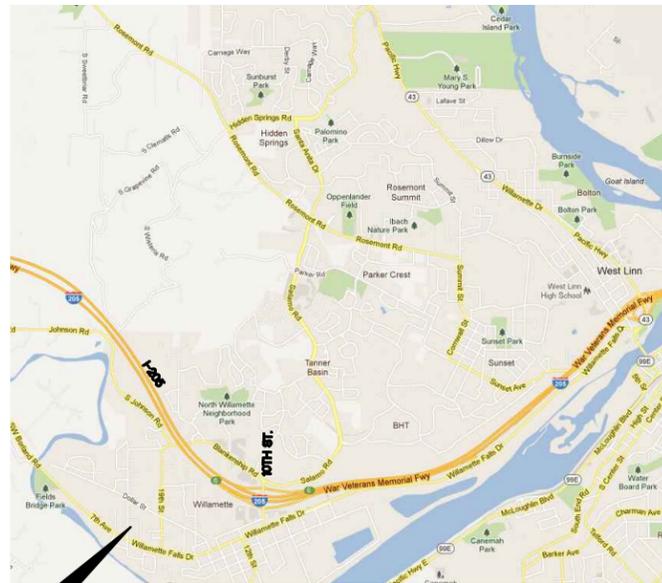


# Ostman Road Partition West Linn, Oregon

City File Nos. MIP 12-XX



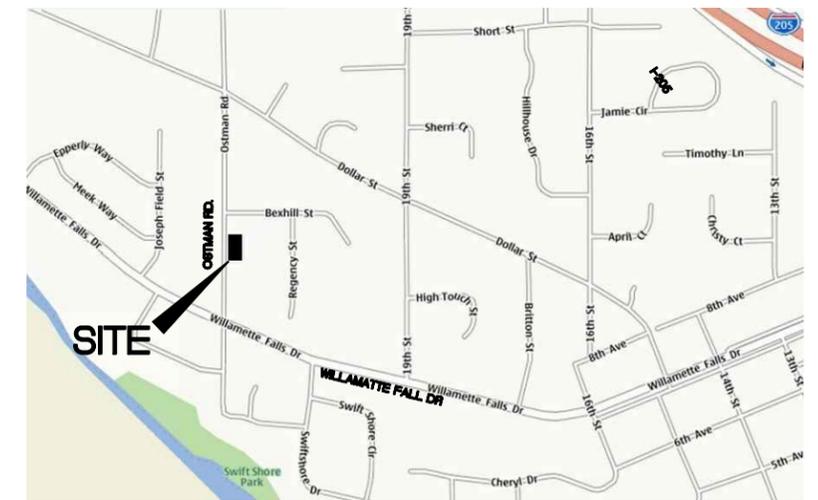
**SITE** CITYWIDE MAP

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SCALE: 1" = 40'



**VICINITY MAP**  
SCALE: NTS

**OWNER / DEVELOPER:**

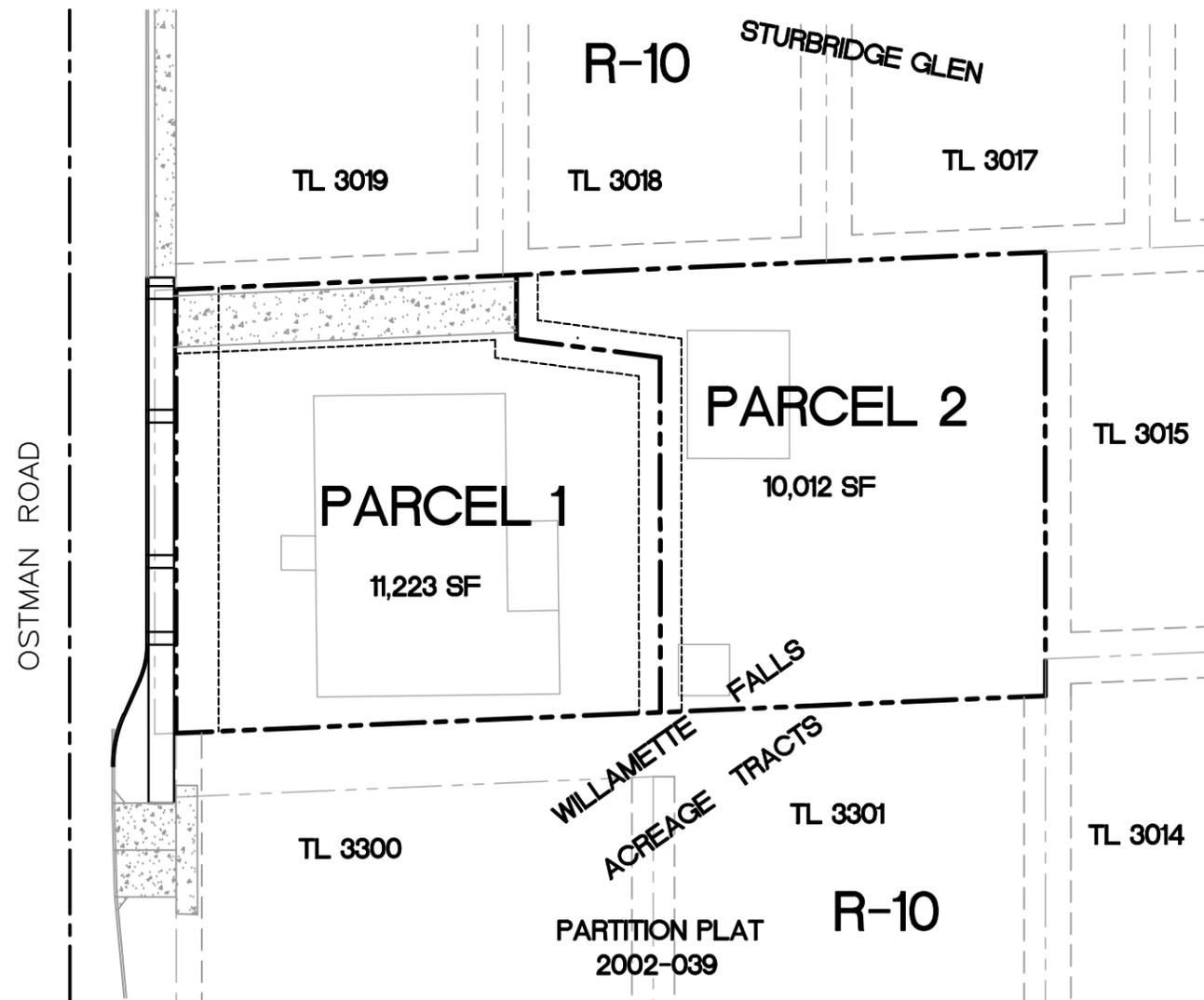
Danut Haj  
1785 Ostman Road  
West Linn, OR 97068  
503-750-2740

**ENGINEER / SURVEYOR:**

CONVERGENT PACIFIC LLC  
8975 SW CENTER STREET  
TIGARD, OR 97223  
503-747-3569  
Contact: HARDY LI

**UTILITY CONTACTS:**

Water: City of West Linn  
Power: PGE, Service & Design  
503-736-5452  
Sewer: City of West Linn  
Phone: Quest Communications  
503-242-2793  
Cable: Comcast  
503-605-6147  
Gas: NW Natural  
503-721-2449



No.	Date	By	Chk.	Revisions

Designed By:  
HL  
Drawn By:  
SFG  
Checked By:  
HL  
Approved By:



CONVERGENT PACIFIC  
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TIGARD, OREGON 97223  
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Scale:  
Filename:  
Contract No.:  
Date:  
2/6/2012

**TWO LOT PARTITION**

1785 Ostman Road  
West Linn, Oregon

COVER SHEET

Drawing No.:  
Rev.:  
Sheet No.:  
S1

**STREET CONSTRUCTION AND PAVING:**

1. ALL WORK AND MATERIALS SHALL CONFORM WITH EXISTING CITY OF WEST LINN STANDARDS.
2. CONTRACTOR SHALL REMOVE AND DISPOSE OF TREES, STUMPS, ROOTS, BRUSH, AND OTHER ORGANIC MATERIAL IN THE WORK AREA AND WHERE INDICATED ON THE PLANS. THESE MATERIALS SHALL BE DISPOSED OF, OFF SITE, IN SUCH A MANNER AS TO MEET WITH LOCAL REGULATIONS.
3. CONTRACTOR SHALL PROVIDE THE NECESSARY EROSION PROTECTION, TO INCLUDE GRADING, DITCHING, HAY BALES, AND SILT FENCING TO MINIMIZE EROSION ONTO ADJACENT PROPERTIES.
4. THE STREET SECTION SHALL BE GRADED TO THE ELEVATIONS SHOWN ON THE DRAWINGS WITH THE NECESSARY ADJUSTMENT TO ACCOMMODATE THE FINISHED PAVEMENT AS SPECIFIED.
5. MATERIAL IN SOFT SPOTS WITHIN THE PAVED AREAS SHALL BE REMOVED TO THE DEPTH REQUIRED TO PROVIDE A FIRM FOUNDATION AND SHALL BE REPLACED WITH PIT RUN CRUSHED ROCK. THE SUBGRADE SHALL BE "PROOF ROLLED", WITNESSED BY THE ENGINEER AND THE CITY PRIOR TO PLACEMENT OF BASE ROCK. ADDITIONALLY, COMPACTION TESTING FOR AT LEAST TWO LOCATIONS IS REQUIRED FOR THE FINISHED BASE ROCK. COMPACTION TO BE 95% OF MODIFIED PROCTOR DENSITY (T-190). TESTING WILL BE BY AN INDEPENDENT LABORATORY WITH RESULTS TO THE CITY AND DESIGN ENGINEER. FINISH BASE ROCK SHALL BE PROOF ROLLED, WITNESSED BY THE ENGINEER AND CITY PRIOR TO PLACEMENT OF ASPHALT.
6. CONTRACTOR TO NOTIFY CITY OF WEST LINN, AND THE ENGINEER, 24-HOURS PRIOR TO STARTING CONSTRUCTION OF WORK TO BE ACCEPTED BY THE CITY.
7. ASPHALT CONCRETE PAVEMENT TO BE FROM A MIX DESIGN APPROVED BY THE OREGON DEPARTMENT OF TRANSPORTATION. CONTRACTOR TO PROVIDE DENSITY TESTING RESULTS FOR ASPHALTIC CONCRETE PLACED IN PUBLIC STREETS. ASPHALT MUST HAVE A MINIMUM DENSITY OF 92%. FINAL PAVEMENT SMOOTHNESS TEST SHALL BE DONE PER SECTION 209 OF THE WEST LINN CONSTRUCTION STANDARDS.

**GENERAL NOTES:**

1. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF WEST LINN EXISTING STANDARDS. THE APWA (OREGON CHAPTER) STANDARD SPECIFICATION AND DRAWINGS (1990, WITH 1992 AND 1996 AMENDMENTS), THE STATE OF OREGON PLUMBING CODE, THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ), THE OREGON DEPARTMENT OF HUMAN RESOURCES, AND AS APPROVED AND NOTED ON THESE DRAWINGS.
2. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS AND LICENSES BEFORE STARTING CONSTRUCTION.
3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL ARRANGE FOR THE RELOCATION OF ANY CONFLICT WITH THE PROPOSED CONSTRUCTION.
4. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND MUST BE VERIFIED BY THE CONTRACTOR, ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
5. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND THE ACTUAL SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER AS SOON AS THEY BECOME APPARENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF ALL DAMAGE OR DESTRUCTION OF PROPERTY MONUMENTATION OR CONSTRUCTION STAKES.
7. THE ENGINEER HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED FOR CONTRACTOR TO PERFORM HIS WORK.
8. ALL UTILITY TRENCHES WITHIN EXISTING OR PROPOSED RIGHT-OF-WAY SHALL BE BACKFILLED WITH ¾"-0" GRANULAR BACKFILL WHICH IS COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180.
9. CONTRACTOR SHALL PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN AND RECEIVE APPROVAL PRIOR TO WORKING WITHIN THE PUBLIC RIGHT-OF-WAY.
10. THE DEVELOPER IS RESPONSIBLE FOR THREE YEARS OF MAINTENANCE OF THE DETENTION SYSTEM AFTER ACCEPTANCE BY THE CITY. HOMEOWNER ASSOCIATION OR PRIVATE PARTY WILL BE RESPONSIBLE FOR STORM WATER SYSTEM MAINTENANCE AND WILL ENTER INTO A MAINTENANCE AGREEMENT WITH THE CITY.
11. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CLACKAMAS COUNTY EROSION MANUAL.

**CONDITIONS OF APPROVAL:**

1. PROVIDE A 5-FOOT WIDE UTILITY EASEMENTS ON EACH SIDE OF THE NEW PARTITION LINE THAT WILL RUN NORTH-SOUTH THROUGH THE SITE.
2. APPLICANT SHALL UNDERGROUND THE OVERHEAD UTILITIES ALONG PROPERTY FRONTAGE OR PAY THE CITY AN IN-LIEU FEE FOR THE UNDERGROUNDING OF THE UTILITIES AT A LATER DATE.
3. A SPRINKLER SYSTEM WILL BE INSTALLED IN THE DWELLING THAT WILL EVENTUALLY PROPOSED AND BUILT ON PARCEL 2, UNLESS THIS REQUIREMENT IS WAIVED BY THE FIRE MARSHALL.
4. WATER METER FOR UNIT ON PARCEL 2 SHALL BE LOCATED AT OSTMAN ROAD CURB AT THE ACCESS EASEMENT FOR PARCEL 2.
5. APPLICANT SHALL ACKNOWLEDGE THAT THE CITY WATER SYSTEM CURRENTLY HAS WATER STORAGE CAPACITY TO SERVE THIS DEVELOPMENT, BUT BUILD-OUT WATER STORAGE IS NOT AVAILABLE. THE CITY HAS A LIMITED NUMBER WATER METERS AVAILABLE THAT WILL BE ISSUED ON A FIRST COME FIRST SERVED BASIS.
6. APPLICANT SHALL PROVIDE ½ STREET IMPROVEMENTS ALONG SITE FRONTAGE OF OSTMAN ROAD PER CITY ENGINEERING STANDARDS. THE CURB ALONG THE SOUTHERN END OF THE SITE SHALL MATCH THE CURB TO THE SOUTH ALONG OSTMAN TO PRESERVE EXISTING TREES ON SITE, WHILE THE CURB NORTH OF THE ACCESS DRIVEWAY AT THE NORTH END OF THE SITE WILL MATCH THE CURB ALONG OSTMAN. (THE STREET WILL NOT ACTUALLY BE WIDENED DUE TO THE FIR TREES, BUT THE CURB AND SIDEWALK WILL BE INSTALLED AS HALF STREET IMPROVEMENTS.)
7. SWALE AND STORM INLET SYSTEM SHALL BE DESIGNED TO TREAT ALL RUNOFF FROM SITE INCLUDING ANY NEW IMPERVIOUS AREA FROM REQUIRED FRONTAGE IMPROVEMENTS. RUNOFF SHOULD BE DETAINED ON SITE IF MORE THAN 5,000 NET NEW SQUARE FEET OF IMPERVIOUS SURFACES ARE ADDED AS A RESULT OF THIS DEVELOPMENT. AFTER TREATMENT, STORM DRAINAGE SHALL BE DISCHARGED TO THE NW CORNER OF THE PROPERTY THROUGH A WEEPHOLE WITH FLOW DIRECTED TO BEXHILL.
8. APPLICANT'S PLANNED EASTWARD EXPANSION OF THE EXISTING HOUSE MUST NOT COME WITHIN 20 FEET OF THE NEW PARCEL LINE CREATED BY THIS MINOR PARTITION.
9. BOTH FIR TREES IN FRONT OF THE EXISTING HOUSE ALONG OSTMAN ROAD RIGHT-OF-WAY SHALL BE PRESERVED. APPLICANT SHALL CONTACT THE CITY ARBORIST AND WORK WITH THE ARBORIST ON SIDEWALK AND CURB PLACEMENT AND CONSTRUCTION OF THE SOUTHERN SECTION OF THE SITE TO PRESERVE THE FIR TREES AND THEIR ROOTS. THIS CONDITION IS CONTINGENT ON THE CONNECTING OF A PEDESTRIAN ACCESS EASEMENT BY THE PROPERTY OWNER TO THE SOUTH CONNECTING THE SIDEWALK ON SITE TO THE EXISTING SIDEWALK TO THE SOUTH, ACROSS THE DRIVEWAY LINKING THE TWO SIDEWALK SECTIONS, ONE OR BOTH (ONLY IF NECESSARY) OF THE FIR TREES MAY BE REMOVED TO MAKE WAY FOR A SIDEWALK CONNECTION THAT CONNECTS WITHIN THE RIGHT-OF-WAY INSTEAD. REGARDLESS OF SIDEWALK PLACEMENT, THE SIDEWALK SHALL BE DESIGNED AT A GRADE THAT CONFORMS TO ADA STANDARDS IN LINKING THIS PROPERTY WITH THE SLIGHTLY LOWER PROPERTY TO THE SOUTH. ALL GRADING SHALL COMPLY WITH CDC 85.200(E).
10. FOR THE PORTION OF THE NEW SIDEWALK CONSTRUCTED OUTSIDE THE PUBLIC RIGHT-OF-WAY, THE APPLICANT SHALL GRANT A PUBLIC ACCESS EASEMENT TO THE CITY.
11. WITHIN THE AREAS IN WHICH THE SIDEWALK IS BUILT WITHIN THE DRIPLINE +10 OF THE FIR TREES, THE SIDEWALK SHALL BE FOUR FEET WIDE.
12. IF EITHER OR BOTH OF THE TWO FIRS IS REMOVED DUE TO OTHERWISE UNSOLVABLE SIDEWALK AND EASEMENT ISSUES (SEE CONDITION OF APPROVAL 9), THE APPLICANT SHALL SUBMIT A MITIGATION PLAN TO THE CITY ARBORIST. THE PLAN SHALL PROPOSE TO REPLACE, ON SITE, THE SIGNIFICANT FIR TREE OR TREES LOST ON AN INCH-BY-INCH BASIS AS EXPLAINED IN CDC 55.100(B)(2)(f).

No.	Date	By	Chk.	Revisions

Designed By:  
HL  
 Drawn By:  
SFG  
 Checked By:  
HL  
 Approved By:



**CONVERGENT PACIFIC**  
 8975 SW CENTER STREET  
 TIGARD, OREGON 97223  
 T: 503-747-3569; F: 503-747-3579

Scale:  
 Filename:  
 Contract No.:  
 Date:  
 2/6/2012

**TWO LOT PARTITION**  
 1785 Ostman Road  
 West Linn, Oregon  
 GENERAL NOTES

Drawing No.:  
 Rev.:  
 Sheet No.:  
 S2

**STORM SEWER:**

1. ALL WORK AND MATERIALS USED FOR PUBLIC IMPROVEMENTS TO CONFORM WITH THE REQUIREMENTS OF THE CITY OF WEST LINN.
2. ALL WORK + MATERIALS FOR PRIVATE STORM DRAINS TO MEET REQUIREMENTS OF THE STATE OF OREGON PLUMBING CODE.
3. MATERIALS:
  - POLYVINYLCHLORIDE PIPE (PVC) SHALL CONFORM TO THE REQUIREMENTS OF ASTM D3034 SDE 35 (6 INCHES OR LESS).
  - RIBBED PVC PIPE CONFORMING TO ASTM F-794.
  - DUCTILE IRON PIPE (DI) SHALL BE CLASS 150, CEMENT-MORTAR LINED PUSH-ON JOINT PIPE MEETING THE LATEST REVISIONS OF ANSI SPECIFICATIONS A 214/AWWA C-104.
4. PIPE BEDDING AND TRENCH BACKFILL WITHIN PAVED AREAS TO BE 3/4"-0" CRUSHED ROCK. PIPE BEDDING TO EXTEND A MINIMUM OF 6-INCHES IN ALL DIRECTIONS FROM THE OUTSIDE OF THE PIPE.
5. ALL MANHOLES OUTSIDE THE STREET RIGHT-OF-WAY SHALL HAVE TAMPER PROOF LIDS.
6. ALL STORM LINES SHALL BE MANDREL TESTED AND T.V. ACCEPTANCE INSPECTION SHALL BE COMPLETED BY THE CONTRACTOR.
7. ALL PIPE SHALL HAVE RUBBER GASKET JOINTS.
8. STORM DETENTION SHALL BE TESTED PER 20045 WEST LINN CONSTRUCTION STANDARDS.

**SEEDING/MULCHING:**

- ALL AREAS DISTURBED DURING CONSTRUCTION TO BE GRADED TO DRAIN AND COMPACTED TO A MINIMUM OF STANDARDS IMMEDIATELY AFTER INSTALLATION UTILITIES OR GRADING.
- RECOMMENDED SEED MIXTURE: HOBBS AND HOPKINS COMPANION MIX
- APPLICATION RATE: 100 POUNDS MINIMUM PER ACRE
- FERTILIZER SHALL BE 12-16-8 WITH 15% OF THE NITROGEN DERIVED FROM UREA-FORMALDEHYDE, AND APPLICE AT A RATE OF 400 POUNDS PER ACRE.
- SEED AND MULCH AT A RATE OF 2,000 LB/AC/WITH HEAVY BONDING AGENT OR NETTING AND ANCHORS. MULCH SHALL BE A WOOD CELLULOSE FIBER OR OTHER MATERIAL SUITABLE FOR HYDROMULCHING.
- TEMPORARY/PERMANENT HYDROSEEDING OR ACCEPTABLE SEEDING AND MULCHING MUST BE PROVIDED WHENEVER PERENNIAL COVER CANNOT BE ESTABLISHED ON SITES WHICH WILL BE EXPOSED FOR 60 DAYS OR MORE.

**WATER SYSTEM NOTES:**

1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF WEST LINN STANDARDS AND SPECIFICATIONS, THE OREGON STATE HEALTH DIVISION ADMINISTRATIVE RULES CHAPTER 333.
2. ALL PIPE TO HAVE A MINIMUM COVER OF 36-INCHES BELOW THE FUTURE FINISH GRADES.
3. DUCTILE IRON PIPE TO BE TYTON JOINT CEMENT MORTAR LINED, CLASS 52, AND SHALL CONFORM TO ASTM C-110, C-150, AND C-151.
4. WATER SERVICES SHALL BE COPPER TUBING TYPE "K" 1-INCH DIAMETER FOR ALL SERVICES.
5. THRUST BLOCKING: ALL TEES, PLUGS, CAPS, BENDS, AND AT ALL OTHER LOCATIONS WHERE UNBALANCED FORCE EXIST SHALL REQUIRED SUITABLE THRUST BLOCKING. CONCRETE TO BE POURED AGAINST UNDISTURBED EARTH AND SHALL HAVE A STRENGTH AT 28-DAYS OF 3000 PSI.
6. HYDROSTATIC TESTS: THE TEST PRESSURE SHALL BE 180 PSI AT THE HIGHEST POINT IN ANY SECTION. THE DURATION SHALL BE 60-MINUTES WITHOUT PRESSURE DROP AND SHALL BE MONITORED BY THE ENGINEER AND THE CITY OF WEST LINN.
7. STERILIZATION: PIPELINES INTENDED TO CARRY POTABLE WATER SHALL BE FLUSHED AND STERILIZED BEFORE PLACING INTO SERVICE, STERILIZING PROCEDURE SHALL CONFORM TO WEST LINN STANDARDS OR AS MODIFIED OR EXPANDED BY GOVERNING AGENCY HAVING JURISDICTION.
8. DISPOSAL OF THE STERILIZATION WATER SHALL BE DONE IN CONFORMANCE WITH DEQ REGULATIONS IN SUCH A WAY AS TO NOT CAUSE DAMAGE OR INJURY.
9. FIRE HYDRANTS AND BLOWOFFS SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THE PLANS CONFORMING TO THE CITY CONSTRUCTION STANDARDS AND DRAWINGS # FH-300 + BO-301. FIRE HYDRANTS SHALL BE A CLOW "MEDALLION" MODEL F-2545 OR MUELLER "CENTURION" MODEL A-423.
10. WATER IMPROVEMENTS SHALL CONSIST OF THE INSTALLATION OF ONE (1) T SERVICES. CONTRACTOR SHALL PROVIDE EXCAVATION AND BACKFILLING. THE CITY WILL DO THE TAPPING AND INSTALL THE SERVICES.

**SANITARY SEWER:**

1. ALL WORK AND MATERIALS TO CONFROM WITH THE CITY OF WEST LINN STANDARDS (1990, APWA, OREGON CHAPTER, STANDARD SPECIFICATIONS AND DRAWINGS WITH 1992 AND 1996 AMENDMENTS), AND THE DEQ, FOR ALL PUBLIC SANITARY SEWER LINES.
2. ALL PRIVATE SERVICE CONNECTIONS SHALL BE A MINIMUM OF 4-INCH PVC AND INSTALLED AT A MINIMUM GRADE OF 2% UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO "POT HOLE" EXISTING SEWER AT CONNECTION POINT PRIOR TO ACTUAL CONSTRUCTION TO VERIFY INVERT ELEVATION.
4. ALL PVC SANITARY SEWER PIPE SHALL CONFORM TO ASTM D-3034, SDR 35, UNLESS SHOWN OTHERWISE ON THE DRAWINGS. PVC SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDED INSTALLATION PROCEDURES. PVC SEWER PIPE SHALL BE CONNECTED TO CONCRETE MANHOLES BY MEANS OF AN APPROVED COUPLING WITH AN ELASTOMERIC GASKET, AN APPROVED WATERSTOP OR FLEXIBLE SLEEVE. IN ADDITION TO AIR TESTING, SANITARY SEWER CONSTRUCTED OF PVC SEWER PIPE SHALL BE DEFLECTION TESTED NO LESS THAN 30-DAYS AFTER THE TRENCH BACKFILL AND COMPACTION HAS BEEN COMPLETED. THE TEST SHALL BE CONDUCTED BY PULLING AN APPROVED SOLID POINTED MANDREL (95% OF INSIDE DIAMETER) THROUGH THE COMPLETED PIPE LINE. TRENCH BACKFILL COMPACTION SHALL BE TESTED PER SECTION 204 OF THE CITY OF WEST LINN STANDARD SPECIFICATIONS.
5. CONTRACTOR SHALL CONDUCT A TV ACCEPTANCE INSPECTION UPON COMPLETION OF ALL SEWER CONSTRUCTION AND SUBMIT TO THE CITY.
6. PIPE BEDDING AND BACKFILL SHALL CONFORM TO THE CITY OF WEST LINN STANDARD DETAILS AND AS NOTED ON THE PLANS.
7. TRENCHES WITHIN THE ROADWAY OR DRIVEWAYS SHALL BE BACKFILLED WITH GRANULAR MATERIALS. COMPACTION SHALL BE SUFFICIENT TO PREVENT SETTLEMENT. CONTRACTOR TO DETERMINE TYPE OF EQUIPMENT, METHOD AND EFFORT REQUIRED TO ACHIEVE REQUIRED COMPACTION. SUBSEQUENT SETTLEMENT OF THE FINISH SURFACE WITHIN THE WARRANTY PERIOD SHALL BE CONSIDERED THE RESULT OF IMPROPER COMPACTION AND SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER. COMPACTION TESTING IS REQUIRED AND SHALL BE PER CITY OF WEST LINN STANDARD SPECIFICATION S SECTION 204.03.13.
8. ALL MANHOLES SHALL BE VACUUM TESTED AND ALL OUTSIDE THE STREET RIGHT-OF-WAY SHALL HAVE TAMPER PROOF LIDS.
9. CONTRACTOR SHALL MAINTAIN AS-CONSTRUCTED DATA INCLUDING STATION, LENGTH, AND DEPTH OF SERVICE CONNECTION, AND ANY CHANGES MADE DURING CONSTRUCTION. THAT DATA SHALL BE SUBMITTED TO THE ENGINEER UPON COMPETION OF CONSTRUCTION.

No.	Date	By	Chk.	Revisions

Designed By:  
HL  
 Drawn By:  
SFG  
 Checked By:  
HL  
 Approved By:

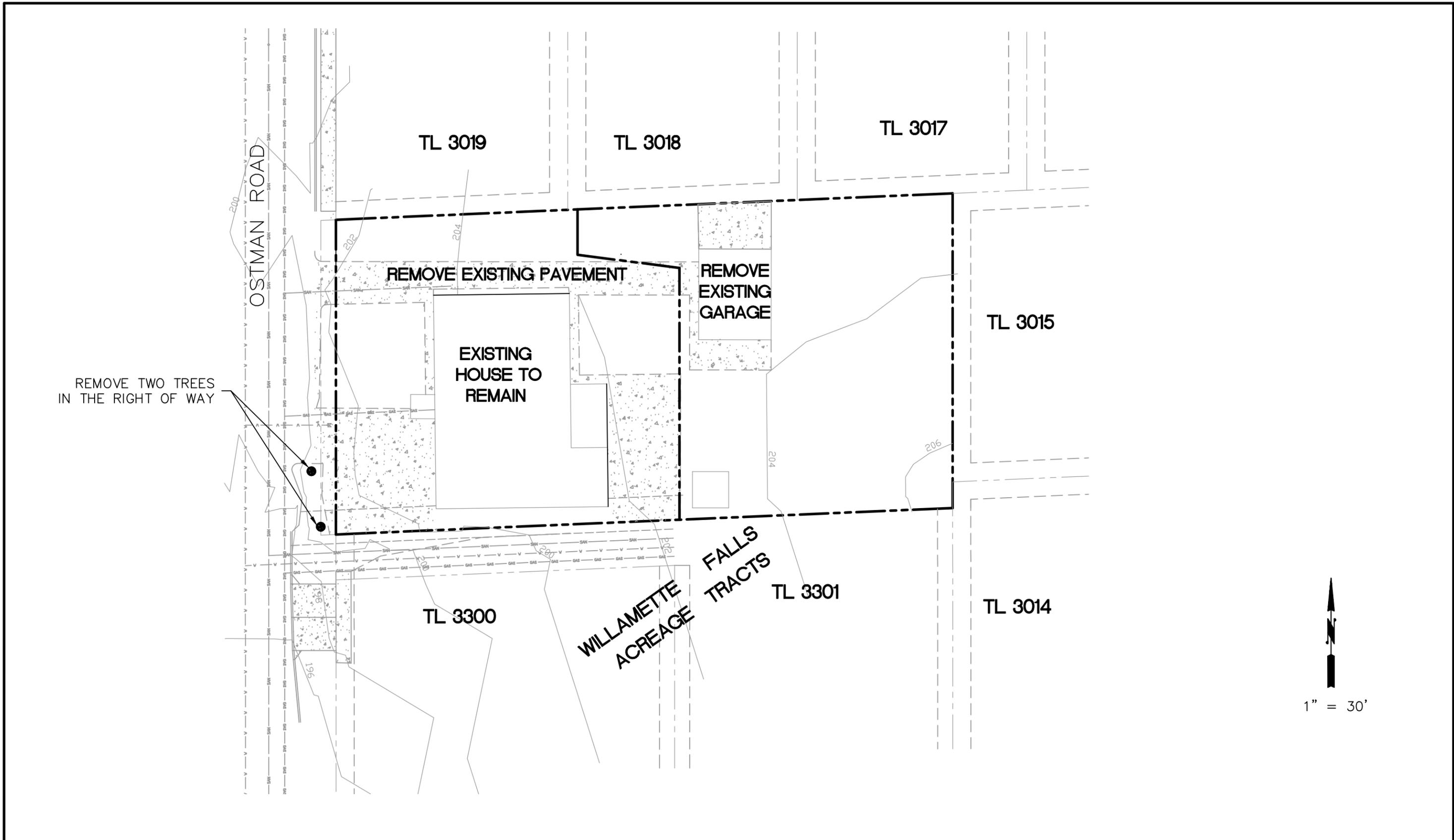


**CONVERGENT PACIFIC**  
 8975 SW CENTER STREET  
 TIGARD, OREGON 97223  
 T: 503-747-3569; F: 503-747-3579

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**TWO LOT PARTITION**  
 1785 Ostman Road  
 West Linn, Oregon  
 GENERAL NOTES

Drawing No.:  
 Rev.:  
 Sheet No.:  
 S3



No.	Date	By	Chk.	Revisions

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HL  
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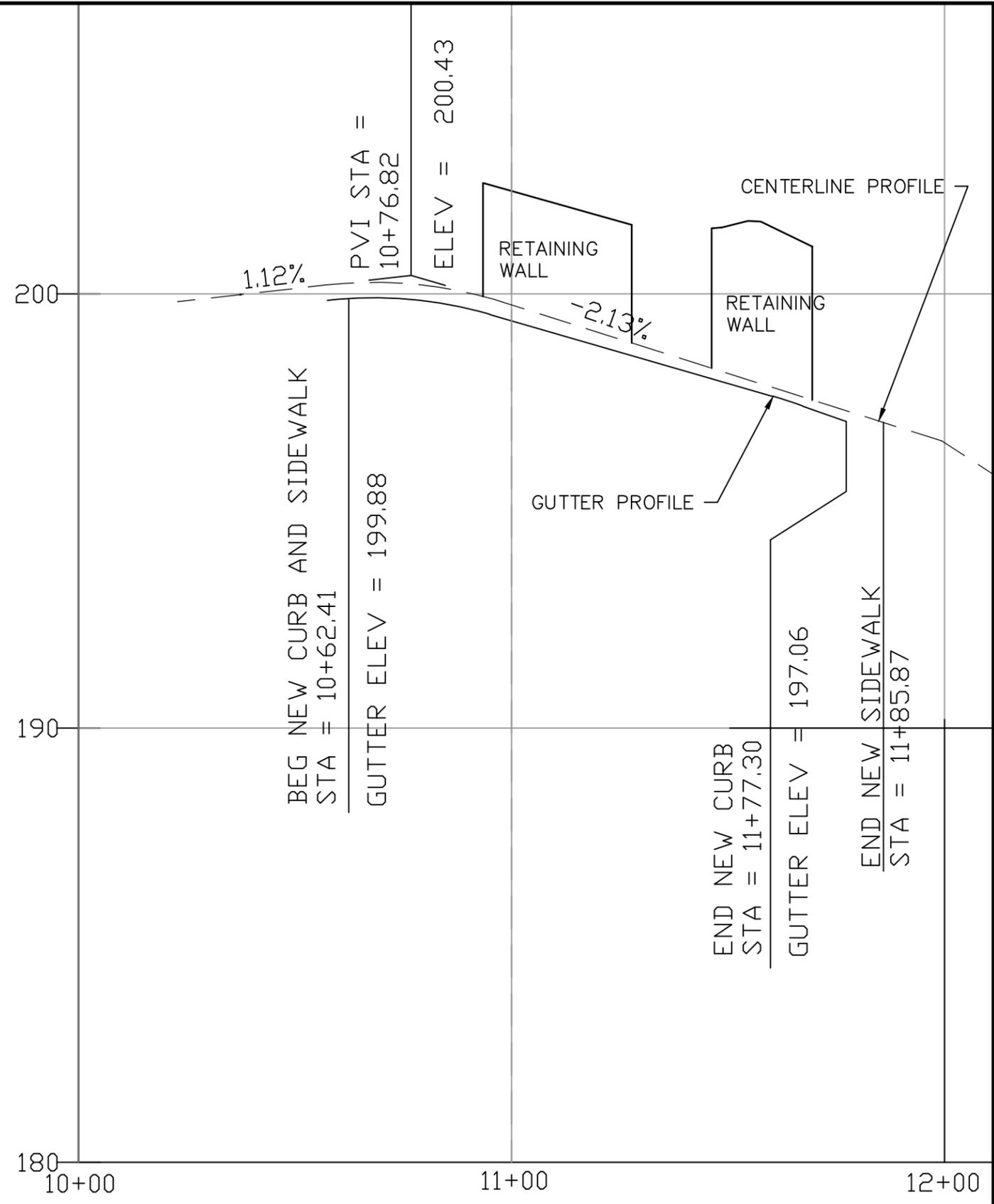
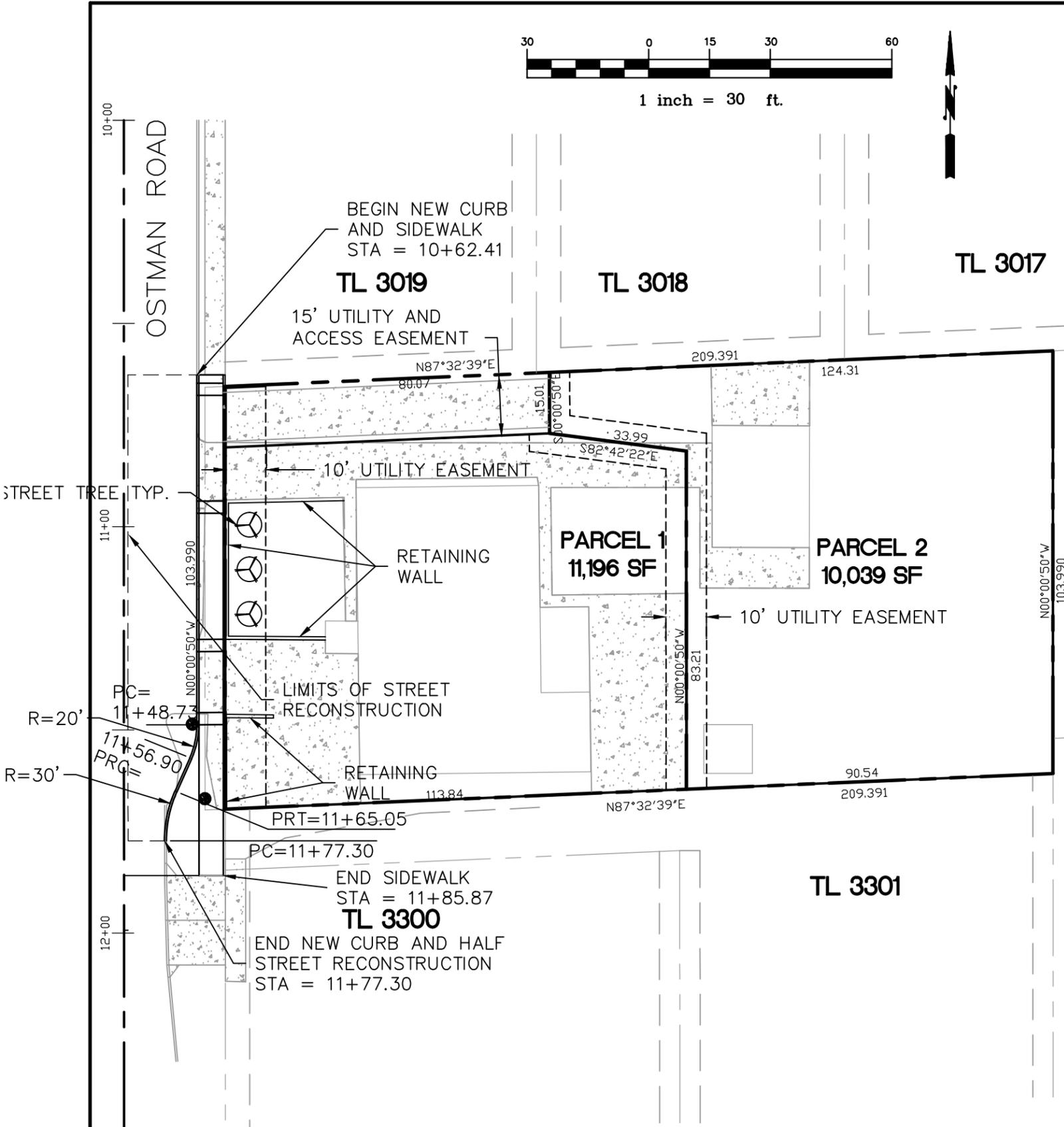
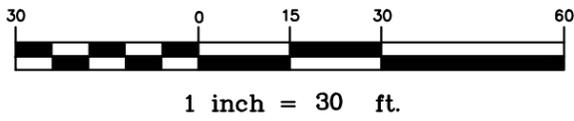


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 2/6/2012

**TWO LOT PARTITION**  
 1785 Ostman Road  
 West Linn, Oregon  
 EXISTING CONDITIONS

Drawing No.:  
 Rev.:  
 Sheet No.:  
**S4**



No.	Date	By	Chk.	Revisions

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SFG  
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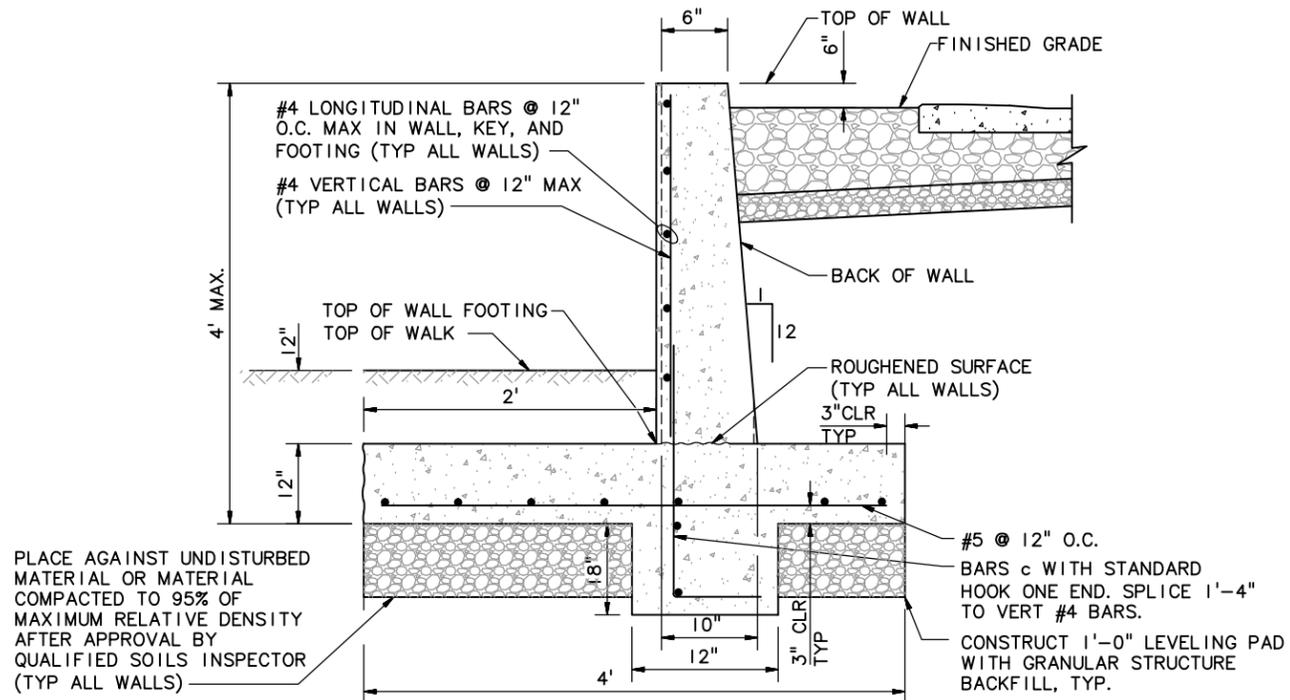


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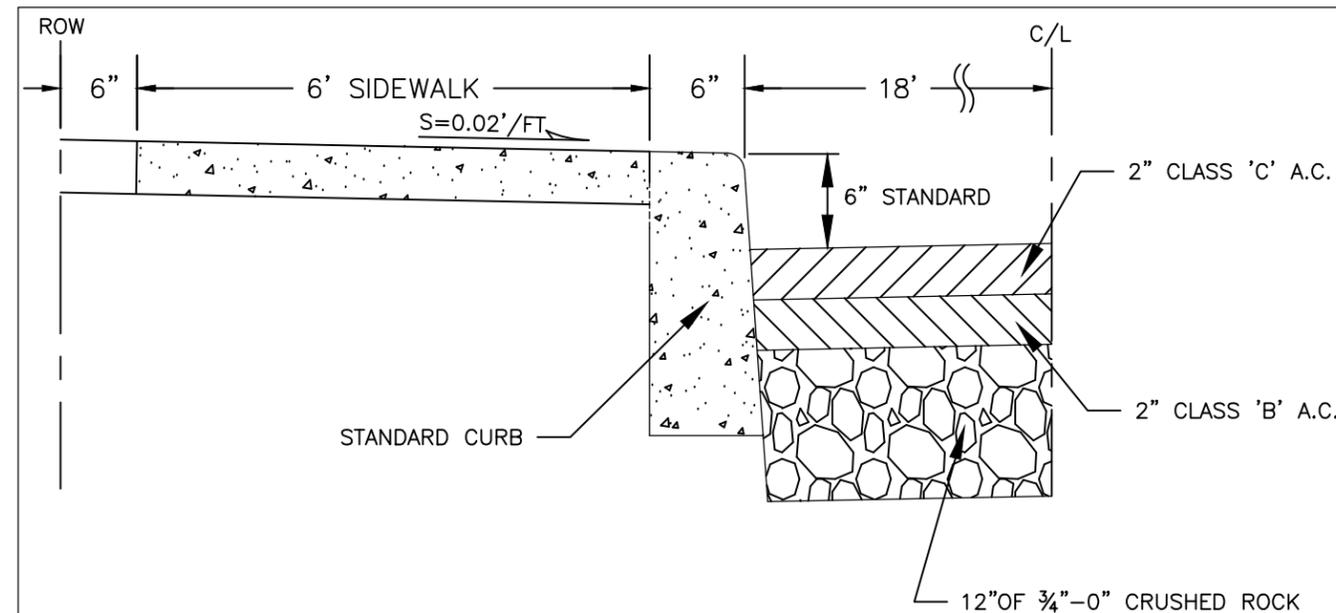
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 Contract No.:  
 Date:  
2/6/2012

**TWO LOT PARTITION**  
 1785 Ostrman Road  
 West Linn, Oregon  
 STREET IMPROVEMENTS

Drawing No.:  
 Rev.:  
 Sheet No.:  
**S5**



CONCRETE CANTILEVER WALL  
 NOT TO SCALE



N.T.S  
 STREET SECTION VIEW  
 OSTMAN RD.

No.	Date	By	Chk.	Revisions

Designed By:  
 HL  
 Drawn By:  
 SFG  
 Checked By:  
 HL  
 Approved By:

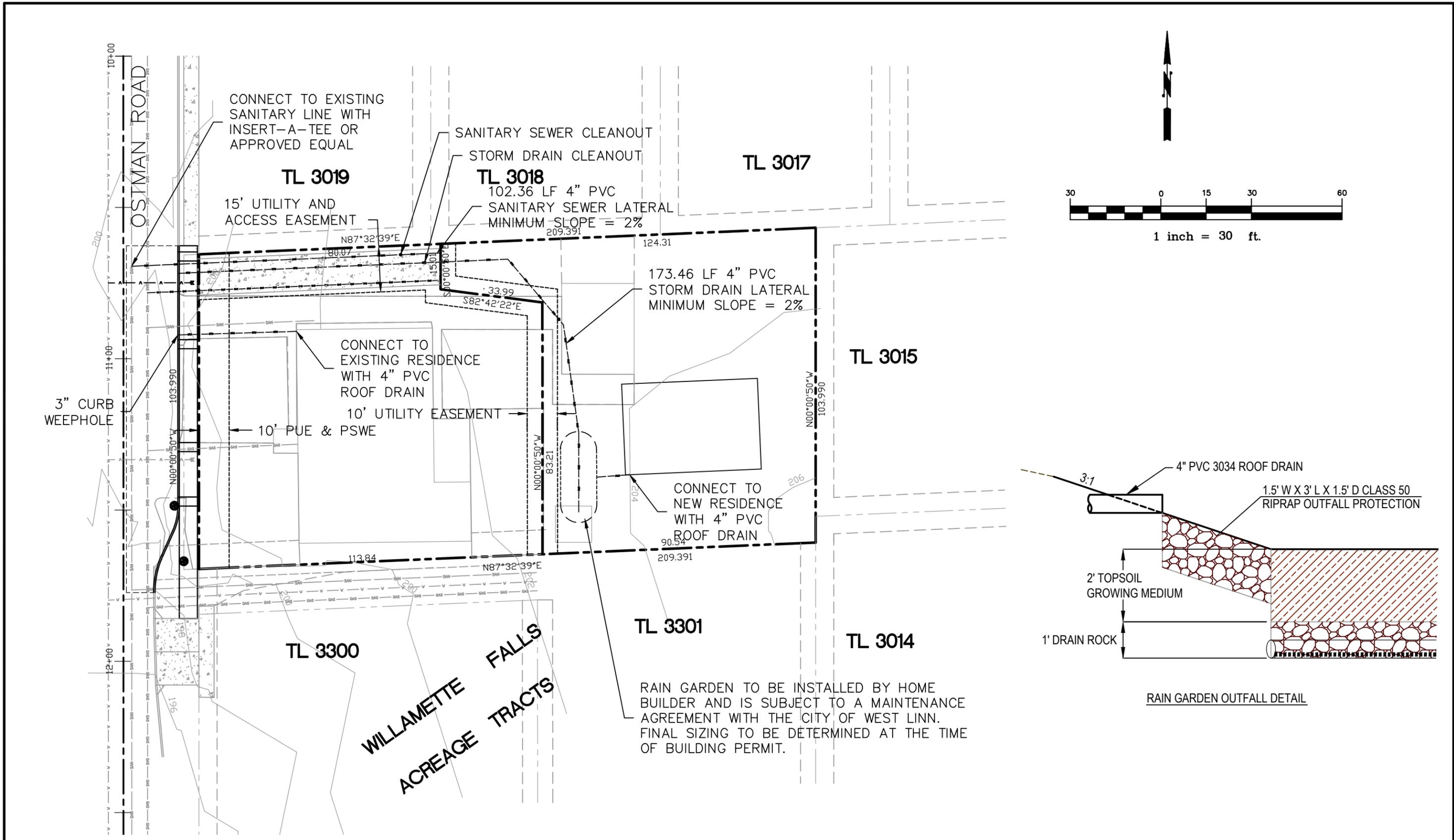


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 2/6/2012

TWO LOT PARTITION  
 1785 Ostman Road  
 West Linn, Oregon  
 STREET SECTION DETAILS

Drawing No.:  
 Rev.:  
 Sheet No.:  
 S6



No.	Date	By	Chk.	Revisions

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HL

Drawn By:  
SFG

Checked By:  
HL

Approved By:



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8975 SW CENTER STREET  
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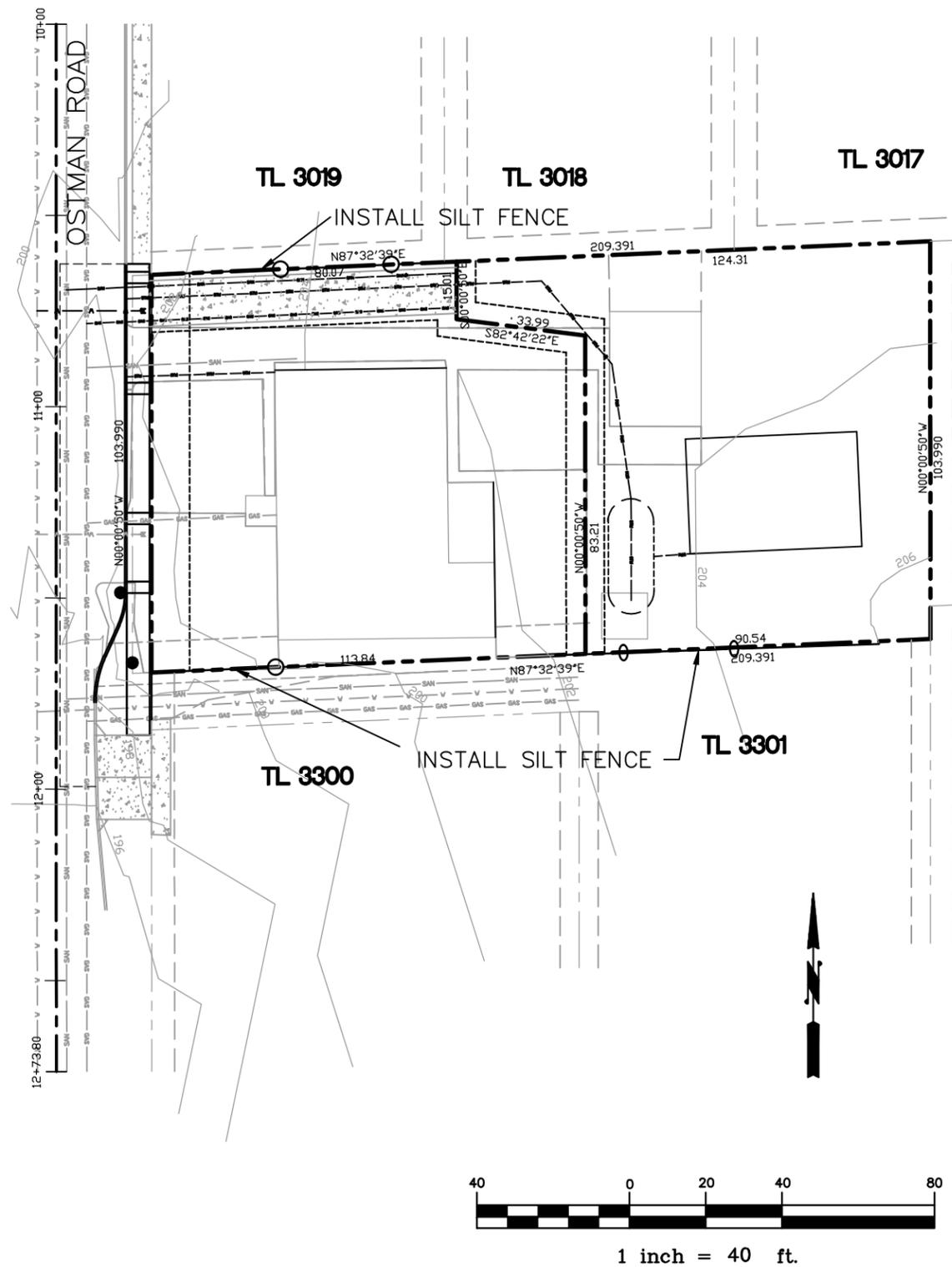
**TWO LOT PARTITION**  
1785 Ostman Road  
West Linn, Oregon  
UTILITY IMPROVEMENTS

Drawing No.:

Rev.:

Sheet No.:

S7



**EROSION AND SEDIMENT CONTROL NOTES:**

1. APPLY TEMPORARY AND PERMANENT SOIL STABILIZATION MEASURES ON ALL DISTURBED AREAS AS GRADING PROGRESSES.
2. ALL EROSION AND SEDIMENT CONTROLS NOT IN THE DIRECT PATH OF WORK MUST BE INSTALLED PRIOR TO ANY LAND DISTURBANCE.
3. PRESERVE EXISTING VEGETATION AND RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION.
4. ALL TEMPORARY SEDIMENT CONTROLS MUST REMAIN IN PLACE UNTIL PERMANENT VEGETATION OR OTHER PERMANENT COVERING OF EXPOSED SOIL IS ESTABLISHED.
5. SEDIMENT CONTROLS MUST BE INSTALLED AND MAINTAINED ON ALL DOWN GRADIENT SIDES OF THE CONSTRUCTION SITE AT ALL TIMES DURING CONSTRUCTION.
6. ALL ACTIVE CATCH BASINS MUST HAVE SEDIMENT CONTROLS INSTALLED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
7. WATER-TIGHT TRUCKS MUST BE USED TO TRANSPORT SATURATED SOILS FROM THE CONSTRUCTION SITE. AN APPROVED EQUIVALENT IS TO DRAIN THE SOIL ON-SITE AT A DESIGNATED LOCATION USING APPROPRIATE BMP'S. SOIL MUST BE DRAINED SUFFICIENTLY FOR MINIMAL SPILLAGE.
8. TEMPORARY STABILIZATION OR COVERING OF SOIL STOCKPILES AND STEEP SLOPES MUST OCCUR WITHIN 7 DAYS OF DISTURBANCE DURING THE WET-WEATHER SEASON AND 21 DAYS OF DISTURBANCE DURING THE DRY WEATHER SEASON AT THE END OF EACH WORK DAY OR OTHER BMP'S MUST BE IMPLEMENTED TO PREVENT TURBID DISCHARGES TO SURFACE WATERS.
9. ANY USE OF TOXIC OR OTHER HAZARDOUS MATERIALS MUST INCLUDE PROPER STORAGE, APPLICATION, AND DISPOSAL.
10. THE PERMITTEE MUST PROPERLY PREVENT AND MANAGE HAZARDOUS WASTE, USED OILS, CONTAMINATED SOILS, CONCRETE WASTE, SANITARY WASTE, LIQUID WASTE, OR OTHER TOXIC SUBSTANCES DISCOVERED OR GENERATED DURING CONSTRUCTION.
11. SIGNIFICANT AMOUNTS OF SEDIMENT WHICH LEAVE THE SITE MUST BE CLEANED UP WITHIN 24 HOURS AND PLACED BACK ON THE SITE AND STABILIZED OR PROPERLY DISPOSED. THE CAUSE OF THE SEDIMENT RELEASE MUST BE FOUND AND PREVENTED FROM CAUSING A REOCCURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DIVISION OF STATE LANDS REQUIRED TIME FRAME.
12. SEDIMENT MUST NOT BE INTENTIONALLY WASHED INTO STORM SEWERS, DRAINAGE WAYS OR WATERBODIES. DRY SWEEPING MUST BE USED TO CLEAN UP RELEASED SEDIMENTS.
13. SEDIMENT MUST BE REMOVED FROM BEHIND SEDIMENT FENCE WHEN IT HAD REACHED A HEIGHT OF 1/3 THE HEIGHT OF THE FENCE ABOUT THE GROUND, AND BEFORE FENCE REMOVAL.
14. SEDIMENT MUST BE REMOVED FROM BEHIND BIO BAGS AND OTHER BARRIERS WHEN IT HAD REACHED A HEIGHT OF TWO (2) INCHES AND BEFORE BMP REMOVAL.
15. CLEANING OF TRAPPED CATCH BASINS MUST OCCUR WHEN THE SEDIMENT RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY (50) PERCENT, AND AT COMPLETION OF PROJECT.
16. OWNER OR DESIGNATE PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.

17. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BOUNDARIES OF THE CLEARING LIMITS, VEGETATED BUFFERS, AND ANY SENSITIVE AREAS SHOWN ON THIS PLAN SHALL BE CLEARLY DELINEATED IN THE FIELD. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE IS PERMITTED BEYOND THE CLEARING LIMITS. THE OWNER/PERMITTEE MUST MAINTAIN THE DELINEATION FOR THE DURATION OF THE PROJECT. NOTE: VEGETATED CORRIDORS TO BE DELINEATED WITH ORANGE CONSTRUCTION FENCE OR APPROVED EQUAL.
18. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP i.e. (FILTER BAG).
19. THE EBC PLAN MUST BE KEPT ON SITE. ALL MEASURES SHOWN ON THE PLAN MUST BE INSTALLED PROPERLY TO ENSURE THAT SEDIMENT OR SEDIMENT LADEN WATER DOES NOT ENTER A SURFACE WATER SYSTEM, ROADWAY, OR OTHER PROPERTIES.
20. THE EBC MEASURES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE MEASURES SHALL BE UPGRADED AS NEEDED TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL EROSION CONTROL REGULATIONS. CHANGES TO THE APPROVED EBC PLAN MUST BE SUBMITTED TO THE CITY.
21. IN AREAS SUBJECT TO WIND EROSION, APPROPRIATE BMP'S MUST BE USED WHICH MAY INCLUDE THE APPLICATION OF FINE WATER SPRAYING, PLASTIC SHEETING, MULCHING, OR OTHER APPROVED MEASURES.

No.	Date	By	Chk.	Revisions

Designed By:  
HL  
 Drawn By:  
SFG  
 Checked By:  
HL  
 Approved By:

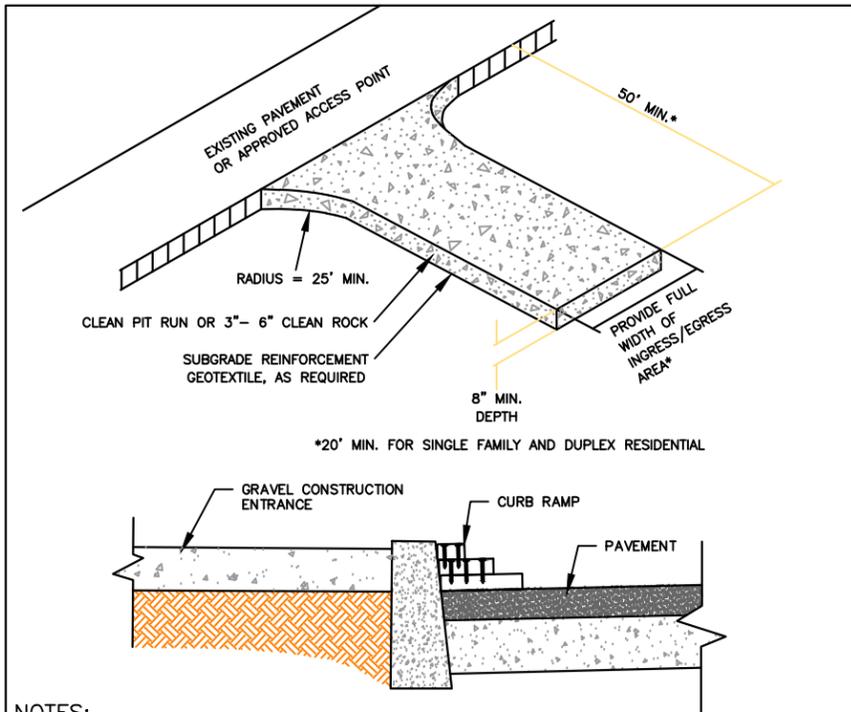


**CONVERGENT PACIFIC**  
 8975 SW CENTER STREET  
 TIGARD, OREGON 97223  
 T: 503-747-3569; F: 503-747-3579

Scale:  
 Filename:  
 Contract No.:  
 Date:  
 2/6/2012

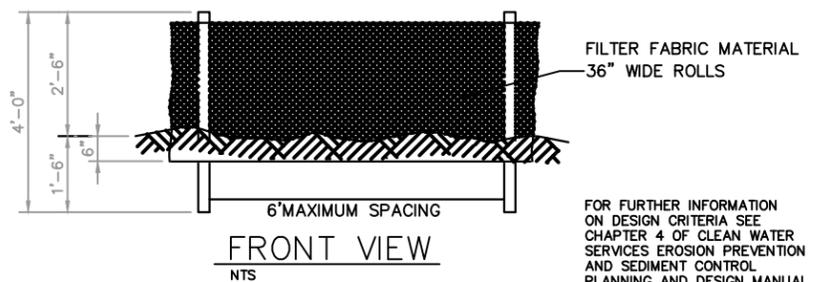
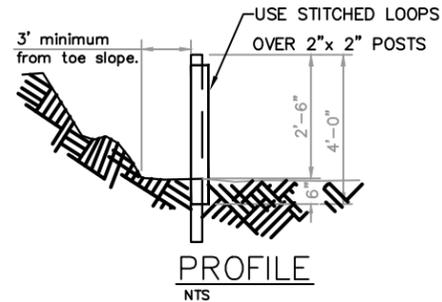
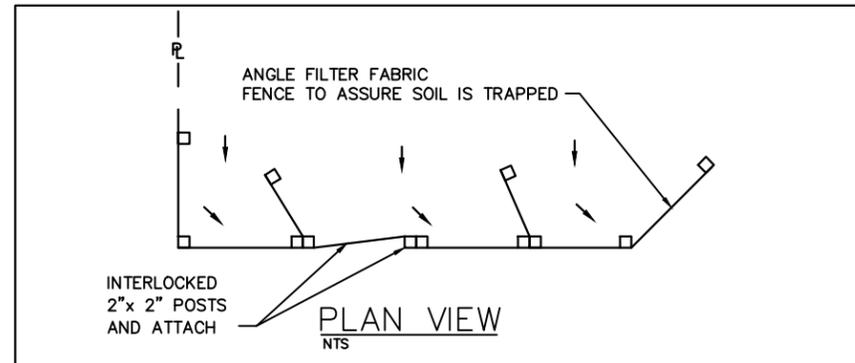
**TWO LOT PARTITION**  
 1785 Ostman Road  
 West Linn, Oregon  
 GRADING AND EROSION CONTROL

Drawing No.:  
 Rev.:  
 Sheet No.:  
 S8



- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
  2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
  3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
  4. WHERE RUNOFF CONTAINING SEDIMENT LADEN WATER IS LEAVING THE SITE VIA THE CONSTRUCTION ENTRANCE, OTHER MEASURES SHALL BE IMPLEMENTED TO DIVERT RUNOFF THROUGH AN APPROVED FILTERING SYSTEM.
  5. DIMENSIONS
    - SINGLE FAMILY  
20' LONG BY 20' WIDE 8" DEEP OF 3/4" MINUS CLEAN ROCK.
    - COMMERCIAL  
50' LONG BY 20' WIDE 3-6" CLEAN ROCK,  
GOVERNING AUTHORITY MAY REQUIRE GEOTEXTILE FABRIC TO PREVENT SUB-SOIL PUMPING.

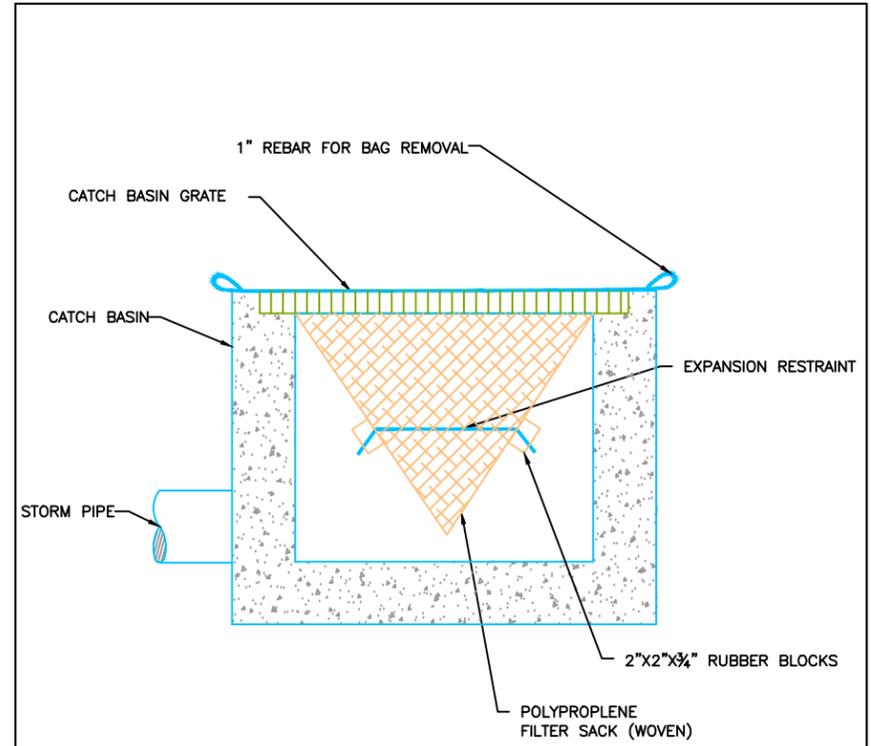
CONSTRUCTION ENTRANCE



- NOTES:
1. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
  2. 2"x 2" FIR, PINE OR STEEL FENCE POSTS.
  3. POSTS TO BE INSTALLED ON UPHILL SIDE OF SLOPE.
  4. COMPACT BOTH SIDES OF FILTER FABRIC TRENCH.
  5. PANELS MUST BE PLACED ACCORDING TO SPACING ON DETAIL NO.940

FOR FURTHER INFORMATION ON DESIGN CRITERIA SEE CHAPTER 4 OF CLEAN WATER SERVICES EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.

SEDIMENT FENCE



- NOTE:
1. RECESSED CURB INLET CATCH BASINS MUST BE BLOCKED WHEN USING FILTER FABRIC INLET SACKS. SIZE OF FILTER FABRIC INLET SACKS TO BE DETERMINED BY MANUFACTURER.

INLET PROTECTION

No.	Date	By	Chk.	Revisions

Designed By: HL  
 Drawn By: SFG  
 Checked By: HL  
 Approved By:



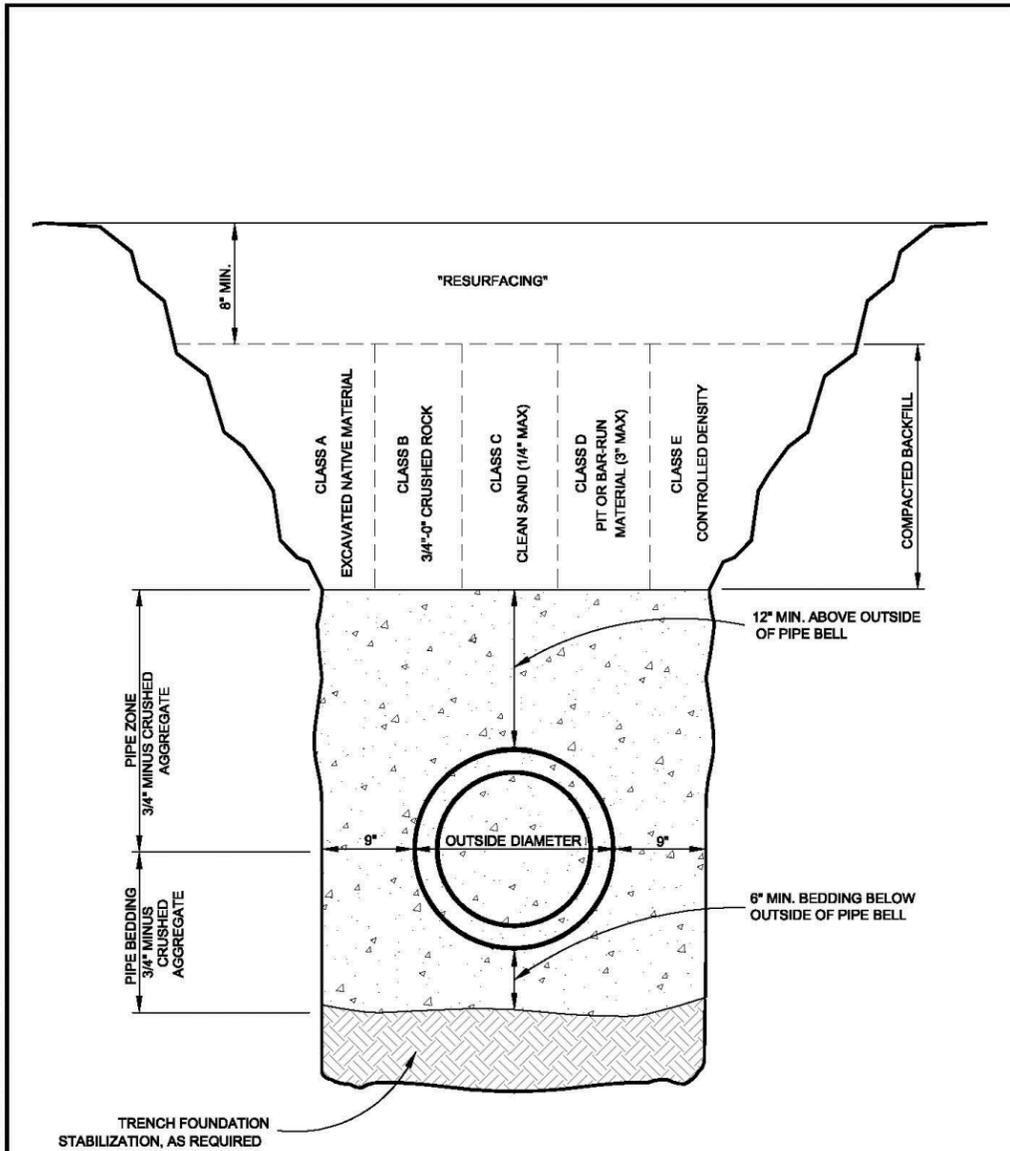
CONVERGENT PACIFIC  
 8975 SW CENTER STREET  
 TIGARD, OREGON 97223  
 T: 503-747-3569; F: 503-747-3579

Scale:  
 Filename:  
 Contract No.:  
 Date: 2/6/2012

TWO LOT PARTITION  
 1785 Ostman Road  
 West Linn, Oregon  
 EROSION CONTROL DETAILS

Drawing No.:  
 Rev.:  
 Sheet No.: S9

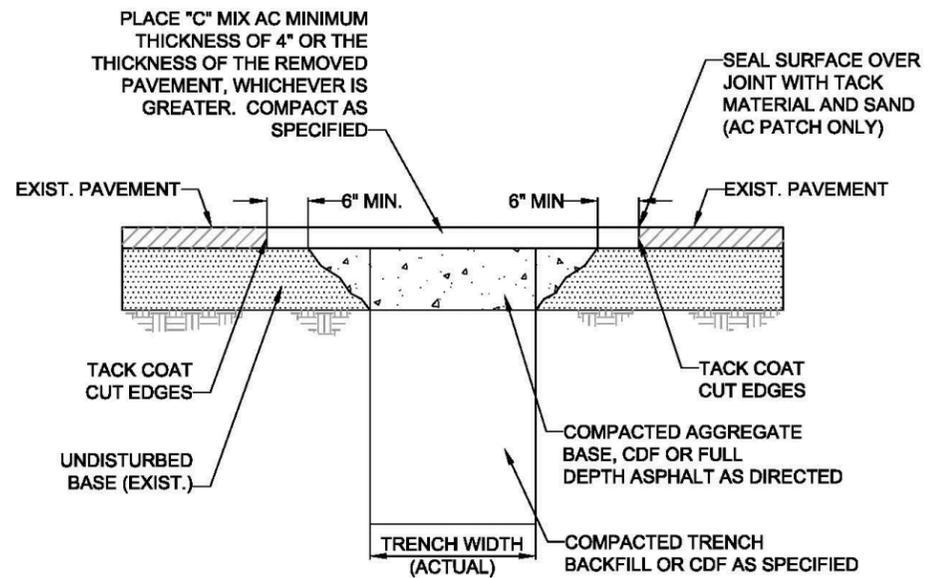
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**TRENCH BACKFILL  
BEDDING AND  
PIPE ZONE**

	DATE:	2010
	DRAWING NO.	WL-200
	FILE NO.	

THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.



**NOTE:**

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 CTB OR ATB, THEN REPLACEMENT BASE MATERIAL SHALL MATCH EXISTING.
4. ALL UTILITIES SHALL HAVE A MINIMUM COVER OF 36".
5. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95% 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:	2010
	DRAWING NO.	WL-203
	FILE NO.	

No.	Date	By	Chk.	Revisions

Designed By:	HL
Drawn By:	SFG
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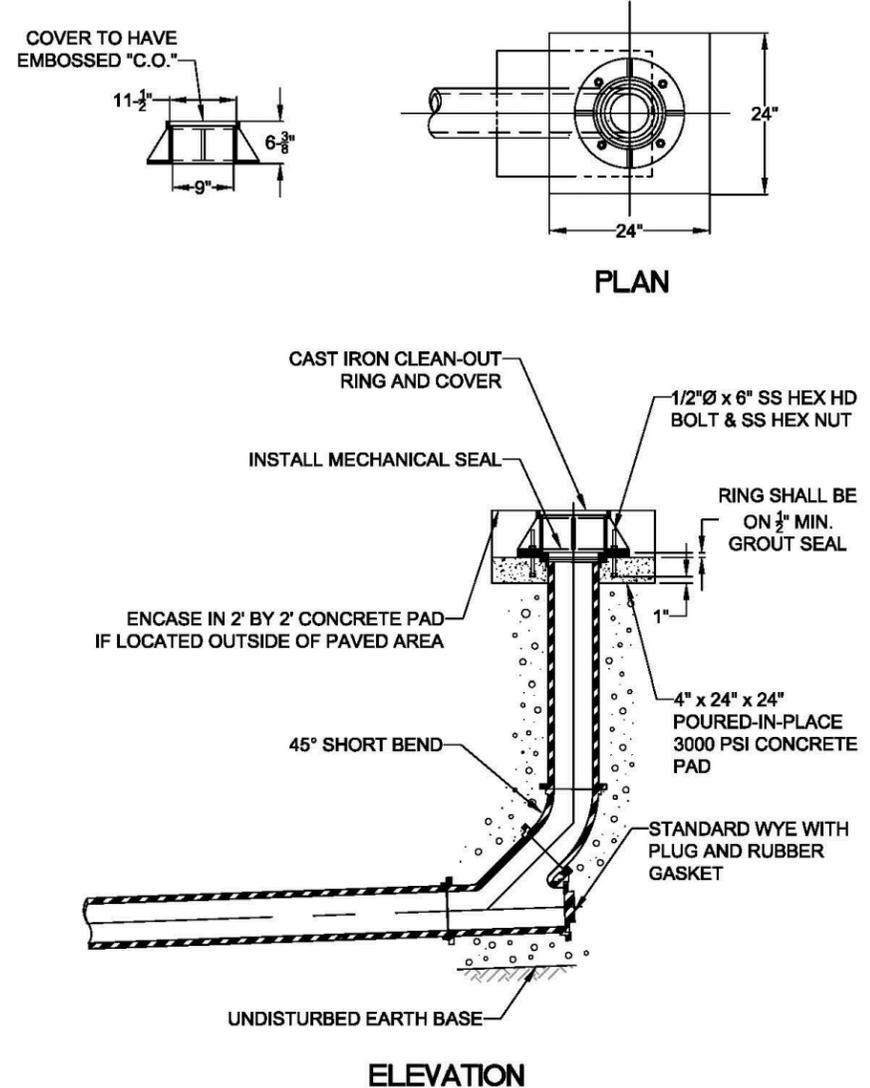
**CONVERGENT PACIFIC**  
8975 SW CENTER STREET  
TIGARD, OREGON 97223  
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Filename:	
Contract No.:	
Date:	2/6/2012

**TWO LOT PARTITION**  
1785 Ostman Road  
West Linn, Oregon  
STANDARD DETAILS

Drawing No.:	
Rev.:	
Sheet No.:	S10

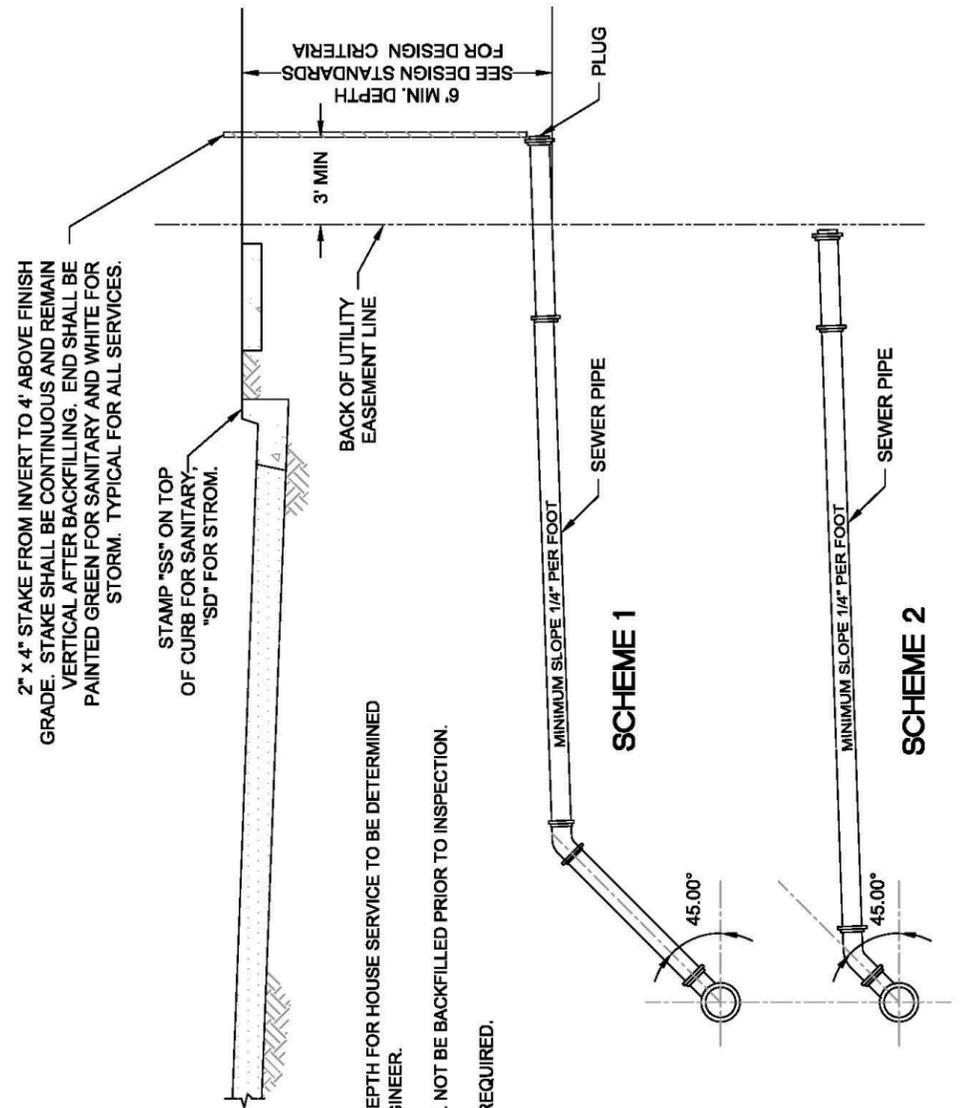
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**STANDARD CLEAN OUT**

	DATE:	2010
	DRAWING NO.	WL-206
	FILE NO.	

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**SERVICE BRANCH**

	DATE:	2010
	DRAWING NO.	WL-218
	FILE NO.	

- NOTE:
1. SCHEME AND DEPTH FOR HOUSE SERVICE TO BE DETERMINED BY DESIGN ENGINEER.
  2. SERVICE SHALL NOT BE BACKFILLED PRIOR TO INSPECTION.
  3. TRACER WIRE REQUIRED.

No.	Date	By	Chk.	Revisions

Designed By:	HL
Drawn By:	SFG
Checked By:	HL
Approved By:	



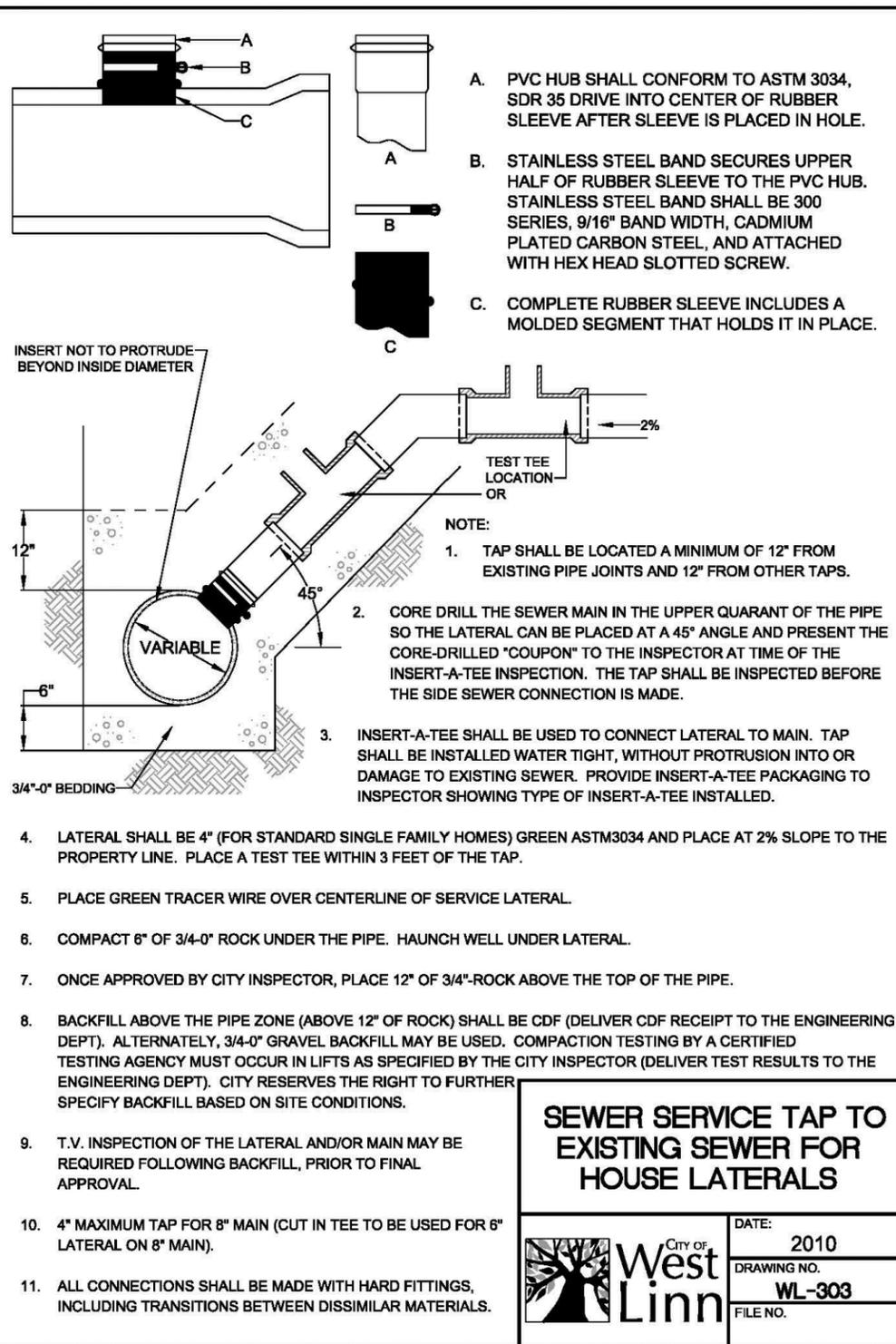
**CONVERGENT PACIFIC**  
 8975 SW CENTER STREET  
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 T: 503-747-3569; F: 503-747-3579

Scale:	
Filename:	
Contract No.:	
Date:	2/6/2012

**TWO LOT PARTITION**  
 1785 Ostman Road  
 West Linn, Oregon  
 STANDARD DETAILS

Drawing No.:	
Rev.:	
Sheet No.:	S11

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**SEWER SERVICE TAP TO EXISTING SEWER FOR HOUSE LATERALS**



DATE: 2010  
DRAWING NO. WL-303  
FILE NO.



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8975 SW CENTER STREET  
TIGARD, OREGON 97223  
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Scale:  
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Contract No.:  
Date: 2/6/2012

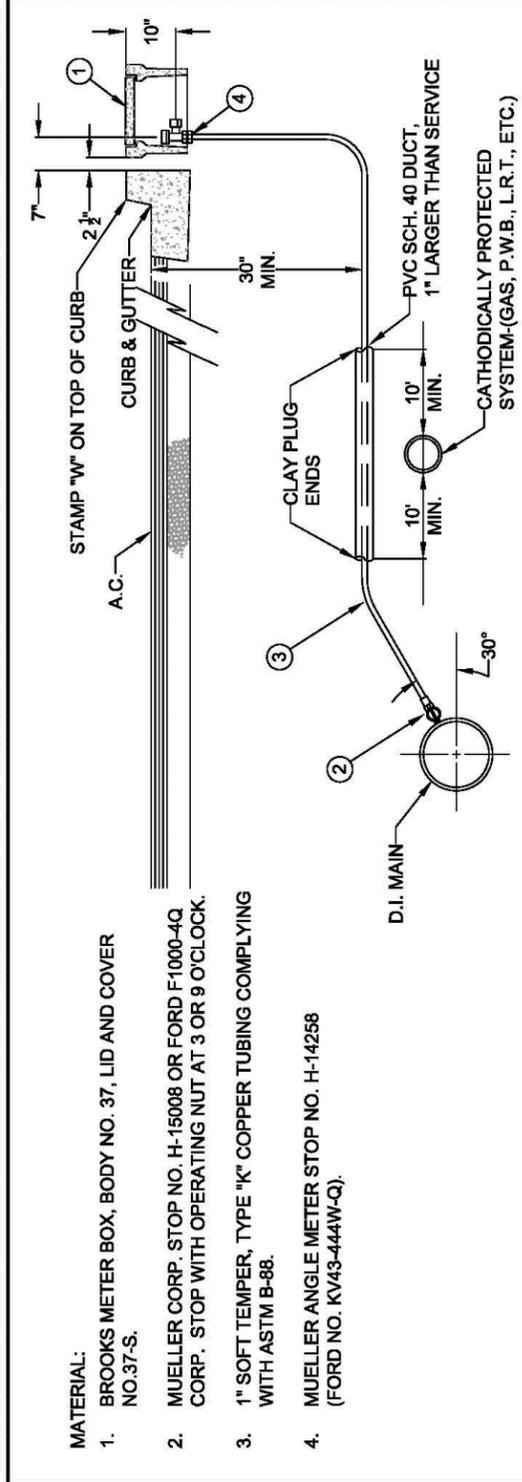
**TWO LOT PARTITION**  
1785 Ostman Road  
West Linn, Oregon  
STANDARD DETAILS

Drawing No.:  
Rev.:  
Sheet No.: S12

No.	Date	By	Chk.	Revisions

Designed By: HL  
Drawn By: SFG  
Checked By: HL  
Approved By:

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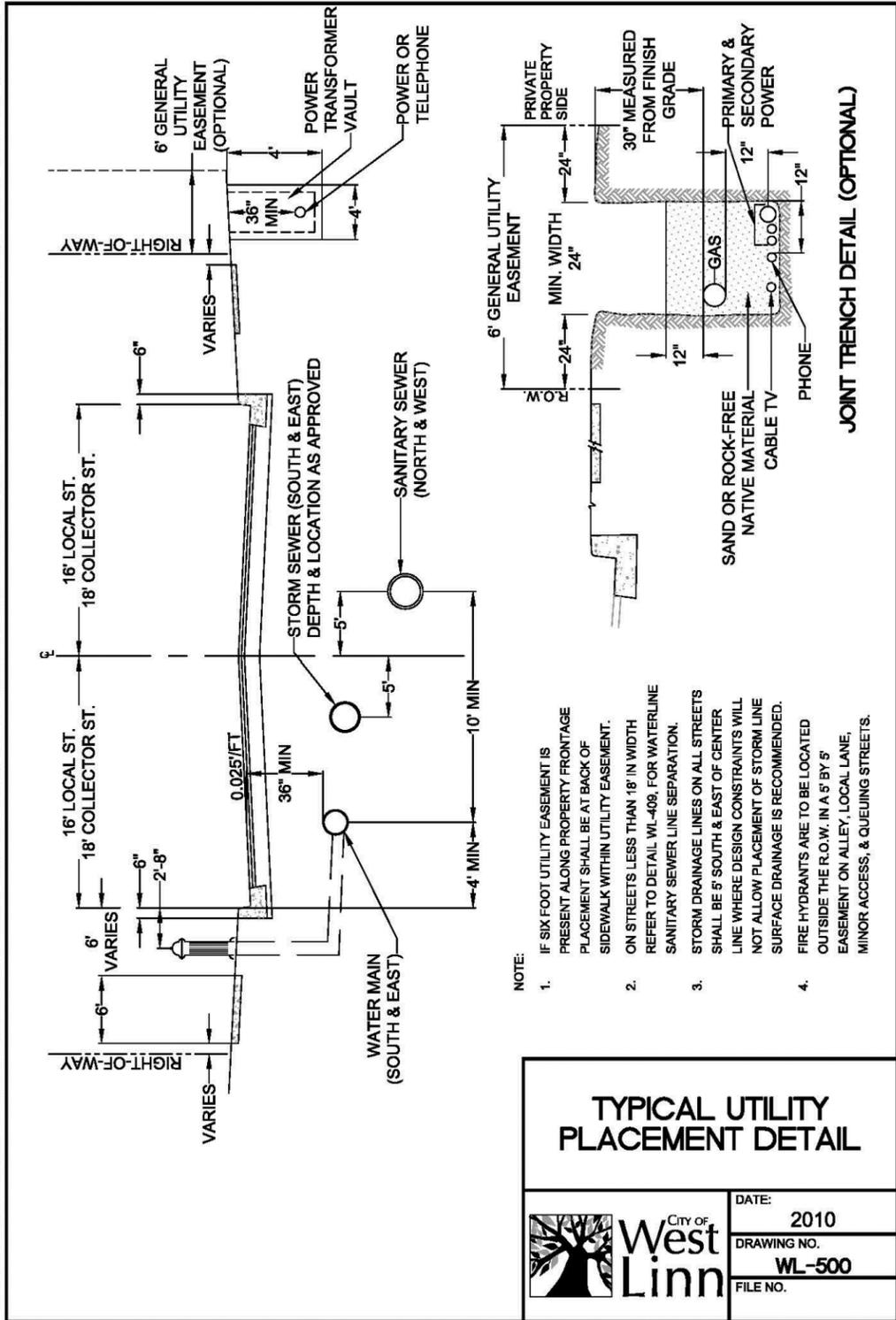
- NOTE:
1. MACHINE DRILLED AND TAPPED ONLY. NO HAND DRILLING IS ALLOWED.
  2. SUBSTITUTES FOR ANY MATERIALS SHOWN SHALL BE APPROVED BY THE CITY ENGINEER.
  3. ALL PIPE AND STRUCTURE ZONE SHALL BE BACKFILLED USING 3/4" MINUS CRUSHED AGG. AND COMPACTED TO 95% MAX DENSITY AS DETERMINED BY AASHTO T-180.
  4. WHEN AN ACTIVE CATHODIC PROTECTED SYSTEM IS ENCOUNTERED, SCH. 40 PVC SHALL BE INSTALLED AS SHOWN ABOVE WITH CLAY PLUG.
  5. METER BOX SHALL BE CENTERED OVER THE COMPLETED METER ASSEMBLY.
  6. TAPS INTO MAIN TO HAVE 18" SEPARATION ON CENTER MINIMUM.
  7. ANGLE METER STOPS TO BE 18" FROM PROPERTY LINE AND NOT IN DRIVEWAY APPROACH.
  8. METER BOXES IN CURB TIGHT SIDEWALK AND THOSE SUBJECT TO INCIDENTAL AUTO TRAFFIC MUST HAVE METAL LIDS AND BE TRAFFIC RATED.

**STANDARD 1" WATER SERVICE**



DATE: 2010  
DRAWING NO. WL-402  
FILE NO.

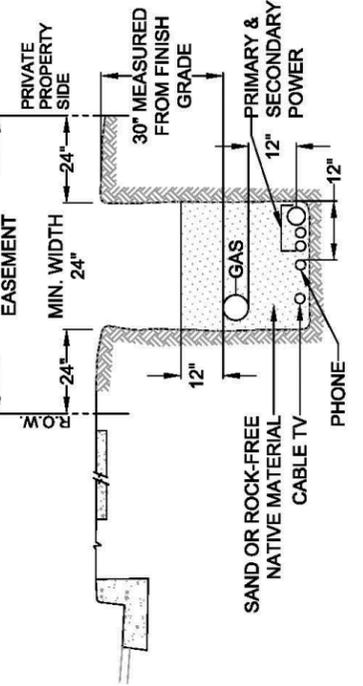
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**TYPICAL UTILITY PLACEMENT DETAIL**

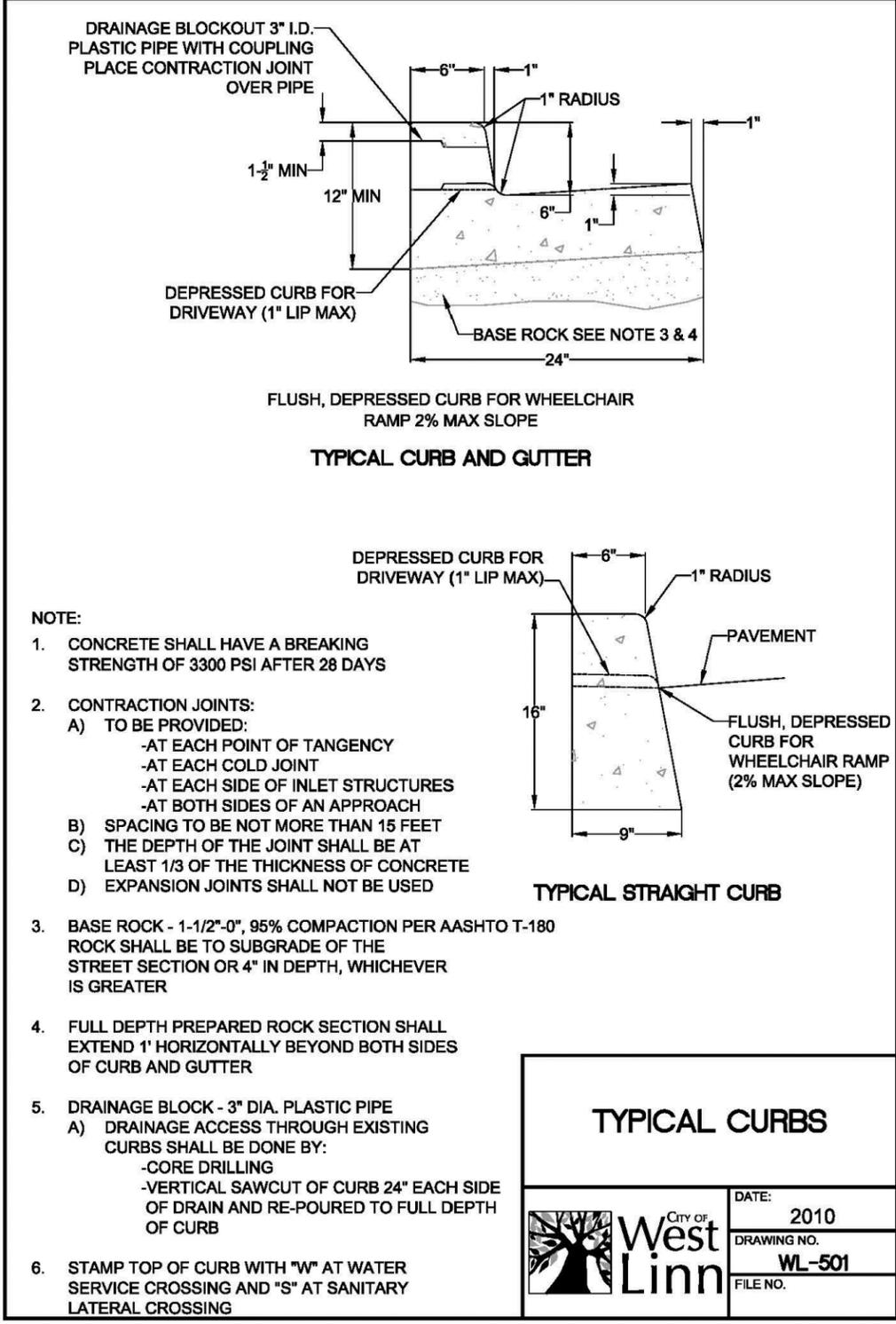
	DATE:	2010
	DRAWING NO.	WL-500
	FILE NO.	

**JOINT TRENCH DETAIL (OPTIONAL)**



- NOTE:
- IF SIX FOOT UTILITY EASEMENT IS PRESENT ALONG PROPERTY FRONTAGE PLACEMENT SHALL BE AT BACK OF SIDEWALK WITHIN UTILITY EASEMENT.
  - ON STREETS LESS THAN 18' IN WIDTH REFER TO DETAIL WL-408, FOR WATERLINE SANITARY SEWER LINE SEPARATION.
  - STORM DRAINAGE LINES ON ALL STREETS SHALL BE 5' SOUTH & EAST OF CENTER LINE WHERE DESIGN CONSTRAINTS WILL NOT ALLOW PLACEMENT OF STORM LINE SURFACE DRAINAGE IS RECOMMENDED. FIRE HYDRANTS ARE TO BE LOCATED OUTSIDE THE R.O.W. IN A 5' BY 5' EASEMENT ON ALLEY, LOCAL LANE, MINOR ACCESS, & QUEUING STREETS.
  -

THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.



- NOTE:
- CONCRETE SHALL HAVE A BREAKING STRENGTH OF 3300 PSI AFTER 28 DAYS
  - CONTRACTION JOINTS:
    - TO BE PROVIDED:
      - AT EACH POINT OF TANGENCY
      - AT EACH COLD JOINT
      - AT EACH SIDE OF INLET STRUCTURES
      - AT BOTH SIDES OF AN APPROACH
    - SPACING TO BE NOT MORE THAN 15 FEET
    - THE DEPTH OF THE JOINT SHALL BE AT LEAST 1/3 OF THE THICKNESS OF CONCRETE
    - EXPANSION JOINTS SHALL NOT BE USED
  - BASE ROCK - 1-1/2"-0", 95% COMPACTION PER AASHTO T-180 ROCK SHALL BE TO SUBGRADE OF THE STREET SECTION OR 4" IN DEPTH, WHICHEVER IS GREATER
  - FULL DEPTH PREPARED ROCK SECTION SHALL EXTEND 1' HORIZONTALLY BEYOND BOTH SIDES OF CURB AND GUTTER
  - DRAINAGE BLOCK - 3" DIA. PLASTIC PIPE
    - DRAINAGE ACCESS THROUGH EXISTING CURBS SHALL BE DONE BY:
      - CORE DRILLING
      - VERTICAL SAWCUT OF CURB 24" EACH SIDE OF DRAIN AND RE-POURED TO FULL DEPTH OF CURB
  - STAMP TOP OF CURB WITH "W" AT WATER SERVICE CROSSING AND "S" AT SANITARY LATERAL CROSSING

**TYPICAL CURBS**

	DATE:	2010
	DRAWING NO.	WL-501
	FILE NO.	

No.	Date	By	Chk.	Revisions

Designed By:  
HL  
Drawn By:  
SFG  
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HL  
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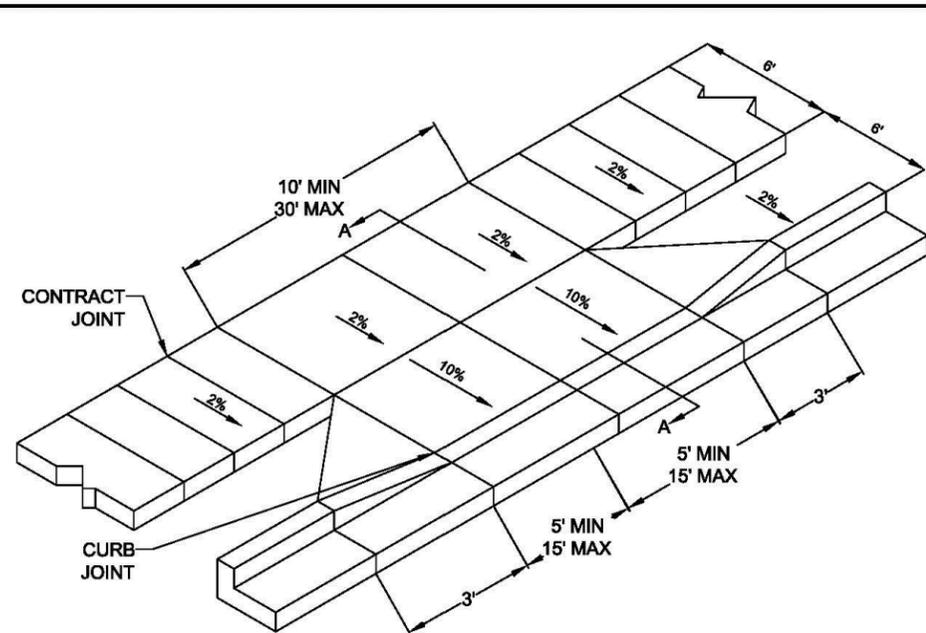
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2/6/2012

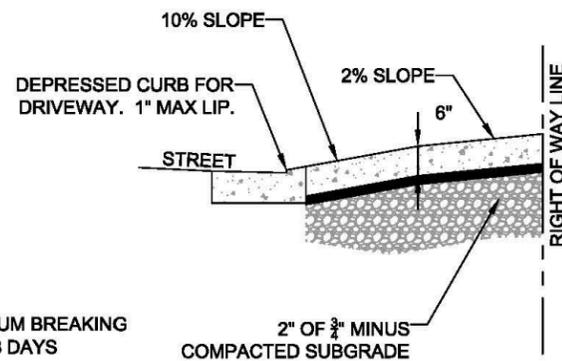
**TWO LOT PARTITION**  
1785 Ostman Road  
West Linn, Oregon  
STANDARD DETAILS

Drawing No.:  
Rev.:  
Sheet No.:  
**S13**

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**SIDEWALK AWAY FROM CURB**



**SECTION A-A**

**NOTE:**

1. CONCRETE SHALL HAVE A MINIMUM BREAKING STRENGTH OF 3300 PSI AFTER 28 DAYS 6 SACK MIX
2. CURB SHALL BE TROWELED JOINT WITH MIN. 1/2" RADIUS ALONG BACK OF CURB
3. DRIVEWAY SHALL BE A MINIMUM 6" THICK
4. DRIVEWAY CURB CUT SHALL COMPLY WITH THE CONDITIONS OF 5.0070, "WIDTH AND LOCATION OF CURB CUTS"
5. FOR REPLACEMENT OF EXISITNG APPROACH:
  - A. MUST MEET CURRENT ADA REQUIREMENTS TO GREATEST DEGREE POSSIBLE.
  - B. DAMAGED ROADWAY MUST BE SAWCUT AND REPAVED WITH CLASS C HOT MIX ASPHALT

**RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB**



DATE: 2010  
DRAWING NO. WL-503A  
FILE NO.



**CONVERGENT PACIFIC**  
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Date: 2/6/2012

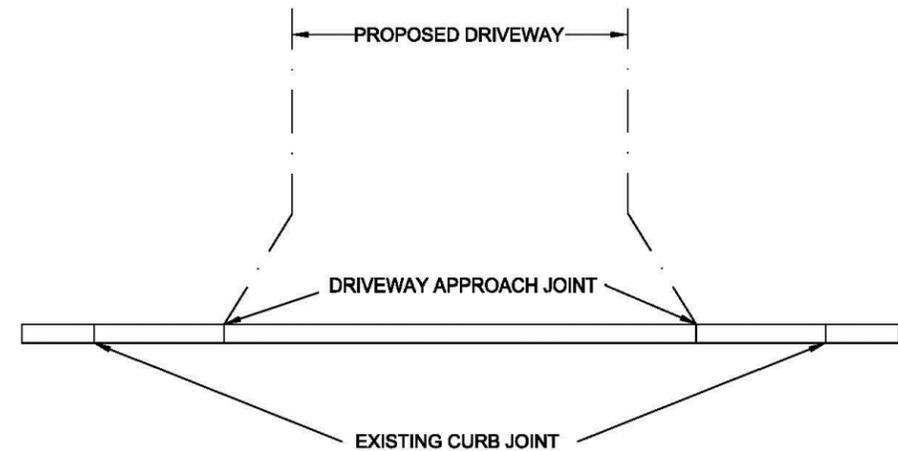
**TWO LOT PARTITION**  
1785 Ostman Road  
West Linn, Oregon  
STANDARD DETAILS

Drawing No.:  
Rev.:  
Sheet No.: S14

No.	Date	By	Chk.	Revisions

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Drawn By: SFG  
Checked By: HL  
Approved By:

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**NOTE:**

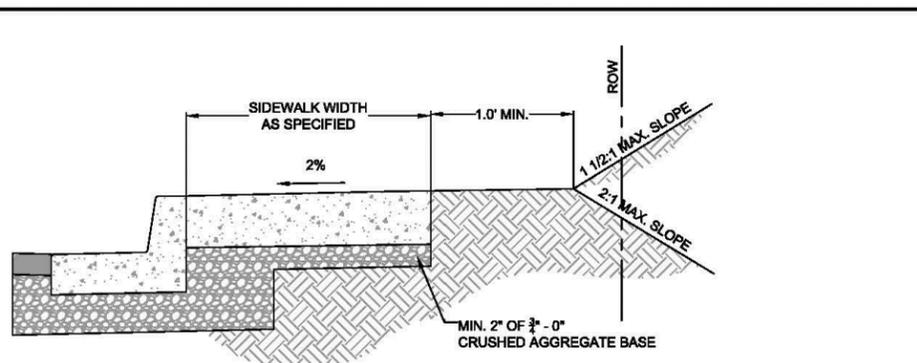
1. FOR THE INSTALLATION OF A DRIVEWAY APPROACH, THE REMOVAL OF CURB SHALL ADHERE TO THE FOLLOWING:
  - A. FOR STANDARD CURB, IF THE EXISTING CURB JOINT IS 8 FEET OR LESS FROM THE DRIVEWAY APPROACH JOINT, REMOVAL SHALL BE TO THE EXISTING CURB JOINT.
  - B. IF THE EXISTING CURB JOINT IS MORE THAN 8 FEET 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.
  - C. THE REMOVAL OF CURB TO THE EXISTING CURB JOINT MAY BE ADJUSTED UPON THE CITY'S APPROVAL.
2. 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'.
3. IF CONTRACTOR ELECTS TO REMOVE ONLY THE CURB FACE OF CURB AND GUTTER INSTALLATIONS, REBAR DOWELING WILL BE REQUIRED. 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.

**CURB REMOVAL AND DAMAGE INSPECTION**

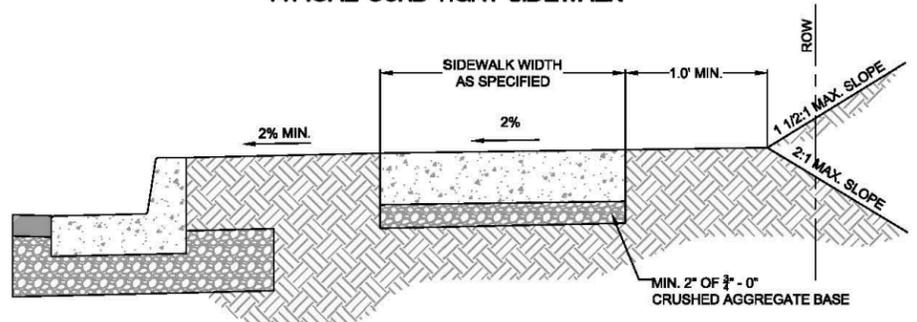


DATE: 2010  
DRAWING NO. WL-505  
FILE NO.

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**TYPICAL CURB TIGHT SIDEWALK**



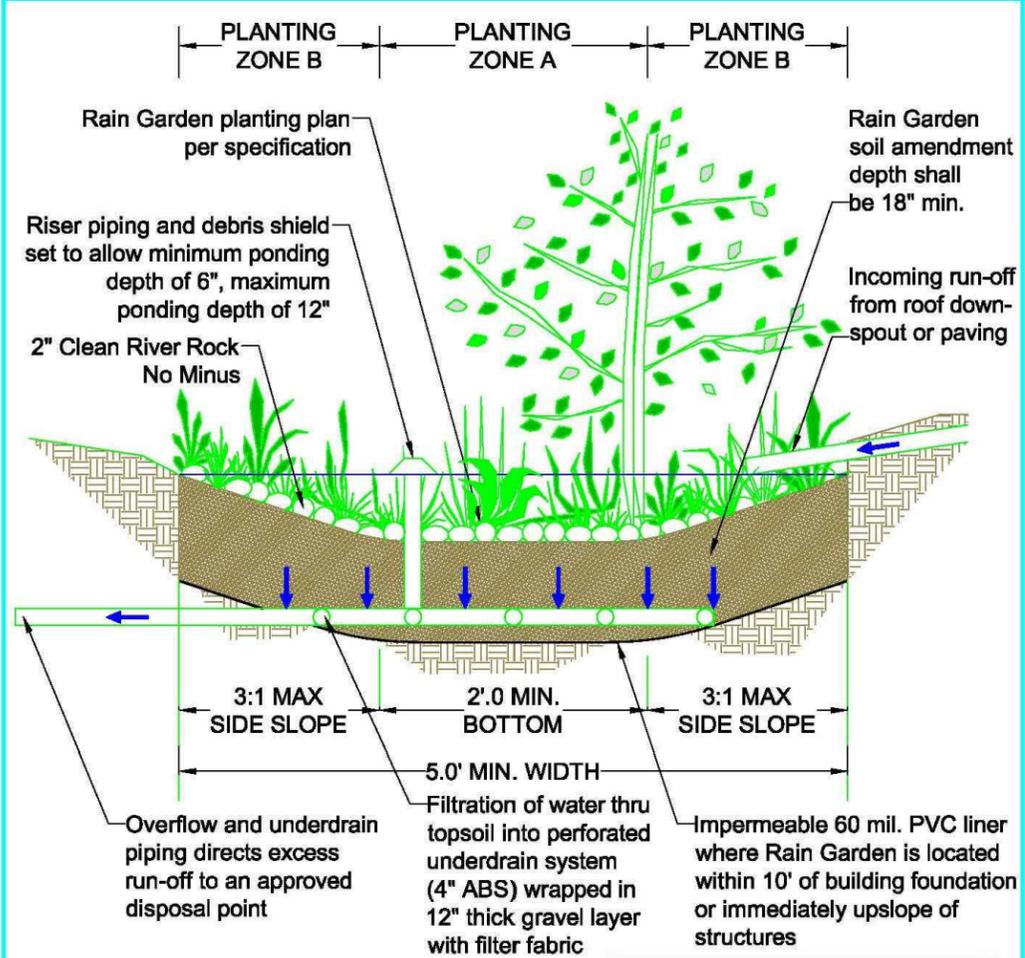
**SIDEWALK AWAY FROM CURB**

- NOTE:**
1. CONCRETE SHALL BE 3300 PSI AT 28 DAYS.
  2. PANEL LENGTHS SHALL BE EQUAL TO THE SIDEWALK WIDTH, BUT MAY BE ADJUSTED WITH THE CITY ENGINEER'S APPROVAL.
  3. CONTRACTION JOINTS (1/3RD 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 WHEELCHAIR RAMPS.
  4. A CURING COMPOUND SHALL BE USED. WHITE REFLECTIVE SHEETING SHALL BE USED IN CASE OF RAIN.
  5. FOR SIDEWALKS ADJACENT TO THE CURB AND POURED AT THE SAME TIME AS THE CURB, THE JOINT BETWEEN THEM SHALL BE A TROWELED JOINT WITH A MIN. 1/2" RADIUS.
  6. THE SIDEWALK SHALL HAVE A MIN. THICKNESS OF 6" IF THE SIDEWALK IS INTENDED AS A PORTION OF THE DRIVEWAY. OTHERWISE, THE SIDEWALK SHALL HAVE A MIN. THICKNESS OF 4".
  7. DRAIN BLOCKOUTS IN THE CURB SHALL BE EXTENDED TO THE BACK OF THE SIDEWALK WITH A 3" DIAMETER PLASTIC PIPE AT A 2% SLOPE. A CONTRACTION JOINT SHALL BE PLACED OVER THE PIPE.

**CONCRETE SIDEWALK CROSS SECTION**

DATE: 2010  
 DRAWING NO. WL-508  
 FILE NO.

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RAIN GARDEN PLANTS		
ZONE	BOTANICAL NAME	COMMON NAME
A	CAREX APERTA	COLUMBIA SEDGE
A	CAREX DENSA	DENSE SEDGE
A	CAREX PANSA	SANDDUNE SEDGE
A	CAREX TESTACAE	NEW ZEALAND ORANGE SEDGE
A	CAREX TUMILICOLA	FOOTHILL SEDGE
A	DESCHAMPSIA CAESPITOSA	TUFTED HAIR GRASS
A	ELEOCHARIS PALUSTRIS	CREEPING SPIKE RUSH
A	JUNCUS BALTICUS	BALTIC RUSH
A	JUNCUS EFFUSUS "CARMEN'S JAPANESE"	COMMON RUSH
A	JUNCUS EFFUSUS "GOLD STRIKE"	COMMON RUSH
A	JUNCUS EFFUSUS "CARMEN'S GRAY"	COMMON RUSH
A	JUNCUS PATENS	SPREADING RUSH
B	ARCTOSTAPHYLOS UVA-URSI	KINNICKINICK
B	BLECHNUM SPICANT	DEER FERN
B	CORNUS SERICEA VAR. KELSEY II	DWARF REDTWIG DOGWOOD
B	LIRIOPE MUSCARI "BIG BLUE"	BIG BLUE LILY TURF
B	GAUTHERIA SHALLON	SALAL
B	MAHONIA NERVOSA	LOW OREGON GRAPE
B	MAHONIA REPENS	CREEPING OREGON GRAPE

**RAIN GARDEN SURFACE AREA = TOTAL IMPERVIOUS AREA x 0.06**

**NOTE:**  
 PLANT 1 GALLON POTS 18" O.C. IN EACH ZONE. A MINIMUM OF 3 SPECIES SHALL BE USED IN EACH ZONE.

**INFILTRATION RAIN GARDEN TYPE 1**

DATE: 2010  
 DRAWING NO. WL-617A  
 FILE NO.

**MAINTENANCE AGREEMENT SHALL BE REQUIRED AND BE RECORDED WITH THE CITY**

No.	Date	By	Chk.	Revisions

Designed By: HL  
 Drawn By: SFG  
 Checked By: HL  
 Approved By:



**CONVERGENT PACIFIC**  
 8975 SW CENTER STREET  
 TIGARD, OREGON 97223  
 T: 503-747-3569; F: 503-747-3579

Scale:  
 Filename:  
 Contract No.:  
 Date: 2/6/2012

**TWO LOT PARTITION**  
 1785 Ostman Road  
 West Linn, Oregon  
 STANDARD DETAILS

Drawing No.:  
 Rev.:  
 Sheet No.: S15

THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.

THE NATIVE SOIL IN THE TOP 18 INCHES OF ALL STORM WATER PLANTERS SHALL BE AMENDED WITH A MIX OF ONE PART IMPORTED ORGANIC COMPOST AND ONE PART GRAVELLY SAND, SUCH THAT THERE ARE EQUAL PARTS COMPOST, SAND AND NATIVE SOIL. THIS WILL REQUIRE THE STORMWATER PLANTER AREA TO BE OVER EXCAVATED BY APPROXIMATELY 12 INCHES PRIOR TO ADDING SAND AND COMPOST. THE SPECIFICATIONS INCLUDED HEREIN SHALL BE USED FOR THIS PURPOSE AND INCLUDED ON THE PERMIT PLANS. THE MIX SHALL BE THOROUGHLY TILLED TOGETHER ON-SITE, AND SHALL BE CAPABLE OF INFILTRATING WATER WITHOUT PROLONGED PONDING ON THE SURFACE. IF SUCH PONDING OCCURS, ORGANIC COMPOST AND SAND MUST BE ADDED AND RE-TILLED UNTIL INFILTRATION PERFORMANCE IS ENHANCED. A 2-INCH LAYER OF SHREDDED BARK MULCH (NOT BARK DUST OR BARK CHIPS) SHALL BE USED OVER THE AMENDED SOIL AND BETWEEN THE PLANTINGS TO COMPLETELY COVER THE SOIL AND PREVENT EROSION OR WEED INTRUSION.

**ORGANIC COMPOST**  
 ORGANIC COMPOST SHALL HAVE THE FOLLOWING PROPERTIES:  
 100% SHALL PASS A 1/2 INCH SCREEN.  
 pH BETWEEN 5.5 AND 7.0.  
 CARBON NITROGEN RATIO BETWEEN 20:1 AND 35:1 (35:1 CN RATIO RECOMMENDED FOR NATIVE PLANTS.)  
 ORGANIC MATTER CONTENT BETWEEN 40 AND 50 PERCENT.

ORGANIC COMPOST MAY CONSIST OF THE FOLLOWING:

**MUSHROOM COMPOST** - THE USED BEDDING MATERIAL FROM COMMERCIAL MUSHROOM PRODUCTION.

**COMPOSTED YARD DEBRIS** - COMMERCIALLY MANUFACTURED MATERIAL, MADE FROM DEAD PLANT MATERIAL SUCH AS GRASS CLIPPINGS, WEEDS, GREEN AND DEAD DRY LEAVES, GARDEN AND VEGETABLE MATERIAL, AND GROUND BRANCHES OF TREES AND SHRUBS. FURNISH A PRODUCT THAT IS COMPOSTED UNDER CONTROLLED AEROBIC DECOMPOSITION, WITH THE INTERNAL TEMPERATURE REACHING 57°C (135°F) FOR 15 DAYS, WITHOUT EXCEEDING 68°C (155°F). ENSURE THAT IT CONTAINS A MAXIMUM OF 10% BACTERIA AND 10% FUNGUS.

**PEAT MOSS** - HORTICULTURAL GRADE, NATURAL PEAT MOSS IN AIR-DRY CONDITION, FREE FROM WOODY SUBSTANCES, IN BALES OR BAGS LABELED FOR CONTENT AND VOLUME. ONLY PEAT MOSS USED IN COMBINATION WITH ONE OF THE ABOVE COMPOSTS IS ACCEPTABLE.

**GRAVELLY SAND**  
 GRAVELLY SAND SHALL BE FREE OF ORGANIC MATERIAL, CONTAMINANTS, AND HAZARDOUS MATERIALS, AND SHALL CONFORM TO THE FOLLOWING GRADATION:

U.S. SIEVE SIZE	PERCENT PASSING
2-INCH	100
3/4-INCH	70-100
1/2-INCH	50-80
NO. 40	15-40
NO. 200	0-3

**MIXING**  
 MIX COMPOST, SAND AND NATIVE SOIL TO A HOMOGENEOUS CONSISTENCY. DO NOT MIX COMPOST, SAND, AND NATIVE SOIL IN THE RAIN OR WET CONDITIONS.

**STORAGE**  
 STORE STOCK PILES OF ORGANIC SOIL MIX IN A MANNER THAT PREVENTS IT FROM BECOMING WET FROM RAIN, STORM WATER RUNOFF, OR OTHER SOURCES OF WATER, OR CONTAMINATED BY FINE SOIL OR OTHER UNDESIRABLE MATERIALS. ALL STOCKPILES OF MIXED SOIL MATERIAL SHALL BE PROTECTED AND COVERED.

**PLACEMENT**  
 PLACE AMENDED SOIL MIX IN RAIN GARDENS AND STORMWATER PLANTERS IN LIFTS NOT EXCEEDING 6 INCHES IN LOOSE THICKNESS. AFTER ALL LIFTS HAVE BEEN PLACED, GRADE SOIL TO FINISH GRADES AS SPECIFIED ON THE PLANS. DO NOT OVER COMPACT SOIL MIX WITH MECHANICAL EQUIPMENT AFTER PLACEMENT.

**MULCH**  
 SHREDDED BARK MULCH (NOT BARK DUST OR BARK CHIPS) SHALL BE USED IN A 2-INCH LAYER MINIMUM OVER THE AMENDED SOIL MIX AND BETWEEN THE PLANTINGS TO COMPLETELY COVER THE SOIL AND PREVENT EROSION OR WEED INTRUSION.

**INFILTRATION TESTING**  
 WET THE SURFACE OF THE RAIN GARDEN OR STORMWATER PLANTER WITH A SPRINKLER OR HOSE UNTIL SATURATED. SMALL RAIN GARDENS AND PLANTERS (<100 SQUARE IN SURFACE) AREA CAN BE TESTED FULL-SCALE, WHILE LARGE RAIN GARDENS AND PLANTERS CAN UTILIZE ISOLATED FALLING HEAD TEST (MINIMUM 2 PER 100 SQUARE FEET OF AREA). FILL THE TESTING AREA TO A DEPTH OF 4-INCHES AND TRACK THE TIME IT TAKES TO COMPLETELY DRAW DOWN. REPEAT TEST 3 TIMES. IF THE WATER IN ANY OF THE TEST FAILS TO DRAW DOWN IN LESS THAN AN HOUR, ADD COMPOST AND GRAVELLY SAND TO THE MIX AND RE-TILL. REPEAT THIS PROCEDURE UNTIL FAVORABLE TEST RESULTS ARE ACHIEVED.

**FILTER FABRIC**  
 LINQ 125EX; TNS E040; TNS R035; TNS R040; AMOCO 4535; MARAFI 140NL

**SOIL AMENDMENT AND MULCH SPECIFICATION**

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