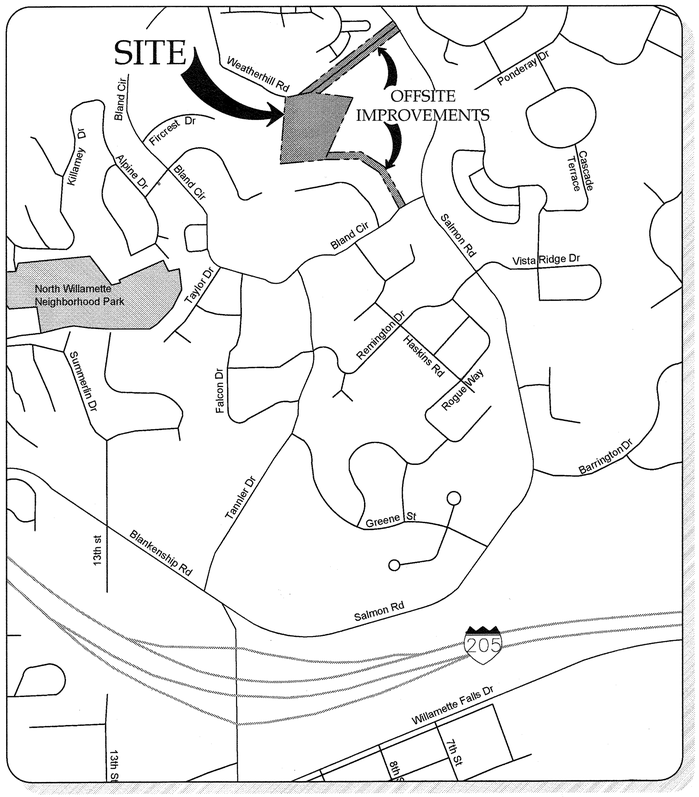
CONSTRUCTION DOCUMENTS

FOR

WEATHERVIEW ESTATES SUBDIVISION

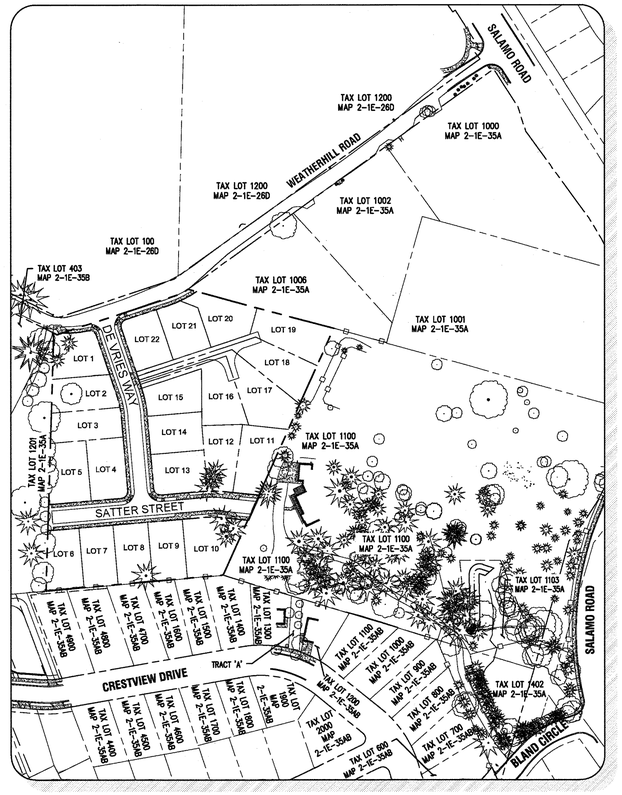
PREPARED FOR

BLACK DIAMOND PROPERTIES, LLC



VICINITY MAP

NOT TO SCALE



SITE MAP

Scale: NTS

SHEET LIST

C000	COVER SHEET	C302	OVERALL STORMWATER UTILITY KEYMAP
C001	CONDITIONS OF APPROVAL	C303	STREET LIGHTING PLAN
C002	GENERAL NOTES	C310	STORMWATER LINE 'O' PLAN & PROFILE
C100	ONSITE EXISTING CONDITIONS PLAN	C311	STORMWATER LINE 'A' PLAN & PROFILE
C101	ONSITE DEMOLITION PLAN	C312	STORMWATER LINE 'B' PLAN & PROFILE
C102	OFFSITE EXISTING COND. & DEMO PLAN I	C313	STORMWATER LINE 'C' PLAN & PROFILE
C103	OFFSITE EXISTING COND. & DEMO PLAN II	C314	STORMWATER LINE 'D' PLAN & PROFILE
C105	PHASE I GRADING AND EROSION CONTROL PLAN	C315	STORMWATER LINE 'E' PLAN & PROFILE
C110	ONSITE TREE PROTECTION AND REMOVAL PLAN	C316	REGIONAL POND SEDIMENT REMOVAL & FLOW CONTROL MANHOLE ACCESS & RETROFIT
C111	ONSITE TREE PROTECTION AND REMOVAL DETAILS	C320	STORMWATER DRAINAGE DETAILS I
C112	OFFSITE TREE INVENTORY PLAN I	C321	STORMWATER DRAINAGE DETAILS II
C113	OFFSITE TREE INVENTORY PLAN II	C322	STORMWATER DRAINAGE DETAILS III
C114	OFFSITE TREE INVENTORY DETAILS	C330	SANITARY SEWER 'O' PLAN & PROFILE I
C200	TENTATIVE SUBDIVISION PLAT	C331	SANITARY SEWER 'O' PLAN & PROFILE II
C210	WEATHERHILL ROAD IMPROVEMENT PLAN & PROFILE	C332	SANITARY SEWER 'A' PLAN & PROFILE
C211	DEVRIES WAY IMPROVEMENT PLAN & PROFILE	C333	SANITARY SEWER 'B' PLAN & PROFILE
C212	SATTER STREET IMPROVEMENT PLAN & PROFILE	C334	SANITARY SEWER 'C' PLAN & PROFILE
C213	PRIVATE DRIVE IMPROVEMENT PLAN & PROFILE	C335	SANITARY SEWER 'D' PLAN & PROFILE
C214	FIRE TURNAROUND & 22864 WEATHERHILL ROAD DRIVEWAY RECONSTRUCTION	C340	SANITARY SEWER CONSTRUCTION DETAILS
C220	SITE CONSTRUCTION DETAILS I	C350	WATER LINE 'A' PLAN & PROFILE I
C221	SITE CONSTRUCTION DETAILS II	C351	WATER LINE 'A' PLAN & PROFILE II
C230	ONSITE PHASE II GRADING & EROSION CONTROL PLAN	C352	WATER LINE 'A' PLAN & PROFILE III
C231	OFFSITE PHASE II GRADING & EROSION CONTROL PLAN I	C353	WATER LINE 'A' PLAN & PROFILE IV
C232	OFFSITE PHASE II GRADING & EROSION CONTROL PLAN II	C354	WATER LINE 'B' PLAN & PROFILE
C240	EROSION & SEDIMENT CONTROL DETAILS	C360	WATER CONSTRUCTION DETAILS
C300	ONSITE COMPOSITE UTILITY PLAN	L100	MITIGATION PLANTING PLAN
C301	OVERALL SANITARY SEWER & WATER UTILITY KEYMAP	L101	OFFSITE MITIGATION PLANTING PLAN

SITE INFORMATION

SITE ADDRESS
22850 WEATHERHILL ROAD
WEST LINN, OR 97068

TAX LOT(S)
21E35A 1200 & 1202

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
EMAIL: kle@westlinnoregon.gov

POWER
PGE
CONTACT: CHRIS JEWETT
PHONE: (503) 672-5481
EMAIL: chris.jewett@pgn.com

CABLE
CENTURYLINK - REGIONAL ENGINEER
CONTACT: KENNETH SCIULLI
PHONE: (503) 242-0304
EMAIL: kenneth.sciulli@centurylink.com

CENTURYLINK - REGIONAL MANAGER
CONTACT: JEREMY MORRIS
PHONE: (503) 293-4567
EMAIL: jeremy.morris@centurylink.com

GAS
NORTHWEST NATURAL - ENGINEERING
CONTACT: BRIAN KELLEY
PHONE: (503) 220-2427
EMAIL: brian.kelley@nwnatural.com

CABLE
COMCAST
CONTACT: KENNETH WILLS
PHONE: (503) 793-9981
EMAIL: kenneth_wills@cable.comcast.com

FIRE
TUALATIN VALLEY FIRE & RESCUE
CONTACT: TY DARBY
PHONE: (503) 259-1409
EMAIL: ty.darby@tvfr.com

POLICE, SCHOOLS, ROADS, PARKS
CITY OF WEST LINN

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 5/9/16 BY: [signature]

PROJECT TEAM

OWNER/APPLICANT
BLACK DIAMOND PROPERTIES, LLC
C/O: J.T. SMITH COMPANIES
5285 MEADOWS ROAD, SUITE #171
LAKE OSWEGO, OR 97035
CONTACT:JOHN WYLAND
PHONE: (503) 730-8620
EMAIL: jwyland@jtsmithco.com

PLANNING CONSULTANT
3J CONSULTING, INC
5075 SW GRIFFITH DR, SUITE 150
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
MILWAUKIE, OR 97222
CONTACT: DON DEVLAEMINCK, PLS
PHONE: 503-653-9093
EMAIL: dond@compass-engineering.com

GEOTECHNICAL CONSULTANT
GEOPACIFIC ENGINEERING, INC.
14835 SW 72ND AVENUE
PORTLAND, OR 97224
CONTACT: JIM IMBRIE
PHONE: (503) 625-4455
EMAIL: jimbrie@geopacificeng.com

CIVIL ENGINEER
3J CONSULTING, INC.
5075 SW GRIFFITH DR, SUITE 150
BEAVERTON, OR 97005
CONTACT: AARON MURPHY, PE
PHONE: (503) 946-9365
EMAIL: aaron.murphy@3j-consulting.com

A PORTION OF LOT 22, "BLAND ACRES"
TAX LOTS 1200 & 1202, MAP 2-1E-35A
NE 1/4 SECTION 35, T.2S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

PERMIT			
#	REVISION SUMMARY	BY	DATE
			05/02/2016

COVER SHEET

WEATHERVIEW ESTATES SUBDIVISION

WEST LINN, OR

BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
80964PE
OREGON
JULY 25, 2015
AARON J. MURPHY
EXPIRES: 06/30/16

May 3 2016 7:35 AM

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

3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
COVER SHEET

SHEET NUMBER
C000

WEST LINN PLANNING COMMISSION

FINAL DECISION AND ORDER

SUB-15-01

IN THE MATTER OF A PROPOSAL TO DEVELOP THE 22 LOT "WEATHERVIEW" SUBDIVISION

I. Overview

At their meeting of September 16, 2015, the West Linn Planning Commission ("Commission") held a public hearing to consider the request by Jesse Nemec, Black Diamond Properties, LLC, to approve a proposal to develop the 22 lot "Weatherview" subdivision. The approval criteria for land division are found in Chapter 85 of the Community Development Code (CDC). The hearing was conducted pursuant to the provisions of CDC Chapter 99.

The hearing commenced with a staff report presented by John Boyd Planning Manager for Peter Spir, Associate Planner. Andrew Tull, of 3 J Consulting, presented as the applicant. Alice Richmond testified in support for the project. The hearing was closed and a motion was made by Commissioner Knight and seconded by Vice-Chair Griffith to approve the application with five conditions of approval. The motion passed unanimously.

II. The Record

The record was finalized at the September 16, 2015, hearing. The record includes the entire file from SUB-15-01.

III. Findings of Fact

1) The Overview set forth above is true and correct.
2) The applicant is Jesse Nemec, Black Diamond Properties, LLC .
3) The Commission finds that it has received all information necessary to make a decision based on the Staff Report and attached findings; public comment, if any; and the evidence in the whole record, including any exhibits received at the hearing.

IV. Findings

The Commission adopts the Staff Report for September 2, 2015, with attachments, including specifically the Addendum dated September 2, 2015, as its findings, which are incorporated by this reference. The Commission concludes that all of the required approval criteria are met subject to the following conditions of approval:

1. Site Plan. With the exception of modifications required by these conditions, the project shall conform to the Tentative Subdivision Plat dated 6/23/2015.

2. Engineering Standards. All public improvements and facilities associated with public improvements including street improvements, utilities, grading, onsite stormwater design, street lighting, easements, easement locations, and utility connection for future extension of utilities are subject to the City Engineer's review, modification, and approval. These must be designed, constructed, and completed prior to final plat approval.

3. Street Improvements. The applicant shall dedicate on the face of the plat additional ROW and complete half street improvements including curb, planter strip and sidewalks, and street trees for those portions of Weatherhill Road abutting the subject property. In addition, the applicant shall dedicate on the face of the plat ROW for extension of Satter Street and complete full street improvements for internal local streets, per the applicant's submittal, consistent with Public Works standards. Planter strip, sidewalks, and street tree installation shall be completed prior to platting or bonded.

4. Water. The water main shall be looped and connect to the existing water main in Crestview Drive. The applicant shall be responsible for obtaining all needed easements. All work and easements shall meet Public Works standards or be acceptable to the City Engineer.

5. TVFR. "No Parking-Fire Lane" signs shall be posted on both sides of the shared driveway at 25 foot intervals. The signs shall be seven feet above grade and be 12 inches wide by 18 inches high and have red letters on white reflective background.

V. Order

The Commission concludes that SUB-15-01 is approved based on the Record, Findings of Fact and Findings above.

Lorie Griffith 9-17-15

LORIE GRIFFITH-VICE CHAIR — DATE
WEST LINN PLANNING COMMISSION

This decision may be appealed to the City Council pursuant to the provisions of Chapter 99 of the Community Development Code and any other applicable rules and statutes. This decision will become effective 14 days from the date of mailing of this final decision as identified below.

Mailed this 17th day of September, 2015.

Therefore, this decision becomes effective at 5 p.m., October 1, 2015.

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: 5/5/16 BY: KMS QK

PERMIT

#	REVISION SUMMARY	BY	DATE
1			05/02/2016

CONDITIONS OF APPROVAL

WEATHERVIEW ESTATES SUBDIVISION

WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

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

3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
C of A

SHEET NUMBER
C001

SANITARY SEWER NOTES

1. PIPE SHALL BE PVC SEWER PIPE CONFORMING TO ASTM D-3034 SDR 35. MINIMUM STIFFNESS SHALL BE 46 PSI AND JOINT TYPE SHALL BE ELASTOMERIC GASKET CONFORMING TO ASTM D-3212.
2. MANHOLE BASE SHALL BE POURED IN PLACE CONCRETE BASE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3300 PSI OR PRECAST. MANHOLE RISERS AND TOPS SHALL BE PRECAST SECTIONS WITH MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. TOPS SHALL BE ECCENTRIC CONES EXCEPT WHERE INSUFFICIENT HEADROOM REQUIRES FLAT TOPS. INVERTS SHALL BE CONSTRUCTED SO AS TO PROVIDE SMOOTH FLOW-THROUGH CHARACTERISTICS AND CHANNELS MUST BE ABLE TO PASS A 6"X36" CYLINDER INTO PIPES. PVC PIPE SHALL BE CONNECTED TO MANHOLE BY MEANS OF A FLEXIBLE CONNECTION AND SHALL HAVE A SHEAR JOINT LOCATED 18" OUTSIDE OF MANHOLE. CEMENT GROUT FOR CONNECTING PVC SEWER PIPE TO MANHOLE WILL NOT BE PERMITTED.
3. ALL MANHOLES LOCATED IN EASEMENT AREAS REQUIRE TAMPER PROOF LIDS AND THE LID SHALL BE SET 12" ABOVE THE PROPOSED GRADE WHEN PLACED IN UNPAVED AREAS.
4. CLEANOUT PIPE, FITTINGS, AND JOINTS SHALL BE THE SAME SPECIFICATIONS AS FOR PIPE. CASTINGS ARE AS SHOWN ON DETAIL AND SHALL CONFORM TO ASTM A48 (GRADE 30). CLEANOUT RISER SHALL MATCH DOWNSTREAM PIPE DIAMETER. FRAME SHALL SIT ON 24"X24" CONCRETE PAD.
5. GRANULAR BACKFILL (3/4"-0) IS TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD AND NATIVE MATERIAL SHALL BE COMPACTED TO 95% OF IN-PLACE DRY DENSITY OF SURROUNDING SOIL. EXCAVATION, BEDDING, AND BACKFILL SHALL BE IN ACCORDANCE WITH DIVISION 204 OF THE CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS (W.L.S.C.S.). BACKFILL UNDER NEW STREETS SHALL BE CLASS "B" AND BACKFILL IN EXISTING STREETS SHALL BE CLASS "E".
6. PVC SERVICE LATERALS SHALL BE 4" PIPE CONFORMING TO THE SAME SPECIFICATIONS AS THE SEWER MAINS. SERVICE LATERALS SHALL BE INSTALLED TO A POINT BEYOND THE LINE OF THE SEWER OR UTILITY EASEMENT AS SHOWN ON THE PLAN. THE SERVICE LATERAL SHALL BE PLUGGED WITH A 4" RUBBER RING PLUG, AND THE LOCATION OF THE LATERAL'S END MARKED WITH A 2"X4" STAKE PAINTED GREEN.
7. SANITARY SEWER PIPE AND APPURTENANCES SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH W.L.S.C.S. DIVISION 301.03.09 AND MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH W.L.S.C.S. DIVISION 302.03.07. ALL TESTS SHALL BE WITNESSED BY THE ENGINEER AND THE CITY OF WEST LINN. CONTRACTOR IS RESPONSIBLE FOR COORDINATING TESTING SO THAT ALL TEST SHALL BE PASSED AND NEW LINE SHALL BE ACCEPTED PRIOR TO CONNECTION TO EXISTING SYSTEM.
8. A PLUMBING PERMIT FROM THE CITY OF WEST LINN BUILDING DEPARTMENT IS REQUIRED FOR SANITARY SEWER LATERALS BEYOND THE FIRST CLEANOUT.
9. ALL MATERIALS, INSTALLATION, TEST, AND INSPECTIONS TO BE MADE IN STRICT ACCORDANCE WITH CITY OF WEST LINN PUBLIC WORKS STANDARD CONSTRUCTION SPECIFICATIONS.

GENERAL GRADING AND EROSION CONTROL (PART 1)

1. APPROVAL OF THIS EROSION CONTROL (ESC) PLAN DOES NOT CONSTITUTE ON APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED, AND VEGETATION OF LANDSCAPING IS ESTABLISHED.
3. THE ESC FACILITIES ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS.
4. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE.
5. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
6. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH, OR WITHIN 24 HOURS FOLLOWING A STORM EVENT.
7. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
8. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

WATER NOTES

1. WATER MAINS SHALL BE DUCTILE IRON PIPE CONFORMING TO AWWA C151 CLASS 52. PIPE IS TO HAVE CEMENT MORTAR LINING AND BITUMINOUS SEAL COAT CONFORMING TO AWWA C104. JOINTS ARE TO BE PUSH-ON RUBBER GASKETED JOINTS UNLESS NOTED OTHERWISE ON THE PLAN. PIPE FITTINGS ARE TO BE OF THE SAME MATERIAL AND CLASS AS PIPE OF DOMESTIC ORIGIN.
2. WATER MAINS MUST HAVE A MINIMUM COVER OF 36".
3. THRUST BLOCKS ARE TO BE PROVIDED AT ALL CHANGES IN DIRECTION AND BRANCHES. THRUST BLOCKING CONCRETE STRENGTH IS TO BE 3300 PSI. SEE DETAILS FOR THRUST BLOCK SIZING. POUR THRUST BLOCKS AGAINST UNDISTURBED EARTH.
4. GATE VALVES SHALL BE RESILIENT SEAT, NON-RISING STEM WITH "0" RING PACKING, COMPLYING WITH AWWA CLASS "C" SPECIFICATIONS. THE VALVES SHALL BE DESIGNED TO WITHSTAND A WORKING PRESSURE OF 150 PSI. GATE VALVES SHALL BE FURNISHED WITH A TWO-INCH SQUARE OPERATING NUT AND SHALL OPEN COUNTERCLOCKWISE WHEN VIEWING FROM ABOVE. BUTTERFLY VALVES SHALL BE RUBBER SEAT TYPE AND BUBBLE-TIGHT AT 150 PSI, AND SHALL CONFORM TO AWWA C504. BUTTERFLY VALVES SHALL BE MUELLER OR APPROVED EQUAL. OPERATING NUT SHALL BE LOCATED ON THE SIDE OF THE MAIN SHOWN ON THE PLANS. VALVE BOXES SHALL BE "VANCOUVER" PATTERN.
5. GRANULAR BACKFILL (3/4" -0) IS TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T 180 TEST METHOD AND NATIVE MATERIAL SHALL BE COMPACTED TO 95% OF IN-PLACE DRY DENSITY OF SURROUNDING SOIL. EXCAVATION, BEDDING, AND BACKFILL SHALL BE IN ACCORDANCE WITH DIVISION 204 OF THE CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. BACKFILL UNDER NEW STREETS SHALL BE CLASS "B".
6. SERVICE LATERALS SHALL BE TYPE K COPPER LATERAL SIZES SHALL BE 1". FOR DOUBLE SERVICES TWO 1" WATER SERVICES SHALL BE LAID SIDE BY SIDE. CORPORATION STOPS SHALL BE MUELLER H 15008 OR FORD F1000 4Q. ANGLE METER STOP SHALL BE MUELLER H 14258 OR FORD 1" KV43-444W-Q. METER BOXES SHALL BE EQUAL TO BROOKS #37 WITH A 37-S LID AND COVER. METER BOXES ARE TO BE INSTALLED 3/4" ABOVE FINISH GRADE AND 2- 1/2" FROM THE CURB IN PLANTER STRIPS OR FLUSH WITH SIDEWALK SURFACE IN A SIDEWALK.
7. ALL WATERLINES WILL BE PRESSURE TESTED AND PURIFICATION TESTED BEFORE CONNECTION TO THE CITY WATER SYSTEM. PRESSURE TEST SHALL BE CONDUCTED AT 180 PSI OR 1.5 TIMES THE NORMAL WORKING PRESSURE, WHICHEVER IS HIGHER AND SHALL MEET THE REQUIREMENTS OF DIVISION 403.14 OF THE WEST LINN PUBLIC WORKS STANDARD CONSTRUCTION SPECIFICATIONS.
8. CHLORINATION SHALL CONFORM WITH DIVISION 403.13 OF THE W.L.S.C.S.
9. DO NOT CONNECT NEW PIPE TO EXISTING PIPE PRIOR TO TESTING. THE CITY OF WEST LINN REQUIRES ACCEPTANCE OF NEW WATERLINE PRIOR TO CONNECTION TO EXISTING WATER SYSTEM.
10. A PLUMBING PERMIT IS REQUIRED FOR SERVICE LATERAL INSTALLATIONS BEYOND THE WATER METER.
11. ALL MATERIALS, INSTALLATION, TESTS, AND CHLORINATION TO BE IN STRICT ACCORDANCE WITH THE CITY OF WEST LINN PUBLIC WORKS STANDARD CONSTRUCTION SPECIFICATIONS, AND THE OREGON STATE HEALTH DIVISION ADMINISTRATION RULES, CHAPTER 333.

GENERAL GRADING AND EROSION CONTROL (PART 2)

1. CLEAN WASTE MATERIAL EXCAVATED FROM ROAD CUT OR TRENCHING AREAS NOT USED IN STREET FILL AREAS MAY BE SPREAD EVENLY ACROSS LOT AREAS IN DEPTHS NOT TO EXCEED SIX INCHES, EXCEPT WHERE NOTED OTHERWISE ON THE PLANS.
2. DURING CONSTRUCTION, STRAW WATTLES, CUTOFF TRENCHES OR SOME OTHER METHOD OF RUNOFF CONTROL SHALL BE USED TO PREVENT EROSION AND/OR SILTATION FROM CROSSING OUTSIDE THE WORK AREA BOUNDARIES.
3. LARGE ORGANIC MATERIAL, MISCELLANEOUS PIPE OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
4. NO FILLING OR CUTTING SHALL BE DONE OUTSIDE OF APPROVED GRADING AREAS.
5. ALL EROSION CONTROL FACILITIES SHALL MEET THE REQUIREMENTS OF THE CLACKAMAS COUNTY DEPARTMENT OF UTILITIES, EROSION PREVENTION AND SEDIMENT CONTROL PLANS TECHNICAL GUIDANCE HANDBOOK (ECTGH), REVISED AUGUST, 1994; CHAPTER 31 OF THE COMMUNITY DEVELOPMENT CODE; AND THE OREGON ADMINISTRATIVE RULES.

STORM SEWER NOTES

1. EIGHT INCH TO 24-INCH STORM DRAIN PIPE IS PREFERRED TO BE SEAMLESS RIBBED PVC PIPE CONFORMING TO ASTM F 794. WHERE LARGER PIPE IS REQUIRED OR LACK OF COVER PREVENTS USE OF RIBBED PVC PIPE, PIPE SHALL BE CLASS 3 NON-REINFORCED, CONCRETE PIPE CONFORMING TO ASTM C14, REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76, CLASS IV, OR DUCTILE IRON PIPE CONFORMING TO AWWA C151 CLASS 52. RUBBER JOINTS ARE REQUIRED FOR ALL CONCRETE PIPE. SIX INCH AND SMALLER STORM DRAIN PIPE SHALL CONFORM TO ASTM D 3034 PVC PIPE.
2. GUTTER INLETS SHALL BE POURED IN-PLACE CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3300 PSI. FRAME SHALL BE FABRICATED OF STRUCTURAL STEEL, ASTM A-7, A-36, A-373.
3. MANHOLE BASE MAY BE POURED IN PLACE CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3300 PSI OF PRECAST. MANHOLE RISERS AND TOPS SHALL BE PRECAST SECTIONS WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. TOPS SHALL BE ECCENTRIC CONES EXCEPT WHERE INSUFFICIENT HEADROOM REQUIRES FLAT TOPS. INTERIOR DIMENSIONS NOTED ON THE PLANS ARE MINIMUMS. SOME OR ALL OF THE STORM DRAIN REQUIRED WILL BE OVERSIZED MANHOLES, CONTRACTOR SHALL CHECK WITH MANHOLE MANUFACTURER FOR ACTUAL SIZE OF MANHOLE NEEDED FOR TYPE AND SIZE OF PIPE TO BE USED. INVERTS SHALL BE CONSTRUCTED SO AS TO PROVIDE SMOOTH FLOW-THROUGH CHARACTERISTICS. PIPE SHALL BE CONNECTED TO MANHOLE BY MEANS OF A FLEXIBLE CONNECTION AND SHALL HAVE A SHEAR JOINT LOCATED 18" OUTSIDE OF THE MANHOLE.
4. ALL MANHOLES LOCATED IN EASEMENT AREAS REQUIRE TAMPER PROOF LIDS AND LID SHALL BE SET 12 INCHES ABOVE PROPOSED GRADE.
5. CLEANOUT PIPE, FITTINGS, AND JOINTS SHALL BE THE SAME SPECIFICATIONS AS FOR PIPE. CASTINGS ARE SHOWN ON DETAILS AND SHALL CONFORM TO ASTM A48 (GRADE 30). CLEANOUT RISER SHALL MATCH DOWNSTREAM PIPE DIAMETER.
6. GRANULAR BACKFILL (3/4"-0) IS TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD AND NATIVE MATERIAL SHALL BE COMPACTED TO 95% OF IN-PLACE DRY DENSITY OF SURROUNDING SOIL.
7. STORM DRAIN SERVICE LATERALS SHALL BE 4" PIPE CONFORMING TO THE SAME SPECIFICATIONS AS THE STORM DRAIN MAIN LINES. SERVICES LATERALS SHALL BE INSTALLED TO A POINT BEYOND THE LINE OR UTILITY EASEMENT AS SHOWN ON THE PLAN. THE SERVICE LATERAL SHALL BE PLUGGED WITH 4" RUBBER RING PLUG, AND THE LOCATION OF THE LATERALS END MARKED WITH A 2'X4" STAKE PAINTED WHITE.
8. STORM DRAINS SHALL BE TESTED FOR DEFLECTION IN ACCORDANCE WITH DIVISION 601.03.11 AND VIDEO INSPECTED IN ACCORDANCE WITH DIVISION 601.03.12 OF THE WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. ALL TESTS SHALL BE WITNESSED BY THE ENGINEER AND A REPRESENTATIVE OF THE CITY.
9. A PLUMBING PERMIT FORM THE CITY OF WEST LINN BUILDING DEPARTMENT IS REQUIRED FOR STORM DRAINS BEYOND THE FIRST CLEANOUT.
10. ALL MATERIALS, INSTALLATION, TESTS, AND INSPECTIONS TO BE IN STRICT ACCORDANCE WITH THE CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS.
11. INFILTRATION RAIN GARDEN PLANTINGS TO CONFORM TO PLANTING SPECIFICATION AS SHOWN ON THE PLANS AND DETAILS CONTAINED HEREIN.

EROSION CONTROL SUMMARY

1. THE INTENT OF THE REQUIREMENT IS TO PREVENT SILTATION FROM REACHING STORM DRAIN SYSTEMS AND DRAINAGE WAYS.
2. THE MINIMUM MEASURES NEED TO BE MADE ON ALL PROJECTS.
   - A. A GRAVEL PAD, AT LEAST 50 FEET LONG, IS REQUIRED WHERE VEHICLES WILL LEAVE THE CONSTRUCTION SITE.
   - B. A SEDIMENT BARRIER IS TO BE CONSTRUCTED OF STRAW BALES OR A SEDIMENT FENCE WHERE NOTED IN THE DETAILS OR WHERE SEDIMENT WILL CROSS OUTSIDE THE WORK AREA.
   - C. WHERE EXCAVATED MATERIAL IS PLACED ON HARD SURFACES (SUCH AS STREETS) MATERIAL MUST BE BROOMED OR SCRAPED CLEAN AS SOON AS POSSIBLE.
   - D. RE-SEED OR COVER DISTURBED AREAS AS SOON AS IS POSSIBLE AND PRACTICAL BUT NO LATER THAN THE COMPLETION OF CONSTRUCTION ON THE OTHER PHASES OF WORK. EROSION CONTROL MEASURES SUCH AS HAY BALES AND SILT FENCES MUST REMAIN IN PLACE UNTIL SEEDED AREAS SHOW GROWTH SUBSTANTIAL TO PREVENT EROSION.

STREET NOTES

1. NEW STREET SECTIONS ARE TO BE CLEARED OF ALL SURFACE VEGETATION AND OTHER MISCELLANEOUS STRUCTURES OR MATERIALS. GRUB IMPROVEMENT AREAS TO REMOVE ALL BURIED VEGETATIVE MATTER AND DEBRIS TO A DEPTH 8" BELOW SUBGRADE. PROPERLY DISPOSE OF ALL WASTE MATERIAL.
2. STREET SUBGRADE SHALL CONFORM TO DIVISION 501 OF THE CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. AREAS TO RECEIVE FILL ARE TO BE INSPECTED BY CITY OF WEST LINN PERSONNEL PRIOR TO PLACEMENT OF THE FILL. THE CONTRACTOR SHALL HAVE FILL AREAS TESTED FOR COMPACTION BY A CERTIFIED TESTING LAB IN ACCORDANCE WITH W.L.S.C.S. DIVISION 501.03.08. SUCH TESTING WILL BE AT THE CONTRACTOR'S EXPENSE.
3. AGGREGATE BASE ROCK SHALL CONFORM TO THE REQUIREMENTS OF W.L.S.C.S. DIVISION 205. BASE COURSE SHALL BE 1-1 /2" -0 CRUSHED ROCK AND LEVELING COURSE SHALL BE 3/4" -0. CITY OF WEST LINN REQUIRES A PROOF ROLL WITH A LOADED 10 YARD DUMP TRUCK OF THE SUBGRADE PRIOR TO PLACEMENT OF THE ROCK AND AGAIN AFTER PLACEMENT OF THE BASE ROCK AND PRIOR TO PAVING. ALL UNDERGROUND UTILITIES INCLUDING LATERALS, SERVICES, AND POWER OR GAS CONDUITS WILL BE IN PLACE BEFORE SUBGRADE PROOF ROLL WILL TAKE PLACE.
4. ASPHALT CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF W.L.S.C.S. DIVISION 205. 2" BASE LIFT SHALL BE CLASS "B" A.C. AND 2" FINAL LIFT SHALL BE CLASS "C" A.C. MEETING THE SPECIFICATIONS OF W.L.S.C.S. DIVISION 505. THE TOP LIFT OF ASPHALT CONCRETE SHALL NOT BE PLACED PRIOR TO RECEIVING PERMISSION FROM THE CITY OF WEST LINN ENGINEERING DEPARTMENT.
5. CONSTRUCT CURB AND GUTTER USING 3300 PSI CONCRETE MEETING THE SPECIFICATIONS OF W.L.S.C.S. DIVISION 205 (AFTER 28 DAYS) WITH MAXIMUM 1-1/2" AGGREGATE SIZE. CONTRACTION JOINTS AT 15' MAXIMUM ON CENTERS. THREE INCH WEEPHOLES ARE TO BE INSTALLED ON ALL LOTS UPHILL OR EVEN WITH THE STREET. GENERALLY, WEEPHOLES SHALL BE LOCATED AT THE CENTER AND LOWEST EDGE OF CURB FOR EACH LOT. CONTRACTOR SHALL STAMP LOCATION OF SEWER AND WATER CROSSINGS WITH AN (S) OR A (W). A PROOF ROLL OF THE CURBLINES IS REQUIRED PRIOR TO POURING CURBS.
6. ALL MATERIALS, INSTALLATION, TESTS, AND INSPECTIONS TO BE IN STRICT ACCORDANCE WITH CITY OF WEST LINN PUBLIC WORKS STANDARD CONSTRUCTION SPECIFICATIONS.
7. A STREET CONSTRUCTION ENCROACHMENT PERMIT OR SIMILAR PERMIT MAY BE REQUIRED FROM THE CITY OF WEST LINN. CONSTRUCTION PERMIT FEES OR OTHER SIMILAR FEES OR BONDING REQUIRED OF THE CONTRACTOR WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN.

SEDIMENT FENCE

1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST.
2. THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS, WHERE FEASIBLE. THEN FENCE POSTS SHALL BE SPACED A MAXIMUM OF SIX FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 18 INCHES.
3. A TRENCH SHALL BE EXCAVATED, ROUGHLY 6 INCHES WIDE BY 6 INCHES DEEP, UPSLOPE AND ADJACENT TO THE WOOD POST TO ALLOW THE FILTER FABRIC TO BE BURIED. BURY THE BOTTOM OF THE FABRIC 6" VERTICALLY BELOW FINISHED GRADE. ALL AREAS OF FILTER FABRIC TRENCH SHALL BE COMPACTED.
4. THE FILTER FABRIC SHALL BE INSTALLED WITH STITCHED LOOPS OVER FENCE POSTS. THE FENCE POST SHALL BE CONSTRUCTED OF 2" X 2" FIR, PINE, OR STEEL. THE FENCE POST MUST BE A MINIMUM OF 48" LONG. THE FILTER FABRIC SHALL NOT BE STAPLED OR ATTACHED TO EXISTING TREES.
5. SEDIMENT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
6. SEDIMENT FENCES SHALL BE INSPECTED BY APPLICANT/CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

GENERAL NOTES

1. ALL REFERENCES TO CITY DESIGN STANDARDS REFER TO THE CURRENT STANDARDS.
2. THE DESIGN ENGINEER WILL BE RESPONSIBLE FOR INSPECTION OF THE PROPOSED IMPROVEMENTS WITH OVERSIGHT FROM THE CITY'S PUBLIC WORKS AND ENGINEERING STAFF.
3. A WORK SCHEDULE WILL BE REQUIRED FROM THE CONTRACTOR SO THAT THE ENGINEER CAN HAVE AN INSPECTOR ONSITE AT THE APPROPRIATE TIMES. IF THE WORK SCHEDULE IS REVISED THE CONTRACTOR IS TO NOTIFY THE ENGINEER AT LEAST 24 HOURS NOTICE OF ANY TESTING REQUIRING THE PRESENCE OF THE ENGINEER AND/OR CITY STAFF.
4. THE CONTRACTOR IS TO RECEIVE THE APPROVAL OF THE ENGINEER AND THE CITY OF ANY PROPOSED CHANGES TO THE PLANS OR STANDARD REQUIREMENTS.
5. A BUILDING DEPARTMENT PLUMBING PERMIT IS REQUIRED FOR UTILITIES BEYOND THE FIRST CLEANOUT OR METER ON PRIVATE PROPERTY.
6. A PUBLIC IMPROVEMENT GUARANTEE AGREEMENT OR A PUBLIC WORKS PERMIT, A PRE-CONSTRUCTION MEETING WITH THE CITY OF WEST LINN, AND INSTALLATION OF EROSION CONTROL MEASURES ARE REQUIRED PRIOR TO BEGINNING CONSTRUCTION.
7. PRIOR TO SITE CLEARING, 6' TALL CHAIN-LINK FENCING SHALL BE PLACED AT TREE EASEMENT BOUNDARIES PRIOR TO SITE GRADING. THE CITY ARBORIST SHALL INSPECT & APPROVE ALL ONSITE TREE PROTECTION MEASURES PRIOR TO THE START OF THE SITE WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CITY ARBORIST AND ARRANGE FOR THIS APPROVAL TO TAKE PLACE. NO PERMITS WILL BE ISSUED FROM ENGINEERING, PLANNING, OR BUILDING DEPARTMENTS WITHOUT TREE PROTECTION APPROVAL FROM THE CITY ARBORIST. ALL TREE PROTECTION MEASURES SHALL REMAIN IN PLACE AND FULLY FUNCTIONAL FOR THE ENTIRE TIME THAT SITE WORK AND CONSTRUCTION IS TAKING PLACE.
8. A CITY REPRESENTATIVE AND A REPRESENTATIVE OF THE ENGINEER MUST BE PRESENT AT ALL TESTING AND THE CITY SHALL BE FURNISHED A COPY OF ALL TEST RESULTS. IF ENGINEER OR CITY DO NOT WITNESS TESTING, CONTRACTOR WILL BE REQUIRED TO RE-TEST.
9. ALL FEES FOR STREET TREES SHALL BE PAID TO THE CITY OF WEST LINN PARKS AND RECREATION DEPARTMENT.
10. NO BUILDING PERMITS WILL BE GIVEN UNTIL THE IMPROVEMENTS HAVE BEEN ACCEPTED BY THE CITY AS SUBSTANTIALLY COMPLETE.
11. CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES AND POINTS OF CONNECTION PRIOR TO ORDERING MANHOLES. IF DISCREPANCIES ARE FOUND, CONTRACTOR SHALL NOTIFY THE ENGINEER.

SEEDING/MULCHING

1. ALL AREAS DISTURBED DURING CONSTRUCTION TO BE GRADED TO DRAIN AND COMPACTED TO A MINIMUM OF 90% OF AASHTO T-99 IMMEDIATELY AFTER INSTALLATION OF UTILITIES OR GRADING.
2. RECOMMENDED SEED MIXTURE: 80% ELKA DWARF PERENNIAL RYEGRASS AND 20% CREEPING RED FESCUE, BY WEIGHT. APPLICATION RATE SHALL BE 100 POUNDS MINIMUM PER ACRE.
3. FERTILIZER SHALL BE 12-16-8 WITH 50% OF THE NITROGEN DERIVED FROM UREA FORMALDEHYDE, AND APPLIED AT A RATE OF 400 POUNDS PER ACRE.
4. SEED AND MULCH AT A RATE OF 2000 LBS/AC WITH HEAVY BONDING AGENT OR NETTING AND ANCHORS. MULCH SHALL BE A WOOD CELLULOSE FIBER OR OTHER MATERIAL SUITABLE FOR HYDROMULCHING.
5. TEMPORARY OR PERMANENT HYDROSEEDING ARE ACCEPTABLE SEEDING AND MULCHING MUST BE PROVIDED WHENEVER PERENNIAL COVER CANNOT BE ESTABLISHED ON SITES WHICH WILL BE EXPOSED FOR 60 DAYS OR MORE.

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: 5/9/16 BY: Lewis & Clark

PERMIT			
	REVISION SUMMARY	BY	DATE
A			05/02/2016

GENERAL NOTES
WEATHERVIEW ESTATES SUBDIVISION
WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
83954PE
OREGON
MARCH 15, 2005
AARON J. MURPHY
EXPIRES: 06/30/16

May 3 2016 7:35 AM

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-8365

3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
C002

Scale: 1 inch = 30 feet

30 15 0 15 30

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- CENTERLINE
- LOT LINE
- BUILDING
- 1 FT CONTOUR
- 5 FT CONTOUR
- FENCE LINE
- WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- OVERHEAD POWER
- EXISTING UTILITY POLE WITH GUY WIRE
- EXISTING TELEPHONE PEDESTAL
- UNDERGROUND CABLE LINE
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING TREES

NOTES

1. 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. ADDITIONAL UTILITIES MAY EXIST. INTERESTED PARTIES ARE HEREBY ADVISED THAT UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION OF ANY CRITICAL ITEMS.
2. VERTICAL DATUM: NAVD '88 UTILIZING GPS POSITIONING TIED TO THE ORIGIN WITH REAL TIME CORRECTORS REFERENCED TO NAD 83(2011).
3. 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 LAND SURVEYORS FOR FURTHER INFORMATION. FURTHERMORE, COMPASS LAND SURVEYORS 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.

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 LAND SURVEYORS DATED JANUARY, 2015 .

A PORTION OF LOT 22, "BLAND ACRES"
TAX LOTS 1200 & 1202, MAP 2-1E-35A
NE 1/4 SECTION 35, T.2S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
This approval is only for general conformance with applicable requirements of the City's development code. The City Engineer is not responsible 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 5/19/16 BY Kris Ou

Know what's below. Call before you dig.

#	REVISION SUMMARY	BY	DATE
	PERMIT		05/02/2016

ON-SITE EXISTING CONDITIONS PLAN

WEATHERVIEW ESTATES SUBDIVISION

WEST LINN, OR

BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
89964PE
OREGON
JULY 14, 2006
AARON J. MURPHY
EXPIRES: 06/30/16

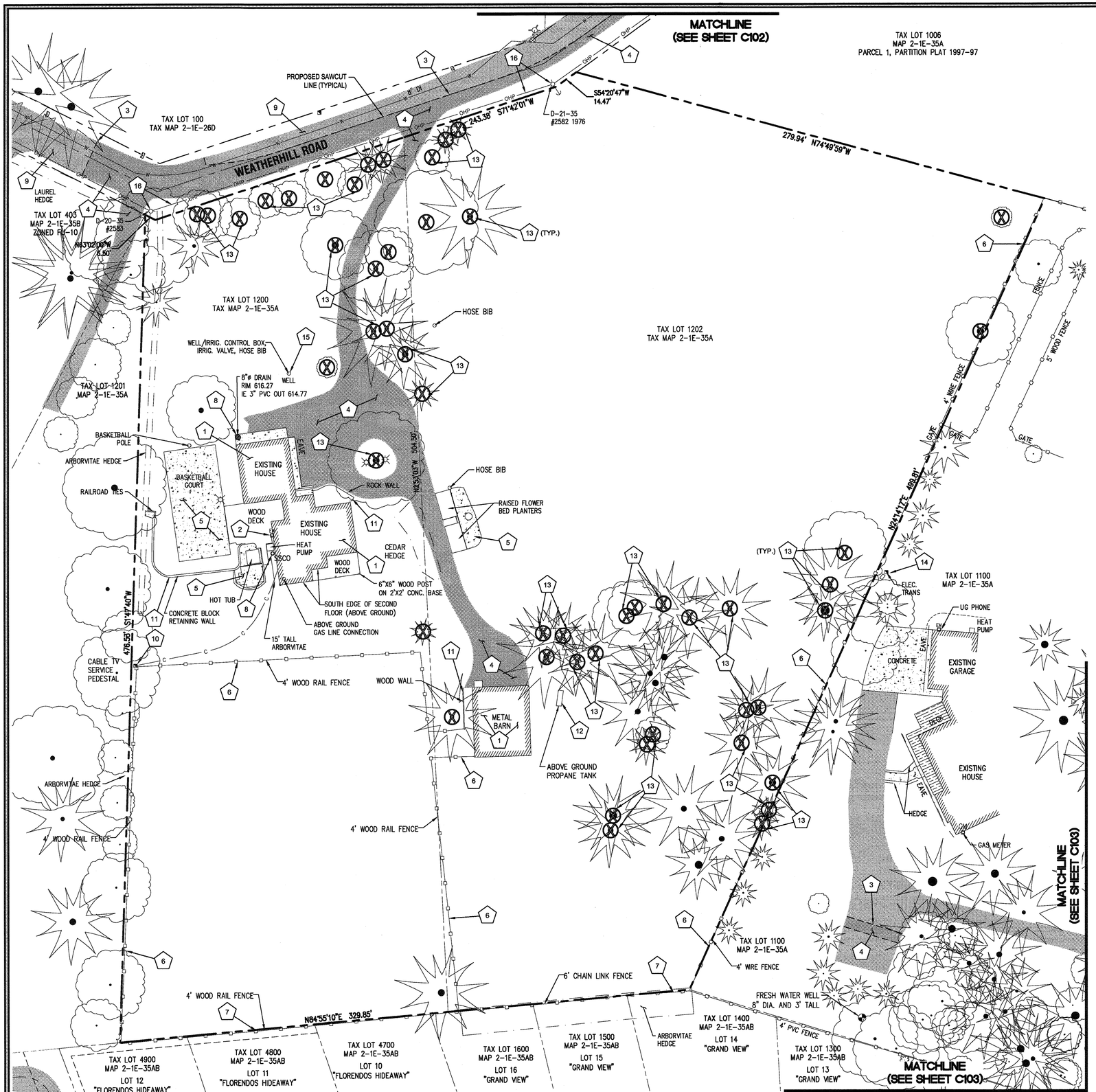
May 3 2016 7:35 AM

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

3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
ON-SITE EX. COND.

SHEET NUMBER
C100



LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- CENTERLINE
- LOT LINE
- BUILDING TO REMAIN
- BUILDING TO BE REMOVED
- FENCE LINE
- W — WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- OHP — OVERHEAD POWER
- EXISTING UTILITY POLE WITH GUY WIRE
- EXISTING TELEPHONE PEDESTAL
- C — C — UNDERGROUND CABLE LINE
- ASPHALT TO REMAIN
- ASPHALT TO BE REMOVED
- CONCRETE
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- SAWCUT LINE

Scale: 1 inch = 30 feet

30 15 0 15 30

DEMOLITION KEY

1	EXISTING BUILDING AND FOUNDATION TO BE DEMOLISHED. DEBRIS AND REFUSE TO BE DISPOSED OFF-SITE AT AN APPROVED LOCATION.
2	EXISTING POWER METER TO BE DISCONNECTED AND RETURNED TO POWER COMPANY. CAP SERVICE LINES AND REMOVE ALL CONDUITS AND WIRING WITHIN PROPERTY.
3	SAWCUT EXISTING ASPHALT PAVEMENT AS SHOWN.
4	REMOVE EXISTING ASPHALT AND BASE ROCK. DISPOSE OF RUBBLE AND REFUSE OFF-SITE.
5	REMOVE EXISTING CONCRETE AND BASE ROCK. DISPOSE OF RUBBLE AND REFUSE OFF-SITE.
6	REMOVE EXISTING FENCING AND DISPOSE OF OFF-SITE.
7	PROTECT EXISTING FENCING TO REMAIN.
8	REMOVE EXISTING STORM AND SEWER LINES AND STRUCTURES AND DISPOSE OF OFF-SITE (TYPICAL FOR ALL).
9	PROTECT EXISTING PAVEMENT TO REMAIN.
10	CABLE TV PROVIDER TO REMOVE EXISTING TELEPHONE PEDESTAL. CONTRACTOR TO COORDINATE WITH CABLE TV PROVIDER.
11	REMOVE EXISTING WALL AND DISPOSE OF REFUSE OFF-SITE (TYPICAL).
12	DECOMMISSION AND REMOVE PROPANE TANK. DISPOSE OF OFF-SITE.
13	REMOVE TREE. SEE SHEET C110 FOR FURTHER INFORMATION.
14	RELOCATE EXISTING TRANSFORMER AND PEDESTAL. CONTRACTOR TO COORDINATE WITH LAND OWNER AND ASSOCIATED PURVEYORS.
15	DECOMMISSION EXISTING WELL HEAD PER LOCAL, STATE AND FEDERAL REQUIREMENTS.
16	EXISTING UTILITIES TO BE INSTALLED UNDERGROUND. CONTRACTOR TO COORDINATE WITH PURVEYORS.

GENERAL DEMOLITION NOTES

1. 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.
2. ALL EXISTING PROPERTY UTILITY SERVICES TO BE TERMINATED AND CAPPED AT THE RIGHT OF WAY PRIOR TO DEMOLISHING ANY EXISTING BUILDINGS.
3. 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.
4. CONTRACTOR TO PROTECT EXISTING FEATURES WHICH ARE TO REMAIN.
5. CONSTRUCTION AND DEMOLITION ACTIVITIES SHALL BE PHASED IN SUCH A MANNER AS TO ENSURE THAT PUBLIC ACCESS ROADS ARE NOT BLOCKED AND REMAIN OPERATIONAL.
6. SEE TREE PROTECTION AND REMOVAL PLAN (SHEET C110) FOR ONSITE TREE REMOVAL DETAILS.

A PORTION OF LOT 22, "BLAND ACRES"
TAX LOTS 1200 & 1202, MAP 2-1E-35A
NE 1/4 SECTION 35, T2S, R1E, W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
This approval is for general conformance with the design concept and general compliance with applicable approval requirements and ordinances. Accuracy and completeness of the drawings is the responsibility of the design engineer. This plan review approval does not prevent the City from requiring further code corrections in the field.
DATE: 5/9/16 BY: Kurt Cole

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PERMIT	REVISION SUMMARY	BY	DATE
A			05/02/2016

ON-SITE DEMOLITION PLAN
WEATHERVIEW ESTATES SUBDIVISION
WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
83964PE
OREGON
JULY 29, 2015
AARON J. MURPHY
EXPIRES: 06/30/16

May 3 2016 7:35 AM

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

3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
ON-SITE DEMO PLAN

SHEET NUMBER
C101

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 LAND SURVEYORS DATED JANUARY, 2015 .

DEMOLITION KEY

1	SAWCUT EXISTING ASPHALT PAVEMENT AS SHOWN.
2	REMOVE EXISTING ASPHALT AND BASE ROCK. DISPOSE OF RUBBLE AND REFUSE OFF-SITE.
3	PROTECT EXISTING CONCRETE AND SIDEWALK TO REMAIN.
4	PROTECT EXISTING PAVEMENT TO REMAIN.
5	PROTECT EXISTING UTILITIES TO REMAIN.
6	EXISTING TREES TO REMAIN. CONTRACTOR SHALL MAKE ATTEMPTS TO INSTALL PIPES UNDER TREE ROOT ZONE. INSTALLATION METHODS OF THE PIPES VIA PIPE JACKING WITH AN EXCAVATOR OR TUNNELING WITH A VAC-TRUCK SHOULD BE ATTEMPTED. IF PIPE INSTALLATION CANNOT BE REASONABLY COMPLETED BY ALTERNATE MEANS, THEN TREE REMOVAL MAY BE REQUIRED. CONTRACTOR TO COORDINATE TREE REMOVAL WITH PROPERTY OWNER AND KEN WORCESTOR OF THE CITY OF WEST LINN. ALL SUITABLE LOGS SHALL BE DONATED TO THE CITY OF WEST LINN FOR RE-USE IN NEW PARKS. SEE OFFSITE TREE PROTECTION AND REMOVAL PLAN (SHEET C107) FOR ROOT PROTECTION DETAILS.

NOTES

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GENERAL DEMOLITION NOTES

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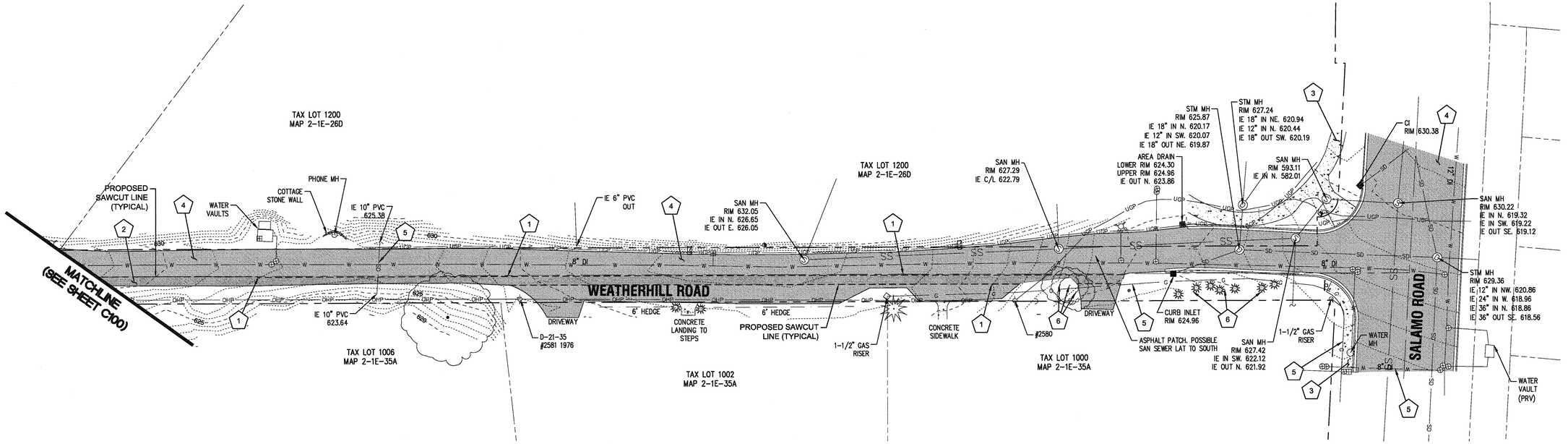
2. CONTRACTOR IS TO REMOVE EXISTING SURFACE IMPROVEMENTS AND DEBRIS WITHIN THE LIMITS OF WORK UNLESS OTHERWISE NOTED. THE DEBRIS FOUND WITHIN THE WORK LIMITS SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE CODES.
3. CONTRACTOR TO PROTECT EXISTING FEATURES WHICH ARE TO REMAIN.
4. CONSTRUCTION AND DEMOLITION ACTIVITIES SHALL BE PHASED IN SUCH A MANNER AS TO ENSURE THAT PUBLIC ACCESS ROADS ARE NOT BLOCKED AND REMAIN OPERATIONAL.

Scale: 1 inch = 30 feet

30 15 0 15 30

LEGEND

	RIGHT-OF-WAY		EXISTING ASPHALT - TO BE REMOVED
	CENTERLINE	W	WATER LINE
	LOT LINE	OHP	OVERHEAD POWER
	CURB LINE	SD (D)	STORMWATER LINE & MANHOLE
		SS (S)	SANITARY SEWER LINE & MANHOLE
	BUILDING	G	EXISTING GAS LINE
	1 FT CONTOUR	C	UNDERGROUND CABLE LINE
200	5 FT CONTOUR		EXISTING STREET SIGN
	FENCE LINE		EXISTING CATCH BASIN
	EXISTING TREES		EXISTING FIRE HYDRANT
	EXISTING ASPHALT		EXISTING WATER VALVE
	CONCRETE		EXISTING UTILITY POLE WITH GUY WIRE
			EXISTING TELEPHONE PEDESTAL



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: 5/9/16 BY: KMS Q.E

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

PERMIT			
#	REVISION SUMMARY	BY	DATE
A			05/02/2016

OFF-SITE EXISTING CONDITIONS & DEMOLITION PLAN I
WEATHERVIEW ESTATES
SUBDIVISION
WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER 83954PE OREGON JULY 12, 2005 AARON J. MURPHY
EXPIRES: 06/30/16

May 3 2016 7:35 AM

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

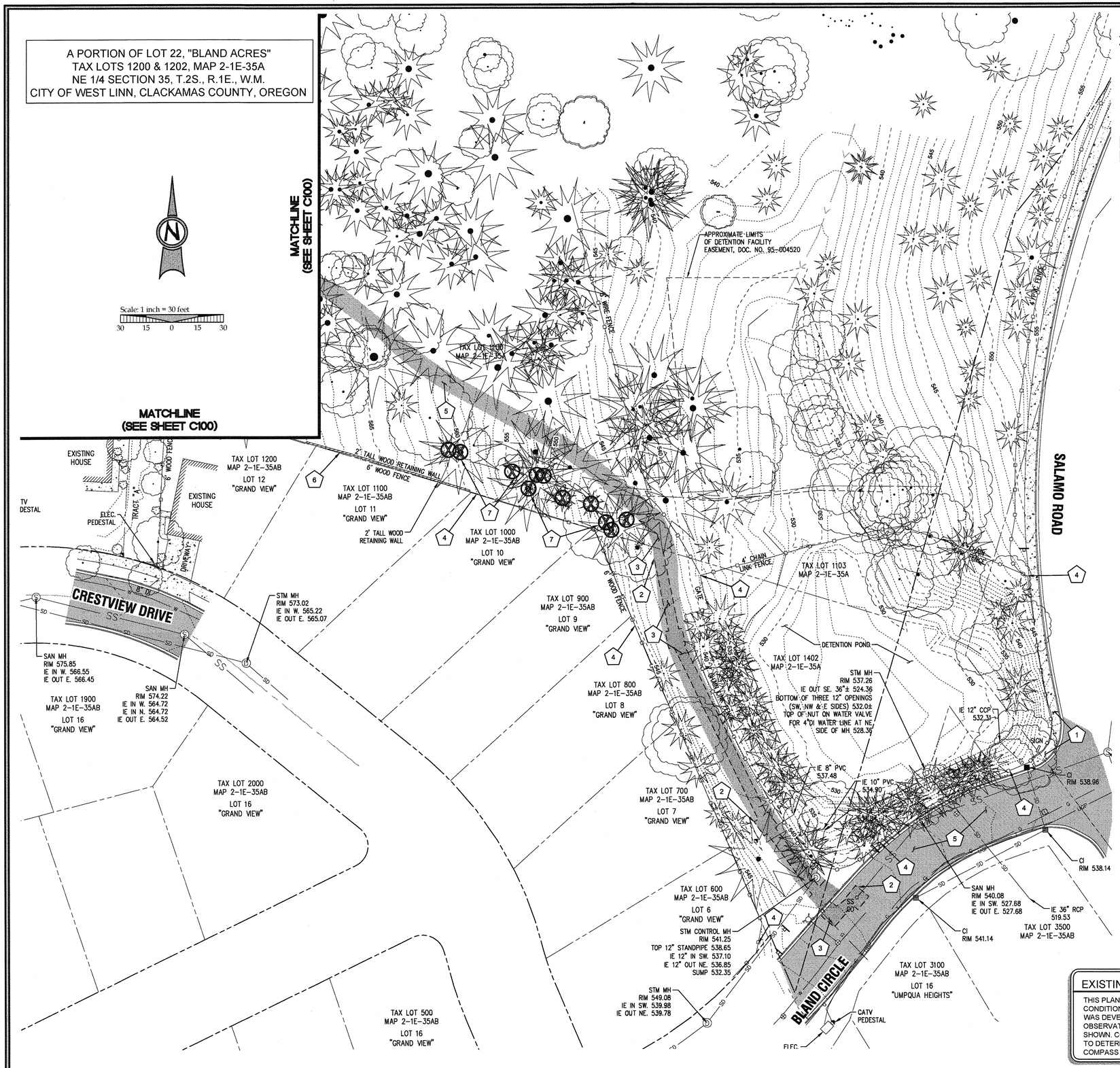
3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
OFF EX. COND.'S I

SHEET NUMBER
C102

A PORTION OF LOT 22, "BLAND ACRES"
TAX LOTS 1200 & 1202, MAP 2-1E-35A
NE 1/4 SECTION 35, T.2S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

Scale: 1 inch = 30 feet
30 15 0 15 30



LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- CENTERLINE
- LOT LINE
- BUILDING
- 1 FT CONTOUR
- 5 FT CONTOUR
- FENCE LINE
- ASPHALT - TO REMAIN
- ASPHALT - TO BE REMOVED
- CONCRETE
- EXISTING TREES TO BE REMOVED
- SAWCUT LINE
- W — WATER LINE
- UGP — UNDERGROUND POWER
- SD — STORMWATER LINE & MANHOLE
- SS — SANITARY SEWER LINE & MANHOLE
- G — EXISTING GAS LINE
- T — EXISTING TELEPHONE LINE
- EXISTING STREET SIGN
- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING UTILITY POLE WITH GUY WIRE
- EXISTING TELEPHONE PEDESTAL

NOTES

1. 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. ADDITIONAL UTILITIES MAY EXIST. INTERESTED PARTIES ARE HEREBY ADVISED THAT UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION OF ANY CRITICAL ITEMS.
2. VERTICAL DATUM: NAVD '88 UTILIZING GPS POSITIONING TIED TO THE ORIGIN WITH REAL TIME CORRECTORS REFERENCED TO NAD 83(2011).
3. 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 LAND SURVEYORS FOR FURTHER INFORMATION. FURTHERMORE, COMPASS LAND SURVEYORS 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.

DEMOLITION KEY

1	PROTECT EXISTING CONCRETE AND SIDEWALK TO REMAIN.
2	SAWCUT EXISTING ASPHALT PAVEMENT AS SHOWN.
3	REMOVE EXISTING ASPHALT AND BASE ROCK. DISPOSE OF RUBBLE AND REFUSE OFF-SITE.
4	PROTECT EXISTING FENCING TO REMAIN.
5	PROTECT EXISTING PAVEMENT TO REMAIN.
6	PROTECT EXISTING RETAINING WALL TO REMAIN. CONTRACTOR SHALL IDENTIFY POTENTIAL CONFLICTS IN ADVANCE OF CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY.
7	REMOVE TREE. SEE SHEET C107 FOR FURTHER INFORMATION.

GENERAL DEMOLITION NOTES

1. 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.
2. CONTRACTOR IS TO REMOVE EXISTING SURFACE IMPROVEMENTS AND DEBRIS WITHIN THE LIMITS OF WORK UNLESS OTHERWISE NOTED. THE DEBRIS FOUND WITHIN THE WORK LIMITS SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE CODES.
3. CONTRACTOR TO PROTECT EXISTING FEATURES WHICH ARE TO REMAIN.
4. CONSTRUCTION AND DEMOLITION ACTIVITIES SHALL BE PHASED IN SUCH A MANNER AS TO ENSURE THAT THE PRIVATE ACCESS DRIVE IS NOT BLOCKED AND REMAINS OPERATIONAL.
5. SEE OFFSITE TREE PROTECTION AND REMOVAL PLANS (SHEET C106, C107 AND C108) FOR TREE REMOVAL DETAILS.

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 LAND SURVEYORS DATED JANUARY, 2015 .

APPROVED FOR CONSTRUCTION BY CITY OF WEST LINN
This approval is for 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: 5/3/16 BY: Kurt Ole

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

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	REVISION SUMMARY	BY	DATE
A			05/02/2016

OFF-SITE EXISTING CONDITIONS & DEMOLITION PLAN II

WEATHERVIEW ESTATES SUBDIVISION

WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER 89964PE OREGON JULY 15, 2015 AARON J. MURPHY
EXPIRES: 06/30/16

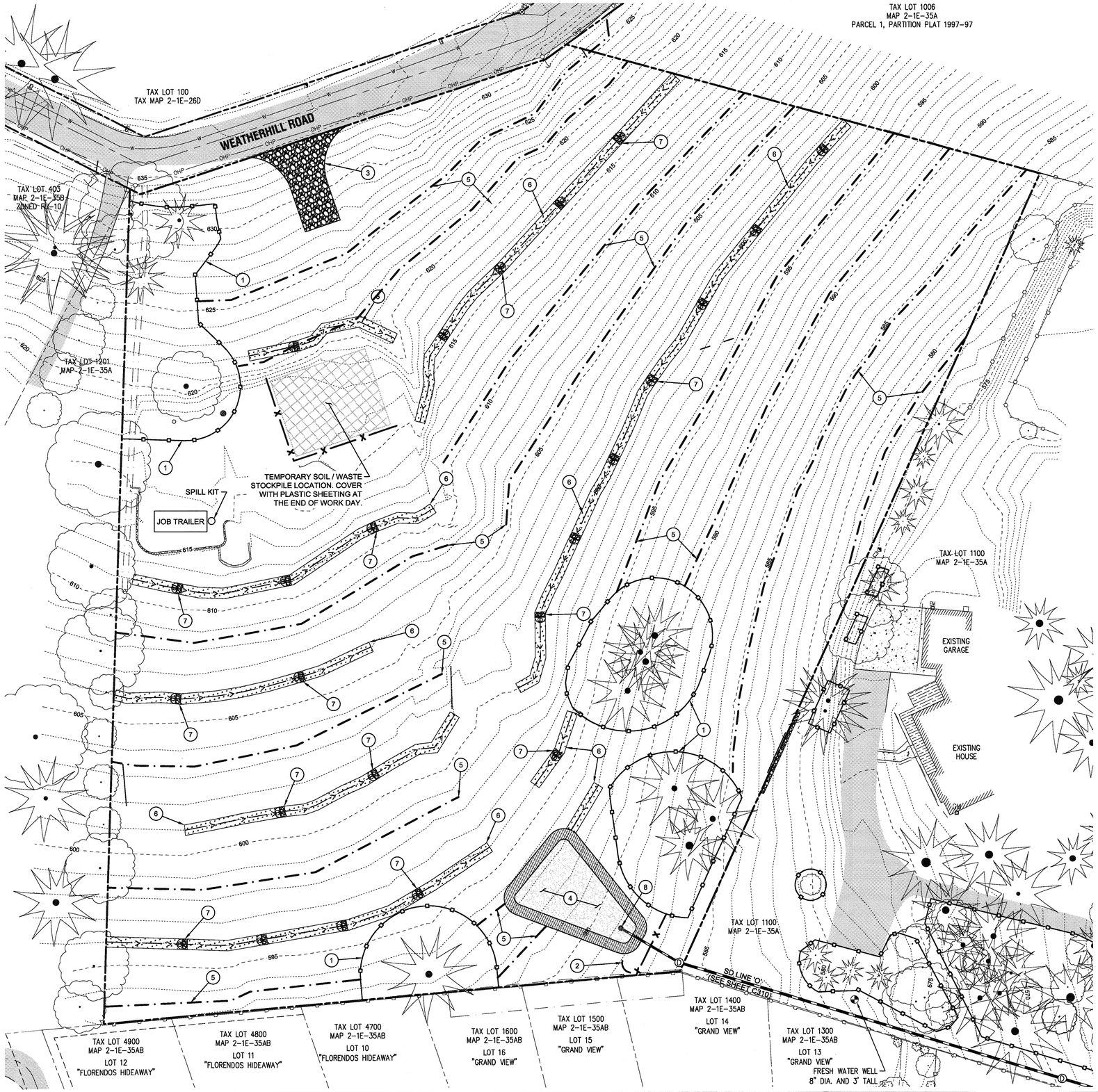
May 3 2016 7:35 AM

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

3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
OFF EX. COND.'S II

SHEET NUMBER
C103



Scale: 1 inch = 30 feet

30 15 0 15 30

LEGEND

- EXISTING BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING LOT LINE
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- EXISTING WATER LINE
- EXISTING OVERHEAD POWER
- EXISTING CURB
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING TREES
- EXISTING WATER VALVE
- PROPOSED SILT FENCING (BLACK)
- PROPOSED FESCUE STRAW WATTLE
- PROPOSED BIO BAG CHECK DAM
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED DIVERSION SWALE
- PROPOSED TREE PROTECTION FENCING
- PROPOSED TEMPORARY STORM LINE
- PROPOSED TEMPORARY STORM OVERFLOW STRUCTURE
- PROPOSED CHECK DAMS
- (POND BOTTOM) 2" - 3/4" RIVER RUN ROCK, 4" DEEP
- EROSION PROTECTION BLANKET

EROSION CONTROL KEY NOTES

1	INSTALL TREE PROTECTION FENCING AS SHOWN PER DETAIL ON SHEET C220.
2	PLACE SILT FENCING AT LIMITS OF GRADING AND CONSTRUCTION WHERE SHOWN PER DETAIL ON SHEET C240.
3	INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL ON SHEET C240.
4	CONSTRUCT SEDIMENT TRAP PER DETAIL ON SHEET C321. SEE SHEET C302 FOR OVERALL STORMWATER FACILITY IMPROVEMENT PLANS.
5	INSTALL STRAW WATTLE PER DETAIL ON SHEET C240.
6	INSTALL DIVERSION DITCH WITH 2:1 SIDE SLOPES AND 1.5' DEEP IN LOCATIONS SHOWN.
7	INSTALL 12" TALL ROCK CHECK DAM PLACED AT 50' O.C. AS SHOWN.
8	EMERGENCY OVERFLOW TO CONNECT TO EXISTING DOWNSTREAM STORM SYSTEM. CONSTRUCT PROPOSED STORM LINE PER SHEET C310 (STORMWATER LINE 'O' PLAN) AND TEMPORARY SEDIMENT POND W/ GRAVEL CONE RISER & TRASH RACK DETAIL ON SHEET C240.

APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
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DATE: 5/9/16 BY:

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PERMIT	REVISION SUMMARY	BY	DATE
A			05/02/2016

ON-SITE PHASE 1 EROSION AND SEDIMENT CONTROL PLAN
WEATHERVIEW ESTATES SUBDIVISION
WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
89964PE
OREGON
JULY 15, 2005
AARON J. MURPHY
EXPIRES: 06/30/16

May 3 2016 7:35 AM

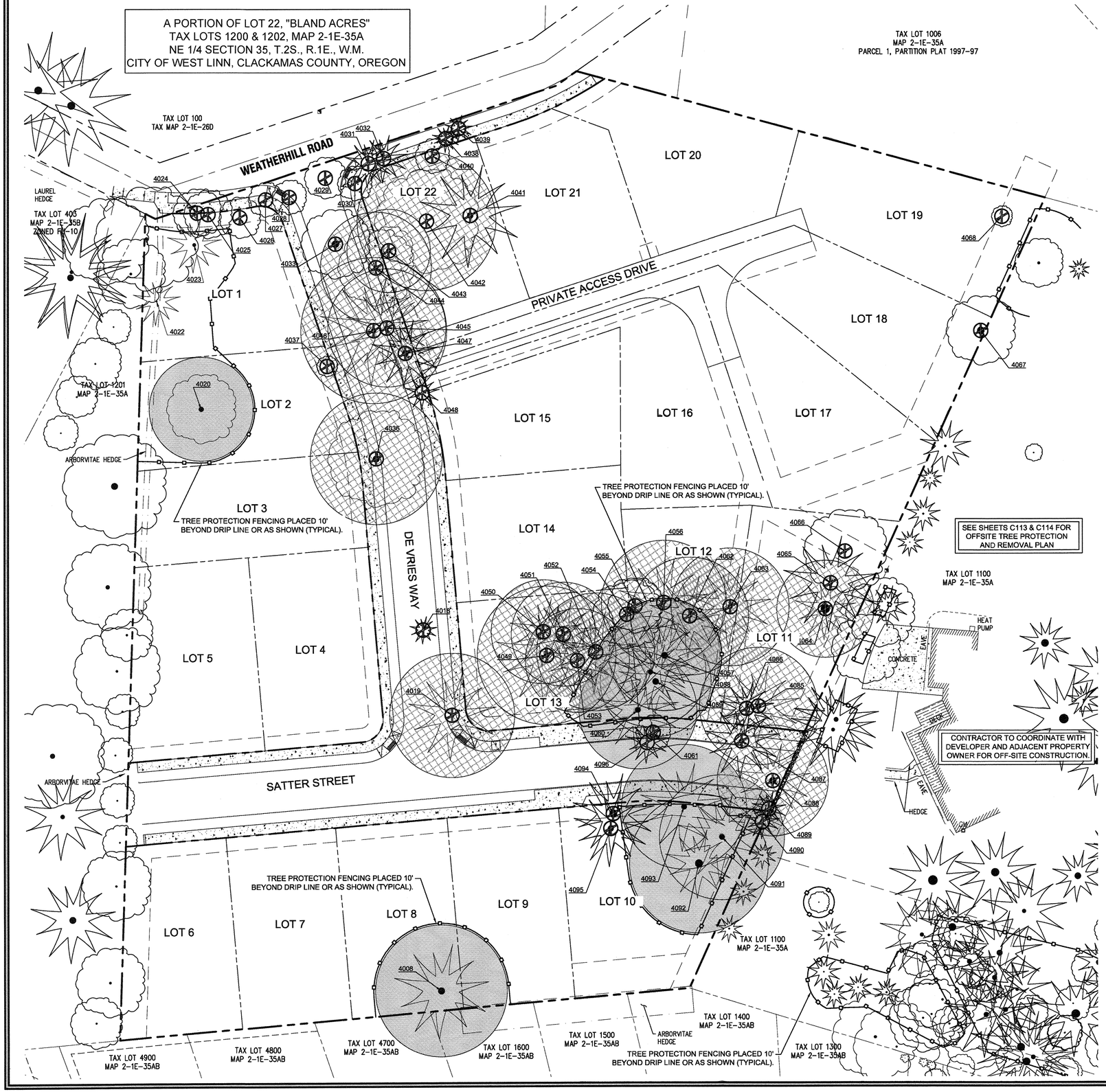
3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
PH . 1 ESC PLAN

SHEET NUMBER
C105

A PORTION OF LOT 22, "BLAND ACRES"
TAX LOTS 1200 & 1202, MAP 2-1E-35A
NE 1/4 SECTION 35, T.2S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON



Scale: 1 inch = 30 feet
30 15 0 15 30

LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- 4042 TREE NUMBER
- SIGNIFICANT TREE CANOPY TO REMAIN (DRIPLINE + 10 FT)
- SIGNIFICANT TREE CANOPY TO BE REMOVED (DRIPLINE + 10 FT)
- TREE TO BE REMOVED
- TREE PROTECTION FENCING
- BOUNDARY LINE
- PROPOSED LOT LINE
- UTILITY EASEMENT

GENERAL TREE INVENTORY STATISTICS

TOTAL PROPERTY AREA:	214,405 Sq. Ft. = 4.92 Ac.
TOTAL TREE INVENTORY (PROJECT BOUNDARY):	61 ea
TOTAL TREES RETAINED:	11 ea
TOTAL TREES REMOVED:	50 ea
TOTAL TREE CALIPER INCHES:	1,619 inches
TOTAL CALIPER INCHES RETAINED:	433 inches
TOTAL CALIPER INCHES REMOVED:	1186 Inches

SIGNIFICANT TREE STATISTICS

SIGNIFICANT TREE INVENTORY:	27 ea
SIGNIFICANT TREES RETAINED:	9 ea
SIGNIFICANT TREES REMOVED:	18 ea
SIGNIFICANT TREE CALIPER INCHES:	995 inches
SIGNIFICANT CALIPER INCHES RETAINED:	401 inches
SIGNIFICANT CALIPER INCHES REMOVED:	594 inches
SIGNIFICANT TREE CANOPY COVERAGE:	52,282 Sq. Ft.
SIGNIFICANT TREE CANOPY RETAINED:	18,205 Sq. Ft.
SIGNIFICANT TREE CANOPY REMOVED:	34,077 Sq. Ft.
SIGNIFICANT TREE CANOPY REMOVED DUE TO R.O.W. IMPROVEMENTS:	27,322 Sq. Ft.
TREE PRESERVATION AREA REQUIRED (*20% OF EXISTING CANOPY*):	10,456 Sq. Ft.
TREE PRESERVATION AREA PROVIDED (*35% OF EXISTING CANOPY*):	18,205 Sq. Ft.

GENERAL NOTES

1. INSTALL TREE PROTECTION FENCING AS SHOWN PER DETAIL WL-219 ON SHEET C220.
2. CONTRACTOR SHALL COORDINATE CITY APPROVAL OF TREE PROTECTION PRIOR TO ANY TREE CUTTING AND CLEARING ACTIVITIES.

APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
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DATE: 5/9/16 BY: [signature]

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A — REVISION SUMMARY — BY — DATE — 05/02/2016

ONSITE TREE PROTECTION & REMOVAL PLAN
WEATHERVIEW ESTATES SUBDIVISION
WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
88954PE
OREGON
MARK 15, 2015
AARON J. MURPHY
EXPIRES: 06/30/16

May 3 2016 7:35 AM

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

3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
ONSITE TREE PLAN

SHEET NUMBER
C110

A PORTION OF LOT 22, "BLAND ACRES"
TAX LOTS 1200 & 1202, MAP 2-1E-35A
NE 1/4 SECTION 35, T.2S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

TREE INVENTORY

SURVEY POINT NUMBER	TREE SPECIES	NOMINAL CALIPER SIZE	SIGNIFICANT DESIGNATION	PROPOSED ACTION	REMOVE DUE TO CONDITION
4008	DOUGLAS-FIR	2X44	SIGNIFICANT	RETAIN	N/A
4018	GIANT SEQUOIA	6	NO	REMOVE	R.O.W. IMPROVEMENTS
4019	DOUGLAS-FIR	28	SIGNIFICANT	REMOVE	R.O.W. IMPROVEMENTS
4020	OREGON WHITE OAK	16,18	SIGNIFICANT	RETAIN	N/A
4022	DOUGLAS-FIR	10	NO	RETAIN	N/A
4023	DEODAR CEDAR	22	NO	RETAIN	N/A
4024	EUROPEAN WHITE BIRCH	14	NO	REMOVE	R.O.W. IMPROVEMENTS
4025	DOUGLAS-FIR	14	NO	REMOVE	R.O.W. IMPROVEMENTS
4026	EUROPEAN WHITE BIRCH	14	NO	REMOVE	R.O.W. IMPROVEMENTS
4027	EUROPEAN WHITE BIRCH	12	NO	REMOVE	R.O.W. IMPROVEMENTS
4028	EUROPEAN WHITE BIRCH	12	NO	REMOVE	R.O.W. IMPROVEMENTS
4029	EUROPEAN WHITE BIRCH	12	NO	REMOVE	R.O.W. IMPROVEMENTS
4030	FRUIT	10	NO	REMOVE	R.O.W. IMPROVEMENTS
4031	DOUGLAS-FIR	12	NO	REMOVE	R.O.W. IMPROVEMENTS
4032	WESTERN REDCEDAR	22	NO	REMOVE	R.O.W. IMPROVEMENTS
4033	OREGON WHITE OAK	2X14,18	NO	REMOVE	R.O.W. IMPROVEMENTS
4036	OREGON WHITE OAK	44	SIGNIFICANT	REMOVE	R.O.W. IMPROVEMENTS
4037	JAPANESE MAPLE	6	NO	REMOVE	R.O.W. IMPROVEMENTS
4038	HINOKI CYPRESS	6	NO	REMOVE	R.O.W. IMPROVEMENTS
4039	HINOKI CYPRESS	6	NO	REMOVE	R.O.W. IMPROVEMENTS
4040	JAPANESE MAPLE	8	NO	REMOVE	R.O.W. IMPROVEMENTS
4041	DOUGLAS-FIR	38	NO	REMOVE	CONSTRUCTION
4042	OREGON WHITE OAK	22,24	SIGNIFICANT	REMOVE	CONSTRUCTION
4043	OREGON WHITE OAK	2X16	SIGNIFICANT	REMOVE	R.O.W. IMPROVEMENTS
4044	OREGON WHITE OAK	8,10,14	SIGNIFICANT	REMOVE	R.O.W. IMPROVEMENTS
4045	DOUGLAS-FIR	28	SIGNIFICANT	REMOVE	R.O.W. IMPROVEMENTS
4046	DOUGLAS-FIR	34	SIGNIFICANT	REMOVE	R.O.W. IMPROVEMENTS
4047	DOUGLAS-FIR	20	NO	REMOVE	R.O.W. IMPROVEMENTS
4048	DOUGLAS-FIR	6	NO	REMOVE	R.O.W. IMPROVEMENTS
4049	DOUGLAS-FIR	34	SIGNIFICANT	REMOVE	CONSTRUCTION
4050	DOUGLAS-FIR	26	SIGNIFICANT	REMOVE	CONSTRUCTION
4051	DOUGLAS-FIR	26	SIGNIFICANT	REMOVE	CONSTRUCTION
4052	DOUGLAS-FIR	20	SIGNIFICANT	REMOVE	CONSTRUCTION
4053	DOUGLAS-FIR	22	SIGNIFICANT	REMOVE	CONSTRUCTION
4054	MADRONE	16	NO	REMOVE	POOR HEALTH
4055	MADRONE	8	NO	REMOVE	POOR HEALTH
4056	DOUGLAS-FIR	26	SIGNIFICANT	REMOVE	CONSTRUCTION
4057	DOUGLAS-FIR	42	SIGNIFICANT	RETAIN	N/A
4058	DOUGLAS-FIR	34	SIGNIFICANT	RETAIN	N/A
4059	DOUGLAS-FIR	42	SIGNIFICANT	RETAIN	N/A
4060	DOUGLAS-FIR	36	SIGNIFICANT	RETAIN	N/A
4061	ENGLISH HOLLY	4X4,6	NO	REMOVE	R.O.W. IMPROVEMENTS
4062	DOUGLAS-FIR	24	SIGNIFICANT	REMOVE	CONSTRUCTION
4063	DOUGLAS-FIR	30	SIGNIFICANT	REMOVE	CONSTRUCTION
4064	DOUGLAS-FIR	60	SIGNIFICANT	REMOVE	CONSTRUCTION
4065	DOUGLAS-FIR	28	NO	REMOVE	POOR HEALTH
4066	BIGLEAF MAPLE	22	NO	REMOVE	POOR HEALTH
4067	BIGLEAF MAPLE	8X6	NO	REMOVE	POOR HEALTH
4068	SWEET CHERRY	8	NO	REMOVE	INVASIVE
4085	DOUGLAS-FIR	36	SIGNIFICANT	REMOVE	CONSTRUCTION
4086	DOUGLAS-FIR	16	NO	REMOVE	R.O.W. IMPROVEMENTS
4087	DOUGLAS-FIR	30	NO	REMOVE	R.O.W. IMPROVEMENTS
4088	DOUGLAS-FIR	46	SIGNIFICANT	REMOVE	R.O.W. IMPROVEMENTS
4089	DOUGLAS-FIR	16	NO	REMOVE	R.O.W. IMPROVEMENTS
4090	DOUGLAS-FIR	16	NO	REMOVE	R.O.W. IMPROVEMENTS
4091	DOUGLAS-FIR	36	SIGNIFICANT	RETAIN	N/A
4092	DOUGLAS-FIR	52	SIGNIFICANT	RETAIN	N/A
4093	DOUGLAS-FIR	37	SIGNIFICANT	RETAIN	N/A
4094	DOUGLAS-FIR	50	NO	REMOVE	POOR HEALTH
4095	DOUGLAS-FIR	38	NO	REMOVE	POOR HEALTH
4096	DOUGLAS-FIR	10	NO	REMOVE	R.O.W. IMPROVEMENTS

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: 5/9/16 BY: Kurt O.e

PERMIT

	REVISION SUMMARY	BY	DATE
A			05/02/2016

ONSITE TREE PROTECTION & REMOVAL DETAILS
WEATHERVIEW ESTATES SUBDIVISION
WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH Companies

REGISTERED PROFESSIONAL ENGINEER
89664PE
OREGON
MAR 15, 2016
AARON J. MURPHY
EXPIRES: 06/30/16

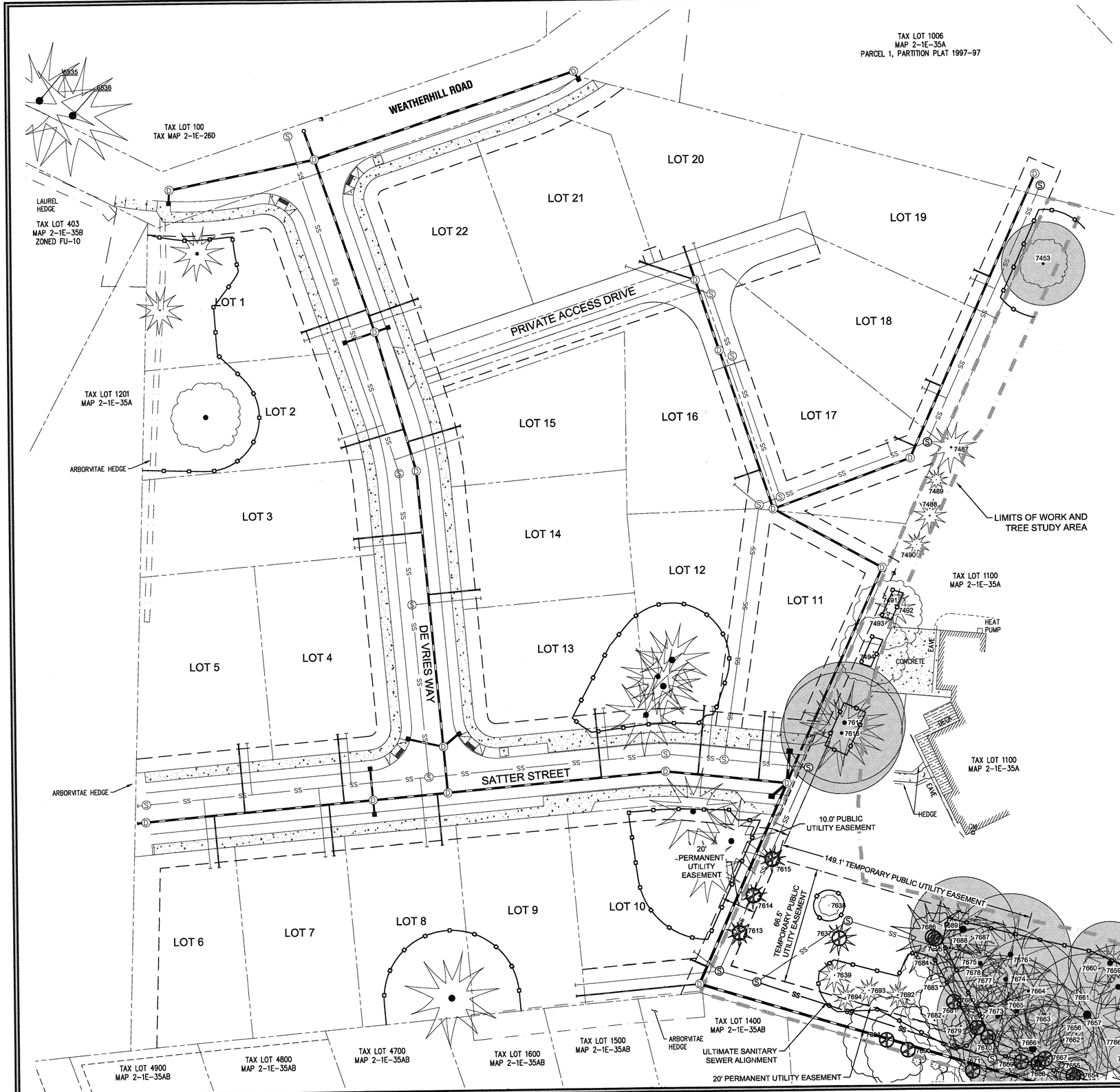
May 3 2016 7:36 AM

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

3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
ONSITE TREE DETAILS

SHEET NUMBER
C111



Scale: 1 inch = 30 feet

30 15 0 15 30

LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- 4042 — TREE NUMBER
- SIGNIFICANT TREE CANOPY TO REMAIN (DRIPLINE + 10 FT)
- SIGNIFICANT TREE CANOPY TO BE REMOVED (DRIPLINE + 10 FT)
- TREE TO BE REMOVED
- LIMITS OF WORK / TREE STUDY AREA

GENERAL TREE INVENTORY STATISTICS

PROJECT BOUNDARY AREA:	71,794 Sq. Ft. = 1.65 Ac.
TOTAL TREE INVENTORY (PROJECT BOUNDARY):	115 ea
TOTAL TREES RETAINED:	87 ea
TOTAL TREES REMOVED:	28 ea
TOTAL TREE CALIPER INCHES:	1,917 inches
TOTAL CALIPER INCHES RETAINED:	1,461 inches
TOTAL CALIPER INCHES REMOVED:	456 Inches

SIGNIFICANT TREE STATISTICS

SIGNIFICANT TREE INVENTORY:	37 ea
SIGNIFICANT TREES RETAINED:	29 ea
SIGNIFICANT TREES REMOVED:	8 ea
SIGNIFICANT TREE CALIPER INCHES:	1,220 inches
SIGNIFICANT CALIPER INCHES RETAINED:	905 inches
SIGNIFICANT CALIPER INCHES REMOVED:	270 inches
EXISTING SIGNIFICANT TREE CANOPY COVERAGE:	46,657 Sq. Ft.
SIGNIFICANT TREE CANOPY RETAINED:	41,382 Sq. Ft.
SIGNIFICANT TREE CANOPY REMOVED:	5,275 Sq. Ft.
TREE PRESERVATION AREA REQUIRED (*20% OF EXISTING CANOPY*):	9,331 Sq. Ft.
TREE PRESERVATION AREA RETAINED (*88.7% OF EXISTING CANOPY*):	41,382 Sq. Ft.

GENERAL NOTES

1. INSTALL TREE PROTECTION FENCING AS SHOWN PER DETAIL WL-219 ON SHEET C220.
2. CONTRACTOR SHALL COORDINATE CITY APPROVAL OF TREE PROTECTION PRIOR TO ANY TREE CUTTING AND CLEARING ACTIVITIES.
3. CONTRACTOR SHALL MAKE ATTEMPTS TO INSTALL PIPES UNDER TREE ROOT ZONE PRIOR TO TREE REMOVAL. INSTALLATION METHODS OF THE PIPES VIA PIPE JACKING WITH AN EXCAVATOR OR TUNNELING WITH A VAC-TRUCK SHOULD BE ATTEMPTED FIRST, IF IT CANNOT BE REASONABLY COMPLETED BY ALTERNATE MEANS, THEN THE APPROVED TREE REMOVAL MAY BE COMPLETED. COORDINATE ALL TREE REMOVAL WITH KEN WORCESTOR OF THE CITY OF WEST LINN. WITH OWNER'S APPROVAL, ALL SUITABLE LOGS MAY BE DONATED TO THE CITY OF WEST LINN FOR RE-USE IN NEW PARKS. SEE OFFSITE TREE PROTECTION AND REMOVAL PLAN (SHEET C113) FOR ROOT PROTECTION DETAILS.

APPROVED PER CONSTRUCTION INSTRUCTION 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: 5/9/16 BY: Kristi Ode

#	REVISION SUMMARY	BY	DATE
	PERMIT		05/02/2016

OFFSITE TREE PROTECTION & REMOVAL PLAN I
WEATHERVIEW ESTATES SUBDIVISION
WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
89964PE
OREGON
JULY 9, 1976
AARON J. MURPHY
EXPIRES: 06/30/16

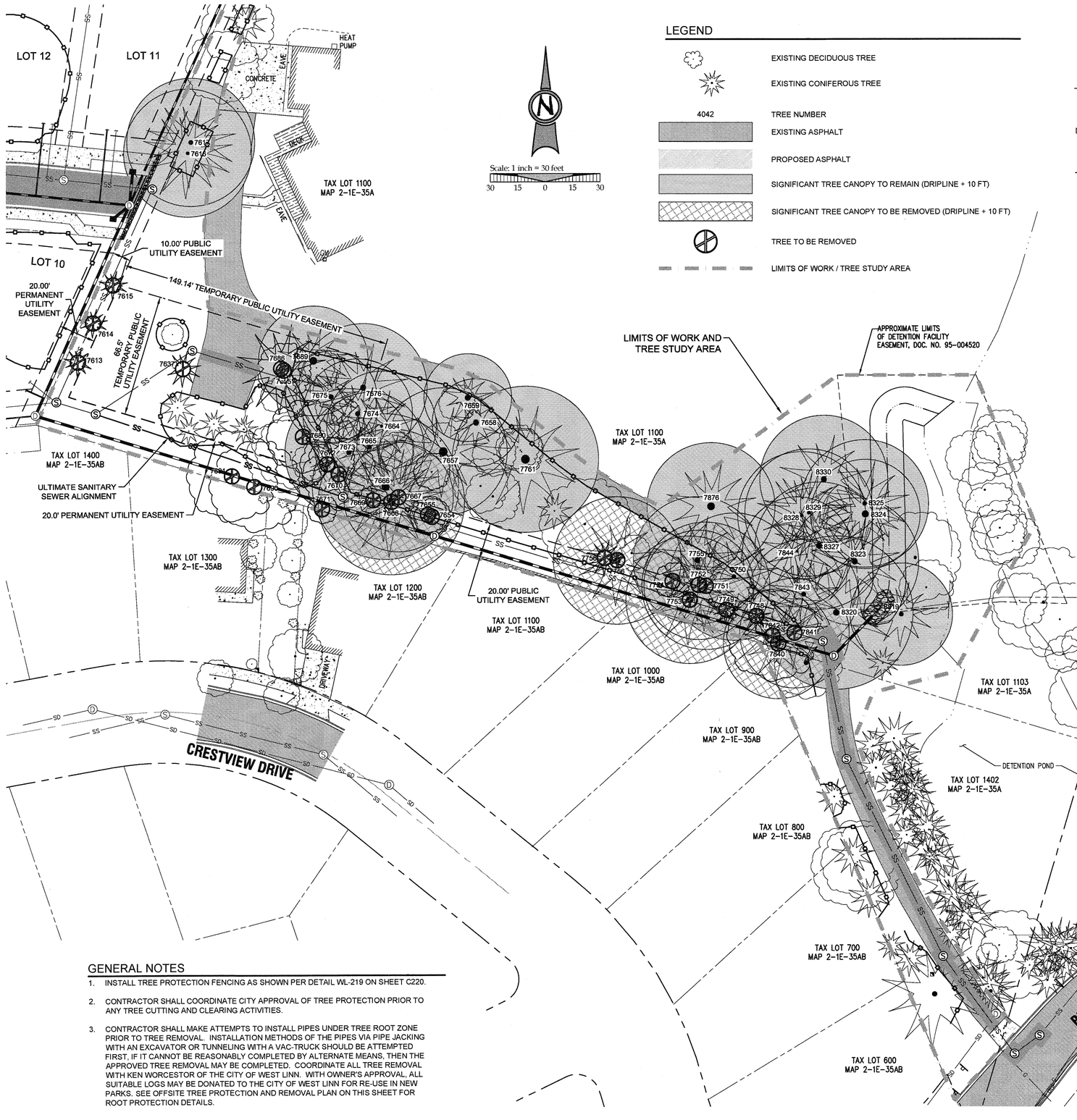
May 3 2016 7:36 AM

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

3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

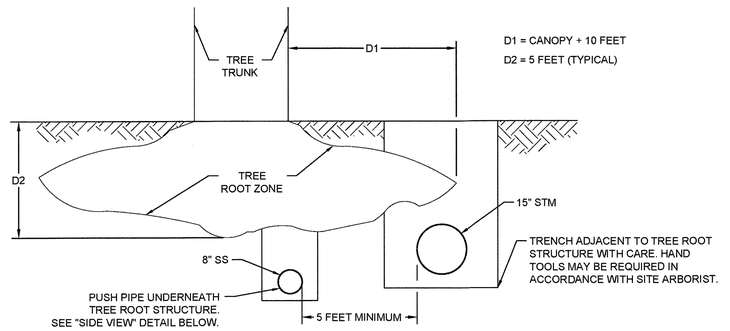
SHEET TITLE
OFFSITE TREE PLAN I

SHEET NUMBER
C112



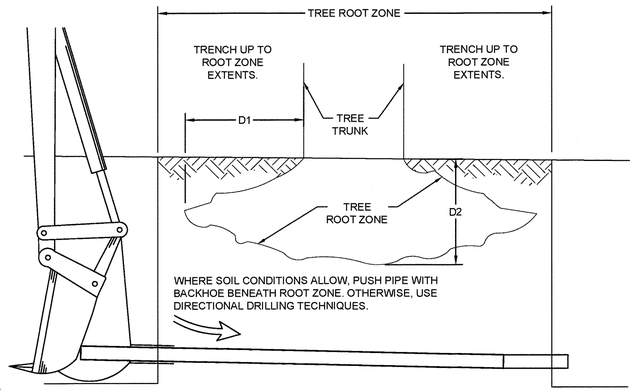
LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- 4042 — TREE NUMBER
- EXISTING ASPHALT
- PROPOSED ASPHALT
- SIGNIFICANT TREE CANOPY TO REMAIN (DRIPLINE + 10 FT)
- SIGNIFICANT TREE CANOPY TO BE REMOVED (DRIPLINE + 10 FT)
- TREE TO BE REMOVED
- LIMITS OF WORK / TREE STUDY AREA



ROOT PROTECTION PLAN - END VIEW

SCALE: N.T.S



ROOT PROTECTION PLAN - SIDE VIEW

SCALE: N.T.S

GENERAL NOTES

1. INSTALL TREE PROTECTION FENCING AS SHOWN PER DETAIL WL-219 ON SHEET C220.
2. CONTRACTOR SHALL COORDINATE CITY APPROVAL OF TREE PROTECTION PRIOR TO ANY TREE CUTTING AND CLEARING ACTIVITIES.
3. CONTRACTOR SHALL MAKE ATTEMPTS TO INSTALL PIPES UNDER TREE ROOT ZONE PRIOR TO TREE REMOVAL. INSTALLATION METHODS OF THE PIPES VIA PIPE JACKING WITH AN EXCAVATOR OR TUNNELING WITH A VAC-TRUCK SHOULD BE ATTEMPTED FIRST. IF IT CANNOT BE REASONABLY COMPLETED BY ALTERNATE MEANS, THEN THE APPROVED TREE REMOVAL MAY BE COMPLETED. COORDINATE ALL TREE REMOVAL WITH KEN WORCESTOR OF THE CITY OF WEST LINN. WITH OWNER'S APPROVAL, ALL SUITABLE LOGS MAY BE DONATED TO THE CITY OF WEST LINN FOR RE-USE IN NEW PARKS. SEE OFFSITE TREE PROTECTION AND REMOVAL PLAN ON THIS SHEET FOR ROOT PROTECTION DETAILS.

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: 5/9/16 BY: [signature]

PERMIT

A	REVISION SUMMARY	BY	DATE
			05/02/2016

OFFSITE TREE PROTECTION & REMOVAL PLAN II
WEATHERVIEW ESTATES
SUBDIVISION

WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH Companies

REGISTERED PROFESSIONAL ENGINEER
88864PE
OREGON
JANUARY 15, 2015
AARON J. MURPHY
EXPIRES: 06/30/16

May 3 2016 7:36 AM

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

3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
OFFSITE TREE PLAN II

SHEET NUMBER
C113

TREE INVENTORY

SURVEY POINT NUMBER	TREE SPECIES	Species Name	NOMINAL CALIPER SIZE	SIGNIFICANT DESIGNATION	DEFECTS AND COMMENTS	PROPOSED ACTION
7453	Oregon white oak		16	Yes	no major defects	PROTECT
7487	spruce		14			REMOVE
7488	spruce		10			REMOVE
7489	western redcedar		5			REMOVE
7490	western redcedar		5			REMOVE
7491	pacific madrone		6			PROTECT
7492	Douglas-fir		6			PROTECT
7493	red alder		8			PROTECT
7494	red alder		8			PROTECT
7613	western redcedar		10			REMOVE
7614	western redcedar		10			REMOVE
7615	western redcedar		6			REMOVE
7616	Douglas-fir		20	Yes	edge of neighbor's grove	PROTECT
7617	Douglas-fir		28	Yes	edge of neighbor's grove	PROTECT
7637	spruce		14			REMOVE
7638	Oregon white oak		4			PROTECT
7639	spruce		6			PROTECT
7654	English hawthorn		10			REMOVE
7655	English hawthorn		12			REMOVE
7656	bigleaf maple		6			PROTECT
7657	Douglas-fir		54	Yes		PROTECT
7658	Douglas-fir		36	Yes		PROTECT
7659	Douglas-fir		36	Yes		PROTECT
7660	English hawthorn		8			PROTECT
7661	English hawthorn		6			PROTECT
7662	English hawthorn		6			PROTECT
7663	English hawthorn		6			PROTECT
7664	Douglas-fir		18	Yes		PROTECT
7665	Douglas-fir		28	Yes		PROTECT
7666	Douglas-fir		50	Yes		PROTECT
7667	Douglas-fir		28	Yes		REMOVE
7668	Douglas-fir		50	Yes		REMOVE
7669	English hawthorn		6			REMOVE
7670	English hawthorn		6			REMOVE
7671	English hawthorn		6			REMOVE
7672	English hawthorn		6			REMOVE
7673	Douglas-fir		32	Yes		PROTECT
7674	Douglas-fir		30	Yes		PROTECT
7675	Douglas-fir		30	Yes		PROTECT
7676	Douglas-fir		36	Yes	some history of branch failure, okay in group	PROTECT
7677	English hawthorn		6			PROTECT
7678	English hawthorn		6			PROTECT
7679	English hawthorn		6			PROTECT
7680	English hawthorn		6			REMOVE
7681	English hawthorn		10			PROTECT
7682	English hawthorn		10			PROTECT
7683	English hawthorn		6			PROTECT
7684	English hawthorn		6			PROTECT
7685	English hawthorn		6			REMOVE
7686	Douglas-fir		24		poor condition	REMOVE
7687	English hawthorn		6			PROTECT
7688	English hawthorn		6			REMOVE
7689	Douglas-fir		48	Yes		PROTECT
7690	English hawthorn		6			REMOVE
7691	sweet cherry		18			REMOVE
7692	western redcedar		10			PROTECT
7693	western redcedar		12			PROTECT

TREE INVENTORY

SURVEY POINT NUMBER	TREE SPECIES	Species Name	NOMINAL CALIPER SIZE	SIGNIFICANT DESIGNATION	DEFECTS AND COMMENTS	PROPOSED ACTION
7694	western redcedar		6			PROTECT
7748	Douglas-fir		6			REMOVE
7749	Douglas-fir		6			REMOVE
7750	Douglas-fir		26	Yes		PROTECT
7751	Douglas-fir		28	Yes		REMOVE
7752	Douglas-fir		24	Yes		REMOVE
7753	Douglas-fir		40	Yes		REMOVE
7754	English hawthorn		10			REMOVE
7755	Douglas-fir		34	Yes		PROTECT
7756	Douglas-fir		38	Yes		REMOVE
7757	English hawthorn		12			PROTECT
7758	English hawthorn		4			REMOVE
7759	English hawthorn		6			PROTECT
7760	Douglas-fir		8			PROTECT
7761	Douglas-fir		54	Yes		PROTECT
7762	English hawthorn		6			PROTECT
7763	English hawthorn		6			PROTECT
7764	English hawthorn		6			PROTECT
7765	English hawthorn		6			PROTECT
7766	English hawthorn		12			PROTECT
7767	English hawthorn		14			PROTECT
7840	Douglas-fir		36	Yes		REMOVE
7841	Douglas-fir		26	Yes		REMOVE
7842	red alder		8			REMOVE
7843	Douglas-fir		30	Yes		PROTECT
7844	Douglas-fir		14	Yes		PROTECT
7845	bigleaf maple		28			PROTECT
7846	pine		8			PROTECT
7847	Douglas-fir		6			PROTECT
7848	birch		6			PROTECT
7849	bigleaf maple		14			PROTECT
7850	Douglas-fir		8			PROTECT
7851	Douglas-fir		6			PROTECT
7852	Douglas-fir		6			PROTECT
7853	pine		32			PROTECT
7876	Douglas-fir		48	Yes		PROTECT
8017	English hawthorn		10			PROTECT
8018	English hawthorn		12			PROTECT
8319	Douglas-fir		28	Yes		PROTECT
8320	Douglas-fir		38	Yes		PROTECT
8321	English hawthorn		10			PROTECT
8322	bigleaf maple		18			PROTECT
8323	Douglas-fir		36	Yes		PROTECT
8324	Douglas-fir		42	Yes		PROTECT
8325	Douglas-fir		26	Yes		PROTECT
8326	Douglas-fir		14			PROTECT
8327	Douglas-fir		36	Yes		PROTECT
8328	Douglas-fir		20	Yes		PROTECT
8329	Douglas-fir		20	Yes		PROTECT
8330	Douglas-fir		36	Yes		PROTECT
8355	DEC		4			PROTECT
8356	DEC		8			PROTECT
8357	DEC		10			PROTECT
8358	DEC		7			PROTECT
8359	DEC		12			PROTECT
8360	DEC		10			PROTECT
8361	DEC		10			PROTECT
8362	DEC		8			PROTECT

APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
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DATE: 5/9/16 BY:

PERMIT 05/02/2016
REVISION SUMMARY BY DATE
A

OFFSITE TREE PROTECTION & REMOVAL DETAILS
WEATHERVIEW ESTATES SUBDIVISION
WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
89964PE
OREGON
AARON J. MURPHY
EXPIRES: 06/30/16

May 3 2016 7:36 AM

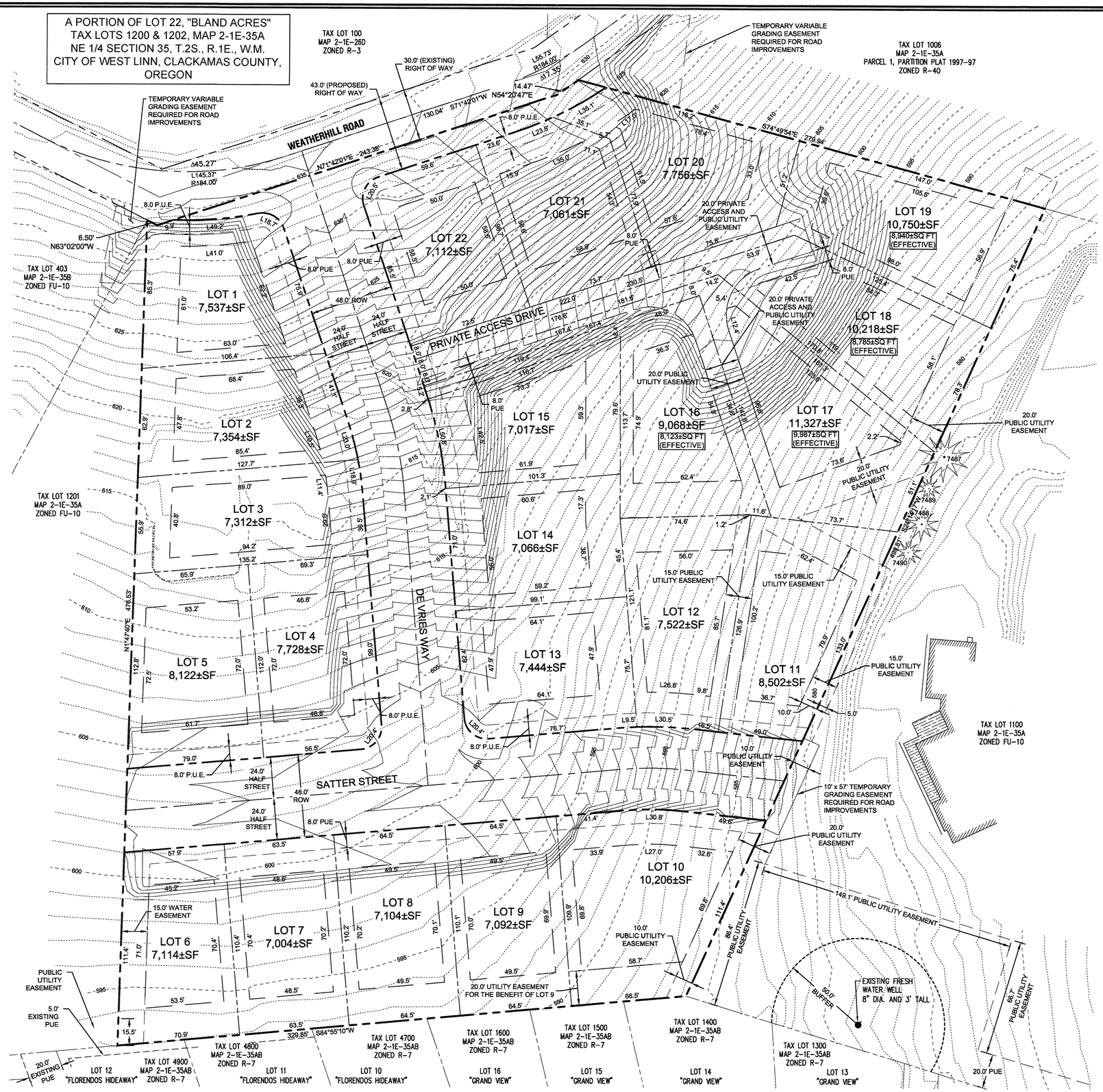
3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID # | 13171
LAND USE # | SUB-15-01
TAX LOT #'S | 2S1E35B 1200, 1202
DESIGNED BY | CLF, JKG, JTE
CHECKED BY | AJM, RGW

SHEET TITLE
OFFSITE TREE DETAILS

SHEET NUMBER
C114

A PORTION OF LOT 22, "BLAND ACRES"
TAX LOTS 1200 & 1202, MAP 2-1E-35A
NE 1/4 SECTION 35, T.2S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON



Scale: 1 inch = 30 feet
30 15 0 15 30

LEGEND

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING LOT LINE
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- PROPOSED 1 FOOT CONTOUR
- PROPOSED 5 FOOT CONTOUR
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- PROPOSED SETBACK LINE
- PROPOSED EASEMENT LINE
- PROPOSED GRADING EASEMENT
- PROPOSED WELL BUFFER

SITE STATISTICS

SITE ADDRESS	22850 S WEATHERHILL RD
TAXLOT	21E35A 1200 & 1202
JURISDICTION	CITY OF WEST LINN
GROSS SITE AREA	4.92 ACRES
PROPERTY ZONING	R-7
FLOOD HAZARD MAP NUMBER	41005C0257D ZONE X (UNSHADED)

SUBDIVISION STATISTICS

RIGHT OF WAY DEDICATION	0.85 ACRES
MINIMUM ALLOWABLE EFFECTIVE LOT SIZE	7,000 SF
MINIMUM LOT DENSITY	18 UNITS
MAXIMUM LOT DENSITY	25 UNITS
PROPOSED LOT DENSITY	5.4 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

PROJECT TEAM

OWNER/APPLICANT
BLACK DIAMOND PROPERTIES, LLC
C/O: J.T. SMITH COMPANIES
5285 MEADOWS ROAD, SUITE #171
LAKE OSWEGO, OR 97035
CONTACT: JOHN WYLAND
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PHONE: (503) 946-9365
EMAIL: aaron.murphy@3j-consulting.com

APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
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DATE: 5/9/16 BY: Kurt Ole

Know what's below. Call before you dig.

PERMIT			
	A	REVISION SUMMARY	BY	DATE 05/02/2016

TENTATIVE SUBDIVISION PLAT
WEATHERVIEW ESTATES SUBDIVISION
WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
80664PE
OREGON
JANUARY 19, 2010
AARON J. MURPHY
EXPIRES: 06/30/16

May 3 2016 7:36 AM

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

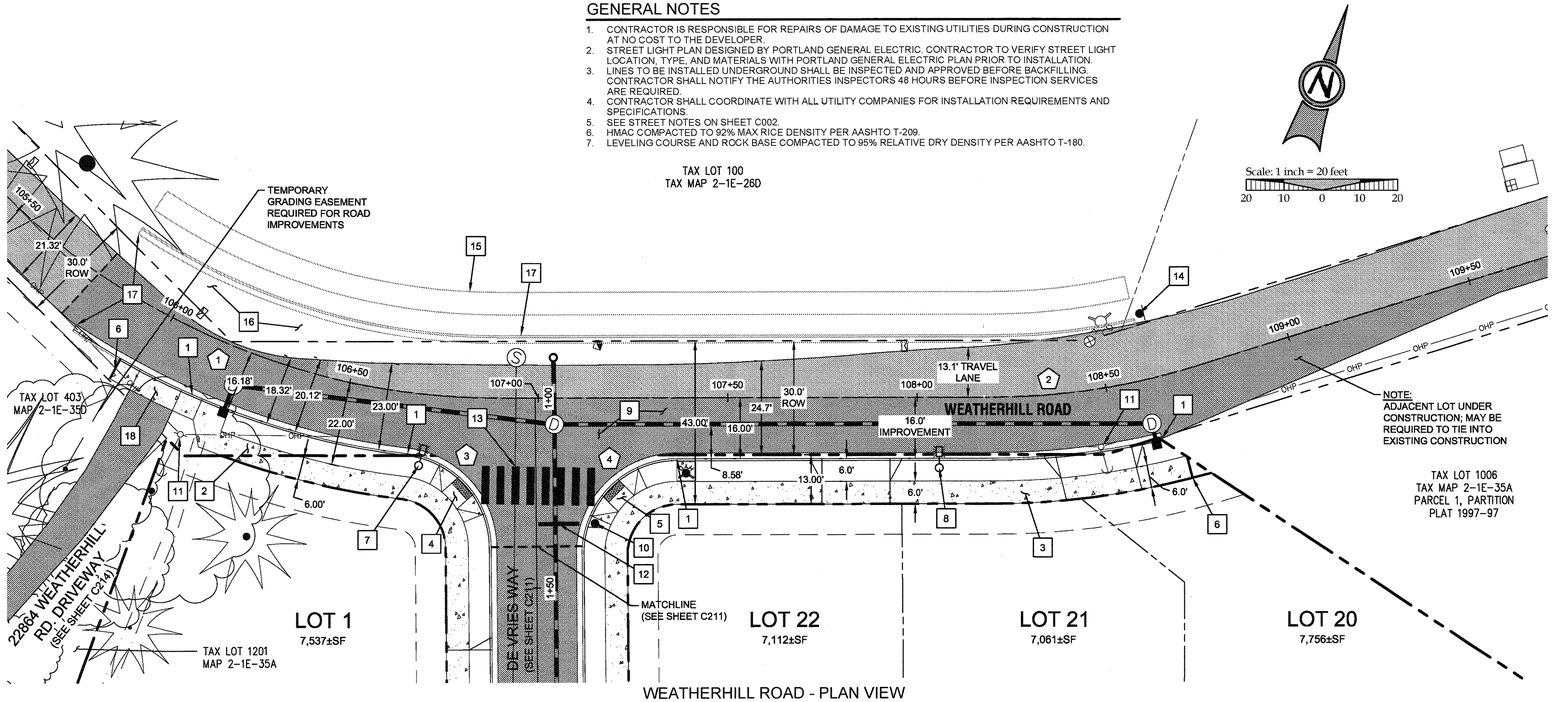
3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
SUBDIVISION PLAT

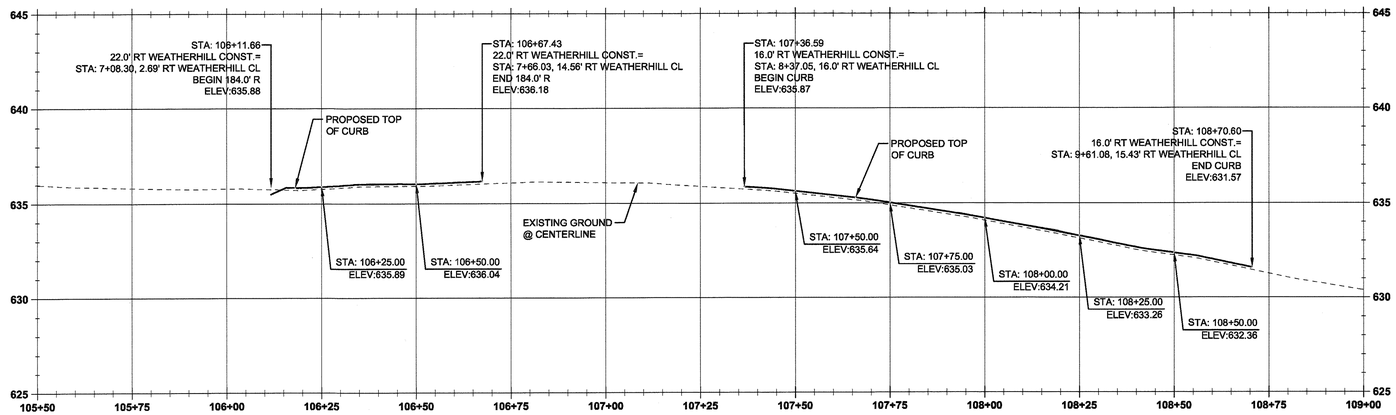
SHEET NUMBER
C200

GENERAL NOTES

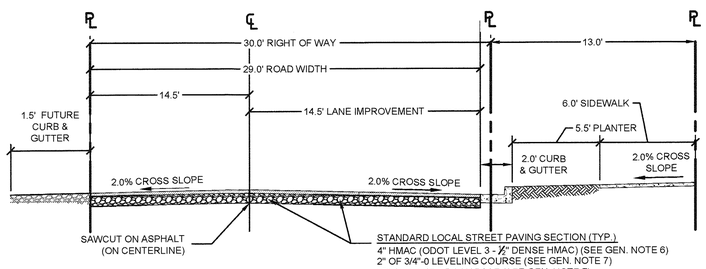
1. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE DEVELOPER.
2. STREET LIGHT PLAN DESIGNED BY PORTLAND GENERAL ELECTRIC. CONTRACTOR TO VERIFY STREET LIGHT LOCATION, TYPE, AND MATERIALS WITH PORTLAND GENERAL ELECTRIC PLAN PRIOR TO INSTALLATION.
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.
5. SEE STREET NOTES ON SHEET C002.
6. HMAC COMPACTED TO 92% MAX RICE DENSITY PER AASHTO T-209.
7. LEVELING COURSE AND ROCK BASE COMPACTED TO 95% RELATIVE DRY DENSITY PER AASHTO T-180.



WEATHERHILL ROAD - PLAN VIEW

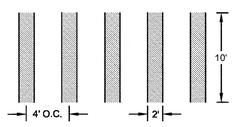


CL-WEATHERHILL CONSTRUCTION PROFILE
(STA:105+50.00 - STA:109+00.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'

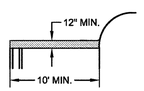


STANDARD LOCAL STREET PAVING SECTION (TYP.)
4" HMAC (ODOT LEVEL 3 - ½" DENSE HMAC) (SEE GEN. NOTE 6)
2" OF 3/4"-0 LEVELING COURSE (SEE GEN. NOTE 7)
10" OF 1-1/2"-0 ROCK BASE (SEE GEN. NOTE 7)

WEATHERHILL ROAD IMPROVEMENTS - TYPICAL SECTION (DETACHED WALK)
SCALE: N.T.S



STANDARD CROSSWALK - 24 IN. PIANO STYLE WHITE LINES



STOP LINE - ONE 12 IN. WHITE LINE

STRIPING NOTES

1. STRIPING SHALL BE THERMOPLASTIC PAVEMENT MARKING MATERIAL.
2. LOCATE STOP LINE 4' (MIN.) TO 10' (MAX.) IN ADVANCE OF THE NEAREST MARKED CROSSWALK LINE.
3. ALIGN CROSSWALK WITH WHEELCHAIR RAMP LOCATIONS.
4. ALL PAVEMENT MARKING MATERIALS SHALL BE INSTALLED AS PER OREGON STANDARD SPECIFICATIONS.

Know what's below. Call before you dig.

LEGEND

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- EXISTING TREES
- EXISTING PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT
- OHP — OVERHEAD POWER
- PROPOSED SAWCUT LINE
- PROPOSED CURB
- STORM DRAIN LINE AND MANHOLE
- STORM SEWER CURB INLET
- PROPOSED STREET LIGHT
- EXISTING STREET SIGN
- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING UTILITY POLE WITH GUY WIRE
- EXISTING TELEPHONE PEDESTAL
- PROPOSED EASEMENT

CONSTRUCTION KEY NOTES

1	CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF WEST LINN STANDARD DETAIL WL-501 (TYPICAL CURBS) ON SHEET C220 AND TYPICAL SECTION DETAIL THIS SHEET.
2	STA: 106+11.7, 22.0' RT TO STA: 106+67.4, 22.0' RT WEATHERHILL RD CONST. CL: CONSTRUCT 6 FT WIDE DETACHED SIDEWALK PER CITY OF WEST LINN STANDARD DETAIL WL-508 (CONCRETE SIDEWALK CROSS SECTION) ON SHEET C220 AND TYPICAL SECTION DETAIL THIS SHEET.
3	STA: 107+36.6, 16.0' RT TO STA: 108+63.2, 16.0' RT WEATHERHILL RD CONST. CL: CONSTRUCT 6 FT WIDE DETACHED SIDEWALK PER CITY OF WEST LINN STANDARD DETAIL WL-508 (CONCRETE SIDEWALK CROSS SECTION) ON SHEET C220 AND TYPICAL SECTION DETAIL THIS SHEET.
4	STA: 106+67.4, 16.0' RT WEATHERHILL RD TO STA: 1+39.1, 12.0' RT DE VRIES WAY CONST. CL: CONSTRUCT CURB RAMP PER CITY OF WEST LINN STANDARD DETAIL WL-506A (PARALLEL CURB RAMP) ON SHEET C220, AND INFILL DETAIL THIS SHEET.
5	STA: 107+13.8, 30.8' RT TO STA: 107+26.2, 18.3' RT WEATHERHILL RD CONST. CL: CONSTRUCT CURB RAMP PER CITY OF WEST LINN STANDARD DETAIL WL-506A (PARALLEL CURB RAMP) ON SHEET C220, AND INFILL DETAIL THIS SHEET.
6	INSTALL SIDEWALK BARRICADE PER DETAIL ON SHEET C221.
7	STA: 101+48.6, 29.6' RT WEATHERHILL RD CONST. CL: INSTALL NEW LIGHT POLE BASE, JUNCTION BOX AND CONDUIT. CONTRACTOR TO CONFIRM ALL LOCATIONS AND INSTALLATION REQUIREMENTS WITH PORTLAND GENERAL ELECTRIC.
8	STA:108+05.9, 18.5' RT WEATHERHILL RD CONST. CL: INSTALL NEW LIGHT POLE BASE, JUNCTION BOX AND CONDUIT. CONTRACTOR TO CONFIRM ALL LOCATIONS AND INSTALLATION REQUIREMENTS WITH PORTLAND GENERAL ELECTRIC.
9	REPAVE FROM SAWCUT LIMITS TO NEW LIP OF GUTTER WITHIN AREA SHOWN (APPROX. 255 SY). SEE LOCAL STREET PAVING REQUIREMENTS ON TYPICAL SECTION DETAIL THIS SHEET.
10	STA:107+15.0, 33.0' RT WEATHERHILL RD CONST. CL: INSTALL STOP SIGN AND POST WITH V-LOC BREAKAWAY POST ANCHOR SYSTEM PER TYPICAL INSTALLATION DETAIL ON SHEET C221.
11	PROTECT EXISTING POWER POLE AND INSTALL POWER LINE(S) UNDERGROUND PER CITY OF WEST LINN. MAINTAIN 2' CLEARANCE AROUND POLE DURING CONSTRUCTION. CONTRACTOR TO COORDINATE WITH PORTLAND GENERAL ELECTRIC.
12	INSTALL 12" WHITE STOP BAR PER DETAIL AND NOTES THIS SHEET.
13	INSTALL 12" WHITE CROSSWALK STRIPING @ 8' O.C. PER DETAIL AND NOTES THIS SHEET.
14	STA: 108+63.2, 17.4' LT WEATHERHILL RD CONST. CL: INSTALL DUAL "ROAD NARROWS" & DIRECTION SIGN AND POST WITH V-LOC BREAKAWAY POST ANCHOR SYSTEM PER TYPICAL INSTALLATION DETAIL ON SHEET C221.
15	FUTURE 6-FT WIDE DETACHED SIDEWALK *(SHOWN FOR REFERENCE ONLY)*.
16	FUTURE PAVEMENT *(SHOWN FOR REFERENCE ONLY)*.
17	FUTURE STANDARD CURB AND GUTTER *(SHOWN FOR REFERENCE ONLY)*.
18	CONSTRUCT DRIVEWAY PER DETAIL WL-503B ON SHEET C221. SEE SHEET C214 FOR FURTHER DETAIL.

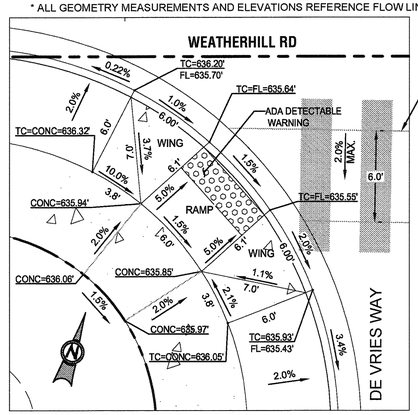
STREET CENTERLINE CURVE TABLE

TAG NO.	PC STA.	PT STA.	PI STA.	DELTA	RADIUS	LENGTH	TANGENT
1	STA: 105+44.16	STA: 106+90.41	STA: 106+16.84 OFFSET: 15.35'	45°15'59"	184'	145.37'	76.72'
2	STA: 108+19.57	STA: 108+75.30	STA: 108+47.43 OFFSET: 2.13'	17°21'14"	184'	55.73'	27.35'

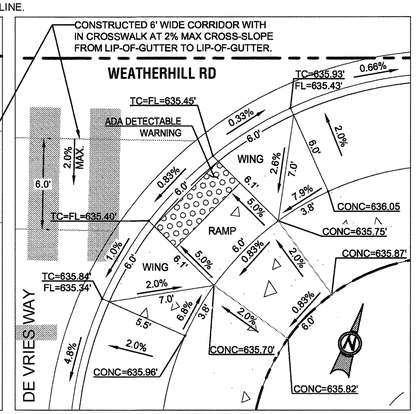
CURB RETURN TABLE

TAG NO.	PC STATION	DELTA	RADIUS	TANGENT	LENGTH	PT STATION	PC, ELEV.	1/4 Δ	1/2 Δ	3/4 Δ	PT, ELEV
3	106+67.43'; 16.0'R	82°37'12"	25'	21.97'	36.05'	106+87.91'; 39.17'R	635.68	635.70	635.60	635.43	635.14
4	107+11.67; 38.95'R	90°30'00"	25'	25.22'	39.49'	107+36.59; 16.0'R	635.05	635.33	635.44	635.44	635.37

* ALL GEOMETRY MEASUREMENTS AND ELEVATIONS REFERENCE FLOW LINE.



WEST ADA RAMP INFILL DETAIL
SCALE: 1" = 5'



EAST ADA RAMP INFILL DETAIL
SCALE: 1" = 5'

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 does not prevent the City from requiring further code corrections in the field.
DATE: 5/3/16 BY:

PERMIT	05/02/2016	
4	REVISION SUMMARY	BY
		DATE

WEATHERHILL ROAD IMPROVEMENT PLAN & PROFILE
WEATHERVIEW ESTATES SUBDIVISION
WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER LANDSCAPE ARCHITECT OREGON MAY 15, 2015 AARON J. MURPHY
EXPIRES: 06/30/16

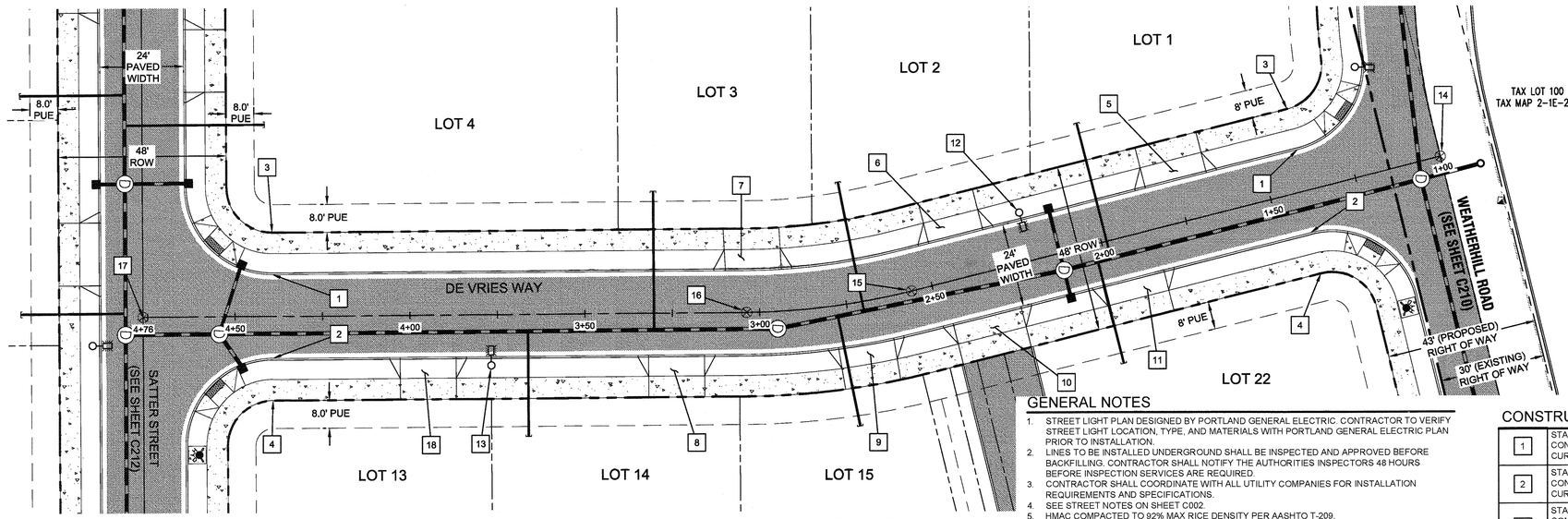
May 3 2016 7:36 AM

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

3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
WEATHERHILL RD

SHEET NUMBER
C210



DE VRIES WAY - PLAN VIEW

Scale: 1 inch = 20 feet
20 10 0 10 20

Know what's below. Call before you dig.

LEGEND

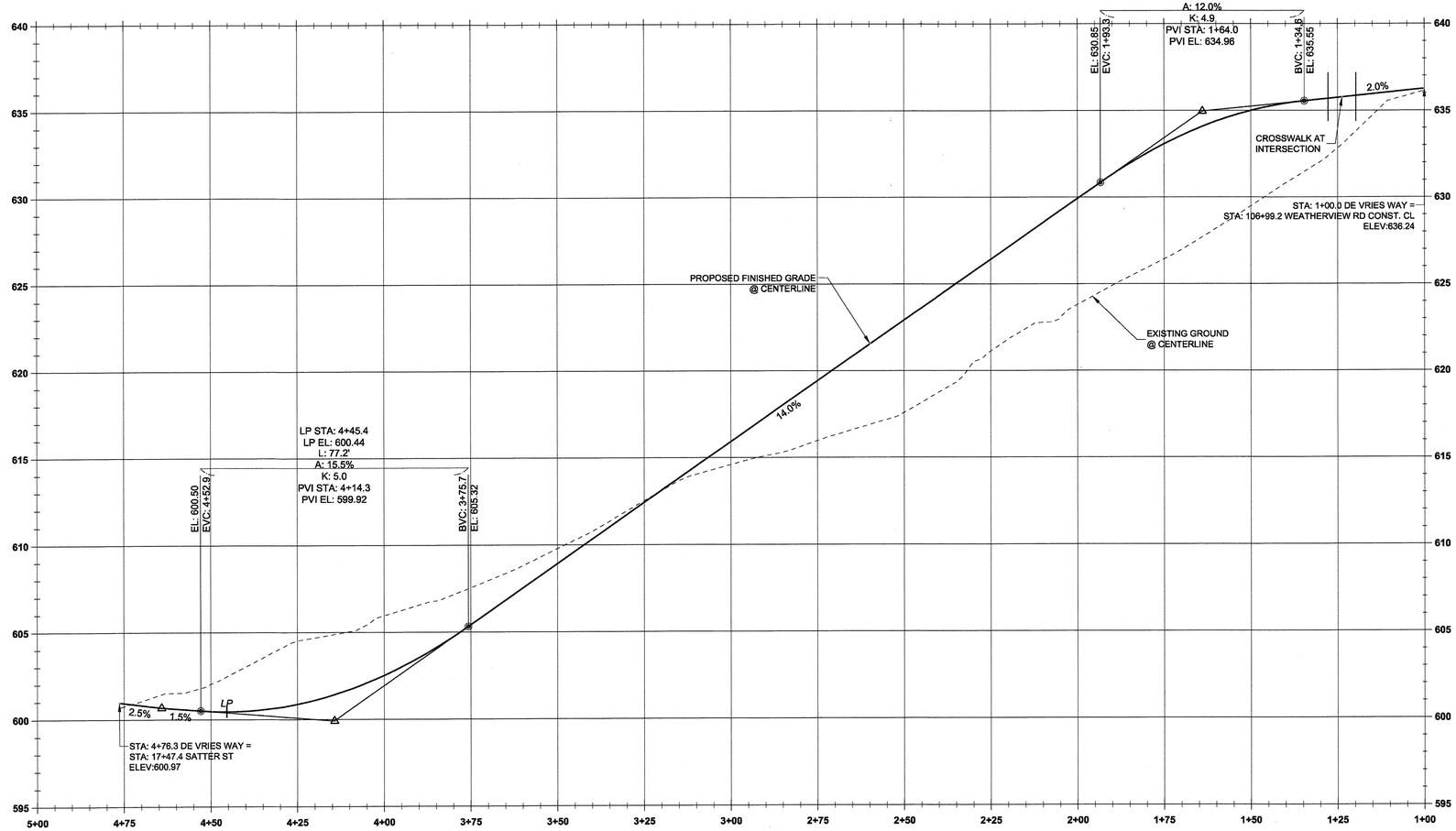
- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LOT LINE
- PROPOSED CURB
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLIINE
- STORMWATER LINE & MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED MONUMENT

GENERAL NOTES

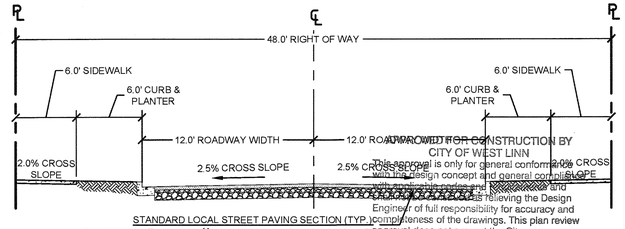
1. STREET LIGHT PLAN DESIGNED BY PORTLAND GENERAL ELECTRIC. CONTRACTOR TO VERIFY STREET LIGHT LOCATION, TYPE, AND MATERIALS WITH PORTLAND GENERAL ELECTRIC PLAN PRIOR TO INSTALLATION.
2. LINES TO BE INSTALLED UNDERGROUND SHALL BE INSPECTED AND APPROVED BEFORE BACKFILLING. CONTRACTOR SHALL NOTIFY THE AUTHORITIES INSPECTORS 48 HOURS BEFORE INSPECTION SERVICES ARE REQUIRED.
3. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
4. SEE STREET NOTES ON SHEET C002
5. HMAC COMPACTED TO 92% MAX RICE DENSITY PER AASHTO T-209.
6. LEVELING COURSE AND ROCK BASE COMPACTED TO 95% RELATIVE DRY DENSITY PER AASHTO T-180.

CONSTRUCTION KEY NOTES

1	STA: 1+39.1, 12.0' RT TO STA: 4+39.3, 12.0' RT DE VRIES WAY: CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF WEST LINN STANDARD DETAIL WL-501 (TYPICAL CURBS) ON SHEET C220 AND TYPICAL SECTION DETAIL THIS SHEET.
2	STA: 1+41.3, 12.0' LT TO STA: 4+39.3, 12.0' LT DE VRIES WAY: CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF WEST LINN STANDARD DETAIL WL-501 (TYPICAL CURBS) ON SHEET C220 AND TYPICAL SECTION DETAIL THIS SHEET.
3	STA: 1+39.1, 18.0' RT TO STA: 4+39.3, 18.0' RT DE VRIES WAY: CONSTRUCT 6 FT WIDE DETACHED SIDEWALK PER CITY OF WEST LINN STANDARD DETAIL WL-508 (CONCRETE SIDEWALK CROSS SECTION) ON SHEET C220 AND TYPICAL SECTION DETAIL THIS SHEET. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT*
4	STA: 1+41.3, 18.0' LT TO STA: 4+39.3, 18.0' LT DE VRIES WAY: CONSTRUCT 6 FT WIDE DETACHED SIDEWALK PER CITY OF WEST LINN STANDARD DETAIL WL-508 (CONCRETE SIDEWALK CROSS SECTION) ON SHEET C220 AND TYPICAL SECTION DETAIL THIS SHEET. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT*
5	STA: 1+63.0, 12.0' RT TO STA: 1+87.0, 12.0' RT DE VRIES WAY: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C220. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT*
6	STA: 2+32.0, 12.0' RT TO STA. 2+48.0, 12.0' RT DE VRIES WAY: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C220. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT*
7	STA: 2+93.0, 12.0' RT TO STA: 3+09.7, 12.0' RT DE VRIES WAY: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C220. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT*
8	STA: 3+15.8, 12.0' LT TO STA: 3+31.8, 12.0' LT DE VRIES WAY: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C220. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT*
9	STA: 2+63.8, 12.0' LT TO STA: 2+78.9, 12.0' LT DE VRIES WAY: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C220. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT*
10	STA: 2+23.8, 12.0' LT TO STA: 2+49.8, 12.0' LT DE VRIES WAY: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-504A (COMMERCIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C220.
11	STA: 1+81.7, 12.0' LT TO STA: 2+05.7, 12.0' LT DE VRIES WAY: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C220. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT*
12	STA: 2+20.7, 14.2' RT DE VRIES WAY: INSTALL NEW LIGHT POLE BASE, JUNCTION BOX AND CONDUIT. CONTRACTOR TO CONFIRM ALL LOCATIONS AND INSTALLATION REQUIREMENTS WITH PORTLAND GENERAL ELECTRIC.
13	STA: 3+76.8, 14.5' LT DE VRIES WAY: INSTALL NEW LIGHT POLE BASE, JUNCTION BOX AND CONDUIT. CONTRACTOR TO CONFIRM ALL LOCATIONS AND INSTALLATION REQUIREMENTS WITH PORTLAND GENERAL ELECTRIC.
14	STA: 1+00.0, 0.0' LT DE VRIES WAY: INSTALL SURVEY MONUMENT PER CLACKAMAS COUNTY SPECIFICATIONS PER DETAIL WL-513A ON C221.
15	STA: 2+56.0, 0.0' LT DE VRIES WAY: INSTALL SURVEY MONUMENT PER CLACKAMAS COUNTY SPECIFICATIONS PER DETAIL WL-513A ON C221.
16	STA: 3+03.7, 0.0' LT DE VRIES WAY: INSTALL SURVEY MONUMENT PER CLACKAMAS COUNTY SPECIFICATIONS PER DETAIL WL-513A ON C221.
17	STA: 4+76.3, 0.0' LT DE VRIES WAY: INSTALL SURVEY MONUMENT PER CLACKAMAS COUNTY SPECIFICATIONS PER DETAIL WL-513A ON C221.
18	STA: 3+86.8, 12.0' LT TO STA: 4+02.8, 12.0' LT DE VRIES WAY: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C220. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT*



CL-DE VRIES WAY PROFILE
(STA:1+00.00 - STA:5+00.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'



STANDARD LOCAL STREET PAVING SECTION (TYP.)
4" HMAC (ODOT LEVEL 3 - ½" DENSE HMAC) (SEE GEN. NOTE 5)
2" OF 3/4"-0 LEVELING COURSE (SEE GEN. NOTE 6)
10" OF 1-1/2"-0 ROCK BASE (SEE GEN. NOTE 6)

TYPICAL SECTION - DE VRIES WAY IMPROVEMENTS
SCALE: N.T.S

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 ordinances. Final determination of the adequacy of the design is the responsibility of the Design Engineer. Reviewing the Design Engineer of full responsibility for accuracy and approval does not prevent the City from requiring further code corrections in the field.
DATE: 5/9/16 BY: Kim Olive

PERMIT	
#	REVISION SUMMARY
BY	
DATE	05/02/2016

DE VRIES WAY IMPROVEMENT
PLAN & PROFILE
WEATHERVIEW ESTATES
SUBDIVISION
WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
89964PE
OREGON
JULY 13, 2010
AARON J. MURPHY
EXPIRES: 06/30/16

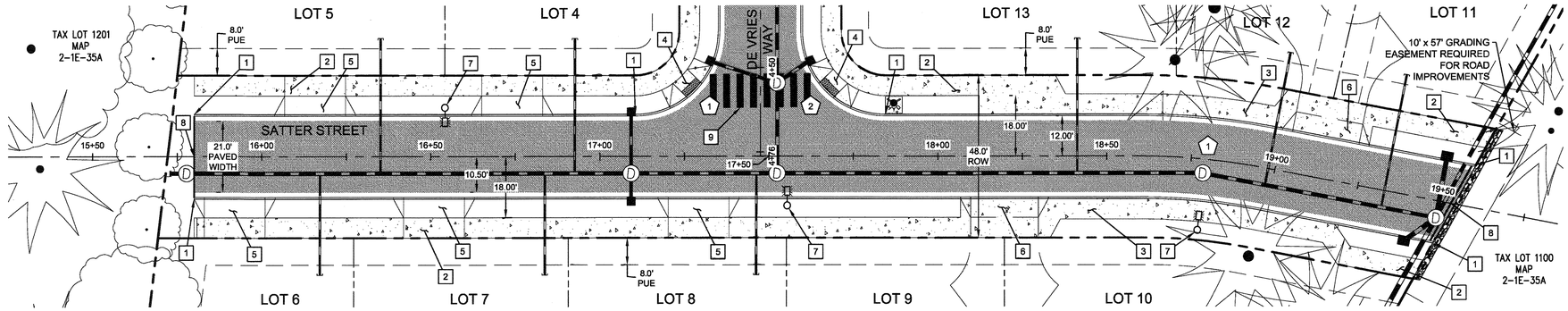
May 3 2016 7:36 AM

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

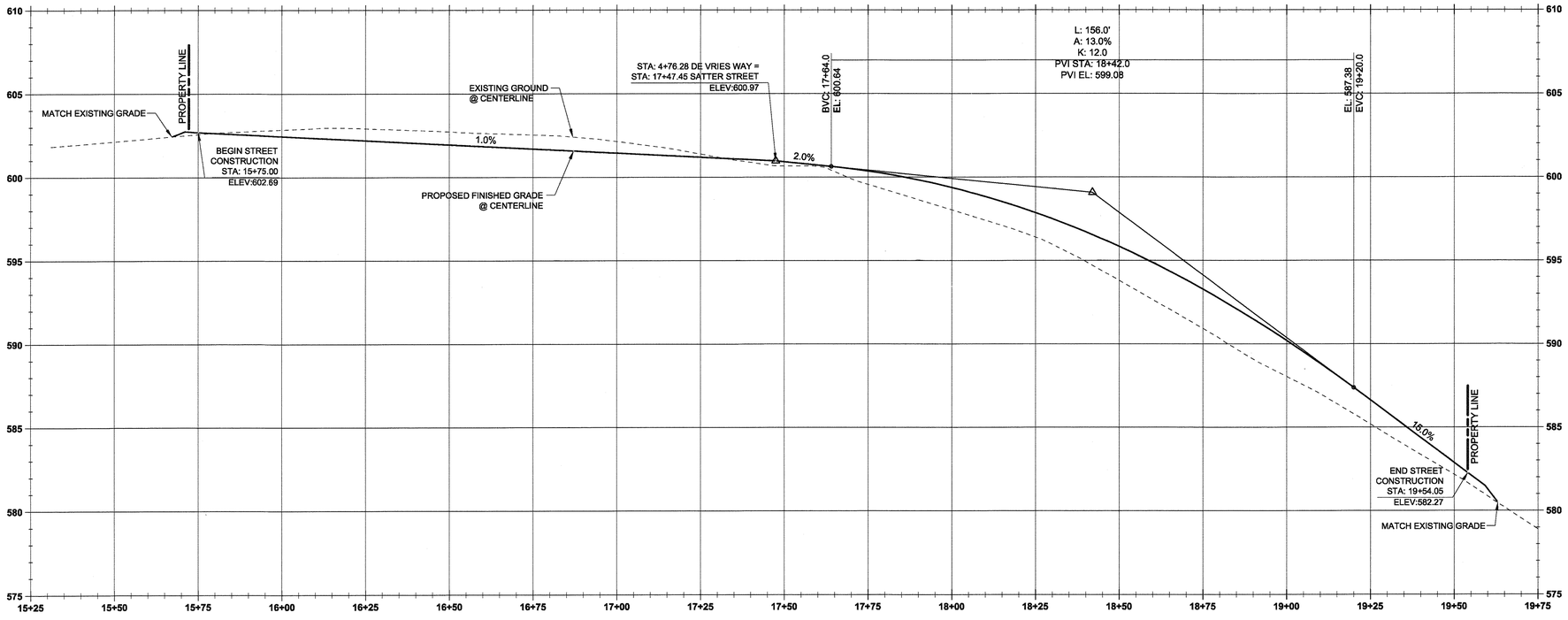
3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
DE VRIES WAY

SHEET NUMBER
C211



SATTER STREET - PLAN VIEW



CL-SATTER STREET PROFILE
(STA:15+25.00 - STA:19+75.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'

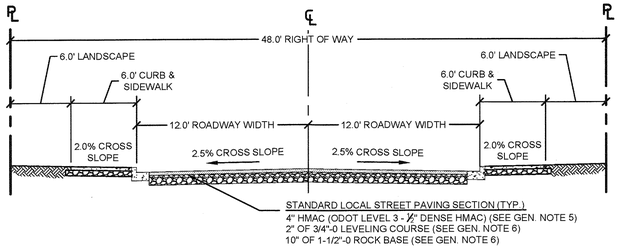
STREET CENTERLINE CURVE TABLE

TAG NO.	PC STA.	PT STA.	PI STA.	DELTA	RADIUS	LENGTH	TANGENT
1	STA: 18+61.14	STA: 18+96.52	STA: 18+78.83 OFFSET: 0.85'	10°57'36"	185.0'	35.38'	17.74'

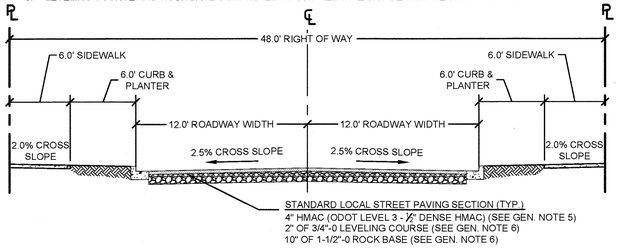
CURB RETURN DATA

TAG NO.	PC STATION	DELTA	RADIUS	TANGENT	LENGTH	PT STATION	PC, ELEV.	1 /4	1 / 2	3 / 4	PT, ELEV
1	4+39.28; 12'R DE VRIES	90d0'00"	25'	25'	39.3'	17+10.45; 12'R SATTER	600.13	600.01	600.29	600.63	600.99
2	4+39.28; 12'L DE VRIES	90d0'00"	25'	25'	39.3'	17+84.45; 12'R SATTER	600.15	600.00	600.07	599.86	599.72

* ALL GEOMETRY MEASUREMENTS AND ELEVATIONS REFERENCE FLOW LINE.



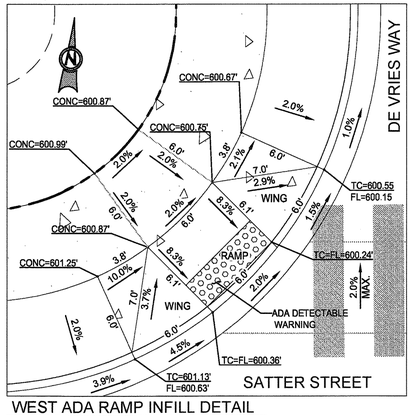
TYPICAL SECTION - SATTER STREET (CURB TIGHT SIDEWALK)
SCALE: N.T.S



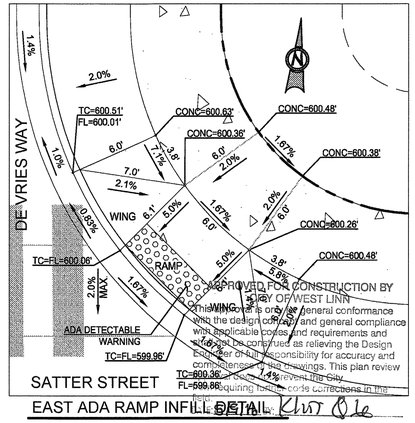
TYPICAL SECTION - SATTER STREET (DETACHED SIDEWALK)
SCALE: N.T.S

GENERAL NOTES

1. 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.
2. 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.
3. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
4. SEE STREET NOTES ON SHEET C002.
5. HMAC COMPACTED TO 92% MAX RICE DENSITY PER AASHTO T-209.
6. LEVELING COURSE AND ROCK BASE COMPACTED TO 95% RELATIVE DRY DENSITY PER AASHTO T-180.



WEST ADA RAMP INFILL DETAIL
SCALE: 1" = 5'



APPROVED FOR CONSTRUCTION BY CITY OF WEST LINN
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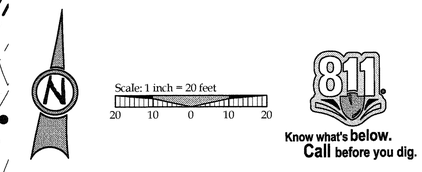
DATE: 5/17/16

EAST ADA RAMP INFILL DETAIL
SCALE: 1" = 5'



Know what's below.
Call before you dig.

LEGEND

- BOUNDARY LINE
- EXISTING TREES TO REMAIN
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LOT LINE
- PROPOSED CURB LINE
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLIINE
- STORMWATER LINE & MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT

CONSTRUCTION KEY NOTES

1	CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF WEST LINN STANDARD DETAIL WL-501 (TYPICAL CURBS) ON SHEET C220 AND TYPICAL SECTION DETAIL THIS SHEET.
2	STA: 15+73.6, 18.0' LT TO STA: 17+10.4, 18.0' LT SATTER STREET: STA: 17+84.4, 18.0' LT TO STA: 18+34.2, 18.0' LT SATTER STREET: STA: 19+26.0, 18.0' LT TO STA: 19+58.2, 18.0' LT SATTER STREET: STA: 15+70.7, 18.0' RT TO STA: 18+06.7, 18.0' RT SATTER STREET: STA: 19+26.0, 18.0' RT TO STA: 19+49.9, 18.0' RT SATTER STREET: CONSTRUCT 6 FT WIDE DETACHED SIDEWALK PER CITY OF WEST LINN STANDARD DETAIL WL-508 (CONCRETE SIDEWALK CROSS SECTION) ON SHEET C220 AND TYPICAL SECTION DETAIL THIS SHEET
3	STA: 18+34.2, 12.5' LT TO STA: 19+26.0, 12.5' LT SATTER STREET: STA: 18+06.7, 12.5' RT TO STA: 19+21.5, 12.5' RT SATTER STREET: CONSTRUCT 6 FT WIDE ATTACHED SIDEWALK PER CITY OF WEST LINN STANDARD DETAIL WL-508 (CONCRETE SIDEWALK CROSS SECTION) ON SHEET C220 AND TYPICAL SECTION DETAIL THIS SHEET
4	STA: 17+20.6, 14.7' LT TO STA: 17+32.8, 26.9' LT SATTER STREET: STA: 17+62.1, 26.9' LT TO STA: 17+74.3, 14.7' LT SATTER STREET: CONSTRUCT CURB RAMP PER CITY OF WEST LINN STANDARD DETAIL WL-506A (PARALLEL CURB RAMP) ON SHEET C220 AND INFILL DETAIL THIS SHEET.
5	STA: 16+03.8, 12.0' LT TO STA: 16+27.8, 12.0' LT SATTER STREET: STA: 16+62.0, 12.0' LT TO STA: 16+86.0, 12.0' LT SATTER STREET: STA: 15+80.0, 12.0' RT TO STA: 16+04.0, 12.0' RT SATTER STREET: STA: 16+39.0, 12.0' RT TO STA: 16+63.0, 12.0' RT SATTER STREET: STA: 17+17.2, 12.0' RT TO STA: 17+41.2, 12.0' RT SATTER STREET: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C220. SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT.
6	STA: 19+00.0, 12.0' LT TO STA: 19+26.0, 12.0' LT SATTER STREET: STA: 18+06.7, 12.0' RT TO STA: 18+32.7, 12.0' RT SATTER STREET: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (26 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C220.
7	STA: 16+54.2, 14.5' LT SATTER STREET, STA: 17+55.5, 14.5' RT SATTER STREET; STA: 18+78.8, 21.0' RT SATTER STREET: INSTALL NEW LIGHT POLE BASE, JUNCTION BOX AND CONDUIT. CONTRACTOR TO CONFIRM ALL LOCATIONS AND INSTALLATION REQUIREMENTS WITH PORTLAND GENERAL ELECTRIC.
8	INSTALL STREET BARRICADE PER CITY OF WEST LINN STANDARD DETAIL WL-516A (STREET BARRICADE TYPE III) ON SHEET C221.
9	INSTALL 12" WHITE CROSSWALK STRIPING @ 8' O.C PER DETAIL ON SHEET C210
10	NOT USED.

PERMIT	DATE	BY	REVISION SUMMARY
	05/02/2016		

SATTER STREET IMPROVEMENT PLAN & PROFILE
WEATHERVIEW ESTATES SUBDIVISION
WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH Companies

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 15, 2005
AARON J. MURPHY
EXPIRES: 06/30/16

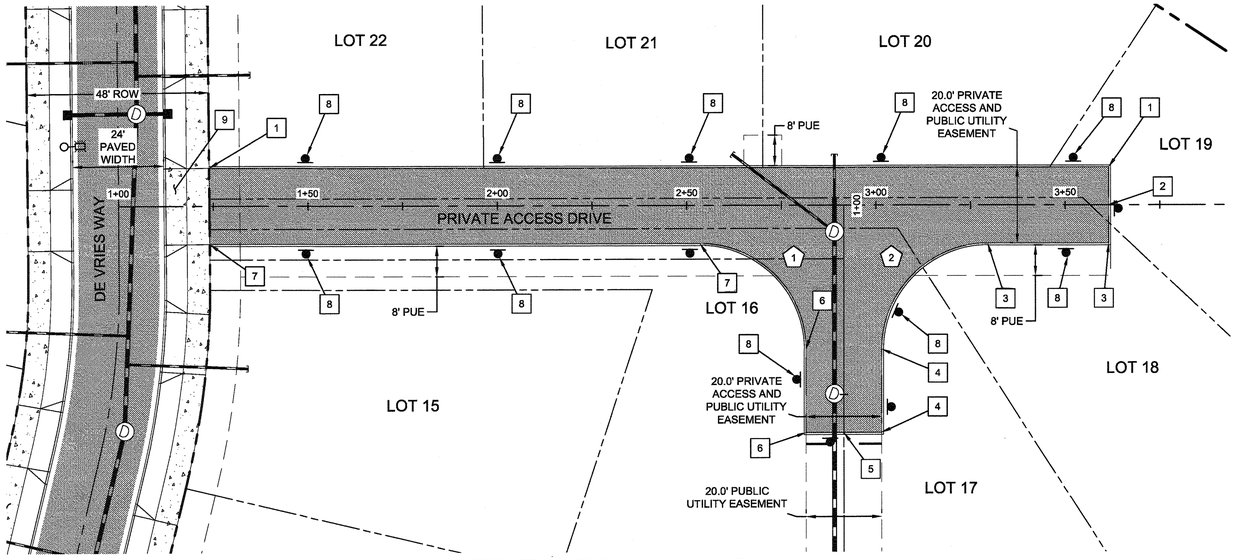
May 3 2016 7:36 AM

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

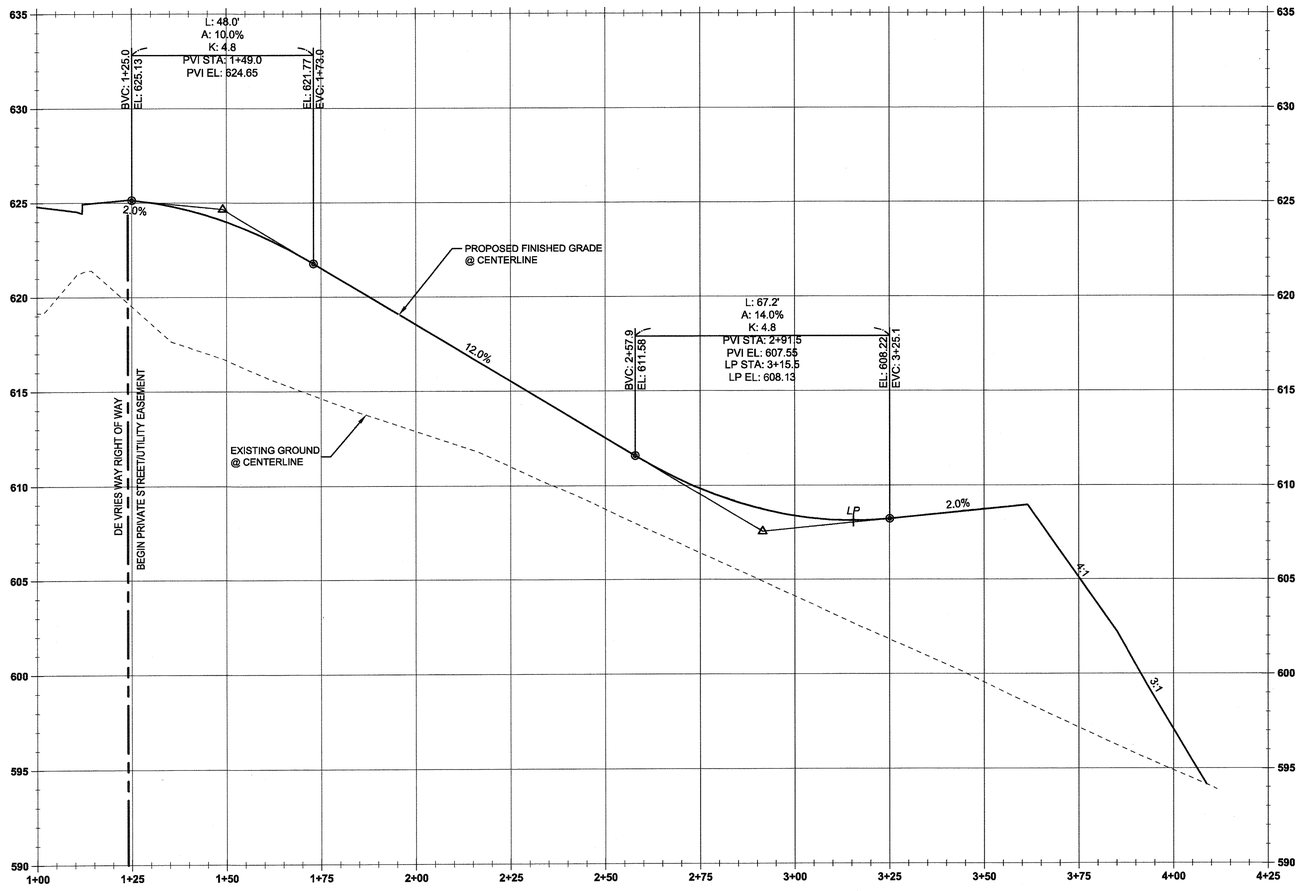
3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
SATTER ST.

SHEET NUMBER
C212



PRIVATE ACCESS DRIVE - PLAN VIEW



CL-PRIVATE ACCESS DR PROFILE
(STA:1+00.00 - STA:4+25.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'

Scale: 1 inch = 20 feet
20 10 0 10 20

LEGEND

- BOUNDARY LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LOT LINE
- PROPOSED CURB LINE
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLIINE
- STORMWATER LINE & MANHOLE
- PROPOSED STREET LIGHT

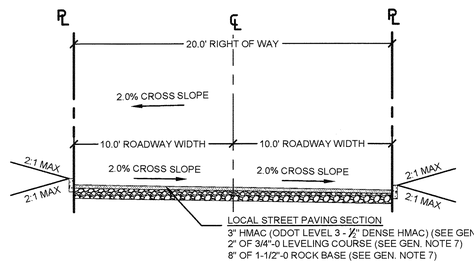
CONSTRUCTION KEY NOTES

1	STA: 1+23.9, 10.0' LT TO STA: 3+61.5, 10.0' LT PRIVATE ACCESS DR: CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF WEST LINN STANDARD DETAIL WL-501 (TYPICAL CURBS) ON SHEET C220 AND TYPICAL SECTION DETAIL THIS SHEET.
2	STA: 3+61.5, 10.0' LT TO STA: 3+61.5, 10.0' RT DE VRIES WAY: CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF WEST LINN STANDARD DETAIL WL-501 (TYPICAL CURBS) ON SHEET C220 AND TYPICAL SECTION DETAIL THIS SHEET.
3	STA: 3+29.5, 10.0' RT TO STA: 3+61.5, 10.0' RT DE VRIES WAY: CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF WEST LINN STANDARD DETAIL WL-501 (TYPICAL CURBS) ON SHEET C220 AND TYPICAL SECTION DETAIL THIS SHEET.
4	STA: 1+38.0, 10.0' LT TO STA: 1+60.0, 10.0' LT FIRE TURNAROUND DR: CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF WEST LINN STANDARD DETAIL WL-501 (TYPICAL CURBS) ON SHEET C220 AND TYPICAL SECTION DETAIL THIS SHEET.
5	STA: 1+60.0, 10.0' LT TO STA: 1+60.0, 10.0' RT FIRE TURNAROUND DR: CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF WEST LINN STANDARD DETAIL WL-501 (TYPICAL CURBS) ON SHEET C220 AND TYPICAL SECTION DETAIL THIS SHEET.
6	STA: 1+38.0, 10.0' RT TO STA: 1+60.0, 10.0' RT FIRE TURNAROUND DR: CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF WEST LINN STANDARD DETAIL WL-501 (TYPICAL CURBS) ON SHEET C220 AND TYPICAL SECTION DETAIL THIS SHEET.
7	STA: 1+24.1, 10.0' RT TO STA: 2+53.5, 10.0' RT DE VRIES WAY: CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF WEST LINN STANDARD DETAIL WL-501 (TYPICAL CURBS) ON SHEET C220 AND TYPICAL SECTION DETAIL THIS SHEET.
8	"NO PARKING-FIRE LANE" SIGN (SEE DETAIL ON SHEET C221). PARKING SHALL BE RESTRICTED ALONG BOTH SIDES OF THE PRIVATE ACCESS DRIVE. SIGNS SHALL BE POSTED ON BOTH SIDES OF THE SHARED DRIVEWAY AT 25-FOOT INTERVALS.
9	STA: 2+23.8, 12.0' LT TO STA: 2+49.8, 12.0' LT DE VRIES WAY: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-504A (COMMERCIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C220.

CURB RETURN TABLE

TAG NO.	PC STATION	DELTA	RADIUS	TANGENT	LENGTH	PT STATION	PC, ELEV.	1/4 Δ	1/2 Δ	3/4 Δ	PT, ELEV
1	2+53.50', 10.0'R PRIVATE DR	90°00'00"	28'	28.00'	43.98'	1+38.00, 10.0'R FIRE TURN. DR	611.91	610.59	609.27	608.10	607.33
2	1+38.00, 10.0'L FIRE TURN. DR	90°00'00"	28'	28.00'	43.98'	3+29.50', 10.0'R PRIVATE DR	607.33	607.70	607.87	608.00	608.43

* ALL GEOMETRY MEASUREMENTS AND ELEVATIONS REFERENCE FLOW LINE.



TYPICAL SECTION - PRIVATE ACCESS DRIVE
SCALE: N.T.S

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: 5/9/16 BY: Kurt O. Jo

GENERAL NOTES

1. 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.
2. 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.
3. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
4. SEE STREET NOTES ON SHEET C002.
6. HMAC COMPACTED TO 92% MAX RICE DENSITY PER AASHTO T-209.
7. LEVELING COURSE AND ROCK BASE COMPACTED TO 95% RELATIVE DRY DENSITY PER AASHTO T-180.

Know what's below. Call before you dig.

PERMIT

	REVISION SUMMARY	BY	DATE
A			05/02/2016

PRIVATE STREET IMPROVEMENT PLAN & PROFILE
WEATHERVIEW ESTATES SUBDIVISION
WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
AARON J. MURPHY
OREGON
EXPIRES: 06/30/16

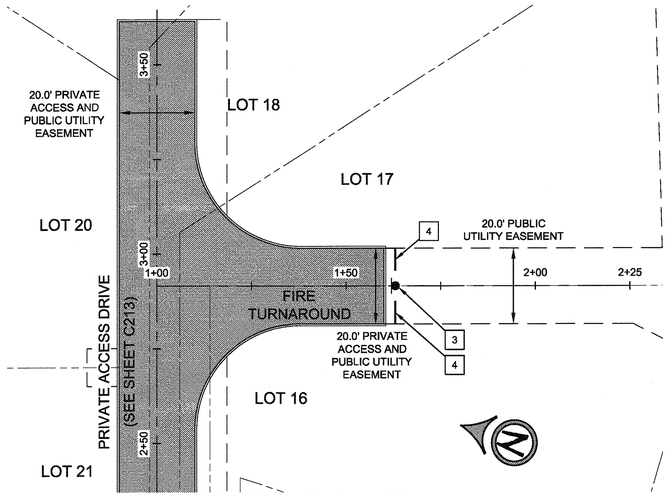
May 3 2016 7:36 AM

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

3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

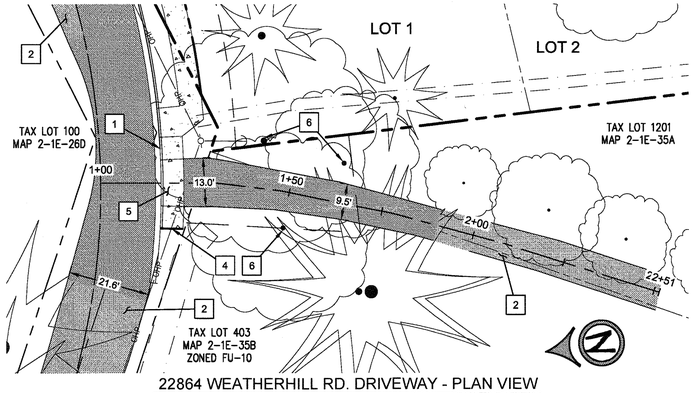
SHEET TITLE
PRIVATE ST.

SHEET NUMBER
C213



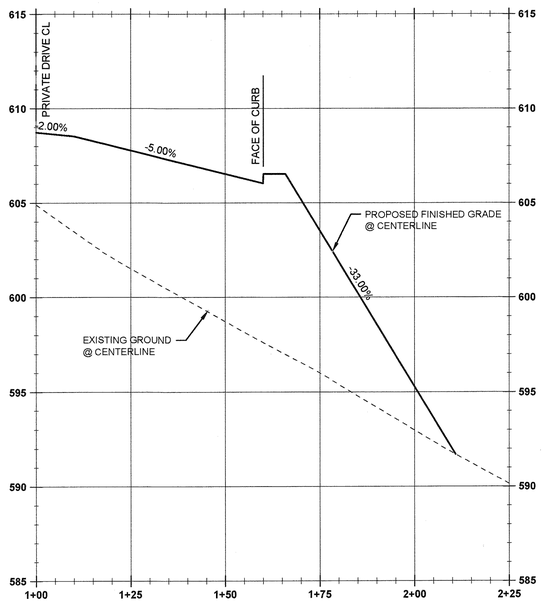
FIRE TURNAROUND - PLAN VIEW

SCALE: 1" = 20'

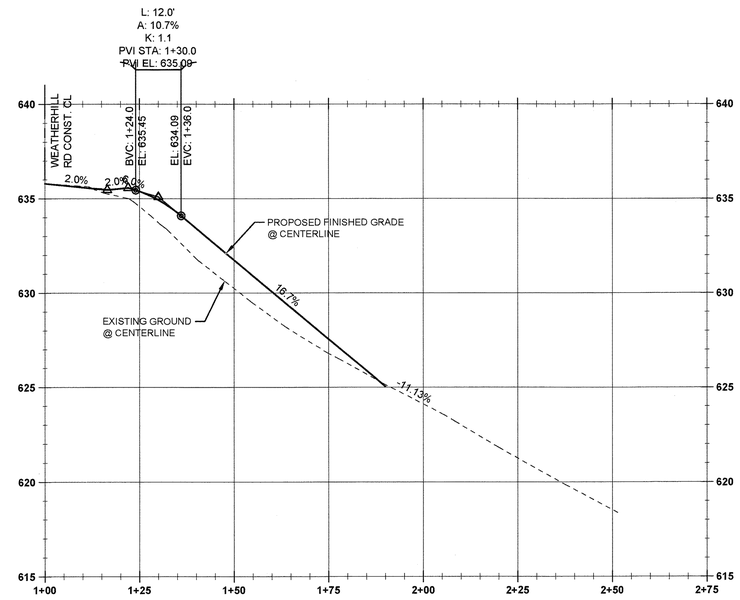


22864 WEATHERHILL RD. DRIVEWAY - PLAN VIEW

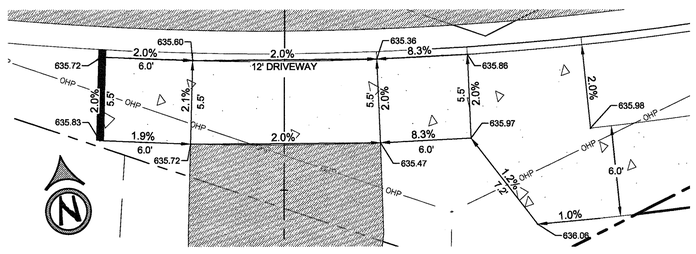
SCALE: 1" = 20'



CL-FIRE TURNAROUND PROFILE
(STA:1+00.00 - STA:2+25.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'



CL- 22864 WEATHERHILL RD DRIVEWAY PROFILE
(STA:1+00.00 - STA:2+75.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'



22864 WEATHERHILL RD. DRIVEWAY - DETAIL VIEW

SCALE: 1" = 5'

LEGEND

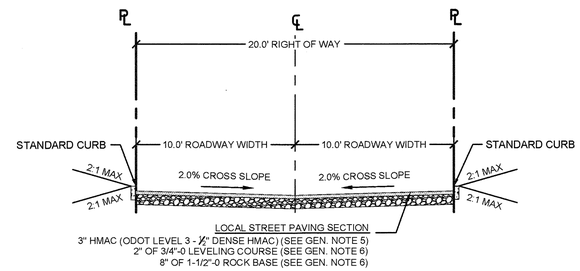
- BOUNDARY LINE
- EXISTING LOT LINE
- LANDSCAPE BOUNDARY
- EXISTING TREES
- OHP — EXISTING OVERHEAD POWER
- EXISTING POWER POLE & GUY WIRE
- LANDSCAPE BOUNDARY
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED CURB LINE
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLIINE

CONSTRUCTION KEY NOTES

1	CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF WEST LINN STANDARD DETAIL WL-501 (TYPICAL CURBS) ON SHEET C220 AND TYPICAL SECTION DETAIL THIS SHEET.
2	PROTECT EXISTING PAVEMENT TO REMAIN.
3	STA: 1+63.0, 0.0' LT FIRE TURNAROUND RD CONST. CL: INSTALL STREET BARRICADE SIGN AND POST WITH V-LOC BREAKAWAY POST ANCHOR SYSTEM PER TYPICAL INSTALLATION DETAIL WL-516B ON SHEET C221.
4	INSTALL STREET BARRICADE PER DETAIL WL-516A ON SHEET C221.
5	STA: 105+96.2, 16.0' RT TO STA: 106+12.9, 16.0' RT WEATHERVIEW RD CONST. CENTERLINE: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (13 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503B (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C221.
6	PROTECT EXISTING TREES TO REMAIN.

GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
2. SEE STREET NOTES ON SHEET C002.
3. HMAC COMPACTED TO 92% MAX RICE DENSITY PER AASHTO T-209.
4. LEVELING COURSE AND ROCK BASE COMPACTED TO 95% RELATIVE DRY DENSITY PER AASHTO T-180.



TYPICAL SECTION - FIRE TURNAROUND DRIVE

SCALE: N.T.S

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: 5/9/16 BY: Kurt Ole

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

PERMIT	DATE	BY	REVISION SUMMARY
A	05/02/2016		

FIRE TURNAROUND & 22864 WEATHERHILL ROAD DRIVEWAY RECONSTRUCTION

WEATHERVIEW ESTATES SUBDIVISION

WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
83964PE
OREGON
MAY 15, 2015
AARON J. MURPHY
EXPIRES: 06/30/16

May 3 2016 7:36 AM

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

3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
FIRE & DRIVE P&P

SHEET NUMBER
C214

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.

FLUSH, DEPRESSED CURB FOR WHEELCHAIR RAMP 2% MAX SLOPE

TYPICAL CURB AND GUTTER

TYPICAL STRAIGHT CURB

NOTE:

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

TYPICAL CURBS

City of West Linn | DATE: 2010 | DRAWING NO. WL-501 | FILE NO.

NOTES:
ONE WAY TRAFFIC - 15' MIN. DRIVEWAY
TWO WAY TRAFFIC - 20' MIN. DRIVEWAY

PLAN

ELEVATION

SECTION A-A

NOTE:

1. CONCRETE SHALL HAVE A MINIMUM BREAKING STRENGTH OF 4000 PSI AFTER 28 DAYS, 6 SACK MIX
2. CURB JOINT SHALL BE A TROWELED JOINT WITH A MIN. 1/2" RADIUS ALONG BACK OF CURB
3. DRIVEWAY SHALL BE A MINIMUM 6" THICK
4. DRIVEWAY CURB CUT SHALL COMPLY WITH THE CONDITIONS OF 5.0070, "WIDTH AND LOCATION OF CURB CUTS"

COMMERCIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB

City of West Linn | DATE: 2010 | DRAWING NO. WL-504A | FILE NO.

PARALLEL CURB RAMP

RAMP TEXTURE PATTERN DETAIL

TRUNCATED DOME DETAIL

NOTE:

1. LANDING AT TOP OF RAMP SHALL NOT EXCEED 2% IN ANY DIRECTION AND SHALL BE A MINIMUM OF 60" x 60".
2. RAMP CROSS SLOPE SHALL NOT EXCEED 2% (AS MEASURED PERPENDICULAR TO PEDESTRIAN TRAFFIC FLOW).
3. TRUNCATED DOME MUST EXTEND THE FULL WIDTH OF THE RAMP AND COVER THE FIRST 2 FEET OF THE RAMP CLOSEST TO THE STREET.
4. TRANSITIONS FROM THE RAMP TO THE WALKWAY, GUTTER, AND STREET MUST BE FLUSH (LEVEL) AND FREE OF ABRUPT LEVEL CHANGES.
5. THE GUTTER OR ADJACENT ROADWAY MUST HAVE A SLOPE OF NO MORE THAN 5 PERCENT (1:20) TOWARD THE RAMP.
6. FLARED SIDES ("WING") OF THE CURB RAMP SHALL NOT EXCEED 10% IN SLOPE (8.33% IF PEDESTRIAN TRAVEL IS REQUIRED OVER THEM PER ADA STANDARDS - I.E. IF MINIMUM 48" x 48" (FOR EXISTING SITES ONLY) LANDING IS NOT PROVIDED AT TOP OF RAMP).
7. CONCRETE STRENGTH SHALL BE 3300 PSI.
8. PLACE CONTRACTION JOINTS AS SHOWN ABOVE.
9. NO ABOVE GROUND UTILITIES ARE PERMITTED WITHIN RAMP AREA.

PARALLEL CURB RAMP

City of West Linn | DATE: 2010 | DRAWING NO. WL-506A | FILE NO.

TYPICAL CURB TIGHT SIDEWALK

SIDEWALK AWAY FROM CURB

NOTE:

1. CONCRETE SHALL BE 3300 PSI AT 28 DAYS.
2. PANEL LENGTHS SHALL BE EQUAL TO THE SIDEWALK WIDTH, BUT MAY BE ADJUSTED WITH THE CITY ENGINEER'S APPROVAL.
3. CONTRACTION JOINTS (1/3RD OF THE THICKNESS OF CONCRETE) SHALL BE PLACED EVERY THIRD PANEL, WITH A MAX. SPACING OF 15 FEET. JOINTS SHALL ALSO BE PLACED AT THE SIDES OF DRIVEWAY APPROACHES, UTILITY VAULTS, AND WHEELCHAIR RAMPS.
4. A CURING COMPOUND SHALL BE USED. WHITE REFLECTIVE SHEETING SHALL BE USED IN CASE OF RAIN.
5. FOR SIDEWALKS ADJACENT TO THE CURB AND POURED AT THE SAME TIME AS THE CURB, THE JOINT BETWEEN THEM SHALL BE A TROWELED JOINT WITH A MIN. 1/2" RADIUS.
6. THE SIDEWALK SHALL HAVE A MIN. THICKNESS OF 6" IF THE SIDEWALK IS INTENDED AS A PORTION OF THE THE DRIVEWAY. OTHERWISE, THE SIDEWALK SHALL HAVE A MIN. THICKNESS OF 4".
7. DRAIN BLOCKOUTS IN THE CURB SHALL BE EXTENDED TO THE BACK OF THE SIDEWALK WITH A 3" DIAMETER PLASTIC PIPE AT A 2% SLOPE. A CONTRACTION JOINT SHALL BE PLACED OVER THE PIPE.

CONCRETE SIDEWALK CROSS SECTION

City of West Linn | DATE: 2010 | DRAWING NO. WL-508 | FILE NO.

SIDEWALK AWAY FROM CURB

SECTION A-A

NOTE:

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

RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB

City of West Linn | DATE: 2010 | DRAWING NO. WL-503A | FILE NO.

TRENCH BACKFILL BEDDING AND PIPE ZONE

City of West Linn | DATE: 2010 | DRAWING NO. WL-200 | FILE NO.

NOTE:

1. ALL EXISTING AC OR PCC PAVEMENT SHALL BE SAWCUT TO NEAT, STRAIGHT LINES PRIOR TO REPAVING.
2. CONCRETE PAVEMENT SHALL BE REPLACED WITH CONCRETE TO A MINIMUM THICKNESS OF REMOVED PAVEMENT, WHICHEVER IS GREATER.
3. IF EXISTING BASE MATERIAL IS CTB OR ATB, THEN REPLACEMENT BASE MATERIAL SHALL MATCH EXISTING.
4. ALL UTILITIES SHALL HAVE A MINIMUM COVER OF 36".
5. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY PER AASHTO T-180 OR AS SPECIFIED IN THE CONTRACT DOCUMENTS.
6. ALL TRENCH BACKFILL AND PATCHING SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF WEST LINN.
7. APPROVED CDF SHALL BE USED OR 3/4 - 0" GRAVEL BACKFILL SHALL BE PLACED AND COMPACTED IN 12" MAXIMUM LIFTS. IF 3/4-0" GRAVEL BACKFILL IS USED, COMPACTION TESTING BY A CERTIFIED TESTING COMPANY IS REQUIRED AT DEPTH INTERVALS AS SPECIFIED BY THE CITY ENGINEER.
8. T-CUT MAY BE ENLARGED AT THE DISCRETION OF THE CITY ENGINEER OR CITY INSPECTOR DUE TO SITE CONDITIONS OR PROJECT REQUIREMENTS.
9. ALL CUT EDGES SHALL BE SAND SEALED.
10. COMPACTED BACKFILL OR CDF MUST EXTEND 2 FEET OUTSIDE OF PAVEMENT SURFACE.

STREET T-CUT

City of West Linn | DATE: 2010 | DRAWING NO. WL-203 | FILE NO.

NOTE:

1. 6' CHAIN LINK ON 2" POST AT 10' SPACING, DRIVEN 2' INTO GROUND
2. [illegible] OR 10' OUTSIDE OF DRIPLINE - SEE PLANS

APPROVED FOR CONSTRUCTION BY CITY OF WEST LINN
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DATE: 5/9/16 BY: [signature]

TREE PROTECTION FENCE

City of West Linn | DATE: 2010 | DRAWING NO. WL-219 | FILE NO.

PERMIT 05/02/2016

#	REVISION SUMMARY	BY	DATE

SITE CONSTRUCTION DETAILS I

WEATHERVIEW ESTATES SUBDIVISION

WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

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

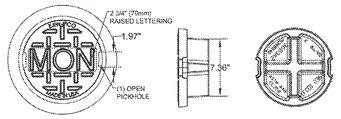
3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

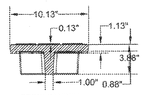
SHEET TITLE
CONSTR. DET. I

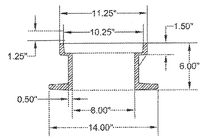
SHEET NUMBER
C220

P:\13171-JTS-WEATHERHILL II\CAD\CD\13171-C220-SITE CONSTRUCTION DETAILS I.DWG

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 8" MONUMENT WELL
USED BY CLACKAMAS COUNTY SURVEY DEPARTMENT
WHERE SPEEDS ARE ABOVE 35 MPH

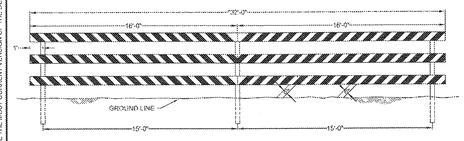
EAST JORDAN IRON WORKS, INC.
P.O. BOX 439
EAST JORDAN, MI. 49727
1-800-874-4100
FAX: 231-536-4458

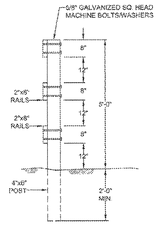
Anders Jorgenson
Oregon Sales Representative
East Jordan Iron Works
(503) 774-4144
Fax (503) 775-3263
Cell (503) 367-7925
ajorgenson@ejiw.com

8" MONUMENT BOX FRAME AND COVER

City of West Linn | DATE: 2010 | DRAWING NO. WL-513A | FILE NO.

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



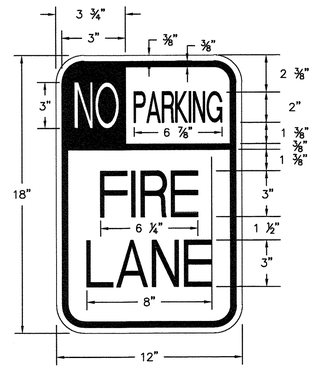


NOTE:
1. RAILS TO BE PAINTED RED WITH WHITE STRIPES. THE WHITE STRIPES SHALL BE RELECTORIZED. FOR WIDER APPLICATIONS, MULTIPLE SECTIONS AS SHOWN SHALL BE USED.
2. SEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND THE OREGON SUPPLEMENT.
   3F-1 BARRICADES
   6C-8 BARRICADE DESIGN
   6C-9 BARRICADE APPLICATION
3. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT STATE OF OREGON DEPARTMENT OF TRANSPORTATION STANDARDS.

SEE WL-516B FOR ALTERNATE DESIGN THAT MAY BE USED WHERE END OF STREET IS AGAINST EMBANKMENT.

PERMAMENT CLOSURE STREET BARRICADE TYPE III

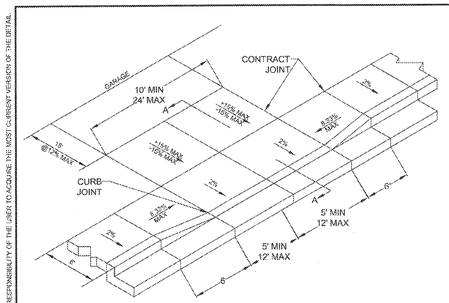
City of West Linn | DATE: 2010 | DRAWING NO. WL-516A | FILE NO.

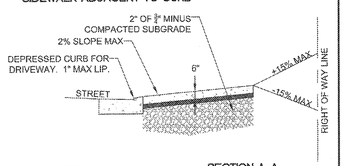


NOTES:
1. SEE TYPICAL SIGN INSTALLATION DETAIL ON THIS SHEET.

NO PARKING - FIRE LANE; SIGN AND MARKINGS
SCALE: NTS

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.



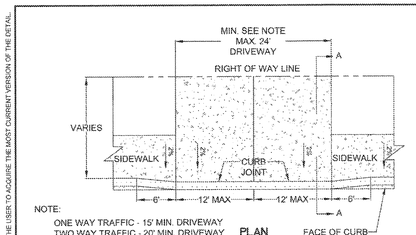


NOTE:
1. CONCRETE SHALL HAVE A MINIMUM BREAKING STRENGTH OF 3300 PSI AFTER 28 DAYS 6 SACK MIX
2. CURB SHALL BE TROWELED JOINT WITH MIN. 1/2" RADIUS ALONG BACK OF CURB
3. DRIVEWAY SHALL BE A MINIMUM 6" THICK
4. DRIVEWAY CURB CUT SHALL COMPLY WITH THE CONDITIONS OF 5.0070, "WIDTH AND LOCATION OF CURB CUTS"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

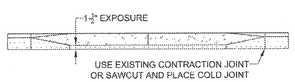
RESIDENTIAL DRIVEWAY WITH SIDEWALK ADJACENT TO CURB

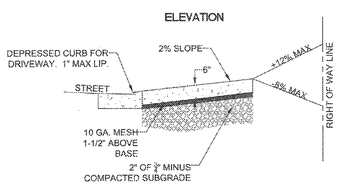
City of West Linn | DATE: 2010 | DRAWING NO. WL-503B | FILE NO.

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



NOTE:
ONE WAY TRAFFIC - 15' MIN. DRIVEWAY
TWO WAY TRAFFIC - 20' MIN. DRIVEWAY

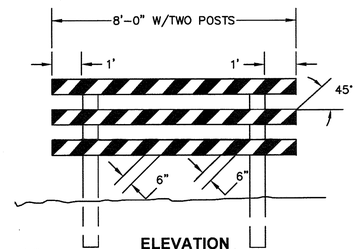


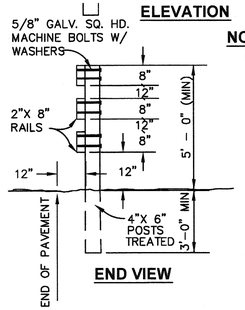


NOTE:
1. CONCRETE SHALL HAVE A MINIMUM BREAKING STRENGTH OF 4000 PSI AFTER 28 DAYS, 6 SACK MIX
2. CURB JOINT SHALL BE A TROWELED JOINT WITH A MIN. 1/2" RADIUS ALONG BACK OF CURB
3. DRIVEWAY SHALL BE A MINIMUM 6" THICK
4. DRIVEWAY CURB CUT SHALL COMPLY WITH THE CONDITIONS OF 5.0070, "WIDTH AND LOCATION OF CURB CUTS"

COMMERCIAL DRIVEWAY WITH SIDEWALK ADJACENT TO CURB

City of West Linn | DATE: 2010 | DRAWING NO. WL-504B | FILE NO.

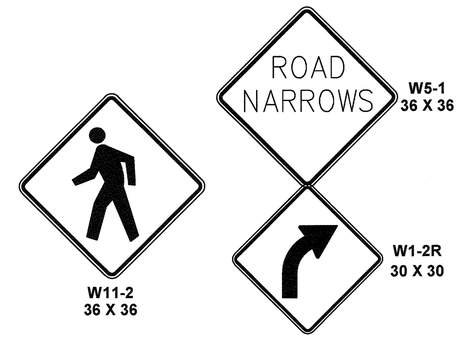


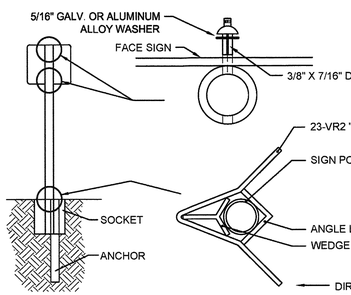


NOTES:
1. RAILS TO BE PAINTED RED WITH WHITE STRIPES. RED AND WHITE STRIPES TO BE RELECTORIZED. FOR WIDER APPLICATIONS, MULTIPLE SECTIONS AS SHOWN SHALL BE USED.
2. SEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND THE OREGON SUPPLEMENT.
   3F-1 BARRICADES
   6C-8 BARRICADE DESIGN
   6C-9 BARRICADE APPLICATION
3. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT STATE OF OREGON STANDARD SPECIFICATIONS FOR HWY. CONSTRUCTION, WOOD - SEE SIGN POSTS - SECTION 642.

SIDEWALK BARRICADE
SCALE: NTS

AND WORKMANSHIP
CONSTRUCTION BY
SHALL BE IN ACCORDANCE WITH THE
CITY OF WEST LINN
current STATE OF OREGON
is reviewed only for general conformance
with the design concept and general compliance
with ordinances and requirements and
STANDARD SPECIFICATIONS FOR
HWY. CONSTRUCTION, WOOD - SEE
construction methods relieving the Design
SIGN POSTS - SECTION 642.
Engineer of 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 5/31/16 BY: Kevin Ole





INSTALL "V-LOC" ANCHOR PER MANUFACTURES RECOMMENDATION

PEDESTRIAN ACCESS, DUAL DIRECTION, AND "ROAD NARROWS" SIGN AND TYPICAL INSTALLATION DETAIL
SCALE: NTS

PERMIT

BY	DATE
A	REVISION SUMMARY	05/02/2016

SITE CONSTRUCTION DETAILS II

WEATHERVIEW ESTATES SUBDIVISION

WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

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

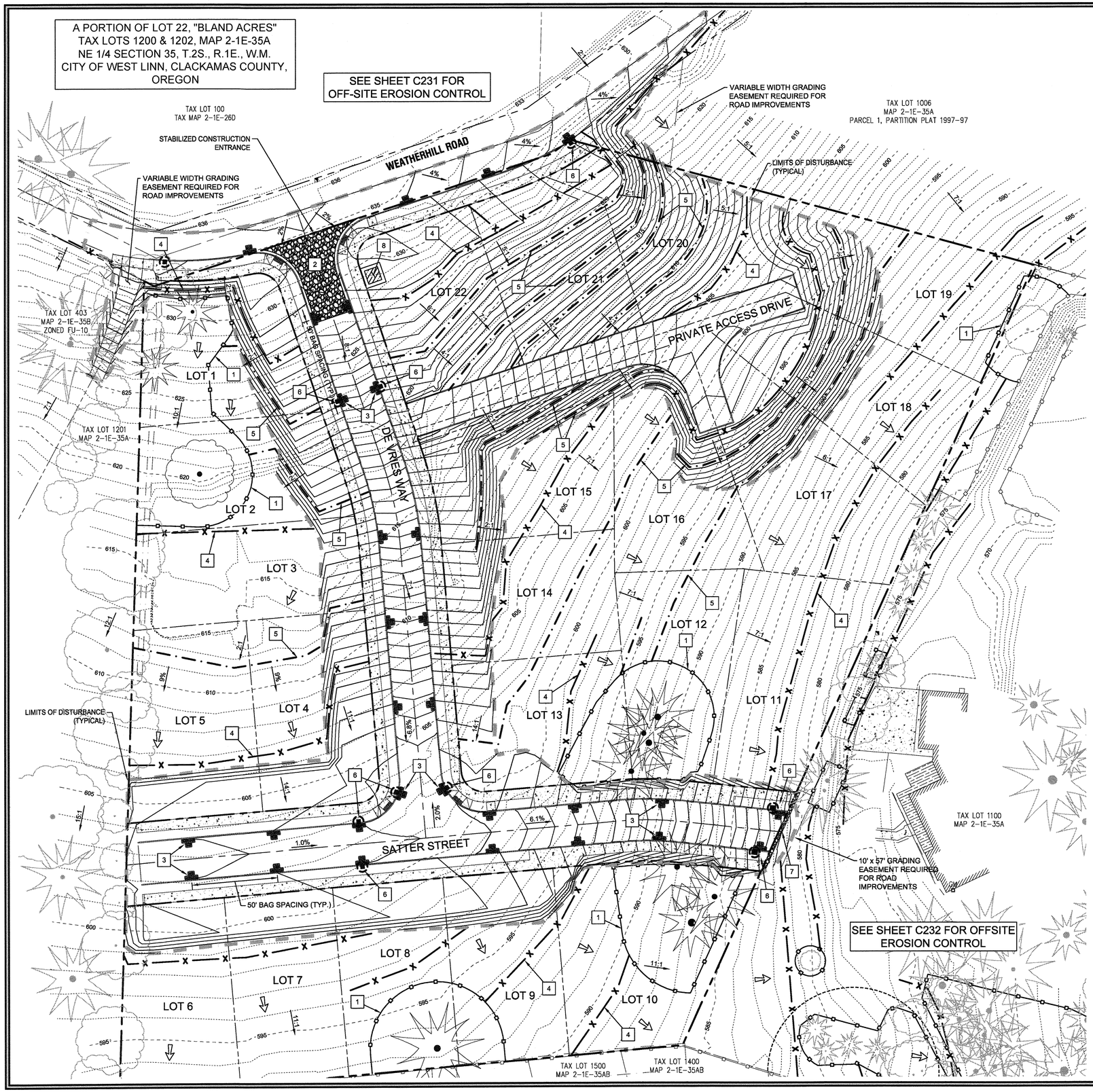
3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
CONSTR. DET. II

SHEET NUMBER
C221

A PORTION OF LOT 22, "BLAND ACRES"
TAX LOTS 1200 & 1202, MAP 2-1E-35A
NE 1/4 SECTION 35, T.2S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

SEE SHEET C231 FOR OFF-SITE EROSION CONTROL



Scale: 1 inch = 30 feet
30 15 0 15 30

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING LOT LINE
- EXISTING ON-SITE TREES TO REMAIN
- EXISTING 1FT CONTOUR
- 585 EXISTING 5FT INDEX CONTOUR
- PROPOSED LOT LINE
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE
- PROPOSED 1FT CONTOUR
- 595 PROPOSED 5FT INDEX CONTOUR
- EROSION CONTROL: CONSTRUCTION ENTRANCE
- EROSION CONTROL: CONCRETE WASHOUT
- EROSION CONTROL: SILT FENCING (BLACK)
- EROSION CONTROL: FESCUE STRAW WATTLE
- EROSION CONTROL: BIO BAG CHECK DAM
- EROSION CONTROL: INLET PROTECTION
- PROPOSED CATCH BASIN
- TREE PROTECTION FENCING
- LIMITS OF GRADING/DISTURBANCE
- SURFACE RUN-OFF FLOW ARROW
- WELL BUFFER BOUNDARY
- CONCRETE WASHOUT

CONCRETE WASHOUT NOTES

1. USED FOR CONCRETE TRUCK WASHOUT ONLY. MAY BE RELOCATED TO FACILITATE CONSTRUCTION.
2. DO NOT OVER FILL PIT.
3. THE PIT MUST BE LOCATED WITHIN 6 FEET OF A ROADWAY AND DOES NOT HAVE TO BE LINED.
4. THE PIT MUST BE LOCATED WITHIN 6 FEET OF WHERE TRUCKS CAN PARK.
5. WASHOUT WATER SHOULD NOT BE RELEASED TO STORM DRAINS.

SITE GRADING INFORMATION

NEAT LINE CUT	1,371 CY
NEAT LINE FILL	14,037 CY
STRIPPINGS*	2,090 CY
MAXIMUM CUT DEPTH	4.4 FT
MAXIMUM FILL DEPTH	12.5 FT
MAXIMUM PROPOSED SLOPE	2:1 (H:V)
TOTAL AREA OF DISTURBANCE	2.59 ACRES

(ASSUMED REPLACEMENT / STOCKPILE ON SITE OUTSIDE BUILDING ENVELOPES)*

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: 5/3/16 BY: Chris Clo

GRADING KEY NOTES

1	PLACE TREE PROTECTION FENCING AT LIMITS OF GRADING AND FOR CONSTRUCTION WHERE SHOWN PER DETAIL ON SHEET C220.
2	CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN PER DETAIL ON SHEET C240.
3	PLACE BIO-BAG CHECK DAM FOR SEDIMENT CONTROL ADJACENT TO ALL NEW CONCRETE WORK WITHIN RIGHT OF WAY PER DETAIL ON SHEET C240.
4	PLACE SILT FENCING AT LIMITS OF GRADING AND CONSTRUCTION WHERE SHOWN PER DETAIL ON SHEET C240.
5	INSTALL STRAW WATTLE PER DETAIL ON SHEET C240.
6	INSTALL INLET PROTECTION PER DETAIL ON SHEET C240.
7	CONSTRUCT FRENCH DRAIN TO INTERCEPT RUNOFF ONTO NEIGHBORING PROPERTY.
8	CONSTRUCT CONCRETE WASH-OUT PIT (6FT x 8FT), 2.4 CY CAPACITY

GRADING GENERAL NOTES

1. ALL GRADING ACTIVITIES SHALL CONFORM TO THE UNIFORM BUILDING CODE AND THE OREGON SPECIALTY CODE AMENDMENTS, INCLUDING APPENDIX J.
2. SEE GRADING AND EROSION CONTROL NOTES ON SHEET C240.

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

PERMIT	REVISION SUMMARY	BY	DATE
A			05/02/2016

ON-SITE PHASE II GRADING & EROSION CONTROL PLAN
WEATHERVIEW ESTATES SUBDIVISION
WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH Companies

REGISTERED PROFESSIONAL ENGINEER
80954PE
OREGON
JULY 15, 2015
AARON J. MURPHY
EXPIRES: 06/30/16

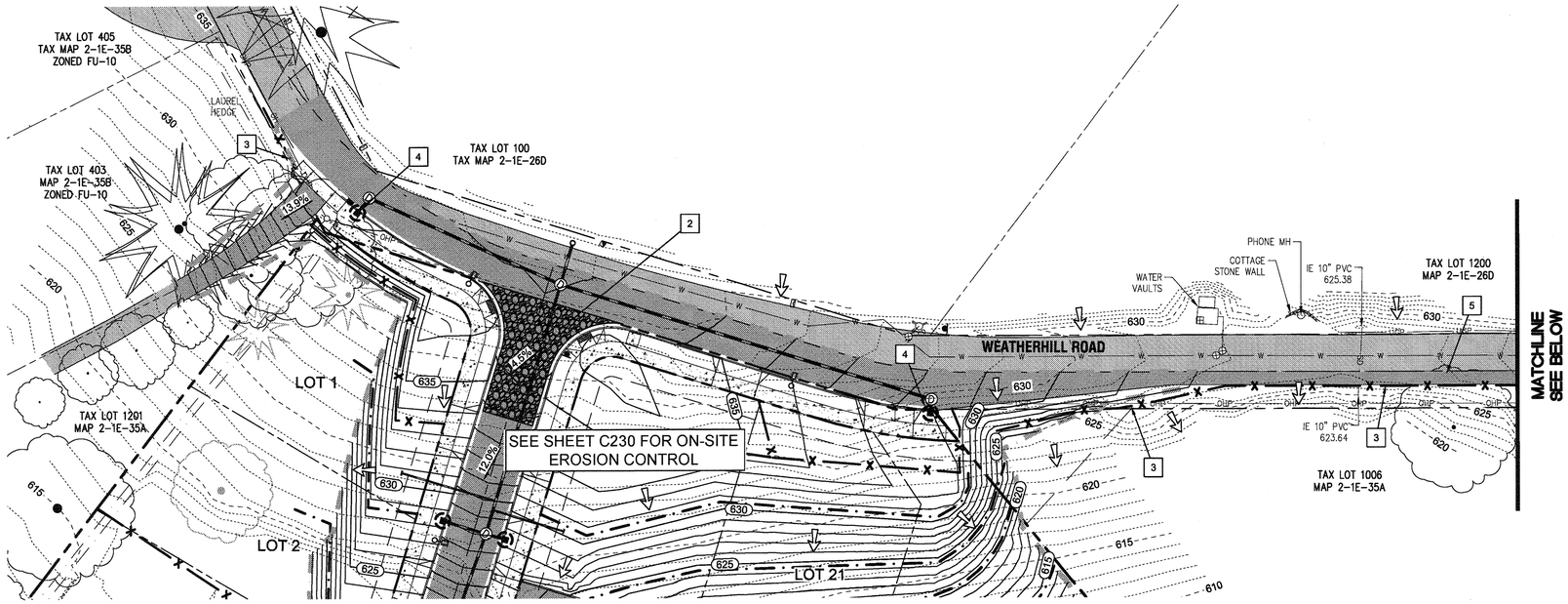
May 3 2016 7:36 AM

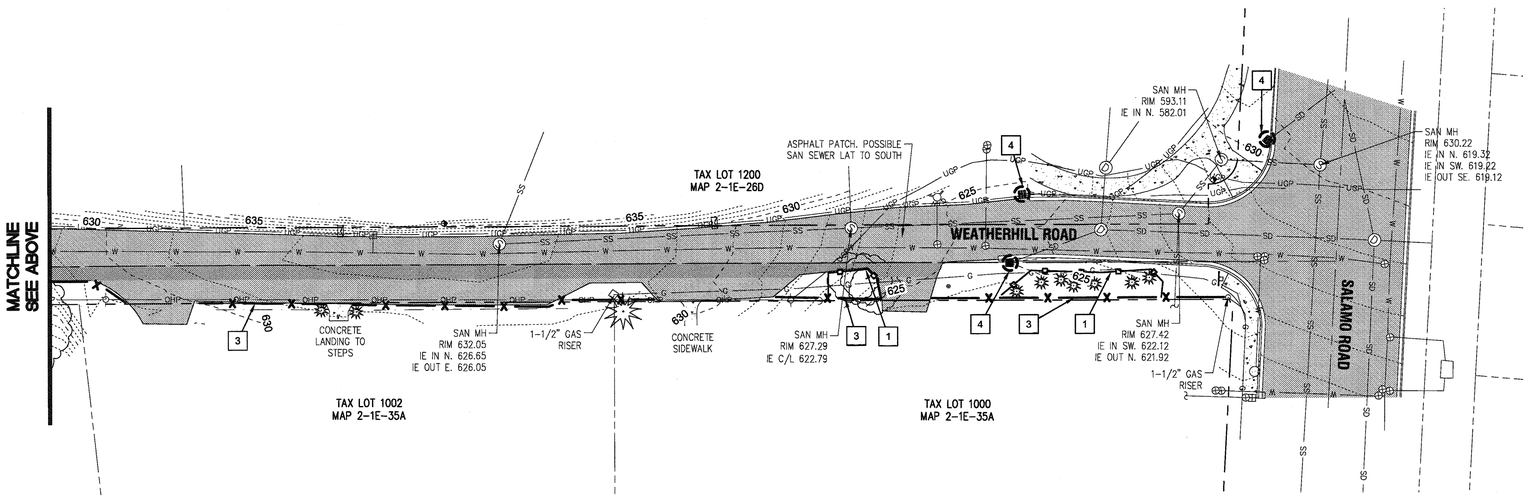
3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
ON-SITE PH. II ESCP

SHEET NUMBER
C230





LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING LOT LINE
- EXISTING ON-SITE TREES TO REMAIN
- EXISTING 1FT CONTOUR
- EXISTING 5FT INDEX CONTOUR
- EXISTING ASPHALT TO REMAIN
- EXISTING WATER LINE
- OVERHEAD POWER
- STORMWATER LINE & MANHOLE
- SANITARY SEWER LINE & MANHOLE
- EXISTING GAS LINE
- EXISTING STREET SIGN
- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING UTILITY POLE WITH GUY WIRE
- EXISTING TELEPHONE PEDESTAL
- PROPOSED UTILITY EASEMENT
- PROPOSED ACCESS EASEMENT
- PROPOSED LOT LINE
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE
- EXISTING CONCRETE
- PROPOSED ASPHALT
- PROPOSED 1FT CONTOUR
- PROPOSED 5FT INDEX CONTOUR
- STORM DRAIN LINE AND MANHOLE
- STORM SEWER CLEANOUT
- EROSION CONTROL: CONSTRUCTION ENTRANCE
- EROSION CONTROL: SILT FENCING (BLACK)
- EROSION CONTROL: FESCUE STRAW WATTLE
- EROSION CONTROL: BIO BAG CHECK DAM
- EROSION CONTROL: INLET PROTECTION
- PROPOSED CATCH BASIN
- TREE PROTECTION FENCING
- LIMITS OF GRADING/DISTURBANCE
- SURFACE RUN-OFF FLOW ARROW

GRADING KEY NOTES

1	INSTALL TREE PROTECTION FENCING FOR CONSTRUCTION WHERE SHOWN PER DETAIL ON SHEET C240.
2	CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN PER DETAIL ON SHEET C240.
3	PLACE SILT FENCING AT LIMITS OF GRADING AND CONSTRUCTION WHERE SHOWN PER DETAIL ON SHEET C240.
4	INSTALL INLET PROTECTION PER DETAILS ON SHEET C240.

GRADING GENERAL NOTES:

1. ALL GRADING ACTIVITIES SHALL CONFORM TO THE UNIFORM BUILDING CODE AND THE OREGON SPECIALTY CODE AMENDMENTS, INCLUDING APPENDIX J.
2. SEE GRADING AND EROSION CONTROL NOTES ON SHEET C002.

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: 5/9/16 BY: KWS 0-16

A PORTION OF LOT 22, "BLAND ACRES"
TAX LOTS 1200 & 1202, MAP 2-1E-35A
NE 1/4 SECTION 35, T.2S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

Know what's below. Call before you dig.

PERMIT	DATE	BY	REVISION SUMMARY
	05/02/2016		

OFF-SITE GRADING & EROSION CONTROL PLAN I
WEATHERVIEW ESTATES SUBDIVISION
WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
83954PE
OREGON
MARCH 25, 2015
AARON J. MURPHY
EXPIRES: 06/30/16

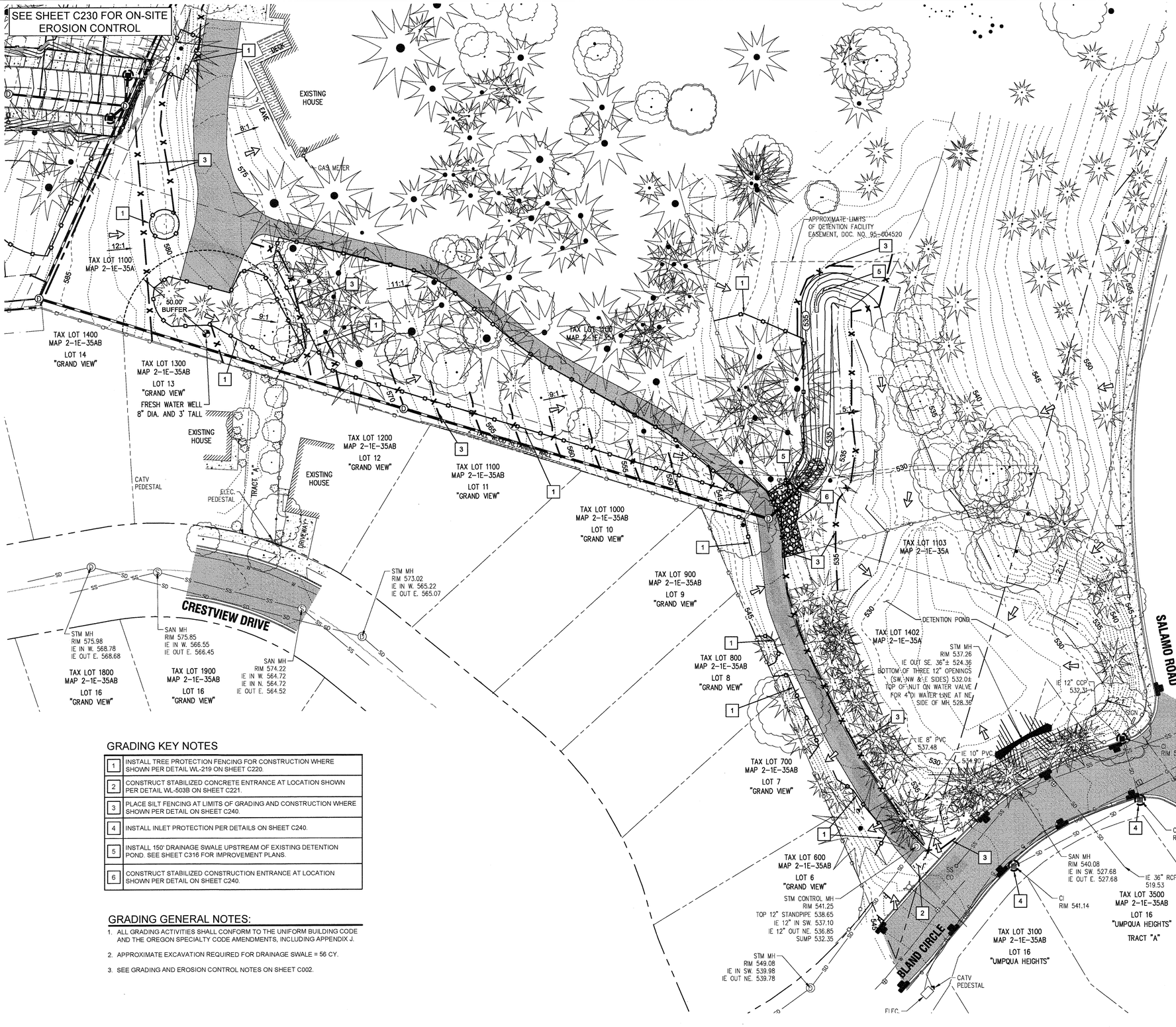
May 3 2016 7:36 AM

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

3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
OFF-SITE ESC I

SHEET NUMBER
C231



GRADING KEY NOTES

1	INSTALL TREE PROTECTION FENCING FOR CONSTRUCTION WHERE SHOWN PER DETAIL WL-219 ON SHEET C220.
2	CONSTRUCT STABILIZED CONCRETE ENTRANCE AT LOCATION SHOWN PER DETAIL WL-503B ON SHEET C221.
3	PLACE SILT FENCING AT LIMITS OF GRADING AND CONSTRUCTION WHERE SHOWN PER DETAIL ON SHEET C240.
4	INSTALL INLET PROTECTION PER DETAILS ON SHEET C240.
5	INSTALL 150' DRAINAGE SWALE UPSTREAM OF EXISTING DETENTION POND. SEE SHEET C316 FOR IMPROVEMENT PLANS.
6	CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN PER DETAIL ON SHEET C240.

GRADING GENERAL NOTES:

1. ALL GRADING ACTIVITIES SHALL CONFORM TO THE UNIFORM BUILDING CODE AND THE OREGON SPECIALTY CODE AMENDMENTS, INCLUDING APPENDIX J.
2. APPROXIMATE EXCAVATION REQUIRED FOR DRAINAGE SWALE = 56 CY.
3. SEE GRADING AND EROSION CONTROL NOTES ON SHEET C002.

Scale: 1 inch = 30 feet

30 15 0 15 30

LEGEND

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING LOT LINE
- EXISTING TREES
- EXISTING 1FT CONTOUR
- 615 EXISTING 5FT INDEX CONTOUR
- EXISTING ASPHALT TO REMAIN
- W W EXISTING WATER LINE
- UGP EXISTING UNDERGROUND POWER
- G G EXISTING GAS LINE
- T T EXISTING TELEPHONE LINE
- EXISTING POND BOUNDARY
- EXISTING STREET SIGN
- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING TELEPHONE PEDESTAL
- EXISTING WELL STRUCTURE
- LANDSCAPING BOUNDARY
- SD (D) SD STORMWATER LINE & MANHOLE
- SS (S) SS SANITARY SEWER LINE & MANHOLE
- PROPOSED UTILITY EASEMENT
- PROPOSED ACCESS EASEMENT
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED SWALE
- PROPOSED RIPRAP
- PROPOSED 1FT CONTOUR
- 620 PROPOSED 5FT INDEX CONTOUR
- (D) STORM DRAIN LINE AND MANHOLE
- STORM SEWER CLEANOUT
- EROSION CONTROL: CONSTRUCTION ENTRANCE
- X X EROSION CONTROL: SILT FENCING (BLACK)
- EROSION CONTROL: FESCUE STRAW WATTLE
- EROSION CONTROL: BIO BAG CHECK DAM
- EROSION CONTROL: INLET PROTECTION
- TREE PROTECTION FENCING
- PROPOSED CATCH BASIN
- LIMITS OF GRADING/DISTURBANCE
- SURFACE RUN-OFF FLOW ARROW

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: 5/9/16 BY:

Know what's below. Call before you dig.

PERMIT			
		05/02/2016	
A	REVISION SUMMARY	BY	DATE

OFF-SITE GRADING & EROSION CONTROL PLAN II
WEATHERVIEW ESTATES SUBDIVISION
WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
80964PE
OREGON
AARON J. MURPHY
EXPIRES: 06/30/16

May 3 2016 7:37 AM

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

3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
OFF-SITE ESC II

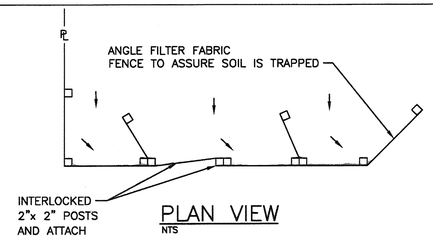
SHEET NUMBER
C232

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 BMPS 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 BMPS 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 SOILS, 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, DRAINAGE WAYS, 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 TACKIFIED COVERING THAT PREVENT SOIL OR WIND EROSION UNTIL WORK RESUMES ON THAT PORTION OF THE SITE.

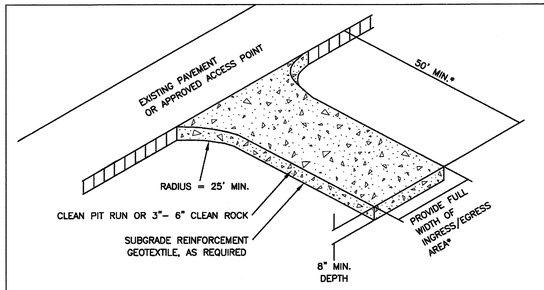
LOCAL AGENCY SPECIFIC EROSION CONTROL NOTES

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 O THIS PLAN SHALL BE CLEARLY DELINEATED LID IN THE FIELD DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE IS PERMITTED BEYOND THE CLEARING LIMITS. THE OWNER/PERMILIE 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 BMPS THAT MUST BE INSTALLED ARE A GRAVEL CONSTRUCTION ENTRANCE, PERIMETER SEDIMENT CONTROL, AND INLET PROTECTION. THESE BMPS 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.



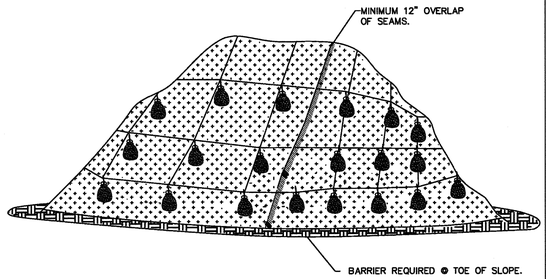
NOTES:
1. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
2. 2"x 2" FIR, PINE OR STEEL FENCE POSTS.
3. POSTS TO BE INSTALLED ON UPHILL SIDE OF SLOPE.
4. COMPACT BOTH SIDES OF FILTER FABRIC TRENCH.
5. PANELS MUST BE PLACED ACCORDING TO SPACING ON DETAIL NO.940

SEDIMENT FENCE



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF– WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. WHERE RUNOFF CONTAINING SEDIMENT LADEN WATER IS LEAVING THE SITE VIA THE CONSTRUCTION ENTRANCE, OTHER MEASURES SHALL BE IMPLEMENTED TO DIVERT RUNOFF THROUGH AN APPROVED FILTERING SYSTEM.
5. DIMENSIONS
   SINGLE FAMILY
   20' LONG BY 20' WIDE 8" DEEP OF ¾" MINUS CLEAN ROCK.
   COMMERCIAL
   50' LONG BY 20' WIDE 3–6" CLEAN ROCK,
   GOVERNING AUTHORITY MAY REQUIRE GEOTEXTILE FABRIC TO PREVENT SUB–SOIL PUMPING.

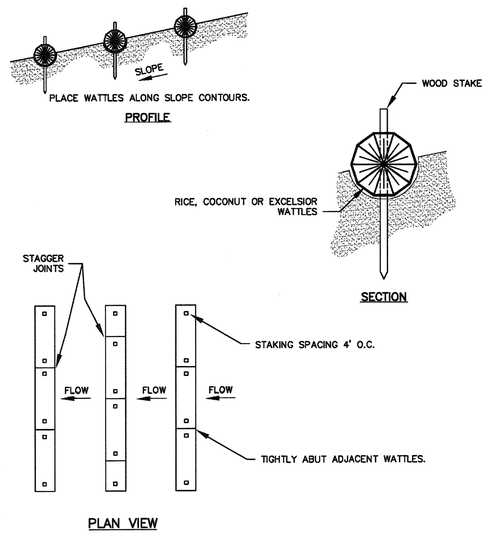
CONSTRUCTION ENTRANCE



PLASTIC SHEETING

NOTES:
1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
2. BARRIER REQUIRED @ TOE OF STOCK PILE.
3. COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS.

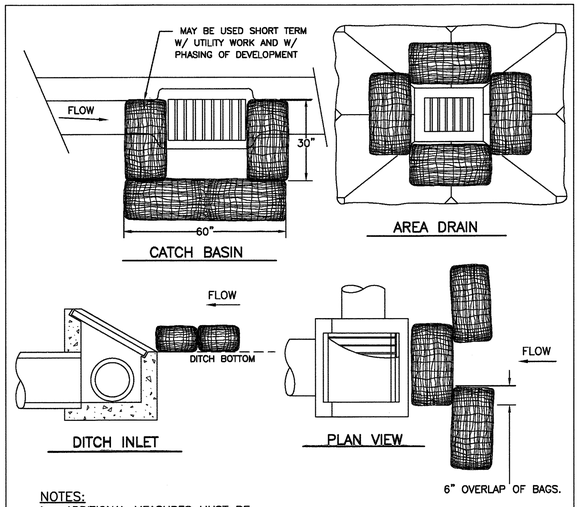
PLASTIC SHEETING



NOTES:
1. STAKING SPECIFICATIONS:
   a. 1"X2" WOODEN STAKES
   b. ADDITIONAL STAKES MAY BE INSTALLED ON DOWNHILL SIDE OF WATTLES, ON STEEP SLOPE OR HIGHLY EROSIVE SOILS.
2. SPACING IN ACCORDANCE WITH DETAIL 940.

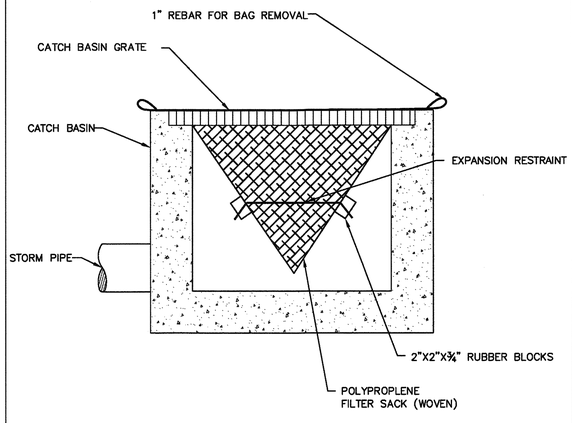
FOR FURTHER INFORMATION ON DESIGN CRITERIA SEE CHAPTER 4 OF CLEAN WATER SERVICES EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.

WATTLES



NOTES:
1. ADDITIONAL MEASURES MUST BE CONSIDERED DEPENDING ON SOIL TYPES.
2. BIO–FILTER BAGS SHOULD BE STAKED WHERE APPLICABLE USING (2) 1"x2"WOODEN STAKES OR APPROVED EQUAL PER BAG.
3. WHEN USING 30" BIO–BAGS TO PROTECT A CATCH BASIN YOU MUST HAVE 4 BAGS AND THEY SHALL BE OVERLAPPED BY 6".

INLET PROTECTION
TYPE 4



WOVEN POLYPROPLENE SACK

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

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: 5/9/16 BY: Khj Q.Le

INLET PROTECTION
TYPE 5

PERMIT			
#	REVISION SUMMARY	BY	DATE
A			05/02/2016

EROSION AND SEDIMENT CONTROL DETAILS

WEATHERVIEW ESTATES SUBDIVISION

WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

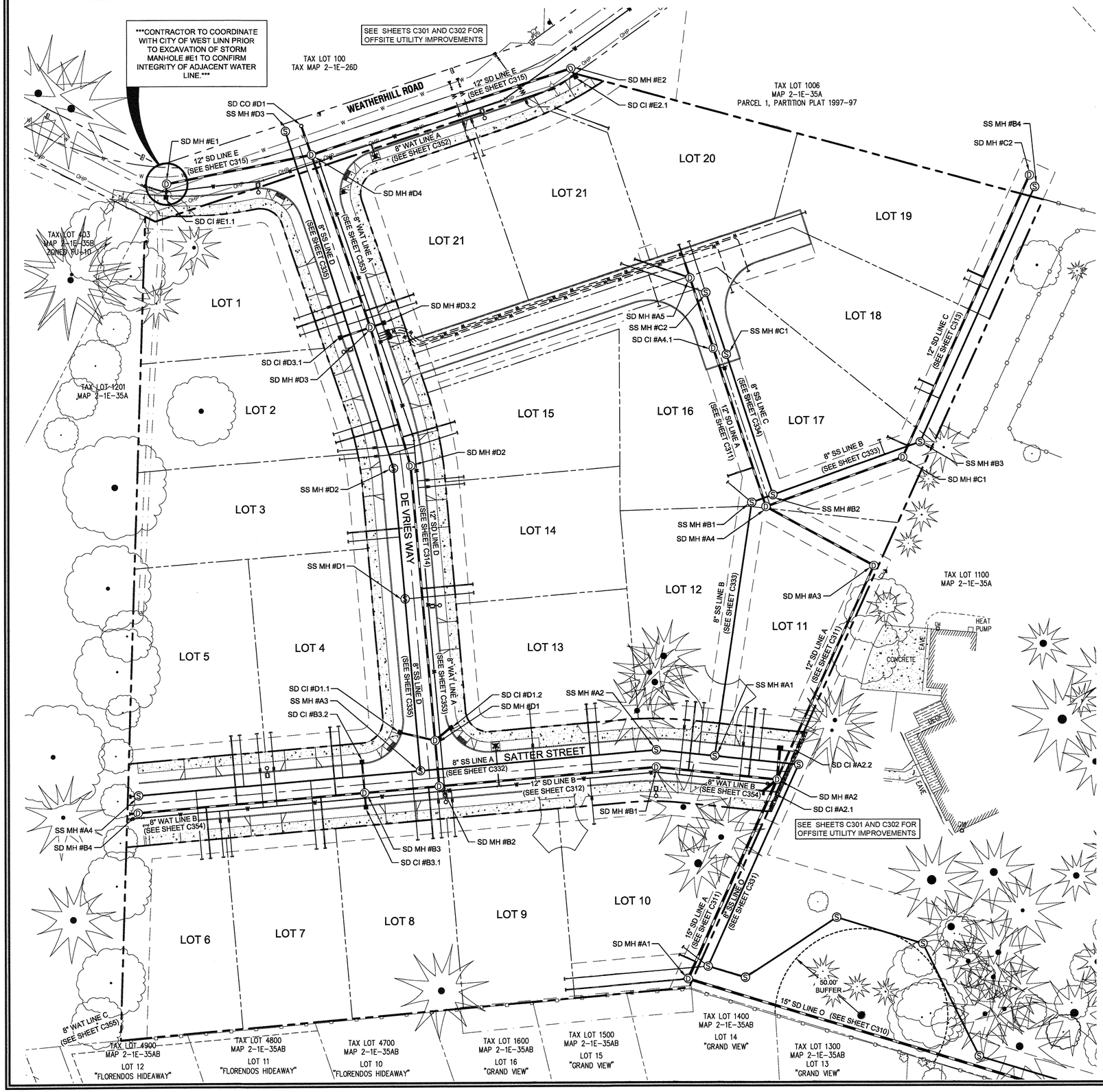
J.T. SMITH Companies

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

3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
ESCP DETAILS

SHEET NUMBER
C240



Scale: 1 inch = 30 feet

30 15 0 15 30

LEGEND

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED LOT LINE
- PROPOSED CURB
- PROPOSED SIDEWALK
- SANITARY SEWER LINE AND MANHOLE
- STORM DRAIN LINE AND MANHOLE
- DOMESTIC WATER SERVICE & METER
- STORM SEWER LATERAL AS NOTED
- SANITARY SEWER LATERAL AS NOTED
- STORM SEWER CURB INLET
- PROPOSED STREET LIGHT
- UTILITY/ACCESS EASEMENT

A PORTION OF LOT 22, "BLAND ACRES"
TAX LOTS 1200 & 1202, MAP 2-1E-35A
NE 1/4 SECTION 35, T.2S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

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: 5/3/16 BY: Kurt Ole

Know what's below. Call before you dig.

PERMIT

	REVISION SUMMARY	BY	DATE
A			05/02/2016

ONSITE COMPOSITE UTILITY PLAN

WEATHERVIEW ESTATES SUBDIVISION

WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
89864PE
OREGON
AARON J. MURPHY
EXPIRES: 06/30/16

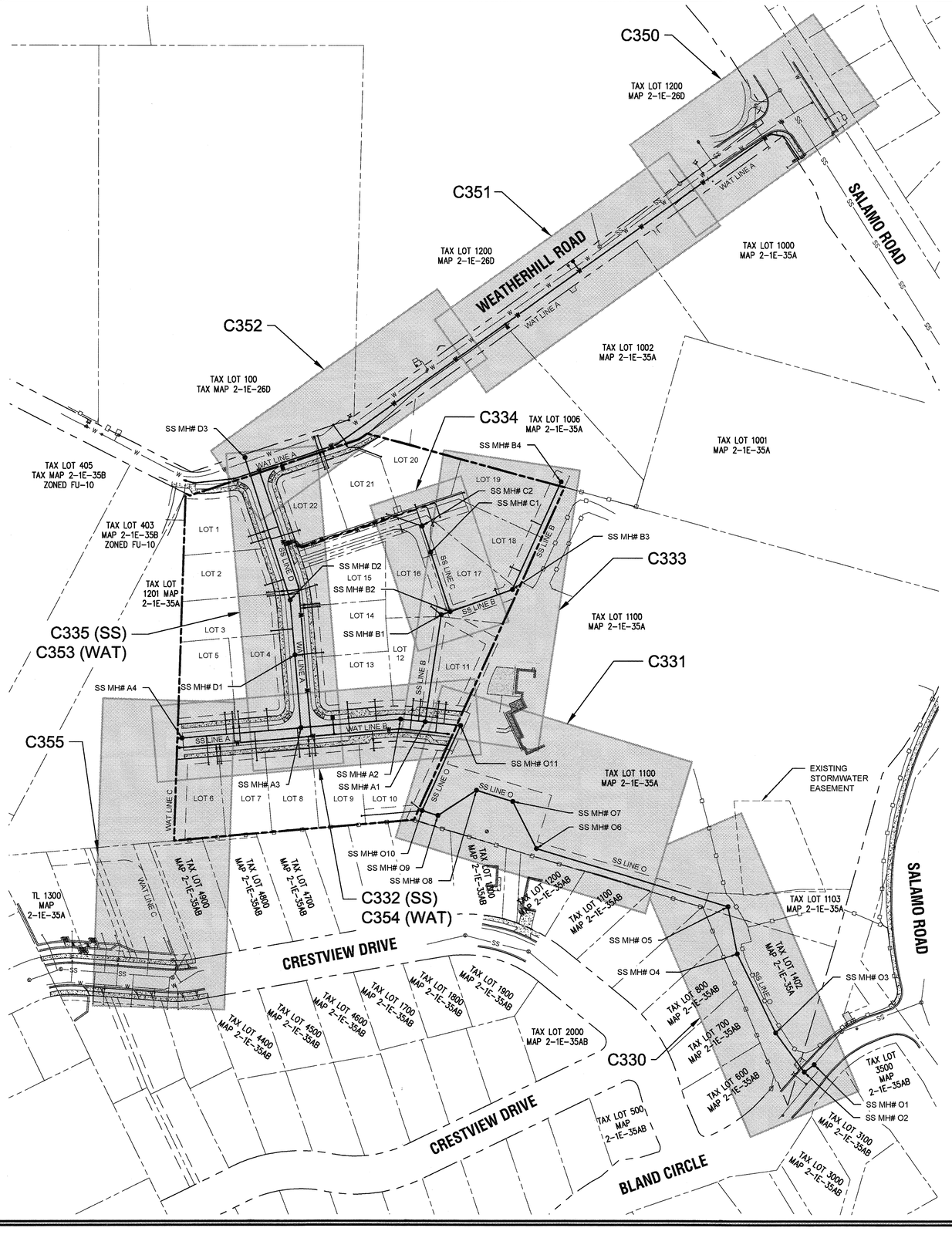
May 3 2016 7:37 AM

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

3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
COMP. UTILITY

SHEET NUMBER
C300



Scale: 1 inch = 80 feet

80 40 0 40 80

LEGEND

- BOUNDARY LINE
- EXISTING RIGHT-OF WAY
- EXISTING LOT LINE
- EXISTING BUILDING
- EXISTING FENCE LINE
- EXISTING CONCRETE
- EXISTING SANITARY SEWER LINE & MANHOLE
- EXISTING WATER LINE
- PROPOSED CONCRETE
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED CURB LINE
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- SANITARY SEWER LINE AND MANHOLE
- SANITARY SEWER LATERAL AS NOTED

APPROVED FOR CONSTRUCTION BY CITY OF WEST LINN

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DATE: 5/9/16 BY: Kevin Cole

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

PERMIT

#	REVISION SUMMARY	BY	DATE
			05/02/2016

OVERALL SANITARY SEWER & WATER UTILITY KEYMAP
WEATHERVIEW ESTATES SUBDIVISION

WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER 89864PE OREGON MAR 15 2016 AARON J. MURPHY
EXPIRES: 06/30/16

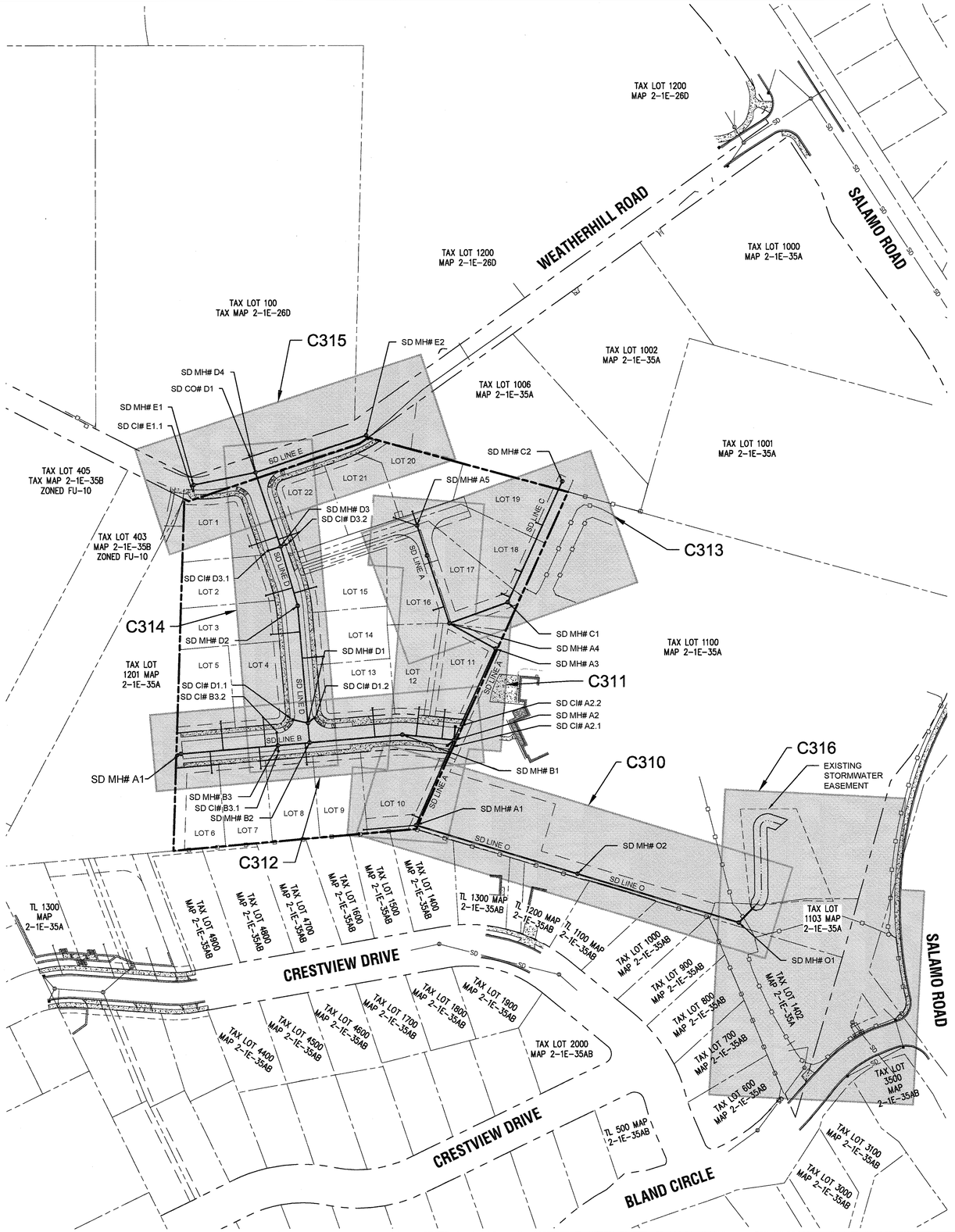
May 3 2016 7:37 AM

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

3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
SS & WAT KEYMAP

SHEET NUMBER
C301



Scale: 1 inch = 80 feet

80 40 0 40 80

LEGEND

- BOUNDARY LINE
- EXISTING RIGHT-OF WAY
- EXISTING LOT LINE
- EXISTING BUILDING
- EXISTING FENCE LINE
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED CURB LINE
- EXISTING STORM LINE & MANHOLE
- PROPOSED STORMWATER LINE
- PROPOSED STORMWATER LATERAL
- PROPOSED SWALE

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: 5/9/16 BY: [signature]

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PERMIT 05/02/2016

#	REVISION SUMMARY	BY	DATE

OVERALL STORMWATER UTILITY KEYMAP

WEATHERVIEW ESTATES SUBDIVISION

WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER 89864PE OREGON MAR 15 2015 AARON J. MURPHY
EXPIRES: 06/30/16

May 3 2016 7:37 AM

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

3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
STORM KEYMAP

SHEET NUMBER
C302

Scale: 1 inch = 30 feet

30 15 0 15 30

LEGEND

- 0.5 FOOT CANDLE ISO-ILLUMINATION CONTOUR
- 0.1 FOOT CANDLE ISO-ILLUMINATION CONTOUR
- 0.7 - ILLUMINATION ANALYSIS POINT (FC)
- FC - FOOT CANDLE UNIT
- PROPOSED LUMINAIRE

SATTER STREET	PROPOSED	REQUIRED*
EXISTING LIGHT(S) INCLUDED	0 EA	
NEW LIGHTS PROPOSED	5 EA	
MAX. ILLUMINATION	1.0 FC	
MIN. ILLUMINATION	0.1 FC	
AVERAGE ILLUMINATION	0.50 FC	0.40 FC (MIN)
UNIFORMITY (AVG/MIN)	5.00	6.00 (MAX)

WEATHERHILL ROAD	PROPOSED	REQUIRED*
EXISTING LIGHT(S) INCLUDED	0 EA	
NEW LIGHTS PROPOSED	2 EA	
MAX. ILLUMINATION	1.0 FC	
MIN. ILLUMINATION	0.2 FC	
AVERAGE ILLUMINATION	0.58 FC	0.40 FC (MIN)
UNIFORMITY (AVG/MIN)	2.90	6.00 (MAX)

*PER CITY OF WEST LINN PUBLIC WORKS DESIGN STANDARDS

LUMINAIRE

CREE LEDWAY IP66 STREET LIGHT - TYPE 2 MEDIUM
STR-LWY-2M-HT-02-E-UL-BZ-700-40K-R-UTL-SPX

POST AND ARM

30 FT BRONZE POLE / 25 FT MOUNTING HEIGHT
6' BRONZE MAST ARM
LED BETA FIXTURE (BRONZE)

A PORTION OF LOT 22, "BLAND ACRES"
TAX LOTS 1200 & 1202, MAP 2-1E-35A
NE 1/4 SECTION 35, T.2S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
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DATE: 5/9/16 BY: KMO

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

PERMIT	REVISION SUMMARY	BY	DATE
1			05/02/2016

STREET LIGHTING PLAN

WEATHERVIEW ESTATES SUBDIVISION

WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
83964PE
OREGON
AARON J. MURPHY
EXPIRES: 06/30/16

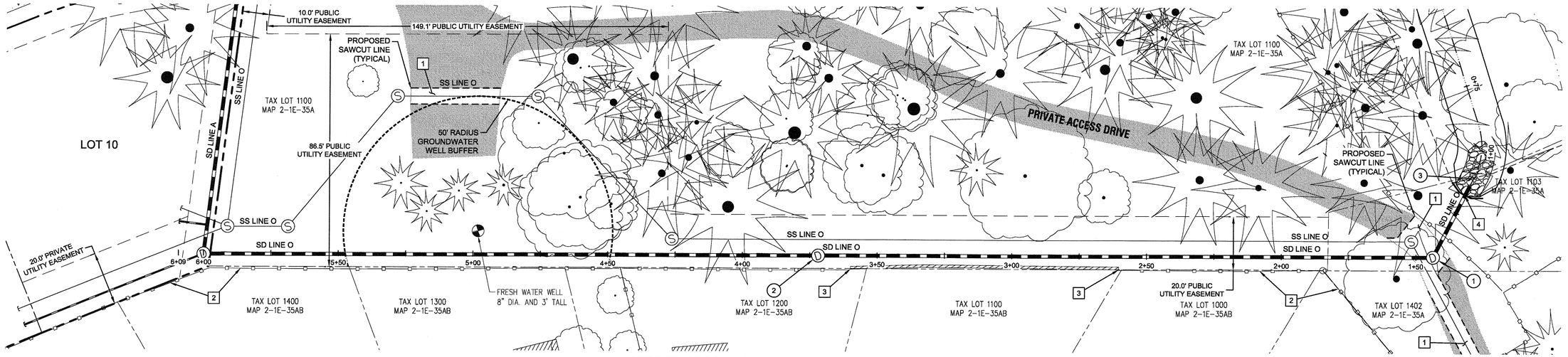
May 3 2016 7:37 AM

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

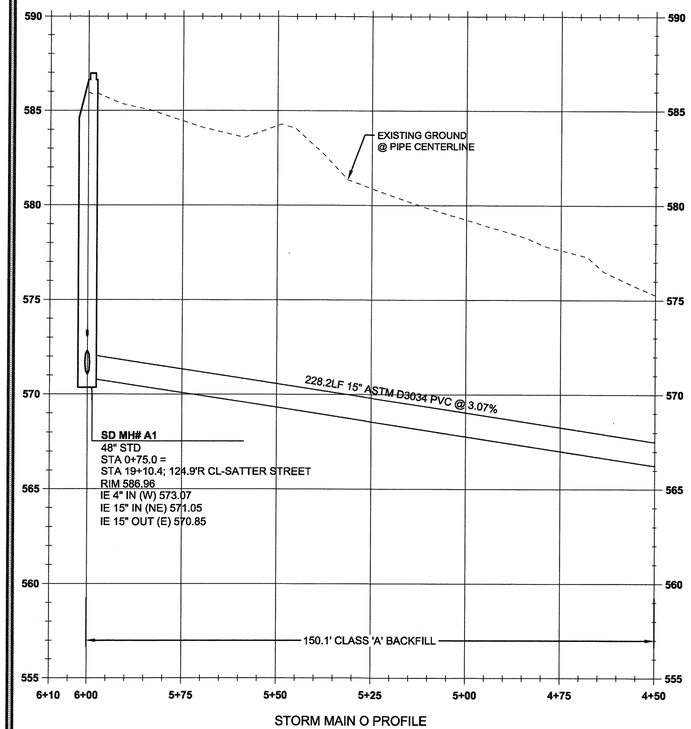
3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
LIGHTING PLAN

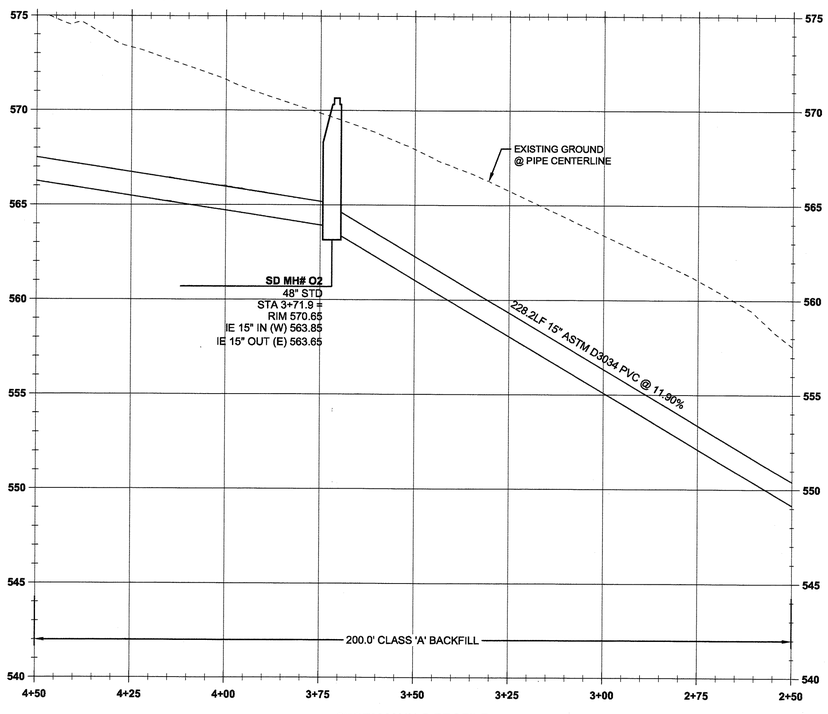
SHEET NUMBER
C303



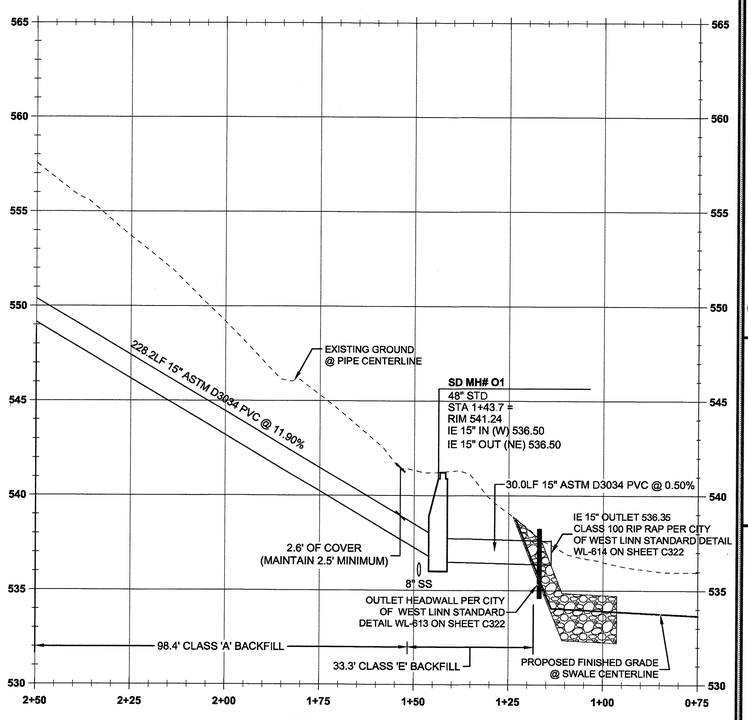
OFFSITE STORM LINE 'O' PLAN



STORM MAIN O PROFILE
(STA:4+50.00 - STA:6+10.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'



STORM MAIN O PROFILE
(STA:2+50.00 - STA:4+50.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'



STORM MAIN O PROFILE
(STA:0+75.00 - STA:2+50.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'

GENERAL NOTES

1. CONTRACTOR SHALL MAKE ATTEMPTS TO INSTALL PIPES UNDER TREE ROOT ZONE PRIOR TO TREE REMOVAL. INSTALLATION METHODS OF THE PIPES VIA PIPE JACKING WITH AN EXCAVATOR OR TUNNELING WITH A VAC-TRUCK SHOULD BE ATTEMPTED FIRST. IF IT CANNOT BE REASONABLY COMPLETED BY ALTERNATE MEANS, THEN THE APPROVED TREE REMOVAL MAY BE COMPLETED. COORDINATE ALL TREE REMOVAL WITH KEN WORCESTOR OF THE CITY OF WEST LINN. WITH OWNER'S APPROVAL, ALL SUITABLE LOGS MAY BE DONATED TO THE CITY OF WEST LINN FOR RE-USE IN NEW PARKS.
2. SEE STORM SEWER NOTES ON SHEET C002.

STORM SEWER CONSTRUCTION NOTES

1	SD MH #O-1 (PROPOSED) STA: 1+43.7 STORM LINE 'O' INSTALL STORM SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C320. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
2	SD MH #O-2 (PROPOSED) STA: 3+71.9 STORM LINE 'O' INSTALL STORM SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C320. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
3	SD LINE O POND OUTFALL STA: 1+13.7 STORM LINE 'O' IE OUT (15"): 536.35 CLASS 100 RIP RAP PAD PER CITY OF WEST LINN STANDARD DETAIL WL-614 (STORM SEWER OUTFALL) ON SHEET C322 (APPROX. 15'Lx6'Wx3'D AND 10 CY)

CONSTRUCTION KEY NOTES

1	RESTORE ALL PAVEMENT SURFACING WITHIN SAWCUT AREAS SHOWN. MATCH EXISTING PAVEMENT SECTION PER CITY OF WEST LINN STANDARD DETAIL WL-203 (STREET T-CUT) ON SHEET C220.
2	PROTECT EXISTING FENCING TO REMAIN.
3	PROTECT EXISTING RETAINING WALL TO REMAIN. CONTRACTOR SHALL IDENTIFY POTENTIAL CONFLICTS IN ADVANCE OF CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY.
4	CONSTRUCT OUTLET HEADWALL PER DETAIL WL-613 ON SHEET C322.

LEGEND

- BOUNDARY LINE
- EXISTING LOT LINE
- EXISTING ASPHALT
- SANITARY SEWER LINE AND MANHOLE
- STORM DRAIN LINE AND MANHOLE
- UTILITY/ACCESS EASEMENT
- PROPOSED SAWCUT
- EXISTING BUILDING TO REMAIN
- EXISTING FENCE LINE
- EXISTING WELL STRUCTURE
- EXISTING RETAINING WALL

APPROVED FOR CONSTRUCTION BY CITY OF WEST LINN

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DATE: 5/19/16 BY: [signature]

Scale: 1 inch = 20 feet
20 10 0 10 20

Know what's below. Call before you dig.

PERMIT #	REVISION SUMMARY	BY	DATE
			05/02/2016

STORMWATER LINE 'O' PLAN & PROFILE

WEATHERVIEW ESTATES SUBDIVISION

WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
88864PE
OREGON
RENEWAL: 12-31-16
AARON J. MURPHY
EXPIRES: 06/30/16

May 3 2016 7:37 AM

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

3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
SD LINE 'O'

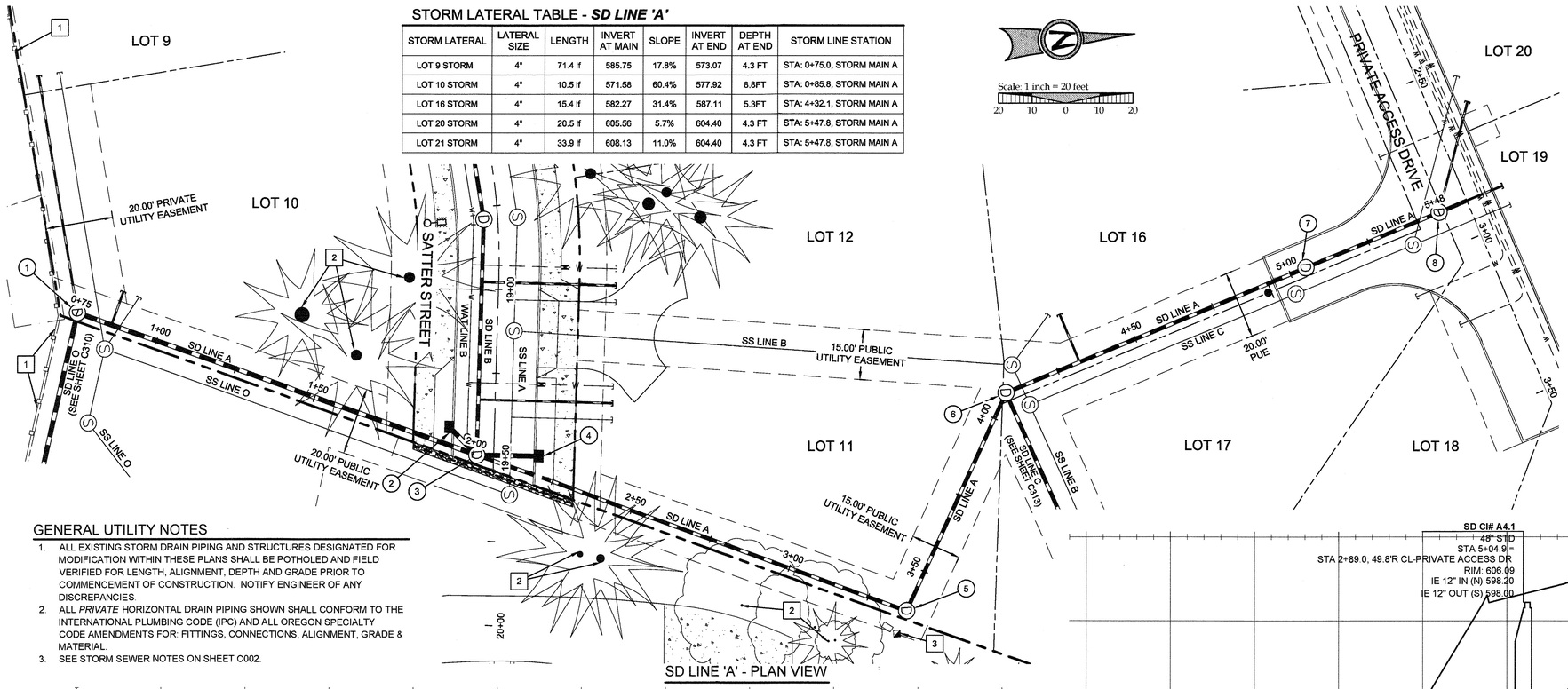
SHEET NUMBER
C310

STORM LATERAL TABLE - *SD LINE 'A'*

STORM LATERAL	LATERAL SIZE	LENGTH	INVERT AT MAIN	SLOPE	INVERT AT END	DEPTH AT END	STORM LINE STATION
LOT 9 STORM	4"	71.4 lf	585.75	17.8%	573.07	4.3 FT	STA: 0+75.0, STORM MAIN A
LOT 10 STORM	4"	10.5 lf	571.58	60.4%	577.92	8.8FT	STA: 0+85.8, STORM MAIN A
LOT 16 STORM	4"	15.4 lf	582.27	31.4%	587.11	5.3FT	STA: 4+32.1, STORM MAIN A
LOT 20 STORM	4"	20.5 lf	605.56	5.7%	604.40	4.3 FT	STA: 5+47.8, STORM MAIN A
LOT 21 STORM	4"	33.9 lf	608.13	11.0%	604.40	4.3 FT	STA: 5+47.8, STORM MAIN A

Scale: 1 inch = 20 feet

20 10 0 10 20



SD LINE 'A' - PLAN VIEW

LEGEND

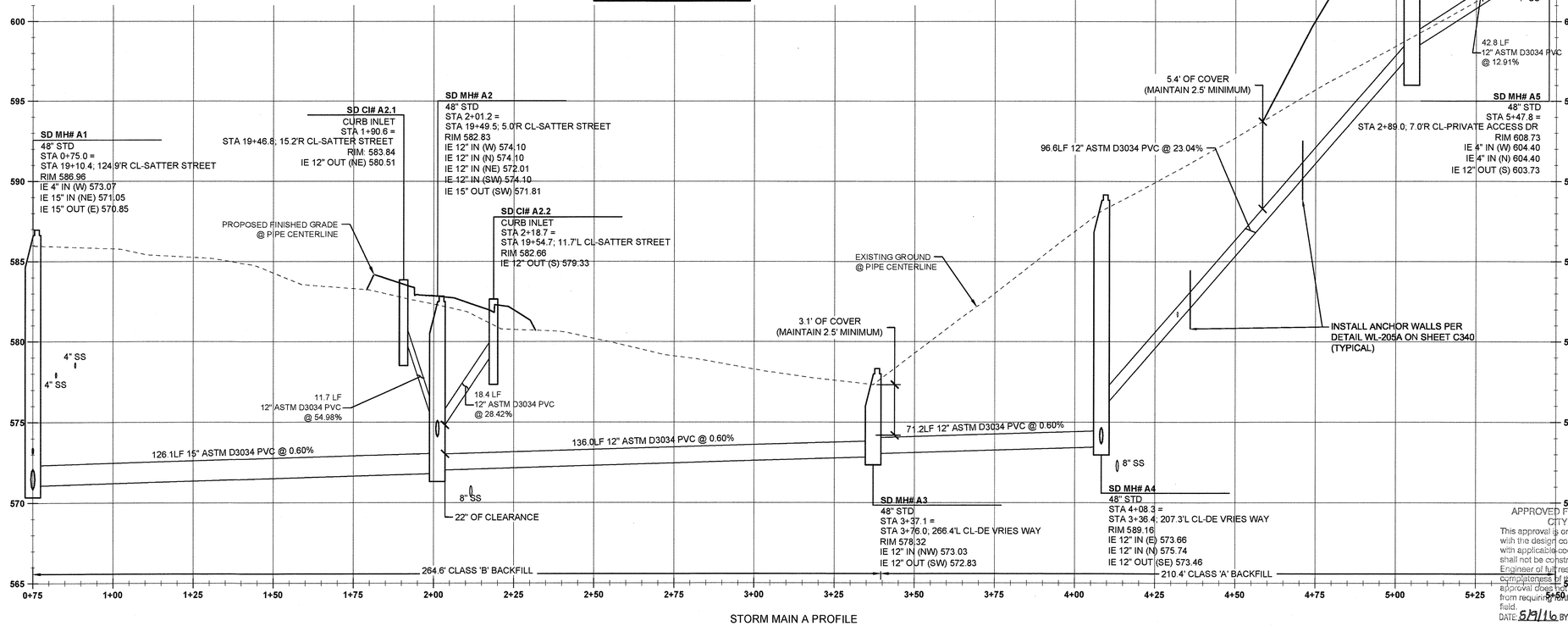
- BOUNDARY LINE
- EXISTING LOT LINE
- EXISTING CONCRETE
- EXISTING TREES TO REMAIN
- EXISTING TELEPHONE PEDESTAL
- EXISTING FENCE LINE
- PROPOSED LOT LINE
- PROPOSED CURB LINE
- PROPOSED CONCRETE
- PROPOSED UTILITY EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLIINE
- SANITARY SEWER LINE AND MANHOLE
- STORM DRAIN LINE AND MANHOLE
- DOMESTIC WATER SERVICE & METER
- STORM SEWER LATERAL AS NOTED
- SANITARY SEWER LATERAL AS NOTED
- PROPOSED STORM INLET

CONSTRUCTION KEY NOTES

1	PROTECT EXISTING FENCING TO REMAIN.
2	PROTECT EXISTING TREES TO REMAIN.
3	PROTECT EXISTING TELEPHONE PEDESTAL TO REMAIN.

GENERAL UTILITY NOTES

1. 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.
2. 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.
3. SEE STORM SEWER NOTES ON SHEET C002.



STORM MAIN A PROFILE
(STA 0+75.00 - STA 5+50.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'

SD LINE CONSTRUCTION NOTES

1. SD MH #A-1
STA: 0+75.0 STORM LINE 'A' = STA: 19+10.4, 124.9' RT SATTER STREET.
INSTALL STORM SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C320. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.

2. SD CI #A-2.1
STA: 1+90.6, 5.7' LT STORM LINE 'A' = STA: 19+41.4, 13.4' RT SATTER STREET.
INSTALL COMBINATION CURB INLET PER CITY OF WEST LINN STANDARD DETAIL WL-601 ON SHEET C321. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.

3. SD MH #A-2
STA: 2+01.2 STORM LINE 'A' = STA: 19+49.5, 5.0' RT SATTER STREET.
INSTALL STORM SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C320. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.

4. SD CI #A-2.2
STA: 2+18.65, 5.7' LT STORM LINE 'A' = STA: 19+49.3, 13.4' LT SATTER STREET.
INSTALL COMBINATION CURB INLET PER CITY OF WEST LINN STANDARD DETAIL WL-601 ON SHEET C321. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.

5. SD MH #A-3
STA: 3+37.1 STORM LINE 'A' = STA: 3+76.0, 266.4' LT DE VRIES WAY.
INSTALL STORM SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C320. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA..

6. SD MH #A-4
STA: 4+08.3 STORM LINE 'A' = STA: 3+36.4, 207.3' LT DE VRIES WAY.
INSTALL STORM SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C320. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.

7. SD CI #A-4.1
STA: 4+93.5 STORM LINE 'A' = STA: 2+89.0, 49.8' RT PRIVATE ACCESS DR.
INSTALL OPEN-GRATE MANHOLE PER DETAIL WL-207 ON SHEET C320 AND DETAIL WL-605 ON SHEET C322. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.

8. SD MH #A-5
STA: 5+04.9 STORM LINE 'A' = STA: 2+89.0, 7.0' RT PRIVATE ACCESS DR.
INSTALL STORM SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C320. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.

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: 5/9/16 BY: KCLS

Know what's below. Call before you dig.

PERMIT #	REVISION SUMMARY	BY	DATE
			05/02/2016

STORMWATER LINE 'A' PLAN & PROFILE

WEATHERVIEW ESTATES SUBDIVISION

WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH Companies

REGISTERED PROFESSIONAL ENGINEER
80864PE
OREGON
MAY 15, 2015
AARON J. MURPHY
EXPIRES: 06/30/16

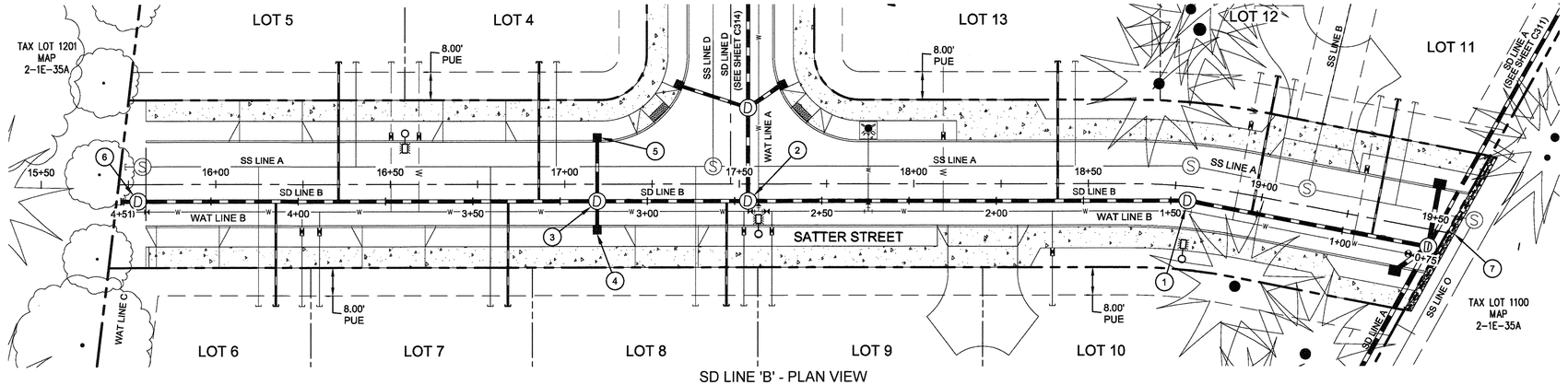
May 3 2016 7:37 AM

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

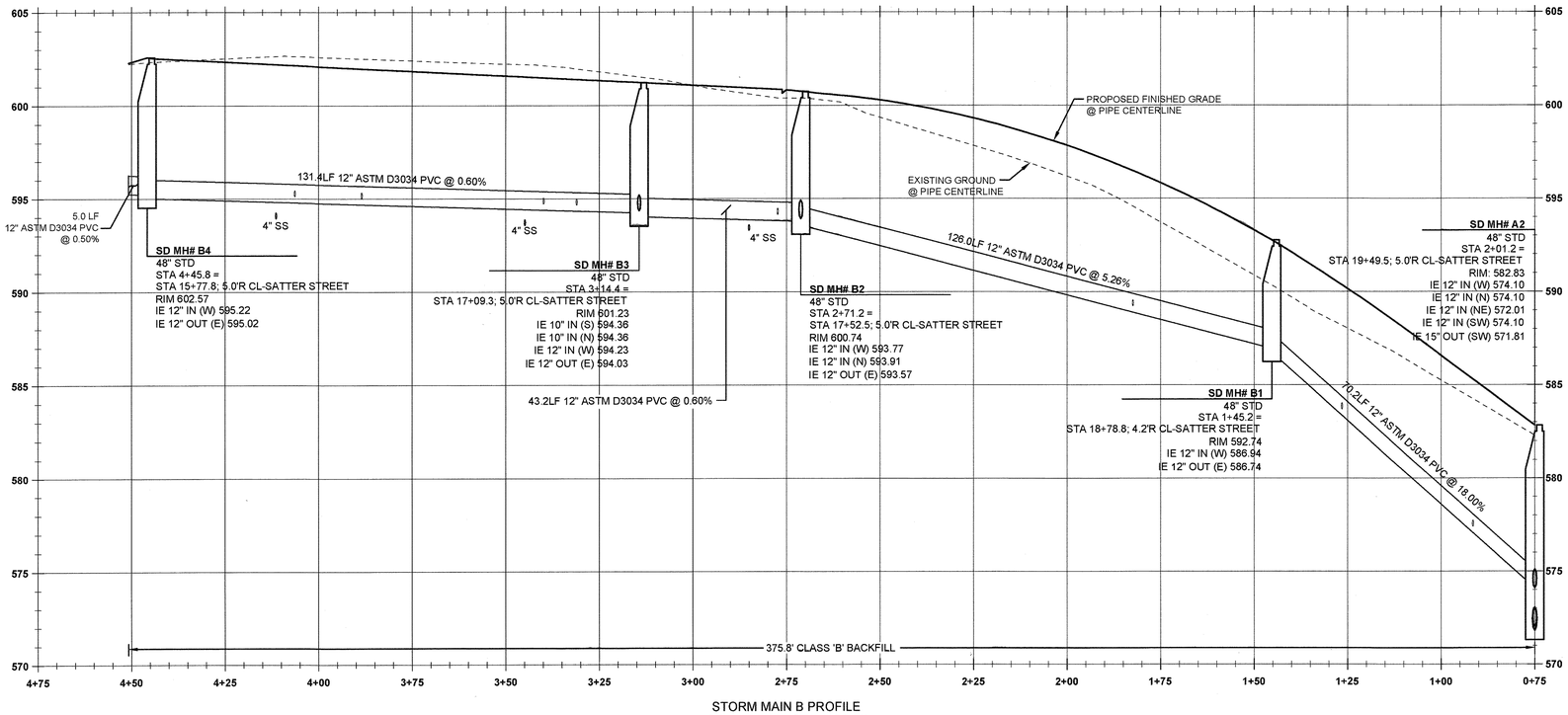
3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
SD LINE 'A'

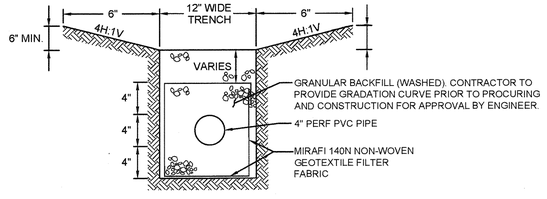
SHEET NUMBER
C311



SD LINE 'B' - PLAN VIEW



STORM MAIN B PROFILE
(STA:0+75.00 - STA:4+75.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'



FRENCH DRAIN DETAIL
SCALE: NTS

STORM LATERAL TABLE - *SD LINE 'B'*

STORM LATERAL	LATERAL SIZE	LENGTH	INVERT AT MAIN	SLOPE	INVERT AT END	DEPTH AT END	STORM LINE STATION
LOT 4 STORM	4"	40.0 lf	594.66	5.3%	596.79	5.3FT	STA: 3+31.1, STORM MAIN B
LOT 5 STORM	4"	40.0 lf	595.01	5.9%	597.37	5.3FT	STA: 3+88.5, STORM MAIN B
LOT 6 STORM	4"	30.0 lf	595.11	8.1%	597.54	5.3FT	STA: 4+06.4, STORM MAIN B
LOT 7 STORM	4"	30.0 lf	594.72	7.2%	596.88	5.3FT	STA: 3+39.9, STORM MAIN B
LOT 8 STORM	4"	30.0 lf	594.14	7.0%	596.25	5.3FT	STA: 2+77.3, STORM MAIN B
LOT 11 STORM	4"	40.0 lf	577.40	3.8%	578.93	5.3FT	STA: 0+91.5, STORM MAIN B
LOT 12 STORM	4"	40.0 lf	583.70	2.0%	584.50	4.1FT	STA: 1+26.5, STORM MAIN B
LOT 13 STORM	4"	40.0 lf	589.23	5.2%	591.30	5.3FT	STA: 1+82.4, STORM MAIN B

Scale: 1 inch = 20 feet
20 10 0 10 20

LEGEND

- BOUNDARY LINE
- EXISTING TREES TO REMAIN
- PROPOSED LOT LINE
- PROPOSED CURB LINE
- PROPOSED CONCRETE
- PROPOSED UTILITY EASEMENT
- PROPOSED GRADING EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- SANITARY SEWER LINE AND MANHOLE
- STORM DRAIN LINE AND MANHOLE
- DOMESTIC WATER SERVICE & METER
- STORM SEWER LATERAL AS NOTED
- SANITARY SEWER LATERAL AS NOTED
- PROPOSED FRENCH DRAIN

STORM SEWER CONSTRUCTION NOTES

1	SD MH #B-1 STA: 1+45.2 STORM LINE 'B' = STA: 18+78.8, 4.2' RT SATTER STREET INSTALL STORM SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C320. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
2	SD MH #B-2 STA: 2+71.2 STORM LINE 'B' = STA: 17+52.5, 5.0' RT SATTER STREET INSTALL STORM SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C320. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
3	SD MH #B-3 STA: 3+14.4 STORM LINE 'B' = STA: 17+09.3, 5.0' RT SATTER STREET INSTALL STORM SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C320. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
4	SD CI #B-3.1 STA: 3+14.4 STORM LINE 'B' = STA: 17+09.2, 13.2' RT SATTER STREET FL: 601.02 IE OUT (10" N): 597.69 INSTALL 8.2 LF 10" PVC @ S=0.4061 INSTALL COMBINATION CURB INLET PER CITY OF WEST LINN STANDARD DETAIL WL-601 ON SHEET C321. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
5	SD CI #B-3.2 STA: 3+14.4 STORM LINE 'B' = STA: 17+09.2, 13.2' LT SATTER STREET FL: 601.02 IE OUT (10" N): 597.69 INSTALL 18.2 LF 10" PVC @ S=0.1820 INSTALL COMBINATION CURB INLET PER CITY OF WEST LINN STANDARD DETAIL WL-601 ON SHEET C321. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
6	SD MH #B-4 STA: 3+14.4 STORM LINE 'B' = STA: 17+09.3, 5.0' RT SATTER STREET INSTALL STORM SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C320. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
7	FRENCH DRAIN STA: 19+47.2, 24.0 RT TO 19+63.0, 24.0' LT SATTER STREET INSTALL 50.5 LF 4" PERFORATED PVC AT S=0.0040. SEE DETAIL THIS SHEET.

GENERAL UTILITY NOTES

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3. SEE STORM SEWER NOTES ON SHEET C002.

APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
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DATE: 5/31/16 BY:

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

PERMIT	DATE	BY
REVISION SUMMARY	05/02/2016	

STORMWATER LINE 'B' PLAN & PROFILE
WEATHERVIEW ESTATES SUBDIVISION
WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
88964PE
OREGON
JULY 12, 2016
AARON J. MURPHY
EXPIRES: 06/30/16

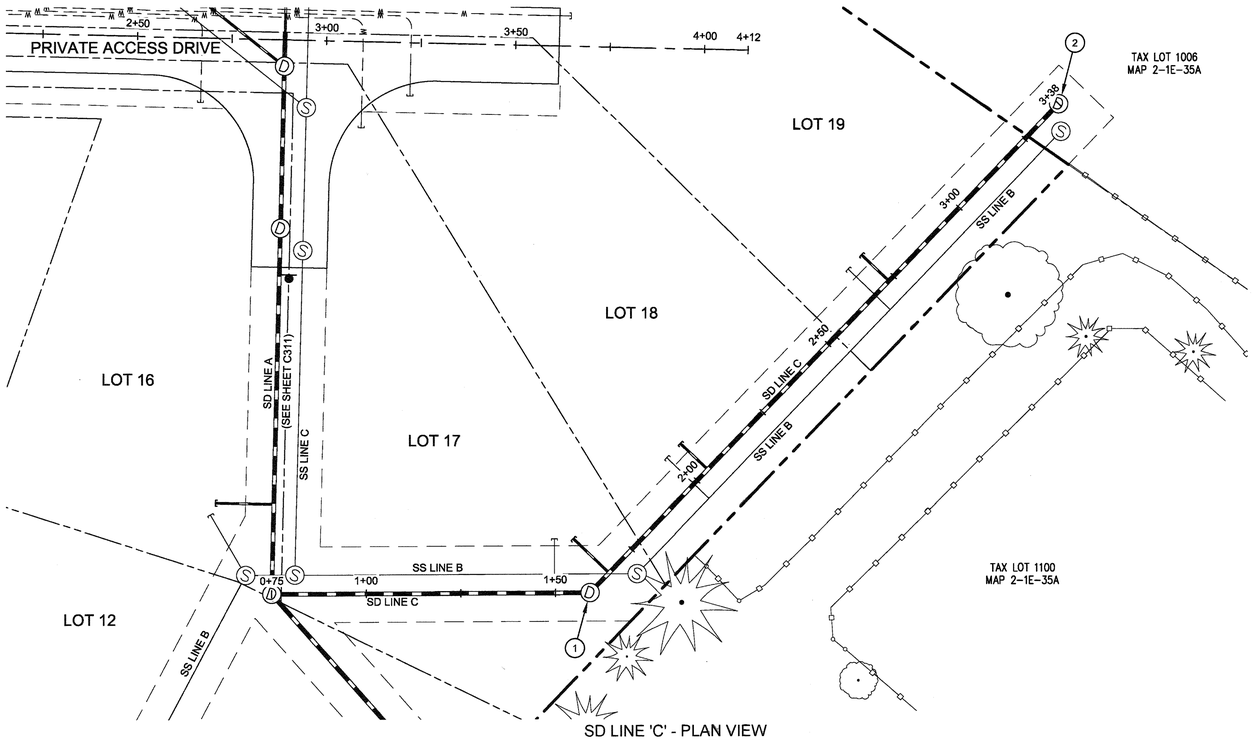
May 3 2016 7:37 AM

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

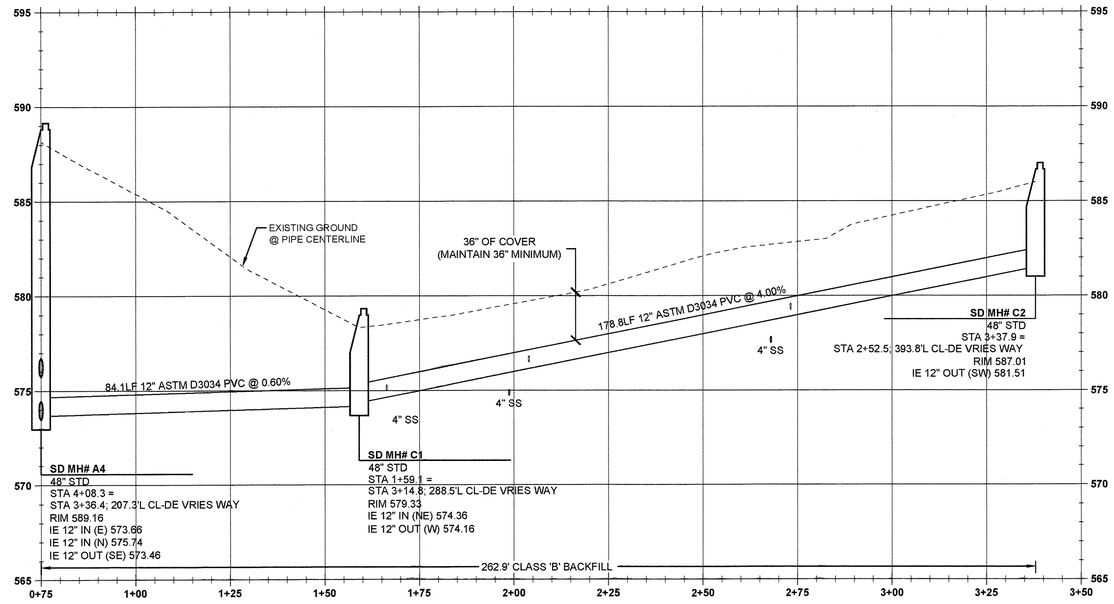
3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
SD LINE 'B'

SHEET NUMBER
C312



SD LINE 'C' - PLAN VIEW



STORM MAIN C PROFILE
(STA:0+75.00 - STA:3+50.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'

Scale: 1 inch = 20 feet
20 10 0 10 20

LEGEND

- BOUNDARY LINE
- EXISTING TREES TO REMAIN
- EXISTING FENCE LINE
- PROPOSED LOT LINE
- PROPOSED STORM INLET
- PROPOSED CURB AND GUTTER
- SANITARY SEWER LINE AND MANHOLE
- STORM DRAIN LINE AND MANHOLE
- DOMESTIC WATER SERVICE & METER
- STORM SEWER LATERAL AS NOTED
- SANITARY SEWER LATERAL AS NOTED
- PROPOSED UTILITY EASEMENT
- PROPOSED GRADING EASEMENT

STORM SEWER CONSTRUCTION NOTES

1	SD MH #C-1 STA: 1+59.1, STORM LINE 'C' = STA: 3+14.8, 288.5' LT DE VRIES WAY. INSTALL STORM SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C320. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
2	SD MH #C-2 STA: 3+37.9, STORM LINE 'C' = STA: 2+52.5, 393.8' LT DE VRIES WAY. INSTALL STORM SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C320. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.

STORM LATERAL TABLE - *SD LINE 'C'*

STORM LATERAL	LATERAL SIZE	LENGTH	INVERT AT MAIN	SLOPE	INVERT AT END	DEPTH AT END	STORM LINE STATION
LOT 17 STORM	4"	13.1 lf	574.98	10.4%	576.34	4.3FT	STA: 1+66.4, STORM MAIN C
LOT 18 STORM	4"	10.0 lf	576.49	5.3%	577.02	4.3FT	STA: 2+04.0, STORM MAIN C
LOT 19 STORM	4"	10.0 lf	579.25	9.1%	580.16	4.3FT	STA: 2+73.2, STORM MAIN C

GENERAL UTILITY NOTES

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3. SEE STORM SEWER NOTES ON SHEET C002.

APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
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DATE: 5/9/16 BY:

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

PERMIT			
	REVISION SUMMARY	BY	DATE
A			05/02/2016

STORMWATER LINE 'C'
PLAN & PROFILE
WEATHERVIEW ESTATES SUBDIVISION
WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
89964PE
OREGON
MAR 15, 2016
AARON J. MURPHY
EXPIRES: 06/30/16

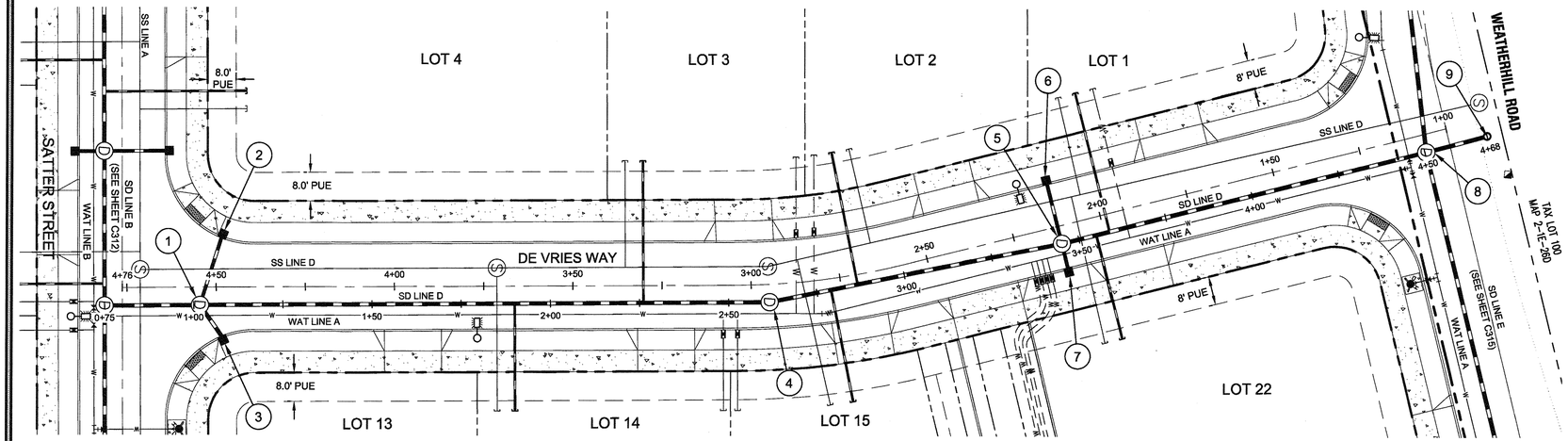
May 3 2016 7:37 AM

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

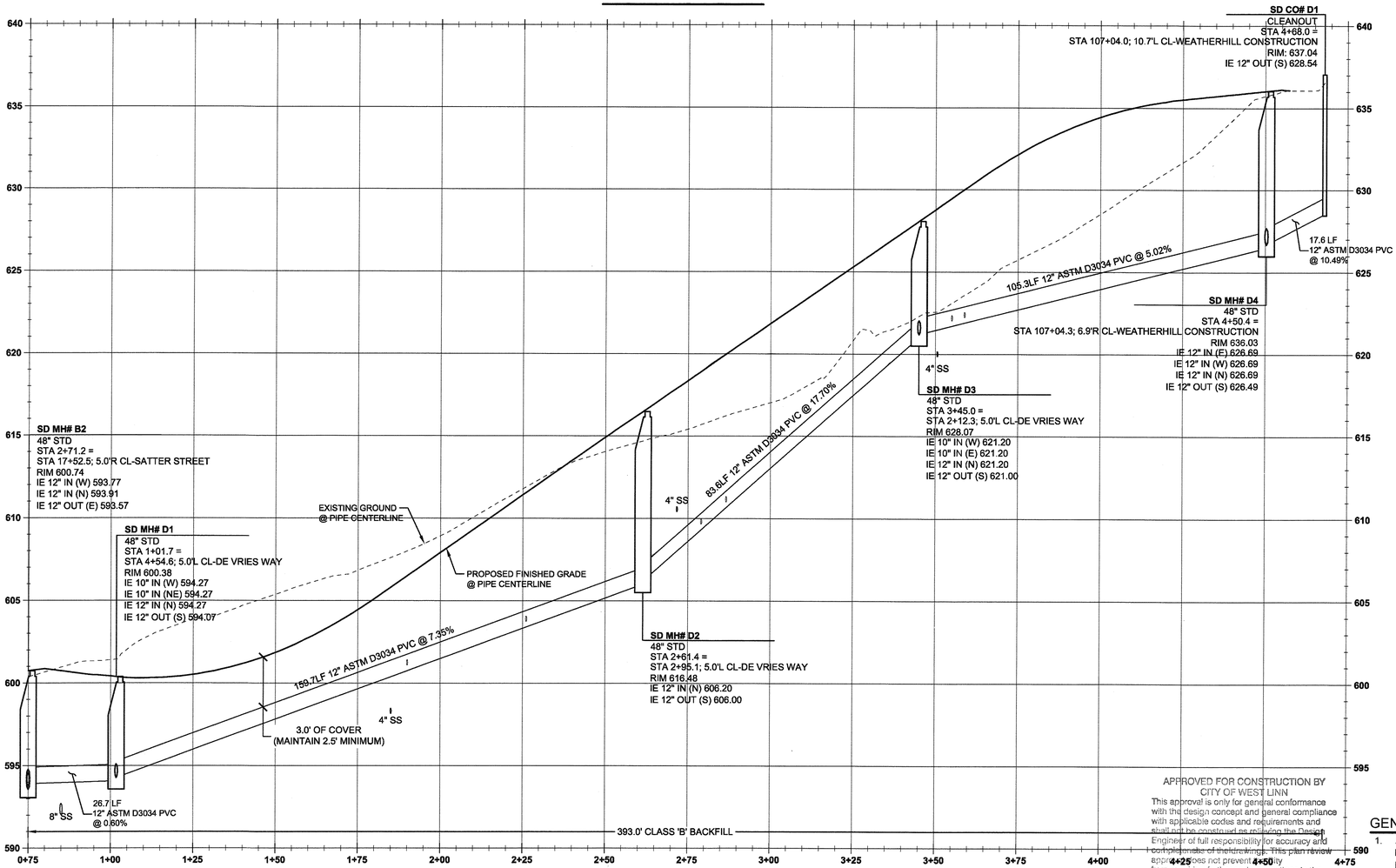
3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
SD LINE 'C'

SHEET NUMBER
C313



SD LINE 'D' - PLAN VIEW



STORM MAIN D PROFILE
(STA:0+75.00 - STA:4+75.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'

STORM LATERAL TABLE - *SD LINE 'D'*

STORM LATERAL	LATERAL SIZE	LENGTH	INVERT AT MAIN	SLOPE	INVERT AT END	DEPTH AT END	STORM LINE STATION
LOT 1 STORM	4"	40.0 lf	622.23	8.0%	625.41	5.3FT	STA: 3+58.9, STORM MAIN D
LOT 2 STORM	4"	37.8 lf	611.00	11.1%	615.18	5.3FT	STA: 2+86.6, STORM MAIN D
LOT 3 STORM	4"	39.8 lf	603.74	8.1%	606.95	5.3FT	STA: 2+26.1, STORM MAIN D
LOT 14 STORM	4"	30.0 lf	601.09	2.7%	601.91	5.3FT	STA: 1+90.0, STORM MAIN D
LOT 15 STORM	4"	31.9 lf	609.65	15.2%	614.52	5.3FT	STA: 2+79.0, STORM MAIN D
LOT 22 STORM	4"	30.1 lf	622.04	9.4%	624.87	5.3FT	STA: 3+55.0, STORM MAIN D

Scale: 1 inch = 20 feet
20 10 0 10 20

LEGEND

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- PROPOSED CONCRETE
- PROPOSED LOT LINE
- PROPOSED CURB AND GUTTER
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLIINE
- SANITARY SEWER & MANHOLE
- STORMWATER LINE & MANHOLE
- DOMESTIC WATER LINE & METER
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- STORM SEWER LATERAL AS NOTED
- PROPOSED STORM SEWER CLEANOUT

STORM SEWER CONSTRUCTION NOTES

1	SD MH #D-1 STA: 1+01.7 STORM LINE 'D' = STA: 4+54.6, 5.0' LT DE VRIES WAY INSTALL STORM SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C320. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
2	SD CI #D-1.1 STA: 1+08.3 STORM LINE 'D' = STA: 4+48.0, 14.8' RT DE VRIES WAY FL: 600.02; IE OUT (10" NW): 596.69 INSTALL 21 LF 10" PVC @ S=0.1159; SUMP: 595.19 INSTALLCOMBINATION CURB INLET PER CITY OF WEST LINN STANDARD DETAIL WL-601 ON SHEET C321. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
3	SD CI #D-1.2 STA: 1+08.3 STORM LINE 'D' = STA: 4+48.0, 14.8' LT DE VRIES WAY FL: 600.01; IE OUT (10" SE): 596.69 INSTALL 12 LF 10" PVC @ S=0.2040; SUMP: 595.18 INSTALL COMBINATION CURB INLET PER CITY OF WEST LINN STANDARD DETAIL WL-601 ON SHEET C321. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
4	SD MH #D-2 STA: 2+61.4 STORM LINE 'D' = STA: 2+95.1, 5.0' LT DE VRIES WAY INSTALL STORM SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C320. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
5	SD MH #D-3 STA: 3+45.0 STORM LINE 'D' = STA: 2+12.3, 5.0' LT DE VRIES WAY INSTALL STORM SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C320. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
6	SD CI #D-3.1 STA: 3+44.2 STORM LINE 'D' = STA: 2+12.3, 13.2' LT DE VRIES WAY FL: 627.87; IE OUT (10" NE): 624.54 INSTALL 18.7 LF 10" PVC @ S=0.1818; SUMP: 623.04 INSTALL COMBINATION CURB INLET PER CITY OF WEST LINN STANDARD DETAIL WL-601 ON SHEET C321. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
7	SD CI #D-3.2 STA: 3+45.0 STORM LINE 'D' = STA: 2+12.3, 13.2' RT DE VRIES WAY FL: 627.87; IE OUT (10" SW): 624.54 INSTALL 8 LF 10" PVC @ S=0.4073; SUMP: 623.04 INSTALL COMBINATION CURB INLET PER CITY OF WEST LINN STANDARD DETAIL WL-601 ON SHEET C321. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
8	SD MH #D-4 STA: 4+50.4 STORM LINE 'D' = STA: 107+04.3, 6.9' RT WEATHERHILL ROAD INSTALL STORM SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C320. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
9	SD CO #D-1 STA: 4+68.0 STORM LINE 'D' = STA: 107+04.0, 10.7' LT WEATHERHILL ROAD INSTALL STORM SEWER CLEANOUT PER CITY OF WEST LINN STANDARD DETAIL WL-206 (STANDARD CLEANOUT) ON SHEET C322. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.

GENERAL UTILITY NOTES

1. 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.
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3. SEE STORM SEWER NOTES ON SHEET C002.

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

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 5/3/16 BY: Kris Ell

DATE	BY	REVISION SUMMARY
05/02/2016		PERMIT

STORMWATER LINE 'D'
PLAN & PROFILE
WEATHERVIEW ESTATES
SUBDIVISION
WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
OREGON
JANUARY 15, 2016
AARON J. MURPHY
EXPIRES: 06/30/16

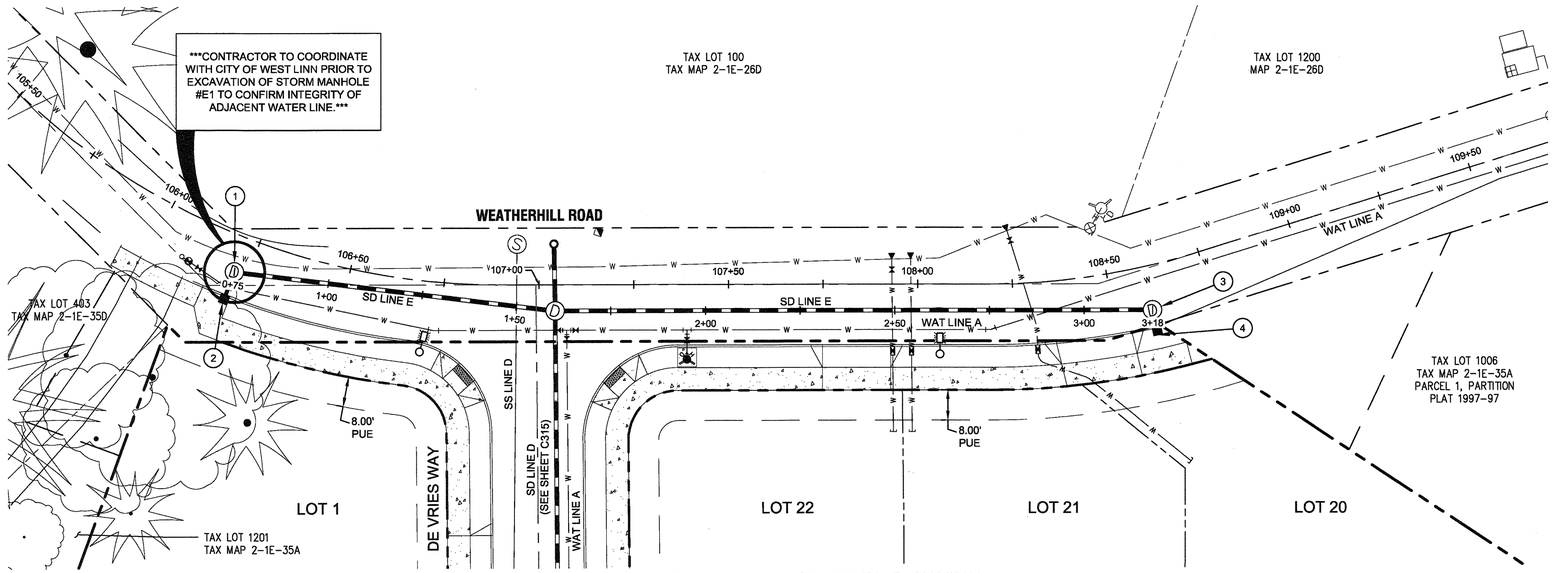
May 3 2016 7:37 AM

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

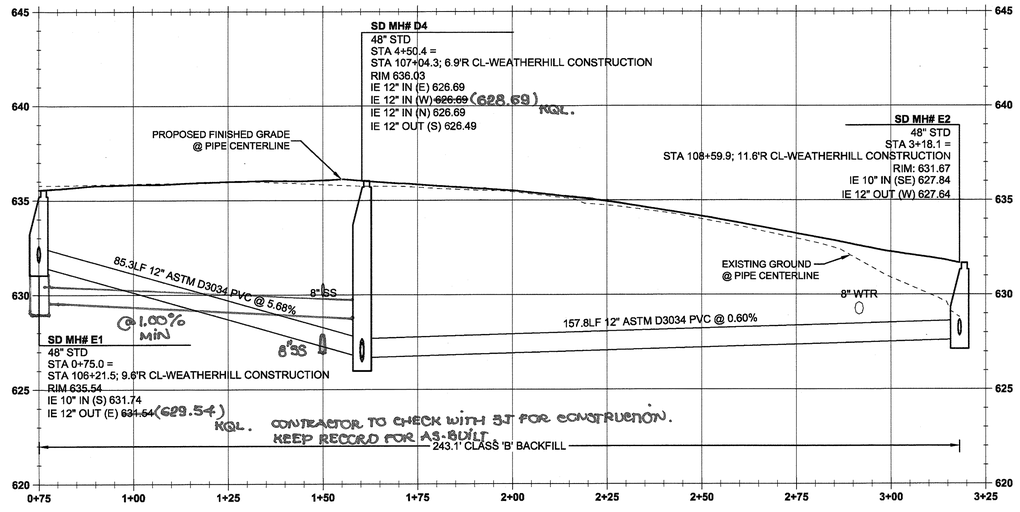
3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
SD LINE 'D'

SHEET NUMBER
C314



SD LINE 'E' - PLAN VIEW



STORM MAIN E PROFILE
(STA:0+75.00 - STA:3+25.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'

Scale: 1 inch = 20 feet
20 10 0 10 20

LEGEND

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING LOT LINE
- EXISTING TREES
- EXISTING STREET SIGN
- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING UTILITY POLE WITH GUY WIRE
- EXISTING TELEPHONE PED.
- STORM SEWER CURB INLET
- PROPOSED STREET LIGHT
- STORM DRAIN LINE AND MANHOLE
- STORM SEWER LATERAL AS NOTED
- SANITARY SEWER LINE AND MANHOLE
- DOMESTIC WATER SERVICE & METER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- PROPOSED CURB
- PROPOSED SIDEWALK
- PROPOSED GRADING EASEMENT
- PROPOSED UTILITY EASEMENT

STORM SEWER CONSTRUCTION NOTES

1	SD MH #E-1 STA: 0+75.0 STORM LINE 'E' = STA: 106+21.5, 9.6' RT WEATHERHILL ROAD INSTALL STORM SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C320. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
2	SD CI #E-1.1 STA: 0+75.0 STORM LINE 'E' = STA: 106+21.5, 17.2' RT WEATHERHILL ROAD FL: 635.37 IE OUT (10" N): 632.04 INSTALL 7.6 LF 10" PVC @ S=0.0394 INSTALL COMBINATION CURB INLET PER CITY OF WEST LINN STANDARD DETAIL WL-601 ON SHEET C321. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
3	SD MH #E-2 STA: 3+18.1 STORM LINE 'E' = STA: 108+59.9, 11.6' RT WEATHERHILL ROAD INSTALL STORM SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C320. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
4	SD CI #E-2.1 STA: 3+18.1 STORM LINE 'E' = STA: 108+59.9, 17.2' RT WEATHERHILL ROAD FL: 631.54 IE OUT (10" N): 628.17 INSTALL 5.6 LF 10" PVC @ S=0.0589 INSTALL COMBINATION CURB INLET PER CITY OF WEST LINN STANDARD DETAIL WL-601 ON SHEET C321. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.

GENERAL UTILITY NOTES

1. 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.
2. 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.
3. SEE STORM SEWER NOTES ON SHEET C002.

Plan review is for general conformance with the design concept and general compliance with applicable codes and requirements and does not relieve 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: 5/9/16 BY: Kris Ade

Know what's below. Call before you dig.

PERMIT			
#	REVISION SUMMARY	BY	DATE
A			05/02/2016

STORMWATER LINE 'E' PLAN & PROFILE
WEATHERVIEW ESTATES SUBDIVISION
WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 12, 2005
AARON J. MURPHY
EXPIRES: 06/30/16

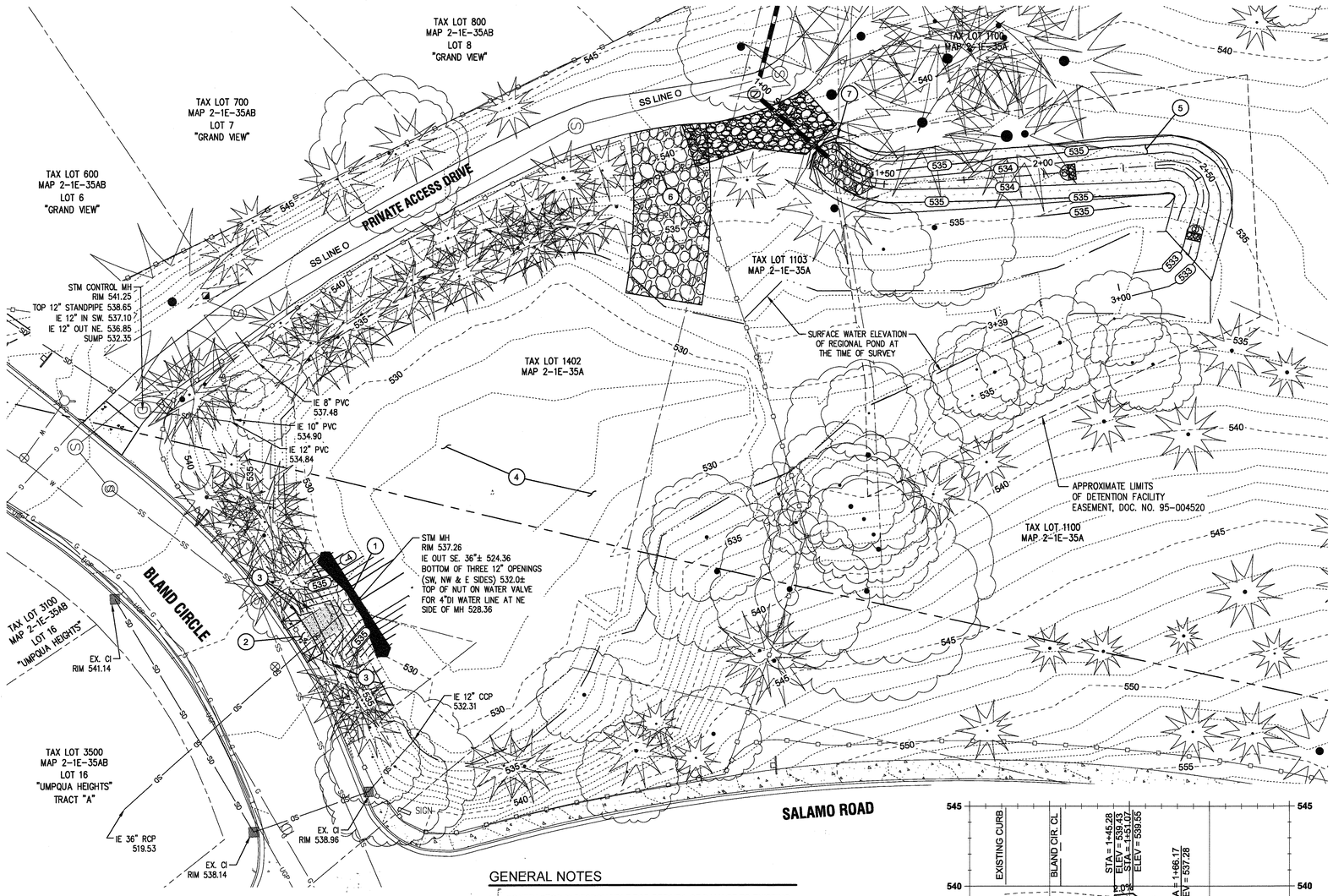
May 3 2016 7:37 AM

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

3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
SD LINE 'E'

SHEET NUMBER
C315



Scale: 1 inch = 20 feet

20 10 0 10 20

LEGEND

- EXISTING LOT LINE
- EXISTING TREES
- EXISTING EASEMENT
- EXISTING POND BOUNDARY
- EXISTING FENCE LINE
- PROPOSED 5 FT CONTOUR
- PROPOSED 1 FT CONTOUR
- PROPOSED SWALE
- PROPOSED RIP RAP
- PROPOSED STORM LINE & MANHOLE
- PROPOSED CHECK DAM

POND DREDGING STATISTICS

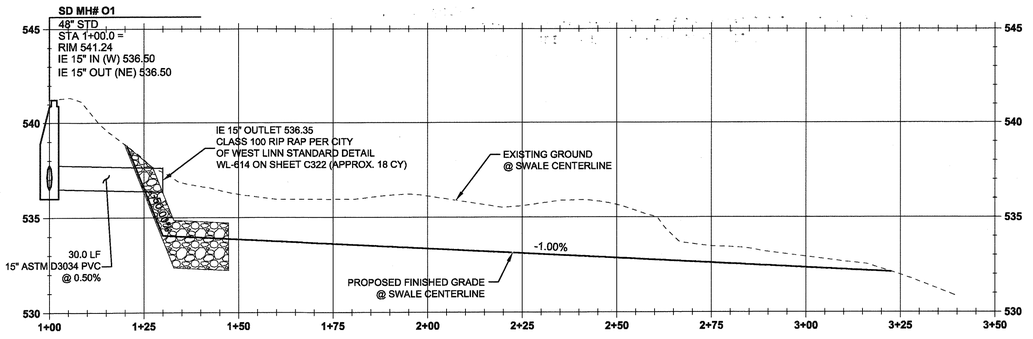
POND BOTTOM AREA:	3,122 SF
EXCAVATION VOLUME (1.5' DEPTH):	173.5 CY
TOPSOIL FILL (1.0' DEPTH):	115.5 CY
DEAD STORAGE (0.5' DEPTH):	58.0 CY

CONSTRUCTION KEY NOTES

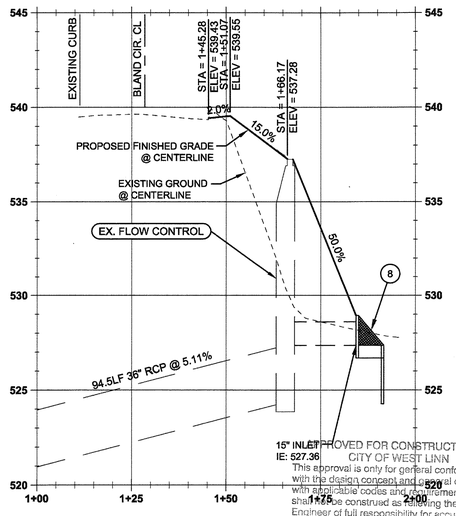
1	RETROFIT EXISTING FLOW CONTROL STRUCTURE PER "EXISTING FLOW CONTROL RECONSTRUCTION" DETAIL ON THIS SHEET.
2	CONSTRUCT DRIVEWAY ACCESS TO BLAND CIRCLE (15 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-504B (COMMERCIAL DRIVEWAY WITH SIDEWALK ADJACENT TO CURB) ON SHEET C221. EXTEND 15 FT. WIDE COMPACTED GRAVEL ACCESS INTO STORM POND AS SHOWN PER CITY OF WEST LINN PUBLIC WORKS STANDARD 2.0054.
3	REMOVE FIVE (5) TREES FOR FOR POND ACCESS CONSTRUCTION.
4	DREDGE AND REMOVE BUILT-UP POND SEDIMENT TO A DEPTH OF 1.5' AND DISPOSE OF OFF-SITE. REPLACE WITH 1' OF TOPSOIL AND LEAVE 0.5' OF DEAD STORAGE SPACE. SEE "POND DREDGING STATISTICS" ON THIS SHEET.
5	CONSTRUCT 150' DRAINAGE SWALE (2' BOTTOM WIDTHx18' TOP WIDTHx2.3' DEEP) UPSTREAM OF EXISTING DETENTION POND. SEE "WATER QUALITY SWALE" PROFILE ON THIS.
6	CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN PER DETAIL ON SHEET C240.
7	CONSTRUCT OUTLET HEADWALL PER DETAIL WL-613 ON SHEET C322.
8	CONSTRUCT INLET HEADWALL. CONTRACTOR TO PROVIDE CONSTRUCTION DETAIL TO CITY OF WEST LINN FOR APPROVAL PRIOR TO INSTALLATION.

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE DEVELOPER.

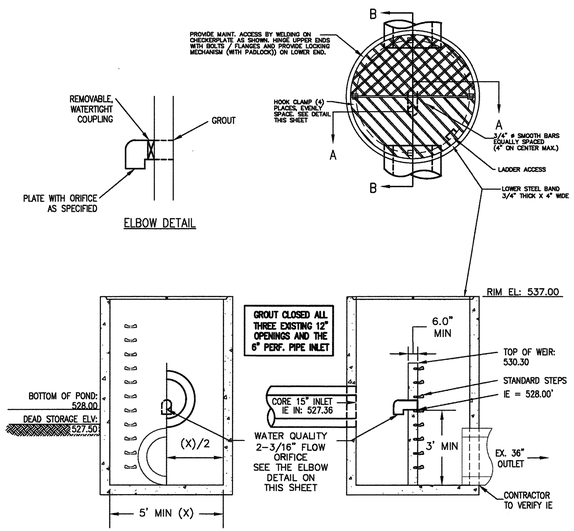


CL-WATER QUALITY SWALE PROFILE
(STA:1+00.00 - STA:3+50.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'



CL-REGIONAL POND ACCESS PROFILE
(STA:1+00.00 - STA:2+00.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'

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 requiring further code corrections in the field.
DATE: 5/3/16 BY: Khoj O. Le



NOTES:
1. BAFFLE WALL SHALL HAVE #4 BAR AT 12" SPACING EACH WAY.
2. PRE-CAST BAFFLE WALL SHALL BE KEYED AND GROUTED IN PLACE.
3. ORIFICE PLATES TO BE 1/4" THICK MIN. HDPE OR APPROVED EQUAL AND ATTACHED WITH 1/2" STAINLESS STEEL BOLTS.

EXISTING FLOW CONTROL RECONSTRUCTION
N.T.S

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

PERMIT			
A	REVISION SUMMARY	BY	DATE
			05/02/2016

REGIONAL POND SEDIMENT REMOVAL & FLOW CONTROL MANHOLE ACCESS & RETROFIT
WEATHERVIEW ESTATES SUBDIVISION
WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
88964PE
OREGON
MAY 15, 2015
AARON J. MURPHY
EXPIRES: 06/30/16

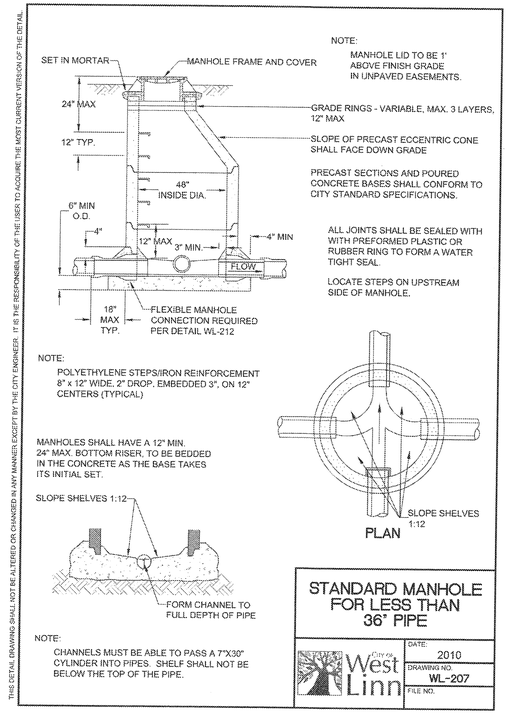
May 3 2016 7:37 AM

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

3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
POND/SWALE P&P

SHEET NUMBER
C316



NOTE:
MANHOLE LID TO BE 1' ABOVE FINISH GRADE IN UNPAVED EASEMENTS.

NOTE:
POLYETHYLENE STEPS/IRON REINFORCEMENT 8" x 12" WIDE, 2" DROP, EMBEDDED 3", ON 12" CENTERS (TYPICAL)

MANHOLES SHALL HAVE A 12" MIN. 24" MAX. BOTTOM RISER, TO BE BEDDED IN THE CONCRETE AS THE BASE TAKES ITS INITIAL SET.

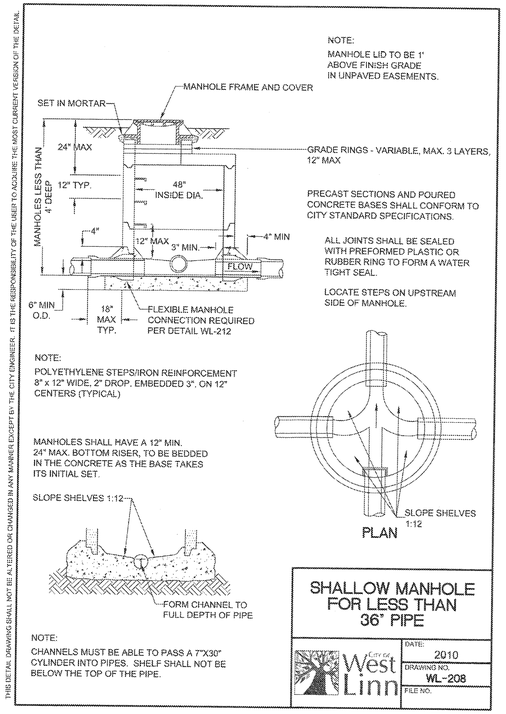
PLAN

NOTE:
CHANNELS MUST BE ABLE TO PASS A 7"X30" CYLINDER INTO PIPES. SHELF SHALL NOT BE BELOW THE TOP OF THE PIPE.

STANDARD MANHOLE FOR LESS THAN 36" PIPE

City of West Linn | DATE: 2010 | DRAWING NO. WL-207 | FILE NO.

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



NOTE:
MANHOLE LID TO BE 1' ABOVE FINISH GRADE IN UNPAVED EASEMENTS.

NOTE:
POLYETHYLENE STEPS/IRON REINFORCEMENT 8" x 12" WIDE, 2" DROP, EMBEDDED 3", ON 12" CENTERS (TYPICAL)

MANHOLES SHALL HAVE A 12" MIN. 24" MAX. BOTTOM RISER, TO BE BEDDED IN THE CONCRETE AS THE BASE TAKES ITS INITIAL SET.

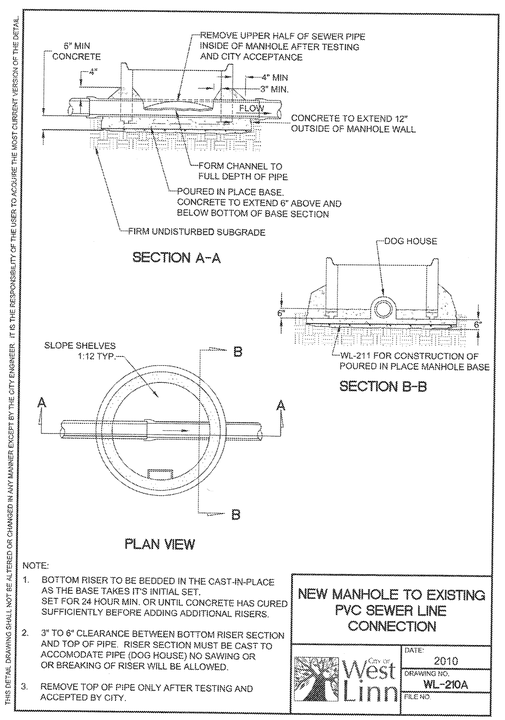
PLAN

NOTE:
CHANNELS MUST BE ABLE TO PASS A 7"X30" CYLINDER INTO PIPES. SHELF SHALL NOT BE BELOW THE TOP OF THE PIPE.

SHALLOW MANHOLE FOR LESS THAN 36" PIPE

City of West Linn | DATE: 2010 | DRAWING NO. WL-208 | FILE NO.

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

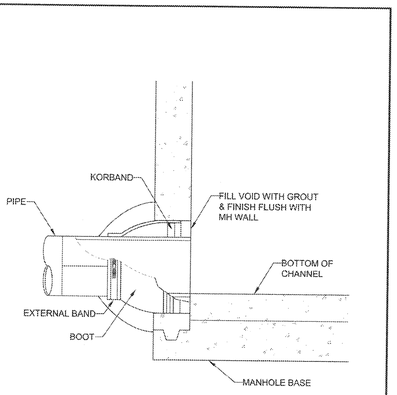


NOTE:
1. BOTTOM RISER TO BE BEDDED IN THE CAST-IN-PLACE AS THE BASE TAKES IT'S INITIAL SET, SET FOR 24 HOUR MIN. OR UNTIL CONCRETE HAS CURED SUFFICIENTLY BEFORE ADDING ADDITIONAL RISERS.
2. 3" TO 6" CLEARANCE BETWEEN BOTTOM RISER SECTION AND TOP OF PIPE. RISER SECTION MUST BE CAST TO ACCOMODATE PIPE (DOG HOUSE) NO SAWING OR OR BREAKING OF RISER WILL BE ALLOWED.
3. REMOVE TOP OF PIPE ONLY AFTER TESTING AND ACCEPTED BY CITY.

NEW MANHOLE TO EXISTING PVC SEWER LINE CONNECTION

City of West Linn | DATE: 2010 | DRAWING NO. WL-210A | 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.

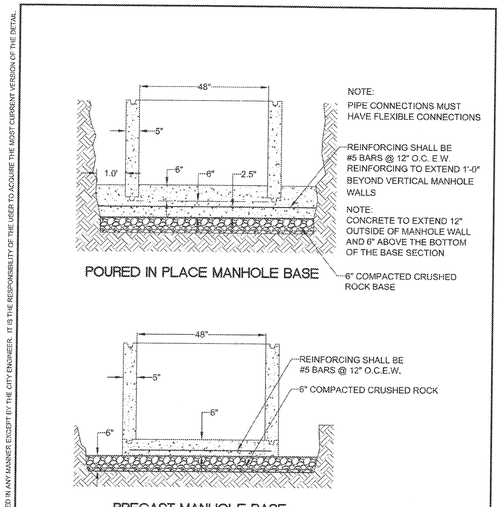


FLEXIBLE MANHOLE CONNECTION
(KOR-N-SEAL OR APPROVED EQUAL)

FLEXIBLE MANHOLE CONNECTION

City of West Linn | DATE: 2010 | DRAWING NO. WL-212 | FILE NO.

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



NOTE:
PIPE CONNECTIONS MUST HAVE FLEXIBLE CONNECTIONS

NOTE:
CONCRETE TO EXTEND 12" OUTSIDE OF MANHOLE WALL AND 6" ABOVE THE BOTTOM OF THE BASE SECTION

POURED IN PLACE MANHOLE BASE

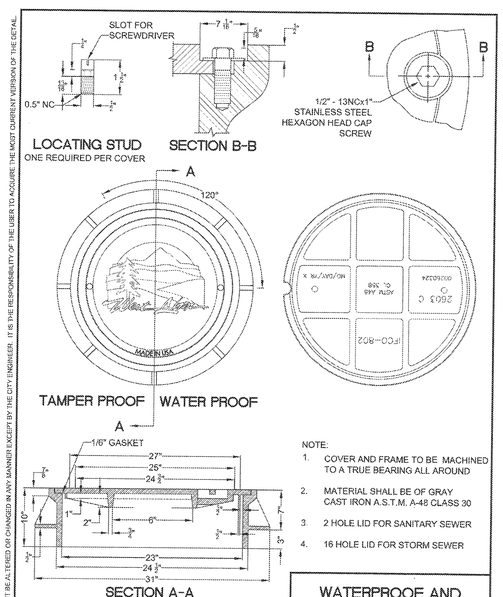
PRECAST MANHOLE BASE

NOTE:
USE 3300 PSI CONCRETE FOR EITHER MANHOLE BASE.
CONCRETE SHALL CONFORM TO SECTION 205. PRECAST MANHOLES SHALL CONFORM TO ASTM C478.

MANHOLE BASE

City of West Linn | DATE: 2010 | DRAWING NO. WL-211 | FILE NO.

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

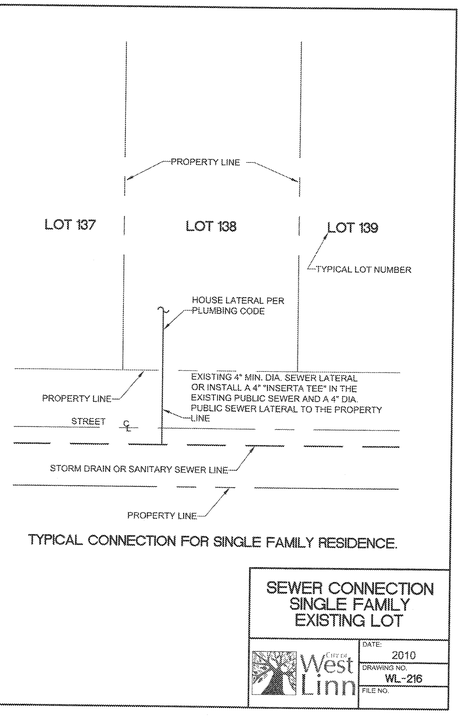


NOTE:
1. COVER AND FRAME TO BE MACHINED TO A TRUE BEARING ALL AROUND
2. MATERIAL SHALL BE OF GRAY CAST IRON A.S.T.M. A-48 CLASS 30
3. 2 HOLE LID FOR SANITARY SEWER
4. 16 HOLE LID FOR STORM SEWER

WATERPROOF AND TAMPERPROOF MANHOLE FRAME AND COVER

City of West Linn | DATE: 2010 | DRAWING NO. WL-214 | 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.

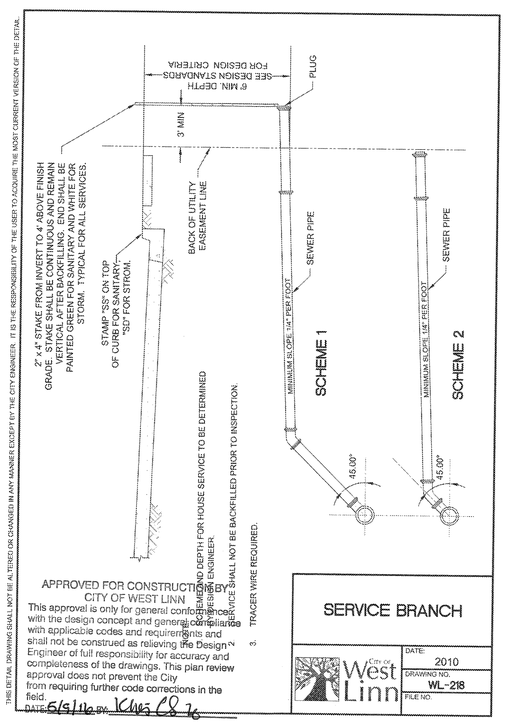


TYPICAL CONNECTION FOR SINGLE FAMILY RESIDENCE.

SEWER CONNECTION SINGLE FAMILY EXISTING LOT

City of West Linn | DATE: 2010 | DRAWING NO. WL-216 | 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.



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: 5/3/16 BY: KMS CB 16

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

SERVICE BRANCH

City of West Linn | DATE: 2010 | DRAWING NO. WL-218 | FILE NO.

PERMIT	05/02/2016
#	REVISION SUMMARY / BY / DATE

STORMWATER DRAINAGE DETAILS I
WEATHERVIEW ESTATES SUBDIVISION
WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

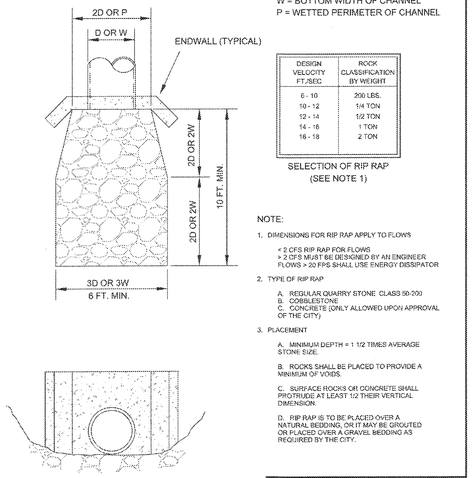
3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
STORM DET. I

SHEET NUMBER
C320

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.



D = PIPE DIAMETER
W = BOTTOM WIDTH OF CHANNEL
P = WETTED PERIMETER OF CHANNEL

DESIGN VELOCITY FT./SEC	ROCK CLASSIFICATION BY WEIGHT
6 - 10	200 LBS.
10 - 12	1/4 TON
12 - 14	1/2 TON
14 - 16	1 TON
16 - 18	2 TON

SELECTION OF RIP RAP
(SEE NOTE 1)

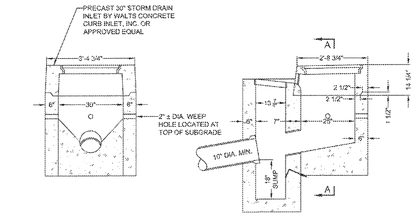
NOTE:

1. DIMENSIONS FOR RIP RAP APPLY TO FLOWS
   < 2 CFS RIP RAP FOR FLOWS
   > 2 CFS MUST BE DESIGNED BY AN ENGINEER
   FLOWS > 20 FPS SHALL USE ENERGY DISSIPATOR
2. TYPE OF RIP RAP
   A. REGULAR QUARRY STONE CLASS 50-200
   B. COBBLESTONE
   C. CONCRETE (ONLY ALLOWED UPON APPROVAL OF THE CITY)
3. PLACEMENT
   A. MINIMUM DEPTH = 1 1/2 TIMES AVERAGE STONE SIZE.
   B. ROCKS SHALL BE PLACED TO PROVIDE A MINIMUM OF VOIDS.
   C. SURFACE ROCKS OR CONCRETE SHALL PROTRUDE AT LEAST 1/2 THEIR VERTICAL DIMENSION.
   D. RIP RAP IS TO BE PLACED OVER A NATURAL BEDDING, OR IT MAY BE GROUTED OR PLACED OVER A GRAVEL BEDDING AS REQUIRED BY THE CITY.

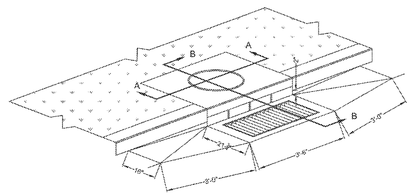
STORM SEWER OUTFALL

DATE:	2010
DRAWING NO.	WL-614
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.



SECTION A-A SECTION B-B



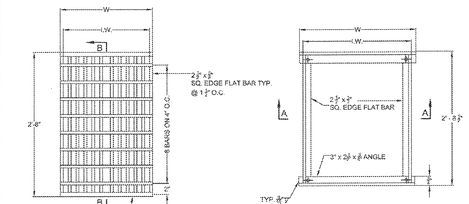
NOTE:

1. CAST IN PLACE CONCRETE TO BE 3300 PSI AND WEEP HOLE WITH GALVINIZED MESH. SCREEN ON MIN. 3 SIDES OF INLET.
2. MANHOLE RIMS AND COVERS AS MANUFACTURED BY HERN IRON WORKS, COEUR D' ALENE, IDAHO. COVER PATTERN NO. 2312, RIM PATTERN NO. 2311 OR APPROVED EQUAL.

COMBINATION CURB INLET

DATE:	2010
DRAWING NO.	WL-601
FILE NO.	

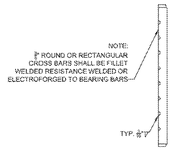
THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.



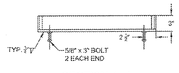
PLAN PLAN

TYPE	W	1.W
STANDARD	1'-0"	1'-6 1/4"

TYPE	DIA. PIPE	W	1.W
STANDARD	10"-12"	1'-10 3/4"	1'-9 3/8"



SECTION B-B



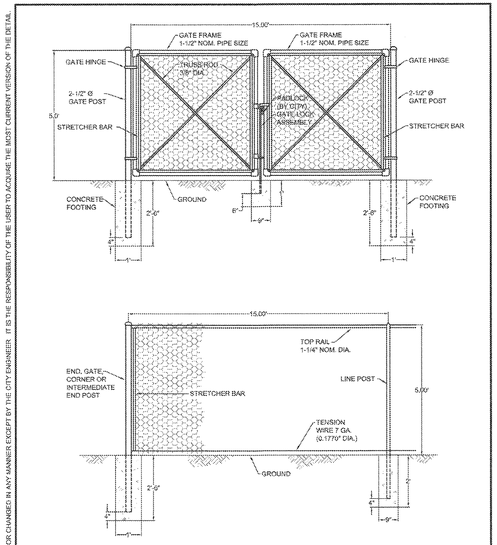
SECTION A-A

NOTE:
USE VERTICAL BEADS IN CORNERS. FILLET WELD JOINT ON BOTTOM OF FRAME. GRATE MUST REST FLAT ON FRAME SURFACE.

FRAME AND GRATE FOR GUTTER AND CURB INLET

DATE:	2010
DRAWING NO.	WL-602B
FILE NO.	

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



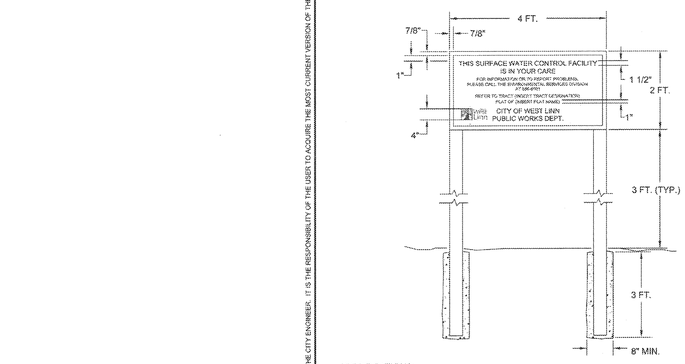
NOTE:

1. BLACK POWDER COATING ON ALL HARDWARE AND ACCESSORIES IS REQUIRED.
2. ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT STATE OF OREGON STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

SURFACE WATER FACILITY FENCE

DATE:	2010
DRAWING NO.	WL-616
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.

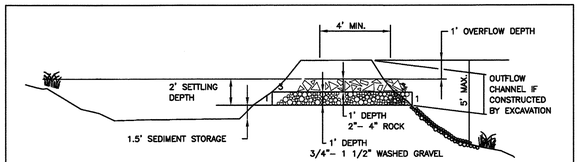


SPECIFICATIONS:

SIZE:	48" x 24"
MATERIAL:	ALUMINUM (.080" THICKNESS)
PAINT:	FACE - 3 COATS OUTDOOR ENAMEL (SPRAYED) BACK - 1 COAT OUTDOOR ENAMEL (SPRAYED)
LETTERING:	SILK SCREEN ENAMEL WHERE POSSIBLE, OR HAND PAINTED ENAMELS
COLOR:	**BROWN** AND WHITE. **BROWN** BACKGROUND, LETTERING AND BORDER IN **WHITE**
TYPE FACE:	HELVETICA. SEE DIMENSIONS SHOWN ABOVE. OUTER BORDER 1/2" WIDTH **WHITE**
INSTALLATION:	INSTALL ON TWO 8 FT. LONG 4" x 4" POSTS, PRESSURE TREATED, INSTALLED IN 3 FT. DEEP CONCRETE FILLED POST HOLES (8" MIN. DIA.)

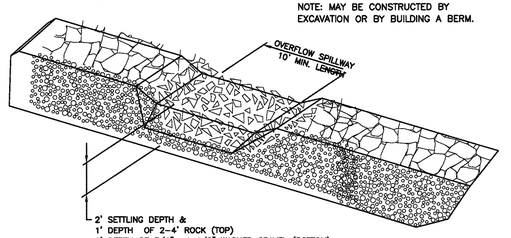
SURFACE WATER FACILITY SIGN

DATE:	2010
DRAWING NO.	WL-615
FILE NO.	



CROSS SECTION
NTS

NOTE: MAY BE CONSTRUCTED BY EXCAVATION OR BY BUILDING A BERM.



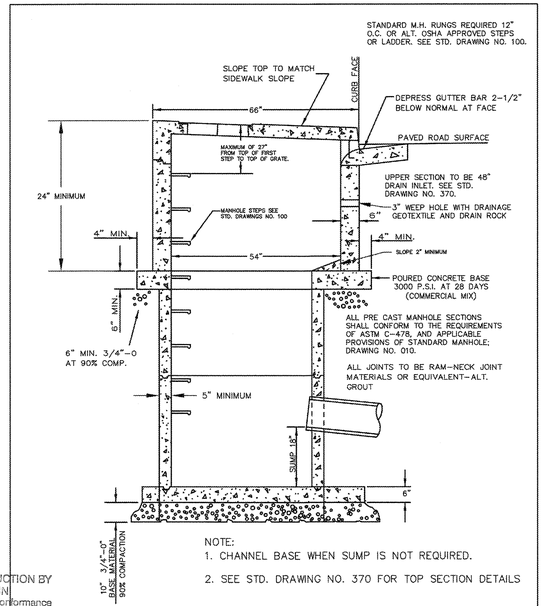
SEDIMENT TRAP OUTLET
NTS

NOTE:
A FILTER FABRIC FENCE OR SIMILAR FILTER MUST BE CONSTRUCTED TO FILTER RUNOFF FROM THE SEDIMENT TRAP PRIOR TO DISCHARGE FROM THE CONSTRUCTION SITE.

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

SEDIMENT TRAP

DRAWING NO. 930 REVISED 12-06



NOTE:

1. CHANNEL BASE WHEN SUMP IS NOT REQUIRED.
2. SEE STD. DRAWING NO. 370 FOR TOP SECTION DETAILS

APPROVED FOR USE BY WASHINGTON COUNTY ONLY.

REVIEWED FOR CONSTRUCTION BY CITY OF WEST LINN

This plan review 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: 5/9/16 BY:

MODIFIED CURB INLET MANHOLE (MOD.CG-48MH)

DRAWING NO. 360 REVISED 12-06

Clean Water Services
Our commitment is clear.

PERMIT	DATE	BY	REVISION SUMMARY
A	05/02/2016		

STORMWATER DRAINAGE DETAILS II
WEATHERVIEW ESTATES SUBDIVISION
WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

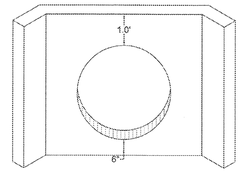
3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
STORM DET. II

SHEET NUMBER
C321

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:

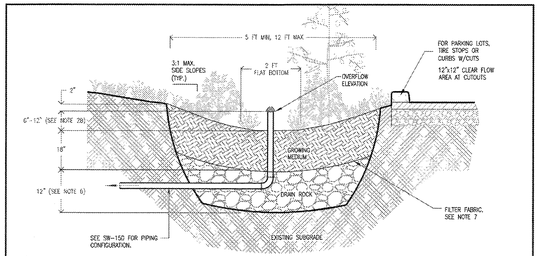
1. USE CONCRETE HAVING A 28 DAY DESIGN STRENGTH OF 3300 PSI.
2. OUTLET WING WALL SHALL BE USED FOR ALL OUTFALL PIPES FROM 10" TO 36".
3. THIS DETAIL REPRESENTS THE MINIMUM REQUIREMENT. THE NEED FOR ADDITIONAL STEEL, A FOOTING AND DRAINAGE BEHIND THE WALL SHALL BE INVESTIGATED BY THE DESIGN ENGINEER.
4. FOR PIPES LARGER THAN 33" OR MULTIPLE PIPE OUTLETS, USE DETAIL WL-612.
5. CONCRETE REINFORCEMENT SHALL CONSIST OF:

   A) ADDING A POLY-FIBER MESH TO THE CONCRETE MIX OR
   B) USE (2) #4 BARS ABOVE AND BELOW PIPE AND #4 BARS AT 6" O.C. VERTICALLY.

OUTLET HEADWALL (FOR OUTLET PIPES OF 10" TO 33")

City of West Linn

DATE: 2010
DRAWING NO. WL-613
FILE NO.



1. Provide protection from all vehicle traffic, equipment staging, and foot traffic in proposed infiltration areas prior to, during, and after construction.
2. Dimensions:
   a. Width of swale: 5' - 12'.
   b. Depth of swale ((from top of growing medium to overflow elevation); Simplified: 9", Presumptive: 6"-12".
   c. Longitudinal slope of swale: 6.0% or less.
   d. Flat bottom width: 2'.
   e. Side slopes of swale: 3:1 maximum.
3. Setbacks (from centerline of facility):
   a. Infiltration swales must be 10' from foundations and 5' from property lines.
   b. Flow-through swales must be lined with connection to approved discharge point according to SWMM Section 1.3.
4. Overflow:
   a. Overflow required for Simplified Approach
   b. Inlet elevation must allow for 2" of freeboard, minimum.
   c. Protect from debris and sediment with strainer or grate.
5. Piping: shall be ABS Sch.40, cast iron, or PVS Sch.40. 3" pipe required for up to 1,500 sq ft of impervious area, otherwise 4" min. Piping must have 1% grade and follow the Uniform Plumbing Code.
6. Drain rock:
   a. Size for infiltration swale: 1½" - ¾" washed
   b. Size for flow-through swale: ¾" washed
   c. Depth for Simplified: 12"
   d. Depth for Presumptive: 0-48", see calcs.
7. Separation between drain rock and growing medium: Use filter fabric (see SWMM Exhibit 2-4 Geotextile table) or a gravel lens (¾ - ¼ inch washed, crushed rock 2 to 3 inches deep).
8. Growing medium:
   a. 18" minimum
   b. See Appendix F.3 for specification or use sand/loam/compost 3-way mix.
9. Vegetation: Follow landscape plans otherwise refer to plant list in SWMM Appendix F. Minimum container size is 1 gallon. # of plantings per 100sf of facility area:
   a. Zone A (wet): 115 herbaceous plants OR 100 herbaceous plants and 4 small shrubs.
   b. Zone B (moderate to dry): 1 tree AND 3 large shrubs / small trees AND 4 small shrubs AND 140 groundcover plants.

   The delineation between Zone A and B shall be either at the outlet elevation or the check dam elevation, whichever is lowest.
10. Waterproof liner: Shall be 30 mil PVC or equivalent for flow-through facilities.
11. Install washed pea gravel or river rock to transition from inlets and splash pad to growing medium.
12. Check dams: Shall be placed according to facility design. Refer to SW-340 for profile and spacing.
13. Inspections: Call BDS IVR Inspection Line, (503) 823-7000, for appropriate inspections.

- DRAWING NOT TO SCALE -

STORMWATER MANAGEMENT MANUAL TYPICAL DETAILS

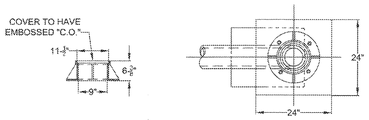
- Simplified / Presumptive Design Approach -

Swale

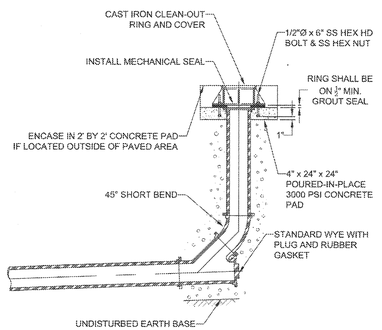
Bureau of Environmental Services

NUMBER SW-120

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.



PLAN



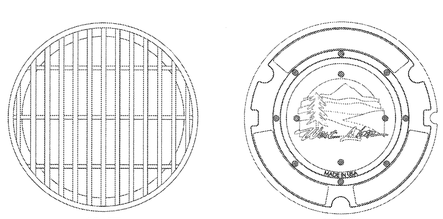
ELEVATION

STANDARD CLEAN OUT

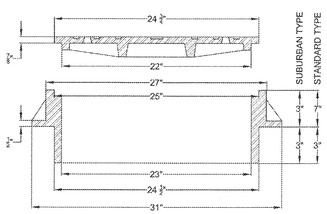
City of West Linn

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.



GRATE STORM



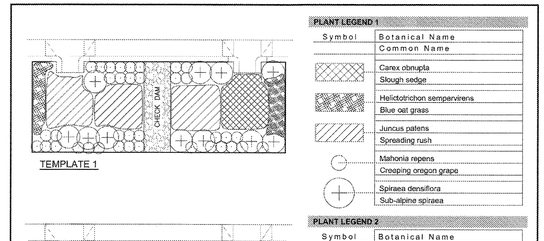
NOTE:

1. USE SUBURBAN TYPE ONLY IN NON-TRAFFIC AREAS, AND ONLY WITH APPROVAL BY THE CITY.
2. COVER AND FRAME SHALL BE GRAY CAST IRON ASTM A-48 CLASS 30.
3. COVER AND FRAME TO BE MACHINED TO A TRUE BEARING ALL AROUND.
4. NOTCH LID FOR LIFTING HOOK.
5. OPEN GRATES REQUIRE APPROVAL BY CITY, AND MUST BE BICYCLE SAFE IF USED IN TRAFFIC AREAS.

MANHOLE FRAME AND COVER

City of West Linn

DATE: 2010
DRAWING NO. WL-605
FILE NO.



TEMPLATE 1

TEMPLATE 2

TEMPLATE 3

PLANT LEGEND 1

Symbol	Botanical Name / Common Name
	Carex obnupta / Slough sedge
	Helictotrichon sempervirens / Blue oat grass
	Juncus patens / Spreading rush
	Mahonia repens / Creeping oregon grape
	Spiraea densiflora / Sub-alpine spiraea

PLANT LEGEND 2

Symbol	Botanical Name / Common Name	
	Carex testacea / Orange sedge	w/ OPTIONAL CAMAS BULBS
	Deschampsia cespitosa / Tufted hair grass	
	Fragaria chiloensis / Coastal strawberry	
	Spiraea betulifolia / Birchleaf spiraea	

PLANT LEGEND 3

Symbol	Botanical Name / Common Name
	Carex obnupta / Slough sedge
	Carex testacea / Orange sedge
	Deschampsia cespitosa / Tufted hair grass
	Juncus patens / Spreading rush
	Arcostapylos uva-ursi / Kinnikinnick
	Polystichum munitim / Sword fern

NOTES:

1. These are examples of approved planting templates. Other planting plans may be approved.
2. See Section 2.3.3 and Appendix F.4 of the SWMM for planting requirements.

- DRAWING NOT TO SCALE -

STORMWATER MANAGEMENT MANUAL TYPICAL DETAILS

2016 Edition

Landscape Planting Templates

Bureau of Environmental Services

NUMBER SW-303

REVISED: 03/05/19 11:18

APPROVED FOR CONSTRUCTION BY CITY OF WEST LINN

This approval is only for general conformance with applicable code requirements and shall not be construed as relieving the Design Professional of 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: 5/5/16 BY: Kurt Ole

PERMIT			
#	REVISION SUMMARY	BY	DATE
			05/02/2016

STORMWATER DRAINAGE DETAILS III

WEATHERVIEW ESTATES SUBDIVISION

WEST LINN, OR

BLACK DIAMOND PROPERTIES, LLC

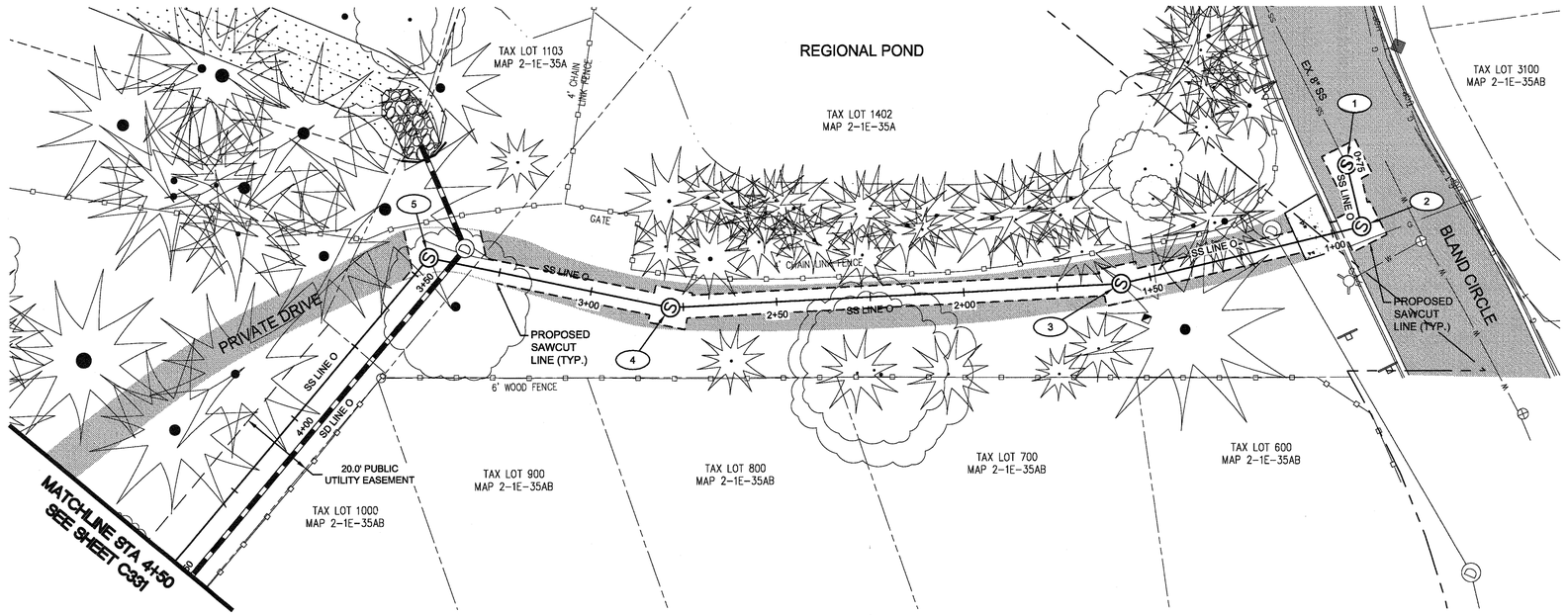
J.T. SMITH Companies

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

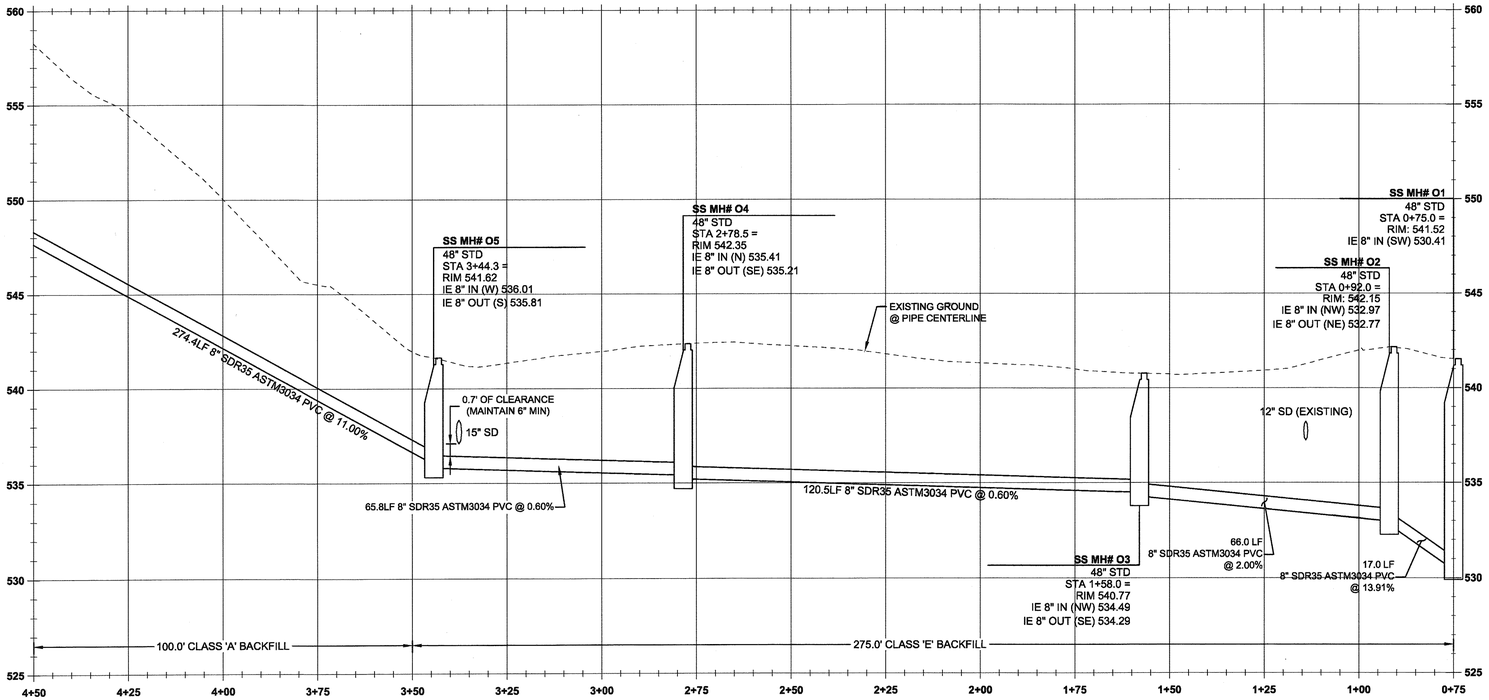
3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
STORM DET. III

SHEET NUMBER
C322



OFFSITE SANITARY LINE 'O' - PLAN VIEW



SANITARY MAIN O PROFILE
(STA:0+75.00 - STA:4+50.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'

Scale: 1 inch = 20 feet
20 10 0 10 20

LEGEND

- EXISTING RIGHT-OF-WAY
- EXISTING LOT LINE
- EXISTING CURB
- EXISTING TREES TO REMAIN
- EXISTING FENCE LINE
- EXISTING WATER MAIN
- EXISTING TELEPHONE LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND POWER
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SIGN
- EXISTING TELEPHONE PEDESTAL
- EXISTING STORM INLET
- EXISTING POND BOUNDARY
- UTILITY/ACCESS EASEMENT
- EXISTING ASPHALT
- PROPOSED SWALE
- PROPOSED RIP RAP
- PROPOSED SAWCUT
- SANITARY SEWER LINE AND MANHOLE

SANITARY SEWER CONSTRUCTION NOTES

1	SS MH #O-1 STA: 0+75.0 SANITARY LINE 'O' REMOVE EXISTING CLEAN-OUT AND CONNECT TO EXISTING 8" SEWER MAIN. INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C340. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
2	SS MH #O-2 STA: 0+92.0 SANITARY LINE 'O' INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C340. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
3	SS MH #O-3 STA: 1+58.0 SANITARY LINE 'O' INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C340. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
4	SS MH #O-4 STA: 2+78.5 SANITARY LINE 'O' INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C340. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
5	SS MH #O-5 STA: 3+44.3 SANITARY LINE 'O' INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C340. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE DEVELOPER.
2. ALL SEWER PIPE TO BE PVC AND SHALL CONFORM TO ASTM D-3034 UNLESS OTHERWISE NOTED.
3. MAINTAIN 10' MINIMUM HORIZONTAL CLEARANCE FROM WATER MAIN TO SEWER MAIN.
4. EXTEND PRIVATE UTILITIES WITH A JOINT TRENCH WITHIN 8' PUE SHOWN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER TO OBTAIN DESIGN INFORMATION.
5. SEE SANITARY SEWER NOTES ON SHEET C002.

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: 5/5/16 BY: Khris Orr

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

PERMIT			
	REVISION SUMMARY	BY	DATE
A			05/02/2016

SANITARY SEWER LINE 'O' PLAN & PROFILE I

WEATHERVIEW ESTATES SUBDIVISION

WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
69954PE
OREGON
JULY 15, 2015
AARON J. MURPHY
EXPIRES: 06/30/16

May 3 2016 7:38 AM

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

3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
SS LINE 'O' P&P I

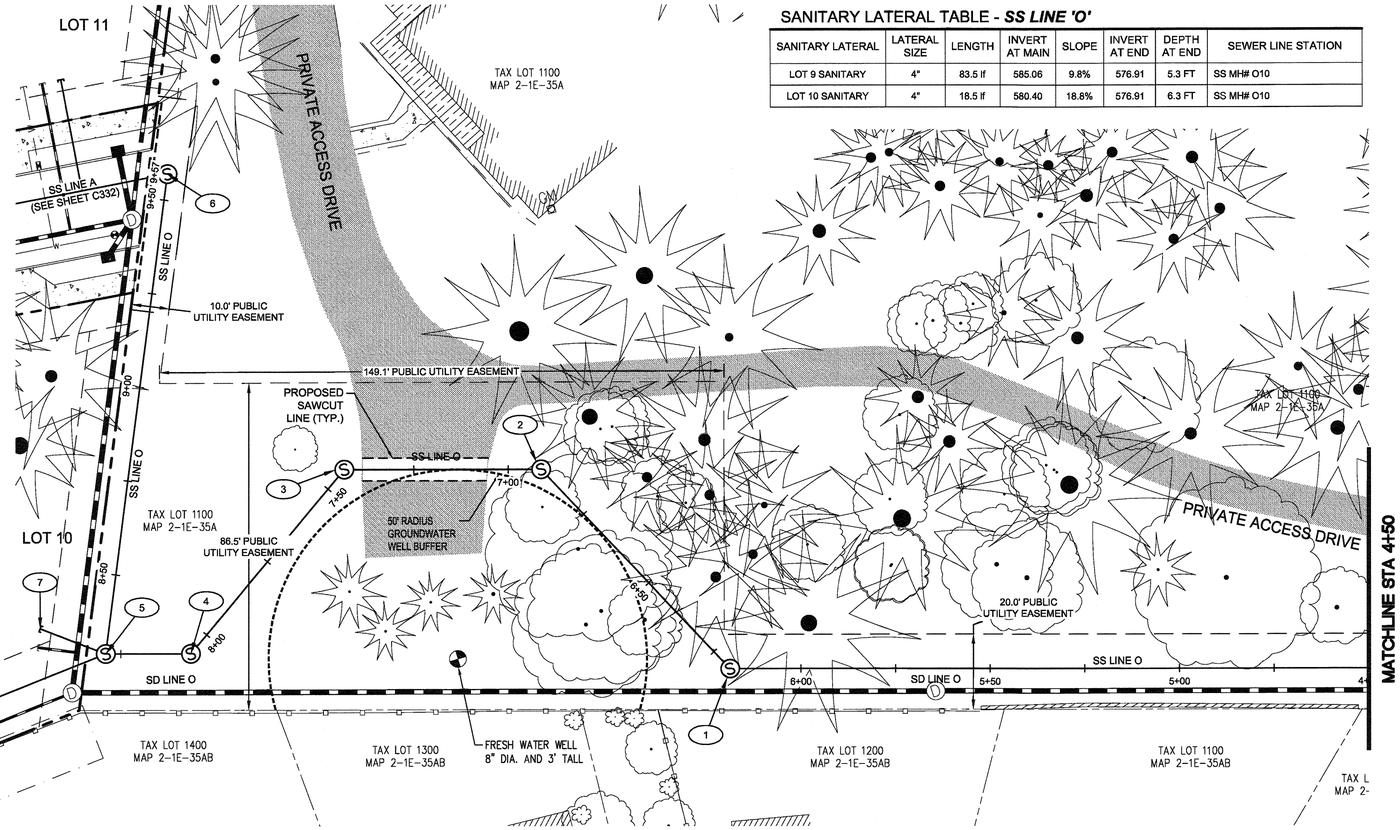
SHEET NUMBER
C330

SANITARY CONSTRUCTION NOTES

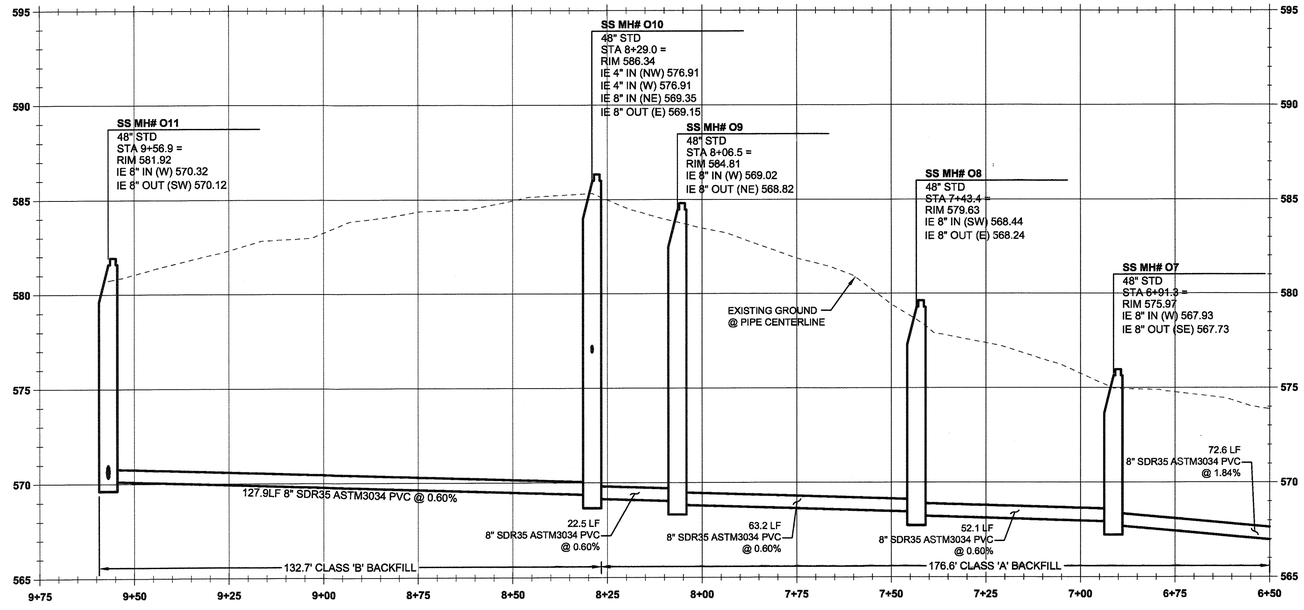
1	SS MH #O-6 STA: 6+18.7 SANITARY LINE 'O' INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C340. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
2	SS MH #O-7 STA: 6+91.3 SANITARY LINE 'O' INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C340. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
3	SS MH #O-8 STA: 7+43.4 SANITARY LINE 'O' INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C340. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
4	SS MH #O-9 STA: 8+06.5 SANITARY LINE 'O' INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C340. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
5	SS MH #O-10 STA: 8+29.0 SANITARY LINE 'O' INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C340. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
6	SS MH #O-11 STA: 9+56.9 SANITARY LINE 'O' INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C340. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
7	SANITARY SEWER STUB (LOT 10) SS MH #O-10 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 C340.
8	SANITARY SEWER STUB (LOT 9) SS MH #O-10 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 C340.

SANITARY LATERAL TABLE - *SS LINE 'O'*

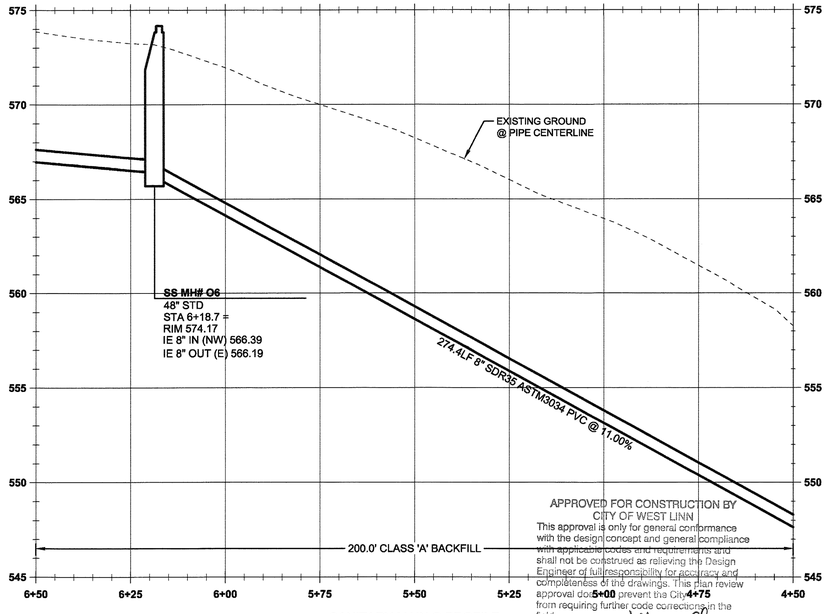
SANITARY LATERAL	LATERAL SIZE	LENGTH	INVERT AT MAIN	SLOPE	INVERT AT END	DEPTH AT END	SEWER LINE STATION
LOT 9 SANITARY	4"	83.5 lf	585.06	9.8%	576.91	5.3 FT	SS MH# O10
LOT 10 SANITARY	4"	18.5 lf	580.40	18.8%	576.91	6.3 FT	SS MH# O10



OFFSITE SANITARY LINE 'O' - PLAN VIEW



SANITARY MAIN O PROFILE
(STA:6+50.00 - STA:9+75.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'



SANITARY MAIN O PROFILE
(STA:4+50.00 - STA:6+50.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'

APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
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DATE: 5/5/16 BY: KLW

Know what's below. Call before you dig.

Scale: 1 inch = 20 feet
20 10 0 10 20

LEGEND

- BOUNDARY LINE
- EXISTING LOT LINE
- EXISTING TREES TO REMAIN
- EXISTING BUILDING TO REMAIN
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING RETAINING WALL
- EXISTING FENCE LINE
- EXISTING WELL STRUCTURE
- GM EXISTING GAS METER
- PROPOSED LOT LINE
- PROPOSED STORM INLET
- PROPOSED WELL BUFFER
- UTILITY/ACCESS EASEMENT
- SANITARY SEWER LINE AND MANHOLE
- SANITARY SEWER LATERAL AS NOTED
- STORM DRAIN LINE AND MANHOLE
- PROPOSED CURB
- PROPOSED RIGHT-OF-WAY

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE DEVELOPER.
2. ALL SEWER PIPE TO BE PVC AND SHALL CONFORM TO ASTM D-3034 UNLESS OTHERWISE NOTED.
3. MAINTAIN 10' MINIMUM HORIZONTAL CLEARANCE FROM WATER MAIN TO SEWER MAIN.
4. EXTEND PRIVATE UTILITIES WITH A JOINT TRENCH WITHIN 8' PUE SHOWN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER TO OBTAIN DESIGN INFORMATION.
5. CONTRACTOR SHALL MAKE ATTEMPTS TO INSTALL PIPES UNDER TREE ROOT ZONE PRIOR TO TREE REMOVAL. INSTALLATION METHODS OF THE PIPES VIA PIPE JACKING WITH AN EXCAVATOR OR TUNNELING WITH A VAC-TRUCK SHOULD BE ATTEMPTED FIRST, IF IT CANNOT BE REASONABLY COMPLETED BY ALTERNATE MEANS, THEN THE APPROVED TREE REMOVAL MAY BE COMPLETED. COORDINATE ALL TREE REMOVAL WITH KEN WORCESTOR OF THE CITY OF WEST LINN. WITH OWNER'S APPROVAL, ALL SUITABLE LOGS MAY BE DONATED TO THE CITY OF WEST LINN FOR RE-USE IN NEW PARKS.
6. SEE SANITARY SEWER NOTES ON SHEET C002.

#	REVISION SUMMARY	BY	DATE
	PERMIT		05/02/2016

SANITARY SEWER 'O' PLAN & PROFILE II

WEATHERVIEW ESTATES SUBDIVISION

WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
88964PE
OREGON
MAY 15, 2015
AARON J. MURPHY
EXPIRES: 06/30/16

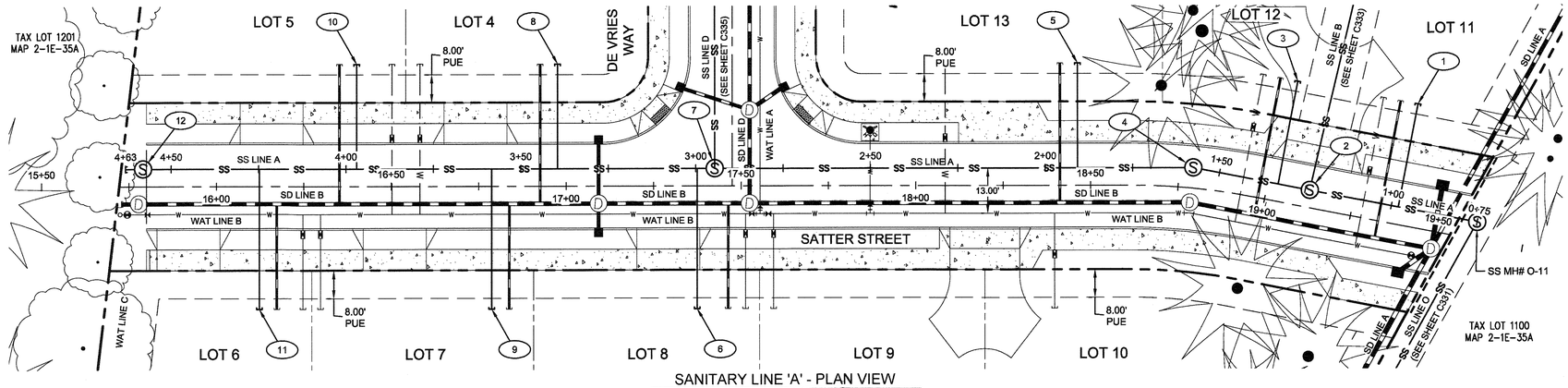
May 3 2016 7:38 AM

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

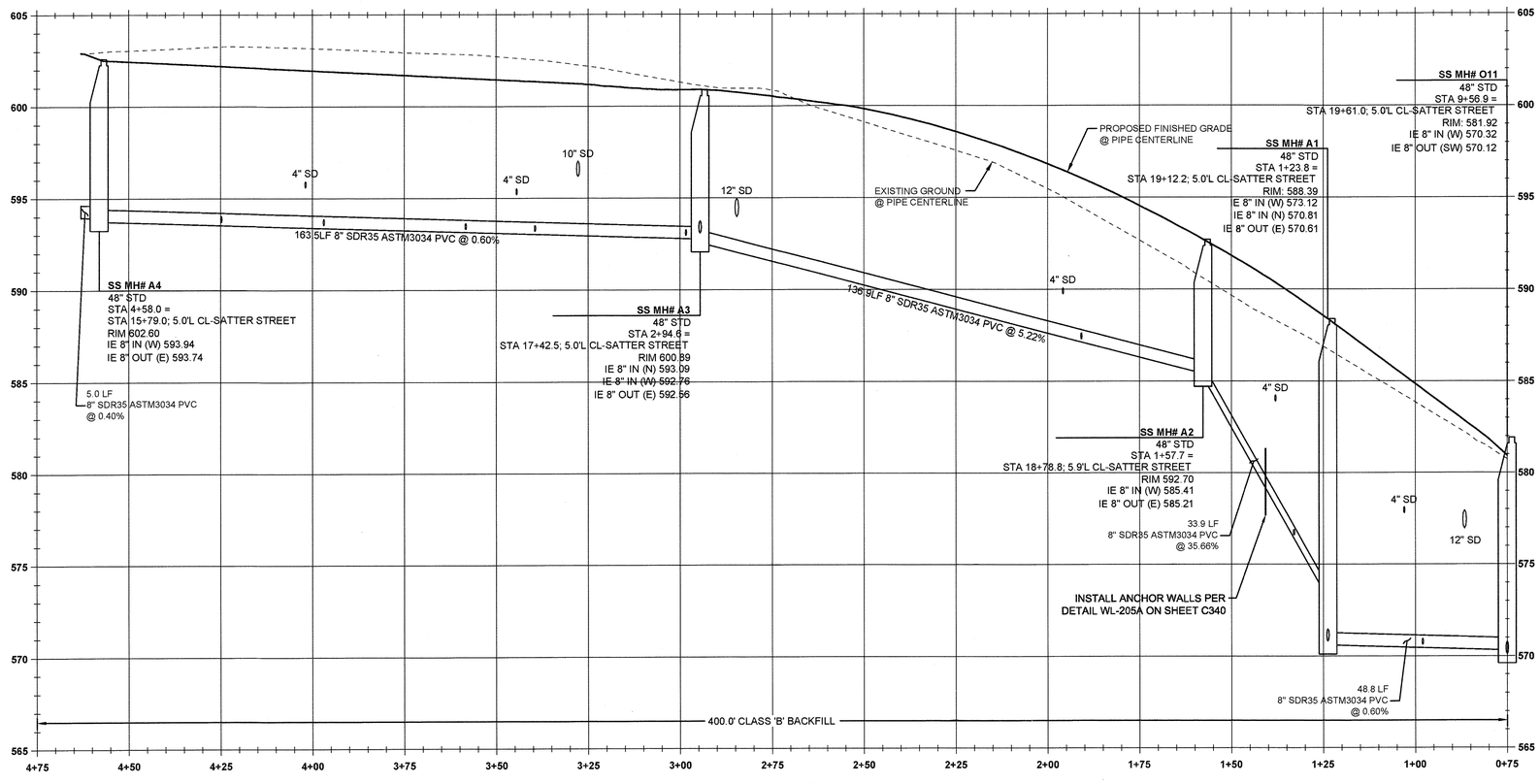
3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
SS LINE 'O' P&P II

SHEET NUMBER
C331



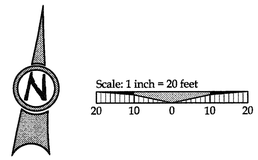
SANITARY LINE 'A' - PLAN VIEW



SANITARY MAIN A PROFILE
(STA:0+75.00 - STA:4+75.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'

SANITARY LATERAL TABLE - *SS LINE 'A'*

SANITARY LATERAL	LATERAL SIZE	LENGTH	INVERT AT MAIN	SLOPE	INVERT AT END	DEPTH AT END	SEWER LINE STATION
LOT 4 SANITARY	4"	30.0 lf	595.24	6.8%	593.20	6.82FT	STA: 3+39.5, SANITARY MAIN A
LOT 5 SANITARY	4"	30.0 lf	595.82	7.6%	593.54	6.82FT	STA: 3+96.9, SANITARY MAIN A
LOT 6 SANITARY	4"	40.0 lf	594.58	2.2%	593.71	8.34FT	STA: 4+24.8, SANITARY MAIN A
LOT 7 SANITARY	4"	40.0 lf	594.31	2.5%	593.31	7.94FT	STA: 3+58.3, SANITARY MAIN A
LOT 8 SANITARY	4"	40.0 lf	594.23	3.2%	592.95	4.34FT	STA: 2+98.4, SANITARY MAIN A
LOT 11 SANITARY	4"	30.0 lf	576.79	20.6%	570.62	6.82FT	STA: 0+98.0, SANITARY MAIN A
LOT 12 SANITARY	4"	30.0 lf	581.15	15.3%	576.57	6.82FT	STA: 1+33.0, SANITARY MAIN A
LOT 13 SANITARY	4"	30.0 lf	589.04	5.8%	587.31	6.82FT	STA: 1+90.8, SANITARY MAIN A



LEGEND

- BOUNDARY LINE
- EXISTING TREES TO REMAIN
- PROPOSED LOT LINE
- PROPOSED CURB
- PROPOSED UTILITY EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLIINE
- PROPOSED CONCRETE
- SANITARY SEWER LINE AND MANHOLE
- STORM DRAIN LINE AND MANHOLE
- DOMESTIC WATER SERVICE & METER
- STORM SEWER LATERAL AS NOTED
- SANITARY SEWER LATERAL AS NOTED

SANITARY SEWER CONSTRUCTION NOTES

1	SANITARY SEWER STUB (LOT 11) STA: 19+38.0, 35.0' LT SATTER ST: 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 C340.
2	SS MH #A-1 STA: 19+12.2, 5.0' LT SATTER ST: INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C340. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
3	SANITARY SEWER STUB (LOT 12) STA: 19+08.0, 35.0' LT SATTER ST: 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 C340.
4	SS MH #A-2 STA: 18+78.8, 5.9' LT SATTER ST: INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C340. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
5	SANITARY SEWER STUB (LOT 13) STA: 18+46.2, 35.0' LT SATTER ST: 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 C340.
6	SANITARY SEWER STUB (LOT 8) STA: 17+37.45, 35.0' RT SATTER ST: 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 C340.
7	SS MH #A-3 STA: 17+42.4, 5.0' LT SATTER ST: INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C340. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
8	SANITARY SEWER STUB (LOT 4) STA: 16+97.6, 35.0' LT SATTER ST: 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 C340.
9	SANITARY SEWER STUB (LOT 7) STA: 16+78.7, 35.0' RT SATTER ST: 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 C340.
10	SANITARY SEWER STUB (LOT 5) STA: 16+40.1, 35.0' LT SATTER ST: 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 C340.
11	SANITARY SEWER STUB (LOT 6) STA: 16+12.2, 35.0' RT SATTER ST: 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 C340.
12	SS MH #A-4 STA: 15+79.0, 5.0' LT SATTER ST: INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C340. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE DEVELOPER.
2. ALL SEWER PIPE TO BE PVC AND SHALL CONFORM TO ASTM D-3034 UNLESS OTHERWISE NOTED.
3. MAINTAIN 10' MINIMUM HORIZONTAL CLEARANCE FROM WATER MAIN TO SEWER MAIN.
4. EXTEND PRIVATE UTILITIES WITH A JOINT TRENCH WITHIN 8' PUE SHOWN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER TO OBTAIN DESIGN INFORMATION.
5. SEE SANITARY SEWER NOTES ON SHEET C002.

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: 5/3/16 BY: Kurt Ore

Know what's below. Call before you dig.

PERMIT	REVISION SUMMARY	BY	DATE
A			05/02/2016

SANITARY SEWER LINE 'A' PLAN & PROFILE

WEATHERVIEW ESTATES SUBDIVISION

WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
83764PE
OREGON
JULY 12, 2005
AARON J. MURPHY
EXPIRES: 06/30/16

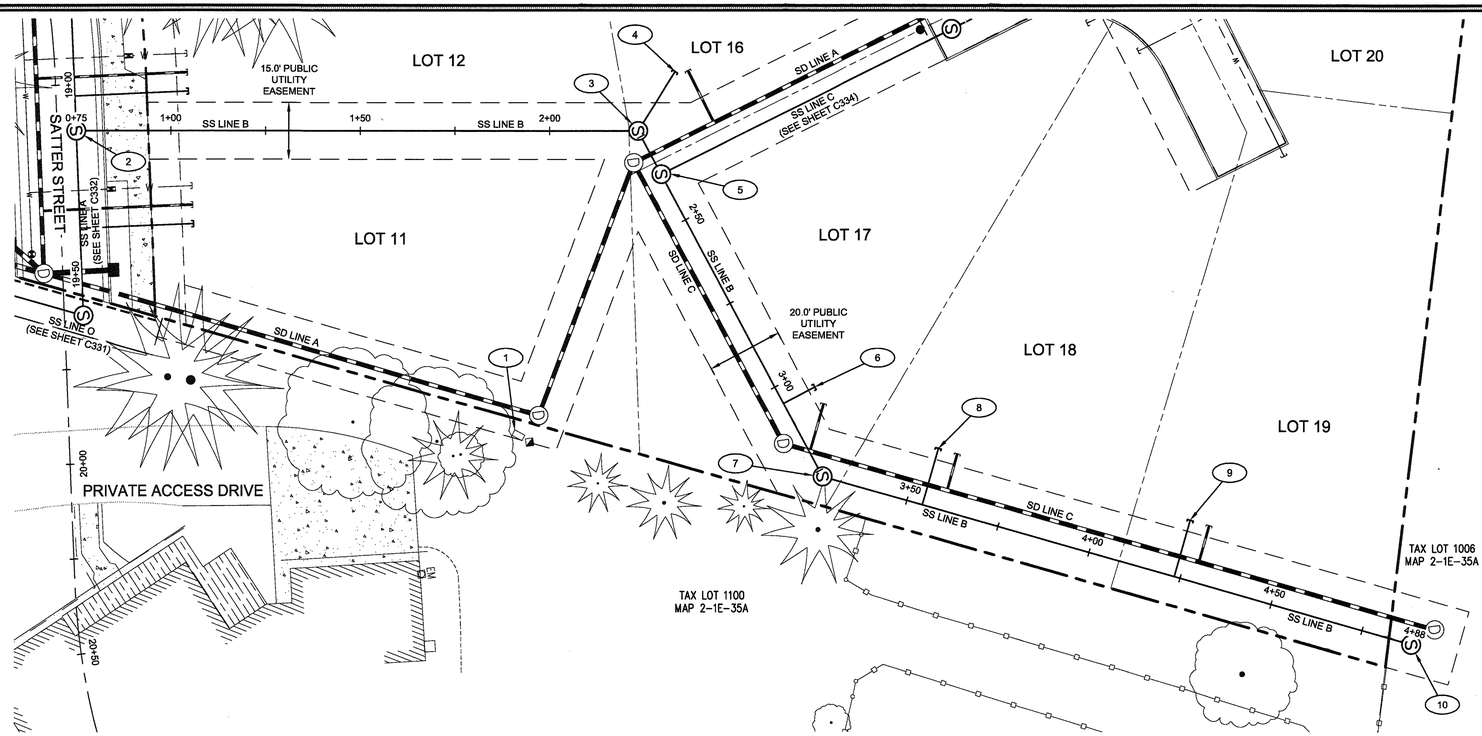
May 3 2016 7:38 AM

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

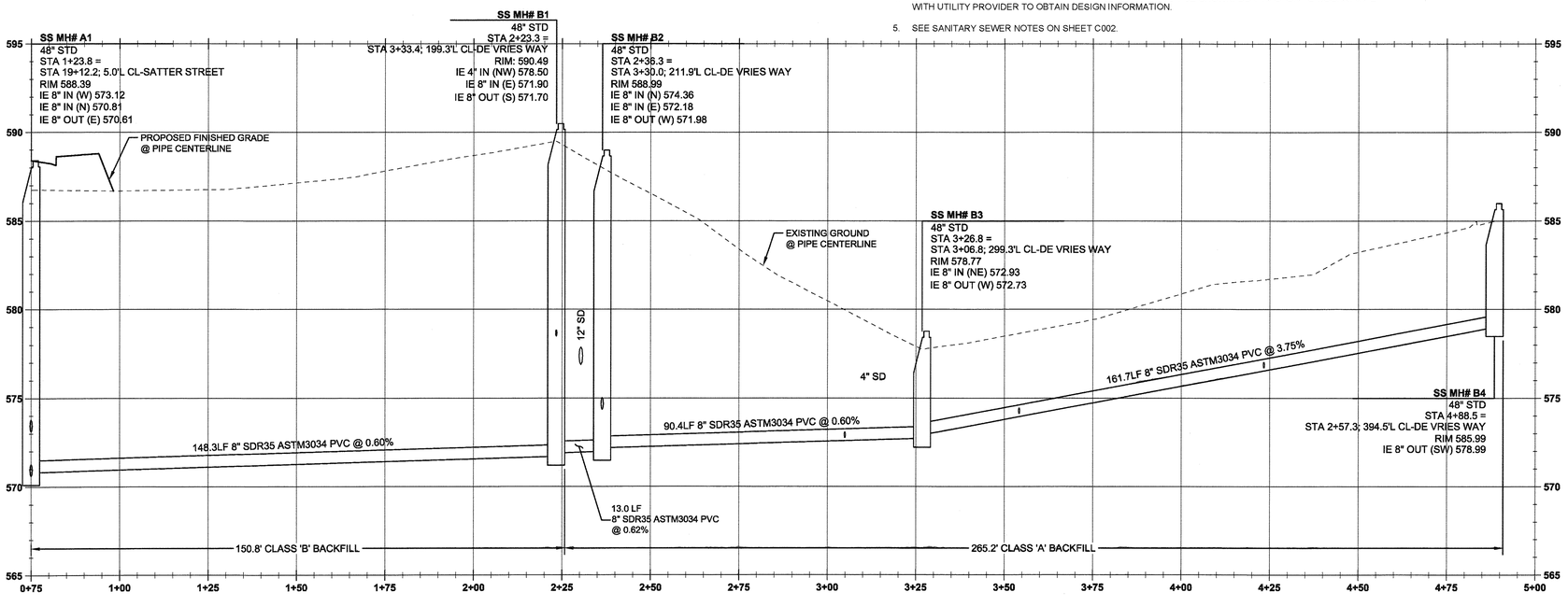
3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
SS LINE 'A' P & P

SHEET NUMBER
C332



SANITARY LINE 'B' - PLAN VIEW



SANITARY MAIN B PROFILE
(STA:0+75.00 - STA:5+00.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE DEVELOPER.
2. ALL SEWER PIPE TO BE PVC AND SHALL CONFORM TO ASTM D-3034 UNLESS OTHERWISE NOTED.
3. MAINTAIN 10' MINIMUM HORIZONTAL CLEARANCE FROM WATER MAIN TO SEWER MAIN.
4. EXTEND PRIVATE UTILITIES WITH A JOINT TRENCH WITHIN 8' PUE SHOWN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER TO OBTAIN DESIGN INFORMATION.
5. SEE SANITARY SEWER NOTES ON SHEET C002.

Scale: 1 inch = 20 feet
20 10 0 10 20

LEGEND

- BOUNDARY LINE
- EXISTING LOT LINE
- EXISTING TREES TO REMAIN
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRIC METER
- EXISTING FENCE LINE
- EXISTING BUILDING TO REMAIN
- EXISTING CONCRETE
- PROPOSED LOT LINE
- UTILITY/ACCESS EASEMENT
- SANITARY SEWER LINE AND MANHOLE
- STORM DRAIN LINE AND MANHOLE
- DOMESTIC WATER SERVICE & METER
- STORM SEWER LATERAL AS NOTED
- SANITARY SEWER LATERAL AS NOTED
- PROPOSED CONCRETE
- PROPOSED CURB AND GUTTER
- PROPOSED STORM INLET

SANITARY LATERAL TABLE - *SS LINE 'B'*

SANITARY LATERAL	LATERAL SIZE	LENGTH	INVERT AT MAIN	SLOPE	INVERT AT END	DEPTH AT END	SEWER LINE STATION
LOT 16 SANITARY	4"	18.5 lf	585.86	39.7%	578.50	6.3 FT	STA: 2+23.3, SANITARY MAIN B
LOT 17 SANITARY	4"	9.3 lf	575.86	33.2%	572.76	5.32FT	STA: 3+04.9, SANITARY MAIN B
LOT 18 SANITARY	4"	15.5 lf	575.82	11.0%	574.12	5.32FT	STA: 3+54.2, SANITARY MAIN B
LOT 19 SANITARY	4"	15.5 lf	578.95	14.4%	576.72	5.32FT	STA: 4+23.4, SANITARY MAIN B

SANITARY SEWER CONSTRUCTION NOTES

1	STA: 19+95.7, 117.6' LT SATTER ST: PROTECT EXISTING TRANSFORMER AND PEDESTAL AND ASSOCIATED UTILITY LINES TO EXISTING RESIDENCE. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2	SS MH #A-1 STA: 19+12.2, 5.0' LT SATTER ST: INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C340. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
3	SS MH #B-1 STA: 3+33.4, 199.3' LT DE VRIES WAY INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C340. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
4	SANITARY SEWER STUB (LOT 16) STA: 3+20.2, 186.3' LT DE VRIES WAY 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 C340.
5	SS MH #B-2 STA: 3+30.0, 211.9' LT DE VRIES WAY INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C340. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
6	SANITARY SEWER STUB (LOT 17) STA: 3+03.6, 275.8' LT DE VRIES WAY 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 C340.
7	SS MH #B-3 STA: 3+06.8, 299.3' LT DE VRIES WAY INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C340. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
8	SANITARY SEWER STUB (LOT 18) STA: 2+92.4, 299.9' LT DE VRIES WAY 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 C340.
9	SANITARY SEWER STUB (LOT 19) STA: 2+71.0, 340.2' LT DE VRIES WAY 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 C340.
10	SS MH #B-4 STA: 2+57.3, 394.5' LT DE VRIES WAY INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C340. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.

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: 5/9/16 BY: Kurt Otte

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

PERMIT	DATE	BY	REVISION SUMMARY
A	05/02/2016		

SANITARY SEWER LINE 'B' PLAN & PROFILE

WEATHERVIEW ESTATES SUBDIVISION

WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 15, 2014
AARON J. MURPHY
80954PE
EXPIRES: 06/30/16

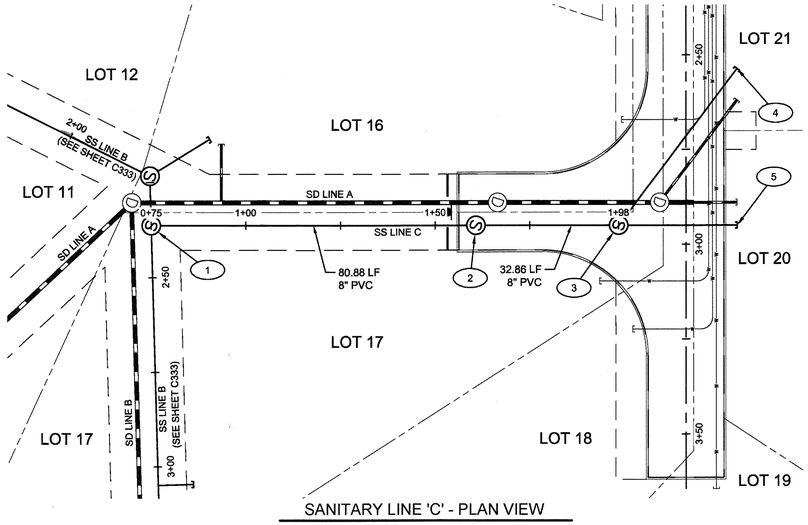
May 3 2016 7:38 AM

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

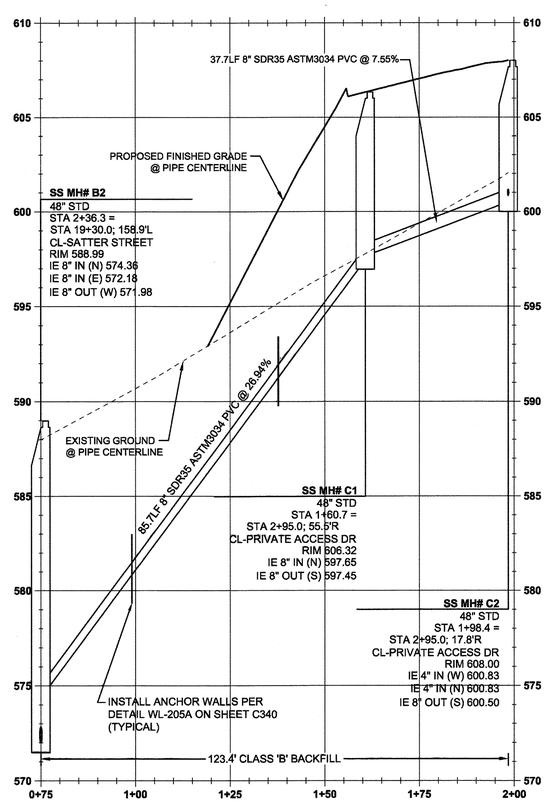
3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
SS LINE 'B' P&P

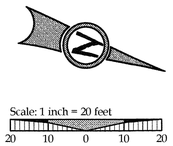
SHEET NUMBER
C333



SANITARY LINE 'C' - PLAN VIEW



SANITARY MAIN C PROFILE
(STA:0+75.00 - STA:2+00.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'



LEGEND

- PROPOSED LOT LINE
- PROPOSED CURB
- SANITARY SEWER LINE AND MANHOLE
- STORM DRAIN LINE AND MANHOLE
- DOMESTIC WATER SERVICE
- STORM SEWER LATERAL AS NOTED
- SANITARY SEWER LATERAL AS NOTED
- UTILITY/ACCESS EASEMENT

SANITARY SEWER CONSTRUCTION NOTES

1	SS MH #B-2 STA: 2+95.0, 141.2' RT PRIVATE ACCESS DR: PROPOSED SANITARY SEWER MANHOLE. SHOWN FOR REFERENCE ONLY; SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
2	SS MH #C-1 STA: 2+95.0, 55.5' RT PRIVATE ACCESS DR: INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C340. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
3	SS MH #C-2 STA: 2+95.0, 17.8' RT PRIVATE ACCESS DR: INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C340. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
4	SANITARY SEWER STUB (LOT 21) STA: 2+53.7, 13.0' LT PRIVATE ACCESS 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 C340.
5	SANITARY SEWER STUB (LOT 20) STA: 2+95.0, 13.5' LT PRIVATE ACCESS 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 C340.

SANITARY LATERAL TABLE - *SS LINE 'C'*

SANITARY LATERAL	LATERAL SIZE	LENGTH	INVERT AT MAIN	SLOPE	INVERT AT END	DEPTH AT END	SEWER LINE STATION
LOT 20 SANITARY	4"	31.3 lf	604.33	11.2%	600.83	5.3 FT	SS MH# C2
LOT 21 SANITARY	4"	51.8 lf	608.09	14.0%	600.83	5.3 FT	SS MH# C2

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE DEVELOPER.
2. ALL SEWER PIPE TO BE PVC AND SHALL CONFORM TO ASTM D-3034 UNLESS OTHERWISE NOTED.
3. MAINTAIN 10' MINIMUM HORIZONTAL CLEARANCE FROM WATER MAIN TO SEWER MAIN.
4. EXTEND PRIVATE UTILITIES WITH A JOINT TRENCH WITHIN 8' PUE SHOWN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER TO OBTAIN DESIGN INFORMATION.
5. SEE SANITARY SEWER NOTES ON SHEET C002.

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: 5/9/16 BY:

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

PERMIT #	REVISION SUMMARY	BY	DATE
			05/02/2016

SANITARY SEWER 'C' PLAN & PROFILE

WEATHERVIEW ESTATES SUBDIVISION

WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH Companies

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 12, 2013
AARON J. MURPHY
EXPIRES: 06/30/16

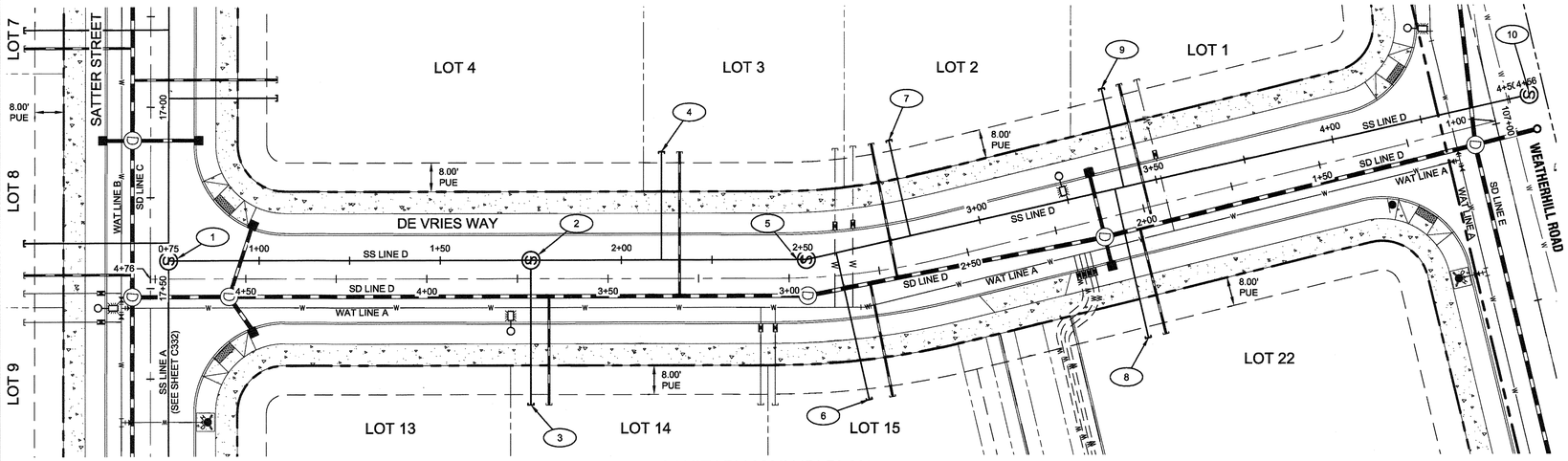
May 3 2016 7:38 AM

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

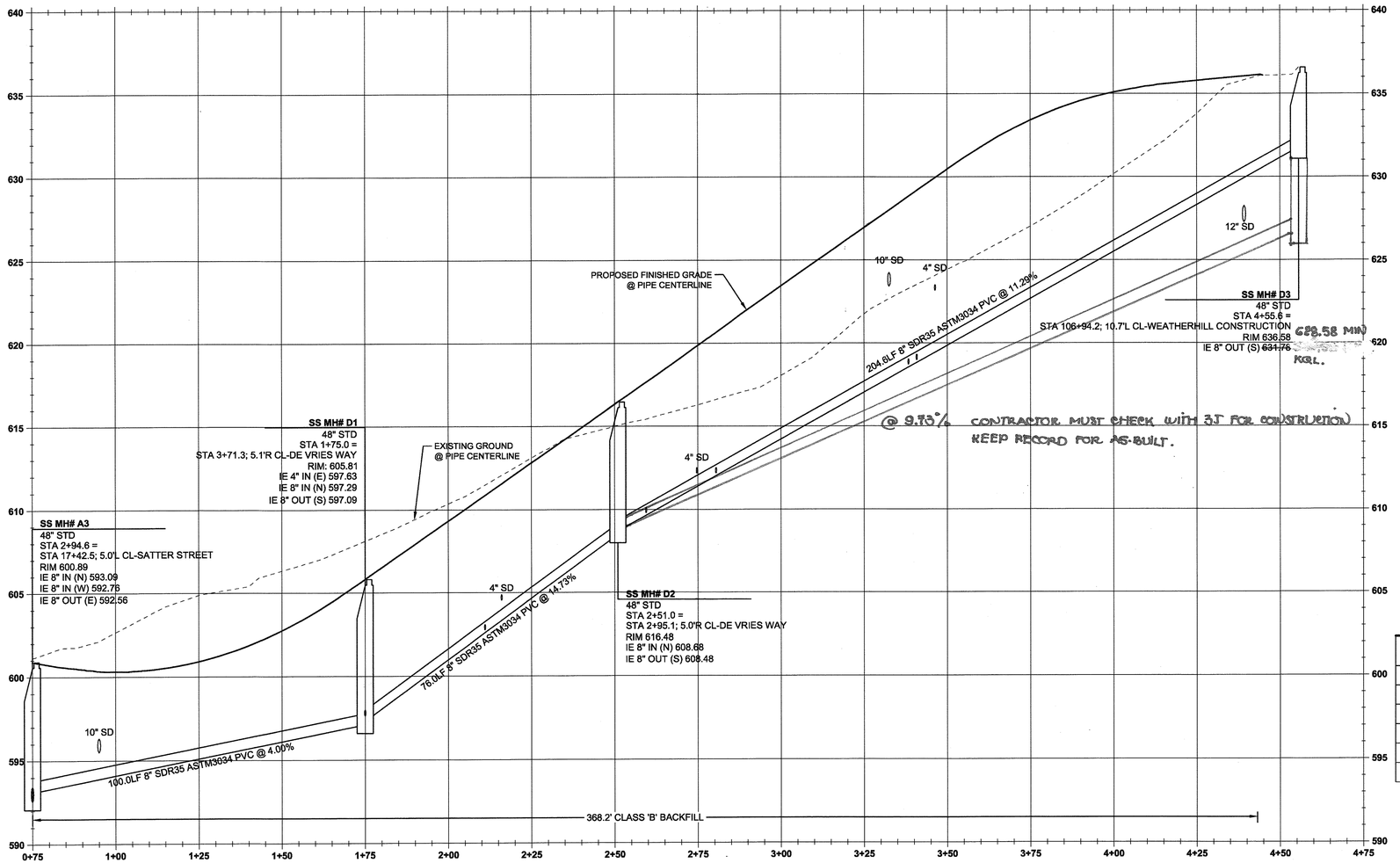
3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
SS LINE 'C' P&P

SHEET NUMBER
C334



SANITARY MAIN 'D' PLAN



SANITARY MAIN D PROFILE
(STA:0+75.00 - STA:4+75.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'

Scale: 1 inch = 20 feet
20 10 0 10 20

Know what's below. Call before you dig.

LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- PROPOSED CURB
- SANITARY SEWER LINE AND MANHOLE
- STORM DRAIN LINE AND MANHOLE
- DOMESTIC WATER SERVICE & METER
- STORM SEWER LATERAL AS NOTED
- SANITARY SEWER LATERAL AS NOTED
- PROPOSED RIGHT-OF-WAY
- UTILITY/ACCESS EASEMENT
- EXISTING TREES TO REMAIN
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- PROPOSED STORM INLET
- PROPOSED CONCRETE

SANITARY SEWER CONSTRUCTION NOTES

1	SS MH #A-3 STA: 4+71.3, 5.0' RT DE VRIES WAY: PROPOSED SANITARY SEWER MANHOLE. SHOWN FOR REFERENCE ONLY; SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
2	SS MH #D-1 STA: 3+71.3, 5.1' RT DE VRIES WAY: INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C340. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
3	SANITARY SEWER STUB (LOT 14) STA: 3+71.3, 34.9' LT DE VRIES WAY: 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 C340.
4	SANITARY SEWER STUB (LOT 3) STA: 3+35.3, 35.0' RT DE VRIES WAY: 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 C340.
5	SS MH #D-2 STA: 2+95.1, 5.0' RT DE VRIES WAY: INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C340. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.
6	SANITARY SEWER STUB (LOT 15) STA: 2+81.7, 35.0' LT DE VRIES WAY: 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 C340.
7	SANITARY SEWER STUB (LOT 2) STA: 2+65.5, 35.0' RT DE VRIES WAY: 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 C340.
8	SANITARY SEWER STUB (LOT 22) STA: 2+03.4, 35.0' RT PRIVATE ACCESS 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 C340.
9	SANITARY SEWER STUB (LOT 1) STA: 2+07.3, 35.0' LT PRIVATE ACCESS 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 C340.
10	SS MH #D-3 STA: 106+94.2, 10.7' LT WEATHERHILL RD: INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C340. SEE PROFILE ON THIS SHEET FOR ELEVATION DATA.

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 design and construction review and approval. The City is not responsible for errors or omissions in the field ...
Signature: ... Date: ...

SANITARY LATERAL TABLE - *SS LINE 'D'*

SANITARY LATERAL	LATERAL SIZE	LENGTH	INVERT AT MAIN	SLOPE	INVERT AT END	DEPTH AT END	SEWER LINE STATION
LOT 1 SANITARY	4"	28.0 lf	623.21	18.6%	618.56	6.82FT	STA: 3+40.8, SANITARY MAIN D
LOT 2 SANITARY	4"	27.0 lf	614.52	9.2%	612.03	6.82FT	STA: 2+80.5, SANITARY MAIN D
LOT 3 SANITARY	4"	29.9 lf	604.75	6.7%	602.76	6.82FT	STA: 2+11.0, SANITARY MAIN D
LOT 14 SANITARY	4"	40.0 lf	599.71	5.2%	597.63	6.8 FT	SS MH# D1
LOT 15 SANITARY	4"	41.6 lf	612.24	5.9%	609.76	6.82FT	STA: 2+59.5, SANITARY MAIN D
LOT 22 SANITARY	4"	42.1 lf	622.67	10.4%	618.29	6.82FT	STA: 3+38.4, SANITARY MAIN D

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE DEVELOPER.
2. ALL SEWER PIPE TO BE PVC AND SHALL CONFORM TO ASTM D-3034 UNLESS OTHERWISE NOTED.
3. MAINTAIN 10' MINIMUM HORIZONTAL CLEARANCE FROM WATER MAIN TO SEWER MAIN.
4. EXTEND PRIVATE UTILITIES WITH A JOINT TRENCH WITHIN 8' PUE SHOWN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER TO OBTAIN DESIGN INFORMATION.
5. SEE SANITARY SEWER NOTES ON SHEET C002.

#	REVISION SUMMARY	BY	DATE
	PERMIT		05/02/2016

SANITARY SEWER 'D' PLAN & PROFILE

WEATHERVIEW ESTATES SUBDIVISION

WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 15, 2014
AARON J. MURPHY
EXPIRES: 06/30/16

May 3 2016 7:38 AM

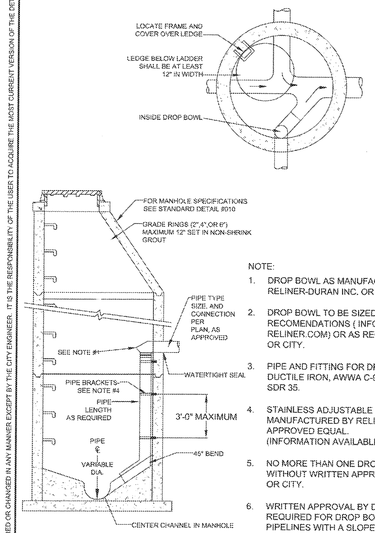
3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
SS LINE 'D' P&P

SHEET NUMBER
C335

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:

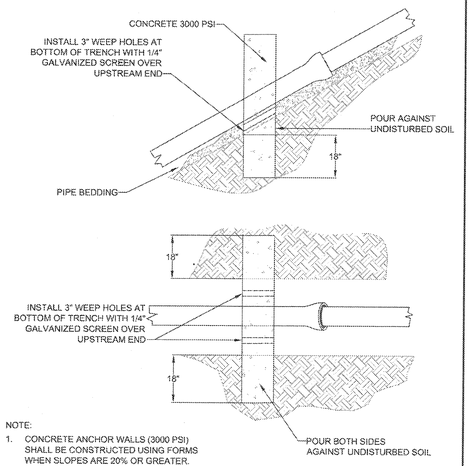
1. DROP BOWL AS MANUFACTURED BY RELINER-DURAN INC. OR APPROVED EQUAL.
2. DROP BOWL TO BE SIZED PER MANUFACTURER'S RECOMENDATIONS (INFORMATION AVAILABLE @ RELINER.COM) OR AS REQUIRED BY DISTRICT OR CITY.
3. PIPE AND FITTING FOR DROP ASSEMBLY SHALL BE: DUCTILE IRON, AWWA C-900 OR PVC ASTM 3034 SDR 35.
4. STAINLESS ADJUSTABLE PIPE BRACKETS AS MANUFACTURED BY RELINER-DURAN INC. OR APPROVED EQUAL. (INFORMATION AVAILABLE @ RELINER.COM).
5. NO MORE THAN ONE DROP BOWL PER MANHOLE WITHOUT WRITTEN APPROVAL BY DISTRICT OR CITY.
6. WRITTEN APPROVAL BY DISTRICT OR CITY IS REQUIRED FOR DROP BOWL INSTALATION ON PIPELINES WITH A SLOPE OF 5% OR GREATER.

INSIDE DROP MANHOLE CONNECTION FOR SANITARY SEWER PRIVATE SERVICE

City of West Linn

DATE:	2010
DRAWING NO.	WL-302
FILE NO.	

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



NOTE:

1. CONCRETE ANCHOR WALLS (3000 PSI) SHALL BE CONSTRUCTED USING FORMS WHEN SLOPES ARE 20% OR GREATER.
2. REMOVE FORMS PRIOR TO BACKFILLING TRENCH.

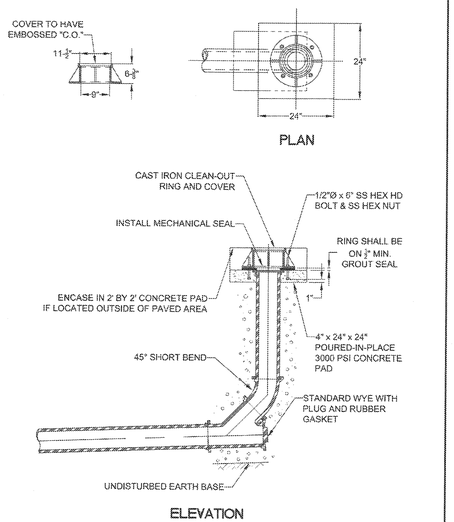
SLOPE	MIN. ANCHOR SPACING CENTER TO CENTER
0.20 - 0.34	35'
0.35 - 0.50	25'
0.51+	CONC. 15' OR ENCASEMENT

ANCHOR WALL

City of West Linn

DATE:	2010
DRAWING NO.	WL-205A
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.

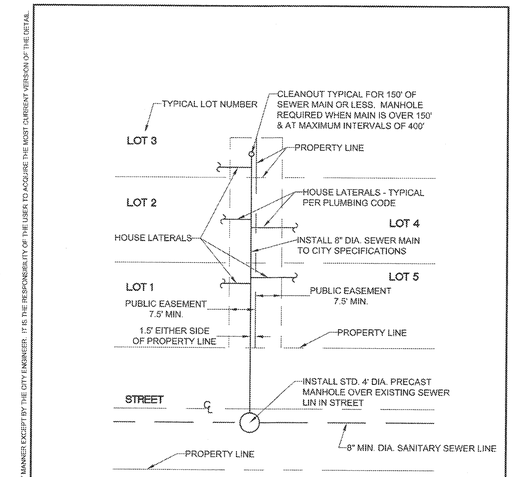


STANDARD CLEAN OUT

City of West Linn

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.



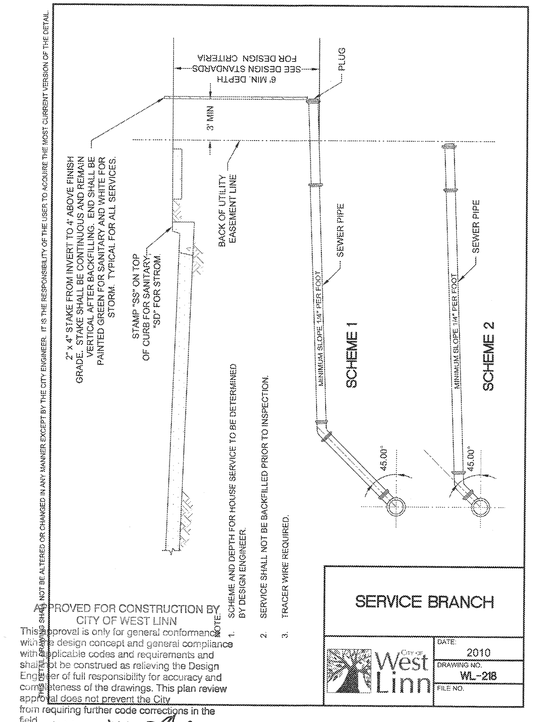
TYPICAL CONNECTION PLAN FOR 2 OR MORE LOTS.
PUBLIC EASEMENT ARRANGEMENT SHOWN TO BE USED ONLY WHEN PUBLIC ROAD RIGHT-OF-WAY ALIGNMENT CANNOT BE USED.

SANITARY SEWER CONNECTION MULTIPLE LOTS IN PUBLIC EASEMENT

City of West Linn

DATE:	2010
DRAWING NO.	WL-304
FILE NO.	

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



NOTE:

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

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: 5/5/16 BY: Kevin Cole

SERVICE BRANCH

City of West Linn

DATE:	2010
DRAWING NO.	WL-218
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.

PERMIT	DATE	BY	REVISION SUMMARY	#
	05/02/2016			

SANITARY SEWER DETAILS

WEATHERVIEW ESTATES SUBDIVISION

WEST LINN, OR

BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

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

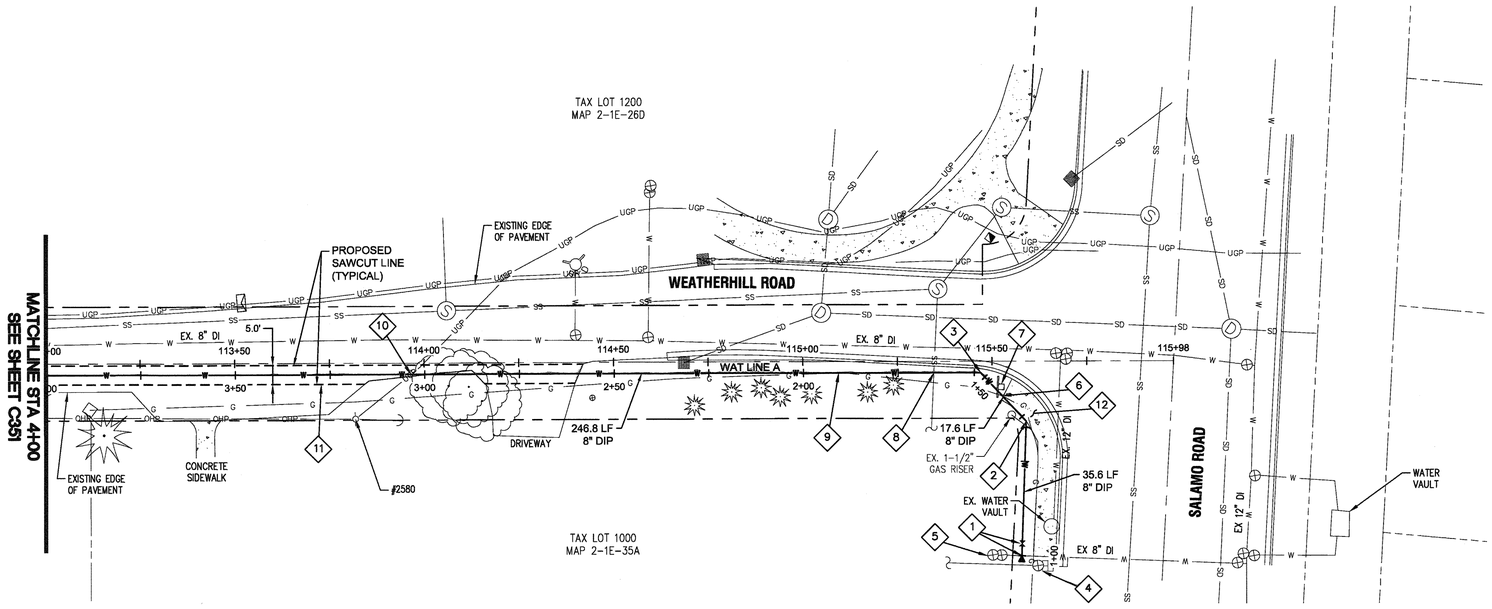
3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
SS DETAILS

SHEET NUMBER
C340

*****NOTE TO CONTRACTOR*****

CONTRACTOR SHALL POTHOLE ALL POTENTIAL UTILITY CONFLICTS ONE WEEK PRIOR TO COMMENCEMENT OF WORK. NOTIFY ENGINEER OF ANY DISCREPANCIES WITHIN 24 HOURS.



Scale: 1 inch = 20 feet

20 10 0 10 20

LEGEND

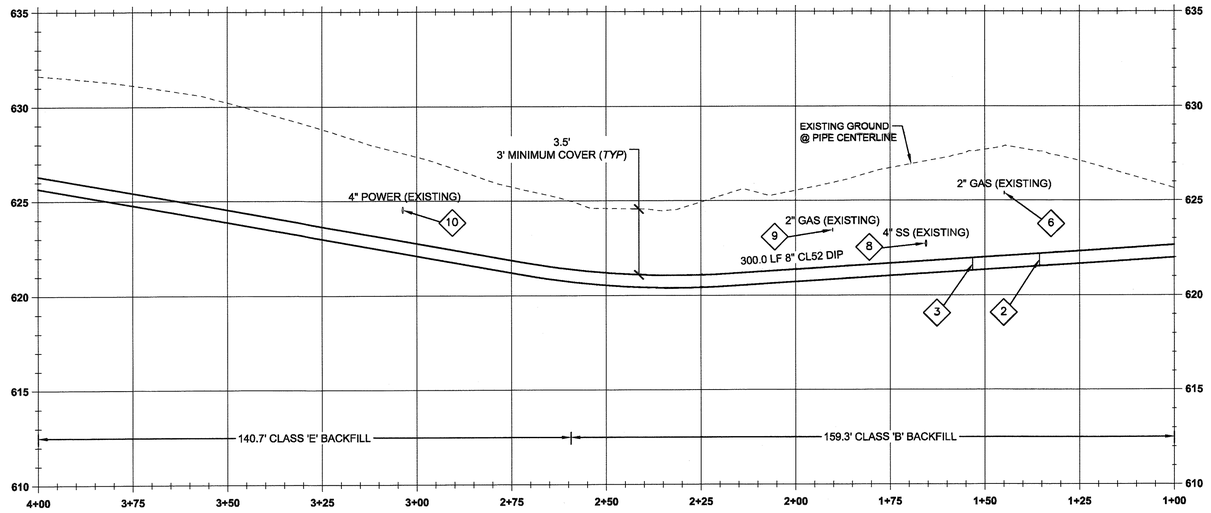
- EXISTING RIGHT-OF-WAY
- EXISTING LOT LINE
- EXISTING TREES TO REMAIN
- EXISTING CONCRETE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING TELEPHONE PEDESTAL
- EXISTING STREET SIGN
- EXISTING STORM INLET
- EXISTING SANITARY SEWER LINE & MANHOLE
- EXISTING STORM DRAIN LINE & MANHOLE
- EXISTING CURB AND GUTTER
- PROPOSED WATER LINE
- SAWCUT LINE

WATER LINE CONSTRUCTION NOTES

1	STA: 115+57.8, 51.5' RT WEATHERHILL RD CONSTRUCTION: WET TAP EXISTING 8" WATER LINE PER CITY OF WEST LINN STANDARD DETAIL WL-410 (STANDARD WET TAP). INSTALL 1-8" TAPPING SLEEVE W/ 1-8" TAPPING GATE VALVE, VALVE BOX, & THRUST BLOCK PER CITY OF WEST LINN STANDARD DETAIL WL-406 (HORIZONTAL THRUST BLOCKING). MATCH RIM TO EXISTING GRADE.
2	STA: 115+59.0, 15.9' RT WEATHERHILL RD CONSTRUCTION: INSTALL 45° BEND AND FIELD LOK JOINT RESTRAINT.
3	STA: 115+47.0, 3.0' RT WEATHERHILL RD CONSTRUCTION: INSTALL 45° BEND AND FIELD LOK JOINT RESTRAINT.
4	CONTRACTOR TO PROTECT EXISTING RESIDENTIAL METER, VALVE, AND SERVICE LINE TO REMAIN.
5	CONTRACTOR TO PROTECT EXISTING BLOW-OFF TO REMAIN FOR LINE CLEARING AND POTENTIAL FUTURE CONNECTION.
6	STA: 115+52.7, 9.1' RT WEATHERHILL RD CONSTRUCTION: EXISTING 2" GAS LINE; MAINTAIN 1' MINIMUM CLEARANCE. COORDINATE WITH NW NATURAL GAS. SEE "NOTE TO CONTRACTOR" ON THIS SHEET.
7	REMOVE, PROTECT, AND RE-INSTALL EXISTING "STREET NAMES" AND "STOP" SIGN POST WITH V-LOK UPON COMPLETION OF WATERLINE INSTALLATION.
8	STA: 115+34.6, 3.0' RT WEATHERHILL RD CONSTRUCTION: EXISTING 4" SEWER LATERAL; MAINTAIN 0.5' MINIMUM VERTICAL CLEARANCE. SEE "NOTE TO CONTRACTOR" ON THIS SHEET
9	STA: 115+09.5, 3.0' RT WEATHERHILL RD CONSTRUCTION: EXISTING 2" GAS LINE; MAINTAIN 1' MINIMUM CLEARANCE. COORDINATE WITH NW NATURAL GAS. SEE "NOTE TO CONTRACTOR" ON THIS SHEET
10	STA: 113+96.5, 3.0' RT WEATHERHILL RD CONSTRUCTION: EXISTING 4" UNDERGROUND POWER; MAINTAIN 1' MINIMUM CLEARANCE. SEE "NOTE TO CONTRACTOR" ON THIS SHEET
11	RESTORE ALL PAVEMENT SURFACING WITHIN SAWCUT AREAS SHOWN. MATCH EXISTING PAVEMENT SECTION PER CITY OF WEST LINN STANDARD DETAIL WL-203 (STREET T-CUT) ON SHEET C220.
12	RECONSTRUCT ADA RAMP AND MATCH EXISTING SIDEWALK PER CITY OF WEST LINN STANDARD DETAIL WL-506A.

WATER LINE 'A' PLAN

(STA: 1+00.00 TO STA: 4+00.00)



WATER LINE A PROFILE
(STA:1+00.00 - STA:4+00.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'

MJ RESTRAINT TABLE

MAIN LINE	ANGLE		
		45°	END
	8"	75' (MIN)	90' (MIN)

RESTRAIN ALL JOINTS

TEE MJ RESTRAINT TABLE

MAIN LINE	BRANCH LINE		
		6"	
	8"	75' (MIN)	

RESTRAIN ALL JOINTS

CITY OF WEST LINN 4.0014 RESTRAINED JOINTS

A. RESTRAINED JOINTS SHALL BE REQUIRED FOR TRANSMISSION PIPELINES WHICH CROSS UNSTABLE LAND, RAILROAD TRACKS, FREEWAYS, WATERCOURSES OR OTHER LOCATIONS WHICH COULD EITHER RESULT IN UNUSUAL GROUND MOVEMENTS OR COULD RESULT IN SIGNIFICANT DAMAGE TO PROPERTY OR LIFE SHOULD A LEAK OCCUR. WHERE TEES, ELBOWS – (HORIZONTAL OR VERTICAL), OR SIGNIFICANT CHANGE IN WATER MAIN ALIGNMENT EXIST, THE JOINT SHALL BE PROPERLY RESTRAINED WITH AND FIELD LOK® GASKETS MEGALUG® BOLTS; THE EXCEPTION SHALL BE FIRE HYDRANT LATERALS THAT SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWING WL-401.

B. IF 22° BEND OR LESS, THEN FIELD LOK® GASKETS SHALL BE INSTALLED 18 FT. OUT FROM BOTH SIDES OF BEND, CREATING 50 FT. OF SOLID CONNECTION OF WATER PIPE.

C. IF 45° BEND OR GREATER, THEN FIELD LOK® GASKETS SHALL BE INSTALLED 75 FT. OUT FROM BOTH SIDES OF BEND. BLOW-OFF ASSEMBLIES SHALL HAVE 90 FT. OF RESTRAINED PIPE INSTALLED. FOUR OR FIVE FIELD LOK® GASKETS SHALL BE INSTALLED IN THIS INSTANCE. FIELD VERIFICATION BY CITY PERSONNEL TO DETERMINE WHICH NUMBER OF FIELD LOK® GASKETS IS REQUIRED FOR INSTALLATION.

D. ANY WATER MAIN INSTALLATION PROPOSED THAT EXCEEDS 18 IN. IN DIAMETER SHALL HAVE THE DESIGN ENGINEER SUBMIT A RESTRAINT PLAN TO THE CITY FOR REVIEW PRIOR TO CONSTRUCTION.

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.
5. SEE CITY OF WEST LINN GENERAL WATER CONSTRUCTION NOTES ON SHEET C002.
6. MAINTAIN 10' MINIMUM HORIZONTAL CLEARANCE FROM WATER MAIN TO SEWER MAIN.

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: 5/3/16 BY: Khoj Dze

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

PERMIT	05/02/2016
A REVISION SUMMARY	BY DATE

WATER LINE 'A' PLAN & PROFILE I
WEATHERVIEW ESTATES SUBDIVISION
WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER 83954PE OREGON MAY 15, 2015 AARON J. MURPHY
EXPIRES: 06/30/16

May 3 2016 7:38 AM

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-0365

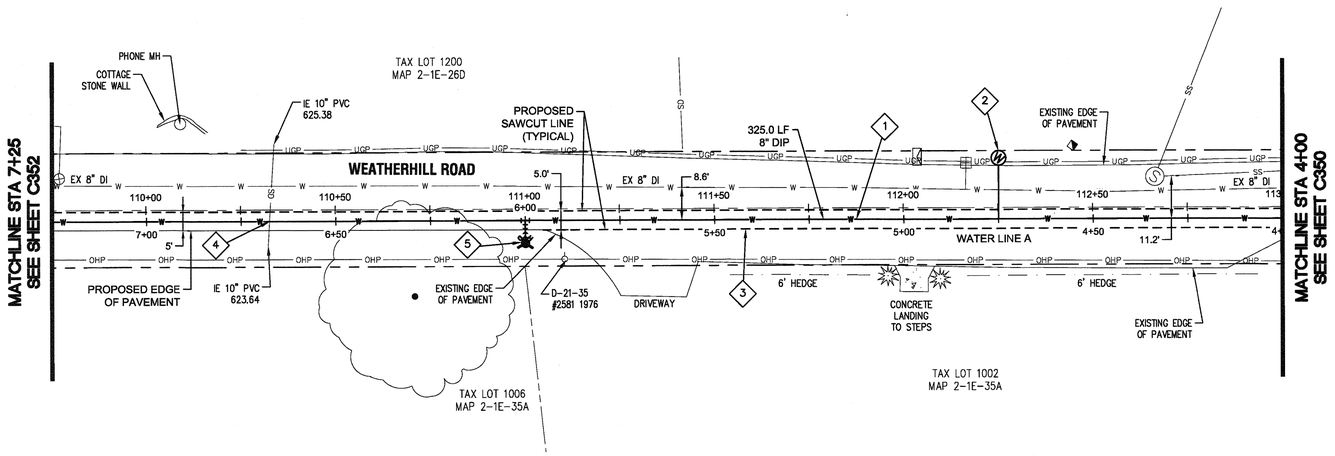
3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
WAT. LINE 'A' I

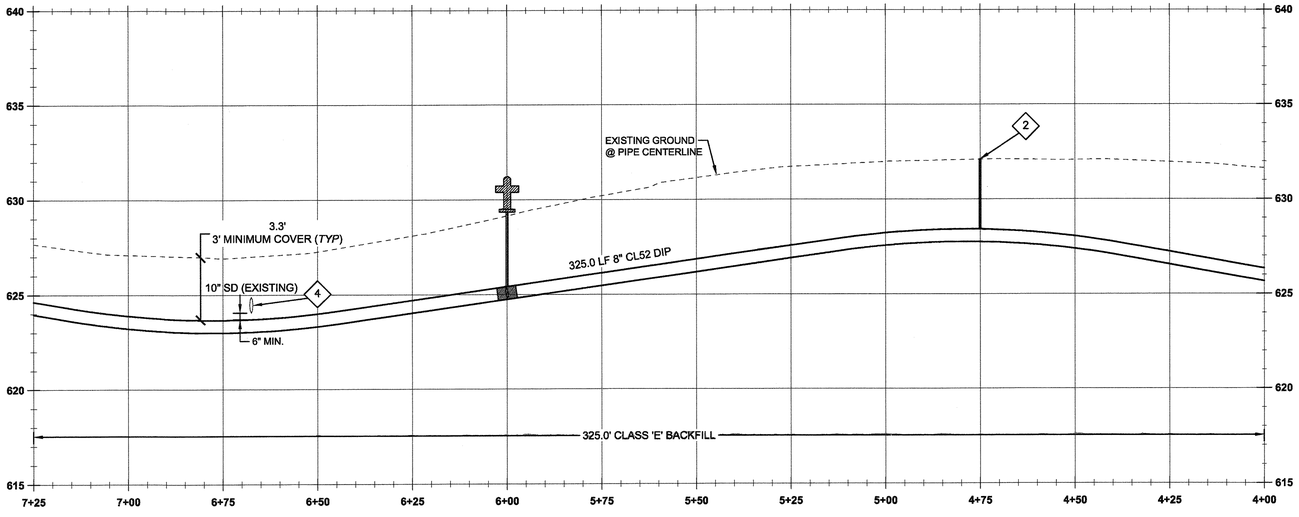
SHEET NUMBER
C350

NOTE TO CONTRACTOR

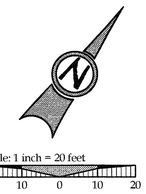
CONTRACTOR SHALL POTHOLE ALL POTENTIAL UTILITY CONFLICTS ONE WEEK PRIOR TO COMMENCEMENT OF WORK. NOTIFY ENGINEER OF ANY DISCREPANCIES WITHIN 24 HOURS.



WATER LINE 'A' PLAN
(STA: 4+00.00 TO STA: 7+25.00)



WATER LINE A PROFILE
(STA:4+00.00 - STA:7+25.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'



LEGEND

- EXISTING RIGHT-OF-WAY
- EXISTING LOT LINE
- EXISTING CURB AND GUTTER
- EXISTING TREES TO REMAIN
- EXISTING CONCRETE
- EXISTING OVERHEAD POWER LINE
- EXISTING SANITARY SEWER LINE & MANHOLE
- EXISTING STORM DRAIN LINE & MANHOLE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING LANDSCAPING
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING TELEPHONE PEDESTAL
- EXISTING POWER POLE
- EXISTING WATER METER/AIR RELEASE VALVE
- PROPOSED SAWCUT LINE
- PROPOSED WATER LINE

WATER LINE CONSTRUCTION NOTES

1	INSTALL 8" CLASS 52 DUCTILE IRON PIPE (APPROXIMATELY 730.4 LF BETWEEN BENDS).
2	STA: 112+25.2, 13.0' LT WEATHERHILL RD CONSTRUCTION: INSTALL AIR RELEASE VALVE PER CITY OF WEST LINN STANDARD DETAIL WL-405 (STANDARD AIR RELEASE VALVE UNIT) ON SHEET C360 . SEE "NOTE TO CONTRACTOR" ON THIS SHEET.
3	RESTORE ALL PAVEMENT SURFACING WITHIN SAWCUT AREAS SHOWN. MATCH EXISTING PAVEMENT SECTION PER CITY OF WEST LINN STANDARD DETAIL WL-203 (STREET T-CUT) ON SHEET C220.
4	STA: 110+32.7, 3.0' RT WEATHERHILL RD CONSTRUCTION: EXISTING 10" STORM CULVERT; MAINTAIN 0.5' MINIMUM VERTICAL CLEARANCE. SEE "NOTE TO CONTRACTOR" ON THIS SHEET.
5	STA: 111+00.2, 3.0' RT WEATHERHILL RD CONSTRUCTION: INSTALL 8"X8"X6" (FLGXFLG) TEE, 1-6" GATE VALVE (FLGXMJ), AND 6.0 LF OF 6" PIPE PER CITY OF WEST LINN STANDARD DETAIL WL-401 (STANDARD FIRE HYDRANT ASSEMBLY) ON SHEET C360.

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.
5. SEE CITY OF WEST LINN GENERAL WATER CONSTRUCTION NOTES ON SHEET C002.
6. MAINTAIN 10' MINIMUM HORIZONTAL CLEARANCE FROM WATER MAIN TO SEWER MAIN.

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: 5/3/15 BY: [signature]

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

PERMIT

	REVISION SUMMARY	BY	DATE
A			05/02/2016

WATER LINE 'A' PLAN & PROFILE II

WEATHERVIEW ESTATES SUBDIVISION

WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
83954PE
OREGON
MAY 15, 2015
AARON J. MURPHY
EXPIRES: 06/30/16

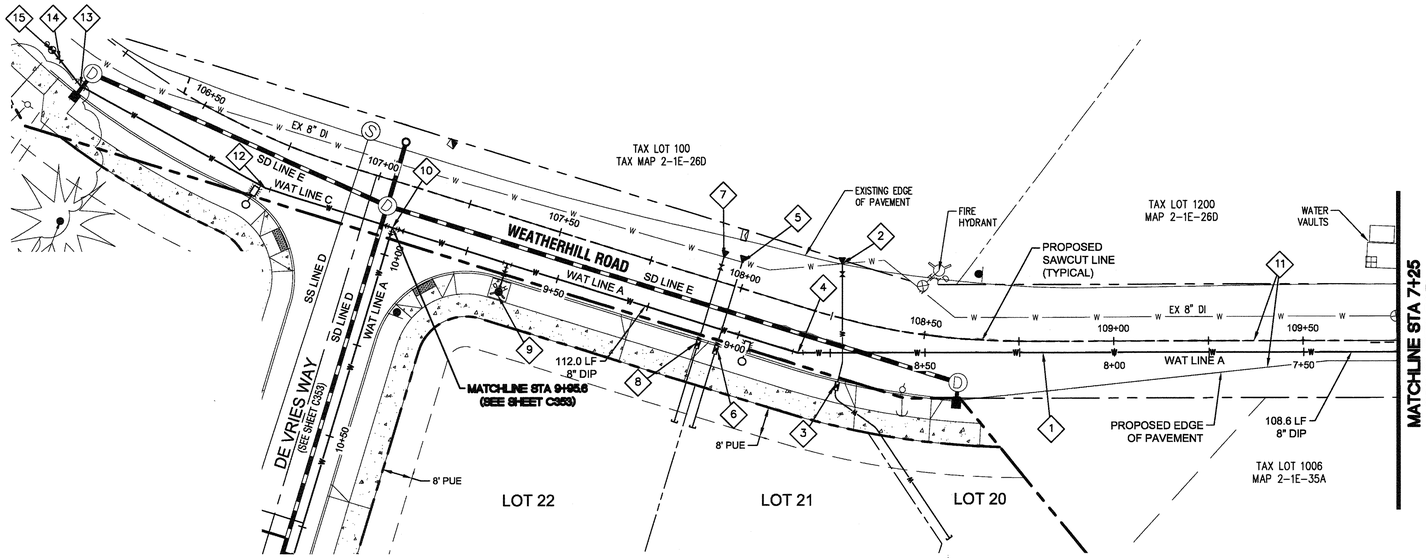
May 3 2016 7:38 AM

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

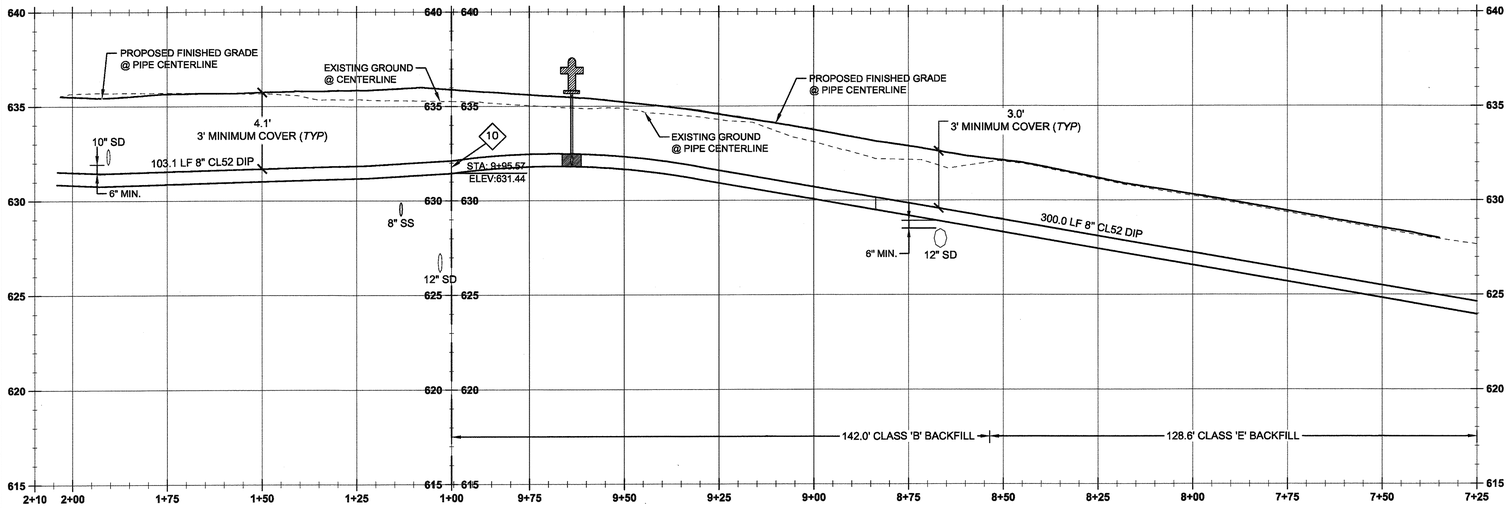
3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
WAT. LINE 'A' II

SHEET NUMBER
C351



WATER LINE 'A' PLAN
(STA: 7+25.00 TO STA: 10+25.00)



WATER LINE 'C' PROFILE
(STA: 1+00.00 TO STA: 2+10.00)

WATER LINE 'A' PROFILE
(STA: 7+25.00 TO STA: 9+95.57)

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.
5. SEE CITY OF WEST LINN GENERAL WATER CONSTRUCTION NOTES ON SHEET C002.
6. MAINTAIN 10' MINIMUM HORIZONTAL CLEARANCE FROM WATER MAIN TO SEWER MAIN.

TEE MJ RESTRAINT TABLE

	BRANCH LINE		
MAIN LINE		6"	
	8"	75' (MIN)	

RESTRAIN ALL JOINTS

MJ RESTRAINT TABLE

	ANGLE		
MAIN LINE		22.5°	END
	8"	18' (MIN)	90' (MIN)

RESTRAIN ALL JOINTS

CITY OF WEST LINN 4.0014 RESTRAINED JOINTS

A. RESTRAINED JOINTS SHALL BE REQUIRED FOR TRANSMISSION PIPELINES WHICH CROSS UNSTABLE LAND, RAILROAD TRACKS, FREEWAYS, WATERCOURSES OR OTHER LOCATIONS WHICH COULD EITHER RESULT IN UNUSUAL GROUND MOVEMENTS OR COULD RESULT IN SIGNIFICANT DAMAGE TO PROPERTY OR LIFE SHOULD A LEAK OCCUR. WHERE TEES, ELBOWS – (HORIZONTAL OR VERTICAL), OR SIGNIFICANT CHANGE IN WATER MAIN ALIGNMENT EXIST, THE JOINT SHALL BE PROPERLY RESTRAINED WITH AND FIELD LOK® GASKETS MEGALUG® BOLTS; THE EXCEPTION SHALL BE FIRE HYDRANT LATERALS THAT SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWING WL-401.
B. IF 22° BEND OR LESS, THEN FIELD LOK® GASKETS SHALL BE INSTALLED 18 FT. OUT FROM BOTH SIDES OF BEND, CREATING 50 FT. OF SOLID CONNECTION OF WATER PIPE.
C. IF 45° BEND OR GREATER, THEN FIELD LOK® GASKETS SHALL BE INSTALLED 75 FT. OUT FROM BOTH SIDES OF BEND. BLOW-OFF ASSEMBLIES SHALL HAVE 90 FT. OF RESTRAINED PIPE INSTALLED. FOUR OR FIVE FIELD LOK® GASKETS SHALL BE INSTALLED IN THIS INSTANCE. FIELD VERIFICATION BY CITY PERSONNEL TO DETERMINE WHICH NUMBER OF FIELD LOK® GASKETS IS REQUIRED FOR INSTALLATION.
D. ANY WATER MAIN INSTALLATION PROPOSED THAT EXCEEDS 18 IN. IN DIAMETER SHALL HAVE THE DESIGN ENGINEER SUBMIT A RESTRAINT PLAN TO THE CITY FOR REVIEW PRIOR TO CONSTRUCTION.

Scale: 1 inch = 20 feet
20 10 0 10 20

LEGEND

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING TREES TO REMAIN
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING TELEPHONE PEDESTAL
- EXISTING WATER METER/AIR RELEASE VALVE
- PROPOSED LOT LINE
- PROPOSED CURB LINE
- PROPOSED CONCRETE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED STREET SIGN
- PROPOSED UTILITY EASEMENT
- PROPOSED GRADING EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLIINE
- SANITARY SEWER LINE AND MANHOLE
- STORM DRAIN LINE AND MANHOLE
- PROPOSED WATER LINE
- DOMESTIC WATER SERVICE & METER
- STORM SEWER LATERAL
- SANITARY SEWER LATERAL
- PROPOSED STORM SEWER CLEANOUT

WATER LINE CONSTRUCTION NOTES

1	INSTALL 300.0 LF 8" CLASS 52 DUCTILE IRON PIPE (RESTRAIN ALL JOINTS).
2	STA: 108+30.1, 8.8' RT WEATHERHILL RD CONSTRUCTION: WET TAP EXISTING 8" WATER LINE PER CITY OF WEST LINN STANDARD DETAIL WL-410 (STANDARD WET TAP). INSTALL 1-8" TAPPING SLEEVE W/ 1-8" TAPPING GATE VALVE, VALVE BOX, & THRUST BLOCK PER CITY OF WEST LINN STANDARD DETAIL WL-406 (HORIZONTAL THRUST BLOCKING). MATCH RIM TO EXISTING GRADE.
3	STA: 108+30.7, 17.6' RT WEATHERHILL RD CONSTRUCTION: INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1" WATER SERVICE) ON SHEET C360. CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
4	STA: 108+19.3, 12.0' RT WEATHERHILL RD CONSTRUCTION: INSTALL 22.5° BEND AND FIELD LOK JOINT RESTRAINT.
5	STA: 107+98.3, 12.0' RT WEATHERHILL RD CONSTRUCTION: WET TAP EXISTING 8" WATER LINE PER CITY OF WEST LINN STANDARD DETAIL WL-410 (STANDARD WET TAP). INSTALL 1-8" TAPPING SLEEVE W/ 1-8" TAPPING GATE VALVE, VALVE BOX, & THRUST BLOCK PER CITY OF WEST LINN STANDARD DETAIL WL-406 (HORIZONTAL THRUST BLOCKING). MATCH RIM TO EXISTING GRADE.
6	STA: 107+98.4, 17.6' RT WEATHERHILL RD CONSTRUCTION: INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1" WATER SERVICE) ON SHEET C360. CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
7	STA: 107+93.3, 12.0' RT WEATHERHILL RD CONSTRUCTION: WET TAP EXISTING 8" WATER LINE PER CITY OF WEST LINN STANDARD DETAIL WL-410 (STANDARD WET TAP). INSTALL 1-8" TAPPING SLEEVE W/ 1-8" TAPPING GATE VALVE, VALVE BOX, & THRUST BLOCK PER CITY OF WEST LINN STANDARD DETAIL WL-406 (HORIZONTAL THRUST BLOCKING). MATCH RIM TO EXISTING GRADE.
8	STA: 107+93.4, 17.6' RT WEATHERHILL RD CONSTRUCTION: INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1" WATER SERVICE) ON SHEET C360. CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
9	STA: 107+39.1, 19.8' RT WEATHERHILL RD CONSTRUCTION: INSTALL 8"X8"X6" (FLGXFLG) TEE, 1-6" GATE VALVE (FLGXMJ), AND 7.8 LF OF 6" PIPE PER CITY OF WEST LINN STANDARD DETAIL WL-401 (STANDARD FIRE HYDRANT ASSEMBLY) ON SHEET C360.
10	STA: 107+09.7, 12.0' RT WEATHERHILL RD CONSTRUCTION: INSTALL 8"X8"X8" (FLGXFLG) TEE, 3-8" GATE VALVES (FLGXMJ), 1-8" MJ PLUG (WEST) PER CITY OF WEST LINN STANDARD DETAIL WL-411 (STANDARD VALVE BOX DETAIL) ON SHEET C360.
11	RESTORE ALL PAVEMENT SURFACING WITHIN SAWCUT AREAS SHOWN. MATCH EXISTING DIMENSIONS AND PAVEMENT SECTION PER CITY OF WEST LINN STANDARD DETAIL WL-203 (STREET T-CUT) ON SHEET C220.
12	STA: 106+73.2, 12.8' RT WEATHERHILL RD CONSTRUCTION: INSTALL 11.25° BEND AND FIELD LOK JOINT RESTRAINT.
13	STA: 106+21.0, 14.1' RT WEATHERHILL RD CONSTRUCTION: INSTALL 22.5° BEND AND FIELD LOK JOINT RESTRAINT.
14	STA: 106+13.0, 12.3' RT WEATHERHILL RD CONSTRUCTION: INSTALL 1-8" GATE VALVE (FLGXMJ).
15	STA: 106+10.0, 11.7' RT WEATHERHILL RD CONSTRUCTION: INSTALL 2" BLOW-OFF ASSEMBLY PER CITY OF WEST LINN STANDARD DETAIL WL-404A (STANDARD 2" BLOW-OFF ASSEMBLY) ON SHEET C360.

ACCEPTANCE OF CONSTRUCTION BY
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: 5/9/16 BY:

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

PERMIT	DATE	BY	REVISION SUMMARY
4	05/02/2016		

WATER LINE 'A' PLAN & PROFILE III
WEATHERVIEW ESTATES SUBDIVISION
WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
89864PE
OREGON
AARON J. MURPHY
EXPIRES: 06/30/16

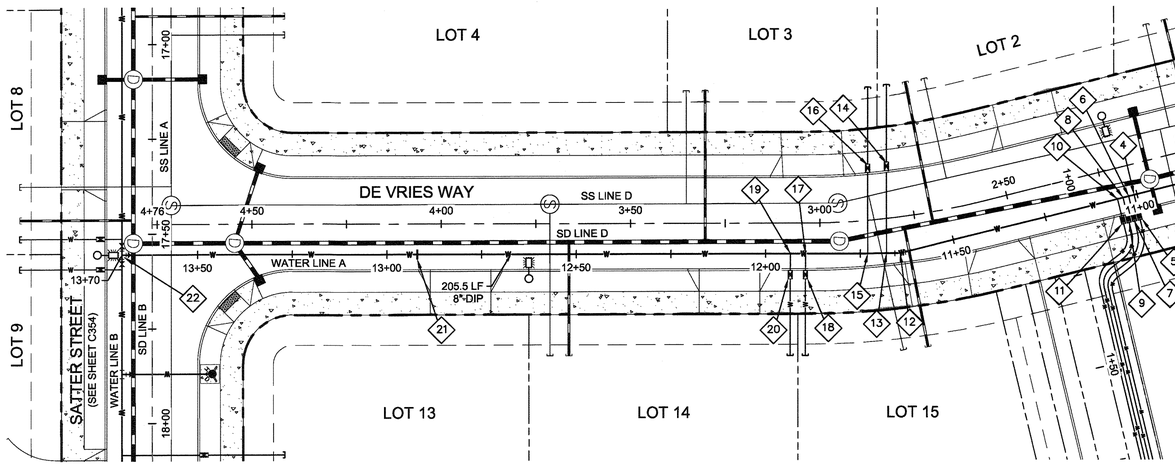
May 3 2016 7:38 AM

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

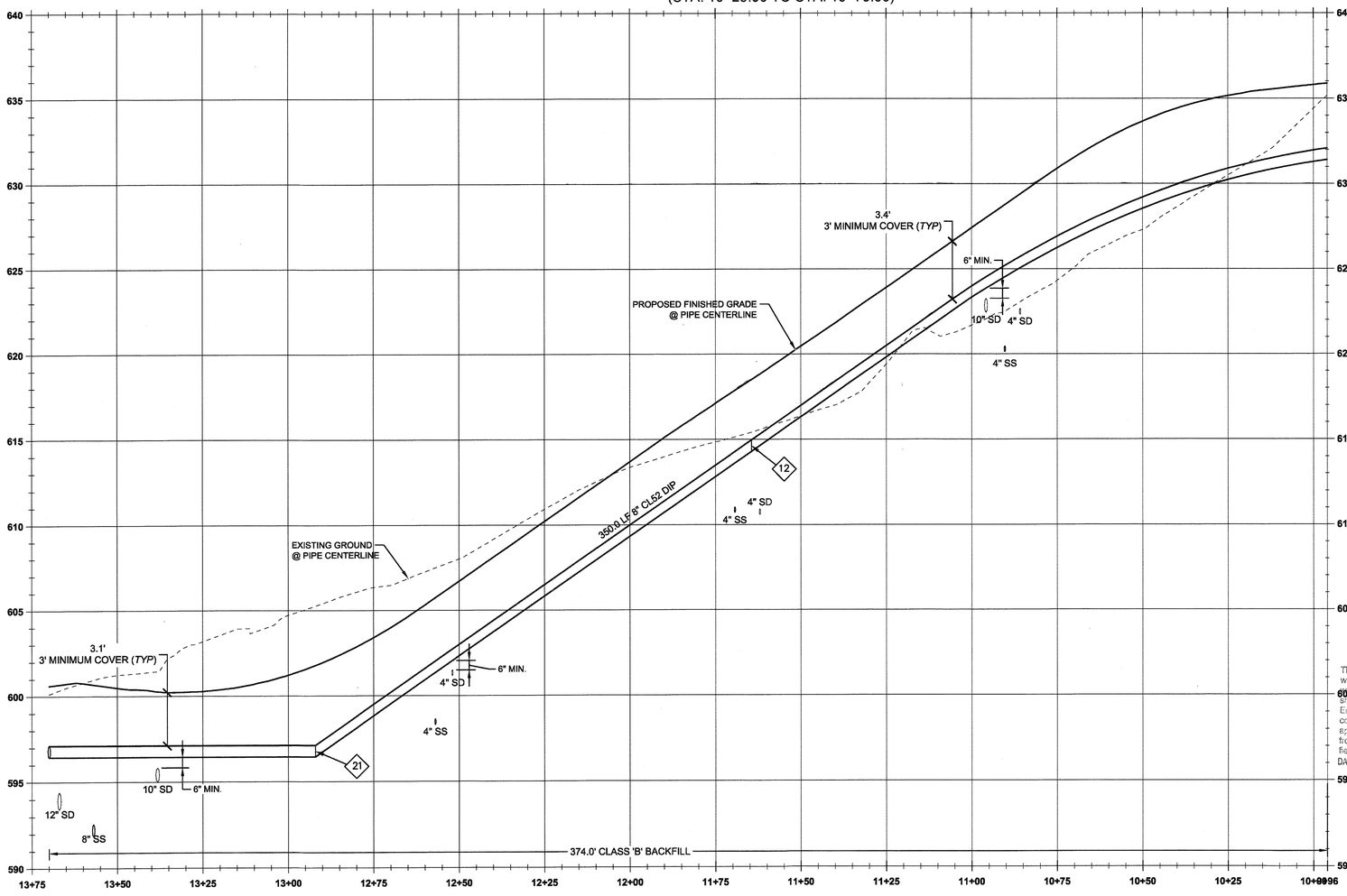
3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
WAT. LINE 'A' III

SHEET NUMBER
C352



WATER LINE 'A' PLAN
(STA: 10+25.00 TO STA: 13+75.00)



WATER LINE A PROFILE
(STA:9+96.00 - STA:13+75.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'

CITY OF WEST LINN 4.0014 RESTRAINED JOINTS

A. RESTRAINED JOINTS SHALL BE REQUIRED FOR TRANSMISSION PIPELINES WHICH CROSS UNSTABLE LAND, RAILROAD TRACKS, FREEWAYS, WATERCOURSES OR OTHER LOCATIONS WHICH COULD EITHER RESULT IN UNUSUAL GROUND MOVEMENTS OR COULD RESULT IN SIGNIFICANT DAMAGE TO PROPERTY OR LIFE SHOULD A LEAK OCCUR. WHERE TEES, ELBOWS – (HORIZONTAL OR VERTICAL), OR SIGNIFICANT CHANGE IN WATER MAIN ALIGNMENT EXIST, THE JOINT SHALL BE PROPERLY RESTRAINED WITH AND FIELD LOK® GASKETS MEGALUG® BOLTS; THE EXCEPTION SHALL BE FIRE HYDRANT LATERALS THAT SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWING WL-401.

B. IF 22° BEND OR LESS, THEN FIELD LOK® GASKETS SHALL BE INSTALLED 18 FT. OUT FROM BOTH SIDES OF BEND, CREATING 50 FT. OF SOLID CONNECTION OF WATER PIPE.

C. IF 45° BEND OR GREATER, THEN FIELD LOK® GASKETS SHALL BE INSTALLED 75 FT. OUT FROM BOTH SIDES OF BEND. BLOW-OFF ASSEMBLIES SHALL HAVE 90 FT. OF RESTRAINED PIPE INSTALLED. FOUR OR FIVE FIELD LOK® GASKETS SHALL BE INSTALLED IN THIS INSTANCE. FIELD VERIFICATION BY CITY PERSONNEL TO DETERMINE WHICH NUMBER OF FIELD LOK® GASKETS IS REQUIRED FOR INSTALLATION.

D. ANY WATER MAIN INSTALLATION PROPOSED THAT EXCEEDS 18 IN. IN DIAMETER SHALL HAVE THE DESIGN ENGINEER SUBMIT A RESTRAINT PLAN TO THE CITY FOR REVIEW PRIOR TO CONSTRUCTION.

MJ RESTRAINT TABLE

MAIN LINE	ANGLE		
		11.25°	END
	8"	18' (MIN)	90' (MIN)

RESTRAIN ALL JOINTS

TEE MJ RESTRAINT TABLE

MAIN LINE	BRANCH LINE		
		6"	
	8"	75' (MIN)	

RESTRAIN ALL JOINTS

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: 5/5/16 BY: KMS

Know what's below.
Call before you dig.

LEGEND

- BOUNDARY LINE
- EXISTING WATER LINE & METER
- EXISTING WATER VALVE
- EXISTING TELEPHONE PEDESTAL
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED STREET SIGN
- PROPOSED LOT LINE
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLIINE
- SANITARY SEWER LINE AND MANHOLE
- STORM DRAIN LINE AND MANHOLE
- DOMESTIC WATER SERVICE & METER
- PROPOSED STORM SEWER CLEANOUT
- STORM SEWER LATERAL AS NOTED
- SANITARY SEWER LATERAL AS NOTED
- PROPOSED WATER LINE

Scale: 1 inch = 20 feet
20 10 0 10 20

WATER LINE CONSTRUCTION NOTES

1	INSTALL 345.0 LF 8" CLASS 52 DUCTILE IRON PIPE (RESTRAIN ALL JOINTS).
2	STA: 1+93.3, 8.0' LT DE VRIES WAY: 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 (STANDARD1" WATER SERVICE) ON SHEET C360. CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
3	STA: 1+93.4, 13.6' RT DE VRIES WAY: INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD1" WATER SERVICE) ON SHEET C360.
4	STA: 2+17.3, 8.0' LT DE VRIES WAY: 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 (STANDARD1" WATER SERVICE) ON SHEET C360. CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
5	STA: 2+17.3, 13.6' LT DE VRIES WAY: INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD1" WATER SERVICE) ON SHEET C360.
6	STA: 2+18.8, 8.0' LT DE VRIES WAY: 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 (STANDARD1" WATER SERVICE) ON SHEET C360. CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
7	STA: 2+18.8, 13.6' LT DE VRIES WAY: INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD1" WATER SERVICE) ON SHEET C360.
8	STA: 2+20.3, 8.0' LT DE VRIES WAY: 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 (STANDARD1" WATER SERVICE) ON SHEET C360. CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
9	STA: 2+20.3, 13.6' LT DE VRIES WAY: INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD1" WATER SERVICE) ON SHEET C360.
10	STA: 2+21.8, 8.0' LT DE VRIES WAY: 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 (STANDARD1" WATER SERVICE) ON SHEET C360. CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
11	STA: 2+21.8, 13.6' LT DE VRIES WAY: INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD1" WATER SERVICE) ON SHEET C360.
12	STA: 2+79.9, 9.5' LT DE VRIES WAY: INSTALL 11.25° BEND AND FIELD LOK JOINT RESTRAINT.
13	STA: 2+83.3, 9.1' LT DE VRIES WAY: 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 (STANDARD1" WATER SERVICE) ON SHEET C360. CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
14	STA: 2+80.6, 14.5' RT DE VRIES WAY: INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD1" WATER SERVICE) ON SHEET C360.
15	STA: 2+83.3, 9.1' LT DE VRIES WAY: 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 (STANDARD1" WATER SERVICE) ON SHEET C360. CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
16	STA: 2+80.6, 14.5' RT DE VRIES WAY INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD1" WATER SERVICE) ON SHEET C360.
17	STA: 3+03.8, 8.0' LT DE VRIES WAY: 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 (STANDARD1" WATER SERVICE) ON SHEET C360. CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
18	STA: 3+03.8, 14.5' LT DE VRIES WAY: INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD1" WATER SERVICE) ON SHEET C360.
19	STA: 3+07.8, 8.0' LT DE VRIES WAY: 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 (STANDARD1" WATER SERVICE) ON SHEET C360. CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
20	STA: 3+07.8, 14.5' LT DE VRIES WAY: INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD1" WATER SERVICE) ON SHEET C360.
21	STA: 4+06.3, 8.0' LT DE VRIES WAY: INSTALL VERTICAL 45° BEND AND FIELD LOK JOINT RESTRAINT.
22	STA: 17+55.4, 5.6' RT SATTER ST: INSTALL 8"X8"X8" (FLGXFLG) TEE, 3-8" GATE VALVE (FLGXMJ) PER CITY OF WEST LINN STANDARD DETAIL WL-411 (STANDARD VALVE BOX DETAIL) ON SHEET C360.

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.
5. SEE CITY OF WEST LINN GENERAL WATER CONSTRUCTION NOTES ON SHEET C002.
6. MAINTAIN 10' MINIMUM HORIZONTAL CLEARANCE FROM WATER MAIN TO SEWER MAIN.

PERMIT	#	REVISION SUMMARY	BY	DATE
				05/02/2016

WATER LINE 'A' PLAN & PROFILE IV

WEATHERVIEW ESTATES SUBDIVISION

WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
88964PE
OREGON
MAY 15, 1975
AARON J. MURPHY
EXPIRES: 06/30/16

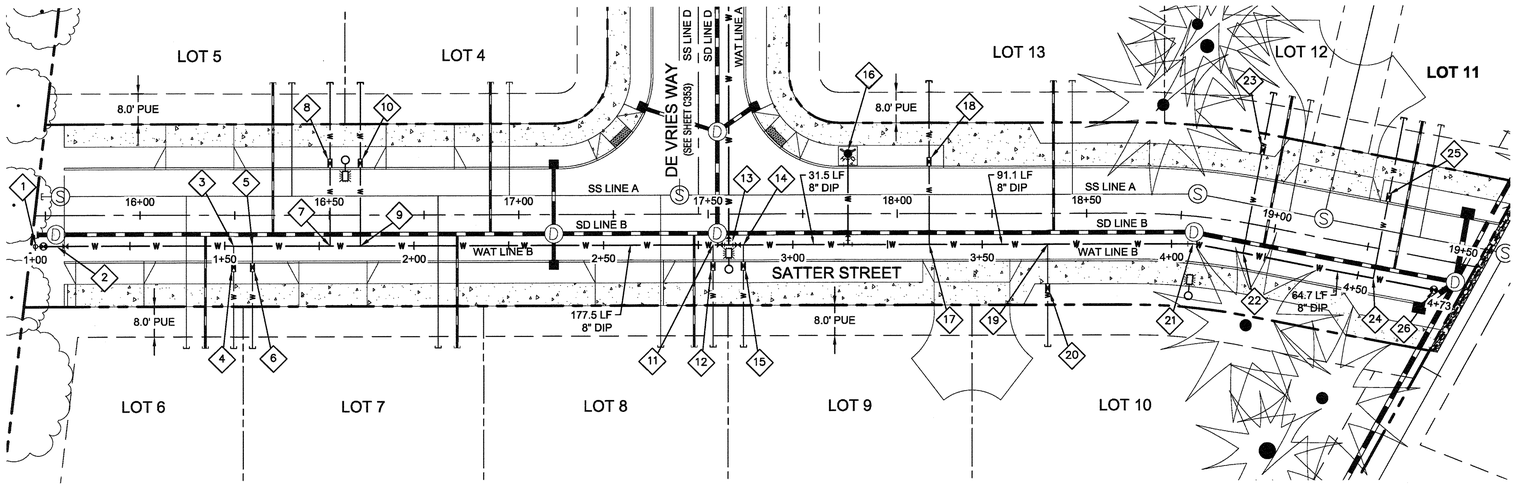
May 3 2016 7:38 AM

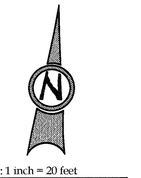
3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
WAT. LINE 'A' IV

SHEET NUMBER
C353





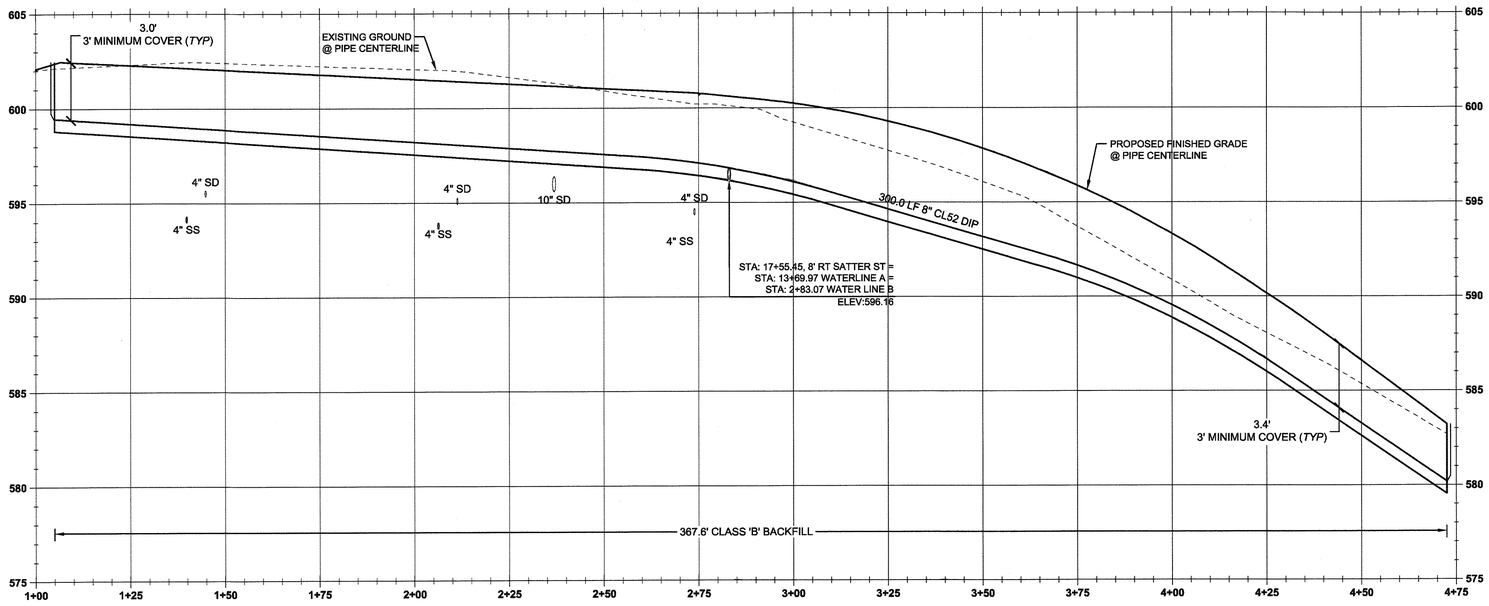
LEGEND

- BOUNDARY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- GRADING EASEMENT
- UTILITY EASEMENT
- PROPOSED SIDEWALK
- SANITARY SEWER LINE & MANHOLE
- STORM DRAIN LINE & MANHOLE
- PROPOSED WATER LINE
- DOMESTIC WATER SERVICE & METER

WATER LINE CONSTRUCTION NOTES

1	STA: 15+74.5, 8.0' RT SATTER ST: INSTALL 2" BLOW-OFF ASSEMBLY PER CITY OF WEST LINN STANDARD DETAIL WL-404A (STANDARD 2" BLOW-OFF ASSEMBLY) ON SHEET C360.
2	STA: 15+80.3, 8.0' RT SATTER ST: INSTALL 8"X8"X8" (FLGXFLG) TEE, 2-8" GATE VALVES (FLGXMJ), AND 1-8" FLGXMJ ADAPTER PER CITY OF WEST LINN STANDARD DETAIL WL-411 (STANDARD VALVE BOX DETAIL) ON SHEET C360.
3	STA: 16+24.7, 8.0' RT SATTER ST: 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 C360. CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
4	STA: 16+24.7, 13.6' RT SATTER ST; INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C360.
5	STA: 16+29.7, 8.0' RT SATTER ST: 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 C360. CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
6	STA: 16+29.7, 13.6' RT SATTER ST: INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C360.
7	STA:16+50.2, 8.0' RT SATTER ST: 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 C360. CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
8	STA: 16+50.2, 13.6' LT SATTER ST: INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C360.
9	STA: 16+58.2, 8.0' RT SATTER ST: 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 C360. CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
10	STA: 16+58.2, 13.6' LT SATTER ST; INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C360.
11	STA: 17+51.3, 8.0' RT SATTER ST: 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 C360. CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
12	STA: 17+51.3, 13.6' RT SATTER ST: INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C360.
13	STA: 17+55.4, 8.0' RT SATTER ST: SEE "WATER CONSTRUCTION NOTE" NO. 22 ON SHEET C353.
14	STA: 17+59.3, 8.0' RT SATTER ST: 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 C360. CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
15	STA: 17+59.3, 13.6' RT SATTER ST: INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C240.
16	STA: 17+87.0, 15.8' LT SATTER ST: INSTALL 8"X8"X6" (FLGXFLG) TEE, 1-6" GATE VALVE (FLGXMJ), AND 23.8 LF OF 6" PIPE PER CITY OF WEST LINN STANDARD DETAIL WL-401 (STANDARD FIRE HYDRANT ASSEMBLY) ON SHEET C360.
17	STA: 18+08.4, 8.0' RT SATTER ST: 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 C360. CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
18	STA: 18+08.4, 13.6' LT SATTER ST; INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C360.
19	STA: 18+39.7, 8.0' RT SATTER ST: 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 C360. CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
20	STA: 18+39.7, 20.5' RT SATTER ST: INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C360.
21	STA: 18+78.8, 7.2' RT SATTER ST; INSTALL 11.25° BEND AND FIELD LOK JOINT RESTRAINT.
22	STA: 18+92.8, 8.0' RT SATTER ST: 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 C360. CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
23	STA: 18+93.3, 19.6' LT SATTER ST; INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C360.
24	STA: 19+28.0, 8.0' RT SATTER ST: 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 C360. CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
25	STA: 19+28.0, 13.6' LT SATTER ST: INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C360.
26	STA: 19+44.2, 8.0' RT SATTER ST: INSTALL 2" BLOW-OFF ASSEMBLY PER CITY OF WEST LINN STANDARD DETAIL WL-404A (STANDARD 2" BLOW-OFF ASSEMBLY) ON SHEET C360.

WATER LINE 'B' PLAN



WATER LINE B PROFILE
(STA:1+00.00 - STA:4+75.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'

CITY OF WEST LINN 4.0014 RESTRAINED JOINTS.

A. RESTRAINED JOINTS SHALL BE REQUIRED FOR TRANSMISSION PIPELINES WHICH CROSS UNSTABLE LAND, RAILROAD TRACKS, FREEWAYS, WATERCOURSES OR OTHER LOCATIONS WHICH COULD EITHER RESULT IN UNUSUAL GROUND MOVEMENTS OR COULD RESULT IN SIGNIFICANT DAMAGE TO PROPERTY OR LIFE SHOULD A LEAK OCCUR. WHERE TEES, ELBOWS – (HORIZONTAL OR VERTICAL), OR SIGNIFICANT CHANGE IN WATER MAIN ALIGNMENT EXIST, THE JOINT SHALL BE PROPERLY RESTRAINED WITH AND FIELD LOK® GASKETS MEGALUG® BOLTS; THE EXCEPTION SHALL BE FIRE HYDRANT LATERALS THAT SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWING WL-401.

B. IF 22° BEND OR LESS, THEN FIELD LOK® GASKETS SHALL BE INSTALLED 18 FT. OUT FROM BOTH SIDES OF BEND, CREATING 50 FT. OF SOLID CONNECTION OF WATER PIPE.

C. IF 45° BEND OR GREATER, THEN FIELD LOK® GASKETS SHALL BE INSTALLED 75 FT. OUT FROM BOTH SIDES OF BEND. BLOW-OFF ASSEMBLIES SHALL HAVE 90 FT. OF RESTRAINED PIPE INSTALLED. FOUR OR FIVE FIELD LOK® GASKETS SHALL BE INSTALLED IN THIS INSTANCE. FIELD VERIFICATION BY CITY PERSONNEL TO DETERMINE WHICH NUMBER OF FIELD LOK® GASKETS IS REQUIRED FOR INSTALLATION.

D. ANY WATER MAIN INSTALLATION PROPOSED THAT EXCEEDS 18 IN. IN DIAMETER SHALL HAVE THE DESIGN ENGINEER SUBMIT A RESTRAINT PLAN TO THE CITY FOR REVIEW PRIOR TO CONSTRUCTION.

TEE MJ RESTRAINT TABLE

	BRANCH LINE		
MAIN LINE		6"	
	8"	75' (MIN)	

RESTRAIN ALL JOINTS

MJ RESTRAINT TABLE

	ANGLE		
MAIN LINE		11.25°	END
	8"	18' (MIN)	90' (MIN)

RESTRAIN ALL JOINTS

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.
5. SEE CITY OF WEST LINN GENERAL WATER CONSTRUCTION NOTES ON SHEET C002.
6. MAINTAIN 10' MINIMUM HORIZONTAL CLEARANCE FROM WATER MAIN TO SEWER MAIN.

APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN

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DATE: 5/5/16 BY: Khris Ade

Know what's below.
Call before you dig.

PERMIT	REVISION SUMMARY	BY	DATE
A			05/02/2016

WATER LINE 'C' PLAN & PROFILE
WEATHERVIEW ESTATES SUBDIVISION
WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
88654PE
OREGON
JULY 15, 2015
AARON J. MURPHY
EXPIRES: 06/30/16

May 3 2016 7:38 AM

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

3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
WAT. LINE B

SHEET NUMBER
C354

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, & ① HYDRANTS	STRADDLE BLOCK ②	90° BEND ③ PLUGGED CROSS TEE PLUGGED-RUNS	45° BEND ④	22 1/2° BEND ④	11 1/2° BEND ④
2	*	*	*	*	*	*
4	1.7	2.1	2.4	1.3	*	*
6	3.7	4.9	5.3	2.9	1.5	*
8	6.7	8.7	9.5	5.1	2.7	1.3
10	10.5	13.6	14.8	8	4.1	2
12	15.1	19.6	21.3	11.6	5.9	2.9
14						
16	26.8	34.8	37.9	20.5	10.4	5.2
18	33.9	44	47.9	25.9	12.8	6.7
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.

* BLOCK TO UNDISTURBED TRENCH WALLS.

** THRUST BLOCKS FOR PIPES LARGER THAN 18" WILL BE INDIVIDUALLY DESIGNED BY THE ENGINEER.

HORIZONTAL THRUST BLOCKING

City of West Linn | DATE: 2010 | DRAWING NO. WL-406 | FILE NO.

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" AND LARGER, PVC SHALL BE NOTCHED OVER VALVE PACKING BOLTS SO PVC SITS ON BONNET.

STANDARD VALVE BOX DETAIL

City of West Linn | DATE: 2010 | DRAWING NO. WL-411 | FILE NO.

MATERIAL:
1. BROOKS METER BOX, BODY NO. 37, LID AND COVER NO.37-S.
2. MUELLER CORP. STOP NO. H-15008 OR FORD F1000-4Q CORP. STOP WITH OPERATING NUT AT 3 OR 9 O'CLOCK.
3. 1" SOFT TEMPER, TYPE "K" COPPER TUBING COMPLYING WITH ASTM B-88.
4. MUELLER ANGLE METER STOP NO. H-14258 (FORD NO. KV43-444W-Q).

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

STANDARD 1" WATER SERVICE

City of West Linn | DATE: 2010 | DRAWING NO. WL-402 | FILE NO.

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 accessibly 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 test-cock side, and 12 inches below the device assemblies. Adequate clearance (3 inches minimum) must be maintained above O.S. & Y. gate-valve stem. Headroom of 6' 0" is required in vaults. Access to the device and to any vault or chamber shall remain clear at all times. An OR/OSHA approved chamber ladder that extends 3 ft. above surface of vault shall be installed.
6. No indicating valves are allowed on Double Check Device assemblies.
7. Only approved Double Check Detector Check Valve Assemblies are to be used for system containment on fire line services in the City of West Linn. The meter on bypass assembly shall read in cubic feet.
8. If a Fire Line Flow, or Tamper Switch is installed, it must be connected to a monitored Fire Detection System approved by the Fire Marshal. No installation will modify the backflow device assembly or interfere with its operation or maintenance.
9. All backflow devices shall be installed at the service connection to the premises per Oregon Administrative Rules 333-061-070, Cross Connection Control Requirements, unless specifically approved by the Water Division Engineer. (service connection - a location where the public water facilities end at or near the property line)
10. All pipe between main and device shall be restrained. Use Mega-Lug retainer glands on mj fittings and Field-Lok gaskets on bell joints. Uni-Flange adapters may be used in vaults.

BACKFLOW PREVENTION DEVICES

City of West Linn | DATE: 2010 | DRAWING NO. WL-414C | FILE NO.

NOTE:
1. INSTALLATION LOCATED AT HIGH POINT OF MAIN
2. 48" MANHOLE BARREL SECTIONS SHALL BE USED TO INCREASE DEPTH IF NECESSARY
3. ALL PIPE AND STRUCTURE ZONES SHALL BE COMPACTED TO 95% OF MAX. DENSITY AS DETERMINED BY AASHTO T-180 OR AS SPECIFIED IN THE CONTRACT DOCUMENTS
4. STD. DETAIL IS NOT FOR SHALLOWER THAN TYPICAL INSTALLATIONS. CONTACT CITY WATER DEPT. FOR OPTIONS

MATERIAL:
1. ROCKWELL NO. 317 SERVICE SADDLE WITH STAINLESS STRAPS
2. MUELLER NO. H15045 2" CORPORATION STOP WITH 1/4 BEND ADAPT (I.P.T. MUELLER 110 CTS)
3. 2" X VARIABLE LENGTH BRASS I.P.T. NIPPLE
4. 2" BRASS 90 DEGREE ELL (MUELLER 110 CTS)
5. 12" X 12" X 4" CONCRETE BLOCK
6. NIBCO NO. 113 2" BRASS GATE VALVE
7. 2" X 3" BRASS I.P.T. NIPPLE
8. 2" AIR RELEASE VALVE (VAL-MATIC #38 OR APCO #205 FOR TYPICAL INSTALLATIONS. IN SOME INSTANCES THE CITY MAY REQUIRE COMBINATION AIR RELEASE & VACUUM UNIT.) INSTALL WALL BRACKETS TO SUPPORT VALVE AS NECESSARY
9. 1/2" X 1 1/2" OR 2" X 1 1/2" BRASS I.P.T. NIPPLE
10. 1/2" OR 2" BRASS 90 DEGREE ELL (F.M. I.P.T. X F.M. I.P.T.)
11. STD. 48" CONCRETE MANHOLE CONE
12. FRAME PER STD. DWG. WL-214.
13. TAMPERPROOF MANHOLE COVER PER STD. DWG. WL-214.
14. 3/4" MINUS CRUSHED AGG.
15. 1/2" X 6" OR 2" X 6" BRASS NIPPLE, I.P.T.
16. 1/2" OR 2" BRASS 90 DEGREE ELL WITH SCREEN ON OUTLET
17. 3 EA. 12" CONCRETE PIER BLOCKS

STANDARD AIR RELEASE VALVE UNIT

City of West Linn | DATE: 2010 | DRAWING NO. WL-405 | FILE NO.

BLOW-OFF SIZES REQUIRED	
MAIN SIZE	BLOW-OFF SIZE
4" TO 6"	2"

NOTE:
1. VALVE BOX SHALL BE PER STANDARD DETAIL WL-411.
2. VALVE BOX TO BE CONCRETE ENCASED AS SHOWN, IF NOT IN PAVED AREA.
3. BLOW-OFF UNIT SHALL BE BACKFILLED WITH 3/4"-0" CRUSHED ROCK AND COMPACTED TO 95% OF MAXIMUM DENSITY DETERMINED BY AASHTO T-180.
4. PLACE BLOW-OFF STANDPIPE 3 FT. INSIDE R.O.W. LINE AT END OF STREET (2 FT FROM BARRICADE).

STANDARD 2" BLOW-OFF ASSEMBLY

City of West Linn | DATE: 2010 | DRAWING NO. WL-404A | FILE NO.

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

City of West Linn | DATE: 2010 | DRAWING NO. WL-410 | FILE NO.

NOTE:
1. HYDRANT TO BE MUELLER CENTURION MDL A-423 ONLY WITH 1 1/2" OPER. NUTS OR CLOW MEDALLION F-2545.
2. HYDRANT COLOR TO BE MILLER EQUIP. ENAMEL 0 E 40 (SAFETY YELLOW).
3. JOINTS TO BE RESTRAINED BY 3/4" DIA. GALVANIZED STEEL RODS AND THRUST BLOCKS OR MEGALUGS AND THRUST BLOCKS.
4. ALL FITTINGS IN CONTACT W/CONCRETE SHALL BE WRAPPED IN PLASTIC, HYDRANT DRAIN HOLES TO REMAIN OPEN TO DRAIN ROCK AND OPERATIONAL.
5. MIN. OF 1/3 CUBIC YARD OF DRAIN ROCK SHALL BE PLACED AROUND SHOE UP TO A MIN. OF 6" ABOVE DRAIN OUTLETS.
6. WHERE PLANTER STRIP EXISTS, HYDRANT SHALL BE PLACED SO THE FRONT PORT IS A MINIMUM OF 24" BEHIND THE FACE OF THE CURB.
7. WHERE INTEGRAL S/W & CURB EXISTS, HYDRANT SHALL BE PLACED AT BACK OF THE SIDEWALK, OR AS DIRECTED BY ENGINEER.
8. BURY OF HYDRANT SHALL BE MEASURED FROM FINISHED GRADE TO BOTTOM OF CONNECTING PIPE.
9. THRUST BLOCK AT FIRE HYDRANT TEE SHALL BE EQUIVALENT TO TEE PIPE SIZING (SEE WL-406).
10. HYDRANT VALVE SHALL BE MUELLER RESILIENT WEDGE GATE VALVE #A-2360-16 ONLY.
11. NO EXTENSIONS ALLOWED
12. HYDRANT SHALL HAVE A 5' x5' x 4" THICK CONCRETE APRON. THERE SHALL BE 2" OF CLEARANCE BETWEEN THE TOP OF THE APRON AND THE BOTTOM OF THE FLANGED BOLT PATTERN OF THE HYDRANT.
13. CONCRETE SHALL BE COMMERCIALLY MIXED WITH A BREAKING STRENGTH OF NOT LESS THAN 3000 PSI.

STANDARD FIRE HYDRANT ASSEMBLY

City of West Linn | DATE: 2010 | DRAWING NO. WL-401 | FILE NO.

APPROVED FOR CONSTRUCTION BY CITY OF WEST LINN

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DATE: 5/5/16 BY: Khoi Le

PERMIT		05/02/2016
#	REVISION SUMMARY	BY	DATE

WATER CONSTRUCTION DETAILS

WEATHERVIEW ESTATES SUBDIVISION

WEST LINN, OR

BLACK DIAMOND PROPERTIES, LLC

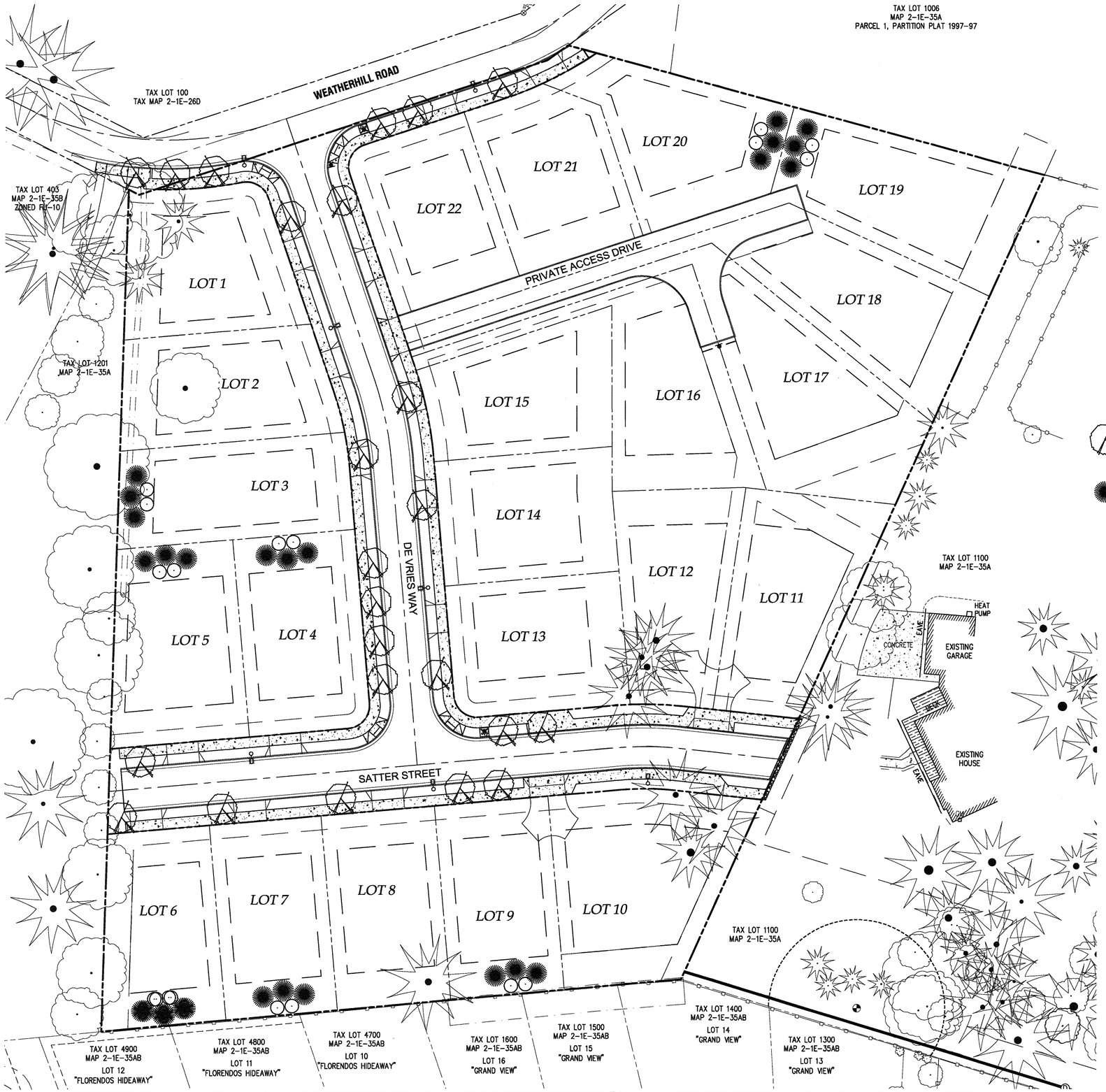
J.T. SMITH companies

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

3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
WATER DETAILS

SHEET NUMBER
C360



Scale: 1 inch = 30 feet

30 15 0 15 30

LEGEND

- BOUNDARY LINE
- EXISTING RIGHT OF WAY
- EXISTING PROPERTY LINE
- EXISTING TREES
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED UTILITY EASEMENT
- PROPOSED GRADING EASEMENT
- PROPOSED SETBACK LINE
- PROPOSED CONCRETE PAVING

PLANT MATERIALS SCHEDULE

COMMON NAME	BOTANICAL NAME	SIZE	SPACING	QUANTITY
SCARLET OAK	QUERCUS COCCINIA	2" CAL.	22' MIN	24
VINE MAPLE	ACER CIRCINATUM	6' / 2" CAL.	10' MIN	44
WESTERN RED CEDAR	THUJA PLICATA	2" CAL.	12' MIN	80

TOTAL PROPOSED TREE COUNT: 148
TOTAL PROPOSED CALIPER MEASUREMENT: 296"
TOTAL MITIGATION REQURIEMENT: 597" (CALIPER MEASUREMENT)

GENERAL LANDSCAPING NOTES

1. LANDSCAPE PLANTING SHALL CONFIRM TO THE STANDARDS ESTABLISHED UNDER THE WEST LINN STANDARDS FOR LANDSCAPE PLANTING
2. ALL PLANT BEDS SHALL HAVE A 3" DEPTH OF BARK MULCH
3. ALL PLANT MATERIAL DELIVERED TO THIS SITE SHALL MEET THE AMERICAN NURSERYMAN'S ASSOCIATION STANDARDS.
4. 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.

A PORTION OF LOT 22, "BLAND ACRES"
TAX LOTS 1200 & 1202, MAP 2-1E-35A
NE 1/4 SECTION 35, T.2S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

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: 5/5/16 BY: [signature]

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

PERMIT			
	REVISION SUMMARY	BY	DATE
A			05/02/2016

MITIGATION PLANTING PLAN
WEATHERVIEW ESTATES SUBDIVISION
WEST LINN, OR
BLACK DIAMOND PROPERTIES, LLC

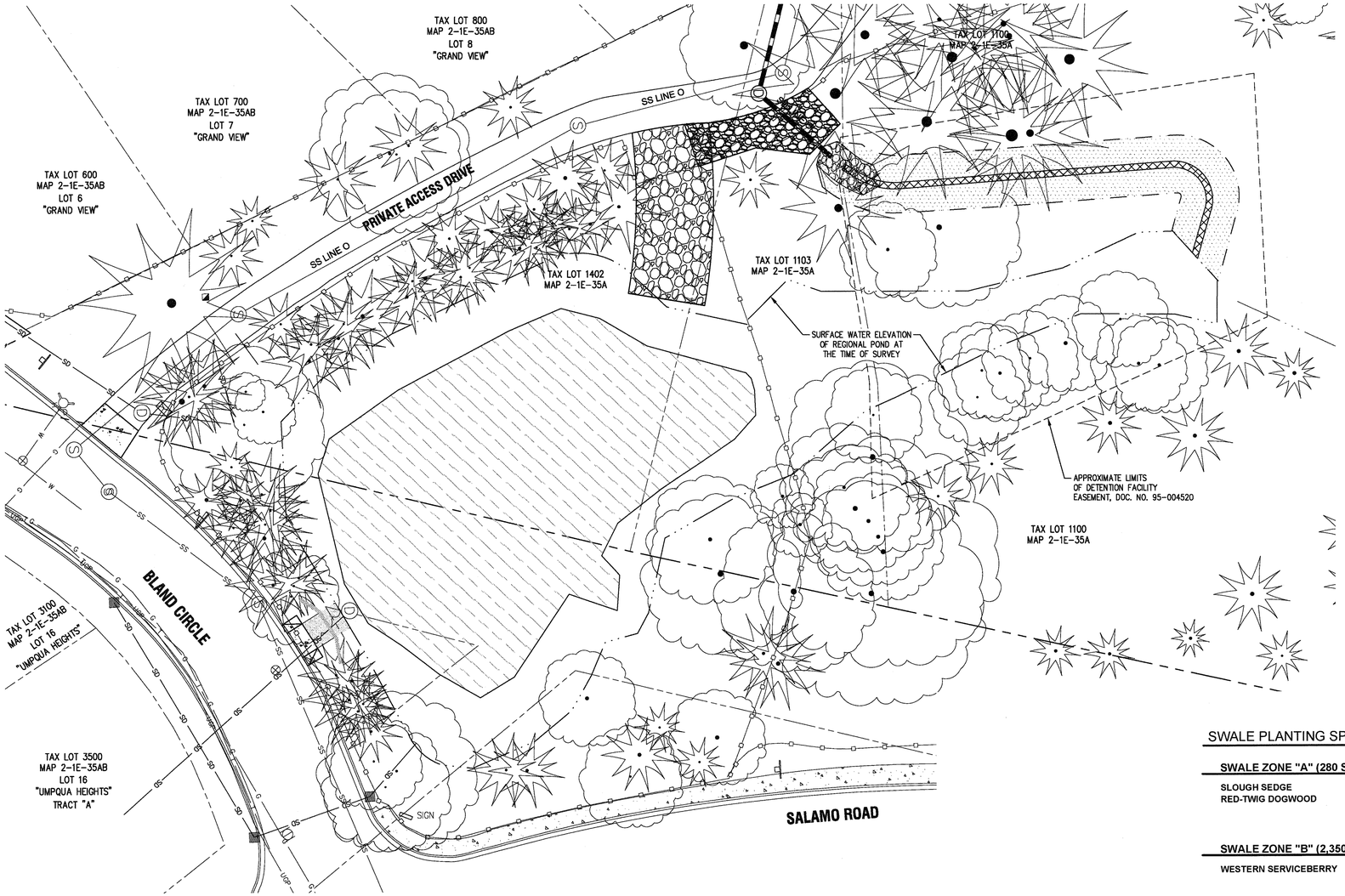
J.T. SMITH Companies

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

3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
MITIGATION PLAN

SHEET NUMBER
L100



Scale: 1 inch = 20 feet

20 10 0 10 20

LEGEND

- EXISTING LOT LINE
- EXISTING TREES
- EXISTING EASEMENT
- EXISTING POND BOUNDARY
- EXISTING FENCE LINE
- PROPOSED RIP RAP
- PROPOSED STORM LINE & MANHOLE

WATER QUALITY SWALE PLANTING NOTES

INSTALL WATER QUALITY PLANTINGS PER CITY OF PORTLAND STANDARD VEGETATED SWALE DETAIL SW-120 AND SW-303 (SEE SHEET C322 FOR DETAILS).

SWALE ZONE "A".

SWALE ZONE "B".

GENERAL LANDSCAPING NOTES

1. LANDSCAPE PLANTING SHALL CONFIRM TO THE STANDARDS ESTABLISHED UNDER THE WEST LINN STANDARDS FOR LANDSCAPE PLANTING
2. ALL PLANT BEDS SHALL HAVE A 3" DEPTH OF BARK MULCH
3. ALL PLANT MATERIAL DELIVERED TO THIS SITE SHALL MEET THE AMERICAN NURSERYMAN'S ASSOCIATION STANDARDS.
4. 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.

POND PLANTING SPECIFICATIONS

THE CITY OF WEST LINN HAS ELECTED TO INSTALL A SEED MIX. CONTRACTOR TO COORDINATE WITH CITY OF WEST LINN PRIOR TO PLANTING POND BOTTOM.

SWALE PLANTING SPECIFICATIONS

SWALE ZONE "A" (280 SF)	TYPE	PLANTING RATE	SIZE	SPACING DENSITY (O.C.)	QTY
SLOUGH SEDGE	HERBACEOUS PLANTS	300/100 SF	6" PLUGS	6"	840
RED-TWIG DOGWOOD	SMALL SHRUBS	4 /100 SF	1 GALLON	3'	11

SWALE ZONE "B" (2,350 SF)	TYPE	PLANTING	SIZE	SPACING DENSITY (O.C.)	QTY
WESTERN SERVICEBERRY	DECIDUOUS TREE AND	1/ 200 SF	MIN. CALIPER 1-1/2" AT 6" ABOVE BASE	-	12
BLACK TWINBERRY	LARGE SHRUB	3/ 100 SF	3 GALLON OR EQUIV.	4'	71
PACIFIC NINEBARK	MED. TO SMALL SHRUBS	4/ 100 SF	1 GALLON OR EQUIV.	2'	94
KINNICKINNICK	GROUNDCOVER	70/ 100 SF	1 GALLON OR EQUIV.	1'	1,645

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: 5/9/16 BY: Khai D le

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

PERMIT			
	REVISION SUMMARY	BY	DATE
A			05/02/2016

OFFSITE MITIGATION PLANTING PLAN

WEATHERVIEW ESTATES SUBDIVISION

WEST LINN, OR

BLACK DIAMOND PROPERTIES, LLC

J.T. SMITH companies

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

3J JOB ID #	13171
LAND USE #	SUB-15-01
TAX LOT #'S	2S1E35B 1200, 1202
DESIGNED BY	CLF, JKG, JTE
CHECKED BY	AJM, RGW

SHEET TITLE
OFFSITE PLANTING

SHEET NUMBER
L101