

RIDGE VIEW ESTATES SUBDIVISION

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-95-07/2C-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 IE 358, 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-95-07/2C-95-06/MISC-95-15) with the following conditions of approval:

- The applicant's engineer shall receive approval from the City Engineering Department on the design of a storm detention facility.
- The applicant shall dedicate to the City the open space area at the southwest portion of the site.
- 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 graded. 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.
- 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.
- 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.
- As the applicable phases are platted, the applicant shall be required to replace Sunset Court with another name since Sunset 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.
- 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.
- 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.
- At such time that the multi-family phase is proposed, it shall be required to go through design review at the administrative level.
- 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.
- The applicant shall provide a detailed tree inventory for Phase III at such time that the subdivision application is applied for.
- 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.
- No reserve strips are permitted.
- Planter strips shall be six feet wide. Sidewalks shall be six feet wide. Modifications are allowed with Planning Director's approval to save trees.
- 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.
- 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.
- The applicant shall be required to sign a pre-annexation agreement prior to final platting.
- Street trees will be installed in the planter strip at two per lot frontage.
- 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.

GENERAL NOTES:

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF WEST LINN DESIGN STANDARDS, O.S.H.D. AND A.P.W.A. OREGON CHAPTER SPECIFICATIONS (LATEST EDITION).
- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, PRIOR TO CONSTRUCTION. IF ANY CONFLICTS ARE DISCOVERED, CONTACT THE ENGINEER BEFORE CONTINUING CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES BEFORE STARTING CONSTRUCTION.
- EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND MUST BE VERIFIED BY THE CONTRACTOR. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
- THE ENGINEER HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM HIS WORK.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF TREES, STUMPS, BRUSH, ROOTS, TOPSAIL AND OTHER MATERIAL IN THE ROADWAY AND WHERE INDICATED ON THE PLANS. MATERIAL SHALL BE DISPOSED OF IN SUCH A MANNER AS TO MEET LOCAL REGULATIONS.
- CONTRACTOR SHALL NOTIFY KAMPE ASSOCIATES, INC. AND THE CITY OF WEST LINN, 48 HOURS BEFORE STARTING CONSTRUCTION OR 24 HOURS BEFORE RESUMING WORK AFTER SHUTDOWNS, EXCEPT FOR NORMAL RESUMPTION OF WORK FOLLOWING SATURDAYS, SUNDAYS, OR HOLIDAYS.
- ALL GRADING SHALL CONFORM TO THE GEOTECHNICAL INVESTIGATION BY FUJITANI HILTS & ASSOCIATES, DATED MARCH 27, 1996 FOR THE SUNSET SUMMIT ESTATES SUBDIVISION (PRIOR NAME)
- ROCK EXCAVATION QUANTITIES SHALL BE DETERMINED BY IN PLACE MEASUREMENT. IF MEASUREMENT IS TO BE MADE BY TRUCKLOAD QUANTITIES, AN APPROXIMATE BULKING FACTOR SHALL BE APPLIED. BULKING FACTOR SHALL BE AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER BASED UPON FIELD OBSERVATIONS DURING CONSTRUCTION.

ROAD GRADING + PAVING NOTES:

- PRIOR TO PLACEMENT OF AGGREGATE BASE, AND AGAIN PRIOR TO PAVING, THE SUBGRADE SHALL BE PROOF ROLLED WITH A FULLY LOADED 10-12 CUBIC YARD DUMP TRUCK IN THE PRESENCE OF THE ENGINEER AND THE CITY INSPECTOR. ANY SOFT AREAS DETECTED BY THE PROOF ROLLING SHALL BE REMOVED AND BACKFILLED WITH STRUCTURAL FILL AS DIRECTED BY THE ENGINEER.
- 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 WITHIN 2 FOOT DEPTH OF PAVEMENT SECTIONS. ALL FILLS OUTSIDE THESE LIMITS SHALL BE COMPACTED TO 92% OF THE MAXIMUM DRY DENSITY (AASHTO T-99).
- CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN SUBGRADE IS COMPLETE AND 24 HOURS PRIOR TO PLACEMENT OF ROCK BASE MATERIAL AND 24 HOURS PRIOR TO FINAL PAVING FOR AN INSPECTION OF THE WORK. FAILURE TO DO SO WILL MAKE ANY SUBGRADE FAILURE OR DRAINAGE PROBLEMS THE RESPONSIBILITY OF THE CONTRACTOR.
- ASPHALT CONCRETE PAVEMENT MIX TO BE DESIGNED FROM A MIX FORMULA APPROVED BY O.S.H.D. AND THE CITY OF WEST LINN, FOR MATERIAL USED. CONTRACTOR TO PROVIDE THE ENGINEER WITH CERTIFICATE OF COMPLIANCE FROM ASPHALT PAVEMENT PLANT, UNLESS OTHERWISE INDICATED.

SANITARY + STORM SEWER NOTES:

- STORM SEWER PIPE DENOTED ON THE PLANS AS "PVC" SHALL BE PVC PIPE CONFORMING TO ASTM F794 STANDARDS.
- STORM SEWER PIPE DENOTED ON THE PLANS AS "DIP" SHALL BE DUCTILE IRON PIPE, CLASS 50.
- ALL P.V.C. SANITARY SEWER PIPE SHALL CONFORM TO ASTM D3034, SDR35 SPECIFICATIONS AND SHALL BE CLEARLY MARKED AS SUCH.
- TRENCH EXCAVATION AND BACKFILL COMPACTION SHALL CONFORM TO A.P.W.A. DIVISION III, SECTIONS 301.1.01 THROUGH 301.3.11. CONTRACTOR TO DETERMINE TYPE OF EQUIPMENT AND METHOD TO USE TO ACHIEVE THE REQUIRED COMPACTION. ALL EXCESS MATERIAL FROM THE TRENCH EXCAVATION SHALL BE DISPOSED OF ON-SITE IN ACCORDANCE WITH THE GRADING REQUIREMENTS.
- PIPE BEDDING SHALL BE 3/4"-0" CRUSHED ROCK CONFORMING TO THE PLAN DETAILS.
- TRENCHES WITHIN THE RIGHT-OF-WAYS SHALL BE COMPACTED "CLASS B" BACKFILL CONSISTING OF 3/4"-0" CRUSHED ROCK. TRENCHES OUTSIDE OF RIGHT-OF-WAYS SHALL BE "CLASS A" COMPACTED NATIVE MATERIAL, PER PLAN DETAILS.
- ALL SANITARY SERVICE STUBOUTS SHALL BE A MINIMUM OF 3' INTO PROPERTY AND/OR BEYOND EASEMENT LINE AND SHALL BE MARKED "SANITARY SERVICE" WITH A 2" X 4" FOR FUTURE LOCATION. SERVICE STUBOUTS SHALL BE 4" DIAMETER PIPE.
- ALL STORM DRAINAGE STUBOUTS SHALL BE A MINIMUM OF 3' INTO PROPERTY AND/OR BEYOND EASEMENT LINE AND SHALL BE MARKED "STORM SERVICE" WITH A 2" X 4" FOR FUTURE LOCATION. SERVICE STUBOUTS SHALL BE 4" DIAMETER PIPE.
- ENGINEER RESERVES THE RIGHT TO ADJUST GRADES OR ALIGNMENT TO ACCOMMODATE OTHER UTILITIES, AS REQUIRED; SUCH ADJUSTMENTS SHALL BE REVIEWED BY THE CITY OF WEST LINN, AND APPROVED PRIOR TO COMMENCING WORK.
- THE STORM AND SANITARY SYSTEM SHALL BE INSPECTED, TESTED, AND CLEANED PRIOR TO ACCORDANCE WITH THE CITY OF WEST LINN STREET / UTILITY DESIGN AND CONSTRUCTION STANDARDS.
- CONTRACTOR SHALL PREPARE A PRINT FOR THE ENGINEER, SHOWING AS-CONSTRUCTED DATA.
- ALL MANHOLES LOCATED IN UNIMPROVED EASEMENTS SHALL BE WATERTIGHT AND PROVIDED WITH TAMPER-PROOF LIDS.

BUILDING REQUIREMENTS NOTES:

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

GENERAL EROSION CONTROL NOTES:

- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE "EROSION/SEDIMENTATION CONTROL PLANS TECHNICAL GUIDANCE HANDBOOK", CLACKAMAS COUNTY, AUGUST 1991.
- APPROVAL OF THE EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
- THIS WORK SHALL CONSIST OF TEMPORARY AND PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION, TYPICAL AREAS WHERE WORK WILL BE PERFORMED ARE CUT AND FILL SLOPES, TRENCH AREAS OUTSIDE OF ROADWAY LIMITS, AREAS DISTURBED BY PROJECT CONSTRUCTION, AND DISPOSAL AREAS.
- THE ESC FACILITIES SHOWN ON THESE PLANS 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 IMPLEMENTATION OF THE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADE OF THE ESC FACILITIES ARE THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR, UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED, AND VEGETATION/LANDSCAPING IS ESTABLISHED.
- 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 THE 48 HOURS FOLLOWING A STORM EVENT.

LEGEND	
(ALL ITEMS MAY NOT BE USED - EXISTING FEATURES ARE SHADED)	
● DENOTES FOUND MONUMENT AS NOTED	CO* PROPOSED CLEANOUT
○ SEWER MANHOLE	SS- SEWER LINE
□ STORM MANHOLE	ST- STORM LINE
□ CATCH BASIN	PROPOSED CATCH BASIN
XX IRRIGATION VALVE	PROPOSED MANHOLE
⦿ FIRE HYDRANT	PROPOSED FIRE HYDRANT
—W— WATER LINE	CURB
—WM— WATER METER	RETAINING WALL
—G— GAS LINE	EDGE OF PAVEMENT
—GM— GAS METER	BRUSH/TREE LINE
—GV— GAS VALVE	DITCH/CREEK
—UGT— UNDERGROUND TELEPHONE LINE	PROPERTY LINE
—UGP— UNDERGROUND POWER LINE	PROPOSED PROPERTY LINE
—OHP— OVERHEAD POWER LINE	GUARDRAIL
—U— UTILITY POLE	TELEPHONE MANHOLE
—GA— GUY ANCHOR	PROPOSED SIGN POST
○ REMOVE	CULVERT
□ RELOCATE	MAILBOX
	—X— FENCE
	○ CONCRETE GARBAGE CONTAINER
	● DECIDUOUS TREE
	● EVERGREEN TREE
	● CONCRETE

WATER SYSTEM NOTES:

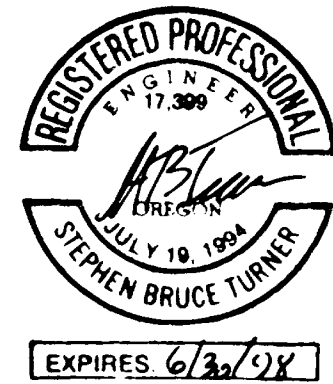
- ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF WEST LINN STANDARDS, THE OREGON STATE HEALTH DIVISION ADMINISTRATIVE RULES, CHAPTER 33, A.W.W.A. AND A.P.W.A. STANDARDS.
- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, PRIOR TO CONSTRUCTION AND SHALL COORDINATE WATERLINE INSTALLATION WITH OTHER UTILITIES.
- ALL PIPE SHALL BE "TYTON JOINT," CLASS 52 DUCTILE IRON. FITTING JOINTS SHALL BE MECHANICAL JOINT ENDS, EXCEPT WHERE SPECIFICALLY SHOWN OR DETAILED OTHERWISE. ALL PIPE AND FITTINGS SHALL BE CEMENT LINED.
- FIRE HYDRANT ASSEMBLY SHALL BE KENNEDY K-81 GUARDIAN, WATEROUS PACER, OR APPROVED EQUAL.
- ALL TEES, BENDS AND BLOW-OFF LOCATIONS SHALL HAVE A POURED-IN-PLACE CONCRETE THRUST BLOCK.
- ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" FROM FINISH GRADE.
- ALL SANITARY SEWER LINES RUNNING PARALLEL TO AND WITHIN 10' LATERALLY OR 18" VERTICALLY OF WATER MAIN, SHALL BE ENCASED IN CONCRETE.
- ANY CROSSING OF WATER MAIN BY SANITARY SEWER SHALL BE MADE AT APPROXIMATELY 90° AND HAVE 18" OF VERTICAL CLEARANCE OR SHALL BE CONSTRUCTED WITH NO JOINTS FOR A DISTANCE OF 9 FEET EITHER SIDE OF CROSSING.
- WATER SERVICES WILL BE INSTALLED BY THE CITY OF WEST LINN AFTER WATER MAINS HAVE BEEN TESTED IN ACCORDANCE WITH ANSI/AWWA C900-87, 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.

BENCHMARKS:

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

SHEET INDEX

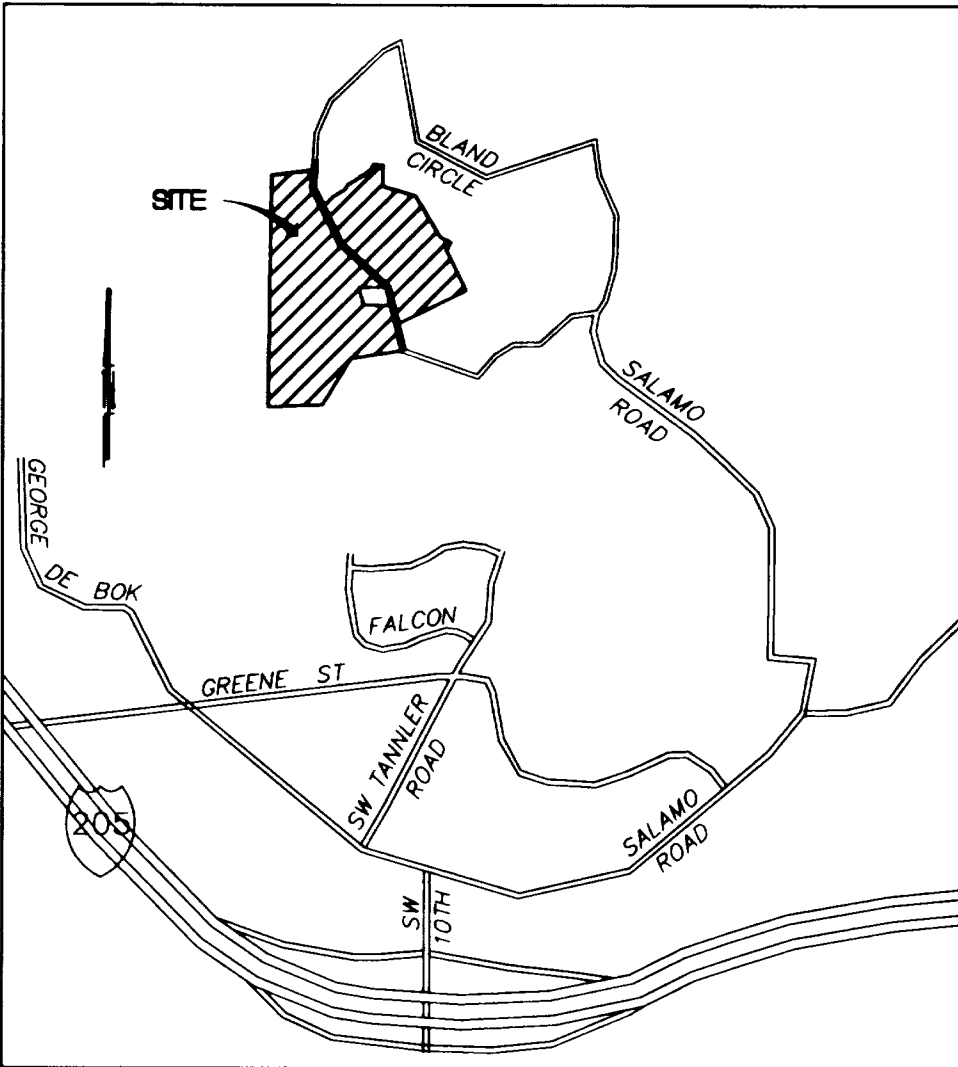
- COVER SHEET + INDEX
- ROAD + STORM IMPROVEMENTS - PLAN
- ROAD + STORM IMPROVEMENTS - PROFILES
- ROAD + STORM IMPROVEMENTS - PROFILES
- ROAD + STORM IMPROVEMENTS - PROFILES
- SANITARY SEWER IMPROVEMENTS - PLAN
- SANITARY SEWER IMPROVEMENTS - PROFILES
- SANITARY SEWER IMPROVEMENTS - PROFILES
- WATER SYSTEM IMPROVEMENTS - PLAN
- GRADING + EROSION CONTROL PLAN
- EROSION CONTROL DETAILS + NOTES
- ROAD AND SANITARY DETAILS
- WATER + TRENCH LINE DETAILS
- STORM + SANITARY DETAILS
- STORM + MISCELLANEOUS DETAILS



AS-BUILT

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

AS-BUILT

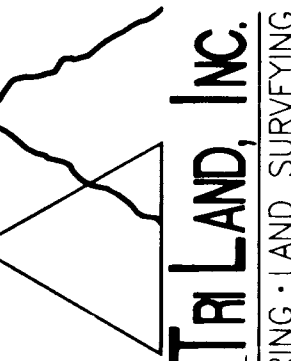


VICINITY MAP

NOT TO SCALE

REVISIONS	
NO.	DESCRIPTION
1	JMB 1/20/96 PER IN-HOUSE REVIEW & CITY COMMENTS
2	JMB 1/21/97 AS-BUILT

Designed	DFG
Drawn	DFG
Checked	KEG
Approved	
Date	4/16/96
Score	



10110 S.W. Nilsson Ave. B-6
Tigard, Oregon
(503) 968-6589
FAX (503) 968-7439

PLANNING • CIVIL ENGINEERING • LAND SURVEYING

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

RIDGE VIEW ESTATES SUBDIVISION
COVER SHEET + INDEX
WEST LINN, OREGON

C CURVE DATA				
CURVE	RADIUS	LENGTH	DELTA	STATION
29	500.00'	145.24'	16°38'37"	PC 00+40.88
30	600.00'	245.80'	23°28'21"	PT 01+86.12
31	150.00'	204.80'	78°13'37"	PCC 08+25.41
32	39.00'	61.26'	90°00'00"	PCC 10+71.21
33	300.00'	41.67'	07°57'27"	PT 12+76.01
34	550.00'	254.73'	26°32'11"	PC 13+46.01
35	185.00'	138.31'	42°50'09"	PT 14+10.17
36	150.00'	164.69'	62°54'19"	PC 14+58.97
37	400.00'	159.12'	22°47'31"	PT 15+00.63
38	600.00'	145.87'	13°55'47"	PC 15+00.63
39	600.00'	391.68'	37°24'08"	PT 17+53.36
40	600.00'	391.68'	37°24'08"	PT 17+53.36
41	600.00'	391.68'	37°24'08"	PT 17+53.36
42	600.00'	391.68'	37°24'08"	PT 17+53.36
43	600.00'	391.68'	37°24'08"	PT 17+53.36
44	600.00'	391.68'	37°24'08"	PT 17+53.36
45	600.00'	391.68'	37°24'08"	PT 17+53.36
46	600.00'	391.68'	37°24'08"	PT 17+53.36
47	600.00'	391.68'	37°24'08"	PT 17+53.36
48	600.00'	391.68'	37°24'08"	PT 17+53.36
49	600.00'	391.68'	37°24'08"	PT 17+53.36
50	600.00'	391.68'	37°24'08"	PT 17+53.36
51	600.00'	391.68'	37°24'08"	PT 17+53.36
52	600.00'	391.68'	37°24'08"	PT 17+53.36
53	600.00'	391.68'	37°24'08"	PT 17+53.36
54	600.00'	391.68'	37°24'08"	PT 17+53.36
55	600.00'	391.68'	37°24'08"	PT 17+53.36
56	600.00'	391.68'	37°24'08"	PT 17+53.36
57	600.00'	391.68'	37°24'08"	PT 17+53.36
58	600.00'	391.68'	37°24'08"	PT 17+53.36
59	600.00'	391.68'	37°24'08"	PT 17+53.36
60	600.00'	391.68'	37°24'08"	PT 17+53.36
61	600.00'	391.68'	37°24'08"	PT 17+53.36
62	600.00'	391.68'	37°24'08"	PT 17+53.36
63	600.00'	391.68'	37°24'08"	PT 17+53.36
64	600.00'	391.68'	37°24'08"	PT 17+53.36
65	600.00'	391.68'	37°24'08"	PT 17+53.36
66	600.00'	391.68'	37°24'08"	PT 17+53.36
67	600.00'	391.68'	37°24'08"	PT 17+53.36
68	600.00'	391.68'	37°24'08"	PT 17+53.36
69	600.00'	391.68'	37°24'08"	PT 17+53.36
70	600.00'	391.68'	37°24'08"	PT 17+53.36
71	600.00'	391.68'	37°24'08"	PT 17+53.36
72	600.00'	391.68'	37°24'08"	PT 17+53.36
73	600.00'	391.68'	37°24'08"	PT 17+53.36
74	600.00'	391.68'	37°24'08"	PT 17+53.36
75	600.00'	391.68'	37°24'08"	PT 17+53.36
76	600.00'	391.68'	37°24'08"	PT 17+53.36
77	600.00'	391.68'	37°24'08"	PT 17+53.36
78	600.00'	391.68'	37°24'08"	PT 17+53.36
79	600.00'	391.68'	37°24'08"	PT 17+53.36
80	600.00'	391.68'	37°24'08"	PT 17+53.36
81	600.00'	391.68'	37°24'08"	PT 17+53.36
82	600.00'	391.68'	37°24'08"	PT 17+53.36
83	600.00'	391.68'	37°24'08"	PT 17+53.36
84	600.00'	391.68'	37°24'08"	PT 17+53.36
85	600.00'	391.68'	37°24'08"	PT 17+53.36
86	600.00'	391.68'	37°24'08"	PT 17+53.36
87	600.00'	391.68'	37°24'08"	PT 17+53.36
88	600.00'	391.68'	37°24'08"	PT 17+53.36
89	600.00'	391.68'	37°24'08"	PT 17+53.36
90	600.00'	391.68'	37°24'08"	PT 17+53.36
91	600.00'	391.68'	37°24'08"	PT 17+53.36
92	600.00'	391.68'	37°24'08"	PT 17+53.36
93	600.00'	391.68'	37°24'08"	PT 17+53.36
94	600.00'	391.68'	37°24'08"	PT 17+53.36
95	600.00'	391.68'	37°24'08"	PT 17+53.36
96	600.00'	391.68'	37°24'08"	PT 17+53.36

BENCHMARK:
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 ROSEMONY/DAY/SANTA ANITA 3" CAP ON PIPE WITH YELLOW WATER WORKS LID. ELEV. = 867.22
T.L. 600

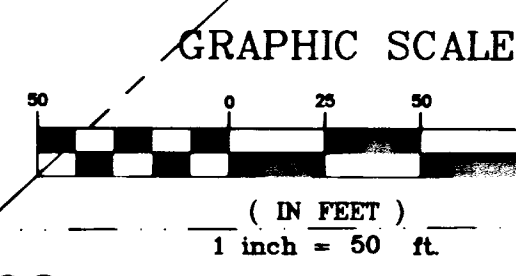
PROPERTY DESCRIPTION:
PART OF LOTS 25, 26, & 27 "BLAND ACRES" BEING IN SOUTH 1/2 OF SECTION 26 T.2S. R.1E
TOTAL SITE AREA:
33.01 ACRES

CURB ELEVATION TABLE				
CURVE No.	SYMBOL	DELTA	T.C.E.	
1	BCR	00°00'00"	510.80	
	A	22°30'00"	508.91	
	B	45°00'00"	508.63	
	C	67°30'00"	507.39	
	ECR	90°00'00"	506.54	
2	BCR	00°00'00"	506.54	
	D	22°30'00"	506.83	
	E	45°00'00"	505.42	
	F	67°30'00"	505.74	
	ECR	90°00'00"	505.05	
3	BCR	00°00'00"	482.73	
	G	21°32'45"	482.72	
	H	43°05'31"	483.17	
	I	64°38'15"	483.72	
	ECR	86°11'02"	484.04	
4	BCR	00°00'00"	481.78	
	J	21°39'54"	482.09	
	K	43°19'48"	482.29	
	L	64°59'42"	482.49	
	ECR	86°39'37"	482.69	
5	PC	00°00'00"	448.17	
	MOC	17°07'28"	448.17	
	PRC	34°14'55"	447.85	

LEGEND
 (30) CURB RETURN / C DESIGNATION
 (10) CURB INLET DESIGNATION

NOTES:
 1. SEE SHEET 4 FOR CURB INLET TABLE
 2. FOR IMPROVEMENTS ON BLAND CIRCLE SEE BLAND CIRCLE SUBDIVISION—OFFSITE DRAWINGS

CURB CURVE DATA			
CURVE	RADIUS	LENGTH	DELTA
1	25.00'	39.27'	90°00'00"
2	25.00'	39.27'	90°00'00"
3	516.00'	152.94'	16°58'55"
4	484.00'	141.85'	16°47'33"
5	25.00'	37.60'	86°11'02"
6	25.00'	37.81'	86°39'37"
7	614.00'	212.13'	19°47'41"
8	586.00'	161.34'	15°46'29"
9	136.00'	185.68'	78°13'37"
10	164.00'	223.91'	78°13'37"
11	25.00'	14.94'	34°14'55"
12	36.00'	99.59'	158°29'50"
13	25.00'	14.94'	34°14'55"
14	25.00'	39.27'	90°00'00"
15	286.00'	39.72'	07°57'27"
16	314.00'	43.61'	07°57'27"
17	536.00'	248.25'	26°32'11"
18	564.00'	261.21'	26°32'11"
19	171.00'	127.84'	42°50'09"
20	199.00'	148.78'	42°50'09"
21	136.00'	135.49'	57°04'58"
22	164.00'	169.61'	59°15'24"
23	25.00'	37.68'	86°21'04"
24	25.00'	40.34'	92°26'32"
25	416.00'	140.94'	19°24'41"
26	384.00'	152.75'	22°47'31"
27	616.00'	110.33'	10°15'45"
28	584.00'	141.98'	13°55'47"



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

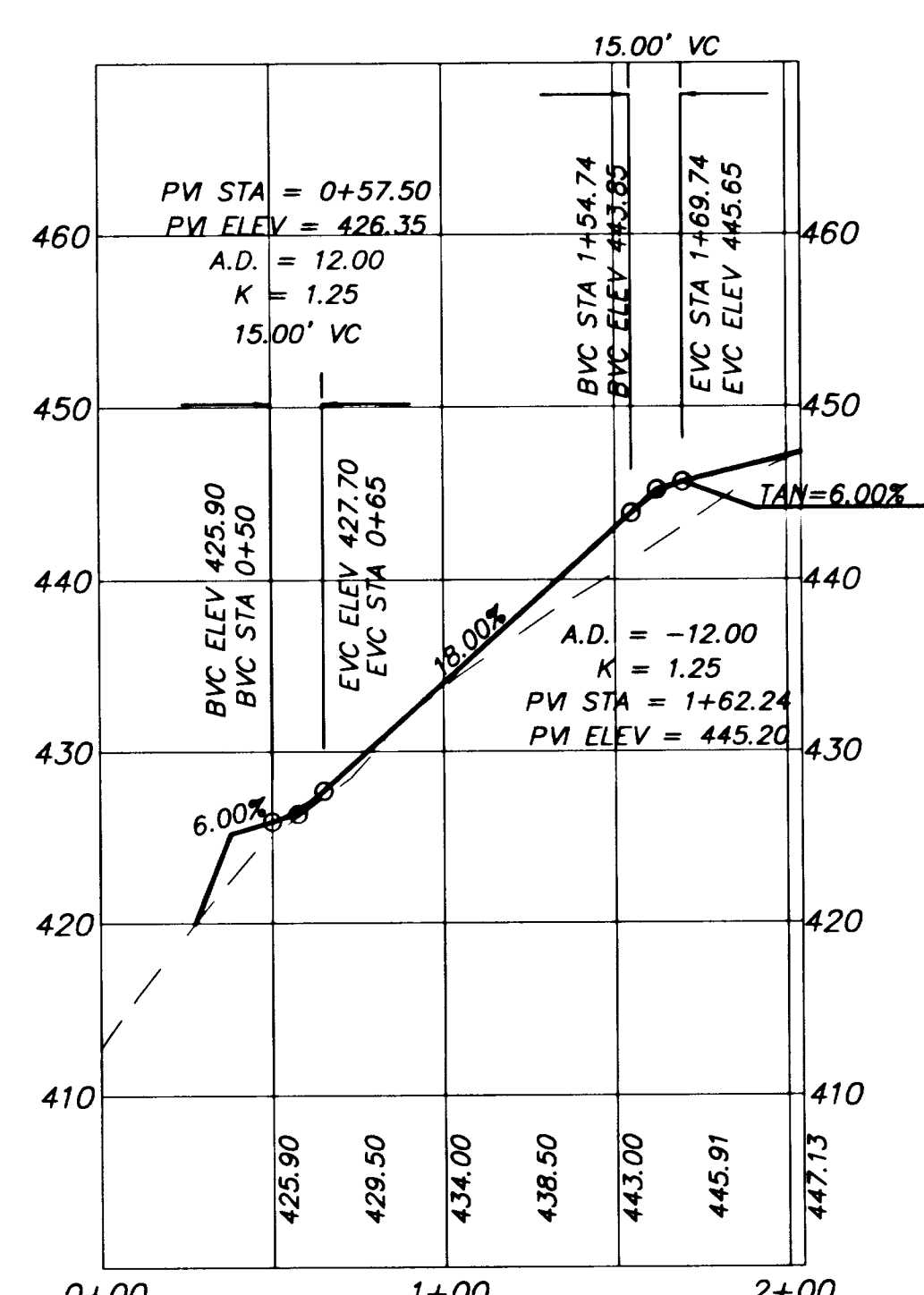
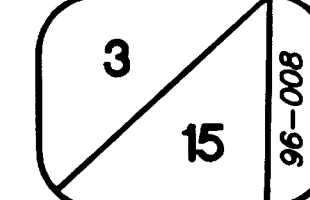
DESIGNED	DATE	BY	DESCRIPTION
KEC	1/21/97	AS-BUILT	
DWG	1/21/97	AS-BUILT	
CHECKED	1/21/97	AS-BUILT	
APPROVED	1/21/97	AS-BUILT	
DATE	4/17/96		
SCALE	1" = 50'		

DESIGNED	DATE	BY	DESCRIPTION
KEC	1/21/97	AS-BUILT	
DWG	1/21/97	AS-BUILT	
CHECKED	1/21/97	AS-BUILT	
APPROVED	1/21/97	AS-BUILT	
DATE	4/17/96		
SCALE	1" = 50'		

TRILAND, INC.
 10110 SW Nimbus Ave. B-6
 Tigard, Oregon
 (503) 968-6589
 FAX (503) 968-7439
 PLANNING-CIVIL ENGINEERING-LAND SURVEYING

PREPARED FOR:
J.T. SMITH COMPANIES
 23600 SALAM0 ROAD
 WEST Linn, OR 97068
 PHONE: (503) 657-3402

HOGE VIEW ESTATES SUBDIVISION
ROAD + STORM IMPROVEMENTS
PLAN
WEST Linn, OREGON

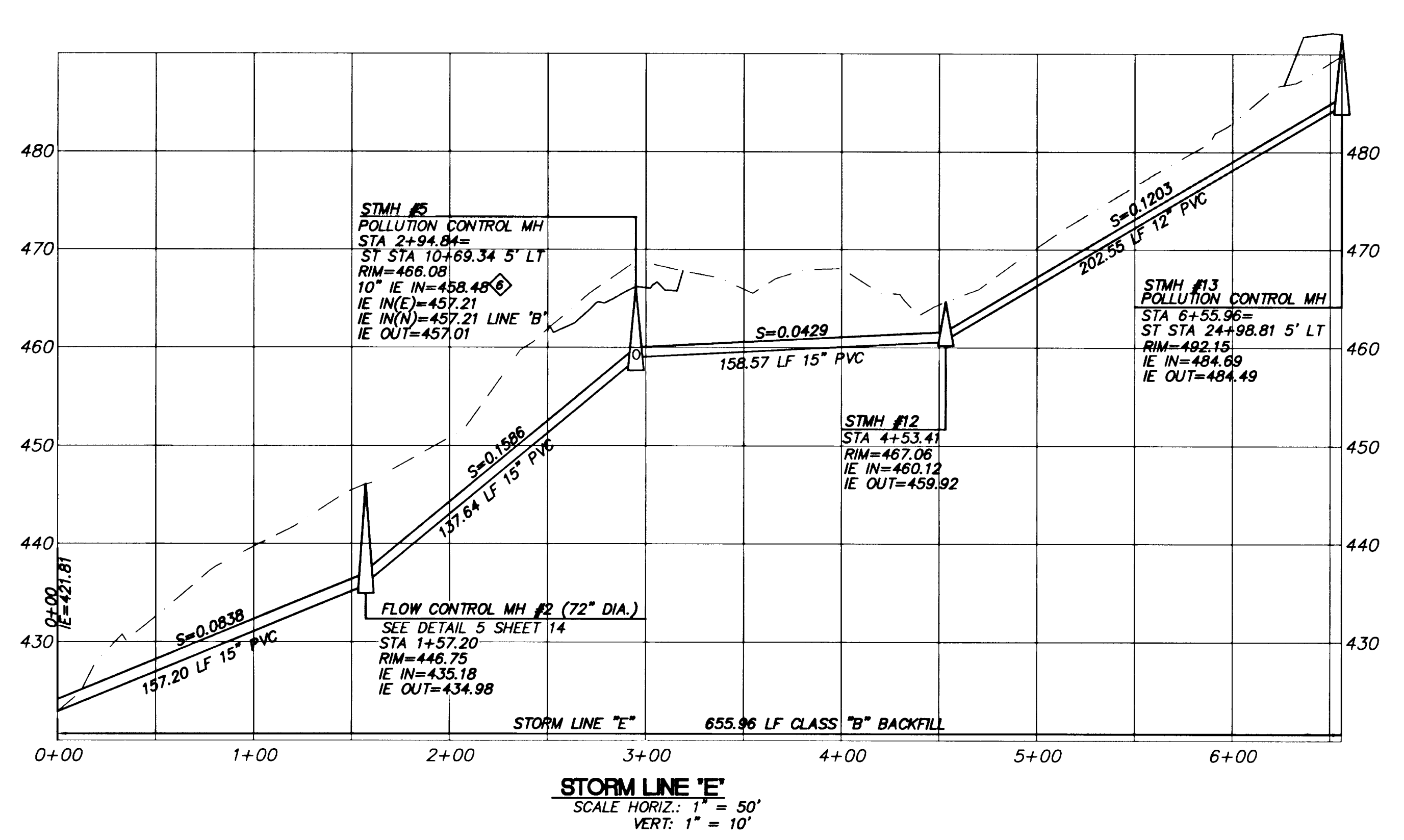
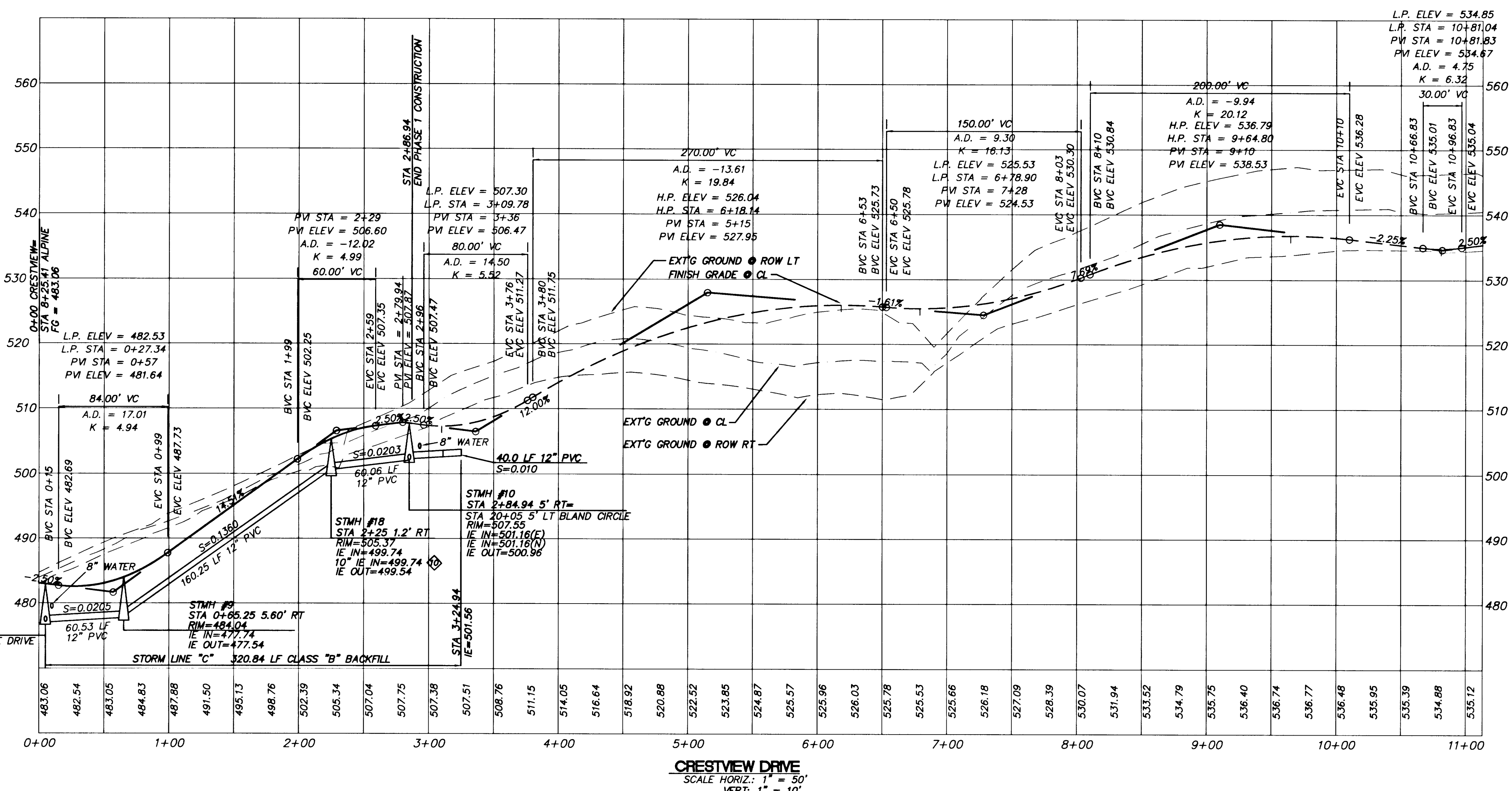


REGISTERED PROFESSIONAL
ENGINEER
17,399
ABT
OREGON
JULY 19, 1984
STEPHEN BRUCE TURNER
EXPIRES. 6/30/98

COMMON DRIVEWAY
SCALE HORIZ.: 1" = 50'
VERT: 1" = 10'

AS-BUILT

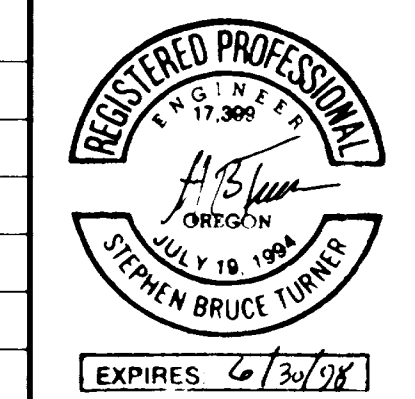
AS-BUILT



STRUCTURE NUMBER	STATION OFFSET (FACE OF CURB)	INVERT ELEVATION	LENGTH	PIPE SIZE	SLOPE	TOP OF CURB ELEVATION
1	STA. 16+69.82, 14' RT 'ALPINE'	IN 438.37 OUT 438.77	20.26'	10"	0.039 FT/FT	443.67'
2	STA. 16+65.20 14' LT 'ALPINE'	438.16'	23.90'	10"	0.075 "	443.76'
4	STA. 14+02.11, 22.66' LT 'ALPINE'	IN 441.06 OUT 440.86	27.05'	10"	0.136 "	445.96'
5	STA. 1+07.34 'TC AT KNUCKLE'	441.42'	39.41'	10"	0.009 "	446.22'
6	STA. 10+88.31, 14' RT 'ALPINE'	IN 460.13 OUT 459.90	27.42'	10" DIP	0.052 "	464.32'
7	STA. 11+00, 14' LT 'ALPINE'	460.30	33.10'	10" DIP	0.005 "	462.95'
8	STA. 0+39.58, 16' RT 'CRESTVIEW'	IN 478.18 OUT 477.98	36.79'	10"	0.005 "	482.77'
9	STA. 0+41.37, 16' LT 'CRESTVIEW'	479.00'	35.04'	10"	0.023 "	482.80'
10	STA. 2+37.19, 16' LT 'CRESTVIEW'	502.38'	23.29'	10"	0.113 "	506.58'
11	STA. 22+92.92, 16' RT 'BLAND'	486.80'	34.81'	10"	0.024 "	492.36'
12	STA. 22+92.92, 16' LT 'BLAND'	487.35'	30.69'	12"	0.010 "	492.34'

*** CONSTRUCT STANDARD DITCH INLET FOR PHASE 1 CONSTRUCTION, GRATE ELEV.=487.50, I.E.=487.35 (TO BE REPLACED WITH CURB INLET WITH FUTURE WIDENING OF BLAND CIRCLE.)

*** ALL CURB INLET LATERAL PIPE TO BE "PVC" UNLESS OTHERWISE NOTED



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

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

DESIGNED: DPC
DRAWN: DPC
CHECKED: KEC
APPROVED: [Signature]
DATE: 4/17/96
SCALE: 1" = 50'

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	JMB	12/7/97	AS-BUILT
2	JMB	10/22/98	CURB INLET #
3	JMB	6/20/98	PER IN-HOUSE REVIEW & CITY COMMENTS

10110 S.W. Nimbus Ave. B-6
Tigard, Oregon
(503) 968-6589
FAX (503) 968-7439

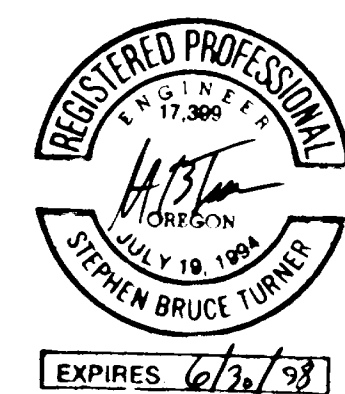
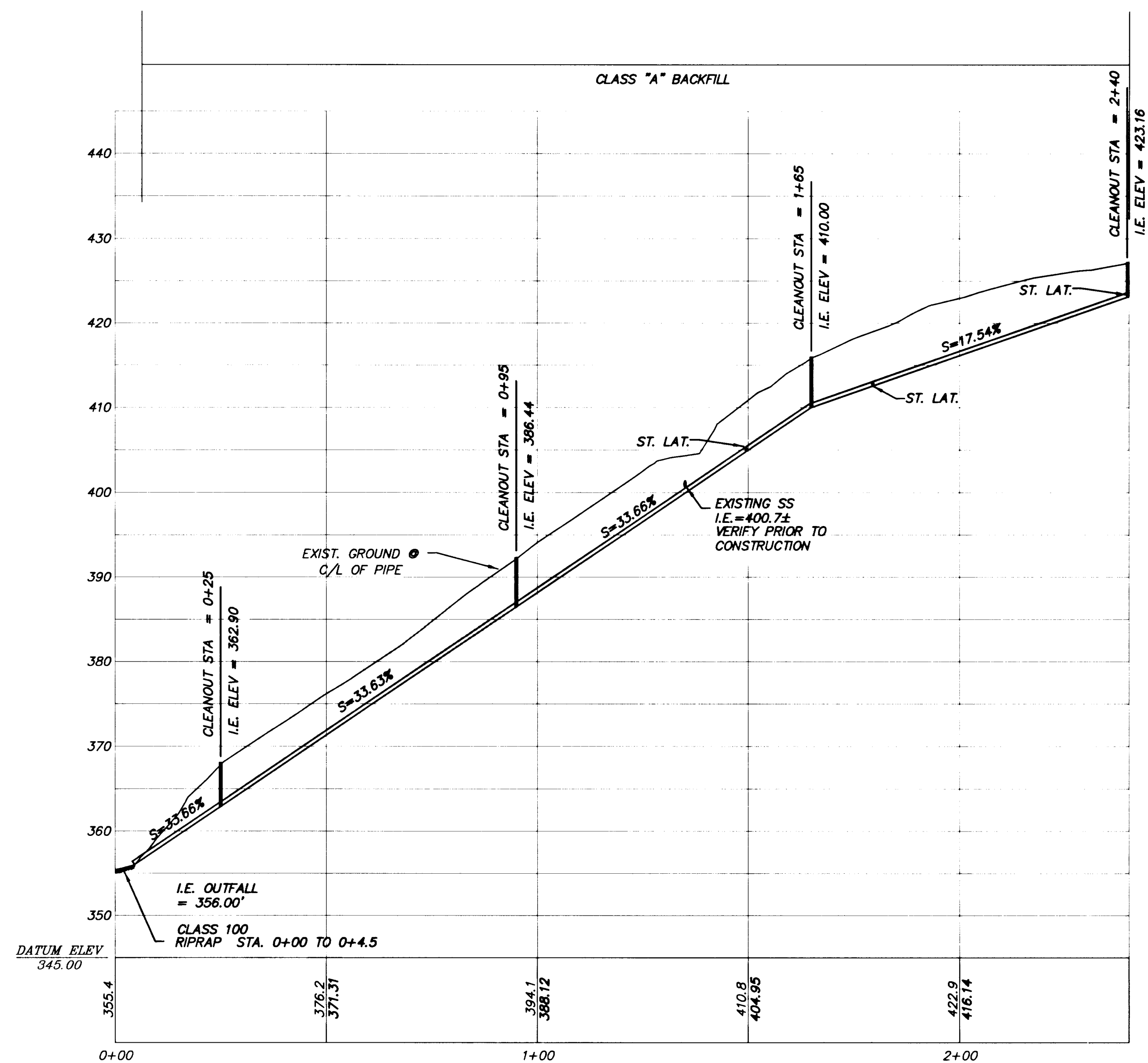
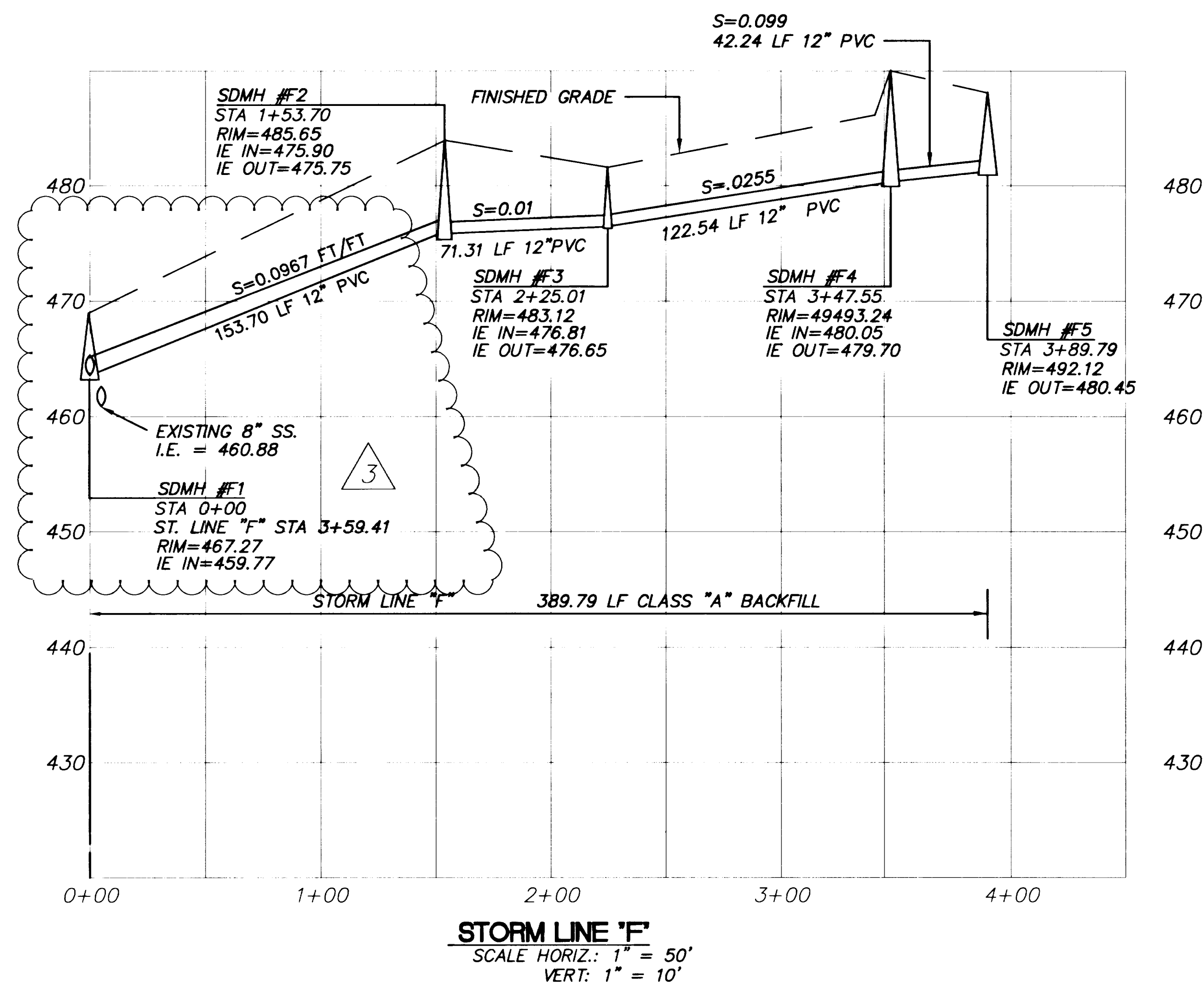
TRI LAND, INC.
PLANNING - CIVIL ENGINEERING - LAND SURVEYING

ROAD VIEW ESTIMATES SUBDIVISION
ROAD + STORM IMPROVEMENT
PROFILE
CRESTVIEW DRIVE LINE 'E'

4
15
96-008

AS-BUILT

FILE NAME: 960380R.DWG



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
1	SAE	11/13/97	AS-BUILT

Designed	Drawn
Checked	Approved
Date	5/9/97
Scale	1" = 80'

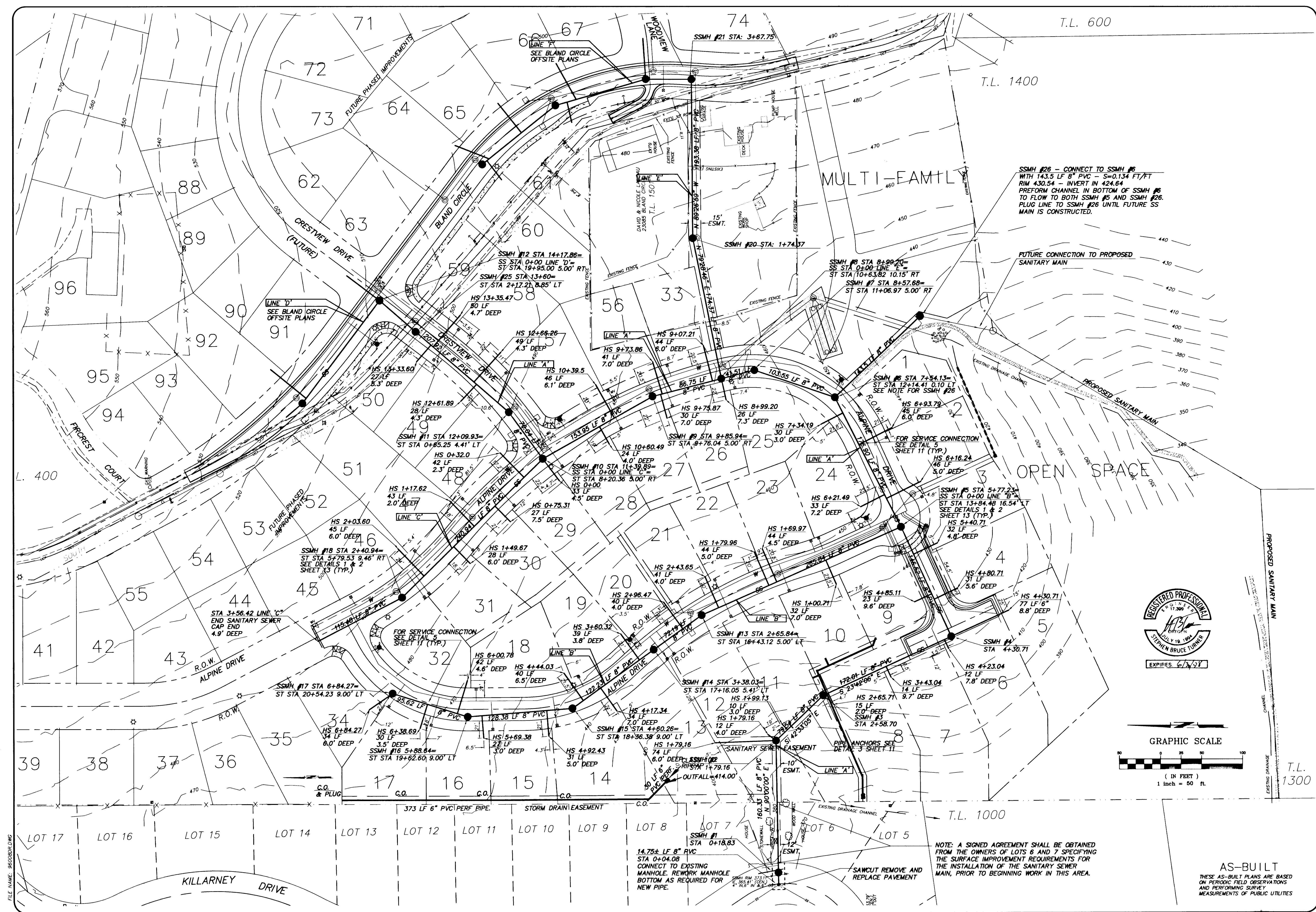
10110 S.W. Nimbus Ave. B-6
Tigard, Oregon
(503) 968-5589
FAX (503) 968-7439

TRILAND, INC.
PLANNING • CIVIL ENGINEERING • LAND SURVEYING

PREPARED FOR:
J.T. SMITH COMPANIES
23600 SALAMO ROAD
WEST Linn, OR 97068
PHONE: (503) 657-3402

EDGE VIEW ESTATES SUBDIVISION
ROAD + STORM IMPROVEMENTS
PROFILES
WEST LINN, OREGON

5
15
96-008



SSMH #26 - CONNECT TO SSMH #6
WITH 143.5 LF 8" PVC - S=0.134 FT/FT
RIM 430.54 - INVERT IN 424.64
PREFORM CHANNEL IN BOTTOM OF SSMH #6
TO FLOW TO BOTH SSMH #5 AND SSMH #26.
PLUG LINE TO SSMH #26 UNTIL FUTURE SS
MAIN IS CONSTRUCTED.

FUTURE CONNECTION TO PROPOSED
SANITARY MAIN

FOR SERVICE CONNECTION
SEE DETAIL 5
SHEET 11 (TYP.)

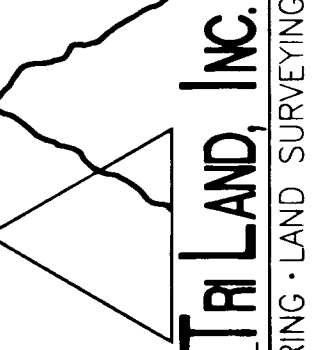
FOR SERVICE CONNECTION
SEE DETAIL 5
SHEET 13 (TYP.)

NOTE: A SIGNED AGREEMENT SHALL BE OBTAINED
FROM THE OWNERS OF LOTS 6 AND 7 SPECIFYING
THE SURFACE IMPROVEMENT REQUIREMENTS FOR
THE INSTALLATION OF THE SANITARY SEWER
MAIN, PRIOR TO BEGINNING WORK IN THIS AREA.

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

REVISIONS		NO.	BY	DATE	DESCRIPTION
1	JMB	1/23/97	AS-BUILT		
2	JMB	6/20/96	PER IN-HOUSE REVIEW & CITY COMMENTS		

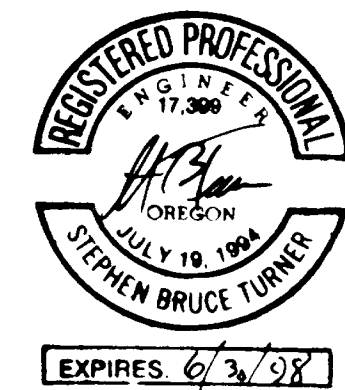
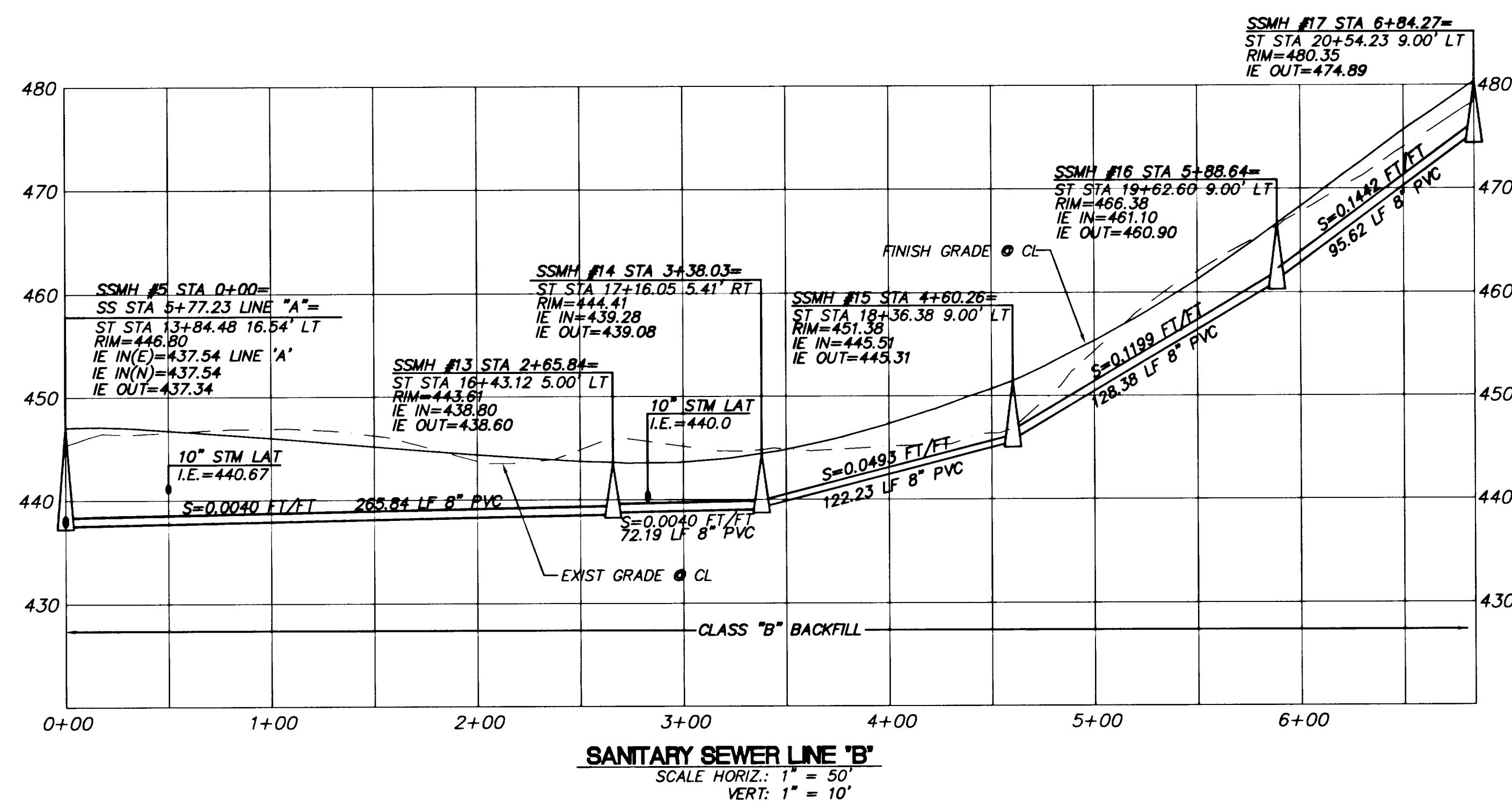
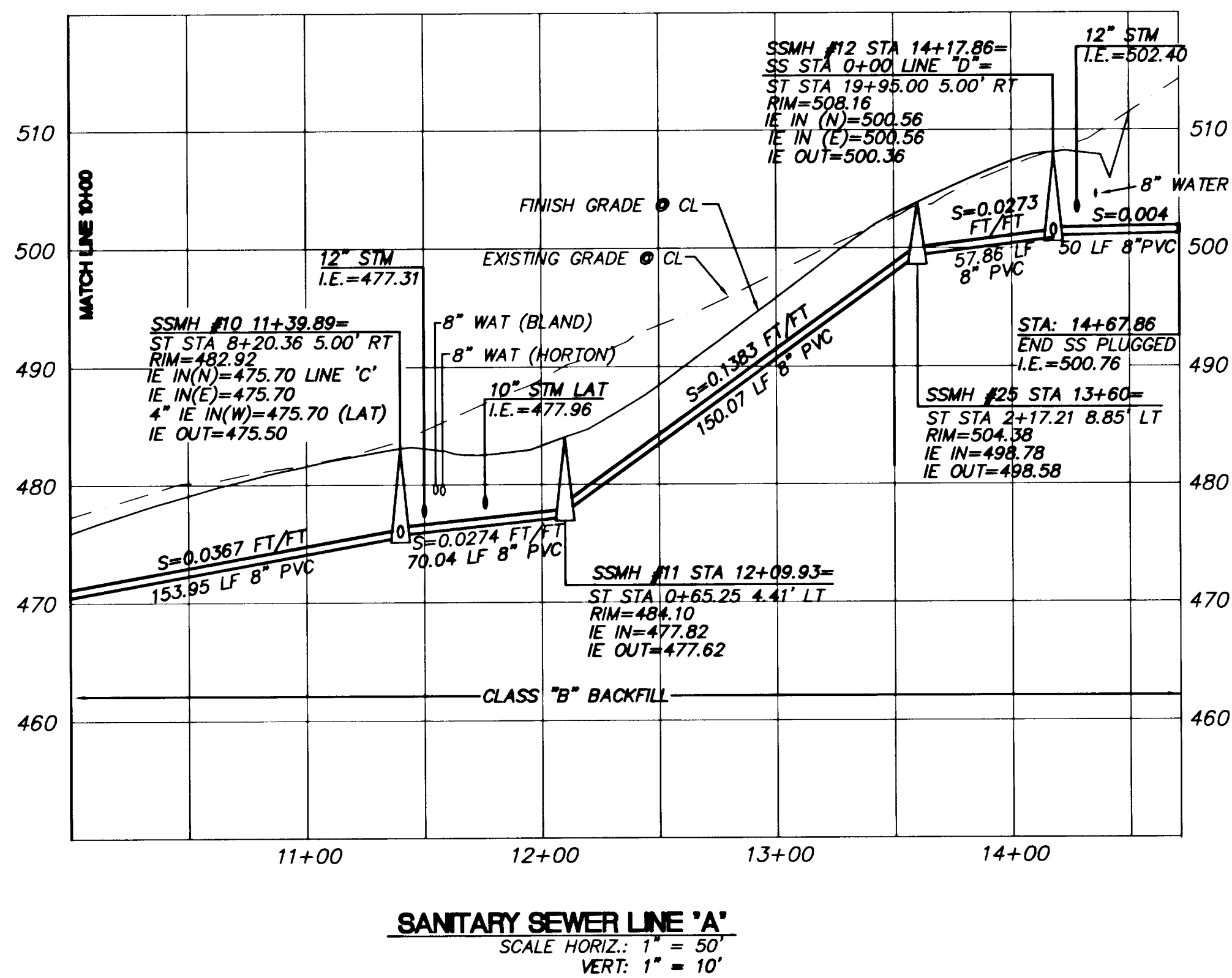
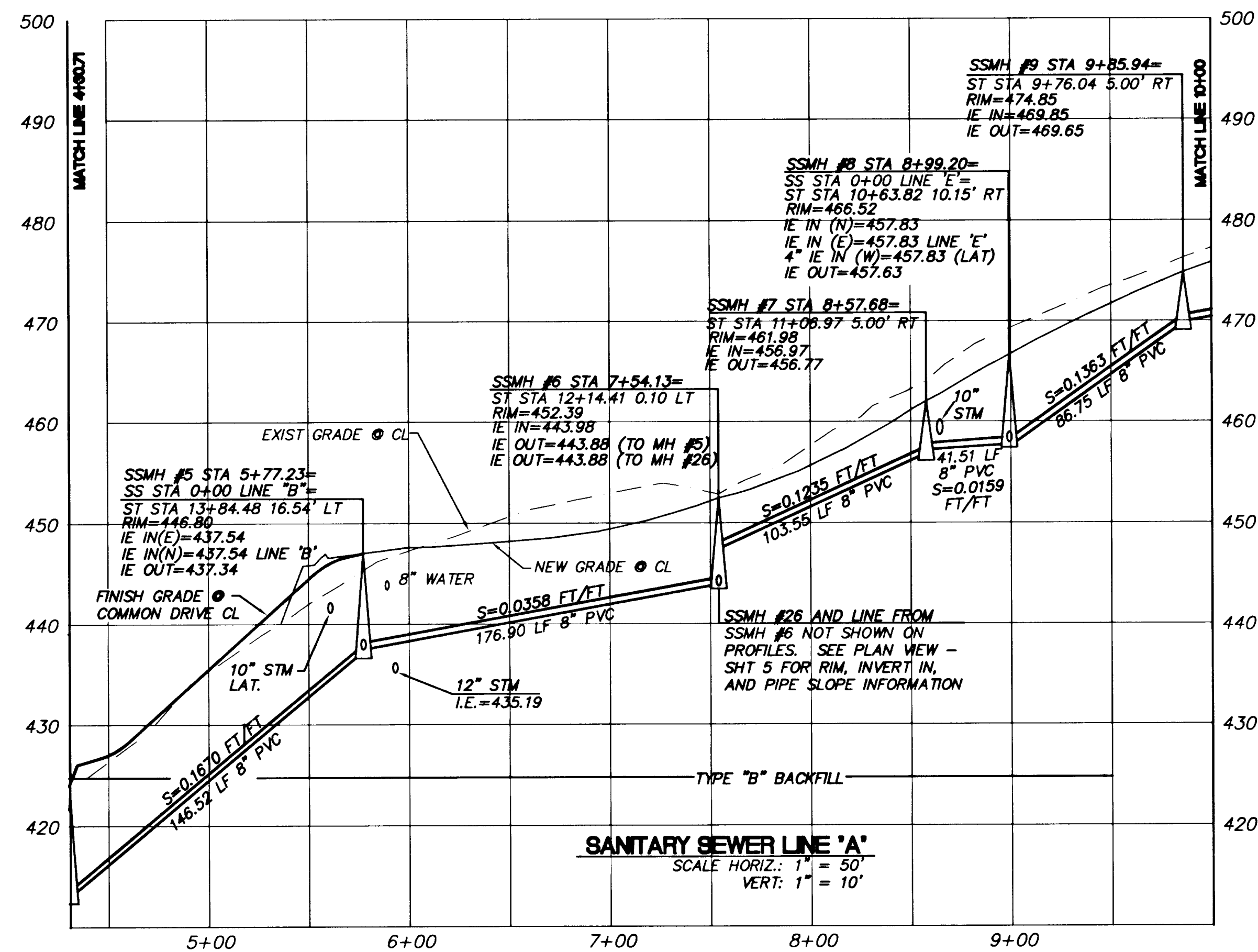
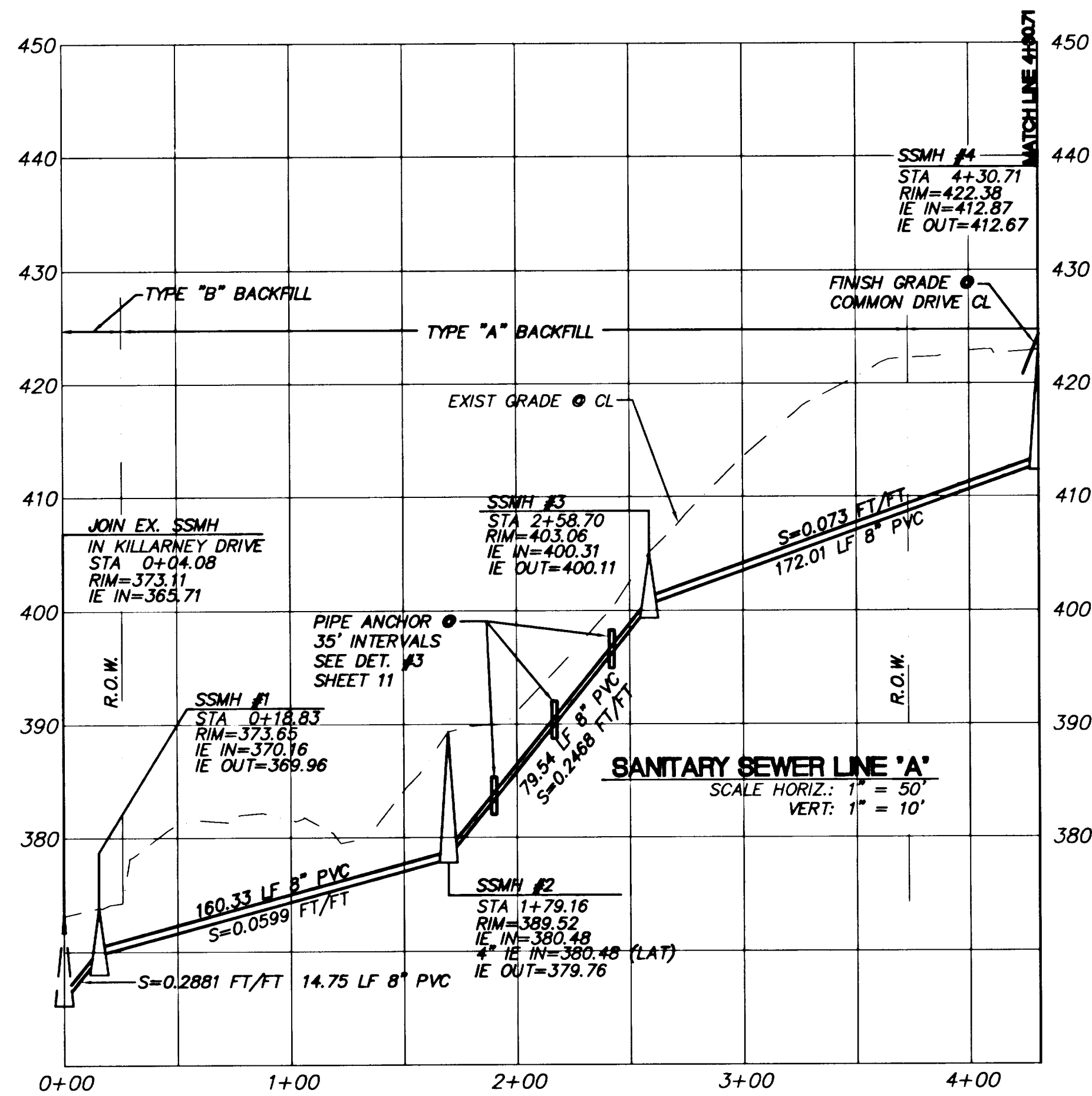
Designed	Checked	Scale: 1" = 50'
DRAWN	APPROVED	
DATE	DATE	



10110 S.W. Nimbus Ave. B-6
Tigard, Oregon
(503) 888-5589
FAX (503) 968-7439

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

RIDGE VIEW ESTATES SUBDIVISION
SANITARY SEWER IMPROVEMENTS
PLAN
WEST LINN, OREGON



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

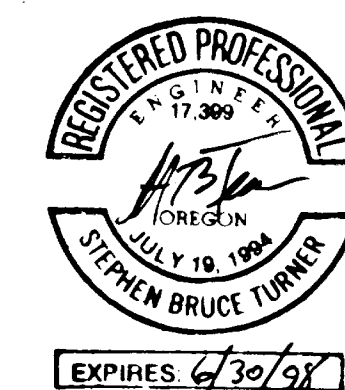
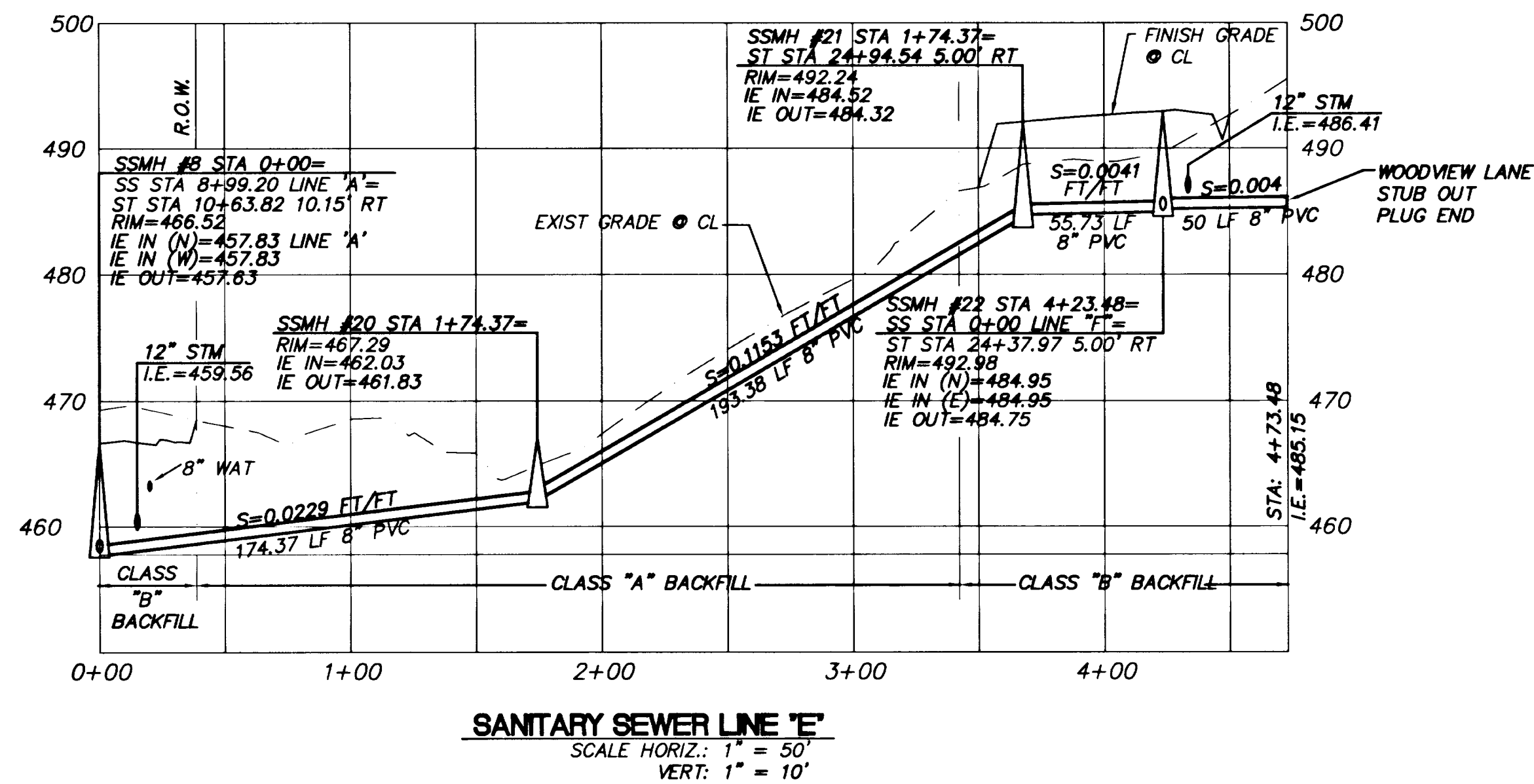
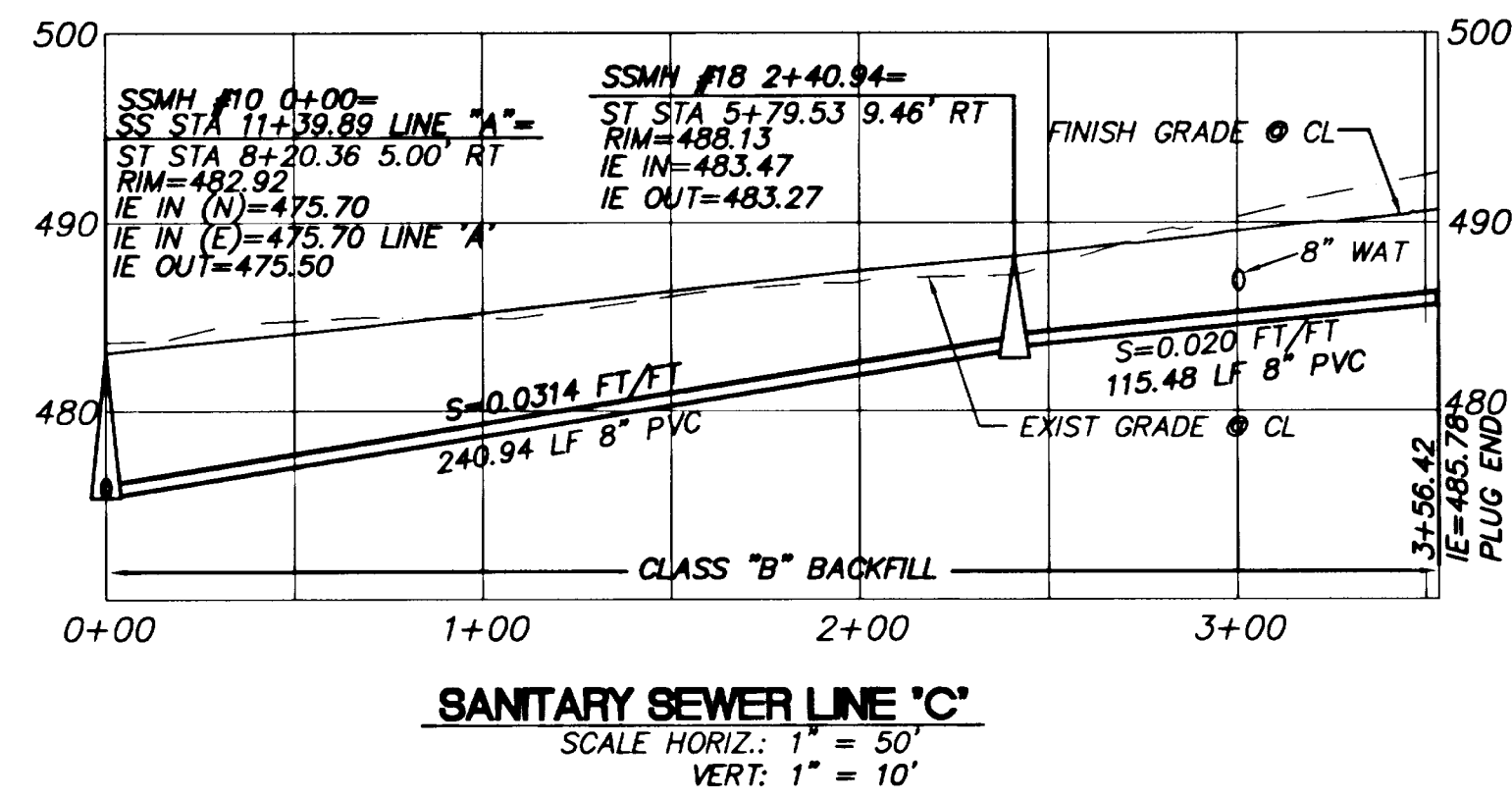
NO.	BY	DATE	REVISIONS	DESCRIPTION
1	MB	6/20/96	AS-BUILT	PER IN-HOUSE REVIEW & CITY COMMENTS
2	MB	7/7/97	AS-BUILT	

DESIGNED	DWG	CHECKED	KEG	APPROVED	DATE	SCALE
					4/17/96	1" = 50'

TRI LAND, INC.
PLANNING - CIVIL ENGINEERING - LAND SURVEYING
10110 S.W. Varnus Ave. B-6
Tigard, Oregon
(503) 968-6589
FAX (503) 968-7439

PREPARED FOR:
J.T. SMITH COMPANIES
23600 SALAMO ROAD
WEST Linn, OR 97068
PHONE: (503) 657-3402

HEDGE VIEW ESTATES SUBDIVISION
SANITARY SEWER PROFILES
LINE 'A' + LINE 'B'
WEST LINN, OREGON

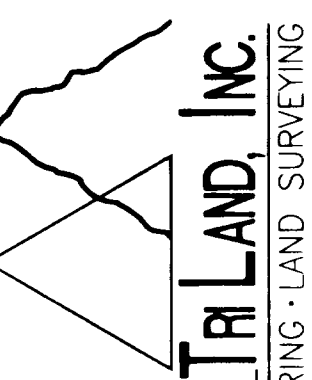


AS-BUILT
 THESE AS-BUILT PLANS ARE BASED
 ON PERIODIC FIELD OBSERVATIONS
 AND PERFORMING SURVEY
 MEASUREMENTS OF PUBLIC UTILITIES

AS-BUILT

NO.	BY	DATE	DESCRIPTION
1	JMB	6/20/96	PREP IN-HOUSE REVIEW & CITY COMMENTS
2	JMB	2/7/97	AS-BUILT

Designed	DPG
Drawn	DPG
Checked	KEG
Approved	
Date	4/17/96
Scale	1" = 50'

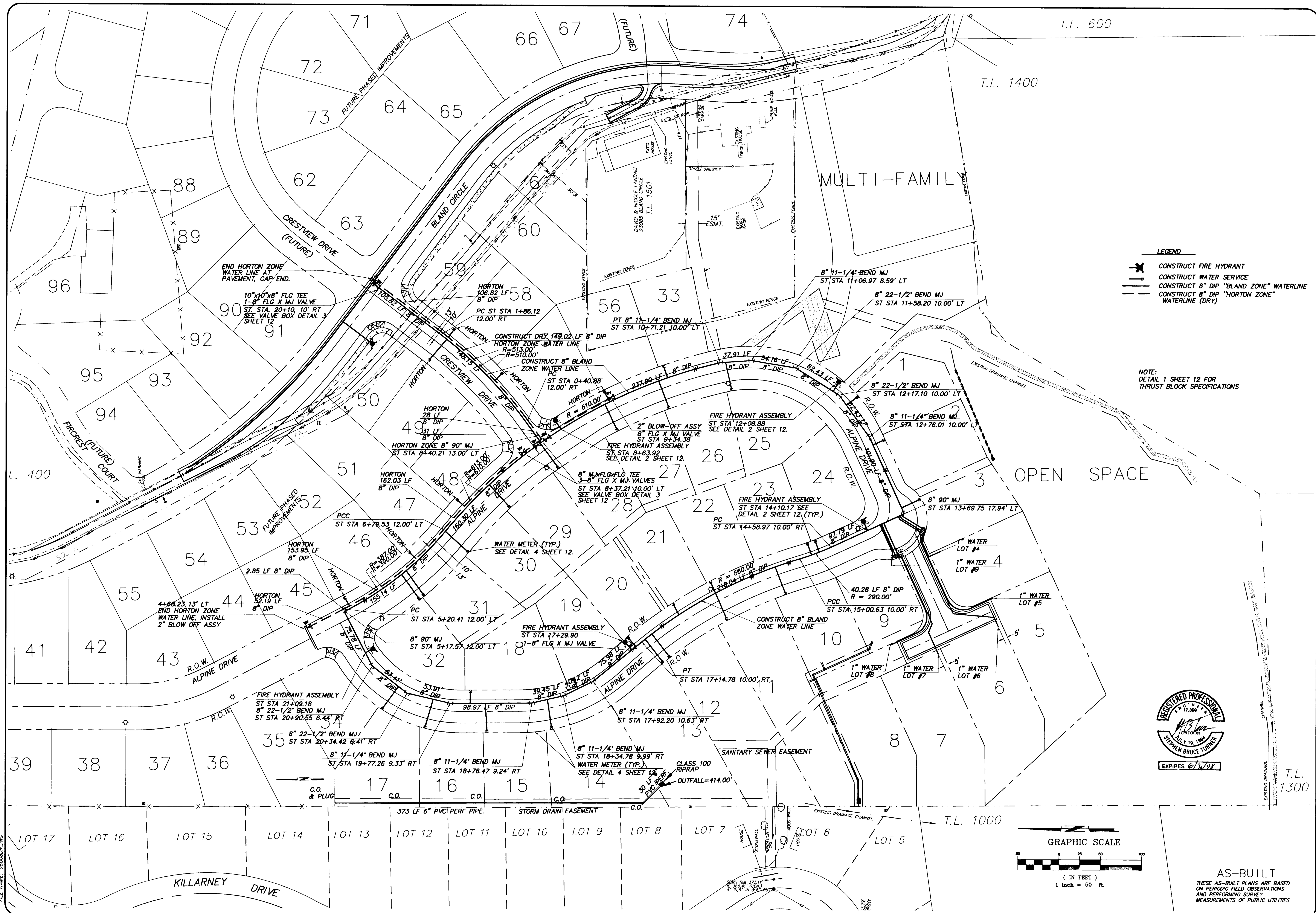


10110 S.W. Nimbus Ave. B-6
 Tigard, Oregon
 (503) 988-6589
 FAX (503) 968-7439

PREPARED FOR:
J.T. SMITH COMPANIES
 23800 SALAMON ROAD
 WEST LINN, OR 97068
 PHONE: (503) 857-3402

RIDGE VIEW ESTATES SUBDIVISION
SANITARY SEWER PROFILES
LINE 'C' AND 'E'
WEST LINN, OREGON

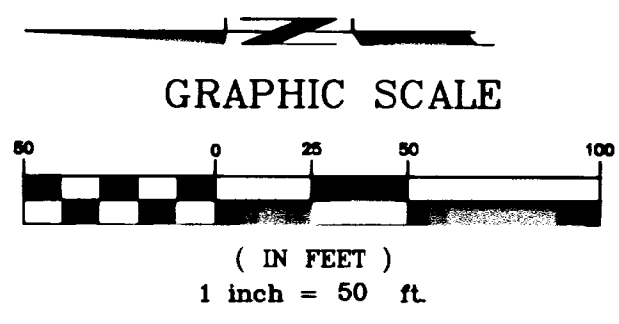
8
 15
 96-008



LEGEND

- CONSTRUCT FIRE HYDRANT
- CONSTRUCT WATER SERVICE
- CONSTRUCT 8" DIP "BLAND ZONE" WATERLINE
- CONSTRUCT 8" DIP "HORTON ZONE" WATERLINE (DRY)

NOTE:
DETAIL 1 SHEET 12 FOR
THRUST BLOCK SPECIFICATIONS



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

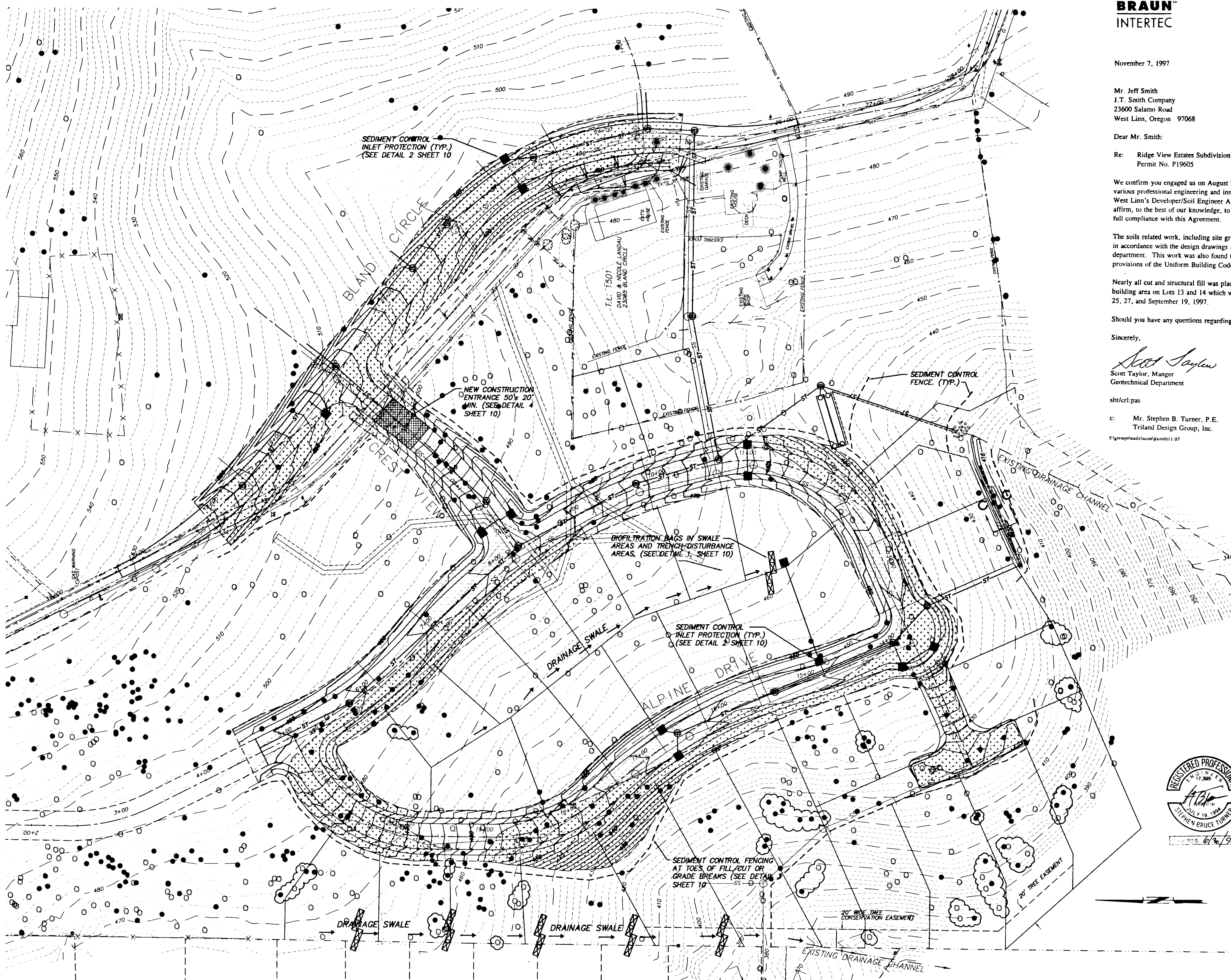
REVISIONS		NO.	BY	DATE	DESCRIPTION
3	SAE	12/9/97	EDITED LINE ON WATER AT LOT 57		
2	JMB	1/21/97	PER CITY OF WEST LINN		
1	JMB	6/20/96	PER IN-HOUSE REVIEW & CITY COMMENTS		

Designed	KEC	Scale: 1" = 50'
Drawn	DPG	
Checked		
Approved		
Date	4/17/96	

TRI LAND, INC.
PLANNING - CIVIL ENGINEERING - LAND SURVEYING
10110 S.W. Nimbus Ave. B-6
Tigard, Oregon
(503) 988-6589
FAX (503) 988-7439

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

RIDGE VIEW ESTATES SUBDIVISION
WATER SYSTEM IMPROVEMENTS
PLAN
WEST LINN, OREGON



BRAUN
INTERTEC

November 7, 1997

Mr. Jeff Smith
J.T. Smith Company
23600 Salamo Road
West Linn, Oregon 97068

Dear Mr. Smith:

Re: Ridge View Estates Subdivision, Bland Circle, West Linn, Oregon
Permit No. P19605

We confirm you engaged us on August 26, 1996, for the subject development to perform the various professional engineering and inspection or observation services specified in the City of West Linn's Developer/Soil Engineer Agreement for the referenced development. We hereby affirm, to the best of our knowledge, to have performed all such services according to and in full compliance with this Agreement.

The soils related work, including site grading and fill placement, were inspected and found to be in accordance with the design drawings and specifications approved by the City's building department. This work was also found to be in accordance with applicable workmanship provisions of the Uniform Building Code (UBC).

Nearly all cut and structural fill was placed in the road area with fill placed in the front non-building area on Lots 13 and 14 which were tested during the placement of the fill on August 25, 27, and September 19, 1997.

Should you have any questions regarding the above, please do not hesitate to contact us.

Sincerely,

Scott Taylor
Scott Taylor, Manager
Geotechnical Department

sbt/crl:pas

c: Mr. Stephen B. Turner, P.E.
Triand Design Group, Inc.
P:\group\lead\scott\tamh11.07

Braun Intertec Corporation
6032 N. Cutter Circle, Ste. 480
P.O. Box 17126
Portland, Oregon 97217
503.289.1778 Fax: 289.1918

Engineers and Scientists Serving
the Built and Natural Environments

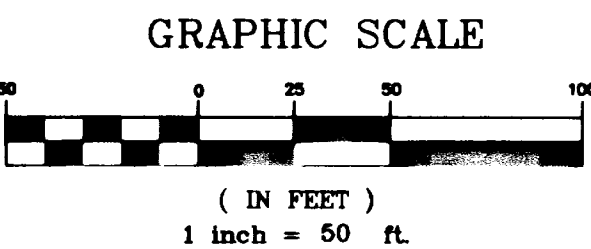
Project No. EADX-96-0449
Report No. 09-117-3416



Charles R. Lane, P.E.
Senior Engineer

NOTE
THE ASPHALT PAVEMENT WITHIN ALPINE DRIVE
DID NOT MEET PROJECT SPECIFICATIONS FOR
COMPACTION. THE CONTRACTOR HAS DEPOSITED
\$6,191.40 WITH THE CITY OF WEST LINN AND HAS
AGREED TO PROVIDE A FOG SEAL.

- LEGEND**
- LIMIT OF CUT / FILL
 - SEDIMENT FENCE
 - [Pattern] CUT (ORIGINAL GROUND TO FINISH GRADE)
 - [Pattern] FILL (ORIGINAL GROUND TO FINISH GRADE)
 - [Pattern] CONSTRUCTION ENTRANCE
 - INLET BARRIER
 - [Symbol] BIOFILTRATION BAGS
 - ST— PROPOSED DRAINAGE SYSTEM
 - SS— PROPOSED SANITARY SEWER
 - [Cloud] PROPOSED TREE CLUSTERS TO BE PRESERVED
 - [Star] EXISTING TREES



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

NO.	BY	DATE	DESCRIPTION
1	MB	6/20/96	PER IN-HOUSE REVIEW
2	AM	1/31/97	AS-BUILT
3	SAE	12/10/97	ADDED COMPACTION STATEMENT
REVISIONS			

Designed	JRN
Drawn	JRN
Checked	KEG
Approved	KEG
Date	4/17/98
Scale	1" = 50'

TRI LAND, INC.
PLANNING • CIVIL ENGINEERING • LAND SURVEYING

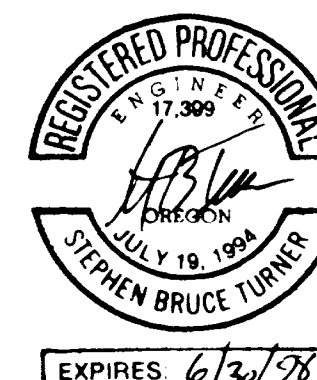
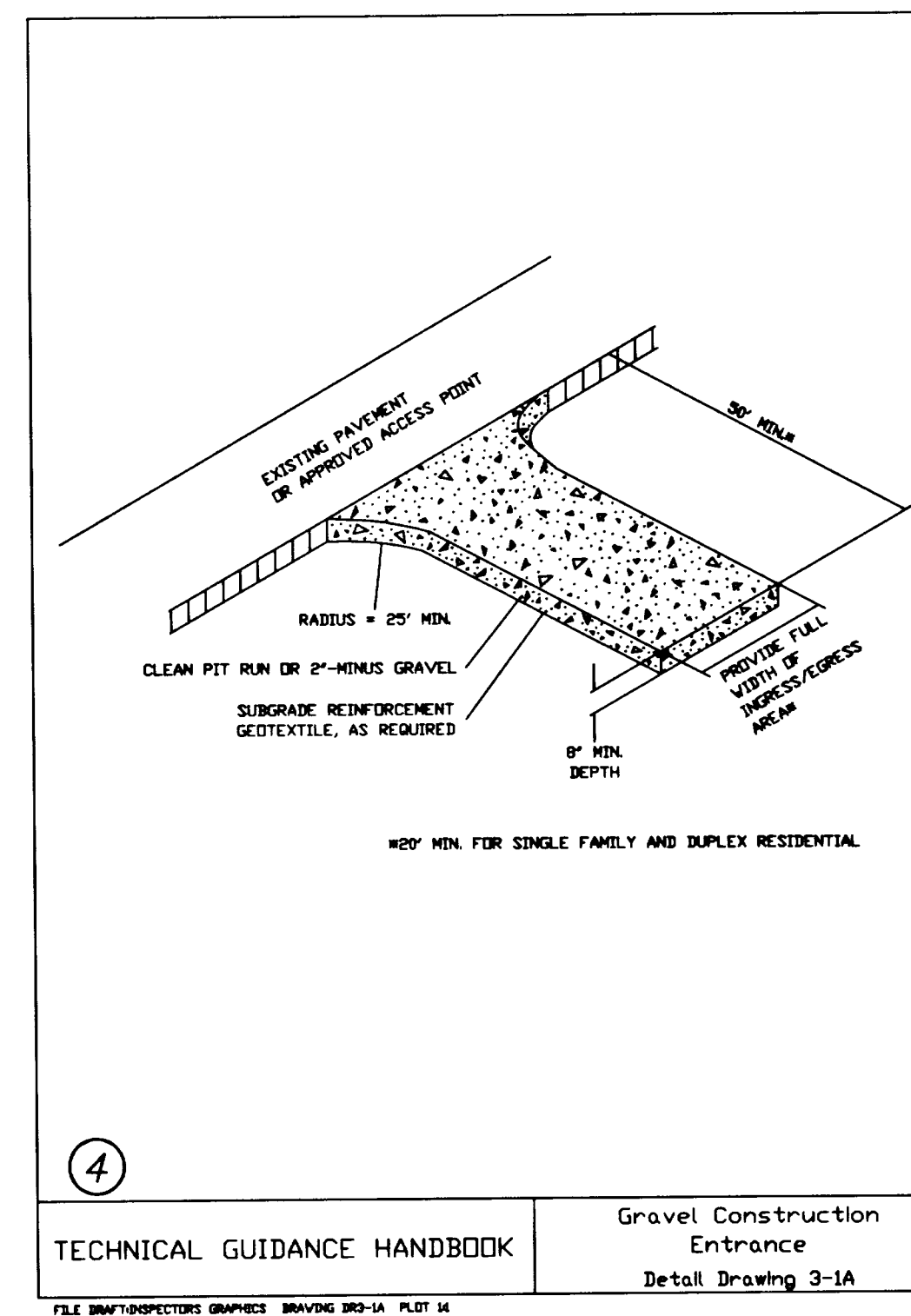
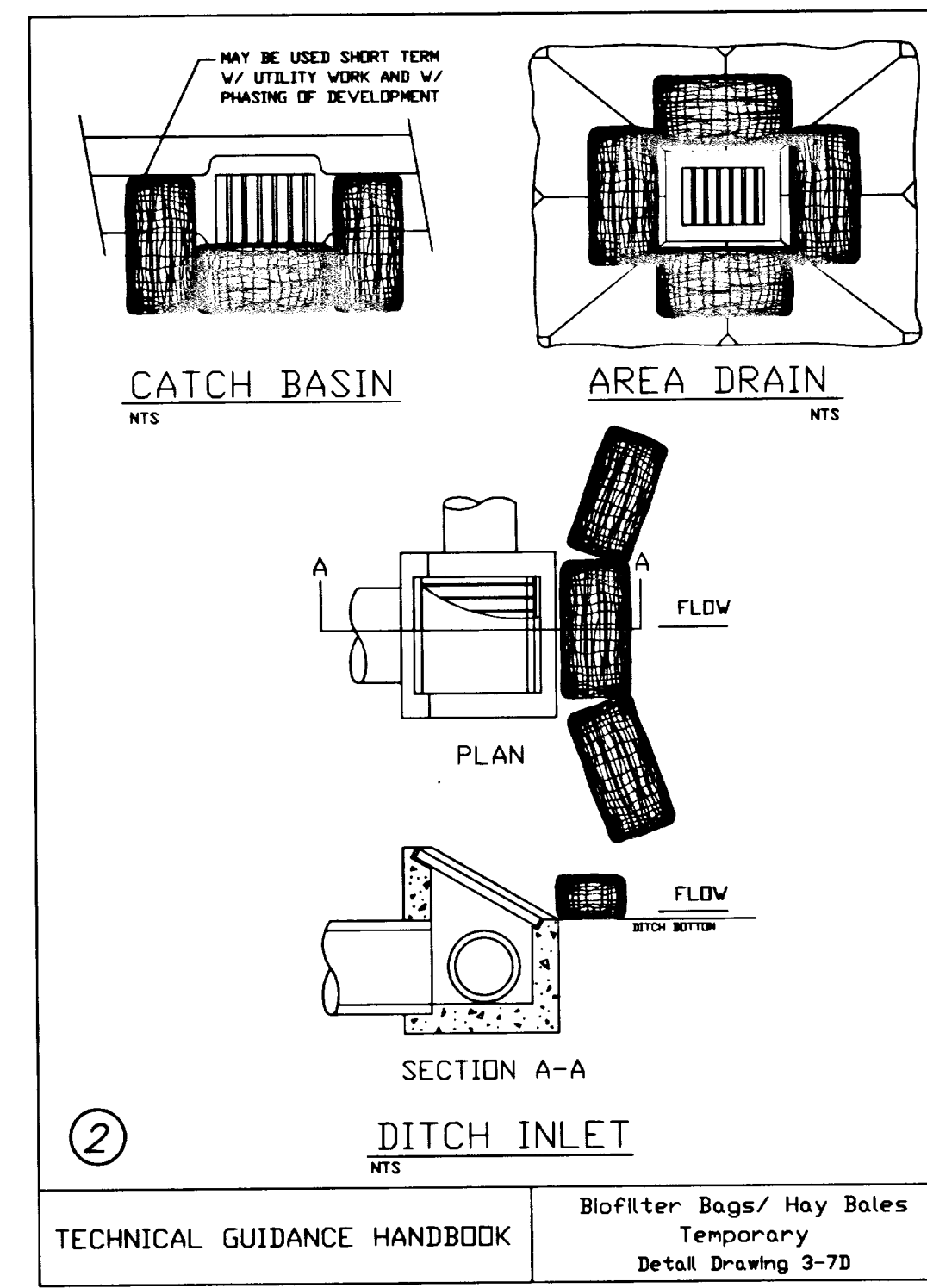
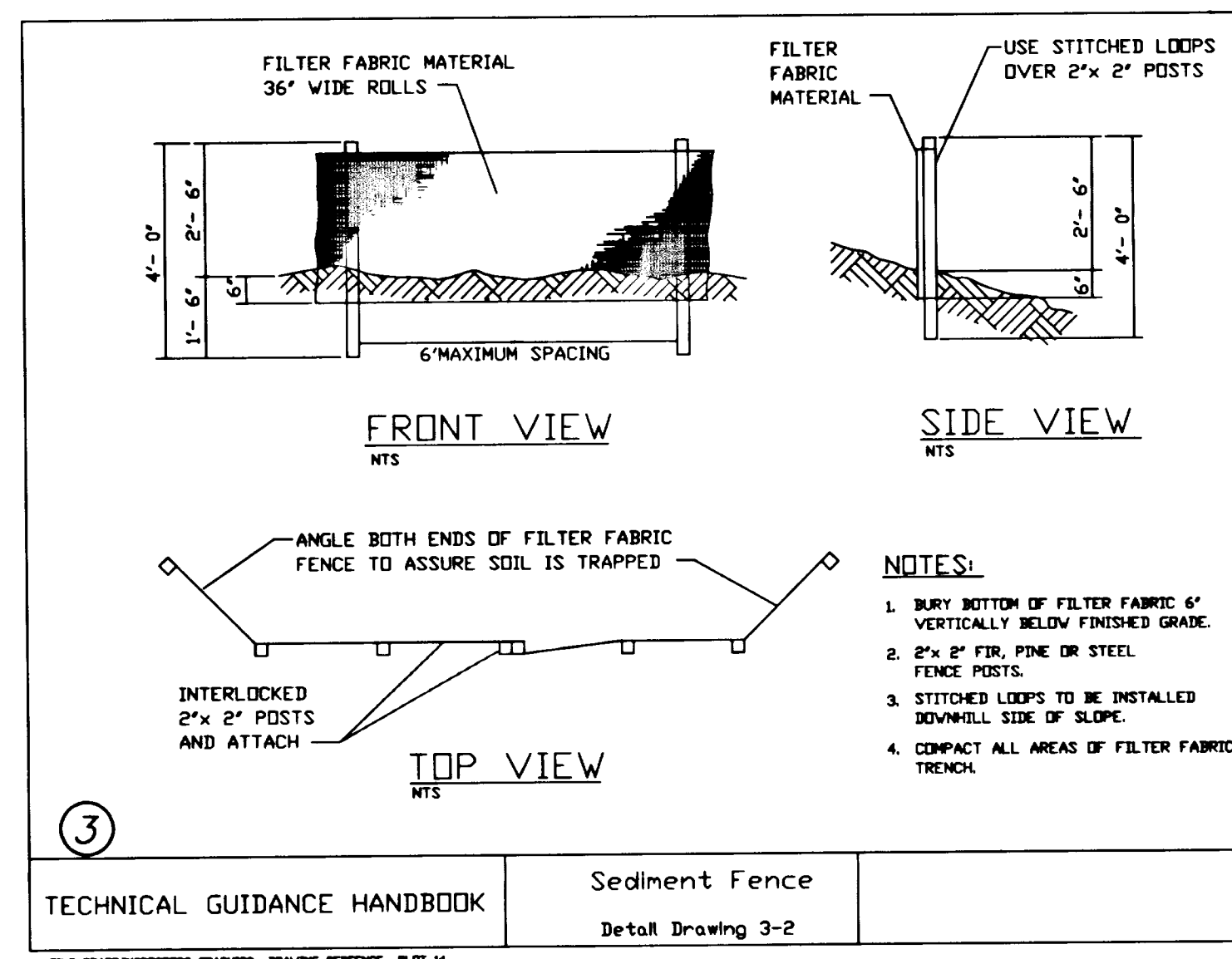
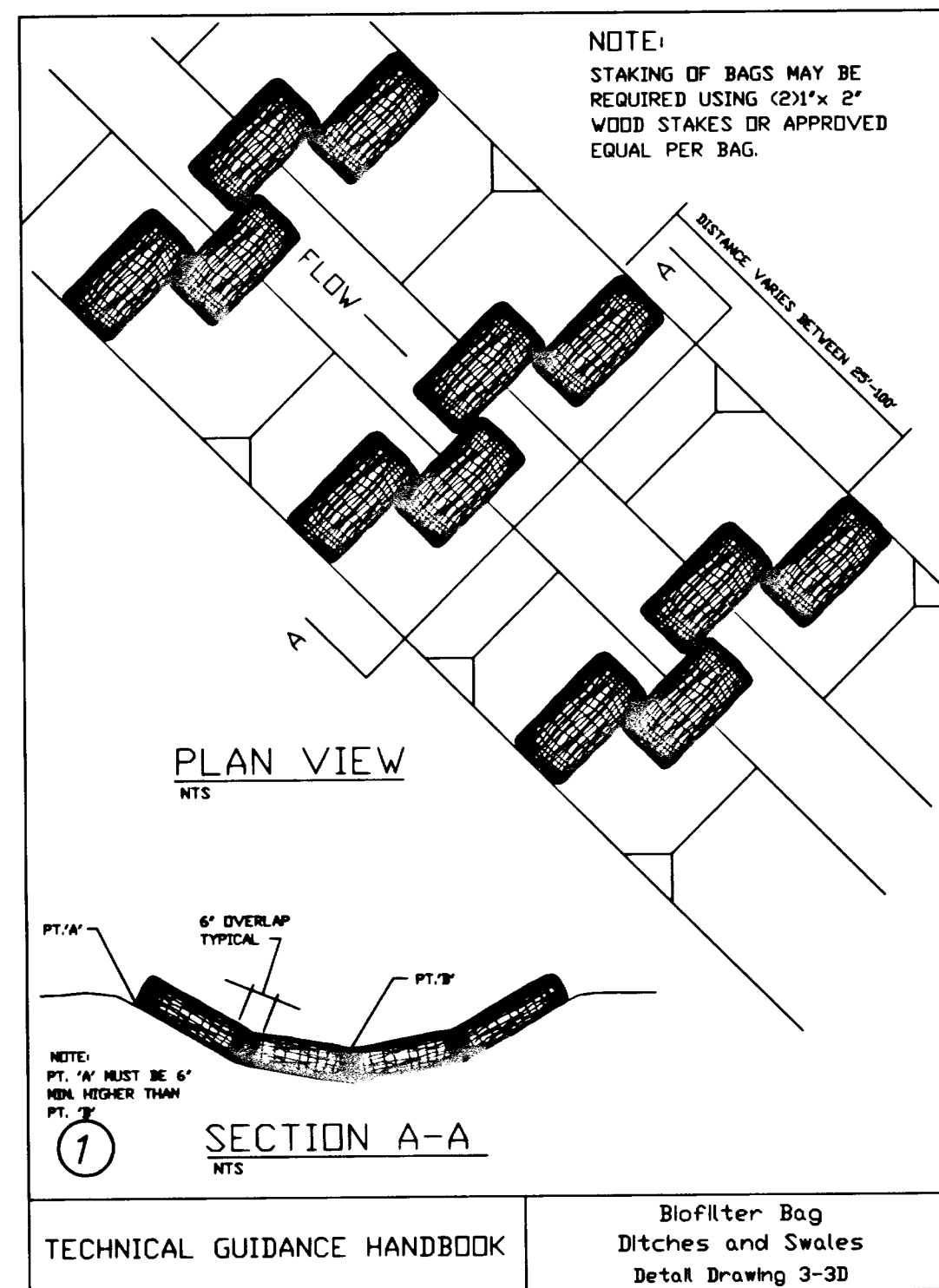
10110 S.W. Nimbus Ave. B-6
Tigard, Oregon
(503) 968-6589
FAX (503) 985-7439

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

**RIDGE VIEW ESTATES SUBDIVISION
GRADING + EROSION CONTROL
PLAN**
WEST LINN, OREGON

10
15
96-008

AS-BUILT



SEEDING / MULCHING NOTES:

- 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.
- 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.
- 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.).
- Mulch shall be spread uniformly immediately following seeding.
- 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.
- Seeding - Recommended erosion control grass seed mixes are as follows. Similar mixes designed to achieve erosion control may be substituted if approved by jurisdiction.
 - 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
 - Standard Height Grass Mix
Annual Ryegrass, 40% by weight
Turf-type Fescue, 60% by weight
Application rate: 100 pounds minimum per acre
- 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.
- 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.
- 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.
- 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:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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:

- 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, Clackamas County, August 1991.
- All disturbed soil areas with slope greater than 2% shall be treated with one of the following:
 - Established grass (Sec. 3.3.6)
 - 2"-min. straw mulch cover (Sec. 3.3.7)
 - Erosion Blankets with anchors (Sec. 3.3.8)
 - Sediment trap or pond (Sec. 3.3.10)
- All soil stock piled on site shall be treated with 2"-min. straw mulch cover (Sec. 3.3.7)

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

NO.	BY	DATE	DESCRIPTION
1	MB	6/20/96	PER N-HOUSE REVIEW
2	MB	1/31/97	AS-BUILT

DESIGNED	DRN	DRN	DRN	DRN
Drawn	Checked	Approved	Date	Scale
			4/17/96	AS SHOWN

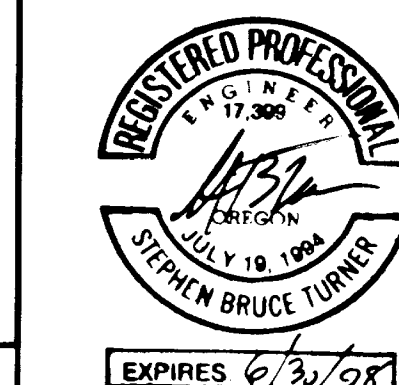
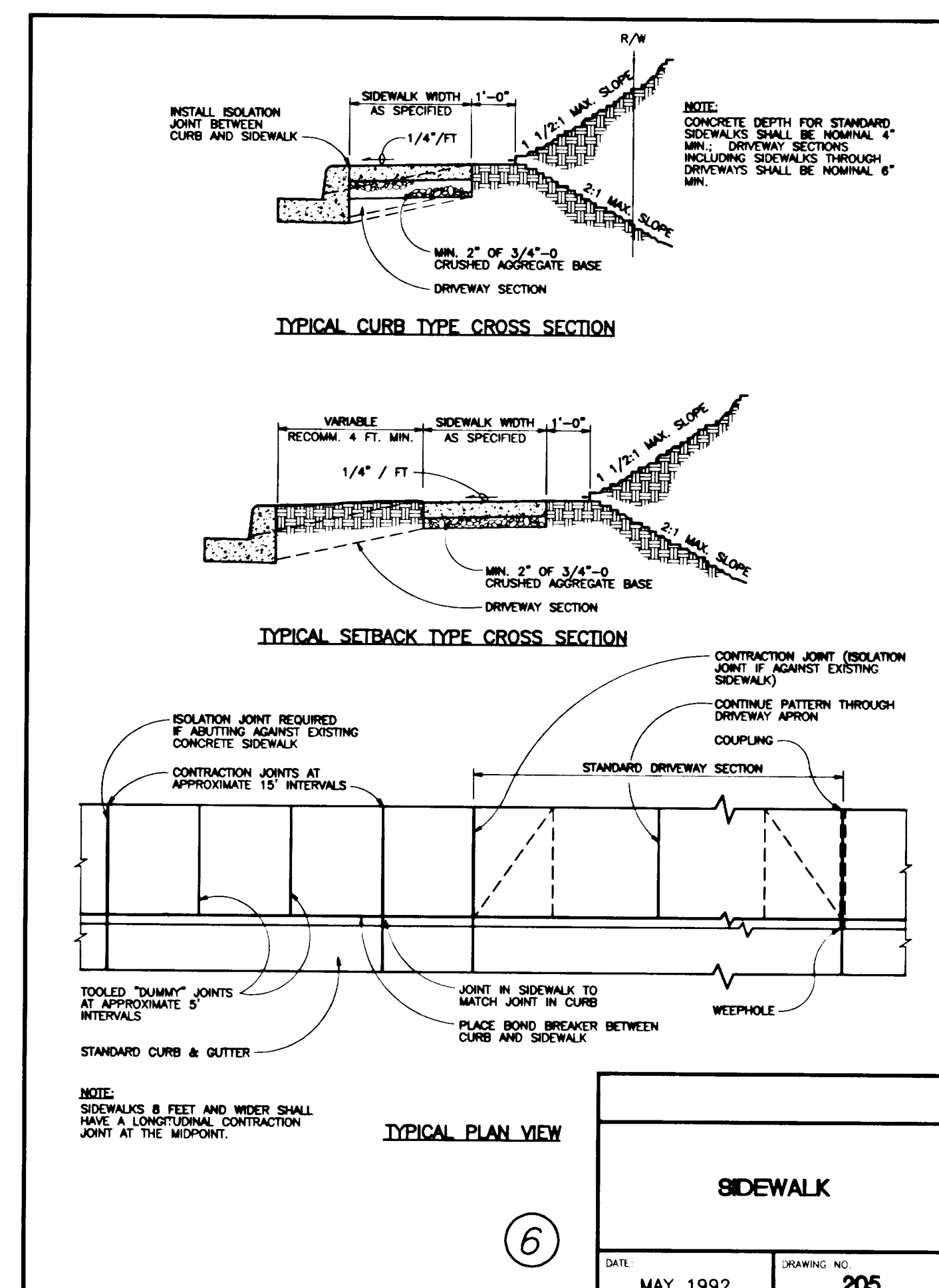
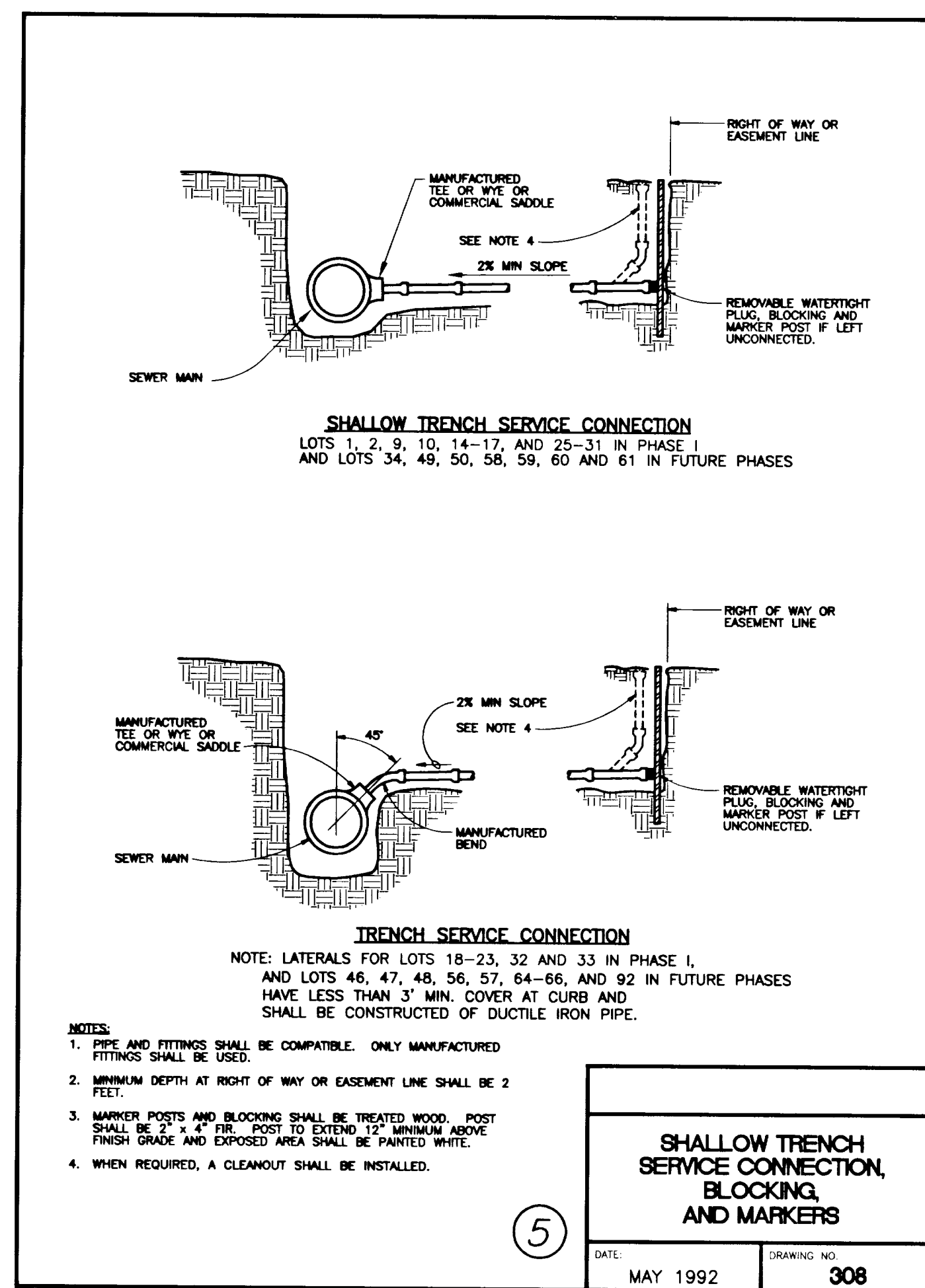
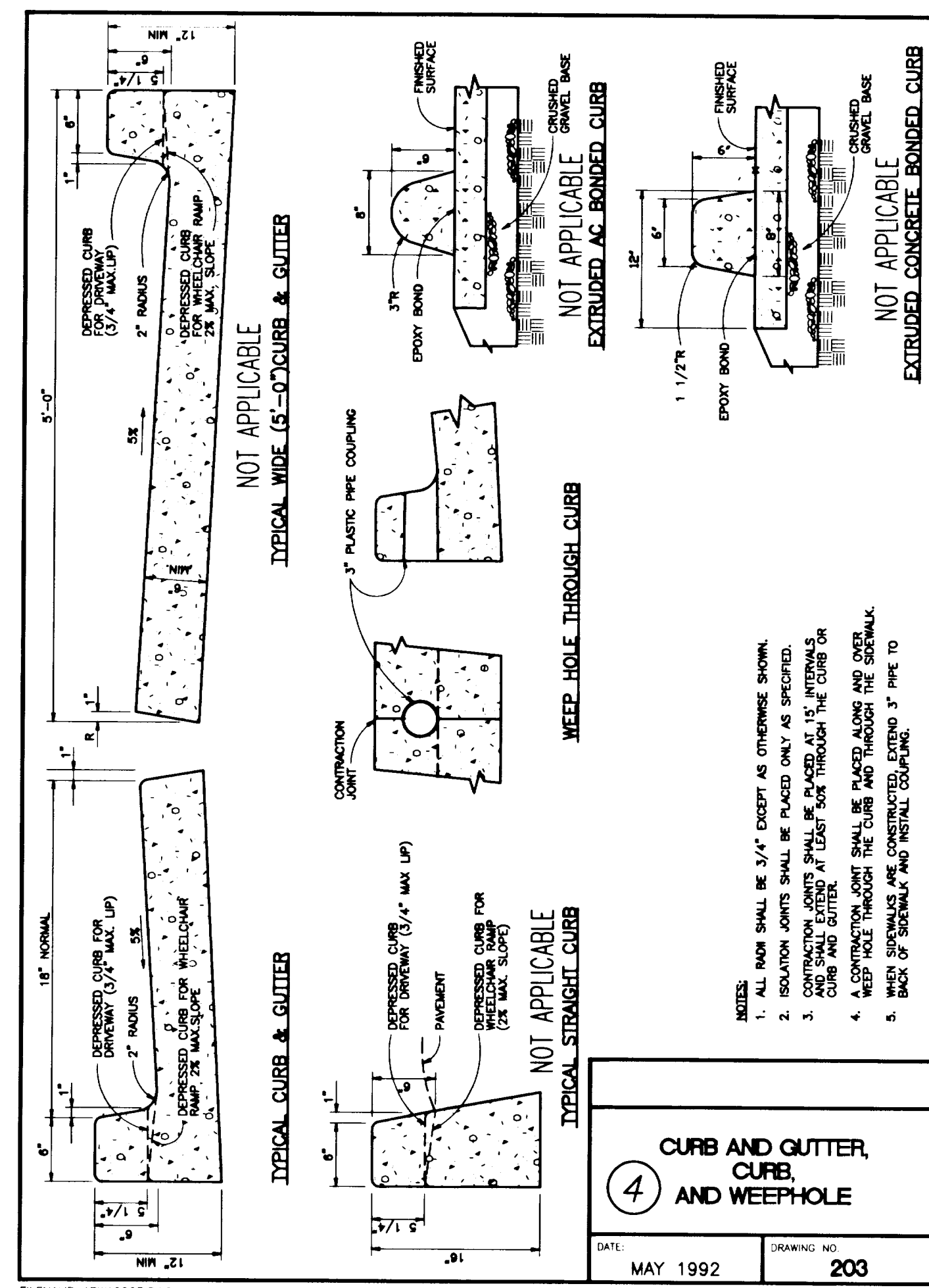
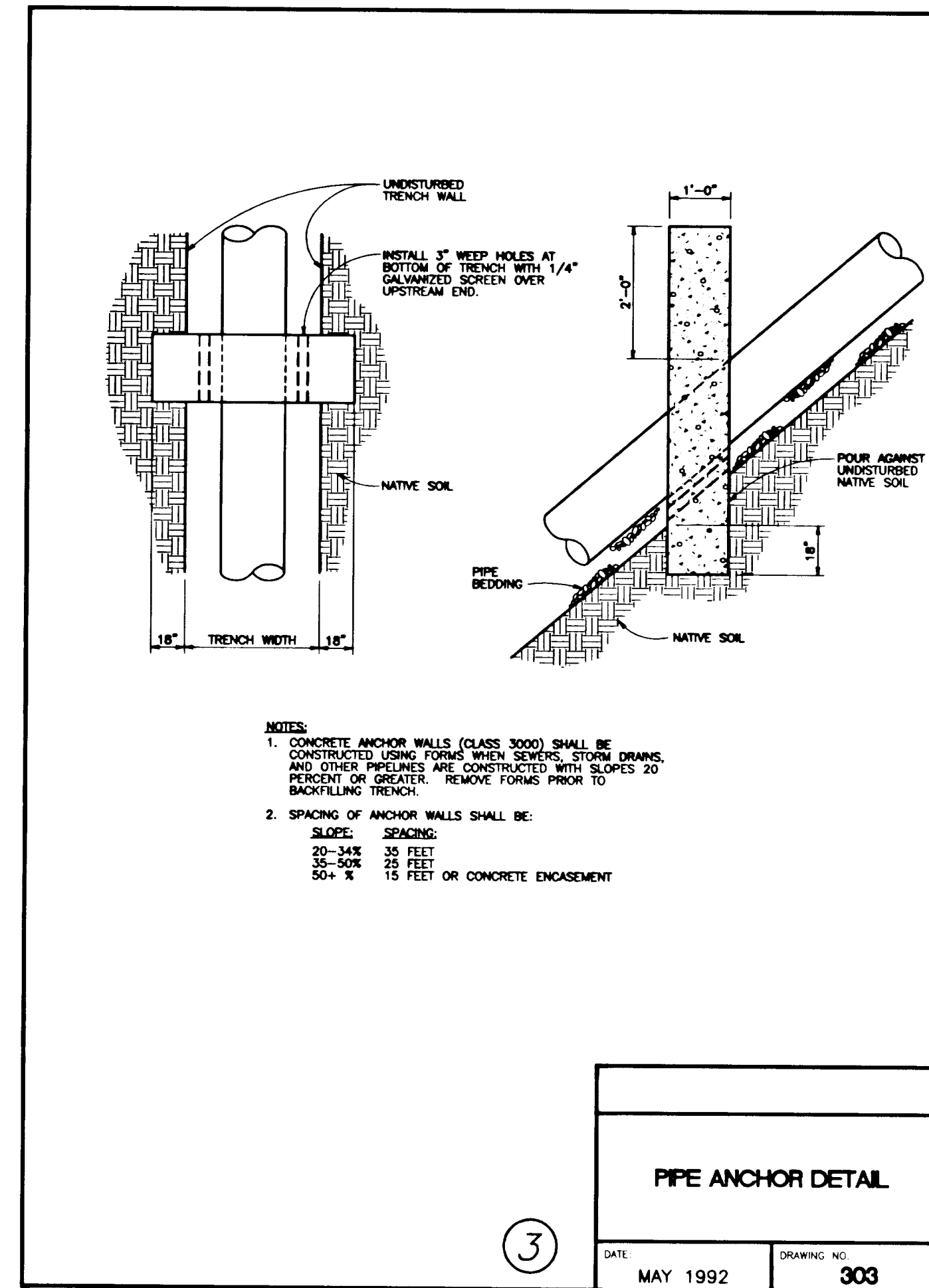
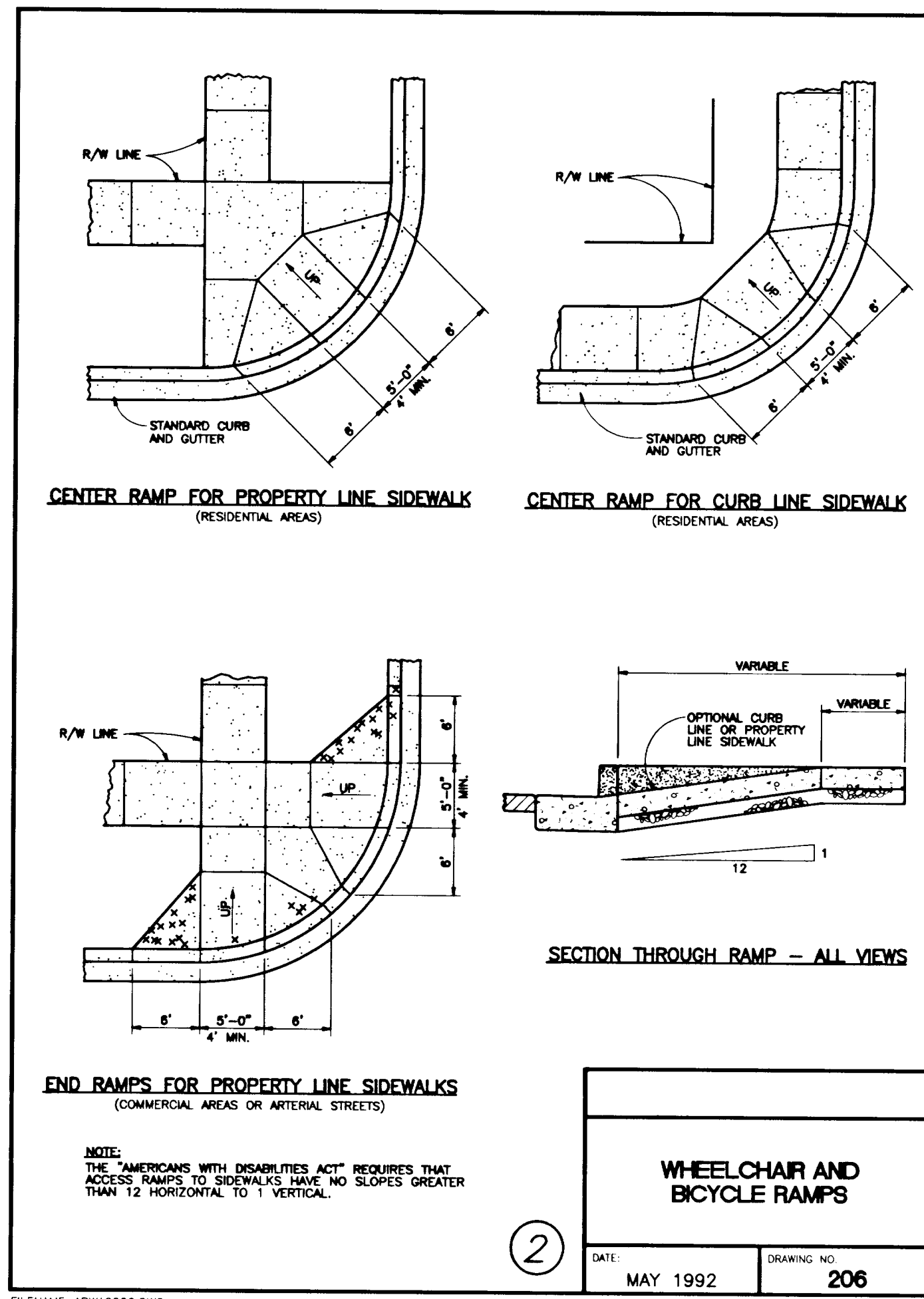
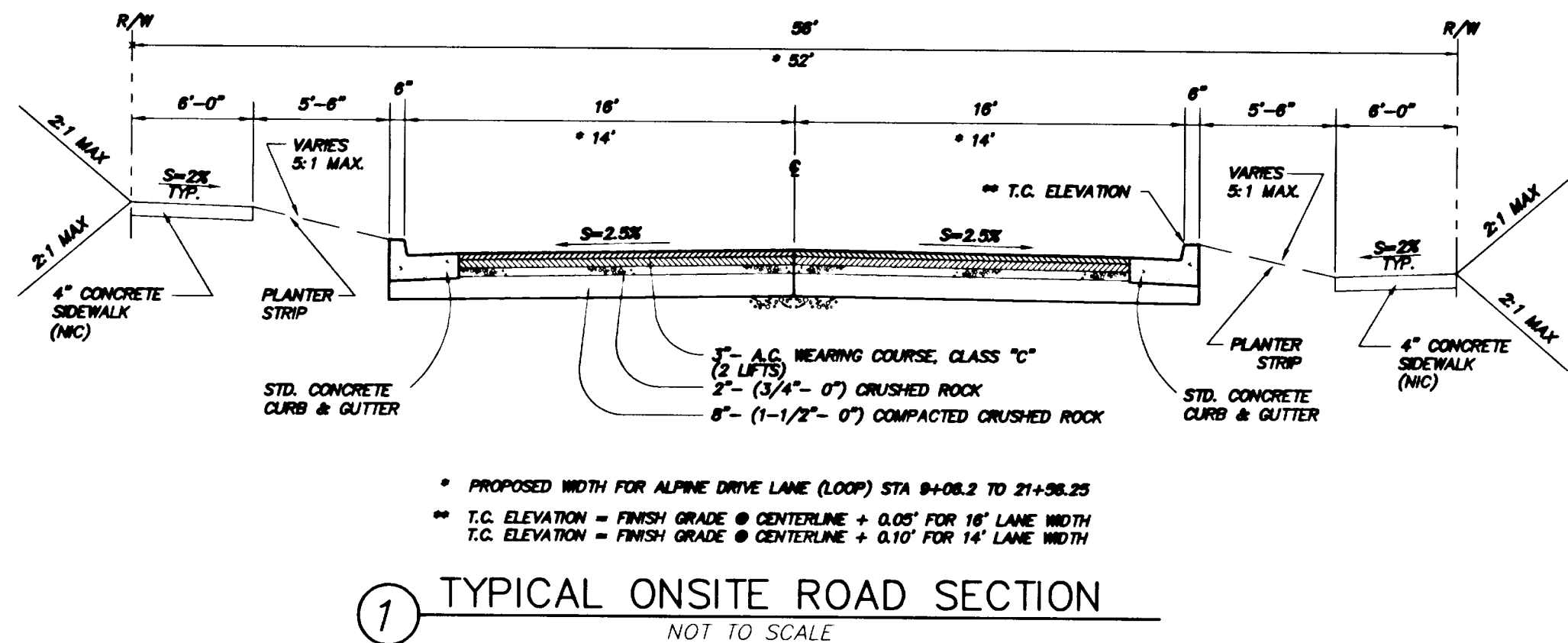
TRI LAND, INC.
PLANNING • CIVIL ENGINEERING • LAND SURVEYING
10110 S.W. Nimbus Ave. B-6
Tigard, Oregon
(503) 966-6589
FAX (503) 966-7439

PREPARED FOR:
J.T. SMITH COMPANIES
23600 SALMON ROAD
WEST LINN, OR 97068
PHONE: (503) 657-3402

RIDGE VIEW ESTATES SUBDIVISION
EROSION CONTROL DETAILS
NOTES
WEST LINN, OREGON

11
15
96-008

AS-BUILT



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

NO.	BY	DATE	DESCRIPTION
1	JMB	6/20/96	PER IN-HOUSE REVIEW
2	JMB	1/31/97	AS-BUILT

Designed	JRN
Drawn	JRN
Checked	KEG
Approved	
Date	4/17/98
Scale	AS SHOWN

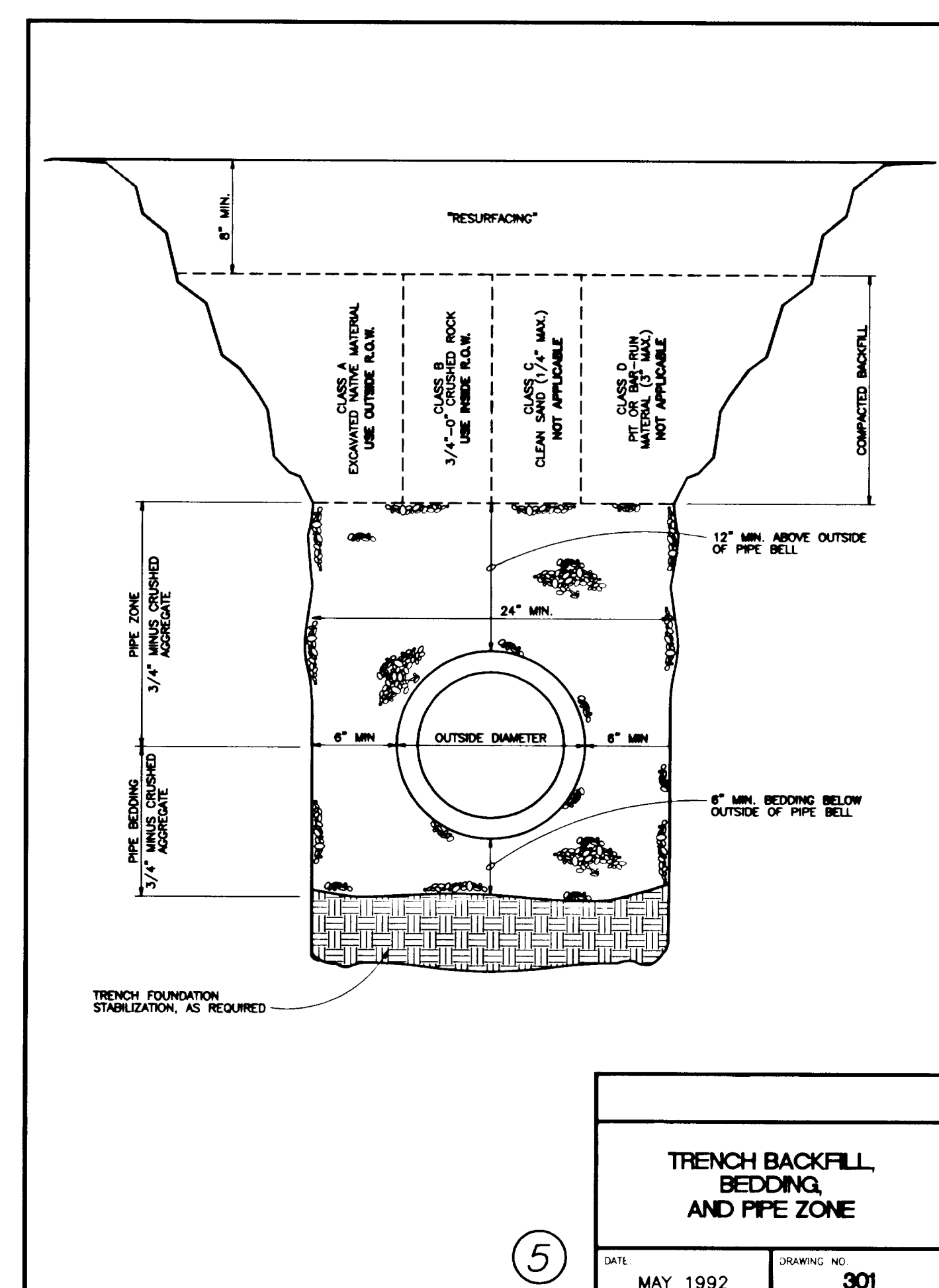
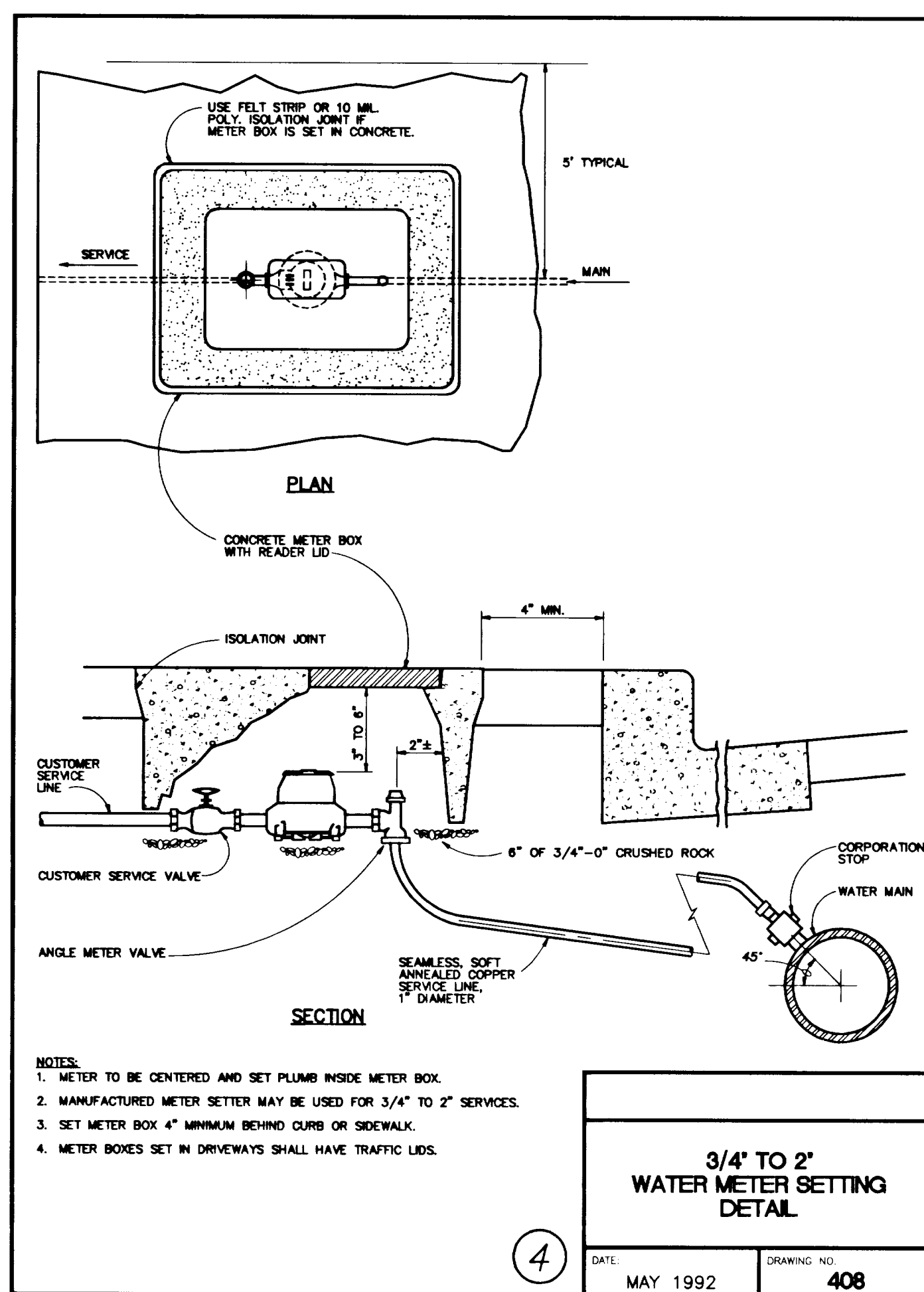
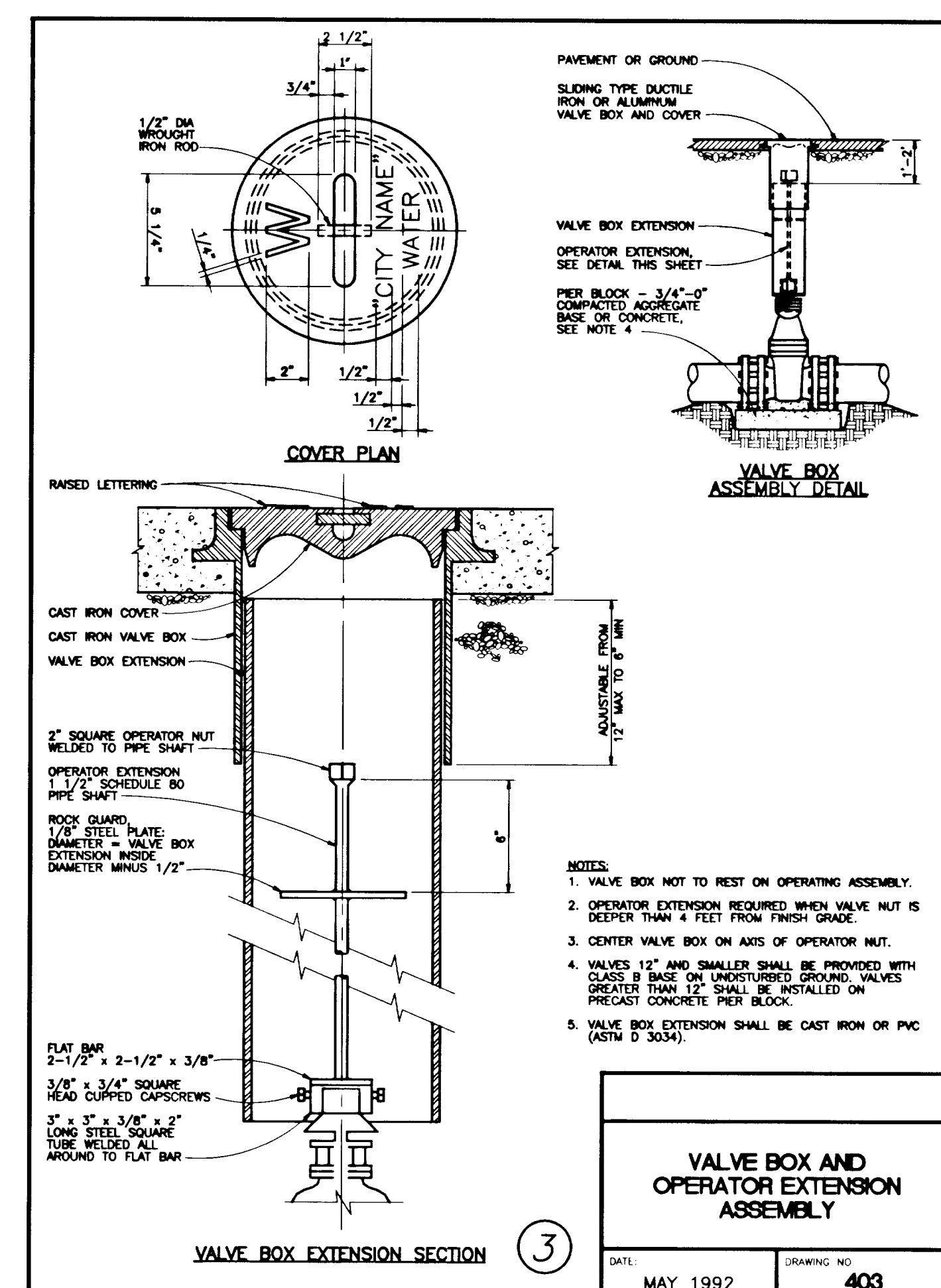
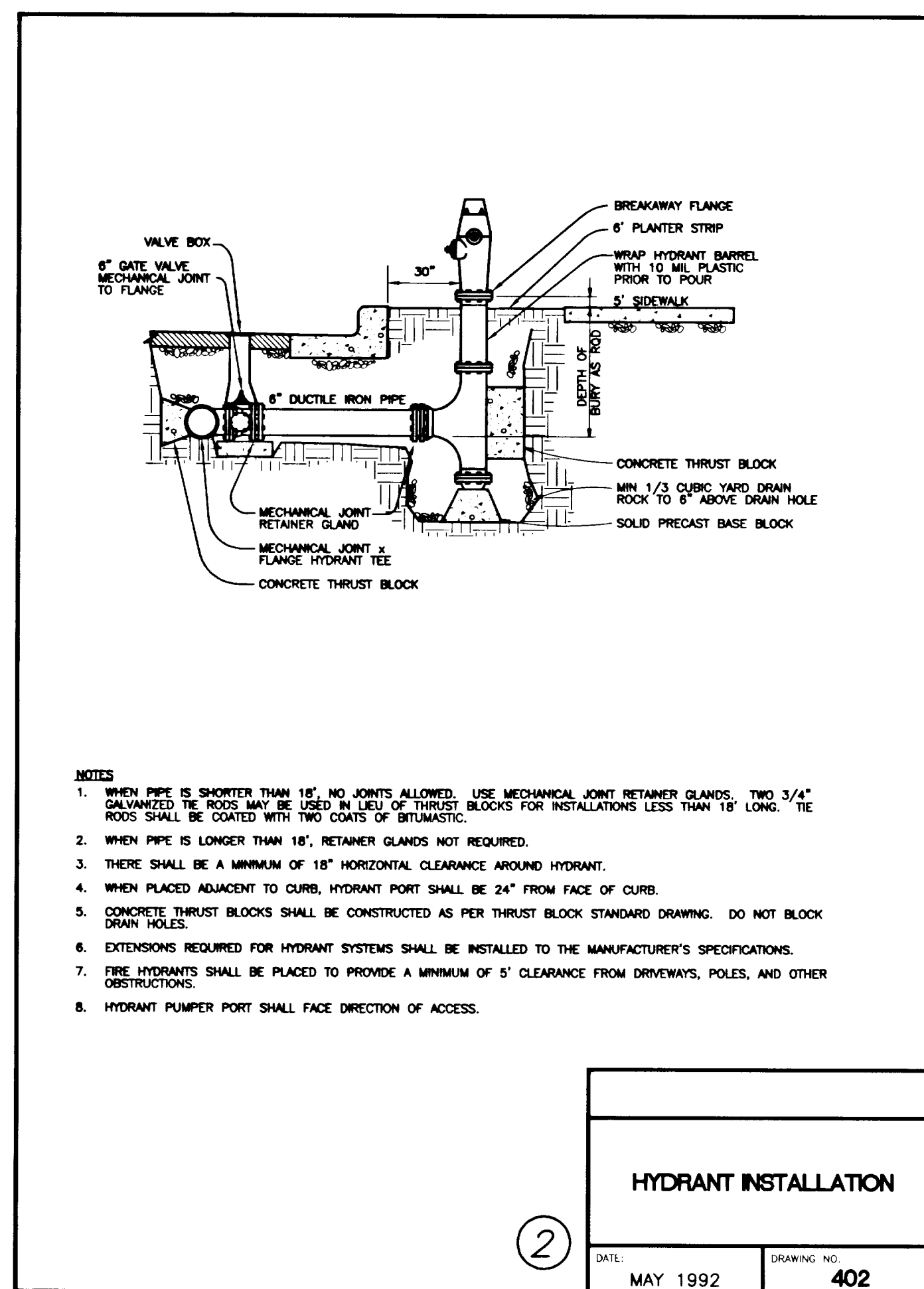
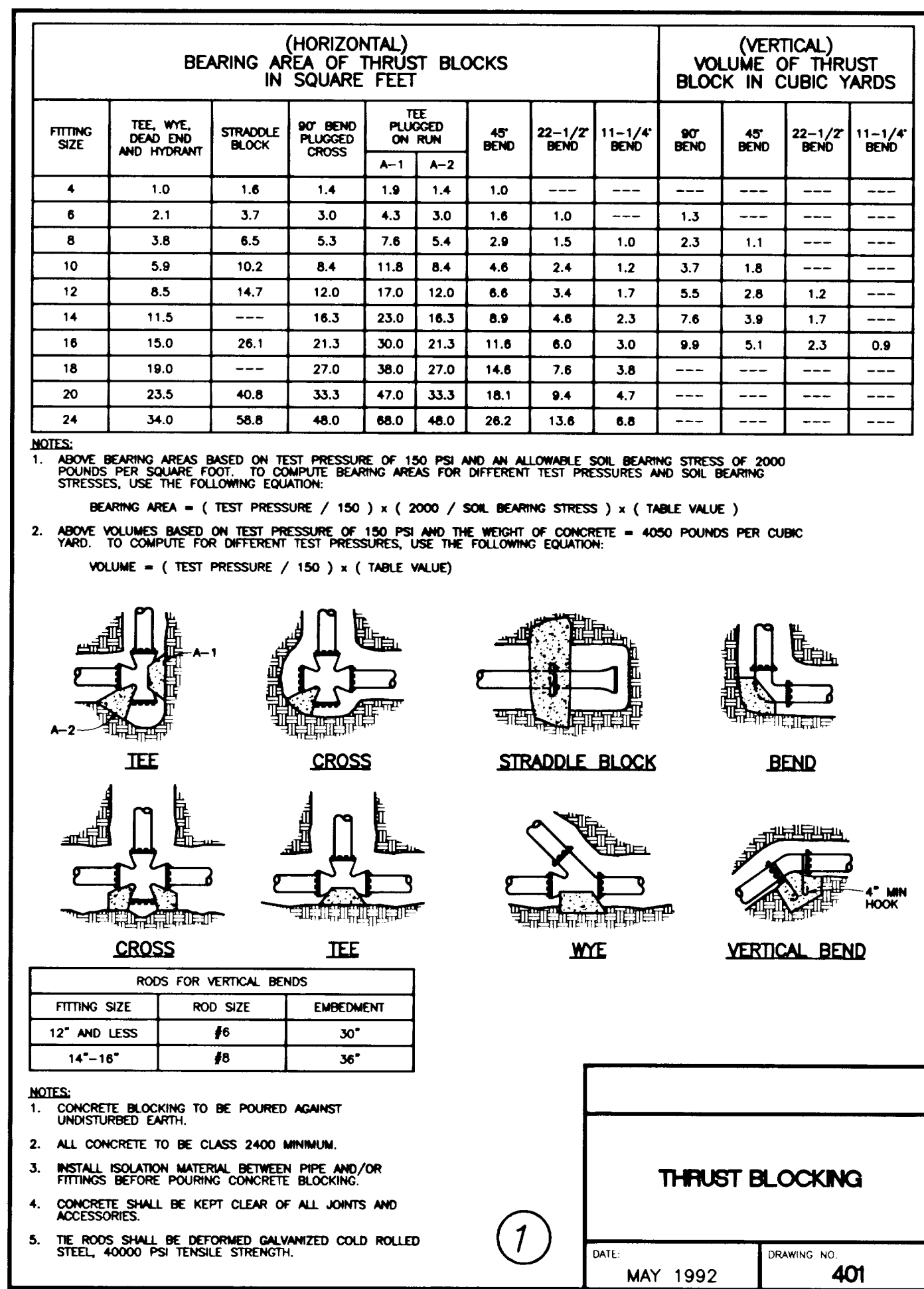
IRLAND, INC.
PLANNING - CIVIL ENGINEERING - LAND SURVEYING
10110 S.W. Nimbus Ave. B-6
Tigard, Oregon
(503) 968-6589
FAX (503) 968-7439

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

RIDGE VIEW ESTATES SUBDIVISION
ROAD & SANITARY DETAILS
WEST LINN, OREGON

12
15
96-1008

AS-BUILT



NO.	BY	DATE	DESCRIPTION
1	JAB	1/31/97	AS-BUILT

DESIGNED	DRAWN	CHECKED	APPROVED
JAB	JAB	JAB	JAB

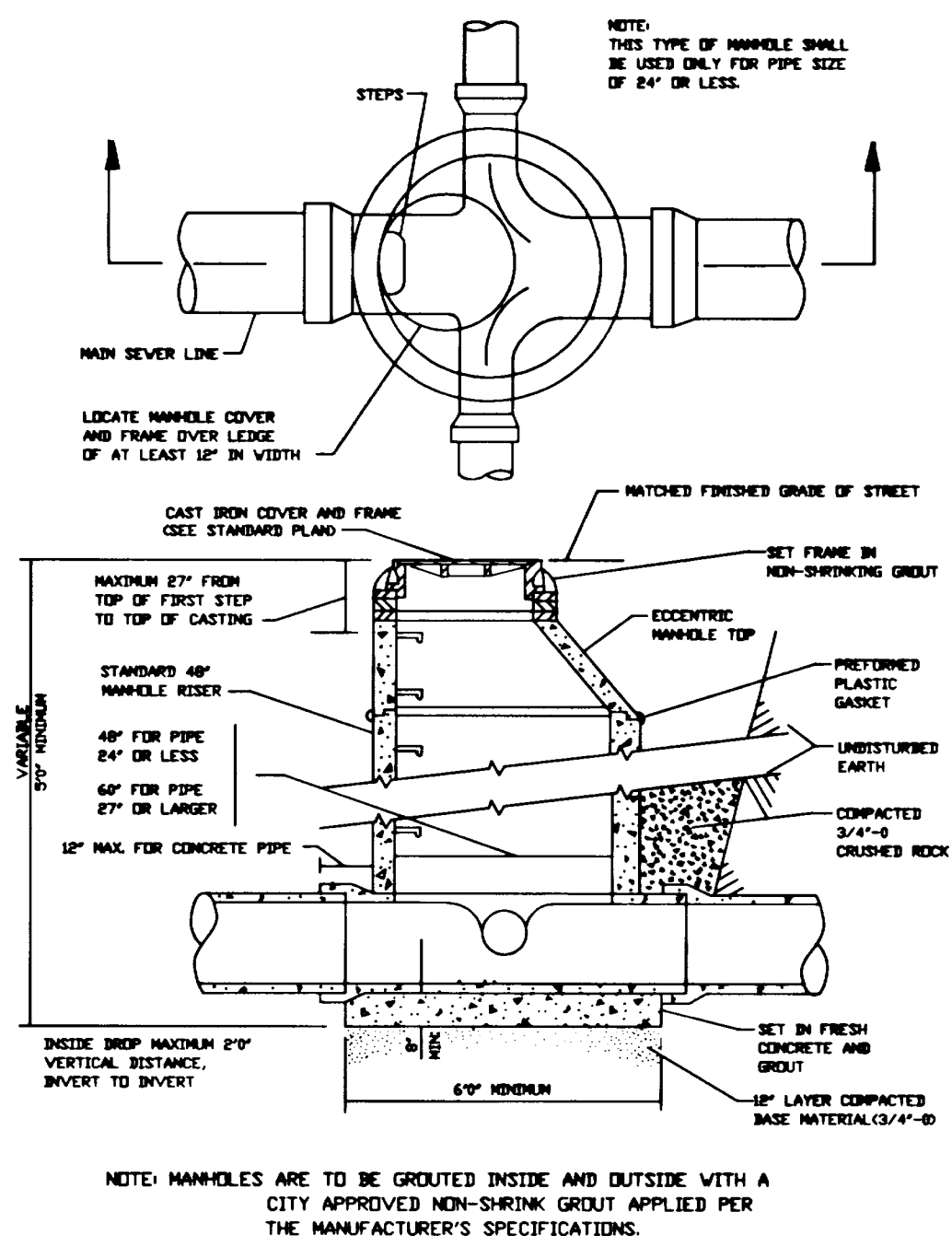
IRLAND, INC.
PLANNING-CIVIL ENGINEERING-LAND SURVEYING
10110 S.W. Nimbus Ave. B-6
Tigard, Oregon
(503) 968-6593
FAX (503) 968-7439

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

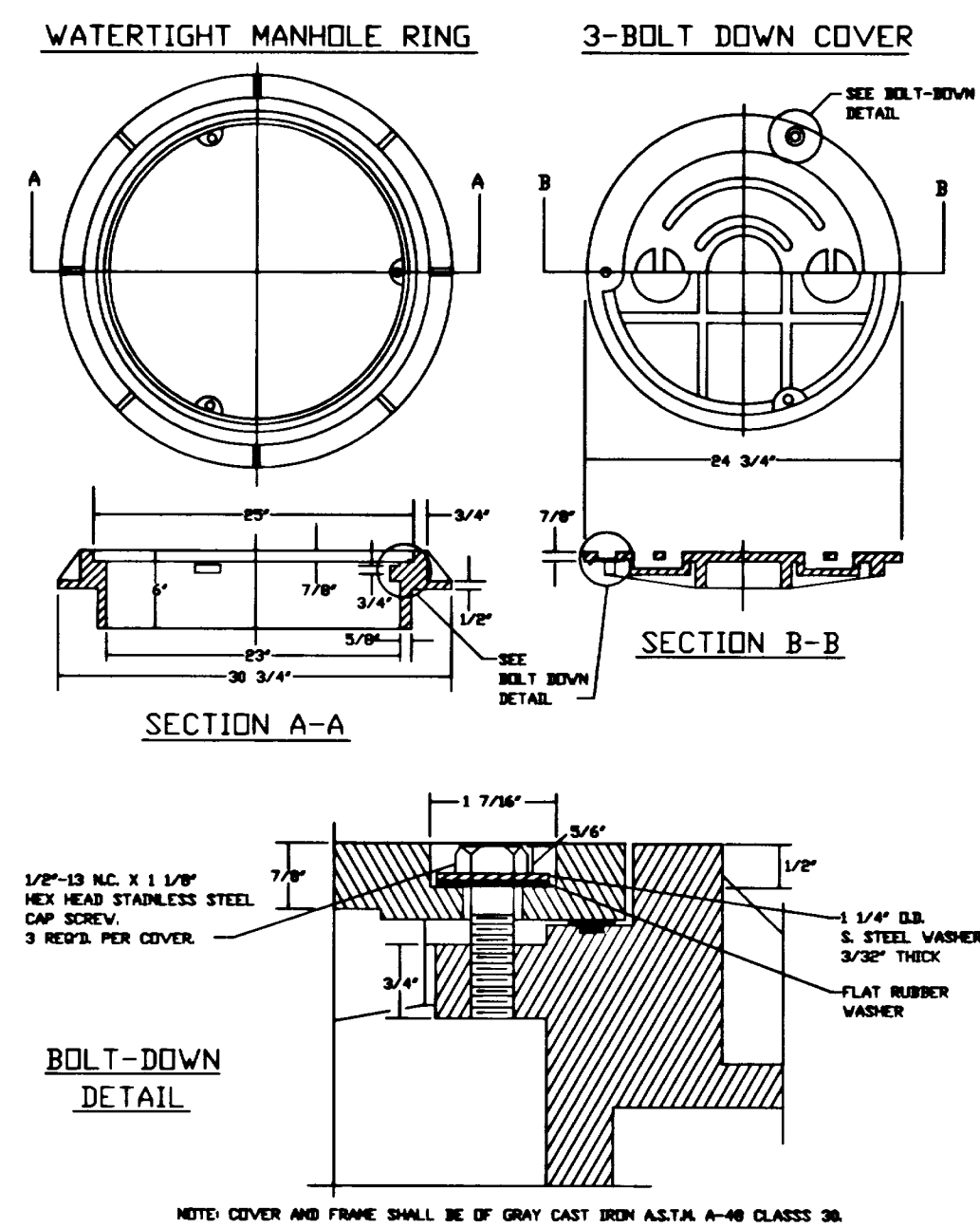
RIDGE VIEW ESTATES SUBDIVISION
WATER LINE DETAILS
WEST LINN, OREGON

13
15
96-008

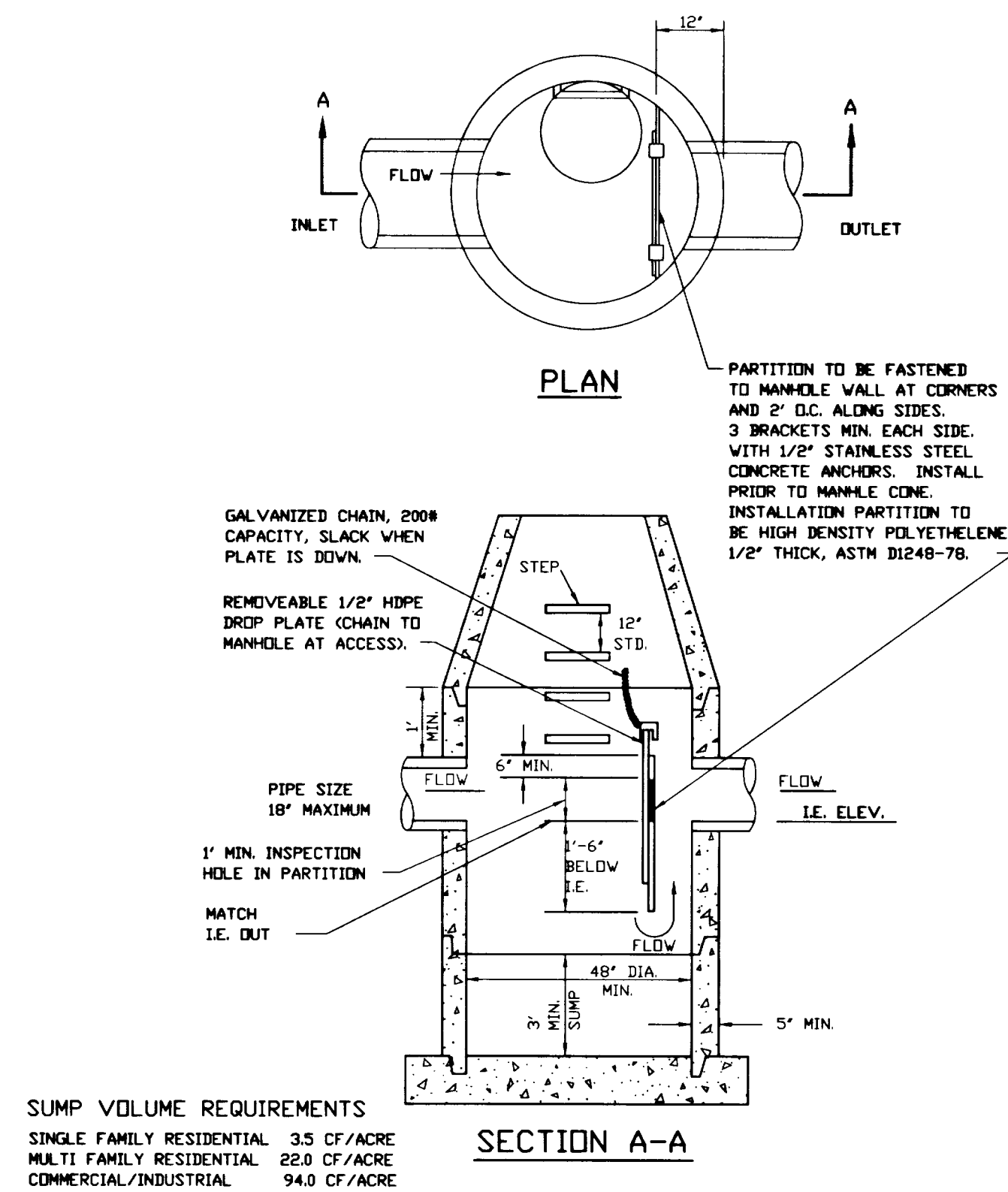
AS-BUILT



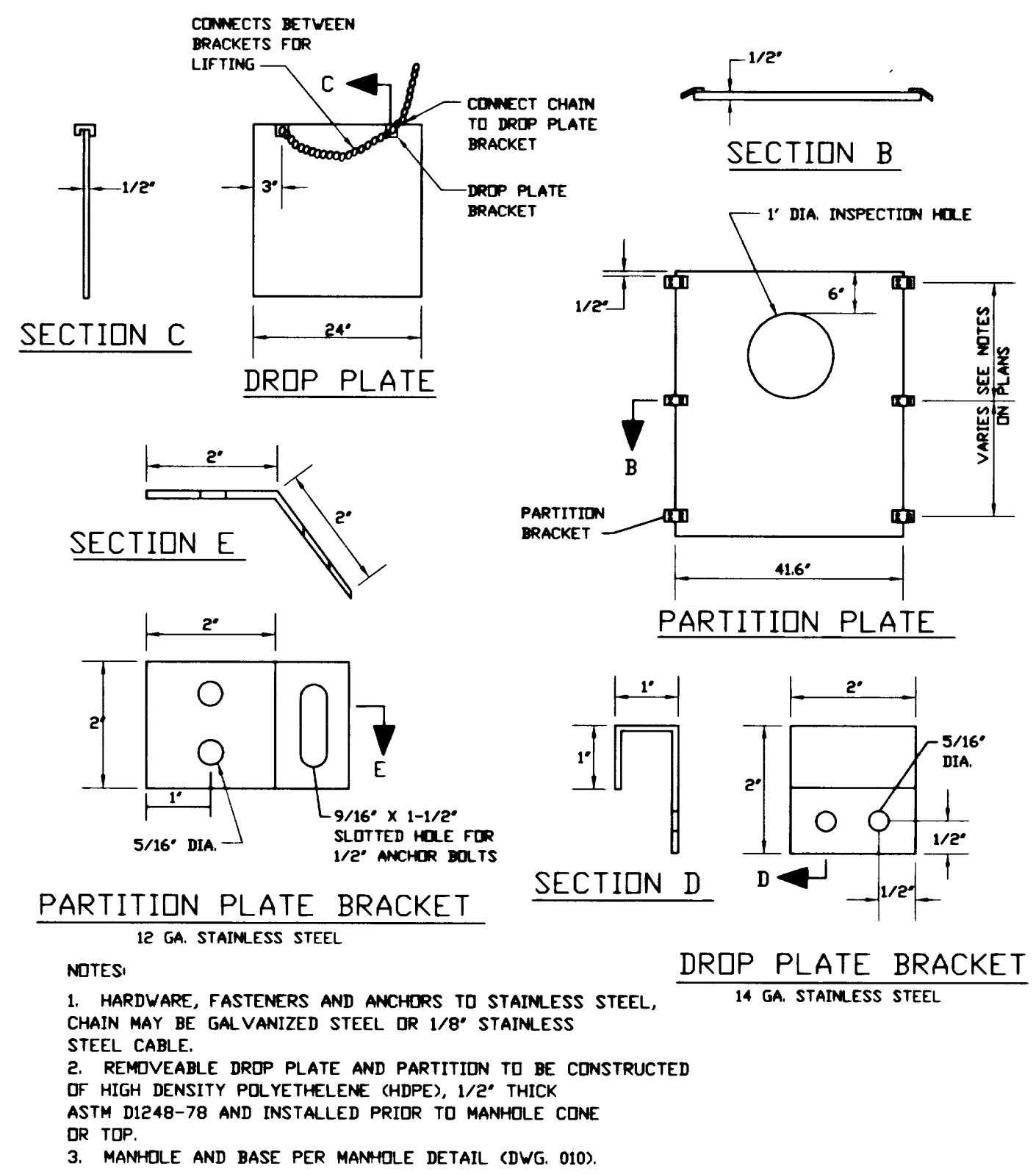
① TYPICAL MANHOLE SECTION
NOT TO SCALE



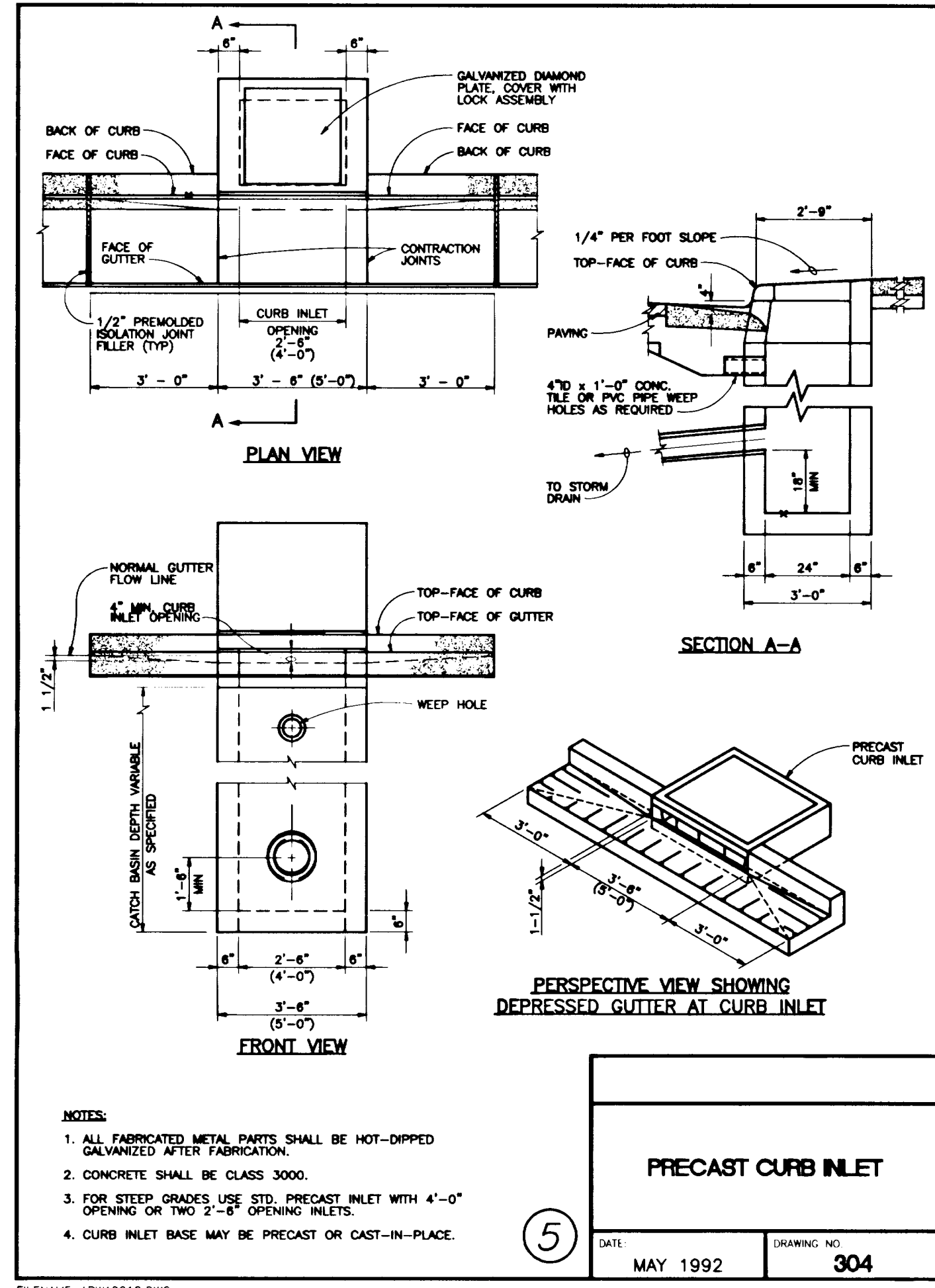
② MANHOLE FRAME & COVER
NOT TO SCALE



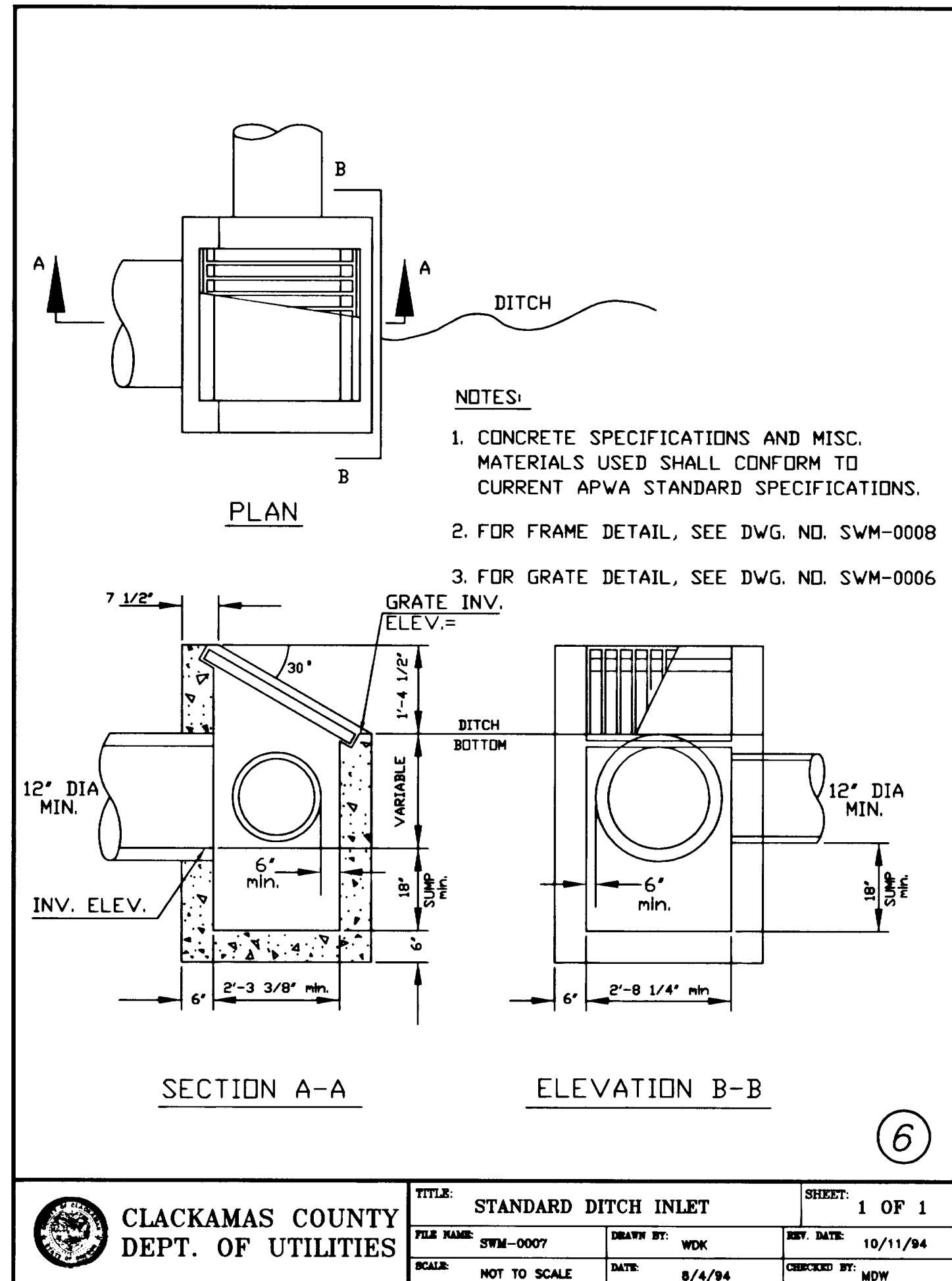
③ POLLUTION CONTROL MANHOLE
NOT TO SCALE



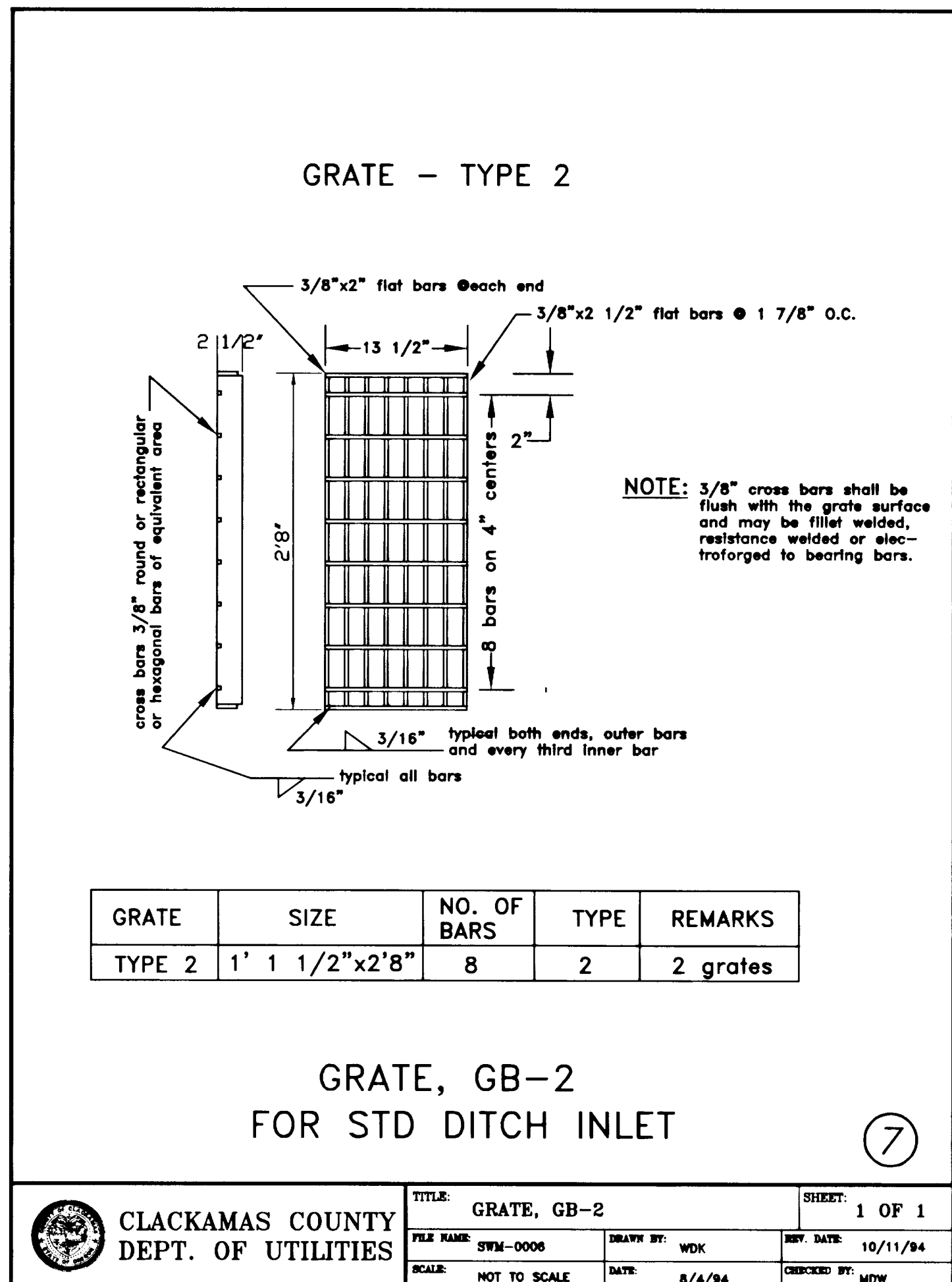
④ POLLUTION CONTROL MANHOLE
NOT TO SCALE



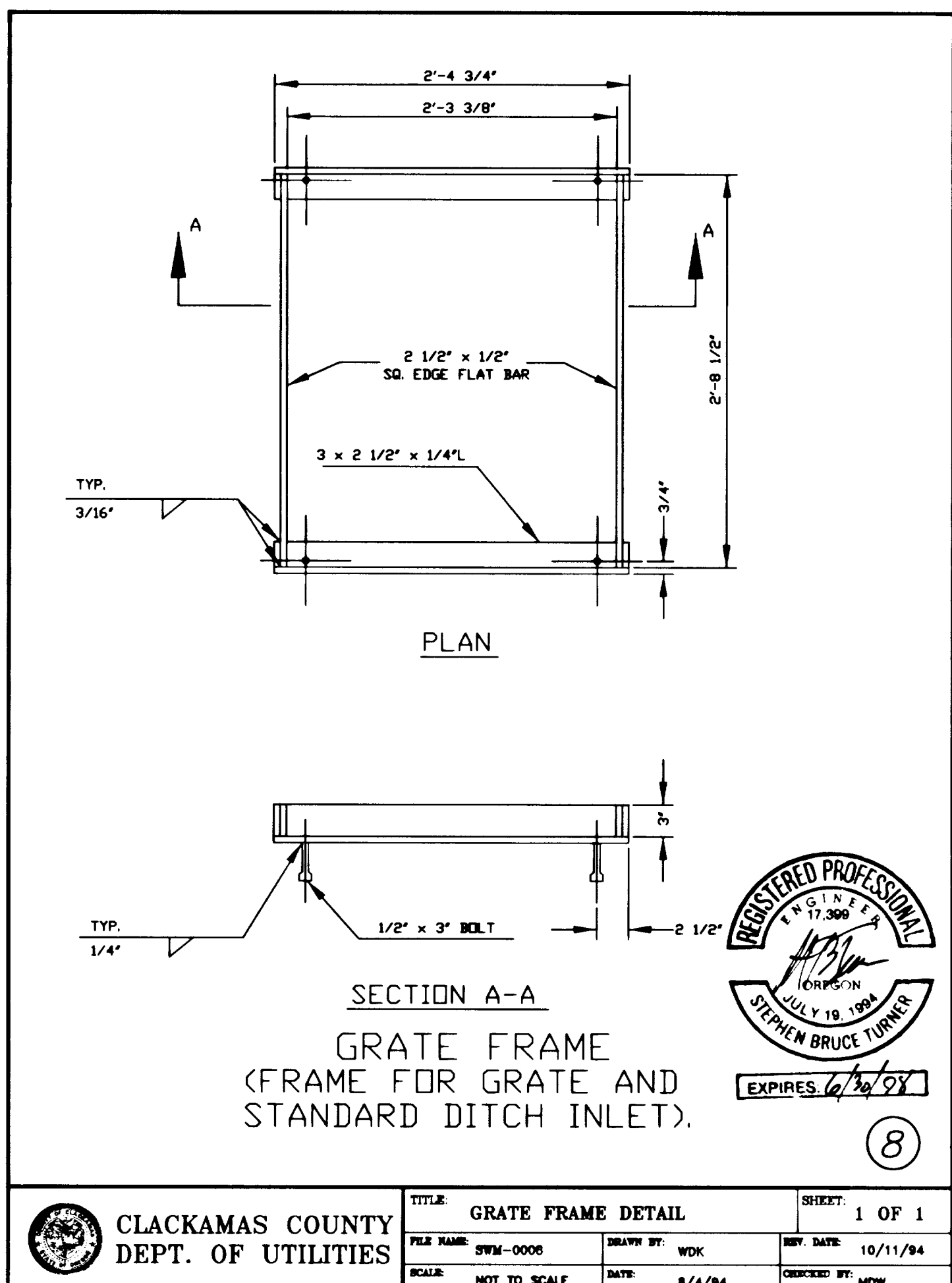
⑤ PRECAST CURB INLET
MAY 1992 304



⑥ STANDARD DITCH INLET
MAY 1992 304



⑦ GRATE, GB-2
MAY 1992 304



⑧ GRATE FRAME
MAY 1992 304

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

14 15 96-008

PREPARED FOR:
J.T. SMITH COMPANIES
23600 SALAMON ROAD
WEST LINN, OR 97068
PHONE: (503) 657-3402

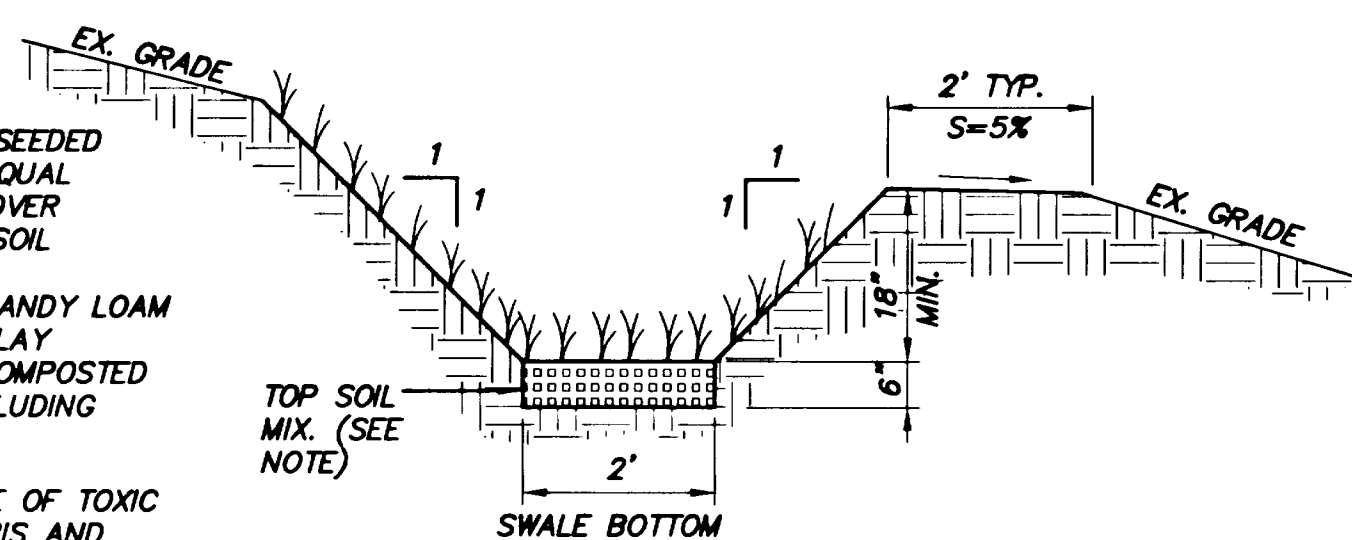
RIDGE VIEW ESTATES SUBDIVISION
STORM DETAILS
WEST LINN, OREGON

DESIGNED: JRN
DRAWN: JRN
CHECKED: KCC
APPROVED: JRN
DATE: 4/17/96
SCALE: AS SHOWN

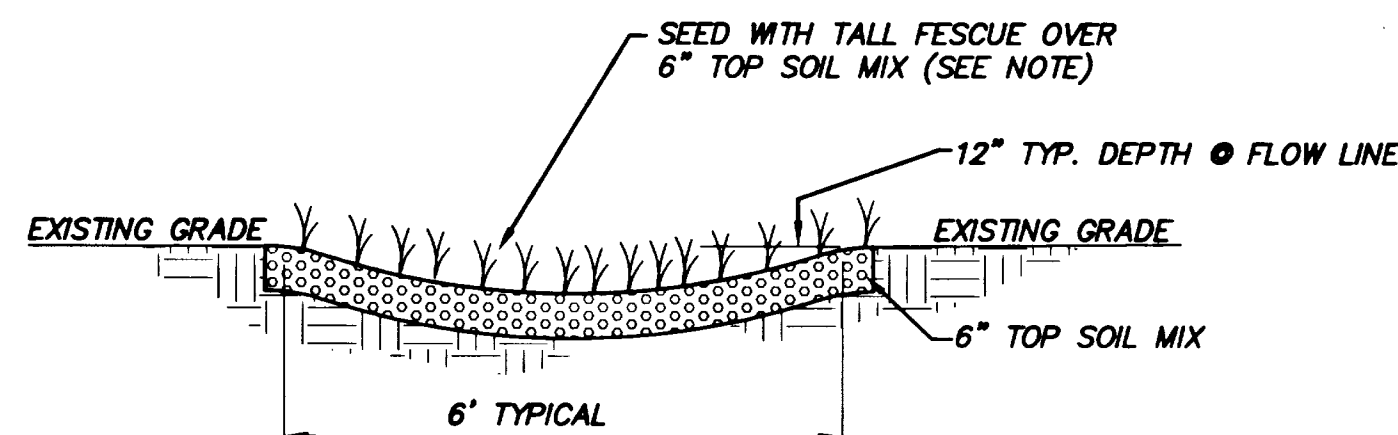
IRLAND, INC.
PLANNING - CIVIL ENGINEERING - LAND SURVEYING

10110 S.W. Nimbus Ave B-6
Tualatin, Oregon 97061
(503) 968-6589
FAX (503) 968-7439

TOP SOIL SHALL BE FREE OF TOXIC MATERIALS, ROCKS, DEBRIS AND SHALL HAVE ADEQUATE NUTRIENT LEVELS TO ENSURE GOOD GRASS GROWTH.



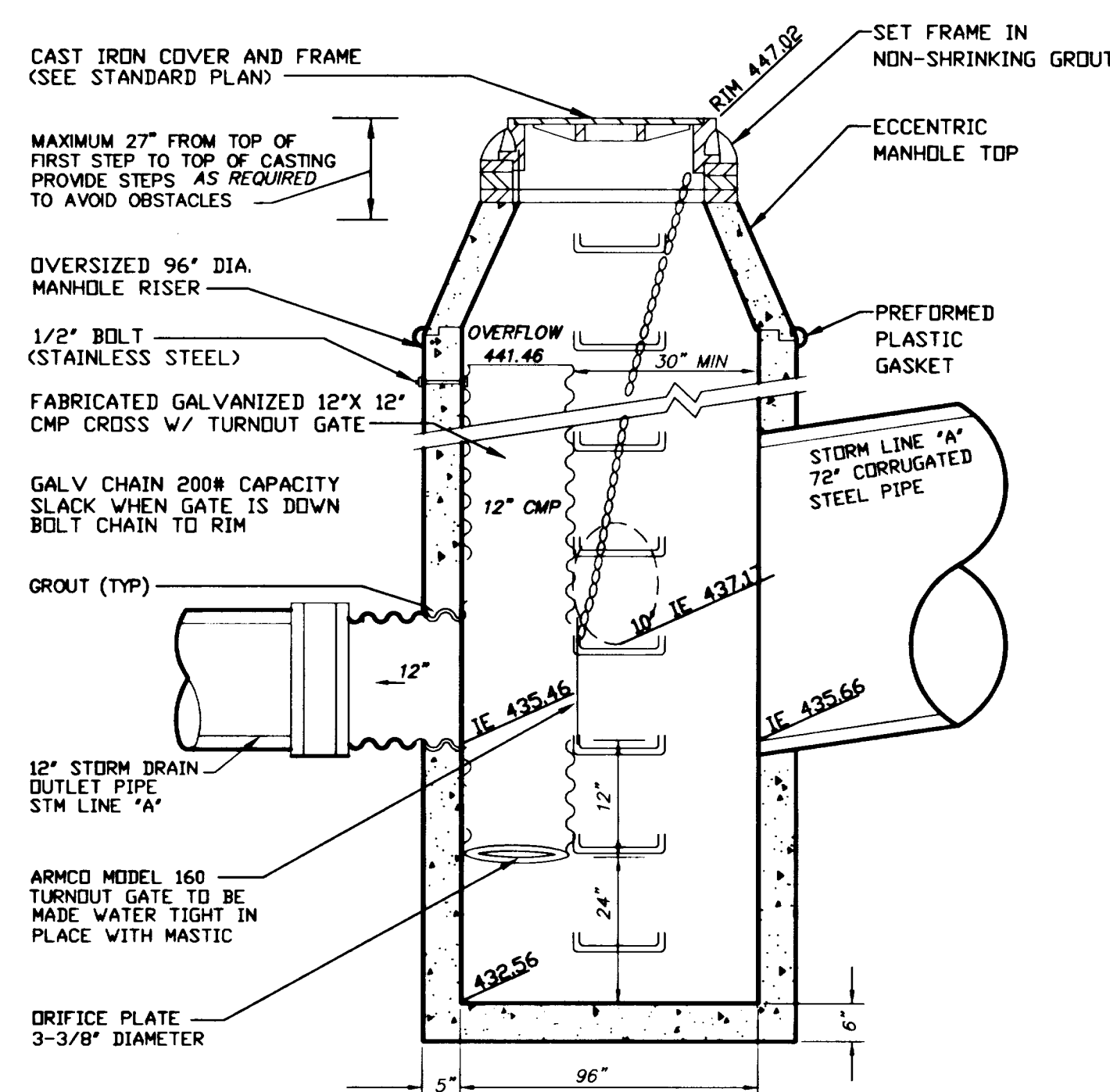
1 BIOFILTRATION SWALE SECTION
LOCATED BELOW LOTS 1-3 FILE: SWALED
NOT TO SCALE



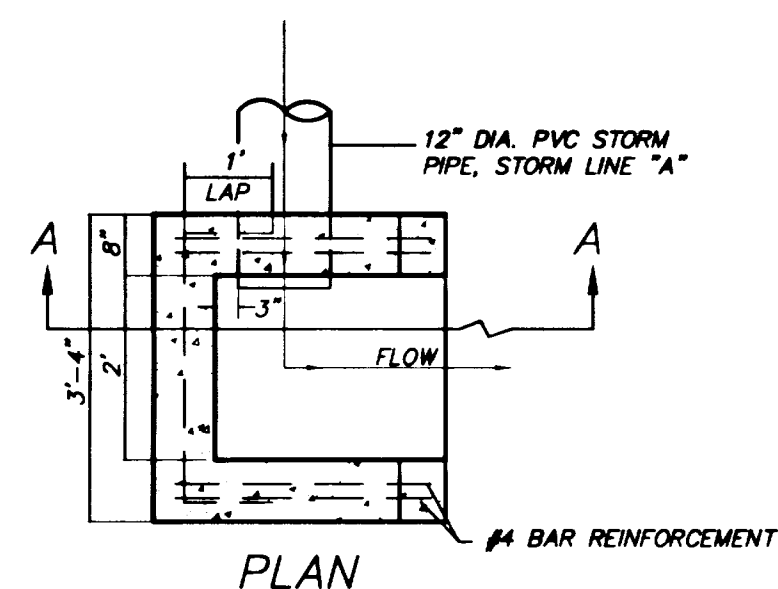
RECOMMENDED TOP SOIL MIX:
60 TO 80 PERCENT SANDY LOAM
10 TO 20 PERCENT CLAY
10 TO 20 PERCENT COMPOSTED
ORGANIC MATTER (EXCLUDING
ANIMAL WASTES)

TOP SOIL SHALL BE FREE OF TOXIC MATERIALS, ROCKS, DEBRIS AND SHALL HAVE ADEQUATE NUTRIENT LEVELS TO ENSURE GOOD GRASS GROWTH

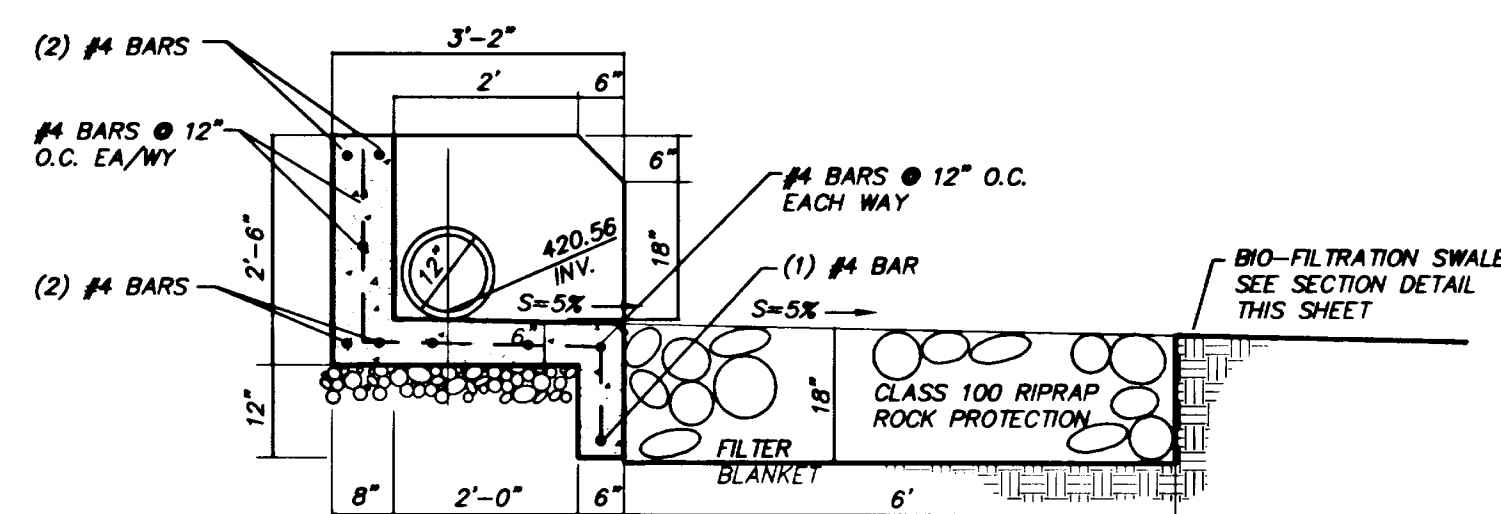
② TYPICAL BACKYARD SWALE SECTION
NOT TO SCALE FILE: SWALEDT2



4 FLOW CONTROL MANHOLE #1
NOT TO SCALE FILE: FCONRLMH

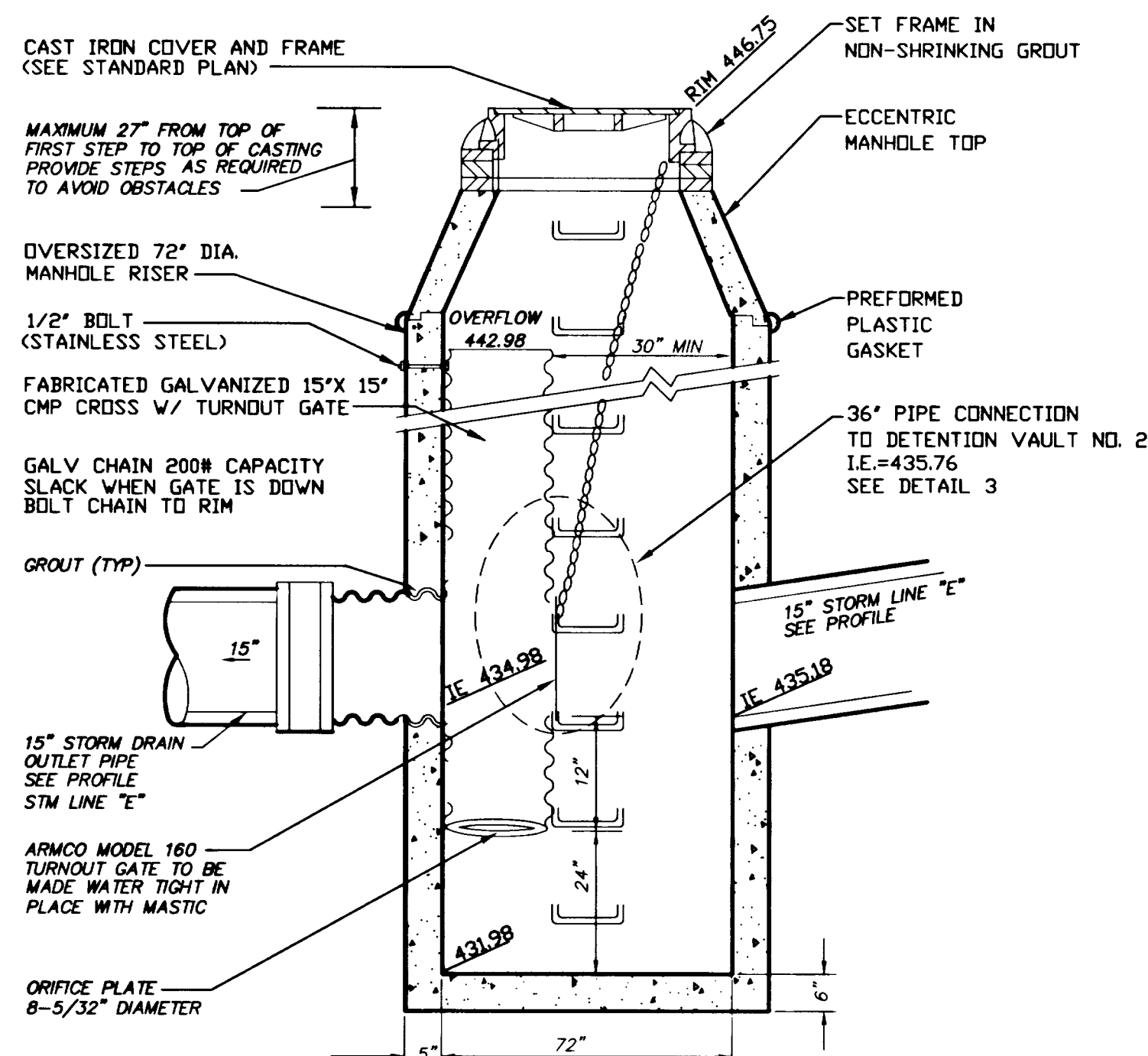


⑦ OUTFALL STRUCTURE, STORM LINE "A"
NOT TO SCALE FILE: HEADWALL.DWG

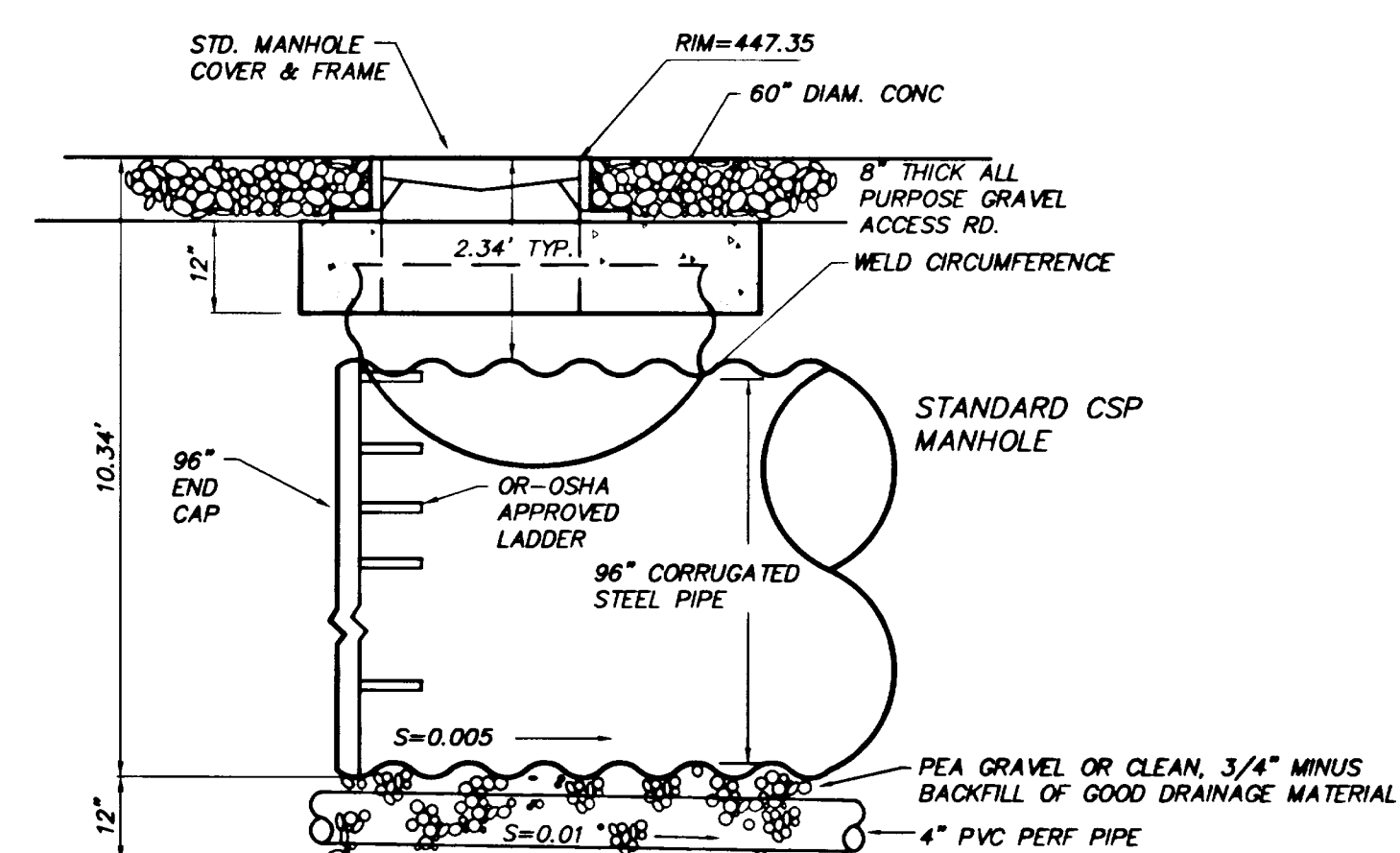
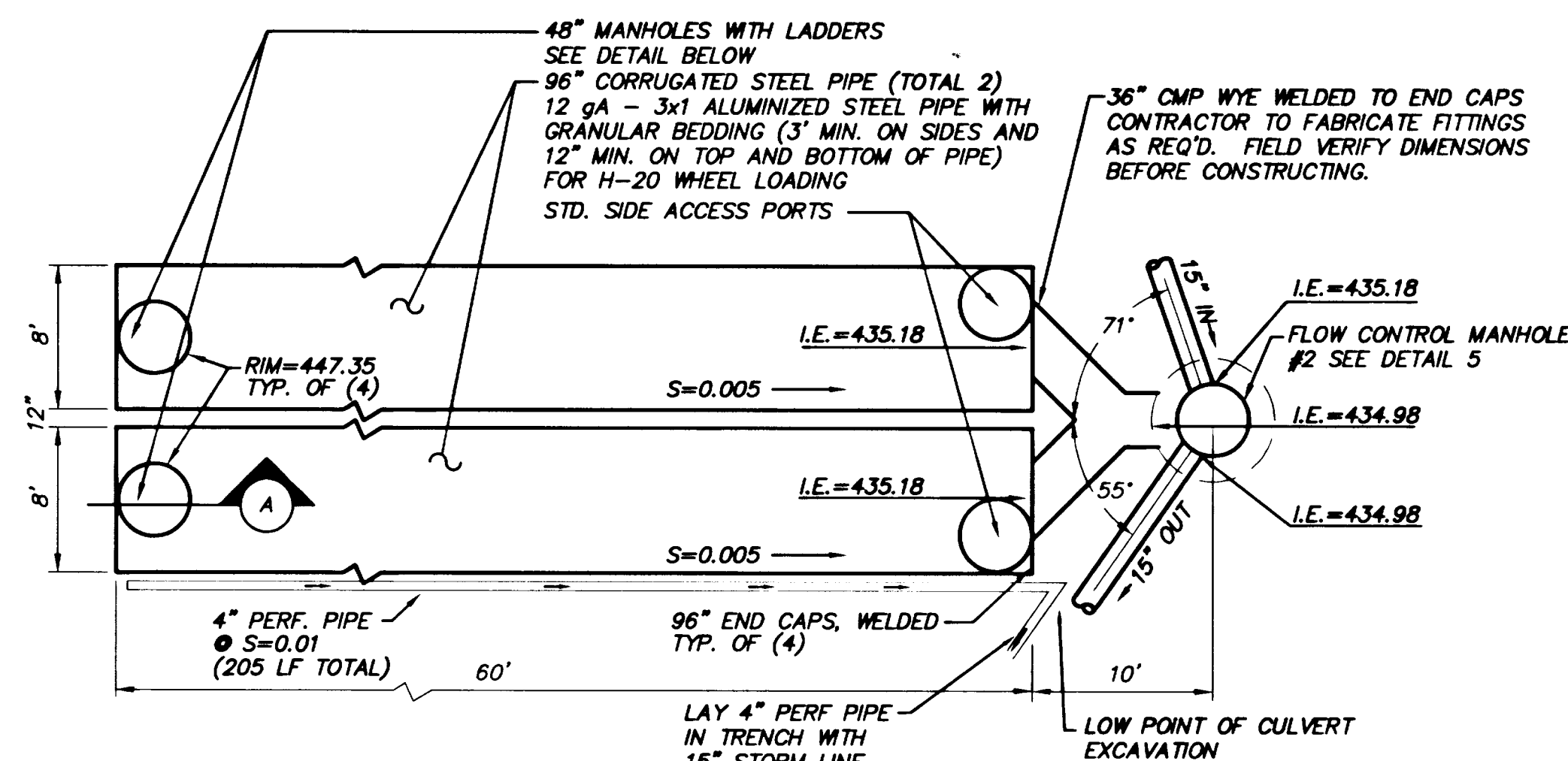


SECTION A-A

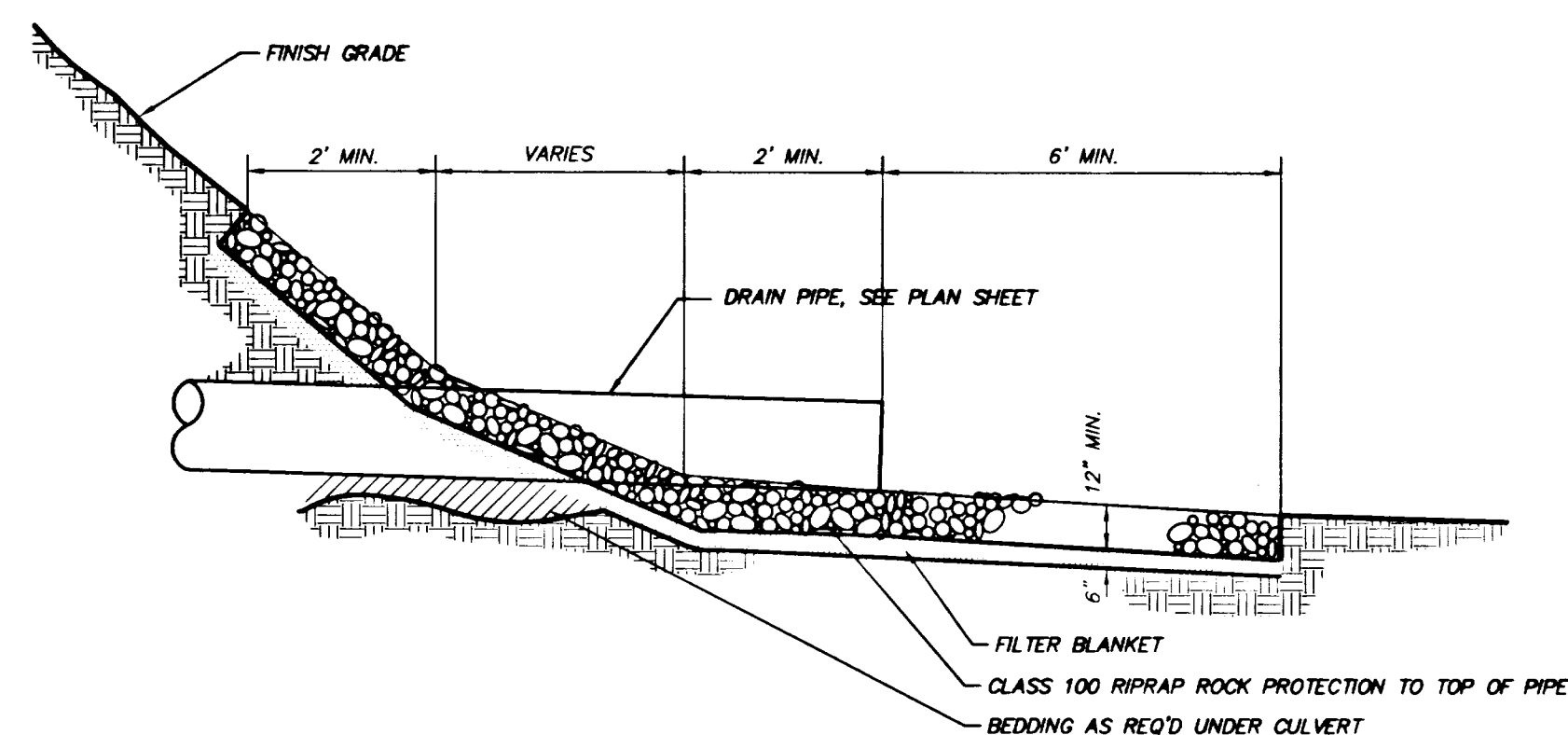
5 FLOW CONTROL MANHOLE #2
NOT TO SCALE FILE: FCNTRL-2



③ DETENTION VAULT NO.2
NOT TO SCALE



6 SECTION A, DETENTION VAULT NO.2
NOT TO SCALE FILE: DET-VLT2.DWG




8 PIPE OUTFALL, STORM LINE "E"
NOT TO SCALE FILE: OUTFALL.DWG

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

AS-BUILT

[illegible]

Designed	JRN
Drawn	JRN
Checked	KEG
Approved	
Date	4/17/96
Scale: AS SHOWN	



RI LAND, INC.
PLANNING, CIVIL, ENGINEERING, LAND, SURVEYING

10110 S.W. Nimbus Ave. B-6
Tigard, Oregon
(503) 968-6589
FAX (503) 968-7439

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

RIDGE VIEW ESTATES SUBDIVISION
 STORM & SWALE DETAILS
 WEST LINN, OREGON

FILE NAME: 96008DET