

# WEISZ 50 ACRE SITE

PLANNING COMMISSION DISTRIBUTION SET 12/20/22

## PROJECT DESCRIPTION

TBD

## PROJECT INFORMATION

BUILDING AREA: 513,193 SF  
 CLEAR HEIGHT: 39' CLEAR  
 DOCK DOORS: 100 POSITIONS  
 DRIVE IN DOORS: 4 POSITIONS

## GEOTECHNICAL REPORT

TBD

### ABBREVIATIONS

@	AT	JST	JOIST
AB	ANCHOR BOLT	K	KIPS
ACI	AMERICAN CONCRETE INSTITUTE	KN	KEYNOTE
ADDL	ADDITIONAL	KSF	KIPS PER SQUARE FOOT
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL	KSI	KIPS PER SQUARE INCH
AFF	ABOVE FINISH FLOOR	L	ANGLE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	LL	LIVE LOAD
ALT	ALTERNATE	LLH	LONG LEG HORIZONTAL
APPROX	APPROXIMATE	LLV	LONG LEG VERTICAL
ARCH	ARCHITECT(URAL)	LONG	LONGITUDINAL
ATR	ALL-THREAD ROD	LSL	LAMINATED STRAND LUMBER
B/	BOTTOM OF	LVL	LAMINATED VENEER LUMBER
BE	BOUNDARY ELEMENT	MAS	MASONRY
BLDG	BUILDING	MATL	MATERIAL
BLKG	BLOCKING	MAX	MAXIMUM
BM	BEAM	MB	MACHINE BOLT
BN	BOUNDARY NAIL(ING)	MECH	MECHANICAL
BOTT	BOTTOM	MFR/MANUF.	MANUFACTURER
BRG	BEARING	MIN	MINIMUM
BTWN	BETWEEN	MISC	MISCELLANEOUS
CFS	COLD FORMED STEEL	MTL	METAL
CIP	CAST-IN-PLACE	(N)	NEW
CJ	CONTROL OR CONTRACTION JOINT	NIC	NOT IN CONTRACT
CL / CL	CENTER LINE	NO. / #	NUMBER
CLR	CLEAR	NOM	NOMINAL
CMU	CONCRETE MASONRY UNIT	NS	NEAR SIDE
COL	COLUMN	NTE	NOT TO EXCEED
CONC	CONCRETE	NTS	NOT TO SCALE
CONN	CONNECTION	OC	ON CENTER
CONST JOINT	CONSTRUCTION JOINT	OD	OUTSIDE DIAMETER
CONTR	CONTRACTOR	OF / OSF	OUTSIDE FACE
CONT	CONTINUOUS	OH	OPPOSITE HAND
COORD	COORDINATE	OPNG	OPENING
CTR / CNTR	CENTER	OPP	OPPOSITE
d	PENNY (NAILS)	OWWJ	OPEN WEB WOOD JOIST
DBA	DEFORMED BAR ANCHOR	PDA	POWDER DRIVEN ANCHOR
DBL	DOUBLE	PJ	PANEL JOINT
DC	DEMAND CRITICAL WELD	PL / PL	PLATE
DET / DTL	DETAIL	PLB	PARALLAM BEAM
DFL	DOUGLAS FIR/LARCH	PLYWD / PLY	PLYWOOD
DIA / Ø	DIAMETER	PNL	PANEL
DIAPH	DIAPHRAGM	PS	POUR STRIP
DIM	DIMENSION	PSF	POUNDS PER SQUARE FOOT
DL	DEAD LOAD	PSI	POUNDS PER SQUARE INCH
DWG	DRAWING	PSL	PARALLEL STRAND LUMBER
E/	EDGE OF	PT	PRESSURE TREATED
EA	EACH	REF	REFERENCE
EF	EACH FACE	REINF	REINFORCING
EFF	EFFECTIVE	REQ / REQD	REQUIRED
EIFS	EXTERIOR INSULATED FINISH SYSTEM	REV	REVISION
ELECT	ELECTRICAL	SCHED	SCHEDULE
ELEV	ELEVATION	SFRS	SEISMIC FORCE RESISTING SYSTEM
EN	EDGE NAIL(ING)	SHTG / SHT'G	SHEATHING
ENGR	ENGINEER	SIM	SIMILAR
EQ	EQUAL	SLRS	SEISMIC LOAD RESISTIVE SYSTEM
ES	EACH SIDE	SLV	SHORT LEG VERTICAL
DL	EACH WAY	SMS	SHEET METAL SCREW
EXIST / ( E )	EXISTING	SOG	SLAB ON GRADE
EXP JT / EJ	EXPANSION JOINT	SP	SPACE (D)IS
EXT	EXTERIOR	SPEC(S)	SPECIFICATION
F/	FACE OF	STAGG	STAGGERED
FB	FLAT BAR	STD	STANDARD
FIN	FINISHED	STIFF	STIFFENER
FLR	FLOOR	T&B	TOP & BOTTOM
FND	FOUNDATION	T/	TOP OF
FOW	FACE OF WALL	THK	THICK / THICKNESS
FS	FAR SIDE	TL	TOTAL LOAD
FT	FEET / FOOT	TM	TOE NAIL
FTG	FOOTING	TRANS / TRANSV	TRANSVERSE
GA	GAUGE	TS	TUBE STEEL
GALV	GALVANIZED	TYP	TYPICAL
GL	GLULAM	UON / UNO	UNLESS OTHERWISE NOTED
GLB	GLULAM BEAM	VERT	VERTICAL
HCM	HOLLOW CLAY MASONRY	VIF	VERIFY IN FIELD
HDR	HEADER	VRFY	VERIFY
HORIZ	HORIZONTAL	W/	WITH
HVAC	HEATING, VENTILATION, & AIR CONDITIONING	W/O	WITHOUT
HWS	HEADED WELD STUD	WD	WOOD
IBC	INTERNATIONAL BUILDING CODE	WF	WIDE FLANGE BEAM
ID	INSIDE DIAMETER	WP	WORK POINT
IF	INSIDE FACE	WWF	WELDED WIRE FABRIC
INSP	INSPECTION / INSPECTOR		
INT	INTERIOR		

## DEFERRED SUBMITTALS

- FIRE ALARM (DESIGN BUILD)
- FIRE SPRINKLER (DESIGN BUILD)
- MECHANICAL (DESIGN BUILD)
- ELECTRICAL (DESIGN BUILD)
- PLUMBING (DESIGN BUILD)
- MHE EQUIPMENT & RACKING
- STAIRS (DESIGN BUILD)
- OPEN WEB JOISTS AND GIRDERS
- STOREFRONT SYSTEM AND ATTACHMENT
- ATTACHMENT OF MECHANICAL UNITS TO SUPPORTS

NOTE: DESIGN BUILDERS ARE FULLY RESPONSIBLE FOR THE DESIGN OF THESE SYSTEMS / COMPONENTS. THESE SYSTEMS / COMPONENTS SHOWN ON DOCUMENTS ARE SCHEMATIC ONLY. THEY ARE NOT INTENDED TO REPRESENT FINAL / CODE COMPLIANT DESIGN. PROVIDE DESIGN DOCUMENT SUBMITTAL TO MACKENZIE FOR REVIEW PRIOR TO SUBMITTAL TO CITY OF RIDGEFIELD WASHINGTON

## OWNER

SPECHT PROPERTIES INC  
 10260 SW GREENBURG RD, SUITE 170  
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## STRUCTURAL ENGINEER

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 ENGINEER: TBD  
 CONTACT: TBD  
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## LANDSCAPE ARCHITECT

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 1515 SE WATER AVE, SUITE 100  
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### LANDSCAPE DRAWINGS

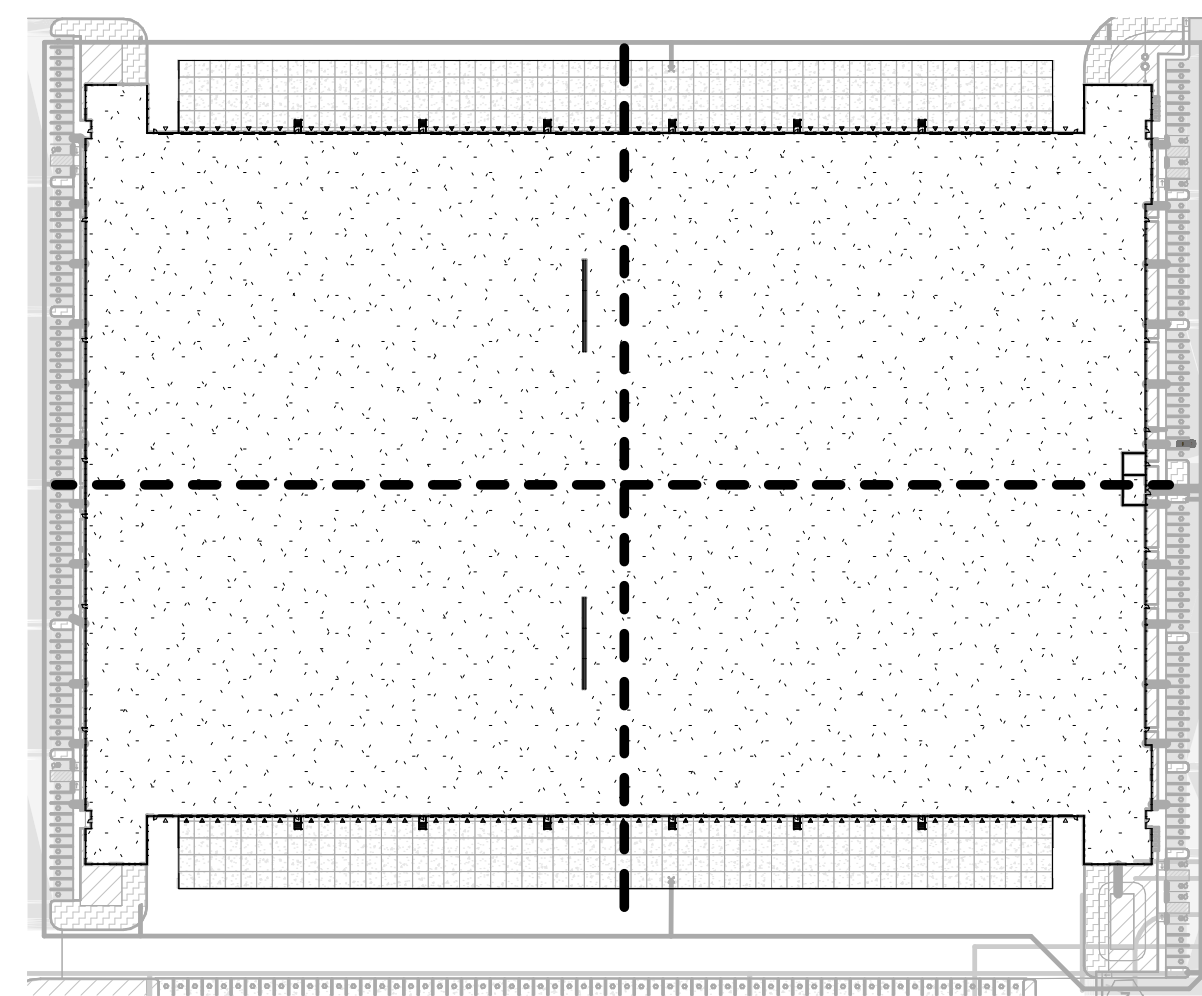
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### ARCHITECTURAL DRAWINGS

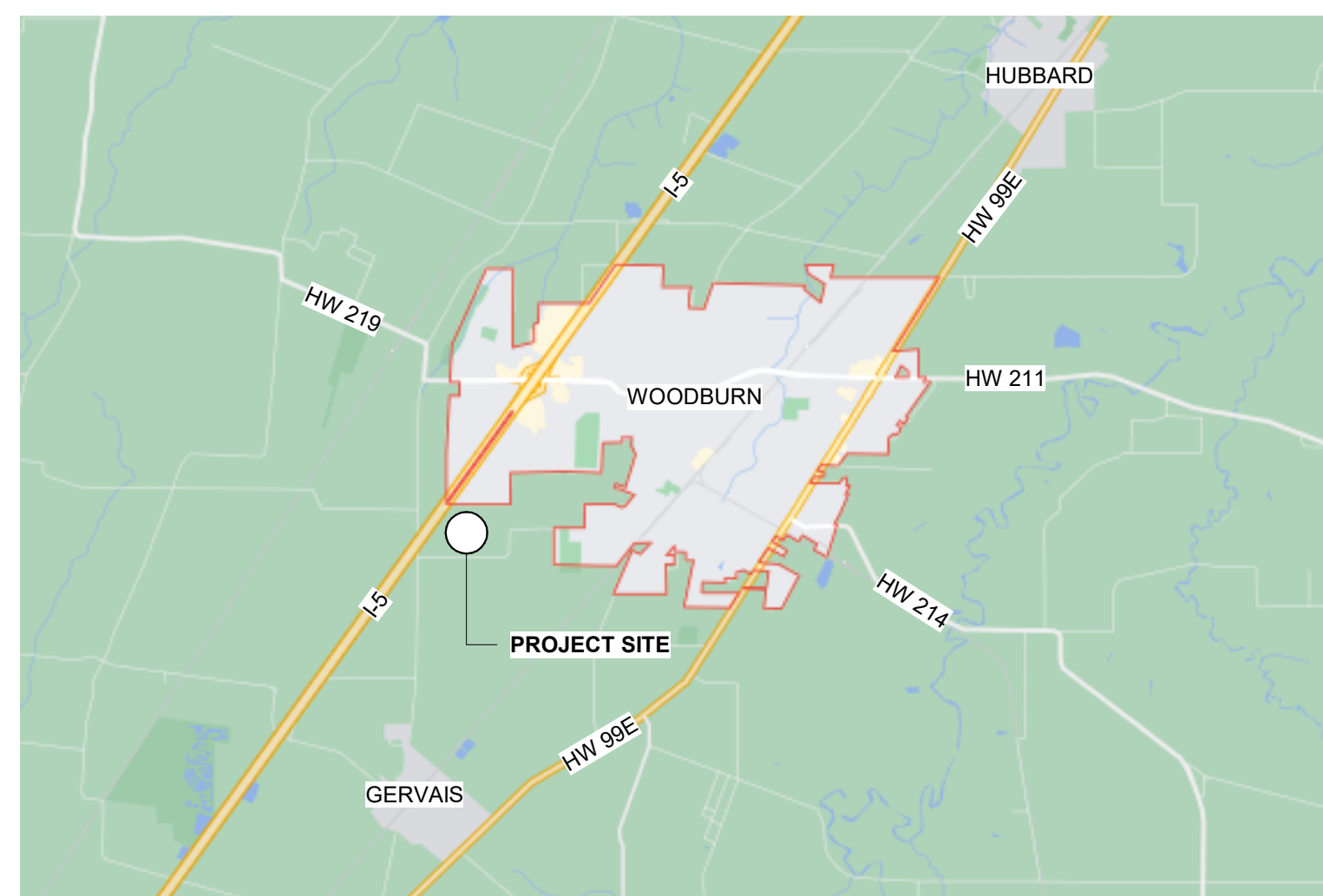
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1 SITE PLAN  
 G0.01 1" = 160'-0"



2 VICINITY MAP  
 G0.01 1 1/2" = 1'-0"



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WEISZ PROPERTY:  
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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**TITLE SHEET AND DRAWING INDEX**

DRAWN BY: JP  
 CHECKED BY: SJM  
 SHEET

**G0.01**

JOB NO. **2220085.00**

PLANNING COMMISSION DISTRIBUTION SET 12/20/22



**GENERAL NOTES**

1. ALL WORK SHALL CONFORM TO THE CURRENT STANDARD SPECIFICATIONS AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION AND THE CURRENT AMERICAN PUBLIC WORKS ASSOCIATION STANDARDS FOR PUBLIC WORKS CONSTRUCTION
2. THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN IS BASED ON A SURVEY BY OTHERS AND IS SHOWN FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS WITH ITS OWN RESOURCES PRIOR TO START OF ANY CONSTRUCTION
3. CONTRACTOR MUST COMPLY WITH LOCAL AND STATE REQUIREMENTS TO NOTIFY ALL UTILITY COMPANIES FOR LINE LOCATIONS SEVENTY-TWO (72) HOURS (MINIMUM) PRIOR TO START OF WORK. DAMAGE TO UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE
4. CONTRACTOR SHALL ADJUST ALL STRUCTURES IMPACTED BY CONSTRUCTION IMPROVEMENTS TO NEW FINISH GRADES
5. REQUEST BY THE CONTRACTOR FOR CHANGES TO THE PLANS MUST BE APPROVED BY THE ENGINEER.
6. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A PUBLIC WORKS PERMIT SEE SEPARATE PLAN SET
7. CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD WITH AS-BUILT PLANS AT LEAST 2 WEEKS PRIOR TO REQUESTING AGENCY SIGN OFF ON PERMITS FOR OCCUPANCY
8. CONTRACTOR SHALL PERFORM ALL THE WORK SHOWN ON THE DRAWINGS AND ALL INCIDENTAL WORK NECESSARY TO COMPLETE THE PROJECT

**SITE DEMOLITION NOTES**

1. COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS FOR DEMOLITION OPERATIONS AND SAFETY OF ADJACENT STRUCTURES AND THE PUBLIC
2. INSTALL EROSION CONTROL, MEASURES AND TEMPORARY FENCING PRIOR TO ANY DEMOLITION ACTIVITIES
3. MITIGATE DUST POLLUTION DUE TO DEMOLITION ACTIVITIES
4. PROTECT ALL EXISTING STRUCTURES, UTILITIES, LANDSCAPE AND OTHER ELEMENTS THAT ARE NOT DESIGNATED FOR REMOVAL. ANY DAMAGE TO EXISTING IMPROVEMENTS NOT DESIGNATED FOR REMOVAL SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE
5. DO NOT BEGIN REMOVAL UNTIL ITEMS TO BE SALVAGED OR RELOCATED HAVE BEEN REMOVED AS NOTED. IF REMOVED GRAVEL OR PAVEMENT MATERIALS ARE TO BE RECYCLED OR REUSED, PREVENT CONTAMINATION OF THESE MATERIALS FROM TOPSOIL OR OTHER DELETERIOUS MATERIAL
6. CONTRACTOR SHALL COORDINATE DEMOLITION WORK WITH AFFECTED UTILITY COMPANIES, OBTAIN ALL REQUIRED PERMITS, NOTIFY THEM PRIOR TO STARTING WORK, AND COMPLY WITH THEIR REQUIREMENTS. ADDITIONAL REMOVALS MAY BE REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND THE CONTRACTOR SHALL CONFIRM ACCORDINGLY PRIOR TO BID. ACCURATELY RECORD ACTUAL LOCATIONS OF CAPPED AND ACTIVE UTILITIES FOR AS-BUILT PURPOSES AND SUPPLY TO OWNER AND ARCHITECT/ENGINEER OF RECORD
7. DEMOLISH AND REMOVE ALL NON-BUILDING SITE STRUCTURES AND ASSOCIATED FEATURES (APPURTENANCES) AS SHOWN. WITHIN AREA OF NEW CONSTRUCTION, REMOVE DESIGNATED WALLS AND FOOTINGS TO 2 FEET MINIMUM BELOW FINISHED GRADE. DEMOLISH ALL PAVED AREAS DESIGNATED FOR REMOVAL DOWN TO NATIVE SUBGRADE
8. ALL VEGETATION AND DELETERIOUS MATERIALS WITHIN THE LIMITS OF WORK SHALL BE STRIPPED AND REMOVED FROM THE SITE PRIOR TO GRADING WORK UNLESS NOTED OTHERWISE (E.G. PROTECTED TREES)
9. IF HAZARDOUS MATERIALS ARE DISCOVERED DURING DEMOLITION, STOP WORK AND IMMEDIATELY NOTIFY THE OWNER AND ARCHITECT/ENGINEER OF RECORD

**GRADING NOTES**

1. **ROUGH GRADING:** ROUGH GRADE TO ALLOW FOR DEPTH OF BUILDING SLABS, PAVEMENTS, BASE COURSES, AND TOPSOIL PER DETAILS AND SPECIFICATIONS
2. **FINISH GRADING:** BRING ALL FINISH GRADES TO LEVELS INDICATED. WHERE GRADES ARE NOT OTHERWISE INDICATED, HARDSCAPE FINISH GRADES ARE TO BE THE SAME AS ADJACENT SIDEWALKS, CURBS, OR THE OBVIOUS GRADE OF ADJACENT STRUCTURE. SOFTSCAPE GRADES (INCLUDING ADDITIONAL DEPTH OF TOPSOIL) SHALL BE SET 6 INCHES BELOW BUILDING FINISHED FLOORS WHERE ADJUTING BUILDINGS, 1-2 INCHES WHERE ABUTTING WALKWAYS OR CURBS, OR MATCHING OTHER SOFTSCAPE GRADES. GRADE TO UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE GRADES ARE GIVEN. ROUND OFF SURFACES. AVOID ABRUPT CHANGES IN LEVELS. AT COMPLETION OF JOB AND AFTER BACKFILLING BY OTHER TRADES HAS BEEN COMPLETED, REFINISH AND COMPACT AREAS WHICH HAVE SETTLED OR ERODED TO BRING TO FINAL GRADES
3. **EXCAVATION:** EXCAVATE FOR SLABS, PAVING, AND OTHER IMPROVEMENTS TO SIZES AND LEVELS SHOWN OR REQUIRED. ALLOW FOR FORM CLEARANCE AND FOR PROPER COMPACTION OF REQUIRED BACKFILLING MATERIAL. DAMAGE TO UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE
4. EFFECTIVE EROSION PREVENTION AND SEDIMENT CONTROL IS REQUIRED. EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED MEETING THE LOCAL, AGENCY AND STATE AGENCY REQUIREMENTS. THE AUTHORITIES HAVING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE EROSION CONTROL
5. DRAINAGE SHALL BE CONTROLLED WITHIN THE WORK SITE AND SHALL BE ROUTED SO THAT ADJACENT PRIVATE PROPERTY, PUBLIC PROPERTY, AND THE RECEIVING SYSTEM ARE NOT ADVERSELY IMPACTED. THE ENGINEER AND/OR AUTHORITIES HAVING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE DRAINAGE CONTROL
6. SITE TOPSOIL STOCKPILED DURING CONSTRUCTION AND USED FOR LANDSCAPING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT
7. CONTRACTOR TO REVIEW AND CONFIRM GRADES AT JOIN POINTS, SUCH AS AT DAYLIGHT LIMITS AND BUILDING ENTRANCES, PRIOR TO CONSTRUCTION
8. ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL BE CONSTRUCTED AT 2% MAXIMUM SLOPE IN ALL DIRECTIONS
9. PEDESTRIAN SIDEWALK CONNECTIONS BETWEEN PUBLIC R.O.W. AND BUILDING ENTRANCES SHALL BE CONSTRUCTED AT AND 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM

LONGITUDINAL SLOPE (8.33% FOR DESIGNATED RAMP)

**UTILITY NOTES**

1. ALL WORK SHALL CONFORM TO THE CURRENT EDITIONS OF THE STATE PLUMBING AND BUILDING CODES WITH LOCAL AMENDMENTS AS APPLICABLE ALONG WITH ANY ADDITIONAL REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
2. THE WORKING DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY OFFSET, BEND OR ELBOW REQUIRED FOR INSTALLATION IN THE SPACE PROVIDED. THEY DO NOT SHOW EVERY DIMENSION, COMPONENT PIECE, SECTION, JOINT OR FITTING REQUIRED TO COMPLETE THE PROJECT. ALL LOCATIONS FOR WORK SHALL BE CHECKED AND COORDINATED WITH EXISTING CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF EXCAVATION SHALL BE VERIFIED AS TO CONDITION, SIZE AND LOCATION BY UNCOVERING (POTHOLING), PROVIDING SUCH IS PERMITTED BY THE AUTHORITIES HAVING JURISDICTION, BEFORE BEGINNING CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
3. NOT ALL REQUIRED CLEANOUTS ARE SHOWN ON THE PLANS. PROVIDE CLEANOUTS PER DETAIL 1105.10 AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND THE CURRENT EDITION OF THE STATE PLUMBING CODE (E.G. UNIFORM PLUMBING CODE CHAPTER 7, SECTIONS 707 AND 719, AND CHAPTER 11, SECTION 1101.13).
4. ALL SANITARY AND STORM PIPING IS DESIGNED USING CONCENTRIC PIPE TO PIPE AND WYE FITTINGS, UNLESS OTHERWISE NOTED
5. ALL DOWNSPOUT LEADERS TO BE 6 INCHES AT 2.0% MINIMUM UNLESS NOTED OTHERWISE
6. IF APPLICABLE, PROVIDE 2 INCH PVC DRAIN LINE FROM DOMESTIC WATER METER VAULT AND BACKFLOW PREVENTER VAULT TO THE DOUBLE DETECTOR CHECK VALVE (FIRE) VAULT. PROVIDE 1/3 HP SUMP PUMP AT BASE OF FIRE VAULT AND INSTALL 2 INCH PVC DRAIN LINE WITH BACKFLOW VALVE FROM SUMP PUMP TO DAYLIGHT AT NEAREST CURB. FURNISH 3/4 INCH DIAMETER CONDUIT FROM BUILDING ELECTRICAL ROOM TO FIRE VAULT FOR SUMP PUMP ELECTRICAL SERVICE. NOTE: COORDINATE WITH FIRE PROTECTION CONTRACTOR FOR FLOW SENSOR INSTALLATION AND CONDUIT REQUIREMENTS
7. PREFABRICATED PLUMBING PRODUCTS USED SHALL BE LISTED ON THE IAPMO R&T PRODUCT LISTING DIRECTORY ([pld.iapmo.org](http://pld.iapmo.org)). ALL SUBMITTALS FOR REVIEW SHALL BE ACCOMPANIED BY MANUFACTURER'S LITERATURE CLEARLY STATING THIS CERTIFICATION AND/OR THE PRODUCT LISTING CERTIFICATE FROM THE IAPMO DIRECTORY WEBSITE
8. IF APPLICABLE, CONTRACTOR TO PROVIDE POWER TO IRRIGATION CONTROLLER. SEE LANDSCAPE PLANS AND SPECIFICATIONS
9. SEE BUILDING PLUMBING DRAWINGS FOR PIPING WITHIN THE BUILDING AND UP TO 5 FEET OUTSIDE THE BUILDING, INCLUDING ANY FOUNDATION DRAINAGE PIPING
10. CONTRACTOR TO MAINTAIN MINIMUM 3 FEET OF COVER OVER ALL UTILITY PIPING AND CONDUITS, UNLESS NOTED OTHERWISE CONTRACTOR TO MAINTAIN MINIMUM 4 FEET OF COVER OVER ALL WATERLINES.
11. WHERE CONNECTING TO AN EXISTING PIPE, AND PRIOR TO ORDERING MATERIALS, THE CONTRACTOR SHALL EXPOSE THE EXISTING PIPE TO VERIFY THE LOCATION, SIZE, AND ELEVATION. NOTIFY ENGINEER OF ANY DISCREPANCIES
12. CONTRACTOR SHALL SCOPE ALL PRIVATE ONSITE GRAVITY SYSTEM LINES THAT ARE BEING CONNECTED TO FOR PROPOSED SERVICE. SCOPING SHALL OCCUR A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION AND THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES WITH AS-BUILT RECORDS/SURVEY FINDINGS OR IF THE EXISTING UTILITIES ARE DAMAGED OR SHOW SIGNS OF SIGNIFICANT DETERIORATION. CONTRACTOR SHALL PROVIDE THE ENGINEER WITH VIDEO RECORDS, ALONG WITH A SKETCH IF THE LOCATIONS DIFFER FROM AS-BUILT PLANS OR SURVEY FINDINGS
13. PRODUCT MATERIAL SUBMITTALS FOR REVIEW BY THE ENGINEER SHALL BE ACCOMPANIED BY A MANUFACTURER'S CERTIFICATION THAT THE PRODUCT IS CAPABLE OF MEETING PERFORMANCE EXPECTATIONS (I.E. - WATERTIGHT, MINIMUM MAXIMUM BURIAL, PREVENTION OF GROUNDWATER INTRUSION, ETC.) BASED ON THEIR REVIEW OF THE PROJECT PLANS. IN THE ABSENCE OF A MANUFACTURER'S CERTIFICATION, THE GENERAL CONTRACTOR'S REVIEW STAMP SHALL CONSTITUTE THAT THEY HAVE PERFORMED THE NECESSARY REVIEW TO CERTIFY THE PRODUCTS CONFORMANCE TO PROJECT SPECIFICATIONS AND GENERAL EXPECTATIONS
14. PIPE LENGTHS SHOWN ON PLANS ARE TWO DIMENSIONAL AND MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE
15. MANHOLE RIM ELEVATIONS SHOWN ON PLANS REFERENCE THE CENTER OF THE STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECONCILING LIDS/GRADES/ETC TO THE SLOPES OF THE SITE GRADING
16. MANHOLE OR VAULT RIM ELEVATIONS SHALL BE SET FLUSH IN PAVEMENT AREAS AND 3-4 INCHES ABOVE GRADE IN LANDSCAPE AREAS. RIMS IN PAVEMENT AREAS SHALL BE H-20 TRAFFIC RATED

**SITE WORK NOTES**

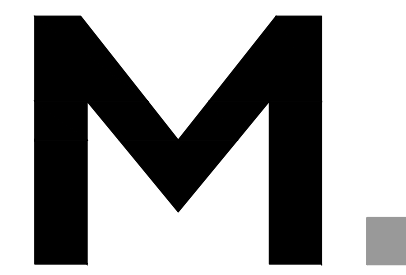
1. ALL CURB RADII TO BE 3 FEET UNLESS NOTED OTHERWISE
2. STAIR RISERS AND TREADS SHALL BE CONFORMANT WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION AND THE CURRENT EDITION OF THE STATE BUILDING CODE (E.G. INTERNATIONAL BUILDING CODE, CHAPTER 10, SECTION 1011.5)
3. WHEREVER A PEDESTRIAN WALKING PATH IS WITHIN 36 INCHES OF A VERTICAL DROP OF 30 INCHES OR GREATER, GUARDRAIL SHALL BE INSTALLED CONFORMANT WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION AND THE CURRENT EDITION OF THE STATE BUILDING CODE (E.G. INTERNATIONAL BUILDING CODE, CHAPTER 10, SECTION 1015)
4. PAVEMENTS WITH DEPRESSIONS OR BIRD BATHS, UNCONTROLLED CRACKS WHICH ARE VISIBLE WITHOUT MAGNIFICATION, AND/OR BONY OR OPEN GRADED SURFACES (EXCEPTING POROUS PAVEMENTS) WILL BE CONSIDERED UNACCEPTABLE. CONTRACTOR SHALL REVIEW PAVEMENT REPAIR OR REPLACEMENT ALTERNATIVES WITH THE OWNER AND ENGINEER PRIOR TO CONDUCTING THE REPAIR WORK.

**LEGEND**

	EXISTING	PROPOSED
RIGHT-OF-WAY LINE	— · — · — · — ·	— · — · — · — ·
BOUNDARY LINE	— · — · — · — ·	— · — · — · — ·
CENTERLINE	— · — · — · — ·	— · — · — · — ·
PROPERTY LINE	— · — · — · — ·	— · — · — · — ·
CURB	— · — · — · — ·	— · — · — · — ·
WETLAND BOUNDARY	— · — · — · — ·	— · — · — · — ·
EDGE OF PAVEMENT	— · — · — · — ·	— · — · — · — ·
EASEMENT	— · — · — · — ·	— · — · — · — ·
FENCE LINE	— · — · — · — ·	— · — · — · — ·
GRAVEL EDGE	— · — · — · — ·	— · — · — · — ·
POWER LINE	— · — · — · — ·	— · — · — · — ·
OVERHEAD WIRE	— · — · — · — ·	— · — · — · — ·
TRAFFIC SIGNAL WIRE	— · — · — · — ·	— · — · — · — ·
TELEPHONE LINE	— · — · — · — ·	— · — · — · — ·
TELEVISION LINE	— · — · — · — ·	— · — · — · — ·
GAS LINE	— · — · — · — ·	— · — · — · — ·
STORM SEWER LINE	— · — · — · — ·	— · — · — · — ·
SANITARY SEWER LINE	— · — · — · — ·	— · — · — · — ·
WATER LINE	— · — · — · — ·	— · — · — · — ·
TREE		
CONTROL MANHOLE		
DRYWELL		
FIRE DEPARTMENT CONNECTION		
FIRE HYDRANT		
WATER BLOWOFF/AIR RELEASE		
WATER METER		
WATER VALVE		
BACKFLOW PREVENTOR		
WATER VAULT		
MONITORING WELL		
STORM/SANITARY MANHOLE		
STORM SEWER CATCH BASIN		
SANITARY CLEAN OUT		
GAS VALVE		
GAS METER		
SIGN		
MAIL BOX		
FOUND SURVEY MONUMENT		
GUY WIRE ANCHOR		
UTILITY POLE		
HVAC UNIT		
POWER VAULT		
ELECTRICAL METER		
POWER JUNCTION BOX		
POWER TRANSFORMER		
LIGHT POLE		
TELEPHONE/TELEVISION VAULT		
TELEPHONE/TELEVISION JUNCTION BOX		
TELEPHONE/TELEVISION RISER		
SIGNAL JUNCTION BOX		
BOLLARD		
ADA COMPLIANT CURB RAMP SLOPE ARROW		
SLOPE ARROW		
POST INDICATOR VALVE		

**ABBREVIATIONS**

CL	CENTER LINE
PL	PROPERTY LINE
AC	ASPHALT CONCRETE
AJH	AUTHORITY HAVING JURISDICTION
AWWA	AMERICAN WATER WORKS ASSOCIATION
BC	BOTTOM OF CURB
BCR	BEGIN CURB RETURN
BMP	BEST MANAGEMENT PRACTICE
BS	BOTTOM OF STEP
BW	BACK OF WALK
C	COMPACT
CB	CATCH BASIN
CI	CAST IRON
CI/P	CAST IN PLACE
CO	CLEANOUT
CONC	CONCRETE
CLR	CLEAR
CVR	COVER
DI	DUCTILE IRON
DW	DOMESTIC WATER
EOR	END CURB RETURN
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESC	EROSION/SEDIMENT CONTROL
EW	EACH WAY
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOWLINE
FV	FIRE WATER/FACE OF WALL
G/GUT	GUTTER LINE
GB	GRADE BREAK
H	ACCESSIBLE STALL
HDP/PE	HIGH-DENSITY POLYETHYLENE
HMA	HOT MIX ASPHALT
IE	INVERT ELEVATION
LT	LEFT
ME	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NTS	NOT TO SCALE
OC	ON CENTER
ODOT	OREGON DEPARTMENT OF TRANSPORTATION
OSHA	OREGON STATE HEALTH AUTHORITY
OSSC	OREGON STATE SPECIFICATIONS FOR CONSTRUCTION
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCCP	PORTLAND CEMENT CONCRETE PAVING
PROPOSED	PROPOSED
PR	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
RD	ROOF DRAIN
ROW	RIGHT OF WAY
RSV	RESILIENT SEAT GATE VALVE
RT	RIGHT
S	STANDARD
SAN	SANITARY SEWER
STA	STATION
STM	STORM DRAIN
SW	SIDEWALK
TC	TOP OF CURB
TH	THRESHOLD
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
WC	WHEELCHAIR



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**WEISZ PROPERTY:  
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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:

**CIVIL GENERAL  
NOTES,  
SYMBOLS AND  
ABBREVIATIONS**

DRAWN BY: NKB

CHECKED BY: MWB

SHEET

**C0.01**

JOB NO. **2220085.00**





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REVISION SCHEDULE		
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SHEET TITLE:  
**EXISTING CONDITIONS PLAN**

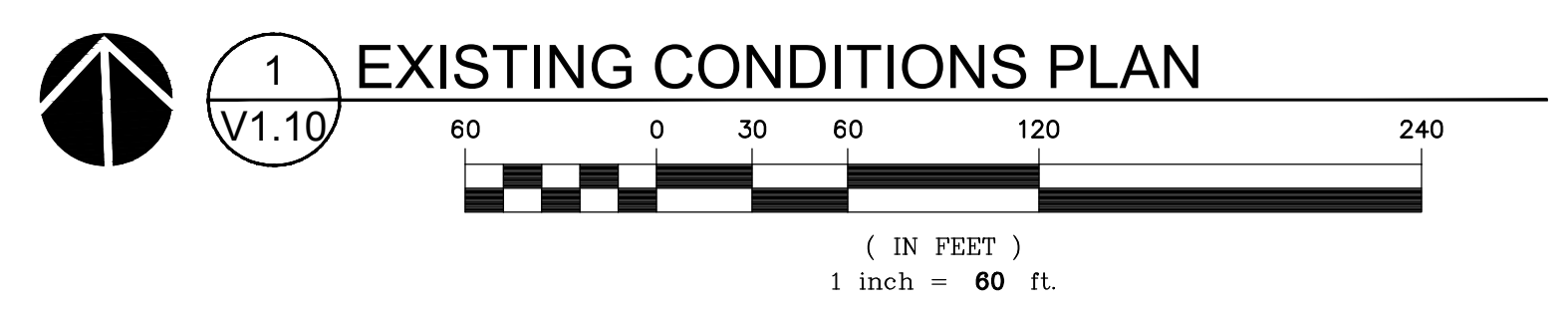
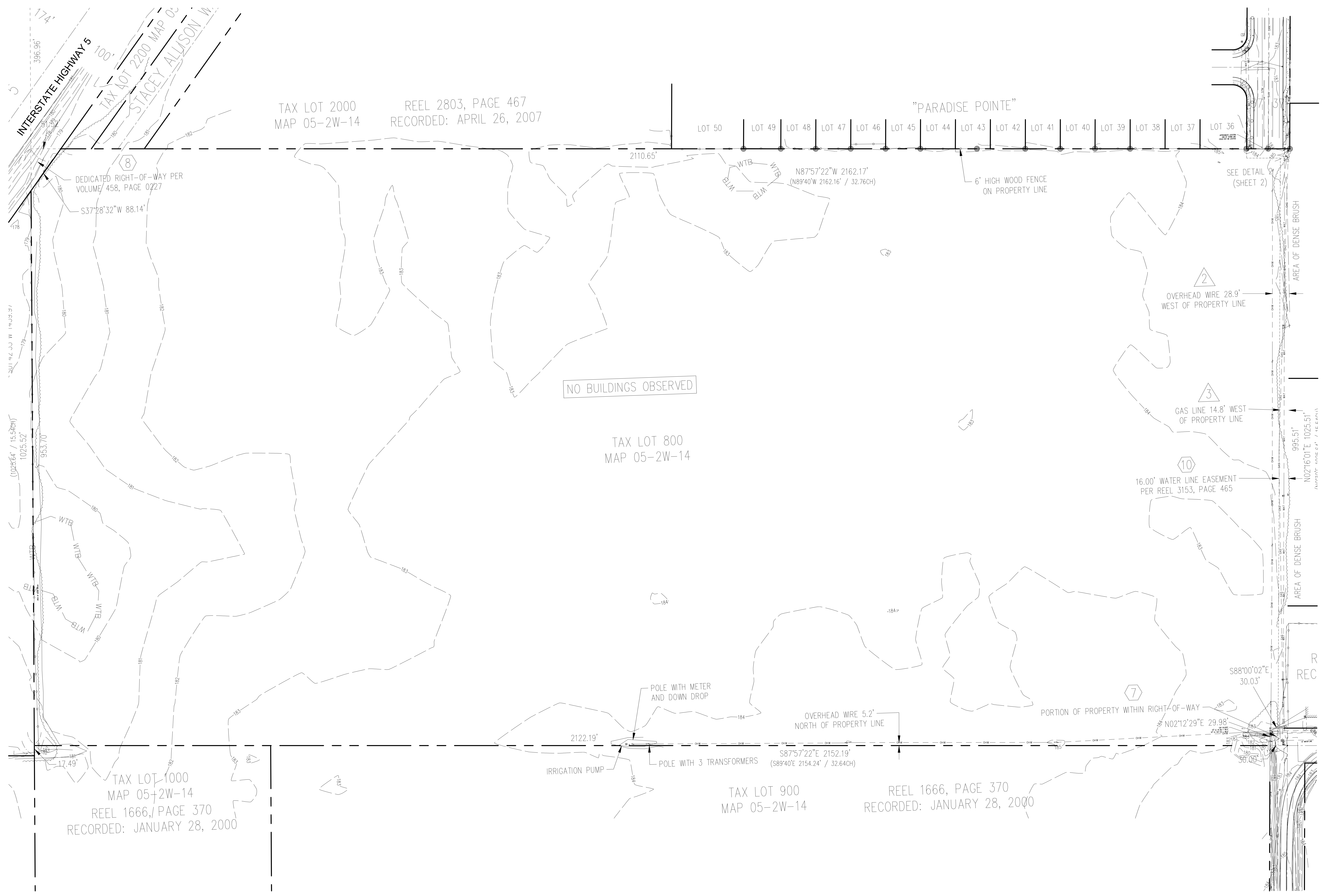
DRAWN BY: SAO

CHECKED BY: NKB

SHEET

**V1.10**

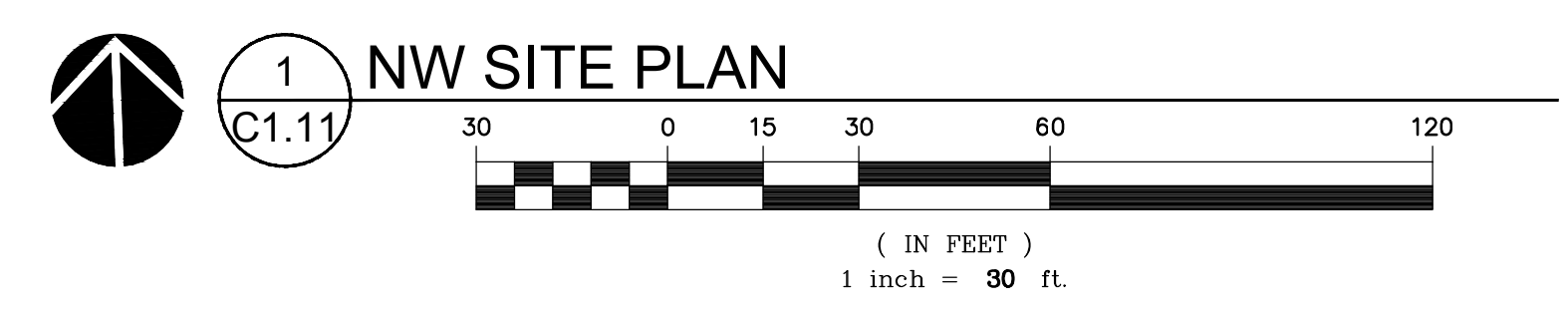
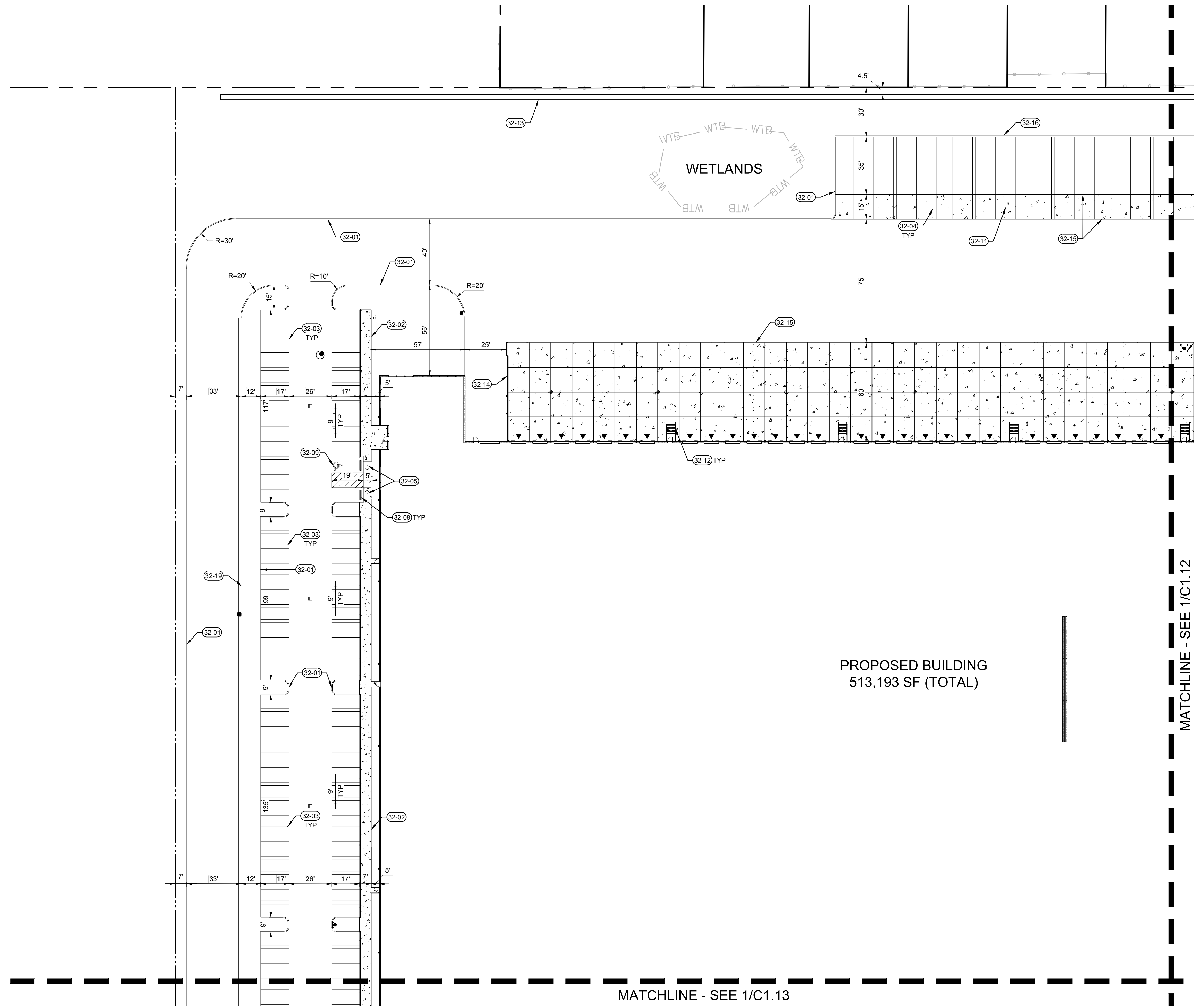
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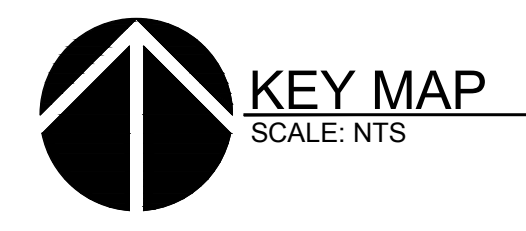
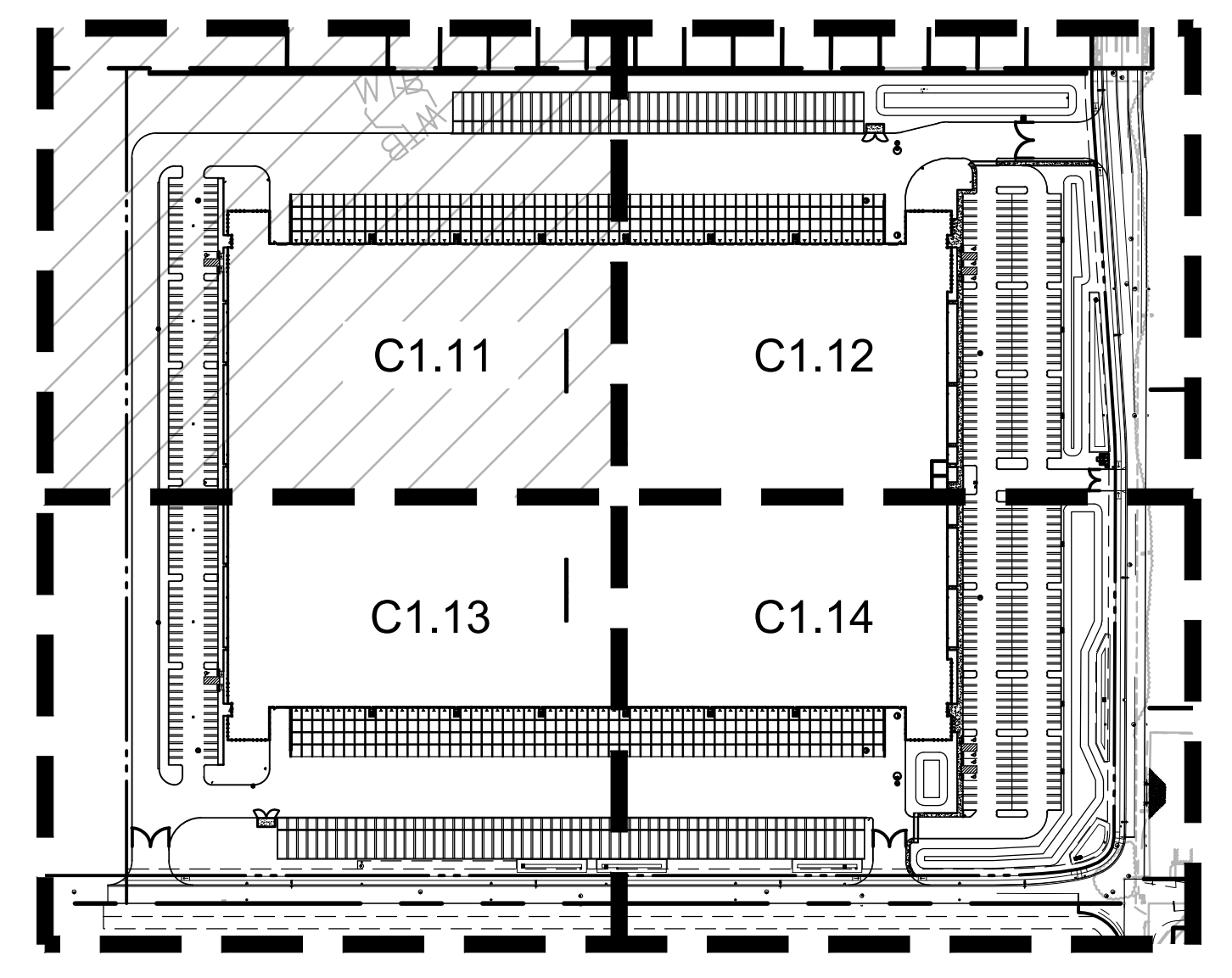






**C1.11 KEYNOTES**

- 32-01 VERTICAL CURB PER 1/C5.10
- 32-02 SIDEWALK PER 8/C5.10
- 32-03 PARKING STALL DOUBLE STRIPING PER 12/C5.11
- 32-04 TRAILER PARKING DOUBLE STRIPING
- 32-05 PARALLEL CURB RAMP PER 3/C5.10
- 32-08 PRECAST WHEEL STOP PER 8/C5.10
- 32-09 ACCESSIBLE PARKING STALL PER 5/C5.10
- 32-11 CONCRETE DOLLY PAD
- 32-12 STAIR AND HANDRAIL, SEE ARCHITECTURAL PLANS
- 32-13 SCREENING WALL, SEE ARCHITECTURAL PLANS
- 32-14 RETAINING WALL, DESIGN BULD
- 32-15 ASPHALT TO CONCRETE TRANSITION PER 9/C5.11
- 32-16 REINFORCED CURB PER 3/C5.11
- 32-19 VERTICAL CURB AND GUTTER PER 4/C5.11



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Delta	Issued As	Issue Date
1	PLAN CHECK	TBD

SHEET TITLE:  
**NW SITE PLAN**

DRAWN BY: AOC  
 CHECKED BY: NKB  
 SHEET

**C1.11**

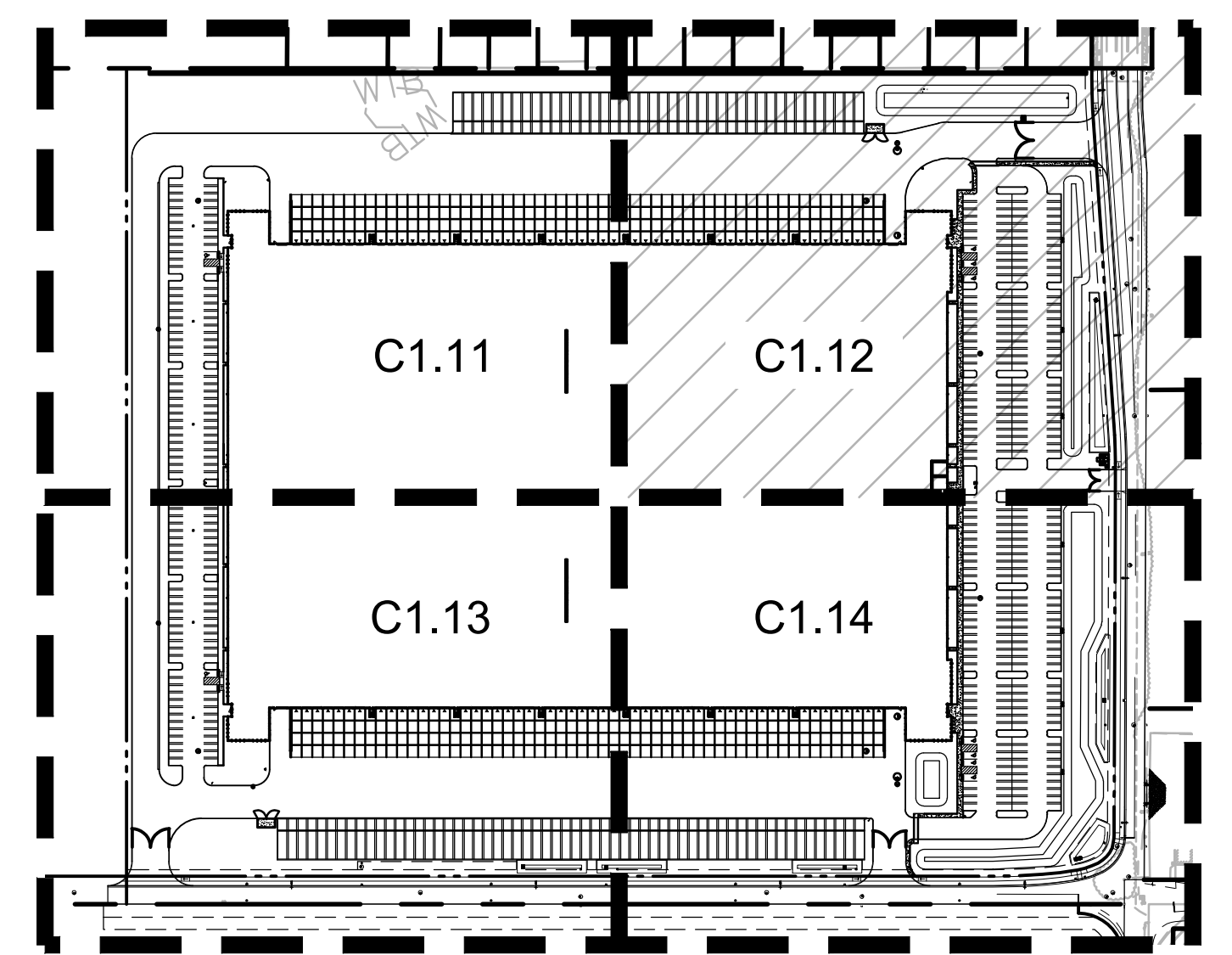
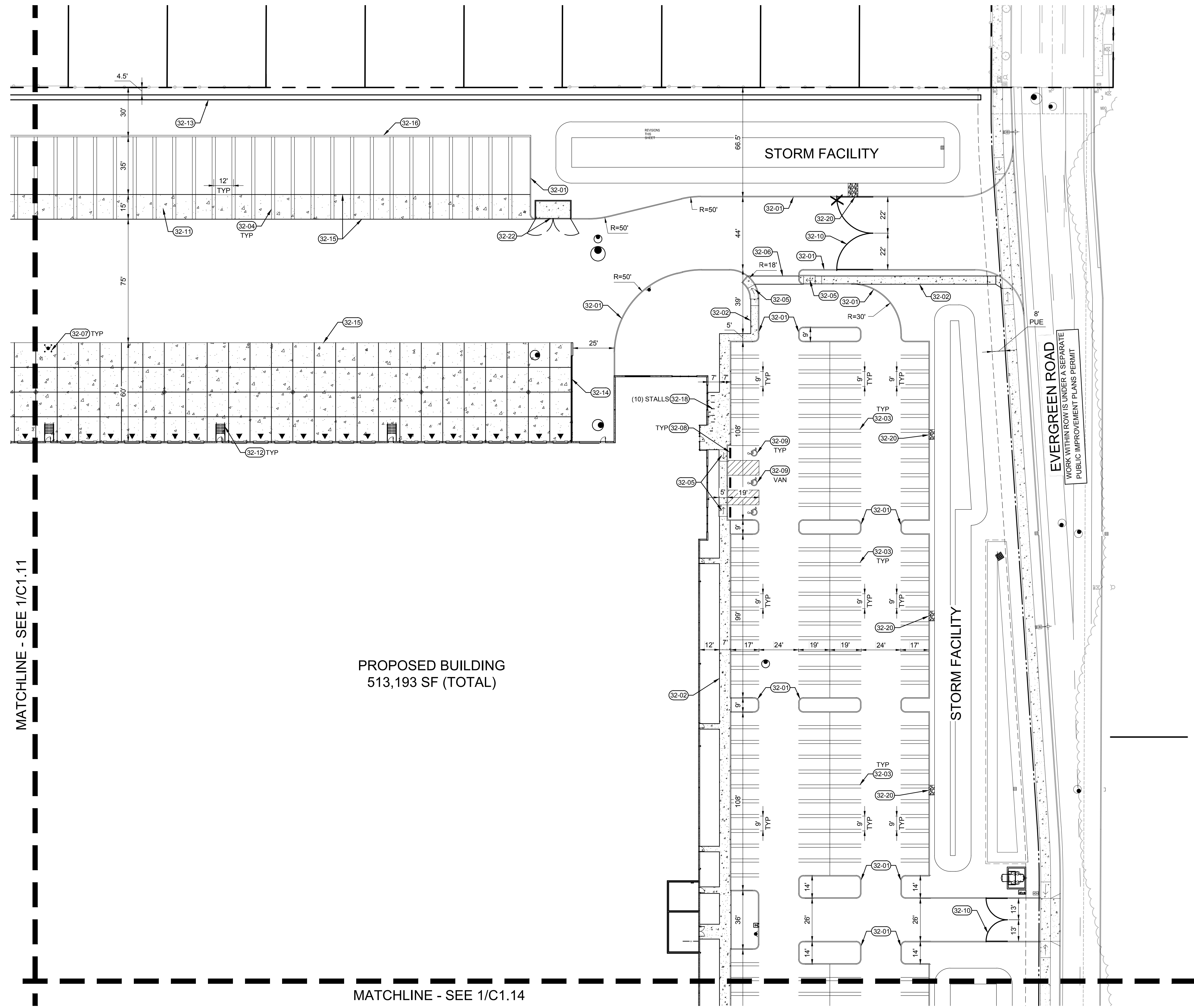
JOB NO. **2220085.00**





**C1.12 KEYNOTES**

- 32-01 VERTICAL CURB PER 1/C5.10
- 32-02 SIDEWALK PER 8/C5.10
- 32-03 PARKING STALL DOUBLE STRIPING PER 12/C5.11
- 32-05 PARALLEL CURB RAMP PER 3/C5.10
- 32-06 PAINTED 12" CROSSWALK STRIPING
- 32-07 BOLLARD PER 4/C5.10
- 32-08 PRECAST WHEEL STOP PER 8/C5.10
- 32-09 ACCESSIBLE PARKING STALL PER 5/C5.10
- 32-10 SWING GATE PER 10/C5.10
- 32-11 CONCRETE DOLLY PAD
- 32-12 STAIR AND HANDRAIL, SEE ARCHITECTURAL PLANS
- 32-13 SCREENING WALL, SEE ARCHITECTURAL PLANS
- 32-14 RETAINING WALL, DESIGN BUILD
- 32-15 ASPHALT TO CONCRETE TRANSITION PER 5/C5.11
- 32-16 REINFORCED CURB PER 3/C5.11
- 32-18 BIKE PARKING
- 32-20 CURB BREAK PER 2/C5.11
- 32-22 TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS



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Delta	Issued As	Issue Date
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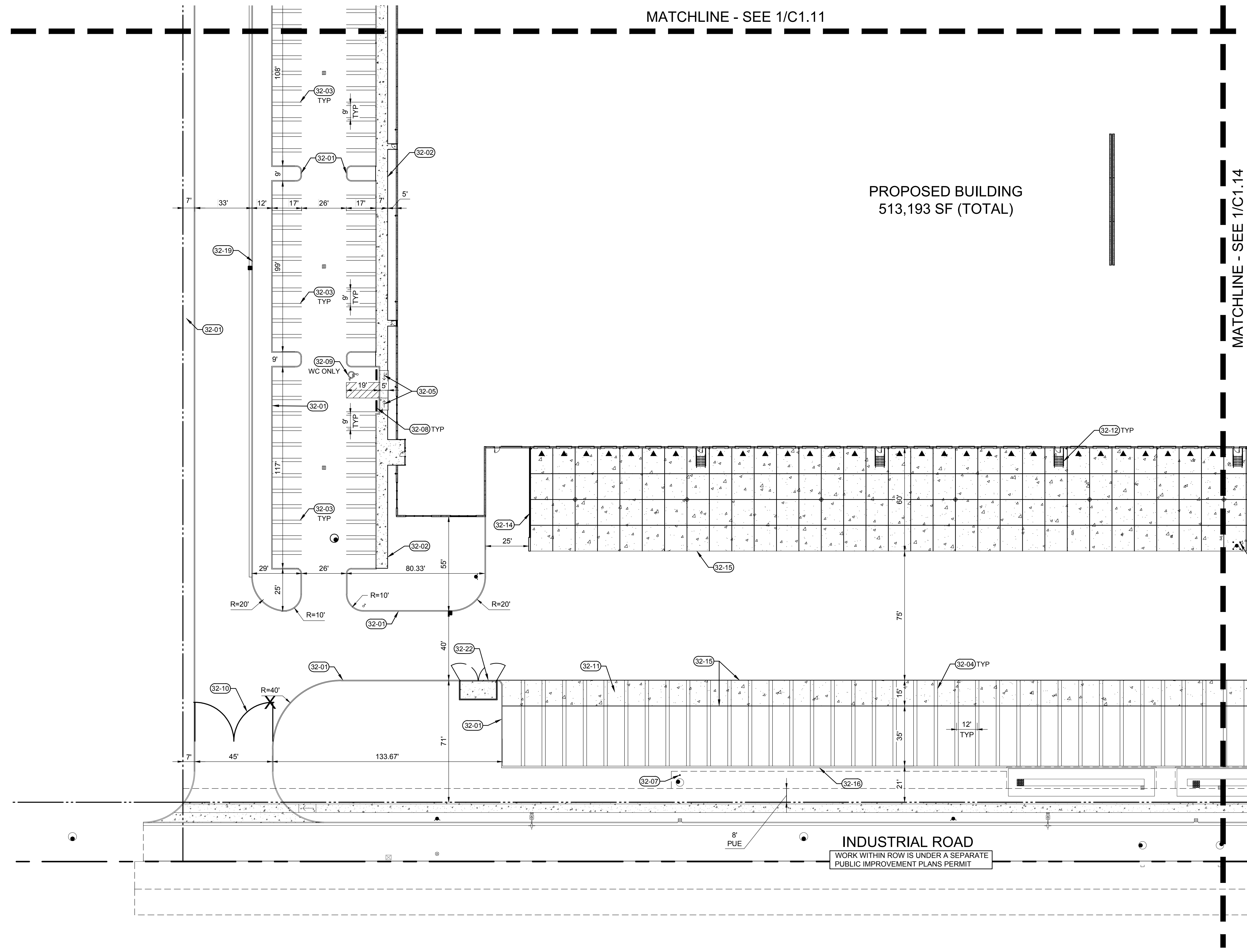
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DRAWN BY: AOC  
 CHECKED BY: NKB  
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**C1.12**

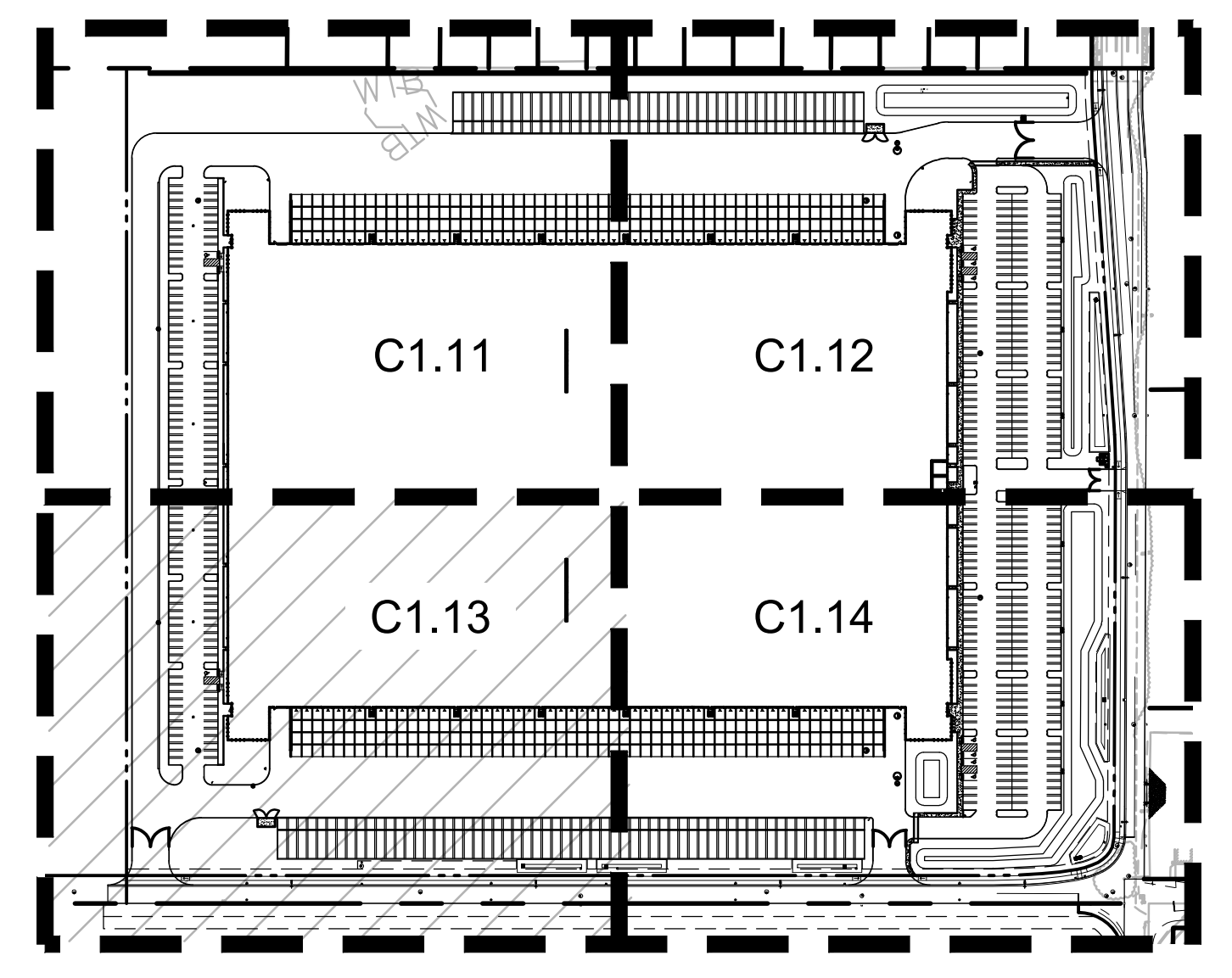
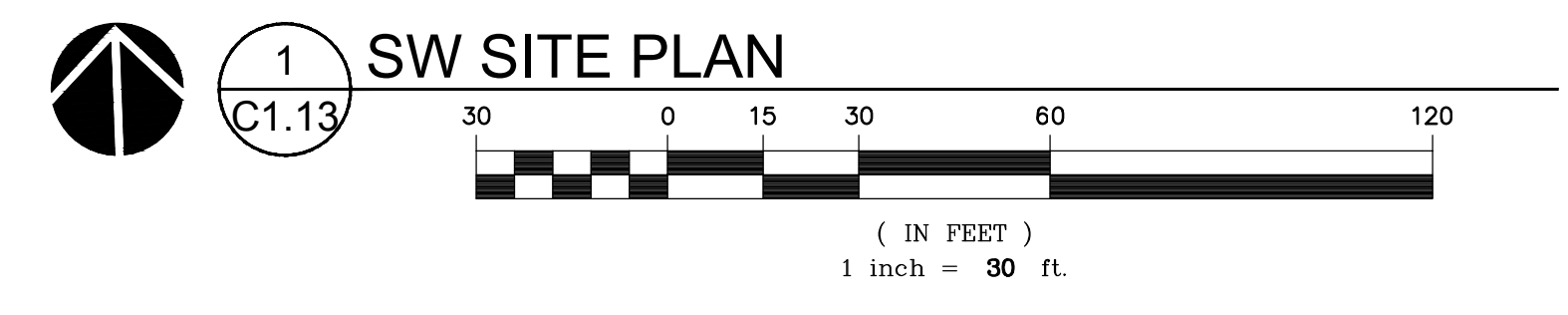
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**C1.13 KEYNOTES**

- 32-01 VERTICAL CURB PER 1/C5.10
- 32-02 SIDEWALK PER 8/C5.10
- 32-03 PARKING STALL DOUBLE STRIPING PER 12/C5.11
- 32-04 TRAILER PARKING DOUBLE STRIPING
- 32-05 PARALLEL CURB RAMP PER 3/C5.10
- 32-07 BOLLARD PER 4/C5.10
- 32-08 PRECAST WHEEL STOP PER 8/C5.10
- 32-09 ACCESSIBLE PARKING STALL PER 5/C5.10
- 32-10 SWING GATE PER 10/C5.10
- 32-11 CONCRETE DOLLY PAD
- 32-12 STAIR AND HANDRAIL. SEE ARCHITECTURAL PLANS
- 32-14 RETAINING WALL. DESIGN BUILD
- 32-15 ASPHALT TO CONCRETE TRANSITION PER 5/C5.11
- 32-16 REINFORCED CURB PER 3/C5.11
- 32-19 VERTICAL CURB AND GUTTER PER 4/C5.11
- 32-22 TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS



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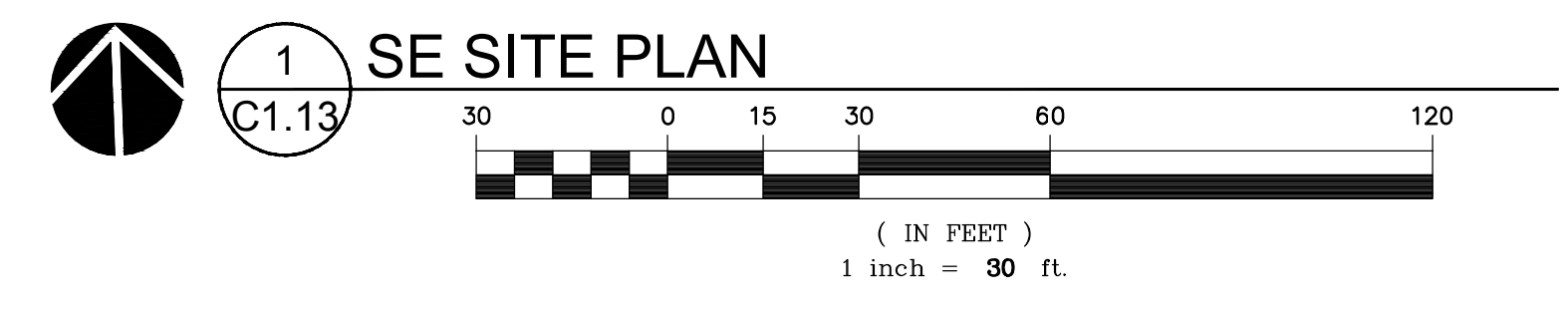
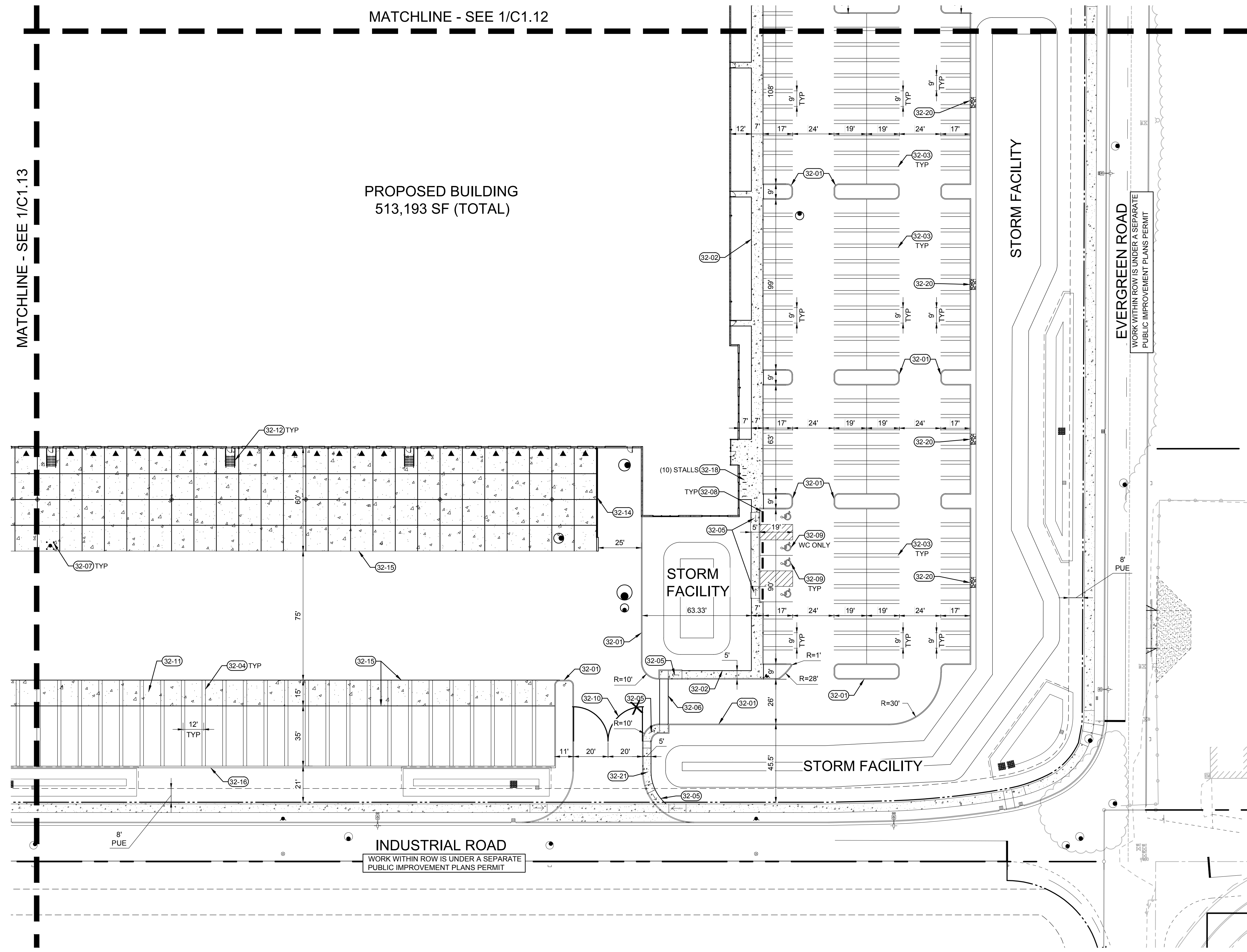
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 CHECKED BY: NKB  
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**C1.13**

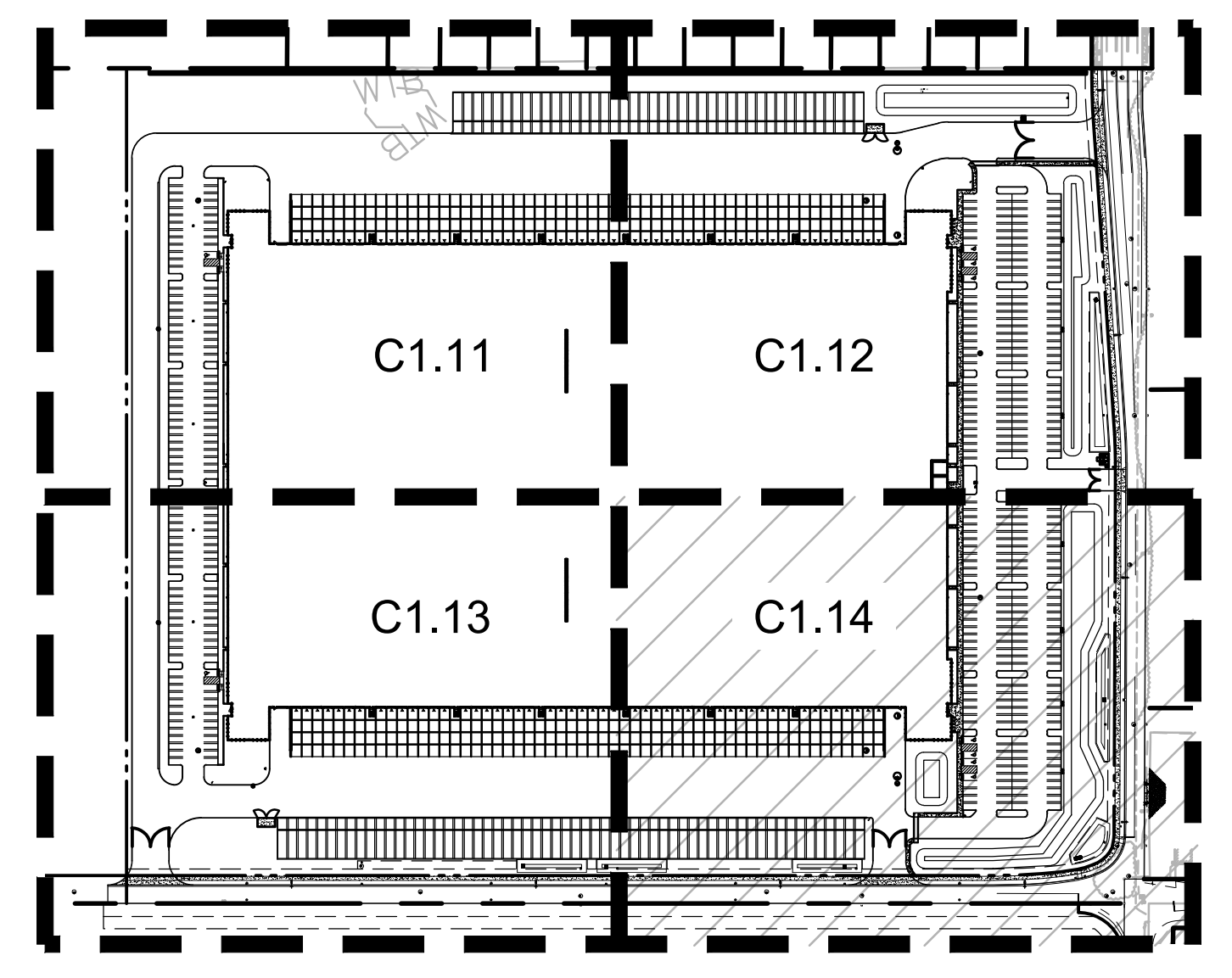
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**C1.14 KEYNOTES**

- 32-01 VERTICAL CURB PER 1/C5.10
- 32-02 SIDEWALK PER 9/C5.10
- 32-04 TRAILER PARKING DOUBLE STRIPING
- 32-05 PARALLEL CURB RAMP PER 3/C5.10
- 32-06 PAINTED 12" CROSSWALK STRIPING
- 32-07 BOLLARD PER 4/C5.10
- 32-08 PRECAST WHEEL STOP PER 8/C5.10
- 32-09 ACCESSIBLE PARKING STALL PER 5/C5.10
- 32-10 SWING GATE PER 10/C5.10
- 32-11 CONCRETE DOLLY PAD
- 32-12 STAIR AND HANDRAIL - SEE ARCHITECTURAL PLANS
- 32-14 RETAINING WALL - DESIGN BUILD
- 32-15 ASPHALT TO CONCRETE TRANSITION PER 5/C5.11
- 32-16 REINFORCED CURB PER 3/C5.11
- 32-18 BIKE PARKING
- 32-20 CURB BREAK PER 2/C5.11
- 32-21 THICKENED SIDEWALK BETWEEN CROSSWALK AND ROW, IF NON-REINFORCED CONCRETE ON 6" AGGREGATE BASE



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REVISION SCHEDULE		
Delta	Issued As	Issue Date
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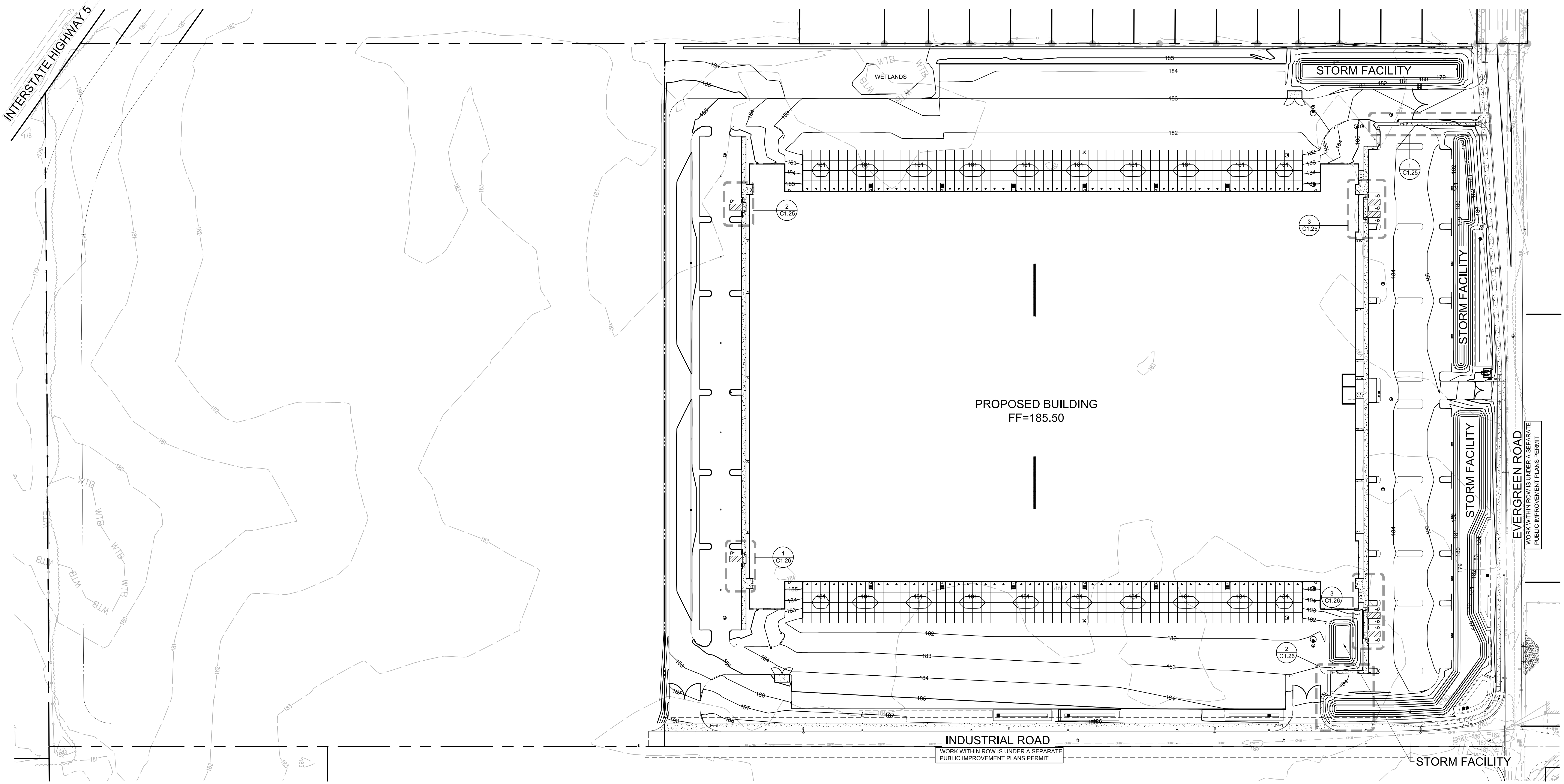
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DRAWN BY: AOC  
 CHECKED BY: NKB  
 SHEET

**C1.14**

JOB NO. **2220085.00**





**1 OVERALL GRADING PLAN**  
 C1.20  
 60 0 30 60 120 240  
 ( IN FEET )  
 1 inch = 60 ft.

WORK WITHIN ROW IS UNDER A SEPARATE  
 PUBLIC IMPROVEMENT PLANS PERMIT

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REVISION SCHEDULE		
Delta	Issued As	Issue Date

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**OVERALL  
 GRADING PLAN**

DRAWN BY: AOC, SAO

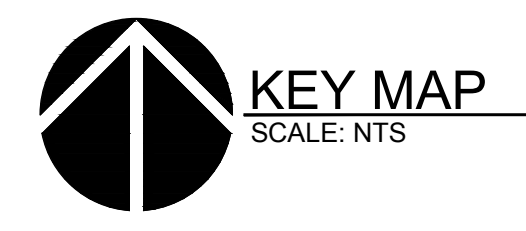
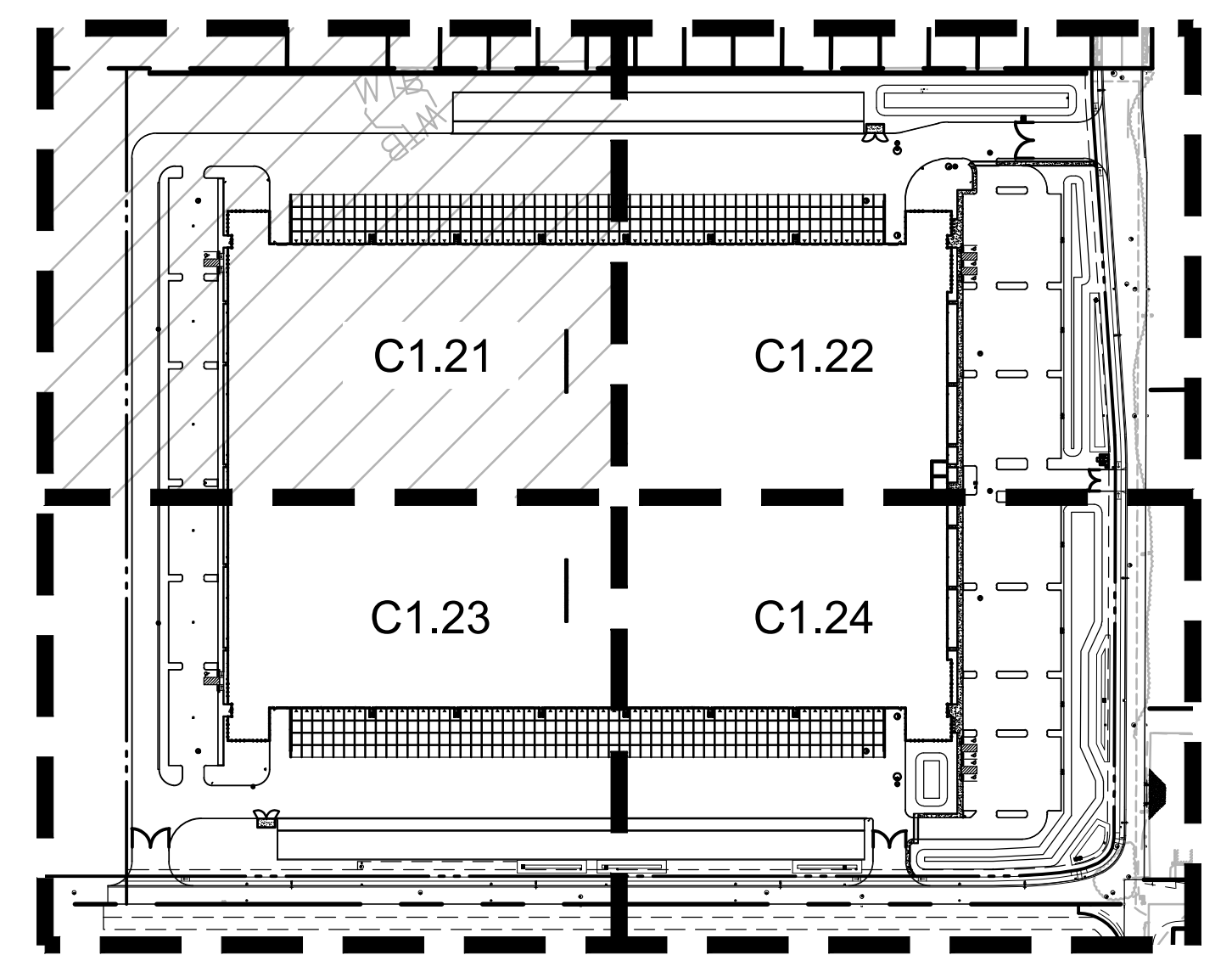
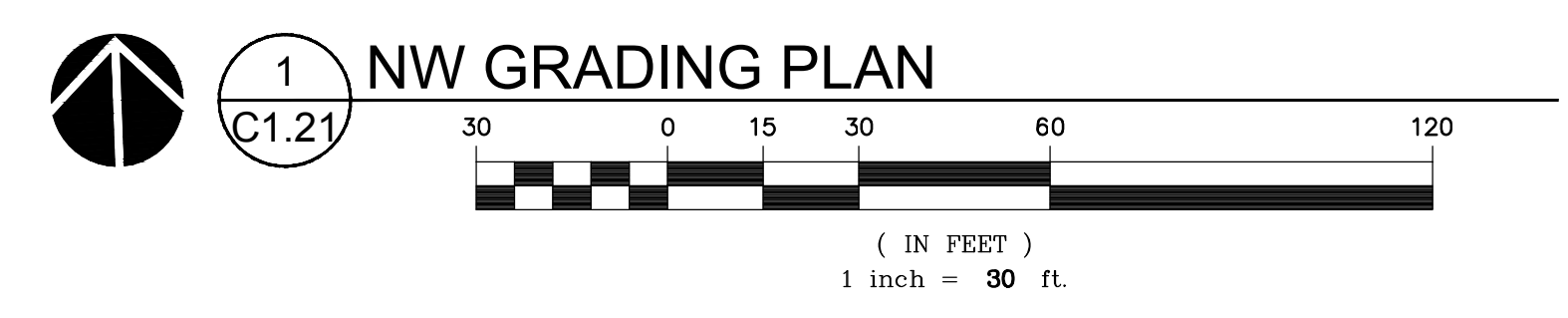
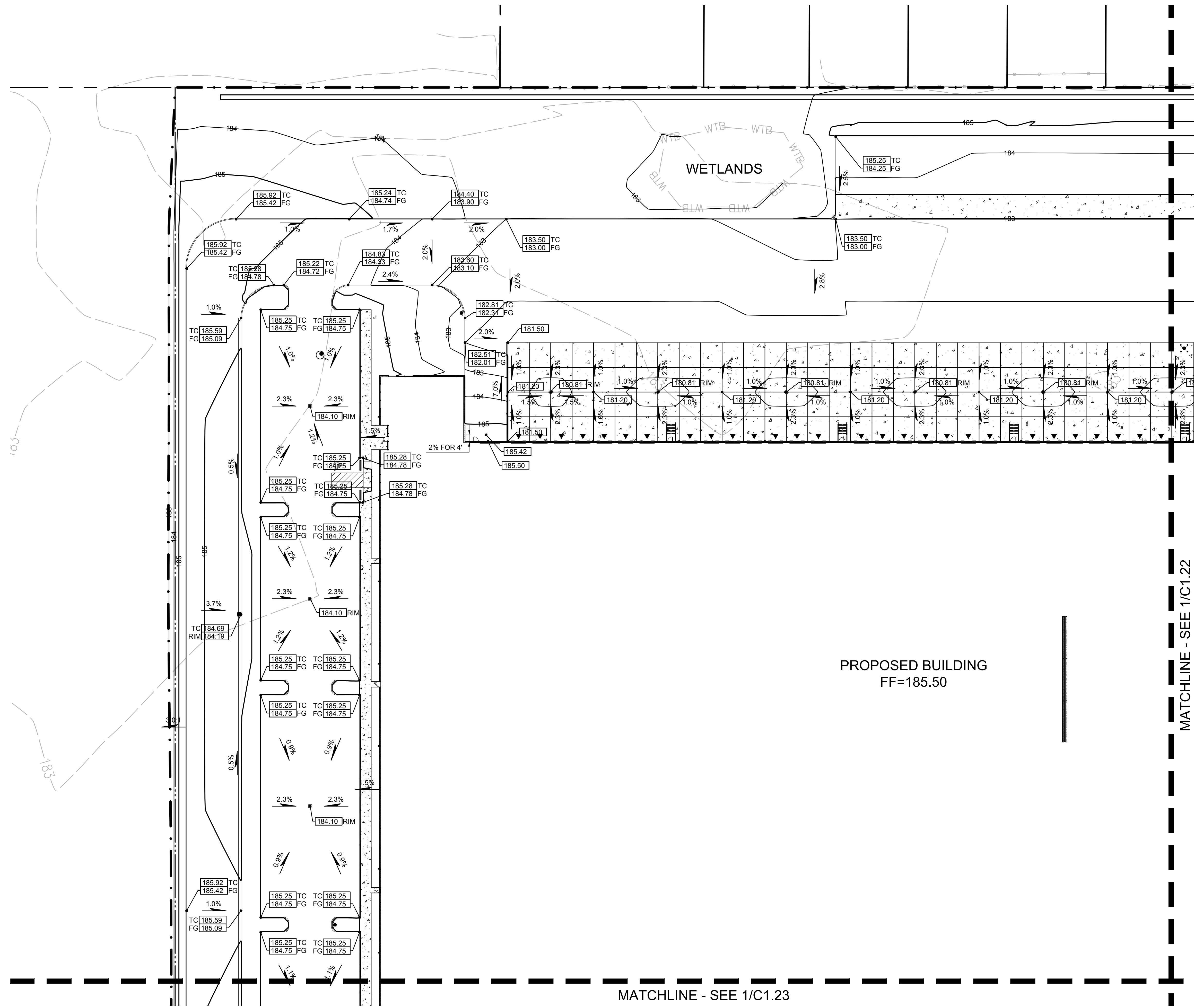
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SHEET

**C1.20**

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REVISION SCHEDULE		
Delta	Issued As	Issue Date

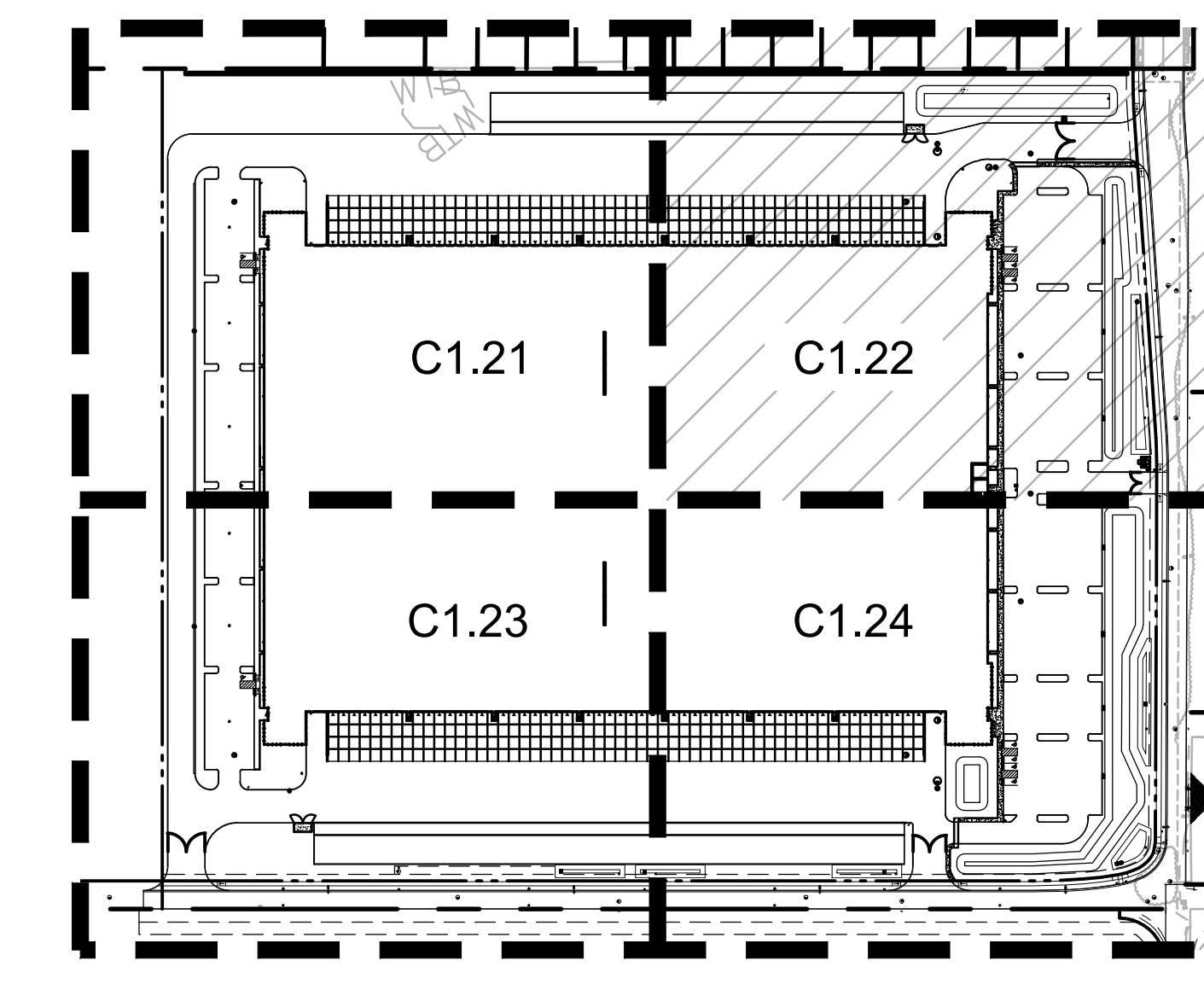
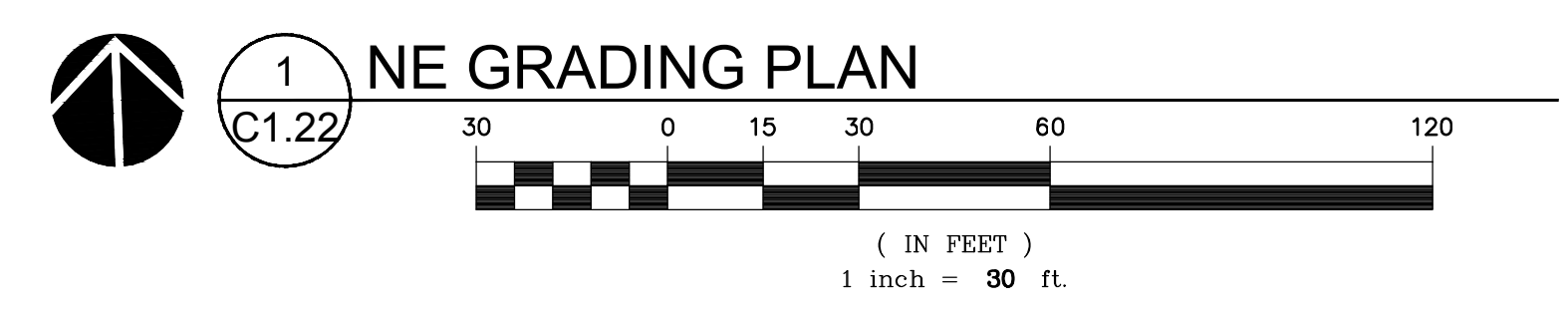
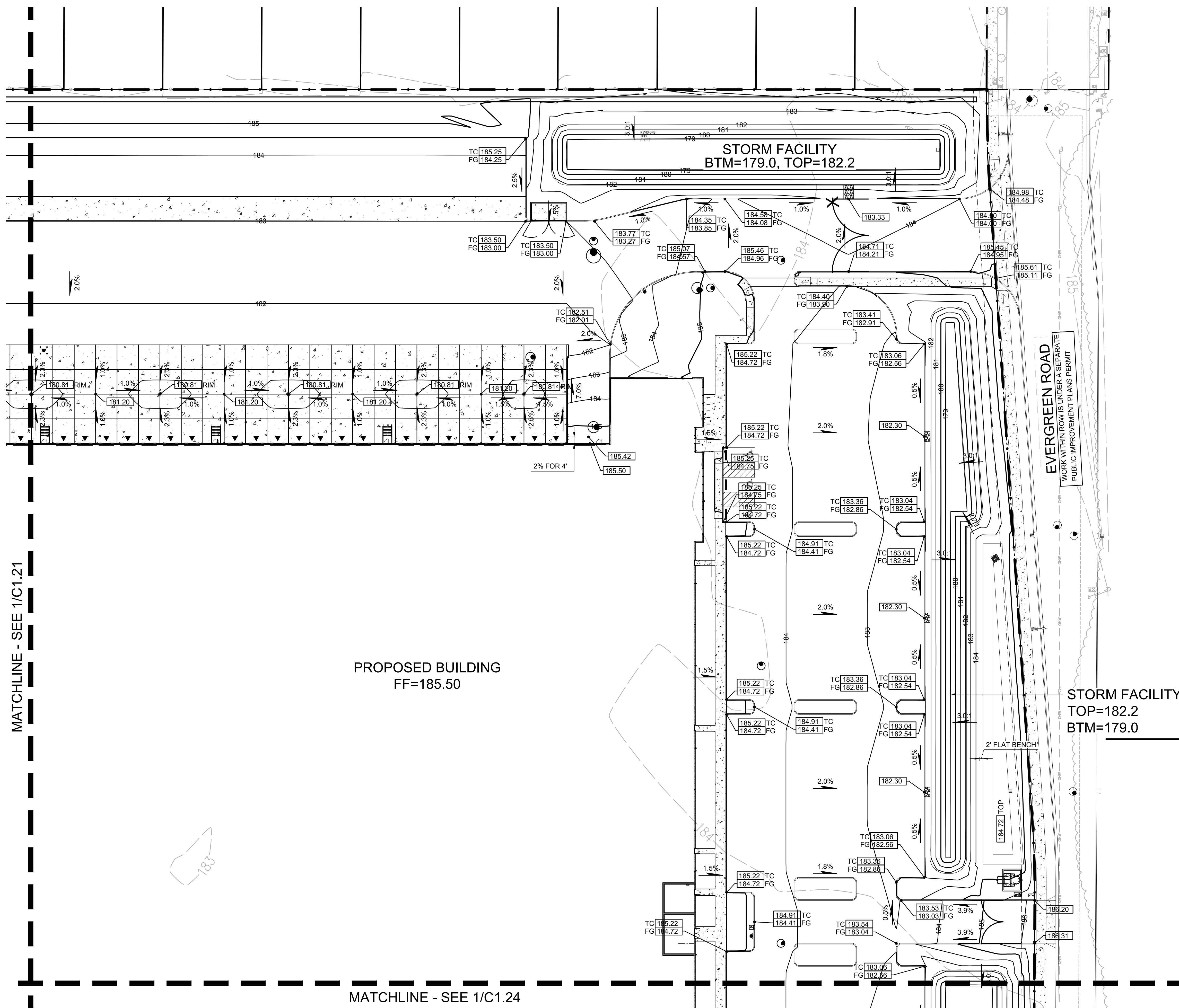
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**NW GRADING  
 PLAN**

DRAWN BY: AOC  
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 SHEET

**C1.21**

JOB NO. **2220085.00**





**KEY MAP**  
SCALE: NTS

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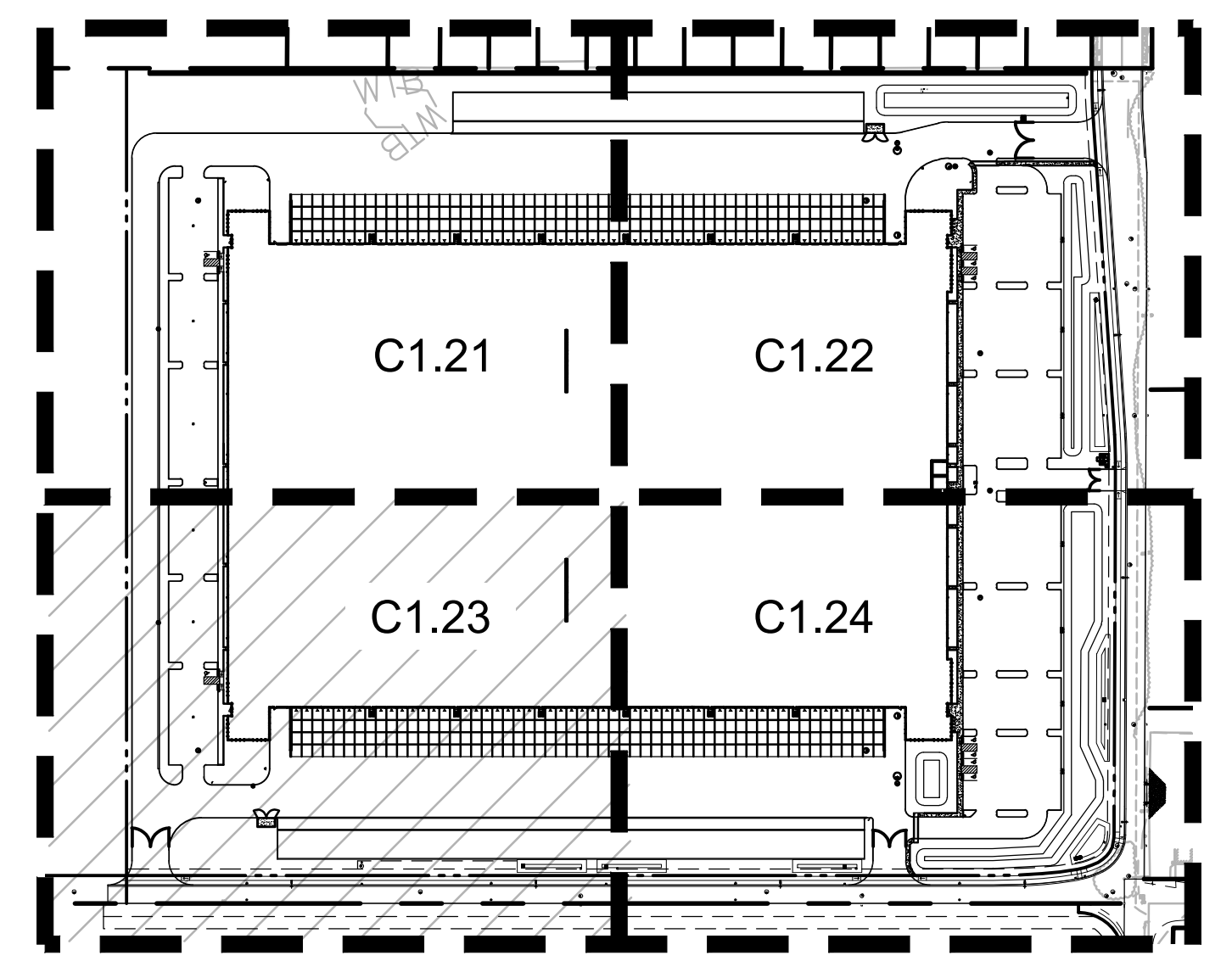
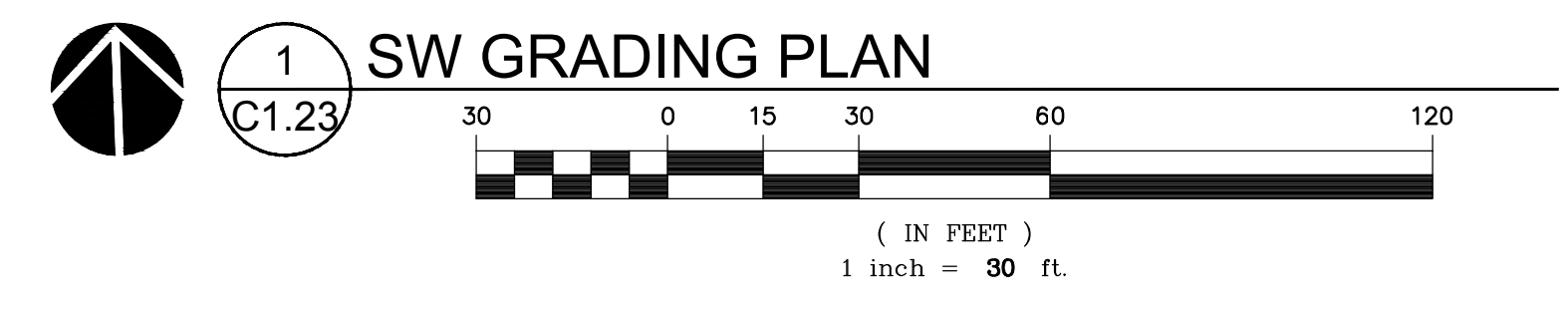
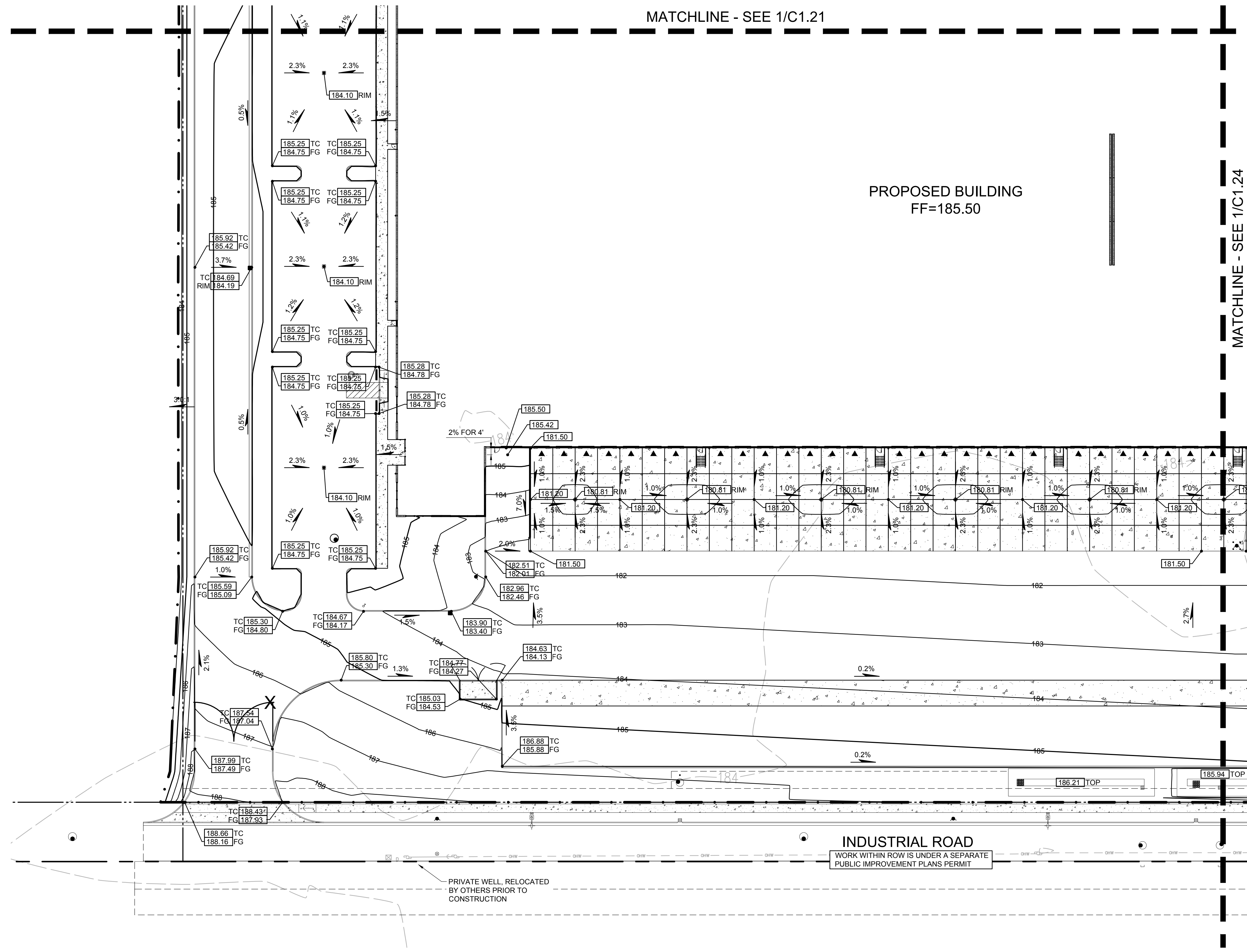
REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**NE GRADING  
PLAN**

DRAWN BY: AOC  
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**C1.22**





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REVISION SCHEDULE		
Delta	Issued As	Issue Date

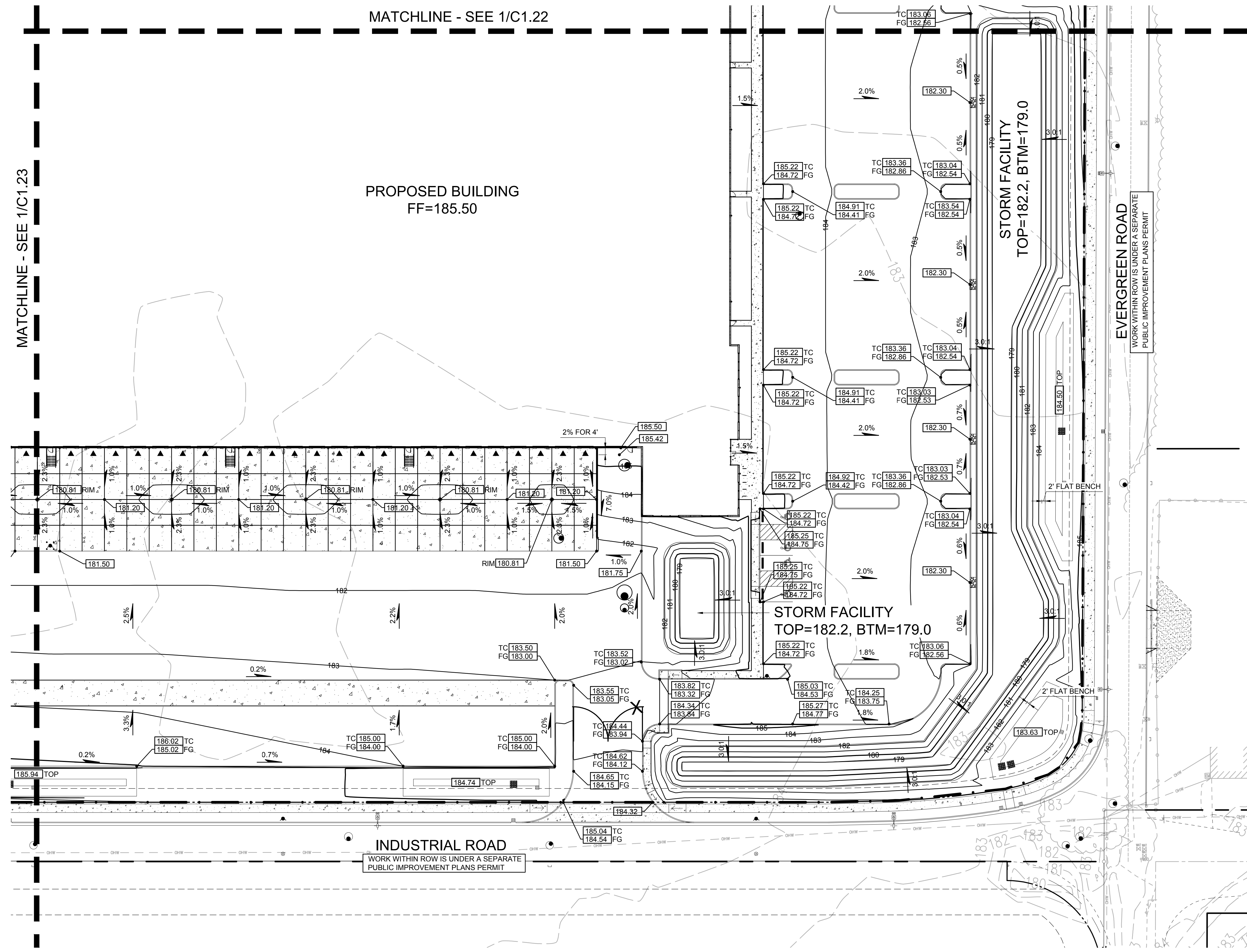
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**SW GRADING  
 PLAN**

DRAWN BY: AOC  
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**C1.23**

JOB NO. **2220085.00**





MATCHLINE - SEE 1/C1.23

MATCHLINE - SEE 1/C1.22

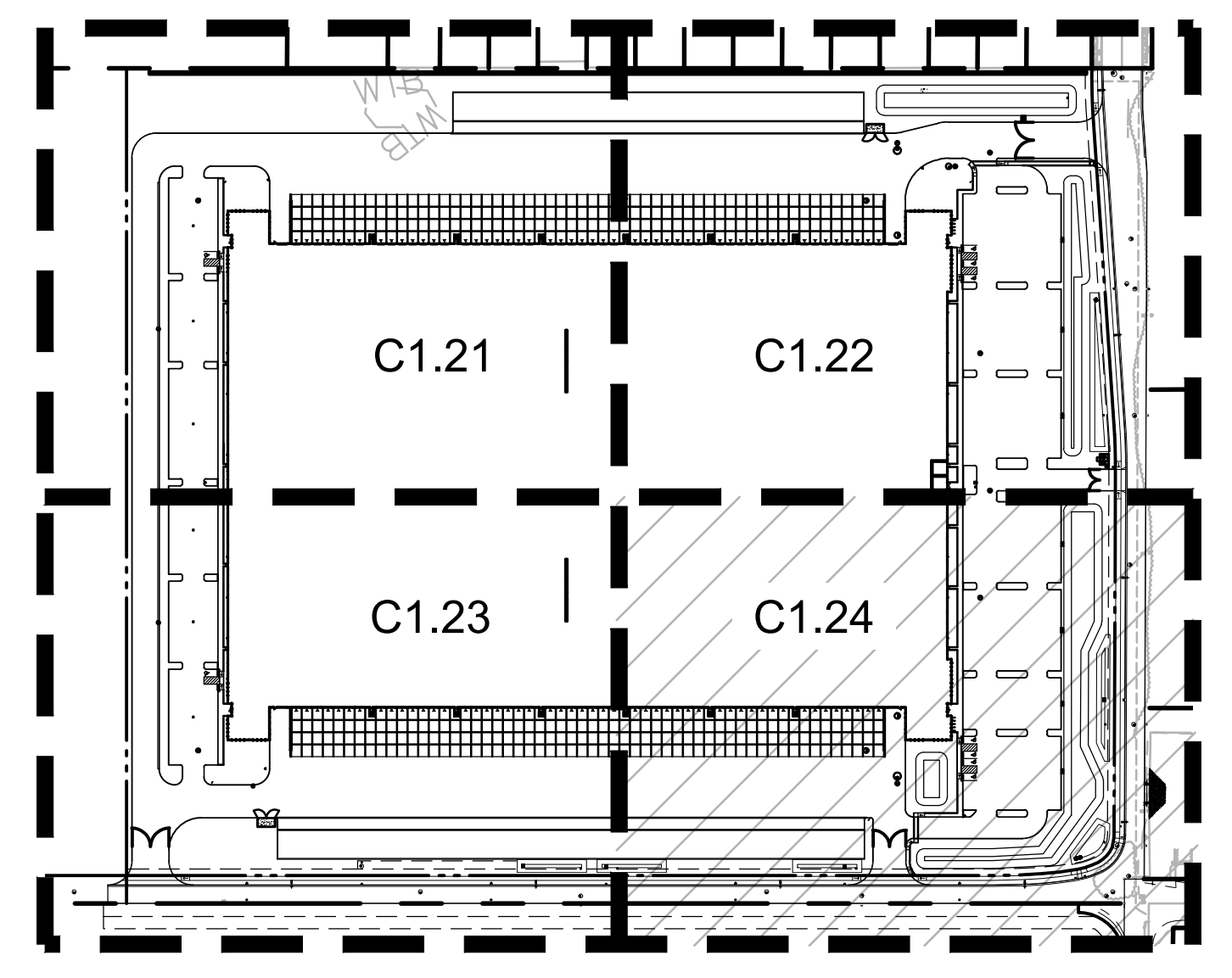
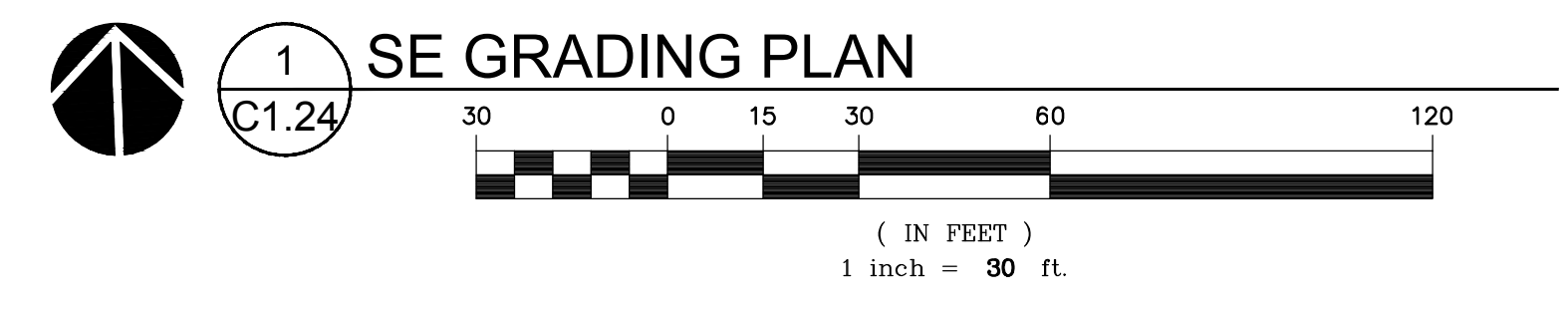
PROPOSED BUILDING  
 FF=185.50

STORM FACILITY  
 TOP=182.2, BTM=179.0

STORM FACILITY  
 TOP=182.2, BTM=179.0

EVERGREEN ROAD  
 WORK WITHIN ROW IS UNDER A SEPARATE  
 PUBLIC IMPROVEMENT PLANS PERMIT

INDUSTRIAL ROAD  
 WORK WITHIN ROW IS UNDER A SEPARATE  
 PUBLIC IMPROVEMENT PLANS PERMIT



**KEY MAP**  
 SCALE: NTS

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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**SE GRADING  
 PLAN**

DRAWN BY: AOC

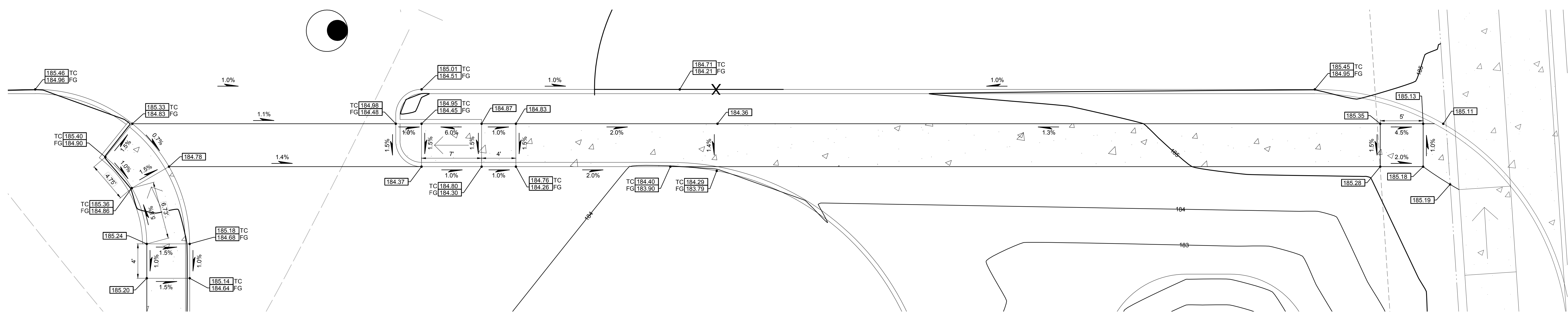
CHECKED BY: NKB

SHEET

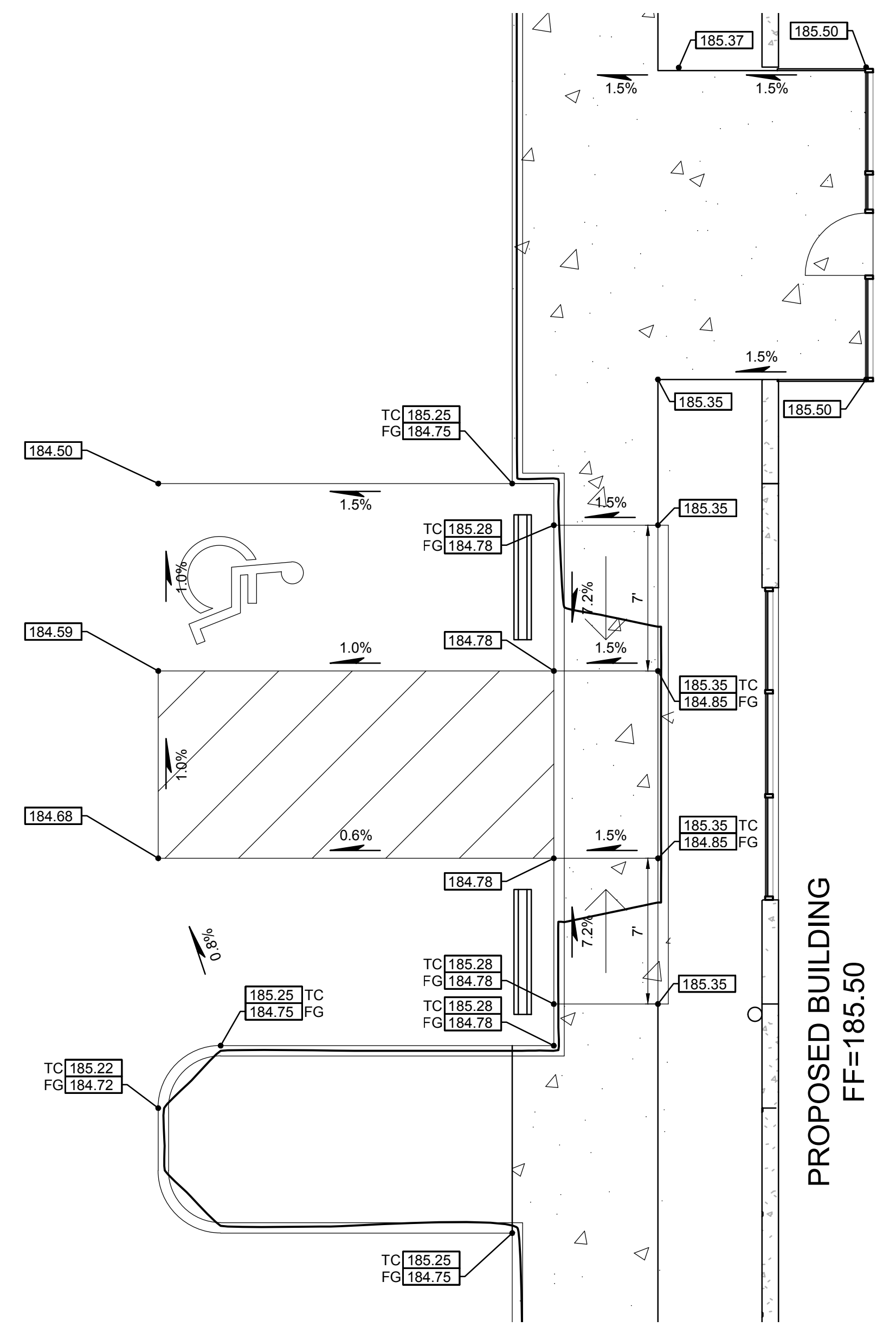
**C1.24**

JOB NO. **2220085.00**

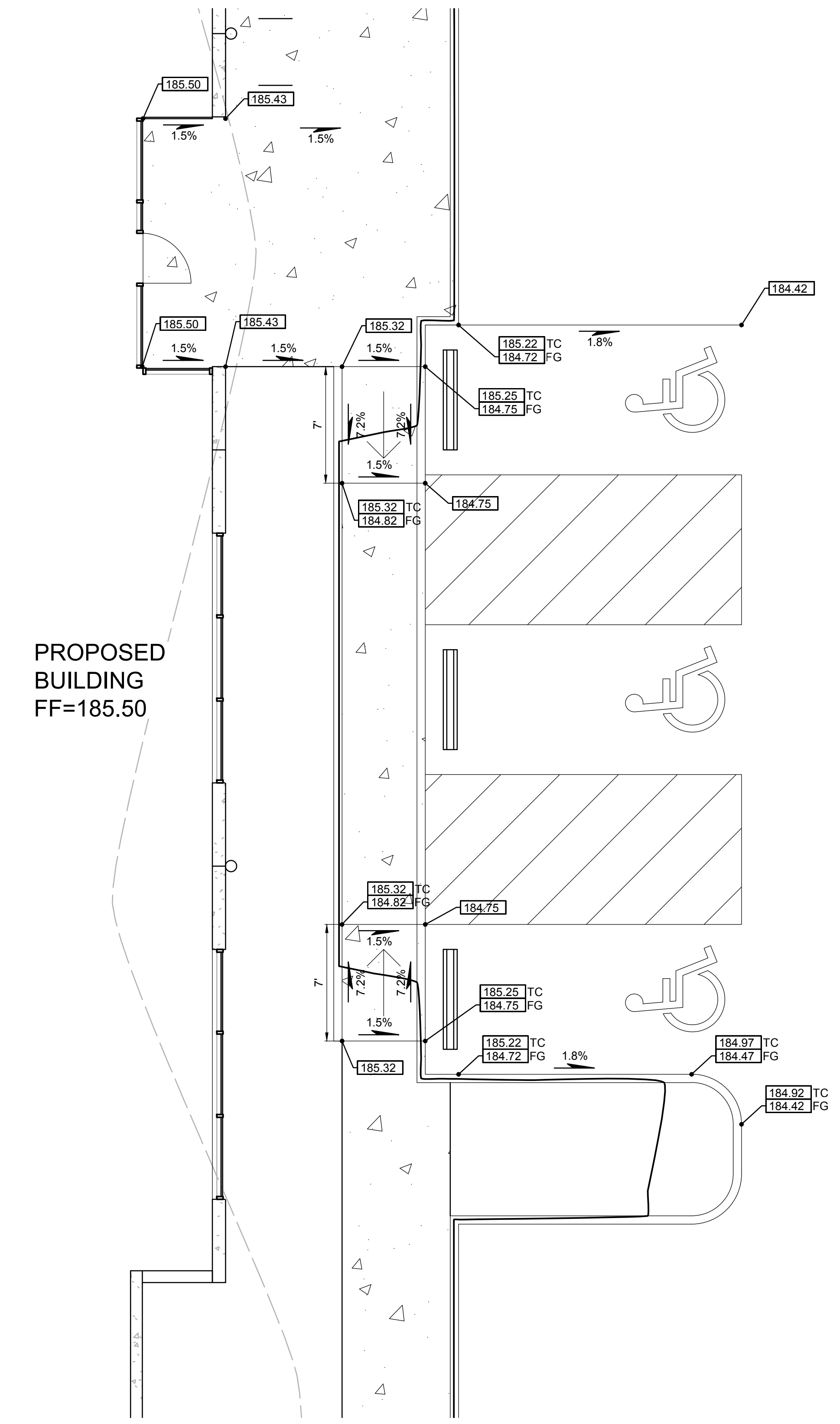




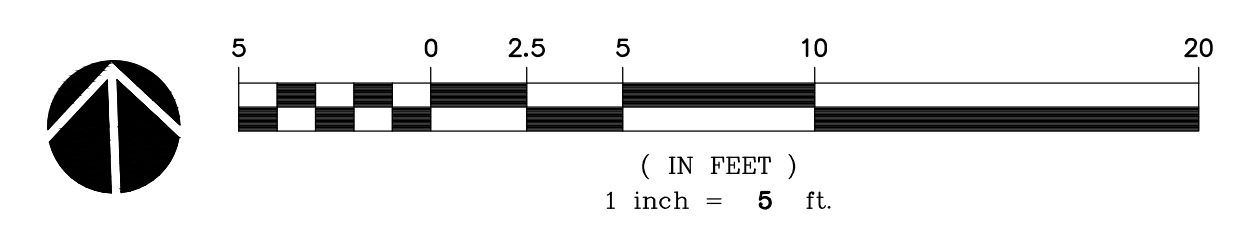
1 ACCESSIBLE GRADING PLAN  
C1.25



2 ACCESSIBLE GRADING PLAN  
C1.25



3 ACCESSIBLE GRADING PLAN  
C1.26



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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**ACCESSIBLE  
GRADING PLAN**

DRAWN BY: AOC

CHECKED BY: NKB

SHEET

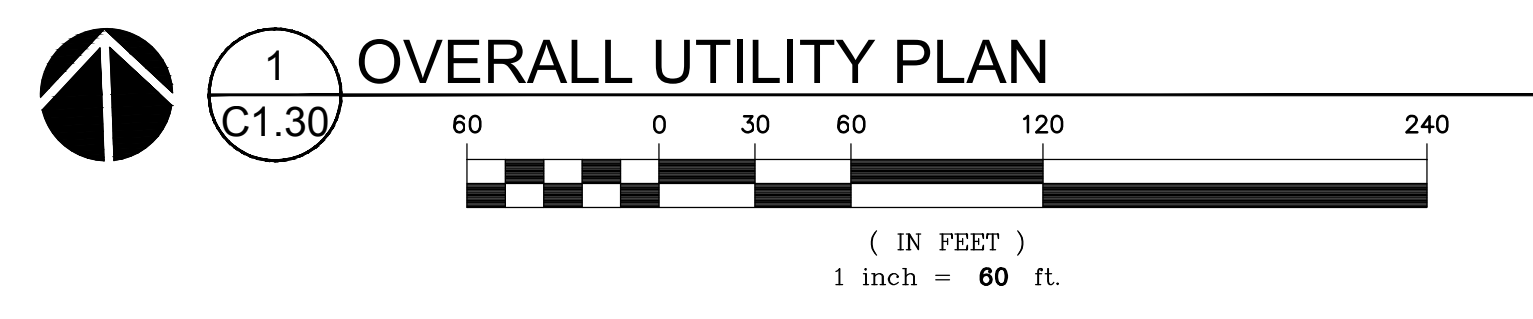
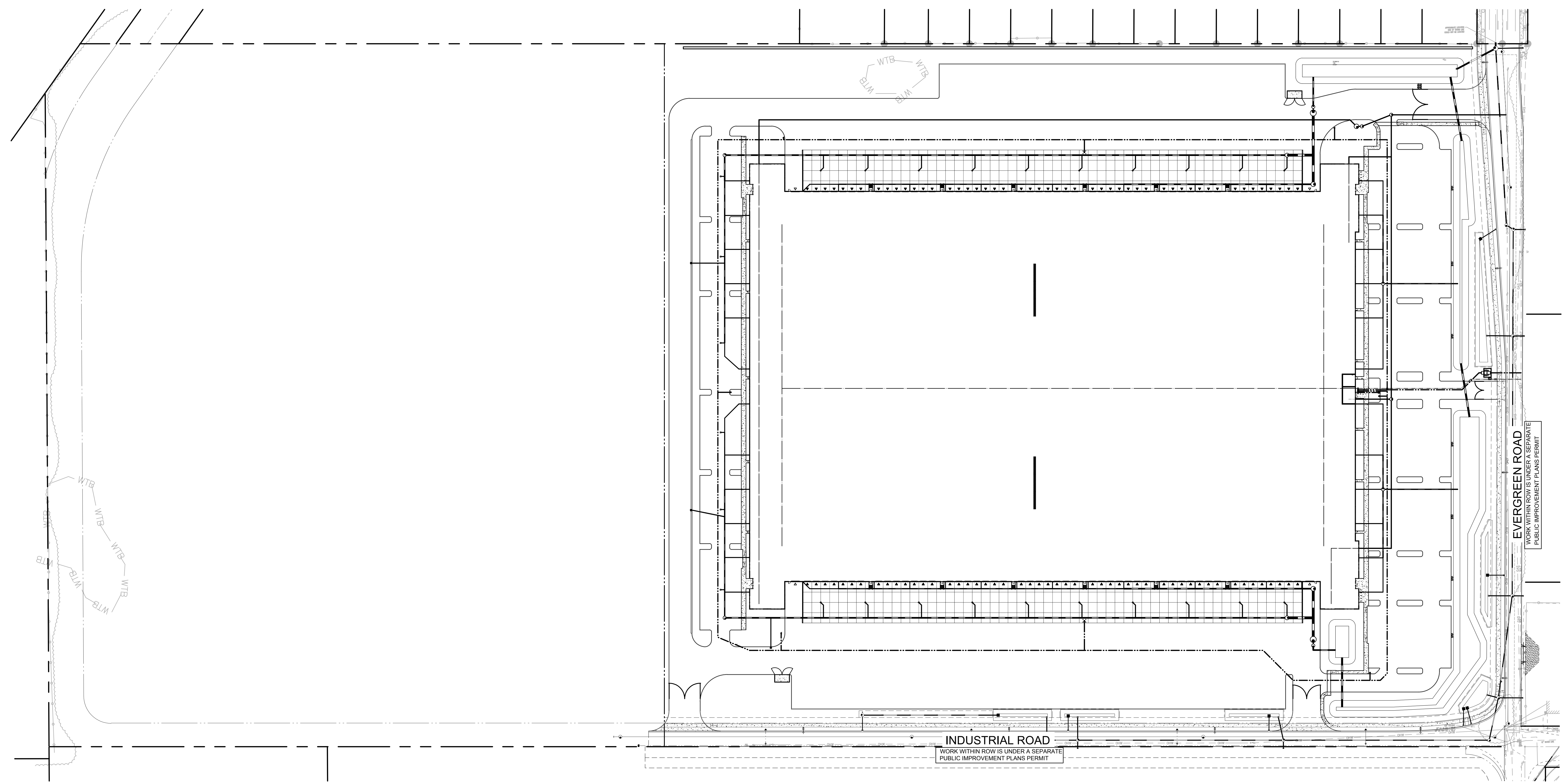
**C1.25**

JOB NO. **2220085.00**









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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**OVERALL  
 UTILITY PLAN**

DRAWN BY: AOC, SAO

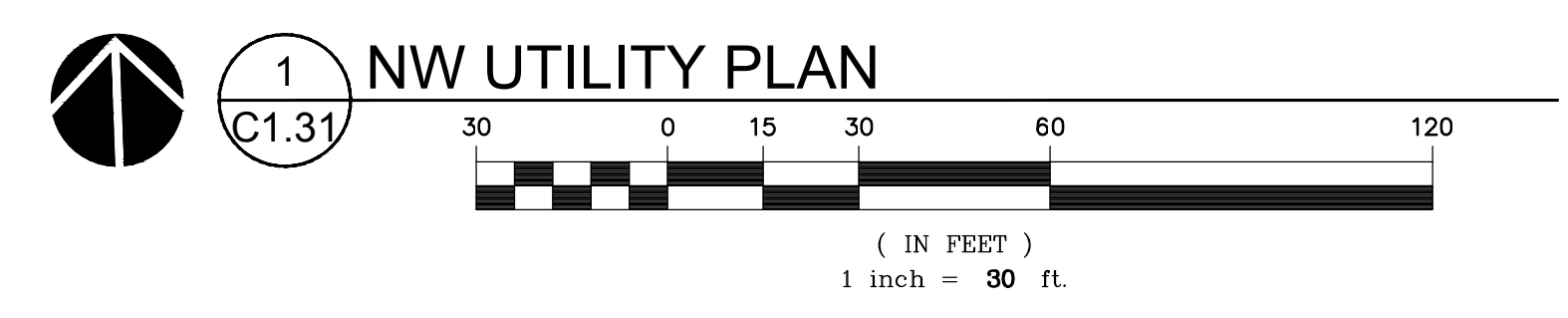
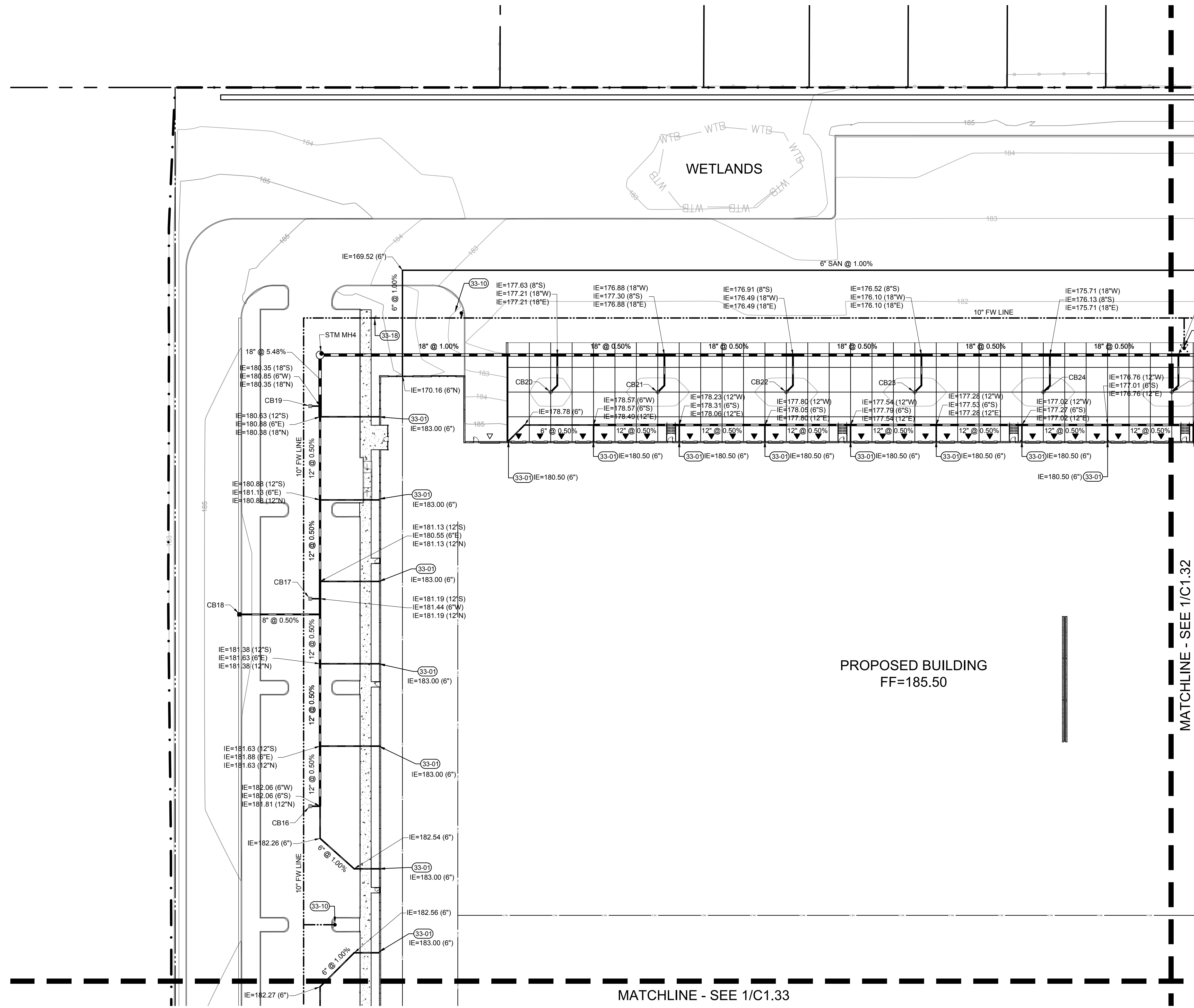
CHECKED BY: NKB

SHEET

**C1.30**

JOB NO. **2220085.00**





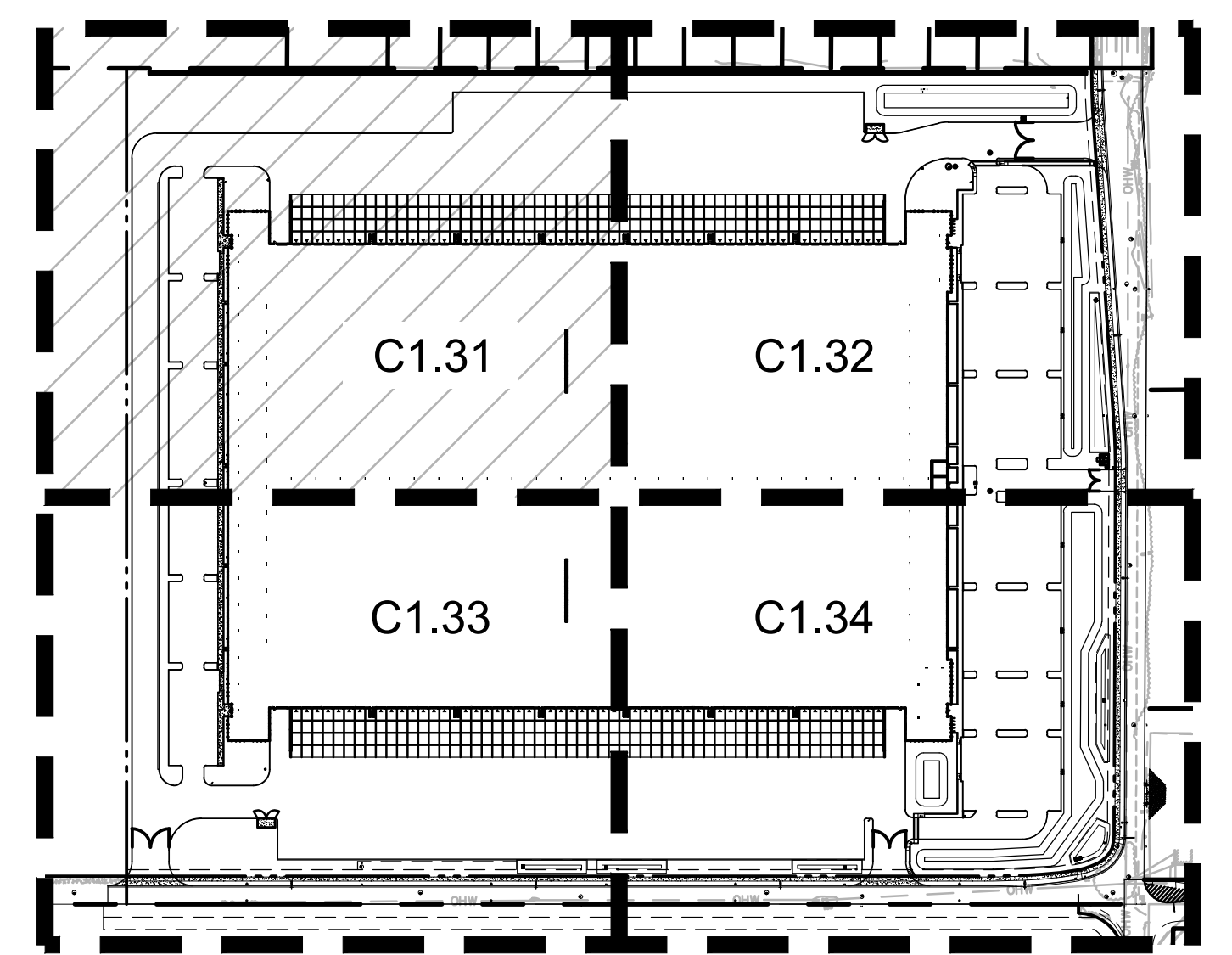
**C1.31 KEYNOTES**

- 33-01 DOWNSPOUT PER 14/C5.10
- 33-04 SANITARY BUILDING CONNECTION
- 33-10 FIRE HYDRANT PER CITY OF WOODBURN 5070-1
- 33-18 POST INDICATOR VALVE PER 15/C5.11

**STRUCTURES TABLE**

CATCH BASIN TABLE	
NAME	DETAILS
CB16	RIM = 184.11, 6", INV OUT = 182.09
CB17	RIM = 184.10, 6", INV OUT = 182.08
CB18	RIM = 184.19, 8", INV OUT = 181.64
CB19	RIM = 184.10, 6", INV OUT = 182.08
CB20	RIM = 180.81, 8", INV OUT = 177.75
CB21	RIM = 180.81, 8", INV OUT = 177.42
CB22	RIM = 180.81, 8", INV OUT = 177.12
CB23	RIM = 180.81, 8", INV OUT = 177.12
CB24	RIM = 180.81, 8", INV OUT = 177.12

MANHOLE TABLE	
MANHOLE	DETAILS
STM MH4	RIM = 184.44 INV IN (18"S) = 178.65 INV OUT (18"E) = 178.65



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Delta	Issued As	Issue Date

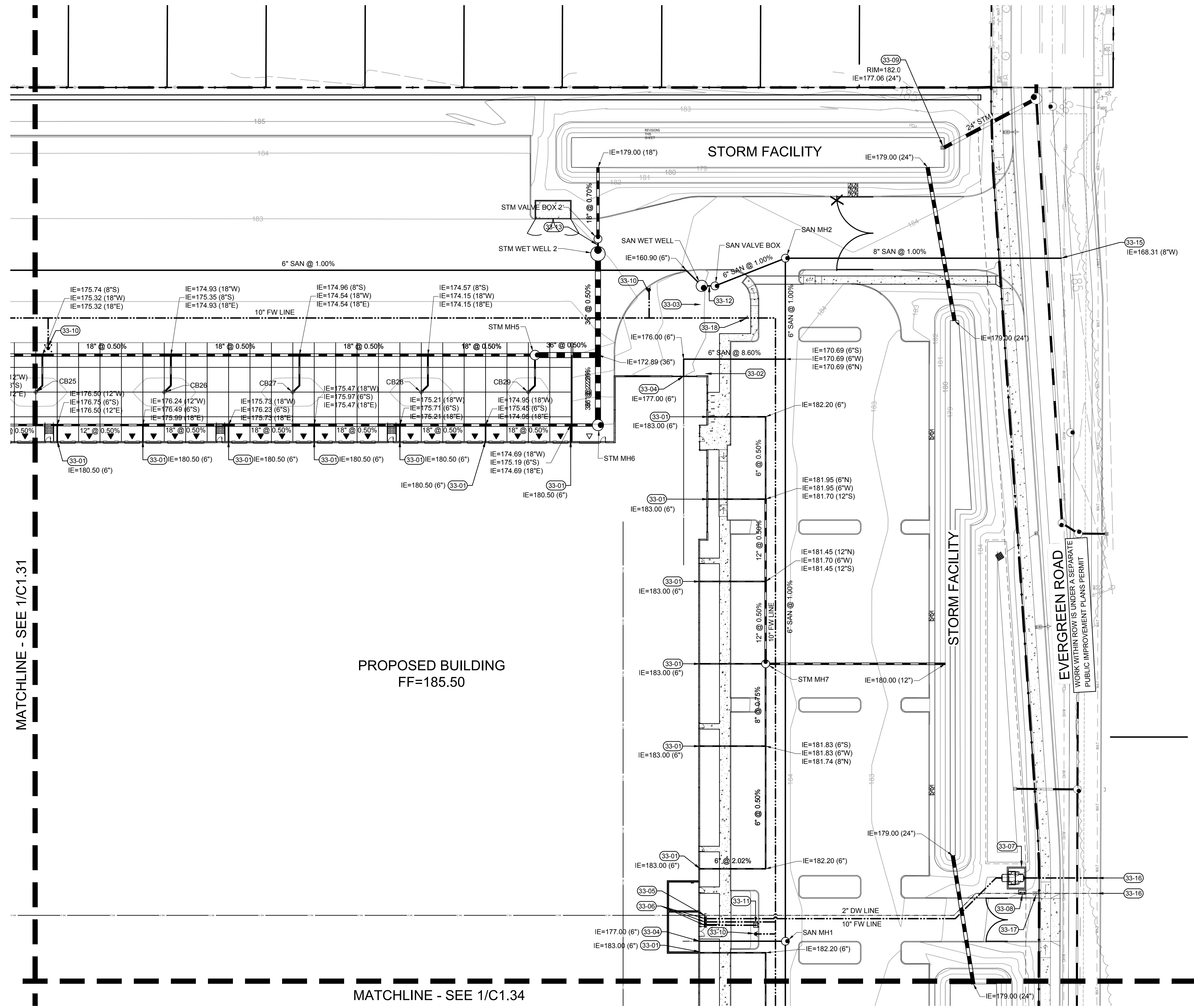
SHEET TITLE:  
**NW UTILITY  
PLAN**

DRAWN BY: AOC  
CHECKED BY: NKB  
SHEET

**C1.31**

JOB NO. **2220085.00**





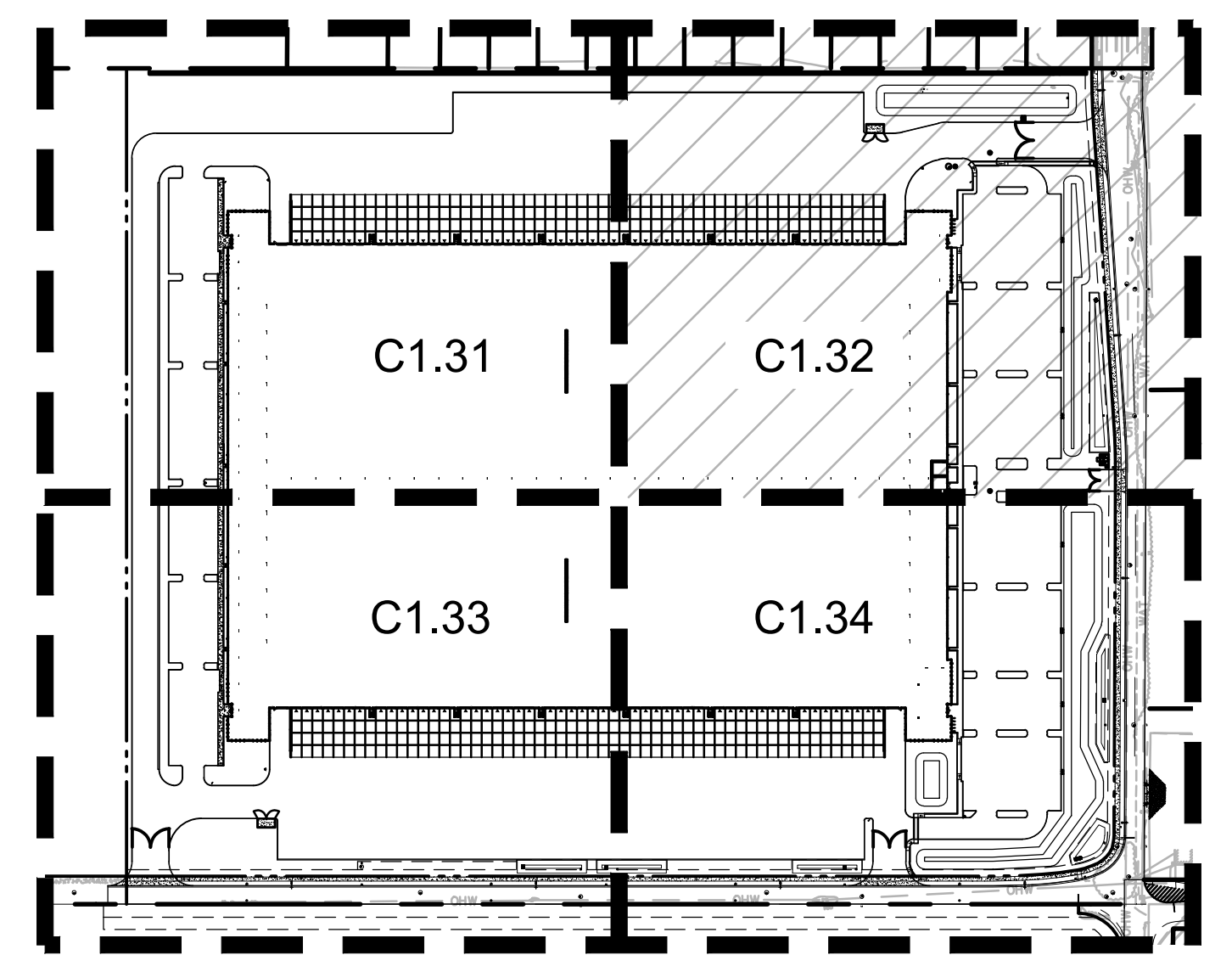
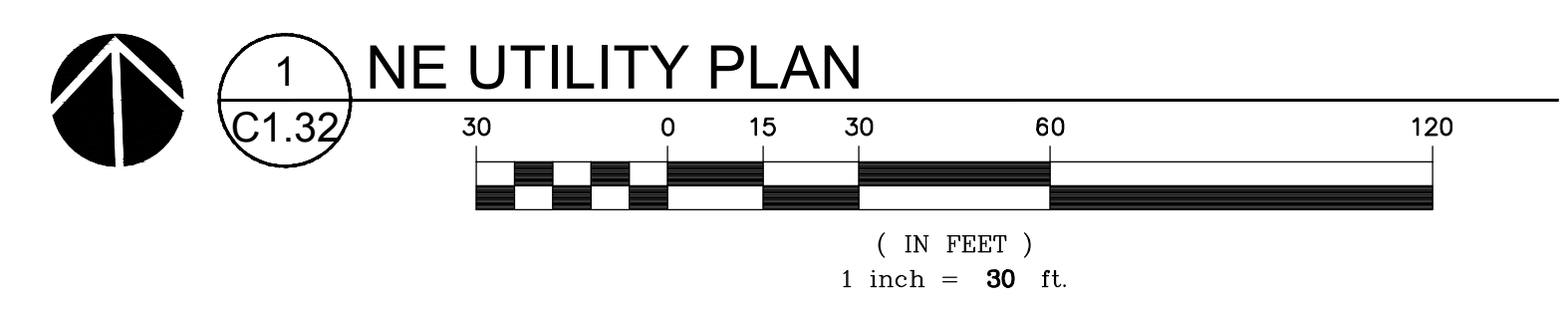
**C1.32 KEYNOTES**

- 33-01 DOWNSPOUT PER 14/C5.10
- 33-02 2" SIXTEEN FOOT HIGH VENT LOCATION FROM SAN PUMP STATION, 40' MAX HORIZONTAL RUN
- 33-03 PUMP STATION CONTROL PANEL, COORDINATE WITH ARCHITECT & OWNER
- 33-04 SANITARY BUILDING CONNECTION
- 33-05 DOMESTIC WATER BUILDING CONNECTION
- 33-06 FIRE WATER BUILDING CONNECTION
- 33-07 FIRE SERVICE VAULT PER CITY OF WOODBURN 5070-2, 12" DCDA
- 33-08 DOUBLE CHECK VALVE AND BOX PER 13/C5.11
- 33-09 DITCH INLET PER 6/C5.11
- 33-10 FIRE HYDRANT PER CITY OF WOODBURN 5070-1
- 33-11 FIRE DEPARTMENT CONNECTION PER 1/C5.11
- 33-12 SANITARY LIFT STATION, SEE DETAIL 8/C5.11, 3" PUMP DISCHARGE
- 33-13 STORM LIFT STATION #2 - NORTH, SEE DETAIL 9/C5.11, 8" PUMP DISCHARGE
- 33-15 SANITARY MAIN CONNECTION, SEE PUBLIC PLANS
- 33-16 WATER MAIN CONNECTION, SEE PUBLIC PLANS
- 33-17 WATER METER PER CITY OF WOODBURN 5000-4
- 33-18 POST INDICATOR VALVE PER 15/C5.11

**STRUCTURES TABLE**

CATCH BASIN TABLE	
NAME	DETAILS
CB25	RIM = 180.81, 8", INV OUT = 177.12
CB26	RIM = 180.81, 8", INV OUT = 177.12
CB27	RIM = 180.81, 8", INV OUT = 177.12
CB28	RIM = 180.81, 8", INV OUT = 177.12
CB29	RIM = 180.81, 8", INV OUT = 177.12

MANHOLE TABLE	
MANHOLE	DETAILS
SAN MH1	RIM = 184.16 INV IN (6"S) = 174.33 INV IN (6"W) = 174.33 INV OUT (6"N) = 174.23
SAN MH2	RIM = 184.55 INV IN (6"W) = 170.08 INV IN (6"S) = 170.08 INV OUT (8"E) = 169.98
SAN VALVE BOX	RIM = 184.64 INV OUT (6"E) = 170.54
SAN WET WELL	RIM = 184.45 INV IN (6"NW) = 160.77
STM MH5	RIM = 181.33 INV IN (18"W) = 173.83 INV IN (8"S) = 174.25 INV OUT (38"E) = 173.08
STM MH6	RIM = 185.05 INV IN (18"W) = 174.61 INV OUT (38"N) = 173.86
STM MH7	RIM = 184.31 INV IN (6"W) = 181.45 INV IN (12"N) = 181.20 INV IN (8"S) = 181.37 INV OUT (12"E) = 181.20
STM VALVE BOX 2	RIM = 183.67 INV OUT (18"N) = 179.30
STM WET WELL 2	RIM = 182.66 INV IN (36"S) = 172.58



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REVISION SCHEDULE		
Delta	Issued As	Issue Date

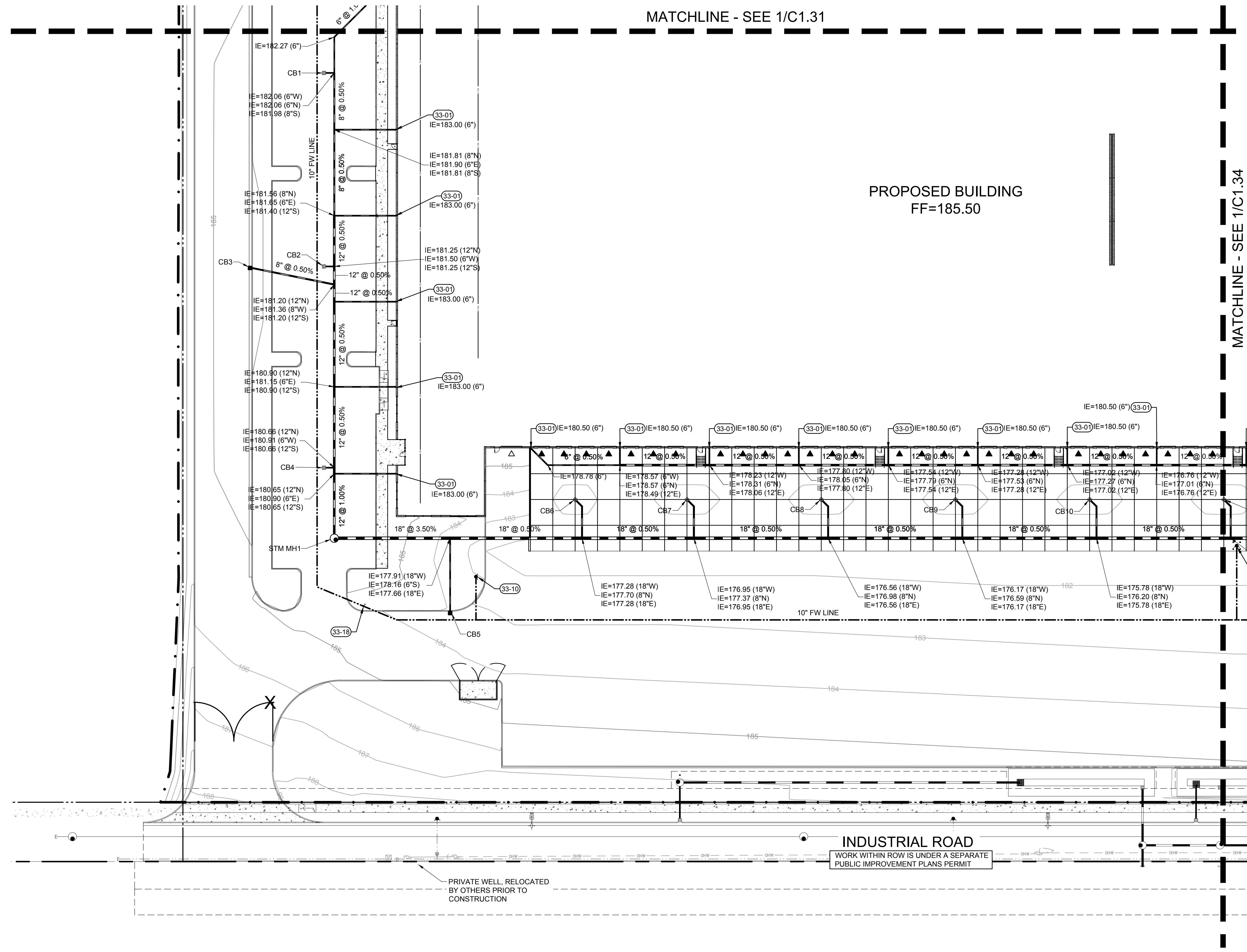
SHEET TITLE:  
**NE UTILITY  
PLAN**

DRAWN BY: AOC  
CHECKED BY: NKB  
SHEET



**C1.32**





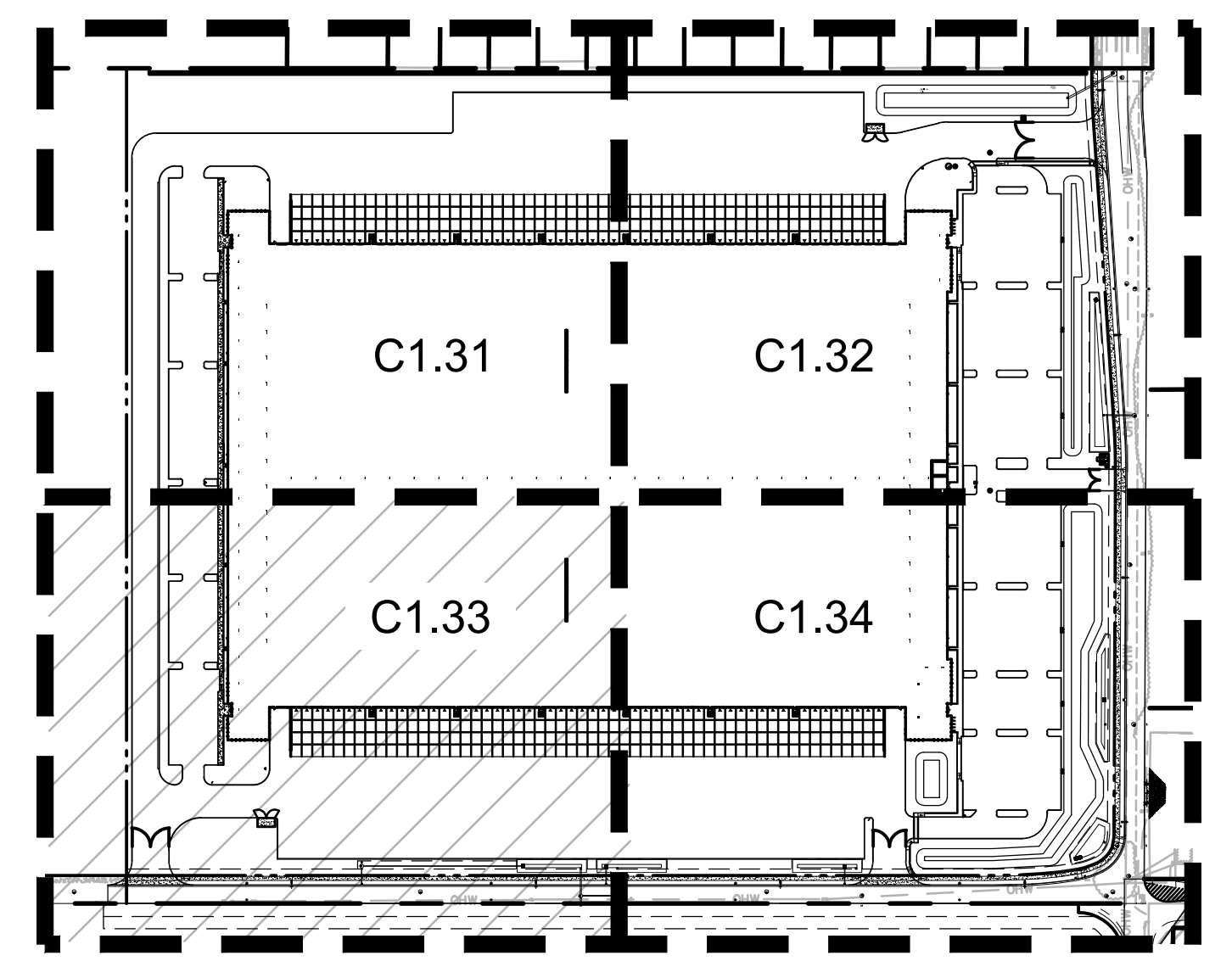
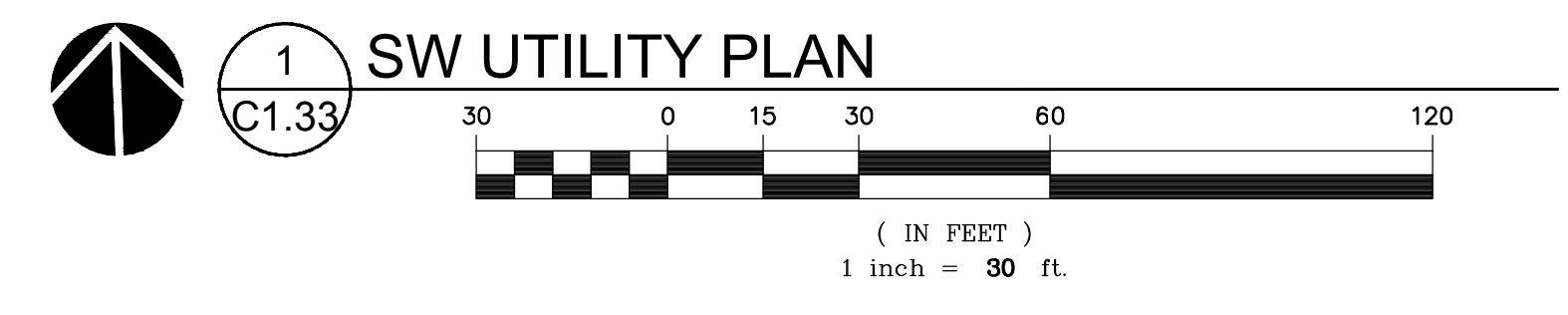
**C1.33 KEYNOTES**

- 33-01 DOWNSPOUT PER 14/C5.10
- 33-04 SANITARY BUILDING CONNECTION
- 33-10 FIRE HYDRANT PER CITY OF WOODBURN 5070-1
- 33-18 POST INDICATOR VALVE PER 15/C5.11

**STRUCTURES TABLE**

CATCH BASIN TABLE	
NAME	DETAILS
CB1	RIM = 184.10, 6", INV OUT = 182.08
CB2	RIM = 184.10, 6", INV OUT = 182.08
CB3	RIM = 184.19, 8", INV OUT = 181.61
CB4	RIM = 184.10, 6", INV OUT = 182.08
CB5	RIM = 183.41, 6", INV OUT = 179.81
CB6	RIM = 180.81, 8", INV OUT = 177.82
CB7	RIM = 180.81, 8", INV OUT = 177.49
CB8	RIM = 180.81, 8", INV OUT = 177.12
CB9	RIM = 180.81, 8", INV OUT = 177.12
CB10	RIM = 180.81, 8", INV OUT = 177.12

MANHOLE TABLE	
MANHOLE	DETAILS
STM MH1	RIM = 184.55 INV IN (12"N) = 180.27 INV OUT (18"E) = 180.27



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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**SW UTILITY  
 PLAN**

DRAWN BY: AOC  
 CHECKED BY: NKB  
 SHEET

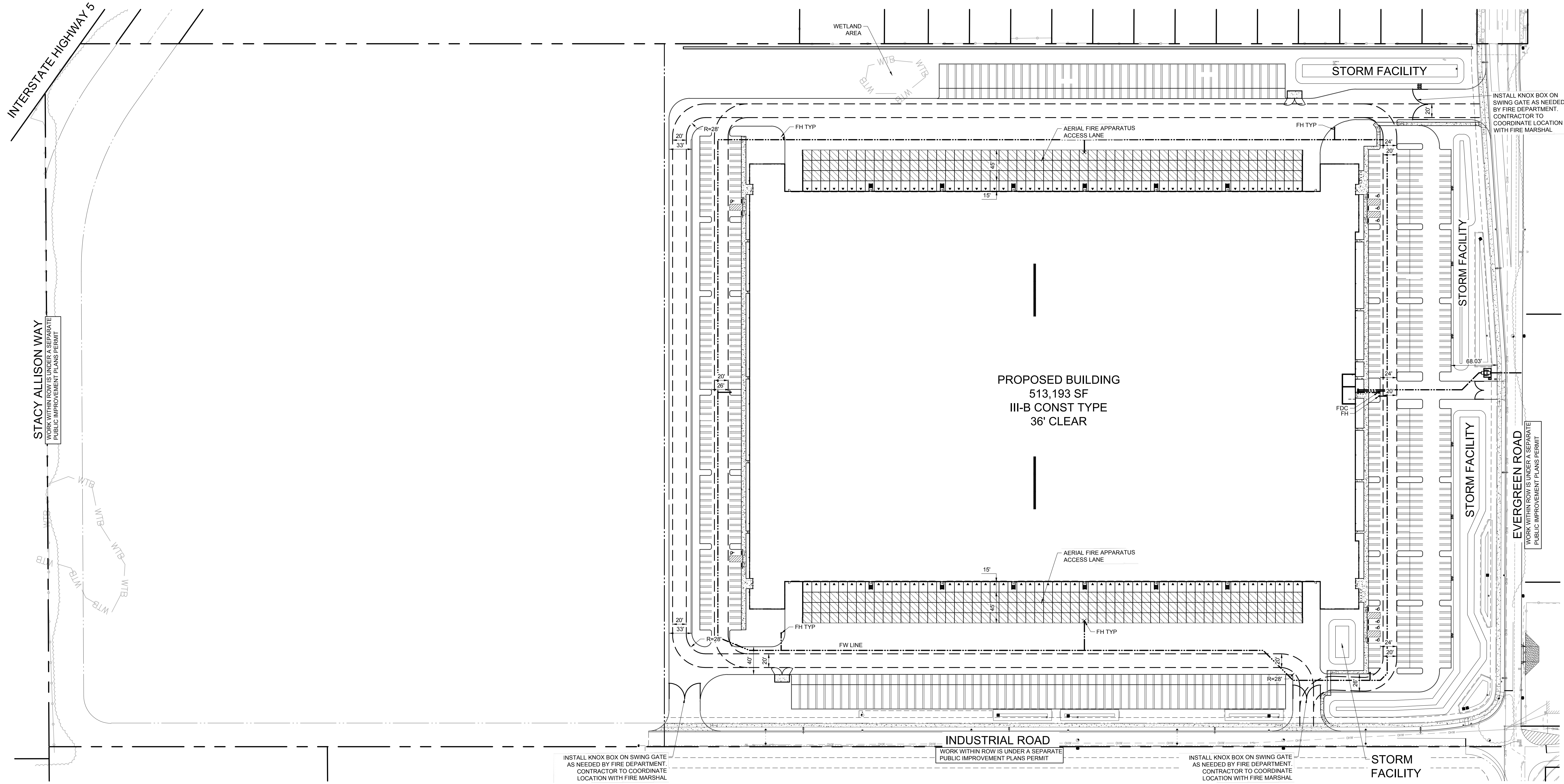
**C1.33**

JOB NO. **2220085.00**







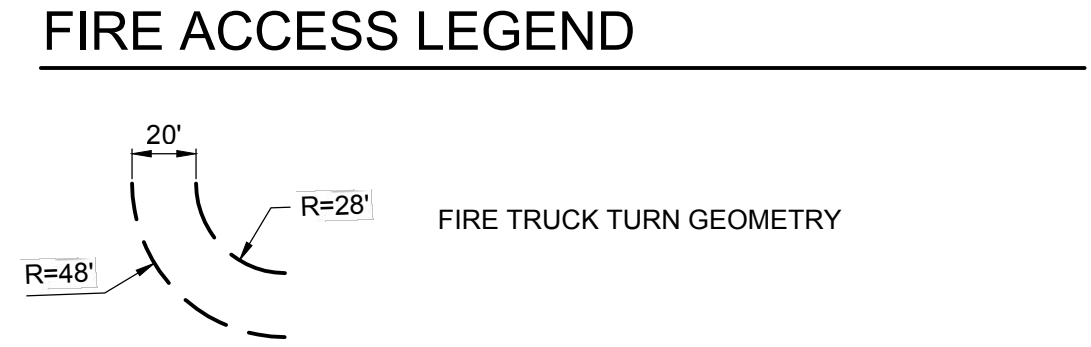
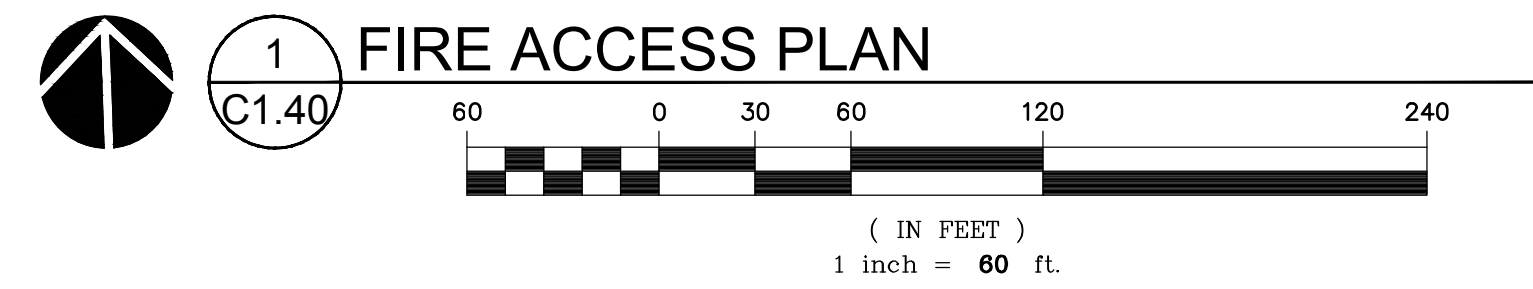


INSTALL KNOX BOX ON SWING GATE AS NEEDED BY FIRE DEPARTMENT. CONTRACTOR TO COORDINATE LOCATION WITH FIRE MARSHAL

WORK WITHIN ROW IS UNDER A SEPARATE PUBLIC IMPROVEMENT PLANS PERMIT

INSTALL KNOX BOX ON SWING GATE AS NEEDED BY FIRE DEPARTMENT. CONTRACTOR TO COORDINATE LOCATION WITH FIRE MARSHAL

WORK WITHIN ROW IS UNDER A SEPARATE PUBLIC IMPROVEMENT PLANS PERMIT



- NOTES**
- FIRE DEPARTMENT ACCESS ROADS ON SITE ARE DESIGNED TO SUPPORT AN APPARATUS WEIGHING 75,000 LB. GROSS VEHICLE WEIGHT PER GEOTECHNICAL RECOMMENDATIONS
  - ALL FIRE DEPARTMENT ACCESS ROADS SHOWN ON PLANS HAVE A TURNING RADIUS OF 28 FEET (INSIDE) AND 48 FEET (OUTSIDE), UNLESS OTHERWISE NOTED

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Delta	Issued As	Issue Date
1	PLAN CHECK	TBD

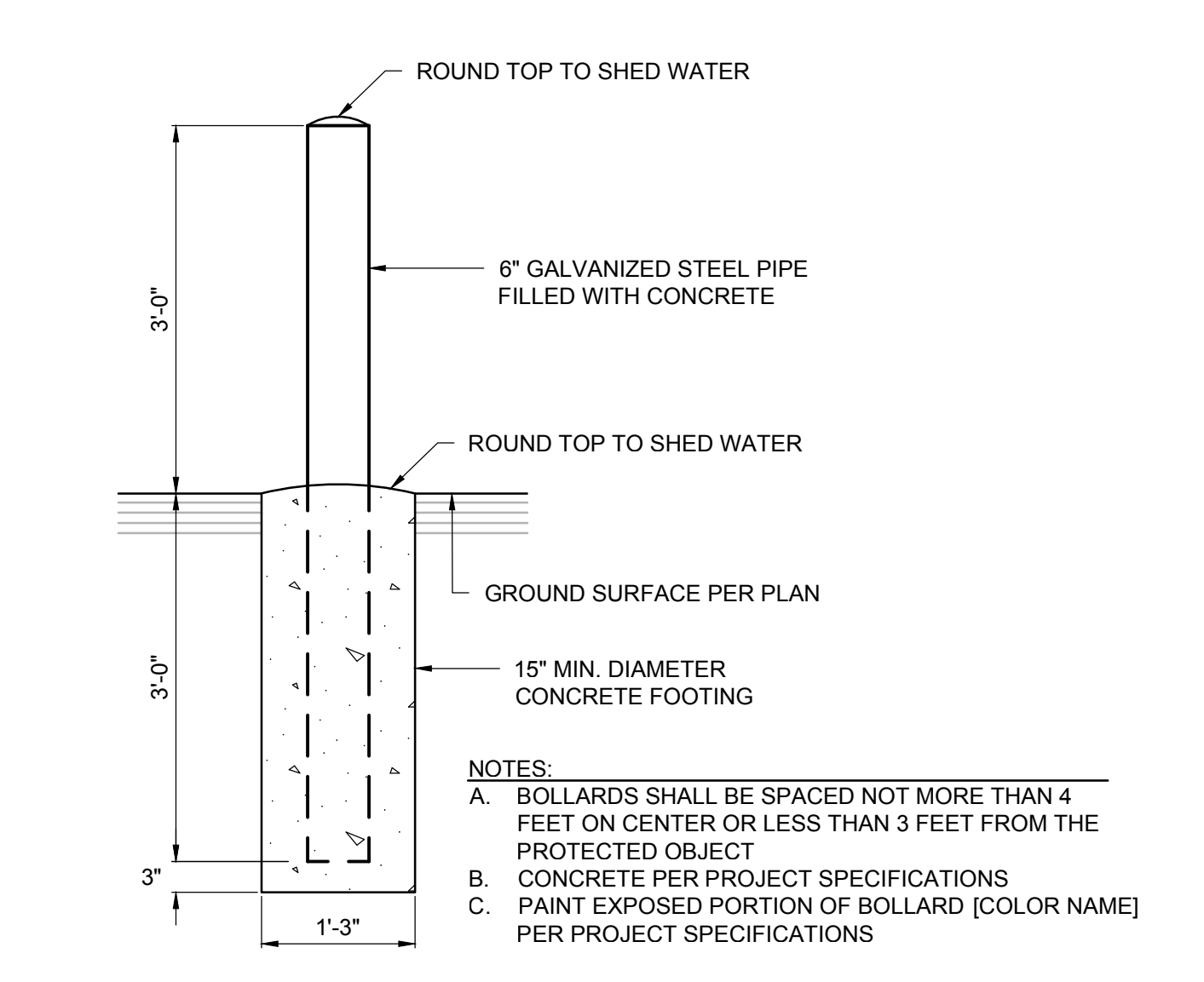
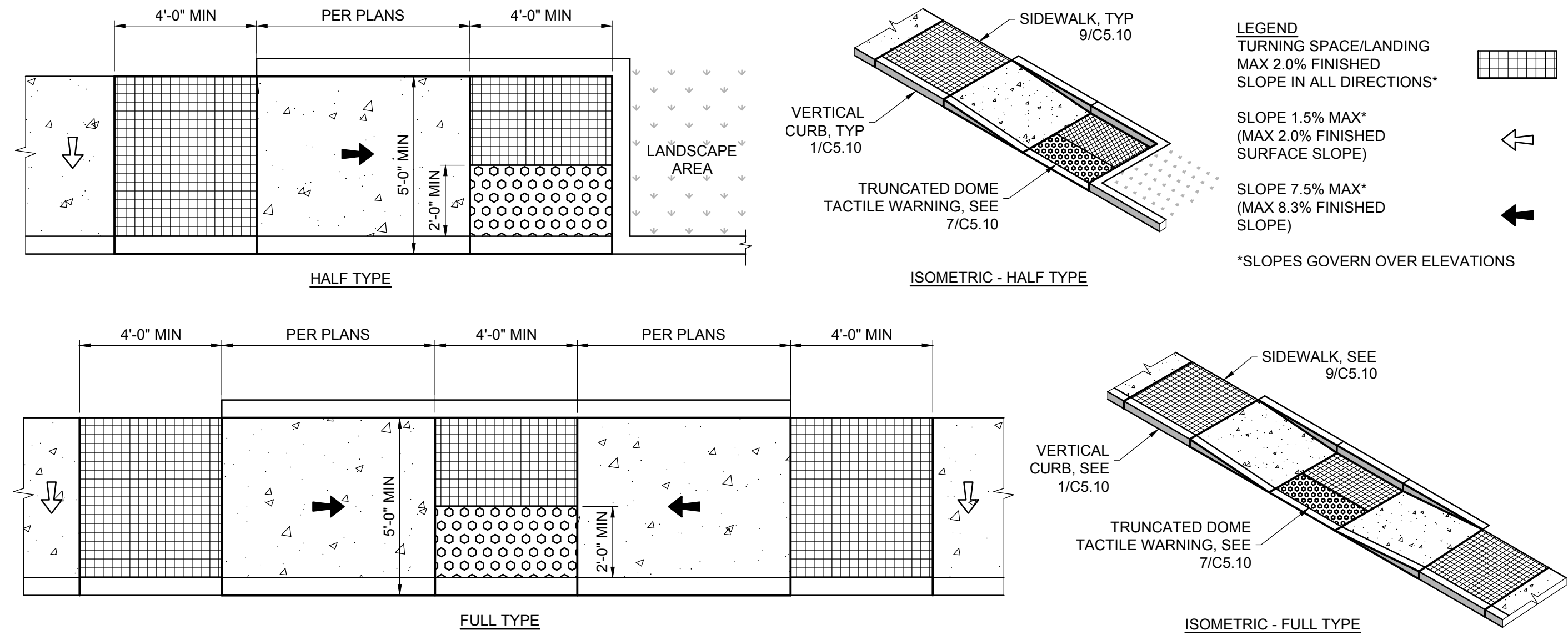
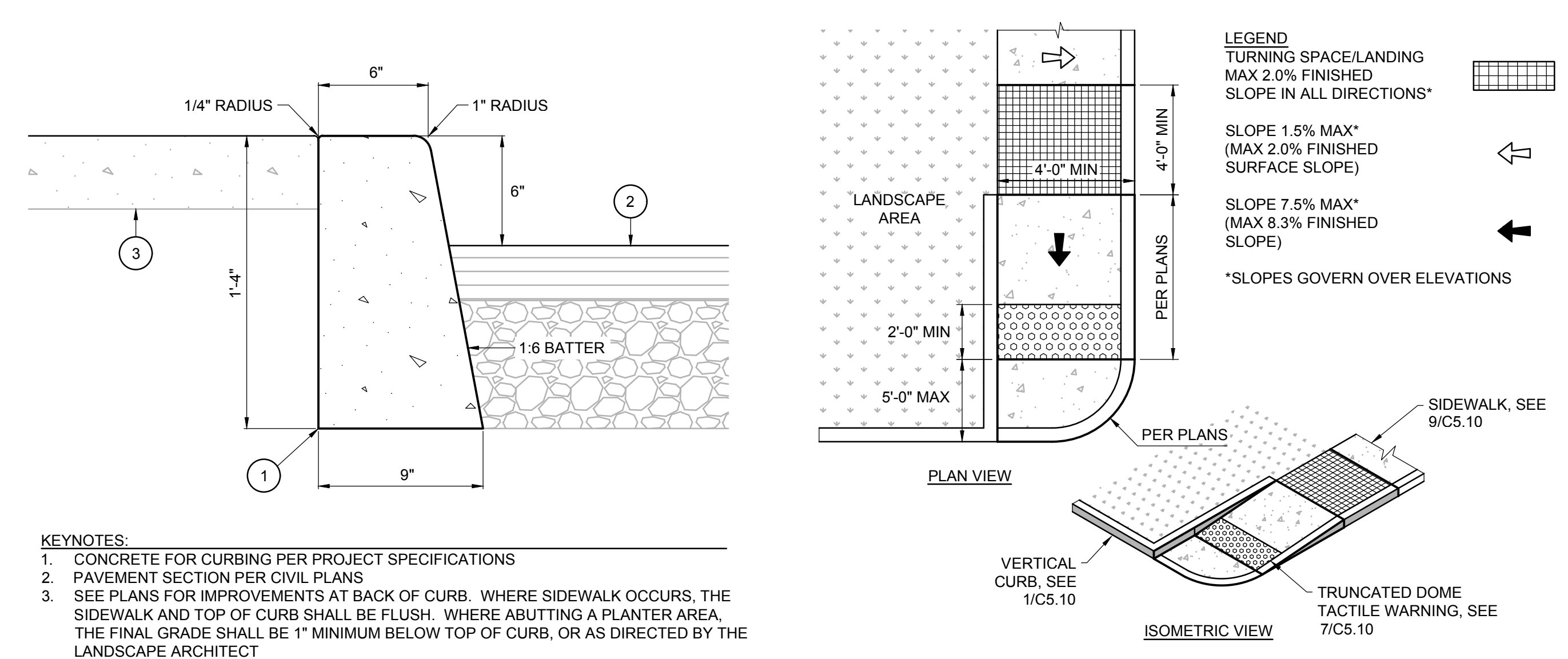
SHEET TITLE:  
**FIRE ACCESS PLAN**

DRAWN BY: AOC, SAO  
 CHECKED BY: NKB  
 SHEET

**C1.40**

JOB NO. **2220085.00**



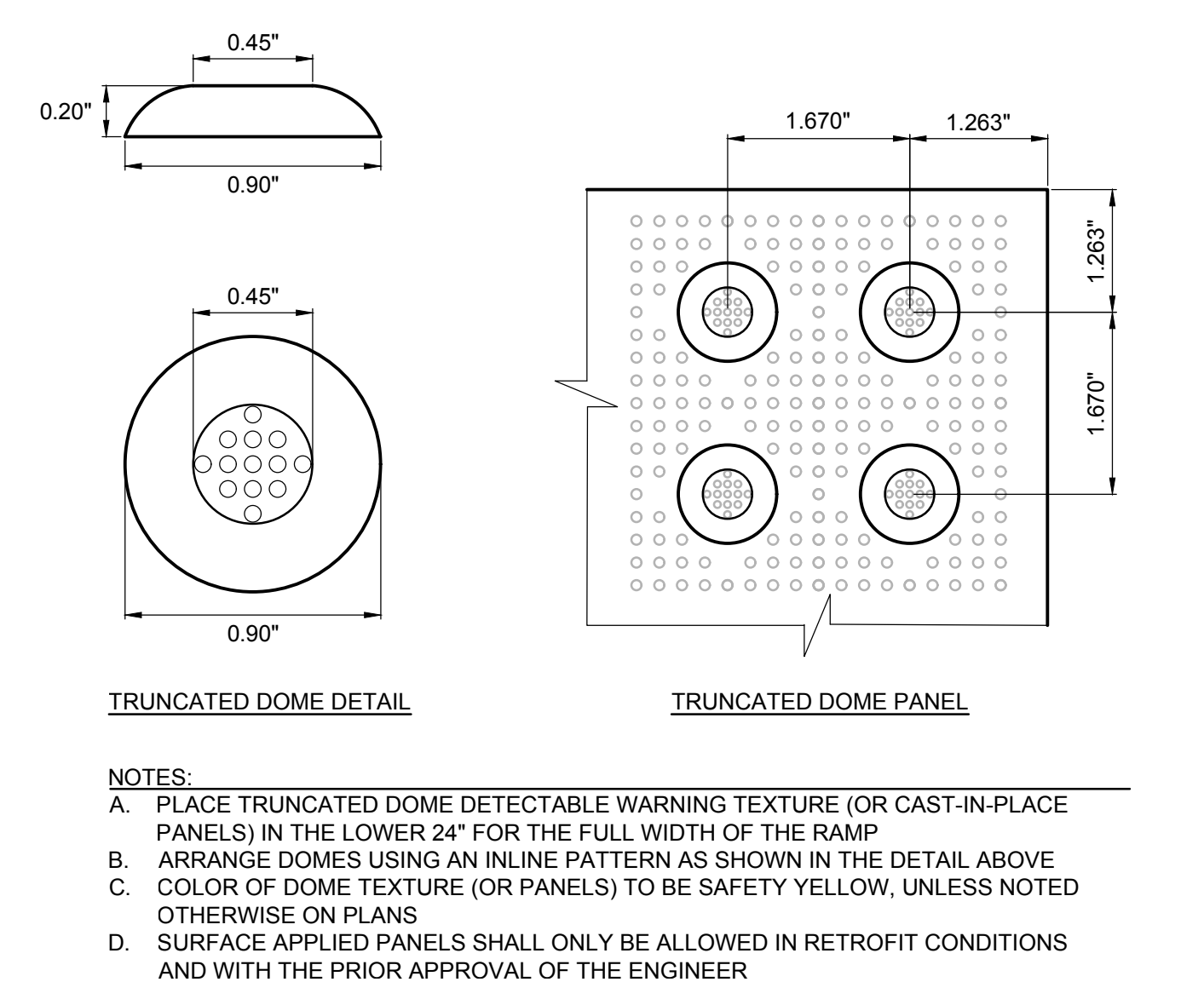
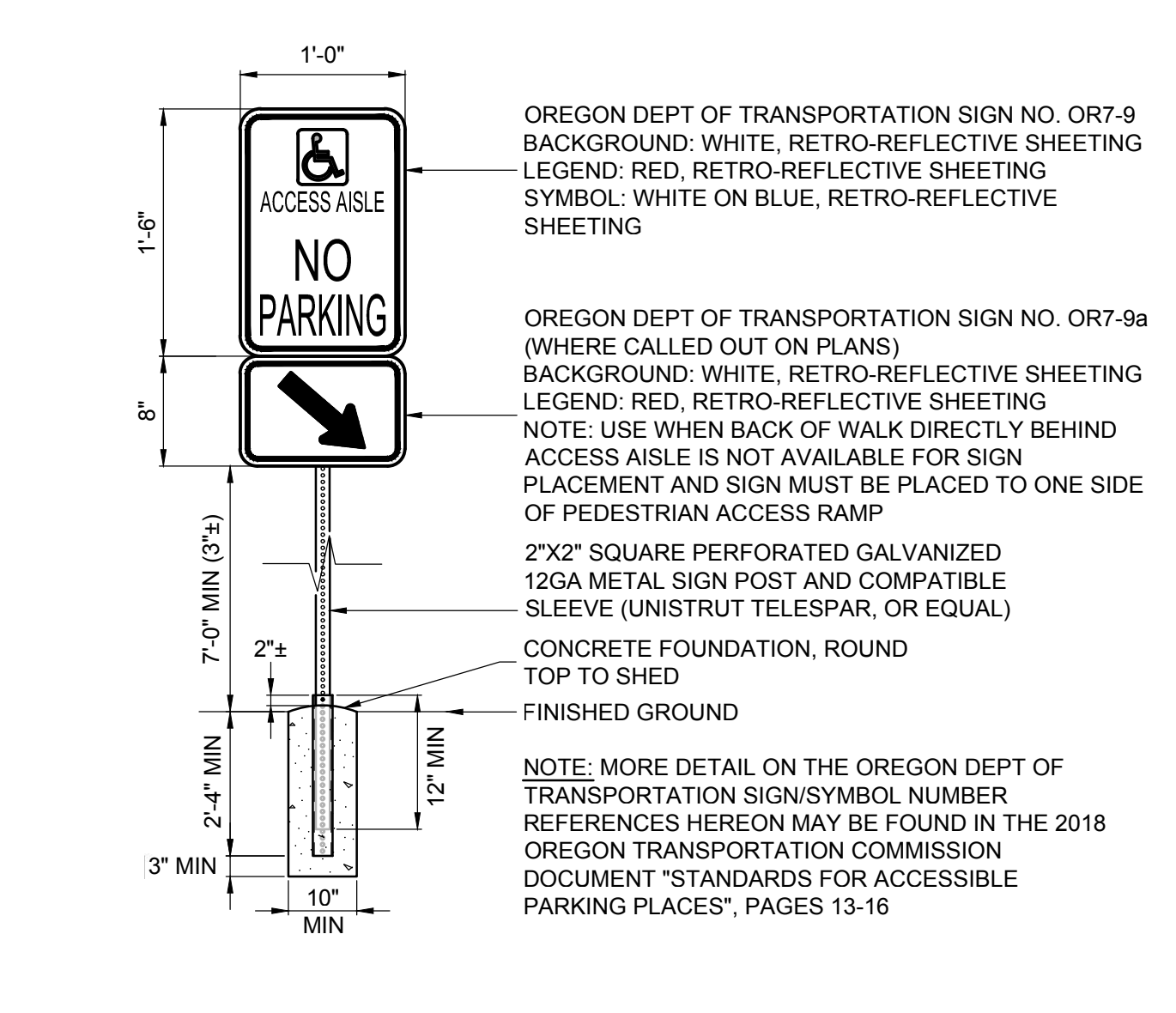
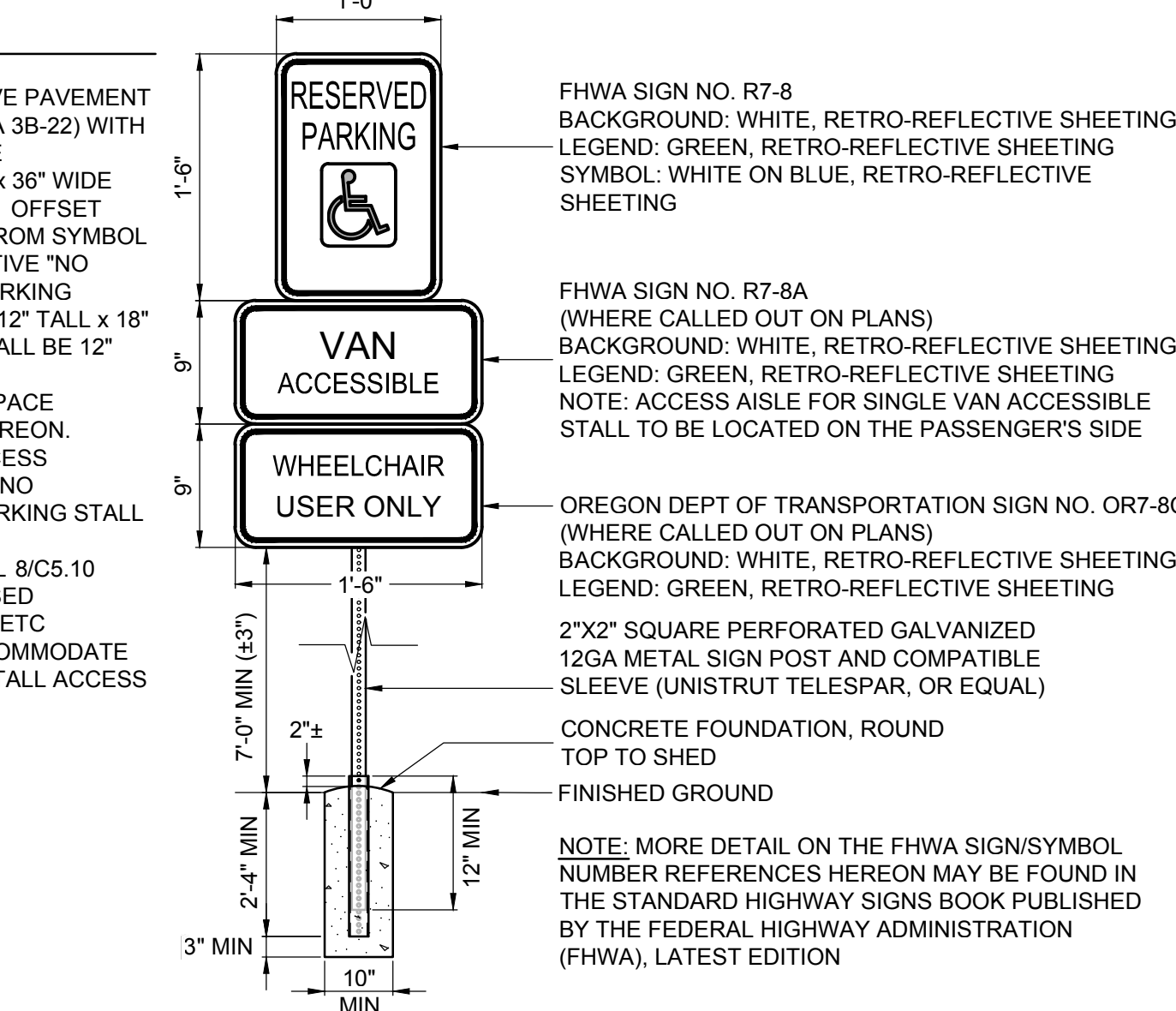
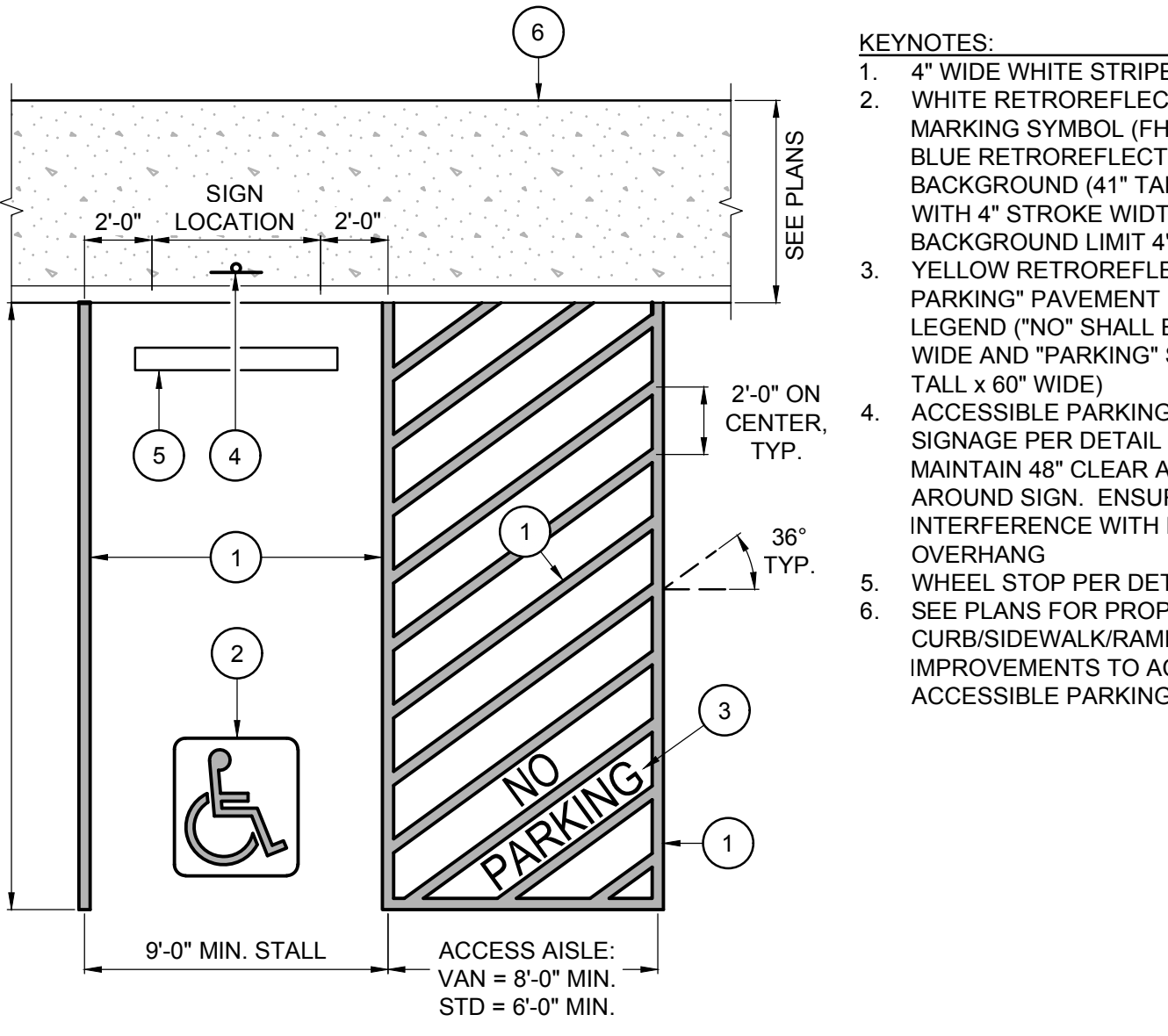


**1 VERTICAL CURB**  
C5.10 NTS

**2 CORNER CURB RAMP**  
C5.10 NTS

**3 PARALLEL CURB RAMPS**  
C5.10 NTS

**4 6" PIPE BOLLARD**  
C5.10 NTS

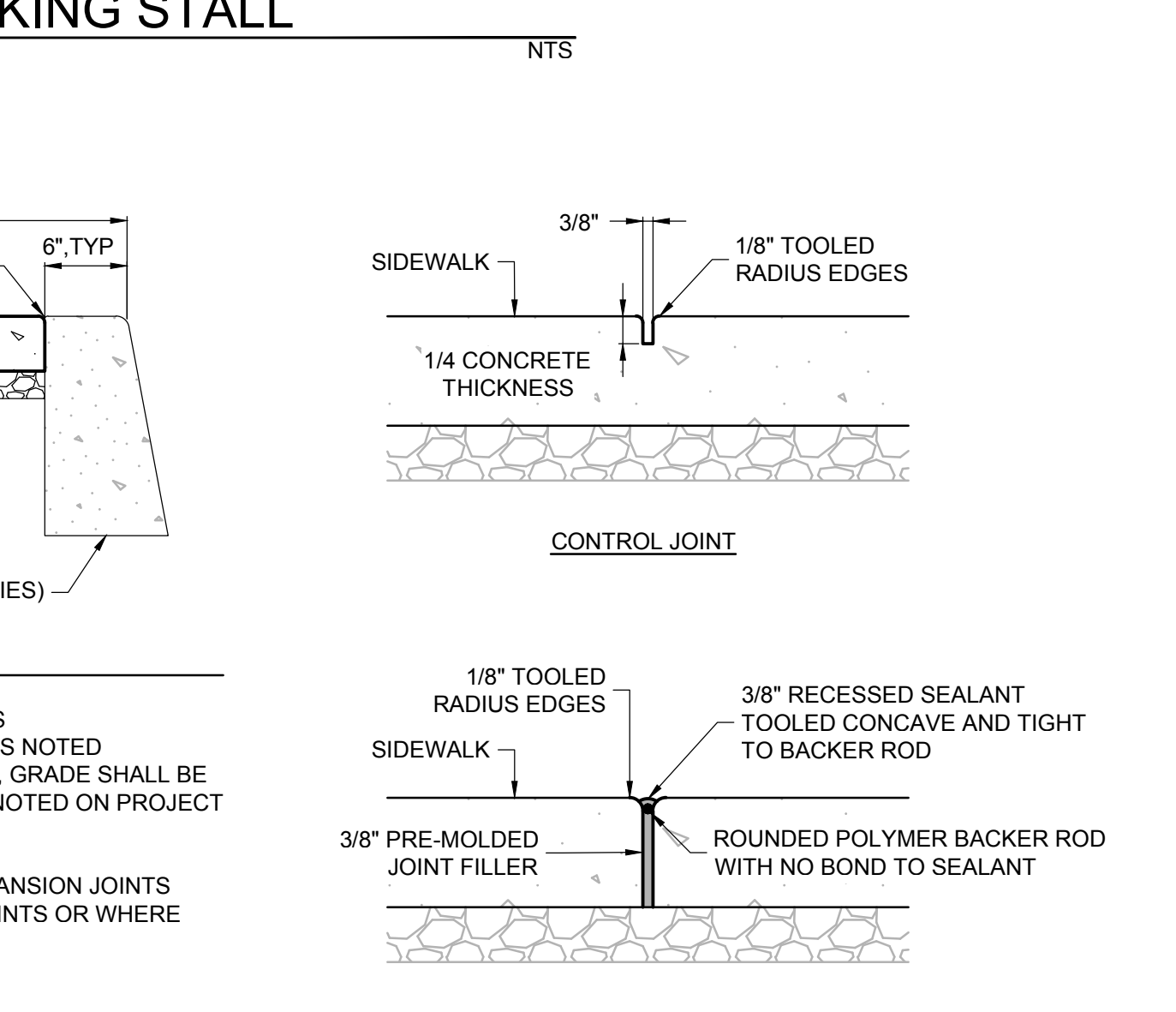
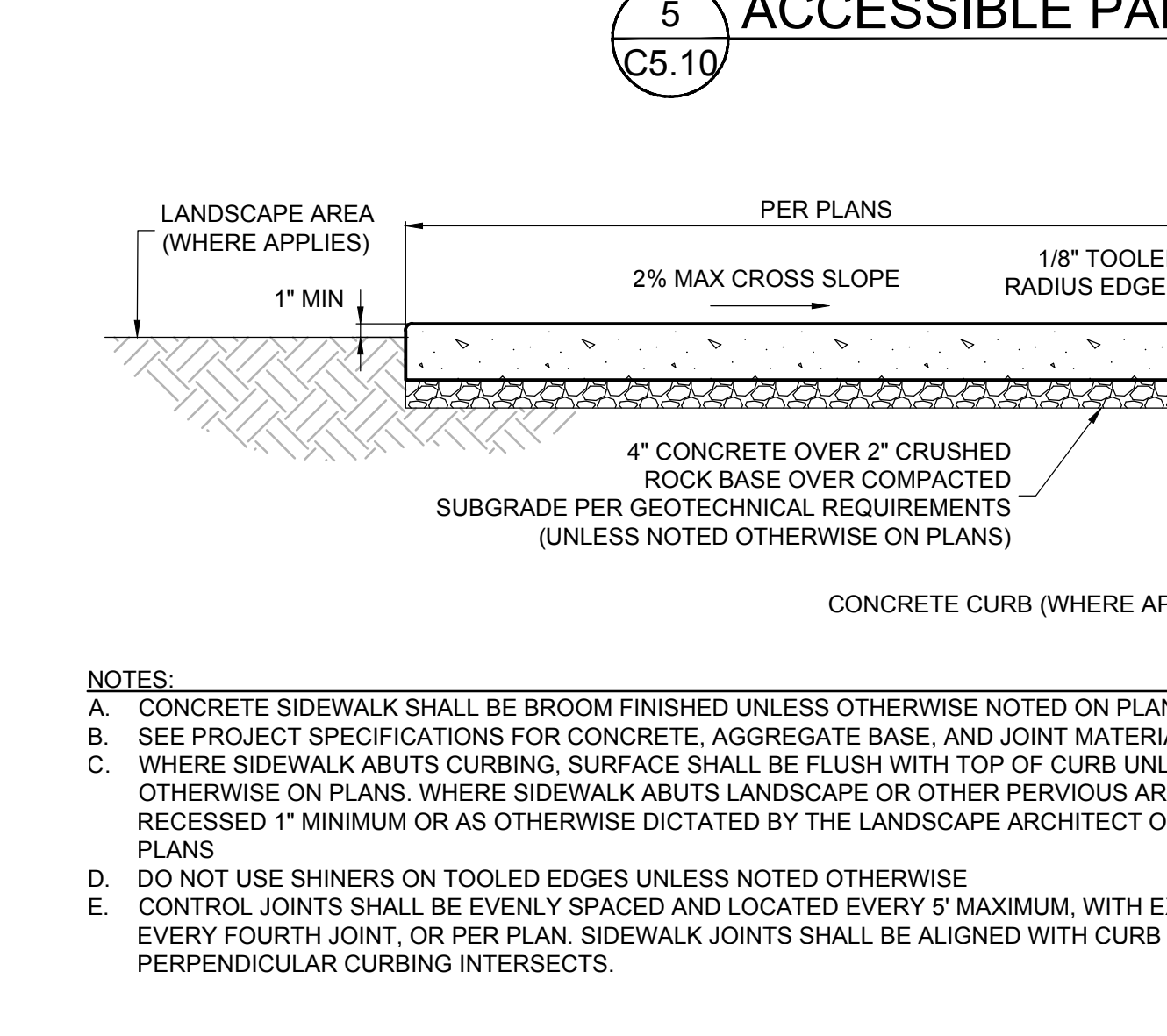


**5 ACCESSIBLE PARKING STALL**  
C5.10 NTS

**6 ACCESSIBLE PARKING AISLE SIGN**  
C5.10 NTS

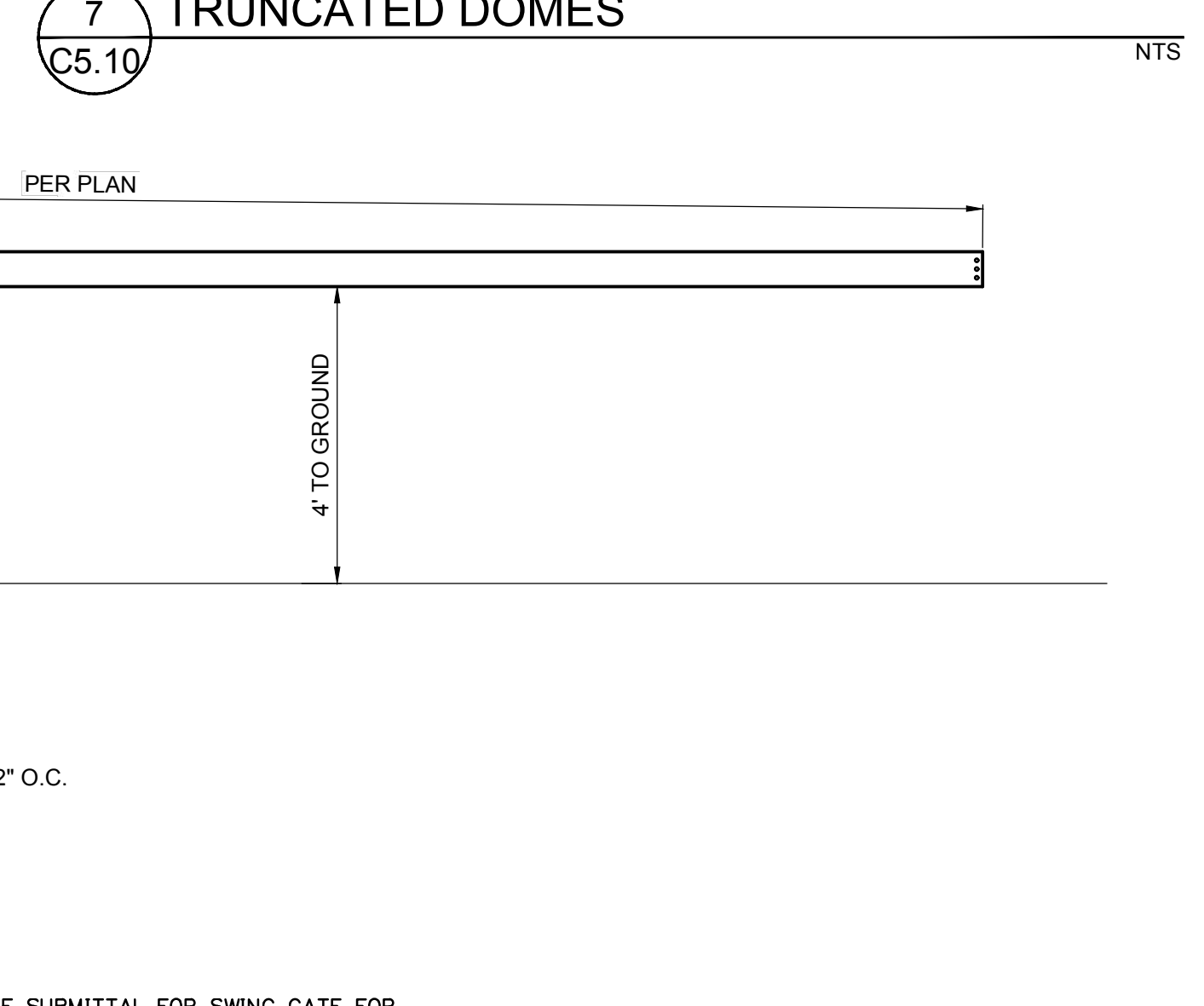
**7 TRUNCATED DOMES**  
C5.10 NTS

**8 PRECAST WHEEL STOP**  
C5.10 NTS

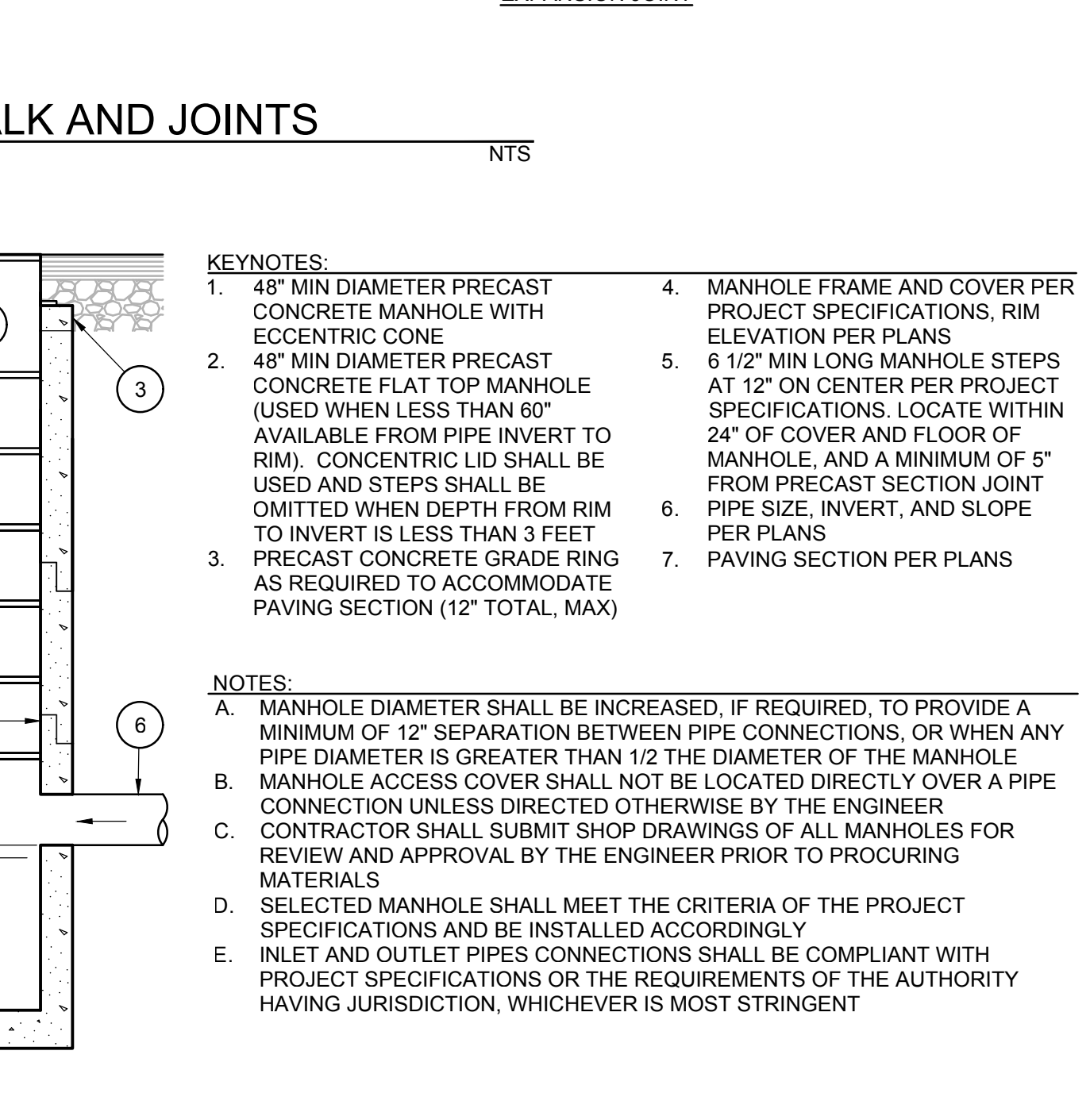
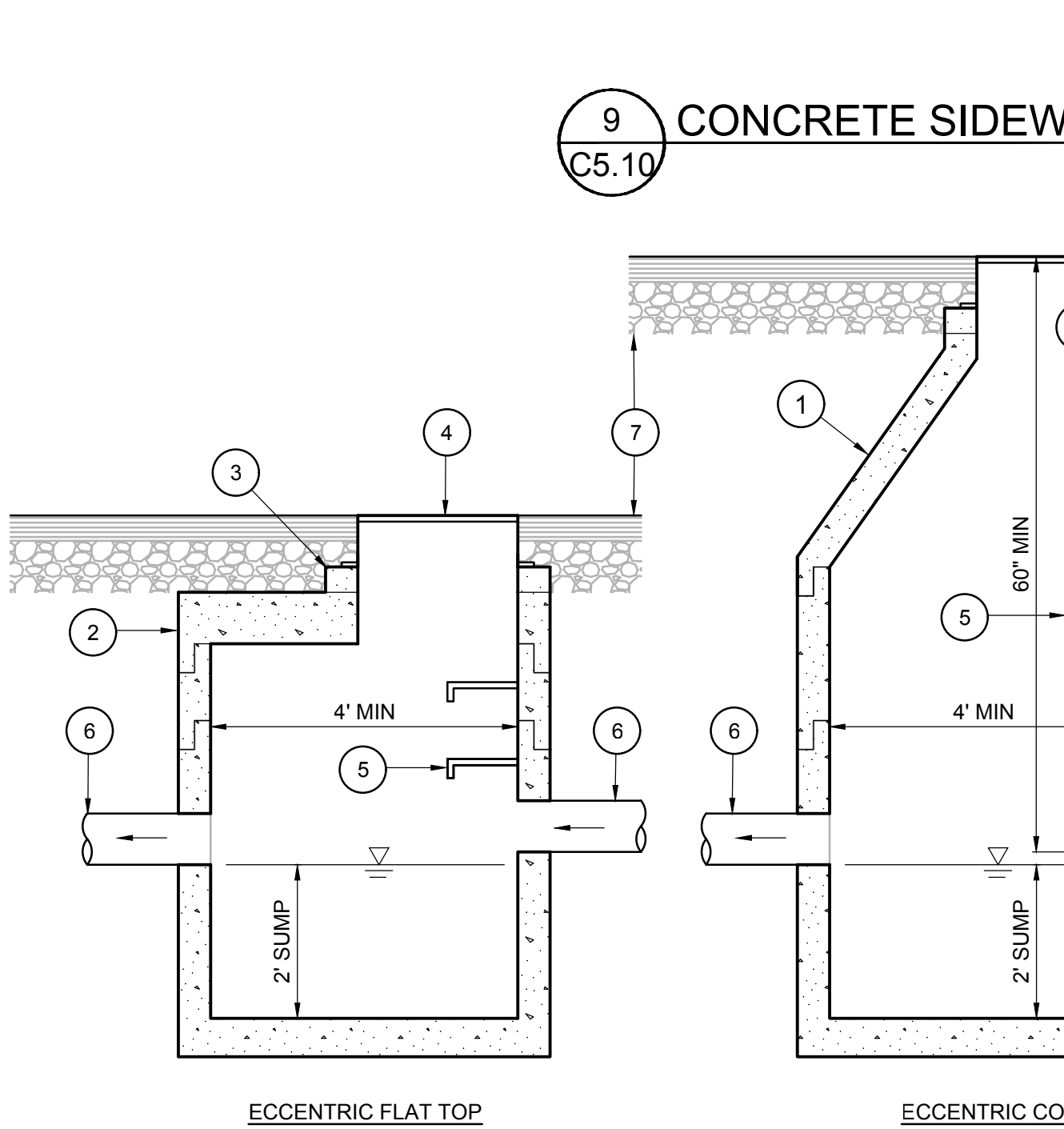


**9 CONCRETE SIDEWALK AND JOINTS**  
C5.10 NTS

**10 SWING GATE**  
C5.10 NTS

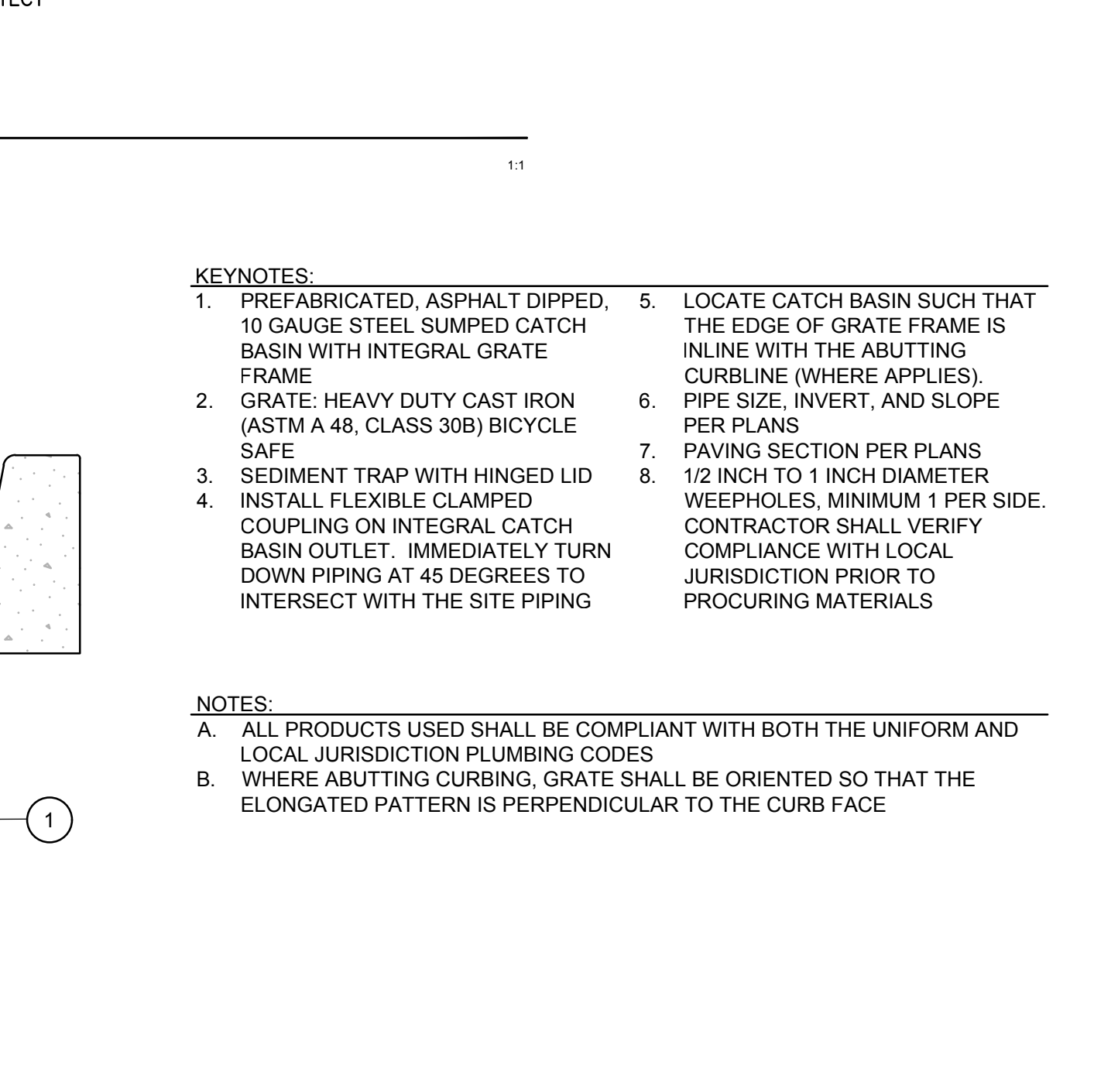


**11 CLEANOUT**  
C5.10 NTS



**12 STORM SEWER MANHOLES**  
C5.10 NTS

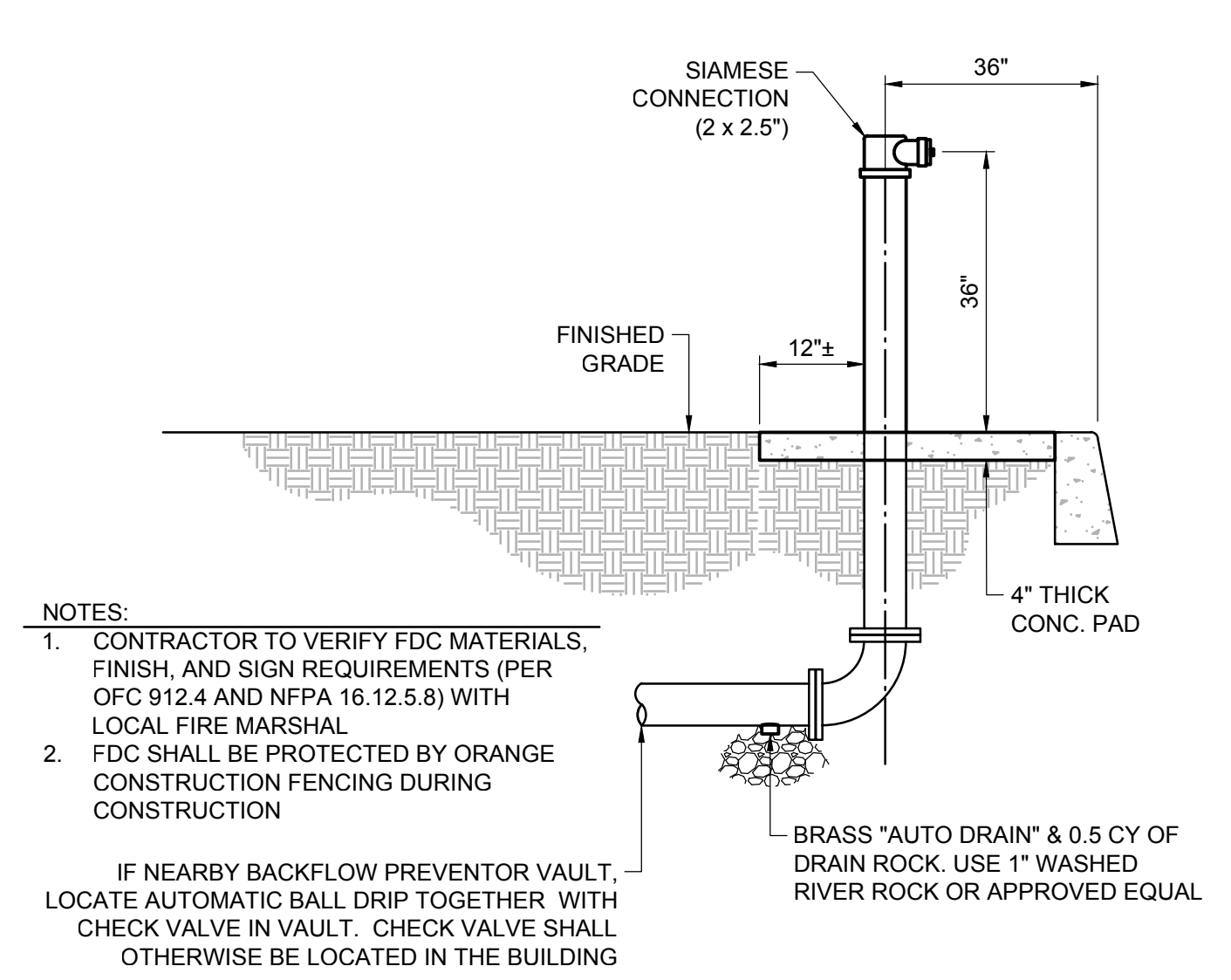
**13 STEEL CATCH BASIN**  
C5.10 NTS



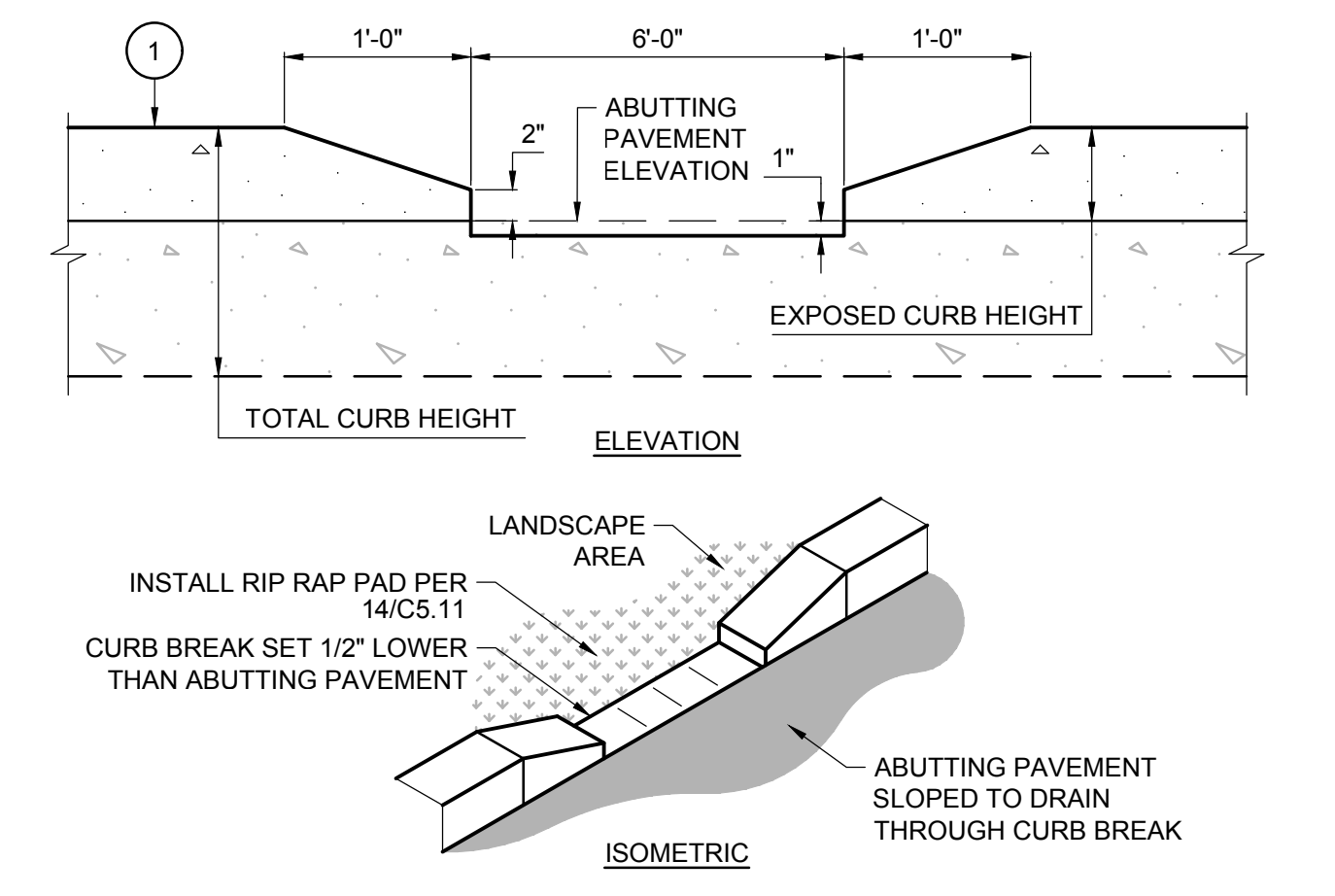
**14 DOWNSPOUT**  
C5.10 NTS

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Delta	Issued As	Issue Date

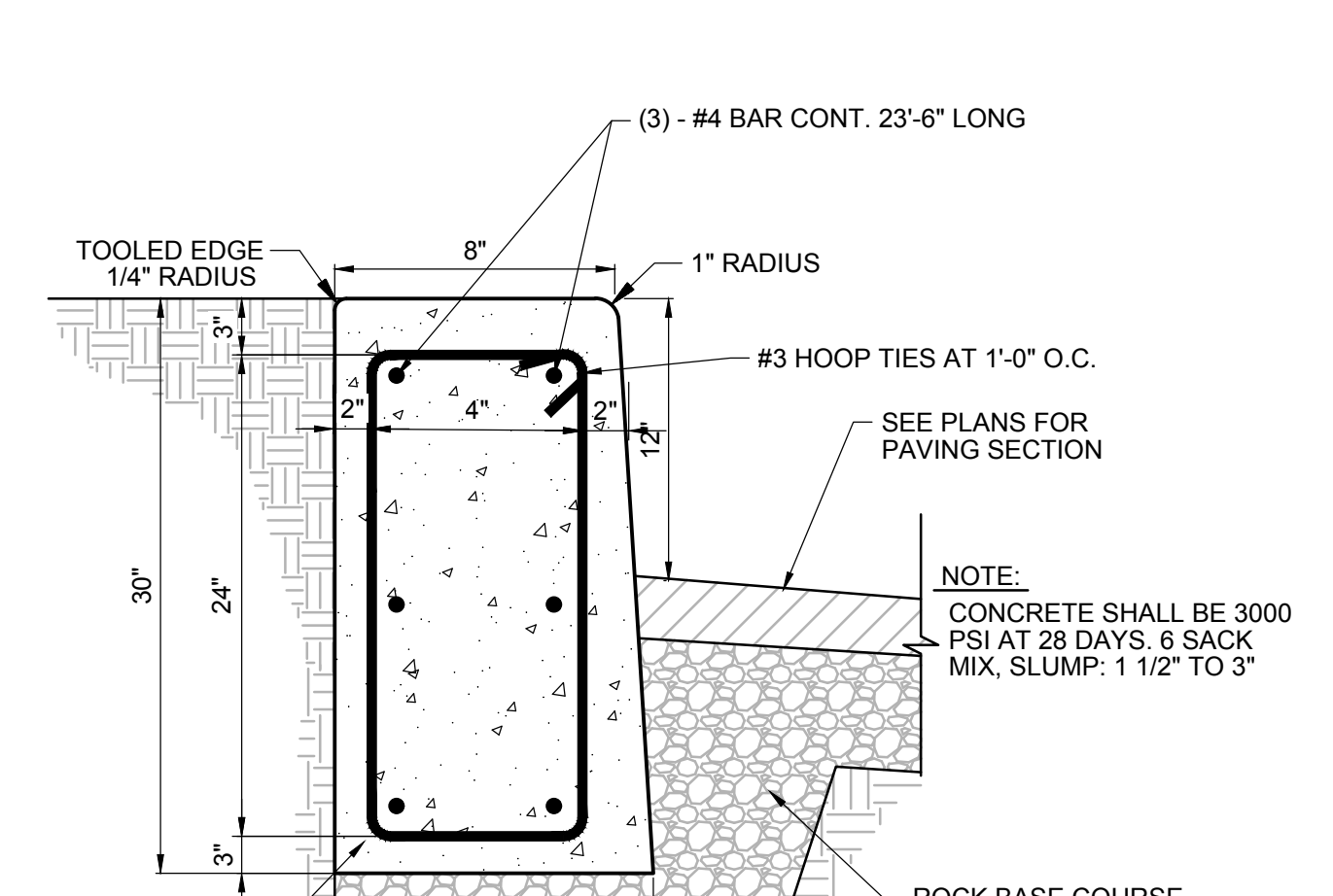




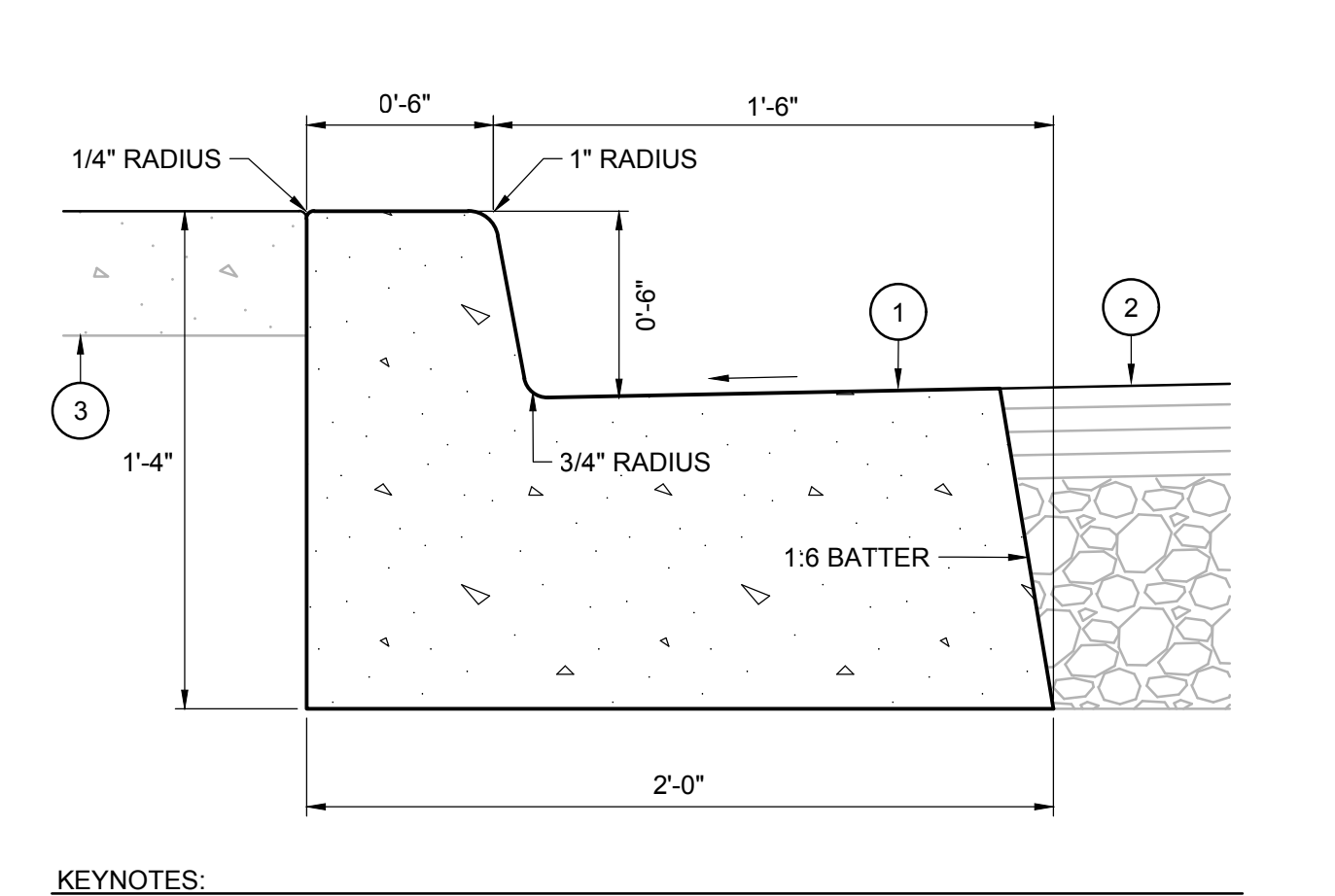
**1 FIRE DEPARTMENT CONNECTION**  
C5.11 NTS



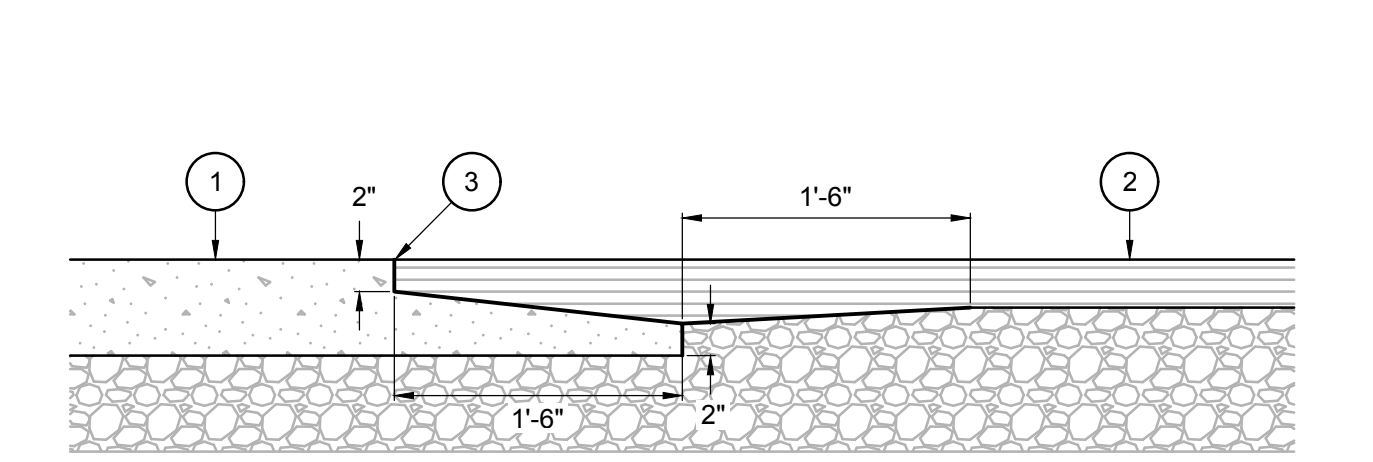
**2 CURB BREAK**  
C5.11 NTS



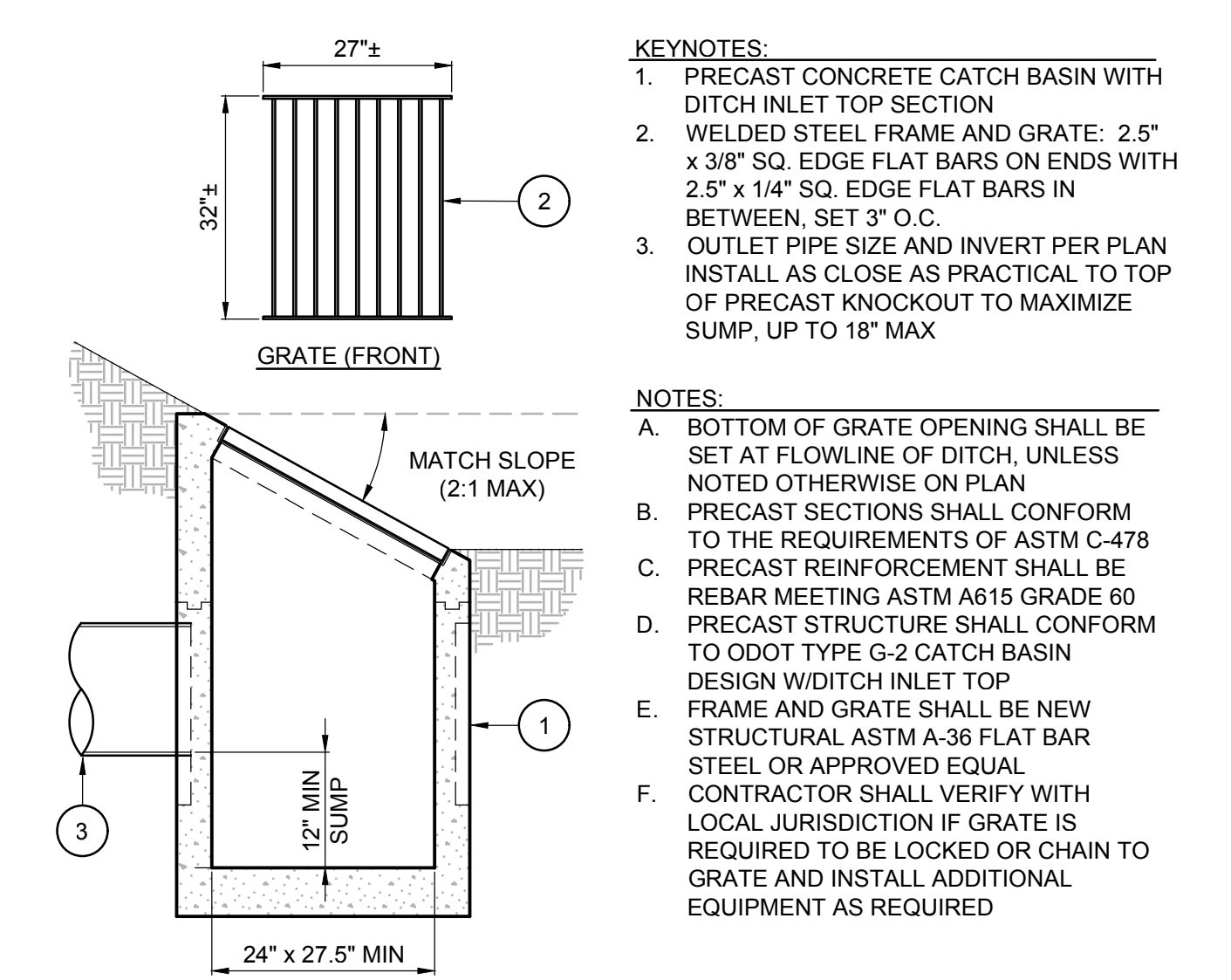
**3 REINFORCED CURB**  
C5.11 NTS



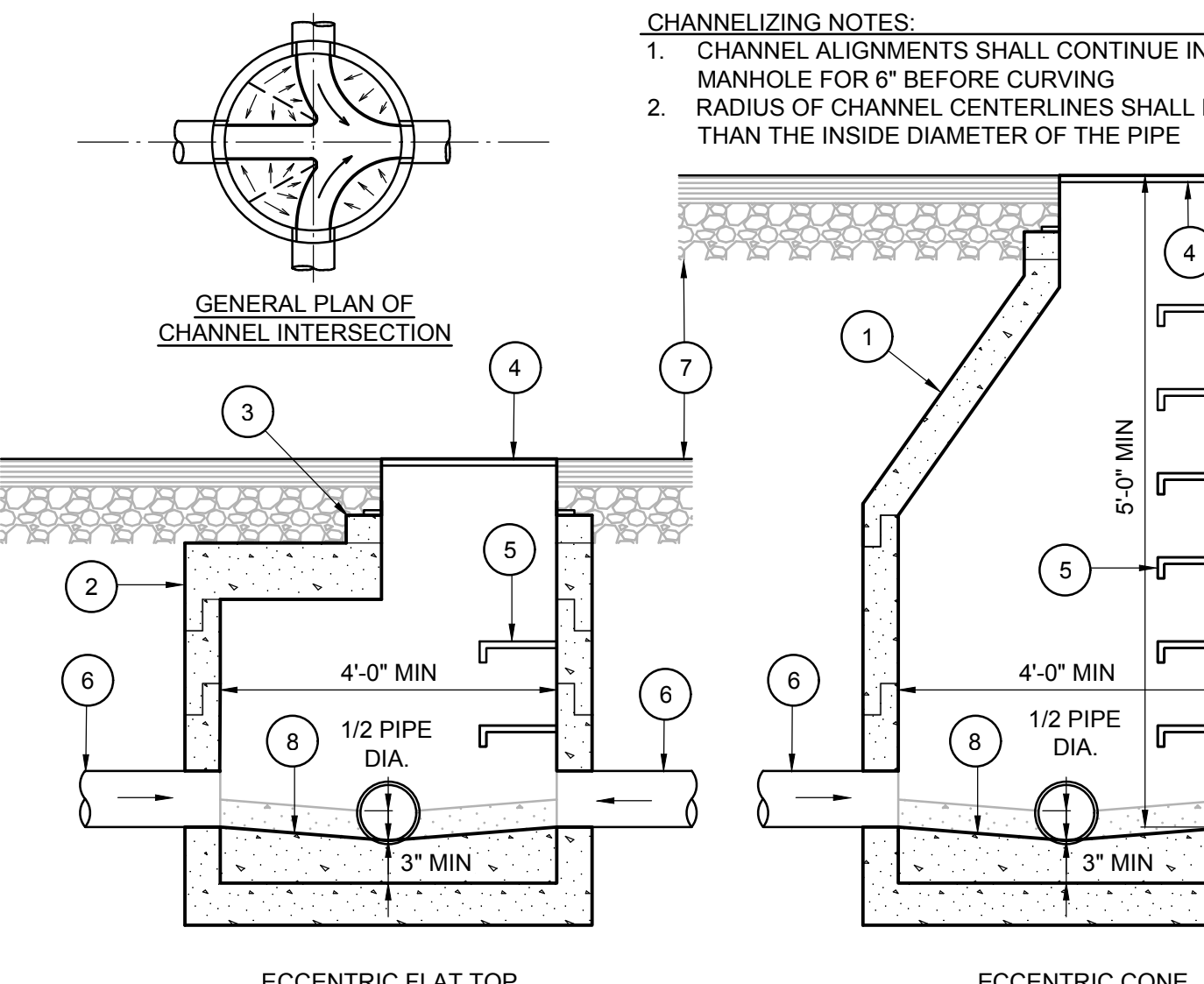
**4 VERTICAL CURB AND GUTTER**  
C5.11 NTS



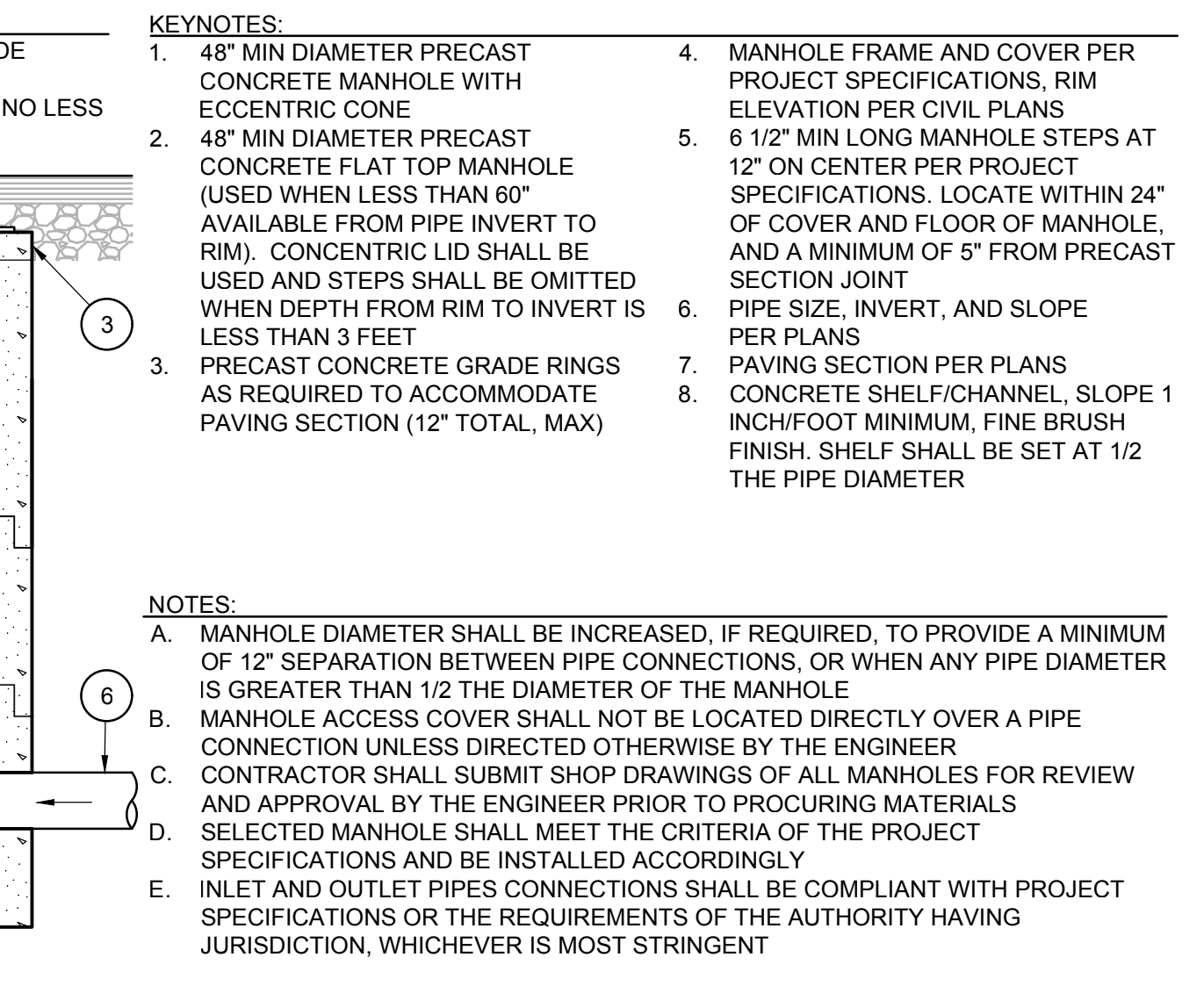
**5 ASPHALT TO CONCRETE TRANSITION**  
C5.11 NTS



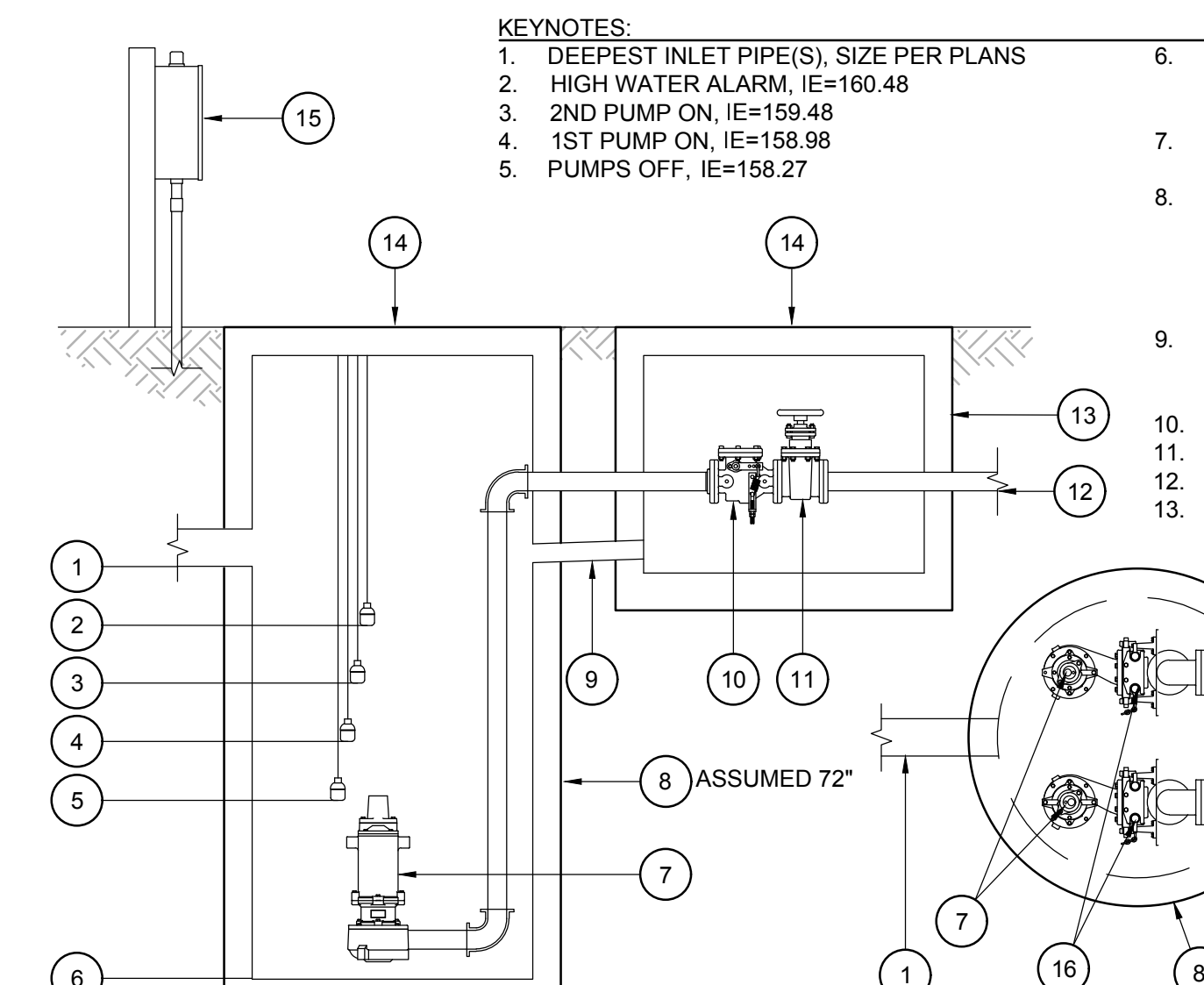
**6 DITCH INLET**  
C5.11 NTS



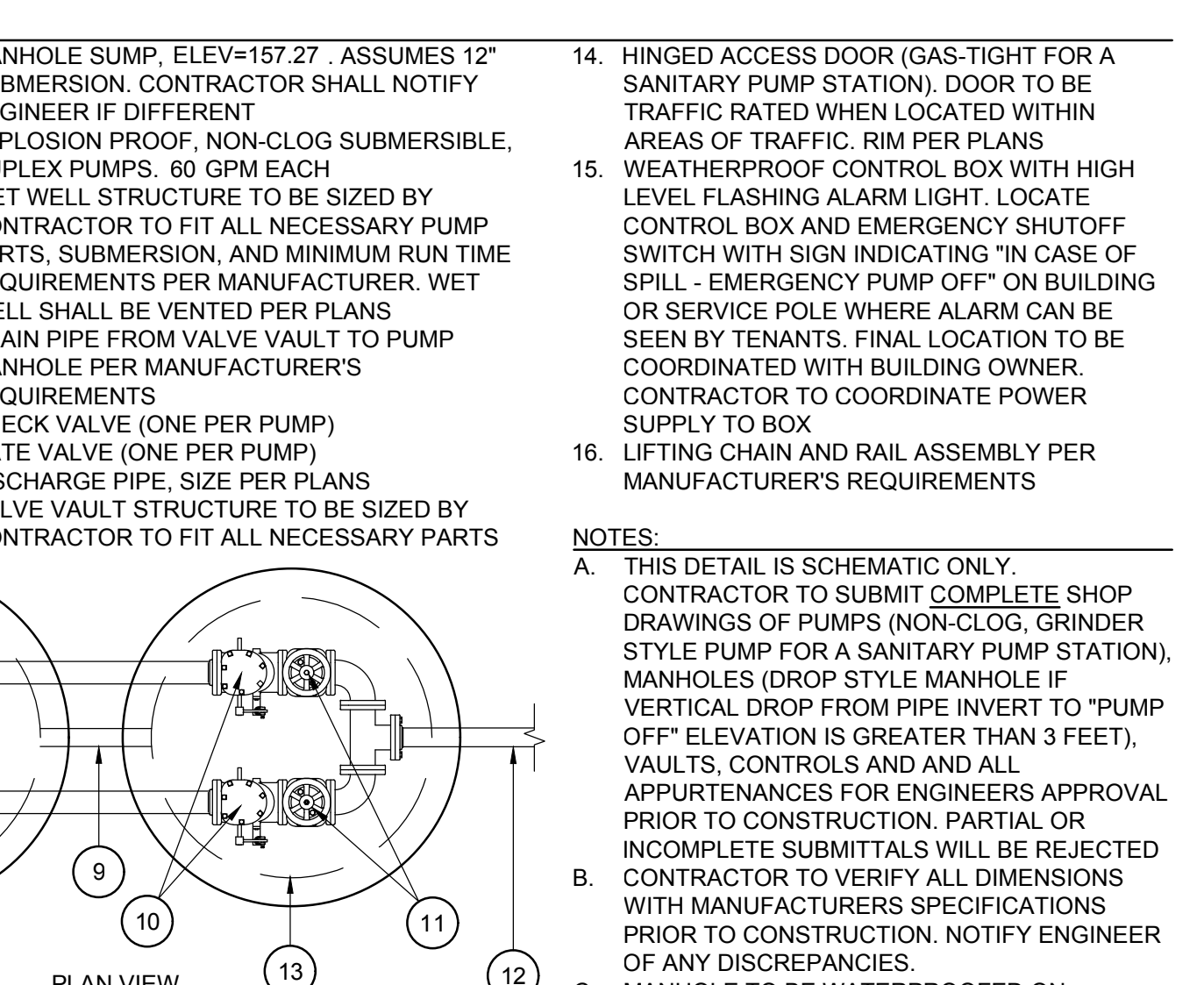
**7 SANITARY SEWER MANHOLES**  
C5.11 NTS



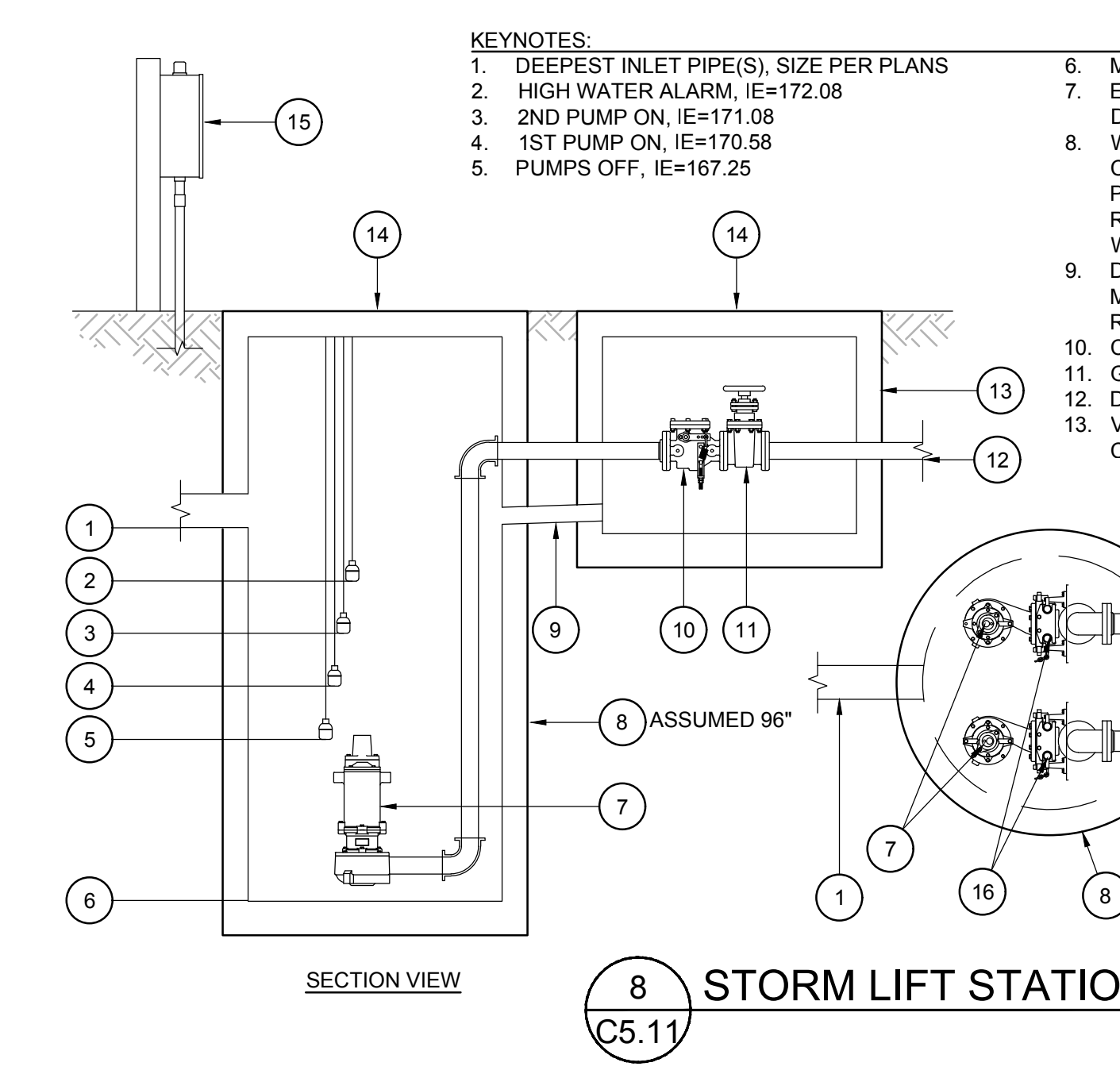
**8 SANITARY LIFT STATION SCHEMATIC**  
C5.11 NTS



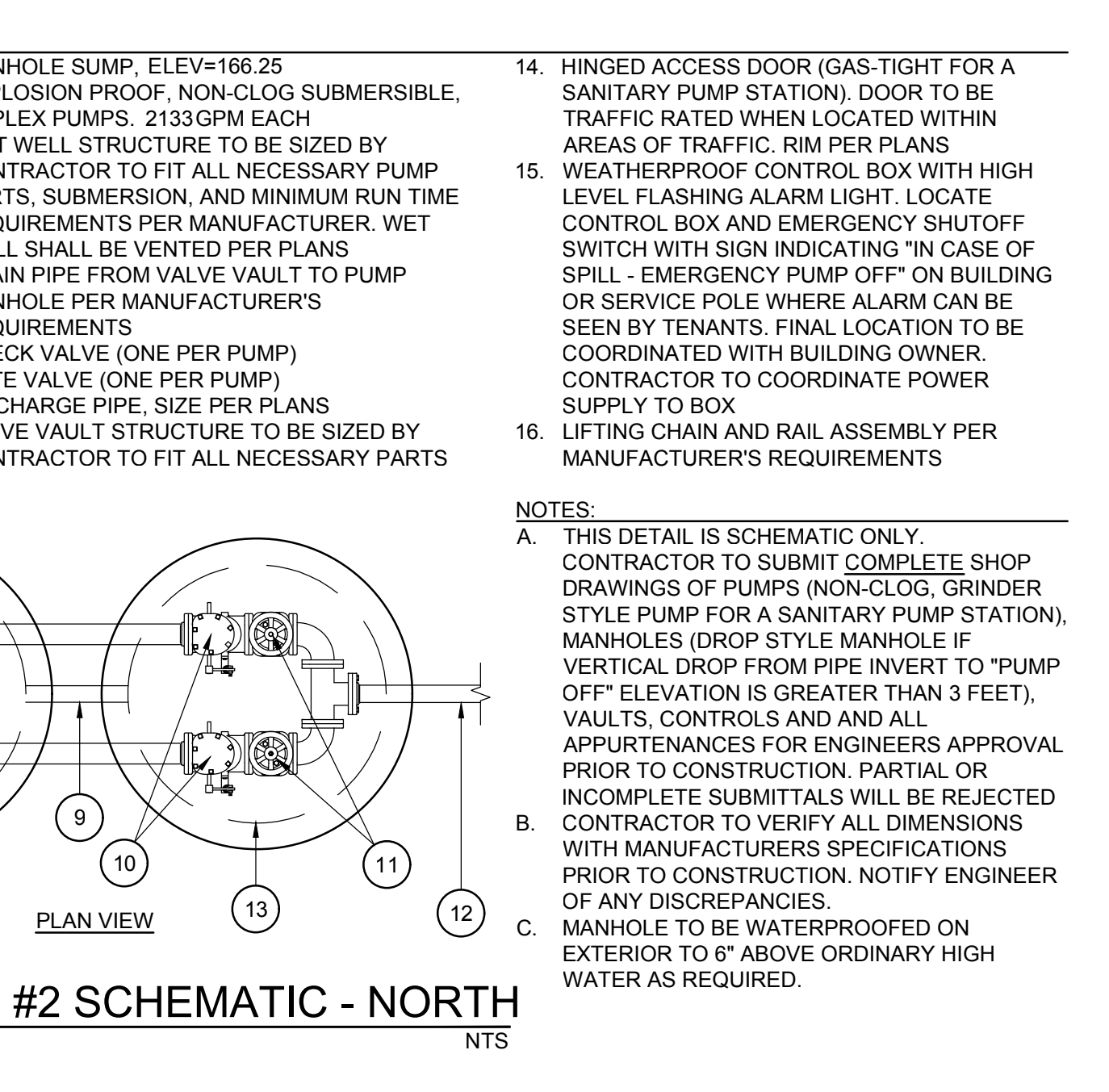
**9 STORM LIFT STATION #2 SCHEMATIC - NORTH**  
C5.11 NTS



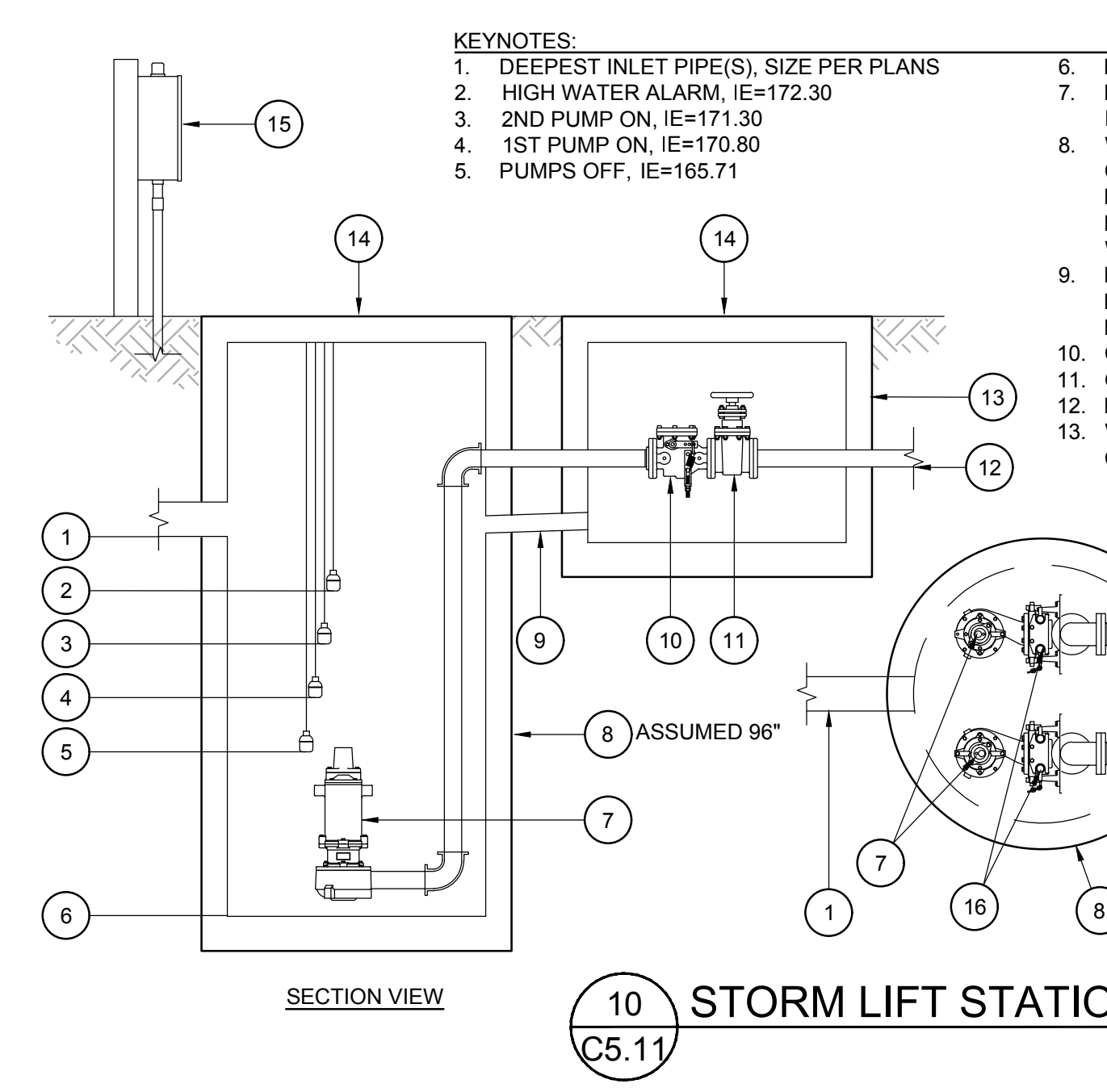
**10 STORM LIFT STATION #1 SCHEMATIC - SOUTH**  
C5.11 NTS



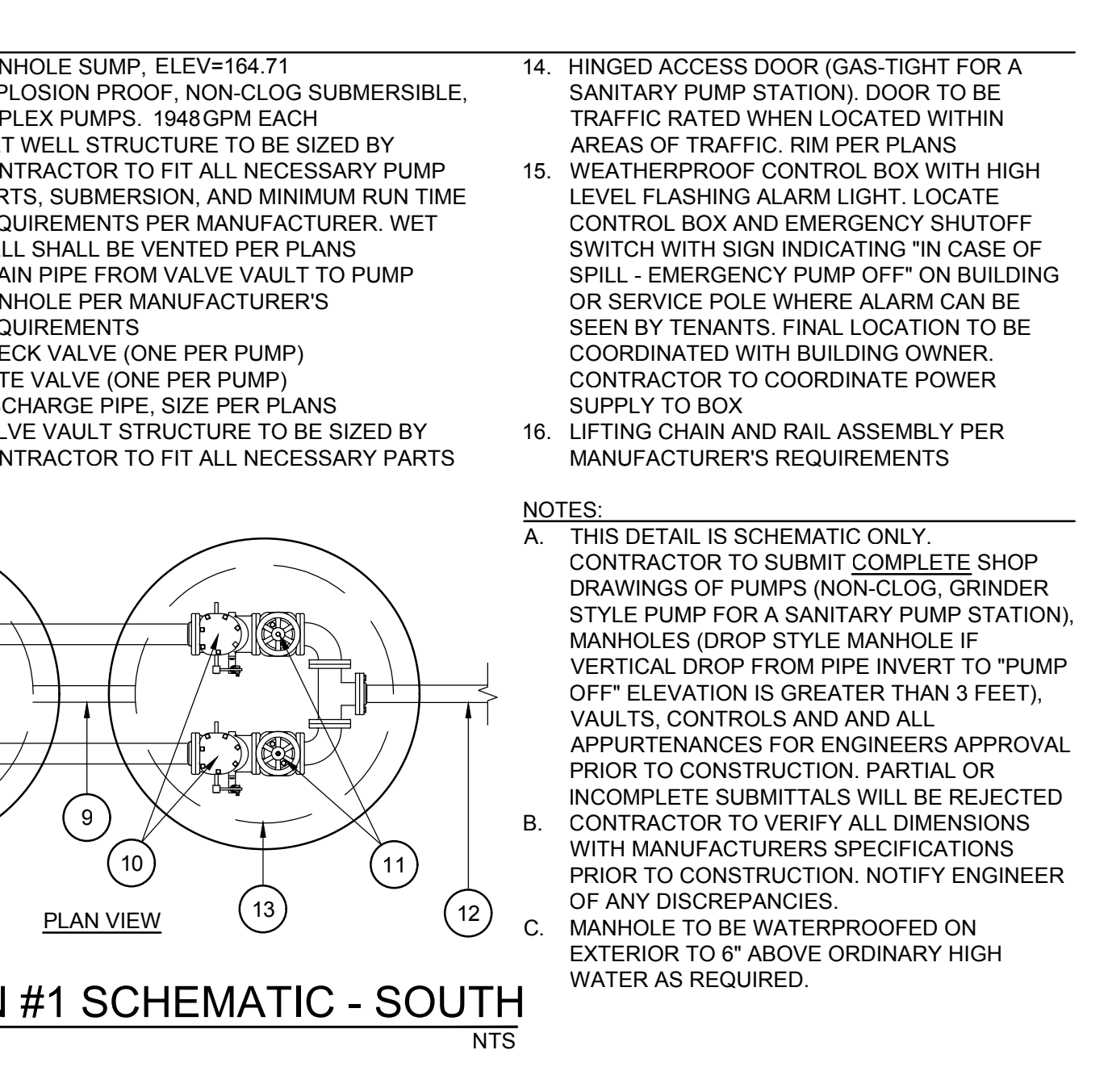
**12 PARKING STALL STRIPING**  
C5.11 NTS



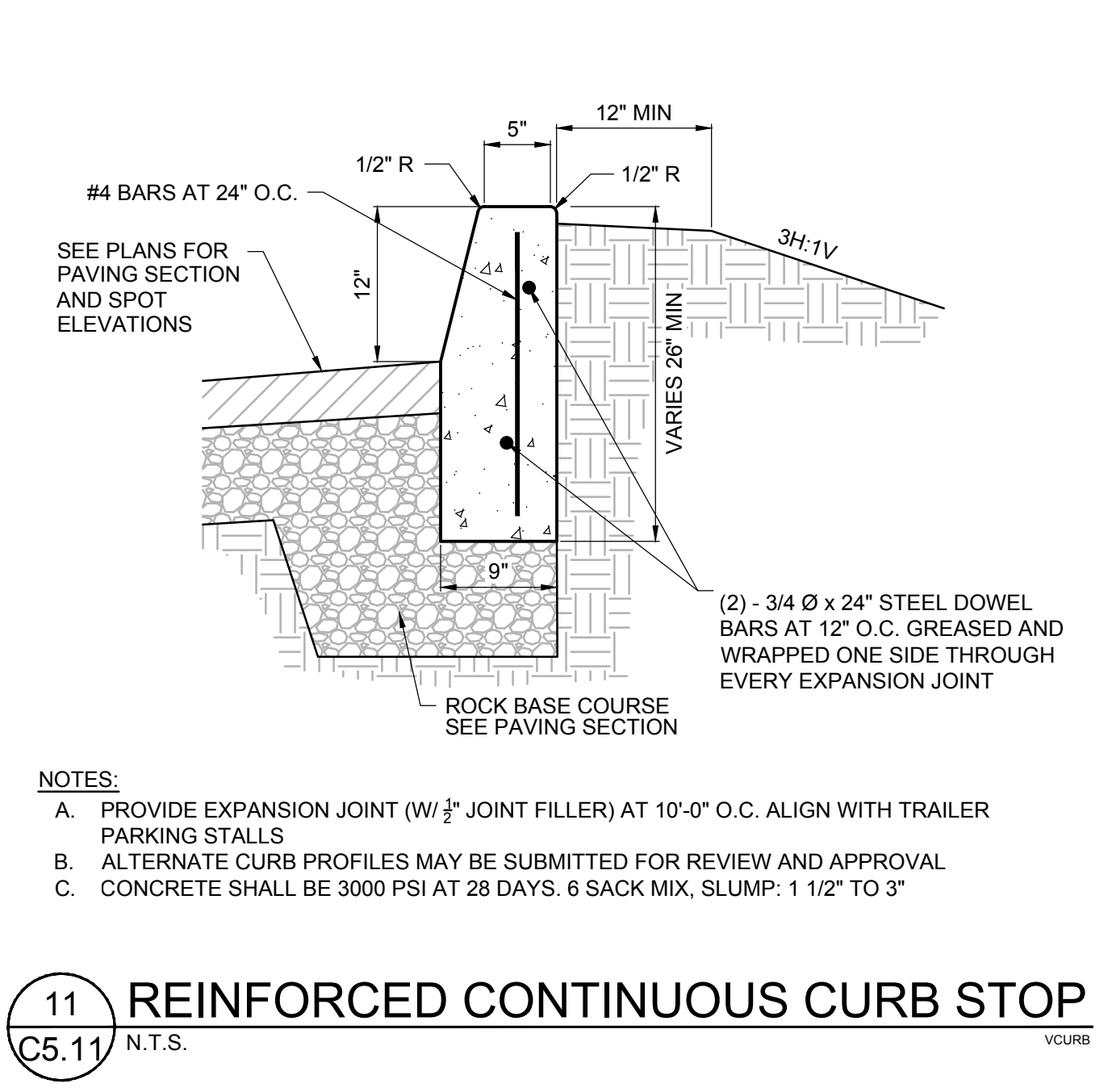
**13 DOUBLE CHECK VALVE AND BOX (2" AND SMALLER)**  
C5.11 NTS



**14 RIP RAP PAD**  
C5.11 NTS



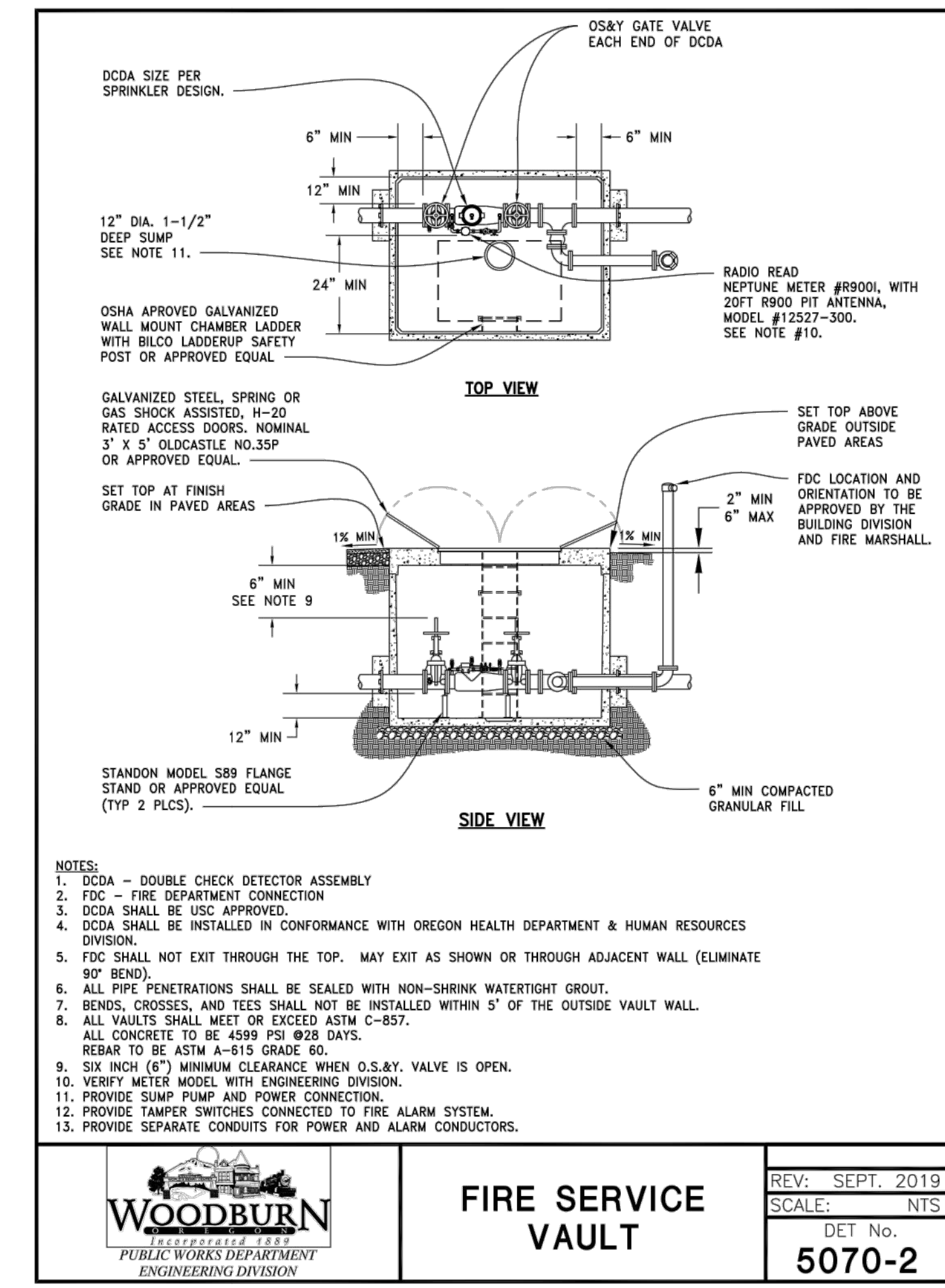
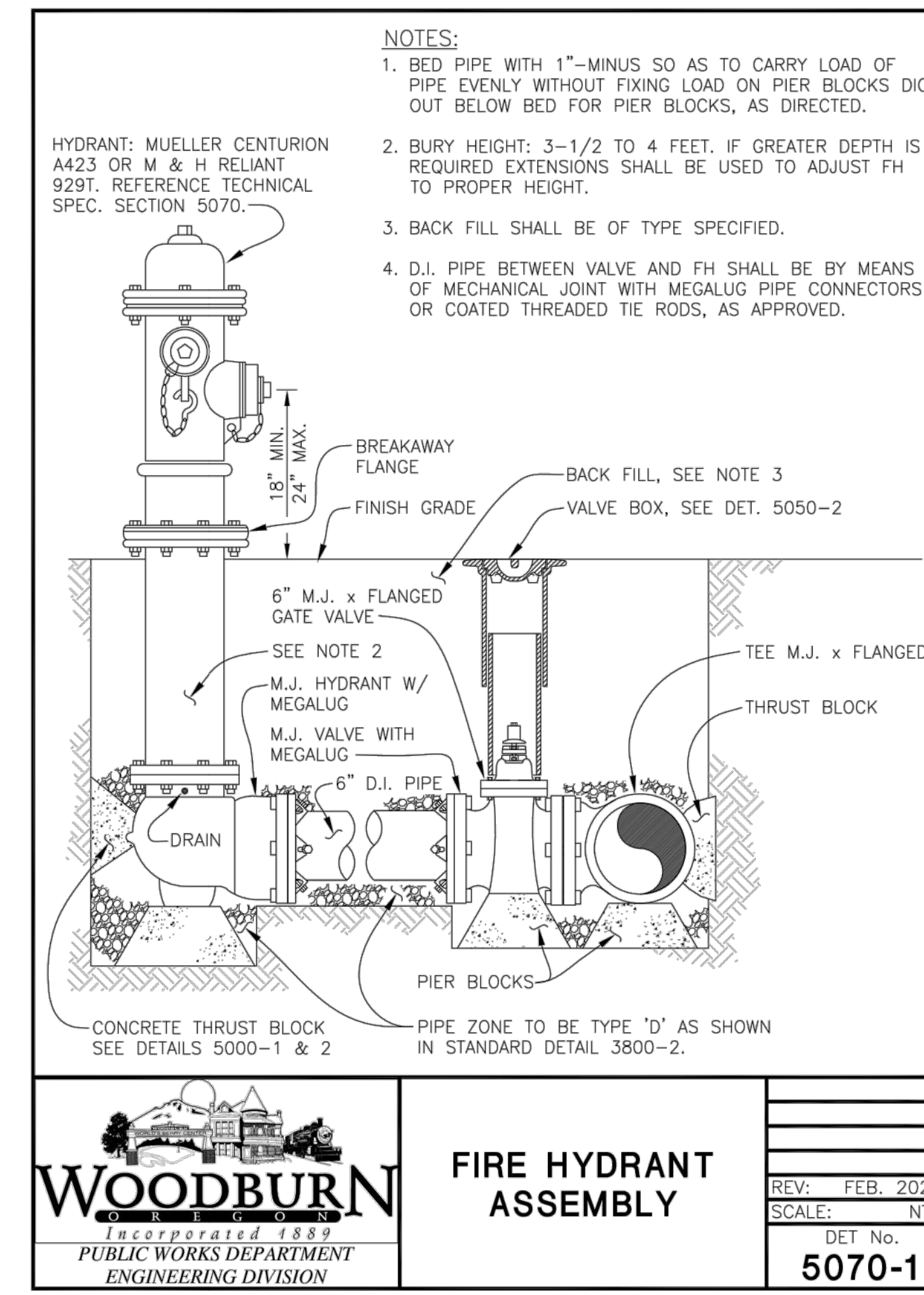
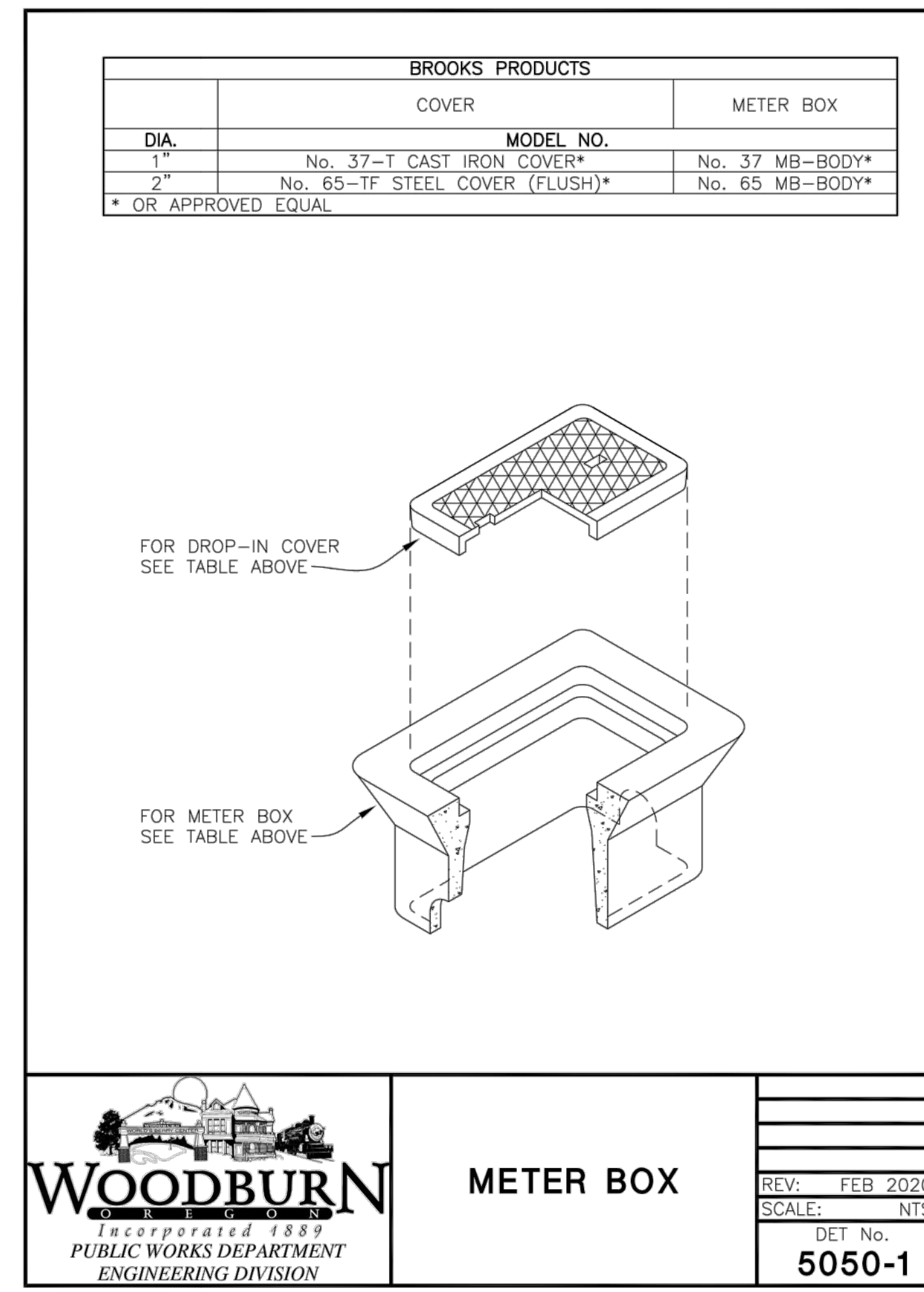
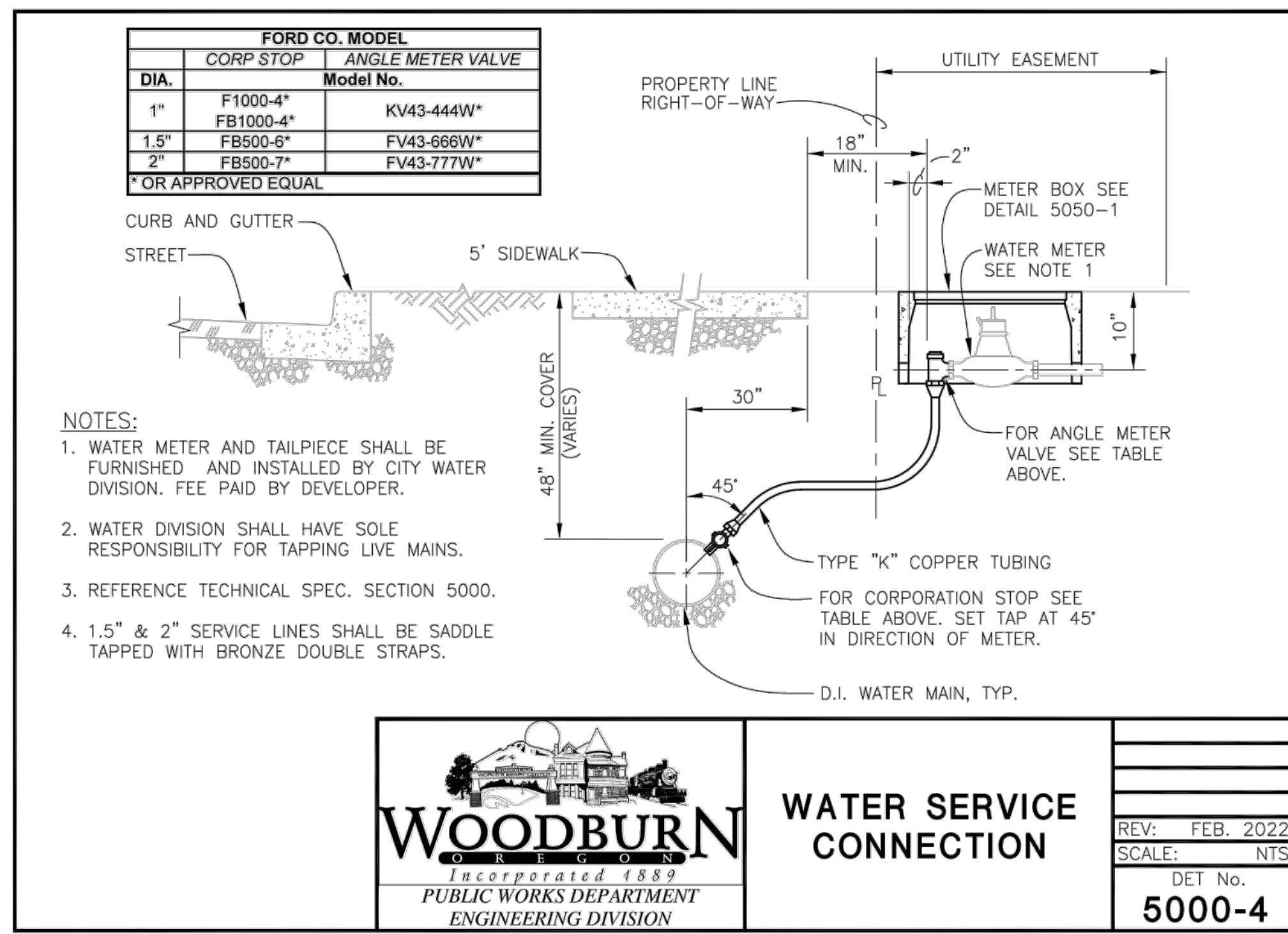
**15 POST INDICATOR VALVE**  
C5.11 NTS



**16 REINFORCED CONTINUOUS CURB STOP**  
C5.11 NTS

REVISION SCHEDULE		
Delta	Issued As	Issue Date





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Client  
**SPECHT DEVELOPMENT**  
 10260 SW GREENBURG RD  
 PORTLAND, OR 97223

Project  
**WEISZ PROPERTY: 500KSF SPEC INDUSTRIAL**

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Delta	Issued As	Issue Date

SHEET TITLE:  
**CIVIL CONSTRUCTION DETAILS**

DRAWN BY: NKB  
 CHECKED BY: MWB  
 SHEET

**C5.12**

JOB NO. 2220085.00





WEISZ PROPERTY
EROSION AND SEDIMENT CONTROL PLAN

WOODBURN, OREGON

TAX LOTS 00800 AND 00801
SEC 14 T5S R2W
MARION COUNTY, OREGON

CLIENT

SPECHT DEVELOPMENT, INC.
CONTACT: PETER SKEL, VICE PRESIDENT
10260 SW GREENBURG ROAD, SUITE 170
PORTLAND OR 97223
PHONE: 503-646-2202

CIVIL ENGINEER

MACKENZIE
CONTACT: NICOLE BURRELL
1515 SE WATER AVE, SUITE 100
PORTLAND, OR 97214
PHONE: 503-224-9560

SURVEYOR

NORTHWEST SURVEYING, INC.
9450 SW COMMERCE CIRCLE, SUITE 300
WILSONVILLE, OR 97170
PHONE: 503-848-2179

GEOTECHNICAL

NVS
CONTACT: NICK PAVEGLIO
9450 SW COMMERCE CIRCLE, SUITE 300
WILSONVILLE, OR 97170
PHONE: 503-968-8787

NARRATIVE DESCRIPTION
EXISTING SITE CONDITIONS

• VACATED FARMLAND

DEVELOPED CONDITIONS

• INDUSTRIAL WAREHOUSE BUILDING WITH ASSOCIATED TRAILER
PARKING, LANDSCAPE, DRIVE AISLE AND SIDEWALKS

NATURE OF CONSTRUCTION
ACTIVITY AND ESTIMATED TIME
TABLE

• CLEARING (JUNE 2022)
• MASS GRADING (JULY 2022)
• UTILITY CONSTRUCTION (AUGUST 2022 TO OCTOBER 2022)
• VERTICAL CONSTRUCTION (JULY 2022 TO MAY 2023)
• FINAL STABILIZATION (JUNE 2023)

SITE SOIL CLASSIFICATION:

AM - AMITY SILT LOAM
Da - DAYTON SILT LOAM
WuA - WOODBURN SILT LOAM, 0 TO 3 PERCENT SLOPES

RECEIVING WATER BODIES:

EAST SENECA CREEK TRIBUTARY

SITE AREA:

PRIVATE SITE: 1,194,807 SF (27.43 AC)
PUBLIC IMPROVEMENTS: 104,012 SF (2.39 AC)

IMPROVEMENTS:

PRIVATE DISTURBED AREA: 1,198,907 SF (27.52 AC)
PUBLIC DISTURBED AREA: 115,331 SF (2.65 AC)

DEQ 1200-C PERMIT

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

ATTENTION EXCAVATORS

OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6999.

STANDARD EROSION AND SEDIMENT CONTROL PLAN
DRAWING NOTES

- 1. ONCE KNOWN, INCLUDE A LIST OF ALL CONTRACTORS THAT WILL ENGAGE IN CONSTRUCTION ACTIVITIES ON SITE, AND THE AREAS OF THE SITE WHERE THE CONTRACTOR(S) WILL ENGAGE IN CONSTRUCTION ACTIVITIES...
2. VISUAL MONITORING INSPECTION REPORTS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS...
3. INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS...
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...
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...
6. THE ESCP MUST BE ACCURATE AND REFLECT SITE CONDITIONS...
7. SUBMISSION OF ALL ESCP REVISIONS IS NOT REQUIRED. SUBMITTAL OF THE ESCP REVISIONS IS ONLY UNDER SPECIFIC CONDITIONS...
8. SEQUENCE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION...
9. CREATE SMOOTH SURFACES BETWEEN SOIL, SURFACE AND EROSION AND SEDIMENT CONTROLS TO PREVENT STORMWATER FROM BYPASSING CONTROLS AND PONDING...
10. IDENTIFY, MARK, AND PROTECT (BY CONSTRUCTION FENCING OR OTHER MEANS) CRITICAL RIPARIAN AREAS AND VEGETATION INCLUDING IMPORTANT ROOTING ZONES, AND VEGETATION AREAS TO BE PRESERVED...
11. PRESERVE EXISTING VEGETATION WHEN PRACTICAL AND RE-VEGETATE OPEN AREAS...
12. MAINTAIN AND DELINEATE ANY EXISTING NATURAL BUFFER WITHIN THE 50-FEET OF WATERS OF THE STATE...
13. INSTALL PERIMETER SEDIMENT CONTROL, INCLUDING STORM DRAIN INLET PROTECTION AS WELL AS ALL SEDIMENT BASINS, TRAPS, AND BARRIERS PRIOR TO LAND DISTURBANCE...
14. CONTROL BOTH PEAK FLOW RATES AND TOTAL STORMWATER VOLUME, TO MINIMIZE EROSION AT OUTLETS AND DOWNSTREAM CHANNELS AND STREAMBANKS...
15. CONTROL SEDIMENT AS NEEDED ALONG THE SITE PERIMETER AND AT ALL OPERATIONAL INTERNAL STORM DRAIN INLETS...
16. ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK...
17. APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES...
18. ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON-STORMWATER CONTROLS...
19. KEEP WASTE CONTAINER LIDS CLOSED WHEN NOT IN USE AND CLOSE LIDS AT THE END OF THE BUSINESS DAY...
20. PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS USING BMPs SUCH AS: CONSTRUCTION ENTRANCE, GRAVELED (OR PAVED) EXITS AND PARKING AREAS...
21. WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITE...
22. CONTROL PROHIBITED DISCHARGES FROM LEAVING THE CONSTRUCTION SITE...
23. ENSURE THAT STEEP SLOPE AREAS WHERE CONSTRUCTION ACTIVITIES ARE NOT OCCURRING ARE NOT DISTURBED...
24. PREVENT SOIL COMPACTION IN AREAS WHERE POST-CONSTRUCTION INFILTRATION FACILITIES ARE TO BE INSTALLED...
25. USE BMPs TO PREVENT OR MINIMIZE STORMWATER EXPOSURE TO POLLUTANTS FROM SPILLS, VEHICLE AND EQUIPMENT FUELING, MAINTENANCE, AND STORAGE...
26. PROVIDE PLANS FOR SEDIMENTATION BASINS THAT HAVE BEEN DESIGNED PER SECTION 2.2.17 AND STAMPED BY AN OREGON PROFESSIONAL ENGINEER...
27. IF ENGINEERED SOILS ARE USED ON SITE, A SEDIMENTATION BASIN/IMPONDEMENT MUST BE INSTALLED...
28. PROVIDE A DEWATERING PLAN FOR ACCUMULATED WATER FROM PRECIPITATION AND UNCONTAMINATED GROUNDWATER SEEPAGE...
29. IMPLEMENT THE FOLLOWING BMPs WHEN APPLICABLE...
30. USE WATER, SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL...
31. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS...
32. IF AN ACTIVE TREATMENT SYSTEM (FOR EXAMPLE: ELECTRO-COAGULATION, FLOCCULATION, FILTRATION, ETC.) FOR SEDIMENT OR OTHER POLLUTANT REMOVAL IS EMPLOYED...
33. TEMPORARILY STABILIZE SOILS AT THE END OF THE SHIFT BEFORE HOLIDAYS AND WEEKENDS...
34. AS NEEDED BASED ON WEATHER CONDITIONS, AT THE END OF EACH WORKDAY SOIL STOCKPILES MUST BE STABILIZED OR COVERED...
35. SEDIMENT FENCE: REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE HEIGHT...
36. OTHER SEDIMENT BARRIERS (SUCH AS BIOBAGS): REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH...
37. CATCH BASINS: CLEAN BEFORE RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT...
38. WITHIN 24 HOURS, SIGNIFICANT SEDIMENT THAT HAS LEFT THE CONSTRUCTION SITE, MUST BE REMEDIATED...
39. THE INTENTIONAL WASHING OF SEDIMENT INTO STORM SEWERS OR DRAINAGEWAYS MUST NOT OCCUR...
40. DOCUMENT ANY PORTIONS OF THE SITE WHERE LAND DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED OR WILL BE TEMPORARILY INACTIVE FOR 14 OR MORE CALENDAR DAYS...
41. PROVIDE TEMPORARY STABILIZATION FOR THAT PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES CEASE FOR 14 DAYS OR MORE...
42. DO NOT REMOVE TEMPORARY SEDIMENT CONTROL PRACTICES UNTIL PERMANENT VEGETATION OR OTHER COVER OF EXPOSED AREAS IS ESTABLISHED...

RATIONALE STATEMENT

A COMPREHENSIVE LIST OF AVAILABLE BEST MANAGEMENT PRACTICES (BMP) OPTIONS BASED ON DEQ'S GUIDANCE MANUAL HAS BEEN REVIEWED TO COMPLETE THIS EROSION AND SEDIMENT CONTROL PLAN. SOME OF THE ABOVE LISTED BMP'S WERE NOT CHOSEN BECAUSE THEY WERE DETERMINED TO NOT EFFECTIVELY MANAGE EROSION PREVENTION AND SEDIMENT CONTROL FOR THIS PROJECT BASED ON SPECIFIC SITE CONDITIONS...

INITIALS

INSPECTION FREQUENCY TABLE

Table with 2 columns: SITE CONDITION, MINIMUM FREQUENCY. Rows include Active Period, Inactive Periods, Periods During Which Site is Inaccessible, etc.

- HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS
• ALL INSPECTIONS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS
• INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS

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

BMP MATRIX FOR CONSTRUCTION PHASES

REFER TO DEQ GUIDANCE MANUAL FOR A COMPREHENSIVE LIST OF AVAILABLE BMP'S

Matrix table with columns: CLEARING & DEMO, MASS GRADING, UTILITY INSTALLATION, VERTICAL CONSTRUCTION, FINAL STABILIZATION. Rows include Erosion Prevention, Sediment Control, Runoff Control, Pollution Prevention.

\*SIGNIFIES ADDITIONAL BMP'S REQUIRED FOR WORK WITHIN 50' OF WATER OF THE STATE
\*\*SIGNIFIES BMP THAT WILL BE INSTALLED PRIOR TO ANY GROUND DISTURBING ACTIVITY

SHEET INDEX EROSION AND SEDIMENT CONTROL PLANS

- EC1.0 EROSION AND SEDIMENT CONTROL COVER SHEET
EC2.0 ESCP CLEARING AND DEMOLITION PLAN
EC3.0 ESCP MASS GRADING AND STABILIZATION PLAN
EC4.0 ESCP UTILITY CONSTRUCTION PLAN
EC5.0 ESCP VERTICAL CONSTRUCTION PLAN
EC6.0 EROSION AND SEDIMENT CONTROL DETAILS



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REVISION SCHEDULE table with columns: Delta, Issued As, Issue Date

SHEET TITLE:

EROSION AND SEDIMENT CONTROL COVER SHEET

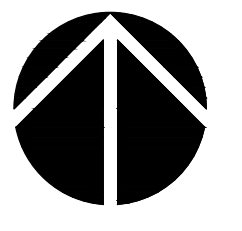
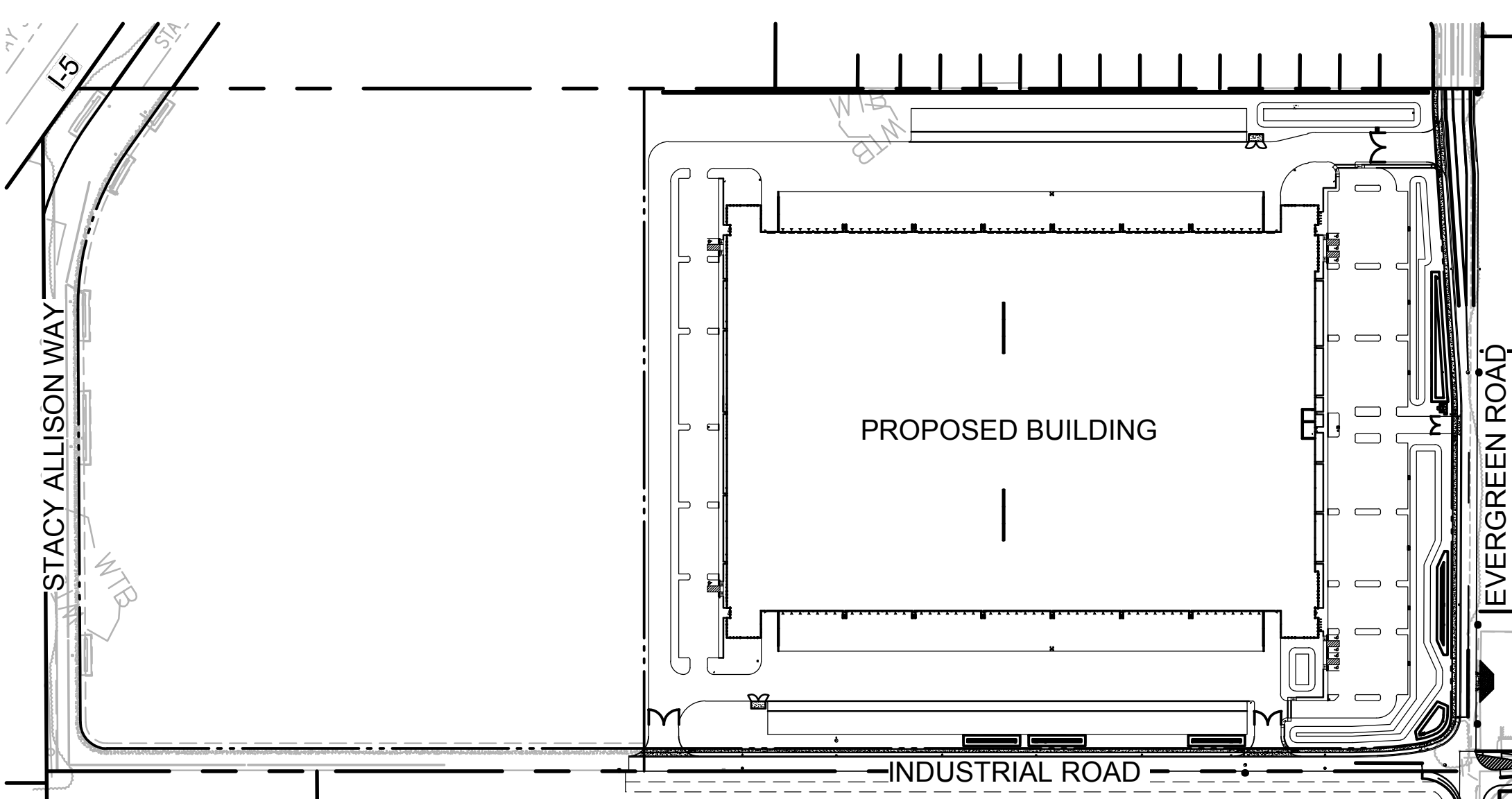
DRAWN BY: SAO

CHECKED BY: NKB

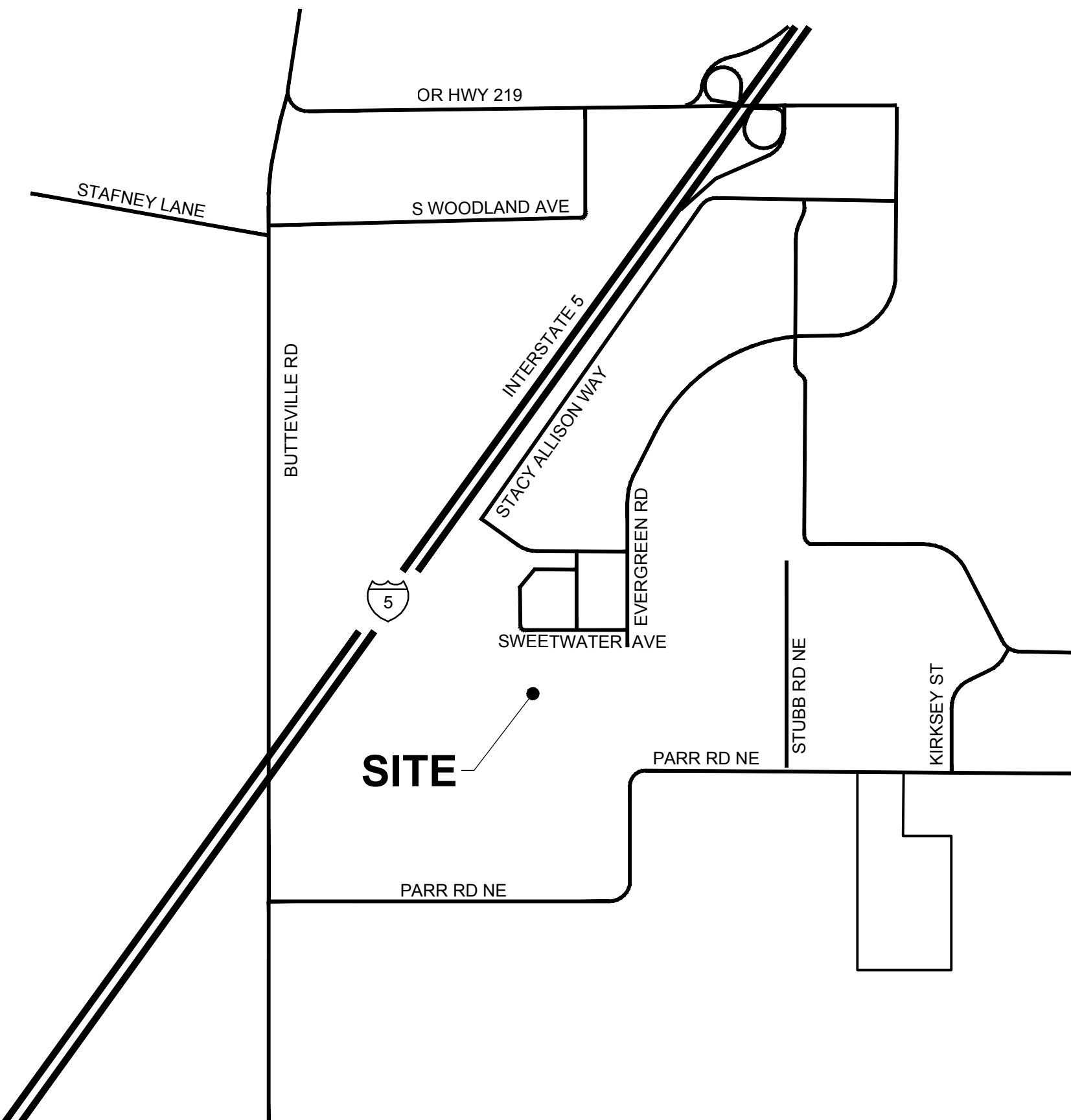
SHEET

EC1.0

JOB NO. 2220085.00



1 SITE PLAN
EC1.0 1"=200'



2 VICINITY MAP
EC1.0 N.T.S.

PROJECT LOCATION

SITE: WEST OF INTERSTATE 5, SOUTH OF SWEETWATER AVE, NORTH OF PARR ROAD NE
FRONTAGE: EVERGREEN ROAD EXTENSION, STACY ALLISON WAY EXTENSION, NEW INDUSTRIAL ROAD
WOODBURN, OR
LATITUDE = 45°08'15.00"N LONGITUDE = 122°53'17.00"W

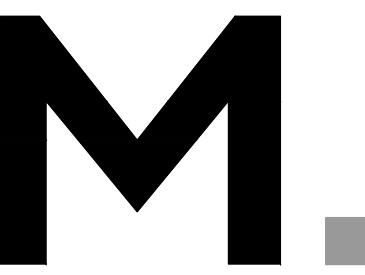
PROPERTY DESCRIPTION

LOCATED IN THE NE 1/4 OF SECTION 14 AND THE NW 1/4 OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 WEST, W.M., CITY OF WOODBURN, MARION COUNTY, OREGON

SITE INSPECTOR

PERMITTEE'S SITE INSPECTOR: JACK JOHNSON
COMPANY/AGENCY: PERLO CONSTRUCTION
PHONE: 503-705-7679
E-MAIL: JJJOHNSON@PERLO.BIZ
CERTIFICATION: CESCI
CERTIFICATION NUMBER: ECO-3-7122018
CERTIFICATION EXPIRATION: JUL 12, 2023





Architecture • Interiors  
Planning • Engineering

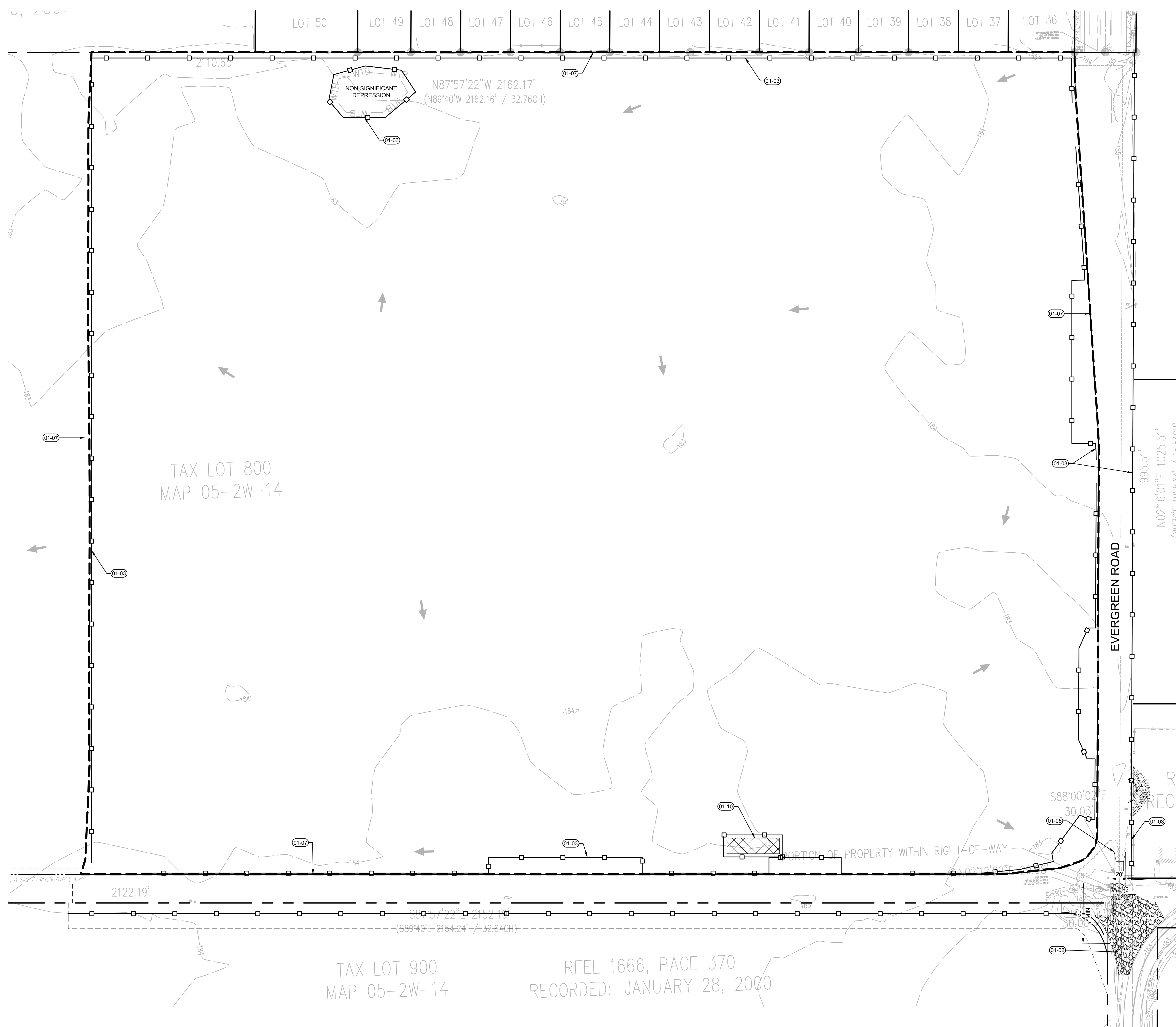
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206.749.9993  
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Project  
**WEISZ PROPERTY:  
500KSF SPEC  
INDUSTRIAL**



**LEGEND**

- SEDIMENT FENCE PER 3/EC6.0
- LIMITS OF GRADING
- EXISTING DRAINAGE FLOW ARROW
- EXISTING CONTOUR
- WHEEL WASH PER 5/EC6.0
- CONSTRUCTION ENTRANCE PER 2/EC6.0
- AREA FOR SOLID AND HAZARDOUS WASTE, FUEL STORAGE AND REFUELING AND EQUIPMENT STORAGE AND MAINTENANCE

**NEAREST OFFICIAL RAIN GAUGE**

AURORA STATE AIRPORT, AURORA, OREGON  
ELEV: 194 FT; LAT/LON: 45.24658/-122.77095

**TYPICAL WORKING HOURS**

7AM-5PM WEEKDAYS

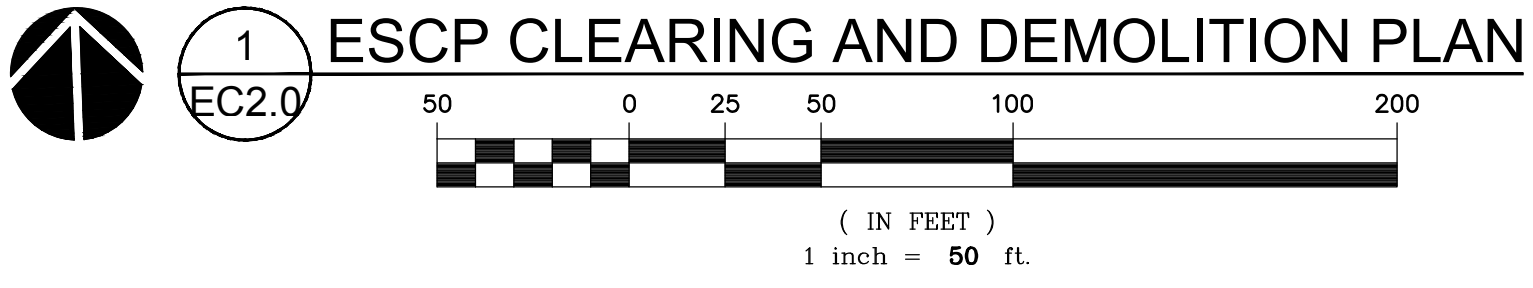
**KEYNOTES**

- 01-02 CONSTRUCTION ENTRANCE PER 2/EC6.0
- 01-03 SEDIMENT FENCE PER 3/EC6.0
- 01-05 WHEEL WASH PER 5/EC6.0
- 01-07 PRIVATE LIMIT OF DISTURBANCE
- 01-10 AREA FOR SOLID AND HAZARDOUS WASTE, FUEL STORAGE AND REFUELING AND EQUIPMENT STORAGE AND MAINTENANCE. PROVIDE PERIMETER SEDIMENT FENCE PER 3/EC6.0

TAX LOT 800  
MAP 05-2W-14

TAX LOT 900  
MAP 05-2W-14

REEL 1666, PAGE 370  
RECORDED: JANUARY 28, 2000



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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**ESCP  
CLEARING AND  
DEMOLITION  
PLAN**

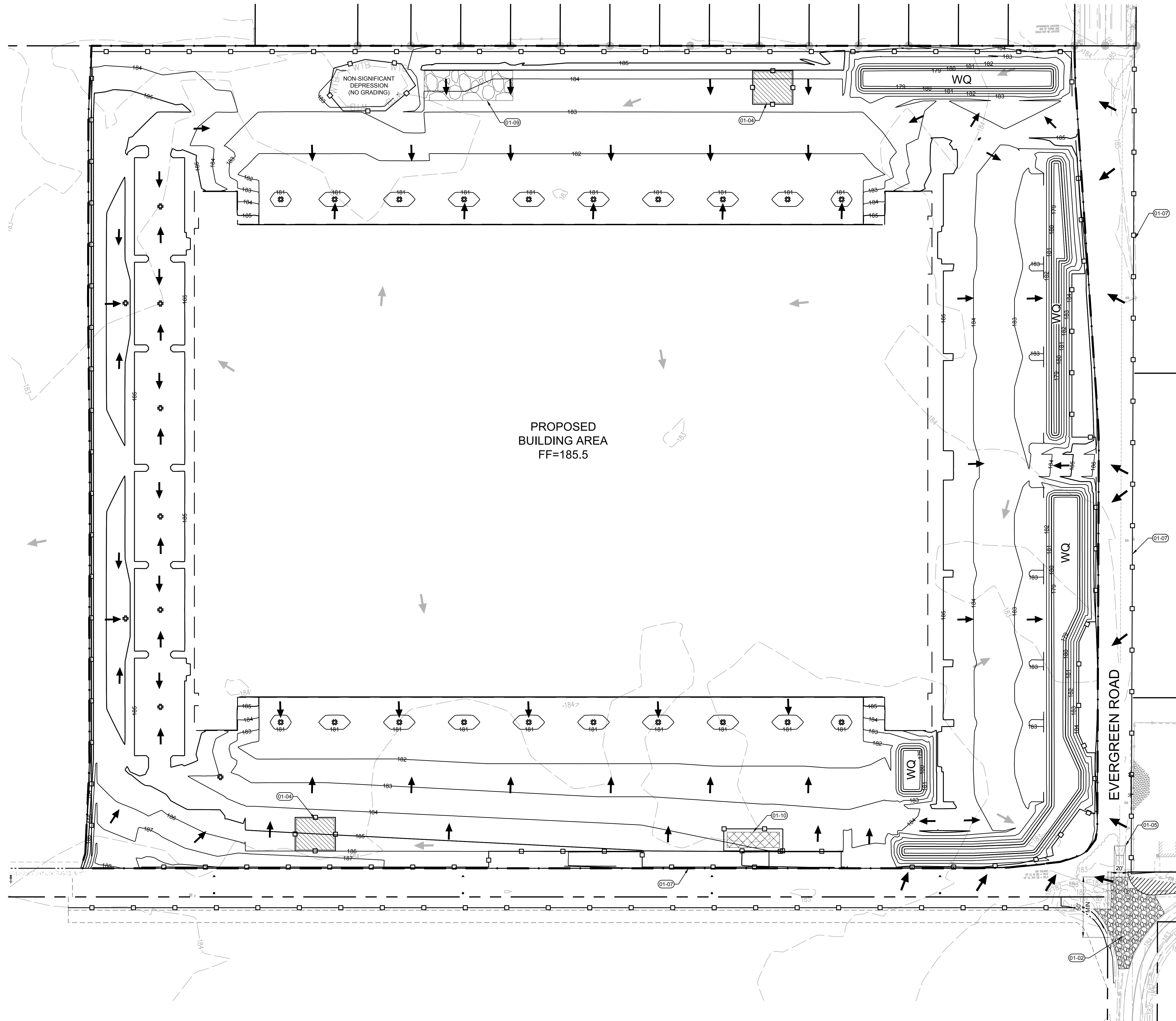
DRAWN BY: SAO  
CHECKED BY: NKB  
SHEET

**EC2.0**

JOB NO. **2220085.00**

THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS SHOWN FOR REFERENCE ONLY AND IS BASED ON A SURVEY BY NORTHWEST SURVEYING, INC. DATE: JUNE 2019





**LEGEND**

- SEDIMENT FENCE PER 3/EC6.0
- LIMIT OF GRADING
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING DRAINAGE FLOW ARROW
- PROPOSED DRAINAGE FLOW ARROW
- WHEEL WASH PER 5/EC6.0
- CONSTRUCTION ENTRANCE PER 2/EC6.0
- SOIL STOCKPILE AREA PER 4/EC6.0
- AREA FOR SOLID AND HAZARDOUS WASTE, FUEL STORAGE AND REFUELING AND EQUIPMENT STORAGE AND MAINTENANCE

- KEYNOTES**
- 01-02 CONSTRUCTION ENTRANCE PER 2/EC6.0
  - 01-04 AREA FOR TEMPORARY SOIL STOCKPILE FROM EARTHWORK CUTTINGS. COVER STOCKPILE PER 4/EC6.0
  - 01-05 WHEEL WASH PER 5/EC6.0
  - 01-07 PRIVATE LIMIT OF DISTURBANCE
  - 01-09 AREA FOR JOB TRAILERS, EQUIPMENT AND MATERIAL STAGING AND PORTABLE BATHROOMS. BASE ROCK SECTION SIMILAR TO ROAD PAVEMENT SECTION OF 1.5" - 0" COMPACTED CRUSHED ROCK
  - 01-10 AREA FOR SOLID AND HAZARDOUS WASTE, FUEL STORAGE AND REFUELING AND EQUIPMENT STORAGE AND MAINTENANCE. PROVIDE PERIMETER SEDIMENT FENCE PER 3/EC6.0

- EROSION CONTROL GENERAL NOTES**
1. SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
    - A. VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX.
    - B. DWARF GRASS MIX (MIN. 100 LB./AC.)
      - 1. DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
      - 2. CREEPING RED FESCUE (20% BY WEIGHT)
    - C. STANDARD HEIGHT GRASS MIX (MIN. 100LB./AC.)
      - 1. ANNUAL RYEGRASS (60% BY WEIGHT)
      - 2. TURF-TYPE FESCUE (40% BY WEIGHT)
  2. SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
  3. LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
  4. TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES
  5. STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
  6. EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
  7. AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
  8. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
  9. ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.
  10. SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.
  11. AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY.
  12. SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
  13. AVOID PAVING WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.
  14. USE BMPs SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
  15. COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.
  16. AREAS MARKED AS "WQ" SHALL NOT HAVE CONSTRUCTION RUNOFF DIRECTED TOWARDS THEM. THESE AREAS SHALL BE PROTECTED SO AS TO NOT IMPACT THEIR NATURAL INFILTRATION CHARACTERISTICS.



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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**ESCP MASS GRADING AND STABILIZATION PLAN**

DRAWN BY: SAO  
 CHECKED BY: NKB  
 SHEET

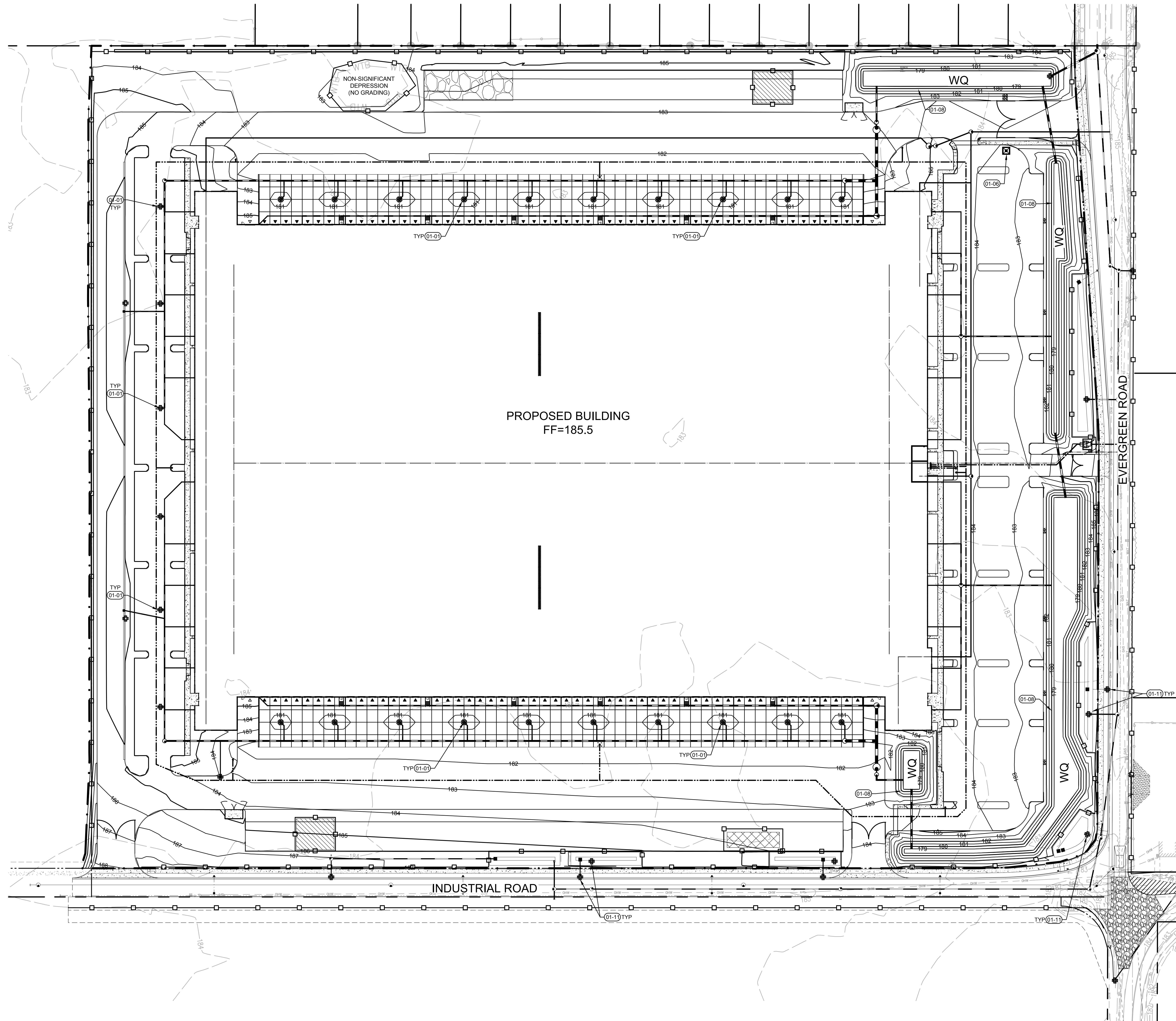
**EC3.0**

JOB NO. **2220085.00**

**1** **ESCP MASS GRADING AND STABILIZATION PLAN**  
**EC3.0**

( IN FEET )  
 1 inch = 50 ft.





### LEGEND

- SEDIMENT FENCE PER 3/EC6.0
- LIMITS OF GRADING
- EXISTING CONTOUR
- PROPOSED CONTOUR
- STORM LINE
- SANITARY LINE
- FIRE WATER LINE
- DOMESTIC WATER LINE
- CATCH BASIN SEDIMENT FILTER BAG PER 1/EC6.0
- CONCRETE WASHOUT PER 6/EC6.0
- WHEEL WASH PER 5/EC6.0
- CONSTRUCTION ENTRANCE PER 2/EC6.0
- SOIL STOCKPILE AREA PER 4/EC6.0
- AREA FOR SOLID AND HAZARDOUS WASTE, FUEL STORAGE AND REFUELING AND EQUIPMENT STORAGE AND MAINTENANCE

- ### UTILITIES PHASE NOTES
- PROPOSED DETENTION POND TO BE DISCHARGE POINT FOR ALL STORMWATER RUNOFF CONVEYANCE
  - ANY TRENCH DEWATERING SHALL BE DISCHARGE THROUGH A FILTER BAG INTO DETENTION POND WITHIN THE FOREBAY AREAS AS SHOWN
  - STRAW MULCH AND/OR HYDROSEED SHALL BE USED FOR TEMPORARY STABILIZATION OF ANY EXPOSED TRENCH SPOILS (INCLUDING STOCKPOLE IF PLASTIC SHEETING DOESNT WORK)
    - DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
    - CREEPING RED FESCUE (20% BY WEIGHT)

- ### KEYNOTES
- 01-01 CATCH BASIN SEDIMENT FILTER BAG PER 1/EC6.0
  - 01-06 CONCRETE WASHOUT PER 6/EC6.0
  - 01-08 PROVIDE AND MAINTAIN 2" THICK COVER LAYER OF COMPOST OVER FINAL GRADING LAYER OF DISTURBED SOIL AREA OF STORMWATER FACILITY AREA UNTIL PERMANENT GROUND COVER PLANTINGS ARE ESTABLISHED
  - 01-11 INLET PROTECTION TYPE 6 PER 7/EC6.0

- ### EROSION CONTROL GENERAL NOTES
- SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
    - VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX
    - DWARF GRASS MIX (MIN. 100 LB./AC.)
      - DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
      - CREEPING RED FESCUE (20% BY WEIGHT)
    - STANDARD HEIGHT GRASS MIX (MIN. 100LB./AC.)
      - ANNUAL RYEGRASS (40% BY WEIGHT)
      - TURF-TYPE FESCUE (60% BY WEIGHT)
  - SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
  - LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
  - TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
  - STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
  - EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING. EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
  - AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
  - CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
  - ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.
  - SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.
  - AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 80% OF THE CAPACITY.
  - SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSPORTED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
  - AVOID PAVING WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.
  - USE BMPs SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
  - COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.
  - AREAS MARKED AS "STORM FACILITY" SHALL NOT HAVE CONSTRUCTION RUNOFF DIRECTED TOWARDS THEM. THESE AREAS SHALL BE PROTECTED SO AS TO NOT IMPACT THEIR NATURAL INFILTRATION CHARACTERISTICS.



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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**ESCP UTILITY  
CONSTRUCTION  
PLAN**

DRAWN BY: SAO  
CHECKED BY: NKB  
SHEET

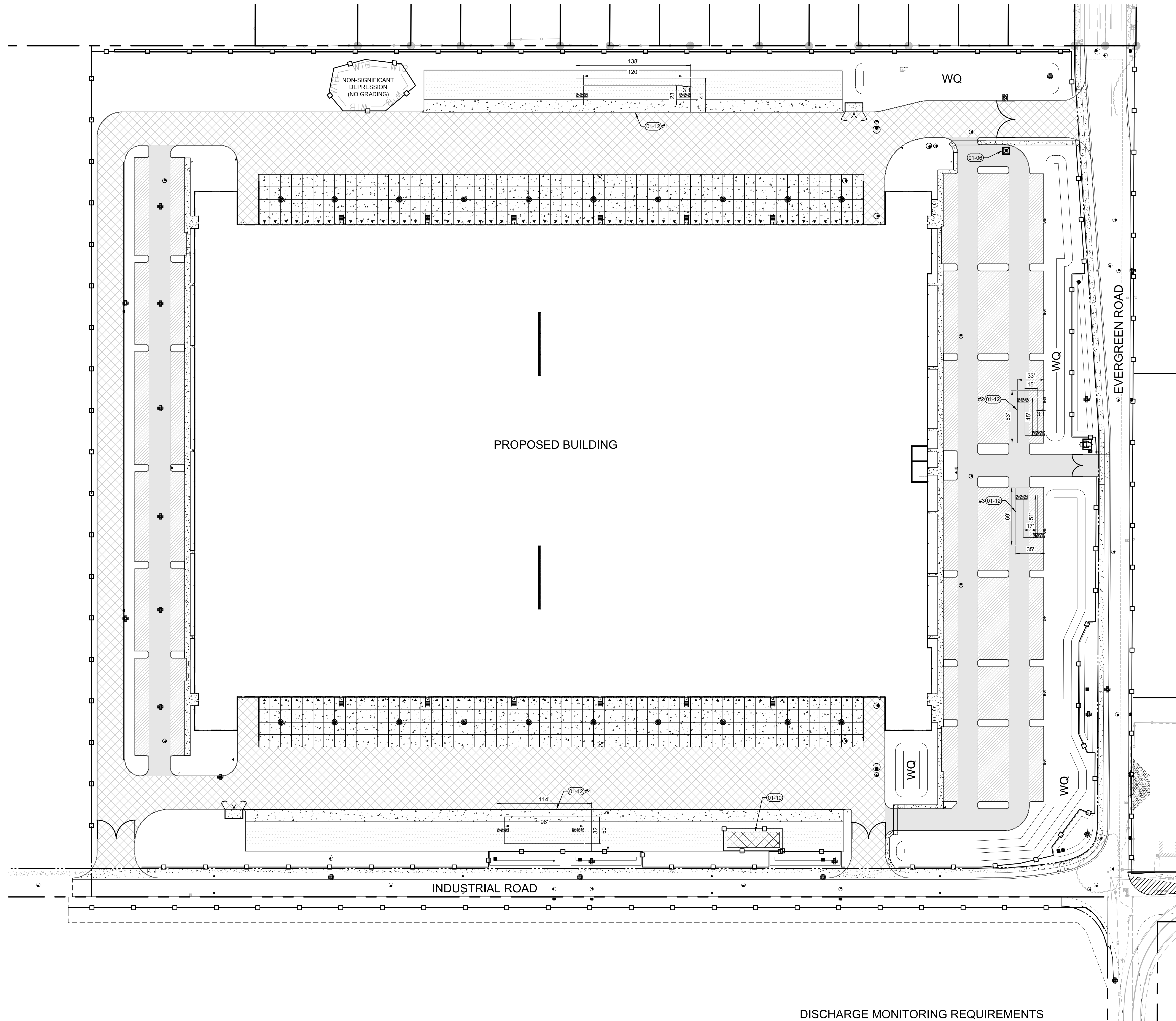
**EC4.0**

JOB NO. **2220085.00**

**1** ESCP UTILITY CONSTRUCTION PLAN  
EC4.0

( IN FEET )  
1 inch = 50 ft.





**LEGEND**

	SEDIMENT FENCE PER 3/EC6.0
	CATCH BASIN SEDIMENT FILTER BAG PER 1/EC6.0
	CONCRETE WASHOUT PER 6/EC6.0
	AREA FOR SOLID AND HAZARDOUS WASTE, FUEL STORAGE AND REFUELING AND EQUIPMENT STORAGE AND MAINTENANCE

**PAVEMENT LEGEND**

	CONCRETE DOCKS: 7 INCH NON-REINFORCED CONCRETE ON 6 INCH AGGREGATE BASE AT THE LOADING DOCKS
	DOLLY PADS: 7 INCH NON-REINFORCED CONCRETE ON 4 INCH AGGREGATE BASE
	HEAVY DUTY ASPHALT: • 5.5 INCH AC WITH 14 INCH BASE AND SUBGRADE GEOTEXTILE OR • 5.5 INCH AC WITH 4 INCH BASE AND 16 INCH CEMENT AMENDED SUBBASE
	LIGHT DUTY ASPHALT: • 4.5 INCH AC OVER 14 INCH BASE AND SUBGRADE GEOTEXTILE OR • 4.5 INCH AC OVER 4 INCH BASE OVER 14 INCH CEMENT AMENDED SUBBASE
	CAR PARKING ASPHALT: • 3 INCH AC WITH 9 INCH AGGREGATE BASE AND SUBGRADE GEOTEXTILE OR • 3 INCH AC WITH 4 INCH BASE AND 12 INCH CEMENT AMENDED SUBBASE
	CAR TRAVEL ASPHALT: • 4 INCH AC WITH 9 INCH AGGREGATE BASE AND SUBGRADE GEOTEXTILE OR • 4 INCH AC WITH 4 INCH BASE AND 12 INCH CEMENT AMENDED SUBBASE
	SIDEWALK: 5' (MIN) WIDE x 4" THICK CONCRETE AND BROOM FINISHED WITH TOOLED CONTROL JOINTS

- VERTICAL CONSTRUCTION PHASE NOTES**
- ALL CONSTRUCTION MATERIALS THAT COULD LEAD TO POLLUTION IF SPILLED NOT IN IMMEDIATE USE SHALL BE STORED IN A STORAGE BOX AT THE NORTH OF THE SITE (AS SHOWN) TO PREVENT SPILLS AND EXPOSURE TO WET WEATHER
  - FOR SPILL PREVENTION SPILL KITS AND OTHER SPILL CONTAINMENT DEVICES (I.E. WATTLES, ABSORBENT SOCKS/BOOMS, ORGANIC OIL ABSORBENTS AGENT, ETC.) SHALL BE KEPT ONSITE WITHIN THE STORAGE CONTAINER MENTIONED ABOVE THROUGH THE COMPLETION OF THE PROJECT

**KEYNOTES**

01-06	CONCRETE WASHOUT PER 6/EC6.0
01-10	AREA FOR SOLID AND HAZARDOUS WASTE, FUEL STORAGE AND REFUELING AND EQUIPMENT STORAGE AND MAINTENANCE. PROVIDE PERIMETER SEDIMENT FENCE PER 3/EC6.0
01-12	SEDIMENT BASIN PER STATEWIDE 1200C PERMIT SECTION 2.2.17 AND 2.2.18

**SEDIMENT BASIN DATA**

SEDIMENT BASIN #	DRAINAGE AREA (SF)	VOLUME REQUIRED (CF)	VOLUME PROVIDED (CF)
1	147,638	12,201	12,465
2	45,691	3,773	3,969
3	54,541	4,516	4,761
4	152,760	12,625	12,996

- EROSION CONTROL GENERAL NOTES**
- SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:  
A. VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX.  
B. DWARF GRASS MIX (MIN. 100 LBS/AC)  
1. DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)  
2. CREEPING RED FESCUE (20% BY WEIGHT)  
C. STANDARD HEIGHT GRASS MIX (MIN. 100 LBS/AC)  
1. ANNUAL RYEGRASS (40% BY WEIGHT)  
2. TURF-TYPE FESCUE (60% BY WEIGHT)
  - SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
  - LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
  - TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
  - STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
  - EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
  - AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
  - CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
  - ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.
  - SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.
  - AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY.
  - SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
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**REVISION SCHEDULE**

Delta	Issued As	Issue Date

SHEET TITLE:  
**ESCP VERTICAL CONSTRUCTION PLAN**

DRAWN BY: SAO

CHECKED BY: NKB

SHEET

JOB NO. **2220085.00**

DATE: 12/15/22

**EC5.0**

JOB NO. **2220085.00**

**DISCHARGE MONITORING REQUIREMENTS**

- THE REGISTRANT MUST BEGIN THE PH MONITORING PERIOD WHEN THE ENGINEERED SOILS ARE FIRST EXPOSED TO PRECIPITATION AND MUST CONTINUE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF DISCHARGE FROM THE SITE, OR THE OCCURRENCE OF A STORM EVENT OF 0.10 INCHES OR GREATER UNTIL FINAL STABILIZATION OF THE AREA OF ENGINEERED SOILS IS ESTABLISHED (SEE SECTION 2.2.1).
- DOCUMENT THE DATE WHEN SOIL AMENDMENTS WERE ADDED AND FINAL STABILIZATION ACHIEVED IN THE INSPECTION REPORT PER SECTION 6.5
- THE REGISTRANT MUST MONITOR THE PH OF STORMWATER IN THE SEDIMENT BASIN/IMPONDEMENTS AND AT DISCHARGE LOCATIONS THAT RECEIVE STORMWATER RUNOFF FROM THE AREA WHERE ENGINEERED SOILS WERE USED BEFORE THE STORMWATER DISCHARGES TO SURFACE WATERS.
- THE BENCHMARK VALUE FOR PH IS DEFINED IN STANDARD UNITS (SU), AND DETERMINED BY THE RIVER BASIN CONTAINING THE RECEIVING WATERBODY ACCORDING TO CWR 340-041-0021. ANYTIME MONITORING INDICATES THAT THE PH OF THE SITE'S STORMWATER IS THE MAXIMUM ALLOWED SU OR GREATER, THE REGISTRANT MUST EITHER:  
4.1. PREVENT THE HIGH PH WATER FROM ENTERING STORM SEWER SYSTEMS OR SURFACE WATERS; OR  
4.2. ADJUST OR NEUTRALIZE THE HIGH PH WATER UNTIL IT IS IN THE RANGE OF PH SU ACCEPTABLE FOR DISCHARGE TO THE RIVER BASIN CONTAINING THE RECEIVING WATERBODY BY USING AN APPROPRIATE TREATMENT BMP SUCH AS CARBON DIOXIDE (CO2) SPARGING OR DRY ICE. THE REGISTRANT MUST OBTAIN WRITTEN PERMISSION FROM DEC OR AGENT BEFORE USING ANY FORM OF CHEMICAL TREATMENT OTHER THAN CO2 SPARGING OR DRY ICE PER SECTION 1.2.9.
- THE REGISTRANT MUST PERFORM PH MONITORING ON SITE WITHIN 15 MINUTES OF SAMPLE COLLECTION WITH AN ACCURATELY CALIBRATED PH METER. THE REGISTRANT MUST RECORD THE PH MONITORING RESULTS AND ANY PH ADJUSTMENT TREATMENTS IN THE INSPECTION REPORT.

