NEW IMPERVIOUS AREA
16,251 SF

= GSI/MEDIA LIMITS
1,661 SF, (10.22%)

BUSH ST

COMMERCIAL ST

12' ALLEY

FF=174.08

FF=175.08

TC=174.0
FG=171.84
FG=172.04
FG=172.10
FG=171.90
CB
R=173.25
IE=172.50
6"SD, DI
L=24'
S=0.4% MIN
IE=172.0
6"SD, DI
L=18'
S=0.4% MIN
6" PERF PIPE
L=22'
6" PERF PIPE
L=14.50'
6" PERF PIPE
L=51.0'
6" PERF PIPE
L=50.50'
FLOW CONTROL
CATCH BASIN
R=172.50
IE=169.70
8"SD
L=11'
S=0.4% MIN
CO
IE=172.04
FG=174.71
TC=173.50
FG=173.0
TC=174.50
FG=174.0
TC=174.85
FG=174.35
TC=175.0
FG=174.50
ADA PATH TO PUBLIC ROW.
FLUSH CURB
8"SD, L=187.50', S=0.3% MIN
6"RD
CONNECTION
L=25'
S=1% MIN
8"SD, L=163.50', S=0.4% MIN
6"SD
L=19'
S=1% MIN
CB
RIM=174.0
IE=172.40
6"SD
L=23'
S=1% MIN
CB
RIM=174.0
IE=172.65
CB
RIM=174.0
IE=172.75
CO
IE=172.60
8"SD
L=21.50'
S=0.4% MIN
CO
IE=169.03
CONTRACTOR TO
COORDINATE WITH
CITY SHOPS TO
TAP EXTG CATCH
BASIN @ IE=168.94
NEW ROW
R35.00
8"SD
L=56.50'
S=0.3% MIN
FG=173.34
8% MAX W/ RAILINGS
TS=175.92
BS=174.40
3 STEPS @ 0.51'
VAN
11
CO
IE=169.20
30.00
33.00
N87°31'36"W 60.00'
N87°31'32"W 149.70'
6' TALL CHAIN LINK FENCE
6' TALL WOOD FENCE
TAX LOT
073W27CA 10001
LAWN
GRAV
ASPH
CONC SWK
PLANTER
DWY
SHED
ARBV
BSC:1
172.52
SCRIBE
BSC:4
173.00
PK
0 5 10 20
(feet)

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

NO.	DATE	DESCRIPTION	BY
1		REVISIONS	

DSGN. JW
DRN. IH
CKD. JW
DATE: 01/2023

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 9, 2024
WILLIAM J. WELLS

REVIEW

RENEWAL: 6/30/2024

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com

CB|TWO ARCHITECHTS

1035 COMMERCIAL ST – MIXED USE

GRADING & DRAINAGE PLAN

DRAWING
C2.0

JOB NUMBER
3429.0000

1/11/2023 3:09:10 PM
R:\Dwg\CB2 ARCHITECTS\1035 Commercial St - Mixed Use\Civil\Plots\C2.0 - Grading & Drainage Plan.dwg, (C2.0 tab)