

BENCHMARK

ELEVATIONS ARE BASED ON THE CITY OF WEST LINN BENCH MARK B, ELEV=667.22, LOCATED 93.5' EAST AND 17.0' SOUTH OF THE EDGE OF PAVEMENT FROM THE 5-WAY INTERSECTION OF ROSEMONT AND SANTA ANA. SAID BENCHMARK BEING A 3" CAP ON PIPE WITH YELLOW WATERWORKS LID PER FIELD TIE TO THE AS-BUILT RIM ELEVATION OF THE SANITARY SEWER AT THE INTERSECTION OF SOUTH ROAD AND COEUR D'ALENE DRIVE AS SHOWN ON THE CITY AS-BUILTS FOR VISTA RIDGE ESTATES.

COVER SHEET NOTES

1. SEE SHEET C1.1 FOR GENERAL CONSTRUCTION NOTES TYPICAL STREET SECTIONS AND LEGEND.
2. SEE SHEET C1.2 FOR SUBDIVISION CONDITIONS OF APPROVAL.
3. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. SPECIFICATIONS CAN BE FOUND AT: <http://westlinnoregon.gov/publicworks/standard-construction-specifications>

TERESA'S VINEYARD

Subdivision Improvements

Parcels 2400, 2401, 2700, 2701 & 2800
Section 35a - T2S, R1E W.M.
City of West Linn, Clackamas County
Oregon



ATTENTION EXCAVATORS:

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 OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6699.



DESIGN GROUP

901 N. Brutscher, Ste. 202
Newberg, Oregon 97132
Phone: 503-537-9347
www.thesaunderscompany.net



RENEWS: JUNE 30, 2018

J.T. SMITH
companies



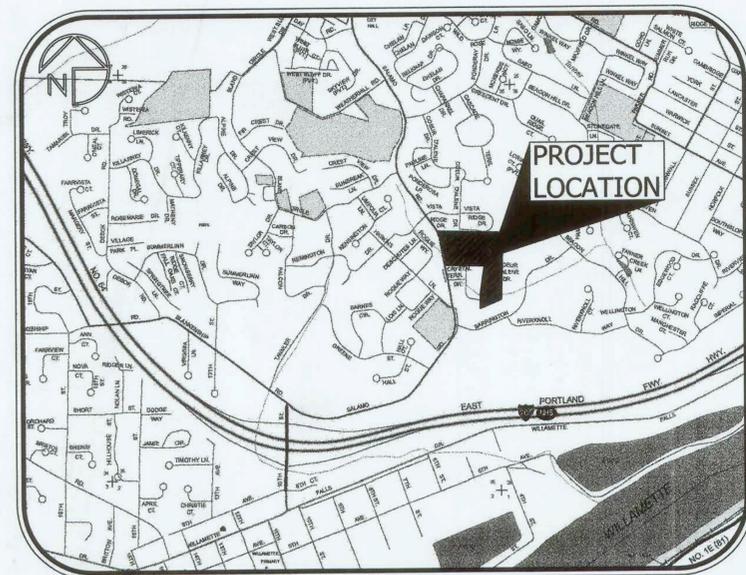
Teresa's Vineyard
Public Improvements
Sub-07-02/NDW-07-02/VAR-07-01
West Linn, Oregon

REV	DATE	SUMMARY
1	8/5/11	Client/Agency Comments
2	8/30/11	Agency Comments

Project #: 9130 Drawn: CEG

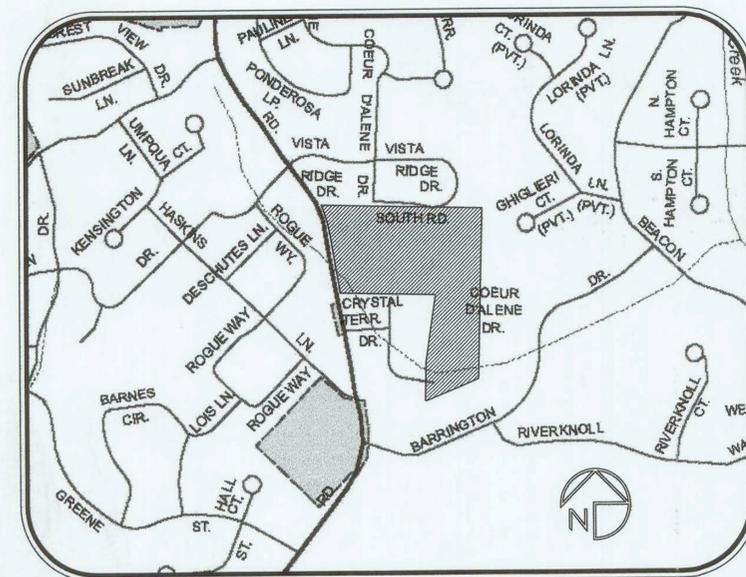
COVER SHEET

Date: April 15, 2011



VICINITY MAP

1" = 1,000'



SITE PLAN

NOT TO SCALE

DEVELOPER

JTM INVESTMENTS, LLC
2694 COEUR D'ALENE DR.
WEST LINN, OR 97068
CONTACT: JOHN WYLAND
PHONE: 503.657.3402
FAX: 503.657.3625

DESIGN/BUILD

ENGINEERING / SURVEYING / CONSTRUCTION

THE SAUNDERS COMPANY, INC.
901 N. BRUTSCHER, SUITE 202
NEWBERG, OR 97140
CONTACT: CHUCK GREGORY, P.E. - ENGINEERING
CONTACT: TED LAMBERT, P.L.S./P.E. - SURVEYING
PHONE: 503.537.9347
FAX: 503.554.9107

GEOTECHNICAL ENGINEER

GEOPACIFIC ENGINEERING, INC.
13910 SW GALBREATH DR. STE 102
SHERWOOD, OR 97140
CONTACT: SCOTT HARDMAN, PE.
PHONE: 503.625.4455
FAX: 503.625.4405

LANDSCAPE ARCHITECT

simp.L LLC LANDSCAPE ARCHITECTURE
122 NW THIRD AVE., SUITE 208
PORTLAND, OR 97209
CONTACT: JEFF SIMPSON
PHONE: 503.294.0012
FAX: 503.294.0013

CULVERT DESIGN ENGINEER

CONTECH CONSTRUCTION PRODUCTS
710 SW ARMO AVE.
HILLSBORO, OR 97123
CONTACT: MATTHEW STOVALL
PHONE: 503.258.3104
FAX: 800.561.1271

STREET LIGHTING DESIGNER

NORTHSTAR ELECTRICAL CONTRACTORS
19450 CIPOLE ROAD #107
TUALATIN, OR 97062
CONTACT: KEN MURPHY
PHONE: 503.612.0840
FAX: 503.612.0891

UTILITY PROVIDERS

WATER: CITY OF WEST LINN 503.656.6081
STORM: CITY OF WEST LINN 503.656.6081
SEWER: CITY OF WEST LINN 503.656.6081
POWER: PGE, BOBBIE DANIELSON 503.742.8483
STREET LIGHTS: PGE, LORI SWANSON 503.742.8322
GAS: NORTHWEST NATURAL DAVID BENTON 503.226.4211x2357
CATV: COMCAST (BOB BOB MILLAR 360.828.3559)
QWEST, KENNETH SCUDILLI 503.242.0304

THE FOLLOWING CITY OF WEST LINN STANDARD DRAWINGS SHALL BE USED IN THE PROJECT WHERE REFERENCED IN THE DRAWINGS:

200 Series - General

- WL-200 Trench Backfill Bedding and Pipe Zone
- WL-203 Street T-Cut
- WL-205A Anchor Wall
- WL-206 Standard Clean Out
- WL-207 Standard Manhole For Less Than 36" Pipe
- WL-208 Shallow Manhole For Less Than 36" Pipe
- WL-209 Oversize Manhole
- WL-210A New Manhole to Existing PVC Sewer Line Connection
- WL-211 Manhole Base
- WL-212 Flexible Manhole Connection
- WL-213 Precast Ring Extension
- WL-214 Waterproof And Tamperproof Manhole Frame And Cover
- WL-218 Service Branch
- WL-219 Tree Protection Fence

300 Series - Sanitary Sewer

- WL-300 Suburban Manhole Frame And Cover 3' Depth
- WL-302 Inside Drop Manhole Connection for Sanitary Service Private Service
- WL-303 Sewer Service Tap to Existing Sewer for House Laterals

400 Series - Water

- WL-401 Standard Fire Hydrant Assembly
- WL-402 Standard 1' Water Service
- WL-405 Standard Air Release Valve Unit
- WL-406 Horizontal Thrust Blocking
- WL-409 Standard Sanitary Sewer Crossing
- WL-411 Standard Valve Box Detail
- WL-414B Backflow Prevention Devices
- WL-414C Backflow Prevention Devices

500 Series - Streets

- WL-500 Typical Utility Placement Detail
- WL-501 Typical Curbs
- WL-502 Alley, Local, And Neighborhood Road Structural Sections
- WL-503A Residential Driveway With Sidewalk Away From Curb
- WL-503B Residential Driveway With Sidewalk Adjacent to Curb
- WL-505 Curb Removal and Damage Inspection
- WL-506B Parallel Curb Ramp with Retaining Curb
- WL-507 Single Curb Ramp
- WL-508 Concrete Sidewalk Cross Section
- WL-509 Concrete Sidewalk Clearances for Curb Tight Sidewalks
- WL-510 Pedestrian Path or Bikeway
- WL-511 Curb, Gutter, Sidewalk, Doweling Detail
- WL-513A 8" Monument Box Frame and Cover

600 Series - Storm Drainage

- WL-601 Combination Curb Inlet
- WL-602B Frame And Grate For Gutter And Curb Inlet
- WL-605 Manhole Frame And Cover
- WL-607A Pollution/Flow Control Manhole
- WL-607B Cleanout/Shear Gate
- WL-614 Storm Sewer Outfall
- WL-615 Surface Water Facility Sign

This Plan has been Reviewed & Complies w/
By _____ Date _____
Building: _____
Partic: _____

APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
This approval is only for general conformance with the design concept and general compliance with applicable codes and requirements and shall not be construed as relieving the Design Engineer of full responsibility for accuracy and completeness of the drawings. This plan review approval does not prevent the City from requiring further code compliance.
DATE: 8-6-11 BY: [Signature] ENGINEERING
DATE: 8-6-11 BY: [Signature] PLANNING

SHEET INDEX	
#	Title
CS	Cover Sheet
C1.1	General Notes/Typical Street Sections + Legend
C1.1a	Erosion and Sediment Control Notes
C1.1b	Erosion and Sediment Control Notes
C1.2	Final Decision Notice/Conditions of Approval
C1.3	Preliminary Plat
C1.4	Master Site Plan
C2.0	Overall Existing Conditions
C2.1	Existing Conditions Plan - Notes/Legend/Northwest Site
C2.2	Existing Conditions Plan - North Site
C2.3	Existing Conditions Plan - Northeast Site
C2.4	Existing Conditions Plan - East Central Site
C2.5	Existing Conditions Plan - Cover D'Alene Drive
C2.6	Existing Conditions Plan - Haskins Lane (West)
C2.7	Demolition Plan
C3.1	Overall Grading + Erosion Control Plan and Legend
C3.2	Grading + Erosion Control SE Detail Plan
C3.3	Grading + Erosion Control NE Detail Plan
C3.4	Grading + Erosion Control Plan NW Detail Plan
C3.5	West Retaining Wall Plan + Profile
C3.6	Arch Culvert Retaining Wall Plan + Profile
C3.7	Haskins Lane Pedestrian Path Plan + Profile
C3.8	Erosion Control Details - CWS Standard Plans and Details
C3.9	Erosion Control Details - CWS Standard Plans and Details
C3.10	Curb Ramp + Driveway Detail Plan
C4.0	Master Utility Plan
C4.1	Storm Water Detention/Quality Plan + Profile
C4.2	Storm Drainage Bypass Plan + Profile
C4.3	Storm Drainage Bypass Plan + Profile
C4.4	Coeur d'Alene Drive Street + Storm Drainage Plan + Profile
C4.5	Vista Ridge Drive (South) Street + Storm Drainage Plan + Profile
C4.6	Vista Ridge Drive (North) Street + Storm Drainage Plan + Profile
C4.7	Salamo Road + Storm Drainage Reroute Plan + Profile
C5.1	Coeur D' Alene Drive Sanitary Sewer + Water Plan + Profile
C5.2	Vista Ridge Drive [South] Sanitary Sewer + Water Plan + Profile
C5.3	Vista Ridge Drive [North] Sanitary Sewer + Water Plan + Profile
C5.4	Sanitary Sewer Extension + Connection Plan + Profile
C5.5	Tract 4 Water Line + Access Road Plan + Profile
C6.1	City of West Linn Standard Plans + Details - General
C6.2	City of West Linn Standard Plans + Details - General
C6.3	City of West Linn Standard Plans + Details - Sanitary Sewer
C6.4	City of West Linn Standard Plans + Details - Water
C6.5	City of West Linn Standard Plans + Details - Streets
C6.6	City of West Linn Standard Plans + Details - Streets
C6.7	City of West Linn Standard Plans + Details - Storm Drainage
C6.8	Miscellaneous Details
S1.1	Arch Culvert Structural Plan + Details - Deferred Submittal
S1.2	Arch Culvert Structural Specifications - Deferred Submittal
EL1.1	Street Lighting Plan
EL2.1	Street Lighting Installation Details
L1.1	Street Tree Planting Plan
L1.2	Water Quality Pond Planting Plan
L1.3	Landscape Notes and Details
L1.4	Irrigation Specifications