

OAKRIDGE TOWNHOMES

WEST LINN, OREGON

GENERAL NOTES:

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF WEST LINN DESIGN STANDARDS, O.S.H.D. AND A.P.W.A. OREGON CHAPTER SPECIFICATIONS (LATEST EDITION).
- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, PRIOR TO CONSTRUCTION. IF ANY CONFLICTS ARE DISCOVERED, CONTACT THE ENGINEER BEFORE CONTINUING CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES BEFORE STARTING CONSTRUCTION.
- EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND MUST BE VERIFIED BY THE CONTRACTOR. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
- 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 THE CONTRACTOR TO PERFORM HIS WORK.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF TREES, STUMPS, BRUSH, ROOTS, TOPSOIL AND OTHER MATERIAL IN THE ROADWAY AND WHERE INDICATED ON THE PLANS. MATERIAL SHALL BE DISPOSED OF IN SUCH A MANNER AS TO MEET LOCAL REGULATIONS.
- CONTRACTOR SHALL NOTIFY TRILAND DESIGN GROUP, INC., AND THE CITY OF WEST LINN, 48 HOURS BEFORE STARTING CONSTRUCTION OR 24 HOURS BEFORE RESUMING WORK AFTER SHUTDOWNS, EXCEPT FOR NORMAL RESUMPTION OF WORK FOLLOWING SATURDAYS, SUNDAYS, OR HOLIDAYS.
- ALL GRADING SHALL CONFORM TO THE GEOTECHNICAL INVESTIGATION BY FUJITANI HILTS & ASSOCIATES, DATED MARCH 27, 1996 FOR THE SUNSET SUMMIT ESTATES SUBDIVISION (PRIOR NAME)
- ROCK EXCAVATION QUANTITIES SHALL BE DETERMINED BY IN PLACE MEASUREMENT. IF MEASUREMENT IS TO BE MADE BY TRUCKLOAD QUANTITIES, AN APPROXIMATE BULKING FACTOR SHALL BE APPLIED. BULKING FACTOR SHALL BE AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER BASED UPON FIELD OBSERVATIONS DURING CONSTRUCTION.
- TRAFFIC CONTROL AND CONSTRUCTION SHALL BE LIMITED TO THE HOURS BETWEEN 9 AM TO 6 PM UNLESS APPROVED BY THE CITY OF WEST LINN.

ROAD GRADING + PAVING NOTES:

- PRIOR TO PLACEMENT OF AGGREGATE BASE, AND AGAIN PRIOR TO PAVING, THE SUBGRADE SHALL BE PROOF ROLLED WITH A FULLY LOADED 10-12 CUBIC YARD DUMP TRUCK IN THE PRESENCE OF THE ENGINEER AND THE CITY INSPECTOR. ANY SOFT AREAS DETECTED BY THE PROOF ROLLING SHALL BE REMOVED AND BACKFILLED WITH STRUCTURAL FILL AS REQUIRED BY APWA
- FILLS SHALL BE PLACED IN THIN LIFTS AS DIRECTED BY THE ENGINEER AND COMPACTED TO A DRY DENSITY OF 95% STANDARD PROCTOR MAXIMUM DRY DENSITY (AASHTO T-99) WITHIN BUILDING AREAS AND STREET RIGHTS-OF-WAY. ALL FILLS OUTSIDE THESE LIMITS SHALL BE COMPACTED TO 92% OF THE MAXIMUM DRY DENSITY (AASHTO T-99).
- CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN SUBGRADE IS COMPLETE AND 24 HOURS PRIOR TO PLACEMENT OF ROCK BASE MATERIAL AND 24 HOURS PRIOR TO FINAL PAVING FOR AN INSPECTION OF THE WORK. FAILURE TO DO SO WILL MAKE ANY SUBGRADE FAILURE OR DRAINAGE PROBLEMS THE RESPONSIBILITY OF THE CONTRACTOR.
- ASPHALT CONCRETE PAVEMENT MIX TO BE DESIGNED FROM A MIX FORMULA APPROVED BY O.S.H.D. AND THE CITY OF WEST LINN, FOR MATERIAL USED. CONTRACTOR TO PROVIDE THE ENGINEER WITH CERTIFICATE OF COMPLIANCE FROM ASPHALT PAVEMENT PLANT, UNLESS OTHERWISE INDICATED.

BUILDING REQUIREMENTS NOTES:

- ROOF AND FOUNDATION DRAINS SHALL BE EITHER CONNECTED TO THE STREET THRU THE CURBS, OR CONNECTED TO HOUSE SERVICE LINES AS PROVIDED ON LOTS WHERE THE BUILDING ELEVATIONS ARE BELOW THE CURBS.
- EXCESS EXCAVATION RESULTING FROM BUILDING CONSTRUCTION SHALL BE EITHER REMOVED FROM THE SITE OR SPREAD AND COMPACTED ON THE LOTS TO A DEPTH NOT TO EXCEED 6 INCHES BUT NOT OUTSIDE THE GRADING LIMITS

WATER SYSTEM NOTES:

- ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF WEST LINN STANDARDS, THE OREGON STATE HEALTH DIVISION ADMINISTRATIVE RULES, CHAPTER 33, A.W.W.A. AND A.P.W.A. STANDARDS.
- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, PRIOR TO CONSTRUCTION AND SHALL COORDINATE WATERLINE INSTALLATION WITH OTHER UTILITIES.
- ALL PIPE SHALL BE "TYTON JOINT," CLASS 52 DUCTILE IRON. FITTING JOINTS SHALL BE MECHANICAL JOINT ENDS, EXCEPT WHERE SPECIFICALLY SHOWN OR DETAILED OTHERWISE. ALL PIPE AND FITTINGS SHALL BE CEMENT LINED.
- FIRE HYDRANT SHALL BE MUELLER CENTURION MDL A-423 OR CLOW MEDALLION F-2545 ONLY. HYDRANT ASSEMBLY SHALL BE ONE UNIT ONLY, NO EXTENSIONS ARE ALLOWED. SEE DETAIL.
- ALL TEES, BENDS AND BLOW-OFF LOCATIONS SHALL HAVE A POURED-IN-PLACE CONCRETE THRUST BLOCK.
- ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" FROM FINISH GRADE.
- ALL SANITARY SEWER LINES RUNNING PARALLEL TO AND WITHIN 10' Laterally OR 18' VERTICALLY OF WATER MAIN, SHALL BE ENCASED IN CONCRETE.
- ANY CROSSING OF WATER MAIN BY SANITARY SEWER SHALL BE MADE AT APPROXIMATELY 90° AND HAVE 18" OF VERTICAL CLEARANCE OR SHALL BE CONSTRUCTED WITH NO JOINTS FOR A DISTANCE OF 9 FEET EITHER SIDE OF CROSSING. SANITARY LINE SHALL BE DUCTILE IRON
- WATER METERS WILL BE INSTALLED BY THE CITY OF WEST LINN AFTER WATER MAINS HAVE BEEN TESTED IN ACCORDANCE WITH ANSI/AWWA C600-87, AND PASSED DISINFECTION TESTING, UNDER SUPERVISION OF THE INSPECTOR. THE WATER METERS INSTALLATION SHALL BE AFTER CURBS HAVE BEEN INSTALLED AND BACKFILLED, AND PRIOR TO COMPLETION OF FINISH SUBGRADE AND OTHER UTILITY INSTALLATION. DO NOT CONNECT TO EXISTING SYSTEM UNTILL ALL TESTING HAS BEEN COMPLETED AND APPROVED BY THE CITY.

SANITARY + STORM SEWER NOTES:

- STORM SEWER PIPE DENOTED ON THE PLANS AS "PVC" SHALL BE "SUPER-RIB" PVC SPECIFICALLY MADE FOR STORM PIPE.
- STORM & SANITARY SEWER PIPE DENOTED ON THE PLANS AS "DIP" SHALL BE DUCTILE IRON PIPE, CLASS 50.
- ALL P.V.C. SANITARY SEWER PIPE SHALL CONFORM TO ASTM D3034, SDR35 SPECIFICATIONS AND SHALL BE CLEARLY MARKED AS SUCH.
- TRENCH EXCAVATION AND BACKFILL COMPACTION SHALL CONFORM TO A.P.W.A. DIVISION III, SECTIONS 301.1.01 THROUGH 301.3.11. CONTRACTOR TO DETERMINE TYPE OF EQUIPMENT AND METHOD TO USE TO ACHIEVE THE REQUIRED COMPACTION. ALL EXCESS MATERIAL FROM THE TRENCH EXCAVATION SHALL BE DISPOSED OF ON-SITE IN ACCORDANCE WITH THE GRADING REQUIREMENTS.
- PIPE BEDDING AND PIPE ZONE SHALL BE 3/4"-0" CRUSHED ROCK CONFORMING TO THE PLAN DETAILS.
- TRENCHES WITHIN THE RIGHT-OF-WAYS SHALL BE COMPACTED "CLASS B" BACKFILL CONSISTING OF 3/4"-0" CRUSHED ROCK AND COMPACTED TO 95% OF T-99. TRENCHES OUTSIDE RIGHT-OF-WAYS SHALL BE "CLASS A" COMPACTED TO 92% OF T-99, NATIVE MATERIAL.
- ALL SANITARY SERVICE STUBOUTS SHALL BE A MINIMUM OF 3" INTO PROPERTY AND/OR BEYOND EASEMENT LINE AND SHALL BE MARKED "SANITARY SERVICE" WITH A 2" X 4" FOR FUTURE LOCATION. SERVICE STUBOUTS SHALL BE 4" DIAMETER PIPE.
- ALL STORM DRAINAGE STUBOUTS SHALL BE A MINIMUM OF 3" INTO PROPERTY AND/OR BEYOND EASEMENT LINE AND SHALL BE MARKED "STORM SERVICE" WITH A 2" X 4" FOR FUTURE LOCATION. SERVICE STUBOUTS SHALL BE 4" DIAMETER PIPE.
- ENGINEER RESERVES THE RIGHT TO ADJUST GRADES OR ALIGNMENT TO ACCOMMODATE OTHER UTILITIES, AS REQUIRED. ANY ADJUSTMENTS SHALL BE REVIEWED BY THE CITY OF WEST LINN, AND APPROVED PRIOR TO COMMENCING WORK.
- THE STORM AND SANITARY SYSTEM SHALL BE INSPECTED, TESTED, AND CLEANED IN ACCORDANCE WITH THE CITY OF WEST LINN STREET / UTILITY DESIGN AND CONSTRUCTION STANDARDS, THIS INCLUDES THE FOLLOWING:
STORM - MANDRELL AND TV TESTING
SANITARY - MANDRELL, TV AND PRESSURE TEST.
SANITARY MH'S - VACUUM TESTING
CONNECTIONS TO EXISTING SYSTEMS SHALL NOT BE MADE UNTILL ALL TESTS HAVE BEEN COMPLETED AND APPROVED BY THE CITY OF WEST LINN.
- CONTRACTOR SHALL PREPARE A PRINT FOR THE ENGINEER, SHOWING AS-CONSTRUCTED DATA.
- ALL MANHOLES LOCATED IN UNIMPROVED EASEMENTS SHALL BE WATER-TIGHT AND PROVIDED WITH TAMPER-PROOF LIDS. RIMS TO BE SET 12" ABOVE FINISHED GRADE

STAFF ANALYSIS AND PLANNING DIRECTOR'S DECISION

MARCH 10, 1999

FINDINGS

THE FINDINGS ARE MADE BY THE PLANNING DIRECTOR IN RESPONSE TO THE APPROVAL CRITERIA FOR SECTION 55.100, 75-060 AND 85.200 AND ARE CONTAINED IN THE ADDENDUM.

THIS APPLICATION IS FOUND TO BE AN EXPEDITED SUBDIVISION PURSUANT TO FINDINGS PREPARED IN THE APPLICANT'S SUBMITTAL ADDRESSING THE CRITERIA SET FORTH IN ORS 197.360, AND INCORPORATED HERE BY REFERENCE.

DECISION

BASED UPON THE FINDINGS OF THE ADDENDUM, THE PLANNING DIRECTOR HEREBY APPROVES THE APPLICATION, SUB-97-08, VAR-98-10 AND DR-98-34 A 30 LOT SUBDIVISION KNOWN AS OAKRIDGE TOWNHOMES. THE PLANNING DIRECTOR HAS DETERMINED THAT THE FOLLOWING CONDITIONS OF APPROVAL SHALL APPLY.

CONDITIONS OF APPROVAL

- VISITOR PARKING SPACES SHALL BE PAINTED AS "VISITOR" OR "GUEST".
- THE FIRE TURNAROUND ON DRIVE B SHALL BE DESIGNED TO TUALATIN VALLEY FIRE & RESCUE STANDARD PRIOR TO SUBMITTING A PLAT TO THE CITY
- NO TREE REMOVAL SHALL OCCUR UNTIL A GRADING PERMIT HAS BEEN ISSUED. TREES ON INDIVIDUAL LOTS SHALL REMAIN UNTIL BUILDING PERMITS HAVE BEEN ISSUED.
- A TREE PLANTING PLAN SHALL BE SUBMITTED TO THE CITY FOR THE AREA BETWEEN THE RETAINING WALL AND THE NORTH PROPERTY LINE. A GUARANTEE OF 125% OF THE COST OF THE TREES BASED ON THE APPROVED TREE PLAN SHALL BE SUBMITTED TO THE CITY PRIOR SUBMITTING THE PLAT TO THE CITY. THE TREES SHALL BE PLANTED DURING THE FALL OR SPRING AFTER COMPLETION OF LOOP A.
- THE APPLICANT SHALL PROVIDE A PLAN FOR DIFFERENTIATING THE COLORS OF BOTH THE FRONT AND REAR OF INDIVIDUAL UNITS. THE FRONT AND REAR OF EACH UNIT SHALL HAVE AN ASPECT OF COLOR WHICH DIFFERENTIATES IT FROM THE UNIT ON EACH SIDE OF IT. COLOR VARIATION CAN OCCUR USING DIFFERENT COLORS FOR THE BODY OF THE HOME, DOORS, EAVES, WINDOW FRAMES AND RAILINGS. THIS PLAN SHALL BE REVIEWED AND APPROVED BY THE CITY PLANNING DIRECTOR PRIOR TO ISSUANCE OF BUILDING PERMITS.
- THE MATERIAL OF PEDESTRIAN PATHS SHALL BE CONCRETE AND BE AT LEAST SIX FEET WIDE AND PLACED WITHIN A 20 FOOT WIDE CORRIDOR DELINEATED BY A FENCE AT LEAST THREE FEET IN HEIGHT. THE MATERIAL OF THE FENCE SHALL BE REVIEWED AND APPROVED BY THE PLANNING DIRECTOR PRIOR TO SUBMITTING THE PLAT TO THE CITY. SIGNS IDENTIFYING THE PATHS SHALL BE PLACED AT EACH PEDESTRIAN ACCESS POINT.

MODIFICATION, AS PER MISC-99-14: REDUCE THE WIDTH OF THE PEDESTRIAN CORRIDOR FROM 20 FEET TO BETWEEN 15 AND 20 FEET FOR APPROXIMATELY 45 LINEAL FEET.

- THE APPLICANT SHALL PROVIDE A TOTAL OF 9,000 SQUARE FEET SHARED OUTDOOR RECREATION AREA THAT IS USABLE RECREATION SPACE PRIOR TO SUBMITTAL OF THE PLAT. SMALL, MARGINAL, AND INCIDENTAL PARCELS OF LAND CANNOT BE CONSIDERED USABLE RECREATION AREA. THEREFORE, LOT 30 SHALL BE ELIMINATED AND MADE A SHARED OUTDOOR RECREATION AREA IN ORDER TO MEET THE 9,000 SQUARE FOOT REQUIREMENTS.

MODIFICATION, AS PER MISC-99-14: TO PROVIDE ADDITIONAL OUTDOOR RECREATION AREA ON THE SITE WHILE ALLOWING THE APPLICANT TO RETAIN PROPOSED LOT 30 AS A BUILDABLE LOT

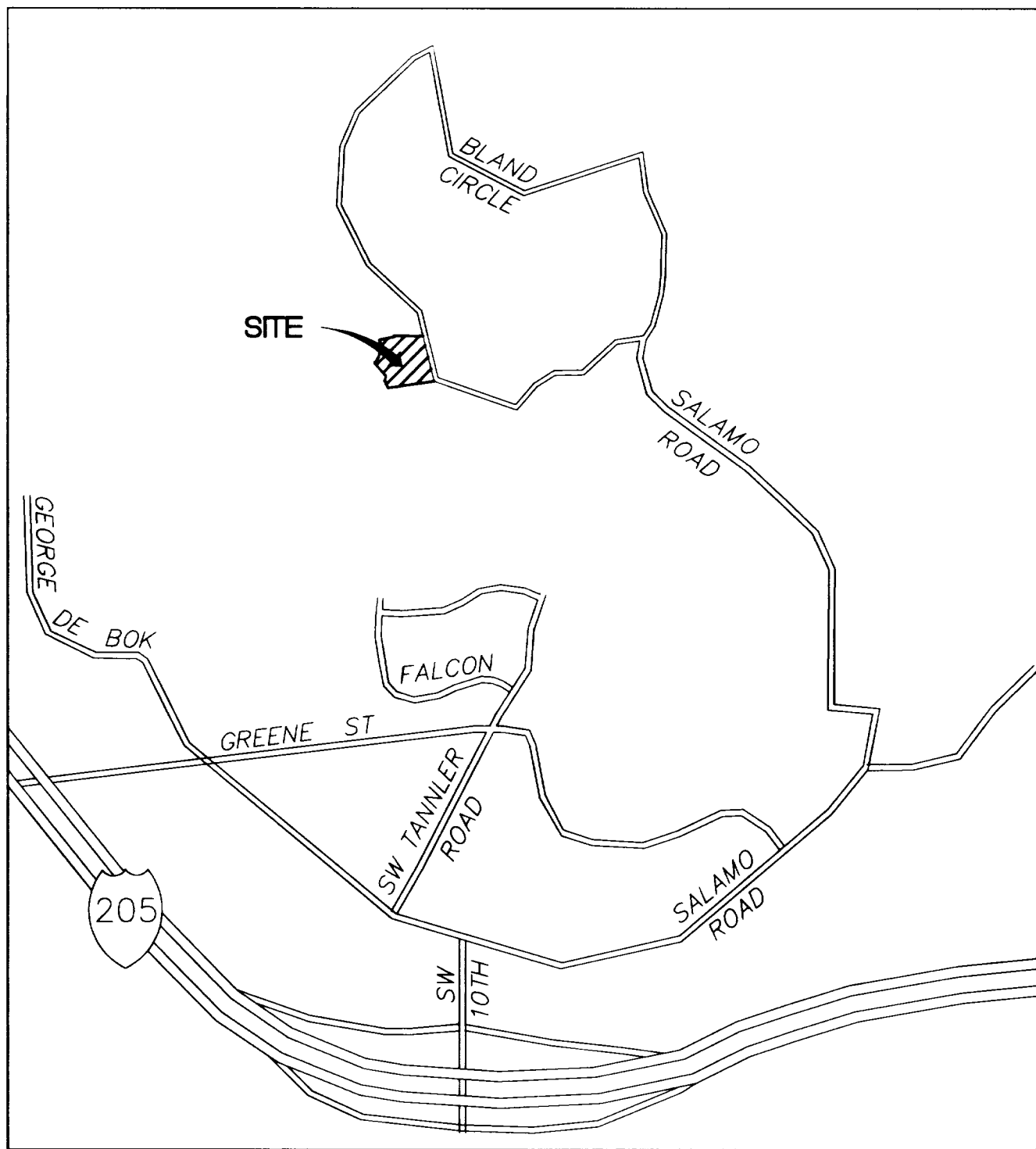
- ALL SHARED OUTDOOR RECREATION AREAS SHALL BE ACCESSIBLE BY PEDESTRIAN PATHS AND IDENTIFIED BY FENCING AND SIGNAGE.
- THE LOOP STREET DESIGNATED AS STREET A SHALL BE A ONE-WAY STREET WITH THE ENTRANCE TO THE SUBDIVISION BEING AT THE SOUTHERLY INTERSECTION WITH BLAND CIRCLE, AND THE EXIT FROM THE SUBDIVISION BEING AT THE NORTHERLY INTERSECTION WITH BLAND CIRCLE. THE PLAT SHALL NOT BE APPROVED BY THE CITY UNTIL THE CITY COUNCIL HAS DESIGNATED THIS STREET AS A ONE-WAY STREET.

- STREET A SHALL BE CONSTRUCTED WITH THE TWO EAST-WEST SECTIONS OF THE STREET AT A PAVED WIDTH OF 24 FEET TO ALLOW PARKING ON ONE SIDE OF THE STREET.

MODIFICATION, AS PER RESOLUTION NO-99-13: THE NEW LOOP ROAD SHALL HAVE A MINIMUM TRAVEL WIDTH OF 20 FEET.

- THE NORTHERLY PORTION OF STREET A WHICH IS ADJACENT TO TAX LOT 1501 SHALL BE CONSTRUCTED WITH THE SIDEWALK NEXT TO THE PROPERTY LINE OF LOT 1 AND WITH THE CURB FLUSH AGAINST THE SIDEWALK WITH NO PLANTER STRIP. THE HEIGHT OF THE RETAINING WALL SHALL BE LIMITED TO FOUR FEET TO INSURE THAT THE TOP OF THE RETAINING WALL IS BELOW THE TOP OF THE EXISTING FENCE LOCATED AT THE SOUTHERLY PROPERTY LINE OF TAX LOT 1501.

- THE TWO PRIVATE DRIVES SHALL BE CONSTRUCTED TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF CDC 48.030.B.2.



VICINITY MAP

NOT TO SCALE.

BENCHMARKS:

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

SHEET INDEX

- COVER SHEET & INDEX
- GRADING AND EROSION CONTROL
- EROSION CONTROL DETAILS
- STREET PLAN
- STORM DRAIN PLAN
- STREET & STORM PROFILE
- STREET & STORM PROFILE
- BLAND CIRCLE STREET PROFILE
- PRIVATE STORM DRAIN LINE C
- SANITARY SEWER PLAN
- SANITARY PROFILE
- SANITARY PROFILES
- WATER PLAN
- STREET TREE AND SIGN PLAN
- RETAINING WALL DETAILS
- PEDESTRIAN PATH DETAIL
- DETAILS
- DETAILS
- DETAILS
- LANDSCAPE PLAN

AS-BUILT

THESE AS-BUILT PLANS ARE BASED ON PERIODIC FIELD OBSERVATIONS AND BY PERFORMING SURVEY MEASUREMENTS OF PUBLIC UTILITIES

REVISIONS	DATE	BY	NO	PK	3/6/00	AS-BUILT



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COVER SHEET AND INDEX
OAKRIDGE TOWNHOMES
BLAND CIRCLE
WEST LINN, OR

Project	98014
Designed:	CWQ
Drawn:	CWQ
Checked:	SBT
Date:	8/10/99