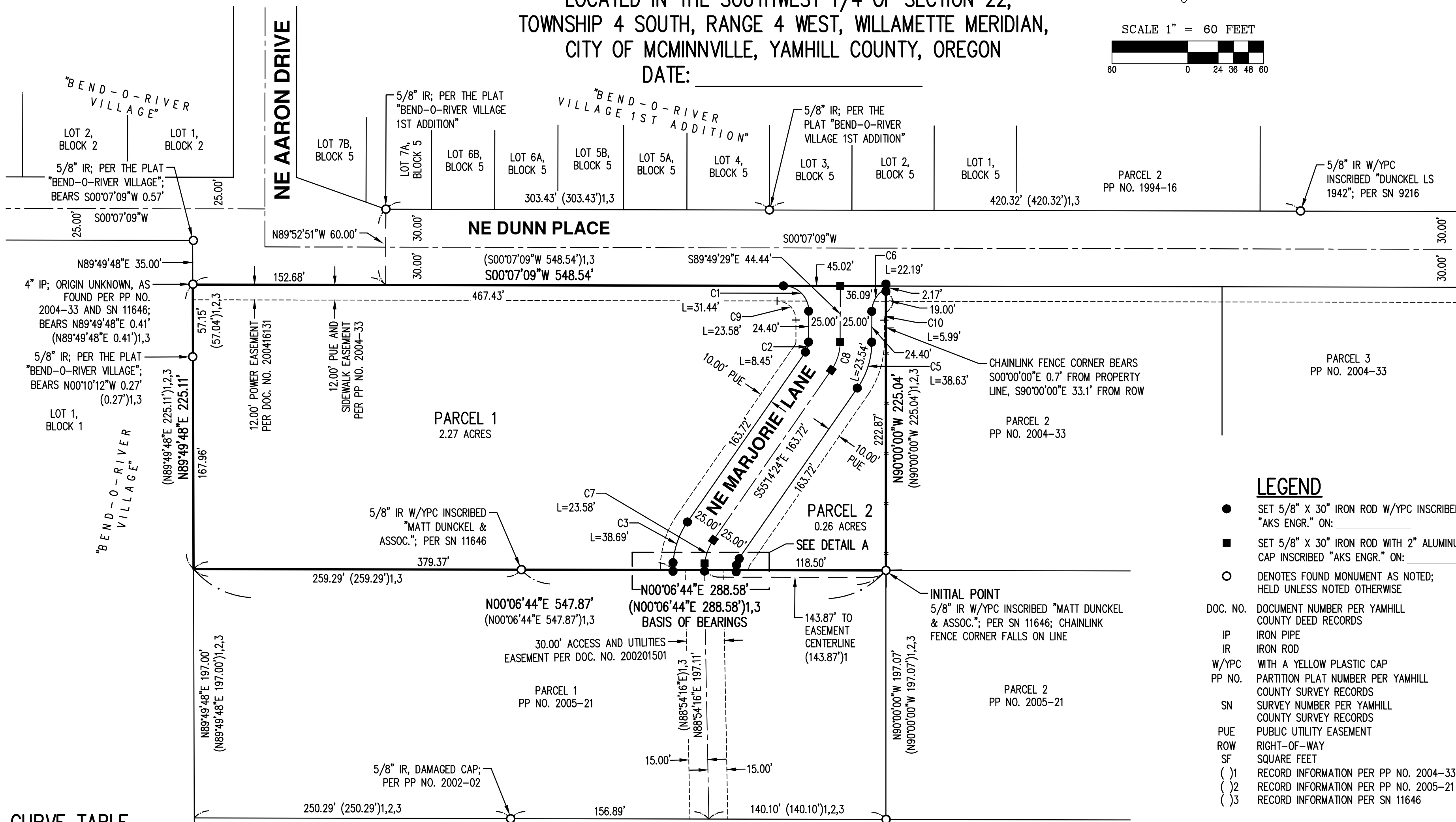
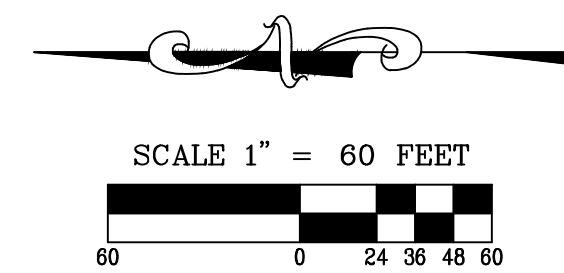


PARTITION PLAT

A REPLAT OF PARCEL 1 OF PARTITION PLAT NO. 2004-33,
 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 22,
 TOWNSHIP 4 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN,
 CITY OF MCMINNVILLE, YAMHILL COUNTY, OREGON

DATE: _____

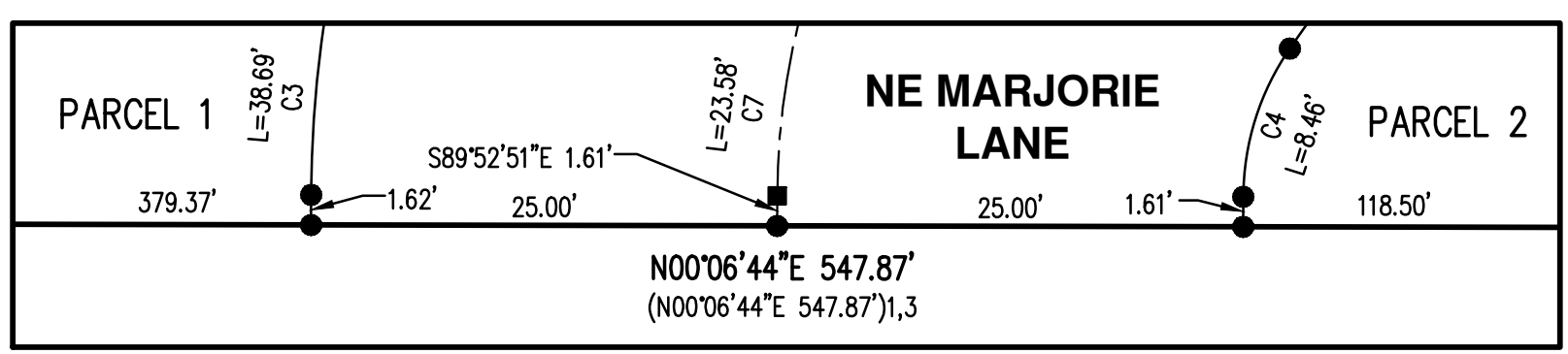
PARTITION PLAT NO. _____
 SHEET 1 OF 2



- ### LEGEND
- SET 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." ON:
 - SET 5/8" X 30" IRON ROD WITH 2" ALUMINUM CAP INSCRIBED "AKS ENGR." ON:
 - DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
 - DOC. NO. DOCUMENT NUMBER PER YAMHILL COUNTY DEED RECORDS
 - IP IRON PIPE
 - IR IRON ROD
 - W/YPC WITH A YELLOW PLASTIC CAP
 - PP NO. PARTITION PLAT NUMBER PER YAMHILL COUNTY SURVEY RECORDS
 - SN SURVEY NUMBER PER YAMHILL COUNTY SURVEY RECORDS
 - PUE PUBLIC UTILITY EASEMENT
 - ROW RIGHT-OF-WAY
 - SF SQUARE FEET
 - ()1 RECORD INFORMATION PER PP NO. 2004-33
 - ()2 RECORD INFORMATION PER PP NO. 2005-21
 - ()3 RECORD INFORMATION PER SN 11646

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	20.00'	90°03'22"	31.44'	N45°08'50"E 28.30'
C2	14.00'	34°35'05"	8.45'	S72°31'57"E 8.32'
C3	64.00'	34°38'27"	38.69'	N72°33'38"W 38.11'
C4	14.00'	34°38'27"	8.46'	N72°33'38"W 8.34'
C5	64.00'	34°35'05"	38.63'	S72°31'57"E 38.05'
C6	20.00'	63°34'40"	22.19'	N58°02'09"W 21.07'
C7	39.00'	34°38'27"	23.58'	N72°33'38"W 23.22'
C8	39.00'	34°35'05"	23.54'	S72°31'57"E 23.19'
C9	15.00'	90°03'22"	23.58'	N45°08'50"E 21.22'
C10	15.00'	22°53'23"	5.99'	N78°26'10"W 5.95'



DETAIL A
 SCALE: 1"=10'

PREPARED FOR

MCMINNVILLE SENIOR LIVING LLC
 1900 HINES ST SE, SUITE 150
 SALEM, OREGON 97302

07/22/19
 REGISTERED PROFESSIONAL LAND SURVEYOR

 NICK WHITE
 LICENSE NO. 70652LS
 RENEWS: 6/30/20

JOB NAME:	DUNN ST
JOB NUMBER:	4090
DRAWN BY:	JOH
CHECKED BY:	NSW
DRAWING NO.:	4090CPART

THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT

AKS ENGINEERING AND FORESTRY, LLC
 12965 SW HERMAN RD
 SUITE 100
 TUALATIN, OR 97062
 PHONE: 503.563.6151
 FAX: 503.563.6152
 www.aks-eng.com

ENGINEERING • PLANNING • SURVEYING
 FORESTRY • LANDSCAPE ARCHITECTURE

PARTITION PLAT

A REPLAT OF PARCEL 1 OF PARTITION PLAT NO. 2004-33,
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 22,
TOWNSHIP 4 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN,
CITY OF MCMINNVILLE, YAMHILL COUNTY, OREGON
DATE: _____

CITY OF MCMINNVILLE APPROVALS

APPROVED THIS ___ DAY OF _____, 20__

BY: _____
CITY OF MCMINNVILLE
COMMUNITY DEVELOPMENT DIRECTOR

APPROVED THIS ___ DAY OF _____, 20__

BY: _____
CITY OF MCMINNVILLE
PLANNING DIRECTOR
MINOR PARTITION MP3-14

YAMHILL COUNTY APPROVALS

APPROVED THIS ___ DAY OF _____, 20__

BY: _____
YAMHILL COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES
AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID
THROUGH JUNE 30, 20__.

APPROVED THIS ___ DAY OF _____, 20__

BY: _____
YAMHILL COUNTY ASSESSOR & TAX COLLECTOR

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT MCMINNVILLE SENIOR LIVING, LLC., AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF RECORD OF THE LANDS SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PARTITIONED INTO 2 PARCELS, WITH EASEMENTS AS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92. THE DECLARANT MAKES NO CLAIM TO ANY LANDS BEYOND THAT DESCRIBED IN THE SURVEYOR'S CERTIFICATE.

DOUGLAS SPROUL, MANAGER
MCMINNVILLE SENIOR LIVING, LLC.

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF _____ } SS

THIS IS TO CERTIFY THAT ON _____, 2015, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, IN THE COUNTY OF _____, DID PERSONALLY APPEAR DOUGLAS SPROUL AS MANAGER OF MCMINNVILLE SENIOR LIVING, LLC., IN THE CAPACITY SHOWN IN THE ABOVE OWNER'S STATEMENT AND WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY.

NOTARY SIGNATURE

NOTARY PUBLIC-OREGON

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, NICK WHITE, PLS 70652LS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THIS MAP, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A REPLAT OF PARCEL 1 OF PARTITION PLAT NO. 2004-33, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, CITY OF MCMINNVILLE, YAMHILL COUNTY, OREGON

BEGINNING AT THE INITIAL POINT, BEING A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "MATT DUNCKEL & ASSOC." AT THE SOUTHWEST CORNER OF PARCEL 1 OF SAID PARTITION PLAT NO. 2004-33; THENCE ALONG THE WEST LINE OF SAID PARCEL 1 NORTH 00°06'44" EAST 547.87 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF SAID PARCEL 1 NORTH 89°49'48" EAST 225.11 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NE DUNN PLACE (30.00 FEET FROM CENTERLINE), FROM WHICH A 4 INCH IRON PIPE BEARS NORTH 89°49'48" EAST 0.41 FEET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°07'09" WEST 548.54 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." AT THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 1 NORTH 90°00'00" WEST 225.04 FEET TO THE INITIAL POINT.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 2.83 ACRES, MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO REPLAT AND PARTITION PARCEL 1 OF PARTITION PLAT NO. 2004-33. THE BASIS OF BEARINGS IS THE WEST LINE OF SAID PARCEL 1 PER SAID PARTITION PLAT NO. 2004-33, AS SHOWN.

THE BOUNDARY OF SAID PARCEL 1 WAS ESTABLISHED BY HOLDING FOUND MONUMENTS, BEARINGS, AND DISTANCES PER SAID PARTITION PLAT.

THE PROPERTY WAS THEN PARTITIONED AS SHOWN.

CONSENT AFFIDAVIT

A PARTITION PLAT CONSENT AFFIDAVIT FROM ROBERT L. DUNN AND THERESA L. DUNN, TRUSTEES OF THE DUNN FAMILY COMMUNITY PROPERTY TRUST DATED FEBRUARY 28, 2001, A TRUST DEED BENEFICIARY, HAS BEEN RECORDED AS DOCUMENT NO. 2015-_____, WASHINGTON COUNTY DEED RECORDS.

PREPARED FOR

MCMINNVILLE SENIOR LIVING LLC
1900 HINES ST SE, SUITE 150
SALEM, OREGON 97302

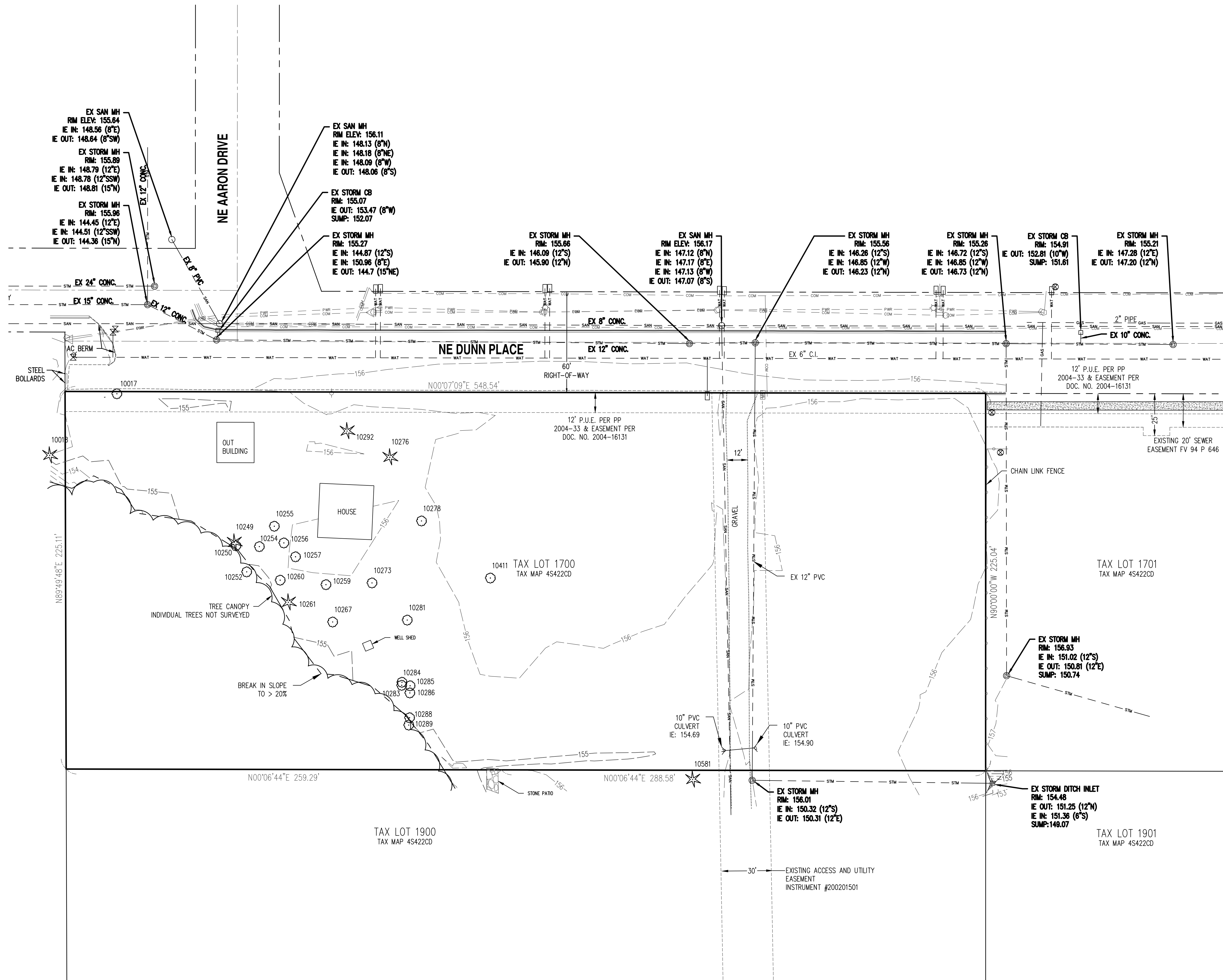


JOB NAME: DUNN ST
JOB NUMBER: 4090
DRAWN BY: JOH
CHECKED BY: NSW
DRAWING NO.: 4090CPART

AKS ENGINEERING AND FORESTRY, LLC
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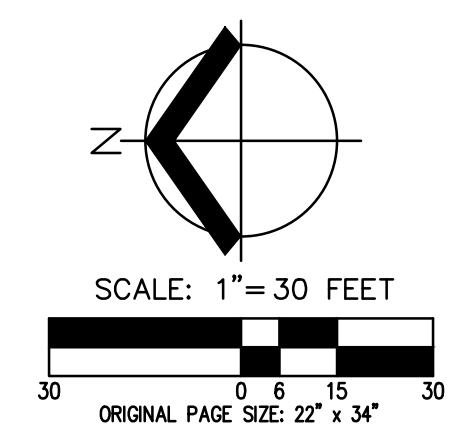




- NOTES:**
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBER 14135079. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
 - FIELD WORK WAS CONDUCTED JUNE 11-13, 2014.
 - VERTICAL DATUM: ELEVATIONS ARE BASED ON YAMHILL COUNTY BENCHMARK NO. 33 AT THE INTERSECTION OF ATLANTIC STREET AND 3 MILE LANE WITH A NGVD 29 ELEVATION OF 154.72 FEET.
 - THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
 - SURVEY IS ONLY VALID WITH SURVEYOR'S STAMP AND SIGNATURE.
 - BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
 - CONTOUR INTERVAL IS 1 FOOT.
 - ONLY TREES HAVING A DIAMETER OF 6" AND GREATER, MEASURED AT BREAST HEIGHT, WERE SURVEYED AT THIS TIME. TREE SPECIES NOTED IS CONSIDERED APPROXIMATE AND IS SUBJECT TO CHANGE UPON A REVIEW BY A CERTIFIED ARBORIST.

TREE TABLE

TREE NO.	SPECIES
10017	MAPLE
10018	UNKNOWN CONIF.
10249	UNKNOWN CONIF.
10250	UNKNOWN DECID.
10252	MAPLE
10254	UNKNOWN DECID.
10255	UNKNOWN DECID.
10256	UNKNOWN DECID.
10257	UNKNOWN DECID.
10259	UNKNOWN DECID.
10260	MAPLE
10261	PINE
10267	APPLE
10273	UNKNOWN DECID.
10276	CEDAR
10278	HAWTHORN
10281	CHERRY
10283	UNKNOWN DECID.
10284	UNKNOWN DECID.
10285	UNKNOWN DECID.
10286	UNKNOWN DECID.
10288	UNKNOWN DECID.
10289	UNKNOWN DECID.
10292	CEDAR
10411	CHERRY
10581	SPRUCE



AKS ENGINEERING & FORESTRY, LLC
 3700 NE 17TH AVE, SUITE 1
 KEIZER, OR 97138
 503.400.6028
 WWW.AKS-ENG.COM

ENGINEERING - SURVEYING - NATURAL RESOURCES
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

235 NE DUNN PLACE

OREGON

EXISTING CONDITIONS PLAN

YAMHILL COUNTY TAX MAP 4 4 22CD
 MCMINNVILLE
 TAX LOT 1700

DESIGNED BY: --
 DRAWN BY: JMW
 MANAGED BY: RW
 CHECKED BY: NSW
 DATE: 07/22/2019

REGISTERED PROFESSIONAL LAND SURVEYOR
 NICK WHITE
 JANUARY 9, 2007
 70652LS
 RENEWS: 6/30/20

REVISIONS:

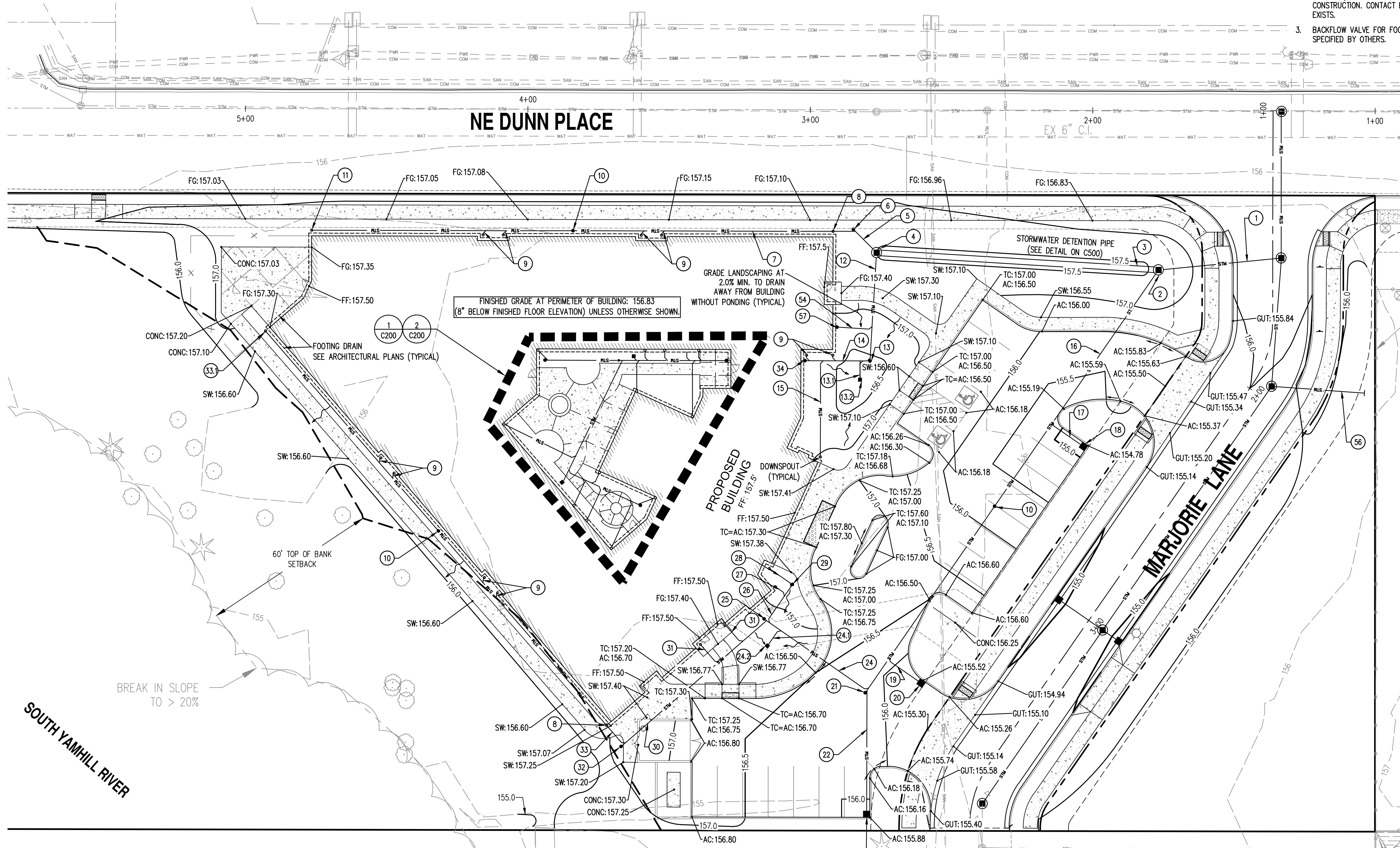
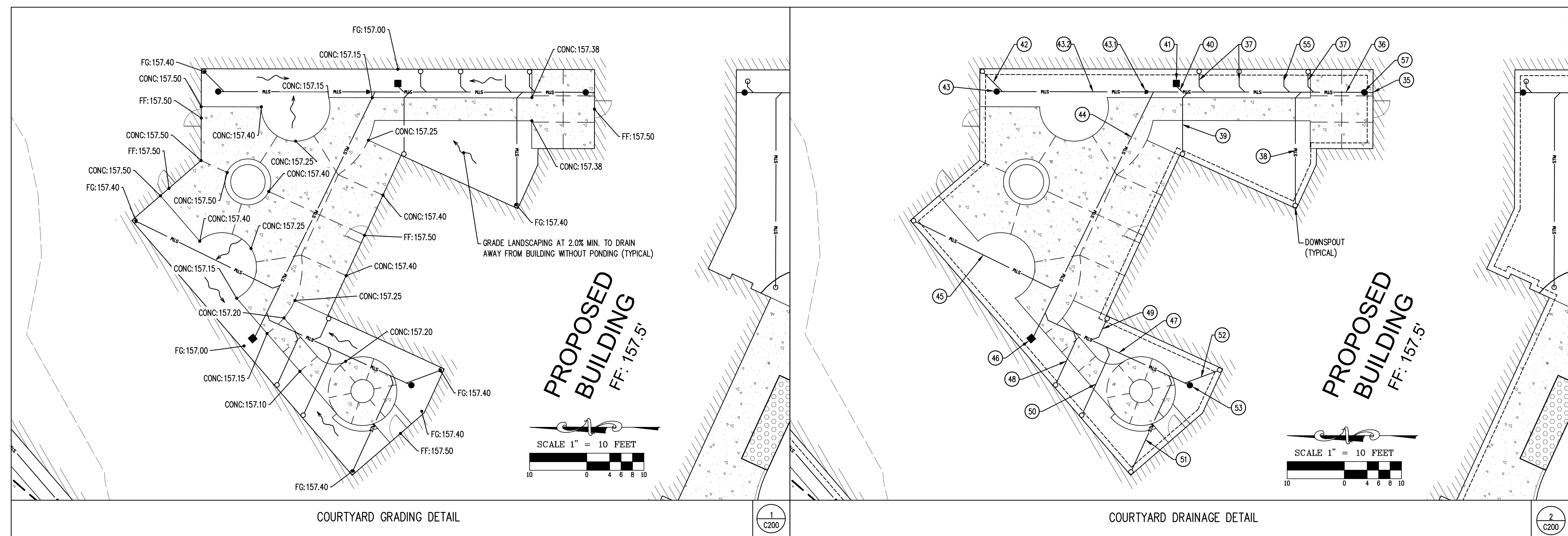
JOB NUMBER
40901-01

SHEET

01

STORM DRAIN (SD) KEYED NOTES

1. 12" SD
L=42'
S=1.78%
2. 48" SD MANHOLE
RM: 157.45
24" IN: 147.75 N
10" IN: 148.00 W
12" OUT: 147.75 S
3. 36" HDPE STORM DETENTION PIPE
L=100'
S=0.25%
4. 48" SD MANHOLE
RM: 157.50
6" IN: 150.81 NE
8" IN: 149.10 W
24" OUT: 148.00 S
5. 6" SD
L=11'
S=10.0%
6. SD CLEANOUT
6" IE: 151.91
7. 6" SD
L=192'
S=1.0% MIN
8. CONNECT TO DOWNSPOUT
9. 4" SD
L=7'
S=2.0% MIN.
CONNECT TO DOWNSPOUT
IE @ DOWNSPOUT: 153.83
10. INSTALL CLEANOUT AT MINIMUM 100' SPACING PER UPC CODE
11. CONNECT TO DOWNSPOUT
6" IE: 153.80
12. 8" SD
L=38'
S=2.0% MIN
13. SD CLEANOUT
8" IE: 149.95
- 13.1 6" SD
L=7'
S=2.0% MIN.
- 13.2 AREA DRAIN
RM: 156.00
6" IE: 153.00
14. 8" SD
L=25'
S=1.0%
15. 4" SD
L=34'
S=2.0% MIN.
CONNECT TO DOWNSPOUT
IE @ DOWNSPOUT: 153.83
16. 10" SD
L=180'
S=0.9%
17. 6" SD
L=180'
S=1.0% MIN.
18. SD CATCH BASIN
RM: 154.78
6" IE: 151.78
19. 6" SD
L=15'
S=1.0% MIN.
20. SD CATCH BASIN
RM: 155.52
6" IE: 152.52
21. SD CLEANOUT
10" IE: 149.60
22. 6" SD
L=44'
S=1.0% MIN.
23. SD CATCH BASIN
RM: 155.88
6" IE: 152.88
24. 8" SD
L=43'
S=0.7%
- 24.1 6" SD
L=7'
S=2.0% MIN.
- 24.2 AREA DRAIN
RM: 156.40
6" IE: 153.40
25. SD CLEANOUT
8" IE: 150.00
26. 6" SD
L=17'
S=21.2%
27. 4" SD
L=5'
S=2.0% MIN.
CONNECT TO DOWNSPOUT
IE @ DOWNSPOUT: 153.83
28. 4" SD
L=10'
S=2.0% MIN.
CONNECT TO DOWNSPOUT
IE @ DOWNSPOUT: 153.83
29. SD CLEANOUT
6" IE: 153.50
30. 6" SD
L=88'
S=1.0%
31. 4" SD
L=9'
S=2.0% MIN.
CONNECT TO DOWNSPOUT
IE @ DOWNSPOUT: 153.83
32. SD CLEANOUT
6" IE: 150.78
33. 6" SD
L=194'
S=1.55%
- 33.1 CONNECT TO DOWNSPOUT
6" IE: 153.80
34. CONNECT TO 8" SD - SEE PLUMBING PLANS FOR SD DRAIN CONTINUATION. INSTALL CO AT BLDG.
8" IE: 150.20
35. CONNECT TO 8" SD - SEE PLUMBING PLANS FOR SD DRAIN CONTINUATION. INSTALL CO AT BLDG.
8" IE: 150.70
36. 8" SD
L=40'
S=2.0%
37. 4" SD
L=3'
S=2.0% MIN.
CONNECT TO DOWNSPOUT
IE @ DOWNSPOUT: 153.35
38. 4" SD
L=19'
S=2.0% MIN.
CONNECT TO DOWNSPOUT
IE @ DOWNSPOUT: 153.35
39. 4" SD
L=10'
S=2.0% MIN.
CONNECT TO DOWNSPOUT
IE @ DOWNSPOUT: 153.35
40. 6" SD
L=3'
S=1.0% MIN.
41. AREA DRAIN
RM: 156.80
6" IE: 153.80
42. 4" SD
L=4'
S=2.0% MIN.
CONNECT TO DOWNSPOUT
IE @ DOWNSPOUT: 153.35
43. SD CLEANOUT
6" IE: 151.44
- 43.1 6"x8" ECCENTRIC REDUCER
- 43.2 6" SD
L=26'
S=2.0% MIN.
44. 8" SD
L=48'
S=2.0%
45. 4" SD
L=27'
S=2.0% MIN.
CONNECT TO DOWNSPOUT
IE @ DOWNSPOUT: 153.35
46. AREA DRAIN
RM: 156.80
8" IE: 152.44
47. 6" SD
L=28'
S=2.0%
48. 4" SD
L=9'
S=2.0% MIN.
CONNECT TO DOWNSPOUT
IE @ DOWNSPOUT: 153.35
49. 4" SD
L=4'
S=2.0% MIN.
CONNECT TO DOWNSPOUT
IE @ DOWNSPOUT: 153.35
50. 4" SD
L=12'
S=2.0% MIN.
CONNECT TO DOWNSPOUT
IE @ DOWNSPOUT: 153.35
51. 4" SD
L=17'
S=2.0% MIN.
CONNECT TO DOWNSPOUT
IE @ DOWNSPOUT: 153.35
52. 4" SD
L=6'
S=2.0% MIN.
CONNECT TO DOWNSPOUT
IE @ DOWNSPOUT: 153.35
53. SD CLEANOUT
6" IE: 153.00
54. 6" SD FOR FOOTING DRAIN
L=13'
S=2.0% MIN.
6" E @ FOOTING DRAIN: 151.35
55. 6" SD FOR FOOTING DRAIN
L=7'
S=1.0% MIN.
6" E @ FOOTING DRAIN: 152.50
56. 8" SD FOR FUTURE DEVELOPMENT
L=31'
S=1.0% MIN.
6" E @ END: 150.00
57. INSTALL CLEANOUT AT CONNECTION TO PIPE WITHIN BUILDING ENVELOPE



- NOTES**
1. SEE SHEETS C400 TO C404 FOR MARJORIE LANE AND NE DUNN PLACE PUBLIC IMPROVEMENTS.
 2. CONTRACTOR SHALL VERIFY ALL BUILDING PIPE SIZE AND ELEVATIONS CONNECTIONS WITH PLUMBING/MECHANICAL PLANS PRIOR TO STARTING CONSTRUCTION. CONTACT ENGINEER IF CONFLICT EXISTS.
 3. BACKFLOW VALVE FOR FOOTING DRAIN CONNECTIONS SPECIFIED BY OTHERS.

STORMWATER DETENTION SUMMARY
 STORMWATER SYSTEM DESIGNED TO DETAIN THE 10-YEAR DESIGN STORM EVENT WITH NO INCREASE IN STORMWATER FLOW LEAVING THE SITE. THERE WILL BE NO NET INCREASE IN FLOW CONTRIBUTING TO DOWNSREAM CONVEYANCE SYSTEM.

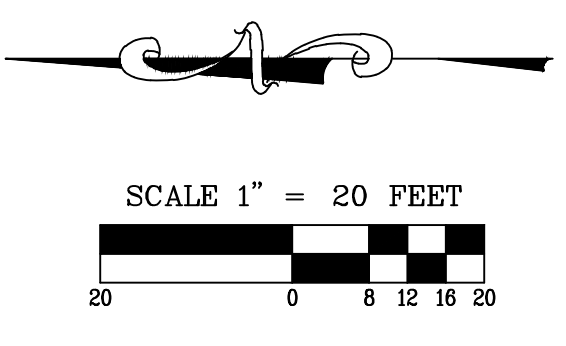
STORAGE VOLUME REQUIRED: 700 CF
 STORAGE VOLUME PROVIDED: 707 CF
 STORAGE OBTAINED THROUGH 100 LF OF 36" DETENTION PIPE

PRE-DEVELOPED FLOWRATE: 0.19 CFS
 ORIFICE SIZE: 2.1"
 POST-DEVELOPED FLOWRATE: 0.45 CFS DETAINED TO 0.19 CFS

CALCULATIONS AND NARRATIVE PROVIDED IN PROJECT STORMWATER REPORT.

LEGEND

TC = TOP OF CURB
 FG = FINISHED GRADE
 AC = FINISHED GRADE ASPHALT
 CONC = FINISHED GRADE CONCRETE
 SW = FINISHED GRADE SIDEWALK
 GUT = FINISHED GUTTER GRADE



AKS
 CIVIL ENGINEERING AND ARCHITECTURE
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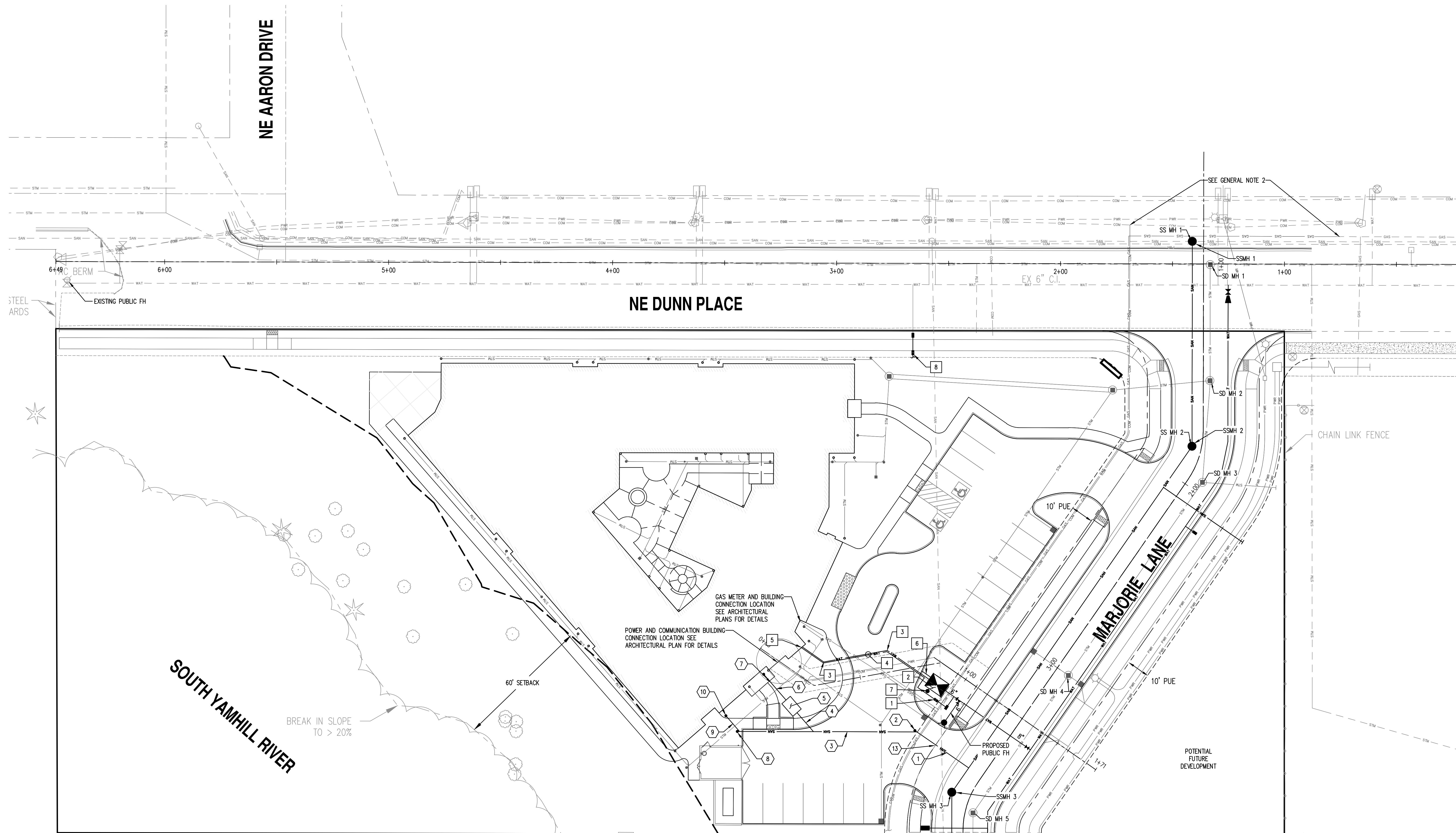
MOSAIC
 MANAGEMENT
 MAKING A DIFFERENCE IN SENIOR LIVING

MCMINVILLE
 SENIOR LIVING
 MEMORY CARE FACILITY
 235 NE DUNN PLACE
 MCMINVILLE, OREGON 97128

ON-SITE GRADING & DRAINAGE PLAN

DATE: 07/16/2019
 REVISED DATE:
 SHEET:
C200

REGISTERED PROFESSIONAL ENGINEER
 NOT FOR CONSTRUCTION
 RICHARD C. WALKER
 EXPIRES: JUNE 30, 2020



SANITARY SEWER (SS) KEYED NOTES

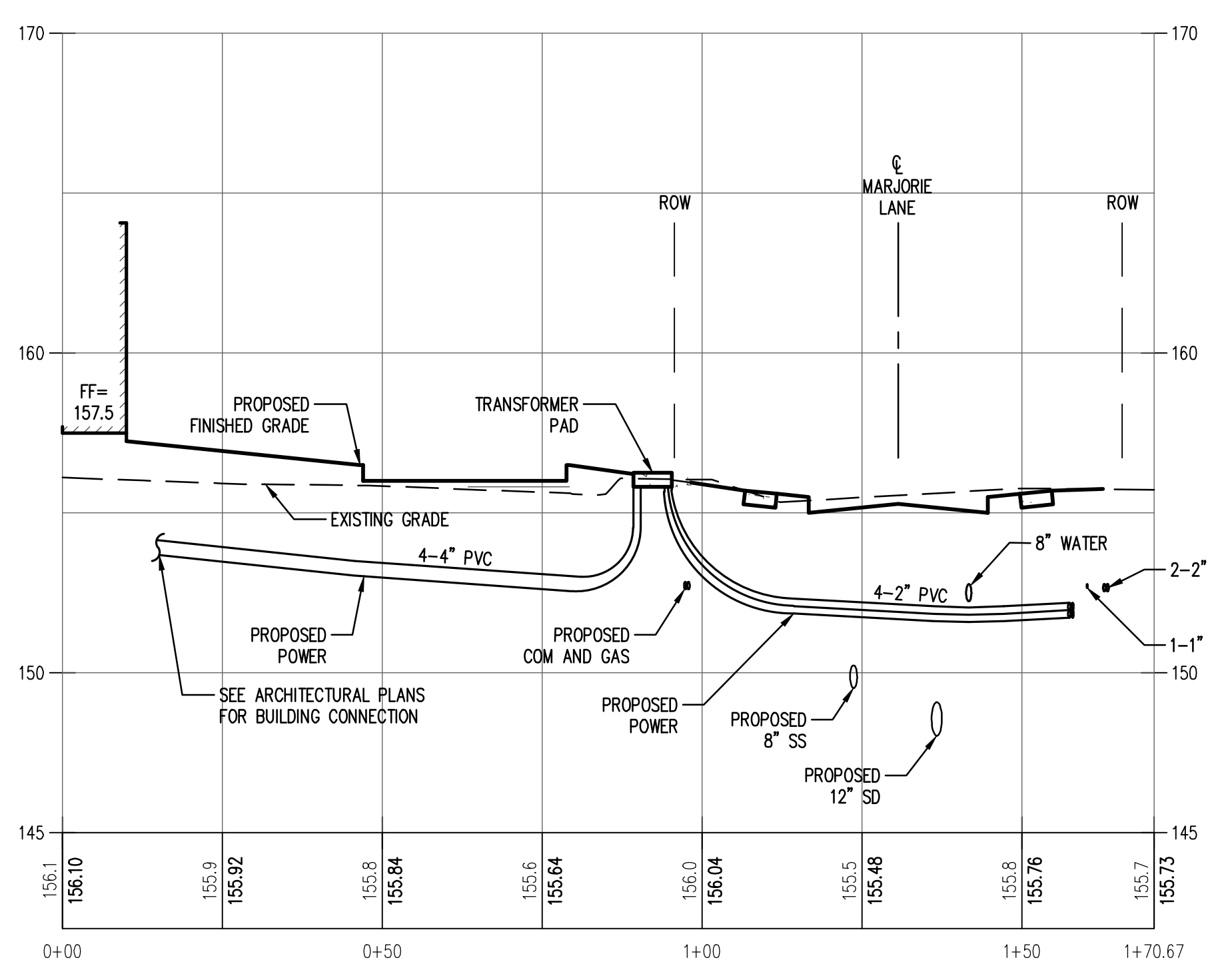
- 6" PVC SS, L=28', S=1.1%
- SS CLEANOUT
6" IE: 153.35
- 6" PVC SS, L=80', S=1.1%
- 6" PVC SS, L=11', S=2.0%
- GREASE INTERCEPTOR
SEE ARCHITECTURAL PLANS FOR TYPE, SIZE, DETAILS, ETC.
6" IE: 153.05
6" OUF: 153.88
VERIFY WITH ARCHITECTURAL/ PLUMBING/ MECHANICAL PLANS PRIOR TO STARTING SANITARY SEWER CONSTRUCTION
- 6" PVC SS, L=14', S=2.0%
- INSTALL SS CO AT BLDG. PER UPC.
6" IE: 153.33
- SS CLEANOUT
6" IE: 151.24
- 6" PVC SS, L=9', S=1.0%
- INSTALL SS CO AT BLDG. PER UPC.
6" IE: 151.33
- CONTRACTOR TO COORDINATE CONNECTION OF EXISTING SANITARY SEWER SERVICE TO NEW SANITARY SYSTEM IN MARJORIE LANE WITH HOMEOWNERS. AT NO TIME SHALL SEWER SERVICE BE INTERRUPTED WITHOUT PRIOR CONSENT FROM HOMEOWNER.

WATER AND FIRE KEYED NOTES

- 2" REDUCED PRESSURE BACKFLOW ASSEMBLY. SEE SPEC BF-RP
- 6" DOUBLE CHECK DETECTOR ASSEMBLY WITH LEAK INDICATOR THAT READS IN CUBIC FEET AND FDC. SEE SHEET C602 DETAIL V687 FOR SIZE AND SPECS. WHEN VALVE DOORS ARE OPEN THEY MUST LAY FLAT. DOORS MUST NOT BE IN A WALKABLE OR DRIVABLE SURFACE WHEN THEY ARE OPEN.
- 45° BEND AND TB
- COMMON TRENCH
(1) 2-1/2" SCH. 80 PVC DOMESTIC WATER
(1) 6" CS900 CL 52 DI FIRE LINE
- BUILDING CONNECTION POINT
SEE ARCHITECTURAL PLANS FOR CONTINUATION
- SUMP PUMP FORCE MAIN, DAYLIGHT TO FACE OF CURB.
- FDC LOCATION
- 1" IRRIGATION DOUBLE CHECK FOR IRRIGATION PURPOSES. SEE SPEC DCVA-2 ON SHEET C603. UNTIL NEW WATER SERVICE LINE IS CONNECTED TO 165 NE DUNN PLACE, THIS WATER METER IS SERVING THAT CUSTOMER.

GENERAL NOTES:

- PRIOR TO ORDERING PIPE AND MANHOLES, CONTRACTOR SHALL POTHOLE EXISTING UTILITY TIE-IN LOCATIONS AND VERIFY PIPE MATERIAL, SIZE, DEPTH, AND ALIGNMENT. CONTACT THE ENGINEER IF ADJUSTMENT IS NEEDED.
- COMMUNICATION, GAS, AND POWER SERVICES ARE CONCEPTUAL ALIGNMENTS ONLY WHICH HAVE NOT BEEN COORDINATED WITH UTILITY PROVIDERS. CONTRACTOR SHALL VERIFY AND COORDINATE WITH SERVICE PROVIDERS PRIOR TO INSTALLATION.
- SEE C404 FOR MARJORIE LANE PUBLIC IMPROVEMENTS.
- CONTRACTOR SHALL REVIEW BUILDING PLUMBING/ MECHANICAL PLANS TOP. VERIFY EXACT UTILITY CONNECTION LOCATIONS, SIZES AND DEPTHS PRIOR TO STARTING CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS EXIST.
- MINIMUM 3'-FT HORIZONTAL AND 1'-FT VERTICAL SEPARATION BETWEEN NEW/EXISTING WATER MAINS AND OTHER UTILITIES.
- INSTALLATION OF BACKFLOW ASSEMBLIES MAY ALLOW THERMAL EXPANSION TO OCCUR. INSTALLER IS RESPONSIBLE TO MAKE PROVISIONS FOR THERMAL EXPANSION.
- BACKFLOW ASSEMBLIES MUST BE TESTED BY A CERTIFIED BACKFLOW TESTER UPON INSTALLATION, AND RESULTS ARE TO BE SUBMITTED WITHIN 10 DAYS OF THE TEST. MCMINNVILLE WATER AND LIGHT WILL NEED THESE RESULTS IN ORDER TO LEAVE THE WATER ON PRIOR TO TEMPORARY OCCUPANCY.



POWER CONDUIT FROM BUILDING ACCROSS MARJORIE LANE
Hor. Scale: 1" = 20'
Vert. Scale: 1" = 4'

MCMINNVILLE SENIOR LIVING MEMORY CARE FACILITY
1235 NE DUNN PLACE
MCMINNVILLE, OREGON 97128

PRIVATE UTILITY PLAN

DATE: 07/16/2019
REVISED DATE: _____
SHEET: _____

C300