

GENERAL NOTES:

- ALL CONSTRUCTION, MATERIALS, AND WORKMANSHIP SHALL CONFORM TO THE LATEST STANDARDS AND PRACTICES OF THE CITY OF KEIZER, THE OREGON STRUCTURAL SPECIALITY CODE (BUILDING CODE), OREGON PLUMBING SPECIALITY (PLUMBING CODE), AND THE OREGON FIRE CODE (FIRE CODE), LATEST EDITIONS.
- ALL PERMIT AND LICENSES NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
- ALL EXCAVATORS MUST COMPLY WITH THE RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER, INCLUDING NOTIFICATION OF ALL OWNERS OF UNDERGROUND UTILITIES AT LEAST 48 BUSINESS HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090 AND ORS 757.541 TO 757.57. THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 503.232.1987 AND THE LOCAL "CALL 48 HOURS BEFORE YOU DIG NUMBER" IS 503.246.6699.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLAN IS FOR INFORMATION ONLY AND IS NOT GUARANTEED TO BE ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS OF ALL UNDERGROUND UTILITY CONNECTION POINTS PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF 7 OAKS ENGINEERING, INC. POTHOLE ALL CROSSINGS AS NECESSARY BEFORE CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT CONFLICTS.
- 7 OAKS ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR ANY DISCREPANCIES ENCOUNTERED BETWEEN THE CURRENT FIELD CONDITIONS AND THE INFORMATION SHOWN ON THE SURVEY MAP (PERFORMED BY FORTY FIVE NORTH SURVEYING, LLC). THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.

GRADING AND PAVING NOTES:

- ALL SURFACES SHALL HAVE A MINIMUM 1.0% SLOPE UNLESS OTHERWISE NOTED ON THE PLANS. ALL SURFACES SHALL MEET EXISTING GRADES SMOOTHLY AND EVENLY AND MAINTAIN CONSTANT SLOPES UNLESS OTHERWISE NOTED ON THE PLANS.
- THE CONTRACTOR SHALL NOTIFY 7 OAKS ENGINEERING, INC. IF THE GRADING PLAN DOES NOT PROVIDE POSITIVE DRAINAGE OR IF SLOPE CALLOUTS DO NOT MATCH SPOT GRADES.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING SITE AND DRAINAGE PATTERNS AND THE PROTECTION OF EXISTING ENGINEERED DRAINAGE FACILITIES.
- THE CONTRACTOR SHALL REPLACE AND RESTORE AREAS NOT SCHEDULED FOR CONSTRUCTION TO THEIR ORIGINAL CONDITION AND TO THE APPROVAL OF THE OWNERS REPRESENTATIVE.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS ADJACENT TO EXISTING TREES IN ORDER TO MINIMIZE DISTURBANCES TO THE ROOTS. THE CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING PER CITY OF KEIZER TREE CODE. NO PARKING VEHICLES UNDER TREES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND DISPOSAL OF EXISTING AC, CURBS, SIDEWALKS, AND OTHER SITE ELEMENTS WITHIN THE LIMITS OF DEMOLITION., UNLESS OTHERWISE NOTED ON PLANS. DISPOSE OF DEMOLISHED ITEMS OFF-SITE IN A LEGAL MANNER.
- ACTUAL LINES AND GRADES OF EXCAVATION SHALL BE STAKED BY A QUALIFIED SURVEYOR. BASED ON THE INFORMATION SHOWN ON THE PLANS, THE CONTRACTOR SHALL RETAIN A SURVEYOR LICENSED IN OREGON.
- ADJUST ALL INCIDENTAL STRUCTURES, MANHOLE LIDS, VALVE BOXES, ETC. TO FINISH GRADE.
- PAVING WILL NOT BE ALLOWED DURING WET OR COLD WEATHER.
- ALL CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN.
- ALL CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERMITTED UNDER SEPARATE PERMIT.
- PRIOR TO THE PLACEMENT OF AGGREGATE BASE MATERIALS RELATED TO SITE PAVING, A GEOTECHNICAL ENGINEER SHOULD BE PRESENT TO OBSERVE AND EVALUATE THE SUBGRADE SOIL CONDITIONS, AS OUTLINED IN THE GEOTECHNICAL REPORT.

UTILITY NOTES:

- MATERIALS SHALL BE NEW. THE USE OF MANUFACTURER'S NAMES, MODELS, AND NUMBERS IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE, AND USEFULNESS. PROPOSED SUBSTITUTIONS WILL REQUIRE WRITTEN APPROVAL FROM CITY ENGINEER PRIOR TO INSTALLATION.
- ALL TRENCH BACKFILL SHALL BE SHOWN ON THE PIPE BEDDING AND BACKFILL DETAIL. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER IS NOT PERMITTED.
- CONNECTIONS TO EXISTING UTILITIES SHALL CONFORM WITH THE CITY'S ENGINEERING DESIGN MANUAL AND STANDARD PLANS.
- ALL WATER AND FIRE PROTECTION PIPE SHALL HAVE A MINIMUM 36-INCH COVER TO FINISHED GRADE.
- ALL WATER LINES SHALL BE THOROUGHLY FLUSHED, CHLORINATED AND TESTED IN ACCORDANCE WITH OREGON STATE HEALTH DEPARTMENT PRIOR TO ANY METER HOOK-UP SERVICE.
- BEGIN LAYING STORM AND SANITARY SEWER PIPE AT THE LOW POINT OF THE SYSTEM TRUE TO GRADE AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. ESTABLISH LINE AND GRADE FOR THE STORM AND SANITARY SEWER PIPE BY USE OF A LASER.
- CONTRACTOR SHALL MAINTAIN A MINIMUM 5' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN ALL EXISTING AND PROPOSED WATER AND SANITARY SEWER LINES.
- FOR CROSSINGS OF WATER LINES AND SANITARY SEWER LINES, THE OREGON STATE HEALTH DEPARTMENT CRITERIA SHALL APPLY.
- EXISTING STORM OR SANITARY LATERALS TO BE UTILIZED FOR NEW SYSTEM MUST BE VIDEO INSPECTED WITH CITY INSPECTOR PRESENT PRIOR TO CONNECTION.
- ALL NEW DRYWELLS MUST BE ACCESSIBLE PER OREGON DEPARTMENT OF ENVIRONMENTAL SERVICES QUALITY REQUIREMENTS.
- THE CONTRACTOR SHALL VACUUM OUT ALL TRAPPED INLETS, MANHOLES, AND DRYWELLS AT THE END OF CONSTRUCTION.
- CONTRACTOR SHALL EXERCISE CARE IN ALL OPERATIONS TO PROTECT EXISTING UNDERGROUND UTILITIES, ANY DAMAGE RESULTING FROM THIS WORK MUST BE RESTORED AT THE CONTRACTOR'S EXPENSE TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE.

SURVEY NOTES

- BASIS OF BEARINGS AND COORDINATE SYSTEM IS BASED ON OREGON COORDINATE REFERENCE SYSTEM "SALEM" ZONE, NAD83(2011), EPOCH 2010.00. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- ELEVATIONS WERE ESTABLISHED BY GPS RTK OBSERVATIONS TO CITY OF SALEM BENCHMARK "KSUN". MARK IS AN ALUMINUM DISK IN A CONCRETE UTILITY PAD ON THE NORTH SIDE OF SUNSET AVENUE N, APPROXIMATELY 120 FEET WEST OF RIVER ROAD N. ELEVATION = 134.38' (CITY OF SALEM DATUM, NGVD29)
- THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED VISIBLE EVIDENCE OF ABOVE GROUND APPURTENANCES ALONG WITH SURFACE UTILITY MARKINGS BY OTHERS. ALL UNDERGROUND UTILITIES SHOWN ON THE SURFACE BY AN "OREGON ONE-CALL NOTIFICATION CENTER" REQUEST. SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SAID MARKINGS; HOWEVER, THEY ARE LOCATED AS ACCURATELY AS THEY ARE MARKED ON THE GROUND. ALL UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.
- MANHOLE RIMS AS SHOWN ARE CENTER OF LID AT SURFACE WITH A NOTE INDICATING WHETHER THE UNDERGROUND CONE IS ECCENTRIC OR CONCENTRIC. IF ECCENTRIC, IT IS ALSO NOTED WHICH EDGE OF THE RIM THE ECCENTRIC CONE IS FLUSH WITH.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 41047C0332G, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITH AN EFFECTIVE DATE OF JANUARY 19, 2000, THE SUBJECT PROPERTY LIES WITHIN THE FOLLOWING ZONE AND IS NOT IN A SPECIAL FLOOD HAZARD AREA:  
  
"ZONE X" - AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN
- PER ORS 209.150, ANY SURVEY MONUMENT REMOVED, DISTURBED OR DESTROYED SHALL BE REPLACED BY A PROFESSIONAL LAND SURVEYOR WITHIN 90 DAYS AT THE EXPENSE OF THE PERSON OR PUBLIC AGENCY RESPONSIBLE FOR SAID REMOVAL, DISTURBANCE OR DESTRUCTION
- FIELD SURVEYED MAY, 2025.

NOTICE TO EXCAVATORS:

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.  
(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 503-232-1987).

POTENTIAL UNDERGROUND FACILITY OWNERS

**Dig Safely.**

Call the Oregon One-Call Center  
DIAL 811 or 1-800-332-2344

ENGINEER'S NOTICE TO CONTRACTOR:

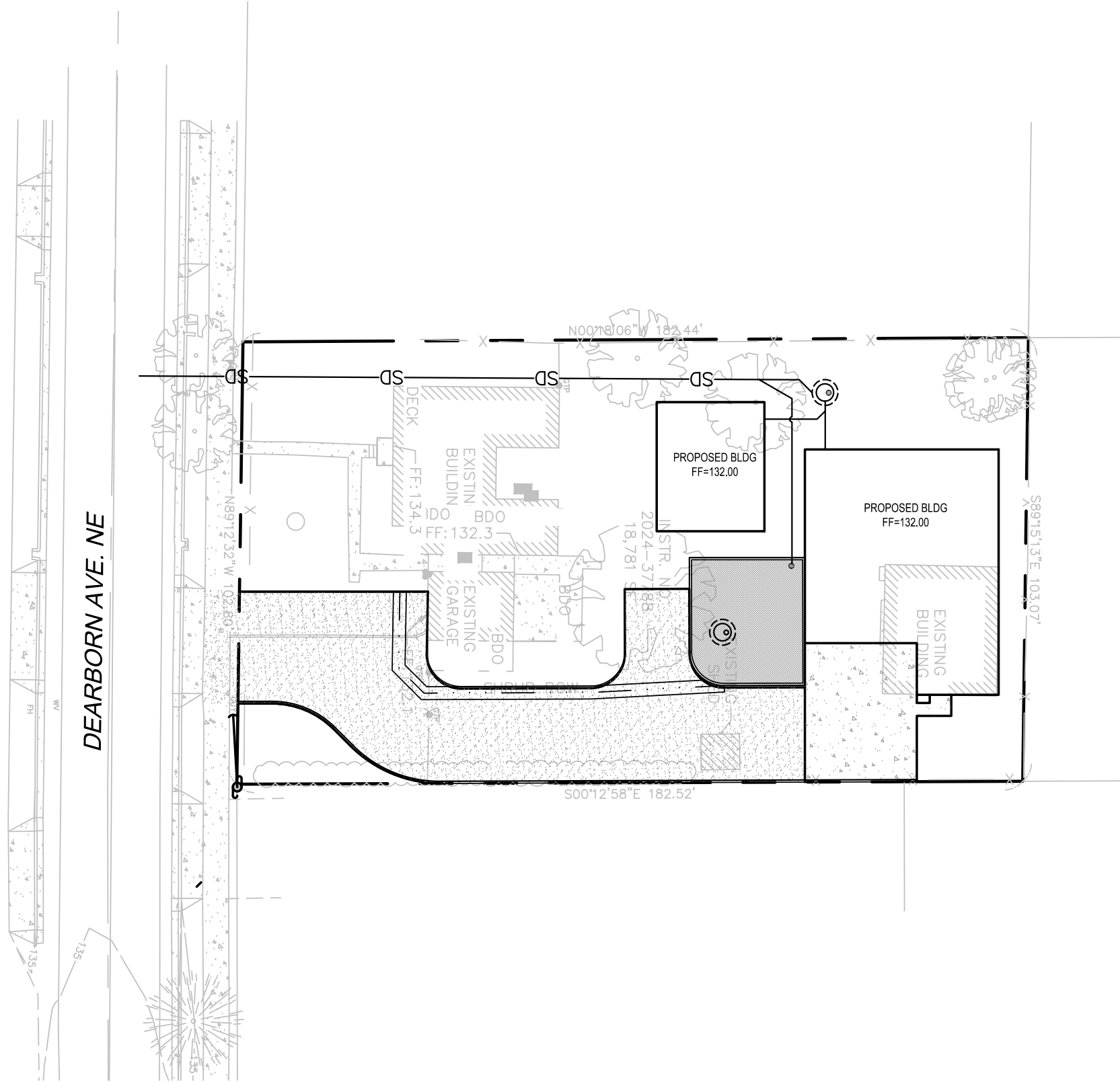
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN IN THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS, AND TO THE BEST OF OUR KNOWLEDGE, THERE ARE NOT EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF ANY DAMAGE TO THESE LINES OR STRUCTURES.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION FOR THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENTS SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, ITS EMPLOYEES, AND AGENTS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT DISCREPANCIES IN PLANS AND/OR FIELD CONDITIONS IMMEDIATELY TO THE DESIGN ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR DISCREPANCIES NOT SO REPORTED AND RESOLVED.

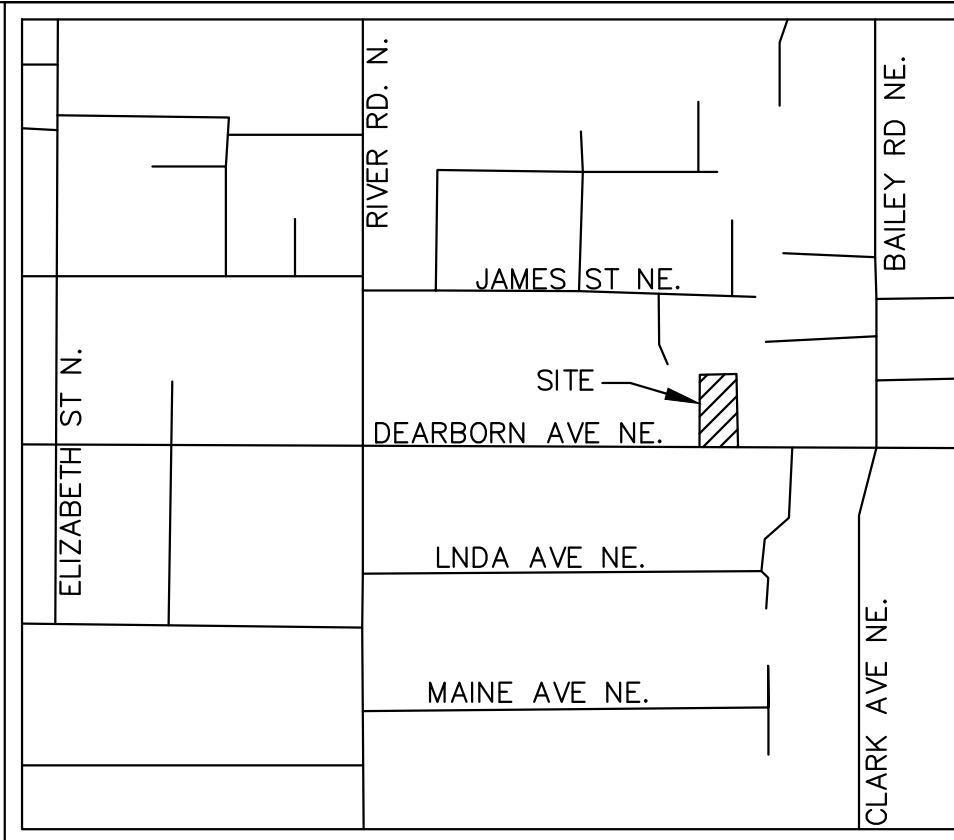
PRELIMINARY ENGINEERING PLANS  
DEARBORN - KEIZER

AT 797 DEARBORN AVENUE NE.  
KEIZER, OR



INDEX MAP

SCALE: 1"=30'



VICINITY MAP

NTS

SHEET INDEX:

- C-1 - TITLE SHEET
- C-2 - PRELIMINARY GRADING PLAN
- C-3 - PRELIMINARY STORMWATER PLAN

PROJECT DIRECTORY:

ARCHITECT:

LIFT ARCHITECTURE  
1130 LIBERTY ST SE SUITE 230  
SALEM, OR 97302  
503.420.8520

CIVIL ENGINEER:

7 OAKS ENGINEERING, INC.  
STEVEN JOHNSON, P.E.  
345 WESTFIELD ST. #107  
SILVERTON, OR. 97381  
503.308.8520  
STEVEN@7OAKSENGINEERING.COM

SURVEY:

FORTY FIVE NORTH SURVEYING, LLC  
7320 3RD STREET SE #145  
TURNER, OR. 97392  
503.558.3330

UTILITY PURVEYORS:

WATER:

CITY OF KEIZER  
930 CHEMAWA RD.  
KEIZER, OR. 97303

STORM DRAIN:

CITY OF KEIZER-PUBLIC WORKS  
930 CHEMAWA RD.  
KEIZER, OR. 97303

SEWER:

CITY OF SALEM  
555 LIBERTY STREET SE  
SALEM, OREGON.  
503.588.6311

FIRE:

CITY OF KEIZER  
930 CHEMAWA RD.  
KEIZER, OR. 97303

ELECTRIC:

PORTLAND GENERAL ELECTRIC  
KEN SPENCER  
KENNETH.SPENCER@PGN.COM  
503.970.7200

NATURAL GAS:

NORTHWEST NATURAL GAS COMPANY  
3123 BROADWAY ST NE  
SALEM, OR. 97303  
503.585.6611

ROADWAYS:

CITY OF KEIZER-PUBLIC WORKS  
930 CHEMAWA RD.  
KEIZER, OR. 97303

ABBREVIATIONS:

PL	PROPERTY LINE	TYP.	TYPICAL
FF	FINISHED FLOOR	MIN.	MINIMUM
TC	TOP OF CURB	SS	SANITARY SEWER
FS	FINISHED SURFACE	SD	STORM DRAIN
FL	FLOW LINE	CF	CURB FACE
FG	FINISHED GRADE	WM	WATER METER
GB	GRADE BREAK	FDC	FIRE DEPARTMENT CONNECTION
CL	CENTERLINE	APN	ACCESSOR'S PARCEL MAP
R	RIDGE LINE	SQ.FT	SQUARE FEET
R/W	RIGHT OF WAY	INV.	INVERT
WV	WATER VALVE	BF	BACKFLOW
PR	PROPOSED	CFS	CUBIC FEET PER SECOND
NAP	NOT A PART	SCH.	SCHEDULE
FT	FEET	PVC	POLYVINYL CHLORIDE
EV	ELECTRIC VEHICLE	SDR	SPECIAL DRAWING RIGHT
CAV	CLEAN AIR VEHICLE	PSI	POUNDS PER SQUARE INCH
STD.	STANDARD	NFPA	NATIONAL FIRE PREVENTION ASSOCIATION
AC.	ACRES	CB	CATCH BASIN
CUP	CONDITIONAL USE PERMIT	D	DIAMETER
EX.	EXISTING	VCP	VITRIFIED CLAY PIPE

**7 OAKS**  
ENGINEERING

345 WESTFIELD ST. #107  
SILVERTON, OR. 97381  
503.308.8520  
ADMIN@7OAKSENGINEERING.COM

STAMP:

RENEWS BY: 06/30/2027

NO	DATE	ISSUE DESCRIPTION

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS AND NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENTLY THAN ORIGINALLY DRAWN. OWNER AND ENGINEER ASSUME RESPONSIBILITY FOR USE OF INCORRECT SCALE.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

QC BY:                      DRAWN BY:

PROJECT NAME:  
**DEARBORN - KEIZER**

PROJECT ADDRESS:  
**797 DEARBORN AVE NE,  
KEIZER, OR**

SHEET TITLE:

**TITLE SHEET**

DATE:  
07/24/2025

SHEET NUMBER:  
**C - 1**





