May 05, 2023

ARCHITECTURE
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Bryce Bishop, Planner III
City of Salem Community Development Planning Division
555 Liberty St SE Room 305
Salem, OR 97301-3503

RE: 22-125120-PLN
Reid Saunders Association
3985 Lindburg Road SE
Salem, OR 97302

Dear Bryce:

We wish to express our appreciation for your timely review of the Construction Documents for Reid Saunders Association. Attached is your Plan Review Comments, and following are our proposed responses.

1. Site Plan:
    a. The site plan has been revised to include the property line dimensions that reflect those on the plat. The dimensions shown on the plans are angled dimensions relative to construction and shall not match the linear dimension of the property.

2. Civil and Landscape Drawings:
    a. Attached are the current consultant drawings. We will provide final consultant drawings after the SPR is deemed complete so they can coordinate to the final approved site plan.

3. Class 2 Adjustment – FAR & Frontage:
    a. The main building entry along Lindburg Road has a roof overhang extending 5’-0” from Gridline 3, which is 2’-0” from the door. This makes the weather protection area over the entry 7’-0” deep, see attached roof plan. The recommended window extensions are cost prohibitive to the project budget and will not be incorporated.

4. Additional Comments on Plan:
    a. The site plan on Sheet A1.1 has been updated to reflect the markups. See below additional comments and information.
        i. Trash bins are less than 1 cubic yard and shall be serviced similar to residential cans. There aren’t provisions in the code that relay the Planning Department has jurisdiction over servicing information for bins of this capacity.
        ii. The bike rack positioning is shown on detail 12/A1.2, attached. The enlarged plan was intended to be diagrammatic, which is why it wasn’t dimensioned. The plan been updated to show the racks’ actual placement within the clearance zone.

iii. The site summary has been moved to the code sheet, A0.1, in preparation for Building Permit submission. See attached for the site summary.
iv. The turnaround is now configured per Figure 806-9.
v. Weather protection over the main entry is addressed above.
vi. Repositioning the building due to the south utility easement puts us out of conformance for the southern setback. I revised the Class 2 Adjustment write-up to include this deficiency, refer to the attached.
vii. A pedestrian crossing has been provided between the ADA stalls as requested.
viii. The diagonal spaces have been marked as 'Compact'.
ix. Window extensions (marked up on A3.1) is addressed above.

Once again, thank you for your review of the Construction Documents for Reid Saunders Association. We trust our responses to your Plan Review Comments will meet with approval. Please let us know if you have any further questions.

Sincerely,

Sarah Rose, AIA
Enc. cc:Lisa Fordyce, lisa@reidsaunders.org ; Reid Saunders, reid@reidsaunders.org

CODE COMPLIANCE

GENERAL

REID SAUNDERS ASSOCIATION
PROJECT NUMBER: 2022.0003
STATE OF OREGON 2022 STRUCTURAL SPECIALTY CODE, AMENDMENTS BASED ON 2021 IBC

PRINCIPAL ARCHITECT: BLAKE BURAL, AIA
PROJECT ARCHITECT: SARAH ROSE, AIA
PROJECT DESCRIPTION: NEW TWO-STORY 9,000 SF OFFICE BUILDING

ZONING CODE

LISTED ZONE:	FMU FAIRVIEW MIXED-USE, OVERLAY ZONE: VC VILLAGE CENTER	
ADJACENT ZONES:		
NORTH:	FMU FAIRVIEW MIXED-USE, OVERLAY ZONE: AU ADAPTIVE USE	
EAST:	FMU FAIRVIEW MIXED-USE, OVERLAY ZONE: VC VILLAGE CENTER	
SOUTH:	FMU FAIRVIEW MIXED-USE, OVERLAY ZONE: VC VILLAGE CENTER	
WEST:	FMU FAIRVIEW MIXED-USE, OVERLAY ZONE: VC VILLAGE CENTER	
PERMITTED USE:	OFFICE	TABLE 530-1
DEVELOPMENT STANDARDS FAIRVIEW REFINEMENT PLAN:		
HEIGHT:	45'-0" MAX, COMPLIES	
SETBACKS:		
REQUIRED:	BETWEEN 10'-0" TO 20'-0" FROM PRIVATE DRIVE AND PROPERTY LINES,	
PROVIDED:	BETWEEN 22'-0" TO 59'-0" FROM WEST FACADE TO PRIVATE DRIVE; BETWEEN 95'-0" AND 100'-0" FROM NORTH FACADE TO PRIVATE DRIVE; BETWEEN 10'-0" TO 22'-0" ALONG THE SOUTH FACADE; BETWEEN 10'-0" TO 20'-0" ALONG THE EAST FACADE; SEEKING ADJUSTMENT TO COMPLY	
FRONTAGE:		
REQUIRED:	70% FRONTAGE	
PROVIDED:	LINDBURG DR = 323 LF, 25% STRONG RD = 272 LF, 37% SEEKING ADJUSTMENT TO COMPLY	
FAR:		
REQUIRED:	0.75	
PROVIDED:	0.17, SEEKING ADJUSTMENT TO COMPLY	
OFF-STREET PARKING:		TABLE 806-1
PARKING REQUIRED:	1 PS PER 500 SF OF BUILDING AREA = 9,180 SF / 500	
MIN.:	=19 PS MIN. MIN. IS <20 PS; MAX = MIN. x 2.5 =19 x 2.5	
MAX.:	=48 PS MAX.	
PROVIDED:		
FULL/COMPACT	= 24 SPACES	
HANDICAP	= 2 SPACE	
TOTAL	= 26 SPACES	
HANDICAP PARKING:		TABLE 1106.1
TOTAL REQUIRED:	= 2 PS	
TOTAL PROVIDED:	= 2 PS, COMPLIES	
BICYCLE PARKING:		
TOTAL REQUIRED:	1 PER 500 SF = 18 PS	
TOTAL PROVIDED:	= 18 PS, COMPLIES	

USE AND OCCUPANCY CLASSIFICATION (CHAPTER 3)

B OCCUPANCY	OFFICE	SECT. 304

GENERAL BUILDING HEIGHTS AND AREAS (CHAPTER 5)

CONSTRUCTION TYPE:	VB, SPRINKLED	TABLE 601
BUILDING HEIGHT:	60'-0" MAX, COMPLIES	TABLE 504.3
ALLOWABLE STORIES ABOVE GRADE:	3 STORIES, COMPLIES	TABLE 504.4
BUILDING AREA:		TABLE 506.2
BASE ALLOWABLE:	27,000 SF	
PROPOSED:	9,180 SF, COMPLIES	

TYPES OF CONSTRUCTION (CHAPTER 6)

CONSTRUCTION TYPE:	VB, SPRINKLED	TABLE 601
BUILDING ELEMENTS:		
STRUCTURAL FRAME:	0-HR	TABLE 601
EXTERIOR BEARING WALL:	0-HR	TABLE 601
INTERIOR BEARING WALL:	0-HR	TABLE 601
EXTERIOR NON-BEARING WALL:		
x < 5'-0" =	1-HR	TABLE 705.5
5 ≤ x < 10'-0" =	1-HR	TABLE 705.5
10'-0" ≤ x < 30'-0" =	0-HR	TABLE 705.5
x ≥ 30'-0"	0-HR	TABLE 705.5
INTERIOR NON-BEARING WALL	0-HR	TABLE 601
FLOOR, INCLUDING BEAMS	0-HR	TABLE 601
ROOF, INCLUDING BEAMS	0-HR	TABLE 601

FIRE-RESISTANCE-RATED CONSTRUCTION (CHAPTER 7)

EXTERIOR WALLS, PROJECTIONS		TABLE 705.2
0-2 FT	NOT PERMITTED	
2-3 FT	24 INCHES	
3-5 FT	⅔ OF FSD	
5 FT +	40 INCHES	
FIRE RATING	GREATER THAN 10 FEET, RATED ONLY FROM INTERIOR	SECT. 705.5
WALL OPENINGS		TABLE 705.8
0-3 FT	UP, S - NOT PERMITTED	
3-5 FT	UP, S - 15%	
5-10 FT	UP, S - 25%	
10-15 FT	UP, S - 45% (EAST, SOUTH SIDES)	
15-20 FT	UP, S - 75%	
20-25 FT	UP, S - NO LIMIT	
25-30 FT	UP, S - NO LIMIT	
30 FT +	UP, S - NO LIMIT (NORTH, WEST SIDES)	
	UNPROTECTED OPENINGS ALLOWED WHERE EXTERIOR WALL IS NOT RATED	SECT. 705.8.1 EX 2
FIRE WALLS	N/A	SECT 706
FIRE BARRIERS	N/A	SECT 707
FIRE PARTITIONS	N/A	SECT 708
HORIZONTAL ASSEMBLIES	N/A	SECT 711
OPENING PROTECTIVE	N/A	SECT 716

INTERIOR FINISHES (CHAPTER 8)

OCCUPANCY :	GROUP B, SPRINKLED	
VERTICAL EXITS:	CLASS B	TABLE 803.13
EXIT CORRIDORS:	CLASS C	TABLE 803.13
ROOMS:	CLASS C	TABLE 803.13

FIRE PROTECTION SYSTEM (CHAPTER 9)

B OCCUPANCY	SPRINKLED, NON-REQUIRED	SECT. 903.2
FIRE ALARM	MANUAL ALARM NOT REQUIRED	SECT. 907.2.2x1

MEANS OF EGRESS (CHAPTER 10)

OCCUPANT LOAD:	167 OCCUPANTS	
EGRESS WIDTH:		
REQUIRED:	167 OCC x (0.2) = 33.4"	SECT. 1005.3.2
PROVIDED:	36: EA (1) = 36" 72: EA (1) = 72" TOTAL = 108"	
EGRESS ILLUMINATION:	REQUIRED	SECT. 1006.1
PANIC HARDWARE	OCC LOAD > 50, ALL EXITS	
COMMON PATH		TABLE 1006.2.1
B OCC, SPRINKLED	100 FT	
SPACES WITH ONE EXIT	B OCC 49 MAX OCCUPANTS	TABLE 1006.2.1
EXIT TRAVEL DISTANCE		TABLE 1017.2
B OCCUPANCY, NON- SPRINKLED	200 FT, COMPLIES	
CORRIDOR		
1-HOUR RATING	B OCC, NON-SPRINKLED	

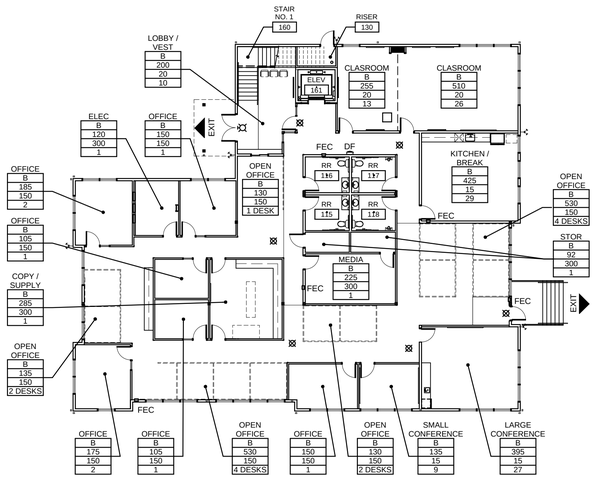
ACCESSIBILITY (CHAPTER 11)

PARKING AND LOADING FACILITIES	
NEW SPACES	132
NEW ACCESSIBLE SPACES	5
ACCESSIBLE SPACES REQUIRED	5

PLUMBING SYSTEMS (CHAPTER 29)

B OCCUPANT LOAD:	311	TABLE 2902.1
MALES:	155.5	
FEMALES:	155.5	

	MEN					WOMEN				UNISEX			
	WC	LAV	UR	DF	SHWR	WC	LAV	DF	SHWR	WC	LAV	UR	SHWR
B OCC	4.11	2.94	-	-	-	4.11	2.94	-	-	-	-	-	-
REQUIRED:	5	3	-	-	-	5	3	-	-	-	-	-	-
PROVIDED:	3	2	1	-	-	3	2	-	-	2	2	2	-



1 FIRST FLOOR CODE PLAN — 6,950 GSF / 139 OCC
SCALE: 1/8" = 1'-0"

2 SECOND FLOOR CODE PLAN — 2,230 GSF / 28 OCC
SCALE: 1/8" = 1'-0"

SYMBOL LEGEND

ROOM
B — OCCUPANCY CLASSIFICATION
0 — SQUARE FOOTAGE OF AREA
10 — OCCUPANT LOAD FACTOR
1 — OCCUPANTS

EXIT EGRESS SIGN WITH BATTERY BACKUP
FEC — SEMI-RECESSED FIRE EXTINGUISHER CABINET
DF — DRINKING FOUNTAIN, REFER TO PLUMBING DESIGN/BUILD DRAWINGS
EXIT — REQUIRED EXIT

In the event conflicts are discovered between the original signed and sealed documents prepared by the Architects and/or their Consultants, and any copy of the documents transmitted by mail, fax, electronically or otherwise, the original signed and sealed documents shall govern.

JOB NO. 2022.0003
DATE MAY 19, 2023
DRAWN CJA
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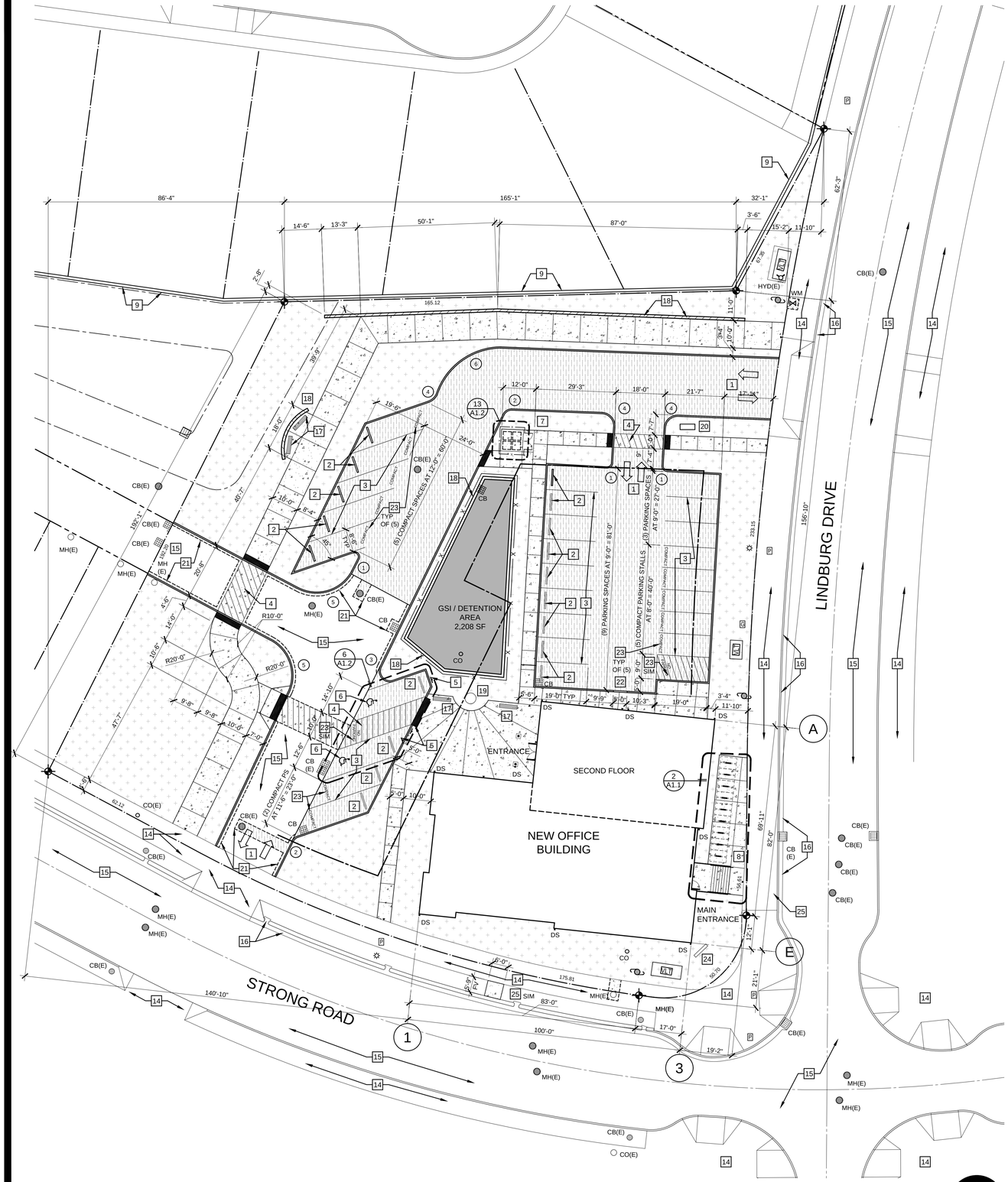
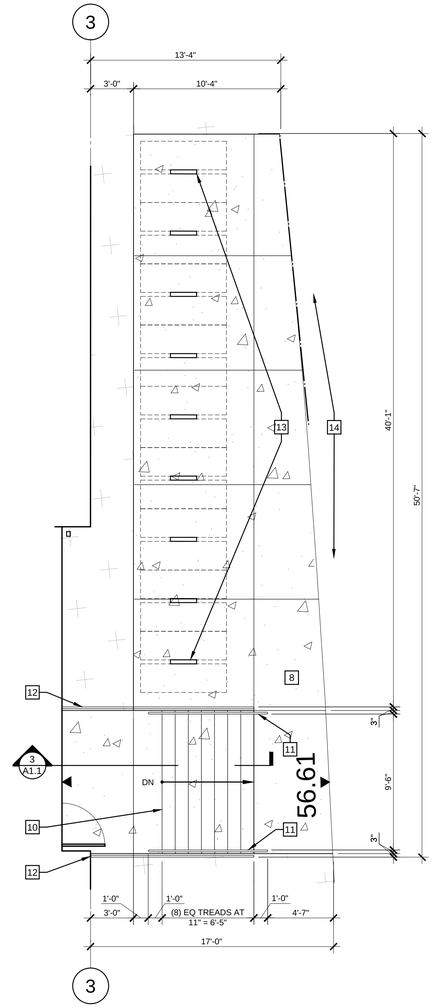
SHEET
A0.1



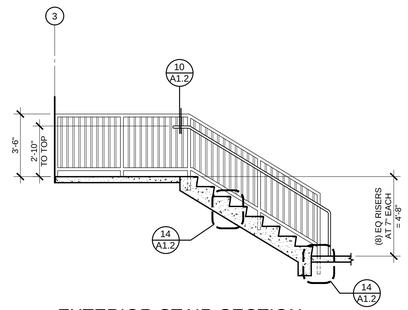
1 SITE PLAN

SCALE: 1"=20'-0"



2 ENLARGED BIKE RACK PLAN

SCALE: 1"=10'-0"



3 EXTERIOR STAIR SECTION

SCALE: 1/4" = 1'-0"

2203-A1.1-03

GENERAL NOTES:

1. GENERAL NOTES APPLY TO ALL DRAWINGS.
2. DIMENSIONS ARE TO EXISTING FACE OF WALL, FACE OF NEW FRAMING, AND FACE OF EXISTING CONCRETE UNLESS NOTED OTHERWISE.
3. DRAWINGS ARE DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR QUESTIONABLE DIMENSIONS PRIOR TO PROCEEDING WITH AREA OF QUESTIONABLE WORK.
4. IN CASE OF ANY CONFLICTS IN THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, THE CONTRACTOR IS REQUIRED TO INCLUDE THE BETTER QUALITY AND LARGER QUANTITY OF THE WORK.
5. CONTRACTOR AND BIDDERS SHALL USE COMPLETE SETS OF CONTRACT DOCUMENTS; NEITHER THE OWNER NOR ARCHITECT ASSUMES RESPONSIBILITY FOR ERRORS OR MISINTERPRETATIONS RESULTING FROM THE USE OF INCOMPLETE SETS OF CONTRACT DOCUMENTS.
6. COORDINATE AND PROVIDE WOOD BACKING FOR ALL OFCI ITEMS

REFERENCE NOTES:

1. NEW PAINTED ARROW MARKINGS (1 A1.2)
2. NEW CONCRETE WHEELSTOP (2 A1.2)
3. NEW 4" PAINTED PARKING STRIPE
4. NEW 4" PAINTED PARKING SAFETY STRIPES AT 2'-0" o.c.
5. NEW HANDICAP ACCESSIBLE PARKING SIGN (7 A1.2) (8 A1.2)
6. NEW PAINTED HANDICAP SYMBOL (5 A1.2)
7. NEW CONCRETE PAD FOR TRASH BINS, PROVIDE A 6'-0" HIGH CEDAR FENCE WITH GATE
8. NEW DEDICATED BICYCLE PARKING AREA
9. EXISTING RETAINING WALL TO REMAIN, PROTECT AT ALL TIMES
10. NEW CONCRETE STAIR, REFER TO CIVIL DRAWINGS (14 A1.2)
11. NEW GALVANIZED METAL HANDRAIL (9 A1.2)
12. NEW GALVANIZED METAL GUARDRAIL (10 A1.2)
13. NEW BIKE RACK (11 A1.2) (12 A1.2)
14. EXISTING CONCRETE SIDEWALK TO REMAIN
15. EXISTING ASPHALT TO REMAIN
16. EXISTING GUTTER TO REMAIN
17. NEW OFCI BENCH
18. NEW RETAINING WALL, REFER TO CIVIL DRAWINGS
19. NEW OFCI WATER FEATURE AND BOLDER, REFER TO LANDSCAPE DRAWINGS
20. NEW IRRIGATION DCA, REFER TO LANDSCAPE DRAWINGS
21. EXISTING ASPHALT TO BE SAWCUT AND REMOVED FOR UTILITY CONNECTION AND NEW CURB CONSTRUCTION. INFILL WITH NEW ASPHALT TO MATCH EXISTING, REFER TO CIVIL DRAWINGS.
22. DEPRESSED CURB CUT, TAPERED, REFER TO CIVIL DRAWINGS (15 A1.2)
23. NEW 12" TALL PAINTED LETTERING, 'COMPACT'. AT SIM CONDITION, 'NO PARKING'
24. NEW OFCI MONUMENT SIGN
25. NEW LOCATION FOR BUS TRANSIT STOP, AT SIM CONDITION PROVIDE A 6'-0" WIDE BRIDGE OVER SWALE OF PERVIOUS MATERIAL

SITE LEGEND

- NEW CONCRETE PAVEMENT, REFER TO CIVIL DRAWINGS
- NEW A. C. PAVEMENT, REFER TO CIVIL DRAWINGS
- NEW LANDSCAPED AREA, REFER TO LANDSCAPE DRAWINGS
- NEW GSI / DETENTION AREA, REFER TO CIVIL DRAWINGS
- EXISTING CURB TO REMAIN, REFER TO CIVIL DRAWINGS
- NEW CONCRETE CURB, REFER TO CIVIL DRAWINGS (4 A1.2)
- PROPERTY BOUNDARY
- NEW CONCRETE PAVEMENT JOINT (3 A1.2)
- C.O. NEW CLEAN OUT, (E) DESIGNATES EXISTING TO REMAIN, REFER TO CIVIL DRAWINGS
- M.H. NEW MAN HOLE, (E) DESIGNATES EXISTING TO REMAIN, REFER TO CIVIL DRAWINGS
- DS NEW DOWN SPOUT, REFER TO CIVIL DRAWINGS
- CB NEW CATCH BASIN, (E) DESIGNATES EXISTING TO REMAIN, (D) DENOTES TO BE REMOVED, REFER TO CIVIL DRAWINGS
- WM NEW WATER METER, (E) DESIGNATES EXISTING TO REMAIN. REFER TO CIVIL DRAWINGS
- HYD NEW FIRE HYDRANT (E) DESIGNATES EXISTING TO REMAIN, REFER TO CIVIL DRAWINGS
- EXISTING POWER POLE TO REMAIN
- EXISTING ELECTRICAL BOX TO REMAIN
- EXISTING POWER JUNCTION BOX TO REMAIN
- EXISTING LIGHT POLE TO REMAIN
- NEW SIGN, (E) DENOTES EXISTING TO REMAIN

CURB RADII:

1 2'-0"	4 5'-0"
2 3'-0"	5 15'-0"
3 4'-0"	6 25'-0"

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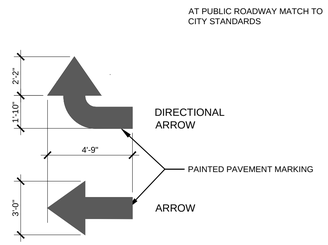
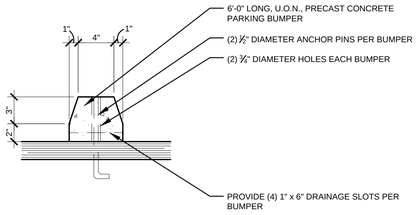
SHEET A1.1



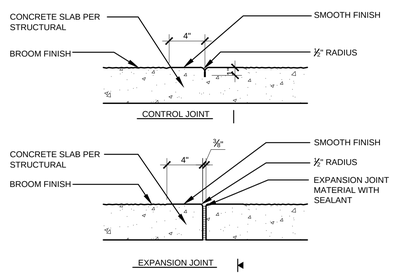
1 PAVEMENT MARKING

SCALE: 1/4" = 1'-0" 2203-A1.2-01



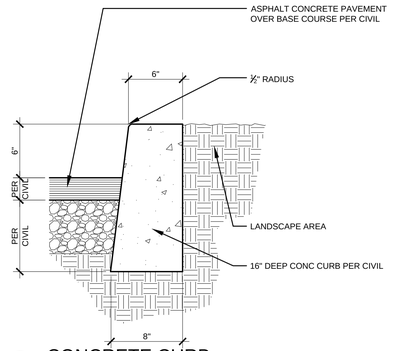
2 CONCRETE WHEEL STOP

SCALE: 1 1/2" = 1'-0" 2203-A1.2-02



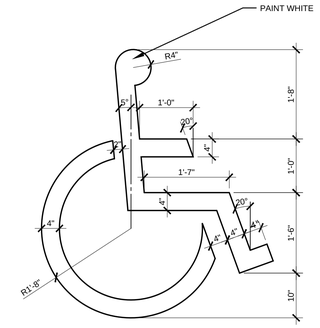
3 CONCRETE JOINT DETAILS

SCALE: 1 1/2"=1'-0" 2203-A1.2-03



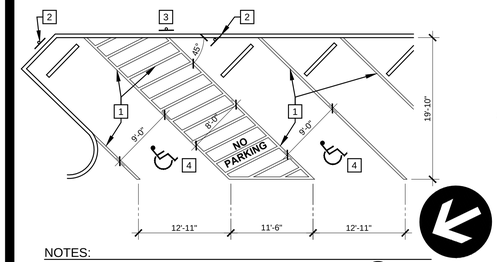
4 CONCRETE CURB

SCALE: 1 1/2" = 1'-0" 2203-A1.2-04



5 HANDICAPPED SYMBOL

SCALE: 3/4" = 1'-0" 2203-A1.2-05

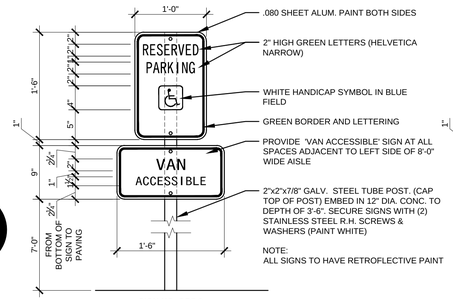


NOTES:

1. 4" WIDE PAINTED LINES
2. ACCESSIBLE PARKING SPACE SIGN (7 / A1.2)
3. LOADING ZONE SIGN (8 / A1.2)
4. ADA PARKING SPACE SYMBOL (5 / A1.2)

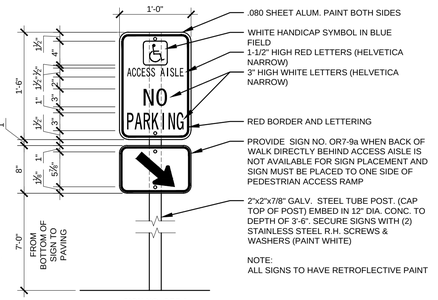
6 ACCESSIBLE PARKING STALLS

SCALE: 1" = 10'-0" 2203-A1.2-06



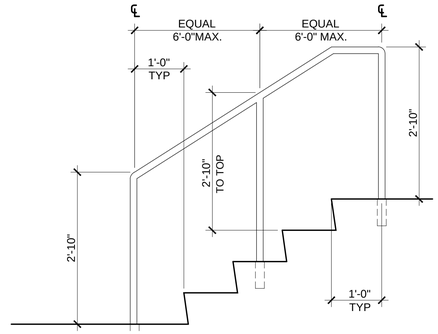
7 ACCESSIBLE PARKING SPACE SIGN

SCALE: 1" = 1'-0" 2203-A1.2-07



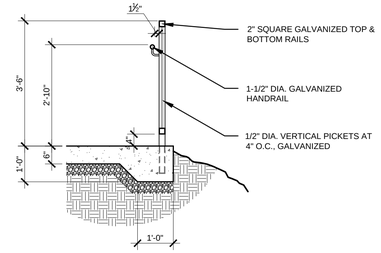
8 ACCESSIBLE LOADING SPACE SIGN

SCALE: 1" = 1'-0" 2203-A1.2-08



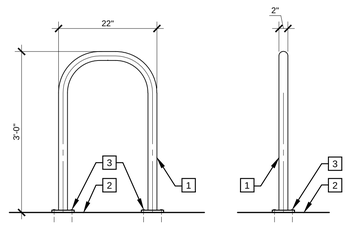
9 HANDRAIL

SCALE: 3/4" = 1'-0" 2203-A1.2-09



10 GUARDRAIL SECTION

SCALE: 1/2"=1'-0"

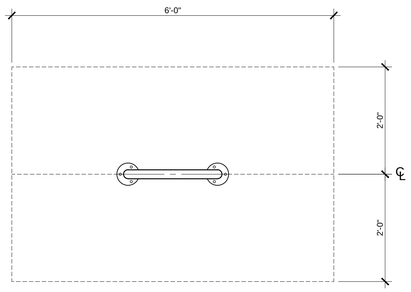


NOTES:

1. 2" DIA. SCHEDULE 40 PIPE WITH EMBEDDED ANCHOR MOUNT, POWDER COAT FINISH
2. NEW CONCRETE, REFER TO CIVIL DRAWINGS
3. NEW LAG BOLTS AND PLATE, ANCHOR PER MANUFACTURER

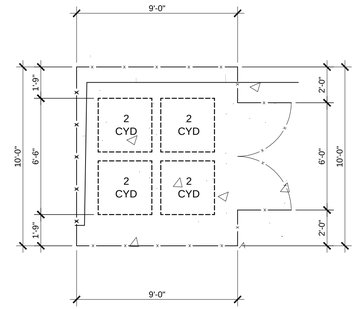
11 BIKE RACK ANCHORAGE DETAIL

SCALE: 3/4" = 1'-0" 2203-A1.2-11



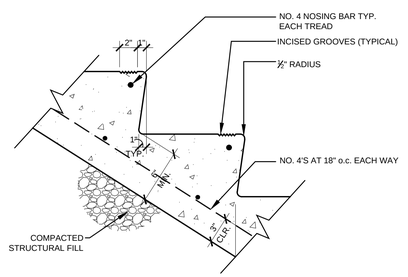
12 BIKE RACK PLAN DETAIL

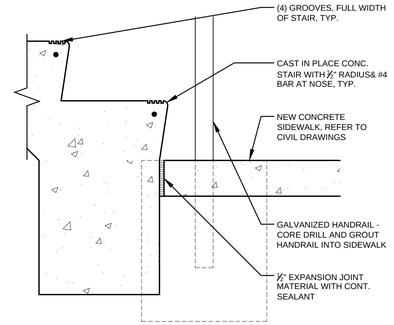
SCALE: 3/4" = 1'-0" 2203-A1.2-12



13 ENLARGED TRASH ENCLOSURE

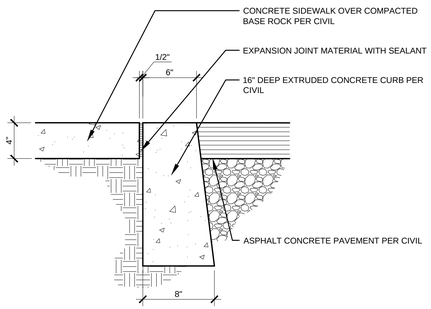
SCALE: 1" = 10'-0"





14 CONCRETE STAIR DETAIL

SCALE: 1 1/2" = 1'-0" 2203-A1.2-14



15 DEPRESSED CURB

SCALE: 1 1/2" = 1'-0" 2203-A1.2-15

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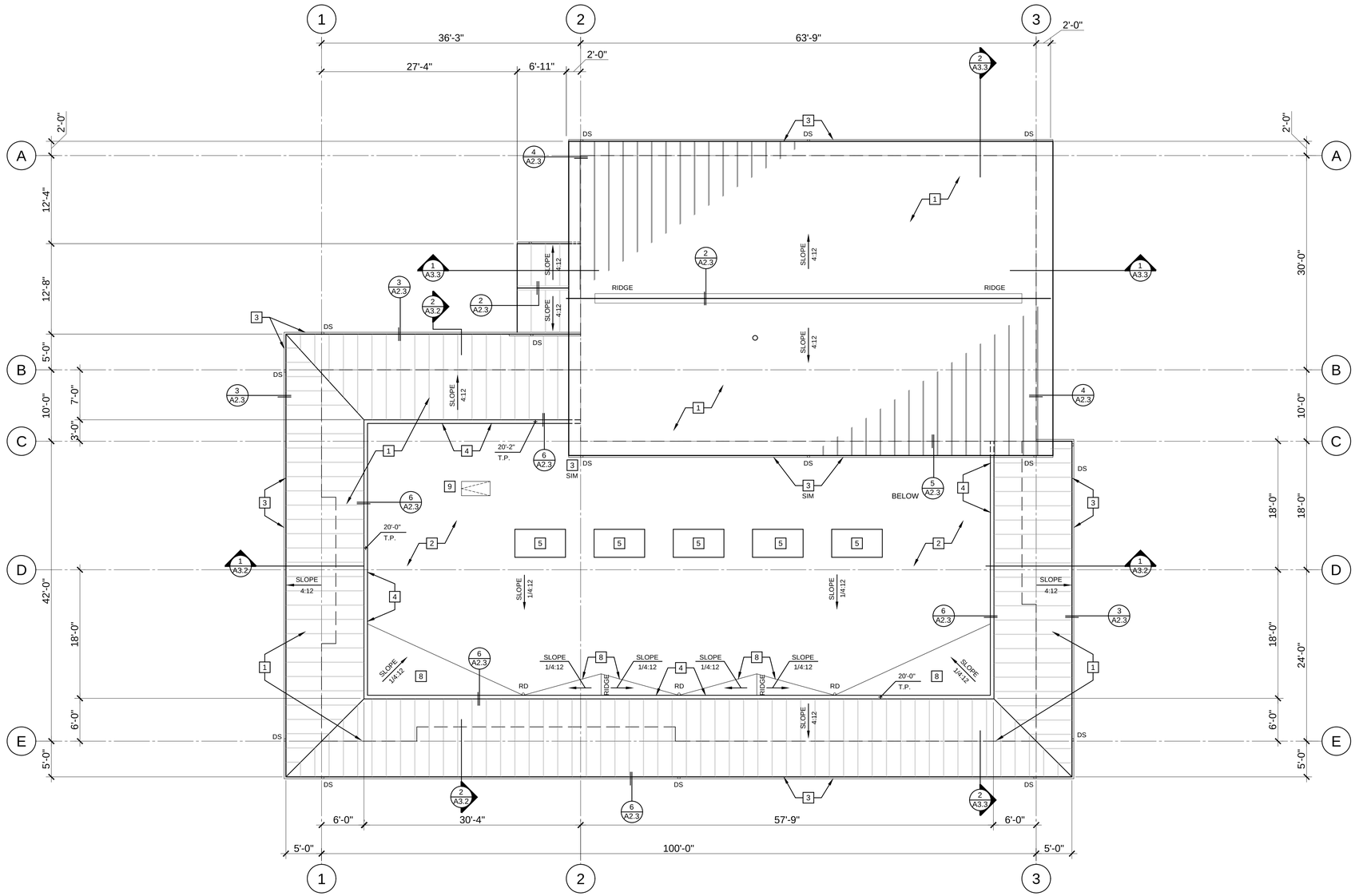
REID SAUNDERS

3985 LINDBURG RD SE
SALEM, OREGON 97302

SHEET

A1.2



GENERAL NOTES:

1. GENERAL NOTES APPLY TO ALL DRAWINGS.
2. DIMENSIONS ARE TO EXISTING FACE OF WALL, FACE OF NEW FRAMING, AND FACE OF EXISTING CONCRETE UNLESS NOTED OTHERWISE.
3. DRAWINGS ARE DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR QUESTIONABLE DIMENSIONS PRIOR TO PROCEEDING WITH AREA OF QUESTIONABLE WORK.
4. IN CASE OF ANY CONFLICTS IN THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, THE CONTRACTOR IS REQUIRED TO INCLUDE THE BETTER QUALITY AND LARGER QUANTITY OF THE WORK.
5. CONTRACTOR AND BIDDERS SHALL USE COMPLETE SETS OF CONTRACT DOCUMENTS; NEITHER THE OWNER NOR ARCHITECT ASSUMES RESPONSIBILITY FOR ERRORS OR MISINTERPRETATIONS RESULTING FROM THE USE OF INCOMPLETE SETS OF CONTRACT DOCUMENTS.

SYMBOL LEGEND:

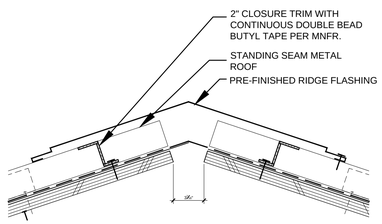
DS	DOWNSPOUT
RD	ROOF DRAIN
OD	OVERFLOW DRAIN
T.P. / T.D.	TOP OF PARAPET / TOP OF DECK
	VENTED RIDGE CAP (2 / A2.3)

REFERENCE NOTES:

1. STANDING SEAM METAL ROOF
2. TPO MEMBRANE ROOFING SYSTEM, SLOPE WITH TAPERED INSULATION
3. PRE-FINISHED METAL GUTTER AND DOWNSPOUT, AT SIM CONDITION, DAYLIGHT TO ROOF BELOW
4. PARAPET WALL WITH CAP FLASHING (6 / A2.3)
5. MECH ROOFTOP UNITS, REFER TO MECHANICAL DESIGN/BUILD DRAWINGS
6. ROOF DRAIN
7. VENT-THRU-ROOF
8. TPO ROOF CRICKET, SLOPE TO ROOF DRAIN
9. ROOF ACCESS HATCH, REFER TO (4 / A8.3)

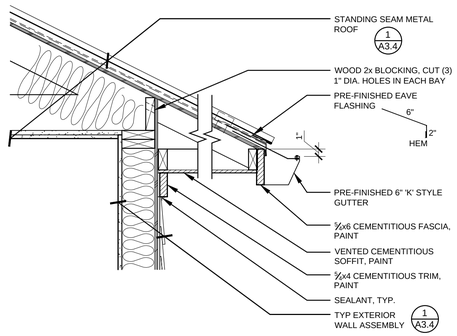
1 ROOF PLAN

SCALE: 1/16"=1'-0"



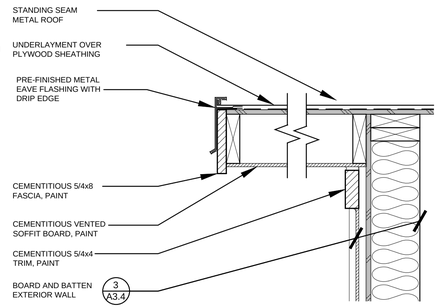
2 RIDGE VENT DETAIL

SCALE: 1" = 1'-0" 2203-A2.3-02



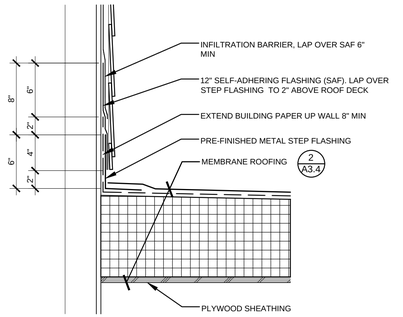
3 TYP. EAVE

SCALE: 1" = 1'-0" 2203-A2.3-03



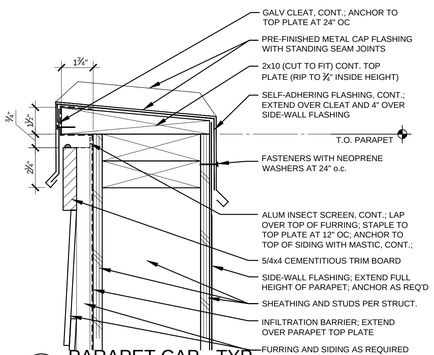
4 RAKE END FLASHING

SCALE: 1 1/2" = 1'-0" 2203-A2.3-04



5 ROOF TO WALL FLASHING

SCALE: 1 1/2" = 1'-0" 2203-A2.3-05



6 PARAPET CAP - TYP.

SCALE: 3"=1'-0" 2203-A2.3-06

JOB NO. 2022.0003

DATE MAY 19, 2023

DRAWN CJA

REVISIONS

ARCHITECTURE COMMUNITY
1100 Liberty St SE, Suite 200
Salem, OR 97302-5385
P: 503.581.4114
www.accoac.com

REID SAUNDERS

3985 LINDBURG RD SE
SALEM, OREGON 97302

SHEET

A2.3

DRAWINGS FOR:

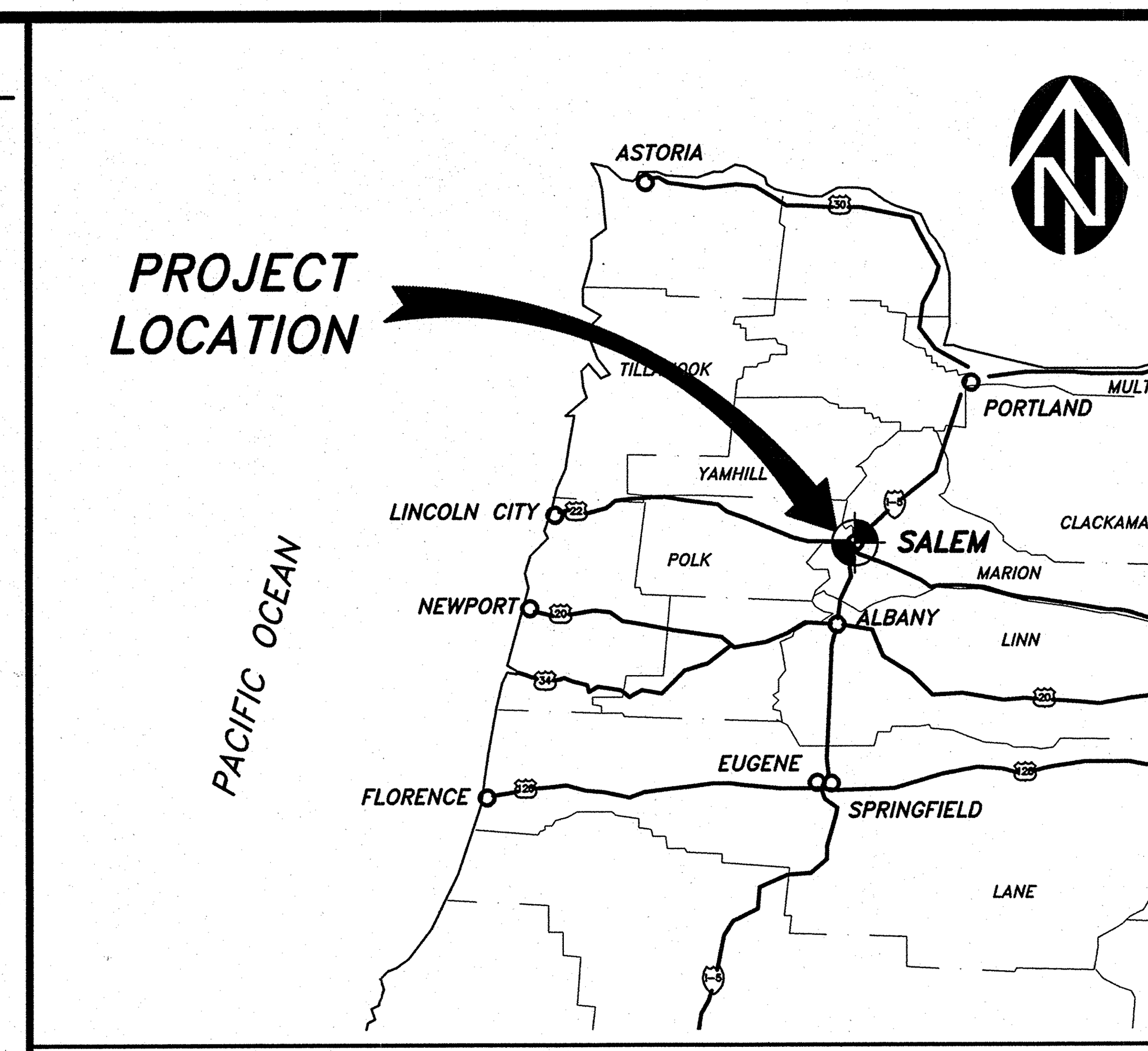
REID SAUNDERS - NEW OFFICE
STRONG RD SE & LINDBURG RD SE
SALEM, OR 97302

FOR:

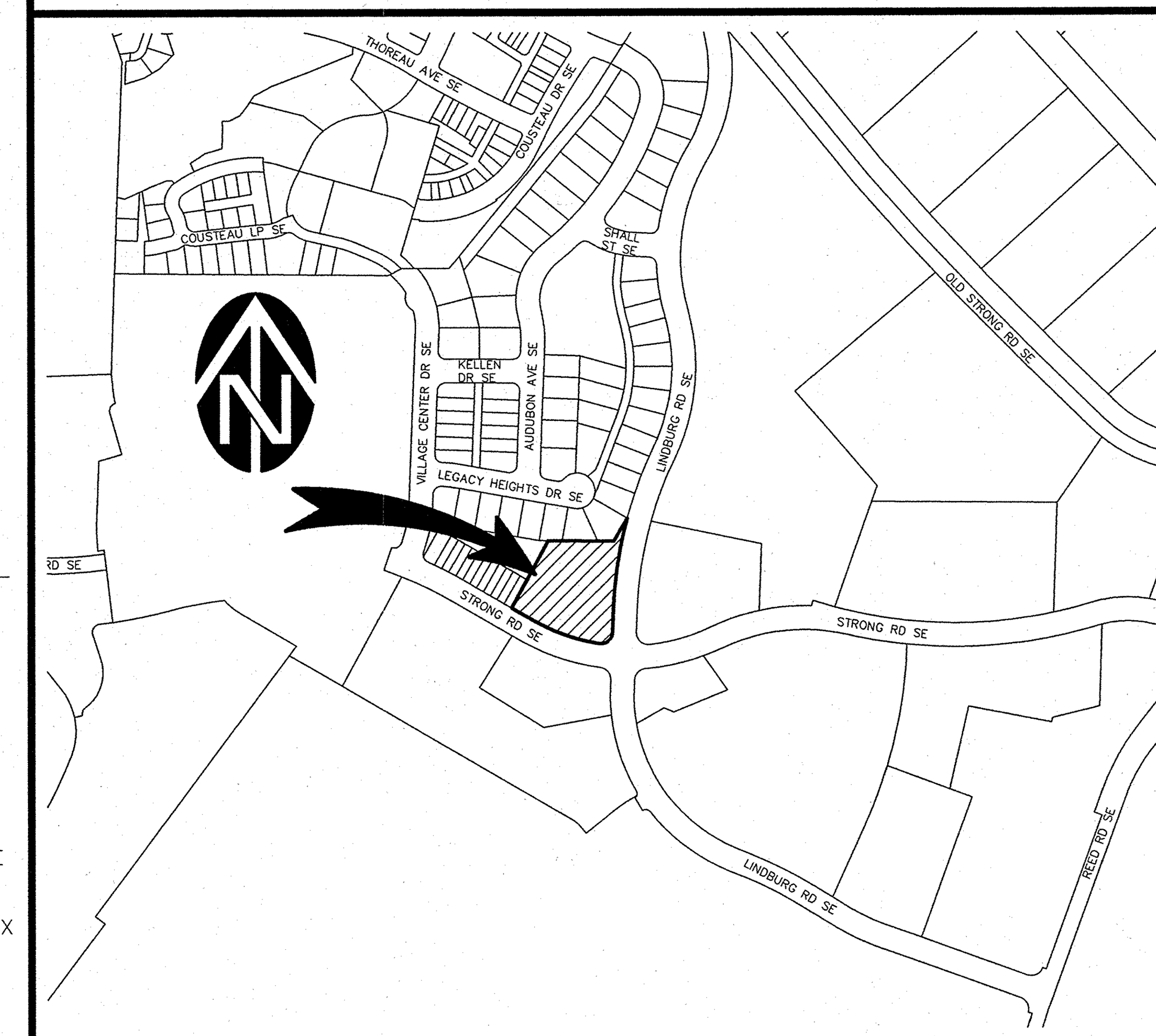
REID SAUNDERS
1790 16TH ST SE #201
SALEM, OR 97302
(503) 581-7394

PROJECT LOCATION
TAX LOT 083W11AB 02900,
SECTION 11, T8S., R3W., W.M.

811
Know what's below. Call before you dig.



VICINITY MAP



LOCATION MAP

SHEET INDEX

#	TITLE
C0.0	COVER, INDEX, VICINITY & LOCATION MAPS
C0.1	CONSTRUCTION NOTES
C1.0	EROSION CONTROL PLAN - DEMOLITION & CLEARING
C1.1	EROSION CONTROL PLAN - STREETS & UTILITIES
C1.2	EROSION CONTROL PLAN - VERTICAL CONSTRUCTION
C1.3	EROSION CONTROL PLAN - FINAL LANDSCAPING & STABILIZATION
C1.4	EROSION CONTROL NOTES
C1.5	EROSION CONTROL NOTES
C1.6	EROSION CONTROL DETAILS
C2.0	GRADING & DRAINAGE PLAN
C2.1	SURFACING PLAN
C3.0	UTILITY PLAN
C5.0	CONSTRUCTION DETAILS
C5.1	CONSTRUCTION DETAILS

ABBREVIATIONS

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

LINE TYPES

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

SYMBOLS

- AD — AREA DRAIN
- or — CATCH BASIN
- CO — CLEANOUT
- FIRE HYDRANT
- GV — GAS VALVE
- WV — WATER VALVE
- G/P/W — GAS/POWER/WATER METER
- DS — DOWN SPOUT
- MANHOLE TELEPHONE
- MANHOLE STORM DRAIN
- MANHOLE SANITARY SEWER
- SIGN POST
- PED — PEDESTAL
- MAIL BOX
- IRRIGATION VALVE
- LIGHT POLE
- UTILITY/POWER POLES
- TP — TEST PIT
- MONUMENT FOUND

TREES - *TREENAME* DIAMETER (INCHES)/DRIP RADIUS (FEET)
NOTE: DIAMETER MEASURED AT BREAST HEIGHT

LEGEND

ITEM	PROPOSED	EXISTING
SANITARY SEWER		SS
STORM DRAIN		SD
WATER		W
GAS		G
TELEPHONE		T
POWER		P
TELEVISION		TV
FENCE	X	X
RAILROAD		
CURB, DRIVEWAY, P.C.C. SIDEWALK		
HEDGE OR BRUSH		
TREES		
STREET OR ALLEY RIGHT OF WAY	R/W	
PLATTED LOT LINE		
PLATTED LOT LINE (ABANDONED)		
OWNERSHIP LINE		
EASEMENT OR TEMPORARY RIGHT OF WAY		
IMPROVEMENT DISTRICT BOUNDARY		
PROJECT CENTERLINE AND STATIONING	2 3 4 5+00	
CITY LIMITS LINE		

ITEM	PROPOSED	EXISTING
BARRICADE		
FLOW DIRECTION		
TELEPHONE MANHOLE		T
TELEPHONE PEDESTAL		TEL
SANITARY SEWER MANHOLE	S	S
STORM DRAIN MANHOLE	D	D
CATCH BASIN		
JUNCTION BOX		
FIRE HYDRANT AND VALVE		
WATER METER		
WATER VALVE		
POWER POLE		
POWER POLE W/ANCHOR		
POLE W/LUMINAIRE		
LIGHT POLE		
SIGN POST		
MAILBOX		
TRAFFIC SIGNAL		T.S.
X-WALK SIGNAL		X-WK

DISCLAIMER: UTILITIES DEPICTED ARE BASED ON EVIDENCE FOUND IN THE FIELD, MUNICIPALITY AND/OR OTHER GOVERNMENT ENTITY AS-BUILT PLANS, CONTRACTOR PLANS AND OTHER DOCUMENTS OF RECORD. BARKER SURVEYING ASSUMES NO RESPONSIBILITY FOR UTILITIES THAT ARE NO LONGER IN USE, INSTALLED AFTER THE DATE OF ACTUAL SURVEY, NOT IDENTIFIED OR NOT LOCATED. THIS INCLUDES UTILITIES UPON PUBLIC OR PRIVATE PROPERTY.

SPECIFIC UTILITY POSITIONS INDICATED ON THE GROUND SURFACE PROVIDED BY LOCATION SERVICES MAY VARY DUE TO UNDERGROUND DETECTION CAPABILITIES.

BENCHMARK UTILIZED:
CITY OF SALEM #2098

ELEV: 369.46' NGVD 29

LOCATED EAST CURB BATTLE CR RD SE,
220' N INTERSECTION BOONE RD SE, TO POF CURB @ B.R. OF TURN IN,
10' SW UTILITY VAULT, 27' SW POWER POLE, 4' NW WM, 12' SE OF WV

NO.	DATE	DESCRIPTION	BY
1			

REVISIONS

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

DSN. SW
DRN. AK
CKD. SW
DATE: 11/2022

REGISTERED PROFESSIONAL ENGINEER 11843 OREGON JULY 16, 1982 STEVEN A. WARD
RENEWS: 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

REID SAUNDERS
REID SAUNDERS - NEW OFFICE
COVER, INDEX, VICINITY & LOCATION MAPS

DRAWING
C0.0

JOB NUMBER
3391.0000.0

3/3/2023 10:42:06 AM
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GENERAL NOTES

1. Contractor shall procure, pay all costs for, and conform to all construction permits required by the City of Salem. Contractor shall coordinate and pay all fees and costs associated with connecting to existing water, sanitary sewer and storm sewer facilities, including services and inspections by the Approving Agency. Costs shall include as applicable but not be limited to fees for connection, tapping, inspection, testing, chlorination, System Development Charges, water meters, backflow certifications, or other similar or related costs.

2. Oregon law requires the Contractor 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. Obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is 503-232-1987).

3. Contractor to notify City and all utility companies a minimum of 48 business hours (2 business days) prior to start of construction, and comply with all other notification requirements of the Approving Agency with jurisdiction over the work.

4. Contractor shall provide all bonds and insurance required by public and/or private agencies having jurisdiction. Where required by public and/or private agencies having jurisdiction, the Contractor shall submit a suitable maintenance bond prior to final payment.

5. For City Construction Permits, contact Salem Public Works Engineering Construction Management at 503-588-6211. For City Building Permits, contact Salem Permit Application Center at 503-588-6256.

6. Contractor to apply for services at the Permit Application Center (PAC office) for work to be done by City forces on public mains.

7. All materials and workmanship for facilities in street right-of-way or easements shall conform to Approving Agencies' construction specifications wherein each has jurisdiction, including but not limited to the City, County, Oregon Health Division (OHD) and the Oregon Department of Environmental Quality (DEQ).

8. Unless otherwise approved by the Public Works Director, construction of all public facilities shall be done between 7:00 a.m. and 6:00 p.m., Monday through Saturday.

9. The Contractor shall perform all work necessary to complete the project in accordance with the approved construction drawings including such incidentals as may be necessary to meet the Approving Agencies' requirements and provide a completed project.

10. Any inspection by the City or other Approving Agency shall not, in any way, relieve the Contractor from any obligation to perform the work in strict compliance with the contract documents, applicable codes, and Approving Agency requirements.

11. Contractor shall maintain one complete set of approved drawings on the construction site at all times whereon he will record all approved deviations in construction from the approved drawings, as well as the station locations and depths of all existing utilities encountered. These field record drawings shall be kept up to date at all times and shall be available for inspection by the Approving Agency or Owner's Representative upon request. Failure to conform to this requirement may result in delay in payment and/or final acceptance of the project.

12. Upon completion of construction of all new facilities, Contractor shall submit a clean set of field record drawings containing all as-built information to the Engineer. All information shown on the Contractor's field record drawings shall be subject to verification. If significant errors or deviations are noted, an as-built survey prepared and stamped by a registered professional Land Surveyor shall be completed at the Contractor's expense.

13. The contractor shall retain and pay for the services of a registered Civil Engineer and/or Land Surveyor licensed in the State of Oregon to establish construction control and perform initial construction surveys to establish the lines and grades of improvements as indicated on the drawings. Staking for buildings, structures, curbs, gravity drainage pipes/structures and other critical improvements shall be completed using equipment accurate to 0.04 feet horizontally and 0.02 feet vertically, or better. Use of GPS equipment for final construction staking of these critical improvements is prohibited. The registered professional surveyor shall provide the design engineer with copies of all grade sheets for construction staking performed for the project.

14. See architectural drawings for site lighting, site dimensioning, and continuation of all utilities.

TRAFFIC CONTROL

15. Contractor shall erect and maintain barricades, warning signs, traffic cones (and all other traffic control devices required) per City requirements in accordance with the current MUTCD (including Oregon amendments). Access to driveways shall be maintained at all times. All traffic control measures shall be approved and in place prior to any construction activity. Prior to any work in the existing public right-of-way, Contractor shall submit final traffic control plan to the Approving Agency for review and issuance of a Lane Closure or Work in Right-of-Way Permit.

16. Prior to any work in the existing right-of-way, Contractor shall submit final traffic control plan to City of Salem for review and issuance of lane closure permit. Contractor to obtain a lane closure permit before construction starts for any work within the existing public right-of-way, including public street improvements or driveway connections to existing streets.

TESTING AND INSPECTION:

17. For public and private improvements, the Contractor shall be responsible to ensure that all required or necessary inspections are completed by authorized inspectors prior to proceeding with subsequent work which covers or that is dependent on the work to be inspected. Failure to obtain necessary inspection(s) and approval(s) shall result in the Contractor being fully responsible for all problems and/or corrective measures arising from uninspected work.

18. Unless otherwise specified, the attached "Required Testing and Frequency" table outlines the minimum testing schedule for private improvements on the project. This testing schedule is not complete, and does not relieve the Contractor of the responsibility of obtaining all necessary inspections or observations for all work performed, regardless of who is responsible for payment. Cost for retesting shall be borne by the Contractor.

EXISTING UTILITIES & FACILITIES:

19. The location and descriptions of existing utilities shown on the drawings are compiled from available records and/or field surveys. The Engineer or utility companies do not guarantee the accuracy or the completeness of such records. Contractor shall field verify locations and sizes of all existing utilities prior to construction.

20. Utility locations are based on record information and should be field-verified. Call 1-800-332-2344 at least 48 hours prior to construction for on-site locating of utilities.

21. Contractor shall field verify location and depth of all existing utilities where new facilities cross. All utility crossings marked or shown on the drawings shall be potholed using hand tools or other non-invasive methods prior to excavating or boring. Contractor shall be responsible for exposing potential utility conflicts far enough ahead of construction to make necessary grade or alignment modifications without delaying the work. If grade or alignment modification is necessary, Contractor shall notify the Design Engineer, and the Design Engineer or the Owner's Representative shall obtain approval from the Approving Agency prior to construction.

22. The Contractor shall be responsible for locating and marking all existing survey monuments of record (including but not limited to property and street monuments) prior to construction. If any survey monuments are removed, disturbed or destroyed during construction of the project, the Contractor shall retain and pay for the services of a Registered Professional Surveyor licensed in the State of Oregon to reference and replace all such monuments prior to final payment. The monuments shall be replaced within a maximum of 90 days, and the County Surveyor shall be notified in writing as required by per ORS 209.150.

23. All facilities shall be maintained in-place by the Contractor unless otherwise shown or directed. Contractor shall take all precautions necessary to support, maintain, or otherwise protect existing utilities and other facilities at all times during construction. Contractor to leave existing facilities in an equal or better-than-original condition and to the satisfaction of the Approving Agency and Owner's Representative.

24. Utilities or interfering portions of utilities that are abandoned in place shall be removed by the Contractor to the extent necessary to accomplish the work. The Contractor shall plug the remaining exposed ends of abandoned utilities after appropriate verification procedures have taken place.

25. Contractor shall remove all existing signs, mailboxes, fences, landscaping, etc., as required to avoid damage during construction and replace them to existing or better condition.

26. The Contractor shall be responsible for managing construction activities to ensure that public streets and right-of-ways are kept clean of mud, dust or debris. Dust abatement shall be maintained by adequate watering of the site by the Contractor.

GRADING, PAVING & DRAINAGE:

27. All materials and workmanship for compaction, fills, grading, rocking and paving within the public right-of-way shall conform to City of Salem Standard Construction Specifications.

28. Unless otherwise noted, all grading, rocking and paving to conform to Oregon Standard Specifications for Construction (OSSC/ODOT/APWA), 2021 edition.

29. Clear and grub within work limits all surface vegetation, trees, stumps, brush, roots, etc. Do not damage or remove trees except as approved by the Owner's Representative or as shown on the drawings. Protect all roots two inches in diameter or larger.

30. Strip work limits, removing all organic matter, which cannot be compacted into a stable mass. All trees, brush, and debris associated with clearing, stripping or grading shall be removed and disposed of off-site.

31. For public and private improvements, except as otherwise allowed by the specifications required by Salem Standard Construction Specifications, drawing details or notes, immediately following stripping and grading operations, compact subgrade to 92% of the maximum dry density per AASHTO T-180 test method (Modified Proctor). Subgrade must be inspected and approved by the Owner's authorized representative before placing, engineered fills or fine grading for base rock.

32. Unless otherwise required by Salem Standard Construction Specifications, Engineered fills shall be constructed and compacted in 6" lifts over approved subgrade. All fills shall be engineered and comply with the Oregon Structural Specialty Code, with each lift compacted to 92% of the maximum dry density per AASHTO T-180 test method (Modified Proctor).

33. For private improvements, unless otherwise required by Salem Standard Construction Specifications, Granular baserock shall conform to the requirements of OSSC (ODOT/APWA) 02630.10 (Dense Graded Base Aggregate), with no more than 10% passing the #40 sieve and no more than 5% passing the #200 sieve.

34. Compact granular baserock to 92% of the maximum dry density per AASHTO T-180 test method (Modified Proctor). Written baserock compaction test results from an independent testing laboratory must be received by the Owner's authorized representative before placing AC pavement, and a finished rock grade proof-roll (witnessed by the Owners authorized representative) must be performed.

35. For private improvements, unless otherwise required by Salem Standard Construction Specifications, A.C. pavement shall conform to OSSC (ODOT/APWA) 00745 (Hot Mixed Asphalt Concrete Pavement) for standard duty mix. Unless otherwise specified or shown on the drawings, base lifts shall be 3/4" maximum graded mix, while wearing courses shall be 1/2" dense graded mix. Unless otherwise specified or shown on the drawings, A.C. pavement for parking lots and streets shall be Level 2 mix (50 blow Marshall) per OSSC (ODOT/APWA) 00744.13. A.C. Pavement shall be compacted to a minimum of 91% of maximum density as determined by the Rice standard method. Written AC pavement compaction test results from an independent testing laboratory must be received by the Owner's authorized representative before final payment.

36. Pavement surface shall be a smooth, well-sealed, tight mat without depressions or bird baths. Bony or open graded pavement surfaces shall be repaired to the satisfaction of the Owner's authorized representative, prior to final acceptance of the work.

37. For private improvements, unless otherwise required by Salem Standard Construction Specifications, HMAC mixtures shall be placed only when the surface is dry and weather conditions are such that proper handling, finishing and compaction can be accomplished. In no case shall bituminous mixtures be placed when the surface temperature is below the minimum established under 2021 OSSC (ODOT/APWA) 00744.40 (AC - Season and Temperature Limitations) or the project specifications, whichever is more stringent.

38. Contractor shall protect new pavement against traffic as required, until it has cooled sufficiently to avoid tracking.

39. For parking lots or private access drives, the final lift of AC pavement shall not be placed until after the building is fully enclosed and weatherproof, unless otherwise approved by the Owner's authorized representative.

40. Unless otherwise shown on the drawings or details, straight grades shall be run between all finish grade elevations and/or finish contour lines shown (exception: where grades are shown across sidewalks, slopes shall be adjusted to ensure that maximum allowable sidewalk cross slopes are not exceeded).

41. Finish pavement grades at transition to existing pavement shall match existing pavement grades or be feathered past joints with existing pavement as required to provide a smooth, free draining surface.

42. All existing or constructed manholes, cleanouts, monument boxes, gas valves, water valves and similar structures shall be adjusted to match finish grade of the pavement, sidewalk, landscaped area or median strip wherein they lie. Verify that all valve boxes and risers are clean and centered over the operating nut.

43. Unless otherwise shown on the drawings, no cut or fill slopes shall be constructed steeper than 3H:1V.

44. Unless otherwise shown on the landscape plans, all planter areas, shall be backfilled with approved topsoil minimum 8" thick. Stripping materials shall not be used for planter backfill.

45. Contractor shall seed and mulch (uniformly by hand or hydroseed) all exposed slopes and disturbed areas which are not scheduled to be landscaped, including trench restoration areas. If the Contractor fails to apply seed and mulch in a timely manner during periods favorable for germination, or if the seeded areas fail to germinate, the Owner's Representative may (at his discretion) require the Contractor to install sod to cover such disturbed areas.

46. Grading shown on the drawings is critical to functioning of detention system and shall be strictly followed.

47. Contractor shall coordinate and ensure that detention pond volumes are inspected and approved by public agencies having jurisdiction before paving and landscaping.

CURBS & SIDEWALKS:

48. Unless otherwise shown or indicated on the drawings, 6-inches nominal curb exposure used for design of all parking lot and street grades.

49. Contractor shall construct all handicap access ramps in accordance with current ADA requirements.

50. Sidewalks shall be a minimum of 4-inches thick and standard residential driveways shall be a minimum of 6-inches thick. Commercial use driveways and alley approaches shall be minimum 8-inches thick. All curbs, sidewalks and driveways shall be constructed using 3300-psi concrete, and shall be cured with Type 1 or Type 1D clear curing compound. All sidewalks shall be ADA compliant.

51. Curb & sidewalk concrete shall be placed only during periods when it will not be damaged by rain (protect unhardened concrete from precipitation). Concrete shall not be placed on frozen baserock. Do not begin concrete placement until temperature in the shade is a minimum of 35°F and rising, and stop placement if air temperature falls below 35°F. Protect concrete from freezing for a minimum of 5 days after placement per OSSC (ODOT/APWA) 00440.40.d & 00756.40 or the project specifications, whichever is more stringent.

52. Contraction joints shall be installed directly over any pipes that cross under the sidewalk, to control cracking. In general, cracks in new curbs or sidewalks (at locations other than contraction joints) are not acceptable, and cracked panels shall be removed & replaced unless otherwise approved by the Approving Agency and the design engineer.

53. All sidewalks shall be ADA compliant. Direction of sidewalk cross slope shall conform with the slope direction shown on the grading plan. Sidewalk cross slopes shall not exceed 1:67 (1.5%) nor be less than 1%. Longitudinal slope shall not exceed 1:20 (5%).

54. Where trench excavation requires removal of PCC curbs and/or sidewalks, the curbs and/or sidewalks shall be sawcut and removed at a tooled joint unless otherwise authorized in writing by the Approving Agency. The sawcut lines shown on the drawings are schematic and not intended to show the exact alignment of such cuts.

55. Unless otherwise shown on the drawings, areas along curbs and sidewalks shall be backfilled with approved topsoil, as well as being seeded and mulched (or hydroseeded).

PIPED UTILITIES:

56. All tapping of existing public sanitary sewer, storm drain mains, and manholes must be done by City forces. Private utilities to be tapped by the Contractor.

57. To schedule a public water/sewer/storm taps call (503) 588-6333. Taps are generally available within two business days.

58. The Contractor shall have appropriate equipment on site to produce a firm, smooth, undisturbed subgrade at the trench bottom, true to grade. The bottom of the trench excavation shall be smooth, free of loose materials or tooth grooves for the entire width of the trench prior to placing the granular bedding material.

59. All pipes shall be bedded with minimum 6-inches of 3/4"-0 crushed rock bedding and backfilled with compacted 3/4"-0 crushed rock in the pipe zone (crushed rock shall extend a minimum of 12-inches over the top of the pipe in all cases). Unless CDF or other backfill is shown or noted on the drawings, crushed rock trench backfill shall be used under all improved areas, including pavement, sidewalks, foundation slabs, buildings, etc.

60. Granular trench bedding and backfill shall conform to the requirements of OSSC (ODOT/APWA) 02630.10 (Dense Graded Base Aggregate), 3/4"-0. Unless otherwise shown on the drawings, compact granular backfill to 92% of the maximum dry density per AASHTO T-180 test method (Modified Proctor).

61. The end of all utility service lines shall be marked with a 2-x-4 painted white and wired to pipe stub. The pipe depth shall be written on the post in 2" block letters.

62. All non-metallic water, sanitary and storm sewer piping shall have an electrically conductive insulated 12 gauge solid core copper tracer wire the full length of the installed pipe using blue wire for water and green wire for storm and sanitary piping. Tracer wire shall be extended up into all valve boxes, catch basins, manholes and lateral cleanout boxes. Tracer wire penetrations into manholes shall be within 18 inches of the rim elevation and adjacent to manhole steps. The tracer wire shall be tied to the top manhole step or otherwise supported to allow retrieval from the outside of the manhole. All tracer wire splices shall be made with waterproof splices or waterproof/corrosion resistant wire nuts.

63. No trenches in sidewalks, roads, or driveways shall be left in an open condition overnight. All such trenches shall be closed before the end of each workday and normal traffic and pedestrian flows restored.

64. Before mandrel testing, TV inspection or final acceptance of gravity pipelines, all trench compaction shall be completed and all sewers and storm drains flushed & cleaned to remove all mud, debris & foreign material from the pipelines, manholes and/or catch basins.

65. Where future extensions are shown upstream of new manholes (sewer or storm), catch basins or junction boxes, pipe stubs (with gasketed caps) shall be installed at design grades to a point 2' minimum outside of the structure.

WATER SYSTEM:

66. City forces to operate all valves, including fire hydrants, on existing public mains.

67. All private water mains 4" and larger shall be Class 52 ductile iron or C-900 PVC (DR 18).

68. All fittings 4-inches through 24-inches in diameter shall be ductile iron fittings in conformance with AWWA C-153 or AWWA C-110. The minimum working pressure for all MJ cast iron or ductile iron fittings 4-inches through 24-inch in diameter shall be 350 psi for MJ fittings and 250 psi for flanged fittings.

69. All water mains to be installed with a minimum 36 inch cover to finish grade unless otherwise noted or directed. Water service lines shall be installed with a minimum 30-inch cover. Deeper depths may be required as shown on the drawings or to avoid obstructions.

70. Unless otherwise shown or approved by the Engineer, all valves shall be flange connected to adjacent tees or crosses.

71. Thrust restraint shall be provided on all bends, tees and other direction changes per Approving Agency requirements and as specified or shown on the drawings.

72. Unless otherwise noted, water service pipe 3-inch and smaller on the private side of the meter shall be Schedule 40 PVC. Unless otherwise specified, private water service piping shall be hydrostatically pressure tested to a minimum of 150% of the maximum static pressure at the site. All materials and workmanship for all private water lines, including water lines located within any building envelope, shall be installed in conformance with Uniform Plumbing Code requirements. All water service pipe on the private side of the meter shall be installed by a licensed plumber in accordance with Uniform Plumbing Code requirements.

73. Domestic and fire backflow prevention devices and vaults shall conform to requirements of public and/or private agencies having jurisdiction. The Contractor shall be responsible for having backflow devices tested and certified prior to final acceptance of the work.

74. Contractor shall provide all necessary equipment and materials (including plugs, blowoffs, valves, service taps, etc.) required to flush, test and disinfect waterlines per the Approving Agency requirements.

75. The work shall be performed in a manner designated to maintain water service to buildings supplied from the existing waterlines. In no case shall service to any main line or building be interrupted for more than four (4) hours in any one-day. Contractor shall notify the Approving Agency and all affected residents and businesses a minimum of 24 business hours (1 business day) before any interruption of service.

76. Where new waterlines cross below or within 18-inches vertical separation above a sewer main or sewer service lateral, encase the full length of waterline pipe at point of crossing the sewer line or sewer lateral. In addition (unless otherwise approved in writing by the Approving Agency, existing sewer mains and/or service laterals within this zone shall be replaced with a full length of Class 50 Ductile Iron or C-900 PVC pipe (DR 18) centered at the crossing in accordance with OAR 333-061 and Approving Agency requirements. Connect to existing sewer lines with approved rubber couplings. Example: For an 8-inch waterline with 36-inches cover, 4-inch service lateral inverts within 68-inches) of finish grade must be DI or C-900 PVC at the crossing.

77. All waterlines, services and appurtenances shall be pressure tested for leakage. All testing shall conform to requirements outlined in the specifications, Approving Agency standards and/or testing forms. The hydrostatic test shall be performed with all service line corporation stops open and meter stops closed, and with all hydrant line valves open. Prior to the start of each pressure test, the position of all mainline valves, hydrant line valves and service line corporation stops in the test segment shall be verified.

78. After the pressure test and prior to disinfecting, the water lines shall be thoroughly flushed through hydrants, blow offs or by other approved means.

79. Disinfection & Bacteriological Testing. All water mains and service lines shall be chlorine disinfected per Approving Agency requirements, AWWA C-651 or OAR 333-061 (25 mg/L minimum chlorine solution, 24 hours contact time), whichever is more stringent. Unless otherwise approved by the Approving Agency, a Representative from the Approving Agency shall witness the application of the chlorine solution and the chlorine testing at the end of the 24 hour contact period. After the 24 hour chlorine contact period, the free chlorine concentration shall be checked, and if it is found to be 10 mg/L or more, the chlorine solution shall be drained (otherwise the line shall be rechlorinated), the waterline flushed with potable water, and a minimum of two consecutive samples taken at least 24 hours apart shall be collected from the waterline for microbiological analysis (ie. one sample immediately after flushing, and another sample 24 hours later). Contractor to pay for laboratory analysis of water samples taken under the supervision of the Approving Agency. If the results of both analyses indicate that the water is free of coliform organisms, the waterline may be placed in service. Should the initial treatment prove ineffective, the chlorination shall be repeated until confirmed tests show acceptable results.

80. Disinfection of Connections. For connections which cannot be disinfected with the waterline mainlines as noted above, all fittings, valves and appurtenances, including tool surfaces which will come in contact with potable water, shall be thoroughly cleaned by washing with potable water and then swabbed or sprayed with a one percent (1%) hypochlorite solution (10,000 mg/L) in accordance with the requirements of AWWA C-651 and OAR 333-061.

SEWER & STORM MANHOLES:

81. All precast manholes shall be provided with integral rubber boots. Where manholes without integral rubber boots are approved by the Owner's Representative and Approving Agency, a pipe joint shall be provided on all mainlines within 1.5 feet of the outside face of the manhole. Where required by Public Works, watertight lockdown lids required on all manholes outside of public right-of-way.

82. Openings for connections to existing manholes shall be made by core-drilling the existing manhole structure, and installing a rubber boot. Connections shall be watertight and shall provide a smooth flow into and through the manhole with no ponding. Small chipping hammers or similar light tools which will not damage or crack the manhole base may be used to shape channels, but may be used to enlarge existing openings only if authorized in writing by the Owner's Representative. Use of pneumatic jackhammers shall be prohibited.

83. Manhole channels depths (sewer & storm) shall be to the heights shown on the drawings, but in no case shall the channel depth be less than 2/3 of the pipe diameter. Channels, as well as shelves between the channels and the manhole walls, shall be sloped to drain per plan details.

84. Manholes constructed over existing sanitary sewers shall conform to the requirements of OSSC (ODOT/APWA) 490.41, Manholes over Existing Sewers. The existing pipe shall not be broken out until after the completion of the manhole test.

SANITARY SEWER SYSTEM:

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

86. Unless otherwise specifically noted on the drawings, manufactured fittings (tee or wye per Approving Agency) shall be used for all lateral connections to new sewer mainlines.

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

STORM DRAIN SYSTEM:

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

89. Contractor shall designate the pipe material actually installed on the field record drawings and provide this information for inclusion on the as-built drawings.

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

91. Unless otherwise approved by the Engineer, all storm drain connections shall be by manufactured tees or saddles.

92. Unless otherwise shown on the drawings, all storm pipe inlets & outfalls shall be beveled flush to match the slope wherein they lie.

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

94. Unless otherwise shown or directed, install storm sewer pipe in accordance with manufacturer installation guidelines.

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

96. Mandrel Testing. Contractor shall conduct deflection test of flexible storm sewer pipes by pulling an approved mandrel through the completed pipeline following trench compaction. The diameter of the mandrel shall be 95% of the initial pipe diameter. Test shall be conducted not more than 30 days after the trench backfilling and compaction has been completed.

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

FRANCHISE & PRIVATE UTILITIES:

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

99. Contractor shall coordinate with gas, power, telephone, and cable TV Company for location of conduits in common trenches, as well as location or relocation of vaults, pedestals, etc. The Contractor shall be responsible for providing franchise utility companies adequate written notice of availability of the open trench (typically 10 days minimum), and reasonable access to the open trench. Unless otherwise approved in writing by the Approving Agency, all above-grade facilities shall be located in PUEs (where PUEs exist or will be granted by the development), and otherwise shall be placed in a location outside the proposed sidewalk location.

100. Power, telephone and TV trenching and conduits shall be installed per utility company requirements with pull wire. Contractor shall verify with utility company for size, location and type of conduit before construction, and shall ensure that trenches are adequately prepared for installation per utility company requirements. All changes in direction of utility conduit runs shall have long radius steel bends.

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

REQUIRED TESTING AND FREQUENCY TABLE

Contractor to notify Owner's Representative prior to all testing, to allow Owner's Representative to be present if desired.

		Party Responsible for payment		
		Contractor	Others (see note 1)	
Streets, Fire Lanes, Common Driveways, Parking Lots, Pads, Fills, etc.				
Subgrade	1 Test/4000 S.F./Lift (4 min), locations acceptable to approving agency (typically alternate sides of road or access aisles)	✓	See note 2 & note 3	
Engineered Fills	1 Test/4000 S.F./Lift (4 min), locations acceptable to approving agency	✓	See note 2 & note 5	
Baserock	1 Test/4000 S.F./Lift (4 min), locations acceptable to approving agency (typically alternate sides of road or access aisles)	✓	See note 2 & note 3	
Asphalt	1 Test/4000 S.F./Lift (4 min), locations acceptable to AA (typ. alternate as above)	✓	See note 2	
Piped Utilities, All				
Trench Backfill	1 Test/200 Foot Trench/Lift (4 min)	✓	See note 2	
Trench AC Restoration	1 Test/300 Foot Trench (4 min)	✓	See note 2	
Water				
Pressure Test	(to be witnessed by Owner's Representative or approving agency)	✓	See note 4	
Bacterial Water Test	Per Oregon Health Division	✓	See note 2	
Chlorine Residual Test	Per City Requirements	✓		
Sanitary Sewer				
Air Test	Per City or APWA Requirements, whichever is more stringent	✓	See note 4	
Storm				
Mandrel	95% of actual inside diameter	✓	See note 4	
Concrete, Block, etc.				
Slump, Air & Cylinders	for structural & reinforced concrete, equipment slabs, curbs, sidewalks & PCC pavements. Unless otherwise specified, one set of cylinders per 100 cubic yards (or portion thereof) of each class of concrete placed per day. Slump & air tests required on same load as cylinders.	✓	See note 2	
Building permit inspection & Special Inspection for structural concrete, reinforced masonry, epoxy anchors, etc. as required by applicable State Building Codes.		✓	See note 6	
Retaining Walls				
Building permit inspection and Special Inspection, as well as compaction testing on backfill, all in conformance with applicable State Building Code requirements		✓	See note 5 & note 6	

Note 1: "Others" refers to Owner's authorized Representative or Approving Agency as applicable. Contractor responsible for scheduling testing. All testing must be completed prior to performing subsequent work.

Note 2: Testing must be performed by an approved independent testing laboratory.

Note 3: In addition to in-place density testing, the subgrade and base rock shall be proof-rolled with a loaded 10 yard dump truck provided by the Contractor. Baserock proofroll shall take place immediately prior to (within 24 hours of) paving, and shall be witnessed by the Owner's authorized Representative or approving agency. Location and pattern of testing and proofroll to be as approved or directed by said Owner's authorized Representative or approving agency.

Note 4: To be witnessed by the Owner's Representative or approving agency. The Contractor shall perform pretests prior to scheduling witnessed waterline or sanitary sewer pressure tests, or pipeline mandrel test.

Note 5: The approved independent laboratory retained by the Contractor shall provide a certification (stamped by an engineer licensed in the State of Oregon) that the subgrade was prepared and all engineered fills were placed in accordance with the provisions of the construction drawings and the contract documents.

Note 6: Regardless of who is responsible for payment, the Contractor is responsible for scheduling and coordinating any and all required inspections and Special Inspections as required by applicable building codes or jurisdictions having authority.

Contractor to notify Owner's Representative prior to all testing, to allow Owner's Representative to be present if desired.

NO.	DATE	DESCRIPTION REVISIONS	BY

VERIFY SCALE
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0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

DSN. SW
DRN. AK
CKD. SW
DATE: 11/2022

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 16, 2002
STEVEN A. WESTECH
RENEWS: 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

REID SAUNDERS
REID SAUNDERS - NEW OFFICE

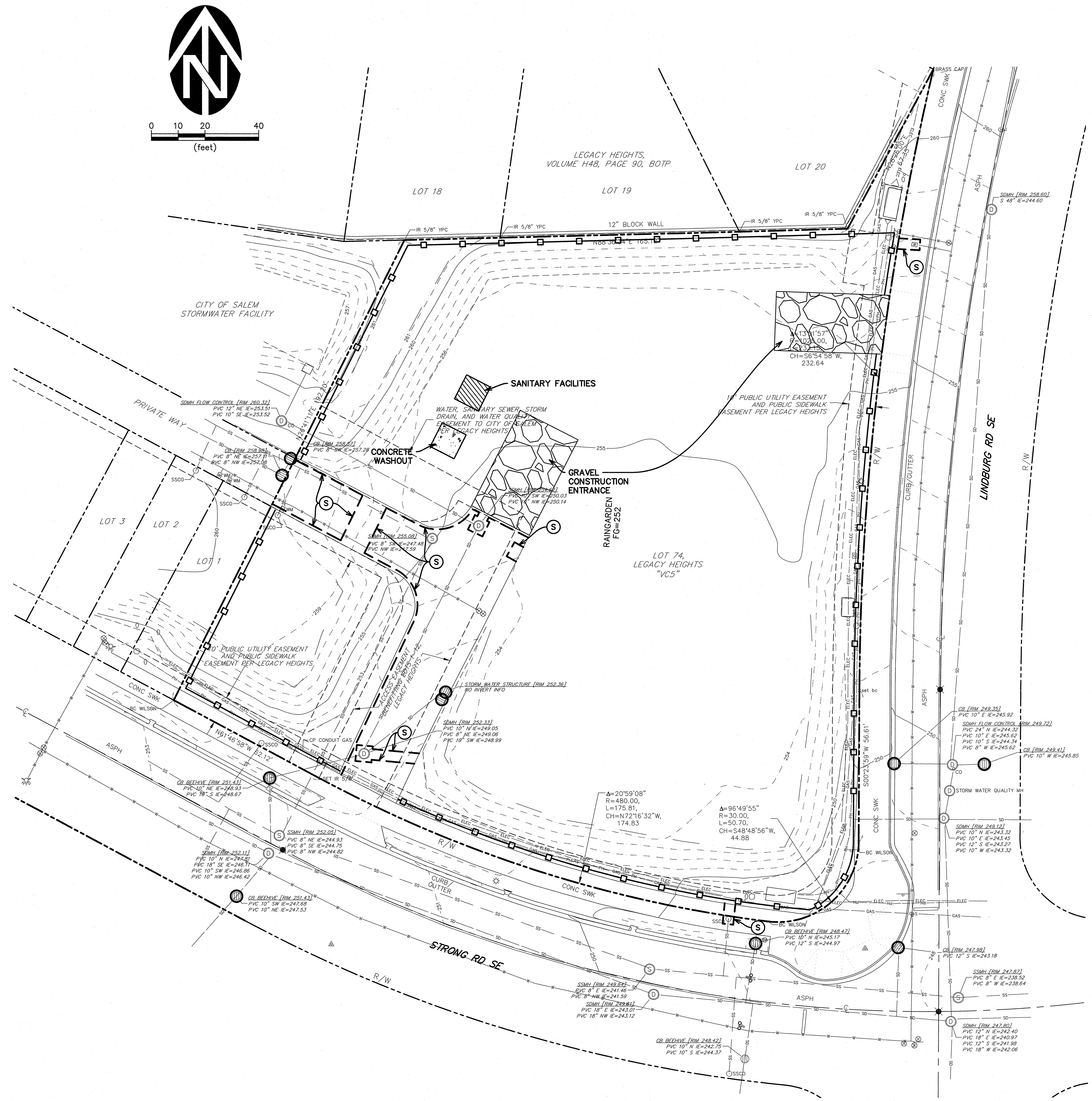
CONSTRUCTION NOTES

DRAWING
C0.1

JOB NUMBER
3391.0000.0

EROSION CONTROL LEGEND	
(symbol)	SILT SACK
(symbol)	BIO–BAG
(symbol)	SILT FENCE

DEMOLITION LEGEND	
(R)	REMOVE
(P)	PROTECT
(S)	SAWCUT



REID SAUNDERS

REID SAUNDERS – NEW OFFICE

EROSION CONTROL PLAN – DEMOLITION & CLEARING

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
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REGISTERED PROFESSIONAL ENGINEER, OREGON, STEVEN A. WAHRGREN, RENEWS: 6/30/2024

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DRN.	AK
CKD.	SW
DATE:	11/2022

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		REVISIONS	

DRAWING C1.0

JOB NUMBER 3391.0000.0

EROSION CONTROL LEGEND

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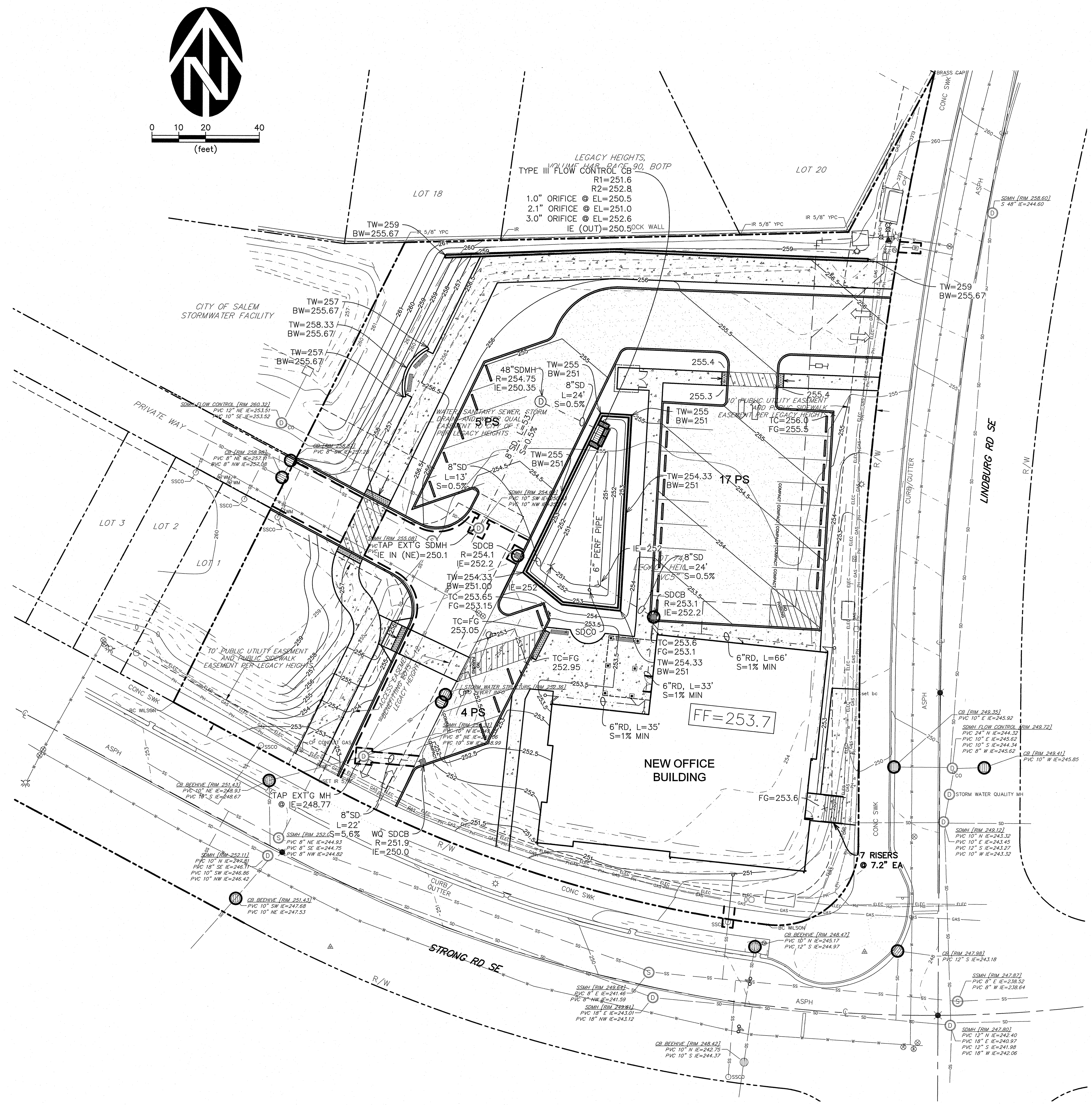
(symbol)	SILT FENCE



WESTECH ENGINEERING, INC.
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DATE: 11/2022

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 16, 1982
STEVEN A. [illegible]
RENEWS: 6/30/2024

REID SAUNDERS
REID SAUNDERS – NEW OFFICE

EROSION CONTROL PLAN – STREETS & UTILITIES

DRAWING
C1.1

JOB NUMBER
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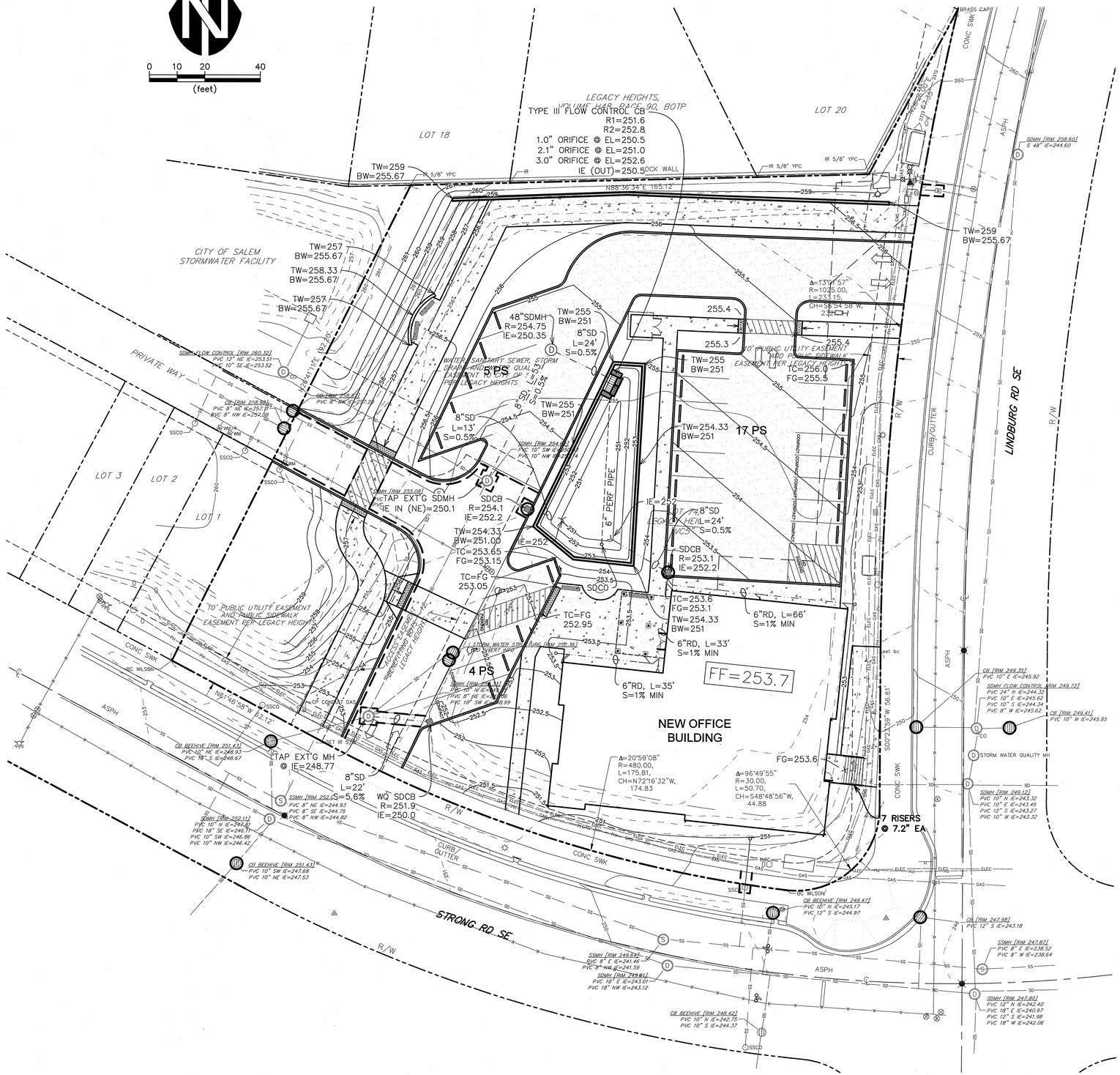
▨	BIO-BAG
—▫—	SILT FENCE



REID SAUNDERS

REID SAUNDERS – NEW OFFICE

EROSION CONTROL PLAN – VERTICAL CONSTRUCTION

WESTECH ENGINEERING, INC.
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11843
JULY 16, 1982
STEVEN A. WARD
RENEWS: 6/30/2024

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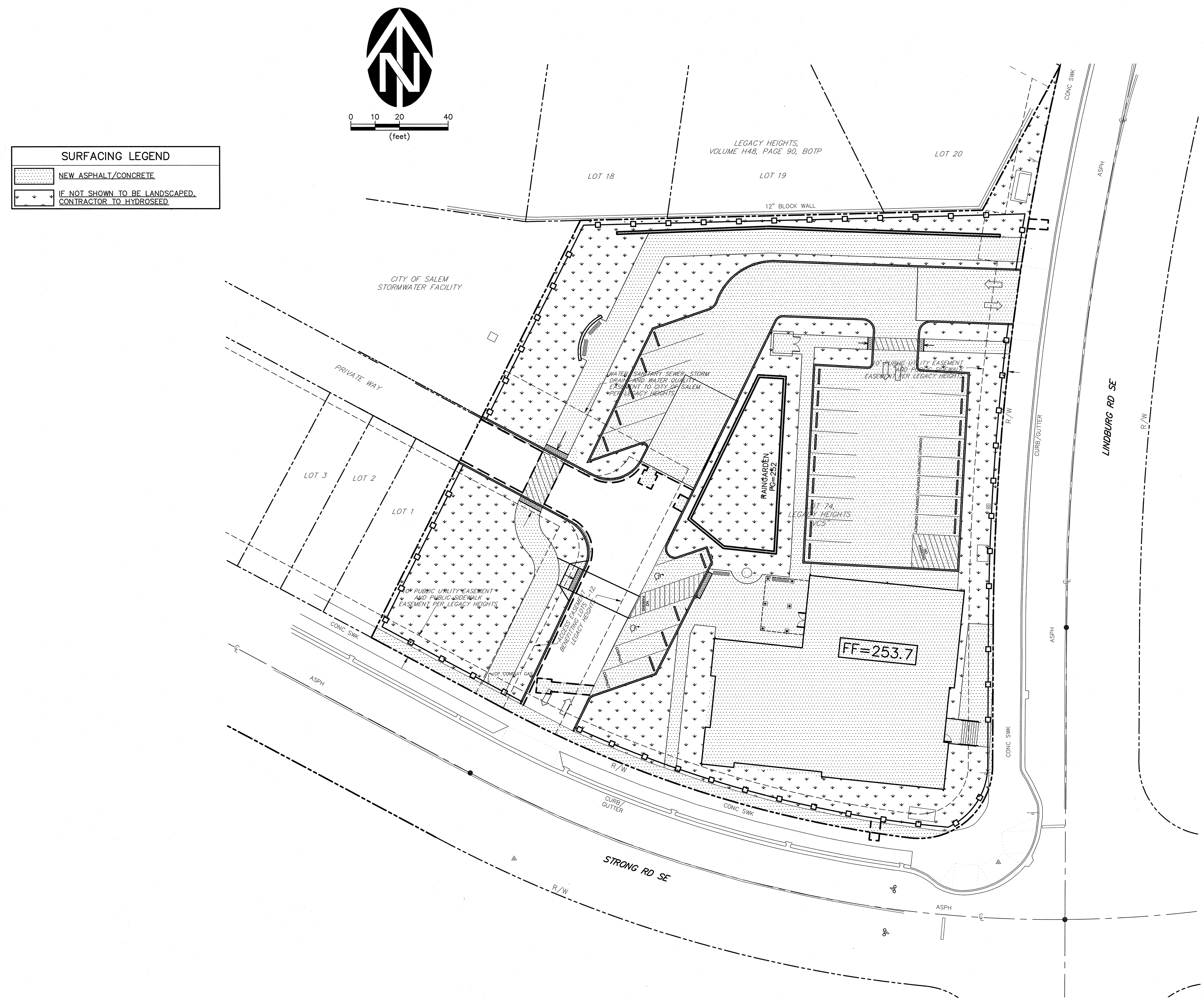

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DATE: 11/2022

REGISTERED PROFESSIONAL ENGINEER 11843 OREGON JULY 16, 1982 STEVEN A. WARD
RENEWS: 6/30/2024

WESTECH ENGINEERING, INC.
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REID SAUNDERS

REID SAUNDERS – NEW OFFICE

EROSION CONTROL PLAN – FINAL LANDSCAPING & STABILIZATION

DRAWING
C1.3

JOB NUMBER
3391.0000.0

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DEQ EROSION CONTROL STANDARD 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)

Rev. 12/15/20
By: Blair Edwards

YEAR: / MONTH:	'23 04	'23 05	'23 06	'23 07	'23 08	'23 09	'23 10	'23 11	'23 12	'24 01	'24 02	'24 03
CLEARING	X	X										
EXCAVATION												
GRADING	X	X	X	X	X							
CONSTRUCTION	X	X	X	X	X	X	X	X				
SEDIMENT CONTROLS:												
Silt Fencing	X	X	X	X	X	X	X	X				
Sediment Traps	X	X	X	X	X	X	X	X				
Sediment Basins												
Storm Inlet Protection												
Drainage Swales												
Check Dams												
Contour Furrows												
Terracing												
Pipe Slope Drains												
Rock Outlet Protection												
Gravel Construction Entrance	X	X	X	X	X	X	X	X				
Grass–lined Channel (Turf Reinforcement Mats)												
Protection of trees with construction fences												
Temporary Seeding and Planting												
Permanent Seeding and Planting												
Other:												

CONTROL MEASURE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5
Silt Fencing	X	X	X	X	
Construction Entrance	X	X			
Sediment Traps			X	X	
Storm Inlet Protection			X	X	
Concrete Washout					
Rock Outlet Protection			X	X	X
Permanent Seeding and Planting					X

Phase 1: Prior to Ground Disturbance
Phase 2: After Completion of Rough Grading
Phase 3: After Installation of Storm Facilities
Phase 4: After Paving & Construction
Phase 5: After Project Completion and Cleanup

BMP Rationale

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

SOIL TYPE(S): PER MARION CO. SOIL SURVEY THE SITE SOILS INCLUDE "SANTIAM SILT LOAM, 3–6% SLOPES," & "SILVERTON SILT LOAM, 2–12% SLOPES."

EROSION HAZARD: PER MARION CO. SOIL SURVEY EROSION HAZARD IS "MODERATE."

SITE AREA: 1.19 Ac
DISTURBANCE AREA: 0.98 Ac

LOCAL RAIN GAGE: SALEM AIRPORT MCNARY FIELD OR, US LAT/LONG 44.905,–123.0011

INSPECTION FREQUENCY FOR BMP

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 the 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.

Spill Prevention Procedures and Response

- Spill prevention is an important factor in the successful operation of a storm water injection management system. All contractor employees will be trained on this plan so that they are certain of the location of materials, who to notify in case of a spill, and how to initially contain the spill of hazardous materials. Contractor employees shall never dispose waste materials into the storm water collection/treatment system. Contractor employees will be observant of other potential contamination occurrences. All contractor employees will review this plan especially with regards to the detailed spill response steps.
- This data will be posted in an accessible area at the site.

What to do in case of a spill

1. Spill kit to be located near the job trailer or another conspicuous location and clearly marked.
2. Get the spill kit.
   a. If possible, determine visually what types of fluids have been spilled.
   b. Put on gloves and glasses or any other necessary Personal Protective Equipment (PPE).
   c. Get the absorbent material provided in the kit and the drain block cover.
   d. Place the absorbent materials in the path of the spill.
   e. Remove any debris from the vicinity of the inlet where the spill is draining.
   f. Unroll the drain block cover and place it snugly over the inlet.
   g. Verify that the cover has full contact with the rim of the inlet.
   h. Use snakes, pillow or pigs to completely contain the area.
3. Notify the following personnel immediately:
   a. 1200–C Permit Registrant's Representative
   b. When a spill includes any of the below, notify the Oregon Emergency Response System as soon as the Owner's Representative has knowledge of the release. Oregon Emergency Response System Phone: 1–800–452–0311

   i. Any amount of oil to waters of the state;
   ii. Oil spills on land in excess of 42 gallons;
   iii. Hazardous materials that are equal to, or greater than, the quantity listed in the Code of Federal Regulations, 40 CFR Part 302 (List of Hazardous Substances and Reportable Quantities), and amendments adopted before July 1, 2002

NOTE: Only dry cleanup methods will be employed to clean up spills (i.e., no use of water to wash spilled materials from pavement will be conducted). All spill cleanups shall be conducted in accordance with applicable regulations.

Responsible Personnel

In case of spill contact the General Contractor and 1200–C Permit Registrant's Representative immediately. The Permit Registrant's Representative will be responsible for either managing the spill clean up for minor spills or contacting/retaining a company for the cleanup of major spills.

Waste Management Procedures

Activities performed onsite shall implement the following to eliminate the discharge of waste:

1. Locate activities that include waste products 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;
2. 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);
3. Have a spill kit available on site and ensure personnel are available to respond expeditiously in the event of a leak or spill;
4. 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
5. 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.
6. Building Materials & Building Products: 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).

Fertilizers, pesticides, herbicides, & insecticides

Comply with all application and disposal requirements included on the registered pesticide, herbicide, insecticide, and fertilizer label. When applying fertilizers, registrants must:

1. Apply at a rate and in amounts consistent with manufacturer's specifications;
2. Apply at the appropriate time of year for the location, and preferably timed to coincide as closely as possible to the period of maximum vegetation uptake and growth;
3. Avoid applying before heavy rains that could cause excess nutrients to be discharged;
4. Never apply to frozen ground;
5. Never apply to stormwater conveyance channels; and
6. Follow all other federal, state, and local requirements regarding fertilizer application.

Authorized non–stormwater discharges anticipated for the proposed project:

1. Landscape irrigation
2. Dust control water
3. Water line flushing (potable)

Potential pollutant–generating activities anticipated for the proposed project including an inventory of pollutants for each activity:

1. Mass Grading, Street & Utility Construction
   a. Sediment
   b. Vehicle and machinery related pollutants (Fuels, hydraulic fluid, oils)
2. Vertical Construction
   a. Paints, caulks, sealants, solvents
   b. Fluorescent light ballasts
   c. Sediment
   d. Vehicle and machinery related pollutants (Fuels, hydraulic fluid, oils)
3. Landscaping & Irrigation
   a. Fertilizers
   b. Pesticides, Herbicides, Insecticides

EROSION CONTROL INSPECTION RESPONSIBILITIES:

1. PRIOR TO CONTRACT AWARD, INSPECTOR TO BE DANIEL THOMPSON AT WESTECH ENGINEERING, INC. (503–585–2474), ID# ECO–3–5342007, EXPIRES MAY 24, 2023.
2. AFTER CONTRACT AWARD AND PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL ACQUIRE THE SERVICES OF A CERTIFIED EROSION CONTROL INSPECTOR MEETING DEQ REQUIREMENTS UNDER THE 1200–C PERMIT AND NOTIFY DEQ OF THE CERTIFIED EROSION CONTROL INSPECTOR.

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY
0 1"
DSN. SW
DRN. AK
CKD. SW
DATE: 11/2022

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 16, 1993
STEVEN A. WEBER
RENEWS: 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

REID SAUNDERS
REID SAUNDERS – NEW OFFICE

EROSION CONTROL NOTES

DRAWING
C1.4

JOB NUMBER
3391.0000.0

SUPPLEMENTAL WESTECH NOTES:

1. Erosion control measures shall be maintained in such a manner as to ensure that sediment and sediment-laden water does not enter the drainge system, roadways, or violate applicable water quality standards.

2. The erosion control construction, maintenance, replacement and upgrading of the erosion control facilities is the responsibility of the 1200-C Permit Registrant until all construction is completed and approved, and permanent erosion control (i.e. vegetation/landscaping) is established on all disturbed areas.

3. All recommended erosion control procedures are dependent on construction methods, staging, site conditions, weather and scheduling. During the construction period, erosion control facilities shall be upgraded as necessary due to unexpected storm events and to ensure that sediment and sediment laden water does not leave the site.

4. The 1200-C Permit Registrant is responsible for control of sediment transport within project limits. If an installed erosion control system does not adequately contain sediment on site, then the erosion control measures shall be adjusted or supplemented by the 1200-C Permit Registrant as necessary to ensure that sediment laden water does not leave the site. Additional measures shall be provided as required to ensure that all paved areas are kept clean for the duration of the project. Additional interim measures will include, at a minimum, installation of silt fences in accordance with the details shown on the drawings. These measures shall be installed along all exposed embankments and cut slopes to prevent sediment transport.

5. All existing and newly constructed storm inlets and drains shall be protected until pavement surfaces are completed and/or vegetation is established.

6. Erosion control facilities and sediment fences on active sites shall be inspected by the 1200-C Permit Registrant at least daily during any period with measurable precipitation. Any required repairs or maintenance shall be completed immediately. The erosion control facilities on inactive sites shall be inspected and maintained by the 1200-C Permit Registrant a minimum of once a month or within 24 hours following the start of a storm event.

7. All catch basins and conveyance lines shall be cleaned prior to paving. The cleaning operation shall not flush sediment-laden water into the downstream system. The 1200-C Permit Registrant shall remove all accumulated sediment from all impacted catch basins and storm pipes prior to acceptance by the Owner.

8. The 1200-C Permit Registrant is solely responsible for protection of all adjacent property and downstream facilities from erosion and siltation during project construction. Any damage resulting from such erosion and siltation shall be corrected at the sole expense of the 1200-C Permit Registrant.

9. Locate any portable toilets away from waters of the state and stormwater inlets or conveyances. Position portable toilets so they are secure and will not be tipped or knocked over.

10. The 1200-C Permit Registrant shall provide site watering as necessary to prevent wind erosion of fine-grained soils.

11. Unless otherwise indicated on the drawings, all temporary erosion control facilities, including sediment fences, silt sacks, bio-bags, etc. shall be removed within 30 days after permanent landscaping/vegetation is established.

12. Sediment fences shall be constructed of continuous filter fabric to avoid use of joints. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum 6-inch overlap, and both ends securely fastened to a post.

13. Sediment fence shall be installed per drawing details. Sediment fences shall have adequate support to contain all silt and sediment captured.

14. The standard strength filter fabric shall be fastened securely to stitched loops installed on the upslope side of the posts, and 6 inches of the fabric shall be extended into the trench. The fabric shall not extend more than 30 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.

15. Bio-filter bags shall be clean 100 percent wood product waste. Bags shall be 18-inch x 18-inch x 30-inch, weigh approximately 45 lbs., and be contained in a bag made of 1/2-inch plastic mesh.

16. Sediment barriers shall be maintained until the up-slope area has been permanently stabilized. At no time shall more than 10-inches of sediment be allowed to accumulate behind sediment fences. No more than 2 inches of sediment shall be allowed to accumulate behind bio-filter bags. Sediment shall be removed prior to reaching the above stated depths. New sediment barriers shall be installed uphill as required to control sediment transport.

17. Stabilized construction entrances shall be installed at the beginning of construction and maintained for the duration of the project. Additional measures may be required to ensure that all paved areas are kept clean for the duration of the project.

18. The 1200-C Permit Registrant shall verify that all trucks are well sealed when transporting saturated soils from the site. Water drippage from trucks transporting saturated soils must be reduced to less than 1 gallon per hour prior to leaving the site.

19. The entrance shall be maintained in a condition that will prevent tracking or flow of mud onto the public right-of-way or approved access point. The entrance may require periodic top dressing as conditions demand, and repair and/or cleanout of any structures used to trap sediment.

20. All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately, and protection provided for downstream inlets and catch basins to ensure sediment laden water does not enter the storm drain system.

21. Temporary grass cover measures must be fully established by October 15th, or other cover measures (ie. erosion control blankets with anchors, 3-inches minimum of straw mulch, 6 mil HDPE plastic sheet, etc.) shall be in place over all disturbed soil areas until April 30th. To establish an adequate grass stand for controlling erosion by October 15th, it is recommended that seeding and mulching occur by September 1st. Straw mulch, if used, shall not leave any bare ground visible through the straw.

22. Minimum slope protection. For slopes steeper than 3H:1V but less than 2H:1V, use Tensar/North American Green Type S150 erosion control blanket. For slopes 2H:1V or steeper, use Tensar/North American Green Type SC150 erosion control blanket. Use a minimum of 2-inches straw mulch or Tensar/North American Green Type S150 for slopes flatter than 3H:1V. Slope protection shall be placed on all disturbed areas immediately after completion of each section of construction activity, until the erosion control seeding has been established. As an option during temporary or seasonal work stoppages, a 6-mil HDPE plastic sheet may be placed on exposed slopes. The plastic sheet shall be provided with an anchor trench at the top and bottom of the slope, and shall be sandbagged on the slopes as required to prevent damage or displacement by wind.

23. Permanent erosion control vegetation on all embankments and disturbed areas shall be re-established as soon as construction is completed.

24. Soil preparation. Topsoil should be prepared according to landscape plans, if available, or recommendations of grass seed supplier. It is recommended that slopes be textured before seeding by rack walking (ie. driving a crawling tractor up and down the slopes to leave a pattern of cleat imprints parallel to slope contours) or other method to provide stable areas for seeds to rest.

25. When used, hydromulch shall be applied with grass seed at a rate of 2000 lbs. per acre between April 30 and June 10, or between September 1 and October 1. On slopes steeper than 10 percent, hydroseed and mulch shall be applied with a bonding agent (tackifier). Application rate and methodology to be in accordance with seed supplier recommendations.

26. When used in lieu of hydromulch, dry, loose, weed free straw used as mulch shall be applied at a rate of 4000 lbs. per acre (double the hydromulch application requirement). Anchor straw by working in by hand or with equipment (rollers, cleat trackers, etc.). Mulch shall be spread uniformly immediately following seeding.

27. When conditions are not favorable to germination and establishment of the grass seed, the seeded and mulched areas shall be irrigated as required to establish the grass cover.

28. Seeding. Recommended erosion control grass seed mix is as follows. Dwarf grass mix (low height, low maintenance) consisting of dwarf perennial ryegrass (80 % by weight), creeping red fescue (20 % by weight). Application rate shall be 100 lbs. per acre minimum.

29. Grass seed shall be fertilized at a rate of 10 lbs. per 1000 S.F with 16- 16-16 slow release type fertilizer. Development areas within 50 feet of water bodies and wetlands must use a non-phosphorous fertilizer.

30. Prior to starting construction the 1200-C Permit Registrant shall acquire the services of a DEQ Certified Erosion and Sediment Control Inspector and shall submit an "Action Plan" to DEQ identifying their names, contact information, training and experience as required in Schedule A.6.b.i-ii of the 1200-C Permit

31. The 1200-C Permit Registrant shall submit "Notice of Termination" to DEQ to end the 1200-C permit coverage once all soil disturbance activities have been completed and final stabilization of exposed soils has occurred.

32. If there is any conflict, discrepancy, or inconsistency between the DEQ Erosion Control Standard Notes, the Supplemental Westech Notes, or the City of Salem EPSC Plan Standard Notes, the DEQ Notes will control.

CITY OF SALEM PUBLIC WORKS DESIGN STANDARDS:

Division 007 Appendix A-EPSC Plan Standard Notes

(a) PRE-CONSTRUCTION

(1). Prior to any land disturbing activities, the boundaries of the clearing and grading limits, vegetated buffers, and any sensitive areas shown on this plan shall be clearly delineated in the field. Unless otherwise approved, no disturbance is permitted beyond the clearing limits. The Contractor must maintain the delineation for the duration of the project. Note: vegetated corridors to be delineated with orange construction fence or approved equal.

(2). BMPs that must be installed prior to land disturbing activities are construction entrance, perimeter sediment control, and inlet protection.

(3). Hold a preconstruction conference to review the EPSCP and with the City's Project Manager and Inspector.

(b) CONSTRUCTION

(1). All sediment is required to stay on site. Sediment amounts greater than 1/2-cubic foot which leave the site must be cleaned up within 24 hours and placed back on the site and stabilized or properly disposed. Vacuuming or dry sweeping must be used to clean up released sediment and it must not be swept or washed into storm sewers, drainage ways, or water bodies. The cause of the sediment release must be found and prevented from causing a recurrence of the discharge within thesame 24 hours. Any in-stream clean up of sediment shall be performed according to the DSL required time frame.

(2). Construction, maintenance, replacement, and upgrading of erosion prevention and sediment control facilities is the sole responsibility of the Contractor until all construction is completed, approved, and permanent erosion control (i.e., vegetation/landscaping) is established on all disturbed areas.

(3). All recommended erosion prevention and sediment control procedures are dependent on construction methods, staging, site conditions, weather, and scheduling. During the construction period, erosion control facilities shall be revised, upgraded, replaced, or added, to comply with SRC and State and Federal regulatory requirements.

(4). The Contractor is solely responsible for protection of all adjacent property and downstream facilities from erosion and siltation during project construction. Any damage resulting from such erosion and siltation shall be corrected at the sole expense of the Contractor.

(5). When saturated soil is present, water-tight trucks must be used to transport saturated soils from the construction site. Soil may be drained on site at a designated location, using appropriate BMPs. Soil must be drained sufficiently to drip less than one gallon per hour prior to leaving the site.

(6). All materials spilled, dropped, or washed into storm drains must be removed immediately, and the Contractor shall provide protection of downstream inlets and catch basins to ensure sediment-laden water does not enter the storm drain system.

(7). All discharge of sediment-laden water must be treated with an appropriate BMP to remove sediment from discharge waters and to comply with SRC and State and Federal Regulatory Permits.

(8). In areas subject to wind erosion, appropriate BMPs must be used which may include the application of fine water spraying, plastic sheeting, mulching, or other approved measures.

(9). The EPSC measures and BMPs shown on this plan are the minimum requirements for anticipated site conditions. During the construction period, these measures shall be upgraded as needed to maintain compliance with all regulations.

(10). The contractor shall provide onsite water or other appropriate BMPs to prevent dust and wind erosion of fine grain soils.

(11). Disturbed areas must be stabilized after 14 days of inactivity, or immediately if rain is forecasted. See Subsection 7A.1(d)-Wet Weather Period.

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

(c) POLLUTANTS, SOLID WASTE AND HAZARDOUS MATERIALS MANAGEMENT

(1). Any use of toxic or other hazardous materials must include proper storage, application, and disposal.

(2). The contractor is solely responsible to properly manage pollutants, hazardous wastes, used oils, contaminated soils, concrete waste, sanitary waste, liquid waste, or other toxic substances discovered or generated during construction to prevent leakage, spills or release of pollutants to the environment and surface waters.

(3). Contractor shall develop a project specific written spill prevention and response procedures that includes employee training on spill prevention and proper disposal procedures; regular maintenance schedule for vehicles andmachinery; and material delivery and storage controls, signage, material use, and use of covered storage areas for waste and supplies. The plan shall comply with SRC and Federal and State requirements, and shall be available on site at all times.

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

(1). Construction activities must avoid or minimize the duration of disturbed areas.

(2). Temporary stabilization of the site including covering of bare soils with approved BMPs, must be installed at the end of the shift before a holiday or weekend, or at the end of each workday if rainfall is forecast in the next 24 hours.

(3). Temporary stabilization or covering of soil stockpiles and protection of stockpiles located away from construction activity must occur at the end of each workday.

(e) MAINTENANCE

(1). Erosion control measures shall be maintained in such a manner as to ensure that erosion is prevented and sediment-laden water does not enter a drainage system, roadway, or violate applicable water quality standards.

(2). Sediment shall not be washed or swept into storm sewers, drainage ways, or water bodies.

(3). Sediment must be removed from behind all sediment control measures when it has reached a height of 1/3 the barrier height, and prior to the control measures removal.

(4). Removal of trapped sediment in a sediment basin or sediment trap or catch basins must occur when the sediment retention capacity has been reduced by 50 percent; is not functioning properly and/or at the completion of project.

(5). Cleaning of all structures, inlet protection BMPs, and sump pumps must be completed regularly and as required to ensure structures and inlets function properly and flow freely.

(6). Construction site exits shall be maintained in a condition that will prevent tracking or flow of mud onto the ROW or approved access point. The entrance may require periodic top dressing as conditions demand, and repair and/or cleanout of any structures used to trap sediment. Wheel washing shall be required to prevent sediment and material tracking on road surfaces if passive BMPs are not effective.

(f) INSPECTION

(1). The EPSCP must be kept onsite at all times. All measures shown on the plan must be installed properly to ensure compliance with SRC and State and Regulatory permits, and that sediment does not enter a surface water system, roadway, or other properties.

(2). Written EPSC inspection logs shall be maintained onsite and available to City inspectors upon request.

(3). All BMPs shall be inspected at least every week. When a rainfall event exceeds 1/2-inch in a 24-hour period, daily inspection of the erosion controls, sediment controls, and discharge outfalls must be conducted and documented. Inspections shall be done by a representative of the permit registrant who is knowledgeable and experienced in the principles, practices, installation, and maintenance of erosion and sediment controls.

(g) INACTIVE CONSTRUCTION PERIODS AND POST-CONSTRUCTION

(1). Should work cease in any area for 14 days, the inactive area must be stabilized with appropriate soil stabilization BMPs. If all construction activity ceases the entire site must be temporarily stabilized using vegetation, heavy mulch layer, temporary seeding, or other method.

(2). All temporary erosion prevention and sediment control facilities shall be removed by the contractor within 30 days after permanent landscaping/vegetation is established and the threat of erosion and sediment transport has been mitigated.

(3). Temporary grass cover measures must be fully established by October 15 or other cover measures (i.e., erosion control blankets with anchors, one-inch of straw mulch, six mil HDPE plastic sheet, etc.) shall be in place over all disturbed soil areas until April 30. To establish an adequate grass stand for controlling erosion by October 15, it is recommended that seeding and mulching occur by September 1.

(4). Permanent erosion control vegetation on all embankments and disturbed areas shall be re-established as soon as construction is completed.

(h) SPECIFICATIONS

(1). Soil preparation. Topsoil should be prepared according to the landscape plans, if available, or recommendations of the grass seed supplier. Slopes shall be textured before seeding by rack walking (i.e., driving a crawling tractor up and down the slopes to leave a pattern of cleat imprints parallel to slope contours) or other method to provide stable areas for seeds to rest.

(2). Seeding. Erosion control grass seed mix shall be as follows: Dwarf grass mix (low height, low maintenance) consisting of dwarf perennial ryegrass (80 percent by weight), creeping red fescue (20 percent by weight). Application rate shall be 100 pounds per acre minimum.

(3). Grass seed shall be fertilized at a rate of ten pounds per 1,000 square feet with 16-16-16 slow release type fertilizer. Disturbed areas within 50 feet of water bodies and wetlands must use a non-phosphorous fertilizer.

(4). The application rate of fertilizers used to reestablish vegetation shall follow manufacturer's recommendations. Nutrient releases from fertilizers to surface waters shall be minimized. Time release fertilizers shall be used. Care shall be made in the application of fertilizers within any waterway riparian zone to prevent leaching into the waterway.

(5). When used, hydromulch shall be applied with grass seed at a rate of 2,000 pounds per acre between April 30 and June 10, or between September 1 and October 1. On slopes steeper than ten percent, hydroseed and mulch shall be applied with a bonding agent (tackifier). Application rate and methodology shall be in accordance with seed supplier recommendations.

(6). When used in lieu of hydromulch, dry, loose, weed-free straw used as mulch shall be applied at a rate of 4,000 pounds per acre (double the hydromulch application requirement). Anchor straw by working in by hand or with equipment (rollers, cleat trackers, etc.). Mulch shall be spread uniformly immediately following seeding.

(7). When conditions are not favorable to germination and establishment of the grass seed, the Contractor shall irrigate the seeded and mulched areas as required to establish the grass cover.

(8). Sediment fences shall be constructed of continuous filter fabric to avoid use of joints. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum six-inch overlap, and both ends securely fastened to a post.

(9). The standard strength filter fabric shall be fastened securely to stitched loops installed on the upslope side of the posts, and six inches of the fabric shall be extended into the trench. The fabric shall not extend more than 30 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.

(10). Bio-filter bags shall be clean 100 percent wood product waste. Bags shall be 18-inch x 18-inch x 30-inch, weigh approximately 45 pounds, and be contained in a bag made of 1/2-inch plastic mesh.

(11). Minimum wet weather slope protection. For 3H:1V or steeper slopes use Bon Terra Type C2 or North American Green Type C125 erosion control blankets. Use a minimum of two inches straw mulch or North American Green Type S150 for slopes flatter than 3H:1V and greater than 6H:1V. Slopes flatter than 6H:1V use one inch straw mulch, hydroseed with hydromulch and tackifier. Slope protection shall be placed on all disturbed areas immediately after completion of each section of construction activity, until the erosion control seeding has been established. As an option during temporary or seasonal work stoppages, a six-mil HDPE plastic sheet may be placed on exposed slopes. The plastic sheet shall be provided with an anchor trench at the top and bottom of the slope, and shall be sandbagged on the slopes as required to prevent damage or displacement by wind.

NO.	DATE	DESCRIPTION	BY
1		REVISIONS	

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

DSN. SW
DRN. AK
CKD. SW
DATE: 11/2022

REGISTERED PROFESSIONAL ENGINEER
11843
OREGON
JULY 16, 1982
STEVEN A. WRIGHT
RENEWS: 6/30/2024

WESTECH ENGINEERING, INC.
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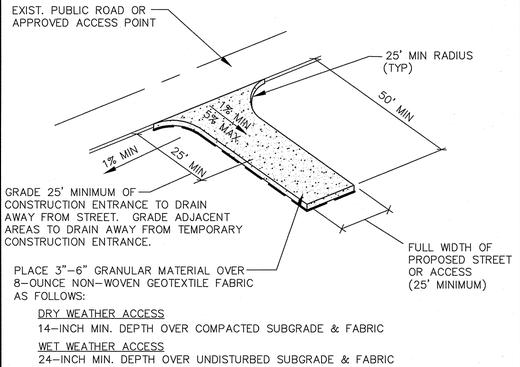
REID SAUNDERS
REID SAUNDERS - NEW OFFICE

EROSION CONTROL NOTES

DRAWING
C1.5

JOB NUMBER
3391.0000.0



DRY WEATHER ACCESS
14–INCH MIN. DEPTH OVER COMPACTED SUBGRADE & FABRIC

WET WEATHER ACCESS
24–INCH MIN. DEPTH OVER UNDISTURBED SUBGRADE & FABRIC

CONSTRUCTION NOTES:

1. THE AREA OF THE CONSTRUCTION ENTRANCE SHALL BE STRIPPED OF ALL TOPSOIL, VEGETATION, ROOTS, AND OTHER NON–COMPACTABLE MATERIAL.
2. SUBGRADE SHALL BE COMPACTED AND PROOFROLLED PRIOR TO PLACEMENT OF GRANULAR MATERIAL. FAILURE TO PASS PROOFROLL WILL REQUIRE USE OF WET WEATHER SECTION.
3. FAILURE OR PUMPING OF THE DRY WEATHER SECTION WILL REQUIRE REMOVAL OF THE GRANULAR MATERIAL AND INSTALLATION OF THE WET WEATHER SECTION.

MAINTENANCE NOTES:

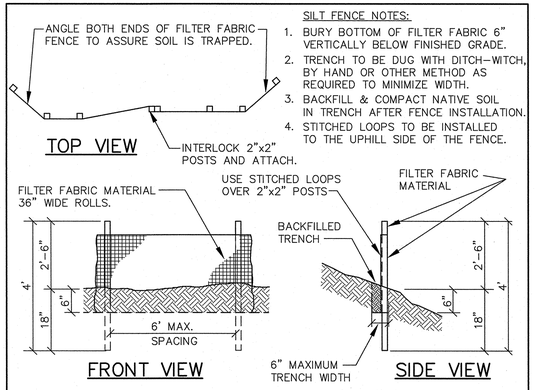
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 3"–6" INCH STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN–OUT OF STRUCTURES USED TO TRAP SEDIMENT.
2. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
3. ALL TRUCKS TRANSPORTING SATURATED SOILS SHALL BE WELL SEALED. WATER DRIPPAGE FROM TRUCKS MUST BE REDUCED TO 1 GALLON PER HOUR PRIOR TO LEAVING THE SITE.

LAST REVISION DATE:	JO #
MAY 2013	STANDARD

TEMPORARY CONSTRUCTION ENTRANCE

(NTS)

WESTECH ENG.	DETAIL NO. 6100



SILT FENCE NOTES:

1. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
2. TRENCH TO BE DUG WITH DITCH–WITCH, BY HAND OR OTHER METHOD AS REQUIRED TO MINIMIZE WIDTH.
3. BACKFILL & COMPACT NATIVE SOIL IN TRENCH AFTER FENCE INSTALLATION.
4. STITCHED LOOPS TO BE INSTALLED TO THE UPHILL SIDE OF THE FENCE.

MAINTENANCE NOTES:

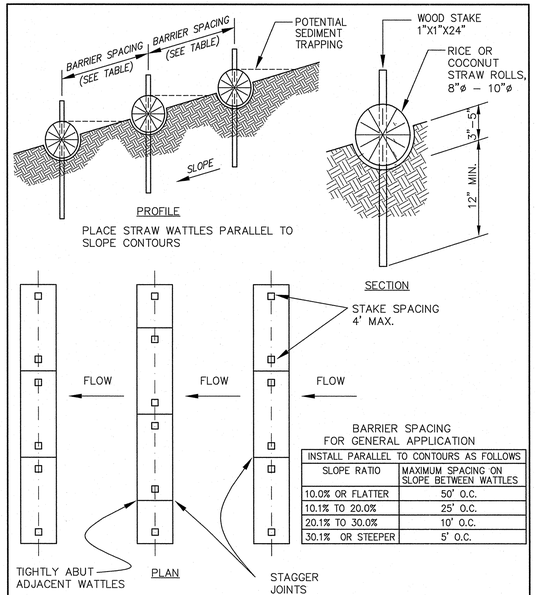
1. SEDIMENT BARRIERS SHALL BE MAINTAINED UNTIL UP–SLOPE AREA IS PERMANENTLY STABILIZED.
2. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE BEHIND SEDIMENT FENCES OR BIOFILTER BAGS.
3. NEW SEDIMENT BARRIERS SHALL BE INSTALLED UPHILL AS REQUIRED TO CONTROL SEDIMENT TRANSPORT.

LAST REVISION DATE:	JO #
APRIL 2014	STANDARD

SEDIMENT BARRIERS

(NTS)

WESTECH ENG.	DETAIL NO. 6110



BARRIER SPACING FOR GENERAL APPLICATION

INSTALL PARALLEL TO CONTOURS AS FOLLOWS	
SLOPE RATIO	MAXIMUM SPACING ON SLOPE BETWEEN WATTLES
10.0% OR FLATTER	50' O.C.
10.1% TO 20.0%	25' O.C.
20.1% TO 30.0%	10' O.C.
30.1% OR STEEPER	5' O.C.

NOTES:

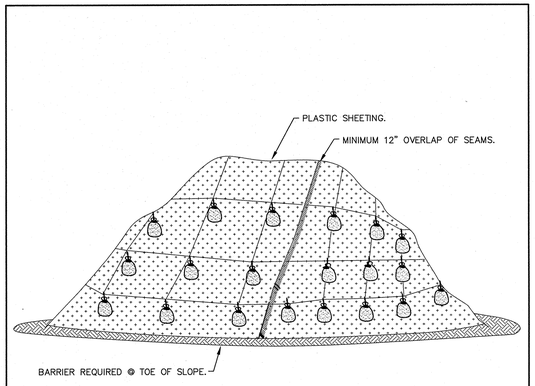
1. ALL MATERIAL SHALL CONFORM TO OSSC (ODOT/APWA) SPECIFICATIONS, CURRENT EDITION.
2. SEDIMENT BARRIERS SHALL BE MAINTAINED UNTIL UP–SLOPE AREA IS PERMANENTLY STABILIZED.
3. AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE ABOVE THE TOP OF THE STRAW WATTLE.
4. NEW SEDIMENT BARRIERS SHALL BE INSTALLED UPHILL AS REQUIRED TO CONTROL SEDIMENT TRANSPORT.

LAST REVISION DATE:	JO #
JUNE 2015	STANDARD

STRAW WATTLE SEDIMENT BARRIER

(NTS)

WESTECH ENG.	DETAIL NO. 6120



STOCKPILE DETAIL

NOTES:

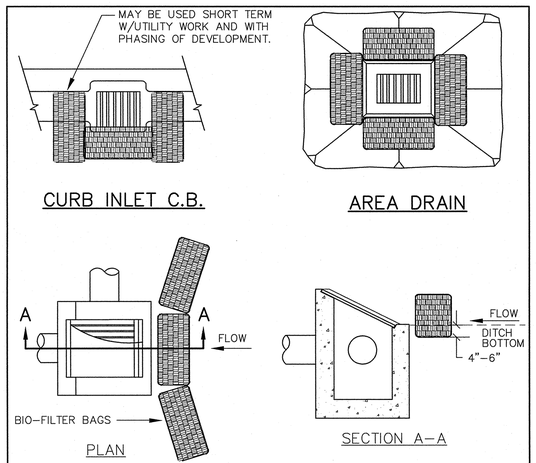
1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
2. SEDIMENT BARRIER REQUIRED @ TOE OF STOCK PILE.
3. COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS.
4. PLASTIC SHEETING TO EXTEND A MINIMUM OF 12" PAST THE BOTTOM OF THE PILE ONTO SURROUNDING GRADE ON ALL SIDES.

LAST REVISION DATE:	JO #
JAN 2019	STANDARD

STOCKPILE DETAIL

(NTS)

WESTECH ENG.	DETAIL NO. 6170



DITCH INLET C.B.

MAINTENANCE NOTES:

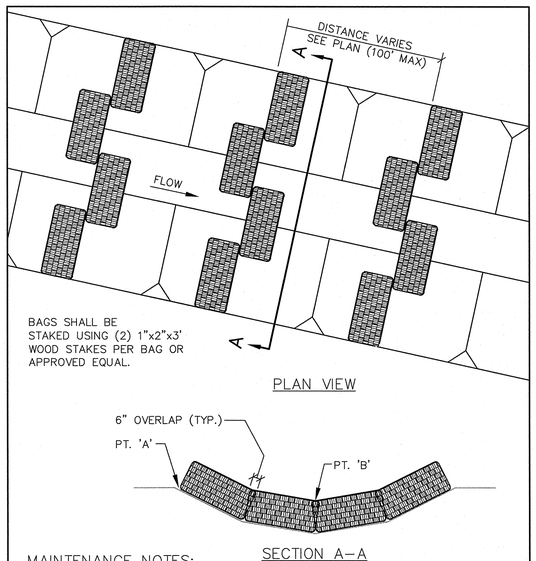
1. SEDIMENT BARRIERS SHALL BE MAINTAINED UNTIL UP–SLOPE AREA IS PERMANENTLY STABILIZED.
2. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE BEHIND SEDIMENT FENCES OR BIOFILTER BAGS.
3. NEW SEDIMENT BARRIERS SHALL BE INSTALLED UPHILL AS REQUIRED TO CONTROL SEDIMENT TRANSPORT.

LAST REVISION DATE:	JO #
APRIL 2014	STANDARD

INLET SEDIMENT CONTROL

(NTS)

WESTECH ENG.	DETAIL NO. 6130



MAINTENANCE NOTES:

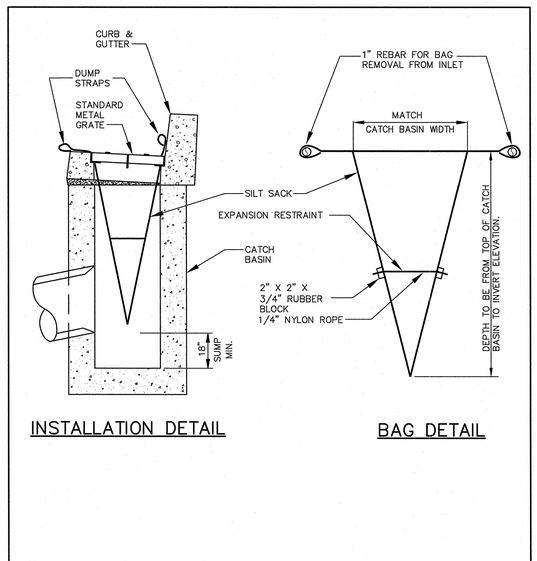
1. SEDIMENT BARRIERS SHALL BE MAINTAINED UNTIL UP–SLOPE AREA IS PERMANENTLY STABILIZED.
2. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE BEHIND BIOFILTER BAGS.
3. NEW SEDIMENT BARRIERS SHALL BE INSTALLED UPHILL AS REQUIRED TO CONTROL SEDIMENT TRANSPORT.
4. PT. 'A' SHALL BE 6" MIN. HIGHER THAN PT. 'B'.

LAST REVISION DATE:	JO #
APRIL 2014	STANDARD

DITCH AND SWALE EROSION PROTECTION

(NTS)

WESTECH ENG.	DETAIL NO. 6140



NOTES:

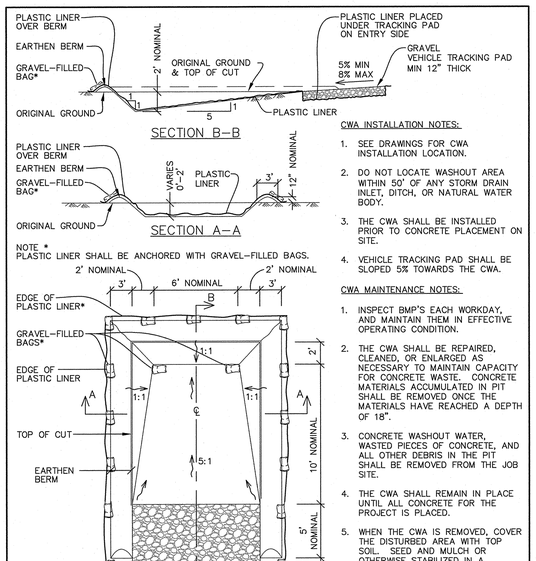
1. EMPTY SILT SACK AS NECESSARY.
2. SILTSACK SEDIMENT CONTROL DEVICE AS MANUFACTURED BY ACF ENVIRONMENTAL AND SUPPLIED BY ACF WEST (503) 771–5115 OR APPROVED EQUAL.

LAST REVISION DATE:	JO #
OCT 2002	STANDARD

SILTSACK INLET DETAIL

(NTS)

WESTECH ENG.	DETAIL NO. 6150



CWA INSTALLATION NOTES:

1. SEE DRAWINGS FOR CWA INSTALLATION LOCATION.
2. DO NOT LOCATE WASHOUT AREA WITHIN 50' OF ANY STORM DRAIN INLET, DITCH, OR NATURAL WATER BODY.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. VEHICLE TRACKING PAD SHALL BE SLOPED 5% TOWARDS THE CWA.

CWA MAINTENANCE NOTES:

1. INSPECT BMP'S EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION.
2. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 18".
3. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE, AND ALL OTHER DEBRIS IN THE PIT SHALL BE REMOVED FROM THE JOB SITE.
4. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
5. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL. SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

LAST REVISION DATE:	JO #
APR 2021	STANDARD

TEMPORARY CONCRETE WASHOUT AREA (CWA) w/ PLASTIC LINER

(NTS)

WESTECH ENG.	DETAIL NO. WE6161

NO.	DATE	DESCRIPTION	BY
1		REVISIONS	

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

DSN. SW
DRN. AK
CHD. SW
DATE: 11/2022

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 16, 1982
STEVEN A. WINO
11943
RENEWS: 6/30/2024

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REID SAUNDERS
REID SAUNDERS – NEW OFFICE

EROSION CONTROL DETAILS

DRAWING
C1.6

JOB NUMBER
3391.0000.0

3/3/2023 10:43:03 AM
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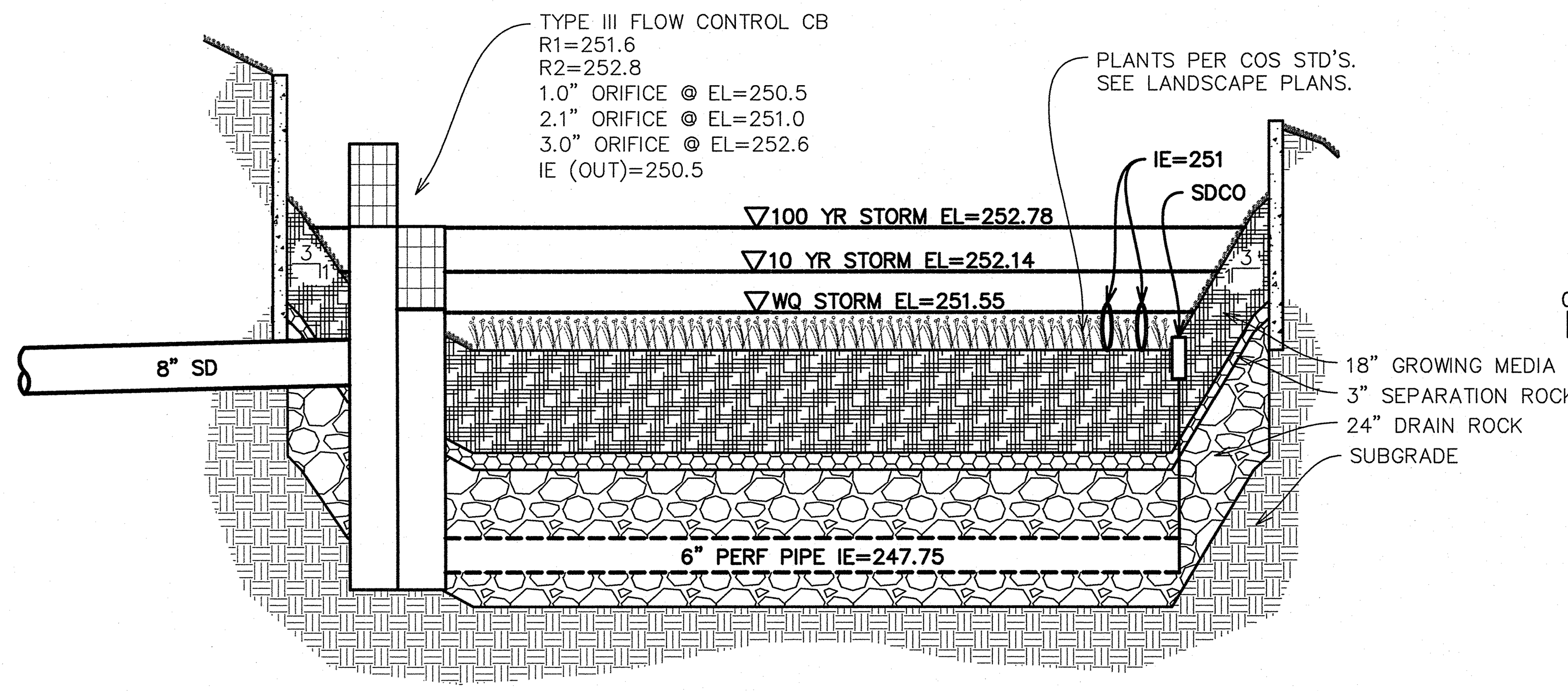
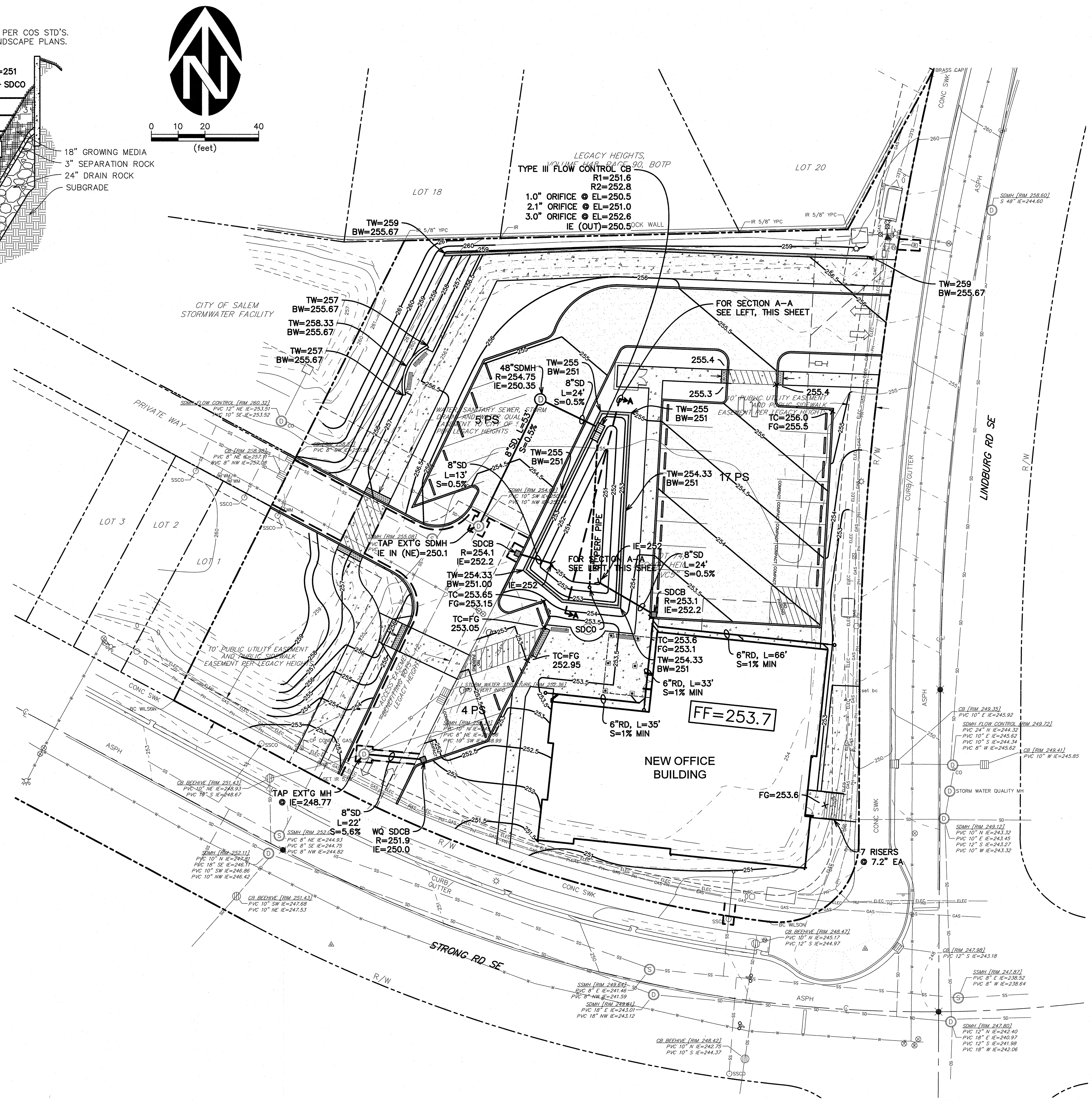


RAINGARDEN SECTION A–A

NTS



REID SAUNDERS

REID SAUNDERS – NEW OFFICE

GRADING & DRAINAGE PLAN

DRAWING

C2.0

JOB NUMBER

3391.0000.0

WESTECH ENGINEERING, INC.
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REGISTERED PROFESSIONAL ENGINEER
OREGON
RENEWS: 6/30/2024

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

DSN.	SW
DRN.	AK
CKD.	SW
DATE:	11/2022

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

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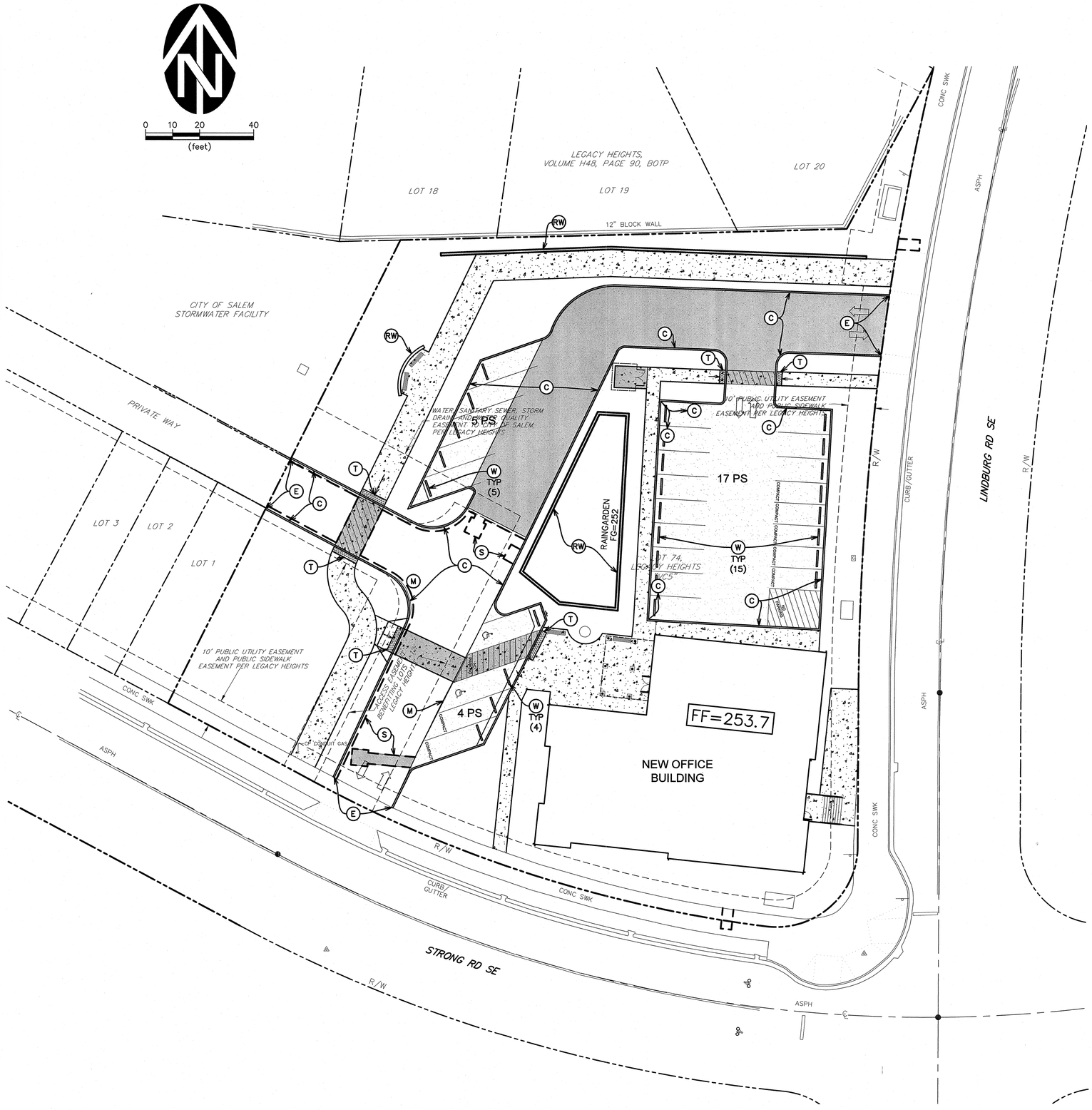
SURFACING LEGEND

	HEAVY DUTY ASPHALT 3.5" AC (2 LIFTS) OVER 12" CR BASE OVER COMPACTED SUBGRADE
	LIGHT DUTY ASPHALT 3.5" AC (2 LIFTS) OVER 6" CR BASE OVER COMPACTED SUBGRADE
	PEDESTRIAN CONCRETE 4" 3300 PSI PCC OVER 2" CR BASE OVER COMPACTED SUBGRADE
	HEAVY DUTY CONCRETE 7" 3300 PSI PCC OVER 2" CR BASE OVER COMPACTED SUBGRADE
(C)	TYPE 'C' CURB
(E)	END CURB
(M)	MATCH
(RW)	SEGMENTAL RETAINING WALL
(S)	SAWCUT
(T)	TRUNCATED DOMES
(W)	WHEELSTOPS



NO.	DATE	DESCRIPTION
		REVISIONS

VERIFY SCALE
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0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

DSN. SW
DRN. AK
CKD. SW
DATE: 11/2022

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 16, 1982
STEVEN A. WEBER
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RENEWS: 6/30/2024

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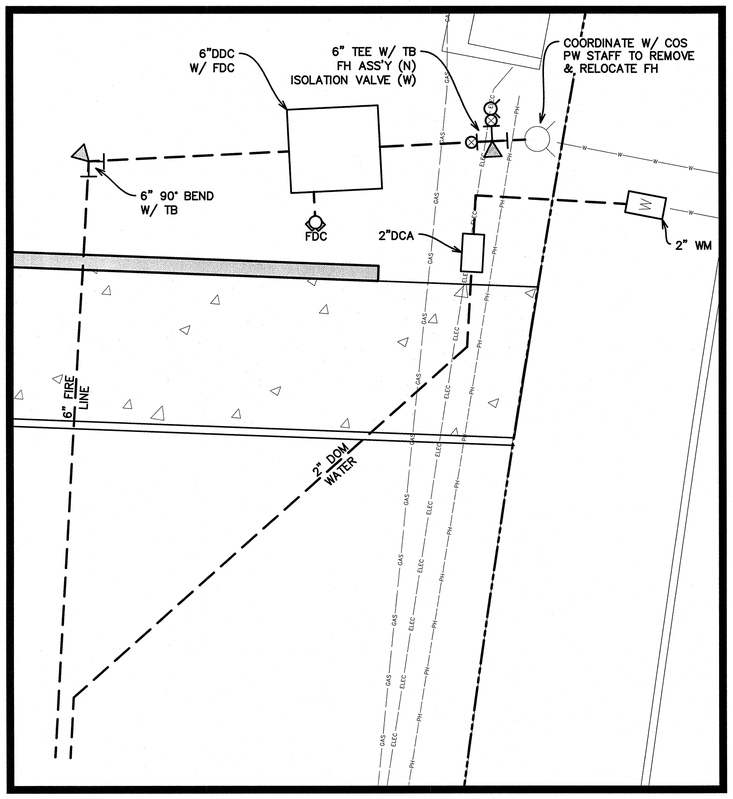
REID SAUNDERS
REID SAUNDERS – NEW OFFICE

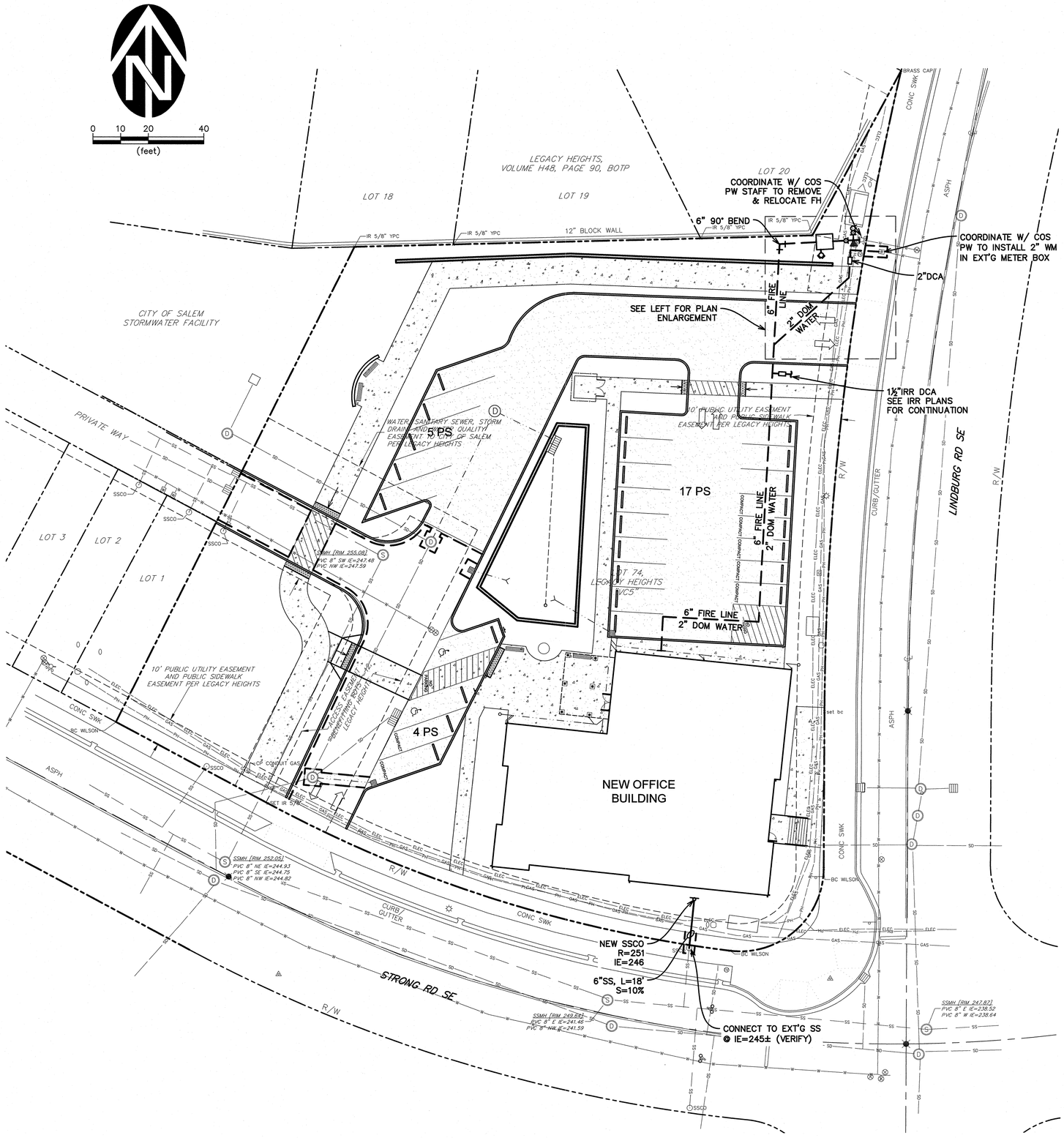
SURFACING PLAN

DRAWING
C2.1

JOB NUMBER
3391.0000.0



PLAN ENLARGEMENT
1"=5'



NO.	DATE	DESCRIPTION	BY
		REVISIONS	

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY
DSN. SW
DRN. AK
CKD. SW
DATE: 11/2022

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 16, 1993
STEVEN A. WEST
RENEWS: 6/30/2024

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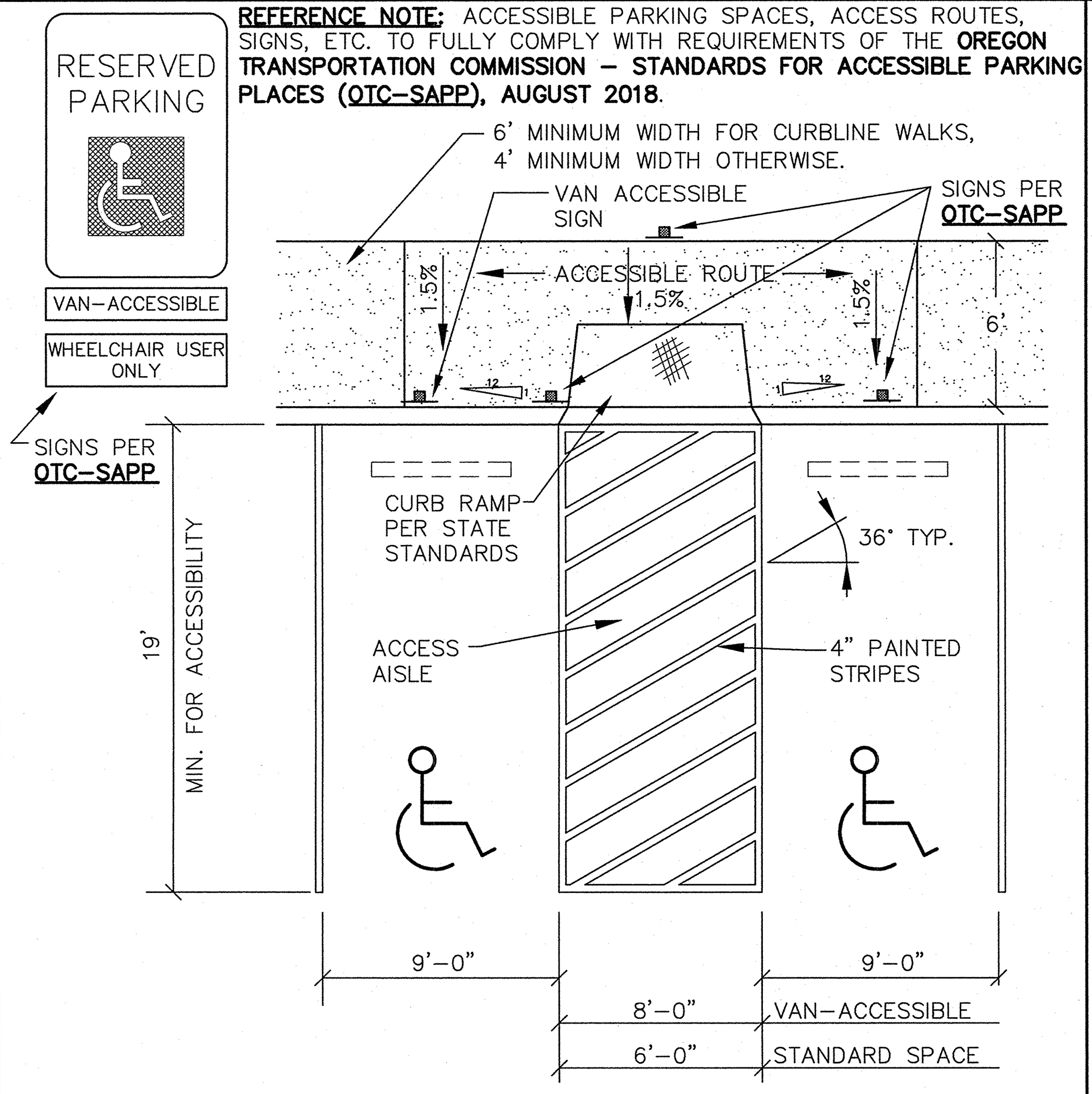
REID SAUNDERS
REID SAUNDERS – NEW OFFICE

UTILITY PLAN

DRAWING
C3.0

JOB NUMBER
3391.0000.0

REFERENCE NOTE: ACCESSIBLE PARKING SPACES, ACCESS ROUTES, SIGNS, ETC. TO FULLY COMPLY WITH REQUIREMENTS OF THE **OREGON TRANSPORTATION COMMISSION – STANDARDS FOR ACCESSIBLE PARKING PLACES (OTC-SAPP), AUGUST 2018.**

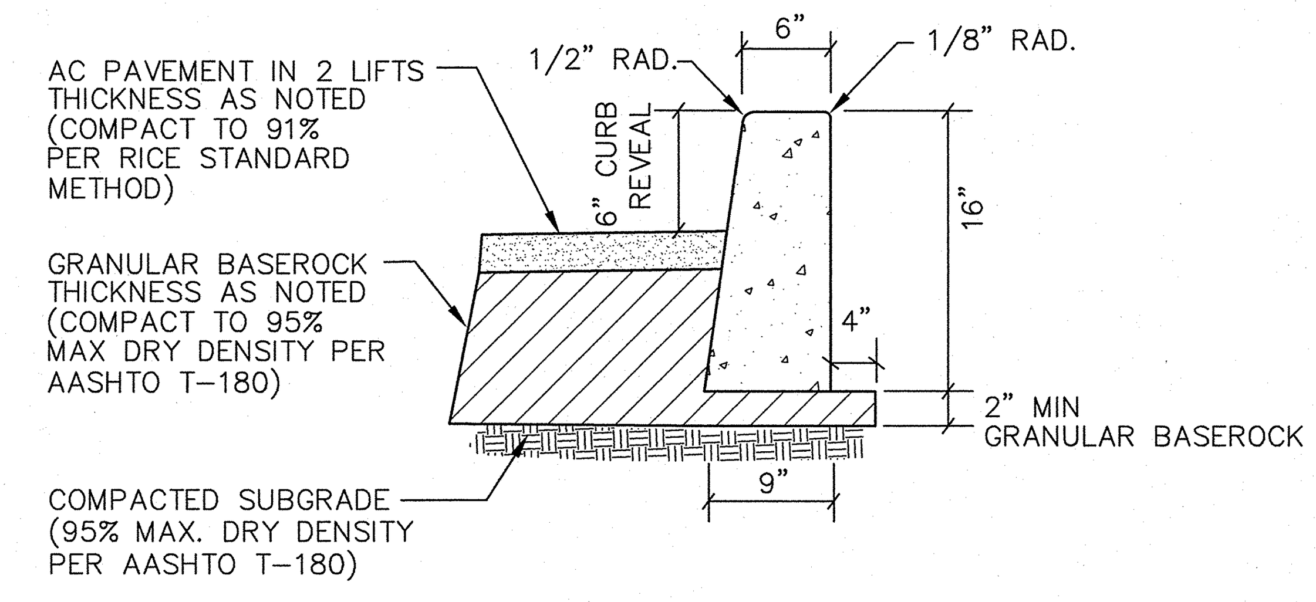


DOUBLE ACCESSIBLE PARKING SPACE

NOTES:

1. ONE ACCESSIBLE PARKING SPACE MUST BE DESIGNATED "VAN-ACCESSIBLE", THE OTHER SPACE CAN BE EITHER "VAN-ACCESSIBLE" OR STANDARD PARKING SPACE.
2. VAN-ACCESSIBLE OR WHEELCHAIR ONLY SPACES SHALL HAVE AN ADDITIONAL SIGN MOUNTED BELOW THE STANDARD PARKING SPACE PARKING SIGN.
3. VAN-ACCESSIBLE SPACE CAN BE USED BY ANY VEHICLE WITH A DMV DISABLED PERMIT.
4. MAXIMUM 2% CROSS SLOPE ALLOWED IN PARKING SPACE OR ACCESS AISLE.
5. POST MOUNTED SIGNS SHALL HAVE 7' (±3") CLEARANCE FROM SIGN BOTTOM TO GROUND.

LAST REVISION DATE: SEPT 2021	STANDARD
DOUBLE ACCESSIBLE PARKING SPACE (NTS)	
WESTECH ENG.	DETAIL NO. 2370



PAVEMENT & BASEROCK SECTIONS:

1. LIGHT DUTY PAVEMENT
   3" AC PAVEMENT IN 2 LIFTS (1" CLASS 'C' OVER 2" CLASS 'B')
   7" OF 1"-0 GRANULAR BASEROCK
2. HEAVY DUTY PAVEMENT
   3" AC PAVEMENT IN 2 LIFTS (1" CLASS 'C' OVER 2" CLASS 'B')
   12" OF 1"-0 GRANULAR BASEROCK

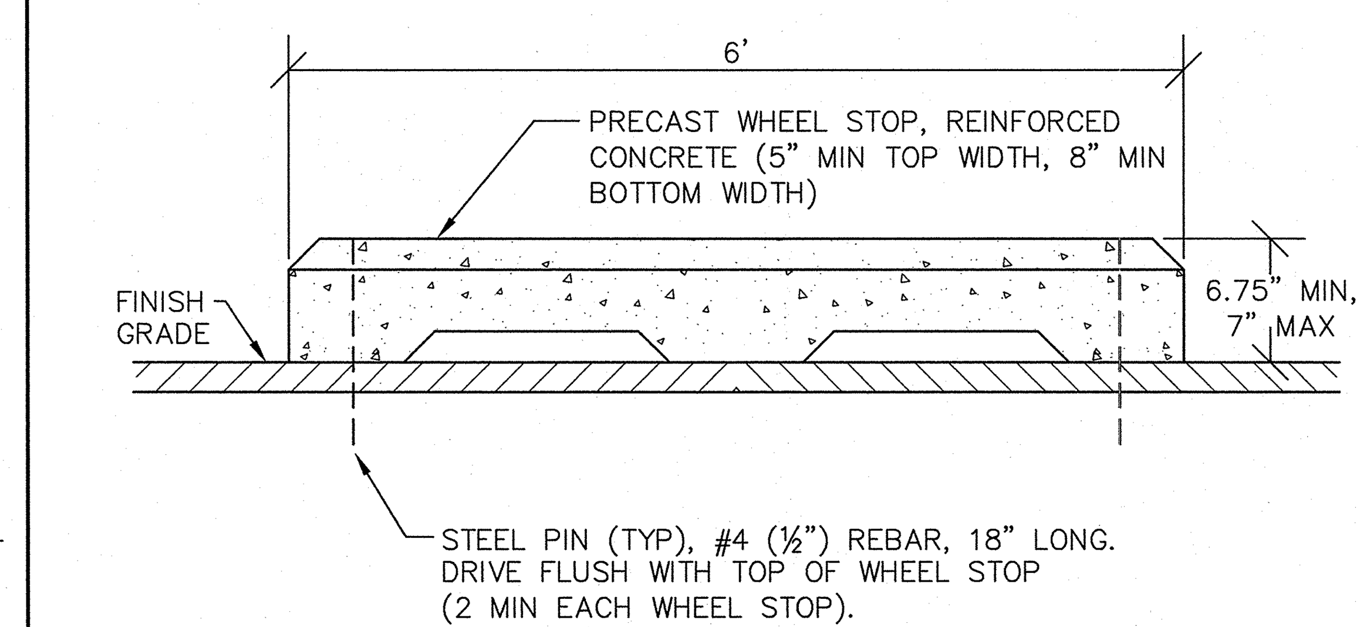
PAVEMENT/TYPE "C" CURB DETAIL

NTS

NOTES:

1. SEE GRADING PLAN FOR LOCATION OF LIGHT AND HEAVY DUTY PAVEMENT.
2. DESIGN SUBGRADES SHALL BE COMPACTED AND PROOF-ROLLED PRIOR TO PLACEMENT OF BASEROCK. IF SUBGRADE PASSES PROOF-ROLL BUT FAILS DENSITY TESTING, MIN. 4.5 OZ NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED ON SUBGRADE PRIOR TO PLACEMENT OF BASEROCK. FAILURE OF PROOF-ROLL WILL REQUIRE OVEREXCAVATION.
3. IF SUBGRADE FAILS THE PROOF-ROLL, SUBGRADE SHALL BE OVEREXCAVATED TO UNDISTURBED SOIL AND BACKFILLED WITH BASEROCK OVER MIN. 8.0-OZ. NON-WOVEN FABRIC AS REQUIRED TO ALLOW COMPACTION OF UPPER (DESIGN) BASEROCK SECTION AND TO MAINTAIN STRUCTURAL INTEGRITY OF NATIVE SUBGRADE SOILS. TYPICAL MIN. OVEREXCAVATION REQUIRED IS 12-INCHES. NO RUBBER TIRED EQUIPMENT ALLOWED ON SUBGRADE FOLLOWING OVEREXCAVATION.
4. SUBGRADE TO BE PROOFROLLED IMMEDIATELY PRIOR TO PLACING BASEROCK. BASEROCK TO BE PROOFROLLED IMMEDIATELY PRIOR TO PAVING.
5. CONTRACTION JOINTS SHALL BE PLACED AT 15' MIN. INTERVALS AND SHALL EXTEND AT LEAST 50% THROUGH THE CURB SECTION.
6. ALL CONCRETE SHALL BE 3300 PSI @ 28 DAYS, MAX 5" SLUMP, 4.5% AIR (±1.5%).
7. CURBS TO CURE A MINIMUM OF 7 DAYS PRIOR TO PLACING FINAL BASEROCK AND PAVING. USE TYPE 1 OR 1-D CLEAR CURING COMPOUND.

LAST REVISION DATE: AUG 2020	JO # X
PAVEMENT AND TYPE 'C' CURB DETAIL (NTS)	
WESTECH ENG.	DETAIL NO. 2390



SECTION

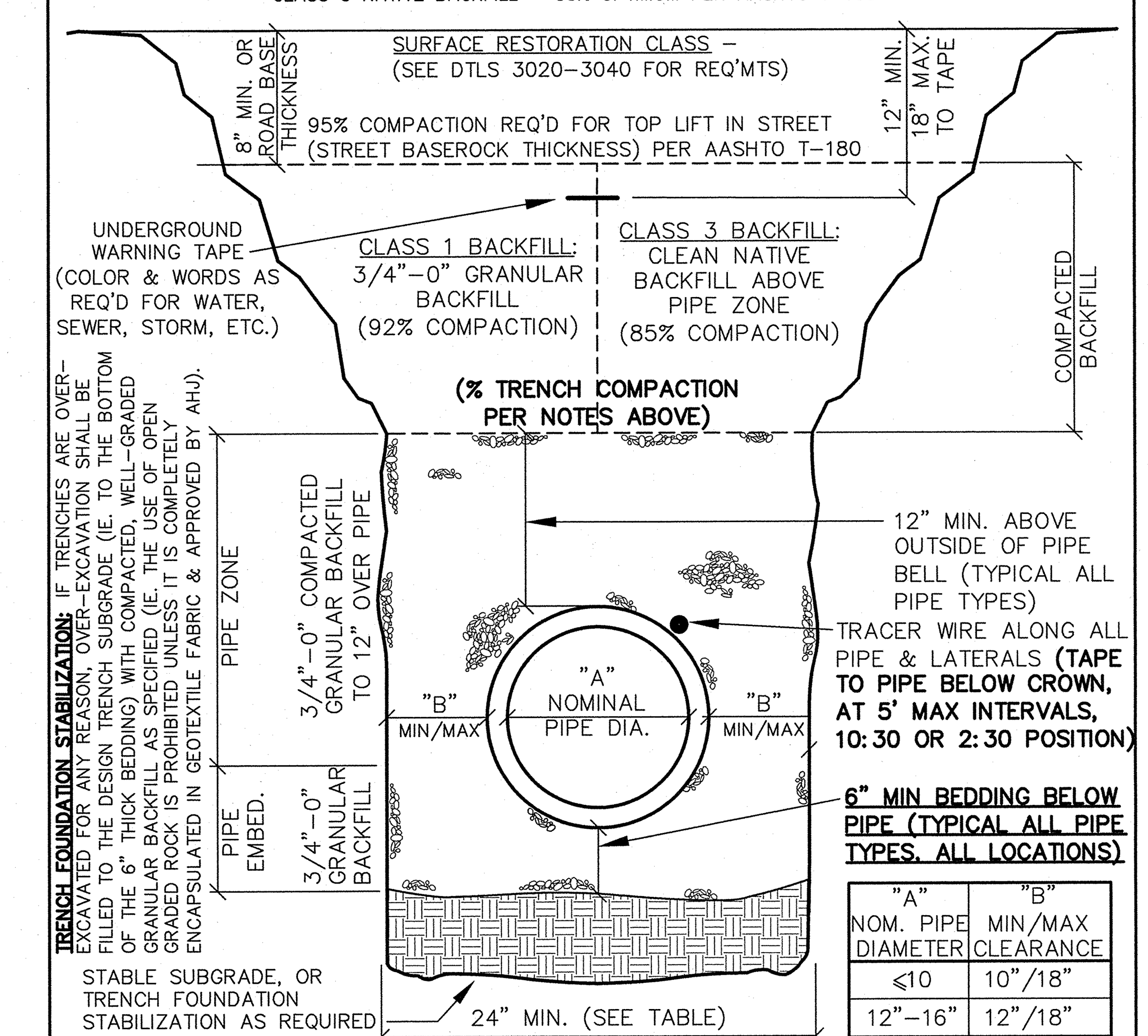
NTS

NOTES:

1. SEE DRAWINGS FOR LOCATION & NUMBER OF WHEEL STOPS, INCLUDING DIMENSION FROM CURB, EDGE OF PAVEMENT OR BUILDING AS APPLICABLE.
2. UNLESS OTHERWISE SPECIFIED OR SHOWN ON SITE PLAN, SET WHEEL STOPS 2 FEET FROM FACE OF CURB OR EDGE OF PAVEMENT, MEASURED FROM THE FACE OF THE WHEEL STOP (VEHICLE SIDE) TO FACE OF CURB (OR EDGE OF PAVEMENT). SET BACK FROM PROPERTY LINES PER CITY STANDARDS (3' MIN). MIN SETBACK FROM BUILDINGS AS SHOWN ON DWGS.
3. FOR USE ON HEAD-IN PARKING WITHOUT FULL HEIGHT CURBS, OR WHERE A SIDEWALK ALONG HEAD-IN PARKING IS LESS THAN 6 FEET WIDE.

LAST REVISION DATE: FEB 2013	STANDARD
PRECAST WHEELSTOP DETAIL (NTS)	
WESTECH ENG.	DETAIL NO. 2396

TRENCH COMPACTION: CLASS 1 GRANULAR BACKFILL – 92% OPTIMUM PER AASHTO T-180 (MODIFIED PROCTOR); CLASS 3 NATIVE BACKFILL – 85% OPTIMUM PER AASHTO T-180



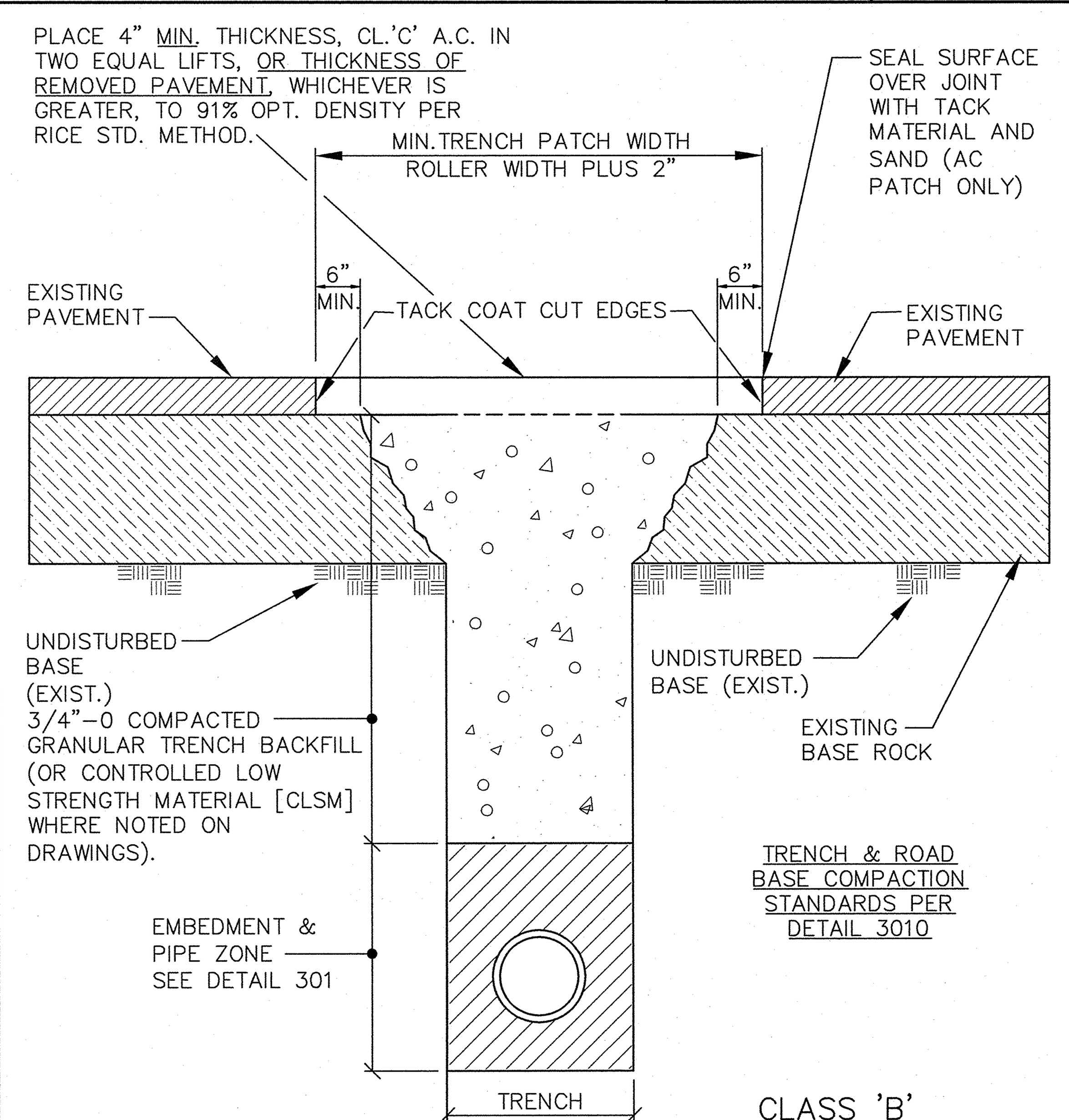
"A" NOM. PIPE DIAMETER	"B" MIN/MAX CLEARANCE
≤10	10"/18"
12"–16"	12"/18"
18"–21"	16"/24"
24"–30"	18"/30"
>30"	24"/36"

(SEE NOTE 4)

NOTES:

1. CLASS 1 REQ'D. UNDER ALL EXIST. OR FUTURE IMPROVED AREAS INCLUDING SIDEWALKS.
2. WHERE NEW PIPING IS IN SAME ALIGNMENT AS EXISTING PIPING, THE PIPE EMBEDMENT SHALL EXTEND TO A MIN. OF 6" BELOW THE NEW PIPING OR 6" BELOW EXISTING PIPING, WHICHEVER IS DEEPER.
3. FOR FLEXIBLE PIPE, BOTTOM OF TRENCH SHORING SHALL BE ABOVE PIPE SPRINGLINE PRIOR TO COMPACTING BACKFILL BELOW THE PIPE SPRINGLINE AND UNDER THE PIPE HAUNCHES.
4. MINIMUM CLEARANCES SHOWN ("B") ASSUMES STANDARD 6" WALL TRENCH BOXES SET ON TRENCH BOTTOM, AND REPRESENTS WIDTH REQUIRED TO CONSOLIDATE GRANULAR MATERIAL UNDER PIPE HAUNCHES (TO AVOID LOSS OF SIDE SUPPORT WHEN TRENCH BOX IS MOVED OR PULLED FORWARD). TRENCH WIDTH REDUCTION REQUIRES PRIOR APPROVAL BASED ON ACTUAL TRENCH SHORING PROPOSED.

LAST REVISION DATE: FEB 2020	STANDARD
TRENCH BACKFILL, BEDDING, AND PIPE ZONE (NTS)	
WESTECH ENG.	DETAIL NO. 3010



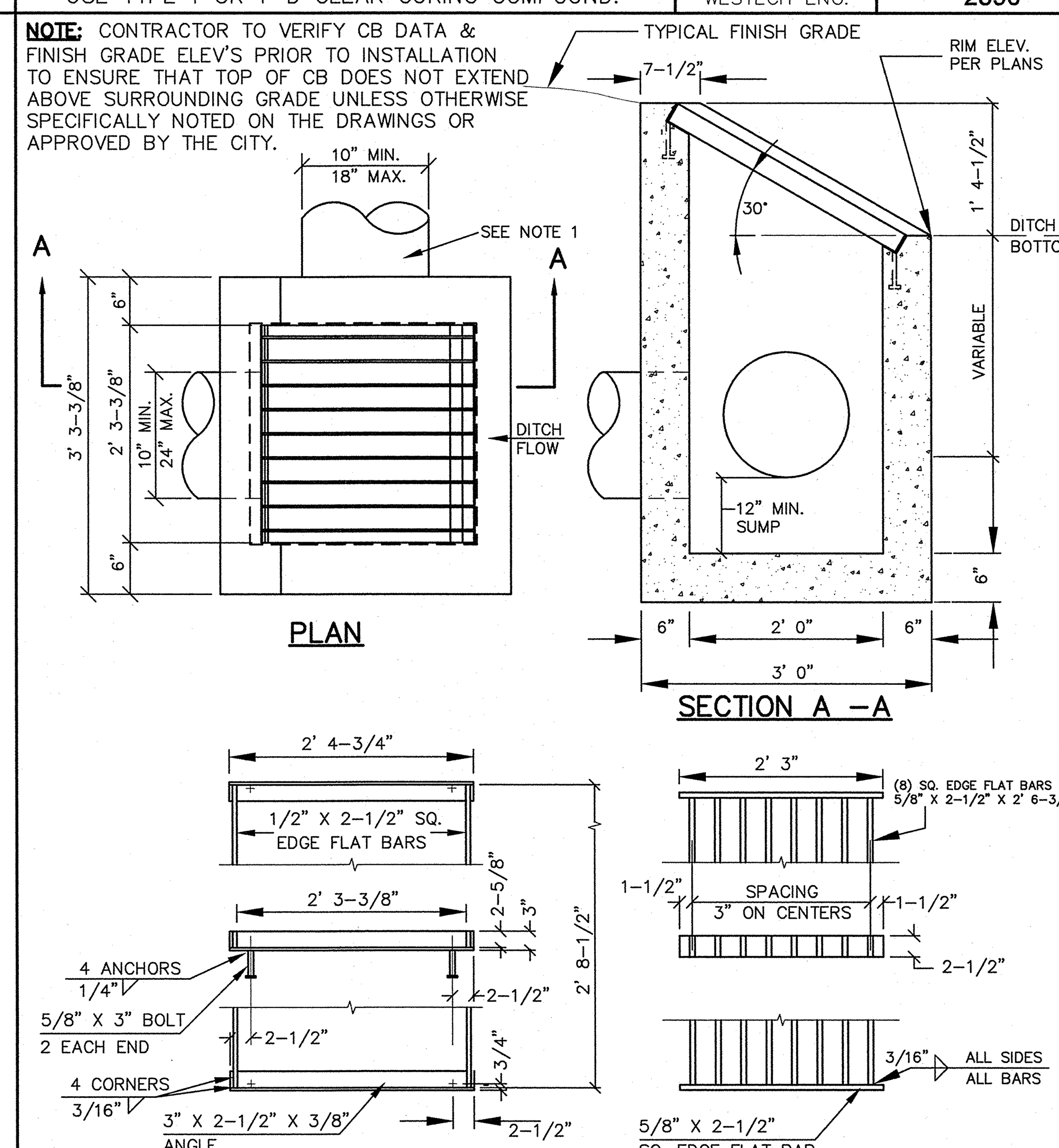
CLASS 'B' AC PAVEMENT RESTORATION

NOTES:

1. ALL EXISTING AC OR PCC PAVEMENT SHALL BE SAWCUT PRIOR TO REPAVING.
2. PCC CONCRETE PAVEMENT SHALL BE REPLACED WITH 3300 PSI PCC TO A MINIMUM THICKNESS OF 6" OR TO THE THICKNESS OF REMOVED CONCRETE, WHICHEVER IS GREATER.
3. FOR PAVED DRIVEWAYS (EXCEPT COMMERCIAL OR INDUSTRIAL) WITH LESS THAN 4" EXISTING AC, PAVEMENT THICKNESS MAY BE REDUCED TO 3" AC IN 2 LIFTS, AND OVERCUT MAY BE REDUCED TO 3" EACH SIDE.

LAST REVISION DATE: DEC 2015	STANDARD
STREET CUT SURFACE RESTORATION (NTS)	
WESTECH ENG.	DETAIL NO. 3020

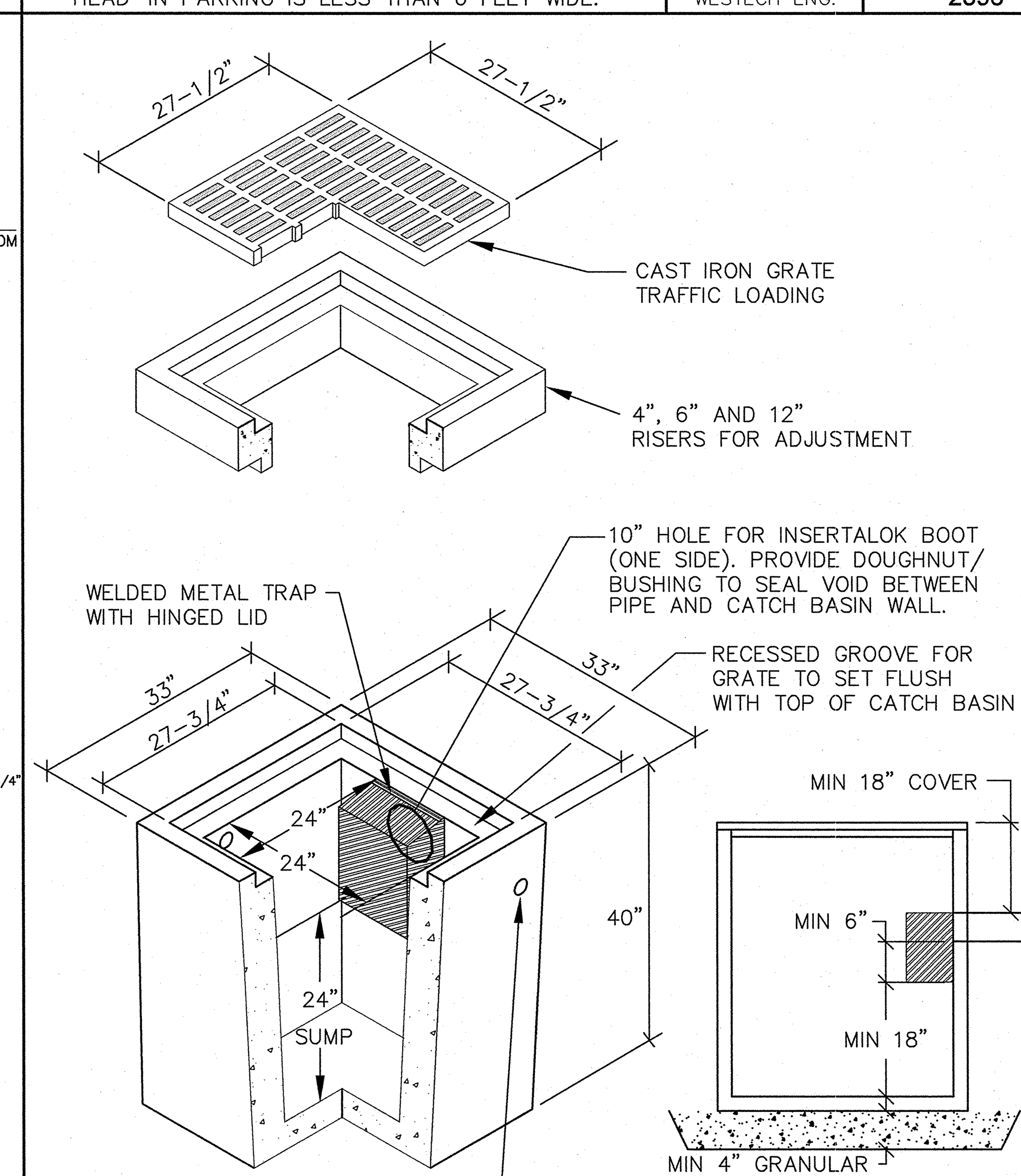
NOTE: CONTRACTOR TO VERIFY CB DATA & FINISH GRADE ELEV'S PRIOR TO INSTALLATION TO ENSURE THAT TOP OF CB DOES NOT EXTEND ABOVE SURROUNDING GRADE UNLESS OTHERWISE SPECIFICALLY NOTED ON THE DRAWINGS OR APPROVED BY THE CITY.



NOTES:

1. SEE CONSTRUCTION DRAWINGS FOR PIPE SIZE, LOCATION AND INVERT ELEVATION.
2. FRAME & GRATE SHALL BE ASTM A-36 STEEL, HOT-DIPPED GALV. AFTER CONSTRUCTION.
3. ALL CONCRETE TO BE 4000 PSI MIN AT 28 DAYS.
4. PRIOR TO CB INSTALLATION, CONTRACTOR SHALL VERIFY RIM ELEVATIONS LISTED AGAINST DITCH & FINISH GRADE ELEVATIONS, & NOTIFY CITY OF ANY DISCREPANCIES.

LAST REVISION DATE: AUG 2020	STANDARD
TYPE 3 DITCH INLET CATCH BASIN (NTS)	
WESTECH ENG.	DETAIL NO. 3130



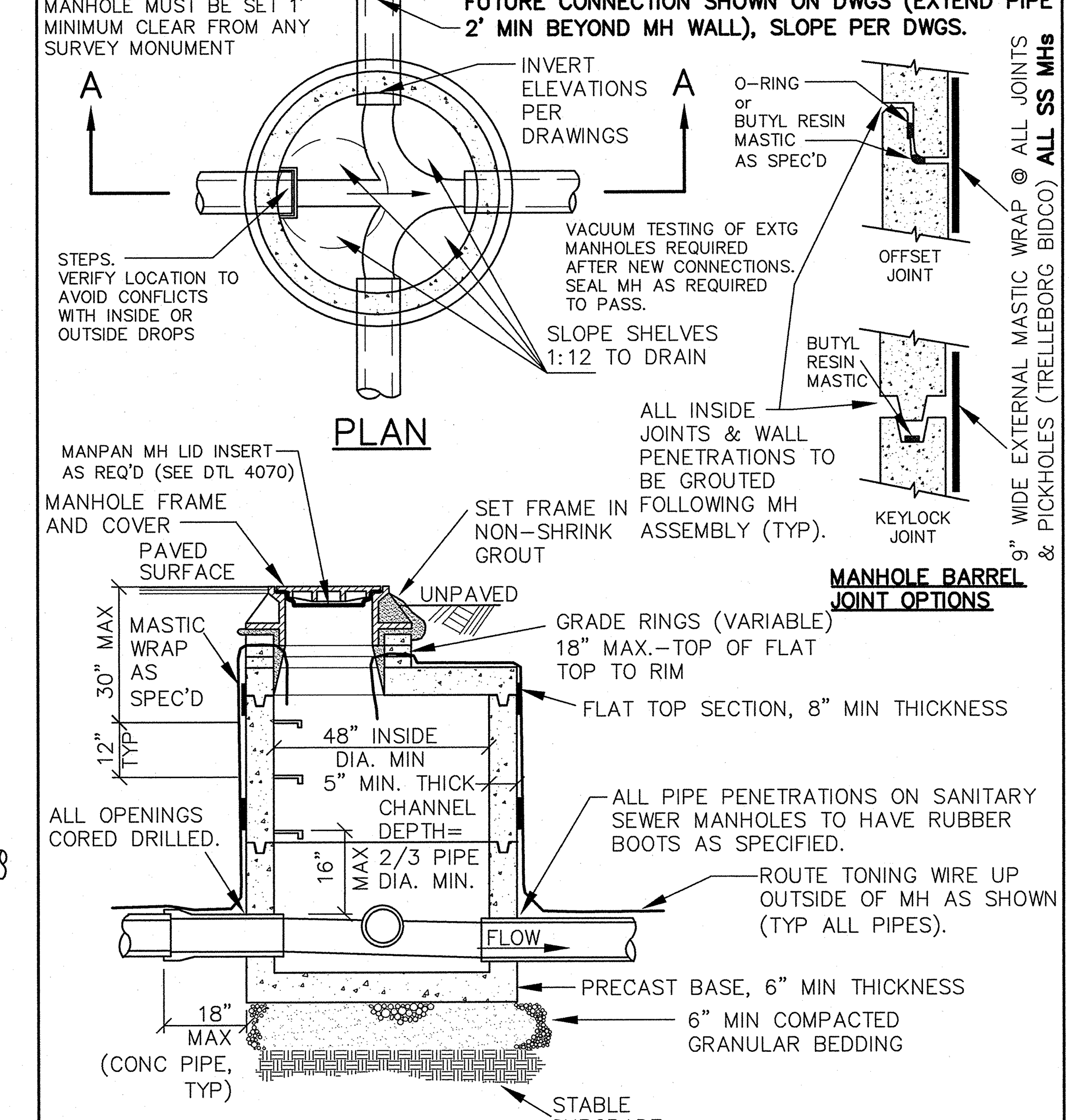
NOTES:

1. SEE CONSTRUCTION DRAWINGS FOR PIPE SIZE, LOCATION AND INVERT ELEVATION.
2. CONCRETE SHALL BE 4000 PSI @ 28 DAYS.
3. REBAR SHALL CONFORM TO ASTM A615 GRADE 60.
4. REBAR SHALL BE MIN. #4 BARS @ 6" C.C.
5. SET CB SQUARE WITH BUILDINGS OR WITH EDGE OF PARKING LOT OR DRIVEWAY WHEREIN IT LIES.
6. ADJUST PAVING SO WATER FLOWS TO CB WITH NO PONDING

LAST REVISION DATE: NOV 2018	STANDARD
PARKING LOT CATCH BASIN (PRECAST CONCRETE) (NTS)	
WESTECH ENG.	DETAIL NO. 3150

NOTE: PER ORS 92.044(7), MANHOLE MUST BE SET 1' MINIMUM CLEAR FROM ANY SURVEY MONUMENT

PROVIDE GASKETED PVC CAP ON ALL STUBS FOR FUTURE CONNECTION SHOWN ON DWGS (EXTEND PIPE 2' MIN BEYOND MH WALL), SLOPE PER DWGS.



SECTION A–A

NOTES:

1. PRECAST SECTIONS SHALL MEET OR EXCEED ASTM C-478. ALL CHANNELS & GROUTING TO BE SMOOTH.
2. WATERTIGHT O-RING OR MASTIC JOINTS REQUIRED, W/EXTERNAL SEAL AT BARREL JOINTS & PICKHOLES.
3. STEPS TO BE POLYPROPYLENE PLASTIC WITH GRADE 60 REINFORCING ROD. ADD STEPS TO EXTG CONNECTION MH IF EXTG STEPS ARE ABSENT.

LAST REVISION DATE: AUG 2020	COPYRIGHT 1996 WESTECH ENGINEERING, INC.
FLAT TOP MANHOLE FOR 21" PIPE AND SMALLER (SEWER & STORM) (NTS)	
WESTECH ENG.	DETAIL NO. 4020

NO.	DATE	DESCRIPTION	BY
1			

REVISIONS

VERIFY SCALE: BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DSN. SW
DRN. AK
CKD. SW
DATE: 11/2022

REGISTERED PROFESSIONAL ENGINEER, OREGON, JULY 16, 1993, STEVEN A. WARD
RENEWS: 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

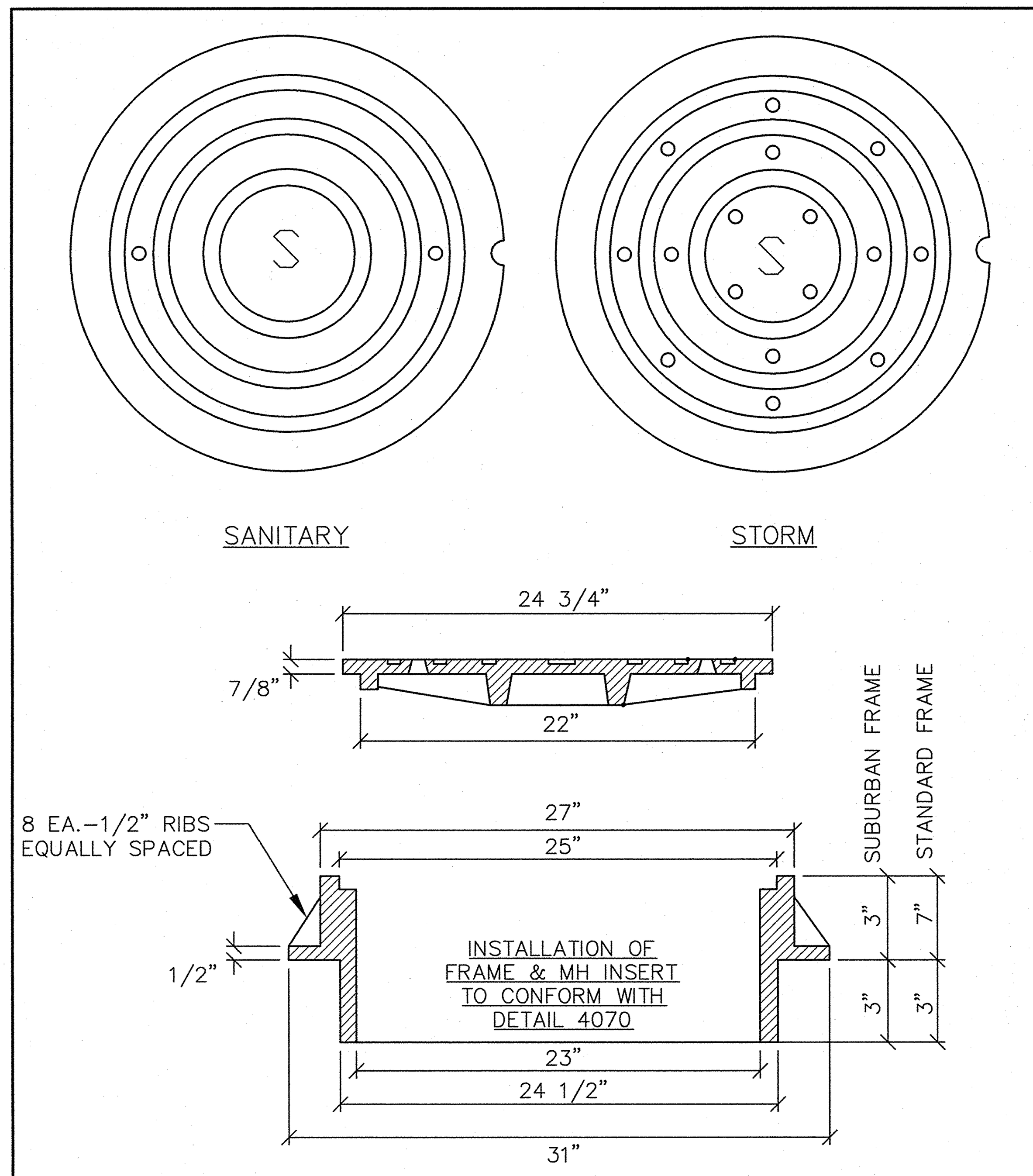
REID SAUNDERS

REID SAUNDERS – NEW OFFICE

CONSTRUCTION DETAILS

DRAWING C5.0

JOB NUMBER 3391.0000.0

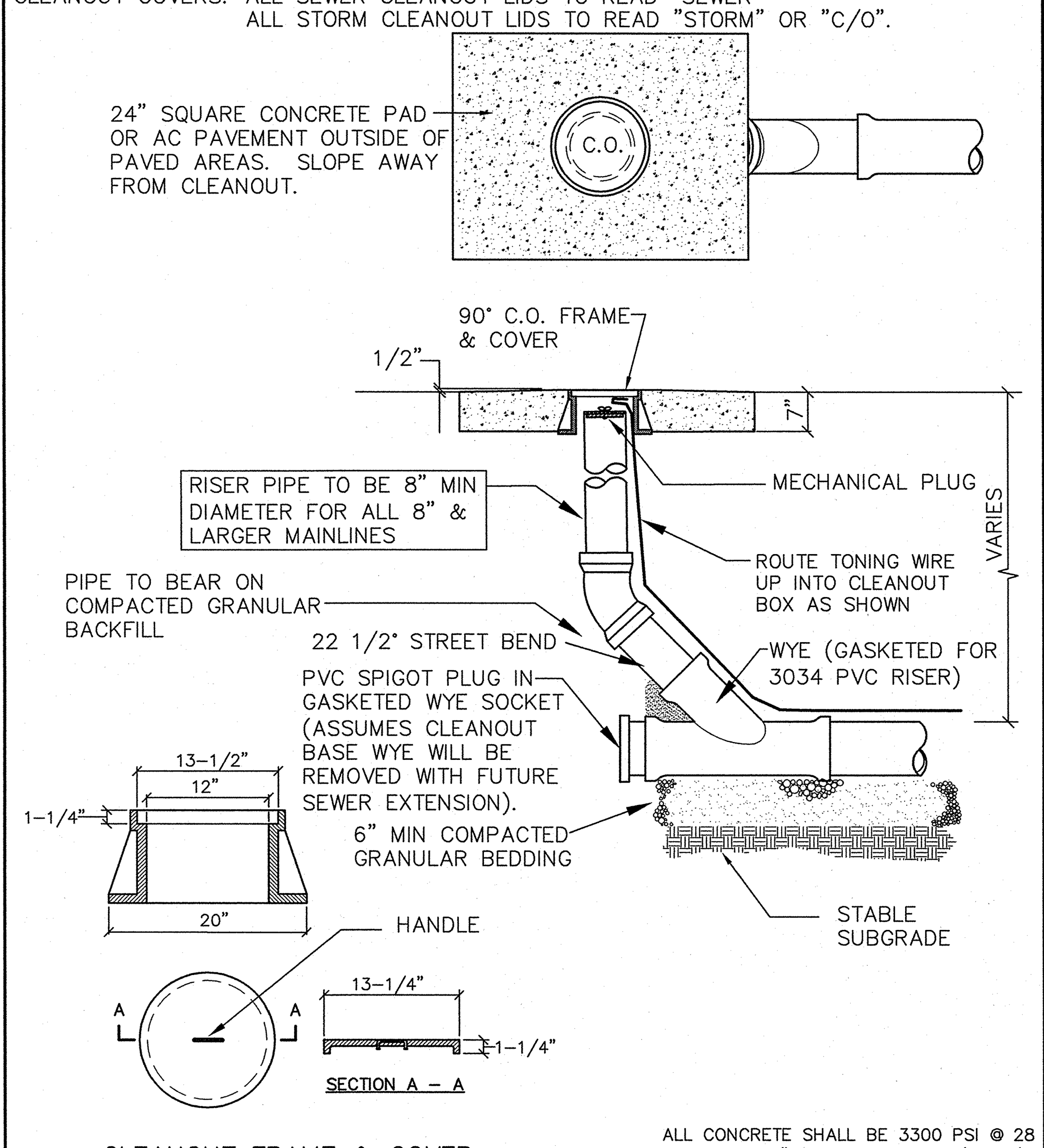


NOTES:

1. COVER AND FRAME SHALL BE GRAY CAST IRON ASTM A-48, CLASS 30.
2. COVER AND FRAME TO BE MACHINED TO A TRUE BEARING ALL AROUND.
3. NOTCH LID FOR LIFTING HOOK.

LAST REVISION DATE: DEC 2015	JO # STANDARD
MANHOLE FRAME AND COVER (STANDARD AND SUBURBAN) (NTS)	
WESTECH ENG.	DETAIL NO. 4050

CLEANOUT COVERS: ALL SEWER CLEANOUT LIDS TO READ "SEWER" ALL STORM CLEANOUT LIDS TO READ "STORM" OR "C/O".



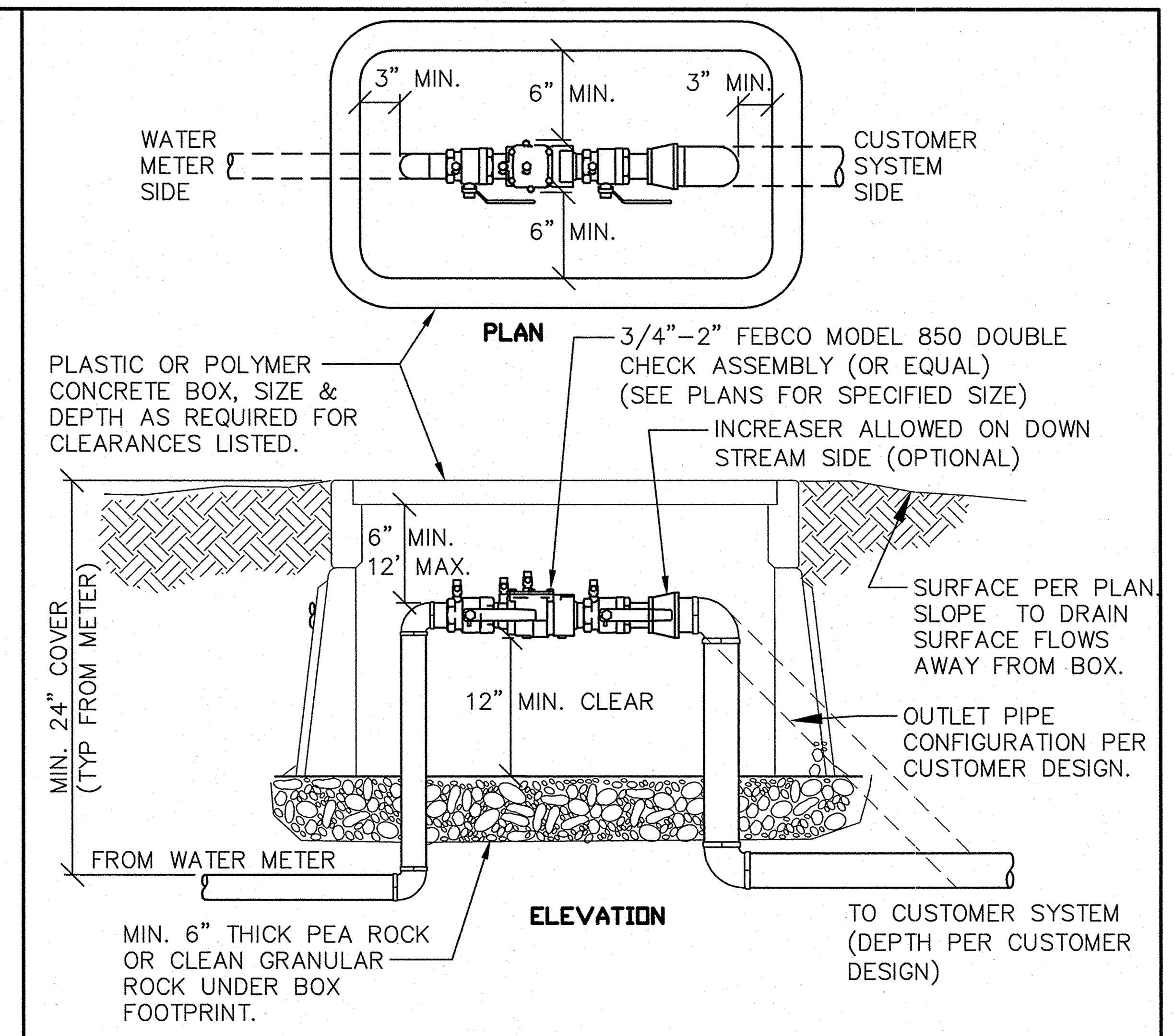
CLEANOUT FRAME & COVER

NOTES:

1. USE INLAND FOUNDRY MODEL 240 FRAME & COVER IN ALL AREAS.
2. COVER AND FRAME SHALL BE GRAY CAST IRON ASTM A-48, CLASS 30.
3. COVER AND FRAME TO BE MACHINED TO A TRUE BEARING ALL AROUND.

ALL CONCRETE SHALL BE 3300 PSI @ 28 DAYS, MAX 5" SLUMP, 4.5% AIR (±1.5%).

LAST REVISION DATE: AUG 2020	COPYRIGHT 1996 WESTECH ENGINEERING, INC.
MAINLINE CLEANOUT (NTS)	
WESTECH ENG.	DETAIL NO. 4110



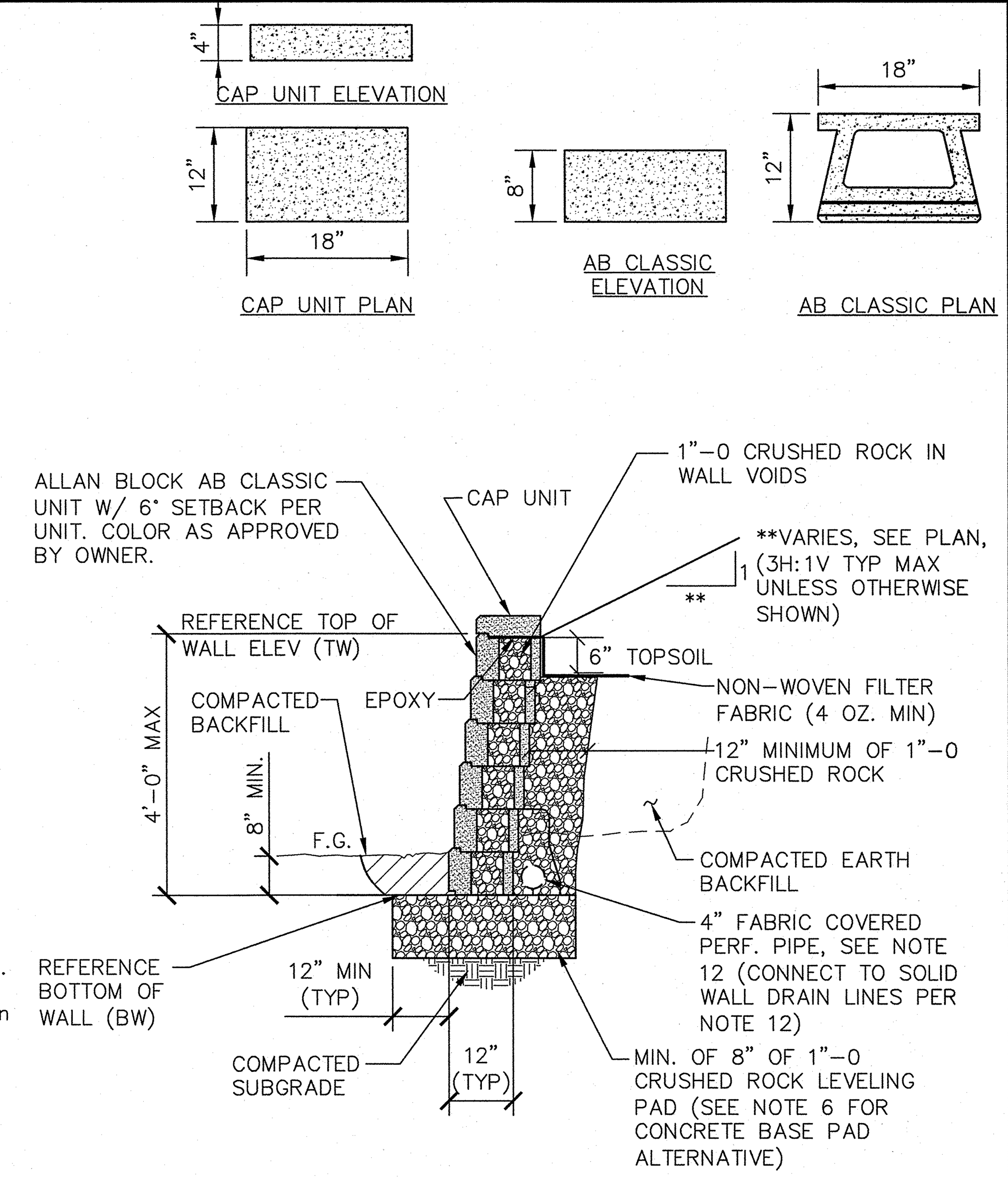
NOTES:

1. VERIFY THE ENCLOSURE/BOX DIMENSIONS & DEPTH ARE ADEQUATE FOR CLEARANCES SHOWN, BASED ON THE SIZE OF THE DCA AND FITTINGS ACTUALLY PROVIDED & INSTALLED.
2. ENCLOSURE/BOX SHALL BE CENTERED OVER THE COMPLETED DOUBLE CHECK ASSEMBLY.
3. PER OAR 333-61-0071, DCA SHALL NOT BE SUBJECT TO CONTINUOUS IMMERSION.
4. DCA's SHALL BE INSTALLED ABOVE THE 100 YEAR FLOOD LEVEL UNLESS OTHERWISE APPROVED IN WRITING BY THE PUBLIC WORKS DIRECTOR.
5. BYPASS LINES AROUND DOUBLE CHECK ASSEMBLIES ARE NOT ALLOWED.
6. DCA's SHALL BE PROVIDED WITH BRASS OR PLASTIC PLUGS IN ALL TEST PORTS.
7. DCA SHALL BE LOCATED ON PRIVATE PROPERTY, AND SHALL NOT BE INSTALLED IN SIDEWALKS OR AREAS SUBJECT TO VEHICULAR TRAFFIC.
8. THE PROPERTY OWNER IS RESPONSIBLE TO MAINTAIN A MINIMUM OF 3 FEET OF MAINTENANCE ACCESS WORKING CLEARANCE AROUND DCA ENCLOSURES/BOXES.
9. PRIOR TO REQUESTING APPROVAL OR FINAL INSPECTION BY THE CITY, CONTRACTOR SHALL HAVE DCA TESTED, AND COPIES OF TEST REPORTS PROVIDED TO PUBLIC WORKS.
10. PROPERTY OWNER SHALL BE RESPONSIBLE TO PROVIDE FREEZE PROTECTION DURING COLD WEATHER PERIODS AS NECESSARY.

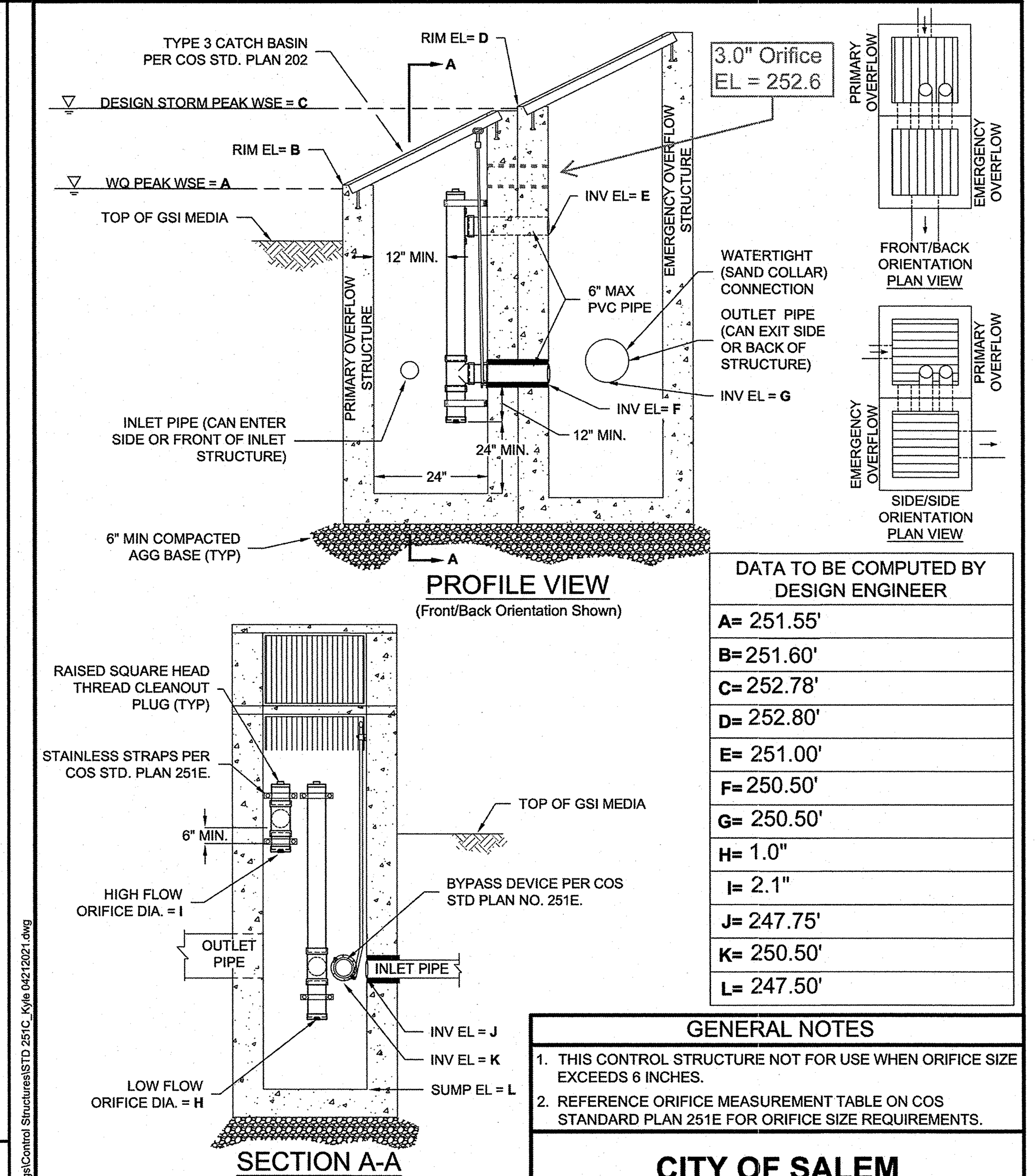
LAST REVISION DATE: AUG 2015	JO # STANDARD
2" AND SMALLER DOUBLE CHECK VALVE ASSEMBLY (DCA) (NTS)	
WESTECH ENG	DETAIL NO. 5311

RETAINING WALL NOTES:

1. Segmental Retaining Wall (SRW) concrete units shall be the standard color, rough face finish and conform to the requirements of ASTM C-90, ASTM C-140 and ASTM C-145. **Owner to select color from samples submitted by Contractor.**
2. Segmental concrete block units shall conform to the Allan Block® retaining wall system, manufactured by Allan Block® Corporation, or an approved alternate and conform to the requirements of ASTM C-90. The wall design is based upon **Allan Block® AB Classic units (8"H x 18"W x 12D"; 75 lbs/unit.)**.
3. The Allan Block retaining wall, or approved equal, shall be constructed per manufacturer specifications and approved construction drawings, unless modified herein.
4. This SRW design is based upon the blocks specified above. The Contractor, may, at no additional cost to the owner, submit SRW design and shop drawings for an alternate SRW system for approval by the Owner's representative. The shop drawings shall include design calculations stamped by a professional engineer registered in the State of Oregon. Special inspection requirements, as specified herein, still apply to the substitute design. If the alternate wall system is approved, the Contractor shall be responsible for revising the block layout as necessary to address any differences in the SRW block dimensions.
5. The Contractor shall protect from damage, store and handle all materials in accordance with manufacturers recommendations and in a manner to prevent deterioration or damage due to moisture, temperature changes, Ultraviolet (UV) degradation, contaminants, corrosion, breaking, chipping or other causes. Damaged material shall not be incorporated into the segmental retaining wall.
6. Crushed rock leveling pad shall be placed on top of compacted subgrade (except where concrete base pad/footing is required on the drawings). Granular leveling pad shall be placed and compacted to a minimum of 92% of maximum dry density per AASHTO T-180 (Modified Proctor). Leveling pad thickness shall be a minimum of 8 inches as measured in place. An acceptable alternative is a 5" concrete (3300 psi) base pad on compacted subgrade.
7. Maximum particle size for wall backfill shall not exceed 2 inches in diameter.
8. The plasticity index (PI) for the backfill material used in the reinforced wall backfill shall not exceed 30 and the liquid limit shall not exceed 40, as per ASTM D-4318. The owner does not guarantee that all site soils meet these criteria.
9. Backfill shall be placed and compacted in lifts not to exceed a loose depth thickness of 8 inches for hand operated vibratory equipment and 12 inches for walk behind, self-propelled vibratory equipment. Backfill shall be compacted to 92% of AASHTO T-180 compaction standard.
10. Drainage backfill behind wall and voids in the SRW units shall consist of 1"-0 crushed rock containing no more than 5% passing No. 200 sieve. Provide 4 oz minimum drainage fabric above drain rock (12" minimum lap at any joints).
11. Wall drainpipe shall be fabric covered (3 oz min) HDPE slotted pipe conforming to ASTM F-405 (ADS Sock or approved equivalent). Wall drain pipe shall be connected to solid-wall drain pipe(s) draining to daylight or to an approved storm drain system.
12. The overall tolerance for the constructed face of wall relative to the vertical wall design or batter shall not exceed ± 1.25 inches maximum over a 10 foot distance; 3 inches maximum.
13. Cap units shall be secured in place using a flexible exterior grade masonry sealant.
14. The wall drainage system specified is intended to serve the Segmental Retaining Wall (SRW) in its final constructed condition in conjunction with the final site improvements in their final constructed condition. During construction, the Contractor shall manage site drainage and divert stormwater away from the wall structure as necessary to prevent overloading of wall drainage reinforced systems.
15. At the end of the each day's operation, the Contractor shall slope the last level of backfill away from the wall face to direct runoff of rainwater away from the wall face. In addition, the Contractor shall not allow surface runoff from adjacent areas to enter the wall construction site.
16. Inspection is required for construction of this segmental block retaining wall (SRW). Inspection to be arranged and scheduled by Contractor as specified.
17. Contractor shall insure all inspections are performed prior to proceeding with the next phase of work. At a minimum inspections shall include the following items: Observation that the wall subgrade bearing capacity meets the specified soil bearing capacity, or a minimum of 2,000 psf, whichever is greater. Observations of the compacted crushed rock leveling pads and wall drainage system. Observation of the wall batter. Soil testing results for plasticity index and liquid limit values for wall backfill material. Compaction results for the wall backfill.



LAST REVISION DATE: AUG. 2020	JO # STANDARD
SEGMENTAL RETAINING WALL (NON-REINFORCED) (NTS)	
WESTECH ENG.	DETAIL NO. 8310



DATA TO BE COMPUTED BY DESIGN ENGINEER
A= 251.55'
B= 251.60'
C= 252.78'
D= 252.80'
E= 251.00'
F= 250.50'
G= 250.50'
H= 1.0"
I= 2.1"
J= 247.75'
K= 250.50'
L= 247.50'

GENERAL NOTES

1. THIS CONTROL STRUCTURE NOT FOR USE WHEN ORIFICE SIZE EXCEEDS 6 INCHES.
2. REFERENCE ORIFICE MEASUREMENT TABLE ON COS STANDARD PLAN 251E FOR ORIFICE SIZE REQUIREMENTS.

CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS

STANDARD PLAN
FLOW CONTROL STRUCTURE-TYPE 3

CHANGES				
APPROVED (signature) CITY ENGINEER	6/8/2021 DATE	DRAWN BY KLA 4/2021	CHECKED BY JDL 4/2021	**NO.251C**

NO.	DATE	DESCRIPTION	BY
1		REVISIONS	

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

DSN. SW
DRN. AK
CKD. SW
DATE: 11/2022

REGISTERED PROFESSIONAL ENGINEER 11843 OREGON JULY 16, 1982 STEVEN A. WARD
RENEWS: 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

REID SAUNDERS
REID SAUNDERS – NEW OFFICE
CONSTRUCTION DETAILS

DRAWING C5.1

JOB NUMBER 3391.0000.0

REID SAUNDERS ASSOCIATION

3985 LINDBURG ROAD SE
SALEM, OREGON

DRAWINGS FOR:

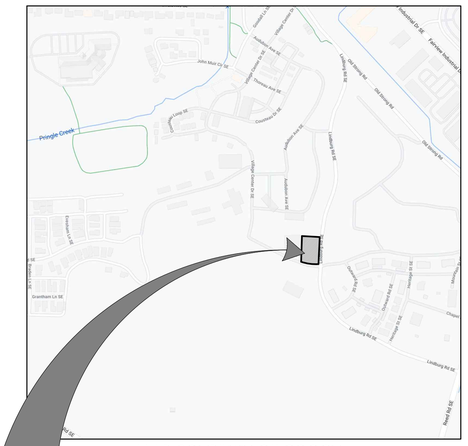
AC+CO ARCHITECTURE
CONTACT:
NUMBER:

LANDSCAPE ARCHITECT:

LAURUS DESIGNS, LLC
LAURA ANTONSON, RLA, ASLA
1012 PINE STREET
SILVERTON, OREGON 97381
503 . 784 . 6494
LAURA@LAURUSDESIGNS.COM

SHEET INDEX:

VICINITY MAP:



MAP COURTESY OF GOOGLE

PROJECT SITE

CALL BEFORE YOU DIG:
1.800.332.2344
www.callbeforeyoudig.org

Laurus Designs, LLC
1012 Pine Street
Silverton, Oregon
503.784.6494
Project #: 1449C

REGISTERED 643 LANDSCAPE ARCHITECT OREGON 11/16/2007

CONSTRUCTION DOCUMENTS
LAURA A. ANTONSON
NOT FOR CONSTRUCTION
AC+Co ARCHITECTURE | COMMUNITY JAN 30, 2023

In the event conflicts are discovered between the original signed and sealed documents prepared by the Architects and/or their Consultants, and any copy of the documents transmitted by mail, fax, electronically or otherwise, the original signed and sealed documents shall govern.

JOB NO. 2022.0003
DATE JAN 30, 2023
DRAWN
REVISIONS

ARCHITECTURE
COMMUNITY
1100 Liberty St SE, Suite 200
Salem, OR 97302-5385
P: 503.581.4114
www.accoac.com

REID SAUNDERS

3985 LINDBURG RD SE
SALEM, OREGON 97302

SHEET
L0.0

Water Quality Planter Planting Requirements

Planter Number	Facility SF	Trees	Large Shrubs	Small Shrubs	Grasses / Herbs / Groundcover
1	1635	2	12	68	2,980 (1572 SF)

Requirements per 100 SF
1 Evergreen or Deciduous Tree -OR-
4 Large Shrubs -OR-
6 Small Shrubs
Herbaceous and Groundcover at least 75% of Facility

General Landscape Planting Requirements

REQUIRED PLANTS: 1 PLANT PER 20 SQUARE FEET = 1 PLANT UNIT (PU)

1 MATURE TREE = 15 PU
1 SHADE TREE = 10 PU
1 EVERGREEN TREE = 5 PU
1 ORNAMENTAL TREE = 2 PU
1 LARGE SHRUB = 2 PU
1 SMALL/MEDIUM SHRUB = 1 PU
LAWN/GROUNDCOVER = 1 PU PER 50 SF

LANDSCAPE SQUARE FOOTAGE = 17,978 SF
NUMBER OF REQUIRED PUs = 899 PU
40% PU REQUIRED AS TREES = 360 PU

Plants	# of Plants	Plant Units
Shade Trees	31	310
Evergreen Trees	8	40
Ornamental Trees	6	12
Large Shrubs	130	260
Small / Medium Shrubs	510	510
Lawn / Groundcover	4952 sf	99
Total Plant Units*		1231

*Does Not Include Plants in Stormwater Facility

Parking Lot Planting Requirements

REQUIRED PLANTS: 1 PLANT PER 20 SQUARE FEET = 1 PLANT UNIT (PU)

1 MATURE TREE = 15 PU
1 SHADE TREE = 10 PU
1 EVERGREEN TREE = 5 PU
1 ORNAMENTAL TREE = 2 PU
1 LARGE SHRUB = 2 PU
1 SMALL/MEDIUM SHRUB = 1 PU
LAWN/GROUNDCOVER = 1 PU PER 50 SF

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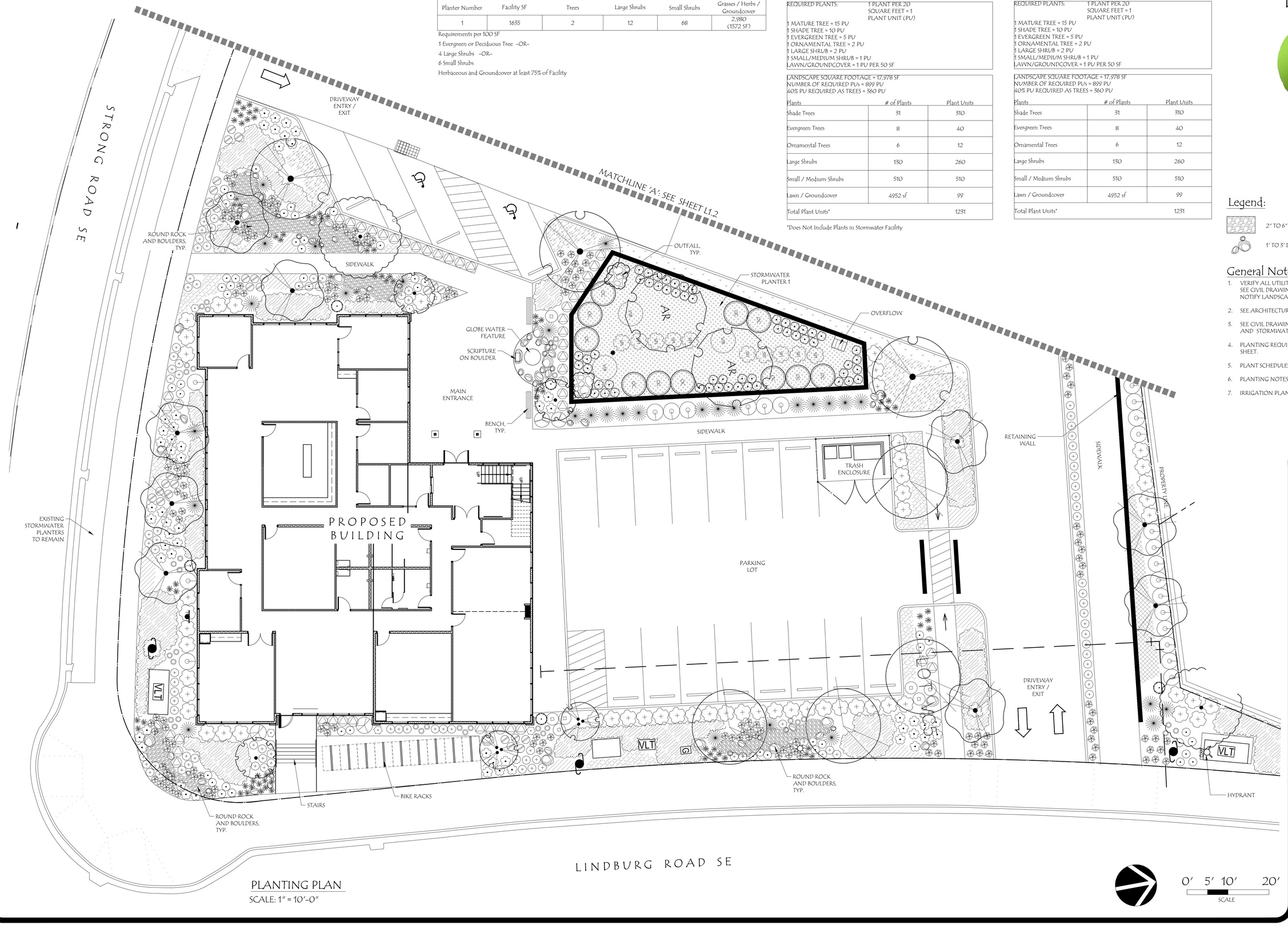


PLANTING PLAN
SCALE: 1" = 10'-0"

0' 5' 10' 20'
SCALE

Legend:

2" TO 6" ROUND ROCK

1' TO 3' DIAMETER ROCK BOULDERS

General Notes:

1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN.
3. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES, AND STORMWATER FACILITY.
4. PLANTING REQUIREMENTS SEE TABLES THIS SHEET.
5. PLANT SCHEDULES SEE SHEET L1.2.
6. PLANTING NOTES AND DETAILS SEE SHEET L1.3.
7. IRRIGATION PLAN SEE SHEETS L2.1 AND L2.2.

Laurus Designs, LLC
1012 Pine Street
Silverton, Oregon
503.784.6494

Project #: 1449C

REGISTERED 643
LAURA A. ANTONSON
OREGON
NOT FOR CONSTRUCTION
AC+CO ARCHITECTURE + COMMUNITY JAN 30, 2023
LANDSCAPE ARCHITECT

In the event conflicts are discovered between the original signed and sealed documents prepared by the Architects and/or their Consultants, and any copy of the documents transmitted by mail, fax, electronically or otherwise, the original signed and sealed documents shall govern.

JOB NO. 2022.0003
DATE JAN 30, 2023
DRAWN
REVISIONS

ACC
ARCHITECTURE COMMUNITY
1100 Liberty St SE, Suite 200
Salem, OR 97302-5385
P: 503.581.4114
www.accoac.com

REID SAUNDERS

3985 LINDBURG RD SE
SALEM, OREGON 97302

SHEET
L1.1

Stormwater Facility Planting Notes:

1. THE LANDSCAPE CONTRACTOR IS TO THOROUGHLY REVIEW THE SITE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS THE LANDSCAPE ARCHITECT IS TO BE IMMEDIATELY NOTIFIED.
2. IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY, THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION.
3. SEE CITY OF SALEM STORMWATER REQUIREMENTS FOR MORE INFORMATION.
4. CONTAINER STOCK MAY BE PLANTED YEAR ROUND IF CONDITIONS PERMIT. PLANT AFTER 48 HOURS OF DRY WEATHER TO AVOID SOIL COMPACTION. USE JUTE OR COIR MATTING TO PREVENT EROSION IF NEEDED.
5. PLANT MATERIALS SHALL BE FREE OF DISEASE, INJURY, AND INSECT INFESTATION. UNHEALTHY OR DAMAGED PLANTS SHALL BE REPLACED BY LANDSCAPE CONTRACTOR.
6. SEE CIVIL PLANS FOR GRADING, EROSION CONTROL AND SITE PREPARATION.
7. MULCH SHRUBS ON SIDE SLOPES WITH 2" DEPTH MIN. AND 18" DIAMETER WIDE AREA WITH CHEMICAL FREE AGED COMPOST. DO NOT USE MULCH IN ZONE 1 AND OTHER FREQUENTLY INUNDATED AREAS.
8. FACILITY TO BE IRRIGATED WITH IRRIGATION SYSTEM FOR A MINIMUM OF 2 YEARS. SEE IRRIGATION PLAN. PLANTS TO RECEIVE A MINIMUM OF 1" OF WATER PER WEEK FROM JUNE 15TH TO OCTOBER 15TH THE FIRST YEAR AND BE MONITORED TO MAINTAIN HEALTHY CONDITIONS. WATER AMOUNTS MAY BE REDUCED THE SECOND YEAR FROM JUNE 15TH TO OCTOBER 15TH, BUT MAINTAIN WEEKLY WATERING AND ADDITIONAL WATERING MAY BE NEEDED BASED ON MONITORING.
9. MAINTENANCE AND MONITORING TO TAKE PLACE ANNUALLY. TAG PLANTS WITH A RUST PROOF LABEL TO FACILITATE MONITORING. REPLACE DEAD OR DYING PLANT MATERIAL AS NEEDED.

General Planting Notes:

1. THE LANDSCAPE CONTRACTOR IS TO THOROUGHLY REVIEW THE SITE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS THE LANDSCAPE ARCHITECT IS TO BE IMMEDIATELY NOTIFIED.
2. IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY, THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION.
3. PLANT MATERIALS SHALL BE FREE OF DISEASE, INJURY, AND INSECT INFESTATION. UNHEALTHY OR DAMAGED PLANTS SHALL BE REPLACED BY LANDSCAPE CONTRACTOR. ALL PLANT MATERIAL SHALL FOLLOW THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLICATIONS INCLUDING ANSI A300 AND ANSI Z60.
4. PLANTER BEDS: ALL PLANTER BEDS SHALL HAVE A MINIMUM DEPTH OF 8" WORKABLE TOPSOIL, COMPACTED AT A MAXIMUM OF 85% STANDARD PROCTOR MAXIMUM DRY DENSITY. TOPSOIL SHALL BE OVER ROCK-FREE SUBGRADE. SUBGRADE TO BE RIPPED AND TILLED TO 6" DEPTH AND REMOVE ALL DEBRIS 2" OR LARGER. SMALL PLANTER AREAS MAY REQUIRE REMOVAL OF COMPACTED SOIL, ROCK, GRAVEL TO AT LEAST 18" DEEP. LOOSEN AND AMEND SOIL BEFORE REPLACING IN 6" LIFTS TO FINISH GRADE.
5. TOPSOIL MIX: AMEND EXISTING SOIL IN-SITU OR STOCK PILE SOIL ON SITE. IMPORT TOPSOIL ONLY AS NECESSARY. CONDUCT A SOIL SAMPLE FOR EACH TYPE OF PLANTER AREA. SEND SAMPLES TO AN INDEPENDENT LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE AND SPECIALIZING IN AGRONOMIC SOIL ANALYSIS FOR TESTING AND AMENDMENT RECOMMENDATIONS.
6. SOIL AMENDMENTS: ADD A MINIMUM OF 3" CLEAN, MATURE COMPOST TO TOPSOIL, TILL IN, FOR ALL PLANTER BEDS.
   FOR BIDDING PURPOSES, ASSUME GENERAL SOIL AMENDMENTS AS FOLLOWS PER 1000' SF AT 6" LIFTS UNTIL SOIL ANALYSIS RECOMMENDATION IS COMPLETE, SEE ABOVE FOR COMPOST:
   - 25 LBS GYPSUM
   - 75 LBS LIME
   - 8 LBS SUPERPHOSPHATE
   - 3 LBS AMMONIUM NITRATE
   - 4 OZS ZINC SULFATE
   - 8 OZS MANGANESE SULFATE
7. MYCORRHIZAL FUNGI INOCULATE: USE A COMBINED ENDO AND ECTO MYCORRHIZAL FUNGI INOCULATE SUCH AS BIO-ORGANICS OR EQUAL AT A RATE OF:
   - 2" CAL. B&B TREE: 3 TEASPOONS
   - 5 GALLON: 2 TEASPOONS
   - 1-3 GALLON PLANT: 1 TEASPOON
   - 4" POT: 1/4 TEASPOON
   - SEED/TURF: 1 LB PER 2000 SF

   DO NOT USE ON RHODODENDRON/AZALEA, HUCKLEBERRY, SEDGE, RUSH, HEATH.
8. PLANTING: VERIFY SOIL IS APPROPRIATELY DRY FOR DIGGING. SEE DETAILS THIS SHEET FOR HOLE DEPTH, WIDTH AND BACKFILL. DEEP WATER IMMEDIATELY AFTER PLANTING.
9. MOUND PLANTING BED AREAS 3% FOR POSITIVE DRAINAGE AND AESTHETICS.
10. BARK MULCH: SPREAD 2" MAX. DEPTH AGED FIR MULCH IN ALL PLANTER BEDS AND OPEN LANDSCAPE AREAS. KEEP MULCH AWAY FROM PLANT BASE.
11. FERTILIZER: DO NOT USE ADDITIONAL FERTILIZERS ON NEWLY PLANTED TREES FOR FIRST YEAR.
12. TREES: TREE STAKES TO BE REMOVED AFTER 6 MONTHS.
13. PLANT QUANTITIES SHOWN ARE INTENDED TO ASSIST THE CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS. IF THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES AND SYMBOLS SHOWN, USE THE LARGER OF THE TWO AMOUNTS. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES.
14. NOTIFY LANDSCAPE ARCHITECT OF PLANT SUBSTITUTIONS.

Legend:

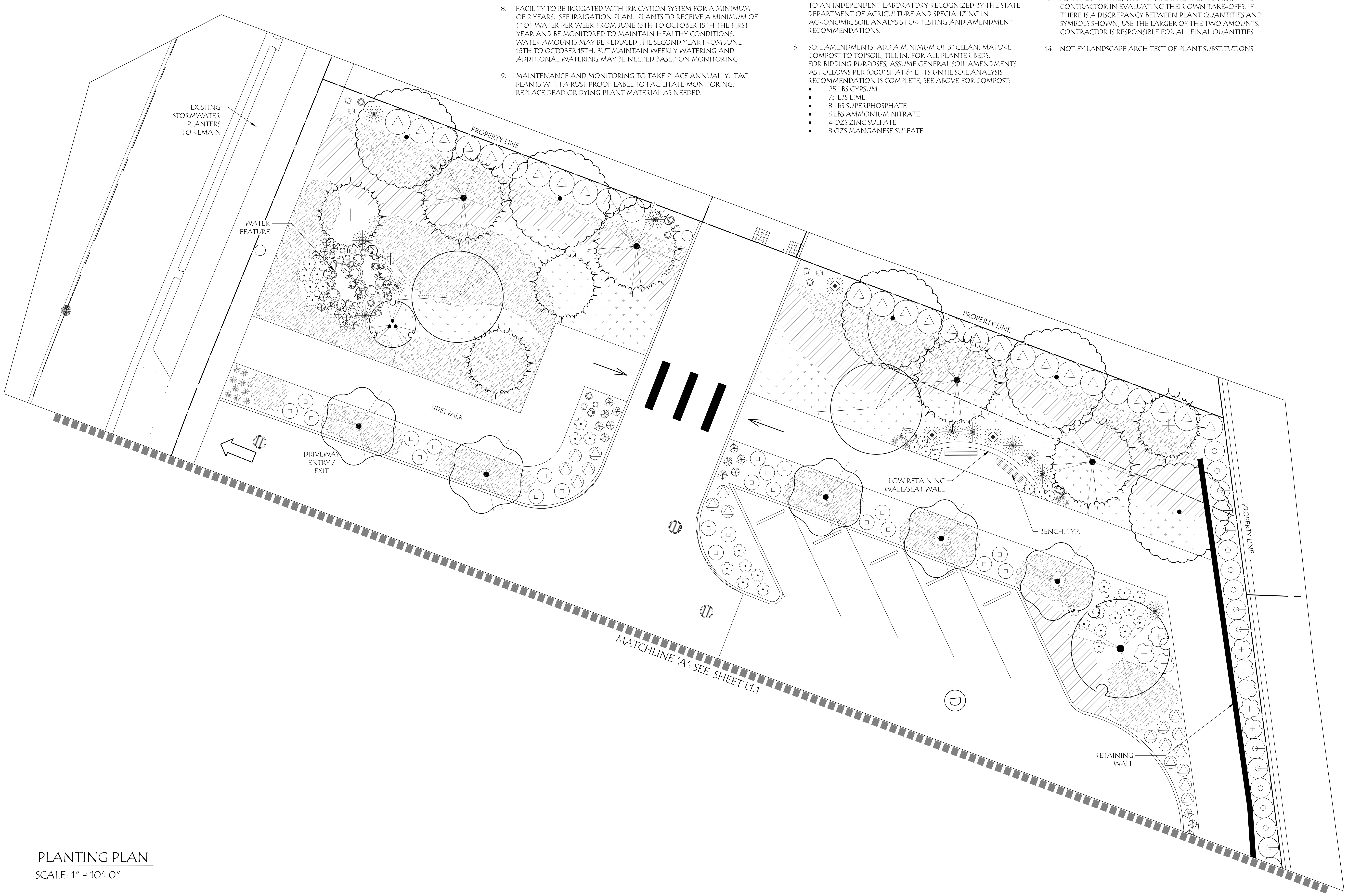
(round rock pattern)	2" TO 6" ROUND ROCK
(boulder symbol)	1' TO 3' DIAMETER ROCK BOULDERS

General Notes:

1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN.
3. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES, AND STORMWATER FACILITY.
4. PLANTING REQUIREMENTS SEE TABLE THIS SHEET.
5. PLANT SCHEDULE SEE SHEET L1.2.
6. PLANTING NOTES AND DETAILS SEE SHEET L1.3.
7. IRRIGATION PLAN SEE SHEETS L2.1 AND L2.2.

Laurus
Designs, LLC

1012 Pine Street
Silverton, Oregon
503.784.6494
Project #: 1449C



PLANTING PLAN
SCALE: 1" = 10'-0"

0' 5' 10' 20'
SCALE

REGISTERED 643 LAURA A. ANTONSON OREGON 11/16/2007 LANDSCAPE ARCHITECT

CONSTRUCTION DOCUMENTS
NOT FOR CONSTRUCTION
AC+Co ARCHITECTURE | COMMUNITY JAN 30, 2023

JOB NO. 2022.0003
DATE JAN 30, 2023
DRAWN
REVISIONS

ARCHITECTURE
COMMUNITY
1100 Liberty St SE, Suite 200
Salem, OR 97302-5385
P: 503.581.4114
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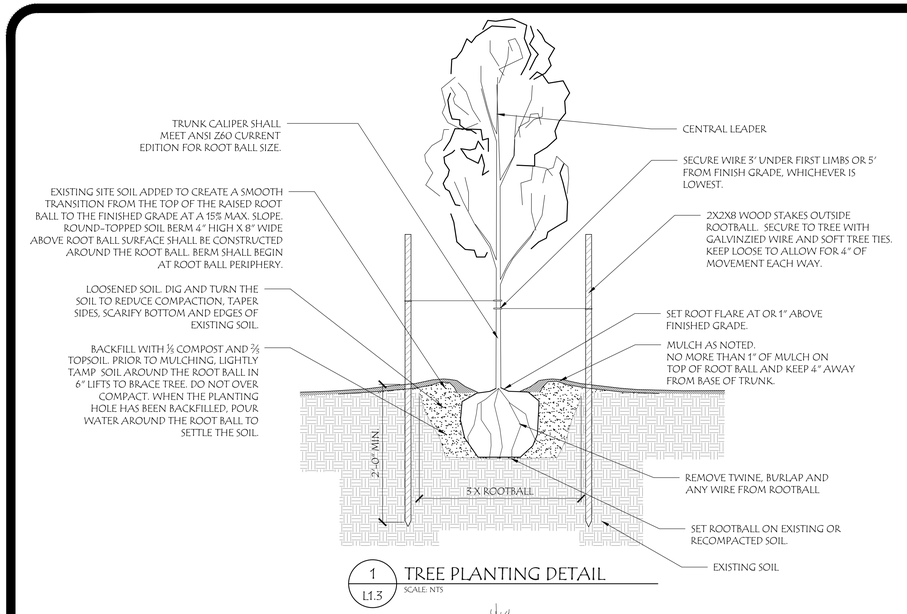
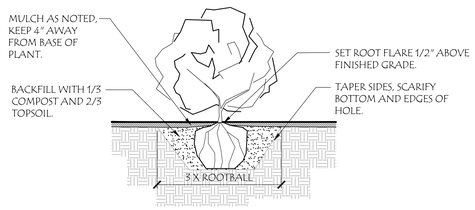
REID
SAUNDERS

3985 LINDBURG RD SE
SALEM, OREGON 97302

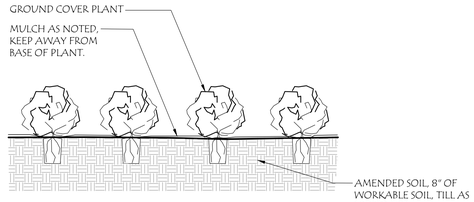
SHEET
L1.2



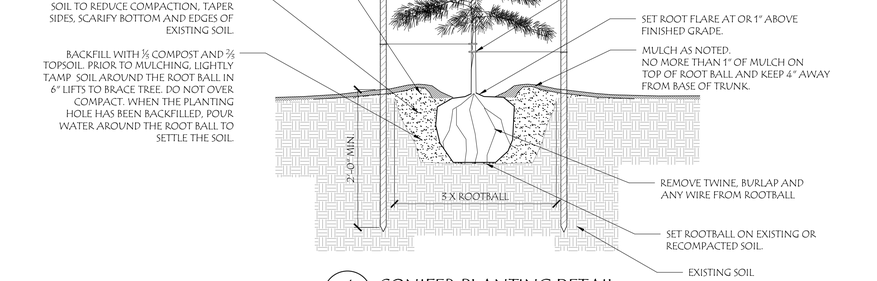
1 L1.3 **TREE PLANTING DETAIL**
SCALE: NTS



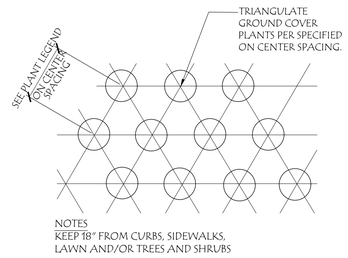
2 L1.3 **SHRUB AND GROUND COVER PLANTING DETAIL**
SCALE: NTS



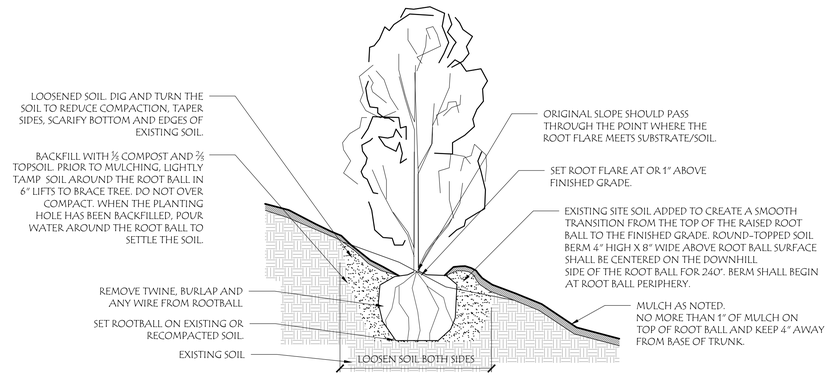
3 L1.3 **4" POT / PLUG PLANTING DETAIL**
SCALE: NTS



4 L1.3 **CONIFER PLANTING DETAIL**
SCALE: NTS



5 L1.3 **GROUND COVER SPACING DETAIL**
SCALE: NTS



6 L1.3 **SLOPE PLANTING DETAIL**
SCALE: NTS

Water Quality Planter Planting Schedule

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
AR	2	Alnus rhombifolia / White Alder	1 1/2" Cal., B&B
SMALL TREE/LARGE SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
OC	12	Oemleria cerasiformis / Indian Plum	5 Gal.
SMALL SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	55	Cornus sericea `Kelseyi` / Kelseyi Dogwood	1 Gal.
SPI	10	Spiraea douglasii / Western Spirea	1 Gal.
VIB	3	Viburnum edule / Highbush Cranberry	1 Gal.
GROUND COVERS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE** / **SPACING**
	745 745 745 745	Carex densa / Dense Sedge Juncus ensifolius / Dagger-leaf Rush Juncus tenuis / Slender Rush Scirpus microcarpus / Small Fruited Bulrush	Plug, 1" x 6" Min. Size / 9" o.c., Plant Alternating Species in 8' wide Rows

General Notes:

1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN.
3. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES, AND STORMWATER FACILITY.
4. PLANTING PLAN SEE SHEETS L1.1 AND L1.2.
5. IRRIGATION PLAN SEE SHEETS L2.1 AND L2.2.

Plant Schedule

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	3	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	1" Cal., B&B
	6	Cornus nuttalii x florida 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	1 1/2" Cal., B&B
	3	Lagerstroemia indica x fauriei 'Zuni' / Lavender Crape Myrtle Multi-Trunk	1" Cal., B&B, Multi-trunk
	7	Nyssa sylvatica 'Zydeco Twist' / Zydeco Twist Tupelo	1 1/2" Cal., B&B
	4	Picea pungens 'Glauca' / Blue Colorado Spruce	6'-8' Ht., B&B
	4	Stewartia pseudocamellia / Japanese Stewartia	1 1/2" Cal., B&B
	14	Styrax japonicus / Japanese Snowbell	1 1/2" Cal., B&B
	4	Tsuga mertensiana / Mountain Hemlock	6'-8' Ht., B&B
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	81	Abelia x grandiflora `Kaleidoscope` / Glossy Abelia	2 Gal.
	29	Berberis thunbergii 'Concorde' / Concorde Japanese Barberry	2 Gal.
	39	Choisya ternata / Mexican Orange	5 Gal.
	6	Cupressus macrocarpa 'Goldcrest' / Goldcrest Monterey Cypress	5 Gal.
	27	Escallonia x exoniensis 'Fradesii' / Pink Princess Escallonia	5 Gal.
	5	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	24"-30" Ht.
	64	Ilex crenata 'Soft Touch' / Soft Touch Japanese Holly	2 Gal.
	31	Nandina domestica 'Gulf Stream' / Gulf Stream Heavenly Bamboo	2 Gal.
	94	Nandina domestica 'Nana' / Dwarf Heavenly Bamboo	2 Gal.
	62	Rhaphiolepis indica 'Conor' / Eleanor Tabor Indian Hawthorn	3 Gal.
	2	Rhododendron x 'P.J.M.' / PJM Rhododendron	3 Gal.
GRASSES / PERENNIALS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	56	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 Gal.
	95	Carex oshimensis 'Evergold' / Evergold Japanese Sedge	1 Gal.
	56	Iberis sempervirens 'Alexander's White' / White Evergreen Candytuft	1 Gal.
	44	Miscanthus sinensis 'Morning Light' / Morning Light Eulalia Grass	2 Gal.
	179	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	1 Gal.
SHRUB AREAS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE AND NOTES** / **SPACING**
	200	Prunus laurocerasus 'Mount Vernon' / Mount Vernon English Laurel	1 Gal. / 48" o.c.
GROUND COVERS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE** / **SPACING**
	192 (1,641 sf)	Arctostaphylos uva-ursi / Kinnikinnick	1 Gal. / 36" o.c.
	28 (165 sf)	Iberis sempervirens 'Alexander's White' / White Evergreen Candytuft	1 Gal. / 30" o.c.
	349 (1,323 sf)	Phlox subulata / Creeping Phlox	1 Gal. / 24" o.c.
	179 (1,529 sf)	Rubus calycinoides `Emerald Carpet` / Emerald Carpet Creeping Raspberry	1 Gal. / 36" o.c.
	311 (296 sf)	Sedum rupestre 'Angelina' / Angelina Sedum	1 Gal. / 12" o.c.

Laurus Designs, LLC

1012 Pine Street
Silverton, Oregon
503.784.6494
Project #: 1449C

REGISTERED 643
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SHEET
L1.3

May 05, 2023

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Planning Manager
City of Salem Community Development Planning Division
555 Liberty St SE Room 305
Salem, OR 97301-3503

RE: Reid Saunders Association
Strong Rd SE & Lindburg Rd SE
Salem, OR 97302

To Whom it May Concern:

Our written statement to criteria found in SRC 250.005, d, 2 is as follows:

A. *The purpose underlying the specific development standard proposed for adjustment is:*
   i. Clearly inapplicable to the proposed development; or
   ii. Equally or better met by the proposed development.

   a. Answer (Adjustment 1 Request: Setbacks):
      i. Given the existing lot and its physical constraints our office does not believe the required 10'-20' setback to private drive and property lines can be obtained in all areas of the site. We have provided this along the east facade, although due to the site irregular shape and the planned private drive, this is unattainable on the north, south and west facades. Along the west, the private drive is between 22' to 59' from the façade. Along the north, the façade is 95' to 100' from the property line. Along the south, the façade is 10' to 22' from the property line. To provide a building that would comply with this standard is impossible on the north because the site is bisected with the private drive. Due to the angle of the private drive and location on the site, a building that would comply with the standard on the west would be an irregular shaped building with non-traditional construction, and therefore, detracting from the intent of the standard. The utility easement prohibits the SE corner of the building from complying. We feel the proposed development equally or better meets the intent of the setback requirements rather than an irregular and massive building on the site.

      ii. Due to the angled private drive, the 20' minimum required setback from parking lots abutting streets cannot be met. There is not adequate room on the site to accommodate this setback along the private drive nor Lindburg Rd. There is a pinch point due to the angled private drive that the parking cannot accommodate. We have gotten the surface parking lot 20'-0" from the private road; however, the constraints of the site limit us to not be able to achieve 20'-0" from the right-of-way, which is inclusive of the entire street section of landscape strips and sidewalks. We believe our proposed development meets the intent of the setback requirements because the areas between the road and parking area are

heavily landscaped and will provide visual screening of the parking lot, which will offset the reduced setback depth.

b. Answer (Adjustment 2 Request: Frontage): Due to the extensive frontage of this corner lot, a building that would comply with the frontage requirement of 70% along Strong Road SE and Lindburg Road SE is unfeasible. The building would need to be disproportionately long and narrow to meet this standard. This also would create additional site disturbance than necessary. The site is also bisected along both frontages with the private drive, making frontage unachievable. We have provided 37% frontage along Strong Rd SE and 25% frontage along Lindburg Road SE. We are proposing a building that has a first floor building height of at least 14 feet. We are providing large ground floor windows facing Strong Rd and Lindburg Road, totaling 41% of the façade. We are providing a primary building entrance adjacent to the intersection of Strong Road and Lindburg Road. We are also providing large overhanging soffits around the first floor building area and a canopy in the entry adjacent the surface parking lot and ADA stalls. These building elements we believe will offset the smaller sized building and reduced lot frontage by ensuring that those portions of the building which do occupy the required setbacks along the public street are designed to visually reinforce and support an active and inviting pedestrian environment at the intersection of Strong Road and Lindburg Road, which is the key most prominent and significant street intersection within the Fairview Training Site located in the core of the Village Center area. We feel we have met the intent of the standard to the best of our ability given the restrictions of the site.

c. Answer (Adjustment 3 Request: FAR): Due to the large area of the site, a building that would meet the standard floor area ratio requirement of 0.75 would be enormous. This standard would require a 40,000 square foot building on the site. Also, because of the private drive, landscaping and sidewalk requirements and GSI detention, there is no room left on the site for a building this size. We have provided a 9,000 square foot building in a 52,093 square foot lot, resulting in a FAR of 0.17. We are deficient to the standard by 0.58. We believe a building meeting this standard would be infeasibly large and would result in failing all other required standards. We are proposing a building that has a first floor building height of at least 14 feet. We are providing large ground floor windows facing Strong Rd and Lindburg Road, totaling 41% of the façade. We are providing a primary building entrance adjacent to the intersection of Strong Road and Lindburg Road. We are also providing large overhanging soffits around the first floor building area and a canopy in the entry adjacent the surface parking lot and ADA stalls. These building elements we believe will offset the smaller sized building and reduced lot frontage by ensuring that those portions of the building which do occupy the required setbacks along the public street are designed to visually reinforce and support an active and inviting pedestrian environment at the intersection of Strong Road and Lindburg Road, which is the key most prominent and significant street intersection within the Fairview Training Site located in the core of the Village Center area. Therefore, we believe our proposed development equally or better meets the intent of this standard rather than a building that completely covers the site.

d. Answer (Request for consideration under SRC 803.065 – Alternative street standards: Street Cross Section): The development standard requires a 10’ wide multi-use path on one side of the private drive, a 5’ wide sidewalk on the other

side of the private drive, and a 7' wide landscape strip on both sides of the private drive separating the walkways from the street. We have met this standard in almost all places of the site with the exception of the small area adjacent the ADA parking and along the north property line. At the parking, there is about a 20' length of sidewalk that does not allow for a 7' wide landscape buffer between the walkway and the private drive street parking. This is to provide a connection from the ADA parking stall to access the sidewalk and building. Along the north side of the property, the retaining wall needs to be offset from the property line due to grades. This moves the 10' walkway further south by about 4', which encroaches on the 7' wide landscape strip. This strip is now reduced to around 3' from the private drive. Because of the site constraints we request to be considered under SRC 803.065 for an alternative street standard.

B. *If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.*

a. Answer: Not applicable, the proposed development is not within a residential zone. Note, the FMU zone this and adjacent properties is within does support residential uses. The proposed development will not detract from the livability and appearance of the area.

C. *If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.*

a. Answer: Yes, the cumulative effect of all of the requested adjustments will result in a project that is still consistent with the intent of the FMU zone. The requested adjustments will not detract from the intent and overall purpose of the zone.

Thank you for taking the time to review our statement. Feel free to reach out if you have any questions.

Sincerely,

Sarah Rose, AIA

Enc.

cc: Lisa Fordyce, lisa@reidsaunders.org
Reid Saunders, reid@reidsaunders.org