AGENDA DAYTON PLANNING COMMISSION

DATE: THURSDAY, NOVEMBER 8, 2018

PLACE: CITY HALL ANNEX, 408 FERRY STREET, DAYTON, OREGON

TIME: 6:30 PM

<u>ITEM</u> <u>DESCRIPTION</u> <u>PAGE #</u>

- A. CALL TO ORDER
- B. APPROVAL OF ORDER OF AGENDA
- C. APPEARANCE OF INTERESTED CITIZENS

This time is reserved for questions or comments from persons in the audience on any topic.

- D. APPROVAL OF MINUTES
 - 1. July 12, 2018
- E. PUBLIC HEARING

The Planning Commission will hold a public hearing to obtain citizen input on the development of a proposed subdivision to be named Dayton Point.

- F. ACTION ITEMS 3
 - 1. Review request for Construction of a limited density residential subdivision to be named Dayton Point.
- G. OTHER BUSINESS
- H. ADJORN

Posted: 10/17/2018

By: Cyndi Park, Planning Coordinator

Persons with hearing, visual or manual impairments who wish to participate in the meeting should contact the City of Dayton at least 32 working hours (4 days) prior to the meeting date in order that appropriate communication assistance can be arranged. The Dayton City Hall Annex is accessible to the disabled. Please let us know if you need any special accommodations to attend this meeting.

Next Scheduled Meeting Date Thursday, December 13, 2018

City of Dayton, PO Box 330, 416 Ferry Street, Dayton Oregon 97114

Phone: (503) 864-2221 Fax: (503) 864-2956

Email: cityofdayton@ci.dayton.or.us Website: www.ci.dayton.or.us

MINUTES DAYTON PLANNING COMMISSION REGULAR SESSION JULY 12, 2018

PRESENT: Ann-Marie Anderson ABSENT: Tim Parsons

Carol Hatfield Pam Horst Gary Wirfs

STAFF: Steve Sagmiller, City Public Works Director

Lisa Brosnan, City Planner

Vicki Durand, Community Development Assistant

A. <u>CALL TO ORDER</u>

Vice-Chairman Ann-Marie Anderson called the meeting to order at 6:30 pm.

B. APPROVAL OF ORDER OF AGENDA

There were no changes to the agenda and no public comment.

C. <u>APPEARANCE OF INTERESTED CITIZENS</u>

None present.

D. APPROVAL OF MINUTES

Carol Hatfield moved to approve the minutes from May 10, 2018. Seconded by Pam Horst. Motion carried with Anderson, Hatfield, Horst, and Wirfs voting aye. Parsons was absent.

E. PUBLIC HEARING

The public hearing was opened by Vice-Chair Ann-Marie Anderson at 6:32 pm with the reading of the hearing statement. City Planner Lisa Brosnan read the specific request before the Planning Commission regarding the placement of a 48 square foot control building with generator, within a fenced enclosure of 416 square feet on an historic landmark site.

Ann-Marie Anderson asked if there were any objections to the notices sent in this case, none were noted. Ann-Marie Anderson asked if there were any objections to the jurisdiction of the commission to hear and decide this case, none were noted.

City Planner Lisa Brosnan summarized the staff report, dated July 5, 2018, stating that the Historic Preservation Committee (HPC) is aware the project is needed by the city so looked at ways to mitigate it intact, ascetically, asking that the fence shall be set back from the front façade of the middle school by at least one foot, so that it is not flush with the front of the building. She concluded that staff and the HPC recommend approval with the condition of approval.

Public Works Director Steve Sagmiller explained that the building will be a control structure, housing controls for the sewer lift station located at 9th and Ferry. He went on to say that new controls will be installed and that electrical connections will be relocated from the wet well where they are currently located to the building. Moving the electrical connections will require boring under the driveway. The structure will be placed next to the middle school with a privacy fence that matches the existing fence around the school on 9th Street. The committee was advised that the school district has granted the City an easement for the work.

Gary Wirfs asked about the type of materials to be used for the structure. Public Works Director Steve Sagmiller explained that it will be a pre-fabricated building and as such the city does not have a lot of options as to building design. He stated that price was a factor when making the selection and that the city plans to purchase the least expensive model that will fulfill the needs of holding the equipment needed to run the lift station. The building will have an emergency light on the outside as well as a backup generator, which will be located outside of the building, within the fenced area, should an issue occur with the electrical connections.

Ann-Marie Anderson closed the public hearing at 6:45 pm.

F. ACTION ITEMS

1. Review Request for New Construction of a 9th Street Lift Station, Control Building and Generator to be placed at 801 Ferry Street.

Pam Horst made a motion to approve the application for HIST 2018-02 as recommended by staff. Carol Hatfield seconded the motion, as there were none opposed the motion passed.

G. OTHER BUSINESS

No other business was noted.

H. ADJOURN

There being no further business, the meeting adjourned at 6:46 pm.

Respectfully submitted: APPROVED BY PLANNING COMMISSION on

□ As Written □ As Amended

By: Vicki Durand Community Development Assistant

City of Dayton

Post Office Box 339 416 Ferry Street Dayton, Oregon 97114-0339 Phone: (503) 864-2221 Fax: (503) 864-2956

cityofdayton@ci.dayton.or.us www.ci.dayton.or.us

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, November 8, 2018 at 6:30 pm, the Dayton Planning Commission will conduct a public hearing to consider the following request. The meeting will be held at City Hall Annex, 408 Ferry Street, Dayton, OR 97114.

FILE NUMBER: SUB 2018-07
APPLICANT/OWNER: City of Dayton

LOCATION: Yamhill County Assessor's Map/Tax Lot: 4317DD/02600

ADDRESS: 612 4th Street

SIZE: Approximately 1.38 acres

CURRENT USE: Vacant

ZONING: Limited Density Residential (R-2)

REQUEST: Subdivision of approximately 1.38 acres into 6 lots.

CRITERIA: Dayton Development Code:

Section 2.103: Limited Density Residential (R-2)

Section 3.102: General Provisions

Section 3.109: Subdivisions and Planned Unit Developments Section 2.307: Development Standards for Land Divisions

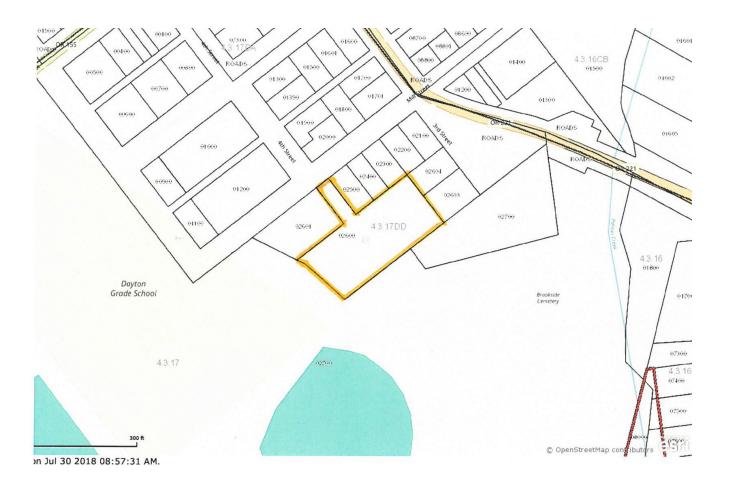
Section 2.302: Street Standards

Persons wishing to speak for or against this proposal may appear in person or by representative at the date and time listed above. Written testimony will be received up to one week prior to the hearing at City of Dayton 416 Ferry Street, Dayton, OR 97114. All testimony should be directed to the applicable criteria.

Failure to raise an issue at the hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision-makers an opportunity to respond to the issue precludes appeal of the Planning Commission decision to the City Council. It is the applicant's responsibility to raise constitutional or other issues relating to any proposed condition of approval. The failure of the applicant to raise such issues with sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes an action for damages in circuit court.

A copy of the application documents and evidence submitted by or on behalf of the applicant and applicable standards are available for inspection at no cost and will be provided at a reasonable cost. A staff report related to this application will be available for inspection seven (7) days prior to the hearing at no cost and copies provided at reasonable cost.

For additional information, please contact Lisa Brosnan at 503-540-1616.





Sub-Divisions & PUDs Application

416 Ferry St - PO Box 339 Dayton OR 97114 Ph # (503) 864-2221 Fax # (503) 864-2956 www.ci.dayton.or.us

cityofdayton@ci.dayton.or.us

For City of Dayton use:						
Date Notice Received:	Received By:		File Number:			
Public Hearing Date:	Fee Amount:	Deposit Amount:				
Public Hearing Notice Mail Date:		Appeal Decision	n Date:		Approved	Denied
Applicant Information:						
Applicant Name: JEREMY NETTROUE						
Mailing Address: 10902 SW OLD SHEF	RIDAN RD	_ City: _MCMI	NNVILLE	ST:_	OR zip:	97128
Phone Number: (503) 883-3348		_ Email: <u>JNE</u> T	TROUER	OSKAPEDE	V.COM	
Site Address or Location: PARCEL 3 PAR	RTITION PLAT	92-40 DAYT	ON, OR			
Property Owner Information:						
Property Owner(s): <u>JEREMY NETTROUB</u>	ER					
Address: 10902 SW OLD SHERIDAN R	RD	_ City: MCMI	NNVILLE	ST:_	OR_zip:	97128
Phone: (503) 883-3348		_ Email Address	JNETTRO	OUER@SK	APEDEV	.COM
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	_		-	t (1 010) 110g.	ACDE	
Number of Lots or Units Proposed: SIX LO	TS ARE BEIN	G PROPOSE	D.			
Please describe your request (be specific):	PLEASE SEE			VE		
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Applicant Signanture:	tt			Date: 10-0	5-18	
Property Owner Signanture:)ate:		
I/We the above signed, consent to the proposed Suthis application.	ub-Division or Plann	ed Unit Developn	ent for develo	pment of our pr	roperty as in	dicated on
For Office Use						
Fee: Amount Paid:		Date Paid:		Rece	int #	
	Comments:				ipe	
Professional Services Amount:	Date Paid:		Planner	☐ Engineer	☐ Staff Ti	me

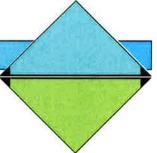
Sub-Divisions & Planned Unit Developments Application

Consultants	(please list all	that apply	y)				
	Planning		🛚 Engineering		■ Surveyor	Other	
Name: ROSE	RIPPEE / ROB	BERT RIP	PEE	_ Physical Add	ress: 19120 SW BUT	TERNUT S	ST
Firm: ALIGNE	D ENGINEER	ING, LLC		_City: ALOH	HA	ST: OR	Zip: <u>97078</u>
Mailing Address:	19120 SW BU	TTERNU	TST	_Telephone #:	(503) 737-4750		
City: ALOHA		ST: OR	Zip: 97078	_Cell Phone #:	(503) 737-4750		
Email Address:	ROSE@AEPN\	W.COM					
	Planning		Engineering		☐ Surveyor	Other	
Name:				_ Physical Addr	ess:		
Firm:				_ City:		ST:	_ Zip:
Mailing Address:				_Telephone #:			
City:		ST:	Zip:	_Cell Phone #:	-		
Email Address: _							
	Planning		Engineering		Surveyor	Other	
Name:				Physical Addr	ess:		
Firm:				City:		ST:	Zip:
Mailing Address:	71			_Telephone #:	-		
City:		ST:	Zip:	_Cell Phone #:	-		
Email Address: _							
· ·	Planning		Engineering		☐ Surveyor	Other	
Name:				Physical Addre	ess:		
Firm:				City:		ST:	_ Zip:
Mailing Address:				Telephone #:			
City:		ST:	Zip:	Cell Phone #:			
Email Address: _							
	Planning		\square Engineering		☐ Surveyor	Other	
Name:				Physical Addre	ess:		
Firm:				City:		ST:	_ Zip:
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City:		ST:	Zip:	Cell Phone #:	,		
Email Address:							
	Planning		\square Engineering		Surveyor	Other	
Name:				Physical Addre	ess:		
				•			
Mailing Address: _				Telephone #:			
City:		ST:	Zip:	Cell Phone #:			
Fmail Address							

ALIGNED ENGINEERING, LLC

Drafting and Design Support

Aloha, OR 97078 www.alignedegineeringllc.com



Narrative for Dayton Point Subdivision Application

A subdivision of Partition Plat 92-40's Parcel 3 is being proposed at the intersection of 4th Street and Mills Street in Dayton, OR.

The application for the proposed subdivision is intended for R2 zoning. The civil plans were created to satisfy the Title 7: Land Use Development Code (10/07/13 version). The proposal is for six (6) single-detached houses (four (4) two-story houses and two (2) one-story houses). All single-detached houses are on lots which satisfy the minimum 6000 sq. ft. requirement. The approximate locations and sizes of the proposed lots are summarized in the table below:

Approximate Location	Lot No.	No. of Story	Туре	Lot Size	House Size
				(Sq. Ft.)	(Sg. Ft.)
North		1	Detached	6,360	1,855
East	2	2	Detached	6,000	3,745
	3	2	Detached	6,000	4,900
South	4	1	Detached	6,040	2,030
West	5	2	Detached	10,536	3,650
wesi	6	2	Detached	10,626	3,294

A private street connecting the subdivision to Mill Street will be constructed. The total paved width is 20 feet at the narrowest (to avoid adjacent property impacts to their mailbox and access) and typically 29 feet. A minimum of six on-street parking spaces will be provided, and each lot will have two off-street parking. A firetruck turn-around which satisfies Dayton standards (see Sheet C-3) will be provided. In addition, both a street light as well as a fire hydrant and all applicable will also be provided (see Sheet C-3).

The water and fire hydrant are illustrated in Sheet C-4 of the civil engineering plans. The water line would be installed according to Dayton's standards and in coordination with the existing utilities company.

The property is graded such that the storm water will be released to the adjacent gulch (see Sheet C-4). The storm water system was designed using a storm outlet energy dissipater basin that would release the storm water at the base of the ravine.

The sewer would be connected to the existing sewer line on Mill Street (see Sheet C-4). A total of four connections will be made to the existing sanitary line. A private manhole will be installed in the subdivision. Also, the units adjacent to Mill street will be built such that they will not encroach on the existing sanitary easement.

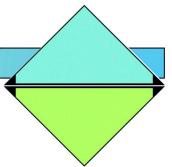
The private road, sewer and storm water systems will all be maintained by the owners of the subdivision. Landscaping will also be provided by the owner.

ALIGNED ENGINEERING, LLC

Drafting and Design Support

Aloha, OR 97078

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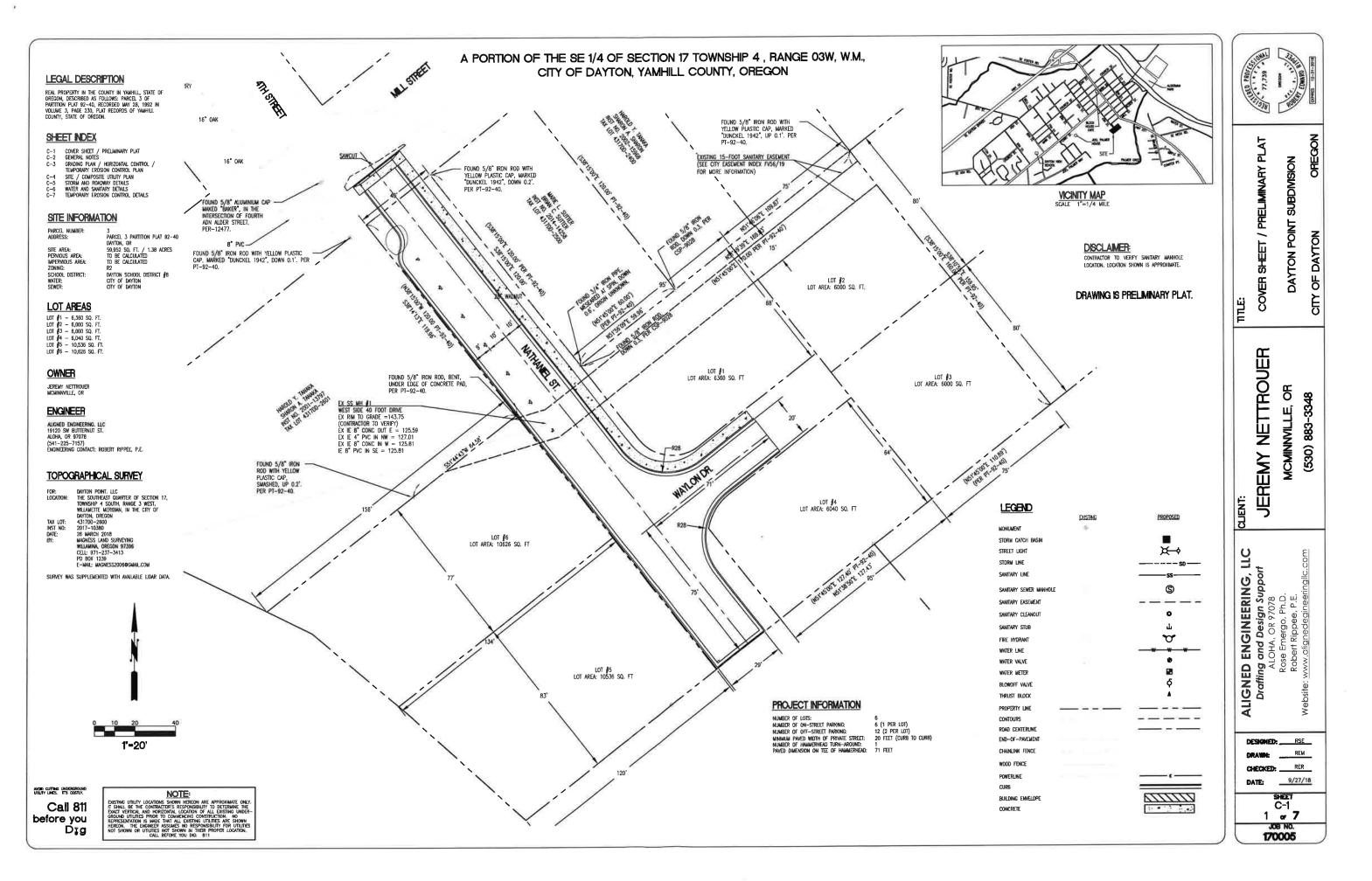
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A PORTION OF THE SE 1/4 OF SECTION 17 TOWNSHIP 4, RANGE 03W, W.M., CITY OF DAYTON, YAMHILL COUNTY, OREGON

GENERAL NOTES:

- Contractor shall procure and conform to all construction permits required by the Csty of Dayston and Varnhill Crostip, and conform to all constitution and requirements of said per including the conformation of the conformation of the conformation of the contractor from obtaining any and all reviews and permits required under building, planton or electrical codes that any portions of the work may be subject to including an intelligent permits if required just them any requirements under permits which may be required for the problect by other agended with platfording.
- Contractor shall precure a highe-of-entry permit from affected trailmash for all work within the railmast right of vory and conform to all conditions of the poresis.
- A copy of final appeared construction drawings and any required permits shall be kept on-site at all times. For review by inspectors upon request

- 11. All truffic control plate & measures shall be approved by the agency with jurisdiction and in place prior to any construction activity. Contractor shall erect and maintain barricades, warning signs infliceness (and all other traffic control devices required) per City. County and

- 55 Contractor shall be around all expended slopes and distart of around which are not scheduled to be landscaped. Grading shown on the drawings is critical to functioning of detention system and shall be strictly followed

· Curbo & Sideralla.

- 58 Unless otherwise shown or indicated on the thuwings. 6-inches nominal carb exposure used for design of all parking lot and street grades.
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ODOT requirements in accordance with the current MUTCD (including Oregon amendments) Access to driveways shall be maintained at all times.

- Mencal Brackers. The Comman bold maximum one complete so of approved drawings on the construction star at all times wheneve her affection due approved drawings in the construction of the
- Upon completion of construct on of public facilities, Contractor shall submit a clean set of field record drawings constring all as-built information to the Design Engineer for use in the preparation of As-Built drawings for submittal to the City

- Electricos shema en the drawings sich based firm

 [City, OMID, etc. Rosch Mask

 Physiology (4 a _ Denni cap; reconnect, ch.)

 Lected 2:

 FERE fixed was relevations.
- Address Numbers: Per OFC 505 J, all new and colstap buildings shall have approved rikless runthers (4" minimum number height, color to contrast with background) placed in a position that is epithelia and wishles from the fronting street. For flaginor or other cituations where the amounts it can visible from the flowing street. Per flaginor or other cituations where contacte to the driveway or private med. Temporary soldiess signs shall be invanided near the encaces to the driveway or private med. Temporary soldiess signs shall be mounted in a visible location point to and driving any contamelion, and the permanent numbers insurand prior to executance, in a profition that is plakify highle and visible from the surest flooring the property.
- Canaza is its solely suppossible for a source; this any site, street or athley work within the principation of the City, must or executed any and all light supplements and buy and all analyses because in the design, commission and the performance of such seat, must as statice work. A contacted in sully represented in the proposed of any associated, files, peach; and copies are risted that must be recorded to the contacted in producing size, ancrease withing work, and (2) falling to perform size, extract within the contacted it is producing size, ancrease withing work, and (2) falling to perform size, extract within the contacted in the contact of the contact of

63. All curbs sidewalks and driveways shall be constructed using \$100 psi concrete, and shall be cured with Type I or Type ID clear curing compound. All sidewalks shall fully comply with all ADA and PROWAD standards.
Sea Let Be with shall be a sea and if I have that I will be a minimum of 6 inches thick.

ocial or industrial are driven syx and affey approaches shall be minimum X-inches

Contraction joints shall be installed directly over any pipes that cross under the sidewalls, to control crucking, in general, cracks in new carties or sidewalls (at locations other than contraction joints) are not acceptable, and cracked panels shall be removed & replaced unless otherwise approach by Public Works.

not remove or reduce Conunctor's sole responsibility to meet any and all legal requirement administrative requirements or industry best practices, and Contractor specially assumes defend, and will indumnify the City for any librilly dynamages, thus, fees or use-convents related in any manner to Contractor's site, sheet or utility work.

- All construction water must be obtained through an approved bydrunt meter or bolk water meter, at a location approved by Public Works.
- The Contractor shall provide the City and the project engineer with the names and 24 hour telephone numbers of at least two persons associated with the project who can be confacted outside of regular work hours in case of emergencies

EXISTING CHARRES & FACILITIES:

- ATTENTION Oregon law requires you to foilow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001.0010 through OAR 952-001.0000, You may obtain copies of the rules by scaling the center, Note: the telephone number for the Oregon Utility Notification Center is (507) 232-1987).
- The location and descriptions of existing utilities shawn on the drawings are compiled from mailable records and/or field surveys. The engineer or utility companies do not guarantee the accuracy, or the completeness of such records. Contractor shall field verify sizes and locations of all existing utilities prior to construction.
- The Contractor shall decide and strate all entiting property and word instruments prior to construction. Any survey measuremen detailed during construction of the projects hall the explicit of the strategies of
- Continuents shall field verify location and depth of all existing willien where ever facilities terms or are closely possible to the existing facilities. All wholey creatings in all left or forms on the changing will be produced using just hold who is soler to assume the melder legal or to controlled and the controlled of the controle
- All edising facilities shall be maintained in-place by the Contractor unless otherwise shown or directed. Contractor shall take all precursions necessary to support, maintain, or otherwise protect evicting at ill lies and some facilities and ill may adding continuous. The appropriate the existing facilities in an organia to the advancestion to acadelice and to the advances of the City

chall conform to OSSC (ODOT/APWA) Specifications, 2015 edition.

Contractor shall arrange for and pay all costs to abundon existing sewer and water services not scheduled to remain in service

74 All piped utilities abandoned in place shall have all openings clused with concrete plugs with a manintum (ength equal to 2 times the diameter of the abandoned pipe)

The end of all tuility states shall be marked with a pointed 2%-1, extending 2 feet minimum above finish grade (painted white for sanitary sewer, green for snorm), and wired to pipe state. Type of utility the sever, storm, test and depth below grade to pipe invert shall be clearly & permanently labeled on the marker post.

Tracer (Foning) Wire. All non-metallic water, sanitary and storm server piping shall have an electrically conductive haudsoul 12 gauge solid core expert tracer when the full freight of the installed pipe using bles wise for water and person for some and sanitary pipings.

«I near vites shall be used to the top of the pipe at 10 foot maximum intervels and shall be extended up in and vite because and manufactor and earth brains and accessible from the catenated up in and vite because and manufactor and earth brains and accessible from the

surfaces.

All tower wine splices shall be rande with corrosion resistant waterproof wire nos (DBR direct bory splice) in by DM Company, or equal). It may be a surface with presentation into manables abalt be within 18 inches of the rim elevation and adjacent to manable steps. The traces wire shall be told to the top manables steps or otherwise supportation judicious retires of them the coasied or the manable or active basin or otherwise supportation judicious retires.

- Overproclaim observator shows on the decoming and explicitly approved in ording to the Cis-cultural Crystallities remaid, intereprised by or in the vicinity of new solder time, or lead from the same system should be decomined to the new Cis-solds system is decision as any product by the City Engineer and Fable Winks, Suprimenture. Finding City titles likes which are promitted which we which are explaced or supersocied by the new while likes the discrement by the
- Utilities that are obtained an place, or interfering portions of tables, while the removed by the Contractive to the death may court to accomplish the used. The Contractive that placed ends of the about a difficient paint or transverse place, if the acceled that the first the full pipe diameter for a distance of two times the pipe diameter has it is to the ories on it.
- Unless collective apparend by the City of the right of the part of reasoning or restrict constitution.

 Unless collective apparend by the City of the right, and the or dated lines intercepted or exposed, during construction total the consensed to early the claim or time than the consensed conserved to the consense time times, except for reducified below at time time which are removed conserved to time consensed and pluggade in 10 feet trues times interruptly inputed by the claim interrupting dayned pages, of times, shall have been provided from the pages, and the consense times the consensed to the consense time time the consense times the consense times the consense time time times the consense time time times the consense times times to the consense times times to time the page consense times to time the page consenses times to time times times to time times times to time times times times times times times times times times times

- Any fuel tanks encountered shall be removed and disposed of per State of Oregon DEQ requirements. Backfill with compacted granular material
- GRADING, PAVING & BRAINAGE:
- 35. Contractor to review soils report prepared by _____ and conform to all recommendations lived in the report.
- nutractor shall be responsible for managing construction activities to insure that p and right-of-ways are kept clean of mud, dust or debris, Dust abatement shall be incol by adequate watering of the site by the Contractor.

79. No trenches in roads or driveways shall be left in an open condition overnight. All such trenches shall be closed before the end of each work day and normal traffle flows restored.

Before mandrel testing. TV inspection or final unceptance of gravity sewer or storm pipelor all trench compaction shall be completed and all sewers and storm drains flushed & cleant nemove ull mud. debris & funcion material from the pipelines, manholes and/or catch basin

Where future extensions are shown upstream of new manboles (sewer or storm), eatch basins or junction boxes, tipe stubs (with gasketed caps) shall be installed at design grades to a poin 2^n minimum notside of the structure.

83. All water mains shall be C-900 PVC (DR 18) or Class 52 dueille from All finings 4-inches through 24-inches in diameter shall be dueille iron finings in conformance with AWWA C-15 or AWWA C-110. The minimum working presence fin all MI end iron or dueille iron lings 4-inches through 24-inch in diameter shall be 350 ps for MI finings and 250 ps for flanged.

84. All water mains to be installed with a minimum 36 inch cover to fmith grade unless otherwise noted or directed. Service lines to be installed with a minimum 30 inches cover within the tight-of-way. Despete depths may be required as aboven on the drawings or an ovoid ordered tools.

thank extraint concrust thank Hecks shall be provided as all founds, seen and offered fermions, though so have been provided as all founds, seen and offered fermions. Advances as he has been been been so the requirement of 1885 (2001/1/APA 1,009484). Cummental for observed the found of 1885 (2001/1/APA 1,009484). Cummental for facility of the contrast since feels while the submitted to the City, for excive and appropriate ports on see. If finand mixture and copies upon the provided as the contrast of the

82 City forces to operate all valves, including fire hydrants, on existing public mains

$35_{\rm m}$. Unless otherwise noted, all grading, rocking and paving to conform to OSSC (ODOT/APWA) Specifications, 2015 edition

- 36 Clear and grub within work limits all surface vegetation, trees, stumps, brash, roots etc. Do not damage or remost trees roote in approved by the ring sect or in the most two inches in discrete or larger on trees which are not seed and in removal.

- Engineered fills shall be constructed and composited in 6° lither or agreement of grade. All fills within public right of some and discovered which be engineered, with our high composite 95% of the maximum day along you AASHTO 1-180 (ast method) Weeffield Proceeds

- A plant the CP personal of the C

- Compact granular to the A. (a 95% of the maximum dry density per AASH I O I-180 test what I Modified review. Prior to placing A. pavenent, whiten compaction test results for basened, and trench backfill must be received by the City, and a finished rock grade proof-mil (witnessed by the City) must be performed.
- Priving of streets shall not be allowed until after completion of all of the following as a minimum, inclining steinhild of seepable written test results to the City where applicable soil required testing, uspection and protoful of observed; -installation and entities of new water, sever and soom drain lines upder poverd areas (including search compaction turing and advantage of test matter to City); -review and approach of the formal analyty private soiling that to the City (in Dipiner; and -installation of all number solidors or shores beauted under or amoning period areas, curbs or silvenills.
- A.C., Pavement shall continuing USSC (GDO II/APWA) 07744 the mitted Appliah Concerts (IBMA/ETheomatic) be standard shap mix, and shall be approved by the CDF prise to place strong. Use the sharlows approved in ording by the USP, given to a painting, but the place is provided by the CDF prise to place strong the CDF prise to place the CDF prise the CDF prise to place the CDF prise to place the CDF prise to place the CDF prise the CD
- HMAC assumes shall be placed only when the surface is day and weather conditions are specified to people handless, finishing and composition can be accomplished. In two cases the BLMCC instance, be placed when the seaders in represented in Selvic who assistance collished under 2013 500C at 2015 100C at
- 49. Contractor shall protect new pavement against truffic as required, until it has cooled sufficiently to avoid tracking.
- All existing or constructed manholes, cleanouts, monoments, gos valves, water valves and similar rincurses shall be adjusted to match finish grade of the pavement, sidewalk, hundscuped area or motion virip wherein they lie.
- Short pavement widening cross slope shall be a minimum of 25, and a caselmon of 26 sect pavement, where the street cross slopes shall not exceed 25 sometimes in the street cross slopes shall not exceed 27 sometimes (intersection and final favor and a cross facility of deviction by comply, with ADA and FRECWAG standards. Price to placing outbs, Contractor shall field systs) partners.

- or required amil the personnent three nationals is installed and approved by the City. Unless otherwise approved in stitling by the City, terminated these nationals the installed by the read of the next work high day after installation of the inspectory threet experts the being day after installation of the inspectory threet extracts, but in no executed then the calculate third day following installation of the temporary threat extracts:
- Unless otherwise appeared by the City, water service pipe on the public adds of the never shall be Cenff one blue HDPF tabling (CTS, SRM 9, 200 ps) conforming an AWWA C901 (ASTM D2239 & D2237) with 2-3/8 Tong style compression intense (AY McDonald 613T CTS insert sufference or equal) and Q style compression fittings.
- Unless otherwise noted, water service pipe on the private side of the meter shall be Schedule 40 PVC or as approved by the OPSC.
- 91. Contractor shall install temporary plug and blowoff as required at the end of waterline for flushing, testing and chlorination
- Sonitars Sener A Waterline Consume. Where new waterlines sense below in within 18-inches serial regardine above a sever main or sever servire hunted, certee need through of waterline per a point of renessing heaver line or sever linear. Access the mean of the several consumers where the several consumers waterline and personal. Unless otherwise appearance in watering by the Pathie Weeks Drucecke, colling sense after a little appearance in which waterlines water through the person of the

- Distriction & Madapiological Testing. All water mains and service lines shall be ciliarrine distriction does benefit privals tien requirements, AWWA C-6M or OAR 333-66. (25 mg/L minimum, cllorine scalation. 24 benefit contact time), which car is never uniquest. Unders otherwise express of the children scalation of the critical in reliance in the call of the preparations of the Callorine scalation and the criticals return as the call of the 34 benefit covince of applications of the clinical evidence proof, the circumstance in the call of the 34 benefit covince of a probability of the 34 benefit covince of the covince of the 34 benefit covince of the 34 benefit
- Unless otherwise shown on the drawings AND explicitly approved in writing by the City, an existing unserface allumination in place shotty by socially discommented from tales and when transaction points in the cleaning, without system. A bland fatter or restation 80% place of applicately shall be insulated on the hack side of all surless from which absorbing discounterfaces are deconstant. As Recent with the transfer international points and constant and in the place of the contract of the state of the state

- Speer & Steem Manhales

- All connections to existing numbels shall be made by core-drilling the criticing manabole amounts and installing a malest host. Connections to manabole shall be watersight and shall move it in a fine of the manabole shall be watersight and shall note that the manabole shall be watersight and shall note that the manabole shall be watersight shall not the shall be shall not the shall be shall not the shall deline the shall be made as a shall not produce the shall be shall not the shall be shall be shall be installed in my mentioned unpend which does not have existing steps.
- Manhole channels depths (sewer & storm) shall be to the heights shown on the drawings, but in no case shall he the channel depth he less than 2/3 of the pipe diameter. Cliamnels, a well as shelves between the channels and the manhole walls, shall be sloped to drain per plan details.

128 Install them of private staffing time day either franchise utilities or private than 1 or storm at 1 and 1

- Peace, hisphone and TV mording and conside shall be installed per stills; company pagestoments with pull wise. Container shall verify with with company for size. Section and layer of recently rots construction, and shall cause that travelscent are dequarily prepared for installation per stills consigue magnityments. All changes in direction of utilize consolid trans and labor very magnityments.

STREET TREES, LANDSCAPING & HORIGATION

- 131 Street trees and landscaping shall not conflict with sight distance standards
- 132 Landscape plantings shall maintain a minimum of three (3) feet clear from all fire hydrants. Maintersance of this clearance is an onesoing obligation of the property owner.
- All originism systems shall be provided with back low providing conforming to nece and Contendands. But Fore testing trails shall be submitted to Public Works prior to response find

TESTING AND INSPECTION

- 134. The Contractor shall be responsible to ensure that all required or necessary inspections are completed by authorized large-cone past or preventing with independent work, which obvers that is dependent or the whoch to be inspected. I allow in other instrusions importantly and approved (i) that it exists in the Contractor Cesting thilly responsible for all problems and/or covered/or measures unlikely from unlarge excels with.

· Storm Drain

- $112\pi^{\circ}$. Unless otherwise approved by the City Engineers all storm drain connections shall be by manufactured (so or wye fittings.

Printing

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SECTION PROPERTY OF THE PROPER

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ALIGNED ENGINEERING, LLC
Drafting and Design Support
ALOHA, OR 97078
Rose Emergo, Ph.D.
Robert Rippee, P.E.
Website: www.cilignedegineeringllc.com

DESIGNED: RSE DRAWN: RER CHECKED: ___

9/27/18 DATE C-2 2 of 7

JOB NO. 170005

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY. Call 811 before you Dīg

NOTE:

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BETERANDE THE FOR THE CONTRACTOR'S RESPONSIBILITY TO BETERANDE THE FORD TO COMMENDED CONSTRUCTION. TO REPRESENTATION IS MORE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE REGINEER ASSURES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CALL BETORE TOU DIG. ST.

(lift straps are not an acceptable alternate), a factory installed closed cell neopycoc rubber gasket bonded to the underside of the insert time. Unless waised in writing by Public Wit-(ease by case basis), a close-free vent-valve writer (mibber check by TifalRee) value provided on each unit. Inserts shall be Man-Pan manhole inserts or approved equal.

69. Connector shall overdinate and pay all times associated with connecting to existing water, souther actual from never facilities. 20 Union obcosise untal materials and workmandigs for water, sanitors sever and more sever

Sener Leakage Terting, Sunitary sever pipe and apparenerses shall be tested for leakage. Leakage tests shall include to air read of all sever mains and laterals prior to posting, and in separate air set of all sever mains and alterals following economiem and bedfilling of any frankrise aulity teroches or other utility work that crosses steinary sever leterals. All starting over manufacts while we autom stead following empletion of paving or final surface restoration. All stelling shall conform to requirements as outlined on City testing forms contained in the WDD.

Contactor shall conduct a solver TV acceptance impaction of all mainlines in accurations of 0.0581 (ODDT/APWA) 44.547 to 6.1445 misc compliance with gast requirements of 0.0581 (ODDT/APWA) 44.540b. The TV impaction shall be conducted by an approved technical series which is questioned to series with its question of the TV impactions on DVD. Unless otherwise required to make and sorting the impaction to the extensive theorem of the current of the current ordering the impaction to determine the depth of any number of the current ordering the impaction to determine the depth of any number of the current ordering the impaction to determine the depth of any

standing water. Sufficient make to recruit loss areas or reserve grades shall be disablored into the sign-immediately griet to initiation of the TV imposition. The DVD and written report shall be delicated to the Cry. Happener.

- 110. Storm drain pipe materials shall conform to the construction drawings and City requirements. Contractor shall use uniform pipe material on each pipe run between structures unless otherwise cliceted or approved. Jointed HDPE pipe shall not be used for stopes exceeding ten.
- 113. Unless otherwise shown on the drawings, all storm pipe inlets & ootfalls shall be beveled flush to match the slope wherein they lie.
- 115 Unless otherwise specified or directed, install storm drain pipe to accordance with more factors is installed in a sixth or in.

THANCHISE CHILDRES

SHEETLIGHTS

Unless otherwise shown on the drawings and approved in writing by all jurisdictions having authoritys new and relocated franchise utilities (power, cable TV_atclephone & g.e.) shall be installed underground in conjunction with the development.

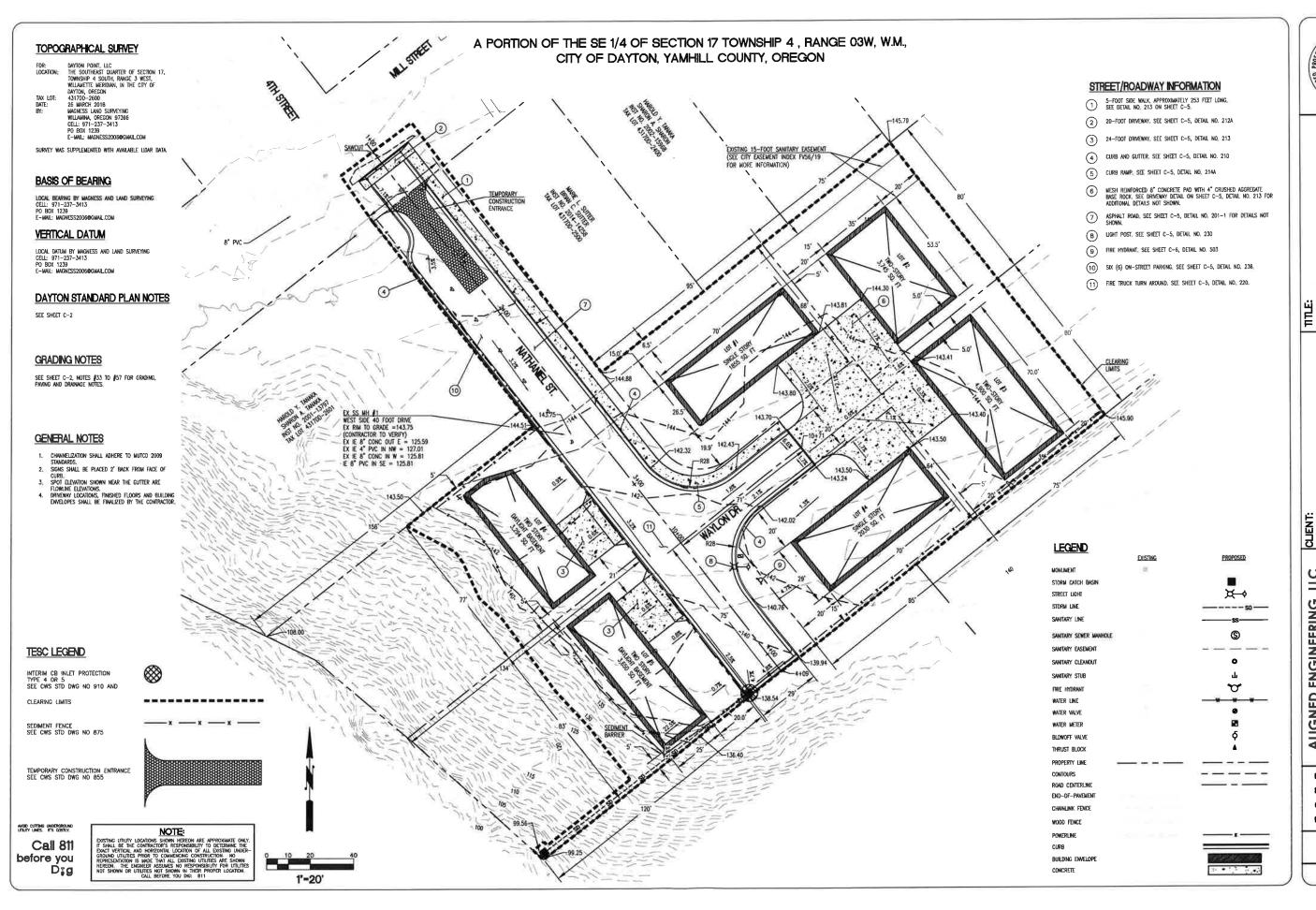
low areas shall be discharged into the pipe by the Commeter prior to any such irrejection by the

Public times halp poles, conclude and jonetics because shall conferint with the top forwards of the City and the power too pump poor along sees for. Interclain towers shall be it-70 until and set to finish grade. Direct have sarred high trolless shall be set in a depth as specified by the manufacturer, but not less than 5 less.

124 Franchize utility plane shall be submitted to Public Works and the City Engineer for reviews prior in installation. All these less callity street ensuings shall be installed at the target in the street, otherwise, and all ensuings of warrs, event or street maintainesser Lurals shall be as close to perspectfular as fourth.

126. Contractor shall coordinate with gas, powers telephone, and table TV company, for location a conducts in comment tractices, as well as formine of variles, podestals, car. The Contractor shall responsible for previsiting franchise utility companies adequate written notice of a validability of the open trench (typically). 10 days minimum, and coastrolle access to the open trench.

127. Unless otherwise, approach to retring by the City, all abrocaptable to little is stall be located in Plice tortice. It is not in will be principle by the development, and otherwise stall be thread in a benefit work disk the proposed mode with beatine. Constructive will grade and from an interest of the construction o





GRADING PLAN / HORIZONTAL CONTROI TEMPORARY EROSION CONTROL PLAN DAYTON POINT SUBDMISION

DAYTON

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NETTROUER Я MCMINNVILLE, JEREMY

(530) 883-3348

ALIGNED ENGINEERING, LLC

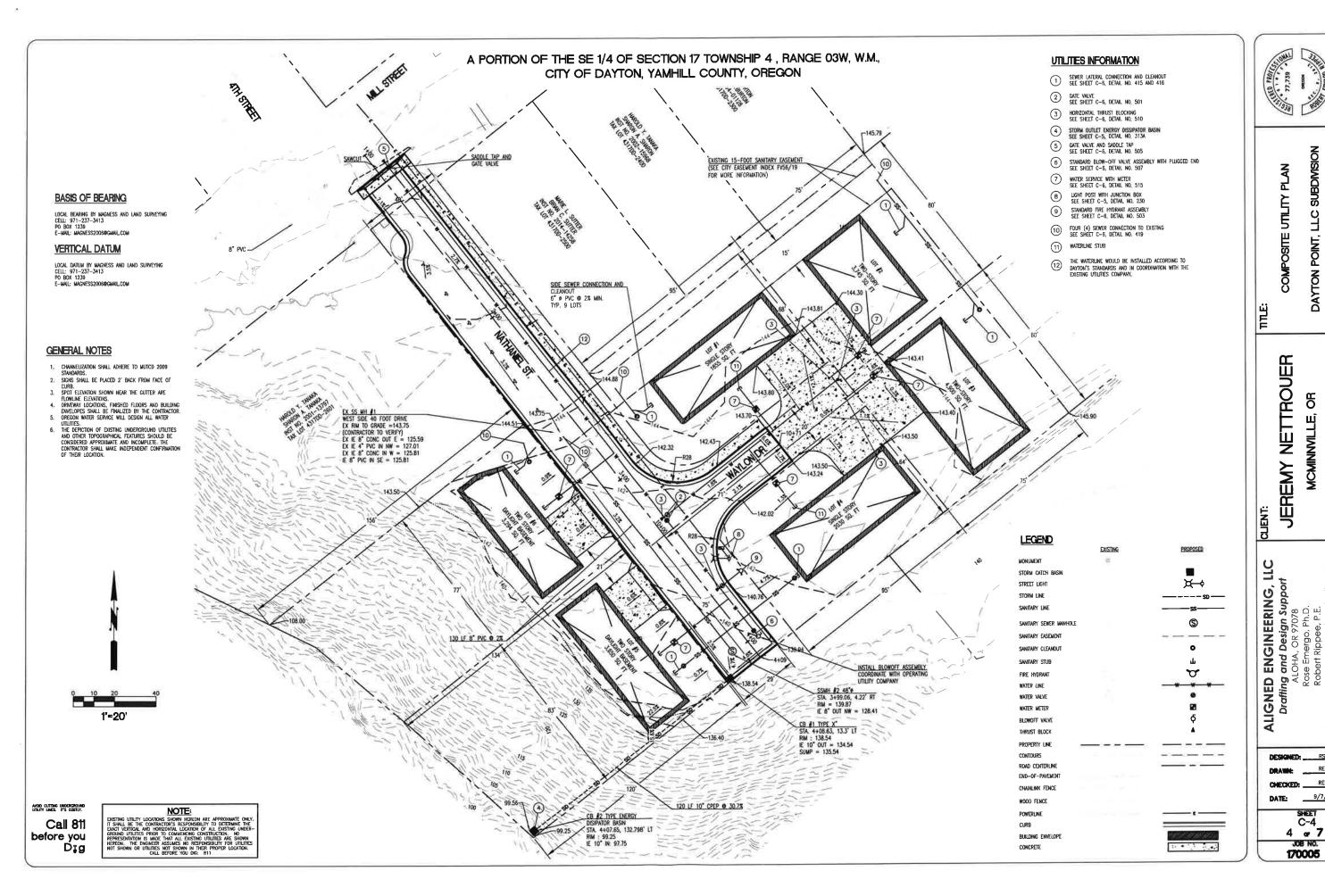
Drafting and Design Support

ALCHA, OR 97078

Rose Emergo, Ph.D.
Robert Rippee, P.E.

RSE DESIGNED: REM DRAWN RER CHECKED: 9/17/18 DATE:

> C-3 3 7 JOB NO. 170005



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(530) 883-3348

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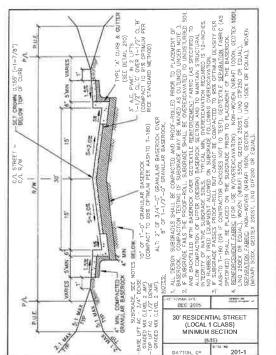
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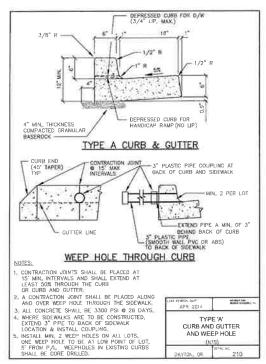
PLAN

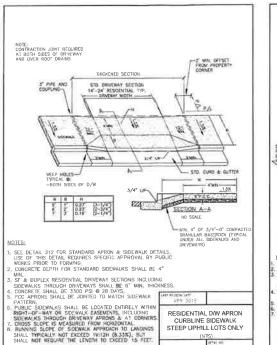
UTILITY

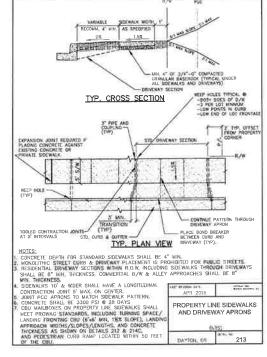
COMPOSITE

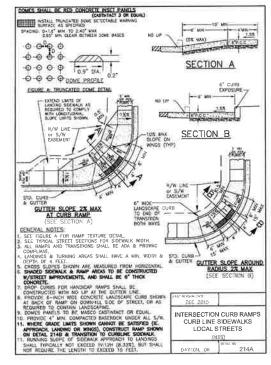
A PORTION OF THE SE 1/4 OF SECTION 17 TOWNSHIP 4, RANGE 03W, W.M., CITY OF DAYTON, YAMHILL COUNTY, OREGON











DETAILS

ROADWAY

STORM AND

JEREMY NETTROUER

EC.

ALIGNED ENGINEERING, LLC

Drafting and Design Support
ALOHA, OR 97078
Rose Emergo, Ph.D.
Robert Rippee, P.E.
Website: www.alignedegineeringlic.cor

DESIGNED: ____RSE__

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DAYTON POINT, LLC

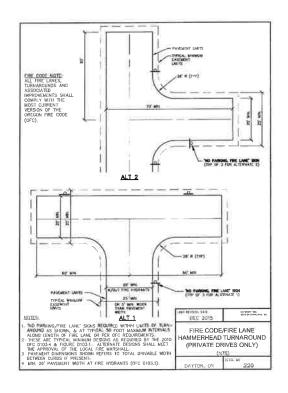
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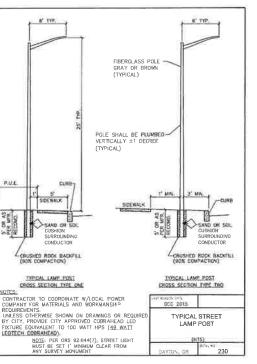
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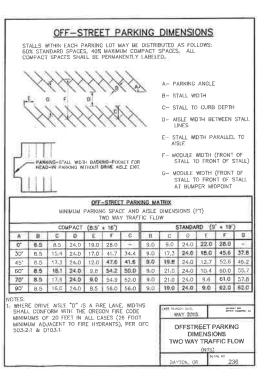
(530) 883-3348

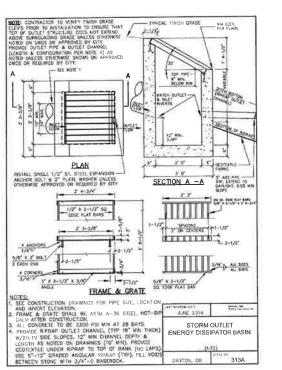
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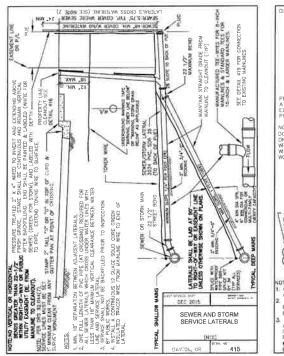


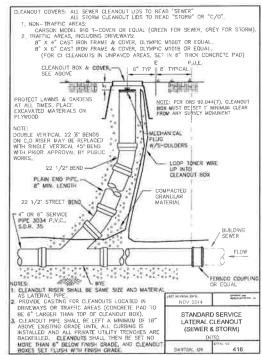


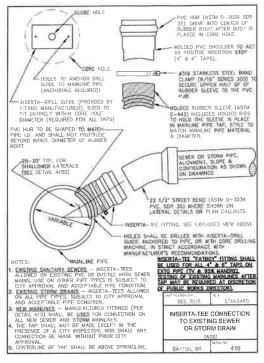
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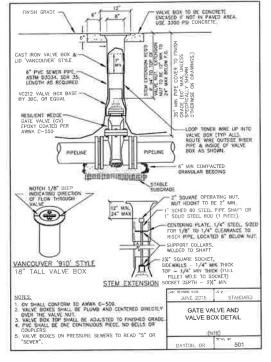


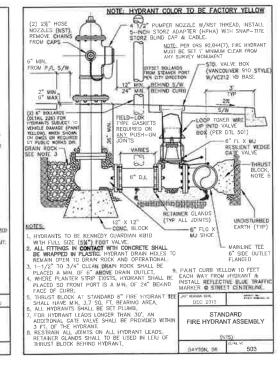


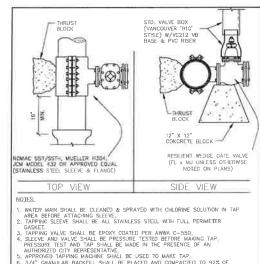


PROVIDE ONE RISER ASSEMBLY FOR EACH 3 BLOWOFFS OR PORTION THEREOF.

B.O. RISER







CONCRETE PLACEMENT.

1, CONCRETE BLOCK(S) SHALL COMPLETELY SUPPORT TAPPING THE AND VALVE.

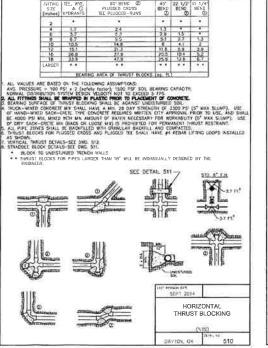
CONTRACTOR SHALL COORDINATE ALL TAPS WITH PUBLIC WORKS STAFF PRESENT.

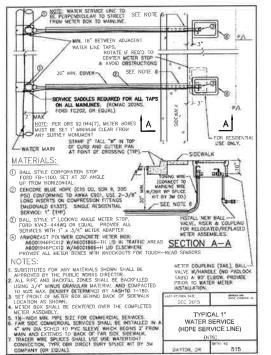
ALL TAPPING EQUIPMENT (AND ANY TOOL COMING IN CONTACT WITH THE PIPE THOUGH THE TAPPING SLEEVE) SHALL BE POLITICALLY PROPRIES. SLEEVE) SHALL BE CHLORINE DISINFECTED WITH A 300 MG/L CHLORINE SOLUTION

TAPPING TEE AND VALVE

Trent/ forms GRANULAN BACKFILL PAC PIPE THRUST -BLOCK STABLE SUBGRADE POXY COATED RESILENT WEDGE CATE VALVE (2" MIN) WITH 2" SQUARE OPERATING NZAP centioner w: Demoka bill XINE 2015 STANDARD BLOWOFF WITH PLUGGED END

STANDARD VALVE BOX — (TWO REQUIRED) VANCOUVER 910 STALE





AVOID CUTTING UNDERGROUND UTILITY LINES IT'S COSTLY. Call 811 before you

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SUBDIVISION DETAILS

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ALIGNED ENGINEERING, LLC

Drafting and Design Support

ALOHA, OR 97078

Rose Emergo, Ph.D.

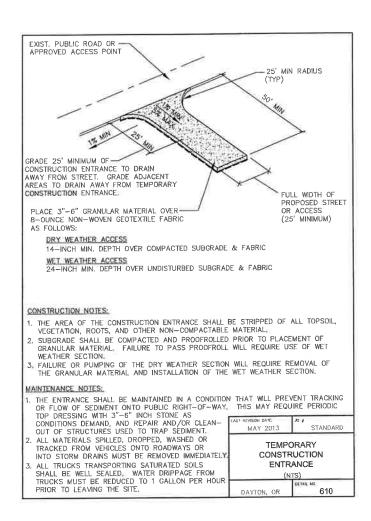
Robert Rippee, P.E.

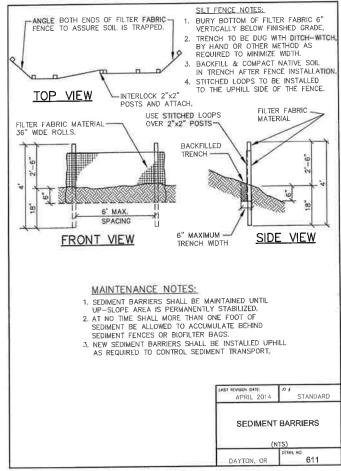
Website: www.alignedegineeringlic.com

DESIGNED: ____RSE__ REM DRAWN: __ CHECKED: ____RER DATE: 9/27/18

C-6 6 of 7 JOB NO. 170005

A PORTION OF THE SE 1/4 OF SECTION 17 TOWNSHIP 4 . RANGE 03W, W.M., CITY OF DAYTON, YAMHILL COUNTY, OREGON

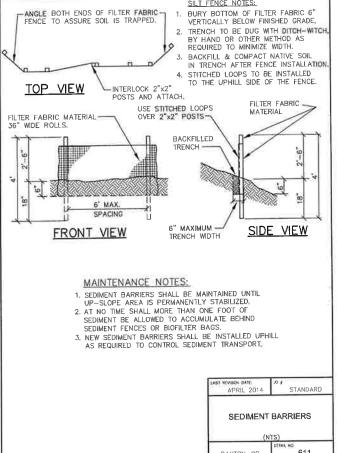




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TEMPORARY EROSION CONTROL DETAILS DAYTON POINT, LLC SUBDIVISION

OF DAYTON

(530) 883-3348

JEREMY NETTROUER OR MCMINNVILLE,

ALIGNED ENGINEERING, LLC

Drafting and Design Support
ALOHA, OR 97078
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Robert Rippee, P.E.
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SHEET C-7 7 of 7 JOB NO. 170005

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