

LORTS PARTITION, CAMBRIDGE ST.

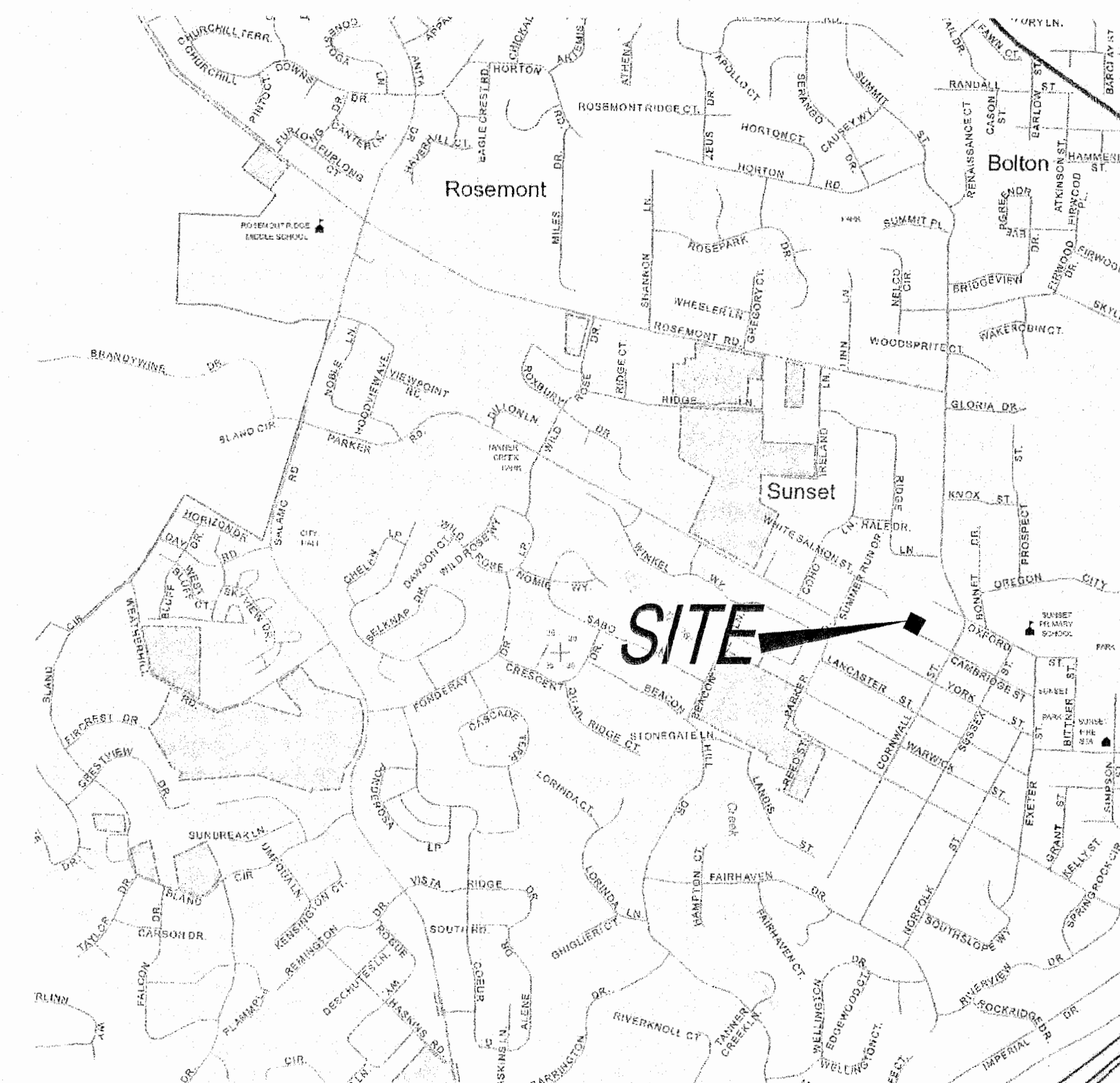
CITY OF WEST LINN PLANNING FILE NO: MIP-14-06

CITY MAP



N.T.S.

VICINITY MAP



N.T.S.



LEGEND

	EXISTING GAS LINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING OVERHEAD UTILITY
	EXISTING EDGE OF PAVEMENT
	EXISTING WATER LINE & METER
	EXISTING CENTERLINE
	EXISTING R.O.W.
	PROJECT BOUNDARY
	EXISTING LOT LINE
	PROPOSED LOT LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM DRAIN & CATCH BASIN INLET
	PROPOSED WATERMETER & SERVICE LINE

DRAWINGS:

1. COVER SHEET
2. SPECIFICATIONS
3. PLAT
4. EXISTING CONDITIONS / DEMO PLAN
5. WATER & SANITARY SEWER PLAN
6. STREET & STORM DRAIN PLAN
7. STREET & STORM DRAIN PROFILE
8. GRADING & EROSION CONTROL PLAN
9. DETAILS

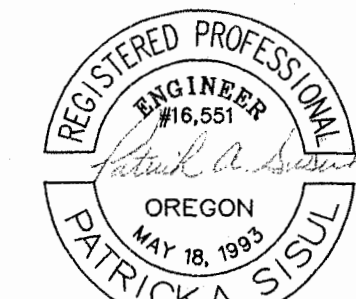
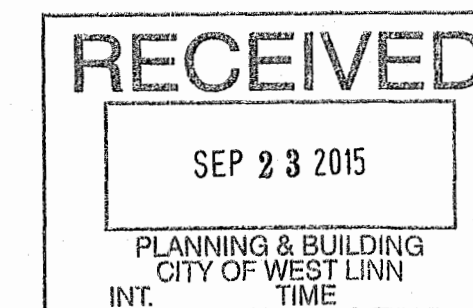
DEVELOPER: ZACK AND MONICA LORTS
2791 CAMBRIDGE STREET
WEST LINN, OR 97068
PHONE: 503-657-6232

ENGINEER: SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OR 97027
PHONE: 503-657-0188

SURVEYOR: CENTERLINE CONCEPTS LAND SURVEYING, INC.
729 MOLALLA AVENUE
OREGON CITY, OR 97045
PHONE: 503-650-0188

LEGAL: TAX LOT 3701, ASSESSOR MAP 2 1E 25CD

APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
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completeness of the drawings. This plan review
approval does not prevent the City
from requiring further corrections in the
field.
DATE: 01/15 BY: *Chris Cole*



EXPIRES: 6/30/14
DATED: 3/30/15

REVISIONS	BY
WOODY PER CITY REVIEW	PS
CHANGE SHEET NO.'S IN	3/30/15

LORTS PARTITION
ZACK & MONICA LORTS
CAMBRIDGE STREET
WEST LINN, OR 97068

Cover

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188
www.sisuleng.com

DATE	JAN, 2015
SCALE	NTS
DRAWN	PS
JOB	SGL14-034
SHEET	1
OF 9 SHEETS	

General Notes:

- All references to City Design Standards refer to the current standards.
- The Design Engineer will be responsible for inspection of the proposed improvements with oversight from the City's Public Works and Engineering staff.
- 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 of the changes. Additionally, the contractor is to give the Engineer at least 24 hours notice of any testing requiring the presence of the Engineer and/or City staff.
- The contractor is to receive the approval of the Engineer and the City of any proposed changes to the plans or standard requirements.
- 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.
- A City representative must be present at all testing and the City shall be furnished a copy of all test results.
- All fees for street trees shall be paid to the City of West Linn Parks and Recreation Department.
- No building permits will be given until the improvements have been accepted by the City as substantially complete.
- Contractor shall verify depth and location of existing utilities and points of connection prior to ordering materials. If discrepancies are found, contractor shall notify the engineer.

Construction Staking Notes:

The Developer has contracted with Centerline Concepts Land Surveying (503-650-0188) to provide construction staking as outlined below. The contractor is to give the Surveyor at least a week notice of when the first construction staking will be needed. After the initial staking on the project, requests for staking should be given at least 3 working days (72 hours) in advance of when staking is desired. When called to the site for staking the Surveyor will stake each phase of the project in a manner that is most efficient for the Surveyor. Additional staking requested by the contractor or restaking required due to the contractor's carelessness will be charged to the contractor. In addition, if survey control monuments (which will be plainly identified) are destroyed by the contractor, the contractor will be charged for the re-establishment of the monuments. Staking to be provided is as follows:

- Rough grade stakes for street/driveway coring set on centerline at 25 foot stations. Extra stakes will be provided in cul-de-sacs and street knuckles.
- Edge of pavement or centerline stakes at 50 foot stations on the tangent, 25 foot stations in curves.
- Sanitary sewer cut stakes at the following stations: 10', 25', 50', 100', and every 100' thereafter, following each manhole.
- Storm Drain cut stakes at the following stations: 10', 25', 50', 100', and every 100' thereafter, following each manhole or flow-through inlet.
- Mark property line locations on curbs for private utilities.

Public Storm Drains:

- Twelve inch storm drain pipe shall be HDPE pipe conforming to ASTM F2648. Where insufficient cover exists between utilities, or where noted on the plan, pipe shall be PVC pipe conforming to ASTM C-900.
- 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, A373.
- Manhole base may be poured in-place concrete with a minimum compressive strength of 3000 psi or 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 manholes may be required to 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.
- 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.
- 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.
- A plumbing permit from the City of West Linn Building Department is required for storm drains beyond the upstream catch basin.
- All materials, installation, tests, and inspections to be in strict accordance with the City of West Linn Standard Construction Specifications.

Private Storm Drains:

- Storm drain laterals upstream of the catch basin at the upper end of Cambridge Street are private laterals. These laterals shall be installed and inspected under a permit issued through the City of West Linn Building Department.
- 12 inch and smaller storm drain pipe installed more than 2 feet from any building shall be PVC pipe conforming to ASTM D 3034-SDR35, unless otherwise noted on the plan. Gaskets are required to make lines watertight.
- Private catch basin shall be pre-fabricated steel plate basin, not less than 10 gauge, having welded seams with sleeve attached for connecting storm drain pipe. Steel basin to be 24 inches square and shall be asphalt coated inside and out.
- All pipe shall be bedded and backfilled using granular backfill (3/4"-0) compacted to 95% maximum dry density per AASHTO T-180 test method.
- Storm drain cleanout pipe, fittings, and joints shall be the same specifications as for pipe. Cleanouts shall meet the requirements of Section 707 of the Oregon State Plumbing Specialty Code.
- All materials, installation, tests, and inspections to be in strict accordance with the current Oregon State Plumbing Specialty Code and the requirements of the City of West Linn Building Department.

Public Streets:

- 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 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.
- Asphalt concrete shall conform to the requirements of W.L.S.C.S. Division 205. Both the 2" base lift and the 2" top lift shall be 1/2" Dense Graded Level 3 HMAC meeting the Oregon Standard Specifications for Construction and the applicable 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.
- All materials, installation, tests, and inspections to be in strict accordance with City of West Linn Public Works Standard Construction Specifications.
- 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.

Sanitary Sewer:

- 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.
- 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 7" x 30" 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.
- All manholes located in easement areas require tamper proof lids and the lid shall be set 6 inches above proposed grade.
- 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 set on 18" x 24" concrete pad.
- 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" and backfill in existing streets shall be Class "E".
- PVC service laterals shall be 6" 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 6" rubber ring plug, and the location of the lateral's end marked with a 2" x 4" stake painted green.
- 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. All tests shall be passed and new line shall be accepted prior to connection to existing system.
- A plumbing permit from the City of West Linn Building Department is required for sanitary sewer laterals beyond the first cleanout.
- All materials, installation, tests, and inspections to be made in strict accordance with City of West Linn Public Works Standard Construction Specifications.

Private Driveways:

- All driveway areas shall be stripped of topsoil, existing structures, utilities and any loose superficial or undocumented fill. Site preparation will require removal of root zone and topsoil from all pavement areas and a five foot perimeter around those areas.
- Root balls from previous trees and shrubs shall be removed in their entirety. In general roots greater than the 1-inch in diameter should be removed as well as concentrated areas of smaller roots.
- Stripping depth and subgrade conditions will need to be verified by the Geotechnical Engineer during construction.
- The prepared subgrade shall be prepared to the subgrade elevation that is consistent with the grades shown on these plans, except as modified by the Engineer or Geotechnical Engineer.
- The Parcel 2 driveway width shall be 14 feet as shown on these plans.
- Aggregate base rock shall be 3/4"-0 aggregate conforming to the current edition of the Oregon Standard Specifications for Construction. A proof roll with a loaded 10 yard dump truck of the subgrade prior placement of the rock and again after placement of the base rock and prior to paving shall be completed and witnessed by the Engineer or Geotechnical Engineer or a representative of the Engineer or Geotechnical Engineer. All underground utilities including laterals, services and power or gas conduits will be in place before subgrade proof roll will take place.
- Asphalt concrete shall for the private driveway shall be 1/2" Dense Graded Level 3 HMAC meeting the Oregon Standard Specifications for Construction. The 3-inch lift shall be placed at one time.

Water Supply

- 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.
- 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 and driveways shall be Class "B" and backfill in existing streets shall be Class "E".
- A plumbing permit from the City of West Linn Building Department is required for service lateral installations beyond the water meter. Laterals to Parcels 1 & 3 are to be 1" diameter and the lateral to Parcel 2 shall be 1 1/2" diameter. Water service laterals behind the meter shall be Schedule 40 PVC conforming to ASTM D 1785.
- All materials, installation and tests shall be in strict accordance with the City of West Linn Public Works Standard Construction Specifications and the Oregon Health Authority OAR Chapter 333.

DECISION

Staff approves application MIP-14-06 subject to the following proposed conditions:

- Site Plan.** With the exception of modifications required by these conditions, the project shall conform to the submitted plans, dated July 2014 on pages 62-66 of Exhibit PD-4.
- Engineering Standards.** All public improvements and facilities associated with public improvements including street improvements, grading, onsite stormwater design, street lighting, easements, and easement locations are subject to the City Engineer's review, modification, and approval. These must be engineered, constructed, and completed by final platting.
- Parcel 2 Driveway Width.** The driveway for Parcel 2 shall be at least 12 feet wide within the access easement.
- Existing Shed.** The applicant shall remove the existing shed before final platting.
- Modified Plat**
 - The applicant shall provide a modified preliminary plat showing modified access and utility easements.
 - All three parcels shall take access from a 15-foot-wide access and utility easement straddling the boundary or along the boundary between Parcel 1 and Parcel 3, leading to Parcel 2.
 - The easement shall be placed so that parcels 1 and 3 are both at least 7,000 square feet in size exclusive of the easement. The shared portions of the driveway in the easement shall be a minimum of 14 feet wide.

Staff has determined that with the recommended condition of approval as discussed above, the application meets the criteria of chapters 12 and 55.

This decision was processed under the provisions of Chapter 99.

TOM SOPPE, Associate Planner

April 9 2014 DATE

REVISIONS	BY
MODIFY PER CITY REVIEW	PS
CHANGE SHEET #	3/30/15

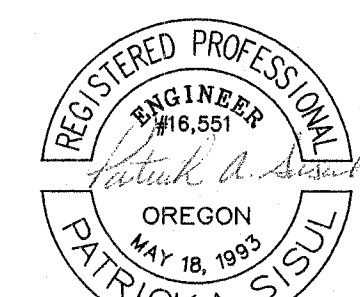
LORTS PARTITION
ZACK & MONICA LORTS
CAMBRIDGE STREET
WEST LINN, OR 97068

Specifications

SISUL ENGINEERING
 376 PORTLAND AVENUE
 GLADSTONE, OREGON 97027
 (503) 657-0188
 DRAWING: 14-034-base.dwg

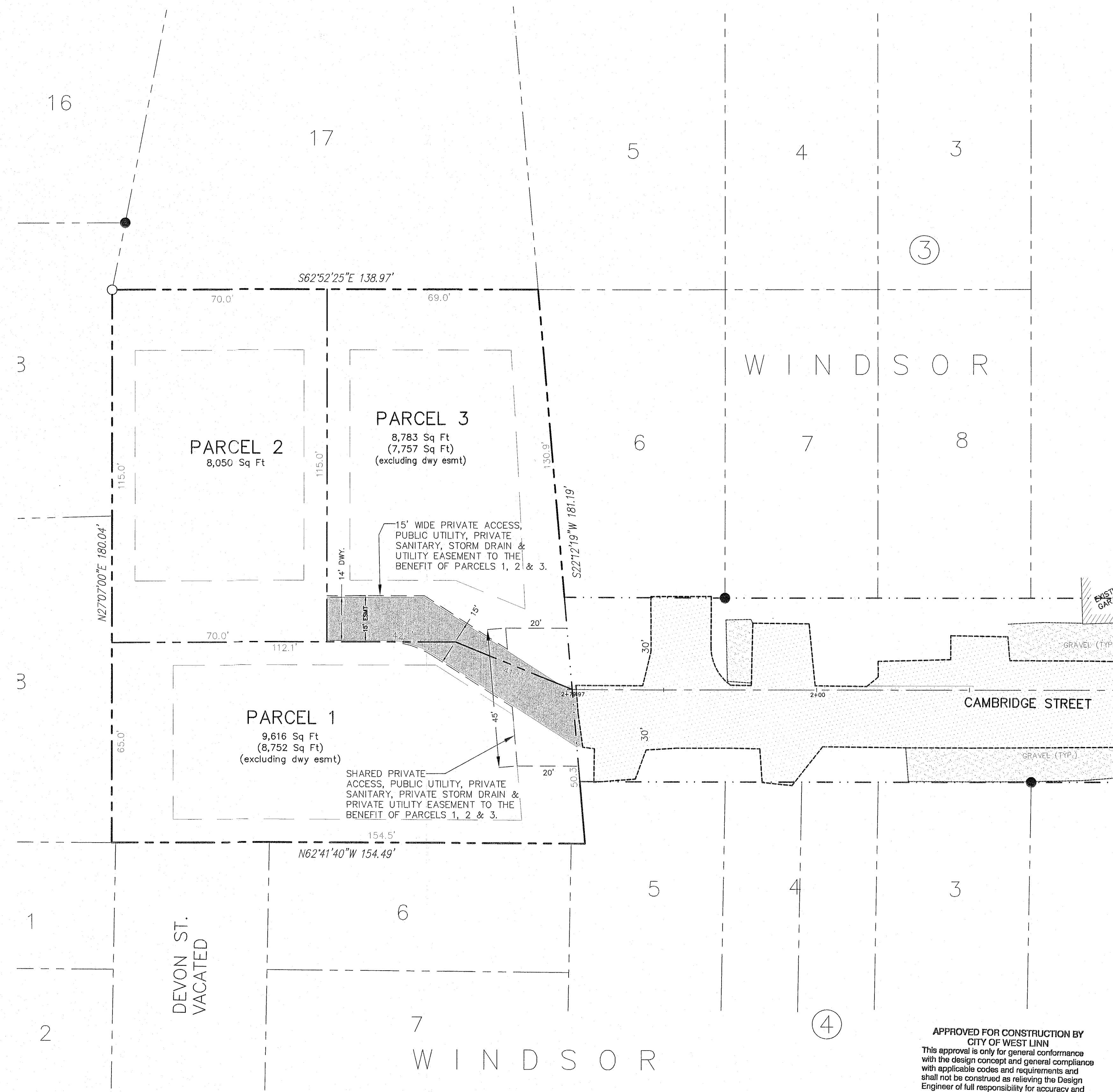
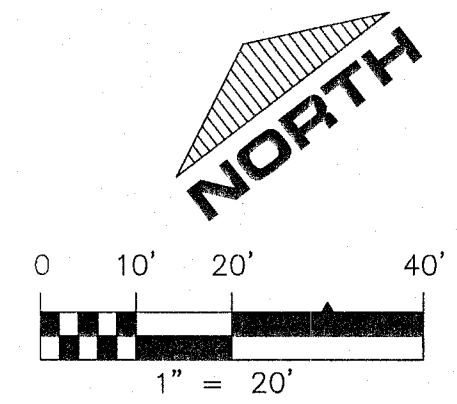
DATE	JAN., 2015
SCALE	N/A
DRAWN	PS
JOB	SGL14-034
SHEET	2
OF 9 SHEETS	

APPROVED FOR CONSTRUCTION BY
 CITY OF WEST LINN
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 DATE: 10/21/15 BY: Patrick A. Sisul



EXPIRES: 6/30/16
 DATED: 3/30/15

REVISIONS	BY
MODIFY PER CITY REVIEW CHANGE SHEET #	PS 8/30/15



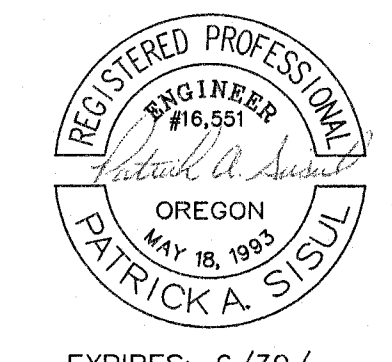
LOTS PARTITION
ZACK & MONICA LORTS
CAMBRIDGE STREET
WEST LINN, OR 97068

Plat

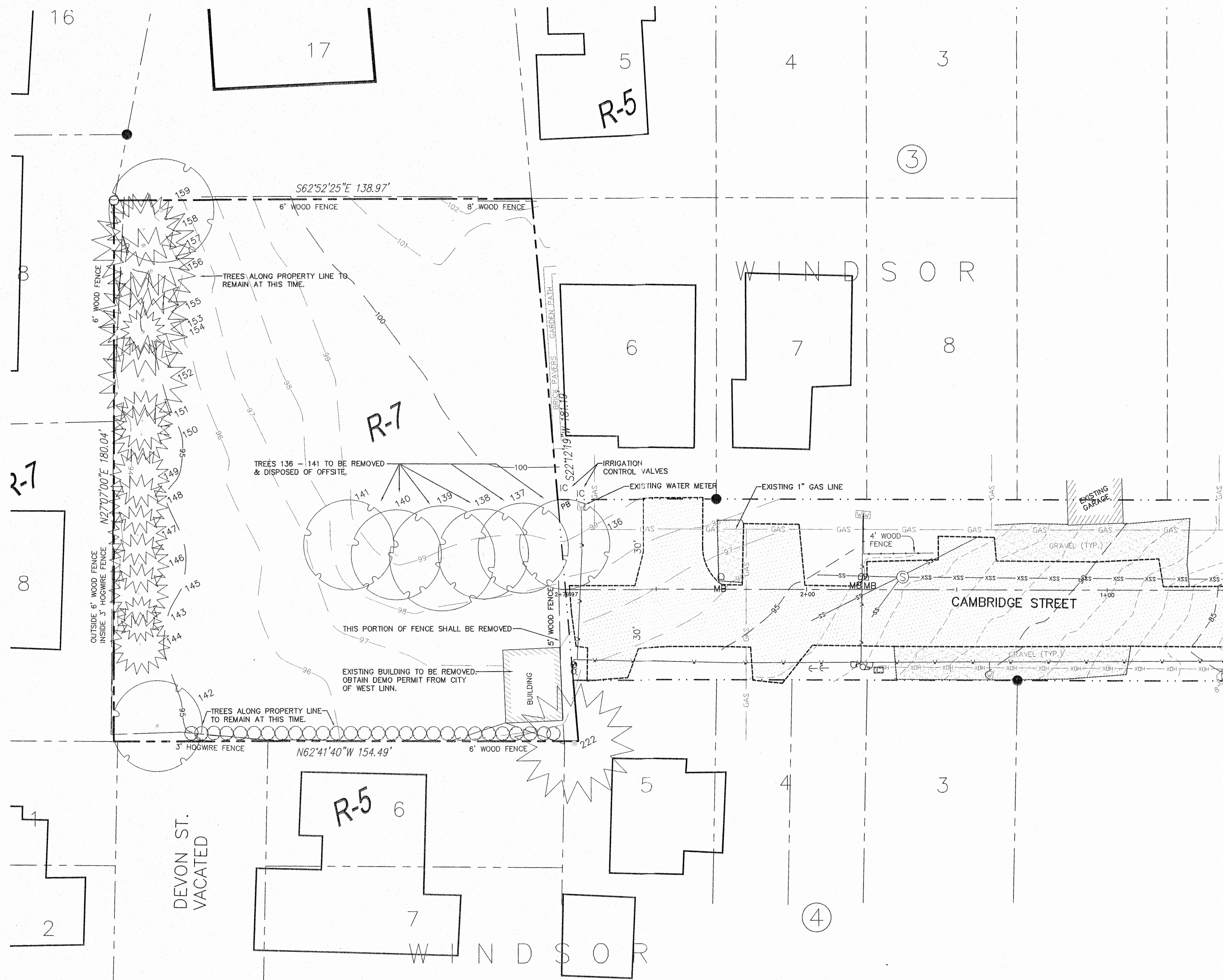
SISUL ENGINEERING
 375 PORTLAND AVENUE
 GLADSTONE, OREGON 97027
 (503) 667-0188
DRAWING: 14-034-base.dwg

DATE	JAN., 2015
SCALE	1" = 20'
DRAWN	PS
JOB	SGL14-034
SHEET	3
OF 9 SHEETS	

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 DATE: 3/30/15 BY: *Khori S. Le*

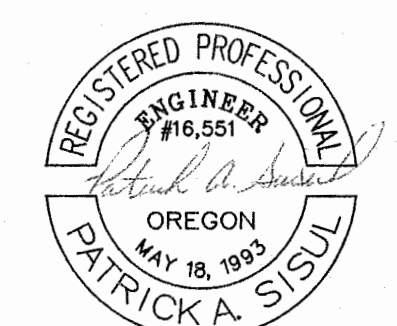


EXPIRES: 6/30/16
 DATED: 3/30/15



TREE TABLE			
NO.	TRUNK SIZE	TYPE	Ø DRIP
136	8.5"	DECIDUOUS	30'
137	11"	DECIDUOUS	30'
138	11"	DECIDUOUS	30'
139	11.5"	DECIDUOUS	35'
140	7.5"	DECIDUOUS	30'
141	8"	DECIDUOUS	30'
142	7 X 3"-7"	DECIDUOUS	30'
143	11.5"	CONIFER	15'
144	11.5"	CONIFER	20'
145	11"	CONIFER	20'
146	8.5"	CONIFER	20'
147	10.5"	CONIFER	20'
148	11"	CONIFER	20'
149	8.5"	CONIFER	20'
150	12"	CONIFER	20'
151	9.5"	CONIFER	20'
152	13.5"/6.5"	CONIFER	30'
153	10.5"/8.5"	CONIFER	30'
154	10"	CONIFER	15'
155	9"/7"	CONIFER	30'
156	7.5"/7"	CONIFER	30'
157	8.5"/9"/6"	CONIFER	35'
158	10"/8.5"	CONIFER	25'
159	16"	DECIDUOUS	35'
222	26"	CONIFER	40'

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DATE: 1/21/15 BY: *Patrick A. Sisul*



EXPIRES: 6/30/16
DATED: 3/30/15

REVISIONS	BY
MODIFY PER CITY REVIEW	PS
CHANGE SHEET #	3/30/15

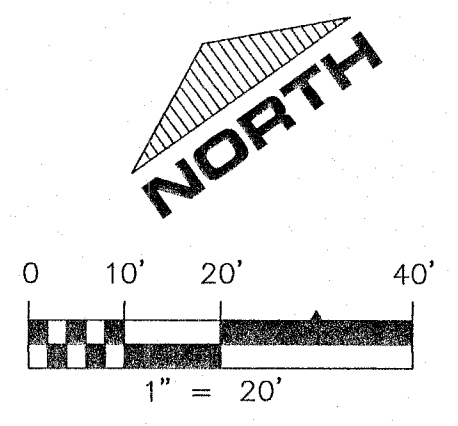
LORTS PARTITION
ZACK & MONICA LORTS
CAMBRIDGE STREET
WEST LINN, OR 97068

Existing Conditions &
Demolition Plan

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188
DRAWING: 14-034-base.dwg

DATE	JAN., 2015
SCALE	1" = 20'
DRAWN	PS
JOB	SGL14-034
SHEET	4
OF 9	SHEETS

REVISIONS	BY
MODIFY PER CITY REVIEW	PS 1/30/15
REPLACE MH SAN 1 & CHANGE SHEET	PS 1/30/15
MODIFY TO SHOW STORM DRAIN CHANGES IN BACK GROUND	PS 1/22/15

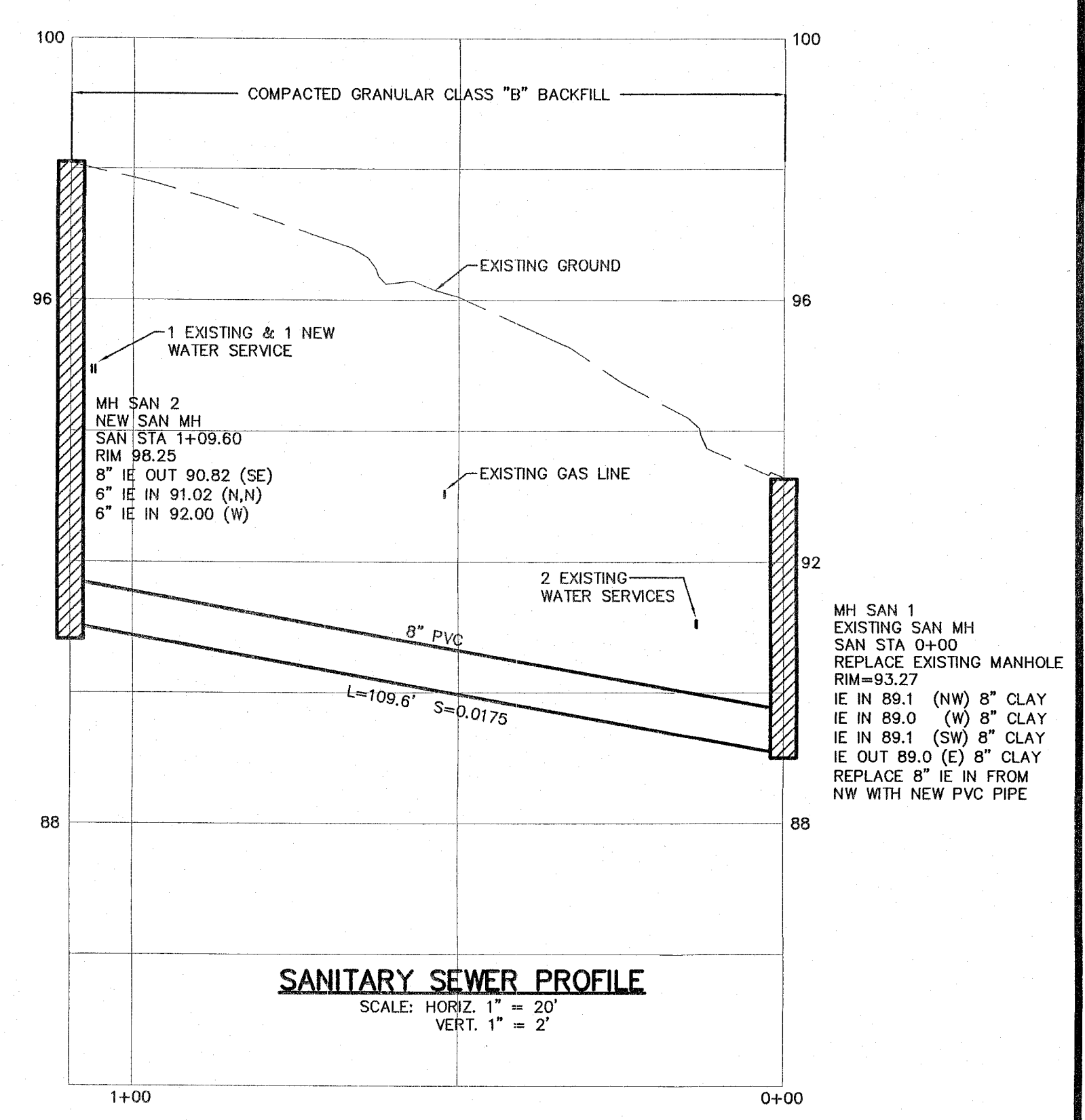
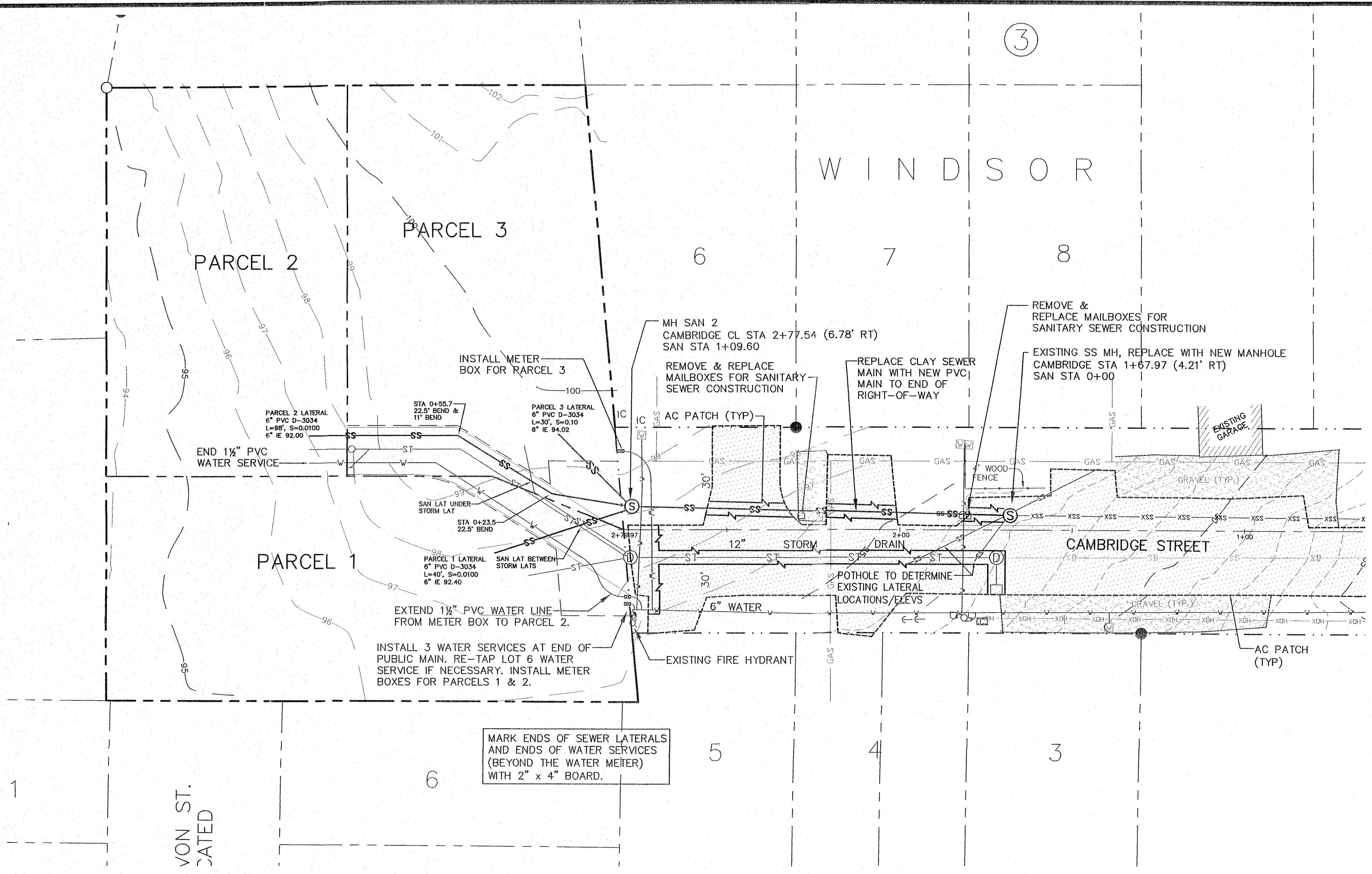


LORTS PARTITION
ZACK & MONICA LORTS
 CAMBRIDGE STREET
 WEST LINN, OR 97068

Water & Sanitary Sewer Plan

SISUL ENGINEERING
 375 PORTLAND AVENUE
 CLATSOP, OREGON 97027
 (503) 667-0188
DRAWING: 14-CU-034-DOBSE.DWG

DATE	JAN, 2015
SCALE	1" = 20'
DRAWN	PS
JOB	SGL14-034
SHEET	5
DF	9 SHEETS

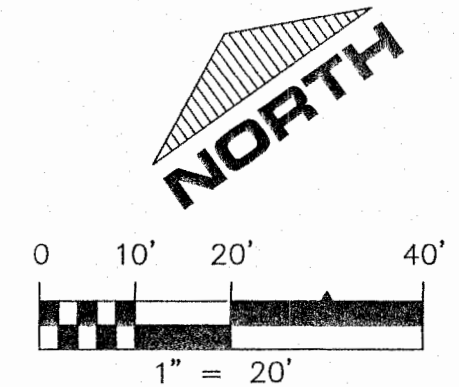


SANITARY SEWER PROFILE
 SCALE: HORIZ. 1" = 20'
 VERT. 1" = 2'

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 DATE: 1/22/15 BY: *Patrick A. Sisul*



EXPIRES: 6/30/16
 DATED: 1/22/15



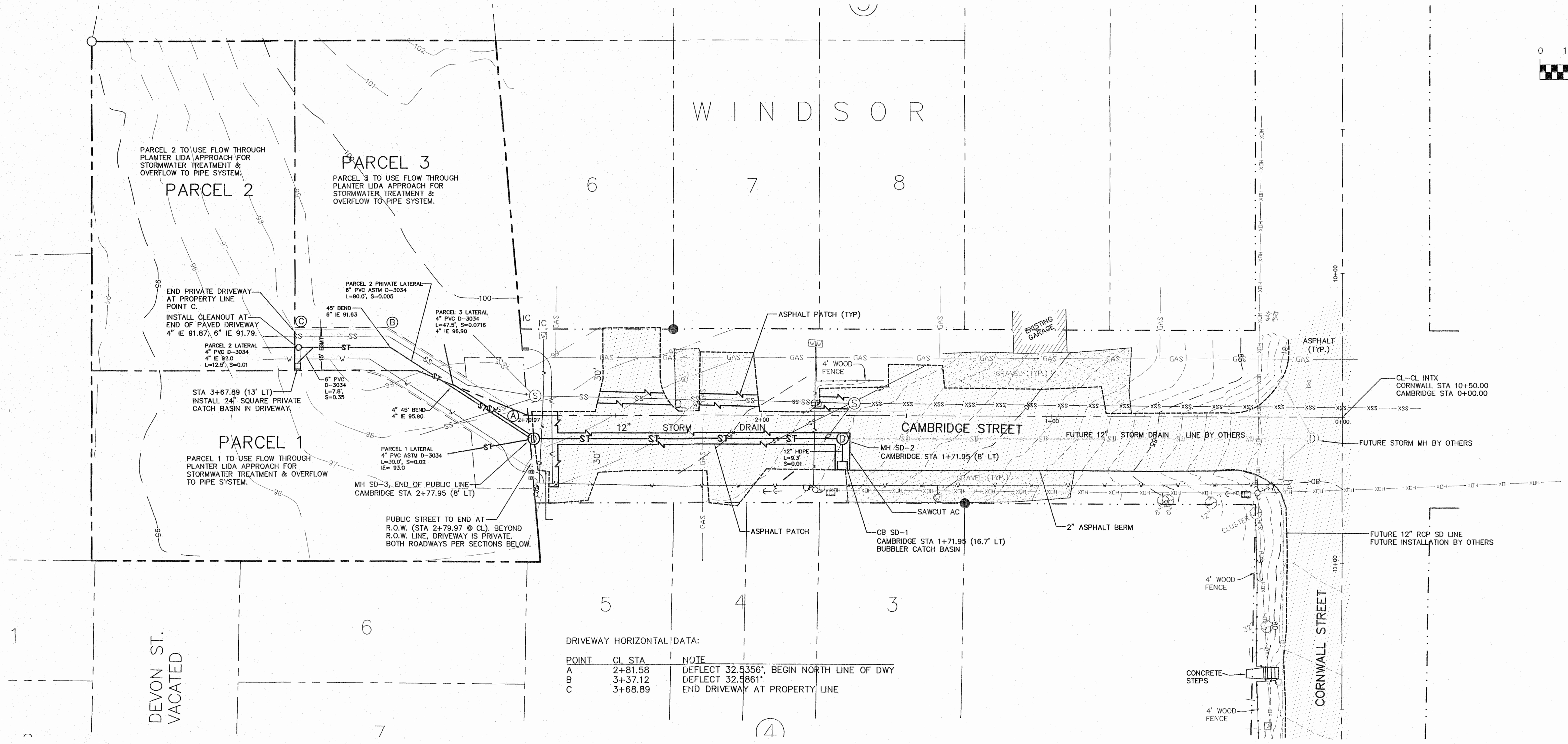
REVISIONS	BY
MODIFY PER CITY REVIEW ADD INLET, CHANGE INLET TO MH, CHANGE SHEET #	PS 3/30/15
REMOVE SD IN CORNWALL PROJECT	PS 8/7/15
ADD NOTE RE: CITY SD PROJECT	PS 8/7/15
REVISE STORM BUBBLER INLET ON CAMBRIDGE	PS 9/22/15

LORTS PARTITION
ZACK & MONICA LORTS
CAMBRIDGE STREET
WEST LINN, OR 97068

Street & Storm Drain Plan

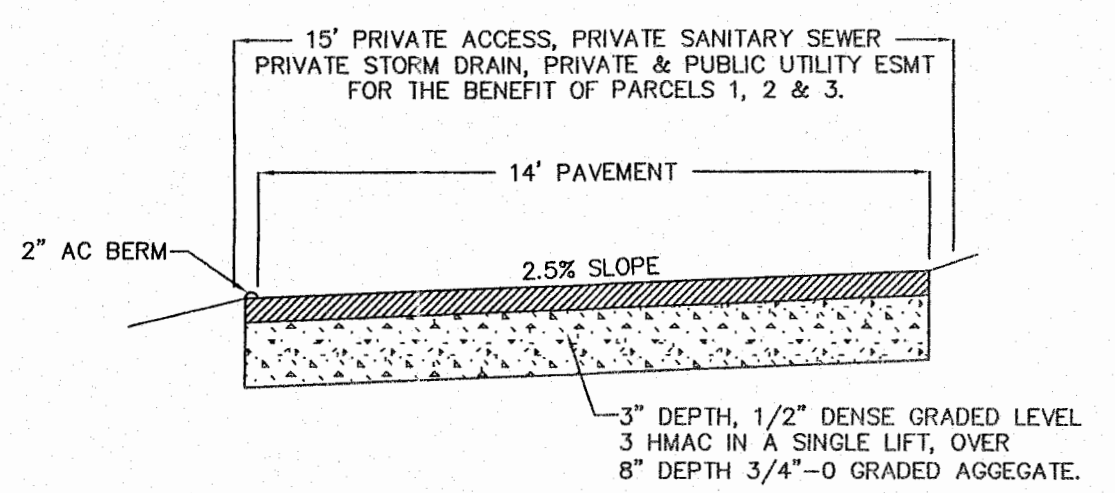
SISUL ENGINEERING
 575 PORTLAND AVENUE
 GLADSTONE, OREGON 97027
 (503) 667-0186
DRAWING: 14-QD-034-base.dwg

DATE	JAN, 2015
SCALE	1" = 20'
DRAWN	PS
JOB	SGL14-034
SHEET	6
OF 9 SHEETS	

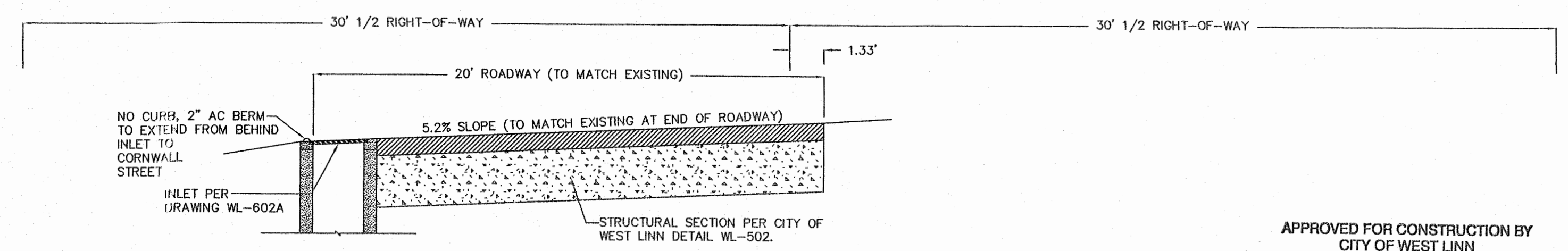


DRIVEWAY HORIZONTAL DATA:

POINT	CL STA	NOTE
A	2+81.58	DEFLECT 32.5356°, BEGIN NORTH LINE OF DWY
B	3+37.12	DEFLECT 32.5861°
C	3+68.89	END DRIVEWAY AT PROPERTY LINE



PRIVATE SHARED DRIVEWAY
 SCALE: HORIZ. 1" = 10'

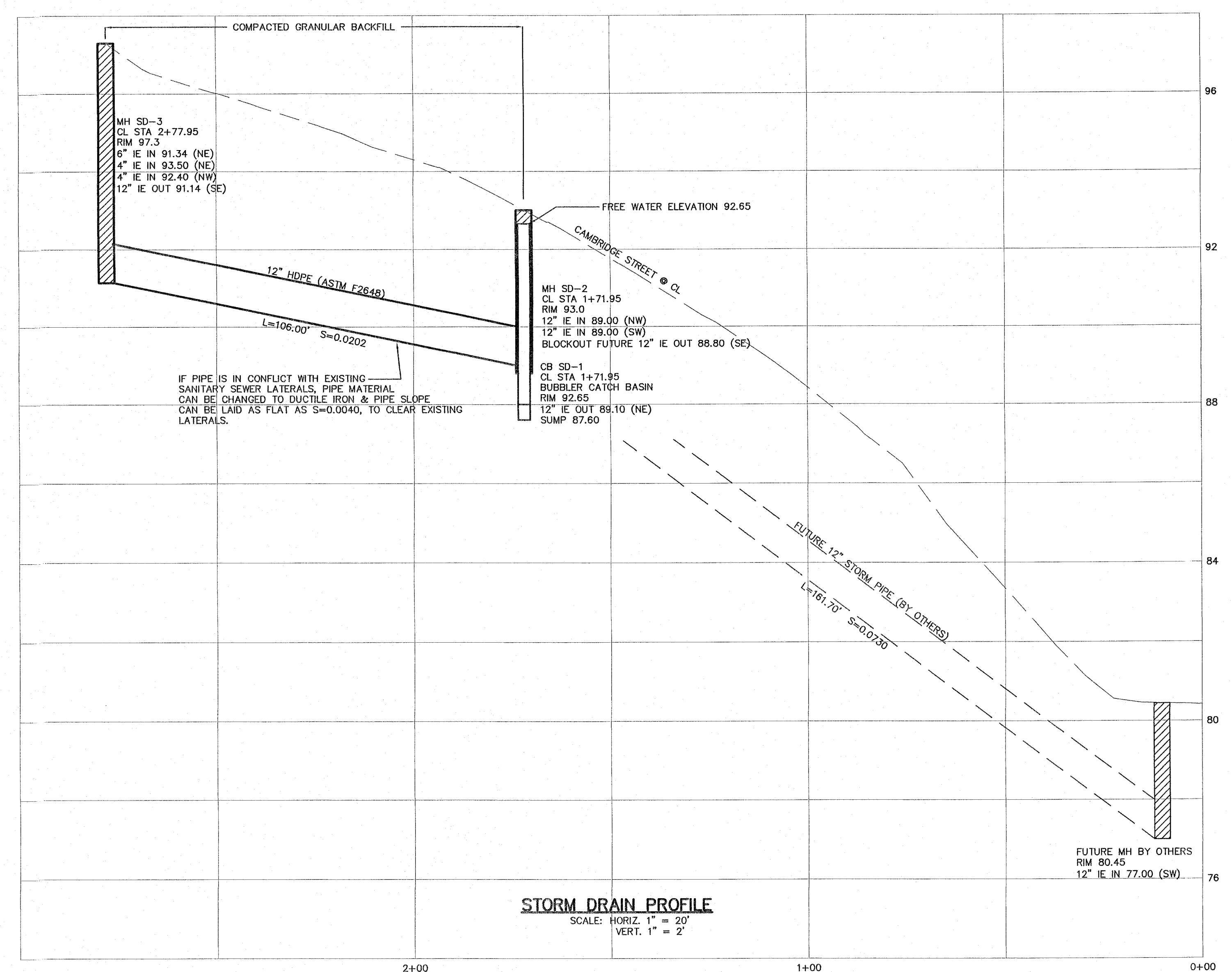
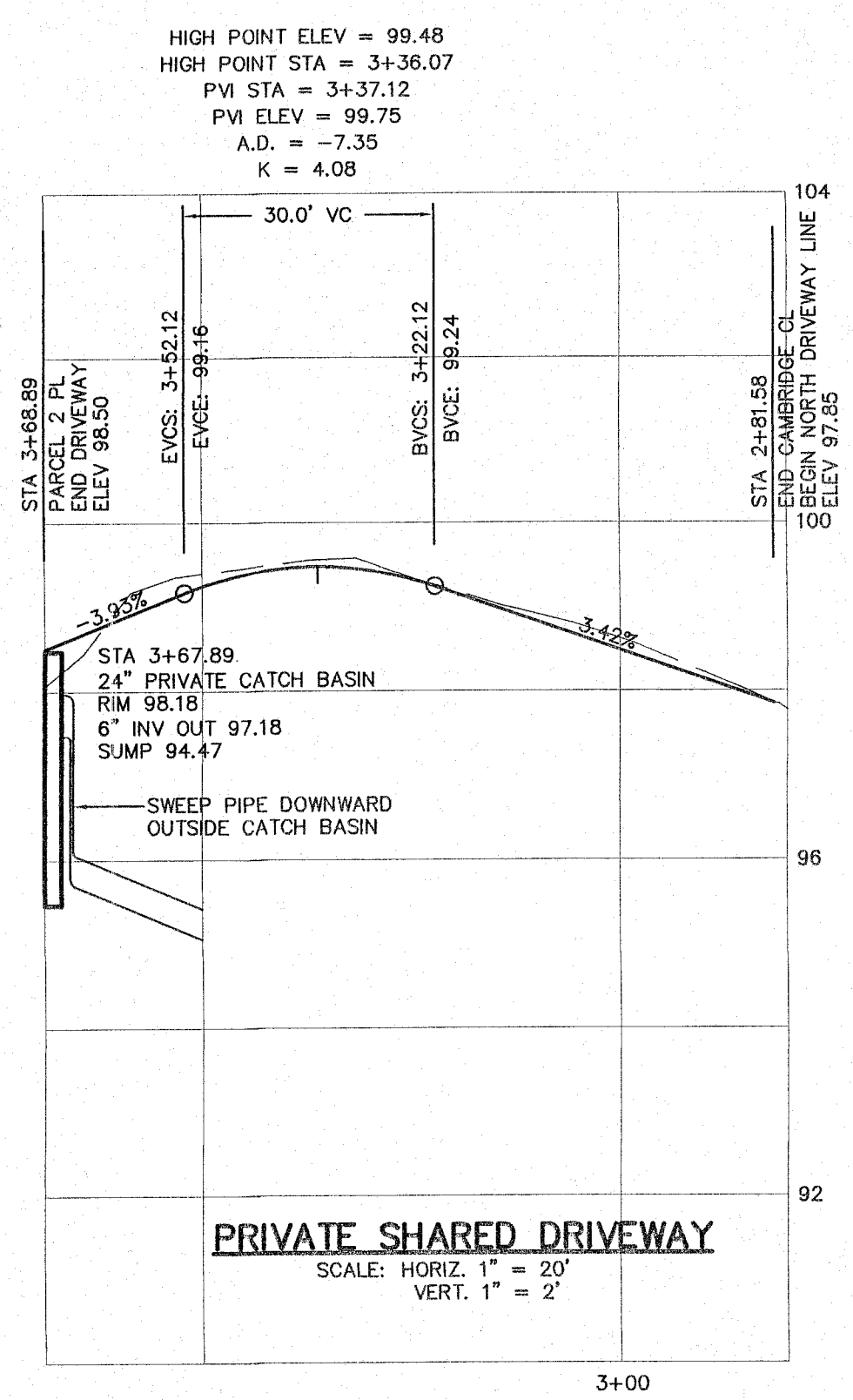
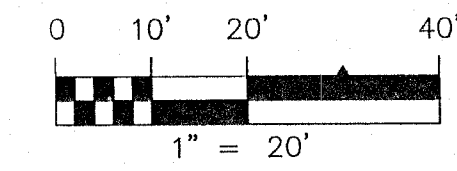


PUBLIC STREET SECTION
 SCALE: HORIZ. 1" = 10'

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 DATE: 12/15/15 BY: *[Signature]*



EXPIRES: 6/30/16
 DATED: 9/22/15



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DATE: 9/22/15 BY: *Kevin G. G.*



EXPIRES: 6/30/14
 DATED: 9/22/15

REVISIONS	BY
ADD NOTE PER CITY REVIEW	PS
CHANGE INLET SD-3 TO 6"	PS
CHANGE SHEET A TO SHEET 7	PS
REMOVE SD IN CURB WALL	PS
ADD NOTE RE: CITY SD PROJECT	PS
REVISION STORM BUBBLER	PS
INLET ON CAMBRIDGE	PS

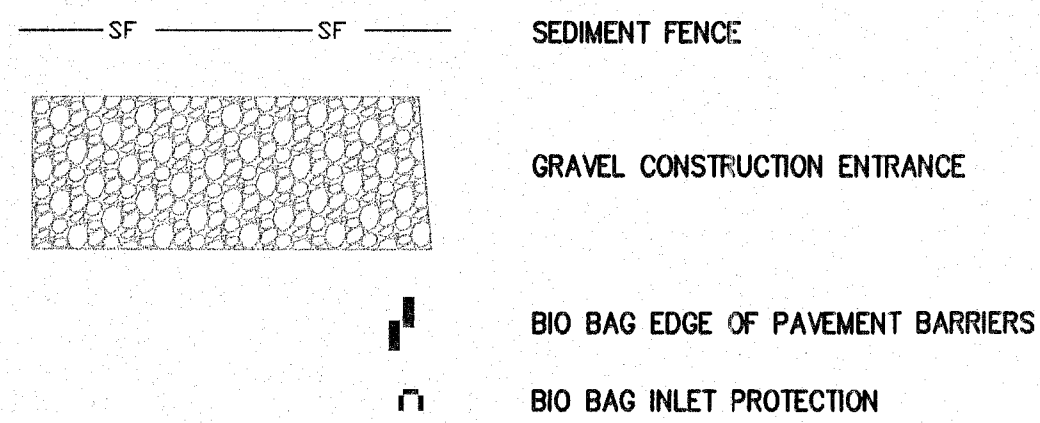
LORTS PARTITION
ZACK & MONICA LORTS
 CAMBRIDGE STREET
 WEST LINN, OR 97068

Street & Storm Drain
 Profile

SISUL ENGINEERING
 975 PORTLAND AVENUE
 GLADSTONE, OREGON 97027
 (503) 667-0188
 DRAWING: 14-034-base.dwg

DATE	JAN, 2015
SCALE	1" = 20'
DRAWN	PS
JOB	SGL14-034
SHEET	7
OF 9 SHEETS	

EROSION and SEDIMENT CONTROL LEGEND

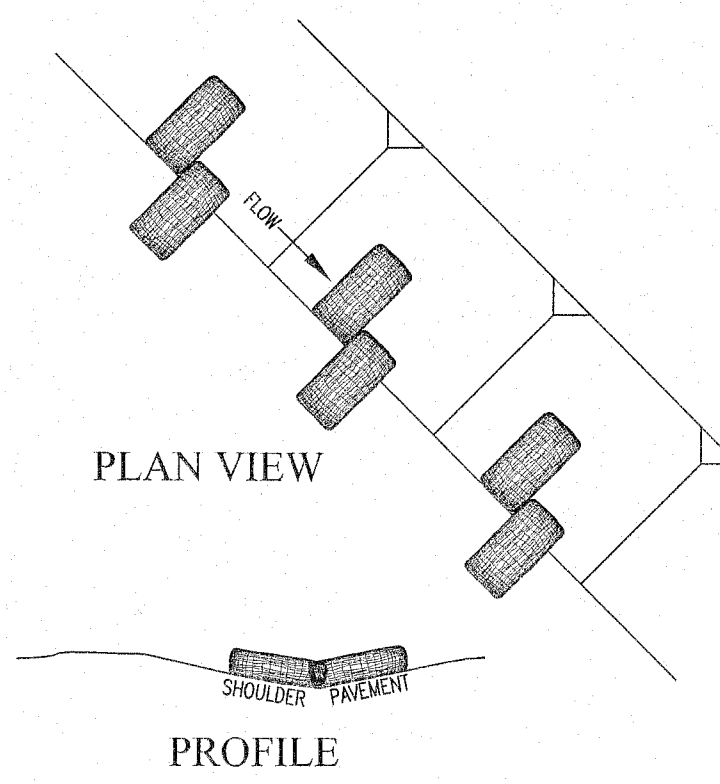
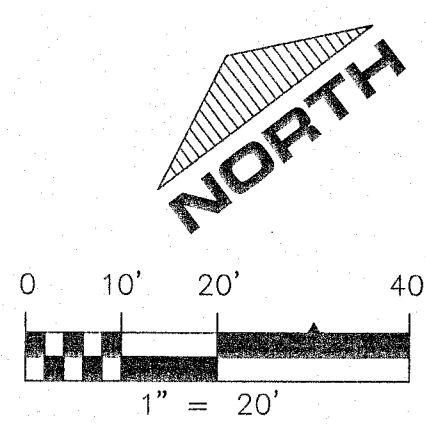
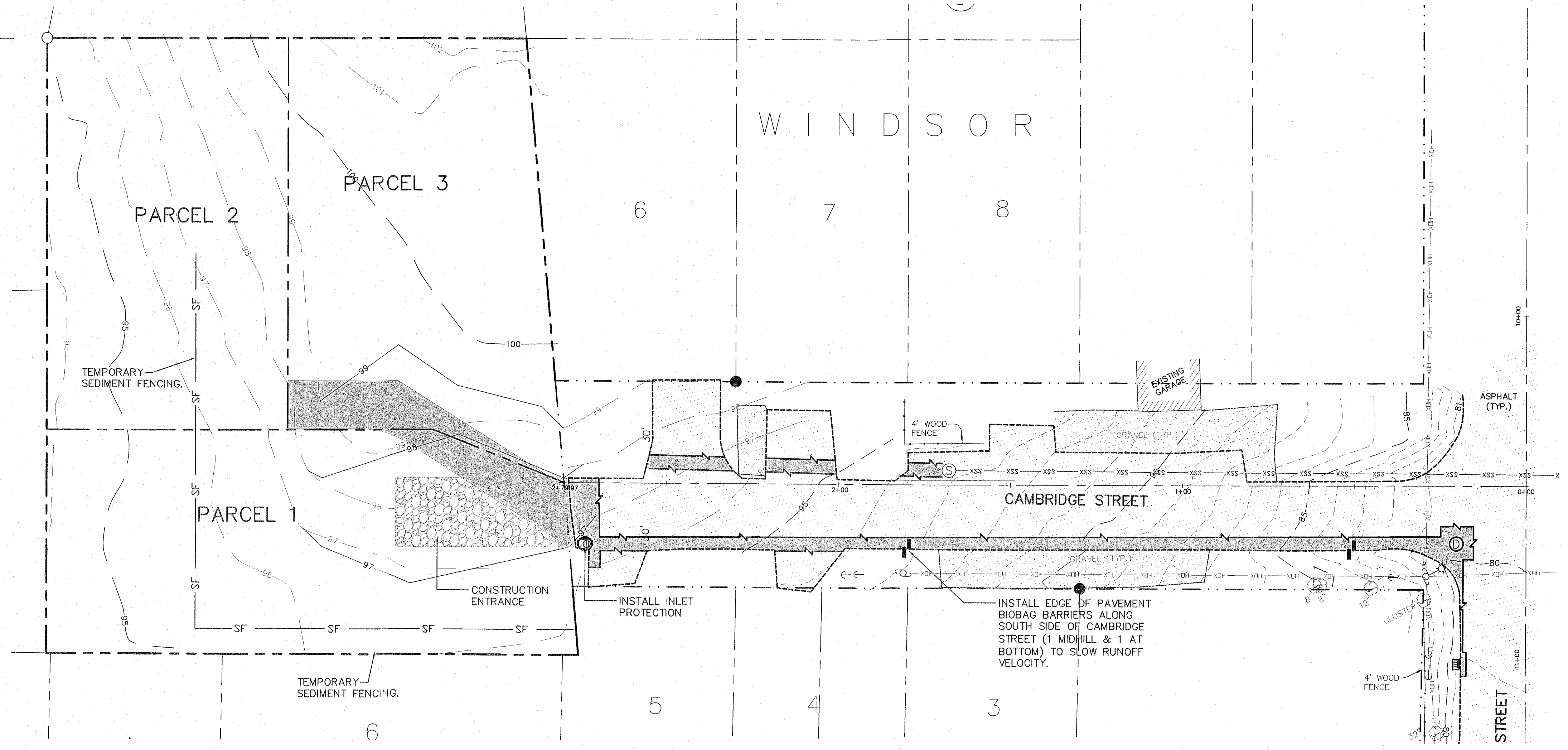


- Summary:**
- The intent of the requirement is to prevent siltation from reaching storm drain systems and drainage ways.
 - The minimum measures need to be made on all projects.
 - A gravel pad, at least 50 feet long, is required where vehicles will leave the construction site.
 - A sediment barrier 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.
 - Where excavated material is placed on hard surfaces (such as streets) material must be broomed or scraped clean as soon as possible.
 - Riprap exits from all culverts and storm drain pipes draining into the ditches or swales. Riprap is to be Class 50 riprap or larger or as noted elsewhere in the plans.
 - Reseed 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.

- General:**
- Approval of this erosion control (ESC) plan does not constitute an approval of permanent road or drainage design (e.g. size and location of roads, pipes, restrictors, channels, retention facilities, utilities, etc.).
 - 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.
 - 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.
 - 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.
 - The ESC facilities shall be inspected daily by the applicant/contractor and maintained as necessary to ensure their continued functioning.
 - The ESC facilities on inactive sites shall be inspected and maintained a minimum of once a month, or within 24 hours following a storm event.
 - 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.
 - 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.

- Seeding/Mulching:**
- 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.
 - Recommended Seed Mixture: 80% ELKA Dwarf Perennial Ryegrass and 20% Creeping Red Fescue, by weight. Application Rate shall be 100 pounds minimum per acre.
 - 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.
 - 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.
 - Temporary or Permanent Hydroseeding or acceptable seeding and mulching must be provided whenever perennial cover cannot be established on sites which will be exposed for 60 days or more.

- Sediment Fence:**
- The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid use of joints. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum 6 inch overlap, and both ends securely fastened to the post.
 - 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.
 - 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.
 - 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.
 - Sediment fences shall be removed when they have served their useful purpose, but not before the upslope area has been permanently stabilized.
 - 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.

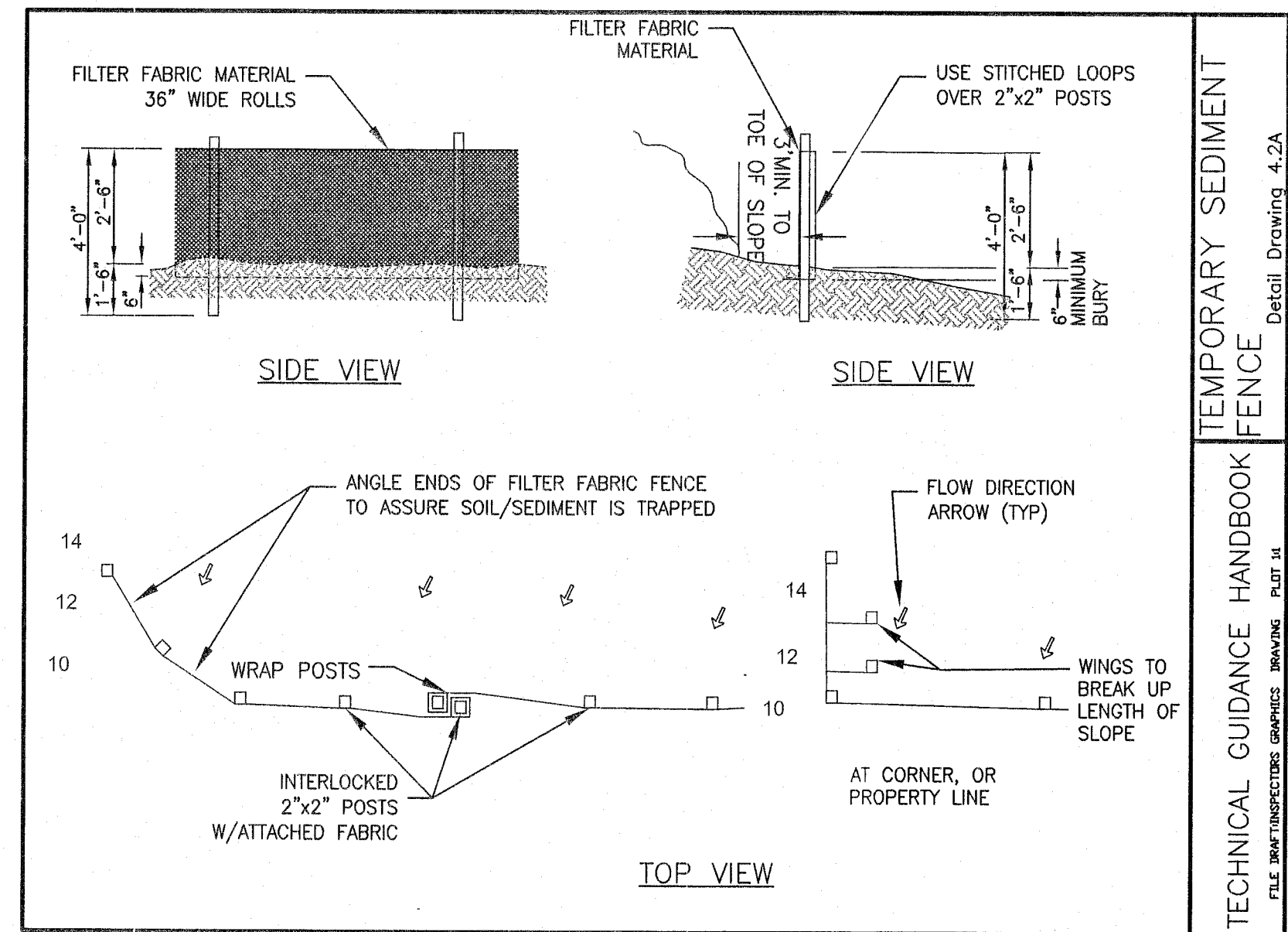
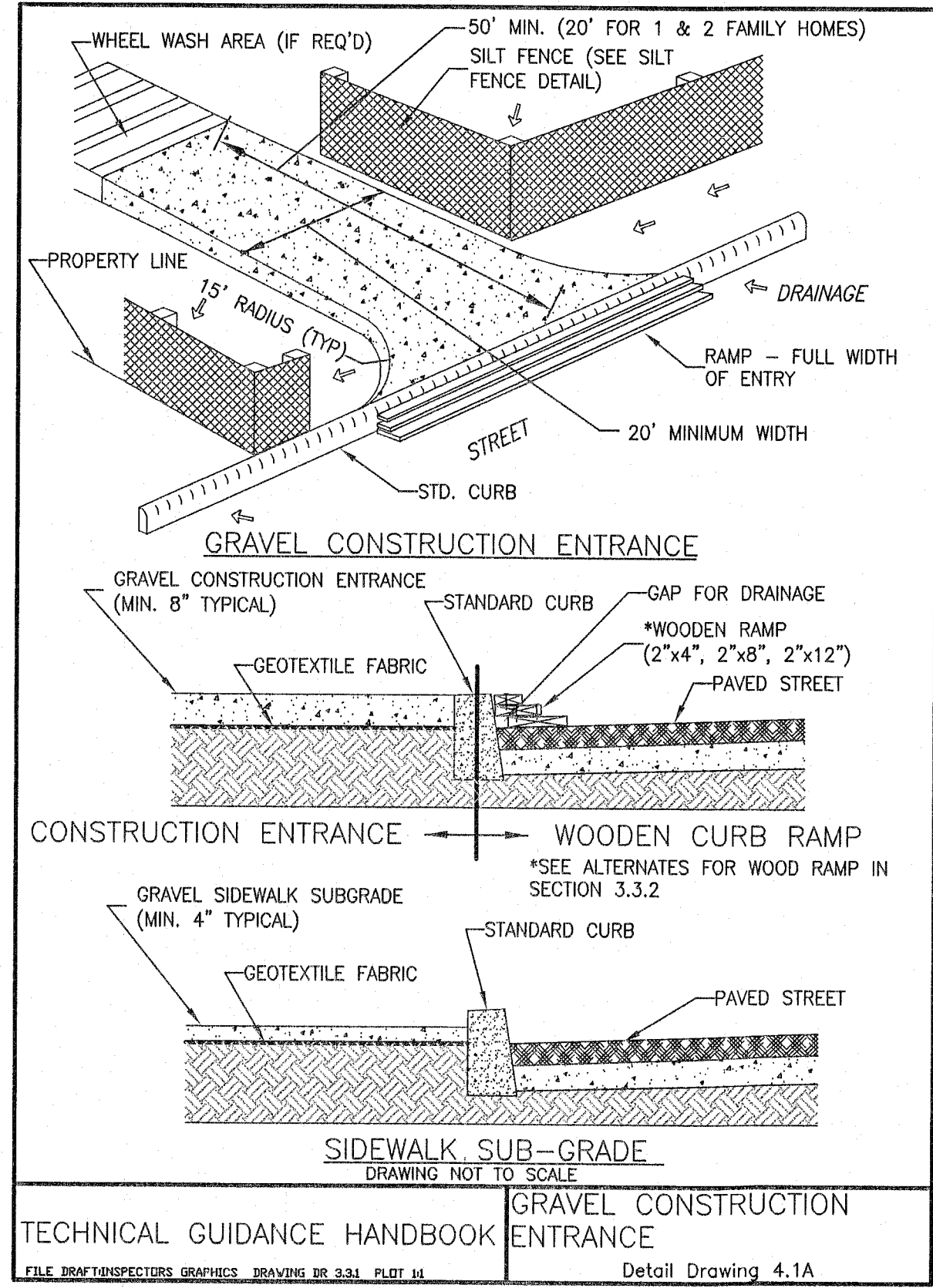


- NOTES:**
- BAGS SHALL BE PLACED ON ALL SIDES WHERE RUNOFF CAN ENTER THE INLET.
 - A CATCH BASIN INSERT BAG MAY BE USED IN LIEU OF BIO-BAG INLET PROTECTION.

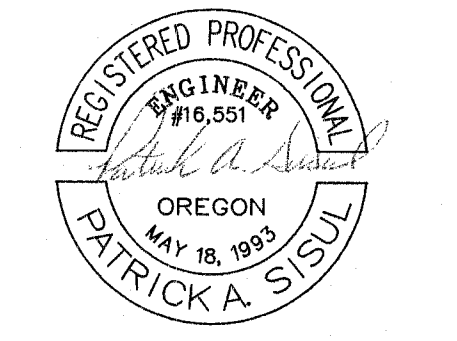
CATCH BASIN BIO-BAG PROTECTION

- NOTES:**
- STAKE THE BAG ON THE ROADWAY SHOULDER USING (2) 1"x2" WOOD STAKES OR APPROVED EQUAL PER BAG.
 - THE BAG ON THE ROADWAY WILL BE HELD IN PLACE BY THE BAG ON THE SHOULDER.
 - SURFACE MUST BE SMOOTH BEFORE APPLICATION.

EDGE OF PAVEMENT CHECK DAM



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: 1/12/15 BY: *[Signature]*



EXPIRES: 6/30/16
DATED: 3/30/15

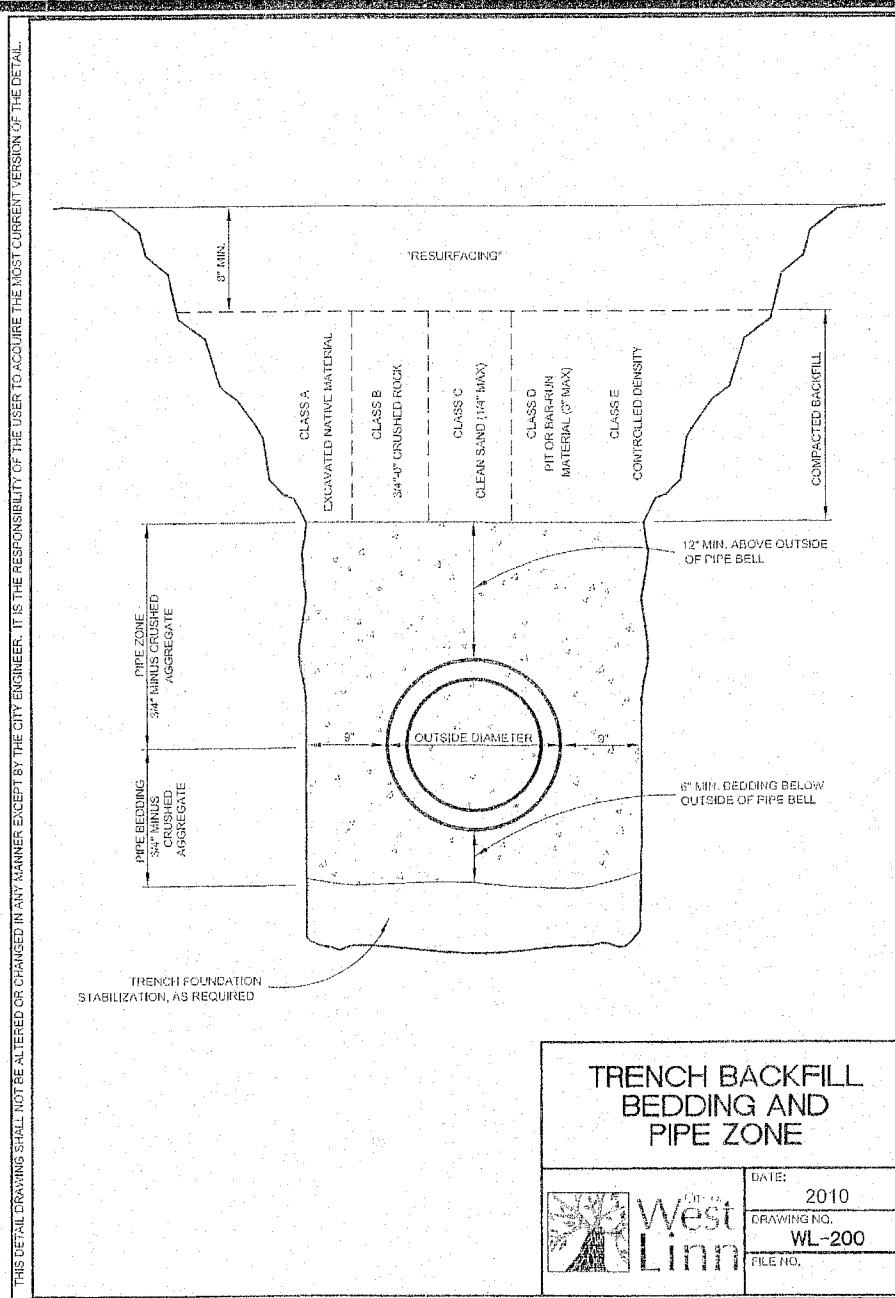
REVISIONS	BY
MODIFY PER CITY REVIEW	PS
CHANGE SHEET #	5/30/15

LORTS PARTITION
ZACK & MONICA LORTS
CAMBRIDGE STREET
WEST LINN, OR 97068

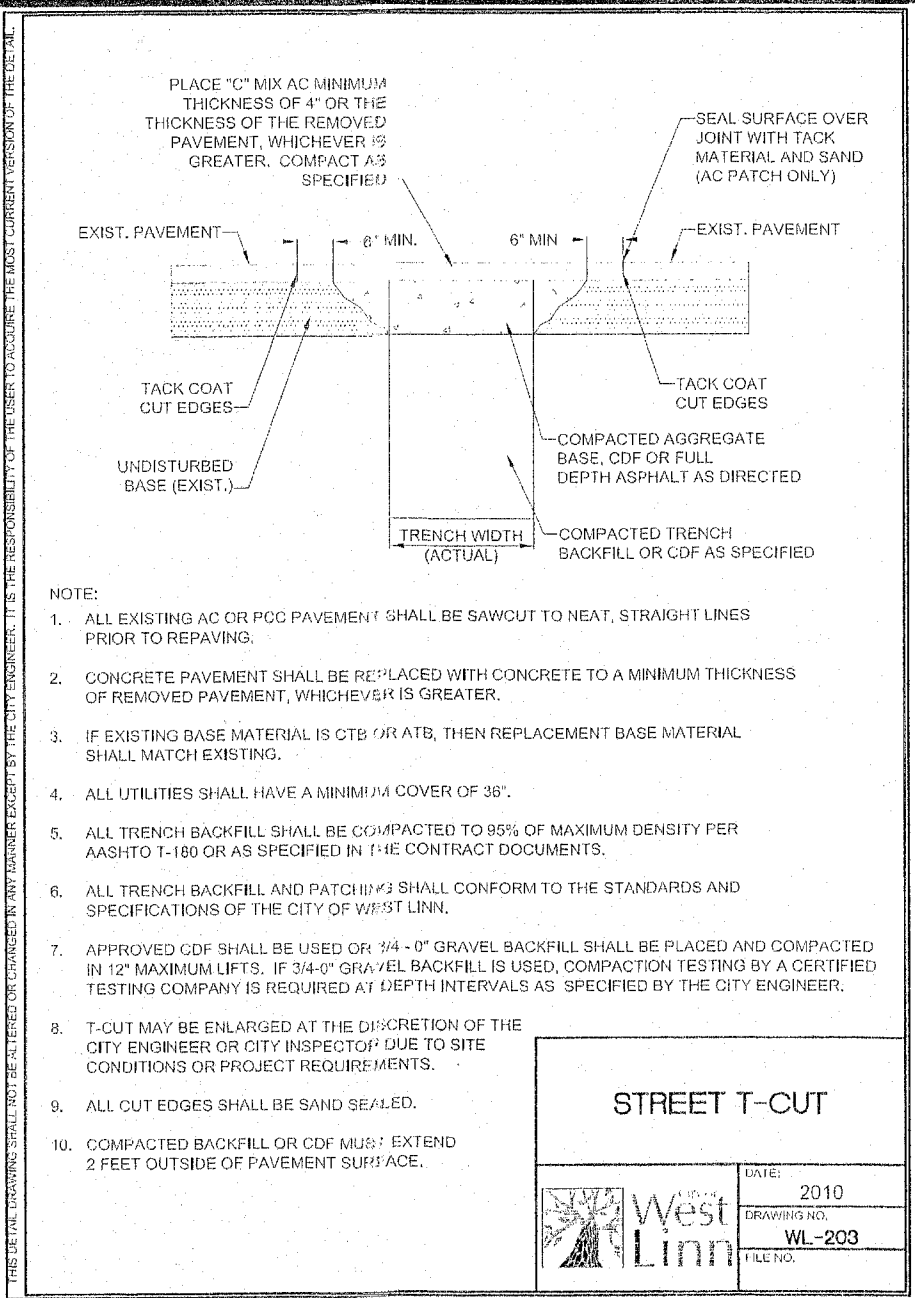
Preliminary Grading & Erosion Control Plan

SISUL ENGINEERING
575 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 667-0188
DRAWING: 14-034-base.dwg

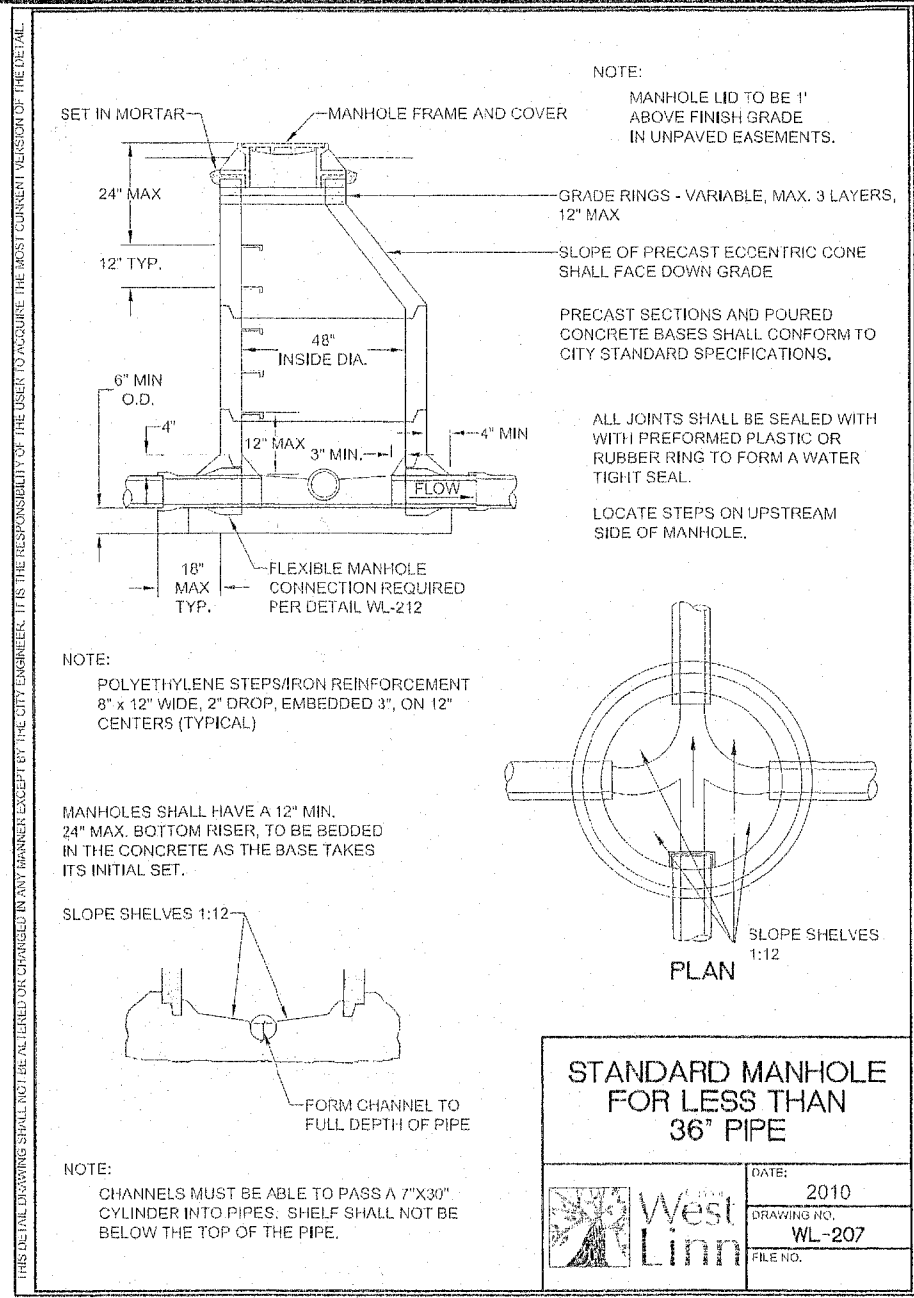
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SCALE	1" = 20'
DRAWN	PS
JOB	SGL14-034
SHEET	8
OF	9 SHEETS



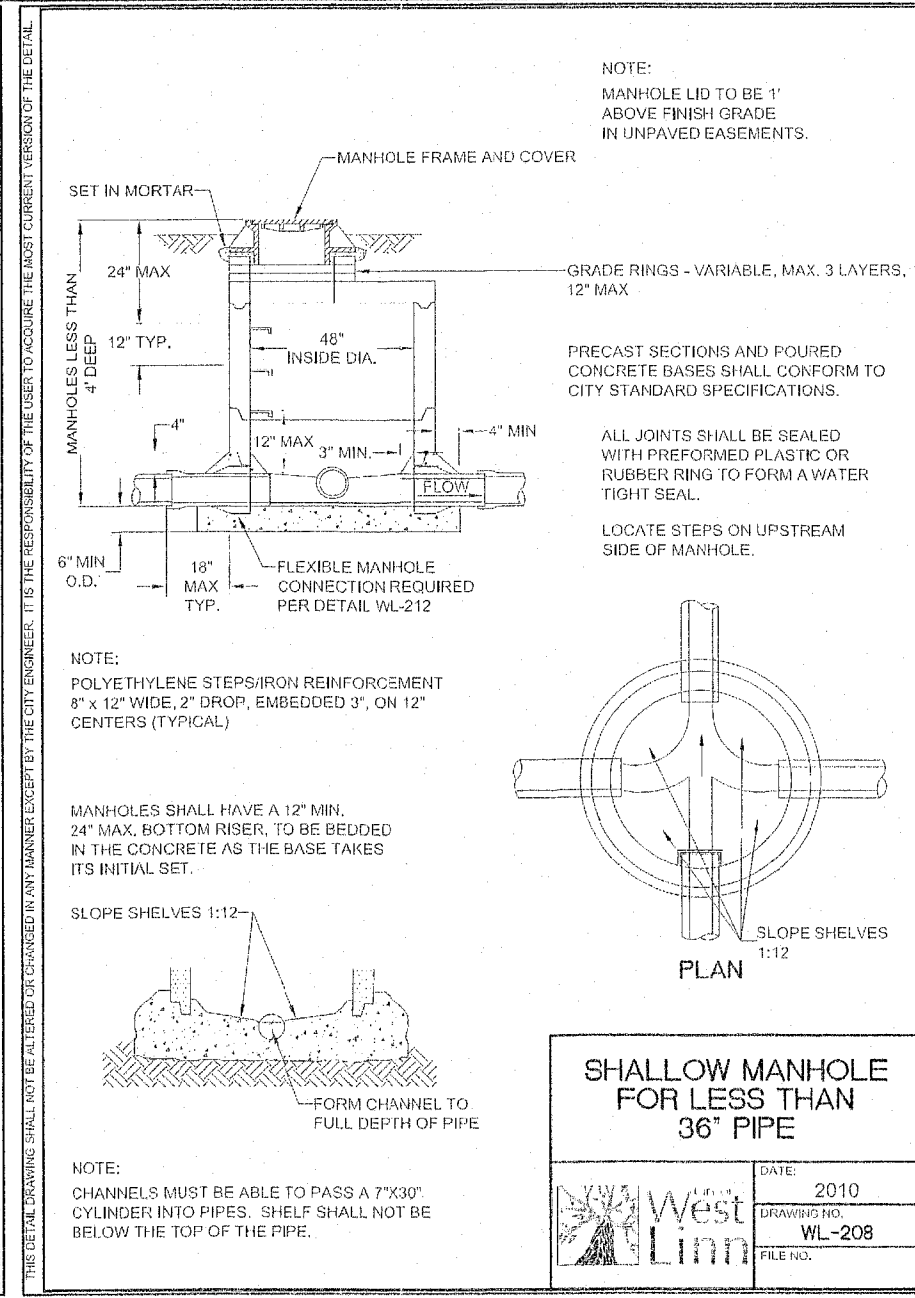
TRENCH BACKFILL BEDDING AND PIPE ZONE
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 DRAWING NO: WL-200
 FILE NO:



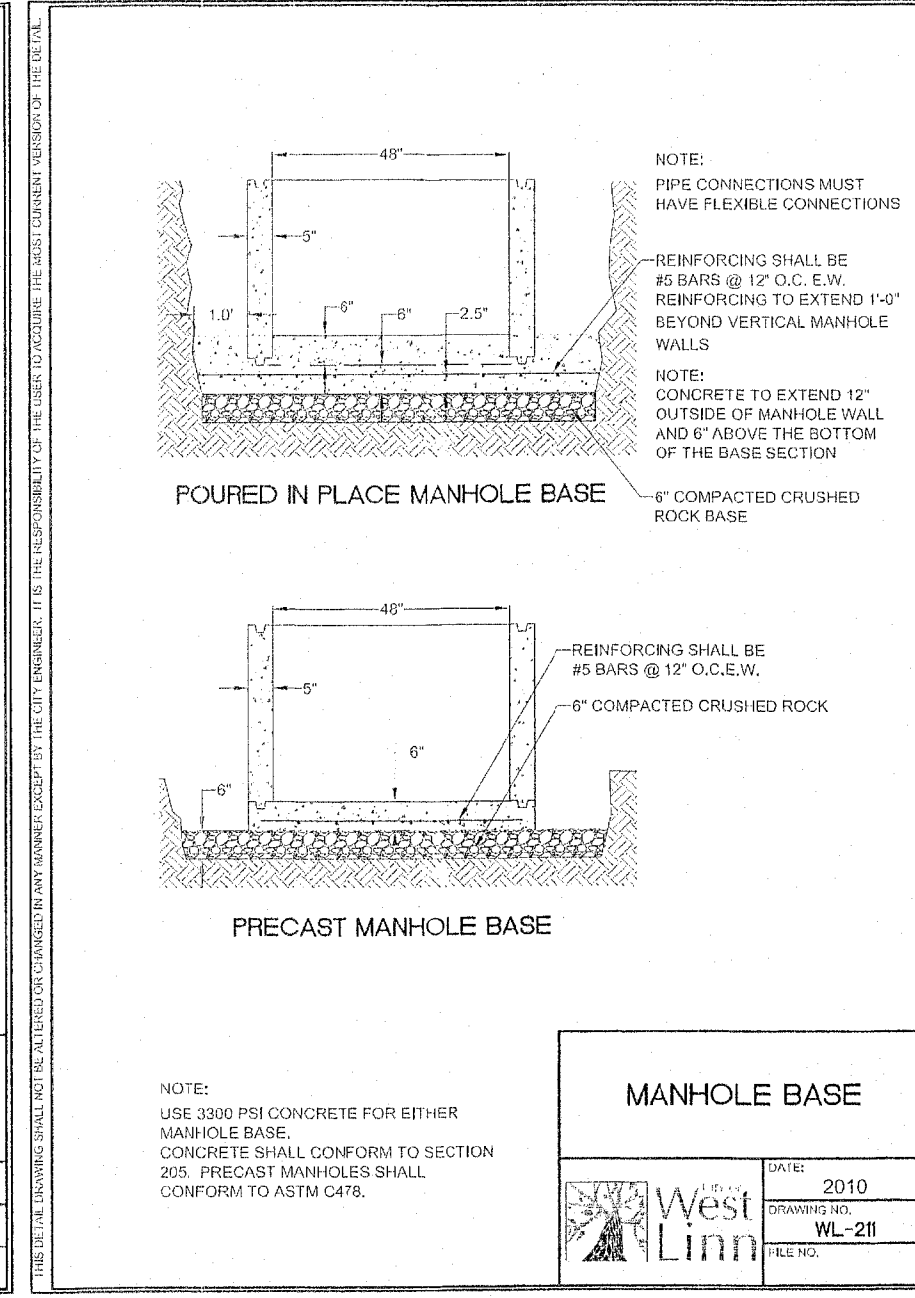
STREET T-CUT
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 DRAWING NO: WL-203
 FILE NO:



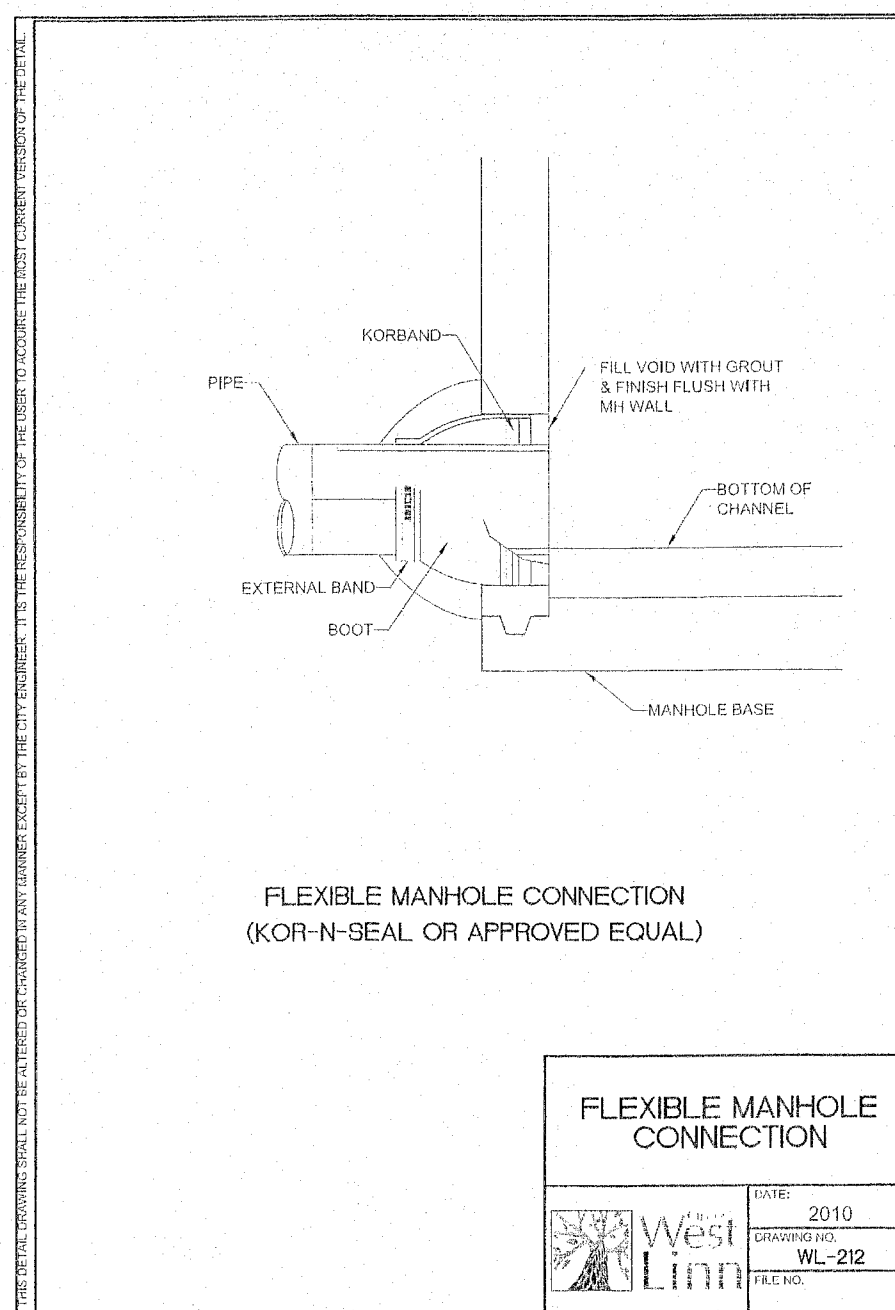
STANDARD MANHOLE FOR LESS THAN 36\"/>



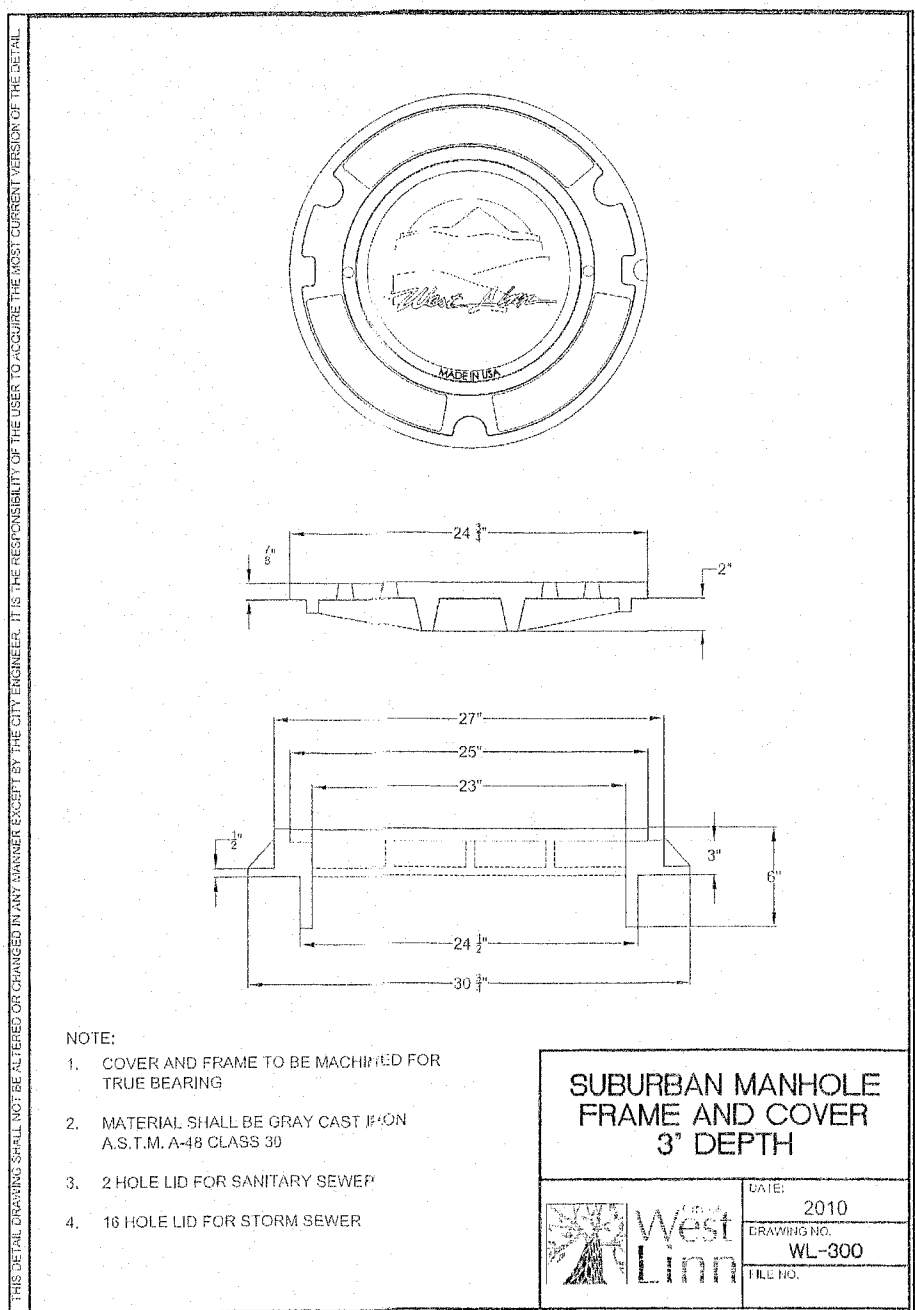
SHALLOW MANHOLE FOR LESS THAN 36\"/>



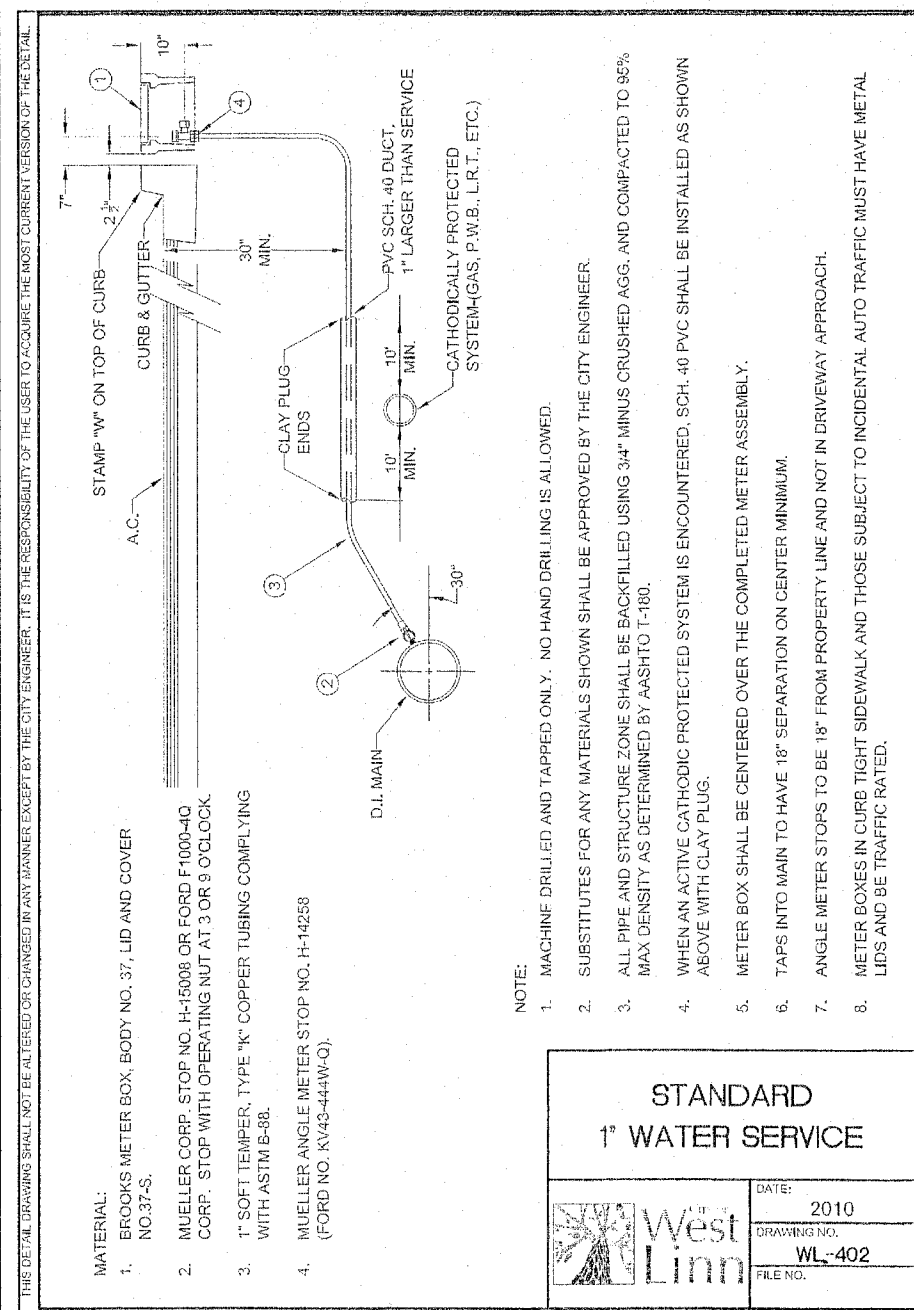
MANHOLE BASE
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 FILE NO:



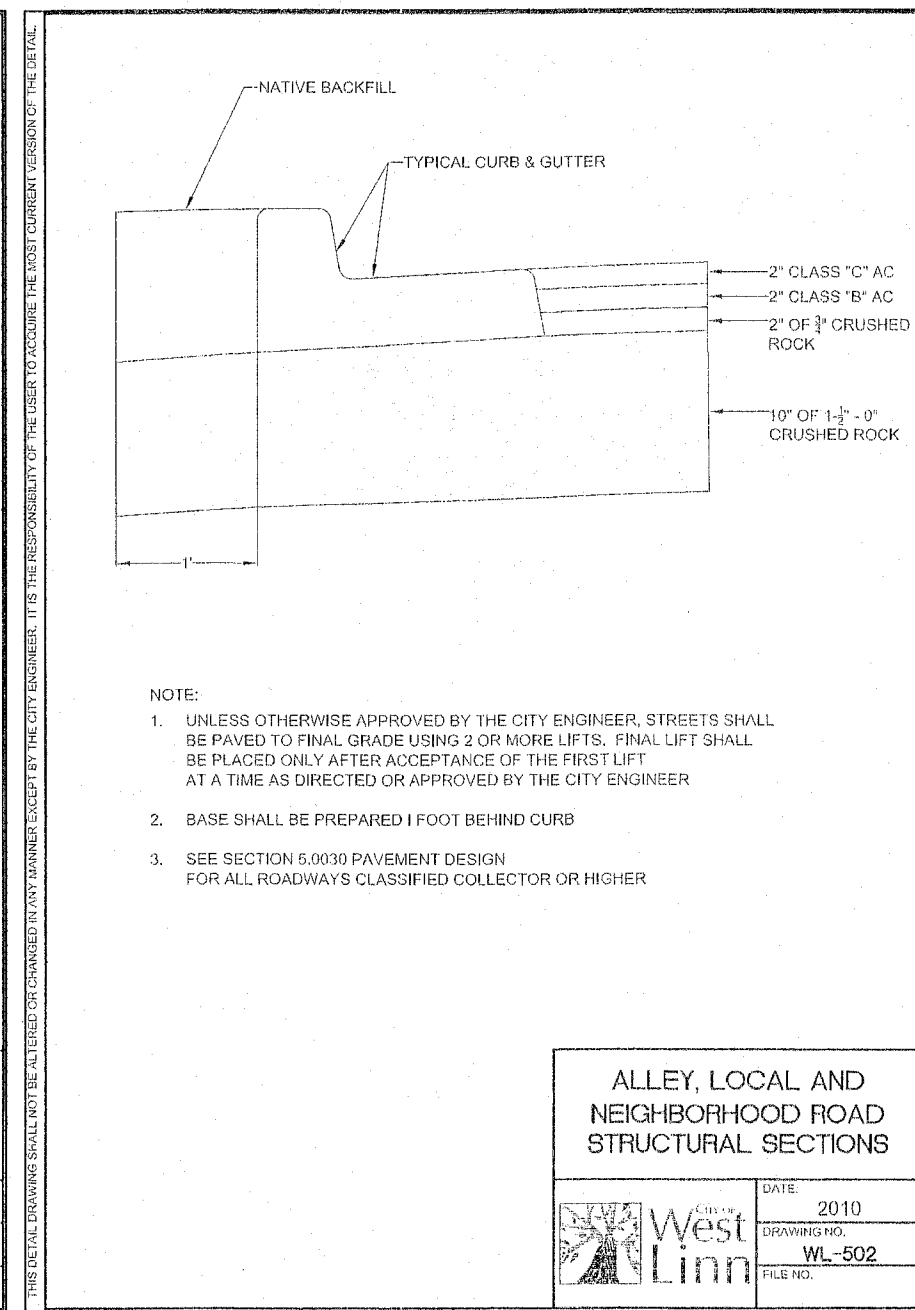
FLEXIBLE MANHOLE CONNECTION
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 DRAWING NO: WL-212
 FILE NO:



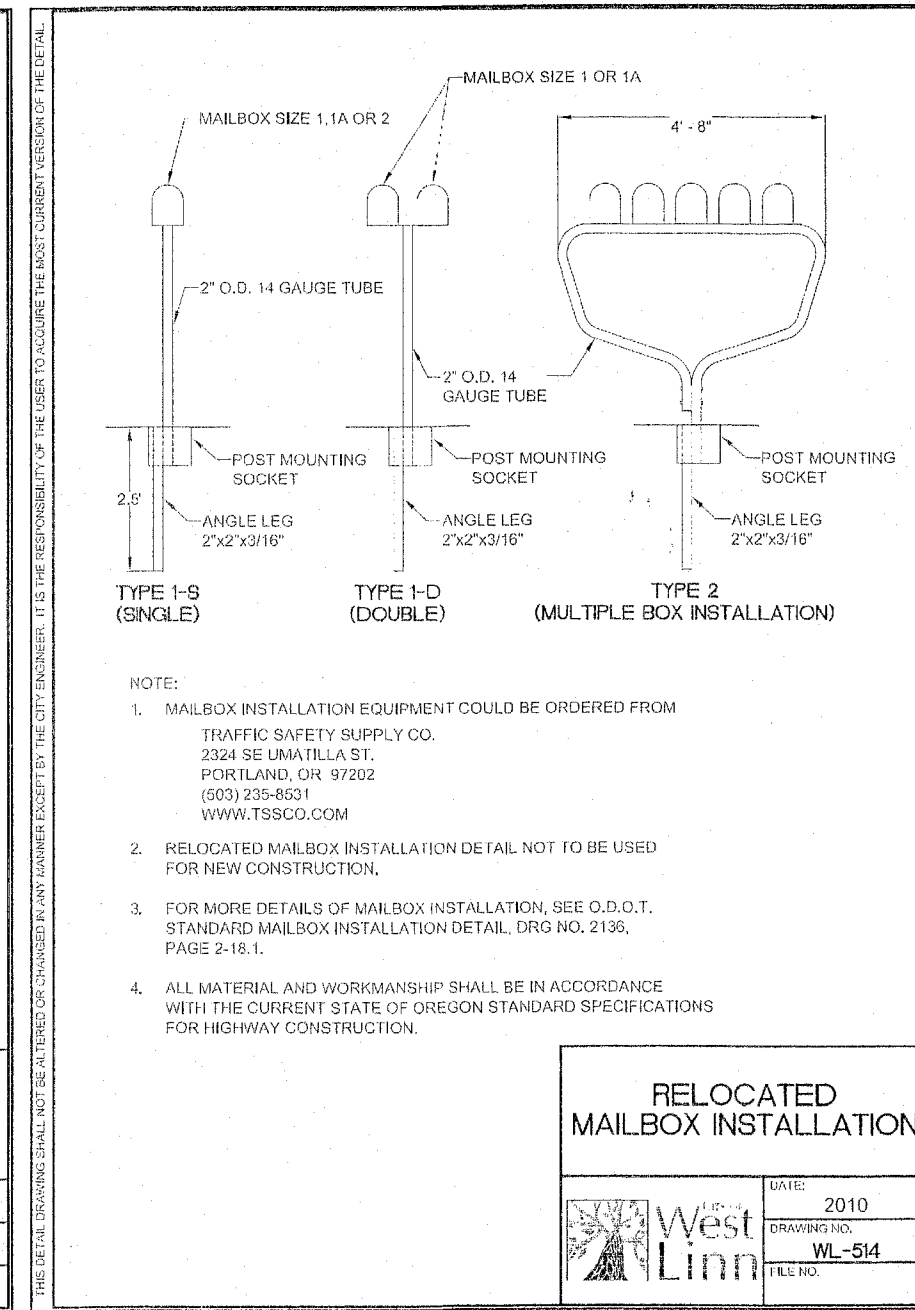
SUBURBAN MANHOLE FRAME AND COVER 3\"/>



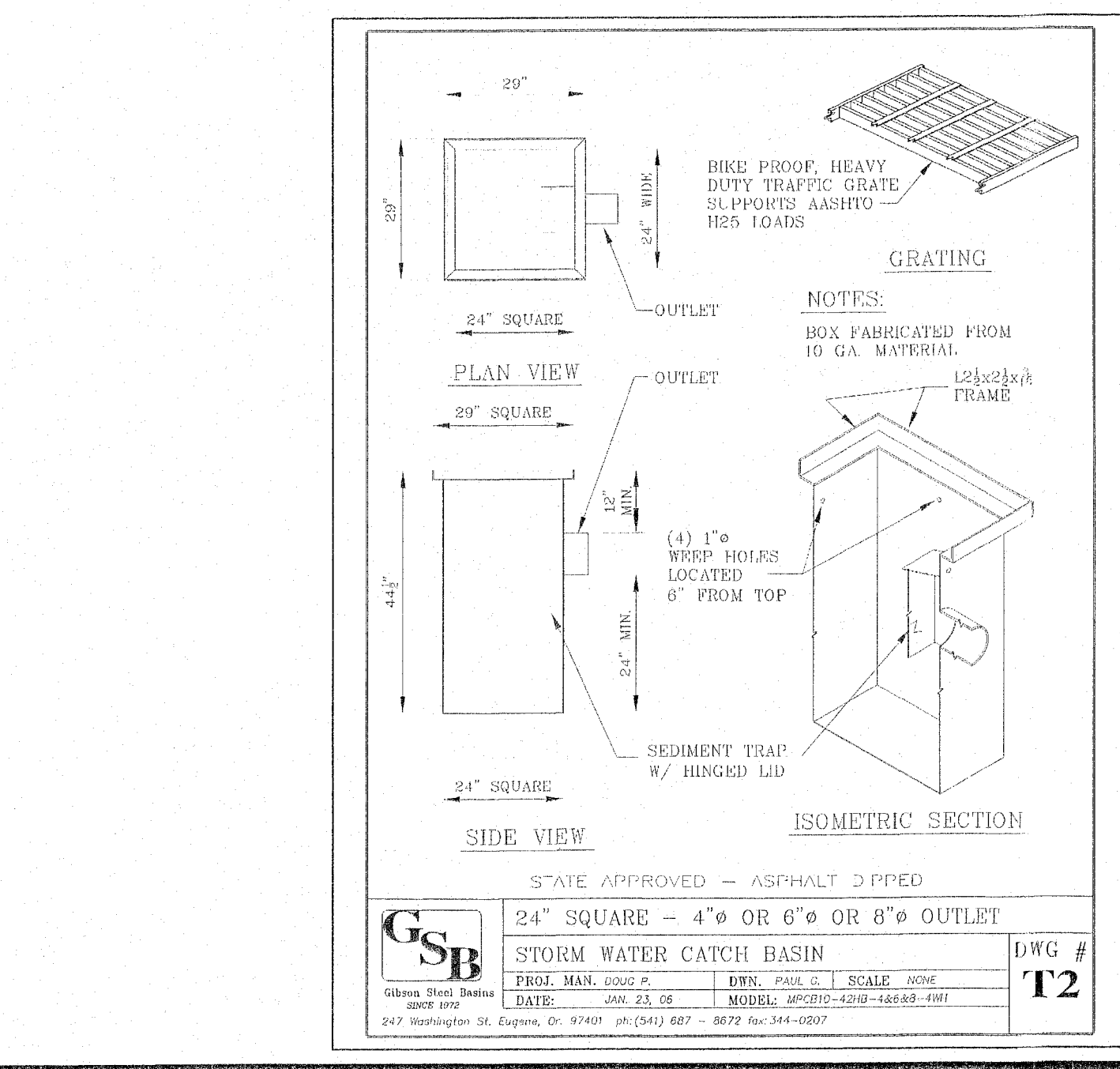
STANDARD 1\"/>



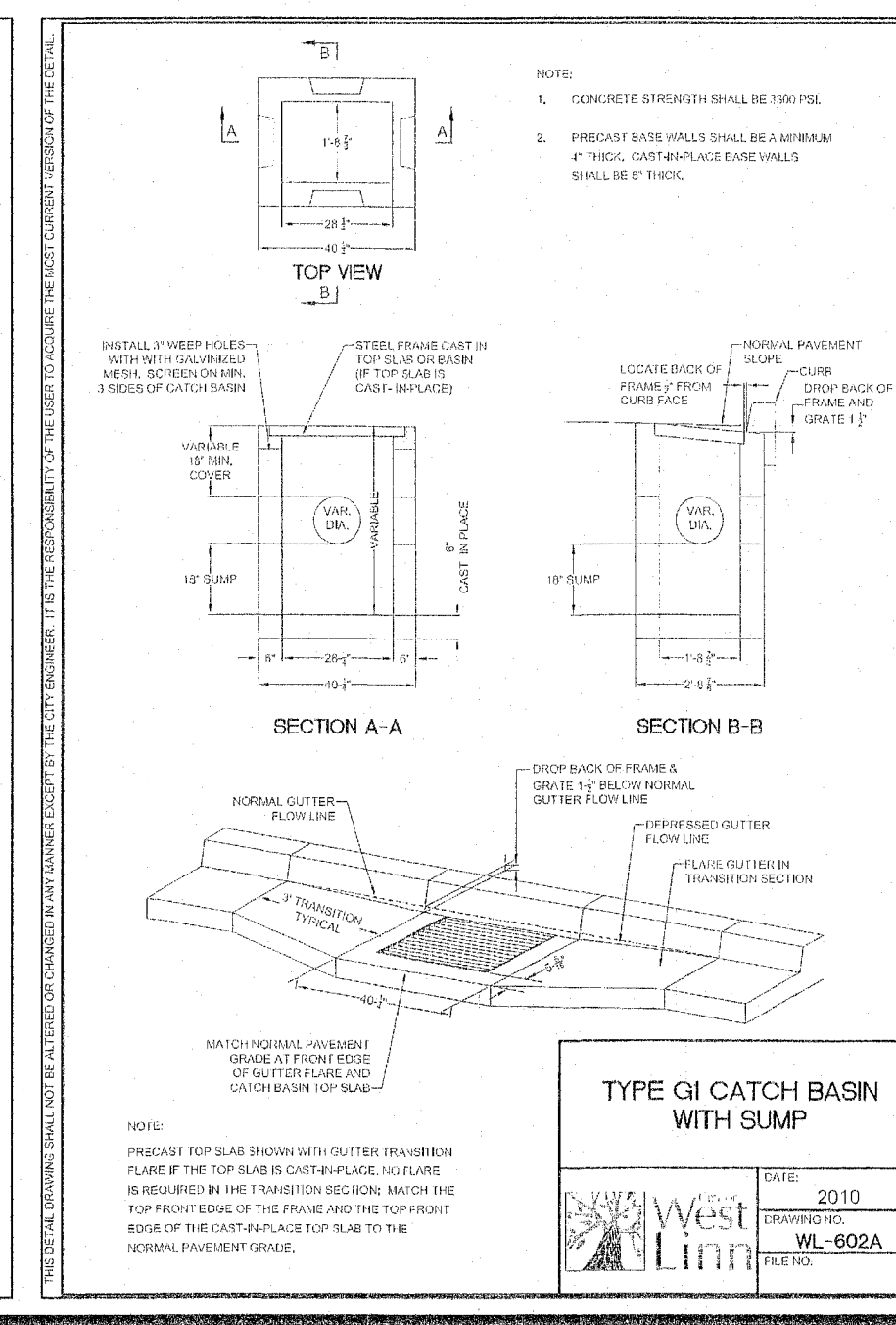
ALLEY LOCAL AND NEIGHBORHOOD ROAD STRUCTURAL SECTIONS
 DATE: 2010
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 FILE NO:



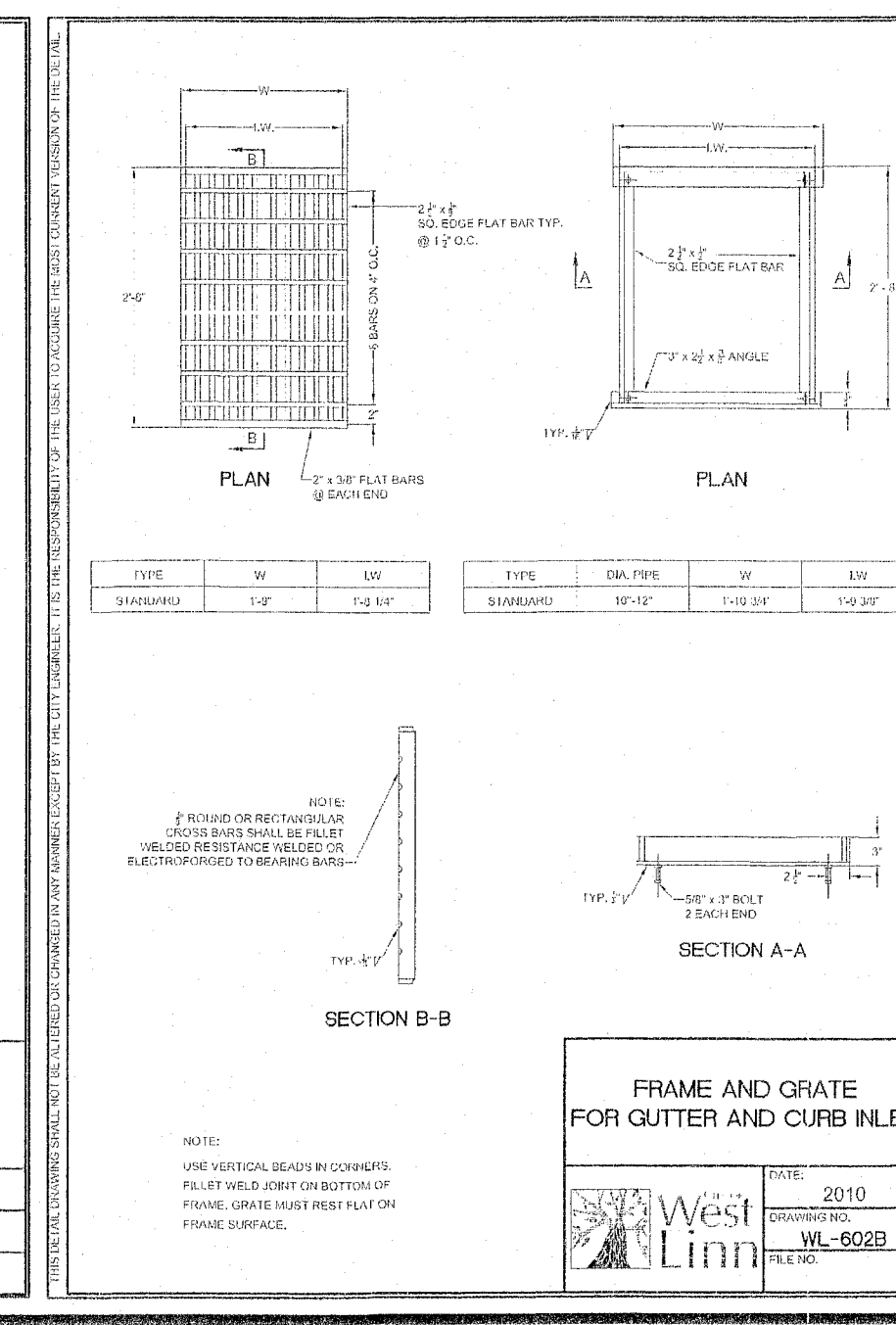
RELOCATED MAILBOX INSTALLATION
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 DRAWING NO: WL-504
 FILE NO:



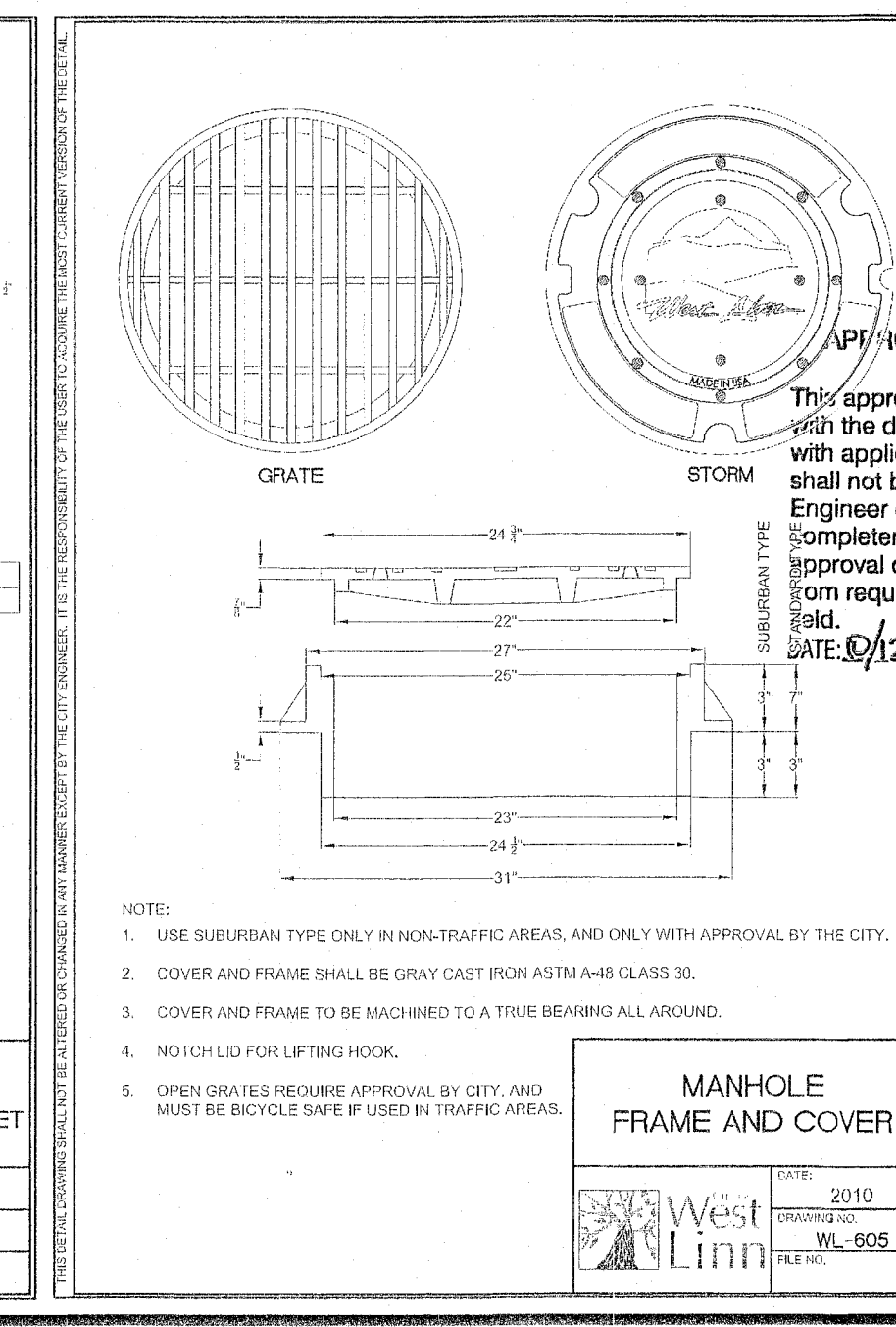
STORM WATER CATCH BASIN
 DATE: 2010
 DRAWING NO: WL-601
 FILE NO:



TYPE G1 CATCH BASIN WITH SUMP
 DATE: 2010
 DRAWING NO: WL-602A
 FILE NO:



FRAME AND GRATE FOR GUTTER AND CURB INLET
 DATE: 2010
 DRAWING NO: WL-602B
 FILE NO:



MANHOLE FRAME AND COVER
 DATE: 2010
 DRAWING NO: WL-605
 FILE NO:

APPROVED FOR CONSTRUCTION BY CITY OF WEST LINN
 This approval is only for general conformance with the design codes and requirements and is not intended as relieving the Design Engineer of his 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: 01/21/15 BY: *Chris S. G.*
 REGISTERED PROFESSIONAL ENGINEER
 No. 116,551
 Oregon
 May 18, 1993
 PATRICK A. SISUL
 EXPIRES: 6/30/16
 DATED: 1-15-15

REVISIONS	BY

LORTS PARTITION
ZACK & MONICA LORTS
 CAMBRIDGE STREET
 WEST LINN, OR 97068

Specifications and Construction Details

SISUL ENGINEERING
 375 PORTLAND AVENUE
 GLADSTONE, OREGON 97027
 (503) 657-0188
 DRAWING: 14-034r-base.dwg

DATE	JAN., 2015
SCALE	N/A
DRAWN	PS
JOB	SGL14-034
SHEET	9
OF	9 SHEETS