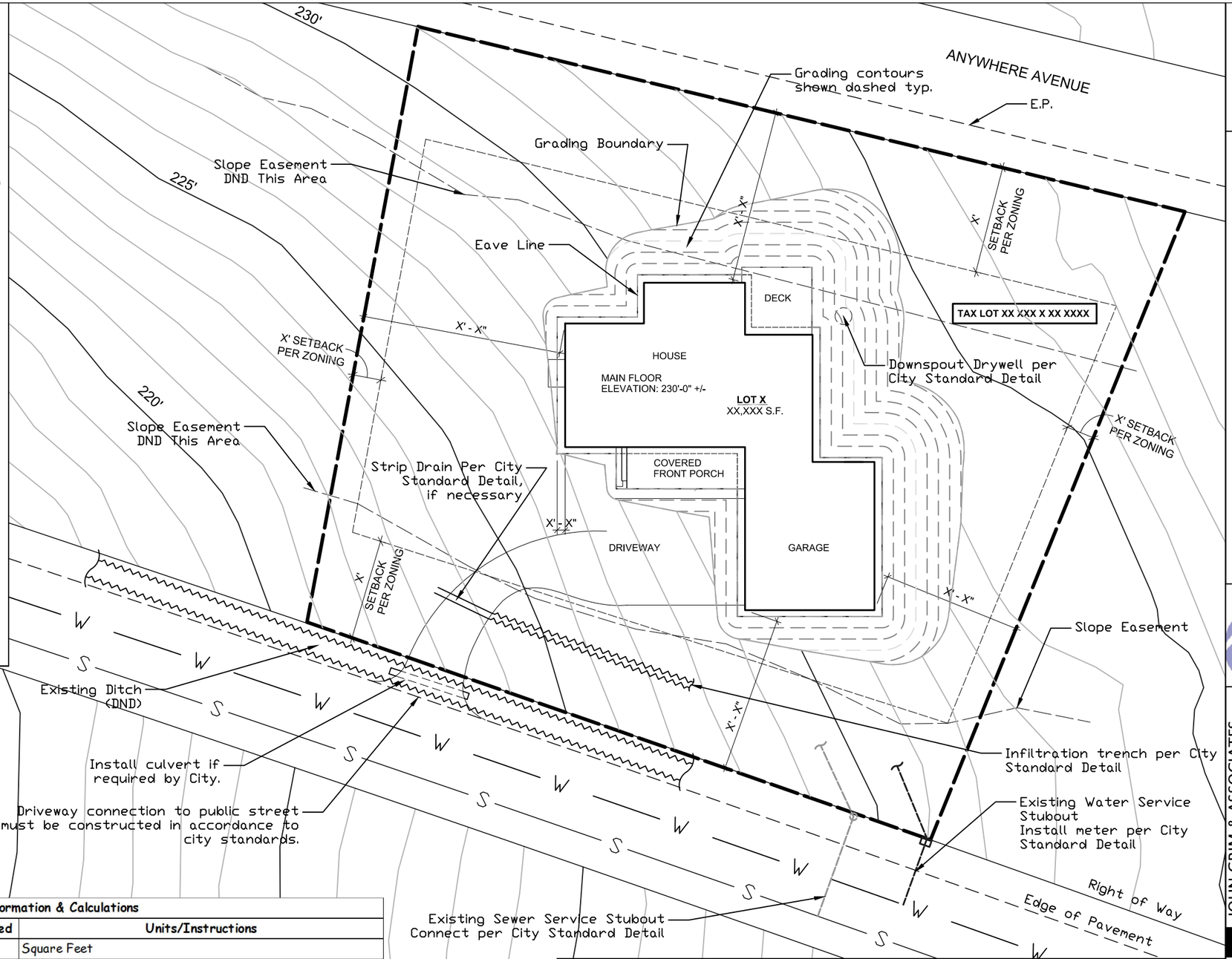
SITE PLAN NOTES:

1. CUT AND FILL SLOPES NOT TO EXCEED 1H:1V UNLESS ENGINEERED.
2. DRIVEWAY CONNECTION TO THE PUBLIC STREET TO BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.
3. CONTRACTOR TO PROVIDE THE CITY WITH FIVE DAYS' NOTICE, MINIMUM, FOR INSPECTION OF FOUNDATION CORNER AND PROPERTY CORNER FLAGGING TO CONFIRM SETBACKS ARE ADEQUATE PRIOR TO PLACING CONCRETE.
4. DUST CONTROL MUST BE IN PLACE AFTER ROUGH GRADING IS COMPLETE IN THE FORM OF TEMPORARY SPRINKLERS. CONTRACTOR TO CONTACT CITY TO OBTAIN TEMPORARY WATER SERVICE AS NEEDED FOR DUST CONTROL SPRINKLERS.
5. ROCK CONSTRUCTION ENTRANCE TO BE PROVIDED.
6. TEMPORARY SEDIMENT CONTROL (SILT) FENCES OR STRAW BALES TO BE PROVIDED. AT AREAS WHERE RUN-OFF FROM SITE MAY OCCUR.
7. NO SEDIMENT LADEN WATER SHALL LEAVE THE SITE DURING CONSTRUCTION AND ALL DISTURBED SOILS SHALL BE STABILIZED PRIOR TO OCTOBER 15.
8. CONTRACTOR TO PROVIDE CITY WITH 5 WORKING DAYS NOTICE FOR INSPECTION OF WATER/SWER SERVICES PRIOR TO BACKFILL.

I _____
(CONTRACTOR) AGREE TO CONSTRUCT THE PROPOSED IMPROVEMENTS, INCLUDING EROSION AND DUST CONTROL MEASURES, AS SHOWN ON THIS SITE PLAN.

SIGNATURE: _____

DATE: _____



Site Plan Information & Calculations

Item	Existing	Proposed	Units/Instructions
Property Size		NA	Square Feet
Roof Area			Square Feet
Cleared Area			Square Feet
Impervious Surface			Square Feet. Includes driveways, sidewalks, all roofs, etc.
Excavation (Cut & Fill)	NA		Cubic Yards. Add cut and fill volumes together for total.
Runoff Volume Estimate	NA		Cubic Feet. Impervious Surface (sf) X 0.1 ft = Volume (cf)
Volume of Infiltration Drywells	NA		Cubic Feet. Must be greater than Runoff Volume.

NOTE:

See SDP application form for list of elements required on Site Plan.

NOTE:

If water/sewer stubouts do not exist, the applicant must obtain a right of way permit from the City as necessary to install new services in the roadway.

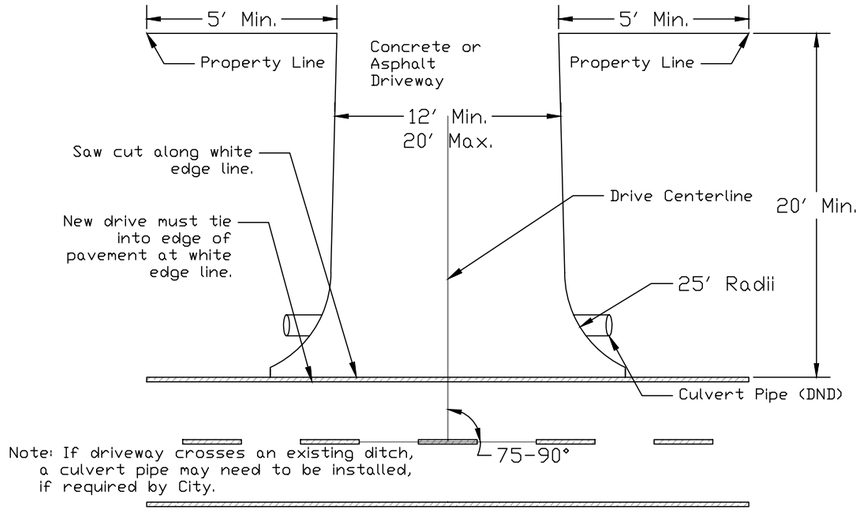
City of Mosier
SDP – Sample Site Plan

Smith Residence
123 Generic Street
Mosier, Oregon

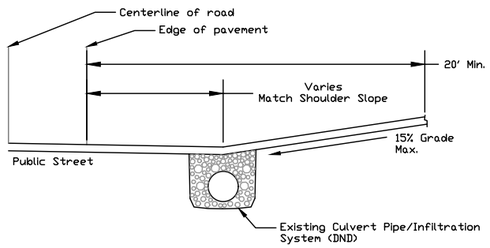
JOHN GRIM & ASSOCIATES
Civil Engineering Consultants
PO Box 955
407 State St.
Lyle, Washington 98635
Phone: (509) 365-5421
E-mail: jgrim@johngrimassociates.com

MARK	DATE	BY	REVISION DESCRIPTIONS

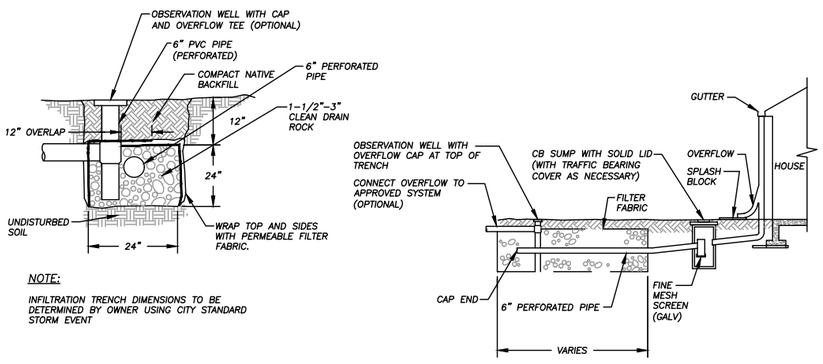
DRAWN PAL
DESIGN JG
FILE NAME Sample Site Plan
Project Sample Site Plan
Sheet 1 of 3
Last Revised 6/18/2017
Scale Two in. on ANSI D.



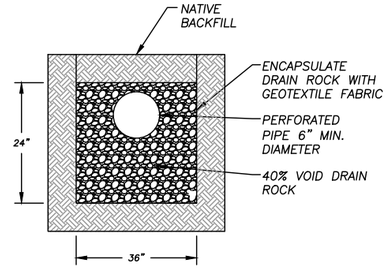
Notes:
- If roadway is higher than the property, the entire driveway apron will slope down and away from roadway.
- If roadway is lower than the property, driveway runoff must be retained on site. See "Flow Diversion for Driveways" standard detail.
- Do not disturb existing infiltration pipe/trench. No excavation over infiltration trench is allowed.

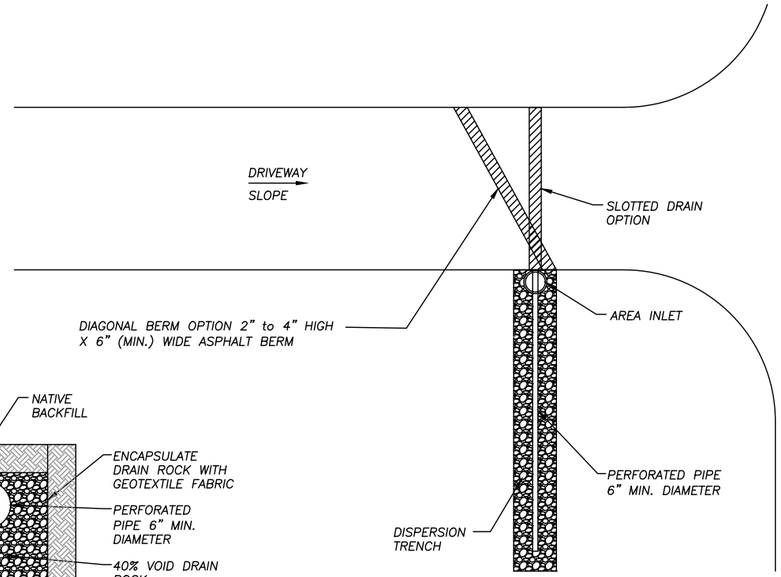


Residential Driveway Detail
NTS



Roof Infiltration Trench Detail
NTS

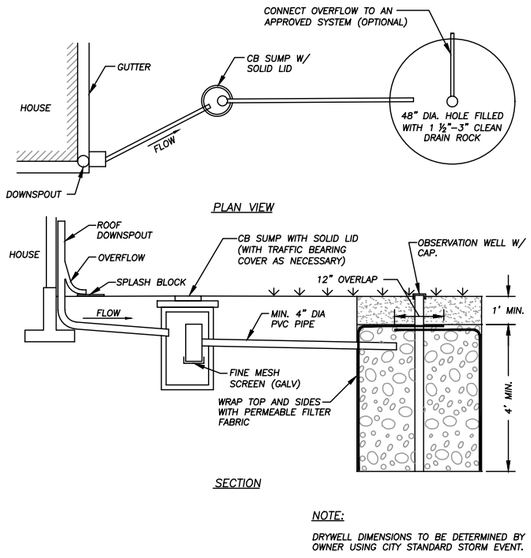




NOTE

LOCATE BERM OR SLOTTED DRAIN TO MAXIMIZE DIVERSION OF DRIVEWAY RUNOFF. DO NOT INSTALL INFILTRATION TRENCH ADJACENT TO RETAINING WALLS.

Flow Diversion for Driveways
NTS



NOTE:

DRYWELL DIMENSIONS TO BE DETERMINED BY OWNER USING CITY STANDARD STORM EVENT.

Roof Drywell Detail
NTS

NOTE:

ANY USE OF THESE STANDARD PLANS SHOULD BE DONE UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER ACCEPTING THE RESPONSIBILITY AND LIABILITY FOR THEIR USE. THEY ARE INTENDED TO ASSIST, BUT NOT SUBSTITUTE FOR, COMPETENT WORK BY DESIGN PROFESSIONALS.

SDP – Sample Site Plan
Standard Details Sheet 1

Smith Residence
123 Generic Street
Mosier, Oregon

JOHN GRIM & ASSOCIATES
Civil Engineering Consultants
PO Box 955
407 State St.
Lyle, Washington 98635
Phone: (509) 365-5421
E-mail jgrim@johngrimassociates.com

MARK	DATE	BY	REVISION DESCRIPTIONS

DRAWN PAL | DESIGN JG

FILE NAME Sample Site Plan

Project Sample Site Plan | Sheet 2 of 3

Last Revised 6/18/2017

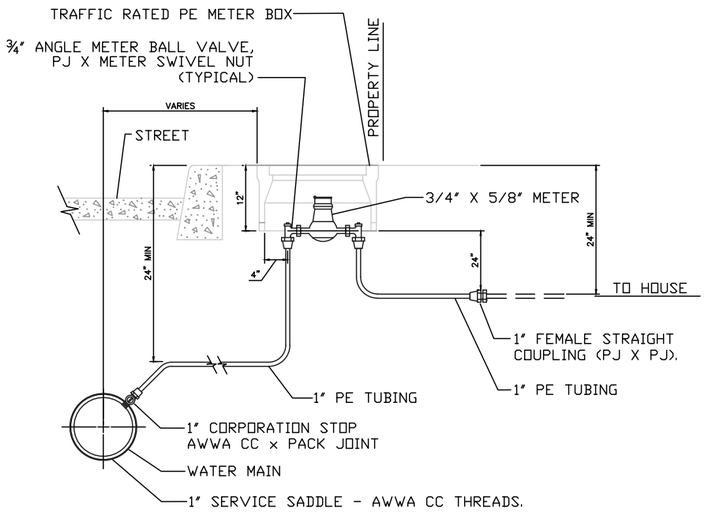
Scale Two in. on ANSI D.

1" AND LARGER METER EQUIPMENT NOTES:

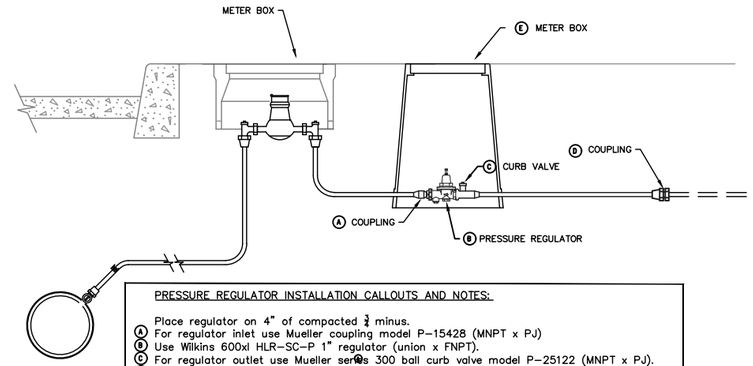
1. Service saddle shall be sized to match corp stop. Use Romac 101S with AWWA CC threads and painted iron outlet.
2. 1" Meters use 1" Mueller B-25008 Corp Stop.
1-1/2" and 2" Meters use 2" Mueller B-25008 Corp Stop.
3. 1" Meters use Mueller B-24258 Angle Meter Ball Valves.
1-1/2 and 2" Meters use Mueller B-24276 Angle Meter Ball Valves.
4. 1" Meters use Carson BCF1324-12 meter box w/solid DI lid.
1-1/2" and 2" Meters use Carson BCF1730-12 meter box w/solid DI lid.
5. Service piping shall be PE tubing, Class 200 (SDR-9). For 1" meter use 1" PET. For 1-1/2" and 2" meters use 2" PET.

3/4" METER EQUIPMENT & INSTALLATION NOTES:

1. Place 4" 3/4 minus gravel below meter. Service piping shall be backfilled with 3/4" minus crushed rock compacted to 95% MDD.
2. Service saddle shall be 1-inch single strap stainless steel; Romac 101S with AWWA CC threads and painted iron outlet.
3. 1-inch Corp Stop shall be Mueller B-25008.
4. 3/4-inch Angle Meter Ball Valves shall be Mueller B-24258.
5. A dialectric coupling shall be installed between all brass to galvanized iron joints.
6. All joints shall be compression joints, such as pack joint, unless otherwise specified. Couplings to house plumbing shall be equal to Mueller Pack Joint couplings with outlet to match existing pipe material.
7. All meters shall be Master Meter multi-jet with AMR Dialog 3GDS wireless RF; gallon registration, UC #39, no lead, and frost proof.
8. Meter box shall be polyethylene, traffic rated, solid ductile iron lid; Carson BCF1118-12.
9. Meter, service line, and meter box shall be bedded with 3/4" minus crushed rock, min. depth 6-inches.
10. Service piping shall be 1-inch PE tubing, Class 200 (SDR-9).



Water Service Detail
NTS

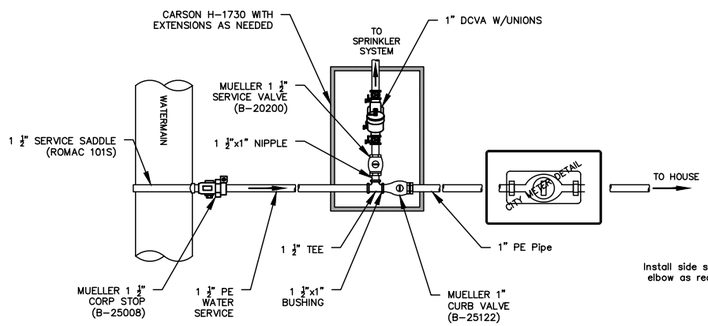


PRESSURE REGULATOR INSTALLATION CALLOUTS AND NOTES:

Place regulator on 4" of compacted ¾ minus.
(A) For regulator inlet use Mueller coupling model P-15428 (MNPT x PJ)
(B) Use Wilkins 600xl HLR-SC-P 1" regulator (union x FNPT).
(C) For regulator outlet use Mueller series 300 ball curb valve model P-25122 (MNPT x PJ).
(D) Use Mueller coupling as needed to match existing service (PJ x ?).
(E) Use Carson BCF series meter box model BCF 1015-24 or equal with extensions as needed. Appropriate testing and disinfection measures must be completed and documented.

NOTE:
FOR SERVICES LARGER THAN 1", CONTRACTOR TO SELECT AND SIZE MATERIALS GENERALLY MEETING THE EQUIVALENT SPECIFICATIONS. PRESSURE REGULATORS MAY BE INSTALLED IN ACCORDANCE WITH PLUMBING CODES. THIS IS A SUGGESTED ASSEMBLY ONLY. REGULATORS ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

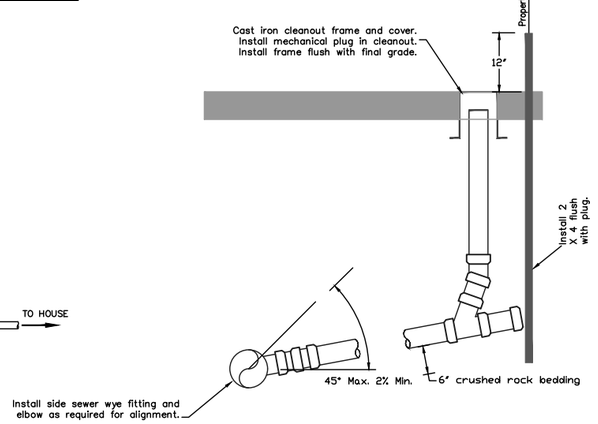
Pressure Regulator Detail
NTS



NOTES:

1. Backflow prevention assembly is to be owned and maintained by the property owner and must conform to plumbing codes.
2. Refer to the City's standard water service detail.
3. The owner is responsible for sizing the water service based on plumbing codes, available pressure, service line length, etc.
4. For existing water service stubouts, the property owner must confirm the size of the water service (typically 1") and design the sprinkler system accordingly.
5. Consult with MCCOG regarding sprinkler system service design.

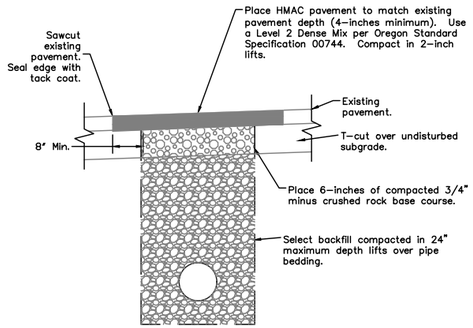
Water Service Sprinkler Detail
NTS



SANITARY SIDE SEWER SERVICE NOTES:

1. Service piping shall be 4-inch PVC Pipe, SDR 35 (ASTM D3034).
2. Cleanout frame and cover to be equal to Olympic Foundry, Inc. M1007.
3. All sewer service piping to be gasketed joint.
4. Install a pressure treated 2 X 4 marker post flush with the clean-out plug.
5. Install magentic marker tape and tracer wire along service piping. Terminate tracer wire at clean out frame.
6. Service piping shall be bedded and backfilled with 3/4" minus crushed rock compacted to 95% MDD. Bedding shall be 6" depth.
7. No connections to side sewer stubouts shall be made by the property owner until the private sewer system has been cleaned, tested and approved.

Sewer Service Detail
NTS



CONSTRUCTION NOTES:

1. Contact City of Mosier for backfilling inspection and paving inspection.
2. A density test may be required by the City.
3. Compact backfill and base course to 95% of the maximum dry density per AASHTO T-99 test method.
4. Backfill and base course materials to comply with the requirements of Oregon Standard Specifications.
5. Provide a smooth and level patch with no significant deviation from the existing pavement per tolerance allowances in the Oregon Standard Specifications.
6. Unattended open trenches are not allowed at any times. Prior to backfilling and paving operations a steel sheet and/or temporary patch will be required within the right of way.
7. Construction to be in accordance with the right of way permit issued for the work. Additional requirements may be specified by the City Engineer in some areas.

Trench Restoration Detail
NTS

NOTE:

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City of Mosier
Standard Details Sheet 2

Smith Residence
123 Generic Street
Mosier, Oregon

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Lyle, Washington 98635
Phone: (509) 365-5421
E-mail: jgrim@johngrimassociates.com

MARK	DATE	BY	REVISION DESCRIPTIONS

DRAWN PAL | DESIGN JG
FILE NAME Sample Site Plan
Project Sample Site Plan | Sheet 3 of 3
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