
CB	CATCH BASIN	MH	MANHOLE
CO	CLEAN-OUT	OH	OVER-HEAD
CONC	CONCRETE	P/L, R	PROPERTY LINE
CL	CENTERLINE	PP	POWER POLE
DIP	DUCTILE IRON PIPE	PVC	POLYVINYL CHLORIDE
EG	EDGE OF GRAVEL	PWR	POWER
EOP, EP	EDGE OF PAVEMENT	R, RAD	RADIUS
ELEV	ELEVATION	ROW, R/W	RIGHT-OF-WAY
EX, EXIST	EXISTING	SS	SANITARY SEWER
FDC	FIRE DEPT. CONNECTOR	SD	STORM DRAIN
FT	FEET	SVC	SERVICE
FF	FINISH FLOOR	SWK, S/W	SIDEWALK
FG	FINISH GRADE	TC	TOP OF CURB
FH	FIRE HYDRANT	TEL	TELEPHONE
FI	FIELD INLET	TR	TRANSFORMER
FM	FORCE MAIN	TS	TRAFFIC SIGNAL
GRAV	GRAVEL	TW	TOP OF WALL
GM	GAS METER	TYR	TYPICAL
GP	GATE POST	UG, U/G	UNDER GROUND
GS	GROUND SHOT	UTL	UTILITY
GV	GAS VALVE	VLT	VAULT
HC	HANDICAP	W/	WITH
HYD	HYDRANT	WM	WATER METER
IR	IRON ROD	WLM	WETLANDS MARKER
IP	IRON PIPE	YPC	YELLOW PLASTIC CAP

SYMBOLS

AD	AREA DRAIN	✂	SIGN POST
① or ②	CATCH BASIN	PED	PEDESTAL
CO	CLEANOUT	MB	MAIL BOX
⦿	FIRE HYDRANT	Ⓜ	IRRIGATION VALVE
Ⓜ	GAS VALVE	☆	LIGHT POLE
Ⓜ	WATER VALVE	Ⓜ	UTILITY/POWER POLES
Ⓜ	GAS/POWER/WATER METER	Ⓜ	TEST PIT
DSO	DOWN SPOUT	●	MONUMENT FOUND
①	MANHOLE TELEPHONE		
②	MANHOLE STORM DRAIN		
③	MANHOLE SANITARY SEWER		
Ⓜ	TREES - *TREENAME* DIAMETER (INCHES)/DRIP RADIUS (FEET)		
NOTE: DIAMETER MEASURED AT BREAST HEIGHT			

LINE TYPES

CATV LINE	CATV	CATV	CATV	CATV	CATV	CATV	CATV
COMMUNICATION LINE	COM	COM	COM	COM	COM	COM	COM
EASEMENT LINE							
FENCE LINE	○	○	○	○	○	○	○
FIBER OPTIC LINE	FOC	FOC	FOC	FOC	FOC	FOC	FOC
GAS LINE	GAS	GAS	GAS	GAS	GAS	GAS	GAS
EDGE OF GRAVEL LINE							
OVERHEAD LINE	OH LINES	OH LINES	OH LINES	OH LINES	OH LINES	OH LINES	OH LINES
PHONE LINE	PH	PH	PH	PH	PH	PH	PH
POWER LINE	ELEC	ELEC	ELEC	ELEC	ELEC	ELEC	ELEC
SANITARY SEWER LINE	SS	SS	SS	SS	SS	SS	SS
STORM DRAIN LINE	SD	SD	SD	SD	SD	SD	SD
WATER LINE	W	W	W	W	W	W	W



Know what's below.
Call before you dig.

BENCHMARK UTILIZED:

MARION COUNTY #2098
ELEV: 369.46' (NGVD 29)

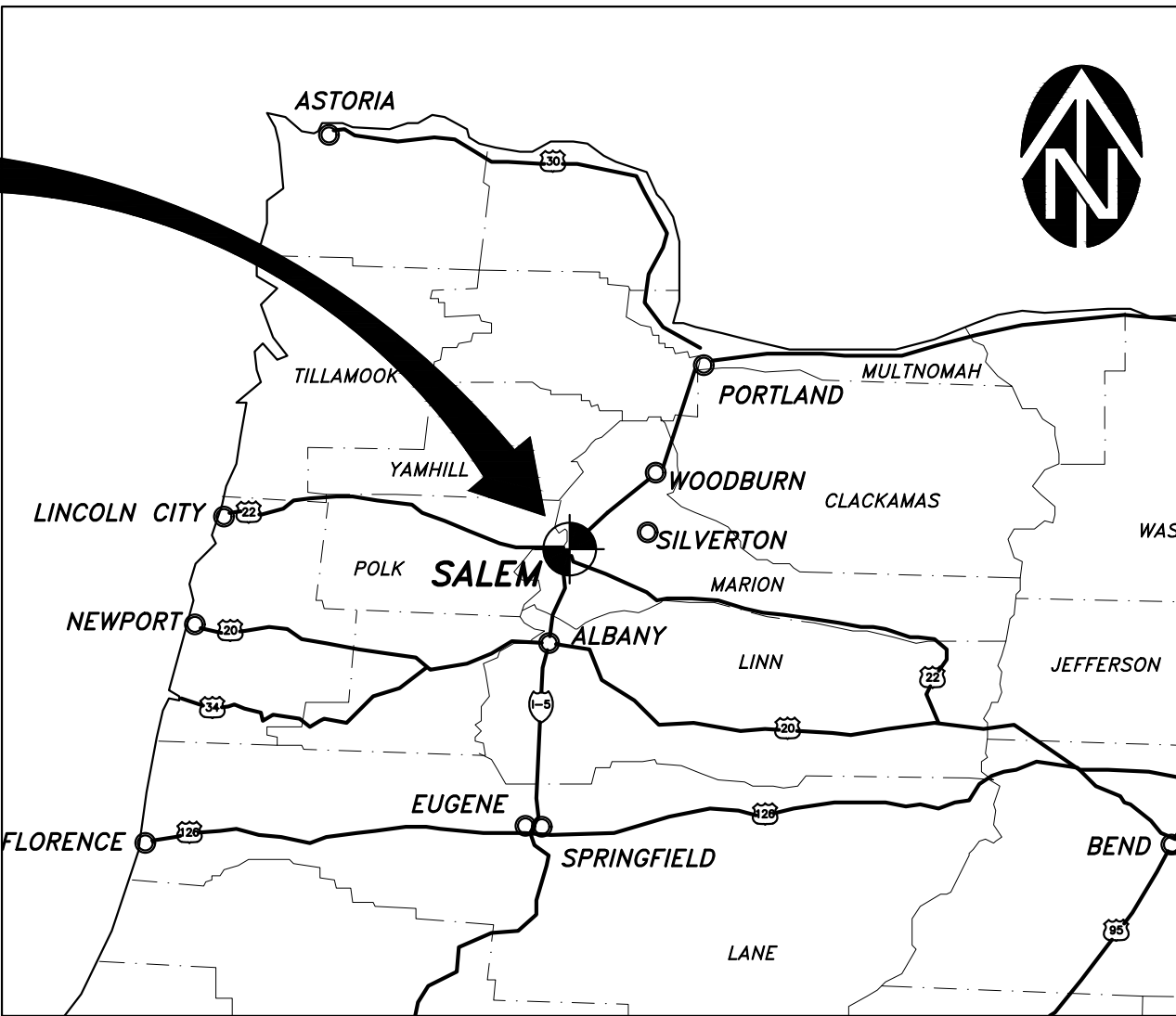
TIED BM #2098 @ 372.98' NAVD 88
TRANSLATED -3.52 TO MATCH PUBLISHED NGVD29

BENCHMARK DESCRIPTION:

2" AC IN EAST CURB BATTLE CR RD SE, 220' N INTERSECTION BEENE RD SE,
TOP OF CURB @ B.R. OF BURN IN, 10' SW UTILITY VAULT, 27' SW POWER
POLE, 4' NW WM, 12' SE OF WV.

PROJECT LOCATION

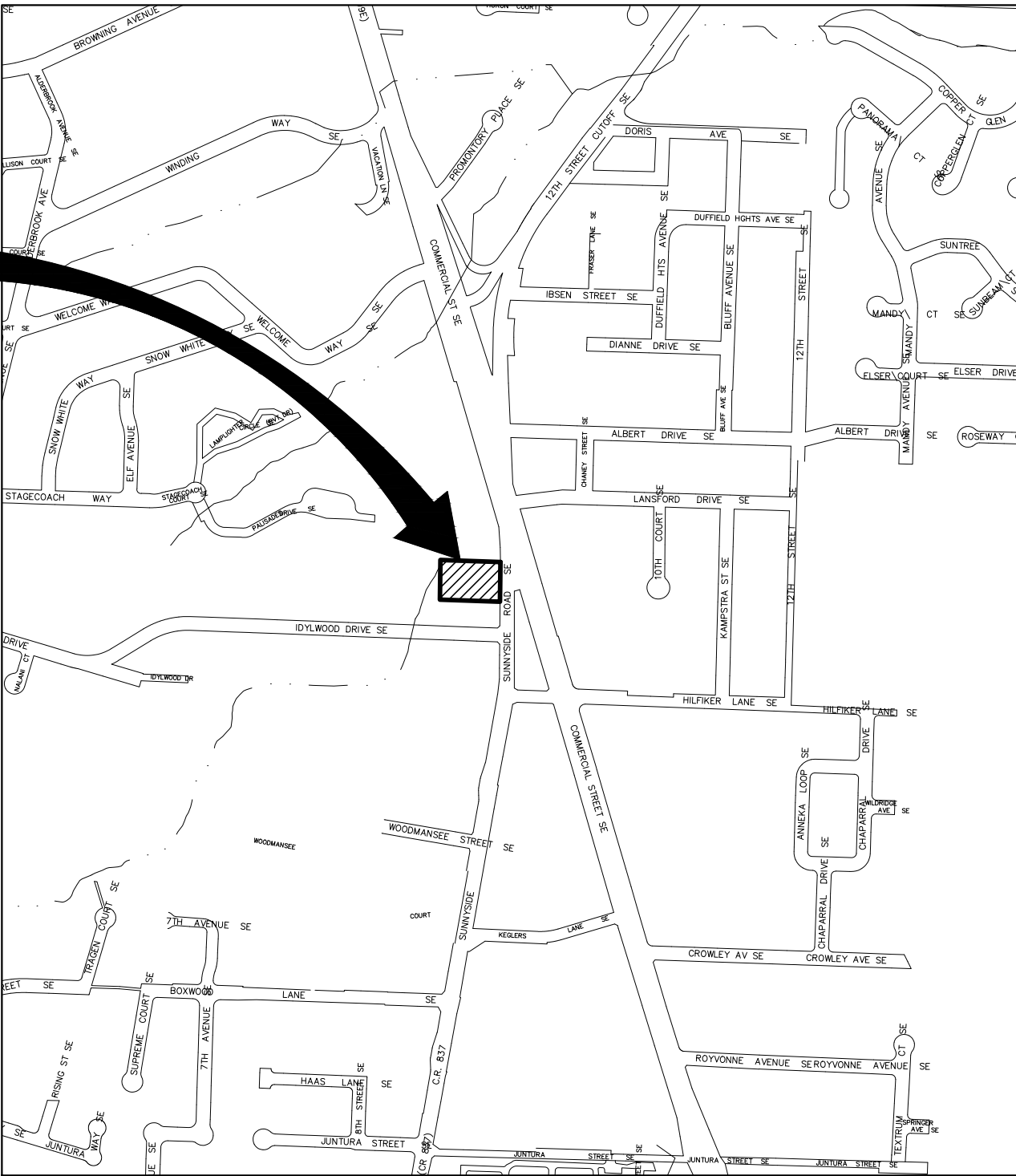
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VICINITY MAP

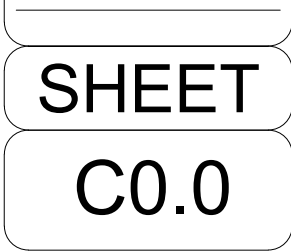
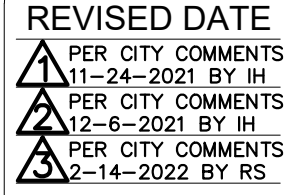
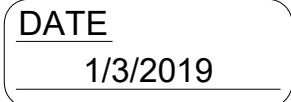
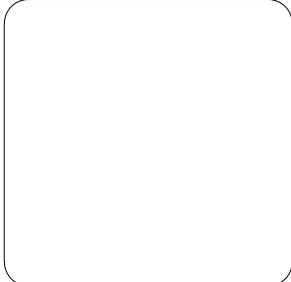
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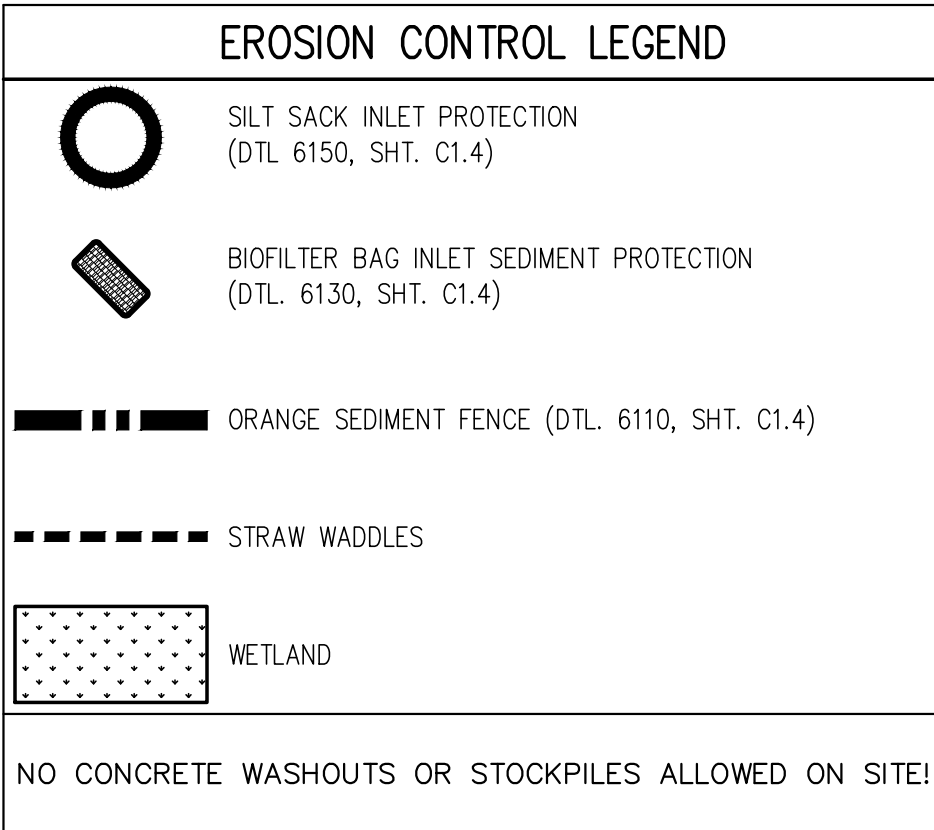
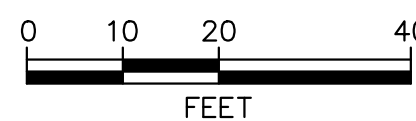
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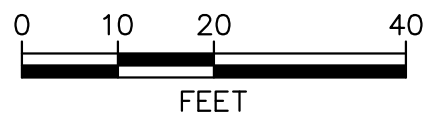
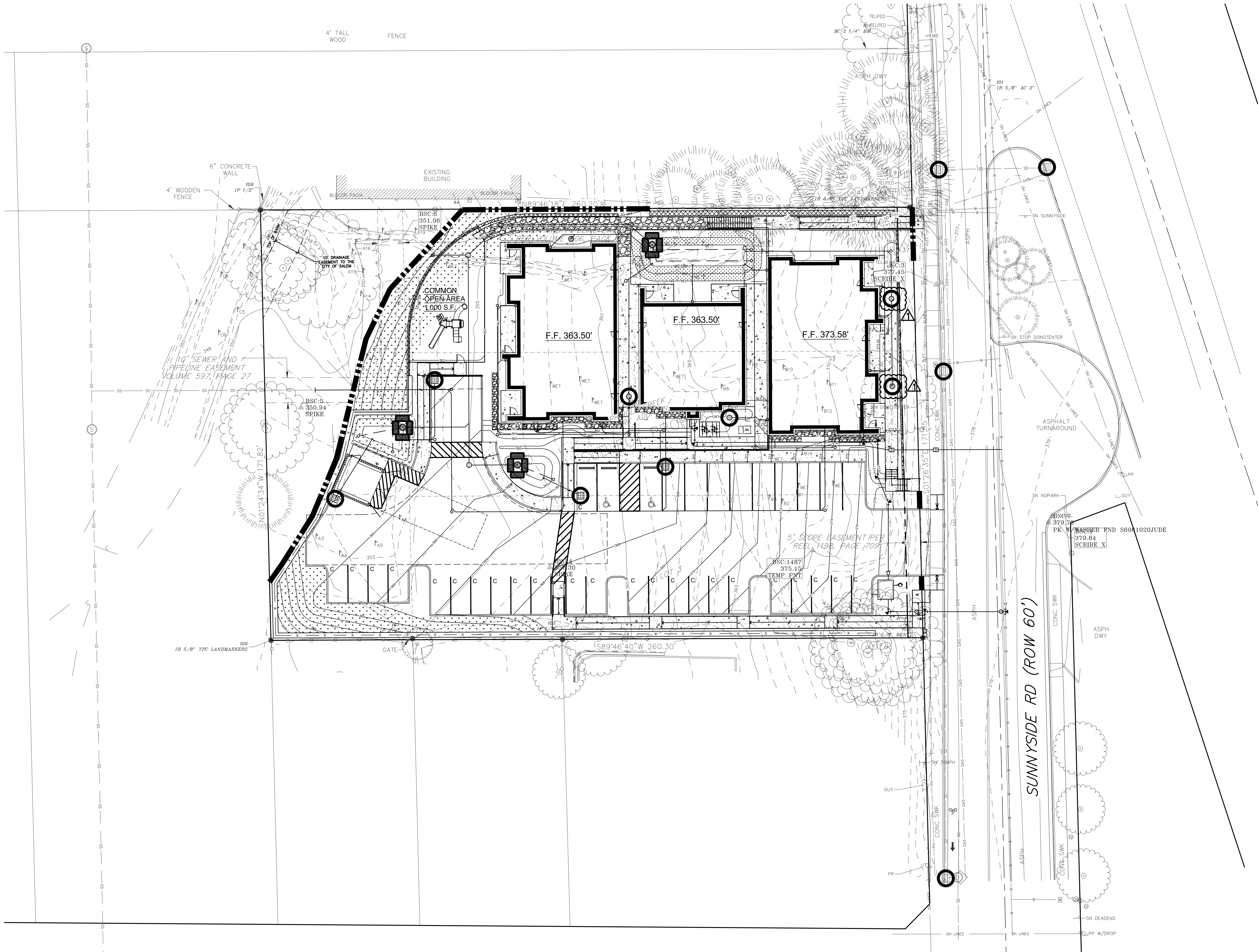
SHEET INDEX

C0.0	COVER SHEET, INDEX, & VICINITY MAP
C1.0	EXISTING CONDITIONS, EROSION CONTROL, & DEMOLITION PLAN
C1.1	POST-DEVELOPED EROSION CONTROL PLAN
C1.2	EROSION CONTROL NOTES
C1.3	EROSION CONTROL DETAILS
C2.0	GRADING AND DRAINAGE PLAN
C2.1	RAINGARDEN
C3.0	UTILITY PLAN
C4.0	SURFACING PLAN
C5.0	CONSTRUCTION NOTES
C5.1	CONSTRUCTION NOTES
C6.0	CIVIL DETAILS
C6.1	CIVIL DETAILS
C6.2	PUBLIC CIVIL DETAILS
C7.0	INTERSECTION SITE DISTANCE ANALYSIS





ava:2/14/2022 2:28 PM kmh pat:2/14/2022 3:08 PM jay swap file:14491491 arch:4345 sunnyside rd - 3140.0000 (100) sheet:1 post dev.dwg C1.1



EROSION CONTROL LEGEND	
	SILT SACK INLET PROTECTION (DTL 6150, SHT. C1.4)
	BIOFILTER BAG INLET SEDIMENT PROTECTION (DTL 6130, SHT. C1.4)
	ORANGE SEDIMENT FENCE (DTL 6110, SHT. C1.4)
	JUTE MAT EROSION CONTROL BLANKET (DTL 6180 SEE SHEET C1.3)

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POST-DEVELOPED EROSION
CONTROL PLAN

DATE
1/3/2019

REVISED DATE
PER CITY COMMENTS
11-24-2021 BY IH

SHEET
C1.1

NEW APARTMENTS
4345 SUNNYSIDE RD SE SALEM, OR 97302

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REVIEW
6/20/2022

Division 007 Appendix A-EPSC Plan Standard
Notes

(e) MAINTENANCE

- (1). Prior to any land disturbing activities, the boundaries of the clearing and grading limits, vegetated buffers, and any sensitive areas shown on this plan shall be clearly delineated in the field. Unless otherwise approved, no disturbance is permitted beyond the clearing limits. The Contractor must maintain the delineation for the duration of the project. Note: vegetated corridors to be delineated with orange construction fence or approved equal.
- (2). BMPs that must be installed prior to land disturbing activities are construction entrance, perimeter sediment control, and inlet protection.
- (3). Hold a preconstruction conference to review the EPSCP and with the City's Project Manager and Inspector.

- (5). Cleaning all structures, inlet protection BMPs, and sump pumps must be completed regularly and as required to ensure structures and inlets function properly and flow freely.
- (6). Construction site exits shall be maintained in a condition that will prevent tracking or flow of mud onto the ROW or approved access point. The entrance may require periodic top dressing as conditions demand, and repair and/or cleanout of any structures used to trap sediment. When necessary, the entrance may require grading to prevent sediment and material tracking on road surfaces if passive BMPs are not effective.

(f) INSPECTION

- permanent erosion control (i.e., vegetation/landscaping) is established on all disturbed areas.
- (3). All recommended erosion prevention and sediment control procedures are dependent on construction methods, staging, site conditions, weather, and scheduling. During the construction period, erosion control facilities shall be revised, upgraded, replaced, or added, to comply with SRC and State and Federal regulatory requirements.
- (4). The Contractor is solely responsible for protection of all adjacent property and downstream facilities from erosion and siltation during project construction. Any damage resulting from such erosion and siltation shall be corrected at the sole expense of the Contractor.
- (5). When saturated soil is present, water-tight trucks must be used to transport saturated soils from the construction site. Soil may be drained on site at a designated location, using appropriate BMPs. Soil must be drained sufficiently to drip less than one gallon per hour prior to leaving the site.
- (6). All materials spilled, dropped, or washed into storm drains must be removed immediately, and the Contractor shall provide protection of downstream inlets and catch basins to ensure sediment-laden water does not enter the storm drain system.
- (7). All discharge of sediment-laden water must be treated with an appropriate BMP to remove sediment from discharge waters and to comply with SRC and State and Federal Regulatory Permits.
- (8). In areas subject to wind erosion, appropriate BMPs must be used which may include the application of fine water spraying, plastic sheeting, mulching, or other approved measures.
- (9). The EPSC measures and BMPs shown on this plan are the minimum requirements for anticipated site conditions. During the construction period, these measures shall be upgraded as needed to maintain compliance with all regulations.
- (10). The contractor shall provide onsite water or other appropriate BMPs to prevent dust and wind erosion of fine grain soils.
- (1). The EPSC must be kept onsite at all times. All measures shown on the plan must be installed properly to ensure compliance with SRC and State and Regulatory permits, and that sediment does not enter a surface water system, roadway, or other properties.
- (2). Written EPSC inspection logs shall be maintained onsite and available to City inspectors upon request.
- (3). All BMPs shall be inspected at least every week. When a rainfall event exceeds 1/2-inch in a 24-hour period, daily inspection of the erosion controls, sediment controls, and discharge outfalls must be conducted and documented. Inspections shall be done by a representative of the permit registrant who is knowledgeable and experienced in the principles, practices, installation, and maintenance of erosion and sediment controls.
- (g) INACTIVE CONSTRUCTION PERIODS AND POST-CONSTRUCTION
- (1). Should work cease in any area for 14 days, the inactive area must be stabilized with appropriate soil stabilization BMPs. If all construction activity ceases the entire site must be temporarily stabilized using vegetation, heavy mulch layer, temporary seeding, or other method.
- (2). All temporary erosion prevention and sediment control facilities shall be removed by the contractor within 30 days after permanent landscaping/vegetation is established and the threat of erosion and sediment transport has been mitigated.
- (3). Temporary grass cover measures must be fully established by October 15 or other cover measures (i.e., erosion control blankets with anchors, one-inch of straw mulch, six mil HDPE plastic sheet, etc.) shall be in place over all disturbed soil areas until April 30. To establish an adequate grass stand for controlling erosion by October 15, it is recommended that seeding and mulching occur by September 1.
- (4). Permanent erosion control vegetation on all embankments and disturbed areas shall be re-established as soon as construction is completed.

(h) SPECIFICATIONS

- (12). During the wet weather work period or when rain is forecasted, all active and inactive soil stock piles must be covered with appropriate plastic sheeting. Plastic sheeting must cover the entire stock pile and be sufficiently anchored.

(c) POLLUTANTS, SOLID WASTE AND HAZARDOUS MATERIALS MANAGEMENT

- (1). Any use of toxic or other hazardous materials must include proper storage, application, and disposal.
- (2). The contractor is solely responsible to properly manage pollutants, hazardous waste, used oils, contaminated soils, concrete waste, sanitary waste, liquid waste, or other toxic substances discovered or generated during construction to prevent leakage, spills or release of pollutants to the environment and surface waters.
- (3). Contractor shall develop a project specific written spill prevention and response procedures that includes employee training on spill prevention and proper disposal procedures; regular maintenance schedule for vehicles, machinery, and material delivery and storage containers; storage of material used on site; and storage areas for waste and supplies. The plan shall comply with SRC and Federal and State requirements, and shall be available on site at all times.

(d) WET WEATHER PERIOD (OCTOBER 15 THROUGH APRIL 30)

- (1). Construction activities must avoid or minimize the duration of disturbed areas.
- (2). Temporary stabilization of the site including covering of bare soils with approved BMPs, must be installed at the end of the shift before a holiday or weekend, or at the end of each workday if rainfall is forecast in the next 24 hours.
- (3). Temporary stabilization or covering of soil stockpiles and protection of stockpiles located away from construction activity must occur at the end of each workday.

[illegible]

CONTROL MEASURE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5
Silt Fencing	X	X	X	X	
Construction Entrance	X	X			
Sediment Traps			X	X	
Storm Inlet Protection			X	X	
Concrete Washout					
Rock Outlet Protection			X	X	X
Permanent Seeding and Planting					X
Phase 1: Prior to Ground Disturbance Phase 2: After Completion of Rough Grading Phase 3: After Installation of Storm Facilities Phase 4: After Paving & Construction Phase 5: After Project Completion and Cleanup					

INSPECTION FREQUENCY FOR BMP

Site Condition	Minimum Frequency
1. Active period	Daily when stormwater runoff, including runoff from snowmelt, is occurring. At least once every 14 days, regardless of whether stormwater runoff is occurring.
2. Prior to the site becoming inactive or in anticipation of site inaccessibility.	Once to ensure that erosion and sediment control measures are in working order. Any necessary maintenance and repair must be made prior to leaving the site.
3. Inactive periods greater than seven (14) consecutive calendar days	Once every month.
4. Periods during which the site is inaccessible due to inclement weather	If practical, inspections must occur daily at a relevant and accessible discharge point or downstream location.
5. Periods during which discharge is unlikely due to frozen conditions	Monthly. Resume monitoring immediately upon melt, or when weather conditions make discharge likely.

BMP Rationale

A comprehensive list of available Best Management Practices (BMP) options based on DEQ's 1200-C Permit Application and ESCP Guidance Document has been reviewed to complete this Erosion and Sediment Control Plan. Some of the above listed BMPs were not chosen because they were determined to not effectively manage erosion prevention and sediment control for this project based on specific site conditions, including soil conditions, topographic constraints, accessibility to the site, and other related conditions. As the project progresses and there is a need to revise the ESCP, an Action Plan will be submitted.

SOIL TYPE(S):	PER MARION CO. SOIL SURVEY THE SITE SOILS INCLUDE, "JORY SILTY CLAY LOAM, 2-7% SLOPES," "MCALPIN SILTY CLAY LOAM, 0-3% SLOPES," & "NEKIA SILTY CLAY LOAM, 12-20% SLOPES."
EROSION HAZARD:	PER MARION CO. SOIL SURVEY EROSION HAZARD RANGES FROM "SLIGHT" TO "SEVERE".
SITE AREA:	1.03 ACRES
DISTURBANCE AREA:	.90 ACRES

SUPPLEMENTAL WESTECH NOTES:

- Erosion control measures shall be maintained in such a manner as to ensure that sediment and sediment-laden water does not enter the drainage system, roadways, or violate applicable water quality standards.
2. The erosion control construction, maintenance, replacement and upgrading of the erosion control facilities is the responsibility of the Contractor until such construction is completed and approved, and permanent erosion control (i.e. vegetation/landscaping) is established on all disturbed areas.
3. All recommended erosion control procedures are dependent on construction methods, staging, site conditions, weather and scheduling. During the construction period, erosion control facilities shall be upgraded as necessary due to unexpected storm events and to ensure that sediment and sediment laden water does not leave the site.
4. The Contractor is responsible for control of sediment transport within project limits. If an installed erosion control system does not adequately contain sediment on site, then the erosion control measures shall be adjusted or supplemented by the Contractor as necessary to ensure that sediment laden water does not leave the site. Additional measures shall be provided as required to ensure that all paved areas are kept clean for the duration of the project. Additional interim measures will include, at a minimum, installation of silt fences in accordance with the details of the approved Erosion Control Plan. Erosion control measures shall be installed along all exposed embankments and cut slopes to prevent sediment transport.
5. All existing and newly constructed storm inlets and drains shall be protected until pavement surfaces are completed and/or vegetation is established.
6. Erosion control facilities and sediment fences on active sites shall be inspected by the Contractor at least daily during any period with measurable precipitation. Any required repairs or maintenance shall be completed immediately. The erosion control facilities on inactive sites shall be inspected and maintained by the Contractor a minimum of once a month or within 24 hours following the start of a storm event.
7. All catch basins and conveyance lines shall be cleaned prior to paving. The cleaning operation shall not flush sediment-laden water into the downstream system. The Contractor shall remove all accumulated sediment from all impacted catch basins and storm pipes prior to acceptance by the Owner.
8. The Contractor is solely responsible for protection of all adjacent property and downstream facilities from erosion and siltation during project construction. Any damage resulting from such erosion and siltation shall be corrected at the sole expense of the Contractor.
9. The Contractor shall provide site watering as necessary to prevent wind erosion of fine-grained soils.
10. Unless otherwise indicated on the drawings, all temporary erosion control facilities, including sediment fences, silt socks, bio-bags, etc. shall be removed by the Contractor within 30 days after permanent landscaping/vegetation is established.
11. Sediment fences shall be constructed of continuous filter fabric to avoid use of joints. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum 6-inch overlap, and both ends securely fastened to a post.
12. Sediment fence shall be installed per drawing details. Sediment fences shall have adequate support to contain all silt and sediment captured.
13. The standard strength filter fabric shall be fastened securely to stitched loops installed on the upslope side of the posts, and 6 inches of the fabric shall be extended into the trench. The fabric shall not extend more than 30 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
14. Bio-filter bags shall be clean 100 percent wood product waste. Bags shall be 18-inch x 18-inch x 24-inch high, weigh approximately 45 lbs., and be contained in a bag made of 1/2-inch plastic mesh.
15. Sediment barriers shall be maintained until the up-slope area has been permanently stabilized. At no time shall more than 10-inches of sediment be allowed to accumulate behind sediment fences. No more than 2 inches of sediment shall be allowed to accumulate behind bio-filter bags. Sediment shall be removed prior to reaching the above stated depths. New sediment barriers shall be installed uphill as required to control sediment transport.
16. Stabilized construction entrances shall be installed at the beginning of construction and maintained for the duration of the project. Additional measures may be required to ensure that all paved areas are kept clean for the duration of the project.
17. The Contractor shall verify that all trucks are well sealed when transporting saturated soils from the site. After the trucks are loaded, the supporting saturated soils must be reduced to less than 1 gallon per hour prior to leaving the site.
18. The entrance shall be maintained in a condition that will prevent tracking or flow of mud onto the public right-of-way or approved access point. The entrance may require periodic top dressing as conditions demand, and repair and/or cleanout of any structures used to trap sediment.
19. All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately, and the Contractor shall provide protection of downstream inlets and catch basins to ensure sediment laden water does not enter the storm drain system.
20. Temporary grass cover measures must be fully established by October 15th, or other cover measures (i.e. erosion control blankets with anchors, 3-inches minimum of straw mulch, 6 mil High Density polyethylene sheeting, straw, straw stoppages, or 6 mil HDPE plastic sheet) must be established on adequate grass stand for controlling erosion by October 15th, it is recommended that seeding and mulching occur by September 1st. Straw mulch, if used, shall not leave any bare ground visible through the straw.
21. Minimum wet weather slope protection. For slopes steeper than 3H:1V but less than 2H:1V, use Tensar/North American Green Type S150 erosion control blanket. For slopes 2H:1V or steeper, use Tensar/North American Green Type S150 erosion control blanket. The blanket shall be a minimum of 2-inches straw mulch or Tensar/North American Green Type S150 for slopes flatter than 3H:1V. Slope protection shall be placed on all disturbed areas immediately after completion of each section of construction activity, until the erosion control seeding has been established. As soon as the slope is stable during temporary or seasonal work stoppages, a 6 mil HDPE plastic sheet may be placed on exposed slopes. The plastic sheet shall be provided with an anchor trench at the top and bottom of the slope, and shall be sandbagged on the slopes as required to prevent damage or displacement by wind.
22. Permanent erosion control vegetation on all embankments and disturbed areas shall be re-established as soon as construction is completed.
23. Soil preparation. Topsoil should be prepared according to landscape plans, if available, or recommendations of grass seed supplier. It is recommended that slopes be textured before seeding by back hoeing and driving a heavy roller (or the hydromulch application recommended). Anchor strow by cleat imprints parallel to slope contours) or other method to provide stable areas for seeds to rest.
24. When used, hydromulch shall be applied with grass seed at a rate of 2000 lbs. per acre between April 30 and June 10, or between September 1 and October 1. On slopes steeper than 10 percent, hydrosed and mulch shall be applied with a bonding agent (tackifier). Application rate and methodology to be in accordance with seed supplier recommendations.
25. When used in lieu of hydromulch, dry, loose, weed free straw used as mulch shall be applied at a rate of 2000 lbs. per acre (4000 lbs. for the hydromulch application recommended). Anchor strow by working in by hand with equipment (rollers, cleat trackers, etc.). Mulch shall be spread uniformly immediately following seeding.
26. When conditions are not favorable to germination and establishment of the grass seed, the Contractor shall irrigate the seeded and mulched areas as required to establish the grass cover.
27. Seeding. Recommended erosion control grass seed mix is as follows. Dwarf grass mix (low height, low maintenance) consisting of dwarf perennial ryegrass (80 % by weight), creeping red fescue (20 % by weight). Application rate shall be 100 lbs. per acre minimum.
28. Grass seed shall be fertilized at a rate of 10 lbs. per 1000 S.F. with 16-16-16 slow release type fertilizer. Development areas within 50 feet of water bodies and wetlands must use a non-phosphorous fertilizer.
29. Prior to starting construction contractor shall acquire the services of a DEQ Certified Erosion and Sediment Control Inspector and shall submit an "Action Plan" to DEQ identifying their names, contact information, training and experience as required in Schedule A.6.b.i-ii of the 1200-C Permit.
30. Contractor shall submit "Notice of Termination" to DEQ to end the 1200-C permit coverage once all disturbance activities have been completed and final stabilization of exposed soils has occurred.



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NEW APARTMENTS

4345 SUNNYSIDE RD SE SALEM, OR 97302

EROSION CONTROL NOTES

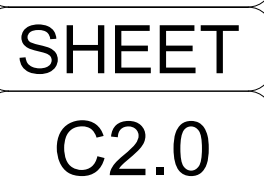
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DATE
1/3/2019

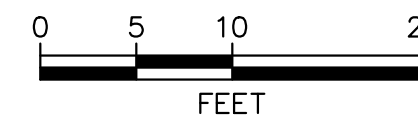
REVISÉD DATE

SHEET

C1.2



SUNNYSIDE RD (ROW 60')



REVISIONS: 6/20/2022

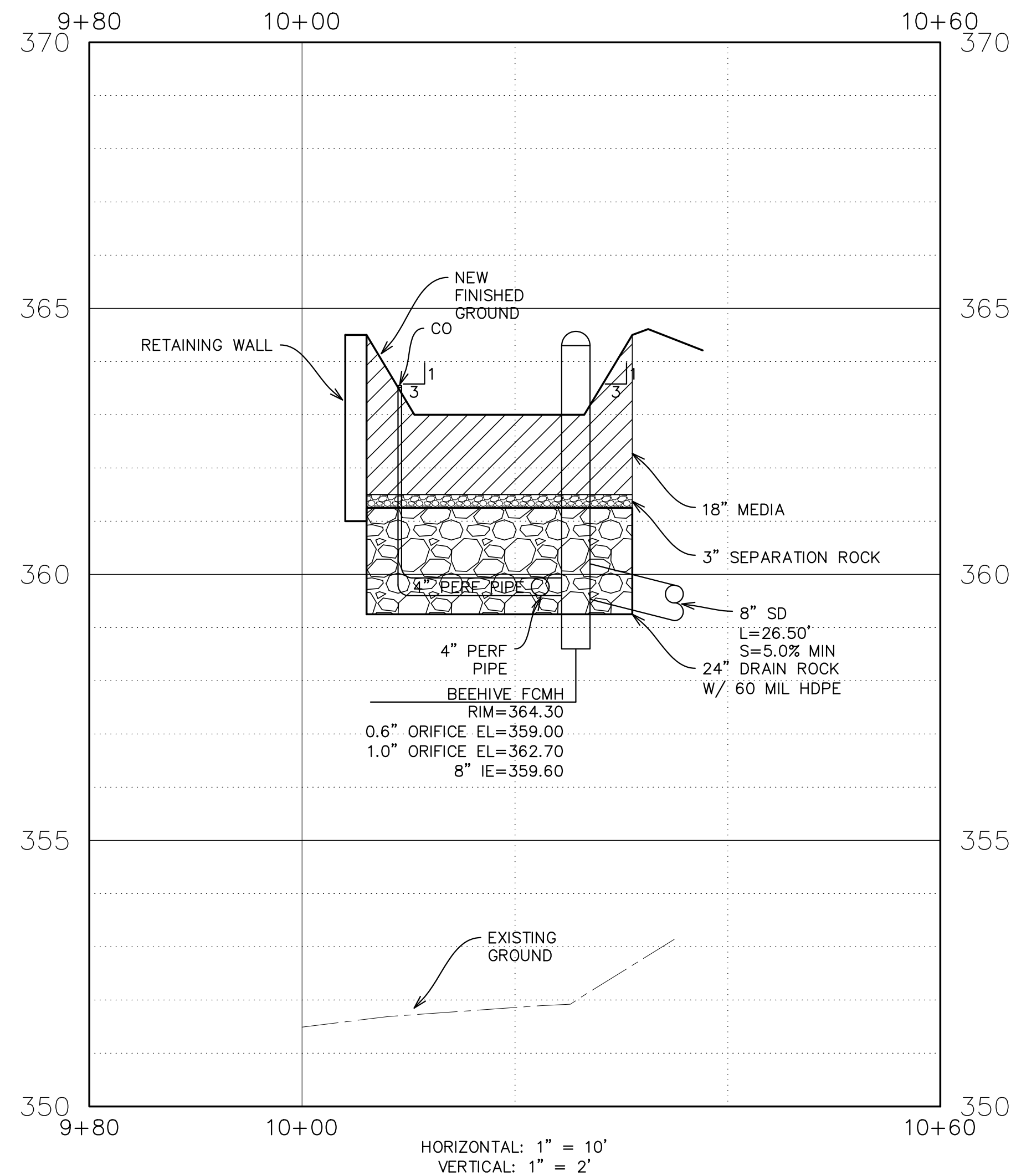
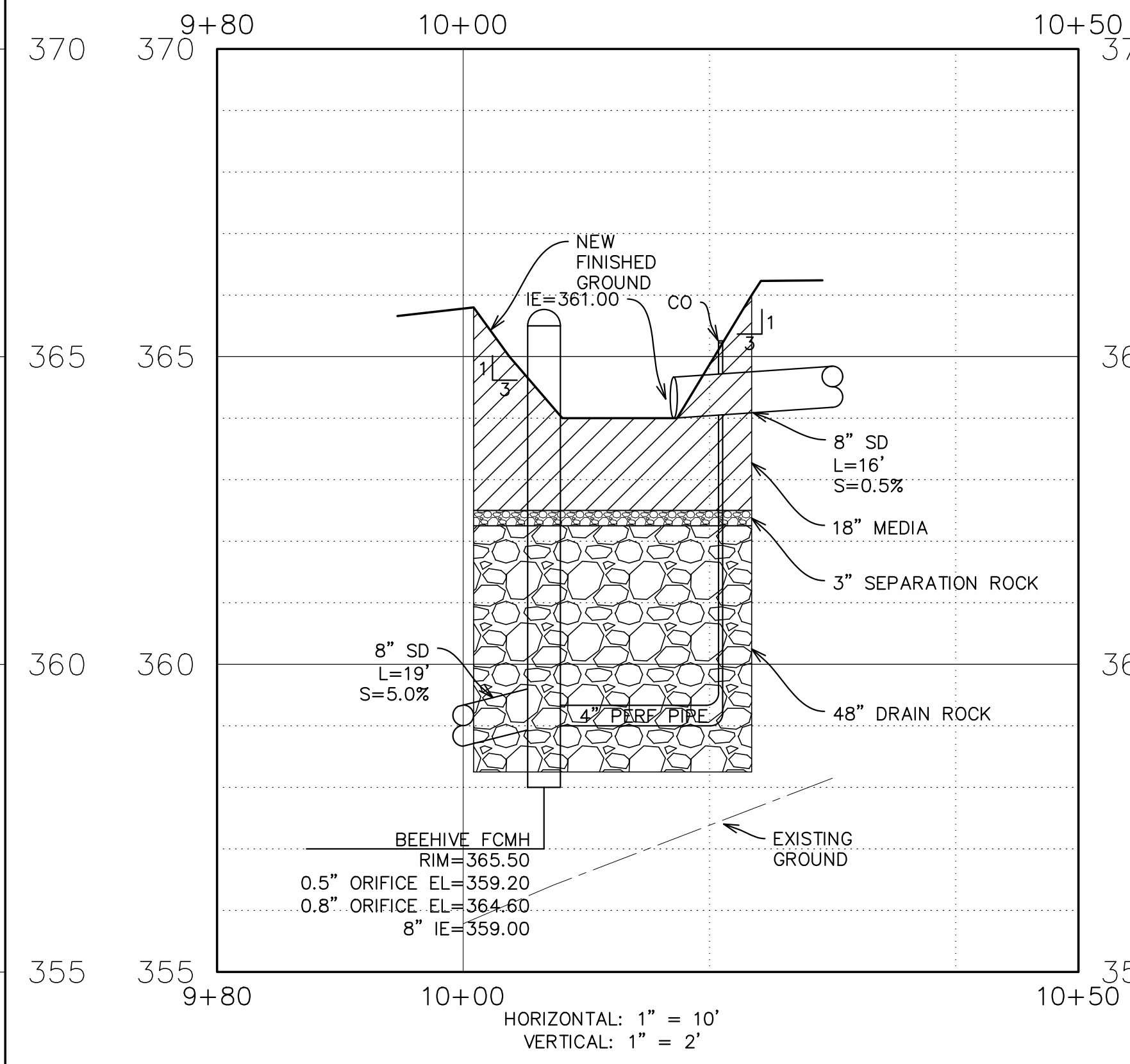
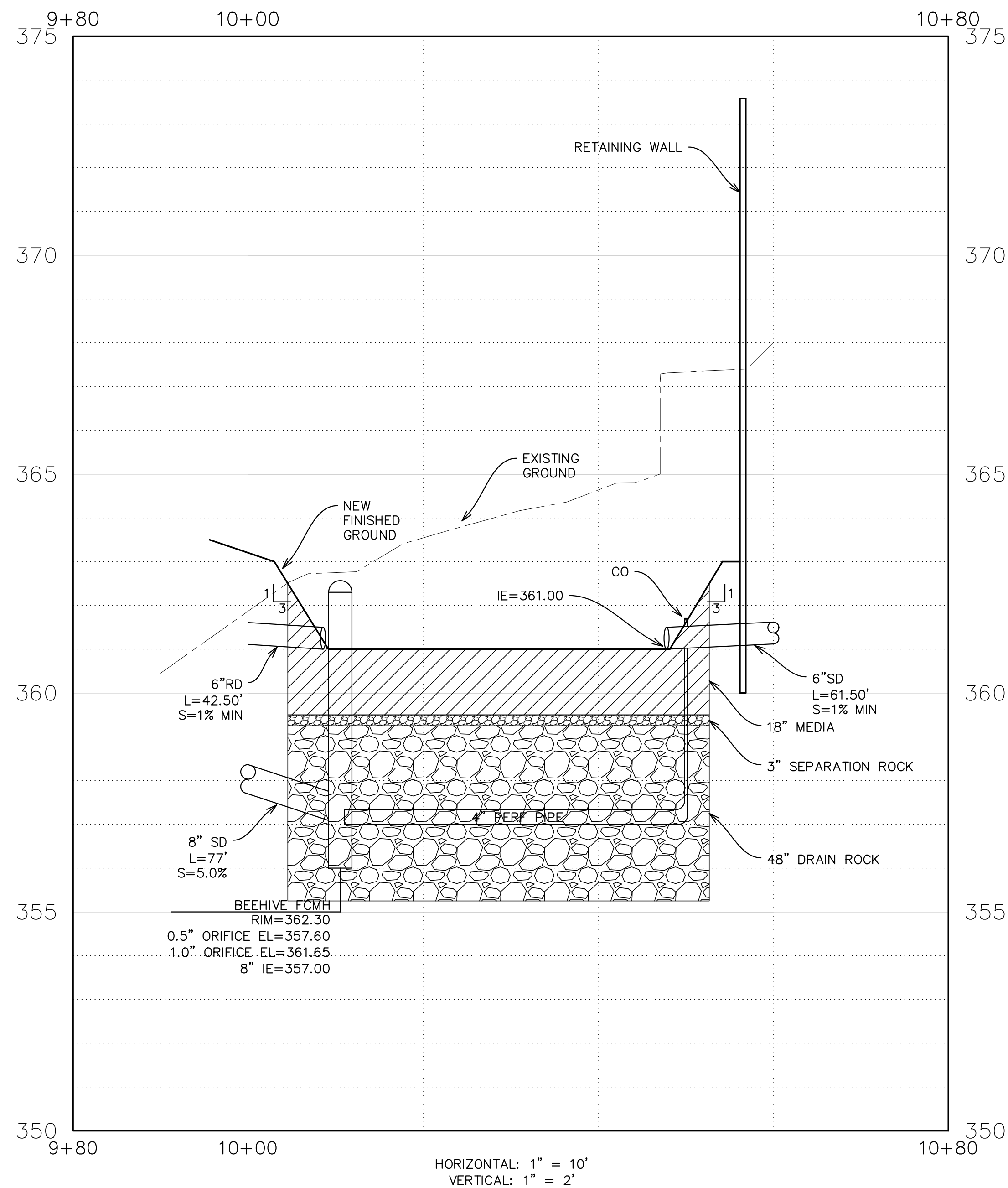
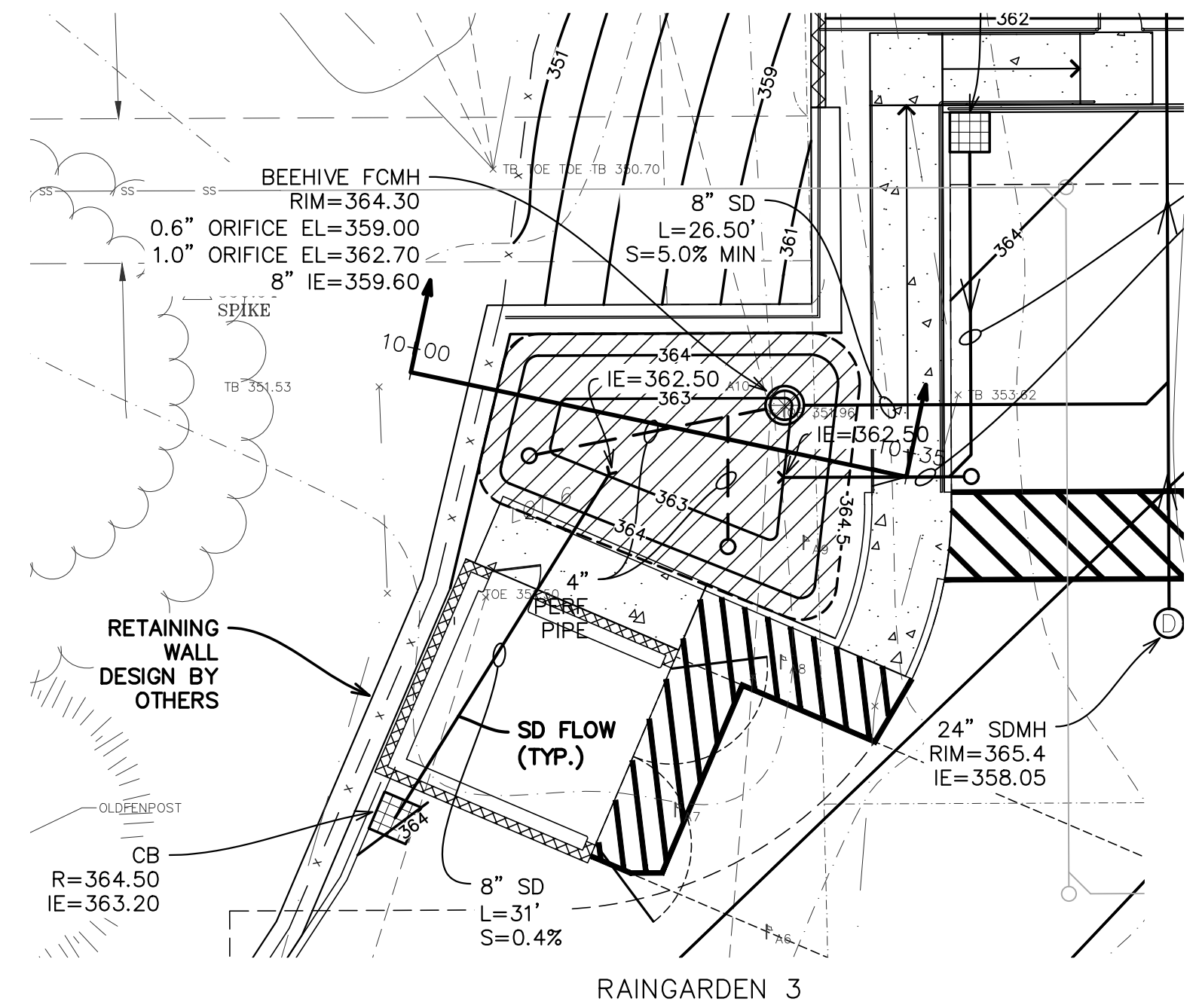
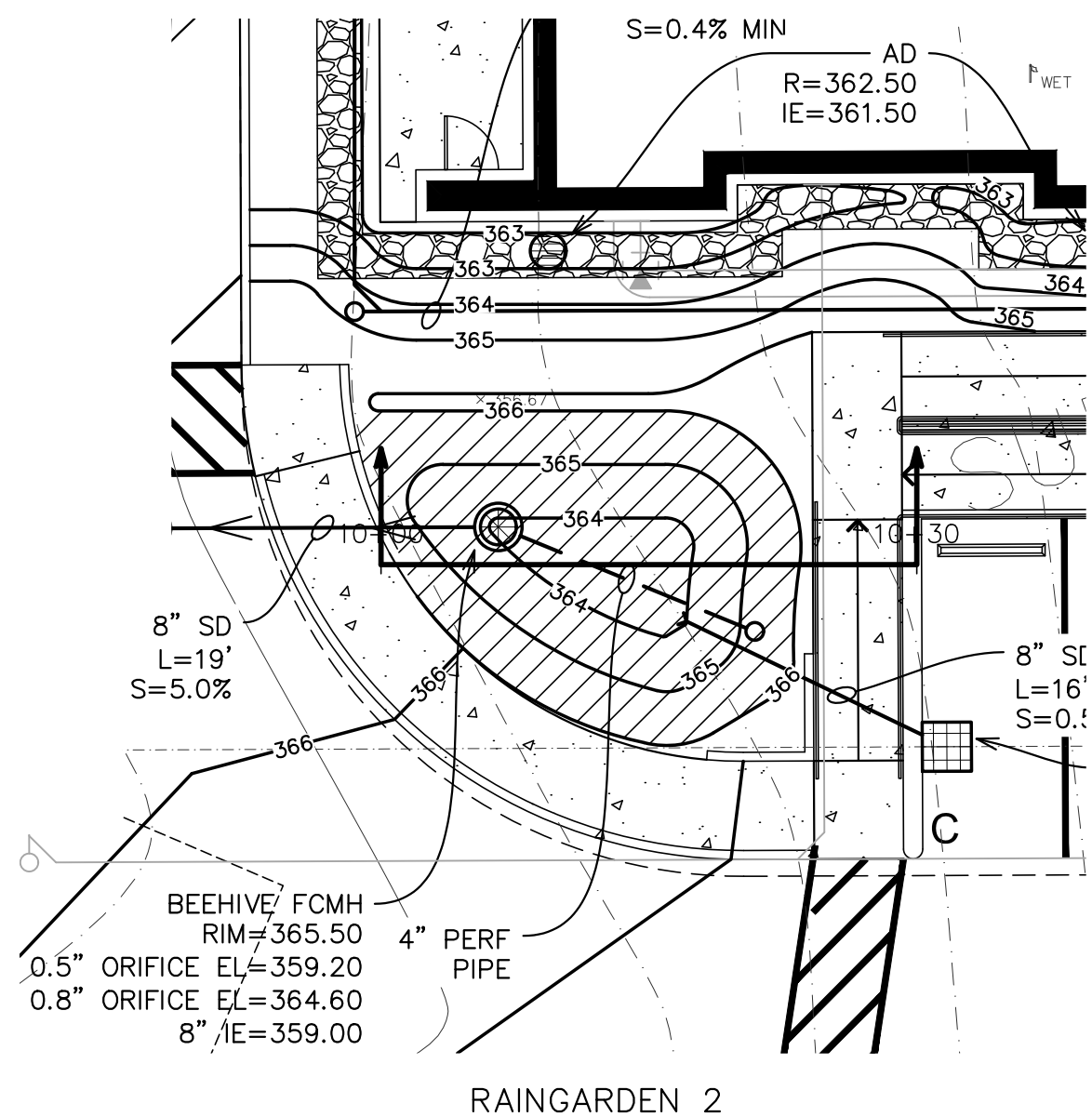
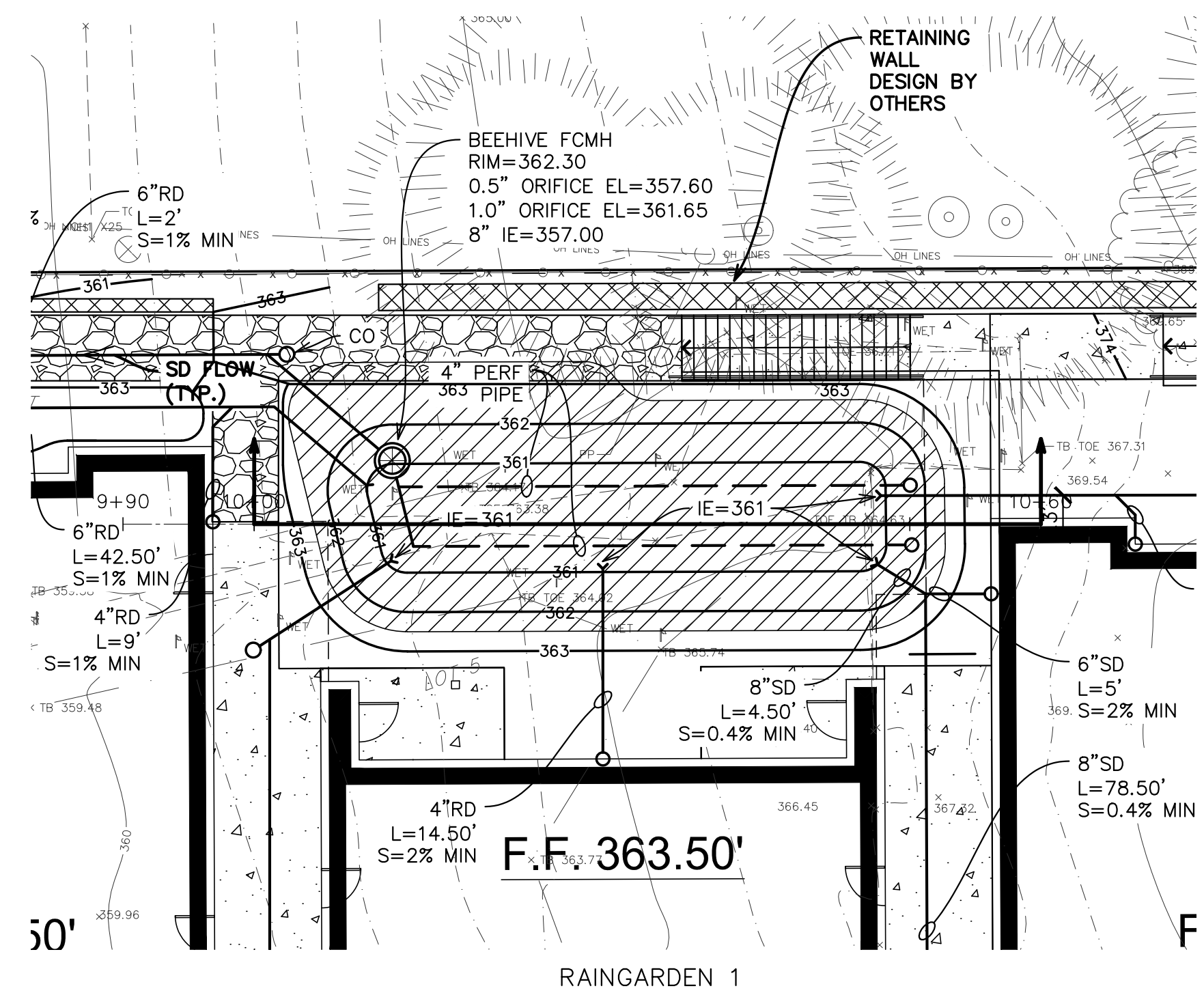
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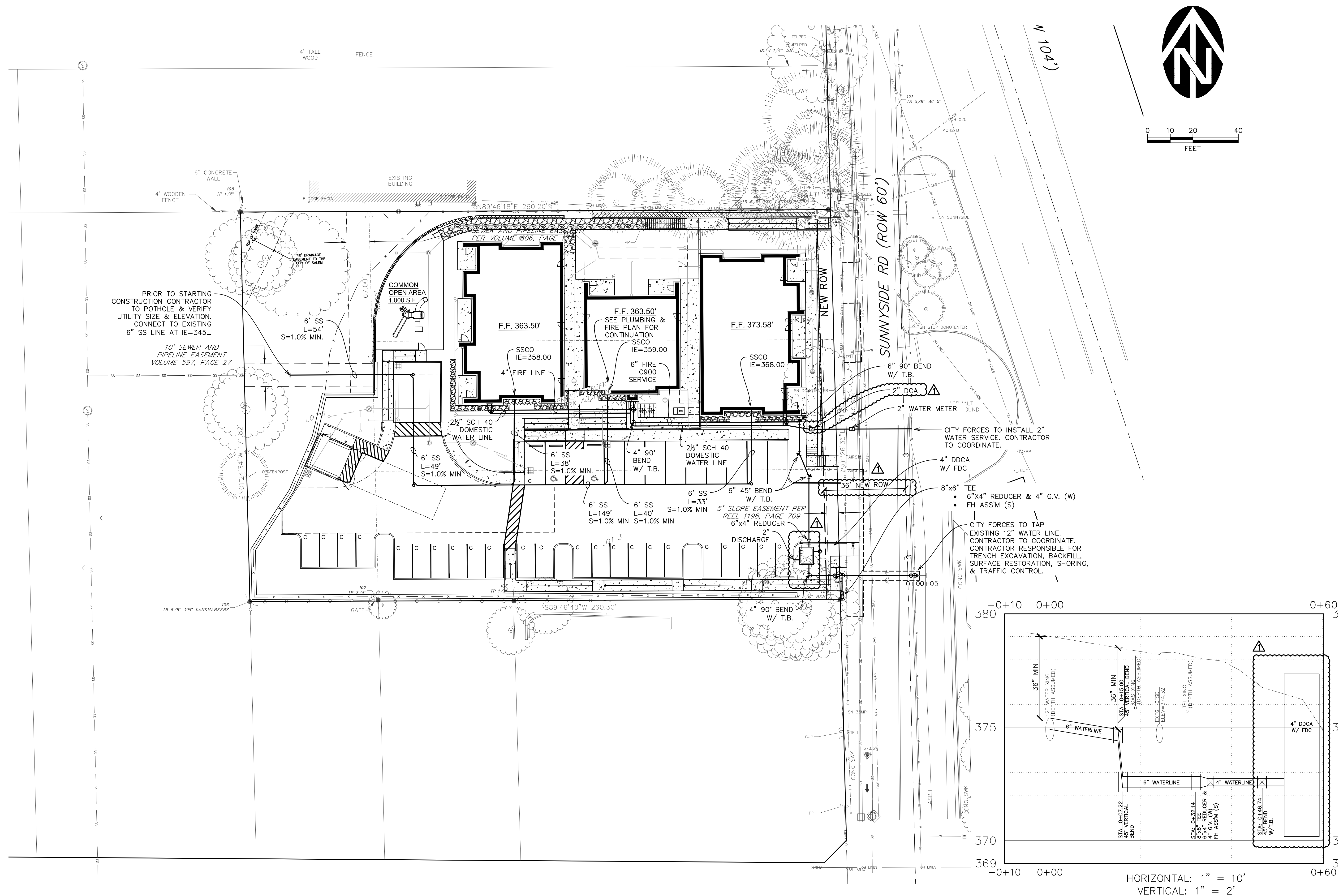
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NEW APARTMENTS
4345 SUNNYSIDE RD SE SALEM, OR 97302

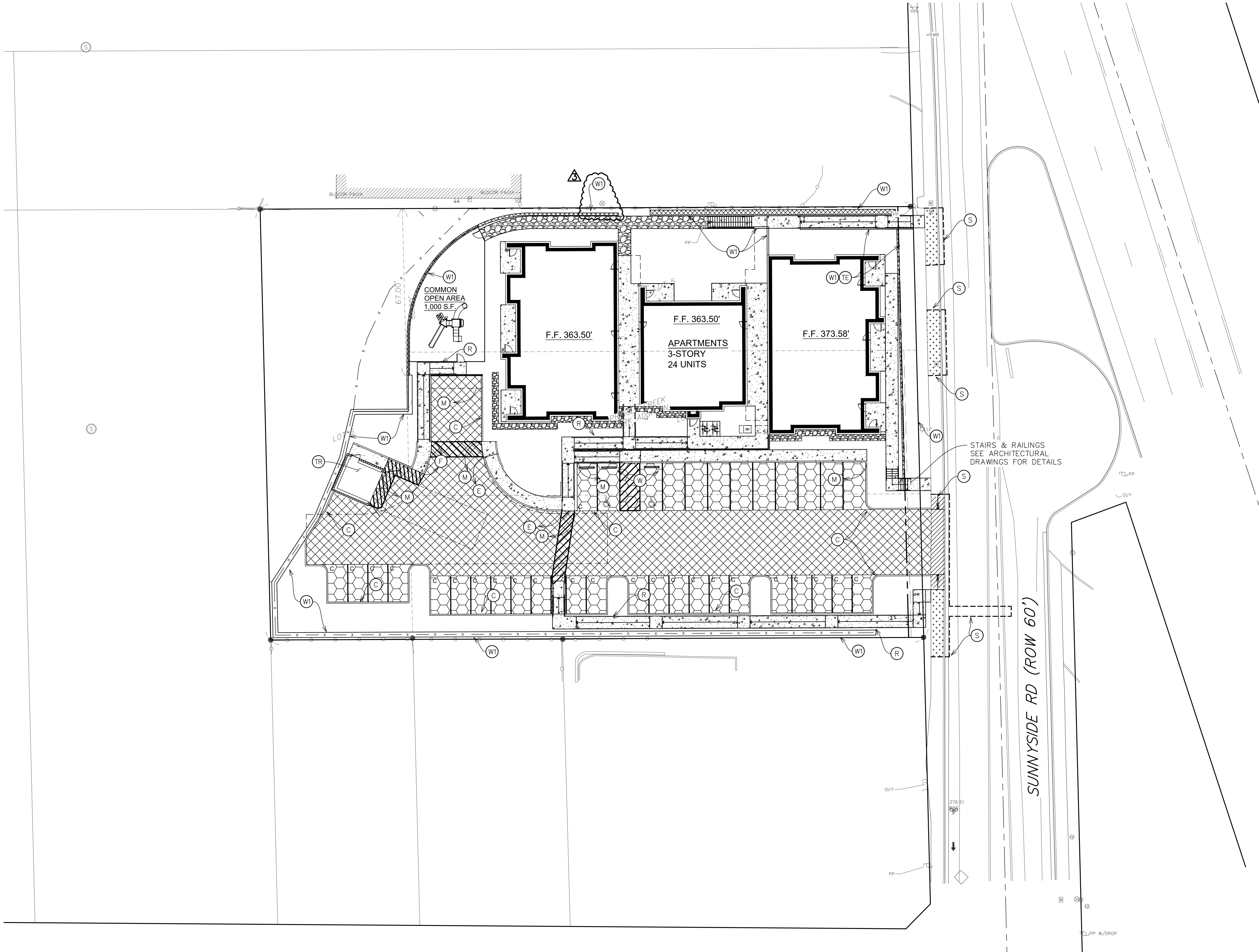
RAINGARDEN

DATE: 1/3/2019
REVISED DATE:
SHEET: C2.1





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SURFACING LEGEND	
	HEAVY DUTY AC SEE DTL. #2391
	LIGHT DUTY AC SEE DTL. #2391
	FULLY-LOWERED DRIVEWAY (CITY OF SALEM DTL. 301B) 6" OF PCC (4000 P.S.I. AT 28 DAYS) OVER 4" OF COMPACTED 1"-0 OVER APPROVED SUBGRADE
	CONCRETE SIDEWALK 4" OF PCC (4000 P.S.I. AT 28 DAYS) OVER 2" OF COMPACTED 1"-0 OVER APPROVED SUBGRADE
	SIDEWALK REPLACEMENT REPLACE EXISTING RAMP AND DRIVEWAYS WITH CURB (MATCH EXISTING TYPE) AND SIDEWALK (CITY OF SALEM DTL. 306)
	TYPE "C" CURB (DTL. 2110, SHT. C6.0)
	DEEP CURB (DTL. 2110B, SHT. C6.0)
	MONOLITHIC CURB & SIDEWALK (DTL. 2112, SHT. C6.0)
	RAILING (SEE ARCHITECTURAL DRAWINGS FOR DETAILS)
	SAWCUT
	THICKENED-EDGE SIDEWALK
	TRASH ENCLOSURE - SEE ARCHITECTURAL DRAWINGS FOR DETAILS
	WHEELSTOP (DTL. #2396, SHT. C6.0)
	RETAINING WALL (DESIGN BY OTHERS)
	FLUSH CURB
	6" EXPOSED CURB



REVISIONS: 6/20/2022

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NEW APARTMENTS

4345 SUNNYSIDE RD SE SALEM, OR 97302

SURFACING PLAN

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DATE
1/3/2019

REVISED DATE
2-14-2022 BY RS

SHEET
C4.0

98. Unless otherwise specified, sanitary sewer pipe shall be solid wall PVC in conformance with ASTM D3034, SDR 35 ($\leq 15''$) or ASTM F-679, PS 46 ($\geq 18''$). Minimum stiffness shall be 46 psi per ASTM D-2412 and joint type shall be elastomeric gasket conforming to ASTM D-3212. All other appearances and installation to conform to the Approving Agency's specifications. All materials and workmanship for all private sanitary sewers, including sewers located within any building envelope, shall be installed in conformance with Uniform Plumbing Code requirements.

100. Contractor shall provide all necessary materials, equipment and facilities to test sanitary sewer pipe and appurtenances for leakage in accordance with testing schedule herein or the Approving Agency's construction standards, whichever are more stringent. Sanitary sewer pipe and appurtenances shall be tested for leakage. Leakage tests shall include an air test of all sewer mains and laterals and vacuum testing of the manholes. Manhole testing shall be performed after completion of AC pavement and final surface restoration.

102. Contractor shall conduct deflection test of flexible sanitary sewer pipes by pulling an approved mandrel through the completed pipeline following trench compaction. The diameter of the mandrel shall be 95% of the initial pipe diameter. Test shall be conducted not less than 30 days after the trench backfilling and compaction has been completed, unless otherwise approved by the Approving Agency.

104. Storm sewer pipe materials shall conform to the construction drawings and Approving Agency's requirements. Unless otherwise noted or shown on the drawings, storm sewer pipe materials with watertight joints shall conform to the attached "Storm Pipe Table". Storm sewer shall be uniform pipe material for each pipe run between structures unless otherwise directed or approved. Jointed HDPE pipe shall not be used for slopes exceeding ten percent (10%). All materials and workmanship for all private storm drains, including storm drains located within any building envelope, shall be installed in conformance with Uniform Plumbing Code requirements.

106. Catch basins and junction boxes shall be set square with buildings or with the edge of the parking lot or street wherein they lie. Storm drain inlet structures and paving shall be adjusted so water flows into the structure without ponding water.

109. Sweep (deflect) storm sewer pipe into catch basins and manholes as required. Maximum joint deflection shall not exceed 5 degrees or manufacturers recommendations, whichever is less.

111. After manhole channeling and prior to mandrel testing or final acceptance, flush and clean all sewers, and remove all foreign material from the mainlines, manholes and catch basins.

113. Prior to acceptance, the Owner's Representative may lamp storm lines upstream & downstream of structures to verify that the pipes are clean and there is no grout or concrete in the mainlines, and that there are no observable bellies in the line. When necessary, sufficient water to reveal low areas shall be discharged into the pipe by the Contractor prior to any such inspection by the Owner's Representative or the Approving Agency.

117. Contractor and franchise utility companies shall conform to SCS Section 309 for all street lighting installation.

FRANCHISE & PRIVATE UTILITIES:
119. Unless otherwise shown on the drawings or approved by jurisdiction having authority, all new franchise and private utilities (power, cable TV, telephone, gas, data, communication, control, alarms, etc.) shall be installed underground. Installation of such utilities or associated conduits in a common trench with public water, sanitary sewer, or storm sewer is prohibited.

121. Unless otherwise approved by the Approving Agency, installation of private utilities (including either franchise utilities or private water, sewer or storm services) in a common trench with or within 3 feet horizontally of and paralleling public water, sanitary sewer or storm drains is prohibited.

123. Contractor shall notify and coordinate with franchise utilities for removal or relocation of power poles, vaults, pedestals, manholes, etc. to avoid conflict with Public utility structures, fire hydrants, meters, sewer or storm laterals, etc.

STORM PIPE TABLE	
Cover Depth	6" – 18" Diameter
Less than 2' Cover	Class 50 ductile iron pipe with bell and spigot joints and rubber gasket.
2' to 2-1/2' Cover	<p>Pipe specified for lesser cover depths –or–</p> <p>Class 3, ASTM C-14 non-reinforced concrete pipe with bell and spigot joints & rubber gaskets, ASTM 150 Type II cement. –or–</p> <p>PVC pipe conforming to AWWA C900 DR 18 (6"-12") or AWWA C-905 (14"-18") with bell and spigot joints and rubber gasket</p>
2-1/2' to 3' Cover	<p>Pipe specified for lesser cover depths –or–</p> <p>PVC pipe conforming to ASTM D-3034 PVC SDR 35 (6"-15") or ASTM F-679 PVC solid wall SDR 35 (18") with bell and spigot joints and rubber gasket. –or–</p> <p>HDPE (high density polyethylene) pipe conforming to AASHTO M-252, (6"-10") or AASHTO M-294 (12"-18"). For slopes less than 6% the pipe shall be ADS N-12 IB, Hancor Sure-Lok F477, or approved equal. For slopes greater than 6% the pipe shall be ADS N-12 IB WT, Hancor Blue Seal, or approved equal with watertight pressure testable fittings, –except– jointed HDPE (high density polyethylene) pipe referenced above not permitted for depth to invert greater than 12 feet.</p>

Cover Depth	6" – 18" Diameter
Less than 2' Cover	Class 50 ductile iron pipe with bell and spigot joints and rubber gasket.
2' to 2-1/2' Cover	<p>Pipe specified for lesser cover depths –or–</p> <p>Class 3, ASTM C-14 non-reinforced concrete pipe with bell and spigot joints & rubber gaskets, ASTM 150 type II cement. –or–</p> <p>PVC pipe conforming to AWWA C900 DR 18 (6"-12") or AWWA C-905 (14"-18") with bell and spigot joints and rubber gasket</p>
2-1/2' to 15' Cover	<p>Pipe specified for lesser cover depths –or–</p> <p>PVC pipe conforming to ASTM D-3034 PVC SDR 35 (6"-15") or ASTM F-679 PVC solid wall SDR 35 (18") with bell and spigot joints and rubber gasket. –or–</p> <p>HDPE (high density polyethylene) pipe conforming to AASHTO M-252, (8"-10") or AASHTO M-294 (12"-18"). For slopes less than 6% the pipe shall be ADS N-12 IB ST, Hancor Sure-Lok F477, or approved equal. For slopes greater than 6% the pipe shall be ADS N-12 IB WT, Hancor Blue Seal, or approved equal with watertight pressure testable fittings, –except– jointed HDPE (high density polyethylene) pipe referenced above not permitted for depth to invert greater than 12 feet.</p>

WE

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4345 SUNNYSIDE RD SE SALEM, OR 97302

CONSTRUCTION NOTES

STREET

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SUMMARY:
GUIDANCE DOCUMENT: GEOMETRIC DESIGN OF HIGHWAYS & STREETS, 2004 BY AASHTO (GREEN BOOK).
POSTED SPEED LIMIT: = 35MPH, USE 40MPH
INTERSECTION CONTROL: CASE B2-RIGHT TURN FROM MINOR ROAD PER EXHIBIT 9-50B

STOPPING SITE DISTANCE (SSD): 305' (40 MPH), 250' (35 MPH)

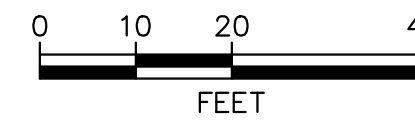
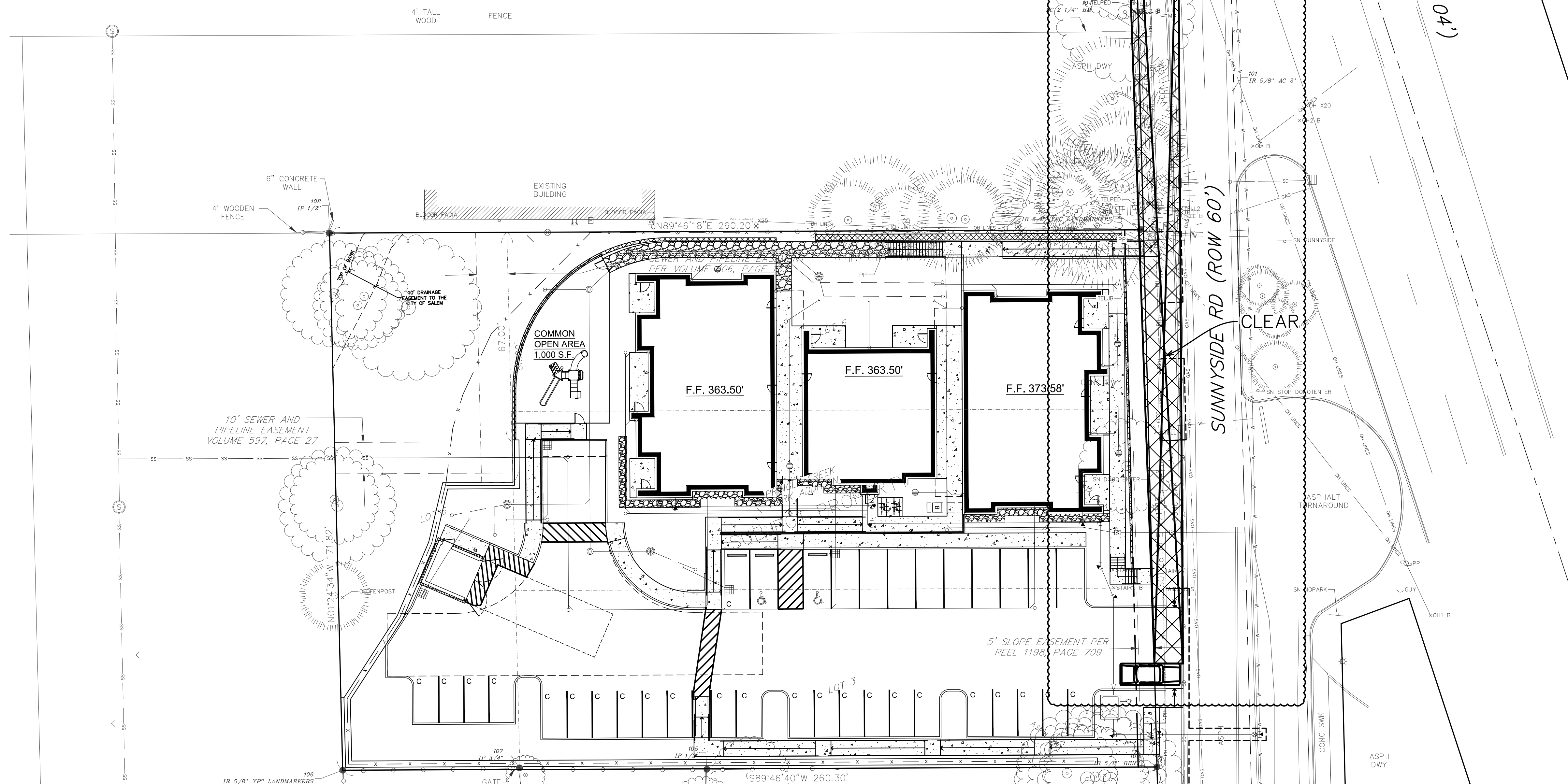
INTERSECTION SIGHT DISTANCE (ISD): 445' (40 MPH), 390' (35 MPH)

AVAILABLE INTERSECTION SIGHT DISTANCE @ ROW ~ 14.5 FROM EDGE OF TRAVEL WAY = 337 FT

AVAILABLE INTERSECTION SIGHT DISTANCE @ ROW @ BACK OF WALK = 392 FT

NARRATIVE:

THE AVAILABLE ISD AT 14.5' FROM EDGE OF TRAVEL LAND IS 377', WHILE THE ISD @ APPROXIMATELY 10' (ROW LINE) FROM EDGE OF TRAVEL LAND IS 392' WHICH CORRELATES TO 36 MPH. THE ASSOCIATED STOPPING SIGHT DISTANCE IS 251' (36 MPH). THE PROPOSED DRIVEWAY IS LOCATED BETWEEN A 40 MPH & 35 MPH ZONE. THEREFORE, AS MITIGATION WE PROPOSED TO ADD A 35 MPH SIGN ON THE SOUTH BOUND SUNNYSIDE ROADWAY EXIT.



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NEW APARTMENTS
4345 SUNNYSIDE RD SE SALEM, OR 97302

INTERSECTION SITE DISTANCE ANALYSIS

DATE: 1/3/2019
REVISED DATE: PER CITY COMMENTS 12-6-2021 BY IH
SHEET C7.0