FILE PATH: C:\Revit_Local\22047_CDP Salem Gateway Phase II_Walk Up Building H_22_mculbertsonPX8RT.rvt

GENERAL NOTES:

THE CONTRACTOR SHALL OBTAIN RIGHT-OF-WAY PERMIT PRIOR TO GRADING IN THE RIGHT-OF-WAY.

THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL CONSTRUCTION WITH OWNER AND OWNER'S REPRESENTATIVE.

WORK SHALL CONFORM WITH THE CITY OF SALEM STANDARDS, THE INTERNATIONAL BUILDING CODE (IBC), OREGON PLUMBING SPECIALTY CODE (OPSC) AND THE UNIFORM PLUMBING CODE (UPC). IT IS CONTRACTOR'S RESPONSIBILITY TO ENSURE WORK IS PERFORMED IN COMPLIANCE WITH LOCAL CODE AND REGULATIONS.

THE CONTRACTOR SHALL PROVIDE ALL WORK ILLUSTRATED ON THE DRAWINGS AND ALL INCIDENTAL WORK CONSIDERED NECESSARY TO COMPLETE THE PROJECT IN A MANNER ACCEPTABLE TO THE OWNER, INCLUDING MITIGATING CONFLICTS WITH EXISTING UTILITIES, CONNECTING EXISTING UTILITIES TO PROPOSED FACILITIES, AND FIELD VERIFYING EXISTING UTILITIES PRIOR TO PROJECT COMPLETION.

THE CONTRACTOR SHALL KEEP AN APPROVED AND UPDATED SET OF DRAWINGS ON THE PROJECT SITE AT ALL TIMES. THE CONTRACTOR SHALL KEEP A SET OF PLANS MARKED UP WITH AS-BUILT CONDITIONS AND CHANGES FOR FUTURE AS-BUILT RECORD DRAWINGS.

EXISTING CONDITIONS SHOWN ON THE PLAN ARE FROM TOPOGRAPHIC SURVEY PREPARED BY BARKER SURVEYING.
VERTICAL DATUM: NGVD 29 ELEV = 488.76. "BRASS DISK IN CONCRETE POST. BAXTER ROAD, 0.3 MILE EAST OF INTERSECTION WITH COMMERCIAL STREET S.E. ON NORTH SIDE OF BAXTER, 3 FEET WEST OF METAL WITNESS POST, 31.8 FEET NORTHEAST OF 10-INCH WALNUT TREE ON SOUTH SIDE OF ROAD, 59.6 FEET EAST OF PP#237." THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ARE COMPILED FROM AVAILABLE RECORDS AND /OR FIELD SURVEYS. THE ENGINEER, CITY, AND UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF SUCH RECORDS. EXISTING TOPOGRAPHIC INFORMATION SHOWN IS BASED ON SURVEY PERFORMED BY BARKER SURVEYING. THE ENGINEER MAKES NO GUARANTEE, OR WARRANTY, THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, WHETHER ACTIVE OR ABANDONED. THE CONTRACTOR IS RESPONSIBLE TO POT-HOLE AND VERIFY CRITICAL UTILITY CROSSINGS AND CONFLICTS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IN A TIMELY MANNER IF CONFLICTS ARISE. CONTRACTOR ASSUMES ALL RISK AND SCHEDULE DELAYS IF THE CONTRACTOR DOES NOT POT-HOLE PRIOR TO CONSTRUCTION AND COORDINATE WITH ENGINEER.

THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OR ORS 757.541 TO 757.571. THE CONTRACTOR SHALL NOTIFY EACH UNDERGROUND UTILITY AT LEAST 48 BUSINESS-DAY HOURS PRIOR TO EXCAVATING, BORING, OR POTHOLING. ALL UTILITY CROSSINGS SHALL BE POTHOLED AS NECESSARY PRIOR TO EXCAVATING OR BORING TO ALLOW THE CONTRACTOR TO PREVENT GRADE OF ALIGNMENT CONFLICTS.

THE CONTRACTOR SHALL EXPOSE AND VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL CONNECT AND/OR MATCH EXISTING UTILITIES AND PROPOSED IMPROVEMENTS IN CONFORMANCE WITH THE INTENT OF THESE PLANS TO PROVIDE COMPLETE AND FULLY OPERATIONAL SYSTEMS.

PROVISIONS SHALL BE MADE BY THE CONTRACTOR TO KEEP ALL EXISTING UTILITIES IN SERVICE AND PROTECT THEM DURING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THESE DRAWINGS, SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE AS INCIDENTAL TO THE CONTRACT. EXISTING UTILITIES ARE LIKELY TO REQUIRE CONNECTION TO THE PROPOSED IMPROVEMENTS. COORDINATE WITH OWNERS FACILITIES DEPARTMENT.

CONTRACTOR SHALL CONFIRM ALL REQUIRED PERMITS AND LICENSES HAVE BEEN ISSUED BEFORE STARTING CONSTRUCTION

CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE CITY OF SALEM INSPECTOR 48 HOURS BEFORE INSPECTION.

CONSTRUCTION VEHICLES ARE NOT ALLOWED TO BE STAGED IN THE PUBLIC RIGHT-OF-WAY WITHOUT PRIOR APPROVAL.

ANY ALTERATION OR VARIANCE FROM THESE PLANS, EXCEPT MINOR FIELD ADJUSTMENTS NEEDED TO MEET EXISTING FIELD CONDITIONS, SHALL FIRST BE APPROVED BY THE APPLICABLE AGENCY REPRESENTATIVE. ANY ALTERATION OR VARIANCE FROM THESE PLANS SHALL BE DOCUMENTED ON CONSTRUCTION FIELD PRINTS AND TRANSMITTED TO THE PROJECT ENGINEER.

CONTRACTOR SHALL PROVIDE THE NECESSARY EROSION PROTECTION TO MINIMIZE EROSION AND IMPACT TO ADJACENT PROPERTIES.

OPEN TRENCHES SHALL BE STRICTLY LIMITED TO A MAXIMUM OF 100 FEET UNLESS LIMITED TO A LESSER AMOUNT BY PERMIT. NO TRENCHES WILL BE ALLOWED TO REMAIN OPEN AT NIGHT.

AT THE END OF EACH WORK DAY THE CONTRACTOR SHALL CLEAN UP THE PROJECT AREA AND LEAVE IT IN A NEAT AND SECURED MANNER. UPON COMPLETION, THE CONTRACTOR SHALL LEAVE THE PROJECT AREA FREE OF DEBRIS AND UNUSED MATERIAL.

ALL MATERIAL SUPPLIERS SHALL SUBMIT TO THE ENGINEER PROOF OF MATERIAL(S) TESTED IN ACCORDANCE WITH SPECIFICATIONS. BY ACCEPTANCE OF THE CONTRACT WITH THE OWNER, THE CONTRACTOR CERTIFIES THAT ALL MATERIALS DELIVERED TO THE JOB SITE WILL MEET OR EXCEED THOSE SPECIFICATIONS. ANY MATERIAL NOT CONFORMING SHALL BE REMOVED FROM THE SITE AT NO ADDITIONAL COST TO THE OWNER.

GENERAL SITE PREPARATION:

ALL EARTHWORK, EXCAVATION, BACKFILL TO FOLLOW REQUIREMENTS OUTLINED IN CURRENT PROJECT GEOTECHNICAL REPORT AND SPECIFICATIONS.

PRIOR TO BEGINNING CONSTRUCTION, ALL AREAS OF THE SITE THAT WILL RECEIVE FOUNDATIONS, STRUCTURAL FILL, FLOOR SLABS, OR PAVEMENT SHOULD BE STRIPPED OF TOP SOIL, ROOTS, UNSUITABLE FILLS, I.E. AND EXCAVATED TO NON-ORGANIC, NATIVE UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL.

THE CONTRACTOR SHALL PRUNE ALL VEGETATION, AS NECESSARY, AWAY AND UP FROM THE AREA OF WORK. THE CONTRACTOR SHALL PROTECT ALL EXISTING LANDSCAPING THAT IS TO REMAIN. ARBORIST SHALL BE CONTACTED IF SIGNIFICANT ROOTS ARE UNCOVERED.

COMPACTION REQUIREMENTS - SEE GEOTECHNICAL REPORT:

ALL EXCESS MATERIAL INCLUDING BOULDERS SHALL BE HAULED OFF SITE UNLESS AGREED TO BY OWNER AND COORDINATED WITH OWNER. CONTRACTOR SHALL BE RESPONSIBLE TO HAUL OFF TO LEGAL DUMP SITE AND OBTAIN ALL NECESSARY PERMITS.

MISC. UTILITIES:

GAS, ELECTRICAL, TELEPHONE, AND TV INSTALLATION SHALL BE COORDINATED BY THE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING REQUIREMENTS FOR UTILITY CROSSING SLEEVES.

ALL PROPOSED GAS, POWER, TELEPHONE, AND TV SERVICES ON SITE SHALL BE PLACED UNDERGROUND.

TRENCH BACKFILL WITHIN THE PUBLIC RIGHT OF WAY TO BE CRUSHED ROCK. THIS APPLIES TO ALL UTILITY INSTALLATIONS: STORM, SANITARY, WATER, IRRIGATION CROSSINGS AND PRIVATE UTILITIES.

PLACE DETECTABLE MARKING TAPE AND TRACER WIRE IN THE TRENCH DIRECTLY ABOVE, PARALLEL TO, AND ALONG THE ENTIRE LENGTH OF ALL NONMETALLIC PIPE AND CONDUIT.

SURVEY MONUMENT PRESERVATION:

ALL SURVEY MONUMENTS OF RECORD MUST BE PRESERVED. IN THE EVENT A MONUMENT IS DISTURBED, CONTRACTOR IS RESPONSIBLE TO SECURE THE SERVICES OF A REGISTERED PROFESSIONAL LAND SURVEYOR TO REFERENCE AND REPLACE THE MONUMENT WITHIN 90 DAYS OF THE REMOVAL, DISTURBANCE OR DESTRUCTION.

STORM DRAINAGE:

CONTRACTOR TO INSTALL ALL REQUIRED FITTINGS AND BENDS AS NECESSARY.

CONTRACTOR TO VERIFY ALL ASSUMED CONNECTION ELEVATIONS PRIOR TO CONSTRUCTION. COORDINATE WITH ENGINEER AS NECESSARY.

STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF SALEM, THE INTERNATIONAL BUILDING CODE (IBC) AND OREGON PLUMBING SPECIALTY CODE.

THE CONTRACTOR SHALL TEST ALL PVC AND HDPE STORM PIPE FOR DEFLECTION AS REQUIRED BY THE MANUFACTURER. A COPY OF THE TEST RESULTS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.

THE CONTRACTOR SHALL FLUSH THE ENTIRE STORM SYSTEM AND VIDEO INSPECT ALL STORM SEWER CONVEYANCE PIPES. A COPY OF THE REPORT AND VIDEO TAPE SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.

ADJUST MANHOLE, CLEAN OUT AND AREA DRAIN RIMS TO FINISH GRADE.

HORIZONTAL LINES CONNECTING WITH OTHER HORIZONTAL LINES SHALL ENTER THROUGH 45 DEGREE WYE BRANCH. TEE BRANCH IS NOT ALLOWED.

ALL RAIN DRAIN PIPING INSTALLED WITHIN 5.0 FEET OF A BUILDING TO BE SCHEDULE 40 PVC-D.W.V. PIPING OR APPROVED EQUAL. COORDINATE LOCATION OF RAIN DRAINS WITH PLUMBING PLANS.

TRACER WIRE - 12-GAUGE STRANDED OR SOLID COPPER INSULATED HIGH MOLECULAR WEIGHT POLYETHYLENE (HMW-PE) TRACER WIRE. THE HMW-PE INSULATED COVER SHALL BE GREEN AND A MINIMUM 45 MIL THICK. THE WIRE SHALL BE RATED FOR 140 DEGREES FAHRENHEIT. INSTALL TRACER WIRE IN ALL TRENCHES FOR STORM SEWERS. PLACE THE TRACER WIRE DIRECTLY OVER THE PIPE CENTERLINE AND ON TOP OF THE PIPE ZONE MATERIAL, PARALLEL TO, AND ALONG THE ENTIRE LENGTH OF ALL NONMETALLIC PIPE.

SANITARY SEWER:

CONTRACTOR TO INSTALL ALL REQUIRED FITTINGS AND BENDS AS NECESSARY.

ALL SANITARY SEWER CONSTRUCTION TO WITHIN THREE (3) FEET OF THE BUILDING SHALL BE PVC ASTM D3034 SDR 35 IN ACCORDANCE WITH THE CITY OF SALEM, THE INTERNATIONAL BUILDING CODE (IBC) AND OREGON PLUMBING SPECIALITY CODE.

PRIVATE SANITARY SEWER PIPE WITHIN THREE (3) FEET OF THE BUILDING SHALL BE DRAIN WASTE VENT (DWV), IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE (IBC) AND OREGON PLUMBING SPECIALTY CODE.

HORIZONTAL LINES CONNECTING WITH OTHER HORIZONTAL LINES SHALL ENTER THROUGH 45 DEGREE WYE BRANCH. TEE BRANCH IS NOT ALLOWED.

WHERE SANITARY LINES CROSS WATER LINES, THE SYSTEMS NEED TO BE CONSTRUCTED SUCH THAT THE CROSSING WILL OCCUR AT THE CENTER OF A PIPE SEGMENT FOR BOTH LINES.

PRIOR TO TESTING AND INSPECTION OF THE SANITARY PIPELINE, ALL PARTS OF THE SYSTEM SHALL BE CLEANED OF DEBRIS.

TESTING OF PRIVATE SANITARY PIPELINE SHALL BE IN ACCORDANCE WITH OREGON PLUMBING SPECIALTY CODE.

TRACER WIRE - 12-GAUGE STRANDED OR SOLID COPPER INSULATED HIGH MOLECULAR WEIGHT POLYETHYLENE (HMW-PE) TRACER WIRE. THE HMW-PE INSULATED COVER SHALL BE GREEN AND A MINIMUM 45 MIL THICK. THE WIRE SHALL BE RATED FOR 140 DEGREES FAHRENHEIT. INSTALL TRACER WIRE IN ALL TRENCHES FOR STORM SEWERS. PLACE THE TRACER WIRE DIRECTLY OVER THE PIPE CENTERLINE AND ON TOP OF THE PIPE ZONE MATERIAL, PARALLEL TO, AND ALONG THE ENTIRE LENGTH OF ALL NONMETALLIC PIPE.

WATER LINE

DOMESTIC WATER SERVICE PIPE 3" AND SMALLER SHALL BE SCHEDULE 40 PVC AND COMPLY WITH AWWA STANDARDS AND UL APPROVED.

DOMESTIC WATER SERVICE PIPE 4" AND LARGER SHALL BE DUCTILE IRON PIPE D.I.P. (CL-52) OR ENGINEER APPROVED EQUAL.

FIRE WATER SERVICE PIPE SHALL BE DUCTILE IRON PIPE D.I.P. (CL-52) OR ENGINEER APPROVED EQUAL.

ALL PIPE SHALL HAVE A MINIMUM OF 36" OF COVER MEASURED FROM FINISH GRADE.

THE CONTRACTOR SHALL CALL FOR ALL INSPECTIONS AND PERFORM THE NECESSARY TESTING REQUIRED BY THE SPECIFICATIONS AND THE PRIVATE UTILITIES PERMIT. UPON COMPLETION OF THE INSTALLATION OF THE WATER SYSTEM ALL LINES SHALL BE FLUSHED AND DISINFECTED IN CONFORMANCE WITH HEALTH DIVISION GUIDELINES.

ALL WATERLINES, JOINTS, TEES, BENDS (HORIZ. & VERT.), REDUCERS AND VALVES SHALL BE MECHANICALLY RESTRAINED.

TRACER WIRE - 12-GAUGE STRANDED OR SOLID COPPER INSULATED HIGH MOLECULAR WEIGHT POLYETHYLENE (HMW-PE) TRACER WIRE. THE HMW-PE INSULATED COVER SHALL BE GREEN AND A MINIMUM 45 MIL THICK. THE WIRE SHALL BE RATED FOR 140 DEGREES FAHRENHEIT. INSTALL TRACER WIRE IN ALL TRENCHES FOR WATER LINE. PLACE THE TRACER WIRE DIRECTLY OVER THE PIPE CENTERLINE AND ON TOP OF THE PIPE ZONE MATERIAL, PARALLEL TO, AND ALONG THE ENTIRE LENGTH OF ALL NONMETALLIC PIPE.

Scott Edwards Architecture
2525 E Burnside St. Portland, OR 97214
503.226.3617 seallp.com

REGISTERED PROFESSIONAL ENGINEER
OREGON
JANUARY 18, 2011
BRIAN J. BRAMAN
EXPIRES: 12/31/2023
NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

HHPR Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

ISSUE	DATE
SITE PLAN REVIEW	08.08.22

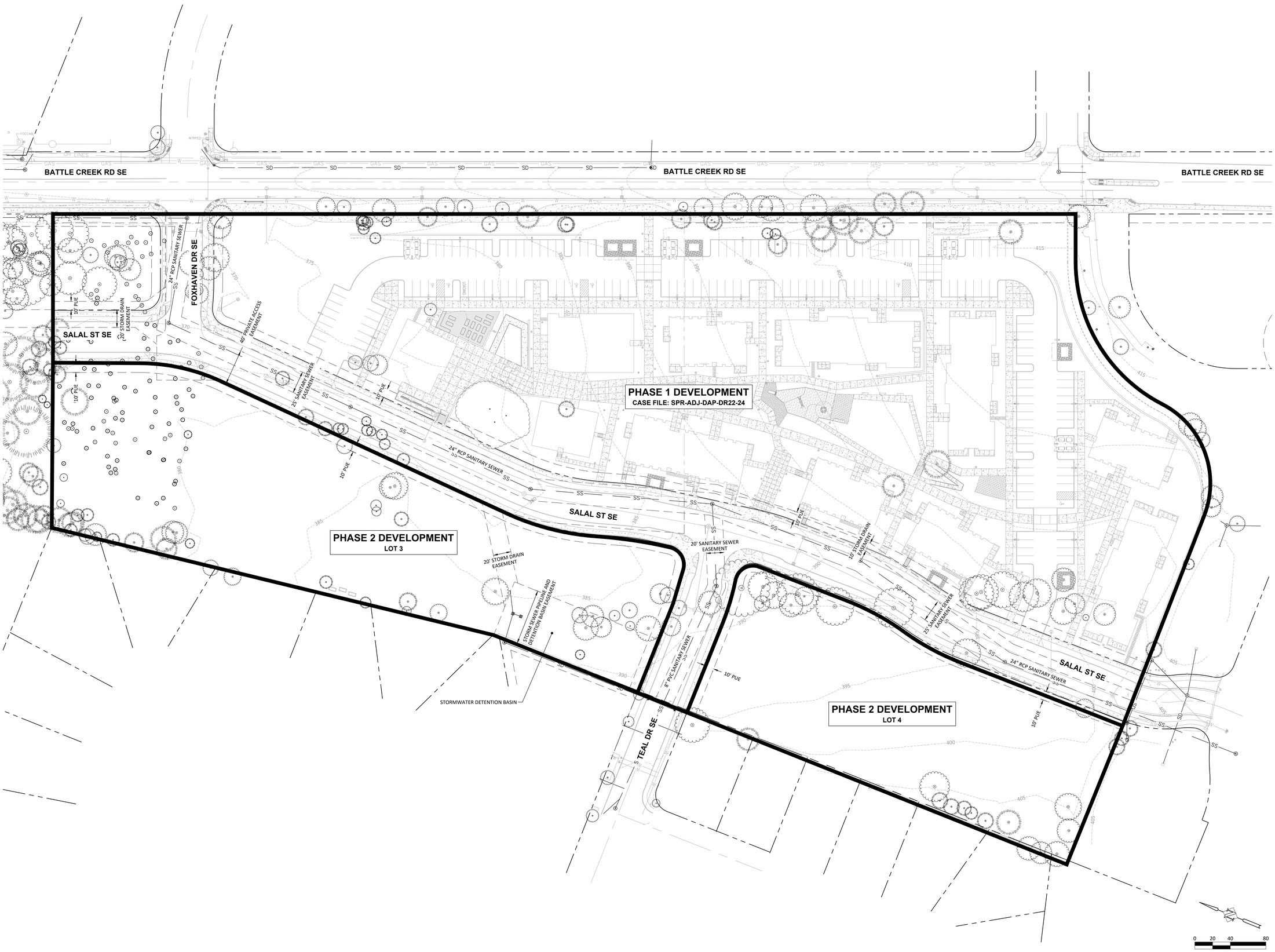
Drawing:

CIVIL GENERAL NOTES

Sheet No:

C001

FILE PATH: C:\Revit_Local\22047_CDP Salem Gateway Phase II_Walk Up Building H_22_mculbertsonPX8RT.rvt



Scott Edwards Architecture
2525 E Burnside St. Portland, OR 97214
503.226.3617 seallp.com

REGISTERED PROFESSIONAL ENGINEER
OREGON
JANUARY 18, 2011
BRIAN J. BRAMAN
EXPIRES: 12/31/2023
NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

ISSUE	DATE
SITE PLAN REVIEW	08.08.22

Drawing:

EXISTING CONDITIONS PLAN

Sheet No:

C100

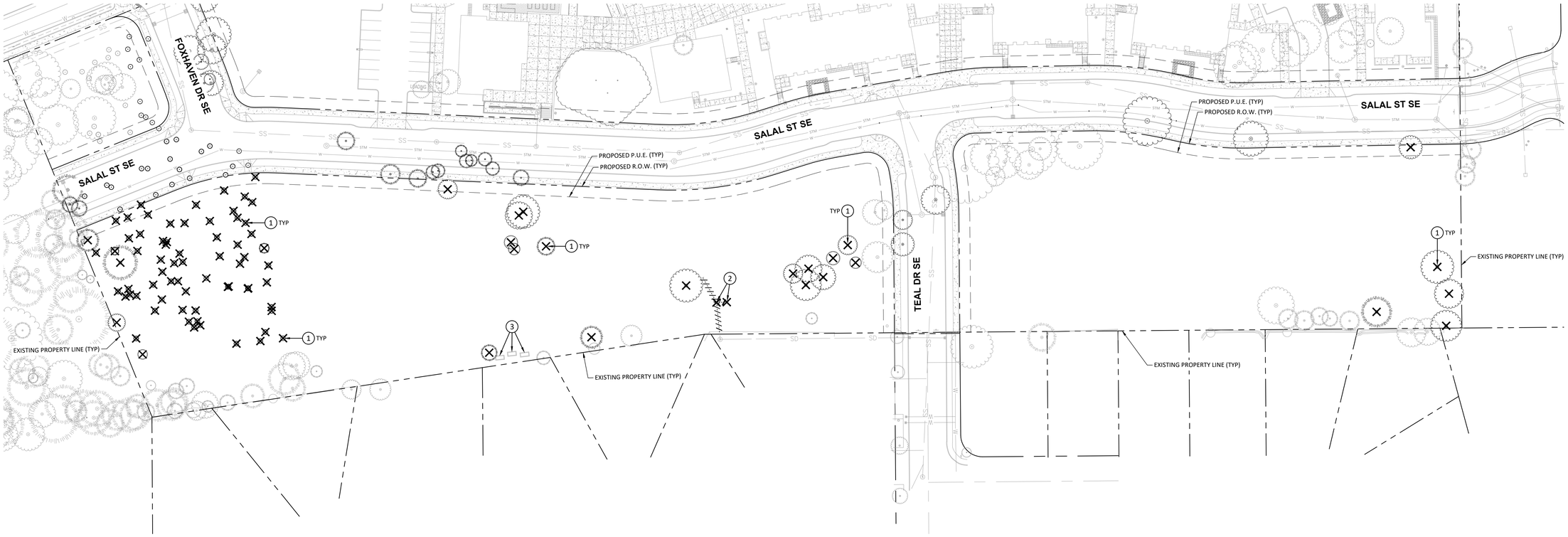
FILE PATH: C:\Revit_Local\22047_CDP Salem Gateway Phase II_Walk Up Building H_22_mculbertsonPX8RT.rvt

CONSTRUCTION NOTES:

1. REMOVE TREE.
2. REMOVE CATCH BASIN AND ASSOCIATED STORM PIPE.
3. REMOVE PLANTER BOXES.

LEGEND:

- TREE TO BE REMOVED
- UTILITY STRUCTURE TO BE REMOVED
- UTILITY TO BE REMOVED



Scott Edwards Architecture
2525 E Burnside St. Portland, OR 97214
503.226.3617 seallp.com

REGISTERED PROFESSIONAL ENGINEER OREGON JULY 8, 2011 BRIAN J. BRAMAN EXPIRES: 12/31/2023

NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

ISSUE	DATE
SITE PLAN REVIEW	08.08.22

Drawing:

SITE DEMOLITION PLAN

0 20 40 80
SCALE: 1" = 40'

Sheet No:

C110

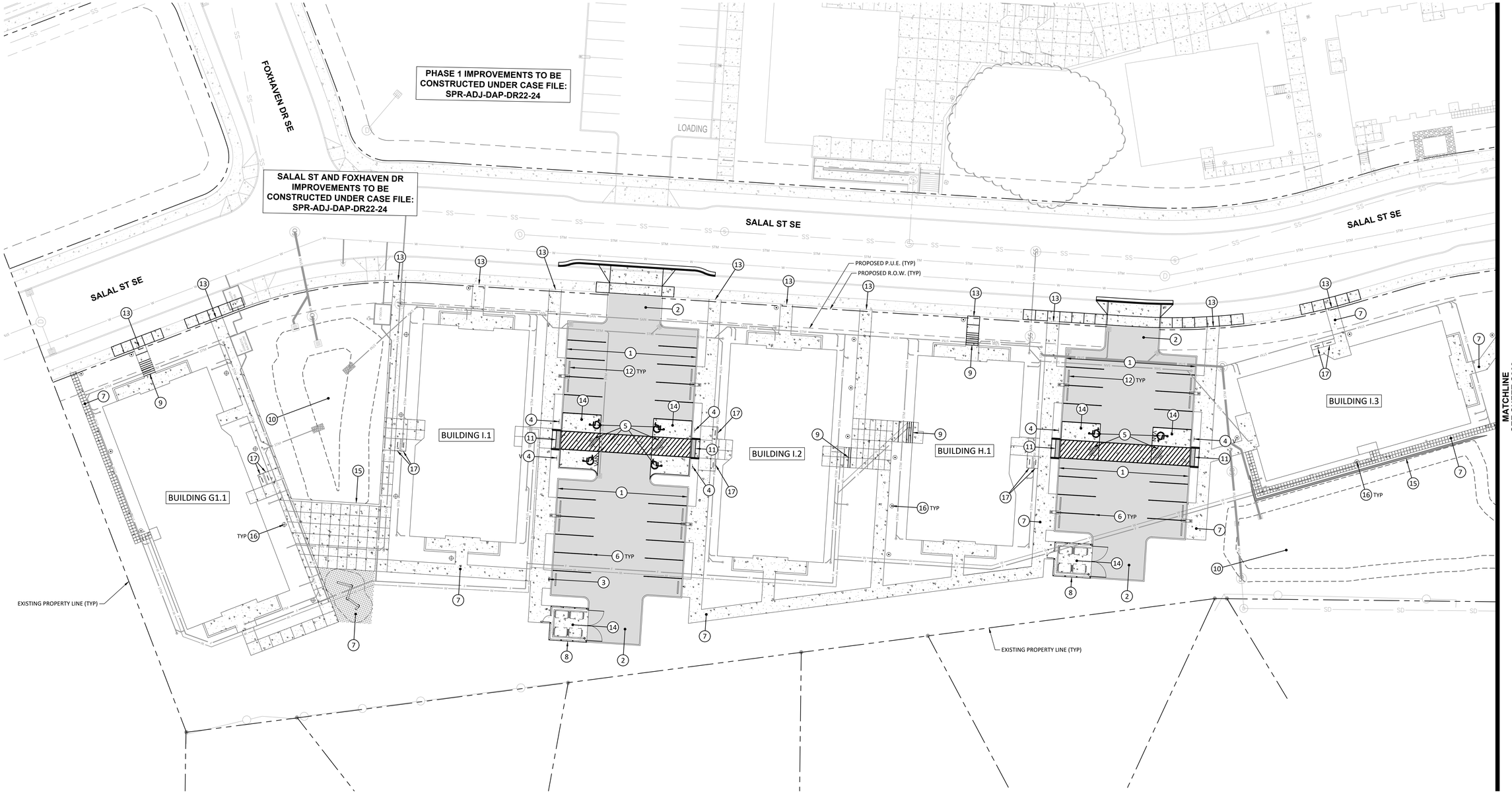
CONSTRUCTION NOTES:

1. CONSTRUCT SITE TYPE "C" CURB PER DETAIL ON SHEET C600.
2. CONSTRUCT SITE AC PAVEMENT SECTION PER DETAIL ON SHEET C600.
3. INSTALL LOADING ZONE SIGN AND POST PER DETAILS ON SHEET C600.
4. INSTALL ACCESSIBLE PARKING SIGN AND POST PER DETAILS ON SHEET C600. VAN DESIGNATED STALLS (V) SHOWN ON PLANS.
5. INSTALL ACCESSIBLE PARKING STALL AND ACCESS AISLE STRIPING PER DETAILS ON SHEET C600.
6. INSTALL 4" WIDE PARKING STALL STRIPING PAINT (WHITE). SEE STALL DIMENSIONING ON SHEET SERIES C210.
7. CONSTRUCT SITE HARDSCAPE. REFER TO LANDSCAPE PLANS FOR MATERIALS, COLOR, SCORING AND FINISH.
8. TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
9. CONSTRUCT CONCRETE STAIRWAY. SEE ARCHITECTURAL PLANS FOR DETAILS.
10. STORMWATER FACILITY. SEE SHEET SERIES C300 FOR DETAILS. SEE LANDSCAPE PLAN FOR PLANTINGS.
11. CONSTRUCT PERPENDICULAR CURB RAMP PER STANDARD SIDEWALK RAMP DETAIL ON SHEET C600.
12. INSTALL PRECAST CONCRETE WHEEL STOP PER DETAIL ON SHEET C600.
13. MATCH NEW CURB TO EXISTING CURB AND/OR NEW SIDEWALK TO EXISTING SIDEWALK, AS REQUIRED AND DIRECTED. PROTECT EXISTING CURB AND/OR SIDEWALK. SEE GRADING ON SHEET SERIES C210.
14. CONSTRUCT SITE CONCRETE PAVEMENT SECTION PER DETAIL ON SHEET C600.
15. CONSTRUCT RETAINING WALL. SEE STRUCTURAL PLAN FOR DETAILS. SEE TYPICAL GRADING DETAIL ON SHEET C600.
16. SITE LIGHTING. REFER TO ELECTRICAL PLANS FOR DETAILS.
17. BIKE PARKING. REFER TO LANDSCAPE PLANS FOR DETAILS.

GENERAL NOTES:

1. REFER TO PLANTING PLANS FOR TREE AND PLANTING DETAILS
2. REFER TO C300 SHEET SERIES FOR STORM SEWER DETAILS
3. REFER TO C400 SHEET SERIES FOR SANITARY SEWER DETAILS
4. REFER TO C500 SHEET SERIES FOR WATER DETAILS

FILE PATH: C:\Revit_Local\22047_CDP Salem Gateway Phase II_Walk Up Building H_22_mculbertsonPX8RT.rvt



Scott Edwards Architecture
2525 E Burnside St. Portland, OR 97214
503.226.3617 seallp.com

REGISTERED PROFESSIONAL ENGINEER
OREGON
JANUARY 3, 2017
BRIAN J. BRAMAN
EXPIRES: 12/31/2023
NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

HHPR Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

ISSUE	DATE
SITE PLAN REVIEW	08.08.22

Drawing:

CIVIL SITE PLAN

SCALE: 1" = 20'

Sheet No:

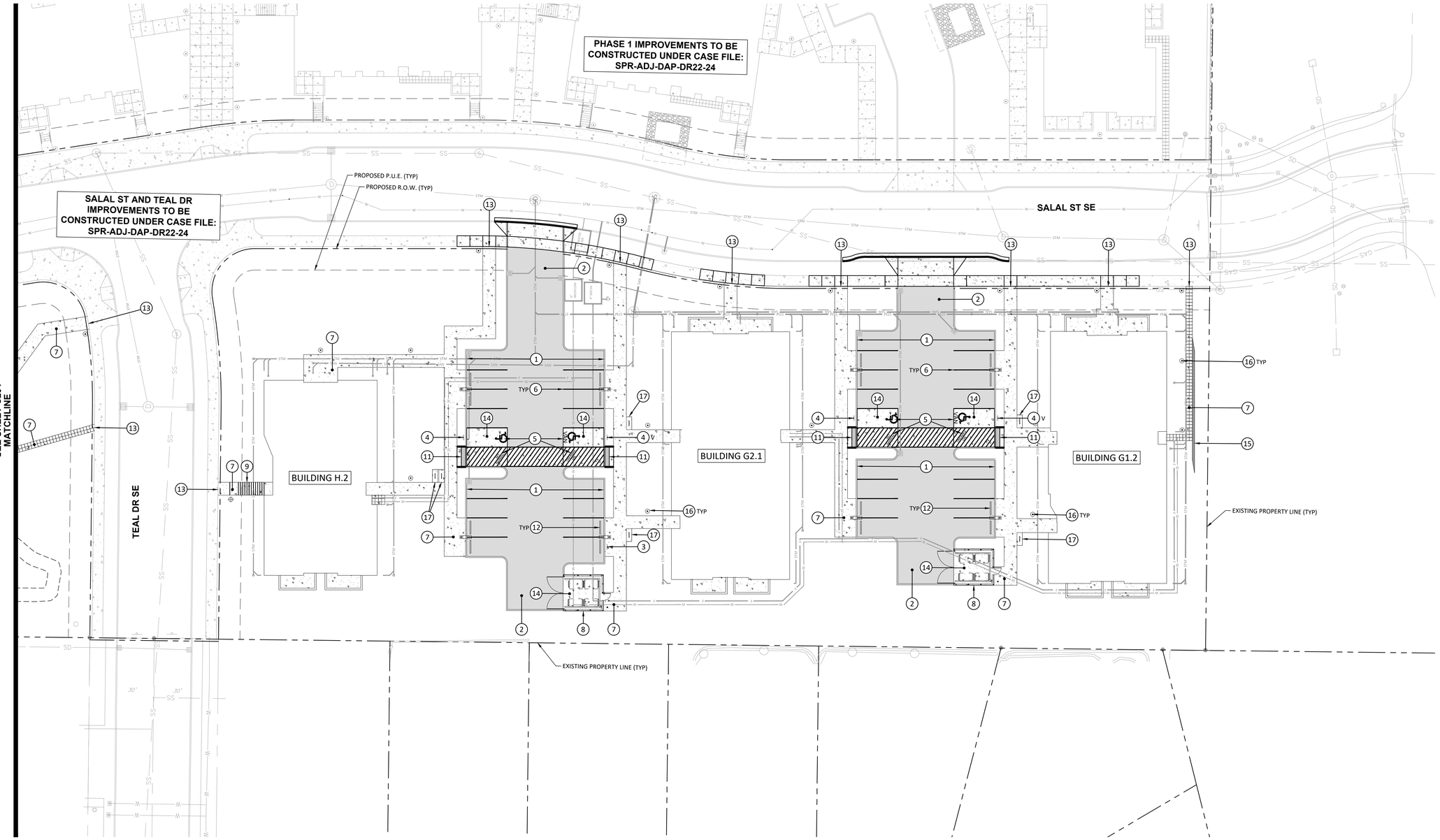
C201

CONSTRUCTION NOTES:

1. CONSTRUCT SITE TYPE "C" CURB PER DETAIL ON SHEET C600.
2. CONSTRUCT SITE AC PAVEMENT SECTION PER DETAIL ON SHEET C600.
3. INSTALL LOADING ZONE SIGN AND POST PER DETAILS ON SHEET C600.
4. INSTALL ACCESSIBLE PARKING SIGN AND POST PER DETAILS ON SHEET C600. VAN DESIGNATED STALLS (V) SHOWN ON PLANS.
5. INSTALL ACCESSIBLE PARKING STALL AND ACCESS AISLE STRIPING PER DETAILS ON SHEET C600.
6. INSTALL 4" WIDE PARKING STALL STRIPING PAINT (WHITE). SEE STALL DIMENSIONING ON SHEET SERIES C210.
7. CONSTRUCT SITE HARDSCAPE. REFER TO LANDSCAPE PLANS FOR MATERIALS, COLOR, SCORING AND FINISH.
8. TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
9. CONSTRUCT CONCRETE STAIRWAY. SEE ARCHITECTURAL PLANS FOR DETAILS.
11. CONSTRUCT PERPENDICULAR CURB RAMP PER STANDARD SIDEWALK RAMP DETAIL ON SHEET C600.
12. INSTALL PRECAST CONCRETE WHEEL STOP PER DETAIL ON SHEET C600.
13. MATCH NEW CURB TO EXISTING CURB AND/OR NEW SIDEWALK TO EXISTING SIDEWALK, AS REQUIRED AND DIRECTED. PROTECT EXISTING CURB AND/OR SIDEWALK. SEE GRADING ON SHEET SERIES C210.
14. CONSTRUCT SITE CONCRETE PAVEMENT SECTION PER DETAIL ON SHEET C600.
15. CONSTRUCT RETAINING WALL. SEE STRUCTURAL PLAN FOR DETAILS. SEE TYPICAL GRADING DETAIL ON SHEET C600.
16. SITE LIGHTING. REFER TO ELECTRICAL PLANS FOR DETAILS.
17. BIKE PARKING. REFER TO LANDSCAPE PLANS FOR DETAILS.

GENERAL NOTES:

1. REFER TO PLANTING PLANS FOR TREE AND PLANTING DETAILS
2. REFER TO C300 SHEET SERIES FOR STORM SEWER DETAILS
3. REFER TO C400 SHEET SERIES FOR SANITARY SEWER DETAILS
4. REFER TO C500 SHEET SERIES FOR WATER DETAILS



Scott Edwards Architecture
2525 E Burnside St. Portland, OR 97214
503.226.3617 seallp.com

REGISTERED PROFESSIONAL ENGINEER OREGON JULY 12, 2011 BRIAN J. BRAMAN EXPIRES: 12/31/2023

NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

HHPR Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

ISSUE	DATE
SITE PLAN REVIEW	08.08.22

Drawing:

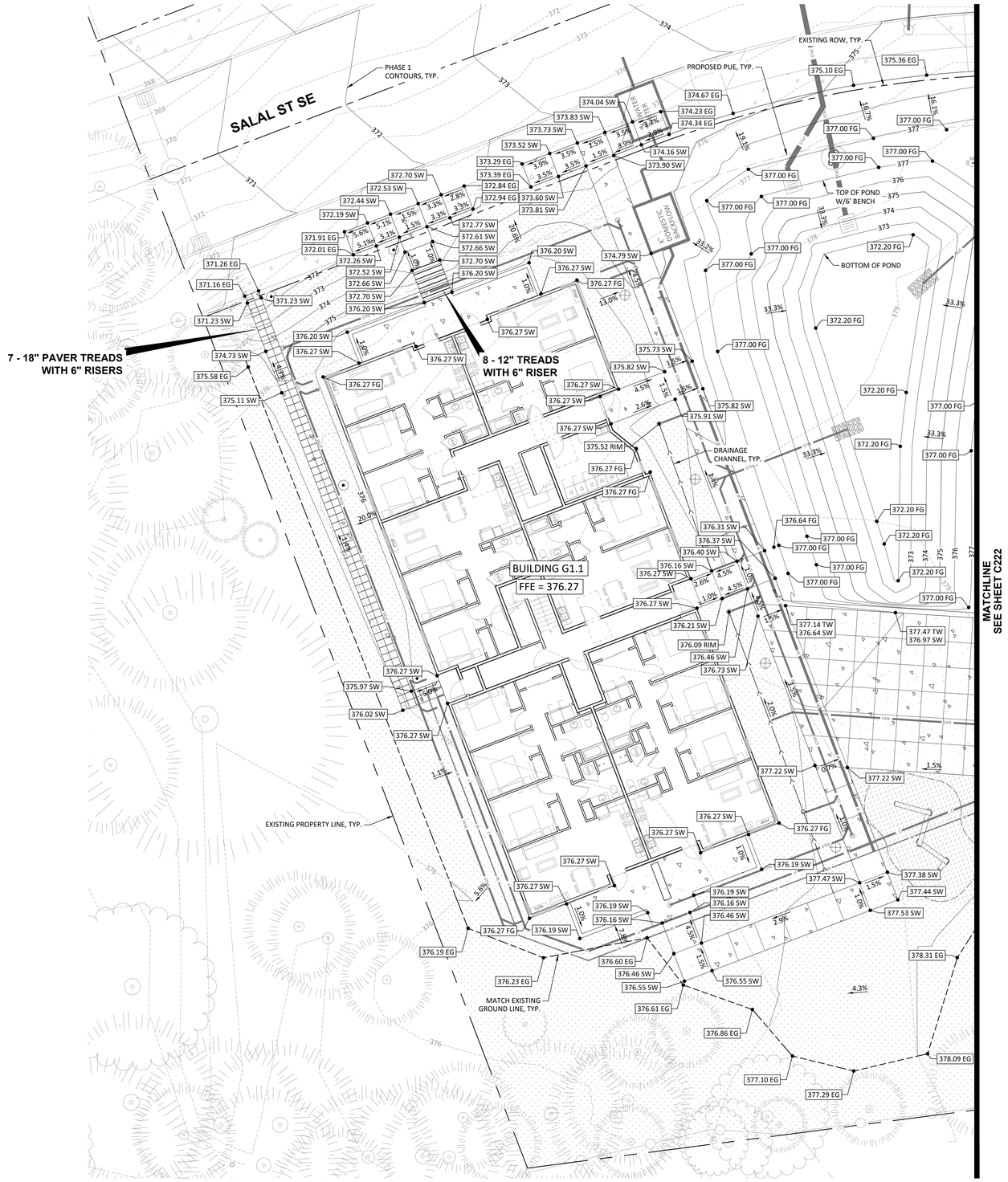
CIVIL SITE PLAN

0 10 20 40
SCALE: 1" = 20'

Sheet No:

C202

FILE PATH: C:\Revit_Local\22047_CDP Salem Gateway Phase II_Walk Up Building H_22_mculbertsonPX8RT.rvt



GENERAL GRADING NOTES

1. ALL CURBS ARE TO HAVE 6" REVEAL UNLESS OTHERWISE NOTED.
2. SEE LANDSCAPE PLANS FOR DETAIL OF FLATWORK AND PLANTER AREAS.
3. ALL CONCRETE REMOVAL SHALL BE TO THE NEAREST WEAKENED PLANE JOINT OR SCORE MARK.
4. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING GRADE ELEVATIONS ON SITE DIFFER SUCH THAT MATCHING ELEVATIONS CREATES SEVER SLOPES, ADVERSE DRAINAGE OR AFFECTS PROPOSED DESIGN INTENTION.

ABBREVIATIONS

AC	ASPHALT CONCRETE
BC	BOTTOM OF CURB
BW	BOTTOM OF WALL
EG	EXISTING GRADE
FFE	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
G/GUT	GUTTER
TC	TOP OF CURB
TW	TOP OF WALL

Scott Edwards Architecture
2525 E Burnside St. Portland, OR 97214
503.226.3617 seallp.com

REGISTERED PROFESSIONAL ENGINEER
OREGON
JANUARY 4, 2011
BRIAN J. BRAMAN
EXPIRES: 12/31/2023

NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

ISSUE	DATE
SITE PLAN REVIEW	08.08.22

Drawing:

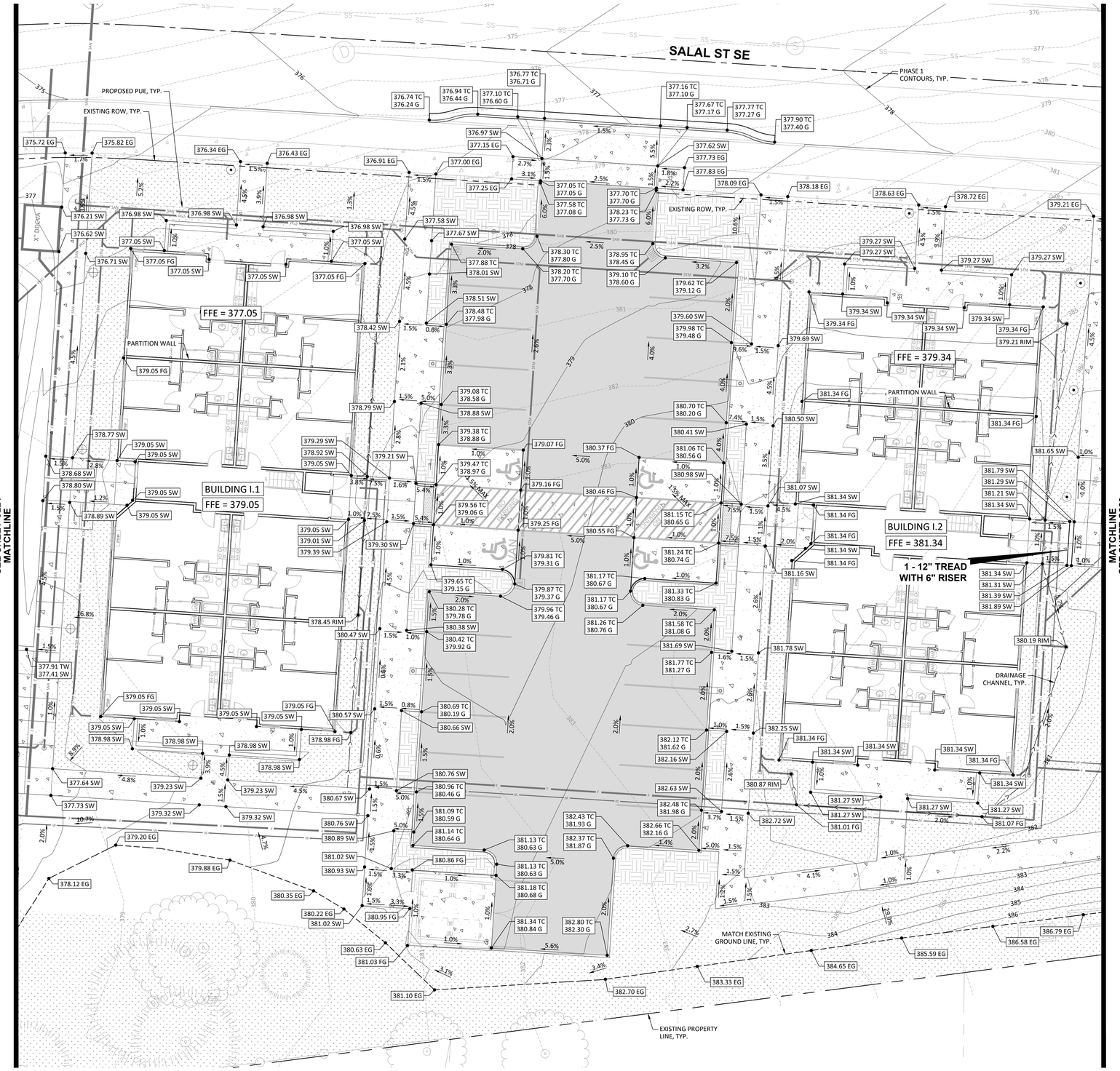
SITE GRADING PLAN

0 5 10 20
SCALE: 1" = 10'

Sheet No:

C221

FILE PATH: C:\Revit_Local\22047_CDP Salem Gateway Phase II_Walk Up Building H_22_mcullbertsonPX8RT.rvt



GENERAL GRADING NOTES

1. ALL CURBS ARE TO HAVE 6" REVEAL UNLESS OTHERWISE NOTED.
2. SEE LANDSCAPE PLANS FOR DETAIL OF FLATWORK AND PLANTER AREAS.
3. ALL CONCRETE REMOVAL SHALL BE TO THE NEAREST WEAKENED PLANE JOINT OR SCORE MARK.
4. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING GRADE ELEVATIONS ON SITE DIFFER SUCH THAT MATCHING ELEVATIONS CREATES SEVER SLOPES, ADVERSE DRAINAGE OR AFFECTS PROPOSED DESIGN INTENTION.

ABBREVIATIONS

AC	ASPHALT CONCRETE
BC	BOTTOM OF CURB
BW	BOTTOM OF WALL
EG	EXISTING GRADE
FFE	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
G/GUT	GUTTER
TC	TOP OF CURB
TW	TOP OF WALL

Scott Edwards Architecture
2525 E Burnside St. Portland, OR 97214
503.226.3617 seallp.com

REGISTERED PROFESSIONAL ENGINEER
OREGON
JANUARY 3, 2011
TRENT J. BRAMAN
EXPIRES: 12/31/2023

NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

ISSUE	DATE
SITE PLAN REVIEW	08.08.22

Drawing:

SITE GRADING PLAN

0 5 10 20
SCALE: 1" = 10'

Sheet No:

C222

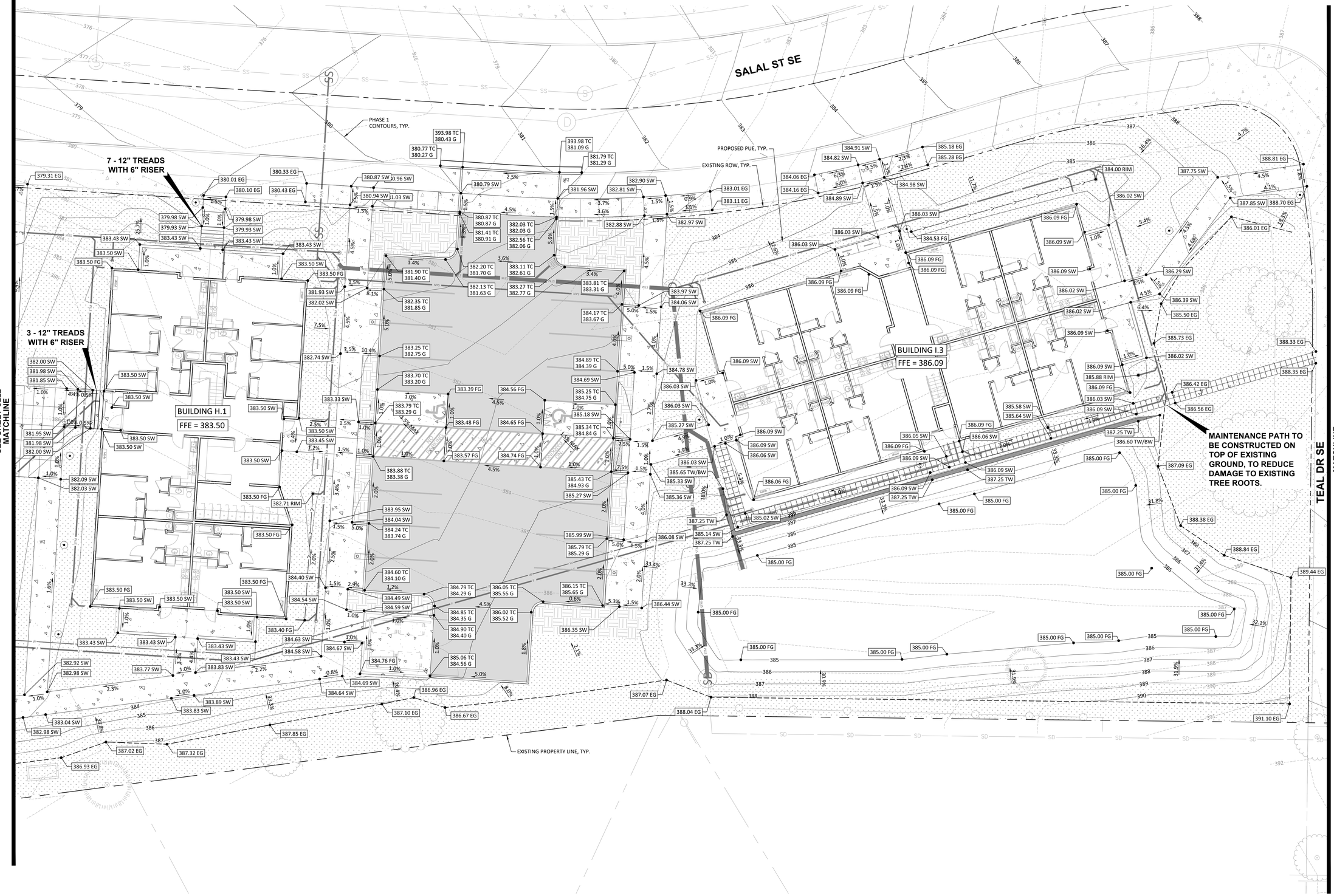
FILE PATH: C:\Revit_Local\22047_CDP Salem Gateway Phase II_Walk Up Building H_22_mculbertsonPX8RT.rvt

GENERAL GRADING NOTES

1. ALL CURBS ARE TO HAVE 6" REVEAL UNLESS OTHERWISE NOTED.
2. SEE LANDSCAPE PLANS FOR DETAIL OF FLATWORK AND PLANTER AREAS.
3. ALL CONCRETE REMOVAL SHALL BE TO THE NEAREST WEAKENED PLANE JOINT OR SCORE MARK.
4. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING GRADE ELEVATIONS ON SITE DIFFER SUCH THAT MATCHING ELEVATIONS CREATES SEVER SLOPES, ADVERSE DRAINAGE OR AFFECTS PROPOSED DESIGN INTENTION.

ABBREVIATIONS

AC	ASPHALT CONCRETE
BC	BOTTOM OF CURB
BW	BOTTOM OF WALL
EG	EXISTING GRADE
FFE	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
G/GUT	GUTTER
TC	TOP OF CURB
TW	TOP OF WALL



Scott Edwards Architecture
2525 E Burnside St. Portland, OR 97214
503.226.3617 seallp.com

REGISTERED PROFESSIONAL ENGINEER OREGON JULY 14, 2011 TRENT J. BRAMAN EXPIRES: 12/31/2023

NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

ISSUE	DATE
SITE PLAN REVIEW	08.08.22

Drawing:

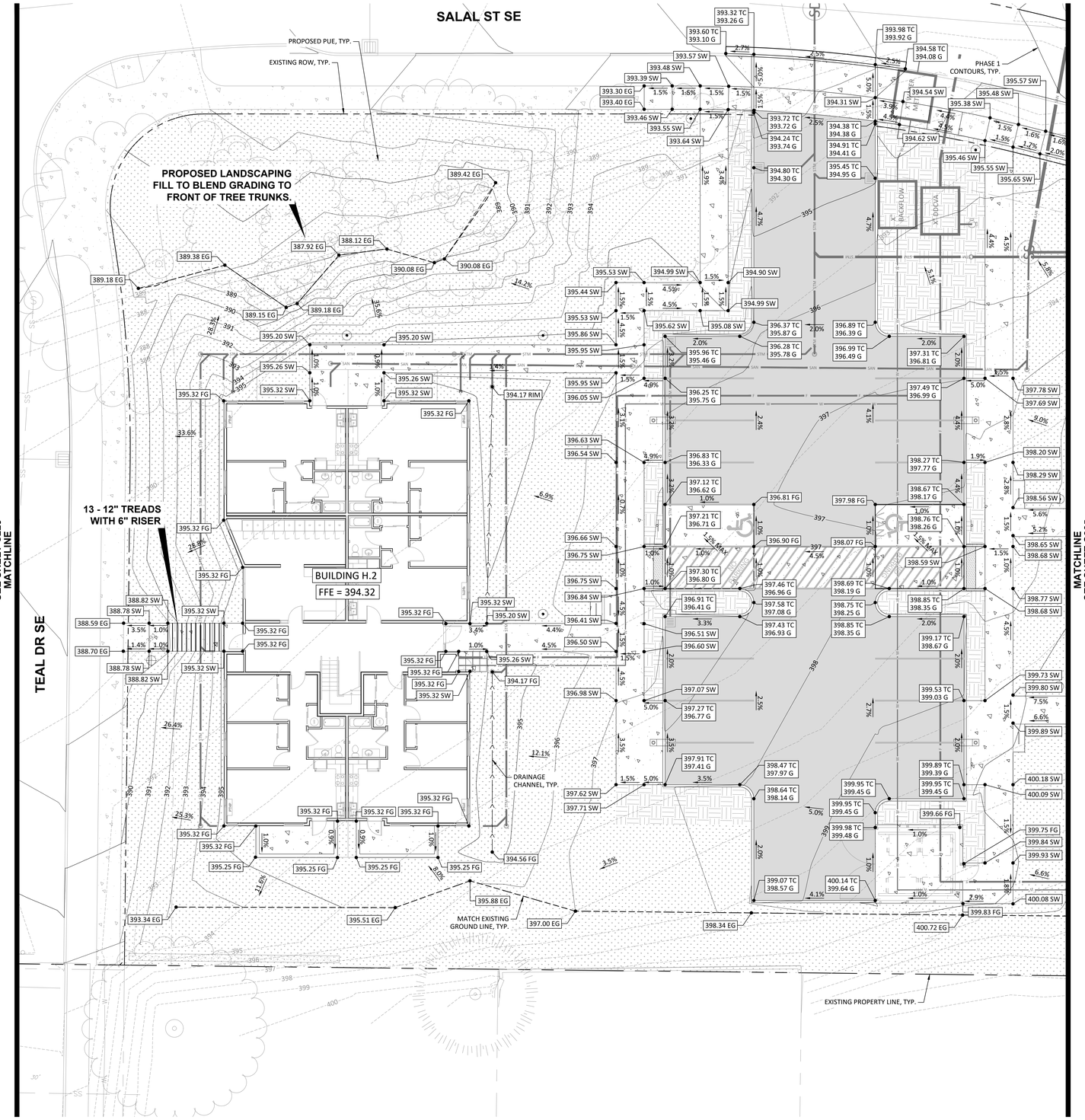
SITE GRADING PLAN

SCALE: 1" = 10'

Sheet No:

C223

FILE PATH: C:\Revit_Local\22047_CDP Salem Gateway Phase II_Walk Up Building H_22_mculbertsonPX8RT.rvt



GENERAL GRADING NOTES

1. ALL CURBS ARE TO HAVE 6" REVEAL UNLESS OTHERWISE NOTED.
2. SEE LANDSCAPE PLANS FOR DETAIL OF FLATWORK AND PLANTER AREAS.
3. ALL CONCRETE REMOVAL SHALL BE TO THE NEAREST WEAKENED PLANE JOINT OR SCORE MARK.
4. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING GRADE ELEVATIONS ON SITE DIFFER SUCH THAT MATCHING ELEVATIONS CREATES SEVER SLOPES, ADVERSE DRAINAGE OR AFFECTS PROPOSED DESIGN INTENTION.

ABBREVIATIONS

AC	ASPHALT CONCRETE
BC	BOTTOM OF CURB
BW	BOTTOM OF WALL
EG	EXISTING GRADE
FFE	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
G/GUT	GUTTER
TC	TOP OF CURB
TW	TOP OF WALL

Scott Edwards Architecture
2525 E Burnside St. Portland, OR 97214
503.226.3617 seallp.com

REGISTERED PROFESSIONAL ENGINEER
OREGON
JANUARY 11, 2011
BRIAN J. BRAMAN
EXPIRES: 12/31/2023

NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

ISSUE	DATE
SITE PLAN REVIEW	08.08.22

Drawing:

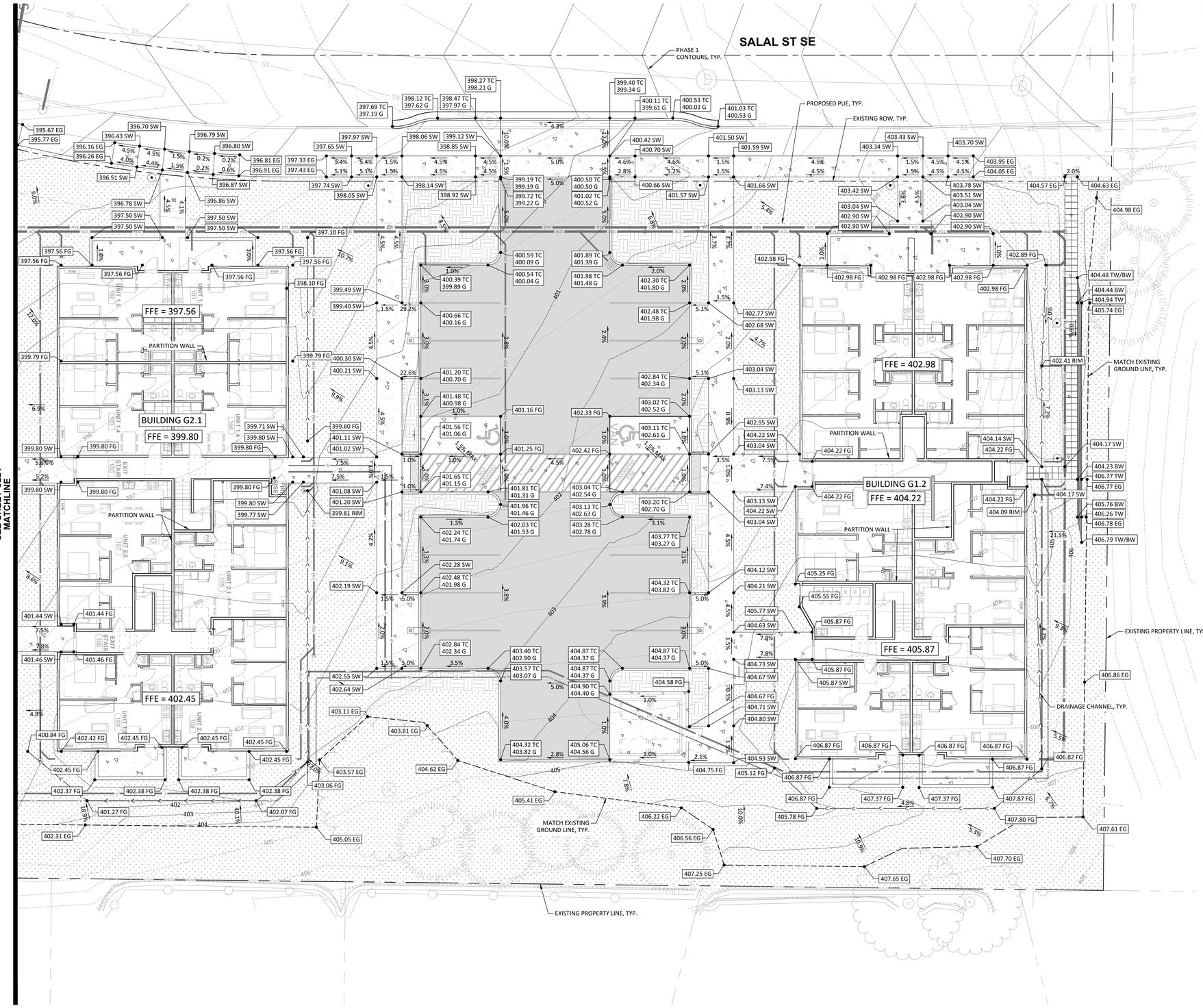
SITE GRADING PLAN

SCALE: 1" = 10'

Sheet No:

C224

FILE PATH: C:\Revit_Local\22047_CDP Salem Gateway Phase II_Walk Up Building H_22_mculbertsonPX8RT.rvt



GENERAL GRADING NOTES

1. ALL CURBS ARE TO HAVE 6" REVEAL UNLESS OTHERWISE NOTED.
2. SEE LANDSCAPE PLANS FOR DETAIL OF FLATWORK AND PLANTER AREAS.
3. ALL CONCRETE REMOVAL SHALL BE TO THE NEAREST WEAKENED PLANE JOINT OR SCORE MARK.
4. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING GRADE ELEVATIONS ON SITE DIFFER SUCH THAT MATCHING ELEVATIONS CREATES SEVER SLOPES, ADVERSE DRAINAGE OR AFFECTS PROPOSED DESIGN INTENTION.

ABBREVIATIONS

AC	ASPHALT CONCRETE
BC	BOTTOM OF CURB
BW	BOTTOM OF WALL
EG	EXISTING GRADE
FFE	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
G/GUT	GUTTER
TC	TOP OF CURB
TW	TOP OF WALL

Scott Edwards Architecture
2525 E Burnside St. Portland, OR 97214
503.226.3617 seallp.com

REGISTERED PROFESSIONAL ENGINEER
OREGON
JANUARY 18, 2011
TODD J. BRAMAN
EXPIRES: 12/31/2023

NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

ISSUE	DATE
SITE PLAN REVIEW	08.08.22

Drawing:

SITE GRADING PLAN

SCALE: 1" = 10'

Sheet No:

C225

FILE PATH: C:\Revit_Local\22047_CDP Salem Gateway Phase II_Walk Up Building H_22_mculbertsonPX6RT.rvt

CONSTRUCTION NOTES:

1. BUILDING ROOF DRAIN CONNECTION LOCATION. SEE THIS SHEET FOR DATA. REFER TO PLUMBING PLANS FOR CONTINUATION.
2. FOUNDATION DRAIN CONNECTION LOCATION. SEE THIS SHEET FOR DATA. SEE BACKWATER VALVE DETAIL ON SHEET C601. REFER TO PLUMBING PLAN FOR CONTINUATION.
3. INSTALL CATCH BASIN PER DETAIL ON SHEET C601. SEE THIS SHEET FOR DATA.
4. INSTALL LANDSCAPE AREA DRAIN PER DETAIL ON SHEET C601. SEE THIS SHEET FOR DATA.
5. INSTALL STORM SEWER CLEANOUT PER DETAIL ON SHEET C601. SEE THIS SHEET FOR DATA.
6. INSTALL STORM SEWER MANHOLE PER DETAIL ON SHEET C603. SEE THIS SHEET FOR DATA.
7. CONSTRUCT RAIN GARDEN PER DETAIL ON SHEET C601.
8. CONSTRUCT STORM OUTFALL PER DETAIL ON SHEET C601. INSTALL 3' WIDE x 1' DEEP, CLASS 50 RIP RAP PAD FROM 3' UPHILL OF OUTFALL PIPE TO 3' PAST BOTTOM OF STORM FACILITY. SEE PLAN FOR OUTFALL INVERT.
9. INSTALL DITCH INLET PER DETAIL ON SHEET C601. SEE THIS SHEET FOR DATA.
10. CONSTRUCT FLOW CONTROL MANHOLE PER CITY OF SALEM STANDARD PLANS NO. 251A AND 251E ON SHEET C601. SEE THIS SHEET FOR DATA.
11. CONNECT TO EXISTING STORM SEWER PER DETAIL ON SHEET C601.

STORM SEWER DATA:

AD-1
AREA DRAIN
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

AD-2
AREA DRAIN
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

AD-3
AREA DRAIN
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

AD-4
AREA DRAIN
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

AD-5
AREA DRAIN
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

AD-6
AREA DRAIN
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

AD-7
AREA DRAIN
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

AD-8
AREA DRAIN
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

AD-9
AREA DRAIN
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

AD-10
AREA DRAIN
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

AD-11
AREA DRAIN
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

AD-12
AREA DRAIN
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CB-1
CATCH BASIN
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CB-2
CATCH BASIN
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CB-3
CATCH BASIN
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CB-4
CATCH BASIN
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CB-5
CATCH BASIN
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CB-6
CATCH BASIN
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CB-7
DITCH INLET
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CB-8
DITCH INLET
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CB-9
DITCH INLET
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CB-10
DITCH INLET
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CO-1
CLEANOUT
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CO-2
CLEANOUT
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CO-3
CLEANOUT
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CO-4
CLEANOUT
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CO-5
CLEANOUT
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CO-6
CLEANOUT
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CO-7
CLEANOUT
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CO-8
CLEANOUT
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CO-9
CLEANOUT
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CO-10
CLEANOUT
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CO-11
CLEANOUT
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CO-12
CLEANOUT
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CO-13
CLEANOUT
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CO-14
CLEANOUT
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CO-15
CLEANOUT
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CO-16
CLEANOUT
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CO-17
CLEANOUT
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CO-18
CLEANOUT
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CO-19
CLEANOUT
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CO-20
CLEANOUT
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CO-21
CLEANOUT
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

MH-1
MANHOLE
RIM = XXX.XX
EX X" IE IN (X) = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

MH-2
MANHOLE
RIM = XXX.XX
X" IE IN (X) = XXX.XX
X" IE IN (X) = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

FC-1
FLOW CONTROL MANHOLE
RIM = XXX.XX
X" IE IN (X) = XXX.XX
X" IE OUT (X) = XXX.XX
SEE DETAIL ON SHEET C601
FOR ORIFICE SIZING

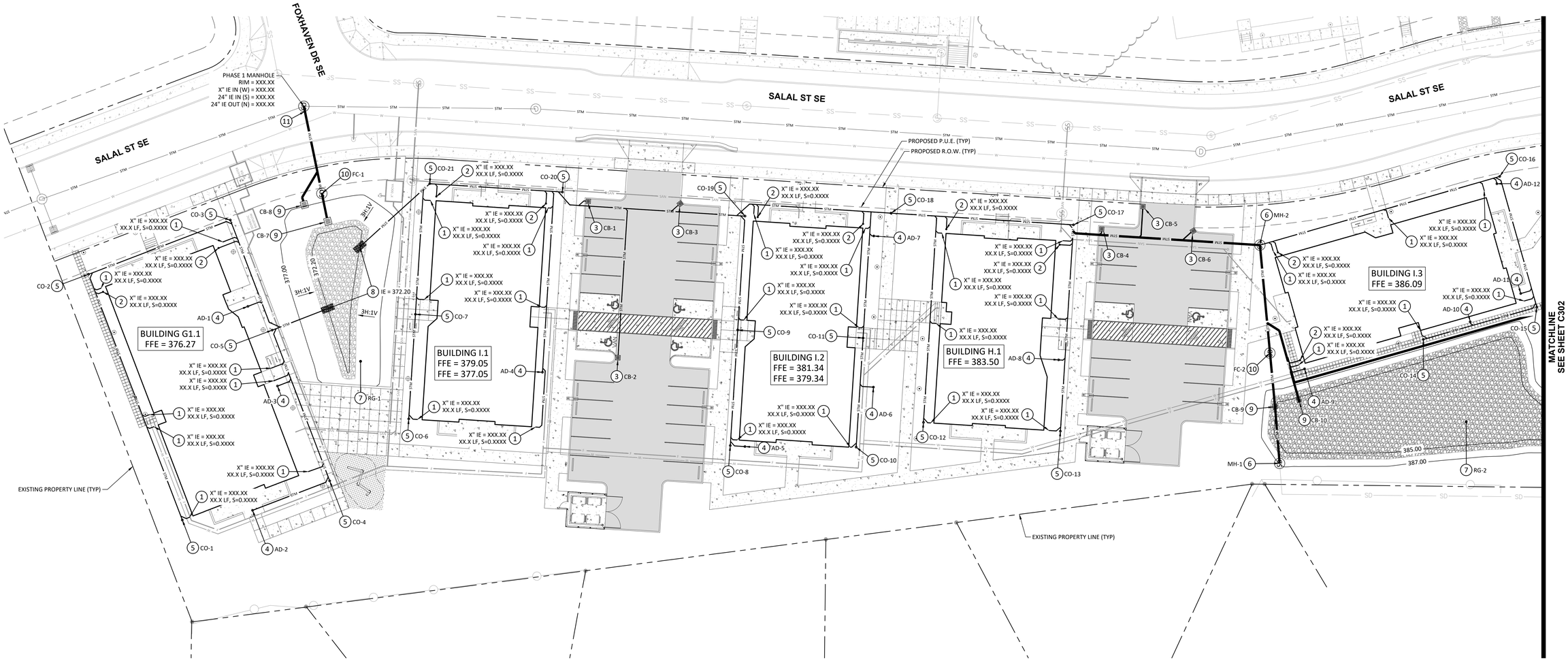
FC-2
FLOW CONTROL MANHOLE
RIM = XXX.XX
X" IE IN (X) = XXX.XX
X" IE OUT (X) = XXX.XX
SEE DETAIL ON SHEET C601
FOR ORIFICE SIZING

RG-1
RAIN GARDEN
TOP ELEV = 377.00
BOT ELEV = 372.20
TOP AREA = XXXX SF
BOT AREA = XXXX SF
DRAIN ROCK DEPTH = 48"
DRAIN ROCK AREA = XXXX SF

RG-2
RAIN GARDEN
TOP ELEV = 387.00
BOT ELEV = 385.00
TOP AREA = XXXX SF
BOT AREA = XXXX SF
DRAIN ROCK DEPTH = 48"
DRAIN ROCK AREA = XXXX SF

GENERAL STORMWATER NOTES:

1. CONTRACTOR SHALL CONFIRM RIM ELEVATIONS WITH GRADING PLANS.
2. PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR RESPONSIBLE FOR ALL QUANTITY TAKEOFFS TO CONSTRUCT THE DESIGN SHOWN ON THESE PLANS.
3. NO BUILDING SEWER OR OTHER DRAINAGE PIPING OR PART THEREOF, CONSTRUCTED OF MATERIAL OTHER THAN THOSE APPROVED FOR USE UNDER OR WITHIN A BUILDING, SHALL BE INSTALLED UNDER OR WITHIN 5 FEET OF A BUILDING OR STRUCTURE, OR LESS THAN 1 FOOT BELOW THE SURFACE OF THE GROUND PER SECTION 312.3 OF THE MOST CURRENT VERSION OF THE OREGON PLUMBING SPECIALTY CODE.
4. ALL WYES AND BENDS SHALL BE WATER TIGHT FITTINGS.



Scott Edwards Architecture
2525 E Burnside St. Portland, OR 97214
503.226.3617 seallp.com

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 12, 2011
TEGAN J. BRAMAN
EXPIRES: 12/31/2023
NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

ISSUE	DATE
SITE PLAN REVIEW	08.08.22

Drawing:

STORM SEWER PLAN

0 10 20 40
SCALE: 1" = 20'

Sheet No:

C301

FILE PATH: C:\Revit_Local\22047_CDP Salem Gateway Phase II_Walk Up Building H_22_mculbertsonPX8RT.rvt

CONSTRUCTION NOTES:

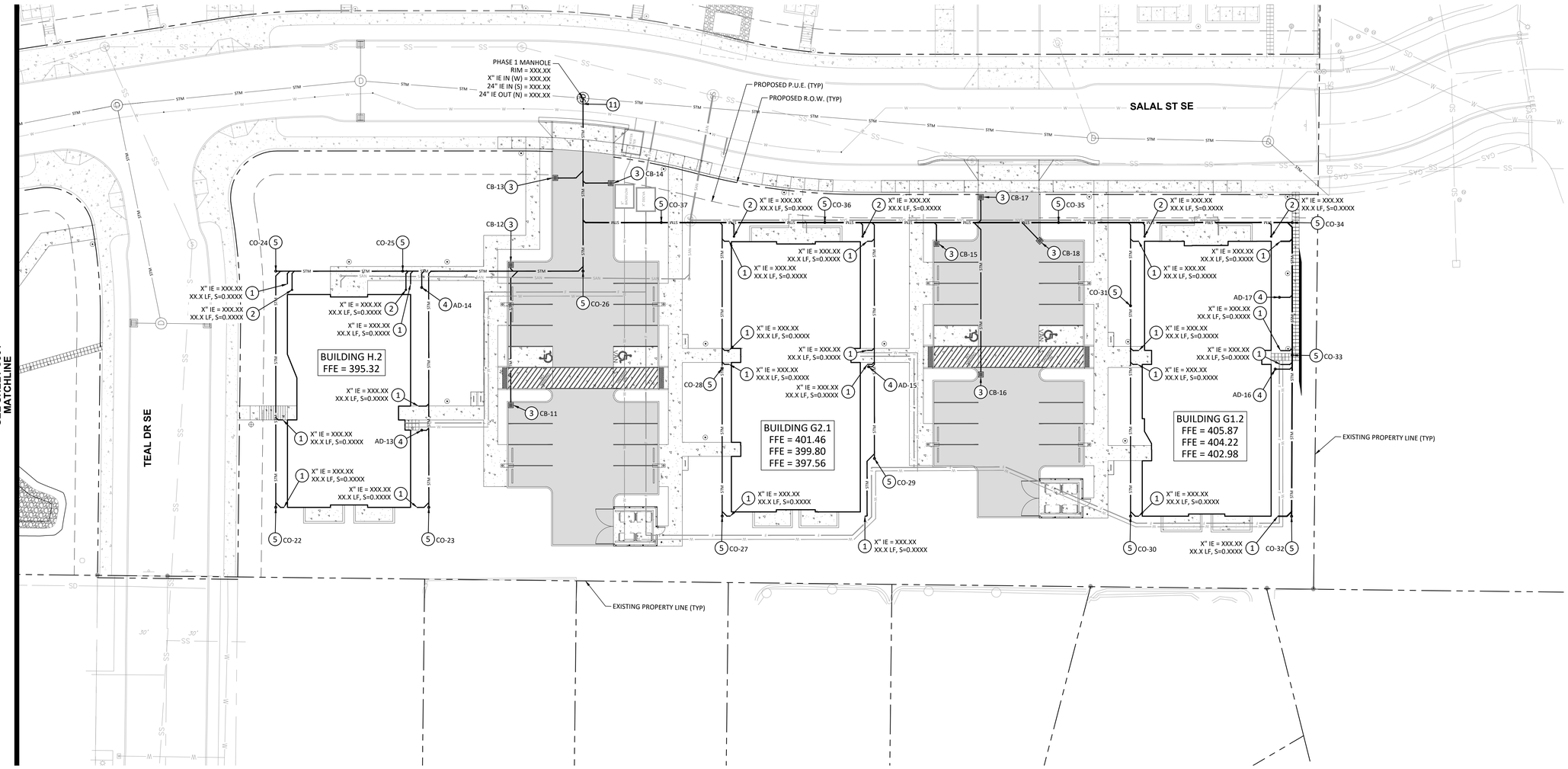
1. BUILDING ROOF DRAIN CONNECTION LOCATION. SEE THIS SHEET FOR DATA. REFER TO PLUMBING PLANS FOR CONTINUATION.
2. FOUNDATION DRAIN CONNECTION LOCATION. SEE THIS SHEET FOR DATA. SEE BACKWATER VALVE DETAIL ON SHEET C601. REFER TO PLUMBING PLAN FOR CONTINUATION.
3. INSTALL CATCH BASIN PER DETAIL ON SHEET C601. SEE THIS SHEET FOR DATA.
4. INSTALL LANDSCAPE AREA DRAIN PER DETAIL ON SHEET C601. SEE THIS SHEET FOR DATA.
5. INSTALL STORM SEWER CLEANOUT PER DETAIL ON SHEET C601. SEE THIS SHEET FOR DATA.
11. CONNECT TO EXISTING STORM SEWER PER DETAIL ON SHEET C601.

STORM SEWER DATA:

AD-13 AREA DRAIN RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX	CB-12 CATCH BASIN RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX	CB-18 CATCH BASIN RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX	CO-27 CLEANOUT RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX	CO-33 CLEANOUT RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX
AD-14 AREA DRAIN RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX	CB-13 CATCH BASIN RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX	CO-22 CLEANOUT RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX	CO-28 CLEANOUT RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX	CO-34 CLEANOUT RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX
AD-15 AREA DRAIN RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX	CB-14 CATCH BASIN RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX	CO-23 CLEANOUT RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX	CO-29 CLEANOUT RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX	CO-35 CLEANOUT RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX
AD-16 AREA DRAIN RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX	CB-15 CATCH BASIN RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX	CO-24 CLEANOUT RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX	CO-30 CLEANOUT RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX	CO-36 CLEANOUT RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX
AD-17 AREA DRAIN RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX	CB-16 CATCH BASIN RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX	CO-25 CLEANOUT RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX	CO-31 CLEANOUT RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX	CO-37 CLEANOUT RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX
CB-11 CATCH BASIN RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX	CB-17 CATCH BASIN RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX	CO-26 CLEANOUT RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX	CO-32 CLEANOUT RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX	

GENERAL STORMWATER NOTES:

1. CONTRACTOR SHALL CONFIRM RIM ELEVATIONS WITH GRADING PLANS.
2. PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR RESPONSIBLE FOR ALL QUANTITY TAKEOFFS TO CONSTRUCT THE DESIGN SHOWN ON THESE PLANS.
3. NO BUILDING SEWER OR OTHER DRAINAGE PIPING OR PART THEREOF, CONSTRUCTED OF MATERIAL OTHER THAN THOSE APPROVED FOR USE UNDER OR WITHIN A BUILDING, SHALL BE INSTALLED UNDER OR WITHIN 5 FEET OF A BUILDING OR STRUCTURE, OR LESS THAN 1 FOOT BELOW THE SURFACE OF THE GROUND PER SECTION 312.3 OF THE MOST CURRENT VERSION OF THE OREGON PLUMBING SPECIALTY CODE.
4. ALL WYES AND BENDS SHALL BE WATER TIGHT FITTINGS.



Scott Edwards Architecture
2525 E Burnside St.
Portland, OR 97214
503.226.3617
seallp.com

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 12, 2011
TRENT J. BRAMAN
EXPIRES: 12/31/2023
NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

ISSUE	DATE
SITE PLAN REVIEW	08.08.22

Drawing:

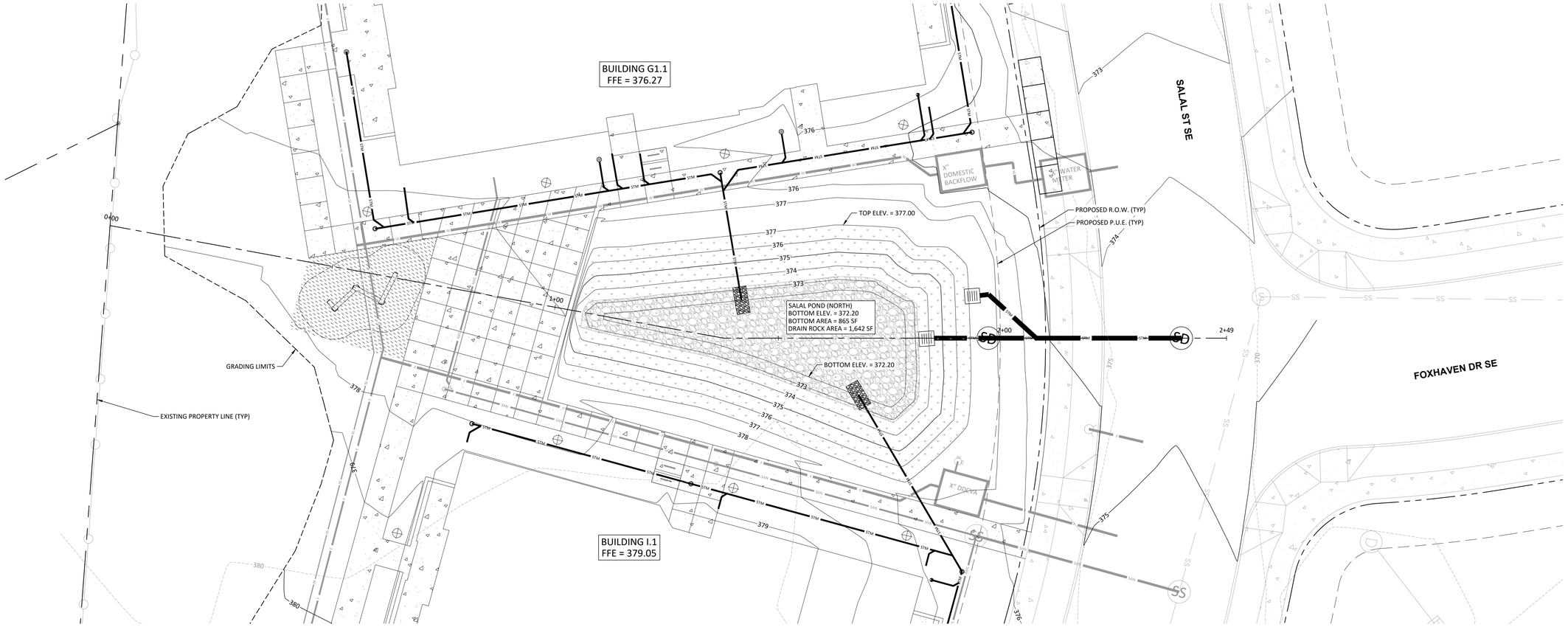
STORM SEWER PLAN

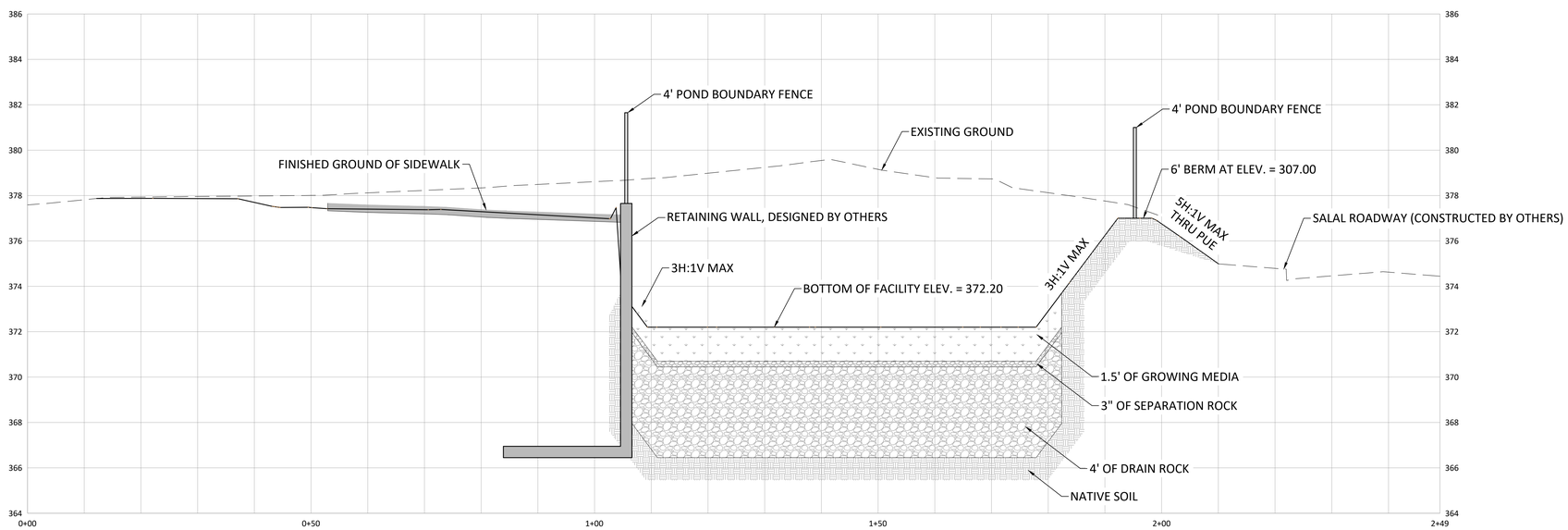
0 10 20 40
SCALE: 1" = 20'

Sheet No:

C302

FILE PATH: C:\Revit_Local\22047_CDP Salem Gateway Phase II_Walk Up Building H_22_mculbertsonPX8RT.rvt





SALAL POND (NORTH)

SCALE: 1" = 10' (HORIZ.)
1" = 2' (VERT.)

Scott Edwards Architecture
2525 E Burnside St. Portland, OR 97214
503.226.3617 seallp.com

REGISTERED PROFESSIONAL ENGINEER
OREGON
JANUARY 18, 2011
BRIAN J. BRAMAN
EXPIRES: 12/31/2023

NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

HHPR Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

ISSUE	DATE
SITE PLAN REVIEW	08.08.22

Drawing:

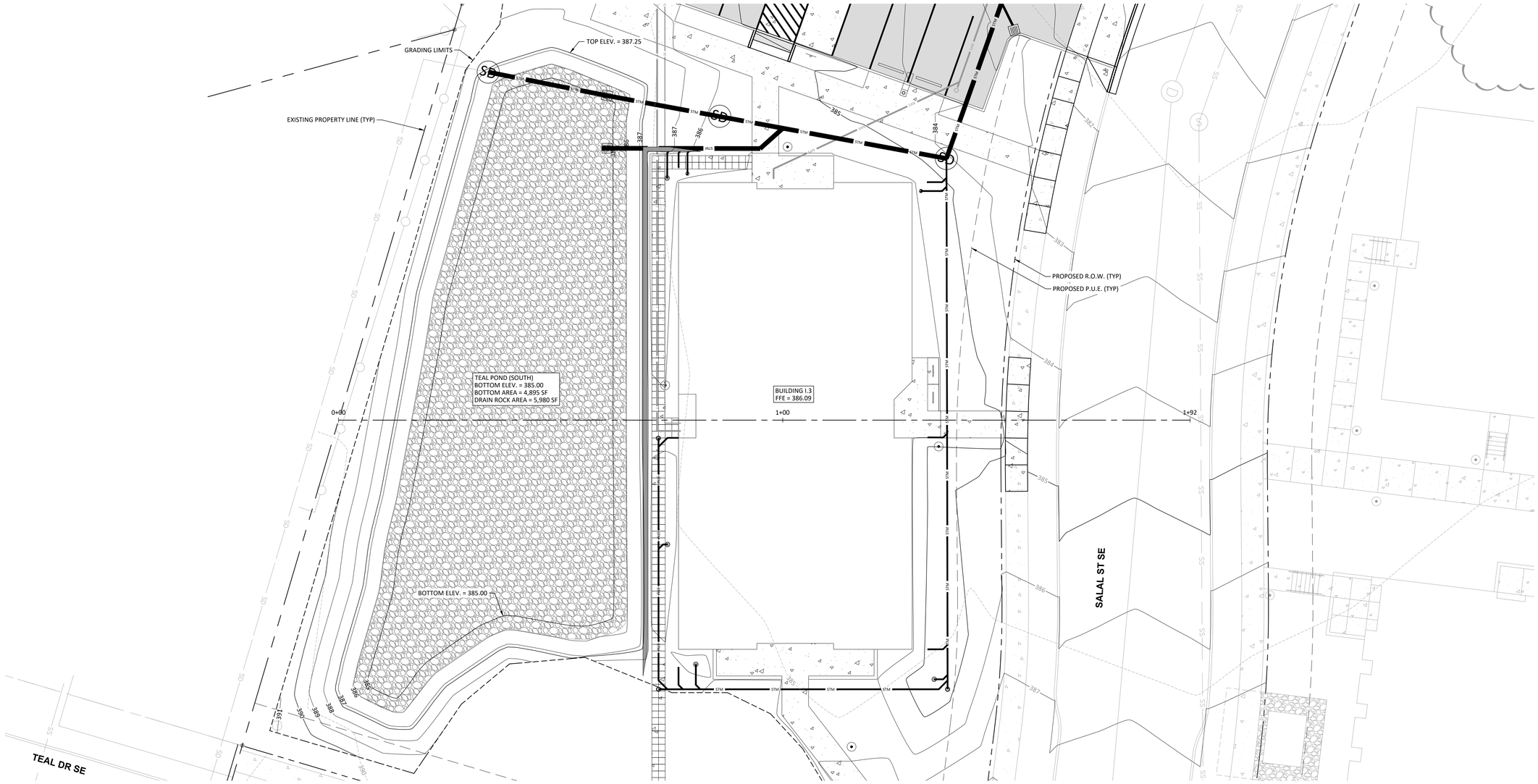
STORM FACILITY PLAN AND PROFILE

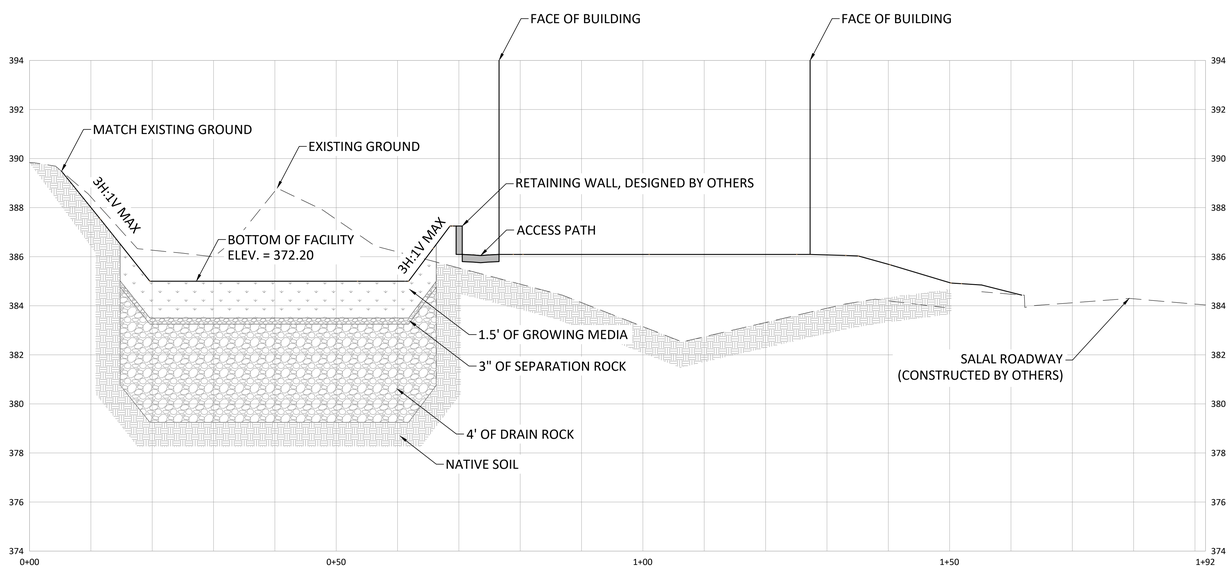
Sheet No:

C303

0 5 10 20
SCALE: 1" = 10'

FILE PATH: C:\Revit_Local\22047_CDP Salem Gateway Phase II_Walk Up Building H_22_mculbertsonPX8RT.rvt





TEAL POND (SOUTH)

SCALE: 1" = 10' (HORIZ.)
1" = 2' (VERT.)

Scott Edwards Architecture
2525 E Burnside St. Portland, OR 97214
503.226.3617 seallp.com

REGISTERED PROFESSIONAL ENGINEER
OREGON
JANUARY 11, 2011
TODD J. BRAMAN
EXPIRES: 12/31/2023

NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

HHPR Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

ISSUE	DATE
SITE PLAN REVIEW	08.08.22

Drawing:

STORM FACILITY PLAN AND PROFILE

Sheet No:

C304

0 5 10 20
SCALE: 1" = 10'

FILE PATH: C:\Revit_Local\22047_CDP Salem Gateway Phase II_Walk Up Building H_22_mculbertsonPX8RT.rvt

CONSTRUCTION NOTES:

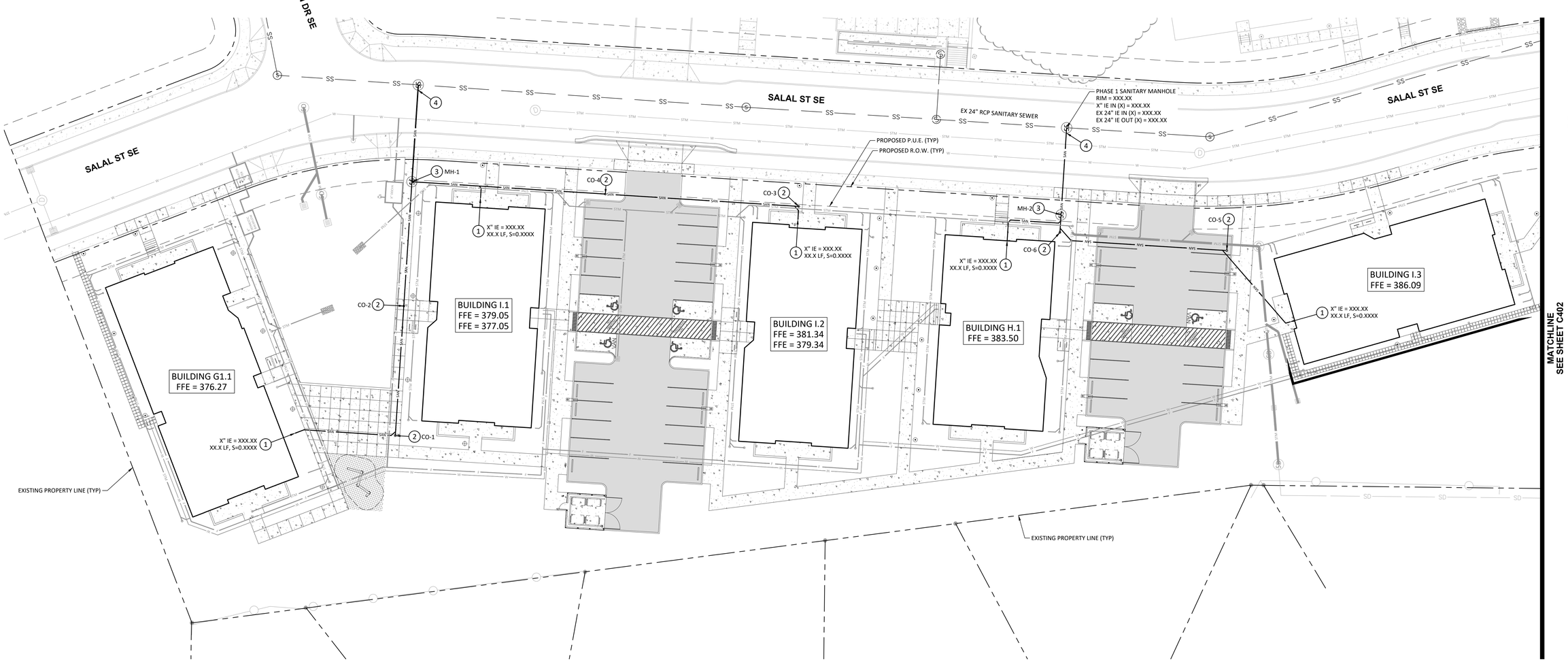
1. BUILDING SANITARY SEWER CONNECTION LOCATION. SEE PLAN FOR DATA. REFER TO PLUMBING PLANS FOR CONTINUATION.
2. INSTALL SANITARY CLEANOUT PER DETAIL ON SHEET C601. SEE THIS SHEET FOR DATA.
3. INSTALL SANITARY MANHOLE PER DETAILS ON SHEET C603. SEE THIS SHEET FOR DATA.
4. CONNECT TO EXISTING SANITARY SEWER PER DETAIL ON SHEET C601. SEE PLAN FOR DATA.

SANITARY SEWER DATA:

CO-1 CLEANOUT RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX	CO-3 CLEANOUT RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX	CO-5 CLEANOUT RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX	MH-1 MANHOLE RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX
CO-2 CLEANOUT RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX	CO-4 CLEANOUT RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX	CO-6 CLEANOUT RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX	MH-2 MANHOLE RIM = XXX.XX X" IE OUT (X) = XXX.XX XX.X LF, S=0.XXXX

GENERAL SANITARY SEWER NOTES:

1. CONTRACTOR SHALL CONFIRM RIM ELEVATIONS WITH GRADING PLANS.
2. CONTRACTOR TO INSTALL UTILITIES PRIOR TO OR DURING CONSTRUCTION OF FOOTINGS/FOUNDATIONS.
3. PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR RESPONSIBLE FOR ALL QUANTITY TAKEOFFS TO CONSTRUCT THE DESIGN SHOWN ON THESE PLANS.
4. NO BUILDING SEWER OR OTHER DRAINAGE PIPING OR PART THEREOF, CONSTRUCTED OF MATERIAL OTHER THAN THOSE APPROVED FOR USE UNDER OR WITHIN A BUILDING, SHALL BE INSTALLED UNDER OR WITHIN 5 FEET OF A BUILDING OR STRUCTURE, OR LESS THAN 1 FOOT BELOW THE SURFACE OF THE GROUND PER SECTION 312.3 OF THE MOST CURRENT VERSION OF THE OREGON PLUMBING SPECIALTY CODE.
5. ALL WYES AND BENDS SHALL BE WATER TIGHT FITTINGS.



Scott Edwards Architecture
2525 E Burnside St. Portland, OR 97214
503.226.3617 seallp.com

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 2017
TEGAN J. BRAMAN
EXPIRES: 12/31/2023
NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

ISSUE	DATE
SITE PLAN REVIEW	08.08.22

Drawing:

SANITARY SEWER PLAN

0 10 20 40
SCALE: 1" = 20'

Sheet No:

C401

FILE PATH: C:\Revit_Local\22047_CDP Salem Gateway Phase II_Walk Up Building H_22_mculbertsonPX8RT.rvt

CONSTRUCTION NOTES:

1. BUILDING SANITARY SEWER CONNECTION LOCATION. SEE PLAN FOR DATA. REFER TO PLUMBING PLANS FOR CONTINUATION.
2. INSTALL SANITARY CLEANOUT PER DETAIL ON SHEET C601. SEE THIS SHEET FOR DATA.
3. INSTALL SANITARY MANHOLE PER DETAILS ON SHEET C603. SEE THIS SHEET FOR DATA.
4. CONNECT TO EXISTING SANITARY SEWER PER DETAIL ON SHEET C601. SEE PLAN FOR DATA.

SANITARY SEWER DATA:

CO-7
CLEANOUT
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CO-8
CLEANOUT
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CO-9
CLEANOUT
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CO-10
CLEANOUT
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

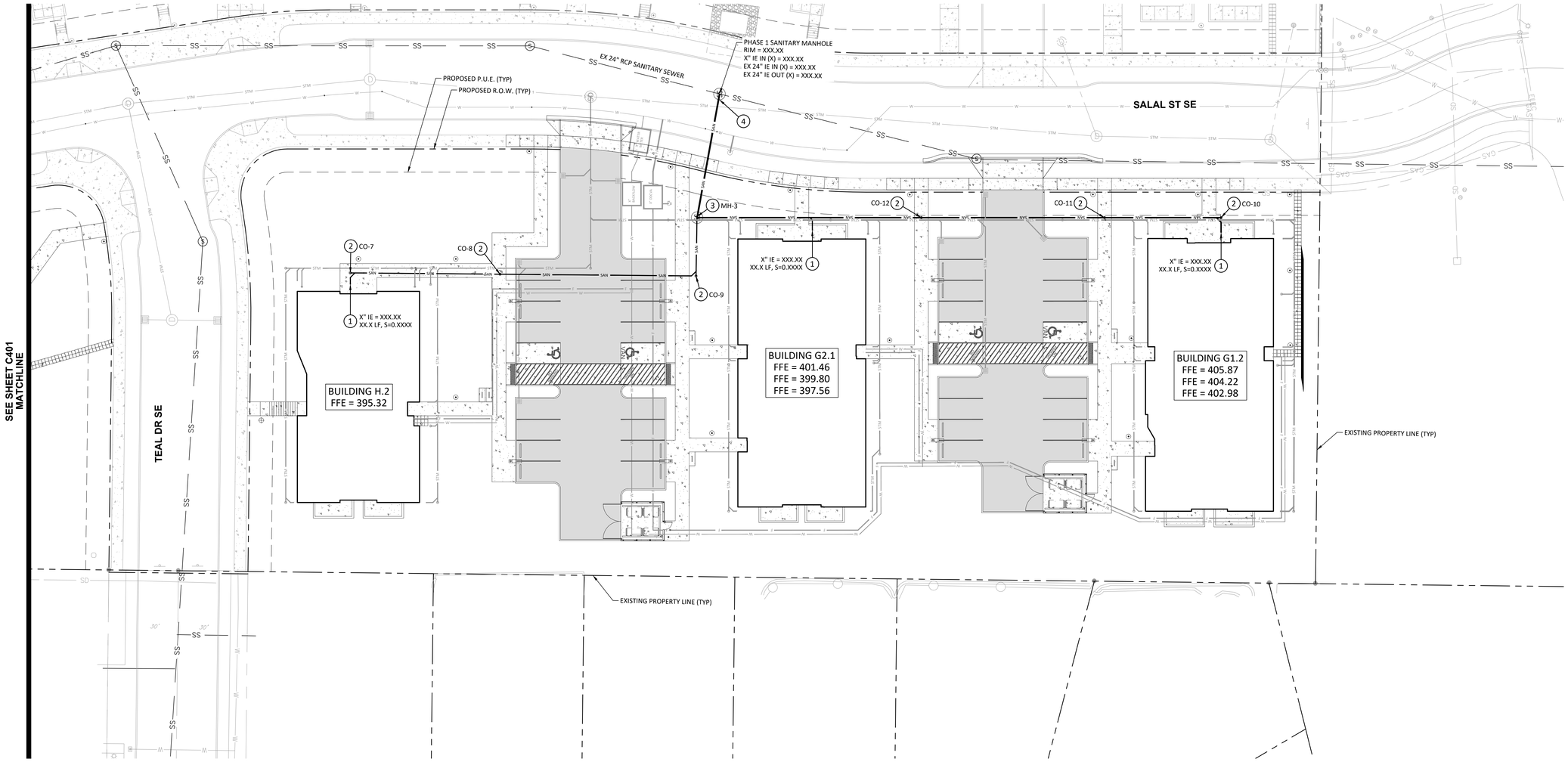
CO-11
CLEANOUT
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

CO-12
CLEANOUT
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

MH-3
MANHOLE
RIM = XXX.XX
X" IE OUT (X) = XXX.XX
XX.X LF, S=0.XXXX

GENERAL SANITARY SEWER NOTES:

1. CONTRACTOR SHALL CONFIRM RIM ELEVATIONS WITH GRADING PLANS.
2. CONTRACTOR TO INSTALL UTILITIES PRIOR TO OR DURING CONSTRUCTION OF FOOTINGS/FOUNDATIONS.
3. PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR RESPONSIBLE FOR ALL QUANTITY TAKEOFFS TO CONSTRUCT THE DESIGN SHOWN ON THESE PLANS.
4. NO BUILDING SEWER OR OTHER DRAINAGE PIPING OR PART THEREOF, CONSTRUCTED OF MATERIAL OTHER THAN THOSE APPROVED FOR USE UNDER OR WITHIN A BUILDING, SHALL BE INSTALLED UNDER OR WITHIN 5 FEET OF A BUILDING OR STRUCTURE, OR LESS THAN 1 FOOT BELOW THE SURFACE OF THE GROUND PER SECTION 312.3 OF THE MOST CURRENT VERSION OF THE OREGON PLUMBING SPECIALTY CODE.
5. ALL WYES AND BENDS SHALL BE WATER TIGHT FITTINGS.



Scott Edwards Architecture
2525 E Burnside St. Portland, OR 97214
503.226.3617 seallp.com

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 12, 2011
TEAL J. BRAMAN
EXPIRES: 12/31/2023
NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

ISSUE	DATE
SITE PLAN REVIEW	08.08.22

Drawing:

SANITARY SEWER PLAN

0 10 20 40
SCALE: 1" = 20'

Sheet No:

C402

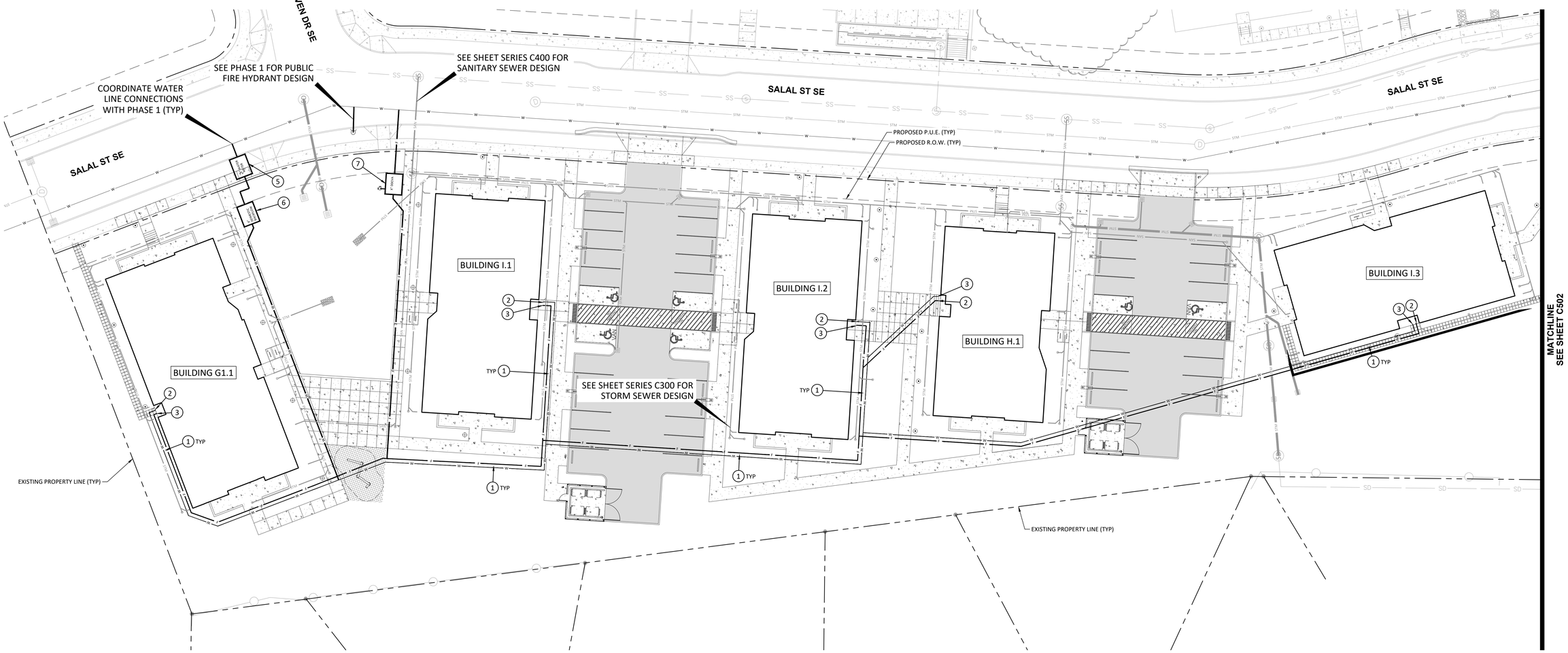
FILE PATH: C:\Revit_Local\22047_CDP Salem Gateway Phase II_Walk Up Building H_22_mculbertsonPX8RT.rvt

CONSTRUCTION NOTES:

1. INSTALL WATER AND FIRE JOINT TRENCH PER DETAIL ON SHEET C602.
2. PROPOSED DOMESTIC WATER SERVICE BUILDING CONNECTION. REFER TO PLUMBING PLAN FOR CONTINUATION.
3. PROPOSED FIRE SERVICE BUILDING CONNECTION. REFER TO PLUMBING PLANS FOR CONTINUATION.
5. INSTALL X" WATER METER VAULT PER CITY OF SALEM REQUIREMENTS. SEE CITY OF SALEM STANDARD PLANS NO. 505 AND 506 ON SHEET C604 FOR DETAILS.
6. INSTALL X" DOMESTIC WATER DCVA IN VAULT PER DETAIL ON SHEET C602.
7. INSTALL X" FIRE SERVICE DCDA IN VAULT WITH FDC PER DETAIL ON SHEET C602.

GENERAL WATER NOTES:

1. ALL CONSTRUCTION AND WATER LINE MATERIALS FOR PRIVATE SITE SHALL MEET THE REQUIREMENTS OF THE UNIFORM PLUMBING CODE, CITY OF SALEM, AND THE INTERNATIONAL BUILDING CODE. FIRE LINES SHALL ALSO MEET THE MATERIAL REQUIREMENTS FOR THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA).
2. WATER MAINS ARE TO HAVE A MINIMUM COVER OF 36-INCHES OR AS REQUIRED BY PLUMBING CODE AND FIRE CODE.
3. ALL WATERLINES, JOINTS, TEES, BENDS (HORIZ. & VERT.), REDUCERS AND VALVES SHALL BE MECHANICALLY RESTRAINED PER CITY OF SALEM STANDARD PLAN NO. 401.5.
4. WATER LINES SHALL HAVE A MINIMUM 1 FT HORIZONTAL SEPARATION AT STORM AND SANITARY CROSSINGS. CONTRACTOR SHALL ROUTE WATER LINE BELOW STORM OR SANITARY AT LOCATIONS WHERE MINIMUM COVER IS NOT MET.
5. THE CONTRACTOR SHALL CALL FOR ALL INSPECTIONS AND PERFORM THE NECESSARY TESTING REQUIRED BY THE SPECIFICATIONS AND PRIVATE UTILITIES PERMIT. UPON COMPLETION OF THE INSTALLATION OF THE WATER SYSTEM, ALL LINES SHALL BE FLUSHED AND DISINFECTED IN CONFORMANCE WITH HEALTH DIVISION GUIDELINES.
6. TRACER WIRE - 12-GAUGE STRANDED OR SOLID COPPER INSULATED HIGH MOLECULAR WEIGHT POLYETHYLENE (HMW-PE) TRACER WIRE. THE HMW-PE INSULATED COVER SHALL BE GREEN AND A MINIMUM 45 MIL THICK. THE WIRE SHALL BE RATED FOR 140 DEGREES FAHRENHEIT. INSTALL TRACER WIRE IN ALL TRENCHES FOR WATER LINE. PLACE THE TRACER WIRE DIRECTLY OVER THE PIPE CENTERLINE AND ON TOP OF THE PIPE ZONE MATERIAL, PARALLEL TO, AND ALONG THE ENTIRE LENGTH OF ALL NONMETALLIC PIPE.
7. CONTRACTOR TO INSTALL ALL REQUIRED FITTINGS AND BENDS AS NECESSARY.



Scott Edwards Architecture
2525 E Burnside St. Portland, OR 97214
503.226.3617 seallp.com

REGISTERED PROFESSIONAL ENGINEER OREGON JULY 12, 2011 TERRY J. BRAMAN
EXPIRES: 12/31/2023
NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

HHPR Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

ISSUE	DATE
SITE PLAN REVIEW	08.08.22

Drawing:

WATER PLAN

0 10 20 40
SCALE: 1" = 20'

Sheet No:

C501

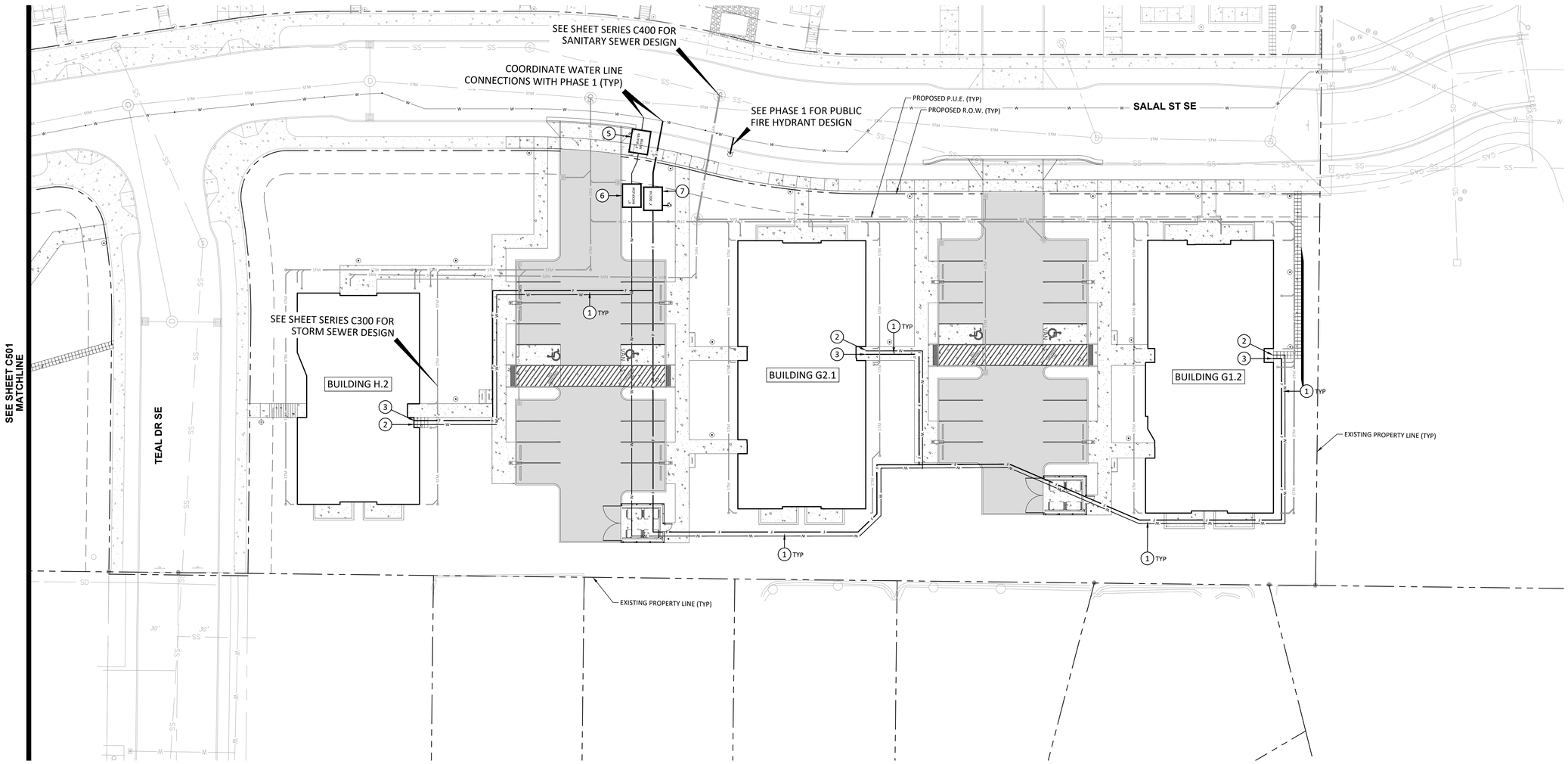
FILE PATH: C:\Revit_Local\22047_CDP Salem Gateway Phase II_Walk Up Building H_22_mcullbertsonPX8RT.rvt

CONSTRUCTION NOTES:

1. INSTALL WATER AND FIRE JOINT TRENCH PER DETAIL ON SHEET C602.
2. PROPOSED DOMESTIC WATER SERVICE BUILDING CONNECTION. REFER TO PLUMBING PLAN FOR CONTINUATION.
3. PROPOSED FIRE SERVICE BUILDING CONNECTION. REFER TO PLUMBING PLANS FOR CONTINUATION.
5. INSTALL X" WATER METER VAULT PER CITY OF SALEM REQUIREMENTS. SEE CITY OF SALEM STANDARD PLANS NO. 505 AND 506 ON SHEET C604 FOR DETAILS.
6. INSTALL X" DOMESTIC WATER DCVA IN VAULT PER DETAIL ON SHEET C602.
7. INSTALL X" FIRE SERVICE DCDA IN VAULT WITH FDC PER DETAIL ON SHEET C602.

GENERAL WATER NOTES:

1. ALL CONSTRUCTION AND WATER LINE MATERIALS FOR PRIVATE SITE SHALL MEET THE REQUIREMENTS OF THE UNIFORM PLUMBING CODE, CITY OF SALEM, AND THE INTERNATIONAL BUILDING CODE. FIRE LINES SHALL ALSO MEET THE MATERIAL REQUIREMENTS FOR THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA).
2. WATER MAINS ARE TO HAVE A MINIMUM COVER OF 36-INCHES OR AS REQUIRED BY PLUMBING CODE AND FIRE CODE.
3. ALL WATERLINES, JOINTS, TEES, BENDS (HORIZ. & VERT.), REDUCERS AND VALVES SHALL BE MECHANICALLY RESTRAINED PER CITY OF SALEM STANDARD PLAN NO. 401.5.
4. WATER LINES SHALL HAVE A MINIMUM 1 FT HORIZONTAL SEPARATION AT STORM AND SANITARY CROSSINGS. CONTRACTOR SHALL ROUTE WATER LINE BELOW STORM OR SANITARY AT LOCATIONS WHERE MINIMUM COVER IS NOT MET.
5. THE CONTRACTOR SHALL CALL FOR ALL INSPECTIONS AND PERFORM THE NECESSARY TESTING REQUIRED BY THE SPECIFICATIONS AND PRIVATE UTILITIES PERMIT. UPON COMPLETION OF THE INSTALLATION OF THE WATER SYSTEM, ALL LINES SHALL BE FLUSHED AND DISINFECTED IN CONFORMANCE WITH HEALTH DIVISION GUIDELINES.
6. TRACER WIRE - 12-GAUGE STRANDED OR SOLID COPPER INSULATED HIGH MOLECULAR WEIGHT POLYETHYLENE (HMW-PE) TRACER WIRE. THE HMW-PE INSULATED COVER SHALL BE GREEN AND A MINIMUM 45 MIL THICK. THE WIRE SHALL BE RATED FOR 140 DEGREES FAHRENHEIT. INSTALL TRACER WIRE IN ALL TRENCHES FOR WATER LINE. PLACE THE TRACER WIRE DIRECTLY OVER THE PIPE CENTERLINE AND ON TOP OF THE PIPE ZONE MATERIAL, PARALLEL TO, AND ALONG THE ENTIRE LENGTH OF ALL NONMETALLIC PIPE.
7. CONTRACTOR TO INSTALL ALL REQUIRED FITTINGS AND BENDS AS NECESSARY.



Scott Edwards Architecture
2525 E Burnside St. Portland, OR 97214
503.226.3617 seallp.com

REGISTERED PROFESSIONAL ENGINEER OREGON JULY 12, 2011 TRENT J. BRAMAN EXPIRES: 12/31/2023

NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

HHPR Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

ISSUE	DATE
SITE PLAN REVIEW	08.08.22

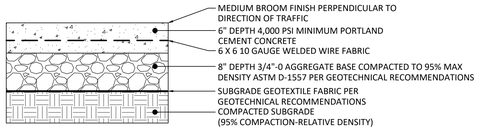
Drawing:

WATER PLAN

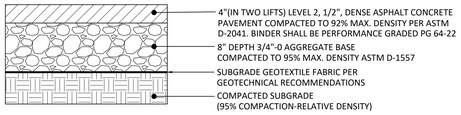
0 10 20 40
SCALE: 1" = 20'

Sheet No:

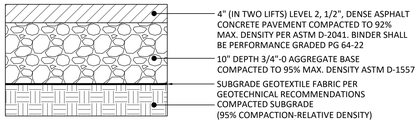
C502



CONCRETE PAVING SECTION (PRIVATE)
(VEHICLE AREAS)
NTS



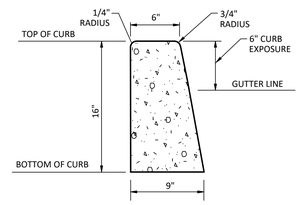
ASPHALT PAVING SECTION (PRIVATE)
(CAR PARKING AREAS)
NTS



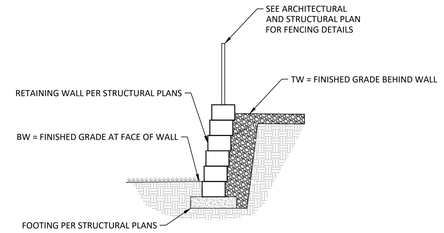
ASPHALT PAVING SECTION (PRIVATE)
(DRIVE AISLE AREAS)
NTS

CURB NOTES:

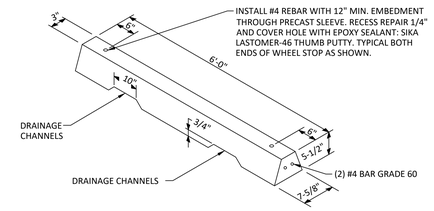
1. CONCRETE SHALL BE 4000 PSI MIN. 3-1/2: SLUMP (MAX).
2. CURBS ADJACENT TO PAVEMENT OR SIDEWALK TO HAVE EXPANSION AND/OR CONTRACTION JOINTS TO MATCH EXISTING PATTERNS.
3. EXPANSION JOINTS TO BE PROVIDED AT EACH; POINT OF TANGENCY, COLD JOINT, SIDE OF INLET STRUCTURE, SIDE OF DRIVEWAYS.
4. EXPANSION JOINT MATERIAL TO BE PRE-MOLDED, ASPHALT IMPREGNATED, NON-EXTRUDING, WITH A THICKNESS OF $\frac{1}{2}$ INCH.
5. CONTRACTION JOINTS SHALL HAVE; SPACING OF NOT MORE THAN 15 FEET, DEPTH OF JOINT OF AT LEAST 1 $\frac{1}{2}$ INCHES.
6. BASE ROCK SHALL BE $\frac{3}{4}$"-0, COMPACTED TO 95% ASTM D 1557. BASE ROCK SHALL BE TO SUBGRADE OF STREET STRUCTURE OR 4 INCHES, WHICHEVER IS GREATER, AND SHALL EXTEND 12" BEHIND THE CURB.



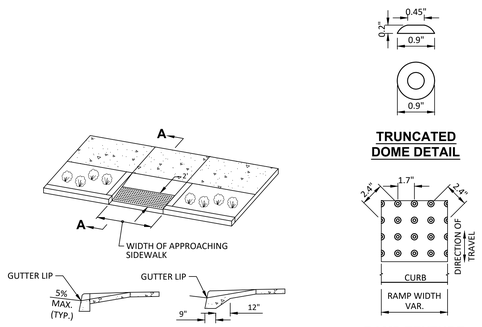
TYPE "C" CURB DETAIL
NTS



TYPICAL RETAINING WALL GRADING DETAIL
NTS



PRECAST CONCRETE WHEEL STOP
NTS



TRUNCATED DOME DETAIL

SECTION A-A

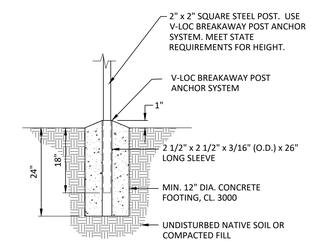
SECTION A-A
WITH MONOLITHIC CURB & SIDEWALK

RAMP TEXTURE PATTERN DETAIL

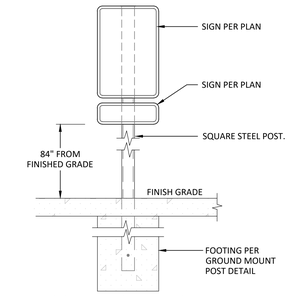
GENERAL NOTES:

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

STANDARD SIDEWALK RAMP
NTS

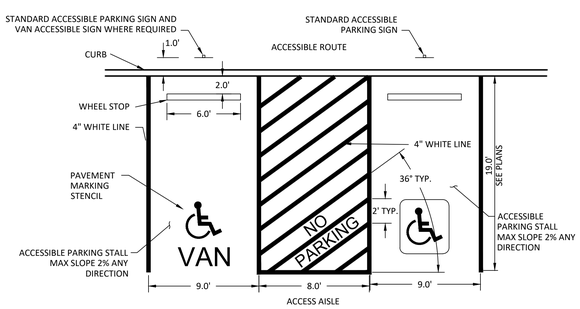


GROUND MOUNT POST DETAIL
NTS



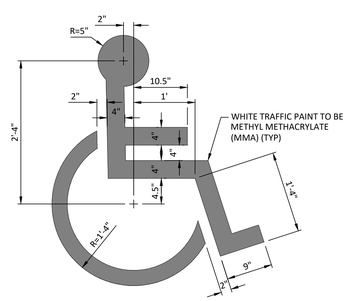
SIGNS SHALL MEET CURRENT MUTCD AND OREGON TRANSPORTATION REQUIREMENTS

SIGN INSTALL DETAIL
NTS



NOTES:
ALL PARKING LOT STRIPING SHALL BE 4" WHITE STRIPE. TO BE METHYL METHACRYLATE (MMA) (TYP)
OMIT "NO PARKING" STENCILING FOR CROSSWALK INSTALLATIONS

STANDARD ACCESSIBLE PARKING STALL & AISLE STRIPING DETAIL
NTS

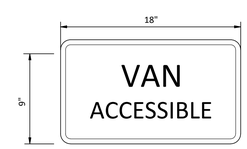


NOTES:
1. SYMBOL AND PAINT SHALL MEET CURRENT A.D.A. ACCESSIBILITY GUIDELINE AND OREGON TRANSPORTATION COMMISSION REQUIREMENTS.
2. SYMBOL SHALL HAVE A BACKGROUND MEETING CURRENT A.D.A. ACCESSIBILITY GUIDELINE AND OREGON TRANSPORTATION COMMISSION REQUIREMENTS.

ACCESSIBLE PARKING SYMBOL
NTS

NOTES:
SIGN BACKGOUND: WHITE, RETRO-REFLECTIVE SHEETING
SIGN LEGEND: GREEN, RETRO-REFLECTIVE
SYMBOL: WHITE ON BLUE BACKGROUND, RETRO-REFLECTIVE

STANDARD ACCESSIBLE PARKING SIGN DETAIL
NTS



NOTES:
SIGN BACKGOUND: WHITE, RETRO-REFLECTIVE SHEETING
SIGN LEGEND: GREEN, RETRO-REFLECTIVE SHEETING

VAN ACCESSIBLE PARKING SIGN DETAIL
NTS

Scott Edwards Architecture
2525 E Burnside St. Portland, OR 97214
503.226.3617 seallp.com

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 12, 2011
SEAN J. BRAMAN
EXPIRES: 12/31/2023
NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

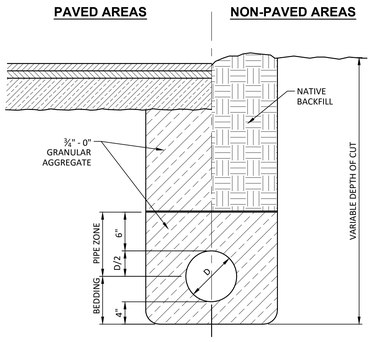
HHPR Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

ISSUE	DATE
SITE PLAN REVIEW	08.08.22

Drawing:
CIVIL SITE DETAILS

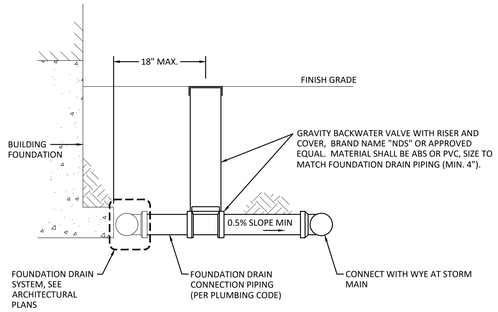
Sheet No:
C600

FILE PATH: C:\Revit_Local\22047_CDP Salem Gateway Phase II_Walk Up Building H_22_mculbertsonPX8RT.rvt



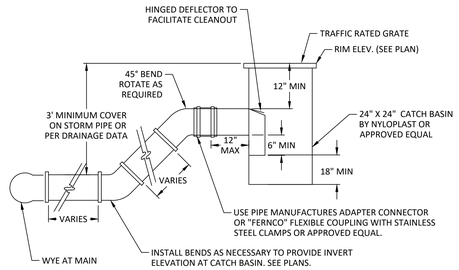
SITE PIPE BEDDING AND BACKFILL TYPICAL SECTION

NTS



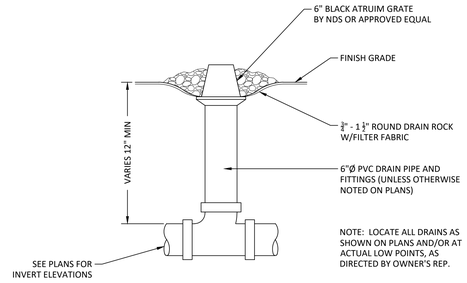
FOUNDATION DRAIN CONNECTION WITH BACKWATER VALVE

NTS



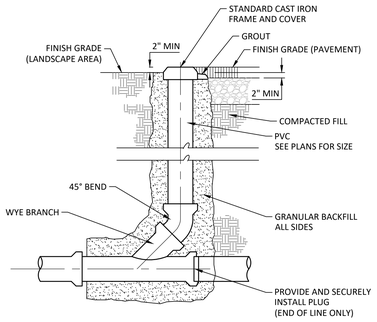
CATCH BASIN

NTS



LANDSCAPE AREA DRAIN DETAIL

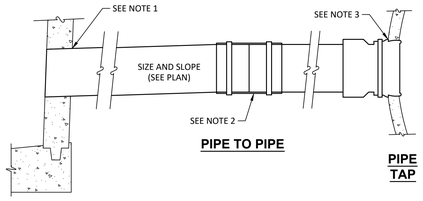
NTS



NOTE:
NOTE: CAST IRON FRAME AND COVER SHALL BE VALLEY IRON & STEEL CO. OR APPROVED EQUAL.

STANDARD CLEANOUT

NTS

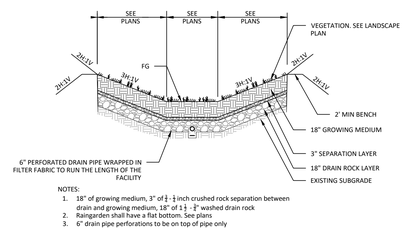


NOTES:

1. BREAK OUT WALL 2" MIN., 4" MAX. CLEAR OF PIPE WALL. GROUT SPACE WITH NON-SHRINK GROUT. FOR SANITARY CONNECTION INSTALL SAND COLLAR AS DIRECTED BY WATER ENVIRONMENT SERVICES (WES).
2. USE "FERNCO" FLEXIBLE COUPLING WITH STAINLESS STEEL CLAMPS OR APPROVED EQUAL AS REQUIRED.
3. CUT HOLE INTO PIPE AND INSTALL "FOWLER" SEWER BOOT TAP OR APPROVED EQUAL.

PIPE CONNECTION TO EXISTING

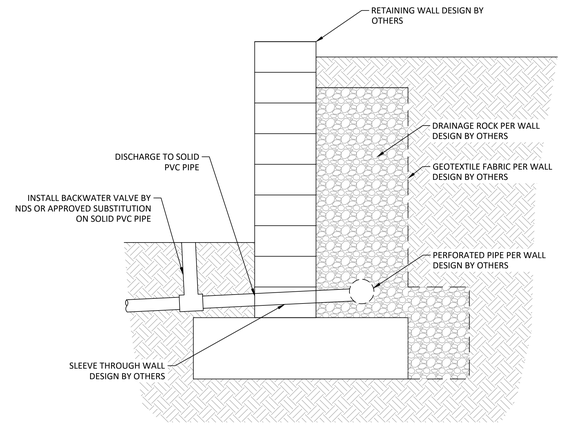
NTS



NOTES:
1. 18" of growing medium, 3" of ¾ - 1½ inch crushed rock separation between drain and growing medium, 18" of 1½ - 2" washed drain rock
2. Raingarden shall have a flat bottom. See plans
3. 6" drain pipe perforations to be on top of pipe only

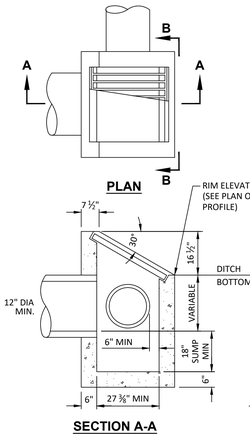
STORMWATER FACILITY TYPICAL CROSS SECTION

NTS



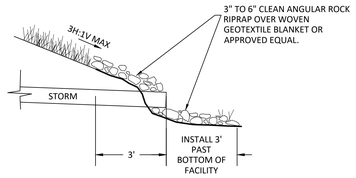
TYPICAL RETAINING WALL FOOTING DRAIN DETAIL

NTS



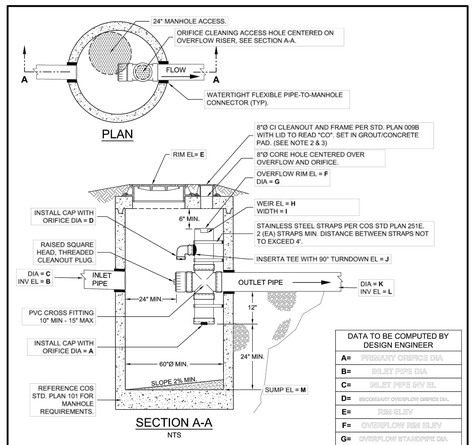
CONCRETE DITCH INLET

NTS



PIPE OUTFALL RIPRAP

NTS



DATA TO BE COMPUTED BY DESIGN ENGINEER
A= PRIMARY ORIFICE DIA.
B= INLET PIPE DIA.
C= INLET PIPE INV EL.
D= SECONDARY OVERFLOW ORIFICE DIA.
E= RIM ELEV
F= OVERFLOW RIM ELEV
G= OVERFLOW STANDPIPE DIA.
H= WEIR ELEV.
I= WEIR WIDTH
J= INSERTA TEE INV EL.
K= OUTLET PIPE DIA
L= OUTLET PIPE INV EL.
M= SUMP EL.

GENERAL NOTES

1. THIS CONTROL STRUCTURE ONLY TO BE USED WITH OUTLET PIPE UP TO 15 INCHES IN DIAMETER. IF GREATER THAN 15 INCHES USE COS STANDARD PLAN 251B.
2. ORIFICE CLEANING ACCESS TO BE AN 8 INCH CORE HOLE THROUGH FLAT-TOP (CENTERED ON OVERFLOW) WITH CAST IRON CLEANOUT BOX GROUTED TO SLAB.
3. WHEN CONSTRUCTING WITHIN PAVED SURFACE, CONSTRUCT MANHOLE LID AND CLEANOUT PER COS STANDARD PLAN 104 AND 400B RESPECTIVELY.
4. REFERENCE ORIFICE MEASUREMENT TABLE ON COS STANDARD PLAN 251E FOR ORIFICE SIZE REQUIREMENTS.

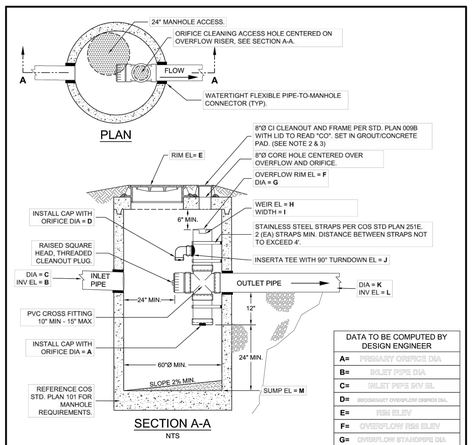
CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS

CHANGES			
D	ADDED ORIFICE SIZE RIGHTS	CLARIFIED MH LID AND CI FRAME	4/2021
C	REMOVED SLOTTED PIPE RESTRICTOR	4/2021	
B	ADDED ELEVATION DATA TABLE	4/2021	
A	ADJUSTED SUMP DEPTH RGHTS	4/2021	

STANDARD PLAN
FLOW CONTROL MANHOLE

APPROVED — CITY ENGINEER — 6/8/2021 DATE
DRAWN BY KLA 4/2021
CHECKED BY JDL 4/2021
NO.251A

FLOW CONTROL MANHOLE 1



DATA TO BE COMPUTED BY DESIGN ENGINEER
A= PRIMARY ORIFICE DIA.
B= INLET PIPE DIA.
C= INLET PIPE INV EL.
D= SECONDARY OVERFLOW ORIFICE DIA.
E= RIM ELEV
F= OVERFLOW RIM ELEV
G= OVERFLOW STANDPIPE DIA.
H= WEIR ELEV.
I= WEIR WIDTH
J= INSERTA TEE INV EL.
K= OUTLET PIPE DIA
L= OUTLET PIPE INV EL.
M= SUMP EL.

GENERAL NOTES

1. THIS CONTROL STRUCTURE ONLY TO BE USED WITH OUTLET PIPE UP TO 15 INCHES IN DIAMETER. IF GREATER THAN 15 INCHES USE COS STANDARD PLAN 251B.
2. ORIFICE CLEANING ACCESS TO BE AN 8 INCH CORE HOLE THROUGH FLAT-TOP (CENTERED ON OVERFLOW) WITH CAST IRON CLEANOUT BOX GROUTED TO SLAB.
3. WHEN CONSTRUCTING WITHIN PAVED SURFACE, CONSTRUCT MANHOLE LID AND CLEANOUT PER COS STANDARD PLAN 104 AND 400B RESPECTIVELY.
4. REFERENCE ORIFICE MEASUREMENT TABLE ON COS STANDARD PLAN 251E FOR ORIFICE SIZE REQUIREMENTS.

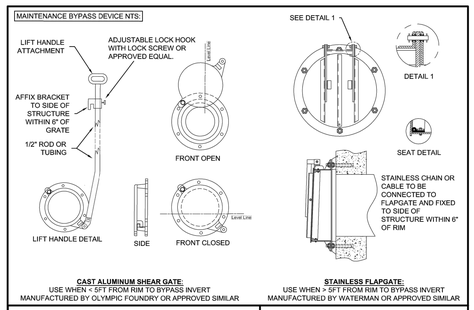
CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS

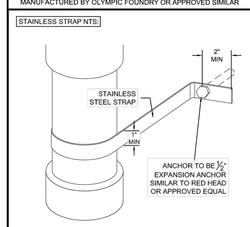
CHANGES			
D	ADDED ORIFICE SIZE RIGHTS	CLARIFIED MH LID AND CI FRAME	4/2021
C	REMOVED SLOTTED PIPE RESTRICTOR	4/2021	
B	ADDED ELEVATION DATA TABLE	4/2021	
A	ADJUSTED SUMP DEPTH RGHTS	4/2021	

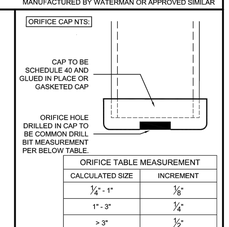
STANDARD PLAN
FLOW CONTROL MANHOLE

APPROVED — CITY ENGINEER — 6/8/2021 DATE
DRAWN BY KLA 4/2021
CHECKED BY JDL 4/2021
NO.251A

FLOW CONTROL MANHOLE 2







ORIFICE TABLE MEASUREMENT	
CALCULATED SIZE	INCREMENT
¼" - 1"	⅛"
1" - 3"	¼"
> 3"	½"

GENERAL NOTES

1. REFERENCE CONTROL STRUCTURE STANDARD PLAN FOR NUMBER OF STRAPS TO BE USED.

CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS

CHANGES			

STANDARD PLAN
FLOW CONTROL COMPONENTS

APPROVED — CITY ENGINEER — 6/8/2021 DATE
DRAWN BY KLA 4/2021
CHECKED BY JDL 4/2021
NO.251E

TYPICAL FLOW CONTROL COMPONENTS

NTS

Scott Edwards Architecture
2525 E Burnside St. Portland, OR 97214
503.226.3617 seallp.com

REGISTERED PROFESSIONAL ENGINEER — OREGON — JAN 18, 2011 — TODD J. BRAMAN — EXPIRES: 12/31/2023

NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

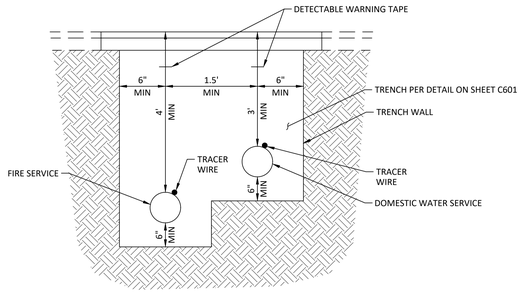
ISSUE	DATE
SITE PLAN REVIEW	08.08.22

Drawing:

CIVIL SITE DETAILS

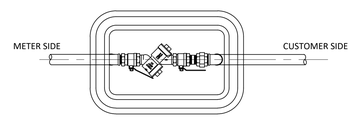
Sheet No:

C601

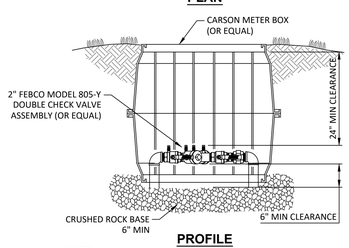


TYPICAL WATER & FIRE SERVICE JOINT TRENCH (PRIVATE ONSITE)

NTS



PLAN



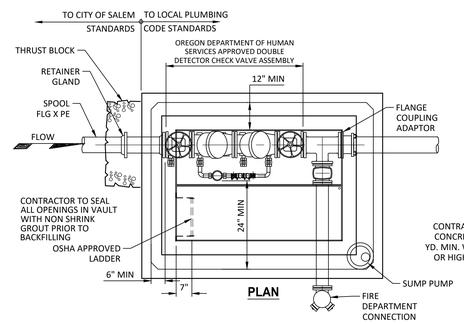
PROFILE

NOTE:

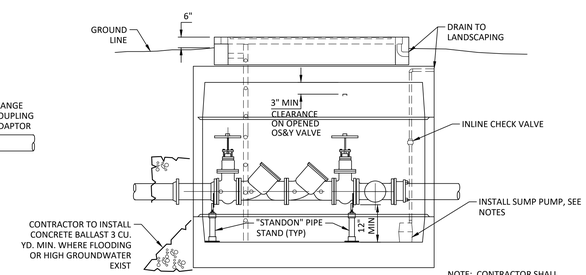
INSTALLATION SHOWN IS ONLY A SUGGESTION. THE DISTANCE FROM BOTTOM OF DEVICE TO FINISH GRADE, FREEZE PROTECTION, AND CLEARANCE FOR TESTING & REPAIR ARE THE MAJOR CONSIDERATIONS FOR INSTALLATION. PLUGS TO BE INSTALLED IN TEST COCKS OF BELOW GROUND INSTALLATIONS (NO DISSIMILAR METALS).
IF FREEZE PROTECTION IS PROVIDED, THE 24" MIN CLEARANCE MAY BE REDUCED.

1½", 2" & 2½" DOUBLE CHECK INSTALLATION

NTS



PLAN



ELEVATION

NOTE: CONTRACTOR SHALL DETERMINE THE REQUIRED FITTINGS NEEDED FOR EACH CATCH BASIN.

DDCV ASSEMBLY VAULT

SIZE	UTILITY VAULT OR *EQUAL		BILCO DOOR OR *EQUAL
	WITH F.D.C.	WITHOUT F.D.C.	
4	676-WA	577-WA	J-5AL
6	687-WA	676-WA	J-5AL
8	5106-LA	687-WA	JD-3AL
10	5106-LA	5106-LA	JD-3AL

*ENGINEER APPROVED EQUAL

NOTE: BACKFLOW DEVICE TO BE AN OHA APPROVED ASSEMBLY. CONTRACTOR TO COORDINATE TESTING.

DOUBLE DETECTOR CHECK VALVE ASSEMBLY & VAULT

NTS

1. THIS IS TO BE A PRIVATE FACILITY, GOVERNED BY UPC, NFPA, OREGON DEPT. OF HUMAN SERVICES AND FIRE MARSHALL, AS APPLICABLE.
2. FINISHED GRADE SHALL SLOPE AWAY FROM THE VAULT COVER SO AS TO PREVENT PONDING AROUND THE COVER.
3. SEAL PIPE PENETRATIONS WITH NONSHRINK GROUT TO ACHIEVE A WATER TIGHT SEAL. PIPING SHALL NOT BE DIRECTLY IMBEDDED IN CONCRETE OR MASONRY. PROVIDE PIPE STRAPS FOR THRUST RESISTANCE PER STATE OF OREGON PLUMBING CODE (SOPC).
4. ALUMINUM LADDER WITH EXTENSION TO BE O.S.H.A. APPROVED, (UTILITY VAULT CO. 1672 OR EQUAL). LADDER TO HAVE CLEAR ACCESS FROM VAULT DOOR.
5. VAULT DOOR MECHANISMS SHALL NOT PROJECT BELOW THE CEILING OF THE VAULT INTERIOR.
6. SLOPE INTERIOR TOWARD CENTER OF FLOOR FOR SUMP OR GRAVITY DRAIN OUTLET.
7. WATER LINE SHALL BE DUCTILE IRON PIPE FOR A MINIMUM OF 5FT BEYOND VAULT.
8. CONTROL VALVES SHALL BE EQUIPPED WITH ELECTRONIC TAMPER SWITCH. TAMPER SWITCHES SHALL BE CONNECTED TO THE BUILDING FIRE ALARM SYSTEM. TAMPER SWITCHES SHALL BE POTTER ELECTRIC PCVS SERIES OR APPROVED EQUAL.
9. SUMP PUMP SHALL BE BARNES MODEL SP50, 1/2 HP STAINLESS STEEL OR APPROVED EQUAL.
10. PUMP SHALL BE EQUIPPED WITH A 1 1/2" DISCHARGE AND MISC. PIPING FOR DISCHARGING INCLUDING AN INLINE CHECK VALVE AND ISOLATION GATE VALVE (SIZE EQUAL TO DISCHARGE LINE SIZE) DOWNSTREAM OF THE CHECK VALVE.
11. PROVIDE POWER SOURCE AT A VOLTAGE COMPATIBLE WITH THE SUMP PUMP MOTOR. CONDUIT FOR THE POWER SHALL BE A MINIMUM OF TWO FEET AWAY FROM ANY OTHER PIPE PENETRATION. ELECTRICAL TO BE DESIGNED BY OTHERS.

Scott Edwards Architecture
2525 E Burnside St. Portland, OR 97214
503.226.3617 seallp.com

REGISTERED PROFESSIONAL ENGINEER OREGON JULY 12, 2011 BRIAN J. BRAMAN
EXPIRES: 12/31/2023
NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

ISSUE	DATE
SITE PLAN REVIEW	08.08.22

Drawing:

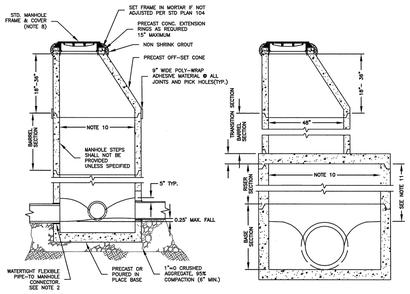
CIVIL SITE DETAILS

Sheet No:

C602

NOTES:

1. CONCENTRIC CONE ALLOWED ONLY WHEN SPECIFIED.
2. WATERTIGHT FLEXIBLE PIPE-TO-MANHOLE CONNECTIONS SHALL BE INSTALLED ACCORDING TO MANUFACTURES SPECIFICATIONS.
3. ADJUST MANHOLE FRAME AND LID PER STD PLAN 104.
4. WATER TIGHT JOINTS (GROUT JOINTS SMOOTH AT MANHOLE INTERIOR).
5. POSITION MANHOLE LID OVER OUTLET PIPE.
6. ALL SECTIONS MUST MEET OR EXCEED ASTM C 478.
7. FLAT-TOP MANHOLE ACCEPTABLE ALTERNATE (SEE STD. PLAN NO. 211)
8. SEE STD. PLAN No.107. LOCK-DOWN MANHOLE COVERS PER STD. PLAN No.117 REQUIRED WHEN MANHOLES ARE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY.
9. ALL MANHOLES SUBJECT TO VACUUM TESTING.
10. SEE PROJECT PLANS FOR MANHOLE SIZE.
11. FOR ALTERNATE MANHOLE CONFIGURATION, PROVIDE 8 FT OF HEAD ROOM WHENEVER POSSIBLE.



STANDARD MANHOLE CONFIGURATION

ALTERNATE MANHOLE CONFIGURATION

No.	Description	Date	By	Appr
4	Added external seals	2/15	JAP	
3	Removed table, changed max fall	12/13	KAK	
2	Changed note on alternate config.	8/99		
1	Allowed low profile cone section	8/99		

REVISION

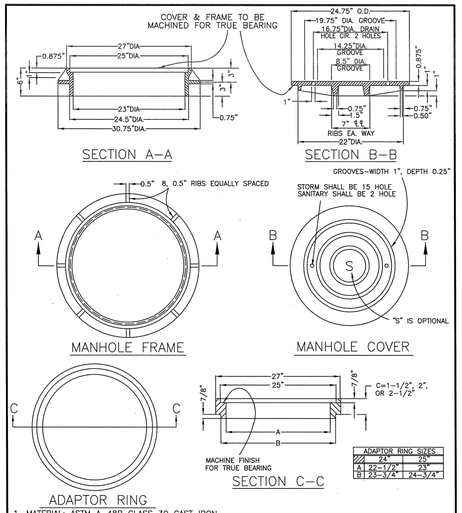
APPROVED [signature] CITY ENGINEER 4/2015

CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS

STANDARD PLAN
MANHOLE

DRAWN BY JAP 5/2014
CHECKED BY DEW 5/2014

NO. 101



ADAPTOR RING SIZES	
24"	25"
A 22-1/2"	23"
B 23-3/4"	24-3/4"

1. MATERIAL: ASTM A-48B CLASS 30 CAST IRON
2. STEEL PIVOTED EXPANDABLE MANHOLE RISER BY AMERICAN HIGHWAY PRODUCTS OR APPROVED EQUAL IS ALSO ACCEPTABLE.

No.	DESCRIPTION	DATE	BY
3	ADDED NOTE FOR HOLES	07/14	JK
2	ADD PIVOTED EXPANDABLE RISER	10/01	IDF
1	CONVERT TO CAD DWG.		

REVISION

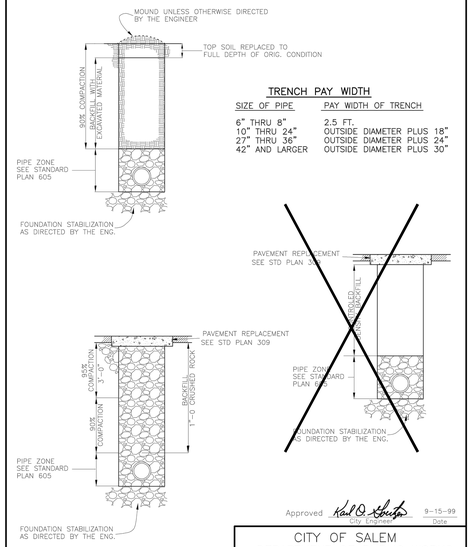
APPROVED [signature] CITY ENGINEER DATE

CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS

STANDARD PLAN
MANHOLE CASTING DETAIL

DRAWN BY JAP 3/2002
CHECKED BY DEW 3/2002

NO.107



TRENCH PAY WIDTH

SIZE OF PIPE	PAY WIDTH OF TRENCH
6" THRU 8"	2.5 FT.
10" THRU 24"	OUTSIDE DIAMETER PLUS 18"
27" THRU 36"	OUTSIDE DIAMETER PLUS 24"
42" AND LARGER	OUTSIDE DIAMETER PLUS 30"

Approved [signature] City Engineer 9-15-99 Date

No.	Description	Date	By	Appr
1	CONVERTED TO CAD DWG.	3/99		

REVISION

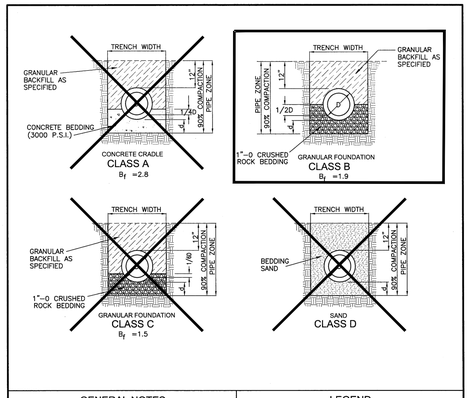
CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS

STANDARD PLAN
PIPE TRENCH

DRAWN BY GS
CHECKED BY D.W.

NO.601

***CITY DETAIL MODIFIED BY HHPR**



GENERAL NOTES

1. WHERE DIRECTED BY THE ENGINEER GRANULAR TRENCH STABILIZATION SHALL BE PLACED PRIOR TO PLACEMENT OF THE BEDDING. SIZE AND DEPTH ARE DEPENDENT ON SOIL CONDITIONS.
2. FOR ROCK OR OTHER INCOMPRESSIBLE MATERIALS, THE TRENCH SHALL BE OVEREXCAVATED A MINIMUM OF 6" AND REFILLED WITH GRANULAR MATERIAL AS DIRECTED BY THE ENGINEER.
3. BEDDING AND BACKFILL MATERIALS IN THE PIPE ZONE SHALL BE COMPACTED AS SPECIFIED PRIOR TO BACKFILLING THE REMAINDER OF THE TRENCH.
4. WHERE DIRECTED BY THE ENGINEER USE 1"-0 CRUSHED ROCK FOR ENTIRE PIPE ZONE. (SEE SCS 204.3.18)

LEGEND

D = OUTSIDE DIAMETER
d = DEPTH OF BEDDING MATERIAL BELOW PIPE

DEPTH OF BEDDING MATERIAL BELOW PIPE	
D	d(min.)
12" & SMALLER	6"
15" to 36"	8"
42" & LARGER	10"

CHANGES	
	REMOVED COMMON BACKFILL AS OPTION 1/2016

APPROVED [signature] CITY ENGINEER 2-23-16

CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS

STANDARD PLAN
PIPE ZONE

DRAWN BY JAK 1/2016
CHECKED BY JPK 1/2016

NO.605

***CITY DETAIL MODIFIED BY HHPR**

Scott Edwards Architecture
2525 E Burnside St. Portland, OR 97214
503.226.3617 seallp.com

REGISTERED PROFESSIONAL ENGINEER OREGON JULY 12, 2011 SEAN J. BRAMAN
EXPIRES: 12/31/2023
NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

ISSUE	DATE
SITE PLAN REVIEW	08.08.22

Drawing:
CIVIL PUBLIC DETAILS

Sheet No:
C603

Scott Edwards Architecture
2525 E Burnside St. Portland, OR 97214
503.226.3617 seallp.com

REGISTERED PROFESSIONAL ENGINEER — OREGON — JULY 12, 2011 — TODD J. BRAMAN — EXPIRES: 12/31/2023
NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2

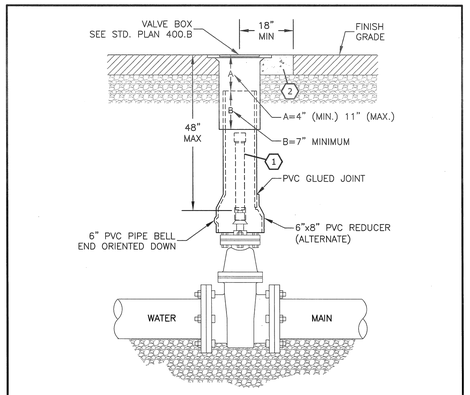
Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

FILE PATH: C:\Revit_Local\22047_CDP Salem Gateway Phase II_Walk Up Building H_22_mcullbertsonPX8RT.rvt



GENERAL NOTES

- CENTER VALVE BOX ASSEMBLY AND ALIGN VERTICALLY OVER VALVE OPERATING NUT.
- ADJUST VALVE BOX TO FINISH PAVING GRADE.
- PVC PIPE SHALL BE ONE CONTINUOUS PIECE WITH BELL END ORIENTED DOWNWARD, OR ALTERNATIVELY, GLUE PVC REDUCER ON PLAIN END OF PIPE.

KEYNOTES

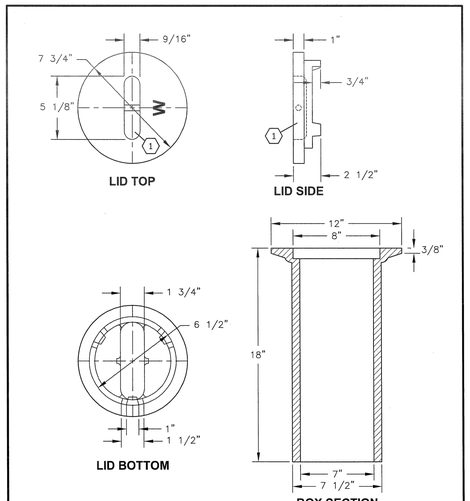
1. PROVIDE VALVE OPERATOR EXTENSION WHEN OPERATING NUT DEPTH EXCEEDS 48-INCHES. SEE STD. PLAN 400.C
2. CONSTRUCT 6-INCH THICK P.C.C. COLLAR IF VALVE IS IN UNPAVED AREA SUBJECT TO VEHICULAR TRAFFIC.

CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS

STANDARD PLAN
WATER VALVE BOX ASSEMBLY

CHANGES	
	ADDED PIPE BELL/REDUCER OPTION
	REMOVED DETAIL ON VALVE BOX
	ADDED WARRANT FOR OPERATOR EXTENSION

APPROVED CITY ENGINEER 3-1-16 | DRAWN BY JAK 2016 | CHECKED BY DEW 2016 | **NO.400.A**



SPECIFICATION:
WATER VALVE BOX MATERIAL SHALL BE CAST IRON ASTM A48, CL35.

1. LIFT POCKET 1" WIDE x 1 1/4" DEEP.

CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS

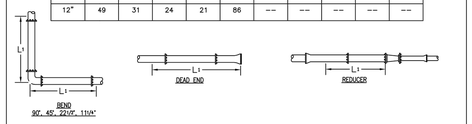
STANDARD PLAN
WATER VALVE BOX

CHANGES	
	NEW DRAWING
	CHANGED TO CLASS 35 CAST IRON

APPROVED CITY ENGINEER 3-1-16 | DRAWN BY JAK 2016 | CHECKED BY DEW 2016 | **NO.400.B**

LENGTH (L1) OF PIPE REQUIRED FOR RESTRAINT (FEET)

	Horizontal Bend				Dead End	Reducer (Restrained Length for Large Diameter Side)				
Diameter	90°	45°	22½°	11¼°		4"	6"	8"	10"	12"
4"	30	23	20	19	44	--	37	53	65	77
6"	35	25	21	20	55	--	--	38	53	67
8"	40	27	22	20	66	--	--	--	37	54
10"	44	29	23	21	76	--	--	--	--	51
12"	49	31	24	21	86	--	--	--	--	--

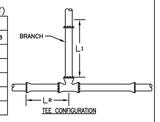


LENGTH (L1) OF PIPE REQUIRED FOR RESTRAINT WHEN USING TEES (FEET)

Tee Configurations (Restraint Length for Branch)

Branch Pipe Diameter	Le=0	Le=2	Le=4	Le=6	Le=8	Le=10	Le=12	Le=14	Le=16	Le=18
4"	44	30	19	19	19	19	19	19	19	19
6"	55	45	36	26	19	19	19	19	19	19
8"	66	59	52	44	37	30	23	19	19	19
10"	76	70	64	58	53	47	41	35	30	24
12"	86	81	76	71	67	62	57	52	47	43

Le is the minimum length in either direction from tee to nearest adjacent joint



NOTES:
1. ALL JOINTS WITHIN THE LENGTH "L1" FROM THE ABOVE TABLE, SHALL BE RESTRAINED.
2. THE JOINT RESTRAINT LENGTHS CALCULATED ARE FOR FITTINGS USED TO CHANGE PIPE HORIZONTAL ALIGNMENT ONLY. FOR APPLICATIONS WHERE FITTINGS ARE USED TO CHANGE THE SLOPE OF THE PIPE, THE DESIGN ENGINEER SHALL INCLUDE THE JOINT RESTRAINT REQUIREMENTS ON THE PROJECT DRAWINGS.
3. IF AN UNANTICIPATED NEED FOR JOINT RESTRAINT ARISES TO CHANGE THE SLOPE OF THE PIPE, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER OR UTILIZE ANCHORS IN ACCORDANCE WITH STANDARD DRAWING NO. 402.
4. JOINT TYPES NOT COVERED ON ABOVE TABLE MUST BE DESIGNED INDIVIDUALLY IN ORDER TO DETERMINE APPROPRIATE RESTRAINED LENGTH. THIS LENGTH SHALL BE SHOWN ON THE PROJECT DRAWINGS.
5. THE SMALL DIAMETER SIDE OF A REDUCER DOES NOT REQUIRE RESTRAINT IF THE LARGE DIAMETER SIDE IS PROPERLY RESTRAINED.
6. ABOVE RESTRAINED LENGTHS ARE BASED ON:
   - TEST PRESSURE OF 150 POUNDS PER SQUARE INCH
   - MINIMUM OF 3 FEET COVER
   - CLASS B PIPE ZONE CONDITIONS
   - WHEN ORGANIC OR CLAY TYPE SOILS ARE BEING USED FOR BACKFILL, GRANULAR BACKFILL MUST BE USED FOR BEDDING AND BACKFILL TO A HEIGHT OF 6 INCHES OVER THE TOP OF THE PIPE BEFORE OTHER SOILS ARE PLACED.
   - UNCOATED PIPE, THIS TABLE IS NOT APPLICABLE FOR PIPE ENCASED IN POLYETHYLENE

ANY REDUCTION OF THESE VALUES AS A RESULT OF OTHER CONDITIONS ENCOUNTERED SHALL BE BASED ON THE APPROPRIATE EVALUATION AND RECOMMENDATION BY A QUALIFIED, REGISTERED ENGINEER AND WITH APPROVAL BY THE CITY.

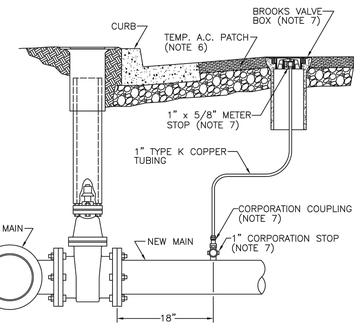
Approved CITY ENGINEER 2-1-00 Date

CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS

STANDARD PLAN
JOINT RESTRAINT

No.	Description	Date	By	Appr
	REVISION			

DRAWN BY: TAL | CHECKED BY: KW | NO. 401.5



NOTES:
1. VALVE BOX OVER 1" CHLORINE LINE DOES NOT NEED TO BE INSTALLED IF CHLORINE LINE IS BEHIND THE CURB. VALVEBOX IS TO BE INSTALLED ONLY WHEN CHLORINE LINE IS IN AREA COVERED BY TRAFFIC.
2. CHLORINE LINE PLACED IN AN AREA NOT COVERED BY TRAFFIC WILL BE 6" ABOVE NATURAL GROUND LEVEL.
3. DISTANCE FROM GATE VALVE TO CHLORINE TAP WILL BE 18".
4. CHLORINATION PROCESS WILL BE CONDUCTED BY CITY FORCES ONLY, IN ACCORDANCE WITH APPROVED SPECIFICATIONS.
5. CITY WILL REMOVE CHLORINATION ASSEMBLY AFTER RECEIVING NOTICE OF NEGATIVE BACTERIOLOGICAL TEST. CONTRACTOR TO PROVIDE EXCAVATION, BACKFILL, AND FINAL SURFACE RESTORATION.
6. TEMPORARY ASPHALT SURFACE REQUIRED IN AREAS COVERED BY TRAFFIC.
7. SEE SCS DIVISION 5 FOR SPECIFICATIONS.

Approved CITY ENGINEER 3-1-02 Date

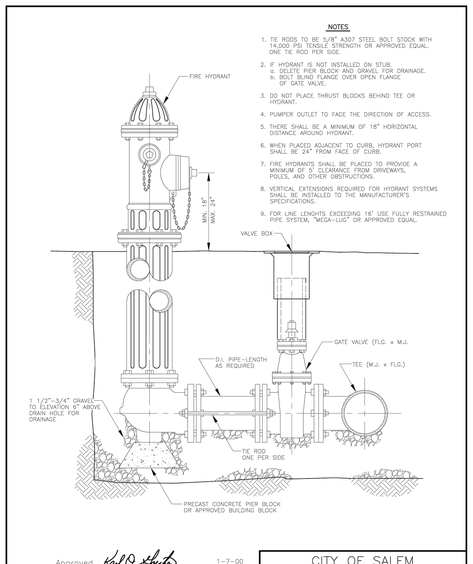
CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS

STANDARD PLAN
MAIN LINE CHLORINATION ASSEMBLY

No.	Description	Date	By	Appr
6	TEMPORARY A.C. REQUIRED	12-14-11	I.D.F.	
5	CHANGED TO BROOKS BOX IN PAVED AREA	4-18-01	I.D.F.	
4	REVISED NOTES AND ADDED LABELS	3-23-01	I.D.F.	
3	REMOVED "MIN." FROM 18-INCH DIMENSION	2-23-01	I.D.F.	
	CHLORINE LINE CHANGED TO 1-INCH FROM 3/4"			
	DIST. FROM TAP TO VALVE CHANGED TO 18-INCHES			

REVISION

DRAWN BY I.D.F. | CHECKED BY D.W. | NO. 412



NOTES:
1. TIE RODS TO BE 5/8" A307 STEEL BOLT STOCK WITH 14,000 PSI TENSILE STRENGTH OR APPROVED EQUAL. ONE TIE ROD PER SIDE.
2. IF HYDRANT IS NOT INSTALLED ON STUB:
   a. DELETE PIER BLOCK AND GRAVEL FOR DRAINAGE.
   b. BOLT BLIND FLANGE OVER OPEN FLANGE OF GATE VALVE.
3. DO NOT PLACE THRUST BLOCKS BEHIND TEE OR HYDRANT.
4. PUMPER OUTLET TO FACE THE DIRECTION OF ACCESS.
5. THERE SHALL BE A MINIMUM OF 18" HORIZONTAL DISTANCE AROUND HYDRANT.
6. WHEN PLACED ADJACENT TO CURB, HYDRANT PORT SHALL BE 24" FROM FACE OF CURB.
7. FIRE HYDRANTS SHALL BE PLACED TO PROVIDE A MINIMUM OF 5' CLEARANCE FROM DRIVEWAYS, POLES, AND OTHER OBSTRUCTIONS.
8. VERTICAL EXTENSIONS REQUIRED FOR HYDRANT SYSTEMS SHALL BE INSTALLED TO THE MANUFACTURER'S SPECIFICATIONS.
9. FOR LINE LENGTHS EXCEEDING 16' USE FULLY RESTRAINED PIPE SYSTEM, "MEGA-LUG" OR APPROVED EQUAL.

Approved CITY ENGINEER 1-7-00 Date

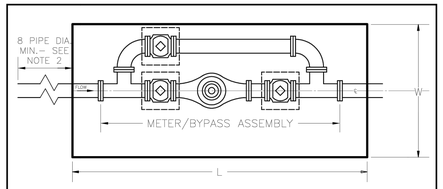
CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS

STANDARD PLAN
FIRE HYDRANT INSTALLATION

No.	Description	Date	By	Appr
2	REVISE VALVE BOX	1-00	D.F.	KDG
1	CONVERT TO CAD DWG.	12-98	D.F.	KDG

REVISION

DRAWN BY IDF | CHECKED BY D.W. | NO.413



METER SIZE	INSIDE DIMENSIONS (MIN) VAULT SIZE L	W	H
3" OR 4" COMPOUND / FIRELINE	8'	6'	7'
6" OR 8" COMPOUND / FIRELINE	10'	8'	7'

NOTES:
1. VAULT SIZING IS FOR METER INSTALLATION ONLY.
2. CONTRACTOR TO INSTALL VAULT AND STRAIGHT RUN OF PIPE WITHOUT JOINTS THROUGH IT. CITY FORCES TO INSTALL METER/BYPASS ASSEMBLY. PIPE SHALL EXTEND IN A STRAIGHT LINE (FROM INSIDE VAULT WALL ON DELIVERY SIDE) AT LEAST THE EQUIVALENT OF 8 PIPE DIAMETERS.
3. VAULT SHALL BE PLACED WITHIN RIGHT-OF-WAY UNLESS OTHERWISE APPROVED.
4. BENDS, CROSSES, AND TEES SHALL BE A MINIMUM OF 5 FEET FROM THE OUTSIDE WALL OF THE VAULT.
5. CENTERLINE OF WATERLINE SHALL BE 24 INCHES ABOVE THE VAULT FLOOR AND RUNNING THROUGH THE CENTERLINE OF THE VAULT.
6. VAULT SHALL HAVE AN 11" X 17" READER LID AND OPENING.
7. MINIMUM ACCESS DOOR SIZE:
   A. 3-INCH AND 4-INCH METERS-3 FEET BY 3 FEET.
   B. 6-INCH AND 8-INCH METERS-2 EACH, 3 FEET 6 INCHES WIDE BY 3 FEET LONG.
8. REFER TO STANDARD PLAN NUMBER 505 FOR ADDITIONAL VAULT REQUIREMENTS.

Approved CITY ENGINEER 9-15-99 Date

CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS

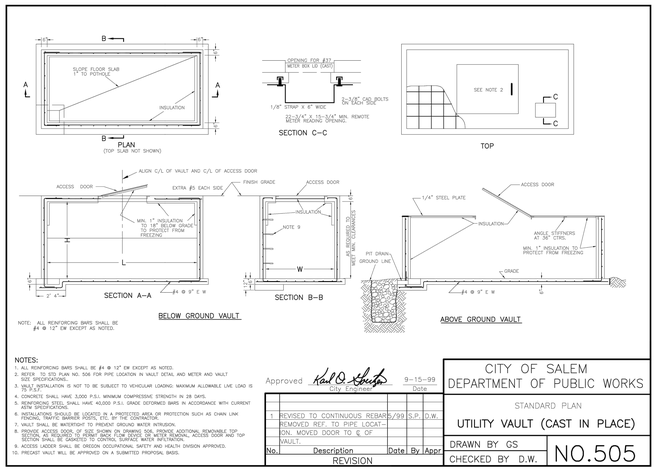
STANDARD PLAN
METER AND VAULT SIZE AND SPECIFICATIONS

No.	Description	Date	By	Appr
	WATER MAIN TO GO THROUGH CENTERLINE OF VAULT			

REVISION

DRAWN BY S.G.P. | CHECKED BY D.W. | NO.506

9-15-99



NOTE: ALL REINFORCING BARS SHALL BE #4 @ 12" EW EXCEPT AS NOTED.

NOTES:
1. ALL REINFORCING BARS SHALL BE #4 @ 12" EW EXCEPT AS NOTED.
2. METER TO STD PLAN NO. 506 FOR PIPE LOCATION IN VAULT DETAIL AND METER AND VAULT SIZE SPECIFICATIONS.
3. SEALS INSTALLATION IS NOT TO BE SUBJECT TO VEHICULAR LOADING. MAXIMUM ALLOWABLE LIVE LOAD IS 300 PSF.
4. CONCRETE SHALL HAVE 3,000 P.S.I. MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS.
5. REINFORCING STEEL SHALL HAVE 40,000 P.S.I. GRADE DEFORMED BARS IN ACCORDANCE WITH CURRENT ASTM SPECIFICATIONS.
6. ALL VAULTS SHALL BE LOCATED IN A PROTECTED AREA OR PROTECTION SUCH AS CHAIN LINK FENCING, TRAFFIC BARRIER POSTS, ETC. BY THE CONTRACTOR.
7. VAULT SHALL BE WATERTIGHT TO PREVENT GROUND WATER INTRUSION.
8. PROVIDE ACCESS DOOR OF SIZE SHOWN ON DRAWING SOR. PROVIDE ADDITIONAL REMOVABLE TOP SECTION AS REQUIRED TO PERMIT EASY FLOW DEVICE OR METER REMOVAL. ACCESS DOOR AND TOP SECTION SHALL BE DESIGNED TO SUPPORT A LIVE LOAD OF 300 PSF.
9. ACCESS LADDER SHALL BE OREGON OCCUPATIONAL SAFETY AND HEALTH DIVISION APPROVED.
10. PRECAST VAULT WILL BE APPROVED ON A SUBMITTED PROPOSAL BASIS.

Approved CITY ENGINEER 9-15-99 Date

CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS

STANDARD PLAN
UTILITY VAULT (CAST IN PLACE)

No.	Description	Date	By	Appr
1	REVISED TO CONTINUOUS REBAR	5/99	S.P.	D.W.
	REMOVED REF. TO PIPE LOCATIONAL MOVED DOOR TO ℄ OF VAULT			

REVISION

DRAWN BY GS | CHECKED BY D.W. | NO.505

SITE PLAN REVIEW	08.08.22
ISSUE	DATE

Drawing:
CIVIL PUBLIC DETAILS

Sheet No:
C604

CDP SALEM GATEWAY - PHASE 2

SALEM, OREGON

FILE PATH: C:\Revit_Local\22047_CDP Salem Gateway Phase II_Walk Up Building H_22_mculbertsonPX8RT.rvt

SHEET INDEX

PROJECT DESCRIPTION

ADDRESS: 5205 BATTLE CREEK RD SE
SALEM, OREGON 97306

TAX LOT 300
MAP 083W14
MARION COUNTY, OREGON

LATITUDE: 44-52-49
LONGITUDE: 123-00-41

ARCHITECT

SCOTT EDWARDS ARCHITECTURE
2525 E BURNSIDE ST
PORTLAND, OREGON 97214
(503) 226-3617
CONTACT: DAVE MOJICA, NCARB/AIA
DMOJICA@SEALLP.COM

ENGINEER

HARPER HOUF PETERSON RIGHELLIS INC.
530 CENTER STREET NE, SUITE 240
SALEM, OREGON 97301
(503) 365-1131
CONTACT: BEAU BRAMAN, P.E.
BEAUB@HHPR.COM

OWNER

COMMUNITY DEVELOPMENT PARTNERS
126 NE ALBERTA ST, SUITE 202
PORTLAND, OREGON 97211
(971) 533-4166
CONTACT: THOMAS ALDRIDGE
THOMAS@COMMUNITYDEVELOPMENTPARTNERS.COM

SURVEYOR

BARKER SURVEYING
3657 KASHMIR WAY SE
SALEM, OREGON 97317
(503) 588-8800

PERMITTEE'S SITE INSPECTOR

TBD

EXISTING CONDITIONS:

THE EXISTING SITE CONSISTS OF A MOSTLY OPEN GRASS FIELD WITH GENTLY SLOPING TOPOGRAPHY TO THE NORTH. SIGNIFICANT TREES EXIST PRIMARILY ALONG THE SITE BOUNDARY.

DEVELOPED CONDITIONS:

THE PROPOSED PROJECT IS THE SECOND PHASE OF AN APARTMENT COMPLEX DEVELOPMENT. THE SECOND PHASE WILL FEATURE EIGHT APARTMENT BUILDINGS, PARKING LOTS, PEDESTRIAN WALKWAYS, STORMWATER MANAGEMENT FACILITIES, LANDSCAPING, AND UTILITIES.

RECEIVING BODIES OF WATER:

SURFACE RUNOFF IS ROUTED THROUGH ROOF DRAINS OR CATCH BASINS AND THEN PIPED TO THE PROPOSED STORMWATER MANAGEMENT FACILITY FOR DETENTION AND TREATMENT BEFORE CONNECTING TO THE COMBINED PUBLIC-PRIVATE SYSTEM FROM PHASE 1. THE ULTIMATE DOWNSTREAM RECEIVING WATER BODY IS PRINGLE CREEK.

WATERS OF THE STATE:

THE FOLLOWING ARE ALL WATERS OF THE STATE WITHIN ONE MILE OF THE PROJECT SITE:

1. WALN CREEK

RAIN GAUGE:

THE NEAREST EXISTING RAIN GAUGE IS LOCATED AT 6555 COMMERCIAL ST SE AND IS OPERATED BY THE CITY OF SALEM.

SITE SOIL CLASSIFICATION:

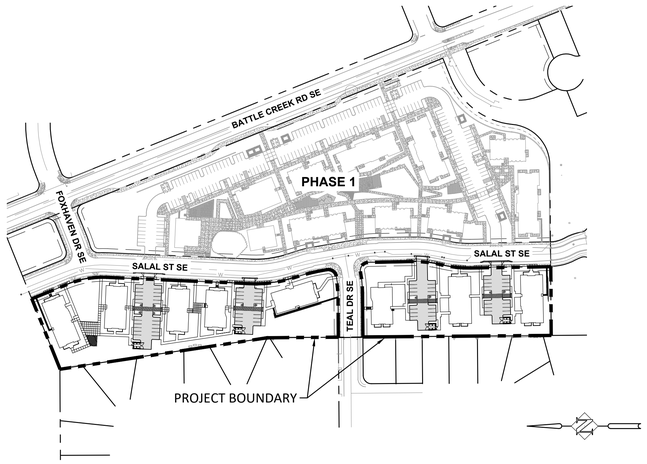
SITE SUBSURFACE CONDITIONS CONSIST OF AN UPPER LAYER OF FILL AND/OR DISTURBED TOPSOIL, A MIDDLE LAYER OF CLAYEY SILT RESIDUAL SOIL, AND A LOWER LAYER OF WEATHERED BASALT ROCK.

THESE SOILS RANGE FROM SLIGHTLY TO HIGHLY SUSCEPTIBLE TO EROSION. EROSION CONTROL MEASURES WILL BE INSTALLED BEFORE CONSTRUCTION BEGINS.

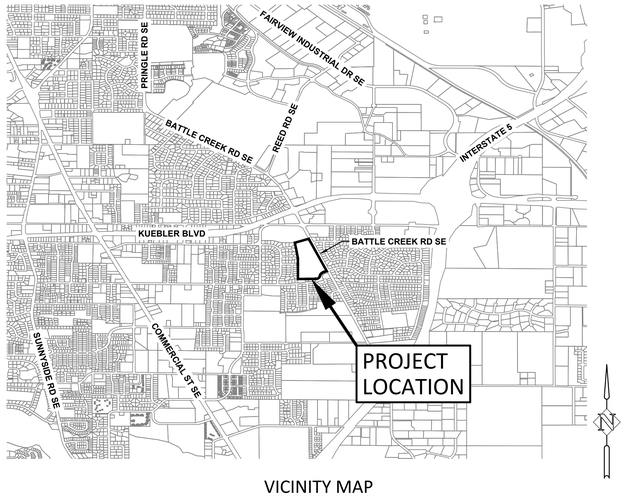
CONSTRUCTION ACTIVITIES TIME TABLE:

- CLEARING/MASS EXCAVATION: X/202X - X/202X
- UTILITY INSTALLATION: X/202X - X/202X
- BUILDING CONSTRUCTION: X/202X - X/202X
- CONCRETE/PAVING: X/202X - X/202X
- SITE STABILIZATION: X/202X

TOTAL SITE AREA: 4.71 ACRES
TOTAL DISTURBED AREA: 4.71 ACRES



SITE PLAN
1"=150'



VICINITY MAP
NTS

DEQ STANDARD EROSION CONTROL NOTES:

1. INCLUDE A LIST OF ALL PERSONNEL (BY NAME AND POSITION) THAT ARE RESPONSIBLE FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF STORMWATER CONTROL MEASURES (E.G. ESCP DEVELOPER, BMP INSTALLER (SEE SECTION 4.10), AS WELL AS THEIR INDIVIDUAL RESPONSIBILITIES. (SECTION 4.4.C.II)
2. VISUAL MONITORING INSPECTION REPORTS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS. (SECTION 6.5)
3. INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS. (SECTION 6.5.Q)
4. RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. (SECTION 4.7)
5. THE PERMIT REGISTRANT MUST IMPLEMENT THE ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE ESCP IS A VIOLATION OF THE PERMIT. (SECTIONS 4 AND 4.11)
6. THE ESCP MUST BE ACCURATE AND REFLECT SITE CONDITIONS. (SECTION 4.8)
7. SUBMISSION OF ALL ESCP REVISIONS IS NOT REQUIRED. SUBMITTAL OF THE ESCP REVISIONS IS ONLY UNDER SPECIFIC CONDITIONS. SUBMIT ALL NECESSARY REVISION TO DEQ OR AGENT WITHIN 10 DAYS. (SECTION 4.9)
8. SEQUENCE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION. (SECTION 2.2.2)
9. CREATE SMOOTH SURFACES BETWEEN SOIL SURFACE AND EROSION AND SEDIMENT CONTROLS TO PREVENT STORMWATER FROM BYPASSING CONTROLS AND PONDING. (SECTION 2.2.3)
10. IDENTIFY, MARK, AND PROTECT (BY CONSTRUCTION FENCING OR OTHER MEANS) CRITICAL RIPARIAN AREAS AND VEGETATION INCLUDING IMPORTANT TREES AND ASSOCIATED ROOTING ZONES, AND VEGETATION AREAS TO BE PRESERVED. IDENTIFY VEGETATIVE BUFFER ZONES BETWEEN THE SITE AND SENSITIVE AREAS (E.G., WETLANDS), AND OTHER AREAS TO BE PRESERVED, ESPECIALLY IN PERIMETER AREAS. (SECTION 2.2.1)
11. PRESERVE EXISTING VEGETATION WHEN PRACTICAL AND RE-VEGETATE OPEN AREAS. RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION. IDENTIFY THE TYPE OF VEGETATIVE SEED MIX USED. (SECTION 2.2.5)
12. MAINTAIN AND DELINEATE ANY EXISTING NATURAL BUFFER WITHIN THE 50-FEET OF WATERS OF THE STATE. (SECTION 2.2.4)
13. INSTALL PERIMETER SEDIMENT CONTROL, INCLUDING STORM DRAIN INLET PROTECTION AS WELL AS ALL SEDIMENT BASINS, TRAPS, AND BARRIERS PRIOR TO LAND DISTURBANCE. (SECTIONS 2.1.3)
14. CONTROL BOTH PEAK FLOW RATES AND TOTAL STORMWATER VOLUME, TO MINIMIZE EROSION AT OUTLETS AND DOWNSTREAM CHANNELS AND STREAMBANKS. (SECTIONS 2.1.1. AND 2.2.16)
15. CONTROL SEDIMENT AS NEEDED ALONG THE SITE PERIMETER AND AT ALL OPERATIONAL INTERNAL STORM DRAIN INLETS AT ALL TIMES DURING CONSTRUCTION, BOTH INTERNALLY AND AT THE SITE BOUNDARY. (SECTIONS 2.2.6 AND 2.2.13)
16. ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK. (SECTION 2.2.14)
17. APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES. TEMPORARY OR PERMANENT STABILIZATIONS MEASURES ARE NOT REQUIRED FOR AREAS THAT ARE INTENDED TO BE LEFT UNVEGETATED, SUCH AS DIRT ACCESS ROADS OR UTILITY POLE PADS.(SECTIONS 2.2.20 AND 2.2.21)
18. ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON-STORMWATER CONTROLS. (SECTION 2.3.7)
19. KEEP WASTE CONTAINER LIDS CLOSED WHEN NOT IN USE AND CLOSE LIDS AT THE END OF THE BUSINESS DAY FOR THOSE CONTAINERS THAT ARE ACTIVELY USED THROUGHOUT THE DAY. FOR WASTE CONTAINERS THAT DO NOT HAVE LIDS, PROVIDE EITHER (1) COVER (E.G., A TARP, PLASTIC SHEETING, TEMPORARY ROOF) TO PREVENT EXPOSURE OF WASTES TO PRECIPITATION, OR (2) A SIMILARLY EFFECTIVE MEANS DESIGNED TO PREVENT THE DISCHARGE OF POLLUTANTS (E.G., SECONDARY CONTAINMENT). (SECTION 2.3.7)
20. PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS USING BMPS SUCH AS: CONSTRUCTION ENTRANCE, GRAVELED (OR PAVED) EXITS AND PARKING AREAS, GRAVEL ALL UNPAVED ROADS LOCATED ONSITE, OR USE AN EXIT TIRE WASH. THESE BMPS MUST BE IN PLACE PRIOR TO LAND- DISTURBING ACTIVITIES. (SECTION 2.2.7)
21. WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITE. (SECTION 2.2.7.F)
22. CONTROL PROHIBITED DISCHARGES FROM LEAVING THE CONSTRUCTION SITE, I.E., CONCRETE WASH-OUT, WASTEWATER FROM CLEANOUT OF STUCCO, PAINT AND CURING COMPOUNDS. (SECTIONS 1.5 AND 2.3.9)
23. ENSURE THAT STEEP SLOPE AREAS WHERE CONSTRUCTION ACTIVITIES ARE NOT OCCURRING ARE NOT DISTURBED. (SECTION 2.2.10)
24. PREVENT SOIL COMPACTION IN AREAS WHERE POST-CONSTRUCTION INFILTRATION FACILITIES ARE TO BE INSTALLED. (SECTION 2.2.12)
25. USE BMPS TO PREVENT OR MINIMIZE STORMWATER EXPOSURE TO POLLUTANTS FROM SPILLS; VEHICLE AND EQUIPMENT FUELING, MAINTENANCE, AND STORAGE; OTHER CLEANING AND MAINTENANCE ACTIVITIES; AND WASTE HANDLING ACTIVITIES. THESE POLLUTANTS INCLUDE FUEL, HYDRAULIC FLUID, AND OTHER OILS FROM VEHICLES AND MACHINERY, AS WELL AS DEBRIS, FERTILIZER, PESTICIDES AND HERBICIDES, PAINTS, SOLVENTS, CURING COMPOUNDS AND ADHESIVES FROM CONSTRUCTION OPERATIONS. (SECTIONS 2.2.15 AND 2.3)
26. PROVIDE PLANS FOR SEDIMENTATION BASINS THAT HAVE BEEN DESIGNED PER SECTION 2.2.17 AND STAMPED BY AN OREGON PROFESSIONAL ENGINEER. (SEE SECTION 2.2.17.A)
27. IF ENGINEERED SOILS ARE USED ON SITE, A SEDIMENTATION BASIN/IMPOUNDMENT MUST BE INSTALLED. (SEE SECTIONS 2.2.17 AND 2.2.18)
28. PROVIDE A DEWATERING PLAN FOR ACCUMULATED WATER FROM PRECIPITATION AND UNCONTAMINATED GROUNDWATER SEEPAGE DUE TO SHALLOW EXCAVATION ACTIVITIES. (SEE SECTION 2.4)
29. IMPLEMENT THE FOLLOWING BMPS WHEN APPLICABLE: WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURES, EMPLOYEE TRAINING ON SPILL PREVENTION AND PROPER DISPOSAL PROCEDURES, SPILL KITS IN ALL VEHICLES, REGULAR MAINTENANCE SCHEDULE FOR VEHICLES AND MACHINERY, MATERIAL DELIVERY AND STORAGE CONTROLS, TRAINING AND SIGNAGE, AND COVERED STORAGE AREAS FOR WASTE AND SUPPLIES. (SECTION 2.3)
30. USE WATER, SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL. (SECTION 2.2.9)
31. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS TO MINIMIZE NUTRIENT RELEASES TO SURFACE WATERS. EXERCISE CAUTION WHEN USING TIME-RELEASE FERTILIZERS WITHIN ANY WATERWAY RIPARIAN ZONE. (SECTION 2.3.5)
32. IF AN ACTIVE TREATMENT SYSTEM (FOR EXAMPLE, ELECTRO-COAGULATION, FLOCCULATION, FILTRATION, ETC.) FOR SEDIMENT OR OTHER POLLUTANT REMOVAL IS EMPLOYED, SUBMIT AN OPERATION AND MAINTENANCE PLAN (INCLUDING SYSTEM SCHEMATIC, LOCATION OF SYSTEM, LOCATION OF INLET, LOCATION OF DISCHARGE, DISCHARGE DISPERSION DEVICE DESIGN, AND A SAMPLING PLAN AND FREQUENCY) BEFORE OPERATING THE TREATMENT SYSTEM. OBTAIN ENVIRONMENTAL MANAGEMENT PLAN APPROVAL FROM DEQ BEFORE OPERATING THE TREATMENT SYSTEM. OPERATE AND MAINTAIN THE TREATMENT SYSTEM ACCORDING TO MANUFACTURER'S SPECIFICATIONS. (SECTION 1.2.9)
33. TEMPORARILY STABILIZE SOILS AT THE END OF THE SHIFT BEFORE HOLIDAYS AND WEEKENDS, IF NEEDED. THE REGISTRANT IS RESPONSIBLE FOR ENSURING THAT SOILS ARE STABLE DURING RAIN EVENTS AT ALL TIMES OF THE YEAR. (SECTION 2.2)
34. AS NEEDED BASED ON WEATHER CONDITIONS, AT THE END OF EACH WORKDAY SOIL STOCKPILES MUST BE STABILIZED OR COVERED, OR OTHER BMPS MUST BE IMPLEMENTED TO PREVENT DISCHARGES TO SURFACE WATERS OR CONVEYANCE SYSTEMS LEADING TO SURFACE WATERS. (SECTION 2.2.8)
35. SEDIMENT FENCE: REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE HEIGHT AND BEFORE FENCE REMOVAL. (SECTION 2.1.5.B)
36. OTHER SEDIMENT BARRIERS (SUCH AS BIOBAGS): REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH ABOVE GROUND HEIGHT AND BEFORE BMP REMOVAL. (SECTION 2.1.5.C)
37. CATCH BASINS: CLEAN BEFORE RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT. SEDIMENT BASINS AND SEDIMENT TRAPS: REMOVE TRAPPED SEDIMENTS BEFORE DESIGN CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT AND AT COMPLETION OF PROJECT. (SECTION 2.1.5.D)
38. WITHIN 24 HOURS, SIGNIFICANT SEDIMENT THAT HAS LEFT THE CONSTRUCTION SITE, MUST BE REMEDIATED. INVESTIGATE THE CAUSE OF THE SEDIMENT RELEASE AND IMPLEMENT STEPS TO PREVENT A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN-UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DEPARTMENT OF STATE LANDS REQUIRED TIMEFRAME. (SECTION 2.2.19.A)
39. THE INTENTIONAL WASHING OF SEDIMENT INTO STORM SEWERS OR DRAINAGE WAYS MUST NOT OCCUR. VACUUMING OR DRY SWEEPING AND MATERIAL PICKUP MUST BE USED TO CLEANUP RELEASED SEDIMENTS. (SECTION 2.2.19)
40. DOCUMENT ANY PORTION(S) OF THE SITE WHERE LAND DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED OR WILL BE TEMPORARILY INACTIVE FOR 14 OR MORE CALENDAR DAYS. (SECTION 6.5.F.)
41. PROVIDE TEMPORARY STABILIZATION FOR THAT PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES CEASE FOR 14 DAYS OR MORE WITH A COVERING OF BLOWN STRAW AND A TACKIFIER, LOOSE STRAW, OR AN ADEQUATE COVERING OF COMPOST MULCH UNTIL WORK RESUMES ON THAT PORTION OF THE SITE. (SECTION 2.2.20)
42. DO NOT REMOVE TEMPORARY SEDIMENT CONTROL PRACTICES UNTIL PERMANENT VEGETATION OR OTHER COVER OF EXPOSED AREAS IS ESTABLISHED. ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED, ALL TEMPORARY EROSION CONTROLS AND RETAINED SOILS MUST BE REMOVED AND DISPOSED OF PROPERLY, UNLESS NEEDED FOR LONG TERM USE FOLLOWING TERMINATION OF PERMIT COVERAGE. (SECTION 2.2.21)

ATTENTION EXCAVATORS:

OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6699.

THE PERMITTEE IS REQUIRED TO MEET ALL THE CONDITIONS OF THE 1200-C PERMIT. THIS ESCP AND GENERAL CONDITIONS HAVE BEEN DEVELOPED TO FACILITATE COMPLIANCE WITH THE 1200-C PERMIT REQUIREMENTS. IN CASES OF DISCREPANCIES OR OMISSIONS, THE 1200-C PERMIT REQUIREMENTS SUPERCEDE REQUIREMENTS OF THIS PLAN.

INSPECTION FREQUENCY:

SITE CONDITION	MINIMUM FREQUENCY
1. ACTIVE PERIOD	ON INITIAL DATE THAT LAND DISTURBANCE ACTIVITIES COMMENCE. WITHIN 24 HOURS OF ANY STORM EVENT, INCLUDING RUNOFF FROM SNOW MELT, THAT RESULTS IN DISCHARGE FROM THE SITE. AT LEAST ONCE EVERY 14 DAYS, REGARDLESS OF WHETHER STORMWATER RUNOFF IS OCCURRING.
2. INACTIVE PERIODS GREATER THAN FOURTEEN (14) CONSECUTIVE CALENDAR DAYS	THE INSPECTOR MAY REDUCE THE FREQUENCY OF INSPECTIONS IN ANY AREA OF THE SITE WHERE STABILIZATION STEPS IN SECTION 2.2.20 HAVE BEEN COMPLETED TO TWICE PER MONTH FOR THE FIRST MONTH, NO LESS THAN 14 CALENDAR DAYS APART, THEN ONCE PER MONTH.
3. PERIODS DURING WHICH THE SITE IS INACCESSIBLE DUE TO INCLEMENT WEATHER	IF SAFE, ACCESSIBLE AND PRACTICAL, INSPECTIONS MUST OCCUR DAILY AT A RELEVANT DISCHARGE POINT OR DOWNSTREAM LOCATION OF THE RECEIVING WATERBODY.
4. PERIODS DURING WHICH CONSTRUCTION ACTIVITIES ARE SUSPENDED AND RUNOFF IS UNLIKELY DUE TO FROZEN CONDITIONS	VISUAL MONITORING INSPECTIONS MAY BE TEMPORARILY SUSPENDED. IMMEDIATELY RESUME MONITORING UPON THAWING, OR WHEN WEATHER CONDITIONS MAKE DISCHARGES LIKELY.
5. PERIODS DURING WHICH CONSTRUCTION ACTIVITIES ARE CONDUCTED AND RUNOFF IS UNLIKELY DURING FROZEN CONDITIONS.	VISUAL MONITORING INSPECTIONS MAY BE REDUCED TO ONCE A MONTH. IMMEDIATELY RESUME MONITORING UPON THAWING, OR WHEN WEATHER CONDITIONS MAKE DISCHARGES LIKELY.

BMPS WITH ESCP IMPLEMENTATION SCHEDULE FORM

	YEAR	2023						2024				
BMPs	MONTH	6	7	8	9	10	11	12	1	2	3	4	5
BIOBAGS													
BIOSWALES													
CHECK DAMS													
COMPOST BERM													
COMPOST BLANKETS													
COMPOST SOCKS													
CONCRETE TRUCK WASHOUT													
CONSTRUCTION ENTRANCE													
DEWATERING (TREATMENT LOCATION, SCHEMATIC, AND SAMPLING PLAN REQUIRED)													
DRAINAGE SWALES													
EARTH DIKES (STABILIZED)													
ENERGY DISSIPATERS													
EROSION CONTROL BLANKETS & MATS (SPECIFY TYPE)													
HYDROSEEDING													
INLET PROTECTION													
MULCHES (SPECIFY TYPE)													
MYCORRHIZAE/BIOFERTILIZERS													
NATURAL BUFFER ZONE													
ORANGE FENCING (PROTECTING SENSITIVE/PRESERVED AREAS)													
OUTLET PROTECTION													
PERMANENT SEEDING AND PLANTING													
PIPE SLOPE DRAINS													
PLASTIC SHEETING													
PRESERVE EXISTING VEGETATION													
SEDIMENT FENCING													
SEDIMENT BARRIER													
SEDIMENT TRAP													
SODDING													
SOIL TACKIFIERS													
STORM DRAIN INLET PROTECTION													
STRAW WATTLES (OR OTHER MATERIALS)													
TEMPORARY DIVERSION DIKES													
TEMPORARY OR PERMANENT SEDIMENTATION BASINS													
TEMPORARY SEEDING AND PLANTING													
TREATMENT SYSTEM (O&M PLAN REQUIRED)													
UNPAVED ROADS GRAVELED OR OTHER BMP ON THE ROAD													
VEGETATIVE BUFFER STRIPS													

AUTHORIZED NON-STORMWATER DISCHARGES:

THE FOLLOWING NON-STORMWATER DISCHARGES FROM CONSTRUCTION SITES ARE AUTHORIZED IF THE TERMS AND CONDITIONS OF THIS PERMIT ARE MET, ALL NECESSARY CONTROLS ARE IMPLEMENTED TO MINIMIZE SEDIMENT TRANSPORT, THE DISCHARGE IS NOT A SIGNIFICANT SOURCE OF POLLUTANTS AND NOT CONTAMINATED, AND THE DISCHARGE IS NOT PROHIBITED BY LOCAL ORDINANCE.

1. WATER AND ASSOCIATED DISCHARGES FROM EMERGENCY FIREFIGHTING ACTIVITIES;
2. FIRE HYDRANT FLUSHING;
3. PROPERLY MANAGED LANDSCAPE IRRIGATION;
4. WATER USED TO WASH EQUIPMENT AND VEHICLES (EXCLUDING THE ENGINE, UNDERCARRIAGE, AND WHEELS/TIRES) PROVIDED THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, OR DETERGENTS USED;
5. WATER USED TO CONTROL DUST;
6. POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHINGS;
7. EXTERNAL BUILDING WASHDOWN, PROVIDED SOAPS, SOLVENTS, AND DETERGENTS ARE NOT USED, AND EXTERNAL SURFACES DO NOT CONTAIN HAZARDOUS SUBSTANCES;
8. PAVEMENT WASH WATERS, PROVIDED SPILLS OR LEAKS OF TOXIC OR HAZARDOUS SUBSTANCES HAVE NOT OCCURRED (UNLESS ALL SPILL MATERIAL HAS BEEN REMOVED) AND WHERE SOAPS, SOLVENTS, AND DETERGENTS ARE NOT USED. DIRECTING PAVEMENT WASH WATERS INTO ANY SURFACE WATER, STORM DRAIN INLET, OR STORMWATER CONVEYANCE IS PROHIBITED, UNLESS THE CONVEYANCE IS CONNECTED TO A SEDIMENT BASIN, SEDIMENT TRAP, OR SIMILARLY EFFECTIVE CONTROL FOR THE POLLUTANTS PRESENT. PER 2.2.19.B, HOSING OF ACCUMULATED SEDIMENTS ON PAVEMENT INTO ANY STORMWATER CONVEYANCE IS PROHIBITED;
9. UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
10. UNCONTAMINATED, NON-TURBID DISCHARGES OF GROUNDWATER OR SPRING WATER;
11. FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS SUCH AS SOLVENTS OR CONTAMINATED GROUNDWATER; AND
12. CONSTRUCTION DEWATERING ACTIVITIES (INCLUDING GROUNDWATER DEWATERING AND WELL DRILLING DISCHARGE ASSOCIATED WITH THE REGISTERED CONSTRUCTION ACTIVITY), PROVIDED THAT:
    - A. THE WATER IS LAND APPLIED IN A WAY THAT RESULTS IN COMPLETE INFILTRATION WITH NO POTENTIAL TO DISCHARGE TO A SURFACE WATER OF THE STATE, OR THE USE OF A SANITARY OR COMBINED SEWER DISCHARGE IS AUTHORIZED WITH LOCAL SEWER DISTRICT APPROVAL; OR
    - B. BEST MANAGEMENT PRACTICES AND A TREATMENT SYSTEM APPROVED BY DEQ OR AGENT (SEE SECTION 1.2.9) ARE USED TO ENSURE COMPLIANCE WITH DISCHARGE AND WATER QUALITY REQUIREMENTS IN SECTION 2.4.

POLLUTION GENERATING ACTIVITIES:

1. FUEL/HYDRAULIC FLUID/OIL FROM VEHICLE AND CONSTRUCTION EQUIPMENT
2. PAINTS/SOLVENTS/CURING COMPOUNDS/ADHESIVES FROM VERTICAL CONSTRUCTION
3. DEBRIS/FERTILIZER/PESTICIDES/HERBICIDES FROM CLEARING AND LANDSCAPING

NO POLLUTANTS SHALL BE ALLOWED TO BE DISCHARGED INTO THE STORM SYSTEM. THE CONTRACTOR SHALL PROVIDE DEQ APPROVED SPILL AND CONTAINMENT FACILITIES IN MATERIAL STORAGE LOCATION SHOWN ON PLANS.

SPILL PREVENTION PROCEDURES:

1. DISCHARGES OF TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE ARE PROHIBITED. WHERE A LEAK, SPILL, OR OTHER RELEASE CONTAINING HAZARDOUS SUBSTANCE OR OIL OCCURS DURING A 24-HOUR PERIOD, THE REGISTRANT MUST NOTIFY THE OREGON EMERGENCY RESPONSE SYSTEM AT (800) 425-0311 AS SOON AS THE REGISTRANT HAS KNOWLEDGE OF THE RELEASE. CONTACT INFORMATION MUST BE IN LOCATIONS THAT ARE READILY ACCESSIBLE AND AVAILABLE TO ALL EMPLOYEES.
2. REFERENCE THE SPILL PREVENTION CONTROL AND COUNTERMEASURE (SPCC) PLANS DEVELOPED FOR ALL CONSTRUCTION ACTIVITIES ON SITE. PROVIDE A COPY ON SITE AT ALL TIMES.
3. WASTE MANAGEMENT ON-SITE SHALL MEET THE FOLLOWING CONDITIONS:
    - A. LOCATE ACTIVITIES AWAY FROM WATERS OF THE STATE AND STORMWATER INLETS OR CONVEYANCES SO THAT STORMWATER COMING INTO CONTACT WITH THESE ACTIVITIES CANNOT REACH WATERS OF THE STATE;
    - B. ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO HANDLE SPILLS, LEAKS, AND DISPOSAL OF LIQUIDS, AND PROVIDE SECONDARY CONTAINMENT (E.G. SPILL BERMS, DECKS, SPILL CONTAINMENT PALLETS);
    - C. HAVE A SPILL KIT AVAILABLE ON SITE AND ENSURE PERSONNEL ARE AVAILABLE TO RESPOND EXPEDITIOUSLY IN THE EVENT OF A LEAK OR SPILL;
    - D. CLEAN UP SPILLS OR CONTAMINATED SURFACES IMMEDIATELY USING DRY CLEAN UP MEASURES (DO NOT CLEAN CONTAMINATED SURFACES BY HOSING THE AREA DOWN), AND ELIMINATE THE SOURCE OF THE SPILL TO PREVENT A DISCHARGE OR A CONTINUATION OF AN ONGOING DISCHARGE; AND
    - E. STORE MATERIALS IN A COVERED AREA (E.G., PLASTIC SHEETING, TEMPORARY ROOFS), OR IN SECONDARY CONTAINMENT TO PREVENT THE EXPOSURE OF THESE CONTAINERS TO PRECIPITATION OR STORMWATER RUNOFF, OR A SIMILARLY EFFECTIVE MEANS DESIGNED TO PREVENT THE DISCHARGE OF POLLUTANTS FROM THESE AREAS.
    - F. MINIMIZE MATERIAL EXPOSURE IN CASES WHERE THE EXPOSURE TO PRECIPITATION OR TO STORMWATER WILL RESULT IN A DISCHARGE OF POLLUTANTS (E.G. ELEVATE MATERIALS FROM SOIL TO PREVENT LEACHING OF POLLUTANTS).
4. FERTILIZERS MAY BE USED TO ESTABLISH VEGETATION IN LOCATIONS SHOWN ON SHEET EC1.4 SUCH THAT FERTILIZERS ARE INSTALLED PER PROJECT SPECIFICATIONS. SEE LANDSCAPE PLANS/SPECIFICATIONS FOR MORE INFORMATION.

Scott Edwards Architecture
2525 E Burnside St. Portland, OR 97214
503.226.3617 seallp.com

REGISTERED PROFESSIONAL ENGINEER
OREGON
JANUARY 18, 2011
BEAU J. BRAMAN
EXPIRES: 12/31/2023

NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

HHPR Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

ISSUE	DATE
SITE PLAN REVIEW	08.08.22

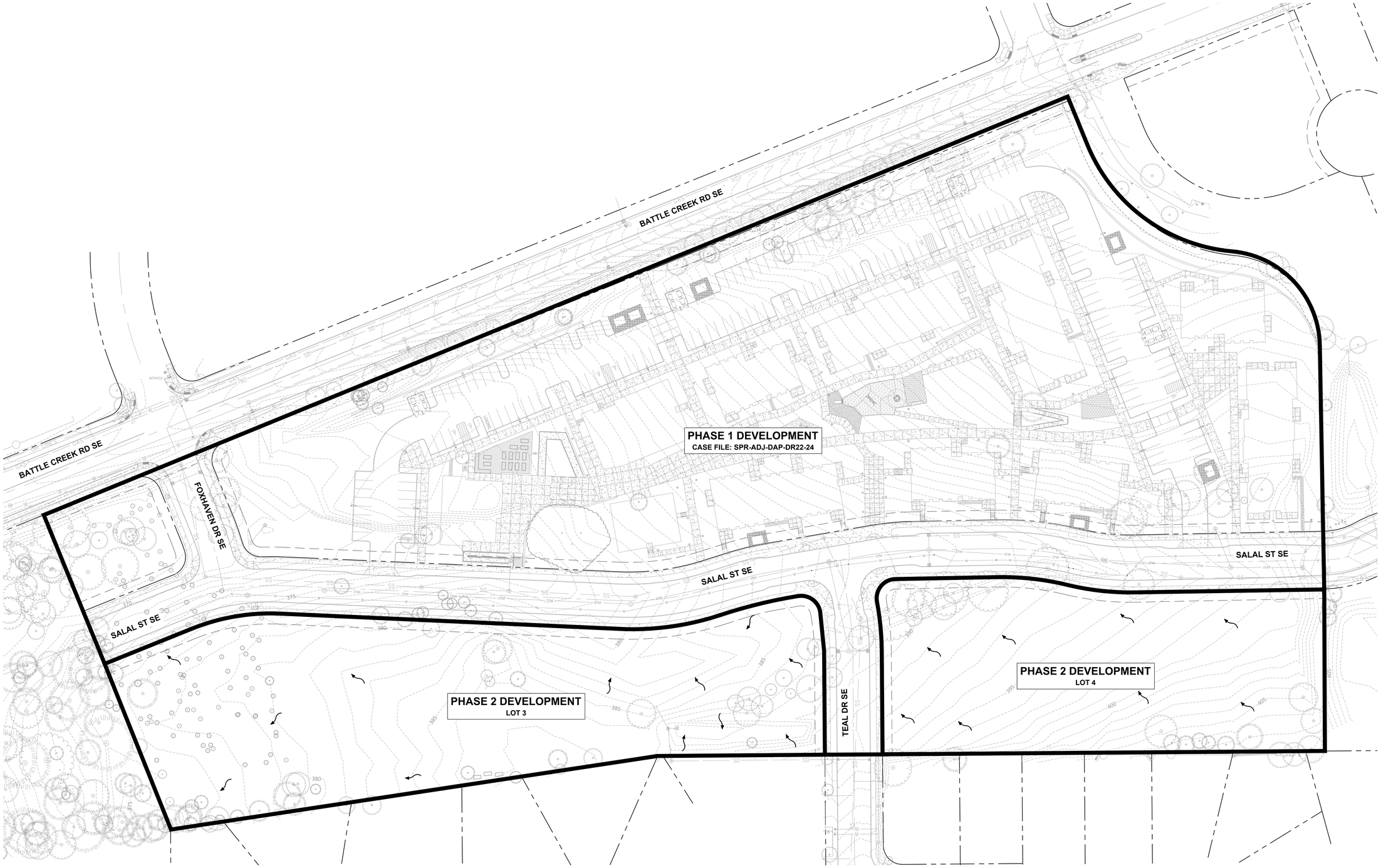
Drawing:

ESC COVER SHEET

Sheet No:

EC001

FILE PATH: C:\Revit_Local\22047_CDP Salem Gateway Phase II_Walk Up Building H_22_mculbertsonPX8RT.rvt



Scott Edwards Architecture
2525 E Burnside St.
Portland, OR 97214
503.226.3617
seallp.com

REGISTERED PROFESSIONAL ENGINEER
OREGON
JANUARY 11, 2011
TRENT J. BRAMAN
EXPIRES: 12/31/2023

NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

ISSUE	DATE
SITE PLAN REVIEW	08.08.22

Drawing:

ESCP - EXISTING CONDITIONS

0 20 40 80
SCALE: 1" = 40'

Sheet No:

EC100

FILE PATH: C:\Revit_Local\22047_CDP Salem Gateway Phase II_Walk Up Building H_22_mculbertsonPX8RT.rvt

CONSTRUCTION NOTES:

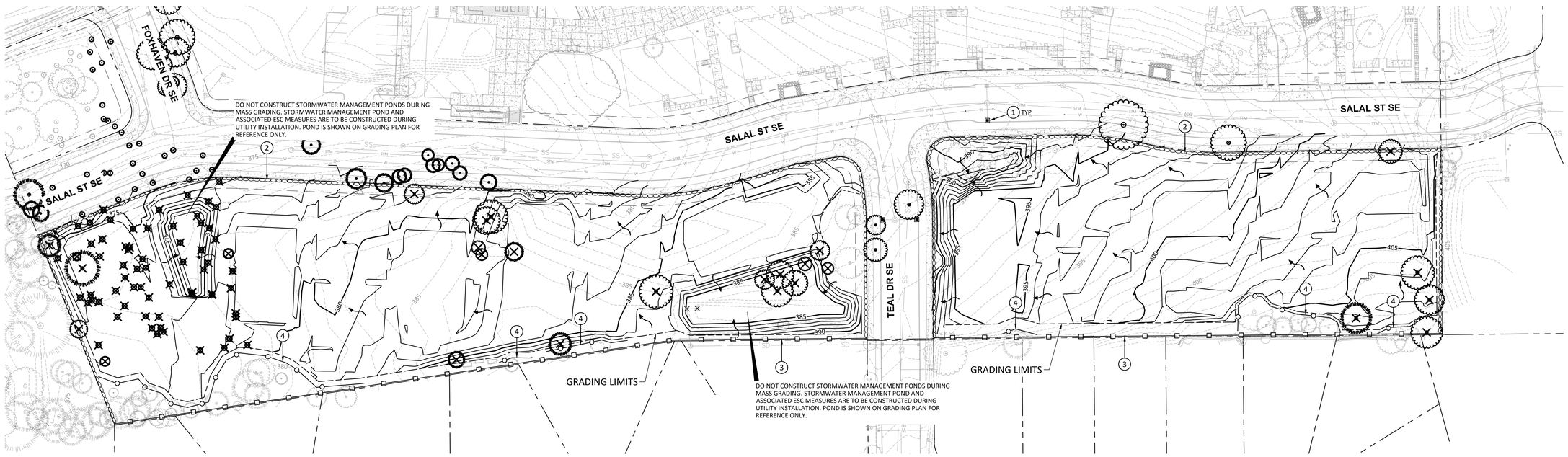
1. INSTALL SILT SACK INLET PROTECTION PER DETAIL ON SHEET EC200.
2. INSTALL WATTLES PER DETAIL ON SHEET EC200.
3. INSTALL ORANGE CONSTRUCTION FENCING PER DETAIL ON SHEET EC200.
4. INSTALL TREE PROTECTION FENCING PER DETAILS ON SHEET EC200.

GENERAL EROSION CONTROL NOTES:

1. BMP'S SHOWN ARE THE MINIMUM REQUIRED. ADDITIONAL MEASURES MAY BE NECESSARY DURING CONSTRUCTION AS FIELD CONDITIONS DICTATE IN ACCORDANCE WITH CITY AND DEQ PERMIT REQUIREMENTS.
2. SITE RUN-OFF DRAINS TO PHASE 1 SEDIMENTATION POND.
3. ALL PROPOSED SLOPE GRADING SHALL CONFORM TO THE I.B.C. REQUIREMENTS FOR BENCHING AND DRAINAGE.

EROSION CONTROL LEGEND:

EXISTING GROUND CONTOUR MAJOR / MINOR	400
FINISH GROUND CONTOUR MAJOR	400
FINISH GROUND CONTOUR MINOR	401
GRADING LIMITS	
WATTLES	
TREE PROTECTION FENCE	
CONSTRUCTION FENCE	
INLET PROTECTION (SILT SACK)	
FLOW ARROW	
UTILITY STRUCTURE TO BE REMOVED	
TREE TO BE REMOVED	



Scott Edwards Architecture
2525 E Burnside St. Portland, OR 97214
503.226.3617 seallp.com

REGISTERED PROFESSIONAL ENGINEER OREGON JULY 14, 2011 BRIAN J. BRAMAN
EXPIRES: 12/31/2023
NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

HHPR Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

ISSUE	DATE
SITE PLAN REVIEW	08.08.22

Drawing:

ESCP - DEMOLITION, CLEARING, GRADING, EXCAVATING AND LAND DEVELOPMENT

0 20 40 80
SCALE: 1" = 40'

Sheet No:

EC101

CONSTRUCTION NOTES:

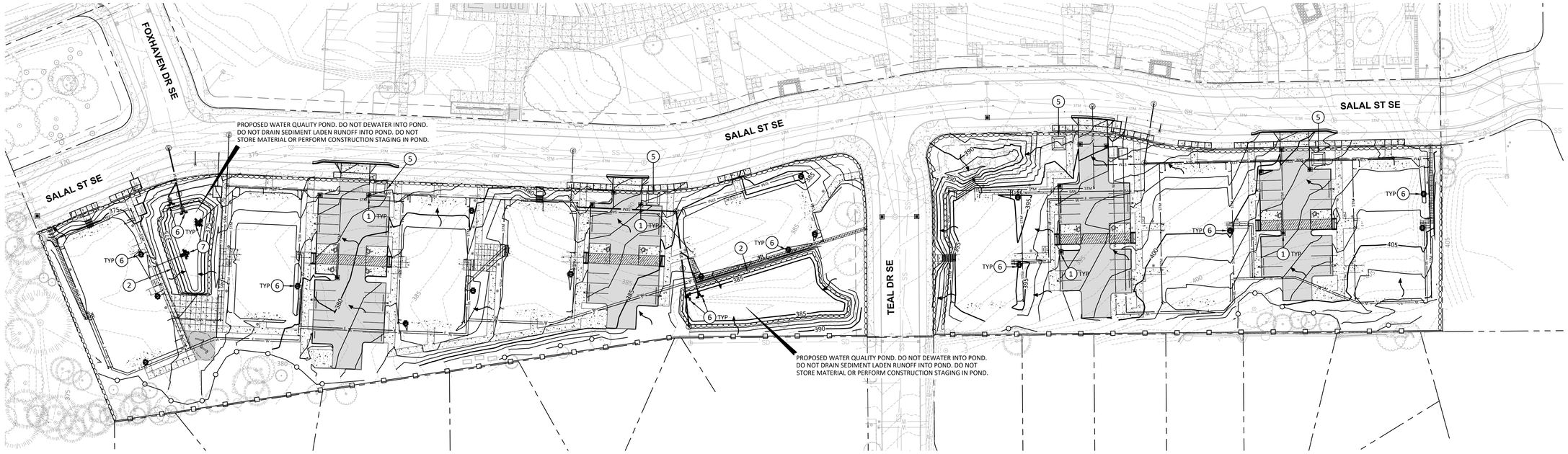
1. INSTALL SILT SACK INLET PROTECTION PER DETAIL ON SHEET EC200.
2. INSTALL WATTLES PER DETAIL ON SHEET EC200.
5. INSTALL CONCRETE TRUCK WASHOUT BASIN PER DETAIL ON SHEET EC200. LOCATION TO BE DETERMINED BY CONTRACTOR AND STAGING PLAN.
6. INSTALL BIOFILTER BAG INLET PROTECTION PER DETAIL ON SHEET EC200.
7. INSTALL OUTFALL PROTECTION PER DETAIL ON SHEET EC200.

GENERAL EROSION CONTROL NOTES:

1. BMP'S SHOWN ARE THE MINIMUM REQUIRED. ADDITIONAL MEASURES MAY BE NECESSARY DURING CONSTRUCTION AS FIELD CONDITIONS DICTATE IN ACCORDANCE WITH CITY AND DEQ PERMIT REQUIREMENTS.
2. SITE RUN-OFF DRAINS TO PHASE 1 SEDIMENTATION POND.
3. ALL PROPOSED SLOPE GRADING SHALL CONFORM TO THE I.B.C. REQUIREMENTS FOR BENCHING AND DRAINAGE.

EROSION CONTROL LEGEND:

EXISTING GROUND CONTOUR MAJOR / MINOR	400
FINISH GROUND CONTOUR MAJOR	400
FINISH GROUND CONTOUR MINOR	401
WATTLES	
TREE PROTECTION FENCE	
CONSTRUCTION FENCE	
INLET PROTECTION (SILT SACK)	
INLET PROTECTION (BIOFILTER BAG)	
FLOW ARROW	
CONCRETE WASH	



Scott Edwards Architecture
2525 E Burnside St. Portland, OR 97214
503.226.3617 seallp.com

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 12, 2011
BRIAN J. BRAMAN
EXPIRES: 12/31/2023
NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

HHPR Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

ISSUE	DATE
SITE PLAN REVIEW	08.08.22

Drawing:

ESCP - STREETS AND UTILITIES

0 20 40 80
SCALE: 1" = 40'

Sheet No:

EC102

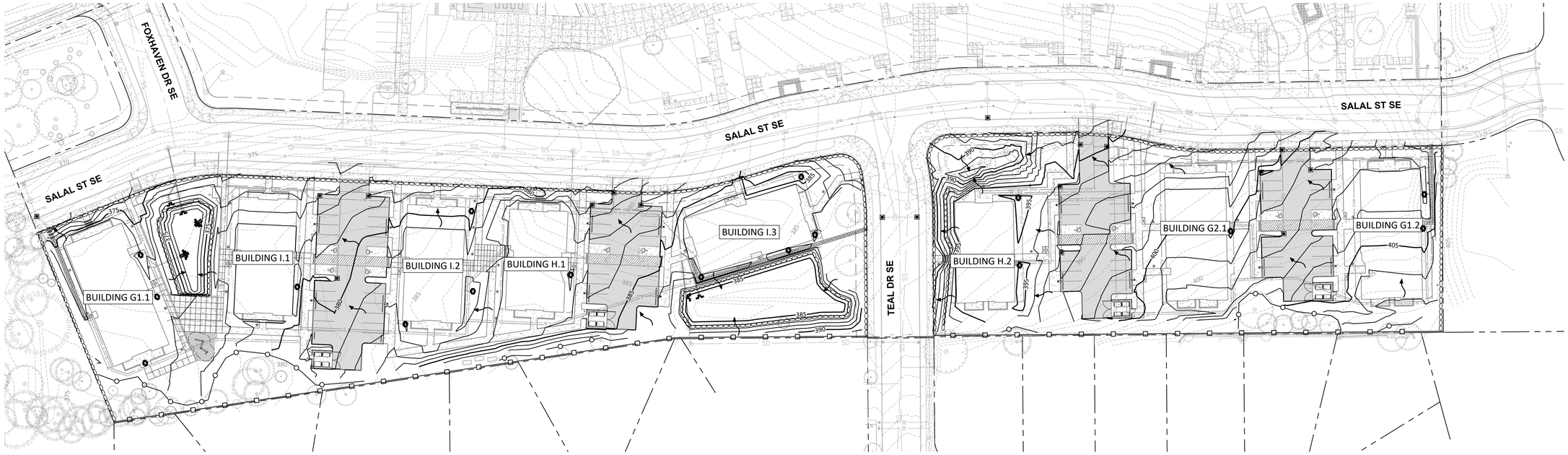
FILE PATH: C:\Revit_Local\22047_CDP Salem Gateway Phase II_Walk Up Building H_22_mculbertsonPX8RT.rvt

GENERAL EROSION CONTROL NOTES:

1. BMP'S SHOWN ARE THE MINIMUM REQUIRED. ADDITIONAL MEASURES MAY BE NECESSARY DURING CONSTRUCTION AS FIELD CONDITIONS DICTATE IN ACCORDANCE WITH CITY AND DEQ PERMIT REQUIREMENTS.
2. SITE RUN-OFF DRAINS TO PHASE 1 SEDIMENTATION POND.
3. ALL PROPOSED SLOPE GRADING SHALL CONFORM TO THE I.B.C. REQUIREMENTS FOR BENCHING AND DRAINAGE.

EROSION CONTROL LEGEND:

EXISTING GROUND CONTOUR MAJOR / MINOR	400
FINISH GROUND CONTOUR MAJOR	400
FINISH GROUND CONTOUR MINOR	401
WATTLES	
TREE PROTECTION FENCE	
CONSTRUCTION FENCE	
INLET PROTECTION (SILT SACK)	
INLET PROTECTION (BIOFILTER BAG)	
FLOW ARROW	



Scott Edwards Architecture
2525 E Burnside St. Portland, OR 97214
503.226.3617 seallp.com

REGISTERED PROFESSIONAL ENGINEER OREGON JULY 14, 2011 TERRY J. BRAMAN EXPIRES: 12/31/2023

NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

ISSUE	DATE
SITE PLAN REVIEW	08.08.22

Drawing:

ESCP - VERTICAL CONSTRUCTION

0 20 40 80
SCALE: 1" = 40'

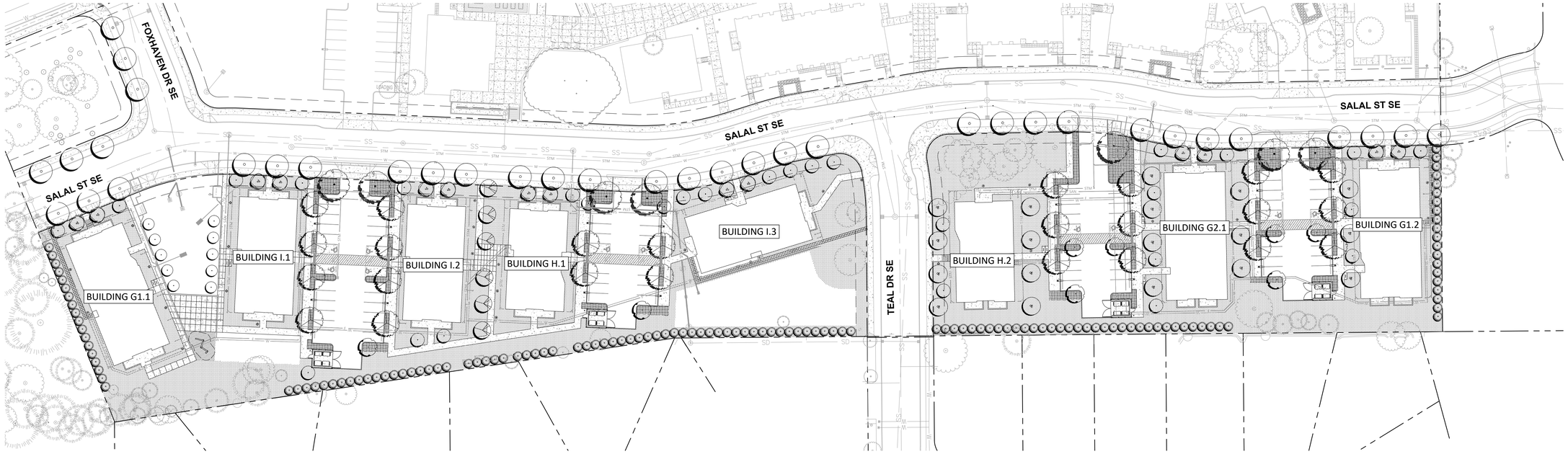
Sheet No:

EC103

FILE PATH: C:\Revit_Local\22047_CDP Salem Gateway Phase II_Walk Up Building H_22_mculbertsonPX8RT.rvt

GENERAL EROSION CONTROL NOTES:

1. FINAL STABILIZATION - ALL DISTURBED SOIL AREAS NOT SHOWN ON LANDSCAPE PLAN SHALL BE SEEDED WITH SUNMARK NATIVE EC SEED MIX (43.63 LBS PER ACRE).



Scott Edwards Architecture
2525 E Burnside St. Portland, OR 97214
503.226.3617 seallp.com

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 8, 2011
BRIAN J. BRAMAN
EXPIRES: 12/31/2023

NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

ISSUE	DATE
SITE PLAN REVIEW	08.08.22

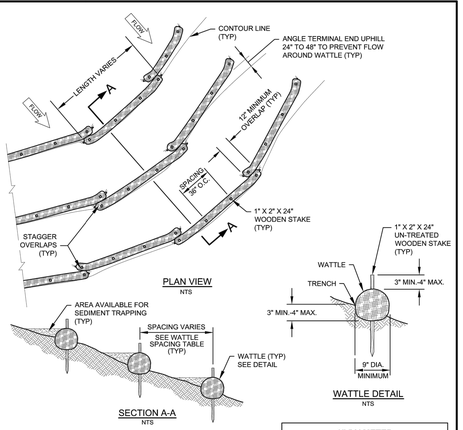
Drawing:

ESCP - FINAL LANDSCAPING AND SITE STABILIZATION

0 20 40 80
SCALE: 1" = 40'

Sheet No:

EC104



NOTES:

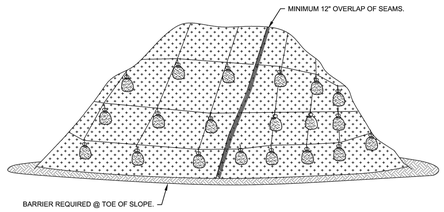
1. SECURELY KNOT EACH END OF WATTLE. OVERLAP ADJACENT WATTLE ENDS 12" BEHIND ONE ANOTHER AND SECURELY TIE TOGETHER.
2. COMPACT EXCAVATED SOIL AND TRENCHES TO PREVENT UNDERCUTTING. ADDITIONAL STAKING MAY BE NECESSARY TO PREVENT UNDERCUTTING.
3. INSTALL WATTLE PERPENDICULAR TO FLOW ALONG CONTOURS.
4. WATTLES SHALL BE INSPECTED REGULARLY, AND IMMEDIATELY AFTER A RAINFALL PRODUCES RUNOFF. TO ENSURE THEY REMAIN THOROUGHLY ENTRENCHED AND IN CONTACT WITH THE SOIL.

9" DIAMETER WATTLE SPACING TABLE

SLOPE	MAXIMUM SPACING
1H : 1V	10' - 0"
2H : 1V	20' - 0"
3H : 1V	30' - 0"
4H : 1V	40' - 0"

CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS
STANDARD PLAN
WATTLES OVERLAND FLOW

APPROVED — CITY ENGINEER — DATE 3/10/14 — DRAWN BY DTN 1/2014 — CHECKED BY RLB 1/2014 — **NO.903**



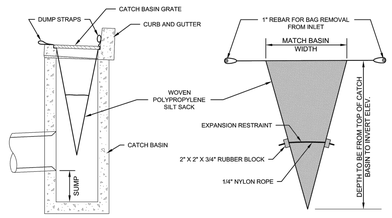
PLASTIC SHEETING

NOTES:

1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
2. BARRIER REQUIRED @ TOE OF STOCK PILE.
3. COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS.

CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS
STANDARD PLAN
PLASTIC SHEET COVERING

APPROVED — CITY ENGINEER — DATE 3/10/14 — DRAWN BY DTN 1/2014 — CHECKED BY RLB 1/2014 — **NO.908**

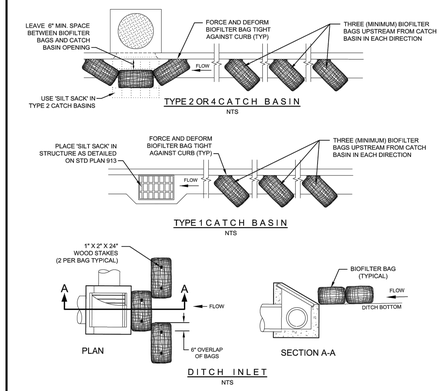


NOTES:

1. EMPTY SILT SACK WHEN ACCUMULATED SEDIMENT HAS FILLED OVER 1/2 OF THE DEPTH OF SACK.
2. SILTSACK SEDIMENT CONTROL DEVICE AS MANUFACTURED BY ACF ENVIRONMENTAL AND SUPPLIED BY ACF WEST (503-771-5115) OR APPROVED EQUAL.
3. RECESSED CURB INLET CATCH BASINS MUST BE BLOCKED WHEN USING FILTER FABRIC INLET SACKS. SIZE OF FILTER FABRIC INLET SACKS TO BE DETERMINED BY MANUFACTURER.

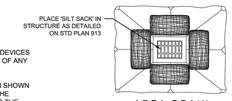
CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS
STANDARD PLAN
SILT SACK

APPROVED — CITY ENGINEER — DATE 3/10/14 — DRAWN BY DTN 1/2014 — CHECKED BY RLB 1/2014 — **NO.913**



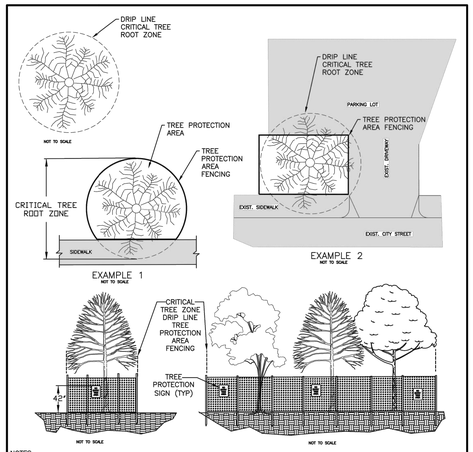
NOTES:

1. LOCATION OF INDIVIDUAL PROTECTION DEVICES TO BE FIELD LOCATED PRIOR TO START OF ANY CONSTRUCTION.
2. IF FLOW IS IN THE OPPOSITE DIRECTION SHOWN OR FROM BOTH DIRECTIONS, MIRROR THE PLACEMENT OF THE BIOFILTER BAGS TO THE UPHILL SIDE (OR BOTH SIDES) OF CATCH BASIN.
3. OVERLAP BIOFILTER BAGS A MINIMUM OF 6" IN ALL CASES WHERE OVERLAP IS SHOWN.
4. STAKE BIOFILTER BAGS WHEN INSTALLED ON NON HARD SURFACE AREAS. ANCHOR ON HARD SURFACES WITH SANDBAGS OR OTHER APPROVED METHODS.



CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS
STANDARD PLAN
BIOFILTER BAG INLET PROTECTION

APPROVED — CITY ENGINEER — DATE 3/10/14 — DRAWN BY DTN 1/2014 — CHECKED BY RLB 1/2014 — **NO.914**

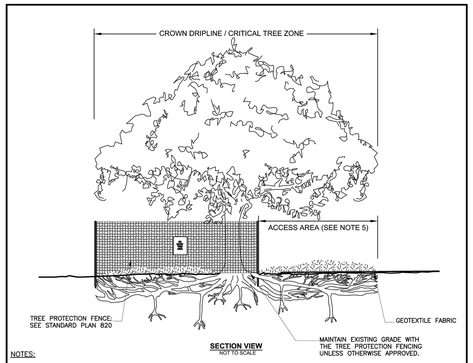


NOTES:

1. FENCE SHALL BE 4 TO 6 FT. IN HEIGHT AND SET AT TREE DRIP LINE, OR EDGE OF HARDSCAPE AS INDICATED ABOVE, OR AS DIRECTED BY CITY'S URBAN FORESTER.
2. FENCE MATERIALS SHALL CONSIST OF A 4 FT. HIGH, HIGH DENSITY POLYETHYLENE FENCING WITH 3.5" X 1.5" OPENINGS ORANGE COLOR, AND 1.25" X 6' "T" POSTS, OR APPROVED EQUAL.
3. POSTS SHALL BE SPACED 8 FEET APART AND SHALL BE DRIVEN TO SUCH A DEPTH TO SECURELY ANCHOR THE POSTS, TYPICALLY 18" DEEP.
4. FENCE SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF ADJACENT CONSTRUCTION ACTIVITIES. MOVEMENT OR REMOVAL OF FENCE REQUIRES APPROVAL BY CITY'S AUTHORIZED REPRESENTATIVE.
5. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL UNLESS APPROVED BY THE URBAN FORESTER.
6. PLACE TREE PROTECTION SIGNS (STANDARD PLAN 822) SECURELY ON TREE PROTECTION FENCING WITH WIRE TIES OR PLASTIC "ZIP" TIES. SIGN SHALL BE PLACED 42 INCHES ABOVE GROUND ON 50 FT. SPACING, O.C. AND MUST BE CLEARLY VISIBLE TO CONTRACTORS AND PUBLIC.

CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS
STANDARD PLAN
TREE PROTECTION FENCING

APPROVED — CITY ENGINEER — DATE 6/03/16 — DRAWN BY ALT 6/2016 — CHECKED BY KLR 6/2016 — **NO.820**



NOTES:

1. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
2. IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
3. TREE PRUNING SHALL BE PREPARED BY A CERTIFIED ARBORIST.
4. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL, UNLESS OTHERWISE APPROVED BY THE URBAN FORESTER.
5. FOR ACCESS WITHIN THE CRITICAL TREE ZONE WHERE MATERIALS WILL BE STORED TEMPORARILY OR WHERE OPERATING OR MOVING EQUIPMENT IS PERMITTED, PLACE GEOTEXTILE FABRIC ON GROUND SURFACE WHERE THE ACCESS AREA IS LOCATED WITHIN THE CRITICAL TREE ZONE. PROVIDE ONE OF THE SURFACE PROTECTION MEASURES LISTED BELOW OVER THE GEOTEXTILE FABRIC:
   A. APPLY 6–INCHES TO 12–INCHES OF WOOD MULCH.
   B. PLACE 3/4–INCH PLYWOOD OR 4" x 4" WOODEN BEAMS OVER A MINIMUM 4–INCHES OF WOOD CHIP MULCH.
   C. APPLICATION OF 4–INCHES TO 6–INCHES OF 3" OPEN GRADED ROCK.
   D. PLACEMENT OF STEEL PLATES ON TOP OF A MINIMUM 4–INCH LAYER OF WOOD MULCH.
   E. PLACEMENT OF COMMERCIAL OR LOGGING ROAD MATS ON TOP OF A MINIMUM 4–INCH LAYER OF WOOD CHIP MULCH.

CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS
STANDARD PLAN
MITIGATION MEASURES FOR WORK IN CRITICAL TREE AREA

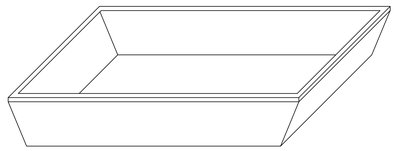
APPROVED — CITY ENGINEER — DATE 6/03/16 — DRAWN BY ALT 12/2015 — CHECKED BY KLR 12/2015 — **NO.821**

NOTES:

1. SIGN SHALL BE A MIN. OF 8 1/2" X 11" IN SIZE.
2. SIGN MAY BE LAMINATED IN PLASTIC OR PLACED ON ALUMINUM SHEETING (80 GAUGE).

CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS
STANDARD PLAN
TREE PROTECTION SIGN

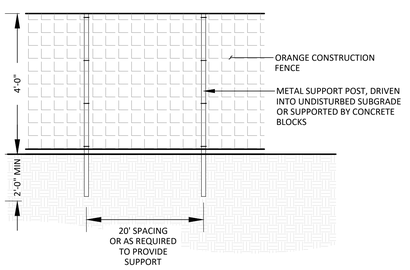
APPROVED — CITY ENGINEER — DATE 6/03/16 — DRAWN BY ALT 4/2016 — CHECKED BY KLR 4/2016 — **NO.822**



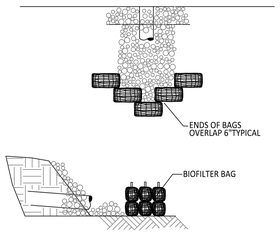
NOTES:

1. COLLECT AND RETAIN ALL THE CONCRETE WASHOUT WATER AND SOLIDS IN A LEAK PROOF BASIN.
2. INSPECT FREQUENTLY. DO NOT OVERFILL BASIN.
3. RECYCLE MATERIALS.
   A. WASHWATER RECYCLING: WASHWATER SHOULD BE PASSED THROUGH A FILTER AND TREATMENT SYSTEM TO REMOVE SOLIDS REDUCE PH. WASHWATER MAY BE REUSED FOR CONCRETE WASHOUT WATER. DISPOSAL OF WASHWATER SHALL BE AT AN APPROVED DISPOSAL FACILITY. DO NOT DRAIN TO STORM OR SANITARY SYSTEM.
   B. SOLIDS RECYCLING: COURSE AGGREGATE MATERIALS THAT ARE SEPARATED FROM WASHWATER MAY BE RETURN TO READY MIX PLANT. COORDINATE WITH READY MIX PLANT PRIOR TO CONSTRUCTION.
   C. HARDENED CONCRETE RECYCLING: ALLOW CONCRETE WASHOUT TO HARDEN IN BASIN. THE HARDEN CONCRETE MAY BE DELIVERED TO RECYCLING PLANTS.

CONCRETE TRUCK WASHOUT BASIN
N.T.S.



ORANGE CONSTRUCTION FENCE
N.T.S.



NOTE:

1. STAKING OF BAGS REQUIRED WITH EITHER METHOD USING (2) 1"X 2" WOOD STAKES OR APPROVED EQUAL PER BAG.

OUTFALL PROTECTION
N.T.S.

Scott Edwards Architecture
2525 E Burnside St. 503.226.3617
Portland, OR 97214 seallp.com

REGISTERED PROFESSIONAL ENGINEER — OREGON — JULY 12, 2011 — TERRY J. BRAMAN — EXPIRES: 12/31/2023

NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

ISSUE	DATE
SITE PLAN REVIEW	08.08.22

Drawing:

ESC DETAILS

Sheet No:

EC200