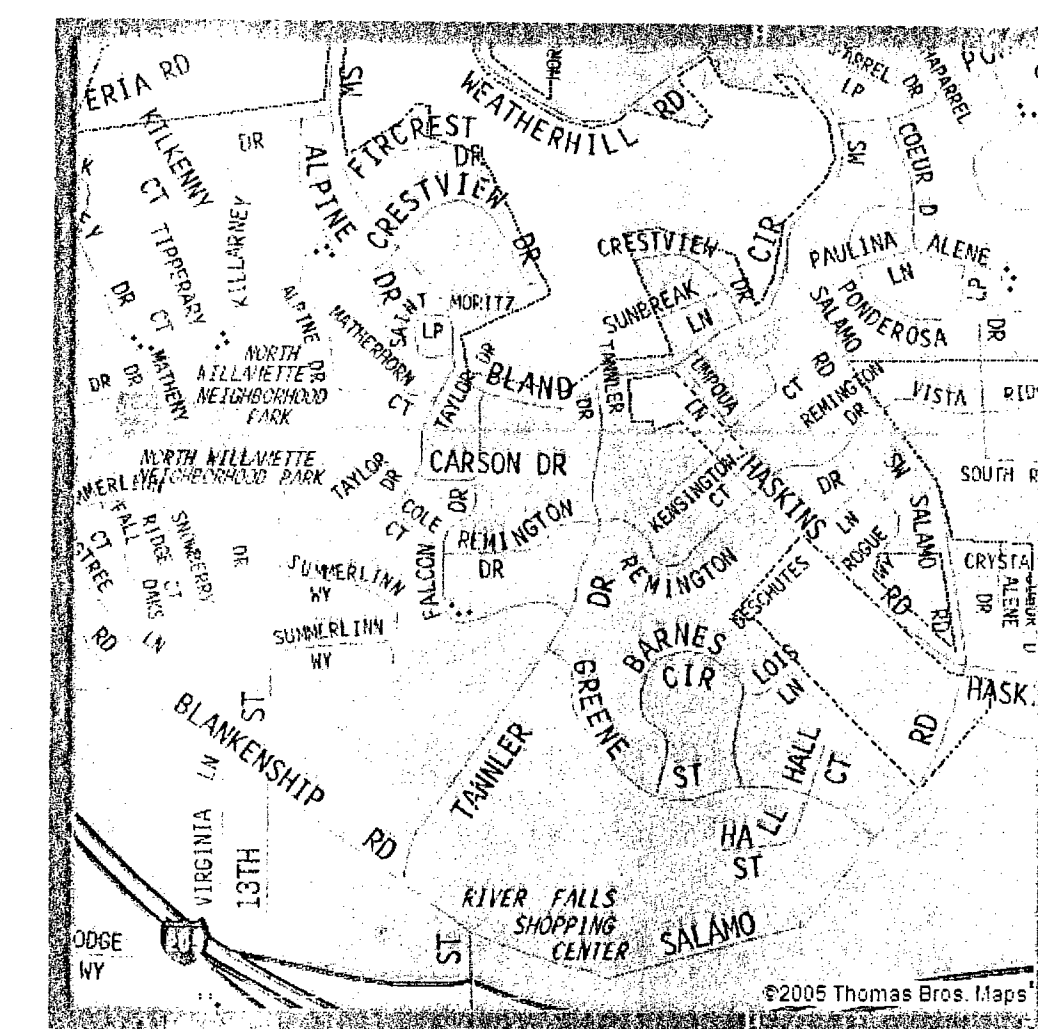


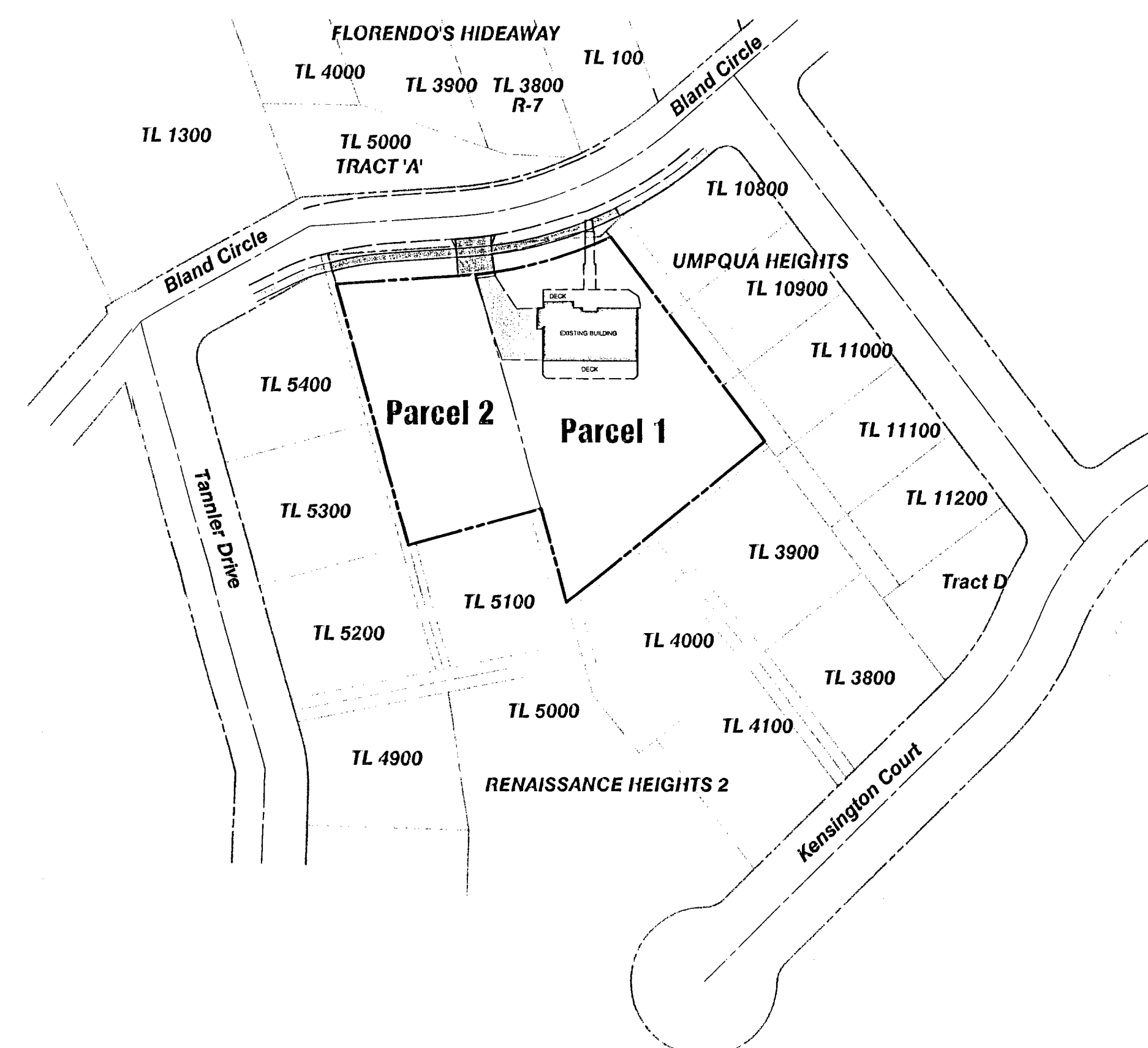
APPROVED PLANS 7/10/2007
NOT AS-BUILT DRAWINGS

Bland Circle Partition West Linn, Oregon

City File Nos. MIP-06-04
MISC-06-58

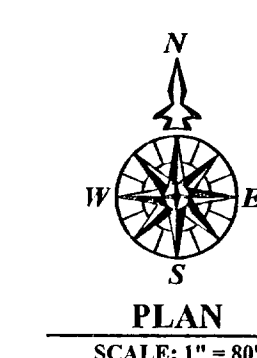


VICINITY MAP
SCALE: NTS



LEGEND	
	EXISTING CONIFEROUS TREE
	EXISTING STREET LIGHT
	EXISTING POWER TRANSFORMER
	EXISTING UTILITY RISER
	NEW POWER METER
	EXISTING GAS METER
	EXISTING MAILBOX
	EXISTING STORM MANHOLE
	EXISTING CATCH BASIN
	EXISTING CLEANOUT
	EXISTING SANITARY MANHOLE
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WELL
	NEW WATER METER
	ROOF DRAIN
	NEW SIDEWALK
	NEW PAVEMENT

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.
DATE 7/10/2007



SHEET INDEX

- COVER
- STREET PLAN
- STORM DRAINAGE PLAN
- SANITARY SEWER AND WATER PLAN
- GRADING AND EROSION CONTROL PLAN
- TREE PROTECTION AND REMOVAL PLAN
- STANDARD DETAILS

PRINTED
JUN 25 2007



EXPIRES: 06/30/2009
SIGNATURE DATE: 05/07/2007

City File No. MIP-06-04 & MISC-6-58

Cover

GENERAL NOTES:

- ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF WEST LINN EXISTING STANDARDS, THE APWA (OREGON CHAPTER) STANDARD SPECIFICATION AND DRAWINGS (1990, WITH 1992 AND 1996 AMENDMENTS), THE STATE OF OREGON PLUMBING CODE, THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ), THE OREGON DEPARTMENT OF HUMAN RESOURCES, AND AS APPROVED AND NOTED ON THESE DRAWINGS.
- CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS AND LICENSES BEFORE STARTING CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL ARRANGE FOR THE RELOCATION OF ANY IN CONFLICT WITH THE PROPOSED CONSTRUCTION.
- EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND MUST BE VERIFIED BY THE CONTRACTOR, ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
- ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND THE ACTUAL SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER AS SOON AS THEY BECOME APPARENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF ALL DAMAGE OR DESTRUCTION OF PROPERTY MONUMENTATION OR CONSTRUCTION STAKES.
- THE ENGINEER HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED FOR CONTRACTOR TO PERFORM HIS WORK.
- ALL UTILITY TRENCHES WITHIN EXISTING OR PROPOSED RIGHT-OF-WAY SHALL BE BACKFILLED WITH 3/4"-0" GRANULAR BACKFILL WHICH IS COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180.
- CONTRACTOR SHALL PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN AND RECEIVE APPROVAL PRIOR TO WORKING WITHIN THE PUBLIC RIGHT-OF-WAY.
- EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CLACKAMAS COUNTY EROSION MANUAL.
- PLUMBING CONTRACTOR SHALL CALL FOR A PRE JOB CONFERENCE PRIOR TO STARTING WORK ON PROJECT.
- PROVIDE TRACER WIRE ON ALL NON METALLIC UTILITY SERVICES (WATER, STORM, SANITARY).

STREET CONSTRUCTION AND PAVING:

- ALL WORK AND MATERIALS SHALL CONFORM WITH EXISTING CITY OF WEST LINN STANDARDS
- CONTRACTOR SHALL REMOVE AND DISPOSE OF TREES, STUMPS, ROOTS, BRUSH, AND OTHER ORGANIC MATERIAL IN THE WORK AREA AND WHERE INDICATED ON THE PLANS. THESE MATERIALS SHALL BE DISPOSED OF, OFF SITE, IN SUCH A MANNER AS TO MEET WITH LOCAL REGULATIONS.
- CONTRACTOR SHALL PROVIDE THE NECESSARY EROSION PROTECTION, TO INCLUDE GRADING, DITCHING, HAY BALES, AND SILT FENCING TO MINIMIZE EROSION ONTO ADJACENT PROPERTIES.
- THE STREET SECTION SHALL BE GRADED TO THE ELEVATIONS SHOWN ON THE DRAWINGS WITH THE NECESSARY ADJUSTMENTS TO ACCOMMODATE THE FINISHED PAVEMENT AS SPECIFIED.
- MATERIAL IN SOFT SPOTS WITHIN THE PAVED AREAS SHALL BE REMOVED TO THE DEPTH REQUIRED TO PROVIDE A FIRM FOUNDATION AND SHALL BE REPLACED WITH FILL RUN CRUSHED ROCK. THE SUBGRADE SHALL BE "PROOF ROLLED", WITNESSED BY THE ENGINEER AND THE CITY PRIOR TO PLACEMENT OF BASE ROCK. ADDITIONALLY, COMPACTION TESTING FOR AT LEAST TWO LOCATIONS IS REQUIRED FOR THE FINISHED BASE ROCK. COMPACTION TO BE 95% OF MODIFIED PROCTOR DENSITY (T-180). TESTING WILL BE BY AN INDEPENDENT LABORATORY WITH RESULTS TO THE CITY AND DESIGN ENGINEER. FINISH BASE ROCK SHALL BE PROOF ROLLED, WITNESSED BY THE ENGINEER AND CITY PRIOR TO PLACEMENT OF ASPHALT.
- CONTRACTOR TO NOTIFY CITY OF WEST LINN, AND THE ENGINEER, 24-HOURS PRIOR TO STARTING CONSTRUCTION OF WORK TO BE ACCEPTED BY THE CITY.
- ASPHALT CONCRETE PAVEMENT TO BE FROM A MIX DESIGN APPROVED BY THE OREGON DEPARTMENT OF TRANSPORTATION. CONTRACTOR TO PROVIDE DENSITY TESTING RESULTS FOR ASPHALTIC CONCRETE PLACED IN PUBLIC STREETS.

STORM SEWER:

- ALL WORK AND MATERIALS USED FOR PUBLIC IMPROVEMENTS TO CONFORM WITH THE REQUIREMENTS OF THE CITY OF WEST LINN.
- ALL WORK & MATERIALS FOR PRIVATE STORM DRAINS TO MEET REQUIREMENTS OF THE STATE OF OREGON PLUMBING CODE.
- MATERIALS:
 - * POLYVINYLCHLORIDE PIPE (PVC) SHALL CONFORM TO THE REQUIREMENTS OF ASTM D 3034 SDR 35 (6 INCHES OR LESS)
- PIPE BEDDING AND TRENCH BACKFILL WITHIN PAVED AREAS TO BE 3/4"-0" CRUSHED ROCK. PIPE BEDDING TO EXTEND A MINIMUM OF 6-INCHES IN ALL DIRECTIONS FROM THE OUTSIDE OF THE PIPE.
- ALL PIPE SHALL HAVE RUBBER GASKET JOINTS.

SANITARY SEWER:

- ALL WORK AND MATERIALS TO CONFORM WITH THE CITY OF WEST LINN STANDARDS (1990, APWA, OREGON CHAPTER, STANDARD SPECIFICATIONS AND DRAWINGS WITH 1992 AND 1996 AMENDMENTS), AND THE DEQ, FOR ALL PUBLIC SANITARY SEWER LINES.
- ALL PRIVATE SERVICE CONNECTIONS SHALL BE A MINIMUM OF 4-INCH PVC AND INSTALLED AT A MINIMUM GRADE OF 2% UNLESS OTHERWISE NOTED.
- CONTRACTOR TO "POT HOLE" EXISTING SEWER AT CONNECTION POINT PRIOR TO ACTUAL CONSTRUCTION TO VERIFY INVERT ELEVATION.
- ALL PVC SANITARY SEWER PIPE SHALL CONFORM TO ASTM D-3034, SDR 35, UNLESS SHOWN OTHERWISE ON THE DRAWINGS. PVC SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDED INSTALLATION PROCEDURES. PVC SEWER PIPE SHALL BE CONNECTED TO CONCRETE MANHOLES BY MEANS OF AN APPROVED COUPLING WITH AN ELASTOMERIC GASKET, AN APPROVED WATERSTOP OR FLEXIBLE SLEEVE. IN ADDITION TO AIR TESTING, SANITARY SEWER CONSTRUCTED OF PVC SEWER PIPE SHALL BE DEFLECTION TESTED NO LESS THAN 30-DAYS AFTER THE TRENCH BACKFILL AND COMPACTION HAS BEEN COMPLETED. THE TEST SHALL BE CONDUCTED BY PULLING AN APPROVED SOLID POINTED MANDREL (95% OF INSIDE DIAMETER) THROUGH THE COMPLETED PIPE LINE.
- CONTRACTOR SHALL CONDUCT A TV ACCEPTANCE INSPECTION UPON COMPLETION OF ALL SEWER CONSTRUCTION AND SUBMIT TO CITY.
- PIPE BEDDING AND BACKFILL SHALL CONFORM TO THE APWA STANDARD DETAILS AND AS NOTED ON THE PLANS.
- TRENCHES WITHIN THE ROADWAY OR DRIVEWAYS SHALL BE BACKFILLED WITH GRANULAR MATERIALS. COMPACTION SHALL BE SUFFICIENT TO PREVENT SETTLEMENT. CONTRACTOR TO DETERMINE TYPE OF EQUIPMENT, METHOD AND EFFORT REQUIRED TO ACHIEVE REQUIRED COMPACTION. SUBSEQUENT SETTLEMENT OF THE FINISH SURFACE WITHIN THE WARRANTY PERIOD SHALL BE CONSIDERED THE RESULT OF IMPROPER COMPACTION AND SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER. COMPACTION TESTING IS REQUIRED.
- ALL MANHOLES SHALL BE VACUUM TESTED AND ALL OUTSIDE THE STREET RIGHT-OF-WAY SHALL HAVE TAMPER PROOF LIDS.
- CONTRACTOR SHALL MAINTAIN AS-CONSTRUCTED DATA INCLUDING STATION, LENGTH, AND DEPTH OF SERVICE CONNECTION, AND ANY CHANGES MADE DURING CONSTRUCTION. THAT DATA SHALL BE SUBMITTED TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION.

WATER SYSTEM NOTES:

- ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF WEST LINN STANDARDS AND SPECIFICATIONS, THE OREGON STATE HEALTH DIVISION ADMINISTRATIVE RULES CHAPTER 333.
- WATER SERVICES SHALL BE COPPER TUBING TYPE "K" 1-INCH DIAMETER FOR ALL SERVICES.
- HYDROSTATIC TESTS: THE TEST PRESSURE SHALL BE 180 PSI AT THE HIGHEST POINT IN ANY SECTION. THE DURATION SHALL BE 60-MINUTES WITHOUT PRESSURE DROP AND SHALL BE MONITORED BY THE ENGINEER AND THE CITY OF WEST LINN.
- STERILIZATION: PIPELINES INTENDED TO CARRY POTABLE WATER SHALL BE FLUSHED AND STERILIZED BEFORE PLACING INTO SERVICE. STERILIZING PROCEDURE SHALL CONFORM TO WEST LINN STANDARDS OR AS MODIFIED OR EXPANDED BY GOVERNING AGENCY HAVING JURISDICTION.
- DISPOSAL OF THE STERILIZATION WATER SHALL BE DONE IN CONFORMANCE WITH DEQ REGULATIONS IN SUCH A WAY AS TO NOT CAUSE DAMAGE OR INJURY.
- ALL WORK ON WATER SERVICE PIPING SHALL BE INSTALLED BY A LICENSED PLUMBER AND PERMITTED THROUGH A LICENSED PLUMBING CONTRACTOR.

SEEDING/MULCHING

- ALL AREAS DISTURBED DURING CONSTRUCTION TO BE GRADED TO DRAIN AND COMPACTED TO A MINIMUM OF STANDARDS IMMEDIATELY AFTER INSTALLATION UTILITIES OR GRADING.
- RECOMMENDED SEED MIXTURE:

TYPE	PERCENT BY WEIGHT
ELKA DWARF PERENNIAL RYEGRASS	80
CREeping RED FESCUE	20

APPLICATION RATE: 100 POUNDS MINIMUM PER ACRE ANNUAL RYEGRASS RECOMMENDED WHEN RAPID GERMINATION IS REQUIRED.
- FERTILIZER SHALL BE 12-16-8 WITH 50% OF THE NITROGEN DERIVED FROM UREA-FORMALDEHYDE, AND APPLIED AT A RATE OF 400 POUNDS PER ACRE.
- SEED AND MULCH AT A RATE OF 2000 LB/AC WITH HEAVY BONDING AGENT OR NETTING AND ANCHORS. MULCH SHALL BE A WOOD CELLULOSE FIBER OR OTHER MATERIAL SUITABLE FOR HYDROMULCHING.
- TEMPORARY/PERMANENT HYDROSEEDING OR ACCEPTABLE SEEDING AND MULCHING MUST BE PROVIDED WHENEVER PERENNIAL COVER CANNOT BE ESTABLISHED ON SITES WHICH WILL BE EXPOSED FOR 60 DAYS OR MORE.

CONDITIONS OF APPROVAL:

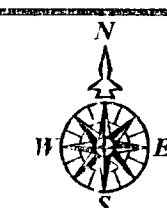
- APPLICANT SHALL DEDICATE ROW ALONG BLAND CIRCLE FRONTAGE RESULTING IN A MINIMUM 60 FEET ALONG THE ENTIRE FRONTAGE.
- A FIVE-FOOT UTILITY EASEMENT SHALL BE DESIGNATED ALONG THE REAR OF THE WESTERN OF THE TWO LOTS, PARALLEL TO THE 15-FOOT EASEMENT ON THE SITE LOT TO THE EAST.
- TREES 6 THROUGH 10 SHALL NOT BE REMOVED (NOR SHALL OTHER SIGNIFICANT TREES ON SITE, WHICH ARE TREES 1, 2, AND 11). WHEN A BUILDING PERMIT IS APPLIED FOR ON THE NEW LOT WHERE TREES 8-10 ARE LOCATED, SIGNIFICANT TREE ISSUES SHALL BE ADDRESSED FURTHER IF NEED BE AT THAT TIME.
- APPLICANT SHALL DEMONSTRATE TO ENGINEERING'S APPROVAL THAT THE PROPOSED STORMWATER CONNECTION IS FEASIBLE OR REDESIGN THIS CONNECTION TO ENGINEERING'S APPROVAL BEFORE FINAL PLAT IS APPROVED.
- ALL PUBLIC IMPROVEMENT SHALL MEET THE CITY OF WEST LINN DESIGN AND CONSTRUCTION STANDARDS.
- APPLICANT SHALL PROVIDE HALF-STREET IMPROVEMENTS ON BLAND CIRCLE ALONG PROPERTY FRONTAGE.
- DUE TO THE NEED TO PRESERVE SIGNIFICANT TREES ON SITE, THE DRIVEWAY CUT FOR THE NEW PARCEL ON THE WESTERN HALF OF THE SITE SHALL EITHER COME OFF OF BLAND CIRCLE ON THE WEST END OF THE SITE AND TRAVERSE THE WEST END OF THE SITE TO A NEW HOUSE AT THE SOUTH END, OR INSTEAD SHALL USE THE EXISTING DRIVEWAY CUT AND TRAVERSE TO THE SOUTHWEST END OF THE SITE WHILE ONLY REMOVING TREES 3, 4, AND 5 AND NO SIGNIFICANT TREES.
- APPLICANT SHALL CONNECT EXISTING HOUSE AND NEW PARCEL TO THE CITY WATER SYSTEM AND SHALL HAVE EXISTING WELL DECOMMISSIONED TO CITY WATER DEPARTMENT STANDARDS.
- THE NEW PARCEL SHALL BE CONNECTED TO THE CITY SEWER SYSTEM. THE EXISTING SEWER LINE AND CONNECTION SHALL BE INSPECTED FOR COMPLIANCE WITH CITY STANDARDS AT THE APPLICANT'S EXPENSE, AND IF NECESSARY SHALL BE BROUGHT INTO COMPLIANCE AT THE APPLICANT'S EXPENSE. ALL CERTIFICATIONS REQUIRED FOR THE SEPTIC SYSTEM DECOMMISSIONING AND THE SEWER CONNECTION SHALL BE OBTAINED AND VALIDATED.
- APPLICANT SHALL PROVIDE THE CITY BUILDING DIVISION WITH PROPOSED PLOT, SHOWING LOCATIONS OF EXISTING SEPTIC TANK, DRAIN FIELD, NOW LOT LINE AND NEW HOME SITE. IF SOILS AFFECTED BY THE SEPTIC SYSTEM EXISTS IN AREAS WHERE THE FUTURE HOME SITE AND DRIVEWAY WILL BE LOCATED, THE SOIL SHALL BE EXCAVATED PER DEQ REGULATIONS.
- AT THE TIME THE EXISTING HOUSE IS CONNECTED TO THE CITY SANITARY SEWER SYSTEM, SEWAGE IN THE SEPTIC TANK MUST BE PUMPED OUT AND THE TANK MUST BE FILLED WITH SAND AND OR GRAVEL.
- THE STORM DRAINAGE SYSTEM FOR THE NEWLY CREATED LOT THAT DRAINS TO THE EAST ACROSS THE EXISTING HOUSE'S LOT SHALL BE DESIGNED TO SUFFICIENTLY DRAIN ALL OF THE RUNOFF AS WELL AS EXISTING IMPERVIOUS AREAS INCLUDING REQUIRED IMPROVEMENTS.
- APPLICANT SHALL PAY AFA FOR THE CONNECTION TO THE WATER LINE UNDER BLAND CIRCLE.
- THE APPLICANT SHALL MAKE A PROPORTIONAL CONTRIBUTION, BASED ON PM PEAK HOUR TRIPS GENERATED, TOWARDS FUTURE SIGNAL INSTALLATION AT THE TANNER/BLANKENSHIP INTERSECTION, WITH THE CURRENT AMOUNT OF \$897.00/PEAK HOUR TRIP AS OF 11/30/2008 INFLATION ADJUSTED BY ENR CCI AT TIME OF BUILDING PERMIT ISSUANCE.
- THE APPLICANT SHALL PAY SERVICE DEVELOPMENT CHARGES, ANY APPROPRIATE CONNECTION FEES, AND PAST UTILITY BILLS OWED FOR THE EXISTING SEWER CONNECTION. THE CITY PUBLIC WORKS DIRECTOR SHALL DETERMINE THE CHARGES AS APPROPRIATE BASED ON THE LEVELS OF ALL SUCH CHARGES FROM YEARS PAST.

UTILITY CONTACTS:

Water: City of West Linn
Power: PGE, Service & Design 503-736-5452
Sewer: City of West Linn 503-242-2793
Phone: Qwest Communications 503-242-2793
Cable: Comcast 503-605-6147
Gas: NW Natural 503-721-2449

DATE	NO.	REVISION

DRAWN BJS	DESIGNED BDG	CHECKED BDG
SCALE 1" = 80'	DATE February, 2007	
PLAN 06-6199-3022	6199 Civil	



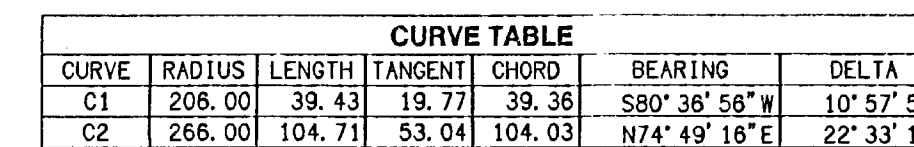
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23162 S. Bland Circle
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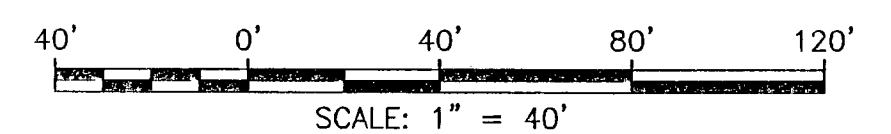
Bland Circle Partition
TL 11500, Map 2S1E35 AC
West Linn, Oregon

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7/10/2007



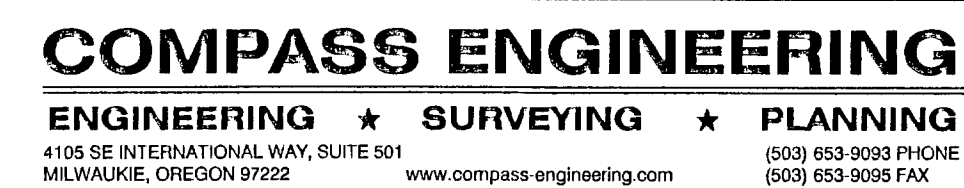
1. UTILITY PADS OR PEDESTALS TO BE RELOCATED IF THEY INTERFERE WITH SIDEWALK. COORDINATE RELOCATIONS WITH AFFECTED UTILITY COMPANIES AND CITY OF WEST LINN.



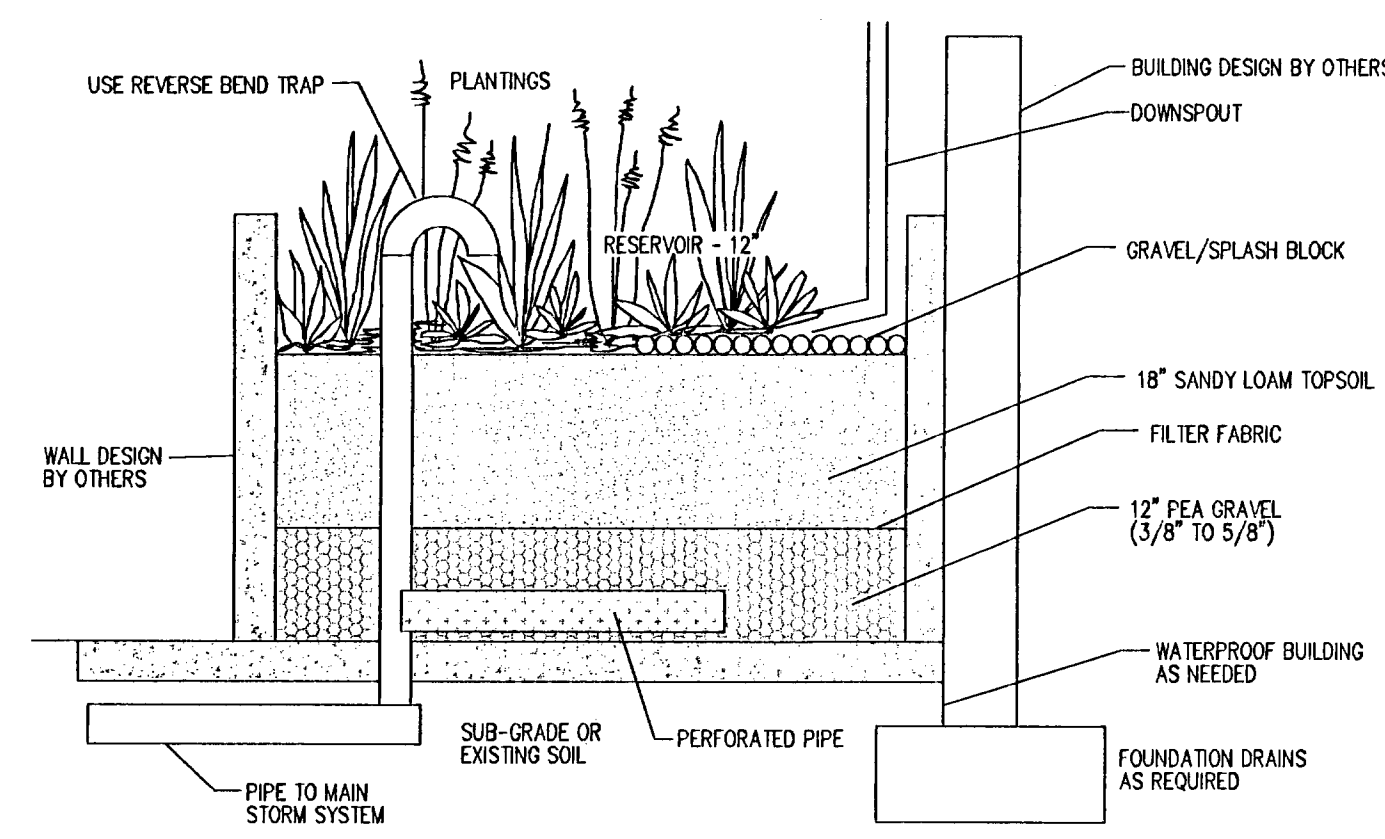
EXPIRES: 06/30/2007

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			SCALE 1" = 40'		DATE February, 2007
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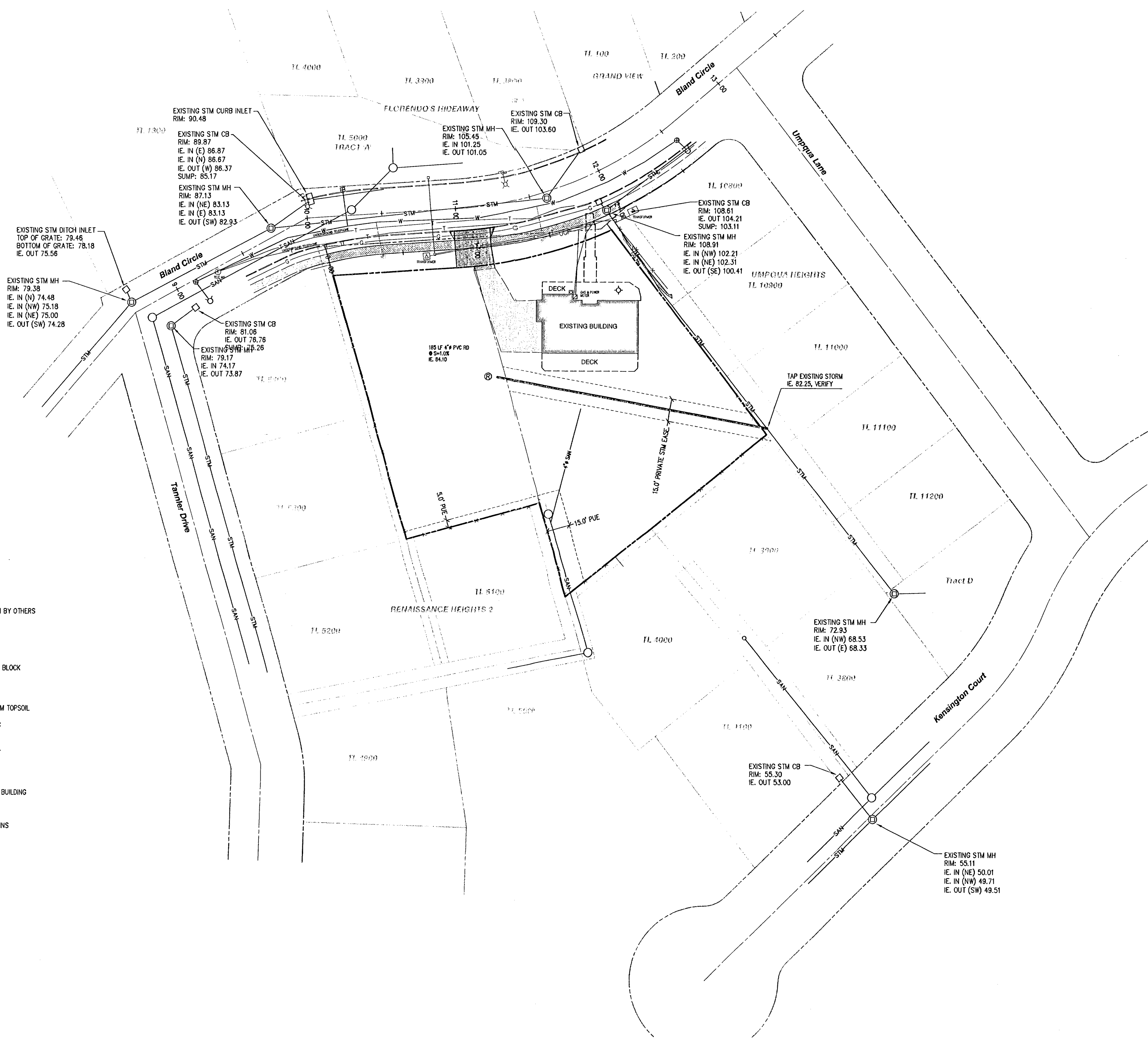


Bland Circle Partition
 TL 11500, Map 2S1E35 AC
 West Linn, Oregon

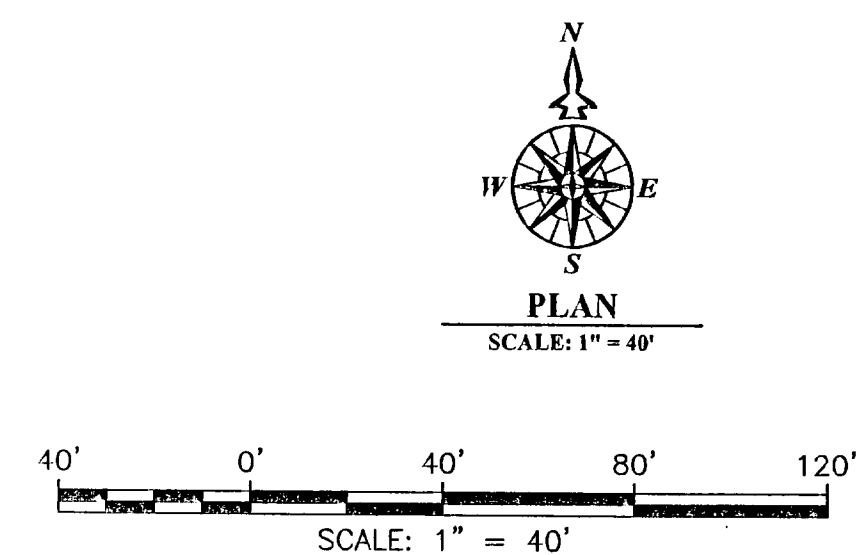


STORMWATER PLANTER
SCALE: NTS

- NOTES:**
1. STORMWATER PLANTERS TO TREAT STORM RUNOFF FROM ROOF DRAINS AND DRIVEWAY. A 159 SQUARE FOOT PLANTER IS NEEDED FOR STORMWATER TREATMENT.
 2. CONFIGURATION OF PLANTER SHOULD BE COORDINATED WITH HOUSE DESIGN.



- NOTES:**
1. PUBLIC WORKS PERMIT REQUIRED FOR CONNECTION TO PUBLIC STORM SEWER.



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JUN 25 2007

REGISTERED PROFESSIONAL
ENGINEER
7120
OREGON
JULY 18, 1971
PRICE D. GOLDSON

EXPIRES: 06/30/2009
SIGNATURE DATE: 05/07/2007

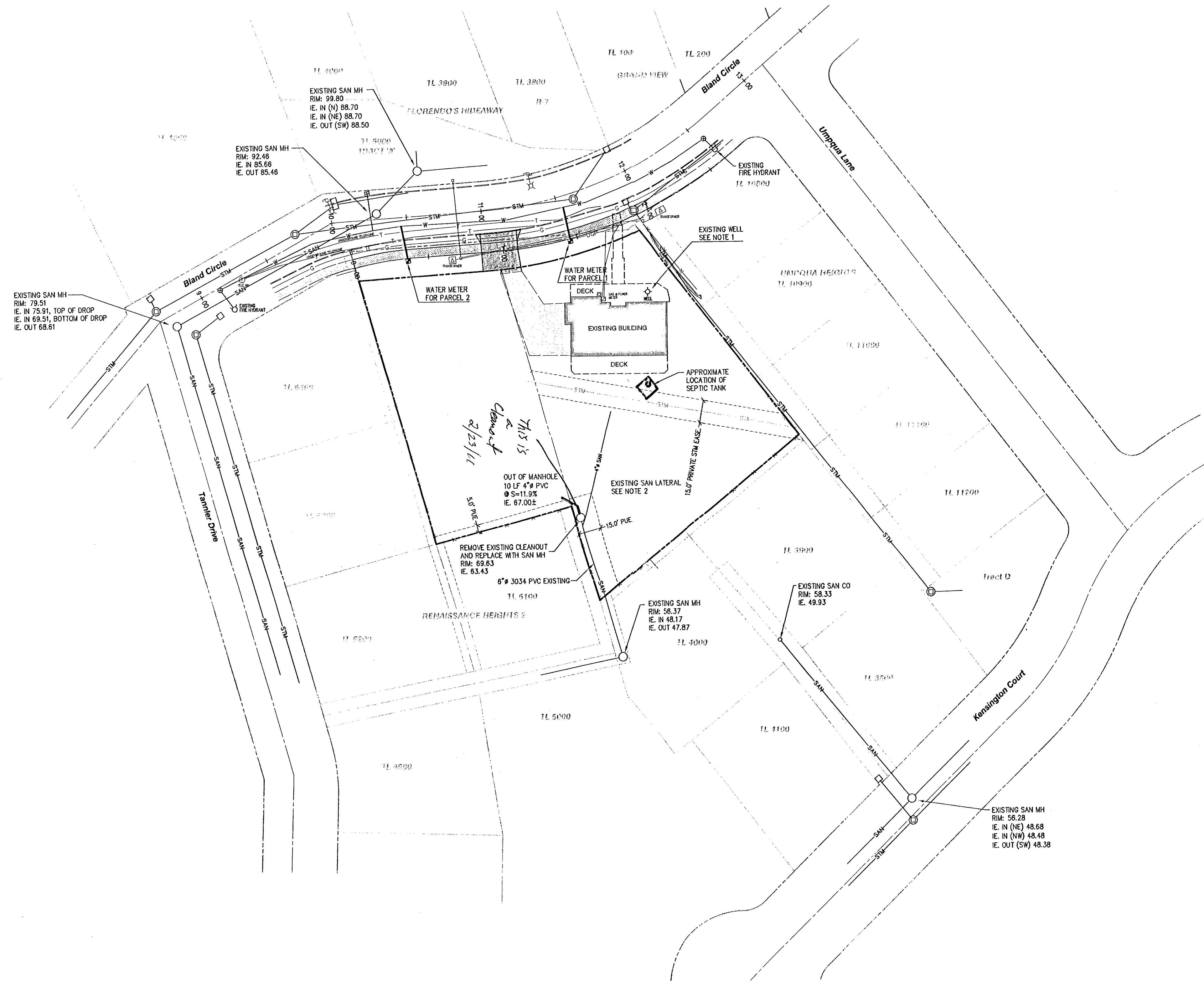
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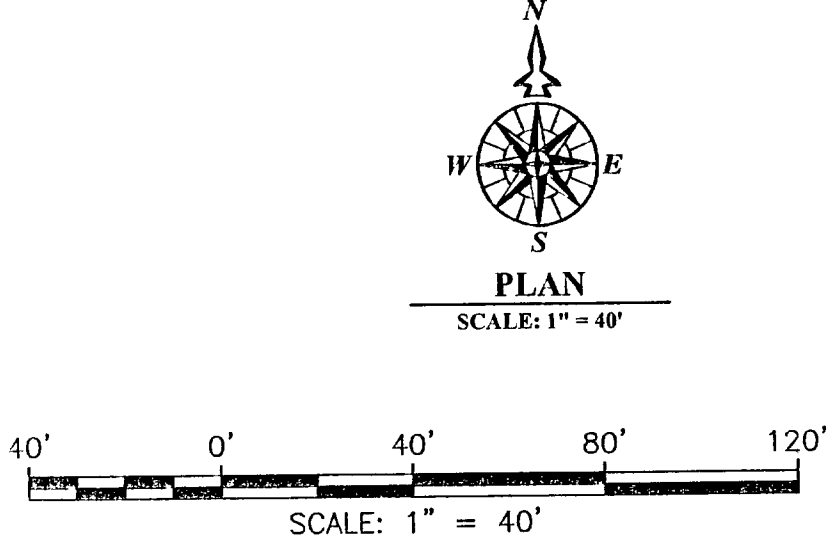
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Bland Circle Partition
TL 11500, Map 2S1E35 AC
West Linn, Oregon




- NOTES:
1. THE EXISTING HOUSE AND NEW PARCEL WILL BE CONNECTED TO THE CITY WATER SYSTEM AND THE EXISTING WELL SHALL BE DECOMMISSIONED TO THE CITY WATER DEPARTMENT STANDARDS.
 2. THE NEW PARCEL WILL BE CONNECTED TO THE CITY SEWER SYSTEM. THE EXISTING SEWER AND CONNECTION WILL BE INSPECTED FOR COMPLIANCE WITH CITY STANDARDS AND BROUGHT INTO COMPLIANCE.
 3. AT THE TIME THE EXISTING HOUSE IS CONNECTED TO THE CITY SANITARY SEWER SYSTEM, SEWAGE IN THE SEPTIC TANK MUST BE PUMPED OUT AND THE TANK MUST BE FILLED WITH SAND OR GRAVEL.
 4. PRESSURE REDUCING VALVE IS REQUIRED ON WATER SERVICE LINE WHEN SERVICE PRESSURE EXCEEDS 80 PSI.
 5. SUITABLE MEANS OF BACKFLOW PROTECTION REQUIRED ON ANY POINTS OF POSSIBLE CONTAMINATION OF THE POTABLE SUPPLY.
 6. TEST RESULTS ARE REQUIRED TO BE SUBMITTED TO BUILDING DEPARTMENT FOR ALL BACKFLOW PREVENTION PRIOR TO USE OF CITY WATER.
 7. PLUMBING TO BE TESTED TO CODE STANDARDS.



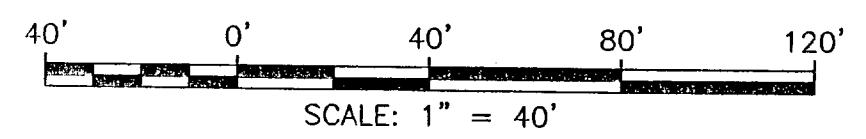
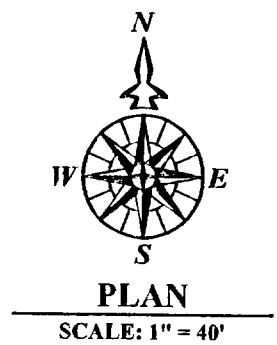
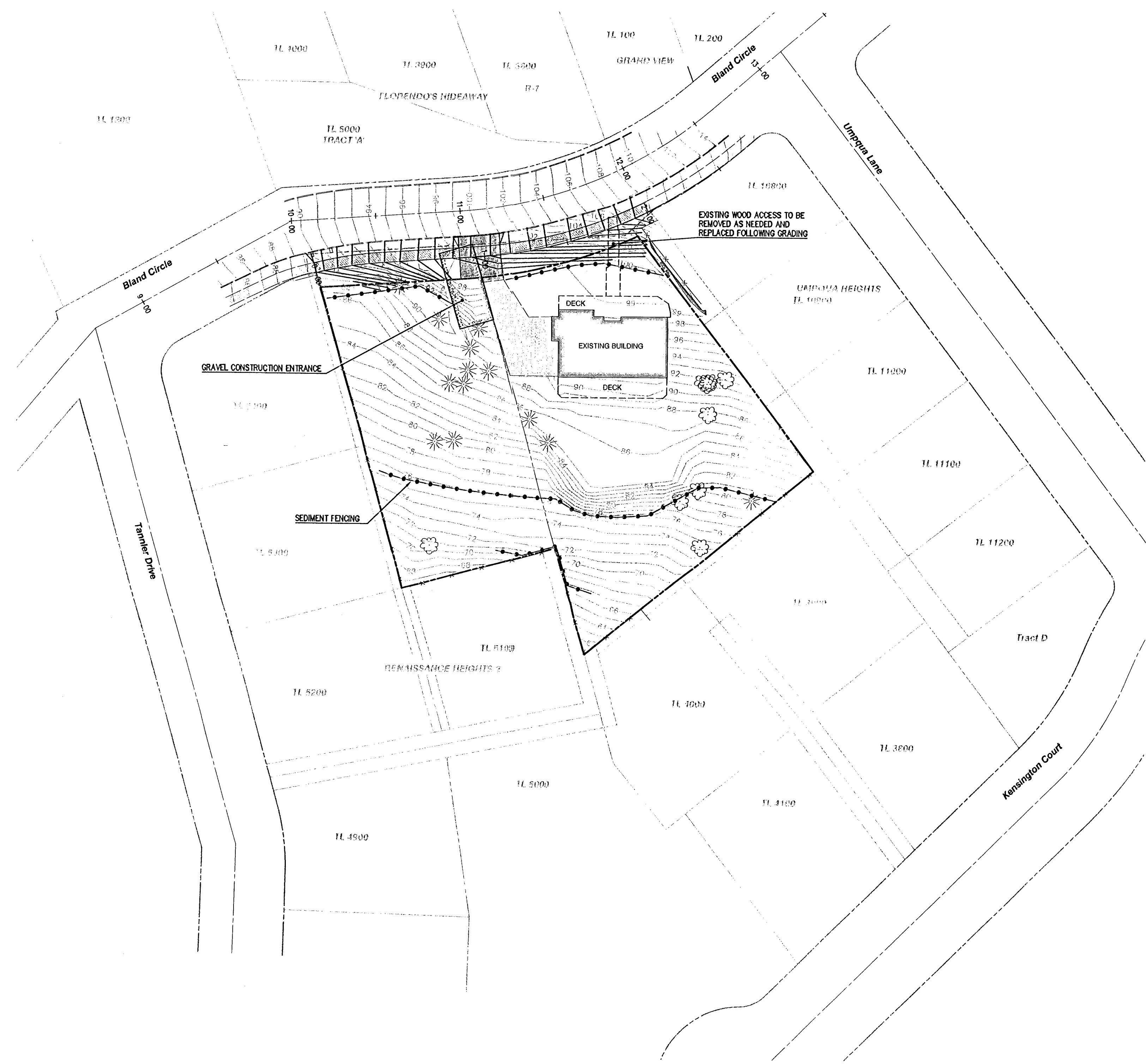
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SIGNATURE DATE: 05/07/2007

Sanitary Sewer and Water Plan

			DRAWN BJS	DESIGNED BDG	CHECKED BDG	 <div>COMPASS ENGINEERING ENGINEERING ★ SURVEYING ★ PLANNING 4105 SE INTERNATIONAL WAY, SUITE 501 MILWAUKEE, OREGON 97222 www.compass-engineering.com (503) 653-9090 PHONE (503) 653-9095 FAX</div>	Arianne Lawrence 23162 S. Bland Circle West Linn, Oregon 97068	Bland Circle Partition TL 11500, Map 2S1E35 AC West Linn, Oregon	4 6
			SCALE 1" = 40'	DATE February, 2007					
			PLAN 06-6199-3022	6199 Civil					
DATE	NO.	REVISION							

APPROVED PLANS 7/10/2007
NOT AS-BUILT DRAWINGS



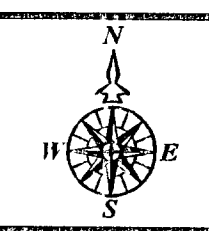
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REGISTERED PROFESSIONAL
ENGINEER
7120
JULY 18, 1971
PRUCE D. GOLDSON

EXPIRES: 06/30/2009
SIGNATURE DATE: 05/07/2007

Grading and Erosion Control Plan

			DRAWN BJS	DESIGNED BDG	CHECKED BDG
			SCALE 1" = 40'	DATE February, 2007	
DATE	NO.	REVISION	PLAN 06-6199-3022	6199 Civil	



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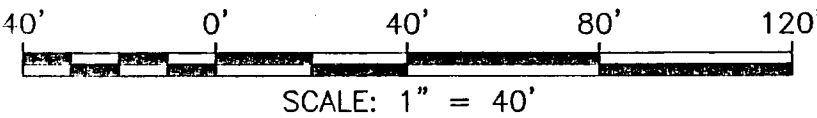
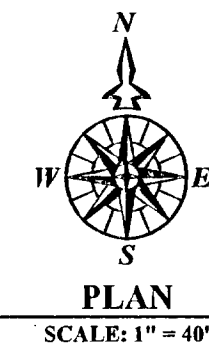
Bland Circle Partition
TL 11500, Map 2S1E35 AC
West Linn, Oregon

Type I & II Lands (25%+) 6,614 SF
Non-type I & II Lands 49,144 SF
Tree Canopy + 10' in non-type I & II Lands 10,057 SF
Percentage of non-type I & II area 20.46%

- NOTE:
- TREE REMOVAL TO BE DETERMINED BY HOUSE LAYOUT. SEE CONDITIONS OF APPROVAL NO. 3 & NO. 7.
 - TREE PROTECTION FENCING SHALL BE 6-FOOT CHAINLINK FENCE WITH STEEL POSTS DRIVEN IN TO GROUND AT THE DRIP LINE.

Tree Inventory

		Save	Remove
1)	24" Fir	x	
2)	36" Fir	x	
3)	8" Fir	x	
4)	10" Fir	x	
5)	13" Fir	x	
6)	26" Fir	x	
7)	18" Fir	x	
8)	24" Fir	x	
9)	24" Fir	x	
10)	16" Fir	x	
11)	24" Fir	x	
12)	7" Fir	x	
13)	12" Deciduous	x	
14)	9" Deciduous	x	
15)	11" Deciduous	x	
16)	11" Deciduous	x	
17)	9" Deciduous	x	
18)	21" Deciduous	x	
19)	8" Maple	x	
20)	6" Maple	x	
21)	18" Fir	x	
22)	36" Maple	x	



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Tree Removal Plan

DATE	NO.	REVISION

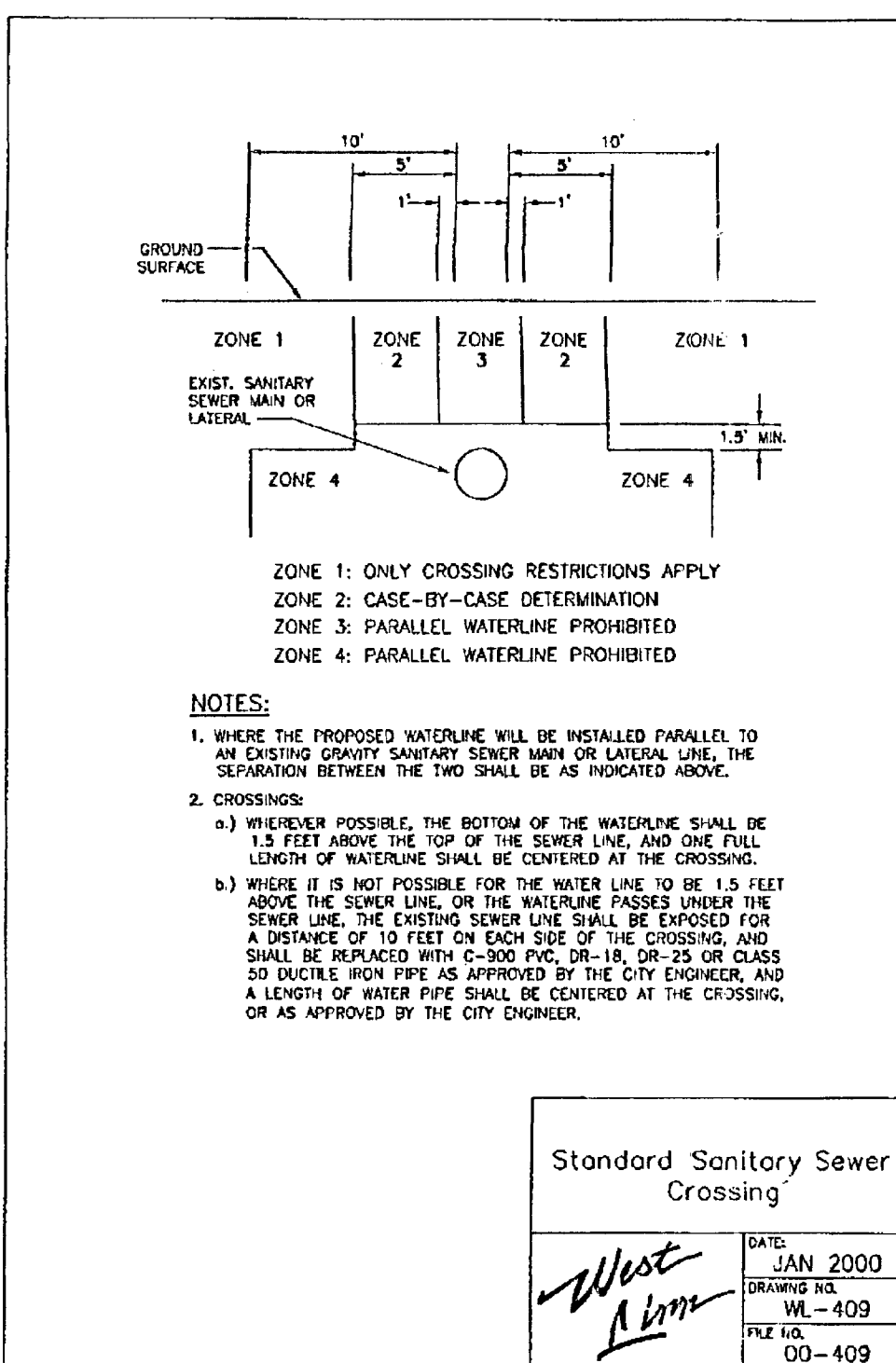
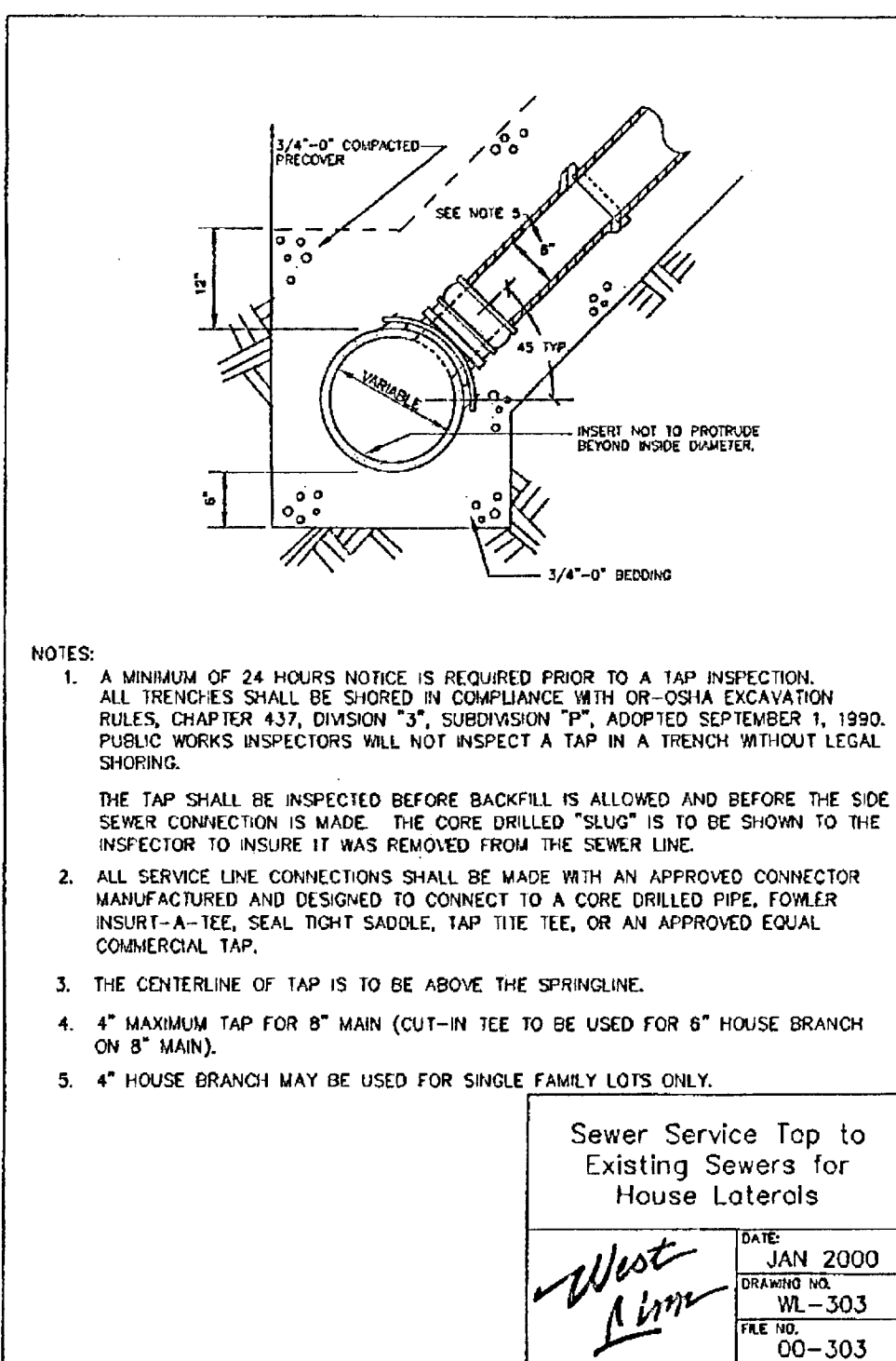
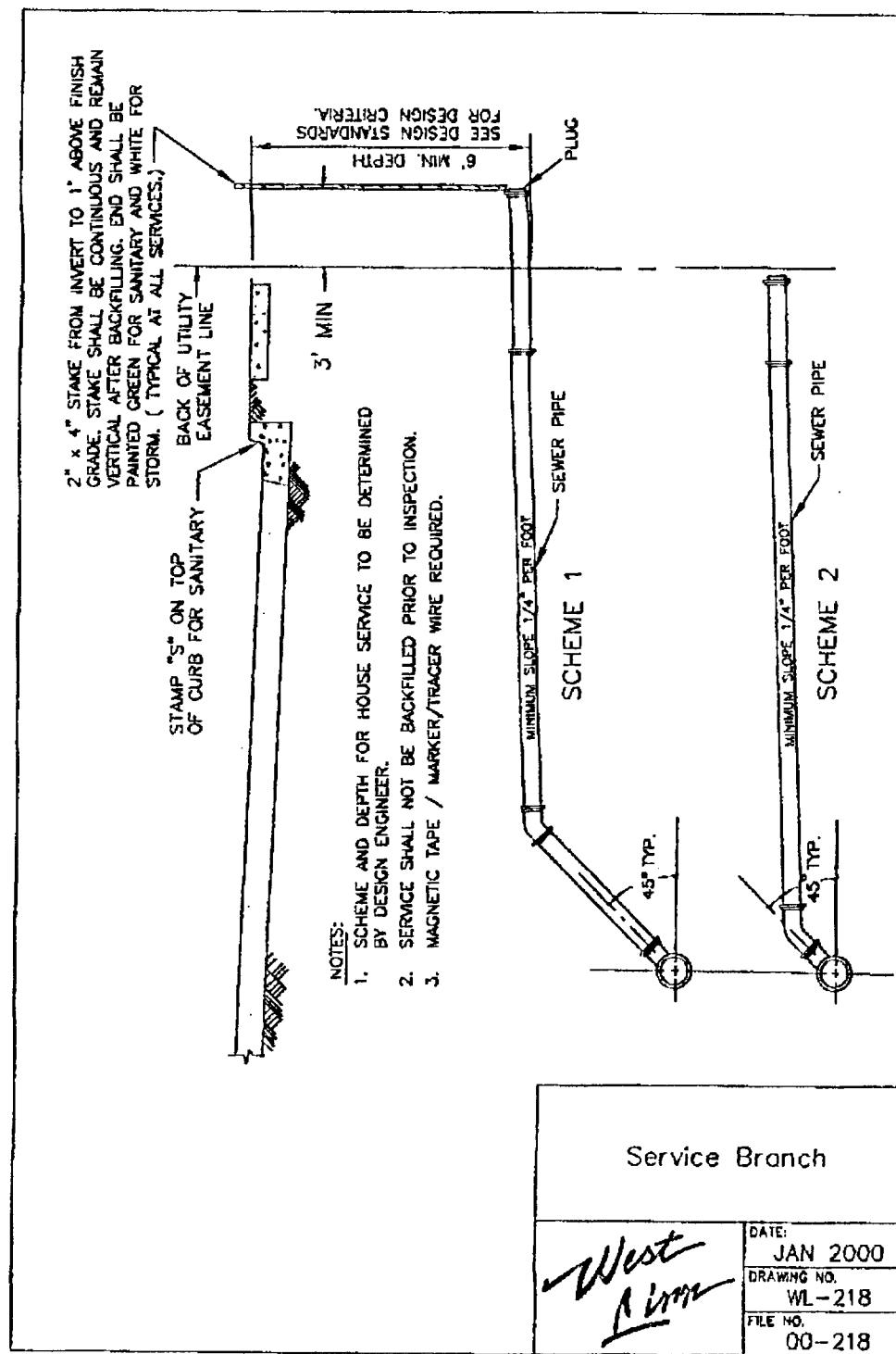
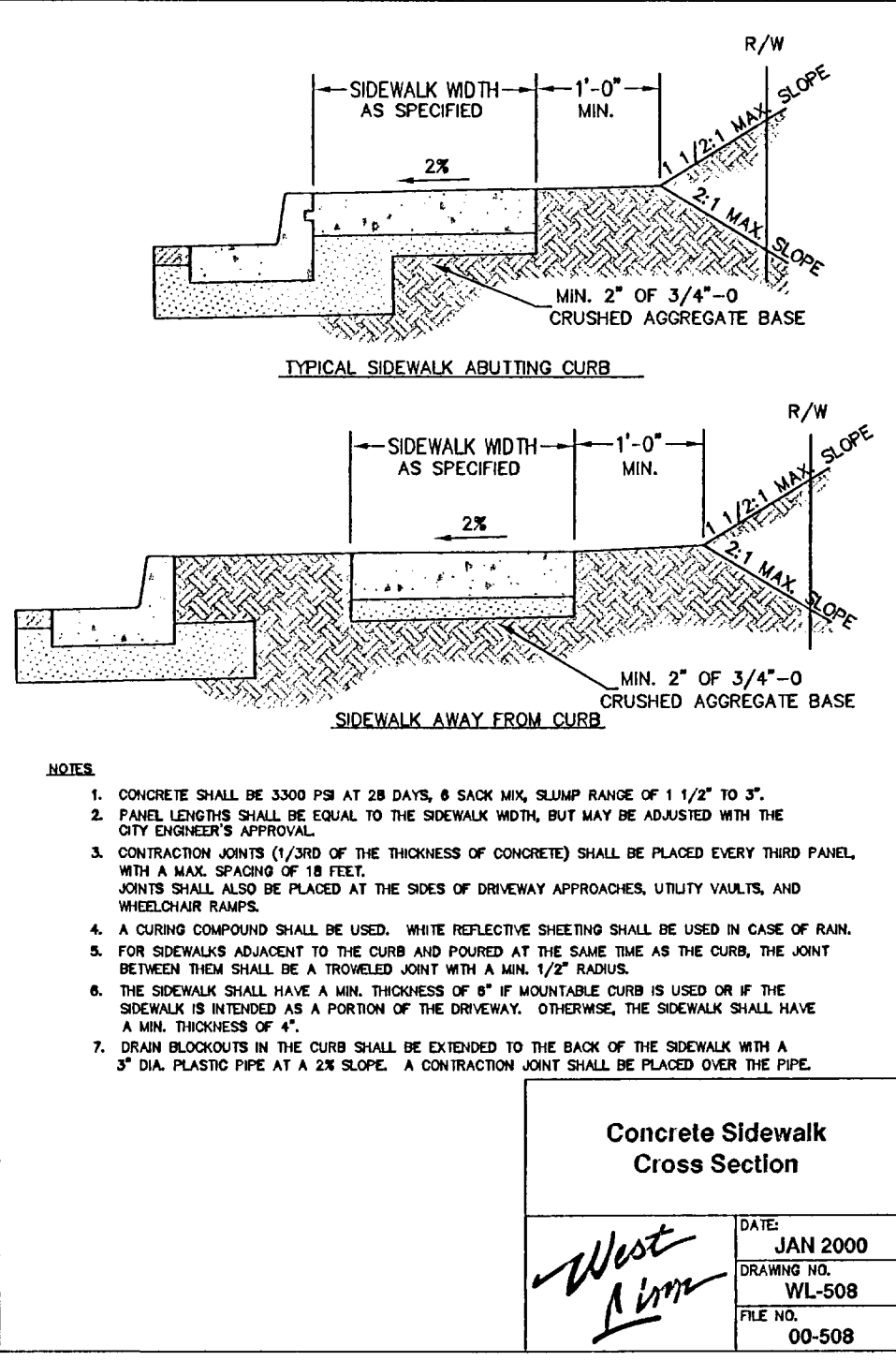
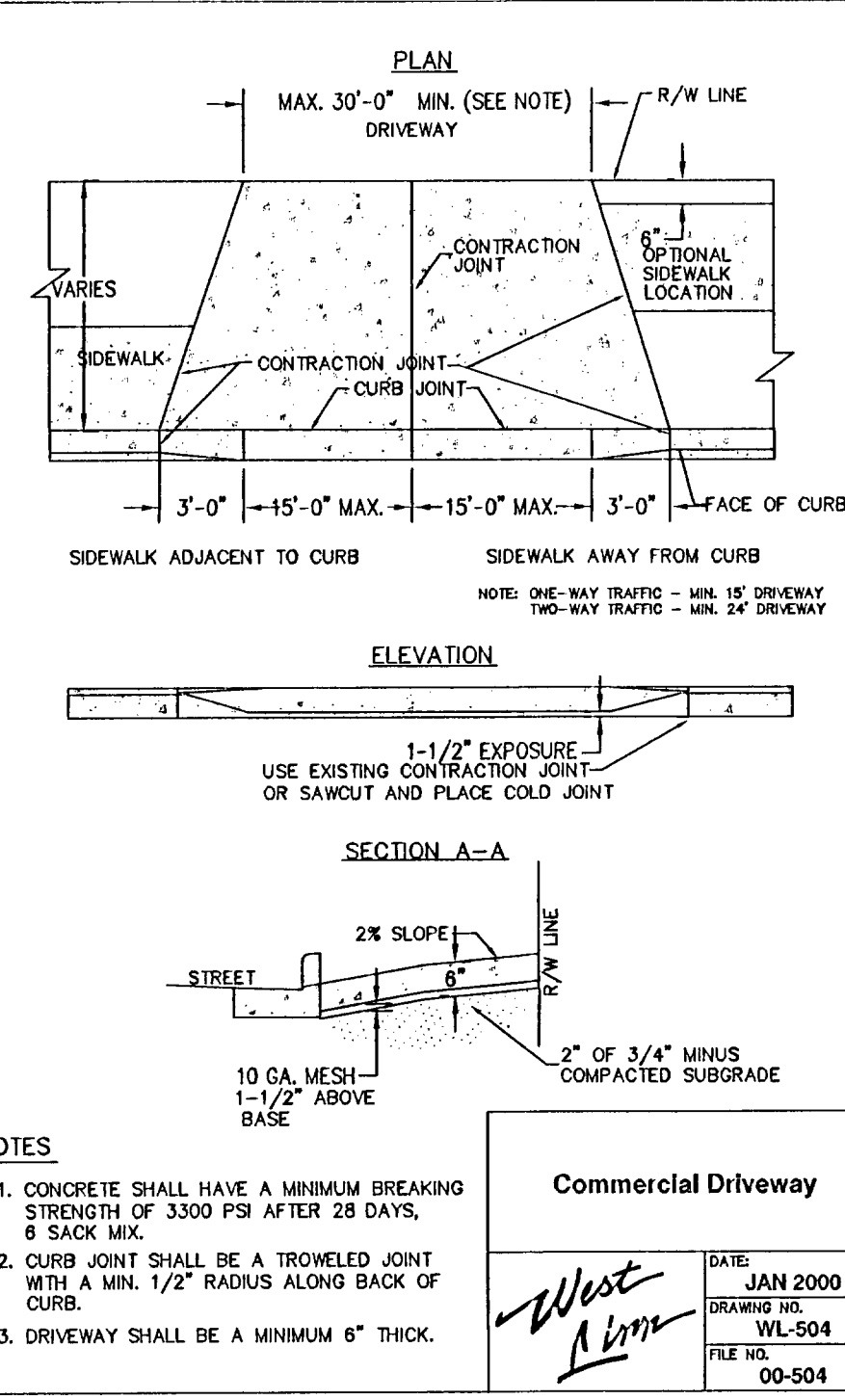
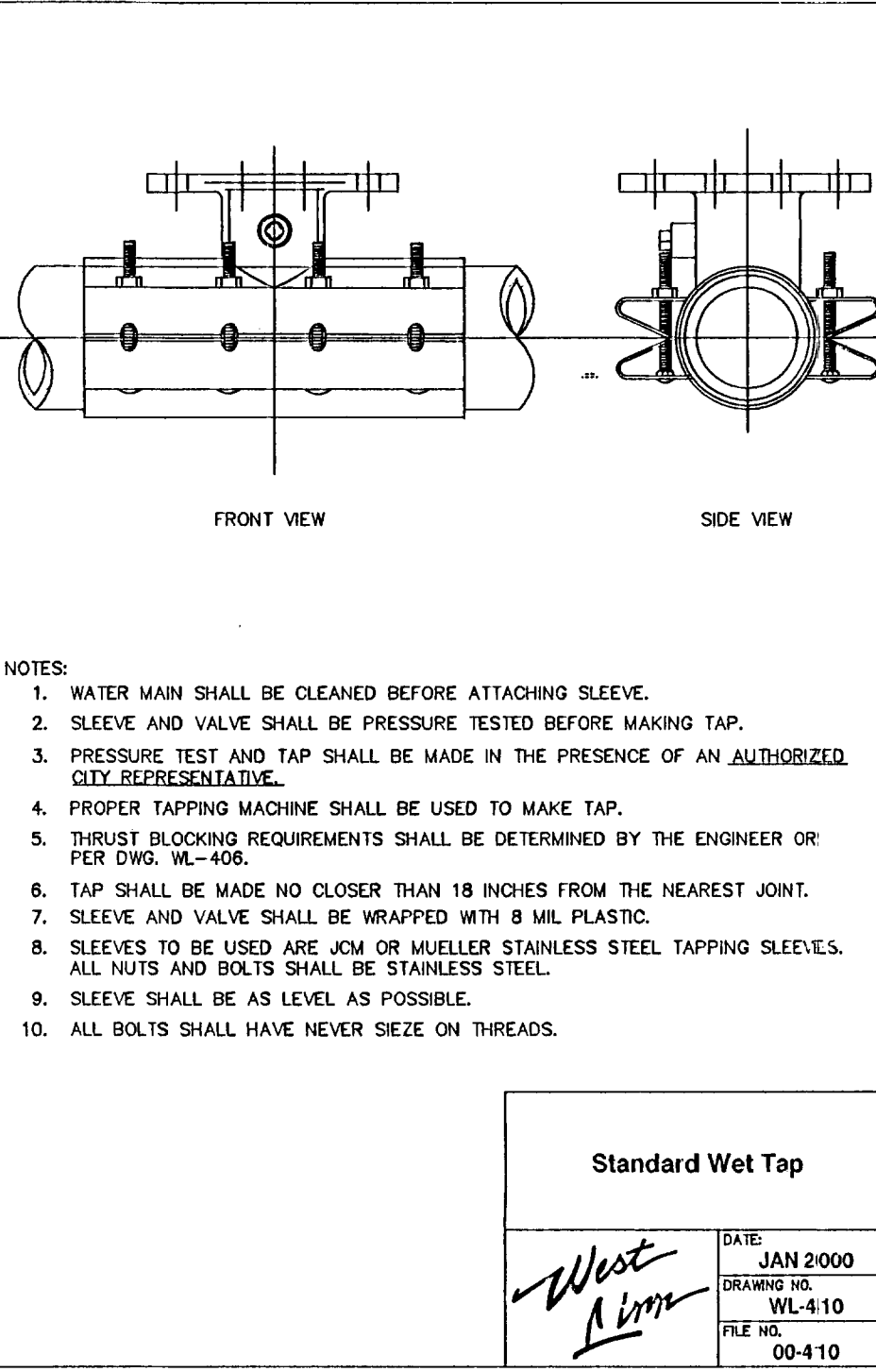
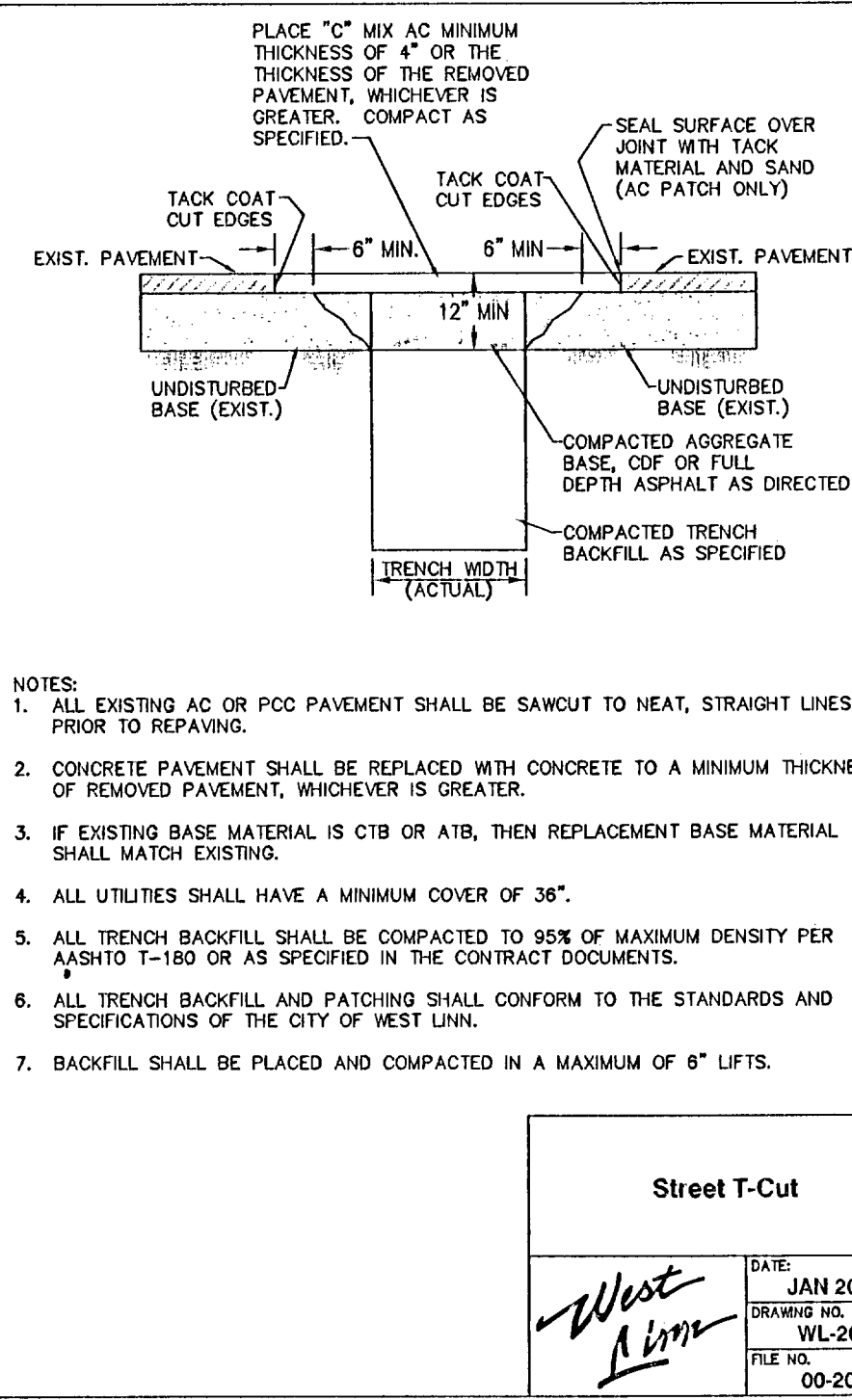
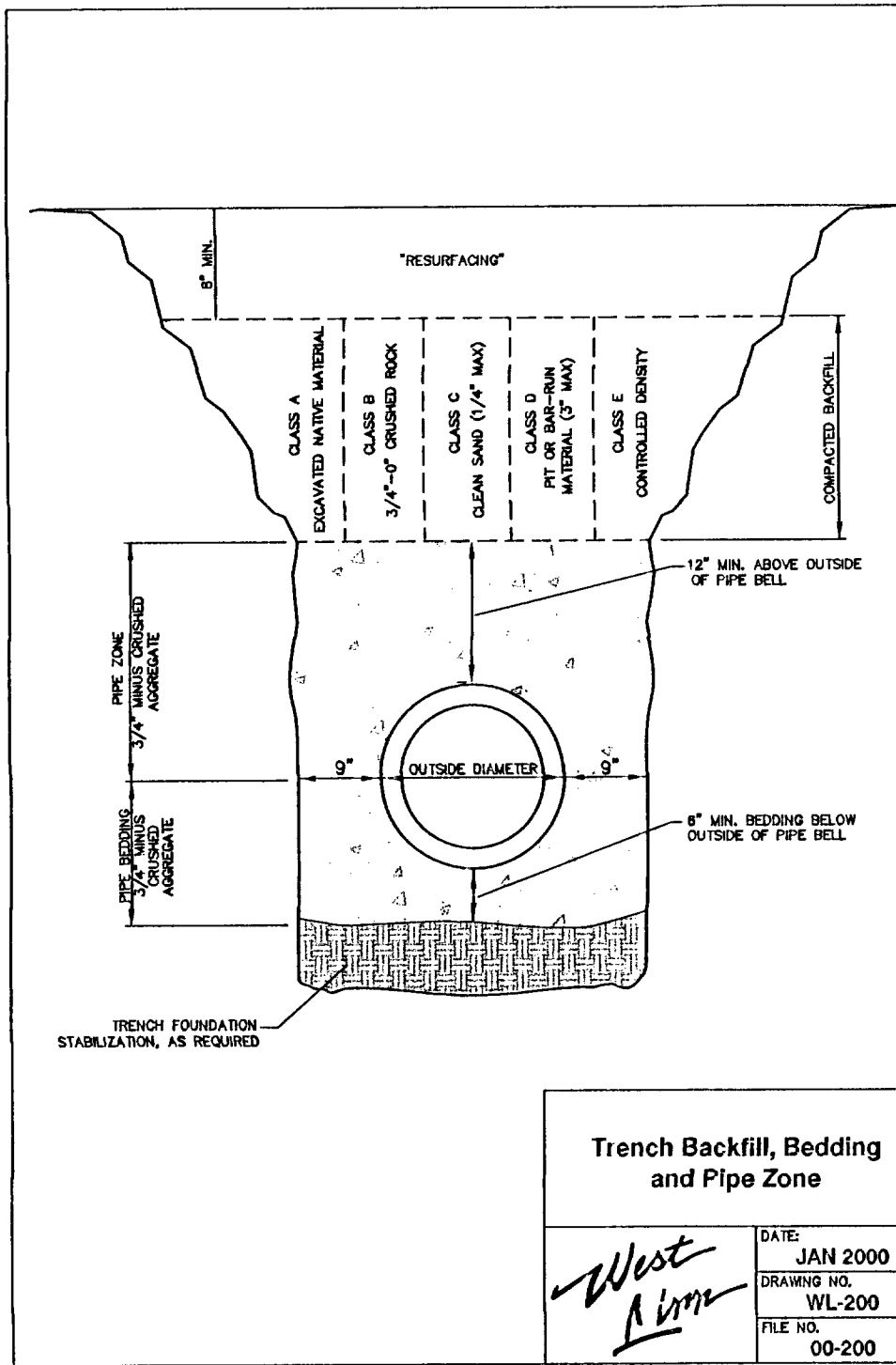
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SCALE 1" = 40'	DATE February, 2007	
PLAN 06-6199-3022	6199 Civil	



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