

GRADING AND UTILITY PLAN

Exhibit 9

LEGEND

	5 FOOT CONTOUR INTERVAL
	1 FOOT CONTOUR INTERVAL
	EDGE OF EX. GRAVEL
	GAS LOCATE
	WATER LOCATE
	STORM LOCATE
	BUILDING ENVELOPE
	STORM PIPE
	EASEMENT
	EDGE OF PAVEMENT
	PROPOSED CONTOUR (1' INTERVAL)
	PROPOSED CONTOUR (0.2' INTERVAL)
	PROPOSED WATER LINE
	PROPOSED WATER METER
	PROPOSED SANITARY SEWER PIPE
	PROPOSED STORMDRAIN LINE
	TOP OF CURB / CONCRETE TOP AC PAVEMENT
	ROOF DRAIN LEADER

- GRADING NOTES:**
- ALL GRADING SHALL CONFORM TO THE MOST RECENTLY ADOPTED EDITION OF THE W.S.D.O.T. STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION AND THE CITY OF CAMAS DESIGN STANDARDS MANUAL.
 - THE LIMITS OF CLEARING SHALL BE FLAGGED PRIOR TO CLEARING AND GRUBBING OF THE SITE.
 - ANY EXISTING TREES TO REMAIN WITHIN THE CLEARING LIMITS SHALL BE MARKED AND PROTECTED FROM DAMAGE.
 - PRIOR TO ANY FILL PLACEMENT, ALL AREAS WHICH WILL RECEIVE STRUCTURAL FILL SHALL BE EXCAVATED TO FIRM, NON-ORGANIC, UNDISTURBED NATIVE GROUND. THE STRIPPED AREAS SHALL BE OBSERVED AND ACCEPTED BY THE GEOTECHNICAL ENGINEER AND THE CITY OF CAMAS INSPECTOR.
 - ALL LOT FILLS SHALL MEET 95% OF AASHTO T-99 COMPACTION.
 - ALL RIGHT-OF-WAY FILLS SHALL MEET 95% OF AASHTO T-180 COMPACTION.
 - FILLS SHALL BE INSTALLED IN VERTICAL LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS AND SHALL BE COMPACTED AS PREVIOUSLY NOTED.
 - FILLS PLACED ON SLOPES EXCEEDING 3H:1V SHALL BE KEYED AND BENCHED, GEOTECHNICAL APPROVAL REQUIRED PRIOR TO ANY FILL PLACEMENT.
 - ALL SURFACES SHALL BE GRADED SMOOTH AND BE FREE OF IRREGULARITIES THAT MIGHT ACCUMULATE SURFACE WATER.
 - ALL CUT AND FILL SLOPES SHALL NOT EXCEED 2:1 SLOPES.
 - ANY EXCESS MATERIAL NOT REQUIRED TO MEET THE GRADES SHOWN ON THE PLANS SHALL BE HAILED FROM THE SITE TO A CONTRACTOR PROVIDED WASTE SITE. IF WASTE SITE IS WITHIN CITY LIMITS, A GRADING PERMIT MAY BE REQUIRED.
 - ALL EXPOSED AND UNWORKED SOILS SHALL BE STABILIZED BY SUITABLE APPLICATION OF EROSION CONTROL BMP'S.
 - ALL SURFACES REQUIRING VEGETATION SHALL BE ROUGHENED PRIOR TO SEEDING (I.E. WHEEL TRACKED PERPENDICULAR TO SURFACE FLOW TO REDUCE EROSION AND HELP VEGETATION).
 - FINAL GEOTECHNICAL SUMMARY REPORT, INCLUDING ALL COMPACTION TESTING RESULTS, SHALL BE SUBMITTED UPON COMPLETION OF SITE GRADING WORK.

REV. NO.	DATE	BY	APPROV.	DETAIL NO.
1	9/15/2017	SSC	EC	EC1
2	12/1/2017	SSC	EC	EC1

CITY OF CAMAS - EROSION CONTROL DETAIL
GRADING NOTES
DATE APPROVED BY: [Signature] DATE: 1-4-18
NOT TO SCALE

IMPORTANT NOTES

- CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR REMOVING EXISTING CONCRETE FOUNDATIONS, SLABS, FOOTINGS, VEGETATION, SURFACE ORGANICS, EXISTING PAVEMENT, UNDERGROUND UTILITIES, BURIED CONCRETE SLAB(S), TANKS, STRUCTURES, ETC. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY, AND CONSTRUCT, AS REQUIRED, ANY REQUIRED SITE AND BUILDING PAD PREPARATION WORK.

DEMOLITION NOTES

- CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS PRIOR TO DEMOLITION OR DISCONNECT OF ANY ON-SITE OR OFF-SITE UTILITIES.
- CONTRACTOR SHALL SALVAGE, REUSE OR RECYCLE EXISTING MATERIALS.

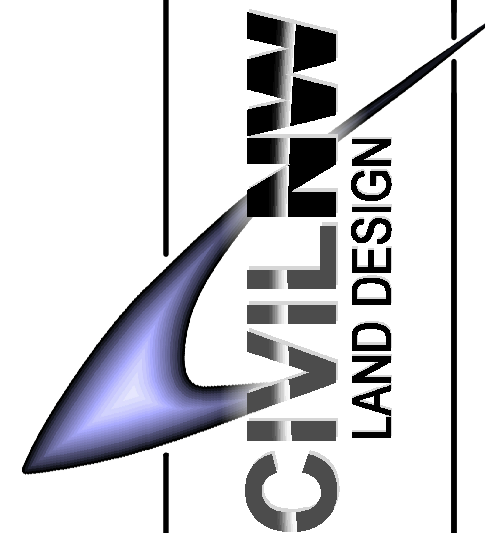
GENERAL NOTES

- ALL WORK SHALL BE IN CONFORMANCE WITH CITY OF CAMAS STANDARDS & SPECIFICATIONS.
- DO NOT COMMENCE SITE CLEARING OPERATIONS UNTIL TEMPORARY EROSION AND SEDIMENT CONTROL ARE IN PLACE.
- DO NOT REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS STABILIZED.

WATER NOTE

NO WATER LATERALS UNDER DRIVEWAYS

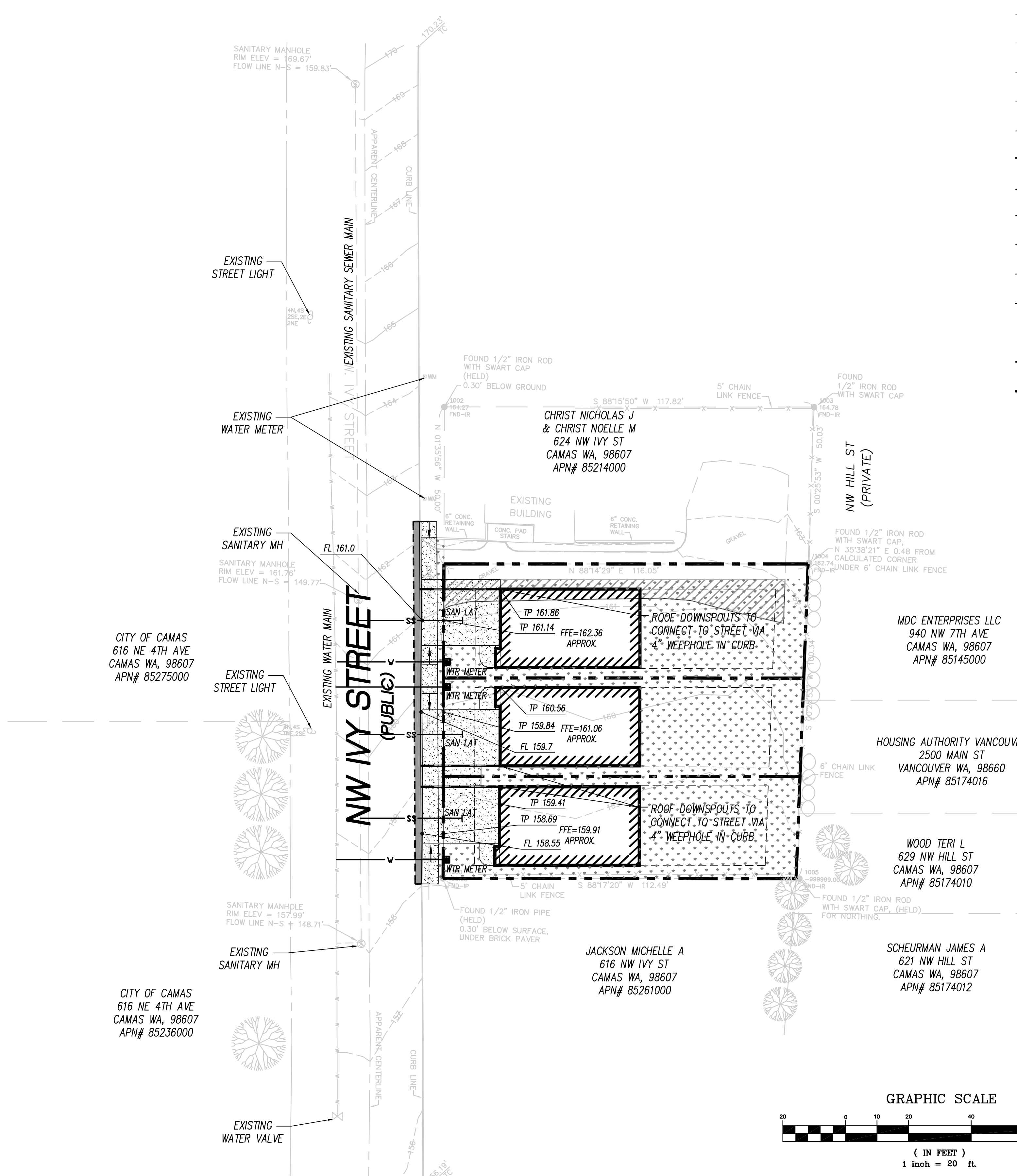
SUBJECT TO
CITY APPROVAL



SHEET
C-2

VALENCIA SHORT PLAT
GRADING AND UTILITY PLAN

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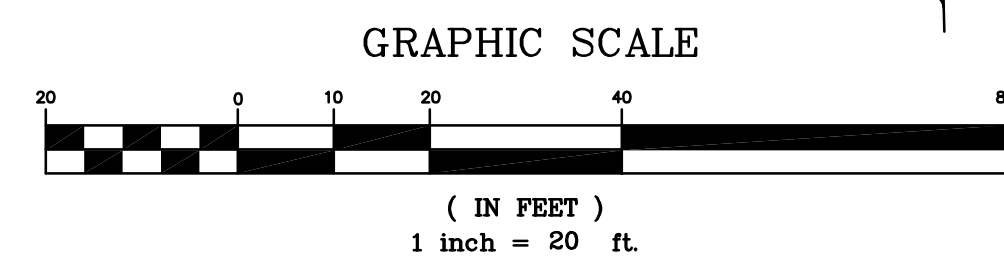


THERE APPEARS TO BE AN 18" STORMWATER BY PASS PIPE CONNECTING THE EAST SIDE OF NW JUNEAU CT. ACROSS THE SUBJECT PROPERTY AND CONTINUING TO THE WEST. THERE ARE NO AREAS WITHIN DESIGNATED 100 YEAR FLOODPLAINS, WATER BODIES OR KNOWN WETLANDS, UNSTABLE SLOPES OR LANDSLIDE HAZARD AREAS, SIGNIFICANT WILDLIFE HABITAT OR VEGETATION OR SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES KNOWN TO BE ON SITE OR IN THE IMMEDIATE VICINITY.

GRADING SHOWN ON LOTS IS A ROUGH GRADE ONLY. IT IS ANTICIPATED THAT THE OWNER / DEVELOPER / HOMEBUILDER WILL GRADE EACH INDIVIDUAL LOT AS IS BEST SUITABLE FOR PROPOSED HOUSE, DRIVEWAYS, WALKWAYS, ENTRY DOORS, GARAGES, ETC. AS A PART OF BUILDING PERMIT / LOT DESIGN.

IMPERVIOUS CALC

ROOF	+3366 SF
DRIVEWAY	+1221 SF
SIDEWALK	+738 SF
GRAVEL TO BE REMOVED	-543 SF
TOTAL	4782 SF



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PRIOR TO CONSTRUCTION