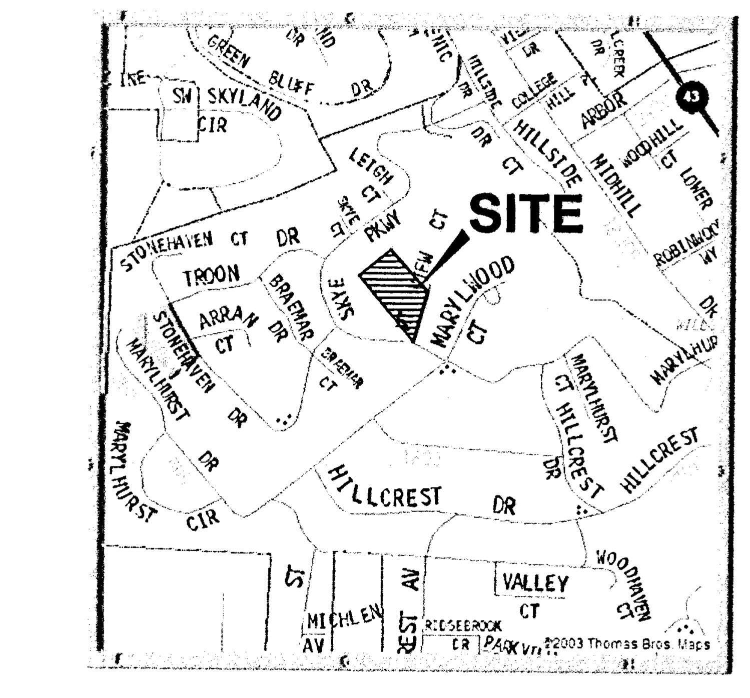
Breckenridge Heights

West Linn, Oregon

City File Nos. SUB 06-01
MISC 06-02
VAR 06-01



VICINITY MAP
SCALE: NTS

PROPERTY OWNER/DEVELOPER:
Centurion Homes
7128 SW Gonzaga St., Suite 100
Portland, Oregon 97223
Contact: Phil & Shawn Gentemann

ENGINEER & SURVEYOR:
Compass Engineering
6564 SE Lake Road
Milwaukie, Oregon 97222
Contact: Bruce Goldson, P.E.

GENERAL NOTES:

1. 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.
2. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS AND LICENSES BEFORE STARTING CONSTRUCTION.
3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL ARRANGE FOR THE RELOCATION OF ANY IN CONFLICT WITH THE PROPOSED CONSTRUCTION.
4. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND MUST BE VERIFIED BY THE CONTRACTOR, ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
5. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND THE ACTUAL SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER AS SOON AS THEY BECOME APPARENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF ALL DAMAGE OR DESTRUCTION OF PROPERTY MONUMENTATION OR CONSTRUCTION STAKES.
7. 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.
8. 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.
9. CONTRACTOR SHALL PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN AND RECEIVE APPROVAL PRIOR TO WORKING WITHIN THE PUBLIC RIGHT-OF-WAY.
10. THE DEVELOPER IS RESPONSIBLE FOR THREE YEARS OF MAINTENANCE OF THE DETENTION SYSTEM AFTER ACCEPTANCE BY THE CITY. HOMEOWNER ASSOCIATION OR PRIVATE PARTY WILL BE RESPONSIBLE FOR STORM WATER SYSTEM MAINTENANCE AND WILL ENTER INTO A MAINTENANCE AGREEMENT WITH THE CITY.
11. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CLACKAMAS COUNTY EROSION MANUAL.

STREET CONSTRUCTION AND PAVING:

1. ALL WORK AND MATERIALS SHALL CONFORM WITH EXISTING CITY OF WEST LINN STANDARDS
2. 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.
3. CONTRACTOR SHALL PROVIDE THE NECESSARY EROSION PROTECTION, TO INCLUDE GRADING, DITCHING, HAY BALES, AND SILT FENCING TO MINIMIZE EROSION ONTO ADJACENT PROPERTIES.
4. THE STREET SECTION SHALL BE GRADED TO THE ELEVATIONS SHOWN ON THE DRAWINGS WITH THE NECESSARY ADJUSTMENTS TO ACCOMMODATE THE FINISHED PAVEMENT AS SPECIFIED.
5. 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 PIT 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.
6. CONTRACTOR TO NOTIFY CITY OF WEST LINN, AND THE ENGINEER, 24-HOURS PRIOR TO STARTING CONSTRUCTION OF WORK TO BE ACCEPTED BY THE CITY.
7. 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:

1. ALL WORK AND MATERIALS USED FOR PUBLIC IMPROVEMENTS TO CONFORM WITH THE REQUIREMENTS OF THE CITY OF WEST LINN.
2. ALL WORK & MATERIALS FOR PRIVATE STORM DRAINS TO MEET REQUIREMENTS OF THE STATE OF OREGON PLUMBING CODE.
3. MATERIALS:

   * POLYVINYLCHLORIDE PIPE (PVC) SHALL CONFORM TO THE REQUIREMENTS OF ASTM D 3034 SDR 35 (6 INCHES OR LESS)
   * RIBBED PVC PIPE CONFORMING TO ASTM F-794.
   * DUCTILE IRON PIPE (DI) SHALL BE CLASS 150, CEMENT-MORTAR LINED PUSH-ON JOINT PIPE MEETING THE LATEST REVISIONS OF ANSI SPECIFICATIONS A 21.4/AWWA C-104.

4. 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.
5. ALL MANHOLES OUTSIDE THE STREET RIGHT-OF-WAY SHALL HAVE TAMPER PROOF LIDS.
6. ALL STORM LINES SHALL BE MANDREL TESTED AND T.V. ACCEPTANCE INSPECTION SHALL BE COMPLETED BY THE CONTRACTOR.
7. ALL PIPE SHALL HAVE RUBBER GASKET JOINTS.
8. STORM DETENTION SHALL BE TESTED PER 2.0045 WEST LINN CONSTRUCTION STANDARDS.

SANITARY SEWER:

1. 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.
2. ALL PRIVATE SERVICE CONNECTIONS SHALL BE A MINIMUM OF 4-INCH PVC AND INSTALLED AT A MINIMUM GRADE OF 2% UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO "POT HOLE" EXISTING SEWER AT CONNECTION POINT PRIOR TO ACTUAL CONSTRUCTION TO VERIFY INVERT ELEVATION.
4. 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.
5. CONTRACTOR SHALL CONDUCT A TV ACCEPTANCE INSPECTION UPON COMPLETION OF ALL SEWER CONSTRUCTION AND SUBMIT TO CITY.
6. PIPE BEDDING AND BACKFILL SHALL CONFORM TO THE APWA STANDARD DETAILS AND AS NOTED ON THE PLANS.
7. 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.
8. ALL MANHOLES SHALL BE VACUUM TESTED AND ALL OUTSIDE THE STREET RIGHT-OF-WAY SHALL HAVE TAMPER PROOF LIDS.
9. 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:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF WEST LINN STANDARDS AND SPECIFICATIONS, THE OREGON STATE HEALTH DIVISION ADMINISTRATIVE RULES CHAPTER 333.
2. ALL PIPE TO HAVE A MINIMUM COVER OF 36-INCHES BELOW THE FUTURE FINISH GRADES.
3. DUCTILE IRON PIPE TO BE TYTON JOINT CEMENT MORTAR LINED, CLASS 52, AND SHALL CONFORM TO ASTM C-110, C-150, AND C-151.
4. GATE VALVES TO BE DOUBLE DISK TYPE CONFORMING TO AWWA C-500, WITH RESILIENT SEATS PER AWWA C-509-80. VALVE BOXES TO BE CAST IRON, RICH MODEL 925 OR EQUAL.
5. WATER SERVICES SHALL BE COPPER TUBING TYPE "K" 1-INCH DIAMETER FOR ALL SERVICES.
6. THRUST BLOCKING: ALL TEES, PLUGS, CAPS BENDS, AND AT ALL OTHER LOCATIONS WHERE UNBALANCED FORCE EXIST SHALL REQUIRE SUITABLE THRUST BLOCKING. CONCRETE TO BE POURED AGAINST UNDISTURBED EARTH AND SHALL HAVE A STRENGTH AT 28-DAYS OF 3000 PSI.
7. 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.
8. 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.
9. DISPOSAL OF THE STERILIZATION WATER SHALL BE DONE IN CONFORMANCE WITH DEQ REGULATIONS IN SUCH A WAY AS TO NOT CAUSE DAMAGE OR INJURY.
10. FIRE HYDRANTS & BLOWOFFS SHALL BE INSTALLED AT THE LOCATION SHOWN ON THE PLANS CONFORMING TO CITY CONSTRUCTION STANDARDS AND DRAWINGS # FH-300 & BO-301. FIRE HYDRANTS SHALL BE A CLOW "MEDALLION" MODEL F-2545 OR MUELLER "CENTURION" MODEL A-423.

CONDITIONS OF APPROVAL:

1. THE APPLICANT SHALL RECORD A CONSERVATION EASEMENT ALONG WITH THE FINAL PLAT OVER THE ENTIRE COMMON AREA LOT AND ALSO THOSE PORTIONS OF LOTS 5, 6, 7, AND 9 THAT LIE WITHIN 150 FEET OF THE DRAINAGE COURSE (THE DRAINAGEWAY TRANSITION AREA), AS WELL AS ALL TREE CONSERVATION AREAS ADJACENT TO THE DRAINAGEWAY TRANSITION AREA. THE CONSERVATION EASEMENTS SHALL BIND THE OWNERS OF THE RESIDENTIAL LOTS THROUGH A HOME OWNER'S ASSOCIATION TO PROTECT AND MANAGE THE CONSERVATION AREAS CONSISTENT WITH A CONSERVATION PLAN THAT SHALL BE RECORDED AS PART OF THE CODES, COVENANTS, AND RESTRICTIONS (CC&R'S) FOR THE SUBDIVISION. THE CC&R'S SHALL GRANT THE CITY OF WEST LINN AUTHORITY TO ENFORCE THE CC&R'S IF THE HOME OWNER'S ASSOCIATION FAILS TO FULLY CARRY OUT THE CONSERVATION PLAN. THE CC&R'S SHALL SPECIFY THAT THE CITY, FOLLOWING MINIMAL DEFINED NOTICE TO THE HOME OWNER'S ASSOCIATION, AND FAILURE OF THE HOME OWNER'S ASSOCIATION TO TAKE APPROPRIATE CORRECTIVE ACTION, HAS THE RIGHT TO ENTER THE CONSERVATION AREA, TAKE APPROPRIATE CORRECTIVE ACTION, AND CHARGE THE HOME OWNER'S ASSOCIATION THE FULL DOCUMENTED COST OF ENFORCEMENT ACTION. COST SHALL INCLUDE ALL CITY EXPENSE FOR CLEANUP, REPAIR, REMOVAL OF ENCROACHMENTS, AND OTHER CORRECTIVE ACTION NEEDED TO RESTORE THE CONSERVATION AREA. RESPONSIBILITY FOR REIMBURSING THE CITY FOR SUCH COSTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, FOLLOWING A SELF-ASSESSMENT METHOD DETAILED IN THE CC&R'S.
2. THE CONSERVATION EASEMENT AREA SHALL BE IDENTIFIED WITH CITY-APPROVED PERMANENT MARKERS AT ALL BOUNDARY DIRECTION CHANGES AND AT 30- TO 50-FOOT INTERVALS THAT CLEARLY DELINEATE THE EXTENT OF THE PROTECTED AREA.
3. PRIOR TO COMMENCEMENT OF ANY SITE DEVELOPMENT OR CONSTRUCTION WORK ON THE SITE, THE APPLICANT SHALL PLACE CHAIN-LINK FENCING AT THE BOUNDARY OF THE DRAINAGEWAY TRANSITION AREA AND AT THE PERIMETER OF ALL TREE PROTECTION AREAS TO INCLUDE THE DRIPLINE PLUS TEN FEET. THE CHAIN LINK FENCING SHALL REMAIN IN PLACE ON EACH INDIVIDUAL LOT UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETE ON THAT LOT.
4. ALL TREES TO BE PROTECTED DURING THE CONSTRUCTION AND BUILDING PHASE OF THE PROJECT AND NOT PROTECTED BY A CONSERVATION EASEMENT SHALL BE SUBJECT TO THE PROVISIONS OF THE WEST LINN MUNICIPAL CODE REGARDING TREE PRESERVATION AND REMOVAL.
5. AN APPROVED FIRE TURNAROUND WITH A PAVED SURFACE SHALL BE PROVIDED AT THE END OF MOUNTAIN VIEW COURT.
6. A PAVED ACCESS ROAD SHALL BE PROVIDED TO ALL SANITARY SEWER MANHOLES.
7. THE PRIVATE UNDERGROUND STORAGE FACILITY MUST MEET CITY DESIGN STANDARDS.
8. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROPER OPERATION OF THE STORM WATER SYSTEM FOR A PERIOD OF THIRTY-SIX (36) MONTHS FOLLOWING GRANTING OF A CERTIFICATE OF OCCUPANCY FOR THE LAST LOT. THE MAINTENANCE BOND SHALL NOT BE RELEASED UNTIL THE COMPLETION OF THIS PERIOD AND THE ACCOMPLISHMENT OF ANY REPAIRS DEEMED AS NECESSARY BY THE CITY ENGINEER.
9. THE ONLY PORTION OF THE STORM DRAINAGE SYSTEM THAT IS PUBLIC IS THE PORTION OF THE SYSTEM IN MOUNTAIN VIEW COURT.
10. THE PROPOSED PRIVATE STORM DRAINAGE INFILTRATOR SHALL BE SUBJECT TO REVIEW AND ACCEPTANCE BY PUBLIC WORKS STAFF.
11. PUBLIC UTILITY MAINS MUST BE STUBBED TO PROVIDE SERVICE ACCESS TO ADJACENT PROPERTIES IN ANTICIPATION OF FUTURE DEVELOPMENT.
12. THE APPLICATION SHALL SUBMIT A REVEGETATION PLAN FOR THAT PORTION OF THE DRAINAGEWAY TRANSITION AREA WITH SLOPES LESS THAN 35% DESIGNED TO REMOVE ENGLISH IVY, HIMALAYAN BLACKBERRY, AND OTHER EXOTIC AND INVASIVE FLORA AND REPLACE THEM WITH NATIVE FLORA. ONCE APPROVED BY THE PLANNING DIRECTOR, THE APPLICANT SHALL IMPLEMENT THE REVEGETATION PLAN.
13. LOT 1 SHALL HAVE NO WINDOWS ON THE SECOND FLOOR OF THE DWELLING THAT FACE EXISTING STRUCTURES ON TAX LOT 2100 TO THE WEST (1597 SKYE PARKWAY).
14. THE APPLICANT SHALL PROVIDE FURTHER GEOTECHNICAL REPORTS DOCUMENTING SOIL STABILITY ASSOCIATED WITH THE PROPOSED PUBLIC AND COMMON IMPROVEMENTS TO THE SATISFACTION OF THE CITY ENGINEER, AND ASSOCIATED WITH EACH PROPOSED INDIVIDUAL RESIDENCE TO THE SATISFACTION OF THE CITY BUILDING OFFICIAL.

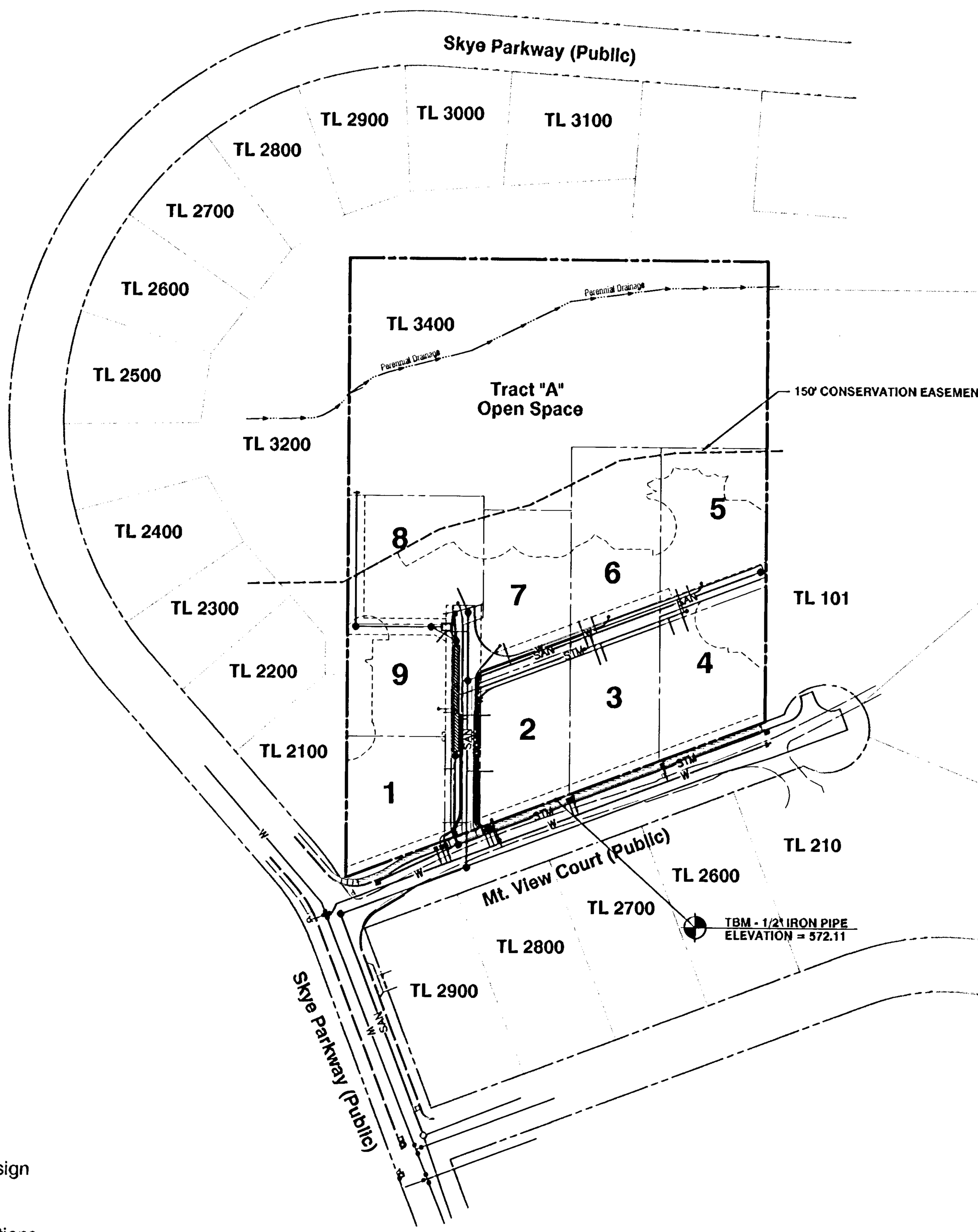
SEEDING/MULCHING

* 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.



UTILITY CONTACTS:

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

LEGEND

Symbol	Line type
FOUND MONUMENT	EXISTING RIGHT-OF-WAY
EXISTING UTILITY POLE	EXISTING PROPERTY LINE
EXISTING TELEPHONE RISER	EXISTING CENTERLINE
EXISTING TRAFFIC SIGN	EXISTING DITCH
EXISTING MAILBOX	EXISTING CURB
EXISTING POWER VAULT	EXISTING EDGE OF PAVEMENT
EXISTING POWER METER	EXISTING FENCE LINE
EXISTING STORM MANHOLE	EXISTING POWER LINE (P)
EXISTING CATCH BASIN	EXISTING GAS LINE
EXISTING SANITARY MANHOLE	EXISTING STORM SEWER LINE (STM)
EXISTING WATER VALVE	EXISTING SANITARY SEWER LINE (SAN)
EXISTING FIRE HYDRANT	EXISTING WATER LINE (W)
NEW STORM MANHOLE	PROPERTY BOUNDARY
NEW CATCH BASIN	NEW PROPERTY LINE
NEW CLEANOUT	NEW CURB
NEW SANITARY MANHOLE	NEW EDGE OF PAVEMENT
NEW BLOW OFF ASSEMBLY	NEW EASEMENT
NEW WATER METER	NEW SANITARY SEWER LINE
CATCH BASIN PROTECTION	NEW STORM SEWER LINE
	NEW WATER LINE
	NEW SIDEWALK
	NEW PAVEMENT
	NEW PAVEMENT AFTER REMOVAL OF EXISTING PAVEMENT

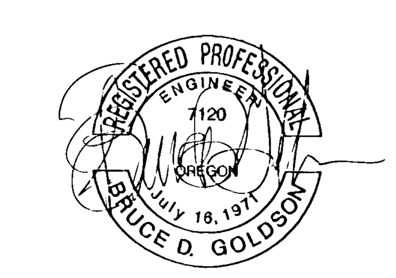
SHEET INDEX

1. COVER
2. EXISTING CONDITIONS
3. STREET PLAN
4. STREET PROFILES
5. STORM DRAINAGE PLAN
6. STORM DRAINAGE PROFILES AND DETAILS
7. SANITARY SEWER PLAN
8. SANITARY SEWER PROFILES
9. WATER PLAN
10. GRADING AND EROSION CONTROL PLAN
11. TREE PROTECTION AND REMOVAL PLAN

D1 STANDARD DETAILS
D2 STANDARD DETAILS

PLAN
SCALE: 1" = 100'

100' 0' 100' 200' 300'
SCALE: 1" = 100'



EXPIRES: 06/30/2009
SIGNATURE DATE: 08/16/2007

AS-BUILT
DATE: July, 2007

City File Nos. SUB 06-01, MISC 06-02, VAR 06-01

Cover

DATE	NO.	REVISION
08/01/07	4	AS-BUILT
11/21/06	3	REVISED PER REVIEW
11/02/06	2	REVISED PER REVIEW
09/28/06	1	REVISED PER REVIEW

DRAWN BJS	DESIGNED SRN	CHECKED BDG
SCALE 1" = 100'	DATE April, 2006	
PLAN 05-5982-2933	5982 Civil	

COMPASS ENGINEERING
ENGINEERING ★ SURVEYING ★ PLANNING
6564 S.E. LAKE ROAD
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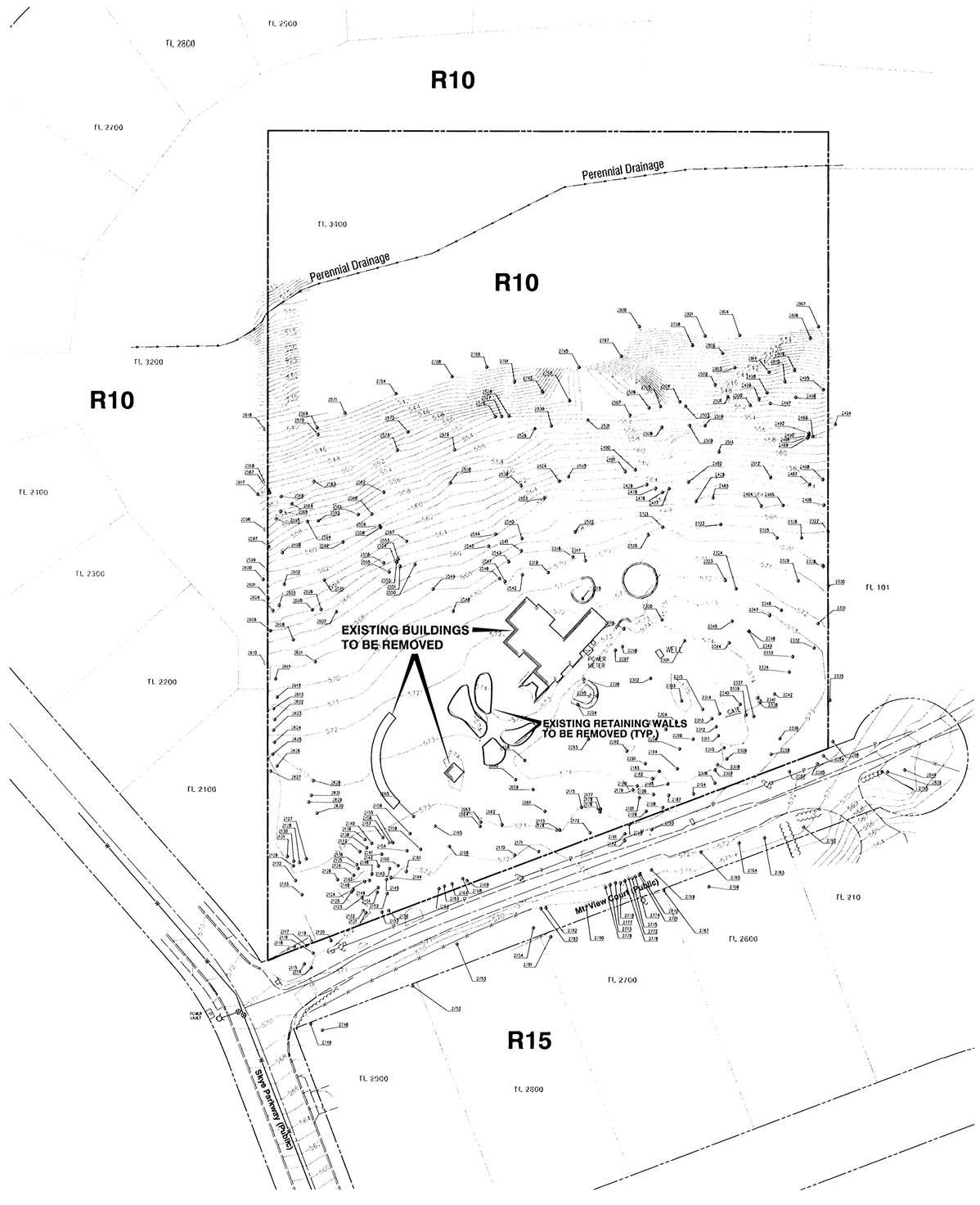
Portland, Oregon 97223
503-656-8411

Breckenridge Heights
2125 Mountain View Court - TL 3400 Map 2S1E14CC
West Linn, Oregon



PLAN
SCALE: 1" = 40'

40' 0' 40' 80' 120'
SCALE: 1" = 40'

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

EXPIRES: 06/30/2009
SIGNATURE DATE: 08/16/2007

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Existing Conditions

DATE	NO.	REVISION

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2125 Mountain View Court - TL 3400 Map 2S1E14CC
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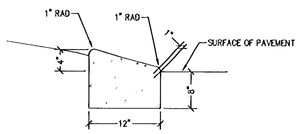

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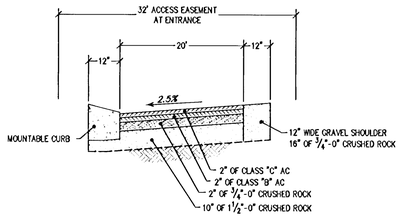
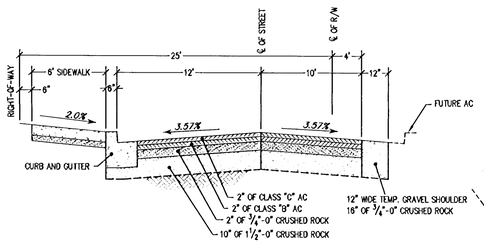


PRIVATE DRIVE TYPICAL SECTION

SCALE: NTS

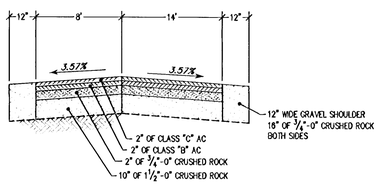
A / 3



MT. VIEW COURT TYPICAL SECTION

SCALE: NTS

B / 3



TURNAROUND TYPICAL SECTION

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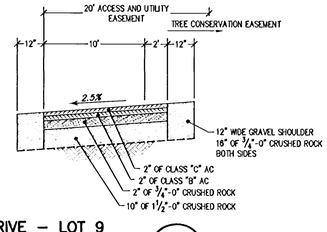
C / 3

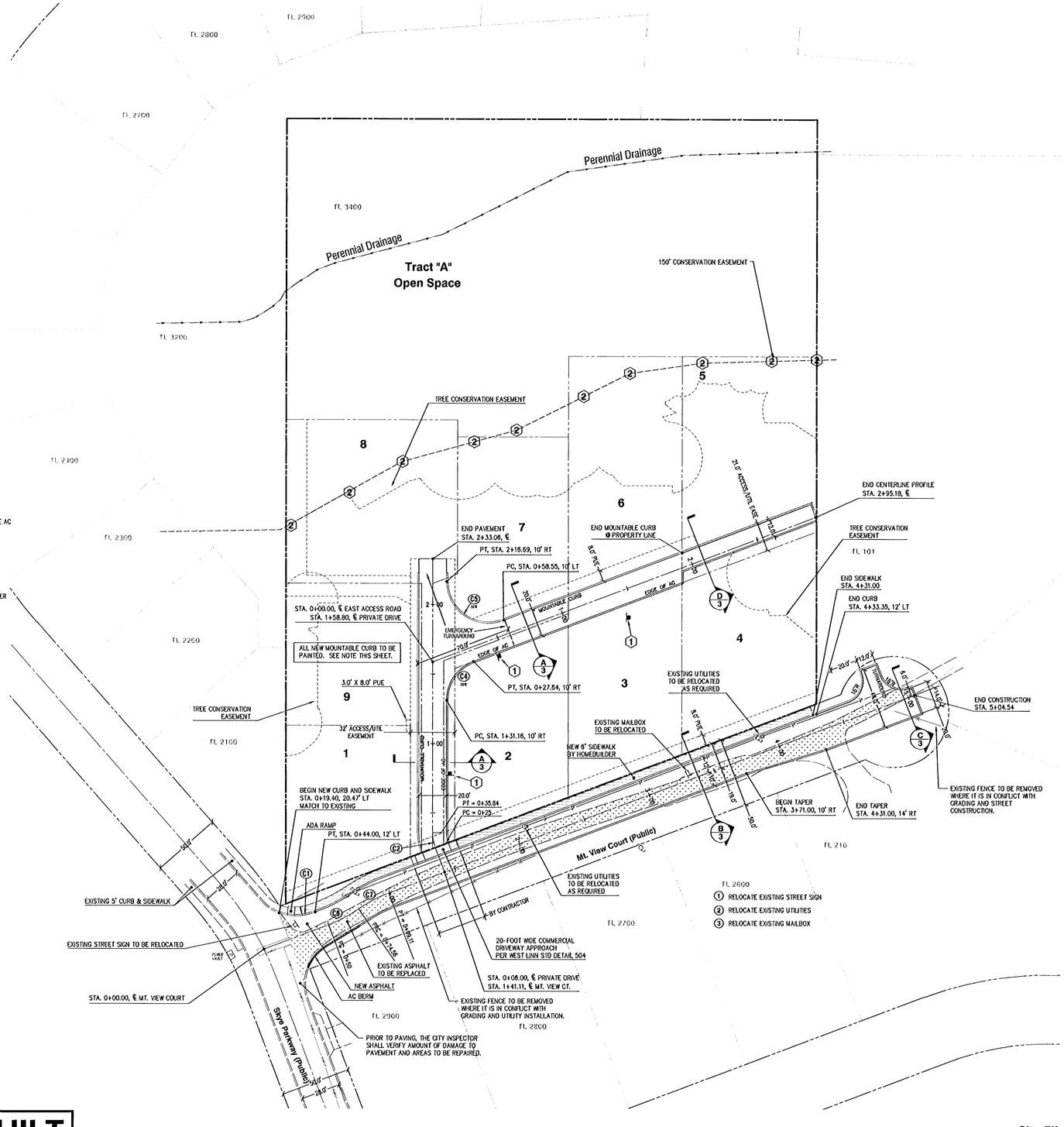


PRIVATE DRIVE – LOT 9 TYPICAL SECTION

SCALE: NTS

D / 3

AS-BUILT
DATE: July, 2007



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	36.22	28.60	13.93	28.01	N44°04'04"E	42°04'54"
C2	30.00	10.84	5.48	10.78	S54°35'08"E	20°42'15"
C3	40.00	14.46	7.31	14.38	S35°24'40"W	20°42'41"
C4	30.00	36.28	20.73	34.11	S09°35'20"E	69°17'19"
C5	30.00	57.97	43.42	49.36	N80°24'40"E	110°42'41"
C6	100.00	24.56	12.34	24.49	N18°01'39"E	14°04'12"
C7	100.00	24.56	12.34	24.49	S18°01'39"W	14°04'12"

CURB RETURN DATA					
C1	STA. 0+19.40, 20.47' LT SKYE PARKWAY ℄ GUT. = 571.44 1/4 GUT. = 571.20 1/2 GUT. = 570.68 3/4 GUT. = 570.19 1 GUT. = 570.01 PT, STA. 0+44.00, 12' LT MT. VIEW COURT	C4	PC, STA. 1+31.16, 10' RT PRIVATE DRIVE ℄ GUT. = 573.81 1/4 GUT. = 573.66 1/2 GUT. = 573.73 3/4 GUT. = 573.88 1 GUT. = 574.05 PT, STA. 0+27.64, 10' RT EAST ACCESS ROAD	C5	PC, STA. 0+58.55, 10' LT EAST ACCESS ROAD ℄ GUT. = 574.32 1/4 GUT. = 573.72 1/2 GUT. = 572.66 3/4 GUT. = 571.46 1 GUT. = 570.26 PT, STA. 2+16.69, 10' RT PRIVATE DRIVE

(1) NO PARKING FIRE LANE

INSTALL WITH A CLEAR SPACE ABOVE GROUND LEVEL OF 7-FEET.

RED LETTERS ON A WHITE REFLECTIVE BACKGROUND

QUANTITY: 3

SIZE: 12"x18"

(2) DUAL SIDED CARSONITE MARKER CIB-380 (OR APPROVED EQUAL)

MATERIAL: COMPOSITE

LENGTH: 62"

COLOR: GREEN

MESSAGE: CONSERVATION EASEMENT BOUNDARY

SPACED EVERY 30-50' AND AT ALL BOUNDARY DIRECTION CHANGES

PAINTED CURB - ALL NEW CURBS:
CURB TO BE PAINTED RED WITH "NO PARKING FIRE LANE" IN WHITE LETTERS. THE STROKE SHALL BE 1-INCH (25mm) WITH LETTERS 6-INCHES (152mm) HIGH.

NOTE:
THE ON SITE TURNAROUND, HYDRANT PLACEMENT AND LOT 4 BEING SPRINKLED IN LIEU OF AN EMERGENCY VEHICLE TURNAROUND IN MT. VIEW COURT WAS APPROVED BY TVFR ON OCTOBER 16, 2006.

PLAN
SCALE: 1" = 40'

40' 0' 40' 80' 120'
SCALE: 1" = 40'

REGISTERED PROFESSIONAL ENGINEER 7120 OREGON July 18, 1971 BRUCE D. GOLDSON
EXPIRES: 06/30/2009
SIGNATURE DATE: 08/16/2007

City File Nos. SUB 06-01, MISC 06-02, VAR 06-01

Street Plan

DATE	NO.	REVISION
08/01/07	4	AS-BUILT
11/21/06	3	REVISED PER REVIEW
11/02/06	2	REVISED PER REVIEW
09/28/06	1	REVISED PER REVIEW

DRAWN BJS | DESIGNED SRN | CHECKED BDG
SCALE 1" = 40' | DATE April, 2006
PLAN 05-5982-2933 | 5982 Civil

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503-656-8411

Breckenridge Heights
2125 Mountain View Court - TL 3400 Map 2S1E14CC
West Linn, Oregon

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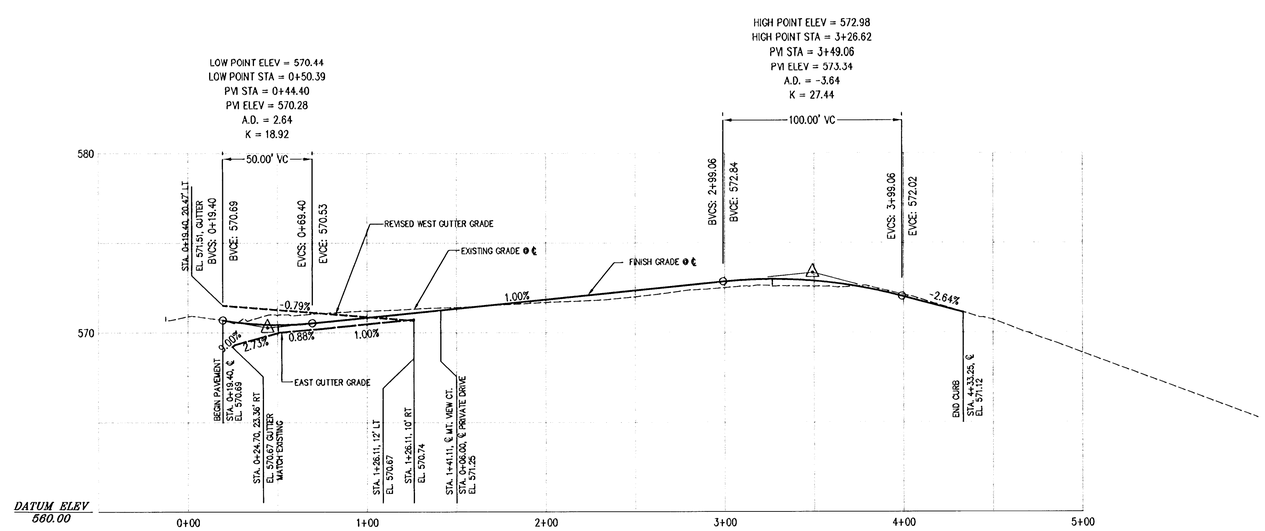
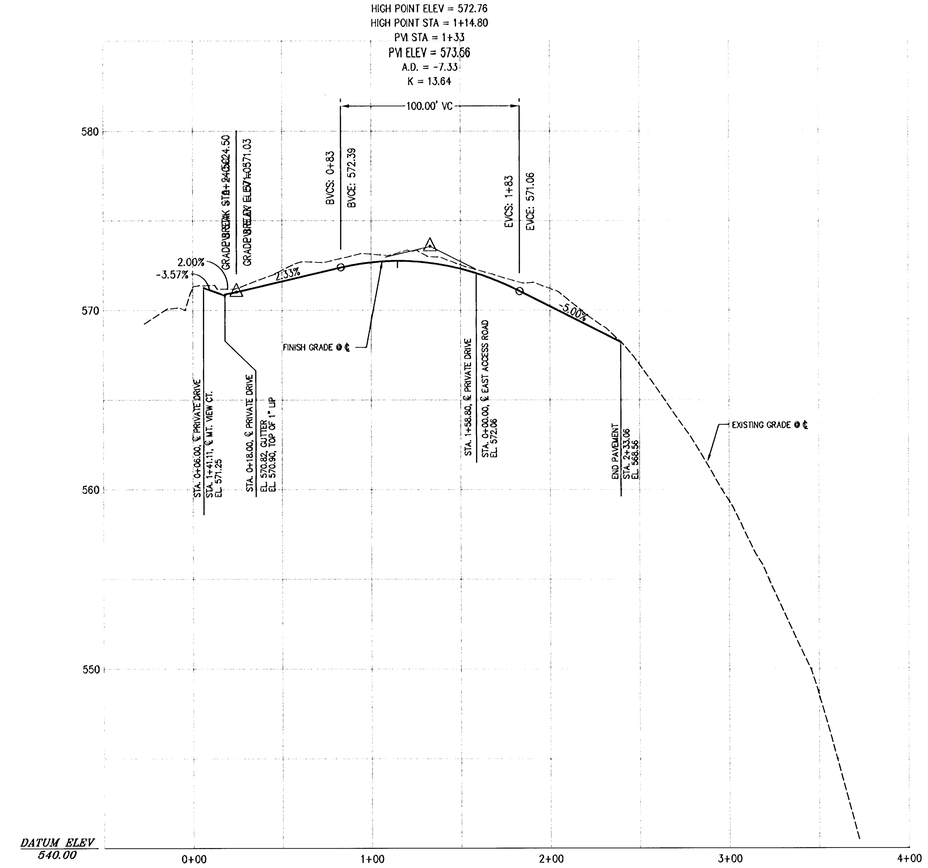
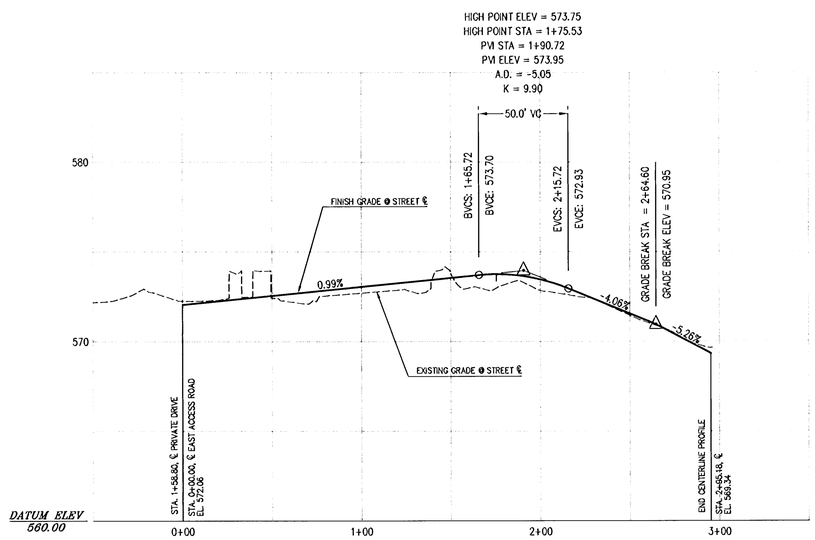


MT. VIEW COURT
CENTERLINE PROFILE (1/4)
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL



PRIVATE DRIVE
CENTERLINE PROFILE (2/4)
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL



EAST ACCESS ROAD
CENTERLINE PROFILE (3/4)
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL

40' 0' 40' 80' 120'
SCALE: 1" = 40'

REGISTERED PROFESSIONAL ENGINEER 7120 OREGON July 18, 1971 BRUCE D. GOLDSON
EXPIRES: 06/30/2009
SIGNATURE DATE: 08/16/2007

City File Nos. SUB 06-01, MISC 06-02, VAR 06-01

Street Profiles

AS-BUILT
DATE: July, 2007

DATE	NO.	REVISION
08/01/07	3	AS-BUILT
11/02/06	2	REVISED PER REVIEW
09/28/06	1	REVISED PER REVIEW

DRAWN BJS | DESIGNED SRN | CHECKED BDG
SCALE 1" = 40' | DATE April, 2006
PLAN 05-5982-2933 | 5982 Civil

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West Linn, Oregon

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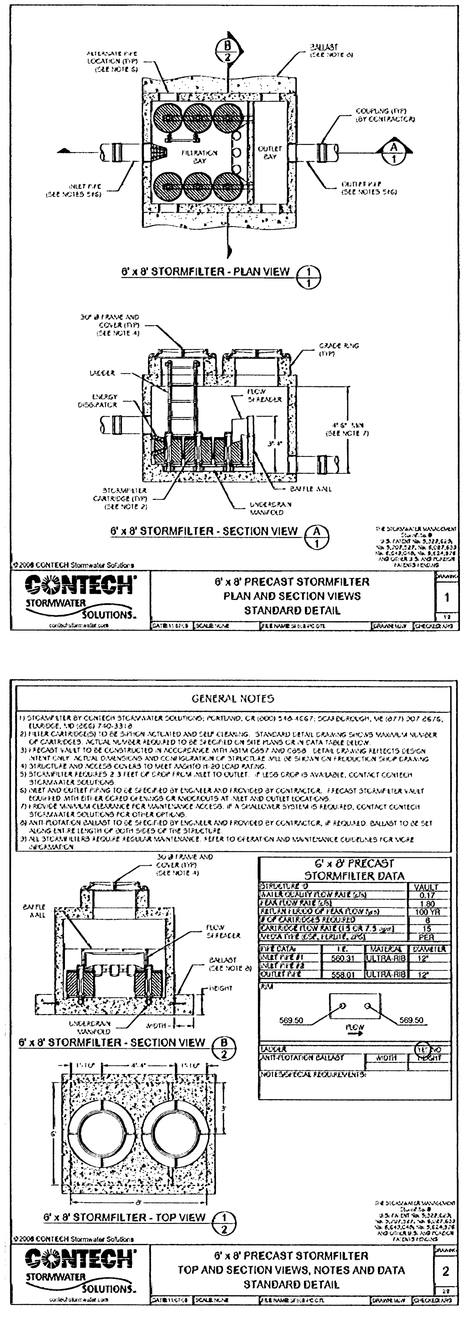

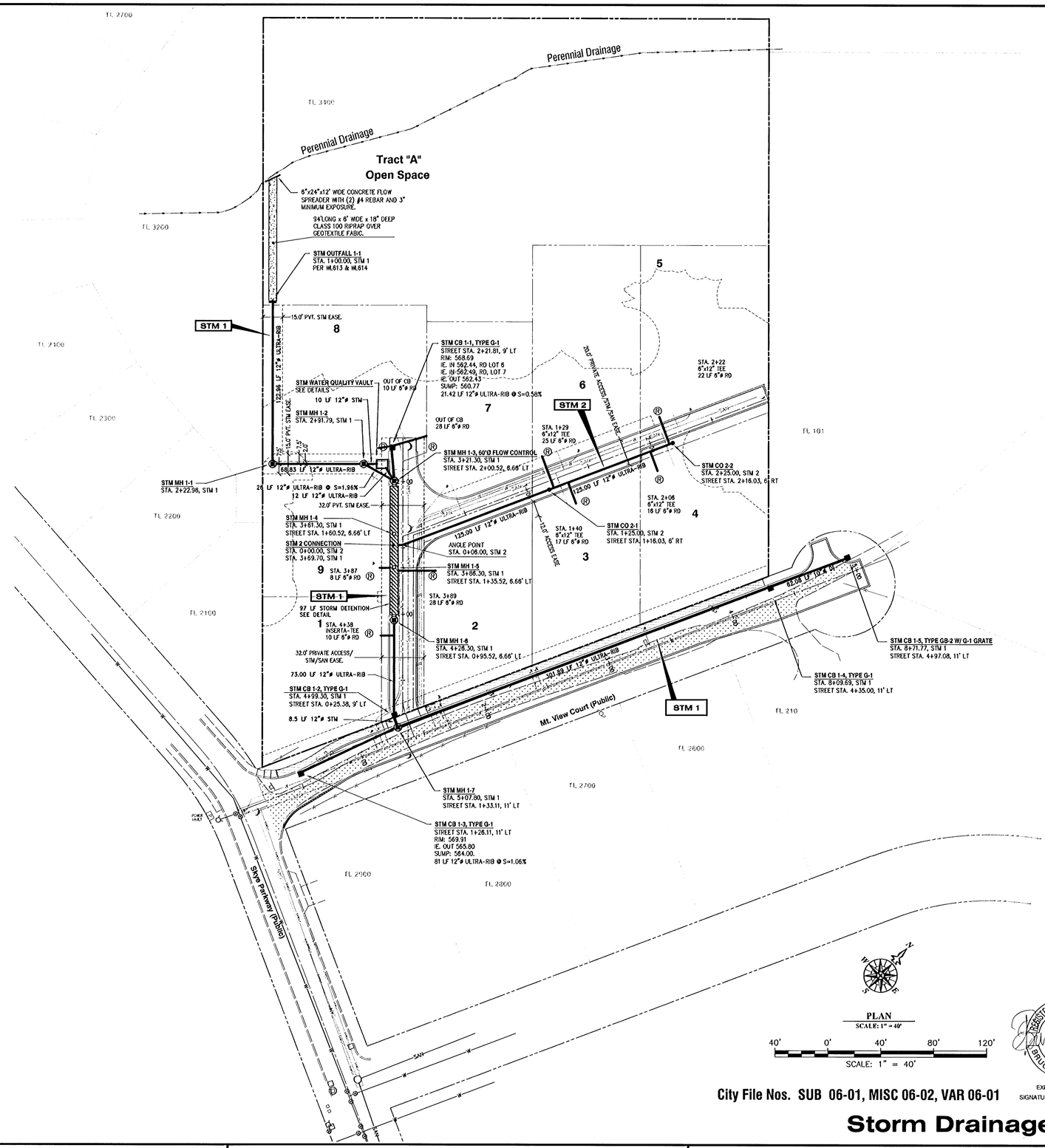

REGISTERED PROFESSIONAL ENGINEER 7120 OREGON JULY 18, 1977 BRUCE D. GOLDSON

EXPIRES: 06/30/2009
SIGNATURE DATE: 08/16/2007

City File Nos. SUB 06-01, MISC 06-02, VAR 06-01

Storm Drainage Plan

AS-BUILT
DATE: July, 2007

DATE	NO.	REVISION
07/18/07	6	AS-BUILT
01/26/07	5	REVISED PER REVIEW
11/21/06	4	REVISED PER REVIEW
11/08/06	3	REVISED PER CLIENT - RAISED STORM ELEVATION
11/02/06	2	REVISED PER REVIEW
09/28/06	1	REVISED PER REVIEW

DRAWN BJS	DESIGNED SRN	CHECKED BDG	
SCALE 1" = 40'		DATE April, 2006	
PLAN 05-5982-2933		5982 Civil	

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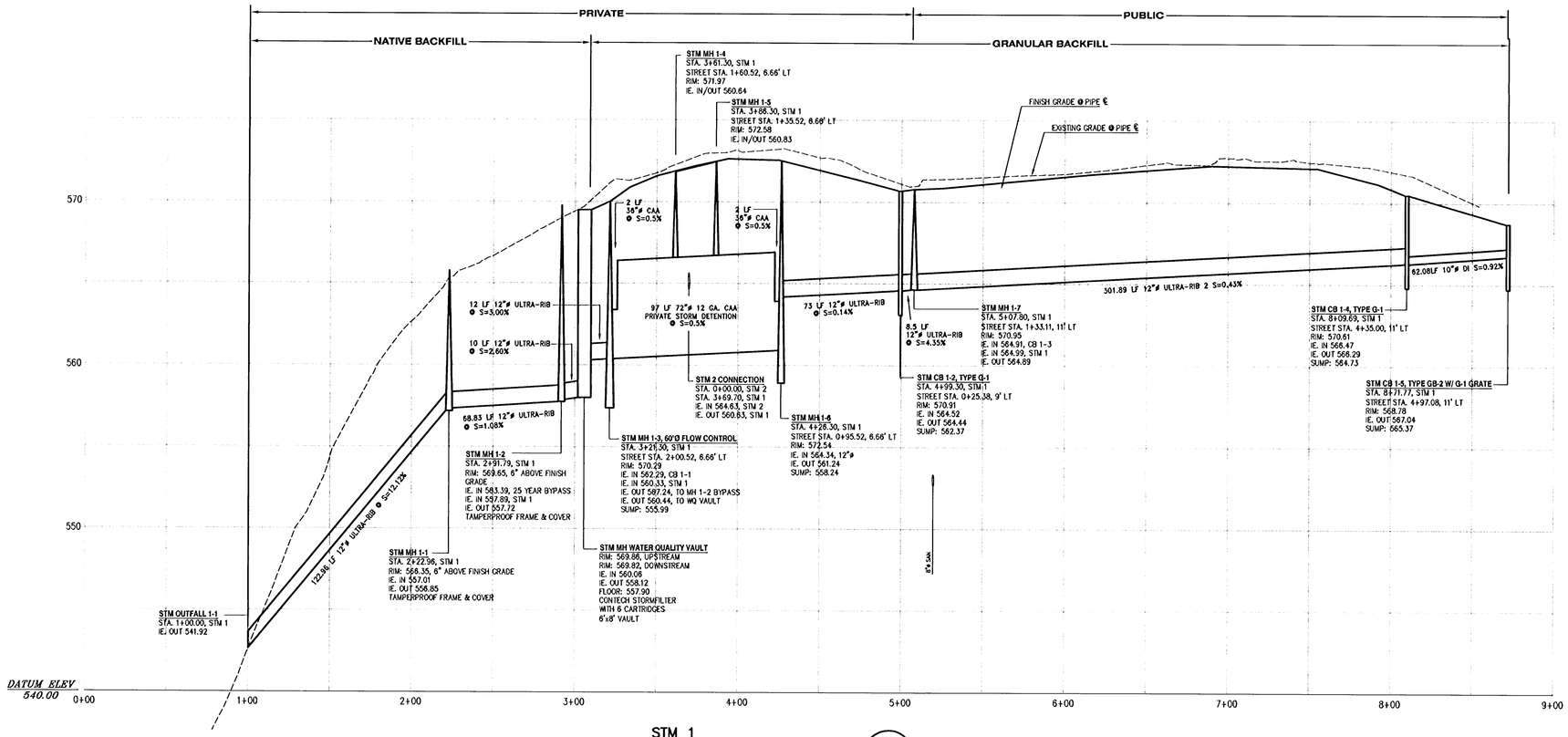
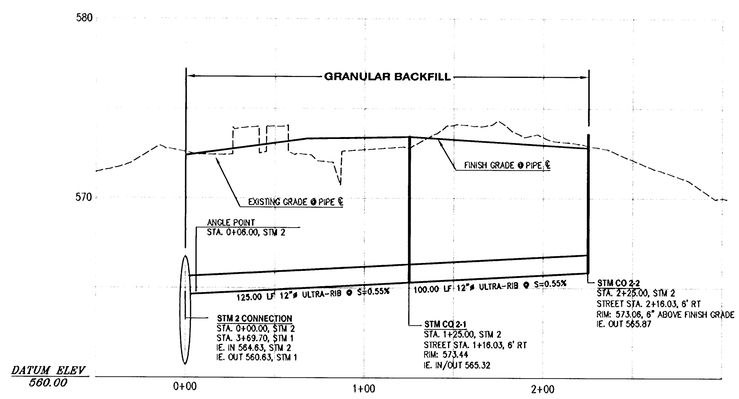
Breckenridge Heights
2125 Mountain View Court - TL 3400 Map 2S1E14CC
West Linn, Oregon

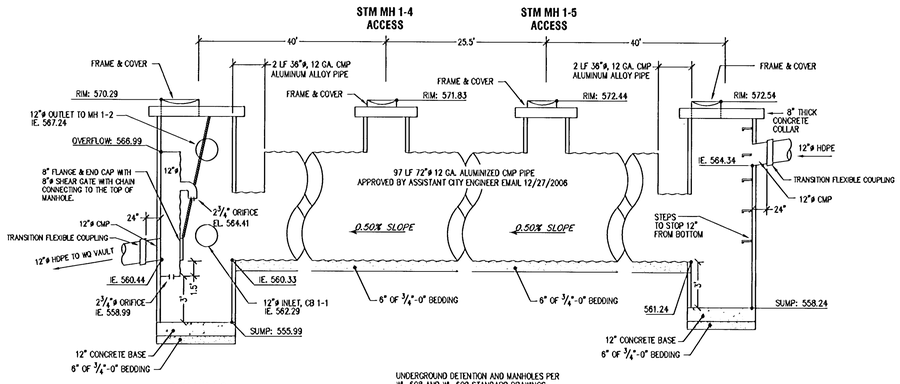
5/11



STM 1
STORM DRAINAGE PROFILE (1/6)
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL



STM 2
STORM DRAINAGE PROFILE (2/6)
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL



STM MH 1-3
60Ø CONCRETE FLOW CONTROL

UNDERGROUND DETENTION AND MANHOLES PER WL-608 AND WL-609 STANDARD DRAWINGS

STM MH 1-6
48"Ø CONCRETE

NOTE: DETENTION SYSTEM TO BE TESTED TO INDUSTRY STANDARDS PER 2.0045 WEST LINN CONSTRUCTION STANDARDS. DETENTION TANK MATERIALS TO HAVE A 75-YEAR DESIGN LIFE.

HORIZONTAL PIPE: 12 GA. ALUMINIZED CORRUGATED STEEL (CMP) WITH 3x1 CORRUGATEION, AND A ROD AND LUG CONNECTION WITH 4 RODS PER JOINT AND 24" WIDE BANDS WITH 1" GASKET

MANHOLE RISER: 12 GA. ALUMINIZED CORRUGATED STEEL (CMP)

STM CONTROL STRUCTURE (A/6)
SCALE: NTS

40' 0' 40' 80' 120'
SCALE: 1" = 40'

REGISTERED PROFESSIONAL ENGINEER 7120 OREGON JULY 16, 1971 BRUCE D. GOLDSON
EXPIRES: 06/30/2009
SIGNATURE DATE: 08/16/2007

AS-BUILT
DATE: July, 2007

City File Nos. SUB 06-01, MISC 06-02, VAR 06-01

Storm Drainage Profiles and Details

DATE	NO.	REVISION
07/18/07	6	AS-BUILT
11/28/06	5	REVISED PER REVIEW
11/27/06	4	REVISED PER REVIEW
11/08/06	3	REVISED PER CLIENT - RAISED STORM ELEVATION
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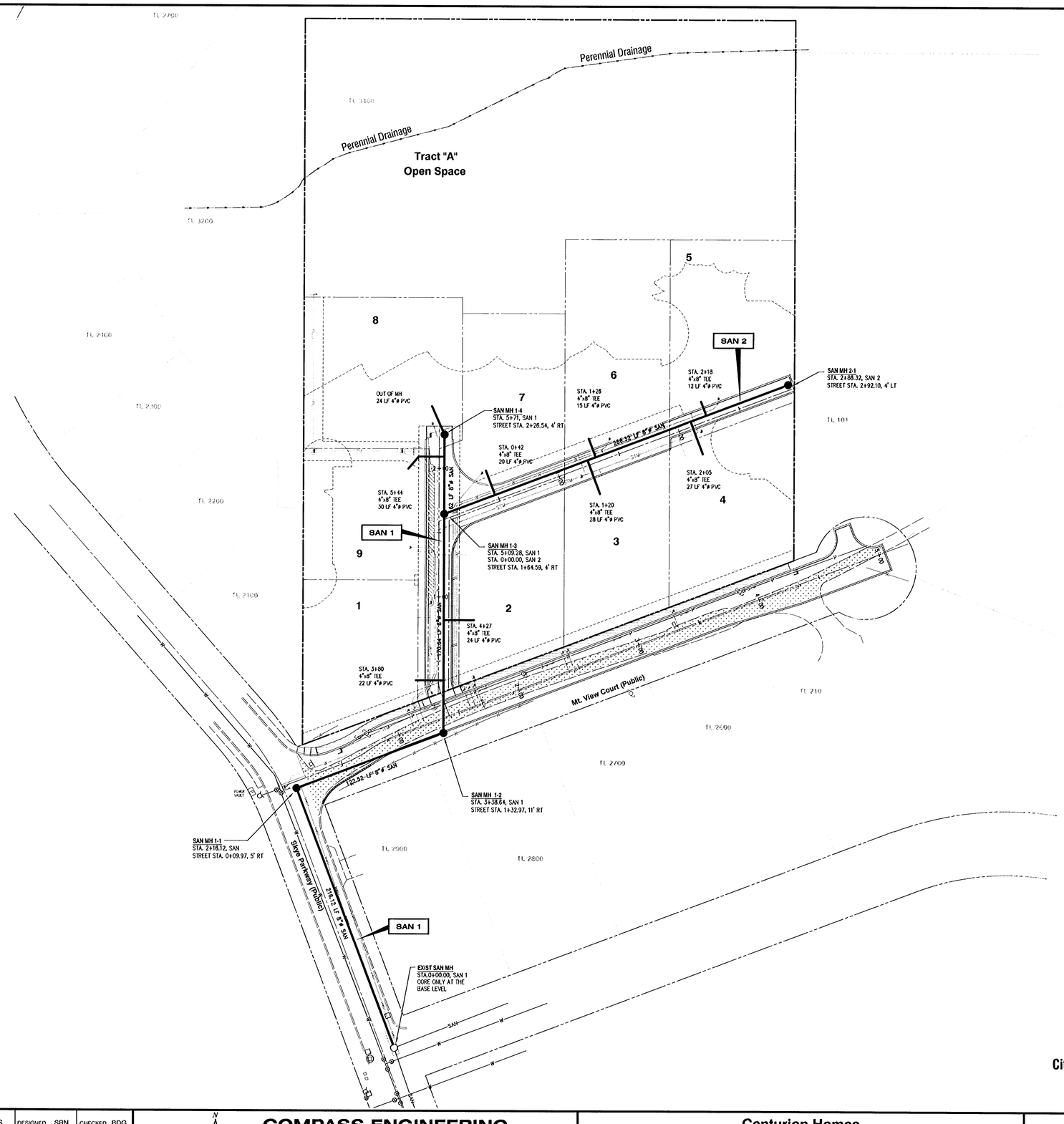

PLAN
SCALE: 1" = 40'

40' 0' 40' 80' 120'
SCALE: 1" = 40'

REGISTERED PROFESSIONAL ENGINEER 7120 OREGON JULY 16, 1971 BRUCE D. GOLDSON
EXPIRES: 06/30/2009
SIGNATURE DATE: 08/16/2007

City File Nos. SUB 06-01, MISC 06-02, VAR 06-01

Sanitary Sewer Plan

AS-BUILT
DATE: July, 2007

DATE	NO.	REVISION
07/18/07	5	REVISED PER REVIEW
07/17/07	4	AS-BUILT
11/21/06	3	REVISED PER REVIEW
11/02/06	2	REVISED PER REVIEW
10/02/06	1	REVISED PER REVIEW

DRAWN BJS | DESIGNED SRN | CHECKED BDG
SCALE 1" = 40' | DATE April, 2006
PLAN 05-5982-2933 | 5982 Civil

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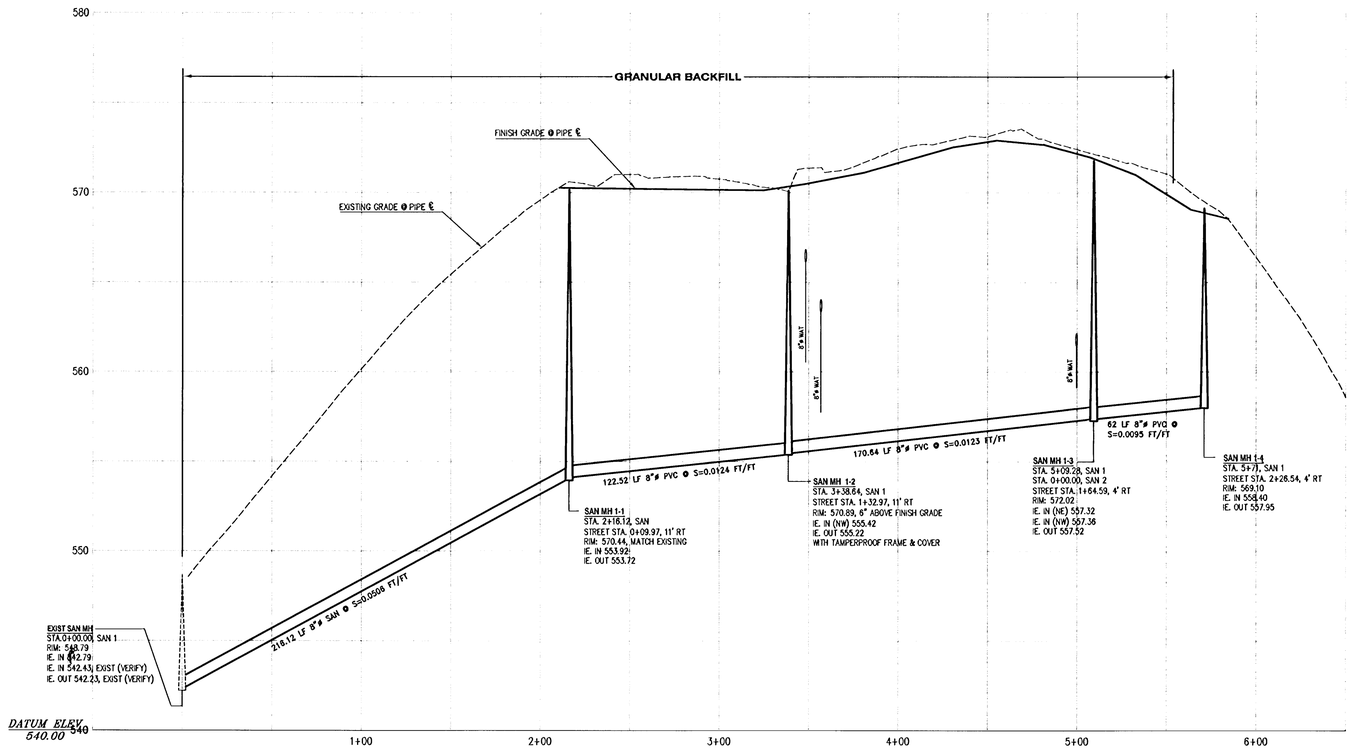
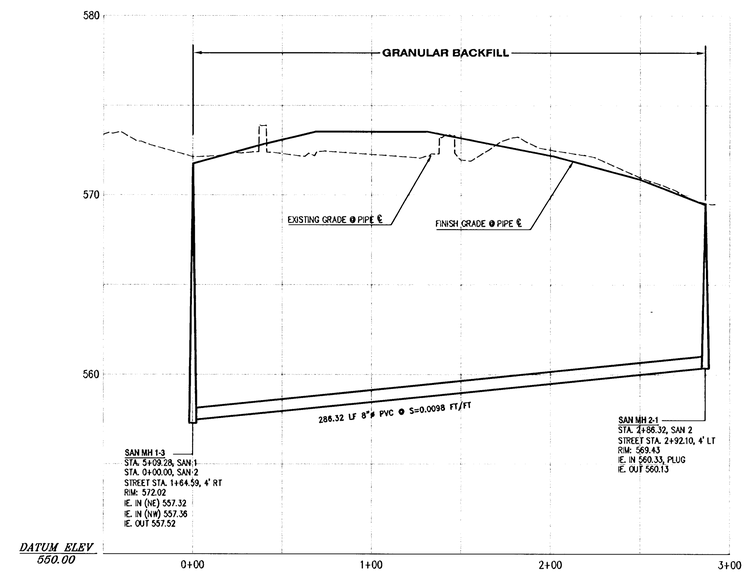


SAN 1
SANITARY SEWER PROFILE (1/8)
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL



SAN 2
SANITARY SEWER PROFILE (2/8)
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL

40' 0' 40' 80' 120'
SCALE: 1" = 40'

REGISTERED PROFESSIONAL ENGINEER 7120 OREGON July 18, 1971 BRUCE D. GOLDSON
EXPIRES: 06/30/2009
SIGNATURE DATE: 09/15/2007

AS-BUILT
DATE: July, 2007

City File Nos. SUB 06-01, MISC 06-02, VAR 06-01

Sanitary Sewer Profiles

DATE	NO.	REVISION
07/18/07	4	AS-BUILT
01/28/07	3	REVISED PER REVIEW
11/02/06	2	REVISED PER REVIEW
10/02/06	1	REVISED PER REVIEW

DRAWN BJS | DESIGNED SRN | CHECKED BDG
SCALE 1" = 40' | DATE April, 2006
PLAN 05-5982-2933 | 5982 Civil

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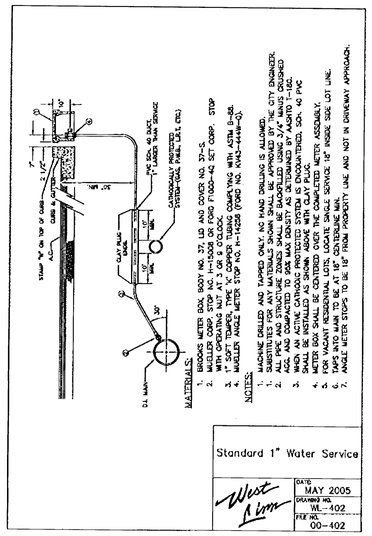


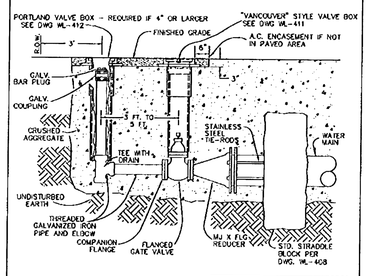
Standard 1" Water Service

West Linn

DATE	MAY 2005
DRAWING NO.	WL-402
FILE NO.	00-402

BLOW-OFF SIZES REQUIRED	
MAIN SIZE	BLOW-OFF SIZE
4" TO 8"	2"
8" TO 12"	4"
14" TO 18"	6"
20" & UP	PER ENGR.

NOTES:
1. BACKFILL WITH SELECT CRUSHED AGGREGATE A MINIMUM OF 6" ON ALL SIDES.
2. ON TEMPORARY BLOW-OFFS ONLY, AN M/J CAP TAPPED 4" OR 6" MAY BE SUBSTITUTED FOR REDUCER.
3. TEMPORARY BLOW-OFF IS ONE REMOVED AT THE END OF PROJECT CONSTRUCTION. A PERMANENT BLOW-OFF REMAINS ON THE PROJECT AFTER ACCEPTANCE.
4. PLACE BLOW-OFF STANDPIPE 3 FT. INSIDE R.O.W. LINE AT END OF STREET (2FT. FROM BARRICADE).



Permanent or Temporary 4" & 6" Blow-off

West Linn

DATE	JAN 2000
DRAWING NO.	WL-404B
FILE NO.	00-404B

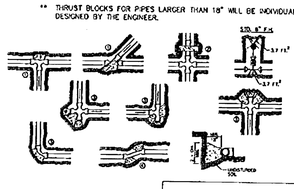
FITTING SIZE (inches)	TEE, WYE & DEAD END (1) HYDRANTS	STRADDLE BLOCK (2)	90° BEND (3) PLUGGED CROSS (4) TEE PLUGGED-RUN	45° BEND (5)	22 1/2° BEND (6)	11 1/2° BEND (7)
2	*	*	*	*	*	*
4	1.7	2.1	2.6	1.3	*	*
6	3.7	4.9	5.7	2.8	1.5	*
8	6.7	8.7	9.5	5.1	2.7	1.3
10	10.5	13.6	14.8	8	4.1	2
12	15.1	19.6	21.3	11.6	5.9	2.9
14	*	*	*	*	*	*
16	26.8	34.8	37.9	20.5	10.4	5.2
18	33.9	44	47.9	25.9	13.2	6.7
LARGER	**	**	**	**	**	**

BEARING AREA OF THRUST BLOCKS (sq. ft.)

1. ALL VALUES ARE BASED ON THE FOLLOWING ASSUMPTIONS:
   AVG. PRESSURE = 100 PSI X 2 (safety factor); 1500 PSF SOIL BEARING CAPACITY; NORMAL DISTRIBUTION DESIGN VELOCITY NOT TO EXCEED 5 F/S.
2. ALL FITTINGS SHALL BE WRAPPED IN PLASTIC PRIOR TO PLACEMENT OF CONCRETE.
3. BEARING SURFACE OF THRUST BLOCKING SHALL BE AGAINST UNDISTURBED SOIL
4. ALL CONCRETE MIX SHALL HAVE A MIN. 28 DAY STRENGTH OF 3000 PSI.
5. ALL PIPE ZONES SHALL BE GRAVEL FILLED AND COMPACTED.
6. THRUST BLOCKS FOR PLUGGED CROSS AND PLUGGED TEE SHALL HAVE #4 REBAR LIFTING LOOPS INSTALLED AS SHOWN.
7. VERTICAL THRUST DETAILS-SEE DWG. WL-407.
8. STRADDLE BLOCK DETAILS-SEE DWG. WL-408.

* BLOCK TO UNDISTURBED TRENCH WALLS

** THRUST BLOCKS FOR PIPES LARGER THAN 18" WILL BE INDIVIDUALLY DESIGNED BY THE ENGINEER.

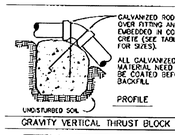


Horizontal Thrust Blocking

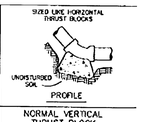
West Linn

DATE	JAN 2000
DRAWING NO.	WL-406
FILE NO.	00-406

NOTES:
1. GRAVITY VERTICAL THRUST BLOCKS SHALL BE DESIGNED BY THE ENGINEER.
2. KEEP CONCRETE CLEAR OF JOINT AND JOINT ACCESSORIES. FITTINGS SHALL BE WRAPPED IN PLASTIC PRIOR TO PLACEMENT OF CONCRETE.
3. CONCRETE THRUST BLOCKING SHALL BE POURED AGAINST UNDISTURBED EARTH.
4. CONCRETE MIX SHALL HAVE A MIN. 28 DAY STRENGTH OF 3300 P.S.I.
5. THRUST BLOCK VOLUMES FOR VERTICAL BENDS HAVING UPWARD RESULTANT THRUSTS ARE BASED ON TEST PRESSURE OF 150 P.S.I.G. AND THE WEIGHT OF CONCRETE = 4050 LBS./CU.YD.
6. VERTICAL BENDS THAT REQUIRE A THRUST BLOCK VOLUME EXCEEDING 5 CUBIC YARDS REQUIRE SPECIAL BLOCKING DETAILS. SEE PLANS FOR VOLUMES SHOWN INSIDE HEAVY LINE IN TABLE.
7. PAYMENT SHALL BE THE SAME AS FOR HORIZONTAL THRUST BLOCKS.
8. ALL REBAR SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM-123 (MIN. 3.4 MIL). REBAR SHALL BE BENT BEFORE GALVANIZATION, AND LAST 4" OF BAR SHALL BE BENT 90 DEGREES WITH A 1/2" RADIUS BEND. REBAR SHALL BE TIGHTLY FIT TO RESTRAINED FITTING.
9. FOR HORIZONTAL THRUST BLOCK DETAILS SEE DWG NO. WL-406.



GRAVITY VERTICAL THRUST BLOCK



NORMAL VERTICAL THRUST BLOCK

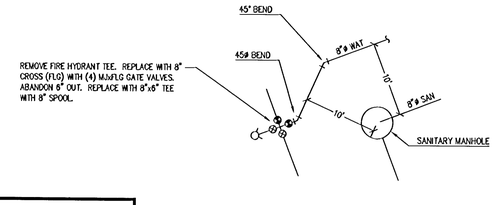
VOLUME OF THRUST BLOCK IN CUBIC YARDS (VERTICAL BENDS)			
FITTING SIZE	BEND ANGLE 45°	22 1/2°	11 1/4°
4	1.1	0.4	0.2
6	2.7	1.0	0.4
8	4.0	1.5	0.6
10	6.0	2.3	0.9
12	8.5	3.2	1.3
14	11.5	4.3	1.8
16	14.8	5.6	2.3

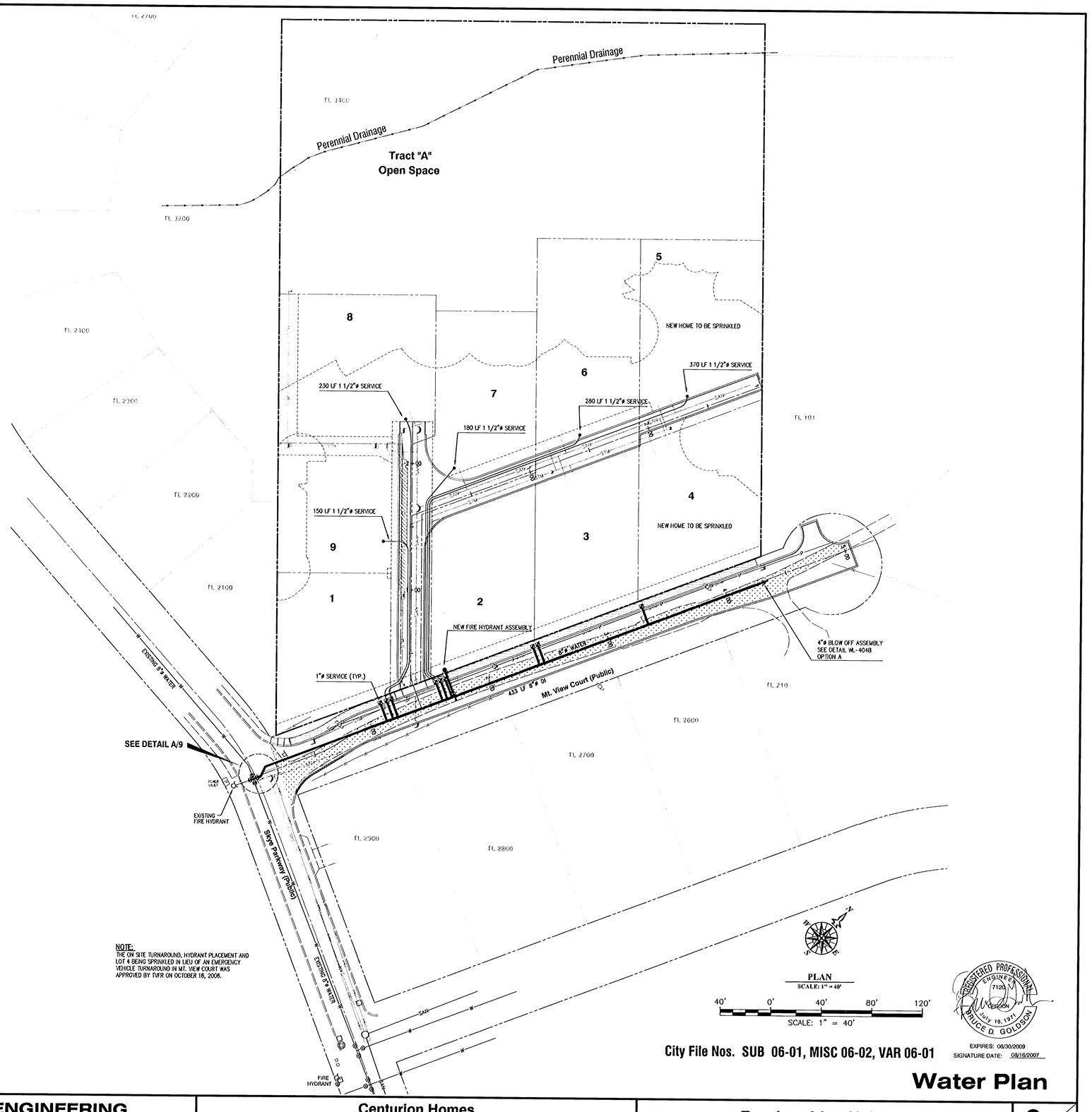
FITTING SIZE	ROD SIZE	EMBEDMENT
12" AND LESS	#6	30"
14" - 16"	#8	36"

Vertical Thust Blocking

West Linn

DATE	JAN 2000
DRAWING NO.	WL-407
FILE NO.	00-407





NOTE:
THE ON SITE TURNAROUND, HYDRANT PLACEMENT AND LOT 4 BEING SPRINKLED IN LIEU OF AN EMERGENCY VEHICLE TURNAROUND IN MT. VIEW COURT WAS APPROVED BY TVFR ON OCTOBER 16, 2006.

AS-BUILT
DATE: July, 2007

WATER DETAIL
SCALE: NTS

A / 9

City File Nos. SUB 06-01, MISC 06-02, VAR 06-01

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

EXPIRES: 06/30/2009
SIGNATURE DATE: 08/18/2007

Water Plan

DATE	NO.	REVISION
07/18/07	5	AS-BUILT
01/26/07	4	REVISED PER REVIEW
11/21/06	3	REVISED PER REVIEW
11/02/06	2	REVISED PER REVIEW
09/28/06	1	REVISED PER REVIEW

DRAWN BJS	DESIGNED SRN	CHECKED BDG
SCALE 1" = 40'	DATE April, 2006	
PLAN 05-5982-2933	5982 Civil	

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Breckenridge Heights
2125 Mountain View Court - TL 3400 Map 2S1E14CC
West Linn, Oregon

9 / 11

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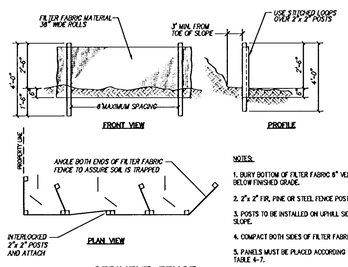
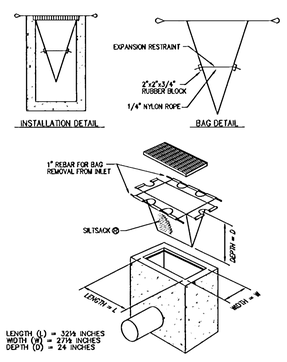


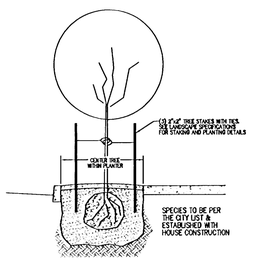
NOTES:

1. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
2. 2"x 2" FIR, PINE OR STEEL FENCE POSTS.
3. POSTS TO BE INSTALLED ON UPHILL SIDE OF SLOPE.
4. COMPACT BOTH SIDES OF FILTER FABRIC TRENCH.
5. PANELS MUST BE PLACED ACCORDING TO SPACING TABLE 4-7.

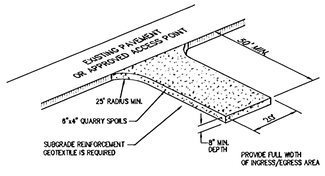
SEDIMENT FENCE
SCALE: NTS



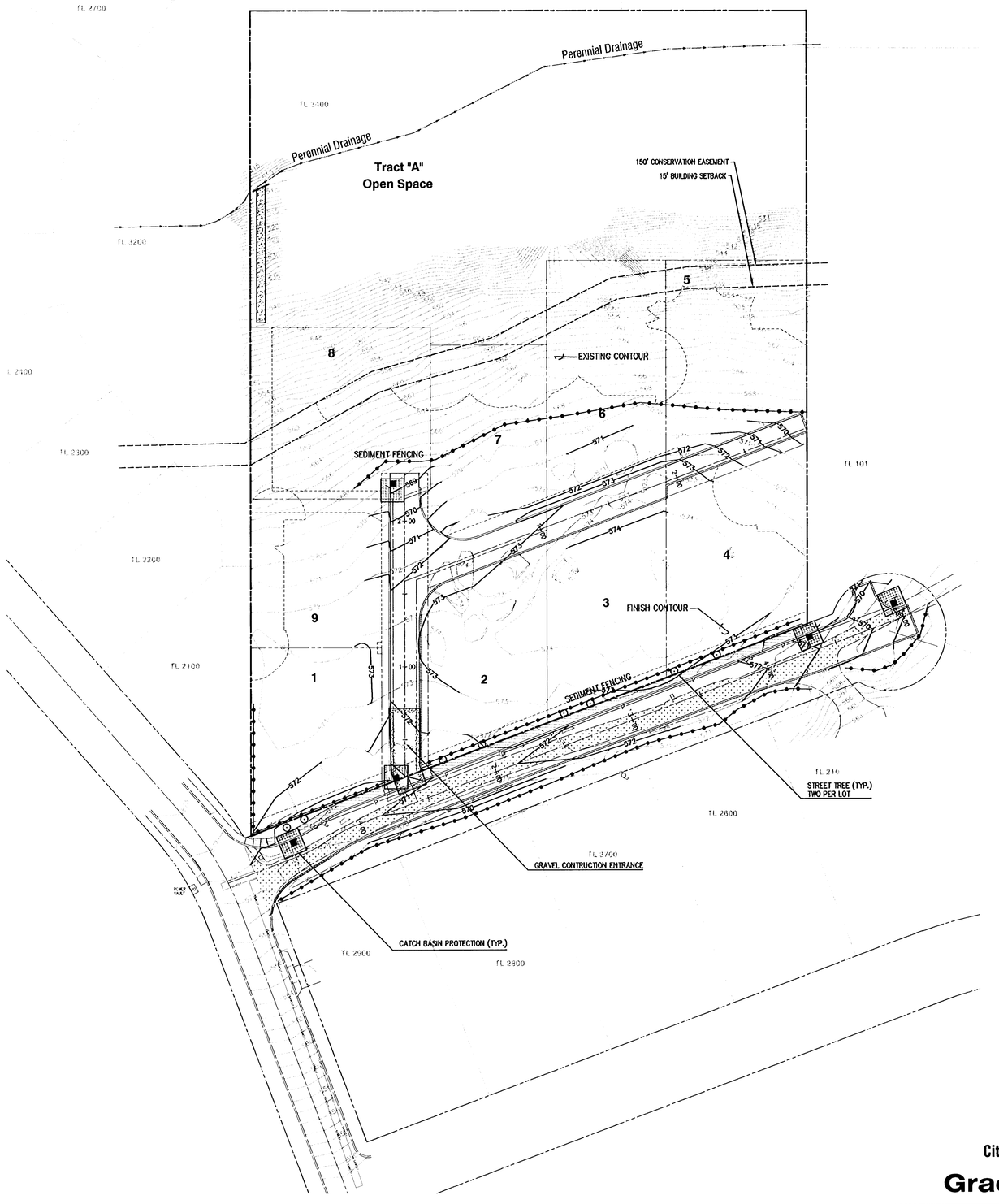
FILTER BAG INLET ENTRANCE
SCALE: NTS
FILTER2000



TYPICAL STREET TREE
SCALE: NTS



GRAVEL CONSTRUCTION ENTRANCE
SCALE: NTS



PLAN
SCALE: 1" = 40'

40' 0' 40' 80' 120'

SCALE: 1" = 40'

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

EXPIRES: 06/30/2009
SIGNATURE DATE: 08/16/2007

City File Nos. SUB 06-01, MISC 06-02, VAR 06-01

Grading and Erosion Control Plan

AS-BUILT
DATE: July, 2007

DATE	NO.	REVISION
07/18/07	6	AS-BUILT
01/28/07	5	REVISED PER REVIEW
11/28/06	4	REVISED PER REVIEW
11/21/06	3	REVISED PER REVIEW
11/02/06	2	REVISED PER REVIEW
09/28/06	1	REVISED PER REVIEW

DRAWN BJS	DESIGNED SRN	CHECKED BDG
SCALE 1" = 40'	DATE April, 2006	
PLAN 05-5982-2933	5982 Civil	

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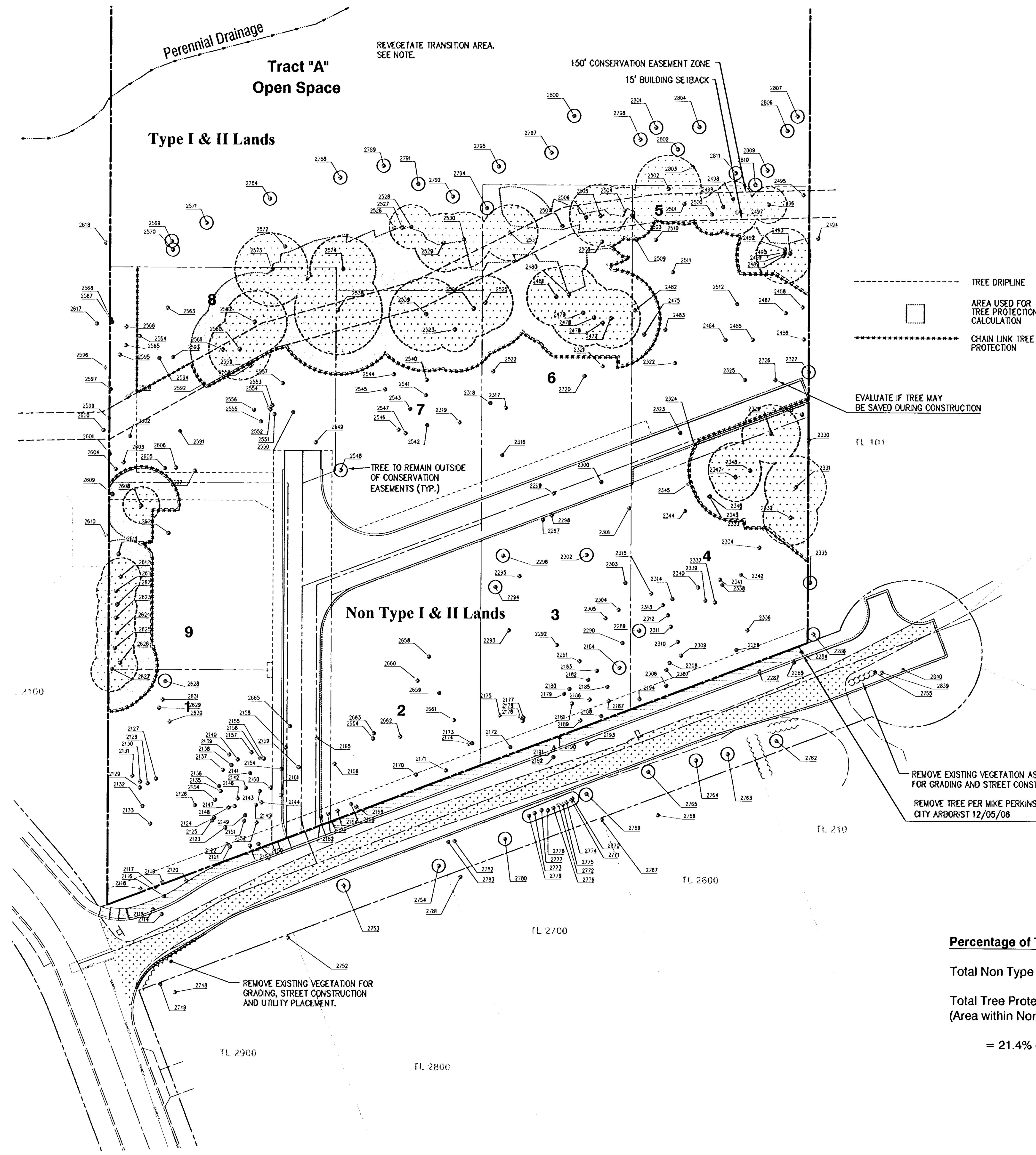
Breckenridge Heights
2125 Mountain View Court - TL 3400 Map 2S1E14CC
West Linn, Oregon

P:\5982\5982\AutoCAD\Drawings\5982 Civil.dwg, Grading, 8/16/2007 8:13:14 AM, Bergelin

Tree Table

Tree Number	Tree Description	Save	Remove	Tree Number	Tree Description	Save	Remove	Tree Number	Tree Description	Save	Remove
2114	42" FIR		X	2475	10" DOUGLAS FIR		X	2748	26" FIR	X	
2115	12.5"CHERRY		X	2476	12" DOUGLAS FIR	X		2749	40" FIR	X	
2116	5.5"WILLOW		X	2477	16.5"DOUGLAS FIR	X		2752	20" FIR	X	
2117	5" CHERRY		X	2478	10.5"DOUGLAS FIR	X		2753	34" FIR	X	
2118	6.5"CHERRY		X	2479	23" DOUGLAS FIR	X		2754	36" FIR	X	
2119	7.5/5.5"HAWTHORNE		X	2480	16.5"DOUGLAS FIR	X		2755	6" CEDAR		X
2120	7" CHERRY		X	2481	14" DOUGLAS FIR	X		2762	8" CEDAR	X	
2121	5.5"CHERRY		X	2482	24.5"DOUGLAS FIR		X	2763	14" ASPEN	X	
2122	6.5"CHERRY		X	2483	21" DOUGLAS FIR		X	2764	8" FIR	X	
2123	12.5"CHERRY		X	2484	23" DOUGLAS FIR		X	2765	16" FIR	X	
2124	9" CHERRY		X	2485	12.5"DOUGLAS FIR		X	2766	18" FIR	X	
2125	5" CHERRY		X	2486	18" DOUGLAS FIR		X	2767	10" FIR	X	
2126	11.5"CHERRY		X	2487	5.5"CASCARA		X	2769	18" FIR	X	
2127	29.5"COTTONWOOD		X	2488	6" MAPLE		X	2770	8" FIR	X	
2128	7" HAWTHORNE		X	2489	24" DOUGLAS FIR	X		2771	8" FIR	X	
2129	7" HAWTHORNE		X	2490	8" MADRONE	X		2772	8" FIR	X	
2130	6.5"HAWTHORNE		X	2491	6" DOUGLAS FIR	X		2773	8" FIR	X	
2131	15/9/10.5"WILLOW		X	2492	6" DOUGLAS FIR (DEAD)		X	2774	6" FIR	X	
2132	5.5"CHERRY		X	2493	10" DOUGLAS FIR	X		2775	6" FIR	X	
2133	6.5"CHERRY		X	2494	27" DOUGLAS FIR	X		2776	6" FIR	X	
2134	6" CHERRY		X	2495	7" DOUGLAS FIR		X	2777	10" FIR	X	
2135	7.5"CHERRY		X	2496	23" DOUGLAS FIR	X		2778	12" FIR	X	
2136	10" CHERRY		X	2497	20" DOUGLAS FIR	X		2779	12" FIR	X	
2137	13" CHERRY		X	2498	27" DOUGLAS FIR	X		2780	36" FIR	X	
2138	7" CHERRY		X	2499	18" DOUGLAS FIR	X		2781	20" FIR	X	
2139	8.5"CHERRY		X	2500	10.5"DOUGLAS FIR	X		2782	8" FIR		X
2140	5.5/9" CHERRY		X	2501	18" DOUGLAS FIR	X		2783	8" FIR		X
2141	15" COTTONWOOD		X	2502	30" DOUGLAS FIR	X		2784	16" FIR	X	
2142	13.5/16.5"CHERRY		X	2503	20" DOUGLAS FIR	X		2788	20" FIR	X	
2143	7.5/12" CHERRY		X	2504	19" DOUGLAS FIR	X		2790	10" FIR	X	
2144	11.5"CHERRY		X	2505	26" DOUGLAS FIR	X		2791	12"&12"ALDER DOUBLE	X	
2145	9" CHERRY		X	2506	5" CASCARA		X	2792	6" FIR	X	
2146	6" CHERRY		X	2507	20" WILLOW		X	2794	6" 6 STEM DECID CLUSTER	X	
2147	5.5"CHERRY		X	2508	7.5"WILLOW		X	2795	16" ALDER	X	
2148	9" CHERRY		X	2509	6.5/7.0/8" WILLOW (DEAD)		X	2797	10" ALDER	X	
2149	13" CHERRY		X	2510	7" CHERRY (DEAD)		X	2798	26" FIR	X	
2150	7.5"CHERRY		X	2511	16" DOUGLAS FIR		X	2800	10" MAPLE	X	
2151	8" CHERRY		X	2512	7.5"MAPLE		X	2801	12" 4 STEM MAPLE	X	
2152	6" CHERRY		X	2522	15.5/17.5"DOUGLAS FIR		X	2802	14" MAPLE	X	
2153	5" CHERRY		X	2523	19" DOUGLAS FIR	X		2803	12" FIR	X	
2154	18" COTTONWOOD (DEAD)		X	2524	19.5"FIR	X		2804	20" FIR	X	
2155	8" CHERRY		X	2525	20.5"FIR	X		2806	20" FIR	X	
2156	9.5"CHERRY		X	2526	10" GARRY OAK	X		2807	14" MAPLE	X	
2157	6.5"CHERRY		X	2527	14.5"GARRY OAK	X		2809	18" FIR	X	
2158	7" HAWTHORNE		X	2528	19" DOUGLAS FIR	X		2810	12" FIR	X	
2159	22" COTTONWOOD (DEAD)		X	2529	23" DOUGLAS FIR	X		2811	12" MAPLE	X	
2160	5.5"CHERRY		X	2530	20" DOUGLAS FIR	X		2839	9" CEDAR		X
2161	8" CHERRY (DEAD)		X	2531	18" DOUGLAS FIR	X		2840	6" CEDAR		X
2162	8" WILLOW		X	2538	38" DOUGLAS FIR	X					
2163	10" WILLOW		X	2539	31" DOUGLAS FIR	X					
2164	6.5"WILLOW		X	2540	19" DEODAR CEDAR		X				
2165	5" CHERRY		X	2541	10" DEODAR CEDAR		X				
2166	14.5"COTTONWOOD		X	2542	18.5"DEODAR CEDAR		X				
2167	7" HAWTHORNE		X	2543	22.5"DEODAR CEDAR		X				
2168	9" WILLOW		X	2544	14" DOUGLAS FIR		X				
2169	6.0/7.5"WILLOW		X	2545	21.5"DOUGLAS FIR		X				
2170	4" FILBERT		X	2546	17" DOUGLAS FIR		X				
2171	4" FILBERT		X	2547	17.5"DEODAR CEDAR		X				
2172	7.5/11" WILLOW		X	2548	22.5"GARRY OAK	X					
2173	15.5"COTTONWOOD		X	2549	21" DEODAR CEDAR		X				
2174	26.5"COTTONWOOD		X	2550	18.5"DEODAR CEDAR		X				
2175	9.0/10.5"WILLOW		X	2551	25" DOUGLAS FIR		X				
2176	20" COTTONWOOD		X	2552	7.5"DOUGLAS FIR		X				
2177	12.5"COTTONWOOD		X	2553	18" DOUGLAS FIR		X				
2178	8.5"COTTONWOOD		X	2554	12" DOUGLAS FIR		X				
2179	16.5"DEODAR CEDAR		X	2555	6" CHERRY		X				
2180	17" DEODAR CEDAR		X	2556	9" DOUGLAS FIR		X				
2181	5" HAWTHORNE		X	2557	15" DOUGLAS FIR		X				
2182	11" DEODAR CEDAR		X	2558	14.5"DOUGLAS FIR		X				
2183	11" DEODAR CEDAR		X	2559	7" WILLOW		X				
2184	32.5"DOUGLAS FIR	X		2560	23" DOUGLAS FIR	X					
2185	8.5/11" DEODAR CEDAR		X	2561	5.5"MAPLE	X					
2186	8" DEODAR CEDAR		X	2562	31.5"DOUGLAS FIR	X					
2187	11.5"DEODAR CEDAR		X	2563	7.5"WILLOW		X				
2188	8.5"DEODAR CEDAR		X	2564	6.5"WILLOW		X				
2189	21" DEODAR CEDAR		X	2565	6" WILLOW		X				
2190	13" CHERRY		X	2566	12" CHERRY		X				
2191	6.5"CHERRY		X	2567	7.5"WILLOW		X				
2192	6" CHERRY		X	2568	8" WILLOW		X				
2193	5.0/3.5"CHERRY		X	2569	12.0/12.5"ALDER	X					
2194	38" DOUGLAS FIR		X	2570	9" DOUGLAS FIR	X					
2284	31" DOUGLAS FIR		X	2571	16" COTTONWOOD	X					
2285	4" HAWTHORNE		X	2572	19" DOUGLAS FIR	X					
2286	18.5/10/7.5/11.5/7/10"MAPLE	X		2573	36.5"DOUGLAS FIR	X					
2287	MULTI-STEM WILLOW		X	2574	27" DOUGLAS FIR	X					
2288	10/7.5"MAPLE		X	2591	50.7"DOUGLAS FIR		X				
2289	19.5"GARRY OAK	X		2592	7" DOUGLAS FIR		X				
2290	7" HAWTHORNE		X	2593	6" CHERRY		X				
2291	17" DEODAR CEDAR		X	2594	5.5/6.5/7.5"WILLOW		X				
2292	22" DEODAR CEDAR		X	2595	6" WILLOW		X				
2293	8" WASHINGTON PALM		X	2596	9.0/8" WILLOW	X					
2294	23" OAK	X		2597	9.5"WILLOW		X				
2295	13" ALPINE FIR		X	2598	5" HAWTHORNE		X				
2296	23" DEODAR CEDAR	X		2599	8.5"HAWTHORNE	X					
2297	22" DEODAR CEDAR		X	2600	4.5/6" HAWTHORNE	X					
2298	19.5"DEODAR CEDAR		X	2601	23.5"COTTONWOOD	X					
2299	22.5"DEODAR CEDAR		X	2602	28.5"DOUGLAS FIR		X				
2300	8.0/7.0/6.5"CHERRY		X	2603	13.5"CHERRY		X				
2301	7.5/5.5/5" HAWTHORNE		X	2604	7.0/6" CHERRY		X				
2302	5.5"BLUE SPRUCE	X		2605	6.0/6.0/5" MAPLE		X				
2303	20" DEODAR CEDAR		X	2606	6.5/5.5/4" CHERRY		X				
2304	4.5/5" HAWTHORNE		X	2607	5.0/6" HAWTHORNE		X				
2305	18.5"DEODAR CEDAR		X	2608	17.5"GARRY OAK	X					
2306	5.5/6" MAPLE		X	2609	28.5"COTTONWOOD	X					
2307	8" MAPLE		X	2610	5" HAWTHORNE	X					
2308	8.5"MAPLE		X	2611	4" SITKA SPRUCE	X					
2309	6" MAPLE		X	2612	24.5"GIANT SEQUOIA	X					
2310	6" MAPLE		X	2613	21.5"GIANT SEQUOIA	X					
2311	7" MAPLE		X	2617	22.5'GIANT SEQUOIA	X					
2312	15.5"FIR		X	2618	20" GIANT SEQUOIA	X					
2313	7" MAPLE		X	2622	22.5"GIANT SEQUOIA	X					
2314	7" MAPLE		X	2623	20" GIANT SEQUOIA	X					
2315	22.5"DEODAR CEDAR		X	2624	21.5"GIANT SEQUOIA	X					
2316	23" DEODAR CEDAR		X	2625	27" GIANT SEQUOIA	X					
2317	23.5"DOUGLAS FIR		X	2626	16" GIANT SEQUOIA	X					
2318	27" DOUGLAS FIR		X	2627	17" GIANT SEQUOIA	X					
2319	16" DEODAR CEDAR		X	2628	6.5"WILLOW	X					
2320	36.6"DOUGLAS FIR		X	2629	6.5"ALDER		X				
2321	34.5"DOUGLAS FIR		X	2630	4.5"WILLOW		X				
2322	17.5/20.5/20/17.5"MAPLE		X	2631	6" HAWTHORNE (DEAD)		X				
2323	10" CHERRY		X	2658	16.0/15.5"ARAUCARIA SP.		X				
2324	10" DOUGLAS FIR		X	2659	14.5"ARAUCARIA SP.		X				
2325	25" MAPLE		X	2660	11.5/12.5"ARAUCARIA SP.		X				
2326	37.5"DOUGLAS FIR		X	2661	7" HAWTHORNE		X				
2327	21" MAPLE	X		2662	11.0/9" MAPLE		X				
2328	5" HAWTHORNE	X		2663	7" WILLOW		X				
2329	24" DOUGLAS FIR	X		2664	5.5"WILLOW		X				
2330	10" DECIDUOUS	X		2665	2" /5" WILLOW		X				
2331	22" DOUGLAS FIR	X		2666	5.0/5.5/3" CASCARA		X				
2332	43" DOUGLAS FIR	X									
2333	24" MAPLE		X								
2334	19/17.5/18/8/21" MAPLE		X								
2335	8" HAWTHORNE	X									
2336	7" FILBERT		X								
2337	9.5"CHERRY		X								
2338	5" CHERRY		X								
2339	6.5"MAPLE		X								
2340	5" CHERRY		X								
2341	6.5"CHERRY		X								
2342	7.5/5.5/5.5"CHERRY		X								
2343	9.5"CHERRY	X									
2344	15" CHERRY		X								
2345	10" CHERRY		X								
2346	10.5"CHERRY	X									
2347	27.5"DOUGLAS FIR	X									
2348	11.5"MAPLE	X									



NOTE: The construction of the driveways and patios for lots 4, 5, 6, 7 and 8 will be monitored by a registered arborist to ensure preservation of the significant trees.

NOTE: Remove English Ivy, Himalayan Blackberry and other exotic and invasive flora and replace them with native flora (example: Tall Oregon Grape, Red Flowering Currant, Salal, etc.) on that portion of the drainage way transition area with slops less than 35%.

Percentage of Tree Protection Area on Site:

Total Non Type I & II Site Area: 105,174 S.F.

Total Tree Protection (Area within Non Type I & II Lands): 22,514 S.F.

= 21.4% of site area dedicated to tree protection

PLAN
SCALE: 1" = 40'

40' 0' 40' 80' 120'
SCALE: 1" = 40'

REGISTERED PROFESSIONAL ENGINEER 7120 OREGON July 16, 1971 BRUCE D. GOLDSON

EXPIRES: 06/30/2009
SIGNATURE DATE: 08/16/2007

City File Nos. SUB 06-01, MISC 06-02, VAR 06-01

Tree Protection and Removal Plan

DATE	NO.	REVISION
12/06/06	4	REVISED PER CITY ARBORIST
11/21/06	3	REVISED PER REVIEW
11/02/06	2	REVISED PER REVIEW
09/28/06	1	REVISED PER REVIEW

DRAWN BJS | DESIGNED SRN | CHECKED BDG
SCALE 1" = 40' | DATE April, 2006
PLAN 05-5982-2933 | 5982 Civil

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