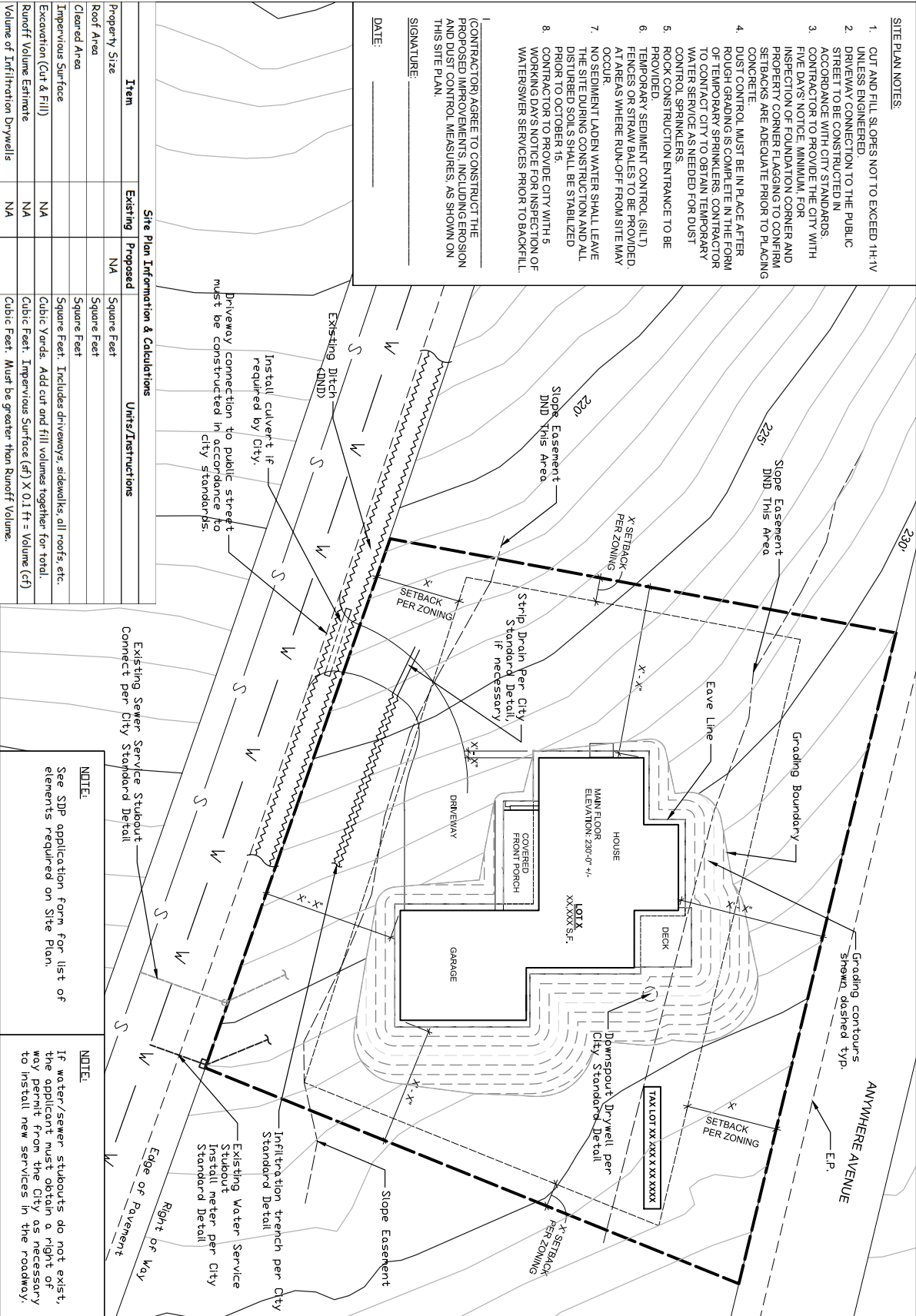


- SITE PLAN NOTES:**
- CUT AND FILL SLOPES NOT TO EXCEED 1H:1V UNLESS ENGINEERED.
 - DRIVEWAY CONNECTION TO THE PUBLIC STREET TO BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.
 - CONTRACTOR TO PROVIDE THE CITY WITH FIVE DAYS NOTICE, MINIMUM, FOR INSPECTION OF FOUNDATION CORNER AND PROPERTY CORNER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

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

SIGNATURE: _____

DATE: _____



Site Plan Information & Calculations

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

Existing Sewer Service Stubout Connect per City Standard Detail

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

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

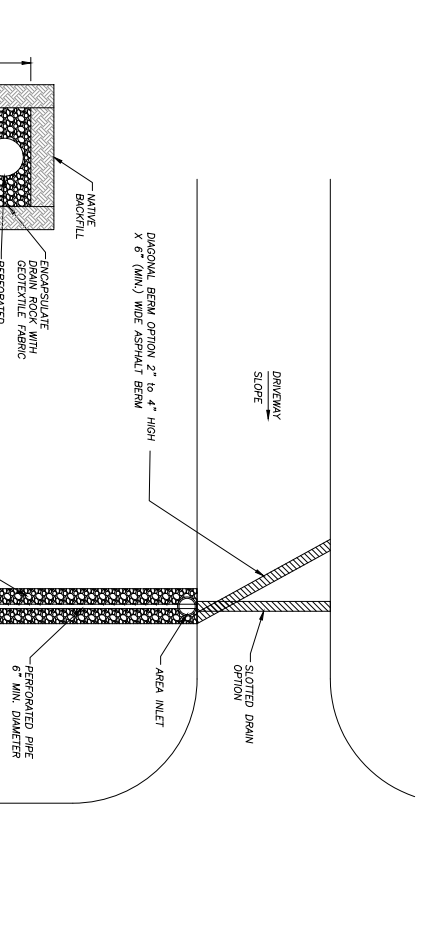
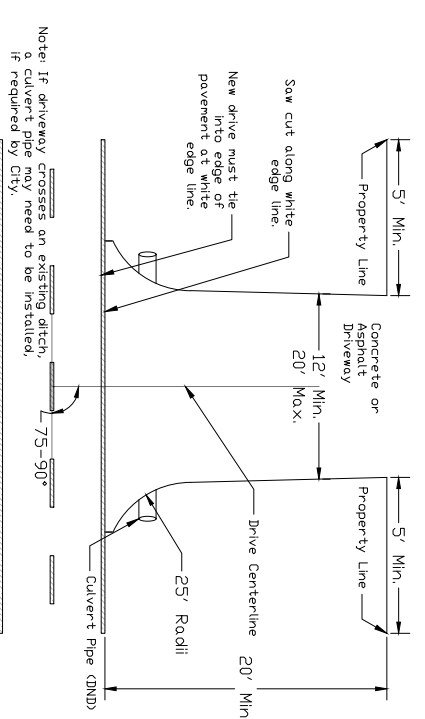
JOHN GRIM & ASSOCIATES
Civil Engineering Consultants
Phone: (509) 365-5421
E-mail: jgrim@johngrimassociates.com
PO Box 955
407 State St.
Lyle, Washington 98635

REVISION DESCRIPTIONS	BY	DATE	MARK

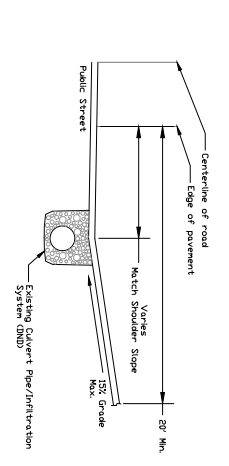
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City of Mosier
SDP – Sample Site Plan

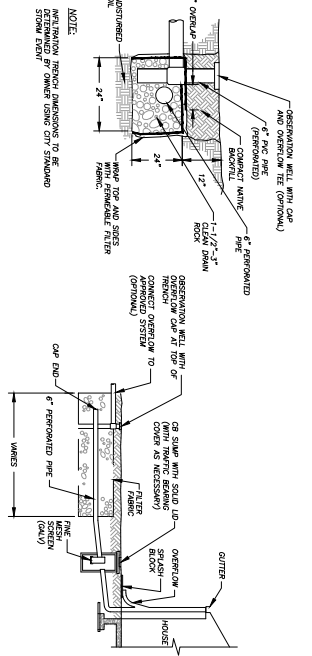
Smith Residence
123 Generic Street
Mosier, Oregon



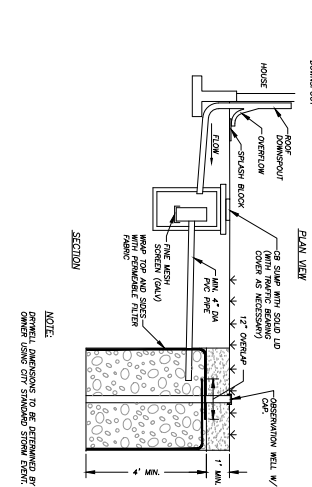
Notes:
 * If roadway is higher than the entire driveway, the entire driveway must be raised from the roadway.
 * If roadway is lower than the property, the driveway must be retained on the Site Slope.
 * Driveways must be constructed to the City's standard.
 * Do not disturb existing trees or vegetation over the driveway trench.



Residential Driveway Detail
 NTS



Roof Infiltration Trench Detail
 NTS



Roof Drywell Detail
 NTS

Flow Diversion for Driveways
 NTS

NOTE:
 LOCATE BERM OR SLOTTED DRAIN TRENCH AND PERFORATED PIPE IN DRIVEWAY, BUT DO NOT INSTALL INFILTRATION TRENCH ADJACENT TO RETAINING WALLS.

NOTE:
 ANY USE OF THESE STANDARD PLANS SHOULD BE DONE UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER. THESE PLANS ARE INTENDED TO ASSIST, BUT NOT SUBSTITUTE FOR, COMPETENT WORK BY DESIGN PROFESSIONALS.

		JOHN GRIM & ASSOCIATES Civil Engineering Consultants Phone: (509) 365-5421 E-mail: jgrim@johngrimassociates.com		90 Box 955 407 State St. Lyle, Washington 98635	
PROJECT: SDP - Sample Site Plan SHEET: 2 of 3 DATE: 4/23/2018	DESIGN: JG DRAWN: PALL	REVISION DESCRIPTIONS BY DATE MARK	SCALE: TWO IN. ON ANSI D	SDP - Sample Site Plan Standard Details Sheet 1 Smith Residence 123 Generic Street Mosier, Oregon	

