

# LAND USE PLANS

## FOR

# TERRITORIAL ROAD SUBDIVISION

T3S, R1E, SECTIONS 28C, TAX LOT 401  
CLACKAMAS COUNTY, OREGON

Attachment C. 15 Lot Subdivision in the R-1 Zoning District

### LEGEND

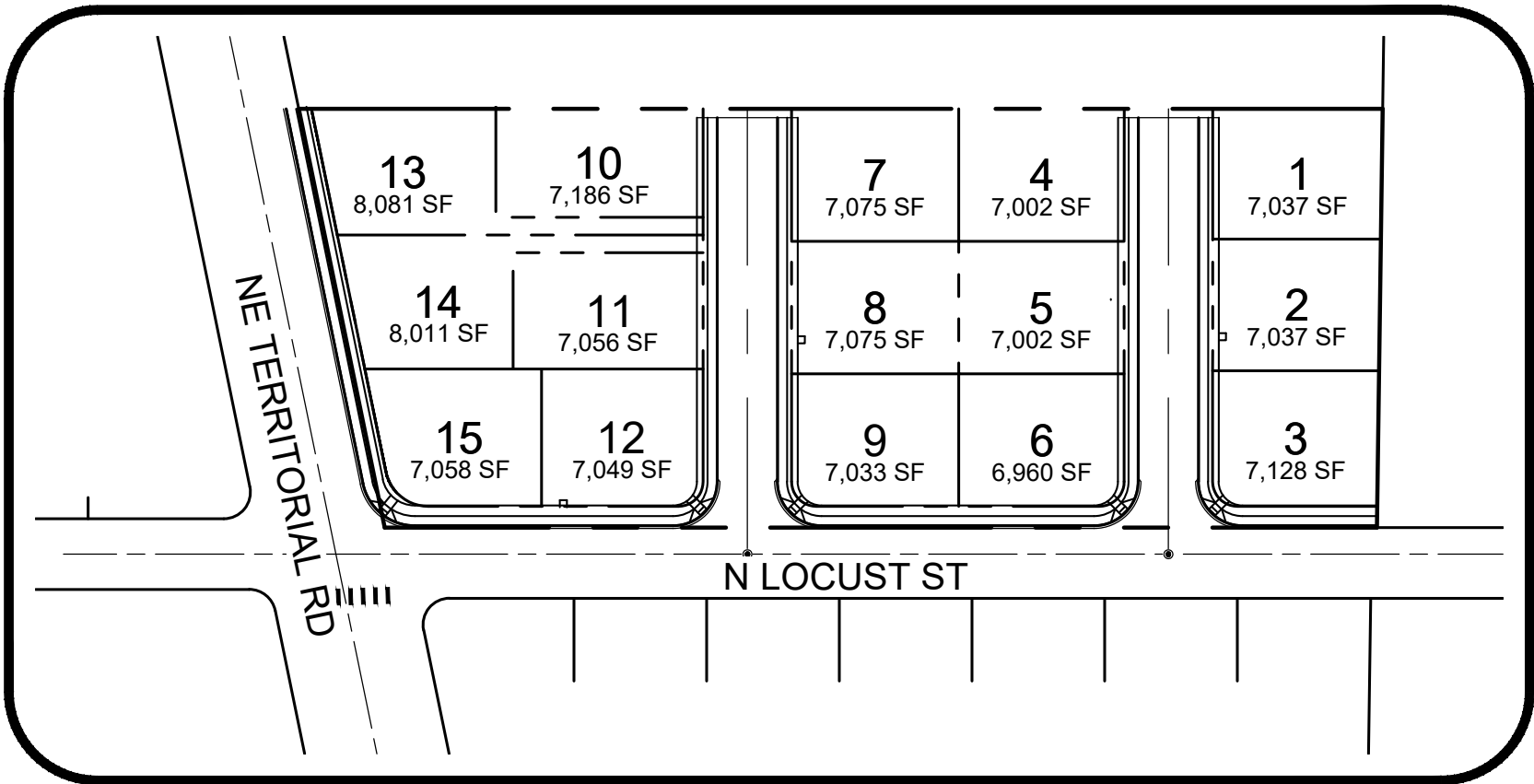
EXISTING	PROPOSED	
		CENTERLINE MONUMENT
		BIOFILTER BAGS FOR INLET PROTECTION
		SEWER MANHOLE
		STORM MANHOLE
		CATCH BASIN
		FLOW DIRECTION
		WATER VALVE
		FIRE HYDRANT
		AIR RELEASE VALVE
		WATER METER BOX
		STREET LIGHTS
		UNDERGROUND POWER VAULT
		GUY WIRE
		POWER POLE
		GAS VALVE
		TELEPHONE PEDESTAL
		TREE
		STORM CURB INLET
		STREET SIGN
		CONTOUR MAJOR
		CONTOUR MINOR

### LINE TYPES

	MATCHLINE
	BOUNDARY
	CENTERLINE
	PROPOSED LOT
	PUBLIC UTILITY EASEMENT
	RIGHT OF WAY
	SEWER
	WATER
	STORM
	RETAINING WALL
	EXISTING CATV
	EXISTING ELECTRIC
	EXISTING EASEMENT
	EXISTING FENCE
	EXISTING GAS
	EXISTING LOT
	EXISTING PUBLIC UTILITY EASEMENT
	EXISTING RIGHT OF WAY
	EXISTING TELEPHONE
	EXISTING SEWER
	EXISTING WATER
	EXISTING STORM DRAIN
	EXISTING OVERHEAD UTILITY LINES
	SILT FENCE
	CHAIN LINK FENCE
	EXISTING UNDERGROUND POWER LINE
	EXISTING TELECOMMUNICATIONS

### ABBREVIATIONS

(AB)	AS-BUILT
BND	BEND
BC OR B/C	BACK OF CURB
BOW	BOTTOM OF WALL
BW	BACK OF WALK
C&G	CURB & GUTTER
CB	CATCH BASIN
CL	CENTERLINE
C/O	CLEANOUT
DTL OR DTLs	DETAIL OR DETAILS
DRN	DRAINAGE
E	ELECTRIC
EA	EACH
EL	ELEVATION
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FC	FACE OF CURB
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FLG	FLANGE
FP	FINISH PAD
G	GUTTER
GB	GRADE BREAK
HP	HIGH POINT
HZ	HORIZONTAL
INV	INVERT ELEVATION
LDR	LOW DENSITY RESIDENTIAL
LP	LOW POINT
L/S	LANDSCAPE STRIP
MDR	MEDIUM DENSITY RESIDENTIAL
MECH	MECHANICAL
MH	MANHOLE
MJ	MECHANICAL JOINT
P	PAVEMENT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
REST	RESTRAINT
R/W	RIGHT OF WAY
S=	SLOPE
SC	SCUPPER
SD	STORM DRAIN
STA	STATION
STD	STANDARD
SVT	SITE VISIBILITY TRIANGLE
SW OR S/W	SIDEWALK
SWR	SEWER
TC	TOP OF CURB
TL	TRUE LENGTH
TEL	TELEPHONE
TOW	TOP OF WALL
VC	VILLAGE CENTER
VERT	VERTICAL
VG	VALLEY GUTTER
W	WATER
C1	CURVE TABLE NUMBER
L1	LINE TABLE NUMBER
R	RIGHT
L	LEFT
LF	LINEAR FEET
SF	SQUARE FEET
SY	SQUARE YARDS
CY	CUBIC YARDS
W=	WIDTH



SITE MAP  
SCALE: 1" = 100'



VICINITY MAP  
1" = 400'

### SHEET LIST INDEX

Sheet Number	Sheet Title
C000	COVER SHEET
C001	GENERAL NOTES
C050	1200C COVER SHEET
C051	DEMO AND PHASE 1 ESCP
C052	PHASE 2 ESCP
C100	SITE PLAN AND STREET SECTIONS
C150	PRELIMINARY PLAT
C200	OVERALL GRADING AND STORM
C201	LOCUST ST PLAN & PROFILE
C202	TERRITORIAL RD PLAN AND PROFILE
C203	17TH & 18TH AVE PLAN AND PROFILE
C204	CURB RETURNS PLAN AND PROFILE
C400	SANITARY AND WATER PLAN & PROFILE
C600	SIGNING AND STRIPING PLAN
C700	STREET AND SITE DETAILS
C701	STREET AND SITE DETAILS
C702	STORM AND SANITARY DETAILS
C703	STORM AND SANITARY DETAILS
C704	WATER DETAILS
L100	LANDSCAPE PLAN
E100	LIGHTING PLAN

### PROJECT LOCATION

102 NE TERRITORIAL RD  
CANBY, OREGON  
CLACKAMAS COUNTY  
LATITUDE = 45.277701  
LONGITUDE = -122.69210

### PROJECT DESCRIPTION

TAX LOT 401 (CLACKAMAS COUNTY TAX MAP)  
LOCATED IN SECTION 28C, TOWNSHIP 3 SOUTH,  
RANGE 1 EAST, W.M.  
CLACKAMAS COUNTY, CITY OF CANBY,  
OREGON

### OWNER/DEVELOPER VENTURE PROPERTIES, INC.

4230 GALEWOOD ST, STE 100  
LAKE OSWEGO, OR 97035  
CONTACT: AL JECK  
PHONE: 503.387.7557  
EMAIL: AL@VENTUREPROP.COM

### CIVIL ENGINEERING FIRM ATWELL, LLC.

9755 SW BARNES ROAD, SUITE 150  
PORTLAND, OR 97225  
CONTACT: BRADY BERRY, PE  
PHONE: 971.334.8962  
EMAIL: BBERRY@ATWELL-GROUP.COM

### SURVEYOR COMPASS LAND SURVEYING

4107 SE INTERNATIONAL WAY, STE 705  
MILWAUKIE, OREGON 97222  
CONTACT: JOSEPH MCALLISTER, PLS  
PHONE: 503.496.1489  
EMAIL: JOEM@COMPASS-LANDSURVEYORS.COM

### CANBY UTILITIES ELECTRIC

CONTACT: GARY STOCKWELL  
PHONE: 503.226.1156

### WATER

CONTACT: DOUG ERKSON  
PHONE: 971.281.4191

### DATA/COMMUNICATIONS DIRECT LINK

CONTACT: ERIK KEHLER  
PHONE: 503.266.8223

### WAVE BROADBAND

CONTACT: TRAVIS EDGE  
PHONE: 503.899.3267

### NATURAL GAS NW NATURAL

CONTACT: BRIAN KELLEY  
PHONE: 503.220.2427

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

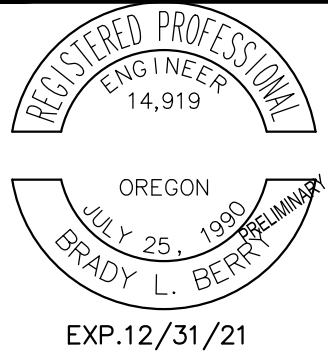
NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



COVER SHEET  
90% CONSTRUCTION PLAN SET  
TERRITORIAL ROAD SUBDIVISION  
CANBY, OREGON



REVISIONS:



PM.	B. BERRY
DR.	J. ZHANG
JOB NO.	20002753
FILE NO.	20002753-CS
DATE	5/10/2021

SHEET NO.  
C000



DEMOLITION NOTES

1.

IN ORDER TO PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SOIL EROSION AND SEDIMENTATION, THE DEMOLITION CONTRACTOR SHALL CONSTRUCT EROSION CONTROL MEASURES PER THE INITIAL EROSION CONTROL PLAN (PHASE I) AS NECESSARY PRIOR TO AND DURING DEMOLITION OPERATIONS. ADDITIONAL MEASURES MAY BY REQUIRED AS DIRECTED BY THE ENGINEER, LOCAL INSPECTOR OR THE OWNER.
2.

ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE OR THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION. ANY DEVIATION WITHOUT THE OWNERS' CONSENT WILL BE AT THE CONTRACTOR'S RISK.
3.

THE DEMOLITION CONTRACTOR SHALL LOCATE, IDENTIFY PROPERLY, TERMINATE, AND MARK ALL EXISTING UTILITIES THAT SHALL REMAIN WITHIN THE DEMOLITION AREA TO PROTECT THEM FROM DAMAGE.
4.

THE DEMOLITION CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES, ASSOCIATED GOVERNMENT DEPARTMENTS, AND THE OWNER'S REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY UTILITY SERVICE. NOTIFICATION MUST BE MADE PER THE PROJECT SPECIFICATIONS. THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH AND ADHERENCE TO THE REQUIREMENTS OF EACH UTILITY COMPANY AND ANY GOVERNMENT UTILITY DEPARTMENT REGARDING SERVICE INTERRUPTION.
5.

THE DEMOLITION CONTRACTOR SHALL PROTECT ALL LANDSCAPING AND OTHER FEATURES DESIGNATED TO REMAIN AND REPLACE/REPAIR ALL ITEMS THAT ARE DISTURBED DURING DEMOLITION.
6.

THE CONTRACTOR SHALL CONDUCT ALL DEMOLITION OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC AND/OR PRIVATE ACCESSES AND FACILITIES.
7.

THE DEMOLITION CONTRACTOR SHALL PROTECT BENCH MARKS, PROPERTY CORNERS, AND ALL OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF A MARKER IS REMOVED OR DISTURBED, IT SHALL BE REPLACED BY A LICENSED LAND SURVEYOR AT THE CONTRACTORS EXPENSE.
8.

THE DEMOLITION CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL MEASURES AS REQUIRED IN ACCORDANCE WITH THE US DEPT. OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND GOVERNING AGENCY REQUIREMENTS.
9.

DEPRESSIONS AND VOID AREAS CAUSED BY DEMOLITION WORK SHALL BE FILLED TO SUB-GRADE AND PROPERLY COMPACTED. THE CONTRACTOR SHALL SLOPE ALL DISTURBED AREAS TO DRAIN IN ORDER TO AVOID PONDING.
10.

THE DEMOLITION CONTRACTOR SHALL ACQUIRE ALL PERMITS AND PAY ALL ASSOCIATED FEES PERTAINING TO THE DEMOLITION AND DISPOSAL REQUIREMENTS. HE SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS REGARDING THIS WORK. IF THERE ARE NO LOCAL, STATE OR FEDERAL REQUIREMENTS THE DEMOLITION CONTRACTOR SHALL ACQUIRE AN ENGINEER'S CERTIFICATION THAT THE WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS.
11.

THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY AND SAFETY MANAGEMENT. THE CONTRACTOR SHALL PROCEED WITH THE DEMOLITION IN AN ORGANIZED MANNER FOLLOWING ALL APPLICABLE OSHA REQUIREMENTS IN ORDER TO ENSURE WORKER AND CIVIC SAFETY.
12.

THE DEMOLITION CONTRACTOR SHALL DO THE FOLLOWING:

12.1.

CONFIRM THAT COPIES OF ALL PERMITS AND APPROVALS ARE KEPT ONSITE AND THAT THEY ARE AVAILABLE FOR REVIEW UPON REQUEST.

12.2.

INSTALL INITIAL PHASE SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.

12.3.

REMOVE AND DISPOSE OFFSITE ALL DEBRIS NOT ACCEPTABLE TO THE OWNER. LOCATE AND CAP/PLUG ALL WET AND DRY UTILITIES TO BE REMOVED/ABANDONED WITHIN THE LIMITS OF DISTURBANCE.

12.5.

PROTECT AND KEEP IN OPERATION ALL ACTIVE SYSTEMS THAT ARE NOT TO BE REMOVED/ABANDONED.

12.6.

COORDINATE WITH APPROPRIATE UTILITY SERVICE COMPANY/PROVIDER AND PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND/OR UTILITY COMPANY REQUIREMENTS. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING DURING "OFF-PEAK" HOURS OR ON WEEKENDS TO MINIMIZE THE IMPACT ON THE PUBLIC.

12.7.

DIRECT A LICENSED ENVIRONMENTAL TESTING COMPANY COMPLETE A CONTAMINANT AND INSPECTION AND REPORT WITH REGARD TO BUILDINGS/STRUCTURES TO BE REMOVED, AND ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL ENVIRONMENTAL REGULATIONS. CONTAMINATED/HAZARDOUS BUILDING MATERIAL AND/OR SOILS SHALL BE REMOVED AND DISPOSED OF OFFSITE BY A QUALIFIED/LICENSED CONTRACTOR FAMILIAR WITH THE APPLICABLE REGULATIONS.

13.

EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. IF PERMISSION IS GIVEN, ALL RELATED PERMITS AND MEASURES SHALL BE AT THE DIRECTION OF THE LOCAL ISSUING AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTIONS AND SEISMIC VIBRATION TESTING REQUIRED FOR PROPER MONITORING OF LOCAL STRUCTURES IN THE AREA.

14.

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN ACCORDANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL", AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS SHOULD DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR RIGHTS-OF-WAY. STREET CLOSURES MUST BE APPROVED BY THE APPROPRIATE GOVERNMENTAL AUTHORITY.

15.

EQUIPMENT AND OPERATION OF EQUIPMENT SHALL BE CONTROLLED TO WITHIN THE LIMITS OF DISTURBED ONSITE AREA OF THE PROPERTY.

SITE NOTES

1.

THE PROJECT BOUNDARY SURVEY HAS BEEN PROVIDED BY COMPASS LAND SURVEYING. (THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY, OR FOR DESIGN ERRORS OR OMISSIONS AS A RESULT OF SURVEY INACCURACIES.)
2.

THE BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL BUILDINGS AND BUILDING APPURTENANCES WITHIN FIVE (5) FEET OF THE BUILDING WALL TO INCLUDE TRUCK DOCKS, SIDEWALKS, STEPS, ETC.
3.

THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL SITE WORK AND SITE APPURTENANCES UP TO FIVE (5) FEET OF THE BUILDING. THIS INCLUDES TRANSFORMER AND DUMPSTER PADS AS WELL AS ALL UTILITY CONDUITS.
4.

CONTRACTOR SHALL OBTAIN ALL PERMITS FROM THE OWNER PRIOR TO CONSTRUCTION.
5.

ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB AND TO THE END OF PARKING STRIPE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO THE OUTSIDE FACE OF THE BUILDING.
6.

ALL STRIPED OR CURBED RADII SHALL BE 3' UNLESS OTHERWISE NOTED.
7.

PARKING LOT STRIPING SHALL HAVE TWO (2) COATS OF PAINT (MIN).

8.

ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS. LOCAL CODES MAY GIVE ADDITIONAL DIRECTION WITH REGARD TO GEOMETRICS.
9.

ALL CONCRETE WORK SHALL BE INSTALLED TO THE COMPRESSIVE STRENGTH ESTABLISHED IN THE PROJECT GEOTECHNICAL REPORT. THE REPORT SHALL BE FOLLOWED IF THERE IS A DISCREPANCY WITHIN THESE DRAWINGS.
10.

ALL ONSITE AND OFFSITE CURB AND GUTTER SHALL BE INSTALLED PER CURB AND GUTTER DETAILS WITHIN THIS DRAWING SET. 1/2 INCH EXPANSION JOINTS OF PRE-MOLDED BITUMASTIC EXPANSION JOINT. MATERIAL SHALL BE PROVIDED AT ALL RADIUS POINTS AND AT INTERVALS NOT TO EXCEED 50 FEET IN THE REMAINDER OF THE ON-SITE CURB AND GUTTER.
11.

ALL SIGNS DEPICTED ON THESE PLANS ARE SHOWN FOR INFORMATION ONLY. ALL SIGNS SHALL BE PERMITTED SEPARATELY BY OTHERS
12.

ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND/OR TO THE STATE DEPARTMENT OF TRANSPORTATION RULES AND REGULATIONS.
13.

SITE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS UPON THE COMPLETION OF THE PROJECT.

ACCESSIBILITY NOTES

1.

ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITY ACT (ADA) REQUIREMENTS. LOCAL CODES MAY GIVE ADDITIONAL DIRECTION WITH REGARD TO GEOMETRICS.
2.

ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL BE CONSTRUCTED TO A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
3.

IF AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO THE ENTRANCE IS TO BE PROVIDED IT SHALL BE CONSTRUCTED TO A MINIMUM OF 5' WIDE. THE RUNNING SLOPE OF THE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
4.

SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURB, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
5.

IN THE CASE THAT A NEW SIDEWALK IS TO BE CONSTRUCTED IN THE PUBLIC R/W, THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES ALSO TO CROSS WALKS WITHIN THE DRIVEWAY. SPECIAL ATTENTION SHALL BE PAID DURING STAKING TO ENSURE A 2% CROSS SLOPE IS MET.
6.

IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS. INSTALLATIONS THAT ARE NON-COMPLIANT SHALL BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.
7.

ACCESSIBLE PARKING SHALL HAVE 98" VERTICAL CLEARANCE.
8.

DETECTABLE WARNING STRIPS SHALL BE PLACED ON ALL RAMPS.
9.

ALL ADA PARKING SPACES SHALL HAVE PROPER SIGNAGE POSTED TO DESIGNATE REGULAR SPACES AND VAN SPACES, AS WELL AS APPLICABLE LOCAL FINES FOR VIOLATIONS.

GRADING NOTES

1.

THE PROJECT TOPOGRAPHIC SURVEY HAS BEEN PROVIDED BY ATWELL LLC. (THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY, OR FOR DESIGN ERRORS OR OMISSIONS AS A RESULT OF SURVEY INACCURACIES.)
2.

SHOULD THE CONTRACTOR NOT ACCEPT THE EXISTING TOPOGRAPHY AS SHOWN ON THE PROJECT SURVEY OR THESE DESIGN DRAWINGS, HE MAY OPT TO HAVE A NEW TOPOGRAPHIC SURVEY PREPARED AT HIS OWN EXPENSE.
3.

THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
4.

INFORMATION CONCERNING SITE SOIL CONDITIONS SHALL BE PROVIDED BY THE OWNER'S GEOTECHNICAL ENGINEER. THE PROJECT GEOTECHNICAL REPORT AND RECOMMENDATIONS THEREIN ARE CONSIDERED PART OF THE AUTHORIZED CONSTRUCTION DOCUMENTS. IN CASE OF CONFLICT OR DISCREPANCY, THE GEOTECHNICAL REPORT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY.
5.

EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND ARCHITECTURAL PLANS AND SPECIFICATIONS.
6.

ALL FILL USED TO INCREASE THE ELEVATION OF THE FLOOR SLAB OR ANY FILL TO BE USED AS BACKFILL, SHALL BE CLEAN, SELECT, GRANULAR MATERIAL. PRIOR TO THE USE OF ANY GRANULAR FILL, GRADATION ANALYSIS SHALL BE PERFORMED ON REPRESENTATIVE SAMPLES OF THE FILL MATERIAL TO DETERMINE WHETHER THE MATERIAL IS SUITABLE FOR FILL. COMPACTED FILL SHALL BE PLACED IN ACCORDANCE WITH THE APPROVED GEOTECHNICAL REPORT FOR THE PROJECT.
7.

ALL ROCKS, STUMPS, ROOTS, AND ORGANIC MATTER SHALL BE REMOVED TO A DEPTH OF TWO FEET MINIMUM BELOW THE BOTTOM OF THE BASE SECTIONS. THE CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER FOR DIRECTION BEFORE BURYING ROCK ONSITE.
8.

ALL SOIL EROSION AND SEDIMENT SHALL BE CONTROLLED AND CONTAINED ON-SITE.
9.

ALL SLOPES AND DISTURBED AREAS NOT COVERED BY BUILDING OR PAVEMENT SHALL BE GRADED UNIFORMLY AND SHALL RECEIVE A MINIMUM OF 4 INCHES OF TOPSOIL. THE CONTRACTOR SHALL IMPORT TOPSOIL IF NOT READILY AVAILABLE ONSITE. OPEN AREAS SHALL BE SEEDED, MULCHED, FERTILIZED AND WATERED TO PROVIDE AN UNIFORM STAND OF GRASS.
10.

CONTRACTOR SHALL INSTALL SLOPE STABILIZATION FABRIC TO ALL SLOPES 2H:1V OR STEEPER AND SHALL MAINTAIN ALL SLOPE AREAS UNTIL THERE EXISTS A HEALTHY STAND OF GRASS.
11.

THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDINGS.
12.

THE FLOW IN ALL EXISTING STORM SEWERS, STORM DRAINS, AND WATERWAYS SHALL BE MAINTAINED.
13.

ALL SPOT ELEVATIONS SHALL BE TAKEN TO BE THE TOP OF PAVEMENT OR FINISHED GROUND UNLESS OTHERWISE NOTED.
- TC=TOP OF CURB ELEVATION
- MATCH=PROPOSED GRADE TO MATCH EXISTING GRADE
- TW=TOP OF RETAINING WALL ELEVATION;

- FG=FINISHED GRADE AT TOE OF WALL ELEVATION
14.

CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
15.

ALL PIPE LENGTHS SHOWN ON PLAN AND PROFILE VIEWS ARE BASED ON THE HORIZONTAL DISTANCE BETWEEN STRUCTURES.
16.

THE CONTRACTOR SHALL COMPARE PLAN AND PROFILE STORM SEWER INFORMATION FOR DISCREPANCIES. IF ANY EXIST THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR CLARIFICATION.
17.

PRECAST CONCRETE OR BRICK STRUCTURES MAY BE USED AT THE CONTRACTOR'S OPTION
18.

ALL STORM PIPE CONNECTIONS AT MANHOLES SHALL BE WATER TIGHT
19.

ALL STORM SEWER MANHOLE STRUCTURES IN PAVED AREAS SHALL BE INSTALLED OR ADJUSTED WITH TRAFFIC READY LIDS FLUSH WITH THE PAVEMENT. MANHOLE STRUCTURES IN UNPAVED AREAS SHALL BE INSTALLED FLUSH WITH FINISH GRADE.
20.

ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
21.

ALL SYSTEM MANHOLES AND PIPES SHALL BE FLUSHED CLEAN PRIOR TO TURNING OVER TO THE OWNER.
22.

THE CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. EXISTING UNDERGROUND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE BEST SOURCES AVAILABLE (FIELD SURVEYS AND UTILITY MAPS) AND MAY NOT BE FULLY ACCURATE. AS SUCH, THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHILE GRADING. ANY UTILITY RELOCATION DEEMED NECESSARY BUT NOT SHOWN ON THE APPROVED DRAWINGS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION.
23.

THE GRADING CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES, ASSOCIATED GOVERNMENT DEPARTMENTS, AND THE OWNER'S REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY UTILITY SERVICE. NOTIFICATION MUST BE MADE PER THE PROJECT SPECIFICATIONS. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH AND ADHERENCE TO THE REQUIREMENTS OF EACH UTILITY COMPANY AND ANY GOVERNMENT UTILITY DEPARTMENT REGARDING SERVICE INTERRUPTION.

UTILITY NOTES

1.

THE PROJECT UTILITY SURVEY HAVE BEEN PROVIDED BY ATWELL LLC.
2.

THE CONTRACTOR SHALL HAVE A COPY OF THE APPROVED PLANS, A COPY OF THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS, AND A COPY OF ALL PERMITS AND APPROVALS ON THE JOB.
3.

ALL UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND FOR THE PROTECTION OF OTHER UTILITIES.
4.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PROJECT SAFETY INCLUDING, BUT NOT LIMITED TO, TRENCH EXCAVATION AND SHORINGS, TRAFFIC CONTROL, AND SECURITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SECURITY DURING CONSTRUCTION.
5.

THE CONTRACTOR SHALL COMPLY WITH THE LATEST OSHA STANDARDS AND/OR DIRECTIVES WITH REGARD TO EXCAVATION AND TRENCHING PROCEDURES.
6.

ALL FILL MATERIAL SHALL BE PLACED AND COMPACTED PRIOR TO UTILITY INSTALLATION.
7.

THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS "AS-BUILT PLANS" AND "FINAL PLATS" (IF APPLICABLE) UPON COMPLETION OF THE PROJECT.
8.

THE CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. EXISTING UNDERGROUND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE BEST SOURCES AVAILABLE (FIELD SURVEYS AND UTILITY MAPS) AND MAY NOT BE FULLY ACCURATE. AS SUCH, THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHILE GRADING. ANY UTILITY RELOCATION DEEMED NECESSARY BUT NOT SHOWN ON THE APPROVED DRAWINGS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION.
9.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY UTILITY CONFLICTS, ADDITIONAL UTILITIES ENCOUNTERED, AND/OR ANY OTHER UTILITY INFORMATION WHICH MAY REQUIRE EXAMINATION.
10.

THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE AND IMPLEMENT THEIR SPECIFIC INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
11.

THE CONTRACTOR SHALL CALL 811 AT LEAST 72 HOURS PRIOR TO EXCAVATION IN ORDER THAT UTILITIES BE FIELD LOCATED.
12.

THE CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY INSPECTOR 72 HOURS BEFORE CONNECTING TO ANY EXISTING UTILITY.
13.

THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH THE RESPECTIVE UTILITY'S STANDARDS AND SPECIFICATIONS.
14.

THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATION OF OR ADJUSTMENTS TO EXISTING UTILITIES DURING CONSTRUCTION. THIS WORK SHALL BE PERFORMED IN A TIMELY FASHION AND WITH A MINIMAL DISRUPTION OF SERVICE.
15.

THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR THE PROPOSED LOCATION OF ALL WET AND DRY UTILITY ENTRANCES INTO THE BUILDING. CONTRACTOR SHALL COORDINATE INSTALLATION OF THE VARIOUS UTILITIES TO AVOID CONFLICTS AND ENSURE THAT THE PROPER DEPTHS ARE ACHIEVED.
16.

ALL DRY UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE PROPER UTILITY COMPANY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL DRY UTILITIES BY OTHERS.
17.

THE CONTRACTOR SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION.
18.

THE CONTRACTOR SHALL COORDINATE THE INSTALLATIONS OF WATER AND SANITARY SERVICES WITH THE LOCAL WATER AND SEWER PROVIDER. THE LOCAL WATER AND SEWER AUTHORITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN ALL WATER AND SANITARY SEWER CONSTRUCTION.
19.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE EXACT LOCATION, SIZE, AND MATERIAL OF ANY EXISTING WATER AND/OR SEWER FACILITY PROPOSED FOR CONNECTION OR USE BY THIS PROJECT. THE RELOCATION OF ALL WATER/SEWER FACILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
20.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL TELEWISE EXISTING SANITARY SEWER LINE FROM THE POINT OF CONNECTION THROUGH THE NEXT SUCCESSIVE DOWNSTREAM RUN OF PIPE. THE CONTRACTOR SHALL ALSO TELEWISE ALL NEWLY INSTALLED SANITARY SEWER PIPE TO ENSURE LINES AND GRADES HAVE BEEN MET.
21.

THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN SANITARY, WATER, STORM, AND PRIVATE UTILITY LINES. MEASUREMENTS SHALL BE TAKEN FROM THE NEAREST EDGE OF THE UTILITIES IN QUESTION.

22.

THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE WATER AND SEWER SERVICES SHALL BE 8'. THE MINIMUM VERTICAL SEPARATIONS SHALL BE 18"
23.

SANITARY SEWER PIPE SLOPE SHALL BE MEASURED FROM CENTER OF MANHOLE TO CENTER OF MANHOLE.
24.

ALL MANHOLES REQUIRE KOR-N-SEAL OR EQUAL RUBBER BOOTS.
25.

TOPS FOR SANITARY SEWER MANHOLES PLACED WITHIN PAVED AREAS SHALL BE INSTALLED WITH TRAFFIC READY FRAMES AND SHALL MATCH THE FINISHED PAVEMENT ELEVATIONS. TOPS FOR MANHOLES PLACED WITHIN GRASSED AREAS SHALL MATCH FINISHED GRADE ELEVATIONS. ALL EXISTING MANHOLES & UTILITY BOXES SHALL BE ADJUSTED AS NECESSARY TO MATCH FINISHED GRADING.
26.

ALL SANITARY MANHOLES AND PIPE SHALL BE FLUSHED CLEAN OF DEBRIS PRIOR TO TURNING SYSTEM OVER TO OWNER.
27.

ALL FIRE HYDRANTS SHALL CONFORM TO LOCAL REQUIREMENTS.
28.

THRUST BLOCKS ARE REQUIRED WHEREVER PIPE CHANGES DIRECTION (TEES, BENDS, ETC.).
29.

GRAVITY SEWER LINE MATERIAL SHALL BE PVC (SDR35) OR DIP (CLASS 350).
30.

THE PRIMARY ELECTRIC SERVICE SHALL BE PROVIDED BY THE LOCAL POWER PROVIDER. THIS INCLUDES THE TRANSFORMER, PAD, TRENCHING, BACKFILL AND COMPACTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE SECONDARY SERVICE. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF BOTH SERVICES.
31.

THE GAS SERVICE UP TO THE GAS METER SHALL BE PROVIDED BY THE LOCAL GAS PROVIDER. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE GAS SERVICE.
32.

THE GAS AND UNDERGROUND POWER LINES ARE SHOWN FOR INFORMATION PURPOSES ONLY. EXACT LOCATIONS SHALL BE FIELD DETERMINED DURING CONSTRUCTION.

EROSION NOTES

1.

THE PROJECT TOPOGRAPHIC SURVEY HAS BEEN PROVIDED BY COMPASS LAND SURVEYING. (THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY, OR FOR DESIGN ERRORS OR OMISSIONS AS A RESULT OF SURVEY INACCURACIES.)
2.

THE OWNER SHALL ALLOW AND MAINTAIN OFF-STREET PARKING FOR WORKERS ON THE SUBJECT PROPERTY THROUGHOUT CONSTRUCTION.
3.

A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ONSITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
4.

ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE LATEST EROSION AND SEDIMENT CONTROL REGULATIONS FOR ASSOCIATED FEDERAL, REGIONAL, AND LOCAL REGULATORY AGENCIES.
5.

ALL EROSION CONTROL MEASURES SHALL MEET THE REQUIREMENTS AND THE SPECIFICATIONS CONTAINED WITHIN THE CONSTRUCTION DETAILS UNLESS AN EQUAL PRODUCT HAS BEEN PRESENTED TO AND APPROVED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
6.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT THE ENTIRE DURATION OF LAND DISTURBING ACTIVITIES.
7.

THE CONTRACTOR SHALL PROTECT ANY BORDERING OR ADJACENT DRAINAGE COURSE AND SHALL REMOVE ANY INTRUDING CONSTRUCTION DEBRIS OR SPOIL MATERIAL IN AN EXPEDITIOUS MANNER.
8.

THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY MARKED AT THE OUTSET OF CONSTRUCTION AND SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS AS INDICATED ON THE APPROVED EROSION CONTROL DRAWINGS. IF WETLANDS EXIST ON-SITE, ALL CLEARING MUST BE PERFORMED IN ACCORDANCE WITH THE APPROVED CORPS WETLANDS PERMIT.
9.

A CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED AT THE OUTSET OF CONSTRUCTION AND SHALL BE MAINTAINED APPROPRIATELY IN ORDER TO PREVENT TRACKING ONTO PUBLIC ROADWAYS. ALL MATERIALS SPILLED ONTO A PUBLIC ROADWAY OR INTO A PUBLIC STORM SEWER SHALL BE REMOVED IMMEDIATELY.
10.

ONCE A CONSTRUCTION EXIT HAS BEEN APPROPRIATELY INSTALLED, APPROPRIATE PERIMETER EROSION CONTROL AND STORMWATER MEASURES SHALL BE INSTALLED PRIOR TO FURTHER CONSTRUCTION.
11.

ALL SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED WITH EITHER PERMANENT HARD SURFACE GROUND COVER VEGETATION.
12.

THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ACCUMULATED SILT FROM EACH RESPECTIVE EROSION CONTROL MEASURE IN ACCORDANCE WITH THE NOTES AND DETAILS ON THESE DRAWINGS.
13.

ALL DISTURBED AREAS LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING.
14.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
15.

ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED SHOULD INTERIM DRAINAGE CONDITIONS DIFFER FROM THE APPROVED FINAL CONDITIONS. THE CONTRACTOR SHALL MAKE ADJUSTMENTS ACCORDINGLY IN ORDER THAT SEDIMENT NOT LEAVE THE SITE.
16.

THE CONTRACTOR SHALL KEEP AN ON-SITE DAILY LOG OF THE MAINTENANCE OF ALL EROSION CONTROL MEASURES. THE LOG SHALL BE MADE AVAILABLE FOR INSPECTION AT ALL TIMES.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



GENERAL NOTES

90% CONSTRUCTION PLAN SET

TERRITORIAL ROAD SUBDIVISION

CANBY, OREGON

811

Know what's below.  
Call before you dig.

REVISIONS:

REGISTERED PROFESSIONAL  
ENGINEER  
14,919

OREGON  
JULY 25, 1998  
BRADY L. BERRY

EXP.12/31/21

PM.

B. BERRY

DR.

J. ZHANG

JOB NO.

20002753

FILE NO.

20002753-CS

DATE

5/10/2021

SHEET NO.

C001



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

\* 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.

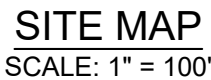
1. THE PERMITTEE IS REQUIRED TO MEET ALL THE CONDITIONS OF THE 1200C PERMIT. THIS ESCP AND GENERAL CONDITIONS HAVE BEEN DEVELOPED TO FACILITATE COMPLIANCE WITH THE 1200C PERMIT REQUIREMENTS. IN CASES OF DISCREPANCIES OR OMISSIONS, THE 1200C PERMIT REQUIREMENTS SUPERCEDE REQUIREMENTS OF THIS PLAN.
2. CONTRACTOR SHALL SUBMIT NOTICE OF TERMINATION TO DEQ AT THE END OF THE 1200-C PERMIT COVERAGE ONCE ALL SOIL DISTURBANCE ACTIVITIES HAVE BEEN COMPLETED AND FINAL STABILIZATION OF EXPOSED SOILS HAS OCCURRED.

A COMPREHENSIVE LIST OF AVAILABLE BEST MANAGEMENT PRACTICES (BMP) OPTIONS BASED ON DEC'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 ADDRESS THE SPECIFIC EROSION AND SEDIMENT PROBLEMS 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 ESC PLAN, AN ACTION PLAN WILL BE SUBMITTED.

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

INITIAL

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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. REVISE THE LIST AS APPROPRIATE UNTIL PERMIT COVERAGE IS TERMINATED (SECTION 4.4.C.I). IN ADDITIONS, 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 (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.C)
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 STREAM BANKS. (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 ALIGNED 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. WASH 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 2.2.3)



5. THE ESC FACILITIES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE.
6. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
7. AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE MORE THAN 4" THE BARRIER HEIGHT. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATIONS SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWN STREAM SYSTEM.
8. STABILIZED GRAVEL ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
9. STORM DRAINS INLETS, BASINS, AND AREA DRAINS SHALL BE PROTECTED UNTIL PAVEMENT SURFACES ARE COMPLETED AND/OR VEGETATION IS RE-ESTABLISHED.
10. PAVEMENT SURFACES AND VEGETATION ARE TO BE PLACED AS RAPIDLY AS POSSIBLE.
11. SEEDING SHALL BE PERFORMED NO LATER THAN SEPTEMBER 1<sup>ST</sup> FOR EACH PHASE OF DEVELOPMENT.
12. IF THERE ARE EXPOSED SOILS OR SOILS NOT FULLY ESTABLISHED FROM OCTOBER 1<sup>ST</sup> THROUGH APRIL 30<sup>TH</sup>, THE WET WEATHER EROSION PREVENTION MEASURES WILL BE IN EFFECT. SEE THE EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL (CHAPTER 4) FOR REQUIREMENTS.
13. THE DEVELOPER SHALL REMOVE ESC MEASURES WHEN VEGETATION IS FULLY ESTABLISHED.

COMPANY/AGENCY: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
CELL: \_\_\_\_\_  
E-MAIL: \_\_\_\_\_  
DESCRIPTION OF EXPERIENCE: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EXISTING SITE CONDITIONS  
UNDEVELOPED LAND WITH EXISTING NURSERY, BARN, AND SMALL ACCESSORY  
BUILDING.

DEVELOPED CONDITIONS  
DEVELOPMENT OF RESIDENTIAL SUBDIVISION INCLUDING THE CONSTRUCTION OF PRIVATE ROADS AND UNDERGROUND UTILITIES NECESSARY TO SERVE 20 NEW SINGLE-FAMILY HOMES.

CLEARING - #####  
MASS GRADING - #####  
SITE CONSTRUCTION - #####  
FINAL STABILIZATION - #####

TOTAL SITE AREA = 3.11 ACRES

TOTAL DISTURBED AREA = 3.11 ACRES

## 12A - CANDERLY SANDY LOAM (NRCS HYDROLIC SOIL GROUP A)

NEAREST WATER BODY: EXISTING ON-SITE DETENTION POND THAT ULTIMATELY DISCHARGES TO BEAR CREEK TO THE EAST

SHEET NUMBER	SHEET TITLE
C050	COVER SHEET
C051	DEMO AND PHASE I ESCP
C052	PHASE II ESCP
C053	ESCP DETAILS
C054	ESCP DETAILS

## LONGITUDE = -122.69210

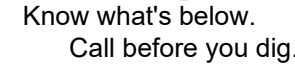
TAX LOT 401 (CLACKAMAS COUNTY TAX MAP)  
LOCATED IN SECTION 28C, TOWNSHIP 3  
SOUTH, RANGE 1 EAST, W.M.  
CLACKAMAS COUNTY, CITY OF CANBY,  
OREGON

**NOTICE:**  
CONSTRUCTION SITE SAFETY IS THE  
SOLE RESPONSIBILITY OF THE  
CONTRACTOR; NEITHER THE OWNER  
NOR THE ENGINEER SHALL BE  
EXPECTED TO ASSUME ANY  
RESPONSIBILITY FOR SAFETY OF THE  
WORK, OF PERSONS ENGAGED IN THE  
WORK, OF ANY NEARBY STRUCTURES,  
OR OF ANY OTHER PERSONS.

1200C COVER SHEET

90% CONSTRUCTION PLAN SET

TERRITORIAL ROAD SUBDIVISION



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EXP.12/31/2

PM. B. BERRY

DR. J. ZHANG

JOB NO.

20002753

FILE NO.

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DATE  
5/10/2021

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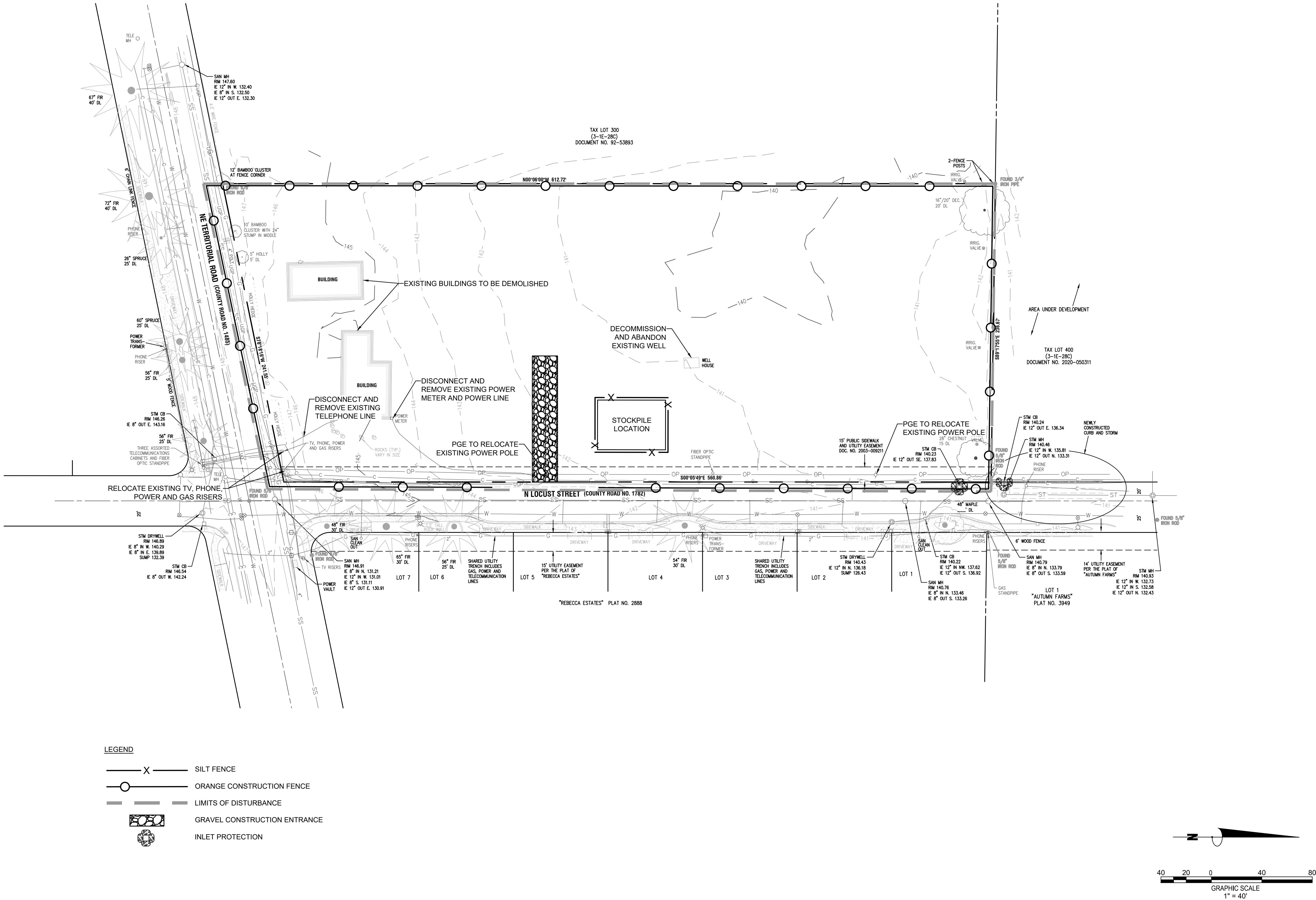
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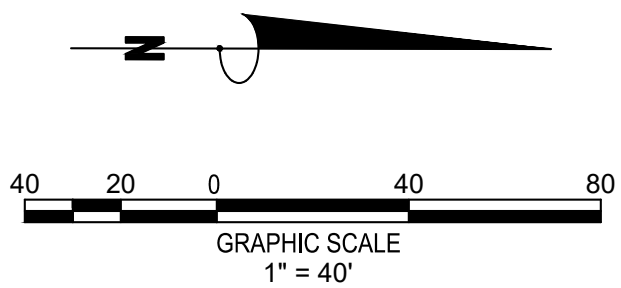
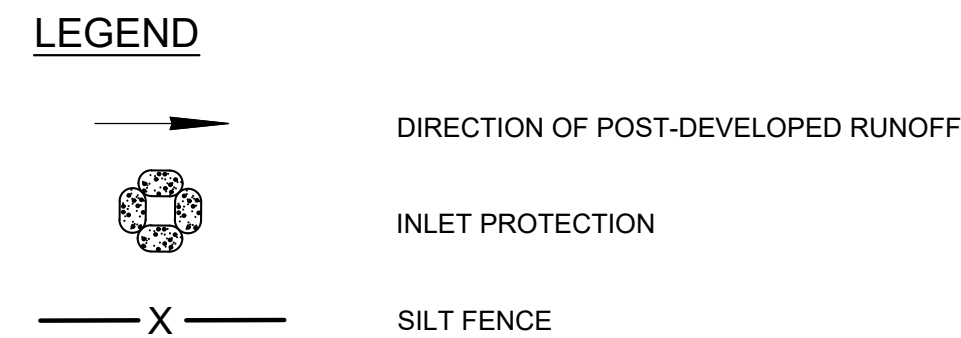
C050

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## SITE PLAN AND STREET SECTIONS

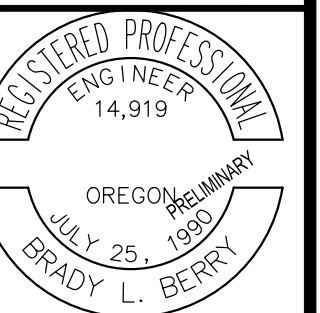
## TERRITORIAL ROAD SUBDIVISION

CANBY, OREGON



Know what's below.  
Call before you dig.

## REVISIONS:



EXP.12/31/21

M. B. BERRY

R. J. ZHANG

JOB NO.

20002753

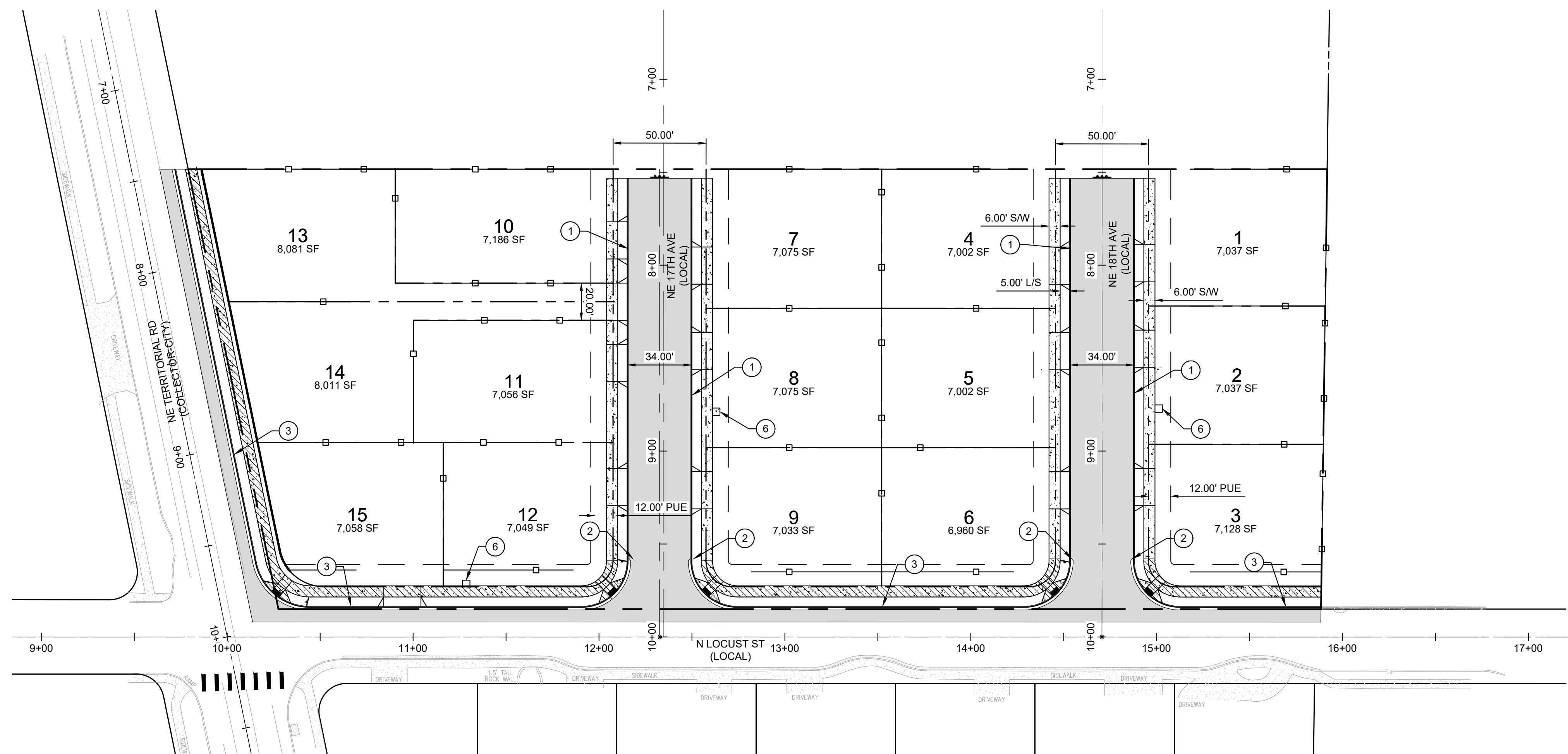
FILE NO.  
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20002753-SP  
DATE


DATE  
5/10/2021

SHEET NO.

C100



11/11/2019



CONCRETE SIDEWALK TO BE CONSTRUCTED WITH SITE WORK

CONCRETE SIDEWALK TO BE CONSTRUCTED AT TIME OF HOME CONSTRUCTION

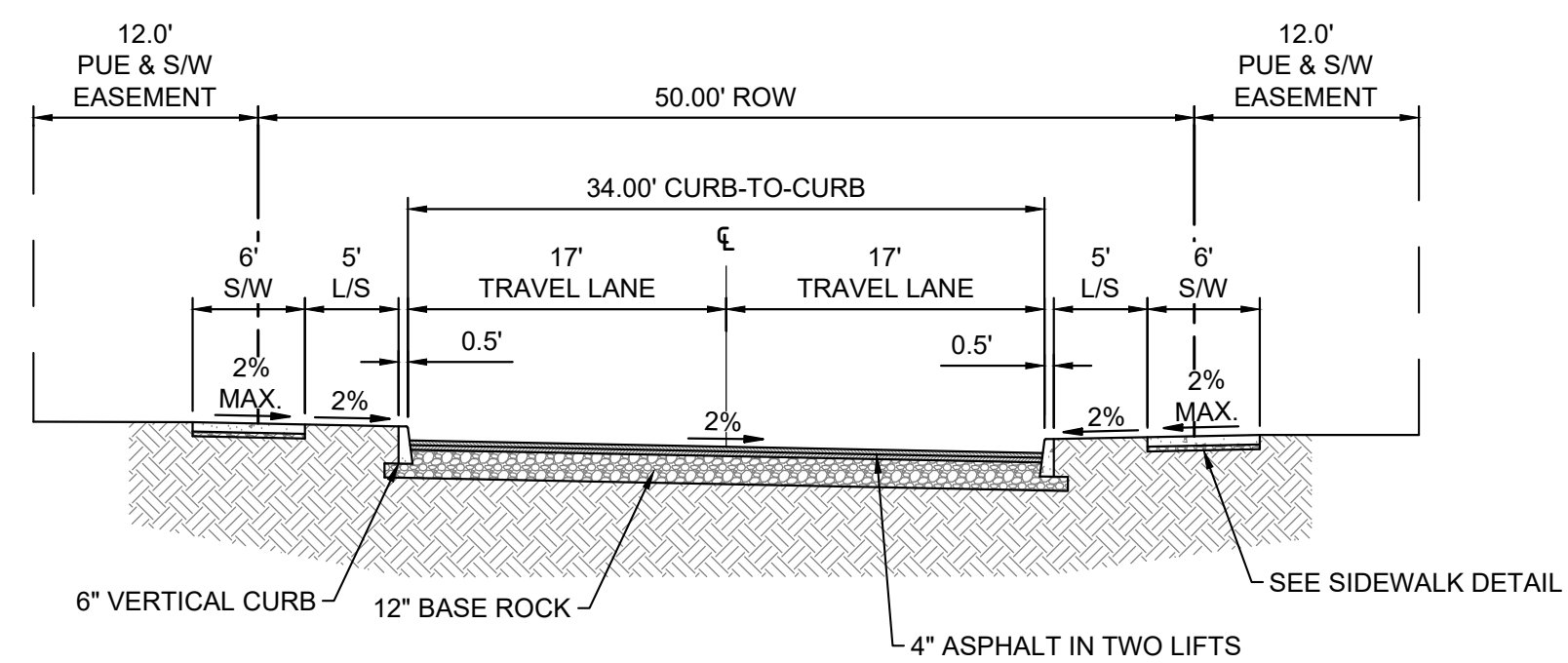
6' GOOD NEIGHBOR STYLE WOOD FENCE TO BE  
CONSTRUCTED AT TIME OF HOME CONSTRUCTION

L/S = LANDSCAPE STRIP  
S/W = SIDEWALK

KEY NOTES (#):

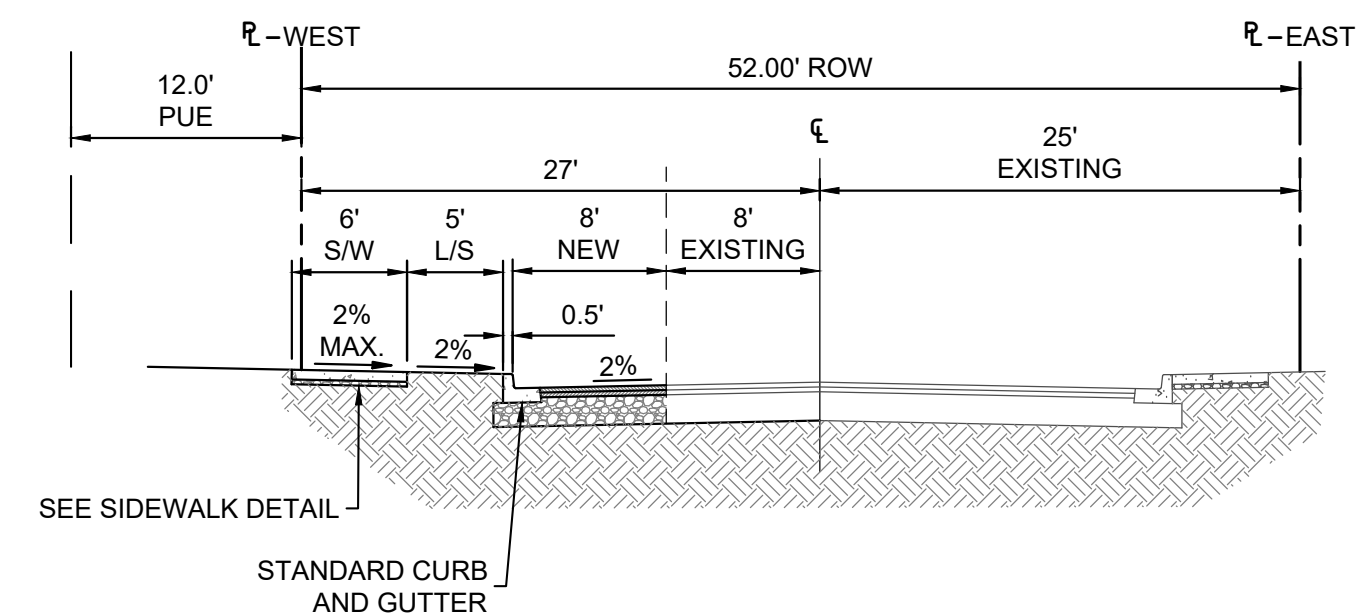
1. STANDARD VERTICAL CURB
2. TRANSITION BETWEEN GUTTER TO NO GUTTER
3. STANDARD CURB AND GUTTER
4. NOT USED
5. TYPE A CURB RAMP (SEE )
6. 4'X4' CONCRETE PAD FOR MAILBOX

LOW PROFILE MOUNTABLE CURB



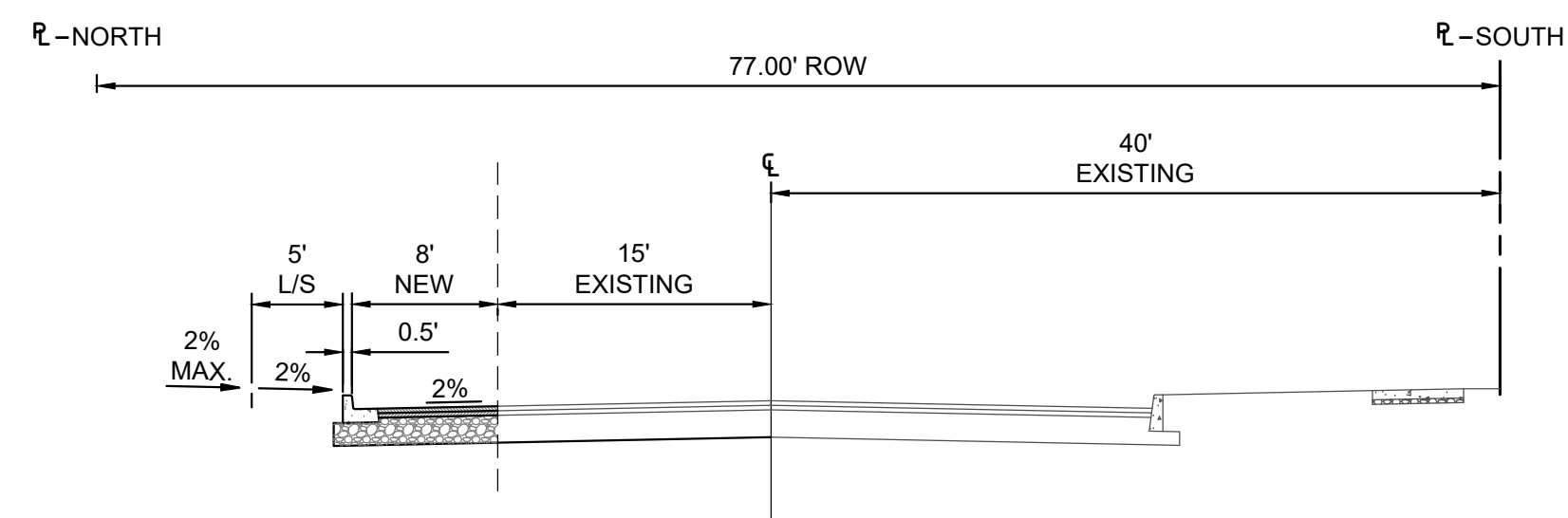
TYPICAL - INTERIOR STREET SECTION  
(LOCAL - CITY)

N.T.S  
NE 17TH AVE STA 7+53.37' - STA 9+59.00'  
NE 18TH AVE STA 7+53.36' - STA 9+59.00'



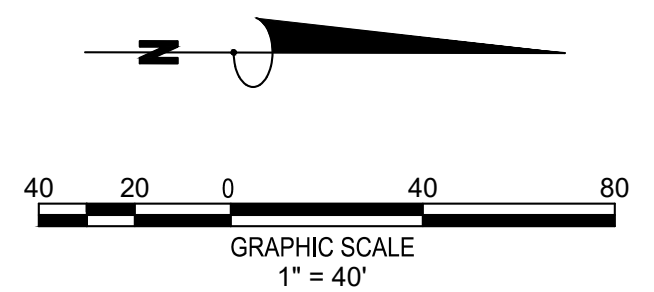
TYPICAL - N. LOCUST STREET SECTION  
(LOCAL-CITY)

N.T.S  
STA 10+13.67' - STA 15+88.31'

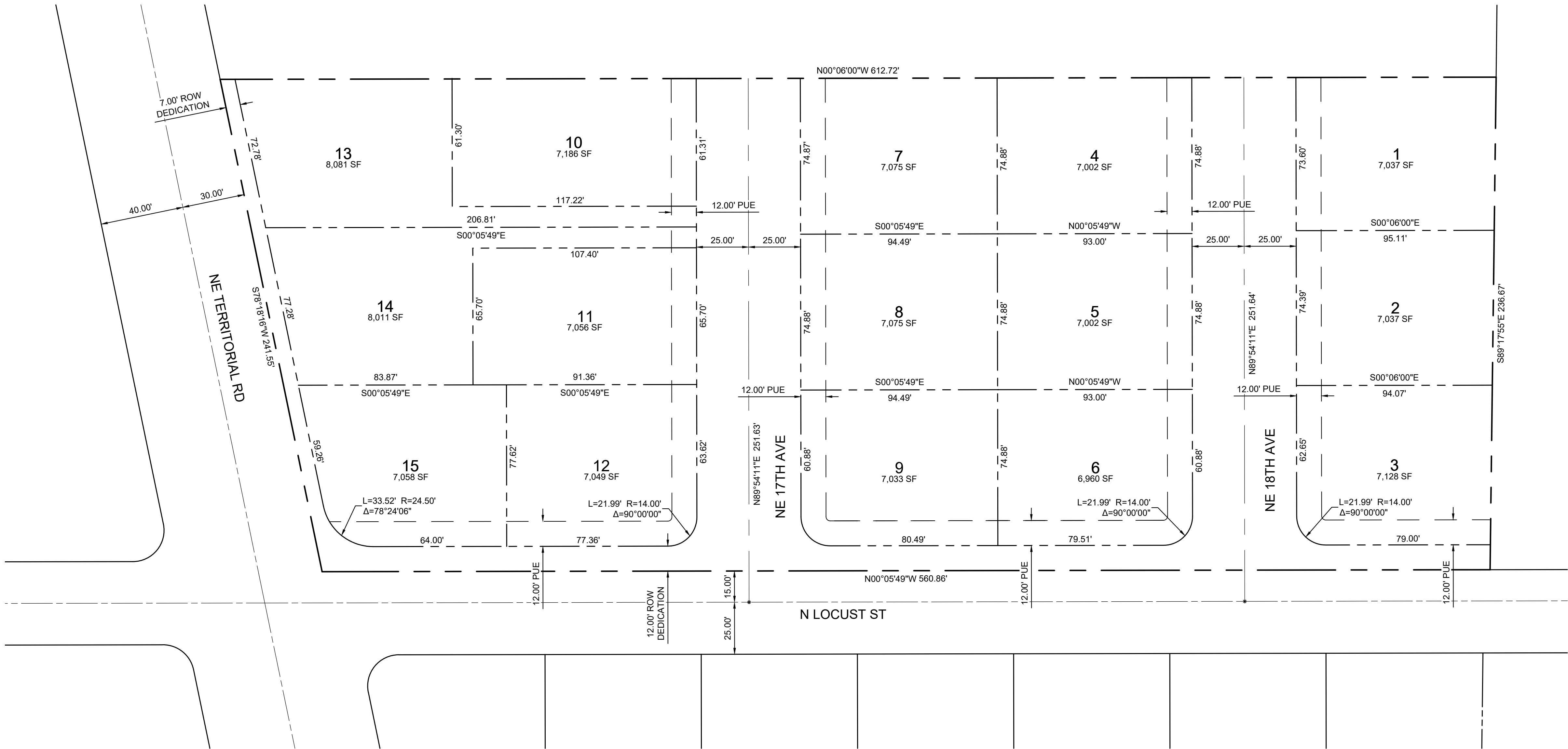


TYPICAL - NE TERRITORIAL ROAD SECTION  
(COLLECTOR - CITY)

N.T.S  
STA 7+45.99' - STA 9+94.91'







THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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PRELIMINARY PLAT  
#####  
TERRITORIAL ROAD SUBDIVISION  
CANBY, OREGON



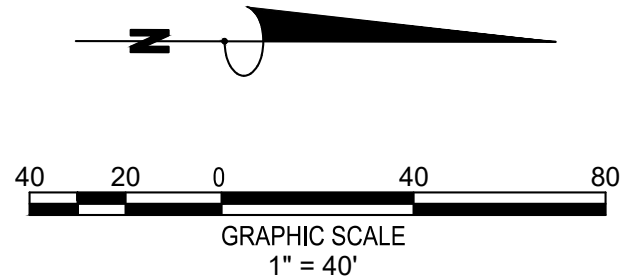
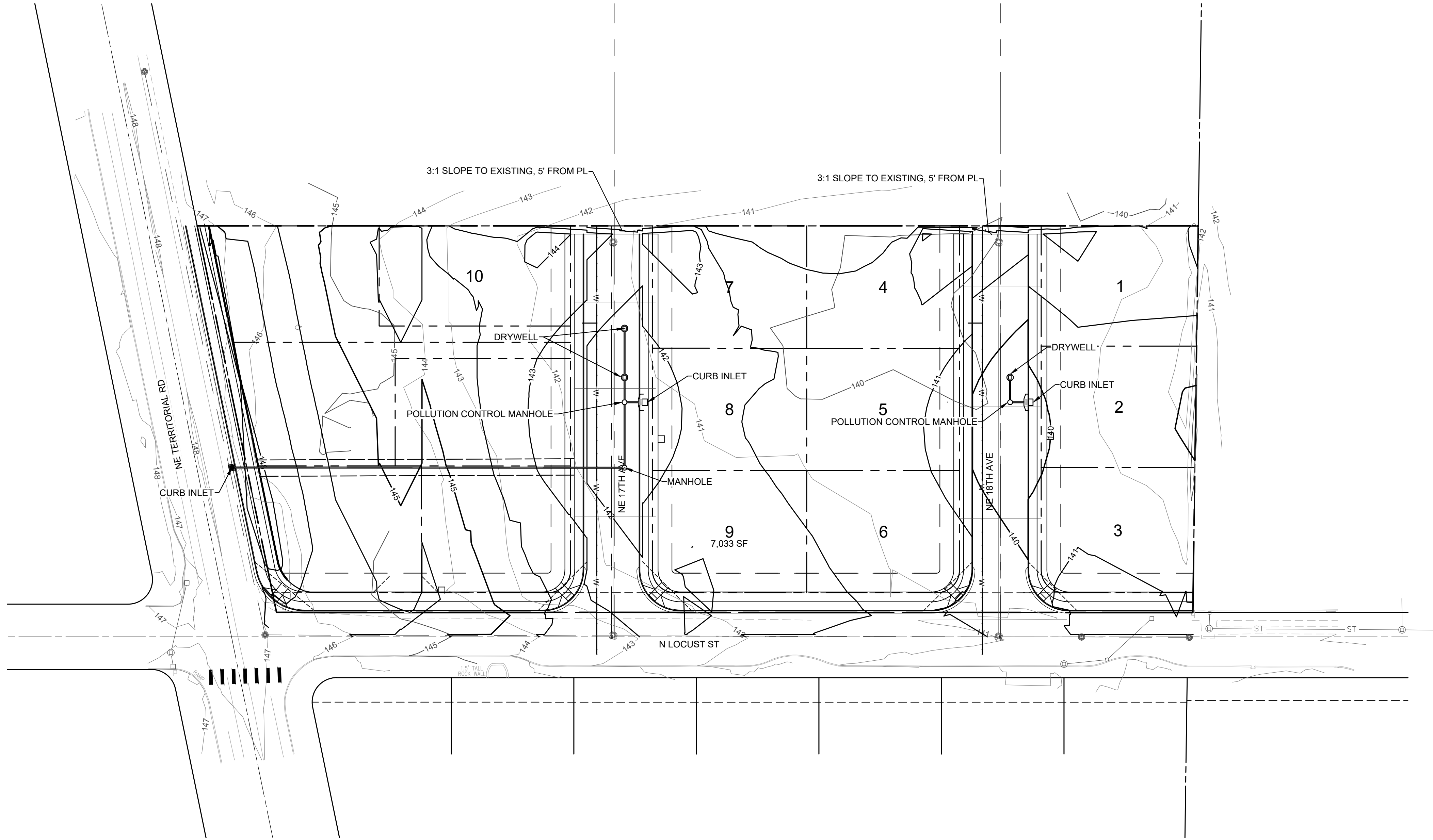
REVISIONS:

NOT FOR CONSTRUCTION

PM.	B. BERRY
DR.	J. ZHANG
JOB NO.	20002753
FILE NO.	20002753-TPLAT
DATE	5/10/2021

SHEET NO.  
C150





THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

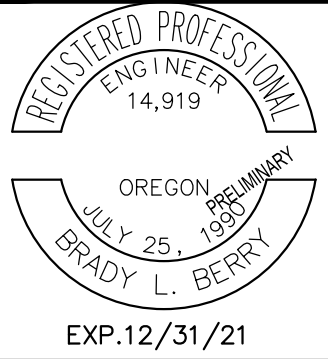
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OVERALL GRADING AND STORM  
90% CONSTRUCTION PLAN SET  
TERRITORIAL ROAD SUBDIVISION  
CANBY, OREGON



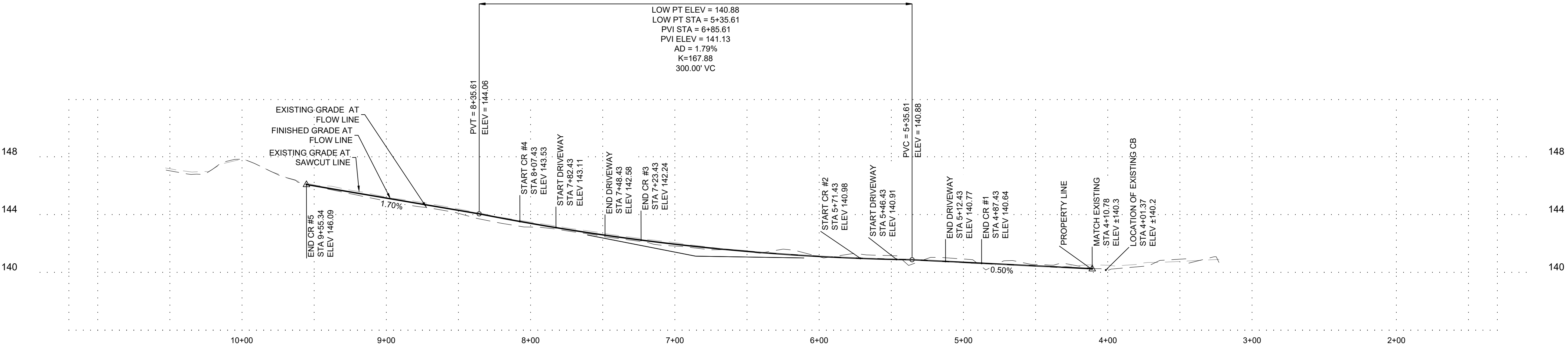
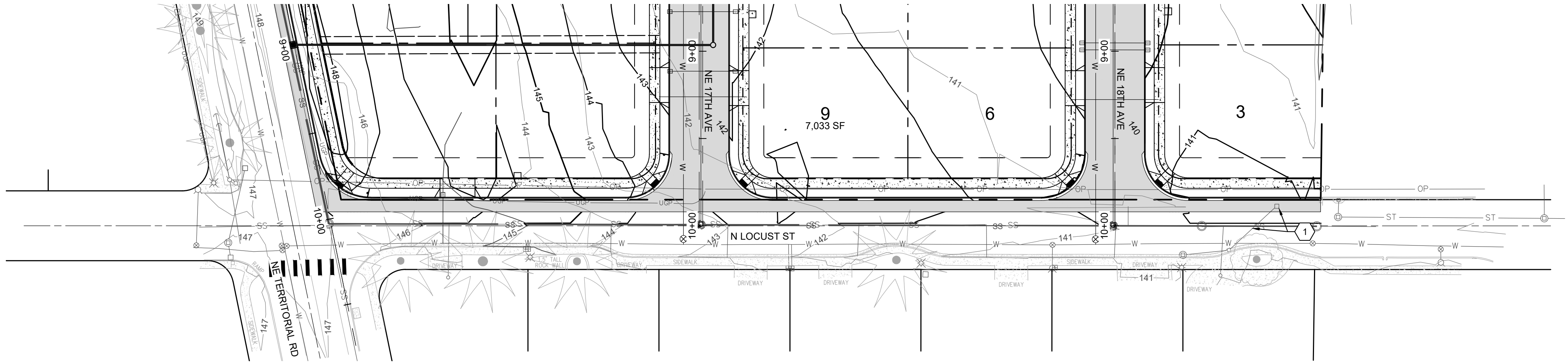
REVISIONS:



PM.	B. BERRY
DR.	J. ZHANG
JOB NO.	20002753
FILE NO.	20002753-GD
DATE	5/10/2021

SHEET NO.  
C200





NORTH LOCUST PROFILE VIEW  
HORIZONTAL SCALE: 1" = 40'  
VERTICAL SCALE: 1" = 10'

KEYED NOTES

1. REMOVE EXISTING CATCH BASIN AND PLUG ASSOCIATED STORMWATER PIPE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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LOCUST ST PLAN & PROFILE  
90% CONSTRUCTION PLAN SET  
TERRITORIAL ROAD SUBDIVISION  
CANBY, OREGON



REVISIONS:

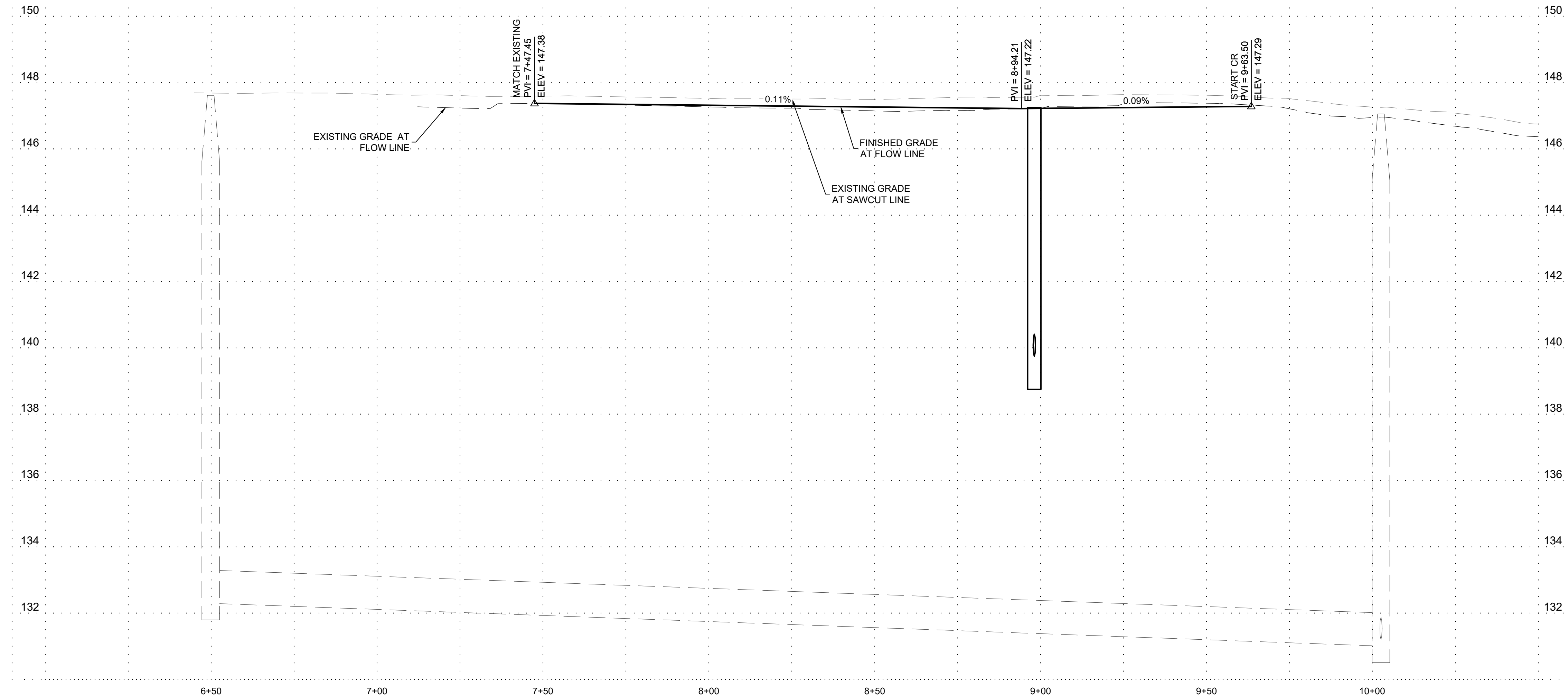
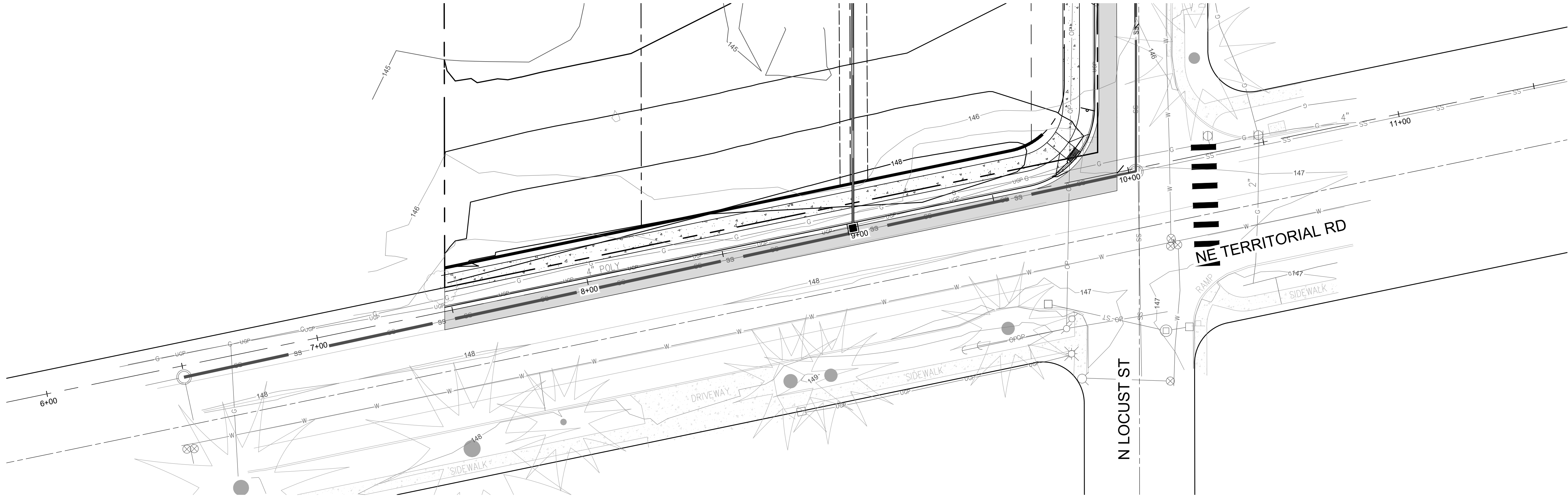


PM.	B. BERRY
DR.	J. ZHANG
JOB NO.	20002753
FILE NO.	
DATE	5/10/2021
SHEET NO.	C201

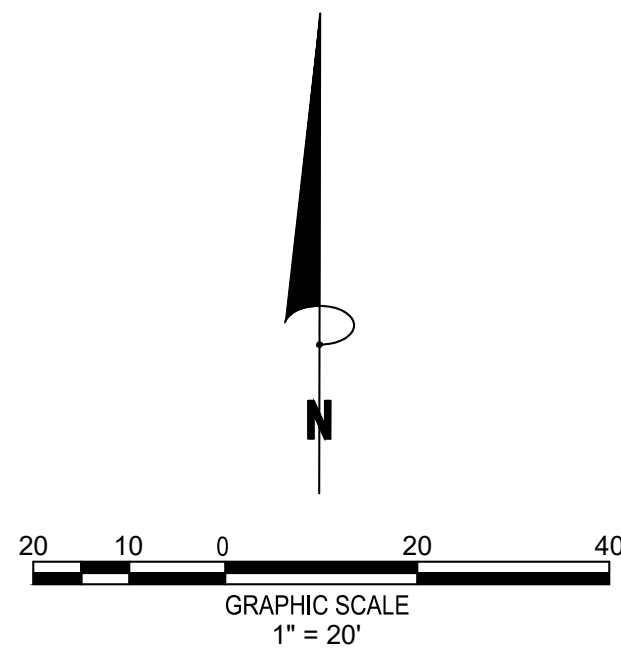


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k:\2002753 -territorial road subdivision\dwg\plan sets\site-final\2002753-street-plan-profiles.dwg



TERRITORIAL FLOW LINE PROFILE VIEW  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 10'



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

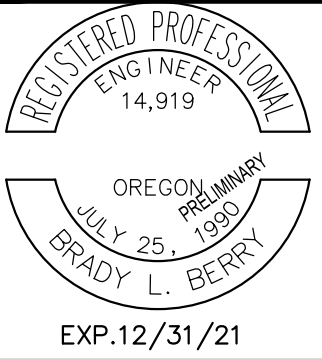
NOTICE:  
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TERRITORIAL RD PLAN AND PROFILE  
90% CONSTRUCTION PLAN SET  
TERRITORIAL ROAD SUBDIVISION  
CANBY, OREGON

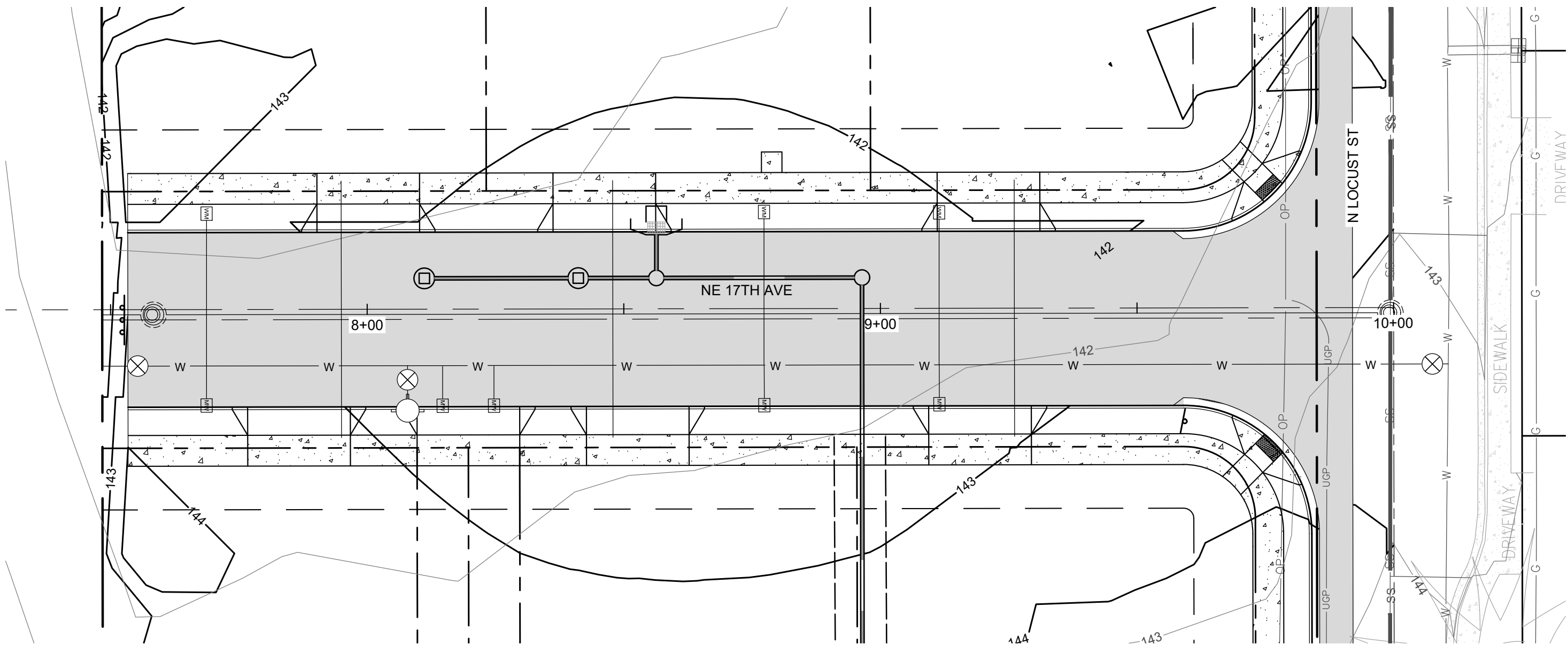


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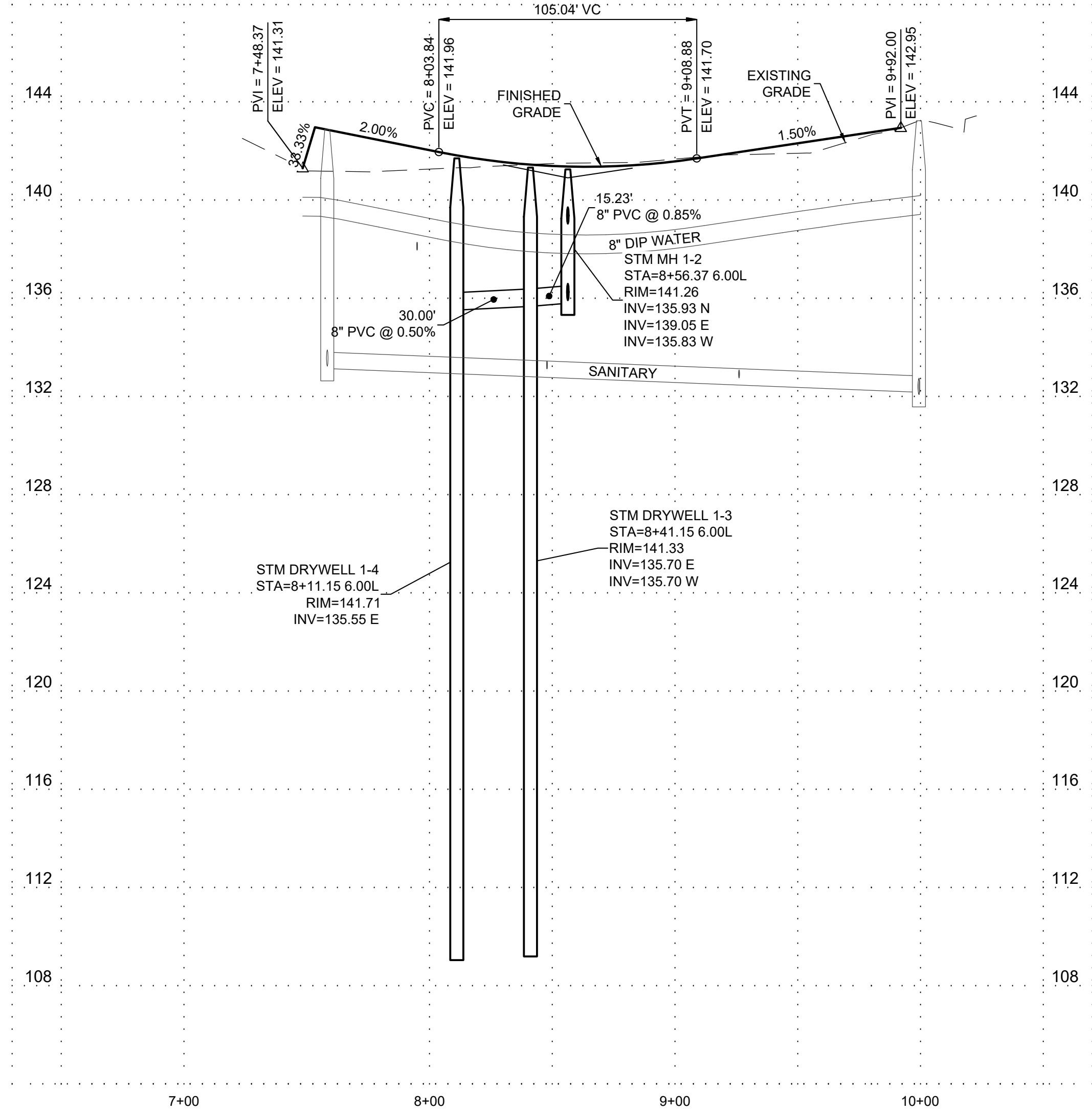


PM.	B. BERRY
DR.	J. ZHANG
JOB NO.	20002753
FILE NO.	
DATE	5/10/2021
SHEET NO.	C202

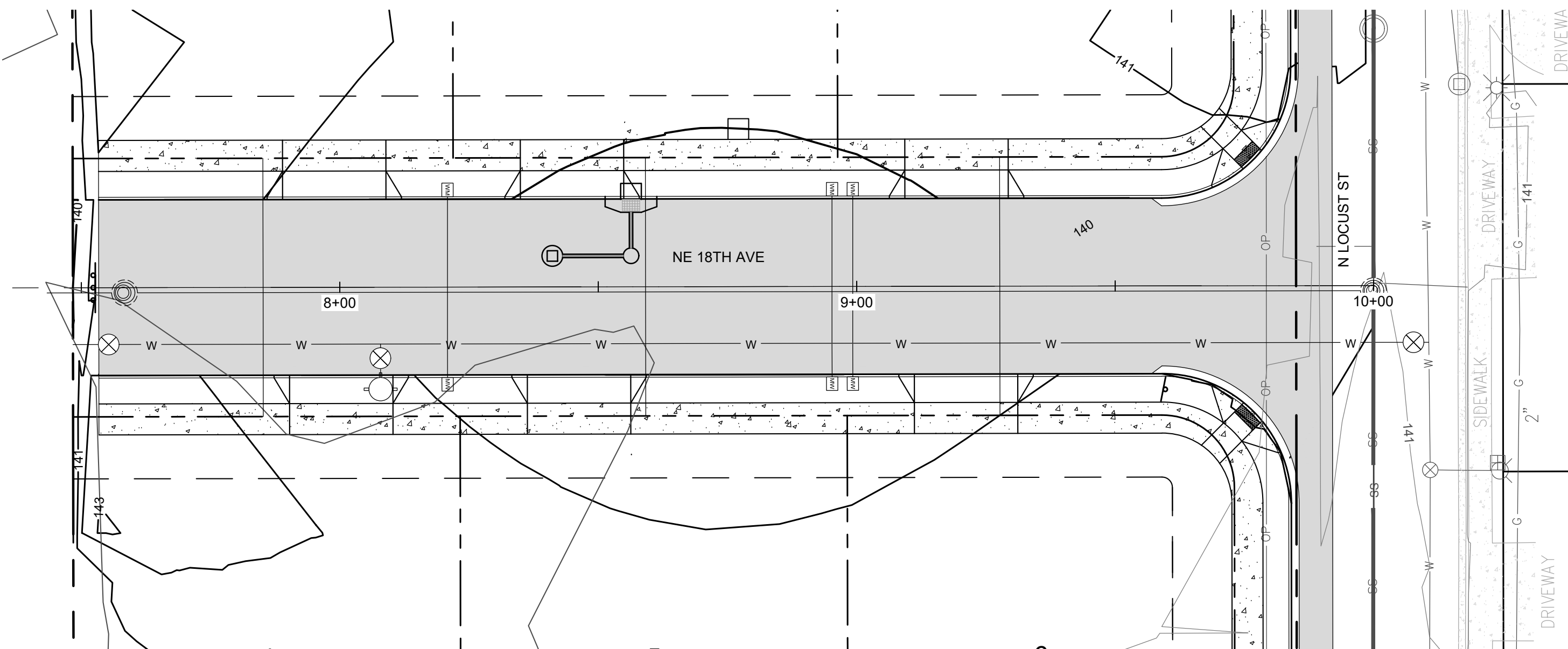




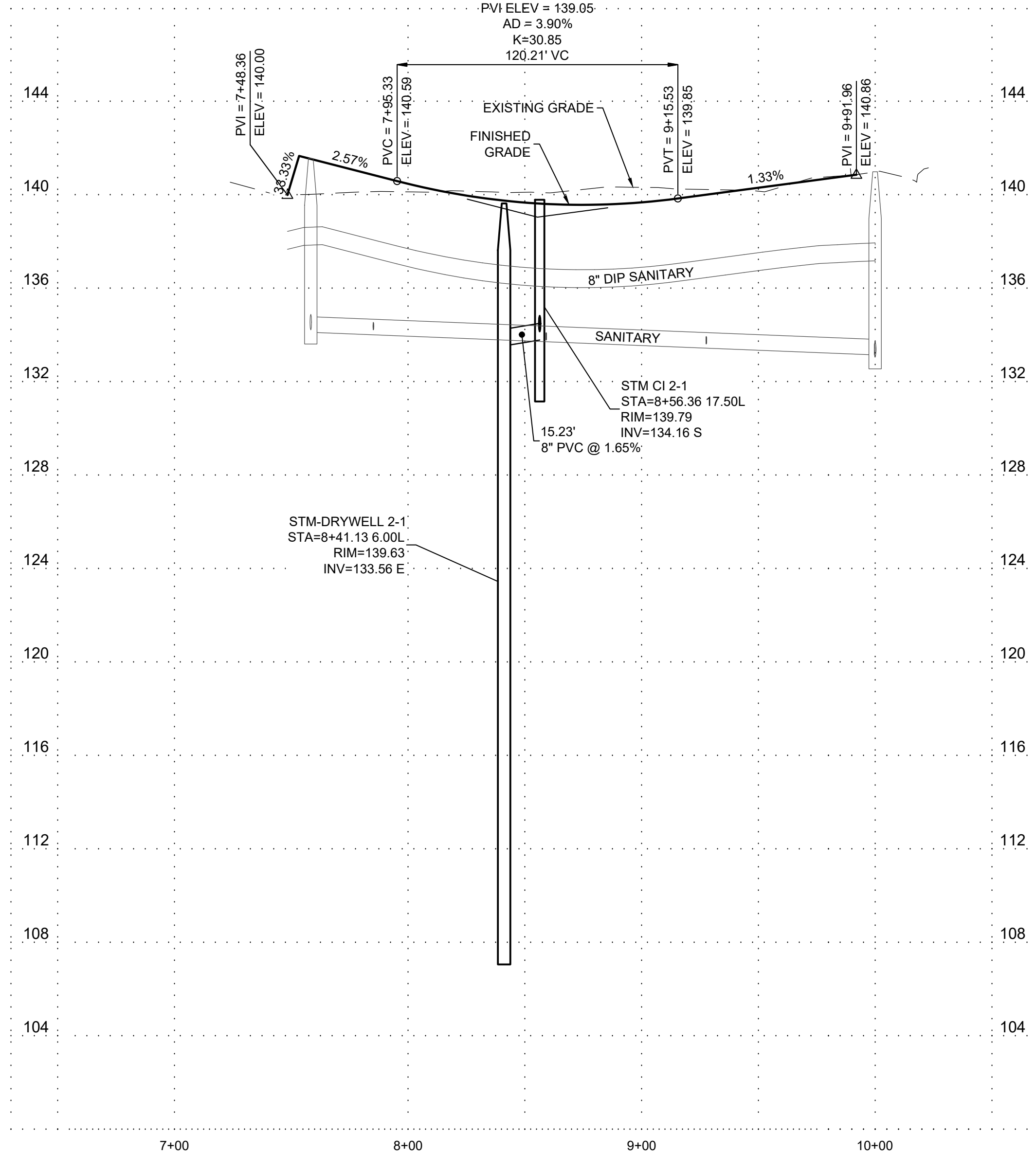
LOW PT ELEV = 141.36  
LOW PT STA = 8+63.84  
PVI STA = 8+56.36  
PVI ELEV = 140.91  
AD = 3.50%  
K=30.00  
105.04' VC



NE 17TH AVE PROFILE VIEW  
HORIZONTAL SCALE: 1"=10'  
VERTICAL SCALE: 1"=1'



LOW PT ELEV = 139.57  
LOW PT STA = 8+74.52  
PVI STA = 8+55.43  
PVI ELEV = 139.05  
AD = 3.90%  
K=30.85  
120.21' VC



NE 18TH AVE PROFILE VIEW  
HORIZONTAL SCALE: 1"=10'  
VERTICAL SCALE: 1"=1'

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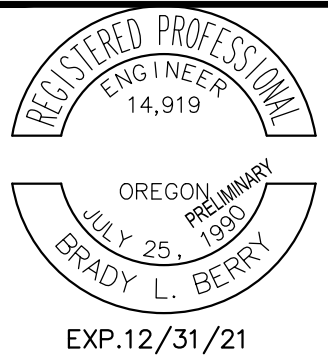
NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



17TH & 18TH AVE PLAN AND PROFILE  
90% CONSTRUCTION PLAN SET  
TERRITORIAL ROAD SUBDIVISION  
CANBY, OREGON



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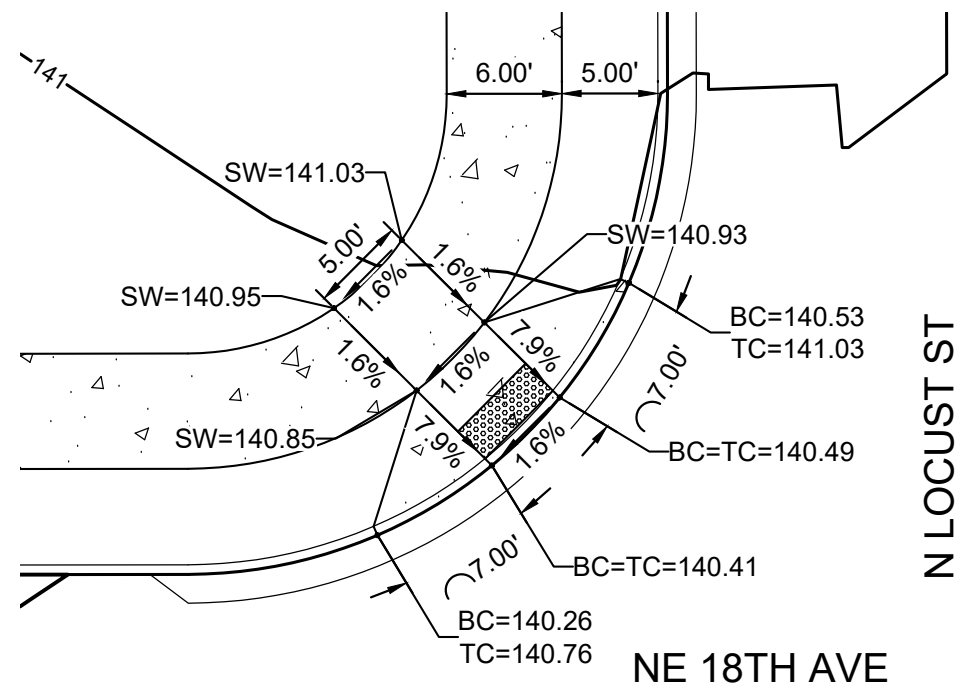


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DR.	J. ZHANG
JOB NO.	20002753
FILE NO.	

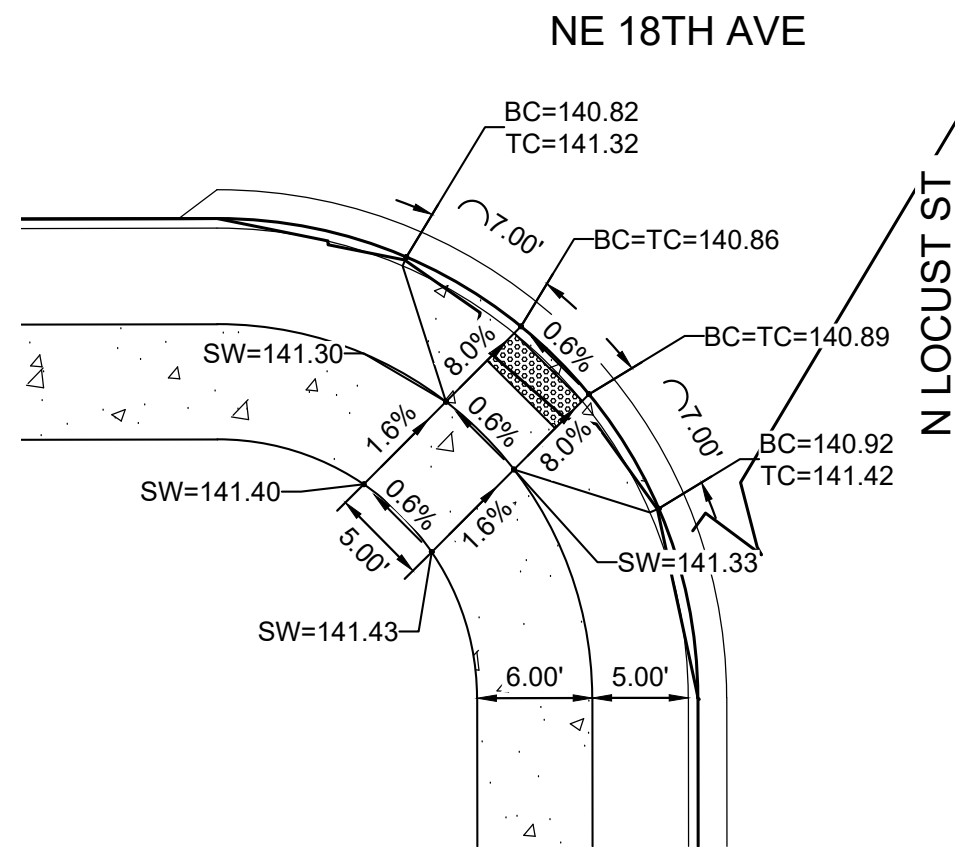
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SHEET NO.  
C203

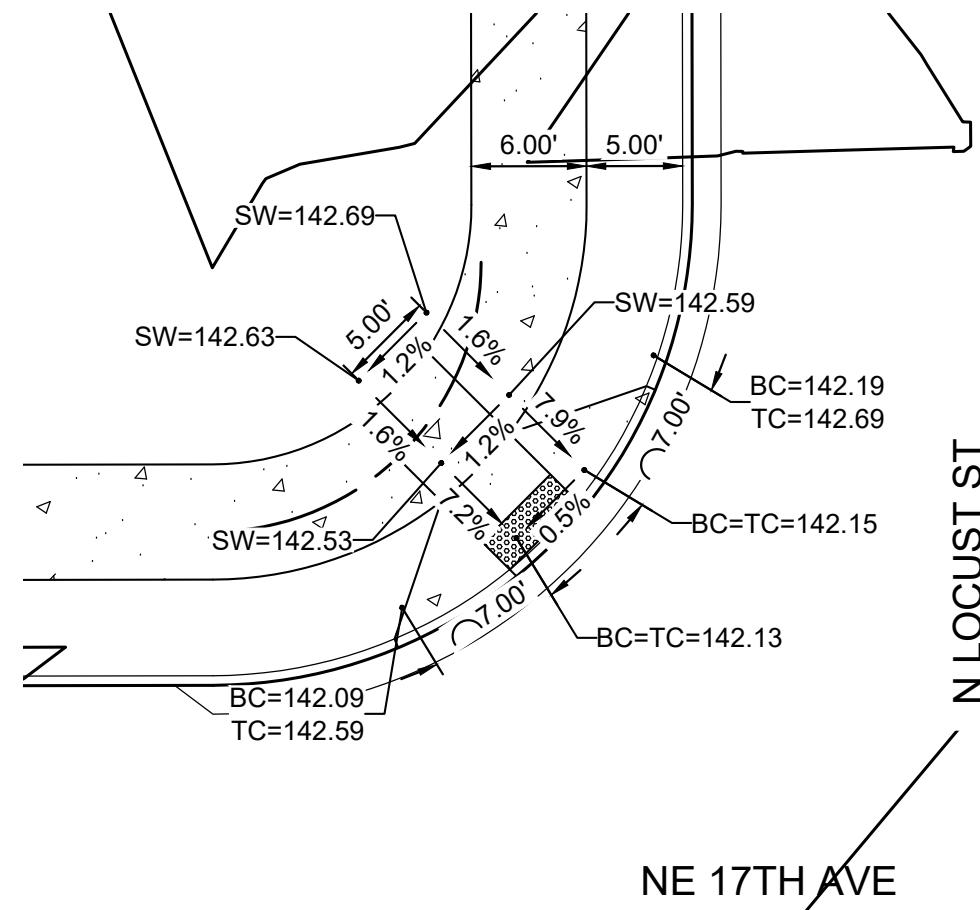




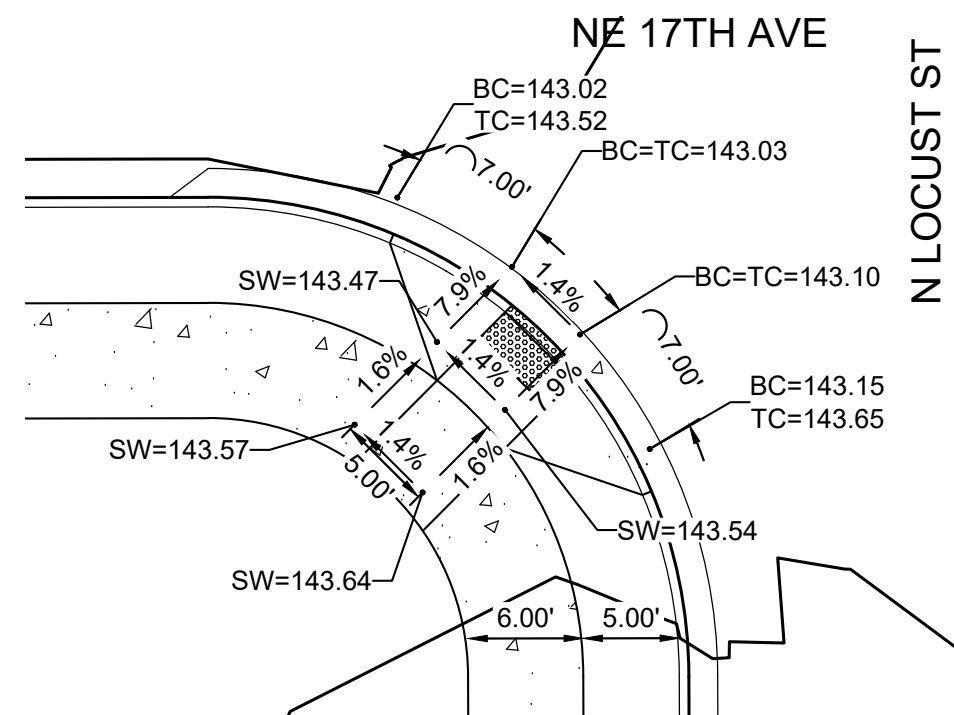
PLAN: CURB RETURN 1  
NWC 18TH & LOCUST



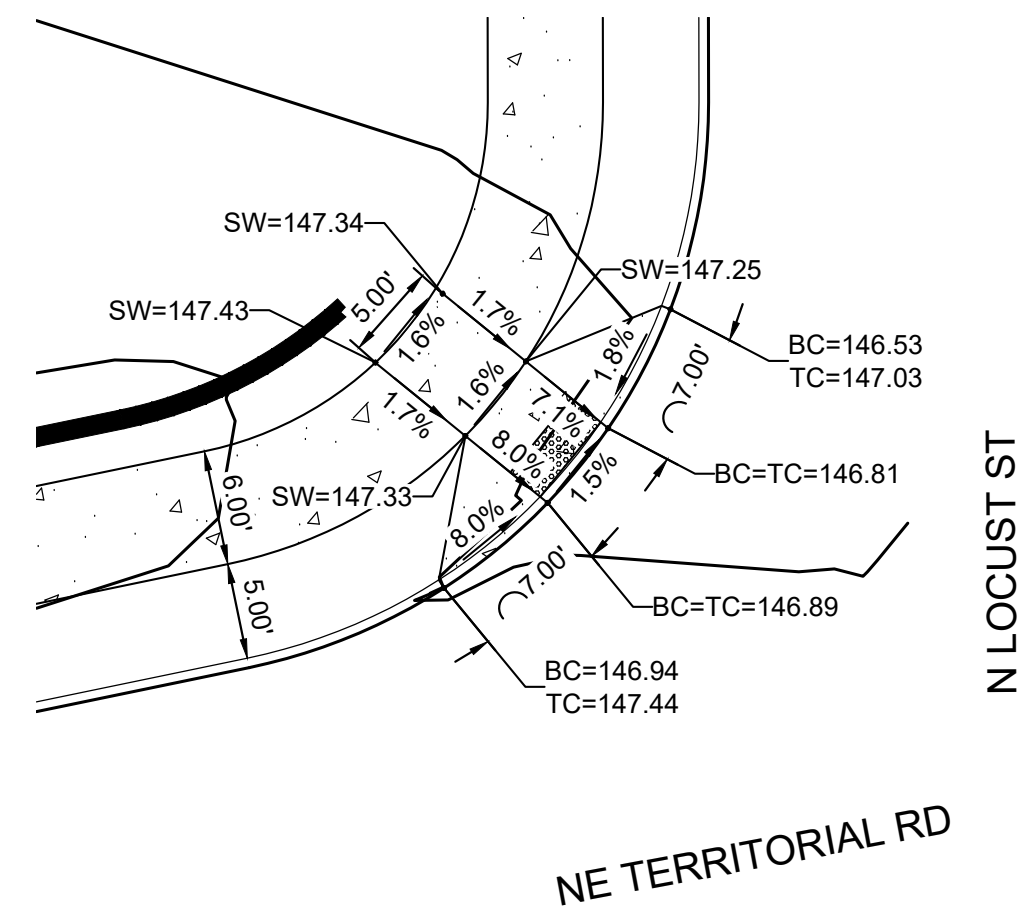
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SWC 18TH & LOCUST



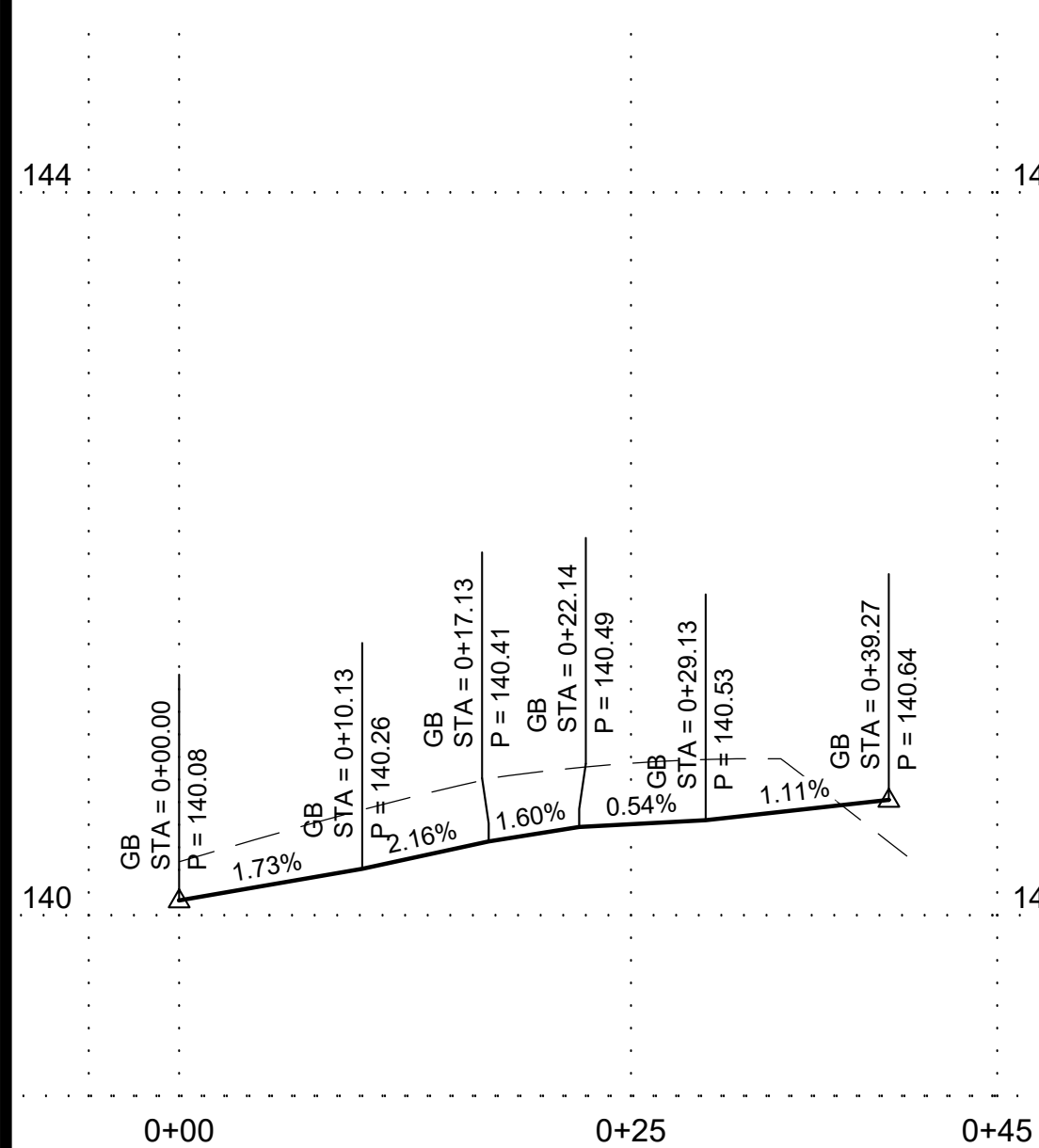
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NWC 17TH & LOCUST



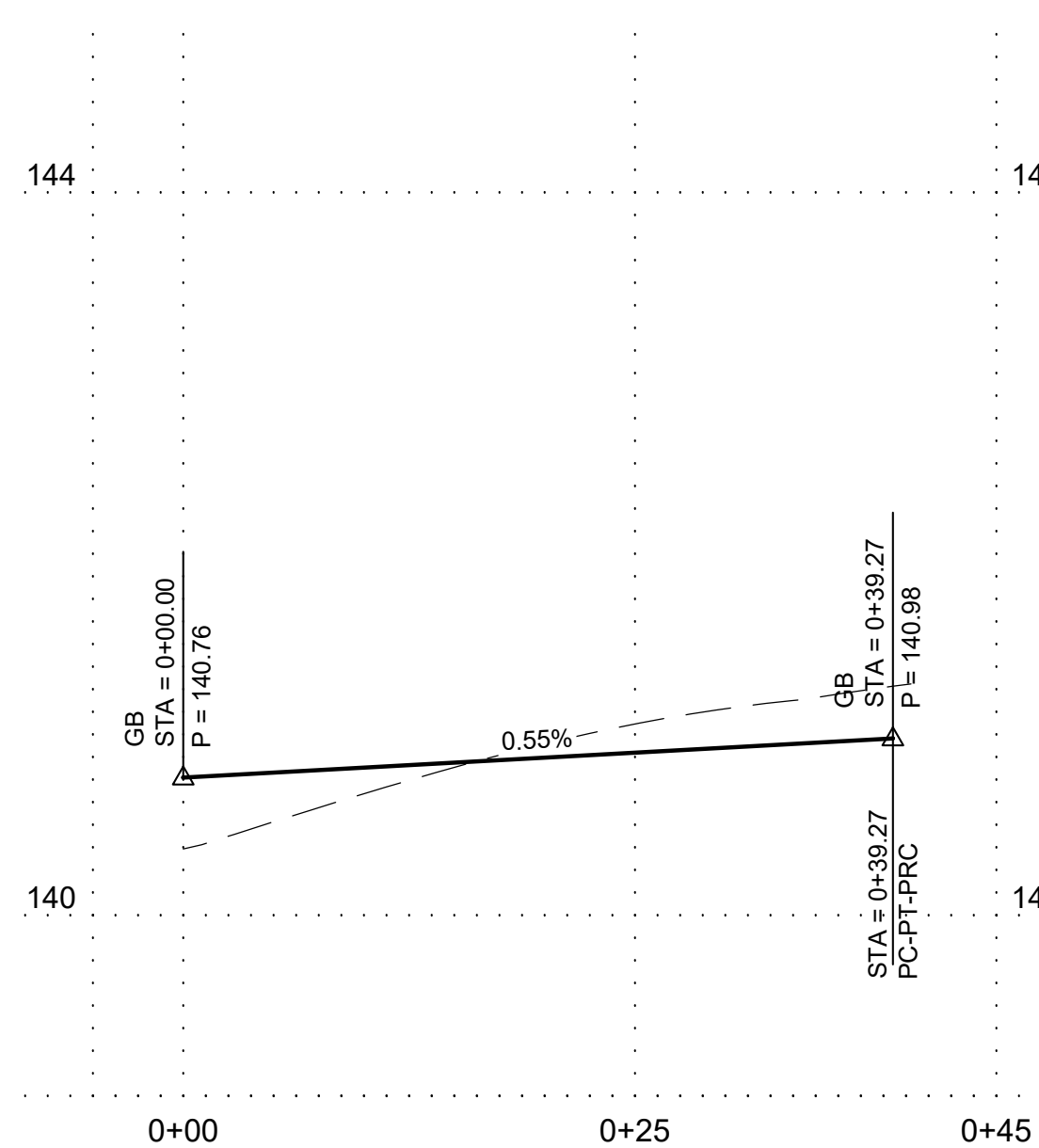
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SWC 17TH & LOCUST



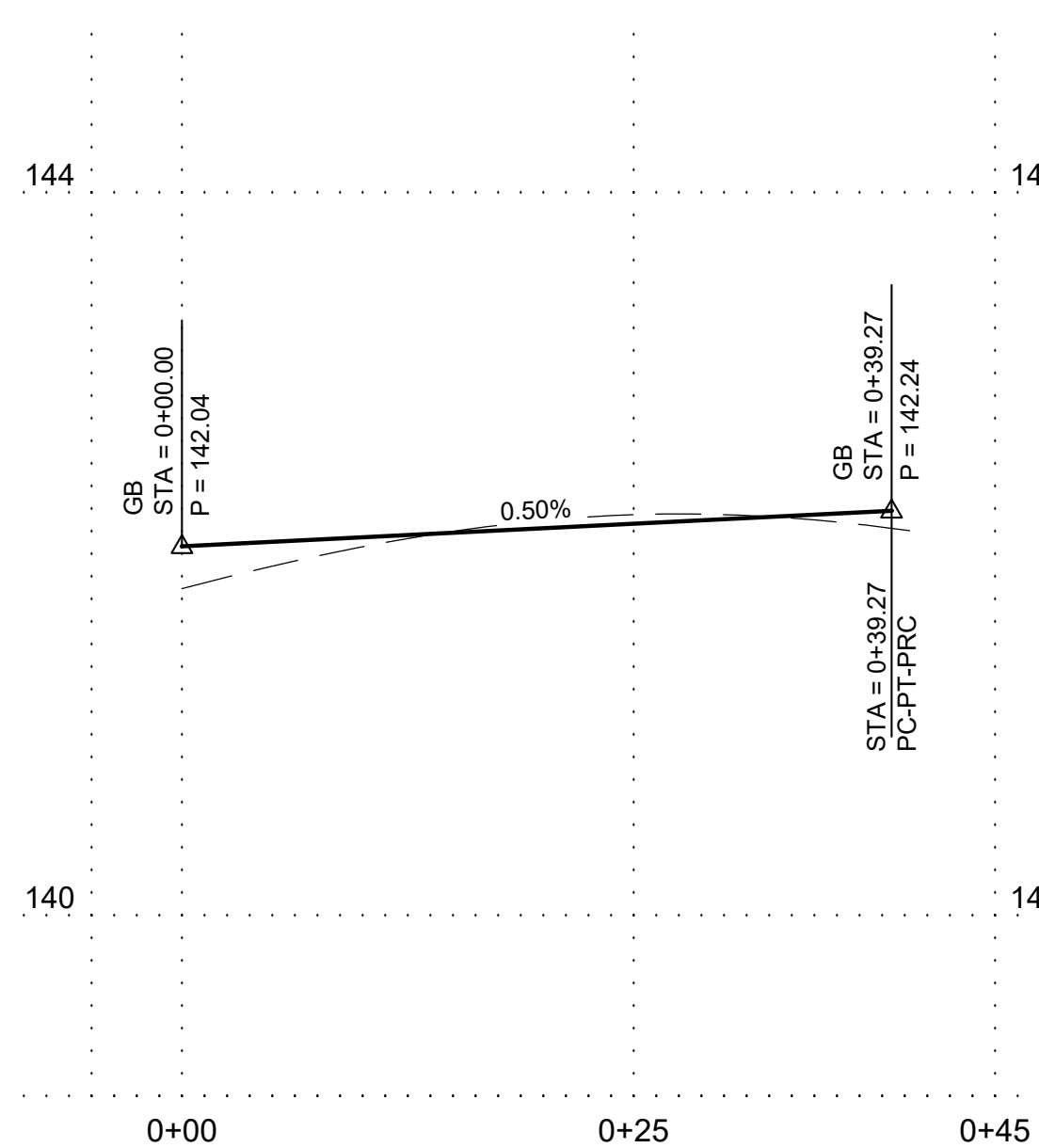
PLAN: CURB RETURN 5  
NWC TERRITORIAL & LOCUST



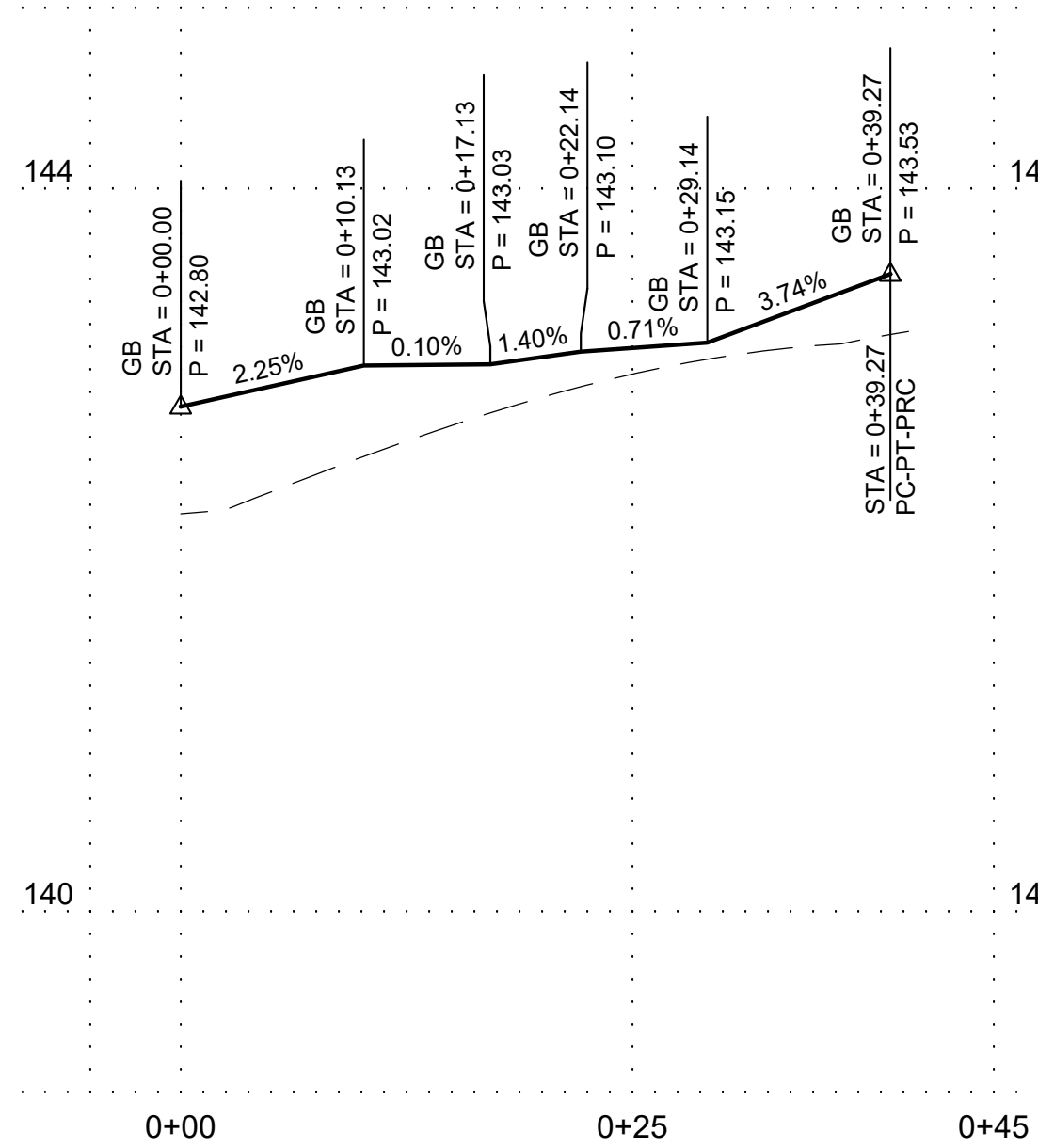
PROFILE: CURB RETURN 1  
HORIZONTAL SCALE: 1"=10'  
VERTICAL SCALE: 1"=1'



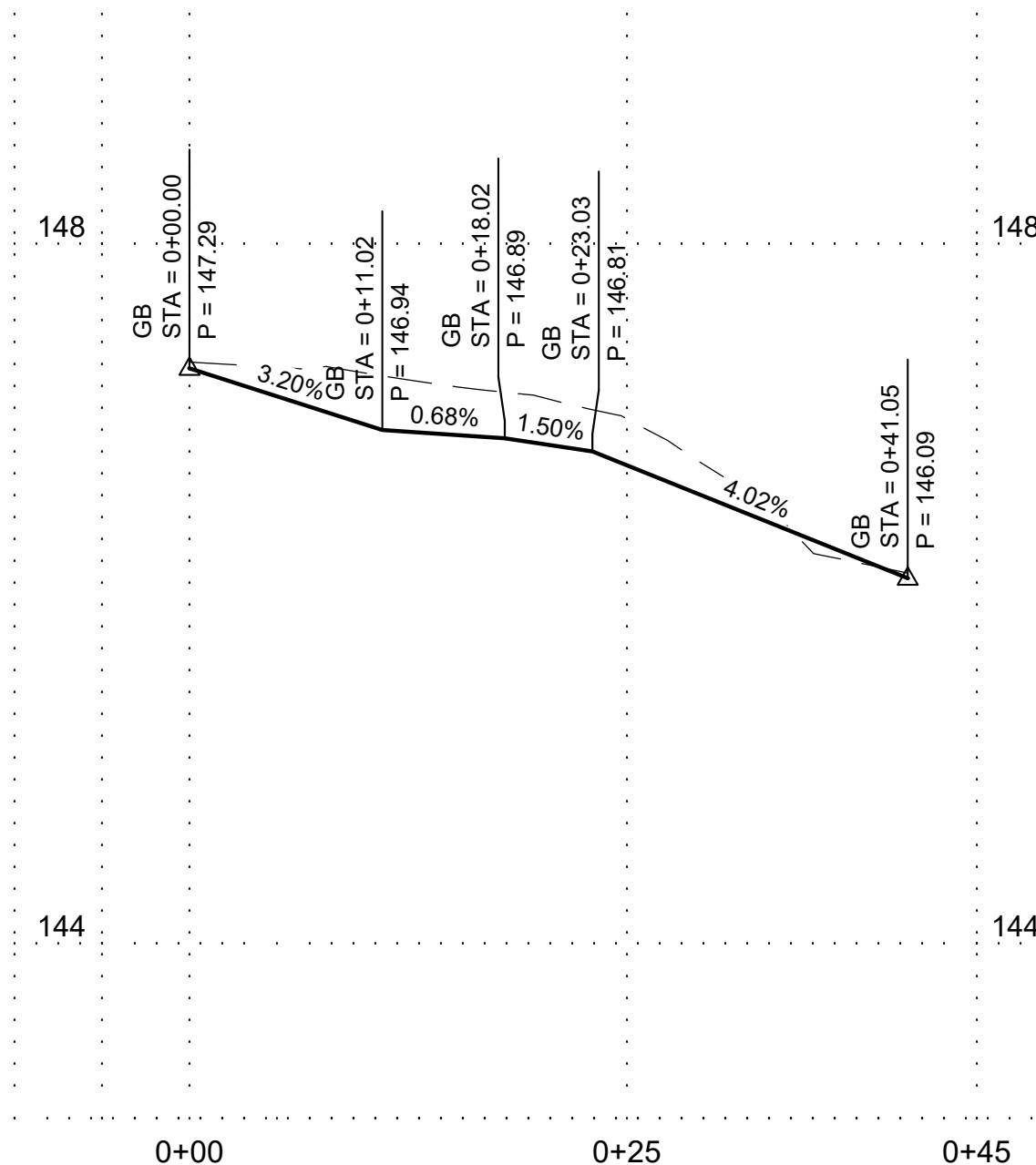
PROFILE: CURB RETURN 2  
HORIZONTAL SCALE: 1"=10'  
VERTICAL SCALE: 1"=1'



PROFILE: CURB RETURN 3  
HORIZONTAL SCALE: 1"=10'  
VERTICAL SCALE: 1"=1'



PROFILE: CURB RETURN 4  
HORIZONTAL SCALE: 1"=10'  
VERTICAL SCALE: 1"=1'



PROFILE: CURB RETURN 5  
HORIZONTAL SCALE: 1"=10'  
VERTICAL SCALE: 1"=1'

ABBREVIATIONS:

NWC NORTHWEST CORNER  
SWC SOUTHWEST CORNER

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CURB RETURNS PLAN AND PROFILE  
90% CONSTRUCTION PLAN SET  
TERRITORIAL ROAD SUBDIVISION  
CANBY, OREGON

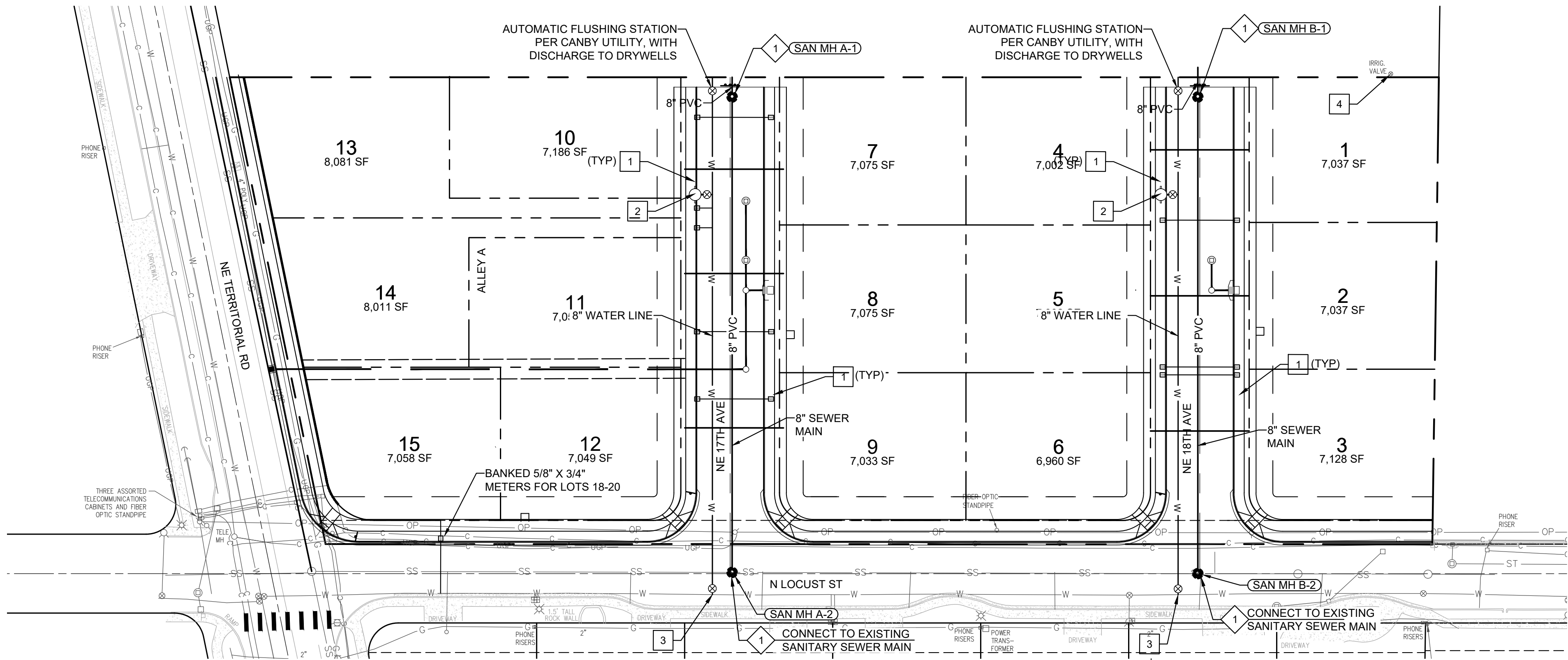


REVISIONS:



PM. B. BERRY
DR. J. ZHANG
JOB NO. 20002753
FILE NO.
DATE 5/10/2021
SHEET NO. C204





SANITARY LATERAL SCHEDULE							
LOT NO.	ALIGNMENT	LENGTH	SIZE	INV. ELEV. @ MAINLINE	INV. ELEV. @ PLUG	SLOPE	DEPTH @ PLUG
LOT 1	SAN-B	26'	4"	133.53	136.13	0.10	3.88
LOT 2	SAN-B	26'	4"	133.71	135.79	0.08	3.82
LOT 4	SAN-B	26'	4"	134.14	136.48	0.09	4.37
LOT 5	SAN-B	24'	4"	137.03	137.03	0.00	4.50
LOT 6	SAN-B	24'	4"	133.94	136.34	0.10	3.95
LOT 7	SAN-B	24'	4"	133.72	136.36	0.11	4.33
LOT 9	SAN-A	26'	4"	132.55	138.27	0.22	3.69
LOT 11	SAN-A	26'	4"	132.97	137.39	0.17	4.02
LOT 12	SAN-A	26'	4"	137.98	137.98	0.00	4.16
LOT 13	SAN-A	24'	4"	138.69	138.69	0.00	4.13
LOT 14	SAN-A	24'	4"	138.01	138.01	0.00	4.08
LOT 16	SAN-A	24'	4"	138.80	138.80	0.00	3.85

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SANITARY AND WATER PLAN & PROFILE

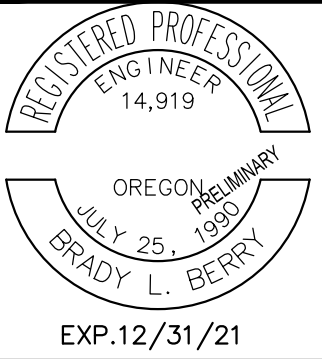
90% CONSTRUCTION PLAN SET

TERRITORIAL ROAD SUBDIVISION

CANBY, OREGON



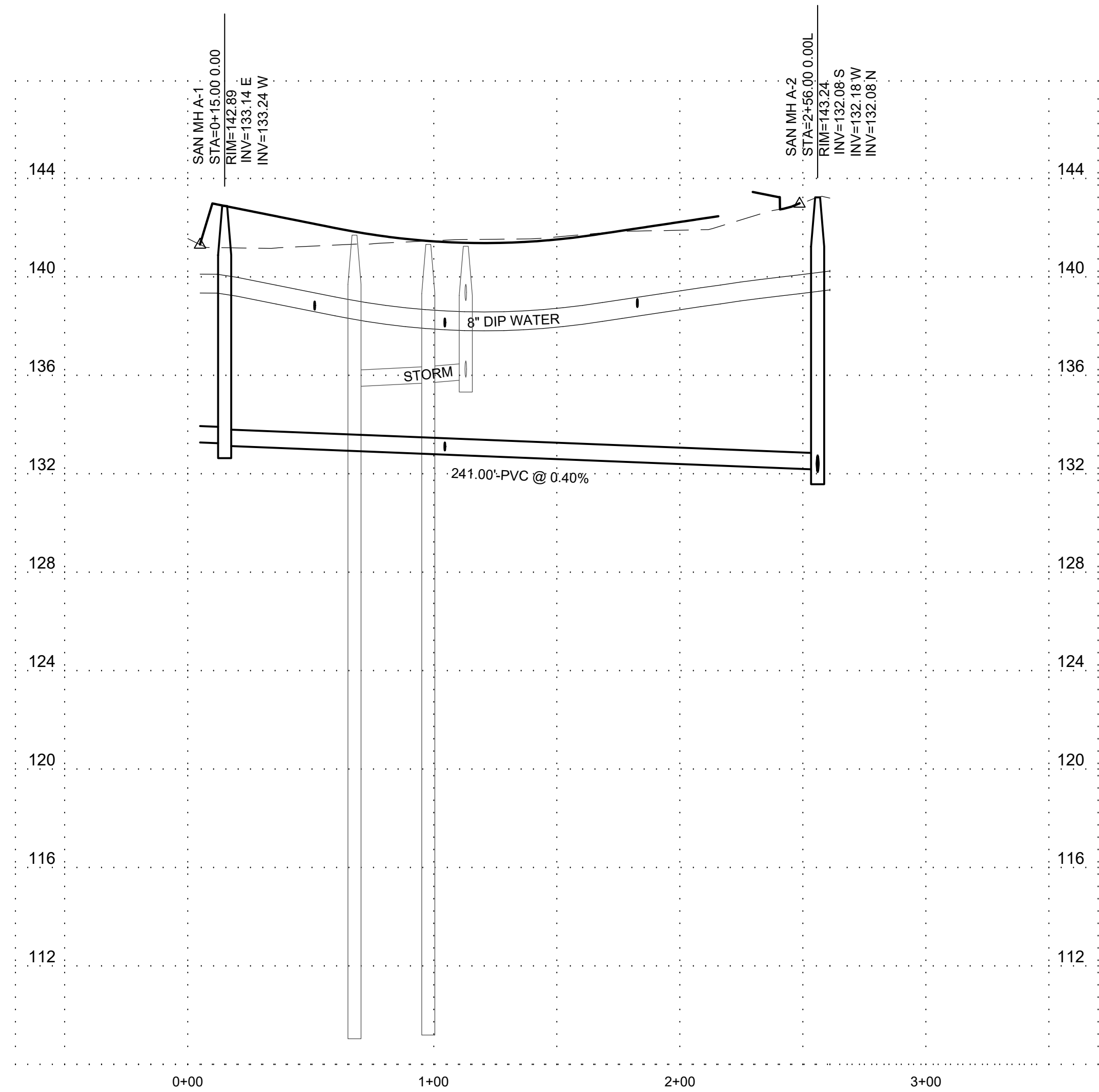
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JOB NO.	20002753
FILE NO.	20002753-CU
DATE	5/10/2021

SHEET NO.

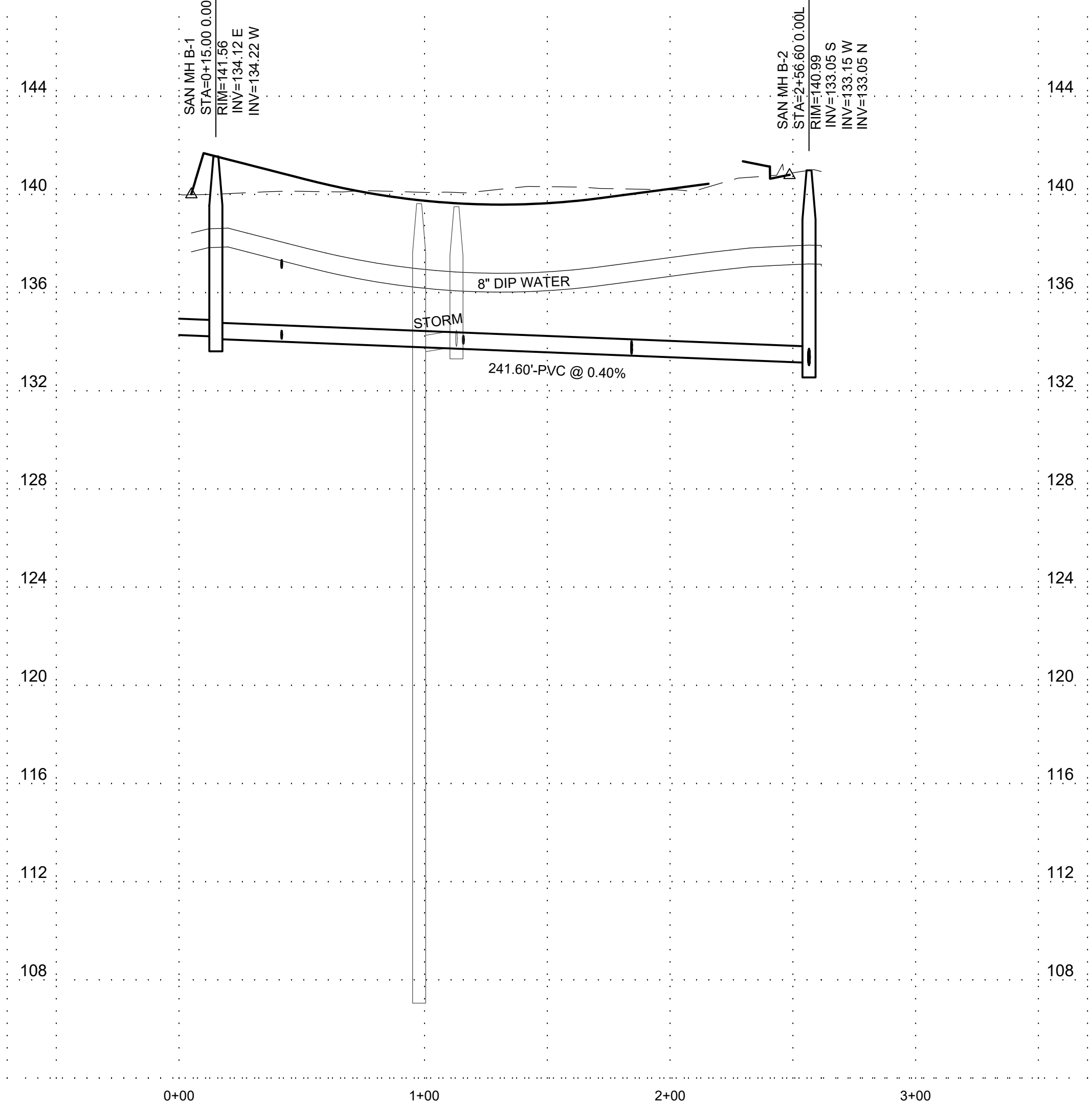
C400



SAN-A PROFILE VIEW

HORIZONTAL SCALE: 1"=40'

VERTICAL SCALE: 1"=4'



SAN-B PROFILE VIEW

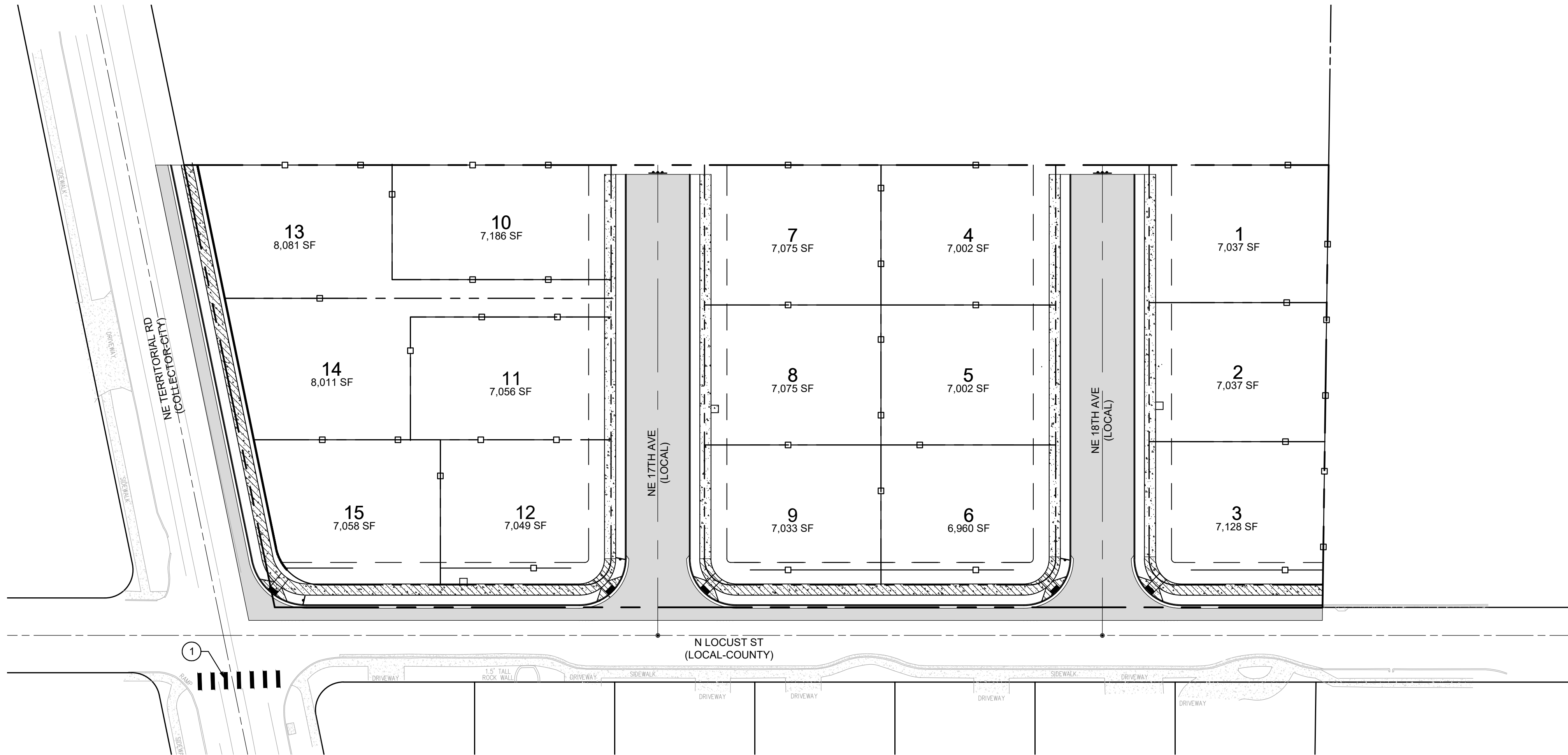
HORIZONTAL SCALE: 1"=40'

VERTICAL SCALE: 1"=4'

- SANITARY SEWER KEY NOTES #
- SANITARY SEWER MANHOLE
  - 4" SEWER LATERAL WITH CLEANOUT, TEE-WYE TO MAIN

- WATER AND FIRE KEYED NOTES #
- DOUBLE 5/8" x 3/4" WATER METERS FOR SINGLE FAMILY RESIDENTIAL SERVICE, 18" BEHIND PLANTER STRIP
  - FIRE HYDRANT
  - 8" GATE VALVE, CONNECT TO EXISTING 8" WATER LINE
  - DISCONNECT AND REMOVE EXISTING IRRIGATION VALVE AND ASSOCIATED SPRINKLER SYSTEM

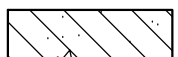




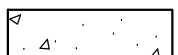
LEGEND:



ASPHALT



CONCRETE SIDEWALK TO BE CONSTRUCTED WITH SITE WORK



CONCRETE SIDEWALK TO BE CONSTRUCTED AT TIME OF HOME CONSTRUCTION



6' GOOD NEIGHBOR STYLE WOOD FENCE TO BE CONSTRUCTED AT TIME OF HOME CONSTRUCTION

KEY NOTES (#)

1. CROSSWALK STRIPING, SEE CROSSWALK STRIPING DETAIL D, DWG. NO. 114 ON SHEET C701.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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SIGNING AND STRIPING PLAN

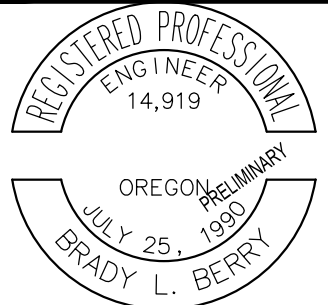
90% CONSTRUCTION PLAN SET  
TERRITORIAL ROAD SUBDIVISION

CANBY, OREGON



Know what's below.  
Call before you dig.

REVISIONS:

EXP. 12/31/21

PM. B. BERRY

DR. J. ZHANG

JOB NO.  
20002753

FILE NO.  
20002753-SP

DATE  
5/10/2021

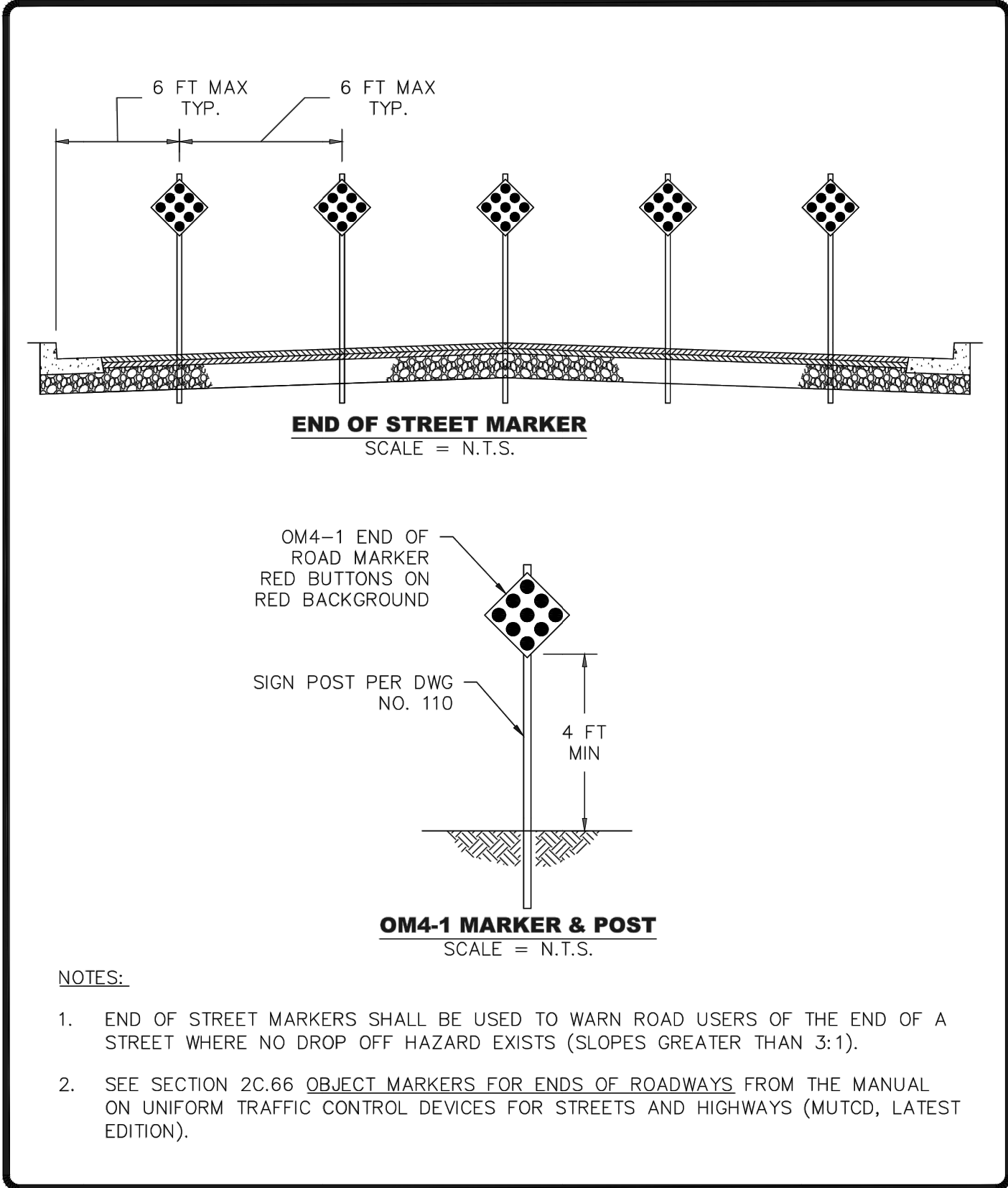
SHEET NO.

C600

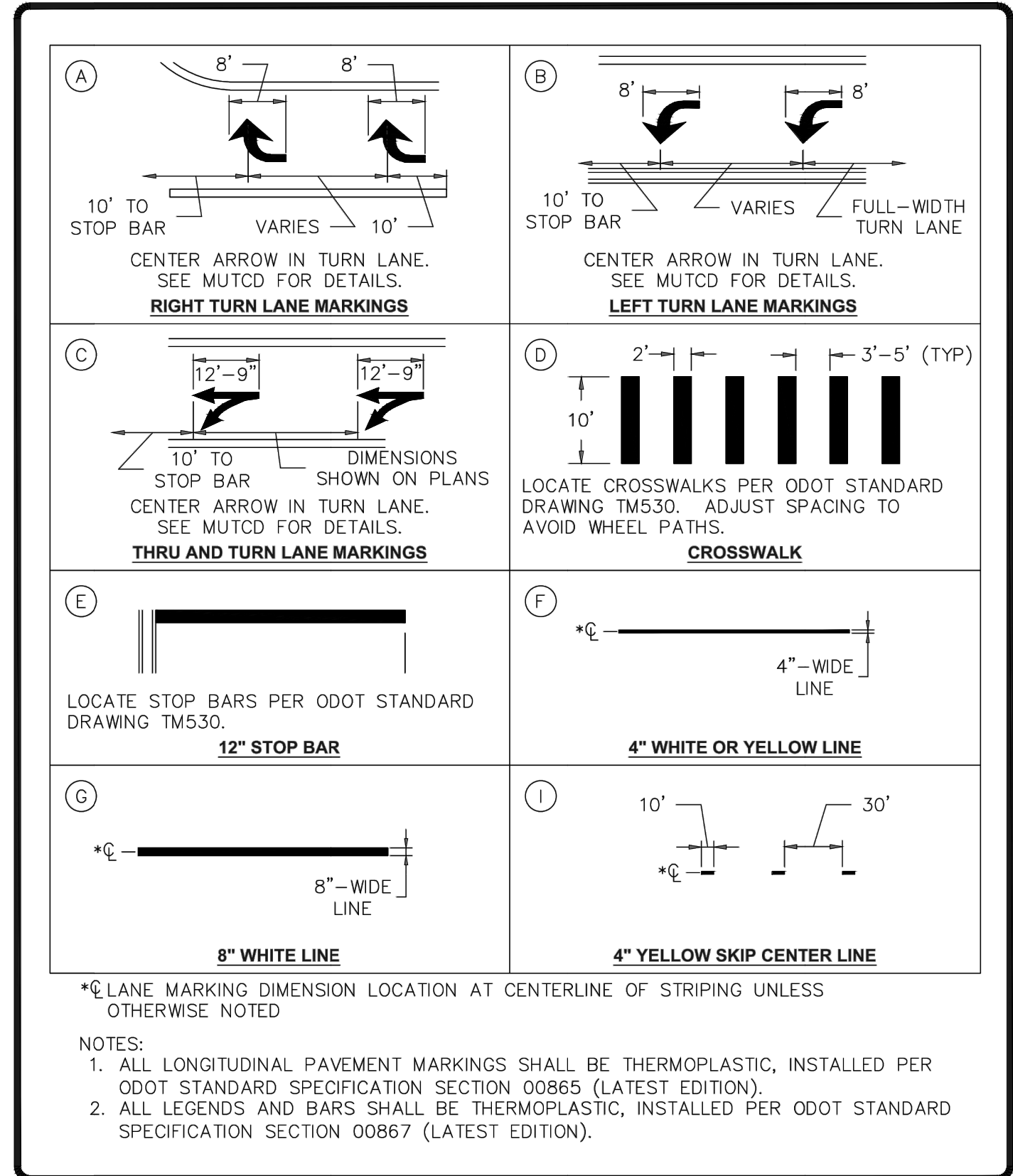




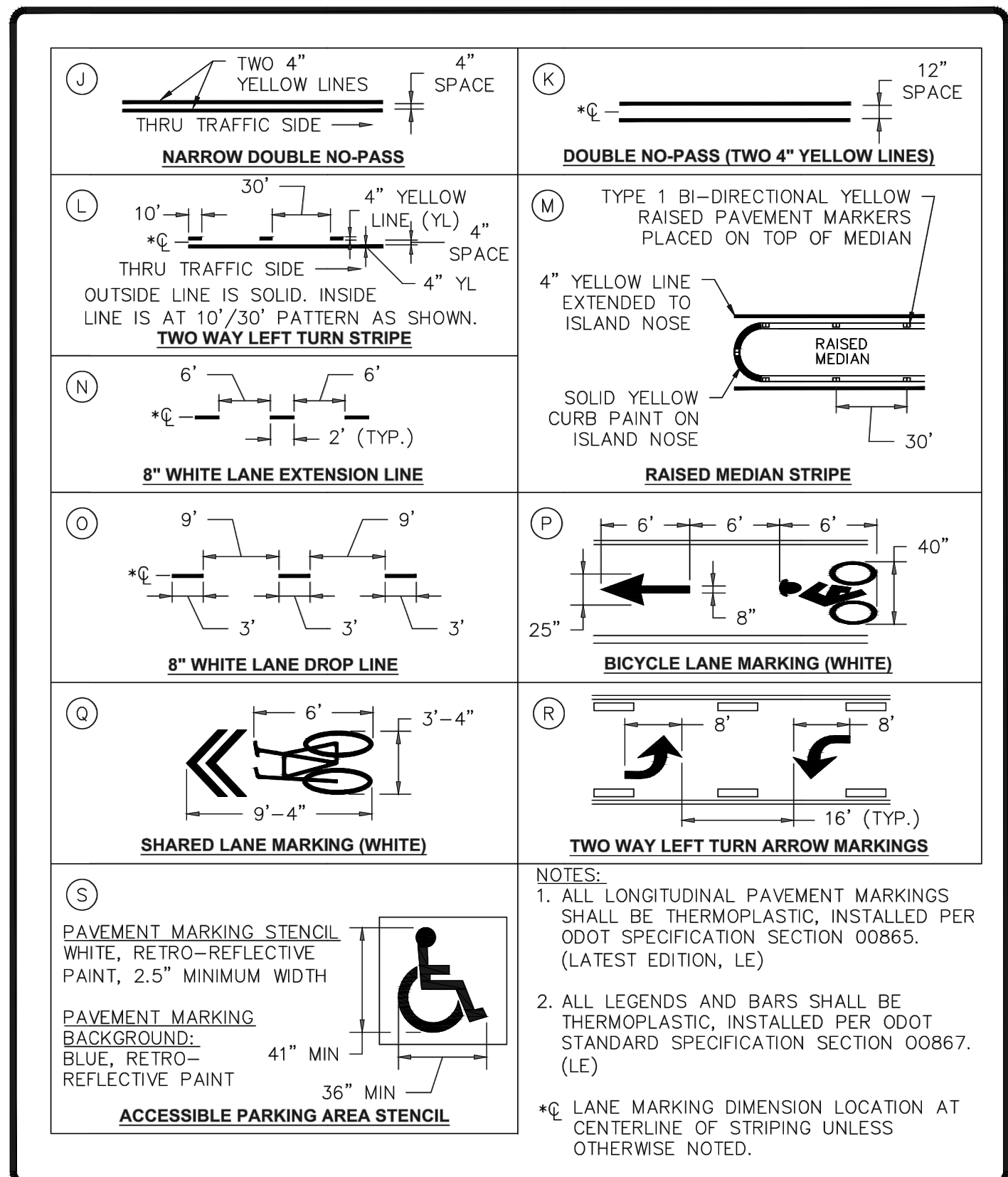




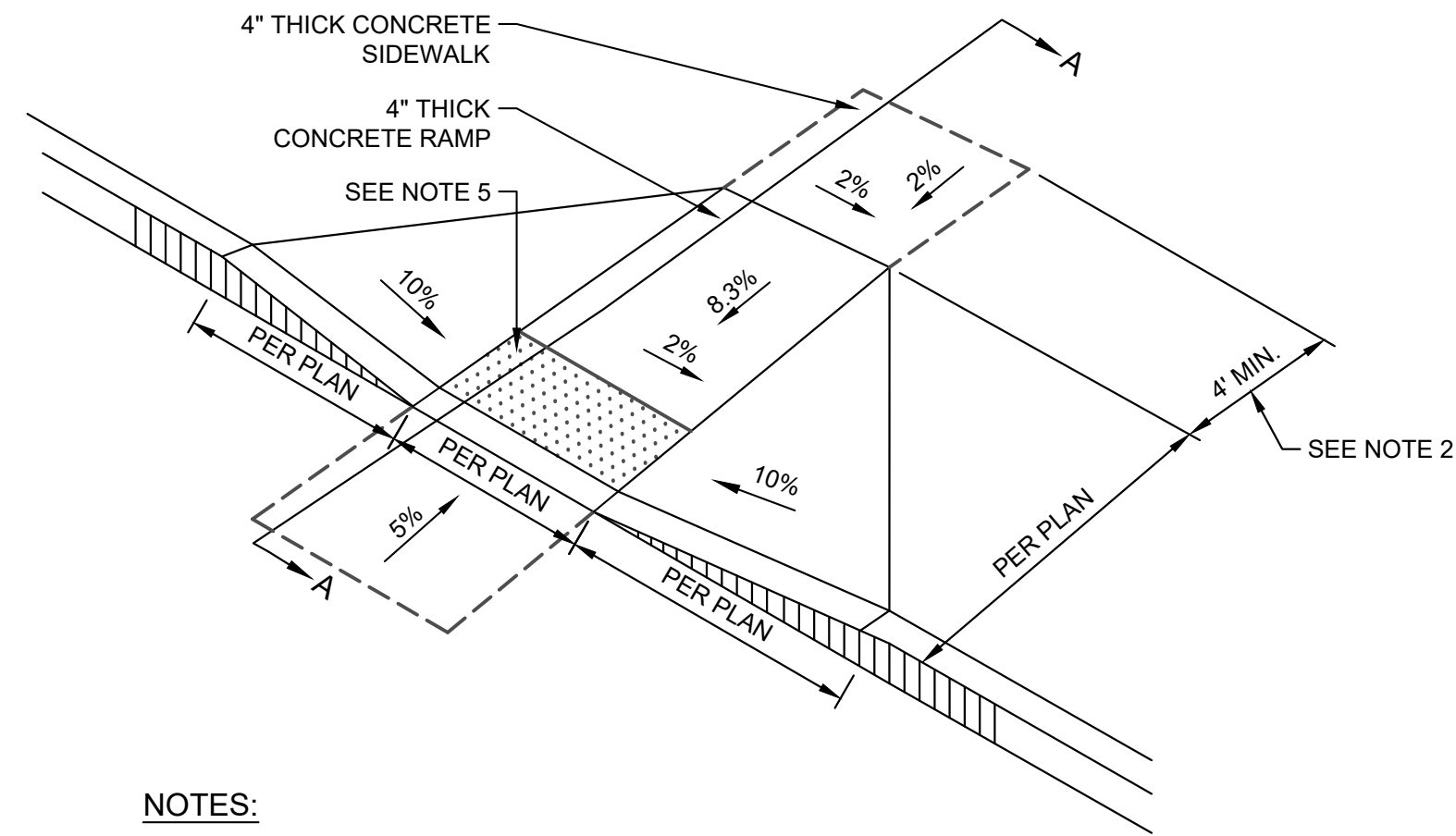
CITY OF CANBY			
END OF STREET MARKERS			
BY: JT	DATE: 12-06-19	DWG NO: 113	



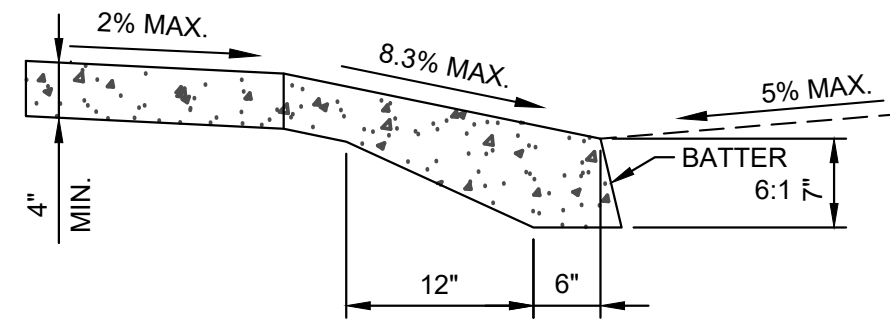
CITY OF CANBY			
STRIPING DETAILS			
BY: JT	DATE: 12-06-19	DWG NO: 114	



CITY OF CANBY			
STRIPING 2			
BY: JT	DATE: 12-06-19	DWG NO: 115	



- NOTES:**
- ALL SLOPES SHOWN BELOW ARE MAXIMUM ALLOWABLE VALUES.
  - TOOLED JOINTS ARE REQUIRED AT ALL CURB RAMP SLOPE BREAK LINES.
  - CONCRETE COMPRESSIVE STRENGTH SHALL BE PER SPECS.
  - CURB RAMP SLOPES ARE RELATIVE TO TO THE TRUE LEVEL HORIZON (ZERO BUBBLE).
  - DETECTABLE WARNING SURFACE SHALL EXTEND MIN. 2' IN DIRECTION OF PEDESTRIAN TRAVEL AND FULL WIDTH OF RAMP. TRUNCATED DOMES PER X/CXX.X



X CURB RAMP - TYPE A  
SCALE: N.T.S.

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STREET AND SITE DETAILS

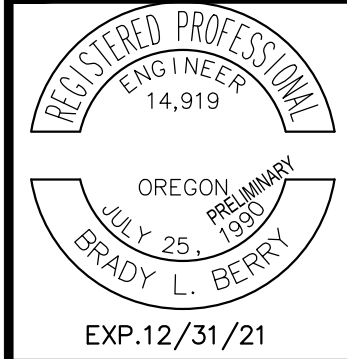
90% CONSTRUCTION PLAN SET

TERRITORIAL ROAD SUBDIVISION

CANBY, OREGON



REVISIONS:

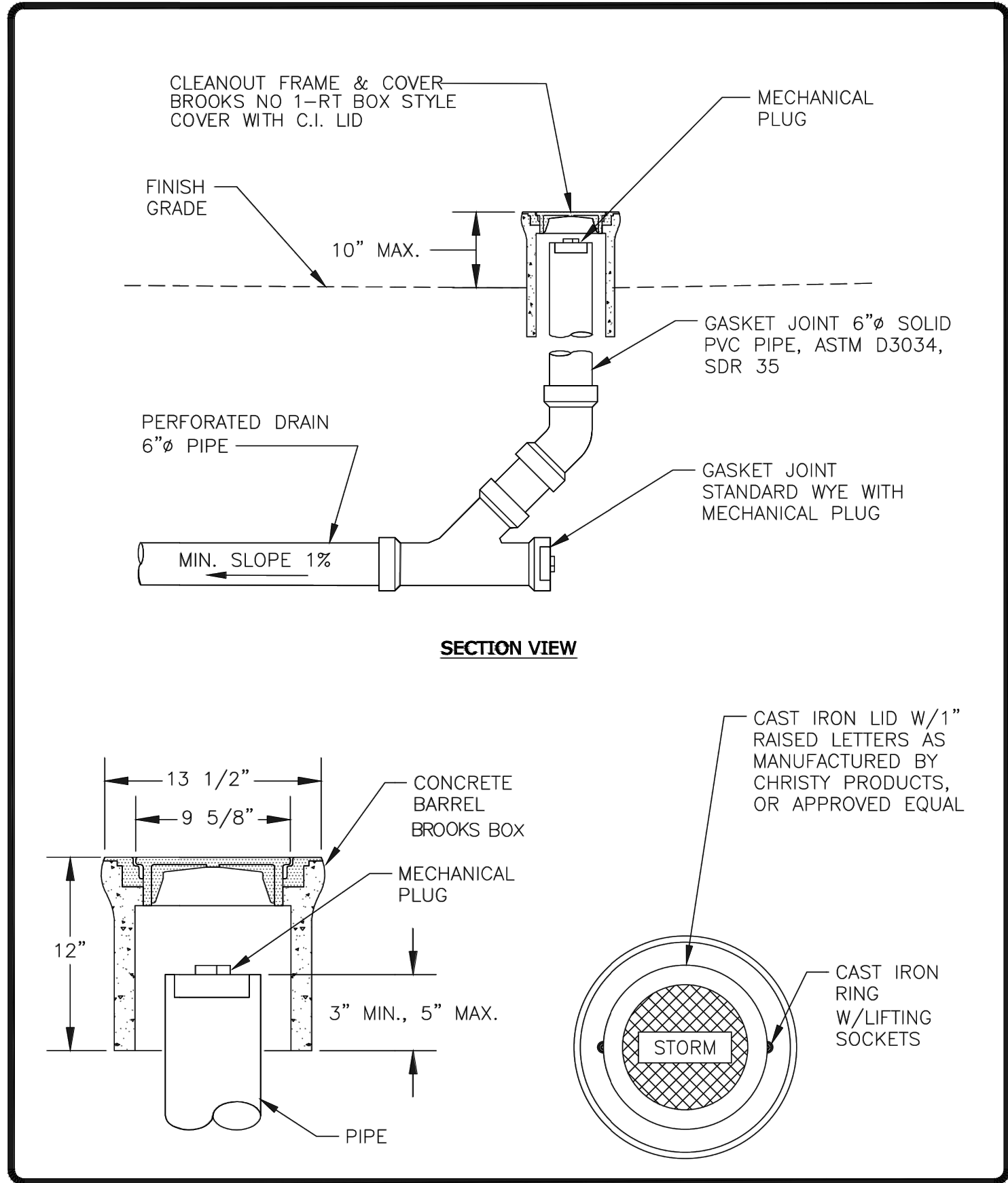


EXP. 12/31/21
PM. B. BERRY
DR. J. ZHANG
JOB NO. 20002753
FILE NO. 20002753-DT
DATE 5/10/2021

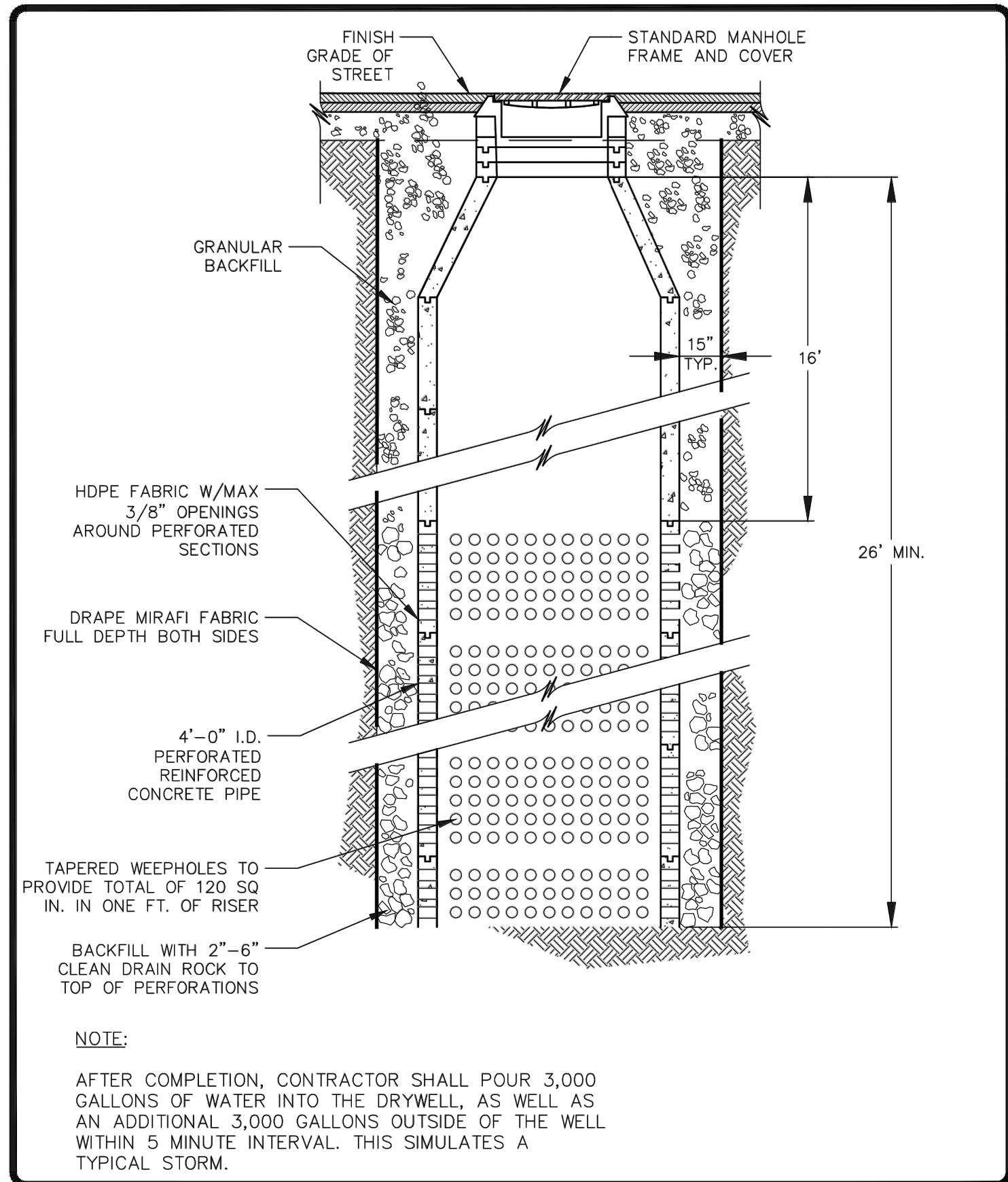
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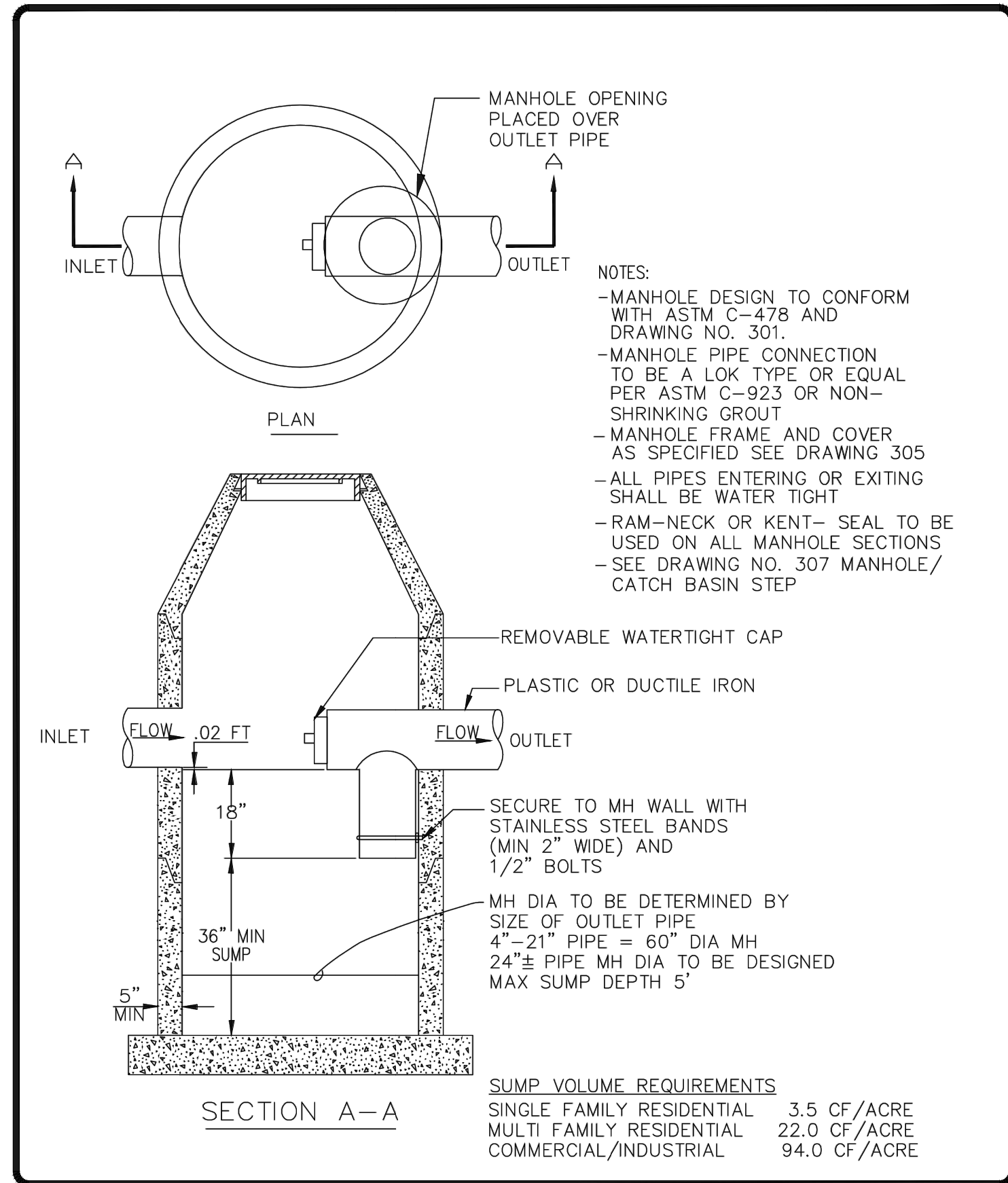




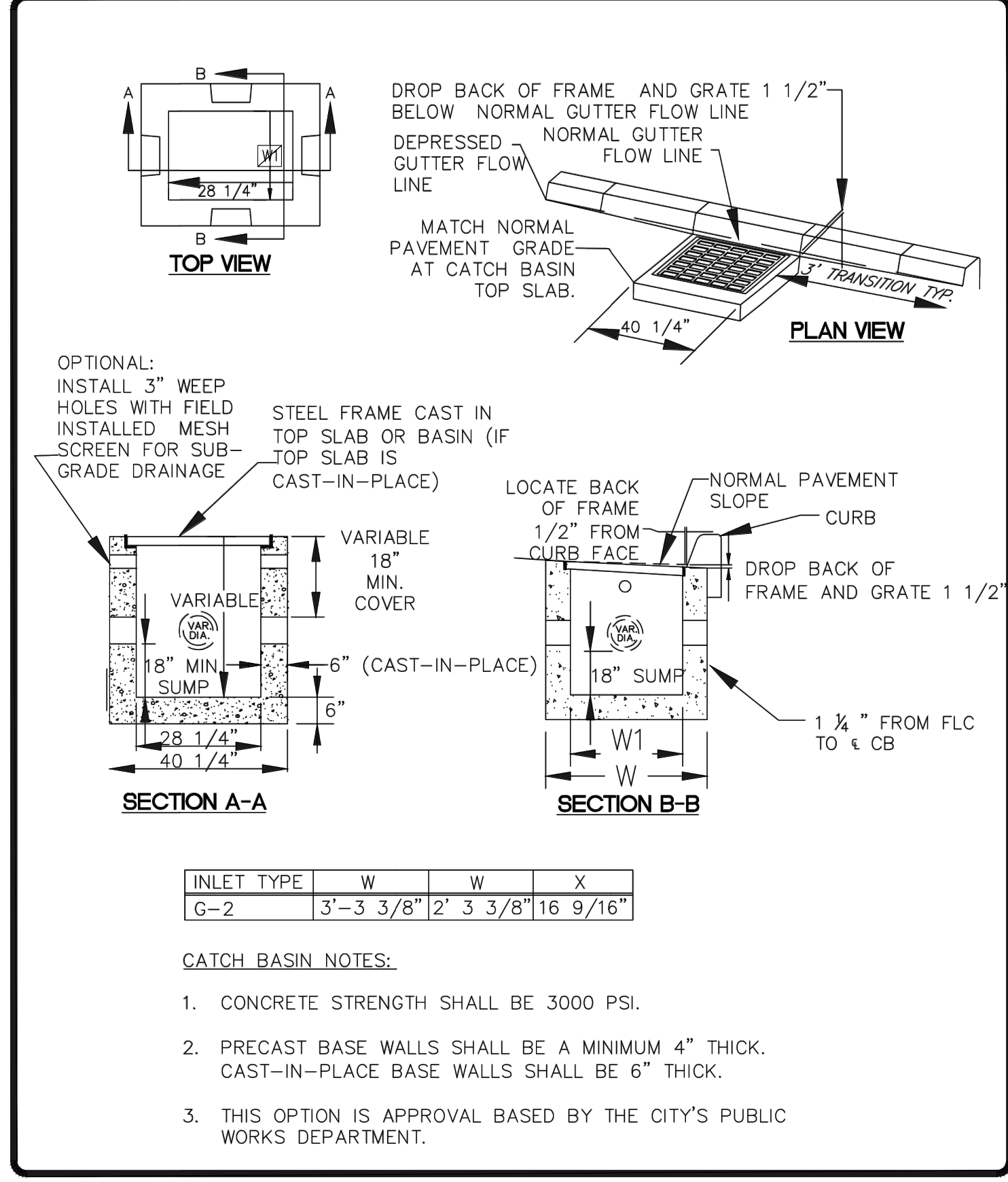
CITY OF CANBY			
STORM CLEAN-OUT (PRIVATE OR PUBLIC)			
BY: JT	DATE: 12-06-19	DWG NO: 200	



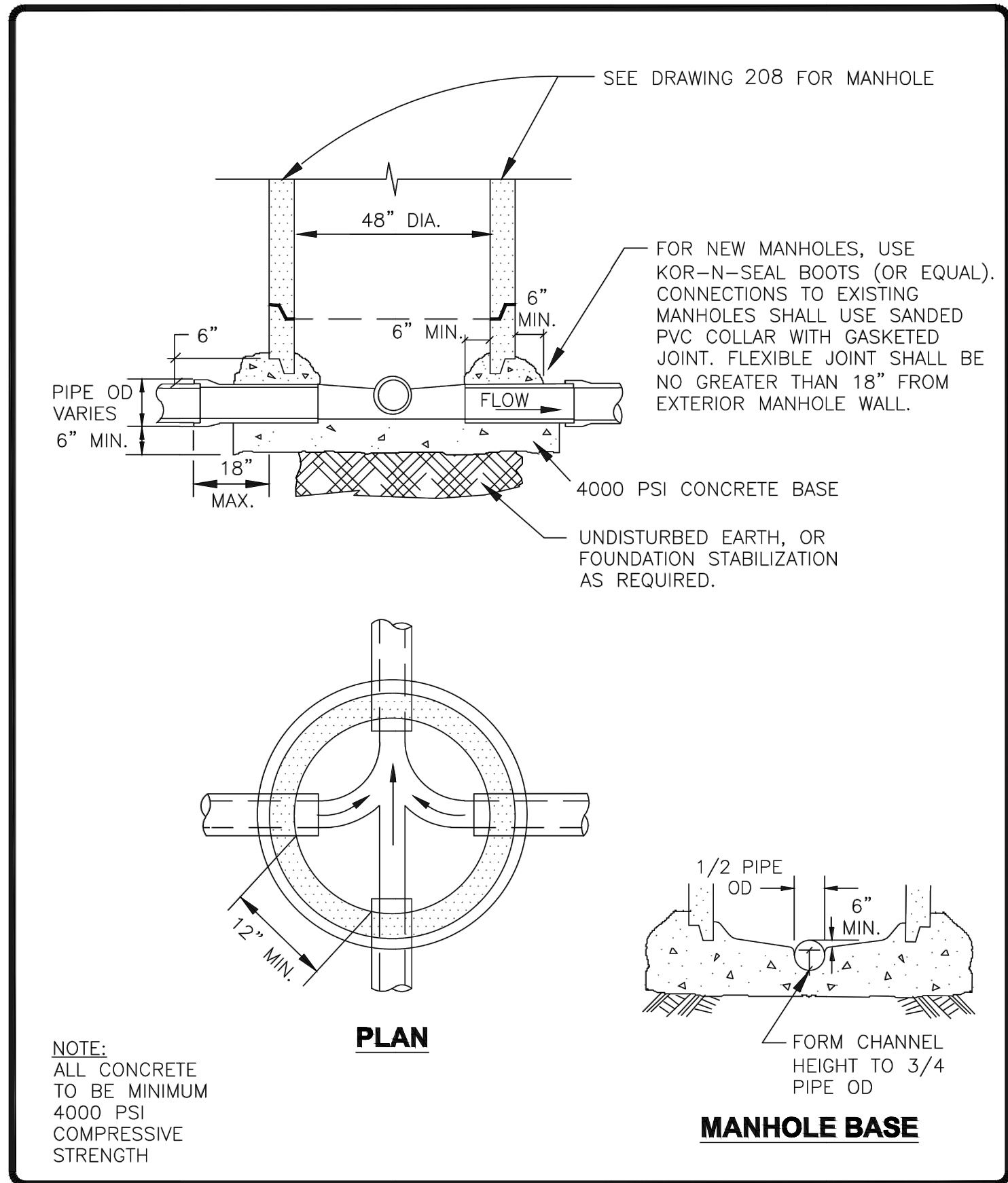
CITY OF CANBY			
48" DIAMETER DRYWELL			
BY: JT	DATE: 12-06-19	DWG NO: 204	



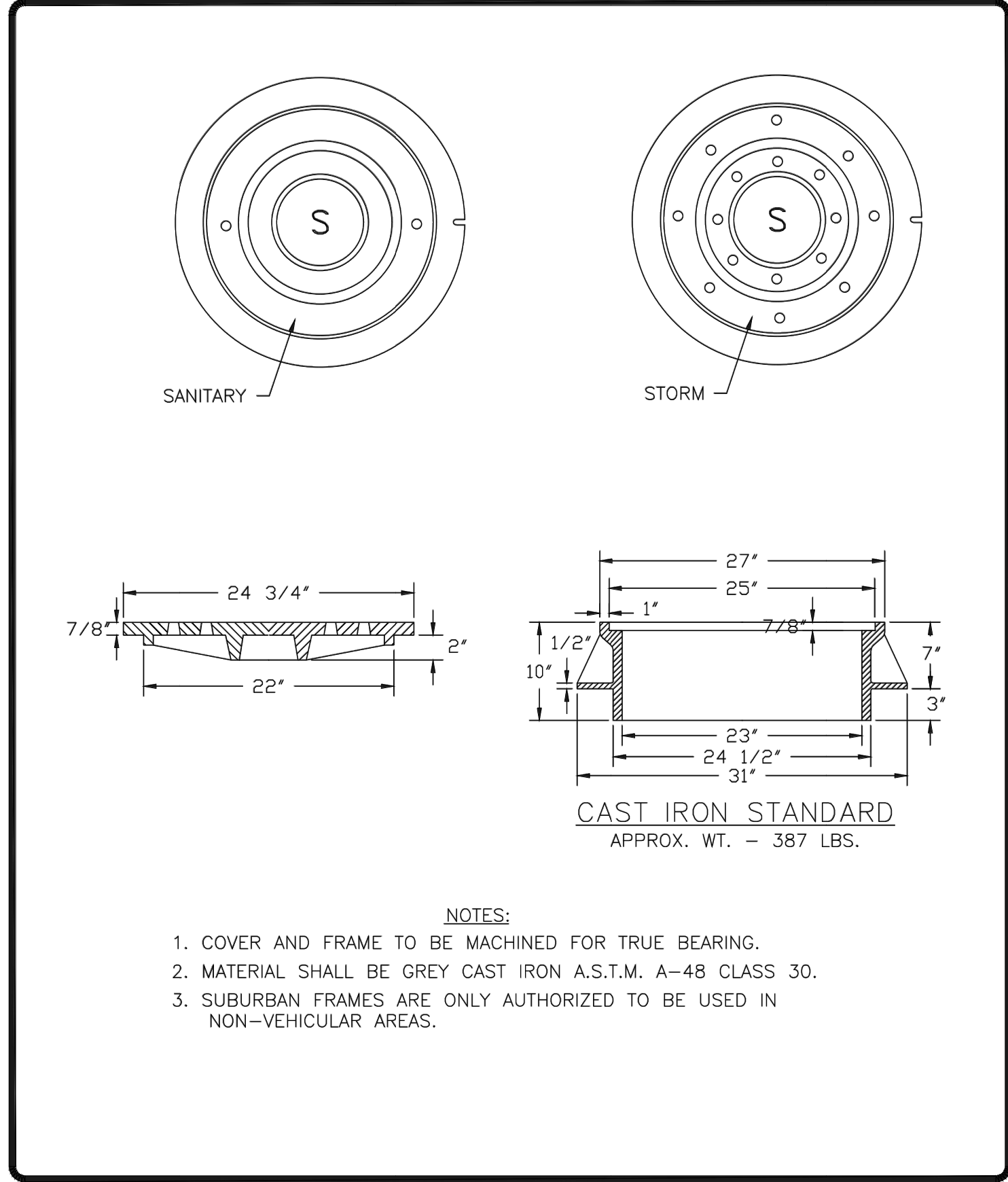
CITY OF CANBY			
POLLUTION CONTROL MANHOLE			
BY: JT	DATE: 12-06-19	DWG NO: 201	



CITY OF CANBY			
TYPE G-2 CATCH BASIN			
BY: JT	DATE: 12-06-19	DWG NO: 207	



CITY OF CANBY			
POURED IN-PLACE MANHOLE BASE - STORM & SANITARY SEWER			
BY: JT	DATE: 12-06-19	DWG NO: 202	



CITY OF CANBY			
MANHOLE FRAMES & COVERS - STORM & SANITARY SEWER			
BY: JT	DATE: 12-06-19	DWG NO: 208	

THE LOCATIONS OF EXISTING  
UNDERGROUND UTILITIES ARE SHOWN  
IN AN APPROXIMATE WAY ONLY AND  
HAVE NOT BEEN INDEPENDENTLY  
VERIFIED BY THE OWNER OR ITS  
REPRESENTATIVE. THE CONTRACTOR  
SHALL DETERMINE THE EXACT  
LOCATION OF ALL EXISTING UTILITIES  
BEFORE COMMENCING WORK, AND  
AGREE TO BE FULLY RESPONSIBLE  
FOR ANY AND ALL DAMAGES WHICH  
MIGHT BE OCCASIONED BY THE  
CONTRACTOR'S FAILURE TO EXACTLY  
LOCATE AND PRESERVE ANY AND ALL  
UNDERGROUND UTILITIES.

NOTICE:  
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CONTRACTOR. NEITHER THE OWNER  
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RESPONSIBILITY FOR SAFETY OF THE  
WORK, OF PERSONS ENGAGED IN THE  
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OR OF ANY OTHER PERSONS.



STORM AND SANITARY DETAILS

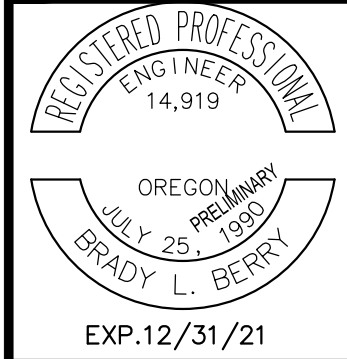
90% CONSTRUCTION PLAN SET

TERRITORIAL ROAD SUBDIVISION

CANBY, OREGON



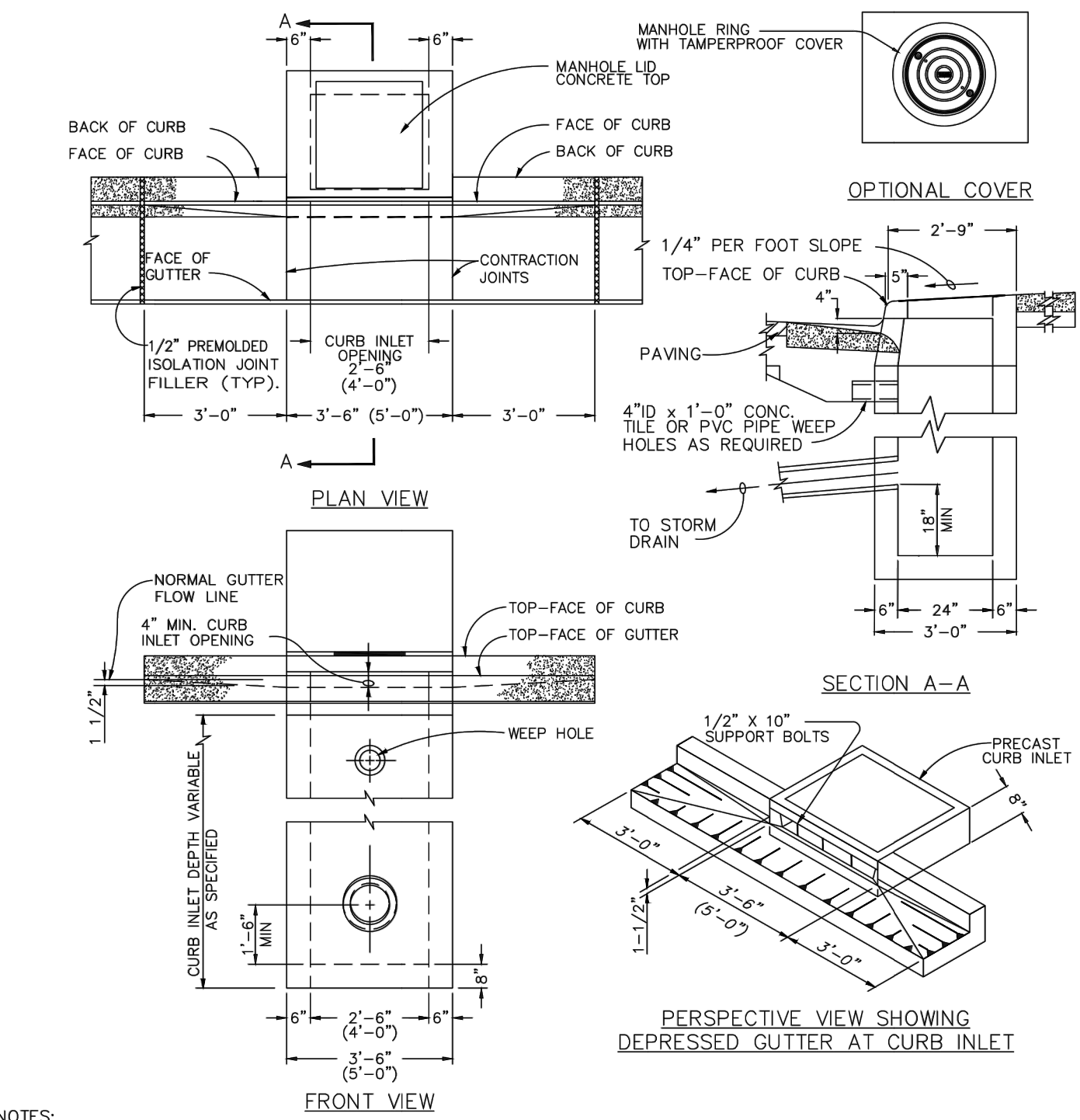
REVISIONS:	



EXP. 12/31/21
PM. B. BERRY
DR. J. ZHANG
JOB NO. 20002753
FILE NO. 20002753-DT
DATE 5/10/2021

SHEET NO.  
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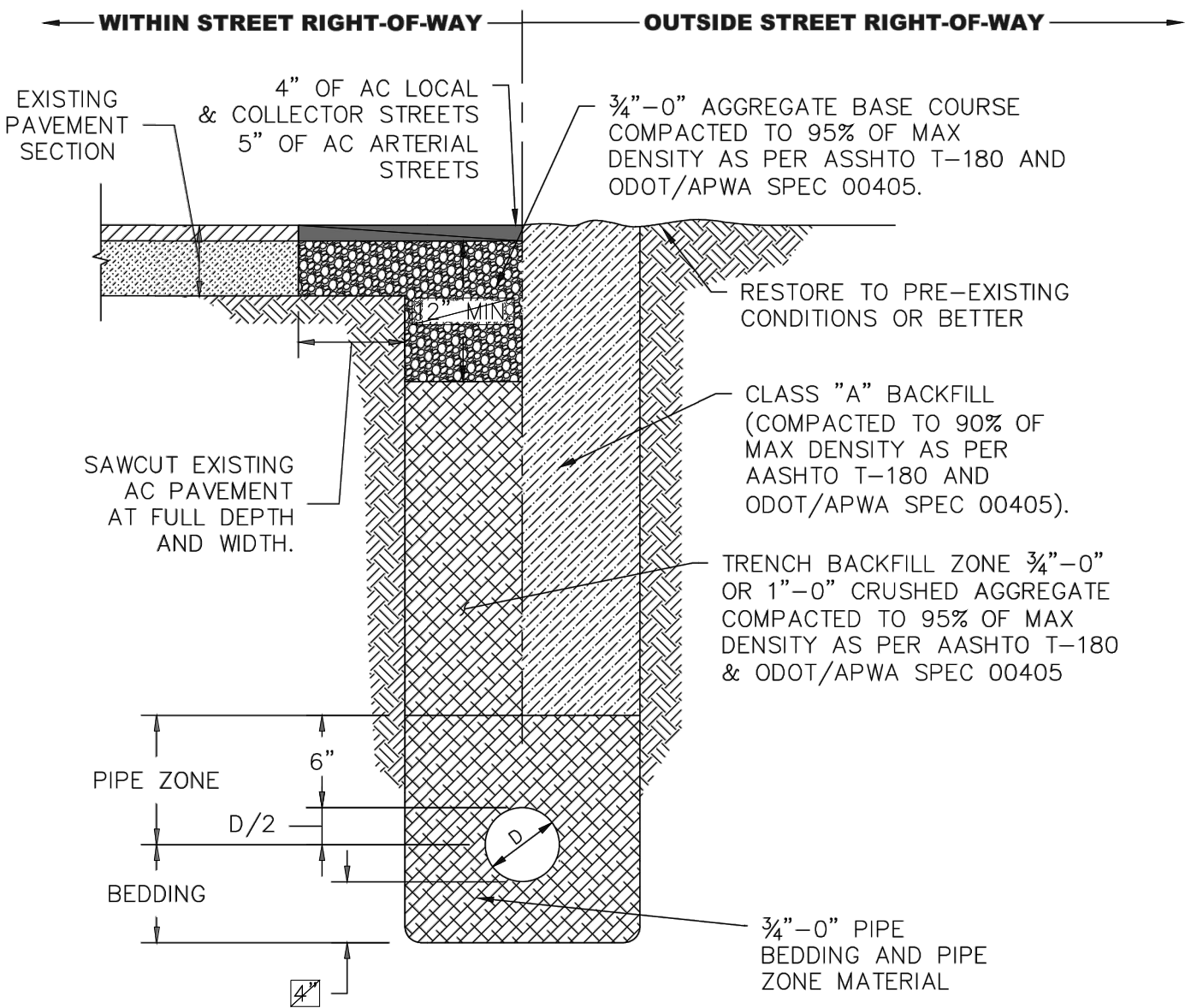


- NOTES:
1. CURB INLET TOP AND BASE SHALL MEET H20 LOADING.
  2. CONCRETE STRENGTH SHALL BE 3000 PSI.
  3. ALL FABRICATED METAL PARTS SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION.
  4. FOR STEEP GRADES USE STD. PRECAST INLET WITH 4'-0" OPENING OR TWO 2'-6" OPENING INLETS.
  5. OPENING OR TWO 2'-6" OPENING INLETS.
  6. DIMENSIONS SHOWN ABOVE IN PARENTHESES ARE FOR 4A INLETS. A 1 1/2 A INLET SHALL HAVE A CURB INLET OPENING WIDTH OF 1'-6" AND AN OUTSIDE WIDTH OF 2'-6"; ALL OTHER DIMENSIONS AND DETAILS SHALL BE AS SHOWN.
  7. THIS IS OUR PRIMARY STANDARD FOR ALL CATCH BASINS AND NEW CONSTRUCTION.

CITY OF CANBY

PRECAST CURB INLET

BY: JT DATE: 12-06-19 DWG NO: 209



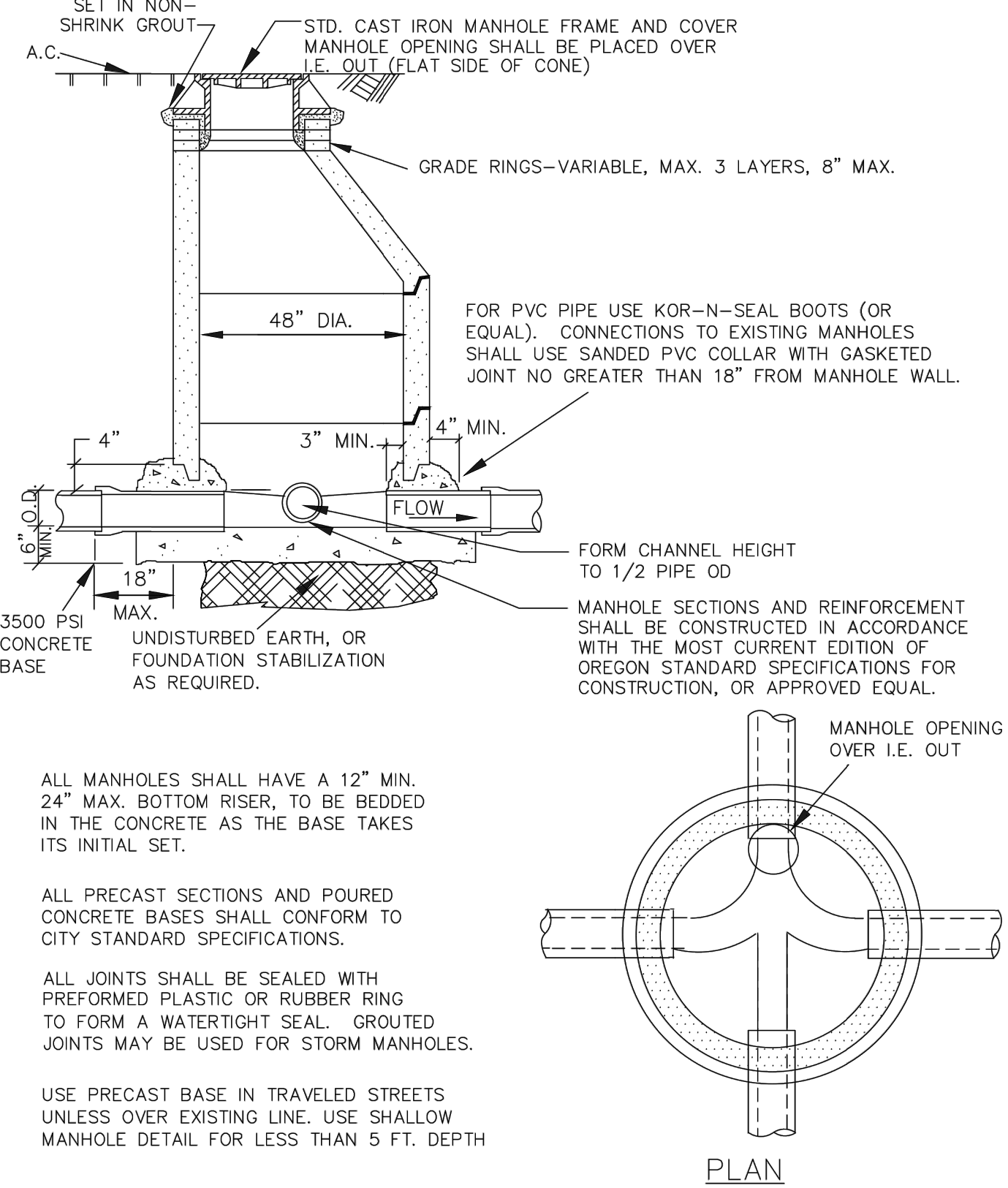
NOTES:

1. SAWCUT EDGES TO BE TACKED WITH EMULSIFIED ASPHALT.
2. ASPHALT JOINTS SHALL BE SAND SEALED WITH CRS-1 OR CRS-2 EMULSIFIED ASPHALT OR EQUIVALENT.

CITY OF CANBY

TRENCH DETAIL

BY: JT DATE: 12-06-19 DWG NO: 210



ALL MANHOLES SHALL HAVE A 12" MIN. 24" MAX. BOTTOM RISER, TO BE BEDDED IN THE CONCRETE AS THE BASE TAKES ITS INITIAL SET.

ALL PRECAST SECTIONS AND POURED CONCRETE BASES SHALL CONFORM TO CITY STANDARD SPECIFICATIONS.

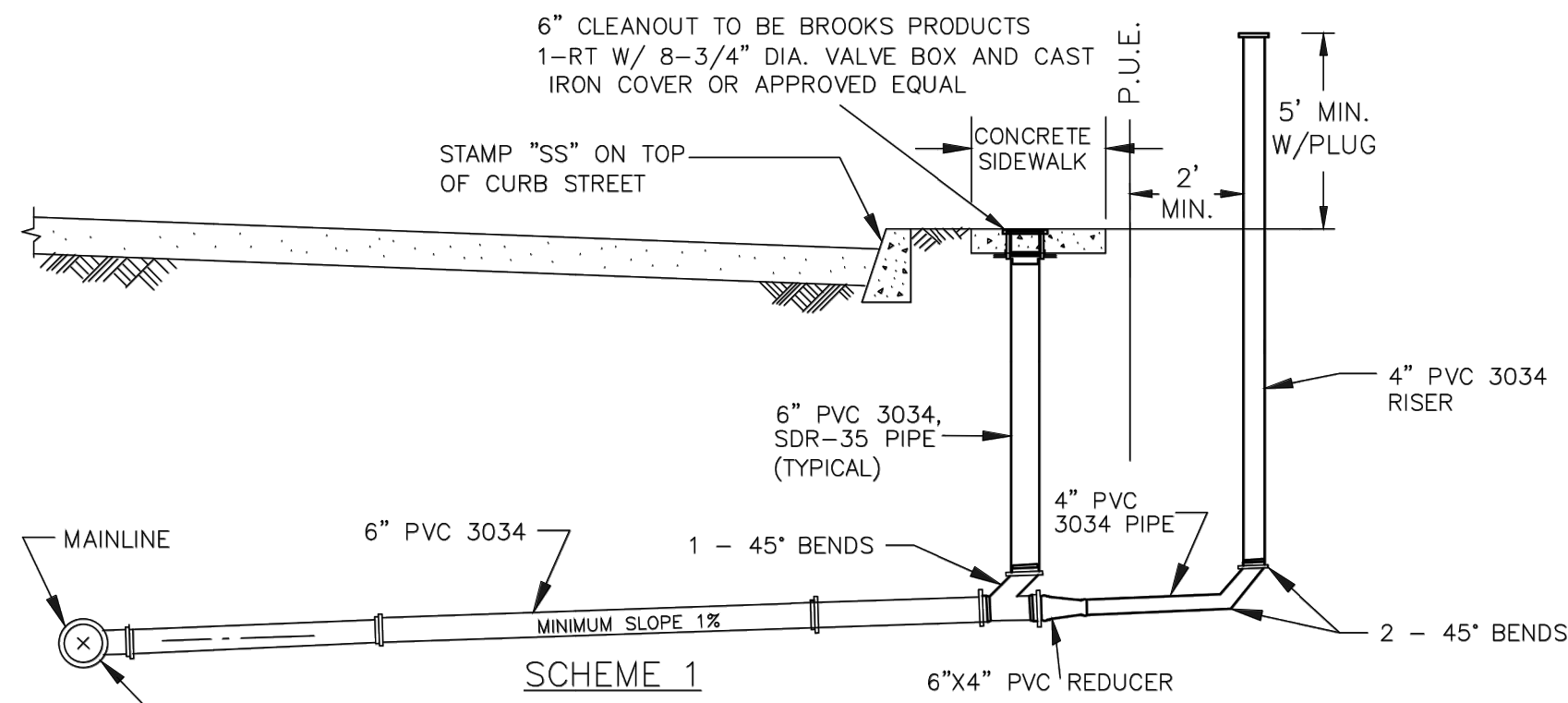
ALL JOINTS SHALL BE SEALED WITH PREFORMED PLASTIC OR RUBBER RING TO FORM A WATERTIGHT SEAL. GROUTED JOINTS MAY BE USED FOR STORM MANHOLES.

USE PRECAST BASE IN TRAVELED STREETS UNLESS OVER EXISTING LINE. USE SHALLOW MANHOLE DETAIL FOR LESS THAN 5 FT. DEPTH

CITY OF CANBY

MANHOLE - STORM & SANITARY SEWER

BY: JT DATE: 12-06-19 DWG NO: 300



NOTES:

1. PIPE AND FITTINGS SHALL BE COMPATIBLE. ONLY MANUFACTURED FITTINGS SHALL BE USED.
2. DEPTH TO MATCH EXISTING AND ENSURE POSITIVE FLOW
3. PIPE SHALL BE 3034 PVC OR APPROVED EQUAL.
4. ALL EXCAVATED AREAS WITHIN PUBLIC RIGHT-OF-WAY MUST BE BACKFILLED WITH 3/4"-0" CRUSHED GRAVEL OR APPROVED EQUAL & SHALL BE COMPACTED TO 95% OF ASTM D1557/AASHTO T-180. BUT OUTSIDE ROADWAY BACKFILL SHALL BE COMPACTED TO MINIMUM 90% OF ASTM D1557/AASHTO T-180.
5. BACKFILL SHALL BE BROUGHT UP AND COMPACTED IN HORIZONTAL LAYERS 12"-18"
6. INSTALL 1-WAY CLEANOUT IN THE MIDDLE OF SIDEWALK
7. SERVICE SHALL NOT BE BACKFILLED PRIOR TO INSPECTION.
8. CONTRACTOR TO VIDEO INSPECT FROM THE 4" TO THE MAIN.

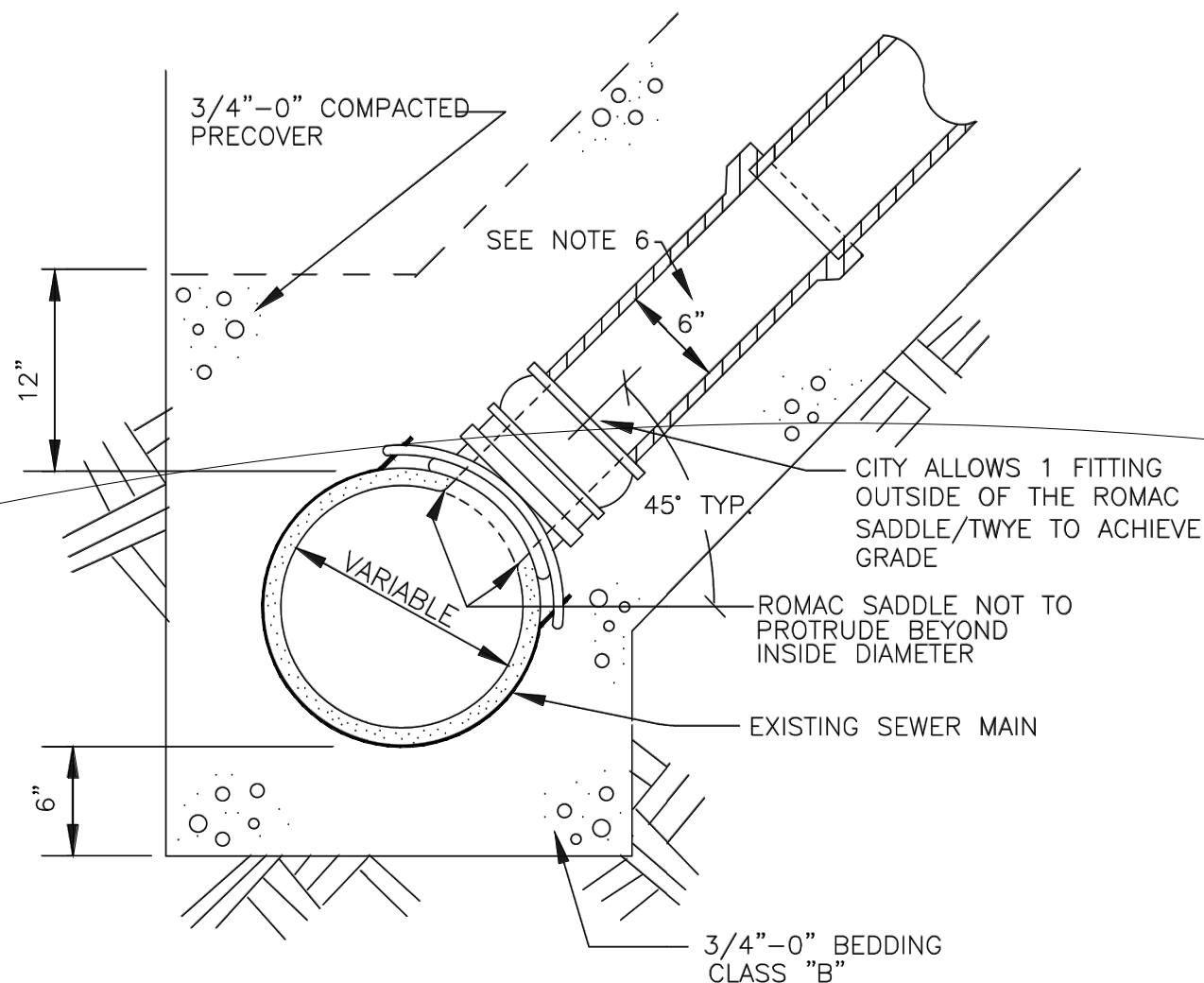
CITY OF CANBY

BY: JT

SANITARY SEWER LATERAL

DATE: 12-06-19

DWG NO: 301



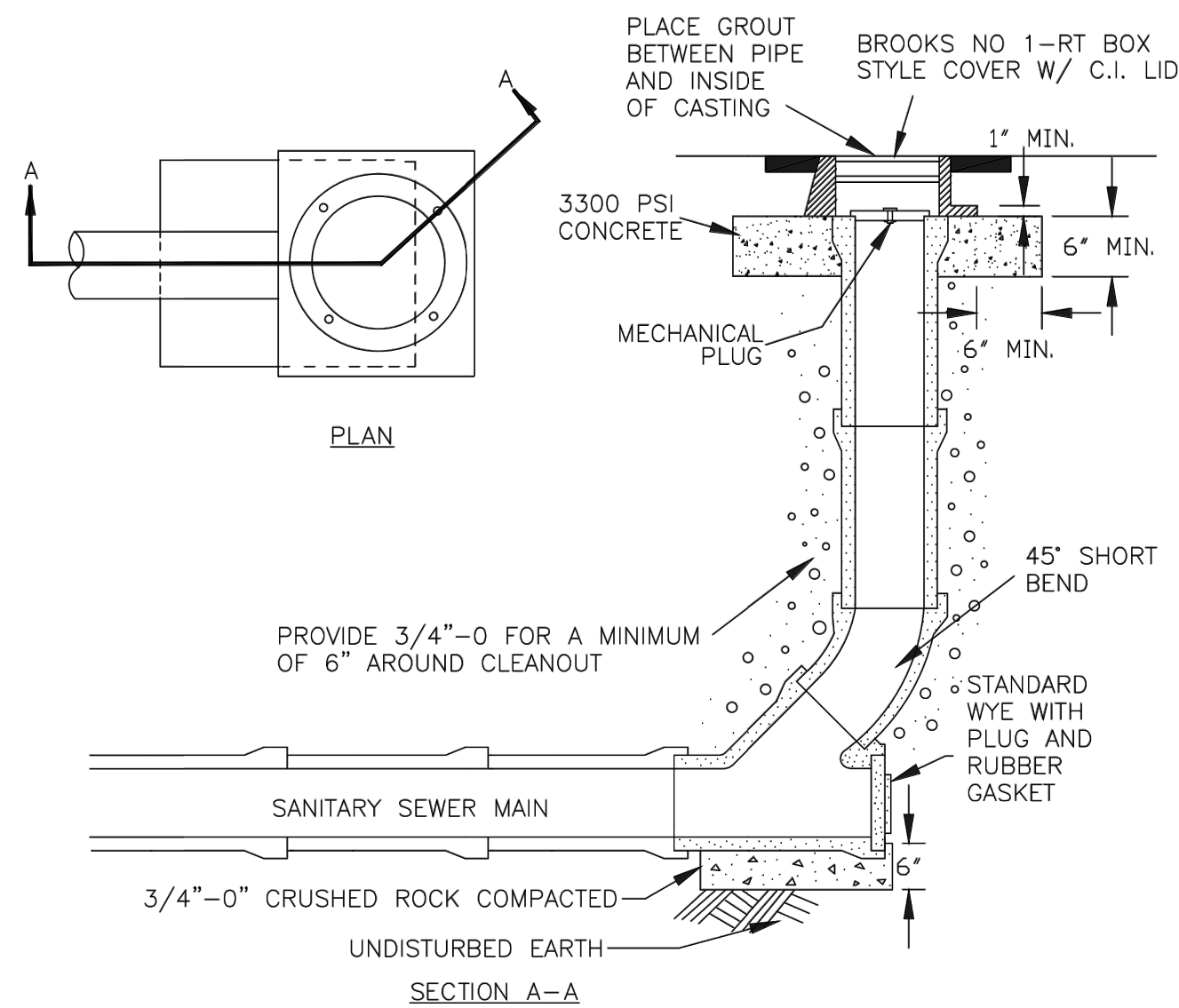
NOTES:

1. TAP SHALL BE MADE IN PRESENCE OF THE CITY INSPECTOR; NO CUTTING OR CONNECTING EXISTING SEWER PIPE WITHOUT CITY INSPECTOR APPROVAL.
2. ROMAC SADDLE OR APPROVED EQUAL SHALL BE USED FOR 4" OR 6" MAX TAP TO PVC PIPE. SEE NOTE 5 FOR OTHER TYPE PIPE MATERIAL
3. HOLE IN MAIN SHALL BE CORED.
4. CENTERLINE OF SERVICE TAP OUTLET SHALL BE ABOVE SPRINGLINE.
5. FOR CONCRETE, CLAY OR NON-PVC EXISTING SEWER MAIN PIPE MAY REQUIRE CUT-IN 6" HOUSE BRANCH ON 8" MAIN) WITH APPROVED COUPLERS.
6. 6" DIAMETER SERVICE LATERAL SHALL BE USED FOR SINGLE FAMILY LOTS.
7. TO ENSURE PROPER INSTALLATION, VIDEO INSPECTION OF MAINLINE AT ROMAC SADDLE CONNECTION IS REQUIRED WITHIN 3 BUSINESS DAYS OF INSTALLATION.

CITY OF CANBY

SANITARY SEWER SERVICE TAP TO EXISTING SEWERS

BY: JT DATE: 12-06-19 DWG NO: 302



NOTES:

1. UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, CLEANOUTS ARE TO BE USED AS A TEMPORARY TERMINUS.
2. CLEANOUT SIZE AND MATERIAL SHALL BE SAME AS SEWER MAIN PIPE.
3. ALL CONCRETE TO BE MINIMUM 3000 PSI COMPRESSIVE STRENGTH
4. BROOKS BOX WITH "S", "SEWER" OR "CLEANOUT" STAMPED ON LID

CITY OF CANBY

SANITARY SEWER CLEAN-OUT

BY: JT DATE: 12-06-19 DWG NO: 303

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NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



STORM AND SANITARY DETAILS

90% CONSTRUCTION PLAN SET  
TERRITORIAL ROAD SUBDIVISION

CANBY, OREGON



REVISIONS:



EXP. 12/31/21

PM: B. BERRY

DR: J. ZHANG

JOB NO. 20002753

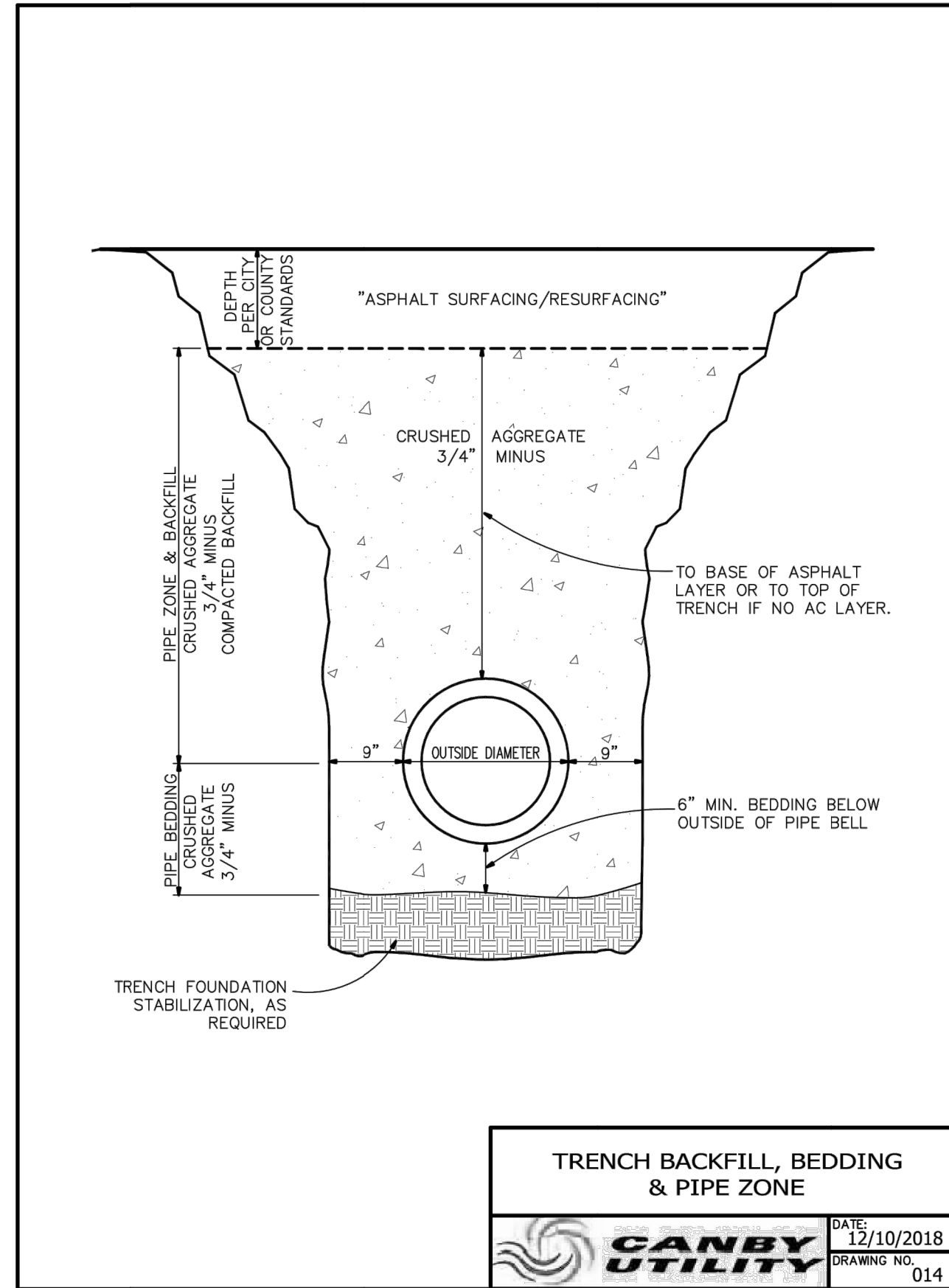
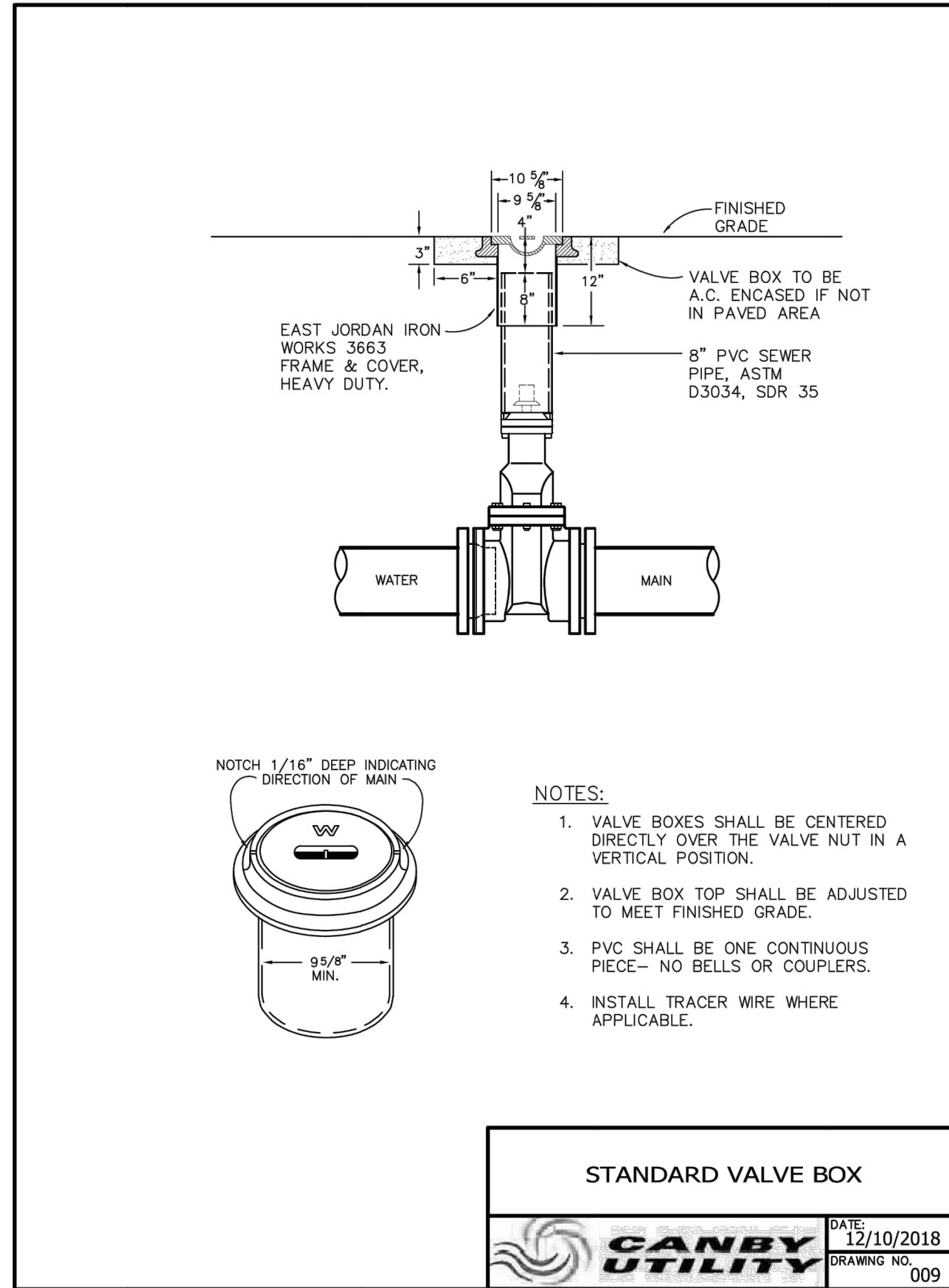
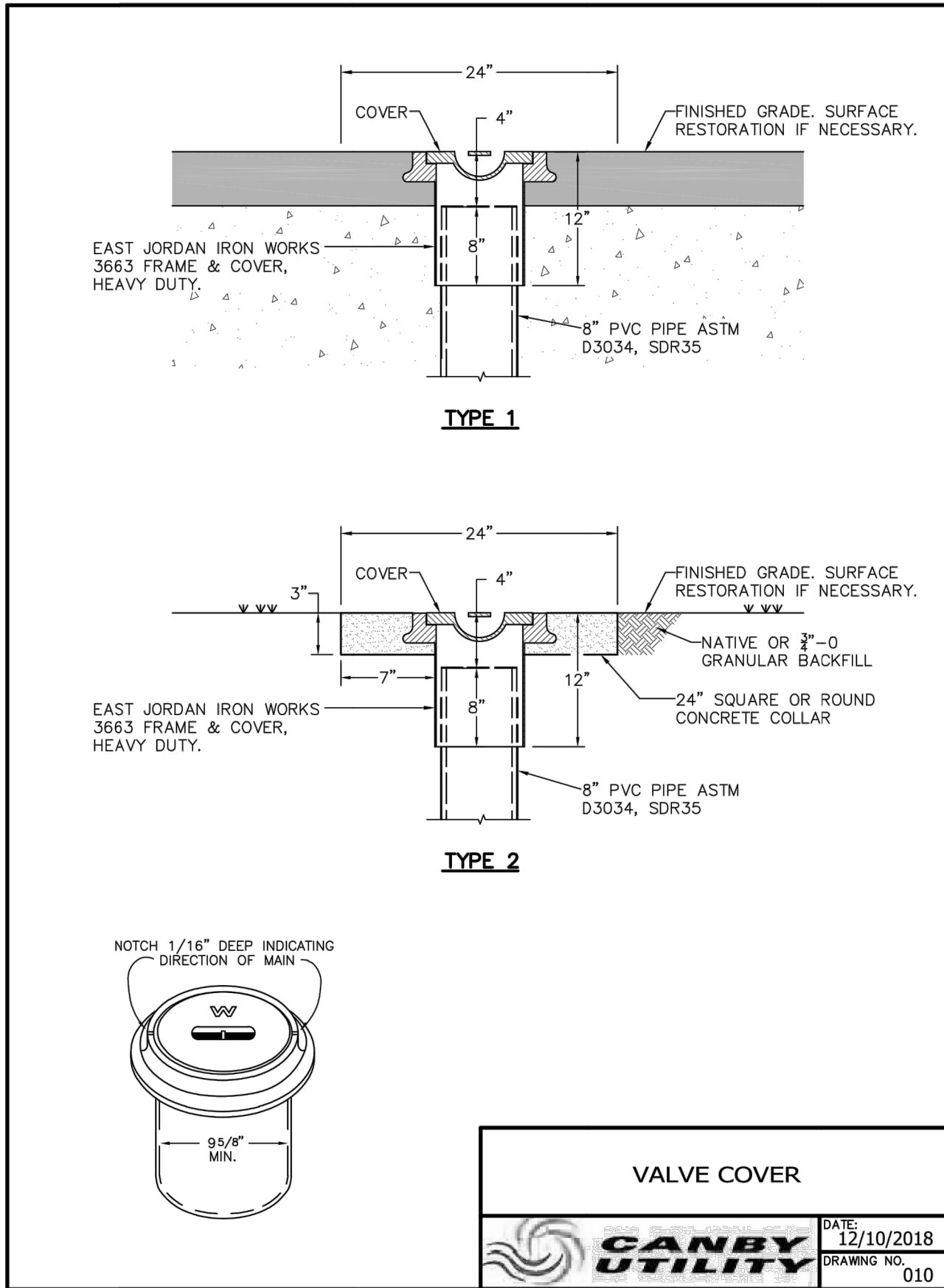
FILE NO. 20002753-DT

DATE 5/10/2021

SHEET NO.

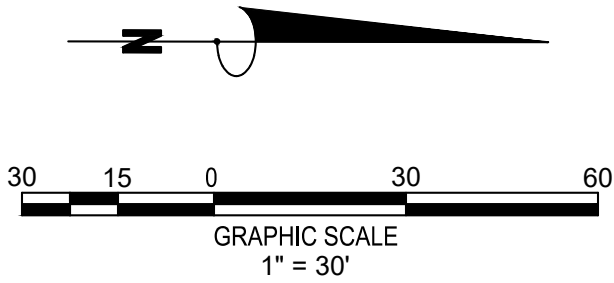
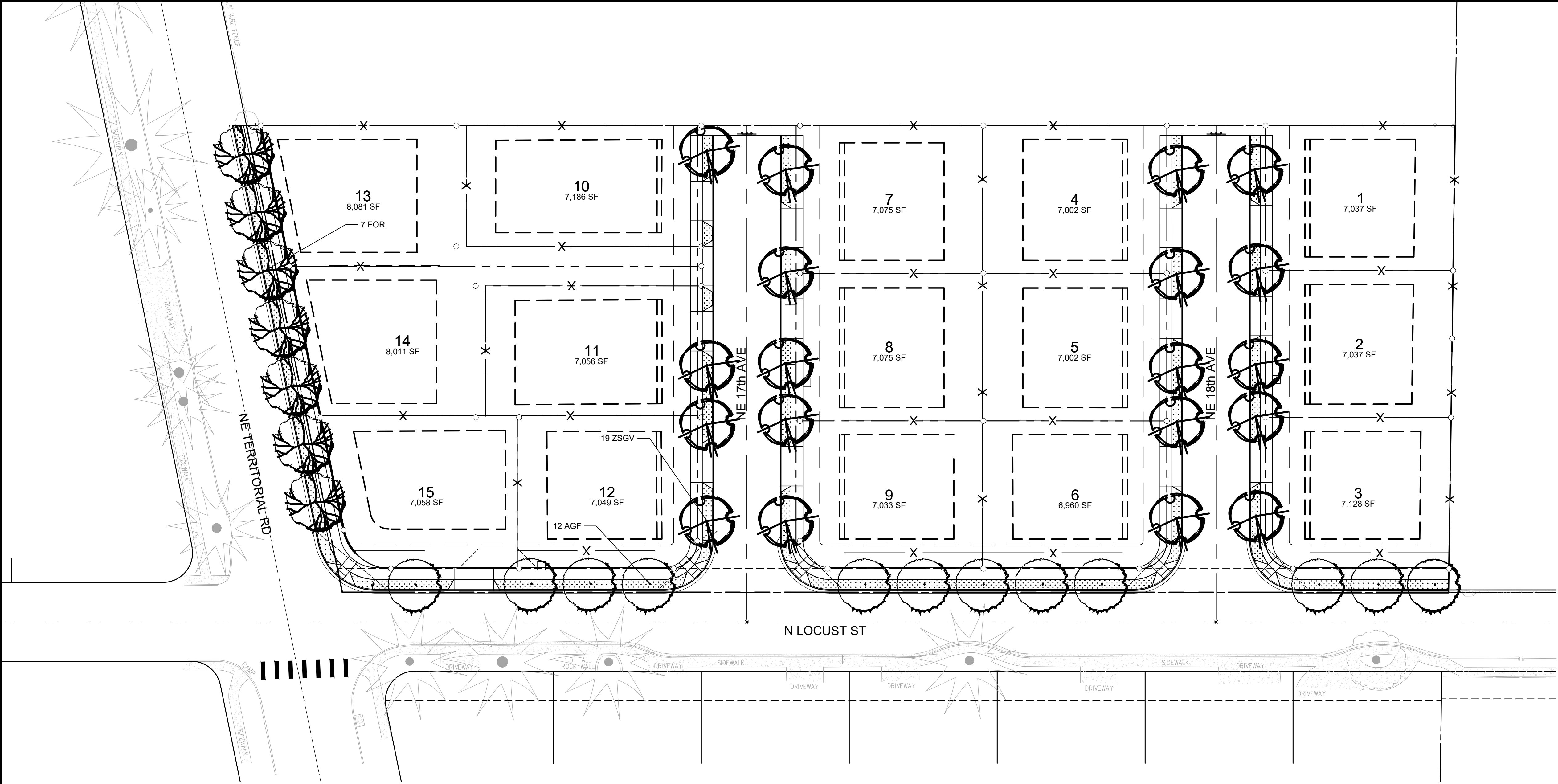
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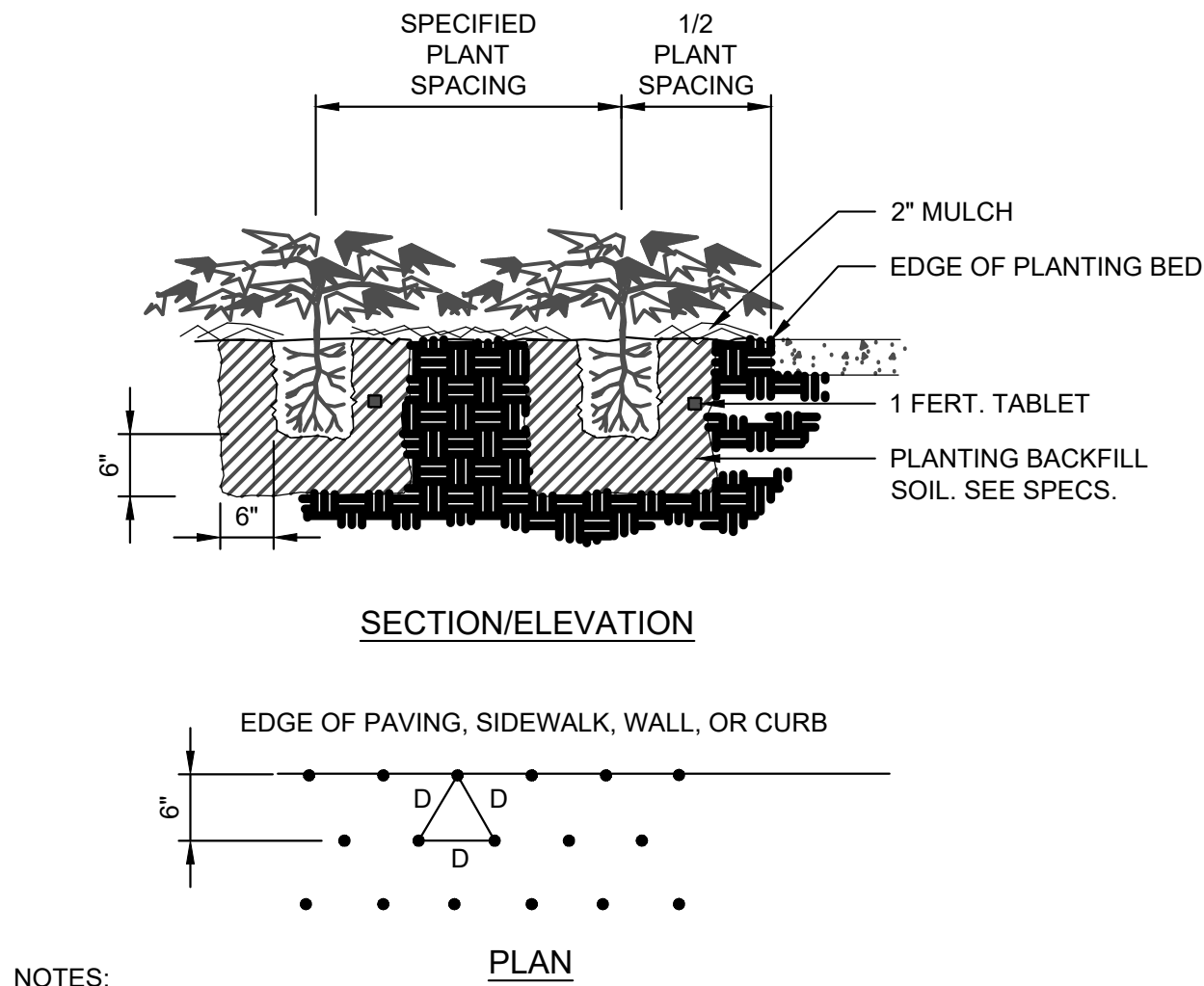
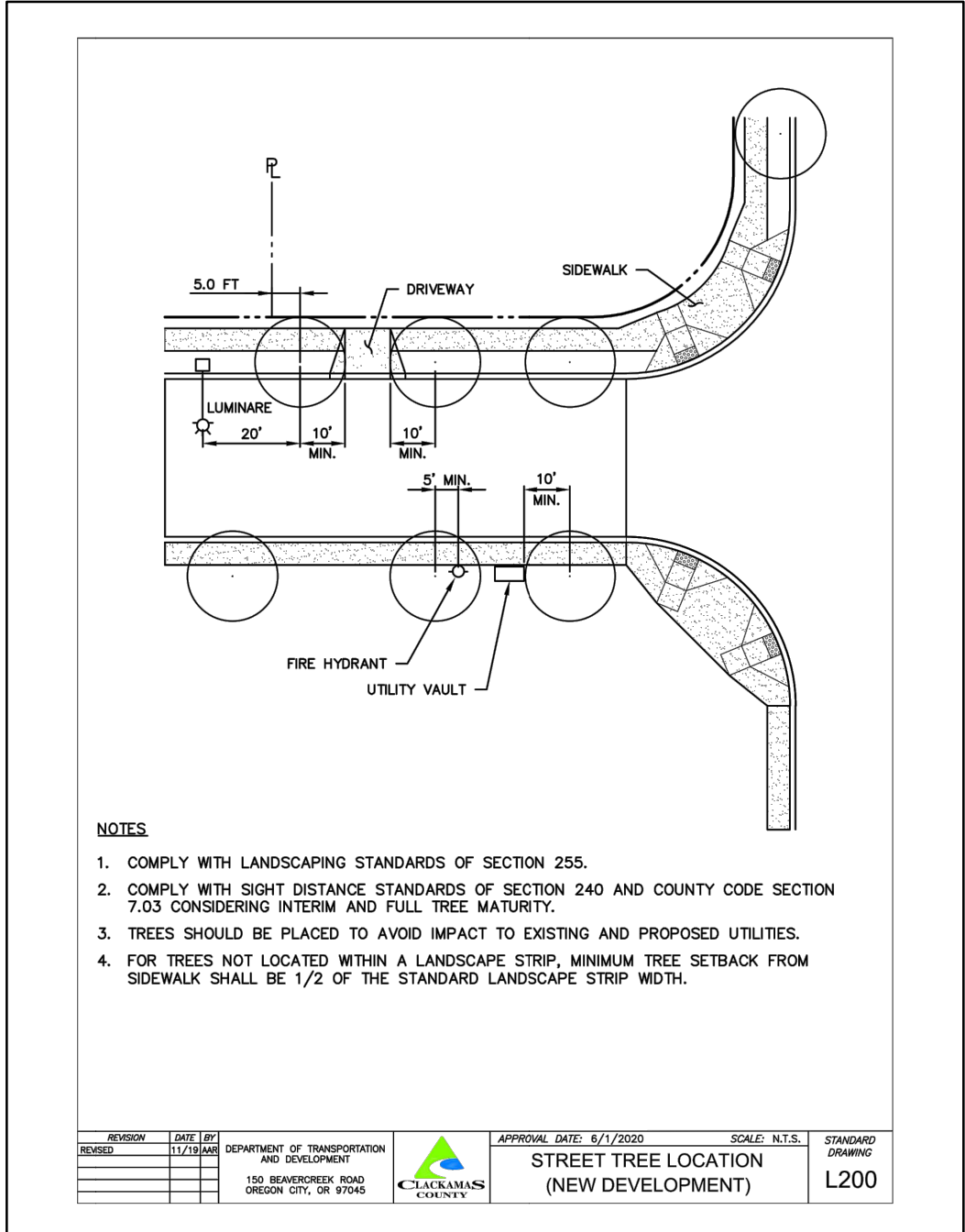
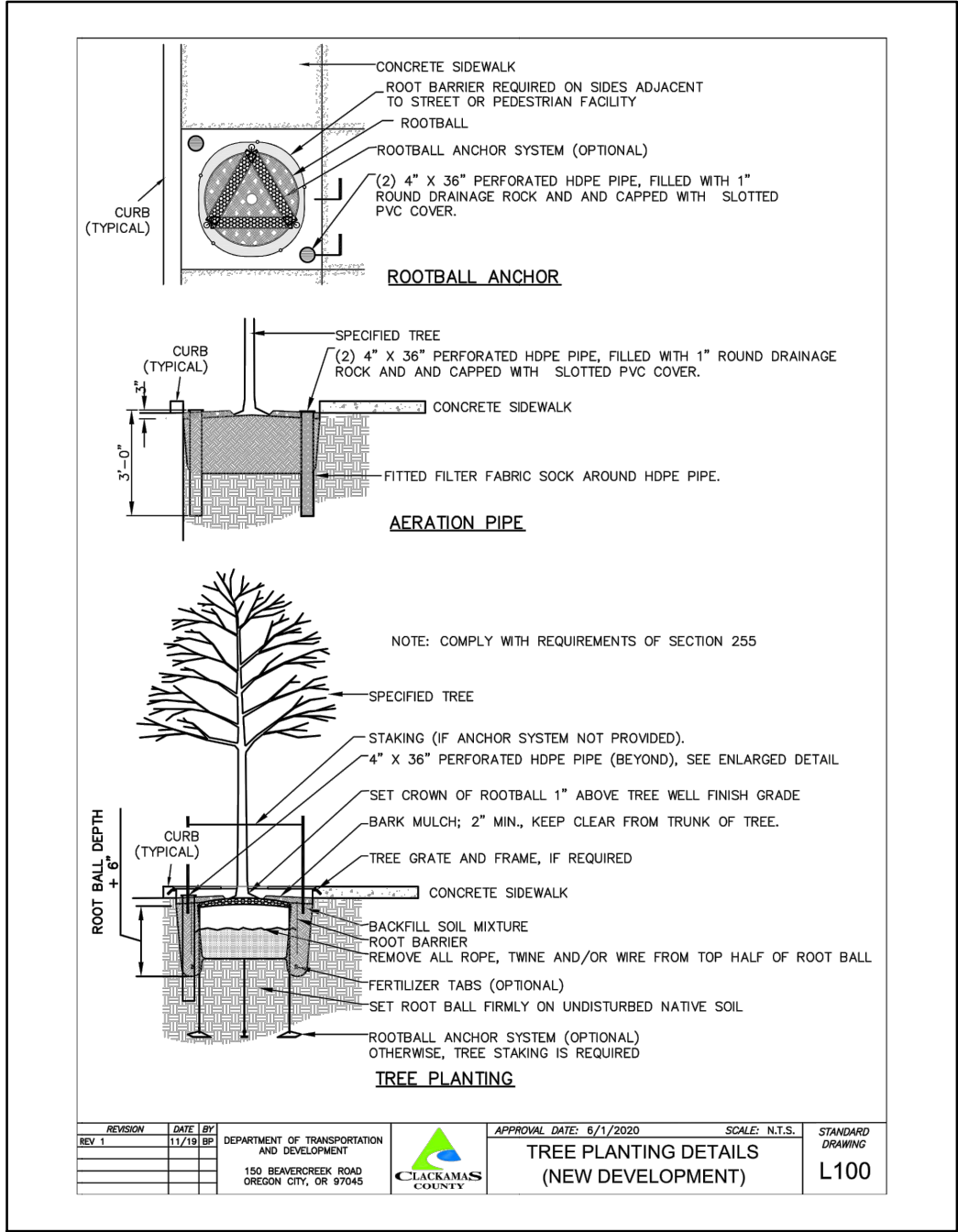


LANDSCAPE PLANT MATERIALS LIST

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<b>TREES</b>					
12	AGF	ACER GINNALA 'FLAME'	FLAME GINNALA MAPLE	2" CAL., B&B	AS SHOWN
7	FOR	FRAXINUS OXYCARPA	RAYWOOD ASH	2" CAL., B&B	AS SHOWN
19	ZSGV	'RAYWOOD' ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL., B&B	AS SHOWN
<b>GROUND COVER</b>					
--	AUU	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL. CAN	30" O.C.

GENERAL PLANTING NOTES:

- INSTALL PLANT MATERIAL AFTER IRRIGATION SYSTEM HAS BEEN FULLY INSTALLED AND TESTED WITH OWNER'S REPRESENTATIVE FOR OPERABILITY.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- REFER TO SPECIFICATIONS AND DETAILS FOR REQUIREMENTS FOR PLANTING SOILS WITHIN CULTIVATED PLANTING BEDS AND PLANTING PITS. ALL CULTIVATED PLANTING BEDS SHALL BE COMPLETELY MULCHED WITH 4" COMPOST MULCH AS SPECIFIED.
- ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL TREES MUST BE INSTALLED WITH GUYING OR STAKED AS SHOWN IN THE DETAILS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, FERTILIZING, PRUNING, REPLACING) ALL OF THE PLANT MATERIALS FOR THE PERIOD OF TIME INDICATED IN THE SPECIFICATIONS.



- NOTES:
- LOCATE PLANTS SPACED EQUAL DISTANCE (D) FROM EACH OTHER AS SHOWN. D - AS NOTED ON PLAN.

1 GROUND COVER PLANTING  
SCALE: N.T.S.

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LANDSCAPE PLAN (PRELIMINARY)  
CANBY, OREGON  
TERRITORIAL ROAD SUBDIVISION  
CANBY, OREGON



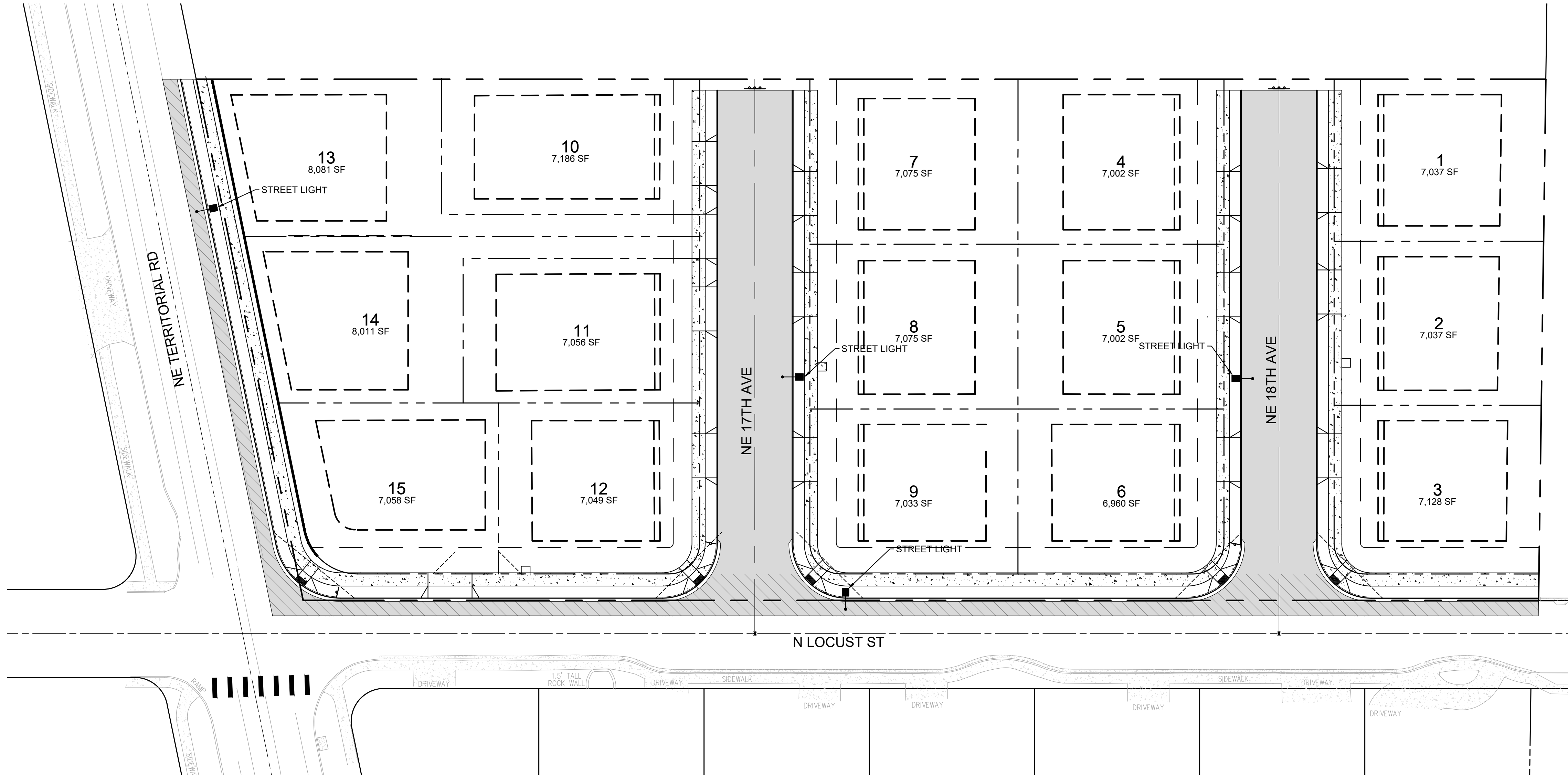
REVISIONS:	

NOT FOR CONSTRUCTION

PM.	B. BERRY
DR.	J. ZHANG
JOB NO. 20002753	
FILE NO. 20002753-LA	
DATE 5/10/2021	

SHEET NO.  
L100





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LIGHTING PLAN

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TERRITORIAL ROAD SUBDIVISION

CANBY, OREGON



REVISIONS:

NOT FOR CONSTRUCTION

PM.	B. BERRY
DR.	J. ZHANG
JOB NO.	20002753
FILE NO.	20002753-LT
DATE	5/10/2021

SHEET NO.

E100