

GRADING LEGEND

- EXISTING SURFACE DRAIN DIRECTION
- DESIGN SURFACE DRAIN DIRECTION
- (E)P 000.00 - EXISTING TOP OF PAVEMENT ELEVATION
- (E)TC 000.00 - EXISTING TOP OF CURB ELEVATION
- (E)G 000.00 - EXISTING GROUND ELEVATION
- P 000.00 - DESIGN TOP OF ASPHALT PAVE ELEVATION
- C 000.00 - DESIGN TOP OF CONCRETE PAVE ELEVATION
- W 000.00 - DESIGN TOP OF SIDEWALK ELEVATION
- TC 000.00 - DESIGN TOP OF CURB ELEVATION
- GR 000.00 - DESIGN TOP OF GRAVEL ELEVATION
- GND 000.00 - DESIGN TOP OF GROUND ELEVATION
- TW 000.00 - DESIGN TOP OF WALL ELEVATION
- BW 000.00 - DESIGN BOTTOM OF WALL ELEVATION



CLIENT:

BRANDON HALL
22265 SW TAYLORS DR
TUALATIN, OR 97062
503-924-9777

UDELL ENGINEERING
AND

LAND SURVEYING, LLC

63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

PRELIMINARY GRADING PLAN

1190-1210 ALDER DR. NE
RESIDENTIAL DEVELOPMENT
KEIZER, OREGON

DATE:
SEPTEMBER 17, 2024

PROJECT:
20-308 HALL KEIZER

DRAWN BY:
BSV, MLM

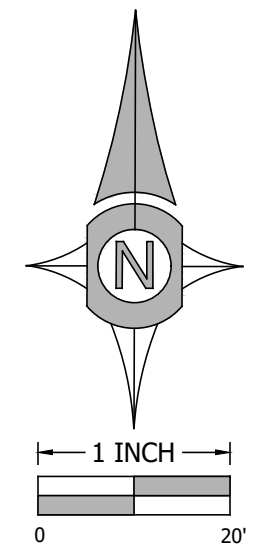
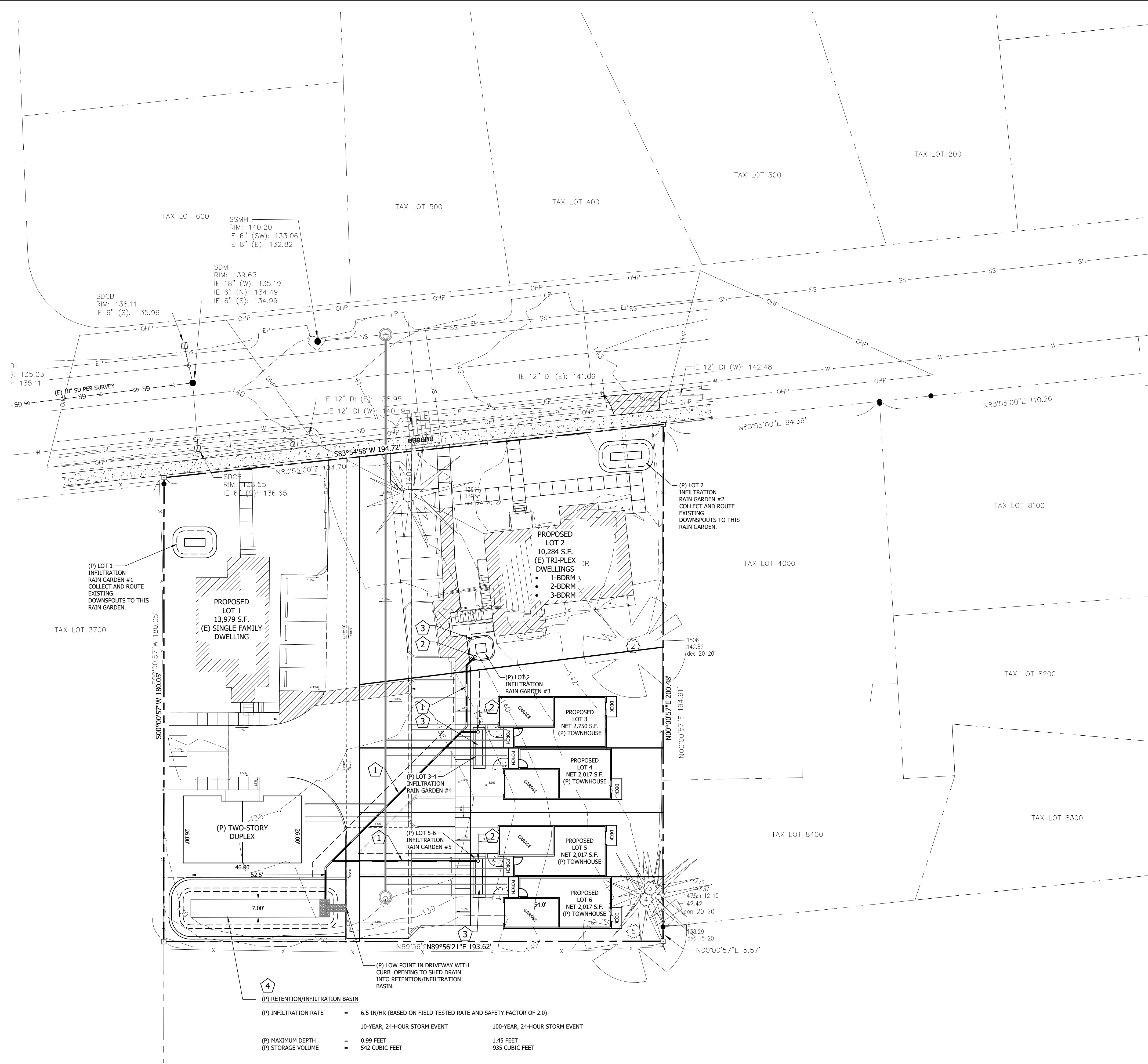
CHECKED BY:
BSV

THIS MAP WAS MADE FOR
PRELIMINARY PLANNING PURPOSES
ONLY. NOT TO BE USED FOR
CONSTRUCTION.

PLAN REVISIONS	DATE

Sheet **F**

SCALE: SEE BARSCALE



STORM DRAIN NOTES	
1	INSTALL 6" PRIVATE PVC STORM PIPE PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE.
2	INSTALL PRIVATE ATRIUM OVERFLOW STRUCTURE.
3	CONSTRUCT PRIVATE STORMWATER RAIN GARDEN RETENTION/INFILTRATION BASIN.
4	CONSTRUCT PRIVATE STORMWATER RETENTION/INFILTRATION BASIN.
5	CONSTRUCT DRAINAGE CURB OPENING TO ALLOW DRIVEWAY SURFACE STORMWATER TO DRAIN TO BASIN.

DRAINAGE NOTES:

1. CONNECT THE ROOF DRAIN DOWNSPOUTS FROM THE EXISTING SINGLE FAMILY DWELLING ON LOT 1 TO AN INFILTRATION RAIN GARDEN SIZED TO RETAIN UP THROUGH A 100-YEAR STORM EVENT.
2. CONNECT THE ROOF DRAIN DOWNSPOUTS FROM THE EXISTING TRI-PLEX ON LOT 2 TO INFILTRATION RAIN GARDENS SIZED TO RETAIN UP THROUGH A 100-YEAR STORM EVENT.
3. CONNECT THE ROOF DRAIN DOWNSPOUTS FROM LOTS 3, 4, 5 AND 6 INTO AN INFILTRATION RAIN GARDEN FOR EACH RESPECTIVE LOT AS SHOWN.
4. THE DRIVEWAYS FOR THE TOWNHOUSES, THE COMMON DRIVEWAY AND THE PARKING AREAS WILL SHED DRAIN INTO THE LARGER SHARED INFILTRATION RAIN GARDEN. PROPER DEED COVENANTS AND EASEMENTS WILL BE RECORDED TO ALLOW THIS TO OCCUR AND PROVIDE FOR NECESSARY MAINTENANCE PROVISIONS.

THIS MAP WAS MADE FOR
PRELIMINARY PLANNING PURPOSES
ONLY. NOT TO BE USED FOR
CONSTRUCTION.

PLAN REVISIONS	DATE

SCALE: SEE BARSCALE

Sheet **G**

CLIENT:
BRANDON HALL
22265 SW TAYLORS DR
TUALATIN, OR 97062
503-924-9777

UDELL ENGINEERING
AND
LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

PRELIMINARY DRAINAGE PLAN
1190-1210 ALDER DR. NE
RESIDENTIAL DEVELOPMENT
KEIZER, OREGON

DATE:	SEPTEMBER 17, 2024
PROJECT:	20-308 HALL KEIZER
DRAWN BY:	BSV, MLM
CHECKED BY:	BSV