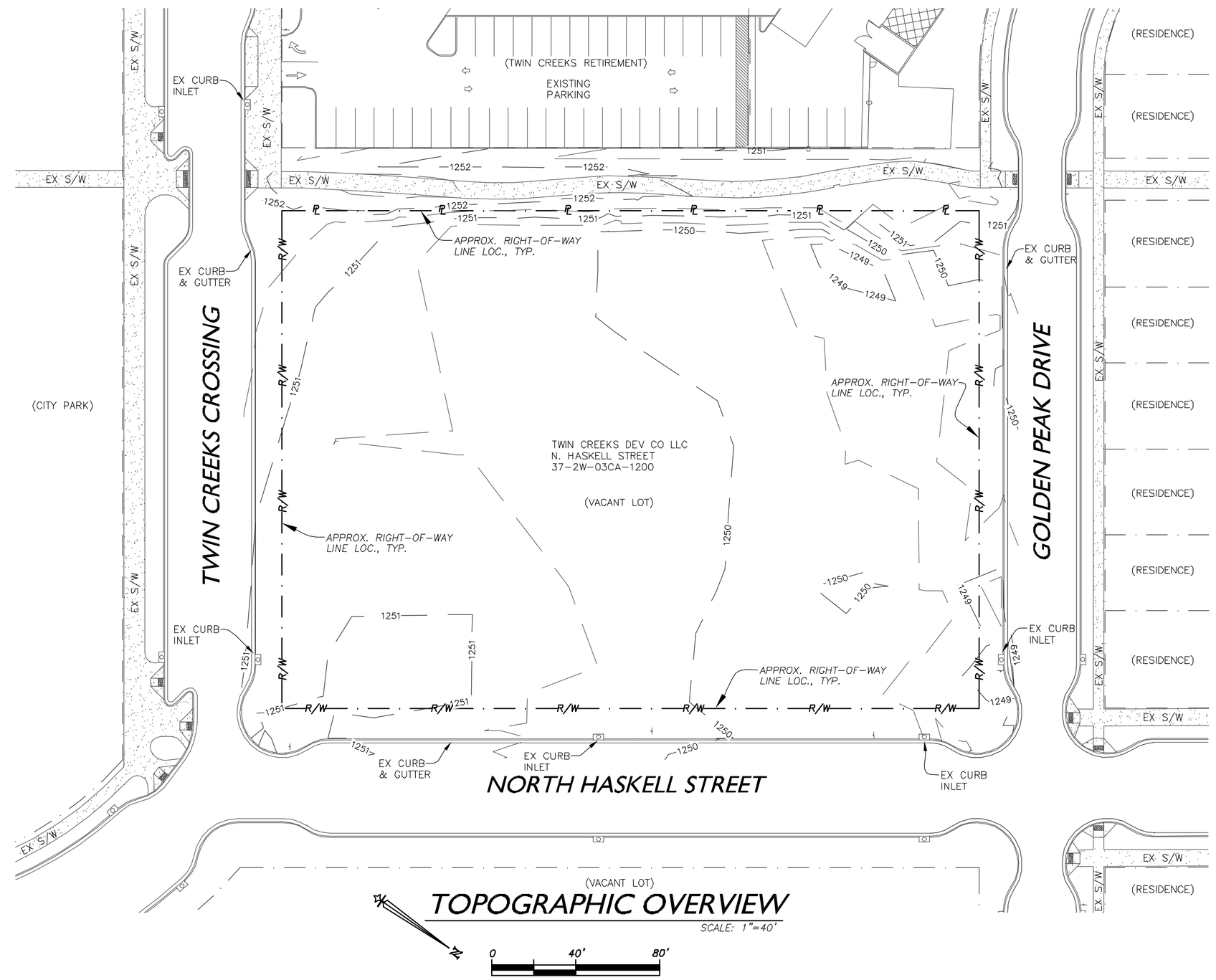
SITE IMPROVEMENT PROJECT
TWIN CREEKS COTTAGES

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN IN THE CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

GENERAL NOTES

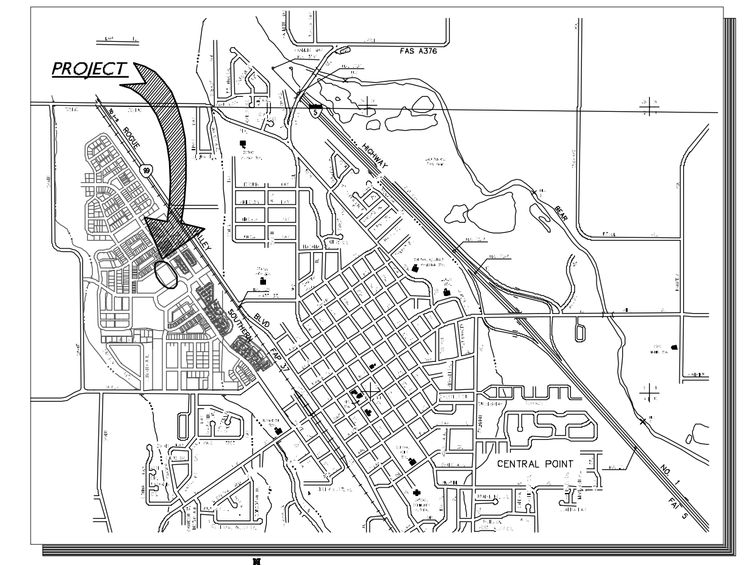
1. All workmanship and materials shall conform to the provisions of the Standard Specifications and Drawings of the City of Central Point, Oregon, and the 2008 ODOT/Oregon APWA Standard Specifications for Public Works Construction, as ammended by the City of City of Central Point.
2. The Contractor shall determine the location of all utilities necessary to complete the work. The Engineer does not guarantee the accuracy of the location or depth of the utilities shown on the plans. The Contractor shall pothole existing utilities and notify Engineer of any discrepancies with these plans.
3. The Engineer does not either expressly or by implication seek to establish or delineate the property and/or Right-of-Way boundaries. The Engineer has included the boundaries on the drawing based on survey information provided by Farber Surveying. The boundaries are included for the purpose of orienting the work only.
4. The Contractor shall use granular materials obtained from an approved source. The Contractor shall notify the Engineer of the material source prior to any granular material placement. The Contractor shall not change material source without approval from the Engineer.
5. The Contractor shall contact the Engineer prior to placement of the base rock material, and all underground work.
6. The Contractor shall contact the respective Utility Companies to coordinate relocation or reconstruction of any utilities.
7. Contractor and subcontractor shall be prequalified with the City of Central Point.
8. The contractor shall obtain all permits prior to starting work.
9. The Contractor shall notify the following, 48 hours prior to starting the work:
   City of Central Point Public Works Department 664-3321
   Whetstone Engineering 664-9344
10. All Hot Mix Asphaltic Concrete (HMAC) shall conform to the requirements for 1/2-inch minus, level 2 HMAC per 2008 ODOT/Oregon Section 00744, as ammended by SP dated 11/10/11.
11. All concrete within public right-of-way shall be commercial grade concrete (CGC) PER 2002 ODOT/OREGON APWA section 00440.00.
12. On-Site concrete pavement shall have a minimum 28-day strength of 3,000 psi, maximum aggregate size of 3/4", a maximum slump of four inches, and 4% to 7% entrained air.
13. On-Site concrete curbs shall have a minimum 28-day strength of 2,500 psi, maximum aggregate size of 3/8", a maximum slump of four inches, and 4% to 7% entrained air.
14. All Storm Drain Pipe to be PVC ASTM 3034, SDR 35 or Concrete Class V, ASTM C-76 or Class 52 AWWA C 151 Ductile Iron pipe.
15. A minimum 6-inch separation shall be maintained between all water, storm drain, and sanitary sewer main crossings. Any crossings with less than 6-inch separation shall require a concrete separation as approved by PWD. All water and sewer main crossings shall conform to OAR 333-061-0050.
16. The Owner and contractor shall be responsible for obtaining all applicable permits prior to beginning any work. As a minimum, they include permits from the following agencies:
    -City of Central Point
    -Oregon DEQ (Erosion Control)



TOPOGRAPHIC OVERVIEW

SCALE: 1"=40'

0 40' 80'



VICINITY MAP

NTS

SURVEY NOTES

- SURVEYOR:
  FARBER SURVEYING
  P.O. BOX 5286
  431 OAK STREET
  CENTRAL POINT, OREGON 97502
  (541) 664-5599
  CONTACT: HERB FARBER
- BASIS OF BEARINGS:
  TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.
- BASIS OF ELEVATION:
  CONTACT SURVEYOR.
- PROJECT BENCHMARK:
  CONTACT SURVEYOR.

CONTOURS

CONTOUR INTERVAL = 0.5'

INDEX INTERVAL = 1'

EXISTING GROUND MINOR INTERVAL

EXISTING GROUND MAJOR INTERVAL — ELEV

SCHEDULE OF DRAWINGS

SHEET NUMBER	DESCRIPTION
1	COVER SHEET - TWIN CREEKS COTTAGES
2	SITE PLAN - TWIN CREEKS COTTAGES
3	UTILITY PLAN - TWIN CREEKS COTTAGES
4	GRADING PLAN - TWIN CREEKS COTTAGES
5	DETAILS - TWIN CREEKS COTTAGES
6	DETAILS - TWIN CREEKS COTTAGES
7	GENERAL NOTES - EROSION & SEDIMENT CONTROL PLAN
8	EROSION & SEDIMENT CONTROL PLAN
9	DETAILS - EROSION & SEDIMENT CONTROL PLAN

SYMBOLS - LEGEND

- BENCH MARK
- IRON PIN
- STATION MARK
- TEST PIT
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING CURB INLET
- PROPOSED CURB INLET
- EXISTING LIGHT POST
- PROPOSED LIGHT POST
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- SDCO EXISTING STORM DRAIN CLEANOUT
- SDCO PROPOSED STORM DRAIN CLEANOUT
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- SSCO EXISTING SANITARY SEWER CLEANOUT
- SSCO PROPOSED SANITARY SEWER CLEANOUT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- WV EXISTING WATER VALVE
- WV PROPOSED WATER VALVE
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING POWER VAULT
- PROPOSED POWER VAULT
- EXISTING TELEPHONE VAULT
- PROPOSED TELEPHONE VAULT
- TEL PED EXISTING TELEPHONE PEDESTAL
- TEL PED PROPOSED TELEPHONE PEDESTAL
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- EXISTING UTILITY POLE W/ GUY
- PROPOSED UTILITY POLE W/ GUY
- EXISTING GAS METER
- PROPOSED GAS METER
- GV EXISTING GAS VALVE
- GV PROPOSED GAS VALVE
- EXISTING POST SIGN
- PROPOSED POST SIGN
- EXISTING TREE - CONIFER
- EXISTING TREE - DECIDUOUS
- PROPOSED TREE - DECIDUOUS
- HANDICAP PARKING
- 3 BICYCLE PARKING (W/ NO. SPACES)
- DRAINAGE FLOW

- CENTERLINE
- PROPERTYLINE, RIGHT-OF-WAY LINE
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER
- PROPOSED WATER
- EXISTING BURIED POWER
- PROPOSED BURIED POWER
- EXISTING TELEPHONE
- PROPOSED TELEPHONE
- EXISTING GAS
- PROPOSED GAS
- EXISTING OVERHEAD UTILITIES
- EXISTING DITCH
- EXISTING WIRE/WOOD FENCE
- EXISTING CHAINLINK FENCE
- EXISTING CABLE TELEVISION
- PROPOSED CABLE TELEVISION

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	O.C.	ON CENTER
B.O.C.	BACK OF CURB	OHP	OVERHEAD POWER
C	COMPACT PARKING SPACE	PED	PEDESTAL
CB	CATCH BASIN	℄	PROPERTYLINE
C.I.	CURB INLET	PL.	PLACES
℄	CENTERLINE	PP	POWERPOLE
CONC	CONCRETE	PSI	POUNDS PER SQUARE INCH
D.I.	DUCTILE IRON	UP	UTILITY POLE
D/W	DRIVEWAY	PUE	PUBLIC UTILITY EASEMENT
EG	EXISTING GRADE	PVC	POLYVINYL CHLORIDE
EL	ELEVATION	R	RADIUS
E.O.P.	EDGE OF PAVEMENT	R/W	RIGHT-OF-WAY
EXIST	EXISTING	S	SLOPE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	SD	STORM DRAIN
F.F.	FINISH FLOOR	SP.	SPACES
F.S.	FILED SURVEY	SQ.	SQUARE
FG	FINISH GRADE	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSL	SANITARY SEWER LATERAL
FT	FEET	STD	STANDARD
G.V.	GATE VALVE	S/W	SIDEWALK
INV	INVERT	TEL	TELEPHONE
L.F.	LINEAL FEET	T.O.C.	TOP OF CURB
L/S	LANDSCAPE AREA	TYP.	TYPICAL
MAX	MAXIMUM	W	WATER
MIN	MINIMUM	W/	WITH
MH	MANHOLE	WM	WATER METER
N.T.S.	NOT TO SCALE	WV	WATER VALVE

CONTACT INFORMATION

ENGINEER:
MATT DUSENBURY
WHETSTONE ENGINEERING
615 ALDER STREET
CENTRAL POINT, OR 97502
(541) 664-9344

SURVEYOR:
HERB FARBER
FARBER & SONS, INC.
431 OAK STREET
CENTRAL POINT, OR 97502
(541) 664-5599

DEVELOPER:
BRET MOORE
W.L. MOORE CONSTRUCTION
P.O. BOX 3577
552 BLUE MOON DRIVE
CENTRAL POINT, OR 97502
(541) 665-5401

LANDSCAPE DESIGN:
TOM MADARA
MADARA DESIGN, INC.
2994 WELLS FARGO ROAD
CENTRAL POINT, OR 97502
(541) 664-7055

CITY OF CENTRAL POINT:
MATT SAMITORE
PUBLIC WORKS DEPT.
155 S. 2ND STREET
CENTRAL POINT, OR 97502
(541) 664-3321

SEWER AUTHORITY (RVS):
WADE DENNY
ROGUE VALLEY SEWER SERVICES
138 WEST VILAS ROAD
CENTRAL POINT, OR 97502
(541) 664-6300

ELECTRIC COMPANY:
RYLAN WOOD
PACIFIC POWER
925 S. GRAPE ST.
MEDFORD, OR 97501
(541) 858-3204

GAS COMPANY:
SEAN RANDLES
AVISTA UTILITIES
580 BUSINESS PARK DR
MEDFORD, OR 97504
(541) 218-9642

CABLE TELEVISION:
BRAD DILL
CHARTER COMMUNICATIONS
926 S. GRAPE STREET
MEDFORD, OR 97501
(541) 282-8672

TELEPHONE COMPANY:
MARK KIMMELSHUE
CENTURYLINK
2650 AVENUE G
WHITE CITY, OR 97503
(541) 826-6180

CONTRACTOR:
STAN SESAR
VISAR CONSTRUCTION
P.O. BOX 3101
CENTRAL POINT, OR 97502
(541) 944-9060

ELECTRIC CONTRACTOR:
ERIC KEYS
ERIC'S ELECTRIC SERVICE
822 ENTERPRISE DRIVE
CENTRAL POINT, OR 97502
(541) 665-2865

T.37S. R.2W. S.03CA, T.L. 1200

VERT DATUM=NAVD88

CALL FOR UTILITY LOCATE 48 HOURS PRIOR TO EXCAVATION - 1-800-332-2344

JOB NO. 14-024
FILE: prelim basemap.dwg

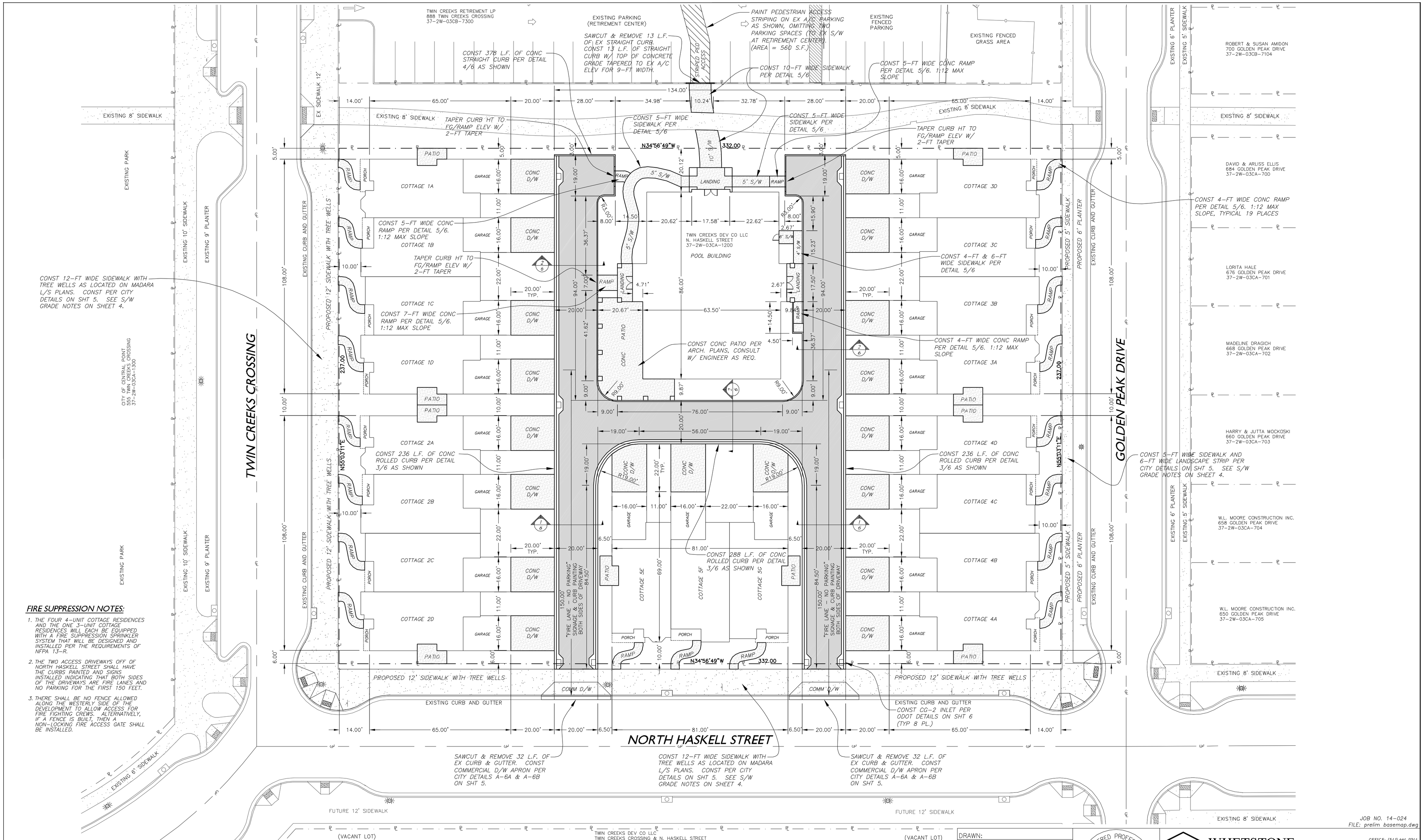
DRAWN:
DATE: 2/25/15

REGISTERED PROFESSIONAL ENGINEER 54,452PE OREGON JULY 09, 2001 MATTHEW C. DUSENBURY
PRELIMINARY
RENEWAL DATE: 12/31/15

WHETSTONE ENGINEERING, INC.
OFFICE: (541) 664-9344
whetstoneengineering@q.com
615 ALDER STREET
CENTRAL POINT, OREGON 97502

COVER SHEET - TWIN CREEKS COTTAGES
W.L. MOORE CONSTRUCTION
CENTRAL POINT, OREGON

SHEET 1 OF 9



FIRE SUPPRESSION NOTES:

1. THE FOUR 4-UNIT COTTAGE RESIDENCES AND THE ONE 3-UNIT COTTAGE RESIDENCES WILL EACH BE EQUIPPED WITH A FIRE SUPPRESSION SPRINKLER SYSTEM THAT WILL BE DESIGNED AND INSTALLED PER THE REQUIREMENTS OF NFPA 13-R.
2. THE TWO ACCESS DRIVEWAYS OFF OF NORTH HASKELL STREET SHALL HAVE THE CURBS PAINTED AND SIGNS INSTALLED INDICATING THAT BOTH SIDES OF THE DRIVEWAYS ARE FIRE LANES AND NO PARKING FOR THE FIRST 150 FEET.
3. THERE SHALL BE NO FENCE ALLOWED ALONG THE WESTERLY SIDE OF THE DEVELOPMENT TO ALLOW ACCESS FOR FIRE FIGHTING CREWS. ALTERNATIVELY, IF A FENCE IS BUILT, THEN A NON-LOCKING FIRE ACCESS GATE SHALL BE INSTALLED.

SITE PLAN - TWIN CREEKS COTTAGES

SCALE: 1"=20'

0 20' 40'

CALL FOR UTILITY LOCATE 48 HOURS PRIOR TO EXCAVATION – 1-800-332-2344

T.37S. R.2W. S.03CA, T.L. 1200

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WHETSTONE ENGINEERING, INC.
OFFICE: (541) 664-9344
whetstoneengineering@q.com
615 ALDER STREET
CENTRAL POINT, OREGON 97502

SITE PLAN - TWIN CREEKS COTTAGES
W.L. MOORE CONSTRUCTION
CENTRAL POINT, OREGON

UTILITY DEMO/REMOVAL

- D1 REMOVE EX. 4" SSCO #1
- D2 REMOVE 100 L.F. OF 4" SS
- D3 REMOVE EX. 4" SSCO #2
- D4 REMOVE 121 L.F. OF 4" SS
- D5 REMOVE 8"x8"x4" SS TEE

NFPA 13R FIRE SUPPRESSION WATER

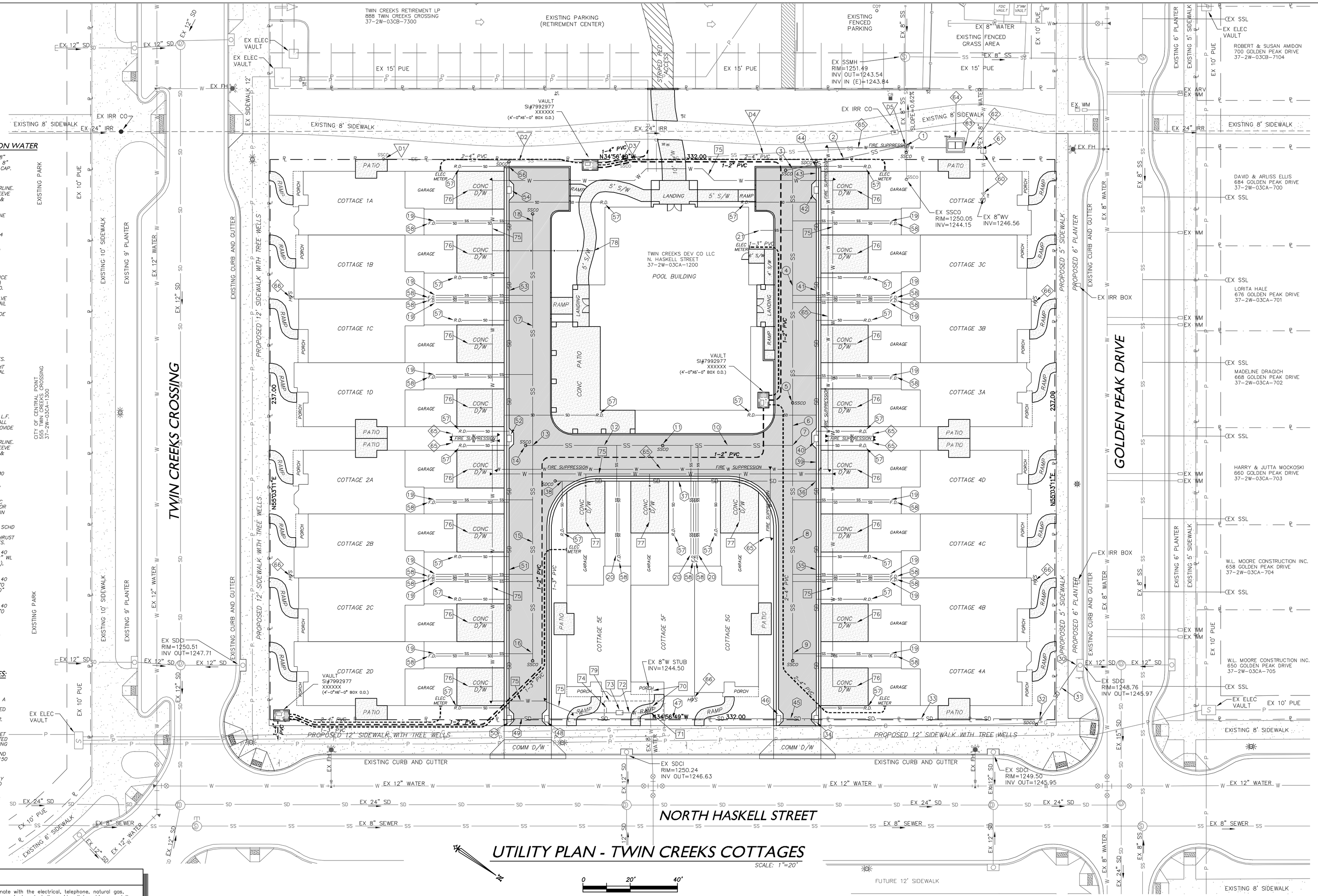
60. CITY FORCES TO REMOVE EX 8" WATER VALVE AND 18 L.F. OF 8" D.I. WATERLINE & INSTALL 8" CAP. CONTRACTOR TO PROVIDE EXCAVATION & BACKFILL.
61. CONNECT TO EX 8" D.I. WATERLINE. INSTALL 8"x8"x4" TAPPING SLEEVE AND 4" TAPPING VALVE, BOX & COVER W/ THRUST BLOCK. INSTALL DISINFECTION TREE & POLY PIG IN NEW 4" WATERLINE PER CITY STANDARDS. CITY FORCES TO TAP MAIN.
62. CONST 8 L.F. OF 4" CLASS 54 D.I. WATERLINE TO VAULT. RESTRAIN ALL JOINTS (REDUCE TO 3" INSIDE VAULT)
63. INSTALL SAMPLING TREE AND FLUSH POINT PER CITY STANDARDS.
64. INSTALL ACE-468S FIRE SERVICE VAULT AND LID (NON-TRAFFIC) PER MWC STD DETAIL NO. 800. INSTALL 2-1/2" AMES 3000 DOUBLE CHECK DETECTOR VALVE ASSEMBLY PER MWC STD DETAIL NO. 807. FIRE DEPARTMENT CONNECTION (FDC) TO BE MADE INSIDE VAULT. LINE TO PASS THROUGH VAULT WALL.
65. INSTALL 450 L.F. OF 2-1/2" SCHD 40 PVC WATER LINE (VAULT TO 5' OF BLDG - 5 PLACES). 30" MIN COVER REQUIRED. INSTALL THRUST BLOCKS AT ALL BENDS & TEES.
66. FUTURE HORN & STROBE LIGHT LOCATION ON EACH RESIDENTIAL STRUCTURE (BY OTHERS).

DOMESTIC WATER

70. CITY FORCES TO REMOVE 7.5 L.F. OF 8" D.I. WATERLINE & INSTALL 8" CAP. CONTRACTOR TO PROVIDE EXCAVATION & BACKFILL.
71. CONNECT TO EX 8" D.I. WATERLINE. INSTALL 8"x8"x2" TAPPING SLEEVE AND 2" TAPPING VALVE, BOX & COVER W/ THRUST BLOCK. CITY FORCES TO TAP MAIN.
72. CONST 12 L.F. OF 2" SCHD 80 PVC WATERLINE TO METER.
73. INSTALL 2" WATER METER PER CITY STANDARDS
74. INSTALL 1-1/4" SCHD 40 PVC WATERLINE STUBOUT & CAP FOR ON-SITE LANDSCAPING, 30" MIN COVER REQUIRED.
75. INSTALL 780 L.F. OF 2-1/2" SCHD 40 PVC WATERLINE, 30" MIN COVER REQUIRED. INSTALL THRUST BLOCKS AT ALL BENDS & TEES.
76. INSTALL 10 L.F. OF 1" SCHD 40 PVC WATERLINE (FROM 2-1/2" WL TO 5' OF BLDG - 16 PLACES), 30" MIN COVER REQUIRED.
77. INSTALL 20 L.F. OF 1" SCHD 40 PVC WATERLINE (FROM 3"WL TO 5' OF BLDG - 3 PLACES), 30" MIN COVER REQUIRED.
78. INSTALL 42 L.F. OF 1" SCHD 40 PVC WATERLINE (FROM 3"WL TO 5' OF BLDG), 30" MIN COVER REQUIRED.
79. OWNER TO DEDICATE 8'x25' EASEMENT AS SHOWN TO CITY TO MAINTAIN WATER FACILITIES

FIRE SUPPRESSION NOTES:

1. THE FOUR 4-UNIT COTTAGE RESIDENCES AND THE ONE 3-UNIT COTTAGE RESIDENCES WILL EACH BE EQUIPPED WITH A FIRE SUPPRESSION SPRINKLER SYSTEM THAT WILL BE DESIGNED AND INSTALLED PER THE REQUIREMENTS OF NFPA 13-R.
2. THE TWO ACCESS DRIVEWAYS OFF OF NORTH HASKELL STREET SHALL HAVE THE CURBS PAINTED AND SIGNS INSTALLED INDICATING THAT BOTH SIDES OF THE DRIVEWAYS ARE FIRE LANES AND NO PARKING FOR THE FIRST 150 FEET.
3. THERE SHALL BE NO FENCE ALLOWED ALONG THE WESTERLY SIDE OF THE DEVELOPMENT TO ALLOW ACCESS FOR FIRE FIGHTING CREWS. ALTERNATIVELY, IF A FENCE IS BUILT, THEN A NON-LOCKING FIRE ACCESS GATE SHALL BE INSTALLED.



SANITARY SEWER

1. CONST SSCO #1 RIM=1257.80 INV=1244.05 (CALC'D) REMOVE REMAINING 14 L.F. OF EX 8"SS & EX SSCO
2. CONST 49 L.F. OF 8" PVC SS AT 0.50%
3. CONST SSCO #2 RIM=1251.45 INV=1244.30
4. CONST 99 L.F. OF 8" PVC SS AT 0.50%
5. CONST SSCO #3 RIM=1251.59 INV=1244.80
6. CONST 18 L.F. OF 8" PVC SS AT 0.50%
7. INSTALL 8"SS TEE INV=1244.89
8. CONST 88 L.F. OF 8" PVC SS AT 0.50%
9. CONST SSCO #4 RIM=1250.36 INV=1245.33
10. CONST 55 L.F. OF 8" PVC SS AT 0.50%
11. CONST SSCO #5 RIM=1251.18 INV=1245.17
12. CONST 55 L.F. OF 8" PVC SS AT 0.50%
13. INSTALL 8"SS TEE INV=1245.45
14. CONST SSCO #6 RIM=1251.36 INV=1245.45
15. CONST 88 L.F. OF 8" PVC SS AT 0.50%
16. CONST SSCO #7 RIM=1251.00 INV=1245.89
17. CONST 95 L.F. OF 8" PVC SS AT 0.50%
18. CONST SSCO #8 RIM=1251.58 INV=1245.93
19. CONST 41 L.F OF 4" PVC SS LATERAL AT MIN 2.00% FROM 8"SS TO 5' OF RESIDENCE, (TYP 16 PL.)
20. CONST 46 L.F OF 4" PVC SS LATERAL AT MIN 2.00% FROM 8"SS TO 5' OF RESIDENCE, (TYP 1 PL.)
21. CONST 14 L.F. OF 4" PVC SS LATERAL AT MIN 2.00% FROM 8"SS TO 5' OF POOL BUILDING

STORM DRAINAGE

30. CORE DRILL EX CURB INLET. INSTALL 12" PVC SD AND GROUT. 12" INV OUT=1245.97 12" INV IN=1246.10
31. CONST 27 L.F. OF 12" PVC SD AT 0.40%
32. CONST SDCO #1 RIM=1249.47 12" INV=1246.21
33. CONST 95 L.F. OF 12" PVC SD AT 0.40%
34. CONST CG-2 INLET #1 RIM=1249.86 INV=1246.09 8" INV IN (S)=1246.92 8" INV IN (W)=1246.92 12" INV OUT=1246.59
35. CONST 100 L.F. OF 8" PVC SD AT 0.40%
36. INSTALL 8"x8"x8"SD TEE 8" INV=1247.32
37. CONST 107 L.F. OF 8" PVC SD AT 0.50%
38. CONST SDCO #2 RIM=1251.10 8" INV=1247.86
39. CONST 18 L.F. OF 8" PVC SD AT 0.40%
40. CONST CG-2 INLET #2 RIM=1250.63 INV=1246.89 8" INV IN (W)=1247.39 8" INV OUT=1247.39
41. CONST 105 L.F. OF 8" PVC SD AT 0.40%
42. CONST CG-2 INLET #3 RIM=1250.89 INV=1247.31 8" INV IN (W)=1247.81 8" INV OUT=1247.81
43. CONST 10 L.F. OF 8" PVC SD AT 0.40%
44. CONST SDCO #3 RIM=1251.60 8" INV=1247.85
45. CONST 16 L.F. OF 8" PVC SD AT 0.40%
46. CONST CG-2 INLET #4 RIM=1249.86 INV=1246.48 8" INV IN (S)=1246.98 8" INV OUT=1246.98
47. CONST 98 L.F. OF 8" PVC SD AT 0.40%
48. CONST CG-2 INLET #5 RIM=1250.50 INV=1246.87 8" INV IN (S)=1247.37 8" INV OUT=1247.37
49. CONST 16 L.F. OF 8" PVC SD AT 0.40%
50. CONST CG-2 INLET #6 RIM=1250.50 INV=1246.93 8" INV IN (W)=1247.43 8" INV OUT=1247.43
51. CONST 118 L.F. OF 8" PVC SD AT 0.40%
52. CONST CG-2 INLET #7 RIM=1251.09 INV=1247.40 8" INV IN (W)=1247.90 8" INV OUT=1247.90
53. CONST 105 L.F. OF 8" PVC SD AT 0.40%
54. CONST CG-2 INLET #8 RIM=1251.09 INV=1247.82 8" INV IN (W)=1248.32 8" INV OUT=1248.32
55. CONST 10 L.F. OF 8" PVC SD AT 0.40%
56. CONST SDCO #4 RIM=1251.80 8" INV=1248.36
57. CONST 4" PVC SD AT MIN 2.00% FOR ROOF DRAINAGE
58. CONST 4" PVC SD AT MIN 2.00% FOR FOUNDATION DRAINAGE

JOB NO. 14-024
FILE: prelim basemap.dwg

UTILITY NOTES

1. The Contractor shall coordinate with the electrical, telephone, natural gas, cable and other utilities as required and shall provide all trenching, conduit, piping, backfill and other materials required to complete the work in accordance with the respective utilities' requirements and procedures.
2. The Contractor shall notify the Oregon Utilities Notification Center at 1-800-332-2344 48 hours prior to begining construction.
3. The Engineer has made every effort to locate existing utilities on the plans. However, no guarantee is made as to the completeness or accuracy of these locations. It shall be the Contractors sole responsibility to locate and protect these and other existing utilities and structures in the field.
4. The Contractor shall notify Engineer if existing utility locations very significantly in location and/or depth from that which is depicted on these plans.

CALL FOR UTILITY LOCATE 48 HOURS PRIOR TO EXCAVATION - 1-800-332-2344

T.37S. R.2W. S.03CA, T.L. 1200 VERT DATUM=NAVD88

PP&L UTILITY LEGEND & NOTES

PP&L WORK ORDER NUMBER FOR THIS PROJECT IS #5998846.

- PROPOSED ELECTRICAL VAULT SIZE AND TYPE PER PLAN
- 1-4 2/0 — BURIED PRIMARY ELECTRIC POWER LINE W/ SIZE AND NUMBER OF CONDUITS
- 1-2 2/0 — BURIED SECONDARY ELECTRIC POWER LINE W/ SIZE AND NUMBER OF CONDUITS

1. THE CONDUIT RUNS, VAULTS AND PEDASTAL LOCATIONS SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. IT IS THE DEVELOPER'S AND CONTRACTOR'S RESPONSIBILITY TO PLACE AND CONSTRUCT ALL ELECTRIC UTILITIES ACCORDING TO PP&L STANDARDS AND SPECIFICATIONS.
2. ALL PUE AND PROPERTY LINES MUST BE SURVEYED AND STAKED PRIOR TO PACIFIC POWER INSTALLING ANY FACILITIES.
3. ALL CONDUIT RUNS OVER 150' SHALL REQUIRE FIBERGLASS SWEEPS (36" RADIUS SWEEPS REQUIRED).
4. 3-IN CONDUIT STUBBED INTO LOTS WITH 500 LB PULL ROPE IN ALL CONDUITS AND STUBS.
5. PROVIDE MIN. 36" COVER ON PRIMARY CONDUIT AND 24" MIN. COVER ON SECONDARY CONDUIT/SERVICE, PHONE & CABLE. PROVIDE 30" MIN COVER ON GAS. PROVIDE SLEEVES UNDER ROADWAYS AS REQ.
6. ALL TRENCHES MUST BE INSPECTED PRIOR TO BACKFILL BY CALLING 888-221-7070 WITH 24 HOURS NOTICE.
7. CONTRACTOR SHALL COORDINATE WITH PP&L, AVISTA UTILITIES, CHARTER COMMUNICATIONS, AND CENTURYLINK FOR THEIR SPECIFIC UTILITY TRENCH NEEDS PRIOR TO BEGINNING CONSTRUCTION OF UTILITY TRENCHES.

DRAWN:
DATE: 2/25/15

REGISTERED PROFESSIONAL ENGINEER 54,452PE PRELIMINARY OREGON JULY 09, 2001 MATTHEW C. DUSENBURY
RENEWAL DATE: 12/31/15

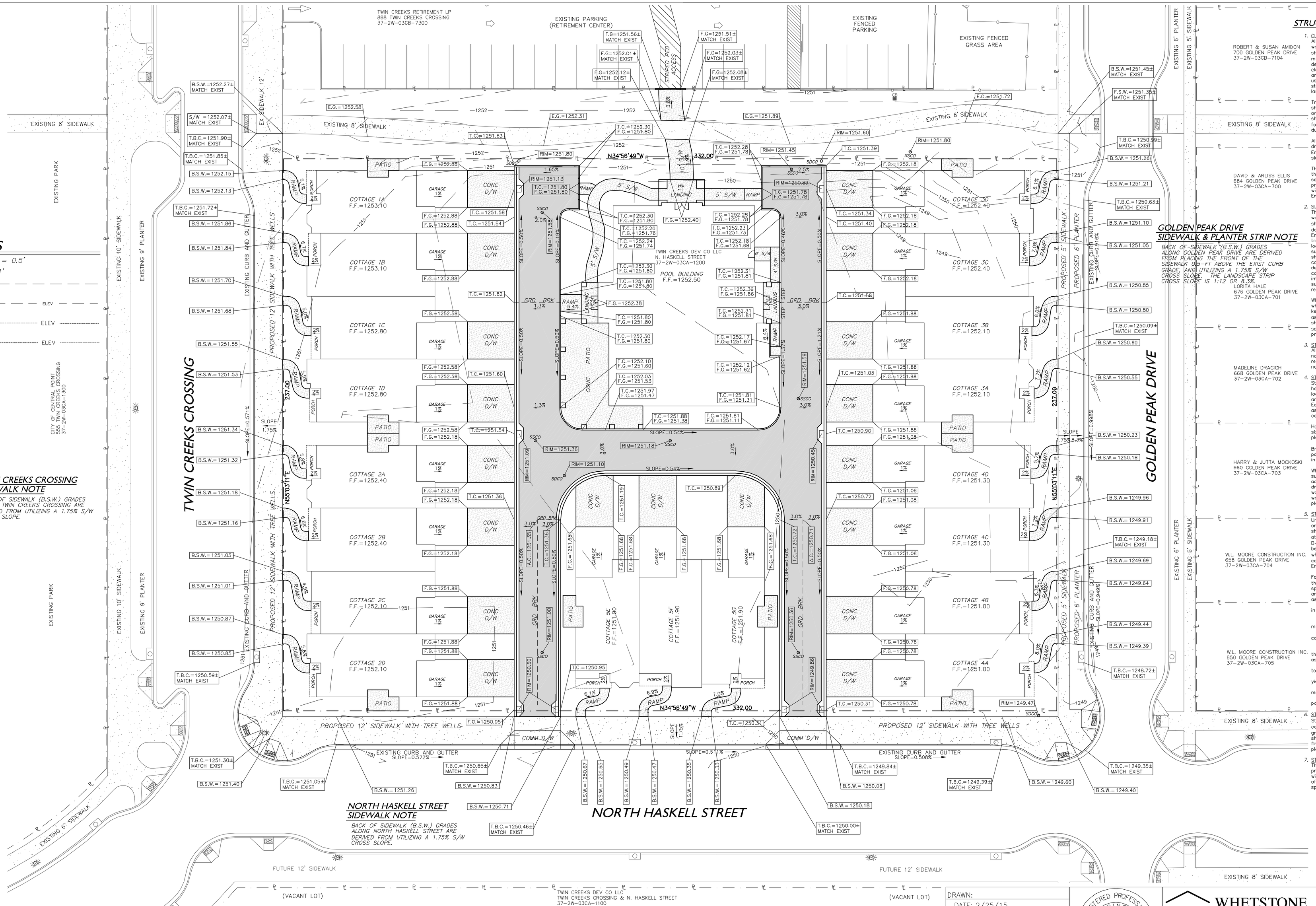
WHETSTONE ENGINEERING, INC.
OFFICE: (541) 664-9344
whetstoneengineering@q.com
615 ALDER STREET
CENTRAL POINT, OREGON 97502

UTILITY PLAN - TWIN CREEKS COTTAGES

W.L. MOORE CONSTRUCTION

CENTRAL POINT, OREGON

SHEET 3 OF 9



CONTOURS

CONTOUR INTERVAL = 0.5'

INDEX INTERVAL = 1'

EXISTING GROUND MINOR INTERVAL

EXISTING GROUND MAJOR INTERVAL — ELEV

FINISH GROUND MINOR INTERVAL — ELEV

EXISTING GROUND MAJOR INTERVAL — ELEV

TWIN CREEKS CROSSING SIDEWALK NOTE

BACK OF SIDEWALK (B.S.W.) GRADES ALONG TWIN CREEKS CROSSING ARE DERIVED FROM UTILIZING A 1.75% S/W CROSS SLOPE.

NORTH HASKELL STREET SIDEWALK NOTE

BACK OF SIDEWALK (B.S.W.) GRADES ALONG NORTH HASKELL STREET ARE DERIVED FROM UTILIZING A 1.75% S/W CROSS SLOPE.

GOLDEN PEAK DRIVE SIDEWALK & PLANTER STRIP NOTE

BACK OF SIDEWALK (B.S.W.) GRADES ALONG GOLDEN PEAK DRIVE ARE DERIVED FROM PLACING THE FRONT OF THE SIDEWALK 0.5-FT ABOVE THE EXIST CURB GRADE AND UTILIZING A 1.75% S/W CROSS SLOPE. THE LANDSCAPE STRIP CROSS SLOPE IS 1:12 OR 8.3%.

STRUCTURAL FILL NOTES:

1. CLEARING, GRUBBING AND STRIPPING
All areas proposed for parking, roadways, walkways or other non-building improvements shall be cleared and grubbed of all trees (unless marked to remain), brush, shrubs and other debris. These areas shall then be stripped and cleared of all vegetative materials including sod and organic topsoil. This material shall not be used for structural fill on this project. The stripped materials shall be stockpiled for use in landscape areas or hauled off-site.

Trees and plants that are not to be removed shall be fully protected throughout construction on this project by the Contractor. The Owner shall retain the services of a licensed arborist for specific details regarding tree/plant protection during construction.

All abandoned underground utilities lines, storm drains or sewer lines shall be removed or with Engineer's approval, plugged with 2-sack sand slurry.

The Contractor shall contact the Engineer after the site has been stripped for inspection of the soils which are to serve as the subgrade for the project. In no case shall the Contractor proceed with fill placement without approval from the Engineer.

2. SUBGRADE TESTING AND PROCEDURES
The exposed subgrade for parking, roadways, walkways or other non-building improvements shall be subject to a wheel roll test (as described below) under the observation of the Engineer. The test shall utilize a 10-yard dump truck fully loaded with crushed rock. The wheel loads shall be placed over the entire exposed subgrade. Those areas with minimal deflection shall be proof-rolled repeatedly to ensure the condition does not worsen. Those areas which deflect or do not demonstrate a firm, unyielding condition shall be excavated and replaced with imported granular fill. These re-constructed subgrade areas shall be compacted and re-tested as required in these specifications.

Where the subgrade consists of clayey soils which are firm and unyielding, they should be kept moist until sealed by the permanent asphalt/concrete surface above. In no case shall the contractor allow the clayey subgrade soils to dry out during the fill/construction process.

3. STRUCTURAL FILL MATERIALS
All structural fill shall consist of non-organic, non-expansive, granular materials which are reasonably well graded and with a maximum nominal particle size of six inches.

4. STRUCTURAL FILL PLACEMENT
Structural fill materials shall be placed in horizontal layers not exceeding eight inches of loose thickness for heavy compaction equipment and four inches for hand operated equipment. Each layer of fill shall be maistened or aerated as necessary to be at or near optimum moisture content.

Hard clumps of earth exceeding six inch nominal size shall be broken up and not buried during placement of the fill.

Broken chunks of asphaltic concrete and/or portland cement concrete shall not be permitted in the fill.

When placing structural fill on top of clayey subgrade soils, the Contractor shall maintain adequate subgrade moisture content to prevent drying and shrinkage cracks. This will require watering during dry weather and may include watering on top of structural fill prior to placement of finish asphalt or concrete surfaces.

5. STRUCTURAL FILL COMPACTION
Unless otherwise noted, each layer of 2"-minus or smaller nominal material used in structural fill shall be compacted to a relative compaction of at least 95% AASHTO T-99 (ASTM Test Method D-698, Standard Proctor). This Standard shall be presumed to be satisfied when a sucessful wheel roll test (at or near optimum moisture content) as desribed above is witnessed by the Engineer.

For each layer of structural fill utilizing greater than 2"-minus material, the compaction specifications shall be by method of placement and compaction coupled with visual observation as follows:

a. Structural fill materials shall be placed in horizontal layers not exceeding eight inches of loose thickness.

b. Each layer shall be compacted by a minimum of three passes with a heavy vibratory roller. One "pass" shall be considered complete when the roller has moved across an area once in both directions.

c. Subsequant to the compaction process, the Contractor shall perform a wheel roll test, as described above, over the entire site to verify that compaction has been achieved.

d. All areas that exhibit deflection or yielding soils during the wheel roll test shall be re-constructed, re-compacted, and retested.

e. The Engineer shall be present for all portions of the above described specification.

6. STRUCTURAL FILL/CUT SLOPES
Structural fill/cut slopes shall be finished by the contractor in conformance with the finish/original grade contours and/or the finish/original grades shown on these plans. At no point on the finished slopes shall the grades deviate from the plans by more than 0.5 feet.

7. STRUCTURAL FILL INSPECTION
The Engineer shall be retained by the Owner to provide quality assurance inspection services that will ensure that the placement and compaction of each lift of fill material conforms with these specifications.

STRUCTURAL FILL W/IN 5' OF BUILDING ENVELOPE

The Owner shall retain a Geotechnical Engineer to provide consulting services regarding structural fill requirements and specifications for the building envelope.

JOB NO. 14-024
FILE: prelim basemap.dwg

GRADING PLAN - TWIN CREEKS COTTAGES

SCALE: 1"=20'

0 20' 40'

CALL FOR UTILITY LOCATE 48 HOURS PRIOR TO EXCAVATION - 1-800-332-2344

T.37S. R.2W. S.03CA, T.L. 1200

VERT DATUM=NAVD88

DRAWN:

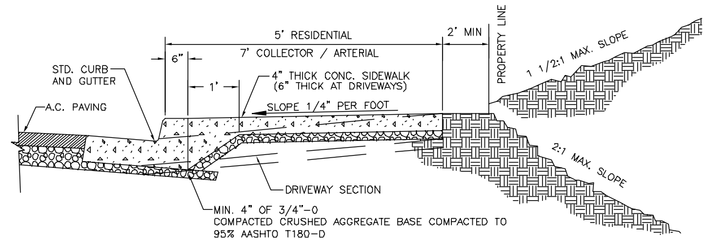
DATE: 2/25/15

REGISTERED PROFESSIONAL ENGINEER
54,452PE
OREGON
JULY 09, 2001
MATTHEW C. DUSENBURY
PRELIMINARY
RENEWAL DATE: 12/31/15

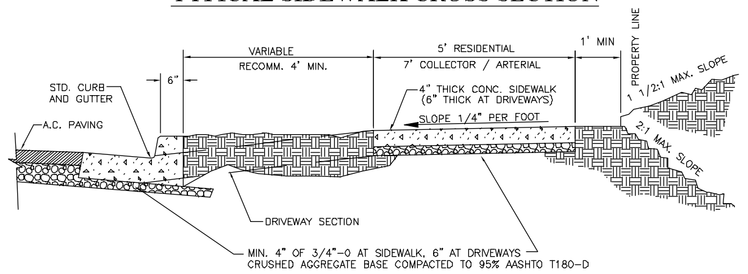
WHETSTONE ENGINEERING, INC.
OFFICE: (541) 664 9344
whetstoneengineering@q.com
615 ALDER STREET
CENTRAL POINT, OREGON 97502

GRADING PLAN - TWIN CREEKS COTTAGES
W.L. MOORE CONSTRUCTION
CENTRAL POINT, OREGON

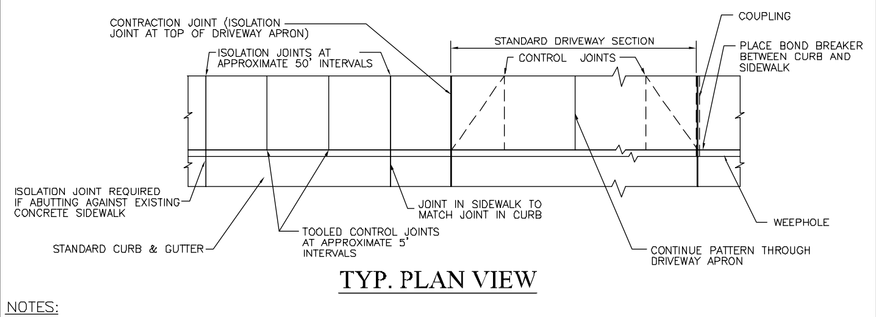
SHEET 4 OF 9



TYPICAL SIDEWALK CROSS SECTION



TYPICAL SETBACK SIDEWALK CROSS SECTION



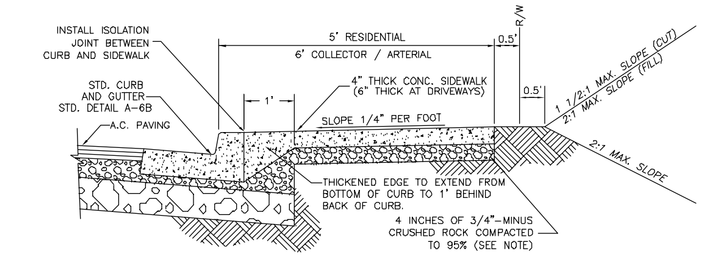
TYP. PLAN VIEW

NOTES:

1. ALL CONCRETE SHALL BE:
   A. MIN. 5 SACK MIX W/ MAX. 4" SLUMP
   B. MAX. AGGREGATE SIZE 3/4"
   C. 3300 P.S.I. – 28 DAY
   D. AIR CONTENT SHALL BE 4.0 TO 6.0 PERCENT
2. ALL WORK AND MATERIALS SHALL CONFORM TO APWA/ ODOT STANDARD SPECS.
3. INSTALL A MIN. OF (2) – 3" WEEP HOLES FOR EACH RESIDENTIAL LOT FOR ROOF DRAINS, EITHER 2.0' FROM THE END OF THE DRIVEWAY APRON, OR 5.0' FROM THE THE PROPERTY LINE.
4. GRANULAR MATERIAL UNDER SIDEWALKS & DRIVEWAYS SHALL BE 3/4"-0 CRUSHED ROCK COMPACTED TO 95% AASHTO T180-D
   A. 4" MIN. THICKNESS UNDER SIDEWALKS
   B. 6" MIN. THICKNESS UNDER DRIVEWAYS
5. ALL COMMERCIAL SIDE WALKS AND DRIVEWAYS SHALL BE 6" THICK WITH NO. 4 REBAR @ 16–INCH O.C. GRID
6. ASPHALT IMPREGNATED FELT JOINTS ARE REQUIRED AT 50–FT INTERVALS AND PCR'S AT STREET CORNERS.

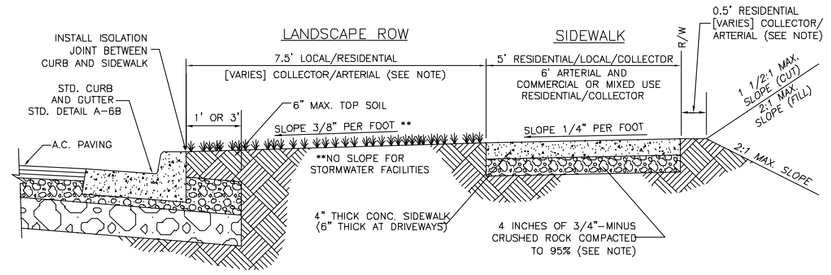
FILE: CP–A–5A.DWG

CITY OF CENTRAL POINT PUBLIC WORKS DEPARTMENT	UNIFORM STANDARDS FOR PUBLIC WORKS CONSTRUCTION	CHECKED / DATE	A-5A
	SIDEWALKS	APPROVED / DATE	
		REVISED / DATE	DRAWING No.

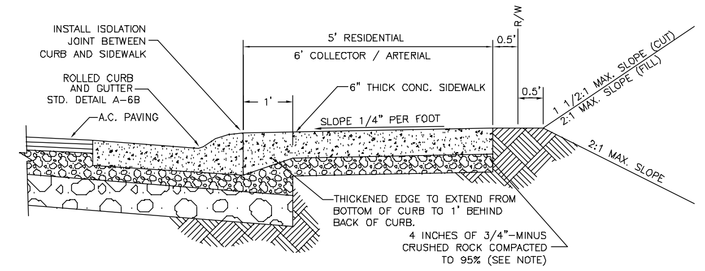


SIDEWALK ADJACENT TO TYPE A CURB & GUTTER

LOCAL STREET ONLY



SIDEWALK WITH LANDSCAPE ROW AND TYPE A CURB & GUTTER



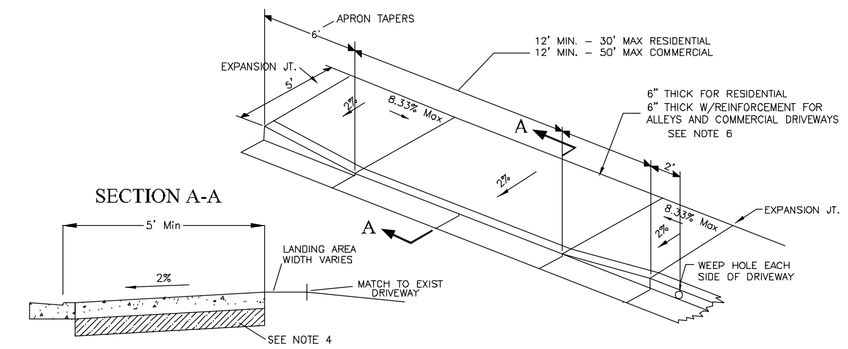
SIDEWALK ADJACENT TO ROLLED CURB & GUTTER

NOTES:

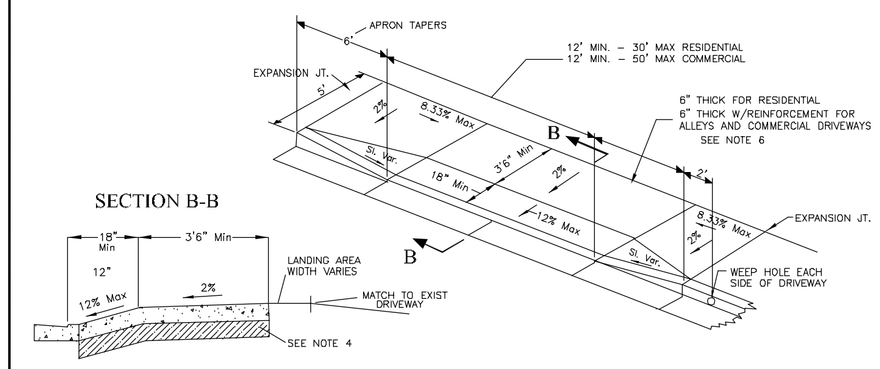
1. SIDEWALKS SHALL HAVE A NOMINAL THICKNESS OF 4" AND 6", RESPECTIVELY.
2. SIDEWALK SECTIONS THROUGH DRIVEWAYS SHALL HAVE A NOMINAL THICKNESS OF 6" FOR TYPE A CURB & GUTTER
3. WHERE SIDEWALK IS ADJACENT TO CURB, PLACE CONSTRUCTION JOINT IN LINE WITH CURB JOINT (10') AND IN BETWEEN (5')
4. ALL MIX SHALL BE VIBRATED OR TAMPED, AS DIRECTED, FOR COMPACTION.
5. GRANULAR MATERIAL UNDER SIDEWALKS & DRIVEWAY SHALL BE 3/4"–MINUS CRUSHED ROCK, COMPACTED TO 95% AAHSTO T180–D
6. ALL CONCRETE SHALL BE CLASS 3300; 3/4"; 0.54 W/C RATIO
7. ALL WORK & MATERIALS SHALL CONFORM TO CURRENT APWA STANDARDS & SPECS

FILE: CP–A–5B.DWG

CITY OF CENTRAL POINT PUBLIC WORKS DEPARTMENT	UNIFORM STANDARDS FOR PUBLIC WORKS CONSTRUCTION	CHECKED / DATE	A-5B
	SIDEWALKS	APPROVED / DATE	
		REVISED BY / DATE	DRAWING No.



FULLY LOWERED DRIVEWAY/ ALLEY APPROACH



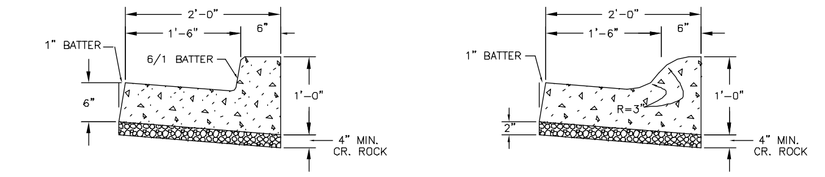
PARTIALLY LOWERED DRIVEWAY/ ALLEY APPROACH

NOTES:

1. RESIDENTIAL DRIVEWAYS AND SIDEWALK SECTIONS THROUGH DRIVEWAYS SHALL HAVE A NOMINAL THICKNESS OF SIX INCHES OF CLASS 3300 PCC.
2. CONCRETE FOR COMMERCIAL USE APRONS AND ALLEY APPROACHES SHALL HAVE A NOMINAL THICKNESS OF 6" CLASS 3300 PCC.
3. CURB TRANSITIONS FOR COMMERCIAL USE AND ALLEY APPROACHES SHALL BE 5 FEET.
4. GRANULAR MATERIAL UNDER SIDEWALKS & DRIVEWAYS SHALL BE 3/4"–O CRUSHED ROCK COMPACTED TO 95% AASHTO T180–D
   A. 4" MIN. THICKNESS UNDER SIDEWALKS
   B. 6" MIN. THICKNESS UNDER DRIVEWAYS
5. PCC APRONS SHALL BE JOINTED IN ACCORDANCE WITH DRAWING A–5A.
6. ALL COMMERCIAL SIDEWALKS AND DRIVEWAYS SHALL BE MINIMUM 6" THICK WITH NO. 4 REBAR @ 16–INCH O.C. GRID

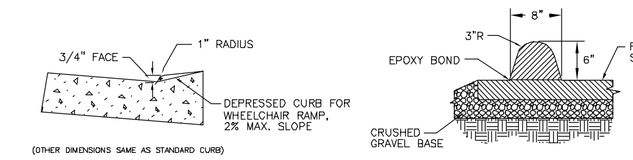
FILE: CP–A–6A.DWG

CITY OF CENTRAL POINT PUBLIC WORKS DEPARTMENT	UNIFORM STANDARDS FOR PUBLIC WORKS CONSTRUCTION	CHECKED / DATE	A-6A
	DRIVEWAY AND ALLEY APPROACHES	APPROVED / DATE	
		REVISED / DATE	DRAWING No.



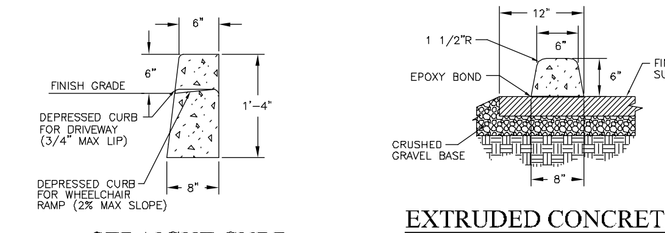
STANDARD CURB AND GUTTER

ROLLED CURB AND GUTTER



DROPPED CURB AT DRIVEWAYS

EXTRUDED AC BONDED CURB



STRAIGHT CURB

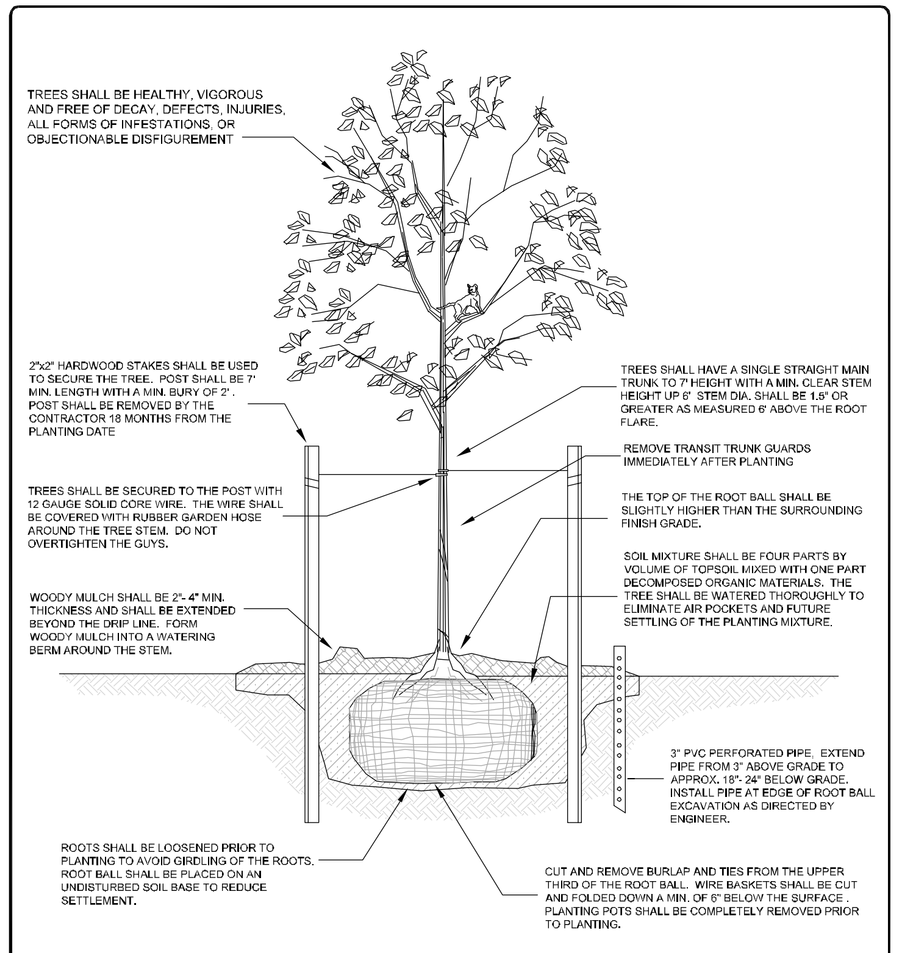
EXTRUDED CONCRETE BONDED CURB

NOTES:

1. ALL RADII SHALL BE 3/4" EXCEPT AS OTHERWISE SHOWN.
2. ISOLATION JOINTS SHALL BE PLACED ONLY AS SPECIFIED.
3. CONTROL JOINTS SHALL BE PLACED AT 10' INTERVALS AND SHALL EXTEND AT LEAST 50% THROUGH THE CURB OR CURB AND GUTTER.
4. A CONTROL JOINT SHALL BE PLACED ALONG AND OVER WEEP HOLE THROUGH THE CURB AND THROUGH THE SIDEWALK.
5. WHEN SIDEWALKS ARE CONSTRUCTED, EXTEND 3" PIPE TO BACK OF SIDEWALK AND INSTALL COUPLING.

FILE: CP–A–6B.DWG

CITY OF CENTRAL POINT PUBLIC WORKS DEPARTMENT	UNIFORM STANDARDS FOR PUBLIC WORKS CONSTRUCTION	CHECKED / DATE	A-6B
	TYPICAL CURBS & GUTTERS	APPROVED / DATE	
		REVISED / DATE	DRAWING No.



STREET TREE PLANTING DETAIL

NO SCALE

NOTES:

1. ALL TREES SHALL BE AN APPROVED SPECIES AND VARIETY BY THE PUBLIC WORKS DEPARTMENT.

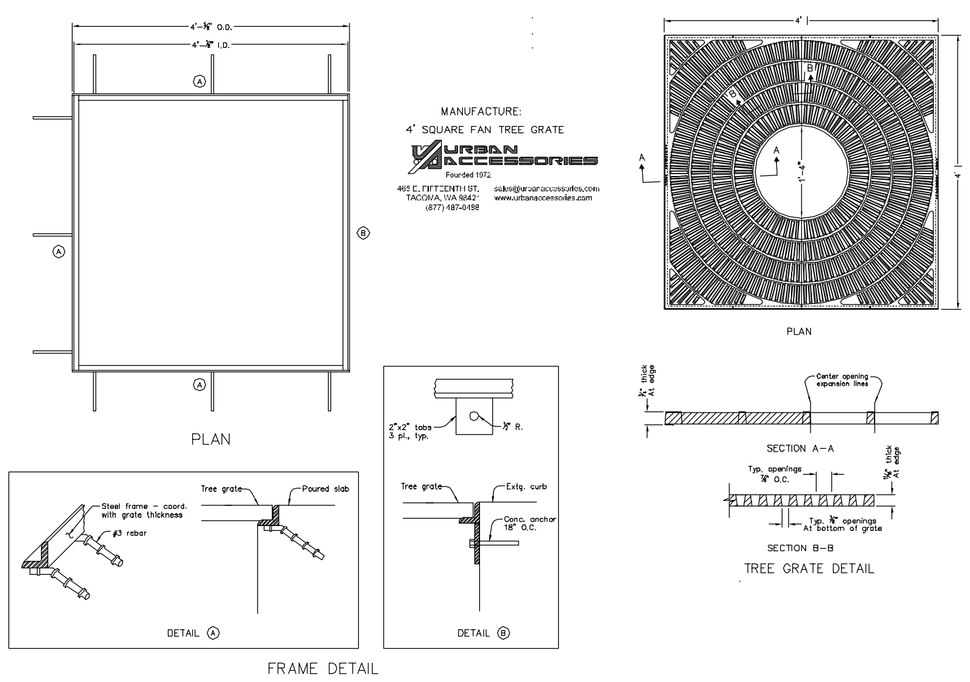
FILE: CP–E–1.DWG

CITY OF CENTRAL POINT PUBLIC WORKS DEPARTMENT	UNIFORM STANDARDS FOR PUBLIC WORKS CONSTRUCTION	CHECKED / DATE	A-12
	STREET TREE PLANTING DETAIL	APPROVED / DATE	
		REVISED / DATE	DRAWING No.

CITY OF CENTRAL POINT PUBLIC WORKS DEPARTMENT

UNIFORM STANDARDS FOR PUBLIC WORKS CONSTRUCTION

TREE GRATE



NOTES

1. PAINT POWDER COATED BLACK

Tree Grate

NOT TO SCALE

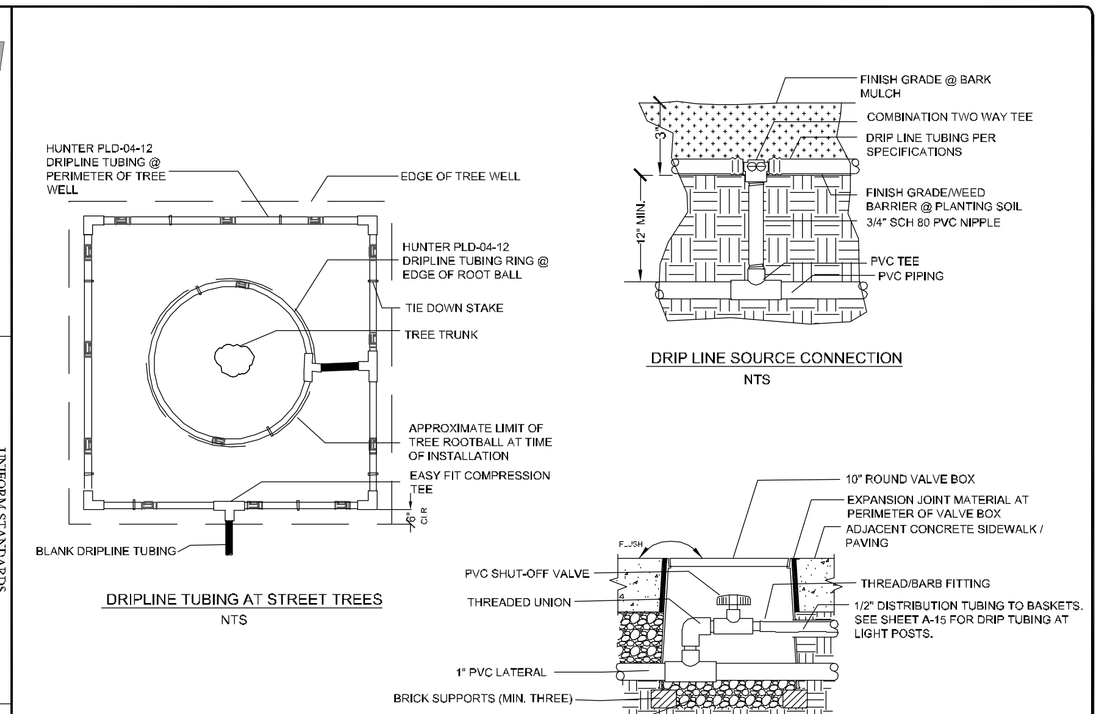
FILE: CP–A–13.DWG

A-13	DRAWING No.

CITY OF CENTRAL POINT PUBLIC WORKS DEPARTMENT

UNIFORM STANDARDS FOR PUBLIC WORKS CONSTRUCTION

DRIPLINE DETAIL- TREEWELL



FILE: CP–A–14.DWG

A-14	DRAWING No.

DETAILS - TWIN CREEKS COTTAGES

NO SCALE

CALL FOR UTILITY LOCATE 48 HOURS PRIOR TO EXCAVATION – 1–800–332–2344

JOB NO. 14–024
FILE: prelim basemap.dwg

DRAWN:
DATE: 2/25/15

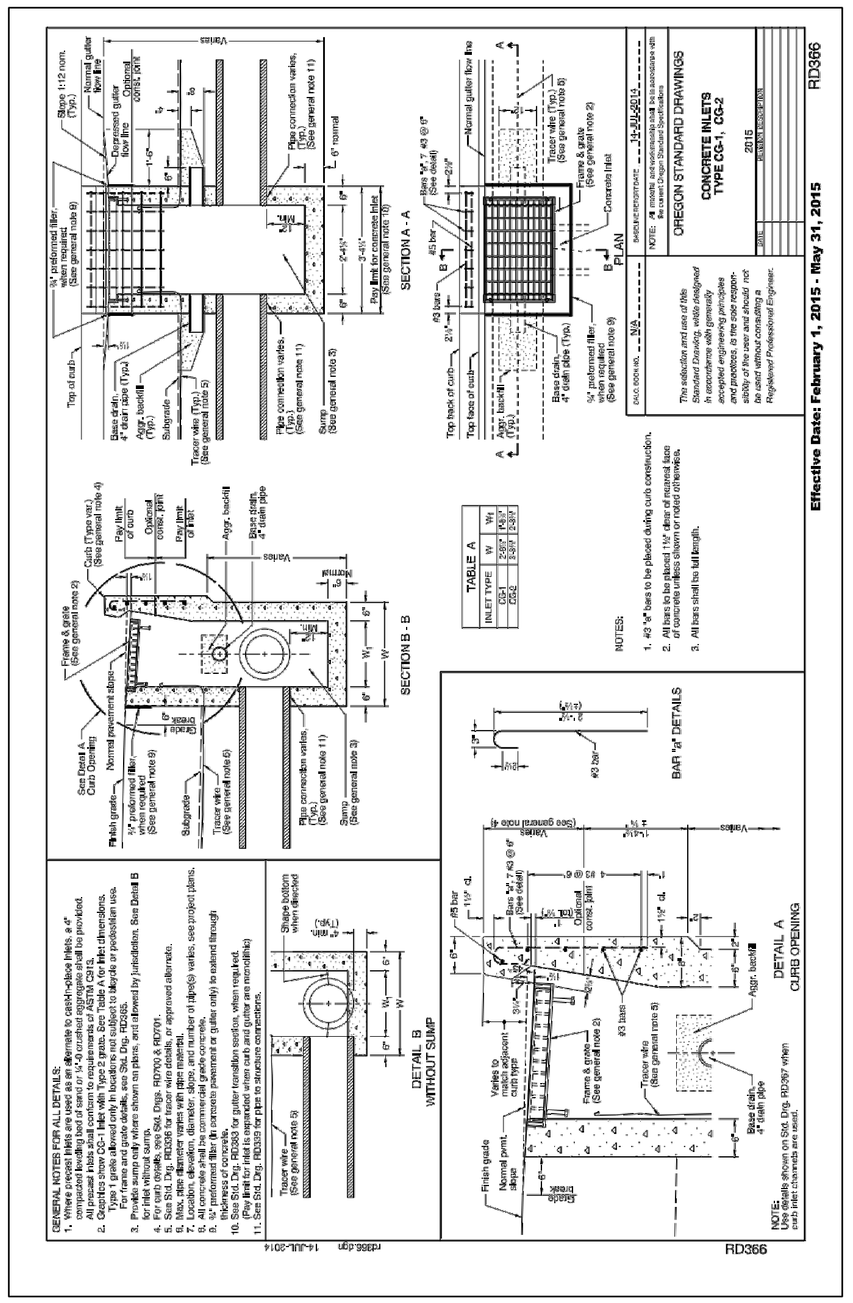
REGISTERED PROFESSIONAL ENGINEER 54,452PE OREGON JULY 09, 2001 MATTHEW C. DUSENBURY
PRELIMINARY
RENEWAL DATE: 12/31/15

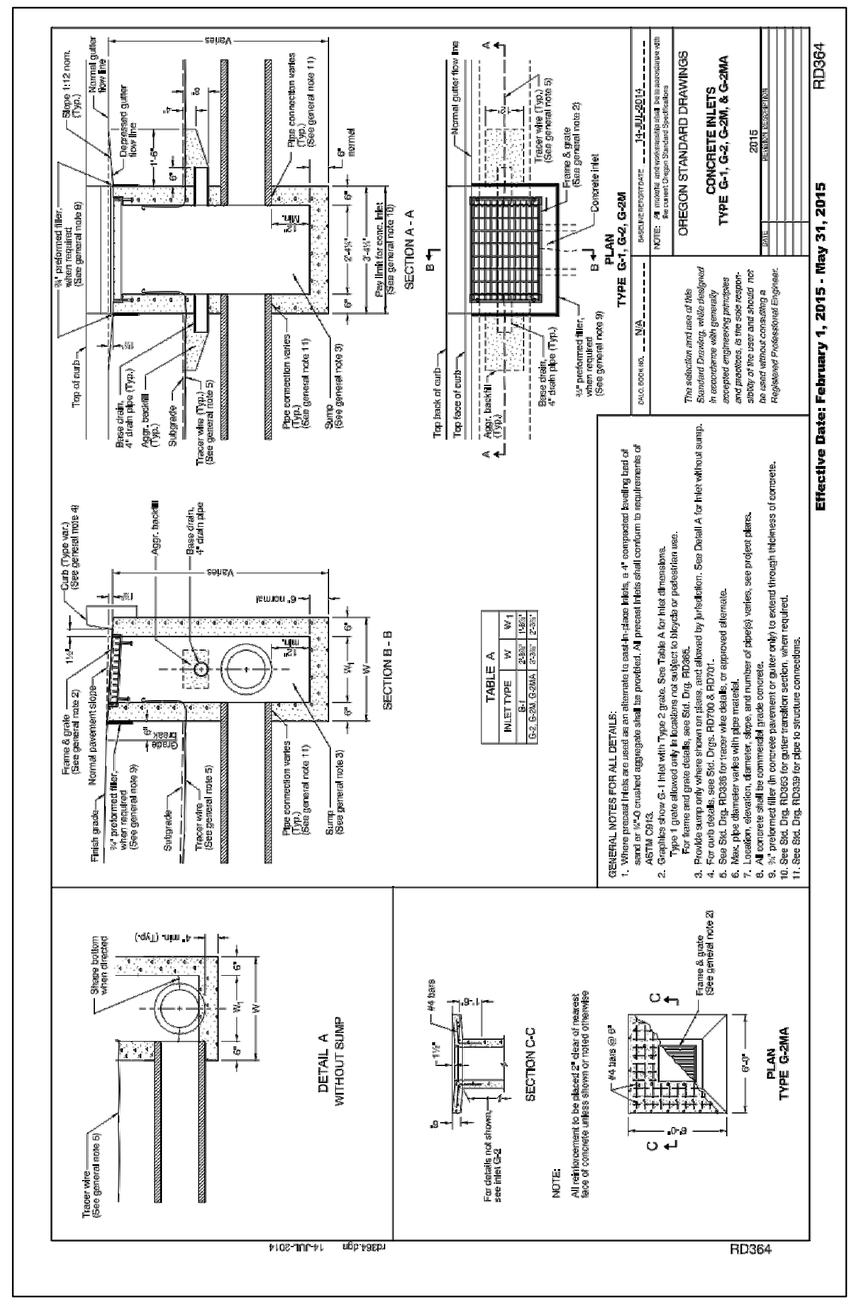
WHETSTONE ENGINEERING, INC.
OFFICE: (541) 664 9344
whetstoneengineering@q.com
615 ALDER STREET
CENTRAL POINT, OREGON 97502

DETAILS - TWIN CREEKS COTTAGES
W.L. MOORE CONSTRUCTION
CENTRAL POINT, OREGON

T.37S. R.2W. S.03CA, T.L. 1200

VERT DATUM=NAVD88





3/25/14
12:27 PM

Table 600-2 Service Connection Materials

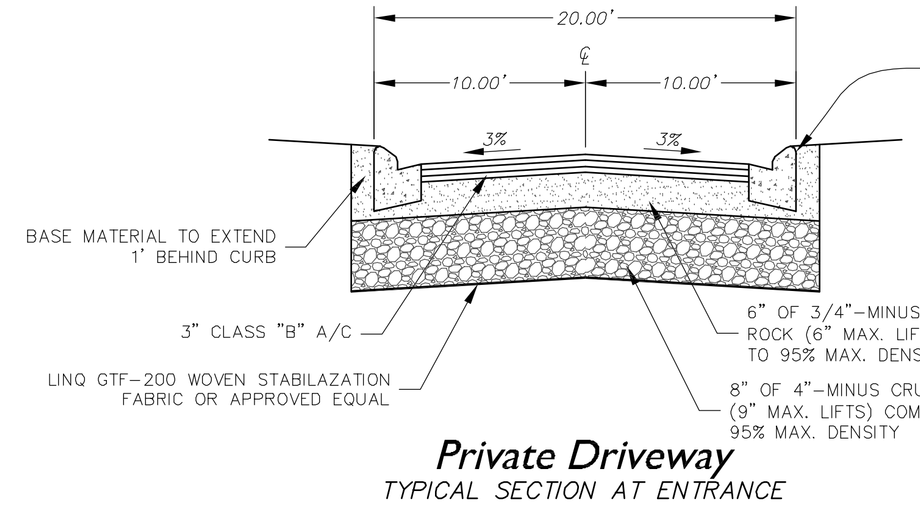
Meter Size (inch)	City Service Piping Size/Type	Corporation Stop (no pack joints allowed)	Angle Meter Valve (No Ball Valves) (no pack joints allowed)	Meter Box & Lids	Customer Meter Valve (with handles)
¾"	1" Municipex (requires tracer wire 14ga. Solid core UF(blue) (see note 7,8)	300psi Ball corp, cc inlet, CTS comp outlet. Mueller- 300 B25008N Ford- FB 1000-4-Q McDonald- 74701BQ1 Use 202NS saddle if applicable	1"x¾" 300psi ball angle Mtr valve CTS comp X Mtr swivel Mueller- 300 B24258N Ford- BA43-342W-Q-NL McDonald- 74602BQ (1"x3/4"x3/4")	Armorcast Rotocast polyethylene 12X20 box or approved equal. Solid cover with touch pad hole. Doubles use B-24 fiberglass box and lid TRPL(Armorcast, Fiberlyte or approved equal)(3)	300psi Ball valves meter swivel X FIP Mueller- 300-B24351N Ford- B13-332W McDonald- 76101MW
1"	1" Municipex (requires tracer wire 14ga. Solid core UF(blue) (see note 7,8)	300psi Ball corp, cc inlet, CTS comp outlet. Mueller- 300 B25008N Ford- FB 1000-4-Q McDonald- 74701BQ1 Use 202NS saddle if applicable	1"x1" 300psi ball angle Mtr valve CTS comp X Mtr swivel Mueller- 300 B24258N Ford- BA43-444W-Q-NL McDonald- 74642BQ1	Armorcast Rotocast polyethylene 12X20 box or approved equal. Solid cover with touch pad hole. Doubles use B-24 sized fiberglass box and TRPL lid (Armorcast, Fiberlyte or approved equal) (3)	300psi Ball valves meter swivel X FIP Mueller- 300-B24351N Ford- B13-332W McDonald- 76101MW
1-½"	2" Sch. 80 PVC/Tracer wire required 14ga. Solid core UF (blue)	2" Mueller 2360 resilient wedge gate valve, or appr. equal, w/ Std. 2" sq. operating nut, 2" FIP X FIP Requires ROMAC 202NS double strap tapping saddle w/ 2" cls nipple.	1-½" 300psi Ball angle meter valves FIP X meter flange. Requires 2" to 1-½" male adapter and reducer. Mueller- 300-B-24286N Ford- BFA13-666W McDonald- 746048	Armorcast Rotocast polyethylene 17X30 box or approved equal. Solid cover with touch pad hole. (3)	1-½" 300psi Ball valves meter flange X FIP, 1-½" Gasket Ind. all nuts and bolts. Mueller- 300-B24337N Ford- BF13-666W McDonald- 76101MW
2"	2" Sch. 80 PVC/Tracer wire required 14ga. Solid core UF (blue)	2" Mueller 2360 resilient wedge gate valve, or appr. equal, w/ Std. 2" sq. operating nut, 2" FIP X FIP Requires ROMAC 202NS double strap tapping saddle w/ 2" cls nipple.	See Standard Drawing W-6A	Armorcast Rotocast polyethylene 17X30 box or approved equal. Solid cover with touch pad hole. (3)	See Standard Drawing W-6A
3"	4" DI	4" Mueller 2300 resilient Gate Valve, or approved equal , flange X MJ. As specified in 630.20.01 above w/ 4" tapping sleeve. See also dwg W-15	4" Mueller 2300 resilient Gate Valve, or approved equal, MJ X MJ. As specified in 630.20.01 above w/4" tapping sleeve. See also dwg W-15	Utility Vault minimum size 4.5' X 9'. See also dwg W-15	4" Mueller 2300 resilient Gate Valve, or approved equal, MJ X MJ. As specified in 630.20.01 above w/ 4" tapping sleeve. See also dwg W-15

NOTES:

1. Dual ¾" services shall be in a B24 sized polyethylene box(except in sidewalks) with lid drilled for touch read meter system. Service trees not allowed. 1meter per service line
2. Traffic rated lids will be required in driveway areas.
3. In areas where meter box will be set in sidewalk, concrete Christy B12,B24 or B36 boxes will be required, wrapped with 8mil plastic.
4. All materials supplied shall meet the requirements of One Hundred Eleventh Congress Senate Bill 3874 (S. 3874), the Reduction of Lead in Drinking Water Act.
5. Dielectric unions will be placed behind customer meters by City of Central Point forces, when required.
6. Services that are bored will require a 2" schedule 40 sleeve for a 1" service, and a 4" schedule 40 sleeve for 2" services.
7. Substitutes for Municipex may be approved upon review by the City of Central Point Public Works Department.
8. Municipex requires use of stiffener/insert at all joints.
9. All ball valves and AMV's shall be full port.

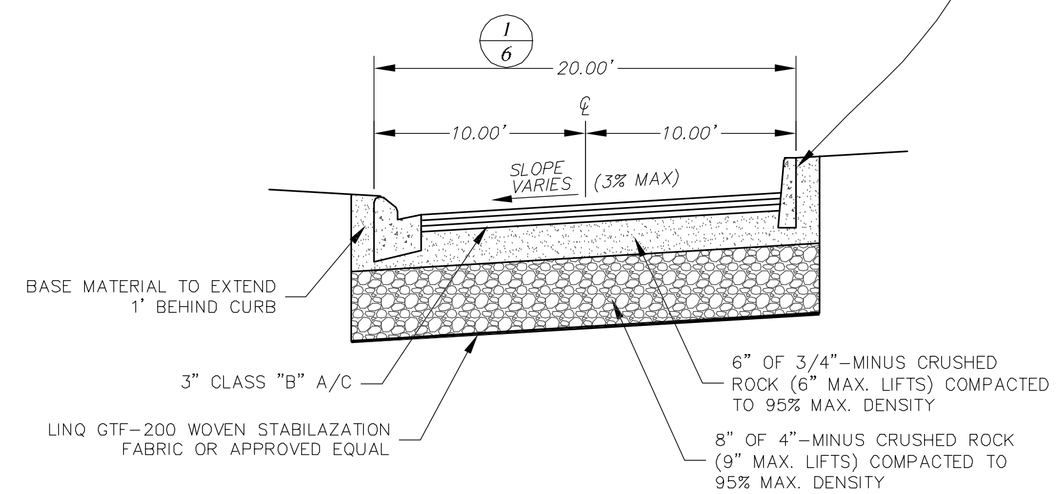
City of Central Point
Department of Public Works
Standards and Specifications

127



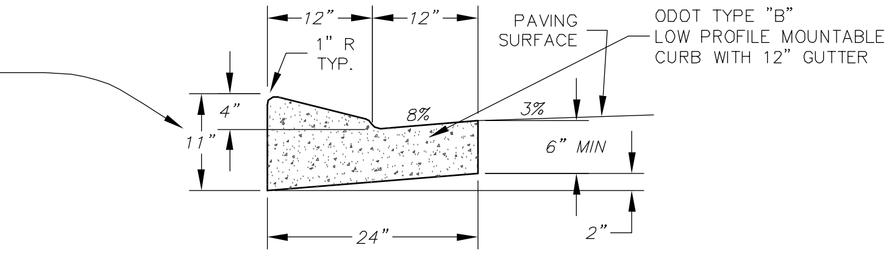
Private Driveway
TYPICAL SECTION AT ENTRANCE

(NTS)



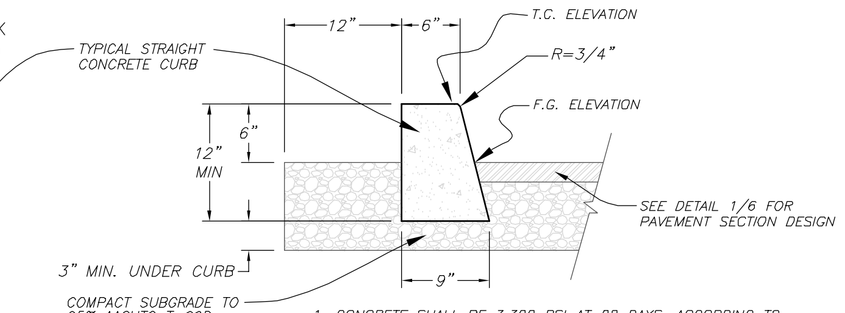
Private Driveway
2/6 TYPICAL SECTION AT POOL HOUSE

(NTS)



Rolled Concrete Curb
3/6

(NTS)



1. CONCRETE SHALL BE 3,300 PSI AT 28 DAYS, ACCORDING TO SECTION 00440, 2008 ODOT/APWA STD SPECS.
2. INSTALL V-GROOVE CONTRACTION JOINTS AT 10-FT MAX INTERVALS, AND 3/8-IN EXPANSION JOINTS EVERY 50-FT AND AT END OF CURB RETURNS.

Straight Concrete Curb
4/6

(NTS)

SIDEWALK NOTES:

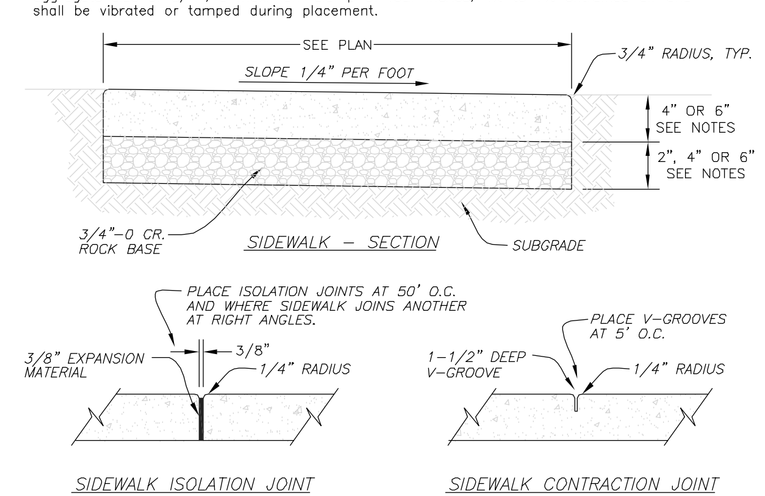
Sidewalks shall have a nominal thickness of four inches. Sidewalk sections through driveways shall have a nominal thickness of six inches.

Where sidewalk is adjacent to curb, place v-groove contraction joint in line with curb joint (10') and in between (5').

All subgrade below sidewalks shall be compacted to 95% maximum density at optimum moisture content.

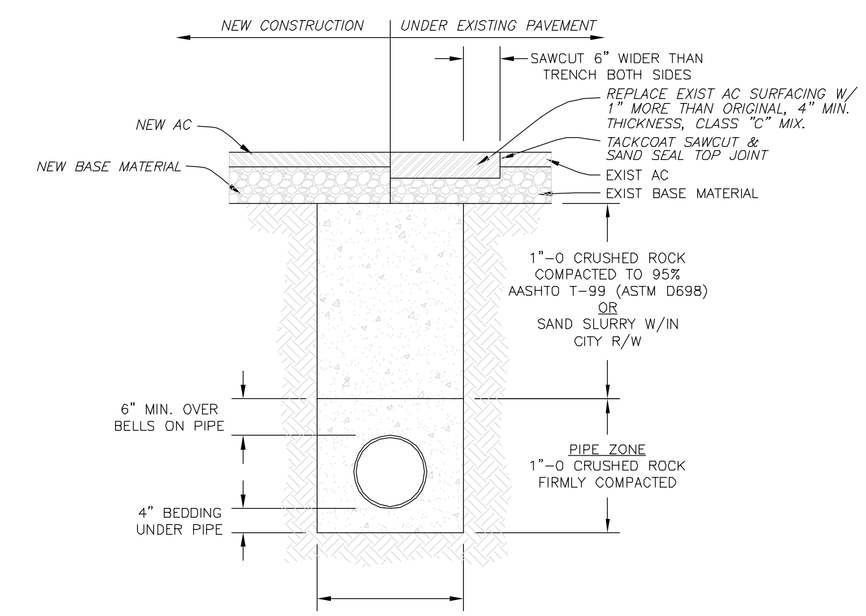
A minimum two inch thickness layer of 3/4"-0 (OSHD Spec) crushed aggregate base rock shall be placed below all private sidewalks. A minimum four inch thickness layer shall be placed under all public sidewalks. A minimum six inch thickness layer shall be placed under all driveways. All aggregate base rock shall be compacted to 95% of maximum density at optimum moisture content.

All sidewalk concrete shall have a minimum 28-day strength of 3,000 psi, maximum aggregate size of 3/4", a maximum slump of four inches, 4% to 7% entrained air and shall be vibrated or tamped during placement.



SECTION - SIDEWALK CONSTRUCTION
5/6

N.T.S.



PIPE MATERIALS:

STORM DRAIN	PVC, ASTM 3034 SDR 35
SANITARY SEWER	PVC, ASTM 3034 SDR 35
WATER (MAIN-TO-METER)	PER CITY STD. DETAILS
WATER (METER-TO-BLDG 5')	SCH. 40 PVC (UPC SEC.1004)

TRENCH DETAIL
6/6

N.T.S.

DETAILS - TWIN CREEKS COTTAGES

NO SCALE

CALL FOR UTILITY LOCATE 48 HOURS PRIOR TO EXCAVATION - 1-800-332-2344

JOB NO. 14-024
FILE: prelim basemap.dwg

DRAWN:
DATE: 2/25/15

REGISTERED PROFESSIONAL ENGINEER 54,452PE OREGON JULY 09, 2001 MATTHEW C. DUSENBURY
PRELIMINARY
RENEWAL DATE: 12/31/15

WHETSTONE ENGINEERING, INC.
OFFICE: (541) 664 9366
whetstoneengineering@q.com
615 ALDER STREET
CENTRAL POINT, OREGON 97502

DETAILS - TWIN CREEKS COTTAGES
W.L. MOORE CONSTRUCTION
CENTRAL POINT, OREGON

SHEET 6 OF 9

T.37S. R.2W. S.03CA, T.L. 1200

VERT DATUM=NAVD88

EROSION & SEDIMENT CONTROL PLAN
FOR
SITE IMPROVEMENTS - TWIN CREEKS COTTAGES

LOCATED IN
SOUTHWEST 1/4 OF
SECTION 3, T. 37 S., R. 2 W., W.M.
CITY OF CENTRAL POINT
JACKSON COUNTY, OREGON

ESCP STANDARD NOTES

1. Hold a pre-construction meeting of project construction personnel that includes the inspector to discuss erosion and sediment control measures and construction limits. (Schedule A.5.b.i.(3))

2. The ESCP must be kept onsite and all erosion and sediment control measures shown on the plan must be installed in such a manner to ensure that sediment or sediment laden water that enters or is likely to enter surface waters or conveyance systems leading to surface water, roadway, or other properties does not occur. (Schedule A.3.a.) and (Schedule B.3.b.)

3. The implementation of the ESCP and construction, maintenance, replacement, and upgrading of the erosion and sediment control measures is the responsibility of the permit registrant until all construction is completed and approved by the local development agency and vegetation/landscaping is established. The permit registrant shall be responsible for maintenance after the lots are approved, until the lots are sold and the 1200-C permit is terminated. (Schedule A.4.a.) and (Schedule D.3.)

4. The permit registrant must be responsible for proper installation and maintenance of all erosion and sediment control measures, in accordance with local, state, or federal regulations. (Schedule A.5.a.) and (Schedule A. 6.a.)

5. Erosion and sediment control measures including perimeter sediment control must be in place before vegetation is disturbed and must remain in place and be maintained, repaired, and promptly implemented following procedures established for the duration of construction, including protection for active storm drain inlets and catch basins and appropriate non-stormwater pollution controls. (Schedule A.5.b.ii.(2)), (Schedule A.5.b.ii.(7)), (Schedule A.7.d.i.(2)) & (Schedule A.7.f.)

6. Begin land clearing, excavation, trenching, cutting or grading and earthwork-surface roughing after installing applicable sediment, erosion prevention and runoff control measures not in the direct path of work. (Schedule A.5.b.ii.(5)(a)), (Schedule A.7.c.i.(1)) and (Schedule A.7.c.ii.(1))

7. Apply temporary and/or permanent soil stabilization measures immediately on all disturbed areas as grading progresses and for all roadways including gravel roadways. (Schedule A.5.b.ii.(5).(b), (Schedule A.5.b.ii.(5)(c) & Schedule A.5.b.ii.(6).)

8. Wet Weather BMPs: Construction activities must avoid or minimize excavation and creation of bare ground on slopes greater than five (5) percent from October 1 through May 31 each year. (Schedule A.7.a.i.)

9. Wet Weather BMPs: Temporary stabilization of the site must be installed at the end of the shift before a holiday or weekend or at the end of each workday if rainfall is forecast in the next 24 hours and each weekend and holiday. (Schedule A.7.a.ii.)

10. Identify, mark, and protect (by fencing off 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. Preserve existing vegetation and re-vegetate open areas when practicable before and after grading or construction. (Schedule A.5.b.i.(1) & (2)) and (Schedule A.7.c.iii.(1))

11. Provide permanent erosion prevention measures on all exposed areas to prevent from becoming a source of erosion and remove all temporary control measures, unless local ordinances require otherwise, as areas are stabilized. (Schedule A.5.b.ii.(8)) and (Schedule A.7.c.ii.(2)) e

12. All temporary sediment controls must remain in place until permanent vegetation or other permanent covering of exposed soil is established. Identify the type of vegetative seed mix used. (Schedule A.7.c.iii.(3)) & (Schedule A.7.c.iii.(4))

13. Sediment controls must be installed and maintained along the site perimeter on all down gradient sides of the construction site and at all active and operational internal storm drain inlets at all times during construction. (Schedule A.7.d.i.(1) - (2))

14. Prior to any land disturbing activities each site must have graveled, paved, or constructed entrances, exits and parking areas with exit tire wash to reduce the tracking of sediment onto public or private roads. (Schedule A.7.d.iii.(1))

15. When trucking saturated soils from the site, either watertight trucks must be used or loads must be drained on-site until dripping has been reduced to minimize spillage on roads. (Schedule A.7.d.iii(3))

16. Temporary stabilization or covering of soil stockpiles and protection of stockpile located away from construction activity must occur at the end of each workday or other BMPs, such as diversion of uncontaminated flows and installation of sediment fences around stockpiles, must be implemented to prevent turbid discharges to surface waters. (Schedule A.7.e.i.(1)) & (Schedule A.7.e.ii.(1) - (3))

17. BMPs that will be used to prevent or minimize stormwater from being exposed to pollutants from spills, no discharge of concrete truck wash water, vehicle and equipment cleaning, 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, leftover paints, solvents, and glues from construction operations. (Schedule A.7.e.i.(2))

18. Any use of toxic or other hazardous materials must include proper storage, application, and disposal. (Schedule A.7.e.iii.(2))

19. Solid Waste and Hazardous Materials Management. Follow project written spill prevention and response procedures, employee training on spill prevention and proper disposal procedures; regular maintenance schedule for vehicles and machinery; and material delivery and storage controls, training and signage, material use, covered storage areas for waste and supplies. (Schedule A.7.e.iii(3))

20. The permittee must properly manage hazardous wastes, used oils, contaminated soils, concrete waste, sanitary waste, liquid waste, or other toxic substances discovered or generated during construction and meet all state and federal regulations and approvals. (Schedule A.7.e.iii.(4))

21. The ESCP measures shown on this plan are minimum requirements for anticipated site conditions. During the construction period, these measures must be upgraded as needed to comply with all applicable local, state, and federal erosion and sediment control regulations. Changes to the ESCP must also be submitted in the form of an Action Plan to DEQ or its Agent for approval. (Schedule A.7.f.)

22. Significant amounts of sediment, which leaves the site, must be cleaned up within 24 hours and placed back on the site and stabilized or properly disposed. The cause of the sediment release must be found and prevented from causing a recurrence of the discharge within the same 24 hours. Any in-stream clean up of sediment shall be performed according to the Oregon Division of State Lands required time frame. (Schedule A.7.f.i.(1))
23. Vacuuming or dry sweeping must be used to clean-up released sediment and must not be intentionally washed into storm sewers, drainage ways, or water bodies. (Schedule A.7.f.i.(2))

24. The application rate of fertilizers used to reestablish vegetation must follow manufacturer's recommendations to minimize nutrient releases to surface waters. Time-release fertilizers should be used with care within any waterway riparian zone. (Schedule A.7.f.i.(3))

25. Sediment must be removed from behind a Sediment Fence when it has reached a height of 1/3 the height of the fence aboveground and before fence removal. (Schedule A.7.f.ii.(1))

26. Sediment must be removed from behind Bio Bags and other barriers it has reached a height of two (2) inches and before BMP removal. (Schedule A.7.f.ii.(2))

27. Removal of trapped sediment in a Sediment Basin or Sediment Trap or Catch Basins must occur when the sediment retention capacity has been reduced by fifty (50)% and at completion of project. (Schedule A.7.f.ii.(3) & (4))

28. DEQ must approve of any treatment system and operational plan that may be necessary to treat contaminated construction dewatering or sediment and turbidity in stormwater runoff. (Schedule A.7.f.iii.)

29. Should all construction activities cease for thirty days or more, the entire site must be temporarily stabilized using vegetation or a heavy mulch layer, temporary seeding, or other method. (Schedule A.8.a.)

30. Should construction activities cease for fifteen (15) days or more on any significant portion of a construction site temporary stabilization is required for that portion of the site with straw, compost, or other tackified covering that prevent soil or wind erosion until work resumes on that portion of the site. (Schedule A.8.b.)

31. Daily inspections when rainfall and runoff occurs of the BMPs and discharge outfalls must be the project ESCP inspector. These inspections and observations must be recorded in a log that is available on site. (Schedule A.6.b.i.) & (Schedule B.1.b(1))

32. BMPs must be inspected before, during, and after significant storm events. (Schedule A.7.f.)

33. All ESCP controls and practices must be inspected visually once to ensure that BMPs are in working order prior to the site becoming inactive or in anticipation of site inaccessibility and must be inspected visually once every two (2) weeks during inactive periods greater than seven (7) consecutive calendar days. (Schedule B.1.b.(2)-(3))

34. If practical, inspections must occur daily at a relevant and accessible discharge point or downstream location during periods which the site is inaccessible due to inclement weather. (Schedule B.1.b.(4))

35. All ESCP controls and practices must be inspected visually according to the following schedule:

SITE CONDITION	MINIMUM FREQUENCY
1. ACTIVE PERIOD	DAILY WHEN STORMWATER RUNOFF, INCLUDING RUNOFF FROM SNOW MELT, IS OCCURRING. AT LEAST ONCE EVERY TWO (2) WEEKS, REGARDLESS OF WHETHER STORMWATER RUNOFF IS OCCURRING.
2. PRIOR TO THE SITE BECOMING INACTIVE OR IN ANTICIPATION OF SITE INACCESSIBILITY	ONCE TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURE ARE IN WORKING ORDER. ANY NECESSARY MAINTENANCE AND REPAIR MUST BE MADE PRIOR TO LEAVING THE SITE.
3. INACTIVE PERIODS GREATER THAN FOURTEEN (14) CONSECUTIVE CALENDAR DAYS	ONCE EVERY TWO (2) WEEKS.
4. PERIODS DURING WHICH THE SITE IS INACCESSIBLE DUE TO INCLEMENT WEATHER	IF PRACTICAL, INSPECTIONS MUST OCCUR DAILY AT A RELEVANT AND ACCESSIBLE DISCHARGE POINT OR DOWNSTREAM LOCATION.

IMPLEMENTATION OF CONTROL MEASURES

a. All permit registrants must implement the ESCP (Paragraph A.12). Failure to implement any of the control measures or practices described in the ESCP is a violation of the permit.

b. All permit registrants must prevent the discharge of significant amounts of sediment to surface waters or conveyance systems leading to surface waters. The following conditions indicate that a significant amount of sediment has left or is likely to leave the site:
   i. Earth slides or mud flows;
   ii. Concentrated flows of stormwater such as rills, rivulets or channels that cause erosion when such flows are not filtered, settled or otherwise treated to remove sediment;
   iii. Sediment laden or turbid flows of stormwater that are not filtered or settled to remove sediments and turbidity;
   iv. Deposits of sediment at the construction site in areas that drain to unprotected stormwater inlets or to catch basins that discharge to surface waters. Inlets and catch basins with failing sediment controls due to lack of maintenance or inadequate design are considered unprotected;
   v. Deposits of sediment from the construction site on any property (including public and private streets) outside of the construction activity covered by this permit.

c. The permit registrant must ensure the control measures or practices described in the ESCP are implemented according to the following sequence:
   i. Before Construction.
      (1) Identify, mark, and protect (with construction fencing or other means) critical riparian areas and vegetation including important trees and associated rooting zones and vegetation areas to be preserved.
      (2) Identify vegetative buffer zones between the site and sensitive areas (for example, wetlands), and other areas to be preserved, especially in perimeter areas.
      (3) Hold a pre-construction meeting of project construction personnel that includes the inspector required by condition A.12.b.iii to discuss erosion and sediment control measures and construction limits.
      (4) Stabilize site entrances and access roads including, but not limited to construction entrances, roadways and equipment parking areas (for example, using geotextile fabric underlay).
      (5) Install perimeter sediment control, including storm drain inlet protection as well as all sediment basins, traps, and barriers.
      (6) Establish concrete truck and other concrete equipment washout areas before beginning concrete work.
      (7) Establish material and waste storage areas, and other non-stormwater controls.
      (8) Stabilize stream banks and construct the primary runoff control measures to protect areas from concentrated flows.

   ii. During Construction.
      (1) Land Clearing, Grading and Roadways.
         (a) Begin land clearing, excavation, trenching, cutting or grading only after installing applicable sediment and runoff control measures.
         (b) Provide appropriate erosion and sediment control BMPs for all roadways including gravel roadways.
         (c) Install additional control measures as work progresses as needed.
         (d) Phase clearing and grading to the maximum extent practical to prevent exposed inactive areas from becoming a source of erosion.
      (2) Surface Stabilization.
      Apply temporary or permanent soil stabilization measures (for example, temporary and permanent seeding, or mulching) immediately on all disturbed areas as work is completed. Stabilization of disturbed areas must be initiated immediately whenever any earth disturbing activities have permanently ceased on any portion of the site.
      (3) Construction and Paving.
      Keep erosion and sediment control measures in place for the duration of construction, including protection for active storm drain inlets and appropriate non-stormwater pollution controls.

   iii. Final Stabilization and Landscaping.
      (1) Provide permanent erosion prevention measures on all exposed areas.
      (2) Remove and properly dispose of construction materials and waste, including sediment retained by temporary BMPs.
      (3) Remove all temporary control measures as areas are stabilized, unless doing so conflicts with local requirements.

T.37S. R.2W. S.03CA, T.L. 1200

VERT DATUM=NAVD88

CALL FOR UTILITY LOCATE 48 HOURS
PRIOR TO EXCAVATION - 1-800-332-2344

DEVELOPER

BRET MOORE
W.L. MOORE CONSTRUCTION, INC.
P.O. BOX 3577
CENTRAL POINT, OREGON 97502
PHONE: (541) 665-5401
bretm@twncrks.com

ENGINEER

MATT DUSENBURY
WHETSTONE ENGINEERING, INC.
615 ALDER STREET
CENTRAL POINT, OREGON 97502
PHONE: (541) 664-9344
whetstoneengineering@q.com

NARRATIVE DESCRIPTIONS

EXISTING SITE CONDITIONS

* VACANT LOT

DEVELOPED CONDITIONS

* PLANNED UNIT DEVELOPMENT AND UTILITIES

NATURE OF CONSTRUCTION ACTIVITY AND ESTIMATED TIME TABLE

* CLEARING
* MASS GRADING
* UTILITY INSTALLATION
* PRIVATE DRIVE CONSTRUCTION
* FINAL STABILIZATION

TOTAL SITE AREA = 78,684 SF = 1.81± ACRES

TOTAL DISTURBED AREA = 90,550 SF = 2.1± ACRES

SITE SOIL CLASSIFICATION:

80% - 127A MEDFORD SILTY CLAY LOAM, 0-3 PERCENT SLOPES
MODERATE EROSION POTENTIAL

20% - 100A KUBLI LOAM, 0-3 PERCENT SLOPES
MODERATE EROSION POTENTIAL

RECEIVING WATER BODIES:

JACKSON CREEK

PERMITTEE'S SITE INSPECTOR

BRET MOORE
W.L. MOORE CONSTRUCTION, INC.
P.O. BOX 3577
CENTRAL POINT, OREGON 97502
PHONE: (541) 665-5401
bretm@twncrks.com

INSPECTION FREQUENCY:

* HOLD A PRE-CON MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE EC INSPECTOR.
* ALL INSPECTIONS MUST BE MADE IN ACCORDANCE WITH DEQ 1200 C PERMIT REQUIREMENTS.
* INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200 C PERMIT REQUIREMENTS.
* CHANGES TO THE APPROVED ESC PLAN MUST BE SUBMITTED TO DEQ IN THE FORM OF AN ACTION PLAN.

RATIONAL STATEMENT

A comprehensive list of available Best Management Practices (BMP) options based on DEQ's 1200-C Permit Application and ESCP Guidance Document has been reviewed to complete this Erosion and Sediment Control Plan. Some of the above listed BMPs were not chosen because they were determined to not effectively manage erosion prevention and sediment control 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 ESCP, an Action Plan will be submitted.

INITIAL

JOB NO. 14-024
FILE: prelim basemap.dwg

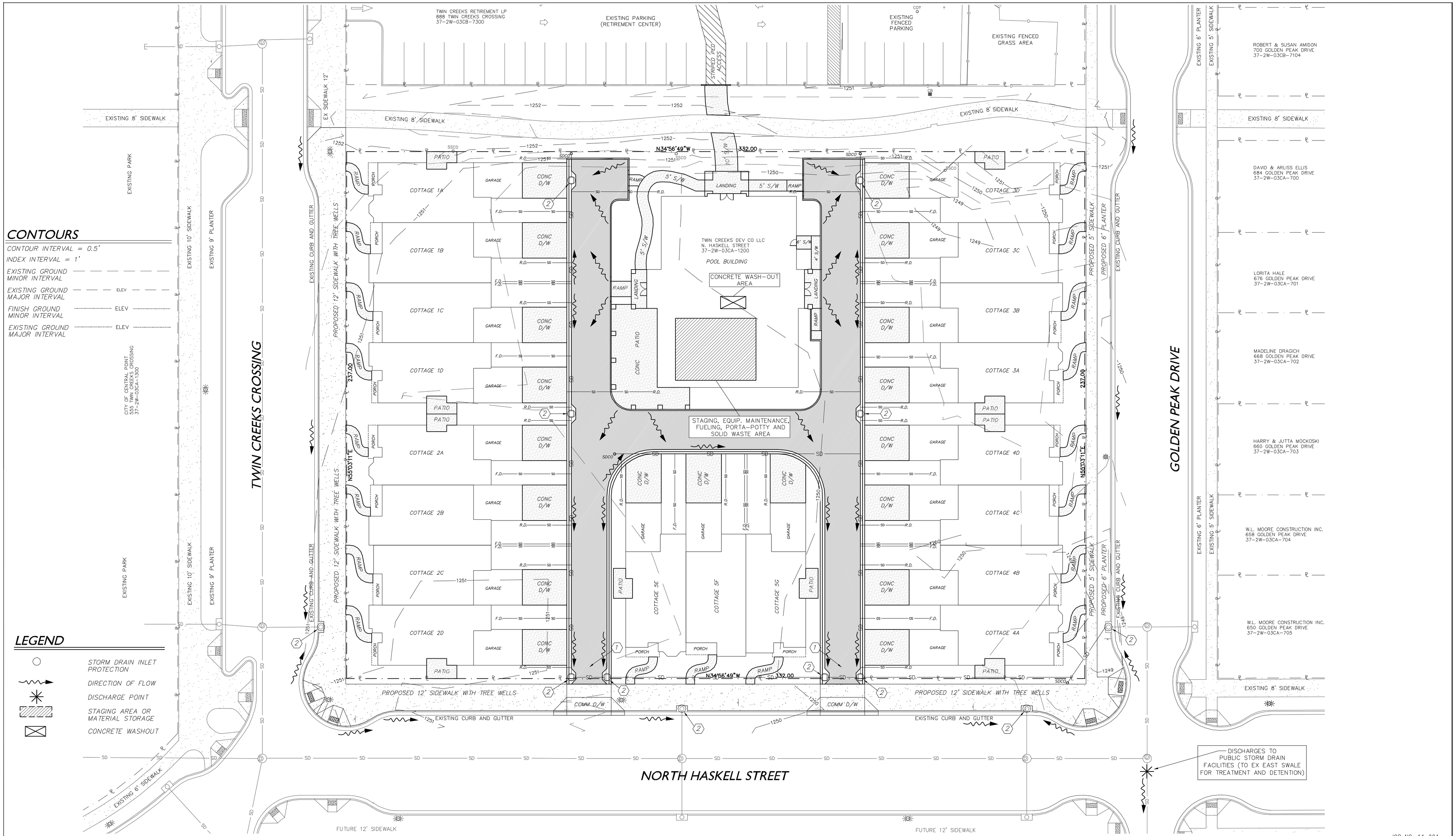
DRAWN:
DATE: 2/25/15

REGISTERED PROFESSIONAL ENGINEER
54,452PE
PRELIMINARY
OREGON
JULY 09, 2001
MATTHEW C. DUSENBURY
RENEWAL DATE: 12/31/15

WHETSTONE ENGINEERING, INC.
OFFICE: (541) 664-9344
whetstoneengineering@q.com
615 ALDER STREET
CENTRAL POINT, OREGON 97502

GENERAL NOTES - EROSION & SEDIMENT CONTROL PLAN
W.L. MOORE CONSTRUCTION
CENTRAL POINT, OREGON

SHEET 7 OF 9



CONTOURS

CONTOUR INTERVAL = 0.5'
INDEX INTERVAL = 1'
EXISTING GROUND MINOR INTERVAL
EXISTING GROUND MAJOR INTERVAL — ELEV
FINISH GROUND MINOR INTERVAL — ELEV
EXISTING GROUND MAJOR INTERVAL — ELEV

LEGEND

- STORM DRAIN INLET PROTECTION
- DIRECTION OF FLOW
- DISCHARGE POINT
- STAGING AREA OR MATERIAL STORAGE
- CONCRETE WASHOUT

EROSION CONTROL NOTES

1. ROCKED CONSTRUCTION ENTRANCE FOR 100' MINIMUM TO PREVENT TRACKING OF SOIL ONTO ROADWAY, 8" MIN. THICKNESS OF SHALE ON FILTER FABRIC. LINE AND GRADE SHALL CONFORM TO FUTURE ROAD IMPROVEMENTS. SEE SHEET ODOT STD. DWG. RD1000.
2. STORM DRAIN INLETS SHALL BE PROTECTED BY CURB SOCK INLET PROTECTION (TYPE 4). SEE SHEET ODOT STD. DWG. 1015 ALTERNATE: GRATE INLETS SHALL BE PROTECTED BY TYPE 2-4. SEE ODOT STD. DWG. RD1010

SEE SHEET 8 FOR ESPC NOTES

EROSION & SEDIMENT CONTROL PLAN - TWIN CREEKS COTTAGES

SCALE: 1"=20'

0 20' 40'

CALL FOR UTILITY LOCATE 48 HOURS PRIOR TO EXCAVATION - 1-800-332-2344

T.37S. R.2W. S.03CA, T.L. 1200

VERT DATUM=NAVD88

JOB NO. 14-024
FILE: prelim basemap.dwg

DRAWN:
DATE: 2/25/15

REGISTERED PROFESSIONAL ENGINEER
54,452PE
PRELIMINARY
OREGON
JULY 09, 2001
MATTHEW C. DUSENBURY
RENEWAL DATE: 12/31/15

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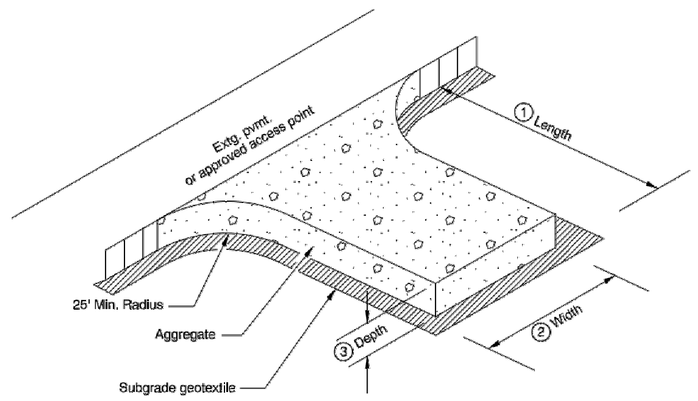
EROSION & SEDIMENT CONTROL PLAN
W.L. MOORE CONSTRUCTION
CENTRAL POINT, OREGON

SHEET 8 OF 9

rd1000.dgn 12-31-2006



Notes:

① Length:
50' min. - for less than 1 acre exposed soil
100' min. - for greater than 1 acre exposed soil

② Width:
20' - or width of extg. approach, whichever is greater.

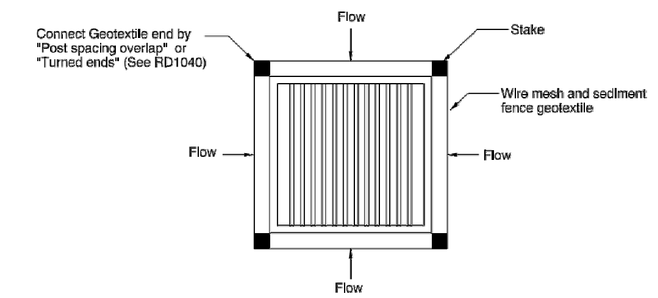
③ Depth:
8" min

CALC. BOOK NO. N/A	BASELINE REPORT DATE 01-JAN-2013
The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without consulting a Registered Professional Engineer.	NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications OREGON STANDARD DRAWINGS CONSTRUCTION ENTRANCES 2015 DATE / REVISION DESCRIPTION

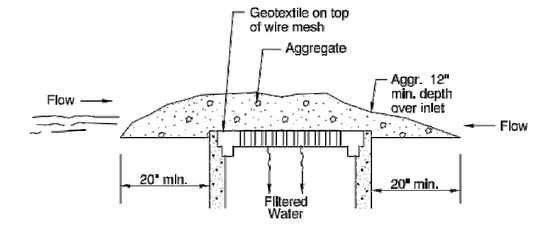
Effective Date: February 1, 2015 - May 31, 2015 RD1000

RD1000

rd1010.dgn 12-31-2006



PLAN

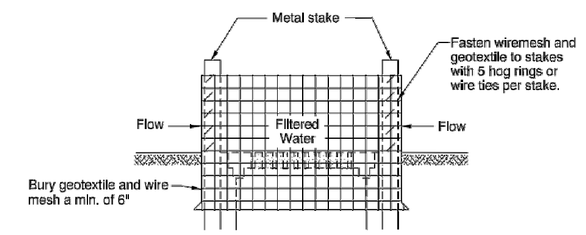


GEOTEXTILE/WIREMESH/AGGREGATE

TYPE 2

INLET PROTECTION						
Site Conditions Where Types Are Appropriate	TYPE					
	1	2	3	4	5	6
Area Drain, Soil	Y	Y	Y	Y	Y	Y
Area Drain, Pavement	N	Y	Y	Y	Y	N
Ditch Inlet, Soil	Y	N	Y	Y	N	Y
Ditch Inlet, Pavement	N	N	Y	Y	N	N
Grate Inlet Along Curb, Soil	N	Y	Y	Y	Y	Y
Grate Inlet Along Curb, Pavement	N	Y	Y	Y	Y	N
Curb Opening Inlet, Soil	N	N	N	Y	Y	Y
Curb Opening Inlet, Pavement	N	N	N	Y	Y	N

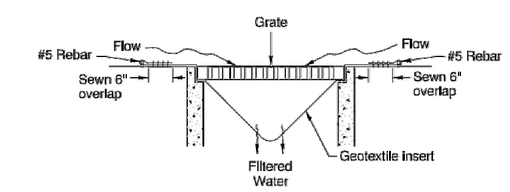
For Inlet Protection Types 4 and 5 see RD1015 and RD1020.



ELEVATION

SEDIMENT FENCE

TYPE 1



PREFABRICATED FILTER INSERT

TYPE 3

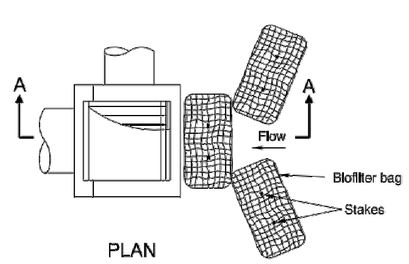
Note:
Type 1 Sediment Fence
Type 2 Geotextile/wire mesh/aggregate
Type 3 Prefabricated filter insert
Type 4 Biofilter bags
Type 5 Masonry/aggregate
Type 6 Sod

CALC. BOOK NO. N/A	BASELINE REPORT DATE 01-JAN-2013
The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without consulting a Registered Professional Engineer.	NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications OREGON STANDARD DRAWINGS INLET PROTECTION (TYPE 1, 2 & 3) 2015 DATE / REVISION DESCRIPTION

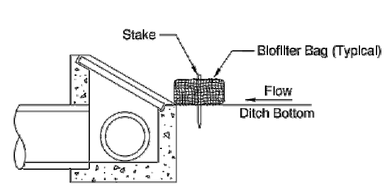
Effective Date: February 1, 2015 - May 31, 2015 RD1010

RD1010

rd1015.dgn 12-31-2006



PLAN

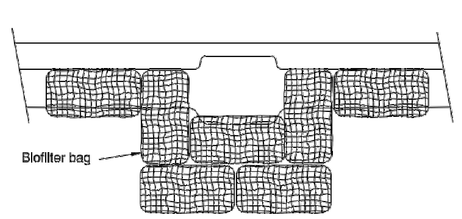


SECTION A-A

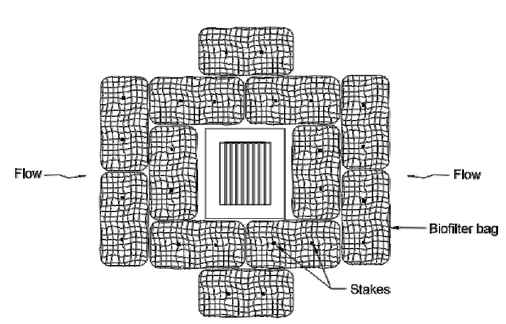
DITCH INLET

Note:

1. Use 2 stakes per bag. Stakes may be omitted if bags are placed on pavement surface.
2. Overlap all bag joints 6".



PLAN
CATCH BASIN



AREA DRAIN

CALC. BOOK NO. N/A	BASELINE REPORT DATE 01-JAN-2013
The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without consulting a Registered Professional Engineer.	NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications OREGON STANDARD DRAWINGS INLET PROTECTION (TYPE 4) BIOFILTER BAGS 2015 DATE / REVISION DESCRIPTION

Effective Date: February 1, 2015 - May 31, 2015 RD1015

RD1015

DETAILS - EROSION & SEDIMENT CONTROL PLAN

NO SCALE

CALL FOR UTILITY LOCATE 48 HOURS PRIOR TO EXCAVATION – 1-800-332-2344

T.37S. R.2W. S.03CA, T.L. 1200

VERT DATUM=NAVD88

JOB NO. 14-024
FILE: prelim basemap.dwg

DRAWN:
DATE: 2/25/15

REGISTERED PROFESSIONAL ENGINEER 54,452PE OREGON JULY 09, 2001 MATTHEW C. DUSENBURY
PRELIMINARY
RENEWAL DATE: 12/31/15

WHETSTONE ENGINEERING, INC.
OFFICE: (541) 664 9346
whetstoneengineering@q.com
615 ALDER STREET
CENTRAL POINT, OREGON 97502

DETAILS - EROSION & SEDIMENT CONTROL PLAN
W.L. MOORE CONSTRUCTION
CENTRAL POINT, OREGON

SHEET 9 OF 9