



LAND USE PRE-APPLICATION CONFERENCE

Thursday, July 1, 2010

City Hall
22500 Salamo Road

Willamette Conference Room

10:00 am Minor partition. Create two 10,000 sq. ft. lots.

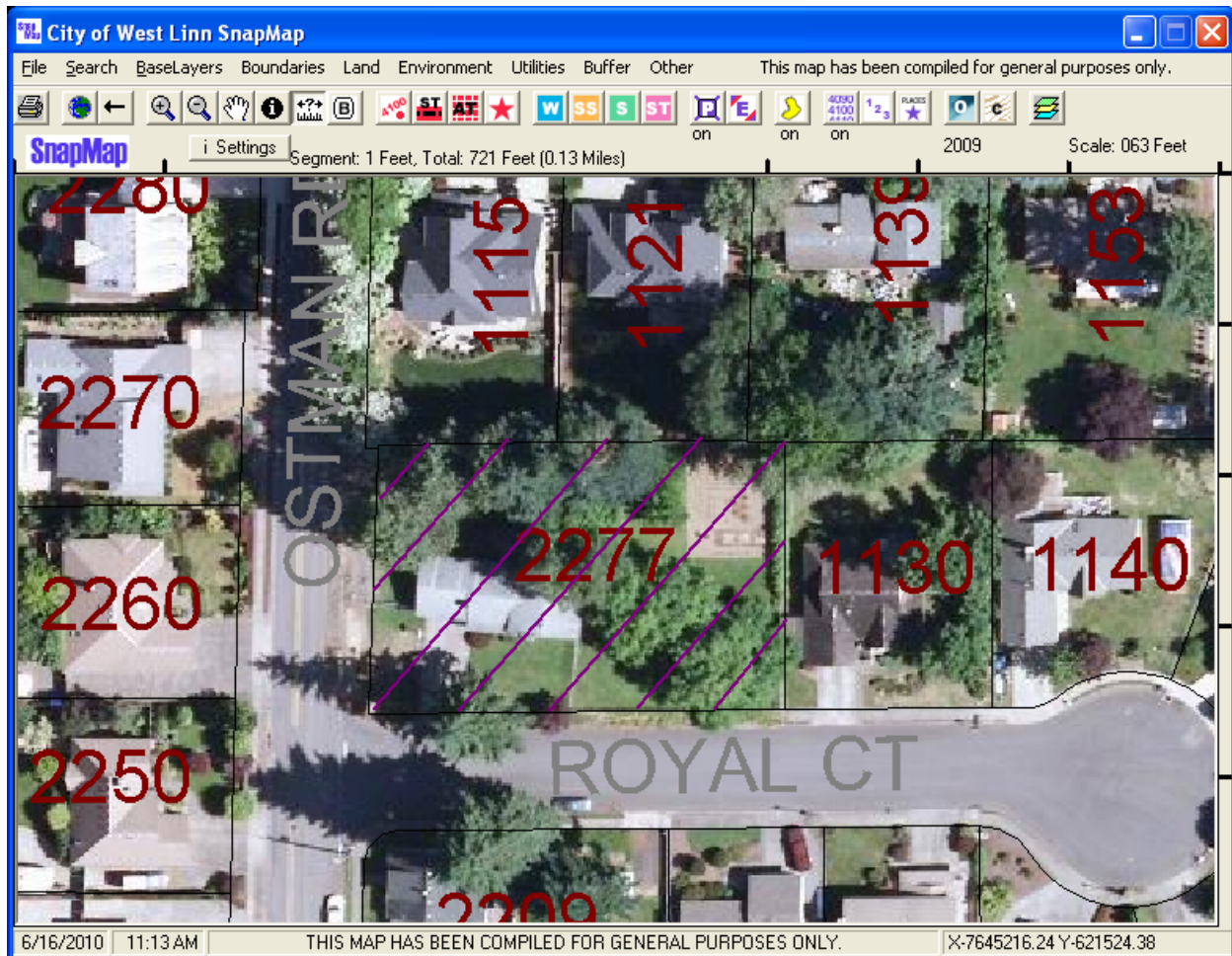
Applicant: R. Scott Reavely

Subject Property Address: 2277 Ostman Rd

Neighborhood Assn: *Willamette*

Planner: Peter Spir

Project #: PA-10-22





West Linn

Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068
Telephone 503.656.4211 • Fax 503.656.4106 • westlinnoregon.gov

RECEIVED

PLANNING & BUILDING
CITY OF WEST LINN
INT. TIME

by 6/17/10 4PM

PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION

CONFERENCE DATE: 7/1/10	TIME: 10:00 Am	PROJECT #: PA-10-22
STAFF CONTACT: Peter Spiv		FEE: \$1,000 ⁰⁰

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted at least 14 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 2277 Osman Rd

Brief Description of Proposal: Minor Partition: create 2 lots

Applicant's Name: R Scott Beavel
Mailing Address: 2277 Osman Rd, West Linn, OR 97068
Phone No: (503) 784-6452 Email Address: RobBeav@nwifengw.com

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Access to and from the site, if applicable
- General location of existing trees
- Location of creeks and/or wetlands
- Location of existing utilities (water, sewer, etc.)
- Easements (access, utility, all others)

Please list any questions or issues that you may have for city staff regarding your proposal:

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

R. Scott Beavel
Property owner's signature _____ Date 6/16/10

Property owner's mailing address (if different from above) _____

OSTMAN ROAD AND ROYAL COURT SIDEWALK IMPROVEMENTS

FOR SCOTT AND MARCIA REAVELY

GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE MOST CURRENT WEST LINN'S PUBLIC WORKS STANDARDS AND PERTINENT FEDERAL CODES AND REGULATIONS.
2. THE CITY OF WEST LINN WILL PROVIDE INSPECTION ON ALL PHASES OF WORK. NOTIFY INSPECTION DEPARTMENT FIVE (5) DAYS PRIOR TO COMMENCING WORK AND PROVIDE 48 HOURS NOTIFICATION TO OBSERVE AND INSPECT ALL NECESSARY WORK. CONTRACTOR WILL UNCOVER AT HIS/HER EXPENSE ALL WORK COVERED UP FOR WHICH THE CITY INSPECTOR WAS NOT NOTIFIED TO CONDUCT OBSERVATIONS.
3. ALL UTILITIES SHOWN HAVE BEEN LOCATED FROM THE BEST AVAILABLE INFORMATION. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND WHEN ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY CHANGES IN PUBLIC FACILITIES MUST BE REVIEWED AND APPROVED BY THE CITY OF WEST LINN.
4. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES PRIOR TO CONSTRUCTION.
5. AREAS OF CONSTRUCTION SHALL BE STRIPPED BY REMOVING TOPSOIL, HUMUS, ROOTS AND SOILS NOT SUITABLE FOR COMPACTION. STRIPPED MATERIALS SHALL NOT BE USED FOR ROADWAY EMBANKMENT OF STRUCTURAL FILL. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL; HOWEVER, TOPSOIL MAY BE PLACED AND SPREAD WHERE APPROPRIATE FOR LAWN AREAS.
6. CONTRACTOR AND/OR SUBCONTRACTOR(S) SHALL KEEP AN APPROVED SET OF PLANS ON THE PROJECT SITE AT ALL TIMES.
7. TRAFFIC CONTROL SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
8. ALL EXCAVATORS SHALL COMPLY WITH ALL PROVISIONS OF ORS 757.542 TO 757.562 AND 757.981 INCLUDING NOTIFICATION OF ALL OWNERS OF UNDERGROUND FACILITIES AT LEAST 48 BUSINESS DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS BEFORE COMMENCING ANY EXCAVATION. "ONE CALL" LOCATE NUMBER IS (503) 246-6699 (811)
9. THE CONTRACTOR SHALL TAKE NO ADVANTAGE OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES IN THE PLANS. WHEN ERRORS, OMISSIONS OR DISCREPANCIES ARE FOUND, THE ENGINEER SHALL BE NOTIFIED. WORK PERFORMED BY THE CONTRACTOR AS A RESULT OF AN ERROR, OMISSION OR DISCREPANCY IN THE PLANS SHALL BE AT THE CONTRACTOR'S RISK AND EXPENSE WHEN SUCH ERROR, OMISSION, OR DISCREPANCY HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ENGINEER.
10. PROTECT ALL EXISTING MONUMENTS, BENCHMARKS, PROPERTY CORNERS, AND GOVERNMENT CORNERS.
11. IMMEDIATE COLD PATCH REQUIRED FOR ALL TRENCH CUTS IN EXISTING STREETS. MAINTAIN UNTIL PERMANENT PATCHING IS COMPLETE.
12. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THIS PROJECT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET THE INTENT OF THE PROJECT CONTRACT DOCUMENTS, APPLICABLE AGENCY REQUIREMENTS, AND OTHER WORK AS NECESSARY TO PROVIDE A COMPLETE PROJECT.
13. THE CONTRACTOR SHALL MAINTAIN AND COORDINATE ACCESS TO ALL PROPERTIES AFFECTED BY CONSTRUCTION ACTIVITIES.
14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS BEFORE THE START OF WORK. THE CONTRACTOR SHALL TAKE ALL NECESSARY FIELD MEASUREMENTS AND OTHERWISE VERIFY ALL DIMENSIONS AND EXISTING CONSTRUCTION CONDITIONS INDICATED AND / OR SHOWN ON THE PLANS. SHOULD ANY ERROR OR INCONSISTENCY EXIST, THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL REPORTED TO THE PROJECT ENGINEER FOR CLARIFICATION OR CORRECTION.
15. ANY INSPECTION BY THE CITY, COUNTY, STATE, FEDERAL AGENCY OR PROJECT ENGINEER SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN COMPLIANCE WITH THE APPLICABLE CODES, REGULATIONS, CITY STANDARDS AND PROJECT CONTRACT DOCUMENTS.
16. CONTRACTOR TO VERIFY SAWCUT AND TOP OF CURB ELEVATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH THE CONSTRUCTION DRAWINGS AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
17. THE CONTRACTOR SHALL PROVIDE TO THE CITY PROJECT MANAGER AND PROJECT ENGINEER A 24 HOUR CONTACT PERSON AND NUMBER.
18. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY AND RIGHT OF WAY LINES SHOWN ARE FOR GRAPHICAL PURPOSES ONLY.
19. UTILITY LINE LOCATIONS ARE BASED ON PAINT MARKINGS BY UTILITY COMPANIES AND AS-BUILT DRAWINGS FROM THE CITY OF WEST LINN.
20. THE CONTRACTOR SHALL COORDINATE A PRECONSTRUCTION MEETING WITH THE CITY AND THE PROJECT ENGINEER 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
21. CONTRACTOR SHALL COORDINATE WORK WITH ALL UTILITY COMPANIES AS NECESSARY TO COMPLETE THE PROJECT.

SEE CONDITIONS OF APPROVAL THIS SHEET

SANITARY SEWER NOTES:

1. SEWER PIPE AND FITTINGS TO BE PVC GRAVITY SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35 WITH RUBBER RING TYPE JOINTS CONFORMING WITH ASTM D-3212.
2. PIPE BEDDING, PIPE ZONE MATERIALS SHALL BE 3/4" MINUS CRUSHED ROCK. BACKFILL WITHIN THE RIGHT-OF-WAY AND UNDER ALL ASPHALT SHALL BE 3/4" MINUS CRUSHED ROCK COMPACTED TO 95% OF AASHTO T-180.
3. LATERALS SHALL BE 4" PVC AND SHALL BE INSTALLED AT 2% MINIMUM SLOPE UNLESS OTHERWISE NOTED.
4. ALL AC SAWCUT LINES SHALL BE STRAIGHT. ALL EDGES SHALL BE SEALED AND SANDED UPON COMPLETION.
5. AC TRENCH PATCHING WITHIN THE RIGHT-OF-WAY SHALL BE A MINIMUM OF 4" DEEP (2 EQUAL LIFTS). THE FINAL SURFACE SHALL BE SMOOTH AND TRUE TO GRADE.
6. ALL SERVICE LATERALS SHALL EXTEND 10 FT. BEYOND THE PROPERTY LINE. THE END SHALL BE MARKED WITH A SINGLE 2X4 WHICH EXTENDS 2 FT. ABOVE FINISH GRADE. THE EXPOSED PORTIONS OF THE 2X4 SHALL BE PAINTED WHITE FOR STORM SEWER AND GREEN FOR SANITARY SEWER. DEPTH OF LATERAL SHALL BE PAINTED ON THE 2X4.
7. SEWER AND WATERLINE CROSSINGS MUST MEET THE REQUIREMENTS OF CITY OF WEST LINN PUBLIC WORKS STANDARDS (SECTION 3.0023)

PAVING NOTES FOR ASPHALT AREAS:

1. SUBGRADE OF NEW PAVED AREAS TO ACHIEVE AT LEAST 95% OF THE MAXIMUM DRY DENSITY FOR A 12" DEPTH PER AASHTO T-180. EMBANKMENTS OR FILLS ARE TO BE CONSTRUCTED IN 6" MAXIMUM LIFTS, WITH EACH LIFT BEING COMPACTED TO 95% OF MAXIMUM DENSITY PRIOR TO PROCEEDING WITH THE NEXT LIFT. IN-PLACE DENSITY TESTS SHALL BE DONE USING AASHTO T191 PER CITY OF WEST LINN'S STANDARDS 501.03.08A. AREAS RECEIVING STRUCTURAL FILL ARE TO BE TESTED BY A QUALIFIED TESTING LAB.
2. AGGREGATE BASE ROCK SHALL BE 1-1/2" - 0 OR 3/4" - 0 CRUSHED ROCK AS SPECIFIED. AGGREGATE BASE IS TO BE COMPACTED IN 6" MAXIMUM LIFTS TO 95% OF THE MAXIMUM DRY DENSITY PER AASHTO T-180. IN-PLACE DENSITY TESTS SHALL BE DONE USING AASHTO T191 PER CITY OF WEST LINN'S STANDARDS 501.03.08A.
5. INSPECTION OF SUBGRADE, BASE ROCK, AND A.C. WILL BE MADE BY A QUALIFIED INDEPENDENT TESTING LAB. THE FINDINGS SHALL BE REPORTED TO THE OWNER.
6. ALL MATERIALS, INSTALLATION, TEST, AND INSPECTIONS ARE TO BE IN STRICT ACCORDANCE WITH THE CITY OF WEST LINN'S STANDARDS.

EROSION CONTROL:

EROSION/SEDIMENTATION CONTROL (ESC) IS REQUIRED ON THIS PROJECT. IMPLEMENTATION OF THE ESC AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED. PROVIDE CATCH BASIN PROTECTION TO DOWNSTREAM INLETS 250 LF FROM THE SITE. CATCH BASIN AND STORM DRAIN INLET PROTECTION TO BE IN ACCORD WITH DETAIL DRAWINGS ON SHEET 6. ADDITIONAL EROSION CONTROL MEASURES MAY BE NECESSARY. REFER TO CLACKAMAS COUNTY'S "2008 EROSION PREVENTION PLANNING AND DESIGN MANUAL, EFFECTIVE JANUARY 2009" FOR EROSION AND SEDIMENT CONTROL GUIDELINES

UTILITY NOTES:

1. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF WEST LINN PRIOR TO BEGINNING CONSTRUCTION.
2. APPLICANT SHALL UNDERGROUND ALL UTILITIES ALONG PROPERTY FRONTAGE OR PAY AN IN-LIEU FEE TO THE CITY FOR THE EVENTUAL UNDERGROUNDING.

NOTIFICATION:

GENERAL - THE CONTRACTOR SHALL, AS A MINIMUM, COORDINATE THE PROPOSED CONSTRUCTION ACTIVITIES WITH THE CITY OF WEST LINN, UTILITIES, AND COMPANIES DURING CONSTRUCTION TO AVOID DAMAGE AND TO PREVENT THE INTERRUPTION OF SERVICES AND UTILITIES TO RESIDENTS AND BUSINESSES.

NOTICE TO EXCAVATORS:

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THESE RULES ARE SET FORTH IN OAR 828-021-0010 THROUGH OAR 828-021-0030. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 426-1287 OR (811).

POTENTIAL UNDERGROUND FACILITY OWNERS

Dig | Safety.

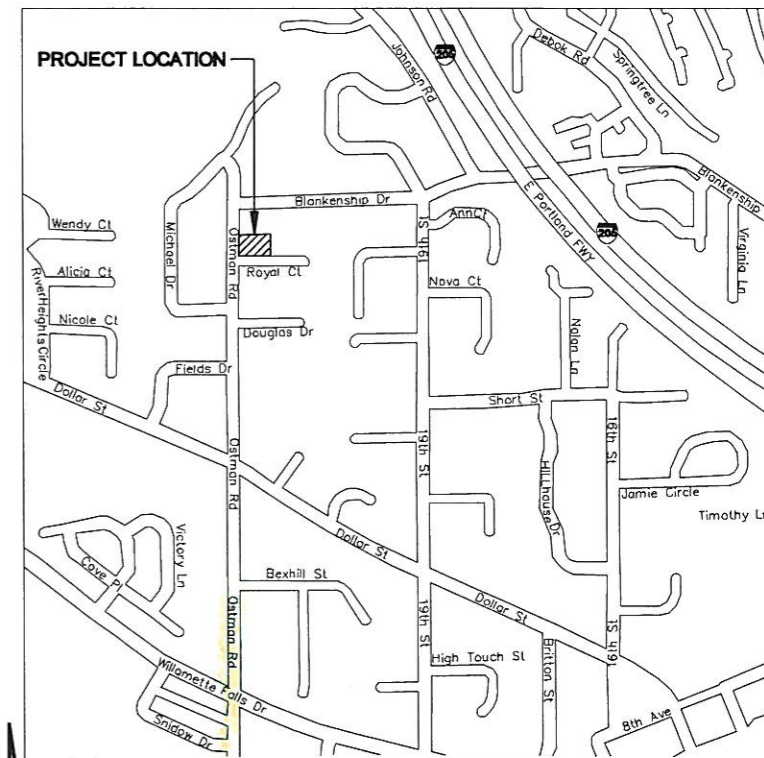
CALL THE OREGON ONE-CALL CENTER
1-800-428-2944 OR 811

EMERGENCY TELEPHONE NUMBERS

- | | |
|------------------------|----------------|
| NW NATURAL GAS | (503) 253-0115 |
| PGE | (503) 424-7777 |
| CLM-WEST LOCAL NETWORK | (503) 278-1911 |
| CITY OF WEST LINN | (503) 228-0031 |
| COMCAST CABLE | (503) 617-1212 |
| CLACKAMAS CO. D.O.T. | (503) 257-2283 |

CONDITIONS OF APPROVAL (MIP 06-05)

1. IN GENERAL, ALONG ROYAL COURT FRONTAGE, THE SIDEWALK SHALL BE 4 FEET IN WIDTH AND THE PLANTER STRIP SHALL BE 2-FOOT IN WIDTH TO MATCH THE PATTERN ON THE REMAINDER OF ROYAL COURT. THE SIDEWALK ON ROYAL COURT SHALL MEANDER AND VARY IN WIDTH, IF NEEDED, IN ORDER TO AVOID THE MATURE TREE SIX FEET FROM THE CURB. THE SIDEWALK/PLANTER PLAN IN THIS AREA SHALL BE SUBMITTED TO THE CITY ARBORIST FOR REVIEW/APPROVAL. THE PLANTER STRIP MAY BE REDUCED TO ZERO FEET IN WIDTH BUT THE SIDEWALK MAY NOT BE REDUCED BELOW THE 4-FOOT MINIMUM. A SIDEWALK EASEMENT SHALL BE CREATED ON THE PROPERTY IF IT IS DETERMINED THAT THE MOST FEASIBLE WAY TO AVOID THE TREE INVOLVES MEANDERING THE SIDEWALK NORTH OFF THE ROW.
2. APPLICANT SHALL PROVIDE 6-FOOT UTILITY EASEMENTS ON THE FRONT (ROYAL COURT) AND REAR (OPPOSITE ROYAL) OF EACH LOT, AS WELL AS ALONG THE SIDE STREET SIDE (OSTMAN ROAD) OF THE LOT WITH THE EXISTING HOUSE.
3. APPLICANT SHALL UNDERGROUND ALL UTILITIES ALONG PROPERTY FRONTAGE OR PAY AN IN-LIEU FEE TO THE CITY FOR THE EVENTUAL UNDERGROUNDING.
4. A RAINGARDEN, A SMALL SWALE, OR ANOTHER FACILITY THAT WILL SUPPLY STORMWATER TREATMENT TO ALL IMPERVIOUS SURFACES ON PARCEL 2 SHALL BE INSTALLED AT THE SOUTHEAST CORNER OF THE SITE. THE APPLICANT SHALL PROVIDE THE ENGINEERING DEPARTMENT WITH A FACILITY DESIGN FOR APPROVAL.
5. PRIOR TO COMMENCEMENT OF ANY SITE CLEARING OR GRADING, THE APPLICANT SHALL PLACE ANCHORED AND SECURED CHAIN LINK FENCING AROUND THE DRIFTLINE AREAS OF ALL SIGNIFICANT TREES TO BE PRESERVED. THE CITY ARBORIST SHALL INSPECT AND APPROVE THIS LOCATION PRIOR TO THE START OF WORK. THE FENCING SHALL REMAIN IN PLACE THROUGHOUT THE DEVELOPMENT OF THE SITE AND CONSTRUCTION OF THE HOMES, TO BE REMOVED ONLY UPON THE COMPLETION OF ALL CONSTRUCTION ACTIVITY.
6. APPLICANT SHALL 1/2 STREET IMPROVEMENTS ALONG PROPERTY FRONTAGE. THE PAVEMENT WIDTHS SHALL BE ALIGNED WITH WIDTHS ALREADY ESTABLISHED TO THE IMMEDIATE NORTH AND SOUTH BOUNDARIES OF THE PROPERTY.
7. APPLICANT SHALL PROVIDE A STREET ILLUMINATION STUDY TO THE CITY FOR BOTH THE OSTMAN ROAD AND ROYAL COURT FRONTAGES. IF ILLUMINATION LEVELS ARE BELOW CITY STANDARDS, STREET LIGHTS SHALL BE INSTALLED TO THE CITY'S STANDARDS.



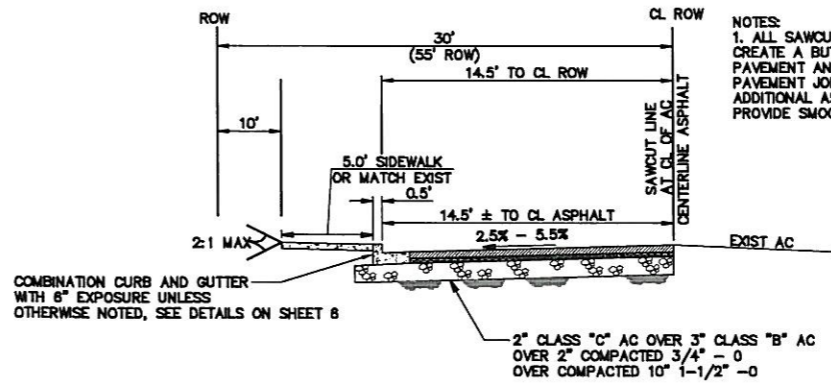
VICINITY MAP
SCALE: 1"=500'

SHEET INDEX

BENCHMARK

1. SEE ANDY PARIS AND ASSOCIATES SURVEY ON SHEET 2.
2. CONTACT ANDY PARIS AND ASSOCIATES FOR TEMPORARY BENCH MARK LOCATIONS FOR CONSTRUCTION SURVEYING.

1. COVER SHEET AND NOTES
2. ANDY PARIS AND ASSOCIATES SURVEY
3. OSTMAN ROAD IMPROVEMENTS
4. ROYAL COURT IMPROVEMENTS
5. DETAILS
6. DETAILS
7. DETAILS



NOTES:
1. ALL SAWCUTS SHALL BE STRAIGHT MATCHLINES TO CREATE A BUTT JOINT BETWEEN THE EXISTING PAVEMENT AND NEW PAVEMENT AND ALL NEW PAVEMENT JOINTS SHALL BE SAND SEALED. SAWCUT ADDITIONAL ASPHALT AS NEEDED BEFORE PAVING TO PROVIDE SMOOTH JOINT.

SEE SHEET 7 FOR ROYAL COURT ROAD CROSS SECTION

OSTMAN ROAD FRONTAGE IMPROVEMENTS DETAIL
SCALE: NTS



EXPIRES: 06/30/11
SIGNATURE DATE:

E09-009 C1 dwg 14; 2 03/30/2010

5/20/09	1 CITY OF WEST LINN COMMENTS	DRAWN:	DESIGNED:	CHECKED:
9/30/09	2 CITY OF WEST LINN COMMENTS			
2/10/10	3 CITY OF WEST LINN COMMENTS			
DATE	NO.	REVISION		

SCALE: AS SHOWN
DATE: JUNE 2009
PROJECT NO. E09-009



2005 PROMER BLVD., SUITE 104
SANDY, OREGON 97065
PHONE (503) 426-8787 FAX (503) 426-8785

SCOTT AND MARCIA REAVELY
2277 OSTMAN ROAD, WEST LINN, OR 97068
MIP 06-05

**OSTMAN ROAD AND ROYAL COURT
SIDEWALK IMPROVEMENTS
COVER SHEET AND NOTES**

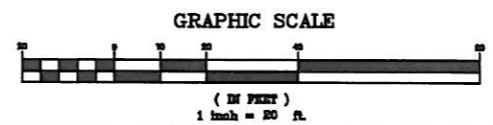
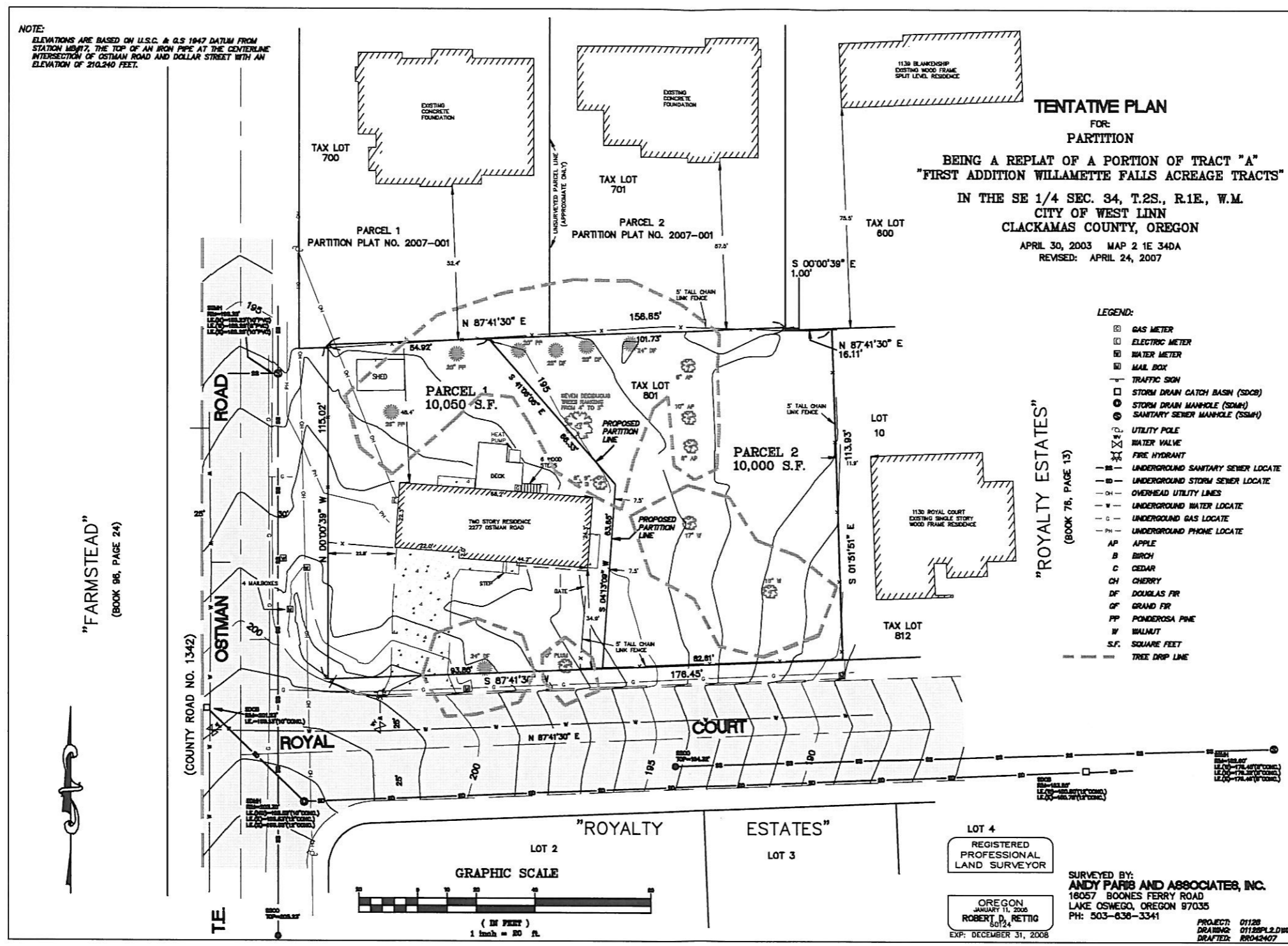
NOTE:
ELEVATIONS ARE BASED ON U.S.C. & G.S 1947 DATUM FROM STATION 16417, THE TOP OF AN IRON PIPE AT THE CENTERLINE INTERSECTION OF OSTMAN ROAD AND DOLLAR STREET WITH AN ELEVATION OF 210.240 FEET.

TENTATIVE PLAN
FOR:
PARTITION
BEING A REPLAT OF A PORTION OF TRACT "A"
"FIRST ADDITION WILLAMETTE FALLS ACREAGE TRACTS"
IN THE SE 1/4 SEC. 34, T.2S., R.1E., W.M.
CITY OF WEST LINN
CLACKAMAS COUNTY, OREGON
APRIL 30, 2003 MAP 2 1E 34DA
REVISED: APRIL 24, 2007

- LEGEND:**
- GAS METER
 - ELECTRIC METER
 - WATER METER
 - MAIL BOX
 - TRAFFIC SIGN
 - STORM DRAIN CATCH BASIN (SDCB)
 - STORM DRAIN MANHOLE (SDMH)
 - SANITARY SEWER MANHOLE (SSMH)
 - UTILITY POLE
 - WATER VALVE
 - FIRE HYDRANT
 - S— UNDERGROUND SANITARY SEWER LOCATE
 - S— UNDERGROUND STORM SEWER LOCATE
 - OH— OVERHEAD UTILITY LINES
 - W— UNDERGROUND WATER LOCATE
 - G— UNDERGROUND GAS LOCATE
 - PH— UNDERGROUND PHONE LOCATE
 - AP APPLE
 - B BIRCH
 - C CEDAR
 - CH CHERRY
 - DF DOUGLAS FIR
 - GF GRAND FIR
 - PP PONDEROSA PINE
 - W WALNUT
 - S.F. SQUARE FEET
 - - - TREE DRIP LINE

"FARMSTEAD"
(BOOK 96, PAGE 24)

"ROYALTY ESTATES"
(BOOK 76, PAGE 13)



LOT 4
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2006
ROBERT D. RETTIG
80124
EXP: DECEMBER 31, 2008

SURVEYED BY:
ANDY PARIS AND ASSOCIATES, INC.
18057 BOONES FERRY ROAD
LAKE OSWEGO, OREGON 97035
PH: 503-838-3341

PROJECT: 01128
DRAWING: 01128PLR.DWG
DRAFTED: RR042407

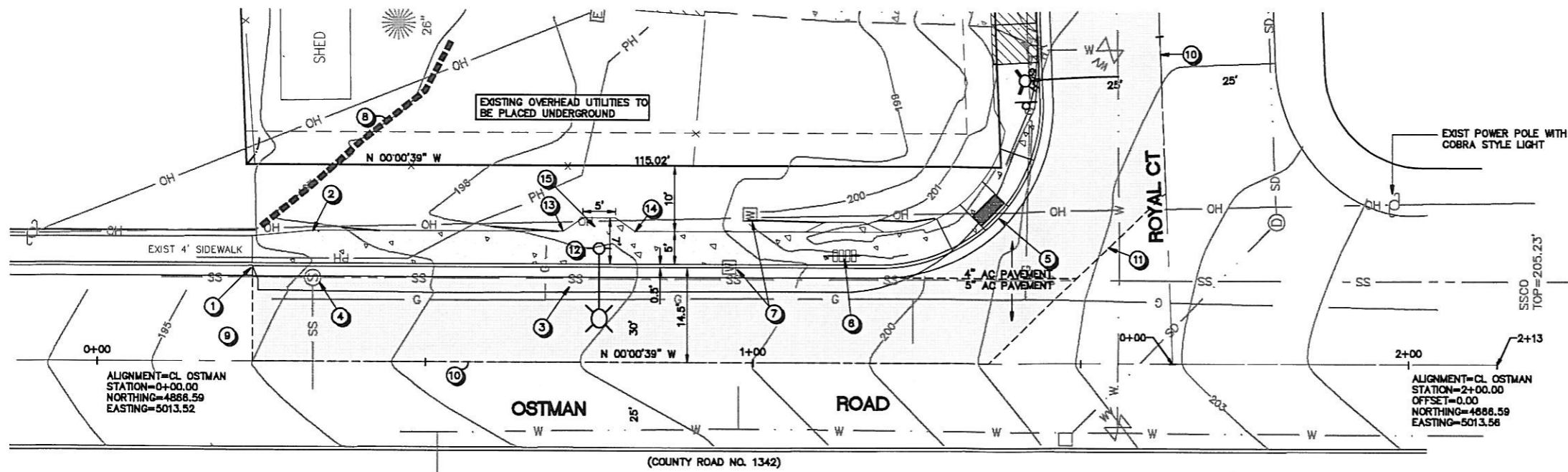
DATE:	NO.	REVISION

DRAWN:	DESIGNED:	CHECKED:
SCALE: AS SHOWN	DATE: JUNE 2009	
PROJECT NO. ED9-009		

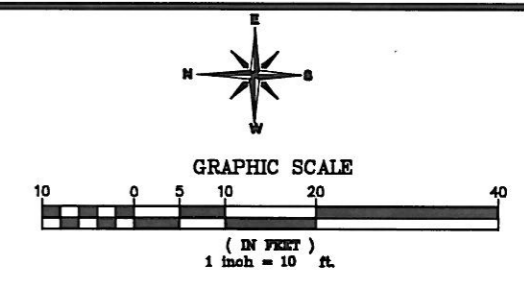
FDG
Finwood Design Group, LLC
28088 PICKER BLVD., SUITE 104
SANDY, OREGON 97055
BLVD (503) 653-6767 FAX (503) 653-6765

SCOTT AND MARCIA REAVELY
2277 OSTMAN ROAD, WEST LINN, OR 97088
MIP 08-05

**OSTMAN ROAD AND ROYAL COURT
SIDEWALK IMPROVEMENTS
ANDY PARIS AND ASSOCIATES SURVEY**



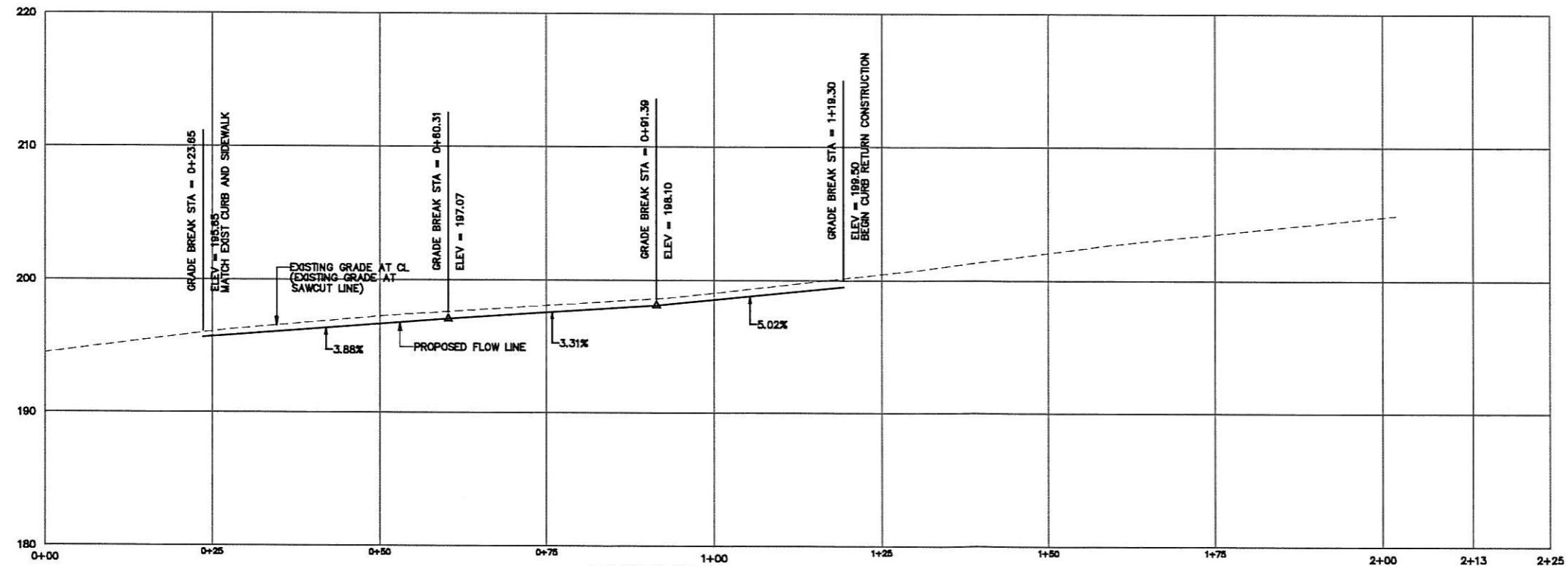
PLAN VIEW
SCALE 1" = 10'



NOTES

- ① STATION 0+23.88 MATCH EXISTING 4' CURB TIGHT SIDEWALK AND COMBINATION CURB AND GUTTER
- ② STATION 0+35, TRANSITION FROM 5' WIDE CURB TIGHT SIDEWALK TO 4' WIDE CURB TIGHT SIDEWALK
- ③ FRONTAGE IMPROVEMENTS: 5' WIDE CURB TIGHT SIDEWALK WITH COMBINATION CURB AND GUTTER. SEE DETAILS ON SHEETS 1, 5, AND 6, SEE PROFILE THIS SHEET
- ④ ADJUST MANHOLE TO FINISH GRADE
- ⑤ SEE SHEET 4 FOR CURB RETURN DETAILS
- ⑥ RELOCATE EXISTING 4' CLUSTER OF MAILBOXES PER CITY OF WEST LINN'S STANDARDS, PROVIDE MINIMUM 4' HORIZONTAL CLEARANCE. SEE DETAIL ON SHEET 6, SEE NOTES 8 AND 15 ON SHEET 4
- ⑦ RELOCATE EXISTING WATER METERS TO CURB PER WEST LINN'S STANDARDS, CITY OF WEST LINN TO PERFORM PLUMBING, CONTRACTOR TO PERFORM EXCAVATION AND RELOCATION, SEE DETAIL ON SHEET 5, CONTRACTOR TO VERIFY THAT METERS ARE IN SERVICE
- ⑧ TEMPORARY SILT FENCE, SEE DETAIL ON SHEET 6
- ⑨ PROVIDE INLET PROTECTION UP TO 250 LF DOWNSTREAM OF PROJECT SITE
- ⑩ SAWCUT LINE AT CENTERLINE OF ROADWAY, SAWCUT LINE MAY BE ADJUSTED AND OR RELOCATED PER CITY OF WEST LINN'S CONSTRUCTION INSPECTOR
- ⑪ SAWCUT LINE 15' ± FROM FACE OF CURB AROUND CURB RETURN
- ⑫ LP3-PROPOSED STREETLIGHT (COBRA STYLE), SEE LUMINAIRE SCHEDULE ON SHEET 6
- ⑬ OSTMAN CL STA 0+71 20' LT, BEGIN SIDEWALK TRANSITION INTO 7' WIDE SIDEWALK
- ⑭ OSTMAN CL STA 0+82 20' LT, END SIDEWALK TRANSITION
- ⑮ PROVIDE MINIMUM 4' HORIZONTAL CLEARANCE BETWEEN EDGE OF POLE AND EDGE OF SIDEWALK

- NOTES:
1. INSTALL GRAVEL SIDEWALK SUBGRADE IMMEDIATELY AFTER FINAL GRADE IS REACHED.
 2. COVER ALL BARE GROUND WITHIN 7 DAYS.



PROFILE VIEW
SCALE: 1" = 10' HORIZ
1" = 5' VERT



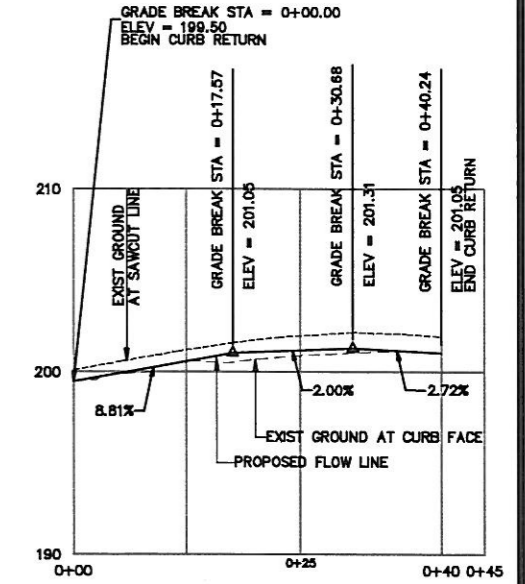
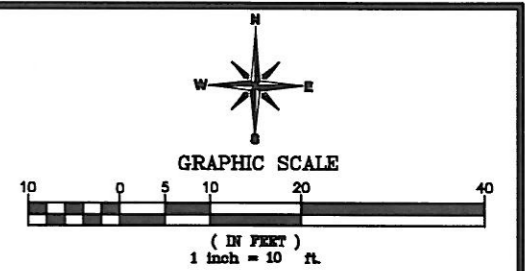
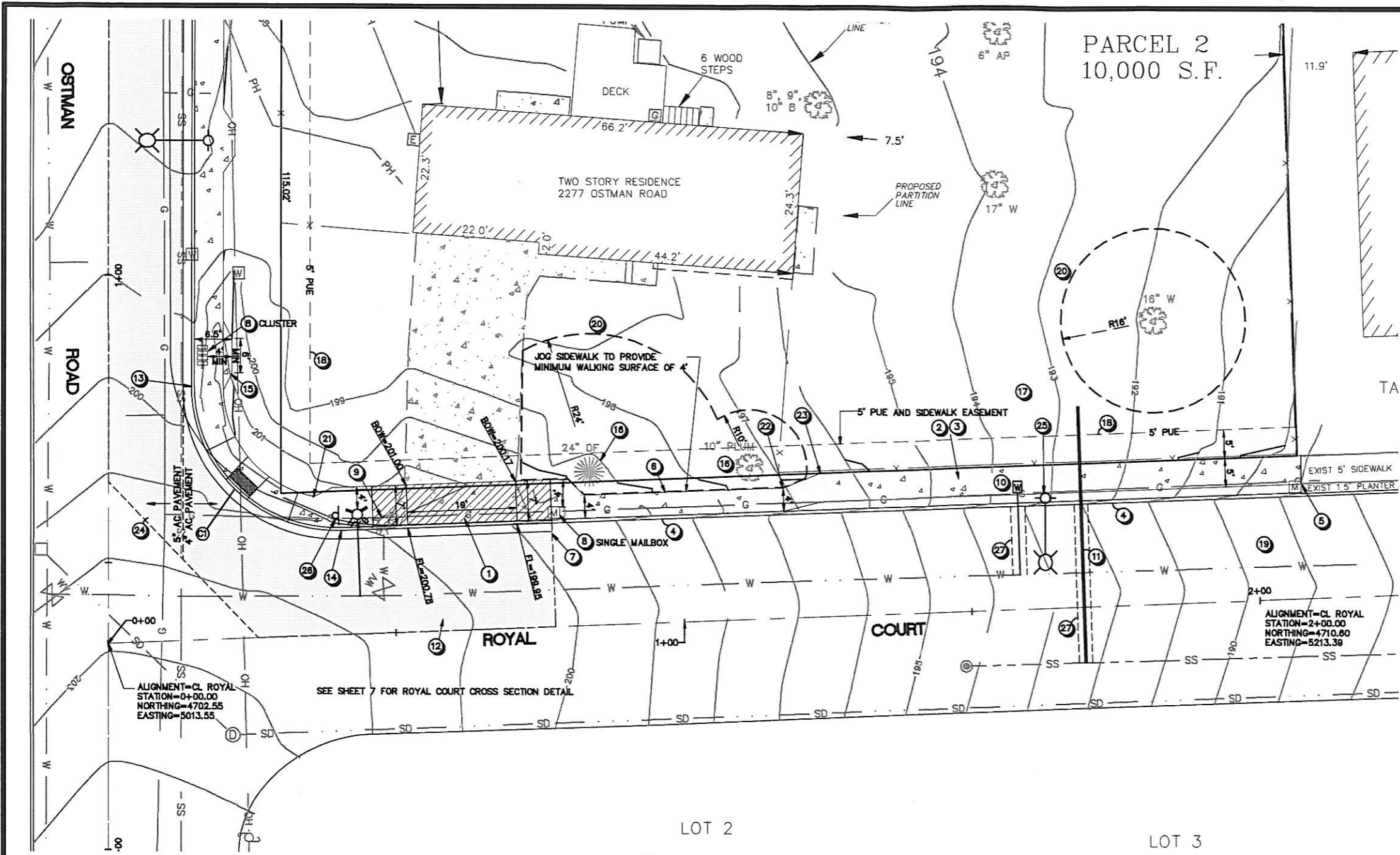
ED9-009 C3.dwg 14:20 03/30/2010

8/20/09	1	CITY OF WEST LINN COMMENTS	DRAWN:	DESIGNED:	CHECKED:
9/30/09	2	CITY OF WEST LINN COMMENTS	SCALE: AS SHOWN	DATE: JUNE 2009	
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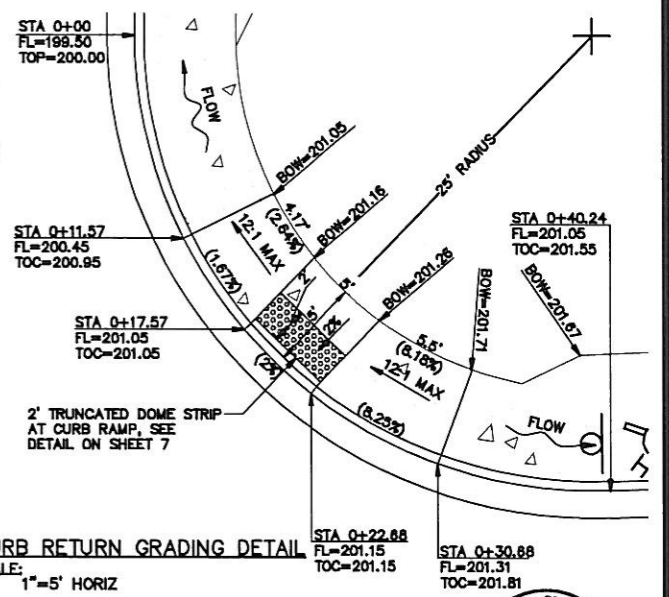
FDG
Finwood Design Group, LLC
2808 FICKLER BLVD., SUITE 104
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MIP 08-05

OSTMAN ROAD AND ROYAL COURT
SIDEWALK IMPROVEMENTS
OSTMAN ROAD IMPROVEMENTS



CURB RETURN PROFILE
SCALE: 1"=10' HORIZ
1"=5' VERT



CURB RETURN GRADING DETAIL
SCALE: 1"=5' HORIZ

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD
C1	40.24	25.00	92°13'41"	S46°07'29"E	36.04'

- NOTES**
- STATION 0+62.30 CL 19' WIDE DRIVEWAY W/ 1" LP. SEE DETAIL WL-503B ON SHEET 5
 - FUTURE DRIVEWAY FOR PARCEL 2 TO BE LOCATED AND CONSTRUCTED DURING THE BUILDING PERMIT PHASE (LOT CONSTRUCTION) AND TO BE LOCATED A MINIMUM OF 5' FROM PROPERTY LINE
 - SAWCUT MIN 1.5' FROM FACE OF CURB FOR FUTURE DRIVEWAY CUT
 - PROTECT PORTION OF EXIST CURB
 - NEW 5' WIDE SIDEWALK, MATCH EXIST 5' WIDE SIDEWALK WITH 1.5' PLANTER STRIP, BACK OF SIDEWALK AT PL. SEE DETAIL ON SHEET 8
 - TRANSITION TO 4' WIDE CURB TIGHT SIDEWALK FOR TREE ROOT SYSTEM PROTECTION

- CL STA 0+77.8, SAWCUT EXIST CURB AND AC, END NEW COMBINATION CURB AND GUTTER AND 5' SIDEWALK AND DRIVEWAY CONSTRUCTION
- RELOCATE EXIST 4 CLUSTER (OR SINGLE AS SPECIFIED) OF MAILBOXES PER CITY OF WEST LINN'S STANDARDS, PROVIDE MINIMUM 4' HORIZONTAL CLEARANCE, SEE DETAIL ON SHEET 8
- RELOCATE EXIST FIRE HYDRANT TO EASE OF DRIVEWAY PER WEST LINN'S PUBLIC WORKS STANDARDS. PROVIDE MINIMUM 4' HORIZONTAL PEDESTRIAN CLEARANCE, SEE DETAIL ON SHEET 5
- NEW 1" WATER SERVICE IN SIDEWALK PER CITY OF WEST LINN'S PUBLIC WORKS STANDARDS, SEE DETAIL ON SHEET 5
- 45 LF 4" PVC SEWER LATERAL, S=0.020 MIN, IE 10' INSIDE PL = 187.60±, SEE DETAIL ON SHEET 5 AND STREET "T" CUT DETAIL ON SHEET 7
- SAWCUT LINE AT CL OF EXISTING ASPHALT (18'± FROM FACE OF CURB)

- OSTMAN CL STA 1+19.30 14.5' LT, BEGIN CURB RETURN CONSTRUCTION, SEE PROFILE AND DETAIL THIS SHEET
- ROYAL CT CL STA 0+41.23 18.13' LT, END CURB RETURN CONSTRUCTION
- WIDEN SIDEWALK TO 6.5' TO PROVIDE 4' HORIZONTAL CLEARANCE ALONG SIDE OF MAILBOX CLUSTER, PROVIDE MINIMUM 3' TRANSITIONS
- PROPOSED SIDEWALK CONSTRUCTION INSIDE OF EXISTING TREE ROOT SYSTEM, CONTACT CITY ARBORIST FOR INSPECTION PRIOR TO CONSTRUCTION
- ONSITE STORM IMPROVEMENTS AND TREE PROTECTION FENCING / EROSION CONTROL PLAN FOR ONSITE IMPROVEMENTS TO BE PROVIDED DURING THE BUILDING PERMIT PHASE
- 5' WIDE UTILITY AND SIDEWALK EASEMENT
- PROVIDE INLET PROTECTION UP TO 250 LF DOWNSTREAM OF PROJECT SITE
- 4' HIGH CONSTRUCTION FENCING FOR TREE PROTECTION ZONE

- CL STA 0+38.63 24.18' LT BEGIN TRANSITION FROM 5' SIDEWALK TO 7' SIDEWALK/DRIVEWAY, CL STA 0+80.78 25.63' LT BEGIN TRANSITION INTO 4' SIDEWALK, PROVIDE MIN 3' TRANSITIONS
- CL STA 1+18.03 22.68' LT BEGIN TRANSITION FROM 4' SIDEWALK TO 5' SIDEWALK
- CL STA 1+24.58 25' LT, END SIDEWALK TRANSITION, BEGIN 5' SIDEWALK WITH 1.5' PLANTER STRIP
- SAWCUT LINE 15' ± FROM FACE OF CURB AROUND CURB RETURN OR AS DIRECTED BY CITY INSPECTOR
- LP2-PROPOSED STREETLIGHT (EARLY AMERICAN STYLE), SEE LUMINAIRE SCHEDULE ON SHEET 8
- RELOCATE EXIST STOP SIGN PER CITY OF WEST LINN'S DIRECTION

- TRENCH CUT AND PAVEMENT RESTORATION AREA
- LEGEND**
- TOC=TOP OF CURB
 - FL = FLOW LINE
 - BOW = BACK OF WALK
 - STA = STATION
 - CL = CENTERLINE
- NOTES:
- INSTALL GRAVEL SIDEWALK SUBGRADE IMMEDIATELY AFTER FINAL GRADE IS REACHED.
 - COVER ALL BARE GROUND WITHIN 7 DAYS.

ED9-009 C4.dwg 14:20 03/30/2010

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2/10/10	3	CITY OF WEST LINN COMMENTS

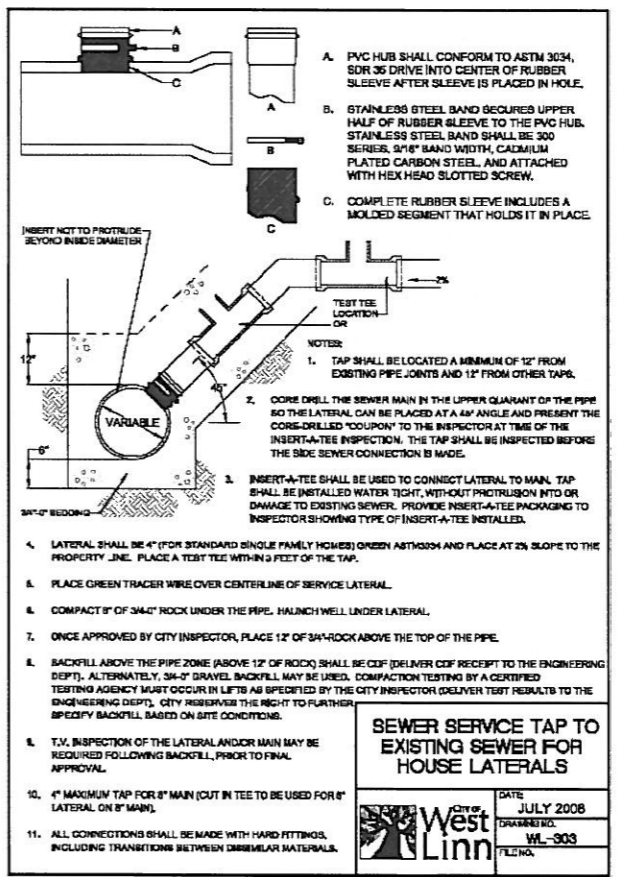
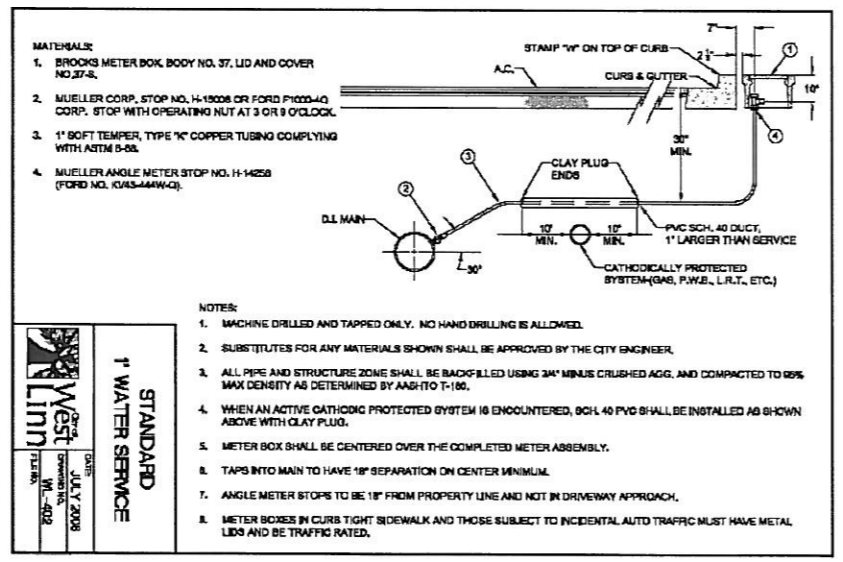
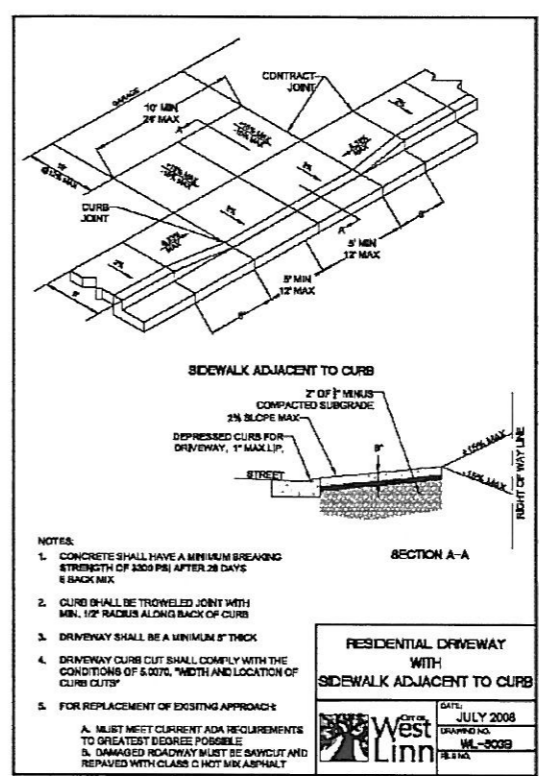
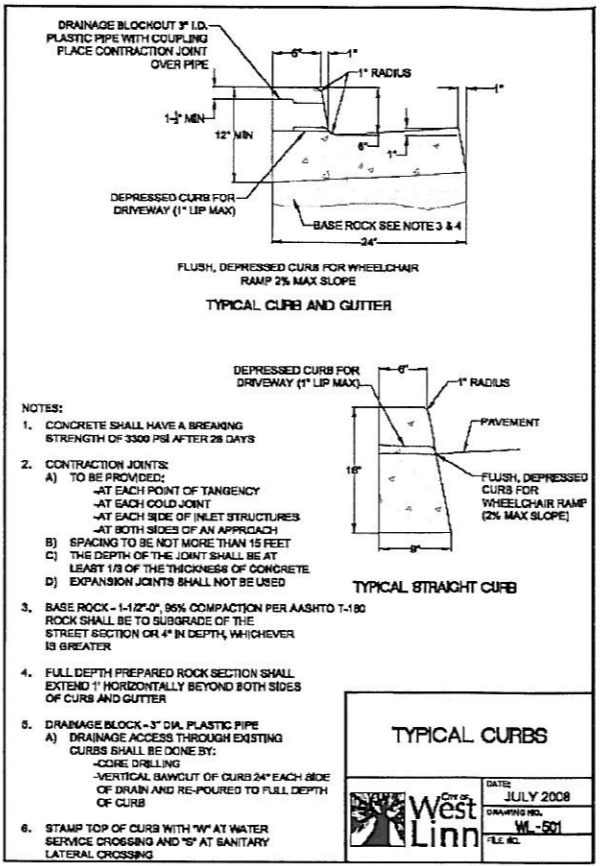
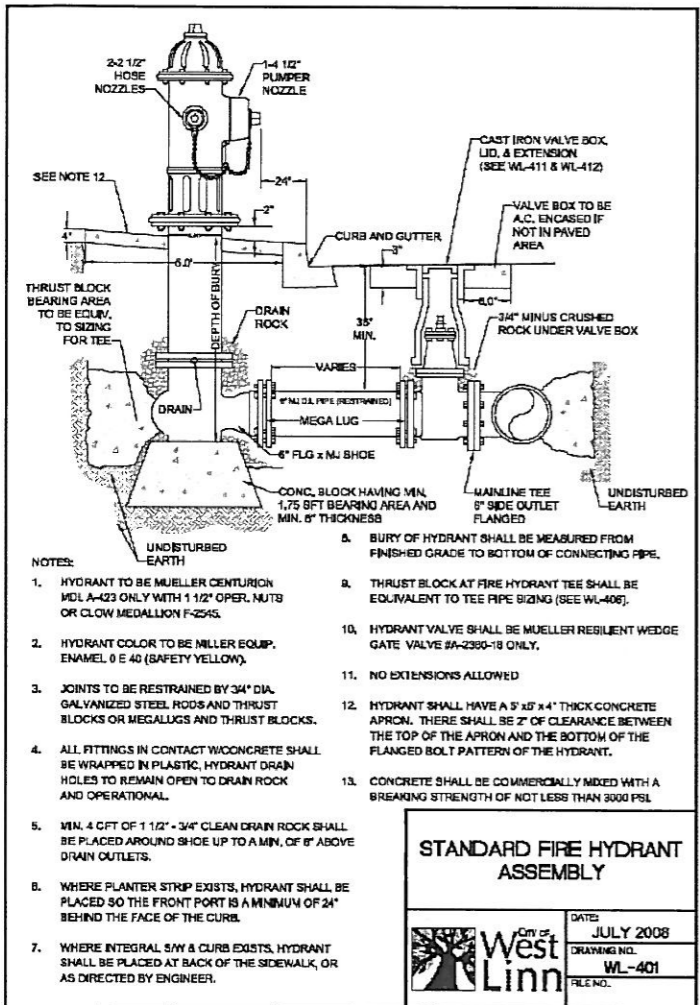
DRAWN:	DESIGNED:	CHECKED:
SCALE: AS SHOWN	DATE: JUNE 2009	
PROJECT NO. ED9-009		

FDG
Finwood Design Group, LLC
28005 PICKNER BLVD., SUITE 104
BANDY, OREGON 97005
PHONE (503) 638-6707 FAX (503) 638-6705

SCOTT AND MARCIA REAVELY
2277 OSTMAN ROAD, WEST LINN, OR 97088
MIP 06-05

OSTMAN ROAD AND ROYAL COURT
SIDEWALK IMPROVEMENTS
ROYAL COURT IMPROVEMENTS





E09-009 CS dwg 14 20 03/30/2010

8/20/09	1	CITY OF WEST LINN COMMENTS
9/30/09	2	CITY OF WEST LINN COMMENTS
2/10/10	3	CITY OF WEST LINN COMMENTS
DATE:	NO.	REVISION

DRAWN:	DESIGNED:	CHECKED:
SCALE: AS SHOWN	DATE: JUNE 2009	
PROJECT NO. E09-009		

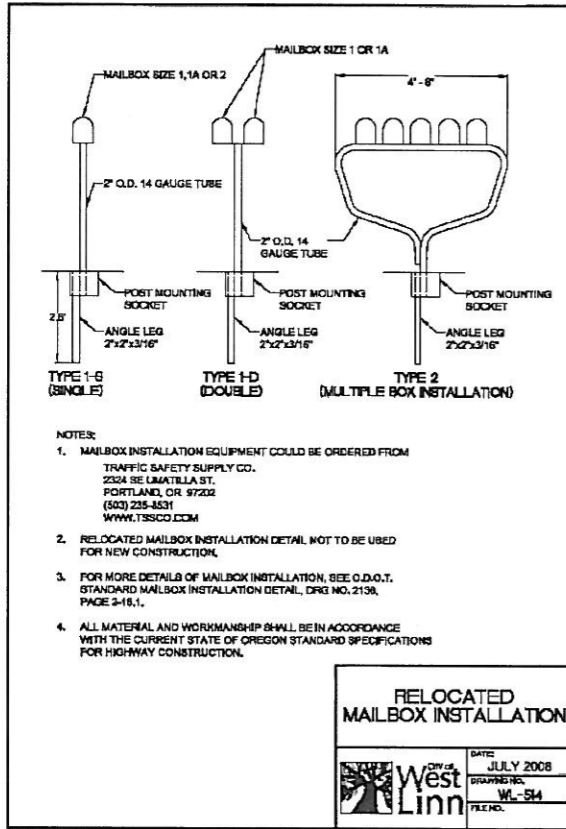
FDG
Finwood Design Group, LLC
2888 PIONEER BLVD., SUITE 104
SANDY, OREGON 97055
BUS: (503) 653-6767 FAX: (503) 653-6765

SCOTT AND MARCIA REAVELY
2277 OSTMAN ROAD, WEST LINN, OR 97088
MIP 08-05

OSTMAN ROAD AND ROYAL COURT
SIDEWALK IMPROVEMENTS
DETAILS

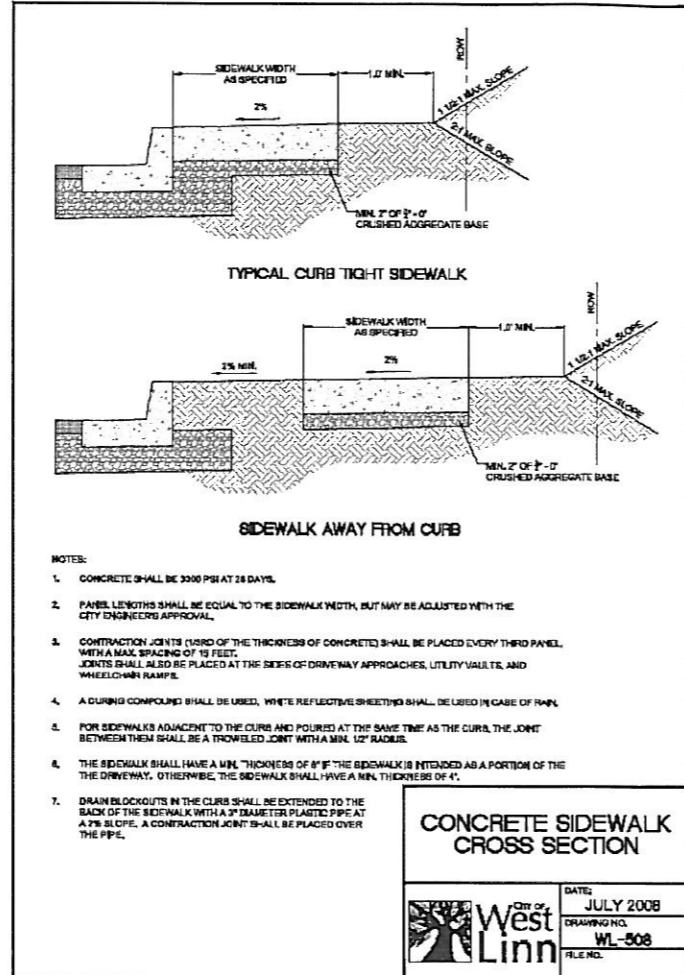
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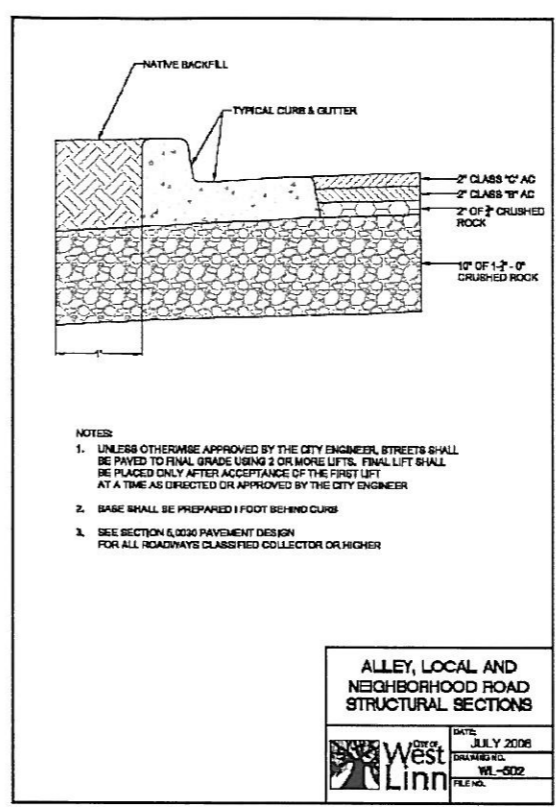
NOTES:

- MAILBOX INSTALLATION EQUIPMENT COULD BE ORDERED FROM TRAFFIC SAFETY SUPPLY CO., 2324 SE UMATILLA ST., PORTLAND, OR 97202 (503) 225-4331 WWW.TSSCO.COM
- RELOCATED MAILBOX INSTALLATION DETAIL NOT TO BE USED FOR NEW CONSTRUCTION.
- FOR MORE DETAILS OF MAILBOX INSTALLATION, SEE O.D.O.T. STANDARD MAILBOX INSTALLATION DETAIL, DRG NO. 2109, PAGE 3-19.1.
- ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT STATE OF OREGON STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.



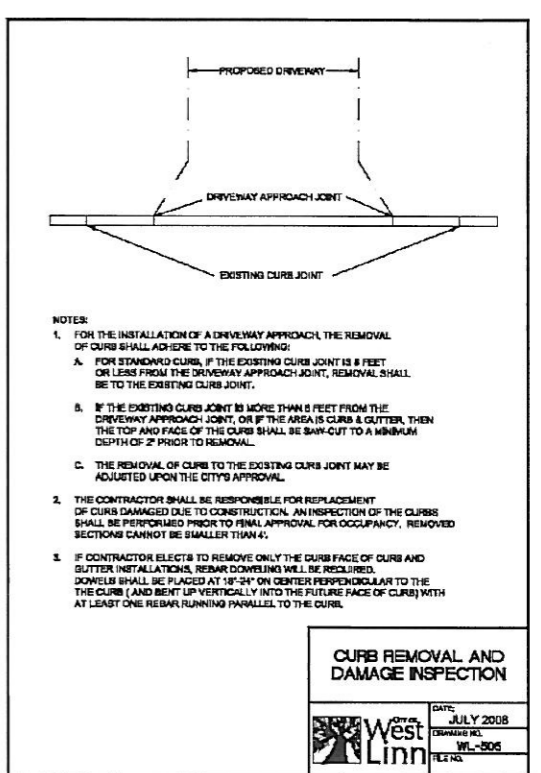
NOTES:

- CONCRETE SHALL BE 3000 PSI AT 28 DAYS.
- FINISH LENGTHS SHALL BE EQUAL TO THE SIDEWALK WIDTH, BUT MAY BE ADJUSTED WITH THE CITY ENGINEER'S APPROVAL.
- CONTRACTION JOINTS (USING JOINTS OF THE THICKNESS OF CONCRETE) SHALL BE PLACED EVERY THIRD PANEL WITH A MAX SPACING OF 15 FEET. JOINTS SHALL ALSO BE PLACED AT THE SIDES OF DRIVEWAY APPROACHES, UTILITY VAULTS, AND WHEEL-UP RAMP.
- A CURING COMPOUND SHALL BE USED. WHITE REFLECTIVE SHEETINGS SHALL BE USED IN CASE OF RAIN.
- FOR SIDEWALKS ADJACENT TO THE CURB AND POLISHED AT THE SAME TIME AS THE CURB, THE JOINT BETWEEN THEM SHALL BE A TROWELED JOINT WITH A MIN. 12" RADIUS.
- THE SIDEWALK SHALL HAVE A MIN. THICKNESS OF 4" IF THE SIDEWALK IS INTENDED AS A PORTION OF THE DRIVEWAY. OTHERWISE, THE SIDEWALK SHALL HAVE A MIN. THICKNESS OF 4".
- DRAIN BLOCKOUTS IN THE CURB SHALL BE EXTENDED TO THE BACK OF THE SIDEWALK WITH A 2" DIAMETER PLASTIC PIPE AT A 2% SLOPE. A CONTRACTION JOINT SHALL BE PLACED OVER THE PIPE.



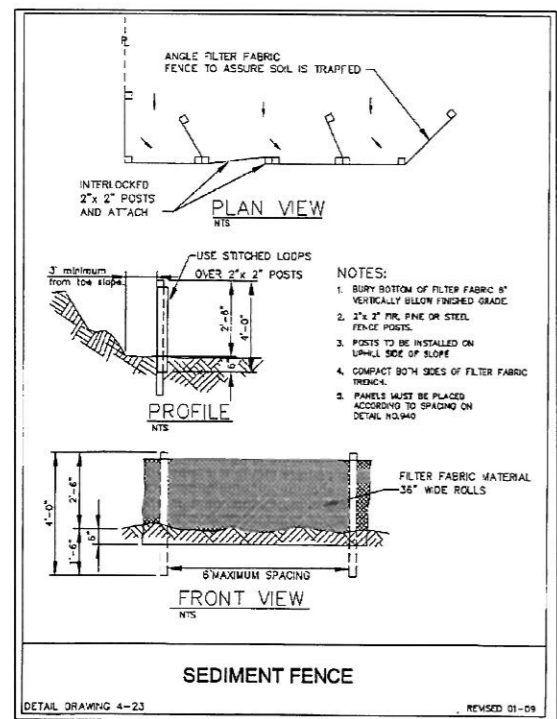
NOTES:

- UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, STREETS SHALL BE PAVED TO FINAL GRADE USING 2 OR MORE LIFTS. FINAL LIFT SHALL BE PLACED ONLY AFTER ACCEPTANCE OF THE FIRST LIFT AT A TIME AS DIRECTED OR APPROVED BY THE CITY ENGINEER.
- BASE SHALL BE PREPARED 1 FOOT BEHIND CURB.
- SEE SECTION 6.0200 PAVEMENT DESIGN FOR ALL ROADWAYS CLASSIFIED COLLECTOR OR HIGHER.



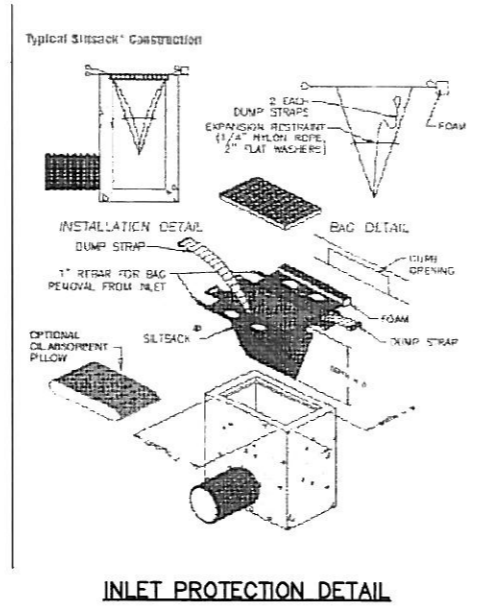
NOTE:

- FOR THE INSTALLATION OF A DRIVEWAY APPROACH, THE REMOVAL OF CURB SHALL ADHERE TO THE FOLLOWING:
 - FOR STANDARD CURB, IF THE EXISTING CURB JOINT IS 8 FEET OR LESS FROM THE DRIVEWAY APPROACH JOINT, REMOVAL SHALL BE TO THE EXISTING CURB JOINT.
 - IF THE EXISTING CURB JOINT IS MORE THAN 8 FEET FROM THE DRIVEWAY APPROACH JOINT, OR IF THE AREA IS CURB & GUTTER, THEN THE TOP AND FACE OF THE CURB SHALL BE SAW-CUT TO A MINIMUM DEPTH OF 2" PRIOR TO REMOVAL.
 - THE REMOVAL OF CURB TO THE EXISTING CURB JOINT MAY BE ADJUSTED UPON THE CITY'S APPROVAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF CURB DAMAGED DUE TO CONSTRUCTION. AN INSPECTION OF THE CURBS SHALL BE PERFORMED PRIOR TO FINAL APPROVAL FOR OCCUPANCY. REMOVED SECTIONS CANNOT BE SMALLER THAN 4".
- IF CONTRACTOR ELECTS TO REMOVE ONLY THE CURB FACE OF CURB AND GUTTER INSTALLATIONS, REMOVAL SHALL BE REFINISHED. DOWELS SHALL BE PLACED AT 18"-24" ON CENTER PERPENDICULAR TO THE CURB (AND BENT UP VERTICALLY INTO THE FUTURE FACE OF CURB) WITH AT LEAST ONE REBAR RUNNING PARALLEL TO THE CURB.



NOTES:

- BURY BOTTOM OF FILTER FABRIC 8" VERTICALLY BELOW FINISHED GRADE.
- 2" x 2" PIP, PINE OR STEEL FENCE POSTS.
- POSTS TO BE INSTALLED ON UPHILL SIDE OF SLOPE.
- COMPACT BOTH SIDES OF FILTER FABRIC TRUCK.
- PANELS MUST BE PLACED ACCORDING TO SPACING ON DETAIL NUMBER.



LUMINAIRE SCHEDULE							
PROJECT: OSTMAN ROAD							
QTY	LABEL	DESCRIPTION	WATTS	LUMENS	ARM	ARRANGEMENT	LLF
1	LP2-PROPOSED STREETLIGHT	EARLY AMERICAN STYLE	100	9500	NA	NA	
1	LP3-PROPOSED STREETLIGHT	HPS, 'COBRA' STYLE, FLAT LENS LUMINAIRE MOUNTED ON A 35' FIBERGLASS POLE	200	22000	6	SINGLE	0.690

(SEE LIGHTING PLAN FOR VERIFICATION OF PROPOSED STREET LIGHTS)

E09-009 C6.dwg 14-20 03/30/2010

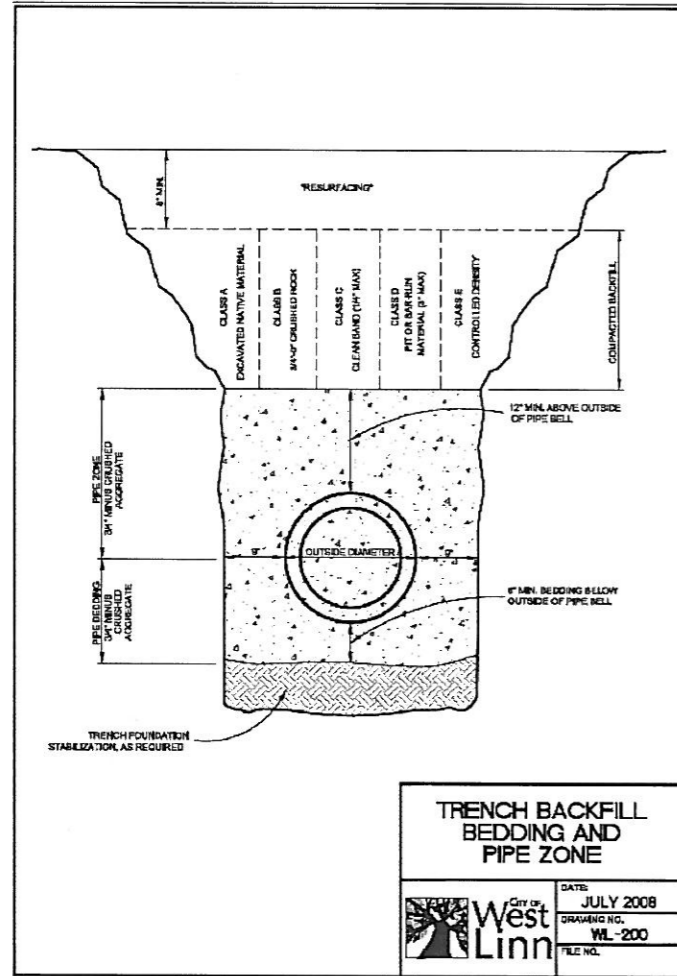
8/20/09	1	CITY OF WEST LINN COMMENTS	DRAWN:	DESIGNED:	CHECKED:
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DATE:	NO.	REVISION			

FDG
Finwood Design Group, LLC
2000 PROMER BLVD., SUITE 104
SANDY, OREGON 97055
PHONE (503) 653-6767 FAX (503) 653-6768

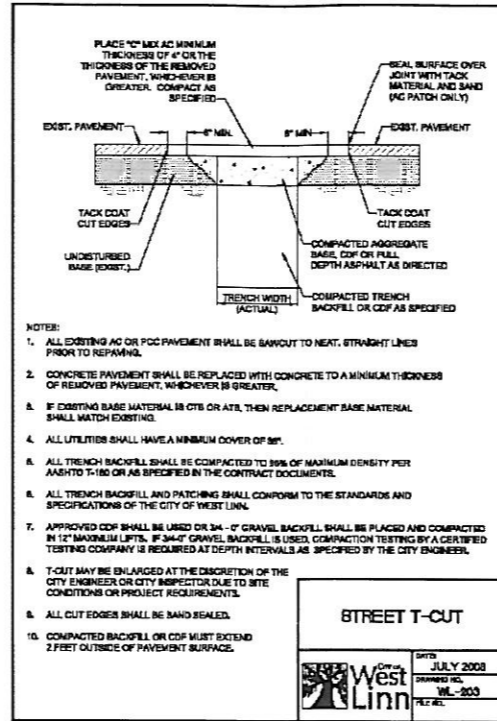
SCOTT AND MARCIA REAVELY
2277 OSTMAN ROAD, WEST LINN, OR 97088
MIP 08-05

OSTMAN ROAD AND ROYAL COURT
SIDEWALK IMPROVEMENTS
DETAILS

REGISTERED PROFESSIONAL ENGINEER
07148PE
OREGON
KELLI A. GROVER
EXPIRES: 06/30/11
SIGNATURE DATE:

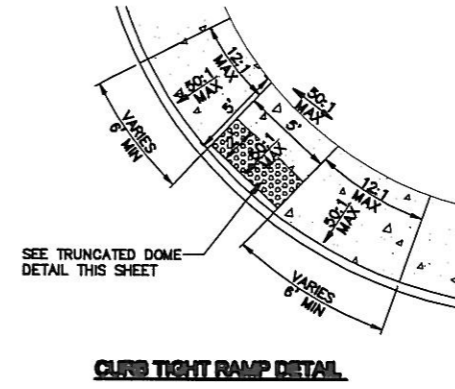


TRENCH BACKFILL BEDDING AND PIPE ZONE	
	DATE: JULY 2008
DRAWING NO. WL-200	FILE NO.



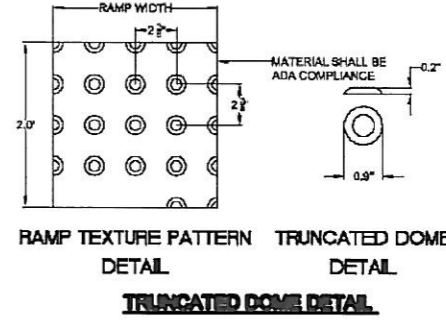
- NOTES:**
1. ALL EXISTING AC OR PCC PAVEMENT SHALL BE SAWCUT TO NEAT, STRAIGHT LINES PRIOR TO REPAVING.
 2. CONCRETE PAVEMENT SHALL BE REPLACED WITH CONCRETE TO A MINIMUM THICKNESS OF REMOVED PAVEMENT, WHICHEVER IS GREATER.
 3. IF EXISTING BASE MATERIAL IS CTS OR ATB, THEN REPLACEMENT BASE MATERIAL SHALL MATCH EXISTING.
 4. ALL UTILITIES SHALL HAVE A MINIMUM COVER OF 8\".
 5. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY PER AASHTO T-180 OR AS SPECIFIED IN THE CONTRACT DOCUMENTS.
 6. ALL TRENCH BACKFILL AND PATCHING SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF WEST LINN.
 7. APPROVED CDF SHALL BE USED OR 3/4\"-0 GRAVEL BACKFILL SHALL BE PLACED AND COMPACTED IN 12\" MAXIMUM LIFTS. IF 3/4\"-0 GRAVEL BACKFILL IS USED, COMPACTION TESTING BY A CERTIFIED TESTING COMPANY IS REQUIRED AT DEPTH INTERVALS AS SPECIFIED BY THE CITY ENGINEER.
 8. T-CUT MAY BE ENLARGED AT THE DISCRETION OF THE CITY ENGINEER OR CITY INSPECTOR DUE TO SITE CONDITIONS OR PROJECT REQUIREMENTS.
 9. ALL CUT EDGES SHALL BE SAND SEALED.
 10. COMPACTED BACKFILL OR CDF MUST EXTEND 2 FEET OUTSIDE OF PAVEMENT SURFACE.

STREET T-CUT	
	DATE: JULY 2008
DRAWING NO. WL-200	FILE NO.

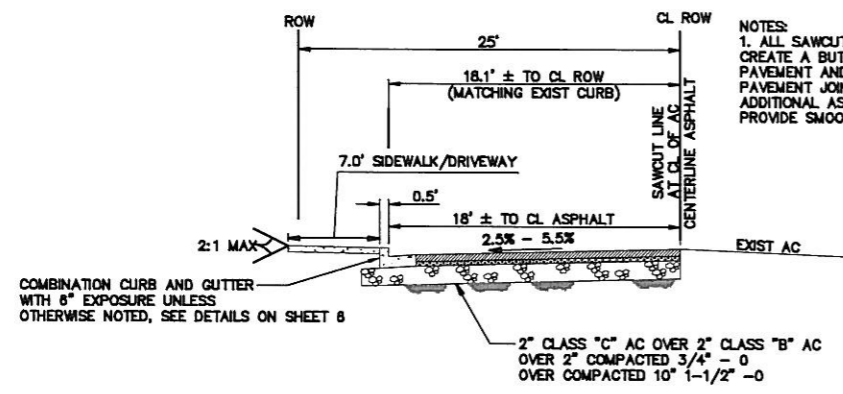


CURB TIGHT RAMP DETAIL

- NOTES:**
1. RAMP CROSS SLOPE SHALL NOT EXCEED 2% (AS MEASURED PERPENDICULAR TO PEDESTRIAN TRAFFIC FLOW).
 2. TRUNCATED DOME MUST EXTEND THE FULL WIDTH OF THE RAMP AND COVER THE FIRST 2 FEET OF THE RAMP CLOSEST TO THE STREET.
 3. TRANSITIONS FROM THE RAMP TO THE WALKWAY, GUTTER, AND STREET MUST BE FLUSH (LEVEL) AND FREE OF ABRUPT LEVEL CHANGES.
 4. THE GUTTER OR ADJACENT ROADWAY MUST HAVE A SLOPE OF NO MORE THAN 5 PERCENT (1:20) TOWARD THE RAMP.
 5. FLARED SIDES (WNG) OF THE CURB RAMP SHALL NOT EXCEED 8.33%.
 6. CONCRETE STRENGTH SHALL BE 3300 PSI.
 7. PLACE CONTRACTION JOINTS AS SHOWN.



RAMP TEXTURE PATTERN DETAIL
TRUNCATED DOME DETAIL



ROYAL COURT FRONTAGE IMPROVEMENTS DETAIL
SCALE: NTS

- NOTES:**
1. ALL SAWCUTS SHALL BE STRAIGHT MATCHLINES TO CREATE A BUTT JOINT BETWEEN THE EXISTING PAVEMENT AND NEW PAVEMENT AND ALL NEW PAVEMENT JOINTS SHALL BE SAND SEALED. SAWCUT ADDITIONAL ASPHALT AS NEEDED BEFORE PAVING TO PROVIDE SMOOTH JOINT.

ED9-009 C7.dwg 14.20 03/30/2010

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FDG
Finwood Design Group, LLC
2005 PIONEER BLVD., SUITE 104
SANDY, OREGON 97055
PHONE: (503) 623-6767 FAX: (503) 623-6765

SCOTT AND MARCIA REAVELY
2277 OSTMAN ROAD, WEST LINN, OR 97088
MIP 08-05

OSTMAN ROAD AND ROYAL COURT
SIDEWALK IMPROVEMENTS
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REGISTERED PROFESSIONAL
ENGINEER
67148PE
OREGON
JULY 14, 2008
RELLY A. GROVES
EXPIRES: 06/30/11
SIGNATURE DATE: