

CONSTRUCTION DOCUMENTS

FOR SUNBREAK SUBDIVISION

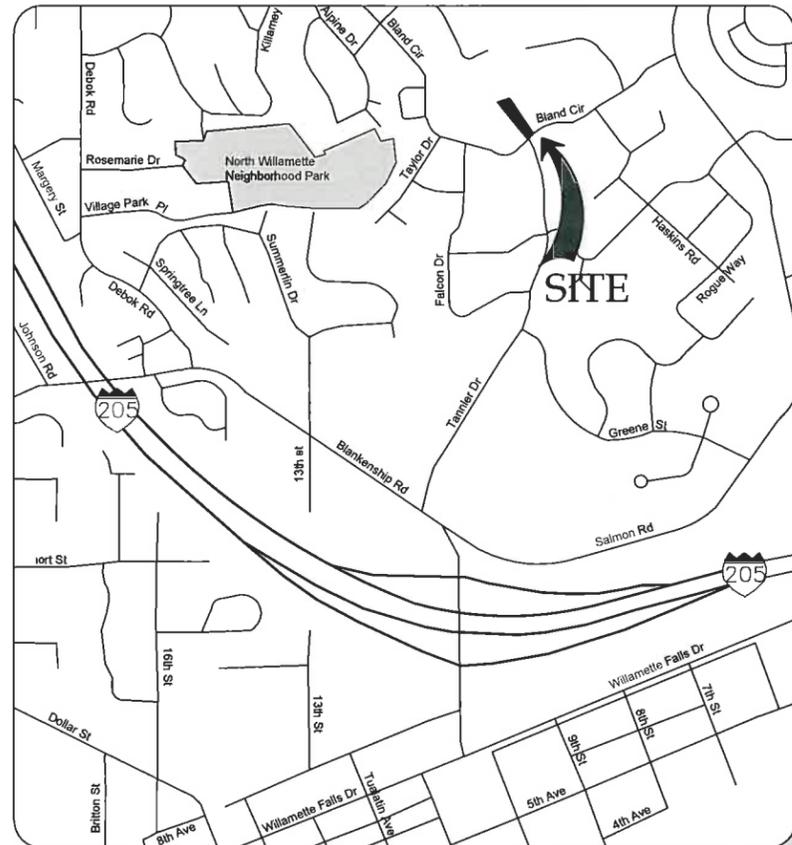
PREPARED FOR
LF 3, LLC

**APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN**
This approval is only for general conformance with the design concept and general compliance with applicable codes and requirements and shall not be construed as relieving the Design Engineer of full responsibility for accuracy and completeness of the drawings. This plan review approval does not prevent the City from requiring further code corrections in the field.

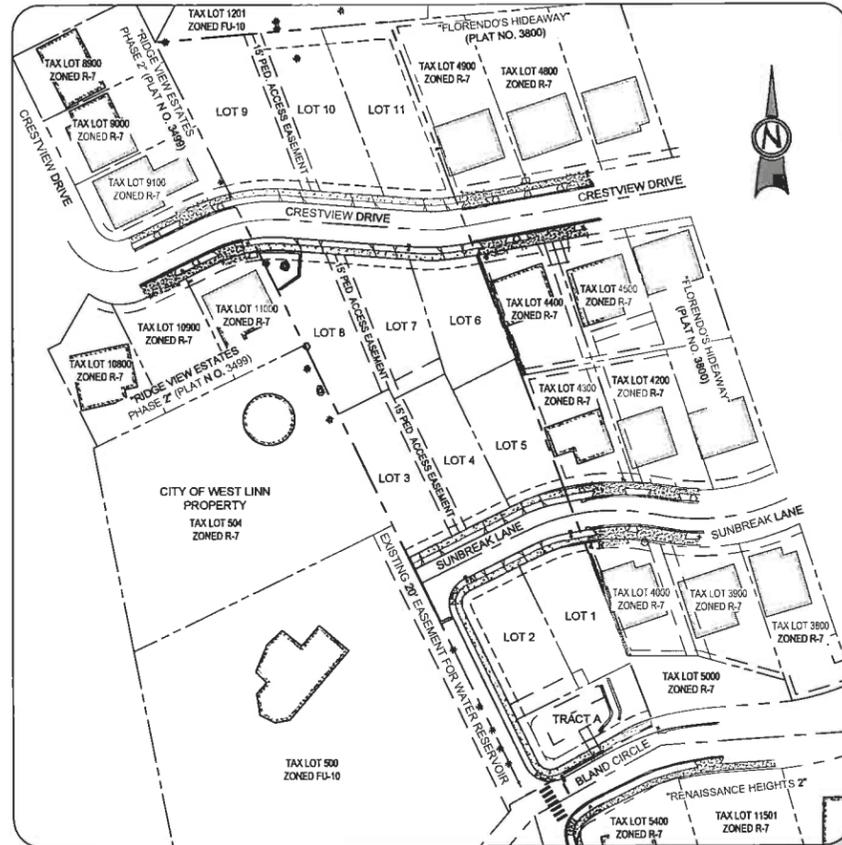
DATE: 3/21/14 BY: KHOI Q. LE

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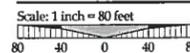
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- C410 WATER CONSTRUCTION DETAILS
- C411 SANITARY CONSTRUCTION DETAILS
- C500 STREET LIGHTING PLAN
- L100 MITIGATION PLANTING PLAN



VICINITY MAP
NOT TO SCALE



SITE MAP



A PORTION OF LOT 28, "BLAND ACRES"
LOCATED IN THE NW & NE 1/4 OF SECTION 35, T.2S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

This Plan has been Reviewed & Complies w/

By: <u>KHOI Q. LE</u>	Date: <u>3-19-14</u>
Building: <u>JS</u>	<u>3-19-14</u>
Planning: <u>KL</u>	<u>3-20-14</u>
Engineering: <u>MP</u>	<u>3-20-14</u>

SITE INFORMATION

SITE ADDRESS 23150 BLAND CIRCLE
WEST LINN, OR 97056

TAX LOT(S) 2S1E35A1300

JURISDICTION CITY OF WEST LINN

FLOOD HAZARD MAP NUMBER: 41005C0257D ZONE X (UNSHADED)

ZONING
R-7

UTILITIES & SERVICES

WATER, STORM, SEWER
CITY OF WEST LINN
CONTACT: KHOI LE
PHONE: (503) 722-5517

POWER
PGE
CONTACT: MIKE HIEB
PHONE: (503) 570-4412

GAS
NORTHWEST NATURAL
CONTACT: LANCE CHEELEY
PHONE: (503) 220-2357

CABLE
COMCAST
CONTACT: KENNETH WILLS
EMAIL: kenneth_wills@cable.comcast.com

FIRE
TUALATIN VALLEY FIRE & RESCUE
CONTACT: TY DARBY
PHONE: (503) 259-1409

CABLE
CENTURYLINK
CONTACT: KENNETH SCIULLI
PHONE: (503) 390-0330

POLICE, SCHOOLS, ROADS, PARKS
CITY OF WEST LINN

PROJECT TEAM

OWNER/APPLICANT
JT SMITH COMPANIES
5285 MEADOWS ROAD, SUITE #171
LAKE OSWEGO, OR 97035
CONTACT: JOHN WYLAND
jwyland@smithco.com

CIVIL ENGINEER
3J CONSULTING, INC.
5075 SW GRIFFITH DRIVE, SUITE 150
BEAVERTON, OR 97005
CONTACT: BRIAN FEENEY
PHONE: (503) 946-9365
brian.feeneey@3j-consulting.com

LAND SURVEYOR
COMPASS SURVEYING
4107 SE INTERNATIONAL WAY, SUITE 705
MILWAUKIE, OR 97222
CONTACT: DON DEVLAMINCK, PLS
PHONE: 503-653-9093
dond@compass-engineering.com

PLANNING CONSULTANT
3J CONSULTING, INC.
5075 SW GRIFFITH DRIVE, SUITE 150
BEAVERTON, OR 97005
CONTACT: ANDREW TULL
PHONE: 503-946-9365
EMAIL: andrew.tull@3j-consulting.com

GEOTECHNICAL CONSULTANT
GEO-PACIFIC ENGINEERING, INC.
14835 SW 72ND AVENUE
PORTLAND, OR 97224
CONTACT: SCOTT HARDMAN
PHONE: (503) 625-4455
shardman@geopacificeng.com

PERMIT 03/11/14 BY DATE

REVISION SUMMARY

COVER SHEET

SUNBREAK SUBDIVISION

LF 3, LLC
WEST LINN, OR

J.T. SMITH COMPANIES

REGISTERED PROFESSIONAL ENGINEER
72282PE
OREGON
APR 12 2007
JOHN D. HOWARTH
EXPIRES: 06/30/15
Digital Signature
03/13/2014

3J CONSULTING, INC.
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE: (503) 946-9365

3J JOB ID # | 13113
LAND USE # | SUB-13-02
TAX LOT # | 2S1E35A01300
DESIGNED BY | CLF/ITE
CHECKED BY | BKF

SHEET TITLE
COVER SHEET

SHEET NUMBER
C000

SANITARY SEWER NOTES

- 1. PIPE SHALL BE PVC SEWER PIPE CONFORMING TO ASTM D-3034...
2. MANHOLE BASE SHALL BE POURED IN PLACE CONCRETE...
3. ALL MANHOLES LOCATED IN EASEMENT AREAS REQUIRE TAMPER...
4. CLEANOUT PIPE, FITTINGS, AND JOINTS SHALL BE THE SAME...
5. GRANULAR BACKFILL (3/4" - 0) IS TO BE COMPACTED TO 95%...
6. PVC SERVICE LATERALS SHALL BE 4" PIPE CONFORMING TO THE...
7. SANITARY SEWER PIPE AND APPURTENANCES SHALL BE TESTED...
8. A PLUMBING PERMIT FROM THE CITY OF WEST LINN BUILDING...
9. ALL MATERIALS, INSTALLATION, TEST, AND INSPECTIONS TO BE...

WATER NOTES

- 1. WATER MAINS SHALL BE DUCTILE IRON PIPE CONFORMING TO...
2. WATER MAINS HAVE A MINIMUM COVER OF 36".
3. THRUST BLOCKS ARE TO BE PROVIDED AT ALL CHANGES IN...
4. GATE VALVES SHALL BE RESILIENT SEAT, NON-RISING STEM WITH...
5. GRANULAR BACKFILL (3/4" - 0) IS TO BE COMPACTED TO 95%...
6. SERVICE LATERALS SHALL BE TYPE K COPPER LATERAL SIZES...
7. ALL WATERLINES WILL BE PRESSURE TESTED AND PURIFICATION...
8. CHLORINATION SHALL CONFORM WITH DIVISION 403.13 OF THE...
9. DO NOT CONNECT NEW PIPE TO EXISTING PIPE PRIOR TO TESTING...
10. A PLUMBING PERMIT IS REQUIRED FOR SERVICE LATERAL...
11. ALL MATERIALS, INSTALLATION, TESTS, AND CHLORINATION TO BE...

STORM SEWER NOTES

- 1. EIGHT INCH TO 24-INCH STORM DRAIN PIPE IS PREFERRED TO BE...
2. GUTTER INLETS SHALL BE POURED IN-PLACE CONCRETE WITH A...
3. MANHOLE BASE MAY BE POURED IN PLACE CONCRETE WITH A...
4. ALL MANHOLES LOCATED IN EASEMENT AREAS REQUIRE TAMPER...
5. CLEANOUT PIPE, FITTINGS, AND JOINTS SHALL BE THE SAME...
6. GRANULAR BACKFILL (3/4" - 0) IS TO BE COMPACTED TO 95%...
7. STORM DRAIN SERVICE LATERALS SHALL BE 4" PIPE CONFORMING...
8. STORM DRAINS SHALL BE TESTED FOR DEFLECTION IN...
9. A PLUMBING PERMIT FROM THE CITY OF WEST LINN BUILDING...
10. ALL MATERIALS, INSTALLATION, TESTS, AND INSPECTIONS TO BE...
11. INFILTRATION RAIN GARDEN PLANTINGS TO CONFORM TO...

STREET NOTES

- 1. NEW STREET SECTIONS ARE TO BE CLEARED OF ALL SURFACE...
2. STREET SUBGRADE SHALL CONFORM TO DIVISION 501 OF THE CITY...
3. AGGREGATE BASE ROCK SHALL CONFORM TO THE REQUIREMENTS...
4. ASPHALT CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF...
5. CONSTRUCT CURB AND GUTTER USING 3300 PSI CONCRETE...
6. ALL MATERIALS, INSTALLATION, TESTS, AND INSPECTIONS TO BE...
7. A STREET CONSTRUCTION ENCROACHMENT PERMIT OR SIMILAR...

GENERAL NOTES

- 1. ALL REFERENCES TO CITY DESIGN STANDARDS REFER TO THE...
2. THE DESIGN ENGINEER WILL BE RESPONSIBLE FOR INSPECTION OF...
3. A WORK SCHEDULE WILL BE REQUIRED FROM THE CONTRACTOR...
4. THE CONTRACTOR IS TO RECEIVE THE APPROVAL OF THE...
5. A BUILDING DEPARTMENT PLUMBING PERMIT IS REQUIRED FOR...
6. A PUBLIC IMPROVEMENT GUARANTEE AGREEMENT OR A PUBLIC...
7. PRIOR TO SITE CLEARING, 8' TALL CHAIN-LINK FENCING SHALL...
8. A CITY REPRESENTATIVE AND A REPRESENTATIVE OF THE...
9. ALL FEES FOR STREET TREES SHALL BE PAID TO THE CITY...
10. NO BUILDING PERMITS WILL BE GIVEN UNTIL THE IMPROVEMENTS...
11. CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF EXISTING...

GENERAL GRADING AND EROSION CONTROL (PART 1)

- 1. APPROVAL OF THIS EROSION CONTROL (ESC) PLAN DOES NOT...
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE...
3. THE ESC FACILITIES ON THIS PLAN MUST BE CONSTRUCTED IN...
4. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM...
5. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE...
6. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED...
7. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE...
8. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED...

GENERAL GRADING AND EROSION CONTROL (PART 2)

- 1. CLEAN WASTE MATERIAL EXCAVATED FROM ROAD CUT OR...
2. DURING CONSTRUCTION, STRAW BALES, CUTOFF TRENCHES OR...
3. LARGE ORGANIC MATERIAL, MISCELLANEOUS PIPE OR...
4. NO FILLING OR CUTTING SHALL BE DONE OUTSIDE OF APPROVED...
5. ALL EROSION CONTROL FACILITIES SHALL MEET THE...
6. SEE 1200 CN PERMIT FOR EROSION CONTROL MEASURES.

EROSION CONTROL SUMMARY

- 1. THE INTENT OF THE REQUIREMENT IS TO PREVENT SILTATION...
2. THE MINIMUM MEASURES NEED TO BE MADE ON ALL PROJECTS.
A. A GRAVEL PAD, AT LEAST 90 FEET LONG, IS REQUIRED WHERE...
B. A SEDIMENT BARRIER IS TO BE CONSTRUCTED OF STRAW BALES...
C. WHERE EXCAVATED MATERIAL IS PLACED ON HARD SURFACES...
D. RE-SEED OR COVER DISTURBED AREAS AS SOON AS IS POSSIBLE...

SEDIMENT FENCE

- 1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS...
2. THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE...
3. A TRENCH SHALL BE EXCAVATED, ROUGHLY 6 INCHES WIDE...
4. THE FILTER FABRIC SHALL BE INSTALLED WITH STITCHED LOOPS...
5. SEDIMENT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED...
6. SEDIMENT FENCES SHALL BE INSPECTED BY APPLICANT/CONTRACTOR...

SEEDING/MULCHING

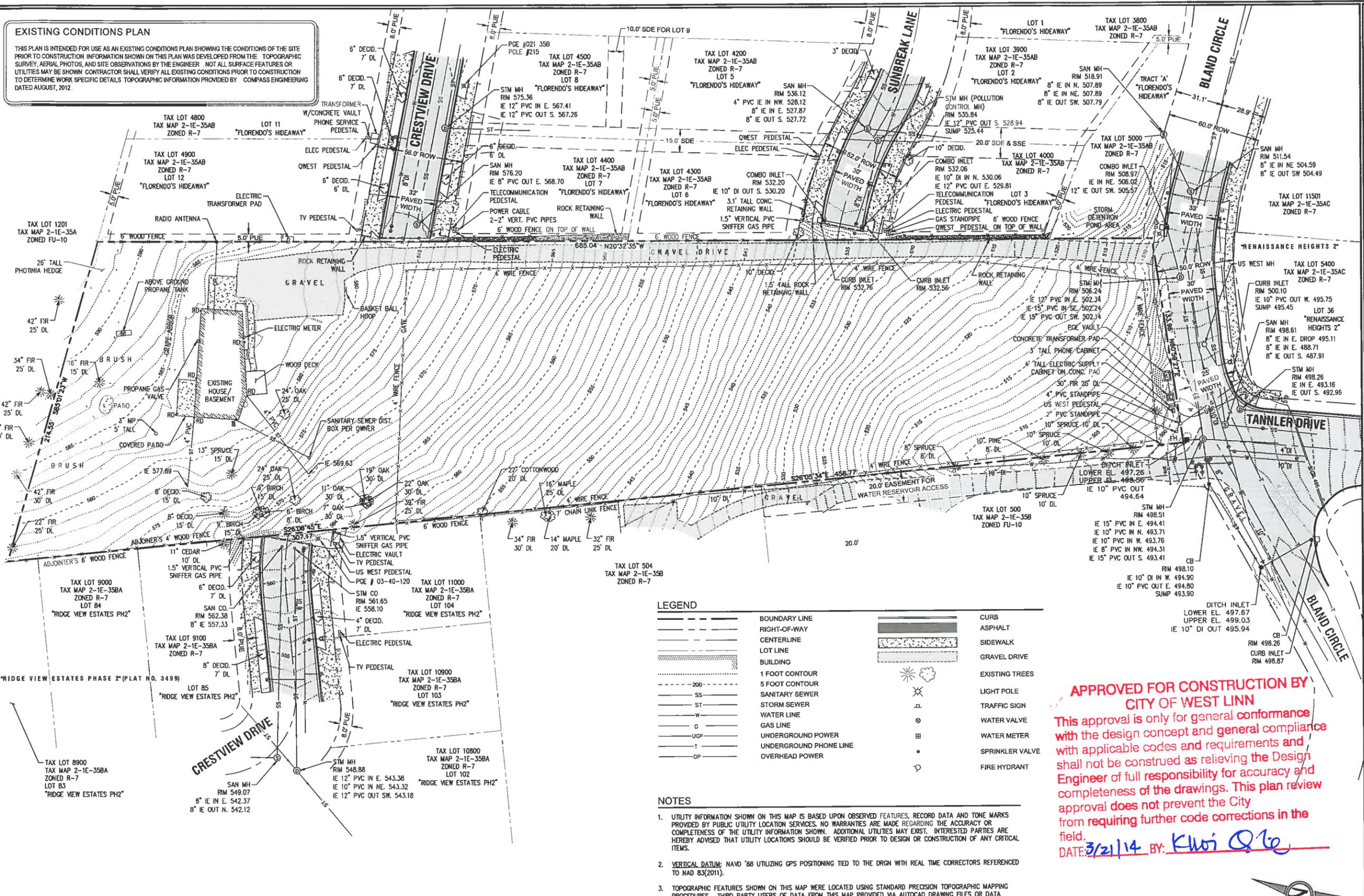
- 1. ALL AREAS DISTURBED DURING CONSTRUCTION TO BE GRADED...
2. RECOMMENDED SEED MIXTURE: 80% ELKA DWARF PERENNIAL...
3. FERTILIZER SHALL BE 12-16-8 WITH 50% OF THE NITROGEN...
4. SEED AND MULCH AT A RATE OF 2000 LBS/AC WITH HEAVY...
5. TEMPORARY OR PERMANENT HYDROSEEDING ARE ACCEPTABLE...

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DATE: 3/21/19 BY: [Signature]

PERMIT INFORMATION: 03/11/14, SUNBREAK SUBDIVISION, LF 3, LLC, WEST LINN, OR. Includes professional engineer seal for John D. Howarth, Oregon, expires 06/30/15. Also includes project details like SJ JOB ID # 13113, LAND USE # SUB-13-02, and SHEET TITLE GENERAL NOTES, SHEET NUMBER C002.

EXISTING CONDITIONS PLAN

THIS PLAN IS INTENDED FOR USE AS AN EXISTING CONDITIONS PLAN SHOWING THE CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION INFORMATION SHOWN ON THIS PLAN WAS DEVELOPED FROM THE TOPOGRAPHIC SURVEY, AERIAL PHOTOS, AND SITE OBSERVATIONS BY THE ENGINEER. NOT ALL SURFACE FEATURES OR UTILITIES MAY BE SHOWN. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION TO DETERMINE WORK SPECIFIC DETAILS. TOPOGRAPHIC INFORMATION PROVIDED BY COMPASS ENGINEERING DATED AUGUST, 2012.



A PORTION OF LOT 28, "BLAND ACRES"
 TAX LOT 1300, LOCATED IN THE NW & NE
 1/4 OF SECTION 35, T.2S., R.1E., W.M.
 CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

LEGEND

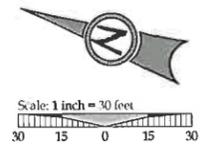
---	BOUNDARY LINE	---	CURB
---	RIGHT-OF-WAY	---	ASPHALT
---	CENTERLINE	---	SIDEWALK
---	LOT LINE	---	GRAVEL DRIVE
---	BUILDING	---	EXISTING TREES
---	1 FOOT CONTOUR	---	LIGHT POLE
---	5 FOOT CONTOUR	---	TRAFFIC SIGN
---	SANITARY SEWER	---	WATER VALVE
---	STORM SEWER	---	WATER METER
---	WATER LINE	---	SPRINKLER VALVE
---	GAS LINE	---	FIRE HYDRANT
---	UNDERGROUND POWER	---	
---	UNDERGROUND PHONE LINE	---	
---	OVERHEAD POWER	---	

- NOTES**
- UTILITY INFORMATION SHOWN ON THIS MAP IS BASED UPON OBSERVED FEATURES, RECORD DATA AND TONE MARKS PROVIDED BY PUBLIC UTILITY LOCATION SERVICES. NO WARRANTIES ARE MADE REGARDING THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. INTERESTED PARTIES ARE HEREBY ADVISED THAT UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION OF ANY CRITICAL ITEMS.
 - VERTICAL DATUM:** NAVD '88 UTILIZING GPS POSITIONING TIED TO THE ORGN WITH REAL TIME CORRECTORS REFERENCED TO NAD 83(2011).
 - TOPOGRAPHIC FEATURES SHOWN ON THIS MAP WERE LOCATED USING STANDARD PRECISION TOPOGRAPHIC MAPPING PROCEDURES. THIRD PARTY USERS OF DATA FROM THIS MAP PROVIDED VIA AUTOCAD DRAWING FILES OR DATA EXCHANGE FILES SHOULD NOT RELY ON ANY AUTOCAD GENERATED INFORMATION WHICH IS BEYOND THE LIMITS OF PRECISION OF THIS MAP. THIRD PARTIES USING DATA FROM THIS MAP IN AN AUTOCAD FORMAT SHOULD VERIFY ANY ELEMENTS REQUIRING PRECISE LOCATIONS PRIOR TO COMMENCEMENT OF ANY CRITICAL DESIGN OR CONSTRUCTION. CONTACT COMPASS ENGINEERING FOR FURTHER INFORMATION. FURTHERMORE, COMPASS ENGINEERING WILL NOT BE RESPONSIBLE NOR HELD LIABLE FOR ANY DESIGN OR CONSTRUCTION RELATED PROBLEMS THAT ARISE OUT OF THIRD PARTY USAGE OF THIS MAP (IN AUTOCAD OR OTHER FORMAT) FOR ANY PURPOSE OTHER THAN SPECIFICALLY STATED HEREIN. THIS STATEMENT IS AN OFFICIAL PART OF THIS MAP.

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DATE: 3/21/14 BY: *Klasi Q. To*



PERMIT REVISION SUMMARY

NO.	DATE	DESCRIPTION

EXISTING CONDITIONS
**SUNBREAK
 SUBDIVISION**
 LF 3, LLC
 WEST LINN, OR

J.T. SMITH
 COMPANIES

REGISTERED PROFESSIONAL
 ENGINEER
 72282PE
 OREGON
 NOV. 12, 2003
 JOHN D. HOWARTH

EXPIRES 06/30/15

Digital Signature
 03/13/2014

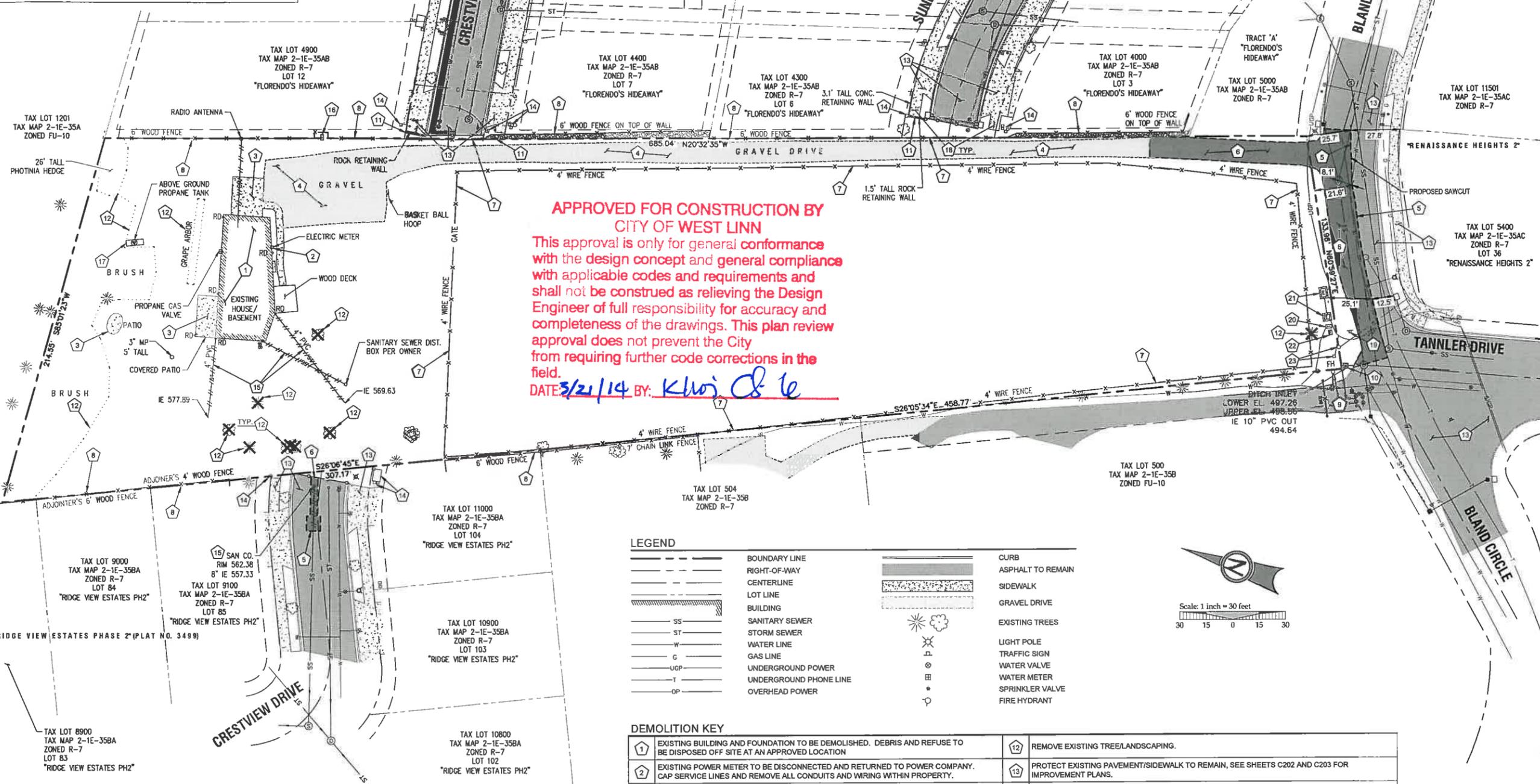
3J CONSULTING, INC.

CIVIL ENGINEERING
 WATER RESOURCES
 LAND USE PLANNING

5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
 PHONE & FAX: (503) 946-8686

3J JOB ID #	13113
LAND USE #	SUB-13-02
TAX LOT #	281E35A01300
DESIGNED BY	CLF/JTE
CHECKED BY	BKF
SHEET TITLE	EXISTING
SHEET NUMBER	C100

A PORTION OF LOT 28, "BLAND ACRES"
 TAX LOT 1300, LOCATED IN THE NW & NE
 1/4 OF SECTION 35, T.2S., R.1E., W.M.
 CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON



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 from requiring further code corrections in the
 field.
 DATE 3/21/14 BY: Khoj C. Le

LEGEND

	BOUNDARY LINE		CURB
	RIGHT-OF-WAY		ASPHALT TO REMAIN
	CENTERLINE		SIDEWALK
	LOT LINE		GRAVEL DRIVE
	BUILDING		EXISTING TREES
	SANITARY SEWER		LIGHT POLE
	STORM SEWER		TRAFFIC SIGN
	WATER LINE		WATER VALVE
	GAS LINE		WATER METER
	UNDERGROUND POWER		SPRINKLER VALVE
	UNDERGROUND PHONE LINE		FIRE HYDRANT
	OVERHEAD POWER		

DEMOLITION KEY

1	EXISTING BUILDING AND FOUNDATION TO BE DEMOLISHED. DEBRIS AND REFUSE TO BE DISPOSED OFF SITE AT AN APPROVED LOCATION.	12	REMOVE EXISTING TREE/LANDSCAPING.
2	EXISTING POWER METER TO BE DISCONNECTED AND RETURNED TO POWER COMPANY. CAP SERVICE LINES AND REMOVE ALL CONDUITS AND WIRING WITHIN PROPERTY.	13	PROTECT EXISTING PAVEMENT/SIDEWALK TO REMAIN, SEE SHEETS C202 AND C203 FOR IMPROVEMENT PLANS.
3	REMOVE EXISTING CONCRETE AND BASE ROCK. DISPOSE OF RUBBLE AND REFUSE OFF SITE.	14	PROTECT EXISTING UTILITIES TO REMAIN.
4	REMOVE EXISTING GRAVEL DRIVEWAY. DISPOSE OF RUBBLE AND REFUSE OFF SITE.	15	REMOVE EXISTING STORM AND/OR SEWER LINES AND STRUCTURES.
5	SAWCUT EXISTING ASPHALT PAVEMENT.	16	REMOVE EXISTING TRANSFORMER AND ELECTRICAL LINE TO EXISTING RESIDENCE. CONTRACTOR TO COORDINATE WITH PORTLAND GENERAL ELECTRIC.
6	REMOVE EXISTING ASPHALT SURFACING AND BASE ROCK. DISPOSE OF RUBBLE AND REFUSE OFF SITE.	17	REMOVE EXISTING PROPANE TANK AND GAS LINE. CONTRACTOR TO COORDINATE WITH NW NATURAL GAS.
7	REMOVE EXISTING FENCING AND DISPOSE OF OFF SITE.	18	DEMOLISH EXISTING CONCRETE/SIDEWALK TO NEAREST JOINT. SAWCUT NEW JOINT IF PROPOSED IMPROVEMENTS ARE TO MATCH EXISTING. SEE SHEETS C200 AND C202 FOR IMPROVEMENT PLANS.
8	PROTECT EXISTING FENCING TO REMAIN.	19	REMOVE AND REPLACE STOP SIGN. SEE SHEET C200 FOR IMPROVEMENT PLANS.
9	REMOVE AND RELOCATE EXISTING FIRE HYDRANT, SEE SHEETS C200 AND C202 FOR IMPROVEMENT PLANS.	20	REMOVE AND RELOCATE EXISTING COMMUNICATIONS PEDESTAL. SEE SHEET C200 FOR IMPROVEMENT PLANS. CONTRACTOR TO COORDINATE WITH QWEST COMMUNICATIONS.
10	REMOVE EXISTING DITCH INLET AND PIPING AND DISPOSE OF OFF-SITE.	21	PGE TO REMOVE AND RELOCATE EXISTING TRANSFORMER AND PRIMARY CABLE. CONTRACTOR TO REMOVE VAULT AND ALL ASSOCIATED APPURTENANCES.
11	PROVIDE TEMPORARY SHORING AND REMOVE RETAINING WALL IN AREA OF IMPROVEMENTS.	22	REMOVE AND RELOCATE EXISTING STREET LIGHT CABINET. SEE SHEET C200 FOR IMPROVEMENT PLANS.
		23	REMOVE EXISTING COMMUNICATIONS PEDESTAL AND GAS LINE INDICATOR OUT OF PROPOSED SIDEWALK. CONTRACTOR TO COORDINATE WITH QWEST AND NW NATURAL GAS.

- GENERAL DEMOLITION NOTES**
- DEMOLITION NOTES ARE FOR CLARIFICATION ONLY AND ARE SHOWN FOR THE CONTRACTOR'S BENEFIT. THESE NOTES ARE NOT INTENDED TO BE COMPREHENSIVE. THE CONTRACTOR SHALL REMOVE OR RELOCATE ALL EXISTING ON-SITE IMPROVEMENTS NECESSARY TO ACCOMMODATE THE PROPOSED CONSTRUCTION.
 - ALL EXISTING PROPERTY UTILITY SERVICES TO BE TERMINATED AND CAPPED AT THE RIGHT OF WAY PRIOR TO DEMOLISHING ANY EXISTING BUILDINGS.
 - CONTRACTOR IS TO REMOVE ALL EXISTING SURFACE IMPROVEMENTS AND DEBRIS WITHIN THE LIMITS OF WORK UNLESS OTHERWISE NOTED. ALL DEBRIS FOUND ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE CODES.
 - CONTRACTOR TO PROTECT EXISTING FEATURES WHICH ARE TO REMAIN.
 - CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURES, VALVE BOXES, VAULT LIDS AND UTILITY ACCESS STRUCTURES TO FINISH GRADE WITHIN AREAS AFFECTED BY PROPOSED CONSTRUCTION.
 - CONSTRUCTION AND DEMOLITION ACTIVITIES SHALL BE PHASED IN SUCH A MANNER AS TO ENSURE THAT PUBLIC ACCESS ROADS ARE NOT BLOCKED AND REMAIN OPERATIONAL.
 - SEE TREE PROTECTION AND REMOVAL PLAN (SHEET C1-1) FOR ALL TREE REMOVAL INFORMATION.

PERMIT REVISION SUMMARY

DATE	03/11/14
BY	

DEMOLITION PLAN
**SUNBREAK
 SUBDIVISION**
 LF 3, LLC
 WEST LINN, OR

J.T. SMITH
 COMPANIES

REGISTERED PROFESSIONAL
 ENGINEER
 72282PE
 OREGON
 NOV 12 2003
 JOHN D. HOWARTH

DOPRES 069015

Digital Signature
 03/13/2014

3J CONSULTING, INC

CIVIL ENGINEERING
 WATER RESOURCES
 LAND USE PLANNING

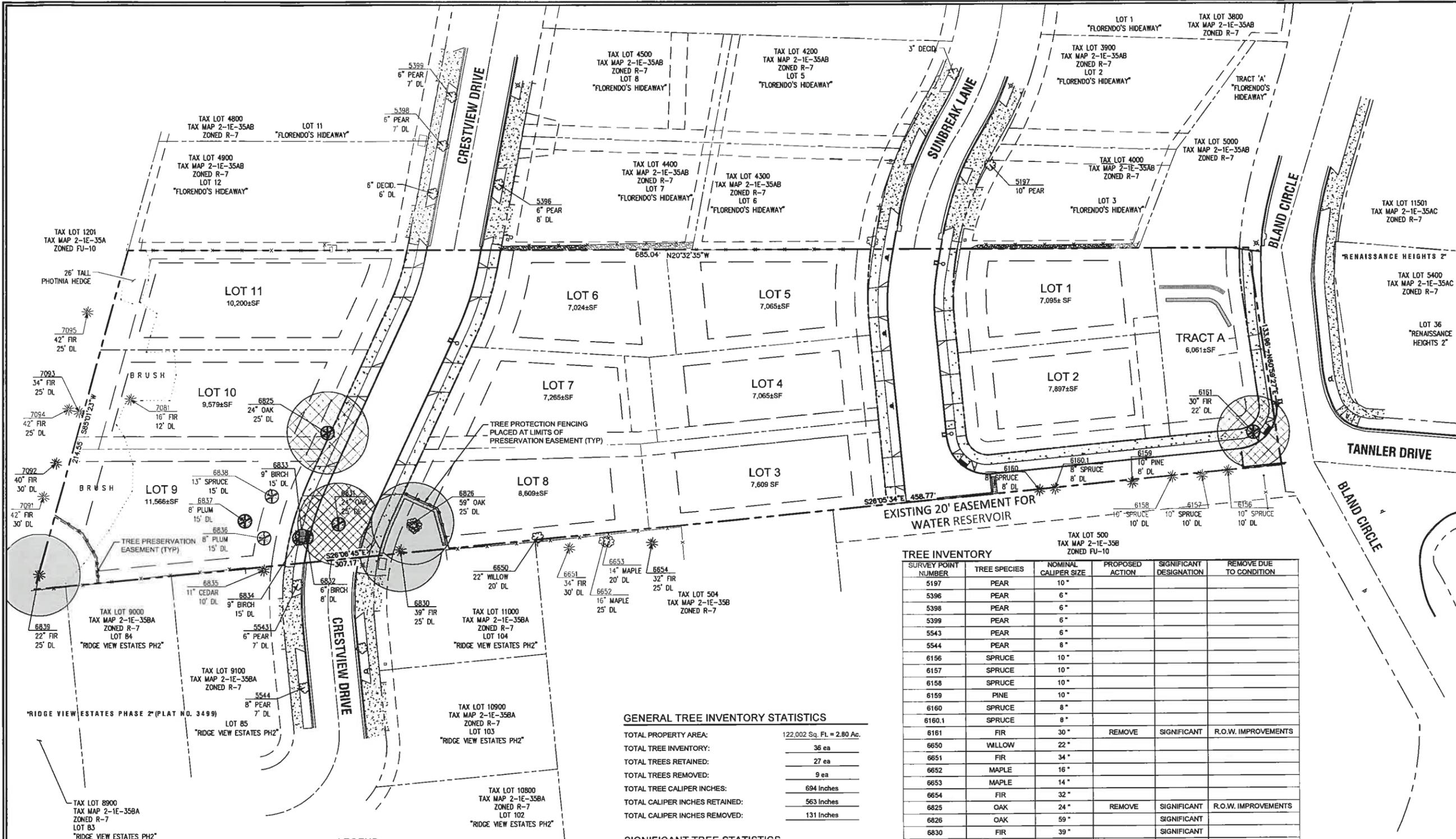
5015 SW GRIFFITH DRIVE, SUITE 150, BEAMERTON, OR 97005
 PHONE & FAX: (503) 946-5385

3J JOB ID # | 13113
 LAND USE # | SUB-13-02
 TAX LOT # | 281E35A01300
 DESIGNED BY | CLF/ITE
 CHECKED BY | BKF

SHEET TITLE
DEMOLITION

SHEET NUMBER
C101





TAX LOT 500
TAX MAP 2-1E-35B
ZONED FU-10

SURVEY POINT NUMBER	TREE SPECIES	NOMINAL CALIPER SIZE	PROPOSED ACTION	SIGNIFICANT DESIGNATION	REMOVE DUE TO CONDITION
5197	PEAR	10"			
5396	PEAR	6"			
5398	PEAR	6"			
5399	PEAR	6"			
5543	PEAR	6"			
5544	PEAR	8"			
6156	SPRUCE	10"			
6157	SPRUCE	10"			
6158	SPRUCE	10"			
6159	PINE	10"			
6160	SPRUCE	8"			
6160.1	SPRUCE	8"			
6161	FIR	30"	REMOVE	SIGNIFICANT	R.O.W. IMPROVEMENTS
6650	WILLOW	22"			
6651	FIR	34"			
6652	MAPLE	16"			
6653	MAPLE	14"			
6654	FIR	32"			
6825	OAK	24"	REMOVE	SIGNIFICANT	R.O.W. IMPROVEMENTS
6826	OAK	59"		SIGNIFICANT	
6830	FIR	39"		SIGNIFICANT	
6831	OAK	24"	REMOVE	SIGNIFICANT	R.O.W. IMPROVEMENTS
6832	BIRCH	6"	REMOVE		R.O.W. IMPROVEMENTS
6833	BIRCH	9"	REMOVE		R.O.W. IMPROVEMENTS
6834	BIRCH	9"	REMOVE		R.O.W. IMPROVEMENTS
6835	CEDAR	11"			
6836	PLUM	8"	REMOVE		PRIVATE IMPROVEMENTS
6837	PLUM	8"	REMOVE		PRIVATE IMPROVEMENTS
6838	SPRUCE	13"	REMOVE		PRIVATE IMPROVEMENTS
6839	FIR	22"		SIGNIFICANT	
7081	FIR	16"			
7091	FIR	42"			
7092	FIR	40"			
7093	FIR	34"			
7094	FIR	42"			
7095	FIR	42"			

GENERAL TREE INVENTORY STATISTICS

TOTAL PROPERTY AREA:	122,002 Sq. Ft. = 2.80 Ac.
TOTAL TREE INVENTORY:	36 ea
TOTAL TREES RETAINED:	27 ea
TOTAL TREES REMOVED:	9 ea
TOTAL TREE CALIPER INCHES:	694 Inches
TOTAL CALIPER INCHES RETAINED:	563 Inches
TOTAL CALIPER INCHES REMOVED:	131 Inches

SIGNIFICANT TREE STATISTICS

SIGNIFICANT TREE INVENTORY:	6 ea
SIGNIFICANT TREES RETAINED:	3 ea
SIGNIFICANT TREES REMOVED:	3 ea
SIGNIFICANT TREE CALIPER INCHES:	198 Inches
SIGNIFICANT CALIPER INCHES RETAINED:	120 Inches
SIGNIFICANT CALIPER INCHES REMOVED:	78 Inches
SIGNIFICANT TREE CANOPY COVERAGE:	12,232 Sq. Ft.
SIGNIFICANT TREE CANOPY RETAINED:	4,346 Sq. Ft.
SIGNIFICANT TREE CANOPY REMOVED:	8,940 Sq. Ft.
SIGNIFICANT TREE CANOPY REMOVED DUE TO R.O.W. IMPROVEMENTS:	8,940 Sq. Ft.
PRESERVATION EASEMENT AREA PROVIDED:	2,070 Sq. Ft.

- LEGEND**
- EXISTING DECIDUOUS TREE
 - EXISTING CONIFEROUS TREE
 - TREE POINT, TYPE, CALIPER AND DRIP LINE
 - SIGNIFICANT TREE CANOPY TO REMAIN
 - SIGNIFICANT TREE CANOPY TO BE REMOVED
 - TREE TO BE REMOVED
 - TREE PROTECTION FENCING
 - TREE PRESERVATION EASEMENT

APPROVED FOR CONSTRUCTION BY CITY OF WEST LINN

This approval is only for general conformance with the design concept and general compliance with applicable codes and requirements and shall not be construed as relieving the Design Engineer of full responsibility for accuracy and completeness of the drawings. This plan review approval does not prevent the City from requiring further code corrections in the field.

DATE: 3/21/14 BY: *Auri C.L.W.*

PERMIT REVISION SUMMARY DATE

TREE PROTECTION AND REMOVAL PLAN

SUNBREAK SUBDIVISION
LF 3, LLC
WEST LINN, OR

J.T. SMITH companies

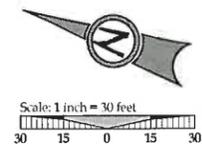
REGISTERED PROFESSIONAL ENGINEER
17282PE
OREGON
NOV. 12, 2003
JOHN D. HOWARTH
EXPIRES 06/30/15
Digital Signature
03/13/2014

3J CONSULTING, INC.
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GORFATH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

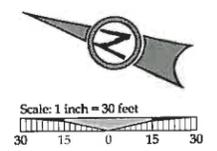
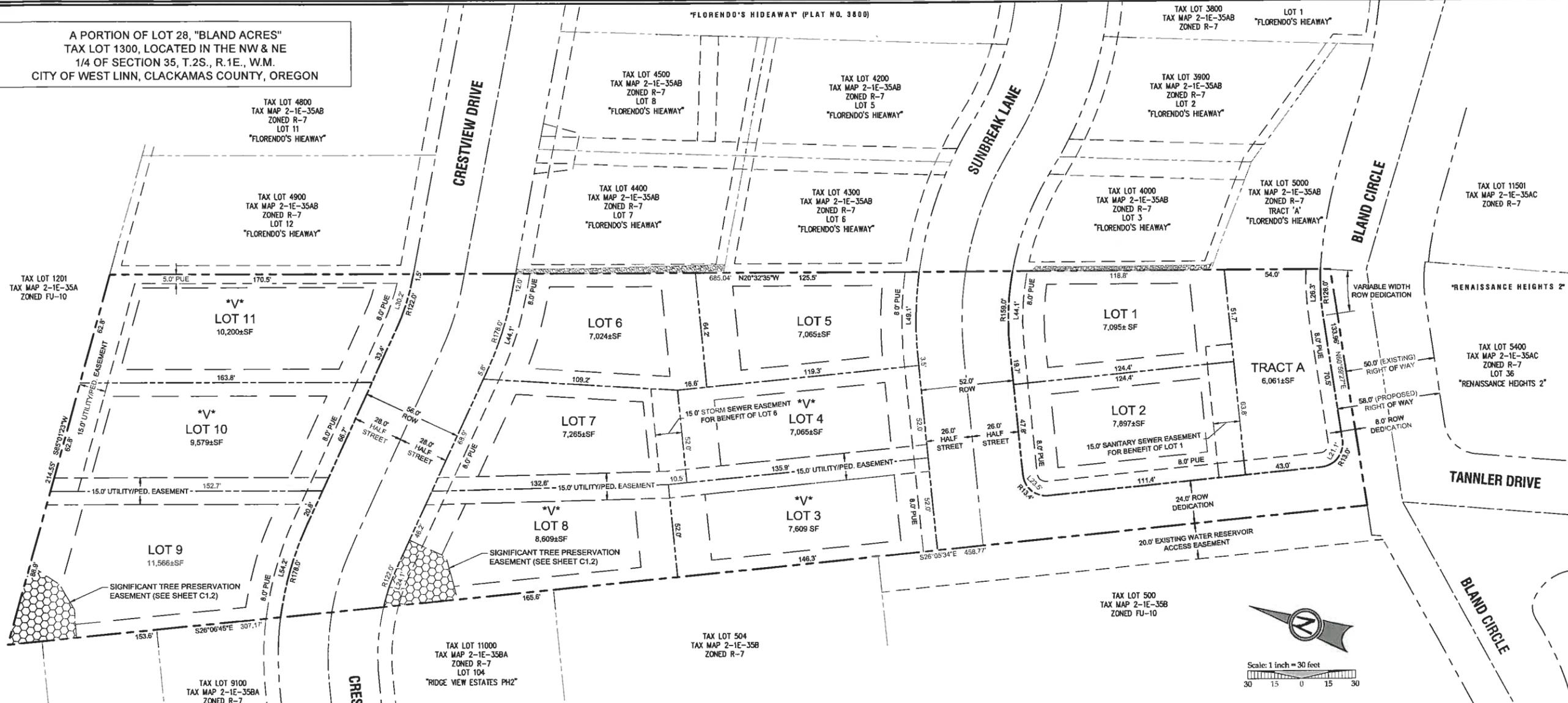
3J JOB ID # | 13113
LAND USE # | SUB-13-02
TAX LOT # | 281E35A01300
DESIGNED BY | CLF/JTE
CHECKED BY | BKF

SHEET TITLE
TREE PLAN

SHEET NUMBER
C102



A PORTION OF LOT 28, "BLAND ACRES"
TAX LOT 1300, LOCATED IN THE NW & NE
1/4 OF SECTION 35, T.2S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON



PROJECT TEAM

OWNER/APPLICANT
JT SMITH COMPANIES
5285 MEADOWS ROAD, SUITE #171
LAKE OSWEGO, OR 97035
CONTACT: JOHN WYLAND
jwyland@smithco.com

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3J CONSULTING, INC.
10445 SW CANYON ROAD, SUITE 245
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PHONE: (503) 948-9365
brian.feeneey@3j-consulting.com

PLANNING CONSULTANT
3J CONSULTING, INC.
10445 SW CANYON ROAD, SUITE 245
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shardman@geopacificeng.com

LAND SURVEYOR
COMPASS SURVEYING
4107 SE INTERNATIONAL WAY, SUITE 705
MILWAUKIE, OR 97222
CONTACT: DON DEVLAMNCK, PLS
PHONE: 503-653-9093
dond@compass-engineering.com

SITE STATISTICS

SITE ADDRESS	23150 BLAND CIRCLE WEST LINN, OR 97068
TAXLOT	2S1E35A 01300
JURISDICTION	CITY OF WEST LINN
GROSS SITE AREA	2.80 ACRES
PROPERTY ZONING	R-7
FLOOD HAZARD MAP NUMBER	41005C0257D ZONE X (UNSHADED)

SUBDIVISION STATISTICS

RIGHT OF WAY DEDICATION	0.5± ACRES
MINIMUM ALLOWABLE EFFECTIVE LOT SIZE	7,000 SF
MINIMUM LOT DENSITY	9.8 UNITS
MAXIMUM LOT DENSITY	14.0 UNITS
PROPOSED LOT DENSITY	4.8 UNITS/ACRE
MINIMUM LOT DENSITY (PER R-7 ZONING)	4.3 UNITS/ACRE
MAXIMUM LOT DENSITY (PER R-7 ZONING)	6.2 UNITS/ACRE
SETBACKS:	
FRONT	20 FEET
SIDE	7.5 FEET
REAR	20 FEET
STREET SIDE	15 FEET
MAX. HEIGHT	35 FEET

LEGEND

- BOUNDARY LINE
- - - EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING LOT LINE
- - - PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- PROPOSED SETBACK LINE
- PROPOSED EASEMENT, AS DESCRIBED
- PROPOSED TREE PRESERVATION EASEMENT
- *V* INDICATES THAT A LOT WIDTH-TO-DEPTH RATIO VARIANCE IS BEING REQUESTED (i.e. LOTS 3, 4, 8, 10, 11)

APPROVED FOR CONSTRUCTION BY CITY OF WEST LINN

This approval is only for general conformance with the design concept and general compliance with applicable codes and requirements and shall not be construed as relieving the Design Engineer of full responsibility for accuracy and completeness of the drawings. This plan review approval does not prevent the City from requiring further code corrections in the field.
DATE: 3/21/14 BY: *Kwi Qso*

PERMIT	DATE
REVISION SUMMARY	BY
A	03/11/14

TENTATIVE SUBDIVISION PLAT
SUNBREAK SUBDIVISION
LF 3, LLC
WEST LINN, OR

J.T. SMITH Companies
REGISTERED PROFESSIONAL ENGINEER
172829
OREGON
NOV 12 2009
JOHN D. HOWARTH
EXPIRES 09/30/15
Digital Signature
03/13/2014

3J CONSULTING, INC.
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 145, BEAVERTON, OR 97005
PHONE & FAX: (503) 948-9365

SJ JOB ID #	13113
LAND USE #	SUB-13-02
TAX LOT #	2S1E35A01300
DESIGNED BY	CL/FITE
CHECKED BY	BKF
SHEET TITLE SUBDIVISION PLAT	
SHEET NUMBER C110	

SUNBREAK SUBDIVISION

ODEQ EROSION AND SEDIMENT CONTROL PLAN (ESCP) COVER SHEET

PREPARED FOR:
LF3, LLC

PERMIT #	DATE
REVISION SUMMARY	BY

EROSION CONTROL COVER SHEET
SUNBREAK SUBDIVISION
 LF3, LLC
 WEST LINN, OR

J.T. SMITH
companies

REGISTERED PROFESSIONAL ENGINEER
1228 PPE
OREGON
NOV 12 2009
JOHN D. HONORTH
EXPIRES: 06/30/15

Digital Signature
03/13/2014

3J CONSULTING, INC.

CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING

5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 665-9365

3J JOB ID #	13113
LAND USE #	SUB-13-02
TAX LOT #	251E35A01300
DESIGNED BY	CLF/ITE
CHECKED BY	BKF
SHEET TITLE	ESCP COVER
SHEET NUMBER	C111

ODEQ STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES

- HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS. (SCHEDULE A.8.C.I.(3))
- ALL PERMIT REGISTRANTS MUST IMPLEMENT THE ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE ESCP IS A VIOLATION OF THE PERMIT. (SCHEDULE A.8.A)
- RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. DURING INACTIVE PERIODS OF GREATER THAN SEVEN (7) CONSECUTIVE CALENDAR DAYS, RETAIN THE ESCP AT THE CONSTRUCTION SITE OR AT ANOTHER LOCATION. (SCHEDULE B.2.A)
- THE ESCP MEASURES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, UPGRADE THESE MEASURES AS NEEDED TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL EROSION AND SEDIMENT CONTROL REGULATIONS. (SCHEDULE A.8.C.II.(1)(C))
- SUBMISSION OF ALL ESCP REVISIONS IS NOT REQUIRED. SUBMITTAL OF THE ESCP REVISIONS IS ONLY UNDER SPECIFIC CONDITIONS. (SCHEDULE A.12.C.III)
- PHASE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION. (SCHEDULE A.8.C.II.(1)(D))
- IDENTIFY, MARK, AND PROTECT (BY FENCING OFF OR OTHER MEANS) CRITICAL RIPARIAN AREAS AND VEGETATION INCLUDING IMPORTANT TREES AND ASSOCIATED ROOTING ZONES, AND VEGETATION AREAS TO BE PRESERVED. IDENTIFY VEGETATIVE BUFFER ZONES BETWEEN THE SITE AND SENSITIVE AREAS (E.G., WETLANDS), AND OTHER AREAS TO BE PRESERVED, ESPECIALLY IN PERIMETER AREAS. (SCHEDULE A.8.C.I.(1) & (2))
- PRESERVE EXISTING VEGETATION AND RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION. (SCHEDULE A.7.B.III.(1))
- EROSION AND SEDIMENT CONTROL MEASURES INCLUDING PERIMETER SEDIMENT CONTROL MUST BE IN PLACE BEFORE VEGETATION IS DISTURBED AND MUST REMAIN IN PLACE AND BE MAINTAINED, REPAIRED, AND PROMPTLY IMPLEMENTED FOLLOWING PROCEDURES ESTABLISHED FOR THE DURATION OF CONSTRUCTION, INCLUDING PROTECTION FOR ACTIVE STORM DRAIN INLETS AND CATCH BASINS AND APPROPRIATE NON-STORMWATER POLLUTION CONTROLS. (SCHEDULE A.7.D.I AND A.8.C)
- ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK. (SCHEDULE A.8.C.I.(6))
- APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES AND FOR ALL ROADWAYS INCLUDING GRAVEL ROADWAYS. (SCHEDULE A.8.C.II.(2))
- ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON-STORMWATER CONTROLS. (SCHEDULE A.8.C.I.(7))
- PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS USING BMPs SUCH AS: GRAVELED (OR PAVED) EXITS AND PARKING AREAS; GRAVEL ALL UNPAVED ROADS LOCATED ON-SITE, OR USE AN EXIT TIRE WASH; THESE BMPs MUST BE IN PLACE PRIOR TO LAND DISTURBING ACTIVITIES. (SCHEDULE A.7.D.II.(1) AND A.8.C.II.(4))
- WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITE. (SCHEDULE A.7.D.II.(3))
- USE BMPs TO PREVENT OR MINIMIZE STORMWATER EXPOSURE TO POLLUTANTS FROM SPILLS; VEHICLE AND EQUIPMENT FUELING, MAINTENANCE, AND STORAGE; OTHER CLEANING AND MAINTENANCE ACTIVITIES; AND WASTE HANDLING ACTIVITIES. THESE POLLUTANTS INCLUDE FUEL, HYDRAULIC FLUID, AND OTHER OILS FROM VEHICLES AND MACHINERY, AS WELL AS DEBRIS, LEFTOVER PAINTS, SOLVENTS, AND GLUES FROM CONSTRUCTION OPERATIONS. (SCHEDULE A.7.E.I.(2))
- WATER OR USE A SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL. (SCHEDULE A.7.B.III)
- THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS TO MINIMIZE NUTRIENT RELEASES TO SURFACE WATERS. EXERCISE CAUTION WHEN USING TIME-RELEASE FERTILIZERS WITHIN ANY WATERWAY RIPARIAN ZONE. (SCHEDULE A.9.B.III)
- IF A STORMWATER TREATMENT SYSTEM (FOR EXAMPLE, ELECTRO COAGULATION, FLOCCULATION, FILTRATION, ETC.) FOR SEDIMENT OR OTHER POLLUTANT REMOVAL IS EMPLOYED, SUBMIT AN OPERATION AND MAINTENANCE PLAN (INCLUDING SYSTEM SCHEMATIC, LOCATION OF SYSTEM, LOCATION OF INLET, LOCATION OF DISCHARGE, DISCHARGE DISPERSION DEVICE DESIGN, AND A SAMPLING PLAN AND FREQUENCY) BEFORE OPERATING THE TREATMENT SYSTEM. OBTAIN PLAN APPROVAL BEFORE OPERATING THE TREATMENT SYSTEM. OPERATE AND MAINTAIN THE TREATMENT SYSTEM ACCORDING TO MANUFACTURER'S SPECIFICATIONS. (SCHEDULE A.9.D)
- TEMPORARILY STABILIZE SOILS AT THE END OF THE SHIFT BEFORE HOLIDAYS AND WEEKENDS. IF NEEDED, THE REGISTRANT IS RESPONSIBLE FOR ENSURING THAT SOILS ARE STABLE DURING RAIN EVENTS AT ALL TIMES OF THE YEAR. (SCHEDULE A.7.B)
- CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND DURING WET WEATHER. (SCHEDULE A.7.A.I)
- SEDIMENT FENCE: REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE HEIGHT AND BEFORE FENCE REMOVAL. (SCHEDULE A.9.C.I)
- OTHER SEDIMENT BARRIERS (SUCH AS BIOBAGS): REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH ABOVE GROUND HEIGHT, AND BEFORE BMP REMOVAL. (SCHEDULE A.9.C.II)
- SEDIMENT BASINS AND SEDIMENT TRAPS: REMOVE TRAPPED SEDIMENTS BEFORE DESIGN CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT AND AT COMPLETION OF PROJECT. (SCHEDULE A.9.C.III & IV)
- WITHIN 24 HOURS, SIGNIFICANT SEDIMENT THAT HAS LEFT THE CONSTRUCTION SITE, MUST BE REMEDIATED. INVESTIGATE THE CAUSE OF THE SEDIMENT RELEASE AND IMPLEMENT STEPS TO PREVENT A RECURRING 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 TIMEFRAME. (SCHEDULE A.9.B.I)
- THE INTENTIONAL WASHING OF SEDIMENT INTO STORM SEWERS OR DRAINAGE WAYS MUST NOT OCCUR. VACUUMING OR DRY SWEEPING AND MATERIAL PICKUP MUST BE USED TO CLEANUP RELEASED SEDIMENTS. (SCHEDULE A.9.B.II)
- THE ENTIRE SITE MUST BE TEMPORARILY STABILIZED USING VEGETATION OR A HEAVY MULCH LAYER, TEMPORARY SEEDING, OR OTHER METHOD SHOULD ALL CONSTRUCTION ACTIVITIES CEASE FOR 30 DAYS OR MORE. (SCHEDULE A.7.F.I)
- PROVIDE TEMPORARY STABILIZATION FOR THAT PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES CEASE FOR 14 DAYS OR MORE WITH A COVERING OF BLOWN STRAW AND A TACKIFIER, LOOSE STRAW, OR AN ADEQUATE COVERING OF COMPOST MULCH UNTIL WORK RESUMES ON THAT PORTION OF THE SITE. (SCHEDULE A.7.F.II)
- THE DESIGNATED EROSION AND SEDIMENT CONTROL INSPECTOR MUST PERFORM DAILY INSPECTIONS OF THE BMPs AND DISCHARGE OUTFALLS WHEN RAINFALL AND RUNOFF OCCUR. RECORD THE INSPECTIONS AND OBSERVATIONS IN A LOG THAT IS ON SITE. (SCHEDULE B.1.B.(1))
- ALL ESCP CONTROLS AND PRACTICES MUST BE INSPECTED VISUALLY ONCE TO ENSURE THAT BMPs ARE IN WORKING ORDER PRIOR TO THE SITE BECOMING INACTIVE OR IN ANTICIPATION OF SITE INACCESSIBILITY AND MUST BE INSPECTED VISUALLY ONCE EVERY TWO (2) WEEKS DURING INACTIVE PERIODS GREATER THAN SEVEN (7) CONSECUTIVE CALENDAR DAYS. (SCHEDULE B.1.B.(2) & (3))
- IF PRACTICAL, INSPECTIONS MUST OCCUR DAILY AT A RELEVANT AND ACCESSIBLE DISCHARGE POINT OR DOWNSTREAM LOCATION DURING PERIODS IN WHICH THE SITE IS INACCESSIBLE DUE TO INCLEMENT WEATHER. (SCHEDULE B.1.B.(4))
- DO NOT REMOVE TEMPORARY SEDIMENT CONTROL PRACTICES UNTIL PERMANENT VEGETATION OR OTHER COVER OF EXPOSED AREAS IS ESTABLISHED. IDENTIFY THE TYPE OF VEGETATIVE SEED MIX USED. (SCHEDULE A.7.B.III)
- PROVIDE PERMANENT EROSION CONTROL MEASURES ON ALL EXPOSED AREAS. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AS EXPOSED AREAS BECOME STABILIZED. UNLESS DOING SO CONFLICTS WITH LOCAL REQUIREMENTS, PROPERLY DISPOSE OF CONSTRUCTION MATERIALS AND WASTE, INCLUDING SEDIMENT RETAINED BY TEMPORARY BMPs. (SCHEDULE A.8.C.III)

BMP MATRIX FOR CONSTRUCTION

REFER TO DEQ GUIDANCE MANUAL FOR A COMPREHENSIVE LIST OF AVAILABLE BMP'S.

BMPs	YEAR: 2014				
	MONTH #	3	4	5	6
PIPE SLOPE DRAINS					
ENERGY DISSIPATORS			x	x	x
TEMPORARY DIVERSION DIKES		x	x	x	
CHECK DAMS			x	x	
TEMPORARY SEEDING AND PLANTING*		x	x	x	
PERMANENT SEEDING AND PLANTING*					x
MYCORRHIZAE/ BIOFILTERS					
MULCHES (SPECIFY TYPE)					
CONSTRUCTION ENTRANCE		x	x	x	x
COMPOST BLANKETS					
COMPOST SOCKS					
COMPOST BERM					
SOIL TACKIFIERS					
SODDING VEGETATIVE BUFFER STRIPS					
PLASTIC SHEETING		x	x		
SEDIMENT FENCING		x	x	x	x
EROSION CONTROL BLANKETS & MATS (SPECIFY TYPE)		x	x		
EARTH DIKES (STABILIZED)					
DRAINAGE SWALES		x	x	x	
ROCK OUTLET PROTECTION			x	x	x
SEDIMENT TRAP		x	x	x	x
STRAW WATTLES (LOOSE COMPACTION RICE STRAW)		x	x		
STORM DRAIN INLET PROTECTION		x	x	x	x
TEMPORARY OR PERMANENT SEDIMENT BASINS		x	x		
UNPAVED ROADS GRAVELED OR OTHER BMP ON THE ROAD		x	x		
DEWATERING (TREATMENT LOCATION, SCHEMATIC, & SAMPLING PLAN REQUIRED)					
PAVING OPERATIONS CONTROLS				x	x
CONCRETE TRUCK WASHOUT				x	x

* RECOMMENDED SEED MIX 50% PERENNIAL RYEGRASS, 25% ANNUAL RYEGRASS, AND 15% CREEPING RED FESCUE. APPLICATION RATE SHALL BE 200 LBS/ACRE MINIMUM

SITE INFORMATION

TAX LOT NUMBER: 251E35A 1300
 ADDRESS: 23150 BLAND CIRCLE, WEST LINN, OR 97068
 SIZE: 2.80 ACRES
 ZONING: R-7
 FLOOD HAZARD: MAP NUMBER 41005C0257D ZONE X (UNSHADED)
 LATITUDE: 45° 21' 25.98" N
 LONGITUDE: 122° 39' 01.61" W

THE PERMITTEE IS REQUIRED TO MEET ALL THE CONDITIONS OF THE 1200C PERMIT. THIS ESCP AND GENERAL CONDITIONS HAVE BEEN DEVELOPED TO FACILITATE COMPLIANCE WITH THE 1200C PERMIT REQUIREMENTS. IN CASES OF DISCREPANCIES OR OMISSIONS, THE 1200C PERMIT REQUIREMENTS SUPERCEDE REQUIREMENTS OF THIS PLAN.

NARRATIVE DESCRIPTIONS

EXISTING SITE CONDITIONS

*SINGLE FAMILY RESIDENCE WITH OPEN FIELD

DEVELOPED CONDITIONS

*NEW SINGLE FAMILY HOME DEVELOPMENT WITH ASSOCIATED STORM WATER POND, STREETScape IMPROVEMENTS, LANDSCAPING, AND UTILITY INSTALLATION

NATURE OF CONSTRUCTION ACTIVITY AND ESTIMATED TIME TABLE

- * SITE CLEARING & GRUBBING (OCTOBER '13)
- * SITE GRADING (OCTOBER '13)
- * UTILITY INSTALLATION (NOVEMBER '13)
- * STREET CONSTRUCTION (DECEMBER '13)
- * FINAL STABILIZATION (JANUARY '14)

TOTAL SITE AREA = 2.80 ACRES

TOTAL DISTURBED AREA = 1.66 ACRES

SITE SOIL CLASSIFICATION

84C - NEKIA SILTY CLAY LOAM, 8 TO 15 PERCENT SLOPES
 78C - SAUM SILT LOAM, 8 TO 15 PERCENT SLOPES

ON-SITE SOILS HAVE A GOOD POTENTIAL TO BE USED AS ENGINEERED FILL DURING DRY WEATHER CONDITIONS. FILL MATERIALS AND STRUCTURAL FILLS TO BE IMPORTED FROM AN ACCEPTABLE OFF-SITE SOURCE SHALL BE REVIEWED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO BEING IMPORTED TO THE SITE.

RECEIVING WATER BODIES

UN-NAMED WATERCOURSE WHICH ULTIMATELY OUTFALLS TO THE WILLAMETTE RIVER

PERMITTEE'S SITE INSPECTOR: JESSE EMERSON, PE

COMPANY/AGENCY: 3J CONSULTING, INC.
 PHONE: (503) 946-9365 - OFFICE
 (503) 407-8745 - CELL

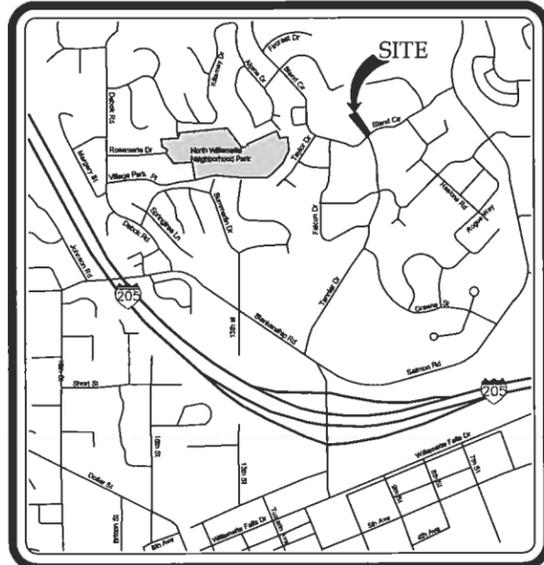
E-MAIL: jesse.emerson@3j-consulting.com

DESCRIPTION OF QUALIFICATIONS: 10 YEARS OF EXPERIENCE IN THE FIELD OF LAND DEVELOPMENT AND CIVIL ENGINEERING, 10 YEARS DEVELOPING EROSION AND SEDIMENT CONTROL DOCUMENTATION, SITE SPECIFIC EROSION CONTROL INSPECTIONS & ACTION PLAN MANAGEMENT, ATTENDED A 16 HOUR EROSION AND SEDIMENT CONTROL COURSE, 2005

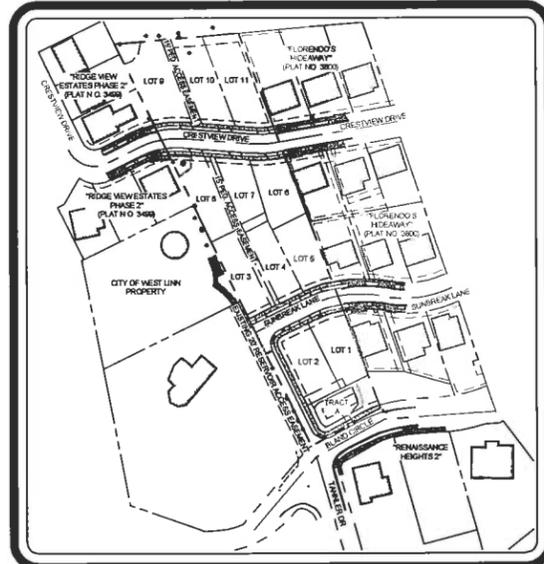
INSPECTION FREQUENCY:

SITE CONDITION	MINIMUM FREQUENCY
1. ACTIVE PERIOD	DAILY WHEN STORMWATER RUNOFF INCLUDING RUNOFF FROM SNOWMELT, IS OCCURRING AT LEAST ONCE EVERY TWO (2) WEEKS WHETHER STORMWATER RUNOFF IS OCCURRING
2. PRIOR TO THE SITE BECOMING INACTIVE OR IN ANTICIPATION OF SITE INACCESSIBILITY	ONCE TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE IN WORKING ORDER. ANY NECESSARY MAINTENANCE AND REPAIRS MUST BE MADE PRIOR TO LEAVING THE SITE.
3. INACTIVE PERIODS GREATER THAN SEVEN (7) CONSECUTIVE CALENDAR DAYS	ONCE EVERY TWO (2) WEEKS
4. PERIODS DURING WHICH THE SITE IS INACCESSIBLE DUE TO INCLEMENT WEATHER.	IF PRACTICAL, INSPECTIONS MUST OCCUR DAILY AT A RELEVANT AND ACCESSIBLE DISCHARGE POINT OR DOWNSTREAM LOCATION.

- ALL INSPECTIONS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS.
- INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS.



VICINITY MAP
NOT TO SCALE



SITE MAP
Scale: 1 inch = 150 feet

PROJECT TEAM

OWNER/APPLICANT LF3, LLC C/O: JT SMITH COMPANIES 5285 MEADOWS ROAD, SUITE #171 LAKE OSWEGO, OR 97035 CONTACT: JOHN WYLAND jwyland@smithco.com	CIVIL ENGINEER 3J CONSULTING, INC. 10445 SW CANYON ROAD, SUITE 245 BEAVERTON, OR 97005 CONTACT: BRIAN FEENEY PHONE: (503) 946-9365 brian.feeneey@3j-consulting.com	PLANNING CONSULTANT 3J CONSULTING, INC. 10445 SW CANYON ROAD, SUITE 245 BEAVERTON, OR 97005 CONTACT: ANDREW TULL PHONE: (503) 946-9365 EMAIL: andrew.tull@3j-consulting.com	LAND SURVEYOR COMPASS SURVEYING 4107 SE INTERNATIONAL WAY, SUITE 705 MILWAUKEE, OR 97222 CONTACT: DON DEVLAMENCK, PLS PHONE: (503) 653-9093 dond@compass-engineering.com	GEOTECHNICAL CONSULTANT GEO PACIFIC ENGINEERING, INC. 14825 SW 72ND AVENUE PORTLAND, OR 97224 CONTACT: SCOTT HARDMAN PHONE: (503) 625-4455 shardman@gepacificeng.com
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LOCAL AGENCY-SPECIFIC EROSION CONTROL NOTES:

(SEE SHEET C121)

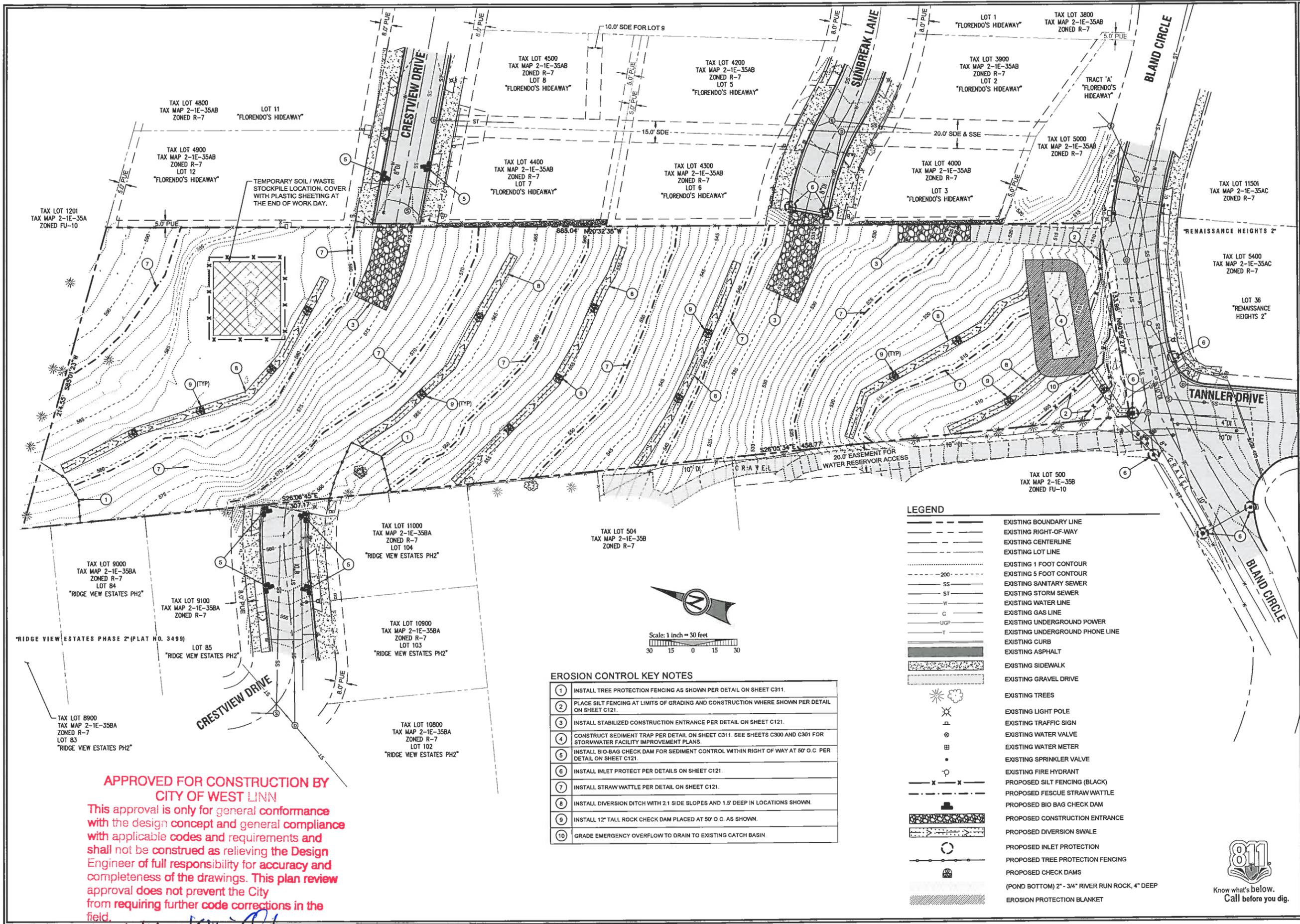
ATTENTION EXCAVATORS:

OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6699.

INDEX OF SHEETS

C111	EROSION CONTROL COVER SHEET
C100	EXISTING CONDITIONS PLAN
C101	DEMOLITION PLAN
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C123	RETAINING WALL PLAN AND PROFILES
C124	RETAINING WALL DETAILS
C125	STORMWATER DRAINAGE PLAN
C126	STORMWATER PROFILES I
C127	STORMWATER PROFILES II

APPROVED FOR CONSTRUCTION BY
WEST LINN
 This approval is in general conformance with the applicable code and general compliance with applicable codes and requirements and shall not be construed as relieving the Design Engineer of full responsibility for accuracy and completeness of the drawings. This plan review approval does not prevent the City from requiring further code corrections in the field.
 DATE: 3/21/14 BY: Kurt C. Le



**APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN**

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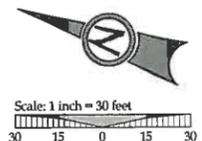
DATE: 3/21/14 BY: [Signature]

EROSION CONTROL KEY NOTES

1	INSTALL TREE PROTECTION FENCING AS SHOWN PER DETAIL ON SHEET C311.
2	PLACE SILT FENCING AT LIMITS OF GRADING AND CONSTRUCTION WHERE SHOWN PER DETAIL ON SHEET C121.
3	INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL ON SHEET C121.
4	CONSTRUCT SEDIMENT TRAP PER DETAIL ON SHEET C311. SEE SHEETS C300 AND C301 FOR STORMWATER FACILITY IMPROVEMENT PLANS.
5	INSTALL BIO-BAG CHECK DAM FOR SEDIMENT CONTROL WITHIN RIGHT OF WAY AT 50' O.C. PER DETAIL ON SHEET C121.
6	INSTALL INLET PROTECT PER DETAILS ON SHEET C121.
7	INSTALL STRAW WATTLE PER DETAIL ON SHEET C121.
8	INSTALL DIVERSION DITCH WITH 2:1 SIDE SLOPES AND 1.5' DEEP IN LOCATIONS SHOWN.
9	INSTALL 12" TALL ROCK CHECK DAM PLACED AT 50' O.C. AS SHOWN.
10	GRADE EMERGENCY OVERFLOW TO DRAIN TO EXISTING CATCH BASIN

LEGEND

[Symbol]	EXISTING BOUNDARY LINE
[Symbol]	EXISTING RIGHT-OF-WAY
[Symbol]	EXISTING CENTERLINE
[Symbol]	EXISTING LOT LINE
[Symbol]	EXISTING 1 FOOT CONTOUR
[Symbol]	EXISTING 5 FOOT CONTOUR
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	EXISTING STORM SEWER
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING UNDERGROUND POWER
[Symbol]	EXISTING UNDERGROUND PHONE LINE
[Symbol]	EXISTING CURB
[Symbol]	EXISTING ASPHALT
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING GRAVEL DRIVE
[Symbol]	EXISTING TREES
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING TRAFFIC SIGN
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING WATER METER
[Symbol]	EXISTING SPRINKLER VALVE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	PROPOSED SILT FENCING (BLACK)
[Symbol]	PROPOSED FESCUE STRAW WATTLE
[Symbol]	PROPOSED BIO BAG CHECK DAM
[Symbol]	PROPOSED CONSTRUCTION ENTRANCE
[Symbol]	PROPOSED DIVERSION SWALE
[Symbol]	PROPOSED INLET PROTECTION
[Symbol]	PROPOSED TREE PROTECTION FENCING
[Symbol]	PROPOSED CHECK DAMS
[Symbol]	(POND BOTTOM) 2" - 3/4" RIVER RUN ROCK, 4" DEEP
[Symbol]	EROSION PROTECTION BLANKET



PERMIT 03/11/14 BY DATE

REVISION SUMMARY

PHASE I EROSION AND SEDIMENT CONTROL PLAN
SUNBREAK SUBDIVISION
LF 3, LLC
WEST LINN, OR

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
12282PE
OREGON
NOV 12 2005
JOHN D. HOWARTH
EXPIRES 06/30/15

Digital Signature
03/13/2014

3J CONSULTING, INC.
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAMERTON, OR 97005
PHONE & FAX: (503) 846-5885

3J JOB ID # | 13113
LAND USE # | SUB-13-02
TAX LOT # | 251E35A01300
DESIGNED BY | CLF/ITE
CHECKED BY | BKF

SHEET TITLE
PHASE 1 ESC PLAN
SHEET NUMBER
C115

811
Know what's below.
Call before you dig.

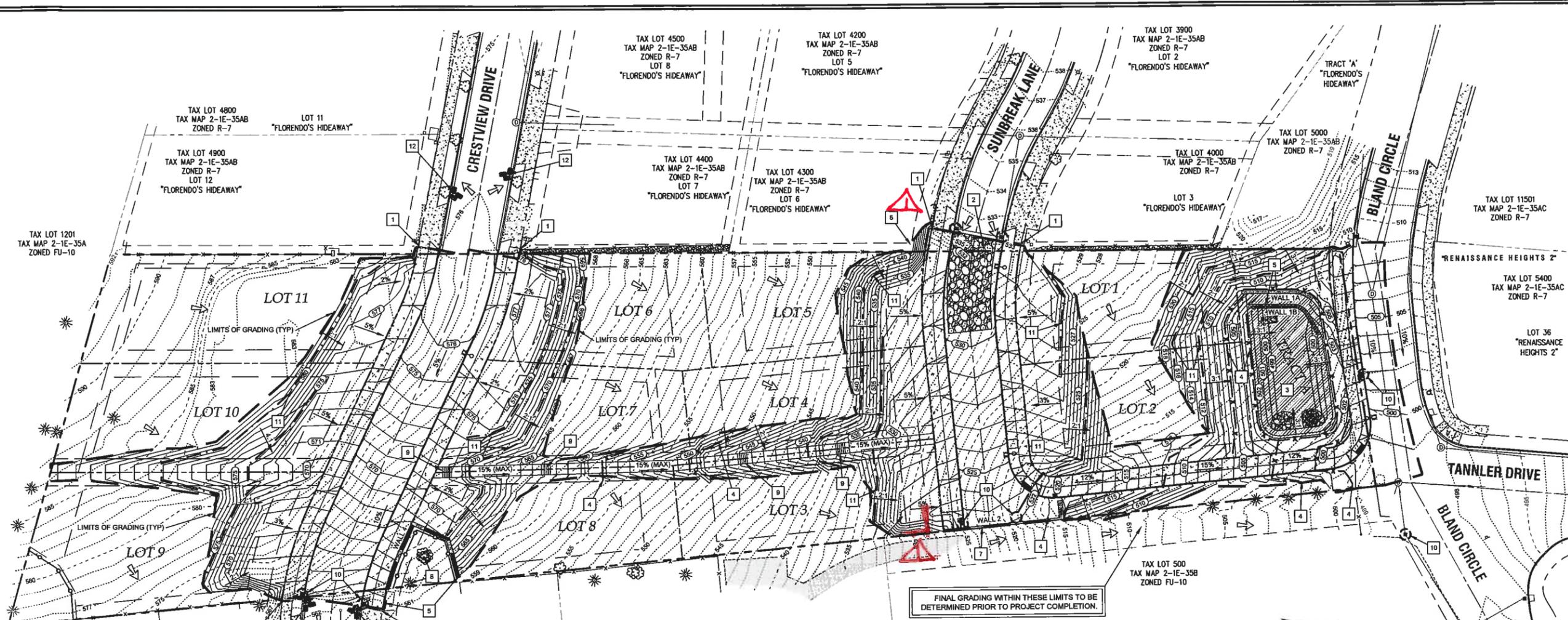
PHASE II GRADING AND EROSION
 AND SEDIMENT CONTROL PLAN
 SUBDIVISION
SUNBREAK
 LF 3, LLC
 WEST LINN, OR

J.T. SMITH
 companies
 REGISTERED PROFESSIONAL
 ENGINEER
 72282PE
 OREGON
 NOV 12, 2003
 JOHN D. HONORTH
 EXPIRES 06/30/15
 Digital Signature
 03/13/2014

3J CONSULTING, INC.
 CIVIL ENGINEERING
 WATER RESOURCES
 LAND USE PLANNING
 5015 SW GRIFFITHS LANE, SUITE 140, BEAVERTON, OR 97005
 PHONE & FAX: (503) 649-9985

3J JOB ID # | 13113
 LAND USE # | SUB-13-02
 TAX LOT # | 281E15A01300
 DESIGNED BY | CLF/ITE
 CHECKED BY | BKJ
 SHEET TITLE
 PH II GRADING/ESC/P
 SHEET NUMBER

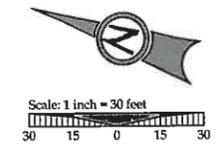
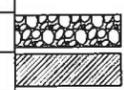
C120



FINAL GRADING WITHIN THESE LIMITS TO BE DETERMINED PRIOR TO PROJECT COMPLETION.

GRADING / EROSION CONTROL KEY NOTES

- 1 LIMITS OF PUBLIC STREET EXTENSION AND RIGHT OF WAY IMPROVEMENTS. COORDINATE WITH ADJACENT PROPERTY OWNER FOR ANY GRADE OR ALIGNMENT MODIFICATIONS REQUIRED.
- 2 CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN PER DETAIL ON SHEET C121.
- 3 CONSTRUCT STORM WATER QUALITY AND QUANTITY POND. SEE SHEETS C300 AND C301 FOR IMPROVEMENT PLANS.
- 4 INSTALL SILT FENCE AT LIMITS OF GRADING ON LEVEL CONTOURS PER DETAIL ON SHEET C121.
- 5 CONSTRUCT M.S.E. MODULAR BLOCK RETAINING WALL. SEE SHEETS C122 - C124 FOR PLANS AND PROFILES, AND DETAILS.
- 6 DEVELOPER HAS BEEN IN CONTACT WITH ADJACENT PROPERTY OWNER AND WILL COORDINATE MODIFICATIONS REQUIRED TO COMPLETE GRADING OPERATIONS.
- 7 CONSTRUCT M.S.E. MODULAR BLOCK RETAINING WALL. SEE SHEETS C122 - C124 FOR PLANS AND PROFILES, AND DETAILS.
- 8 ALL GRADING AND DISTURBANCE ACTIVITIES ADJACENT TO SIGNIFICANT TREES SHALL BE COMPLETED UNDER SUPERVISION AND DIRECTION BY THE PROJECT ARBORIST AND THE CITY OF WEST LINN.
- 9 CONSTRUCT 6" WIDE ASPHALT PATHWAY PER "TYPICAL ASPHALT PATH SECTION" DETAIL THIS SHEET. IN AREAS OF UNAVOIDABLE TOPOGRAPHY, 15% MAX GRADES SHALL BE ACCOMPANIED BY SHORT STAIR SECTIONS EVERY 450 FEET PER "6" CONCRETE STAIR DETAIL" THIS SHEET.
- 10 INSTALL INLET PROTECT PER DETAILS ON SHEET C121.
- 11 INSTALL STRAW WATTLE PER DETAIL ON SHEET C121.
- 12 INSTALL BIO BAG CHECK DAM FOR SEDIMENT CONTROL WITHIN RIGHT OF WAY AT 50' O.C. PER DETAIL ON SHEET C121.



LEGEND

- - - - - SUBDIVISION BOUNDARY LINE
- - - - - EXISTING RIGHT OF WAY
- - - - - EXISTING PROPERTY LINE
- - - - - PROPOSED RIGHT OF WAY
- - - - - PROPOSED LOT LINE
- - - - - LIMITS OF GRADING (DISTURBANCE)
- - - - - TREE PROTECTION FENCING
- - - - - EXISTING 1FT CONTOUR
- - - - - EXISTING 5FT INDEX CONTOUR
- - - - - PROPOSED 1FT CONTOUR
- - - - - PROPOSED 5FT INDEX CONTOUR
- - - - - EROSION CONTROL SILT FENCE (BLACK)
- - - - - EROSION CONTROL FESDUE STRAW WATTLE
- - - - - EROSION CONTROL BIO BAG CHECK DAM
- - - - - EROSION CONTROL INLET PROTECTION
- - - - - PROPOSED RETAINING WALL

SITE GRADING INFORMATION

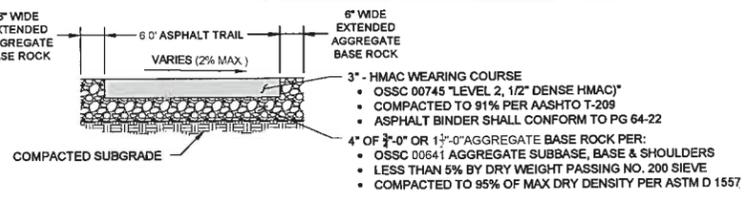
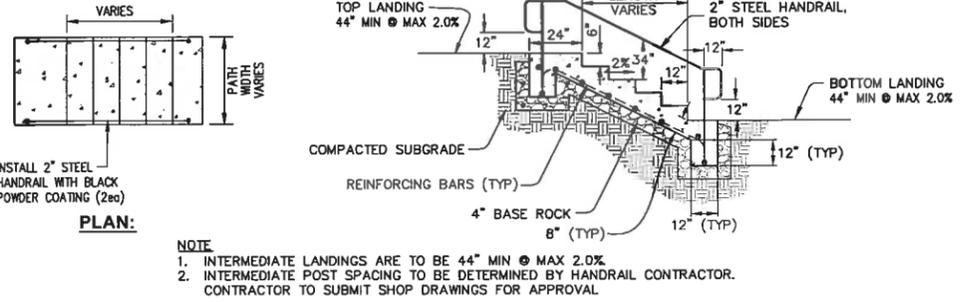
CUT	7,591 CY
FILL	2,843 CY
STRIPPINGS*	1,150 CY
(* ASSUMED REPLACEMENT / STOCKPILE ON SITE OUTSIDE BUILDING FOOTPRINT)	
MAXIMUM CUT DEPTH	17.3 FT
MAXIMUM FILL DEPTH	10.7 FT
MAXIMUM PROPOSED SLOPE	2:1 (H:V)
TOTAL AREA OF DISTURBANCE	1.66 ACRES

GRADING GENERAL NOTES:

1. ALL GRADING ACTIVITIES SHALL CONFORM TO THE UNIFORM BUILDING CODE AND THE OREGON SPECIALTY CODE AMENDMENTS, INCLUDING APPENDIX J.

APPROVED FOR THE CITY OF WEST LINN
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 DATE: 3/21/14 BY: Kluoj G/w

RETAINING WALL MAY BE NEEDED. FIELD ADJUSTMENT REQUIRED



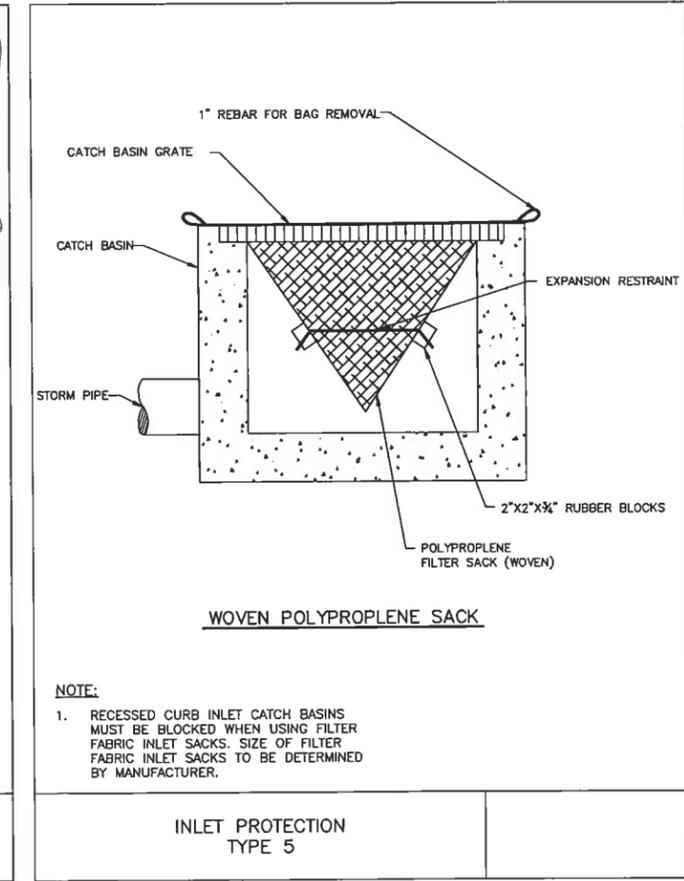
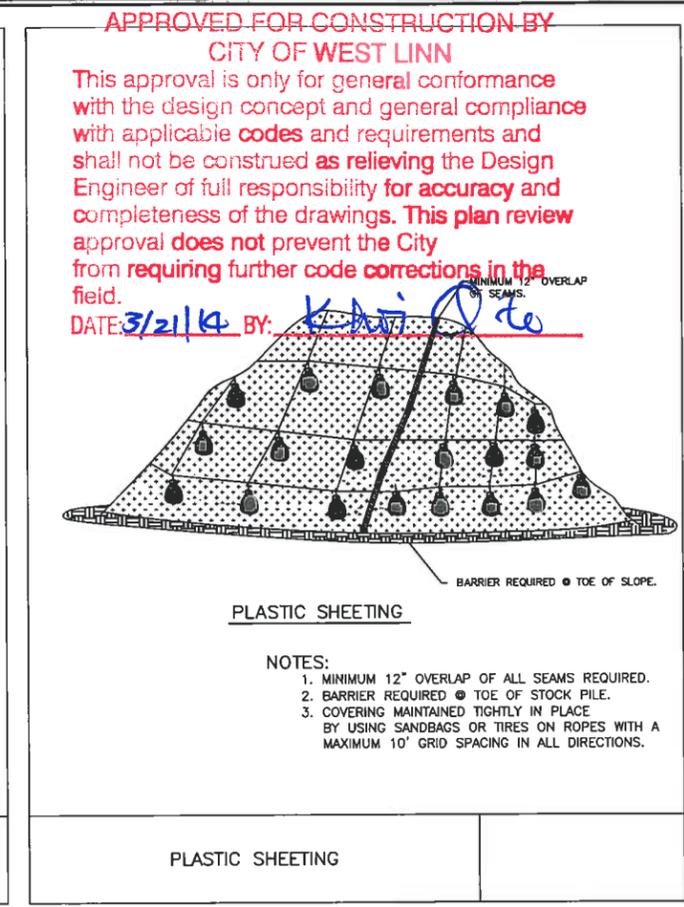
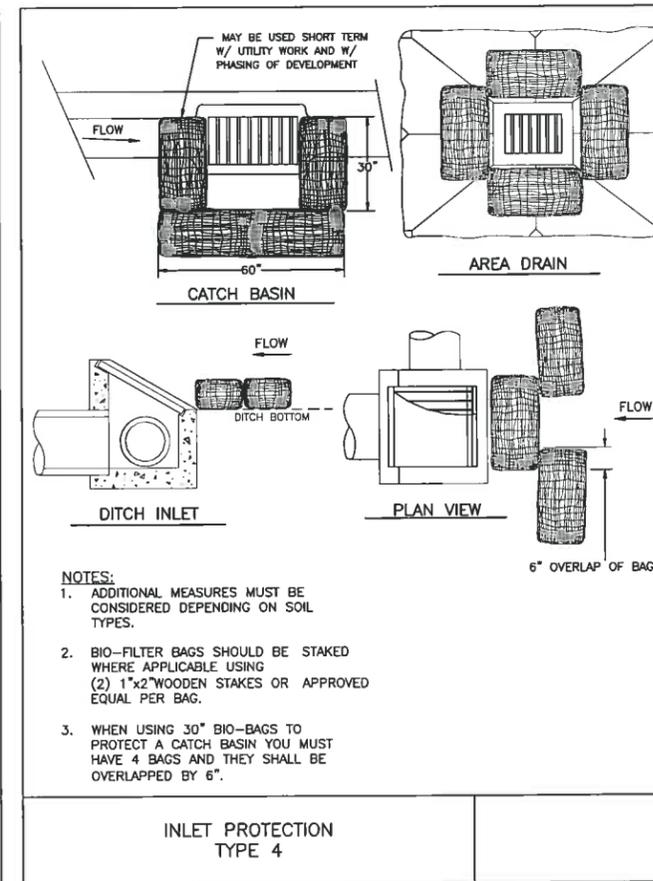
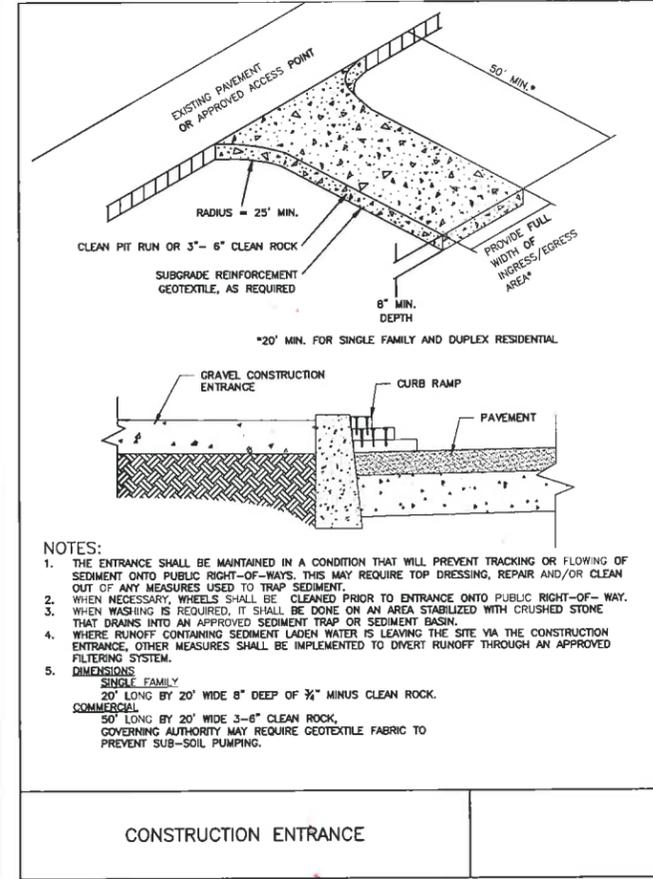
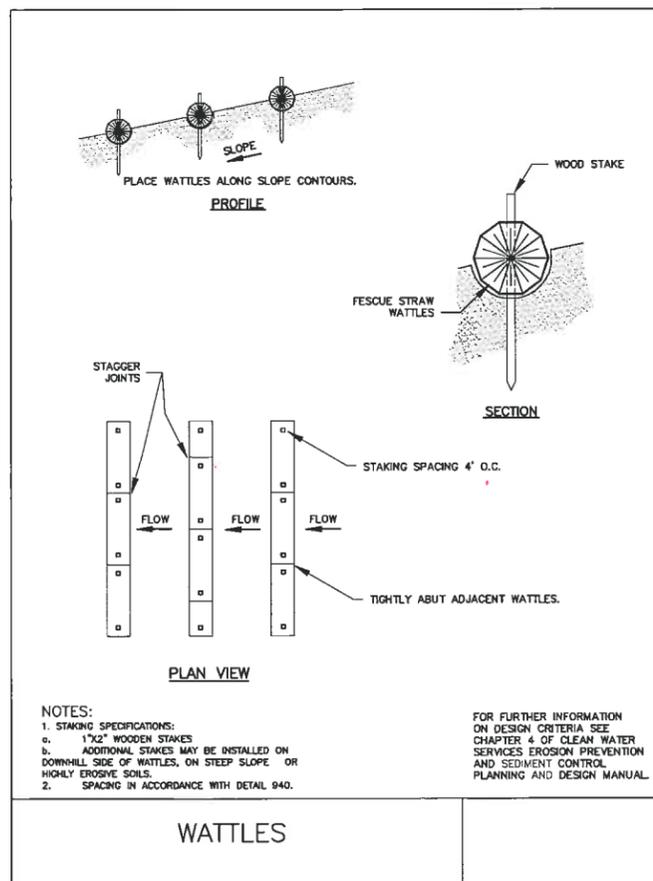
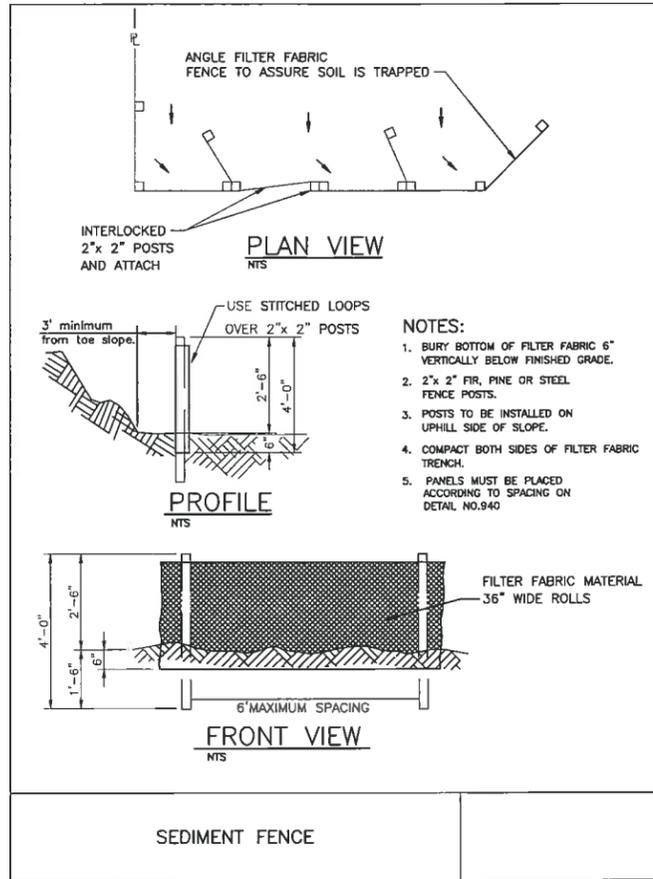
Know what's below.
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EROSION AND SEDIMENT CONTROL PLAN NOTES

1. APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES.
2. CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND ON SLOPES FROM OCTOBER 1 THROUGH MAY 31 EACH YEAR.
3. DURING WET WEATHER PERIODS TEMPORARY STABILIZATION OF THE SITE MUST OCCUR AT THE END OF EACH WORKDAY IF RAINFALL IS FORECAST IN THE NEXT 24 HOURS.
4. ALL EROSION AND SEDIMENT CONTROLS NOT IN THE DIRECT PATH OF WORK MUST BE INSTALLED PRIOR TO ANY LAND DISTURBANCE.
5. PRESERVE EXISTING VEGETATION AND RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION.
6. ALL TEMPORARY SEDIMENT CONTROLS MUST REMAIN IN PLACE UNTIL PERMANENT VEGETATION OR OTHER PERMANENT COVERING OF EXPOSED SOIL IS ESTABLISHED.
7. SEDIMENT CONTROLS MUST BE INSTALLED AND MAINTAINED ON ALL DOWN GRADIENT SIDES OF THE CONSTRUCTION SITE AT ALL TIMES DURING CONSTRUCTION.
8. ALL ACTIVE CATCH BASINS SEDIMENT CONTROLS MUST HAVE SEDIMENT CONTROLS INSTALLED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
9. 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.
10. TEMPORARY STABILIZATION OR COVERING OF SOIL STOCKPILES MUST OCCUR AT THE END OF EACH WORKDAY OR OTHER BMP'S MUST BE IMPLEMENTED TO PREVENT TURBID DISCHARGES TO SURFACE WATERS.
11. DEVELOP AND MAINTAIN ON-SITE A WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURE.
12. ANY USE OF TOXIC OR OTHER HAZARDOUS MATERIALS MUST INCLUDE PROPER STORAGE, APPLICATION, AND DISPOSAL.
13. THE PERMITEE MUST PROPERLY PREVENT AND MANAGE HAZARDOUS WASTES, USED OILS, CONTAMINATED WATERS, CONCRETE WASTE, SANITARY WASTE, LIQUID WASTE, OR OTHER TOXIC SUBSTANCES DISCOVERED OR GENERATED DURING CONSTRUCTION AND MEET ALL STATE AND FEDERAL REGULATIONS AND APPROVALS.
14. SIGNIFICANT AMOUNTS OF SEDIMENT, WHICH LEAVES 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 RECURRENCE 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.
15. SEDIMENT MUST NOT BE INTENTIONALLY WASHED INTO STORM SEWERS, DRAINAGEWAYS, OR WATERBODIES. DRY SWEEPING MUST BE USED TO CLEAN UP RELEASED SEDIMENTS.
16. THE APPLICATION RATE OF FERTILIZERS USED TO RE-ESTABLISH VEGETATION MUST FOLLOW THE MANUFACTURER'S RECOMMENDATIONS. NUTRIENT RELEASES FROM FERTILIZERS TO SURFACE WATERS MUST BE MINIMIZED. TIME RELEASE FERTILIZERS SHOULD BE USED AND CARE SHOULD BE TAKEN IN THE APPLICATION OF FERTILIZERS WITHIN ANY WATERWAY RIPARIAN ZONE.
17. SEDIMENT MUST BE REMOVED FROM BEHIND A SEDIMENT FENCE WHEN IT HAS REACHED A HEIGHT OF 1/3 THE HEIGHT OF THE FENCE ABOVEGROUND AND BEFORE FENCE REMOVAL.
18. SEDIMENT MUST BE REMOVED FROM BEHIND BIO BAGS AND OTHER BARRIERS WHEN IT HAS REACHED A HEIGHT OF TWO (2) INCHES AND BEFORE BMP REMOVAL.
19. CLEANING OF TRAPPED CATCH BASINS MUST OCCUR WHEN THE SEDIMENT RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY (50) PERCENT, AND AT THE COMPLETION OF A PROJECT.
20. REMOVAL OF TRAPPED SEDIMENT IN A SEDIMENT BASIN OR SEDIMENT TRAP OR CATCH BASINS MUST OCCUR WHEN THE SEDIMENT RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY (50) PERCENT AND AT COMPLETION OF PROJECT.
21. DEQ MUST APPROVE OF ANY TREATMENT SYSTEM AND OPERATIONAL PLAN THAT MAY BE NECESSARY TO TREAT CONTAMINATED CONSTRUCTION DEWATERING OR SEDIMENT AND TURBIDITY IN STORMWATER RUNOFF.
22. SHOULD ALL CONSTRUCTION ACTIVITIES CEASE FOR THIRTY DAYS OR MORE, THE ENTIRE SITE MUST BE TEMPORARILY STABILIZED USING VEGETATION OR A HEAVY MULCH LAYER, TEMPORARY SEEDING, OR OTHER METHOD.
23. SHOULD CONSTRUCTION ACTIVITIES CEASE FOR FIFTEEN (15) DAYS OR MORE ON ANY SIGNIFICANT PORTION OF A CONSTRUCTION SITE TEMPORARY STABILIZATION IS REQUIRED FOR THAT PORTION OF THE SITE WITH STRAW, COMPOST, OR OTHER TACKLED COVERING THAT PREVENT SOIL OR WIND EROSION UNTIL WORK RESUMES ON THAT PORTION OF THE SITE.

LOCAL AGENCY SPECIFIC EROSION CONTROL NOTES

1. OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL REGULATIONS.
2. 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 LID IN THE FIELD. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE IS PERMITTED BEYOND THE CLEARING LIMITS. THE OWNER/PERMITEE MUST MAINTAIN THE DELINEATION FOR THE DURATION OF THE PROJECT. NOTE: VEGETATED CORRIDORS TO BE DELINEATED WITH ORANGE CONSTRUCTION FENCE OR APPROVED EQUAL.
3. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BMP'S THAT MUST BE INSTALLED ARE A GRAVEL CONSTRUCTION ENTRANCE, PERIMETER SEDIMENT CONTROL, AND INLET PROTECTION. THESE BMP'S MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT.
4. IF VEGETATED SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 1; THE TYPE AND PERCENTAGES OF SEED IN THE MIX MUST BE IDENTIFIED ON THE PLANS.
5. THE ESC 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.
6. THE ESC 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.
7. ALL EXPOSED SOILS MUST BE COVERED DURING THE WET WEATHER PERIOD.



03/11/14 DATE

REVISION SUMMARY

PERMIT

EROSION AND SEDIMENT CONTROL DETAILS

SUNBREAK SUBDIVISION

LF 3, LLC

WEST LINN, OR

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER

NOV 12 2009

JOHN D. HOWARTH

EXPIRES 06/30/15

Digital Signature 03/13/2014

3J CONSULTING, INC

CIVIL ENGINEERING WATER RESOURCES LAND USE PLANNING

1005 S.W. 10TH AVENUE SUITE 340 BEAVERTON, OR 97005

PHONE & FAX: (503) 946-9385

3J JOB ID # | 13113

LAND USE # | SUB-13-02

TAX LOT # | 251E35A01300

DESIGNED BY | CLF/JTE

CHECKED BY | BKF

SHEET TITLE

ESCP DETAILS

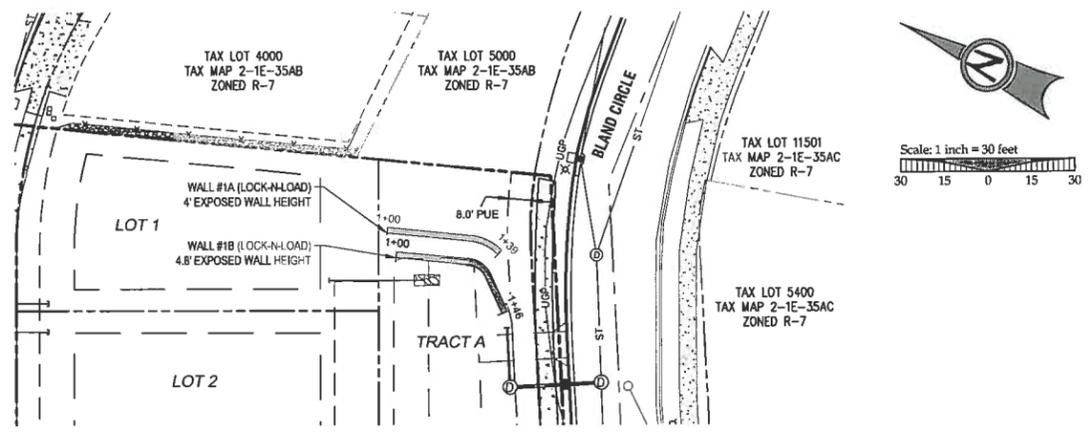
SHEET NUMBER

C121

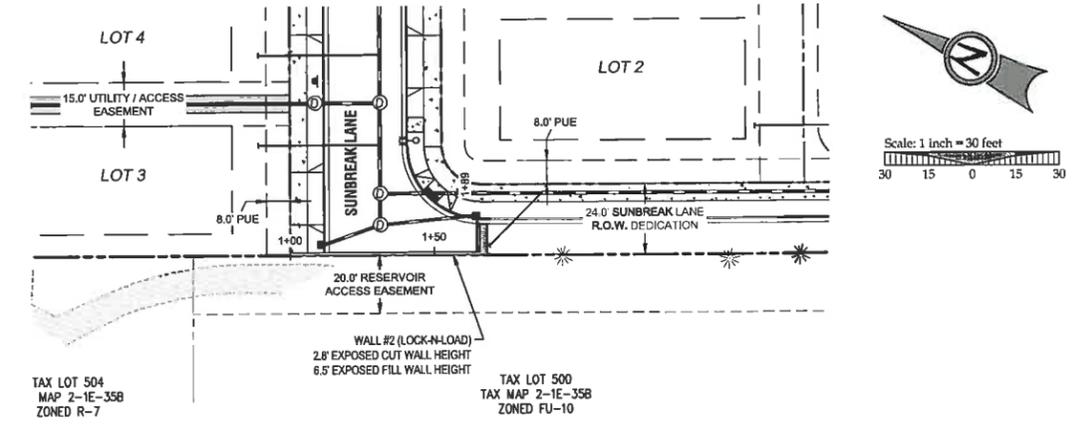
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CITY OF WEST LINN**
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 DATE: 3/21/14 BY: kwj O.L.

LEGEND

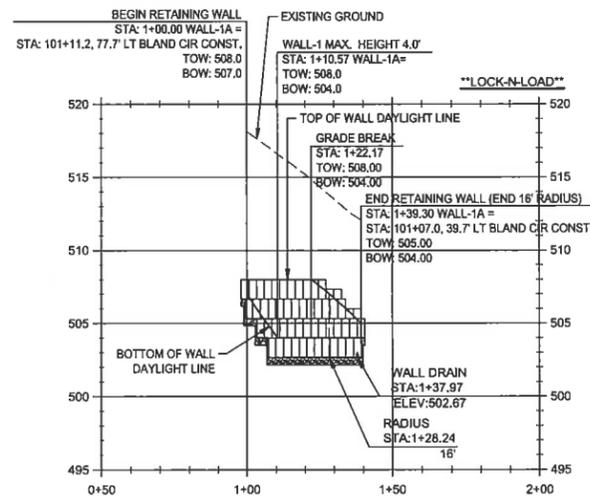
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	RIGHT-OF-WAY		PROPOSED LOT LINE
	EXISTING CENTERLINE		PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE		PROPOSED STORMWATER POND
	EXISTING LOT LINE		PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER		PROPOSED CONCRETE
	EXISTING SIDEWALK		PROPOSED RETAINING WALL
	EXISTING LIGHT POLE		PROPOSED STREET FRONTAGE TREE
	EXISTING TRAFFIC SIGN		
	EXISTING FIRE HYDRANT		



WALLS 1A AND 1B - PLAN VIEW

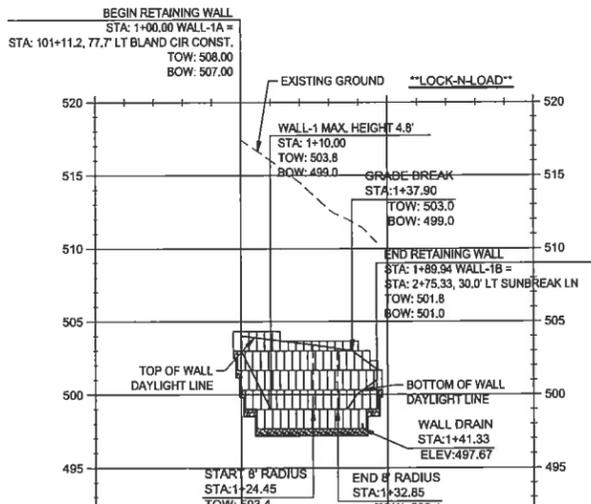


WALL 2 - PLAN VIEW



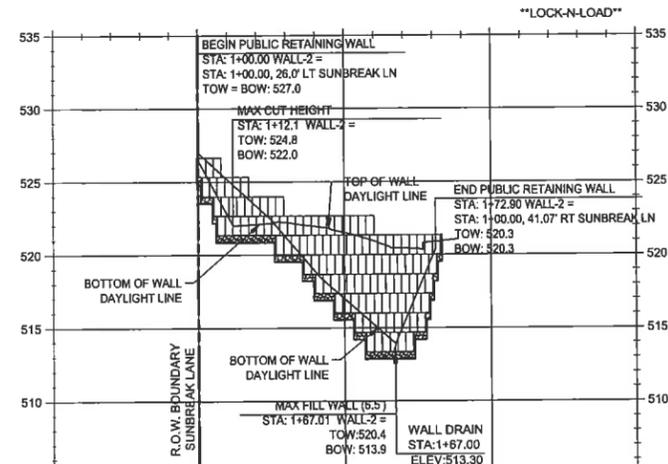
WALL 1A PROFILE
 (STA:0+50.00 - STA:2+00.00)
 SCALE: HORIZ 1"=30'
 VERT 1"=6'
 WALL AREA = 185 SF

NOTE:
 1. ALL STATIONS GIVEN AT TOE-FACE OF WALL (CONTROL)
 2. TOW = TOP OF WALL
 BOW = BOTTOM OF WALL (DAYLIGHT LINE)
 3. WALL BLOCK & BASE ROCK LIMITS SHOWN FOR REFERENCE ONLY



WALL 1B PROFILE
 (STA:0+50.00 - STA:2+00.00)
 SCALE: HORIZ 1"=30'
 VERT 1"=6'
 WALL AREA = 275 SF

NOTE:
 1. ALL STATIONS GIVEN AT TOE-FACE OF WALL (CONTROL)
 2. TOW = TOP OF WALL
 BOW = BOTTOM OF WALL (DAYLIGHT LINE)
 3. WALL BLOCK & BASE ROCK LIMITS SHOWN FOR REFERENCE ONLY



WALL 2 PROFILE
 (STA:0+50.00 - STA:2+50.00)
 SCALE: HORIZ 1"=30'
 VERT 1"=6'
 WALL AREA = 245 SF (EXPOSED)

NOTE:
 1. STATIONS GIVEN AT TOP-BACK AND TOE-FACE OF WALL ABOUT THE TRANSITION AT STA: 1+26 (CONTROL)
 2. TOW = TOP OF WALL
 BOW = BOTTOM OF WALL (DAYLIGHT LINE)
 3. WALL BLOCK & BASE ROCK LIMITS SHOWN FOR REFERENCE ONLY

PERMIT	03/11/14
REVISION SUMMARY	DATE
A	

RETAINING WALL PLAN AND PROFILES I
SUNBREAK SUBDIVISION
 LF 3, LLC
 WEST LINN, OR

J.T. SMITH companies
 REGISTERED PROFESSIONAL ENGINEER
 T2282PE
 OREGON
 NOV 12 2009
 JOHN D. HODDARTH
 EXPIRES 06/30/15
 Digital Signature
 03/13/2014

3J CONSULTING, INC.
 CIVIL ENGINEERING
 WATER RESOURCES
 LAND USE PLANNING
 5075 SW GRIFFITH DRIVE, SUITE 100, BEAVERTON, OR 97005
 PHONE & FAX: (503) 946-9585

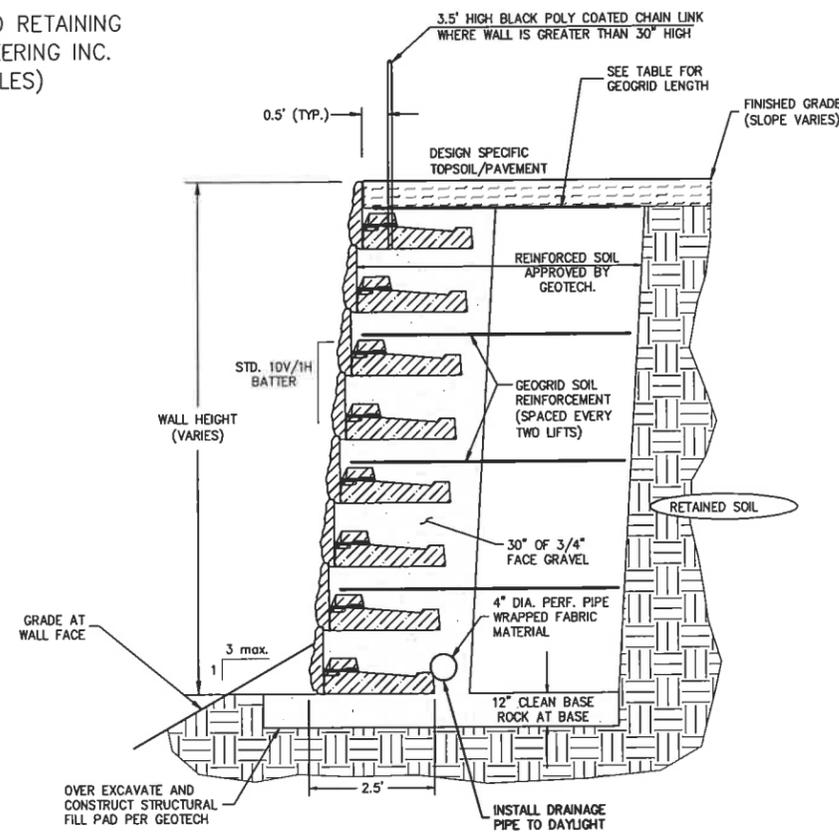
3J JOB ID #	13113
LAND USE #	SUB-13-02
TAX LOT #	251E35A01300
DESIGNED BY	CLF/JTE
CHECKED BY	IBK

SHEET TITLE
WALL PROFILES I
 SHEET NUMBER
C122

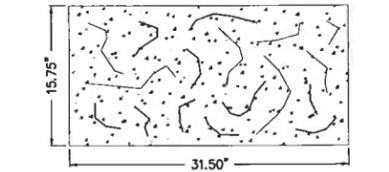


LOCK+LOAD WALL WAS DESIGNED BY: GEOPACIFIC ENGINEERING, INC. SEE "LOCK+LOAD RETAINING WALL DESIGN & CONSTRUCTION RECOMMENDATIONS" PREPARED BY GEOPACIFIC ENGINEERING INC. DATED: OCTOBER 29, 2013 (SEE SHEET C122 AND C123 FOR WALL PLANS AND PROFILES)

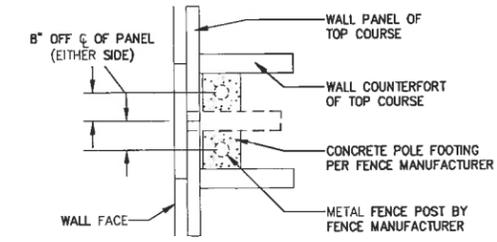
APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
 This approval is only for general conformance with the design concept and general compliance with applicable codes and requirements and shall not be construed as relieving the Design Engineer of full responsibility for accuracy and completeness of the drawings. This plan review approval does not prevent the City from requiring further code corrections in the field.
 DATE: 3/21/14 BY: K Choi & Co



LOCK + LOAD WALL TYPICAL SECTION + PLACEMENT
 SCALE: N.T.S.

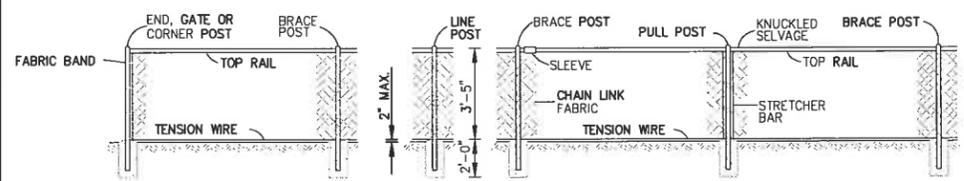


LOCK + LOAD WALL PANEL AND COUNTERFORT DIMENSIONS
 SCALE: NTS

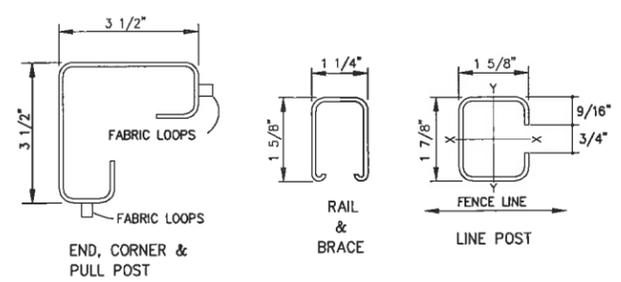


SAFETY FENCE POLE PLACEMENT DETAIL
 SCALE: NTS

- NOTES:**
1. WALL HEIGHT (H) IS THE TOTAL HEIGHT FROM TOP INCLUDING EMBEDMENT.
 2. REINFORCED SOIL, RETAINED SOIL, & FOUNDATION SOIL: INTERNAL ANGLE OF FRICTION = 30-35 DEGREES; UNIT WEIGHT= 120 LBS/CF.
 3. FINISHED GRADE TO PROVIDE FOR POSITIVE DRAINAGE.
 4. FOUNDATION ROW SET ON GRADED AND COMPACT SOIL OR GRANULAR PAD TO BE CONFIRMED BY GEOTECH.
 5. ALL BACKFILL TO BE COMPACTED TO 95% MAX. STANDARD PROCTOR DENSITY.
 6. GRADING AT TOP OF WALL AND EMBEDMENT AS SPECIFIED.
 7. FACE GRAVEL - 12" LAYER OF 3/4" CRUSHED GRAVEL LESS THAN 6% PASSING #200 SIEVE.
 8. USE OF ON SITE SOIL IN REINFORCED ZONE SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER.
 9. SEE GEOTECHNICAL REPORT FROM GEOPACIFIC DATED: APRIL 26, 2013 FOR ALL DESIGN SPECIFICATIONS.



BLACK POLY COATED CHAIN LINK FENCE TYPE 6
 SCALE: N.T.S.



ROLL FORMED SECTIONS
 SCALE: N.T.S.

- NOTES:**
1. ALL CONCRETE POST BASES SHALL BE CLASS 3000, 10" MINIMUM DIAMETER.
 2. ALL POSTS SHALL BE SPACED AT 10' MAXIMUM INTERVALS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
 3. TOP OR BOTTOM TENSION WIRES SHALL BE PLACED WITHIN THE LIMITS OF THE FIRST FULL FABRIC WEAVE.
 4. DETAILS ARE ILLUSTRATIVE AND SHALL NOT LIMIT HARDWARE DESIGN OR POST SELECTION FOR ANY PARTICULAR FENCE TYPE.

TYPE	MEMBER																			
	BRACE RAIL & TOP RAIL						LINE & BRACE POST						END, CORNER & PULL POST				GATE POST		ALL POSTS	
	ROUND		H-COLUMN		ROLL FORMED		ROUND		H-COLUMN		ROLL FORMED		ROUND		ROLL FORMED		ROUND			
	I.D. Pipe (Inches)	Weight Per Foot (Pounds)	Size (Inches)	Weight Per Foot (Pounds)	Size (Inches)	Weight Per Foot (Pounds)	I.D. Pipe (Inches)	Weight Per Foot (Pounds)	Size (Inches)	Weight Per Foot (Pounds)	Size (Inches)	Weight Per Foot (Pounds)	I.D. Pipe (Inches)	Weight Per Foot (Pounds)	Size (Inches)	Weight Per Foot (Pounds)	I.D. Pipe (Inches)	Weight Per Foot (Pounds)	I.D. Pipe (Inches)	Weight Per Foot (Pounds)
NOT USED	1	1 1/4	2.27	1 1/4 x 1 5/8	1.35	1 5/8 x 1 1/4	1.35	2	3.65	2 1/4	4.0	1 5/8 x 1 7/8	2.34	2 1/2	5.79	3 1/2 x 3 1/2	5.14	3 1/2	9.1	8' - 8"
NOT USED	3	1 1/4	2.27	1 1/4 x 1 5/8	1.35	1 5/8 x 1 1/4	1.35	1 1/2	2.72	1 7/8	2.72	1 5/8 x 1 7/8	1.85	2	3.65	3 1/2 x 3 1/2	5.14	3 1/2	9.1	8' - 8"
NOT USED	4	1 1/4	2.27	1 1/4 x 1 5/8	1.35	1 5/8 x 1 1/4	1.35	1 1/2	2.72	1 7/8	2.72	1 5/8 x 1 7/8	1.85	2	3.65	3 1/2 x 3 1/2	5.14	3 1/2	9.1	5' - 6"
	6	1 1/4	2.27	1 1/4 x 1 5/8	1.35	1 5/8 x 1 1/4	1.35	2	3.65	2 1/4	4.0	1 5/8 x 1 7/8	2.34	2 1/2	5.79	3 1/2 x 3 1/2	5.14	3 1/2	9.1	5' - 6"

BLACK POLY COATED CHAIN LINK FENCE



PERMIT REVISION SUMMARY BY DATE

RETAINING WALL DETAILS

SUNBREAK SUBDIVISION

LF 3, LLC WEST LINN, OR

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER 72282996 OREGON NOV 12 2003 JOHN D. HOWARTH

EXPIRES 06/30/15

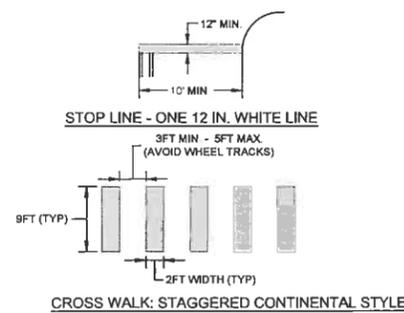
Digital Signature 03/13/2014

3J CONSULTING, INC. CIVIL ENGINEERING WATER RESOURCES LAND USE PLANNING 5075 SW GRIFFITH DRIVE SUITE 100, BEAVERTON, OR 97005 PHONE & FAX: (503) 898-8855

3J JOB ID # | 13113
 LAND USE # | SUB-13-02
 TAX LOT # | 281E15A01300
 DESIGNED BY | CLF/JTE
 CHECKED BY | BKF

SHEET TITLE
 WALL DETAILS

SHEET NUMBER
C124

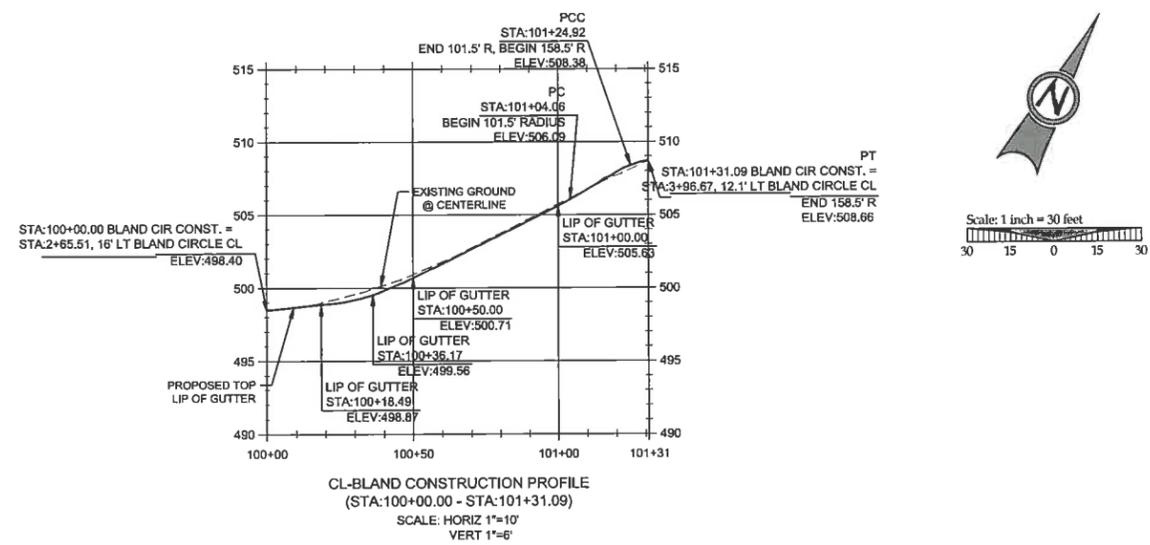
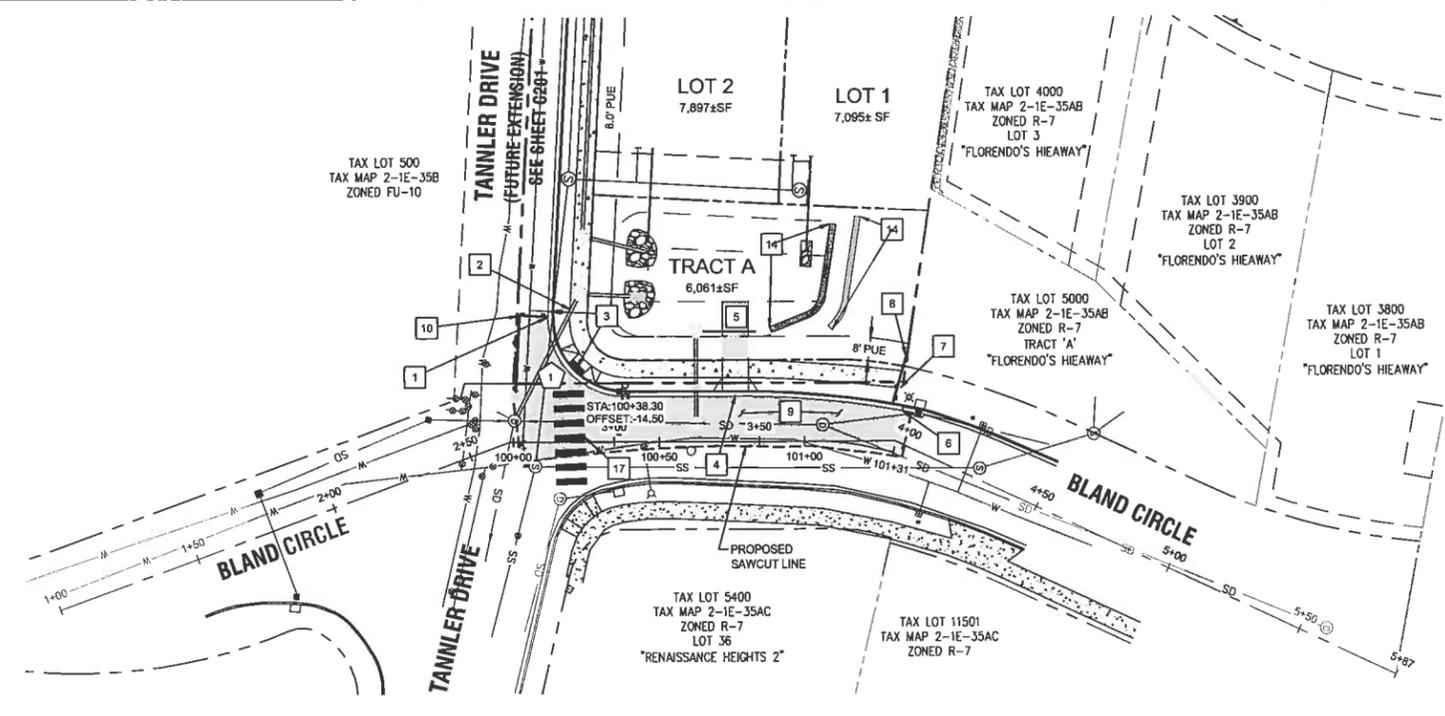


- STRIPING NOTES**
1. STRIPING SHALL BE THERMOPLASTIC PAVEMENT MARKING MATERIAL.
 2. LOCATE FINAL STOP LINE 4' MIN. FROM CURB FACE IN ADVANCE OF THE NEAREST MARKED CROSSWALK LINE.
 4. ALIGN CROSSWALK WITH WHEELCHAIR RAMP LOCATIONS.
 5. ALL PAVEMENT MARKING MATERIALS SHALL BE INSTALLED AS PER OREGON STANDARD SPECIFICATIONS.

APPROVED FOR CONSTRUCTION BY CITY OF WEST LINN

This approval is only for general conformance with the design concept and general compliance with applicable codes and requirements and shall not be construed as relieving the Design Engineer of full responsibility for accuracy and completeness of the drawings. This plan review approval does not prevent the City from requiring further code corrections in the field.

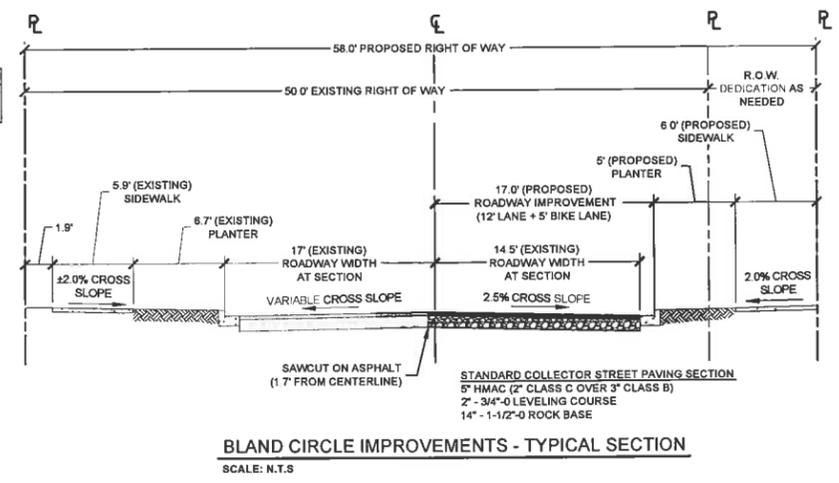
DATE: 3/21/14 BY: Kristi Cole



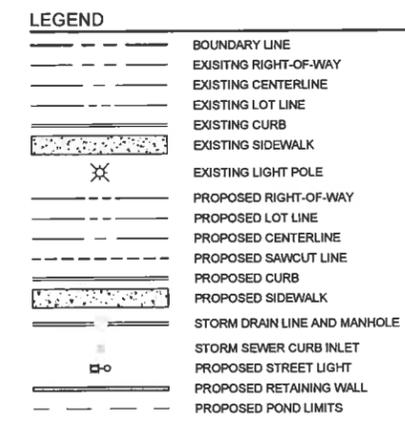
CURB RETURN TABLE

TAG NO.	PC STATION	DELTA	RADIUS	TANGENT	LENGTH	PT STATION	PC ELEV.	1/4	1/2	3/4	PT. ELEV.
1	100+38.3	14.5L	92455'	26.5'	27.9'	101+45.0	499.84	499.03	498.85	499.09	499.75

* ALL GEOMETRY MEASUREMENTS AND ELEVATIONS REFERENCE LIP OF GUTTER.



- CONSTRUCTION KEY NOTES**
1. STA: 100+13.18, 43.3' LT BLAND CIR CONST. CL. BEGIN STANDARD CURB AND GUTTER PER CITY OF WEST LINN STANDARD DETAIL WL-501 (TYPICAL CURBS) ON SHEET C210 AND TYPICAL SECTION DETAIL THIS SHEET.
 2. STA: 100+19.32, 42.0' LT BLAND CIR CONST. CL. BEGIN 6 FT WIDE DETACHED SIDEWALK PER CITY OF WEST LINN STANDARD DETAIL WL-508 (CONCRETE SIDEWALK CROSS SECTION) ON SHEET C210 AND TYPICAL SECTION DETAIL THIS SHEET.
 3. STA: 100+17, 16.0' LT TO STA: 100+35, 16.5' LT BLAND CIR CONST. CL. CONSTRUCT CURB RAMP PER CITY OF WEST LINN STANDARD DETAIL WL-507A ON SHEET C210
 4. STA: 100+68.75, 16.0' LT TO STA: 100+83.75, 16.0' LT BLAND CIR CONST. CL. CONSTRUCT DRIVEWAY ACCESS TO BLAND CIRCLE (15 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-504A (COMMERCIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210
 5. EXTEND 15FT WIDE COMPACTED GRAVEL ACCESS INTO STORM POND AS SHOWN PER CITY OF WEST LINN PUBLIC WORKS STANDARD 2.0054
 8. STA: 101+31, 14.5' LT BLAND CIR CONST. CL. END STANDARD CURB AND GUTTER PER CITY OF WEST LINN STANDARD DETAIL WL-501 (TYPICAL CURBS) ON SHEET C210 AND TYPICAL SECTION DETAIL THIS SHEET. MATCH EXISTING CURB AND GUTTER.
 7. STA: 101+28.5, 22.0' LT TO STA: 100+35, 16.5' LT BLAND CIR CONST. CL. END 6 FT WIDE DETACHED SIDEWALK PER CITY OF WEST LINN STANDARD DETAIL WL-508 (CONCRETE SIDEWALK CROSS SECTION) ON SHEET C210 AND TYPICAL SECTION DETAIL THIS SHEET
 8. INSTALL ROADWAY BARRICADE PER CITY OF WEST LINN STANDARD DETAIL WL-515B ON SHEET C211
 9. REPAVE FROM SAWCUT LIMITS TO NEW FACE OF GUTTER WITHIN AREA SHOWN (APPROX. 315 SY). SEE COLLECTOR STREET PAVING REQUIREMENTS ON TYPICAL SECTION DETAIL THIS SHEET.
 10. INSTALL ROADWAY BARRICADE @ 8FT O.C. PER CITY OF WEST LINN STANDARD DETAIL WL-518A ON SHEET C211
 11. STA: 100+36, 17.5' LT BLAND CIR CONST. CL. REINSTALL EXISTING STOP SIGN ON NEW POST AT WITH V-LOC BREAKAWAY POST ANCHOR SYSTEM PER TYPICAL INSTALLATION DETAIL ON SHEET 211
 12. STA: 100+39, 23.0' LT BLAND CIR CONST. CL. INSTALL NEW LIGHT POLE BASE, JUNCTION BOX AND CONDUIT. CONTRACTOR TO CONFIRM ALL LOCATIONS AND INSTALLATION REQUIREMENTS WITH PORTLAND GENERAL ELECTRIC. POT HOLE TO VERIFY EXISTING UTILITY LOCATIONS AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES
 13. CONSTRUCT MONOLITHIC CURB AND SIDEWALK IN THE TRANSITION OF 6 FT SIDEWALK TO CURB TIGHT AROUND PROTECTED UTILITIES. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 14. CONSTRUCT BLACK VINYL CLAD CHAIN LINK FENCE AT TOP OF RETAINING WALL TO LIMITS SHOWN. SEE DETAIL ON C124
 15. *NOT USED*
 16. INSTALL 12" WHITE STOP BAR PER DETAIL AND NOTES THIS SHEET.
 17. INSTALL STAGGERED CONTINENTAL STYLE CROSSWALK STRIPING PER DETAIL AND NOTES THIS SHEET.



- GENERAL NOTES**
1. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE DEVELOPER.
 2. STREET LIGHT PLAN DESIGNED BY PORTLAND GENERAL ELECTRIC. CONTRACTOR TO VERIFY STREET LIGHT LOCATION, TYPE, AND MATERIALS WITH PORTLAND GENERAL ELECTRIC PLAN PRIOR TO INSTALLATION.
 3. LINES TO BE INSTALLED UNDERGROUND SHALL BE INSPECTED AND APPROVED BEFORE BACKFILLING. CONTRACTOR SHALL NOTIFY THE AUTHORITIES INSPECTORS 48 HOURS BEFORE INSPECTION SERVICES ARE REQUIRED.
 4. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS



PERMIT 03/11/14 BY DATE

REVISION SUMMARY

BLAND CIRCLE STREET IMPROVEMENT PLAN

SUNBREAK SUBDIVISION

LF-3, LLC

WEST LINN, OR

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER 72282PE

OREGON NOV. 12, 2007

JOHN D. HOWORTH

EXPIRES: 06/30/15

Digital Signature 03/13/2014

3J CONSULTING, INC.

CIVIL ENGINEERING WATER RESOURCES LAND USE PLANNING

5075 SW GRIFFITH DRIVE SUITE 150, BEAVERTON, OR 97005

PHONE & FAX: (503) 949-9365

3J JOB ID # | 13113

LAND USE # | SUB-13-02

TAX LOT # | 281E35A01300

DESIGNED BY | CLF/ATE

CHECKED BY | BKJ

SHEET TITLE

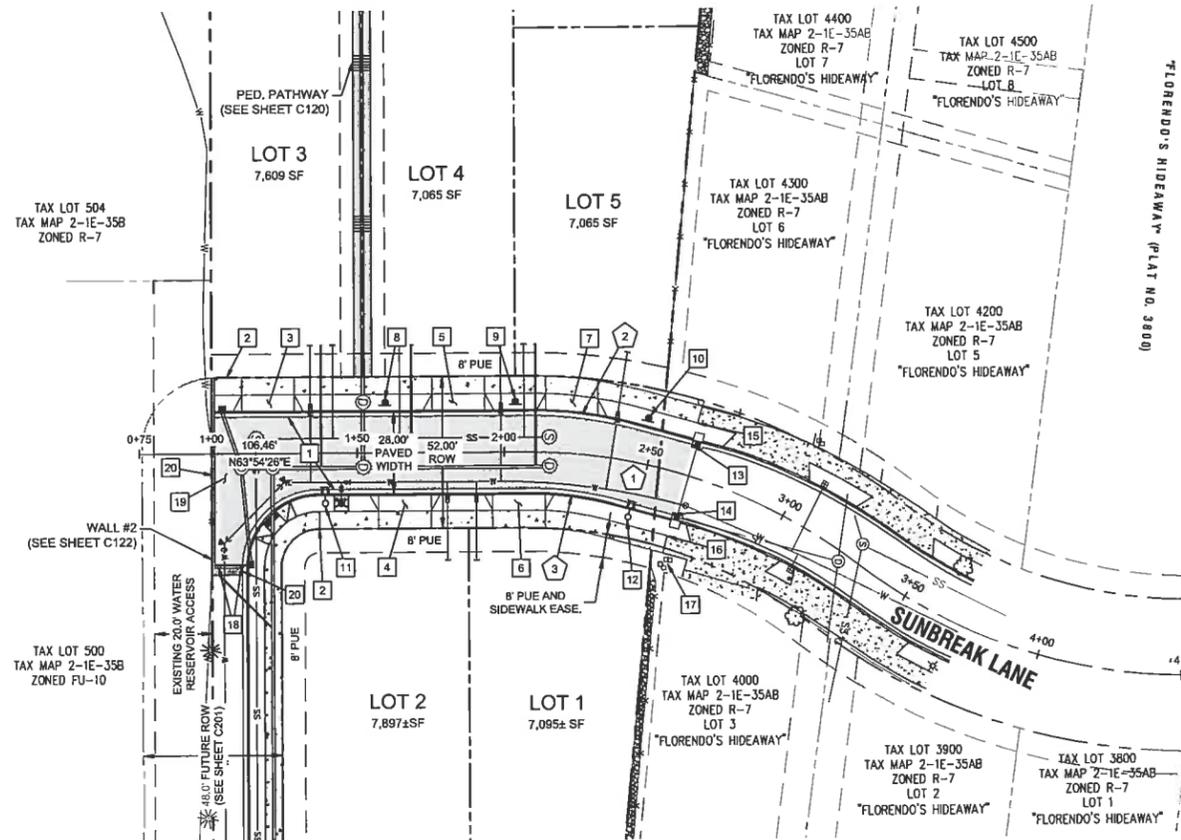
BLAND CIRC. PLAN

SHEET NUMBER

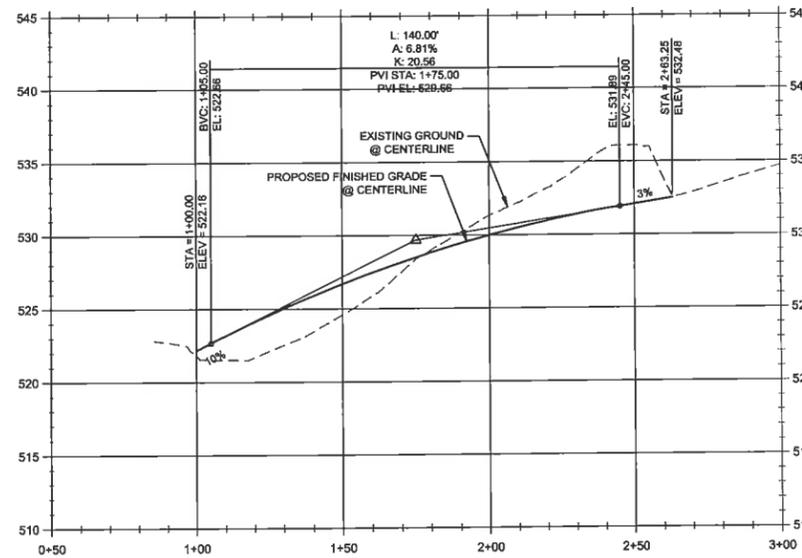
C200

CONSTRUCTION KEY NOTES

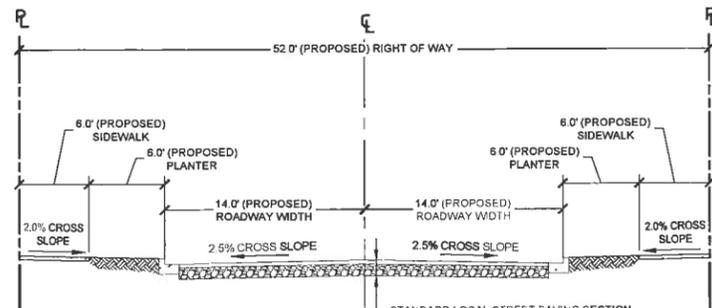
- 1 CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF WEST LINN STANDARD DETAIL WL-501 (TYPICAL CURBS) ON SHEET C210 AND TYPICAL SECTION DETAIL THIS SHEET.
- 2 CONSTRUCT 6 FT WIDE DETACHED SIDEWALK PER CITY OF WEST LINN STANDARD DETAIL WL-508 (CONCRETE SIDEWALK CROSS SECTION) ON SHEET C210 AND TYPICAL SECTION DETAIL THIS SHEET SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT.
- 3 STA. 1+07.50, 14.0' LT TO STA. 1+31.50, 14.0' LT SUNBREAK LANE: CONSTRUCT DRIVEWAY ACCESS TO SUNBREAK LANE (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210 SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT.
- 4 STA. 1+54.10, 14.0' LT TO STA. 1+78.10, 14.0' LT SUNBREAK LANE: CONSTRUCT DRIVEWAY ACCESS TO SUNBREAK LANE (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210 SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT OR AT END OF 18 MONTH MAINTENANCE BOND.
- 5 STA. 1+72.50, 14.0' LT TO STA. 1+96.50, 14.0' LT SUNBREAK LANE: CONSTRUCT DRIVEWAY ACCESS TO SUNBREAK LANE (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210 SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT.
- 6 STA. 1+93.10, 14.0' LT TO STA. 2+17.90, 14.0' LT SUNBREAK LANE: CONSTRUCT DRIVEWAY ACCESS TO SUNBREAK LANE (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210 SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT.
- 7 STA. 2+11.21, 14.0' LT TO STA. 2+33.54, 13.9' LT SUNBREAK LANE: CONSTRUCT DRIVEWAY ACCESS TO SUNBREAK LANE (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210 SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT.
- 8 STA. 1+59.50, 17.25' LT SUNBREAK LANE: "NO PARKING" SIGN (SEE DETAIL ON SHEET C211). PARKING SHALL BE RESTRICTED ALONG ONE SIDE OF SUNBREAK LANE.
- 9 STA. 2+04.00, 17.25' LT SUNBREAK LANE: "NO PARKING" SIGN (SEE DETAIL ON SHEET C211). PARKING SHALL BE RESTRICTED ALONG ONE SIDE OF SUNBREAK LANE.
- 10 STA. 2+47.00, 15.66' LT SUNBREAK LANE: "NO PARKING" SIGN (SEE DETAIL ON SHEET C211). PARKING SHALL BE RESTRICTED ALONG ONE SIDE OF SUNBREAK LANE.
- 11 STA. 1+39.00, 17.25' RT SUNBREAK LANE: INSTALL NEW LIGHT POLE BASE, JUNCTION BOX AND CONDUIT. CONTRACTOR TO CONFIRM ALL LOCATIONS AND INSTALLATION REQUIREMENTS WITH PORTLAND GENERAL ELECTRIC.
- 12 STA. 2+47.00, 18.90' RT SUNBREAK LANE: INSTALL NEW LIGHT POLE BASE, JUNCTION BOX AND CONDUIT. CONTRACTOR TO CONFIRM ALL LOCATIONS AND INSTALLATION REQUIREMENTS WITH PORTLAND GENERAL ELECTRIC.
- 13 STA. 2+62.80, 10.70' LT SUNBREAK LANE: MATCH EXISTING CURB AND GUTTER. CONTRACTOR TO PROTECT EXISTING STORM STRUCTURES.
- 14 STA. 2+63.15, 14.30' RT SUNBREAK LANE: MATCH EXISTING CURB AND GUTTER. CONTRACTOR TO PROTECT EXISTING STORM STRUCTURES.
- 15 STA. 2+62.60, 18.20' LT SUNBREAK LANE: MATCH EXISTING 6' WIDE SIDEWALK. SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT.
- 16 STA. 2+63.55, 21.90' RT SUNBREAK LANE: MATCH EXISTING 8' WIDE SIDEWALK. SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT.
- 17 CONTRACTOR TO PROTECT EXISTING VAULTS AND PEDESTALS FROM DAMAGE. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- 18 NOT USED
- 19 INSTALL PAVEMENT WITHIN AREA SHOWN (APPROX 450 SY). SEE LOCAL STREET PAVING REQUIREMENTS ON TYPICAL SECTION DETAIL THIS SHEET.
- 20 INSTALL 4FT BLACK VINYL CLAD CHAIN LINK FENCE AT TOP OF FILL WALL TO LIMITS SHOWN. SEE DETAIL SHEET C124.



SUNBREAK LANE - PLAN VIEW



CL -SUNBREAK PROFILE
(STA:0+50.00 - STA:3+00.00)
SCALE: HORIZ 1"=10'
VERT 1"=6'



TYPICAL SECTION - SUNBREAK LANE IMPROVEMENTS
SCALE N.T.S.

LEGEND

	BOUNDARY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING CENTERLINE
	EXISTING LOT LINE
	EXISTING CURB
	EXISTING SIDEWALK
	EXISTING LIGHT POLE
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	PROPOSED SAWCUT LINE
	PROPOSED CURB
	PROPOSED SIDEWALK
	STORM DRAIN LINE AND MANHOLE
	STORM SEWER CURB INLET
	PROPOSED STREET LIGHT
	PROPOSED RETAINING WALL
	PROPOSED POND LIMITS
	SIDEWALK BY HOME BUILDER

STREET CENTERLINE CURVE TABLE

TAG NO.	PC STA.	PT STA.	PI STA.	DELTA	RADIUS	LENGTH	TANGENT
1	STA: 2+07.5	STA: 2+62.9	STA: 2+07.50	17°10'53"	165.0'	55.5'	27.9'

CURB RETURN TABLE

TAG NO.	PC STA.	OFFSET	PT STA.	OFFSET	RADIUS	LENGTH	DELTA	TANGENT
2	STA: 2+08.2	14.0' LT	STA: 2+43.2	12.7' LT	140.0'	37.5'	15°21'38"	18.9'
3	STA: 2+08.4	14.0' RT	STA: 2+40.9	15.2' RT	112.0'	30.0'	15°21'38"	15.1'

NOTE: TABLES REFERENCES SUNBREAK LANE STATIONING.

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE DEVELOPER.
2. STREET LIGHT PLAN DESIGNED BY PORTLAND GENERAL ELECTRIC. CONTRACTOR TO VERIFY STREET LIGHT LOCATION, TYPE, AND MATERIALS WITH PORTLAND GENERAL ELECTRIC PLAN PRIOR TO INSTALLATION.
3. LINES TO BE INSTALLED UNDERGROUND SHALL BE INSPECTED AND APPROVED BEFORE BACKFILLING. CONTRACTOR SHALL NOTIFY THE AUTHORITIES INSPECTORS 48 HOURS BEFORE INSPECTION SERVICES ARE REQUIRED.
4. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.

APPROVED FOR CONSTRUCTION BY CITY OF WEST LINN

This approval is only for general conformance with the design concept and general compliance with applicable codes and requirements and shall not be construed as relieving the Design Engineer of full responsibility for accuracy and completeness of the drawings. This plan review approval does not prevent the City from requiring further code corrections in the field.

DATE: 8/21/14 BY: *Khor' Olu*



PERMIT	REVISION SUMMARY	DATE
A		09/11/14

SUNBREAK LANE PLAN AND PROFILE
SUNBREAK SUBDIVISION
LF 3, LLC
WEST LINN, OR

J.T. SMITH companies
REGISTERED PROFESSIONAL ENGINEER
122829
OREGON
NOV. 12, 2009
JOHN D. HOWARTH
EXPIRES 06/30/15
Digital Signature
03/13/2014

3J CONSULTING, INC.
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
8075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-8885

3J JOB ID #	13113
LAND USE #	SUB-13-02
TAX LOT #	251E35A01300
DESIGNED BY	CLF/ITE
CHECKED BY	BKF
SHEET TITLE	SUNBREAK PLAN
SHEET NUMBER	

C202

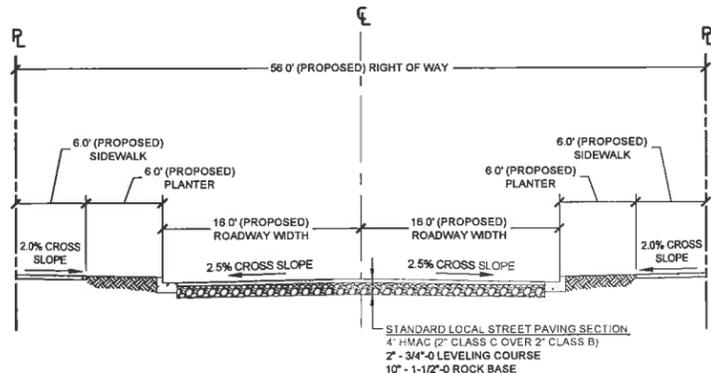
CONSTRUCTION KEY NOTES

1. CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF WEST LINN STANDARD DETAIL WL-501 (TYPICAL CURBS) ON SHEET C210 AND TYPICAL SECTION DETAIL THIS SHEET.
2. CONSTRUCT 6 FT WIDE DETACHED SIDEWALK PER CITY OF WEST LINN STANDARD DETAIL WL-508 (CONCRETE SIDEWALK CROSS SECTION) ON SHEET C210 AND TYPICAL SECTION DETAIL THIS SHEET. SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT OR 18TH MONTH AFTER PLAT HAS BEEN RECORDED.
3. STA: 3+11.5, 16.0' LT TO STA: 3+38.7, 16.0' LT CRESTVIEW DRIVE. CONSTRUCT DRIVEWAY ACCESS TO CRESTVIEW DRIVE (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210 SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT.
4. STA: 3+26.3, 16.0' RT TO STA: 3+53.0, 16.0' RT CRESTVIEW DRIVE. CONSTRUCT DRIVEWAY ACCESS TO CRESTVIEW DRIVE (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210 SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT.
5. STA: 3+77.2, 16.0' LT TO STA: 4+03.3, 16.0' LT CRESTVIEW DRIVE. CONSTRUCT DRIVEWAY ACCESS TO CRESTVIEW DRIVE (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210 SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT.
6. STA: 3+86.0, 16.0' RT TO STA: 4+21.7, 16.0' RT CRESTVIEW DRIVE. CONSTRUCT DRIVEWAY ACCESS TO CRESTVIEW DRIVE (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210 SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT.
7. STA: 4+44.3, 16.0' LT TO STA: 4+72.6, 16.0' LT CRESTVIEW DRIVE. CONSTRUCT DRIVEWAY ACCESS TO CRESTVIEW DRIVE (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210 SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT.
8. STA: 4+56.9, 16.0' RT TO STA: 4+79.4, 16.0' RT CRESTVIEW DRIVE. CONSTRUCT DRIVEWAY ACCESS TO CRESTVIEW DRIVE (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210 SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT.
9. STA: 4+32.5, 19.25' RT CRESTVIEW DRIVE. INSTALL NEW LIGHT POLE BASE, JUNCTION BOX AND CONDUIT. CONTRACTOR TO CONFIRM ALL LOCATIONS AND INSTALLATION REQUIREMENTS WITH PORTLAND GENERAL ELECTRIC.
10. STA: 2+74.8, 16.0' RT CRESTVIEW DRIVE. MATCH EXISTING CURB AND GUTTER. CONTRACTOR TO PROTECT EXISTING STORM STRUCTURES.
11. STA: 2+75.7, 16.0' LT CRESTVIEW DRIVE. MATCH EXISTING CURB AND GUTTER. CONTRACTOR TO PROTECT EXISTING STORM STRUCTURES.
12. STA: 4+83.0, 16.0' LT CRESTVIEW DRIVE. MATCH EXISTING CURB AND GUTTER. CONTRACTOR TO PROTECT EXISTING STORM STRUCTURES.
13. STA: 4+89.2, 16.0' RT CRESTVIEW DRIVE. MATCH EXISTING CURB AND GUTTER. CONTRACTOR TO PROTECT EXISTING STORM STRUCTURES.
14. STA: 2+74.4, 22.0' RT CRESTVIEW DRIVE. MATCH EXISTING 6' WIDE SIDEWALK. SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT OR 18TH MONTH AFTER PLAT HAS BEEN RECORDED.
15. STA: 2+73.1, 22.0' LT CRESTVIEW DRIVE. MATCH EXISTING 6' WIDE SIDEWALK. SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT OR 18TH MONTH AFTER PLAT HAS BEEN RECORDED.
16. STA: 4+83.0, 22.0' LT CRESTVIEW DRIVE. MATCH EXISTING 6' WIDE SIDEWALK. SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT OR 18TH MONTH AFTER PLAT HAS BEEN RECORDED.
17. STA: 4+92.0, 22.0' RT CRESTVIEW DRIVE. MATCH EXISTING 6' WIDE SIDEWALK. SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT OR 18TH MONTH AFTER PLAT HAS BEEN RECORDED.
18. CONTRACTOR TO PROTECT EXISTING VAULTS AND PEDESTALS FROM DAMAGE. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. REPLACE EXISTING STREET LIGHT POLE AND LUMINAIRE TO MATCH NEW POLES WITHIN SUNBREAK SUBDIVISION.
19. INSTALL PAVEMENT WITHIN AREA SHOWN (APPROX 680 SY) SEE LOCAL STREET PAVING REQUIREMENTS ON TYPICAL SECTION DETAIL THIS SHEET.
20. REPAIR ASPHALT SURFACE AFTER SEWER INSTALLATION PER CITY OF WEST LINN STANDARD DETAIL WL-203 (STREET T-CUT) ON SHEET C210.
21. INSTALL BLACK VINYL CLAD CHAIN LINK FENCE AT TOP OF WALL TO LIMITS SHOWN.

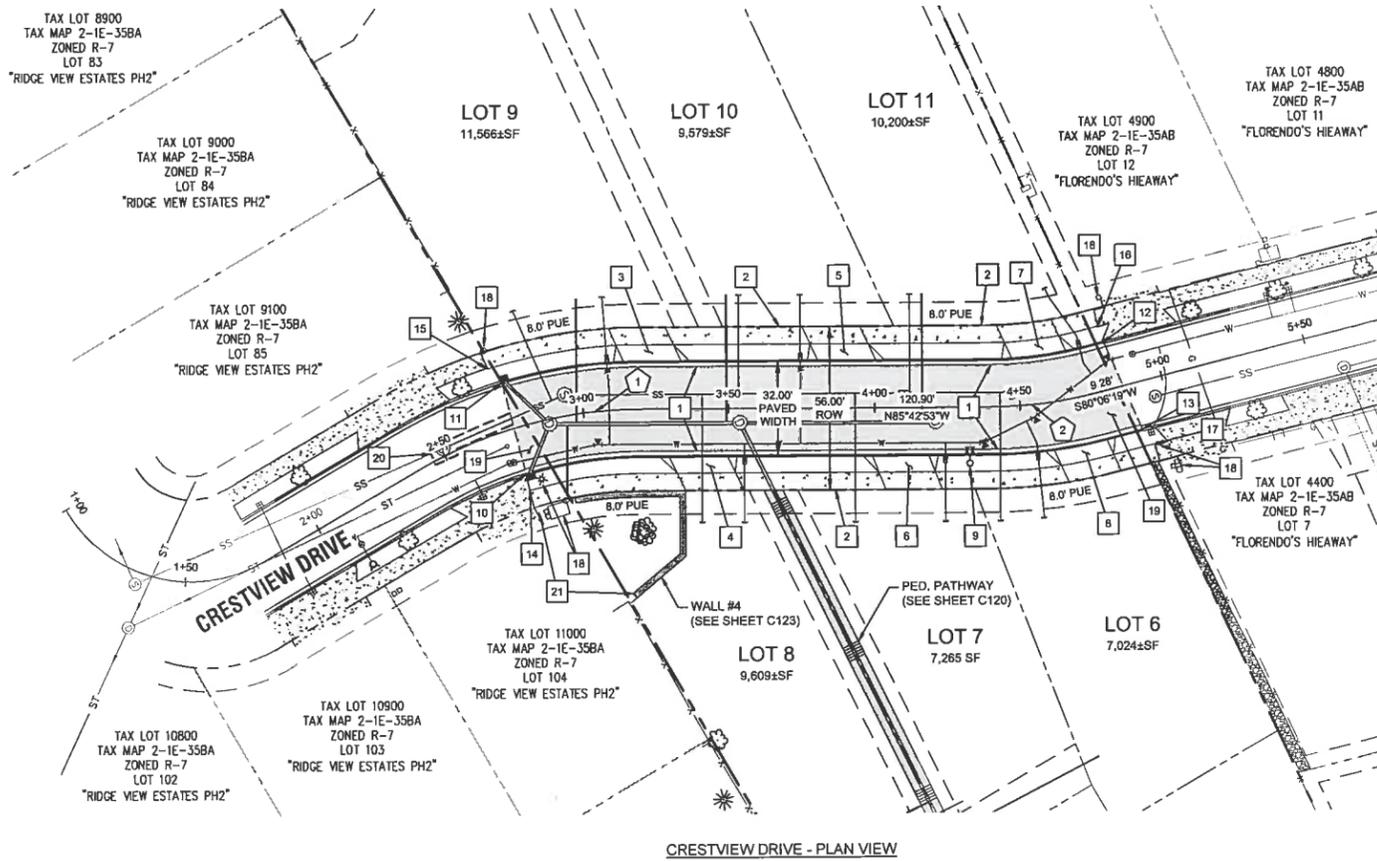
STREET CENTERLINE CURVE TABLE

TAG NO.	PC STA.	PT STA.	PI STA.	DELTA	RADIUS	LENGTH	TANGENT
1	STA: 2+75.4	STA: 3+19.1	STA: 2+79.3	16°41'59"	150.0'	43.7'	22.0'
2	STA: 4+40.0	STA: 4+77.2	STA: 4+58.6	14°10'48"	150.0'	37.2'	18.7'

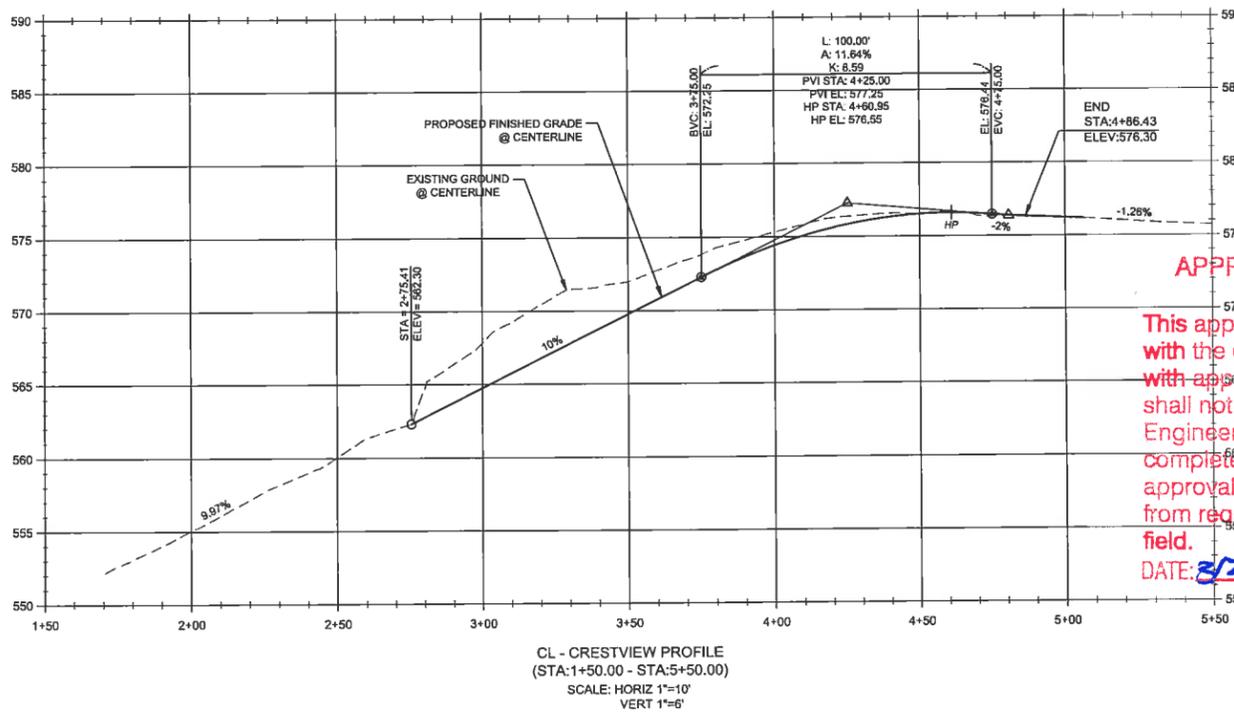
NOTE: TABLE REFERENCES CRESTVIEW DRIVE STATIONING.



TYPICAL SECTION - CRESTVIEW DRIVE IMPROVEMENTS
SCALE: N.T.S.

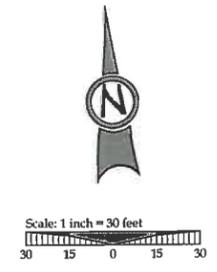


CRESTVIEW DRIVE - PLAN VIEW



CL - CRESTVIEW PROFILE
(STA: 1+50.00 - STA: 5+50.00)
SCALE: HORIZ 1"=10'
VERT 1"=6'

**APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN**
This approval is only for general conformance with the design concept and general compliance with applicable codes and requirements and shall not be construed as relieving the Design Engineer of full responsibility for accuracy and completeness of the drawings. This plan review approval does not prevent the City from requiring further code corrections in the field.
DATE: 8/21/14 BY: *KWJ/CLW*

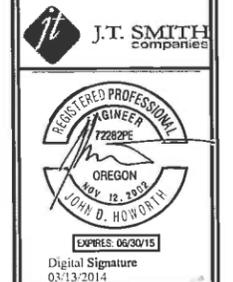


- LEGEND**
- BOUNDARY LINE
 - - - EXISTING RIGHT-OF-WAY
 - - - EXISTING CENTERLINE
 - - - EXISTING LOT LINE
 - - - EXISTING CURB
 - - - EXISTING SIDEWALK
 - ⊙ EXISTING LIGHT POLE
 - - - PROPOSED RIGHT-OF-WAY
 - - - PROPOSED LOT LINE
 - - - PROPOSED CENTERLINE
 - - - PROPOSED SAWCUT LINE
 - - - PROPOSED CURB
 - - - PROPOSED SIDEWALK
 - ⊙ STORM DRAIN LINE AND MANHOLE
 - ⊙ STORM SEWER CURB INLET
 - ⊙ PROPOSED STREET LIGHT
 - - - PROPOSED RETAINING WALL
 - - - SIDEWALK BY HOME BUILDER

- GENERAL NOTES**
1. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE DEVELOPER.
 2. STREET LIGHT PLAN DESIGNED BY PORTLAND GENERAL ELECTRIC. CONTRACTOR TO VERIFY STREET LIGHT LOCATION, TYPE, AND MATERIALS WITH PORTLAND GENERAL ELECTRIC PLAN PRIOR TO INSTALLATION.
 3. LINES TO BE INSTALLED UNDERGROUND SHALL BE INSPECTED AND APPROVED BEFORE BACKFILLING. CONTRACTOR SHALL NOTIFY THE AUTHORITIES INSPECTORS 48 HOURS BEFORE INSPECTION SERVICES ARE REQUIRED.
 4. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.

PERMIT	REVISION SUMMARY	DATE

CRESTVIEW DRIVE PLAN & PROFILE
SUNBREAK
SUBDIVISION
 LF 3, LLC
 WEST LINN, OR



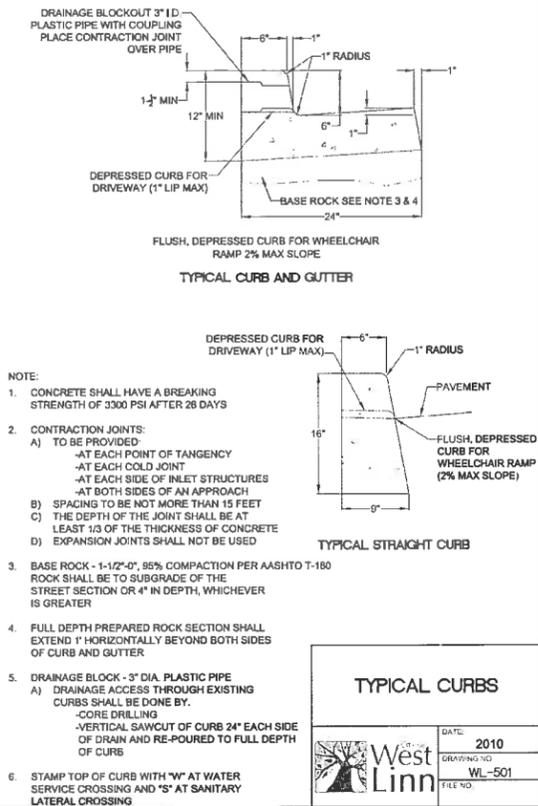
3J CONSULTING, INC.
 CIVIL ENGINEERING
 WATER RESOURCES
 LAND USE PLANNING
 5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
 PHONE & FAX: (503) 946-9585

3J JOB ID # | 13113
 LAND USE # | SUB-13-02
 TAX LOT # | 281E35A01300
 DESIGNED BY | CLF/JTE
 CHECKED BY | BKF

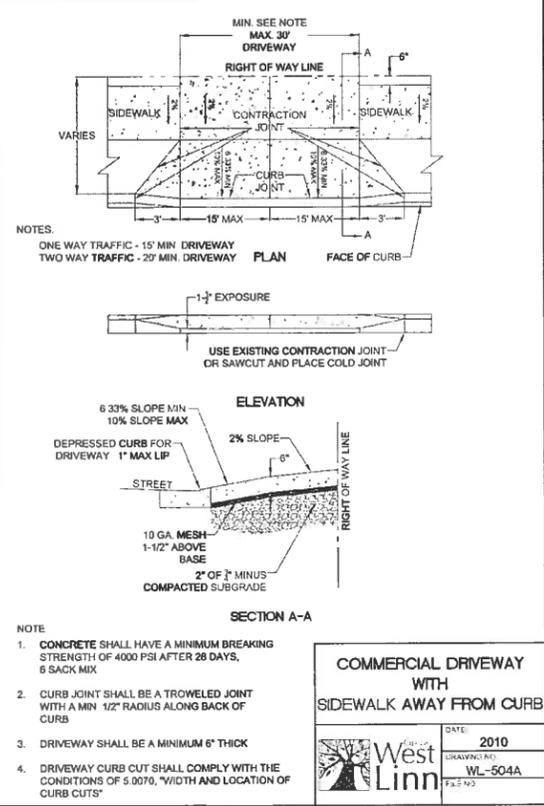
SHEET TITLE
CRESTVIEW P&P
 SHEET NUMBER
C203



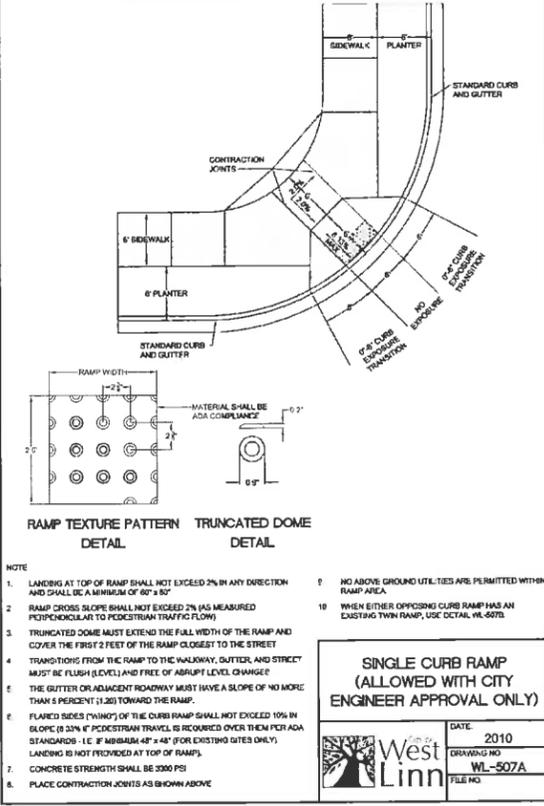
THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.



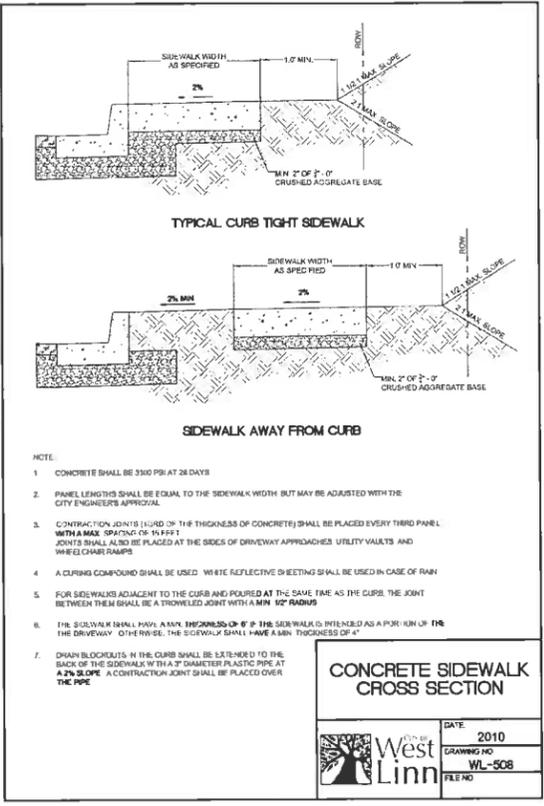
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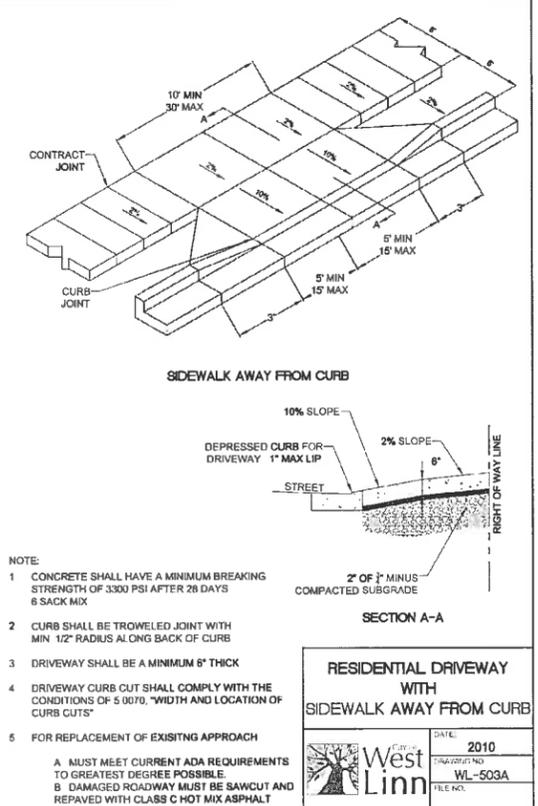
THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.



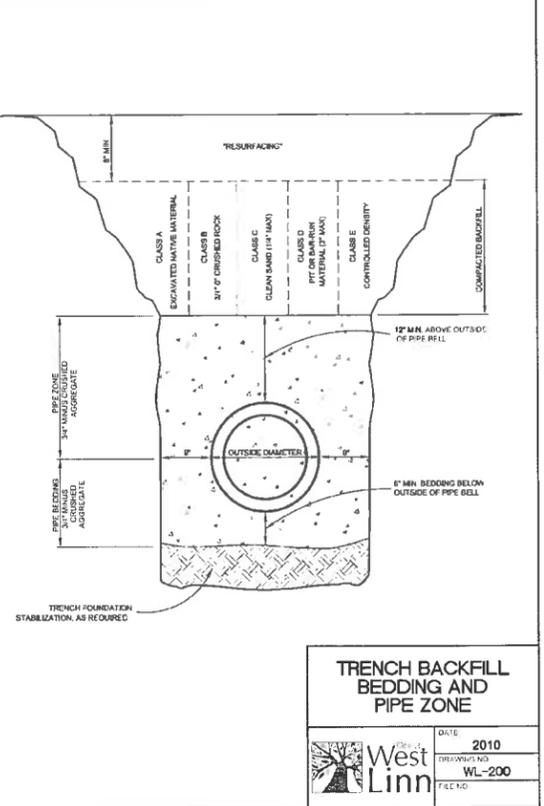
THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.



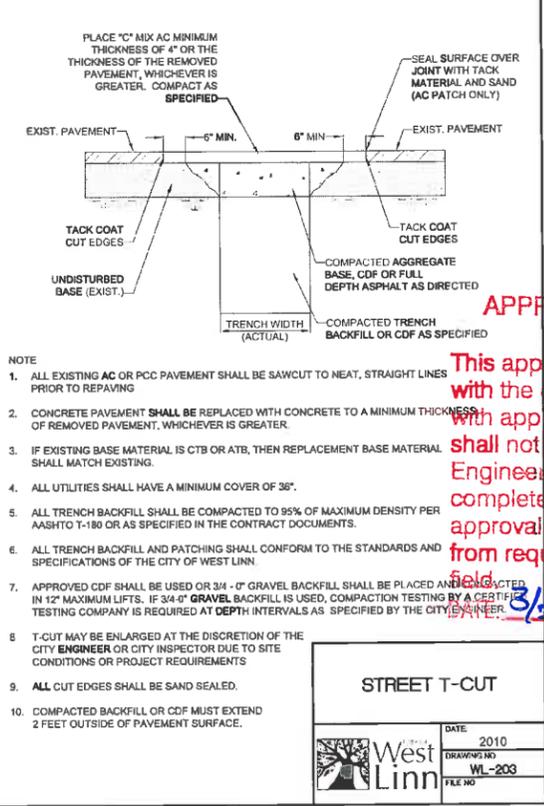
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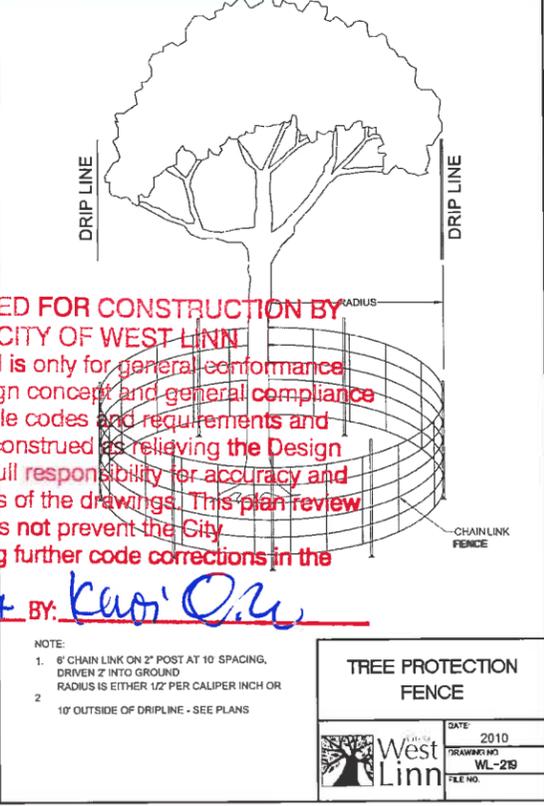
THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.



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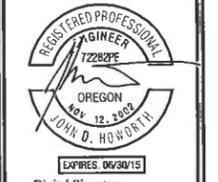
PERMIT REVISION SUMMARY BY DATE

CONSTRUCTION DETAILS I

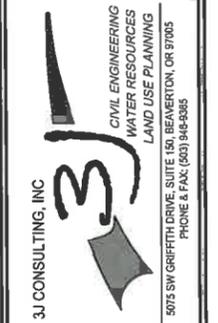
SUNBREAK SUBDIVISION

LF 3, LLC

WEST LINN, OR



Digital Signature 03/13/2014



3J JOB ID # | 13113
LAND USE # | SUB-13-02
TAX LOT # | 2S1E35A01300
DESIGNED BY | CLF/ITE
CHECKED BY | BKF
SHEET TITLE
DETAILS I
SHEET NUMBER

C210

APPROVED FOR CONSTRUCTION BY CITY OF WEST LINN
This approval is only for general conformance with the design concept and general compliance with applicable codes and requirements and shall not be construed as relieving the Design Engineer of full responsibility for accuracy and completeness of the drawings. This plan review approval does not prevent the City from requiring further code corrections in the field.
3/11/14 BY: *Kurt O. A.*

STORMWATER DRAINAGE PLAN
SUNBREAK
 SUBDIVISION
 LF 3, LLC
 WEST LINN, OR

J.T. SMITH
 companies

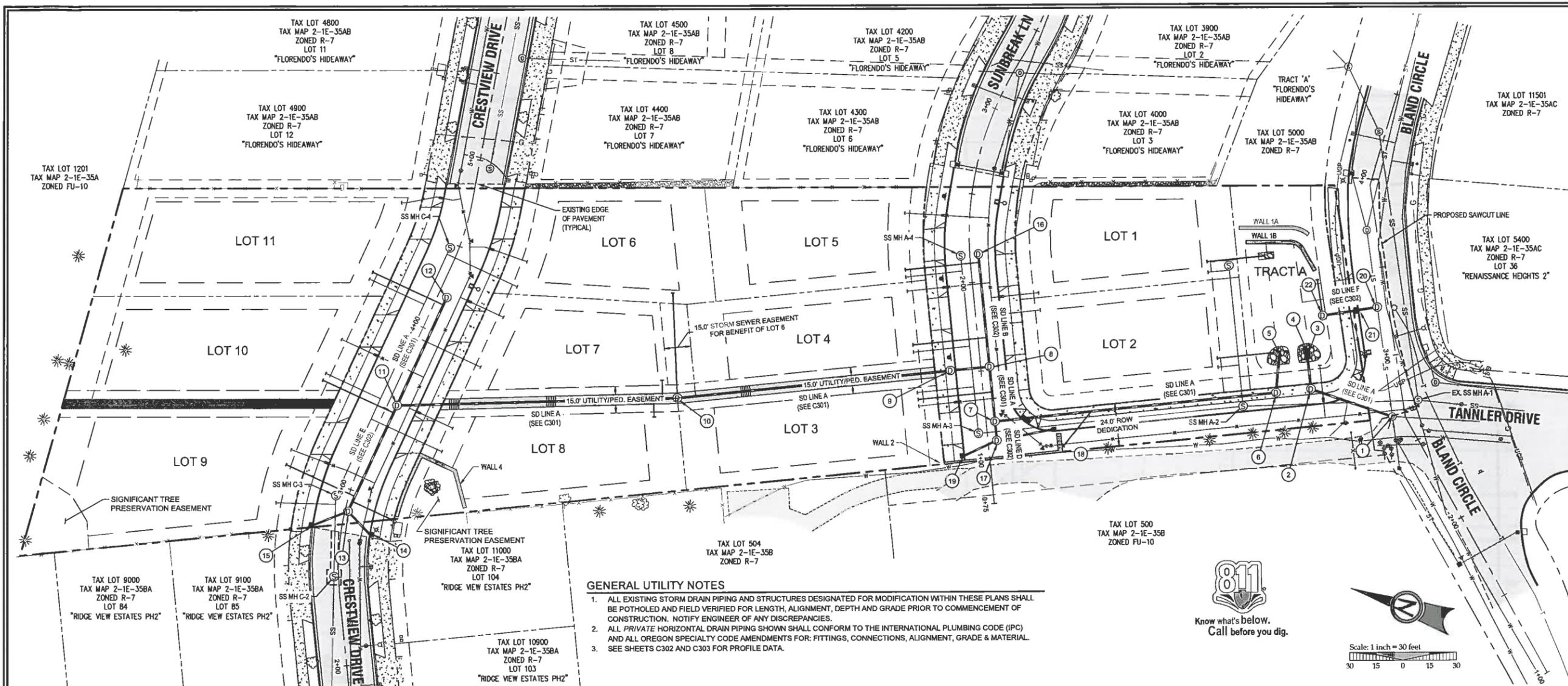
REGISTERED PROFESSIONAL
 ENGINEER
 72282PE
 OREGON
 NOV 12, 2002
 JOHN D. HOWARTH
 EXPRES: 06/30/15

Digital Signature
 03/13/2014

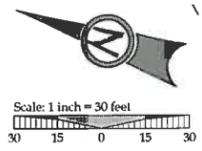
3J CONSULTING, INC
 CIVIL ENGINEERING
 WATER RESOURCES
 LAND USE PLANNING
 5075 SW GORRETT DRIVE, SUITE 150, BEAMERTON, OR 97005
 PHONE & FAX: (503) 946-8385

3J JOB ID # | 13113
 LAND USE # | SUB-13-02
 TAX LOT # | 251E35A01300
 DESIGNED BY | CLF/ATE
 CHECKED BY | BKF

SHEET TITLE
STORM PLAN
 SHEET NUMBER
C300



- GENERAL UTILITY NOTES**
- ALL EXISTING STORM DRAIN PIPING AND STRUCTURES DESIGNATED FOR MODIFICATION WITHIN THESE PLANS SHALL BE POTHOLED AND FIELD VERIFIED FOR LENGTH, ALIGNMENT, DEPTH AND GRADE PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - ALL PRIVATE HORIZONTAL DRAIN PIPING SHOWN SHALL CONFORM TO THE INTERNATIONAL PLUMBING CODE (IPC) AND ALL OREGON SPECIALTY CODE AMENDMENTS FOR: FITTINGS, CONNECTIONS, ALIGNMENT, GRADE & MATERIAL. SEE SHEETS C302 AND C303 FOR PROFILE DATA.
 - SEE SHEETS C302 AND C303 FOR PROFILE DATA.



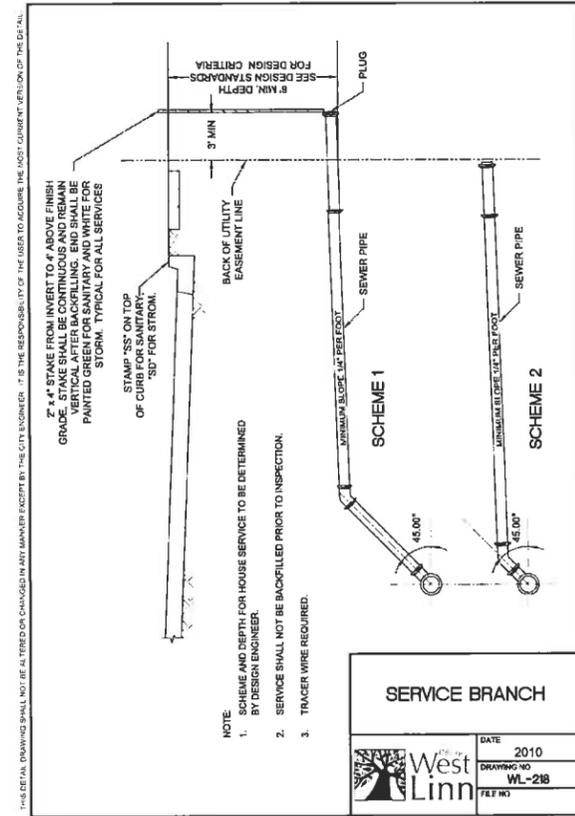
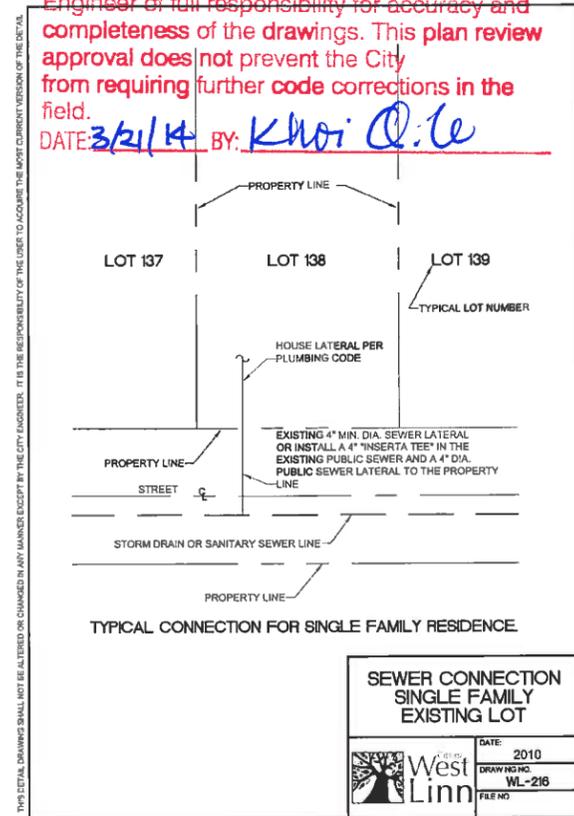
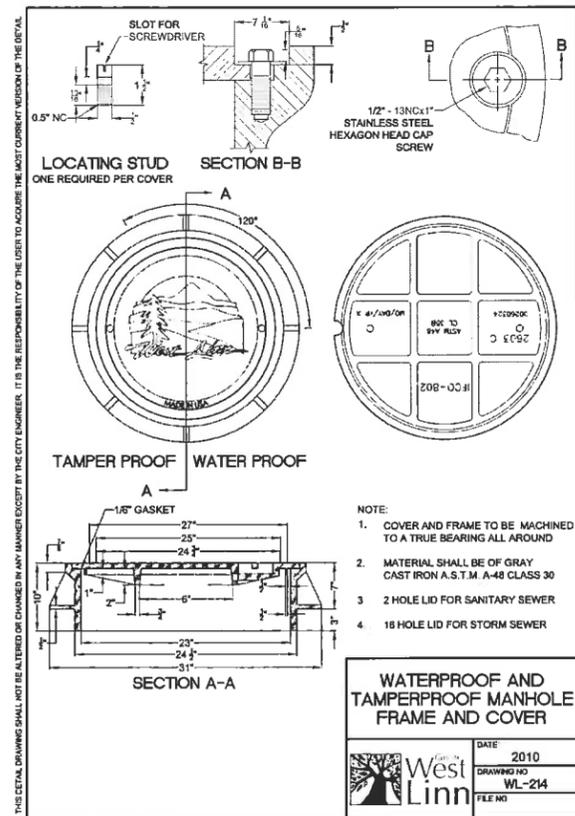
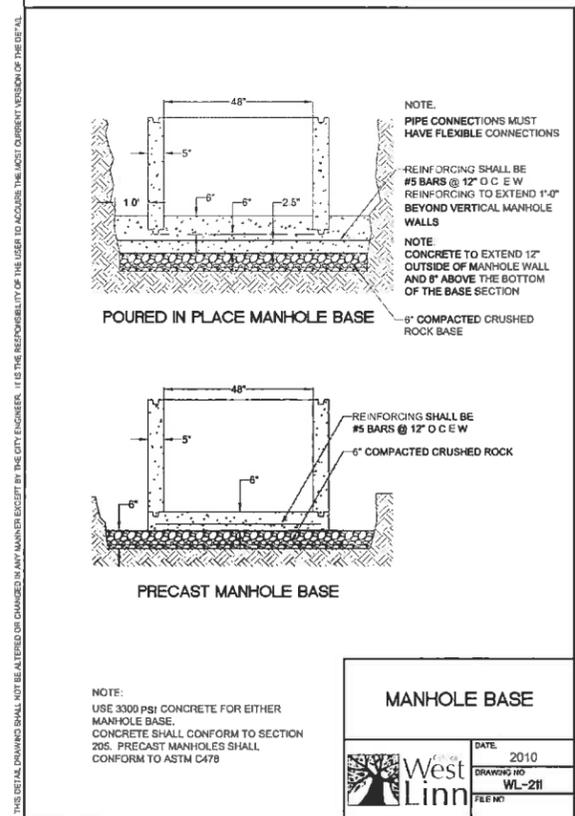
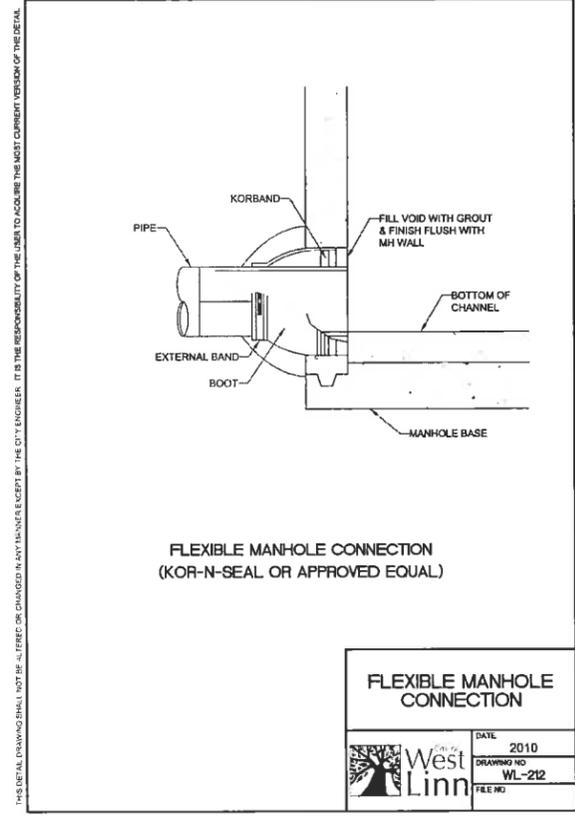
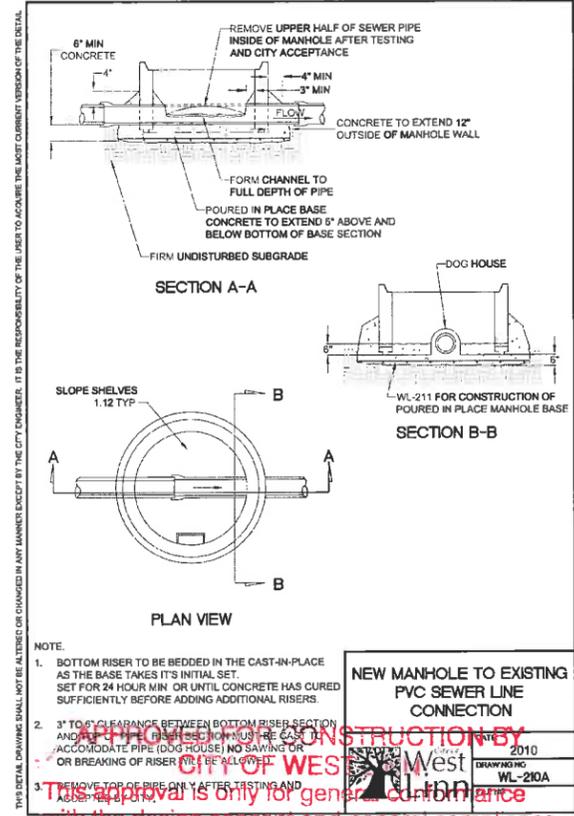
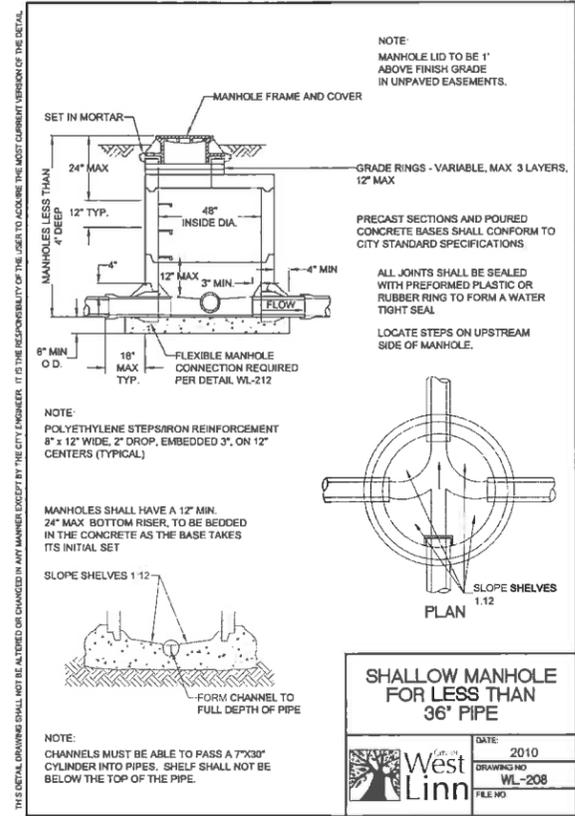
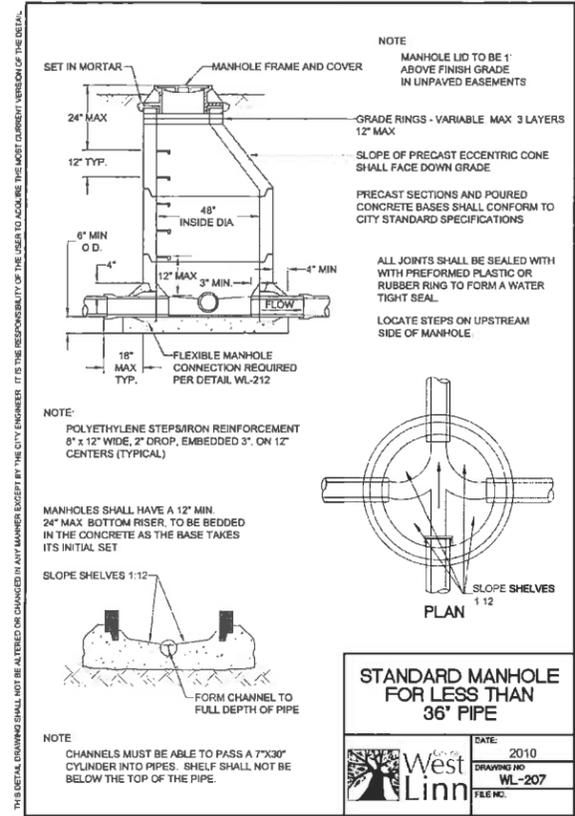
STORM DRAIN STRUCTURE TABLE

1 EX. SD MH A-1 (SEE C301)	7 SD MH A-4 (SEE C301)	14 SD CI E-1.1 STA: 2+76.71, 16.00' RT CRESTVIEW DR FL: 562.05 IE OUT (10" N): 559.72 INSTALL 19.6 LF 10" DIP @ S=0.0500 SUMP: 558.22
2 EX. SD MH A-1 (SEE C301)	8 SD MH A-5 (SEE C301)	15 SD CI E-1.2 STA: 2+77.04, 16.0' LT CRESTVIEW DR FL: 562.19 IE OUT (10" N): 558.86 INSTALL 23.6 LF 10" DIP @ S=0.0050 SUMP: 557.36
3 SD DI A-2 (SEE C301)	9 SD MH A-6 (SEE C301)	16 SD MH B-1 (SEE C302)
4 SD DI A-1 (SEE C301)	10 SD MH A-7 (SEE C301)	17 SD MH D-1 (SEE C302)
5 SD LINE A POND OUTFALL STA: 1+88.61 SD LINE A = STA: 3+10.54, 65.12' LT BLAND CIRCLE IE OUT (12"): 499.00 CLASS 100 RIP RAP PAD (APPROX. 8 CY) APPROXIMATELY 10'x10'x2'D	11 SD MH A-8 (SEE C301)	18 SD CI D-1.1 STA: 1+03.66, 14.00' RT SUNBREAK LN FL: 520.30 IE OUT (10" N): 517.25 INSTALL 13.0 LF 10" DIP @ S=0.0500 SUMP: 515.75
6 SD MH A-3 (SEE C301)	12 SD MH A-9 (SEE C301)	19 SD CI D-1.2 STA: 1+03.67, 14.00' LT SUNBREAK LN FL: 522.21 IE OUT (10" S): 518.88 INSTALL 23.0 LF 10" DIP @ S=0.0861 SUMP: 517.38
	13 SD MH E-1 (SEE C302)	20 SD MH F-1 (SEE C302)
		21 SD CI F-1.1 (SEE C302)
		22 SD MH F-2 (SEE C302)

STORM LATERAL TABLE

STORM LATERAL	LATERAL SIZE	LENGTH	INVERT AT MAIN	INVERT AT END	DEPTH AT END	MAIN LINE STATION
LOT 1	4"	32.5 LF	499.00	504.27	6.0 FT	POND OUTFALL
LOT 2	4"	32.5 LF	499.00	503.42	6.0 FT	POND OUTFALL
LOT 3	4"	42.0 LF	517.61	520.69	6.0 FT	STA: 3+90.63, STORM LINE A
LOT 4	4"	42.0 LF	520.97	523.01	6.0 FT	STA: 0+18.50, STORM LINE B
LOT 5	4"	42.0 LF	524.82	525.47	6.0 FT	STA: 0+59.00, STORM LINE B
LOT 6	4"	58.0 LF	547.41	552.95	6.0 FT	STA: 5+82.30, STORM LINE A
LOT 7	4"	10.5 LF	543.59	549.53	6.0 FT	STA: 5+90.83, STORM LINE A
LOT 8	4"	10.5 LF	544.09	548.00	6.0 FT	STA: 5+95.63, STORM LINE A
LOT 9	4"	42.7 LF	558.86	559.86	6.0 FT	STA: 0+56.38, STORM LINE E
LOT 10	4"	44.0 LF	558.60	564.61	6.0 FT	STA: 0+04.62, STORM LINE E
LOT 11	4"	44.0 LF	569.42	570.30	6.0 FT	STA: 8+02.85, STORM LINE A
WALL 1A-1B	4"	12.4 LF	500.00	501.17	1.3 FT	POND OUTFALL
WALL 2	4"	25.4 LF	509.65	512.00	3.4 FT	STA: 3+18.91, STORM LINE A
WALL 4	4"	24.5 LF	558.67	559.33	4.6 FT	STA: 0.59 54, STORM LINE E

APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
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 DATE: 3/21/14 BY: *Kevin D. L.*



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.

APPROVED FOR CONSTRUCTION BY
City of West Linn
This approval is only for general compliance with the design concept and general compliance with applicable codes and requirements and shall not be construed as relieving the Design Engineer of full responsibility for accuracy and completeness of the drawings. This plan review approval does not prevent the City from requiring further code corrections in the field.
DATE: 3/21/14 BY: Khoi Q. Le

PERMIT 03/11/14 BY DATE

REVISION SUMMARY

STORMWATER DRAINAGE DETAILS I

SUNBREAK SUBDIVISION

LF 3, LLC WEST LINN, OR

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER 72282PE OREGON NOV. 12, 1989 JOHN D. HOWARTH EXPIRES 06/30/15

Digital Signature 03/13/2014

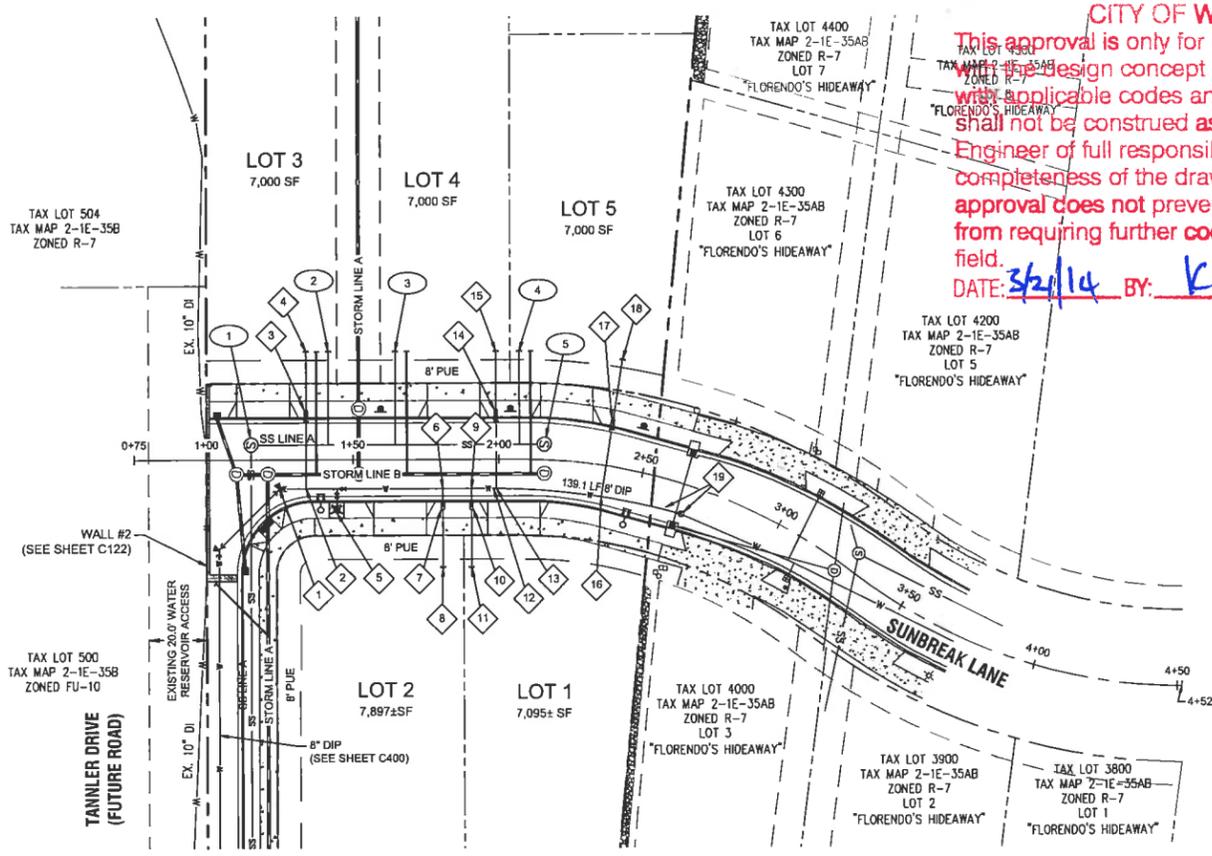
3J CONSULTING, INC. CIVIL ENGINEERING WATER RESOURCES LAND USE PLANNING 5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005 PHONE & FAX: (503) 948-6386

3J JOB ID # 11313
LAND USE # SUB-13-02
TAX LOT # 231E155A01300
DESIGNED BY CLJ/ITE
CHECKED BY BKF

SHEET TITLE STM DETAILS I
SHEET NUMBER C310

APPROVED FOR CONSTRUCTION BY
 CITY OF WEST LINN

This approval is only for general conformance with the design concept and general compliance with applicable codes and requirements and shall not be construed as relieving the Designer of full responsibility for accuracy and completeness of the drawings. This plan review approval does not prevent the City from requiring further code corrections in the field.
 DATE: 3/21/14 BY: *Kristi O'Le*



SUNBREAK LANE - PLAN VIEW

LEGEND

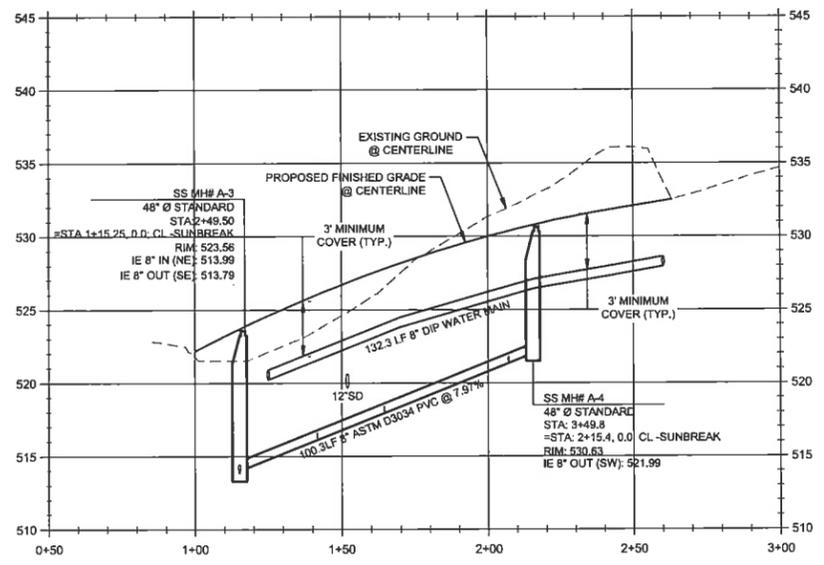
---	BOUNDARY LINE
---	RIGHT-OF-WAY
---	EXISTING CENTERLINE
---	EXISTING EASEMENT LINE
---	EXISTING LOT LINE
---	EXISTING CURB AND GUTTER
SS	EXISTING SANITARY SEWER LINE
W	EXISTING WATER LINE
ST	EXISTING STORM LINE
---	EXISTING SIDEWALK
X	EXISTING LIGHT POLE
+	EXISTING TRAFFIC SIGN
+	EXISTING FIRE HYDRANT
+	EXISTING WATER METER
+	EXISTING SANITARY MANHOLE
+	EXISTING STORM MANHOLE
+	EXISTING CATCHBASIN
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED LOT LINE
---	PROPOSED CENTERLINE
---	PROPOSED CURB AND GUTTER
---	PROPOSED SIDEWALK
---	STORM DRAIN LINE AND MANHOLE
+	STORM SEWER CURB INLET
+	PROPOSED STREET LIGHT
---	PROPOSED RETAINING WALL
---	PROPOSED POND LIMITS
SS	PROPOSED SANITARY LINE
W	PROPOSED WATER LINE

WATER LINE CONSTRUCTION NOTES

- 1 (CONTINUATION FROM SHEET C400)
 STA. 1+25.0, 10.0' RT SUNBREAK LN = STA. 3+26.2, 25.0' RT TANNER DR.
 INSTALL 45° BEND, & FIELD LOK JOINT RESTRAINT
- 2 (STA. 1+34.0, 10.0' RT SUNBREAK LN)
 INSTALL 1" WATER SERVICE INCLUDING 1" CORP. STOP, 1" COPPER PIPE, METER BOX, AND ALL FITTINGS PER CITY OF WEST LINN STANDARD DETAIL WL-402
- 3 (STA. 1+34.0, 15.8' LT SUNBREAK LN)
 INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
- 4 (STA. 1+34.0, 37.0' LT SUNBREAK LN)
 CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4
- 5 (STA. 1+44.5, 10.0' RT SUNBREAK LN)
 INSTALL 8"X8"X8" (FLGXFLG) TEE, 1-8" GATE VALVE (FLGXMJ), 1-8" FLGXMJ ADAPTER, AND 7.3 LF OF 6" PIPE PER CITY OF WEST LINN STANDARD DETAIL WL-401 (STANDARD FIRE HYDRANT ASSEMBLY) ON SHEET C410.
- 6 (STA. 1+80.7, 10.0' RT SUNBREAK LN)
 INSTALL 1" WATER SERVICE INCLUDING 1" CORP. STOP, 1" COPPER PIPE, METER BOX, AND ALL FITTINGS PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
- 7 (STA. 1+80.7, 15.8' RT SUNBREAK LN)
 INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
- 8 (STA. 1+80.7, 37.0' RT SUNBREAK LN)
 CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4
- 9 (STA. 1+90.5, 10.0' RT SUNBREAK LN)
 INSTALL 1" WATER SERVICE INCLUDING 1" CORP. STOP, 1" COPPER PIPE, METER BOX, AND ALL FITTINGS PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410
- 10 (STA. 1+90.5, 15.8' RT SUNBREAK LN)
 INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
- 11 (STA. 1+90.5, 37.0' RT SUNBREAK LN)
 CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4
- 12 (STA. 1+98.1, 10.0' RT SUNBREAK LN)
 DEFLECT PIPE; BEGIN 237.5' R
- 13 (STA. 1+99.0, 10.0' RT SUNBREAK LN)
 INSTALL 1" WATER SERVICE INCLUDING 1" CORP. STOP, 1" COPPER PIPE, METER BOX, AND ALL FITTINGS PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
- 14 (STA. 1+99.0, 15.8' LT SUNBREAK LN)
 INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410
- 15 (STA. 1+99.0, 37.0' LT SUNBREAK LN)
 CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
- 16 (STA. 2+37.1, 10.75' RT SUNBREAK LN)
 INSTALL 1" WATER SERVICE INCLUDING 1" CORP. STOP, 1" COPPER PIPE, METER BOX, AND ALL FITTINGS PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
- 17 (STA. 2+37.1, 15.0' LT SUNBREAK LN)
 INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
- 18 (STA. 2+37.1, 36.75' LT SUNBREAK LN)
 CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
- 19 (STA. 2+66.8, 10.0' RT SUNBREAK LN)
 DEFLECT PIPE; END 237.5' R
 REMOVE EXISTING BLOW-OFF ASSEMBLY AND CONNECT TO EXISTING 8" WATER MAIN.

SANITARY SEWER LINE CONSTRUCTION NOTES

- 1 SS MH #A-3 (PROPOSED)
 STA. 1+15.3, 5.0' LT SUNBREAK LN = STA. 3+41.2, 15.3' RT TANNER DR.
 INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE). SEE PROFILE THIS SHEET FOR ELEVATION DATA.
- 2 SANITARY SEWER STUB (LOT 3)
 STA. 1+41.7, 37.0' LT SUNBREAK LN
 SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA.
 CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.
- 3 SANITARY SEWER STUB (LOT 4)
 STA. 1+84.5, 37.0' LT SUNBREAK LN.
 SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA.
 CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.
- 4 SANITARY SEWER STUB (LOT 5)
 STA. 2+07.0, 37.0' LT SUNBREAK LN
 SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA.
 CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.
- 5 SS MH #A-4 (PROPOSED)
 STA. 2+15.4, 5.2' LT SUNBREAK LN.
 INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE). SEE PROFILE THIS SHEET FOR ELEVATION DATA.



CL-SUNBREAK PROFILE
 (STA:0+50.00 - STA:3+00.00)
 SCALE: HORIZ 1"=10'
 VERT 1"=6'

MJ RESTRAINT TABLE

ALL ANGLES 45°

DIA	DEPTH	RESTRAINT LENGTH
8"	3'	75'
8"	4'	75'

SANITARY LATERAL TABLE

SANITARY LATERAL	LATERAL SIZE	LENGTH	INVERT AT END	INVERT AT MAIN	DEPTH AT END	MAIN LINE STATION
LOT 3 SANITARY	4"	32.0 lf	521.38	518.26	6.0FT	STA: 2+75.9, SANITARY SEWER LINE 'A'
LOT 4 SANITARY	4"	32.0 lf	522.81	518.08	6.0FT	STA: 2+98.7, SANITARY SEWER LINE 'A'
LOT 5 SANITARY	4"	32.0 lf	525.30	521.47	6.0FT	STA. 3+41.2, SANITARY SEWER LINE 'A'

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE DEVELOPER
2. ALL WATER PIPE TO BE DUCTILE IRON PIPE UNLESS OTHERWISE NOTED.
3. WATER SYSTEM TO BE INSTALLED AND TESTED PER CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS.
4. ALL SEWER PIPE TO BE PVC AND SHALL CONFORM TO ASTM D-3034 UNLESS OTHERWISE NOTED.
5. MAINTAIN 10' MINIMUM HORIZONTAL CLEARANCE FROM WATER MAIN TO SEWER MAIN.
6. EXTEND PRIVATE UTILITIES WITH A JOINT TRENCH WITHIN 8' PUE SHOWN CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER TO OBTAIN DESIGN INFORMATION
7. ALL UTILITY LATERAL LOCATIONS MUST BE STAMPED ON NEW CURB



CRESTVIEW DRIVE - SANITARY SEWER AND WATER PLAN AND PROFILE
SUNBREAK SUBDIVISION
 LF 3, LLC
 WEST LINN, OR

J.T. SMITH
 REGISTERED PROFESSIONAL ENGINEER
 OREGON
 NOV. 12, 1993
 JOHN D. HODGSON
 EXPIRES: 06/30/15
 Digital Signature
 03/13/2014

3J CONSULTING, INC.
 CIVIL ENGINEERING
 WATER RESOURCES
 LAND USE PLANNING
 5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
 PHONE & FAX: (503) 948-5385

3J JOB ID # | 13113
 LAND USE # | SUB-13-02
 TAX LOT # | 281E35A01000
 DESIGNED BY | CLF/JTE
 CHECKED BY | BKF
 SHEET TITLE
CRESTVIEW SS-WTR
 SHEET NUMBER
C402



WATER LINE CONSTRUCTION NOTES

- (CONTINUED FROM SHEET C400)
- STA: 2+71.8, 11.1' RT CRESTVIEW DR. REMOVE EXISTING BLOW-OFF ASSEMBLY AND CONNECT TO EXISTING 8" WATER MAIN. INSTALL 11.25" BEND, & THRUST BLOCKING AS REQUIRED PER CITY OF WEST LINN STANDARD DETAIL WL-408 (HORIZONTAL THRUST BLOCKING).
 - STA: 3+03.9, 11.3' RT CRESTVIEW DR. INSTALL 11.25" BEND, & FIELD LOK JOINT RESTRAINT.
 - STA: 3+08.2, 11.6' RT CRESTVIEW DR. INSTALL 1" WATER SERVICE INCLUDING 1" CORP. STOP, 1" COPPER PIPE, METER BOX, AND ALL FITTINGS PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
 - STA: 3+09.3, 17.8' LT CRESTVIEW DR. INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
 - STA: 3+09.1, 39.0' LT CRESTVIEW DR. CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
 - STA: 3+55.5, 12.0' RT CRESTVIEW DR. INSTALL 1" WATER SERVICE INCLUDING 1" CORP. STOP, 1" COPPER PIPE, METER BOX, AND ALL FITTINGS PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
 - STA: 3+55.5, 17.8' RT CRESTVIEW DR. INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
 - STA: 3+55.5, 39.0' RT CRESTVIEW DR. CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
 - STA: 3+74.8, 12.0' RT CRESTVIEW DR. INSTALL 1" WATER SERVICE INCLUDING 1" CORP. STOP, 1" COPPER PIPE, METER BOX, AND ALL FITTINGS PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
 - STA: 3+74.8, 17.8' LT CRESTVIEW DR. INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
 - STA: 3+74.8, 39.0' LT CRESTVIEW DR. CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
 - STA: 4+24.2, 12.0' RT CRESTVIEW DR. INSTALL 1" WATER SERVICE INCLUDING 1" CORP. STOP, 1" COPPER PIPE, METER BOX, AND ALL FITTINGS PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
 - STA: 4+24.2, 17.8' RT CRESTVIEW DR. REMOVE EXISTING BLOW-OFF ASSEMBLY AND CONNECT TO EXISTING 8" WATER MAIN.
 - INSTALL VERTICAL BENDS AS REQUIRED & THRUST BLOCKING AS REQUIRED PER CITY OF WEST LINN STANDARD DETAIL WL-408 (VERTICAL THRUST BLOCKING).
 - STA: 4+24.2, 17.8' RT CRESTVIEW DR. INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
 - STA: 4+24.2, 39.0' RT CRESTVIEW DR. CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
 - STA: 4+37.4, 12.0' RT CRESTVIEW DR. INSTALL 22.5" BEND, & FIELD LOK JOINT RESTRAINT.
 - STA: 4+51.7, 5.4' RT CRESTVIEW DR. INSTALL 1" WATER SERVICE INCLUDING 1" CORP. STOP, 1" COPPER PIPE, METER BOX, AND ALL FITTINGS PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
 - STA: 4+54.5, 17.8' RT CRESTVIEW DR. INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
 - STA: 4+54.8, 4.3' RT CRESTVIEW DR. INSTALL 11.25" BEND, & THRUST BLOCKING AS REQUIRED PER CITY OF WEST LINN STANDARD DETAIL WL-408 (HORIZONTAL THRUST BLOCKING).
 - STA: 4+76.8, 8.8' LT CRESTVIEW DR. INSTALL 1" WATER SERVICE INCLUDING 1" CORP. STOP, 1" COPPER PIPE, METER BOX, AND ALL FITTINGS PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
 - STA: 4+74.8, 17.8' LT CRESTVIEW DR. INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
 - STA: 4+65.3, 39.0' LT CRESTVIEW DR. CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
 - STA: 4+84.0, 9.8' LT CRESTVIEW DR. INSTALL 22.5" BEND, & FIELD LOK JOINT RESTRAINT.
 - STA: 2+71.8, 11.1' RT CRESTVIEW DR. REMOVE EXISTING BLOW-OFF ASSEMBLY AND CONNECT TO EXISTING 8" WATER MAIN.
 - INSTALL VERTICAL BENDS AS REQUIRED & THRUST BLOCKING AS REQUIRED PER CITY OF WEST LINN STANDARD DETAIL WL-408 (VERTICAL THRUST BLOCKING).

SANITARY SEWER LINE CONSTRUCTION NOTES

- SS MH #C-1 (PROPOSED)
 STA: 2+50.3, 2.5' LT CRESTVIEW DR.
 CONSTRUCT CAST-IN-PLACE MANHOLE BASE AND INSTALL STANDARD MANHOLE OVER EXISTING 8" SANITARY LINE. MATCH RIM TO EXISTING ROAD GRADE. CUT AND REMOVE ASPHALT OFFSITE TO AN APPROVED LOCATION. REPLACE ASPHALT FOLLOWING SANITARY LINE INSTALLATION. MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-210A (NEW MANHOLE TO EXISTING PVC SEWER LINE CONNECTION). SEE PROFILE THIS SHEET FOR ELEVATION DATA.
- SANITARY SEWER STUB (LOT 9)
 STA: 2+84.4, 39.0' LT CRESTVIEW DR.
 SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA. CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.
- SS MH #C-2 (PROPOSED)
 STA: 2+94.8, 7.1' LT CRESTVIEW DR.
 INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE). SEE PROFILE THIS SHEET FOR ELEVATION DATA.
- SANITARY SEWER STUB (LOT 8)
 STA: 3+41.0, 39.0' RT CRESTVIEW DR.
 SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA. CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.
- SANITARY SEWER STUB (LOT 10)
 STA: 3+53.8, 39.0' LT CRESTVIEW DR.
 SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA. CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.
- SANITARY SEWER STUB (LOT 7)
 STA: 3+93.5, 39.0' RT CRESTVIEW DR.
 SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA. CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.
- SANITARY SEWER STUB (LOT 11)
 STA: 4+12.1, 39.0' LT CRESTVIEW DR.
 SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA. CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.
- SANITARY SEWER STUB (LOT 6)
 STA: 4+42.5, 39.0' RT CRESTVIEW DR.
 SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA. CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.
- SS MH #C-3 (PROPOSED)
 STA: 4+47.3, 4.8' LT CRESTVIEW DR.
 INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE). SEE PROFILE THIS SHEET FOR ELEVATION DATA.

MJ RESTRAINT TABLE

ALL ANGLES 45°

DIA	DEPTH	RESTRAINT LENGTH
8"	3'	21'
8"	4'	25'

SANITARY LATERAL TABLE

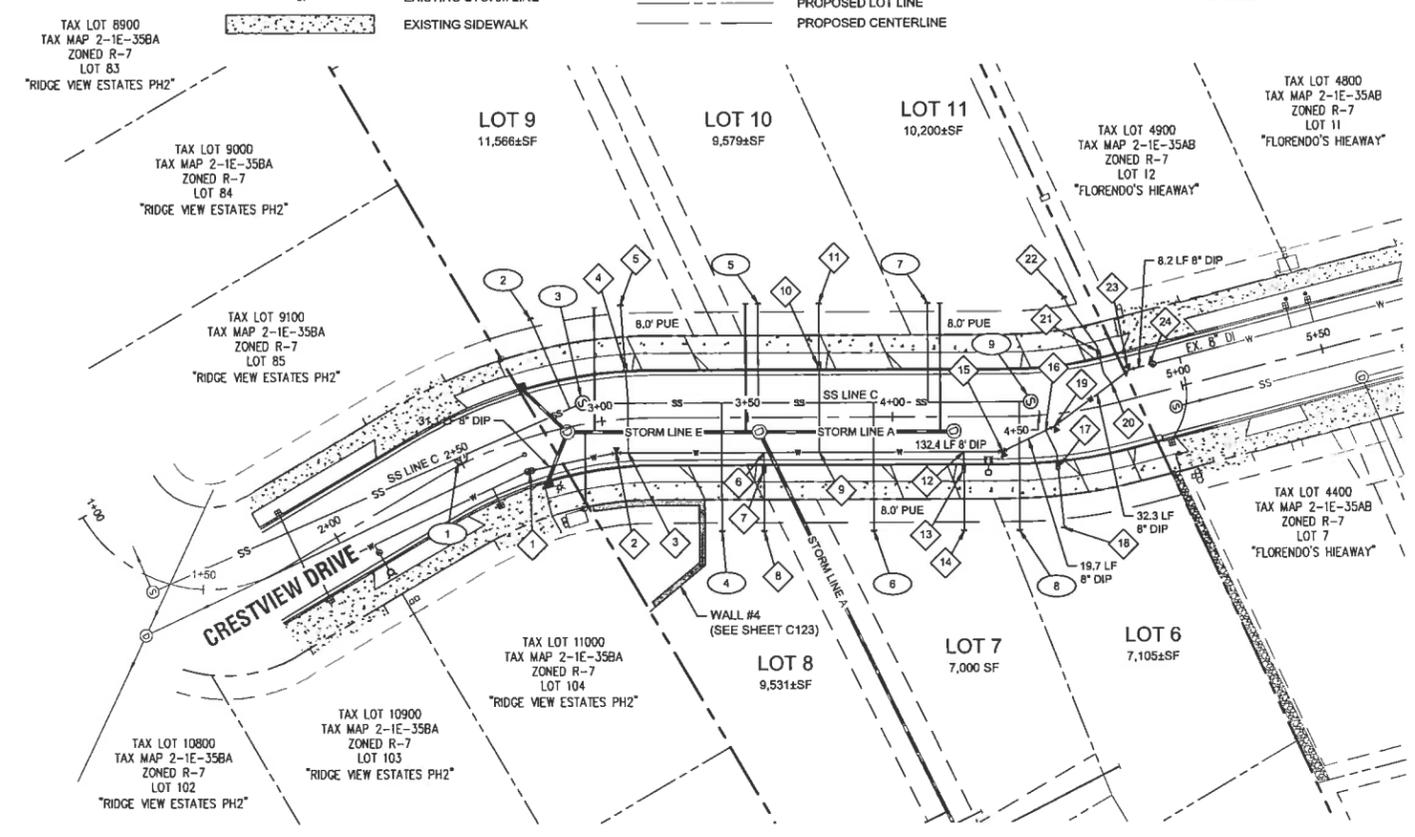
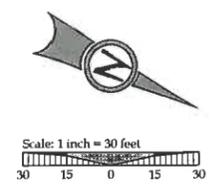
SANITARY LATERAL	LATERAL SIZE	LENGTH	INVERT AT END	INVERT AT MAIN	DEPTH AT END	MAIN LINE STATION
LOT 6 SANITARY	4"	44.0 lf	570.93	566.24	6.0FT	STA: 3+10.5, SANITARY SEWER LINE 'C'
LOT 7 SANITARY	4"	44.0 lf	568.40	563.44	6.0FT	STA: 2+80.9, SANITARY SEWER LINE 'C'
LOT 8 SANITARY	4"	44.0 lf	563.44	560.49	6.0FT	STA: 2+08.5, SANITARY SEWER LINE 'C'
LOT 9 SANITARY	4"	33.7 lf	558.45	557.37	6.0FT	STA: 1+56.1, SANITARY SEWER LINE 'C'
LOT 10 SANITARY	4"	34.0 lf	565.03	561.20	6.0FT	STA: 2+21.1, SANITARY SEWER LINE 'C'
LOT 11 SANITARY	4"	34.0 lf	570.07	564.49	6.0FT	STA: 2+79.5, SANITARY SEWER LINE 'C'

GENERAL NOTES

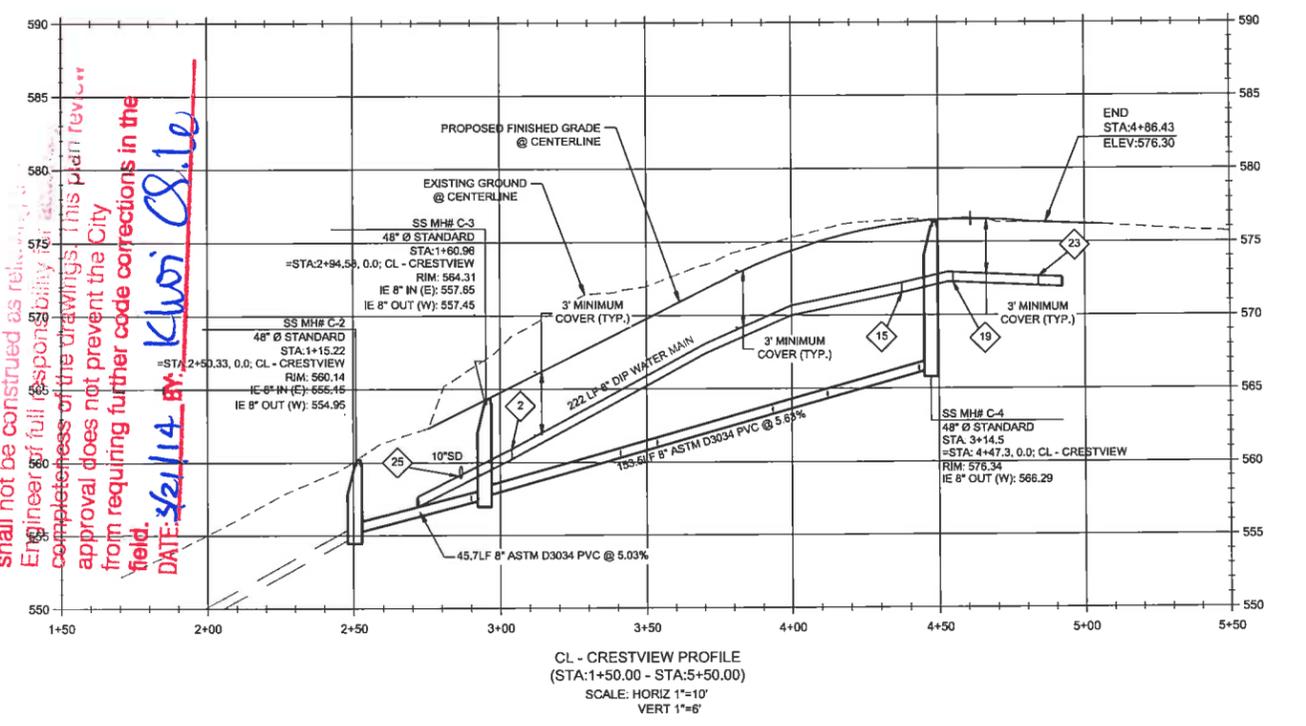
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE DEVELOPER.
- ALL WATER PIPE TO BE DUCTILE IRON PIPE UNLESS OTHERWISE NOTED.
- WATER SYSTEM TO BE INSTALLED AND TESTED PER CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS.
- ALL SEWER PIPE TO BE PVC AND SHALL CONFORM TO ASTM D-3034 UNLESS OTHERWISE NOTED.
- MAINTAIN 10' MINIMUM HORIZONTAL CLEARANCE FROM WATER MAIN TO SEWER MAIN.
- EXTEND PRIVATE UTILITIES WITH A JOINT TRENCH WITHIN 8' PUE SHOWN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER TO OBTAIN DESIGN INFORMATION.
- ALL UTILITY LATERAL LOCATIONS MUST BE STAMPED ON NEW CURB.

LEGEND

- | | | |
|----------------------------------|-------------------------------|----------------------------------|
| --- BOUNDARY LINE | --- EXISTING LIGHT POLE | --- PROPOSED CURB AND GUTTER |
| --- RIGHT-OF-WAY | --- EXISTING TRAFFIC SIGN | --- PROPOSED SIDEWALK |
| --- EXISTING CENTERLINE | --- EXISTING FIRE HYDRANT | --- STORM DRAIN LINE AND MANHOLE |
| --- EXISTING EASEMENT LINE | --- EXISTING WATER METER | --- STORM SEWER CURB INLET |
| --- EXISTING LOT LINE | --- EXISTING SANITARY MANHOLE | --- PROPOSED STREET LIGHT |
| --- EXISTING CURB AND GUTTER | --- EXISTING STORM MANHOLE | --- PROPOSED RETAINING WALL |
| --- EXISTING SANITARY SEWER LINE | --- EXISTING CATCHBASIN | --- PROPOSED SANITARY LINE |
| --- EXISTING WATER LINE | --- PROPOSED RIGHT-OF-WAY | --- PROPOSED WATER LINE |
| --- EXISTING STORM LINE | --- PROPOSED LOT LINE | |
| --- EXISTING SIDEWALK | --- PROPOSED CENTERLINE | |

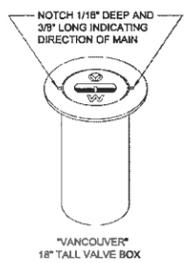
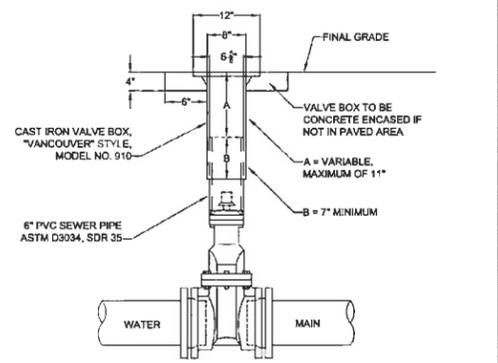


CRESTVIEW DRIVE - PLAN VIEW



APPROVED FOR CONSTRUCTION BY
 CITY OF WEST LINN
 This approval is only for the purpose of construction with the design concept and RIM with applicable codes and RIM shall not be construed as relieving the Engineer of full responsibility for the completeness of the drawings. This plan review approval does not prevent the City from requiring further code corrections in the field.
 DATE: 3/21/14 BY: Klori C. Le

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.

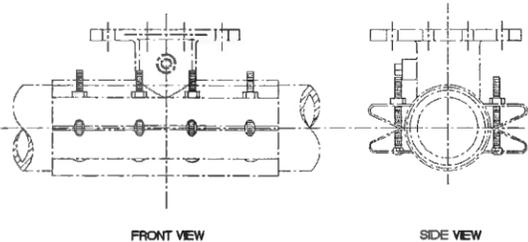


- NOTE:**
1. VALVE BOXES SHALL BE CENTERED DIRECTLY OVER THE VALVE NUT IN A VERTICAL POSITION
 2. VALVE BOX TOP SHALL BE ADJUSTED TO MEET FINISHED GRADE
 3. PVC SHALL BE ONE CONTINUOUS PIECE-NO BELLS OR COUPLERS
 4. ON VALVES 8\"/>

STANDARD VALVE BOX DETAIL

DATE: 2010
DRAWING NO: WL-411
FILE NO: [blank]

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.

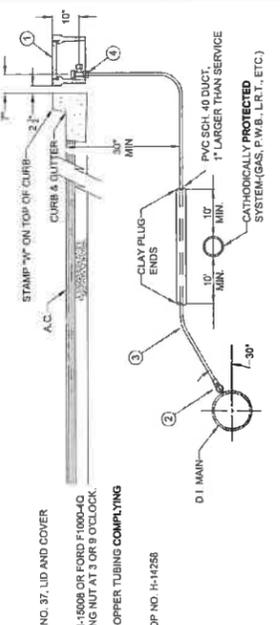


- NOTE:**
1. WATER MAIN SHALL BE CLEANED BEFORE ATTACHING SLEEVE
 2. SLEEVE AND VALVE SHALL BE PRESSURE TESTED BEFORE MAKING TAP.
 3. PRESSURE TEST AND TAP SHALL BE MADE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.
 4. PROPER TAPPING MACHINE SHALL BE USED TO MAKE TAP.
 5. THRUST BLOCKING REQUIREMENTS SHALL BE DETERMINED BY THE ENGINEER OR PER DWG WL-406.
 6. TAP SHALL BE MADE NO CLOSER THAN 18 INCHES FROM THE NEAREST JOINT OR TAP
 7. SLEEVE AND VALVE SHALL BE WRAPPED WITH 8 MIL PLASTIC
 8. SLEEVES TO BE USED ARE JCM OR MUELLER STAINLESS STEEL TAPPING SLEEVES. ALL NUTS AND BOLTS SHALL BE STAINLESS STEEL.
 9. SLEEVE SHALL BE AS LEVEL AS POSSIBLE.
 10. ALL BOLTS SHALL HAVE NEVER SIEZE ON THREADS

STANDARD WET TAP

DATE: 2010
DRAWING NO: WL-410
FILE NO: [blank]

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.



- MATERIAL:**
1. BROOKS METER BOX, BODY NO. 37, LID AND COVER NO. 37-S.
 2. MUELLER CORP. STOP NO. H-1508 OR FORD F100-40 CORP. STOP WITH OPERATING NUT AT 3 OR 9 O'CLOCK.
 3. 1\"/>

STANDARD 1\"/>

DATE: 2010
DRAWING NO: WL-402
FILE NO: [blank]

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.

- To ensure proper operation and accessibility of all backflow prevention device assemblies, the following requirements shall apply to installation of these devices, unless specifically approved by the Water Division Engineer
1. No part of the backflow prevention device shall be submerged in water or installed in a location subject to flooding. If installed in a vault or chamber, adequate drainage shall be provided by either drainage to daylight or by sump pump with high water alarm system. Test cocks shall be plugged. The plugs shall not be of dissimilar metals.
 2. The device assembly must be protected from freezing and other severe weather conditions.
 3. Only devices approved for vertical installation may be installed vertically.
 4. The device assembly shall be readily accessible with adequate room for maintenance and testing. Devices 2 inches and smaller shall have at least a 12-inch clearance below and on both sides of the device assembly; and if located in a vault, the top of the device assembly shall be between 12 and 24 inches below grade.
 5. All device assemblies larger than 2 inches shall have a 12-inch clearance on the backside, a 24-inch clearance on the last-cock side, and 12 inches below the device assemblies. Adequate clearances (3 inches minimum) must be maintained above O.S. & Y. gate-valve stem. Headroom of 6' 0\"/>

BACKFLOW PREVENTION DEVICES

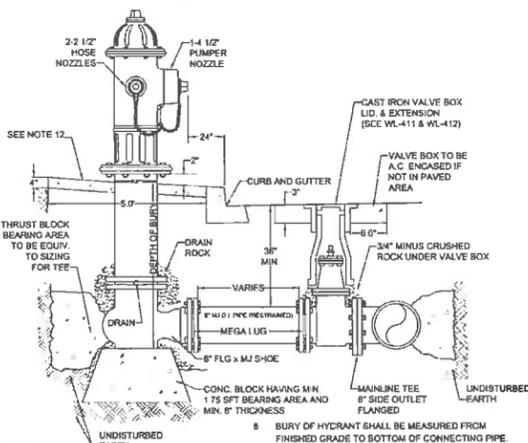
DATE: 2010
DRAWING NO: WL-414C
FILE NO: [blank]

APPROVED FOR CONSTRUCTION BY CITY OF WEST LINN

This approval is only for general conformance with the design concept and general compliance with applicable codes and requirements and shall not be construed as relieving the Design Engineer of full responsibility for accuracy and completeness of the drawings. This plan review approval does not prevent the City from requiring further code corrections in the field.

DATE: 3/21/14 BY: [Signature]

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. HYDRANT TO BE MUELLER CENTURION MDL A-423 ONLY WITH 1 1/2\"/>

STANDARD FIRE HYDRANT ASSEMBLY

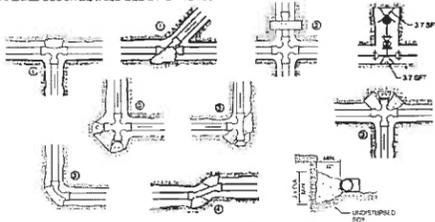
DATE: 2010
DRAWING NO: WL-401
FILE NO: [blank]

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.

FITTING SIZE (Inches)	TEE WYE & HYDRANTS	STRADDLE BLOCK	90° BEND PLUGGED CROSS	45° BEND	22 1/2° BEND	11 1/2° BEND
4	1.7	2.1	2.4	1.3	1.3	1.3
6	3.7	4.9	5.3	2.9	2.9	2.9
8	5.7	8.1	8.5	5.1	5.1	5.1
10	10.5	13.6	14.8	8.4	8.4	8.4
12	15.1	19.6	21.3	11.6	11.6	11.6
14						
16	25.8	34.8	37.9	20.5	20.5	20.5
18	33.9	44	47.9	25.9	25.9	25.9
LARGER						

BEARING AREA OF THRUST BLOCKS (sq. ft.)

1. ALL VALUES ARE BASED ON THE FOLLOWING ASSUMPTIONS: AVG. PRESSURE = 100 PSI X 2 (safety factor); 1500 PSF SOIL BEARING CAPACITY; NORMAL DISTRIBUTION DESIGN VELOCITY NOT TO EXCEED 5 F.S.
2. ALL FITTINGS SHALL BE WRAPPED IN 8 MM PLASTIC PRIOR TO PLACEMENT OF CONCRETE
3. BEARING SURFACE OF THRUST BLOCKING SHALL BE AGAINST UNDISTURBED SOIL
4. ALL CONCRETE MIX SHALL HAVE A MIN. 28 DAY STRENGTH OF 3000 PSI.
5. ALL PIPE ZONES SHALL BE GRAVEL FILLED AND COMPACTED.
6. THRUST BLOCKS FOR PLUGGED CROSS AND PLUGGED TEE SHALL HAVE #4 REBAR LIFTING LOOPS INSTALLED AS SHOWN
7. VERTICAL THRUST DETAILS-SEE DWG. WL-407
8. STRADDLE BLOCK DETAILS-SEE DWG. WL-408

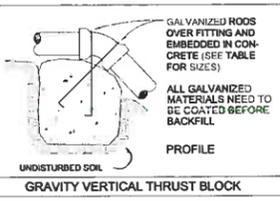


HORIZONTAL THRUST BLOCKING

DATE: 2010
DRAWING NO: WL-406
FILE NO: [blank]

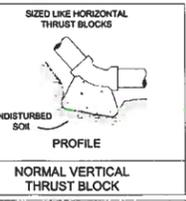
THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.

- NOTE:**
1. GRAVITY VERTICAL THRUST BLOCKS SHALL BE DESIGNED BY THE ENGINEER.
 2. KEEP CONCRETE CLEAR OF JOINT AND JOINT ACCESSORIES. FITTINGS SHALL BE WRAPPED IN 8MM PLASTIC PRIOR TO PLACEMENT OF CONCRETE.
 3. CONCRETE THRUST BLOCKING SHALL BE POURED AGAINST UNDISTURBED EARTH
 4. CONCRETE MIX SHALL HAVE A MIN. 28 DAY STRENGTH OF 3300 P.S.I.
 5. THRUST BLOCK VOLUMES FOR VERTICAL BENDS HAVING UPWARD RESULTANT THRUSTS SHALL BE BASED ON TEST PRESSURE OF 180 PSI AND THE WEIGHT OF CONCRETE = 4050 LBS./CU YD.
 6. VERTICAL BENDS THAT REQUIRE A THRUST BLOCK VOLUME EXCEEDING 5 CUBIC YARDS REQUIRE SPECIAL BLOCKING DETAILS. SEE PLANS FOR VOLUMES SHOWN INSIDE HEAVY LINE IN TABLE BELOW.
 7. PAYMENT SHALL BE THE SAME AS FOR HORIZONTAL THRUST BLOCKS.
 8. ALL REBAR SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM-123 (MIN. 3.4 MIL) REBAR SHALL BE BENT BEFORE GALVANIZATION, AND LAST 4\"/>



VOLUME OF THRUST BLOCK IN CUBIC YARDS (VERTICAL BENDS)

FITTING SIZE	BEND ANGLE	45°	22 1/2°	11 1/4°
4	1.1	0.4	0.2	0.2
6	2.7	1.0	0.4	0.4
8	4.0	1.5	0.6	0.6
10	6.0	2.3	0.9	0.9
12	8.5	3.2	1.3	1.3
14	11.5	4.3	1.8	1.8
16	14.8	5.6	2.3	2.3



VERTICAL THRUST BLOCKING

FITTING SIZE	ROD SIZE	EMBEDMENT
12\"/>		

VERTICAL THRUST BLOCKING

DATE: 2010
DRAWING NO: WL-407
FILE NO: [blank]

PERMIT 03/11/14 BY DATE

REVISION SUMMARY

WATER CONSTRUCTION DETAILS

SUNBREAK SUBDIVISION

LF 3, LLC WEST LINN, OR

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER 72282PE OREGON NOV. 12, 1993 JOHN D. HOWARTH EXPIRES: 06/30/15

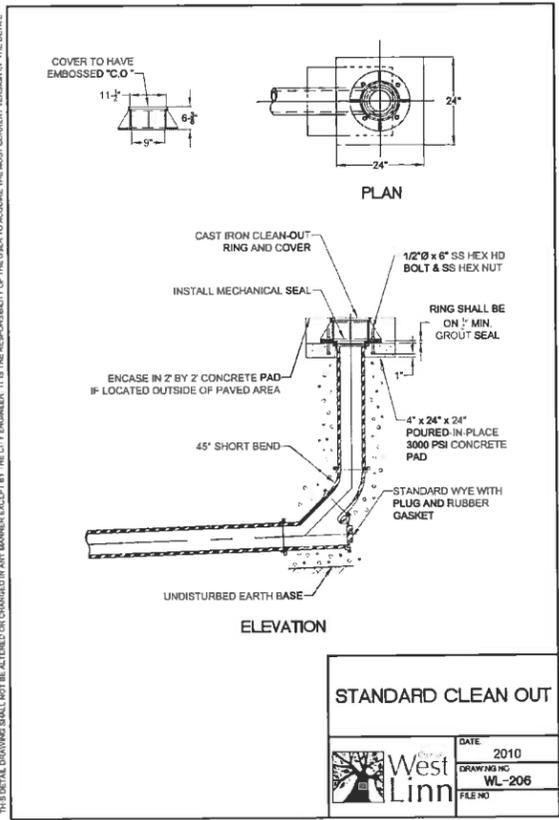
Digital Signature 03/13/2014

3J CONSULTING, INC. CIVIL ENGINEERING WATER RESOURCES LAND USE PLANNING 5075 SW GIFFORD DRIVE, SUITE 150, BEAVERTON, OR 97005 PHONE & FAX: (503) 946-9365

3J JOB ID # | 13113
LAND USE # | SUB-13-02
TAX LOT # | 2S1E35A01300
DESIGNED BY | CLF/ITE
CHECKED BY | BKF

SHEET TITLE WATER DETAILS
SHEET NUMBER C410

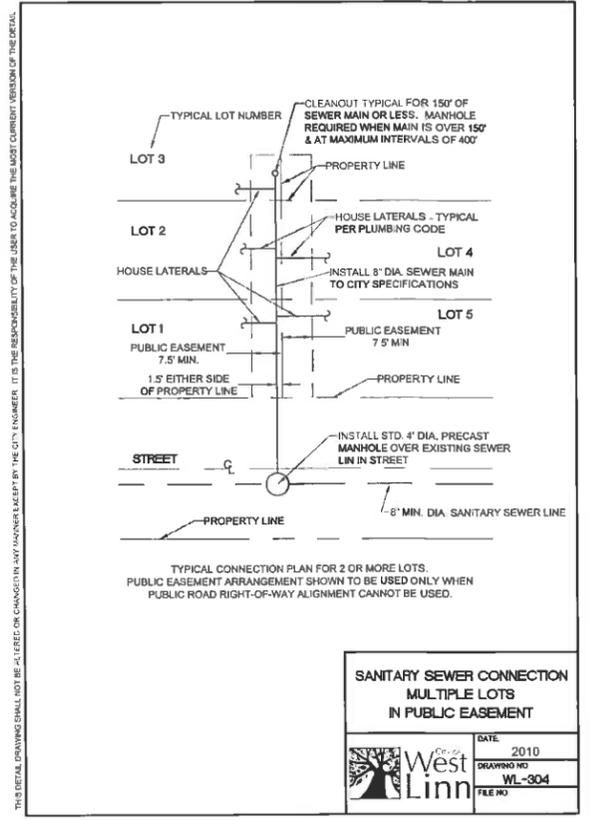
THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.



STANDARD CLEAN OUT

	DATE	2010
	DRAWING NO.	WL-206
	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.



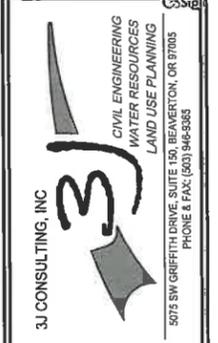
SANITARY SEWER CONNECTION
MULTIPLE LOTS
IN PUBLIC EASEMENT

	DATE	2010
	DRAWING NO.	WL-304
	FILE NO.	

**APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN**
 This approval is only for general conformance with the design concept and general compliance with applicable codes and requirements and shall not be construed as relieving the Design Engineer of full responsibility for accuracy and completeness of the drawings. This plan review approval does not prevent the City from requiring further code corrections in the field.
 DATE: 3/21/14 BY: Kristi O. Le

PERMIT	03/11/14
REVISION SUMMARY	BY DATE

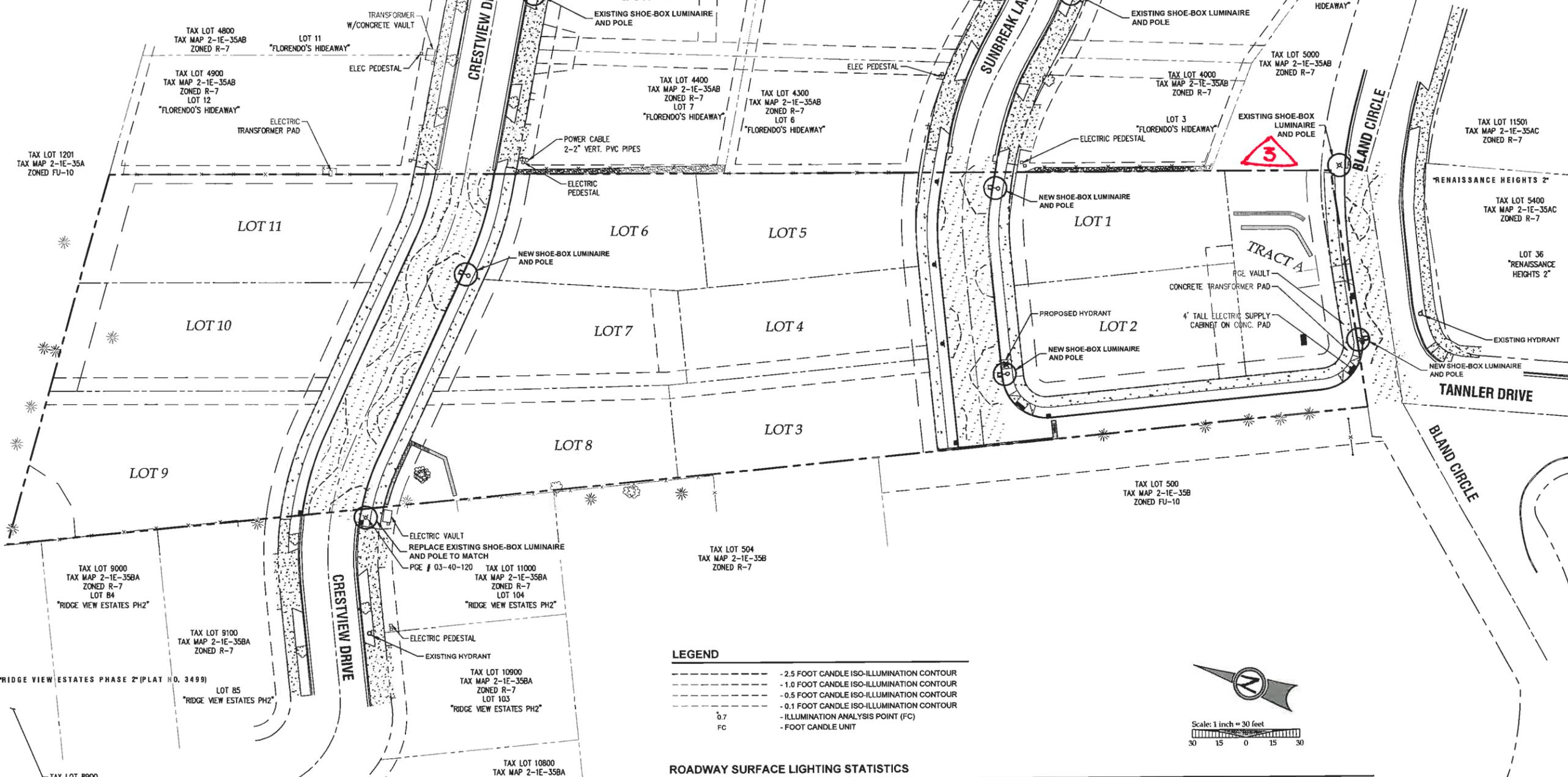
SANITARY CONSTRUCTION DETAILS
SUNBREAK
 SUBDIVISION
 LF 3, LLC
 WEST LINN, OR



3J JOB ID #	13113
LAND USE #	SUB-13-02
TAX LOT #	251E35A01300
DESIGNED BY	CLF/JTE
CHECKED BY	BKF

SHEET TITLE
 SANITARY DETAILS
 SHEET NUMBER
C411

A PORTION OF LOT 28, "BLAND ACRES"
 TAX LOT 1300, LOCATED IN THE NW & NE
 1/4 OF SECTION 35, T.2S., R.1E., W.M.
 CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON



LEGEND

---	- 2.5 FOOT CANDLE ISO-ILLUMINATION CONTOUR
---	- 1.0 FOOT CANDLE ISO-ILLUMINATION CONTOUR
---	- 0.5 FOOT CANDLE ISO-ILLUMINATION CONTOUR
---	- 0.1 FOOT CANDLE ISO-ILLUMINATION CONTOUR
○	- ILLUMINATION ANALYSIS POINT (FC)
FC	- FOOT CANDLE UNIT

ROADWAY SURFACE LIGHTING STATISTICS

CRESTVIEW DRIVE		SUNBREAK LANE		BLAND CIRCLE	
EXISTING LIGHT(S) INCLUDED	1 EA	EXISTING LIGHT(S) INCLUDED	0	EXISTING LIGHT(S) INCLUDED	1 EA
NEW LIGHTS PROPOSED	1 EA	NEW LIGHTS PROPOSED	2 EA	NEW LIGHTS PROPOSED	1 EA
MAX. ILLUMINATION	4.8 FC	MAX. ILLUMINATION	4.6 FC	MAX. ILLUMINATION	4.7 FC
MIN. ILLUMINATION	0.2 FC	MIN. ILLUMINATION	0.5 FC	MIN. ILLUMINATION	0.5 FC
AVERAGE ILLUMINATION	1.4 FC	AVERAGE ILLUMINATION	1.9 FC	AVERAGE ILLUMINATION	2.2 FC
UNIFORMITY (AVG/MIN)	7.1	UNIFORMITY (AVG/MIN)	3.8	UNIFORMITY (AVG/MIN)	4.5

3 REPLACE EXISTING SHOE BOX LUMINAIRE AND POLE TO MATCH NEW

APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
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 DATE 3/24/14 BY: Khoi Obo

PERMIT	03/11/14	DATE
REVISION SUMMARY		BY

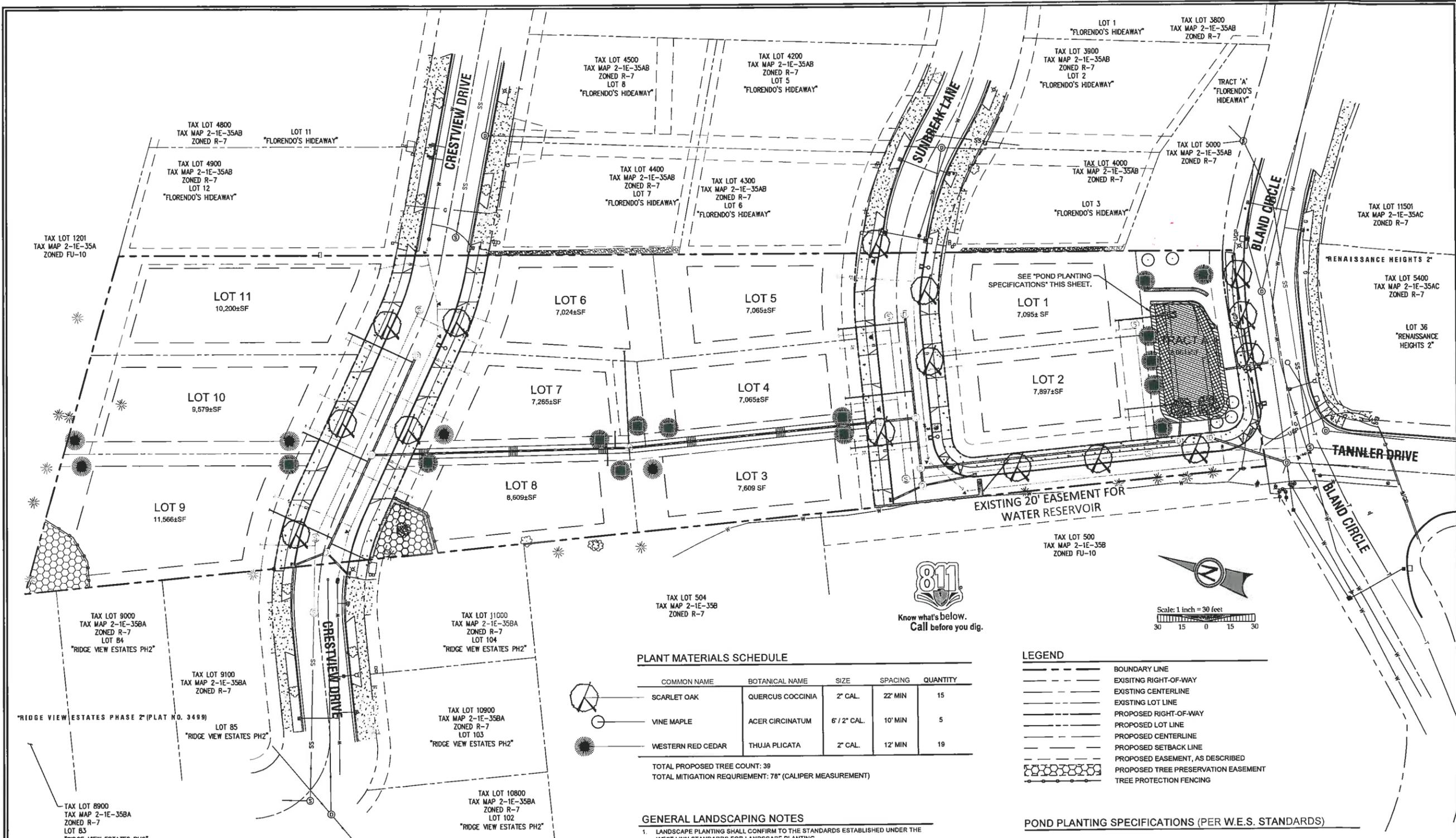
STREET LIGHTING PLAN
SUNBREAK
 SUBDIVISION
 LF 3, LLC
 WEST LINN, OR

J.T. SMITH
 companies
 REGISTERED PROFESSIONAL ENGINEER
 722829
 OREGON
 NOV. 12, 2009
 JOHN D. HOWARTH
 EXPIRES 06/30/15
 Digital Signature
 03/13/2014

3J CONSULTING, INC.
 CIVIL ENGINEERING
 WATER RESOURCES
 LAND USE PLANNING
 5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
 PHONE & FAX: (503) 649-6535

3J JOB ID #	13113
LAND USE #	SUB-13-02
TAX LOT #	281E35A01300
DESIGNED BY	CLF/ITE
CHECKED BY	IBK
SHEET TITLE	LIGHTING PLAN
SHEET NUMBER	C500





**APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN**

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DATE: 3/21/14 BY: *Choi*

PLANT MATERIALS SCHEDULE

COMMON NAME	BOTANICAL NAME	SIZE	SPACING	QUANTITY
SCARLET OAK	QUERCUS COCCINIA	2" CAL.	22' MIN	15
VINE MAPLE	ACER CIRCINATUM	6" / 2" CAL.	10' MIN	5
WESTERN RED CEDAR	THUJA PLICATA	2" CAL.	12' MIN	19

TOTAL PROPOSED TREE COUNT: 39
TOTAL MITIGATION REQUIREMENT: 78" (CALIPER MEASUREMENT)

GENERAL LANDSCAPING NOTES

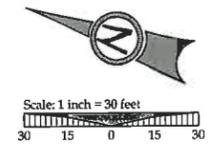
- LANDSCAPE PLANTING SHALL CONFIRM TO THE STANDARDS ESTABLISHED UNDER THE WEST LINN STANDARDS FOR LANDSCAPE PLANTING
- ALL PLANT BEDS SHALL HAVE A 3" DEPTH OF BARK MULCH
- ALL PLANT MATERIAL DELIVERED TO THIS SITE SHALL MEET THE AMERICAN NURSERYMAN'S ASSOCIATION STANDARDS
- CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE CIVIL ENGINEER PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIALS THAT ARE IN COMPLIANCE WITH THESE DRAWINGS.

LEGEND

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- PROPOSED SETBACK LINE
- PROPOSED EASEMENT, AS DESCRIBED
- PROPOSED TREE PRESERVATION EASEMENT
- TREE PROTECTION FENCING

POND PLANTING SPECIFICATIONS (PER W.E.S. STANDARDS)

POND/SWALE BOTTOM	PLANTING RATE (OC)	SIZE	QTY
SMALL FRUITED BULRUSH	1'-2"	PLUGS	940 (TOTAL)
SLOUGH SEDGE	1'-2"	PLUGS	
SPREADING RUSH	1'-2"	PLUGS	
CREeping SPIKE RUSH	1'-2"	PLUGS	
BASE TO MID SLOPE		PLANTING RATE (OC)	SIZE
SLOUGH SEDGE	1'-2"	PLUGS	269 (TOTAL)
RED OSIER	3'-4"	1 GALLON	
PACIFIC NINEBARK	9"	1 GALLON	
OREGON ASH	6"	6'-8"	
ABOVE DESIGN WATER DEPTH		PLANTING RATE (OC)	SIZE
SA LAL	3'-4"	1 GALLON	151 (TOTAL)
OREGON GRAPE	3'-4"	1 GALLON	
RED FLOWERING CURRENT	3'-4"	1 GALLON	
DOUGLAS FIR	12"	6'-8"	



PERMIT REVISION SUMMARY DATE: 03/11/14

MITIGATION PLANTING PLAN

SUNBREAK SUBDIVISION
LF 3, LLC
WEST LINN, OR

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
172282PE
OREGON
NOV 12 2009
JOHN D. HOWARTH
EXPIRES 06/30/15

Digital Signature
03/13/2014

3J CONSULTING, INC.
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
8075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-8385

3J JOB ID # | 13113
LAND USE # | SUB-13-02
TAX LOT # | 281E35A01300
DESIGNED BY | CLF/JTE
CHECKED BY | BKF

SHEET TITLE
PLANTING PLAN
SHEET NUMBER
L100