

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "CITY OF WEST LINN STREET/UTILITY DESIGN AND CONSTRUCTION STANDARDS", DATED MAY 22, 2000 AND OAR'S CHAPTER 333. ALL STREET, STORM SEWER AND SANITARY SEWER CONSTRUCTION THAT IS NOT ADDRESSED IN THE CITY'S STANDARDS SHALL BE IN ACCORDANCE WITH APWA STANDARDS. ALL WATER SYSTEM CONSTRUCTION THAT IS NOT ADDRESSED IN THE CITY'S STANDARDS SHALL BE IN ACCORDANCE WITH AWWA STANDARDS.
2. PRIOR TO ANY CONSTRUCTION, LOCATIONS OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR. WHEN ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION. ORGANIC AND NON-DESIRABLE MATERIALS SHALL BE REMOVED FROM THE CONSTRUCTION AREA AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
4. ALL FILL AREAS SHALL BE STRIPPED OF ORGANIC MATERIAL. SUBGRADE SHALL BE INSPECTED AND ACCEPTED BY THE CITY OF WEST LINN. FILL WILL BE PLACED IN 6-INCH LAYERS AND COMPACTED TO 95 PERCENT RELATIVE MAXIMUM DENSITY ACCORDING TO AASHTO T-180 STANDARDS. LANDSCAPE AREAS SHALL BE COMPACTED TO 90 PERCENT. THE CONTRACTOR SHALL PROVIDE COMPACTION TESTING, ONE FOR EVERY 10,000 SQUARE FEET OF AREA AND FOR EVERY 2 LAYERS OR 16" AND EVERY 100 LINEAR FEET OF FILL PLACED. DAILY COMPACTION REPORTS FROM AN APPROVED NATIONALLY ACCREDITED TESTING LAB SHALL BE PROVIDED TO THE ENGINEER WITHIN 24 HOURS. A COPY OF THE REPORTS SHALL BE GIVEN TO THE CITY.
5. CONTRACTOR SHALL LEAVE ALL AREAS OF THE PROJECT FREE OF DEBRIS AND UNUSED CONSTRUCTION MATERIALS.
- a. AREAS TO BE LANDSCAPED SHALL BE SMOOTHED AND LEFT TO THE GRADES INDICATED ON THE GRADING PLAN, PLUS OR MINUS 0.1 FOOT.
- b. ALL DISTURBED AREAS NOT TO BE LANDSCAPED SHALL BE SEEDED PER EROSION CONTROL NOTES ON APPROVED PERMIT SET.
- c. ALL EXCESS/EXTRA MATERIAL SHALL BE REMOVED FROM THE SITE.
6. ANY CHANGES FROM THE APPROVED PLANS SHALL BE REQUESTED BY THE CONTRACTOR IN WRITING. THE DESIGN ENGINEER AND THE CITY OF WEST LINN'S PROJECT ENGINEER MUST APPROVE THE CHANGE PRIOR TO ITS IMPLEMENTATION. COMPLEXITY OF MODIFICATION WILL DETERMINE IF REVISED PLANS ARE REQUIRED.
7. CITY OF WEST LINN DETAILS SHALL BE USED AT LOCATIONS AS SPECIFIED IN THE PLANS, SEE DETAIL SHEETS.
8. DURING CONSTRUCTION, ALL EROSION CONTROL MEASURES SHALL CONFORM TO CLACKAMAS COUNTY EROSION CONTROL STANDARDS.
9. IN CASE OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE FIGURES WRITTEN THEREON, THE FIGURES SHALL BE DEEMED TO GOVERN.
10. THE OWNER WILL SUPPLY ONE SET OF STAKES FOR EACH CONSTRUCTION OPERATION AS DESCRIBED IN THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL DESIGNATE A REPRESENTATIVE OR REPRESENTATIVES WHO ARE AUTHORIZED TO REQUEST STAKES. STAKING REQUESTS FROM AUTHORIZED REPRESENTATIVE SHALL BE MADE TO DAVE LIDEN AT OTAK (503-699-2401) AT LEAST 48 HOURS IN ADVANCE OF THE NEED FOR SAID STAKES. ONLY REQUESTS FROM AUTHORIZED REPRESENTATIVES WILL BE HONORED. ANY RESTAKING WILL BE DONE AT THE EXPENSE OF THE CONTRACTOR.
11. WEEK DAY WORK HOURS ARE 7:00 AM TO 6:00 PM; SATURDAY, SUNDAY AND HOLIDAY WORK HOURS ARE LIMITED TO 9:00 AM TO 6:00 PM.
12. THE CITY OF WEST LINN SHALL BE PRESENT WHEN TESTING IS PERFORMED AND SUPPLIED WITH A COPY OF TEST RESULTS. ALL FACILITIES WILL BE ACCEPTED BY THE CITY PRIOR TO CONNECTION TO EXISTING SYSTEMS.
13. ALL FEES FOR STREET TREES SHALL BE PAID TO THE CITY OF WEST LINN PARKS AND RECREATION DEPT.
14. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN DEEMED SUBSTANTIALLY COMPLETE.
15. THE CONTRACTOR SHALL REMOVE ALL SOFT OR OTHERWISE UNSUITABLE MATERIAL AT SUBGRADE AND REPLACE WITH APPROVED MATERIAL AT THE DIRECTION OF THE PROJECT GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL COMPACT TO A LINE ONE FOOT BEHIND THE CURB.
16. FINAL SUBGRADE PROOF-ROLL WITH 10 CY TRUCK LOADED WITH ROCK IS REQUIRED PRIOR TO PLACING AGGREGATE BASE.
17. FINAL BASE ROCK PROOF ROLL WITH 10 CY TRUCK LOADED WITH ROCK IS REQUIRED PRIOR TO PAVING. BASE ROCK TO BE COMPACTED TO 95 PERCENT RELATIVE MAXIMUM DENSITY ACCORDING TO AASHTO T-180 STANDARDS.
18. PLEASE NOTE CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATION SECTION 505.03.11 FOR WEATHER RELATED LIMITATIONS ON THE PLACEMENT OF ASPHALTIC CONCRETE.
19. THE DENSITY OF THE COMPACTED BASE AND TOP LIFT OF AC SHALL BE AT LEAST 92% OF RICE IN CONFORMANCE WITH AASHTO T209 AS MODIFIED BY THE OREGON STATE HIGHWAY DEPARTMENT.
20. DENSITY TESTS WILL BE REQUIRED FOR TRENCH BACKFILL AND ALPHALT, PER THE CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. COPIES OF ALL REPORTS ARE TO BE SUPPLIED TO THE CITY INSPECTOR AND DESIGN ENGINEER.
21. CONTRACTOR SHALL SUBMIT SCHEDULE DETAILING SEQUENCE OF CONSTRUCTION PRIOR TO THE PRE-CONSTRUCTION MEETING.
22. THE STRENGTH OF CONCRETE USED FOR CURBS, GUTTERS AND SIDEWALKS SHALL BE 3300 psi.
23. CITY ARBORIST TO INSPECT AND APPROVE OF ALL TREE PROTECTION MEASURES PRIOR TO STARTING CONSTRUCTION.

BENCHMARK

CITY OF WEST LINN BENCHMARK "B" IS 93.5' EAST AND 17.0' SOUTH OF EDGE OF PAVEMENT FROM 5-WAY INTERSECTION OF ROSEMONT/SANTA ANA. 3" CAP ON PIPE WITH YELLOW WATER WORKS LID. ELEV.=667.22.

LOCATING EXISTING UTILITIES

--- 48 HOUR NOTICE REQUIRED PRIOR TO EXCAVATION ---

- ONE CALL SYSTEM
(GENERAL TELEPHONE, NORTHWEST NATURAL GAS, U.S. WEST, U.S. SPRINT) (503) 246-6699
- PORTLAND GENERAL ELECTRIC (503) 643-5454, EXT. 312, 313, 314
- TCI CABLE TELEVISION (503) 243-7491
- REPAIR EMERGENCIES
NORTHWEST NATURAL GAS (503) 226-4211, EXT. 4413
CITY OF WEST LINN
WATER OPERATIONS (503) 656-3535
SANITARY SEWER OPERATIONS

THE CONTRACTOR, IN LOCATING AND PROTECTING UNDERGROUND UTILITIES, MUST COMPLY WITH THE REGULATIONS OF O.R.S. 757.541 TO 757.571

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 call Center. YOU MUST NOTIFY THE CENTER AT LEAST 2 BUSINESS DAYS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL (503) 246-6699.

HOODVIEW TOWNHOMES II
WEST LINN, OREGON
STORM AND SANITARY SEWER NOTES

- U1. MANHOLE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WEST LINN'S PUBLIC WORKS STANDARDS. MANHOLES SHALL CONFORM TO ASTM C-478.
- U2. TRENCH BEDDING, PIPE ZONE AND BACKFILL IN PAVED AREAS WILL BE 3/4-INCH MINUS CRUSHED AGGREGATE COMPACTED TO 95 PERCENT RELATIVE MAXIMUM DENSITY, AASHTO T-180. CLASS A NATIVE BACKFILL WHERE SPECIFIED, WHERE SPECIFIED TO BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY, AASHTO T-180.
- U3. ALL PUBLIC STORM DRAINS SHALL BE CONSTRUCTED WITH PVC ASTM F794 (ULTRA-RIB OR EQUAL), EXCEPT CULVERTS AS SPECIFIED.
- U4. ALL PUBLIC SANITARY SEWERS SHALL BE CONSTRUCTED WITH PVC D3034 PIPE.
- U5. PRIOR TO ACCEPTANCE, ALL PUBLIC SANITARY SEWERS SHALL BE TV, PRESSURE, AND DEFLECTION TESTED IN ACCORDANCE WITH THE CITY OF WEST LINN'S REQUIREMENTS. ALL PUBLIC STORM SEWERS SHALL BE TV AND DEFLECTION TESTED.
- U6. WATER TIGHT PLUGS SHALL BE INSTALLED IN THE ENDS OF SANITARY AND STORM LATERALS AND A 2" X 4" WOOD MARKER PLACED AT THE LATERAL END FROM PIPE INVERT TO AT LEAST 36" ABOVE THE FINISH GRADE. THE 2" X 4" TOP SHALL BE PAINTED (GREEN FOR SANITARY) AND (WHITE FOR STORM) AND MARKED WITH THE DEPTH OF THE LATERAL MEASURED FROM THE FINISHED GROUND ELEVATION TO THE INVERT OF PIPE AT THE TIME THE CURBS ARE POURED, AN (S FOR SANITARY) AND (SD FOR STORM) SHALL BE STAMPED IN THE TOP OF THE CURB AT EACH POINT A LATERAL CROSSES BENEATH THE CURB LINE. SANITARY LATERALS TO BE 4" DIA PVC D3034 PIPE, STORM LATERALS TO BE 6" DIA PVC D3034 PIPE, ALL LATERALS TO BE CLASS B BACKFILL TO END OF LATERAL UNLESS OTHERWISE NOTED.
- U7. ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED.
- U8. CONSTRUCTION NOTES FOR STORM AND SANITARY SEWERS ARE ON SHEET C4.0 AND C3.0 RESPECTIVELY.
- U9. PRIOR TO MAKING THE CONNECTION TO THE EXISTING SYSTEMS, THE SANITARY SEWER AND STORM SEWER SHALL BE ACCEPTED BY THE CITY.

WATER NOTES

- W1. ALL WATER PIPE AND FITTINGS SHALL BE DUCTILE IRON CLASS 52 AND CONFORM TO STANDARD CITY SPECIFICATIONS AND DETAILS. ALL WATER SERVICE LINES TO BE TYPE K COPPER PIPE PER CITY OF WEST LINN SPECIFICATIONS.
- W2. WATERLINES SHALL BE PRESSURE TESTED FOLLOWING COMPLETION. PRESSURE TESTS SHALL BE IN ACCORDANCE TO THE CITY OF WEST LINN'S STANDARDS WITH A MINIMUM TEST PRESSURE OF 180 PSI. WHEN THE PRESSURE TEST IS PERFORMED, THE TEST PRESSURE OF 180 PSI SHALL STABILIZE BEFORE THE TEST BEGINS. SERVICE LINES WILL ALSO BE TESTED TO THE METER LOCATION.
- W3. PRIOR TO BEING PLACED INTO SERVICE, THE WATERLINE SHALL BE FLUSHED, STERILIZED AND FLUSHED AGAIN ALL IN ACCORDANCE WITH STANDARD METHODS OF THE HEALTH DIVISION, DEPARTMENT OF HUMAN RESOURCES, STATE OF OREGON.
- W4. PRIOR TO CONNECTION TO EXISTING WATERLINE, A SAMPLE SHALL BE TAKEN AND TESTED FOR BACTERIOLOGICAL QUALITY. RESULTS MUST BE WITHIN STANDARDS OF THE STATE OF OREGON.
- W5. CONCRETE THRUST BLOCKING SHALL BE PROVIDED AT ALL WATERLINE FITTINGS AS REQUIRED BY CITY STANDARDS. BLOCKING SHALL BE 3000 PSI CONCRETE PLACED AGAINST UNDISTURBED EARTH AND CLEAR OF JOINT ACCESSORIES. BEARING AREA OF THRUST BLOCK SHALL BE COMPUTED ON THE BASIS OF ALLOWABLE SOIL BEARING PRESSURE. ALL PIPE FITTINGS IN CONTACT WITH CONCRETE SHALL BE WRAPPED IN PLASTIC.
- W6. MINIMUM COVER OVER WATERLINES IS TO BE 36" AS MEASURED FROM FINISH GRADE TO TOP OF PIPE. MINIMUM VERTICAL SEPARATION BETWEEN WATERLINE AND SANITARY SEWER AT A CROSSING IS 18". SANITARY SEWER AT WATERLINE CROSSINGS WITH LESS THAN THE MINIMUM VERTICAL SEPARATION SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE WITH WATERTIGHT JOINTS. IN SUCH CASES THE 18-FOOT LENGTH OF SANITARY SEWER SHALL BE CENTERED AT THE CROSSING.
- W7. ALL WATER SERVICES SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 2' AT THE MAINLINE.
- W8. FIRE HYDRANT ASSEMBLIES TO BE MUELLER CENTURION A-423 OR CLOW MEDALLION F-2545 AND ARE TO BE INSTALLED PER CITY OF WEST LINN STANDARD SPECIFICATIONS AND DETAILS
- W9. TRENCH BEDDING, PIPE ZONE AND BACKFILL IN PAVED AREAS WILL BE 3/4-INCH MINUS CRUSHED AGGREGATE COMPACTED TO 95 PERCENT RELATIVE MAXIMUM DENSITY, AASHTO T-180. UNPAVED AREAS OUTSIDE ROW TO BE CLASS A NATIVE BACKFILL MATERIAL EXCEPT BEDDING AND PIPE ZONE MATERIAL (SEE WEST LINN DETAIL WL-200 ON SHEET C7.1) UNLESS OTHERWISE NOTED. CLASS A NATIVE BACKFILL TO BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY, AASHTO T-180.
- W10. GATE VALVES SHALL BE RESILIENT SEAL, NOT RISING STEM WITH "O" RING PACKING, COMPLYING WITH AWWA CLASS "C" SPECIFICATIONS. THE VALVES SHALL BE DESIGNED TO WITHSTAND A WORKING PRESSURE OF 150 PSI. VALVE BOXES SHALL BE "VANCOUVER" PATTERN.
- W11. ALL WATER LINE PRESSURE AND CHLORINATION TESTING SHALL BE PERFORMED WITH THE CITY PRESENT.
- W12. CONSTRUCTION NOTES FOR WATERLINE ARE ON SHEET C5.0.

ASBUILT NOTES:

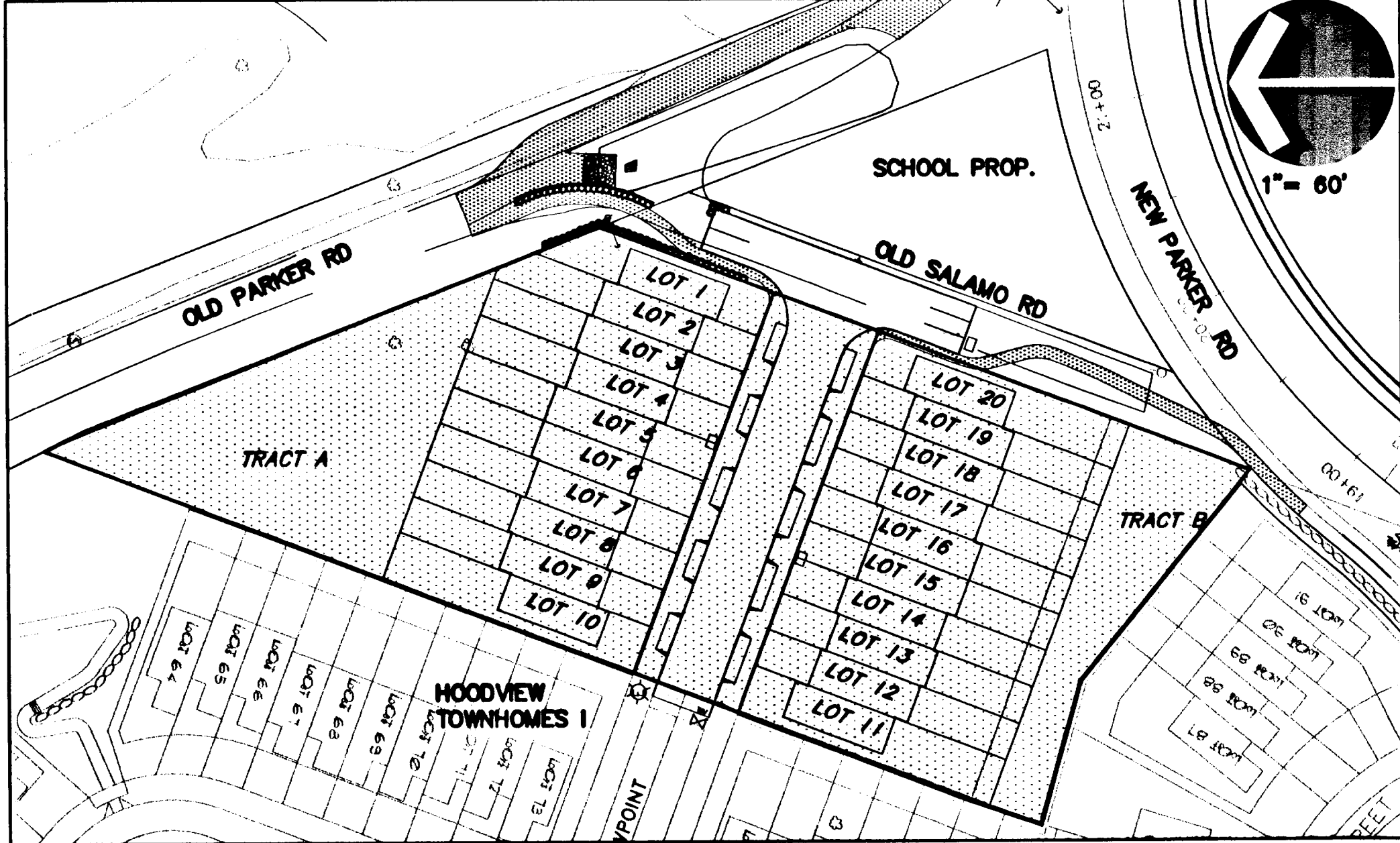
AS OF 10-11-02 THE FOLLOWING ITEMS HAVE NOT BEEN COMPLETED.

LANDSCAPING (EXCEPT EROSION CONTROL)
FINAL 1 1/2" LIFT OF ASPHALT PAVING ON STREET AREAS ONLY.
STRIPING AND SIGNAGE.
MAILBOX PAD(S).

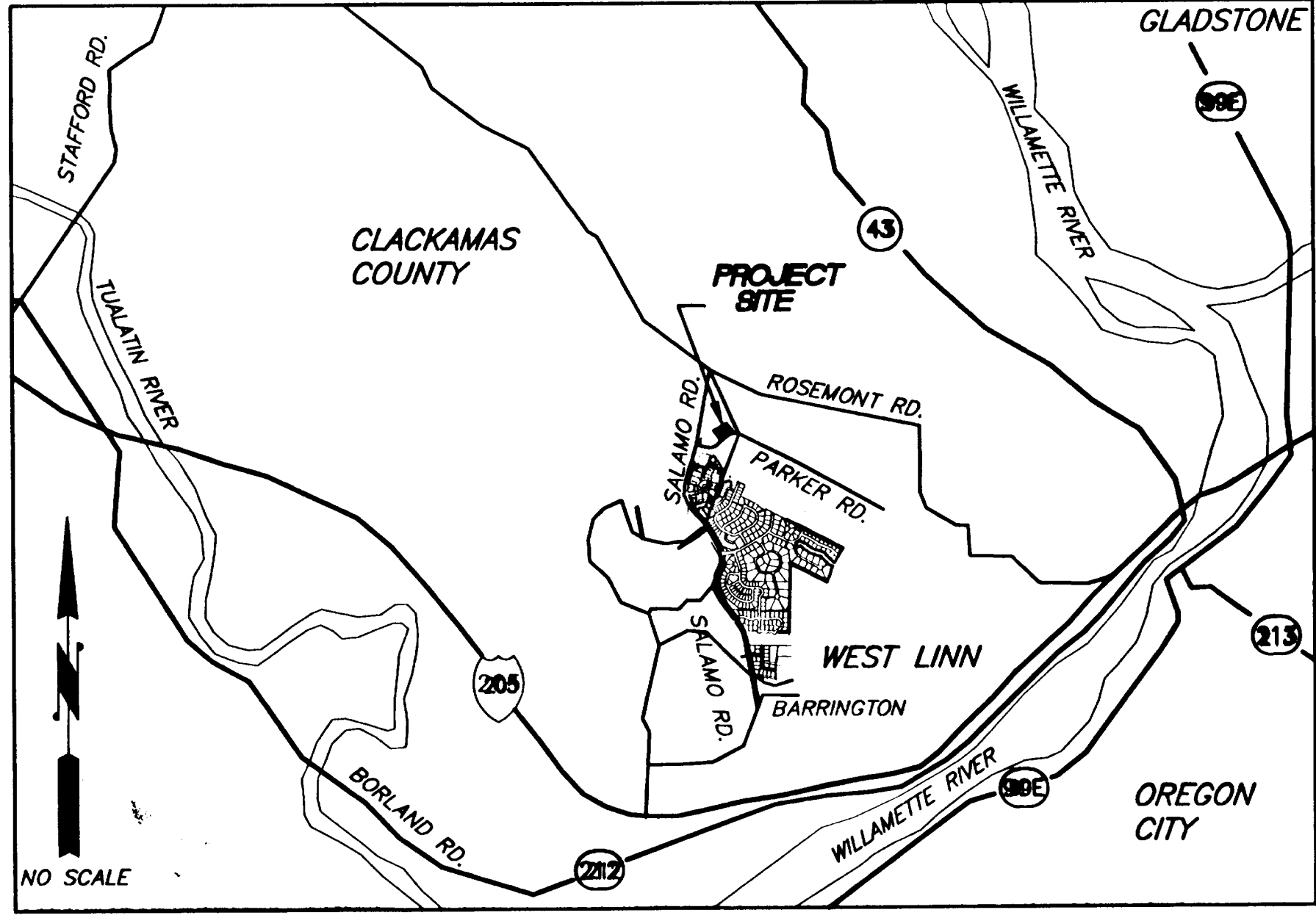
These As-built Plans were compiled from survey data, data collected from others, and periodic observation during construction. It is suggested that these plans be used in conjunction with field verification of location and elevations of improvements in question. These plans are an accurate record of public improvements to the best of my information, knowledge and belief.

Signature
Date 10-15-02

PROJECT MAP



VICINITY MAP



SHEET INDEX

- C1.0 COVER SHEET, PROJECT MAP, VICINITY MAP, PROJECT TEAM
C1.1 CONDITIONS OF APPROVAL
C1.2 EXISTING CONDITIONS; DEMOLITION PLAN; TREE PRESERVATION PLAN
C1.3 COMPOSITE GRADING AND EROSION CONTROL PLAN
C1.4 EROSION CONTROL NOTES AND DETAILS
C1.5 COMPOSITE UTILITY PLAN
C1.6 RETAINING WALL NOTES AND DETAILS.
- C2.0 STREET PLAN - VIEWPOINT LANE & TYPICAL SECTIONS
C2.1 STREET PROFILE - VIEWPOINT LANE
- C3.0 SANITARY SEWER PLAN
C3.1 SANITARY SEWER PROFILE
- C4.0 STORM DRAIN PLAN
C4.1 STORM DRAIN PROFILE
C4.2 STORM DRAIN TREATMENT FACILITY
- C5.0 WATER PLAN
C5.1 WATER PROFILE

NOT BUILT- C8.0 STREET TREE LANDSCAPING PLAN
NOT BUILT- C8.1 DETENTION POND LANDSCAPING PLAN

- C7.0 STREET AND STORM DETAILS
C7.1 STORM AND SANITARY DETAILS
C7.2 STORM DRAIN DETAILS
C7.3 WATER DETAILS

OWNER/APPLICANT

Name: Craftsman Development, LLC
PO Box 484
Lake Oswego, Oregon 97034
Contact: Jim Morton
Phone: (503) 675-6736
Fax: (503) 699-9699

CIVIL ENGINEER/SURVEYOR/
LANDSCAPE ARCHITECT

Name: Otak Incorporated
17355 S.W. Boones Ferry Road
Lake Oswego, Oregon 97035
Contact: Scott Shumaker
Phone: (503) 635-3618
Fax: (503) 635-5395

SITE INFORMATION

Site Size: 1.74 Acres
Zoning: Clackamas County R-3
Existing Use of Property: Single Residence with Out-buildings
Proposed Use of Property: Subdivision for 20 Single Family Attached Residential Units
Legal Description: Clackamas County Assessor Map 251E26
Tax Lot 401 and 14100

Asbuilt Submittal - October 14, 2002

HOODVIEW TOWNHOMES II

CITY OF WEST LINN, OREGON

COVER SHEET



17355 SW Boones Ferry Rd.
Lake Oswego, Oregon 97035
Phone: (503) 635-3618
FAX: (503) 635-5395
Internet: www.otak.com

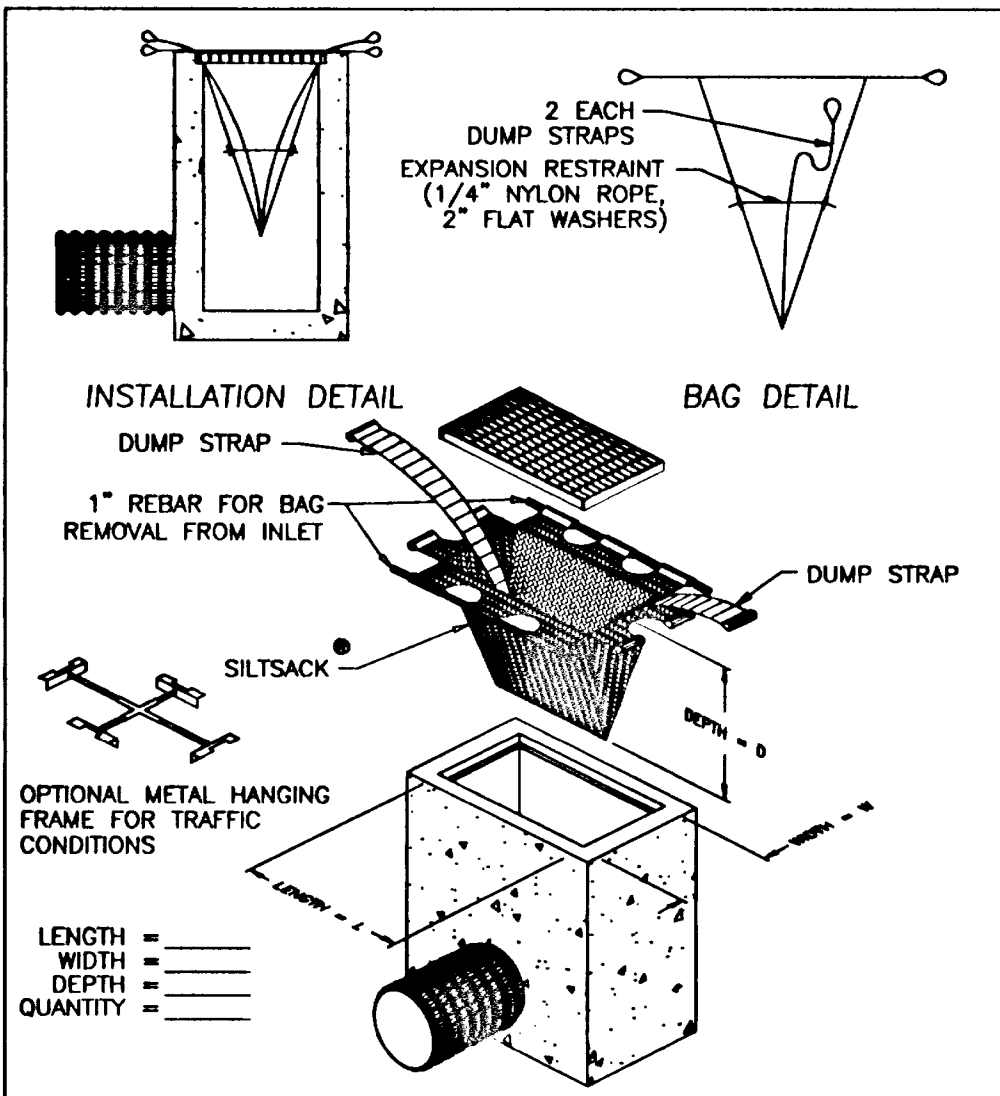
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22 SHEETS

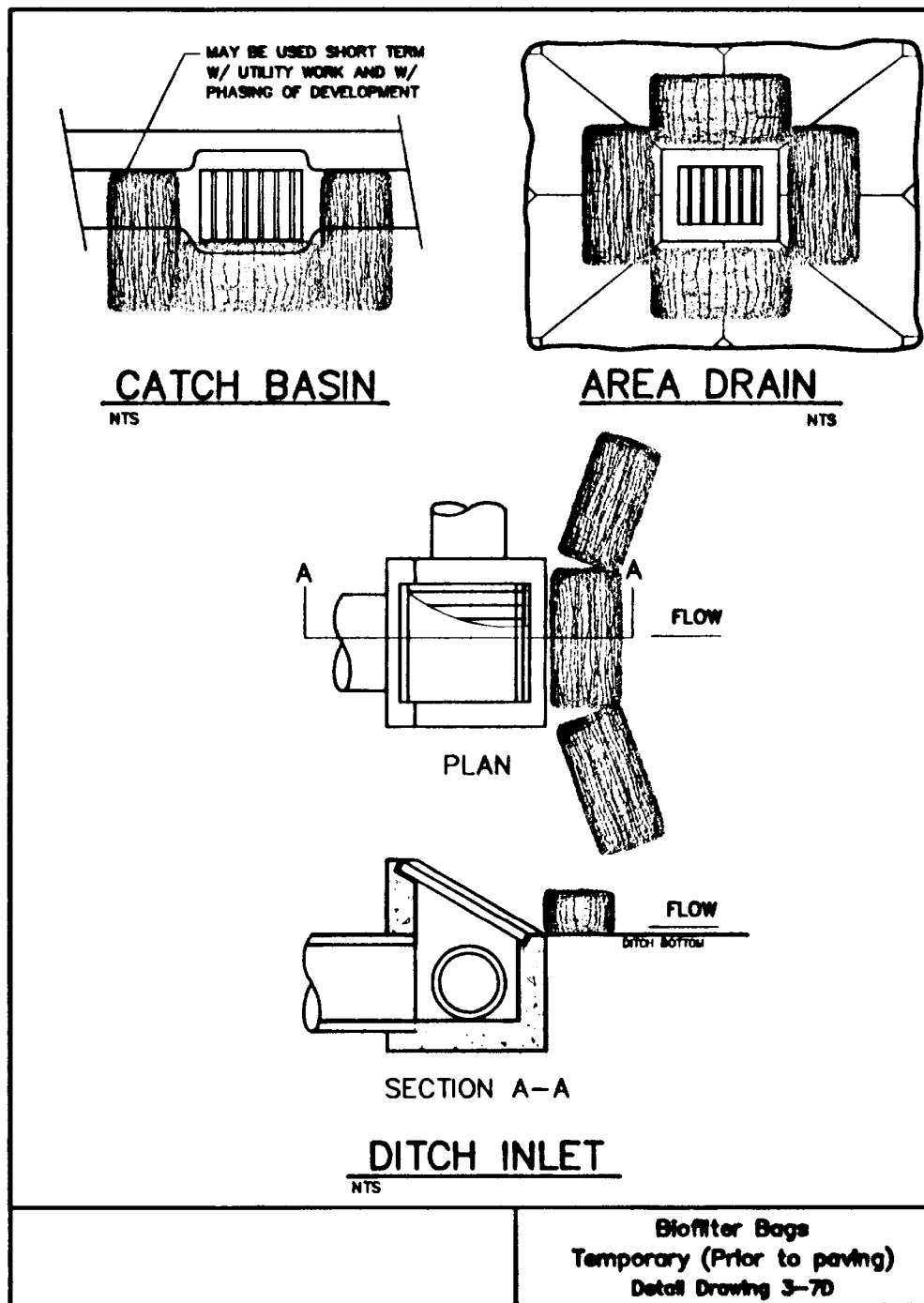
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DETAIL OF INLET SEDIMENT CONTROL DEVICE			
PROJECT:			
CITY:		DR. BY:	
STATE:	DATE:	DR. NO:	

SILTSACK® SPECIFICATIONS			
NOTE: THE SILTSACK WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS.			
REGULAR FLOW SILTSACK® (FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)			
PROPERTIES	TEST METHOD	UNITS	
GRAB TENSILE STRENGTH	ASTM D-4832	300 LBS	
GRAB TENSILE ELONGATION	ASTM D-4832	30 IN	
PUNCTURE	ASTM D-4833	120 LBS	
MILLEN BURST	ASTM D-3788	400 PSI	
TRAPEZOID TEAR	ASTM D-4533	120 LBS	
UV RESISTANCE	ASTM D-4300	80 H	
APPROXIMATE OPENING SIZE	ASTM D-4751	40 US SIEVE	
FLOW RATE	ASTM D-4481	0.5 GAL/MIN/PSI	
PERMITTIVITY	ASTM D-4481	0.50 SEC -1	
HI-FLOW SILTSACK® (FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)			
PROPERTIES	TEST METHOD	UNITS	
GRAB TENSILE STRENGTH	ASTM D-4832	300 LBS	
GRAB TENSILE ELONGATION	ASTM D-4832	30 IN	
PUNCTURE	ASTM D-4833	120 LBS	
MILLEN BURST	ASTM D-3788	400 PSI	
TRAPEZOID TEAR	ASTM D-4533	120 LBS	
UV RESISTANCE	ASTM D-4300	80 H	
APPROXIMATE OPENING SIZE	ASTM D-4751	40 US SIEVE	
FLOW RATE	ASTM D-4481	0.5 GAL/MIN/PSI	
PERMITTIVITY	ASTM D-4481	1.5 SEC -1	
OIL-ABSORBANT SILTSACK® (FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN-OFF OR SPILLS)			
DEPENDING ON YOUR PARTICULAR APPLICATION, THE SILTSACK CAN BE MADE FROM EITHER ONE OF THE ABOVE FABRICS WITH AN OIL-ABSORBANT FILLER INSERT OR MADE COMPLETELY FROM AN OIL-ABSORBANT SILTSACK, WITH A WOVEN FILLER INSERT.			



EROSION CONTROL GENERAL NOTES

APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, DETENTION FACILITIES, UTILITIES, ETC.).

THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.

THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.

THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS.

THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT LEAVE THE SITE.

THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.

THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE EVERY 2 WEEKS OR WITHIN THE 24 HOURS FOLLOWING A 1/2" STORM EVENT.

AT NO TIME SHALL MORE THAN 50% OF THE CAPACITY OF A CATCH BASIN BE ALLOWED TO ACCUMULATE WITH SEDIMENT. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.

STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

AFTER THE FIRST LIFT OF PAVEMENT HAS BEEN INSTALLED ALL CATCH BASINS TO HAVE A "SILT SACK" OR EQUIVALENT INLET PROTECTION INSTALLED.

EROSION CONTROL AND POLLUTION CONTROL MEASURE

EROSION CONTROL MEASURES FOR DISTURBED AREAS:

ALL DISTURBED SLOPES GREATER THAN 3:1 HAVE BEEN GRADED AND COMPACTED PRIOR TO OCTOBER 1ST SHALL BE HYDROSEEDING USING THE FOLLOWING SPECIFICATIONS:

SEEDING SHALL NOT BE DONE DURING WINDY WEATHER OR WHEN THE GROUND IS FROZEN, EXCESSIVELY WET OR OTHERWISE UNTILLABLE. THE SLOPED AREAS ARE TO BE "CAT-TRACKED" TO PROVIDE TERRACED AREAS FOR THE SEED TO ESTABLISH.

SEED MAY BE SOWN BY THE FOLLOWING METHOD:

HYDROSEEDING WHICH UTILIZED WATER AS THE CARRYING AGENT, AND MAINTAINS CONTINUOUS AGITATION THROUGH PADDLE BLADES. IT SHALL HAVE AN OPERATING CAPACITY SUFFICIENT TO AGITATE, SUSPEND AND MIX INTO A HOMOGENEOUS SLURRY OF THE SPECIFIED AMOUNT OF SEED AND WATER OR OTHER MATERIAL. DISTRIBUTION AND DISCHARGE LINES SHALL BE LARGE ENOUGH TO PREVENT STOPPAGE AND SHALL BE EQUIPPED WITH A SET OF HYDRAULIC DISCHARGE SPRAY NOZZLES WHICH WILL PROVIDE A UNIFORM DISTRIBUTION OF THE SLURRY.

GRASS SHALL BE SEEDER AT THE RATE OF NOT LESS THAN ONE HUNDRED THIRTY (130) POUNDS PER ACRE. SEED MIX SHALL INCLUDE:

STATE HIGHWAY ROADSIDE SEEDING MIX AS DESCRIBED BELOW OR APPROVED EQUAL.
1. DWARF GRASS MIX (LOW HEIGHT, LOW MAINTENANCE)
DWARF PERENNIAL RYEGRASS, 80% BY WEIGHT
CREEPING RED FESCUE, 20% BY WEIGHT

FERTILIZER SHALL BE APPLIED AT THE RATE OF 300 POUNDS PER ACRE.

NITROGEN - 22%

PHOSPHORIC ACID - 16%

SOLUBLE POTASH - 8%

WOOD CELLULOSE FIBER SHALL BE APPLIED AT THE RATE OF ONE AND ONE (1-1/2) TONS PER ACRE.

THE EXACT TIME FOR SEEDING WILL BE DETERMINED BY ACTUAL WEATHER CONDITIONS. THE NORMAL SATISFACTORY PERIOD FOR SEEDING SHALL BE CONSIDERED BETWEEN MARCH 1 TO JUNE 1 AND SEPTEMBER 1 TO OCTOBER 1 UNLESS OTHERWISE AUTHORIZED BY THE OWNER EXCEPT THAT CONTRACTOR MAY PERFORM SEEDING OPERATIONS FROM JUNE 1 TO SEPTEMBER 1 PROVIDED THAT HE WATERS THE NEW GRASS TO THE SATISFACTION OF THE OWNER. WHEN DELAYS IN OPERATIONS CARRY THE WORK BEYOND THE MOST FAVORABLE PLANTING SEASON, OR WHEN WEATHER CONDITIONS ARE SUCH THAT SATISFACTORY RESULTS ARE NOT LIKELY TO BE OBTAINED FOR ANY STAGE OF THE SEEDING OPERATIONS, THE CONTRACTOR WILL STOP THE WORK AND IT SHALL BE RESUMED ONLY WHEN THE DESIRED RESULTS ARE LIKELY TO BE OBTAINED. IF OPERATIONS EXTEND PAST OCTOBER 1 ALTERNATE HAY PLACEMENT AND SPRING SEEDING SHALL BE SUBSTITUTED.

THE CONTRACTOR SHALL PROTECT ALL SEEDER AREAS FROM EROSION UNTIL FINAL INSPECTION AND ACCEPTANCE HAS BEEN MADE. AREAS DAMAGED BY EROSION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.

ALL DISTURBED AREAS WITH SLOPES LESS THAN 3:1 THAT HAVE BEEN GRADED AND COMPACTED SHALL BE SEEDER PRIOR TO OCTOBER 1, WITH THE SAME SEED AND FERTILIZER MIX AS USED IN HYDROSEEDING AND SPREAD EVENLY OVER THE SITE.

ALL DISTURBED AREAS NOT GRADED AND COMPACTED PRIOR TO OCTOBER 1, SHALL BE SEEDER WITH 200 LBS PER ACRE OF HIGHWAY MIX AND SPREAD WITH A HAY MULCH LAYER 1 1/2" TO 2" THICK.

EROSION CONTROL PROTECTION SHALL BE CONSIDERED COMPLETE AND SUCCESSFUL WHEN A GRASS MAT HAS BEEN ESTABLISHED.

ADDITIONAL TEMPORARY EROSION CONTROL (DURING CONSTRUCTION)

TEMPORARY DITCHES WILL BE CONSTRUCTED AS NECESSARY TO ASSURE DRAINAGE IS CHANNELLED TO THE FACILITIES BEING PROVIDED. DITCHES TO BE LINED WITH JUTE MATTING FABRIC AND HELD IN PLACE WITH GRAVEL OR STAPLES.

SEDIMENT FENCES

THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST.

THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS WHERE FEASIBLE. THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 18 INCHES.

A TRENCH SHALL BE EXCAVATED, ROUGHLY 8 INCHES WIDE BY 12 INCHES DEEP AND ADJACENT TO THE WOOD POST TO ALLOW THE FILTER FABRIC TO BE BURIED A MINIMUM OF 6 INCHES. THE FABRIC SHALL NOT EXTEND MORE THAN 30 INCHES ABOVE THE ORIGINAL GROUND SURFACE. THE STITCHED LOOPS WILL BE ON THE UPHILL SIDE.

THE FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 6 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.

SEDIMENT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

SEDIMENT FENCES SHALL BE INSPECTED BY APPLICANT/CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

EROSION CONTROL MATRIX

EROSION MEASURES	SITE SITUATION													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
GRAVEL CONSTRUCTION ENTRANCE														
SEDIMENT FENCE/BARRIER AT TOE OF DISTURBED AREA OR STOCKPILE	X	X	A(2)	A(2)	X									X
SIDEWALK SUBGRADE GRAVEL BARRIER (SILT SACKS TO STREET AT 3:1 GRADE) ALTERNATE TO #2														
UNDISTURBED BUFFER AT TOE OF DISTURBED AREAS (ALTERNATE TO #2) (SITE SLOPES <10%)														
SEDIMENT FENCE OR BARRIER INSTALLED ON CONTOURS (SPACING AROUND ACTIVE WORK AREAS)														
CHECK DAMS														
STORM DRAIN INLET PROTECTION BARRIER														
6-MIL PLASTIC SHEET COVER														
2"- MIN. STRAW MULCH COVER														
ESTABLISH GRASS														
EROSION BLANKETS WITH ANCHORS														
SEDIMENT TRAP OR POND														
RE-ESTABLISH VEGETATION OR LANDSCAPE PRIOR TO REMOVAL OF EROSION CONTROL MEASURES														
KEY: X = BASE MEASURE A = ALTERNATE TO BASE MEASURE # = OPTIONAL BASE MEASURE INDICATED IN PARENTHESIS CAN USE AS APPLICABLE														
* = SUPPLEMENTAL WET WEATHER MEASURE (NOVEMBER 1-APRIL 30) O = ALTERNATE WET WEATHER MEASURE TO *														

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HOODVIEW TOWNHOMES II

CITY OF WEST LINN, OREGON

EROSION CONTROL NOTES AND DETAILS

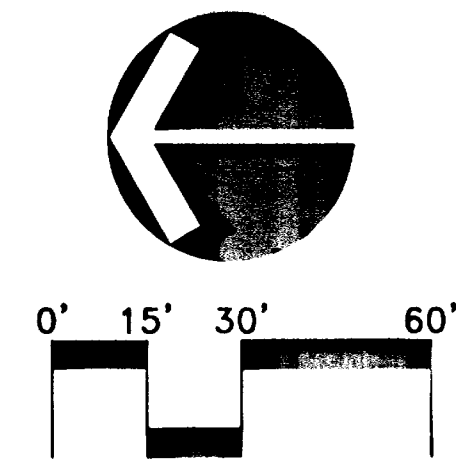
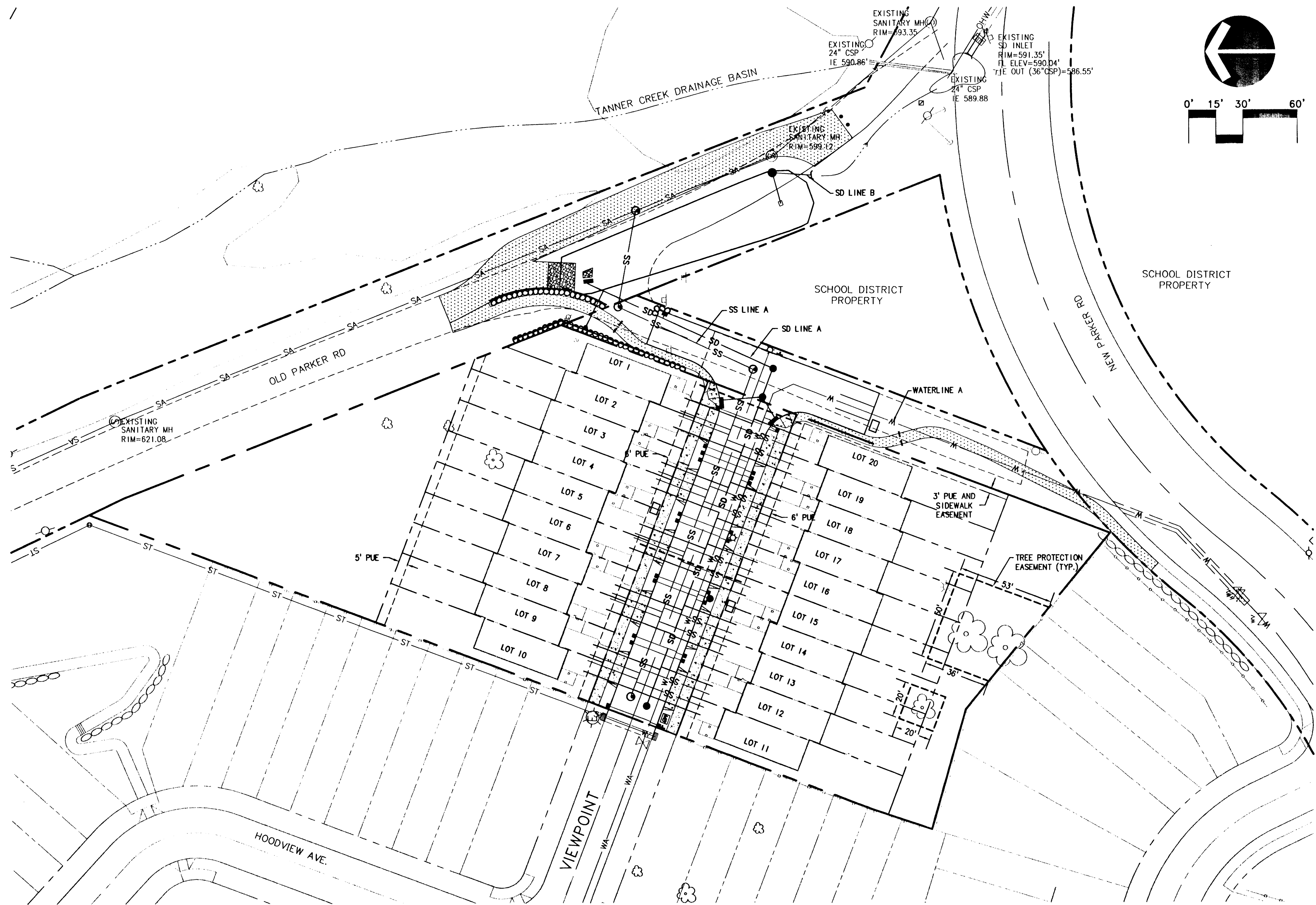


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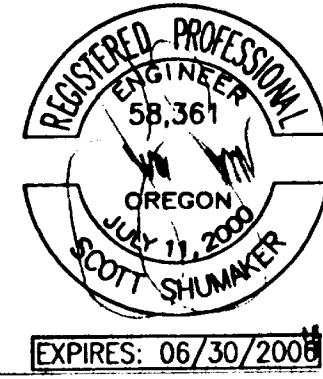
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PROPOSED		EXISTING
	RIGHT OF WAY	
	EDGE OF PAVEMENT	
	CENTER LINE	
	LOT LINE	
	EASEMENT LINE	
	CURB	
	SIDEWALK	
	RETAINING WALL	
	STORM DRAIN LINE	
	STORM MANHOLE	
	STORM CATCH BASIN	
	SANITARY SEWER LINE	
	SANITARY LATERAL	
	SANITARY MANHOLE	
	WATER MAIN	
	WATER VALVE	
	WATER BLOWOFF	
	FIRE HYDRANT	
	STREET LIGHT	
	CONDUIT CROSSING	
	PGE VAULT	



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COMPOSITE UTILITY PLAN

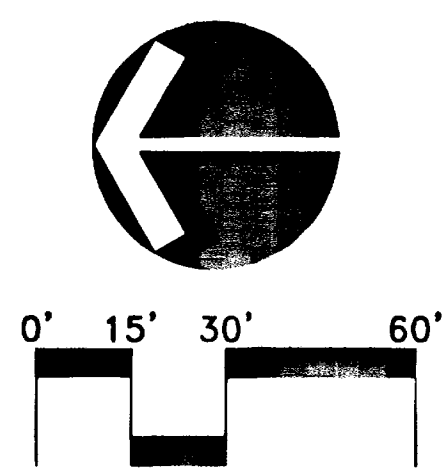
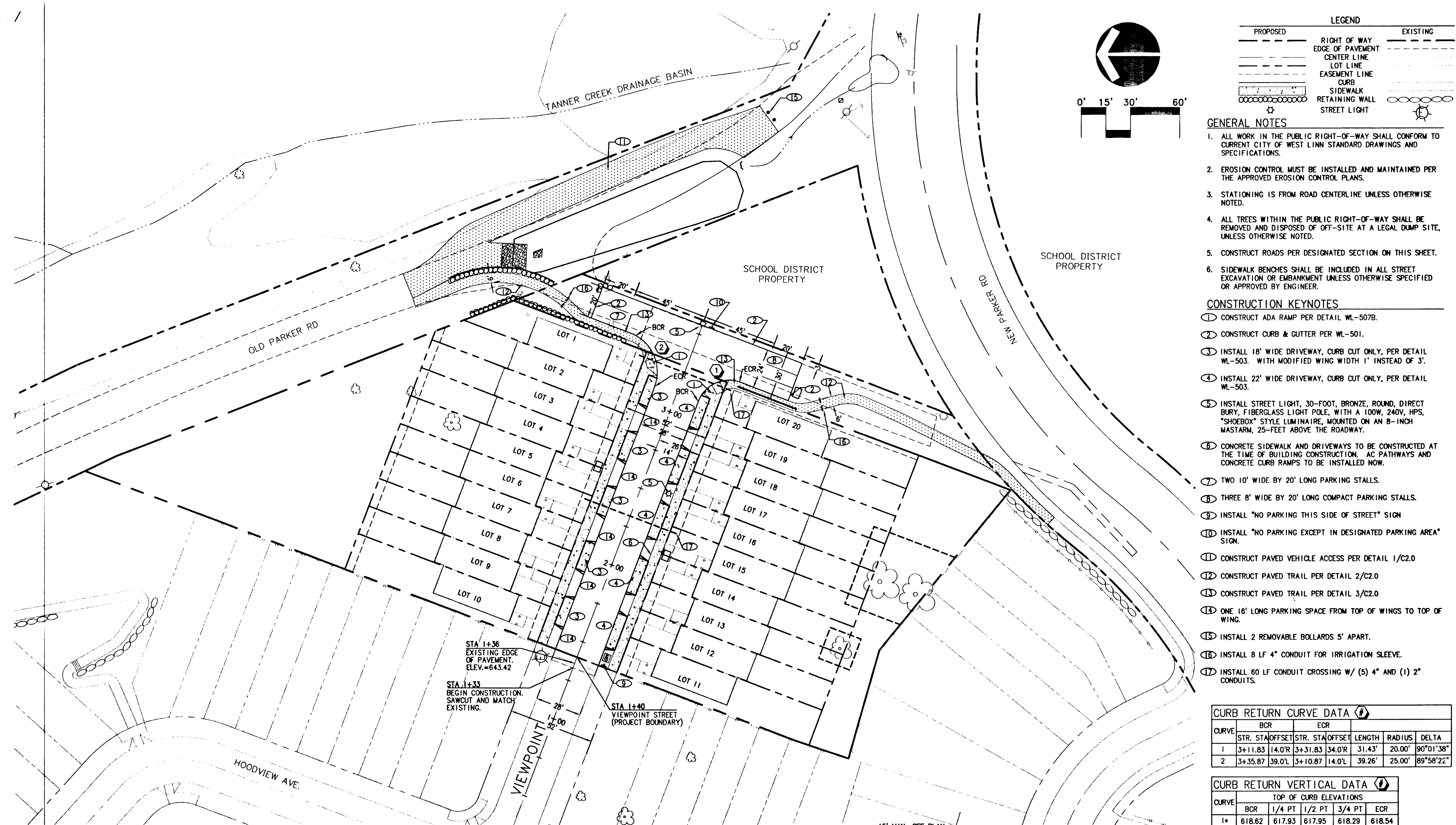


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LEGEND		
PROPOSED		EXISTING
---	RIGHT OF WAY	---
---	EDGE OF PAVEMENT	---
---	CENTER LINE	---
---	LOT LINE	---
---	EASEMENT LINE	---
---	CURB	---
---	SIDEWALK	---
---	RETAINING WALL	---
---	STREET LIGHT	---

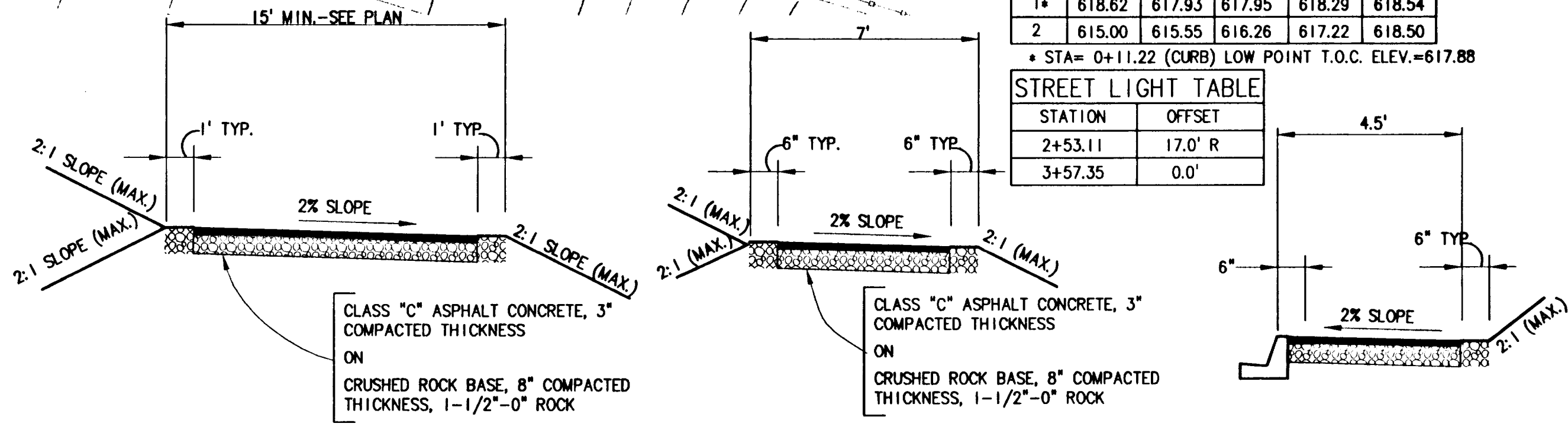
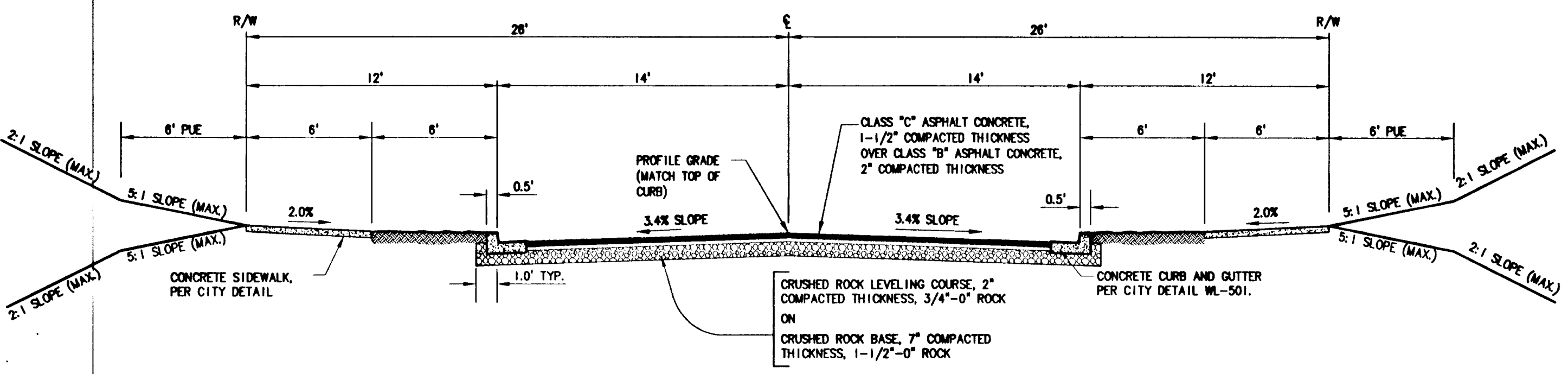
- GENERAL NOTES**
1. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CURRENT CITY OF WEST LINN STANDARD DRAWINGS AND SPECIFICATIONS.
 2. EROSION CONTROL MUST BE INSTALLED AND MAINTAINED PER THE APPROVED EROSION CONTROL PLANS.
 3. STATIONING IS FROM ROAD CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL TREES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT A LEGAL DUMP SITE, UNLESS OTHERWISE NOTED.
 5. CONSTRUCT ROADS PER DESIGNATED SECTION ON THIS SHEET.
 6. SIDEWALK BENCHES SHALL BE INCLUDED IN ALL STREET EXCAVATION OR EMBANKMENT UNLESS OTHERWISE SPECIFIED OR APPROVED BY ENGINEER.

- CONSTRUCTION KEYNOTES**
- ① CONSTRUCT ADA RAMP PER DETAIL WL-507B.
 - ② CONSTRUCT CURB & GUTTER PER WL-501.
 - ③ INSTALL 18' WIDE DRIVEWAY, CURB CUT ONLY, PER DETAIL WL-503. WITH MODIFIED WING WIDTH 1' INSTEAD OF 3'.
 - ④ INSTALL 22' WIDE DRIVEWAY, CURB CUT ONLY, PER DETAIL WL-503.
 - ⑤ INSTALL STREET LIGHT, 30-FOOT, BRONZE, ROUND, DIRECT BURY, FIBERGLASS LIGHT POLE, WITH A 100W, 240V, HPS, "SHOEBOX" STYLE LUMINAIRE, MOUNTED ON AN 8-INCH MASTARM, 25-FEET ABOVE THE ROADWAY.
 - ⑥ CONCRETE SIDEWALK AND DRIVEWAYS TO BE CONSTRUCTED AT THE TIME OF BUILDING CONSTRUCTION. AC PATHWAYS AND CONCRETE CURB RAMPS TO BE INSTALLED NOW.
 - ⑦ TWO 10' WIDE BY 20' LONG PARKING STALLS.
 - ⑧ THREE 8' WIDE BY 20' LONG COMPACT PARKING STALLS.
 - ⑨ INSTALL "NO PARKING THIS SIDE OF STREET" SIGN
 - ⑩ INSTALL "NO PARKING EXCEPT IN DESIGNATED PARKING AREA" SIGN.
 - ⑪ CONSTRUCT PAVED VEHICLE ACCESS PER DETAIL 1/C2.0
 - ⑫ CONSTRUCT PAVED TRAIL PER DETAIL 2/C2.0
 - ⑬ CONSTRUCT PAVED TRAIL PER DETAIL 3/C2.0
 - ⑭ ONE 16' LONG PARKING SPACE FROM TOP OF WINGS TO TOP OF WING.
 - ⑮ INSTALL 2 REMOVABLE BOLLARDS 5' APART.
 - ⑯ INSTALL 8 LF 4" CONDUIT FOR IRRIGATION SLEEVE.
 - ⑰ INSTALL 60 LF CONDUIT CROSSING W/ (5) 4" AND (1) 2" CONDUITS.

CURB RETURN CURVE DATA (ft)						
CURVE	BCR	ECR	STR. STA/OFFSET	STR. STA/OFFSET	LENGTH	RADIUS
1	3+11.83	14.0'R	3+31.83	34.0'R	31.43'	20.00'
2	3+35.87	39.0'L	3+10.87	14.0'L	39.26'	25.00'

CURB RETURN VERTICAL DATA (ft)						
CURVE	BCR	1/4 PT	1/2 PT	3/4 PT	ECR	
1	618.62	617.93	617.95	618.29	618.54	
2	615.00	615.55	616.26	617.22	618.50	

STREET LIGHT TABLE		
STATION	OFFSET	
2+53.11	17.0' R	
3+57.35	0.0'	



NO. DATE BY REVISION COMMENTS

DESIGN DATE: APR. 11, 2002
SAS TER

DATE: APR. 29, 2002

REGISTERED PROFESSIONAL ENGINEER
58,361
OREGON
SCOTT SHUMAKER
EXPIRES: 06/30/2008

CRAFTSMAN DEVELOPMENT, LLC

HOODVIEW TOWNHOMES II
CITY OF WEST LINN, OREGON

"AS-BUILT"
DATE: 05.22.02 BY: SAS

STREET PLAN - VIEWPOINT STREET & TYPICAL SECTIONS

otak Incorporated

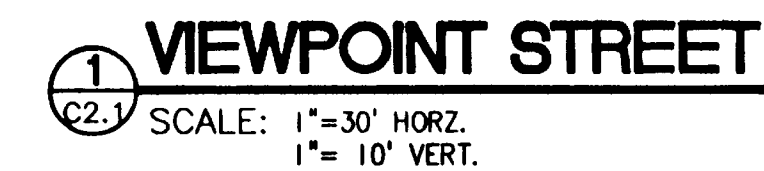
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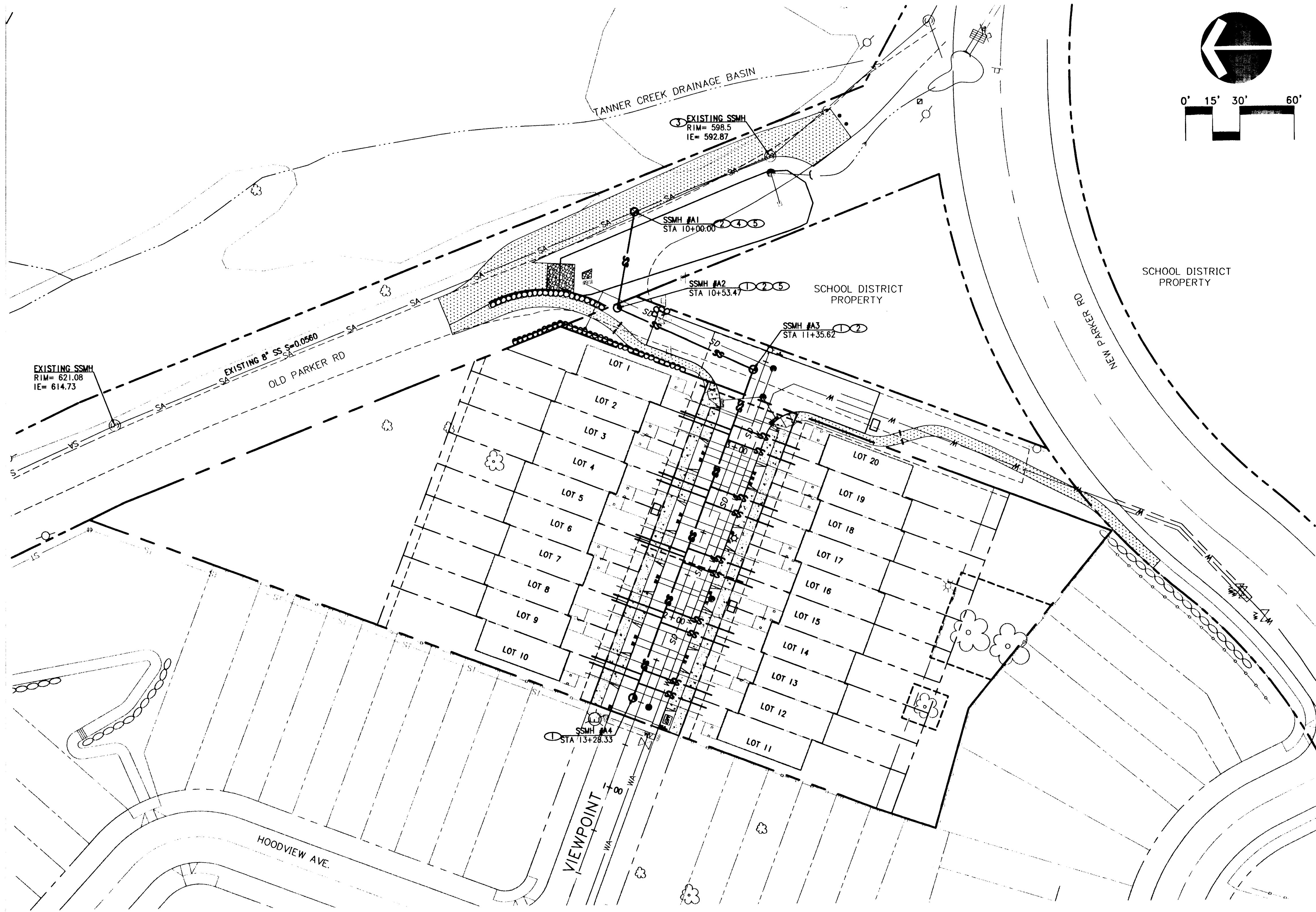


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ENGINEER
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OREGON
JULY 11, 2000
SCOTT SHUMAKER
EXPIRES: 06/30/2006

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LEGEND		
PROPOSED		EXISTING
---	RIGHT OF WAY	---
---	EDGE OF PAVEMENT	---
---	CENTER LINE	---
---	LOT LINE	---
---	EASEMENT LINE	---
---	CLRB	---
---	SIDEWALK	---
---	RETAINING WALL	---
---	STORM DRAIN LINE	---
---	STORM MANHOLE	---
---	STORM CATCH BASIN	---
---	SANITARY SEWER LINE	---
---	SANITARY LATERAL	---
---	SANITARY MANHOLE	---
---	WATER MAIN	---
---	WATER VALVE	---
---	WATER BLOWOFF	---
---	WATER METER	---
---	FIRE HYDRANT	---
---	STREET LIGHT	---

CONSTRUCTION NOTES

1. CONSTRUCT SANITARY SEWER MANHOLE PER CITY OF WEST LINN DETAIL #207
2. CONSTRUCT DESIGNATED SIZE SANITARY SEWER PIPE, AND BACKFILL AS DESIGNATED ON PROFILE. SHEET C3.1
3. ADJUST EXISTING RIM TO GRADE.
4. CONNECT TO EXISTING SANITARY SEWER LINE. SEE CITY OF WEST LINN DETAIL #210.
5. INSTALL WATERPROOF AND TAMPERPROOF MANHOLE FRAME AND COVER, PER CITY OF WEST LINN DETAIL #214.

4" DIA SANITARY SEWER SERVICE LATERAL TABLE

Lot #	San. Sta	Length (Feet)	IE @ main	Slope	IE @ End	Depth (FO to IE)
1	11+71	29	608.89	2% min.	612	7
2	11+74	29	609.47	2% min.	611	8
3	12+06	29	614.10	2% min.	617	8
4	12+10	29	614.88	2% min.	617	8
5	12+43	29	619.31	2% min.	622	8
6	12+45	29	619.89	2% min.	622	8
7	12+78	29	624.53	2% min.	626	9
8	12+81	29	625.11	2% min.	626	9
9	13+14	29	629.74	2% min.	633	9
10	13+18	29	630.32	2% min.	633	9
11	13+20	39	630.61	2% min.	633	8
12	13+12	39	629.45	2% min.	632	8
13	12+83	39	625.40	2% min.	626	8
14	12+78	39	624.24	2% min.	626	9
15	12+48	39	620.18	2% min.	622	9
16	12+40	39	619.02	2% min.	622	7
17	12+13	39	614.97	2% min.	620	4
18	12+04	39	613.81	2% min.	617	8
19	11+77	39	609.76	2% min.	617	5
20	11+68	39	608.60	2% min.	611	7

CONSTRUCT LATERAL PER SCHEME 1, DETAIL WL-218.

• DENOTES THAT THE STUB OUT BOARD WAS BROKEN

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HOODVIEW TOWNHOMES II

CITY OF WEST LINN, OREGON

SANITARY SEWER PLAN



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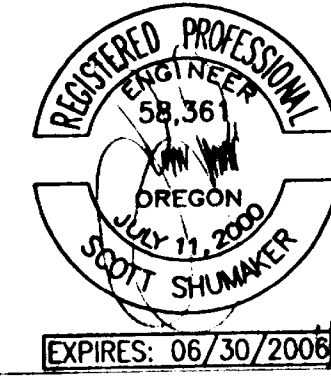
10625 D625C30
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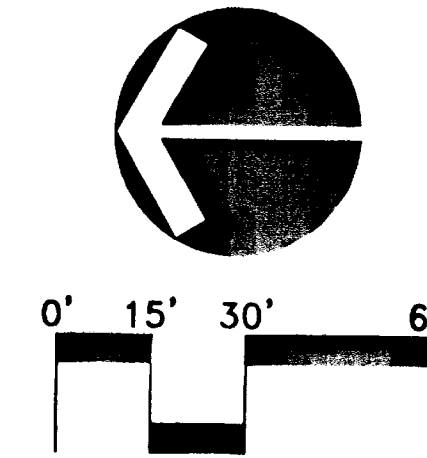
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SAS TER Apr. 29, 2002



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OREGON
JULY 11, 2008
SCOTT SHUMAKER
EXPIRES: 06/30/2008

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STORM DRAIN NOTES

- ### CONSTRUCTION NOTES

- ① CONSTRUCT STORM DRAIN MANHOLE PER CITY OF WEST LINN DETAIL #207
- ② CONSTRUCT POLLUTION CONTROL MANHOLE PER CITY OF WEST LINN DETAIL #607
- ③ CONSTRUCT CATCH BASIN PER CITY OF WEST LINN DETAIL #602
- ④ CONSTRUCT 6" STORM LATERAL AT MINIMUM 2% SLOPE, FOR WALL DRAINAGE.
- ⑤ CONNECT CB TO MAIN LINE WITH STANDARD TEE CONNECTION.
- ⑥ CONSTRUCT DOUBLE CATCH BASINS WITH 10" PIPE BETWEEN BASINS. CATCH BASINS PER WEST LINN DETAIL #602 (MODIFIED).
- ⑦ CLEANOUT.

6" STORM DRAIN SERVICE LATERAL TABLE

Lot #	SD Sta.	Length (Feet)	IE @ main	Slope	IE @ End	Depth (Feet to IE)
1	10+73	39	610.69	2%	613	6 •
2	11+59	39	612.73	2%	615	6 •
3	11+79	39	615.93	2%	618	6 •
4	11+94	39	617.97	2%	621	5 •
5	12+15	39	621.17	2%	623	6 •
6	12+29	39	623.21	2%	625	6 •
7	12+51	39	626.41	2%	628	6 •
8	12+66	39	628.44	2%	631	6 •
9	12+87	39	631.64	2%	634	6 •
10	13+02	39	633.68	2%	636	6 •
11	13+02	29	633.97	2%	636	6 •
12	12+85	29	631.35	2%	633	6 •
13	12+67	29	628.73	2%	631	6 •
14	12+49	29	626.12	2%	630	6 •
15	12+32	29	623.50	2%	626	6 •
16	12+12	29	620.88	2%	623	6 •
17	11+97	29	618.26	2%	621	7 •
18	11+76	29	615.64	2%	618	6 •
19	11+60	29	613.02	2%	617	5 •
20	11+39	29	610.40	2%	611	7 •

* DENOTES THAT THE STUB OUT BOARD WAS BROKEN

CATCH BASIN TABLE

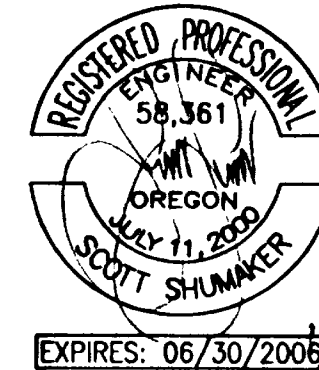
CB#	Street Station	Offset to F.O.C.	T.O.C. Elevation	IE Out	Diameter	Pipe Length	Slope
A1a	3+55.87	61.52' LT	612.12	606.12	10"	3.25	1.916
A2a	3+22.47	17.07' RT	617.21	612.93	10"	14.73	0.3517
A2b	3+19.16	14.80' LT	616.68	611.86	10"	24.04	0.1552

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HOODVIEW TOWNHOMES II

STORM DRAIN PLAN

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TANNER CREEK DRAINAGE BASIN

STORM OUTFALL #2 HEADWALL
PER WL-613 & WL-614

SDMH B3

CLASS 5
4' WIDE

SDD1 B4
WL-603

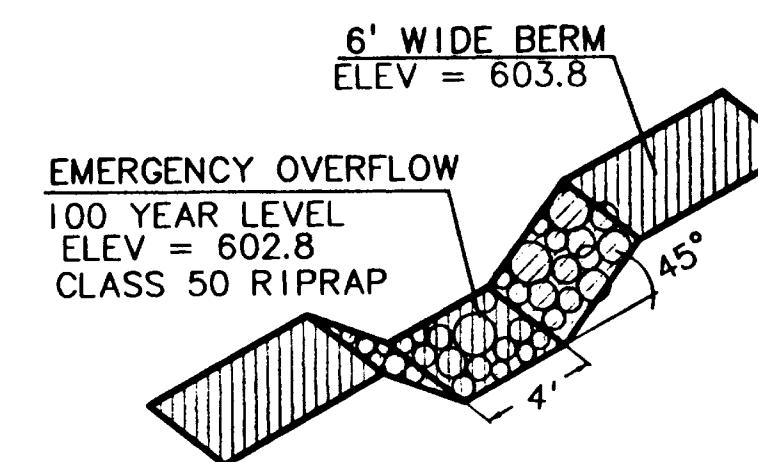
SEE DETAIL

STORM OUTFALL #1 DOUBLE DITCH
INLET STRUCTURE TO FUNCTION
AS ENERGY DISSIPATOR SEE
DETAIL 6/C4.2

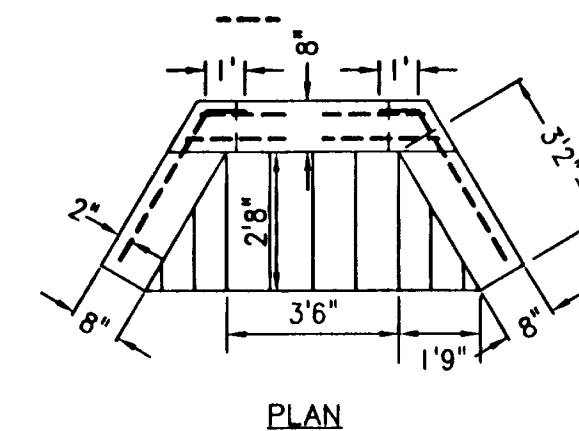
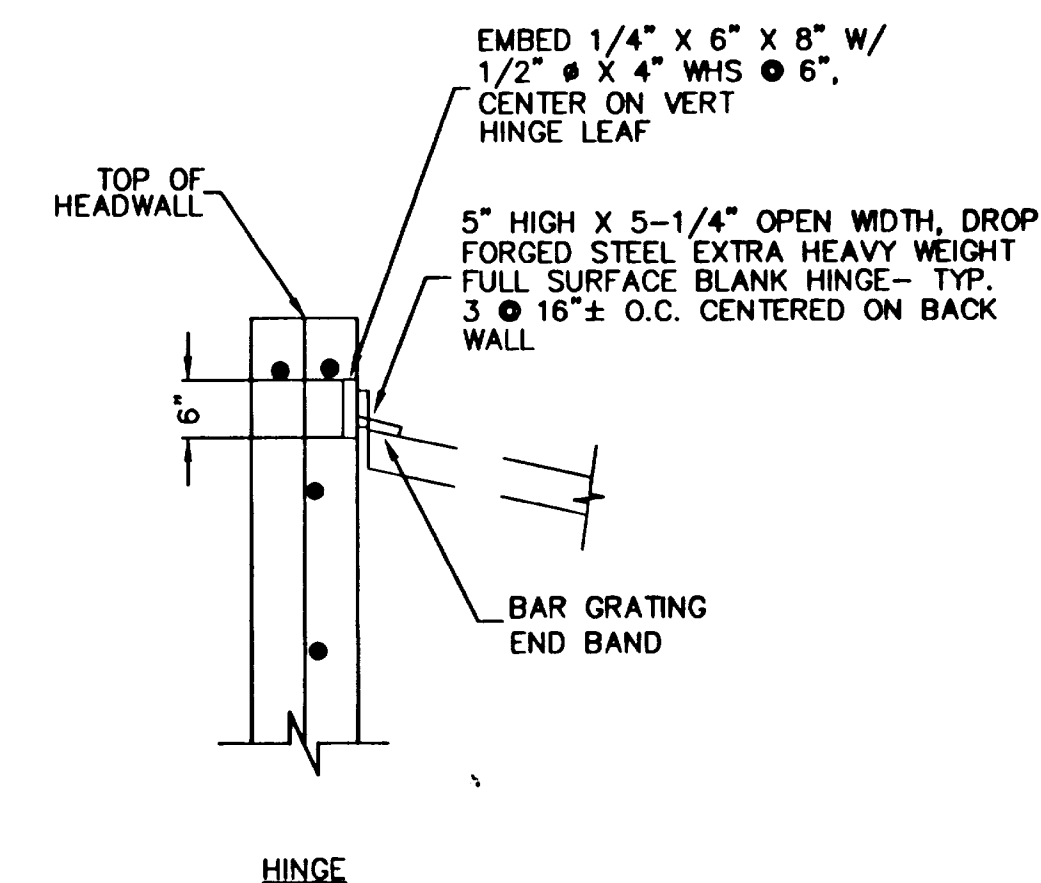
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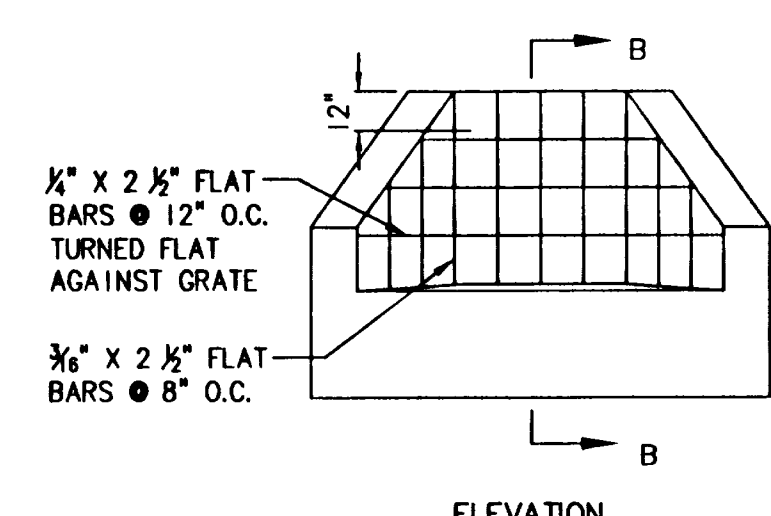
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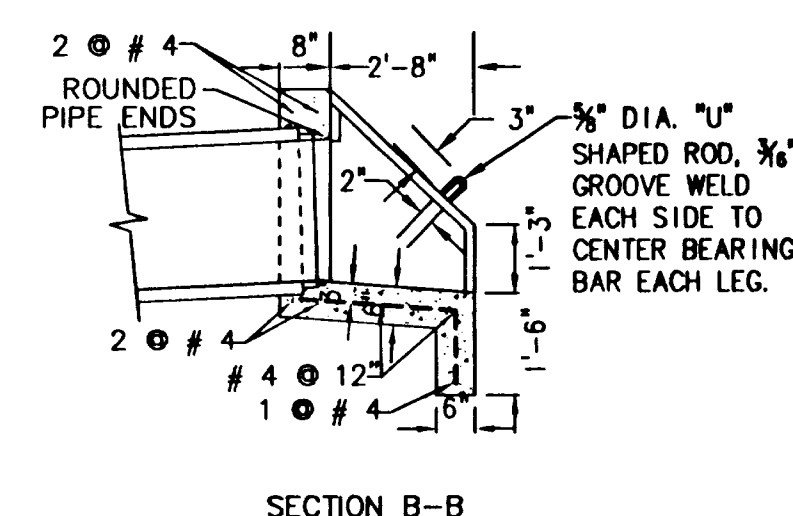
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PLAN

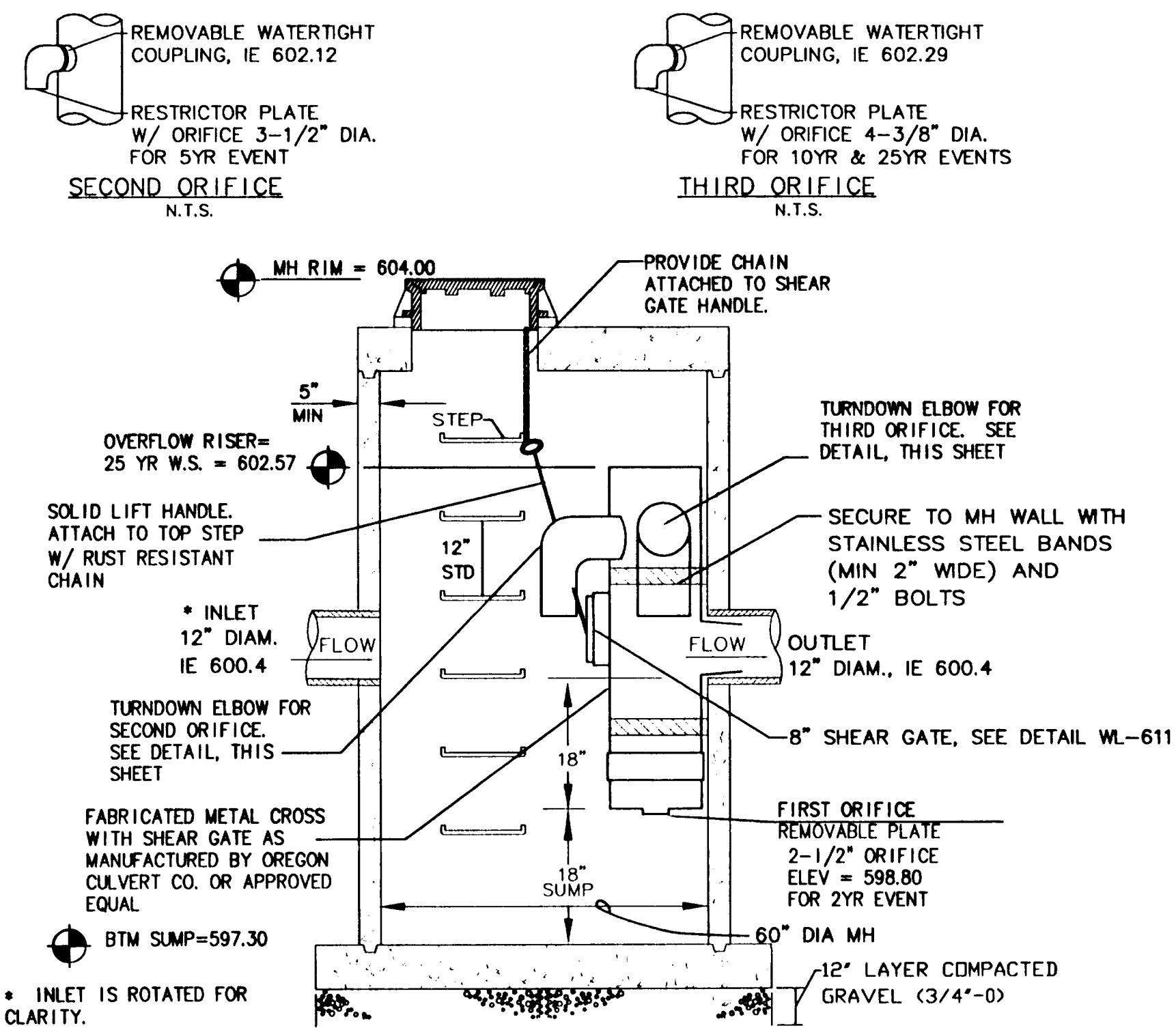


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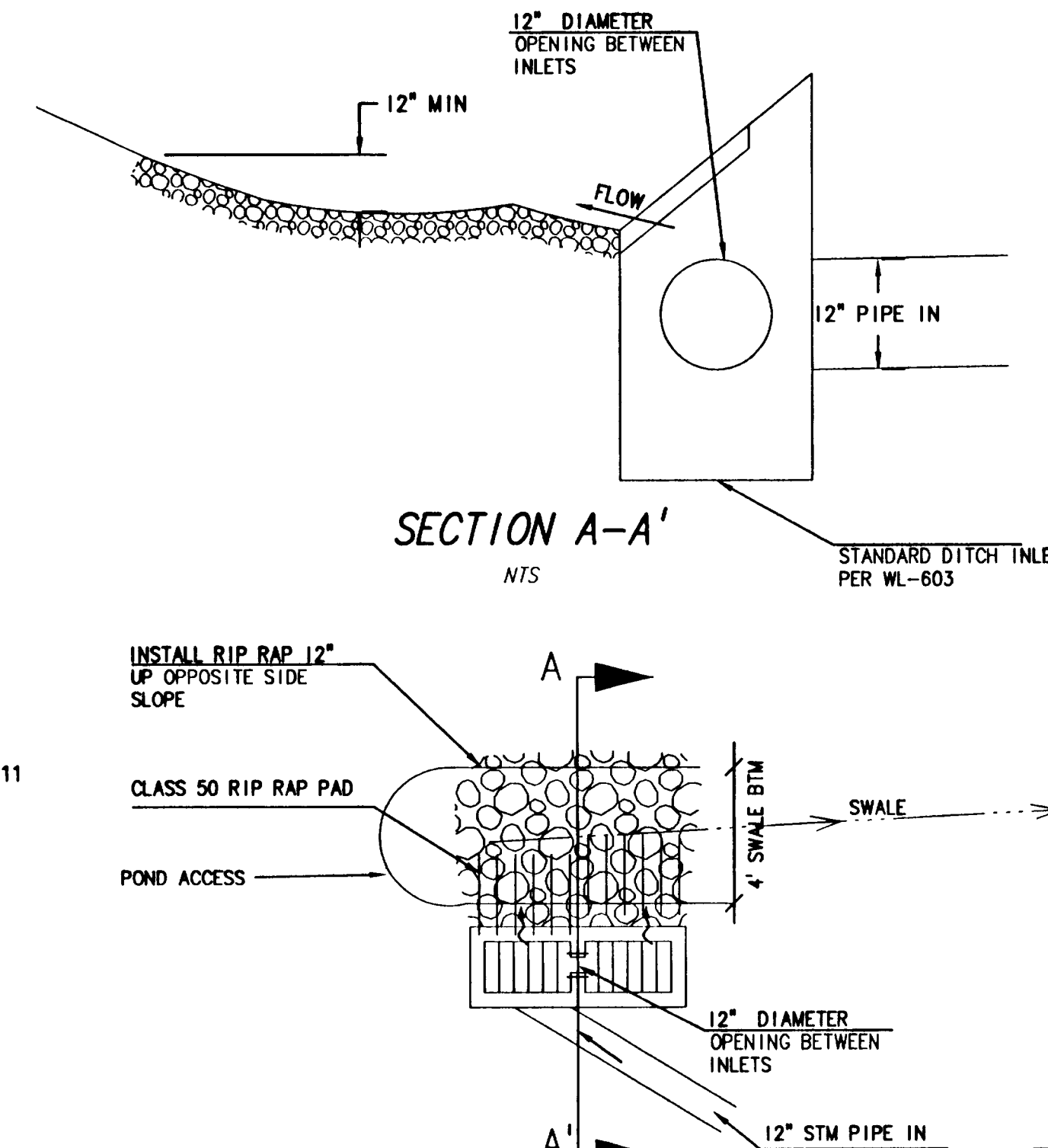


SECTION B--

- NOTES:**
1. CAST IN PLACE AFTER LAYING PIPE.
 2. CONCRETE SHALL HAVE A 28 DAY DESIGN STRENGTH OF 3300 PSI.
 3. ALL REINFORCING STEEL #4 BARS. ALL VERTICAL AND HORIZONTAL TIE BARS 18" MAXIMUM SPACING.
 4. EXPOSED CORNERS TO BE CHAMFERED 3/4".
 5. CODES SPECIFICATIONS: STEEL CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS AND STANDARDS AS CONTAINED IN THE 9TH EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION.
 6. MATERIAL: STRUCTURAL SHAPES, BARS, PLATES, AND SHEETS INDICATED ON THE DRAWINGS SHALL BE B6 STEEL MEETING ASTM A36 SPECIFICATIONS. BOLTS SHALL CONFORM TO ASTM A307.
 7. WELDING: WELDING SHALL CONFORM TO AWS D1.1 CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION. ELECTRODE SHALL BE E70XX LOW HYDROGEN GROUP. WELDERS SHALL BE CONDUCTED BY WELDERS CERTIFIED BY THE AWS. ALL WELDS SHALL BE MIN 3/16" FILLET UNLESS OTHERWISE NOTED.
 8. HOT DIP GALVANIZING: UNLESS OTHERWISE NOTED, ALL STEEL FABRICATIONS SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION



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SCALE: NTS



SCALE: NTS

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EXPIRES: 06/30/2006

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HOODVIEW TOWNHOMES II

"AS-BUILT"

TREATMENT FACILITY



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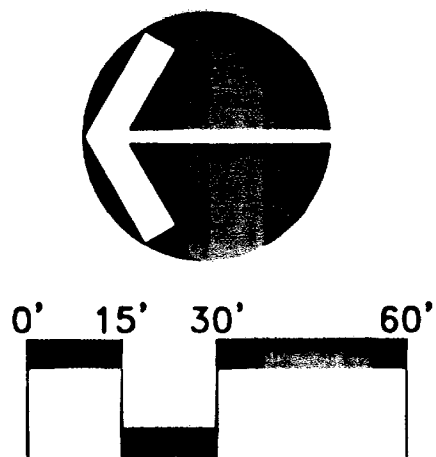
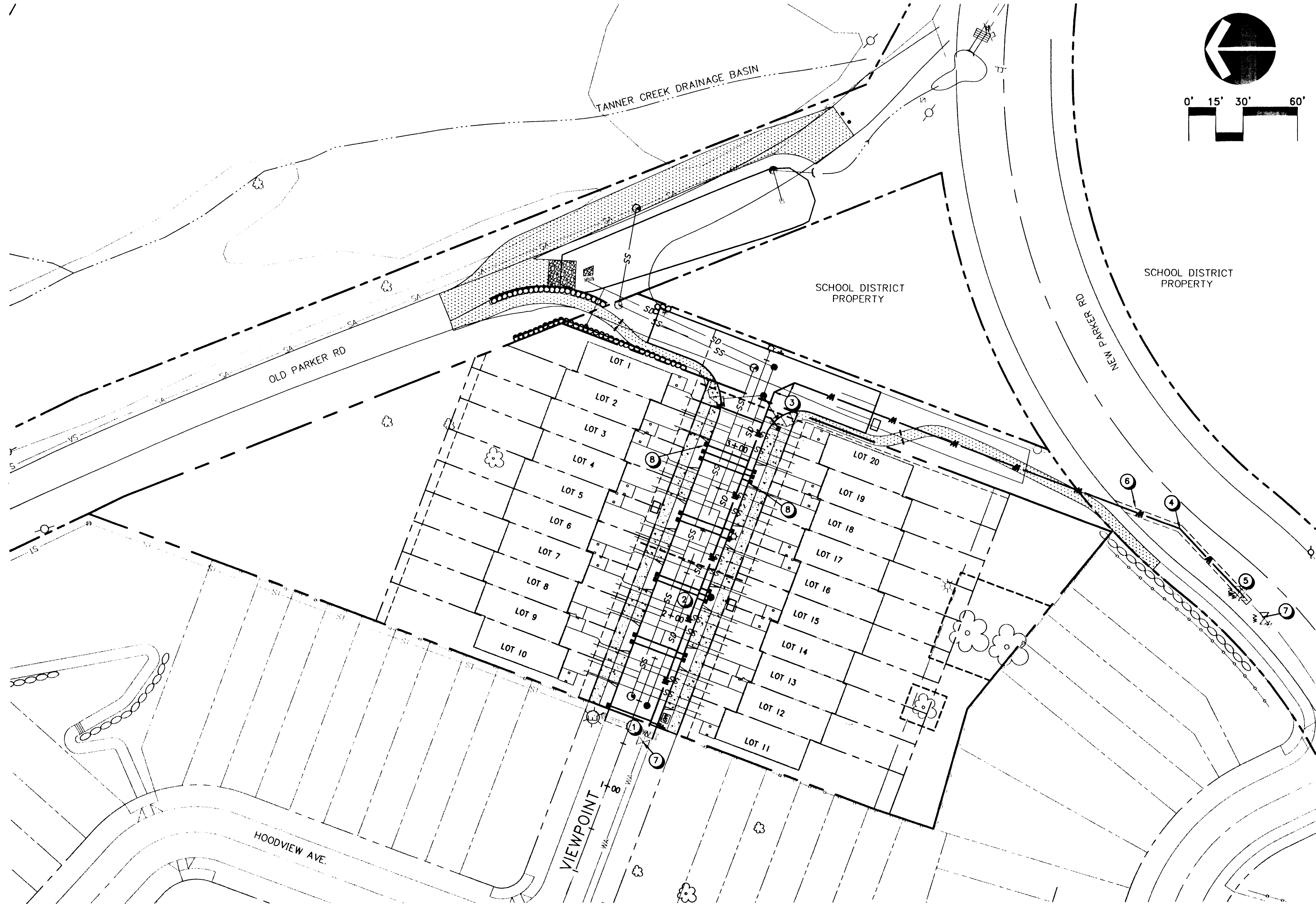
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LEGEND		
PROPOSED		EXISTING
---	RIGHT OF WAY	---
---	EDGE OF PAVEMENT	---
---	CENTER LINE	---
---	LOT LINE	---
---	EASEMENT LINE	---
---	CURB	---
---	SIDEWALK	---
---	RETAINING WALL	---
---	STORM DRAIN LINE	---
---	STORM MANHOLE	---
---	STORM CATCH BASIN	---
---	SANITARY SEWER LINE	---
---	SANITARY LATERAL	---
---	SANITARY MANHOLE	---
---	WATER MAIN	---
---	WATER VALVE	---
---	WATER BLOWOFF	---
---	WATER METER	---
---	FIRE HYDRANT	---
---	STREET LIGHT	---

WATER LINE CONSTRUCTION NOTES

- STA 1+39.12 (10.0'R) VIEWPOINT
STA 10+00.00 (WATER LINE 'A')
REMOVE EXISTING BLOWOFF ASSEMBLY. CONNECT TO EXISTING 8" WATER LINE.
- STA 2+17.11 (10.0'R) VIEWPOINT
STA 10+78.00 (WATER LINE 'A')
INSTALL FIRE HYDRANT ASSEMBLY PER DETAIL WL-401, WITH RESTRAINED JOINTS.
- STA 3+35.11 (10.0'R) VIEWPOINT
STA 3+43.84 (18.73'R) VIEWPOINT
INSTALL 45° BEND.
- STA 14+40.11 (WATER LINE 'A')
INSTALL 22.5° BEND AND DEFLECT TO 26°12'15".
- STA 14+87.94 (WATER LINE 'A')
REMOVE EXISTING BLOWOFF ASSEMBLY AND CONNECT TO EXISTING 8" WATER LINE.
- SAWCUT AND REPAIR STREET TRENCH, PER DETAIL WL-203.
- EXISTING 8" GATE VALVE.
- INSTALL ADDITIONAL WATER LINE SERVICE FOR FUTURE IRRIGATION.

Asbuilt Submittal - October 14, 2002

HOODVIEW TOWNHOMES II

CITY OF WEST LINN, OREGON

WATER PLAN

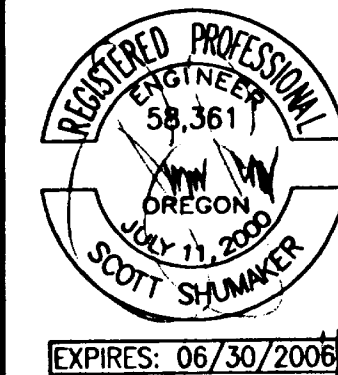


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10625 D625C50
Project No. Drawing No.

C5.0

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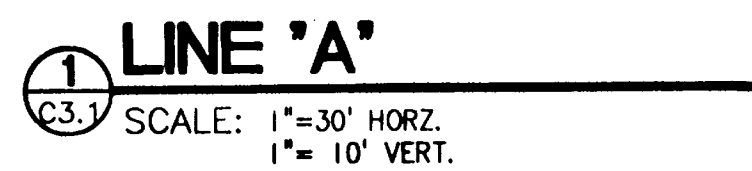


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"A-S-BUILT"
DATE 05-02-02 BY SAS

NO. DATE BY REVISION COMMENTS

Design Drawn Checked Date Initial Issue Date:
SAS TER APR. 29, 2002



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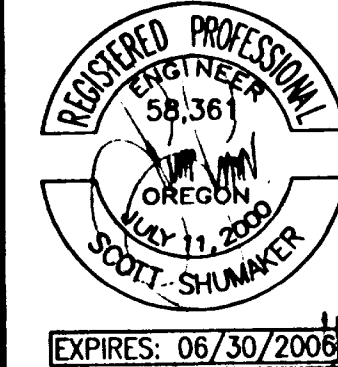
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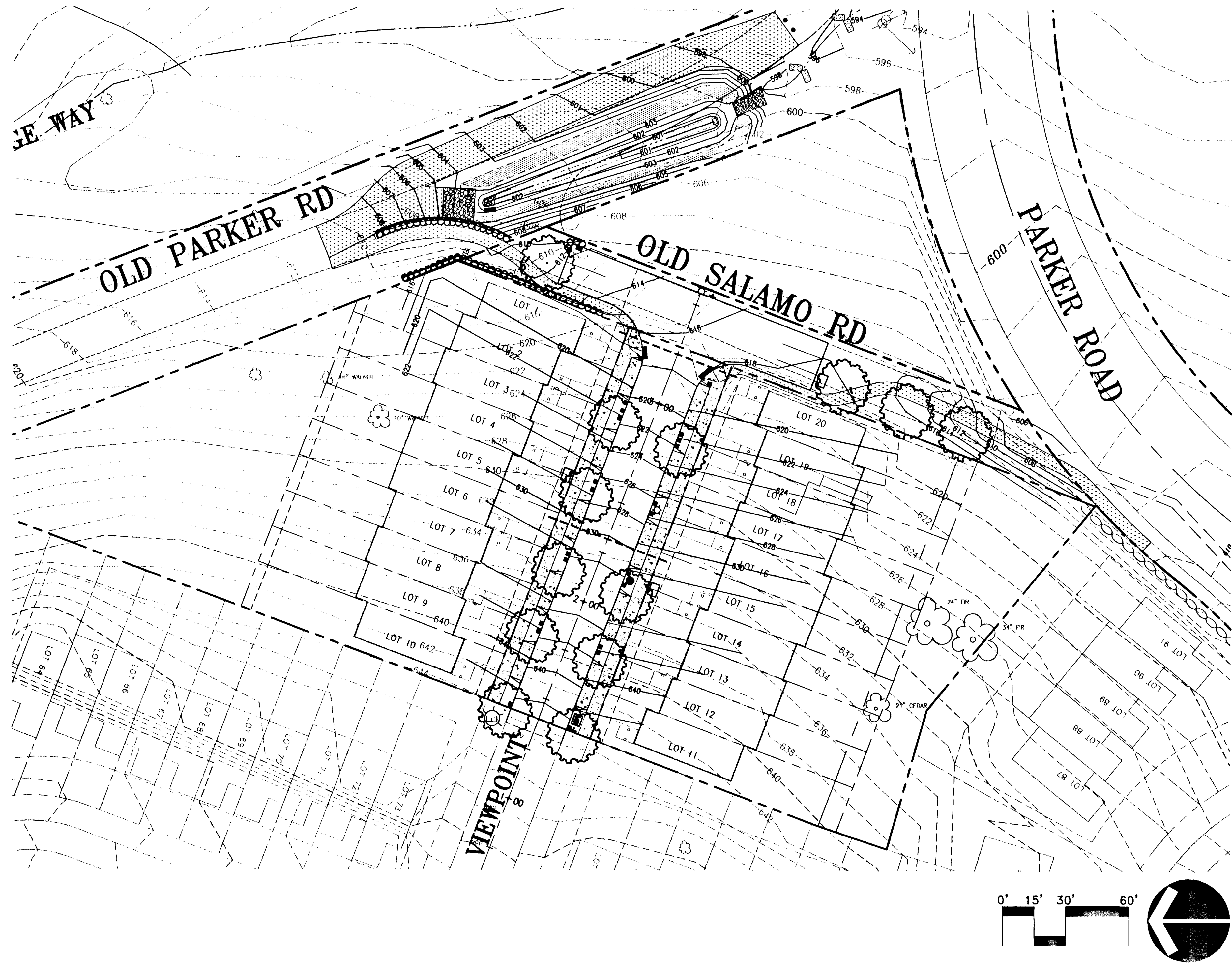
HOODVIEW TOWNSHIP
CITY OF WEST LINN, OREGON

HOODVIEW TOWNHOMES II

"AS-BUILT"
DATE 01-15-02 BY SAS

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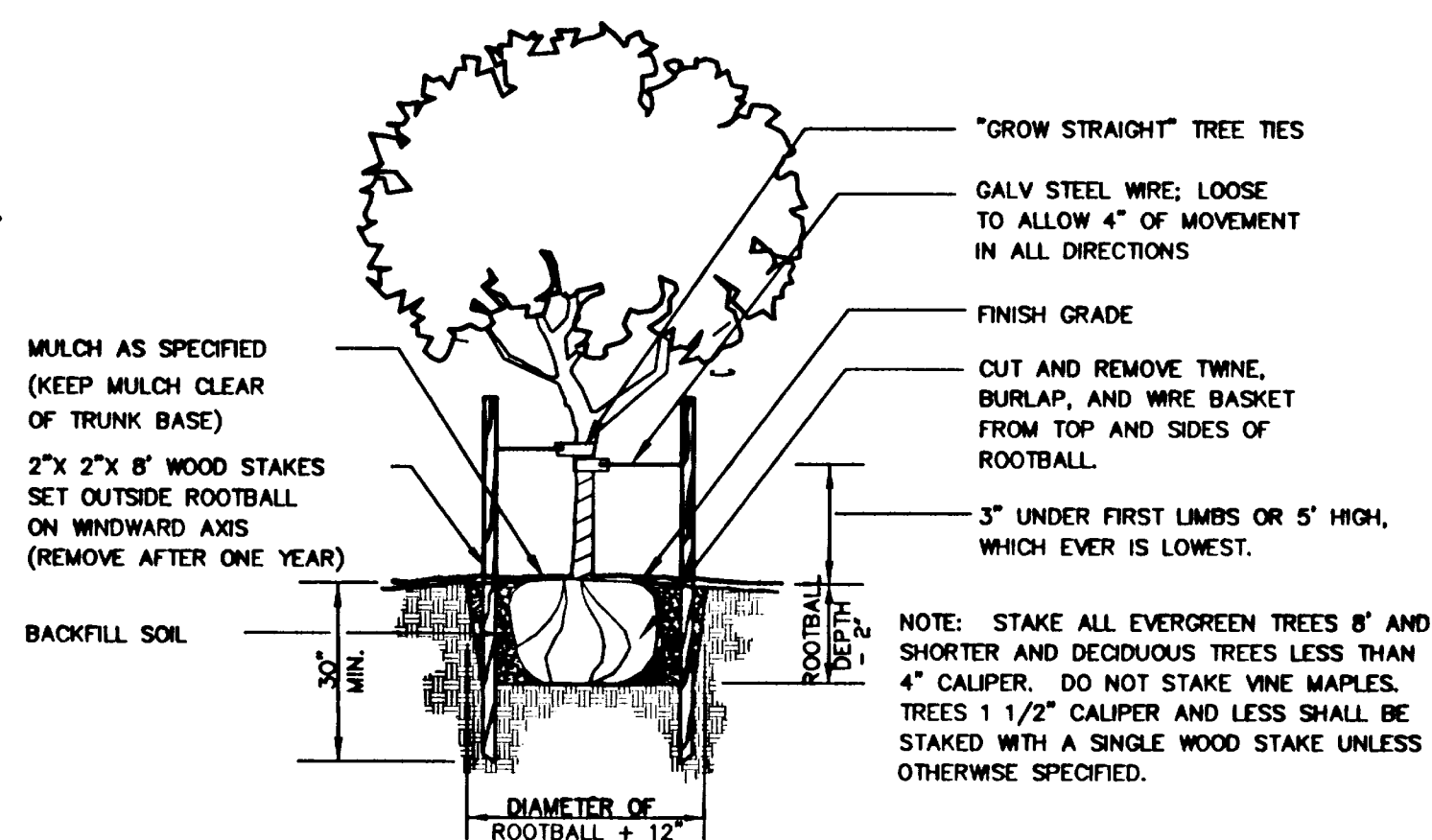
[illegible]



RAYWOOD ASH
FRAXINUS OXYCARPA 'RAYWOOD'

2° CAL.

B & B 13



1 TREE STAKING DETAIL NOT TO SCALE

1. SEE ENGINEERING DRAWINGS FOR EROSION CONTROL FENCING AND DETAILS.
2. THE LANDSCAPE CONTRACTOR IS TO THOROUGHLY REVIEW THE SITE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN AND THE EXISTING CONDITIONS THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
3. IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY, THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION.
4. IF AN AREA IS LARGER THAN THAT SCALED ON DRAWING REQUIRING MORE OR LESS MATERIAL, THE LANDSCAPE ARCHITECT IS TO BE INFORMED AND COSTS MAY BE ADJUSTED. COST ADJUSTMENTS WILL BE BASED UPON UNIT COSTS NOTED AS PART OF THE CONTRACT.
5. TOPSOIL: ALL SEEDED AREAS SHALL HAVE A MINIMUM DEPTH OF 6" OF TOPSOIL. ALL SHRUB BEDS SHALL HAVE A MINIMUM DEPTH OF 6" OF TOPSOIL. TOPSOIL SHALL BE OVER ROCK-FREE SUBGRADE. TOPSOIL TO BE RIPPED AND TILLED 6" INTO SUBGRADE.
6. MOUND PLANTING BED AREAS 3% GRADE FOR POSITIVE DRAINAGE AND AESTHETICS.
7. SOIL AMENDMENTS: ADD 2" 'GARDEN CARE' COMPOST TO TOPSOIL (TILL IN 6") FOR ALL PLANT BEDS.
8. BARK MULCH: SPREAD 2" DEEP FINE GRADE FIR/HEMLOCK BARK OVER ALL SHRUB BEDS. KEEP BARK CLEAR OF SHRUB STEM BASE.
9. PROVIDE A 36" DIAMETER LAWN CUT-OUT AROUND TRUNKS OF ALL TREES. PUT BARK MULCH IN TREE CUTOUT.
10. PLANTING POCKETS: MIX 2" OF 'GARDEN CARE' COMPOST INTO BACKFILL OF EACH PLANT AND TREE 5 GALLON CAN OR LARGER. MIX 1" OF 'GARDEN CARE' COMPOST IN 1 TO 3 GALLON CAN SHRUBS. MIX THOROUGHLY BEFORE BACK FILLING.
11. SEE NOTE #13 ON SHEET C1.0.
DEVELOPER TO PAY THE CITY OF WEST LINN PARKS DEPT.
FOR 13 STREET TREES IN THE AMOUNT OF \$150 PER TREE.
12. WARRANT ALL MATERIALS AND WORKMANSHIP FOR ALL CAUSES UNTIL FINAL ACCEPTANCE. AFTER FINAL ACCEPTANCE WARRANT ALL MATERIALS AND WORKMANSHIP FOR ALL CAUSES EXCEPT FOR DEFECTS RESULTING FROM NEGLIGENCE, ABUSE OR DAMAGE BY THE OWNER, FOR A PERIOD OF ONE YEAR.
13. PLANT ESTABLISHMENT - WATER AND MAINTAIN THE PLANTED SHRUBS UNTIL COMPLETION OF THE CONTRACT. THE CONTRACTOR WILL BE RESPONSIBLE FOR REPLACING DAMAGED, UNHEALTHY, OR DEAD SHRUBS.

Asbuilt Submittal - October 14, 2002

HOODVIEW TOWNHOMES II

CITY OF WEST LINN, OREGON

STREET TREE LANDSCAPING PLAN

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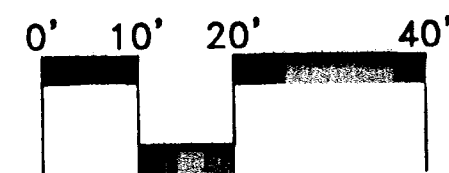
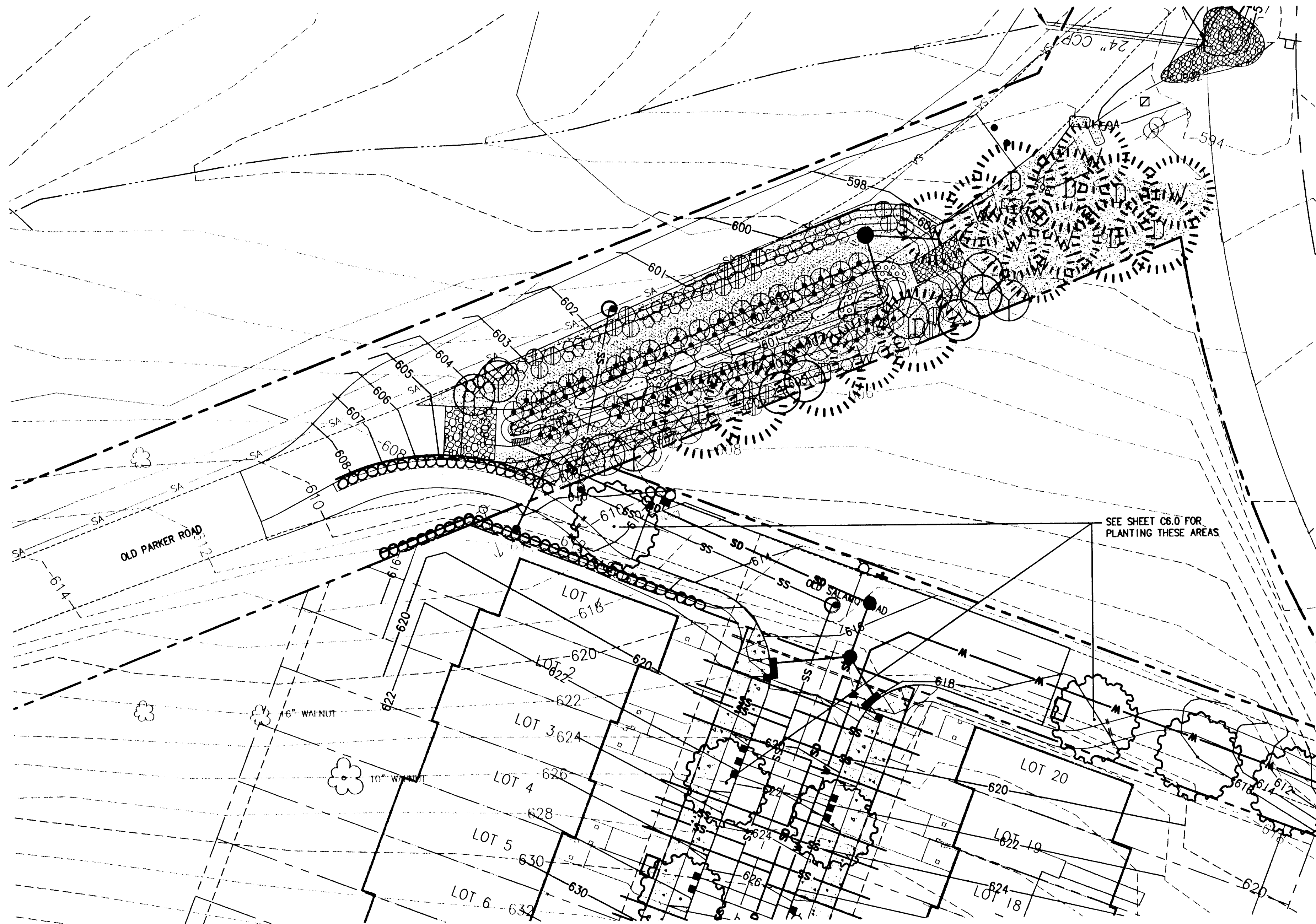
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10625	C625C60
Project No.	Drawing No.

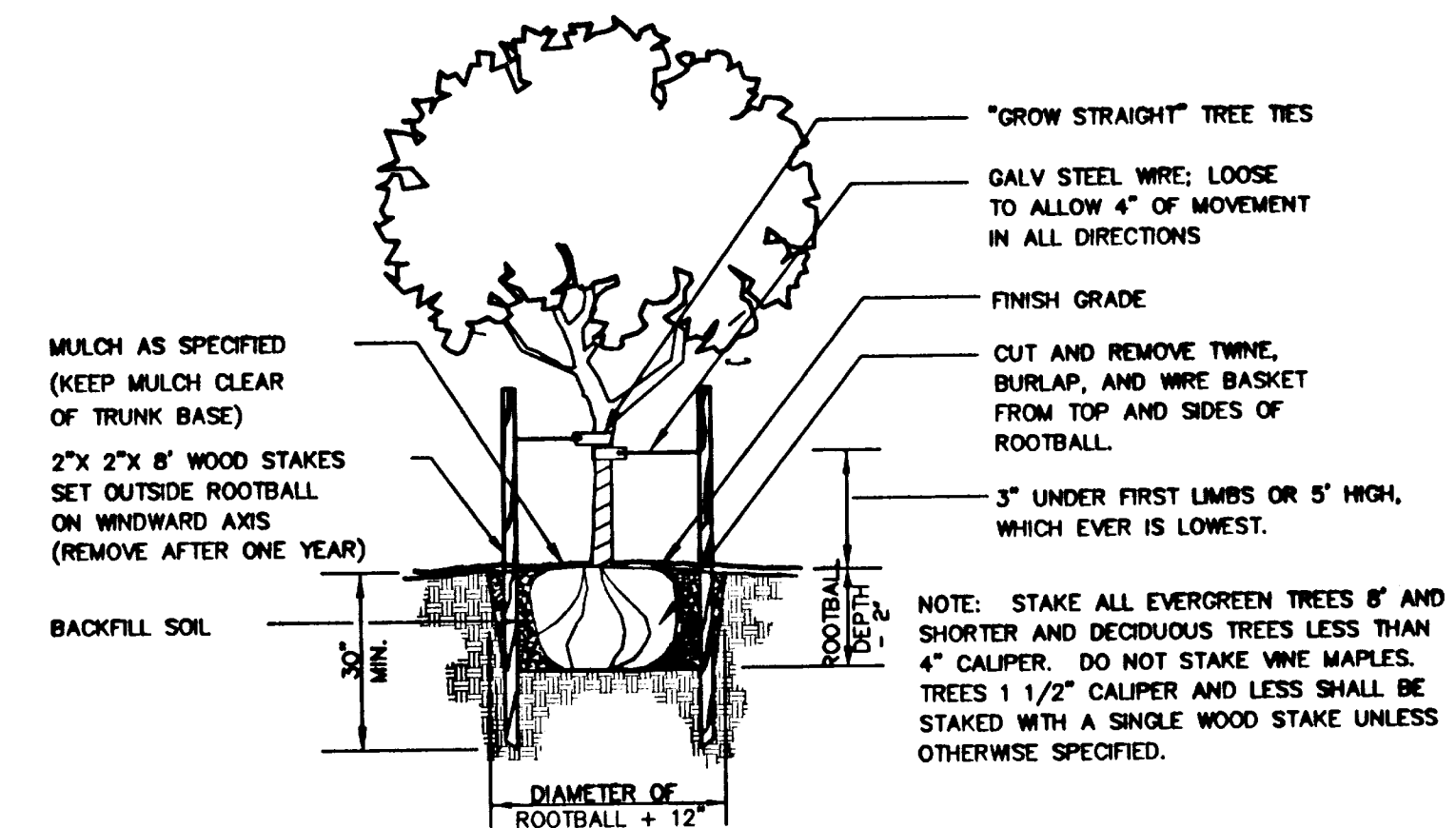
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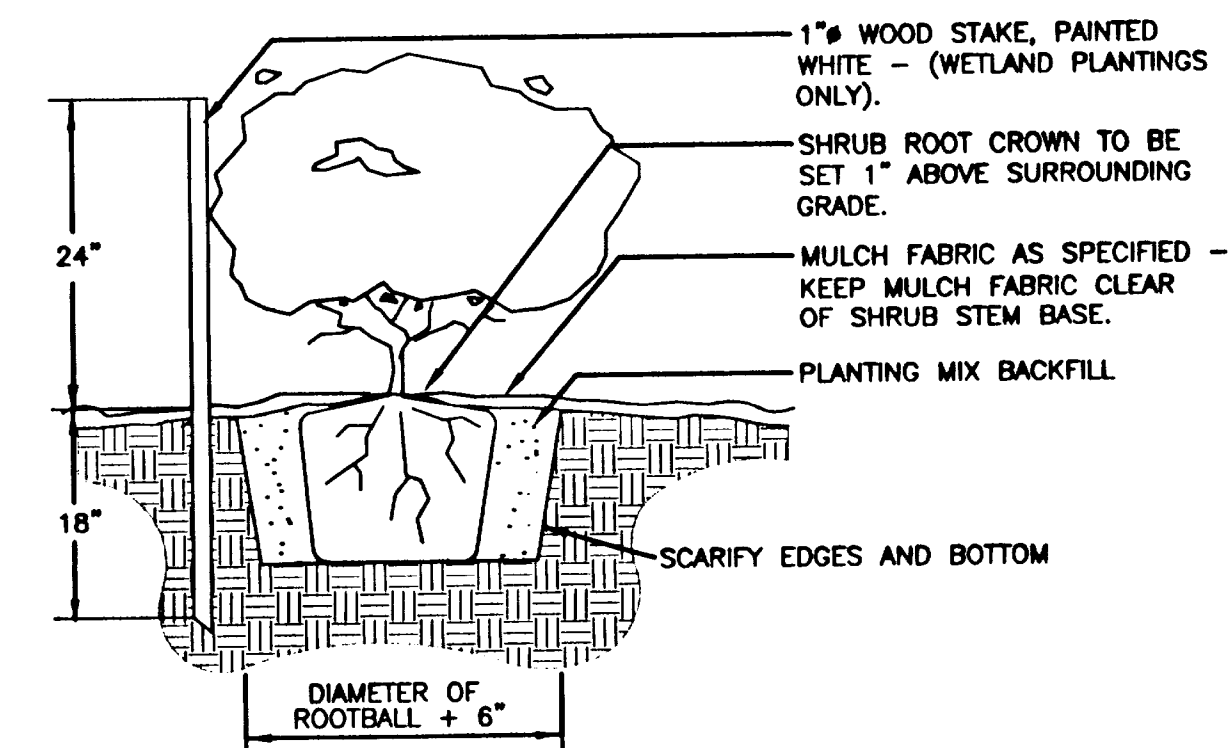
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asstamp



PLANT MATERIAL LEGEND (OLD PARKER RD. POND)				
EVERGREEN TREES	NAME	SIZE AT PLANTING	CONDITION	QUANTITY
	PSEUDOTSUGA MENZIESII	4' HEIGHT	B & B	9
	DOUGLAS FIR			
	THUJA PLICATA	4' HEIGHT	B & B	8
	WESTERN RED CEDAR			
				17 TOTAL
DECIDUOUS TREES				
	BLACK HAWTHORN	1 1/2" CALIPER	B & B	7
	CRATAEGUS DOUGLASII VAR. DOUGLASII			
	SCOULER WILLOW	3 BRANCHES	CONT.	4
	SALIX SCOULERIANA	36" HEIGHT		
				11 TOTAL
SHRUBS				
	SAMBUCUS RACEMOSA / RED ELDERBERRY	1 GALLON	CONT.	13
	CORNUS SERICEA SSP. SERICEA (F. STOLONIFERA) / RED-OSIER DOGWOOD	1 GALLON	CONT.	66
	SPIRAEA DOUGLASII / DOUGLAS SPIREA	1 GALLON	CONT.	70
	SYMPHORICARPOS ALBUS / SNOWBERRY	1 GALLON	CONT.	22
				171 TOTAL
NATIVE GRASS SEED MIX				
PRO-TIME COMPANION				
	ELKA PERENNIAL RYE GRASS	80%		
	CREEPING RED FESCUE	20%		
EMERGENTS				
	COMMON CATTAIL / TYPHA LATIFOLIA	10 PLANTS PER CLUMP 12" O.C.		50
	SOFT RUSH / JUNCUS EFFUSUS	4" DIA RHIZOME CLUMP WITH FULL FOLIAGE 10 PLANTS PER CLUMP 12" O.C.		50
	SLOUGH SEDGE / CAREX OBNUPTA	4" DIA RHIZOME CLUMP WITH GREEN FOLIAGE 10 PLANTS PER CLUMP 12" O.C.		50



1 TREE STAKING DETAIL
NOT TO SCALE



2 SECTION - SHRUB PLANTING
NOT TO SCALE

Asbuilt Submittal - October 14, 2002

HOODVIEW TOWNHOMES II

CITY OF WEST LINN, OREGON

DETENTION POND LANDSCAPING PLAN



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Project No. Drawing No.

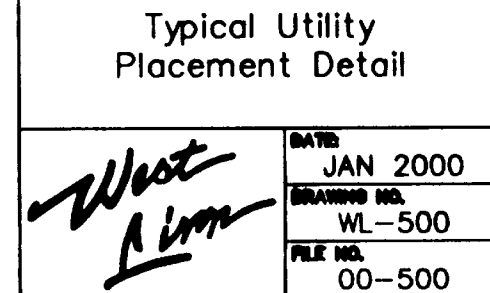
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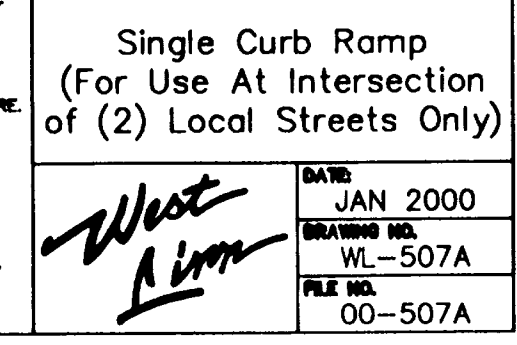
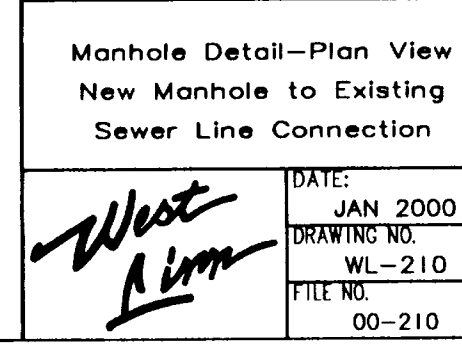
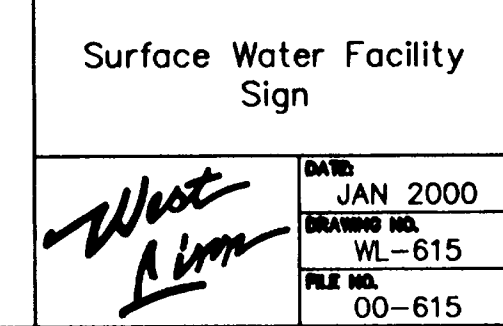
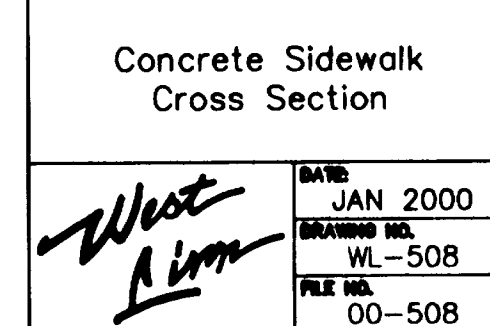
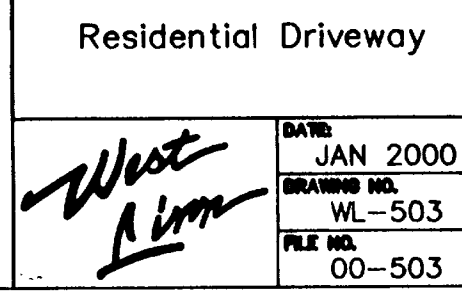
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NO. DATE BY REVISION COMMENTS

Design Drawn Checked Date Initial Issue Date:
Apr. 29, 2002



- | | |
|----------------------|--------------------|
| Typical Curbs | |
| <i>West
Line</i> | DATE: JAN 2000 |
| | DRAWING NO. WL-501 |
| | FILE NO. 00-501 |



Asbuilt Submittal – October 14, 2002

HOODVIEW TOWNHOMES II

"AS-BUILT"
DATE 01-15-02 BY CDS

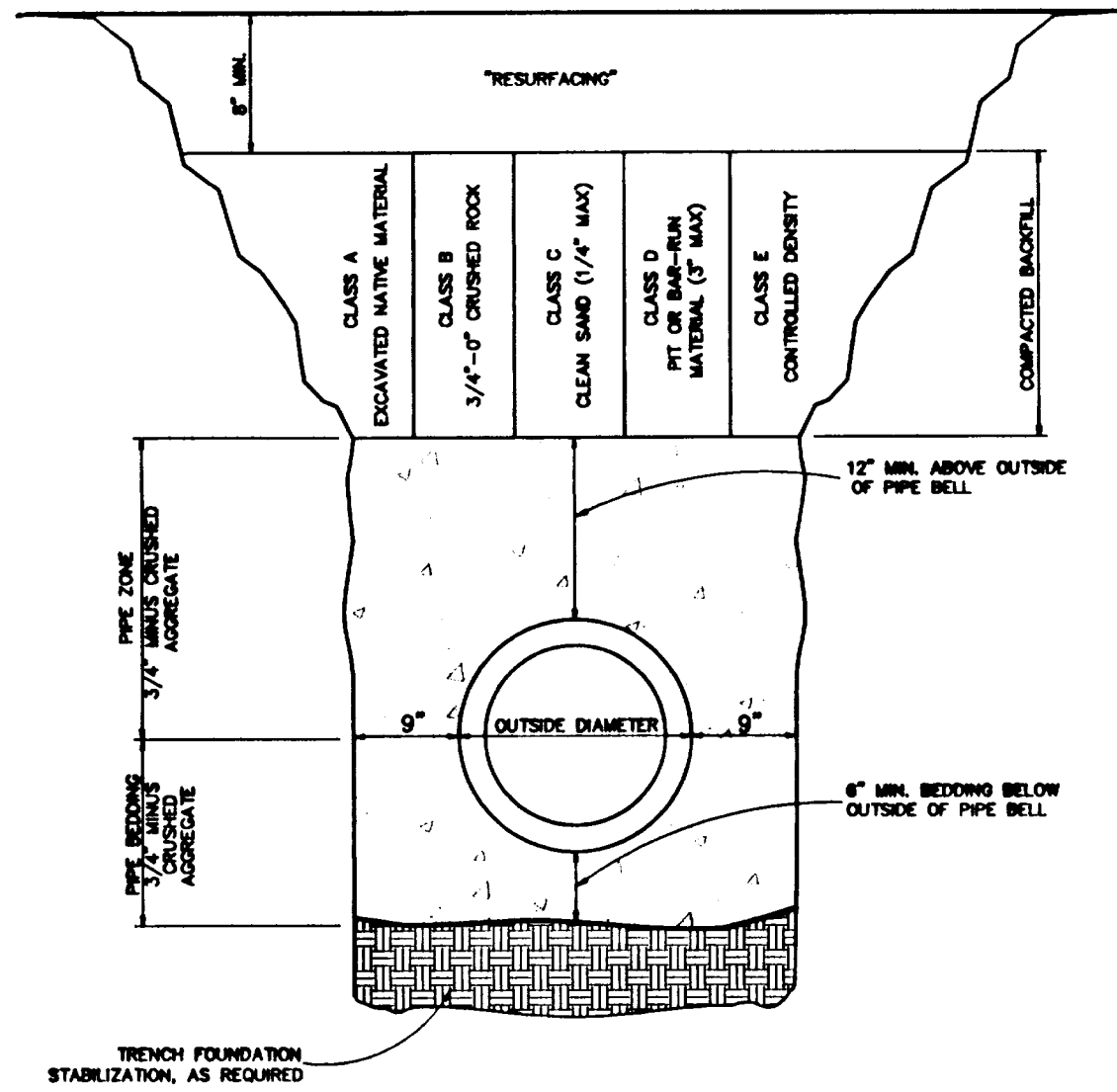
STREET AND STORM DETAILS



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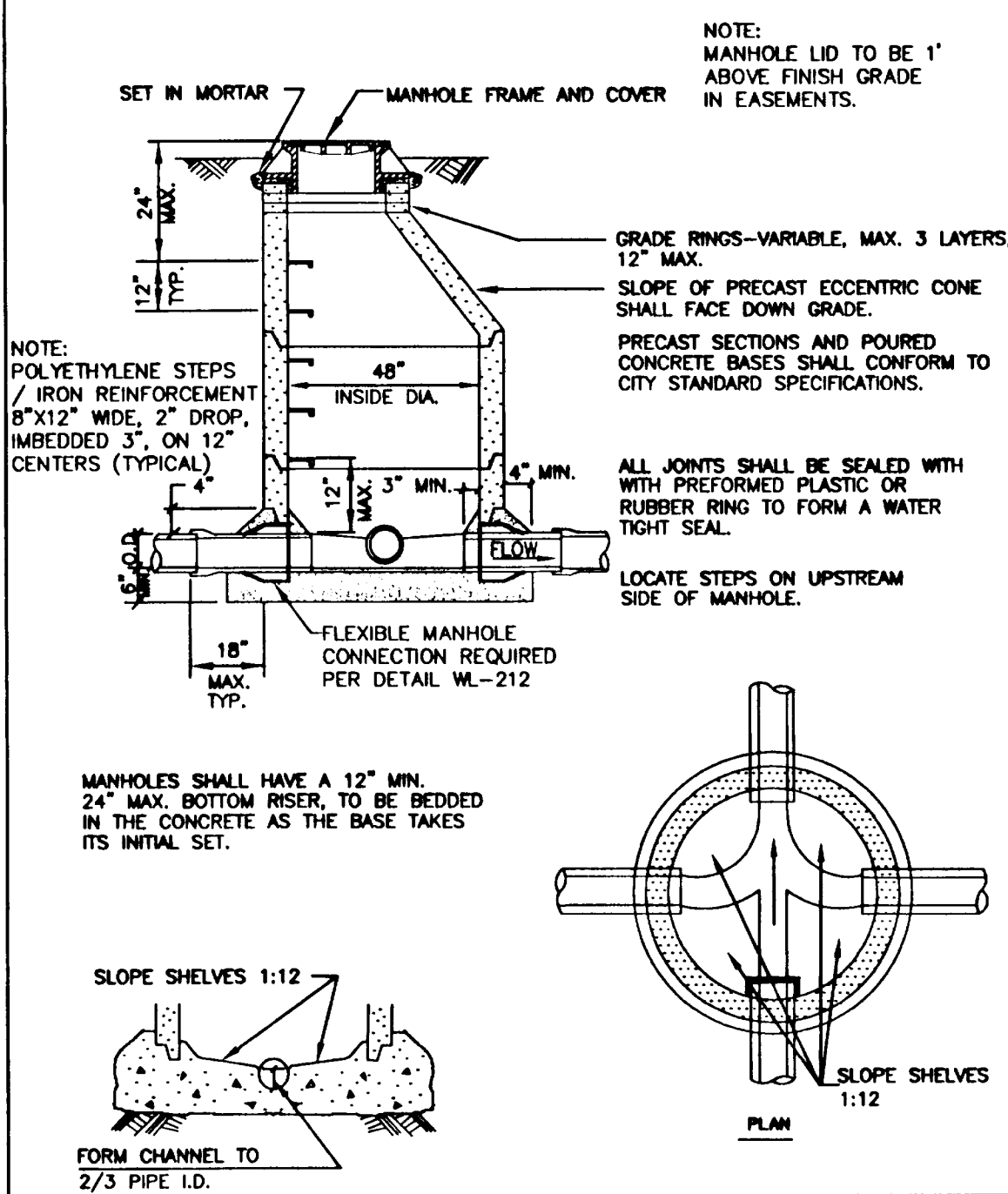
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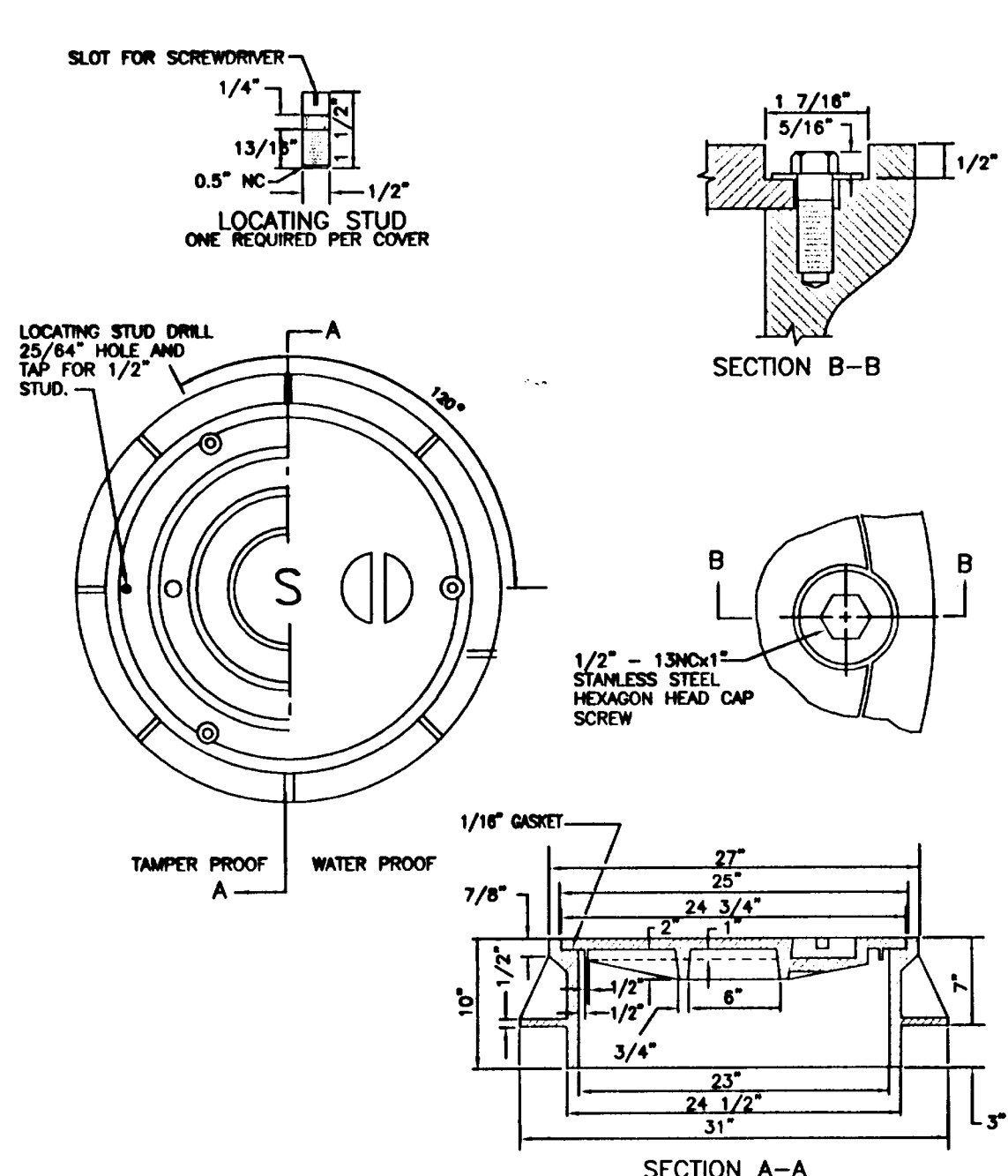
Trench Backfill, Bedding
and Pipe Zone

West
Linn
DATE: JAN 2000
DRAWING NO. WL-200
FILE NO. 00-200



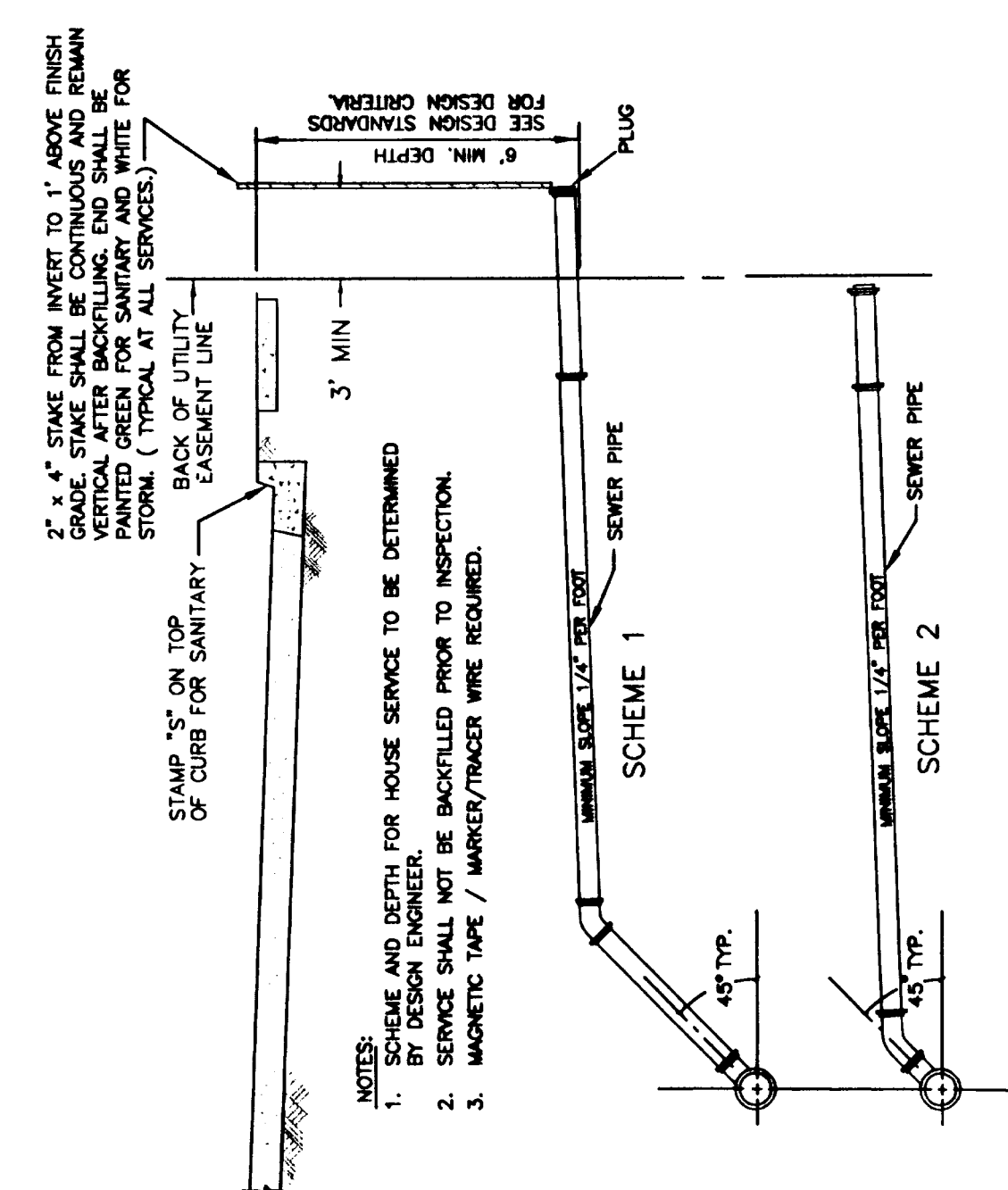
Standard Manhole
for Less than 36" Pipe

West
Linn
DATE: JAN 2000
DRAWING NO. WL-207
FILE NO. 00-207



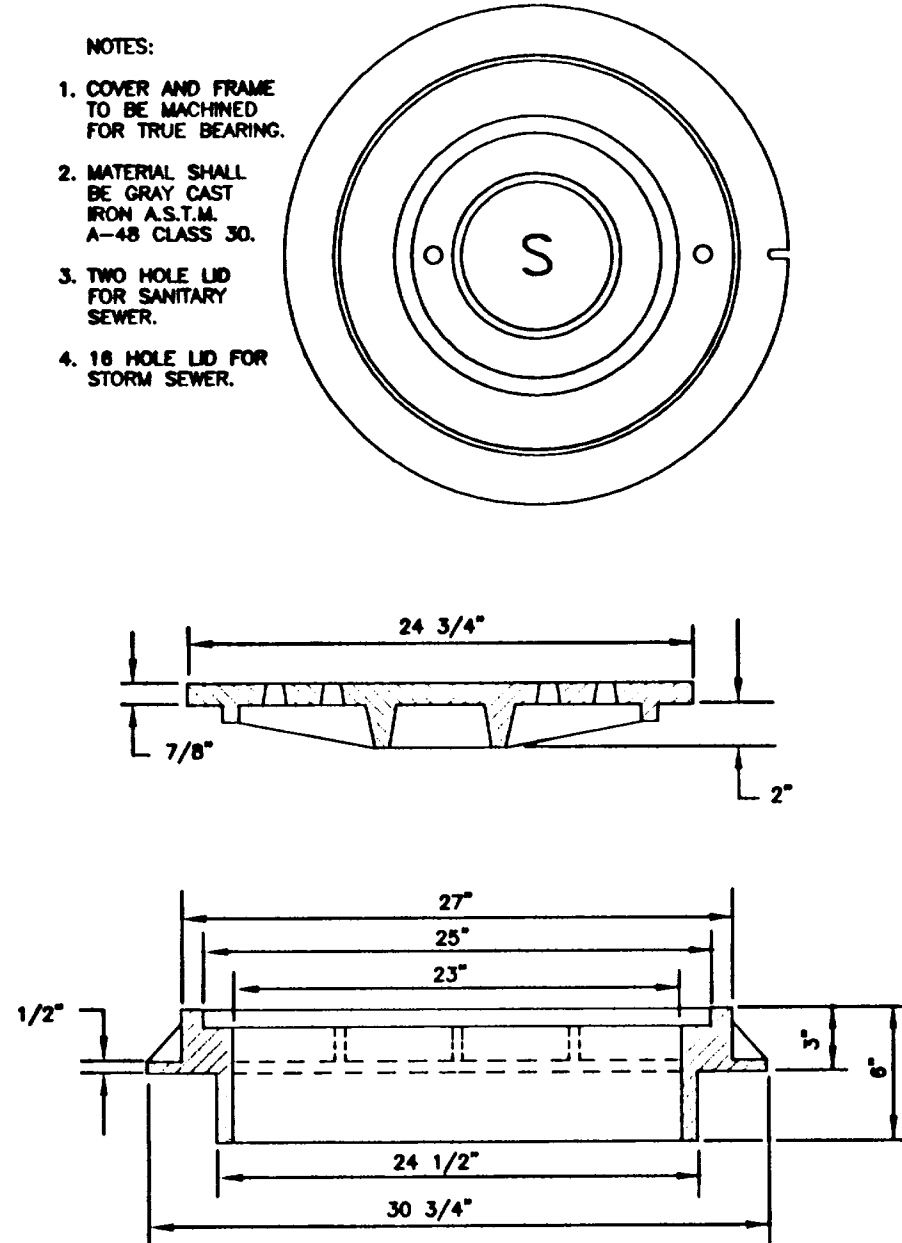
Waterproof and
Tamperproof Manhole
Frame and Cover

West
Linn
DATE: JAN 2000
DRAWING NO. WL-214
FILE NO. 00-214



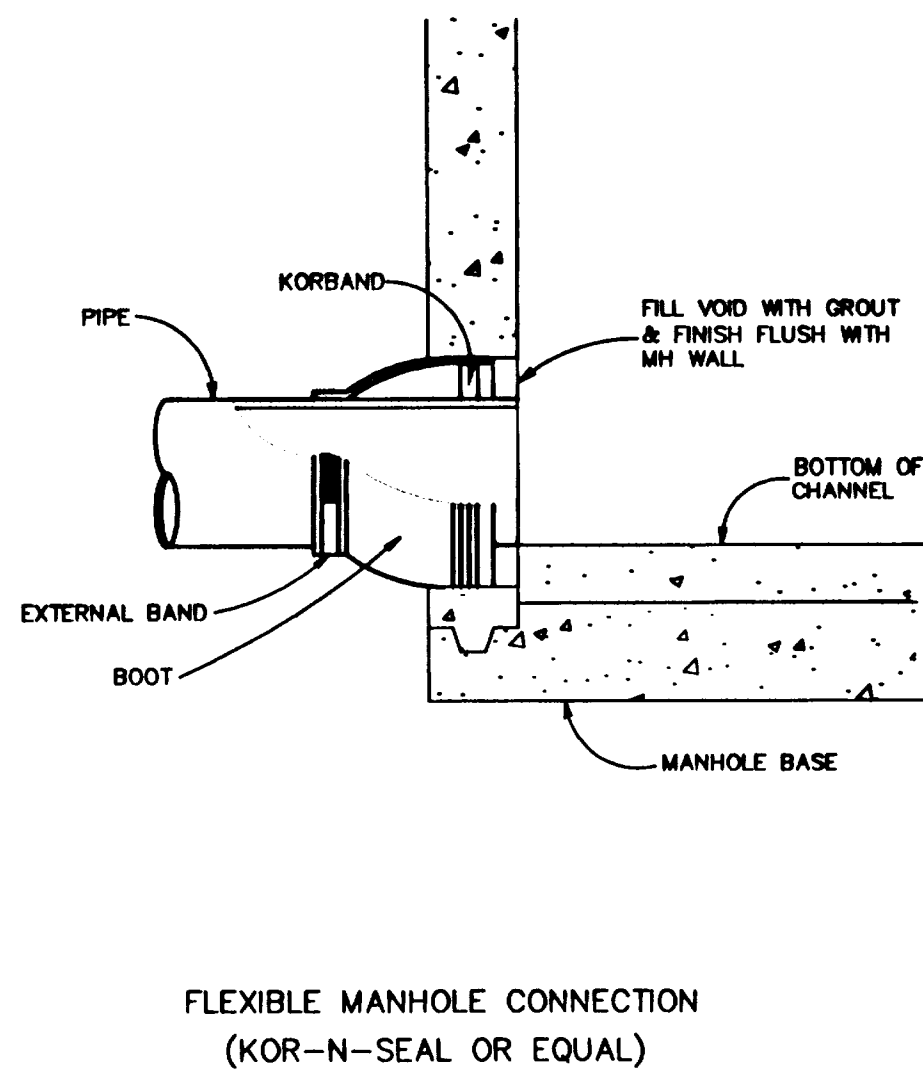
Service Branch

West
Linn
DATE: JAN 2000
DRAWING NO. WL-218
FILE NO. 00-218



Suburban Manhole
Frame and Cover
3" Depth

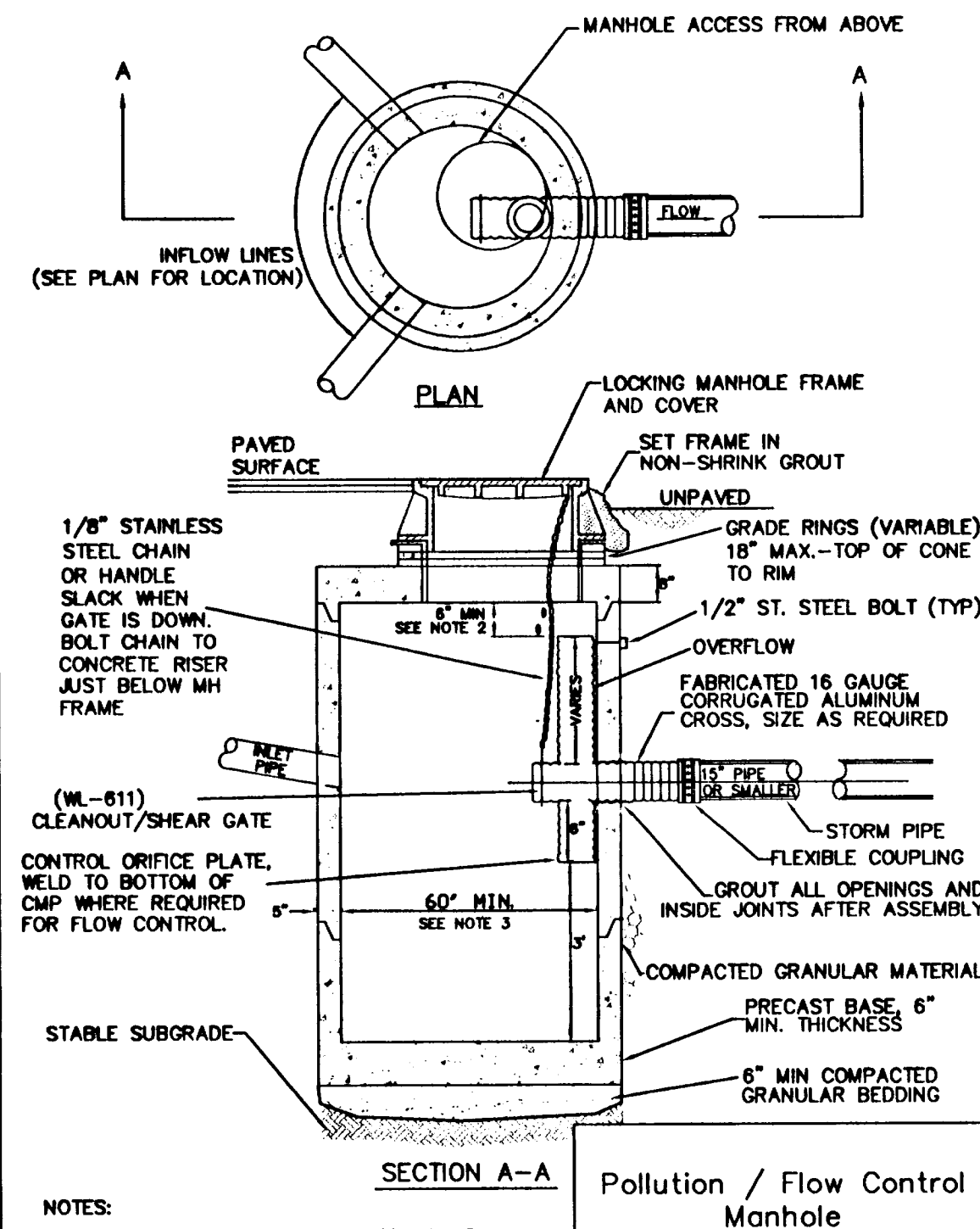
West
Linn
DATE: JAN 2000
DRAWING NO. WL-300
FILE NO. 00-300



FLEXIBLE MANHOLE CONNECTION
(KOR-N-SEAL OR EQUAL)

Flexible Manhole
Connection

West
Linn
DATE: JAN 2000
DRAWING NO. WL-212
FILE NO. 00-212



Pollution / Flow Control
Manhole

West
Linn
DATE: JAN 2000
DRAWING NO. WL-607
FILE NO. 00-607

Asbuilt Submittal - October 14, 2002

HOODVIEW TOWNHOMES II

CITY OF WEST LINN, OREGON

"AS-BUILT"
DATE ISSUED BY: S-05

STORM AND SANITARY DETAILS

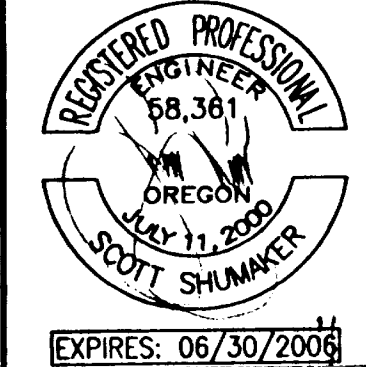


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1062525C71
Project No. Drawing No.

C7.1

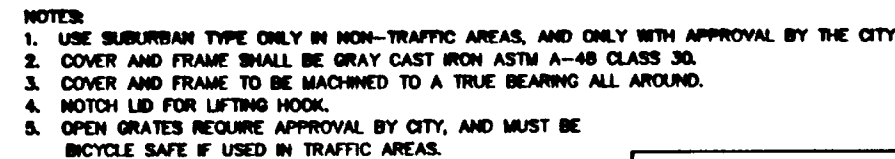
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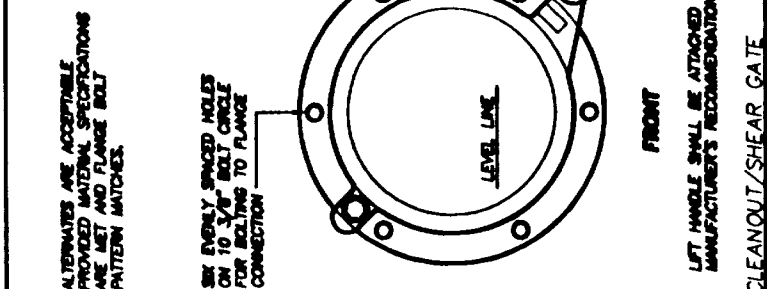
NO.	DATE	BY	REVISION COMMENTS

Design	Drawn	Checked	Date	Initial Issue Date
				Apr. 29, 2002



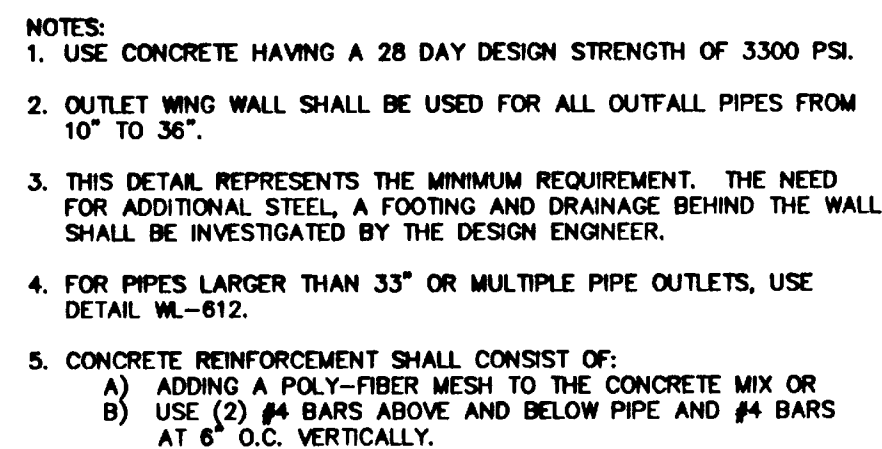
Manhole Covers

<i>West Line</i>	DATE
	JAN 2000
	DRAWING NO.
	WL-605
	FILE NO.
	00-605



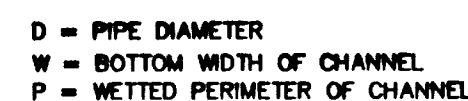
Cleanout / Shear Gate

<i>West Line</i>	DATE:	JAN 2000
	DRAWING NO.	WL-611
	FILE NO.	00-611



Outlet Headwall
(For Outlet Pipes of
10" to 33")

<i>West Linn</i>	DATE:	JAN 2000
	DRAWING NO.	WL-613
	FILE NO.	00-613



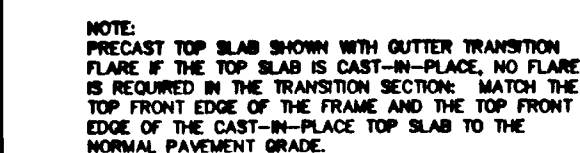
DESIGN VELOCITY FT./SEC	ROCK CLASSIFICATION BY WEIGHT
6 - 10	200 LBS.
10 - 12	1/4 TON
12 - 14	1/2 TON
14 - 16	1 TON
16 - 18	2 TON

SELECTION OF RIF
(SEE NOTE 1)

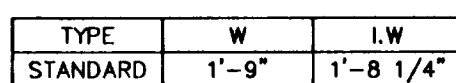
- NOTES:**
1. DIMENSIONS FOR RIP RAP APPLY TO FLOWS
C. 2 CFS RIP RAP FOR FLOWS
D. 3 CFS MUST BE DESIGNED BY AN ENGINEER
FLOWS > 20 FPS SHALL USE ENERGY DISSIPATOR
 2. TYPE OF RIP RAP
A. REGULAR QUARRY STONE CLASS 50-200
B. CORMESTONE
C. CONCRETE (ONLY ALLOWED UPON APPROVAL
OF THE DISTRICT)
 3. PLACEMENT
A. MINIMUM DEPTH = $1 \frac{1}{2}$ TIMES AVERAGE
STONE SIZE
B. ROCKS SHALL BE PLACED TO PROVIDE A
MINIMUM OF VERTICAL
C. SURFACE ROCKS OR CONCRETE SHALL
PROTRUDE AT LEAST $1 \frac{1}{2}$ TIMES THEIR VERTICAL
DIMENSION
 4. RIP RAP IS TO BE PLACED OVER A
NATURAL BEDDING, OR IT MAY BE GROUTED
OR PLACED OVER A NATURAL BEDDING AS
REQUIRED BY THE CITY.

Storm Sewer Outfall

<i>West Line</i>	DATE:	JAN 2000
	DRAWING NO.	WL-614
	FILE NO.	00-614

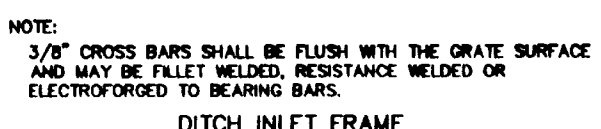
Type G-1 Catch Basin
with Sump

<i>West Linn</i>	DATE:	JAN 2000
	DRAWING NO.	WL-602
	FILE NO.	00-602



Frame & Grate
for Gutter & Curb Inlets

<i>West Line</i>	DATE:	JAN 2000
	DRAWING NO.	WL-602A
	FILE NO.	00-602A



Standard Ditch Inlet

<i>West Line</i>	DATE:	JAN 2000
	DRAWING NO.	WL-603
	FILE NO.	00-603

CITY OF WEST LINN, OREGON

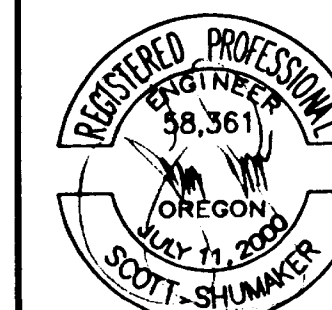
STORM DRAIN DETAILS



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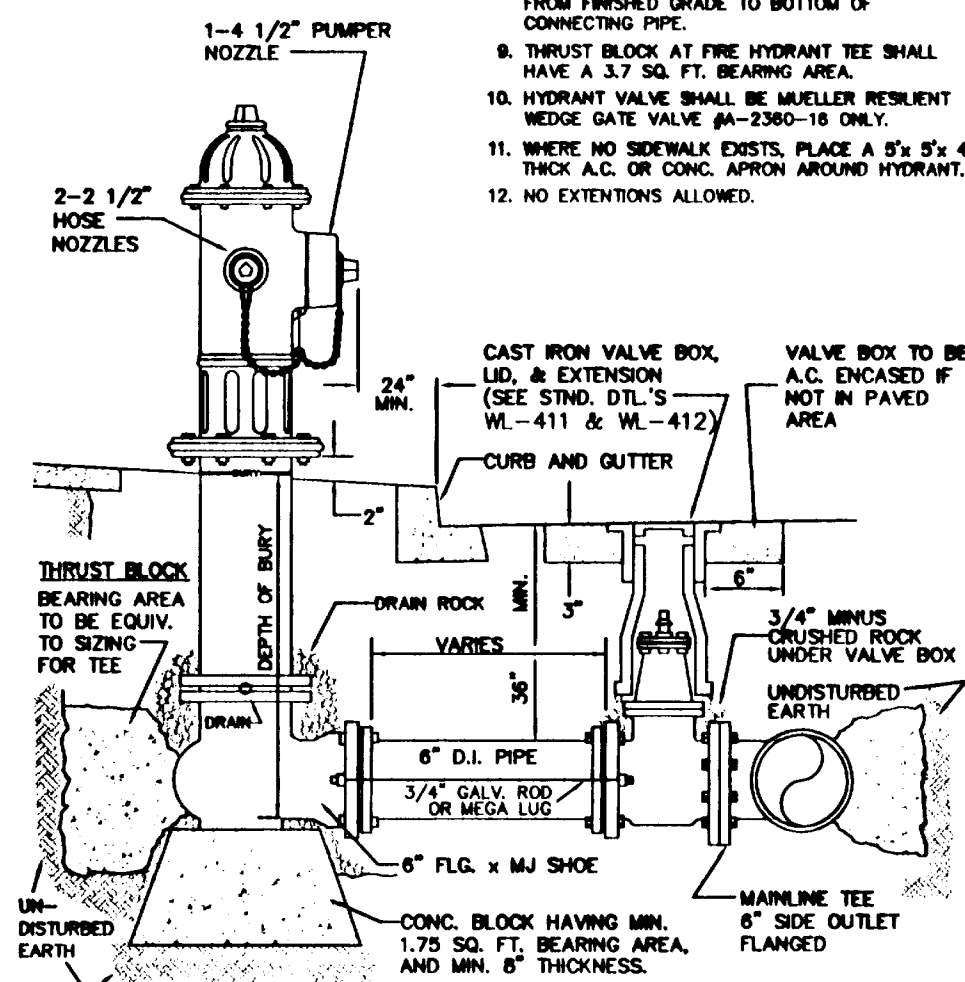


EXPIRES: 06/30/200

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NOTES:

1. HYDRANTS TO BE MILLER CENTURION
MDL A-423 ONLY WITH 1 1/2" OPER. NUTS
OR CLOW MEDIALION F-2543.
2. HYDRANT COLOR TO BE MILLER EQUIP.
JOINTS O E 40 (SAFETY YELLOW).
3. KNIVES TO BE RESTRAINED BY 3/4" DIA.
GALVANIZED STEEL RODS AND THRUST
BLOCKS OR MEGA LUGS AND THRUST
BLOCKS.
4. MIN. 4" CUB. FT. OF 1 1/2"-3/4" CLEAN RAIN
ROCK SHALL BE PLACED AROUND SHOE UP TO
A MIN. OF 8" ABOVE DRAIN OUTLETS.
5. WHERE PLANTER STOP EXISTS, HYDRANT
SHALL BE PLACED 24" FROM PLANTER TO A
MINIMUM OF 24" BEHIND FACE OF CURB.
6. WHERE INTEGRAL S/W & CURB EXISTS, HYD.
SHALL BE PLACED AT BACK OF SIDEWALK,
AND OPERATIONAL.



Standard Fire Hydrant Assembly

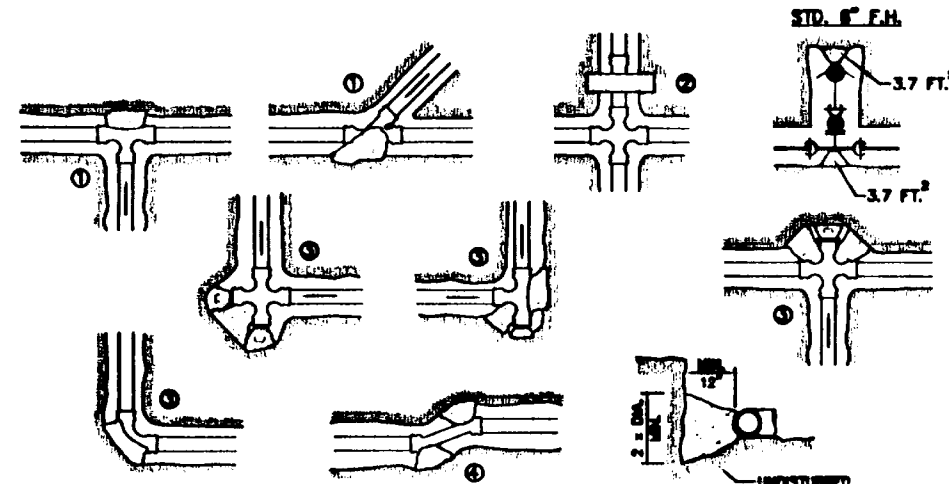
<i>West Line</i>	DATE:	JAN 2000
	DRAWING NO.	WL-401
	FILE NO.	00-401

FITTING SIZE (Inches)	TEE, WYE, HYDRANTS	STRAHDLE CROSS ②	90° BEND TEE PLUGGED—RUNS ③	45° BEND ④	22 1/2° BEND ⑤	11 1/2° BEND ⑥
2	*	*	*	*	*	*
4	1.7	2.1	2.4	1.3	*	*
6	3.7	4.9	5.3	2.9	1.5	*
8	6.7	8.7	9.5	5.1	2.7	1.3
10	10.5	13.8	14.8	8.1	4.1	*
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	35.9	44	47.9	25.9	12.6	6.7
LARGER	**	**	**	**	**	**

BEARING AREA OF THRUST BLOBS (sq. ft.)

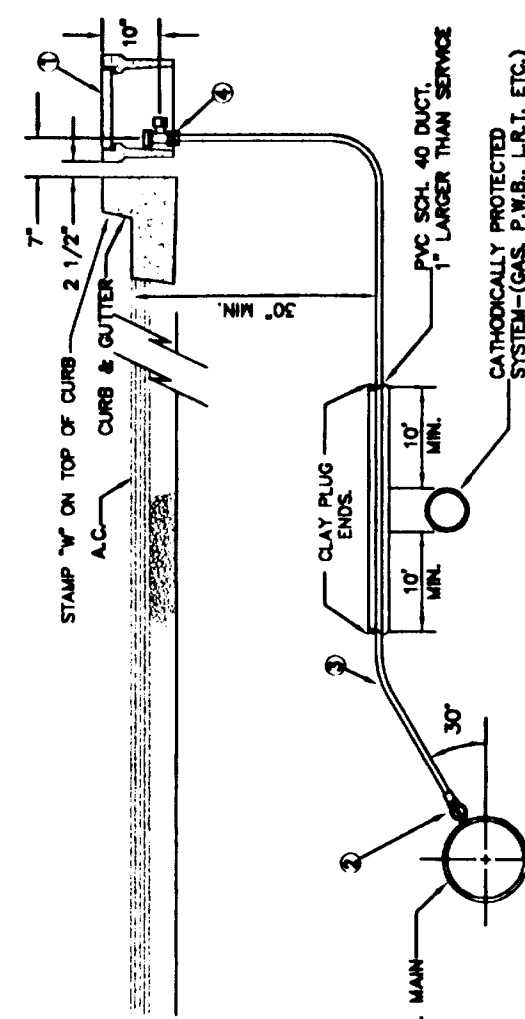
1. ALL VALUES ARE BASED ON THE FOLLOWING ASSUMPTIONS:
2. AVG. PRESSURE = 100 PSI X 2 (safety factor); 1500 PSF SOIL BEARING
3. CAPACITY; NORMAL DISTRIBUTION DESIGN VELOCITY NOT TO EXCEED 5 F/S.
4. ALL FITTINGS SHALL BE WRAPPED IN PLASTIC PRIOR TO PLACEMENT OF CONCRETE
5. BEARING SURFACE OF THURST BLOCK DESIGN SHALL BE AGAINST UNDISTURBED SOIL
6. ALL CONCRETE MIX SHALL HAVE A MIN. 28 DAY STRENGTH OF 3000 PSI.
7. ALL THURST BLOCKS SHALL BE GRouted TO THE TOP OF CONCRETE
8. THURST BLOCKS FOR PLUGGED CROSS AND PLUGGED TEE SHALL HAVE #4 REBAR
9. LIFTING LOOPS INSTALLED AS SHOWN.
10. VERTICAL THURST DETAILS-SEE DWG. WL-407.
11. 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

<i>West Line</i>	DATE
	JAN 2000
	DRAWING NO.
	WL-406
	FILE NO.
	00-406



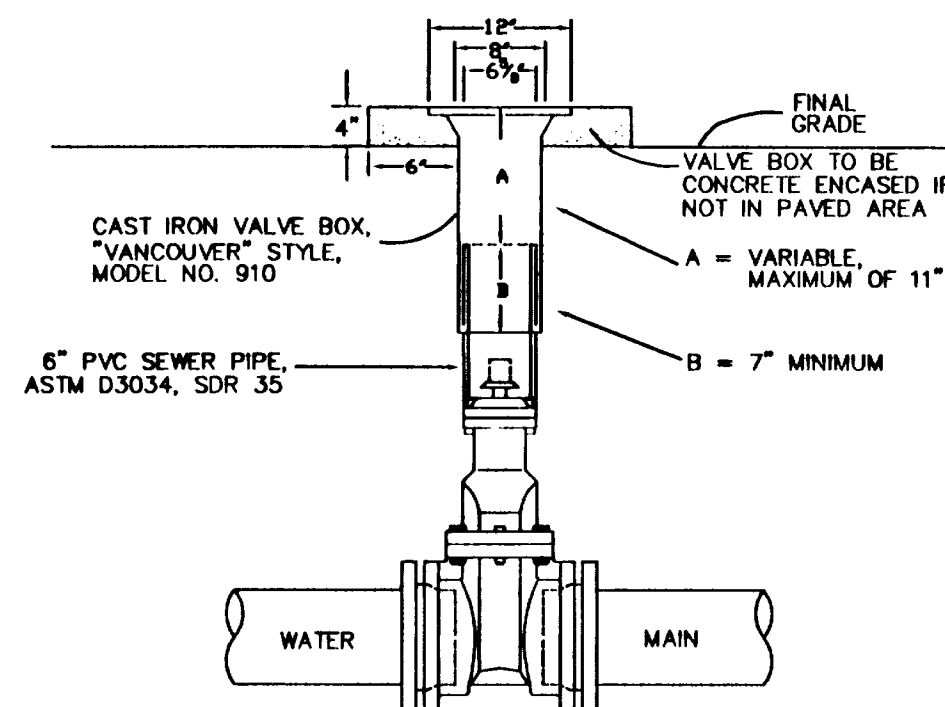
MATERIALS:

1. BROOKS METER BOX, BODY NO. 37, LID AND COVER NO. 37-S, STOP WITH SOFT TAP AT 3 OR 9 O'CLOCK.
 2. BROOKS METER BOX, BODY NO. 37, LID AND COVER NO. 37-S, STOP WITH SOFT TAP AT 3 OR 9 O'CLOCK.
 3. 1" SPT TEMPER, TYPE "K" COPPER TUBING COMPLYING WITH ASTM B-88.
 4. MUELLER ANGLE METER STOP NO. H-14258 (FORD NO. KVA3-4444-Q).
- NOTES:
1. SUBSTITUTES FOR ANY MATERIALS SHALL BE APPROVED BY THE CITY ENGINEER.
 2. ALL PIPE AND STRUCTURE ZONES SHALL BE BACKFILLED USING 3/4" MINUS CRUSHED AGG. AND COMPACTED TO 95% MAX DENSITY AS DETERMINED BY AASHTO T-180.
 3. WHEN AN ACTIVE CATHODIC PROTECTED SYSTEM IS ENCOUNTERED, SCH. 40 PVC SHALL BE INSTALLED AS SHOWN ABOVE WITH THE CLAY PLUG.
 4. METER BOX SHALL BE CENTERED OVER THE COMPLETED METER ASSEMBLY.
 5. RESIDENTIAL LOTS SHALL BE 16' WIDE, SINGLE SERVICE 16" INSIDE SIDE LOT LINE.
 6. TAPS INTO MAIN LINE SHALL BE 18" FROM PROPERTY LINE.
 7. ANGLE METER STOP TO BE 18" FROM PROPERTY LINE AND NOT IN DRIVEWAY APPROACH.

4. **NOTES:**

Standard 1" Water Service

<i>West Linn</i>	DATE:	JAN 2000
	DRAWING NO.	WL-402
	FILE NO.	00-402



"VANCOUVER"
18" TALL VALVE BOX

- NOTES:

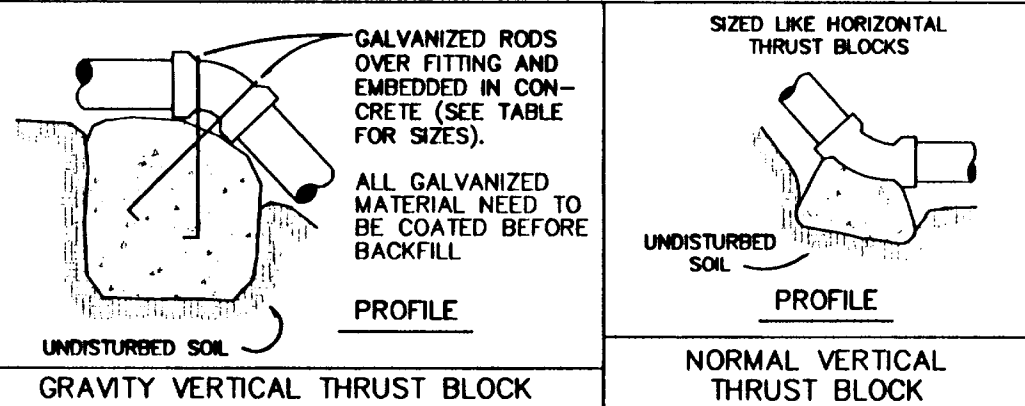
1. VALVE BOXES SHALL BE CENTERED DIRECTLY OVER THE VALVE NUT IN A VERTICAL POSITION.
2. VALVE BOX TOP SHALL BE ADJUSTED TO MEET FINISHED GRADE.
3. PVC SHALL BE ONE CONTINUOUS PIECE-- NO BELLS OR COUPLERS.
4. ON VALVES 8" AND LARGER, PVC SHALL BE NOTCHED OVER VALVE PACKING BOLTS SO PVC SITS ON BONNET.

Standard Valve Box Detail

<i>West Linn</i>	DATE:	JAN 2000
	DRAWING NO.	WL-411
	FILE NO.	00-411

NOTES

1. GRAVITY VERTICAL THRUST BLOCKS SHALL BE DESIGNED BY THE ENGINEER, AND KEEP CONCRETE CLEAR OF JOINT AND JOINT ACCESSORIES. FITTINGS SHALL BE WRAPPED IN PLASTIC PRIOR TO PLACEMENT OF CONCRETE.
2. HORIZONTAL THRUST BLOCKS SHALL BE CAST INTO UNDISTURBED EARTH.
3. CONCRETE MIX SHALL HAVE A MIN. 28 DAY STRENGTH OF 3300 P.S.I.
4. THRUST BLOCK VOLUMES FOR VERTICAL BENTS HAVING UPWARD RESULTANT THRUSTS SHALL BE BASED ON JOINT PRESSURE OF 150 P.S.I.G. AND THE WEIGHT OF CONCRETE = 4050 LBS./CU.YD.
5. VERTICAL BENTS THAT REQUIRE A THRUST BLOCK VOLUME EXCEEDING 5 CUBIC YARDS SHALL BE CAST IN TWO SECTIONS. SEE PLANS FOR VOLUMES SHOWN IN EACH HALF BENT IN TABLE.
6. HORIZONTAL BENTS SHALL BE THE SAME AS FOR HORIZONTAL THRUST BLOCKS.
7. REBAR SHALL BE GALVANIZED WITH A MINIMUM COATING OF 0.001 IN. 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.
8. FOR HORIZONTAL THRUST BLOCK DETAILS SEE DWG NO. WL-406.



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	EMBED- MENT
12" AND LESS	#6	30"
14" - 16"	#8	36"

Vertical Thust Blocking

<i>West Linn</i>	DATE	JAN 2000
	DRAWING NO.	WL-407
	FILE NO.	00-407

HOODVIEW TOWNHOMES II

CITY OF WEST LINN, OREGON

WATER DETAILS



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