



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

SITE TEAM AGENDA

The information contained in this agenda is for preliminary comments/concerns only.

Thursday, March 27, 2025, 1:00 p.m.

Please note: Applicant start time is 2:00 p.m.

Meeting held via Zoom

<https://us06web.zoom.us/j/88316496257?pwd=VVdxVm5wQjRialdpOG9TdGFVeWF2QT09>

Meeting ID: **883 1649 6257** Passcode: **636603**

Dial: 1-669-900-6833 or 1-253-215-8782

Action Items

This item is for your review and comment. Please comment on or before the scheduled Site Team Meeting.

- A. **Wasco Electric Cooperative c/o Logan Lankford** – Building Permit Review.
Applicant is requesting approval to construct a 2,200 sq. ft. addition to an existing facility for Wasco Electric Cooperative. The property is located at 730 Pomona Street and further described as 2N 13E 32 AA tax lot 1600. The subject property is zoned CG – General Commercial District.
Planner: Cialita Keys

Next regularly scheduled meeting: Thursday, April 10, 2025.



City of The Dalles
Community Development Dept.
313 Court Street
The Dalles, OR 97058
(541) 296-5481, ext. 1125
www.thedalles.org

Site Team #: ST 047-25
Received: 3/17/2025
Filing Fee: \$100.00
Receipt #: 226140228
Meeting Date: _____

Filing fee due with submittal

Site Team/Pre-Application Meeting

- | | | | |
|--|---|--|--|
| <input type="radio"/> Adjustment | <input type="radio"/> Mobile Home Park | <input type="radio"/> Conditional Use Permit | <input type="radio"/> Property Line Adjustment |
| <input checked="" type="radio"/> Building Permit | <input type="radio"/> Site Plan Review | <input type="radio"/> Minor Partition/Replat | <input type="radio"/> Planned Unit Development |
| <input type="radio"/> Variance | <input type="radio"/> Vacation (Street) | <input type="radio"/> Comp Plan Amendment | <input type="radio"/> Comp Plan/Zone Change |
| <input type="radio"/> Subdivision | <input type="radio"/> Zone Change | <input type="radio"/> Other: _____ | |

Applicant

Name: Logan Lankford
Address: 77 Westport Plaza, Suite 250
St. Louis, MO, 63146
Phone #: 314-705-2763
Email: LLANKFORD@BUILDCCBS.COM

Legal Owner (if other than Applicant)

Name: WASCO Electric Cooperative
Address: 105 E 4th St, The Dalles, OR 97058
Phone #: 541-296-2740
Email: justinb@wascoelectric.com

Property Information

Address: 730 Pomona St. W

Map and Tax Lot: 2N 13E 32 AA 1600

Project Description / Concept Plan (continue on next page if necessary)

An addition of 2,200 sq. ft to an existing facility for WASCO Electric Cooperative. There are five rooms that will be renovated in their current warehouse, which includes plumbing, electrical, and moving of their mechanical unit.

Application Policy

I certify that I am the applicant or owner identified below. I acknowledge that the final approval by the City of The Dalles, if any, may result in restrictions, limitations, and construction obligations being imposed on this real property. I understand that if the property is owned in part or totality by a trust, partnership, corporation or LLC, I will be required to present legal documentation listing all persons that make-up the entity, as well as proof of my authorization to act on the entity's behalf. I consent and hereby authorize City representative(s) to enter upon my property for any purpose of examination or inspection related to this application. I certify that all information provided is true and correct, and consent to the filing of the application, authorized by my original signature below.

The Site Team/Pre-Application meeting does not constitute an approved Land Use Application. The resulting Land Use Application must adhere to all applicable standards in effect at the time of application.

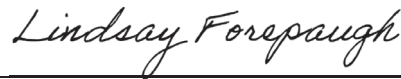
Signature of Applicant

Signature of Property Owner



3/17/25

Date



3/17/25

Date

Department Use Only

City Limits: ☒ Yes ☐ No Zone: CG Overlay: No Airport Zone: ☒ Yes ☐ No

Geohazard Zone: No Flood Designation: Freshwater Emergent Wetland

Historic Structure: ☐ Yes ☒ No Current Use: Commercial

Previous Planning Actions:

Erosion Control Issues? Access Issues? Utilities and Public Improvements? Items Needing Attention?

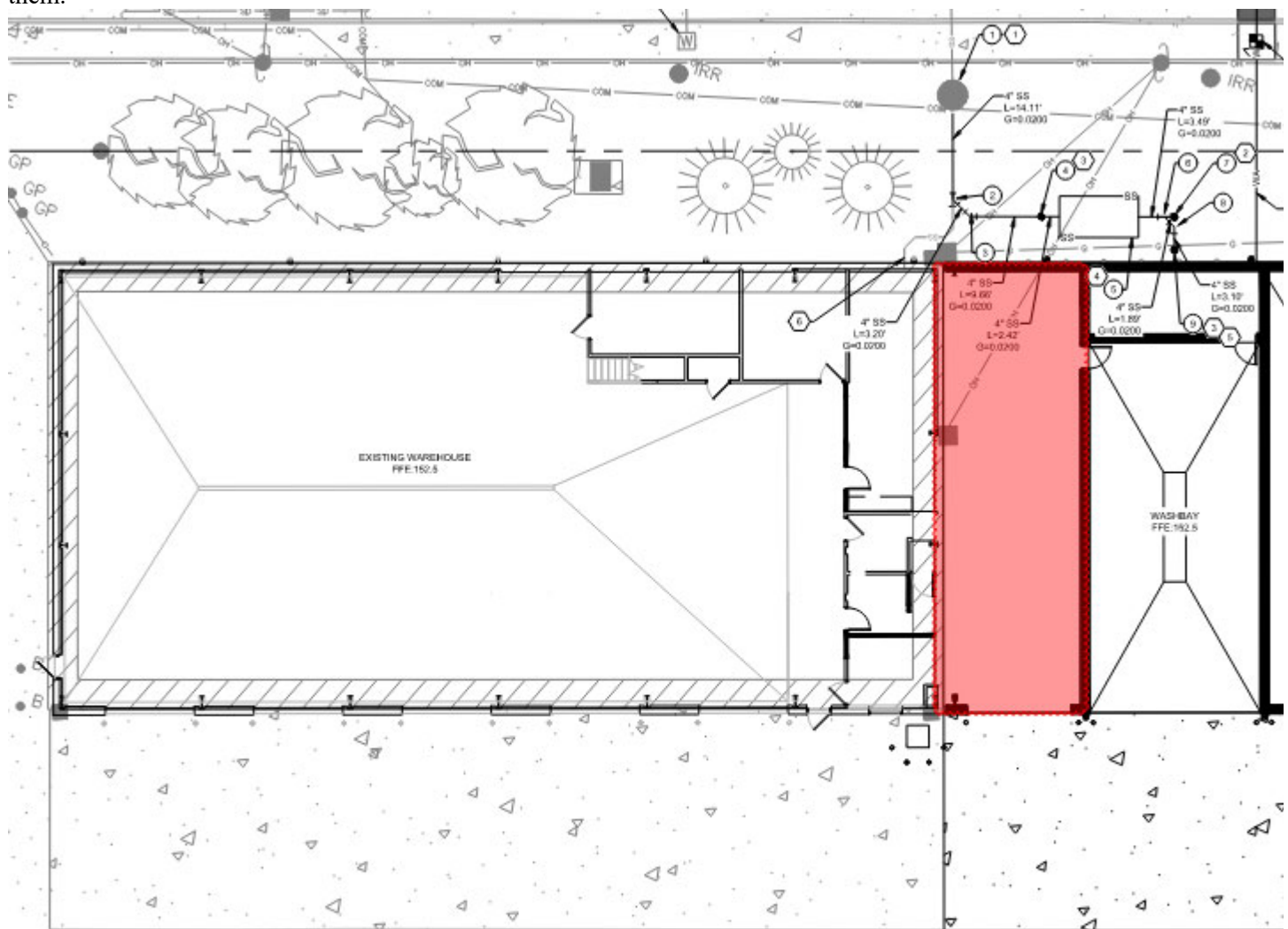
Paula Webb

From: Logan Lankford <llankford@buildcbs.com>
Sent: Friday, March 21, 2025 1:49 PM
To: Paula Webb; CDD
Cc: Tony Corigliano
Subject: RE: Site Team Notice
Attachments: ST 047-25, ST Notice.pdf.pdf; 102_Civil_selected_2025-03-21_01-45-51pm.pdf

WARNING: Email from external source. Links and attachments could pose security risks. Investigate sender and think before you click.

Paula,

See the attached drawings as requested. I wasn't sure which ones you needed, so I exported all of the civil drawings. Please note that we are working on eliminating the area in red below, and will send updated drawings once we receive them.



Thank you,

LOGAN LANKFORD


Project Manager



 **Cell:** 314-705-2763 | **Direct:** 636-561-5382 | **Main:** 314-744-2277

 77 W Port Plaza, Suite 250 | St. Louis, MO 63146

 llankford@buildcbs.com

 <https://smex-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=www.buildcbs.com&umid=f65d86da-9e2b-4414-ade0-fd8c09768880&auth=dfa5330769b476da34854d1d8be27fe316c52a30-71a05ffcfd87e50cc8270cebab3a01398c44cc9>

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GENERAL NOTES

1. WORK AND MATERIALS SHALL COMPLY WITH THE CONSTRUCTION DOCUMENTS AND THE REQUIREMENTS AND STANDARDS OF THE AUTHORITIES HAVING JURISDICTION, WHICH INCLUDES BUT NOT LIMITED TO, THE CITY OF THE DALLES, WASCO COUNTY, AND OREGON DEPARTMENT OF TRANSPORTATION. IF STANDARDS ARE NOT PROVIDED BY THE AUTHORITIES HAVING JURISDICTION, WORK AND MATERIALS SHALL COMPLY WITH THE MOST CURRENT EDITION OF OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION BY OREGON DEPARTMENT OF TRANSPORTATION.
2. THE CONTRACTOR SHALL CALL THE UNDERGROUND SERVICE ALERT ONE-CALL NUMBER 811 TWO BUSINESS DAYS PRIOR TO EXCAVATION.
3. INFORMATION ON EXISTING CONDITIONS AND BOUNDARIES / RIGHT OF WAY SHOWN ON THESE PLANS WAS OBTAINED FROM A SURVEY NOT PERFORMED BY COFFMAN ENGINEERS. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND REQUIRED ELEVATIONS AT THE SUBJECT SITE. VERIFY THE LOCATION AND SIZE OF EXISTING UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION ACTIVITIES, INCLUDING UNDERGROUND AND OVERHEAD UTILITIES, UTILITY STRUCTURES, POINTS OF CONNECTION, AND UTILITY CROSSINGS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR EXCEPTIONS ENCOUNTERED PRIOR TO PROCEEDING. ANY COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL HAVE A COMPLETE SET OF APPROVED CONSTRUCTION DOCUMENTS (INCLUDING ADDENDA) ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
5. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THIS PROJECT IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET THE REQUIREMENTS AND STANDARDS OF THE AUTHORITIES HAVING JURISDICTION.
6. THE DRAWINGS INDICATE LOCATIONS, DIMENSIONS, REFERENCES, AND TYPICAL DETAILS OF CONSTRUCTION. THE DRAWINGS DO NOT INDICATE EVERY CONDITION. WORK NOT FULLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE FULLY DETAILED.
7. SUPPORT, BRACE AND SECURE EXISTING STRUCTURES AS REQUIRED. THE SUBCONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFETY OF EXISTING STRUCTURES DURING CONSTRUCTION. FIELD VERIFY ALL EXISTING DIMENSIONS WHICH AFFECT THE NEW CONSTRUCTION PRIOR TO ORDERING MATERIALS.
8. REPLACE IN KIND ANY EXISTING CONDITIONS DISTURBED DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO VEGETATION, PAVEMENT, CURB AND GUTTER, DRAINAGE FEATURES, UTILITIES, TRAFFIC SIGNAL DETECTION LOOPS, AND ALL OTHER SITE FEATURES AND RELATED APPURTENANCES.
9. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, NOTIFY THE ENGINEER AND CONTRACTING OFFICER IMMEDIATELY SO THAT APPROPRIATE ACTION CAN BE TAKEN.
10. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWING ARE APPROXIMATE. OBTAIN EXACT LOCATION AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
11. EXISTING UTILITIES IDENTIFIED ON THESE DRAWINGS WERE COMPILED FROM INFORMATION PROVIDED BY UTILITY OWNERS, GIS DATABASE, POTHOLES, AND FIELD OBSERVATIONS. EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE LOCATIONS AND NOT ALL UTILITIES MAY BE SHOWN. OBTAIN EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
12. THE AREA OF WORK FOR THIS PROJECT IS SHOWN ON THE PLANS. LIMIT ALL CONSTRUCTION ACTIVITIES AND DISTURBANCES TO THIS AREA.
13. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING, OBSERVATIONS, AND INSPECTIONS, UNLESS OTHERWISE NOTED.
14. THE CONTRACTOR SHALL NOT CHANGE OR DEViate FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ENGINEER.
15. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
16. ALL CONSTRUCTION SHALL CONFORM TO THE PROJECT DRAWINGS, SPECIFICATIONS & THE GEOTECHNICAL REPORT. ALL FEDERAL APPLICABLE CODES & UNIFIED FACILITIES CRITERIA, EXCEPT WHERE SHOWN OTHERWISE, NOTIFY ENGINEER OF DISCREPANCIES.
17. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
18. ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR.
19. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS ARE TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
20. ALL DISTURBED AREAS SHALL BE LANDSCAPED, SEEDED OR SODDED, WHERE APPLICABLE. ALL EXTERIOR CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI AND BE AIR ENTRAINED. FLY ASH IS NOT A SUITABLE REPLACEMENT FOR PORTLAND CEMENT (REFER TO GEOTECHNICAL REPORT).
21. THE CONTRACTOR SHALL OBTAIN THE APPROPRIATE APPROVALS AND PERMITS FROM THE AUTHORITIES HAVING JURISDICTION PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL COORDINATE WITH THE AUTHORITIES HAVING JURISDICTION TO CONFIRM INSPECTION, TESTING, AND CERTIFICATION REQUIREMENTS.
22. CONSTRUCTION SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG).
23. EXISTING PROPERTY CORNERS AND SURVEY MONUMENTS SHALL BE PROTECTED DURING CONSTRUCTION. ANY DAMAGED OR OBLITERATED CORNERS OR MONUMENTS SHALL BE RE-ESTABLISHED BY A PROFESSIONAL SURVEYOR AT THE CONTRACTOR'S EXPENSE.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS. COORDINATE REQUIREMENTS WITH THE AUTHORITIES HAVING JURISDICTION.
25. SAFETY STANDARDS AND REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COMPLIED WITH AS SET FORTH BY OSHA.
26. THE CONTRACTOR SHALL HAVE THE APPROPRIATE LICENSES TO PERFORM THE SPECIFIED WORK IN CONFORMANCE WITH THE AUTHORITIES HAVING JURISDICTION.
27. REFER TO ARCHITECTURAL AND STRUCTURAL DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING CONSTRUCTION OF STRUCTURES, SHELTERS, ENCLOSURES, EXTERIOR DOOR LOCATIONS, AND RAILINGS.
28. RECORD DRAWINGS IDENTIFYING AND ACCURATELY LOCATING SUBSURFACE UTILITIES AND IMPROVEMENTS AND NOTING AS-CONSTRUCTED CONDITIONS SHALL BE PROVIDED BY THE CONTRACTOR AT THE END OF CONSTRUCTION.
29. A GEOTECHNICAL REPORT WAS PREPARED BY TERRACAN, DATED NOVEMBER 22ND, 2024, TITLE "WASCO ELECTRIC - POMONA OFFICE GEOTECHNICAL ENGINEERING REPORT." THIS REPORT SHALL BE REFERENCED FOR ANY INQUIRY RELATING TO THE CONSTRUCTION OF ELEMENTS ON OR BENEATH THE SOILS UNDERLYING THE PROJECT SITE.

EROSION & SEDIMENT CONTROL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROL OF SURFACE EROSION DURING CONSTRUCTION AND UNTIL THE OWNER ACCEPTS THE WORK AS COMPLETE. EROSION CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, THE SILT FENCES AND GRAVEL FILTER BAGS SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE FOR THE DURATION OF THE SITE IMPROVEMENTS.
2. THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE FOLLOWED IN ORDER TO BEST MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENTATION CONTROL (ESC) PROBLEMS.
 - a) CLEAR AND GRUB SUFFICIENTLY FOR INSTALLATION OF TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE MEASURES (BMPs);
 - b) INSTALL TEMPORARY ESC BMPs, CONSTRUCTING SEDIMENT TRAPPING BMPs AS ONE OF THE FIRST STEPS PRIOR TO GRADING;
 - c) CLEAR, GRUB AND ROUGH GRADE FOR ROADS, TEMPORARY ACCESS POINTS AND UTILITY LOCATIONS;
 - d) STABILIZE ROADWAY APPROACHES AND TEMPORARY ACCESS POINTS WITH THE APPROPRIATE CONSTRUCTION ENTRY BMP;
 - e) CLEAR, GRUB AND GRADE SUBJECT SITE;
 - f) TEMPORARILY STABILIZE, THROUGH RE-VEGETATION OR OTHER APPROPRIATE BMPs, SUBJECT SITE IN SITUATIONS WHERE SUBSTANTIAL CUT OR FILL SLOPES ARE A RESULT OF THE SITE GRADING;
 - g) CONSTRUCT ROADS, BUILDINGS, PERMANENT STORMWATER FACILITIES (SUCH AS INLETS, PONDS, UNDERGROUND INJECTION CONTROL (UIC) FACILITIES, ETC.);
 - h) PROTECT ALL PERMANENT STORMWATER FACILITIES UTILIZING THE APPROPRIATE BMPs;
 - i) INSTALL PERMANENT ESC CONTROLS, WHEN APPLICABLE; AND,
 - j) REMOVE TEMPORARY ESC CONTROLS WHEN:
 - i. PERMANENT ESC CONTROLS, WHEN APPLICABLE, HAVE BEEN COMPLETELY INSTALLED;
 - ii. ALL LAND-DISTURBING ACTIVITIES THAT HAVE THE POTENTIAL TO CAUSE EROSION OR SEDIMENTATION PROBLEMS HAVE CEASED; AND,
 - iii. VEGETATION HAS BEEN ESTABLISHED IN THE AREAS NOTED AS REQUIRING VEGETATION ON THE ACCEPTED ESC PLAN ON FILE WITH THE LOCAL JURISDICTION.
3. INSPECT ALL ROADWAYS, AT THE END OF EACH DAY, ADJACENT TO THE CONSTRUCTION ACCESS ROUTE. IF IT IS EVIDENT THAT SEDIMENT HAS BEEN TRACKED OFF SITE AND/OR BEYOND THE ROADWAY APPROACH, CLEANING IS REQUIRED.
4. IF SEDIMENT REMOVAL IS NECESSARY PRIOR TO STREET WASHING, IT SHALL BE REMOVED BY SHOVELING OR PICKUP SWEEPING AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
5. IF STREET WASHING IS REQUIRED TO CLEAN SEDIMENT TRACKED OFF SITE, ONCE SEDIMENT HAS BEEN REMOVED, STREET WASH WASTEWATER SHALL BE CONTROLLED BY PUMPING BACK ON-SITE OR OTHERWISE PREVENTED FROM DISCHARGING INTO SYSTEMS TRIBUTARY TO WATERS OF THE STATE.
6. RESTORE CONSTRUCTION ACCESS ROUTE EQUAL TO OR BETTER THAN THE PRE-CONSTRUCTION CONDITION.
7. RETAIN THE DUFF LAYER, NATIVE TOPSOIL, AND NATURAL VEGETATION IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT PRACTICAL.
8. INSPECT SEDIMENT CONTROL BMPs WEEKLY AT A MINIMUM, DAILY DURING A STORM EVENT, AND AFTER ANY DISCHARGE FROM THE SITE (STORMWATER OR NON-STORMWATER). THE INSPECTION FREQUENCY MAY BE REDUCED TO ONCE A MONTH IF THE SITE IS STABILIZED AND INACTIVE.
9. CONTROL FUGITIVE DUST FROM CONSTRUCTION ACTIVITY IN ACCORDANCE WITH THE STATE AND/OR LOCAL AIR QUALITY CONTROL AUTHORITIES WITH JURISDICTION OVER THE PROJECT AREA. DO NOT USE WATER WHEN IT MAY DAMAGE ADJACENT CONSTRUCTION OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS, SUCH AS ICE, FLOODING, AND POLLUTION.
10. STABILIZE EXPOSED UNWORKED SOILS (INCLUDING STOCKPILES), WHETHER AT FINAL GRADE OR NOT, WITHIN 30 DAYS DURING THE REGIONAL DRY SEASON (JULY 1 THROUGH SEPTEMBER 30) AND WITHIN 15 DAYS DURING THE REGIONAL WET SEASON (OCTOBER 1 THROUGH JUNE 30). SOILS MUST BE STABILIZED AT THE END OF A SHIFT BEFORE A HOLIDAY WEEKEND IF NEEDED BASED ON THE WEATHER FORECAST. THIS TIME LIMIT MAY ONLY BE ADJUSTED BY A LOCAL JURISDICTION WITH A "QUALIFIED LOCAL PROGRAM," IF IT CAN BE DEMONSTRATED THAT THE RECENT PRECIPITATION JUSTIFIES A DIFFERENT STANDARD AND MEETS THE REQUIREMENTS SET FORTH IN THE CONSTRUCTION STORMWATER GENERAL PERMIT.
11. PROTECT INLETS, DRYWELLS, CATCH BASINS AND OTHER STORMWATER MANAGEMENT FACILITIES FROM SEDIMENT, WHETHER OR NOT FACILITIES ARE OPERABLE.
12. KEEP ROADS ADJACENT TO INLETS CLEAN.
13. INSPECT INLETS WEEKLY AT A MINIMUM AND DAILY DURING STORM EVENTS.
14. CONSTRUCT STORMWATER CONTROL FACILITIES (DETENTION/RETENTION STORAGE POND OR SWALES) BEFORE GRADING BEGINS. THESE FACILITIES SHALL BE OPERATIONAL BEFORE THE CONSTRUCTION OF IMPERVIOUS SITE IMPROVEMENTS.
15. STOCKPILE MATERIALS (SUCH AS TOPSOIL) ON SITE, KEEPING OFF OF ROADWAY AND SIDEWALKS.
16. COVER, CONTAIN AND PROTECT ALL CHEMICALS, LIQUID PRODUCTS, PETROLEUM PRODUCT, AND NONINERT WASTES PRESENT ON SITE FROM VANDALISM, USE SECONDARY CONTAINMENT FOR ON-SITE FUELING TANKS.
17. CONDUCT MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES, HYDRAULIC SYSTEM REPAIRS, SOLVENT AND DE-GREASING OPERATIONS, FUEL TANK DRAIN DOWN AND REMOVAL, AND OTHER ACTIVITIES THAT MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORMWATER RUNOFF USING SPILL PREVENTION MEASURES, SUCH AS DRIP PANS, CLEAN ALL CONTAMINATED SURFACES IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILL INCIDENT. IF RAINING OVER EQUIPMENT OR VEHICLE, PERFORM EMERGENCY REPAIRS ON SITE USING TEMPORARY PLASTIC BENEATH THE VEHICLE.
18. CONDUCT APPLICATION OF AGRICULTURAL CHEMICALS, INCLUDING FERTILIZERS AND PESTICIDES, IN SUCH A MANNER, AND AT APPLICATION RATES, THAT INHIBITS THE LOSS OF CHEMICALS INTO STORMWATER RUNOFF FACILITIES. AMEND MANUFACTURER'S RECOMMENDED APPLICATION RATES AND PROCEDURES TO MEET THIS REQUIREMENT, IF NECESSARY.
19. INSPECT ON A REGULAR BASIS (AT A MINIMUM WEEKLY, AND DAILY DURING/AFTER A RUNOFF PRODUCING STORM EVENT) AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPs TO ENSURE SUCCESSFUL PERFORMANCE OF THE BMPs. NOTE THAT INLET PROTECTION DEVICES SHALL BE CLEANED OR REMOVED AND REPLACED BEFORE SIX INCHES OF SEDIMENT CAN ACCUMULATE.
20. REMOVE TEMPORARY ESC BMPs WITHIN 30 DAYS AFTER THE TEMPORARY BMPs ARE NO LONGER NEEDED. PERMANENTLY STABILIZE AREAS THAT ARE DISTURBED DURING THE REMOVAL PROCESS.
21. PROVIDE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT SOIL EROSION AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES, ACCORDING TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY, INCLUDING OBTAINING THE APPROPRIATE PERMITS AND APPROVALS.

22. EROSION CONTROL MEASURES IN ADDITION TO THOSE INDICATED AS PART OF THIS PLAN MAY BE REQUIRED DUE TO UNFORESEEN CONDITIONS, IF THE MEASURES DO NOT FUNCTION AS INTENDED, OR IF THE AUTHORITIES HAVING JURISDICTION DETERMINE INDICATED MEASURES ARE INADEQUATE.
23. FILTER FENCE SHALL BE USED TO AID IN CONTAINING ANY SEDIMENT ON THE SITE DURING CONSTRUCTION. STABILIZED CONSTRUCTION ENTRANCES SHALL BE USED AT POINTS OF INGRESS AND EGRESS FOR CONSTRUCTION VEHICLES. STORM DRAIN INLET PROTECTION SHALL BE USED ON ALL STORM DRAIN STRUCTURES, INCLUDING CATCH BASINS AND DRYWELLS. THE CONTRACTOR SHALL KEEP THE AREAS ADJACENT TO THE SITE INCLUDING ROADWAYS AND PARKING LOTS FREE FROM DEBRIS. REFER TO THE EROSION AND SEDIMENT CONTROL MEASURE DETAILS FOR ADDITIONAL INFORMATION.
24. PROVIDE A DESIGNATED, POSTED CONCRETE WASHOUT AREA. THE CONCRETE WASHOUT SHALL NOT BE ALLOWED TO DRAIN OFF THE SITE OR INTO ANY EXISTING OR FUTURE STORM DRAINAGE FACILITIES. HARDENED CONCRETE WASHOUT SHALL BE BROKEN UP AND REMOVED FROM THE SITE.
25. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORMWATER DISCHARGES.

DEMOLITION NOTES

1. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING ADJACENT OCCUPIED OR OPERATING FACILITIES UNLESS AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO OWNER AND AUTHORITIES HAVING JURISDICTION.
2. COORDINATE DEMOLITION OPERATIONS AND ANY REQUIRED UTILITY RELOCATIONS WITH THE OWNER AND APPROPRIATE UTILITY PURVEYOR, INCLUDING REQUIREMENTS AND SCHEDULING.
3. COORDINATE EXTENT OF DEMOLITION WITH PROPOSED IMPROVEMENTS. CONTRACTOR SHALL REVIEW THE PROJECT LIMITS TO DETERMINE THE QUANTITY AND TYPE OF DEMOLITION WASTE MATERIAL AND DEBRIS TO BE INCLUDED IN THEIR BID. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING, AND RELOCATING IF NECESSARY, ANY ITEMS NOT OTHERWISE NOTED THAT CONFLICT WITH THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTING ITEMS NOT SHOWN ON THE PLANS THAT MUST BE REMOVED OR RELOCATED. FAILURE TO NOTIFY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF COST RESPONSIBILITY FOR REMOVING REQUIRED ITEMS.
4. COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE BEGINNING DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
5. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB. IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER AND OWNER.
6. CONDUCT DEMOLITION ACTIVITIES AND DEBRIS REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, WALKWAYS, AND OTHER ADJACENT FACILITIES.
7. REMOVE OBSTRUCTIONS, TREES, SHRUBS, GRASS, AND OTHER VEGETATION TO PERMIT INSTALLATION OF NEW CONSTRUCTION. REFER TO LANDSCAPE PLANS FOR TREE PROTECTION AND TREE REMOVAL PROCEDURES TO PRESERVE HEALTH OF ADJACENT TREES.
8. AREAS DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE CONSTRUCTED OR RESTORED TO ORIGINAL CONDITIONS OR BETTER, TO THE SATISFACTION OF THE OWNER, AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING CONDITIONS PRIOR TO CONSTRUCTION ACTIVITIES AND ANY DAMAGE THAT MAY OCCUR.
9. REMOVE DEMOLITION WASTE MATERIALS AND DEBRIS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN AN EPA-APPROVED LANDFILL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.

EARTHWORK & GRADING NOTES

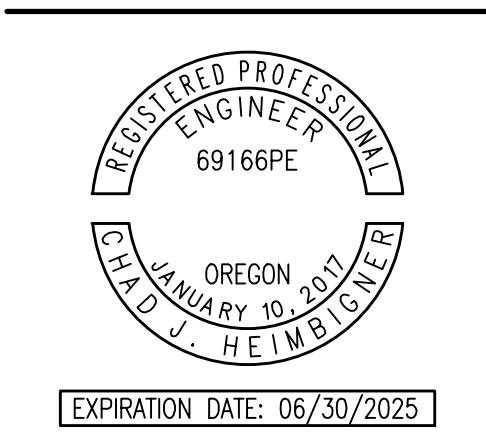
1. SITE PREPARATION, GRADING, EXCAVATION AND FILL REQUIREMENTS BELOW THE PROPOSED IMPROVEMENTS, EMBANKMENTS, AND UTILITY TRENCHING SHALL BE COMPLETED IN CONFORMANCE WITH THE CITY OF THE DALLES, WASCO COUNTY, ODOT STANDARDS, AND THE GEOTECHNICAL ENGINEERING EVALUATION FOR THE SUBJECT SITE.
2. EXAMINE EXPOSED SUBGRADES AND BASE SURFACES FOR COMPLIANCE WITH REQUIREMENTS FOR DIMENSIONAL, GRADING, AND ELEVATION TOLERANCES. PREVENT SURFACE WATER AND GROUNDWATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES AND BASE SURFACES, AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA. PROTECT SUBGRADES AND BASE SURFACES FROM SOFTENING, UNDERMINING, WASHOUT, DAMAGE BY RAIN OR WATER ACCUMULATION, AND AGAINST FREEZING TEMPERATURES AND FROST.
3. REFER TO ARCHITECTURAL DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING ANY STEPS IN FINISH FLOOR ELEVATION AND EXTERIOR DOOR LOCATIONS. COORDINATE ARCHITECTURAL ELEVATIONS WITH SITE GRADING.
4. SPOT ELEVATIONS ARE FOR FINISH GRADE UNLESS OTHERWISE NOTED.
5. UNLESS ELEVATIONS AND/OR CONTOURS ARE OTHERWISE SHOWN, NEW FINISH GRADE SURFACES SHALL BE PLACED TO ALLOW FOR POSITIVE DRAINAGE TO RUNOFF COLLECTION DEVICES OR FACILITIES. MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDINGS. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
6. GROUNDWATER OR UNANTICIPATED SUBSURFACE CONDITIONS SHALL BE REPORTED TO THE GEOTECHNICAL ENGINEER FOR ASSESSMENT AND RECOMMENDATIONS.
7. COMPACTION EFFORTS AND MASS GRADING SHALL BE MONITORED AND TESTED BY AN EXPERIENCED SOILS TECHNICIAN, UNDER THE SUPERVISION OF A LICENSED GEOTECHNICAL ENGINEER REPRESENTING THE OWNER.
8. THE CONTRACTOR SHALL GRADE AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR SURFACE OF PAVEMENT, TOP OF SIDEWALKS AND CURBS, TOP OF FLOOR SLABS, ETC. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR GRADING LINE ELEVATIONS.
9. THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL.
10. CONTRACTOR TO FIELD VERIFY ELEVATIONS AND LOCATIONS OF EXISTING UTILITIES AND INFRASTRUCTURE PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS.
11. SITE PREPARATION, GRADING AND EXCAVATION PROCEDURES SHALL CONFORM TO THE RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT AND ALL ADDENDUMS.

PAVING NOTES

1. DO NOT APPLY PAVEMENT MATERIALS IF SUBGRADE IS WET OR EXCESSIVELY DAMP, OR IF RAIN IS IMMINENT OR EXPECTED BEFORE TIME REQUIRED FOR ADEQUATE CURE. SURFACE AND AIR TEMPERATURES SHALL CONFORM TO ODOT HOT MIX ASPHALT PAVEMENT SPECIFICATIONS.
2. COMPLY WITH THE ODOT HOT MIX ASPHALT PAVEMENT SPECIFICATIONS.
3. WHERE NEW ASPHALT PAVEMENT JOINS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAWCUT TO A NEAT, VERTICAL EDGE AND TACKED WITH ASPHALT EMULSION IN ACCORDANCE WITH ODOT HOT MIX ASPHALT PAVEMENT SPECIFICATIONS.
4. COMPLY WITH ODOT AND THE AMERICAN CONCRETE INSTITUTE (ACI) 301 REQUIREMENTS FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CEMENT CONCRETE PAVEMENT.
5. CONSTRUCTION STAKING FOR PAVEMENT GRADES, SIDEWALK GRADES, AND ANY OTHER VERTICAL AND/OR HORIZONTAL ALIGNMENT SHALL BE PROVIDED BY A SURVEYING OR ENGINEERING FIRM CAPABLE OF PERFORMING SUCH WORK.

UTILITY & DRAINAGE NOTES

1. DRAWING PLANS AND DETAILS INDICATE GENERAL LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITY AND STORM DRAIN PIPING. LOCATION AND ARRANGEMENT OF PIPING LAYOUT TAKE DESIGN CONSIDERATIONS INTO ACCOUNT. INSTALL PIPING AS INDICATED, TO EXTENT PRACTICAL. WHERE SPECIFIC INSTALLATION IS NOT INDICATED, FOLLOW PIPING MANUFACTURER'S WRITTEN INSTRUCTIONS AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
2. UTILITIES SHALL BE STUBBED FIVE (5) FEET OUTSIDE OF THE BUILDING. THE SITE CONTRACTOR SHALL COORDINATE CONTINUATION OF UTILITY SERVICES AND UTILITY CONNECTIONS TO THE BUILDING WITH THE BUILDING CONTRACTOR AND BUILDING PLANS. A PLUG SHALL BE INSTALLED AT THE END OF SERVICE LINES UNTIL SUCH TIME THAT SERVICE IS EXTENDED TO THE BUILDING FOR CONNECTION.
3. REFER TO ARCHITECTURAL AND PLUMBING DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING ROOF DRAINS, CANOPY DRAINS, GUTTERS, AND DOWNSPOUTS.
4. REFER TO ELECTRICAL PLANS FOR INFORMATION REGARDING SITE LIGHTING, POWER, AND COMMUNICATIONS. COORDINATE REQUIREMENTS AND SCHEDULING FOR POWER AND UTILITY INSTALLATIONS WITH UTILITY PURVEYOR, INCLUDING TRENCH EXCAVATION, BEDDING, AND BACKFILL REQUIREMENTS.
5. FOR EACH TYPE OF PIPE, USE JOINING MATERIALS RECOMMENDED BY PIPING SYSTEM MANUFACTURER, UNLESS OTHERWISE INDICATED.
6. CONNECT UTILITY PIPING TO EXISTING SYSTEM ACCORDING TO REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. ARRANGE WITH THE GOVERNING REGULATORY AGENCY OR UTILITY COMPANY FOR TAP OF SIZE AND IN LOCATION INDICATED. COORDINATE REQUIREMENTS AND SCHEDULING WITH AUTHORITIES HAVING JURISDICTION.
7. COMPLY WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 24 REQUIREMENTS FOR EXTERIOR FIRE SUPPRESSION SYSTEM PIPING MATERIALS AND INSTALLATION.
8. BURY PIPING WITH DEPTH OF COVER IN COMPLIANCE WITH REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION AND MANUFACTURER'S REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE AUTHORITIES HAVING JURISDICTION FOR ALL REQUIREMENTS AND TO CONFIRM THAT AN ADEQUATE DEPTH OF COVER IS MAINTAINED OVER THE UTILITIES, INCLUDING CLEARANCES BETWEEN THE VARIOUS UTILITIES.
9. INSTALL UNDERGROUND PIPING WITH RESTRAINED JOINTS AT HORIZONTAL AND VERTICAL CHANGES IN DIRECTION. RESTRAINTMENT SHALL COMPLY WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
10. CONTRACTOR SHALL MAINTAIN A MINIMUM TEN (10) FEET OF HORIZONTAL SEPARATION BETWEEN WATER PIPE AND PIPE CARRYING NON-POTABLE WATER. AT CROSSINGS, PROVIDE A MINIMUM VERTICAL CLEARANCE OF 24 INCHES BETWEEN WATER PIPE (ABOVE) AND PIPE CARRYING NON-POTABLE WATER (BELOW). INSTALLATIONS FOR PIPE CARRYING NON-POTABLE WATER MAY BE INSTALLED AT A CLEARANCE LESS THAN THOSE STATED ABOVE IF THE NON-POTABLE LINE IS SLEEVED. THE SLEEVE PIPE SHALL BE ONE (1) SIZE LARGER THAN THE CONSTRUCTION PIPE. THE SLEEVE SHALL BE AT LEAST TWENTY (20) FEET IN LENGTH AND CENTERED ON THE CROSSING TO PROVIDE FOR A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET EACH SIDE OF THE CROSSING, MEASURED PERPENDICULAR TO THE CROSSED LINE. EACH END OF THE SLEEVE SHALL BE SEALED WITH A FERNCO RUBBER COUPLER.
11. UTILITY PIPE AND CONDUITS SHALL BE INSTALLED WITH CONTINUOUS WARNING TAPE DIRECTLY OVER PIPING AT DEPTHS IN COMPLIANCE WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION AND AT OUTSIDE EDGE OF UNDERGROUND STRUCTURES. USE DETECTABLE WARNING TAPE OVER NONFERROUS PIPING, OR AS DIRECTED BY THE AUTHORITY HAVING JURISDICTION.
12. FIELD QUALITY CONTROL SHALL COMPLY WITH THE AUTHORITIES HAVING JURISDICTION. INSPECT, TEST, DISINFECT, AND CLEAN UTILITY LINES IN ACCORDANCE WITH REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
13. ALL HDPE PIPE SHALL BE ADS (N-12) OR APPROVED EQUAL, AND CONFORM TO AASHTO M294 SPECIFICATIONS. ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
14. IF PRECAST CONCRETE STORM SEWER STRUCTURES ARE TO BE USED ON THIS PROJECT, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND HAVE THEM APPROVED BY THE ENGINEER PRIOR TO FABRICATION OF THE STRUCTURES. FAILURE TO DO SO SHALL BE CAUSE FOR REJECTION.



SUBMITTAL:

CONTRACT DOCUMENTS

PROJECT:

WASCO ELECTRIC COOPERATIVE

POMONA WAREHOUSE ADDITION

730 POMONA STREET WEST
THE DALLES, OR 97058

PROJECT #:

70309-056

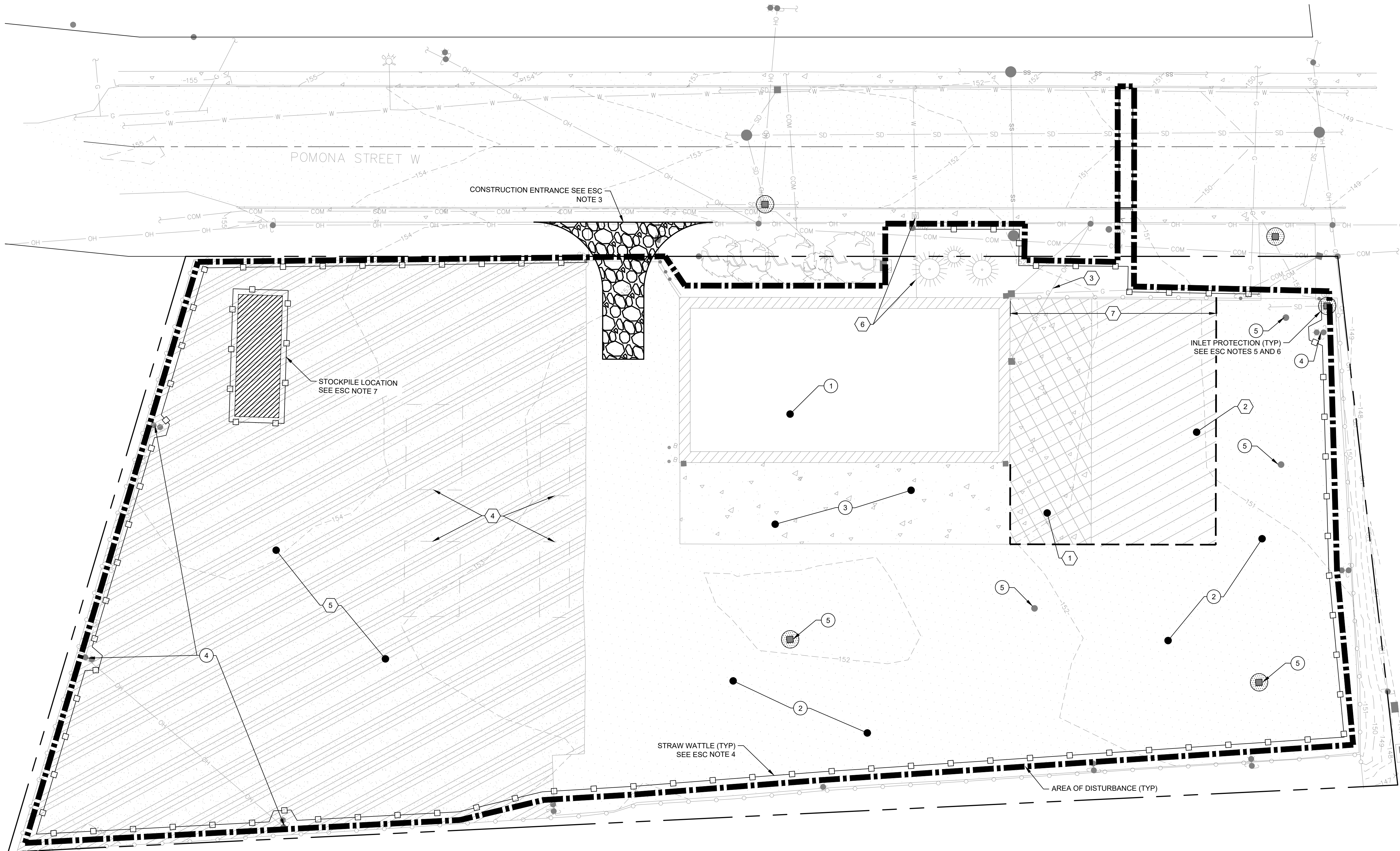
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KEY PLAN

GENERAL NOTES

C-001

DATE: 01/15/2024



LEGEND	
	EXISTING CONTOUR
	PROPERTY LINE
	SAWCUT
	STRAW WATTLE
	AREA OF DISTURBANCE
	STABILIZED CONSTRUCTION ENTRANCE
	CONCRETE TO BE REMOVED
	ASPHALT TO BE REMOVED
	BID ALTERNATE: REMOVE EXISTING GRAVEL
	STOCKPILE LOCATION
	EXISTING STORM PIPE
	EXISTING SANITARY SEWER PIPE
	EXISTING WATER MAIN
	EXISTING CATCH BASIN
	EXISTING FIRE HYDRANT
	EXISTING MANHOLE
	EXISTING CLEANOUT
	INLET PROTECTION

DEMOLITION NOTES

- REMOVE:
- 1 REMOVE EXISTING CONCRETE PAVEMENT.
 - 2 REMOVE EXISTING ASPHALT PAVEMENT.
 - 3 RELOCATE EXISTING OVERHEAD LINES AND ELECTRICAL SERVICE CONNECTION. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
 - 4 RELOCATE EXISTING STORAGE AND EQUIPMENT AROUND THE SITE AS NECESSARY DURING CONSTRUCTION.
 - 5 BID ALTERNATE: REMOVE EXISTING GRAVEL.
 - 6 DECOMMISSION AND CAP EXISTING 1" WATER SERVICE.
 - 7 REMOVE FENCE ADJACENT TO NEW WASHBAY STRUCTURE.

- PROTECT:
- 1 PROTECT EXISTING WAREHOUSE.
 - 2 PROTECT EXISTING ASPHALT PAVEMENT.
 - 3 PROTECT EXISTING CONCRETE PAVEMENT.
 - 4 PROTECT EXISTING POWER POLE AND OVERHEAD POWER LINE.
 - 5 PROTECT EXISTING STORM STRUCTURES.

ESC NOTES

- 1. REFER TO SHEET C-001 FOR GENERAL NOTES.
- 2. REFER TO SHEET C-071 FOR EROSION AND SEDIMENT CONTROL DETAILS.
- 3. REFER TO SHEET C-071, DETAIL 1 FOR STABILIZED CONSTRUCTION ENTRANCE DETAIL. TYPE 3, IF EXISTING ENTRANCE TO THE SITE REMAINS PAVED. EXISTING SURFACE IS ADEQUATE FOR CONSTRUCTION ENTRANCE AND ONLY THE WOODEN RAMP AT THE CURB TRANSITION SHALL BE INSTALLED.
- 4. REFER TO SHEET C-071, DETAIL 3 FOR SEDIMENT BARRIER TYPE 3 (WATTLES). IF STAKING WATTLES INTO THE GROUND IS IMPRACTICAL, CONTRACTOR SHALL HOLD WATTLES IN PLACE DURING CONSTRUCTION WITH SANDBAGS, GRAVEL BAGS, OR WEIGHTED ANCHORS.
- 5. REFER TO SHEET C-071, DETAIL 2 FOR INLET PROTECTION, TYPE 3 (PREFABRICATED FILTER INSERT).
- 6. CONTRACTOR SHALL INSPECT ALL EXISTING ONSITE STORM STRUCTURES PRIOR TO CONSTRUCTION COMMENCING, AND DURING CONSTRUCTION ON A WEEKLY BASIS TO CONFIRM STORM STRUCTURES AND LINES ARE CLEAR OF DEBRIS. PRIOR TO DEMOBILIZATION, ALL EXISTING STORM LINES TO BE JETTED AND CLEARED UP TO THE EXISTING 12" STORM MAIN WITHIN THE POMONA STREET RIGHT-OF-WAY.
- 7. REFER TO SHEET C-071, DETAIL 4 FOR STOCKPILE AND EXPOSED SLOPE COVERING INFORMATION.

MONUMENT PRESERVATION NOTE

DISTURBING EXISTING SURVEY MONUMENTS (PROPERTY CORNERS OR KNOWN RECORDED MONUMENTS) IS A GROSS MISDEMEANOR PER RCW 9A.04.015. CONTRACTOR SHALL PROTECT ALL EXISTING PROPERTY CORNERS. IF ANY MONUMENTS ARE IN AREAS THAT WILL BE DISTURBED, THE CONTRACTOR SHALL RETAIN A PROFESSIONAL LAND SURVEYOR TO FOLLOW WAC 332-120. ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REMEDIATED AT THE CONTRACTOR'S EXPENSE.

BENCH MARK NOTE

CONTRACTOR SHALL PROTECT ALL EXISTING PROPERTY CORNERS AND BENCH MARKS. ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REMEDIATED AT THE CONTRACTOR'S EXPENSE.

TBM INFORMATION

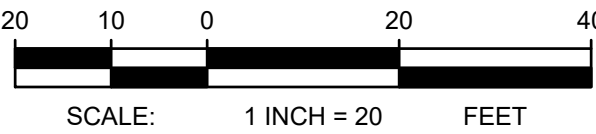
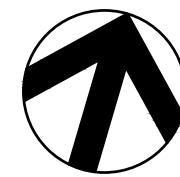
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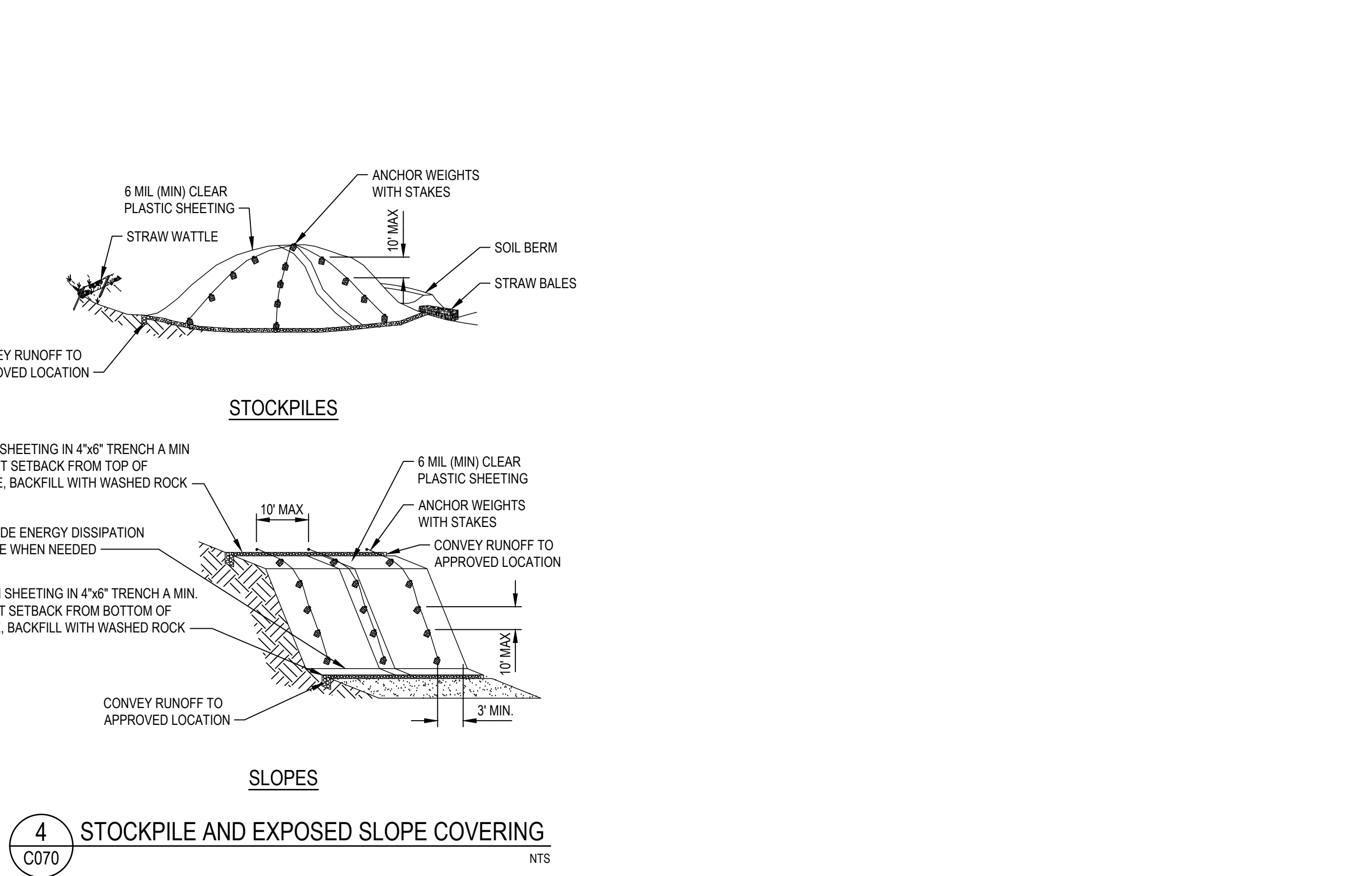
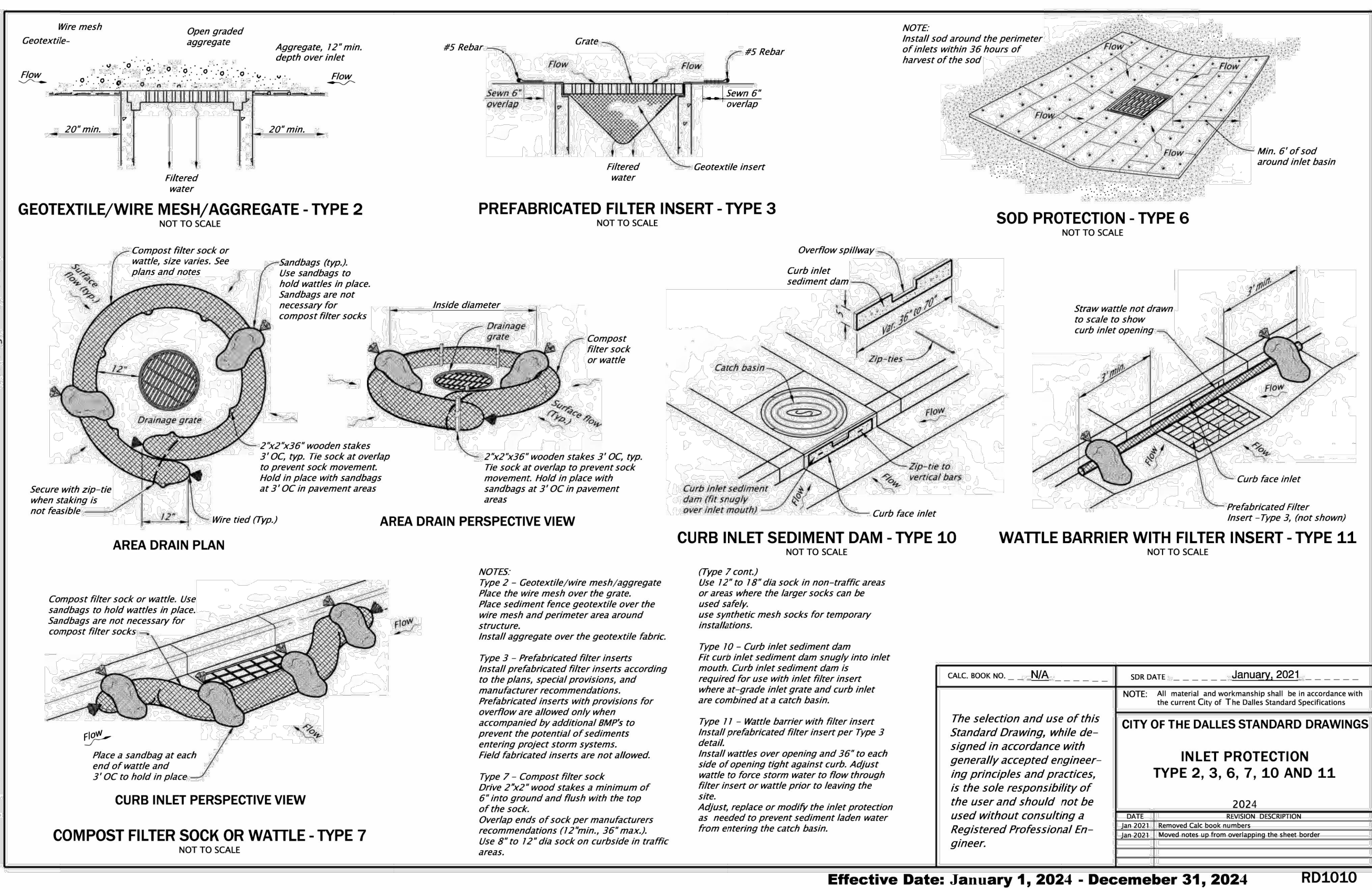
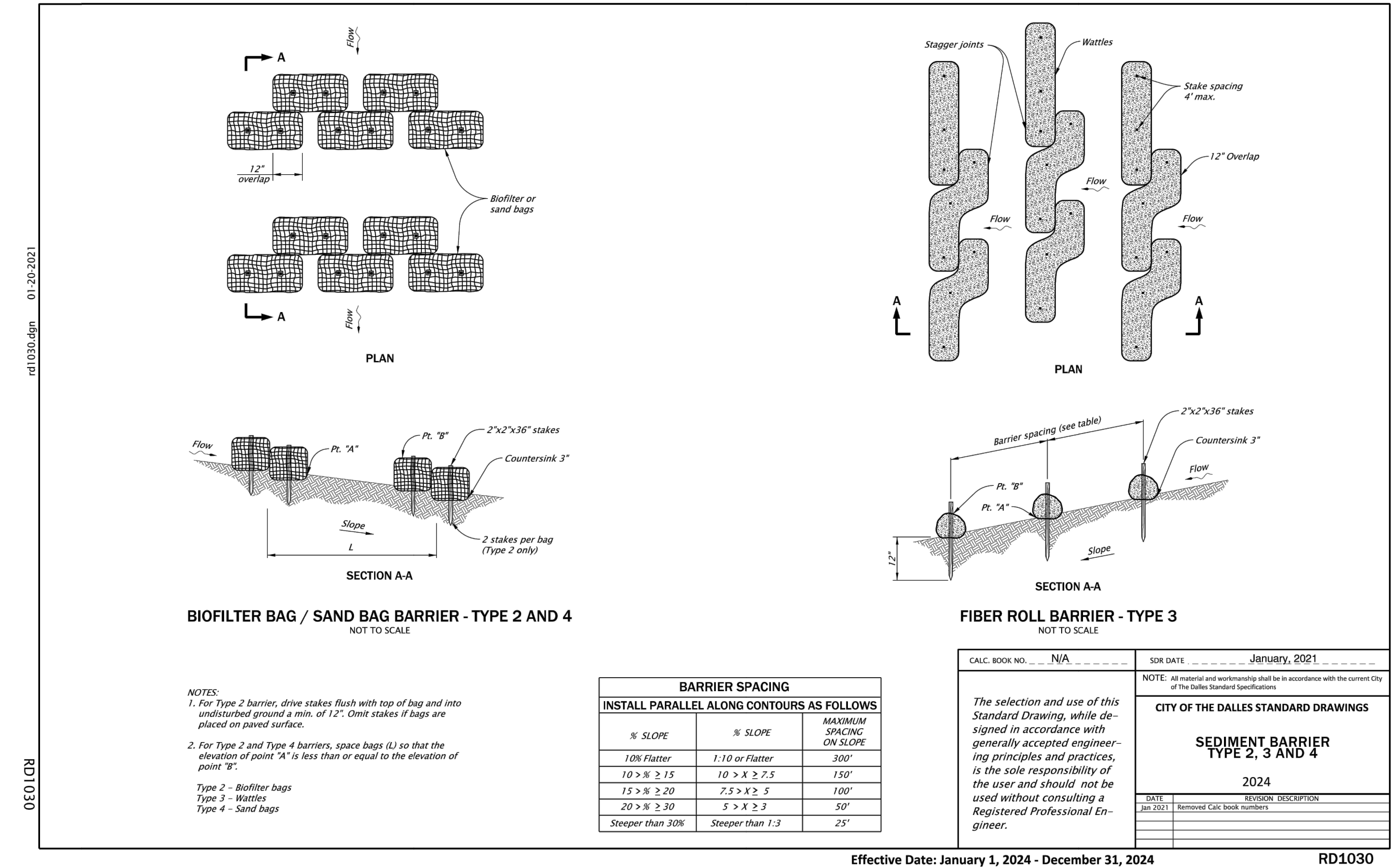
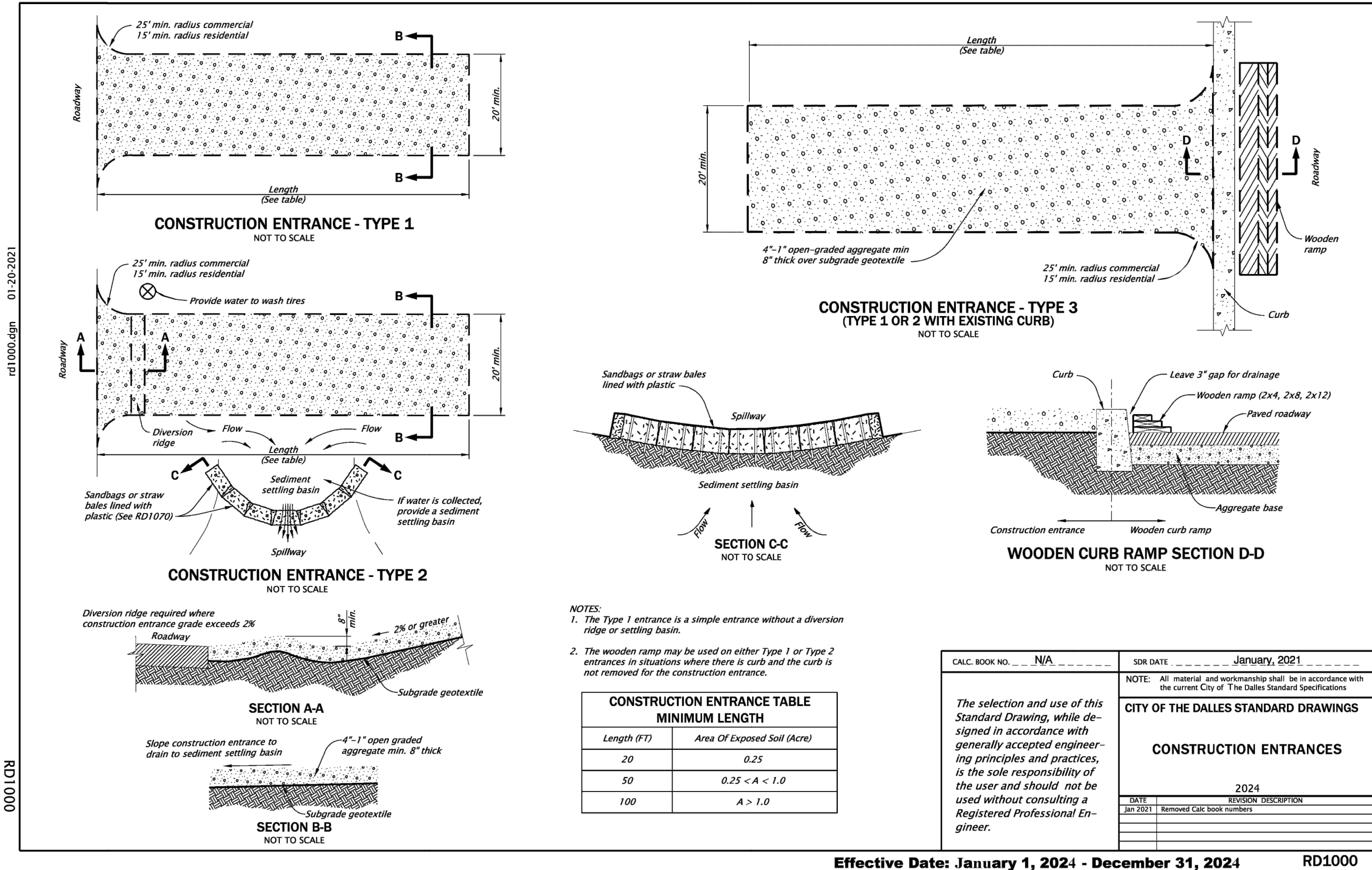
THE EXISTING INFORMATION SHOWN ON THESE PLANS IS PER THE SURVEY COMPLETED BY:
EMERIO
6445 SW FALBROOK PLACE, SUITE 100
BEAVERTON, OREGON
(503) 746-8812
DATED: 11/15/24
THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AND CONTACT THE ENGINEER IF DISCREPANCIES ARE NOTED.

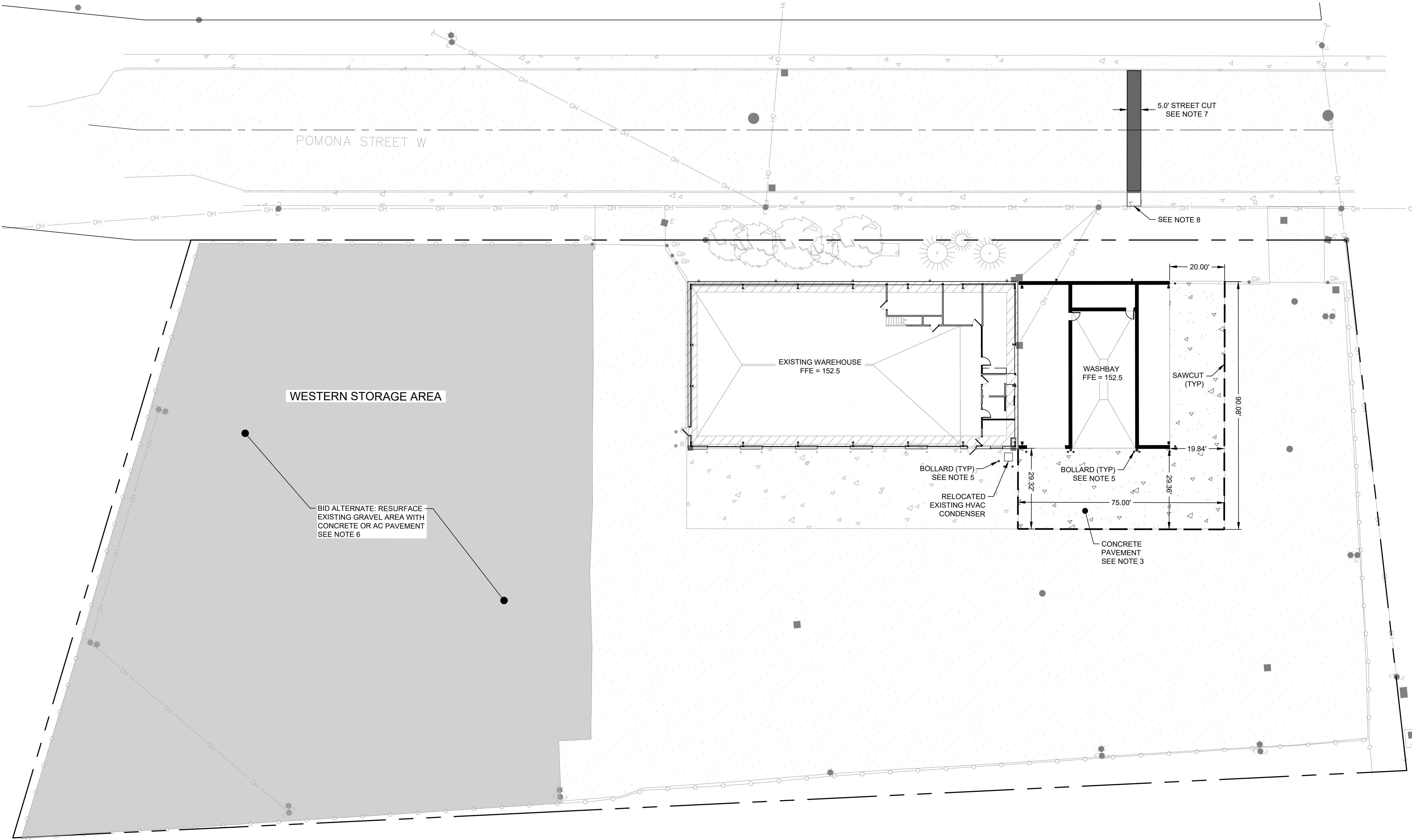
UTILITY STATEMENT
LOCATION OF EXISTING UNDERGROUND UTILITIES HAVE BEEN TAKEN FROM DRAWINGS AND FIELD LOCATES SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES. UTILITY LOCATIONS SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY. PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EACH UTILITY.



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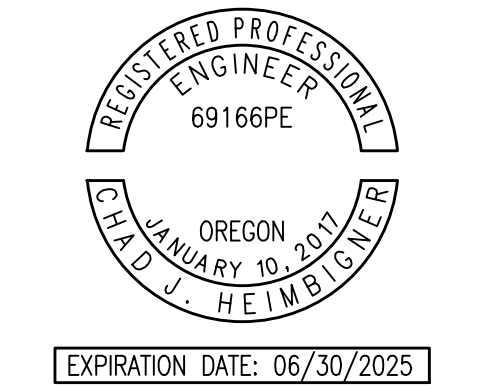


SITE NOTES

- EXISTING WAREHOUSE FOOTPRINT. FFE = 152.5.
- PROPOSED COVERED STORAGE AND WASHBAY STRUCTURE. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAIL.
- REFER TO DETAIL 1, SHEET C-101 FOR CONCRETE SECTION DETAIL. REFER TO DETAILS 4 & 5, SHEET C-101 FOR CONCRETE JOINTING DETAILS.
- REFER TO DETAIL 2, SHEET C-101 FOR ASPHALT PAVEMENT SECTION (BID ALTERNATE) DETAIL. RESURFACING SHALL ONLY OCCUR AT OWNER'S REQUEST.
- REFER TO DETAIL 3, SHEET C-101 FOR 6-INCH BOLLARD DETAIL.
- THERE IS AN OWNER OPTION TO REPAVE THE WESTERN STORAGE AREA TO EITHER CONCRETE OR AC PAVEMENT. IF OWNER ELECTS TO RESURFACE THIS AREA, REFER TO DETAILS 1 & 2 ON SHEET C-101 FOR SURFACING OPTION DETAILS.
- MATCH EXISTING ROAD ASPHALT SECTION. REFER TO DETAIL 6, SHEET C-101 FOR STREET CUT DETAIL.
- REFER TO DETAIL 7, SHEET C-101 FOR CURB LINE SIDEWALK DETAIL.

LEGEND

	PROPERTY LINE
	EDGE OF GRAVEL
	SAWCUT
	CENTERLINE
	ALTERNATE PAVEMENT SECTION
	CONCRETE PAVEMENT
	EXISTING OVERHEAD POWER LINE
	EXISTING FIRE HYDRANT
	EXISTING POWER POLE
	EXISTING STREET LIGHT
	ALTERNATE PAVEMENT SECTION
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT



SUBMITTAL:
CONTRACT DOCUMENTS

PROJECT:
WASCO ELECTRIC COOPERATIVE
POMONA WAREHOUSE ADDITION
730 POMONA STREET WEST
THE DALLES, OR 97058

PROJECT #: 70309-056
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KEY PLAN

SITE AND PAVING PLAN

C-100

DATE: 01/15/2024

MONUMENT PRESERVATION NOTE

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BENCH MARK NOTE

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TBM INFORMATION

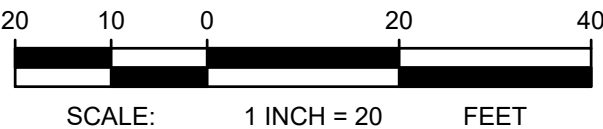
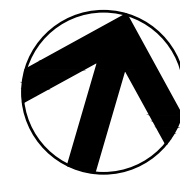
SEE TOPOGRAPHIC SURVEY BY EMERIO DATED 11/15/2024 FOR TBM INFORMATION

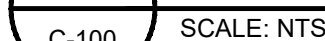
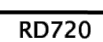
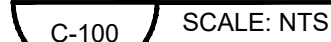
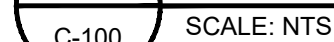
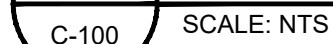
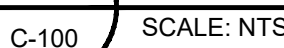
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(503) 746-8812
DATED: 11/15/24
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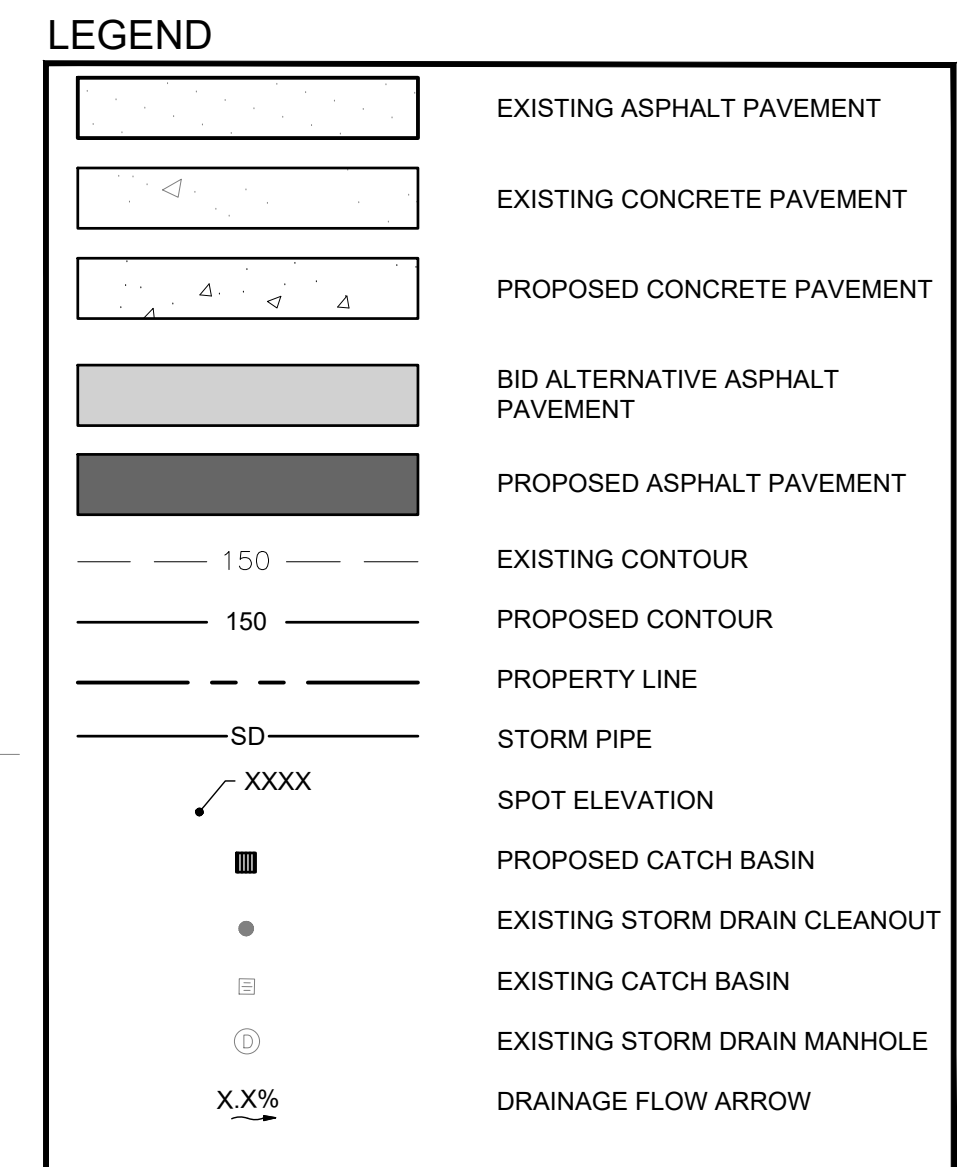
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Know what's below.
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1. REFER THE SHEET C-001 FOR GENERAL NOTES.
2. REFER TO SHEET C-100 FOR SITE LAYOUT AND SURFACING INFORMATION.
3. EXISTING CONDITIONS ARE BASED ON INFORMATION PROVIDED BY TOPOGRAPHIC SURVEY, AND AUGMENTED VIA A COMBINATION OF AS-BUILT AND ORIGINAL DRAWINGS OF THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CAREFUL ATTENTION SHOULD BE DIRECTED TOWARD THE EXISTING ONSITE STORM, SANITARY, AND WATER LINES. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ARE ENCOUNTERED.
4. MAINTAIN A MINIMUM SURFACING SLOPE OF 0.8% FOR SITE STORMWATER DRAINAGE ALONG THE CONCRETE APRON SURROUNDING THE EXISTING WAREHOUSE AND WASH BAY. IF WESTERN STORMS IS CONVERTED TO EITHER PAVEMENT OF ASPHALT, MAINTAIN A MINIMUM SURFACING SLOPE OF 1.0% FOR SITE STORMWATER DRAINAGE WITHIN THE AFFECTED AREA.
5. PROPOSED STORM DRAIN PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE), TYPE S, WITH SMOOTH WATERWAY FOR COUPLING JOINTS, AASHTO M294M FOR PIPES WITH DIAMETERS OF 12 INCHES. MAINTAIN A MINIMUM 1 FOOT OF COVER OVER STORM DRAIN PIPES. HDPE PIPE SHALL BE INSTALLED WITH DETECTABLE MARKING TAPE.
6. REFER TO SHEET C-301, DETAIL 1 FOR AREA DRAIN DETAIL. IF ANY DRAINAGE STRUCTURES ARE INSTALLED IN ADDITION TO THE EXISTING SYSTEM, THEY SHALL BE EQUIPPED WITH A STORM DRAIN FILTRATION SYSTEM. REFER TO SHEET C-301, DETAIL 2 FOR CATCH BASIN INSERT FILTER DETAIL.

1. CONTRACTOR SHALL ONLY REGRADE THE WESTERN STORAGE AREA IF OWNER ELECTS TO REMOVE CRUSHED ROCK AND REPLACE WITH ASPHALT OR CONCRETE.
2. SITE STORM DRAIN IMPROVEMENTS WILL ONLY BE REQUIRED IF OWNER ELECTS TO REMOVE CRUSHED ROCK FROM WESTERN STORAGE AREA AND REPLACE WITH ASPHALT OR CONCRETE. IN THIS CASE, CONTRACTOR SHALL INSTALL SDA0-8 AND SDA0-9 TO THE EXISTING CONCRETE STORM DRAIN PIPES. OTHERWISE, SDA0-07 AND SDA0-08 AND ASSOCIATED PIPES SHALL NOT BE INSTALLED.
3. IF OWNER ELECTS TO RESURFACE WESTERN STORAGE AREA, ALL EXISTING STORM DRAIN PIPES SHALL BE UPSIZED TO 12" DIAMETER.

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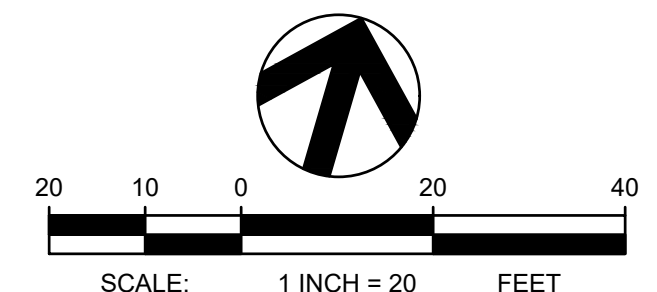
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11/15/2024 FOR TBM INFORMATION

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EMERO
6445 SW FALBROOK PLACE, SUITE 100
BEAVERTON, OREGON
(503) 746-8812
DATED: 11/15/24
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UTILITY STATEMENT
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 UTILITY LOCATIONS SHOWN ON THIS
 DRAWING ARE APPROXIMATE ONLY. PRIOR
 TO BEGINNING ANY CONSTRUCTION, THE
 CONTRACTOR SHALL VERIFY THE EXACT
 LOCATION OF EACH UTILITY.



Know what's below.
Call before you dig.



S.32, T.2N., R.13E., W.M., CITY OF THE DALLES, WASCO COUNTY, OREGON

APPROXIMATE LOCATION OF EXISTING WATER LINE SHOWN. CONTRACTOR TO LOCATE WATER MAIN AND CONNECT THE SERVICE TO THE MAIN LINE.

EXISTING WAREHOUSE
FFE:152.5



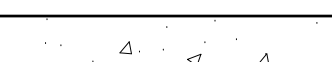

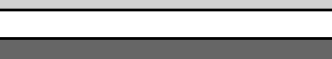











WASHBAY
FFE:152.5

STRUCTURE ID	DESCRIPTION
(1) EX SSMH-1.0	EXISTING 48" MANHOLE
(2) SS1.1 - WYE	4" 45-DEGREE WYE
(3) SS1.2-BEND	4" 45-DEGREE BEND

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SEE TOPOGRAPHIC SURVEY BY EMERIO DATED
11/15/2024 FOR TBM INFORMATION

	EXISTING ASPHALT PAVEMENT
	EXISTING CONCRETE PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	BID ALTERNATIVE ASPHALT PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPERTY LINE
	STORM PIPE
	SEWER PIPE
	WATER PIPE
	EXISTING STORM DRAIN CLEANOUT
	EXISTING CATCH BASIN
	EXISTING STORM DRAIN MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED SANITARY CLEANOUT

1. REFER TO SHEET C-001 FOR GENERAL NOTES.
2. REFER TO SHEET C-100 FOR SITE LAYOUT AND SURFACING INFORMATION.
3. EXISTING CONDITIONS ARE BASED ON INFORMATION PROVIDED BY TOPOGRAPHIC SURVEY, AND AUGMENTED VIA A COMBINATION OF AS-BUILT AND ORIGINAL RECORDS OF THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CAREFUL ATTENTION SHOULD BE DIRECTED TOWARD THE EXISTING ONSITE STORM, SANITARY, AND WATER LINES. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ARE ENCOUNTERED.
4. WATER SERVICE SHALL BE 2" HIGH DENSITY POLYETHYLENE (HDPE), COPPER TUBE SIZE, AWWA C901 DR NOT LESS THAN 200 PSI (31 LF).
5. SANITARY SERVICE SHALL BE 4" PVC SDR 35 UNLESS OTHERWISE NOTED (38 LF).

1. CONNECT 4" SANITARY SERVICE TO EXISTING SERVICE LINE. IF CONDITIONS OR ELEVATIONS SIGNIFICANTLY DIFFER FROM THOSE SHOWN ON PLAN, CONTACT ENGINEER FOR REVISED SANITARY SYSTEM DESIGN ONCE EXISTING CONDITIONS ARE CONFIRMED.
2. REFER TO DETAIL 3, SHEET C-302 FOR TYPICAL EXTERIOR CLEANOUT DETAIL.
3. REFER TO DETAIL 4, SHEET C-302 FOR TYPICAL EXTERIOR TWO-WAY CLEANOUT DETAIL.
4. REFER TO DETAIL 5, SHEET C-302 FOR OIL AND SAND SEPARATOR DETAIL.
5. STUB 4" SANITARY SERVICE TO BUILDING AT TWO-WAY CLEANOUT. SEE PLUMBING PLANS FOR CONTINUATION.
6. EXISTING 4" SANITARY SERVICE TO BUILDING.

1. KILL EXISTING WATER METER AND DECOMMISSION EXISTING 1" WATER SERVICE.
2. STUB 2" WATER SERVICE AT BUILDING. SEE PLUMBING PLANS FOR CONSTRUCTION.
3. INSTALL 1-1/2" WATER SERVICE AND METER ASSEMBLY PER DETAIL 6, SHEET C-302.
4. CONTRACTOR TO LOCATE WATER MAIN WITHIN POMONA STREET RIGHT-OF-WAY AND WET TAP NEW 1-1/2" SERVICE TO EXISTING WATER MAIN. SEE DETAIL 7, SHEET C-302 FOR FURTHER INFORMATION.

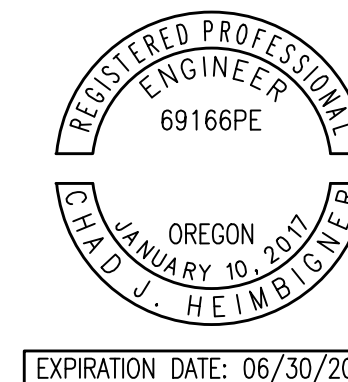
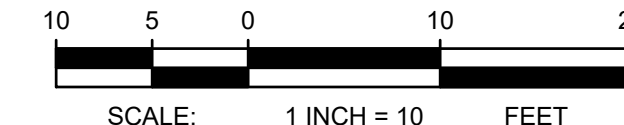
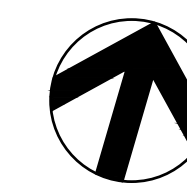
	SANITARY SEWER STRUCTURE TABLE				
	STRUCTURE ID	DESCRIPTION	RIM ELEVATION	IE IN	IE OUT
①	EX SSMH-1.0	EXISTING 48" MANHOLE	RIM = 151.69	EX 4" PVC (S) IE=146.42	EX 8" PVC (N) IE=146.42
②	SS1.1- WYE	4" 45-DEGREE WYE	RIM = 152.31	4" PVC (SE) IE=146.70	EX 4" PVC (N) IE=146.70
③	SS1.2-BEND	4" 45-DEGREE BEND	RIM = 152.35	4" PVC (E) IE=146.76	4" PVC (NW) IE=146.76
④	SS1.3-DCO	4" TWO-WAY CLEANOUT	RIM = 152.11	4" PVC (E) IE=146.95	4" PVC (W) IE=146.95
⑤	SS1.4-OWS	128" x 67" OIL WATER SEPARATOR	RIM = 152.00	4" PVC (E) IE=147.25	4" PVC (W) IE=147.00
⑥	SS1.5-WYE	4" 45-DEGREE WYE	RIM = 151.88	4" PVC (SE) IE=147.32 4" PVC (E) IE=147.32	4" PVC (W) IE=147.32
⑦	SS1.6-CO	4" CLEANOUT	RIM = 151.81		4" PVC (W) IE=147.35
⑧	SS1.7-BEND	4" 45-DEGREE BEND	RIM = 151.85	4" PVC (S) IE=147.36	4" PVC (NW) IE=147.36
⑨	SS1.8-DCO	4" TWO-WAY CLEANOUT	RIM = 151.95		4" PVC (N) IE=147.42

THE EXISTING INFORMATION SHOWN ON THESE PLANS IS PER THE SURVEY COMPLETED BY:
EMERIO
6445 SW FALBROOK PLACE, SUITE 100
BEAVERTON, OREGON
(503) 746-8812
DATED: 11/15/24.
THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AND CONTACT THE ENGINEER IF DISCREPANCIES ARE NOTED.

LOCATION OF EXISTING UNDERGROUND UTILITIES HAVE BEEN TAKEN FROM DRAWINGS AND FIELD LOCATES SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES. UTILITY LOCATIONS SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY. PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EACH UTILITY.



Know what's below.
Call before you dig.



SUBMITTAL

CONTRACT DOCUMENTS

PROJECT:

WASCO ELECTRIC COOPERATIVE

POMONA WAREHOUSE ADDITION

730 POMONA STREET WEST
THE DALLES, OR 97058

PROJECT #:

70309-058

THE DRAWINGS AND ADDITIONAL DETAILS
CONTAINED WITHIN THIS SHEET ARE COPYRIGHTED
AND DESIGNATED FOR USE EXCLUSIVELY IN
ASSOCIATION WITH THE PROJECT LOCATED AT THE
SPECIFIED ADDRESS. THESE DRAWINGS REMAIN
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REPRODUCTION OF THIS SHEET IS PROHIBITED
WITHOUT THE WRITTEN CONSENT OF GUERNSEY.

KEY PLAN

UTILITY PLAN

C-300

DATE: 01/15/2024

SUBMITTAL:

CONTRACT DOCUMENTS

PROJECT:

WASCO ELECTRIC COOPERATIVE

POMONA WAREHOUSE ADDITION

730 POMONA STREET WEST
THE DALLES, OR 97058

PROJECT #: 70309-056

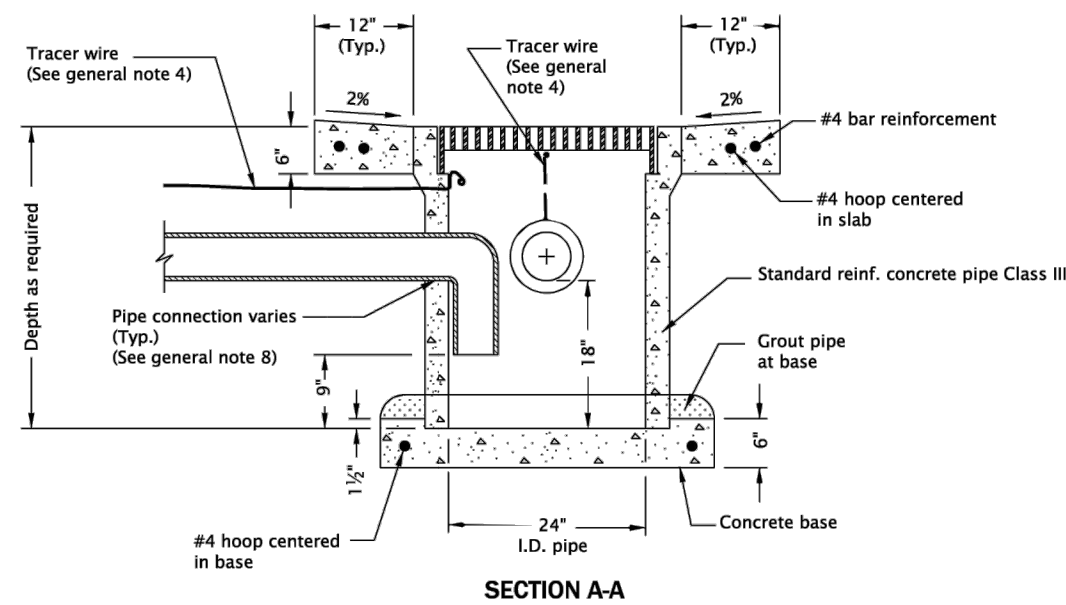
THE DRAWINGS AND ADDITIONAL DETAILS
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KEY PLAN

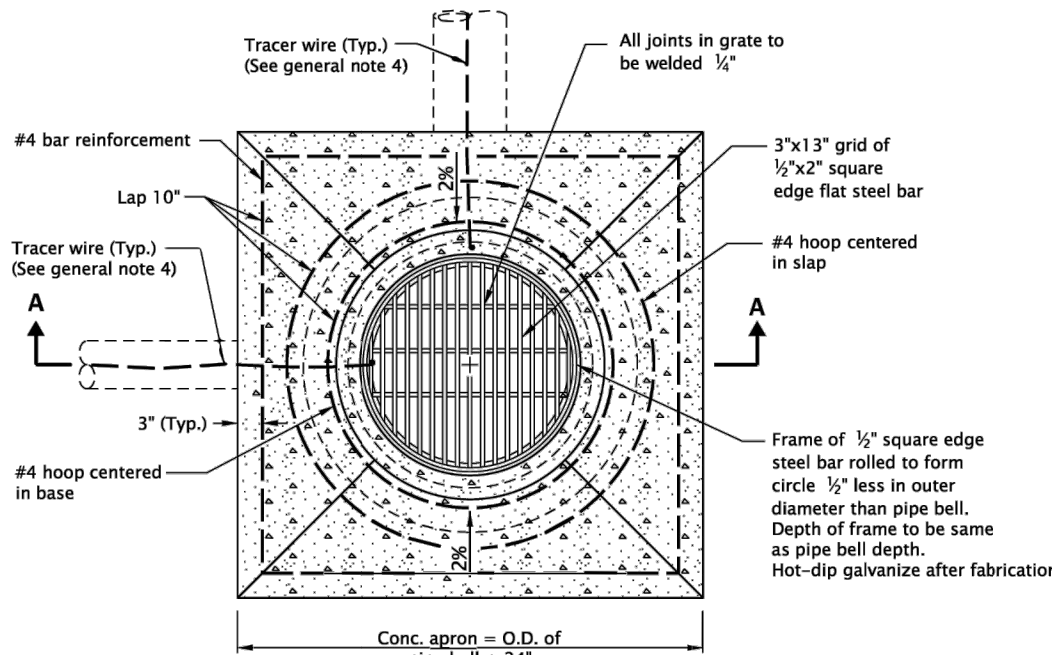
STORM DRAIN
DETAILS

C-301

DATE: 01/15/2024



SECTION A-A



PLAN

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

1. Grates shall be bicycle-safe.
2. Precast concrete inlets may be used when specified or approved. All precast inlets shall conform to requirements of ASTM C913.
3. Anchor vertical leg of inlet pipe if not a glued joint.
4. See Std. Dwg. RD336 for tracer wire details.
5. All reinforcement shall be 2" clear of nearest face of conc., unless otherwise shown.
6. Max. connecting pipe diameter varies with pipe material.
7. All concrete shall be commercial grade concrete.
8. See Std. Dwg. RD339 for pipe to structure connections.
9. Location, elevation, diameter, slope, and number of pipe(s) varies, see project plans.

CALC. BOOK NO. N/A

SIN DATE: 14-JUL-2014

NOTE: All material and workmanship shall be in accordance with the current City of The Dalles Standard Specifications

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without consulting a Registered Professional Engineer.

CITY OF THE DALLES STANDARD DRAWINGS
AREA DRAINAGE BASIN
OR FIELD INLET

2024

Effective Date January 1, 2024– December 31, 2024

RD374

1

AREA DRAINAGE BASIN

SCALE: NTS

C-200

SPECIFIER CHART

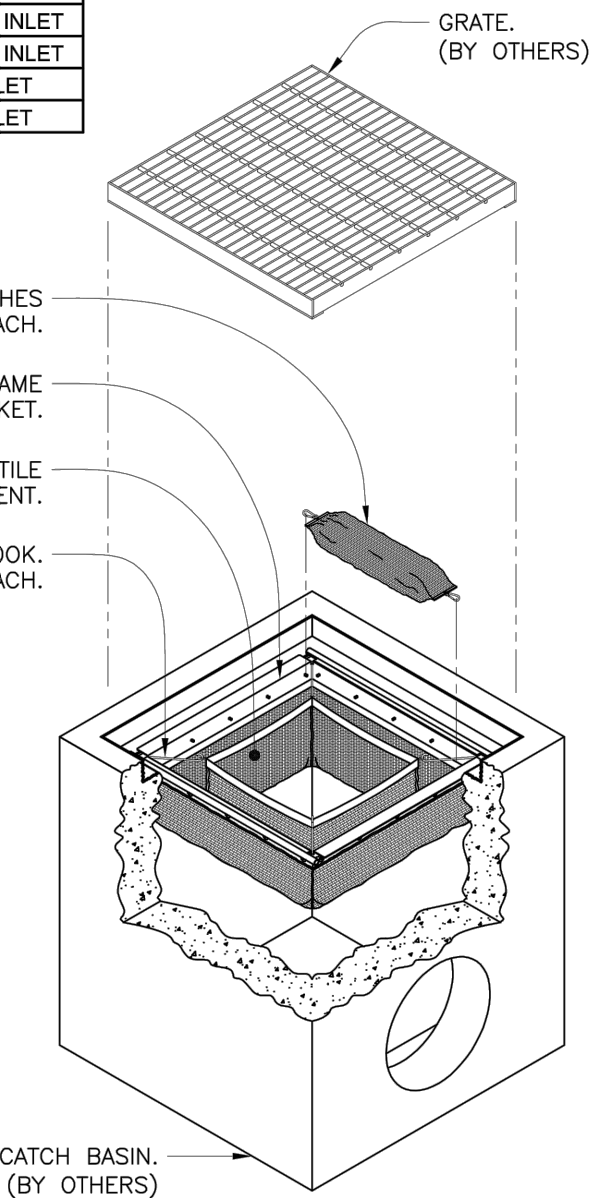
MODEL	INLET ID	GRATE OD	COMMENTS
FF-12D	12" X 12"	15" X 15"	GRATED INLET
FF-16D	16" X 16"	18" X 18"	GRATED INLET
FF-18D	18" X 18"	20" X 20"	GRATED INLET
FF-1836SD	18" X 36"	18" X 40"	GRATED INLET
FF-1836DGO	18" X 36"	18" X 40"	COMBINATION INLET
FF-24D	24" X 24"	26" X 26"	GRATED INLET
FF-2436SD	24" X 36"	24" X 40"	GRATED INLET
FF-24DGO	24" X 24"	18" X 26"	COMBINATION INLET
FF-2436DGO	24" X 36"	24" X 40"	COMBINATION INLET
FF-36D (2 PIECE)	36" X 36"	36" X 40"	GRATED INLET
FF-3648D (2 PIECE)	36" X 48"	40" X 48"	GRATED INLET

OPTIONAL FOSSIL ROCK ABSORBANT POUCHES
FOUR EACH.

STAINLESS STEEL FILTER FRAME
WITH RUBBER GASKET.

POLYPROPYLENE GEOTEXTILE
FILTER ELEMENT.

STAINLESS STEEL SUPPORT HOOK,
FOUR EACH.



NOTES:

1. Filter insert shall have a high flow bypass feature.
2. Filter support frame shall be constructed from stainless steel Type 304.
3. Filter medium shall be Fossil Rock™, installed and maintained in accordance with manufacturer specifications.
4. Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.



FloGard®
Catch Basin Insert Filter
Grated Inlet Style



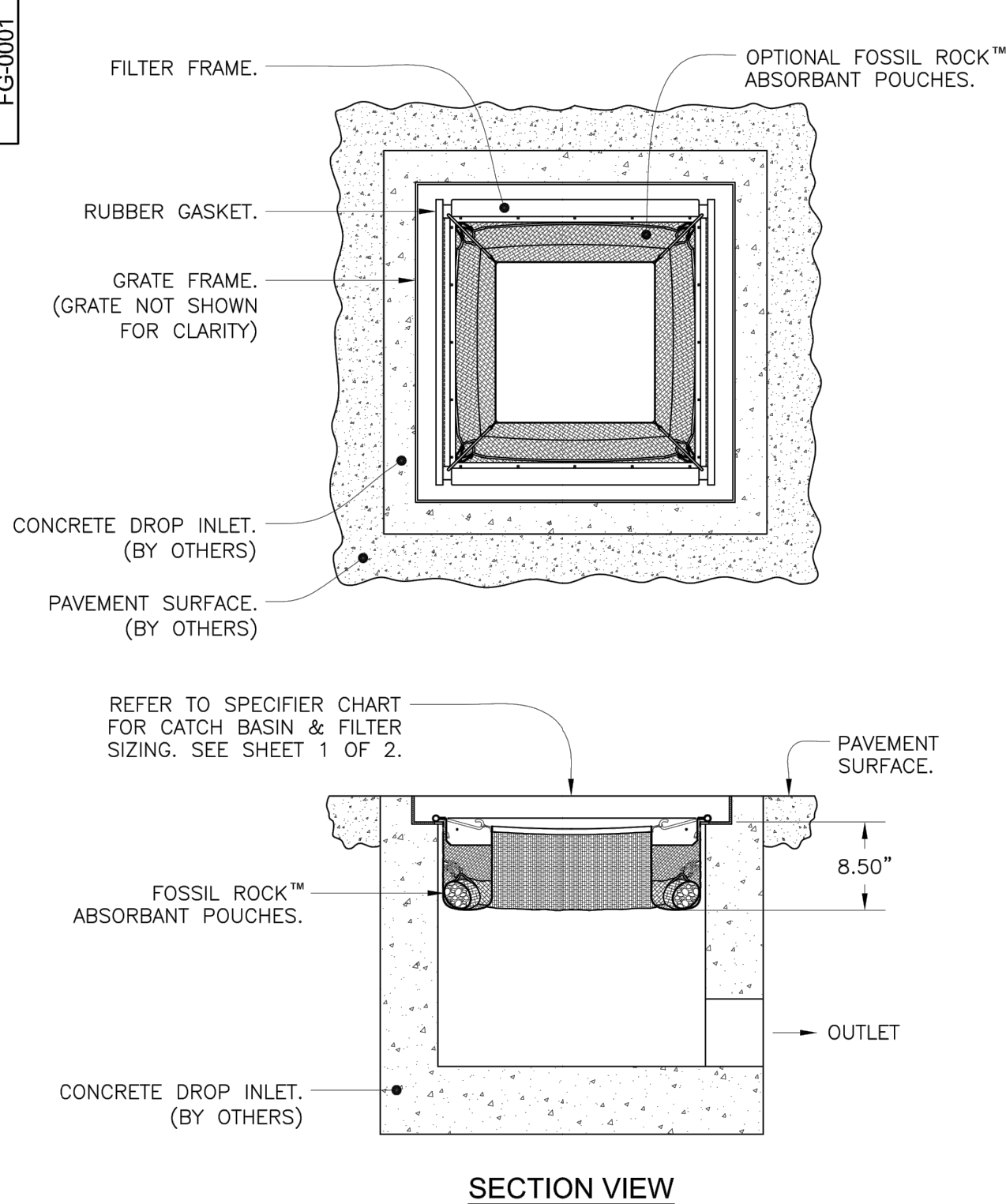
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DRAWING NO. ECO-0142
DATE JPR 7/13/16
JPR 12/18/06 SHEET 1 OF 2



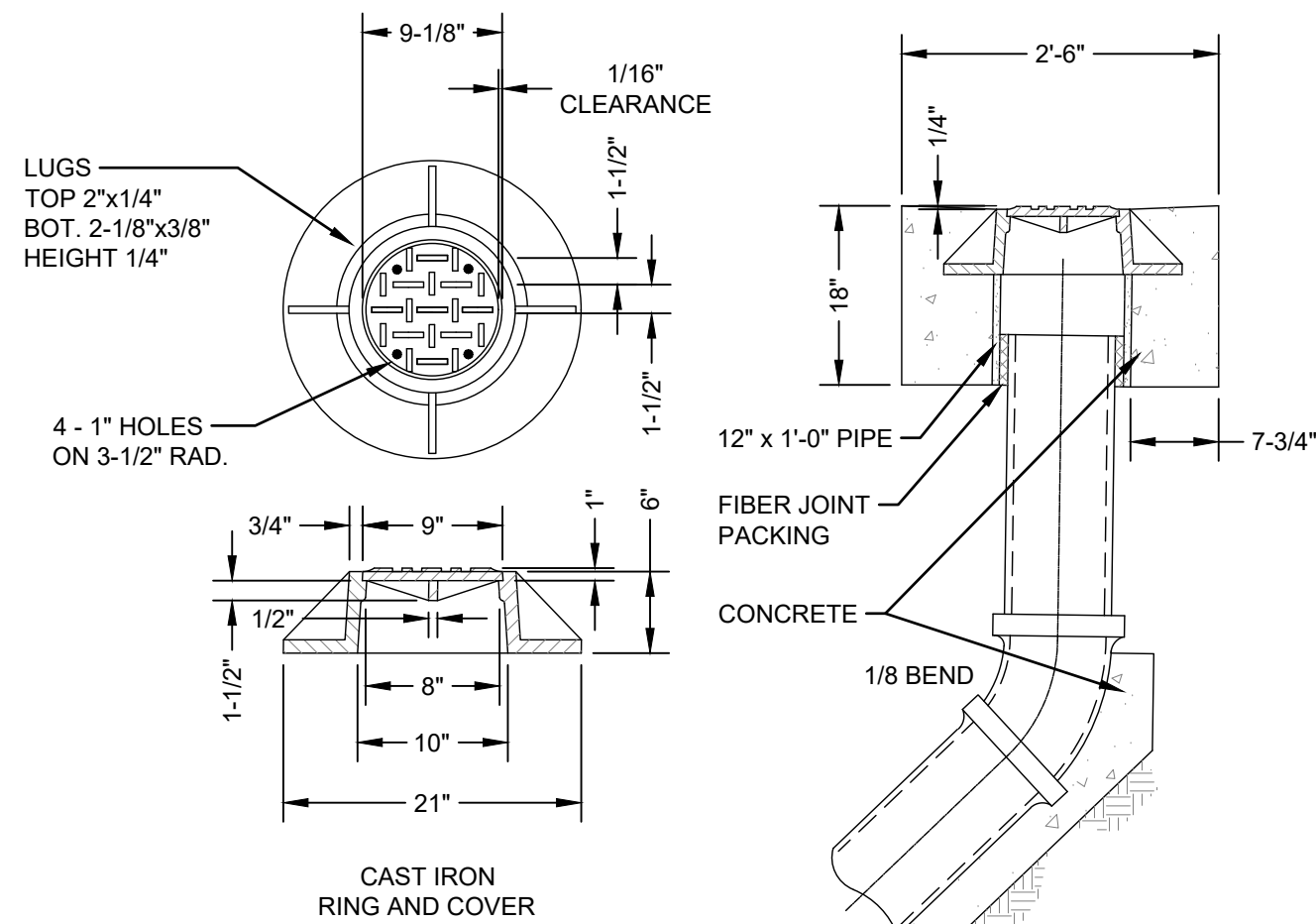
FloGard®
Catch Basin Insert Filter
Grated Inlet Style



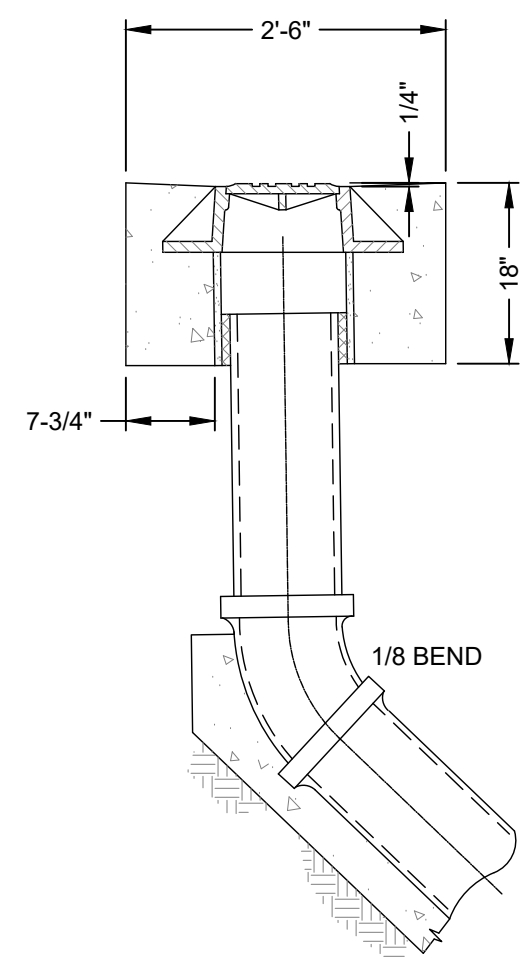
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DRAWING NO. ECO-0142
DATE JPR 7/13/16
JPR 12/18/06 SHEET 2 OF 2



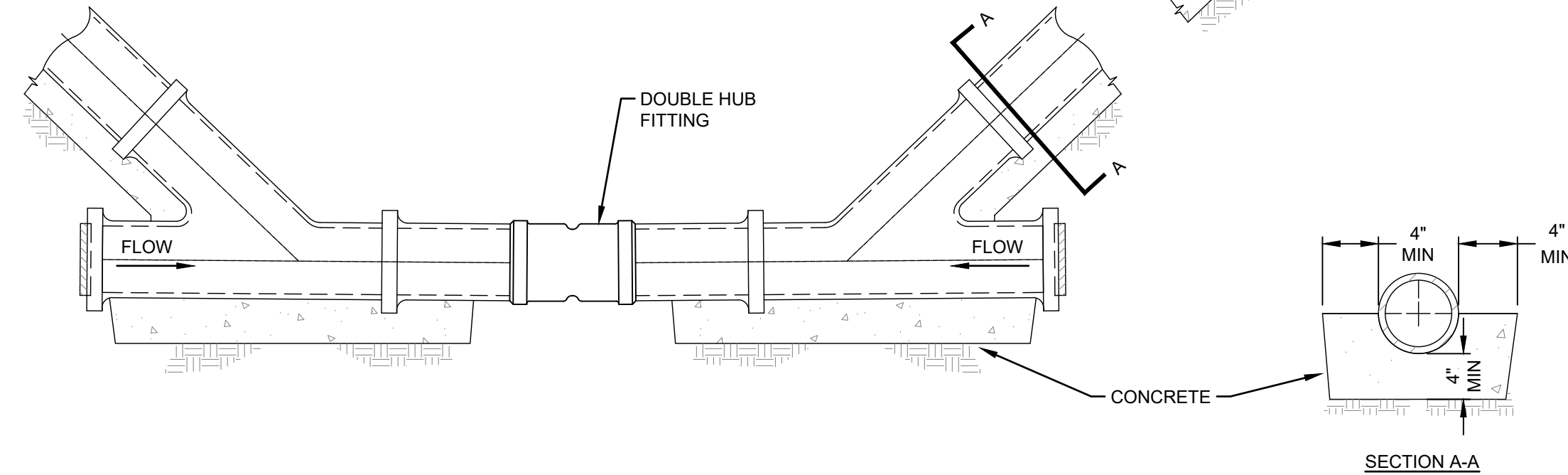
SECTION VIEW



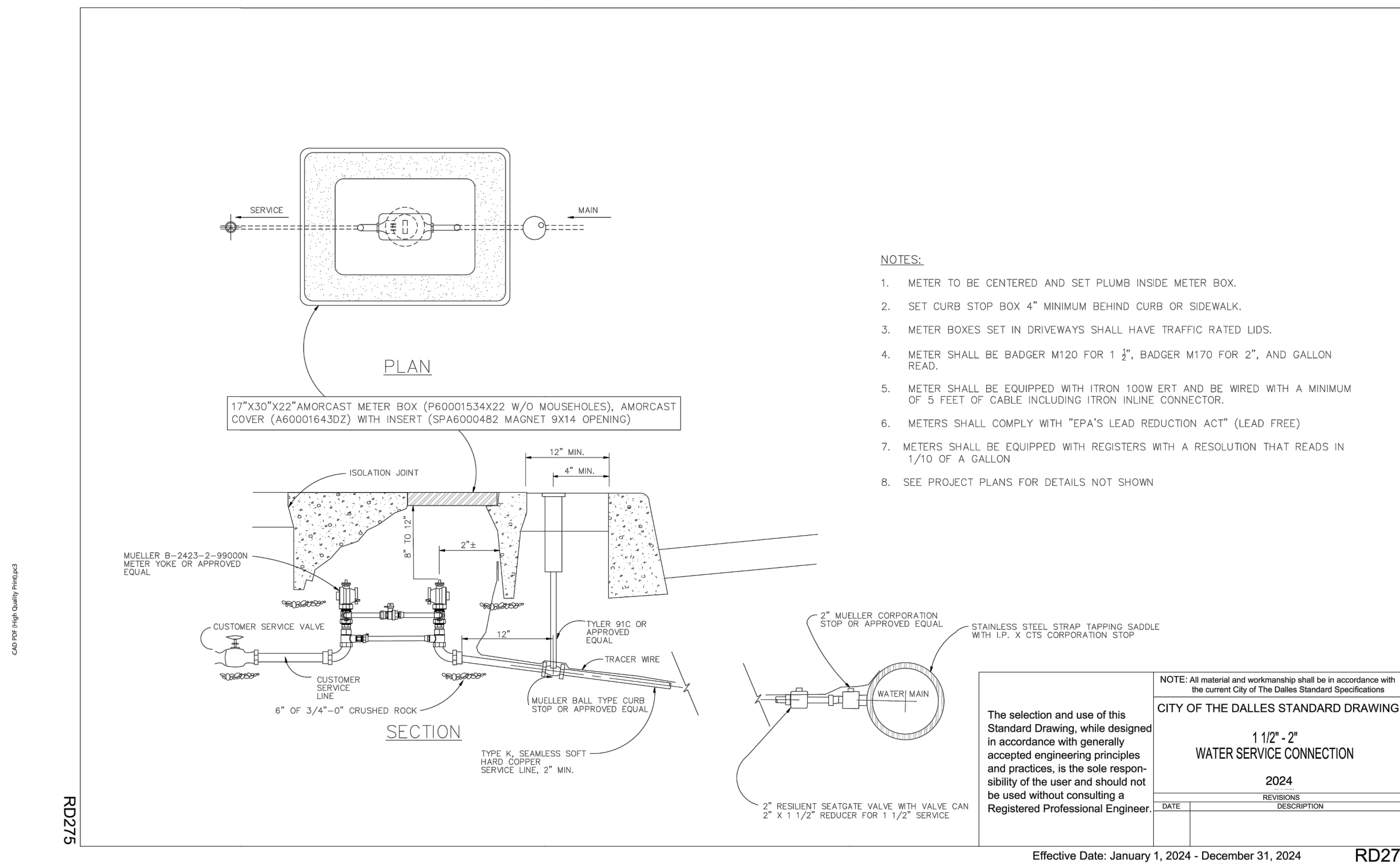
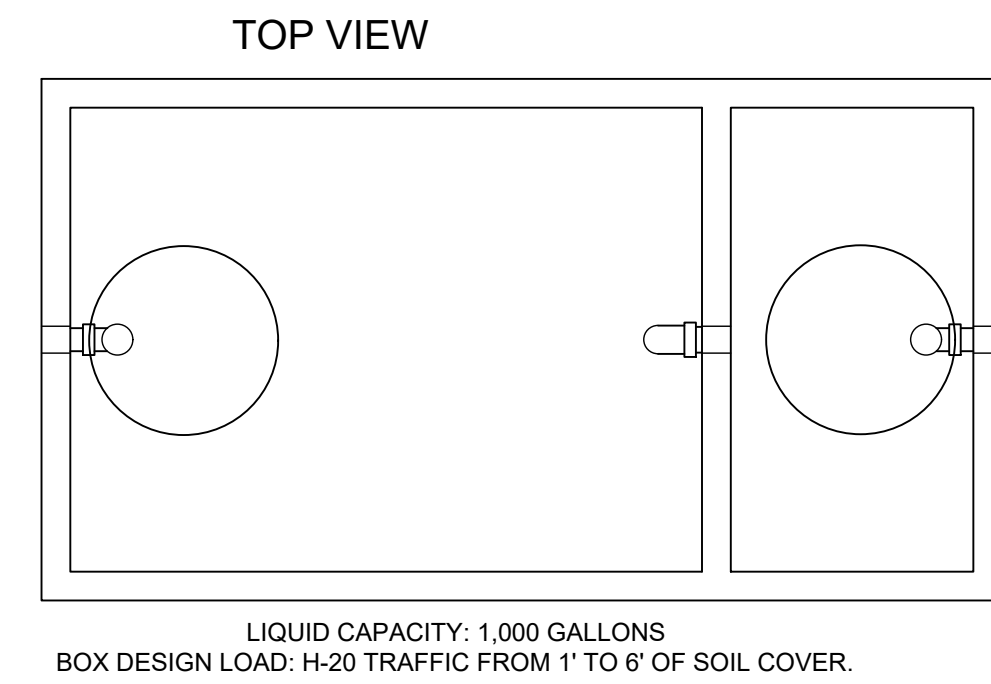
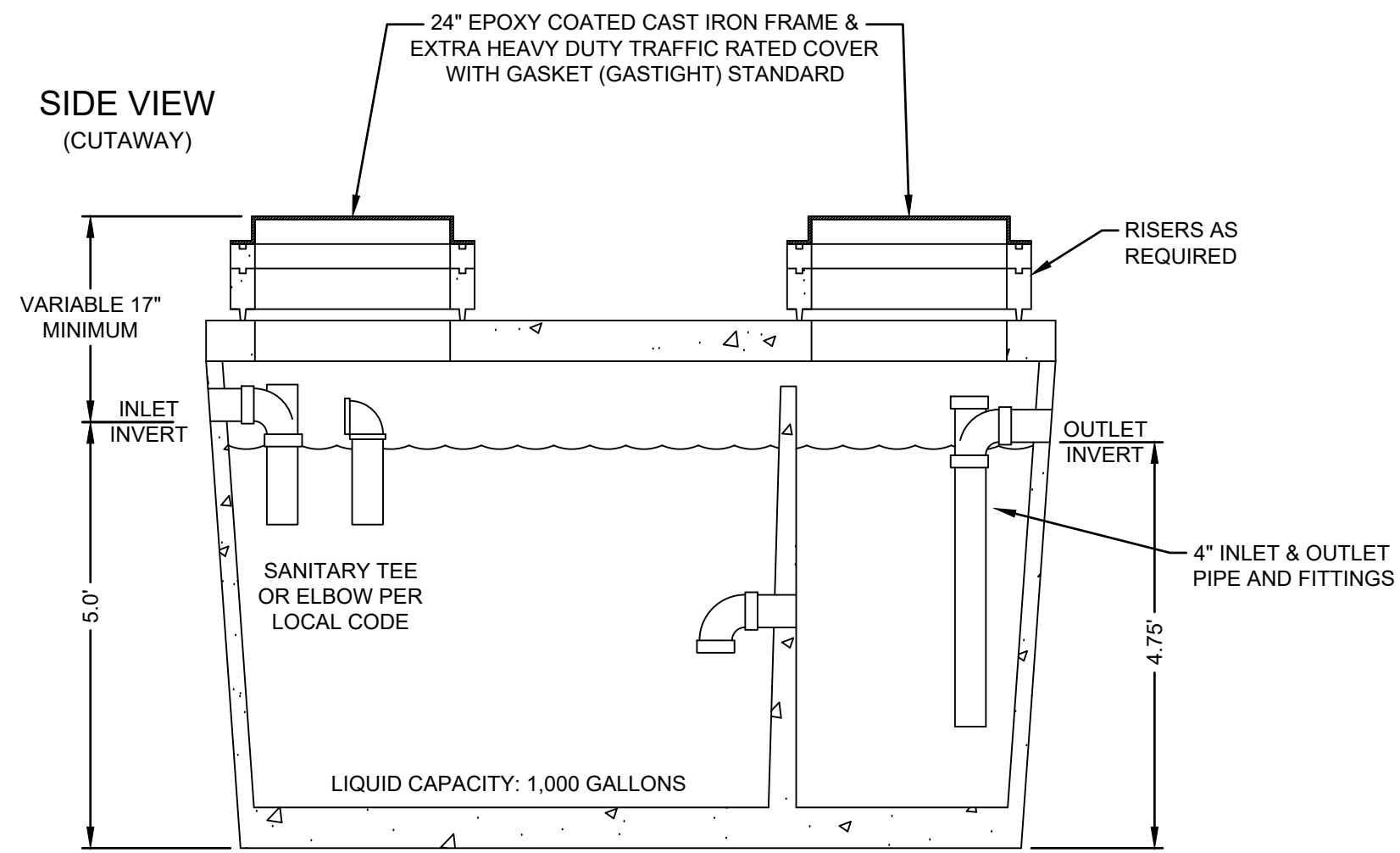
3 TYPICAL CLEANOUT DETAIL
C-300 SCALE: NTS



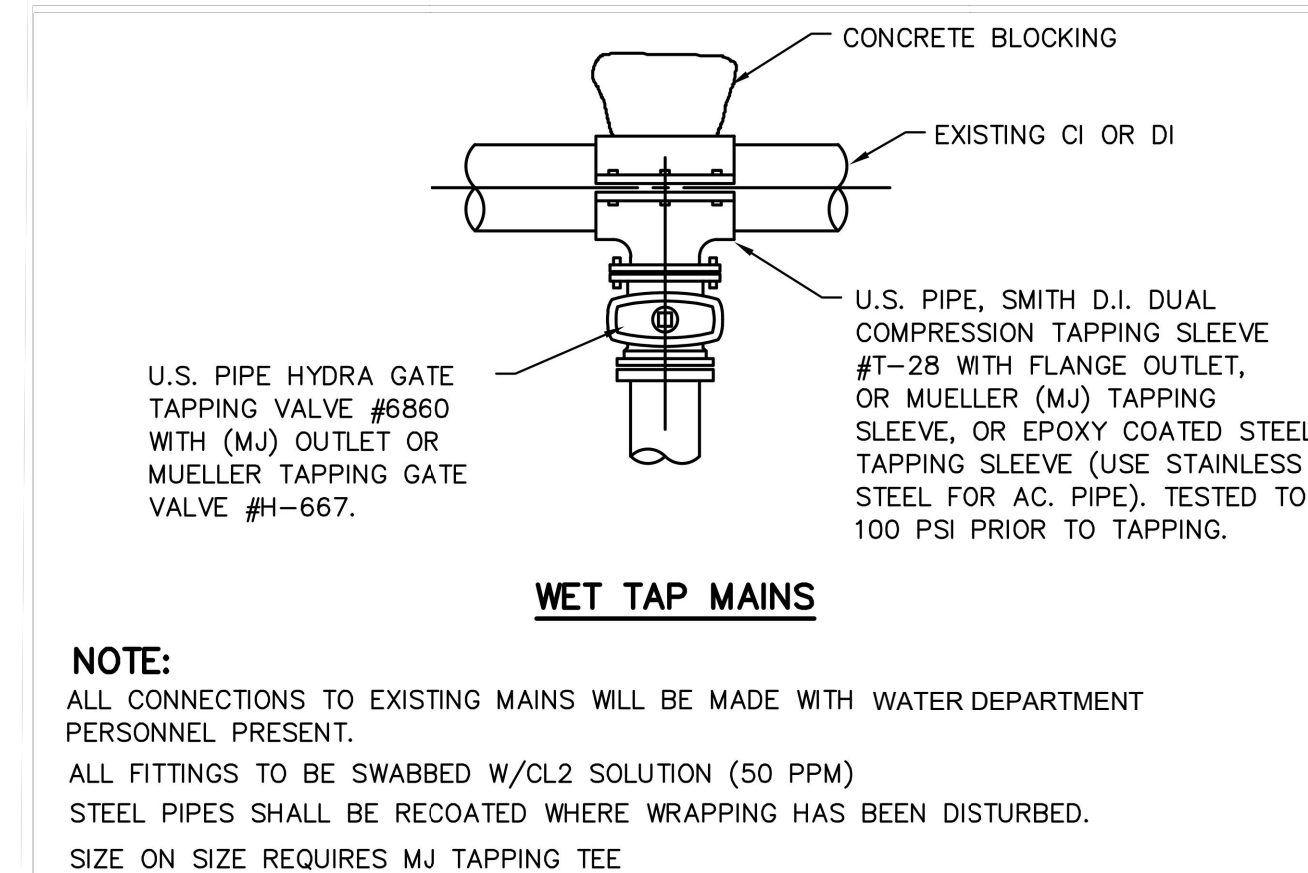
4 TWO-WAY CLEANOUT DETAIL
C-300 SCALE: NTS



5 OIL AND SAND INTERCEPTOR DETAIL
C-300 SCALE: NTS



6 1 1/2" - 2" WATER SERVICE CONNECTION
C-300 SCALE: NTS



7 WET TAP WATER SERVICE CONNECTION
C-300 SCALE: NTS