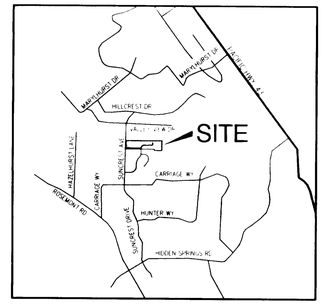
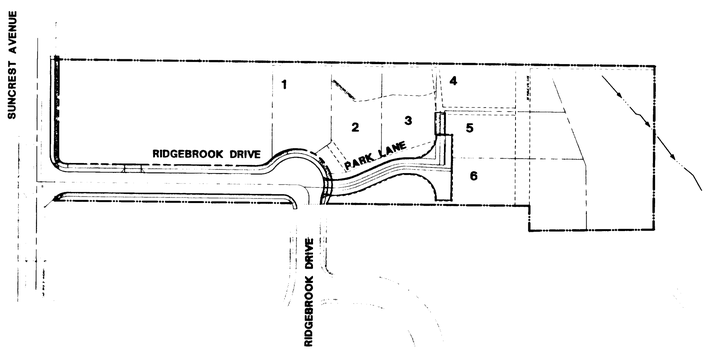
PARK LANE SUBDIVISION
A 6 Lot Residential Subdivision
West Linn, Oregon



VICINITY MAP
SCALE: NTS

PLAN
SCALE: 1" = 100'



PLAN
SCALE: 1" = 100'

GENERAL NOTES:

1. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF WEST LINN SPECIFICATIONS, 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-99.

STREET CONSTRUCTION AND PAVING:

1. 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.
2. CONTRACTOR SHALL PROVIDE THE NECESSARY EROSION PROTECTION, TO INCLUDE GRADING, DITCHING, HAY BALES, AND SILT FENCING TO MINIMIZE EROSION ONTO ADJACENT PROPERTIES.
3. THE STREET SECTION SHALL BE GRADED TO THE ELEVATIONS SHOWN ON THE DRAWINGS WITH THE NECESSARY ADJUSTMENTS TO ACCOMMODATE THE FINISHED PAVEMENT AS SPECIFIED.
4. 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 PRIOR TO PLACEMENT OF ASPHALT.
5. CONTRACTOR TO NOTIFY CITY OF WEST LINN, AND THE ENGINEER, 24-HOURS PRIOR TO STARTING CONSTRUCTION OF WORK TO BE ACCEPTED BY THE CITY.
6. 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.
7. PORTLAND CEMENT CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28-DAYS.

STORM SEWER:

1. MATERIALS USED FOR PUBLIC IMPROVEMENTS TO MEET 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:

•CONCRETE CULVERT PIPE (CCP) SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-14, CLASS 3, NON-REINFORCED CONCRETE PIPE (10 INCHES OR GREATER)

•POLYVINYLCHLORIDE PIPE (PVC) SHALL CONFORM TO THE REQUIREMENTS OF ASTM D 3034 SDR 35 (10 INCHES OR LESS)

•HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL HAVE A CORRUGATED EXTERIOR & SMOOTH INTERIOR WITH A MANNINGS N EQUAL TO OR BETTER THAN CONCRETE PIPE AND MEET REQUIREMENTS OF AASHTO M-294 (12-INCHES OR GREATER)

•DUCTILE IRON PIPE (DI) SHALL BE CLASS 52, CEMENT-MORTAR LINED PUSH-ON JOINT PIPE MEETING THE LATEST REVISIONS OF ANSI SPECIFICATIONS A 21.5.

•PIPE BEDDING AND TRENCH BACKFILL WITHIN PAVED AREAS TO BE 3/4"-0" CRUSHED ROCK. PIPE BEDDING TO EXTEND A MINIMUM OF 6-INCHES IN ALL DIRECTIONS FROM THE OUTSIDE OF THE PIPE.

•ALL MANHOLES OUTSIDE THE STREET RIGHT-OF-WAY SHALL HAVE TAMPER PROOF LIDS.

•ALL STORM LINES SHALL BE MANDREL TESTED AND T.V. ACCEPTANCE INSPECTION SHALL BE COMPLETED BY THE CONTRACTOR.

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 HYDROSTATIC OR 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.
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 ENGENEER 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 AND AWWA STANDARDS.
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 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 AWWA C-651 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.

NOTES: CITY FILE MISC. 98-45, MISC 98-46

1. THE APPLICANT SHALL CONSTRUCT THE EXTENSION OF RIDGEBROOK DRIVE WITH A 28 FOOT ROADWAY WITHIN A 52 FOOT RIGHT-OF-WAY, WITH 6 FOOT WIDE PLANTER STRIP AND SIDEWALK ON EACH SIDE OF THE ROADWAY, AND WITH A BULB AT THE 90 DEGREE TURN AS SHOWN ON THE TENTATIVE PLAN.
2. THE APPLICANT SHALL CONSTRUCT THE COMBINED PRIVATE ACCESS DRIVEWAY TO A WIDTH OF 20 FEET AND SHALL POST THE DRIVEWAY WITH AN ENFORCEABLE "NO PARKING" PROVISION.
3. LOT 2 SHALL BE PROHIBITED FROM TAKING ACCESS FROM THE COMBINED PRIVATE DRIVEWAY.
4. THE APPLICANT SHALL DESIGN AND INSTALL STORMWATER DRAINAGE FACILITIES TO COLLECT SURFACE WATER RUNOFF FROM LOTS 1 THROUGH 3 IN A MANNER THAT PREVENTS STORMWATER FROM FLOWING TO THE NORTH. THE APPLICANT SHALL DEMONSTRATE TO THE SATISFACTION OF THE CITY ENGINEER THAT SUCH FACILITIES WILL PERFORM AS REQUIRED HEREIN. IF THE APPLICANT IS UNABLE TO DEMONSTRATE COMPLIANCE TO THE SATISFACTION OF THE CITY ENGINEER, THE APPLICANT SHALL DEVELOP A PRIVATE STORMWATER DRAINAGE SWALE IN THE REAR OF LOTS 1 THROUGH 3 TO COLLECT AND CONVEY SURFACE WATER TO THE STORMWATER DRAINAGE FACILITIES FURTHER EAST.
5. THE FUTURE LOT GRADING PLAN FOR LOT 4 SHALL DIRECT STORM WATER AWAY FROM THE NORTHERN PROPERTY BOUNDARY AND INSTEAD TOWARD THE EAST AND SOUTH.
6. ALL PUBLIC STORMWATER DRAINAGE FACILITIES SHALL BE SUBJECT TO EASEMENTS THAT ALLOW ACCESS FOR MAINTENANCE PURPOSES BY CITY AGENTS AND VEHICLES. PRIVATE STORMWATER DRAINAGE FACILITIES ARE NOT REQUIRED TO HAVE SUCH EASEMENTS. THE APPLICANT SHALL CLEARLY INDICATE THE PUBLIC OR PRIVATE NATURE OF THE DRAINAGE FACILITIES ON THE FINAL DRAINAGE PLANS AND FINAL PLAT.
7. THE APPLICANT SHALL PROVIDE WATER SERVICE TO ALL SIX LOTS FROM THE NEW WATER LINE TO BE CONSTRUCTED WITHIN RIDGEBROOK DRIVE. THERE SHALL BE NO PUBLIC WATER LINE CONSTRUCTION WITHIN THE PRIVATE DRIVEWAYS.
8. AN EROSION CONTROL PLAN CONSISTENT WITH "EROSION PREVENTION AND SEDIMENT CONTROL PLAN TECHNICAL GUIDANCE HANDBOOK" PREPARED BY CLACKAMAS COUNTY DEPARTMENT OF UTILITIES (AUGUST 1994) SHALL BE SUBMITTED WITH THE BUILDING PLANS. SITE WORK SHALL NOT COMMENCE UNTIL THE EROSION CONTROL PLAN HAS BEEN APPROVED BY THE CITY.
9. INVASIVE PLANT SPECIES (I.E. ENGLISH IVY AND HIMALAYAN BLACKBERRY) SHALL BE REMOVED FROM THE TRANSITION AREA PRIOR TO DEDICATION TO THE CITY AND CREATION OF CONSERVATION EASEMENTS.
10. REGARDING TREE PRESERVATION:
    A. ALL SIGNIFICANT TREES TO BE PRESERVED SHALL BE PRESERVED WITH EASEMENTS CONSISTING OF THE TREE DRIP LINE PLUS 10 FEET.
    B. SNOW FENCING SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES WITHIN AREAS OF ANY SITE WORK OR NEAR ANY CONSTRUCTION AREA. "SITE WORK AREAS" AND "NEAR ANY CONSTRUCTION AREAS" SHALL BE DEFINED AS ANY AREA THAT COULD RECEIVE DIRT OR DEBRIS OR HAVE THE GROUND TRAVERSED WITH EQUIPMENT OR HAVE THE NATURAL GRADE MODIFIED. THE APPLICANT IS NOT REQUIRED TO INSTALL SNOW FENCING AROUND TREES THAT COULD BE IMPACTED BY GRADING FOR INDIVIDUAL LOTS THAT THE APPLICANT DOES NOT PROPOSE TO UNDERTAKE AND DOES NOT UNDERTAKE AS PART OF GENERAL SITE GRADING. THE OWNER OF A LOT IS REQUIRED TO PROVIDE SUCH SNOW FENCING WHEN HE OR SHE UNDERTAKES SUBSEQUENT GRADING IN CONJUNCTION WITH CONSTRUCTION ON THE LOT.
    C. IF IT IS NOT FEASIBLE TO INSTALL SNOW FENCING AT THE DRIP LINE, SNOW FENCES MAY BE INSTALLED WITHIN THE DRIP LINE, BUT THEY SHOULD BE AS FAR AS PRACTICABLE FROM THE TREE TRUNK AS DETERMINED BY THE CITY ARBORIST AND IN A MANNER THAT PROHIBITS ANY CONTACT WITH THE TREE TRUNK.
    D. THE CITY ARBORIST SHALL INSPECT AND APPROVE ALL ON-SITE TREE PROTECTION MEASURES, AND TREE PRUNING, INCLUDING PLACEMENT OF PROTECTION FENCES PRIOR TO GRADING. IT IS THE APPLICANT'S RESPONSIBILITY TO CONTACT THE CITY ARBORIST AND ARRANGE FOR THIS APPROVAL TO TAKE PLACE. NO PERMITS FROM ENGINEERING, PLANNING OR BUILDING DEPARTMENTS SHALL BE ISSUED WITHOUT APPROVAL FROM THE CITY ARBORIST REGARDING TREE PROTECTION MEASURES, AND REGARDING PROPOSED TREE PRUNING OF "TREES TO REMAIN" ON THE SITE.
    E. ALL TREE PROTECTION MEASURES SHALL REMAIN IN PLACE AND FULLY FUNCTIONAL FOR THE ENTIRE TIME THAT SITE WORK AND CONSTRUCTION IS TAKING PLACE EXCEPT THAT TREE PROTECTION MEASURES FOR INDIVIDUAL LOTS WHICH ARE TO BE DEVELOPED WITH HOMES AT A LATER DATE CAN BE REMOVED ONCE THE APPLICANT COMPLETES GENERAL SITE WORK AND CONSTRUCTION, AND SHALL BE REINSTALLED BY THE OWNER OF A LOT BEFORE UNDERTAKING ADDITIONAL CONSTRUCTION OR DEVELOPMENT ON THE LOT.
11. EACH SUBDIVISION LOT SHALL PROVIDE MINIMUM FIVE FOOT UTILITY EASEMENTS ON ALL FRONT AND REAR LOT LINES.
12. PROPOSED LOT 6 SHALL BE NOTED ON THE FINAL PLAT MAP AS NOT FURTHER SUBDIVIDABLE.
13. THE APPLICANT SHALL DEDICATE TO THE CITY OF WEST LINN OR PLACE A PROTECTIVE CONSERVATION EASEMENT SATISFACTORY TO THE CITY OVER ALL PORTIONS OF THE SITE WITHIN THE DRAINAGEWAY TRANSITION AREA AS SHOWN ON THE TENTATIVE PLAN.
14. THE STORM DRAINAGE FACILITIES SHALL BE DESIGNED AND SIZED SUCH THAT THE RATE OF POST-DEVELOPMENT STORMWATER RUNOFF FROM A 25- YEAR STORM EVENT WILL NOT EXCEED THE RATE OF PREDEVELOPMENT STORMWATER RUNOFF FROM A 25-YEAR STORM EVENT.

DRAWING INDEX

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

EXPIRES: 6/30/2001
SIGNATURE DATE: 05/12/00

AS-BUILT
DATE: 05/12/00

COVER

DATE	NO.	REVISION
05/12/00	3	AS BUILT
06/02/99	2	REVISED PER CITY
04/19/99	1	REVISED PER CITY

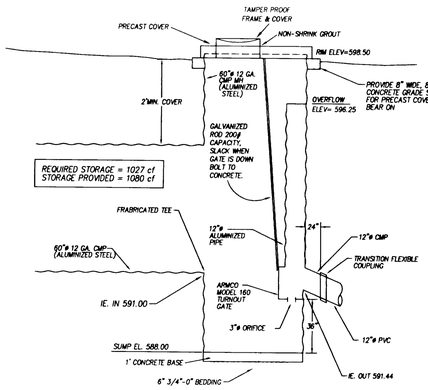
DRAWN BJS | DESIGNED DJA | CHECKED BDG
SCALE 1" = 100' | DATE JAN, 1999
PLAN 96-3606-1881 | 3606BSE3.DWG

COMPASS CORPORATION
ENGINEERING ★ SURVEYING ★ PLANNING
6564 S.E. LAKE ROAD
MILWAUKIE, OREGON 97222
(503) 653-9093 PHONE
(503) 653-9095 FAX

WILLIAM BUCKLEY
DOUBLE B.L.L.C.
2610 HILLCREST DRIVE
WEST LINN, OREGON 07068

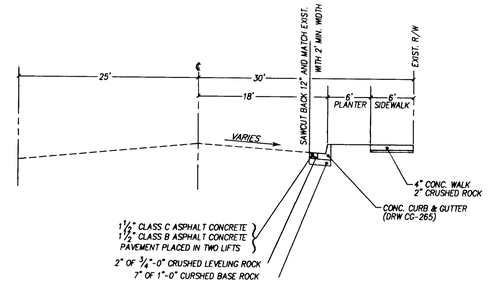
PARK LANE SUBDIVISION
WEST LINN, OREGON

1/5



CONTROL MANHOLE 1522 DETAIL 7/2

SCALE: NTS



SUNCREST AVENUE CROSS SECTION 1/2

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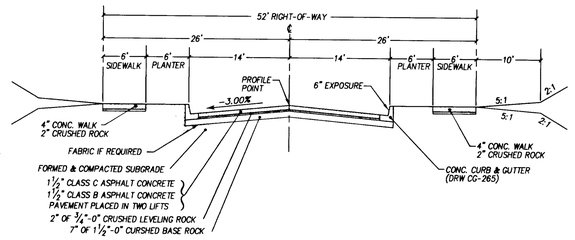

RIDGEBROOK DRIVE CROSS SECTION 2/2

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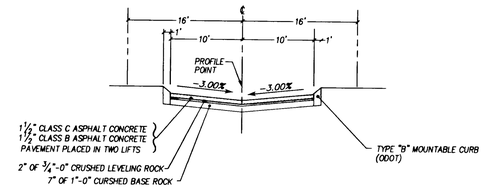

TYPICAL FROM STA. 0+27.13 TO STA. 1+50.00

PARK LANE CROSS SECTION (PRIVATE) 3/2

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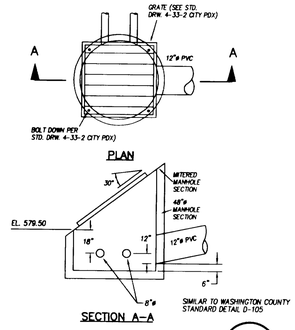
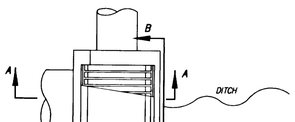


ENERGY DISSIPATOR 6/2

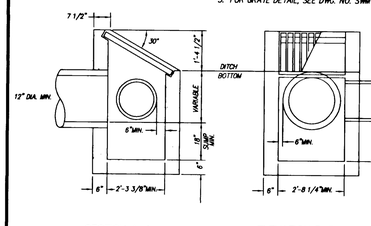
SCALE: NTS



PLAN

NOTES:

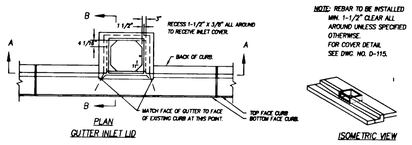
1. CONCRETE SPECIFICATIONS AND MISC. MATERIALS USED SHALL CONFORM TO CURRENT APWA STANDARD SPECIFICATIONS.
2. FOR FRAME DETAIL, SEE DWG. NO. SWM-0008
3. FOR GRATE DETAIL, SEE DWG. NO. SWM-0006

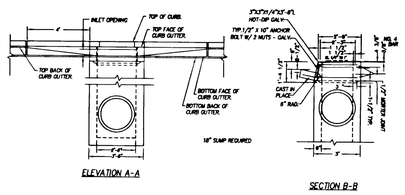


SECTION A-A ELEVATION B-B

FIELD INLET 8/2

SCALE: NTS
APWA0021

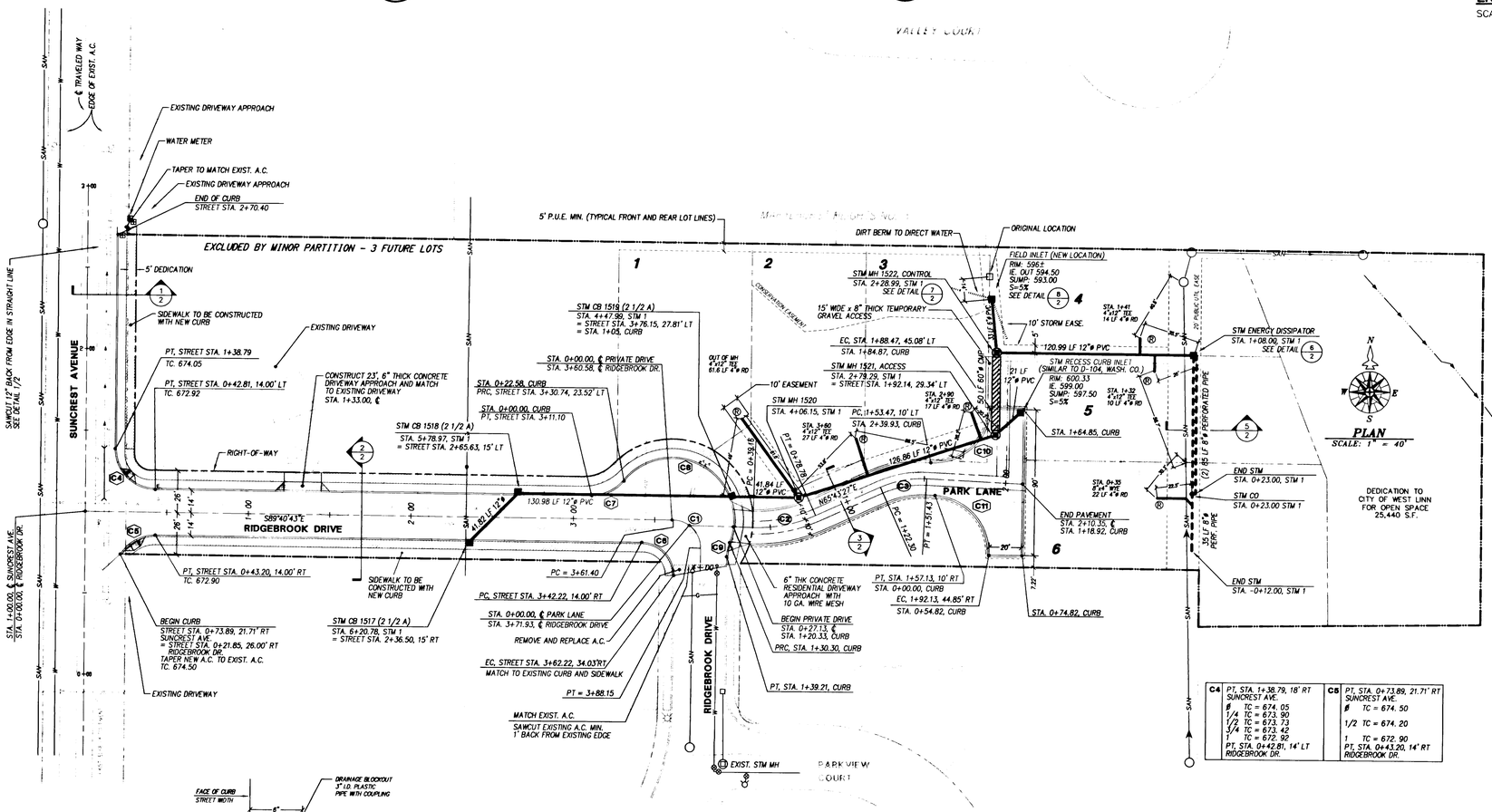




CITY OF WEST LINN – GI 215 GUTTER INLET 2-1/2 A 10/2

SCALE: NTS
GI-215

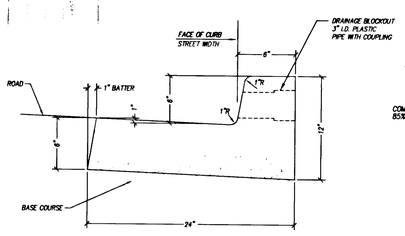
AS-BUILT
DATE: 05/12/00



C4	PT, STA. 1+38.79, 18' RT SUNCREST AVE.
ø	TC = 674.05
1/4	TC = 673.90
1/2	TC = 673.73
3/4	TC = 673.42
1	TC = 672.92
PT, STA. 0+42.81, 14' LT RIDGEBROOK DR.	

C8	PT, STA. 0+73.89, 21.71' RT SUNCREST AVE.
ø	TC = 674.50
1/2	TC = 674.20
1	TC = 672.90
PT, STA. 0+43.20, 14' RT RIDGEBROOK DR.	

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	17.00	26.75	17.05	24.07	N44°36'00"W	90°09'26"
C2	88.00	39.62	20.15	39.29	N78°37'22"E	25°47'49"
C3	62.00	29.13	14.84	28.87	S79°11'08"W	26°55'21"
C4	25.00	39.14	24.88	35.27	S44°49'18"E	89°42'49"
C5	25.00	25.60	14.05	24.49	S80°59'15"W	58°40'04"
C6	20.00	31.45	20.03	28.31	N44°37'56"W	90°05'34"
C7	25.00	22.58	12.13	21.82	N64°26'41"E	51°45'12"
C8	38.00	107.72	245.69	75.11	N60°13'27"W	162°24'56"
C9	25.00	8.92	4.51	8.87	S10°46'04"W	20°25'54"
C10	35.00	55.06	35.08	49.55	N47°34'52"E	90°07'52"
C11	35.00	54.82	34.85	49.39	N42°28'46"W	89°44'50"



GUTTER CURB 9/2

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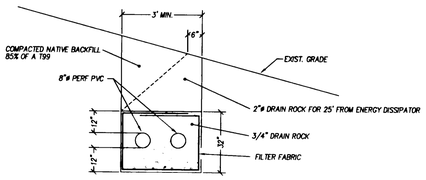
CURB-12



STORM DISSIPATOR TRENCH 5/2

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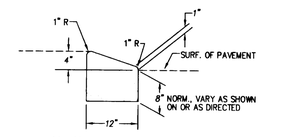

TYPE "B" MOUNTABLE CURB 4/2

SCALE: NTS

PLAN
STORM MANHOLE 1522 11/2

SCALE: NTS

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

EXPIRES: 6/30/2001
SIGNATURE DATE: 05/12/00

STREET AND STORM SEWER PLAN

DATE	NO.	REVISION
05/12/00	3	AS BUILT
06/07/99	2	REVISED PER CITY
04/19/99	1	REVISED PER CITY

DRAWN BJS | DESIGNED DJA | CHECKED BDG
SCALE 1" = 40' | DATE JAN, 1999
PLAN 96-3606-1881 | 3606BSE3.DWG

COMPASS CORPORATION
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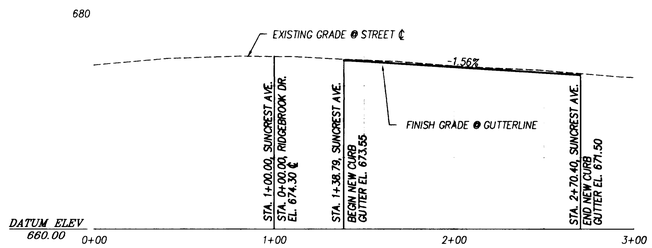
6564 S.E. LAKE ROAD
MILWAUKIE, OREGON 97222
(503) 653-9093 PHONE
(503) 653-9095 FAX

WILLIAM BUCKLEY
DOUBLE B.L.L.C.
2610 HILLCREST DRIVE
WEST LINN, OREGON 07068

PARK LANE SUBDIVISION
WEST LINN, OREGON

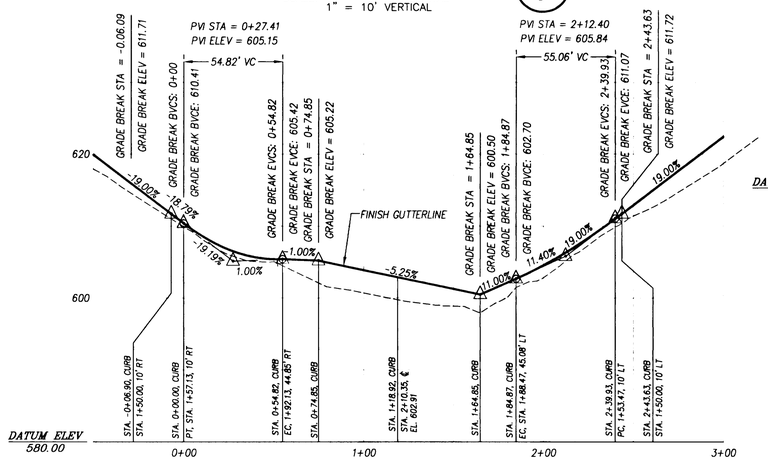
2/5



SUNCREST AVENUE GUTTERLINE PROFILE

SCALE: 1" = 40' HORIZONTAL
1" = 10' VERTICAL

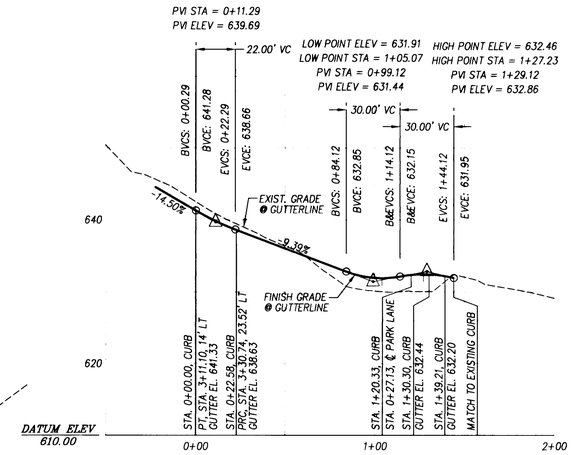
1/3



PARK LANE GUTTERLINE PROFILE

SCALE: 1" = 40' HORIZONTAL
1" = 10' VERTICAL

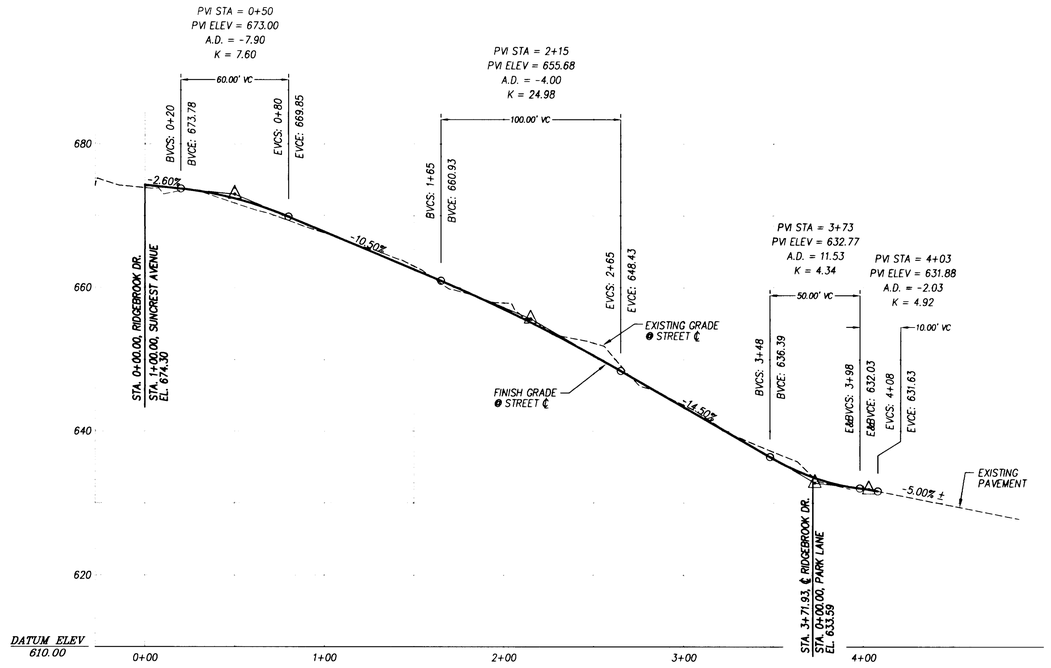
2/3



RIDGEBROOK DRIVE NORTH CURB PROFILE

SCALE: 1" = 40' HORIZONTAL
1" = 10' VERTICAL

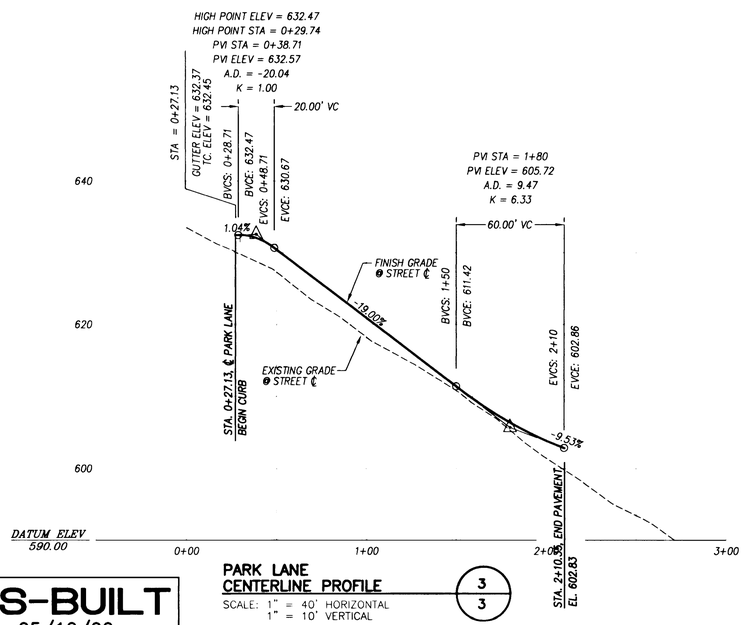
4/3



RIDGEBROOK DRIVE CENTERLINE PROFILE

SCALE: 1" = 40' HORIZONTAL
1" = 10' VERTICAL

5/3

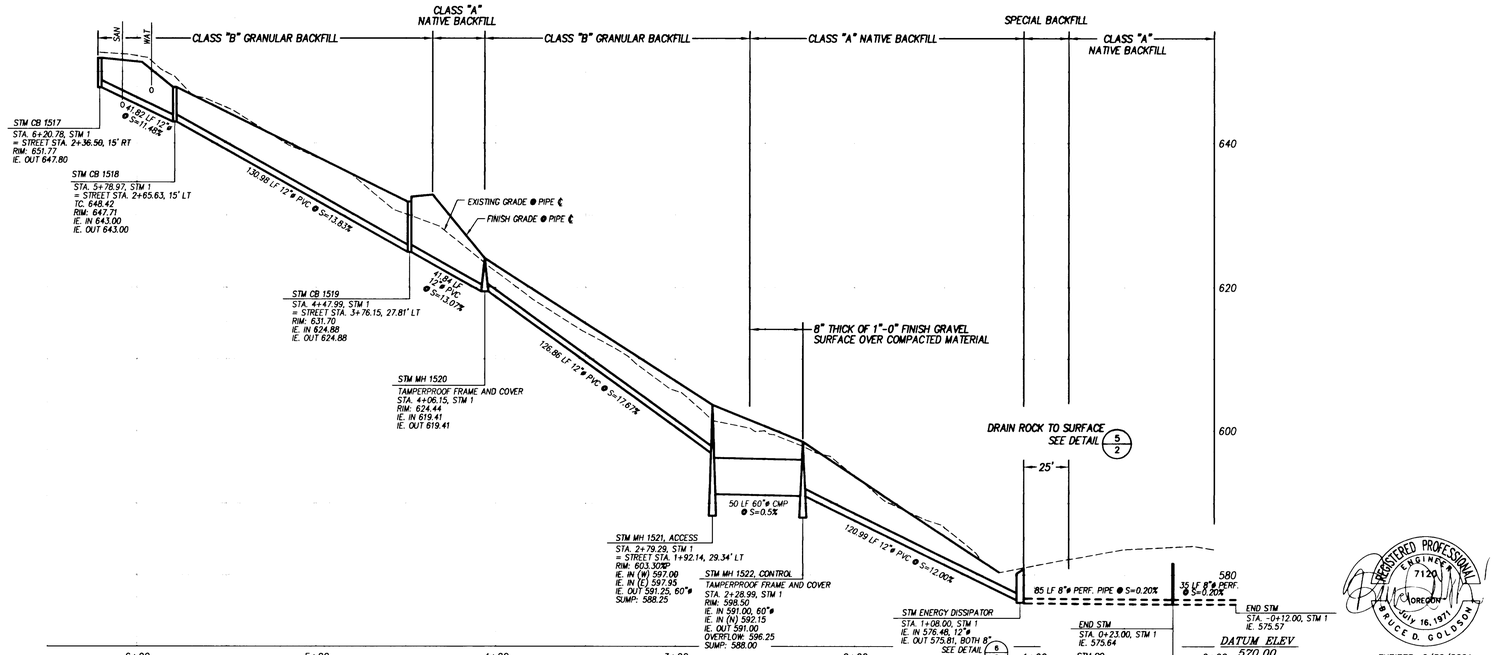


PARK LANE CENTERLINE PROFILE

SCALE: 1" = 40' HORIZONTAL
1" = 10' VERTICAL

3/3

AS-BUILT
DATE: 05/12/00



STORM SEWER PROFILE

SCALE: 1" = 40' HORIZONTAL
1" = 10' VERTICAL

6/3

REGISTERED PROFESSIONAL ENGINEER
7120
OREGON
JULY 16, 1971
BRUCE D. GOLDSON
EXPIRES: 6/30/2001
SIGNATURE DATE: 05/12/00

STREET, CURB AND STORM SEWER PROFILES

DATE	NO.	REVISION
05/12/00	3	AS BUILT
06/07/99	2	REVISED PER CITY
04/19/99	1	REVISED PER CITY

DRAWN BJS | DESIGNED DJA | CHECKED BDG
SCALE 1" = 40' | DATE JAN, 1999
PLAN 96-3606-1881 | 3606BSE3.DWG

COMPASS CORPORATION
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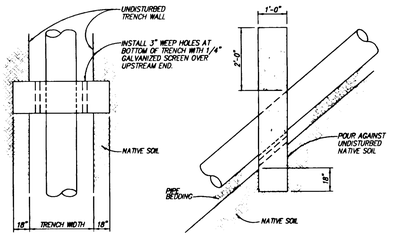
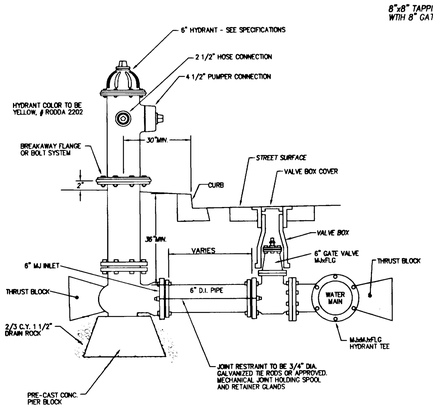
3/5



NOTES:
1. CONCRETE ANCHOR WALLS (CLASS 3000) SHALL BE CONSTRUCTED USING FORMS WHEN SEWERS, STORM DRAINS, AND OTHER PIPELINES ARE CONSTRUCTED WITH SLOPES 20 PERCENT OR GREATER. REMOVE FORMS PRIOR TO BACKFILLING TRENCH.
2. SPACING OF ANCHOR WALLS SHALL BE:

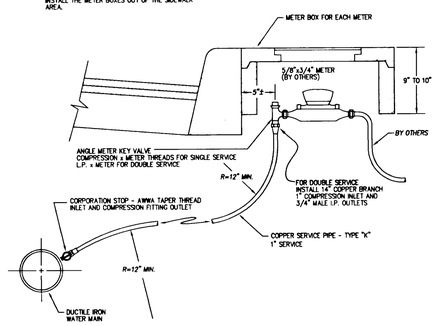
SLOPE:	SPACING:
20-34%	35 FEET
35-50%	25 FEET
50+ %	15 FEET OR CONCRETE ENCASEMENT

PIPE ANCHOR DETAIL
SCALE: NTS
APWA0017



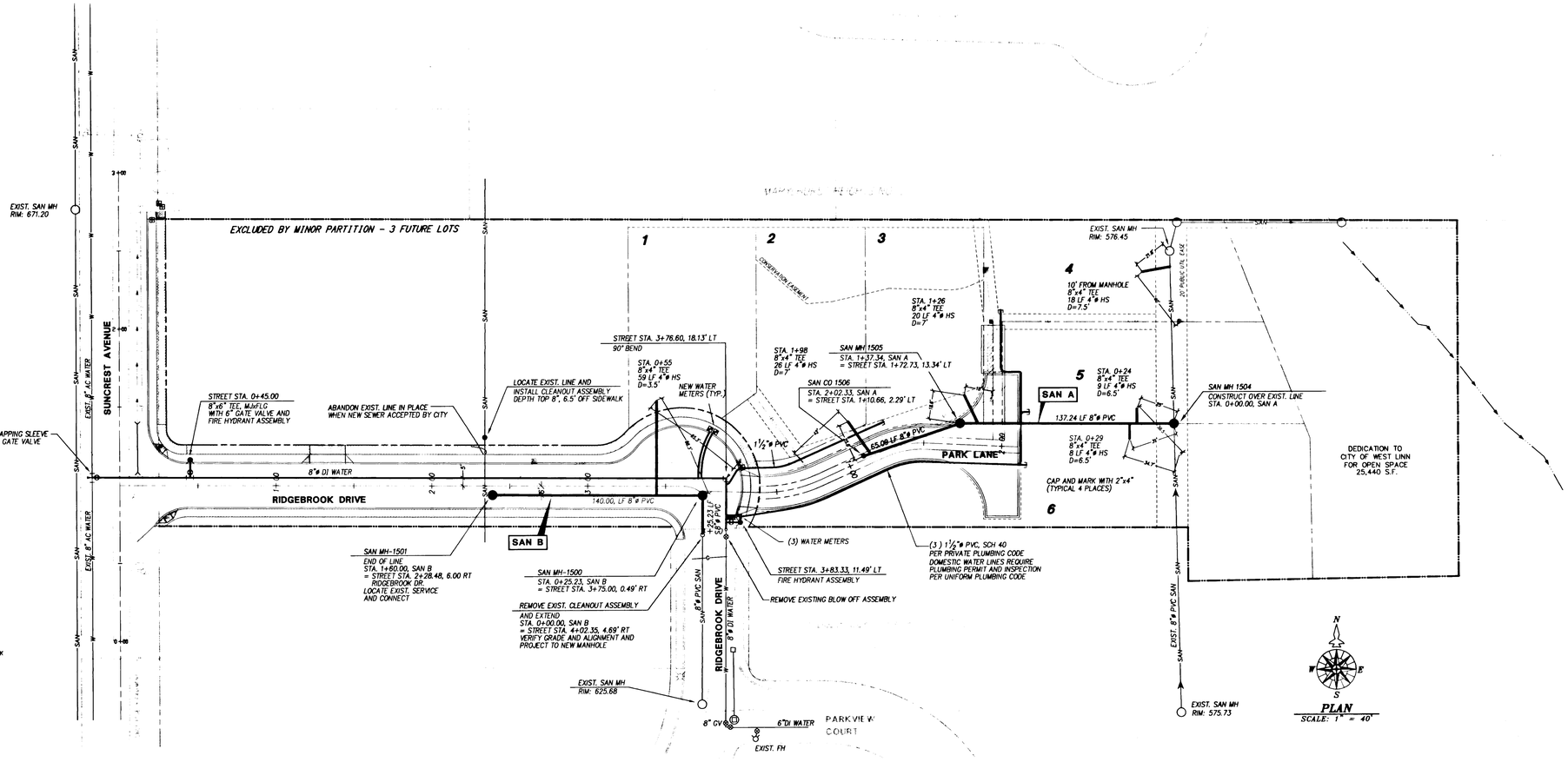
CITY OF WEST LINN – FH 300
FIRE HYDRANT
SCALE: NTS

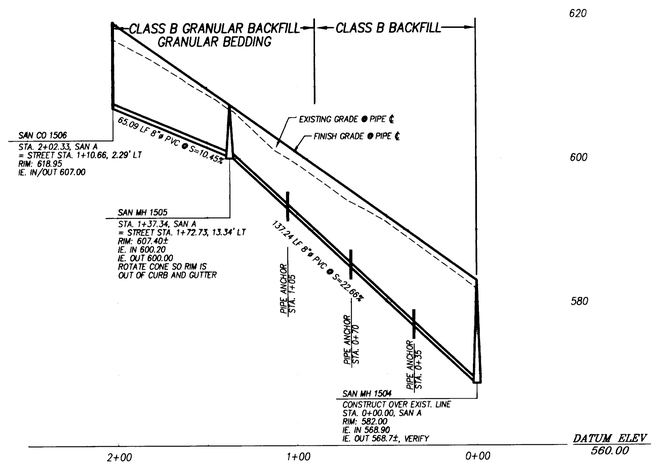
NOTE:
IN NEIGHBORHOODS WITHOUT PLATER STRIPS, INSTALL THE METER BOXES OUT OF THE SIDEWALK AREA.



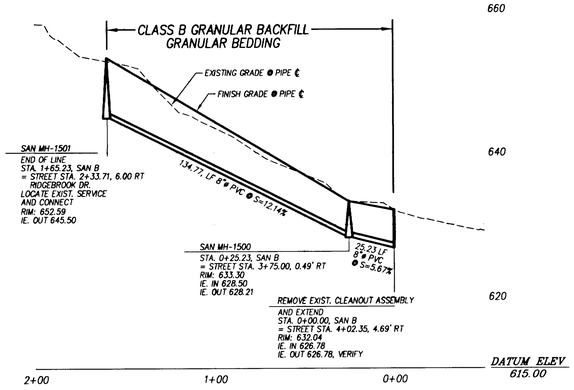
CITY OF WEST LINN – WM 304
WATER METER
SCALE: NTS

AS-BUILT
DATE: 05/12/00





SAN A
SANITARY SEWER PROFILE
SCALE: 1" = 40' HORIZONTAL
1" = 10' VERTICAL
1/4



SAN B
SANITARY SEWER PROFILE
SCALE: 1" = 40' HORIZONTAL
1" = 10' VERTICAL
2/4

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

EXPIRES: 6/30/2001
SIGNATURE DATE: 05/12/00

SANITARY AND WATER PLAN AND PROFILES

DATE	NO.	REVISION
05/12/00	3	AS BUILT
06/02/99	2	REVISED PER CITY
04/19/99	1	REVISED PER CITY

DRAWN BJS | DESIGNED DJA | CHECKED BDG
SCALE 1" = 40' | DATE JAN, 1999
PLAN 96-3606-1881 | 3606BSE3.DWG

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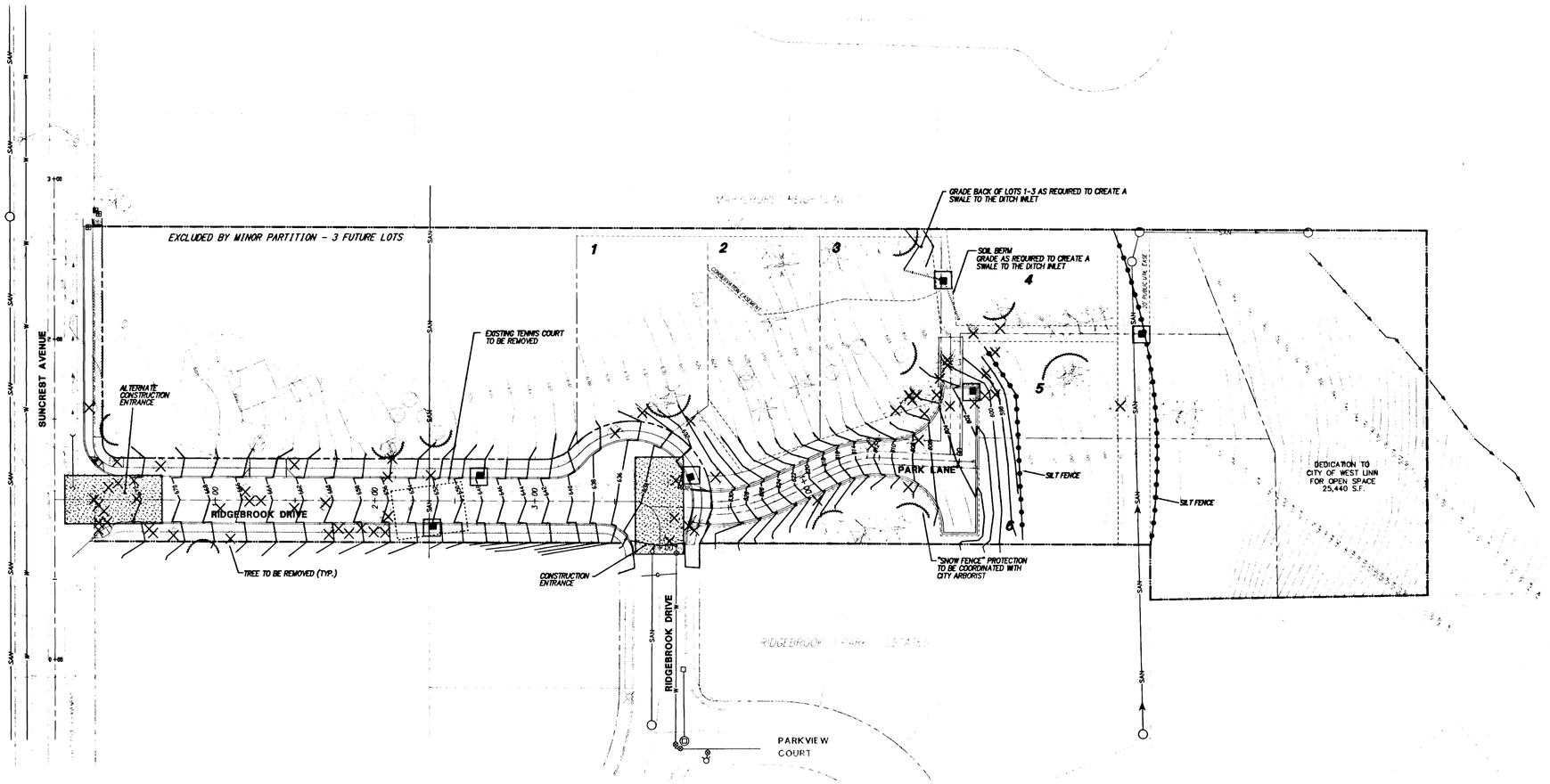
4/5



GENERAL NOTES

All work and materials to be in accordance with City of West Linn, Clackamas County, the Oregon Department of Environmental Quality, the Uniform Building Code and the 1990 APWA (Oregon Chapter) Standard Specifications and Drawings.

Contractor to obtain all required permits and licenses before starting construction. Contractor to contact City of West Linn 24-hours prior to beginning any work to be accepted by the City.

Contractor to verify all utility locations prior to construction and shall arrange for the relocation of any in conflict with the proposed construction.

No existing utility locations shown on this drawing. Underground utilities may exist and must be verified by the contractor.

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.

SITE GRADING

Remove and dispose of all organic materials, including trees, stumps, roots, brush, and grass in such a manner to meet local regulations. The contractor shall protect trees to remain.

Areas to receive fill materials shall be stripped of all organic materials and "proof rolled" prior to placement of fill.

The site shall be graded to the elevations shown on the drawings with the necessary adjustments to accommodate the finishes as specified. Future paved areas shall be shaped per the plans to a subgrade elevations which will accommodate future base rock and paving.

Finish grades are to drain as indicated on the plans. Rough grading shall be finished by blading to reasonably smooth contours with gentle transitions.

A sample of fill materials shall be submitted to the testing firm for analysis by the contractor at least 3-days prior to embankment activities activities for testing and analysis.

Fill materials to be placed in approximately horizontal layers of a maximum of 8-inches thick, and each layer shall be separately and thoroughly compacted.

Fill materials shall be moisture conditioned as required by dicing, scarifying, aerating, pulverizing or the addition of water and placed in the fill area within 2% of the optimum moisture content as determined by ASTM D-1557.

Compaction effort shall meet or exceed the following:

Future roads & streets: compaction to 95% of standard proctor density (ASTM D-698)
Future foundation pads: compaction to 95% of modified standard proctor density (ASTM D-1557)
Landscape areas: compaction to 90% of STD proctor density (ASTM D-698)
Compaction tests and reports: The contractor shall be responsible for coordinate testing and shall submit test reports with map indicating location of tests in lots receiving fill. tests shall be conducted by a recognized testing laboratory, test frequency shall be per the engineer and to include testing at commencement of fill activities and for every 300 cubic yards placed or as directed.
Each lot must have at least one passing compaction test within the building envelope for each 18-inches of fill or fraction thereof placed.
The maximum finish slopes shall be 2 horizontal to 1 vertical (3:1) preferred slope.

EROSION CONTROL

All erosion control work will follow the guidelines established in Oregon surface water quality facilities handbook, Clackamas County, August 1994.

Approval of this ESC plan does not constitute an approval of permanent road or drainage design (e.g., size and location of roads, pipes, restrictors, channels, retention 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 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 a month, or within 48 hours following a storm event.

At no time shall more than one foot (1') of sediment be allowed to accumulate within a trapped catch basin. 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 ensure that all paved areas are kept clean for the duration of the project.

UNDISTRUBED BUFFERS

Down hill undisturbed buffer on property of equal or greater area to disturbed area on 10% or less slopes may be used as an alternative to sediment barriers.

SEDIMENT FENCE

The filter fabric shall be purchased on 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 six feet (6') apart and driven securely into the ground a minimum of 30 inches.

A trench shall be excavated, roughly 8-inches wide by 12-inches deep, upslope and adjacent to the wood post to allow the filter fabric to be buried.

When standard strength filter fabric is used, a wire support fence shall be fastened securely to the upslope side of the posts using heavy-duty wire staples at least one-inch (1") long, tie wire or hog rings. The wire shall extend into the trench a minimum of four inches (4") and shall not extend more than 36 inches above the original ground surface.

The standard strength filter fabric shall be stapled or wired to the fence, and 20 inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.

When extra-strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case, the filter fabric is stapled or wired directly to the posts with all other provisions of the above standard note for standard strength filter fabric applying.

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.

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:

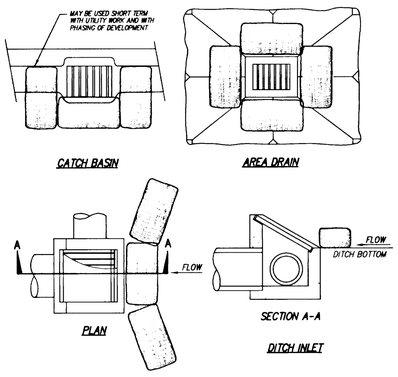
Type	Percent By Weight
ELKA Dwarf Perennial Ryegrass	80
Creeping Red Fescue	20

Application Rate: 100 pounds minimum per acre

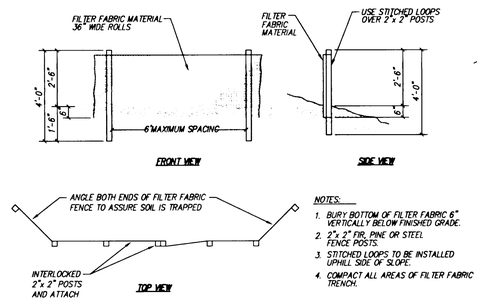
Fertilizer shall be 12-16-8 with 50% of the nitrogen derived from UREA-FORMALDEHYDE, and applied at a rate of 400 pounds per acre.

Seed and mulch at a rate of 2,000 lb./ac. with heavy bonding agent or netting and anchors. Mulch shall be a wood cellulose fiber or other material suitable for hydromulching.

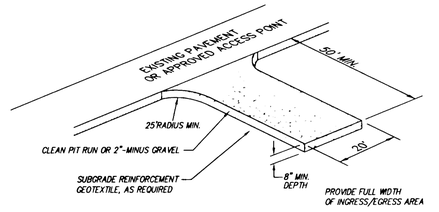
Temporary/Permanent Hydroseeding or acceptable seeding and mulching must be provided whenever perennial cover cannot be established on sites which will be exposed for 60 days or more.



TEMPORARY BIOFILTER BAGS
SCALE: NTS



SEDIMENT FENCE
SCALE: NTS



GRAVEL CONSTRUCTION ENTRANCE
SCALE: NTS

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

EXPIRES: 6/30/2001
SIGNATURE DATE: 05/12/00

AS-BUILT
DATE: 05/12/00

GRADING AND EROSION CONTROL PLAN

DATE	NO.	REVISION
05/12/00	3	AS BUILT
06/02/99	2	REVISED PER CITY
04/19/99	1	REVISED PER CITY

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