QTY (6) LEYLAND CYPRESS
CUPRESSOCYPARIS LEYLANDII
INCLUDING STREET TREES

LANDSCAPING AREA

REQUIRED OUTDOOR AREA

SITE NOTES:

SITE INFORMATION PROVIDED BY COUNTY MAP AND OWNER VERIFICATION. ALL SITE CONDITIONS TO BE VERIFIED PRIOR TO CONSTRUCTION.

ALL SETBACKS, EASEMENTS, AND CC&R REQUIREMENTS TO BE VERIFIED PRIOR TO CONSTRUCTION.

FINAL SITTING OF THE DWELLING SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL HARDSCAPE DRAINAGE TO BE DIRECTED TO LANDSCAPE DRAINAGE CONTAINMENT OR CITY DRYWELL WHERE APPLICABLE.

CONFIRM ALL UTILITIES AND TRENCH LOCATIONS WITH CONTRACTOR PRIOR TO CONSTRUCTION.

UTILITY NOTES:

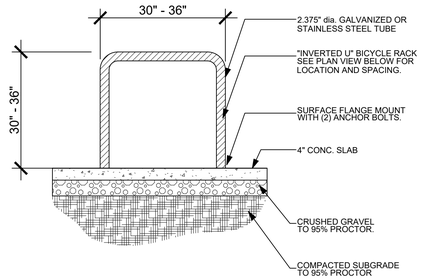
- SEPARATION BETWEEN SANITARY SEWER AND WATER LINE SHOULD BE 5' MIN. SKIN TO SKIN.
- SEPARATION BETWEEN UNDERGROUND ELECTRICAL SERVICE LINE AND WATER LINE SHOIULD BE 4' MIN.
- SEPARATION BETWEEN MULTIPLE WATER SERVICES ON ONE TAX LOT SHOULD BE 3' MIN.
- SEPARATION BETWEEN WATER SERVICE AND PROPERTY LINES SHOULD BE 1.5' MIN.
- ALL OTHER UNDERGROUND UTILITIES NEED TO HAVE 3' MIN. SEPARATION FROM WATER LINE.
- WATER LINES ARE SHOWN IN THE PUBLIC RIGHT OF WAY, NOT ON PRIVATE PROPERTY.

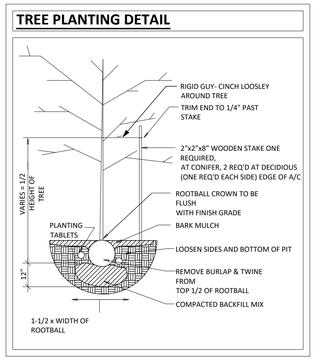
RD= RAIN DRAIN

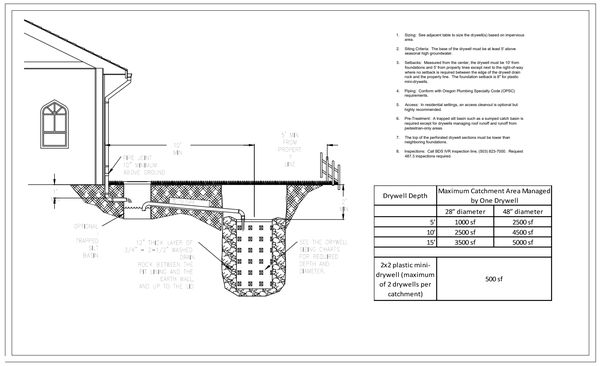
EXTERIOR WALL MOUNTED LIGHTS TO PROVIDE 1 FOOT CANDLE/SF

"PROPOSED PERIMETER FENCE WILL BE NO TALLER THAN 3.5' WITHIN THE FIRST 10 FEET OF THE STREET LOT LINE."

JURISDICTION APPROVAL STAMP (KEEP CLEAR)



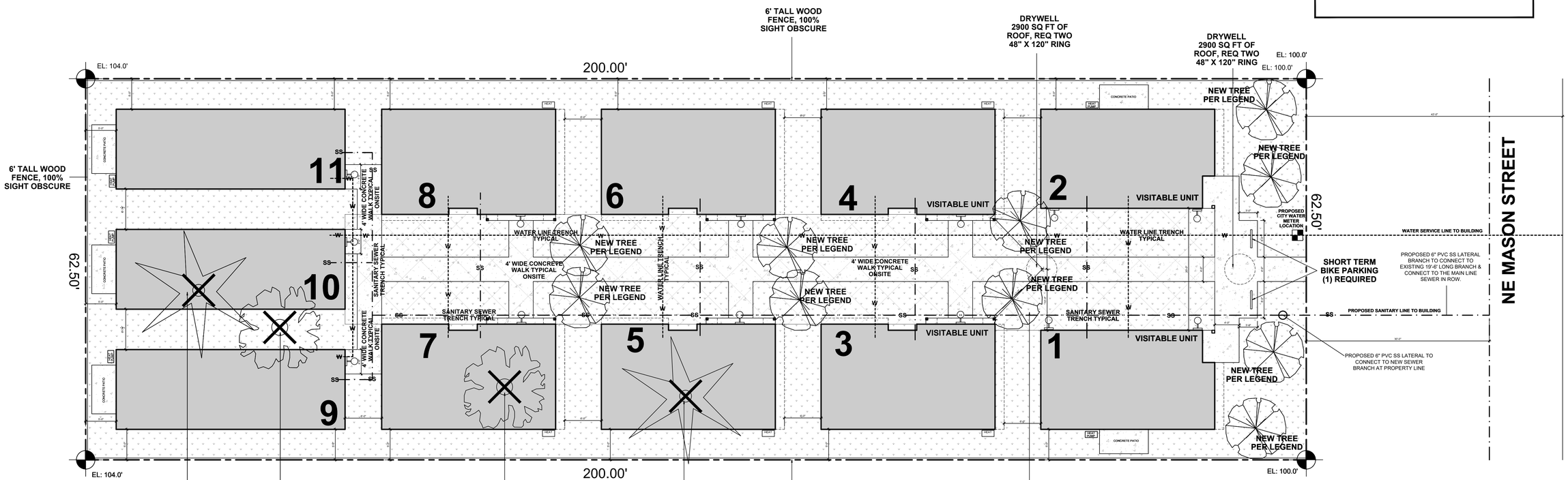




Drywell Depth	Maximum Catchment Area Managed by One Drywell	
	28" diameter	48" diameter
5'	1000 sf	2500 sf
10'	2500 sf	4500 sf
15'	3500 sf	5000 sf
2x2 plastic mini-drywell (maximum of 2 drywells per catchment)	500 sf	

LOT COVERAGE	
LOT AREA -	12,500 SF LOT
IMPERVIOUS AREA	
ROOF AREA (INC. OVERHANGS)	7572 SF
CONC. DRIVEWAY & PATH -	1,054 SF
TOTAL IMPERVIOUS AREA FOR DRYWELL	8626 SF

RESTRICTIONS	
LOT SIZE -	9116 SF
ZONING -	R 7
FRONT SETBACK-	15'
SIDE SETBACK-	5'
REAR SETBACK-	5'
LANDSCAPE AREA	15%
OUTDOOR AREA	2200 SQ FT REQUIRED 2569 SQ FT PROVIDED
FAR DOES NOT APPLY	



CONSTRUCTION DEWATERING NOT AUTHORIZED
BATCH DISCHARGE AUTHORIZATION PERMIT IS REQUIRED FOR TEMPORARY DISCHARGES OF GROUNDWATER OR CONTRCUTION RELATED STORMWATER (CHANNELISED, COLLECTED AND/OR PUMPED) TO THE CITY'S PUBLIC SANITARY OR STORM SEWER SYSTEM. IF DE-WATERING TO A CITY SANITARY OR STORM SEWER SYSTEM IS NECESSARY, PRE AUTHORIZATION MUST BE OBTAINED FROM THE BES PRETREATMENT OR STORMWATER PROGRAMS. CALL (503) 823-5600 OR CONTACT JOE BLANCO.

BES STORMWATER FACILITY INSPECTION REQUIRED AT TIME OF CONSTRUCTION. SEE BES INSPECTION CARD. To schedule, contact the automated inspection request (IVR) system at (503) 823-7000 and request inspection #487 BES Onsite Stormwater Facility Evaluation - OR- Contact BES at (503) 823-7761 for assistance.

BDS INSPECTOR APPROVAL REQUIRED FOR DOWNSPOUTS AND PRIVATE STORMWATER PIPING OUTSIDE OF STORM FACILITY.

SEPARATE BES ROW SEWER CONNECTION PERMIT REQUIRED, WORK IN THE PUBLIC RIGHT OF WAY CALL 503-823-1026 Email BESTrades@portlandoregon.gov

VISITABLE UNITS AS IDENTIFIED ON THIS PLAN REQUIRE AN ACCESSIBLE ROUTE THAT DOES NOT HAVE ANY STAIRS BETWEEN ENTRY TO UNIT AND THE STREET. SLOPE OF ROUTE NOT TO EXCEED 1:8

SITE PLAN
1/8" = 1'-0"

ALL IDEAS, ARRANGEMENTS, DRAWINGS, AND PLAN SETS ON THIS SHEET ARE THE ORIGINAL WORK PRODUCT OF, AND OWNED BY AND ARE PROPERTY OF BTS DEVELOPMENTS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, WHICH SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RIGHTS IN THE SITE NAMED HEREON, AND FOR THE CONSTRUCTION OF ONE BUILDING AT SAID ADDRESS. ANY USE, ARRANGEMENTS, OTHER THAN AS EXPRESSLY AUTHORIZED IN WRITING BY BTS DEVELOPMENTS, LLC IS STRICTLY PROHIBITED AND THE WRITTEN PERMISSION OF BTS DEVELOPMENTS, LLC. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS AND SPECIFICATIONS AND NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS BEFORE ANY SUCH WORK TAKES PLACE. SHOP DRAWINGS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. FIGURED DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ALL MATERIALS AND EQUIPMENT FURNISHED AND INSTALLED SHALL BE AS DETAILED OR SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM AND VERIFY ALL DIMENSIONS, MATERIALS AND CONSTRUCTION METHODS PRIOR TO STARTING ANY WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT BTS DEVELOPMENTS, LLC PRIOR TO STARTING ANY WORK.

SITE PLAN

PROJECT NAME:	MASON
LOCATION:	6014 NE MASON
DATE:	9-29-22
VERSION:	FIRST SUBMITTAL

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