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ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE



REVISIONS
12/09/2022 1. COS PRC1

DEV NW - EVERGREEN
905 COTTAGE ST NE, SALEM, OR 97301

JOB NO: 8102
ISSUE DATE: 08/16/2022

PRELIMINARY SITE
PLAN

C100

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CURB KEYED NOTES: C

TYPE 'C' CURB

SITE KEYED NOTES:

- TRASH ENCLOSURE WITH ONE 6' X 3.5' TRASH RECEPTACLE.*
- STAIRS.*
- DETECTABLE WARNING SURFACE.
- ACCESSIBLE PARKING SIGN. "VAN" INDICATES VAN ACCESSIBLE SIGN.
- ACCESSIBLE PARKING STALL AND AISLE STRIPING.
- ACCESSIBLE RAMP WITH HANDRAIL.*
- STAPLE BIKE RACK.*
- 4" WIDE WHITE PARKING STRIPE PER CITY STANDARDS.
- LIGHT POLE.*
- LANDSCAPE AREA, REFER TO LANDSCAPE PLANS.
- COMPACT STALL STRIPING PAINTED WHITE WITH "C" PRINTED WITH 9" HIGH, 6" WIDE LETTERING CENTERED IN STALL AND ALIGNED WITH BACK OF STALL STRIPING.
- NEW FENCING.*
- WHEEL STOP.
- BENCH, REFER TO LANDSCAPE PLAN.
- NEW WINDOW WELLS.*
- NEW CURB RAMP. REFER TO SHEET C200 FOR DETAILED SPOT ELEVATIONS.
- STOP SIGN PER CITY STANDARD. COORDINATE WITH CITY INSPECTOR FOR FINAL LOCATION.
- APPROXIMATE LOCATION OF MAILBOX. COORDINATE WITH POSTMASTER FOR FINAL LOCATION AND MOUNTING REQUIREMENTS ON CONCRETE PAD.
- APPROXIMATE LOCATION OF HISTORIC PEDESTAL SIGN. COORDINATE WITH OWNER FOR FINAL PLACEMENT.
- BOLLARD.

GENERAL NOTES:

- DIMENSIONS SHOWN ARE FOR HORIZONTAL CONTROL.
- ALL ON SITE STRIPING SHALL INCLUDE TWO COATS OF PAINT AT THE MANUFACTURER'S RECOMMENDED RATE WITHOUT THE ADDITION OF THINNER. PAINT SHALL BE NON-BLEEDING, QUICK ALKYD PETROLEUM SUITABLE FOR TRAFFIC BEARING SURFACES AND SHALL MEET QDOT QPL 00860 AND BE MIXED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- CONTRACTOR SHALL SUBMIT SCORING PLAN TO OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO PLACING CONCRETE FORM WORK.

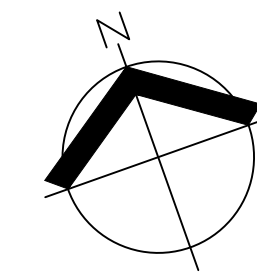
*AS APPROVED IN BUILDING PERMIT #22-117093-BP

PARKING SUMMARY:

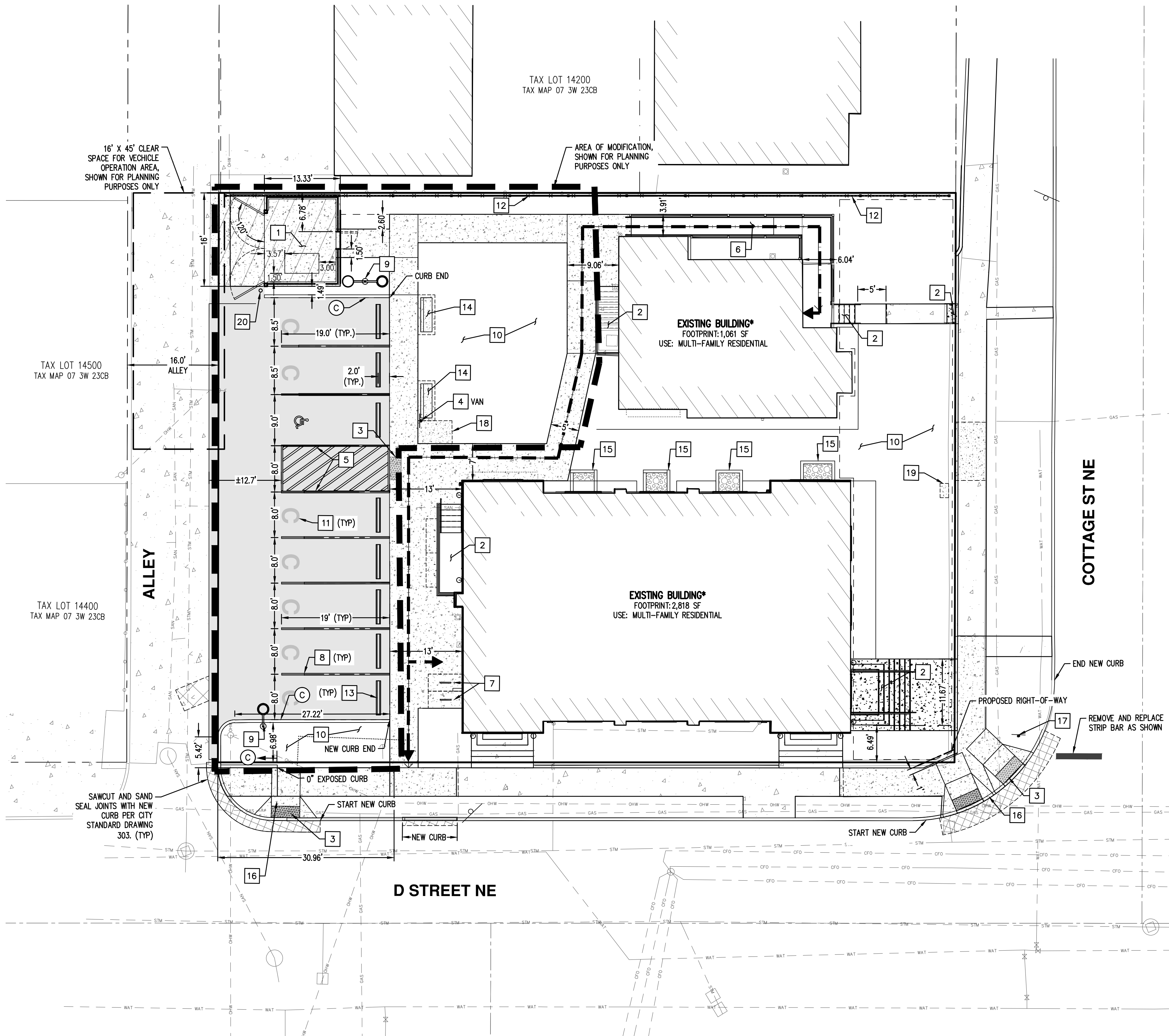
FULL SIZE STALLS:	0
COMPACT STALLS:	7
ADA ACCESSIBLE STALLS:	1
TOTAL	8

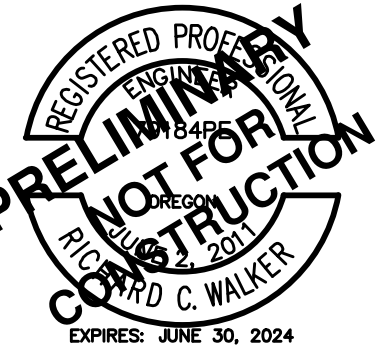
LEGEND

ACCESSIBLE ROUTE	
ADA SIGN PER DETAIL	
ASPHALT CONCRETE PAVEMENT SECTION PER DETAIL	
NEW CONCRETE SIDEWALK SECTION PER DETAIL	
CONCRETE PAVEMENT PER DETAIL	



SCALE: 1"=10 FEET
10 0 2 5 10
ORIGINAL PAGE SIZE: 24" x 36"





ABBREVIATIONS:

EXISTING:

(AC): EXISTING ASPHALT CONCRETE ELEVATION
(TC): EXISTING TOP OF CURB ELEVATION
(SW): EXISTING SIDEWALK ELEVATION
(TS): EXISTING TOP OF STAIRS ELEVATION
(BS): EXISTING BOTTOM OF STAIRS ELEVATION
(CONC): EXISTING CONCRETE ELEVATION

PROPOSED:

FF: FINISHED FLOOR ELEVATION
FG: FINISH GRADE ELEVATION
RIM: RIM ELEVATION
AC: ASPHALT CONCRETE ELEVATION
TC: TOP OF CURB ELEVATION
BS: BOTTOM OF STAIR ELEVATION
SW: SIDEWALK ELEVATION
BR: BOTTOM OF RAMP ELEVATION
TR: TOP OF RAMP ELEVATION

GENERAL NOTES:

1. COORDINATE WITH BUILDING PERMIT FOR CONTINUATION OF ALL UTILITIES INTO BUILDING.
2. FINISH GRADE (FG) OUTSIDE OF BUILDINGS SHALL BE MINIMUM 8-INCHES BELOW FINISH FLOOR. SLOPE TO DRAIN AWAY FROM BUILDING MINIMUM OF 1.0% WITHOUT PONDING WATER.
3. REFER TO BUILDING PERMIT FOR ALL STAIR AND HANDRAIL DETAILS.
4. PRIOR TO STARTING CONSTRUCTION CONTRACTOR SHALL POTHOLE EXISTING UTILITIES AND FIELD VERIFY EXACT LOCATION, ALIGNMENT, MATERIAL, SIZE, AND DEPTH AT ALL POINTS OF CONNECTION AND CRITICAL UTILITY CROSSINGS. CONTACT ENGINEER IF ADJUSTMENT IS REQUIRED.

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REVISIONS

2/09/2022 1. COS PRC1

STORM DRAIN (SD) KEYED NOTES: (#)

1. PRIOR TO CONSTRUCTION OF STORM DRAIN, CONTRACTOR SHALL POTHOLE EXISTING UTILITIES AND VERIFY EXACT LOCATION, ALIGNMENT, SIZE AND DEPTH.
2. 48" STANDARD MANHOLE (MH) PER CITY DETAIL NO. 101
RIM: ±152.45
8" IE: 146.50
EXISTING 8" IE: 146.30±
3. SD CATCH BASIN (CB)
RIM: 152.25
IE: 148.95
4. SD CB
RIM: 152.10
IE OUT: 149.10
5. SD AREA DRAIN (AD)
RIM: 153.00
6" IE OUT: 150.50
6. SD STUB FOR DOWNSPOUT CONNECTION. INSTALL CO AT FACE OF BUILDING PER OPSC. REFER TO BUILDING PERMIT FOR EXACT LOCATION.
4" IE: 150.20
7. INSTALL CO PER OPSC.
4" IE: 149.81

LEGEND

EXISTING GROUND CONTOUR (1 FT) ———— 174 ————

EXISTING GROUND CONTOUR (5 FT) ———— 175 ————

FINISH GROUND CONTOUR (1 FT) ———— 174 ————

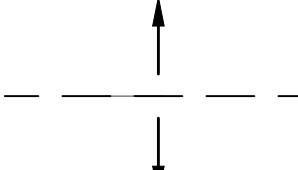
FINISH GROUND CONTOUR (5 FT) ———— 175 ————

PROPOSED MANHOLE (MH) 

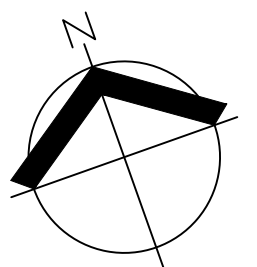
PROPOSED AREA DRAIN (AD) 

PROPOSED CLEANOUT (CO)\DOWNSPOUT (DS) 

PROPOSED CATCH BASIN (CB) 

GRADING RIDGE 

MAXIMUM SLOPE 2% IN ANY DIRECTION 

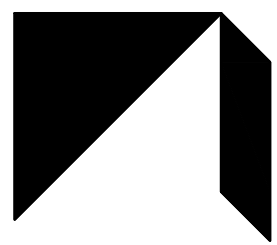


SCALE: 1"=10 FEET

ORIGINAL PAGE SIZE: 24" x 36"

PRELIMINARY GRADING AND DRAINAGE PLAN

C200



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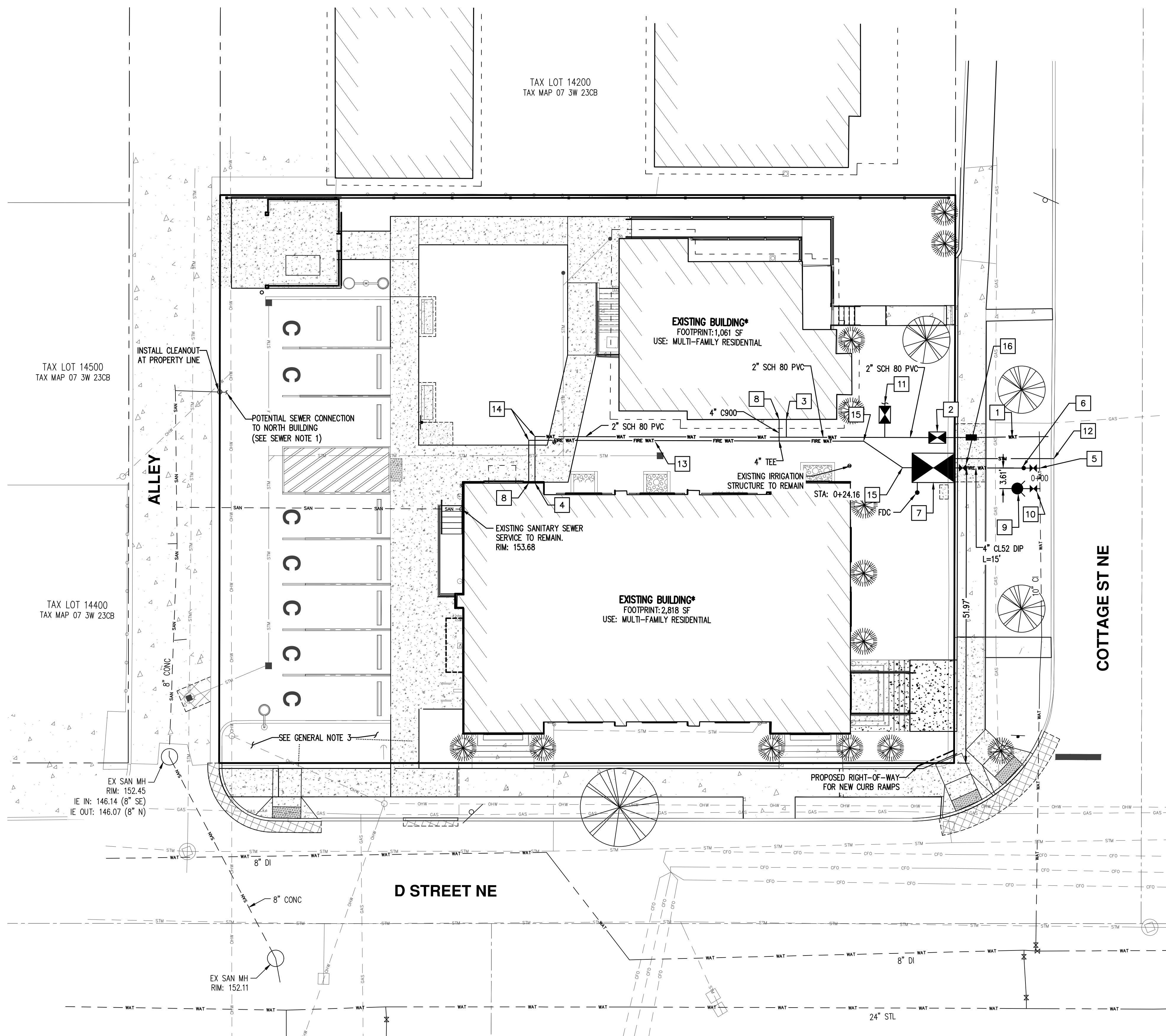
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PRELIMINARY
UTILITY PLAN

C300

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WATER AND FIRE KEYED NOTES: #

- CONTRACTOR SHALL COORDINATE WITH CITY FORCES FOR INSTALLATION OF 2" WATER METER AND SERVICE. INSTALLATION BY CITY FORCES. COORDINATION, TRAFFIC CONTROL, PERMITS, EXCAVATION, SHORING, BACKFILL, AND SURFACE RESTORATION BY CONTRACTOR.
- 2" DOUBLE CHECK ASSEMBLY.
- 1.5" SCH 80 PVC WATER SERVICE CONNECTION AT BUILDING. COORDINATE WITH OWNER FOR LOCATION OF EXTERIOR SHUT-OFF VALVE.
- 2" SCH 80 PVC WATER SERVICE CONNECTION AT BUILDING. COORDINATE WITH OWNER FOR LOCATION OF EXTERIOR SHUT-OFF VALVE.
- CONTRACTOR SHALL COORDINATE WITH CITY FORCES FOR INSTALLATION OF 4" TAPPING TEE GATE VALVE, AND NEW FIRE SERVICE. TAPPING TEE INSTALLATION BY CITY FORCES. COORDINATION, TRAFFIC CONTROL, PERMITS, EXCAVATION, SHORING, BACKFILL, AND SURFACE RESTORATION BY CONTRACTOR.
- 1" CORP STOP FOR CHLORINATION PER CITY DETAIL NO. 412, TO BE PLACED 18" FROM VALVE. CORP STOP AND CHLORINATION TAP BY CONTRACTOR. CHLORINATION BETWEEN TAP AND BACKFLOW DEVICE BY CITY FORCES WITH SAMPLING AT 24 AND 48 HOURS ALSO BY CITY FORCES.
- 4" DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) WITH FDC. DAYLIGHT SUMP PUMP MAIN AT FACE OF CURB WITH ASCENDING SLOPE. VAULT LOCATION BASED ON FUTURE CURB LINE AND SPECIAL SETBACK ALIGNMENT.
- FIRE SERVICE CONNECTION AT BUILDING. COORDINATE WITH BUILDING PERMIT FOR CONTINUATION.
- PUBLIC FIRE HYDRANT ASSEMBLY PER CITY DETAIL NO. 413.
- COORDINATE WITH CITY FORCES FOR INSTALLATION OF NEW FIRE HYDRANT ASSEMBLY. COORDINATION TRAFFIC CONTROL, PERMITS, EXCAVATION, SHORING, BACKFILL, AND SURFACE RESTORATION BY CONTRACTOR.
- 2" IRRIGATION DOUBLE CHECK AND POINT OF CONNECTION. COORDINATE WITH IRRIGATION CONTRACTOR TO CONNECT TO IRRIGATION SYSTEM.
- 2" SCH 40 SUMP PUMP FORCE MAIN WITH ASCENDING SLOPE. DAYLIGHT TO FACE OF CURB.
- 4" C900 PVC FIRE SERVICE. MECHANICALLY RESTRAIN ALL JOINTS.
- 90° BEND WITH JOINT RESTRAINT.
- 45° BEND WITH JOINT RESTRAINT.
- 4" GATE VALVE PER CITY STANDARDS.

SANITARY SEWER NOTES:

- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL LOCATE EXISTING SEWER SERVICE TO EXISTING NORTH BUILDING AND VERIFY 4" MIN PIPE DIAMETER. CONTRACTOR TO TV INSPECT AND CONFIRM ACCEPTABLE EXISTING CONDITION AS DETERMINED BY CITY INSPECTOR AND OWNER'S REPRESENTATIVE. LOCATION TO BE SHOWN ON AS-BUILT MAP PROVIDED TO ENGINEER AT COMPLETION OF PROJECT. PROTECT AT ALL TIMES DURING CONSTRUCTION. IF NEW SERVICE TAP IS REQUIRED, TAP WILL BE BY CITY OF SALEM. CONTRACTOR TO PROVIDE EXCAVATION, SHORING BACKFILL, TRAFFIC CONTROL, AND RESTORATION. INSTALL CLEANOUT AT PROPERTY LINE PER CITY STANDARDS.

GENERAL NOTES:

- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL POTHOLE EXISTING UTILITIES AND FIELD VERIFY EXACT LOCATION, ALIGNMENT, MATERIAL, SIZE, AND DEPTH AT ALL POINTS OF CONNECTION AND CRITICAL UTILITY CROSSINGS. CONTACT ENGINEER IF ADJUSTMENT IS REQUIRED.
- SITE CONTRACTOR TO COORDINATE WITH PROJECT PLUMBER PRIOR TO INSTALLATION OF UTILITY SERVICE CONNECTIONS TO BUILDINGS AND CONFIRM ALL FINAL LOCATIONS.

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