RIDGE VIEW ESTATES PHASE II + III

WEST LINN, OREGON

FINAL DECISION NOTICE

IN THE MATTER OF SUNSET SUMMIT, A 29-LOT SUBDIVISION AND PLANNED UNIT DEVELOPMENT, AND APPROVAL OF A MASTER PUD PLAN FOR AN ADDITIONAL 70 SINGLE-FAMILY HOMES IN 23 MULTI-FAMILY UNITS (FILE NOS. SUB-95-07/ZC-95-06/MISC-95-15).

The Planning Commission, at its regularly scheduled meeting of November 15, 1995, convened a public hearing pursuant to the provisions of Chapter 99 of the Community Development Code. The Commission considered the request by applicant Kent Ziegler, to develop a 29-lot subdivision and Planned Unit Development (PUD), and approval of a master PUD plan for an additional 70 single-family homes and 23 multi-family units on Assessor's Map 2 1E 35B, Tax Lot 1502 (part thereof, as well as Tax Lots 406, 1500, 1600, 1700 and the remainder of 1502, which will comprise the remainder of the master PUD. The parcel may be further described as being generally located in the southwest portion of the Bland Circle area. Public testimony, both oral and written, was heard as well as testimony from the applicant, and by West Linn Planning staff.

Based upon the findings contained in the Staff Report and testimony provided by the staff and the applicant, West Linn Planning Commission voted unanimously to approve the application (File Nos. SUB-95-07/ZC-95-06/MISC-95-15) with the following conditions of approval:

1. *The applicant's engineer shall receive approval from the City Engineering Department on the design of a storm detention facility.*
2. *The applicant shall dedicate to the City the open space area at the southwest portion of the site.*
3. *The applicant shall construct a pathway through that open space area (condition 2), generally paralleling the drainage channel. The pathway shall be four feet wide and graveled. The Planning Director may allow deviations in width and surface type as site conditions require. Access to the pathway shall be via a standard 20-foot wide dedicated corridor with three-foot high, black vinyl chainlink fencing on both sides so as to delineate the access corridor and to provide some measure of security, not only for the users of the corridor, but also the owners and occupants of lot 15 and the multi-family area to the east.*
4. *The applicant shall establish a 20-foot wide tree conservation easement at the western edge of lots 6, 7, 8, 11, 12, and 13. The purpose of the tree conservation easement shall be to protect trees during construction and thereafter. Prior to any site disturbance and construction, the applicant shall provide snow fences around the drip line of the trees and tree clusters.*
5. *The lots that are identified on Exhibits D and E below 475 feet are serviceable at the present by the Bland Circle reservoir. Lots above the 475 feet must wait for the construction of Horton zone water line or alternate solutions identified by the City Engineer.*
6. *As the applicable phases are platted, the applicant shall be required to replace Suncrest Court with another name since Suncrest is the name of a street in West Linn already. The applicant shall be required to replace Summit Woods Lane with another name since Summit is the name of another street in West Linn. The applicant shall be required to replace Wood View Lane with another name since Wood View is the name of an existing street in West Linn. The applicant shall also submit, prior to final platting, a new subdivision name that doesn't use an existing street, subdivision, or district name. All substitute names shall be submitted for review by the Planning Director who will make a determination as to whether the new names duplicate or come close enough to cause confusion with existing street names in the City.*
7. *The applicant will be responsible for street improvements to Bland Circle, per the Tanner Basin Master Plan, at the direction of the City Engineer. The applicant shall also be providing additional right-of-way to Bland Circle per the City Engineer's direction, and generally consistent with the revised proposed master plan (Exhibit NN, dated 11-8-95) so as to not encroach on Tax Lot 1501. Safety improvements on Bland Circle, per the Tanner Basin Master Plan, shall be constructed between this site and Salamo Road based upon traffic engineer's study (e.g., Kittelson Report) and City Engineer's requirements. The study shall investigate traffic calming devices on Killarney to Bland Circle.*
8. *The applicant shall put on the face of the plat a declaration that all lots in excess of 14,000 square feet cannot be further partitioned.*
9. *At such time that the multi-family phase is proposed, it shall be required to go through design review at the administrative level.*
10. *Subject to water availability, Phase I shall be completed by December 1996. Phase II shall be completed by December 1997, and Phase III shall be completed by December 1999. Extensions on these dates may be obtained pursuant to the Development Code. These completion dates and extensions shall apply only to PUD approval, not subdivision approvals except for Phase I, which is seeking both subdivision/PUD approval at this time.*
11. *The applicant shall provide a detailed tree inventory for Phase III at such time that the subdivision application is applied for.*
12. *Prior to Phase III submittal, all lots that comprise slopes between 25-50 percent for over 50 percent of the lot area must be increased in size to at least 14,000 square feet pursuant to CDC Section 33.070.*
13. *No reserve strips are permitted.*
14. *Planter strips shall be six feet wide. Sidewalks shall be six feet wide. Modifications are allowed with Planning Director's approval to save trees.*
15. *The applicant will be responsible for the dedication of funds toward the future construction of the sewer trunk line on the south of the project. This amount of money will match the amount dedicated by the Tanner Crest Subdivision.*
16. *The applicant will construct off-site street improvements to Salamo Road in accordance with the Salamo Road traffic plan. These improvements will take care of the "vertical curve north of the S-curve." This is Item No. 2 in the plan. This improvement must meet the master plan and the approval of the City Engineer.*
17. *The applicant shall be required to sign a pre-annexation agreement prior to final platting.*
18. *Street trees will be installed in the planter strip at two per lot frontage.*
19. *Exhibit NN shall be the approved site plan (dated 11-8-95) for this application.*

This decision shall become effective 14 days from the date of mailing of this final decision as identified below. Those parties with standing (e.g., those individuals who submitted letters into the record or provided oral or written testimony during the course of the hearing, or who signed in on the attendance sheet at the hearing, or who have contacted City planning staff and made their identities known to staff) may appeal this decision to the West Linn City Council within 14 days of the mailing of this decision pursuant to the provisions of Chapter 99 of the Community Development Code. Such appeals would require a fee of $400 and a completed appeal application form together with the specific grounds for appeal to the Planning Director prior to the filing deadline.

STAFF ANALYSIS AND PLANNING DIRECTOR'S DECISION

JANUARY 21, 1998

FINDINGS

The findings are made by the Planning Director in response to the approval criteria for Section 85.200 and are contained in Exhibit "A".

This application is found to be an expedited subdivision pursuant to findings prepared in the applicant's submittal addressing the criteria set fourth in ORS 197.360, and incorporated here by reference.

DECISION

Based upon the Findings of Exhibit A, the Planning Director hereby approves the application, SUB-97-08, a 71 lot subdivision known as Ridgeview Estates Phases II and III. The Planning Director has determined that the following conditions of approval shall apply.

1. In lieu of street dedication, that applicant shall dedicate a "street plug" over the stub-out street running north from Fircrest Court to the property line. The applicant shall be required to maintain existing vegetation to screen the subdivision from the adjacent lot to the north.

2. The applicant shall design and construct a 24 foot asphalt pavement street and four foot concrete sidewalk connection within the 28 feet of street right-of-way made available for the connection between Alpine Drive and Killarney Drive.

3. The applicant shall design, provide right-of-way, and construct a full and/or half street plus a lane street cross-section to match the existing Lower Bland Circle street improvements along the development's Lower Bland Circle street frontages.

4. The applicant shall conform to all previous land use decisions and conditions of approval related to this project.

5. Proposed Lot 101 shall be noted on the final plat map as not further subdividable.

6. The applicant shall construct a 6-foot wide concrete pedestrian pathway within 20-foot right-of-way provided between Bland Circle and Crestview Court (along lots 70 and 74) and a 6-foot wide concrete pedestrian pathway within a 10-foot half-width pedestrian easement or right-of-way along the north lot line 40 between Bland Circle and Alpine Drive. The applicant shall submit private-public delineation plans per CDC 55.100 G and 85.200 (C) to the City Engineer and Planning Director for approval on these pathways.

7. The applicant shall 1) receive City approval of a natural drainage way permit pursuant to Chapter 32 of the Community Development Code, which shall include a local drainage way enhancement plan that mitigates for all of the drainage way transition areas that are disturbed and/or eliminated by the development of this site, 2) pay the City an in-lieu of fee per the City of West Linn Municipal Code and United Sewage Agency assessment rates for the lack of providing the last 20.5% of the required Total Composite PH Removal, 3) not grade the site onto Tax Lot 1501 (Landau property), and 4) relocated the storm drain and sanitary sewer utility lines out from along the natural drainage way (preferable within a pathway/utility easement or within a public street).

8. The applicant shall 1) construct the master plan water transmission main improvements between the end of the 16" Parker Summit subdivision water main improvements and the existing 14" water main end on Ponderay Drive, 2) construct the Horton zone Master Plan water transmission main on Lower Bland Circle between Salamo Road and the north end of the development's Bland Circle street improvements and 3) provide the City with an actual fire flow test result from the highest elevation fire hydrants (during an induced high water demand day) that proves that the required fire flow (1,000 gpm) for single family homes has been provided prior to any combustible building materials being delivered onsite.

9. The applicant shall 1) finance the review by the City's Sanitary Sewer Master Plan consultant to fully determine if the proposed modification of the sewage system can meet the sewage requirements of its entire service area, 2) construct any necessary offsite improvements to allow the proposed sanitary sewer modification as required, 3) obtain written approval from the City Engineer that the proposed modifications can be made to the City's sanitary system master plan prior to receiving approved public improvement construction plans a, 4) relocate the sanitary sewer utility lines out from along the natural drainage way (preferably within a pathway/utility easement or within a public street).

10. The applicant shall conform to all City codes and policies unless granted a written waiver by the appropriate deciding body.

11. Each subdivision lot shall provide minimum five foot utility easements on all front and rear lot lines.

12. The applicant shall make the following modifications to the proposed tree protection areas:

Area III: Full protection of this area will result in severe constraints being placed on development of a single family home on Lot 59. These trees were identified as being of marginal significance by the applicant's silviculturist, with several diseased and dying trees amongst them. Therefore, the applicant will not be required to preserve these trees through the use of an easement. In lieu of these trees, the applicant shall expand Are IV southerly to include two additional cheery trees at the southerly end of Lot 60. Preservation of these trees will not result in any additional constraints on the development of a homesite on Lot 60.

Lot 101: Three trees on this lot (A 14" oak and two 12" firs) are located on Type I and Type II lands. The applicant shall place a tree conservation easement over these three trees covering their driplines plus 10 feet. Since Lot 101 is greater that 14,000 square feet in size, and the easement would have a minimal effect on adjacent Lot 100, both of these lots would retain buildable sites despite the presence of this easement.

13. The applicant shall conform to all Federal, State and Local policies and codes unless granted a written waiver, modification and/or variance by the appropriate deciding body.

14. The applicant shall compete all of the required public improvements for this development prior to more that 30% of the building permits being issued and prior to any final building inspection and/or occupancy being granted.

15. Where Crestview Drive crosses the intermittent drainage way, the applicant shall eliminate the planter strip, place sidewalks adjacent to the roadway, and construct retaining walls on each side of the roadway.

GENERAL NOTES:

1. *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).*
2. *CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, PRIOR TO CONSTRUCTION. IF ANY CONFLICTS ARE DISCOVERED, CONTACT THE ENGINEER BEFORE CONTINUING CONSTRUCTION.*
3. *CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES BEFORE STARTING CONSTRUCTION.*
4. *EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND MUST BE VERIFIED BY THE CONTRACTOR. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.*
5. *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.*
6. *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.*
7. *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.*
8. *ALL GRADING SHALL CONFORM TO THE GEOTECHNICAL INVESTIGATION BY FUJITANI HILTS & ASSOCIATES, DATED MARCH 27, 1996 FOR THE SUNSET SUMMIT ESTATES SUBDIVISION (PRIOR NAME)*
9. *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*
9. *TRAFFIC CONTROL AND CONSTRUCTION SHALL BE LIMITED TO THE HOURS BETWEEN 7 AM TO 6 PM UNLESS APPROVED BY THE CITY OF WEST LINN.*

ROAD GRADING + PAVING NOTES:

1. *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*
2. *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).*
3. *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.*
4. *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:

1. *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.*
2. *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.*

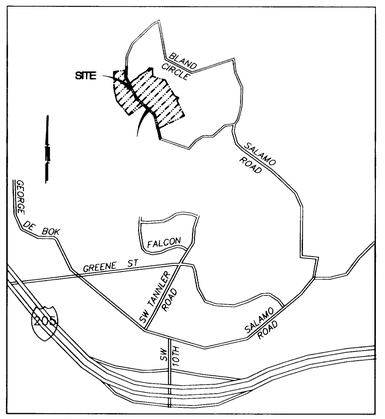
WATER SYSTEM NOTES:

1. *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.*
2. *CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, PRIOR TO CONSTRUCTION AND SHALL COORDINATE WATERLINE INSTALLATION WITH OTHER UTILITIES.*
3. *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.*
4. *FIRE HYDRANT ASSEMBLY SHALL BE KENNEDY K-81 GUARDIAN, WATEROUS PACER, OR APPROVED EQUAL.*
5. *ALL TEES, BENDS AND BLOW-OFF LOCATIONS SHALL HAVE A POURED-IN-PLACE CONCRETE THRUST BLOCK.*
6. *ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" FROM FINISH GRADE.*
7. *ALL SANITARY SEWER LINES RUNNING PARALLEL TO AND WITHIN 10' LATERALLY OR 18" VERTICALLY OF WATER MAIN, SHALL BE ENCASED IN CONCRETE.*
8. *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*
9. *WATER SERVICES 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 SERVICE 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:

1. *STORM SEWER PIPE DENOTED ON THE PLANS AS "PVC" SHALL BE PVC PIPE CONFORMING TO ASTM F794 STANDARDS.*
2. *STORM & SANITARY SEWER PIPE DENOTED ON THE PLANS AS "DIP" SHALL BE DUCTILE IRON PIPE, CLASS 50.*
3. *ALL P.V.C. SANITARY SEWER PIPE SHALL CONFORM TO ASTM D3034, SDR35 SPECIFICATIONS AND SHALL BE CLEARLY MARKED AS SUCH.*
4. *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.*
5. *PIPE BEDDING SHALL BE 3/4"-0" CRUSHED ROCK CONFORMING TO THE PLAN DETAILS.*
6. *TRENCHES WITHIN THE RIGHT-OF-WAYS SHALL BE COMPACTED "CLASS B" BACKFILL CONSISTING OF 3/4"-0" CRUSHED ROCK. TRENCHES OUTSIDE OF RIGHT-OF-WAYS SHALL BE "CLASS A" COMPACTED NATIVE MATERIAL, PER PLAN DETAILS.*
7. *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.*
8. *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.*
9. *ENGINEER RESERVES THE RIGHT TO ADJUST GRADES OR ALIGNMENT TO ACCOMMODATE OTHER UTILITIES, AS REQUIRED; SUCH ADJUSTMENTS SHALL BE REVIEWED BY THE CITY OF WEST LINN, AND APPROVED PRIOR TO COMMENCING WORK.*
10. *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 - VACUM TESTING
   CONNECTIONS TO EXISTING SYSTEMS SHALL NOT BE MADE : UNTILL ALL TESTS HAVE BEEN COMPLETED AND APPROVED BY THE CITY OF WEST LINN..
11. *CONTRACTOR SHALL PREPARE A PRINT FOR THE ENGINEER, SHOWING AS-CONSTRUCTED DATA.*
12. *ALL MANHOLES LOCATED IN UNIMPROVED EASEMENTS SHALL BE WATERTIGHT AND PROVIDED WITH TAMPER-PROOF LIDS. RIMS TO BE SET 12" ABOVE FINISHED GRADE*
13. *ALL SERVICE STUBOUT DEPTHS WERE BASED ON ASSUMED 2"X4" BOARD LENGTH OF 14'.*



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 = 867.22

THIS SUBDIVISION IS BASED ON OUT BOUNDARY SURVEY REF PLAT BOOK 108 PAGE 9. RECORDED 3 OF FEBUARY 1997 IN CLACKAMAS COUNTY.

SHEET INDEX

AS-BUILT

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

AS-BUILT

NO.	BY	DATE	DESCRIPTION
4	CWQ	12/15/00	AS-BUILT MYLAR
3	CWQ	10/30/00	REVISED AS-BUILT
2	SAE	5/19/99	AS-BUILT
1	CWQ	7/1/98	CHANGE 7 PH, TP, & PH, AND ADD "SANITARY" TO NOTES

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
16,221
Exp. 12-31-01
OREGON
DEC. 1, 1992
V/C ACCOMANDO

TRILAND DESIGN GROUP, INC.
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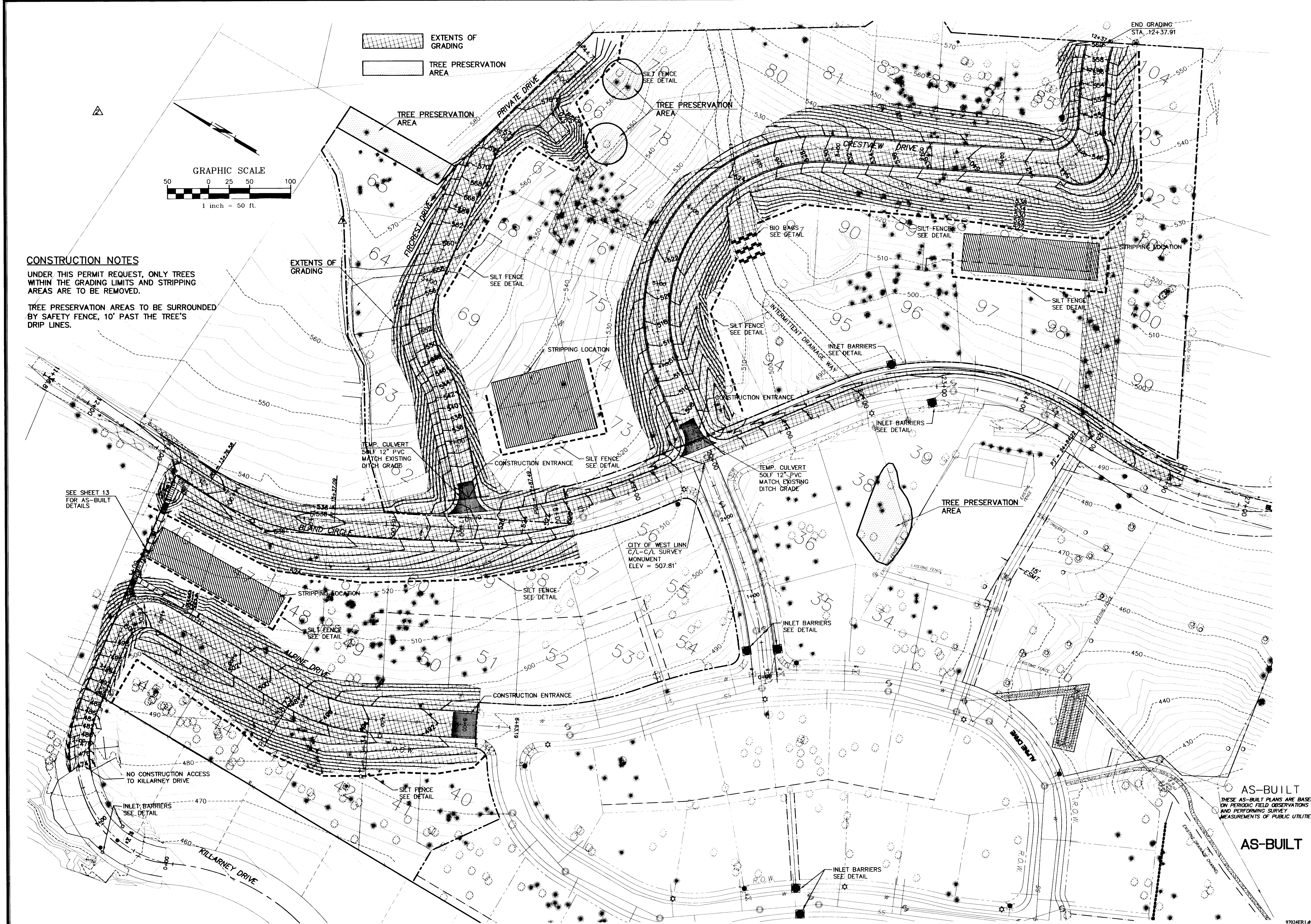
PREPARED FOR:
J.T. SMITH COMPANIES
23600 SALAMO RD.
WEST LINN, OR 97068
(503) 657-3402
(503) 657-3635

RIDGE VIEW ESTATES II & III
COVER SHEET
BLAND CIRCLE
WEST LINN, OR

Project	97024
Designed:	CWQ
Drawn:	SAE
Checked:	PJB
Date:	5/99

97024cov.dwg


EXTENTS OF GRADING
TREE PRESERVATION AREA
GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 ft.
CONSTRUCTION NOTES
UNDER THIS PERMIT REQUEST, ONLY TREES WITHIN THE GRADING LIMITS AND STRIPPING AREAS ARE TO BE REMOVED.
TREE PRESERVATION AREAS TO BE SURROUNDED BY SAFETY FENCE, 10' PAST THE TREE'S DRIP LINES.
TREE PRESERVATION AREA
EXTENTS OF GRADING
FIRCREST DRIVE
PRIVATE DRIVE
SILT FENCE SEE DETAIL
CRESTVIEW DRIVE
END GRADING STA. 12+37.91
BIO BAGS SEE DETAIL
STRIPPING LOCATION
INTERMITTENT DRAINAGE WAY
INLET BARRIERS SEE DETAIL
CONSTRUCTION ENTRANCE
TEMP. CULVERT 50LF 12" PVC MATCH EXISTING DITCH GRADE
SEE SHEET 13 FOR AS-BUILT DETAILS
BLAND CIRCLE
CITY OF WEST LINN C/L-C/L SURVEY MONUMENT ELEV = 507.81'
ALPINE DRIVE
NO CONSTRUCTION ACCESS TO KILLARNEY DRIVE
KILLARNEY DRIVE
15' ESMT.
EXISTING FENCE
EXISTING DRAINAGE CHANNEL
R.O.W.
AS-BUILT
THESE AS-BUILT PLANS ARE BASED ON PERIODIC FIELD OBSERVATIONS AND PERFORMING SURVEY MEASUREMENTS OF PUBLIC UTILITIES
AS-BUILT
97024ER1.dwg

NO.	BY	DATE	DESCRIPTION
5	CWQ	12/15/00	AS-BUILTS MYLAR
4	CWQ	10/30/00	REVISED AS-BUILTS
3	PJB	12/23/99	AS-BUILTS
2	CWQ	7/17/98	CHANGE TO PROPERTY LINES
1	SBT	7/10/98	GRADING REVISION ALON FIRCREST

REVISIONS

REGISTERED PROFESSIONAL ENGINEER 16,221 Exp. 12-31-01 OREGON DEC 1, 1992 VIC ACCOMANDO

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RIDGE VIEW ESTATES II & III
EROSION CONTROL PLAN
BLAND CIRCLE
WEST LINN, OR

Project	97024
Designed:	SBT
Drawn:	SBT
Checked:	
Date:	3/98

REF: CARLSON TESTING, INC. FINAL REPORT OF EARTHWORK OBSERVATION AND TESTING RIDGEVIEW ESTATES II & III– LOTS 40 –104 DATED JANUARY 19 2000 SUBMITTED WITH THESE AS–BUILTS.

EXTENTS OF GRADING

TREE PRESERVATION AREA

GRAPHIC SCALE

50 0 25 50 100

1 inch = 50 ft.

CONSTRUCTION NOTES

UNDER THIS PERMIT REQUEST, ONLY TREES WITHIN THE GRADING LIMITS AND STRIPPING AREAS ARE TO BE REMOVED.

TREE PRESERVATION AREAS TO BE SURROUNDED BY SAFETY FENCE, 10' PAST THE TREE'S DRIP LINES.

EXTENTS OF GRADING

TREE PRESERVATION AREA

TREE PRESERVATION AREA

PRIVATE DRIVE

FIRCREST DRIVE

CRESTVIEW DRIVE

INTERMITTENT DRAINAGE WAY

BLAND CIRCLE

ALPINE DRIVE

KILLARNEY DRIVE

SALAMO CIRCLE

ALPINE DRIVE

TREE PRESERVATION AREA

AS–BUILT

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

AS-BUILT

97024ER1.dwg

NO.	BY	DATE	DESCRIPTION
5	CWG	12/15/00	AS–BUILTS MYLAR
4	CWG	10/30/00	REVISED AS–BUILTS
3	PJB	12/23/99	AS–BUILTS
2	CWG	7/17/98	CHANGE TO PROPERTY LINES
1	SBT	7/10/98	GRADING REVISION ALON FIRCREST

REVISIONS

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RIDGE VIEW ESTATES II & III
GRADING LIMITS & TREE PROTECTION PLAN
BLAND CIRCLE
WEST LINN, OR

Project	97024
Designed:	SBT
Drawn:	SBT
Checked:	
Date:	3/98

3 of 20

SEEDING / MULCHING NOTES:

A. *Temporary grass cover measures must be fully established by November 1 or other cover measures will have to be implemented until adequate grass coverage is achieved. To establish an adequate grass stand for controlling erosion by November 1, it is recommended that seeding and mulching occur by September 1.*

B. *Hydromulch shall be applied with grass seed at a rate of 2000 lb./acre. On slopes steeper than 10 percent, hydroseed and mulch shall be applied with a bonding agent (tackifier). Application rate and methodology to be in accordance with seed supplier recommendations.*

C. *Dry, loose, weed-free straw used as mulch shall be applied at double the hydromulch application requirement (4000 lb./acre). Anchor straw by working in by hand or with equipment (rollers, cleat tracks, etc.).*

D. *Mulch shall be spread uniformly immediately following seeding.*

E. *Soil Preparation - Top soil should be prepared according to landscape plans, if available, or recommendations of grass seed supplier. It is recommended that slopes be roughened before seeding by "track-walking," (driving a crawling tractor up and down slopes to leave a pattern of cleat imprints parallel to slope contours) or other method to provide more stable sites for seeds to rest.*

F. *Seeding - Recommended erosion control grass seed mixes are as follows. Similar mixes designed to achieve erosion control may be substituted if approved by jurisdiction.*

1. *Dwarf Grass Mix (low height, low maintenance):*
   Dwarf Perennial Ryegrass, 80% by weight
   Creeping Red Fescue, 20% by weight
   Application rate: 100 pounds minimum per acre

2. *Standard Height Grass Mix*
   Annual Ryegrass, 40% by weight
   Turf-type Fescue, 60% by weight
   Application rate: 100 pounds minimum per acre

G. *Fertilization for grass seed - In accordance with supplier's recommendations. Development areas within 50 feet of water bodies and wetlands must use a non-phosphorus fertilizer.*

H. *Netting and Anchors, as needed - For disturbed areas on slopes and in ditches/swales, biodegradable netting or jute is desirable and may be used instead of bonding agents to provide a stable area for seeding. Netting should be anchored in accordance with manufacturer's recommendations.*

I. *Watering - Seeding shall be supplied with adequate moisture to establish grass. Supply water as needed, especially in abnormally hot or dry weather or on adverse sites. Water application rates should be controlled to provide adequate moisture without causing runoff.*

J. *Re-seeding - Areas which fail to establish grass cover adequate to prevent erosion shall be re-seeded as soon as such areas are identified, and all appropriate measures taken to establish adequate cover.*

SEDIMENT FENCE:

1. *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, or overlap 2"x 2" posts and attach as shown on detail sheet 3-2.*

2. *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 24 inches.*

3. *The filter fabric shall have a minimum vertical burial of 6 inches. All excavated material from filter fabric fence installation, shall be backfilled and compacted, along the entire disturbed area.*

4. *Standard or heavy duty filter fabric fence shall have manufactured stitched loops for 2"x 2" post installation. Stitched loops shall be installed on the up hill side of the sloped area.*

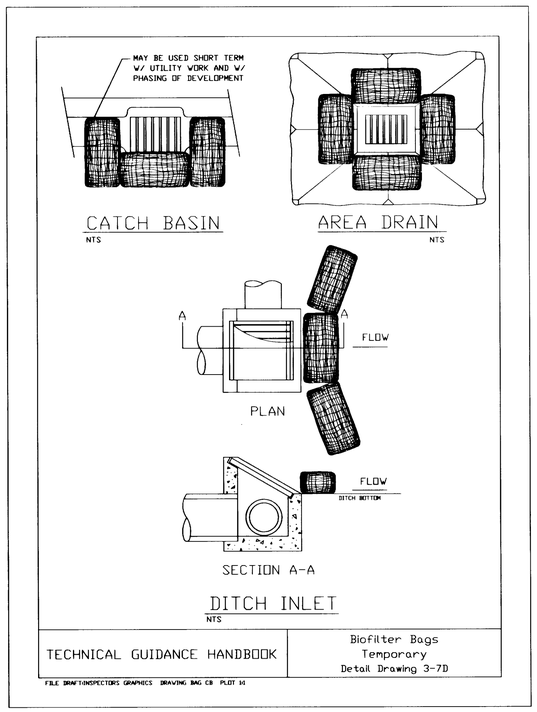
5. *Filter fabric fences shall be removed when they have served their useful purpose, but not before the upslope area has been permanently protected and stabilized.*

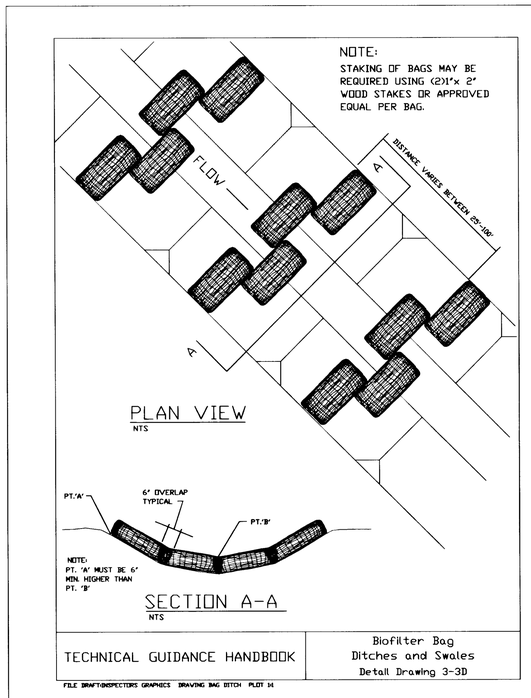
6. *Filter fabric fences shall be inspected by applicant/contractor immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.*

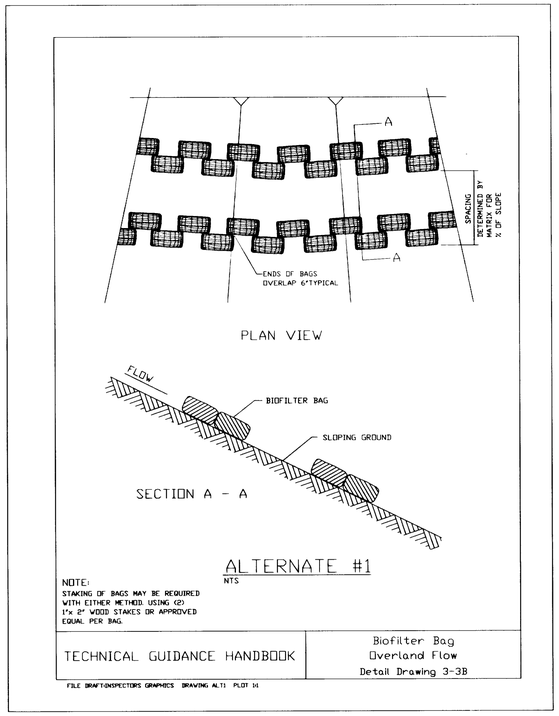
EROSION CONTROL (WET WEATHER) NOTES:

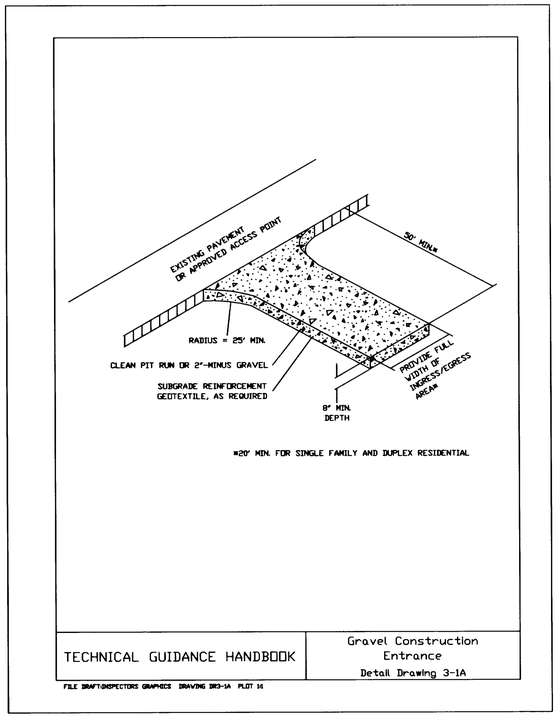
A. *Wet weather measures apply to all disturbed soil areas with a slope greater than 2% and any soil stock piled on site. All section references in the following wet weather notes refer to sections of the Erosion/Sedimentation Control Plans Technical Guidance Handbook, Unified Sewerage Agency, August 1994*

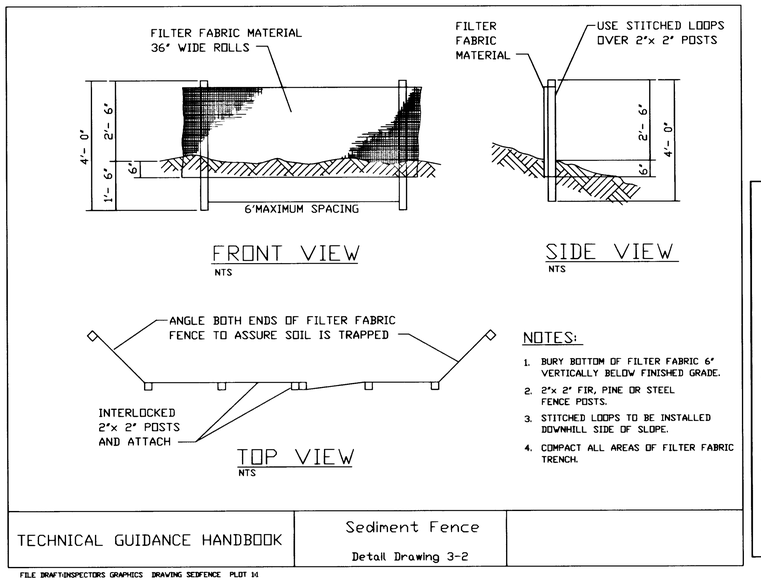
B. *All soil stock piled on site shall be treated with 2"-min. straw mulch cover (Sec. 3.3.7)*











LEGEND

(ALL ITEMS MAY NOT BE USED - EXISTING FEATURES ARE SHADED)

DENOTES FOUND MONUMENT AS NOTED	PROPOSED CLEANOUT
SEWER MANHOLE	SEWER LINE
STORM MANHOLE	STORM LINE
CATCH BASIN	PROPOSED CATCH BASIN
IRRIGATION VALVE	PROPOSED MANHOLE
FIRE HYDRANT	PROPOSED FIRE HYDRANT
WATER LINE	CURB
WATER METER	RETAINING WALL
WATER VALVE	EDGE OF PAVEMENT
GAS LINE	BRUSH/TREE LINE
GAS METER	DITCH/CREEK
GAS VALVE	PROPERTY LINE
UNDERGROUND TELEPHONE LINE	PROPOSED PROPERTY LINE
TELEPHONE PEDESTAL	GUARDRAIL
TELEPHONE MANHOLE	SIGN POST
FLASHING YELLOW GROUND LIGHT	PROPOSED SIGN POST
SIGNAL CONTROL BOX	CULVERT
SIGNAL POLE - PEDESTRIAN CROSSING	MAILBOX
LIGHT POLE	FENCE
UNDERGROUND POWER LINE	CONCRETE GARBAGE CONTAINER
OVERHEAD POWER LINE	DECIDUOUS TREE
POWER PEDESTAL	EVERGREEN TREE
UTILITY POLE	CONCRETE
GUY ANCHOR	
R REMOVE	
L RELOCATE	

AS-BUILT

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

AS-BUILT

97024ER1.dwg

REVISIONS			
NO	BY	DATE	DESCRIPTION
3	CWD	12/15/00	AS-BUILTS MYLAR
2	CWD	10/30/00	REVISED AS-BUILTS
1	PJB	12/23/99	AS-BUILTS

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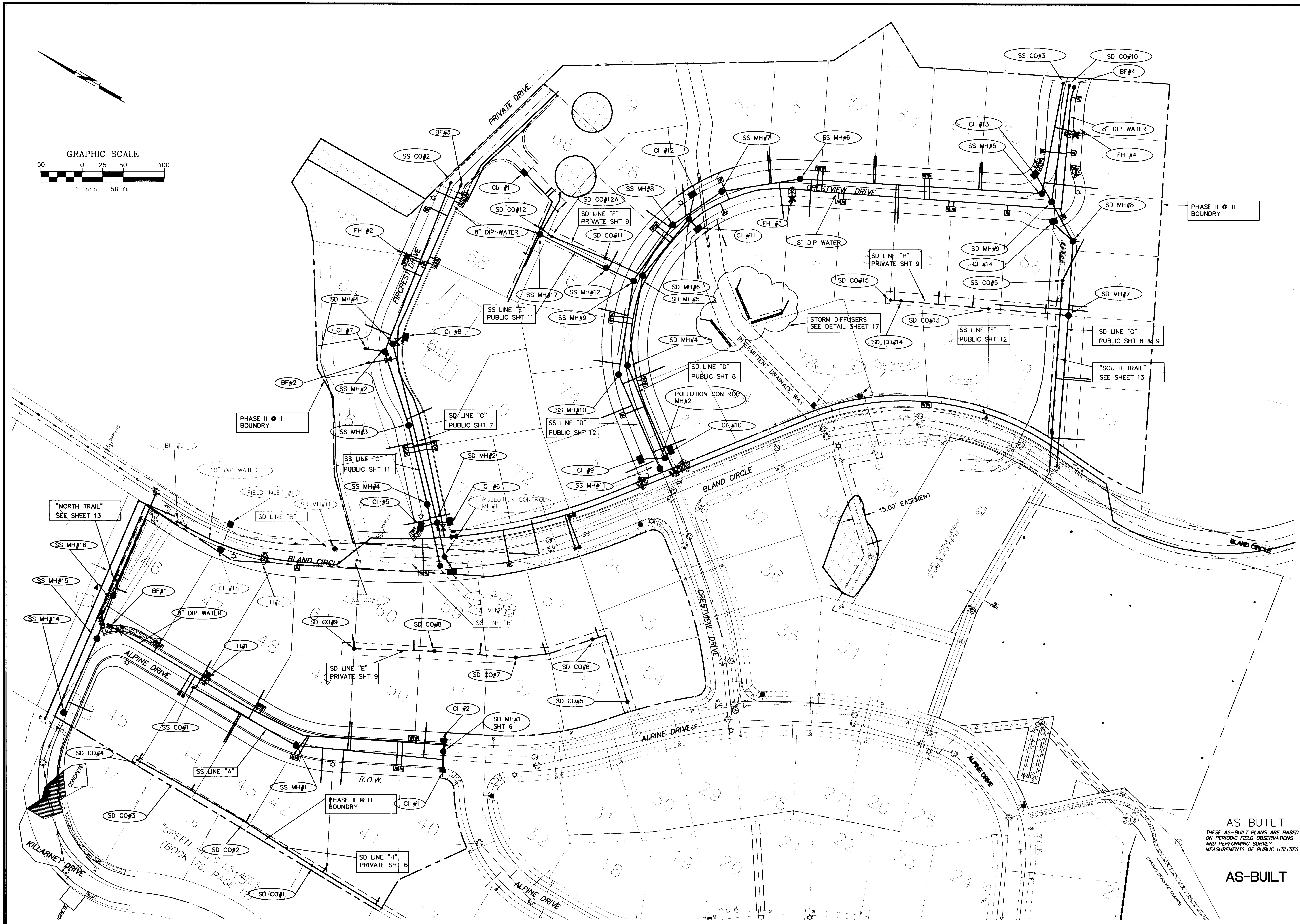
RIDGE VIEW ESTATES II & III
EROSION CONTROL NOTE & DETAILS
BLAND CIRCLE
WEST LINN, OR

Project:	97024
Designed:	SBT
Drawn:	SBT
Checked:	
Date:	4/98


GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 ft.
PRIVATE DRIVE
FIRCREST DRIVE
CRESTVIEW DRIVE
BLAND CIRCLE
ALPINE DRIVE
KILLARNEY DRIVE
BF#3
SS CO#2
Cb #1
SD CO#12
SD CO#12A
SD LINE "F" PRIVATE SHT 9
SD CO#11
8" DIP WATER
FH #2
SD MH#4
CI #7
CI #8
BF#2
SS MH#2
PHASE II @ III BOUNDRY
SS MH#3
SD LINE "C" PUBLIC SHT 7
SS LINE "C" PUBLIC SHT 11
SD MH#2
SS MH#4
CI #5
CI #6
POLLUTION CONTROL MH#1
BI #5
10" DIP WATER
FIELD INLET #1
SD MH#11
SD LINE "B"
"NORTH TRAIL" SEE SHEET 13
SS MH#16
SS MH#15
SS MH#14
BF#1
FH#1
CI #15
FH#5
SS CO#7
CI #4
SS MH#13
SS LINE "B"
SD CO#9
SD CO#8
SD LINE "E" PRIVATE SHT 9
SD CO#7
SD CO#6
SD CO#5
CI #2
SD MH#1 SHT 6
SS CO#1
SS LINE "A"
SS MH#1
R.O.W.
CI #1
SD CO#4
SD CO#3
SD CO#2
SD CO#1
SD LINE "H" PRIVATE SHT 6
CONCRETE
"GREEN HILLS ESTATES (BOOK 76, PAGE 12)
SS MH#17
SS MH#12
SS LINE "E" PUBLIC SHT 11
SS MH#9
SS MH#8
CI #12
SS MH#7
SS MH#6
FH #3
CI #11
SD MH#6
SD MH#5
SD MH#4
SD LINE "D" PUBLIC SHT 8
SS MH#10
SS LINE "D" PUBLIC SHT 12
POLLUTION CONTROL MH#2
CI #10
CI #9
SS MH#11
INTERMITTENT DRAINAGE WAY
STORM DIFFUSERS SEE DETAIL SHEET 17
FIELD INLET #2
SD MH#10
SD LINE "H" PRIVATE SHT 9
SD CO#15
SD CO#13
SD CO#14
SS LINE "F" PUBLIC SHT 12
SS CO#3
SD CO#10
BF#4
CI #13
SS MH#5
FH #4
SD MH#8
SD MH#9
CI #14
SS CO#5
SD MH#7
SD LINE "G" PUBLIC SHT 8 & 9
"SOUTH TRAIL" SEE SHEET 13
15.00' EASEMENT
DAVID & NICOLE LANDAU 23085 BLAND CIRCLE
EXT'G HOUSE
EXISTING DRAINAGE CHANNEL
AS-BUILT
THESE AS-BUILT PLANS ARE BASED ON PERIODIC FIELD OBSERVATIONS AND PERFORMING SURVEY MEASUREMENTS OF PUBLIC UTILITIES
AS-BUILT
97024D.dwg

NO.	BY	DATE	DESCRIPTION
5	CWQ	12/15/00	AS-BUILTS MYLAR
4	CWQ	10/30/00	REVISED AS-BUILTS
3	PJB	12/23/99	AS-BUILTS
2	CWQ	10/29/98	CHANGE IN LENGTH OF DIFFUSERS AND CONFIG ON THE PLAN VIEW
1	CWQ	7/15/98	NEW PROPERTY LINES AND SEWER LATERAL CHANGES DUE TO SAME

REVISIONS

REGISTERED PROFESSIONAL ENGINEER 16,221 Exp. 12-31-01 OREGON DEC 1, 1992 VIC ACCOMANDO

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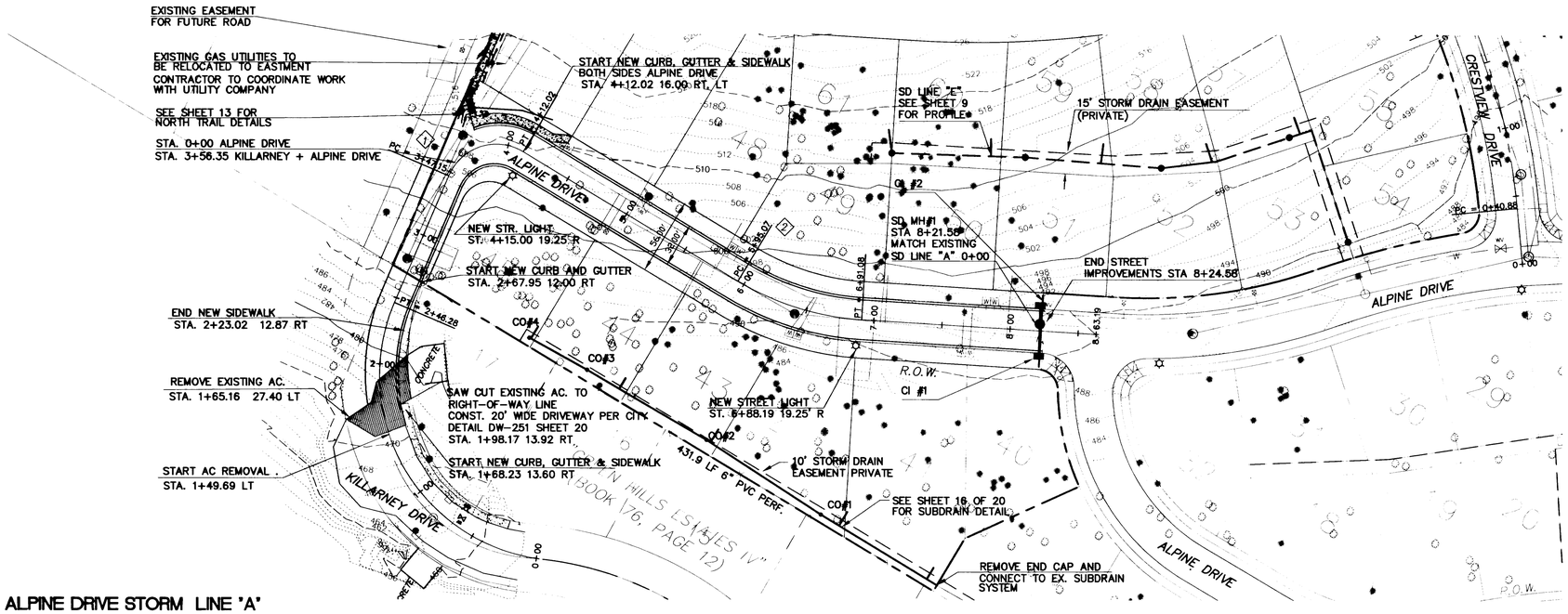
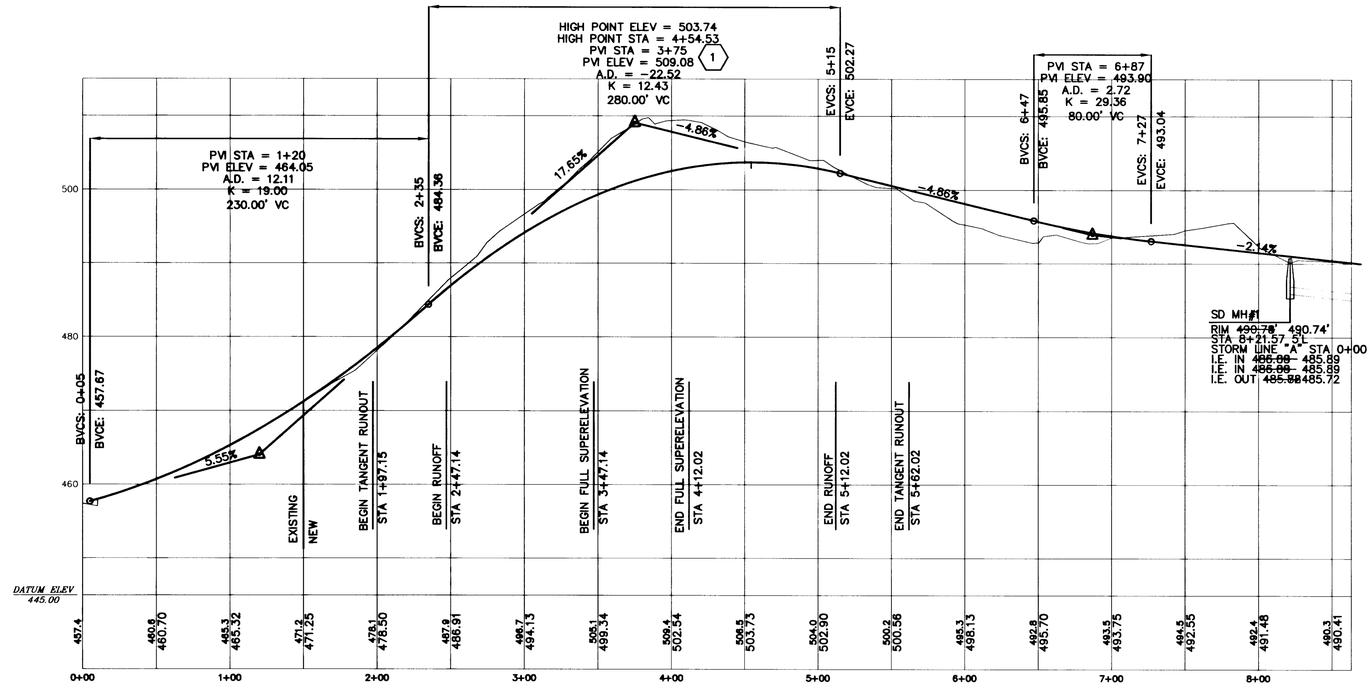
RIDGE VIEW ESTATES II & III
MASTER UTILITY PLAN
BLAND CIRCLE
WEST LINN, OREGON

Project	97024
Designed:	CWQ
Drawn:	CWQ
Checked:	
Date:	4/98



ALPINE DRIVE STORM LINE "A"

1" = 50' HORZ.



ALPINE DRIVE STORM LINE "A" PROFILE

1" = 50 HORZ. 1" = 10' VERT.

NOTES:

1. THE K VALUE THAT MATCHES THE CENTER LINE RADIUS HAS BEEN PRE-APPROVED WITH THE CONDITION THAT A STREET LIGHT BE INSTALLED AT THE CORNER.

GRAPHIC SCALE

50 0 25 50 50

1 inch = 50 ft.

℄ CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	STATION
1	38.00'	64.87'	97°48'30"	PC 3+47.15 PT 4+12.02
2	200.00'	96.01'	27°30'36"	PC 5+95.07 PT 6+91.08

CURB INLET TABLE

STRUCTURE No.	STATION OFFSET	INVERT ELEVATION.	PIPE **			TOP OF CURB ELEVATION
			L.F.	SIZE	SLOPE	
CI#1	8+22.14 16' RT "ALPINE"	487.44' ~~486.50'~~	21.01'	10"	0.020 ft/ft	490.94' ~~490.06'~~
CI#2	8+21.12 16' LT "ALPINE"	~~486.50'~~ 486.96'	13.27'	10"	0.031 " "	~~490.06'~~ 490.91'

AS-BUILT

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

AS-BUILT

97024D.dwg

REVISIONS			
NO.	BY	DATE	DESCRIPTION
5	CWQ	12/15/00	AS-BUILTS MYLAR
4	CWQ	10/30/00	AS-BUILTS
3	PJB	12/23/99	AS-BUILTS
2	CWQ	7/17/98	CHANGE IN PROPERTY LINES
1	CWQ	7/15/98	MOVE LIGHT TO NEW PROPERTY LINE

REGISTERED PROFESSIONAL ENGINEER 16,221 Exp. 12-31-01 OREGON DEC. 1, 1995 VIC ACCOMANDO

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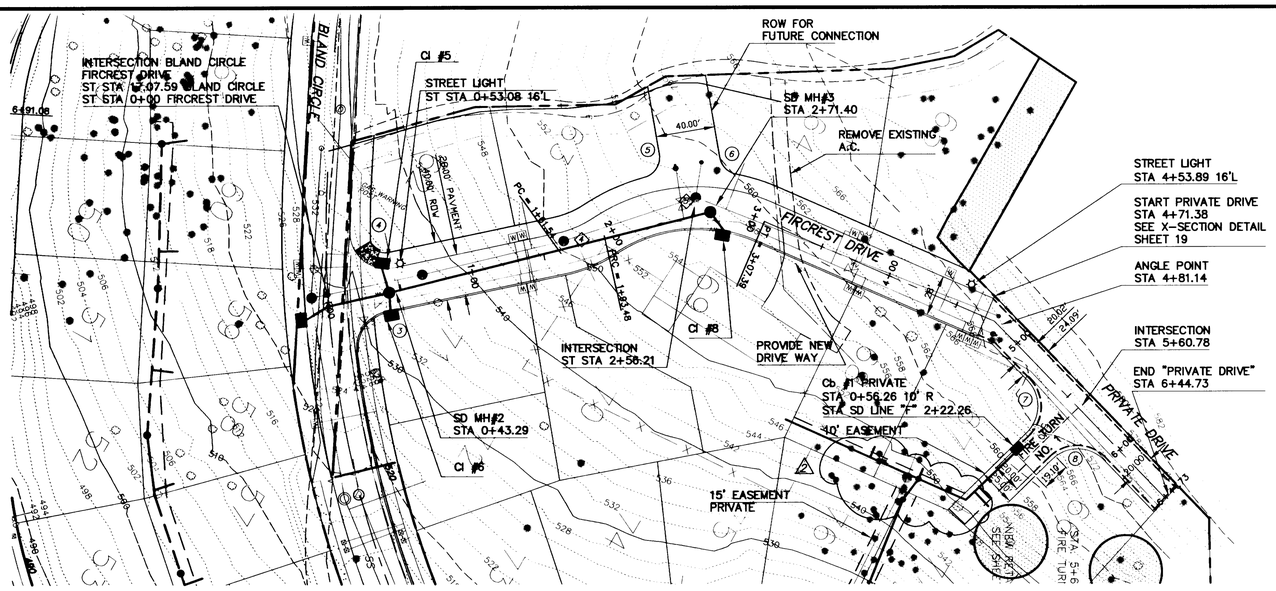
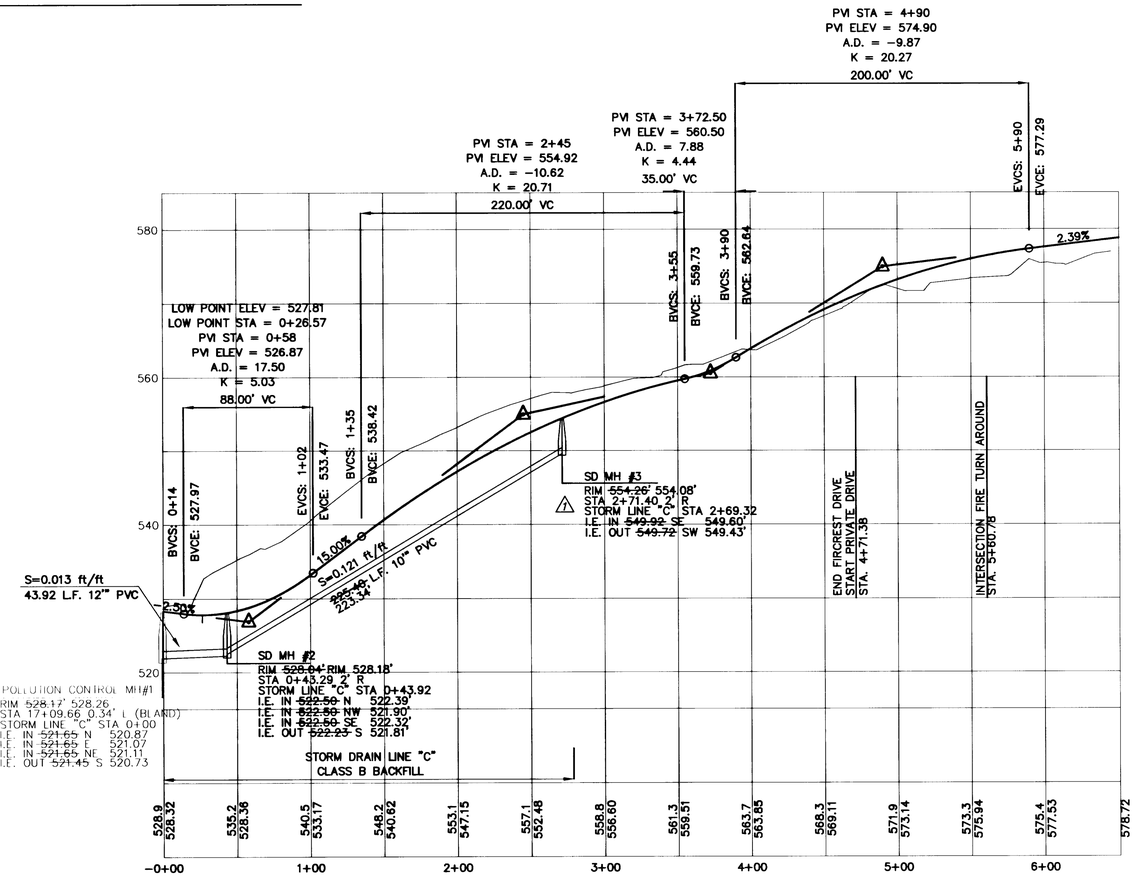
RIDGE VIEW ESTATES II & III
ALPINE STREET & STORM
BLAND CIRCLE
WEST LINN, OREGON

Project 97024
Designed: CWQ
Drawn: CWQ
Checked:
Date: 4/98



FIRCREST DRIVE STORM LINE "C"

1" = 50' HORZ.



FIRCREST DRIVE STREET + STORM LINE "C" PROFILE

1" = 50 HORZ. 1" = 10' VERT.

GRAPHIC SCALE

50 0 25 50 50

1 inch = 50 ft.

℄ CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	STATION	
4	85.00'	31.94'	21°31'36"	PC	1+61.54
				PT	1+93.48
5	115.00'	113.91'	56°45'18"	PC	1+93.48
				PT	3+07.39

CURB INLET TABLE

STRUCTURE No.	STATION OFFSET	INVERT ELEVATION.		PIPE ** L.F.	SIZE	SLOPE	TOP OF CURB ELEVATION	
CI#5	0+40.29 15.51' L "FIRCREST"	~~523.00~~	523.64'	17.76	10"	0.028 ft/ft	~~527.78~~	528.64'
CI#6	0+37.18 14' R "FIRCREST"	~~523.00~~	523.36'	13.09	10"	0.038 " "	~~528.82~~	528.36'
~~CI#7~~	~~3+00.00 14' L "FIRCREST"~~	~~553.00~~		~~33.15~~	~~10"~~	~~0.093 " "~~	~~557.54~~	
CI#8	2+84.12 14' R "FIRCREST"	~~551.80~~	551.20'	16.77	10"	0.111 " "	~~554.68~~	555.22'

CURB ELEVATION TABLE

CURVE No.	SYMBOL ℄	DELTA	T.C.E.
3	BCR	00°00'00"	525.88'
	A	21°14'04"	526.32'
	B	42°28'08"	526.58'
	C	63°42'12"	527.03'
	ECR	84°56'16"	528.02'
4	BCR	00°00'00"	528.39'
	E	19°41'13"	527.78'
	F	25°28'42"	527.83'
	G	50°57'25"	528.83'
	H	76°26'08"	530.45'
	ECR	101°54'50"	531.72'
5	BCR	00°00'00"	550.56
	I	20°16'16"	~~551.48~~
	J	40°32'33"	552.55
	K	60°48'49"	553.74
	ECR	81°05'06"	555.03
6	BCR	00°00'00"	556.86
	L	17°21'18"	555.88
	M	34°42'35"	554.76
	N	52°03'53"	554.11
	O	55°30'29"	554.09
	ECR	69°25'10"	554.52
7	BCR	00°00'00"	575.41
	P	12°25'18"	575.47
	Q	22°35'10"	575.43
	R	45°10'19"	575.03
	S	67°45'29"	574.20
	ECR	90°20'38"	72.94
8	BCR	00°00'00"	573.01
	T	22°24'51"	574.53
	U	44°49'42"	575.97
	V	67°14'32"	577.11
	ECR	89°39'23"	577.70

CURB LABELED 5 & 6 ARE FOR FUTURE CONSTRUCTION. DO NOT CONSTRUCT FOR PHASE II & III.

CURB CURVE DATA

CURVE	RADIUS	LENGTH	DELTA
3	25.00'	37.07'	84°56'07"
4	25.00'	44.47	101°54'50"
~~5~~	~~25.00'~~	~~35.38'~~	~~81°05'06"~~
6	25.00'	30.29	69°25'10"
7	25.00'	39.42'	90°20'38"
8	25.00'	39.12	89°39'23"

AS-BUILT

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

AS-BUILT

NO.	BY	DATE	DESCRIPTION
5	CWD	12/15/00	AS-BUILTS MYLAR
4	CWD	10/30/00	REVISED AS-BUILTS
3	SAE	12/01/99	AS-BUILTS
2	CWD	7/17/98	CHANGE DUE CHANGE IN PROPERTY LINE
1	CWD	7/10/98	CHANGE RIM ELVATIONS DUE TO VERTICAL CHANGE IN FIRCREST

REVISIONS

REGISTERED PROFESSIONAL ENGINEER 16,221 Exp. 12-31-01 OREGON VIC ACCOMANDO DEC. 1, 1999

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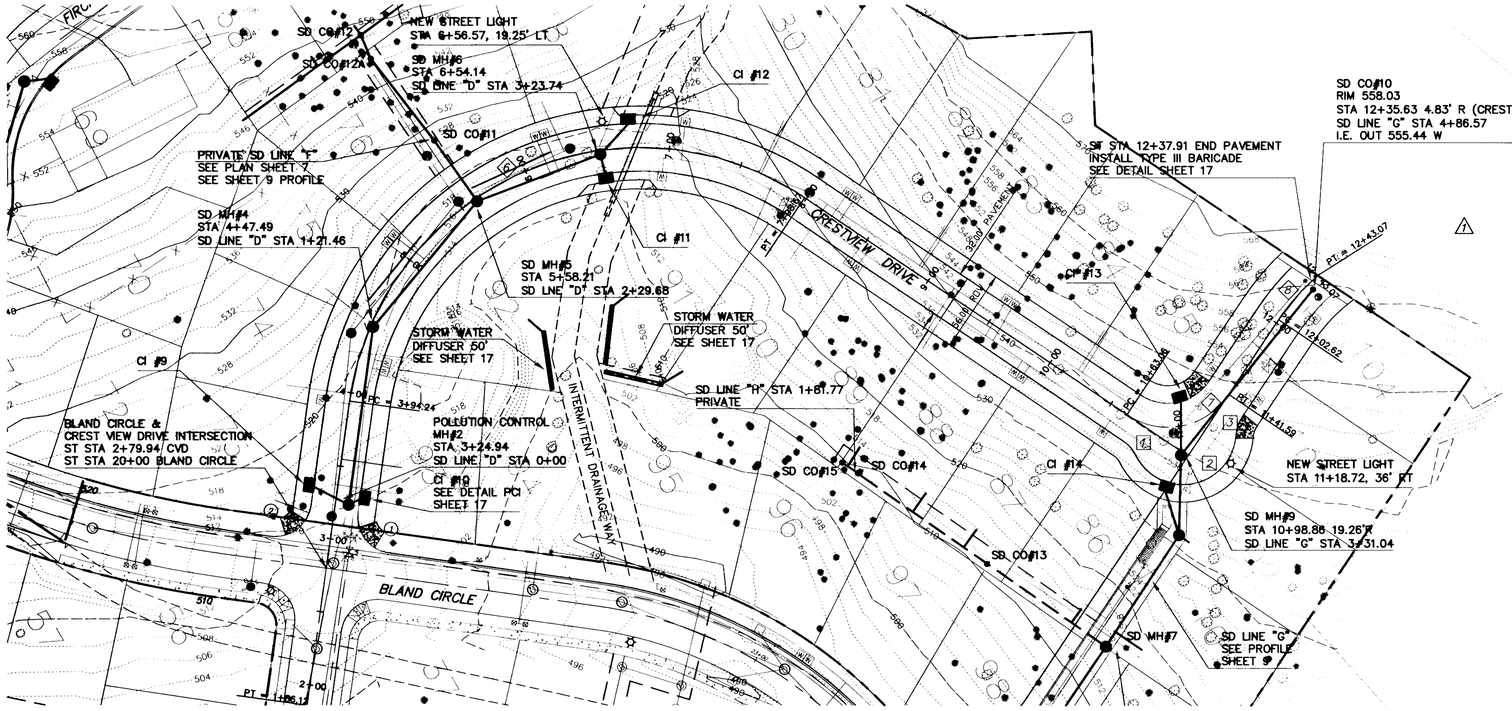
RIDGE VIEW ESTATES II & III
FIRCREST STREET & STORM
BLAND CIRCLE
WEST LINN, OREGON

Project	97024
Designed:	CWQ
Drawn:	CWQ
Checked:	
Date:	4/98

97024D.dwg



℄ CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	STATION
6	200.00'	404.43'	115°51'38"	PC 3+94.24 PT 7+98.67
7	50.00'	78.53'	89°59'27"	PC 10+63.06 PT 11+41.59
8	150.00'	40.45'	15°27'05"	PC 12+02.62 PT 12+43.07

CURB CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	STATION
1	25.00'	12.94'	29°39'45"	PC 10+68.94 16.46' R PT 10+77.22 22.15' R
2	36.00'	93.82'	149°18'57"	PC 10+77.22 22.15' R PT 11+27.42 22.15' R
3	25.00'	12.94'	29°39'45"	PC 11+27.42 22.15' R PT 11+35.71 16.46' R

CURB CURVE DATA

CURVE	RADIUS	LENGTH	DELTA
1	25.00'	39.27'	90°00'00"
2	25.00'	39.27	90°00'00"

CURB ELEVATION TABLE

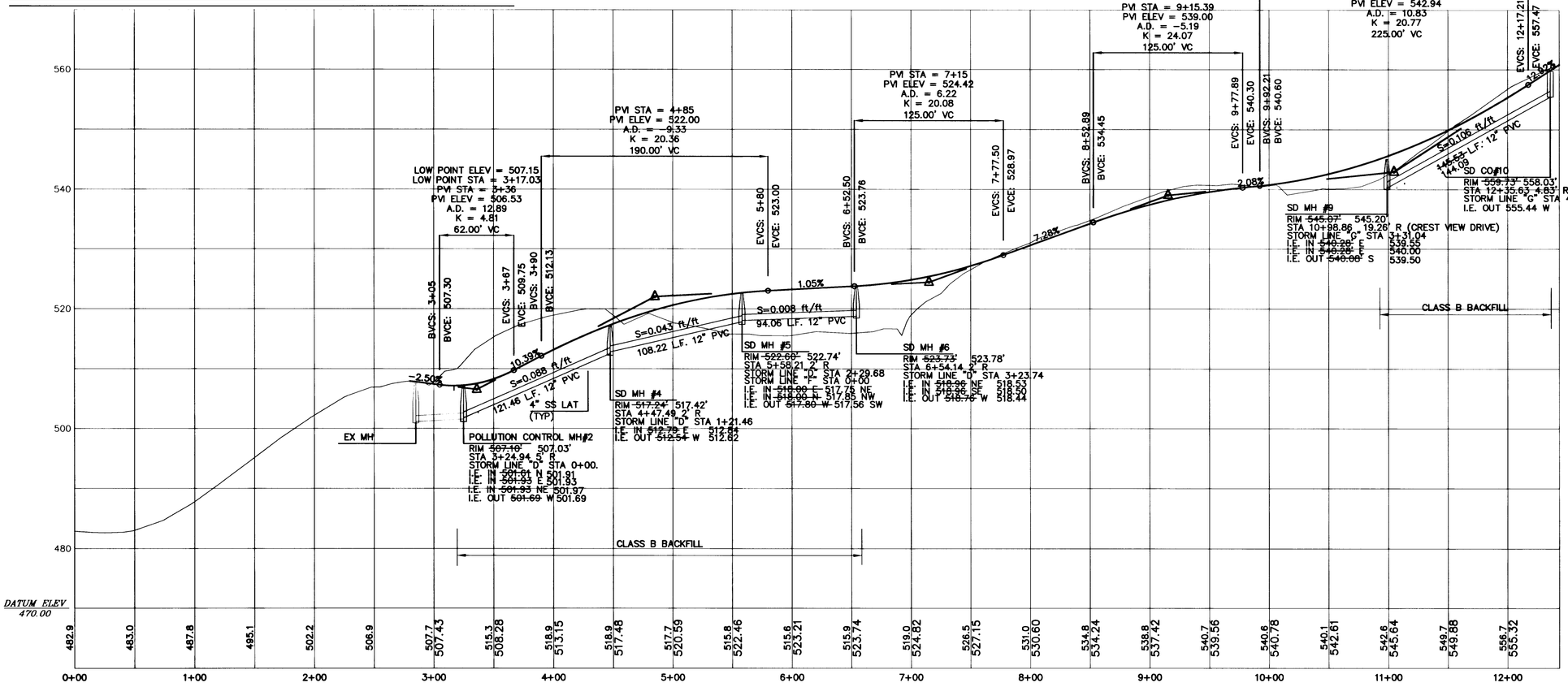
CURVE No.	SYMBOL Δ'4	DELTA	T.C.E.
1	BCR	00°00'00"	505.04'
	A	22°30'00"	505.57'
	B	45°00'00"	505.94'
	C	67°30'00"	506.39'
	ECR	90°00'00"	507.17'
2	BCR	00°00'00"	507.17'
	E	12°43'11"	506.89'
	F	22°30'00"	507.03'
	G	45°00'00"	508.12'
	H	67°30'00"	509.64'
	ECR	90°00'00"	510.78'

CURB INLET TABLE

STRUCTURE No.	STATION OFFSET			INVERT ELEVATION.	PIPE ** L.F.	PIPE ** SIZE	PIPE ** SLOPE	TOP OF CURB ELEVATION	
CI#9	3+15.44	16.61' LT	504.79	~~503.40~~	40.0	10"	0.042 ft/ft	~~507.70~~	507.67
CI#10	3+30.79	16' R	503.34	~~502.70~~	17.72	10"	0.042 " "	~~507.60~~	507.55
CI#11	6+54.27	16' R	519.80	~~519.83~~	17.30	10"	0.108 " "	~~523.88~~	523.81
CI#12	6+75.06	16' L	520.06	~~520.18~~	30.85	10"	0.072 " "	~~524.18~~	524.13
CI#13	11+05.92	16' L	542.00	~~542.14~~	35.94	10"	0.052 " "	~~546.14~~	546.02
CI#14	10+93.43	37.60' R	541.03	~~541.18~~	24.54	10"	0.037 " "	~~545.18~~	545.00

CREST VIEW DRIVE STORM LINE "D"

1" = 50' HORZ.



CREST VIEW DRIVE STORM + STORM LINE PROFILE LINE "D"

1" = 50 HORZ. 1" = 10 VERT.

AS-BUILT

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

AS-BUILT

97024D.dwg

NO	BY	DATE	DESCRIPTION
4	CWQ	12/15/00	AS-BUILTS MYLAR
3	CWQ	10/31/10	REVISED AS-BUILTS
2	P.B	12/23/98	AS-BUILTS
1	CWQ	7/17/98	CHANGE IN PROPERTY LINES

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
16,221
Exp. 12-31-01
OREGON
DEC. 1, 1992
VIC ACCOMANDO

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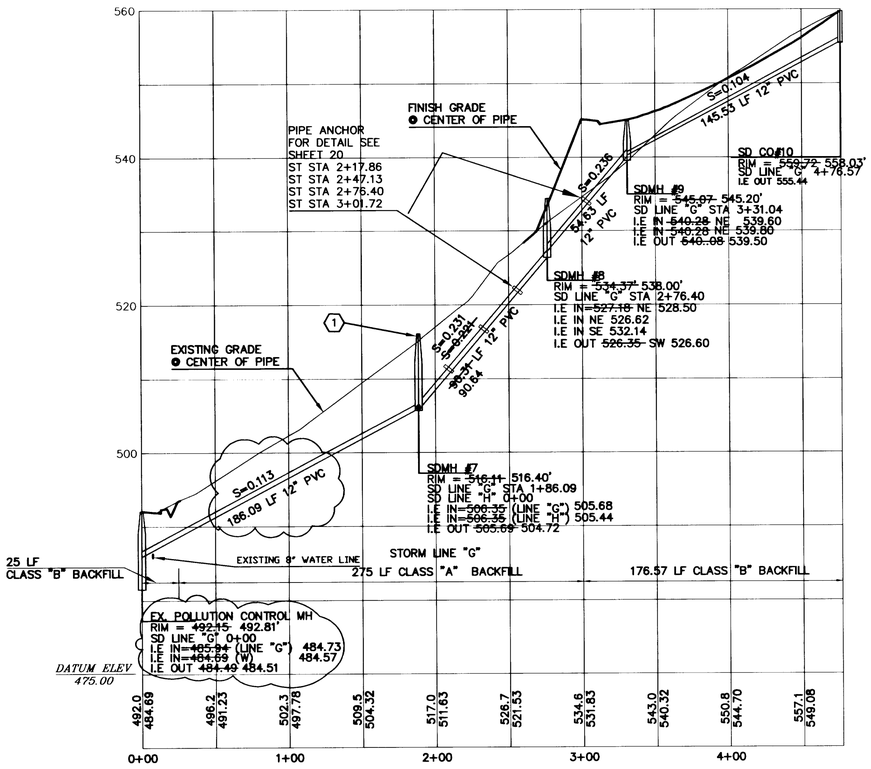
PREPARED FOR:
J.T. SMITH COMPANIES
23600 SALAMO RD
WEST LINN, OR 97068
PHONE (503) 657-3402
FAX (503) 657-3635

RIDGE VIEW ESTATES II & III
CREST VIEW DRIVE STREET & STORM
BLAND CIRCLE
WEST LINN, OREGON

Project	97024
Designed:	CWQ
Drawn:	CWQ
Checked:	
Date:	4/98

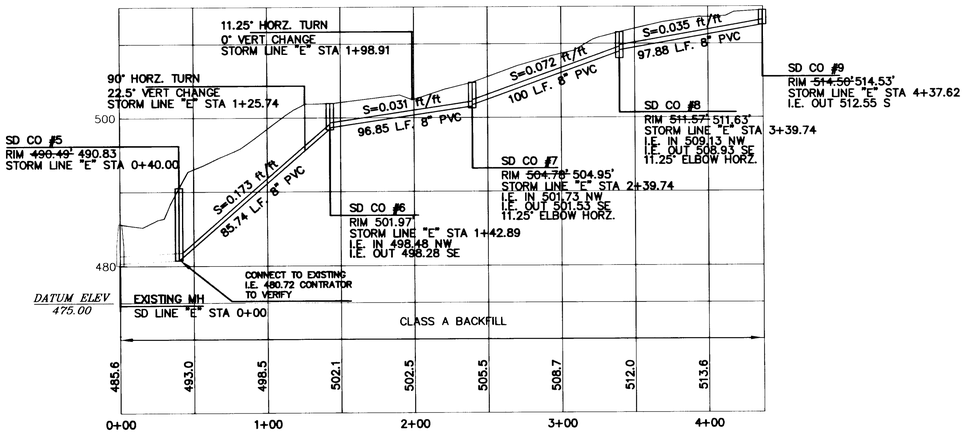


PUBLIC STORM DRAIN LINE "G"

1" = 50 HORZ. 1" = 10' VERT.

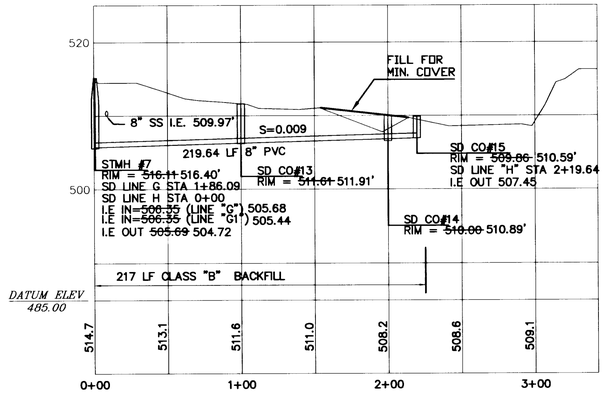
CONSTRUCTION NOTES:

(1) ALL MH RIM ELEVATIONS TO BE MIN OF 1' ABOVE THE FINISHED GRADE WHERE LOCATED OUTSIDE STREET RIGHT OF WAY



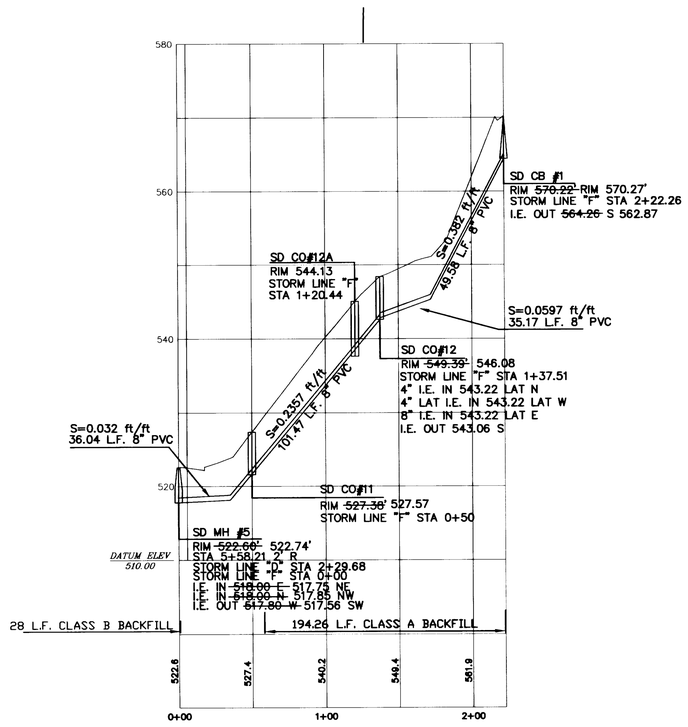
PRIVATE STORM DRAIN LINE "E"

1" = 50 HORZ. 1" = 10' VERT.



PRIVATE STORM DRAIN LINE "H"

1" = 50 HORZ. 1" = 10' VERT.



PRIVATE STORM DRAIN LINE "F"

1" = 50 HORZ. 1" = 10' VERT.

AS-BUILT

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

AS-BUILT

9702413.dwg

NO.	BY	DATE	DESCRIPTION
3	CWQ	12/15/00	AS-BUILTS MYLAR
2	CWQ	10/31/00	REVISED AS-BUILTS
1	PJB	12/23/98	AS-BUILTS

REVISIONS

REGISTERED PROFESSIONAL ENGINEER 16,227 Exp. 12-31-01 OREGON DEC. 1,1992 VIC ACCOMANDO

TRILAND DESIGN GROUP, INC.
PLANNING · CIVIL ENGINEERING · LAND SURVEYING
10260 S.W. Nimbus Ave.
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PREPARED FOR:
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23600 SALAMO RD
WEST LINN, OR 97068
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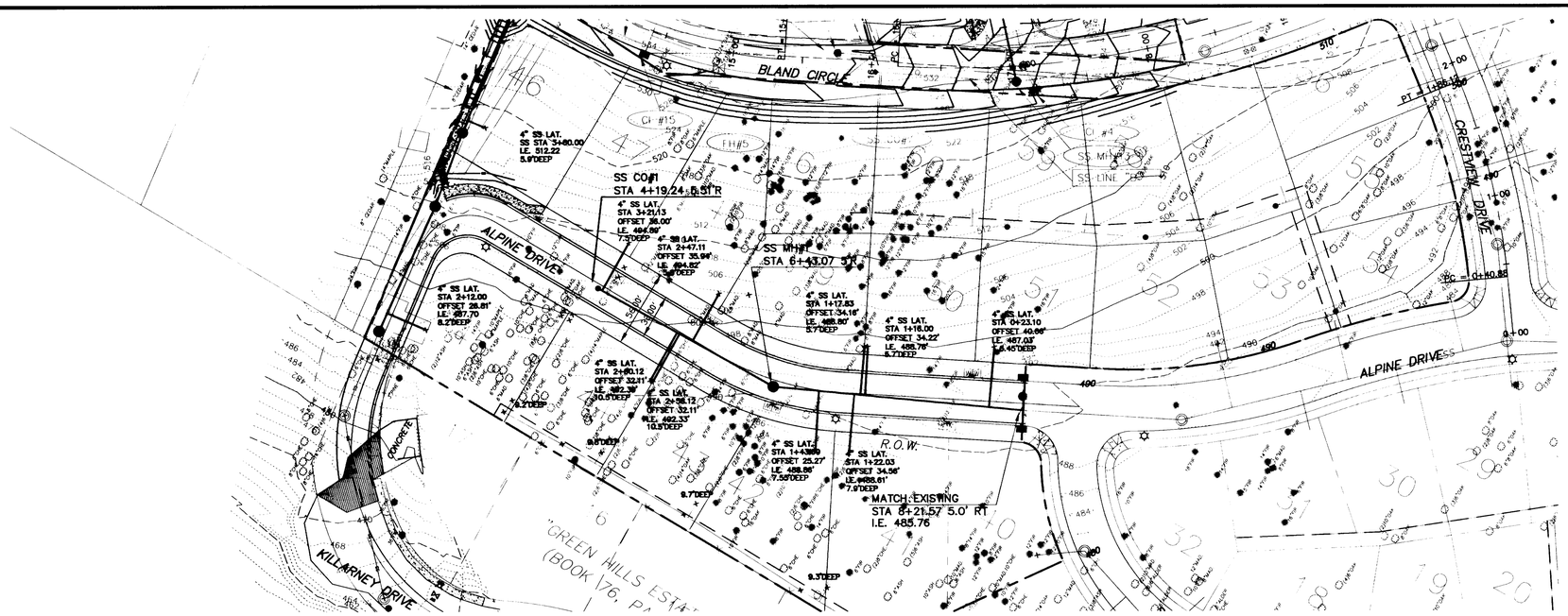
RIDGE VIEW ESTATES II & III
MISC. PROFILES
BLAND CIRCLE
WEST LINN, OREGON

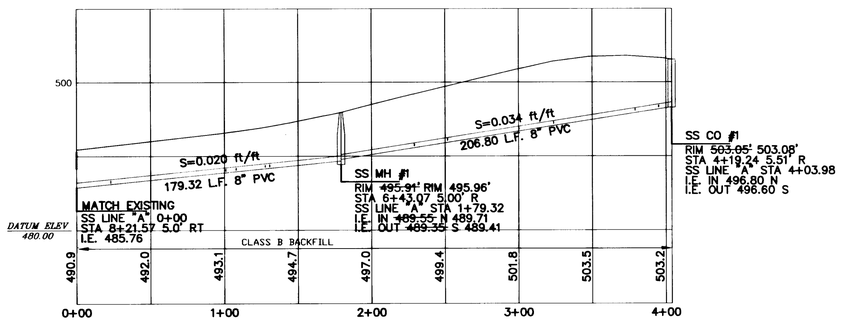
Project:	97024
Designed:	CWQ
Drawn:	CWQ
Checked:	
Date:	4/98

9 of 20



ALPINE DR. SANITARY SEWER LINE "A"

1" = 50' HORZ.



ALPINE DRIVE SANITARY SEWER PROFILE LINE "A"

1" = 50 HORZ. 1" = 10' VERT.

AS-BUILT

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

AS-BUILT

GRAPHIC SCALE

50 0 25 50 50

1 inch = 40 ft.

97024D.dwg

NO	BY	DATE	DESCRIPTION
3	CWQ	12/15/00	AS-BUILTS MYLAR
2	CWQ	10/31/00	REVISED AS-BUILTS
1	PJB	12/23/98	AS-BUILTS

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
16,221
Exp. 12-31-01
OREGON
VIC ACCOMANDO

TRILAND DESIGN GROUP, INC.
PLANNING · CIVIL ENGINEERING · LAND SURVEYING
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WEST LINN, OR 97068
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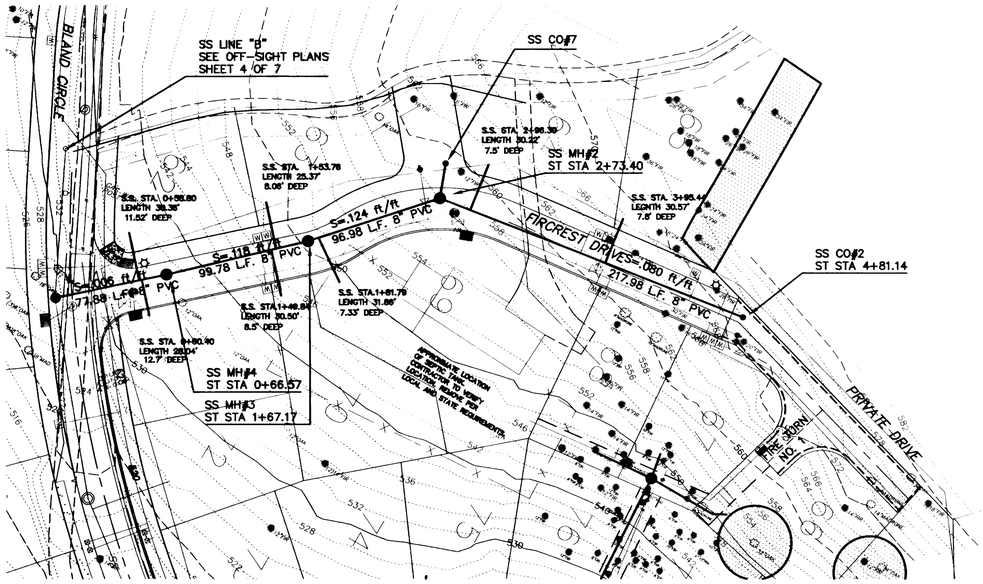
FAX (503) 657-3635

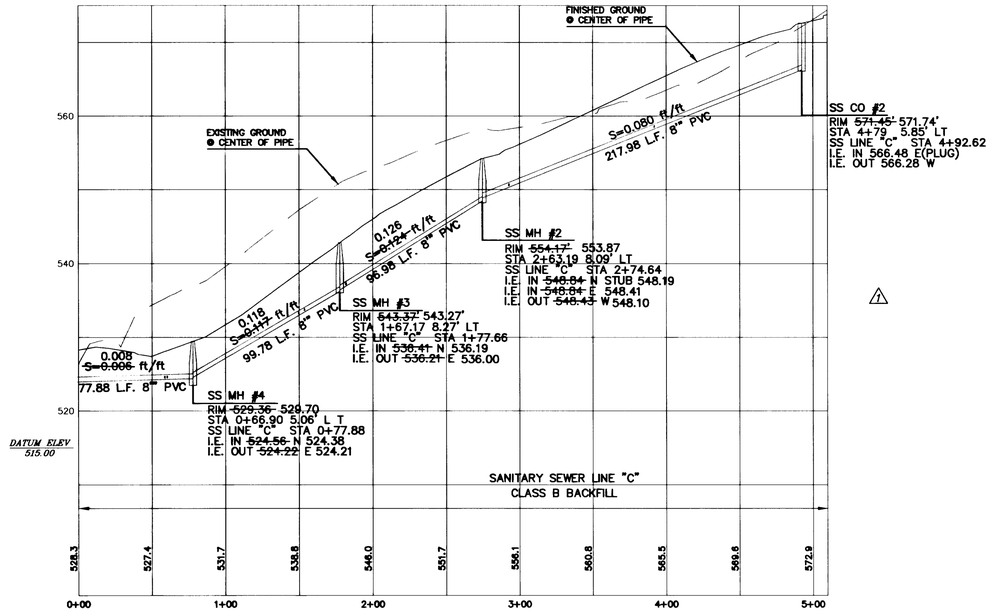
RIDGE VIEW ESTATES II & III
ALPINE SANITARY SEWER
BLAND CIRCLE
WEST LINN, OREGON

Project	97024
Designed:	CWQ
Drawn:	CWQ
Checked:	
Date:	4/98



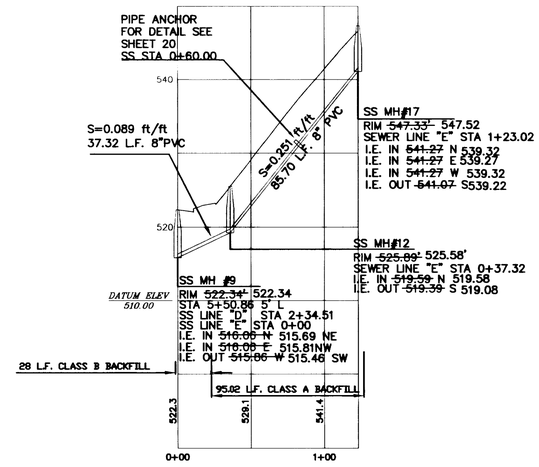
FIRCREST DR. SANITARY SEWER LINE "C"

1" = 50' HORZ.



FIRCREST DRIVE SANITARY SEWER PROFILE LINE "C"

1" = 50 HORZ. 1" = 10' VERT.



PUBLIC SANITARY SEWER LINE "E"

1" = 50 HORZ. 1" = 10' VERT.

AS-BUILT

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

AS-BUILT

GRAPHIC SCALE

50 0 25 50 50

1 inch = 50 ft.

97024D.dwg

NO	BY	DATE	DESCRIPTION
5	CWQ	12/15/00	AS-BUILTS MYLAR
4	CWQ	10/31/00	REVISED AS-BUILTS
3	PJB	12/23/98	AS-BUILTS
2	CWQ	7/17/98	CHANGE DUE TO PROPERLY LINE RE-ALIGNMENT
1	CWQ	7/13/98	CHNAGE RIM ELEVATIONS TO MATCH NEW VERT OF FIRCREST.

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
16,221
Exp 12-31-01
OREGON
VIC ACCOMANDO

TRILAND DESIGN GROUP, INC.
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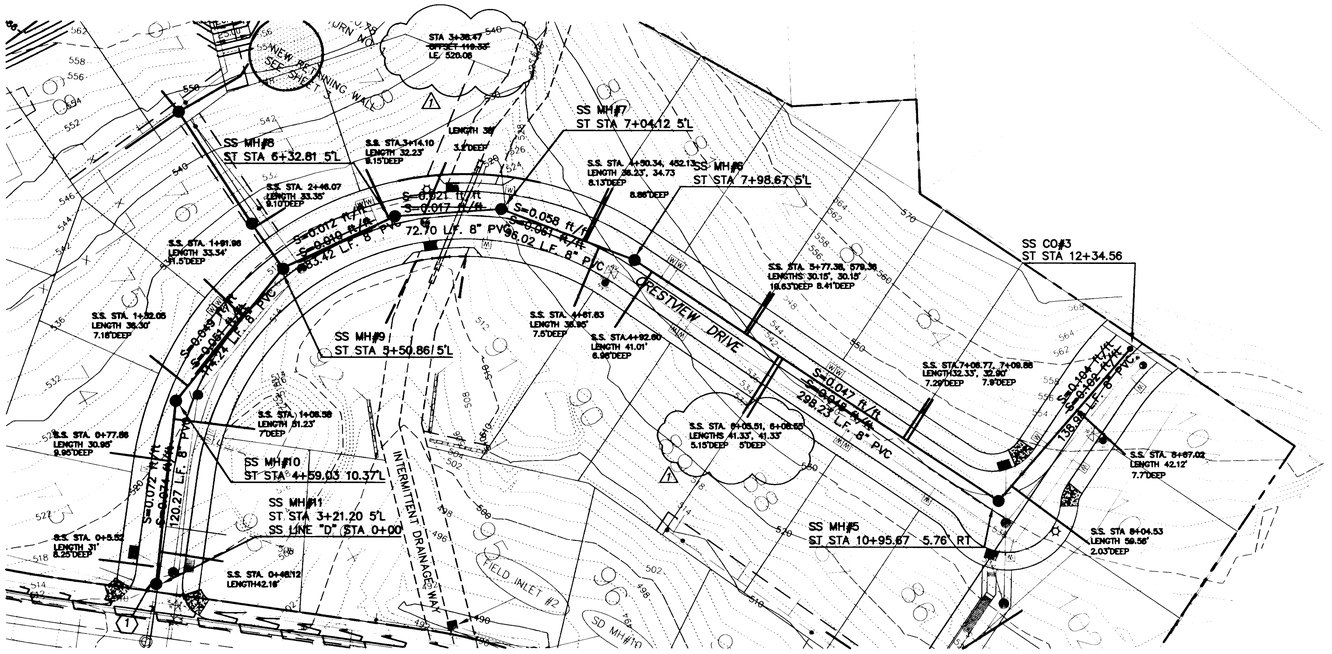
FAX (503) 657-3633

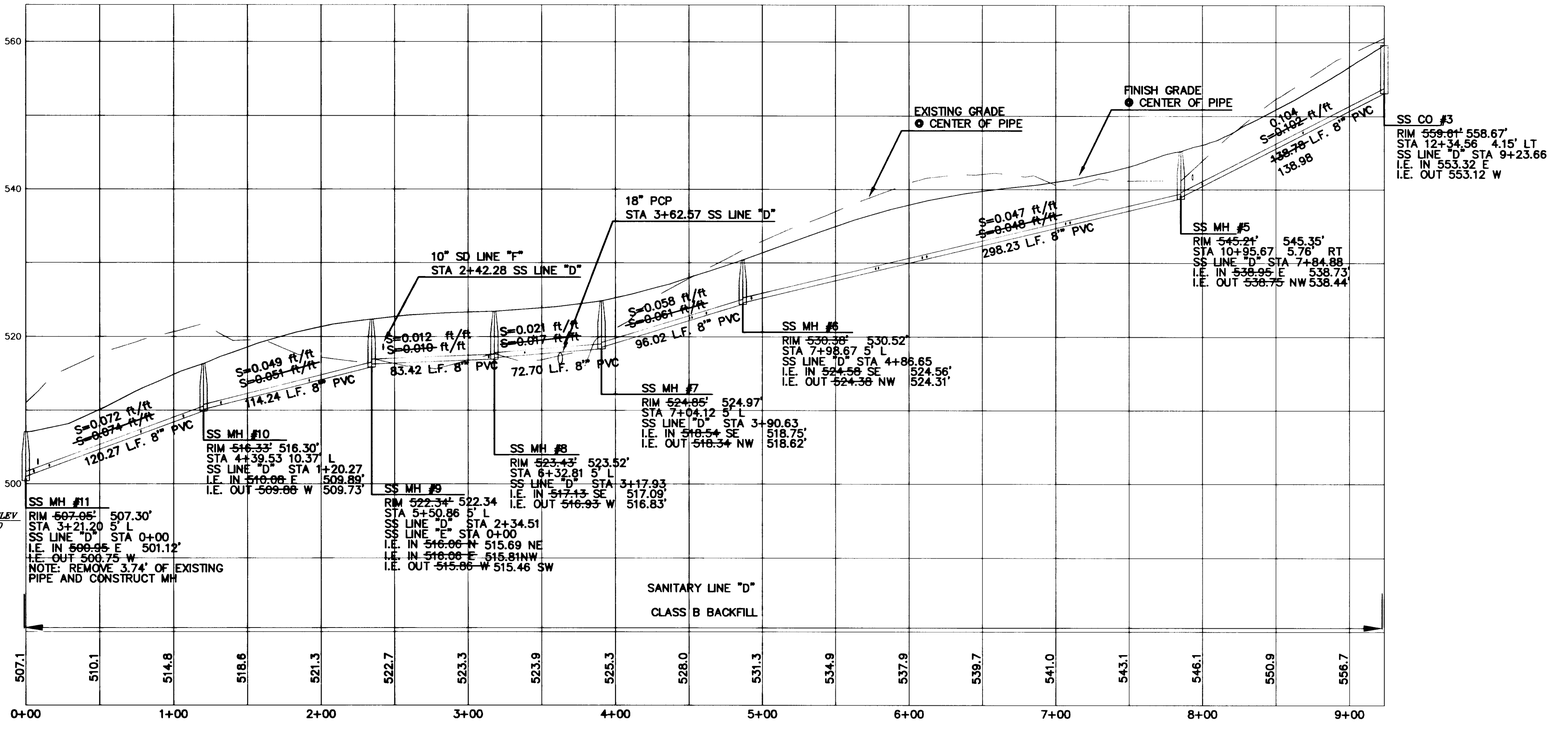
RIDGE VIEW ESTATES II & III
FIRCREST SANITARY SEWER
BLAND CIRCLE
WEST LINN, OREGON

Project:	97024
Designed:	CWQ
Drawn:	CWQ
Checked:	
Date:	4/98



CRESTVIEW DR. SANITARY SEWER LINE "D"

1" = 50' HORZ.



CRESTVIEW DR. SANITARY SEWER PROFILE LINE "D"

1" = 50' HORZ. 1" = 10' VERT.

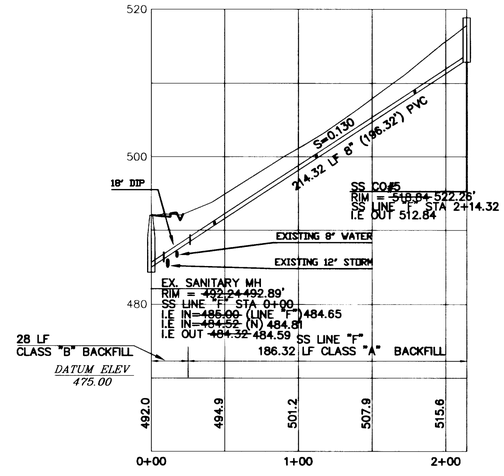
GRAPHIC SCALE

50 0 25 50 50

1 inch = 50 ft.

CONSTRUCTION NOTES:

1. CONTRACTOR TO POT HOLE EX SS LINE PRIOR TO CONSTRUCTION AND VERIFY I.E.



SANITARY SEWER LINE "F"

1" = 50 HORZ. 1" = 10' VERT.

AS-BUILT

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

AS-BUILT

97024D.dwg

NO.	BY	DATE	DESCRIPTION
3	CWQ	12/16/00	AS-BUILTS MYLAR
2	PJB	12/23/99	AS-BUILTS
1	CWQ	7/15/98	MOVE LATERALS DUE TO PROPERTY LINE CHANGE

REVISIONS

REGISTERED PROFESSIONAL ENGINEER 16,221 Exp. 12-31-01 OREGON DEC. 1, 1995 VIC ACCOMANDO

TRILAND DESIGN GROUP, INC.
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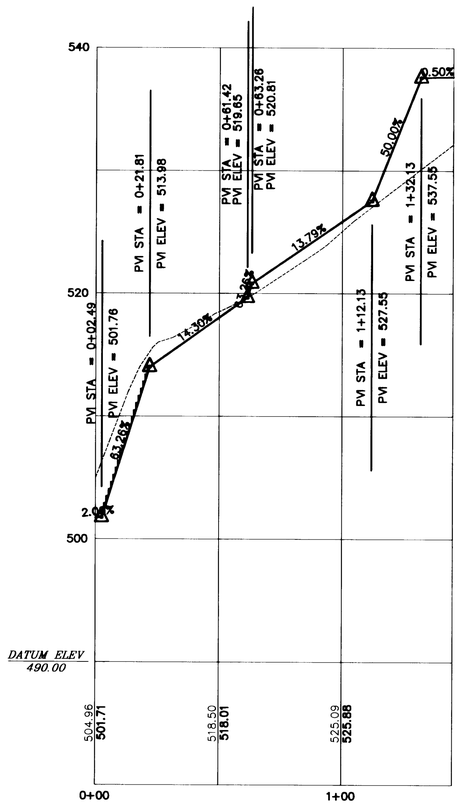
FAX (503) 657-3635

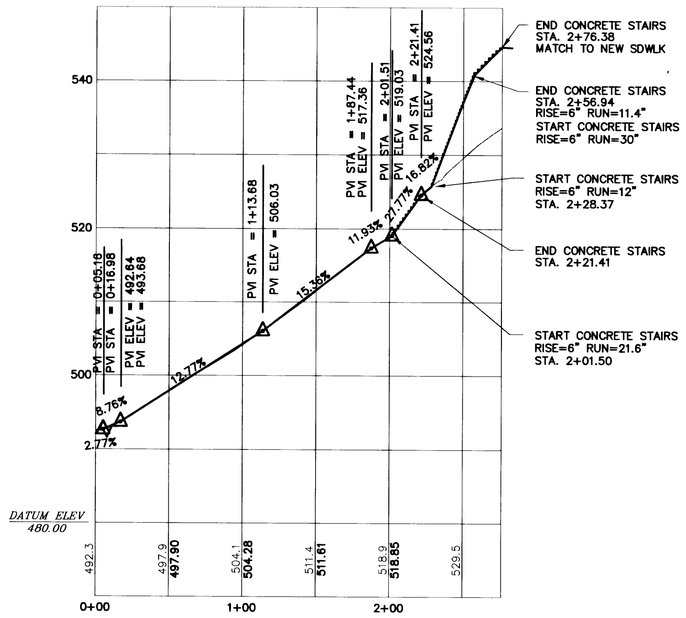
RIDGE VIEW ESTATES II & III
CREST VIEW DR. SANITARY SEWER
BLAND CIRCLE
WEST LINN, OREGON

Project	97024
Designed:	CWQ
Drawn:	CWQ
Checked:	
Date:	4/98



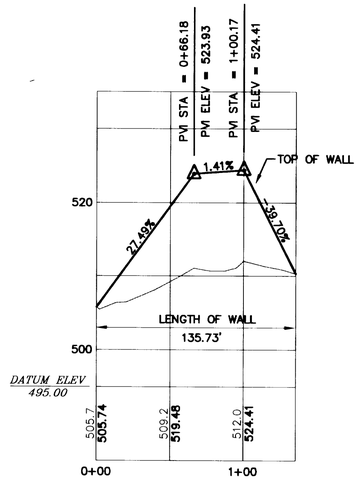
NORTHERLY TRAIL PROFILE

SCALE 1"=50' HORZ. 1"=10' VERT.



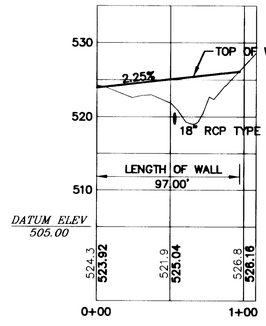
SOUTHERLY TRAIL PROFILE

SCALE 1"=50' HORZ. 1"=10' VERT.



SOUTH RETAINING WALL PROFILE

SCALE 1"=50' HORZ. 1"=10' VERT.



NORTH RETAINING WALL PROFILE

SCALE 1"=50' HORZ. 1"=10' VERT.

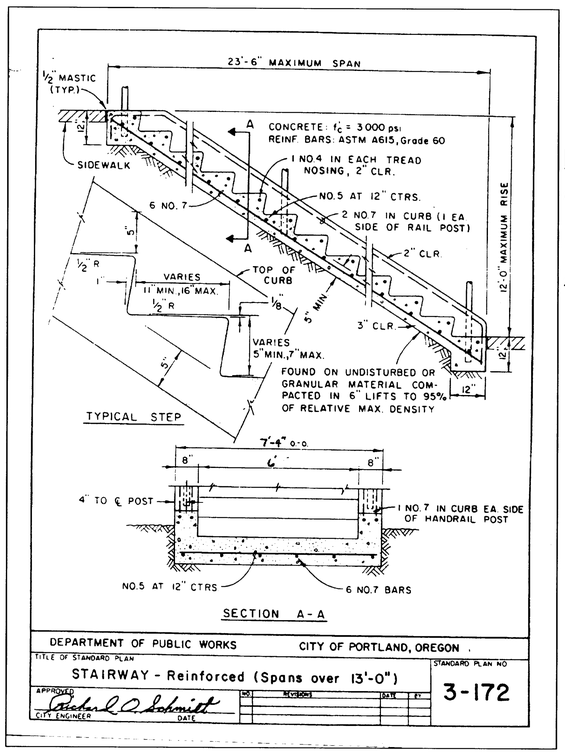
AS-BUILT

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

AS-BUILT

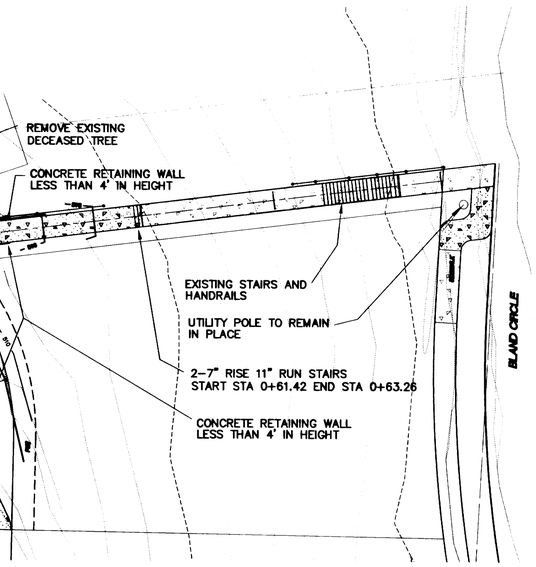
CONSTRUCTION NOTES:

1. START SIDEWALK TRANSITION
   STA: 6+60.90
   OFFSET: 22.00 L
2. SIDEWALK AT CURB
   STA: 6+64.83
   OFFSET: 16.00 L
3. START SIDEWALK TRANSITION
   STA: 7+05.28
   OFFSET: 16.00 L
4. SIDEWALK AT R-O-W
   STA: 7+00.15
   OFFSET: 22.78 R
5. START SIDEWALK TRANSITION
   STA: 6+28.41
   OFFSET: 22.00 R
6. SIDEWALK AT CURB
   STA: 6+38.53
   OFFSET: 16.00 R
7. START SIDEWALK TRANSITION
   STA: 6+90.97
   OFFSET: 16.00 R
8. SIDEWALK AT R-O-W
   STA: 6+95.30
   OFFSET: 22.00 R



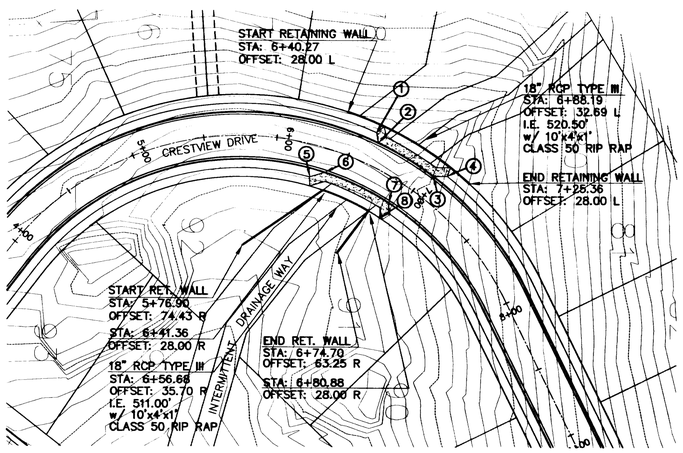
RETAINING WALL NOTES

1. *RETAINING WALLS SHALL BE KEYSTONE OR OTHER REINFORCED EARTH WALL AS APPROVED BY THE OWNER. THE CONTRACTOR SHALL SUBMIT A WALL SYSTEM TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO SUBMITTING FOR PERMITS.*
2. *RETAINING WALL DESIGN AND CALCULATIONS SHALL BE PROVIDED BY THE CONTRACTOR. THE DRAWINGS SHALL BE SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF OREGON.*



NORTH TRAIL PLAN

SCALE: 1"= 20'



RETAINING WALL PLAN

SCALE 1'=50'

REVISIONS				
NO	BY	DATE	DESCRIPTION	
1	PJB	12/23/98	AS-BUILTS	
2	CWD	10/31/00	REVISED AS-BUILTS	
3	CWD	12/15/00	AS-BUILTS MYLAR	

REGISTERED PROFESSIONAL ENGINEER
16,227
Exp. 12-31-01
OREGON
DEC. 6, 1995
VIC ACCOMANDO

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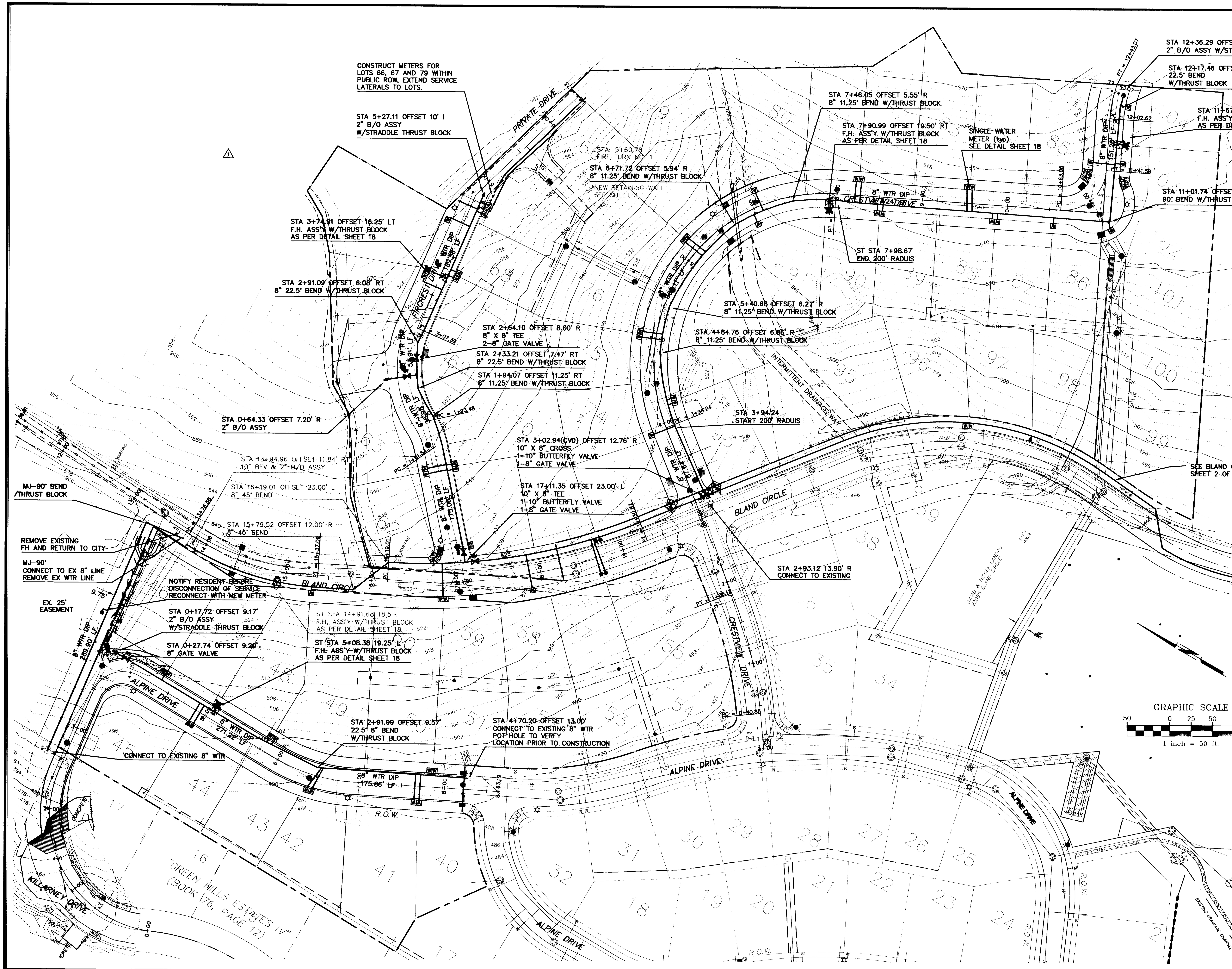
23600 SALAMO ROAD
WEST LINN, OR 97068
(503) 657-3402
(503) 657-3635

RIDGE VIEW ESTATES II & III
RETAINING WALL PLAN
BLAND CIRCLE
WEST LINN, OREGON

Project	97024
Designed:	SBT
Drawn:	SBT
Checked:	
Date:	4/98

97024D1.DWG


CONSTRUCT METERS FOR LOTS 66, 67 AND 79 WITHIN PUBLIC ROW, EXTEND SERVICE LATERALS TO LOTS.
STA 5+27.11 OFFSET 10' I
2" B/O ASSY
W/STRADDLE THRUST BLOCK
STA 3+74.91 OFFSET 16.25' LT
F.H. ASS'Y W/THRUST BLOCK
AS PER DETAIL SHEET 18
STA 2+91.09 OFFSET 6.08' RT
8" 22.5' BEND W/THRUST BLOCK
STA 2+64.10 OFFSET 8.00' R
8" X 8" TEE
2-8" GATE VALVE
STA 2+33.21 OFFSET 7.47' RT
8" 22.5' BEND W/THRUST BLOCK
STA 1+94.07 OFFSET 11.25' RT
8" 11.25' BEND W/THRUST BLOCK
STA 0+64.33 OFFSET 7.20' R
2" B/O ASSY
STA 13+94.96 OFFSET 11.84' RT
10" BFV & 2" B/O ASSY
STA 16+19.01 OFFSET 23.00' L
8" 45' BEND
STA 15+79.52 OFFSET 12.00' R
8" 45' BEND
MJ-90' BEND
/THRUST BLOCK
REMOVE EXISTING
FH AND RETURN TO CITY
MJ-90'
CONNECT TO EX 8" LINE
REMOVE EX WTR LINE
EX. 25'
EASEMENT
NOTIFY RESIDENT BEFORE DISCONNECTION OF SERVICE RECONNECT WITH NEW METER
STA 0+17.72 OFFSET 9.17'
2" B/O ASSY
W/STRADDLE THRUST BLOCK
STA 0+27.74 OFFSET 9.20'
8" GATE VALVE
ST STA 14+91.68 18.5'R
F.H. ASS'Y W/THRUST BLOCK
AS PER DETAIL SHEET 18
ST STA 5+08.38 19.25' L
F.H. ASS'Y W/THRUST BLOCK
AS PER DETAIL SHEET 18
CONNECT TO EXISTING 8" WTR
STA 2+91.99 OFFSET 9.57'
22.5' 8" BEND
W/THRUST BLOCK
STA 4+70.20 OFFSET 13.00'
CONNECT TO EXISTING 8" WTR
POT HOLE TO VERFY
LOCATION PRIOR TO CONSTRUCTION
8" WTR DIP 289.90' LF
8" WTR DIP 271.22' LF
8" WTR DIP 175.86' LF
8" WTR DIP 175.06' LF
8" WTR DIP 87.64' LF
PRIVATE DRIVE
FIRCREST DRIVE
STA: 5+60.78
FIRE TURN NO. 1
STA 6+71.72 OFFSET 5.94' R
8" 11.25' BEND W/THRUST BLOCK
NEW RETAINING WALL
SEE SHEET 3
STA 5+40.68 OFFSET 6.27' R
8" 11.25' BEND W/THRUST BLOCK
STA 4+84.76 OFFSET 6.86' R
8" 11.25' BEND W/THRUST BLOCK
STA 3+94.24
START 200' RADUIS
STA 3+02.94(CVD) OFFSET 12.76' R
10" X 8" CROSS
1-10" BUTTERFLY VALVE
1-8" GATE VALVE
STA 17+11.35 OFFSET 23.00' L
10" X 8" TEE
1-10" BUTTERFLY VALVE
1-8" GATE VALVE
INTERMITTENT DRAINAGE WAY
STA 7+46.05 OFFSET 5.55' R
8" 11.25' BEND W/THRUST BLOCK
STA 7+90.99 OFFSET 19.50' RT
F.H. ASS'Y W/THRUST BLOCK
AS PER DETAIL SHEET 18
SINGLE WATER
METER (typ)
SEE DETAIL SHEET 18
ST STA 7+98.67
END 200' RADUIS
CRESTVIEW DRIVE
STA 12+36.29 OFFSET 11.36' R
2" B/O ASSY W/STRADDLE THRUST BLOCK
STA 12+17.46 OFFSET 10.49' R
22.5' BEND
W/THRUST BLOCK
STA 11+67.84 OFFSET 19.5' RT
F.H. ASS'Y W/THRUST BLOCK
AS PER DETAIL SHEET 18
STA 11+01.74 OFFSET 33.69' R
90' BEND W/THRUST BLOCK
SEE BLAND CIRCLE OFFSITE ROAD IMPROVEMENT SHEET 2 OF 7 FOR WATER LINE CONNECTION.
BLAND CIRCLE
STA 2+93.12 13.90' R
CONNECT TO EXISTING
DAVID & NICOLE LANDAU
23085 BLAND CIRCLE
ALPINE DRIVE
KILLARNEY DRIVE
"GREEN HILLS ESTATES IV"
(BOOK 76, PAGE 12)
R.O.W.
EXISTING DRAINAGE CHANNEL
GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 ft.
AS-BUILT
THESE AS-BUILT PLANS ARE BASED ON PERIODIC FIELD OBSERVATIONS AND PERFORMING SURVEY MEASUREMENTS OF PUBLIC UTILITIES
AS-BUILT
97024D.dwg

REVISIONS

NO.	BY	DATE	DESCRIPTION
4	CWQ	12/15/00	AS-BUILTS MYLAR
3	CWQ	10/31/00	REVISED AS-BUILTS
2	PJB	12/23/99	AS-BUILTS
1	CWQ	7/17/98	MAKE CHANGES DUE TO CHANGE IN PROPERTY LINES

REGISTERED PROFESSIONAL ENGINEER 16,221 Exp. 12-31-01 OREGON DEC 1, 1992 VIC ACCOMANDO

TRILAND DESIGN GROUP, INC.
PLANNING · CIVIL ENGINEERING · LAND SURVEYING
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PREPARED FOR:
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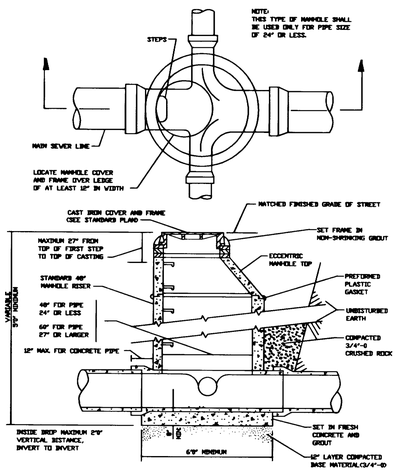
FAX (503) 657-3635

RIDGE VIEW ESTATES II & II
MASTER WATER PLAN
BLAND CIRCLE
WEST LINN, OREGON

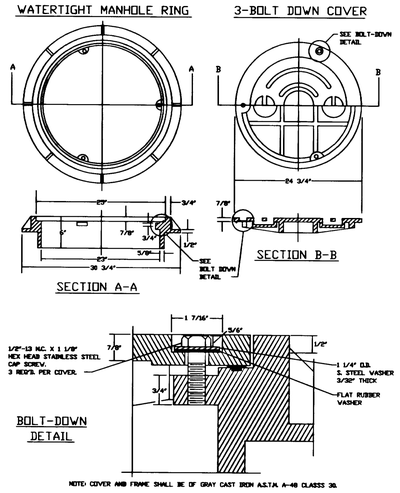
Project	97024
Designed:	CWQ
Drawn:	CWQ
Checked:	
Date:	4/98



NOTE: MANHOLES ARE TO BE GROUTED INSIDE AND OUTSIDE WITH A CITY APPROVED NON-SHRINK GROUT APPLIED PER THE MANUFACTURER'S SPECIFICATIONS.

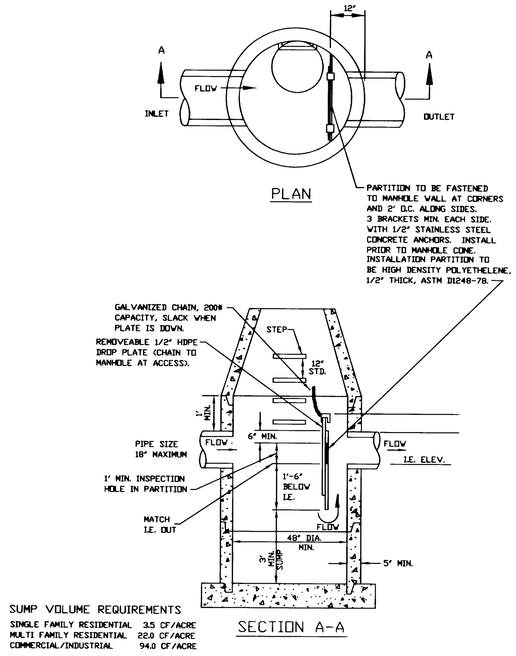
TYPICAL MANHOLE SECTION

NOT TO SCALE



MANHOLE FRAME & COVER

NOT TO SCALE



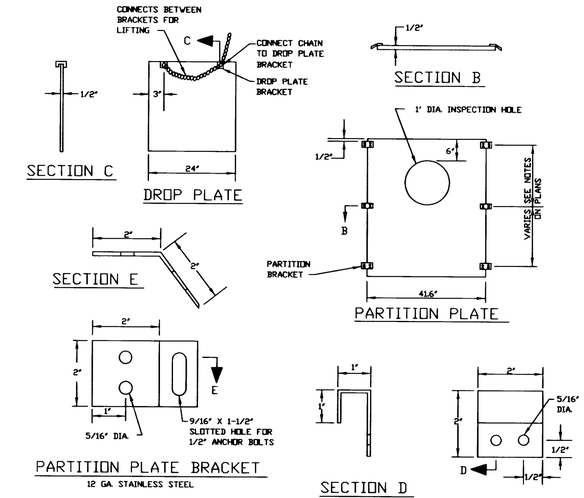
SUMP VOLUME REQUIREMENTS

SINGLE FAMILY RESIDENTIAL	3.5 CF/ACRE
MULTI FAMILY RESIDENTIAL	22.0 CF/ACRE
COMMERCIAL/INDUSTRIAL	94.0 CF/ACRE

POLLUTION CONTROL MANHOLE

SD MH #2 & #5

NOT TO SCALE DRAWING NO. 100 1 OF 2

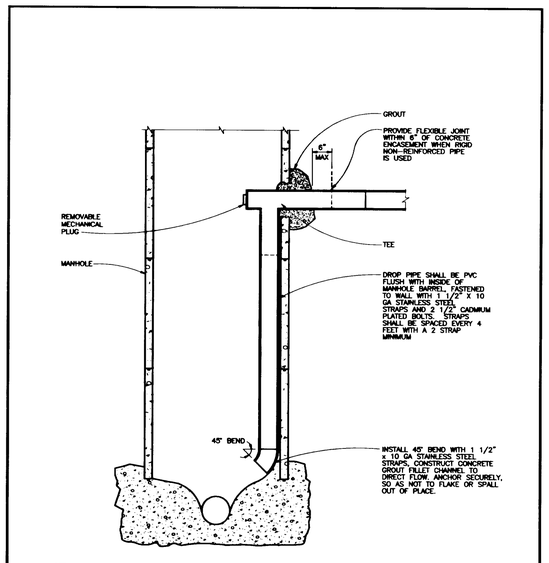


NOTES:

1. HARDWARE, FASTENERS AND ANCHORS TO STAINLESS STEEL, CHAIN MAY BE GALVANIZED STEEL OR 1/8" STAINLESS STEEL CABLE.
2. REMOVEABLE DROP PLATE AND PARTITION TO BE CONSTRUCTED OF HIGH DENSITY POLYETHELENE (HDPE), 1/2" THICK ASTM D1248-78 AND INSTALLED PRIOR TO MANHOLE CONE OR TOP.
3. MANHOLE AND BASE PER MANHOLE DETAIL (DWG. 010).

POLLUTION CONTROL MANHOLE

NOT TO SCALE DRAWING NO. 100 2 OF 2

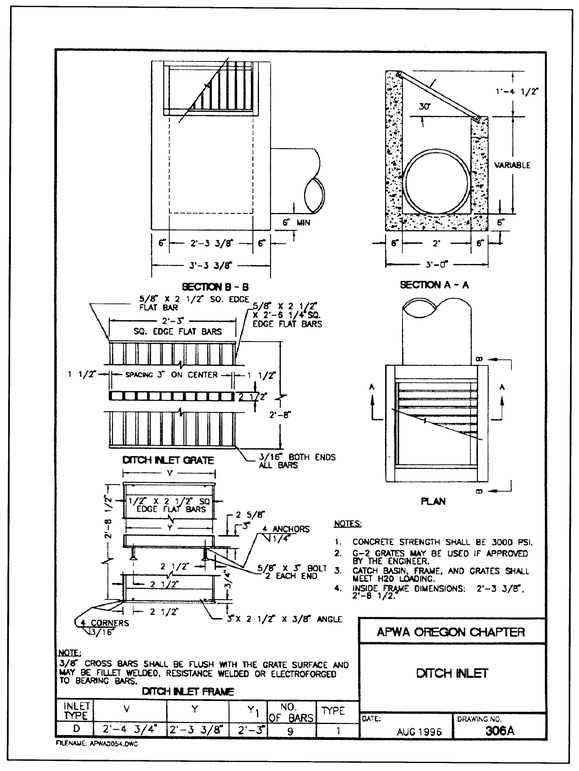


NOTE:
ONLY ONE INSIDE DROP CONNECTION ALLOWED PER MANHOLE.

DETAILS FOR INSIDE DROP CONNECTION FOR MANHOLES

DATE:	DRAWING NO.
MAY 1992	317

FILENAME: APWA0030.DWG



NOTE:
3/8" CROSS BARS SHALL BE FLUSH WITH THE GRATE SURFACE AND MAY BE FILLET WELDED, RESISTANCE WELDED OR ELECTROFORGED TO BEARING BARS.

DITCH INLET FRAME

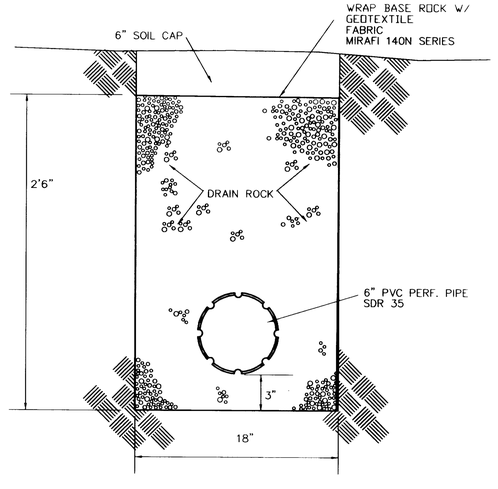
INLET TYPE	V	Y	Y_1	NO. OF BARS	TYPE
D	2'-4 3/4"	2'-3 3/8"	2'-3"	9	1

APWA OREGON CHAPTER

DITCH INLET

DATE:	DRAWING NO.
AUG 1996	306A

FILENAME: APWA2054.DWG



SUBDRAIN TYPICAL

AS-BUILT

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

AS-BUILT

97024DET.dwg

REVISIONS

NO.	BY	DATE	DESCRIPTION
4	CWQ	12/15/00	AS-BUILTS MYLAR
3	P.K.	11/01/00	AS-BUILTS REVISION II
2	P.K.	10/31/00	AS-BUILT REVISION II
1	PJB	12/23/99	AS-BUILTS

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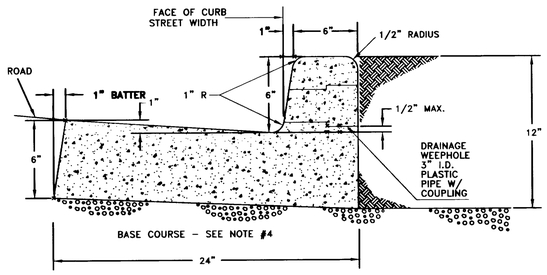
RIDGE VIEW ESTATES II & III
STORM DETAILS
BLAND CIRCLE
WEST LINN, OREGON

Project	97024
Designed:	CWQ
Drawn:	SAE
Checked:	PJB
Date:	5/99

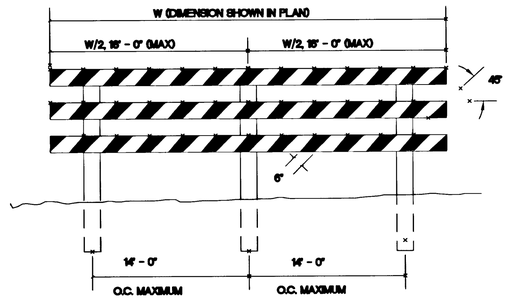


NOTES:

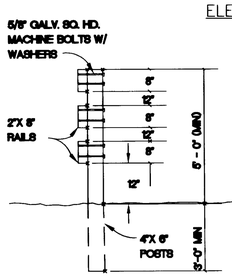
1. FOR USE ALONG MEDIANS, GUTTERS MAY BE REDUCED WITH PRIOR APPROVAL FROM THE CITY ENGINEER.
2. CONCRETE TO HAVE A BREAKING STRENGTH OF 3000 P.S.I. AFTER 28 DAYS.
3. CONTRACTION JOINTS
   A. TO BE PROVIDED:
      1) AT EACH POINT OF TANGENCY OF THE CURB.
      2) AT EACH COLD JOINT.
      3) AT EACH SIDE OF INLET STRUCTURES.
      4) AT BOTH ENDS OF AN APPROACH.
   B. SPACING TO BE NOT MORE THAN 15 FEET.
   C. THE DEPTH OF THE JOINT SHALL BE AT LEAST 1 1/2".
4. BASE ROCK – 1 1/2" MINUS, 95% COMPACTION. ROCK SHALL BE TO SUBGRADE OF STREET STRUCTURE OR 4 INCHES, WHICHEVER IS GREATER.
5. DRAINAGE BLOCK –3" DIAMETER PLASTIC PIPE
   A. DRAINAGE ACCESS THROUGH EXISTING CURBS SHALL BE BY THE FOLLOWING:
      1) CORE DRILLING.
      2) VERTICAL SAW CUT OF CURB 18" EACH SIDE OF DRAIN & REPOURED TO FULL DEPTH OF CURB.

CURB AND GUTTER

NOT TO SCALE



ELEVATION



END VIEW

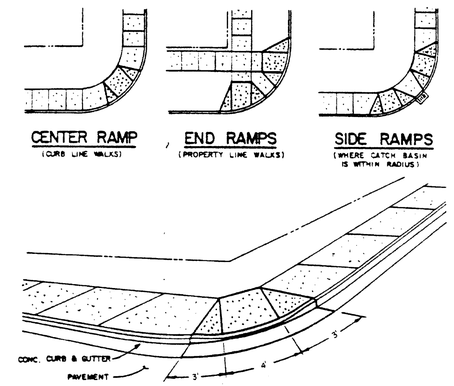
NOTES:

1. RAILS TO HAVE ALTERNATING BLACK AND WHITE STRIPES. ALL STRIPES WILL BE REFLECTORIZED.
2. SEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND THE OREGON SUPPLIMENT.

   3F-1 BARRICADES
   6C-8 BARRICADE DESIGN
   6C-9 BARRICADE APPLICATION
3. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT STATE OF OREGON STANDARD SPECIFICATIONS FOR HWY.CONSTRUCTION

STREET BARRICADE, TYPE III

NOT TO SCALE

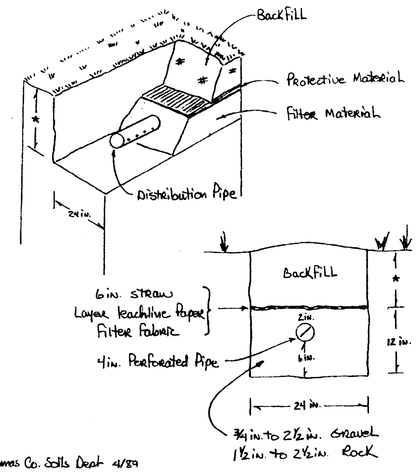


1. For sidewalk details, see Dwg. No.'s CS - 270 & CS - 270.1
2. See Dwg. No. CC - 265 for curb and gutter detail.
3. Ramp width shall be as shown hereon unless otherwise approved by the City Engineer.
4. Concrete shall be 3000 PSI at 28 days, 6 sack mix, slump range 1½" to 3".

CITY OF WEST LINN	SIDEWALK RAMP
DRAWN BY DLP DATE 3-30-87	
CHECKED BY DATE	
APPROVED BY Ed Reed DATE 5-27-87	DWG. NO. CS - 271

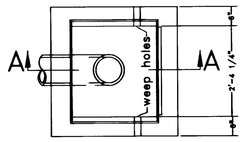
DISPOSAL TRENCH CONSTRUCTION

★ Check Permit criteria for minimum & maximum depth



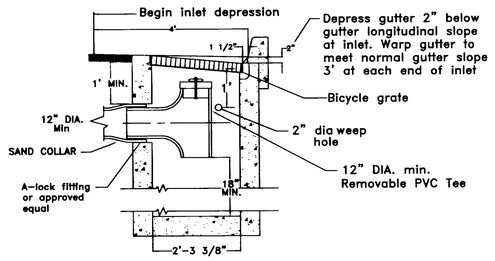
Clackamas Co. Soils Dept 4/89

TRAPPED CATCH BASINS



PLAN

NOTES:
Use 3000 lb concrete
2" to 4" slump

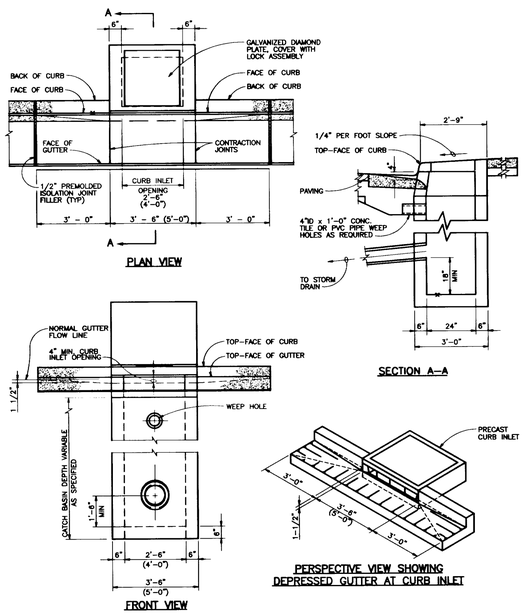


SECTION A–A

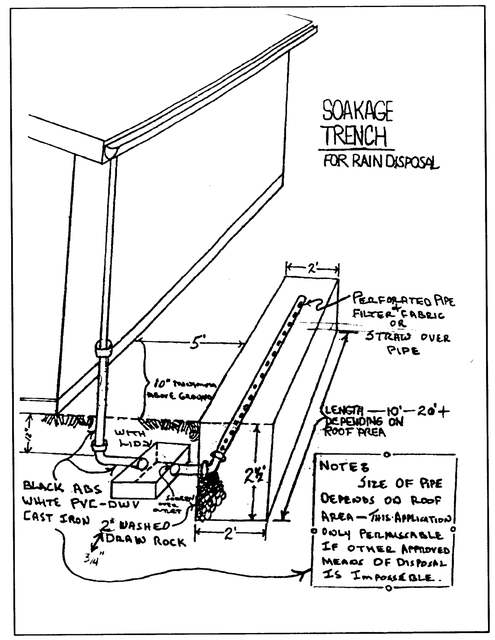
NOTE: 1. Trapped Catch Basins required in parking lots; use either elbow or baffles (see drawing No SWM–0003).
2. GB–2 Catch Basin required.
3. GB & GB–1 Catch Basins not acceptable.

TRAPPED CATCHBASIN, ELBOW

NOT TO SCALE



NOTES:
1. ALL FABRICATED METAL PARTS SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION.
2. CONCRETE SHALL BE CLASS 3000.
3. FOR STEEP GRADES USE STD. PRECAST INLET WITH 4'–0" OPENING OR TWO 2'–6" OPENING INLETS.
4. CURB INLET BASE MAY BE PRECAST OR CAST–IN–PLACE.



AS-BUILT

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97024DET.dwg

REVISIONS

NO.	BY	DATE	DESCRIPTION
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2	P.K.	11/01/00	AS–BUILT REVISION II
1	PJB	12/23/99	AS–BUILTS

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RIDGE VIEW ESTATES II & III
STORM & ROAD DETAILS
BLAND CIRCLE
WEST LINN, OREGON

Project	97024
Designed:	CWQ
Drawn:	SAE
Checked:	PJB
Date:	5/99

H:\PROJECT\97024 Ridge View\Drawings\97024DET.dwg Fri Dec 15 15:24:32 2000

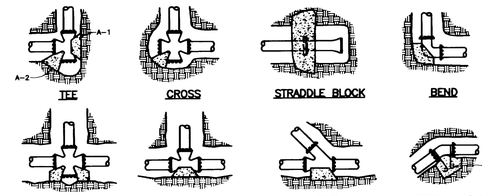
(HORIZONTAL) BEARING AREA OF THRUST BLOCKS IN SQUARE FEET									(VERTICAL) VOLUME OF THRUST BLOCK IN CUBIC YARDS			
FITTING SIZE	TEE, WYE, DEAD END AND HYDRANT	STRADDLE BLOCK	90° BEND PLUGGED CROSS	TEE PLUGGED ON RUN A-1	TEE PLUGGED ON RUN A-2	45° BEND	22-1/2° BEND	11-1/4° BEND	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND
4	1.0	1.6	1.4	1.9	1.4	1.0	---	---	---	---	---	---
6	2.1	3.7	3.0	4.3	3.0	1.6	1.0	---	1.3	---	---	---
8	3.8	6.5	5.3	7.6	5.4	2.9	1.5	1.0	2.3	1.1	---	---
10	5.9	10.2	8.4	11.8	8.4	4.6	2.4	1.2	3.7	1.8	---	---
12	8.5	14.7	12.0	17.0	12.0	6.6	3.4	1.7	5.5	2.8	1.2	---
14	11.5	---	16.3	23.0	16.3	8.9	4.6	2.3	7.6	3.9	1.7	---
16	15.0	26.1	21.3	30.0	21.3	11.6	6.0	3.0	9.9	5.1	2.3	0.9
18	19.0	---	27.0	38.0	27.0	14.8	7.6	3.8	---	---	---	---
20	23.5	40.8	33.3	47.0	33.3	18.1	9.4	4.7	---	---	---	---
24	34.0	58.8	48.0	68.0	48.0	26.2	13.6	6.8	---	---	---	---

NOTES:
1. ABOVE BEARING AREAS BASED ON TEST PRESSURE OF 150 PSI AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 POUNDS PER SQUARE FOOT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION:

   BEARING AREA = (TEST PRESSURE / 150) x (2000 / SOIL BEARING STRESS) x (TABLE VALUE)

2. ABOVE VOLUMES BASED ON TEST PRESSURE OF 150 PSI AND THE WEIGHT OF CONCRETE = 4050 POUNDS PER CUBIC YARD. TO COMPUTE FOR DIFFERENT TEST PRESSURES, USE THE FOLLOWING EQUATION:

   VOLUME = (TEST PRESSURE / 150) x (TABLE VALUE)



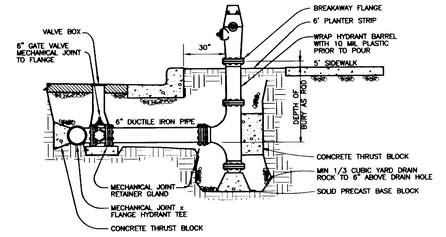
RODS FOR VERTICAL BENDS		
FITTING SIZE	ROD SIZE	EMBEDMENT
12" AND LESS	#6	30"
14"-16"	#8	36"

NOTES:
1. CONCRETE BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
2. ALL CONCRETE TO BE CLASS 2400 MINIMUM.
3. INSTALL ISOLATION MATERIAL BETWEEN PIPE AND/OR FITTINGS BEFORE POURING CONCRETE BLOCKING.
4. CONCRETE SHALL BE KEPT CLEAR OF ALL JOINTS AND ACCESSORIES.
5. TIE RODS SHALL BE DEFORMED GALVANIZED COLD ROLLED STEEL, 40000 PSI TENSILE STRENGTH.

THRUST BLOCKING

DATE: MAY 1992 | DRAWING NO. 401

FILENAME: APWA00.36.DWG

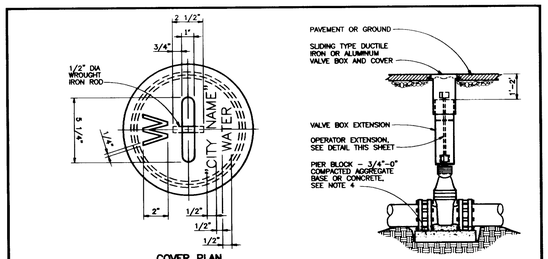


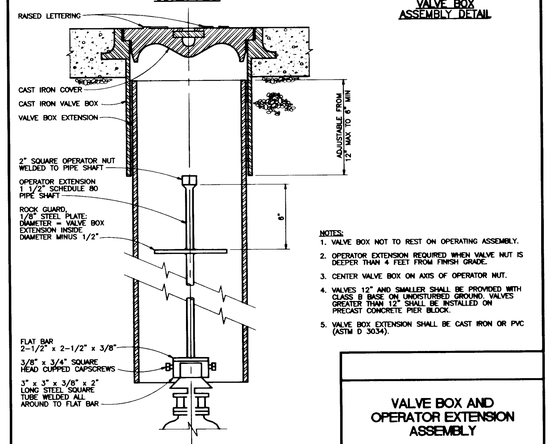
NOTES
1. WHEN PIPE IS SHORTER THAN 18', NO JOINTS ALLOWED. USE MECHANICAL JOINT RETAINER GLANDS. TWO 3/4" GALVANIZED TIE RODS MAY BE USED IN LIEU OF THRUST BLOCKS FOR INSTALLATIONS LESS THAN 18' LONG. TIE RODS SHALL BE COATED WITH TWO COATS OF BITUMASTIC.
2. WHEN PIPE IS LONGER THAN 18', RETAINER GLANDS NOT REQUIRED.
3. THERE SHALL BE A MINIMUM OF 18" HORIZONTAL CLEARANCE AROUND HYDRANT.
4. WHEN PLACED ADJACENT TO CURB, HYDRANT PORT SHALL BE 24" FROM FACE OF CURB.
5. CONCRETE THRUST BLOCKS SHALL BE CONSTRUCTED AS PER THRUST BLOCK STANDARD DRAWING. DO NOT BLOCK DRAIN HOLES.
6. EXTENSIONS REQUIRED FOR HYDRANT SYSTEMS SHALL BE INSTALLED TO THE MANUFACTURER'S SPECIFICATIONS.
7. FIRE HYDRANTS SHALL BE PLACED TO PROVIDE A MINIMUM OF 5' CLEARANCE FROM DRIVEWAYS, POLES, AND OTHER OBSTRUCTIONS.
8. HYDRANT PUMPER PORT SHALL FACE DIRECTION OF ACCESS.

HYDRANT INSTALLATION

DATE: MAY 1992 | DRAWING NO. 402

FILENAME: APWA00.37.DWG



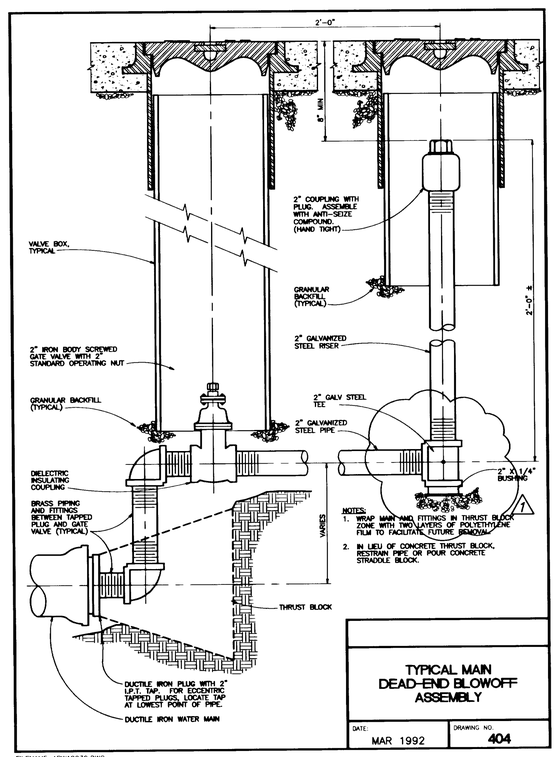


NOTES:
1. VALVE BOX NOT TO REST ON OPERATING ASSEMBLY.
2. OPERATOR EXTENSION REQUIRED WHEN VALVE NUT IS DEEPER THAN 4 FEET FROM FINISH GRADE.
3. CENTER VALVE BOX ON AXIS OF OPERATOR NUT.
4. VALVES 12" AND SMALLER SHALL BE PROVIDED WITH CLASS B BASE ON UNDISTURBED GROUND. VALVES GREATER THAN 12" SHALL BE INSTALLED ON PRECAST CONCRETE PIER BLOCK.
5. VALVE BOX EXTENSION SHALL BE CAST IRON OR PVC (ASTM D 3034).

VALVE BOX AND OPERATOR EXTENSION ASSEMBLY

DATE: MAY 1992 | DRAWING NO. 403

FILENAME: APWA00.38.DWG

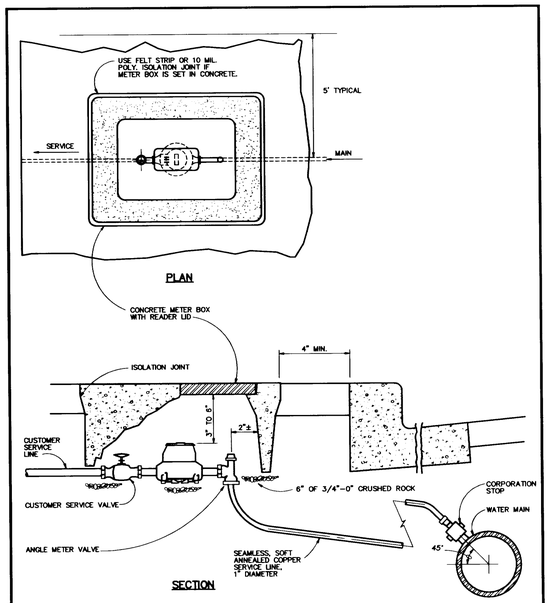


NOTES:
1. WRAP MAIN AND FITTINGS IN THRUST BLOCK ZONE WITH TWO LAYERS OF POLYETHYLENE FILM TO FACILITATE FUTURE DEMOLITION.
2. IN LIEU OF CONCRETE THRUST BLOCK, RESTRAIN PIPE OR POUR CONCRETE STRADDLE BLOCK.

TYPICAL MAIN DEAD-END BLOWOFF ASSEMBLY

DATE: MAR 1992 | DRAWING NO. 404

FILENAME: APWA00.39.DWG

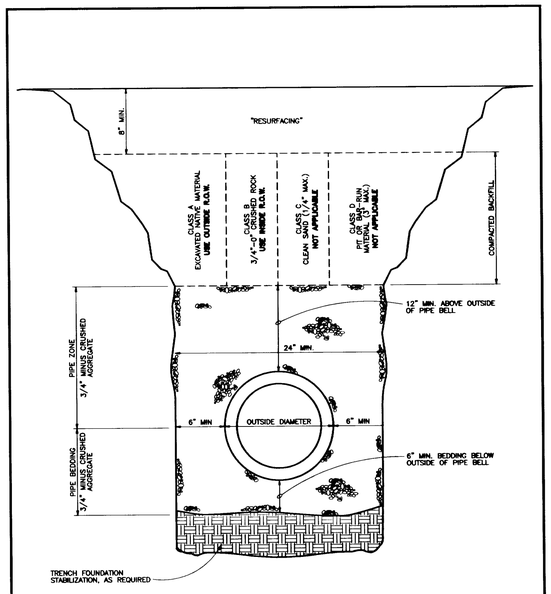


NOTES:
1. METER TO BE CENTERED AND SET PLUMB INSIDE METER BOX.
2. MANUFACTURED METER SETTER MAY BE USED FOR 3/4" TO 2" SERVICES.
3. SET METER BOX 4" MINIMUM BEHIND CURB OR SIDEWALK.
4. METER BOXES SET IN DRIVEWAYS SHALL HAVE TRAFFIC LIDS.

3/4" TO 2" WATER METER SETTING DETAIL

DATE: MAY 1992 | DRAWING NO. 408

FILENAME: APWA00.43.DWG



TRENCH BACKFILL, BEDDING, AND PIPE ZONE

DATE: MAY 1992 | DRAWING NO. 301

FILENAME: APWA00.15.DWG

AS-BUILT

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AS-BUILT

97024DET.dwg

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4	CWQ	12/15/00	AS-BUILTS MYLAR
3	P.K.	11/01/00	AS-BUILTS REVISION II
2	PJB	12/23/99	AS-BUILTS
1	CWQ	7/1/98	CHNAGE TO MATCH WEST LINN DETAIL

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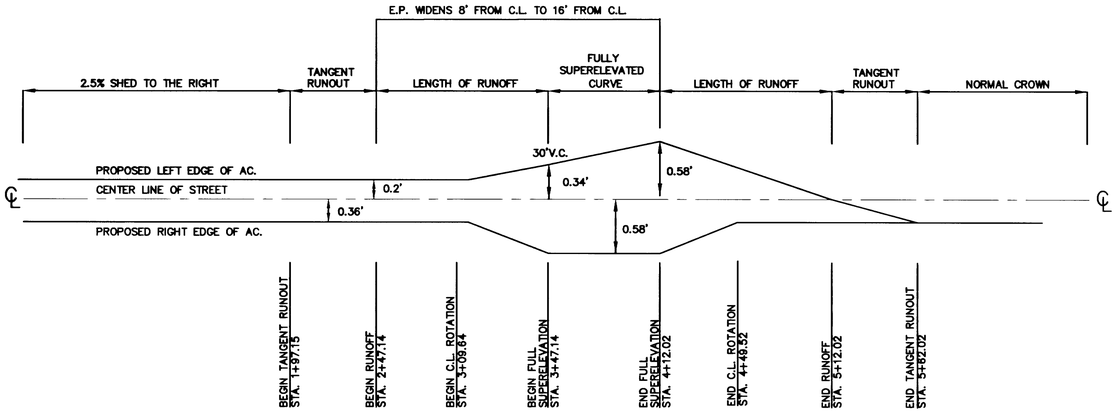
RIDGE VIEW ESTATES II & III
WATER LINE DETAILS
BLAND CIRCLE
WEST LINN, OREGON

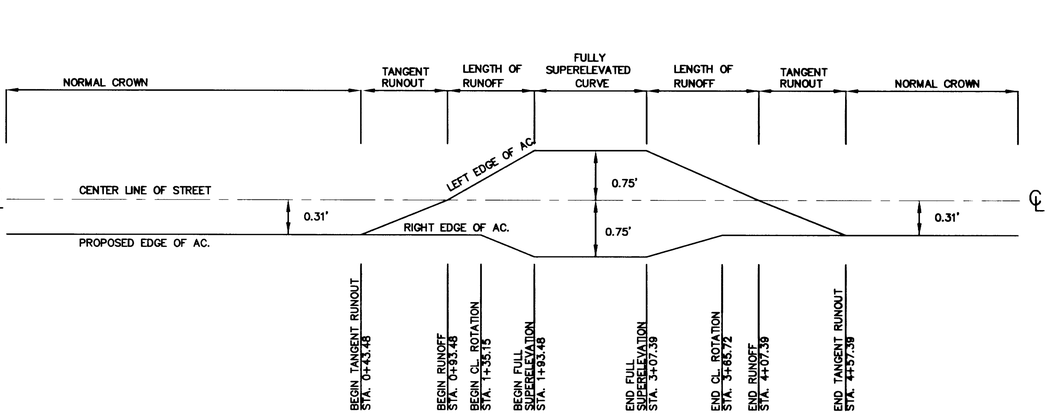
Project	97024
Designed:	CWQ
Drawn:	SAE
Checked:	PJB
Date:	5-99

18 of 20



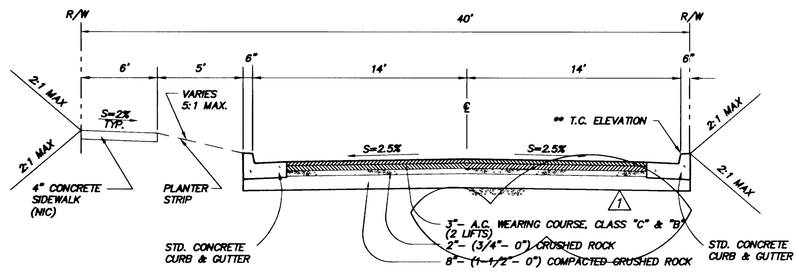
KILLARNEY/ALPINE DRIVE SUPERELEVATION DIAGRAM e=0.04

NOT TO SCALE

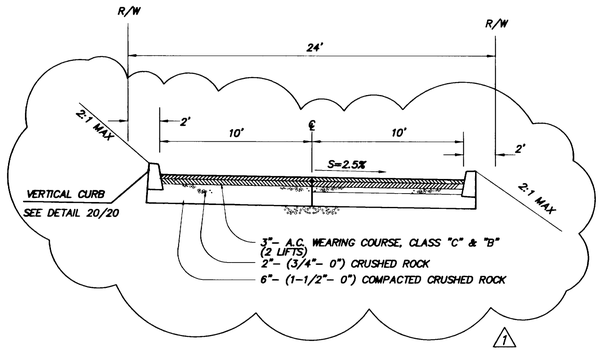


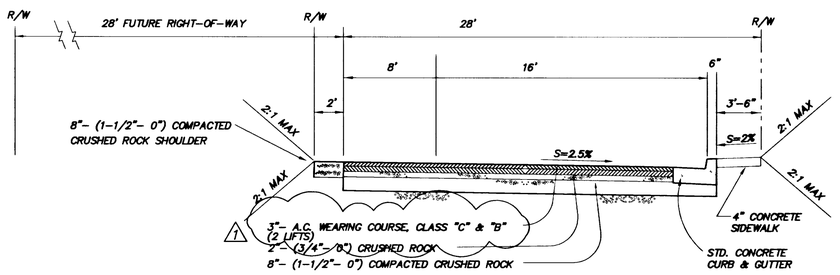
FIRCREST DRIVE SUPERELEVATION DIAGRAM e=0.06

NOT TO SCALE



** T.C. ELEVATION = FINISH GRADE @ CENTERLINE + 0.10' FOR 14' LANE WIDTH





TYPICAL FIRCREST DRIVE SECTION

NOT TO SCALE

STA 0+00 TO 4+71.38

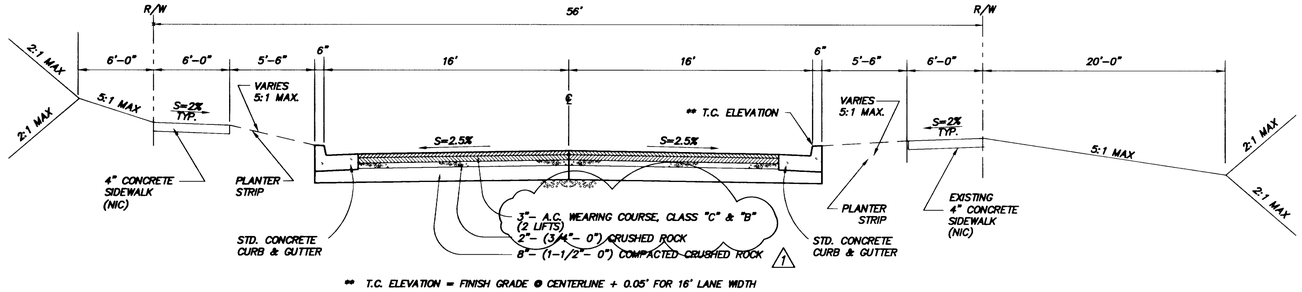
PRIVATE DRIVEWAY SECTION

NOT TO SCALE

STA 4+71.38 TO 6+44.73

KILLARNEY DRIVE EXTENTION ROAD SECTION NOT TO SCALE

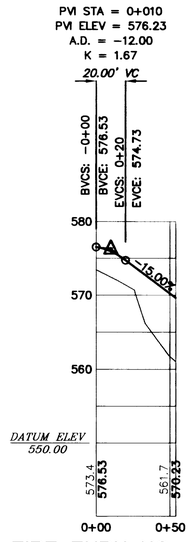
WIDTH OF SECTION FROM STA. 1+68.19 TO 3+42.12 = 24 FEET
WIDTH OF SECTION FROM STA. 3+42.12 TO 4+12.02 VARIES FROM 24 FT. TO 32 FT.
WHEN WIDTH REACHES 32' REFER TO TYPICAL ROAD SECTION ALPINE DRIVE.



** T.C. ELEVATION = FINISH GRADE @ CENTERLINE + 0.05' FOR 16' LANE WIDTH

TYPICAL ROAD SECTION NOT TO SCALE

CRESTVIEW DRIVE STA 2+79.94 TO 12+43.07
ALPINE DRIVE STA 4+12.02 TO 8+24.58
BLAND CIRCLE STA 16+05.10 TO 18+24.19



FIRE TURN NO. 1 PROFILE

SCALE 1"=50' HORZ. 1"=10' VERT.

AS-BUILT

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

AS-BUILT

REVISIONS

NO.	BY	DATE	DESCRIPTION
4	CWQ	12/15/00	AS-BUILTS MYLAR
3	P.K.	10/31/00	AS-BUILTS REVISION II
2	PJB	12/23/99	AS-BUILTS
1	CWQ	6/15/98	CHANGE CROSS SECTION OF PRIVATE DRIVE 'SO AS TO HAVE CURB, ADD "B" ASPHALT

REGISTERED PROFESSIONAL ENGINEER 16,227 Exp. 12-31-01 OREGON DEC. 1, 1995 VIC ACCOMANDO

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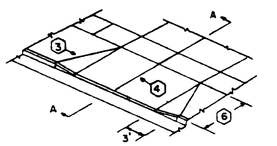
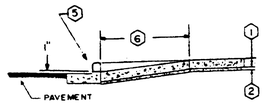
RIDGE VIEW ESTATES II & III
STREET DETAILS & PROFILES
BLAND CIRCLE
WEST LINN, OREGON

Project:	97024
Designed:	CWQ
Drawn:	SAE
Checked:	PJB
Date:	5/99

97024DET.dwg

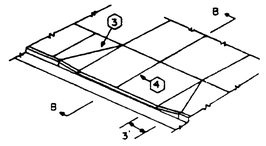
SIDEWALK AWAY FROM CURB

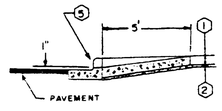




SECTION A-A

SIDEWALK ADJACENT TO CURB

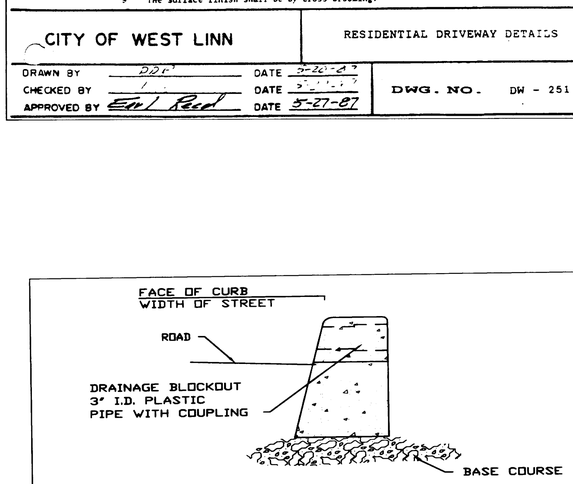




SECTION B-6

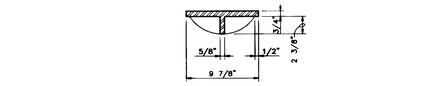
1. Min. thickness shall be 6".
2. 2" of compacted 3/4"-0 aggregate, over compacted subgrade.
3. 1" min. deep contraction joints shall be placed at sided of driveway approach.
4. For a 20' driveway, a 1" deep contraction joint shall be placed at the center. An additional joint shall be installed for each additional 10' of driveway width.
5. In areas of curb removal:
   For standard curb, excavation shall be to bottom of curb.
   For curb & gutter, excavation shall be extended to 16" below top of curb.
6. For sidewalk less than 5' from back of curb, approach shall extend thru the sidewalk.
7. Concrete shall have min. compression strength of 3000 PSI after 28 days.
8. A curing compound is required. White reflective sheeting shall be used in case of rain.
9. The surface finish shall be by cross brooming.

CITY OF WEST LINN	RESIDENTIAL DRIVEWAY DETAILS
DRAWN BY DDC DATE 5-20-87	
CHECKED BY / DATE /	DWG. NO. DW - 251
APPROVED BY Earl Reed DATE 5-27-87	

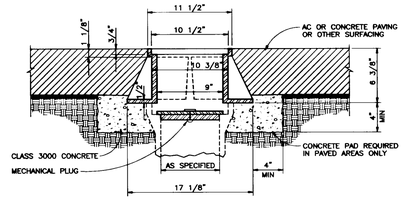


NOTES:
1. FOR DESIGN SPEEDS GREATER THAN 40 M.P.H., THE EMERGENCY MOUNTABLE CURB CS-300 SHALL BE USED.
2. CONCRETE TO HAVE A BREAKING STRENGTH OF 3000 P.S.I. AFTER 28 DAYS.
   EXPANSION JOINTS.
   A. TO BE PROVIDED:
      1) AT EACH POINT OF TANGENCY OF THE CURB.
      2) AT EACH COLD JOINT.
      3) AT EACH SIDE OF INLET STRUCTURES.
      4) AT EACH END OF DRIVEWAYS.
      5) AT LOCATIONS NECESSARY TO LIMIT SPACING TO 45 FEET.
   B. MATERIAL TO BE PRE-MOLDED, ASPHALT IMPREGNATED, NON-EXTRUDING, WITH A THICKNESS OF 1/2 INCH.
3. CONTRACTION JOINTS.
   A. SPACING TO BE NOT MORE THAN 15 FEET.
   B. THE DEPTH OF THE JOINT SHALL BE AT LEAST 1-1/2".
4. BASE ROCK: 2'-0" OR 3/4'-0", 95% COMPACTION. BASE ROCK SHALL BE TO SUBGRADE OF STREET STRUCTURE OR 4" IN DEPTH, WHICHEVER IS GREATER.
5. DRAINAGE BLOCKOUT - 3" DIA. PLASTIC PIPE.
   A. I.D. PLASTIC PIPE WITH COUPLING.
   B. DRAINAGE ACCESS THROUGH EXISTING CURBS SHALL BE CORE DRILLED OR CURB SAW CUT VERTICALLY 18" EACH SIDE OF DRAIN AND REPOURED TO FULL DEPTH OF CURB.

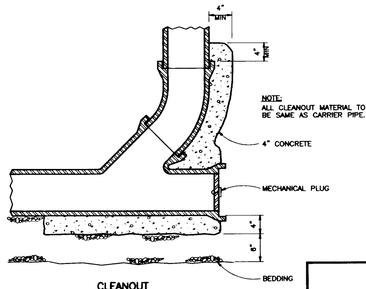
			VERTICAL—CURB	
DATE 11/01/00	CIVIL ENGINEER	DRAWN	APWA NO.	WASH. COUNTY NO.



CAST IRON COVER



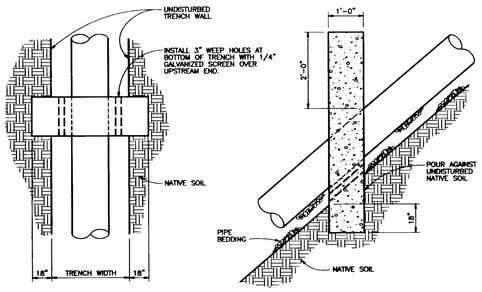
CAST IRON FRAME



CLEANOUT

STANDARD CLEANOUT		
	DATE: MAY 1992	DRAWING NO. 310

FILENAME: APWA0052.DWG



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		
	DATE: MAY 1992	DRAWING NO. 303

FILENAME: APWA0017.DWG

AS-BUILT

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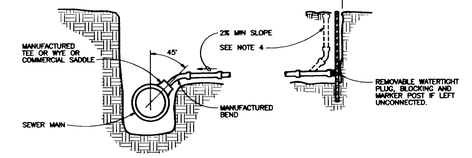
AS-BUILT



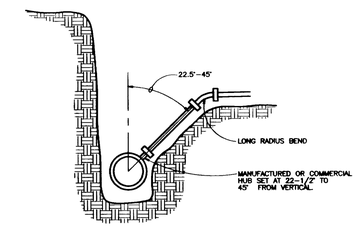
TRENCH SERVICE CONNECTION

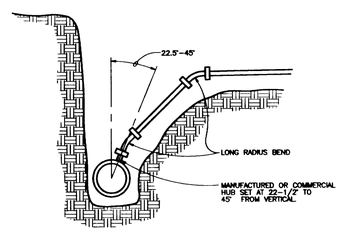
NOTE: LATERALS FOR LOTS

NOTES:
1. PIPE AND FITTINGS SHALL BE COMPATIBLE. ONLY MANUFACTURED FITTINGS SHALL BE USED.
2. MINIMUM DEPTH AT RIGHT OF WAY OR EASEMENT LINE SHALL BE 2 FEET.
3. MARKER POSTS AND BLOCKING SHALL BE TREATED WOOD. POST SHALL BE 2" x 4" FIR. POST TO EXTEND 12" MINIMUM ABOVE FINISH GRADE AND EXPOSED AREA SHALL BE PAINTED WHITE.
4. WHEN REQUIRED, A CLEANOUT SHALL BE INSTALLED.

SHALLOW TRENCH SERVICE CONNECTION, BLOCKING, AND MARKERS		
	DATE: MAY 1992	DRAWING NO. 308

FILENAME: APWA0023.DWG





NOTES:
1. PIPE AND FITTINGS SHALL BE COMPATIBLE. ONLY MANUFACTURED FITTINGS SHALL BE USED.
2. MINIMUM DEPTH AT RIGHT OF WAY OR EASEMENT LINE SHALL BE 4 FEET.
3. PLUGGING, BLOCKING, AND MARKING OF UNCONNECTED SERVICES SHALL CONFORM TO SHALLOW TRENCH SERVICE CONNECTION DRAWING.
4. VERTICAL TRENCH WALLS ARE REQUIRED. IF IT IS NOT POSSIBLE TO MAINTAIN VERTICAL TRENCH WALLS, USE ALTERNATE CONNECTION METHOD TO MAINTAIN 8' MAXIMUM DISTANCE BETWEEN RISER PIPE AND TRENCH WALLS. REPLACE ALL EXCAVATED OR DISTURBED MATERIAL WITH FULL DEPTH GRANULAR BACKFILL COMPACTED TO 95% RELATIVE DENSITY.
5. WHERE DEEP CONNECTION IS AT AN ANGLE LESS THAN 45° FROM VERTICAL, DUCTILE IRON PIPE AND FITTINGS SHOULD BE USED.

TYPICAL DEEP TRENCH SERVICE CONNECTION		
	DATE: MAY 1992	DRAWING NO. 309

FILENAME: APWA0024.DWG

AS-BUILT

97024DET.dwg

REVISIONS			
NO.	BY	DATE	DESCRIPTION
4	CWO	12/15/00	AS-BUILTS MYLAR
3	P.K.	11/01/00	AS-BUILTS REVISION II
2	PJB	12/23/99	AS-BUILTS
1	CWO	7/1/98	REMOVE SHALLOW TRENCH DETAIL

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RIDGE VIEW ESTATES II & III
SANITARY DETAILS
BLAND CIRCLE
WEST LINN, OREGON

Project:	97024
Designed:	CWQ
Drawn:	SAE
Checked:	PJB
Date:	5/99