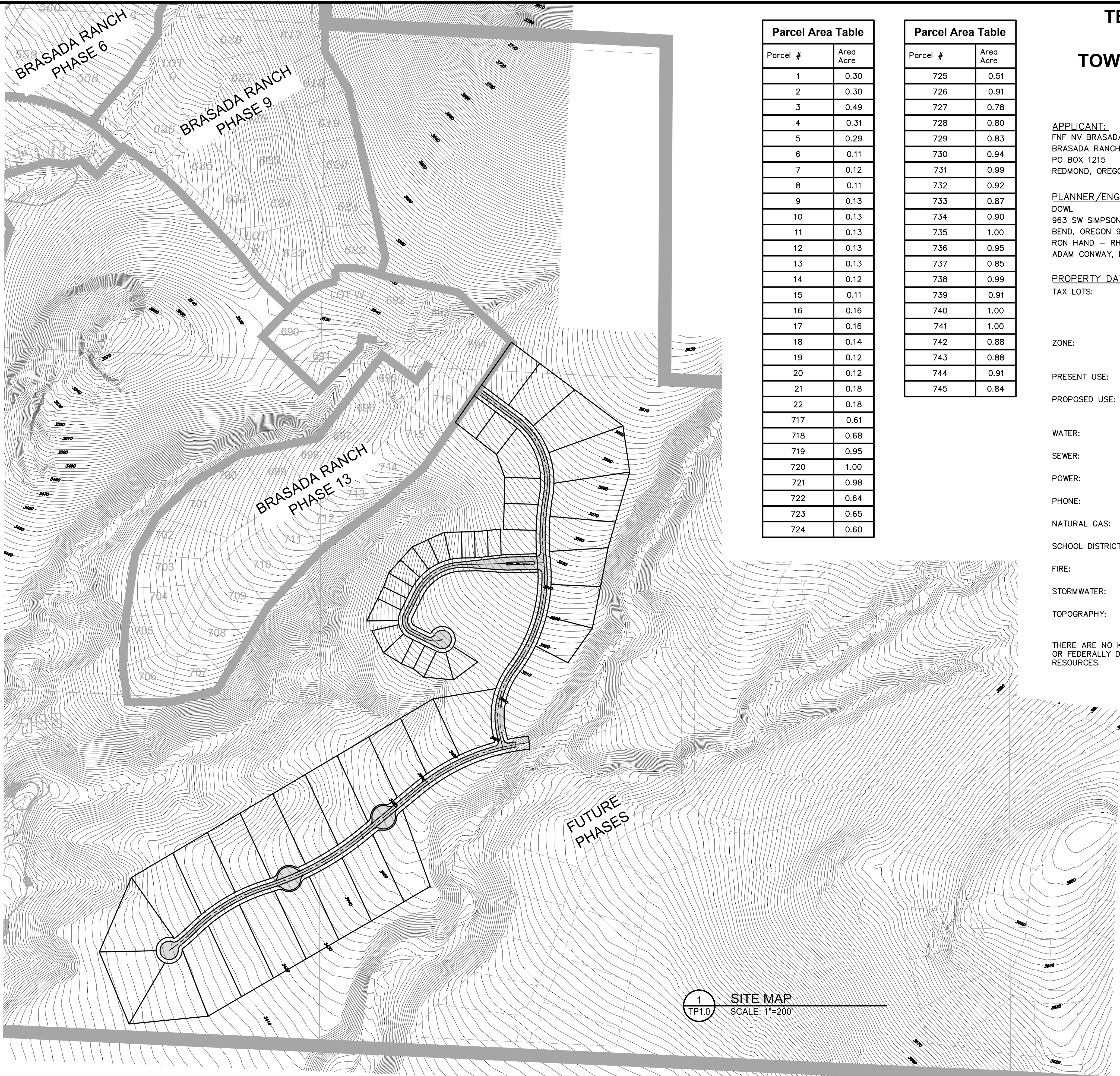


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Parcel Area Table	
Parcel #	Area Acre
1	0.30
2	0.30
3	0.49
4	0.31
5	0.29
6	0.11
7	0.12
8	0.11
9	0.13
10	0.13
11	0.13
12	0.13
13	0.13
14	0.12
15	0.11
16	0.16
17	0.16
18	0.14
19	0.12
20	0.12
21	0.18
22	0.18
717	0.61
718	0.68
719	0.95
720	1.00
721	0.98
722	0.64
723	0.65
724	0.60

Parcel Area Table	
Parcel #	Area Acre
725	0.51
726	0.91
727	0.78
728	0.80
729	0.83
730	0.94
731	0.99
732	0.92
733	0.87
734	0.90
735	1.00
736	0.95
737	0.85
738	0.99
739	0.91
740	1.00
741	1.00
742	0.88
743	0.88
744	0.91
745	0.84

TENTATIVE DEVELOPMENT PLAN  
FOR BRASADA RANCH 14  
TOWNSHIP 16 SOUTH, RANCH 14 EAST,  
SECTIONS 26 AND 27  
CROOK COUNTY, OREGON

APPLICANT:  
FNF NV BRASADA LLC  
BRASADA RANCH DEVELOPMENT  
PO BOX 1215  
REDMOND, OREGON 97756

PLANNER/ENGINEER:  
DOWL  
963 SW SIMPSON AVE, SUITE 200  
BEND, OREGON 97702  
RON HAND - RHAND@DOWL.COM  
ADAM CONWAY, PE - ACONWAY@DOWL.COM

PROPERTY DATA:  
TAX LOTS: T16S, R14E, SECTION 26 02805  
T16S, R14E, SECTION 27 02803  
T16S, R14E, SECTION 26 02801

ZONE: DESTINATION RESORT OVERLAY  
EFU 3

PRESENT USE: VACANT

PROPOSED USE: PROPOSED 29 LOT SUBDIVISION,  
22 COTTAGE LOTS

WATER: AVION

SEWER: OREGON WATER UTILITIES

POWER: CENTRAL ELECTRIC COOP

PHONE: BRASADA RANCH UTILITY, LLC

NATURAL GAS: CASCADE NATURAL GAS

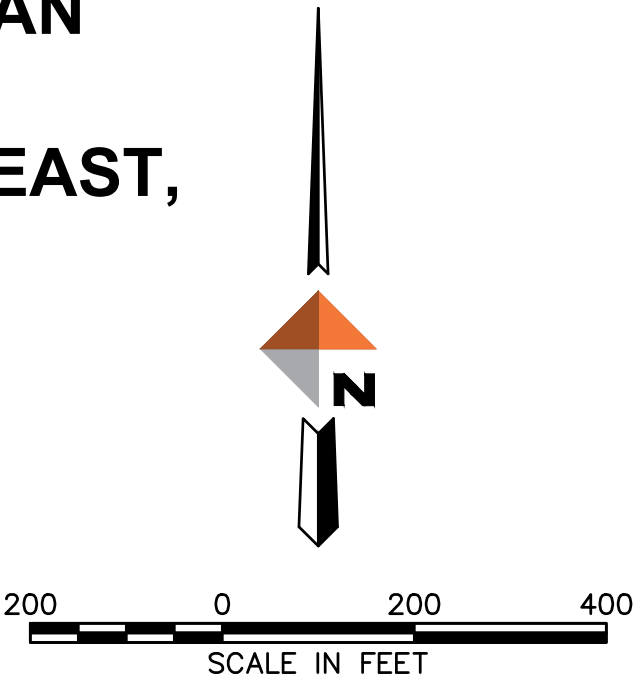
SCHOOL DISTRICT: CROOK COUNTY SCHOOL DISTRICT

FIRE: CROOK COUNTY FIRE AND RESCUE

STORMWATER: ON-SITE INFILTRATION

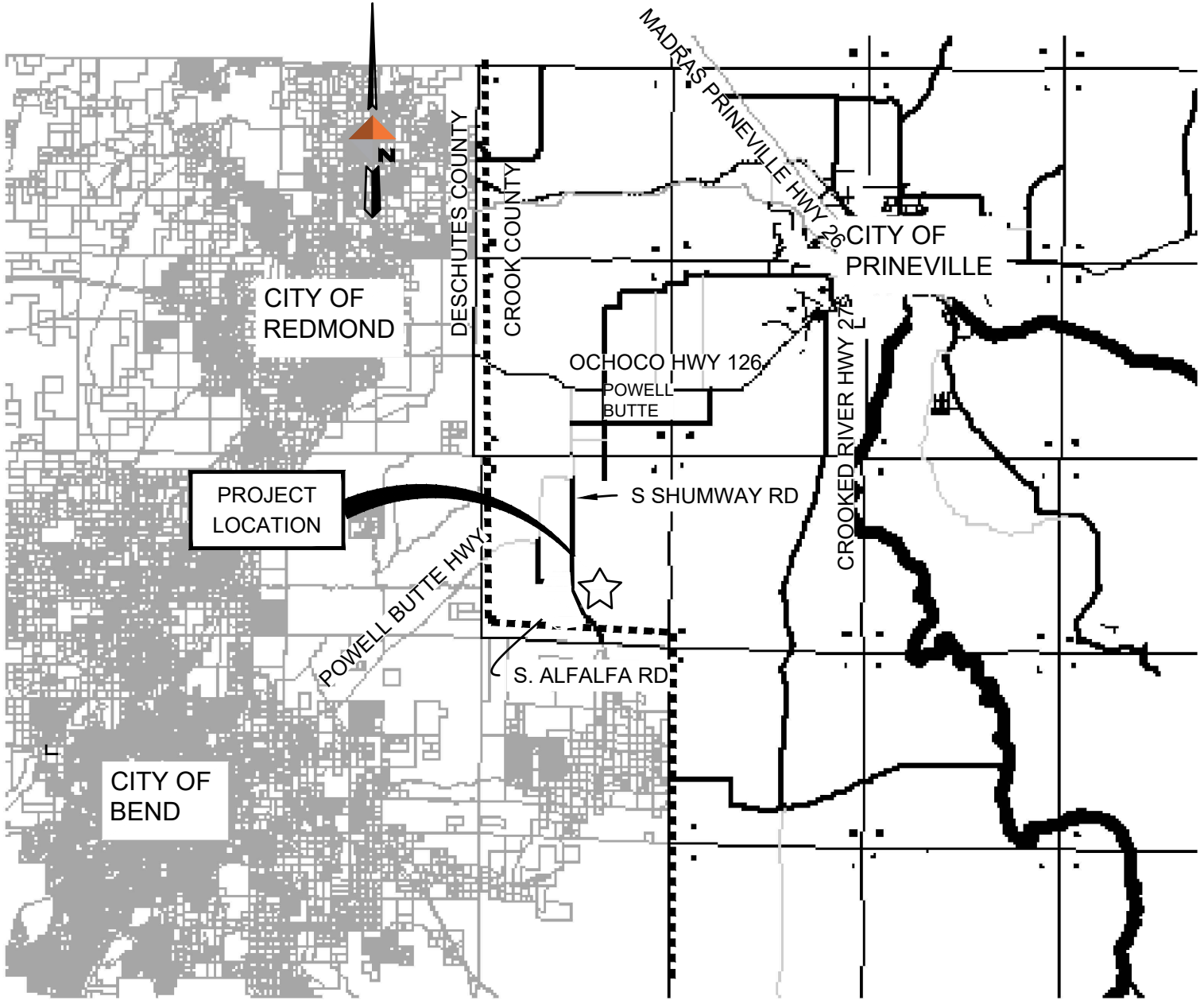
TOPOGRAPHY: NATIVE VEGETATION  
AND ROCK

THERE ARE NO KNOWN, NATURAL HAZARDS OR LOCALLY  
OR FEDERALLY DESIGNATED HISTORIC AND CULTURAL  
RESOURCES.



PROPOSED:  
LOTS 717-745 25.94 AC  
COTTAGE LOTS 1-22 3.95 AC  
ROW PRIVATE ROAD 4.74 AC  
TOTAL PLATTED AREA 34.63 AC

NOTE:  
CONCEPTUAL LOT LINES ARE SHOWN, BUT  
SUBJECT TO CHANGE WITH TENTATIVE PLAN  
APPLICATIONS. THE NUMBER OF LOTS IS ALSO  
SUBJECT TO CHANGE.




2 VICINITY MAP  
1"=500'

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REV	DATE	DESCRIPTION

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PHASE 14 TENTATIVE SUBDIVISION PLAN BRASADA RANCH  
PHASE 14 TENTATIVE PLAN

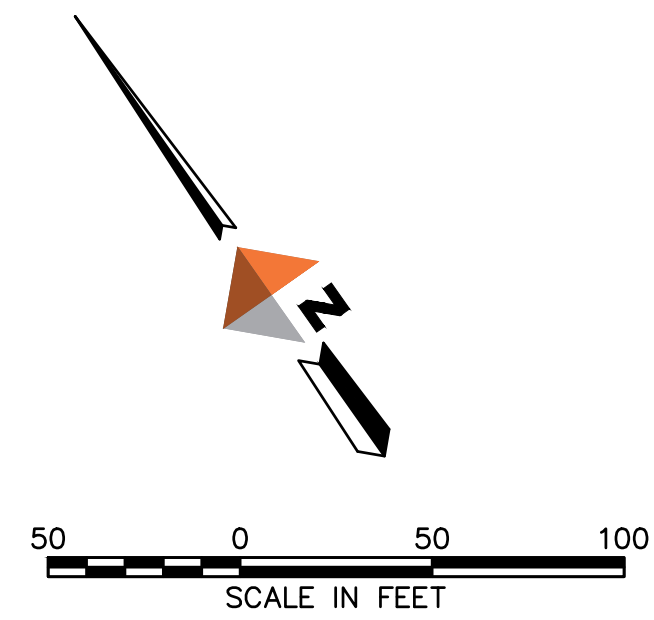
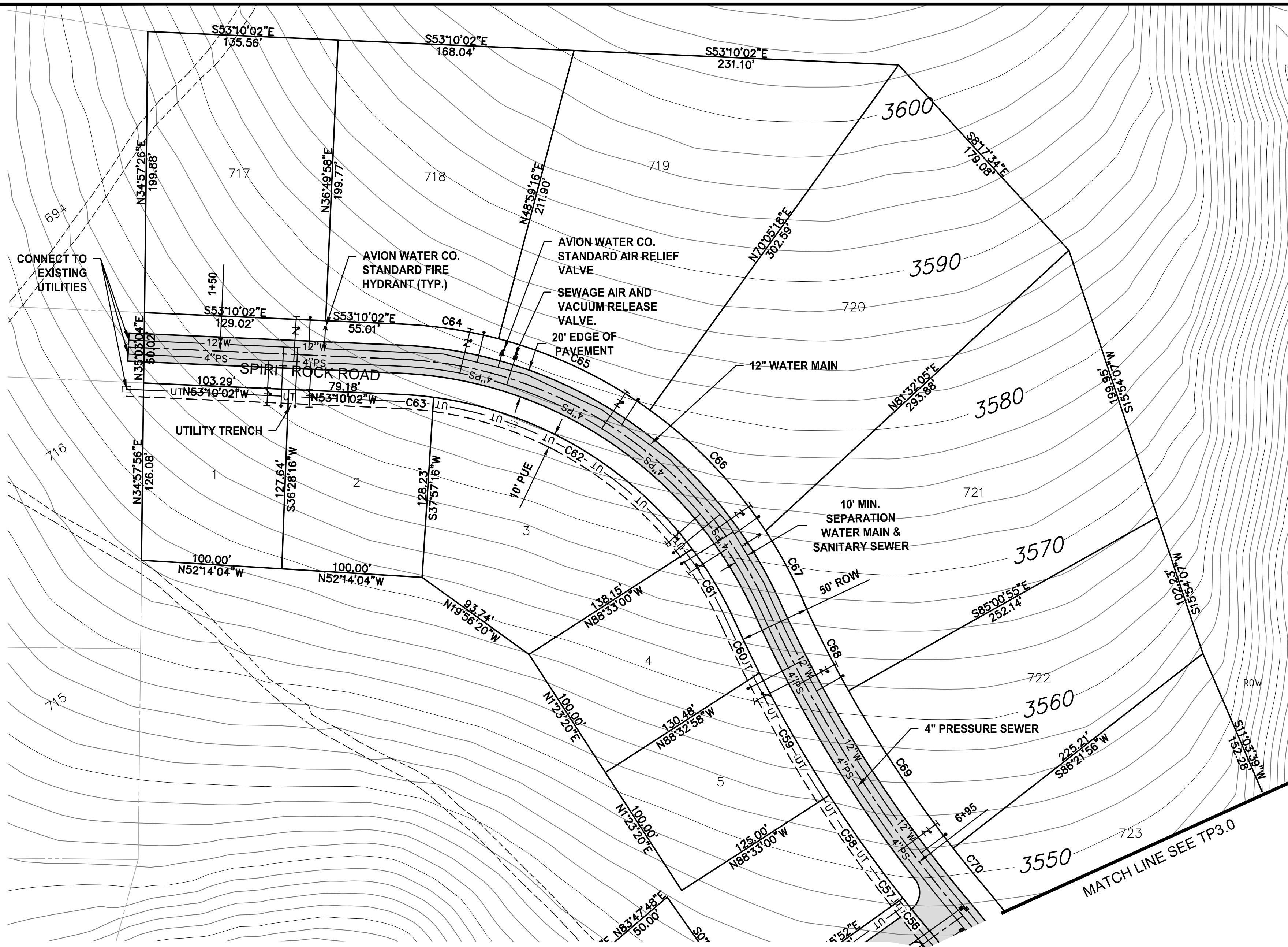
PROJECT 14665.01  
DATE 2021-01-14

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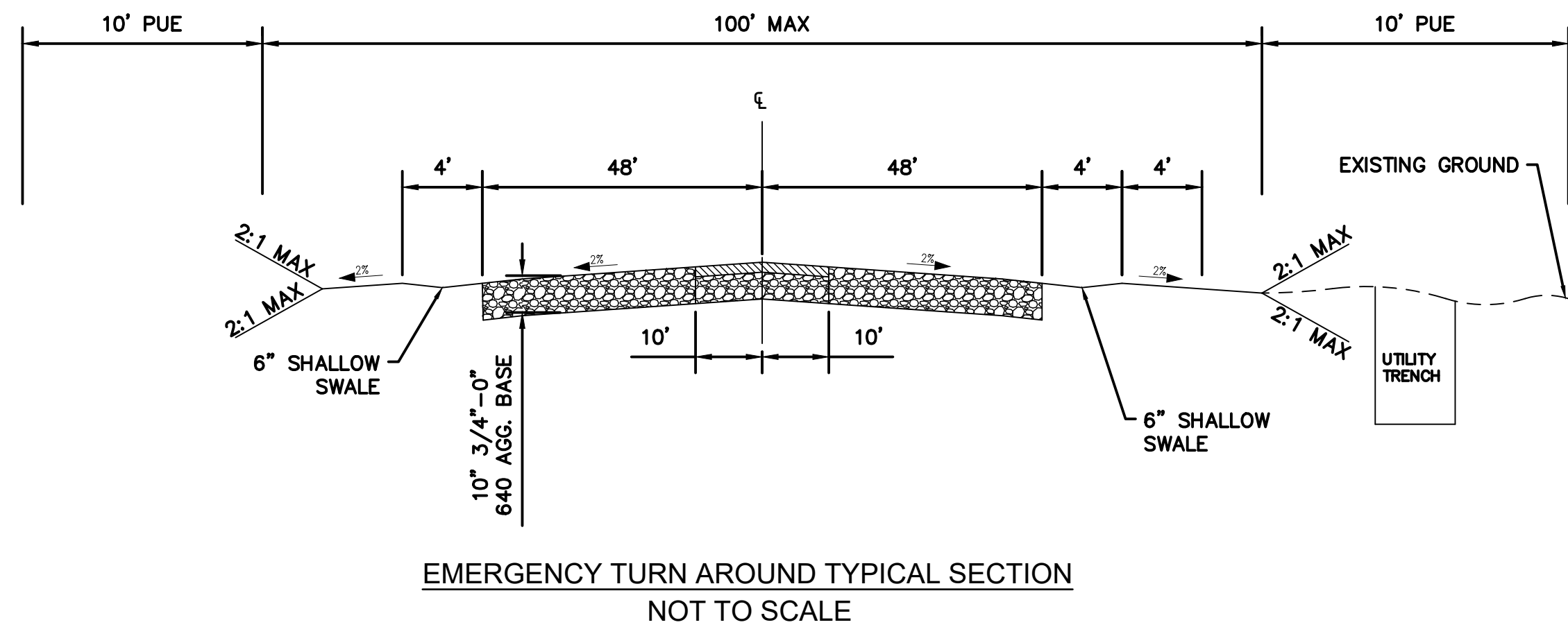
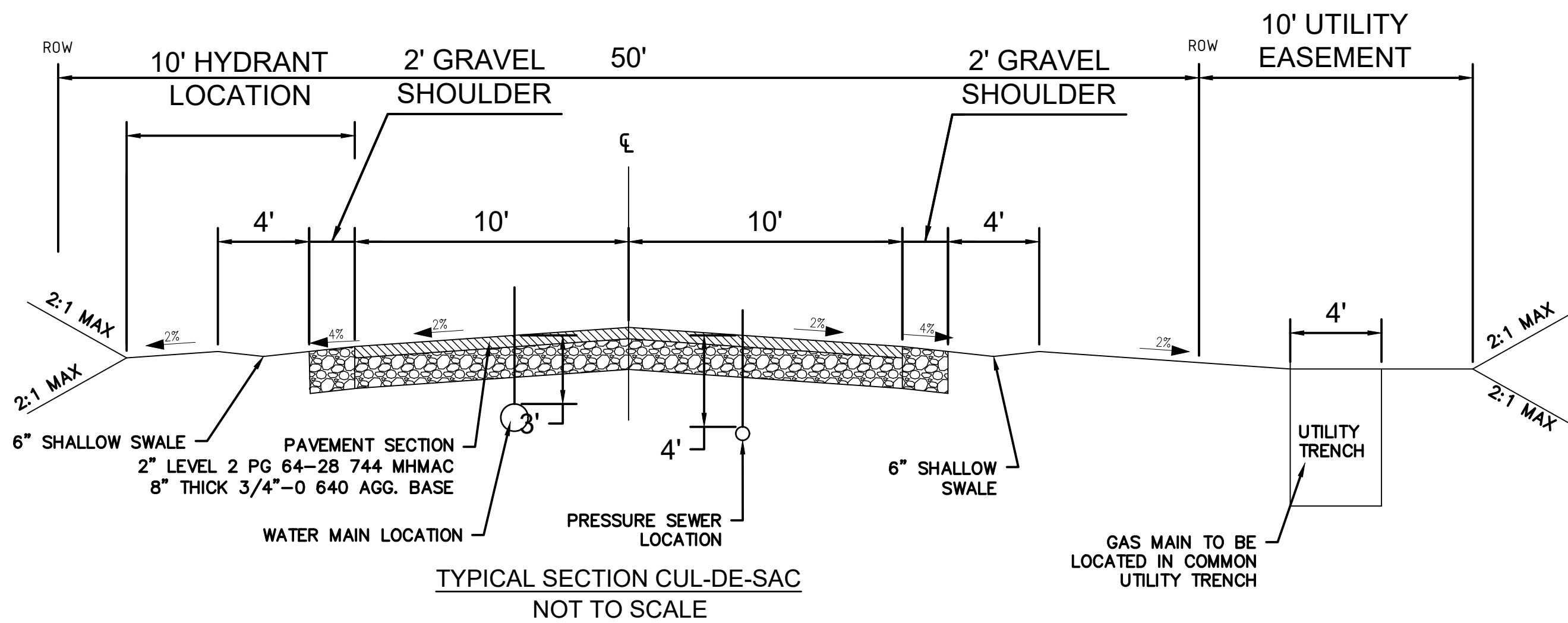
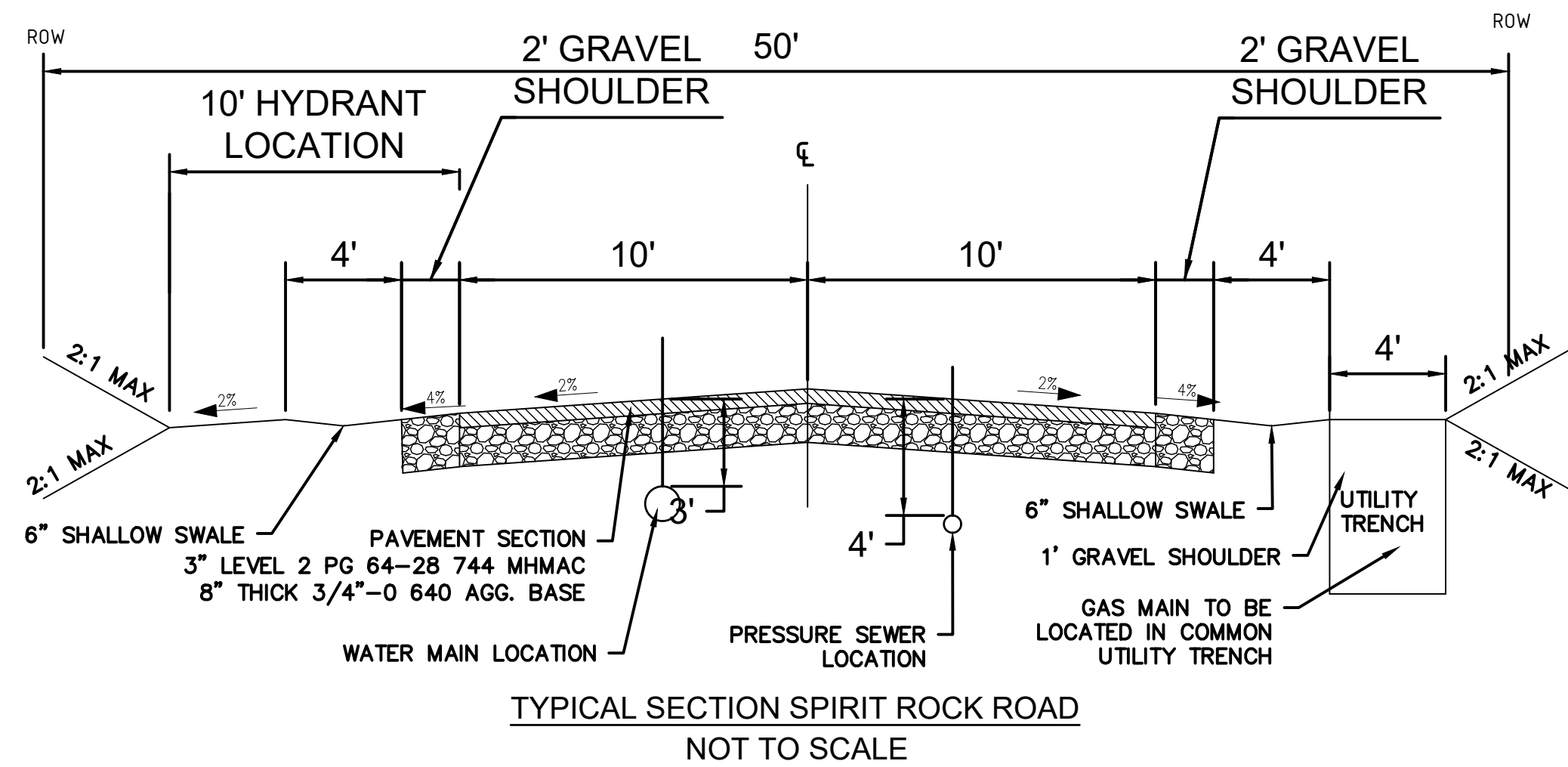
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Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C56	32.61	945.10	1.98	N4° 59' 09"W	32.61
C57	23.95	945.10	1.45	N3° 16' 18"W	23.95
C58	66.09	945.00	4.01	N0° 30' 54"W	66.08
C59	100.19	945.00	6.07	N4° 31' 33"E	100.14
C60	40.48	945.00	2.45	N8° 47' 26"E	40.48
C61	60.02	275.00	12.50	N3° 44' 15"E	59.90
C62	218.96	275.00	45.62	N25° 19' 31"W	213.22
C63	24.15	275.00	5.03	N50° 39' 05"W	24.14
C64	68.94	326.85	12.08	S47° 00' 43"E	68.81
C65	119.65	326.85	20.98	S30° 28' 57"E	118.99
C66	119.72	326.85	20.99	S9° 30' 06"E	119.05
C67	65.46	326.85	11.47	S6° 43' 43"W	65.35
C68	62.71	895.00	4.01	S6° 59' 30"W	62.69
C69	134.64	895.00	8.62	S0° 40' 30"W	134.51
C70	36.55	895.00	2.34	S4° 48' 16"E	36.55



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REVISIONS

DESCRIPTION

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PHASE 14 TENTATIVE PLAN

PROJECT 14665.01

DATE 2021-01-14

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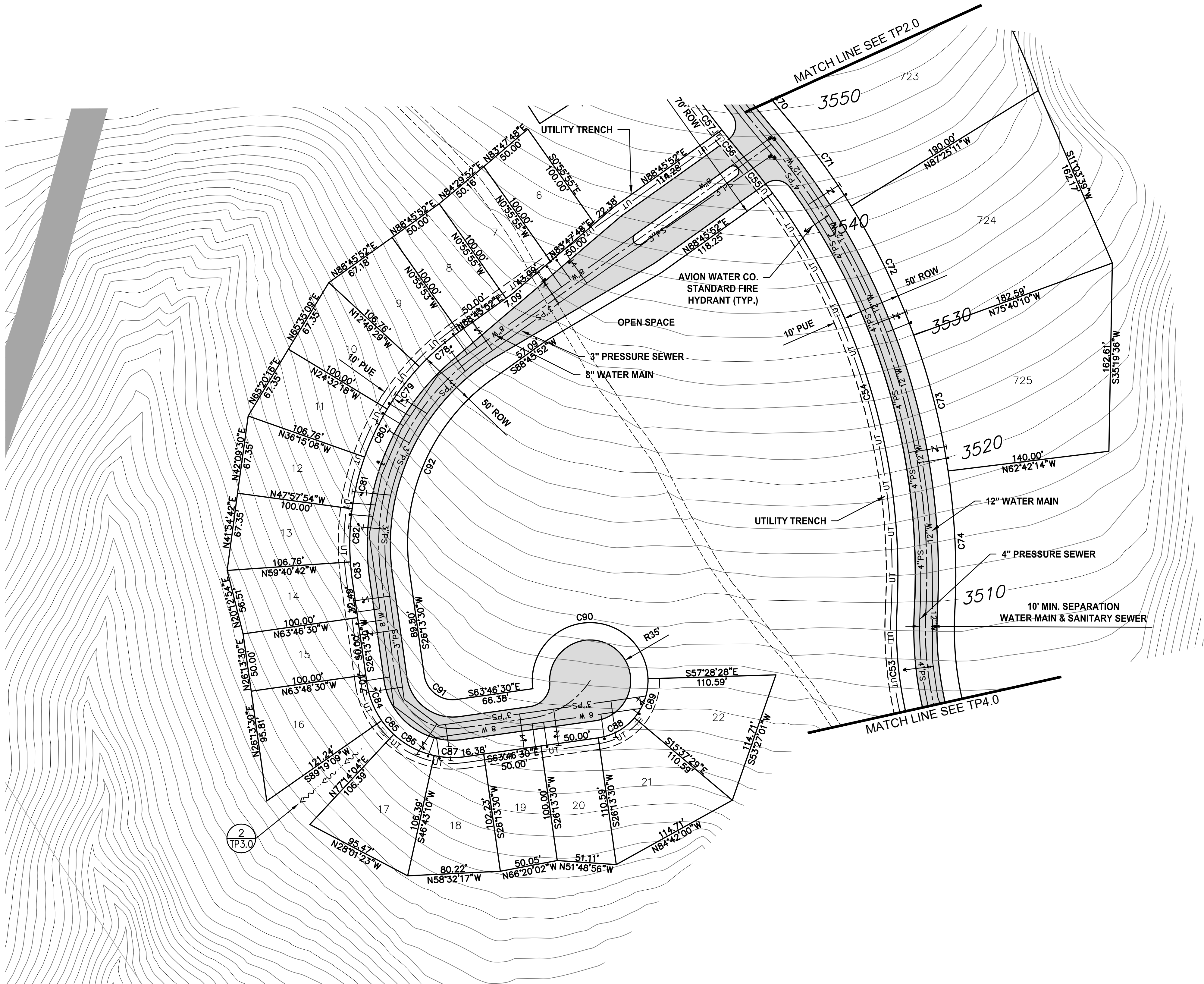
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2 OF 8

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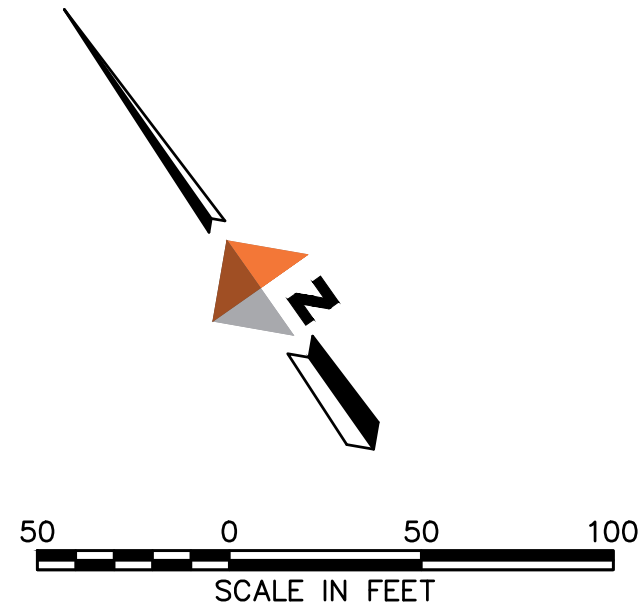


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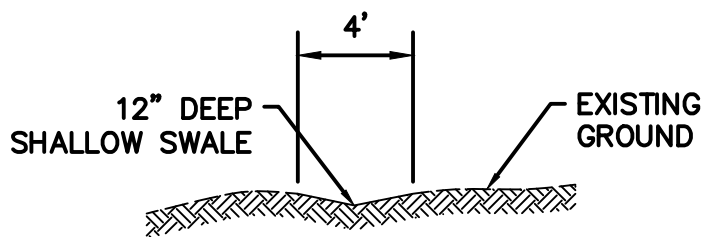


1  
TP3.0

PHASE 14 TENTATIVE PLAN  
1"=50'



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C53	102.52	325.00	18.07	N28° 20' 21"E	102.10
C54	382.37	555.00	39.47	N17° 37' 28"E	374.85
C55	37.51	555.00	3.87	N4° 02' 56"W	37.51
C71	90.32	605.00	8.55	S1° 41' 51"E	90.24
C72	124.08	605.00	11.75	S8° 27' 17"W	123.86
C73	121.22	605.00	11.48	S20° 04' 11"W	121.01
C74	122.14	605.00	11.57	S31° 35' 35"W	121.93
C78	45.51	225.00	11.59	S82° 58' 12"W	45.43
C79	46.00	225.00	11.71	S71° 19' 07"W	45.92
C80	46.00	225.00	11.71	S59° 36' 18"W	45.92
C81	46.00	225.00	11.71	S47° 53' 30"W	45.92
C82	46.00	225.00	11.71	S36° 10' 42"W	45.92
C83	16.09	225.00	4.10	S28° 16' 24"W	16.08
C84	35.22	75.00	26.91	S12° 46' 19"W	34.90
C85	15.82	75.00	12.08	N6° 43' 23"W	15.79
C86	39.94	75.00	30.52	S28° 01' 23"E	39.47
C87	26.83	75.00	20.49	S53° 31' 40"E	26.68
C88	36.52	50.00	41.85	S84° 42' 00"E	35.71
C89	36.52	50.00	41.85	N53° 27' 01"E	35.71
C90	162.58	50.00	186.30	S60° 37' 29"E	99.85
C91	39.27	25.00	90.00	S18° 46' 30"E	35.36
C92	191.02	175.00	62.54	S57° 29' 41"W	181.67




2  
TP3.0

DRAINAGE SWALE TYPICAL SECTION  
SCALE: N.T.S.

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PROJECT 14665.01  
DATE 2021-01-14

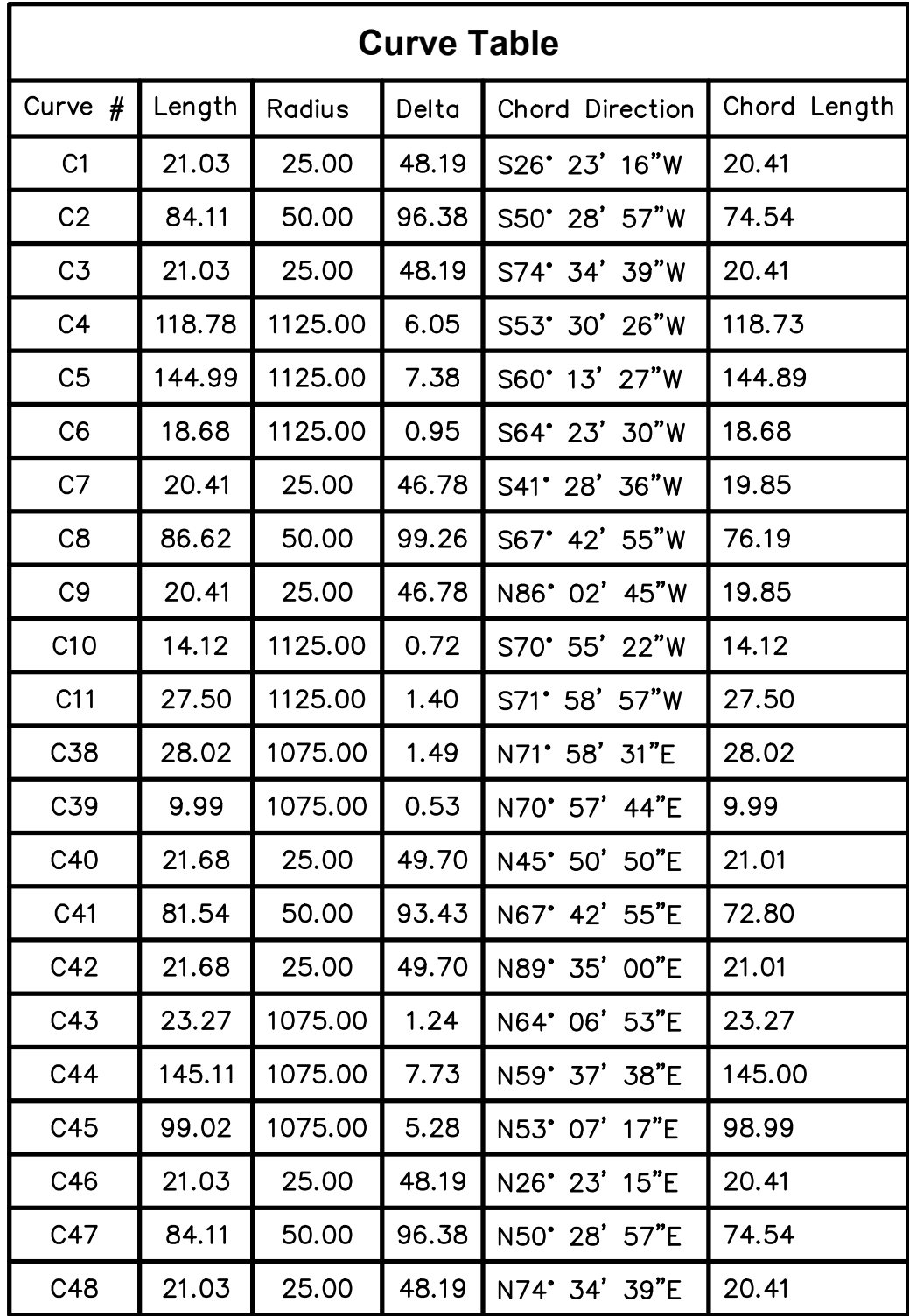
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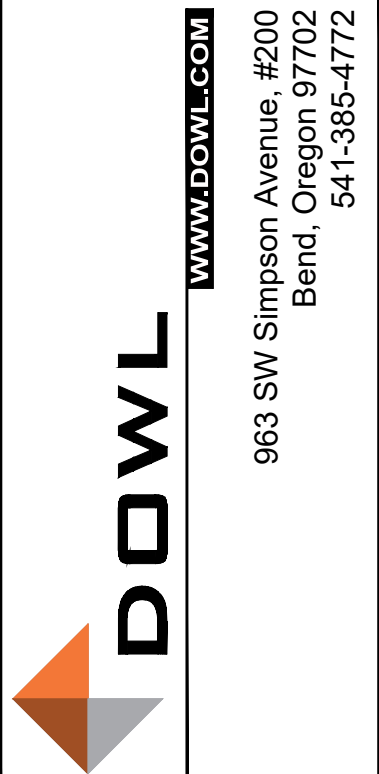






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**PHASE 14 TENTATIVE SUBDIVISION PLAN BRASADA RANCH**  
**PHASE 14 TENTATIVE PLAN**

PROJECT	14665.01
DATE	2021-01-14

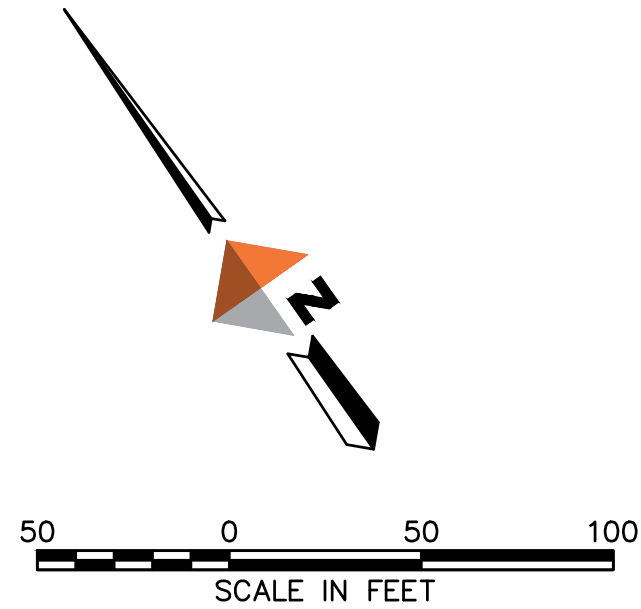
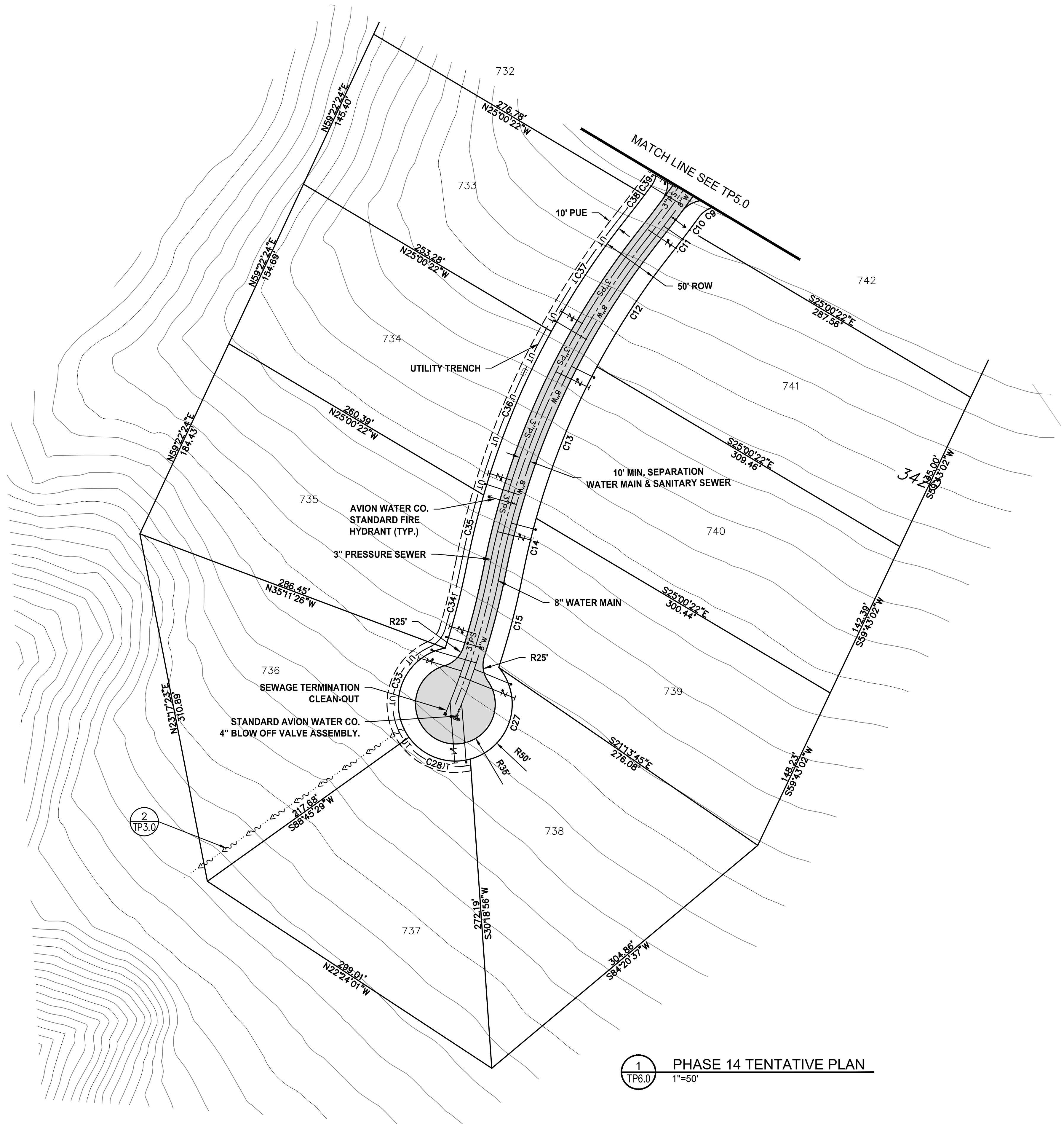
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Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C11	27.50	1125.00	1.40	S71° 58' 57"W	27.50
C12	117.37	655.00	10.27	S67° 32' 58"W	117.21
C13	143.79	655.00	12.58	S56° 07' 39"W	143.50
C14	50.75	655.00	4.44	S47° 37' 07"W	50.74
C15	84.37	705.00	6.86	S48° 51' 06"W	84.32
C27	100.28	50.00	114.91	S51° 32' 49"W	84.30
C28	60.87	50.00	69.76	N36° 07' 14"W	57.18
C33	100.62	50.00	115.30	N56° 24' 31"E	84.48
C34	77.38	655.00	6.77	N48° 45' 28"E	77.33
C35	61.36	705.00	4.99	N47° 56' 23"E	61.34
C36	155.87	705.00	12.67	N56° 46' 00"E	155.55
C37	117.17	705.00	9.52	N67° 51' 42"E	117.04
C38	28.02	1075.00	1.49	N71° 58' 31"E	28.02

1  
TP6.0  
PHASE 14 TENTATIVE PLAN  
1"=50'


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PHASE 14 TENTATIVE PLAN

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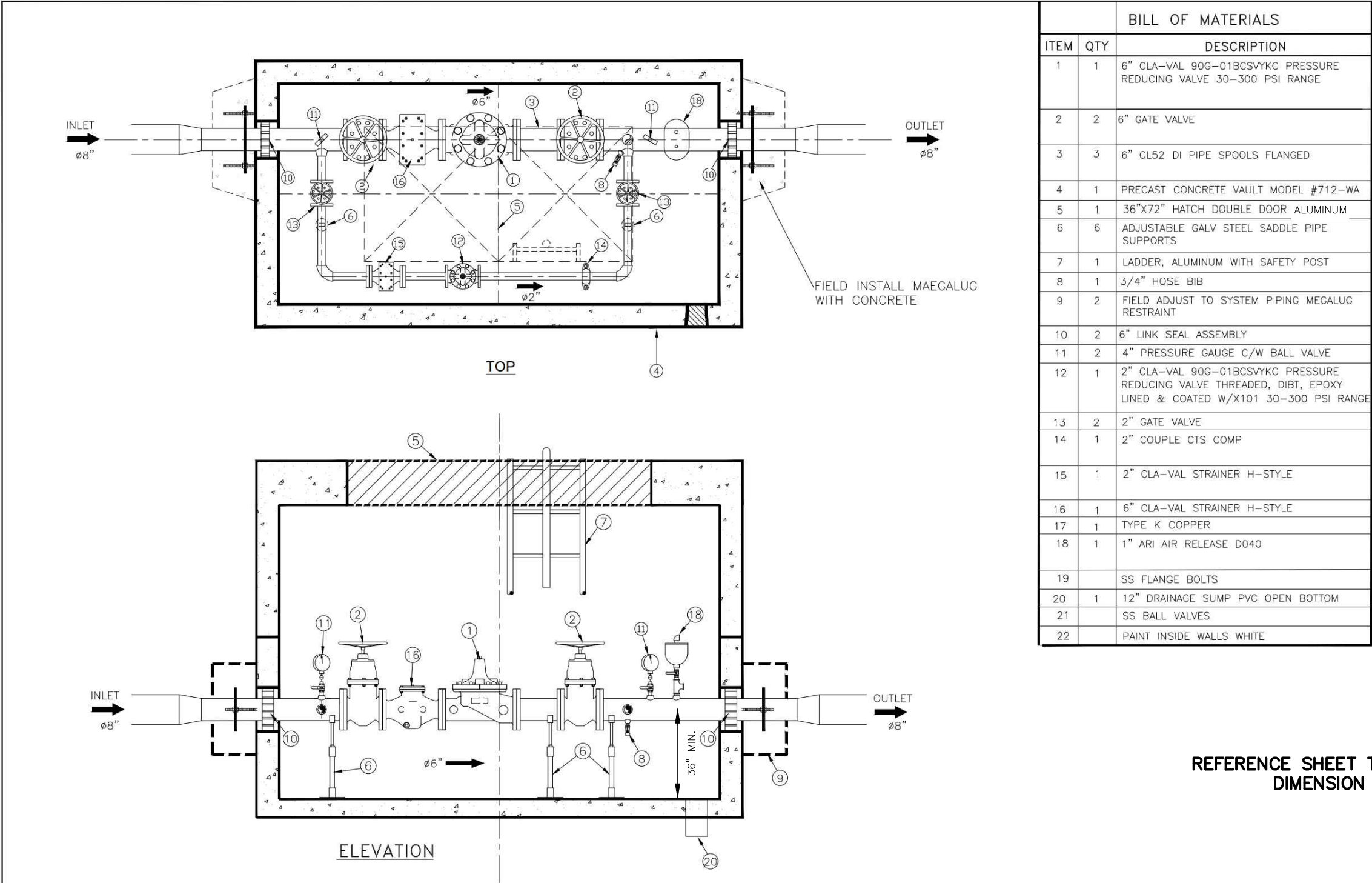
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GENERAL NOTES:

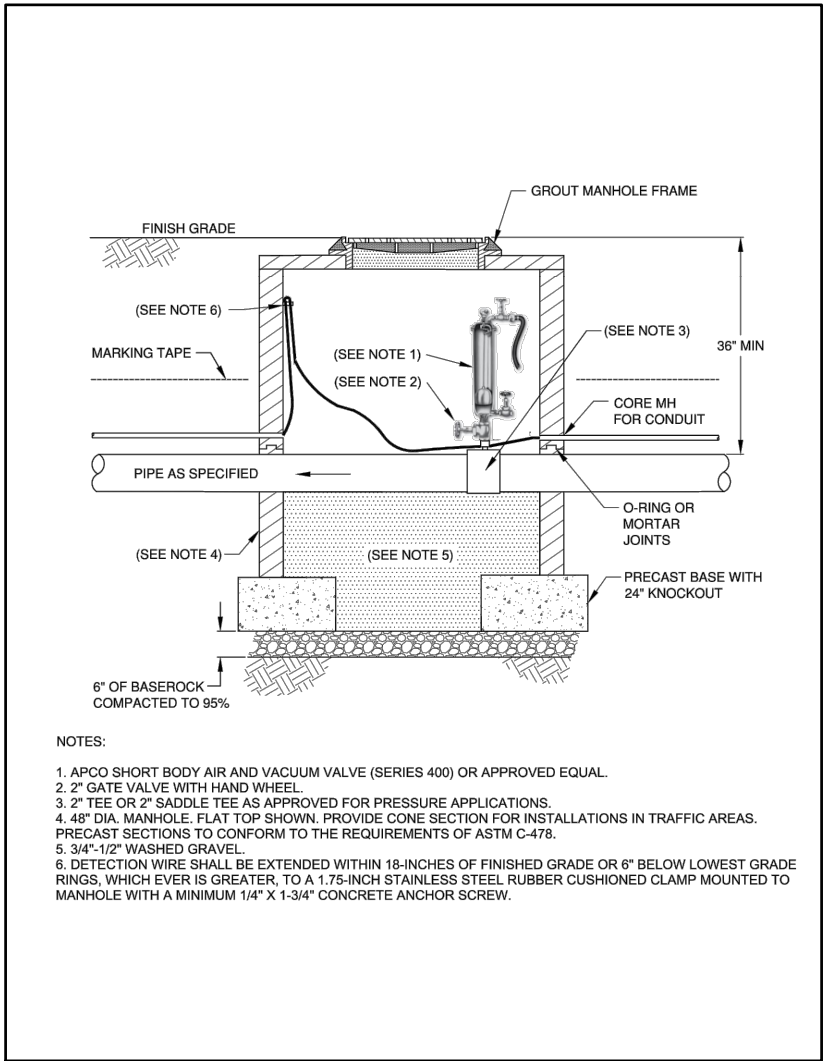
- CONTRACTOR SHALL VERIFY ALL CONDITIONS ON THE JOB SITE INCLUDING BUT NOT LIMITED TO, ALL DIMENSIONS, GRADES, ELEVATIONS, EXTENT AND COMPATIBILITY TO THE EXISTING SITE CONDITIONS, AND WITH THE WORK DESCRIBED ON THE ENGINEER'S DRAWINGS. ANY DISCREPANCIES OR UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. CONTRACTOR SHALL NOT PROCEED WITH ANY OF THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, THEN IT IS UNDERSTOOD THAT THE CONTRACTOR IS CHOOSING TO PROCEED AT THE CONTRACTOR'S OWN RISK AND SHALL INCUR ALL COSTS, IF ANY TO RESOLVE THE ISSUES TO THE SATISFACTION OF THE ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT "UNDERGROUND LOCATE SERVICE" AT 1-800-332-2344 AT LEAST 48 BUSINESS-DAY HOURS PRIOR TO THE START OF CONSTRUCTION FOR THE LOCATION OF POWER, GAS, CABLE TV AND TELEPHONE UNDERGROUND FACILITIES. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE PUBLIC AGENCY FOR THE LOCATION OF UNDERGROUND FACILITIES.
- ALL UTILITIES SHOWN ARE ACCURATE TO THE EXTENT OF AVAILABLE RECORDS AND KNOWLEDGE. NO POTHOLING TO VERIFY LOCATIONS AND ELEVATIONS WAS AUTHORIZED BY THE OWNER. THE CONTRACTOR HAS THE TOTAL RESPONSIBILITY TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND TO NOTIFY THE UTILITY COMPANIES WHEN WORKING IN THEIR PROXIMITY. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)232-2987.
- ALL UNSUITABLE SOILS MATERIALS, RUBBISH AND DEBRIS RESULTING FROM GRADING OPERATIONS SHALL BE DISPOSED OF PROPERLY.
- THE CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT, AND METHODS REQUIRED TO PREVENT DUST IN AMOUNTS DAMAGING TO PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST RESULTING FROM CONSTRUCTION.
- THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE INDUSTRIAL SAFETY REGULATIONS. CROOK COUNTY AND THEIR OFFICIALS, THE ENGINEER, AND THE OWNER SHALL NOT BE RESPONSIBLE FOR ENFORCING SAFETY REGULATIONS.
- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THESE DRAWINGS AND SPECIFICATIONS, AVION WATER COMPANY, NATIONAL ELECTRICAL CODE, REQUIREMENTS OF THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY, OREGON HEALTH AUTHORITY, CROOK COUNTY ROAD DEPARTMENT AND OTHER APPLICABLE STATE AND LOCAL CODES, INCLUDING CURRENT APWA STANDARDS.
- CONTRACTOR SHALL EXPOSE, VERIFY, CONNECT AND/OR MATCH EXISTING UTILITIES AND IMPROVEMENTS IN CONFORMANCE WITH THE INTENT OF THESE PLANS AND SPECIFICATIONS, TO PROVIDE COMPLETE AND/OR OPERATIONAL SYSTEMS.
- CONTRACTOR SHALL RESTRICT ALL OPERATIONS TO DESIGNATED CONSTRUCTION AREAS WITHIN THE PROJECT BOUNDARIES. ANY DISRUPTION TO NATIVE LANDSCAPES, OUTSIDE OF DESIGNATED WORK AREAS, SHALL BE RESTORED AT NO COST TO THE OWNER.
- CONTRACTOR SHALL MAINTAIN CONSTRUCTION RECORDS FOR ALL ASPECTS OF THE WORK, INCLUDING DETAILED DIMENSIONS AND TIES FOR UNDERGROUND UTILITIES, AND PROVIDE NOTES OR MARKED UP PLAN SETS TO THE ENGINEER AT THE COMPLETION OF THE WORK.
- SEWER MAINS SHALL BE PRESSURE TESTED AT 1.5 TIMES NORMAL WORKING PRESSURE, OR 100 PSI, WHICHEVER IS GREATER. TEST FOR ONE HOUR.
- AT WATER MAIN CROSSINGS, SEWER MAINS AND LATERALS SHALL BE CONSTRUCTED WITH A MINIMUM OF 20 LINEAR FEET OF AWWA C900 PIPE CENTERED OVER THE WATERLINE PER OAR 333-061-0050 (9).
- CONTRACTOR SHALL INSTALL 12 AWG INSULATED COPPER WIRE DIRECTLY OVER ALL PVC PIPE. WIRE SHALL BE ELECTRICALLY CONTINUOUS.
- WATER SERVICE LINES SHALL BE TYPE K COPPER SOFT ANNEALED (NON RIGID).
- ACCESS TO ALL EXISTING RESIDENCES SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT CONSTRUCTION.
- CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY HIS OPERATIONS TO ORIGINAL OR BETTER CONDITION, REMOVE ALL MATERIALS NOT PERTINENT TO THE COMPLETED SYSTEM, AND GRADE WORK SITE TO ESTABLISHED GRADE TO MATCH NATURAL CONDITIONS AND/OR PROMOTE POSITIVE DRAINAGE.
- DISINFECTION OF WATER LINE SHALL BE COMPLETED IN ACCORDANCE WITH AWWA C651.
- ALL ITEMS IN CONTACT WITH POTABLE WATER MUST MEET NSF STANDARD 61.
- CONTRACTOR SHALL COORDINATE SEWER SHUTDOWN AND INSPECTION OF FACILITIES WITH BRETT LIMBECK AT 541.480.4523.

STANDARD SPECIFICATIONS SHALL FOLLOW THE 2015 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION:

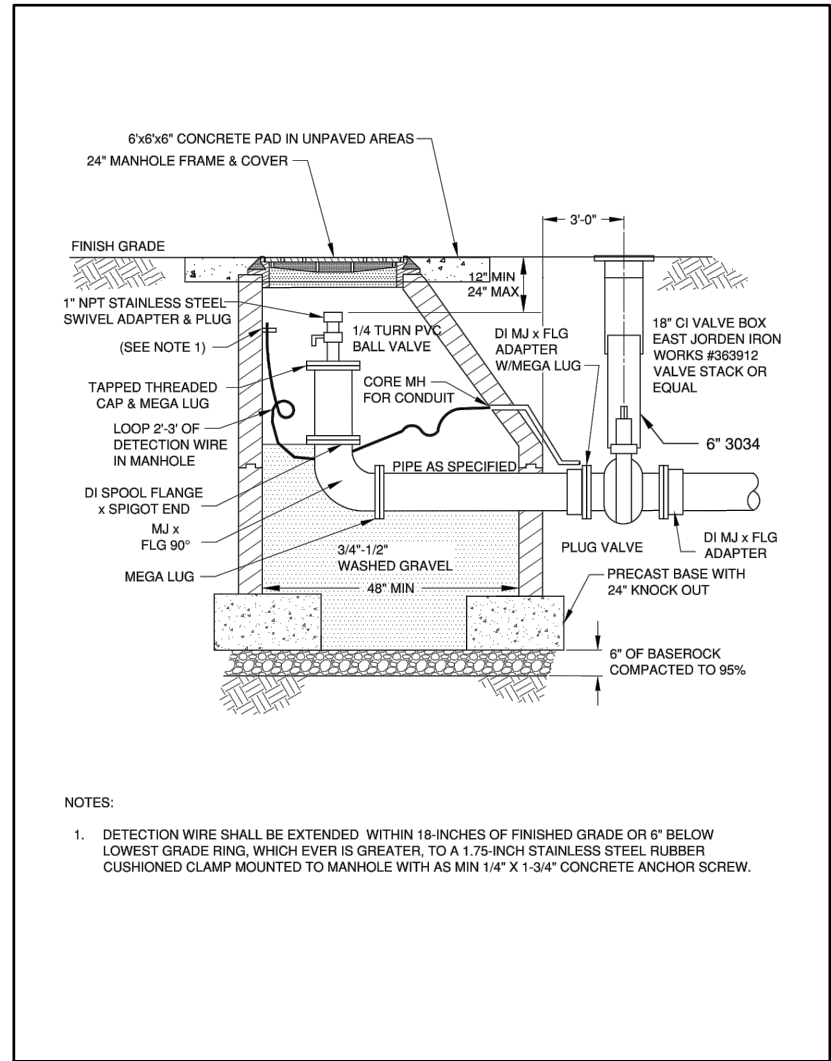
- EROSION CONTROL: IN ACCORDANCE WITH SECTION 00280 OF THE 2015 OSSC.
- POLLUTION CONTROL PLAN: IN ACCORDANCE WITH SECTION 00290 OF THE 2015 OSSC.
- REMOVAL OF STRUCTURES AND OBSTRUCTIONS: IN ACCORDANCE WITH SECTION 00310 OF THE 2015 OSSC.
- ASPHALT PAVEMENT SAW CUTTING: IN ACCORDANCE WITH SECTION 00310 OF THE 2015 OSSC.
- CLEARING AND GRUBBING: IN ACCORDANCE WITH SECTION 00320 OF THE 2015 OSSC .
- EARTHWORK: IN ACCORDANCE WITH SECTION 00330 OF THE 2015 OSSC.
- WATERING: INCIDENTAL TO WORK. PAYMENT WILL BE INCLUDED IN PAYMENT MADE FOR APPROPRIATE ITEMS UNDER WHICH THE WORK IS PERFORMED.
- TRENCH EXCAVATION, BEDDING, AND BACKFILL: IN ACCORDANCE WITH SECTION 00405 OF THE 2015 OSSC.
- COMMERCIAL GRADE CONCRETE (CGC): IN ACCORDANCE WITH SECTION 00440 OF THE 2015 OSSC. CGC SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
- AGGREGATE BASE FOR ROADWAYS: IN ACCORDANCE WITH SECTION 00641 OF THE 2015 OSSC.
- EMULSIFIED ASPHALT TACK COAT: IN ACCORDANCE WITH SECTION 00730 OF THE 2015 OSSC, INCIDENTAL TO ASPHALT BID ITEM, THERE WILL BE NO SEPARATE PAYMENT FOR FURNISHING AND PLACING TACK COAT.
- ASPHALT CONCRETE PAVEMENT (ACP): IN ACCORDANCE WITH SECTION 00744 OF THE 2015 OSSC.
- MISCELLANEOUS PORTLAND CEMENT CONCRETE STRUCTURES: IN ACCORDANCE WITH SECTION 00759 OF THE 2015 OSSC..



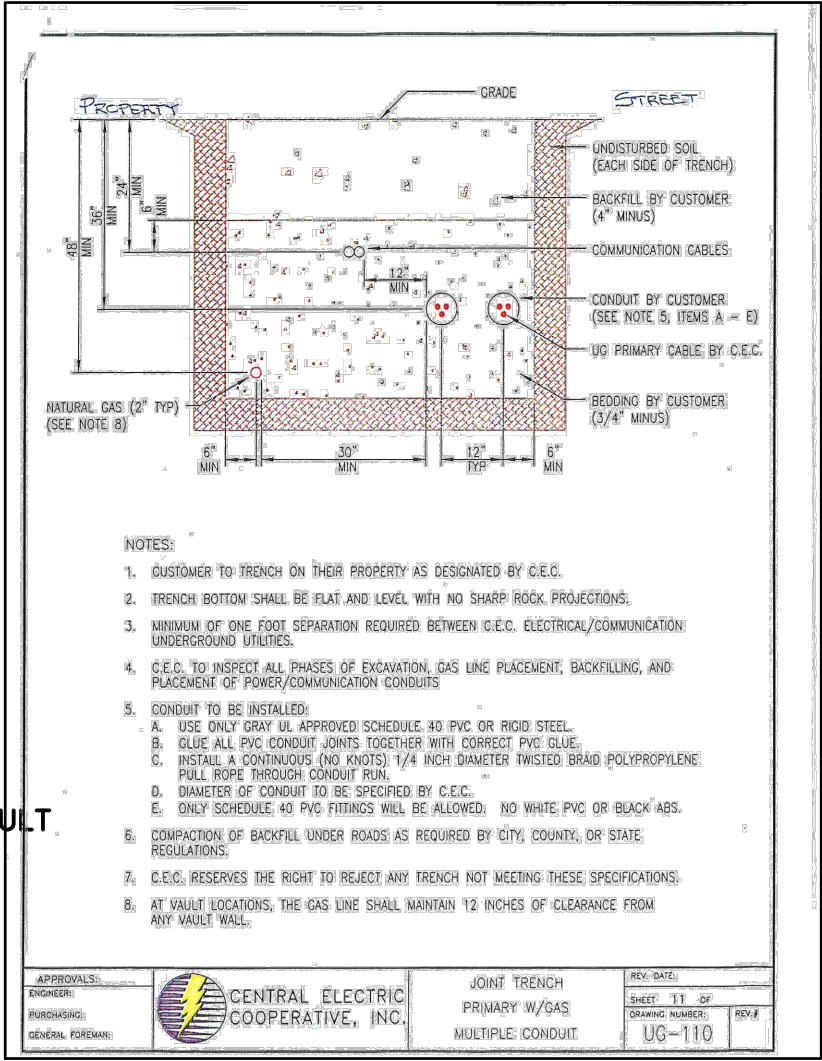
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PRV STATION & VAULT  
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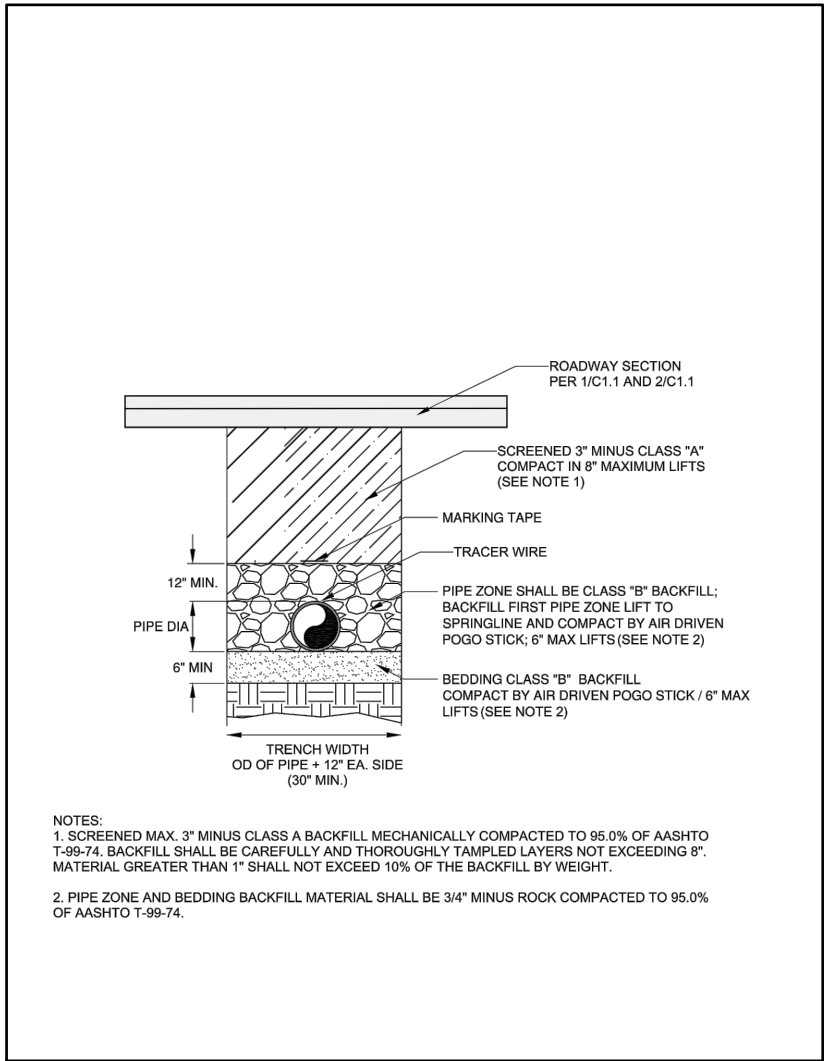
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SEWER AIR AND VACUUM RELEASE VALVE  
N.T.S.



2  
TP7.0  
TERMINATION CLEANOUT  
N.T.S.



4  
TP7.0  
CEC JOINT UTILITY TRENCH  
N.T.S.



1  
TP7.0  
UTILITY TRENCH  
N.T.S.

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PHASE 14 TENTATIVE SUBDIVISION PLAN BRASADA RANCH  
GENERAL NOTES AND STANDARD DETAILS



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#### TRENCH REQUIREMENTS

January 2020

- Water lines shall be a minimum of twelve (12) inches from any rock, power lines, telephone lines, TV, cable lines, or any other obstruction. Watchlines shall be 2 feet from Natural Gas lines.
- Roots, trees, brush or garbage shall NOT be used for fill.
- All rocks and debris shall be hauled away.
- The job site shall be returned, as close as possible, to its original condition.
- Any use of a road right-of-way or road crossing must be approved by the appropriate County, City and/or State Highway Department. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAID ROAD CROSSINGS AND ALL REPAIRS TO THE ROAD SURFACE. ...
- Any water line crossing a canal shall be done to the specifications of the appropriate irrigation district. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAID CANAL CROSSINGS AND ALL REPAIRS TO THE CANAL.
- Any water line crossing railroad, gas, sewer, power, telephone or TV, cable lines shall be done to the specifications of the appropriate company. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAID RAILROAD AND UTILITY CROSSINGS AND ALL REPAIRS TO THE RAILROAD ON UTILITIES. ...
- All excavation hired by the customer or Avion shall provide Avion with a certificate of insurance, and follow the OSHA Safety Standards.
- Minimum width and depth requirements for trenches: NOTE: YOU WILL NEED TO ADD SIX (6) INCHES TO THE TRENCH DEPTH AND FIVE (5) INCHES TO THE PIPE WITH A MINIMUM OF SIX (6) INCHES OF CLEAR, COMPACTED FILL MATERIAL ON THE BOTTOM, AND TWELVE (12) INCHES ON TOP OF THE MAINLINE.

Pipe Size	Width	Depth
Less than 6"	30"	36"-OD-Bedding
6"	30"	48"
8"	32"	50"
10"	34"	52"
12"	36"	54"
18"	40"	58"
24"	48"	66"
30"	60"	78"

12" Clearance at ALL Times !!!

Must adhere to OAR 333-061-0050 Construction Standards

Rev. A, Jan. 2020

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#### TRENCH REQUIREMENTS cont'd

January 2020

- All water lines will be at least ten (10) feet from any sewer line or any other potential source of contaminants.
- The proper locating tape and 3/4 gauge, or larger, wire shall be installed as directed. Proper wire nuts, rated for direct bury, with silicone, shall be used. (e.g. DryConn DBS/V-600, or equivalent) Locate wires in Valve tubes shall run outside the 3034 Riser Sleeve and inside the 910 Cast Iron Valve tube.
- Provision shall be made for the installation of meters and a stub trench shall be dug five (5) feet perpendicular to the main line for the installation of a tail piece and pipe. This will be decided before the construction begins. No meter box shall be set in sidewalks, driveways, curbs, or any hard surfaces.
- Tapping Sleeves shall be wrapped in 4 mil plastic sheeting, with a concrete thrust block. The size of the thrust block will be determined by the design engineer and approved by the inspector on site.
- When a sewer line is located above, or less than 18" below a crossing waterline, the sewer line shall be constructed of pipe conforming to water pipe standards. (AWWA C900) The minimum length of this strengthened sewer is 20ft. It is intended that a full 20ft stick of C900 pipe shall be used for the sewer line, to be centered over the water main and connected to the sewer line with City of Bend approved couplings. Must adhere to OAR 333-061-0050 (B) Construction Standards, with regard to all Sewer Crossings.
- Any deviation from the above requirements shall have prior approval from Avion Water Company, Inc.

Must adhere to OAR 333-061-0050 Construction Standards

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#### WATER AND PIPE FITTINGS

January 2020

- PIPE:
- Avion will determine size, type, pressure rating, or class prior to construction. All pipe used shall be C900 (DR 18) or Ductile Iron (DI, Thickness Class 52) and gasketed pipe. NO GLUE pipe will be accepted in sizes larger than 2". All gasketed pipe shall be joined using an approved water soluble, vegetable based non-toxic lubricant. All pipe shall have 2 Reference Marks on the spigot end of the pipe, (1 as the Insert Mark, and the 2nd being the Inspection Mark.)
- PIPE FITTINGS:
- All fittings 3" and larger shall be ductile or cast iron with mechanical joints. All fittings shall be constructed to AWWA standards and be a Domestic product. All direct bury fittings shall be MJ fittings. Fittings in a vault shall be Flange, unless approved by Avion Water Co.
- THRUST/STRADDLE BLOCKS:
- Will ONLY be used when specifically noted by Avion Water Co. All Thrust/Straddle block specifications shall be determined by the design engineer and approved by the inspector.
- RESTRAINT JOINTS:
- All fittings shall be restrained with EBMA Mega, or equivalent, restraint joints. Bell joint restraints shall be installed per Avion Water specifications. Specifications on bell joint restraints will be given by the Avion Water engineering department or the inspector at the time of pre-construction or construction.
- If using class pipe, restraint joints with TRANSITION gaskets MUST be used. MJ gaskets must be pipe type specific gaskets. No universal gaskets will be accepted.

Must adhere to OAR 333-061-0050 Construction Standards

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#### WATER AND PIPE FITTINGS cont'd

January 2020

- METERS:
- All meters 1", or smaller, shall be provided by Avion Water Co. All meters larger than 1" shall be approved by Avion Water Co. and shall read in cubic feet. All lines from the main line to the meter stop shall be no less than 1" in size.
- All meters to be paid for by the customer or contractor.
- FIRE HYDRANTS:
- All Fire Hydrants shall be RED.
- Fire Hydrants that are scratched or dull may need to be re-painted.

Must adhere to OAR 333-061-0050 Construction Standards

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#### Policy for Services in Subdivisions

January 2020

- All services and Backflow Prevention Assemblies (BPA) shall be installed in a professional manner. Using the following guidelines provided by Avion Water Co. Inc. Must adhere to OAR 333-061-0070, or Illustration drawings.
- No service, meter, or backflow assembly that falls under our tariffs shall be in concrete or asphalt, unless approved by Avion Water. (Driveways, Sidewalks, or Streets)
- All service lines, 1" to 1 1/2" shall have a Corporation Stop.
- All 1" to 2" mainline taps shall use a Double strap Service Saddle. All corporation stops shall be either Mueller or A.T. McDonald.
- All 1", 1 1/2" and 2" service lines will be copper, unless approved by Avion Water Co.
- All meters and BPA's shall be between the curb and sidewalk, or in a P.U.E., or as approved by Avion Water Co. Inc. All BPA installations must adhere to OAR 333-061-0070.
- All 1 1/2" and 2", meters and BPA's, shall be in their own box.
- All meters, 1 1/2" and larger, shall have a meter screen.
- All 1/2" and 1", meters and BPA's, shall be in the same box.
- All boxes for 1/2" and 1" meter and BPA's shall be either:  
For non-traffic areas:  
OAScaste 17"30"x18" Straight Wall Polymer Box (#17302030)  
w/ 17"x30" Black/Grey Plastic Lid w/CIP Reader (#17304173)  
For light traffic areas:  
OAScaste 17"30"x18" Straight Wall Polymer Box (#17302030)  
w/ 17"x30" Polymer Concrete Lid w/CIP Reader.  
Any other box shall have prior approval before installation.
- All boxes for 1 1/2" and 2" meter and BPA's shall be either:  
For non-traffic areas:  
NDS 17"x30"x18" Flared Wall Plastic Box (#126KDMGFB)  
w/ 17"x30" Black Plastic Lid w/CIP Reader  
For light traffic areas:  
Hubbell 17"x30"x18" Flared Wall Polymer Concrete Box (#PT1730BA18)  
w/ 17"x30" Polymer Concrete Lid w/CIP Reader (#PT1730BA20)  
Any other box shall have prior approval before installation.

Must adhere to OAR 333-061-0050 Construction Standards

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#### Policy for Services in Subdivisions cont'd

January 2020

- Material under meter boxes shall be compacted with a plate compactor or jumping jack, to prevent settling.
- All fittings shall be used for 1" meters.
- All fittings shall be set at 12" below finish grade, and 14" to the top of the box.
- All brass to be rated at 150 psi, or greater, and meet the new "lead free" rules. Must adhere to OAR 333-061-0087.
- All 1" meter stops shall be full port, either Mueller - 1" part # 824258 or A.T. McDonald - 1" part # 7660382.
- All Services that have been cut down after the initial pressure test, shall have the compression gaskets replaced prior to the 2" pressure test.
- All services shall be Flow Tested, 50gpm minimum.
- All spacers shall be level and properly threaded into the meter nuts.
- All services shall be inspected by Avion Water Co. Inc. before the subdivision is accepted.

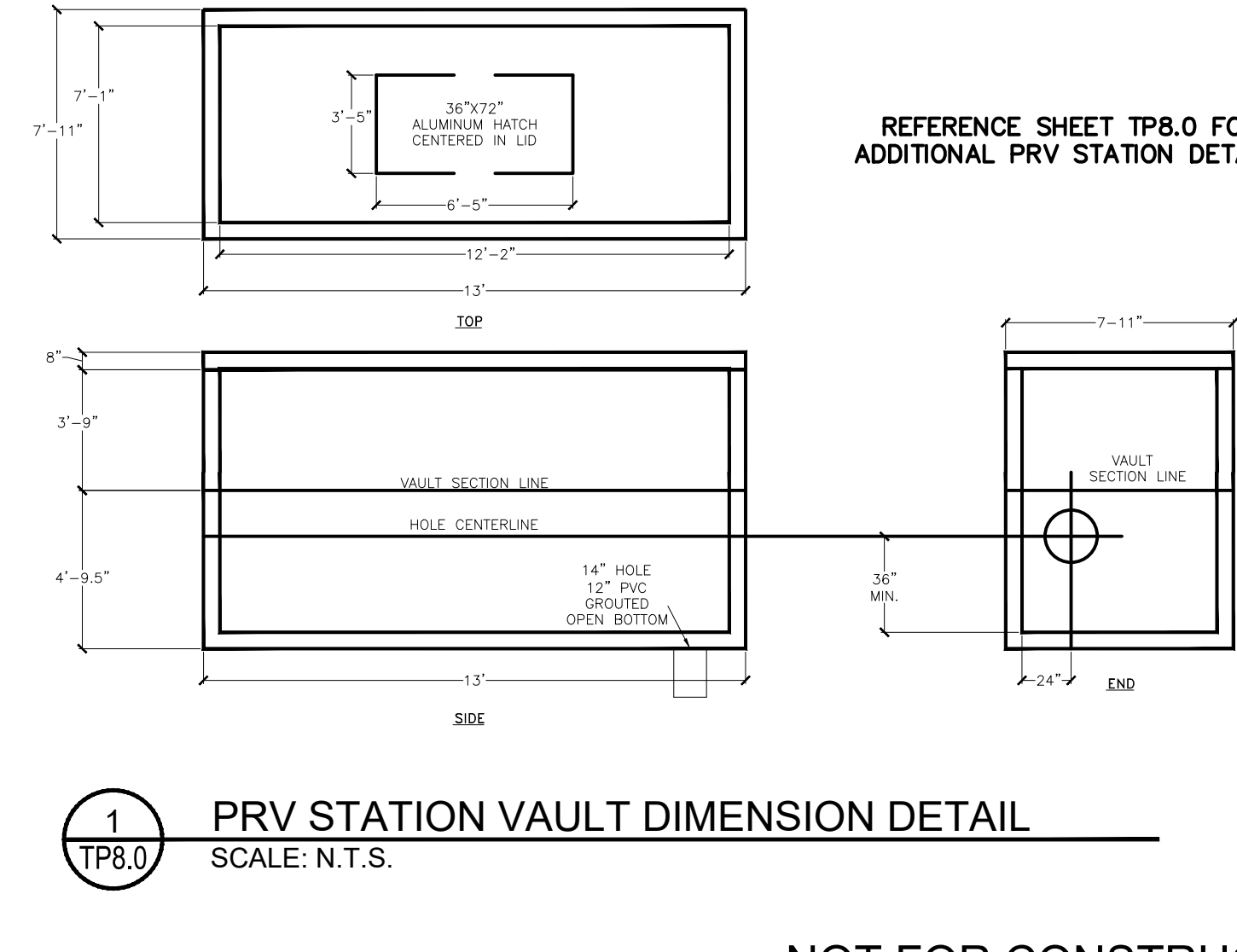
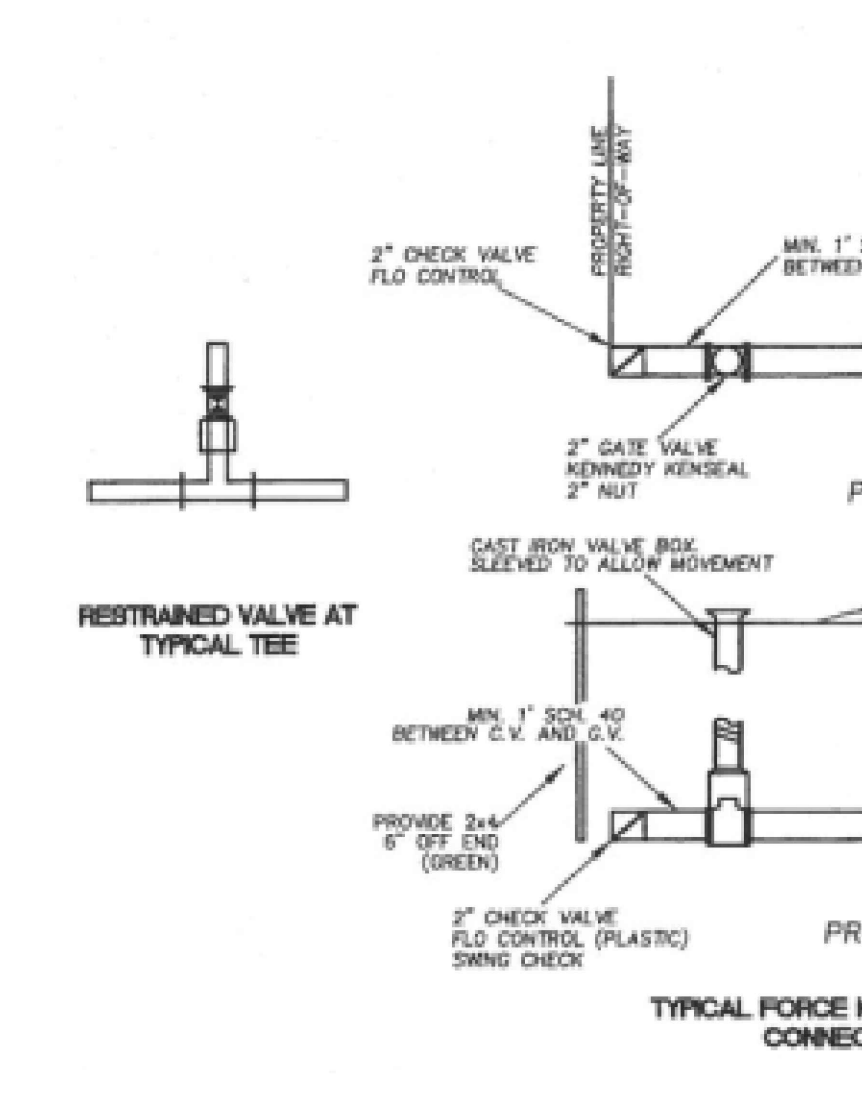
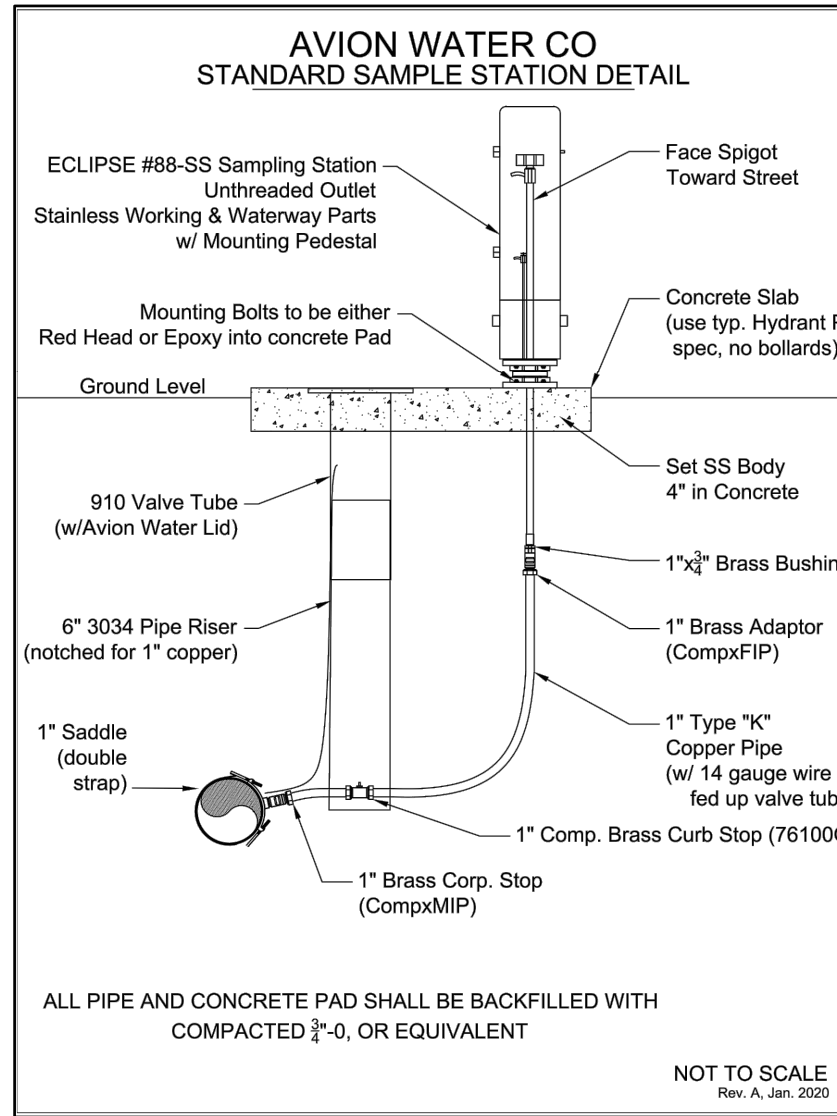
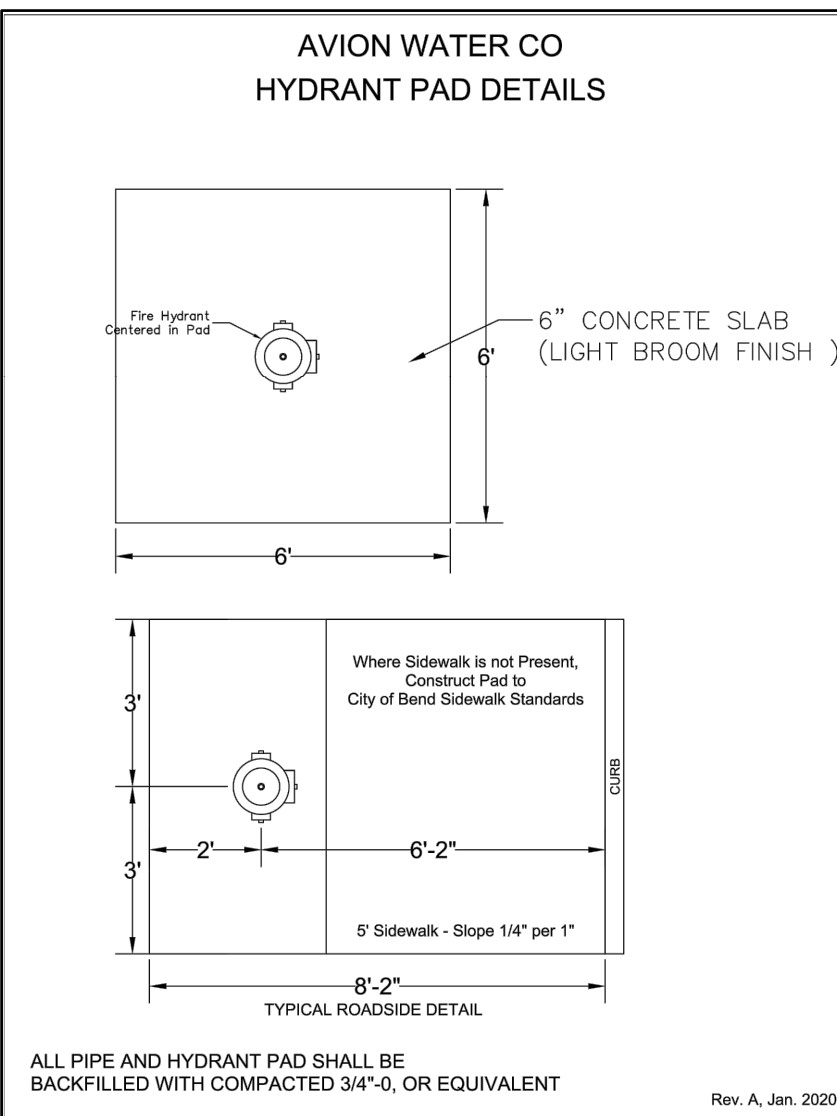
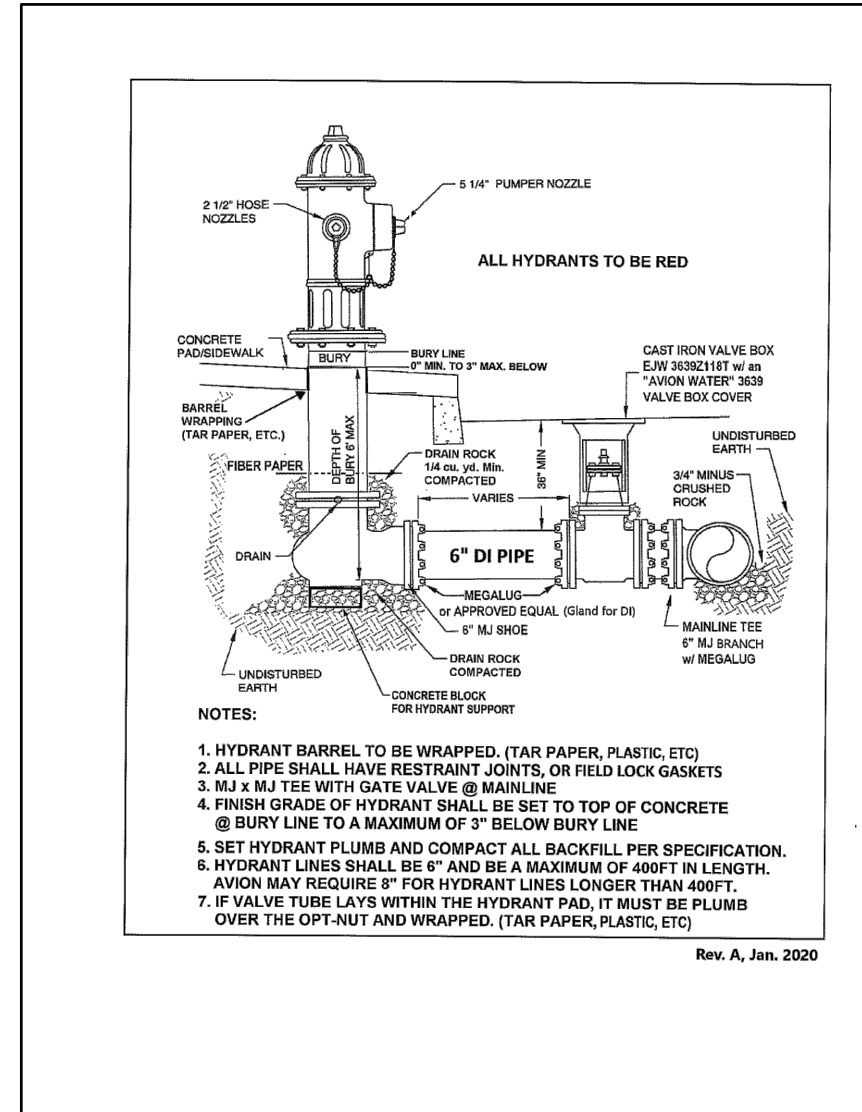
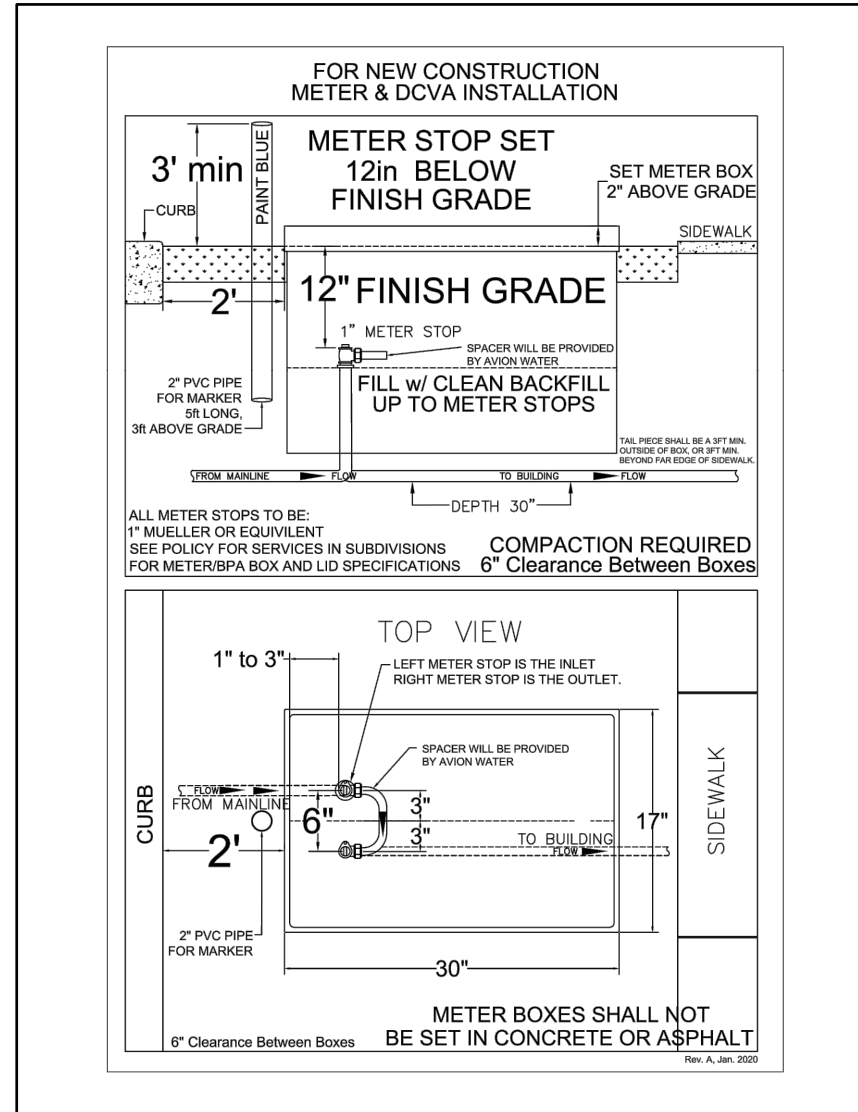
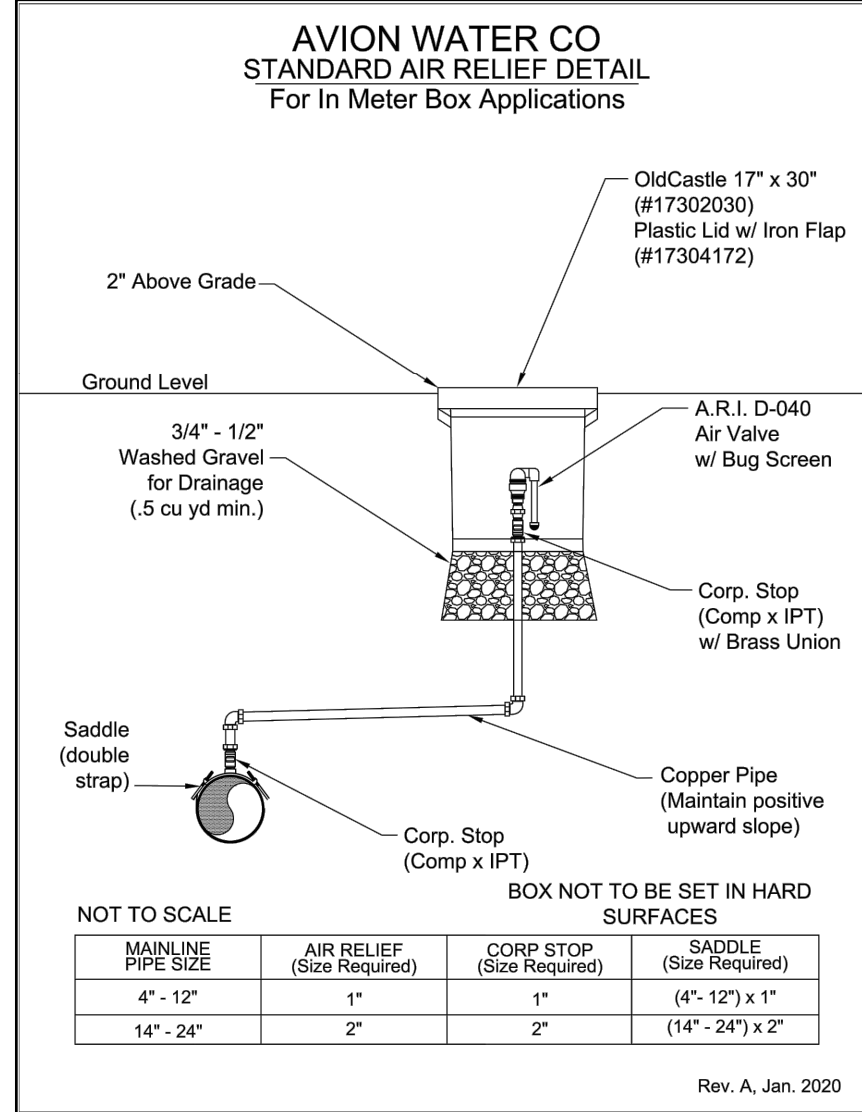
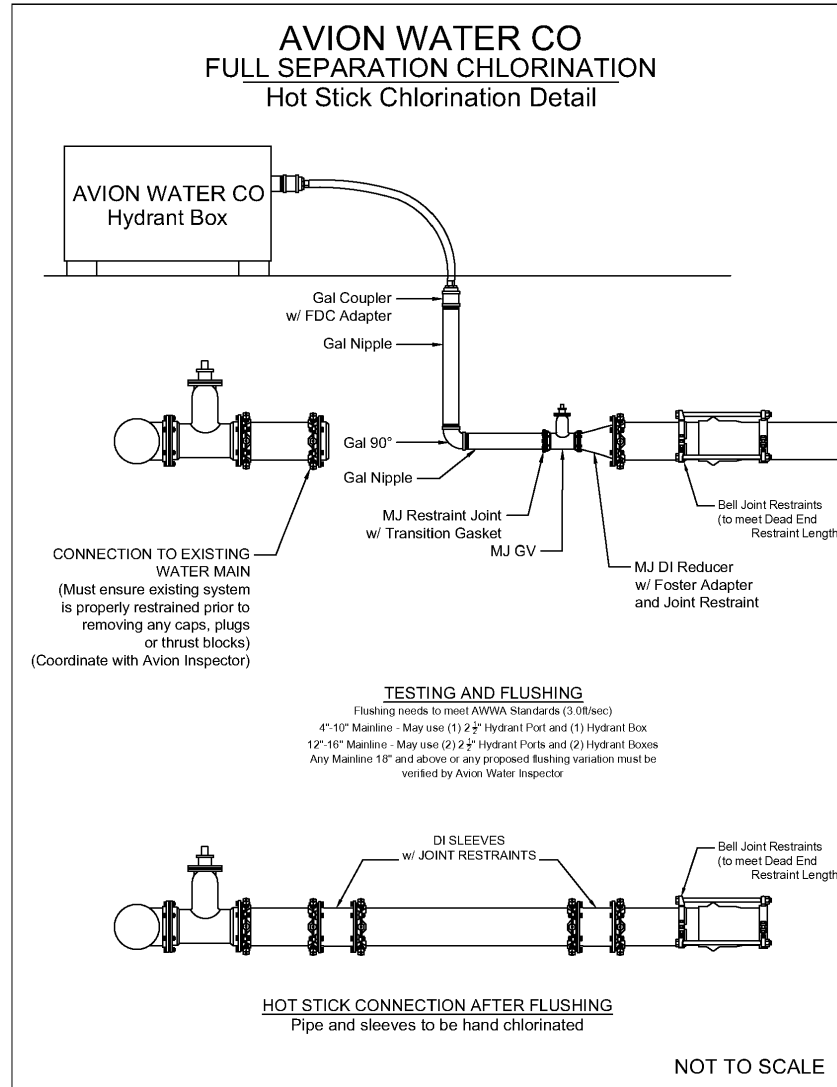
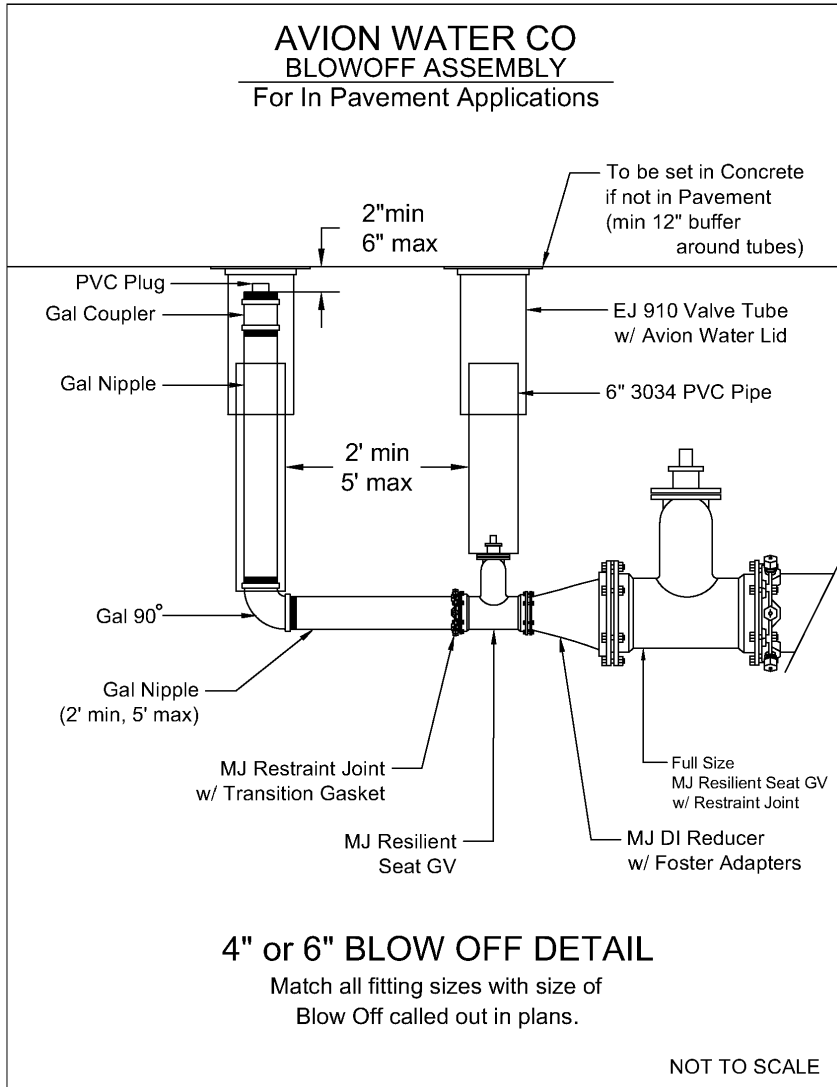
#### Chlorination and Pressure Testing

- Chlorination shall adhere to AWWA standards C651 through C654, as well as OAR 333-061-0050 (10) Disinfection Standards. Avion Water shall adopt the Hot stick method for most chlorination's. (Physical separation between existing and new system) 30/sec min. Flushing Requirement.
- All Service Lines shall be chlorinated and pressure tested with the main system. The services shall be set at least 1 foot above grade, during the initial test. There will be a 2" pressure test after the services have been cut to the required grade specifications. The meter stop compression gaskets MUST be replaced prior to the 2" pressure test.
- Avion Water Co. reserves the right to choose the Contractor responsible for the Chlorination, Hot Tapping and Pressure testing procedures. Avion Water Co. may require a different Contractor from the Pipe and Parts Supplier, to perform the Chlorination, Hot Tapping and Pressure Testing.
- After the Hot Stick lie in has been completed, a 2" pressure test may be required.

Must adhere to OAR 333-061-0050 Construction Standards

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NORTHVIEW HOTEL GROUP  
PHASE 14 TENTATIVE SUBDIVISION PLAN BRASADA RANCH  
STANDARD DETAILS

PROJECT 14665.01  
DATE 2021-01-14

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