GENERAL NOTES

- 1. SURVEY PROVIDED BY CHASE JONES AND ASSOCIATE, DATED {DATE}. HORIZONTAL AND VERTICAL CONTROL ARE RELATIVE TO AN UNKNOWN LOCATION. COORDINATE WITH SURVEY OR RECORD TO ESTABLISH SITE CONTROL.
- 2. CONSTRUCTION LAYOUT (ALL ACTUAL LINES AND GRADES) SHALL BE STAKED BY A PROFESSIONAL SURVEYOR, REGISTERED IN THE STATE OF OREGON, BASED ON COORDINATES, DIMENSIONS, BEARINGS, AND ELEVATIONS, AS SHOWN, ON THE PLANS.
- 3. PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE HORIZONTAL POSITION PRIOR TO BEGINNING CONSTRUCTION LAYOUT.
- 4. PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE VERTICAL POSITION BASED ON THE BENCHMARK STATED HEREON, PRIOR TO BEGINNING CONSTRUCTION LAYOUT.
- 5. WHEN DIMENSIONS AND COORDINATE LOCATIONS ARE REPRESENTED DIMENSIONS SHALL HOLD OVER COORDINATE LOCATION. NOTIFY THE CIVIL ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY.
- 6. BUILDING SETBACK DIMENSIONS FROM PROPERTY LINES SHALL HOLD OVER ALL OTHER CALLOUTS. PROPERTY LINES AND ASSOCIATED BUILDING SETBACKS SHALL BE VERIFIED PRIOR TO CONSTRUCTION LAYOUT.
- 7. CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING MONUMENTATION DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT OF ANY MONUMENTS DAMAGED OR REMOVED DURING CONSTRUCTION. NEW MONUMENTS SHALL BE REESTABLISHED BY A LICENSED SURVEYOR.
- 8. SOME SITE DEMOLITION AND UTILITY RELOCATION HAS BEEN PERFORMED. SURVEY MAY NOT BE COMPLETE OR ACCURATE. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
- 9. CONTRACTOR TO REFERENCE GEOTECHNICAL ENGINEERING REPORT PREPARED BY COLUMBIA WEST DATED MARCH 29, 2024 FOR THE SITE SOILS RECOMMENDATIONS.
- 10. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS, THE PROJECT SPECIFICATIONS AND THE APPLICABLE REQUIREMENTS OF THE {SELECT ONLY THAT APPLY} {2008 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE 2008 OREGON PLUMBING SPECIALTY CODE AND REQUIREMENTS OF THE CITY OF {CITY}}.
- 11. THE COMPLETED INSTALLATION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REGULATIONS. ALL PERMITS, LICENSES AND INSPECTIONS REQUIRED BY THE GOVERNING AUTHORITIES FOR THE EXECUTION AND COMPLETION OF WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
- 12. ATTENTION: 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 THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987). EXCAVATORS MUST NOTIFY ALL PERTINENT COMPANIES OR AGENCIES WITH UNDERGROUND UTILITIES IN THE PROJECT AREA AT LEAST 48 BUSINESS-DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS PRIOR TO COMMENCING AN EXCAVATION, SO UTILITIES MAY BE ACCURATELY LOCATED.
- 13. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS, PIPE SIZE, AND MATERIAL TYPES OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF FROELICH ENGINEERS, 72 HOURS PRIOR TO START OF CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT CONFLICTS.
- 14. THE ENGINEER OR OWNER IS NOT RESPONSIBLE FOR THE SAFETY OF THE CONTRACTOR OR HIS CREW. ALL O.S.H.A. REGULATIONS SHALL BE STRICTLY ADHERED TO IN THE PERFORMANCE OF THE WORK.
- 15. TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IMPLEMENTED. THE CONTRACTOR SHALL ADHERE TO MULTNOMAH COUNTY STANDARDS FOR MINIMUM EROSION CONTROL MEASURES. THE ESC FACILITIES SHOWN IN THESE PLANS ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.
- 16. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ROADWAYS, KEEPING THEM CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, AND PROVIDING DUST CONTROL AS REQUIRED.
- 17. TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN TO ODOT FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION.
- 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL WORK WITH THE OWNER.

MATERIAL NOTES

- GENERAL: MATERIALS SHALL BE NEW. THE USE OF MANUFACTURER'S NAMES, MODELS, AND NUMBERS IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE, AND USEFULNESS. PROPOSED SUBSTITUTIONS WILL REQUIRE WRITTEN APPROVAL FROM ENGINEER PRIOR TO INSTALLATION.
- 2. STORM AND SANITARY SEWER PIPING SHALL BE PVC PIPE OR HIGH DENSITY POLYETHYLENE (HDPE) PIPE; SHOWN BELOW OR AS INDICATED IN THE PLANS.

2.1. PVC SEWER PIPE NPS 4 TO NPS 15:

- 2.1.1. PIPE: ASTM D 3034, SDR 35, PVC TYPE PSM SEWER PIPE WITH BELL-AND-SPIGOT ENDS FOR GASKETED JOINTS.
- 2.1.2. FITTINGS: ASTM D 3034, PVC WITH BELL ENDS.
- 2.1.3. GASKETS: ASTM F 477. ELASTOMERIC SEALS.
- 2.2. PE PIPE AND FITTINGS
- 2.2.1. CORRUGATED PE DRAINAGE PIPE AND FITTINGS NPS 3 TO NPS 10: AASHTO M 252M, TYPE S, WITH SMOOTH WATERWAY FOR COUPLING JOINTS.
- 2.2.1.1. SOILTIGHT COUPLINGS: AASHTO M 252M, CORRUGATED, MATCHING TUBE AND
- 2.2.2. CORRUGATED PE PIPE AND FITTINGS NPS 12 TO NPS 60: AASHTO M 294M, TYPE S, WITH SMOOTH WATERWAY FOR COUPLING JOINTS.
- 2.2.2.1. SOILTIGHT COUPLINGS: AASHTO M 294M, CORRUGATED, MATCHING PIPE AND
- 3. CONCRETE FOR CURBS, SIDEWALK AND DRIVEWAYS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,300 PSI AT 28 DAYS, CONSTRUCT PER MULTNOMAH COUNTY SPECIFICATIONS.
- 3.1. CONCRETE AGGREGATE SHALL CONFORM TO ASTM C33 REQUIREMENTS
- 4. CONCRETE MANHOLES AND UTILITY VAULTS: HANSON OR APPROVED EQUAL. INSTALL PER MANUFACTURER RECOMMENDATIONS.
- 5. AREA DRAIN/SEDIMENT BASINS: PER PLANS
- 6. PRIVATE WATER LINES 3-INCH DIAMETER AND SMALLER SHALL BE COPPER OR DUCTILE IRON PIPE AS INDICATED BELOW.
- 6.1. SOFT COPPER TUBE: ASTM B 88, TYPE K WATER TUBE, ANNEALED TEMPER.
- 1.1. COPPER, SOLDER-JOINT FITTINGS: ASME B16.18, CAST-COPPER-ALLOY OR ASME B16.22, WROUGHT-COPPER, SOLDER-JOINT PRESSURE TYPE. FURNISH ONLY WROUGHT-COPPER FITTINGS IF INDICATED.
- 1.2. HARD COPPER TUBE: ASTM B 88, TYPE K, WATER TUBE, DRAWN TEMPER.

WROUGHT-COPPER FITTINGS IF INDICATED.

- 6.1.2.1. COPPER, SOLDER-JOINT FITTINGS: ASME B16.18, CAST-COPPER-ALLOY OR ASME B16.22, WROUGHT-COPPER, SOLDER-JOINT PRESSURE TYPE. FURNISH ONLY
- 6.2. MECHANICAL-JOINT, DUCTILE-IRON PIPE: AWWA C151, WITH MECHANICAL-JOINT BELL AND PLAIN SPIGOT END UNLESS GROOVED OR FLANGED ENDS ARE INDICATED.
- 6.2.1. MECHANICAL-JOINT, DUCTILE-IRON FITTINGS: AWWA C110, DUCTILE- OR GRAY-IRON STANDARD PATTERN OR AWWA C153, DUCTILE-IRON COMPACT PATTERN.
- 6.2.2. GLANDS, GASKETS, AND BOLTS: AWWA C111, DUCTILE- OR GRAY-IRON GLANDS, RUBBER GASKETS, AND STEEL BOLTS.

7. BACKFLOW PREVENTERS

- 7.1. DOUBLE-CHECK DETECTOR ASSEMBLY: SEE DETAIL 7/C05.10
 7.2. DOUBLE-CHECK VALVE ASSEMBLY: SEE DETAIL 6/C05.10
- 7.2. DOUBLE-CHECK VALVE ASSEMBLY: SEE DETAIL 6/C05.10

8. SUBMITTAL: CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH PRODUCT:

- AGGREGATE
 PAVEMENT MATERIAL AND MIX DESIGN (ASPHALT, CONCRETE, PAVERS...)
- PAVEMENT MATERIAL AND MIX DESIGN (ASPHALT, CONCRETE, PAVERS...)

 STORMWATER AND SANITARY SEWER STRUCTURES (AREA DRAINS, CLEANOUTS, DRYWELLS)
- STORMWATER AND SANITARY SEWER STRUCTURES (AREA DRAINS, CLEANOUTS, DR PIPES AND FITTINGS

8.5. WATER PIPES, FITTINGS, AND STRUCTURES (METER, BACKFLOW, DOUBLE CHECK)

CONSTRUCTION NOTES

GENERAL

- SUBGRADE AND TRENCH BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER IS NOT PERMITTED.
- 2. SPECIAL INSPECTION REQUIRED FOR ALL COMPACTION TESTING.

DEMOLITION

- . THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND DISPOSAL OF EXISTING AC, CURBS, SIDEWALKS AND OTHER SITE ELEMENTS WITHIN THE SITE AREA IDENTIFIED IN THE PLANS. DISPOSE OF DEMOLISHED ITEMS OFF-SITE IN A LEGAL MANNER.
- 2. EXCEPT FOR MATERIALS INDICATED TO BE STOCKPILED OR TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY, REMOVED FROM THE SITE, AND DISPOSED OF PROPERLY.
- 3. ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND DELIVERED STORED AT THE PROJECT SITE AS DIRECTED BY THE OWNER.
- 4. ALL LANDSCAPING, PAVEMENT, CURBS AND SIDEWALKS, BEYOND THE IDENTIFIED SITE AREA, DAMAGED DURING THE CONSTRUCTION SHALL BE REPLACED TO THEIR ORIGINAL CONDITION OR BETTER
- 5. CONCRETE SIDEWALKS SHOWN FOR DEMOLITION SHALL BE REMOVED TO THE NEAREST EXISTING CONSTRUCTION JOINT.
- SAWCUT STRAIGHT MATCHLINES TO CREATE A BUTT JOINT BETWEEN THE EXISTING AND NEW PAVEMENT.

GRADING

- 1. ALL SURFACES SHALL HAVE MINIMUM 1.5% SLOPE UNLESS OTHERWISE NOTED ON PLANS. ALL SURFACES SHALL MEET EXISTING GRADES SMOOTHLY AND EVENLY AND MAINTAIN CONSTANT SLOPES UNLESS OTHERWISE NOTES ON PLANS.
- 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING SITE AND DRAINAGE PATTERNS AND PROTECTION OF EXISTING ENGINEERED DRAINAGE FACILITIES.
- 3. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS ADJACENT TO EXISTING TREES IN ORDER TO MINIMIZE DISTURBANCE TO TREE ROOTS. CONTRACT SHALL INSTALL TREE PROTECTION FENCING AS INDICATED ON PLANS OR DRIP-LINE OF EXISTING TREES. NO PARKING VEHICLES UNDER TREES.

<u>UTILITIES</u>

- ADJUST ALL INCIDENTAL STRUCTURES, MANHOLES, VALVE BOXES, CATCH BASINS, FRAMES AND COVERS, ETC. TO FINISHED GRADE.
- 2. CONTRACTOR SHALL ADJUST ALL EXISTING AND/OR NEW FLEXIBLE UTILITIES (WATER, TV, TELEPHONE, ELEC., ETC.) TO CLEAR ANY EXISTING OR NEW GRAVITY DRAIN UTILITIES (STORM DRAIN, SANITARY SEWER, ETC.) IF CONFLICT OCCURS.
- CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES FOR THE INSTALLATION OF OR ADJUSTMENT TO GAS, ELECTRICAL, POWER AND TELEPHONE SERVICE.
- 4. BEFORE BACKFILLING ANY SUBGRADE UTILITY IMPROVEMENTS CONTRACTOR SHALL SURVEY AND RECORD MEASUREMENTS OF EXACT LOCATION AND DEPTH AND SUBMIT TO ENGINEER AND OWNER.

STORM AND SANITARY

- CONNECTIONS TO EXISTING STORM AND SANITARY SEWERS SHALL CONFORM TO THE 2018 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, SECTION 00490, "WORK ON EXISTING SEWERS AND STRUCTURES".
- BEGIN LAYING STORM DRAIN AND SANITARY SEWER PIPE AT THE LOW POINT OF THE SYSTEM, TRUE TO GRADE AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. THE CONTRACTOR SHALL ESTABLISH LINE AND GRADE FOR THE STORM AND SANITARY SEWER PIPE USING A LASER.
- ALL ROOF DRAIN AND CATCH BASIN LEADERS SHALL HAVE A MINIMUM SLOPE OF 2 PERCENT UNLESS NOTED OTHERWISE IN THE PLANS.

EARTHWORK

- CONTRACTOR SHALL PREVENT SEDIMENTS AND SEDIMENT LADEN WATER FROM ENTERING THE STORM DRAINAGE SYSTEM.
- 2. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER WILL NOT BE PERMITTED.
- TRENCH BACKFILL: SHALL MEET ODOT 3/4"-0 CRUSHED ROCK AS INDICATED IN THE PROJECT SOILS REPORT.
- 4. BASE COURSE: SHALL MEET ODOT 3/4"-0 CRUSHED ROCK.
- 5. DRAINAGE ROCK: SHALL BE 3/4" TO 2-1/2" WASHED DRAIN ROCK.
- 6. COMPACTION AND LIFTS: REFERENCE THE PROJECT SOILS REPORT.
- 7. NONWOVER GEOTEXTILE MIRAFI 140N, OR APPROVED EQUIVALENT

SHEET INDEX

Sheet Number	Sheet Title	
C1.00	GENERAL NOTES	
C1.01	EXISTING CONDITIONS	
C1.02	DEMOLITION PLAN	
C2.00	SITE PLAN	
C3.00	GRADING PLAN	
C4.00	UTILITY PLAN	
C5.00	DETAILS	
C6.00	EROSION CONTROL PLAN AND DETAILS	

SEPARATION STATEMENT

ALL WATER MAIN CROSSINGS SHALL CONFORM TO THE OREGON STATE HEALTH DEPARTMENT, CHAPTER 333. WATER MAINS SHALL CROSS OVER SANITARY SEWERS WITH A 18" MINIMUM CLEARANCE BETWEEN OUTSIDE DIAMETERS OF PIPE WITH ALL PIPE JOINTS EQUIDISTANT FROM CROSSING. HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWERS IN PARALLEL INSTALLATIONS SHALL BE 10'. MAINTAIN 12" MINIMUM VERTICAL DISTANCE FOR ALL OTHER UTILITY CROSSINGS AND 12" HORIZONTAL PARALLEL DISTANCE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN THE MINIMUM 10' HORIZONTAL SEPARATION, THE WATER MAIN SHALL BE LAID ON A SEPARATE SHELF IN THE TRENCH 18" INCHES ABOVE THE SEWER.

ABBREVIATIONS

AC	ASPHALT CONCRETE	OVH/OH	OVERHEAD
AD	AREA DRAIN	P/L	PROPERTY LINE
APPROX	APPROXIMATE	PC	POINT OF CURVATURE
В	BOLLARD	PCC	POINT OF COMPOUND CURVATU
BLDG	BUILDING	PCR	POINT OF CURB RETURN
BOW	BACK OF WALK	PED	PEDESTRIAN
BS	BOTTOM OF SWALE	PIV	POST INDICATOR VALVE
ВО	BOTTOM OF STAIR	PM	PARKING METER
BW	BOTTOM OF WALL	POC	POINT ON CURVE
CB	CATCH BASIN	PP	POWER POLE
CL	CENTERLINE	PRC	POINT OF REVERSE CURVATURE
CMP	CORRUGATED METAL PIPE	PT	POINT OF TANGENT
CMU	CONCRETE MASONRY UNIT	P.U.E	PUBLIC UTILITY EASEMENT
CO	CLEANOUT	PVC	POLYVINYL CHLORIDE
CONC.	CONCRETE	PVMT	PAVEMENT
COTG	CLEANOUT TO GRADE	PVT	PRIVATE
CP	CONTROL POINT	R	RIM
Δ	DELTA	RD	ROOF DRAIN
D/W	DRIVEWAY	R.O.W	RIGHT-OF-WAY
D/W DIA.,Ø	DIAMETER	S.O.W	SLOPE (FT/FT)
DIA.,Ø DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
E	EASTING	SDMH	STORM DRAIN MANHOLE
EXIST./EX	EXISTING	SHT	SHEET
FDC	FIRE DEPARTMENT CONNECTION	SS	SANITARY SEWER
FF	FINISH FLOOR ELEVATION	SSMH	SANITARY SEWER MANHOLE
FG	FINISH GRADE	ST	STREET
FH	FIRE HYDRANT	STA	STATION
FL	FLOWLINE	STD	STATION
	FOUNDATION	S/W	SIDEWALK
FND	GUTTER	TC	TOP OF CURB
G GB		TD	
GL	GRADE BREAK	TG	TRENCH DRAIN
GV	GAS LINE GATE VALVE	TP	TOP OF GROUND TOP OF PAVEMENT
H HCP	HEIGHT HANDICAP PARKING SPACE	TRANS. TS	TRANSFORMER TOP OF STAIR
		TW	TOP OF STAIR TOP OF WALL
HP ID	HIGH POINT INSIDE DIAMETER	IVV	
		TVD	TOP OF WALK
IE INIX	INVERT ELEVATION	TYP	TYPICAL
INV	INVERT	UG	UNDERGROUND
IRR.	IRRIGATION	UGE	UNDERGROUND ELECTRIC
LP	LIGHT POLE	W	WATER
MH	MANHOLE	W/	WITH
MIN	MINIMUM	WCR	WHEEL CHAIR RAMP
N	NORTHING	WM	WATER METER
O.D	OUTSIDE DIAMETER	WV	WATER VALVE
OF	OUTFALL		

NOTICE TO EXCAVATORS:
ATTENTION: OREGON LAW REQUIRES YOU TO

(503)-232-1987).

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 THE RULES BY CALLING THE CENTER.

(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS

POTENTIAL UNDERGROUND FACILITY OWNERS

Dig | Safely.

Call the Oregon One-Call Center 1-800-332-2344

FROELICH
ENGINEERS
CIVIL STRUCTURAL
Portland, OR. | Bend, OR. | Denver, CO.
(503) 624-7005

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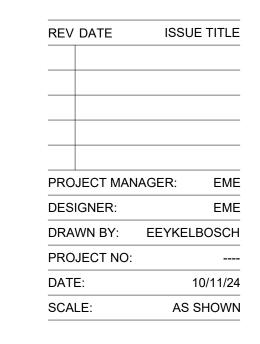
PROVEMENTS

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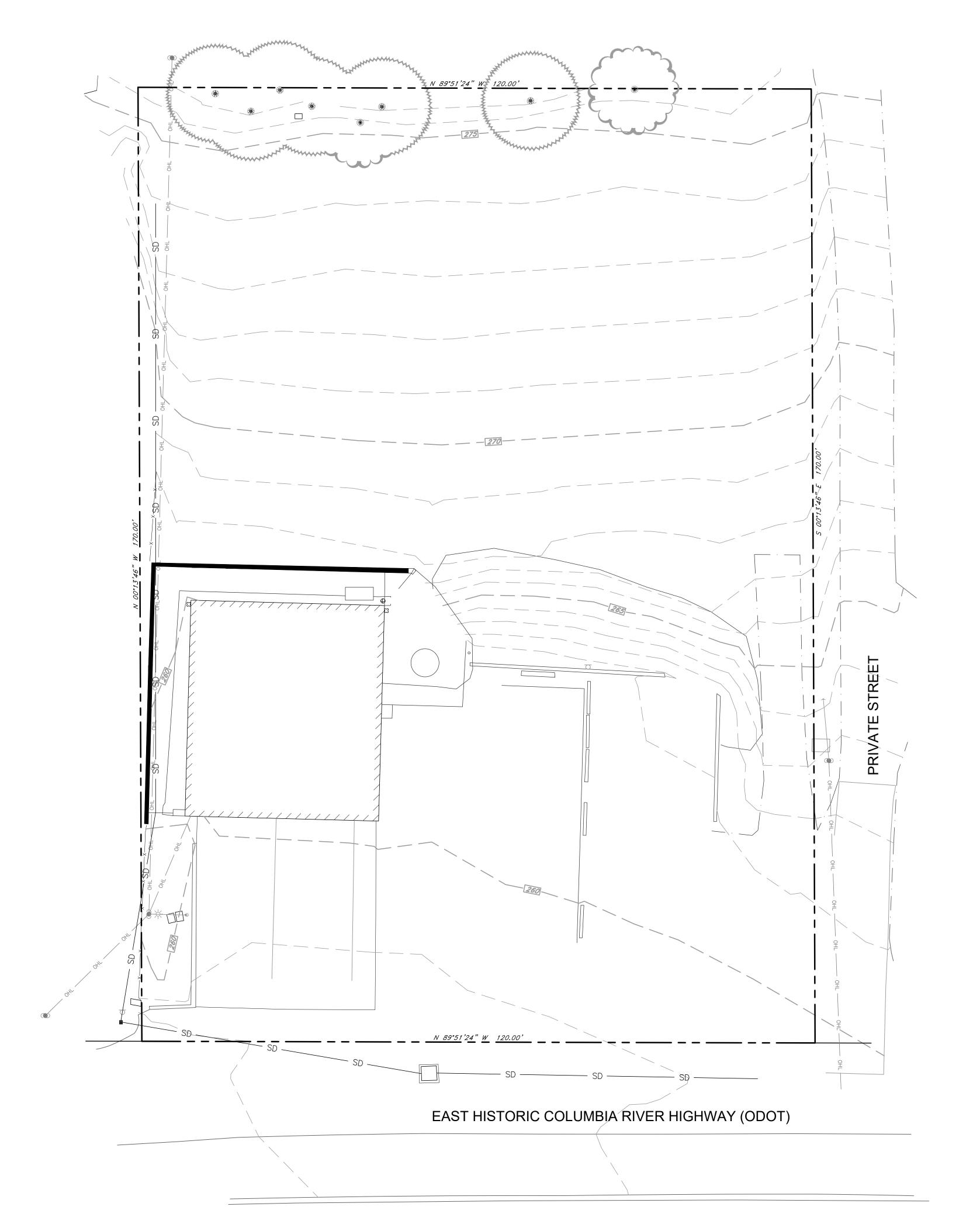
PROJECT MANAGER: EME
DESIGNER: EME
DRAWN BY: EEYKELBOSCH
PROJECT NO: ---DATE: 10/11/24
SCALE: AS SHOWN

SHEET TITLE:
GENERAL
NOTES

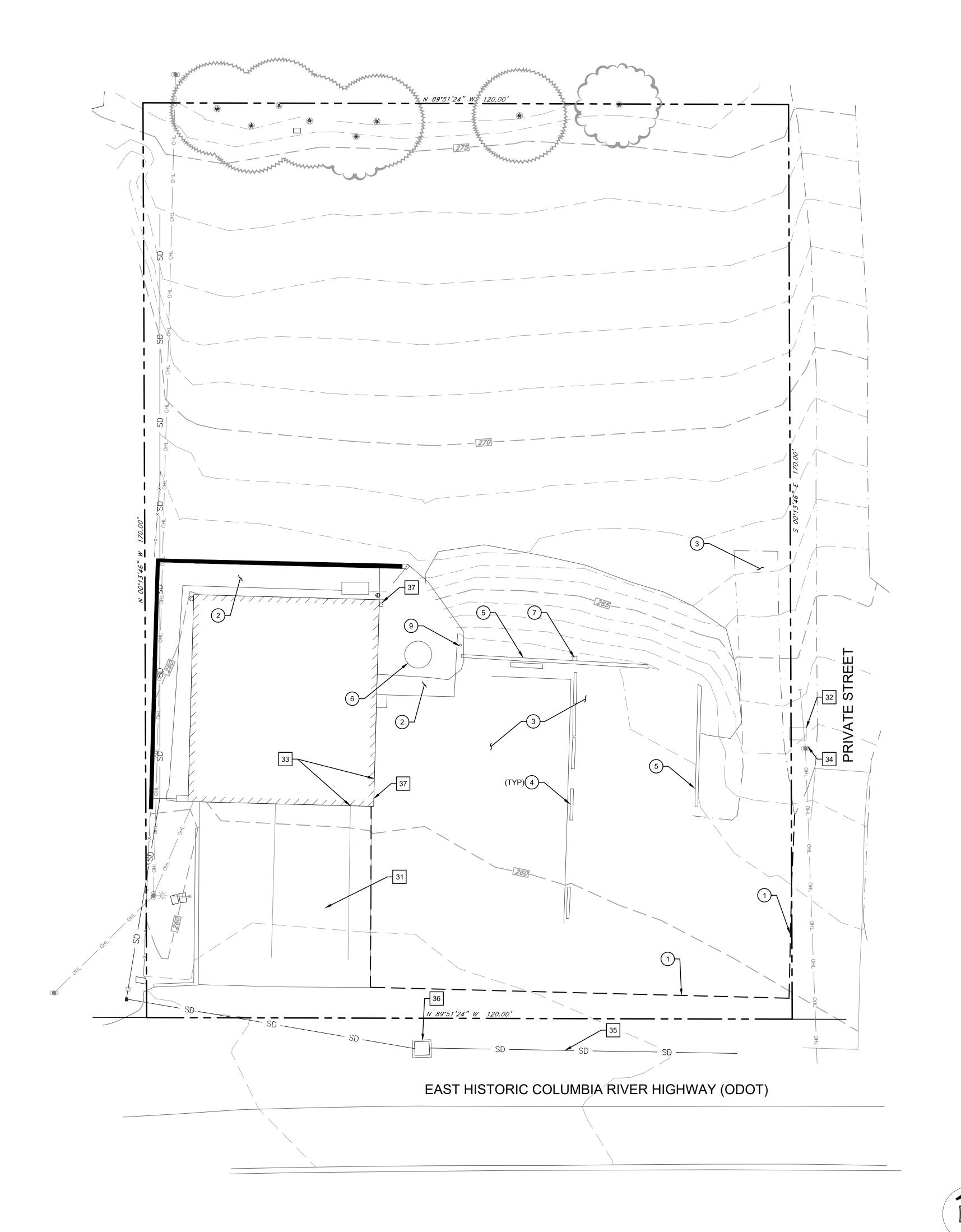
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SHEET TITLE: **EXISTING** CONDITIONS



Plotted: 3/24/25 at 10:00am By: eeykelbosch



Plotted: 3/24/25 at 10:00am By: eeykelbosch

SHEET NOTES

- 1. CONTRACTOR MAY STAGE WITHIN LIMITS OF DEMOLITION.
- 2. REMOVE ALL SITE COMPONENTS AND RECYCLE COMPONENTS AS REQUIRED IN THE SPECIFICATIONS.
- 3. GENERAL DEMOLITION PERMIT SHALL BE SECURED BY THE CONTRACTOR.
- 4. ALL TRADE LICENSES AND PERMITS NECESSARY FOR THE PROCUREMENT AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING DEMOLITION.
- 5. THE CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING RIGHT-OF-WAY SURVEY MONUMENTATION DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT BY A LICENSED SURVEYOR OF ANY DAMAGED OR REMOVED MONUMENTS.
- 6. PROTECT ALL ITEMS ON ADJACENT PROPERTIES AND IN THE RIGHT OF WAY INCLUDING BUT NOT LIMITED TO SIGNAL EQUIPMENT, PARKING METERS, SIDEWALKS, STREET TREES, STREET LIGHTS, CURBS, PAVEMENT AND SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY DAMAGED ITEMS TO ORIGINAL CONDITION.
- 7. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, AND OTHER FACILITIES IMMEDIATELY ADJACENT TO EXCAVATIONS FROM DAMAGES CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS.
- 8. SAWCUT STRAIGHT LINES IN SIDEWALK, AS NECESSARY.
- 9. CONTRACTOR IS RESPONSIBLE TO CONTROL DUST AND MUD DURING THE DEMOLITION PERIOD, AND DURING TRANSPORTATION OF DEMOLITION DEBRIS. ALL STREET SURFACES OUTSIDE THE CONSTRUCTION ZONE MUST BE KEPT
- 10. ALL EXPOSED PORTIONS OF UNDERGROUND UTILITIES TO BE ABANDONED SHALL BE PLUGGED PER DETAIL X/CXXX.

3 DEMOLITION KEY NOTES

- 1 SAWCUT
- 2 REMOVE CONCRETE SIDEWALK
- 3 REMOVE ASPHALT PAVEMENT
- 4 REMOVE WHEEL STOP
- 5 REMOVE CURB
- 6 SEPTIC TANK REMOVED BY OTHERS
- 7 REMOVE SIGN
- 8 REMOVE EXISTING UNDERGROUND ELECTRICAL SERVICE.
- 9 REMOVE FLAGPOLE
- 10 REMOVE CONCRETE DRIVEWAY

X PROTECTION KEY NOTES

- 30 PROTECT CURB AND SIDEWALK.
- 31 PROTECT CONCRETE DRIVEWAY
- 32 PROTECT UTILITY STRUCTURE
- 33 PROTECT STRUCTURE
- 34 PROTECT UTILITY POLE
- 35 PROTECT EXISTING STORM MAIN

————— SAWCUT LINE

36 PROTECT CATCH BASIN

37 PROTECT ROOF DRAIN

SHEET LEGEND PROPERTY LINE

DEMOLITION/WORK LIMITS



REMOVE OR ABANDON UTILITY LINE IN PLACE

REMOVE TREE



EXISTING GRADE CONTOUR PROPOSED CURB LINE SHOWN FOR PROJECT MANAGER: DESIGNER: DRAWN BY: EEYKELBOSCH PROJECT NO: 10/11/24 SCALE: AS SHOWN

LAND USE

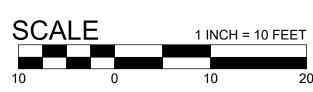
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SHEET TITLE: DEMOLITION PLAN









1 SAWCUT LINE 2 HEAVY CONCRETE 3 STANDARD CONCRETE - $\stackrel{\times}{\times}$ $\stackrel{\times}{\times}$ 4 RETAINING WALL PER STRUCTURAL PLANS 5 ASPHALT PAVEMENT 6 PROPOSED BUILDING PER ARCHITECTURAL PLANS 7 ADA PARKING STALL 8 WHEEL STOP 9 ADA SIGN 10 PARKING STALL STRIPING 11 GENERATOR, BY OTHERS 12 PROPANE TANKS, BY OTHERS 13 GRAVEL 14 FLUSH CONCRETE CURB (0" EXPOSURE) 15 FENCE AND GATE PER ARCHITECTURAL PLANS 16 LANDSCAPING, BY OTHERS

KEY NOTES

SHEET LEGEND

— — PROPERTY LINE

CONCRETE SIDEWALK

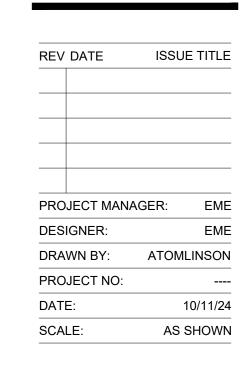
STANDARD ASPHALT PAVEMENT

HEAVY CONCRETE

GRAVEL

LANDSCAPING (BY OTHERS) RINGDALE FIRE STATION
PROVEMENTS

LAND USE

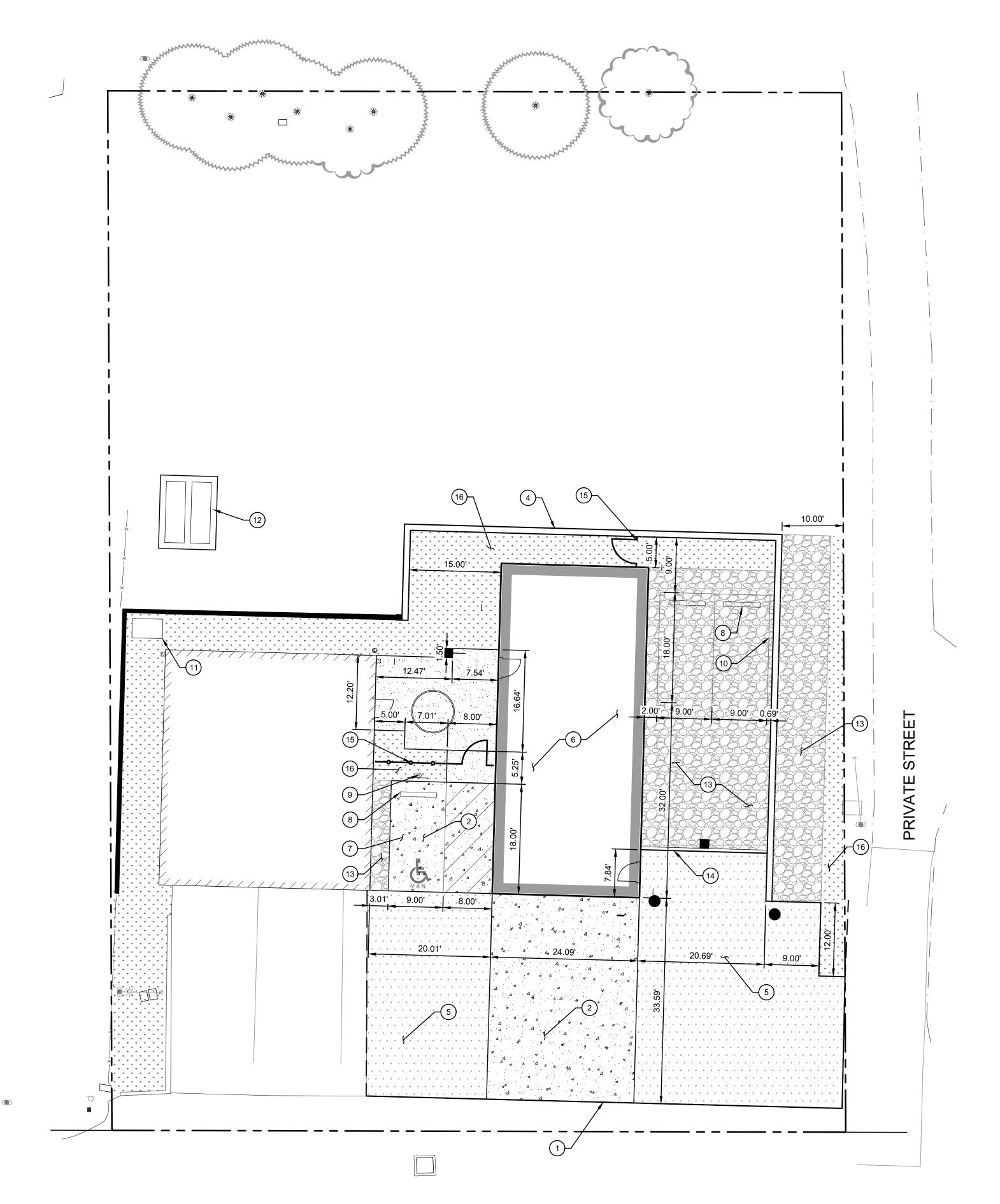


SHEET TITLE:
SITE PLAN



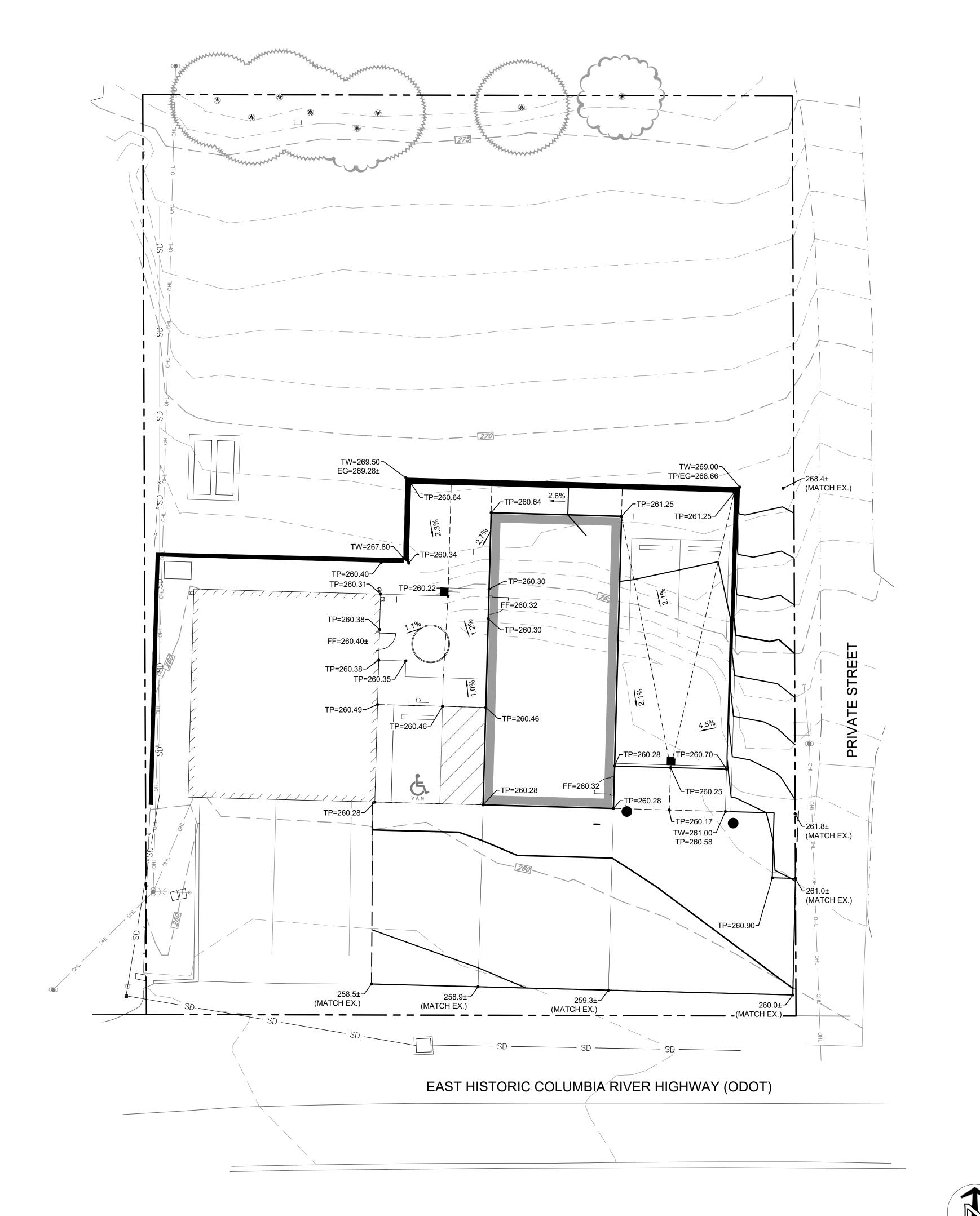






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EAST HISTORIC COLUMBIA RIVER HIGHWAY (ODOT)

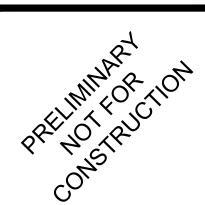


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SHEET NOTES

- SLOPES PROVIDED ON SLOPE ARROW ARE FOR REFERENCE ONLY.
- 2. LANDINGS ON ACCESSIBLE ROUTES SHALL NOT EXCEED 1.5% IN ANY DIRECTION.
- 3. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
- 4. TOP OF CONCRETE OUTSIDE DOOR = FF ELEV. MINUS 0.02' SLOPE LANDING 1.5% AWAY FROM BLDG.





GRADING LABEL LEGEND

CALLOUT DESCRIPTION

X.X% GRADING SLOPE AND DIRECTION (DOWNHILL)

SPOT ELEVATION

DESCRIPTION LISTED BELOW.

NO DESCRIPTION MEANS TP

OR TG

BOS BOTTOM OF SWALE
BW BOTTOM OF WALL
EG EXISTING GRADE
FF FINISHED FLOOR
RIM RIM OF STRUCTURE
TC TOP OF CURB
TG TOP OF GROUND
TP TOP OF PAVEMENT
TW TOP WALL

SHEET LEGEND

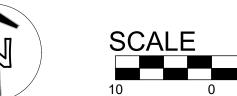
~	DRAINAGE FLOW DIRECTION
	GRADE BREAK
— — —49— — —	EX. CONTOUR MINOR
50	EX. CONTOUR MAJOR
49———	CONTOUR MINOR (FG)
50	CONTOUR MAJOR (FG)
>	CONVEYANCE SWALE

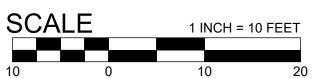


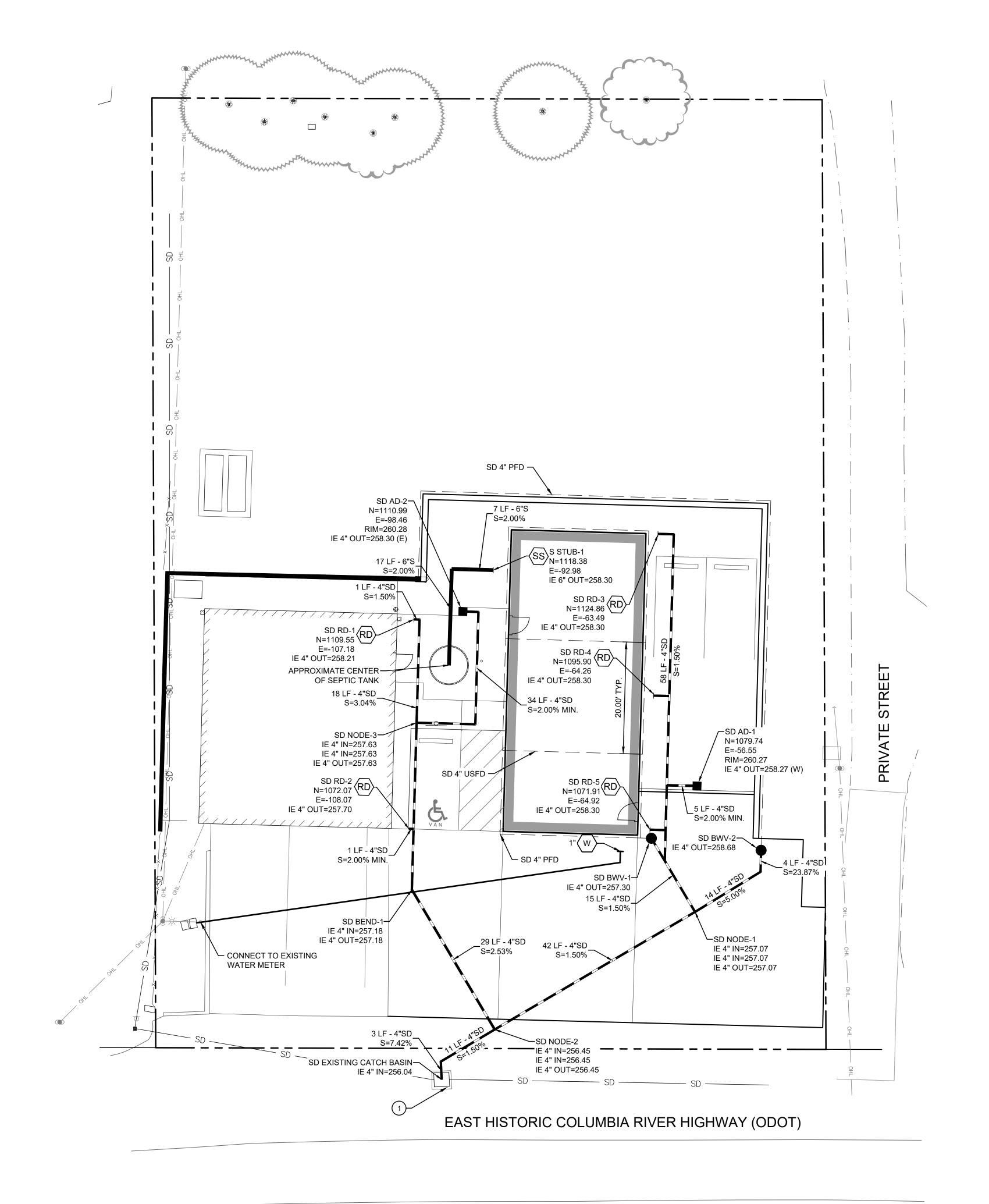
REV DATE	ISSUE TITLE
PROJECT MAN	NAGER: EME
DESIGNER:	EME
DRAWN BY:	ATOMLINSON
PROJECT NO:	
DATE:	10/11/24
SCALE:	AS SHOWN

SHEET TITLE:

GRADING PLAN







Plotted: 3/24/25 at 10:01am By: eeykelbosch

SHEET NOTES

- 1. PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL X/C5.X.
- 2. STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.
- 3. PROPOSED WATER LINES SHOULD BE BORED UNDER THE CONCRETE PAVEMENT.

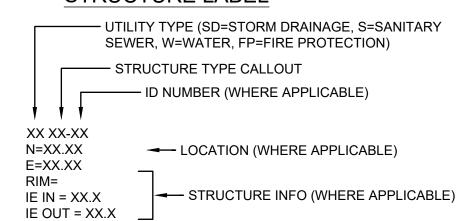
KEY NOTES

1 FIELD VERIFY LOCATION AND IE OF EXISTING CATCH BASIN PRIOR TO CONSTRUCTION.

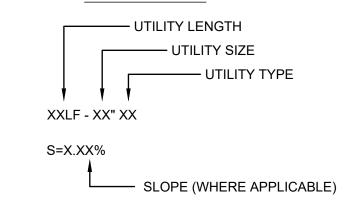


UTILITY LABEL LEGEND

STRUCTURE LABEL



PIPE LABEL



STRUC	TURE TYPE	
CALLOUT	DESCRIPTION	DETAIL REF.
AD BEND BWV CB COTG CONN DI FCMH PFD USFD GV RD TD TEE WYE	AREA DRAIN BEND, USE FITTING IF APPLICABLE BACKWATER VALVE CATCH BASIN CLEANOUT TO GRADE CONNECTION DITCH INLET FLOW CONTROL MANHOLE PERIMETER FOUNDATION DRAIN UNDERSLAB FOUNDATION DRAIN GATE VALVE ROOF DRAIN TRENCH DRAIN TEE CONNECTION WYE CONNECTION	

SPRINGDALE FII IMPROVEMENTS LAND USE

SET

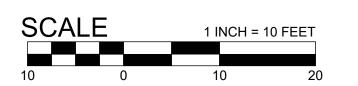
SHEET LEGEND

- CONNECT TO STORM DRAIN/ROOF
 DRAIN. SEE PLUMBING PLANS FOR
 CONTINUATION. SIZE AND IE AS NOTED.
- CONNECT TO SANITARY SEWER LINE. SS SEE PLUMBING PLANS FOR CONTINUATION. SIZE AND IE AS NOTED.
- UTILITY CROSSING. PROVIDE 12" MIN. CLEARANCE, U.N.O.
- CONNECT TO COLD WATER SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.

DEV DATE	ICCLIE TITLE
REV DATE	ISSUE TITLE
PROJECT I	MANAGER: EME
PROJECT I	
	: EME
DESIGNER	: EME
DESIGNER	: EME
DESIGNER DRAWN BY	EEYKELBOSCH

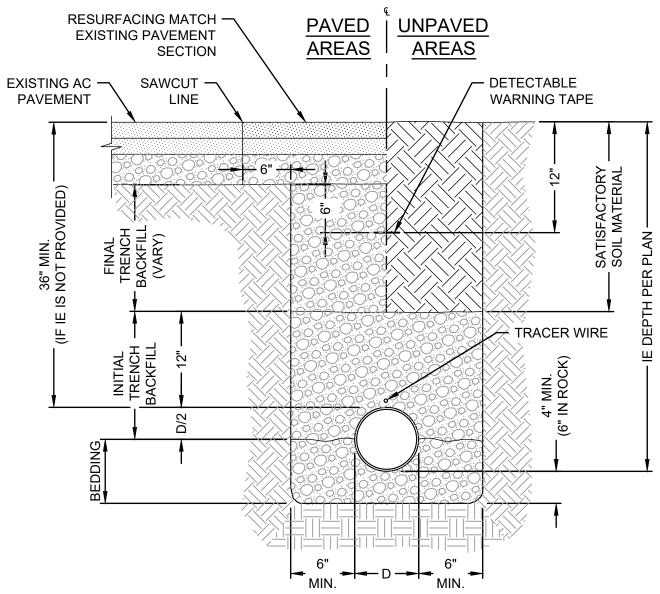
SHEET TITLE: **UTILITY PLAN**



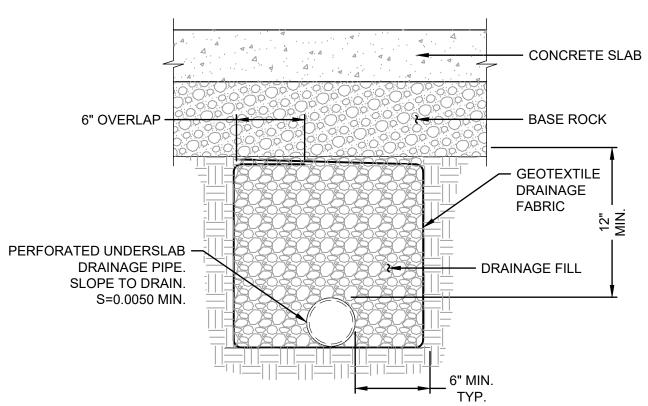


SHEET NUMBER:

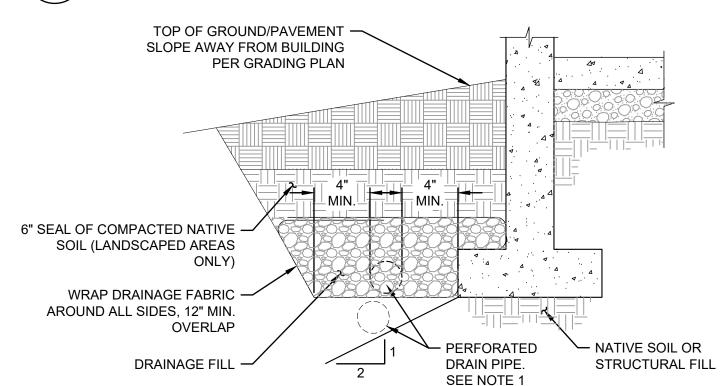
X DOWNSPOUT/STORM DRAIN CONNECTION
SCALE: NTS



TYPICAL PIPE BEDDING AND BACKFILL



X UNDERSLAB DRAIN
SCALE: NTS



NOTES:

1. LAY PERFORATED DRAIN PIPE ON MIN. 0.5% GRADIENT, WIDENING EXCAVATION AS REQUIRED. MAINTAIN PIPE ABOVE 2:1 SLOPE AS SHOWN.

2. CONNECT TO FOUNDATION DRAIN STUBOUT SHOWN ON PLANS.

PERIMETER FOUNDATION DRAIN

SCALE: NTS

FRAME AND COVER SIMILAR TO STD. CLEANOUT DETAIL.

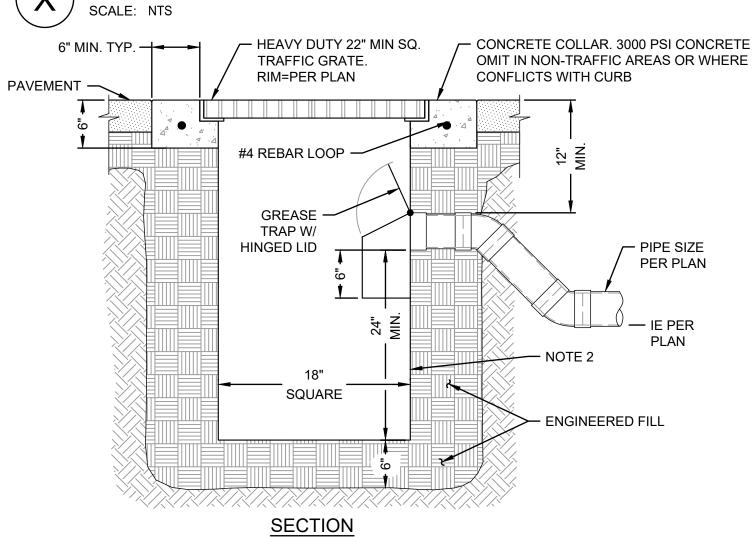
EXTENDABLE BACKWATER VALVE

FLOW

NOTES:

1. EXTENDABLE BACKWATER VALVE TO BE MANUFACTURED BY CLEAN CHECK OR APPROVED EQUAL AND SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

X EXTENDABLE BACKWATER VALVE



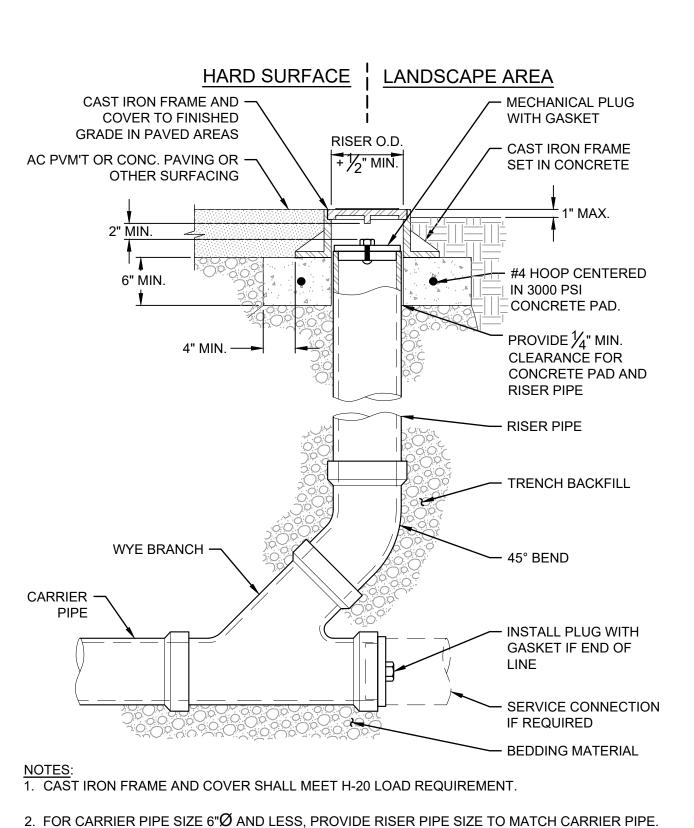
NOTES:

1. CONTRACTOR TO WIDEN EXCAVATION AS REQUIRED TO OBTAIN COMPACTION WITH CONTRACTORS COMPACTION EQUIPMENT.

2. 1/4" STEEL PLATE, BITUMINOUS COATED. AS MANUFACTURED BY GIBSON STEEL BASINS OR APPROVED EQUAL.

TRAPPED CATCH BASIN

SCALE: NTS

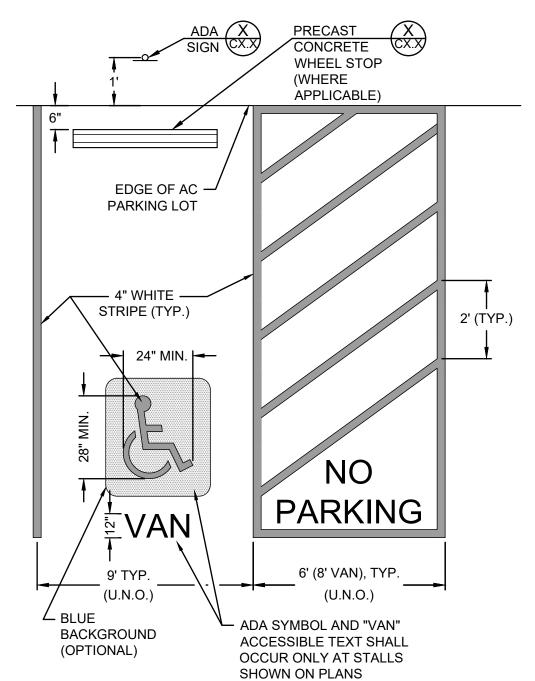


3. FOR CARRIER PIPE SIZE 8" \emptyset AND LARGER, RISER PIPE SHALL BE 6" \emptyset .

STANDARD CLEANOUT (COTG)

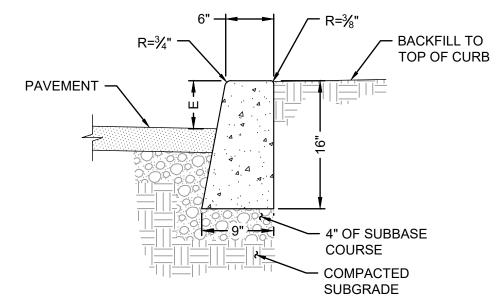
4. RISER PIPE MATERIAL TO MATCH CARRIER PIPE MATERIAL

SCALE: NTS



TYPICAL PARKING LAYOUT

SCALE: NTS



1. CURB EXPOSURE 'E' = 6", TYP. VARY AS SHOWN ON PLANS OR AS DIRECTED.

- CONSTRUCT CONTRACTION JOINTS AT 15' MAX. SPACING AND AT RAMPS. CONSTRUCT EXPANSION JOINTS AT 200' MAX SPACING AT POINTS OF TANGENCY AND AT ENDS OF EACH DRIVEWAY.
- 3. TOPS OF ALL CURBS SHALL SLOPE TOWARD THE ROADWAY AT 2% UNLESS OTHERWISE SHOWN OR AS DIRECTED.
- 4. DIMENSIONS ARE NOMINAL AND MAY VARY TO CONFORM WITH CURB MACHINE AS APPROVED BY THE ENGINEER.

STANDARD CONCRETE CURB

SCALE: NTS

SEE NOTE 1

6"
MIN.

PAVEMENT

NAMIES

SEE NOTE 1

NOTES:

1. TRENCH DRAIN SHALL BE PRE-SLOPED 4" WIDE ZURN OR ACO TRENCH DRAIN OR APPROVED EQUAL.

 TRENCH DRAINS GRATE SHALL BE LOCKABLE HEAVY DUTY SLOTTED IRON TRENCH GRATE -CLASS C.

SECTION

3. TRENCH SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.

X TRENCH DRAIN - 4 INCH WIDE

SCALE: NTS

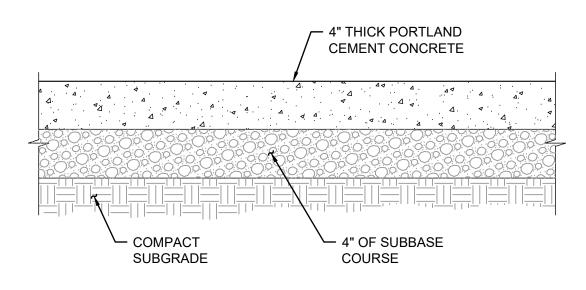
AC SURFACE COURSE:
5" OF 1/2" DENSE GRADED,
LEVEL 2 HMAC

COMPACTED
SUBGRADE

12" OF BASE
COURSE

Portland, OR. | Bend, OR. | Denver, CO.

ASPHALT PAVEMENT SECTION



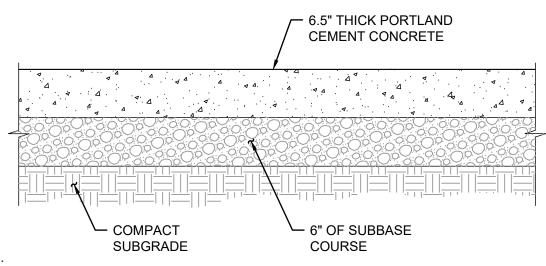
NOTES:

1. - CONSTRUCT CONTRACTION JOINTS AT 15' MAX. SPACING AND AT RAMPS.
- CONSTRUCT EXPANSION JOINTS AT 200' MAX. SPACING AT POINTS OF TANGENCY AND AT ENDS OF EACH DRIVEWAY.

2. PROVIDE MEDIUM TO COARSE BROOM FINISH.

CONCRETE PAVEMENT SECTION

SCALE: NTS



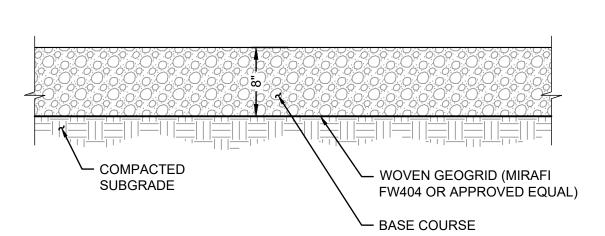
NOTES: 1. JOINTS:

- CONSTRUCT CONTRACTION JOINTS AT 15' MAX. SPACING AND AT RAMPS.
- CONSTRUCT EXPANSION JOINTS AT 200' MAX. SPACING AT POINTS OF TANGENCY AND AT ENDS OF EACH DRIVEWAY.

2. PROVIDE MEDIUM TO COARSE BROOM FINISH.

X REINFORCED CONCRETE PAVEMENT SECTION

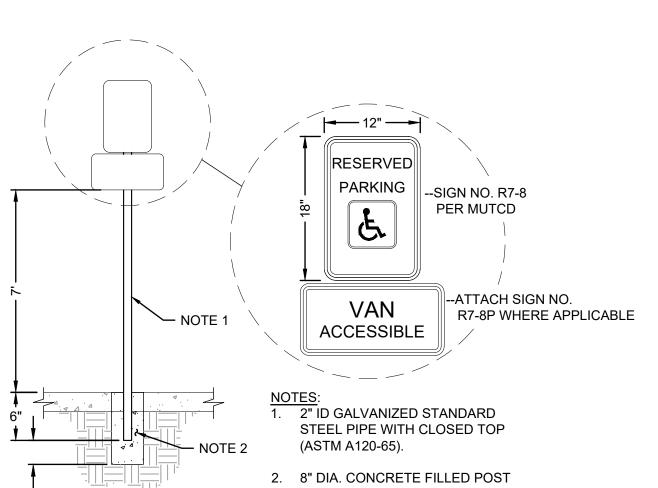
SCALE: NTS



GRAVEL SECTION

SCALE: NTS

SCALE: NTS



ADA PARKING SIGN

SPRINGDALE FIRE STA

LAND USE SET

PROJECT MANAGER: EME
DESIGNER: EME
DRAWN BY: ATOMLINSON
PROJECT NO: ---DATE: 10/11/24
SCALE: AS SHOWN

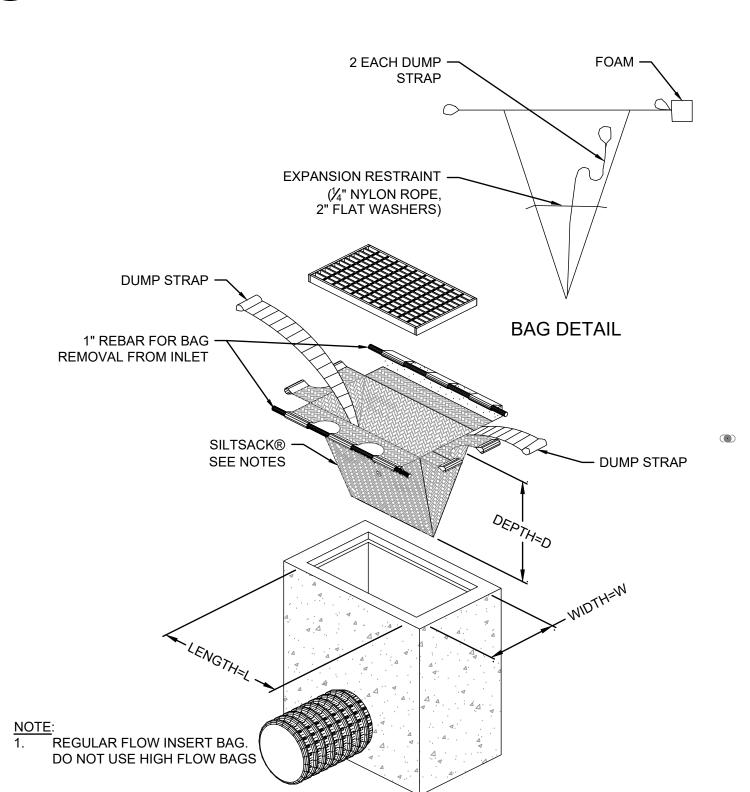
SHEET TITLE: DETAILS

SHEET NUMBER:

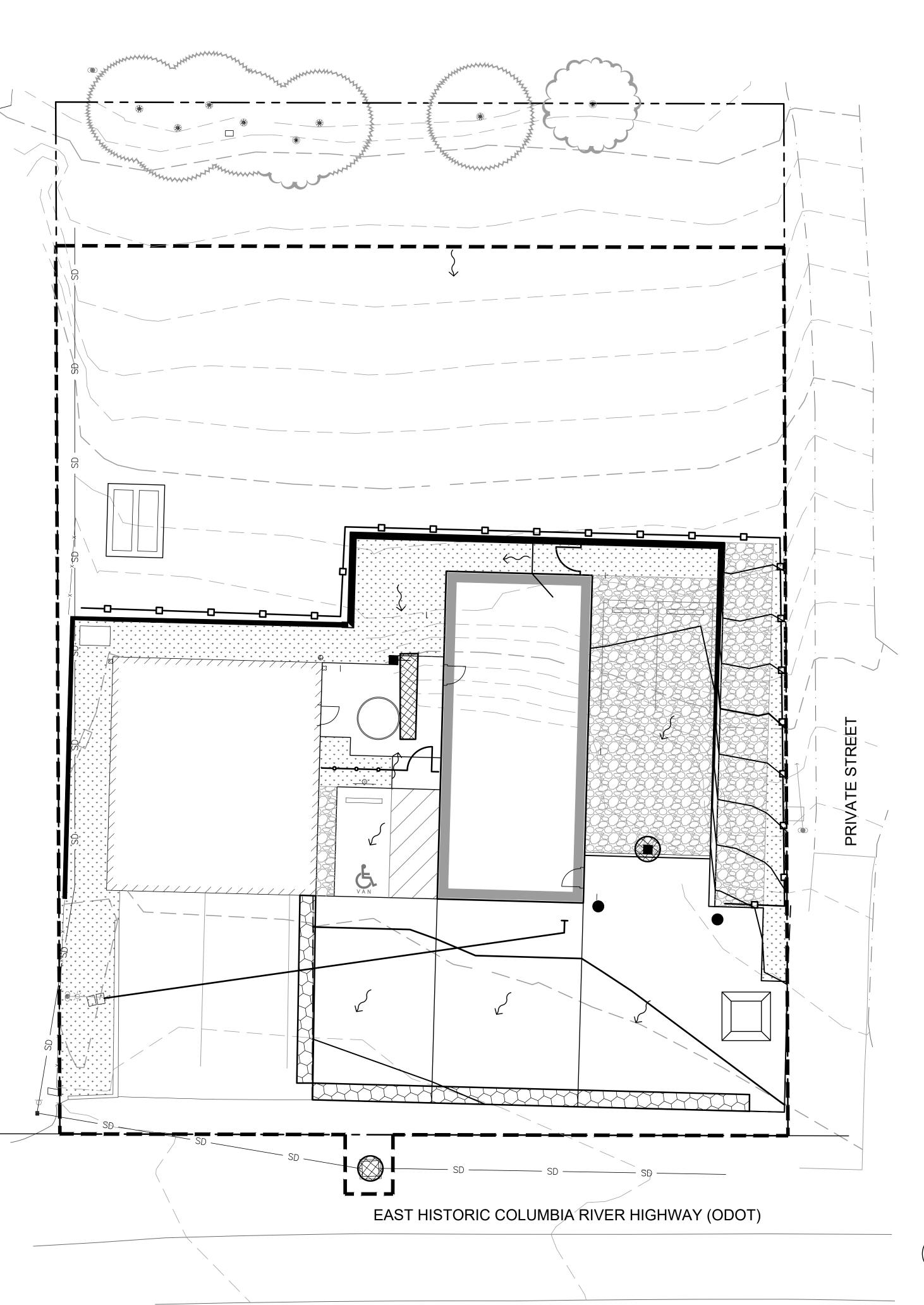
SIDE VIEW

- THE FILTER FABRIC SHALL BE (36" MIN. WIDTH) PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST, OR OVERLAP 2"x2" POSTS AND ATTACH AS SHOWN ON DETAIL SHEET.
- 2. THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS WHERE FEASIBLE. THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6-FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 24-INCHES.
- 3. THE FILTER FABRIC SHALL HAVE A MINIMUM VERTICAL BURIAL OF 6-INCHES. ALL EXCAVATED MATERIAL FROM FILTER FABRIC FENCE INSTALLATION, SHALL BE BACKFILLED AND COMPACTED, ALONG THE ENTIRE DISTURBED AREA.
- 4. STANDARD OR HEAVY DUTY FILTER FABRIC SHALL HAVE MANUFACTURED STITCHED LOOPS FOR 2"x2" POST INSTALLATION. STITCHED LOOPS WITH STAKES SHALL BE INSTALLED ON THE DOWN-HILL SIDE OF THE SLOPED AREA.
- 5. FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UP-SLOPE AREA HAS BEEN PERMANENTLY PROTECTED AND STABILIZED.
- 6. FILTER FABRIC FENCES SHALL BE INSPECTED BY CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS, RELOCATIONS OR ADDITIONS SHALL BE MADE IMMEDIATELY.

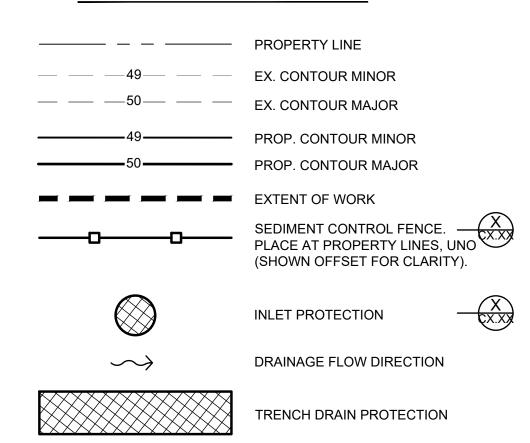
SEDIMENT FENCE







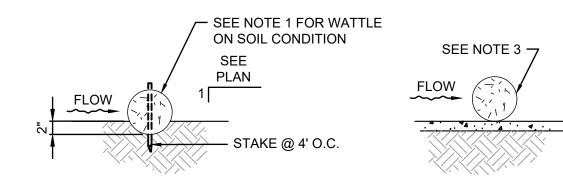
SHEET LEGEND

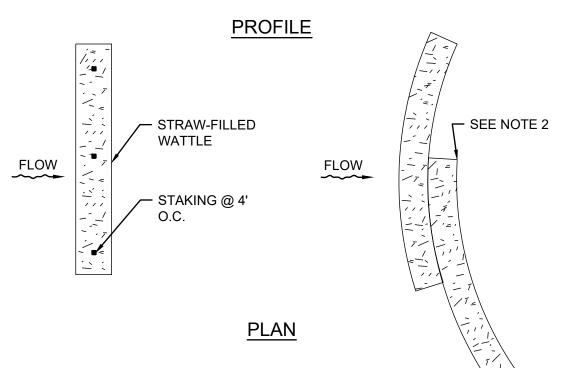


STRAW WATTLE

UNPAVED SURFACE

PAVED SURFACE



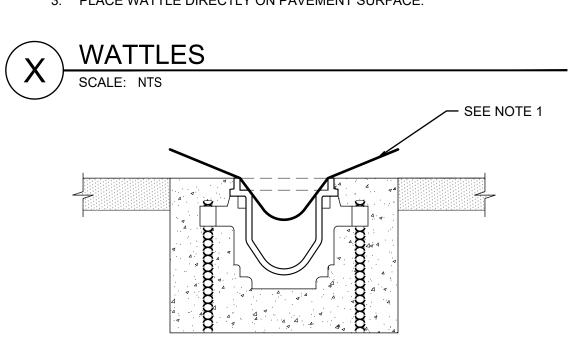


NOTES:

1. USE 1" X 2" WOODEN STAKES, DRIVE MINIMUM 12" INTO GROUND SURFACE.

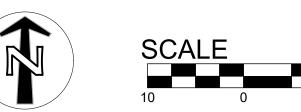
3. PLACE WATTLE DIRECTLY ON PAVEMENT SURFACE.

2. WATTLE SEGMENTS TO HAVE MIN. 1' OVERLAP ON UPHILL SIDE.



NOTES:
1. INSTALL GEOTEXTILE FABRIC BELOW TRENCH DRAIN GRATE.
2. CLEAN AND MAINATAIN GEOTEXTILE FABRIC AS NECESSARY.







FROELICH ENGINEERS CIVIL·STRUCTURAL Portland, OR. | Bend, OR. | Denver, CO.

LAND USE SET

ISSUE TITLE
GER: EME
EME
ATOMLINSON
10/11/24
AS SHOWN

SHEET TITLE: **EROSION** CONTROL PLAN AND DETAILS

SHEET NUMBER: