

GENERAL NOTES:

- ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF WEST LINN EXISTING STANDARDS, THE APWA (OREGON CHAPTER) STANDARD SPECIFICATION AND DRAWINGS (1990, WITH 1992 & 1996 AMENDMENTS), THE STATE OF OREGON PLUMBING CODE, THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ), THE OREGON DEPARTMENT OF HUMAN RESOURCES, AND AS APPROVED AND NOTED ON THESE DRAWINGS.
- CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS AND LICENSES BEFORE STARTING CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL ARRANGE FOR THE RELOCATION OF ANY IN CONFLICT WITH THE PROPOSED CONSTRUCTION.
- EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND MUST BE VERIFIED BY THE CONTRACTOR. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
- ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND THE ACTUAL SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER AS SOON AS THEY BECOME APPARENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF ALL DAMAGE OR DESTRUCTION OF PROPERTY, MONUMENTATION OR CONSTRUCTION STAKES.
- THE ENGINEER HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES FOR PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM HIS/HER WORK.
- ALL UTILITY TRENCHES WITHIN EXISTING OR PROPOSED RIGHT-OF-WAYS SHALL BE BACKFILLED WITH 3/4"-0" GRANULAR BACKFILL PER CITY OF WEST LINN STANDARD SPECIFICATIONS SECTION 204.02.06 AND COMPACTED PER SECTION 204.03.13.
- CONTRACTOR SHALL PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN AND RECEIVE APPROVAL PRIOR TO WORKING WITHIN THE PUBLIC RIGHT-OF-WAY.
- EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CLACKAMAS COUNTY EROSION MANUAL.

STREET CONSTRUCTION AND PAVING:

- ALL WORK AND MATERIALS SHALL CONFORM WITH EXISTING CITY OF WEST LINN STANDARDS.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF TREE, STUMPS, ROOTS, BRUSH, AND OTHER ORGANIC MATERIAL IN THE WORK AREA AND WHERE INDICATED ON THE PLANS. THESE MATERIALS SHALL BE DISPOSED OF OFF SITE IN SUCH A MANNER AS TO MEET LOCAL REGULATIONS.
- CONTRACTOR SHALL PROVIDE THE NECESSARY EROSION PROTECTION, TO INCLUDE GRADING, DITCHING, STRAW OR HAY BALES, AND SILT FENCING TO MINIMIZE EROSION ONTO ADJACENT PROPERTIES.
- THE STREET SECTION SHALL BE GRADED TO THE ELEVATIONS SHOWN ON THE DRAWINGS WITH THE NECESSARY ADJUSTMENTS TO ACCOMMODATE THE FINISH PAVEMENT AS SPECIFIED.
- MATERIAL IN SOFT SPOTS WITHIN THE PAVED AREAS SHALL BE REMOVED TO THE DEPTH REQUIRED TO PROVIDE A FIRM FOUNDATION AND SHALL BE REPLACED WITH PIT RUN CRUSHED ROCK (6" MAXIMUM) OVER FABRIC. THE SUB-GRADE SHALL BE "PROOF ROLLED", WITNESSED BY THE ENGINEER AND THE CITY PRIOR TO PLACEMENT OF THE BASE ROCK. COMPACTION TESTING SHALL CONFORM TO THE CITY OF WEST LINN STANDARD SPECIFICATIONS, SECTION 501.03.08. ASPHALT SHALL HAVE A MINIMUM DENSITY OF 92%. TESTING WILL BE BY AN INDEPENDENT LABORATORY WITH RESULTS TO THE CITY AND DESIGN ENGINEER. FINISH BASE ROCK SHALL BE "PROOF ROLLED" WITNESSED BY THE ENGINEER AND CITY PRIOR TO PLACEMENT OF THE ASPHALT.
- THE CONTRACTOR TO NOTIFY CITY OF WEST LINN AND ENGINEER, 24-HOURS PRIOR TO STARRING CONSTRUCTION OR WORK TO BE ACCEPTED BY THE CITY.
- ASPHALT CONCRETE PAVEMENT TO BE FROM A MIX DESIGN APPROVED BY THE OREGON DEPARTMENT OF TRANSPORTATION. CONTRACTOR TO PROVIDE DENSITY TESTING RESULTS FOR ASPHALTIC CONCRETE PLACED IN PUBLIC STREETS. SMOOTHNESS TESTING IS REQUIRED PER THE CITY OF WEST LINN STANDARD SPECIFICATION SECTION 209.03.04D.
- CONSTRUCT CURB AND GUTTER USING 3300 PSI CONCRETE MEETING THE SPECIFICATIONS OF W.L.S.C.S. DIVISION 205 (AFTER 28DAYS) WITH A MAXIMUM 1/2" AGGREGATE SIZE. A PROOF ROLL OF THE CURB LINES IS REQUIRED PRIOR TO PLACING CURBS. PLACE CONTRACTION JOINTS AT 15' MAXIMUM ON CENTERS. CONTRACTOR SHALL STAMP LOCATION OF SEWER, STORM AND WATER CROSSINGS WITH AN (S), (ST), OR (W).

STORM SEWER:

- ALL WORK AND MATERIALS USED FOR PUBLIC IMPROVEMENT TO CONFORM TO THE REQUIREMENTS OF THE CITY OF WEST LINN PUBLIC WORKS STANDARDS.
- ALL WORK AND MATERIALS FOR PRIVATE STORM DRAINS TO MEET REQUIREMENTS OF THE STATE OF OREGON PLUMBING CODE.
- MATERIALS
 - POLYVINYLCHLORIDE PIPE (PVC) SHALL CONFORM TO THE REQUIREMENTS OF ASTM D 3034 SDR 35 (6 INCHES OR LESS)
 - RIBBED PVC PIPE TO CONFORM WITH ASTM F-794
 - DUCTILE IRON PIPE (DI) SHALL BE CLASS 150, CEMENT-MORTAR LINED PUSH-ON JOINT PIPE MEETING THE LATEST REVISIONS TO ANSI SPECIFICATIONS A 21.4/AWWA C-104.
- PIPE BEDDING AND TRENCH BACKFILL WITHIN PAVED AREAS TO BE 3/4"-0" CRUSHED ROCK, PIPE BEDDING AND BACKFILL TO EXTEND A MINIMUM OF 6" BELOW PIPE AND 9" ALONG SIDES AND 12" ABOVE.
- ALL MANHOLES OUTSIDE THE STREET RIGHT-OF-WAY SHALL HAVE TAMPER PROOF LIDS AND SHALL BE 12" ABOVE THE FINISHED GRADE IF NOT IN PAVED AREA.
- ALL STORM LINES SHALL BE MANDREL TESTED AND VIDEO ACCEPTANCE INSPECTION TO BE COMPLETED BY THE CONTRACTOR.
- ALL PIPE SHALL HAVE RUBBER GASKET JOINTS PER ASTM F477.
- ALL CONNECTIONS TO MANHOLES AND CATCH BASIN/INLETS SHALL BE PRECAST OR CORE DRILLED HOLES.
- INSTALL CONTINUOUS INSULATED COPPER TRACER WIRE AS REQUIRED BY THE UPC AND CITY STANDARDS.

SANITARY SEWER:

- ALL WORK AND MATERIALS TO CONFORM WITH THE CITY OF WEST LINN STANDARDS (1990-APWA GEGON CHAPTER STANDARD SPECIFICATIONS AND DRAWINGS WITH 1992 AND 1996 AMENDMENTS) AND THE DEQ FOR ALL PUBLIC SEWER LINES.
- ALL PRIVATE SERVICE CONNECTIONS SHALL BE A MINIMUM OF 4-INCH PVC AND INSTALLED AT A MINIMUM SLOPE OF 2 % UNLESS OTHERWISE NOTED.
- CONTRACTOR TO "POT HOLE" EXISTING SEWER A CONNECTION POINTS PRIOR TO ACTUAL CONSTRUCTION TO VERIFY INVERT ELEVATIONS.
- ALL PVC SANITARY SEWER PIPE SHALL CONFORM TO ASTM D-3034, SDR 35, AND SHALL BE GREEN IN COLOR, UNLESS SHOWN OTHERWISE ON THE DRAWINGS. PVC SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDED INSTALLATION PROCEDURES. PVC SEWER PIPE SHALL BE DEFLECTION TESTED NO LESS THAN 30-DAYS AFTER THE TRENCH BACKFILL AND COMPACTION HAS BEEN COMPLETED. THE TEST SHALL BE CONDUCTED BY PULLING AN APPROVED SOLID POINTED MANDREL (95% OF INSIDE DIAMETER) THROUGH THE COMPLETED PIPE LINE.
- CONTRACTOR SHALL CONDUCT A VIDEO INSPECTION UPON COMPLETION OF ALL SEWER CONSTRUCTION AND SUBMIT TO THE CITY OF WEST LINN.
- PIPE BEDDING AND BACKFILL SHALL CONFORM TO THE CITY OF WES LINN STANDARD DETAILS AND AS NOTED ON THE PLANS.
- TRENCHES WITHIN THE ROADWAY OR DRIVEWAYS SHALL BE BACKFILLED WITH GRANULAR MATERIALS, COMPACTION SHALL BE SUFFICIENT TO PREVENT SETTLEMENT. CONTRACTOR TO DETERMINE TYPE OF EQUIPMENT, METHOD, AND EFFORT REQUIRED TO ACHIEVE REQUIRED COMPACTION. SUBSEQUENT SETTLEMENT OF THE FINISH SURFACE WITHIN THE WARRANTY PERIOD SHALL BE CONSIDERED THE RESULT OF IMPROPER COMPACTION AND SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER. COMPACTION TESTING IS REQUIRED AND SHALL BE PER CITY OF WEST LINN STANDARD SPECIFICATIONS SECTION 204.03.13.
- ALL MANHOLES SHALL BE VACUUM TESTED AND ALL OUTSIDE THE STREET RIGHT-OF-WAY MANHOLES SHALL HAVE TAMPER PROOF LIDS, WITH RIMS 12 INCHES ABOVE FINISH GRADE IN UNPAVED AREAS.
- CONTRACTOR SHALL MAINTAIN AS-CONSTRUCTED DATA, INCLUDING STATION, LENGTH, AND DEPT OF SERVICE CONNECTION, AND ANY CHANGES MADE DURING CONSTRUCTION. THAT DATA SHALL BE SUBMITTED TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION.
- INSTALL CONTINUOUS INSULATED COPPER TRACER WIRE AS REQUIRED BY THE UPC AND CITY STANDARDS

WATER SYSTEM:

- ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF WEST LINN STANDARDS AND SPECIFICATIONS AND THE OREGON STATE HEALTH DIVISION ADMINISTRATIVE RULES, CHAPTER 333.
- ALL PIPE TO HAVE A MINIMUM COVER OF 36-INCHES BELOW FINISH GRADES.
- WATER SERVICES SHALL BE COPPER TUBING TYPE "K" 1-INCH DIAMETER FOR ALL SERVICES
- WATER IMPROVEMENTS SHALL CONSIST OF THE INSTALLATION OF TWO (2) 1" SERVICES. CONTRACTOR SHALL PROVIDE THE EXCAVATION, AND BACKFILLING. THE CITY WILL PROVIDE THE TAPPING AND INSTALL THE SERVICES.

EROSION CONTROL:

- ALL AREAS DISTURBED DURING CONSTRUCTION TO BE GRADED TO DRAIN AND COMPACTED TO A MINIM OF REQUIRED STANDARDS IMMEDIATELY AFTER INSTALLATION OF UTILITIES OR GRADING.
- SURFACE RESTORATION SHALL BE PER THE CITY OF WEST LINN STANDARD SPECIFICATIONS SECTION 206.
- RECOMMENDED SEED MIX: HOBBS AND HOPKINS COMPANION MIX, WITH APPLICATION RATE OF 100 POUNDS PER ACRE. ANNUAL RYEGRASS RECOMMENDED WHEN RAPID GERMINATION IS REQUIRED.
- 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 LB/ACRE/ WITH HEAVY BONDING AGENT OR NETTING AND ANCHORS. MULCH SHALL BE WOOD CELLULOSE FIBER OR OTHER MATERIALS SUITABLE FOR HYDRO-MULCHING
- TEMPORARY/PERMANENT HYDRO-SEEDING OR ACCEPTABLE SEEDING AND MULCHING MUST BE PROVIDED WHEREVER PERENNIAL COVER CANNOT BE ESTABLISHED ON SITES WHICH WILL BE EXPOSED FOR 60-DAYS OF MORE.
- INLET PROTECTION, INSPECTION AND MAINTENANCE
 - BIO-FILTER BAGS OR SILT SACKS SHALL BE INSTALLED IN DOWNSTREAM CATCH BASINS
 - INLET PROTECTION WILL ALLOW FOR OVERFLOW IN SEVERE STORM EVENTS.
 - INSPECT ONCE PER WEEK ON ACTIVE SITES AND CLEAN AFTER EACH SIGNIFICANT STORM EVENT

CONDITIONS OF APPROVAL:

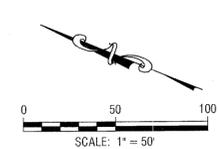
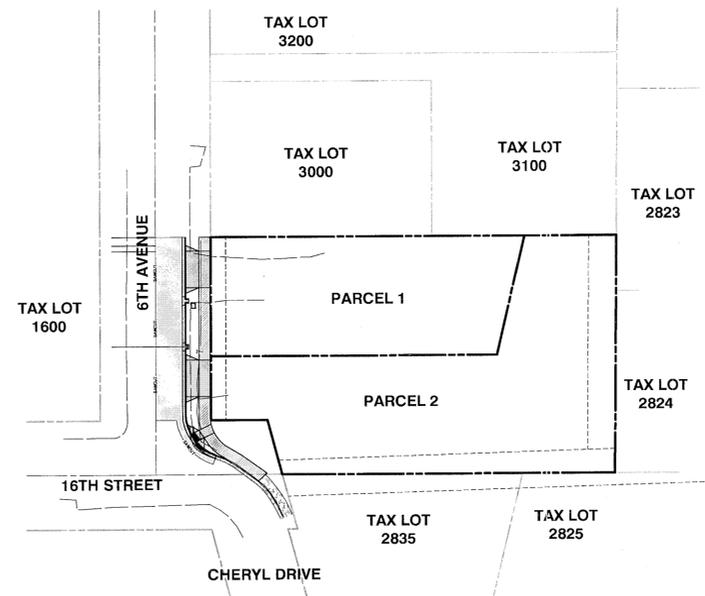
- SITE PLAN, WITH THE EXCEPTION OF MODIFICATIONS REQUIRED BY THESE CONDITIONS, THE PROJECT SHALL CONFORM TO THE TENTATIVE PARTITION PLAN, DATED APRIL 2014 ON PAGE 27 OF EXHIBIT PD-4.
- UTILITY EASEMENTS.
 - THE APPLICANT SHALL PROVIDE 8-FOOT PUBLIC UTILITY EASEMENTS ALONG THE STREET FRONTAGES OF 6TH AVENUE AND CHERYL DRIVE.
 - THE APPLICANT SHALL PROVIDE A PROVIDE SANITARY SEWER EASEMENT WITHIN PARCEL 2. THE EASEMENT SHALL BE 8 FEET WIDE SURROUNDING THE PROPOSED SANITARY SEWER LATERAL FOR PARCEL 1. THIS SHALL STRETCH FROM THE BORDER OF PARCEL 1 TO THE EXISTING 15-FOOT UTILITY EASEMENT ALONG THE SOUTH SIDE OF PARCEL 2. THIS EASEMENT SHALL BE RECORDED ON THE PLAT.
 - THE ABOVE REQUIRED EASEMENTS SHALL BE RECORDED ON THE FINAL PLAT, AS SHOULD THE EXISTING EASEMENTS AS SHOWN ON THE TENTATIVE PARTITION PLAN ON PAGE 27 OF EXHIBIT PD-4.
- ENGINEERING STANDARDS. ALL PUBLIC IMPROVEMENTS AND FACILITIES ASSOCIATED WITH PUBLIC IMPROVEMENTS INCLUDING STREET IMPROVEMENTS, GRADING, ON-SITE 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.
- STORMWATER INFILTRATION. THE APPLICANT SHALL PROVIDE A STUDY SHOWING THAT ON-SITE INFILTRATION TO ACCOMMODATE A 25-YEAR STORM EVENT IS FEASIBLE.
- EXISTING SHED. THE APPLICANT SHALL REMOVE THE EXISTING SHED IN THE FRONT YARD BEFORE FINAL PLATTING.

6TH AVENUE PARTITION

CITY FILE MAP MP 14-03



VICINITY MAP
SCALE: NTS



LEGEND	
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	EXISTING LIGHT POLE
	EXISTING STREET LIGHT
	EXISTING ELECTRICAL METER
	EXISTING MAILBOX
	EXISTING SIGN
	EXISTING GAS METER
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY CLEANOUT
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	NEW WATER METER
	EXISTING PROPERTY BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING CENTERLINE
	EXISTING FENCE
	EXISTING EDGE OF PAVEMENT
	EXISTING SANITARY LINE
	EXISTING WATER LINE
	EXISTING OVERHEAD POWER
	EXISTING GAS
	EXISTING TELEPHONE
	NEW PROPERTY LINE
	NEW EASEMENT
	NEW SANITARY LINE
	NEW WATER LINE
	EXISTING CONCRETE
	NEW CONCRETE
	NEW AC PAVEMENT

SHEET INDEX

- COVER
- EXISTING CONDITIONS
- STREET AND UTILITIES PLAN AND PROFILE
- GRADING AND EROSION CONTROL PLAN
- STANDARD DETAILS



EXPIRES: 06/30/2017
SIGNATURE DATE: 01/23/2016

AS-BUILT STREET AND UTILITY PLAN

1519 6th Avenue
West Linn, Oregon 97068
T.3S., R.1E., Section 02BC
Clackamas County, Oregon

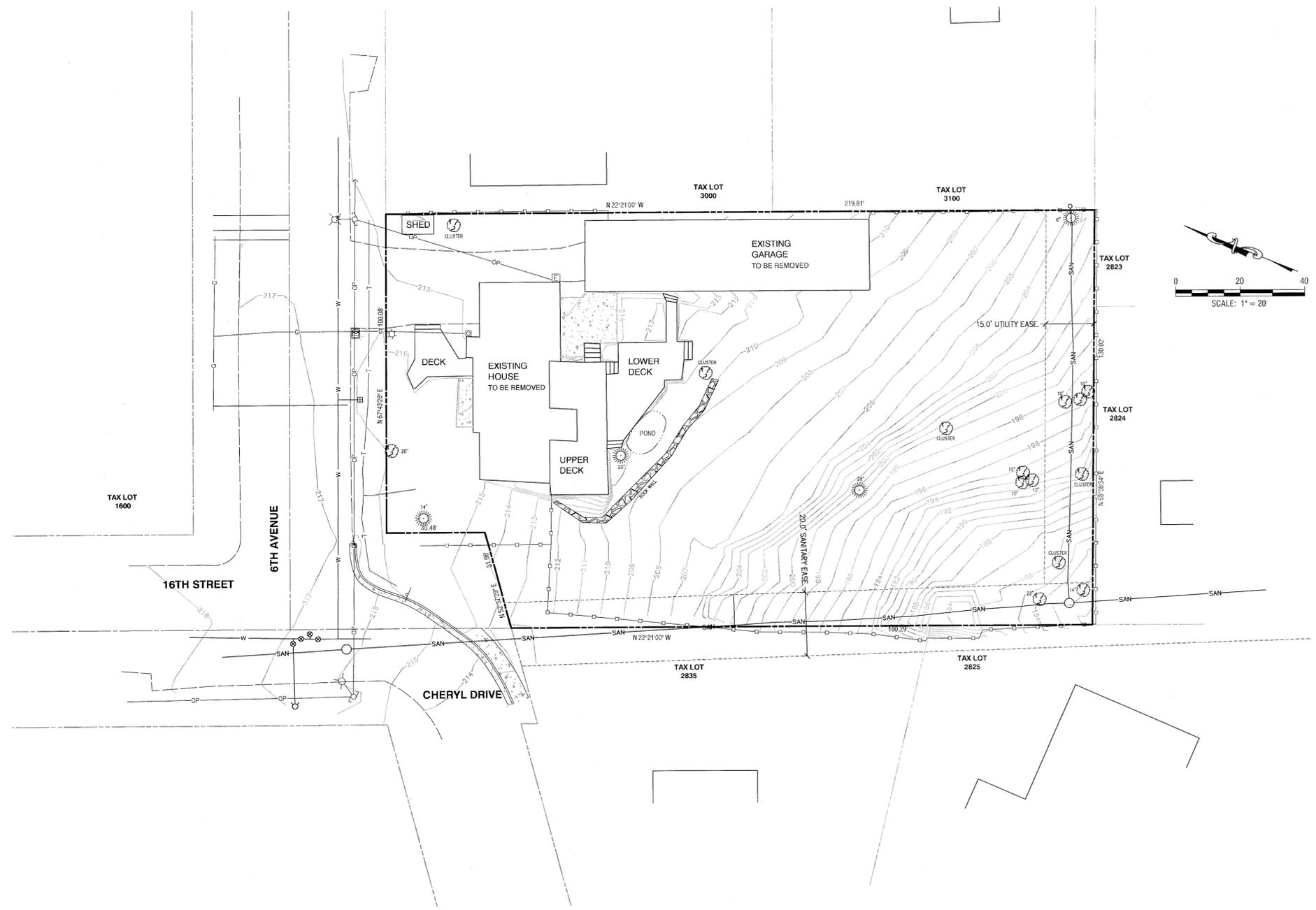
SHEET:
1/5

DESIGNED: BDG	DATE: 01/15/2016	NO. 3	REVISION
DRAWN: BJS	DATE: 01/15/2015	NO. 2	REVISED PER OWNER AND CITY AGREEMENT
SCALE: 1" = 10'	DATE: June, 2014	NO. 1	REVISED PER CITY REVIEW
FILE: 6th Street Civil1	DATE: 08/14/2014	NO. 1	REVISED PER CITY REVIEW

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MP 14-03



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AS-BUILT

MP 14-03 EXISTING CONDITIONS

2014-129B			
DESIGNED:	BDG		
DRAWN:	BJS		
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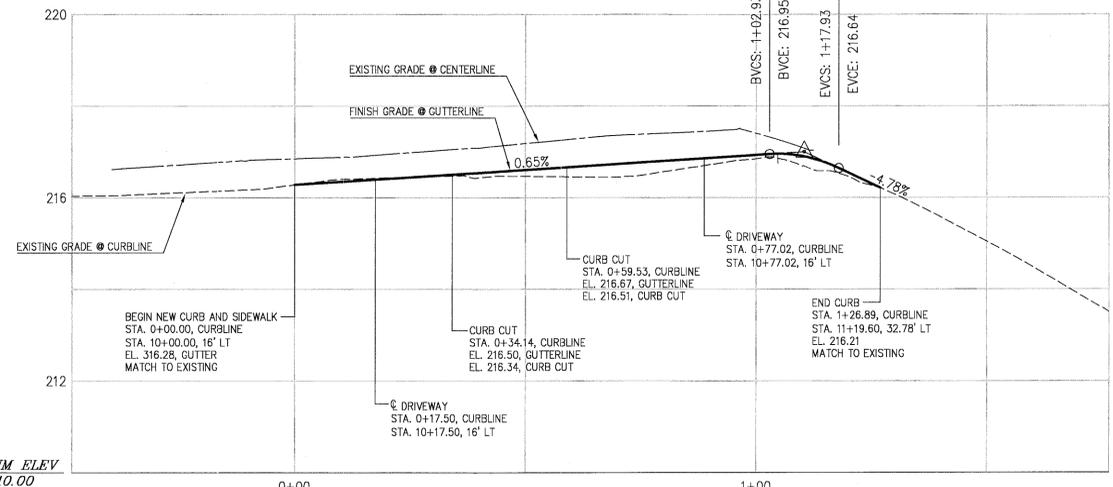
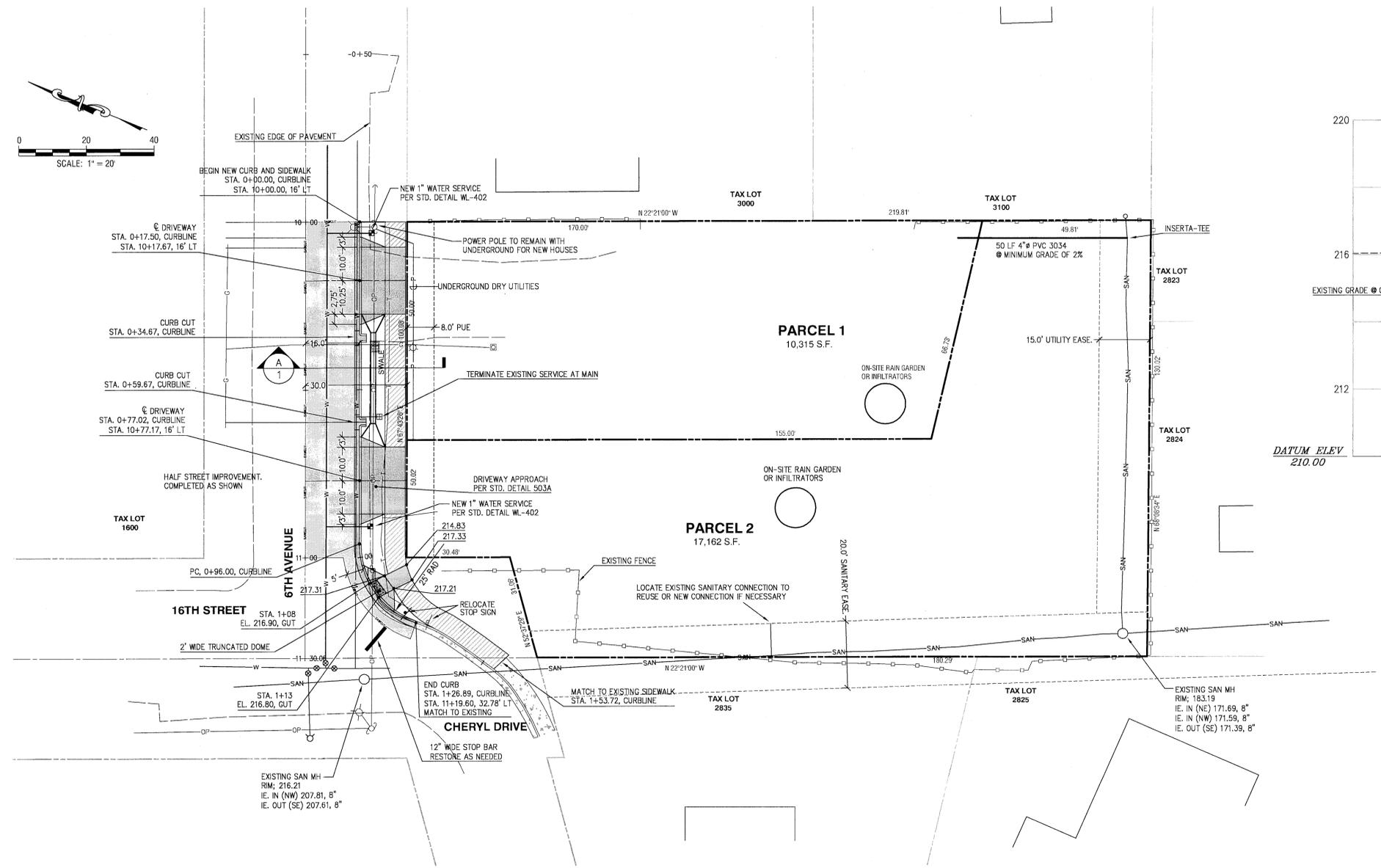
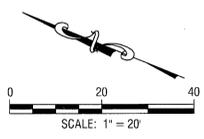
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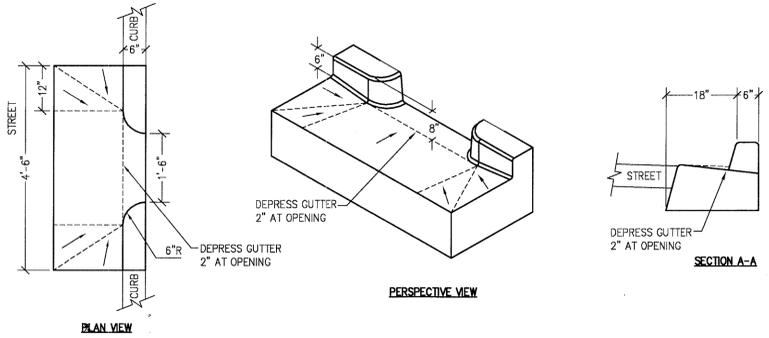
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SHEET:
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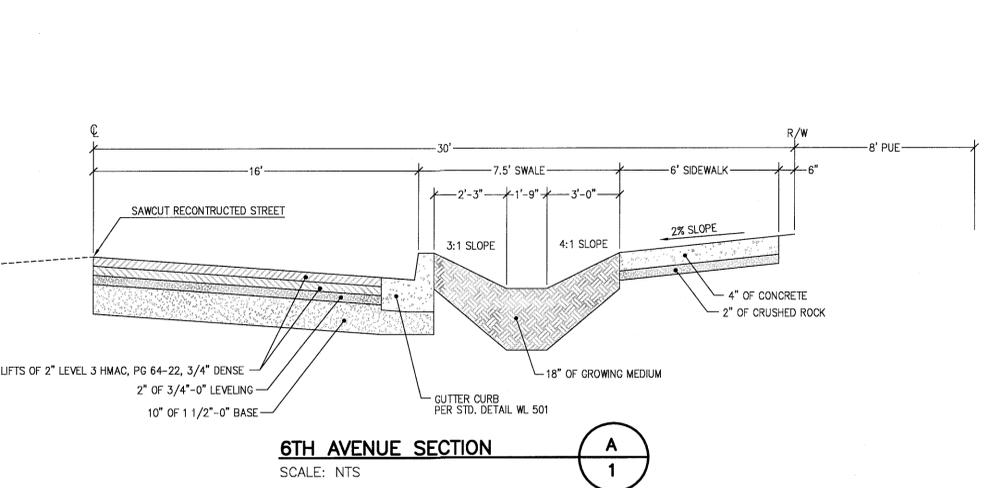
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 HIGH POINT STA = 1+04.73
 PVI STA = 1+10.43
 PVI ELEV = 217.00
 A.D. = -5.43
 K = 2.76



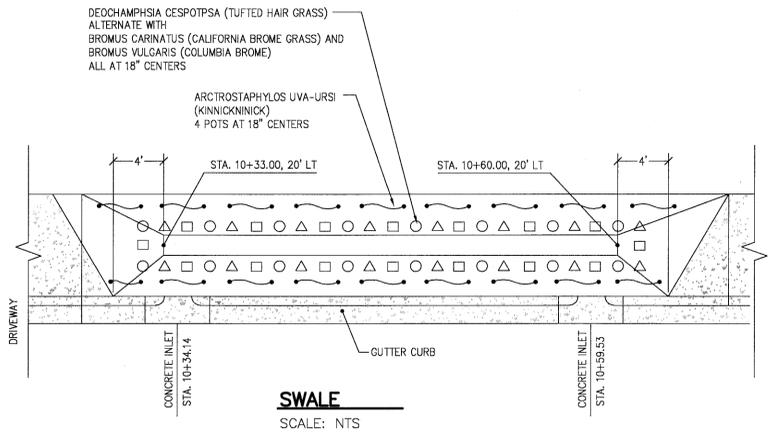
6TH AVENUE GUTTERLINE PROFILE
 SCALE: 1" = 20' HORIZONTAL
 1" = 2' VERTICAL



CONCRETE INLET
 SCALE: NTS



6TH AVENUE SECTION
 SCALE: NTS



SWALE
 SCALE: NTS

REGISTERED PROFESSIONAL ENGINEER
 BRUCE D. GOLDSON
 July 16, 1971
 EXPIRES: 06/30/2017
 SIGNATURE DATE: 01/23/2016

AS-BUILT STREET AND UTILITIES PLAN AND PROFILE

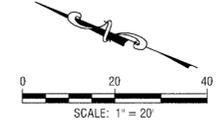
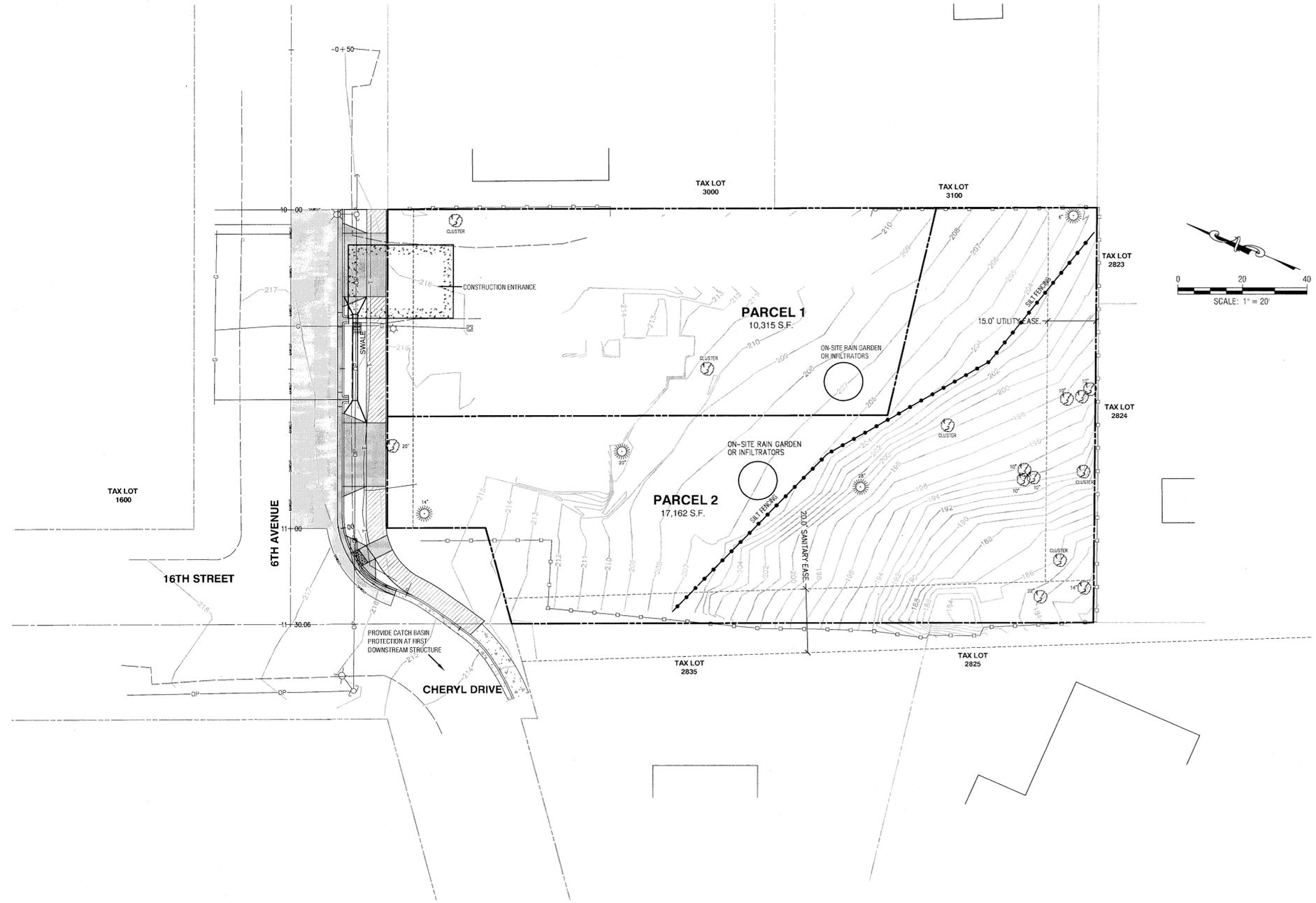
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3/5



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AS-BUILT EROSION CONTROL PLAN

MP 14-03

1519 6th Avenue
West Linn, Oregon 97068
T.3S., R.1E., Section 02BC
Clackamas County, Oregon

SHEET:

4/5

DESIGNED: BDG			
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