



NOTE 1 CONTRACTOR TO SPECIFY EXACT LOCATIONS OF UTILITY STUDS
 2 UNDERGROUND GAS LINE (VERIFY LOCATION)
 3 WATER SERVICE MUST MAINTAIN 5' HORIZONTAL CLEARANCE FROM ANY SANITARY SEWER LATERAL, 4' FROM ANY UNDERGROUND ELECTRICAL CONDUIT, 3' FROM ANY OTHER UNDERGROUND UTILITIES, AND 3' FROM ANY EXISTING WATER SERVICE LATERAL

(4) 1.5" GALLERY PEAR
 (PYRUS CALLERYANA
 'ARISTOCRAT') OR EQUAL MEDIUM TREE
 * MANUAL IRRIGATION FOR
 THE FIRST YEAR.

TOTAL ROOF AREA 1,840 SQ. FT. SOLAR ACCESS: C PERFORMANCE OPTION 1

PROJECT LEGAL DESCRIPTION:
 PROPID # 880009 STATEID 152201CC 10301
 BETZ PLACE LOT 1, INC. UNDIV. TRACT A
 SW 1/4 SW 1/4 SEC. 1, T. 15 N. R. 2E
 W.M. MULTINOQUIA COUNTY, OREGON
 PROJECT ADDRESS:
 SE 143RD AVE
 PORTLAND, OREGON 97231
 PROPOSED PROJECT FOR:
 DX HOMES, LLC

PLATBOOK AREA
 COVERED PORCHES
 REAR CONCRETE PATIO
 TOTAL #754.8 SQ. FT.
 LOT AREA
 4,280.0 SQ. FT.
 LOT COVER (NOT INCLUDING OVERHANGS)
 34.4% LOT COVERAGE
 ZONING: ZONE R3 OVERLAY # 2

SITE PLAN
 SCALE: 1" = 10'
 DATE: 10-24-17
 JOB# 17-212
MASSIE HOME DESIGN
 500 NW 23TH ST STE 203
 PORTLAND, OREGON 97209
 EMAIL: SALES@MASSIEHOME.COM

STORMWATER MANAGEMENT TYPICAL DETAILS

DRYWELL

SW-180

1. Provide protection from all vehicle traffic, equipment loading and foot traffic in proposed infiltration areas prior to drilling and after construction.
 2. Slab opening: Generally sized (length) to run same or other equally or more material than occur in a conventional 3' diameter opening with 1/2" of the ground surface. Drywell shall not be placed in areas of heavy use that may cause 3" of settlement to impede flow.
 3. Slab opening shall be used to size the drywell based on impervious area.
 4. Top of drywell must be below lowest finished floor.
 5. Sediment: (from center of drywell)
 a. 10' from foundation
 b. 5' from primary base
 c. 20' from easement
 6. Slab opening shall be ABS SCH40 section or PVC SCH40, 3" pipe required for infiltration starting up to 1800 ft. of impervious area otherwise 4" minimum size. Piping shall have 1/4" grade. Uniform manhole cover shall be used.
 7. Trapped oil basin: Optional for road runoff or petroleum only (noted areas).

Area	Impervious Area (sq. ft.)	Drainage Area (sq. ft.)	Drainage Coefficient	Runoff Volume (cu. ft.)
1000	1000	1000	0.8	800
2000	2000	2000	0.8	1600
3000	3000	3000	0.8	2400
4000	4000	4000	0.8	3200
5000	5000	5000	0.8	4000
6000	6000	6000	0.8	4800
7000	7000	7000	0.8	5600
8000	8000	8000	0.8	6400
9000	9000	9000	0.8	7200
10000	10000	10000	0.8	8000

WEST LOT 1