

LOT 3

KITTEN WAY INDUSTRIAL SUBDIVISION 1917 Bobcat Way, White City, OR 97503 On-Site Construction Documents Plan Set

PROJECT TEAM

OWNER
TIoga Pacific Investments LLC
4731 W JENNIFER AVE.
FRESNO, CA 93722

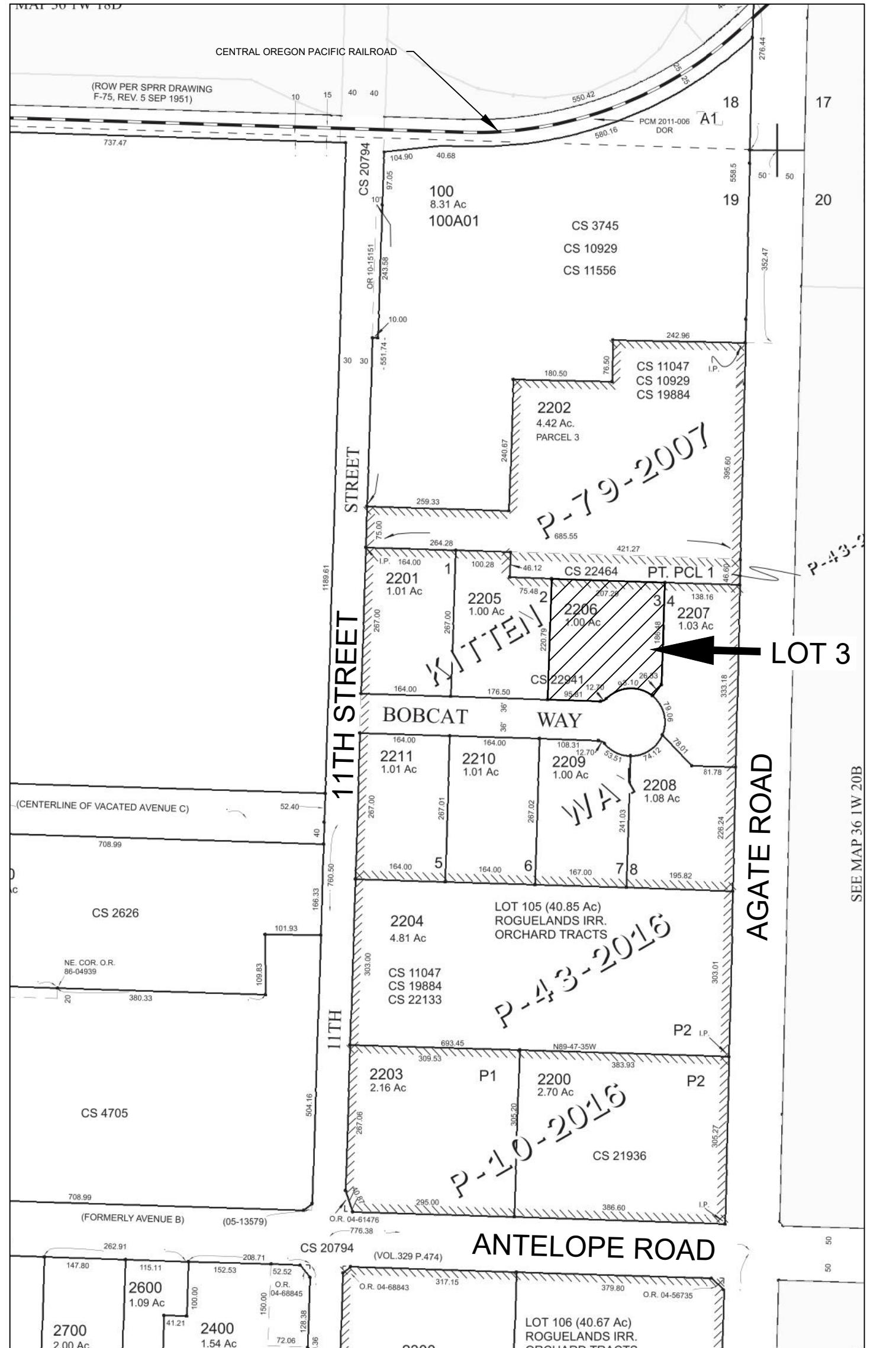
AGENT/ CIVIL ENGINEER
BULL ENGINEERING
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GEOTECHNICAL ENGINEER
THE GALLI GROUP
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GRANTS PASS, OR 97526
PHONE: 541-955-8150

CONTRACTOR
TO BE DETERMINED

VICINITY MAP



SHEET INDEX

DWG. NO.	DESCRIPTION
C1	COVER SHEET
C2	SITE PLAN
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KITTEN WAY INDUSTRIAL SUBDIVISION
LOT 3
1917 BOBCAT WAY, WHITE CITY
JACKSON COUNTY, OREGON

COVER SHEET

Bull Engineering	DATE: 7/26/21	DRAWN BY: T. HEWITT	DESIGNED BY: M. BULL
SCALE: NOT TO SCALE	SCALE: NOT TO SCALE	DATE: 7/26/21	DATE: 7/26/21

PROJECT INFORMATION

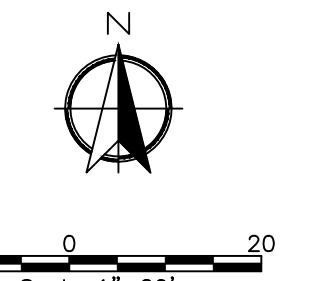
TOTAL SITE AREA: 1.001 AC (43,608.61 sf)
 ASPHALT PAVING: 0.215 AC (9,357.41 sf)
 BUILDING: 0.275 AC (12,000 sf)
 IMPERVIOUS AREA: 0.853 AC (37,177 sf) 85.3%
 PERVIOUS AREA: 0.148 AC (6,432 sf) 14.7%
 TOTAL SITE DISTURBANCE: 0.950 AC (41,397 sf)

PARKING DATA

10,468 sf WAREHOUSE @ 1 STALL/ 1250sf = 8.5 STALLS
 1,532sf OFFICE @ 1 STALL/ 300sf = 5.11 STALLS
 25% REDUCTION DISTANCE TO TRANSIT=0.75*13.61 = 10.21
 STALLS PROVIDED: 11 STALLS

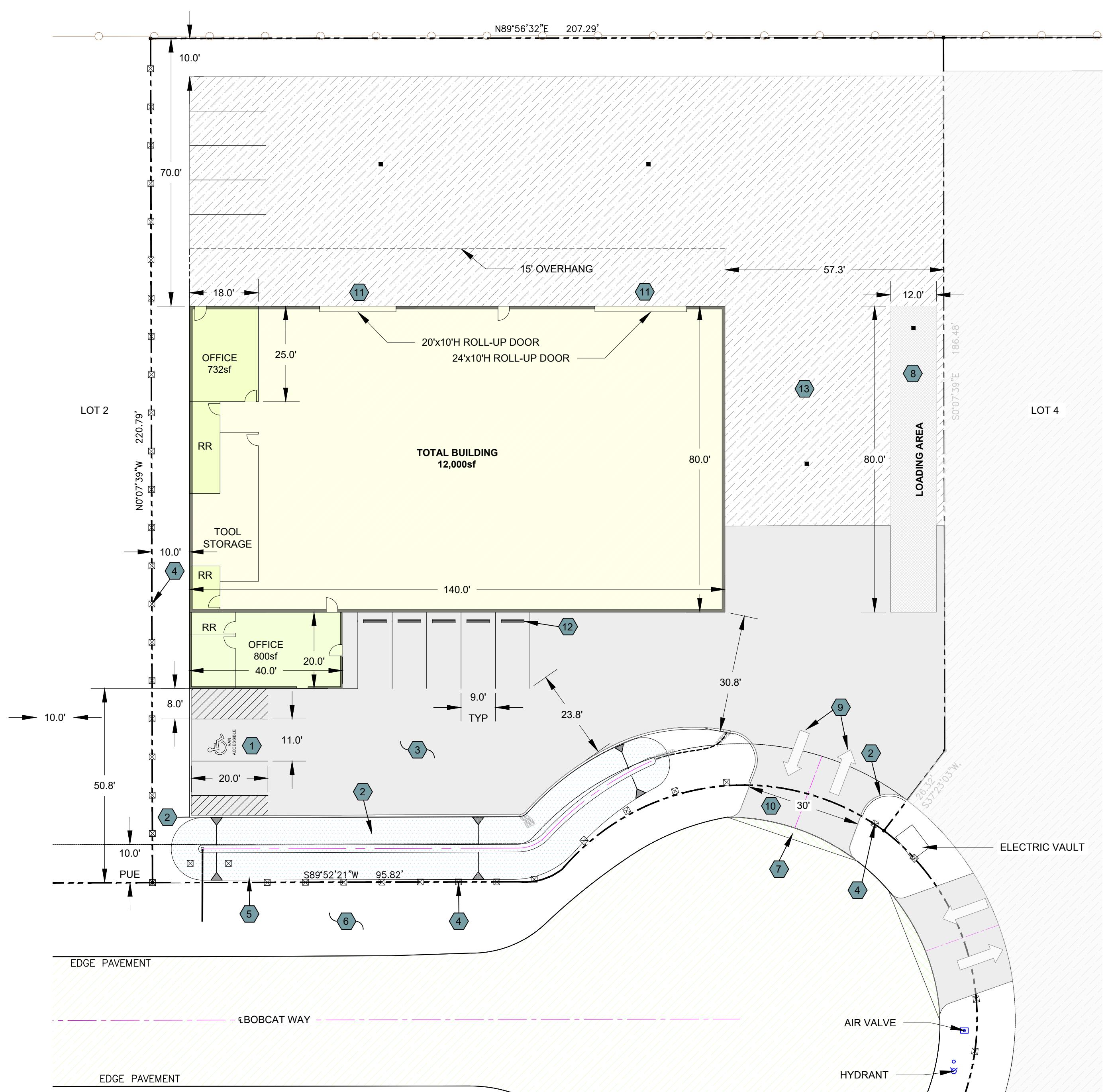
LEGEND

- PROPERTY LINE
- PROPOSED AC PAVEMENT
- PROPOSED GRAVEL SURFACE
- PROPOSED BUILDING
- PROPOSED FENCE
- EXISTING FENCE
- PROPOSED WATER QUALITY BASIN
- PROPOSED BASIN CONTROL OUTLET
- EXISTING PAVEMENT
- CONCRETE LOADING AREA



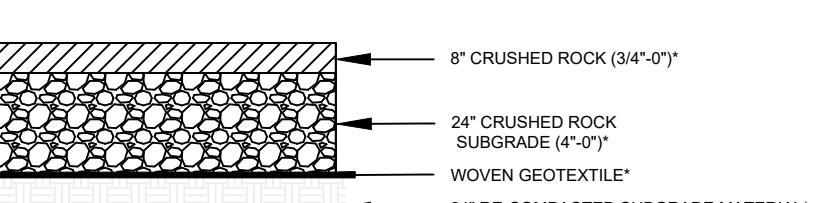
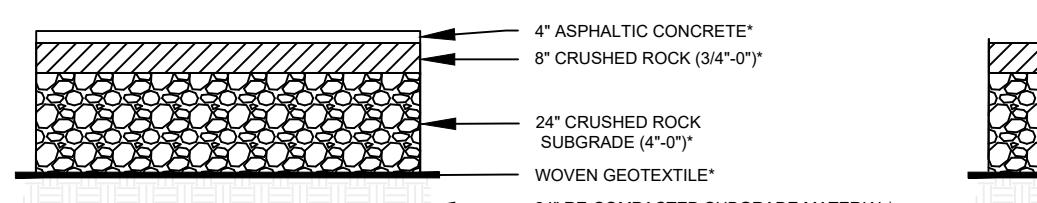
CONSTRUCTION NOTES

- CONSTRUCT TYPICAL VAN ADA ACCESSIBLE PARKING STALL INCLUDING ADA APPROVED SYMBOL AND SIGN. SEE ADA ACCESSIBLE PARKING STALL DETAIL ON C2.1 SHEET. SEE ADA ACCESSIBLE SYMBOL AND SIGN DETAILS ON SHEET C2.1.
- CONSTRUCT VERTICAL CURB PER RD700. SEE DETAIL ON SHEET C2.1.
- CONSTRUCT AC PAVEMENT SECTION. SEE CROSS SECTION THIS SHEET. SEE GEOTECHNICAL REPORT PREPARED BY GALLI GROUP FOR SPECIFICATIONS.
- INSTALL CHAIN LINK FENCE W/ SCREENING SLATS, WITH 3 STRANDS BARN WIRE ON TOP. NOT TO EXCEED 8' TALL.
- PROPOSED STORMWATER MANAGEMENT BASIN, SEE GRADING AND UTILITY PLANS FOR CONSTRUCTION INFORMATION.
- SEE LANDSCAPE PLAN FOR DETAILS.
- SAWCUT EXISTING ASPHALTIC CONCRETE WHERE NEW ASPHALT TO ABUT. SAWCUT SHALL BE PLUMB AND STRAIGHT THE LENGTH OF THE CUT. HORIZONTAL DEVIATIONS AND BROKEN EDGES ARE TO BE AVOIDED. ALL JOINTS TO BE TACKED PRIOR TO PAVING AND SAND SEALED.
- 12'x80' DESIGNATED LOADING AREA. SEE STRUCTURAL ENGINEERING PLANS FOR DETAIL REGARDING RAMP GRADES AND CONCRETE SLAB/ WALL SPECS.
- INSTALL LANE DELINEATION MARKERS.
- DRIVEWAY APPROACH WILL BE CONSTRUCTED PER JACKSON COUNTY STANDARDS. PER DETAIL AS SHOWN ON SHEET C2.1.
- CONSTRUCT BOLLARD ON EACH SIDE OF ROLL-UP DOOR PER DETAIL SHOWN ON SHEET C2.1.
- INSTALL PARKING BUMPER BLOCK (8 EA.) PER DETAIL SHOWN ON SHEET C2.1.
- CONSTRUCT GRAVEL PARKING AREA. SEE CROSS SECTION THIS SHEET. SEE GEOTECHNICAL REPORT PREPARED BY GALLI GROUP FOR



GENERAL NOTES

- THE ASPHALT CONCRETE MIX DESIGN SHALL BE SUBMITTED A MINIMUM OF SEVEN (7) DAYS PRIOR TO SCHEDULING THE PRE-PAVE MEETING. MATERIALS AND WORKMANSHIP SHALL BE SPECIFIED IN SECTION 00745 OF THE ODOT'S STANDARD SPECIFICATION.
- ALL CONCRETE SHALL BE AT 3300 PSI AT 28 DAYS UNLESS OTHERWISE SPECIFIED.
- PLACEMENT OR STORAGE OF SPOILS FROM THE UTILITY LINE TRENCHES IS NOT PERMITTED ON HARD SURFACE STREETS WITHIN PUBLIC RIGHT-OF-WAY. SPOILS STORED IN OTHER RIGHT-OF-WAY AREAS SHALL BE COVERED TO PREVENT EROSION.
- STOCKPILED MATERIALS OR EQUIPMENT SHALL NOT BE STORED OVERNIGHT WITHIN TEN (10) FEET OF AN ACTIVE LANE.
- GRANULAR MATERIALS SHALL BE OBTAINED FROM A SOURCE APPROVED BY JACKSON COUNTY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF THE MATERIAL SOURCE PRIOR TO ANY GRANULAR MATERIAL PLACEMENT AND SHALL NOT CHANGE MATERIAL SOURCE WITHOUT PRIOR WRITTEN APPROVAL BY JACKSON COUNTY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH JACKSON COUNTY ROADS 48 HOURS IN ADVANCE OF DRIVEWAY CONSTRUCTION.
- ITEMS NOT SHOWN, BUT NECESSARY FOR SUCCESSFUL COMPLETION OF THIS PROJECT MAY BE REQUIRED BY JACKSON COUNTY ROADS.
- THE CONTRACTOR SHALL NOT PERFORM WORK WITHOUT AGENCY INSPECTIONS WHERE INSPECTIONS ARE REQUIRED BY THE SPECIFICATIONS.
- THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CURRENT OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, AND THE CURRENT SUPPLEMENTAL STANDARD SPECIFICATIONS OF JACKSON COUNTY.
- ALL ADA ACCESSIBLE FACILITIES SHALL BE INSTALLED PER THE CURRENT ADA REQUIREMENTS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE ACCESSIBLE PATH OF THE TRAVEL COMPLIES WITH THE AMERICAN DISABILITIES ACT AND ALL LOCAL CODES.
- OWNER TO OBTAIN A ROADWAY/APPROACH PERMIT FROM JACKSON COUNTY ROADS PRIOR TO THE START OF WORK.
- PRIOR TO SCHEDULING THE PRE-CONSTRUCTION MEETING, THE OWNER WILL OBTAIN AN EROSION CONTROL PERMIT FROM DEQ AND PROVIDED A COPY TO JACKSON COUNTY ROADS.
- ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION THOSE RULES ARE SET FORTH IN OAR 952-01-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER AT (503) 232-1967 OR (800) 323-2344.
- CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN AND/OR MAINTAIN EXISTING PUBLIC STREETS OF SOIL OR OTHER DEBRIS DEPOSITED BY CONSTRUCTION OPERATIONS AND REPAIR ALL STREETS DAMAGED BY THE CONSTRUCTION OPERATIONS IN A TIMELY MANNER TO AVOID INCONVENIENCES OR HAZARDS TO THE PUBLIC AS DIRECTED BY THE ENGINEER.
- SATURDAY OR WEEKEND WORK SCHEDULES MUST BE APPROVED BY THE COUNTY ENGINEER. REQUESTS MUST BE RECEIVED BY NOON THE PROCEEDING WEDNESDAY PROCEEDING THE WORK SO THAT JACKSON COUNTY STAFF CAN COORDINATED INSPECTIONS COVERAGE. THE COUNTY CHARGES A 2 HOUR MINIMUM TO COVER THIS TIME.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH VARIOUS UTILITY COMPANIES REGARDING INSTALLATION OR PROTECTION OF THEIR FACILITIES. A PRE-CONSTRUCTION MEETING WILL BE REQUIRED PRIOR TO THE START OF CONSTRUCTION.
- REQUESTS BY THE CONTRACTOR FOR CHANGES TO THE PLANS MUST BE IN WRITING AND APPROVED BY THE CONSULTING ENGINEER AND THE AGENCY'S ENGINEER BEFORE CHANGES ARE IMPLEMENTED.
- GARBAGE WILL BE COLLECTED AND REMAIN WITHIN THE BUILDING UNTIL PROPERLY DISPOSED OF OFFSITE
- OWNER AND CONTRACTOR SHALL ENSURE THAT NO GROUND DISTURBANCE OR STOCKPILING OF MATERIALS OR EQUIPMENT MAY OCCUR OUTSIDE THE SEDIMENT FENCE.

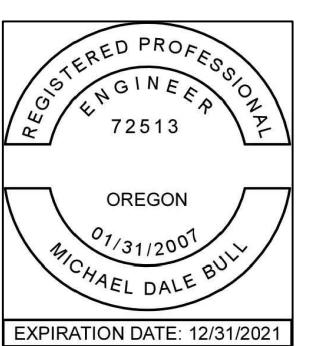


AC PAVEMENT SECTION

NOT TO SCALE
 *THESE RECOMMENDATIONS ARE PER THE GALLI GROUP GEOTECHNICAL ENGINEERING REPORT DATED 9/10/2008. THE OWNER MAY CHOOSE TO BRING IN ANOTHER GEOTECHNICAL ENGINEER FOR ADDITIONAL RECOMMENDATIONS AT THEIR OWN DISCRETION.

GRAVEL SURFACE SECTION

NOT TO SCALE
 *THESE RECOMMENDATIONS ARE PER THE GALLI GROUP GEOTECHNICAL ENGINEERING REPORT DATED 9/10/2008. THE OWNER MAY CHOOSE TO BRING IN ANOTHER GEOTECHNICAL ENGINEER FOR ADDITIONAL RECOMMENDATIONS AT THEIR OWN DISCRETION.



SITE PLAN

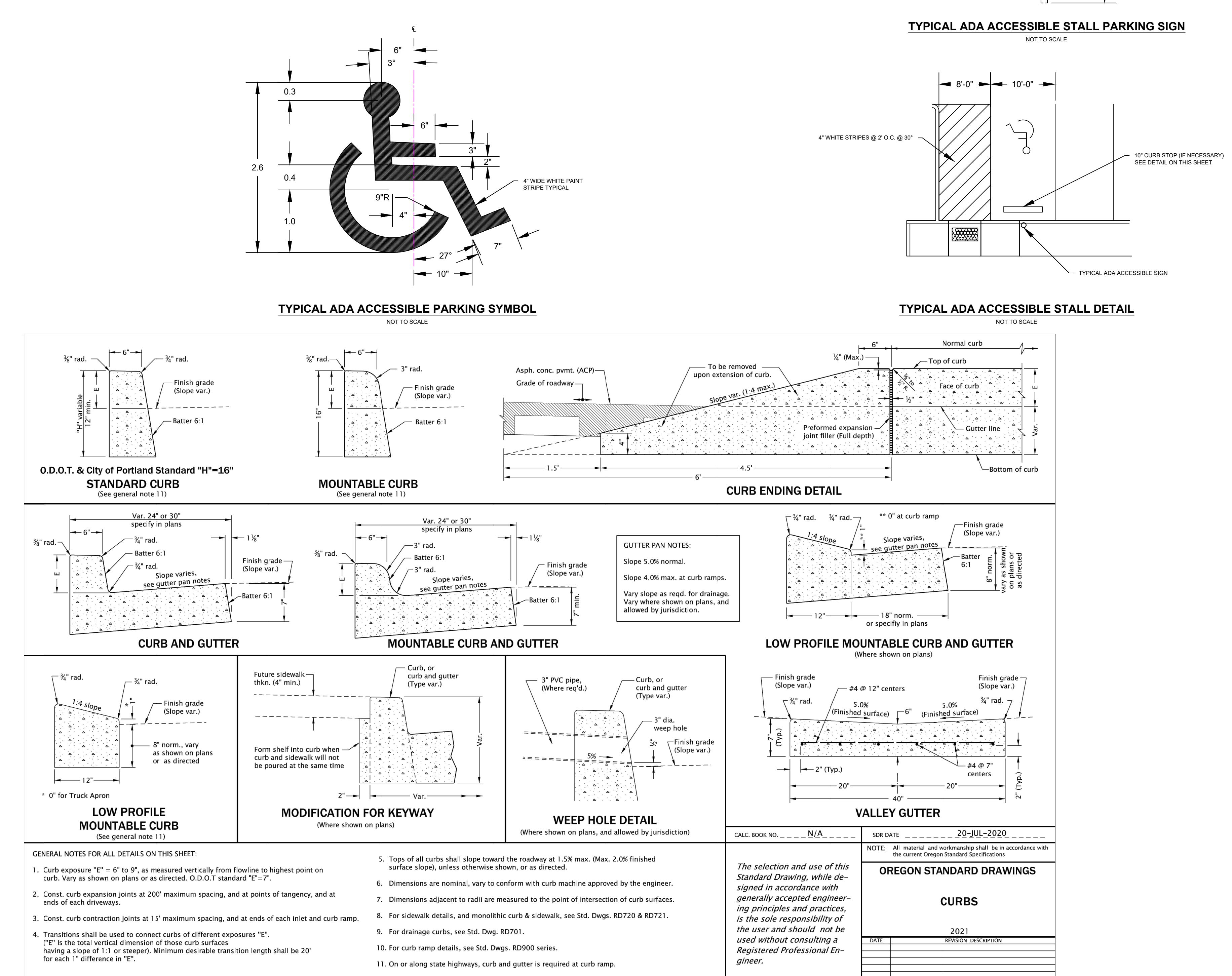
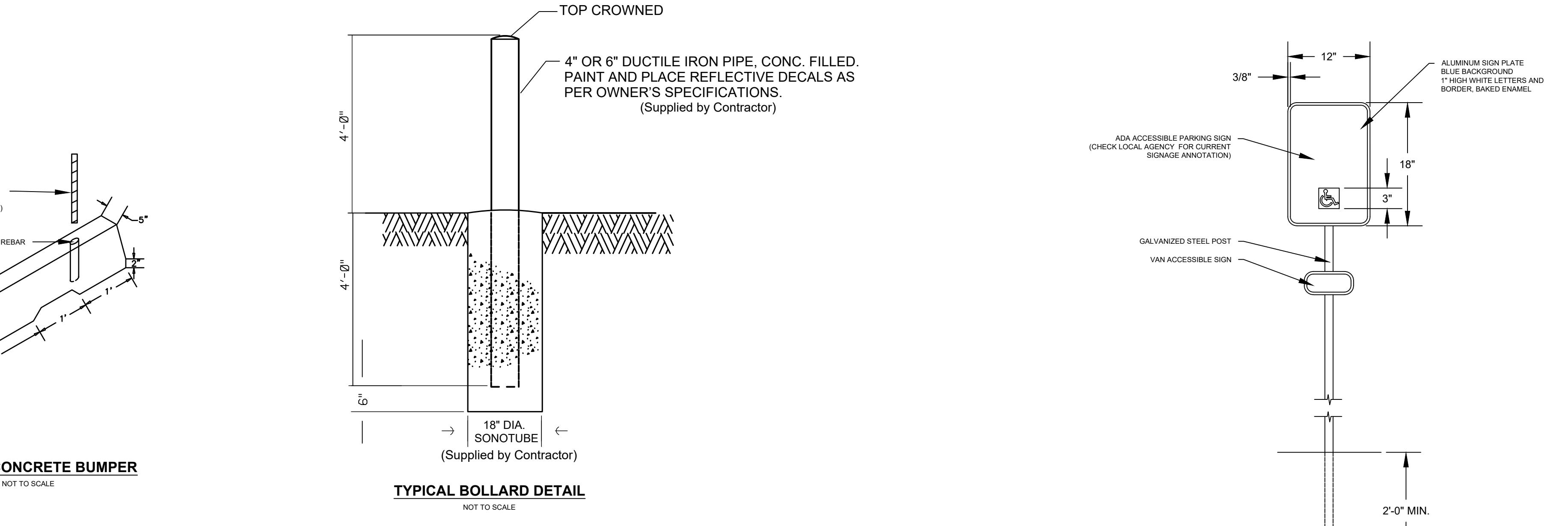
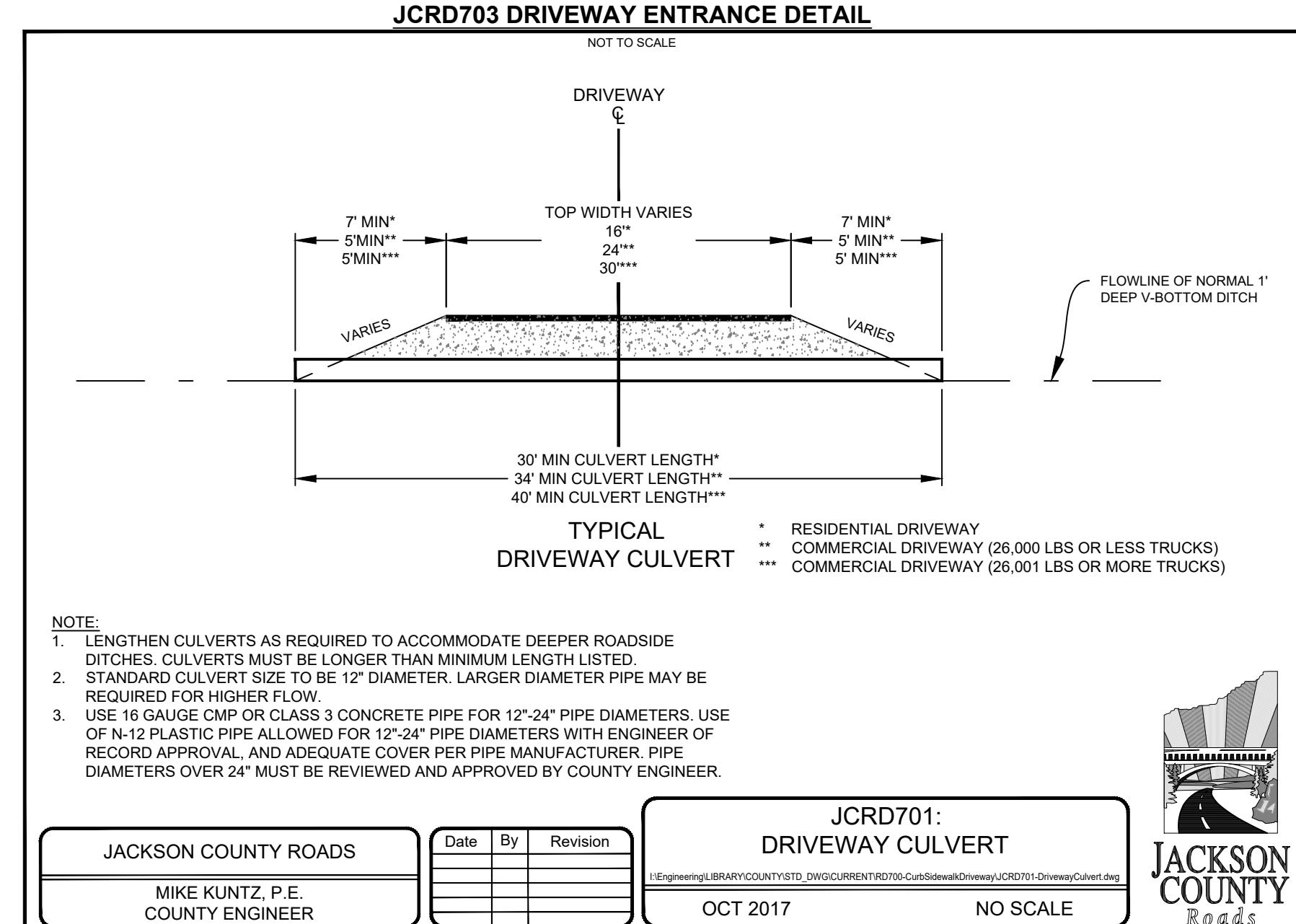
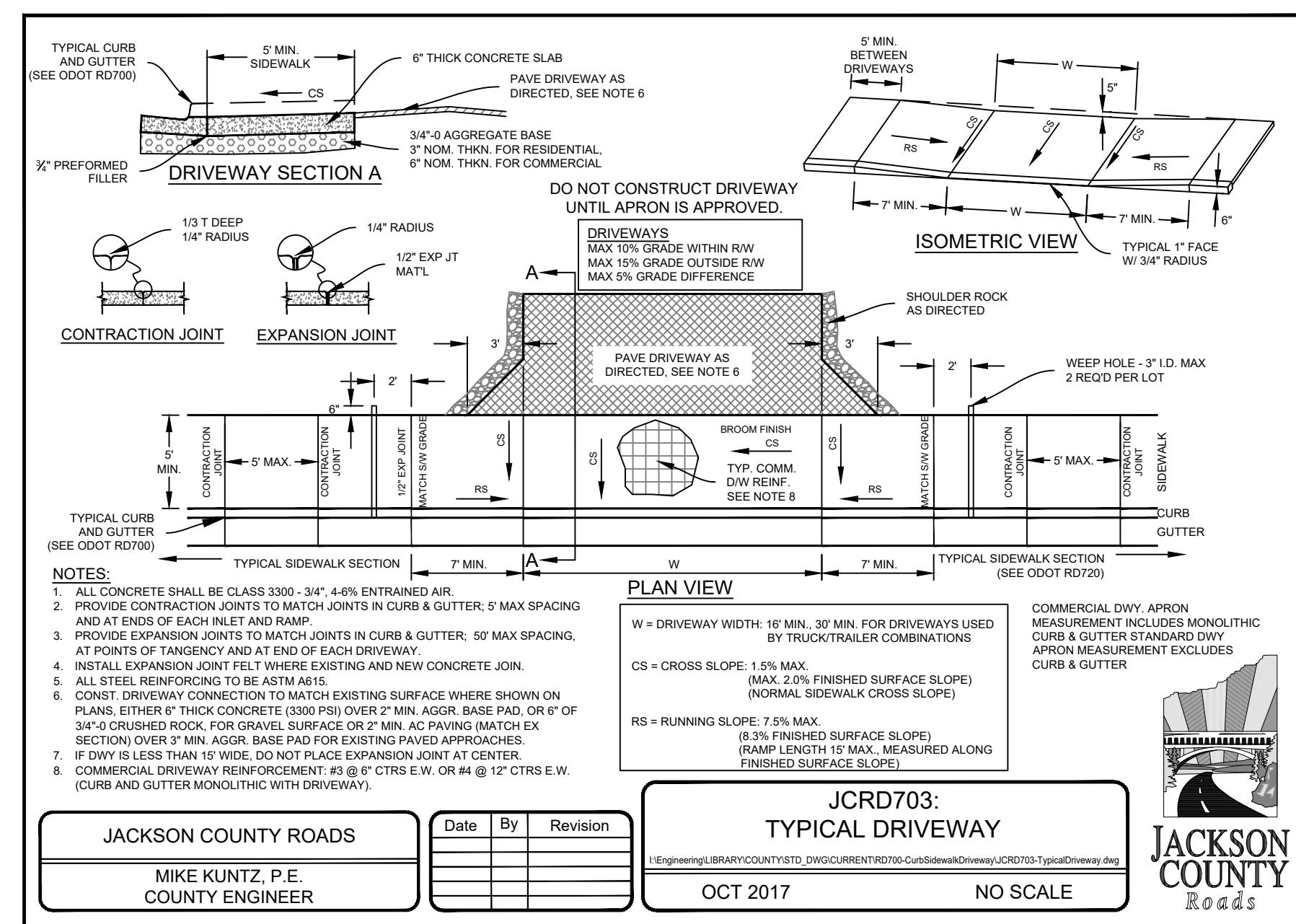
Bull Engineering

C2 | 1"=20' ON 24" x 36" SHEET | DATE: 7/26/21 | DRAWN BY: T. HEWITT | DESIGN BY: M. BULL

KITTEN WAY INDUSTRIAL SUBDIVISION
LOT 3

JUSTICE

1917 BOBCAT WAY, WHITE CITY
JACKSON COUNTY, OREGON

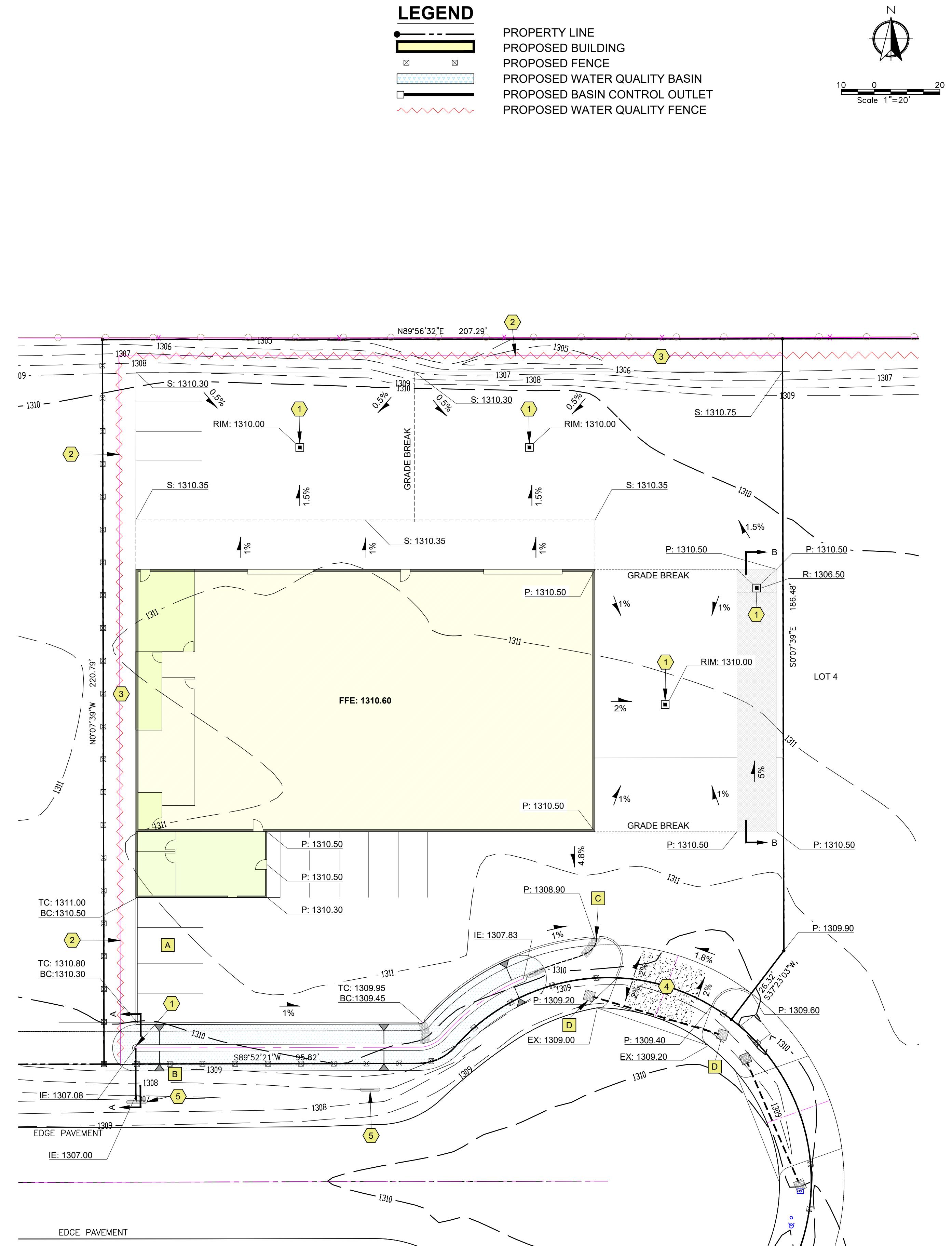




Bull Engineering



now what's below.
Call before you dig.



EROSION CONTROL CONSTRUCTION NOTES

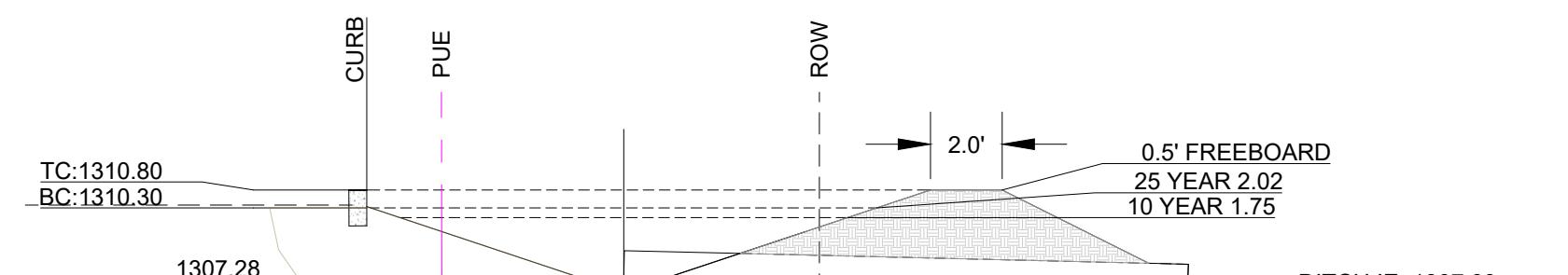
- 1 INSTALL SEDIMENT PROTECTION ON EXISTING INLETS PRIOR TO CONSTRUCTION, AND ON NEW INLETS WHEN INSTALLED. CONTRACTOR SHALL MAINTAIN INLET SEDIMENT PROTECTION FOR THE DURATION OF ALL CONSTRUCTION ACTIVITIES. SEE THE INLET PROTECTION DETAILS ON SHEET C3.1.
- 2 INSTALL AND MAINTAIN SEDIMENT FENCE TO PREVENT SEDIMENT LADEN WATER FROM LEAVING THE SITE. SEE DETAIL ON SHEET C3.1.
- 3 STABILIZE ALL DISTURBED AREAS BY SEEDING AND MULCHING, OR APPROVED EQUAL, TO THE SATISFACTION OF JACKSON COUNTY.
- 4 INSTALL AND MAINTAIN GRAVEL CONSTRUCTION ENTRANCES. SEE DETAIL ON SHEET C3.1. IF TRACKING ONTO THE PUBLIC ROADWAY OCCURS, CONTRACTOR SHALL PROVIDE SWEEPING AS REQUIRED BY JACKSON COUNTY.
- 5 INSTALL BIO-BAG PROTECTION (TYP.) CONTRACTOR SHALL MAINTAIN BIO-BAG PROTECTION FOR THE DURATION OF ALL CONSTRUCTION ACTIVITIES. SEE INLET PROTECTION DETAILS ON SHEET C3.1.

GRADING CONSTRUCTION NOTES

- A GRADE HANDICAP PARKING AREAS WITH A 2.0% MAXIMUM SLOPE IN ALL DIRECTIONS.
- B CONTRACTOR SHALL PROVIDE AN OVERFLOW SPILLWAY FROM THE POND TO THE PUBLIC DITCH TO THE EAST. THIS OVERFLOW DITCH SHALL BE 4' WIDE AND 6" LOWER THAN THE REST OF THE BERM SURROUNDING THE POND. THE ELEVATION OF THIS ROUTE SHALL BE 12XX.XX. THE OVERFLOW ROUTE SHALL BE ARMORED WITH RIP-RAP ACROSS THE ENTIRE BOTTOM WIDTH.
- C 2' WIDE CURB OPENING. SEE DETAIL ON SHEET C3.1
- D 3x3' CLASS 50 RIP RAP TO BE INSTALLED AT THE FLOW LINE AT THE TERMINATION OF THE CULVERT

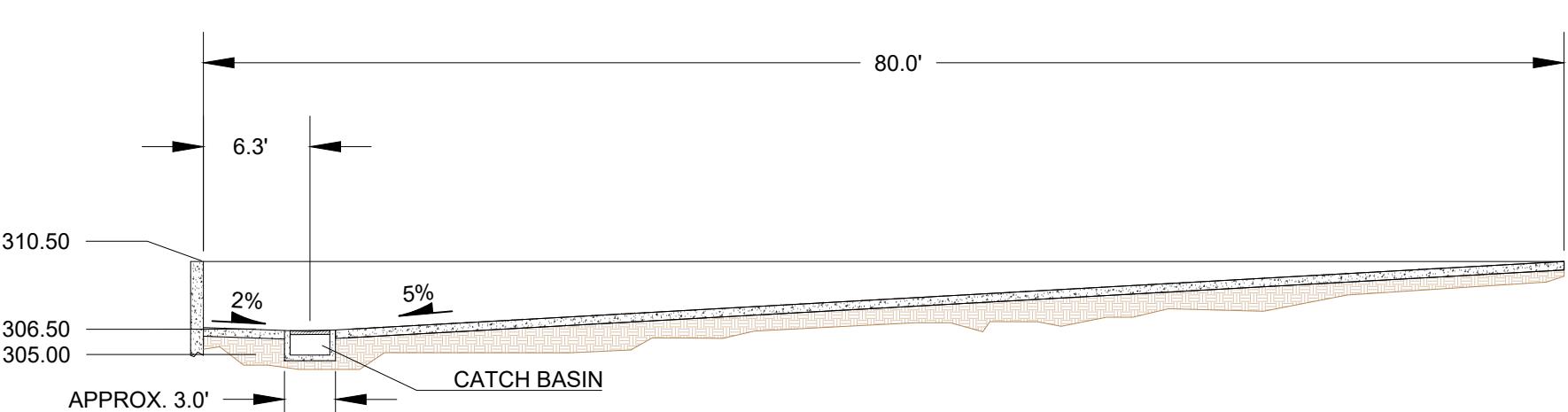
GENERAL NOTES

1. PRIOR TO SCHEDULING THE PRE-CONSTRUCTION MEETING, THE OWNER WILL OBTAIN AN EROSION CONTROL PERMIT FROM ROGUE VALLEY SEWER SERVICES (RVSS) AND PROVIDE A COPY TO JACKSON COUNTY ROADS.
2. EROSION CONTROL SHALL BE REMOVED BY THE CONTRACTOR ONCE LANDSCAPING IS ESTABLISHED.



CROSS SECTION A-A STORMWATER SWALE

SCALE 1:5



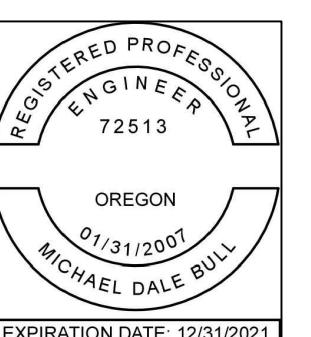
CROSS SECTION B-B LOADING RAMP

SCALE 1:10

WATER QUALITY TREATMENT

REQUIRED SWALE LENGTH = 84', LENGTH PROVIDED = 125'

BASIN VOLUME:

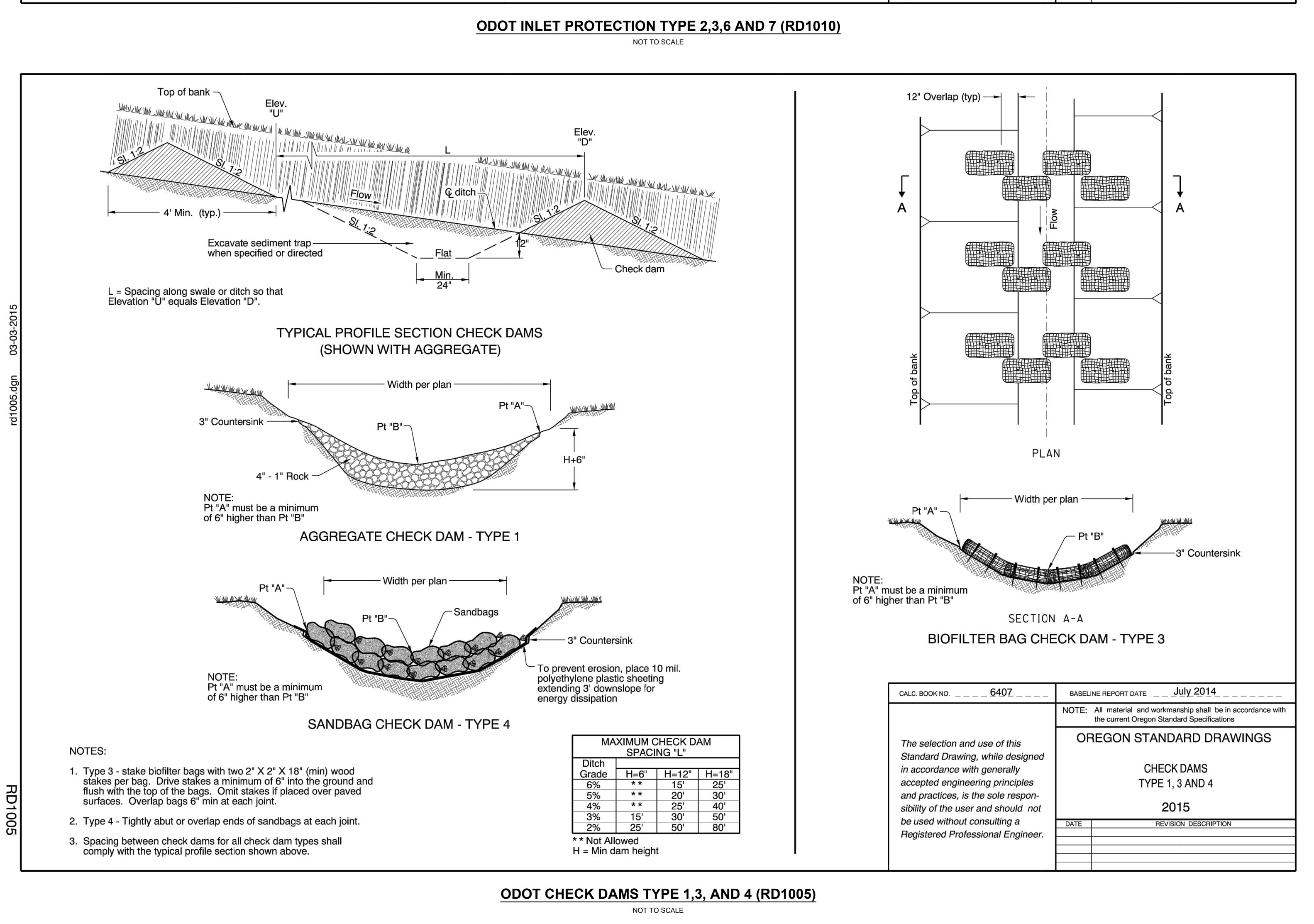
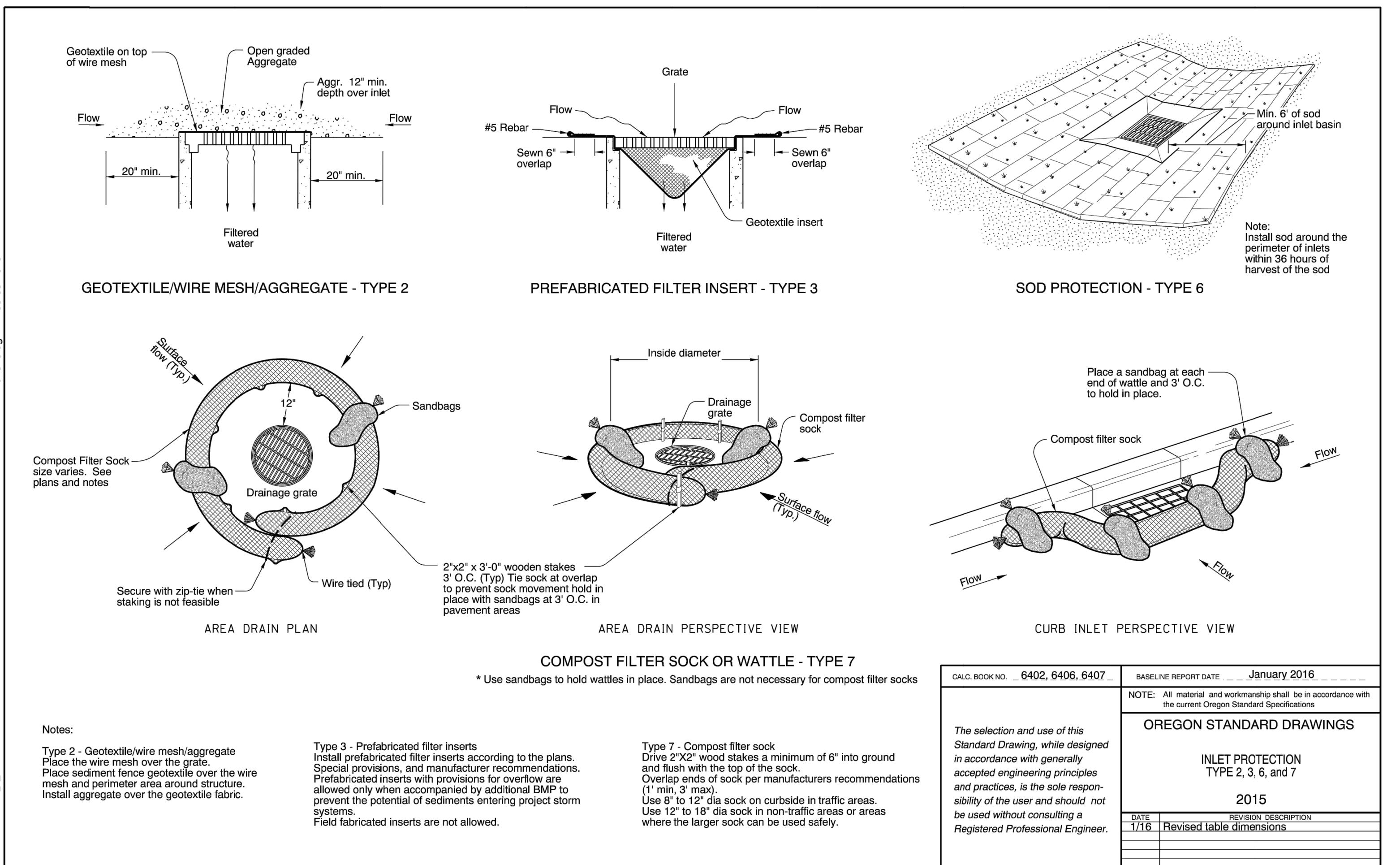
10-YEAR EVENT DETENTION VOLUME: 945 FEET³, WATER LEVEL 1.99'
25-YEAR EVENT DETENTION VOLUME: 1,330 FEET³, WATER LEVEL 2.31'

GRADING & EROSION
CONTROL DETAILSDESIGNED BY:
M. BULLBull Engineering
NOT TO SCALE
SCALE: C3.1

C3.1

GRADING GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS WITHIN JACKSON COUNTY SHALL CONFORM TO THESE PLANS AND THE COUNTY.
- NOTIFY THE ENGINEER AND JACKSON COUNTY ROADS 2 BUSINESS DAYS BEFORE COMMENCING WORK.
- ALL EMBANKMENTS REQUIRED SHALL BE STRUCTURAL FILL MEETING THE REQUIREMENTS AND SPECIFICATIONS OF THE GEOTECHNICAL INVESTIGATION PREPARED BY THE GALLI GROUP.
- LOCATION OF EXISTING UTILITIES ARE BASED ON AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND INFORM THE ENGINEER OF ANY DISCREPANCIES IN THE PLANS. CALL FOR LOCATES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- DEPTH OF SUBGRADE DENSIFICATION FOR EMBANKMENTS SHALL BE AS SPECIFIED ON THE GEOTECHNICAL REPORT.
- EARTH GRADING AND EARTH WORK ANALYSIS SHALL BE COMPLETED FROM FINISHED GRADE SPOT ELEVATIONS AND CONTOURS.
- SAWCUT EXISTING ASPHALT CONCRETE WHERE NEW ASPHALT TO ABUT. SAW CUT SHALL BE PLUMB AND STRAIGHT THE LENGTH OF THE CUT. HORIZONTAL DEVIATIONS AND BROKEN EDGES ARE TO BE AVOIDED. ALL JOINTS ARE TO BE TACKED PRIOR TO PAVING AND SAND SEALED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACT. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH TRAFFIC LANE AFFECTED. ALL SECTIONS OF THE CURRENT VERSION OF THE OREGON TEMPORARY TRAFFIC CONTROL HANDBOOK APPLY.
- IT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER TO OBTAIN STREET USE AND OTHER RELATED OR REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY IN THE JURISDICTION'S RIGHT-OF-WAY. IT SHALL ALSO BE THE RESPONSIBILITY OF THE OWNER TO OBTAIN ALL REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION.
- IF IT IS NECESSARY TO INTERRUPT EXISTING SURFACE DRAINAGE, SEWERS, OR UNDER-DRAINAGE, CONDUITS, UTILITIES, OR SIMILAR UNDERGROUND STRUCTURES, OR PARTS THEREOF, THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AND PRESERVE OR PROVIDE TEMPORARY SERVICES. WHEN SUCH FACILITIES ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, WHO SHALL ARRANGE FOR THEIR REMOVAL IF NECESSARY. THE CONTRACTOR SHALL AT HIS OWN EXPENSE, SATISFACTORILY REPAIR ALL DAMAGE TO SUCH FACILITIES OR STRUCTURES WHICH MAY RESULT FROM ANY OF HIS OPERATIONS DURING THE PERIOD OF THE CONTRACT.
- THE SUBGRADE UNDER AREAS TO BE PAVED SHALL BE COMPAKTED TO THE DEPTHS AND DENSITIES AT OPTIMUM MOISTURE AS SHOWN ON THE PLANS, AND AS SPECIFIED IN THE GEOTECHNICAL REPORT. WHEN NOT OTHERWISE SHOWN OR SPECIFIED, EXCAVATE TO A MINIMUM DEPTH OF (1) FOOT AND COMPACT TO NOT LESS THAN NINETY-FIVE PERCENT (95%) MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED BY T-180. THE CONTRACTOR SHALL ALSO PROOF ROLL THE SUBGRADE AND OBTAIN APPROVAL FROM THE ENGINEER PRIOR TO PLACEMENT OF THE AGGREGATE BASE.
- ALL VEGETATION SUCH AS BRUSH, HEAVY SODS, HEAVY GROWTH OF GRASS, DECAYED VEGETABLE MATTER, RUBBISH, AND ANY OTHER UNSUITABLE MATERIAL WITHIN THE AREA UPON WHICH EMBANKMENT IS TO BE PLACED SHALL BE STRIPPED OR OTHERWISE REMOVED AND APPROVED BY THE INDEPENDENT TESTING AGENCY BEFORE THE EMBANKMENT IS STARTED, AND IN NO CASE SHALL SUCH OBJECTIONABLE MATERIAL BE ALLOWED IN OR UNDER THE EMBANKMENT. NO DIRECT PAYMENT WILL BE MADE FOR STRIPPING. STRIPPING OF EMBANKMENT AREAS SHALL BE CONSIDERED INCIDENTAL TO THE WORK.
- ANY DAMAGE CAUSED BY THE CONTRACTOR OR HIS SUBCONTRACTOR'S AFTER THE SUBGRADE HAS BEEN APPROVED SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- IN THOSE AREAS UPON WHICH A SUBBASE OR BASE COURSE IS TO BE PLACED, THE TOP OF THE SUBGRADE SHALL BE OF SUCH SMOOTHNESS THAT, WHEN TESTED WITH A SIXTEEN(16) FOOT STRAIGHT EDGE APPLIED PARALLEL AND AT RIGHT ANGLES TO THE CENTERLINE, IT SHALL NOT SHOW ANY DEVIATION IN EXCESS OF ONE HALF (½) INCH, OR SHALL NOT BE MORE THAN 0.05 FOOT FROM TRUE GRADE AS ESTABLISHED BY GRADE HUBS OR PINS. ANY DEVIATION IN EXCESS OF THESE AMOUNTS SHALL BE CORRECTED BY LOOSENING, ADDING, OR REMOVING MATERIALS, RESHAPING, AND RE-COMPACTING BY SPRINKLING AND ROLLING.
- AT ALL TIMES, THE TOP OF THE SUBGRADE SHALL BE KEPT IN SUCH CONDITION THAT IT WILL DRAIN READILY AND EFFECTIVELY. IN HANDLING MATERIALS, TOOLS, AND EQUIPMENT, THE CONTRACTOR SHALL PROTECT THE SUBGRADE FROM DAMAGE. IN NO CASES WILL VEHICLES BE ALLOWED TO TRAVEL IN A SINGLE TRACK. IF RUTS ARE FORMED, THE SUBGRADE SHALL BE RESHAPED AND ROLLED UNTIL THE SUBGRADE HAS BEEN CHECKED AND APPROVED, NO SUBBASE, BASE, SURFACE COURSE OR PAVEMENT SHALL BE LAID THEREON. ALL AREAS SUSCEPTIBLE TO PUMPING SHALL BE BARRICADED OFF AND PROTECTED TO MINIMIZE THE AREA OF OVER-EXCAVATION.
- ROUGH EXCAVATION SHALL BE CARRIED TO THE NECESSARY DEPTH TO OBTAIN THE SPECIFIED DEPTH OF DENSIFICATION AS SPECIFIED IN THE LATEST GEOTECHNICAL REPORT PREPARED BY THE GALLI GROUP. SHOULD THE CONTRACTOR, THROUGH NEGLIGENCE OR OTHER FAULT, EXCAVATE BELOW THE DESIGNATED LINES, HE SHALL REPLACE THE EXCAVATION WITH APPROVED MATERIALS IN AN APPROVED MANNER AND CONDITION, AT HIS OWN EXPENSE.
- ALL SIDE SLOPES IN EXCAVATION AND FILLS SHALL BE TRIMMED AND SHAPED AS SPECIFIED HEREIN AND SHALL BE MADE FREE OF ALL EXPOSED ROOTS AND DEBRIS AND OF ALL STONES EXCEEDING TWO (2) INCHES IN SIZE WHICH ARE LOOSE OR LIABLE TO BECOME LOOSENED. EMBANKMENTS NEED NOT BE FINISHED TO A FINE DEGREE OF PERFECTION, BUT SHALL BE MADE AS SMOOTH, SAFE AND SIGHTLY AS PRACTICABLE WITH THE COMPATIBILITY OF MATERIALS USED IN CONSTRUCTION OF THE EMBANKMENTS. IF DIRECTED BY THE ENGINEER, EMBANKMENT SLOPES FLATTER THAN FOUR TO ONE AND CONSTRUCTED OF ROCKY MATERIAL SHALL BE COVERED WITH A LAYER OF EARTH, TALUS OR OTHER FINE MATERIAL.
- ON AREAS TO BE PAVED, THE SPECIFIED DEPTH IN CUT AREAS AND THE TOP OF EMBANKMENT SHALL BE COMPAKTED TO THE DENSITY SPECIFIED. WHEN COMPLETED, THE SURFACE SHALL BE TRUE TO THE LINES, GRADES, AND CROSS SECTION SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. AFTER ALL DRAINS, STRUCTURES, DUCTS, AND OTHER UNDERGROUND APPURTENANCES ALONG THE EDGES OR UNDER THE PAVEMENT HAVE BEEN COMPLETED, THE SUBGRADE SHALL BE COMPAKTED TO THE DEPTH AND DENSITY SPECIFIED. ANY IRREGULARITIES OR DEPRESSIONS THAT DEVELOP UNDER ROLLING SHALL BE CORRECTED BY LOOSENING THE MATERIAL AT THESE PLACES AND ADDING, REMOVING, OR REPLACING MATERIAL UNTIL THE SURFACE IS SMOOTH AND UNIFORM.
- ALL MATERIAL WHICH WILL NOT COMPACT READILY WHEN ROLLED OR TAMPED SHALL BE REMOVED & REPLACED WITH SUITABLE MATERIAL.

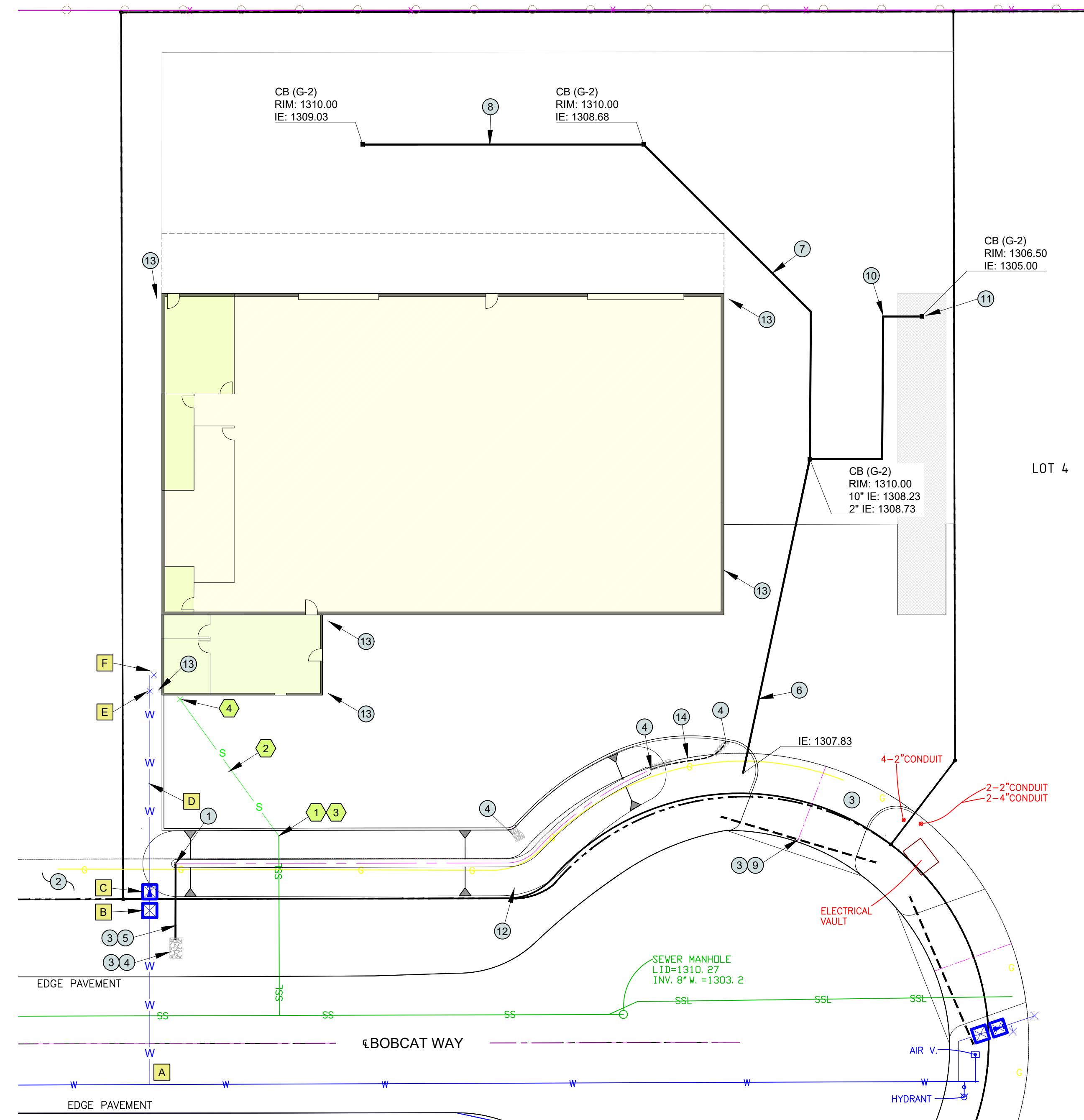


LEGEND

- - - - PROPERTY LINE
- ■ ■ PROPOSED BUILDING
- - - - PROPOSED WATER QUALITY BASIN
- PROPOSED BASIN CONTROL OUTLET
- SEWER
- WATER
- STORM



10 0 20
Scale 1"=20'



STORM DRAIN CONSTRUCTION NOTES

- ① SEE DETENTION POND OUTLET STRUCTURE DETAIL (THIS SHEET).
- ② ANY WORK WITHIN THE PUE IS SUBJECT TO DAMAGE/ REMOVAL BY UTILITIES.
- ③ ITEM IS WITHIN THE JACKSON COUNTY RIGHT-OF-WAY AND WILL REQUIRE AN ENCROACHMENT PERMIT.
- ④ INSTALL CLASS 50 RIP-RAP FOR EROSION PROTECTION.
- ⑤ INSTALL 19.0 LF OF 10" CMP STORM PIPE @ S=1%
- ⑥ INSTALL 80 LF OF 10" PVC PIPE @ 0.5%.
- ⑦ INSTALL 90 LF OF 8" PVC PIPE @ 0.5%.
- ⑧ INSTALL 70 LF OF 6" PVC PIPE @ 0.5%.
- ⑨ INSTALL TWO (2) 40' SECTION OF 6" CMP PIPE. INVERTS TO MATCH DITCH ELEVATIONS. SPACE PIPES 6" APART AND FILL SPACE BETWEEN WITH WELL COMPAKTED STRUCTURAL FILL.
- ⑩ INSTALL 63 LF OF 2" SCH80 PRESSURE PIPE WITH FLAPPER VALVE AT END OF PIPE.
XX - NOTE: CONTRACTOR TO COORDINATE WITH ELECTRICIAN REGARDING ELECTRICAL CONDUIT FROM BUILDING TO INLET FOR SUMP PUMP POWER SUPPLY.
- ⑪ CONTRACTOR TO INSTALL SUMP PUMP WITHIN THE PROPOSED CATCH BASIN. SITE CONTRACTOR TO COORDINATE WITH PLUMBING CONTRACTOR REGARDING PUMP SIZE AND SPECIFICATIONS.
- ⑫ SEE SHEET 4.2 FOR STORM WATER SWALE DETAILS AND NOTES.
- ⑬ INSTALL 6" PVC PIPE @ 0.5% SLOPE TO CONNECT TO BUILDING'S DOWNSPOUTS. SITE CONTRACTOR TO COORDINATE WITH BUILDING CONTRACTOR FOR EXACT PLACEMENT OF DOWNSPOUTS.
- ⑭ 3' WIDE AND 1' DEEP DRAINAGE WAY. CONTRACTOR TO LINE DITCH WITH 4" ROUND ROCK AND GRADE AT 0.5% SLOPE FROM UPPER END TO FLOW INTO PROPOSED SWALE.

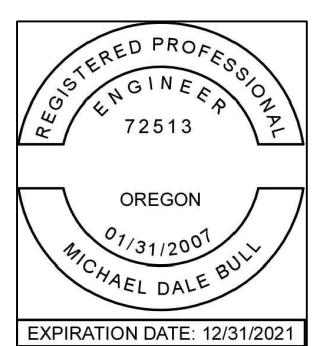
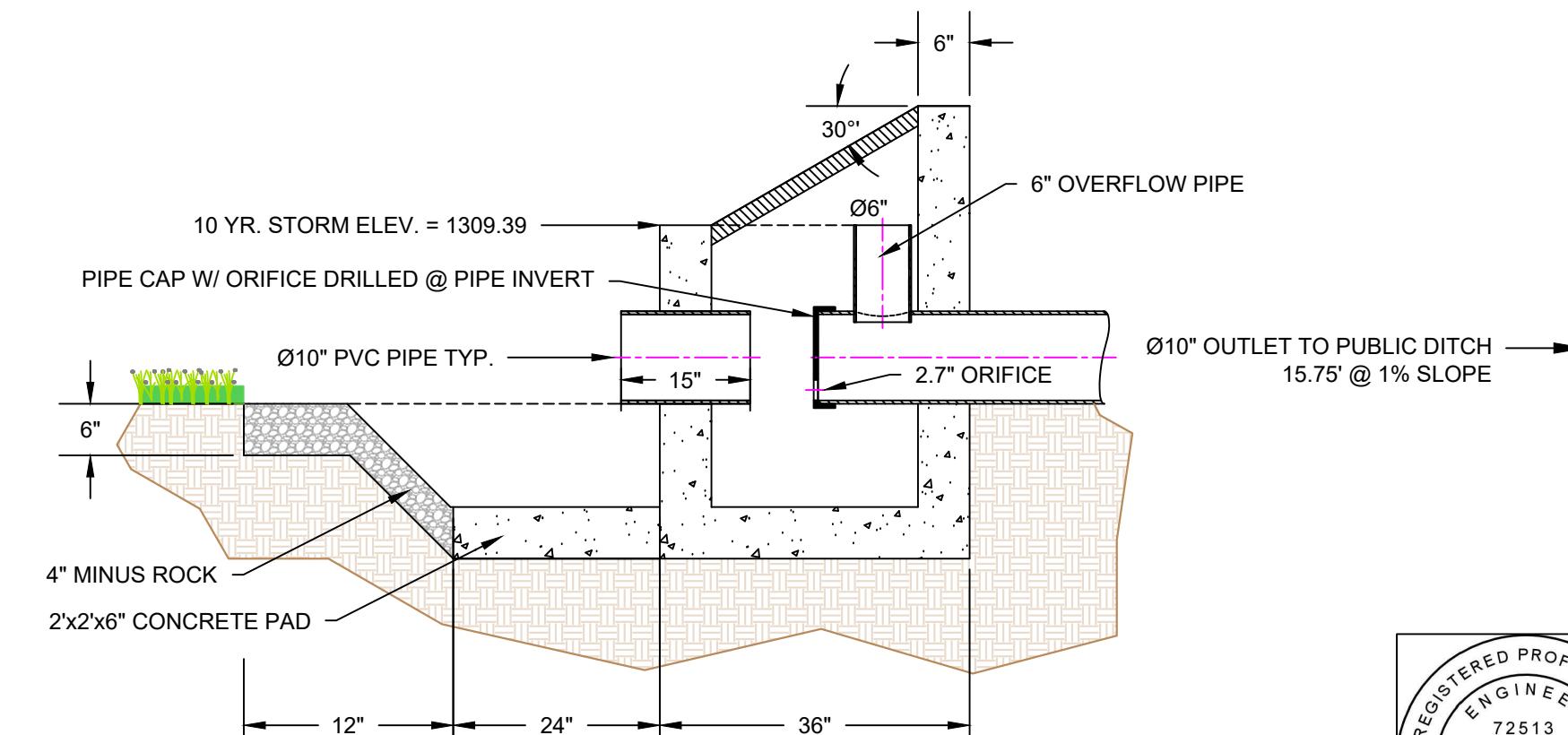
SEWER CONSTRUCTION NOTES

- ① CONNECT TO EXISTING 6" SANITARY SEWER LATERAL. CONTRACTOR SHALL POTHOLE EXISTING STUB 5 BUSINESS DAYS PRIOR TO COMMENCING WORK TO VERIFY ELEVATION, SIZE, AND LOCATION. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCIES EXIST. PLACE SANITARY SEWER CLEANOUT 2' FROM FACE OF BUILDING PER DETAIL SHOWN ON SHEET C4.1.*
- ② INSTALL 42 LF OF 6" 3034 SANITARY SEWER PIPE @ 1%.
- ③ INSTALL SANITARY SEWER CLEANOUT.
- ④ SEE MECHANICAL/ PLUMBING PLANS FOR CONTINUATION.

WATER CONSTRUCTION NOTES

- A MEDFORD WATER COMMISSION (MWC) TO HOT TAP EXISTING 8" WATER LINE.**
- B MWC TO INSTALL 1" DOMESTIC WATER SERVICE LINE AND 3/4" METER INCLUDING METER BOX AND METER SETTER.**
- C INSTALL DOUBLE CHECK ASSEMBLY AND VAULT FOR THE DOMESTIC SERVICE PER MWC STANDARDS. SEE PLUMBING AND MECHANICAL PLANS.
- D INSTALL 48 LF OF 1.0" DOMESTIC WATER LINE.
- E INSTALL 1" TEE AND STUB APPROX. 5 FEET OFF THE EASTERN EDGE OF THE BUILDING FOR LANDSCAPE TIE-IN.
- F STUB 1" DOMESTIC WATER LINE 1' FROM THE BUILDING. SEE THE MECHANICAL/ PLUMBING PLANS FOR CONTINUATION.

**CONTRACTOR SHALL SAW CUT EXISTING ROADWAY AND REMOVE PAVEMENT TO PROVIDE ACCESS FOR HOT TAP AND WATERLINE TRENCH. MWC WILL HOT TAP AND INSTALL SERVICE UP TO THE METER. CONTRACTOR SHALL PROVIDE EXCAVATION, SHORING, BACKFILL, SURFACING, TRENCH PLATES, PLATE LOCKS, TRAFFIC CONTROL, ETC. CONTRACTOR SHALL PATCH EXISTING ROADWAY PER JACKSON COUNTY STANDARDS. CONTRACTOR SHALL COORDINATE WITH MWC AND JACKSON COUNTY AT LEAST 5 BUSINESS DAYS PRIOR TO COMMENCING ANY PORTION OF THIS WATERLINE CONSTRUCTION. THE WATERLINE WORK WILL REQUIRE A JACKSON COUNTY UTILITY PERMIT TO WORK IN THE COUNTY RIGHT-OF-WAY. TRENCH IN PAVEMENT SHALL BE SLURRY BACKFILLED AND PAVED WITHIN 21 DAYS OF OPENING THE TRENCH.



KITTEEN WAY INDUSTRIAL SUBDIVISION

LOT 3

Bull Engineering
C4.1UTILITY DETAILS
NOT TO SCALE
DRAWN BY: T. HEWITT
DESIGN BY: M. BULLDATE: 7/26/21
SCALE:

SANITARY SEWER GENERAL CONSTRUCTION NOTES

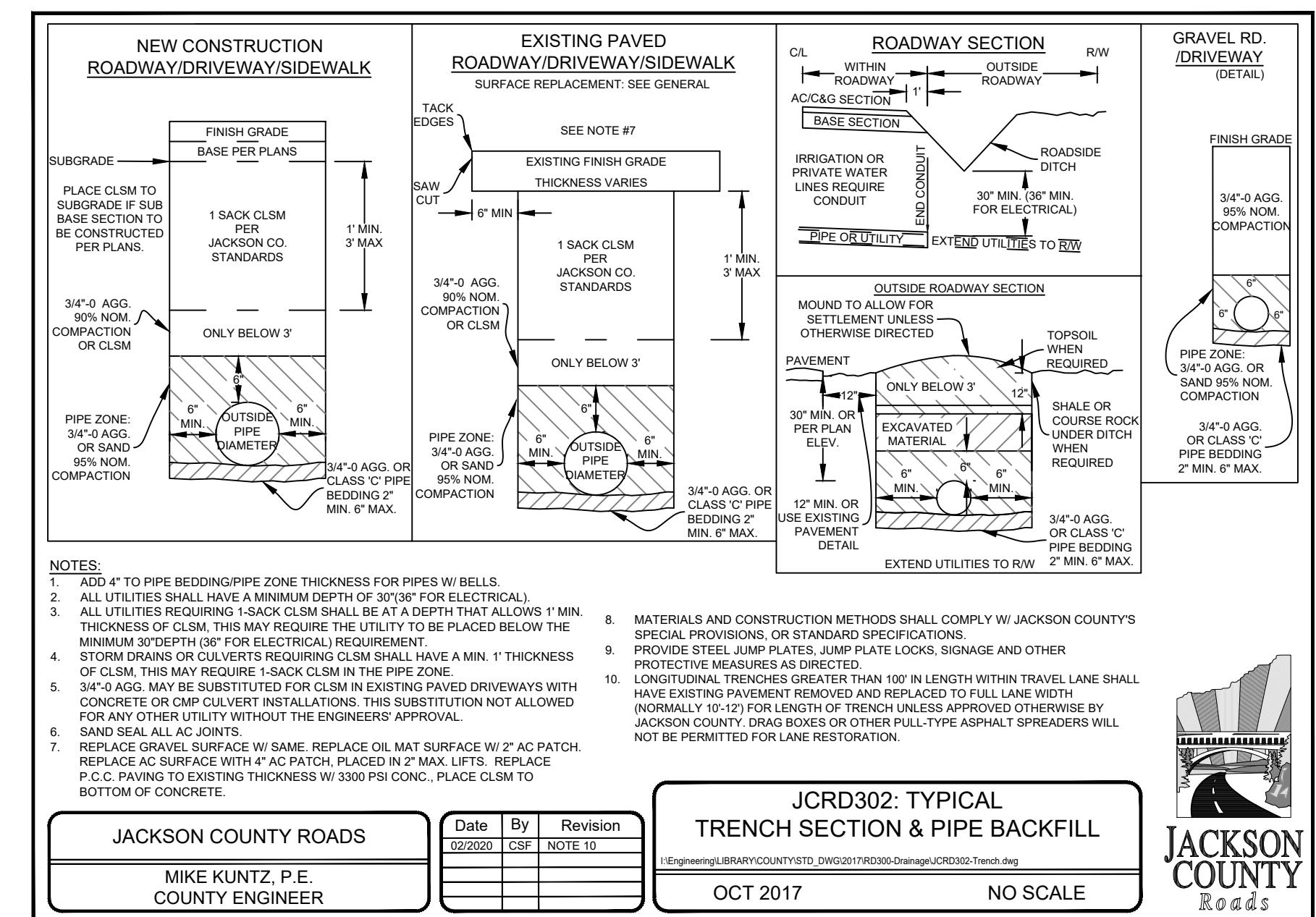
- ALL SANITARY SEWER CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS, THE APPLICABLE REQUIREMENTS OF THE UNIFORM PLUMBING CODE, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13, NFPA 25, AND MEDFORD WATER COMMISSION (MWC) STANDARD SPECIFICATIONS.
- A PRE CONSTRUCTION MEETING SHALL BE HELD WITH RVSS CONSTRUCTION INSPECTOR PRIOR TO THE START OF CONSTRUCTION.
- NO DRAINAGE PIPING OR PART THEREOF, WHICH IS CONSTRUCTED OF MATERIALS OTHER THAN THOSE APPROVED FOR USE UNDER OR WITHIN A BUILDING, SHALL BE INSTALLED UNDER OR WITHIN FIVE (5) FEET OF ANY BUILDING OR STRUCTURE, OR PART THEREOF. THIS INCLUDES STRUCTURES SUCH AS PORCHES AND STEPS, WHETHER COVERED OR UNCOVERED, BREEZEWAYS, ROOFED PORTE-COCHERES, ROOFED PATIOS, CARPORTS, COVERED WALKS, COVERED DRIVEWAYS, AND SIMILAR STRUCTURES OR APPURTENANCES.
- SANITARY SEWER PIPING SHALL BE D3034 PVC SDR 35 PIPE OR APPROVED EQUAL.
- ALL SANITARY LINES SHALL BE INSPECTED BY THE RVSS INSPECTOR PRIOR TO COVER.
- PROVIDE TRAFFIC CONTROL PLAN(S) IN ACCORDANCE WITH THE MUTCD.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF THESE APPROVED PLANS ON THE CONSTRUCTION SITE AT ALL TIMES.
- ANY CHANGES TO THE DESIGN SHALL FIRST BE REVIEWED AND APPROVED BY THE PROJECT ENGINEER AND RVSS.
- ALL SANITARY MAINS, SERVICE LATERALS, AND MANHOLES SHALL BE CLEANED AND FREE OF DIRT AND DEBRIS.
- LOCATION OF EXISTING UTILITIES ARE BASED ON AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND INFORM THE ENGINEER OF ANY DISCREPANCIES IN THE PLANS. CALL FOR LOCATES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- FINISHED RIM ELEVATIONS WITHIN PAVEMENT ARE APPROXIMATE. FINAL FINISHED RIM ELEVATIONS SHALL MATCH FINISHED PAVEMENT GRADES.
- BEDDING AND BACKFILL MATERIAL SHALL BE AS STATED IN THE GEOTECHNICAL REPORT.
- TRENCH EXCAVATION AND SUPPORT SHALL BE COMPLETED AS STATED IN THE GEOTECHNICAL REPORT.
- A MINIMUM OF TEN (10) FEET HORIZONTAL SEPARATION IS REQUIRED BETWEEN WATERLINES AND SANITARY LINES. A MINIMUM OF EIGHTEEN (18) INCHES OF VERTICAL SEPARATION IS REQUIRED BETWEEN WATER LINES AND SANITARY LINES.

WATER SYSTEM GENERAL CONSTRUCTION NOTES

- ALL WATER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS AND THE APPLICABLE REQUIREMENTS OF THE UNIFORM PLUMBING CODE, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13, NFPA 25, AND MEDFORD WATER COMMISSION (MWC) STANDARD SPECIFICATIONS.
- THE ENGINEER AND/OR CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION MEETING ON THE SITE WITH THE MWC AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ABSOLUTELY NO WORK WILL BE DISCUSSED, SCHEDULED, OR ACCOMPLISHED BY THE MWC UNTIL THIS CONFERENCE IS HELD. ALL PHASES OF CONSTRUCTION WILL REQUIRE INSPECTION AND APPROVAL BY THE MWC BEFORE COVERING UP OR BACKFILLING.
- ALL WATER LINES SHALL BE C900 DR 18 UNLESS OTHERWISE SPECIFIED.
- NEW MAINS ARE TO BE PRESSURE TESTED, DISINFECTED, AND PROVEN TO BE BACTERIOLOGICALLY SAFE PRIOR TO PLACING NEW MAINS IN SERVICE BY THE MWC. PRESSURE TESTING SHALL NOT BE DONE UNTIL ALL EXCAVATION AND SUBGRADE HAS BEEN ESTABLISHED.
- ELECTRONICALLY CONDUCTIVE TRACER WIRE IS REQUIRED FOR ALL WATER PIPING AND SERVICES.
- THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN(S) AS REQUIRED IN ACCORDANCE WITH THE MUTCD.
- CONNECTIONS TO EXISTING MAINS WILL BE EXPOSED BY THE CONTRACTOR AND FITTINGS VERIFIED 48 HOURS PRIOR TO DISTRIBUTING SHUT-DOWN NOTICES.
- THE MWC TO PERFORM ALL HOT TAPS AND CUT-INS ON EXISTING MAINS. CONTRACTOR TO CONTACT THE CITY TO SCHEDULE ALL CONNECTIONS TO EXISTING MAINS. CONTRACTOR SHALL GIVE THE MWC A MINIMUM OF 48 HOURS NOTICE OF ANY PLANNED CONNECTION TO AN EXISTING PIPELINE. THE MWC MAY DICTATE SCHEDULING OF WATER MAIN SHUTDOWNS SO AS NOT TO IMPOSE UNNECESSARY SHUTDOWNS DURING SPECIFIC PERIODS TO EXISTING CUSTOMERS.
- ALL WATER SYSTEM CONNECTIONS TO SERVE BUILDINGS OR PROPERTIES WITH DOMESTIC POTABLE WATER, FIRE SPRINKLER SYSTEMS, OR IRRIGATION SYSTEMS SHALL COMPLY WITH THE MINIMUM BACKFLOW REQUIREMENTS AS ESTABLISHED BY THE STATE DEPARTMENT OF HEALTH AND THE MWC.
- THE INSTALLATION OF ALL BACKFLOW DEVICES IS REQUIRED TO PROTECT THE EXISTING WATER SYSTEM AND USERS FROM POSSIBLE CONTAMINATION. INSTALLATION DATES, MANUFACTURER, AND INSTALLER OF THE DEVICE WILL BE FILED WITH THE CITY PUBLIC WORKS DEPARTMENT BEFORE ACCEPTANCE OCCURS. PROOF OF TEST BY A CERTIFIED TESTER IS REQUIRED PRIOR TO ACCEPTANCE.
- THE MWC SHALL HAVE THE AUTHORITY TO INSPECT ALL BACKFLOW PREVENTIVE DEVICES CONNECTED TO THE WATER SYSTEM.
- ALL JOINTS, FITTINGS, AND APPURTENANCES SHALL HAVE RESTRAINED JOINTS PER THE MANUFACTURER'S RECOMMENDATIONS BY THE USE OF MEGA-LUGS, FIELD-LOCK GASKETS, THRUST BLOCKS, OR APPROVED EQUAL.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 36" COVER OVER THE WATER LINE.
- LOCATION OF EXISTING UTILITIES ARE BASED ON AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND INFORM THE ENGINEER OF ANY DISCREPANCIES IN THE PLANS. CALL FOR LOCATES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- ALL ON-SITE DOMESTIC WATER SERVICE BETWEEN THE WATER METER AND BUILDING CONNECTION SHALL BE INSTALLED BY LICENSED PLUMBERS WORKING FOR A LICENSED PLUMBING CONTRACTOR. ALL PLUMBING WITHIN 2 FEET OF THE BUILDING SHALL BE INSTALLED PER THE BUILDING PLUMBING PLANS.
- BUILDING SHALL BE INSTALLED PER THE BUILDING PLUMBING PLANS.
- TRENCH EXCAVATION AND SUPPORT SHALL BE COMPLETED AS STATED IN THE GEOTECHNICAL REPORT.
- BEDDING AND BACKFILL MATERIAL SHALL BE AS STATED IN THE GEOTECHNICAL REPORT.

STORM SEWER GENERAL CONSTRUCTION NOTES

- ALL STORM SEWER CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS, THE APPLICABLE REQUIREMENTS OF THE UNIFORM PLUMBING CODE, AND THE APPLICABLE REQUIREMENTS OF THE ROGUE VALLEY SEWER SERVICE (RVSS)
- A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE RVSS PRIOR TO THE START OF CONSTRUCTION OR STAKING OF THE SITE.
- PROVIDE TRAFFIC CONTROL PLAN(S) AS REQUIRED IN ACCORDANCE WITH MUTCD TO JACKSON COUNTY ROADS. TRAFFIC CONTROL PLANS MUST BE APPROVED PRIOR TO THE START OF CONSTRUCTION.
- A COPY OF THE APPROVED STORM WATER PLANS MUST BE ON THE JOB SITE AT ALL TIMES.
- ALL BUILDING DOWNSPOUTS ON COMMERCIAL SITES SHALL BE CONNECTED TO THE STORM DRAINAGE SYSTEM, UNLESS OTHERWISE APPROVED BY THE JURISDICTION.
- ALL EROSION CONTROL AND STORM WATER FACILITIES SHALL BE REGULARLY INSPECTED AND MAINTAINED BY THE CONTRACTOR DURING THE CONSTRUCTION PHASE OF THE DEVELOPMENT PROJECT.
- NO DRAINAGE PIPING OR PART THEREOF, WHICH IS CONSTRUCTED OF MATERIALS OTHER THAN THOSE APPROVED FOR USE UNDER OR WITHIN A BUILDING, SHALL BE INSTALLED UNDER OR WITHIN FIVE (5) FEET OF ANY BUILDING OR STRUCTURE, OR PART THEREOF, NO LESS THAN ONE (1) FOOT BELOW THE SURFACE OF THE GROUND. THIS INCLUDES STRUCTURES SUCH AS PORCHES AND STEPS, WHETHER COVERED OR UNCOVERED, BREEZEWAYS, ROOFED PORTE-COCHERES, ROOFED PATIOS, CARPORTS, COVERED WALKS, COVERED DRIVEWAYS, AND SIMILAR STRUCTURES OR APPURTENANCES.
- LOCATION OF EXISTING UTILITIES ARE BASED ON AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND INFORM THE ENGINEER OF ANY DISCREPANCIES IN THE PLANS. CALL FOR LOCATES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL AT ALL TIMES ABIDE BY APPLICABLE SAFETY RULES OF O.S.H.A. AND IN PARTICULAR THOSE PERTAINING TO ADEQUATE SHORING AND TRENCH PROTECTION OF WORKMEN.
- RIM ELEVATIONS OF MANHOLES AND CLEANCOUTS WITHIN PAVEMENT ARE APPROXIMATE. FINAL FINISHED RIM ELEVATIONS SHALL MATCH FINISHED PAVEMENT GRADES.
- BEDDING AND BACKFILL MATERIAL SHALL BE AS STATED IN THE GEOTECHNICAL REPORT.
- TRENCH EXCAVATION AND SUPPORT SHALL BE COMPLETED AS STATED IN THE GEOTECHNICAL REPORT.
- ELECTRICALLY CONDUCTIVE TRACER WIRE IS REQUIRED FOR ALL SEWER PIPING.
- STORM SEWER PIPING SHALL BEADS N-12, SCH. 80 PVC OR APPROVED EQUAL, UNLESS SPECIFICALLY NOTED ON PLANS.



KITTE WAY INDUSTRIAL SUBDIVISION

LOT 3

UTILITY DETAILS

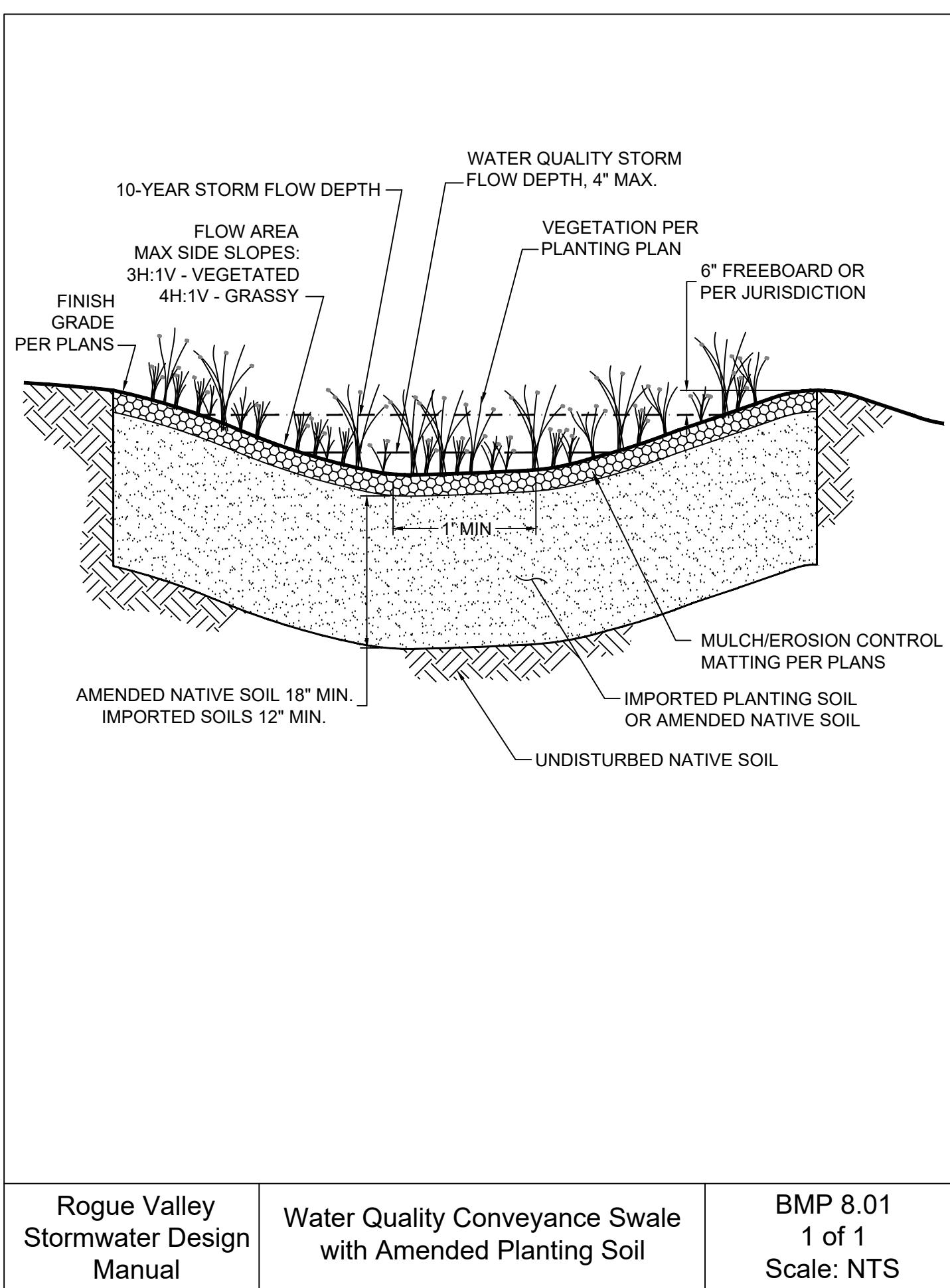
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M. BULL

DATE: 7/26/21 DRAWN BY: T. HEWITT

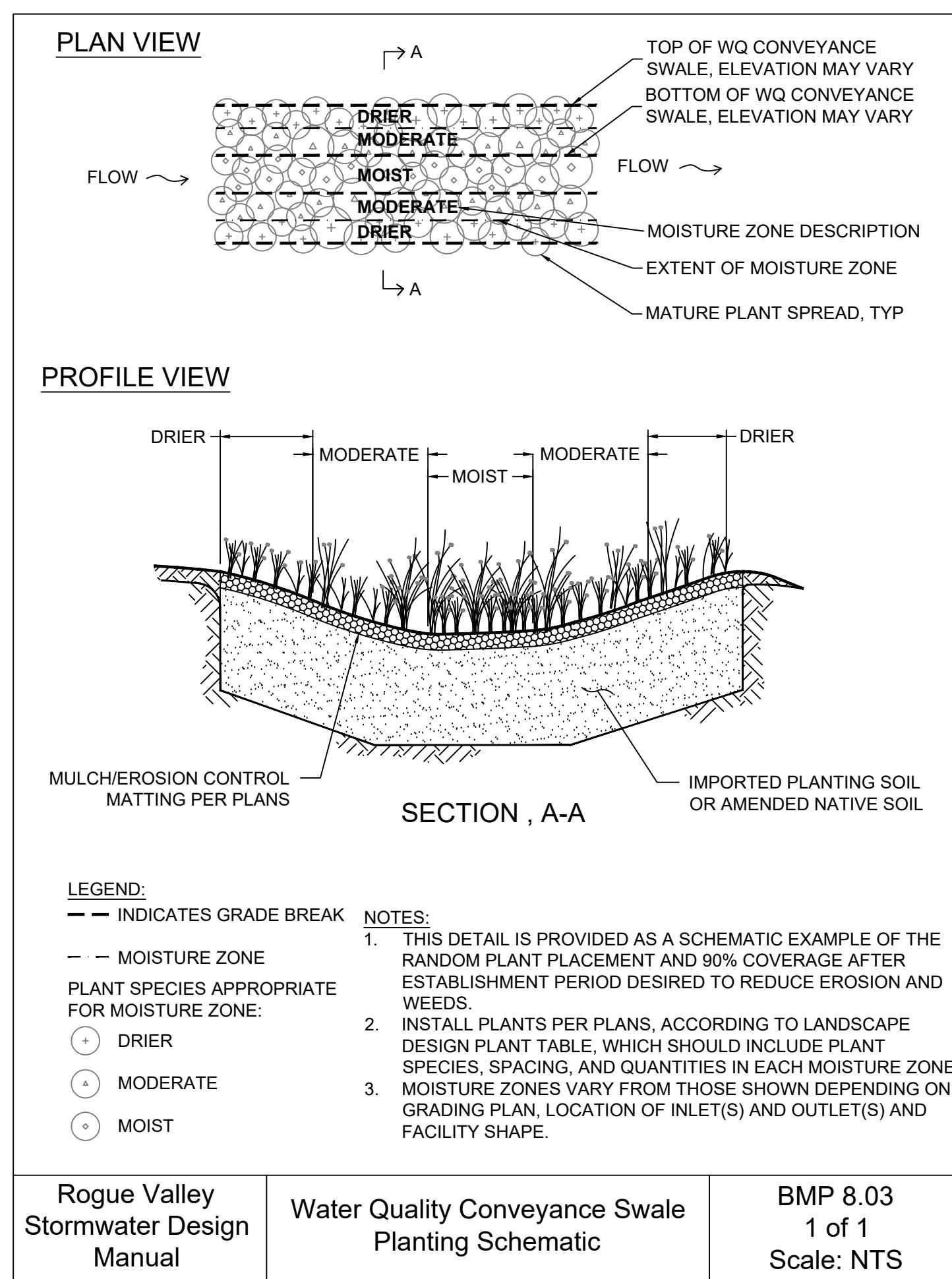
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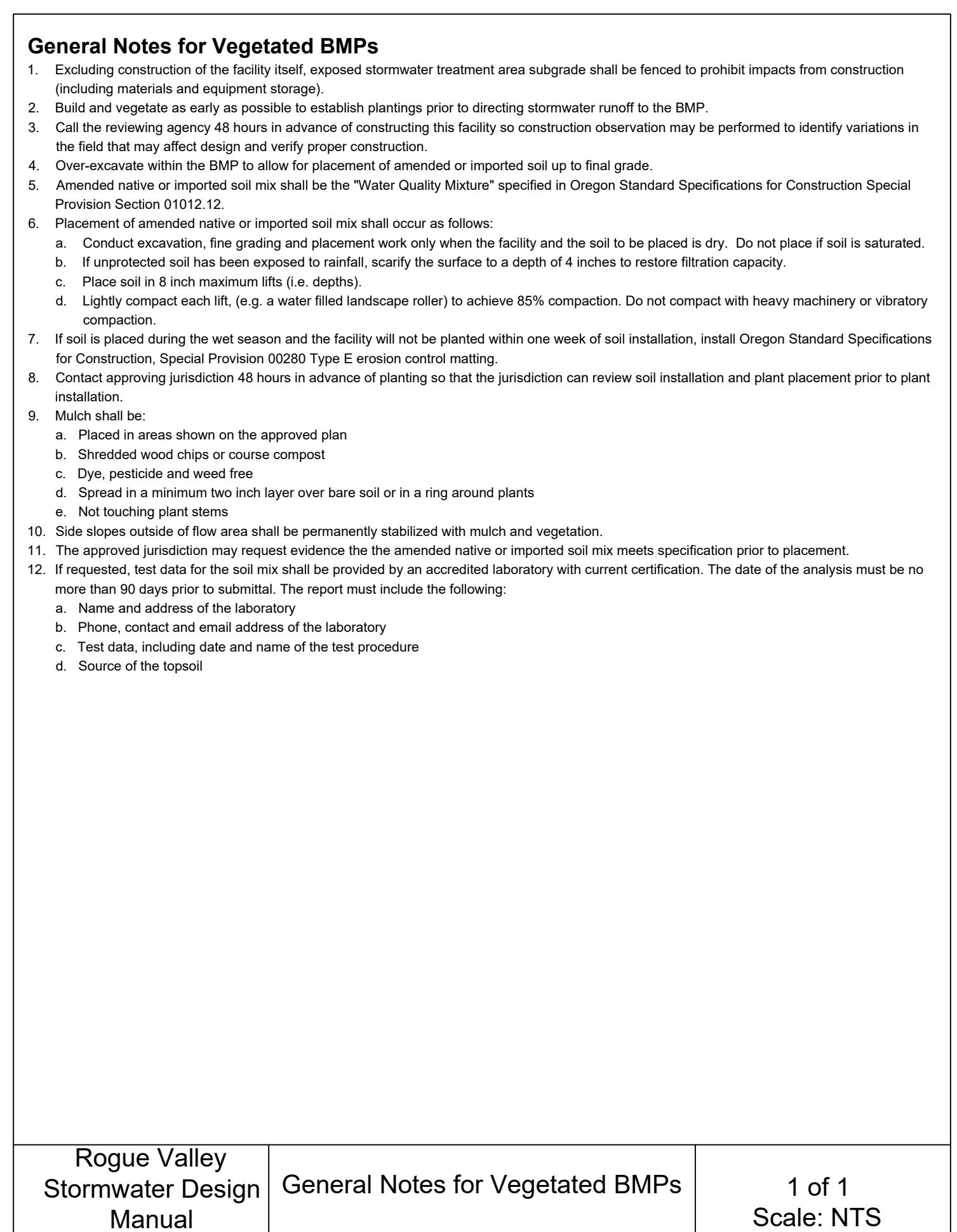
C.4.2



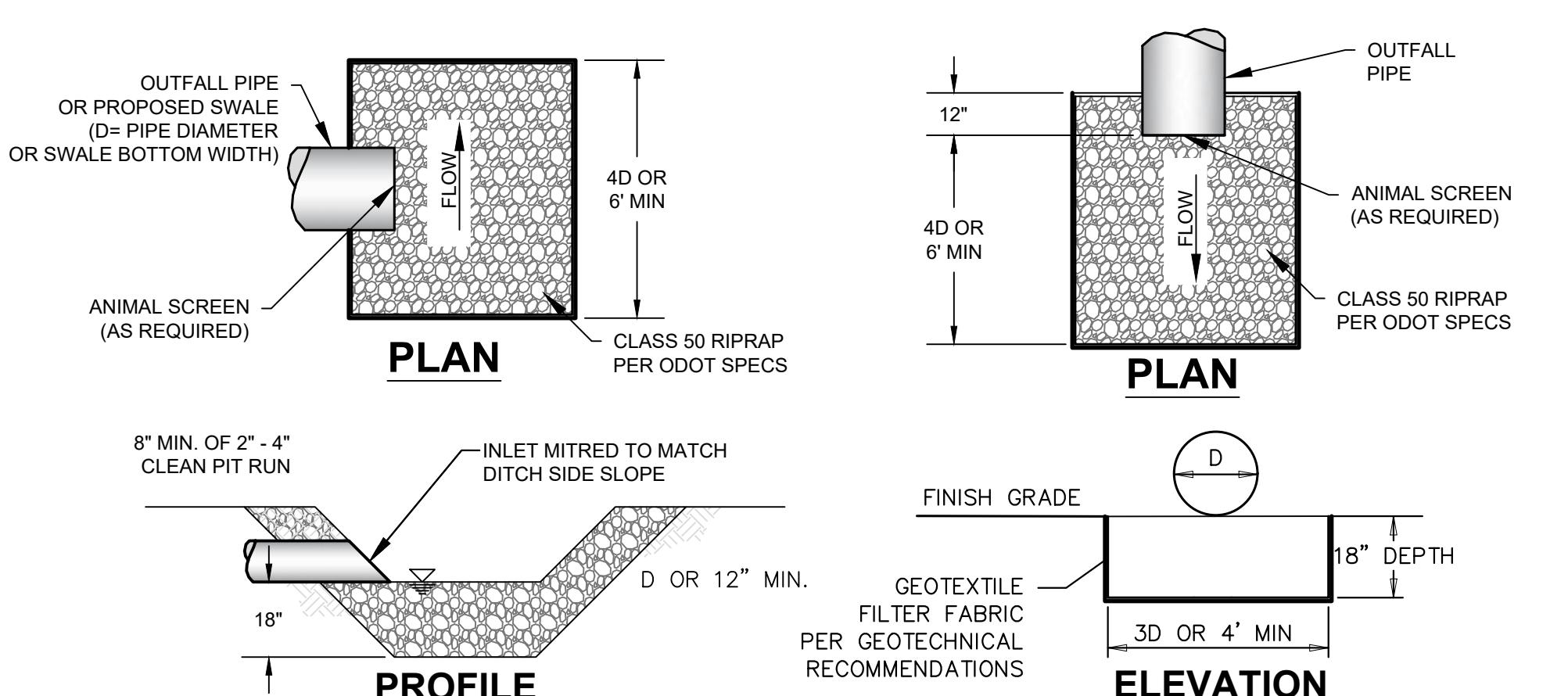
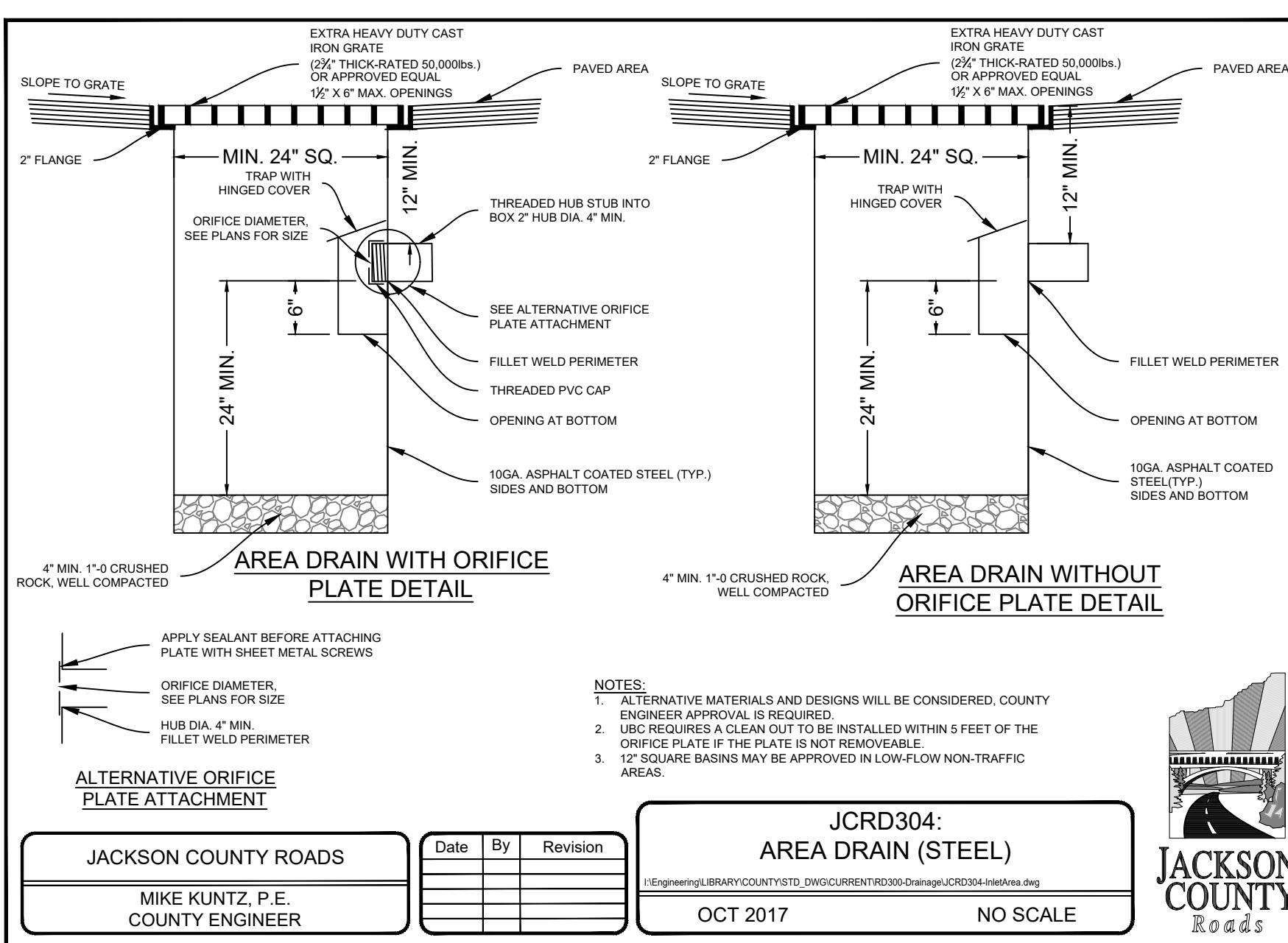
Rogue Valley
Stormwater Design
Manual Water Quality Conveyance Swale
with Amended Planting Soil BMP 8.01
1 of 1 Scale: NTS



Rogue Valley
Stormwater Design
Manual Water Quality Conveyance Swale
Planting Schematic BMP 8.03
1 of 1 Scale: NTS



Rogue Valley
Stormwater Design
Manual General Notes for Vegetated BMPs
1 of 1 Scale: NTS



OUTLET APRON DETAIL
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Know what's below.
Call before you dig.