

RECORD DRAWINGS

FOR

BENJAMIN HEIGHTS PARTITION

PREPARED FOR
LF 5, LLC

PROJECT TEAM

OWNER/APPLICANT LF 5, LLC C/O: J.T. SMITH COMPANIES 5285 MEADOWS ROAD, SUITE #171 LAKE OSWEGO, OR 97035 CONTACT: JOHN WYLAND jwyland@jtsmithco.com	CIVIL ENGINEER 3J CONSULTING, INC. 10445 SW CANYON ROAD, SUITE 245 BEAVERTON, OR 97005 CONTACT: BRIAN FEENEY PHONE: (503) 946-9365 brian.feeneey@3j-consulting.com
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PLANNING CONSULTANT 3J CONSULTING, INC. 10445 SW CANYON ROAD, SUITE 245 BEAVERTON, OR 97005 CONTACT: ANDREW TULL PHONE: 503-946-9365 EMAIL: andrew.tull@3j-consulting.com	GEOTECHNICAL CONSULTANT GEOPACIFIC ENGINEERING, INC. 14835 SW 72ND AVENUE PORTLAND, OR 97224 CONTACT: SCOTT HARDMAN PHONE: (503) 625-4455 shardman@geopacificeng.com
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LAND SURVEYOR
COMPASS SURVEYING
4107 SE INTERNATIONAL WAY, SUITE 705
MILWAUKIE, OR 97222
CONTACT: DON DEVLAMINCK, PLS
PHONE: 503-653-9063
dond@compass-engineering.com

SITE INFORMATION

SITE ADDRESS
23451 SALAMO ROAD
WEST LINN, OR 97068

TAX LOT(S)
2S1E35AC 900

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

JURISDICTION
CITY OF WEST LINN

ZONING
R-7

UTILITIES & SERVICES

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

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

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

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

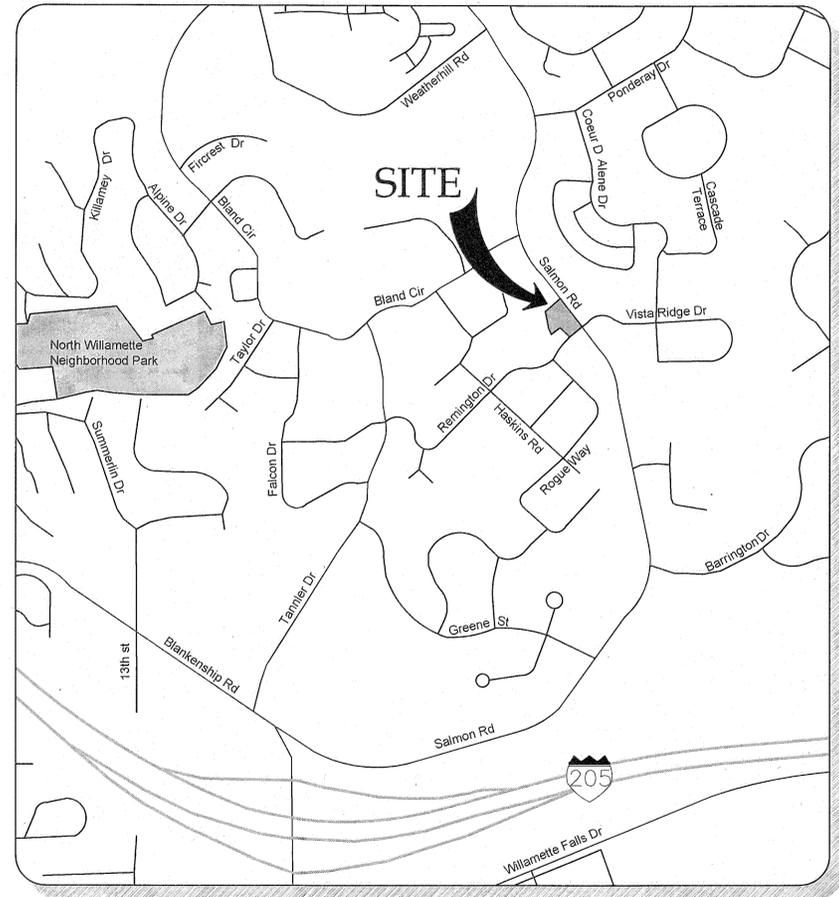
CABLE
CENTURYLINK
CONTACT: KENNETH SCIULLI
PHONE: (503) 390-0330

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

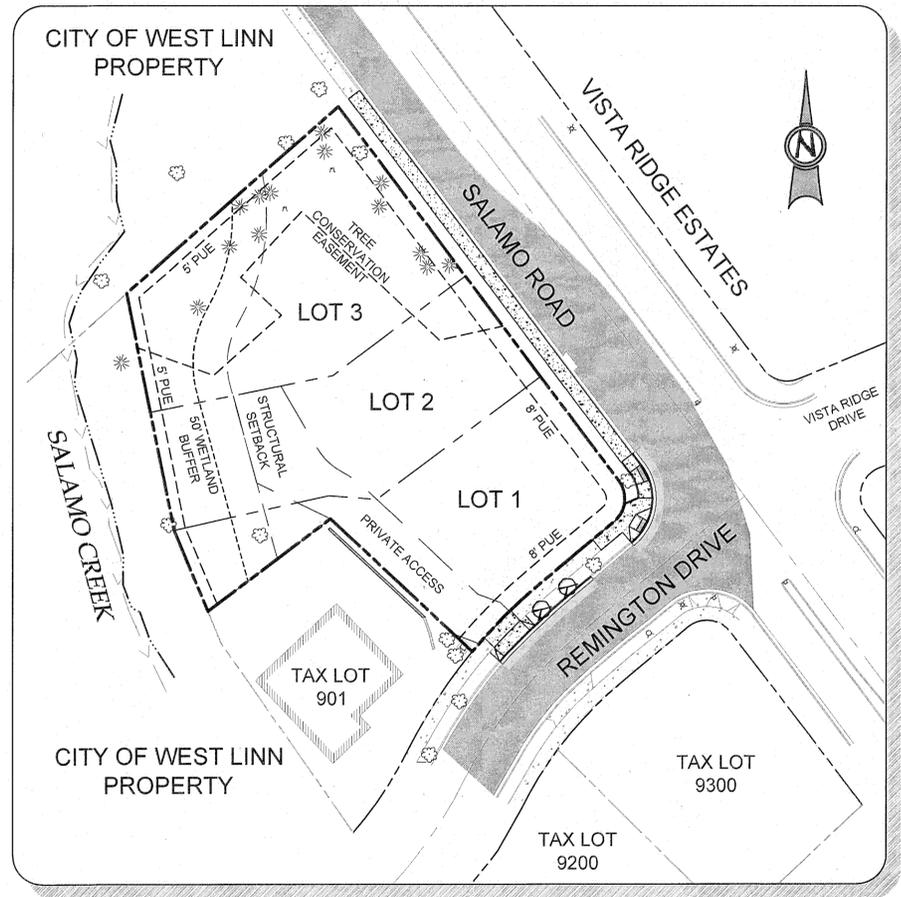
POLICE, SCHOOLS, ROADS, PARKS
CITY OF WEST LINN

SHEET INDEX

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VICINITY MAP
NOT TO SCALE



SITE MAP
Scale: 1 inch = 80 feet

TAX LOT 900, LOCATED IN THE SW
1/4 OF SECTION 35, T.2S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

RECORD DRAWING
3/17/2014

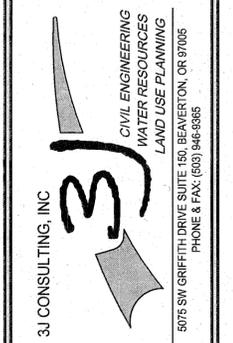
This drawing has been prepared to reflect constructed deviations from permit documents. The basis of this information is derived in whole or in part from a combination of:

- Contractor supplied redlines
- Site observations by the engineer
- Field measurements

The stamping engineer of record certifies this drawing is an accurate portrayal of the final construction, and the resulting improvements are in conformance with the standards of WESTLINN

AS-BUILTS	REVISION SUMMARY	BY	DATE
#		BKF	3/17/14
	AS-BUILT DRAWINGS		

COVER SHEET
**BENJAMIN HEIGHTS
PARTITION**
WEST LINN, OR
LF 5, LLC



3J JOB ID # | 13117
LAND USE # | MP-13-03WAP-13-05
TAX LOT # | 2S1E35AC 900
DESIGNED BY | KEF/CLF
CHECKED BY | BKF

SHEET TITLE
COVER SHEET
SHEET NUMBER
C000

DECISION

Based on findings contained in the applicant's submittal in the City record and the staff findings, there are sufficient grounds to **approve** this application (MIP-13-03/WAP-13-05) subject to the following conditions of approval:

1. **Site Plans.** The improvements shall conform to the Tentative Plat (Sheet C2.0) on Page 209 of Exhibit PD-6, the Site Plan (Sheet C2.1) on Page 210 of Exhibit PD-6, and the Utility Plan (Sheet C3.0) on Page 212 of Exhibit PD-6, except as modified by these conditions of approval.
2. **Conservation Easement and Signage.** A conservation easement shall be recorded that applies to all areas within 65 feet of the edge of Salamo Creek and the surrounding designated wetland. The easement shall include the City's standard conservation easement language for water resource area conservation easements (available from the Planning Department) which prohibits further development and protects native vegetation. The edge of the conservation easement on all sides shall be marked with the City's standard permanent markers at 30-foot to 50-foot intervals and at all boundary direction changes.
3. **Significant Tree Conservation.** The applicant shall preserve the three fir trees proposed for removal in the tree conservation easement on the applicant's submitted plans (sheet C 1.2). (Removal of trees in poor health or which pose a public safety risk must be approved through a Tree Removal Permit process).
4. **TYFR Access Requirements.**
 - A) The applicant shall post and restrict parking along both sides of the private driveway from Remington Drive to the property line separating lots 2 and 3.
 - B) The driveway shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 60,000 pounds live load (gross vehicle weight).
 - C) The final construction plans shall adjust grade along elements of the private driveway to 10% or less as needed or as an alternate means of protection, provide residential fire sprinklers within the homes on lots 2 and 3.
 - D) Prior to issuance of a building permit, the applicant shall provide evidence of a current fire flow test of the nearest fire hydrant demonstrating available flow at 20 PSI residual pressure.
 - E) The applicant shall install signage physical address visible from both approaches of Remington Drive.
5. **Mitigation.** Mitigation shall occur at North Willamette Park per the Parks and Recreation Department's restoration plan but it can be on any other parkland with an unhealthy transition area should Parks' plans change. The mitigation for the project's square footage of Water Resource Area disturbance must be complete by the time the final plat is recorded. If this cannot be the case due to delays in the Parks and Recreation Departments project(s), the applicant shall provide bonding or surety for the mitigation prior to recording of the final plat.
6. **Fencing in Right of Way.** The fence installed in the public right of way along the proposed sidewalk on Salamo Road shall be an Ameristar ornamental steel fence or an approved equal determined by the City Engineer.

I declare to have no interest in the outcome of this decision due to some past or present involvement with the applicant, the subject property, or surrounding properties, and therefore, can render an impartial decision. The provisions of the Community Development Code Chapter 99 have been met.


JOHN SONNEN, Planning Director

August 13, 2013
DATE

Appeals to this decision must be filed with the West Linn Planning Department within 14 days of mailing date. Cost is \$400. The appeal must be filed by an individual who has established standing by submitting comments prior to or on August 13, 2013. Approval will lapse 3 years from effective approval date.

Mailed this 11th day of August, 2013.

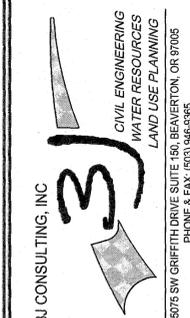
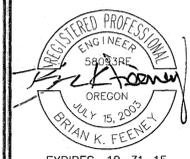
Therefore, the 14-day appeal period ends at 5 p.m., on

August 28, 2013

p:/devrww/projects folder/projects 2013/MIP-13-03 23451 Salamo Rd/staff report mip-13-03

AS-BUILT.S	REVISION SUMMARY	BY	DATE
	AS-BUILT DRAWINGS	BKF	3.17.14

CONDITIONS OF APPROVAL
**BENJAMIN HEIGHTS
 PARTITION**
 WEST LINN, OR
 LF 5, LLC



3J JOB ID #	13117
LAND USE #	MP-13-03/WAP-13-05
TAX LOT #	2S1E35AC 900
DESIGNED BY	KEF/CLF
CHECKED BY	BKF
SHEET TITLE	C of A
SHEET NUMBER	C001

SANITARY SEWER NOTES

- 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 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.
- 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.
- 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.
- 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 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.
- 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.
- A PLUMBING PERMIT FROM THE CITY OF WEST LINN BUILDING DEPARTMENT IS REQUIRED FOR SANITARY SEWER LATERALS BEYOND THE FIRST CLEANOUT.
- 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)

- 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.)
- 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.

WATER NOTES

- 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.
- WATER MAINS HAVE A MINIMUM COVER OF 36".
- 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.
- GATE VALVES SHALL BE RESILIENT SEAT, NON-RISING STEM WITH "O" 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.
- 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 "E".
- 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 #87 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.
- 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.
- CHLORINATION SHALL CONFORM WITH DIVISION 403.13 OF THE W.L.S.C.S.
- 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.
- A PLUMBING PERMIT IS REQUIRED FOR SERVICE LATERAL INSTALLATIONS BEYOND THE WATER METER.
- 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 336.

GENERAL GRADING AND EROSION CONTROL (PART 2)

- 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.
- DURING CONSTRUCTION, STRAW BALES, 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.
- LARGE ORGANIC MATERIAL, MISCELLANEOUS PIPE OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
- NO FILLING OR CUTTING SHALL BE DONE OUTSIDE OF APPROVED GRADING AREAS.
- 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

- 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.
- 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.
- 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.
- ALL MANHOLES LOCATED IN EASEMENT AREAS REQUIRE TAMPER PROOF LIDS AND LID SHALL BE SET 12 INCHES ABOVE PROPOSED GRADE.
- 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.
- 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 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.
- 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 FIRST CLEANOUT.
- ALL MATERIALS, INSTALLATION, TESTS, AND INSPECTIONS TO BE IN STRICT ACCORDANCE WITH THE CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS.
- INFILTRATION RAIN GARDEN PLANTINGS TO CONFORM TO PLANTING SPECIFICATION AS SHOWN ON THE PLANS AND DETAILS CONTAINED HEREIN.

EROSION CONTROL 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. 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 SCRAPPED 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

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

SEDIMENT FENCE

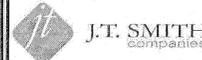
- THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST.
- THE FILTER FABRIC 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.

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 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 BUILDING DEPARTMENT PLUMBING PERMIT IS REQUIRED FOR UTILITIES BEYOND THE FIRST CLEANOUT OR METER ON PRIVATE PROPERTY.
- 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.
- PRIOR TO SITE CLEARING, 8' 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.
- 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.
- 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 MANHOLES. IF DISCREPANCIES ARE FOUND, CONTRACTOR SHALL NOTIFY THE ENGINEER.

AS-BUILTS	03/17/2014
REVISION SUMMARY	BY DATE
AS-BUILT DRAWINGS	BKF 3-17-14

GENERAL NOTES
BENJAMIN HEIGHTS
PARTITION
WEST LINN, OR
LF 5, LLC



EXPIRES: 12-31-15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9385

3J JOB ID #	13117
LAND USE #	MIP-13-03/WAP-13-05
TAX LOT #	ZS1E35AC 900
DESIGNED BY	KEF/CLF
CHECKED BY	BKF

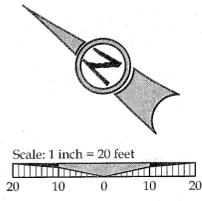
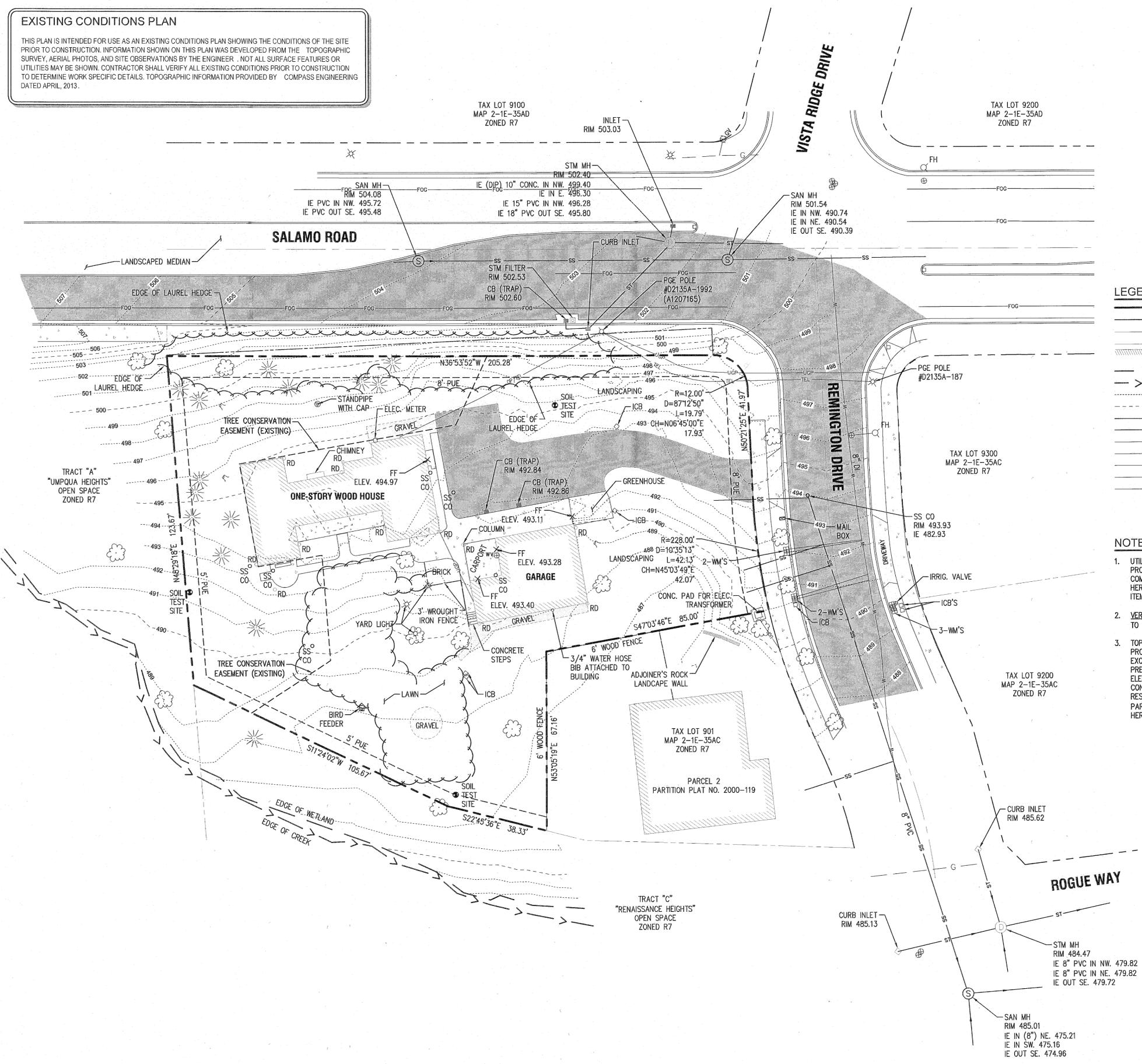
SHEET TITLE
GENERAL NOTES

SHEET NUMBER
C002

EXISTING CONDITIONS PLAN

THIS PLAN IS INTENDED FOR USE AS AN EXISTING CONDITIONS PLAN SHOWING THE CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. INFORMATION SHOWN ON THIS PLAN WAS DEVELOPED FROM THE TOPOGRAPHIC SURVEY, AERIAL PHOTOS, AND SITE OBSERVATIONS BY THE ENGINEER. NOT ALL SURFACE FEATURES OR UTILITIES MAY BE SHOWN. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION TO DETERMINE WORK SPECIFIC DETAILS. TOPOGRAPHIC INFORMATION PROVIDED BY COMPASS ENGINEERING DATED APRIL, 2013.

*****NOTE TO CONTRACTOR*****
 SITE DEMOLITION HAS BEEN PERFORMED UNDER SEPARATE PERMIT. THE EXISTING ON-SITE FEATURES SHOWN HEREIN WERE AS OF APRIL, 2013 AND ARE SHOWN FOR REFERENCE PURPOSES ONLY.



LEGEND

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

NOTES

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

AS-BUILTS	REVISION SUMMARY	DATE
#	BY	
1	BKF	3/17/14

EXISTING CONDITIONS
BENJAMIN HEIGHTS
PARTITION
 WEST LINN, OR
 LF 5, LLC

J.T. SMITH
 companies

REGISTERED PROFESSIONAL
 ENGINEER
 58093RE
 B.K. FEENEY
 OREGON
 JULY 15, 2003
 EXPIRES: 12-31-15

3J CONSULTING, INC

3J

CIVIL ENGINEERING
 WATER RESOURCES
 LAND USE PLANNING

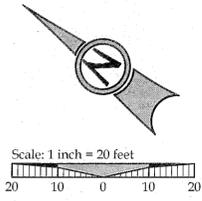
5075 SW GRIFFITH DRIVE SUITE 150, BEAVERTON, OR 97005
 PHONE & FAX: (503) 946-8366

3J JOB ID #	13117
LAND USE #	MP-13-03WAP-13-05
TAX LOT #	281E35AC 900
DESIGNED BY	KEF/CLF
CHECKED BY	BKF

SHEET TITLE
EXISTING COND.'S

SHEET NUMBER
C100

*****NOTE TO CONTRACTOR*****
 SITE DEMOLITION HAS BEEN PERFORMED UNDER SEPARATE PERMIT.
 THE EXISTING ON-SITE FEATURES SHOWN HEREIN WERE AS OF
 APRIL, 2013 AND ARE SHOWN FOR REFERENCE PURPOSES ONLY.



AS-BUILTS	REVISION SUMMARY	DATE
A	AS-BUILT DRAWINGS	3.17.14
	BY	BKF

DEMOLITION PLAN
BENJAMIN HEIGHTS
PARTITION
 WEST LINN, OR
 LF 5, 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) 946-8365

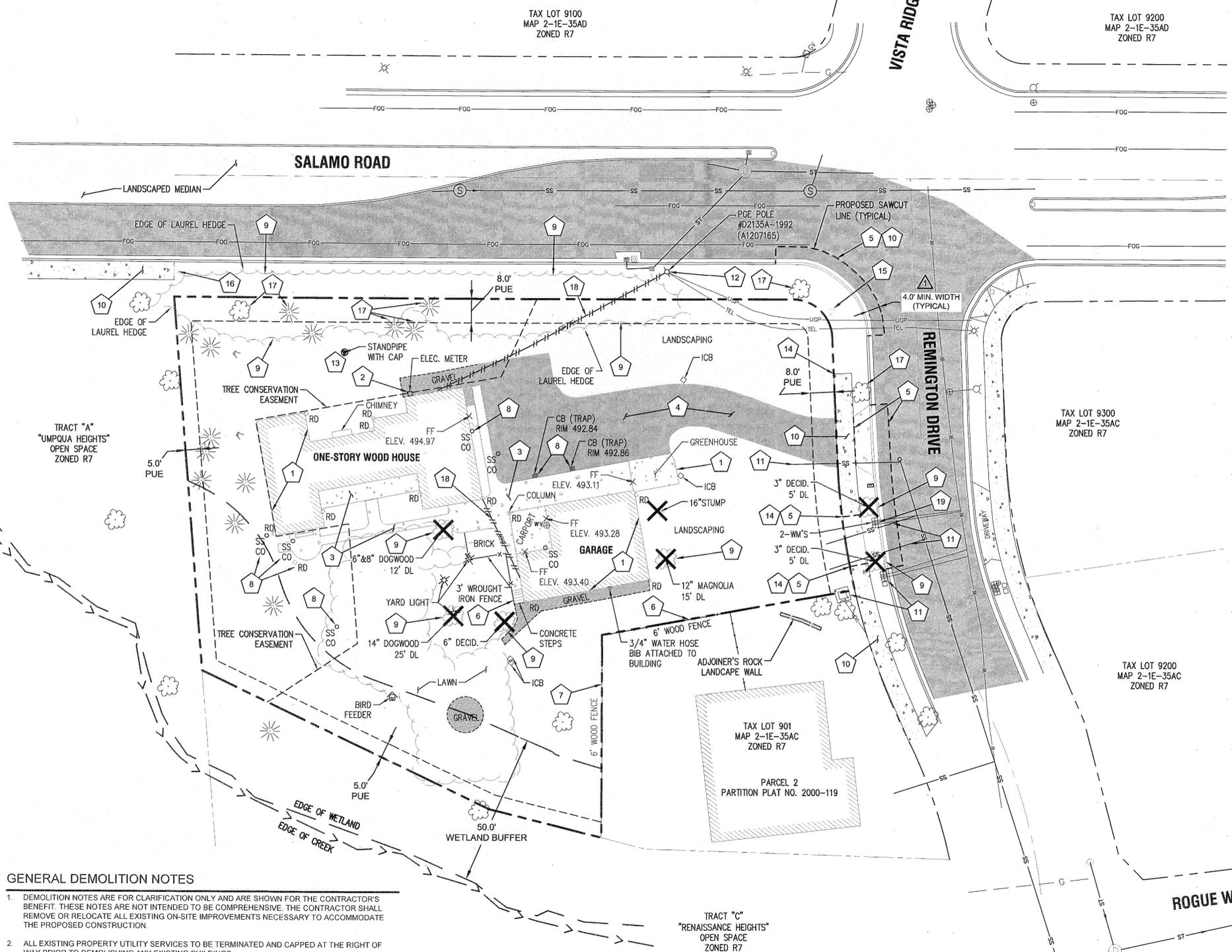
3J JOB ID # | 13117
 LAND USE # | MIP-13-03/WAP-13-05
 TAX LOT # | 2S1E35AC 900
 DESIGNED BY | KEF/CLF
 CHECKED BY | BKF
 SHEET TITLE
DEMOLITION
 SHEET NUMBER
C101

LEGEND

--- (dashed line)	BOUNDARY LINE	--- (dashed line)	SAWCUT LINE
--- (dashed line)	RIGHT-OF-WAY	--- (dashed line)	ASPHALT
--- (dashed line)	CENTERLINE	--- (dashed line)	SIDEWALK/CONCRETE
--- (dashed line)	LOT LINE	--- (dashed line)	GRAVEL
--- (dashed line)	BUILDING	--- (dashed line)	EXISTING TREES
--- (dashed line)	EXISTING EDGE OF WETLAND	--- (dashed line)	LIGHT POLE
--- (dashed line)	CREEK CENTERLINE	--- (dashed line)	TRAFFIC SIGN
--- (dashed line)	SANITARY SEWER	--- (dashed line)	WATER VALVE
--- (dashed line)	STORM SEWER	--- (dashed line)	WATER METER
--- (dashed line)	WATER LINE	--- (dashed line)	SPRINKLER VALVE
--- (dashed line)	GAS LINE	--- (dashed line)	FIRE HYDRANT
--- (dashed line)	UNDERGROUND POWER	--- (dashed line)	
--- (dashed line)	UNDERGROUND PHONE LINE	--- (dashed line)	
--- (dashed line)	OVERHEAD POWER	--- (dashed line)	
--- (dashed line)	CURB	--- (dashed line)	

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	REMOVE EXISTING CONCRETE AND BASE ROCK. DISPOSE OF RUBBLE AND REFUSE OFF-SITE.
4	REMOVE EXISTING ASPHALT DRIVEWAY AND BASE ROCK. DISPOSE OF RUBBLE AND REFUSE OFF-SITE.
5	SAWCUT EXISTING ASPHALT/CONCRETE PAVEMENT AS SHOWN (4' MIN. WIDTH). SAWCUT LIP OF GUTTER TO FULL DEPTH TO LIMIT DAMAGE OF ADJACENT STREET SURFACE DURING REMOVAL.
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	REMOVE EXISTING TREE/LANDSCAPING NECESSARY TO INSTALL IMPROVEMENTS, SEE SHEETS C201 AND C202. TREE REMOVAL PERMIT REQUIRED.
10	PROTECT EXISTING PAVEMENT/SIDEWALK TO REMAIN, SEE SHEETS C201 AND C202.
11	PROTECT EXISTING UTILITIES TO REMAIN.
12	PGE TO REMOVE EXISTING POWER POLE AND SERVICE DROP. CONTRACTOR TO COORDINATE WITH PORTLAND GENERAL ELECTRIC.
13	REMOVE EXISTING PROPANE TANK AND GAS LINE. CONTRACTOR TO COORDINATE WITH NW NATURAL GAS.
14	DEMOLISH EXISTING CONCRETE/SIDEWALK TO NEAREST JOINT. SAWCUT NEW JOINT IF PROPOSED IMPROVEMENTS ARE TO MATCH EXISTING, SEE SHEETS C201 AND C202.
15	REMOVE EXISTING ADDRESS SIGN AND DISPOSE OF REFUSE OFF-SITE.
16	REMOVE EXISTING SIDEWALK BARRICADE AND DISPOSE OF REFUSE OFF-SITE.
17	PROTECT EXISTING TREE TO REMAIN (TYPICAL), SEE SHEET C102.
18	REMOVE EXISTING UTILITY AND DISPOSE OF OFF-SITE.
19	RELOCATE EXISTING WATER METERS OUTSIDE OF PROPOSED DRIVEWAY, SEE SHEET C300. CONTRACTOR TO COORDINATE WITH CITY OF WEST LINN.



- GENERAL DEMOLITION NOTES**
- DEMOLITION NOTES ARE FOR CLARIFICATION ONLY AND ARE SHOWN FOR THE CONTRACTOR'S BENEFIT. THESE NOTES ARE NOT INTENDED TO BE COMPREHENSIVE. THE CONTRACTOR SHALL REMOVE OR RELOCATE ALL EXISTING ON-SITE IMPROVEMENTS NECESSARY TO ACCOMMODATE THE PROPOSED CONSTRUCTION.
 - ALL EXISTING PROPERTY UTILITY SERVICES TO BE TERMINATED AND CAPPED AT THE RIGHT OF WAY PRIOR TO DEMOLISHING ANY EXISTING BUILDINGS.
 - CONTRACTOR IS TO REMOVE ALL EXISTING SURFACE IMPROVEMENTS AND DEBRIS WITHIN THE LIMITS OF WORK UNLESS OTHERWISE NOTED. ALL DEBRIS FOUND ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE CODES.
 - CONTRACTOR TO PROTECT EXISTING FEATURES WHICH ARE TO REMAIN.
 - CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURES, VALVE BOXES, VAULT LIDS AND UTILITY ACCESS STRUCTURES TO FINISH GRADE WITHIN AREAS AFFECTED BY PROPOSED CONSTRUCTION.
 - CONSTRUCTION AND DEMOLITION ACTIVITIES SHALL BE PHASED IN SUCH A MANNER AS TO ENSURE THAT PUBLIC ACCESS ROADS ARE NOT BLOCKED AND REMAIN OPERATIONAL.
 - SEE TREE PROTECTION AND REMOVAL PLAN (SHEET C102) FOR ALL TREE REMOVAL INFORMATION.



TREE PROTECTION AND REMOVAL PLAN
BENJAMIN HEIGHTS PARTITION
 WEST LINN, OR
 LF 5, LLC

J.T. SMITH
 COMPANIES

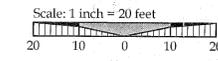


3J CONSULTING, INC.
 CIVIL ENGINEERING
 WATER RESOURCES
 LAND USE PLANNING
 6075 SW GRIFFITH DRIVE SUITE 150, BEAVERTON, OR 97005
 PHONE & FAX: (503) 946-8585

3J JOB ID # | 13117
 LAND USE # | MP-13-03WAP-13-05
 TAX LOT # | 251E35AC 900
 DESIGNED BY | KEF/CLF
 CHECKED BY | BKF

SHEET TITLE
TREE PLAN

SHEET NUMBER
C102



LEGEND

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

TREE INVENTORY

SURVEY POINT NUMBER	TREE SPECIES	NOMINAL CALIPER SIZE (INCHES)	PROPOSED ACTION	SIGNIFICANT DESIGNATION	REMOVE DUE TO CONDITION
2089	RED ALDER	8	PROTECT		
2090	PORT-ORFORD CEDAR	12	PROTECT		
2091	DOUGLAS FIR	41	PROTECT	SIGNIFICANT	
2092	DOUGLAS FIR	46	PROTECT	SIGNIFICANT	
2093	DOUGLAS FIR	39	PROTECT	SIGNIFICANT	
2094	DOUGLAS FIR	19	PROTECT		
2095	BIGLEAF MAPLE	24	PROTECT		
2291	PACIFIC DOGWOOD	6	REMOVE		DIEBACK
2292	PLUM	6	REMOVE		POOR STRUCTURE
2433	DOUGLAS FIR	38	PROTECT		
2434	DOUGLAS FIR	30	PROTECT		
2435	DOUGLAS FIR	43	PROTECT		
2436	DOUGLAS FIR	29	PROTECT	SIGNIFICANT	
2496	DOUGLAS FIR	25	PROTECT	SIGNIFICANT	
2497	DOUGLAS FIR	28	PROTECT	SIGNIFICANT	
2498	BIGLEAF MAPLE	12	PROTECT		
2499	DOUGLAS FIR	33	PROTECT	SIGNIFICANT	
2500	BIGLEAF MAPLE	12	PROTECT		
2501	DOUGLAS FIR	29	PROTECT		
2502	DOUGLAS FIR	39	PROTECT		
2503	BIGLEAF MAPLE	6	PROTECT		
2589	MAGNOLIA	12	REMOVE		POOR STRUCTURE
2605	PAPER BIRCH	8	PROTECT		
2606	PAPER BIRCH	8	PROTECT		
2607	OREGON WHITE OAK	28	PROTECT		
2589.10	ENGLISH HAWTHORN	6	REMOVE		HAZARDOUS
2589.20	MAGNOLIA	10	PROTECT		
2589.30	REDBUD	6	REMOVE		POOR STRUCTURE
2647	DECIDUOUS	3	REMOVE		CONSTRUCTION
2648	DECIDUOUS	3	REMOVE		CONSTRUCTION

SIGNIFICANT TREE STATISTICS

SIGNIFICANT TREE INVENTORY:	9 ea
SIGNIFICANT TREES RETAINED:	9 ea
SIGNIFICANT TREES REMOVED:	0 ea
SIGNIFICANT TREE CALIPER INCHES:	36 inches
SIGNIFICANT CALIPER INCHES RETAINED:	309 inches
SIGNIFICANT CALIPER INCHES REMOVED:	0 inches
SIGNIFICANT TREE CANOPY COVERAGE:	4,654 Sq. Ft.
SIGNIFICANT TREE CANOPY RETAINED:	4,654 Sq. Ft.
SIGNIFICANT TREE CANOPY RETENTION:	100%
PRESERVATION EASEMENT AREA PROVIDED:	7,377 Sq. Ft.

GENERAL TREE INVENTORY STATISTICS

TOTAL TREE INVENTORY:	28 ea
TOTAL TREES RETAINED:	19 ea
TOTAL TREES REMOVED:	7 ea
TREES REMOVED DUE TO CONDITION:	5 ea
TOTAL TREE CALIPER INCHES:	609 inches
TOTAL CALIPER INCHES RETAINED:	567 inches
TOTAL CALIPER INCHES REMOVED:	42 inches



TRACT "C"
 "RENAISSANCE HEIGHTS"
 OPEN SPACE
 ZONED R7

TRACT "A"
 "UMPUQA HEIGHTS"
 OPEN SPACE
 ZONED R7

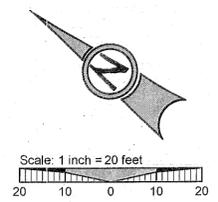
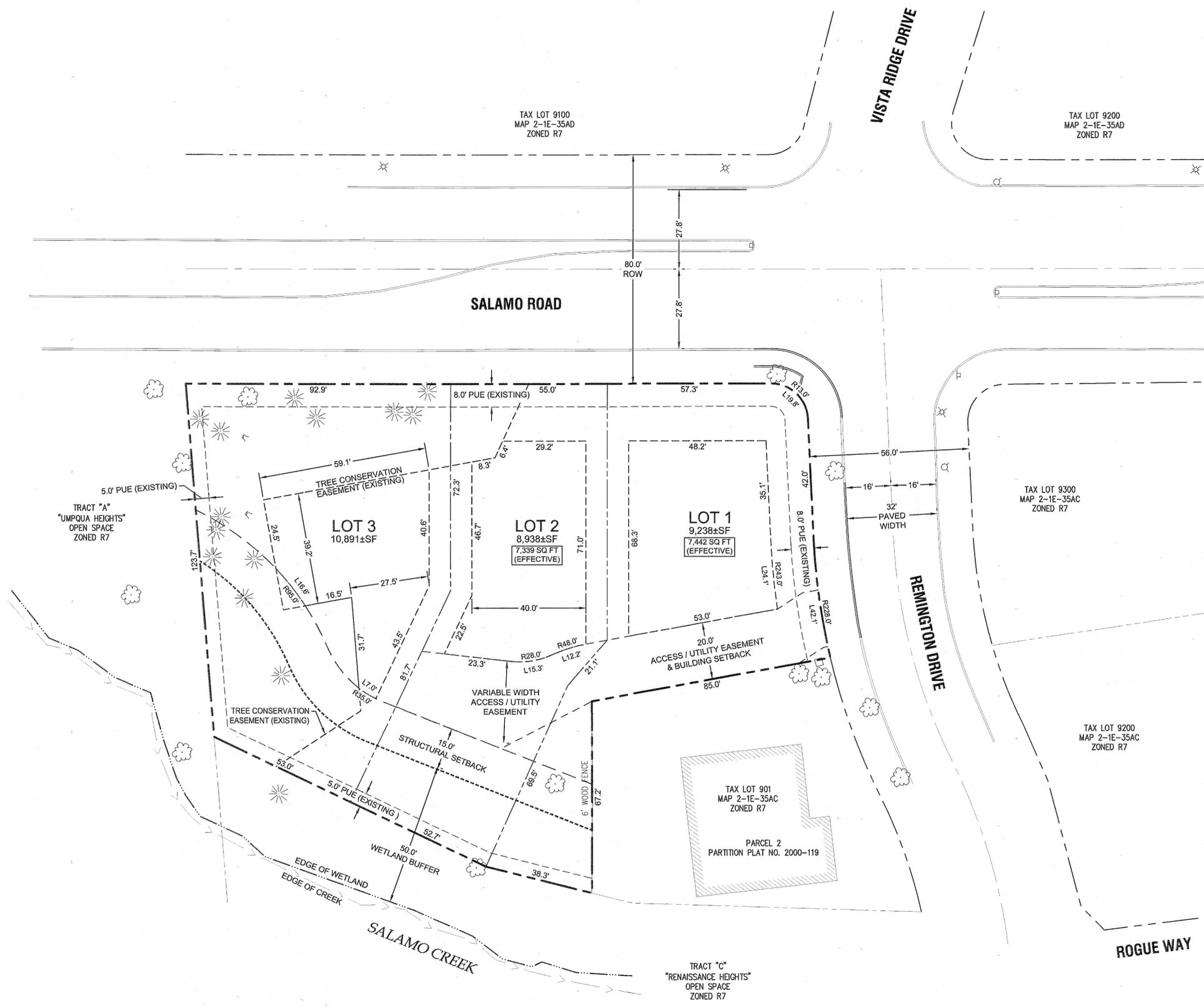
TAX LOT 9100
 MAP 2-1E-35AD
 ZONED R7

TAX LOT 9200
 MAP 2-1E-35AD
 ZONED R7

TAX LOT 9300
 MAP 2-1E-35AC
 ZONED R7

TAX LOT 9200
 MAP 2-1E-35AC
 ZONED R7

TAX LOT 901
 MAP 2-1E-35AC
 ZONED R7
 PARCEL 2
 PARTITION PLAT NO. 2000-119



LEGEND

- BOUNDARY LINE
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING CENTERLINE
- - - EXISTING LOT LINE
- - - EXISTING CURB
- - - EXISTING 50' WETLAND BUFFER
- ☼ EXISTING TREES
- ☼ EXISTING LIGHT POLE
- ☼ EXISTING TRAFFIC SIGN
- - - PROPOSED LOT LINE
- - - PROPOSED 20 FT ACCESS / UTILITY EASEMENT
- - - PROPOSED CURB
- - - PROPOSED ACCESS/DRIVEWAY BOUNDARY
- - - PROPOSED BUILDING SETBACK LINE
- - - STRUCTURAL SETBACK LINE

SITE STATISTICS

SITE ADDRESS	23451 SALAMO ROAD WEST LINN, OREGON
TAXLOT	2S1E35AC 00900
JURISDICTION	CITY OF WEST LINN
GROSS SITE AREA	0.67 ACRES
PROPERTY ZONING	R-7
FLOOD HAZARD MAP NUMBER	41005C0257D ZONE X (UNSHADED)

PARTITION STATISTICS

RIGHT OF WAY DEDICATION	N/A
MINIMUM ALLOWABLE EFFECTIVE LOT SIZE	7,000 SF
MINIMUM LOT DENSITY	2.91 UNITS
MAXIMUM LOT DENSITY	4.15 UNITS
PROPOSED LOT DENSITY	4.48 UNITS/ACRE
MINIMUM LOT DENSITY (PER R-7 ZONING)	4.34 UNITS/ACRE
MAXIMUM LOT DENSITY (PER R-7 ZONING)	6.20 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
 LF 5, LLC
 C/O: JT SMITH COMPANIES
 5285 MEADOWS ROAD, SUITE #171
 LAKE OSWEGO, OR 97035
 CONTACT: JOHN WYLAND
 jwyland@jtsmithco.com

PLANNING CONSULTANT
 3J CONSULTING, INC
 10445 SW CANYON ROAD, SUITE 245
 BEAVERTON, OR 97005
 CONTACT: ANDREW TULL
 PHONE: 503-946-9365
 EMAIL: andrew.tull@3j-consulting.com

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

CIVIL ENGINEER
 3J CONSULTING, INC.
 10445 SW CANYON ROAD, SUITE 245
 BEAVERTON, OR 97005
 CONTACT: BRIAN FEENEY
 PHONE: (503) 946-9365
 brian.feeneey@3j-consulting.com

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

*****NOTE TO DEVELOPER*****

CONSERVATION EASEMENT AND SIGNAGE:
 A CONSERVATION EASEMENT SHALL BE RECORDED THAT APPLIES TO ALL AREAS WITHIN 65 FEET OF THE EDGE OF SALAMO CREEK AND THE SURROUNDING DESIGNATED WETLAND. THE EASEMENT SHALL INCLUDE THE CITY'S STANDARD CONSERVATION EASEMENT LANGUAGE FOR WATER RESOURCE AREA CONSERVATION EASEMENTS (AVAILABLE FROM THE PLANNING DEPARTMENT) WHICH PROHIBITS FURTHER DEVELOPMENT AND PROTECTS NATIVE VEGETATION.

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

CONSERVATION EASEMENT AND SIGNAGE:
 THE EDGE OF THE CONSERVATION EASEMENT ON ALL SIDES SHALL BE MARKED WITH THE CITY'S STANDARD PERMANENT MARKERS AT 30-FOOT TO 50-FOOT INTERVALS AND AT ALL BOUNDARY DIRECTION CHANGES.

AS-BUILTS

REVISION SUMMARY	DATE
AS-BUILT DRAWINGS	3/17/14
BY	BKF

TENTATIVE PLAT

BENJAMIN HEIGHTS

PARTITION

WEST LINN, OR
 LF 5, LLC

J.T. SMITH
 companies

REGISTERED PROFESSIONAL ENGINEER
 5908 3rd
 BEAVERTON, OREGON
 JULY 15, 2003
 BRIAN K. FEENEY
 EXPIRES: 12-31-15

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 #	13117
LAND USE #	MP-13-03WAP-13-05
TAX LOT #	2S1E35AC 900
DESIGNED BY	KEF/CLF
CHECKED BY	BKF
SHEET TITLE	TENTATIVE PLAT
SHEET NUMBER	C110

AS-BUILTS	03/17/2014	DATE
REVISION SUMMARY	BY	DATE
AS-BUILT DRAWINGS	BKF	3.17.14

GRADING AND EROSION CONTROL PLAN
BENJAMIN HEIGHTS
PARTITION
 WEST LINN, OR
 LF 5, LLC

J.T. SMITH
COMPASS INC.

REGISTERED PROFESSIONAL
 ENGINEER
 58033PE
 OREGON
 JULY 15, 2003
 BRIAN K. FEENEY

EXPIRES: 12-31-15

3J CONSULTING, INC.

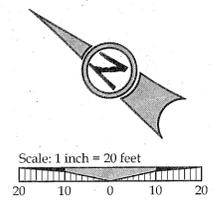
3J

CIVIL ENGINEERING
 WATER RESOURCES
 LAND USE PLANNING
 8075 SW GRIFFITH DRIVE SUITE 150, BEAVERTON, OR 97005
 PHONE & FAX: (503) 946-9385

3J JOB ID #	13117
LAND USE #	MIP-13-03/WAP-13-05
TAX LOT #	2S1E35AC 900
DESIGNED BY	KEF/CLF
CHECKED BY	BKF

SHEET TITLE
GRADING / ESCP
 SHEET NUMBER

C120



LEGEND

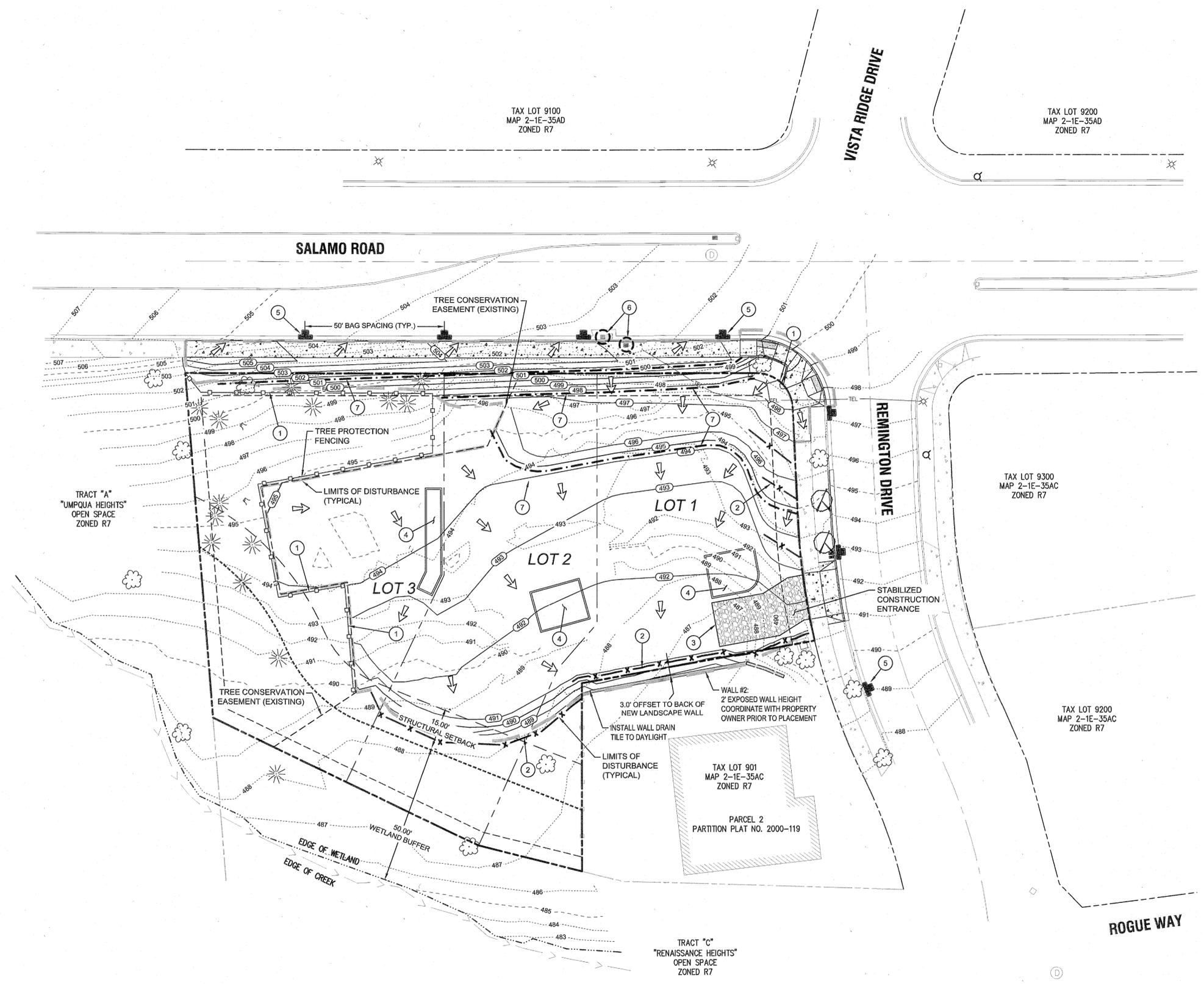
	BOUNDARY LINE
	RIGHT-OF-WAY
	EXISTING CENTERLINE
	EXISTING EASEMENT LINE
	EXISTING LOT LINE
	EXISTING CURB AND GUTTER
	EXISTING SIDEWALK
	EXISTING LIGHT POLE
	EXISTING TRAFFIC SIGN
	EXISTING FIRE HYDRANT
	EXISTING TREES TO REMAIN
	EXISTING 1FT CONTOUR
	EXISTING 5FT INDEX CONTOUR
	PROPOSED LOT LINE
	PROPOSED CURB AND GUTTER
	PROPOSED CONCRETE
	PROPOSED RAIN GARDEN
	PROPOSED RETAINING WALL
	PROPOSED STREET FRONTAGE TREE
	PROPOSED 1FT CONTOUR
	PROPOSED 5FT INDEX CONTOUR
	EROSION CONTROL: SILT FENCING (BLACK)
	EROSION CONTROL: FESCUE STRAW WATTLE
	EROSION CONTROL: BIO BAG CHECK DAM
	EROSION CONTROL: CONSTRUCTION ENTRANCE
	LIMITS OF GRADING/DISTURBANCE
	SURFACE RUN-OFF FLOW ARROW
	EROSION CONTROL: INLET PROTECTION
	TREE PROTECTION FENCING

SITE GRADING INFORMATION

NEAT LINE CUT	45 CY
NEAT LINE FILL	850 CY
MAXIMUM PROPOSED SLOPE	2:1 (H:V)
TOTAL AREA OF DISTURBANCE	0.35 ACRES

GRADING KEY NOTES

1	PLACE TREE PROTECTION FENCING AT LIMITS OF GRADING AND CONSTRUCTION WHERE SHOWN
2	PLACE SILT FENCING AT LIMITS OF GRADING AND CONSTRUCTION WHERE SHOWN
3	STABILIZED CONSTRUCTION ENTRANCE & SHARED DRIVEWAY
4	WALLED STORM WATER PLANTER, FOR INDIVIDUAL LOT RUNOFF CONTROL AND TREATMENT. TO BE BUILT AT THE TIME OF HOME CONSTRUCTION (UNDER SEPARATE PERMIT).
5	PLACE BIO-BAG CHECK DAM FOR SEDIMENT CONTROL ADJACENT TO ALL NEW CONCRETE WORK WITHIN RIGHT OF WAY
6	INSTALL INLET PROTECT
7	INSTALL STRAW WATTLE



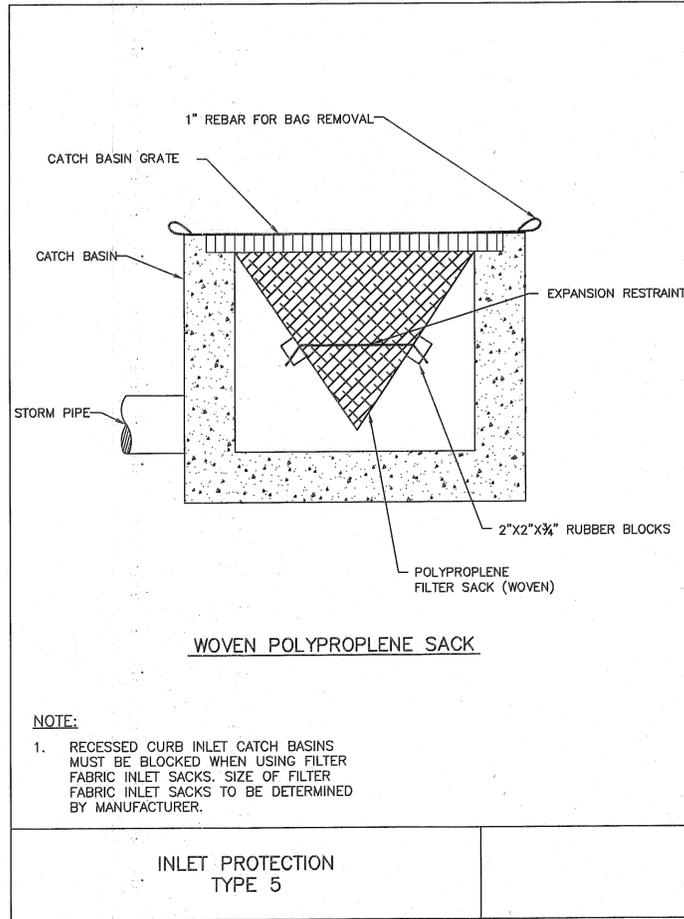
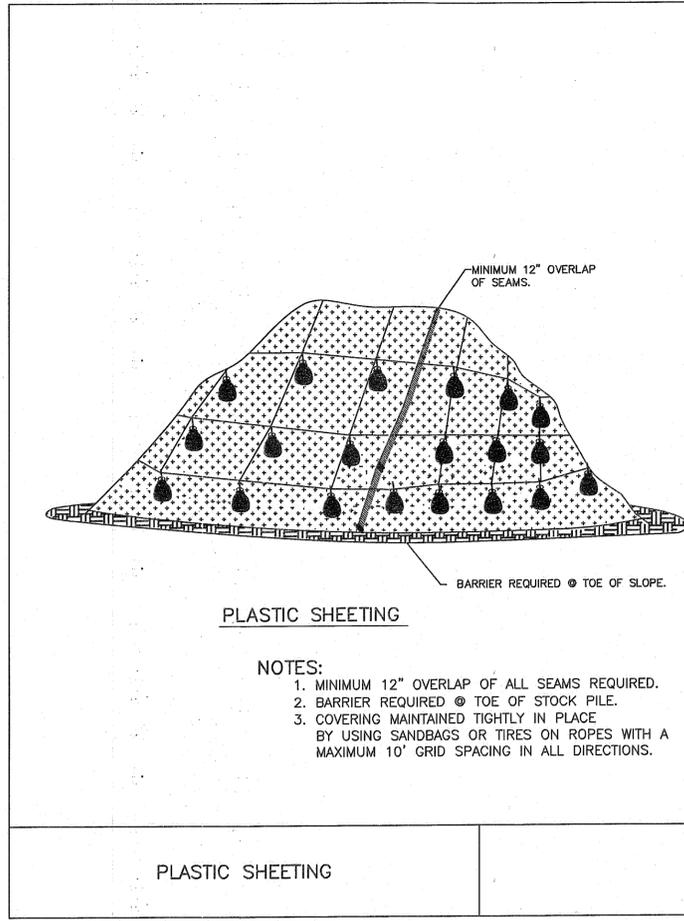
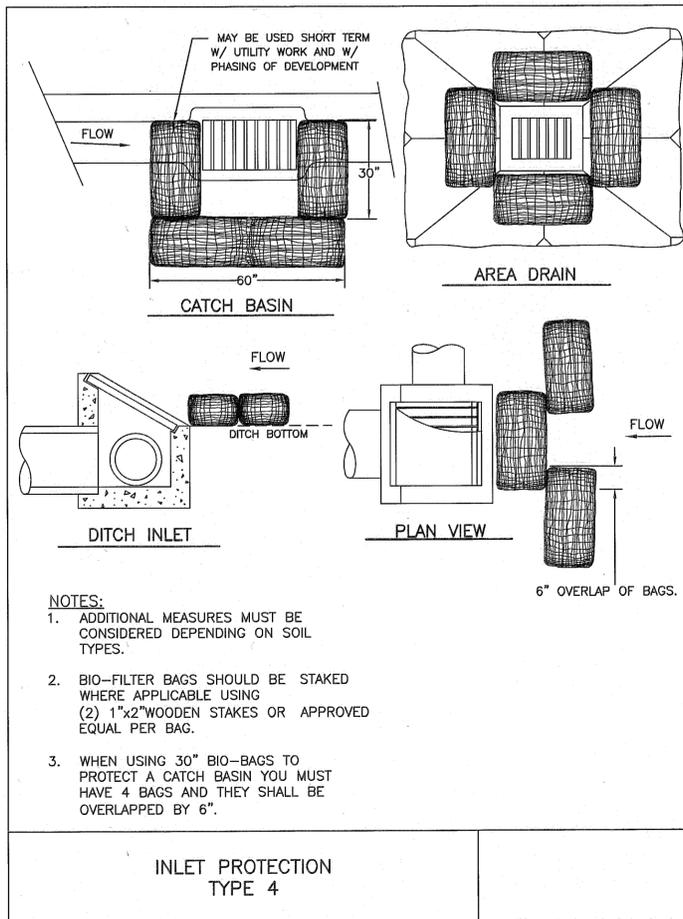
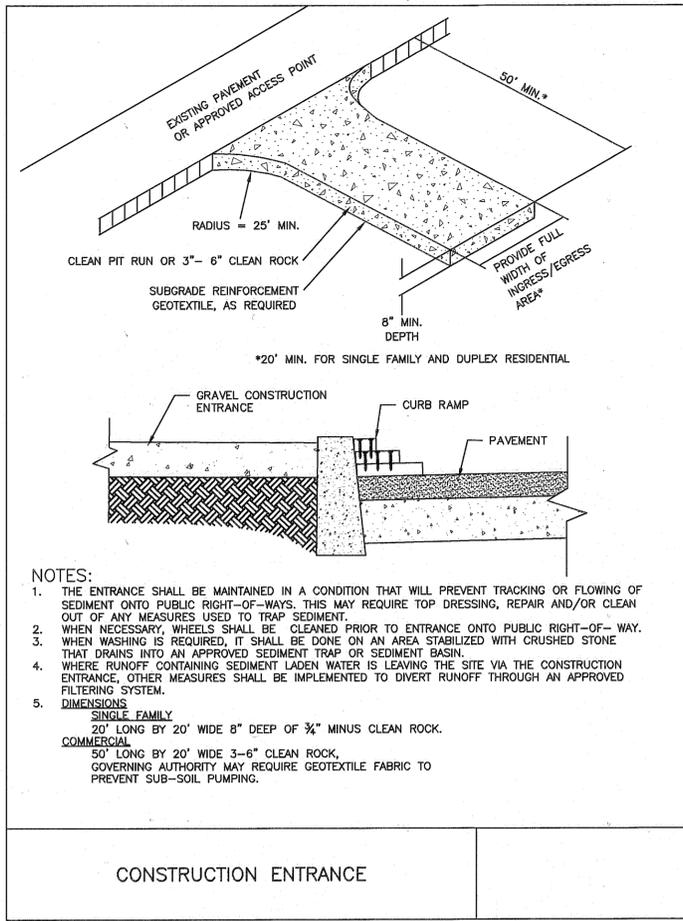
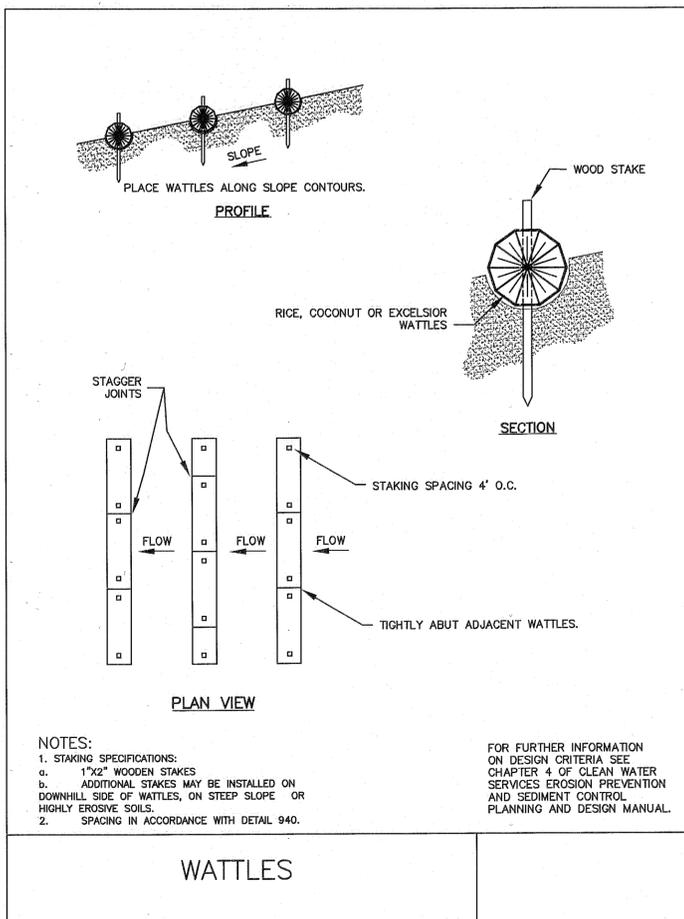
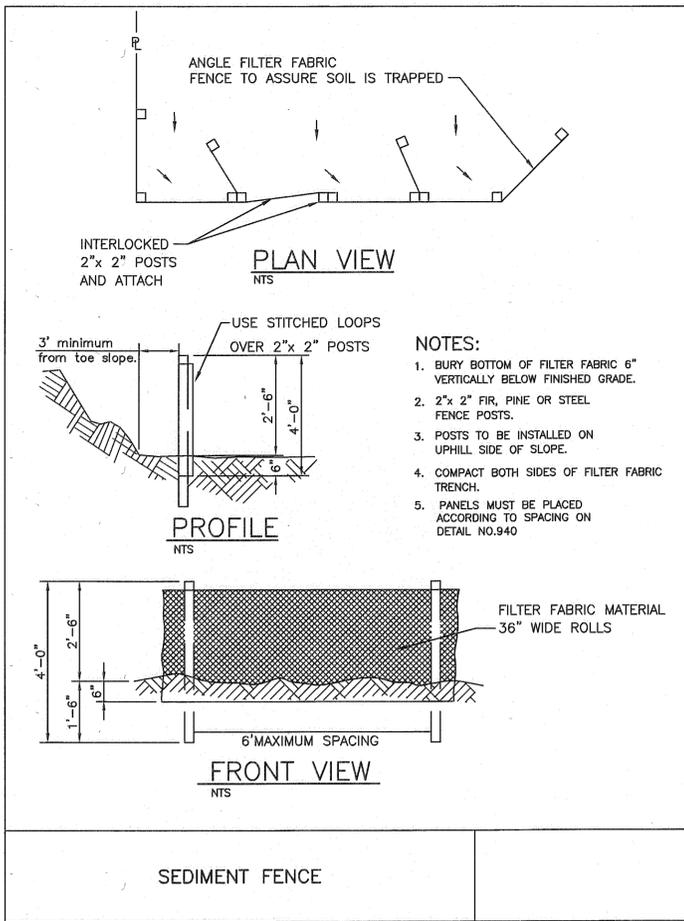
Know what's below.
 Call before you dig.

EROSION AND SEDIMENT CONTROL PLAN NOTES

- APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES.
- CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND ON SLOPES FROM OCTOBER 1 THROUGH MAY 31 EACH YEAR.
- 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.
- ALL EROSION AND SEDIMENT CONTROLS NOT IN THE DIRECT PATH OF WORK MUST BE INSTALLED PRIOR TO ANY LAND DISTURBANCE.
- PRESERVE EXISTING VEGETATION AND RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION.
- ALL TEMPORARY SEDIMENT CONTROLS MUST REMAIN IN PLACE UNTIL PERMANENT VEGETATION OR OTHER PERMANENT COVERING OF EXPOSED SOIL IS ESTABLISHED.
- SEDIMENT CONTROLS MUST BE INSTALLED AND MAINTAINED ON ALL DOWN GRADIENT SIDES OF THE CONSTRUCTION SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL ACTIVE CATCH BASINS SEDIMENT CONTROLS MUST HAVE SEDIMENT CONTROLS INSTALLED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
- 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.
- 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.
- DEVELOP AND MAINTAIN ON-SITE A WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURE.
- ANY USE OF TOXIC OR OTHER HAZARDOUS MATERIALS MUST INCLUDE PROPER STORAGE, APPLICATION, AND DISPOSAL.
- 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.
- 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.
- SEDIMENT MUST NOT BE INTENTIONALLY WASHED INTO STORM SEWERS, DRAINAGE WAYS, OR WATERBODIES. DRY SWEEPING MUST BE USED TO CLEAN UP RELEASED SEDIMENTS.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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

- 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.
- PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BOUNDARIES OF THE CLEARING LIMITS, VEGETATED BUFFERS, AND ANY SENSITIVE AREAS SHOWN ON THIS PLAN SHALL BE CLEARLY DELINEATED IN THE FIELD. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE IS PERMITTED BEYOND THE CLEARING LIMITS. THE OWNER/PERMITEE MUST MAINTAIN THE DELINEATION FOR THE DURATION OF THE PROJECT. NOTE: VEGETATED CORRIDORS TO BE DELINEATED WITH ORANGE CONSTRUCTION FENCE OR APPROVED EQUAL.
- 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.
- 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.
- 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.
- 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.
- ALL EXPOSED SOILS MUST BE COVERED DURING THE WET WEATHER PERIOD.



09/17/2014
REVISION SUMMARY BY DATE
AS-BUILT DRAWINGS BKF 3.17.14

AS-BUILTS #

EROSION & SEDIMENT CONTROL DETAILS

BENJAMIN HEIGHTS PARTITION
WEST LINN, OR
LF 5, LLC

J.T. SMITH companies

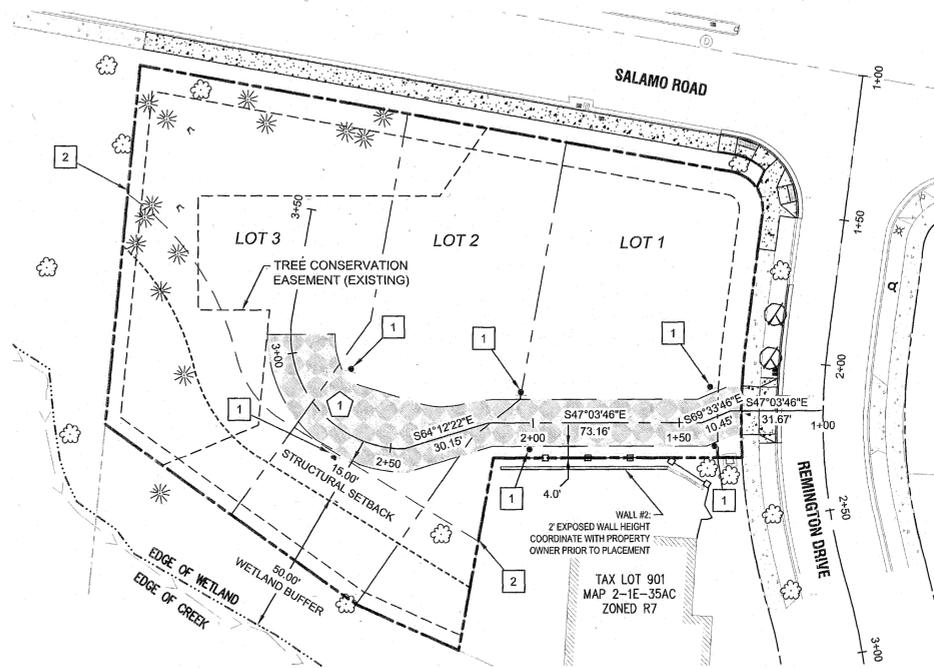
REGISTERED PROFESSIONAL ENGINEER
5819 BRE
OREGON
BRIAN K. FEENEY
EXPIRES: 12-31-15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
SUITE 205, BEAVERTON, OR 97008
PHONE & FAX: (503) 946-8566

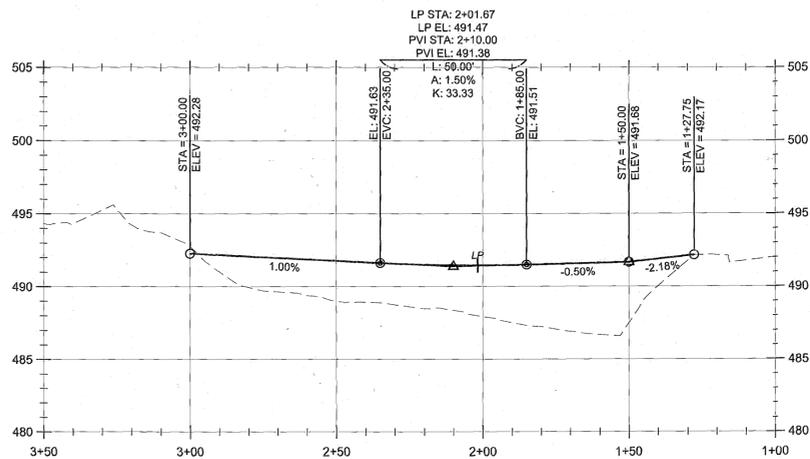
3J JOB ID # | 13117
LAND USE # | MP-13-03WAP-13-05
TAX LOT # | 2S1E35AC 900
DESIGNED BY | KEF/CLF
CHECKED BY | BKF

SHEET TITLE
ESCP DETAILS

SHEET NUMBER
C123



PRIVATE DRIVE - PLAN VIEW



PRIVATE DR PROFILE
(STA:1+00.00 - STA:3+50.00)
SCALE: HORIZ 1" = 30'
VERT 1" = 6'

LEGEND

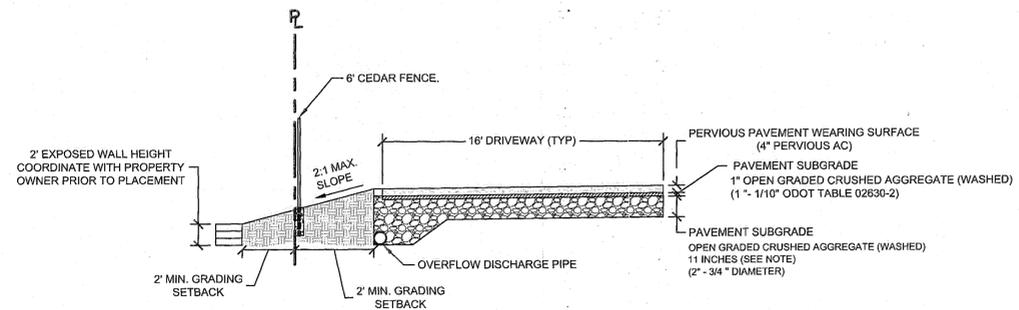
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	RIGHT-OF-WAY		PROPOSED LOT LINE
	EXISTING CENTERLINE		PROPOSED CURB AND GUTTER
	EXISTING EASEMENT LINE		PROPOSED CONCRETE
	EXISTING LOT LINE		PROPOSED RETAINING WALL
	EXISTING CURB AND GUTTER		PROPOSED PERVIOUS PAVEMENT
	EXISTING SIDEWALK		PROPOSED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

CENTERLINE CURVE TABLE

TAG NO.	DELTA	RADIUS	TANGENT	LENGTH
1	89d45'0"	39'	38.80'	61.0'

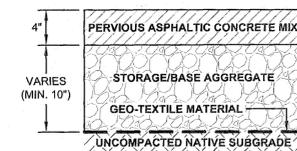
GENERAL SITE CONSTRUCTION NOTES

- "NO PARKING" SIGN (SEE DETAIL ON SHEET C401). PARKING SHALL BE RESTRICTED ALONG BOTH SIDES OF THE PRIVATE DRIVE FROM REMINGTON DRIVE TO THE PROPERTY LINE SEPARATING LOTS 2 AND 3.
- THE EDGE OF THE CONSERVATION EASEMENT ON ALL SIDES SHALL BE MARKED WITH THE CITY'S STANDARD PERMANENT MARKERS AT 30-FOOT TO 50-FOOT INTERVALS AND AT ALL BOUNDARY DIRECTION CHANGES.



COMMON DRIVEWAY IMPROVEMENTS

SCALE: N.T.S



PRIVATE DRIVE PLAN AND PROFILE
BENJAMIN HEIGHTS
PARTITION
WEST LINN, OR
LF 5, LLC

J.T. SMITH
companies



EXPIRES: 12-31-15

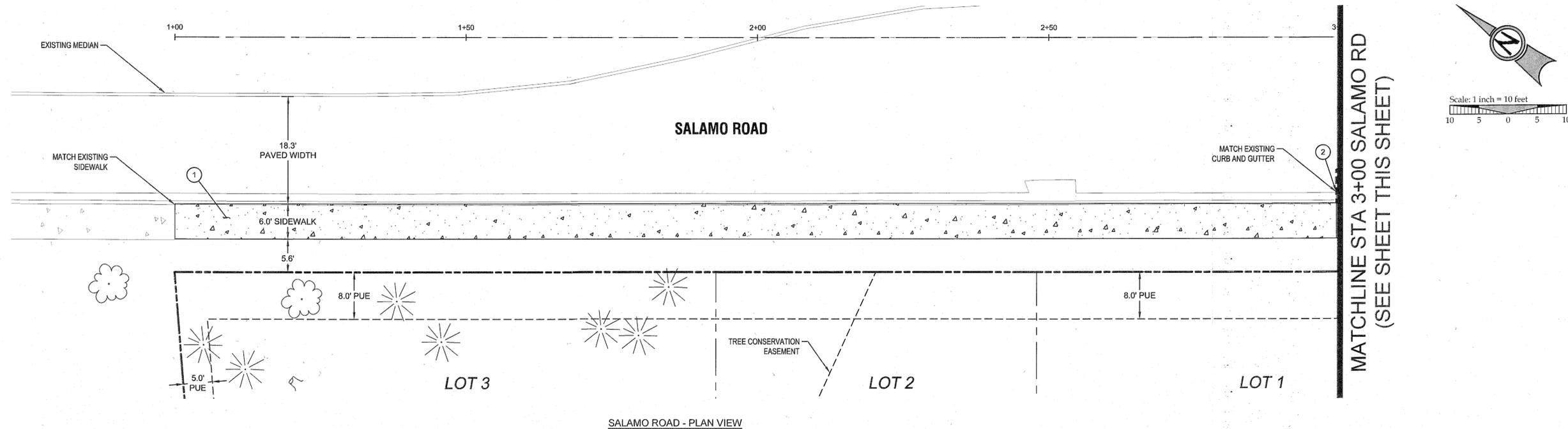
3J CONSULTING, INC
3J
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-8686

3J JOB ID # | 13117
LAND USE # | MP-13-03/WP-13-05
TAX LOT # | 2S1E36AC 900
DESIGNED BY | KEF/CJF
CHECKED BY | BKF

SHEET TITLE
DRIVEWAY PROF.
SHEET NUMBER

C201





SALAMO ROAD - PLAN VIEW

CONSTRUCTION KEY NOTES

①	STA: 1+00.0, 28.5' RT TO STA: 2+99.4, 28.5' RT SALAMO ROAD. CONSTRUCT 6 FT WIDE CURB TIGHT SIDEWALK PER CITY OF WEST LINN STANDARD DETAIL WL-508 (CONCRETE SIDEWALK CROSS SECTION) ON SHEET C400.	⑦	STA: 1+74.0, 16.0' RT TO STA: 2+26.0, 16.0' RT REMINGTON DRIVE. CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF WEST LINN STANDARD DETAIL WL-501 (TYPICAL CURBS) ON SHEET C400.
②	STA: 2+99.4, 28.5' RT TO STA: 3+30.3, 51.7' RT SALAMO RD. CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF WEST LINN STANDARD DETAIL WL-501 (TYPICAL CURBS) ON SHEET C400.	⑧	STA: 1+84.9, 19.0' RT AND STA: 1+99.4, 19.0' RT REMINGTON DRIVE. INSTALL STREET TREES.
③	STA: 2+99.4, 28.0' RT TO STA: 3+20.1, 32.7' RT SALAMO RD. CONSTRUCT CURB RAMP PER CITY OF WEST LINN STANDARD DETAIL WL-506C (PARALLEL CURB RAMP CURB TIGHT) ON SHEET C401. SEE "SALAMO RD CURB RETURN DETAIL" ON SHEET C400 FOR ELEVATIONS.	⑨	STA: 2+05.6, 16.0' RT AND STA: 2+26.0, 16.0' RT REMINGTON DRIVE. CONSTRUCT SINGLE DRIVEWAY ACCESS TO REMINGTON DRIVE (22 FT) PER CITY OF WEST LINN STANDARD DETAIL WL-504A (COMMERCIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C400.
④	STA: 3+23.5, 35.6' RT TO STA: 3+30.3, 51.7' RT SALAMO RD. CONSTRUCT CURB RAMP PER CITY OF WEST LINN STANDARD DETAIL WL-507A (SINGLE CURB RAMP) ON SHEET C401. SEE "SALAMO RD CURB RETURN DETAIL" ON SHEET C400 FOR ELEVATIONS.		
⑤	STA: 1+51.1, 22.0' RT TO STA: 1+63.3, 22.0' RT REMINGTON DRIVE. CONSTRUCT 6 FT WIDE DETACHED SIDEWALK PER CITY OF WEST LINN STANDARD DETAIL WL-508 (CONCRETE SIDEWALK CROSS SECTION) ON SHEET C400.		
⑥	CONSTRUCT MONOLITHIC CURB AND SIDEWALK IN THE TRANSITION OF 6 FT SIDEWALK TO CURB TIGHT AROUND PROTECTED TREE #2507. ALL WORK WITHIN THE DRIPLINE OF PROTECTED TREES SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ARBORIST.		

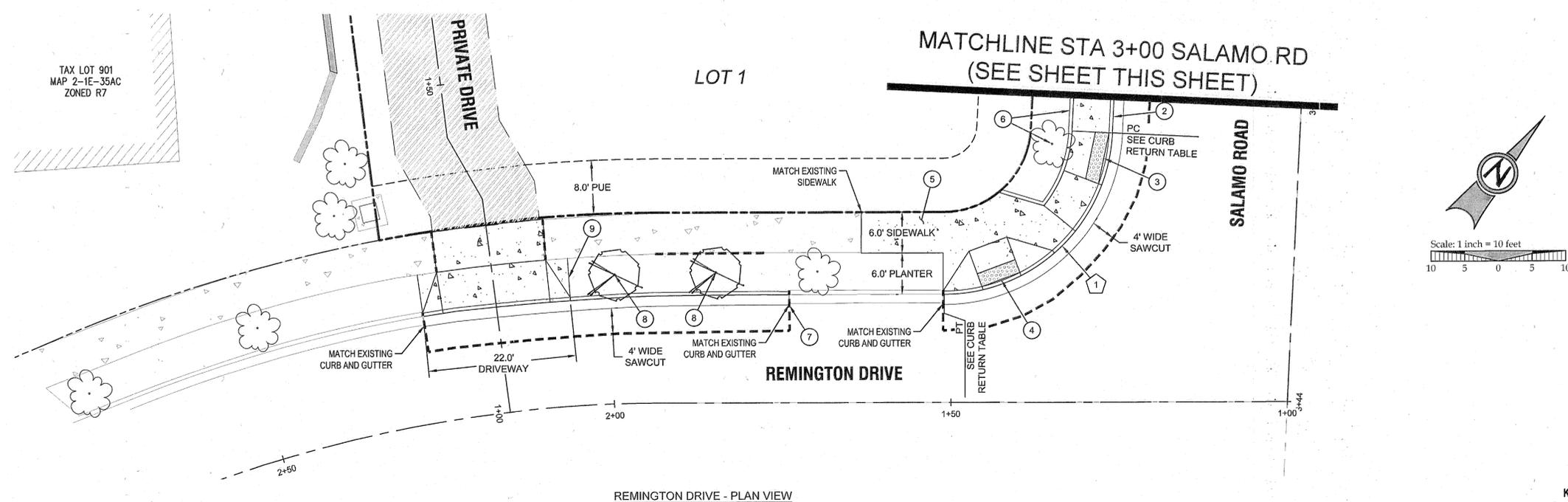
CURB RETURN TABLE

TAG NO.	PC STA.	OFFSET	PT STA.	OFFSET	RADIUS	LENGTH	DELTA	TANGENT
⑤	STA:3+05.36	27.84' RT	STA:3+30.34	51.69' RT	25.0'	38.13'	87°22'6"	23.88'

NOTE: SEE SHEET C400 FOR ELEVATION DATA. CURB RETURN TABLE REFERENCES SALAMO ROAD STATIONING.

LEGEND

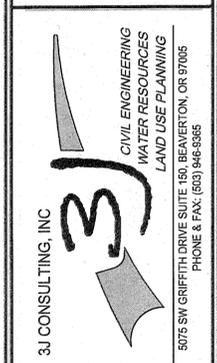
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	RIGHT-OF-WAY		PROPOSED LOT LINE
	EXISTING CENTERLINE		PROPOSED CURB AND GUTTER
	EXISTING EASEMENT LINE		PROPOSED CONCRETE
	EXISTING LOT LINE		PROPOSED RETAINING WALL
	EXISTING CURB AND GUTTER		PROPOSED STREET FRONTAGE TREE
	EXISTING SIDEWALK		
	EXISTING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



REMINGTON DRIVE - PLAN VIEW

AS-BUILTS	03/17/2014
REVISION SUMMARY	BY DATE
AS-BUILT DRAWINGS	BKF 3/17/14

SALAMO RD & REMINGTON DR IMPROVEMENTS
BENJAMIN HEIGHTS
 PARTITION
 WEST LINN, OR
 LF 5, LLC

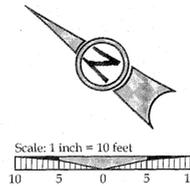
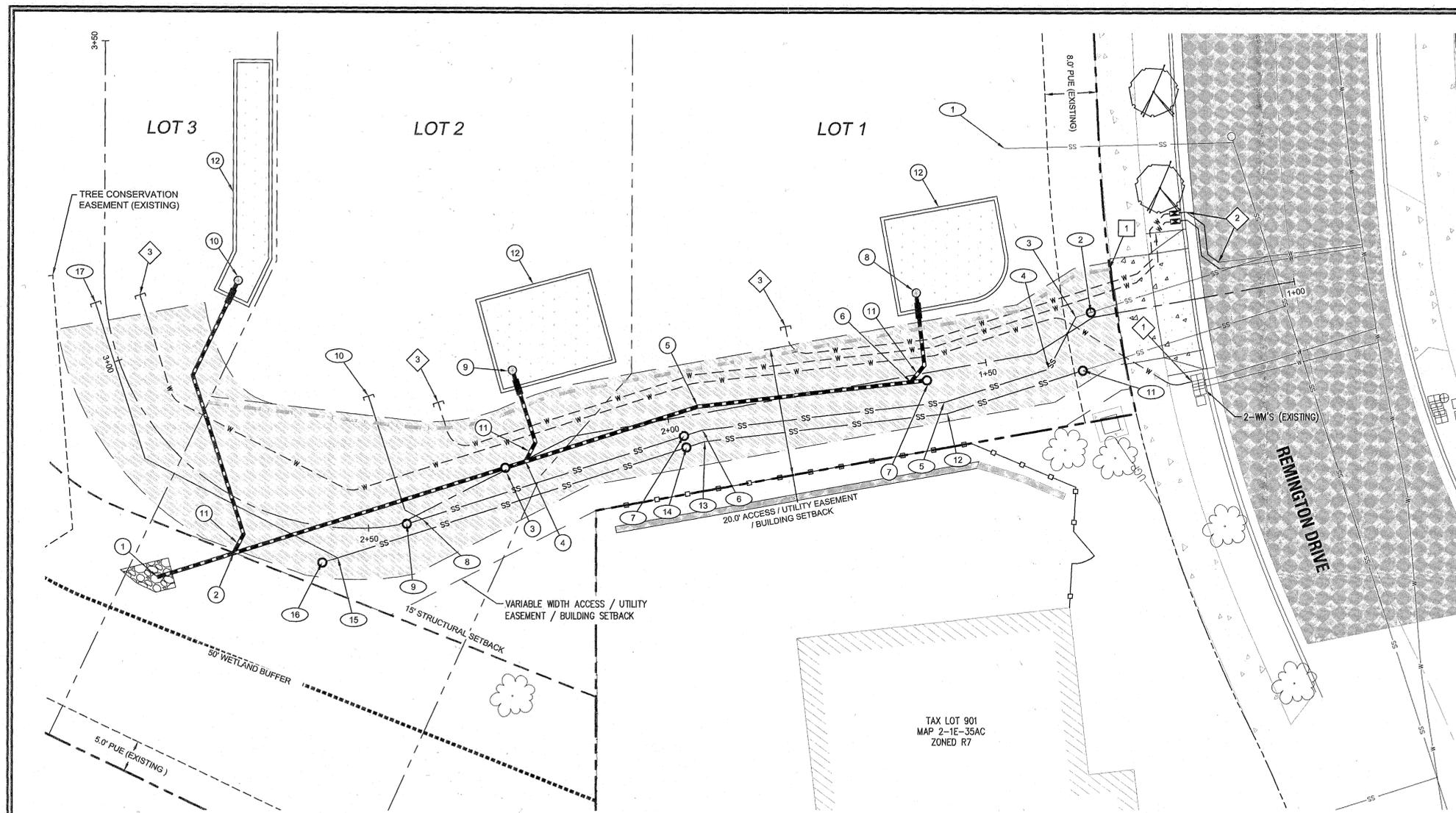


3J JOB ID #	13117
LAND USE #	MP-13-03WAP-13-05
TAX LOT #	2S1E35AC 900
DESIGNED BY	KEF/CLF
CHECKED BY	BKF

SHEET TITLE
 ROW IMPROV.'S
 SHEET NUMBER

C202





LEGEND

	BOUNDARY LINE
	RIGHT-OF-WAY
	EXISTING CENTERLINE
	EXISTING EASEMENT LINE
	EXISTING LOT LINE
	EXISTING CURB AND GUTTER
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING STORM LINE
	EXISTING GAS LINE
	EXISTING UNDERGROUND POWER
	EXISTING ASPHALT
	EXISTING SIDEWALK
	EXISTING LIGHT POLE
	EXISTING TRAFFIC SIGN
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING SANITARY MANHOLE
	EXISTING STORM MANHOLE
	EXISTING CATCHBASIN
	EXISTING TREES TO REMAIN
	PROPOSED LOT LINE
	PROPOSED CURB AND GUTTER
	PROPOSED STORM LINE
	PROPOSED SANITARY LINE
	PROPOSED WATER LINE
	PROPOSED CLEAN-OUT
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED PERVIOUS CONCRETE
	PROPOSED RAIN GARDEN
	PROPOSED JOINT UTILITY TRENCH
	PROPOSED RETAINING WALL
	PROPOSED STREET FRONTAGE TREE

PRIVATE SANITARY CONSTRUCTION NOTES (PLUMBING PERMIT REQUIRED)

- | | |
|--|---|
| 1 EXISTING SANITARY SEWER STUB
IE: 483.64 (CONTRACTOR TO VERIFY IE AND NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY) | 10 SANITARY SEWER STUB
INSTALL 37.8 LF 4" PVC @ S=0.0200
CAP AND MARK END, IE: 488.32 |
| 2 INSTALL SS CO# A-1 (4'0")
STA: 1+32, 0.80' RT PRIVATE DR
RIM = 492.18
EX. IE (4" SE) = 482.76
INSTALL 2.5 LF 4" PVC @ S=0.0430
(CONTRACTOR TO VERIFY IE AND NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY) | 11 INSTALL SS CO# B-1 (4'0")
STA: 1+37.50, 6.20' LT PRIVATE DR
RIM = 491.71
EX. IE (4" SE) = 482.50
INSTALL 22.0 LF 4" PVC @ S=0.0335
(CONTRACTOR TO VERIFY IE AND NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY) |
| 3 INSTALL 45° BEND
STA: 1+34, 1.40' RT PRIVATE DR
IE = 482.87
INSTALL 9.1 LF 4" PVC @ S=0.0430 | 12 INSTALL 11.25° BEND
STA: 1+57.30, 6.80' LT PRIVATE DR
IE = 483.24
INSTALL 37.8 LF 4" PVC @ S=0.0335 |
| 4 INSTALL 45° BEND
STA: 1+42, 3.10' LT PRIVATE DR
IE = 483.26
INSTALL 17.0 LF 4" PVC @ S=0.0430 | 13 INSTALL 11.25° BEND
STA: 1+95, 4.40' LT PRIVATE DR
IE = 484.51
INSTALL 3.0 LF 4" PVC @ S=0.0335 |
| 5 INSTALL 11.25° END
STA: 1+57.50, 5.0' LT PRIVATE DR
IE = 483.99
INSTALL 37.7 LF 4" PVC @ S=0.0430 | 14 INSTALL SS CO# B-2 (4'0")
STA: 1+98, 4.80' LT PRIVATE DR
RIM = 491.42
IE (4" NW) = 484.61
INSTALL 56.7 LF 4" PVC @ S=0.0335 |
| 6 INSTALL 11.25° BEND
STA: 1+95, 2.6' LT PRIVATE DR
IE = 485.61
INSTALL 3.0 LF 4" PVC @ S=0.0430 | 15 INSTALL 4" WYE
STA: 2+54.50, 4.70' LT PRIVATE DR
IE = 486.51
INSTALL 2.5 LF 4" PVC @ S=0.0335 |
| 7 INSTALL SS CO# A-2 (4'0")
STA: 1+98, 3.0' LT PRIVATE DR
RIM = 491.44
IE (4" SE) = 485.73
INSTALL 42.6 LF 4" PVC @ S=0.0430 | 16 INSTALL SS CO# B-3 (4'0")
STA: 2+56.50, 5.70' LT PRIVATE DR
RIM = 491.79
IE (4" SE) = 486.59 |
| 8 INSTALL 4" WYE
STA: 2+41.70, 0.90' LT PRIVATE DR
IE = 487.56
INSTALL 2.5 LF 4" PVC @ S=0.0430 | 17 SANITARY SEWER STUB
INSTALL 59.0 LF 4" PVC @ S=0.0200
CAP AND MARK END, IE: 487.69 |
| 9 INSTALL SS CO# A-3 (4'0")
STA: 2+44, 0.50' LT PRIVATE DR
RIM = 491.72
IE (4" SE) = 487.67 | |

PRIVATE STORM CONSTRUCTION NOTES (PLUMBING PERMIT REQUIRED)

- | | |
|--|--|
| 1 SD LINE OUTFALL
STA: 2+75, 17' LT PRIVATE DR
IE OUT (8") = 488.65
INSTALL 12.4 LF 8" C-900 @ S=0.0050
CONSTRUCT CLASS 50 RIP RAP PAD (APPROX. 1 CY) EXTEND 4' WIDE AND 1" THICK APRON TO LIMITS OF GRADING | 6 INSTALL 8" WYE
STA: 1+62, 1.00' LT PRIVATE DR
IE = 489.27
INSTALL 2.5 LF 8" C-900 @ S=0.0050 |
| 2 INSTALL 8" WYE
STA: 2+68, 8.0' LT PRIVATE DR
IE = 488.73
INSTALL 44.2 LF 8" C-900 @ S=0.0050 | 7 INSTALL SD CO# 2 (8'0")
RIM: 491.62
STA: 1+59.50, 1.20' LT PRIVATE DR
IE OUT (8"NW): 489.28 |
| 3 INSTALL SD CO# 1 (8'0")
RIM: 491.56
STA: 2+27, 0.30' RT PRIVATE DR
IE OUT (8"NW): 488.95
INSTALL 3.3 LF 8" C-900 @ S=0.0050 | 8 LOT #1 WATER QUALITY FACILITY STUB
INSTALL 15 LF 6" C-900 @ S=0.0200
CAP AND MARK END, IE: 489.64 |
| 4 INSTALL 8" WYE
STA: 2+23, 0.20' LT PRIVATE DR
IE = 488.96
INSTALL 28.0 LF 8" C-900 @ S=0.0050 | 9 LOT #2 WATER QUALITY FACILITY STUB
INSTALL 15 LF 6" C-900 @ S=0.0200
CAP AND MARK END, IE: 489.35 |
| 5 INSTALL 11.25° BEND
STA: 1+95, 1.10' RT PRIVATE DR
IE = 489.10
INSTALL 33.3 LF 8" C-900 @ S=0.0050 | 10 LOT #3 WATER QUALITY FACILITY STUB
INSTALL 45.6 LF 6" C-900 @ S=0.0200
CAP AND MARK END, IE: 489.72 |
| | 11 INSTALL 8"x6" REDUCER |
| | 12 WATER QUALITY PLANTERS TO BE CONSTRUCTED UNDER SEPARATE PERMIT AT THE TIME OF HOME CONSTRUCTION (SEE CONSTRUCTION DETAILS ON SHEET C401 FOR REFERENCE). |

PRIVATE WATER SERVICE CONSTRUCTION NOTES (PLUMBING PERMIT REQUIRED)

- | |
|--|
| 1 CONNECT TO EXISTING WATER SERVICE. CONTRACTOR TO COORDINATE WITH CITY OF WEST LINN PUBLIC WORKS. |
| 2 RELOCATE EXISTING WATER METERS OUT OF PROPOSED DRIVEWAY TO LOCATIONS SHOWN. INTERCEPT EXISTING SERVICE LINE AS REQUIRED. CONTRACTOR TO COORDINATE WITH CITY OF WEST LINN PUBLIC WORKS. |
| 3 EXTEND 1" WATER SERVICE AS SHOWN. |

PRIVATE DRY UTILITY CONSTRUCTION NOTES

- | |
|--|
| 1 EXTEND PRIVATE UTILITIES WITHIN JOINT TRENCH ALIGNMENT SHOWN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER TO OBTAIN DESIGN INFORMATION. |
|--|

AS-BUILTS	REVISION SUMMARY	DATE
1	AS-BUILT DRAWINGS	3/17/14
	BY	BKF

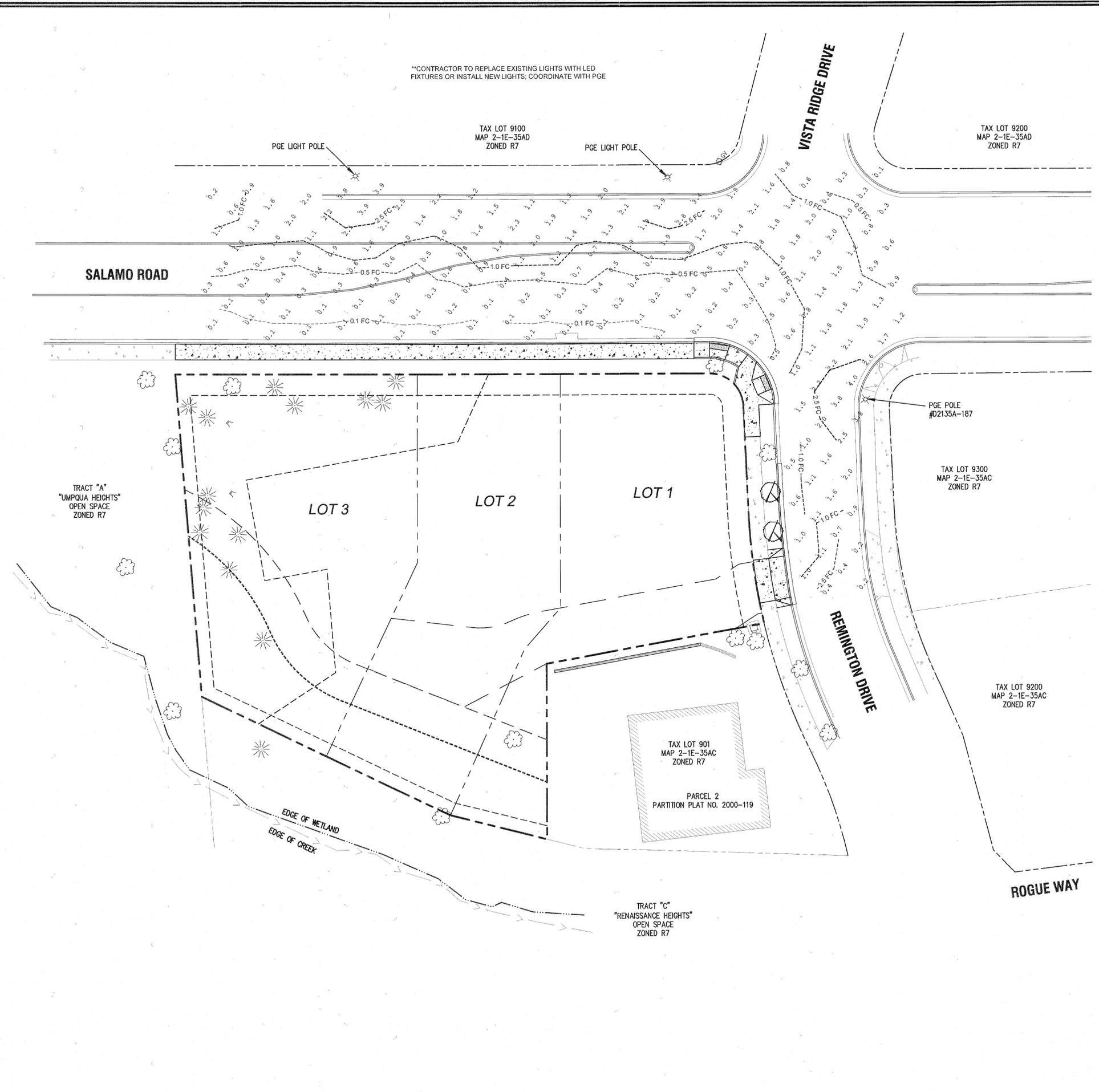
COMPOSITE UTILITY PLAN
BENJAMIN HEIGHTS PARTITION
 WEST LINN, OR
 LF 5, LLC



3J CONSULTING, INC
 CIVIL ENGINEERING
 WATER RESOURCES
 LAND USE PLANNING
 5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
 PHONE & FAX: (503) 946-5385

3J JOB ID #	13117
LAND USE #	MP-13-03/WAP-13-06
TAX LOT #	2S1E35AC 900
DESIGNED BY	KEF/CLF
CHECKED BY	BKF
SHEET TITLE	UTILITY PLAN
SHEET NUMBER	C300





**CONTRACTOR TO REPLACE EXISTING LIGHTS WITH LED FIXTURES OR INSTALL NEW LIGHTS, COORDINATE WITH PGE

TAX LOT 9100
MAP 2-1E-35AD
ZONED R7

TAX LOT 9200
MAP 2-1E-35AD
ZONED R7

SALAMO ROAD

VISTA RIDGE DRIVE

REMINGTON DRIVE

ROGUE WAY

LOT 3

LOT 2

LOT 1

TAX LOT 9300
MAP 2-1E-35AC
ZONED R7

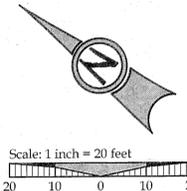
TAX LOT 901
MAP 2-1E-35AC
ZONED R7

PARCEL 2
PARTITION PLAT NO. 2000-119

TRACT "C"
"RENAISSANCE HEIGHTS"
OPEN SPACE
ZONED R7

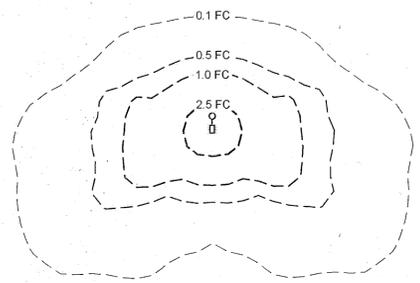
TRACT "A"
"UMPUQA HEIGHTS"
OPEN SPACE
ZONED R7

EDGE OF WETLAND
EDGE OF CREEK



LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING RIGHT OF WAY
- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- ILLUMINATION ANALYSIS POINT (FC)
- FOOT CANDLE UNIT



EXISTING STREET LIGHTING STATISTICS

ROAD CLASSIFICATION (SALAMO)	MINOR ARTERIAL
ROAD CLASSIFICATION (REMINGTON)	LOCAL
EXISTING LIGHT(S) INCLUDED	3
MAX. ILLUMINATION	4.0FC
MIN. ILLUMINATION	0.1FC
AVERAGE ILLUMINATION	1.06FC
UNIFORMITY (AVG/MIN)	10.6

AS-BUILTS	03/17/2014
REVISION SUMMARY	BY DATE
AS-BUILT DRAWINGS	BKF 3.17.14

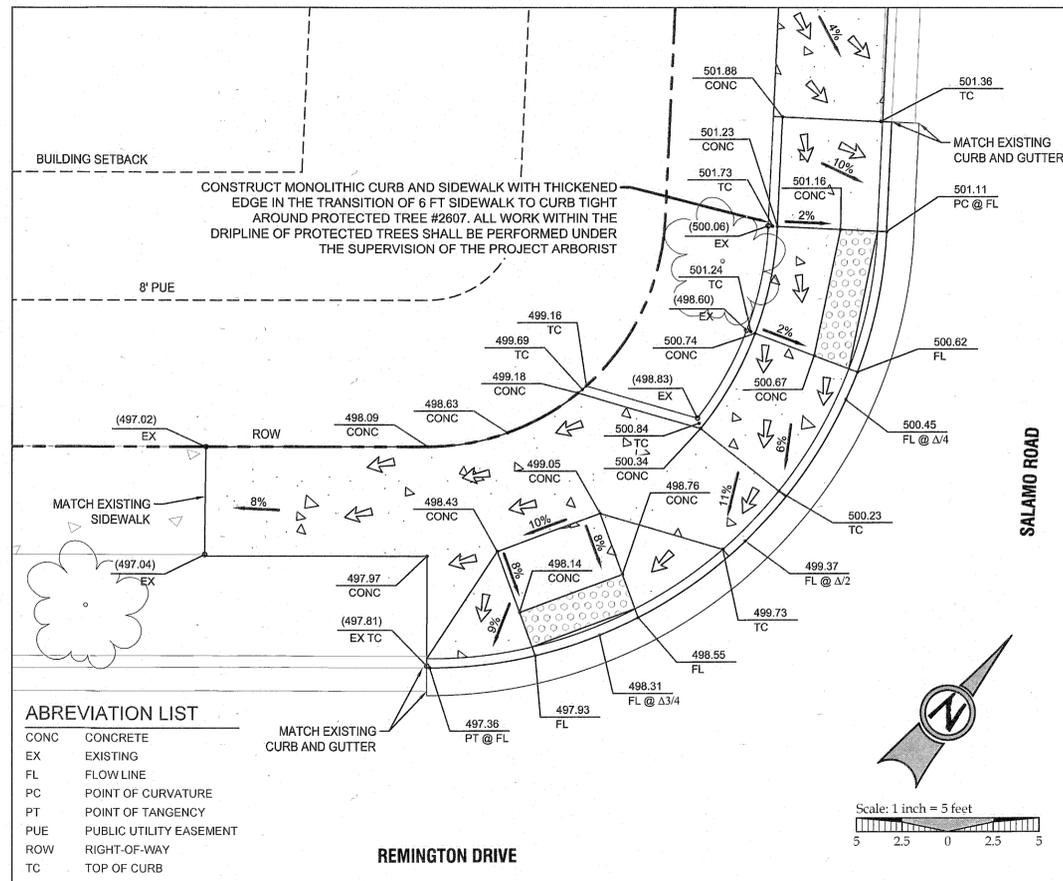
STREET LIGHTING PLAN
BENJAMIN HEIGHTS PARTITION
WEST LINN, OR
LF 5, LLC



3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE SUITE 100, BEAVERTON, OR 97005
PHONE & FAX: (503) 948-6886

3J JOB ID #	13117
LAND USE #	MP-13-03WAP-13-05
TAX LOT #	251E35AC 900
DESIGNED BY	KEF/CLF
CHECKED BY	BKF

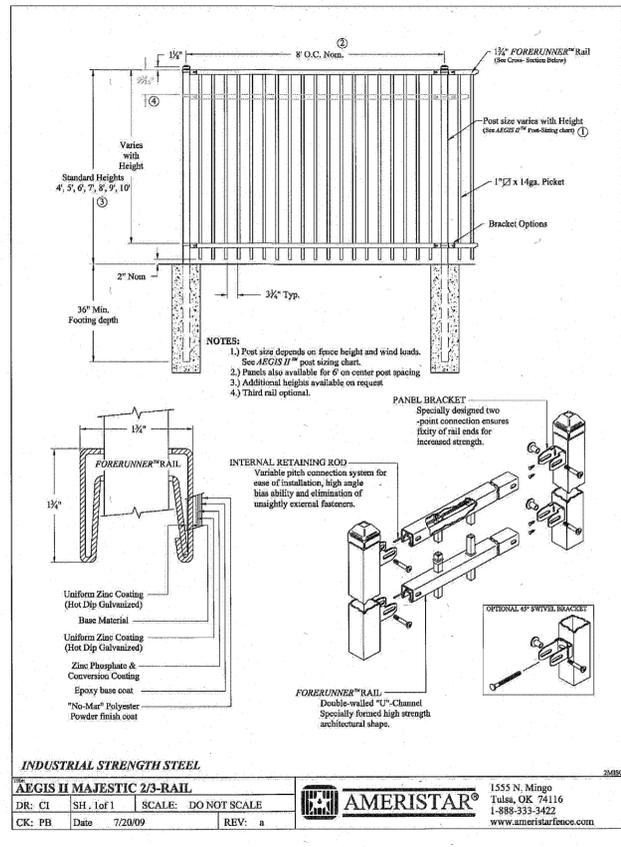
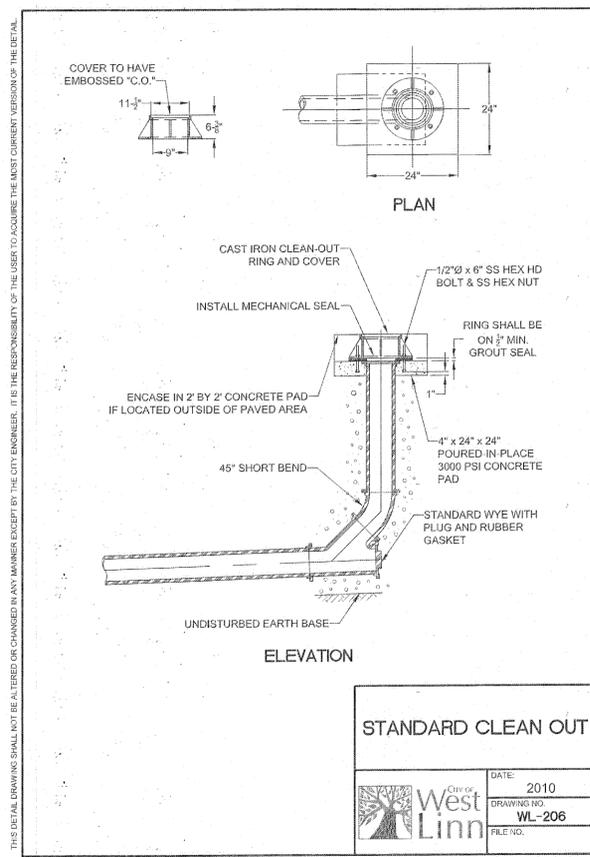
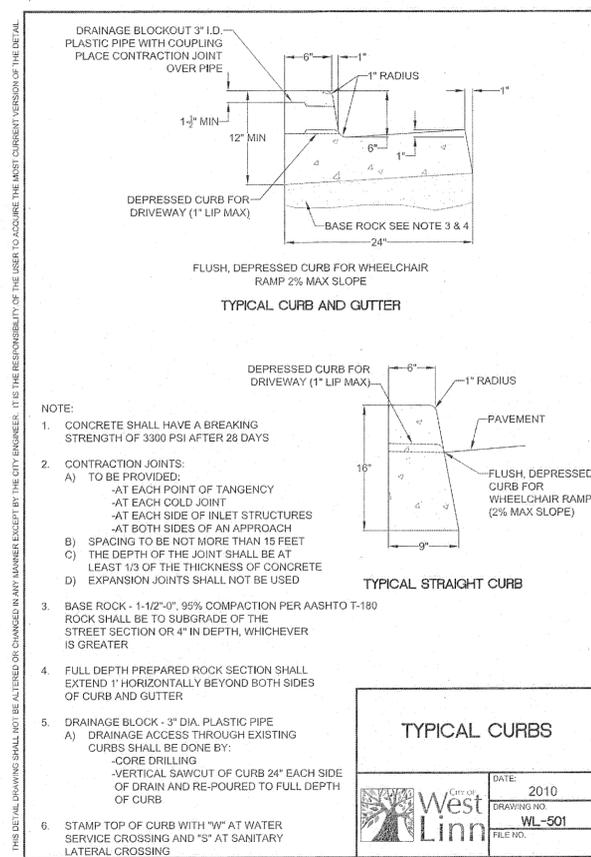
SHEET TITLE
LIGHTING PLAN
SHEET NUMBER
C302



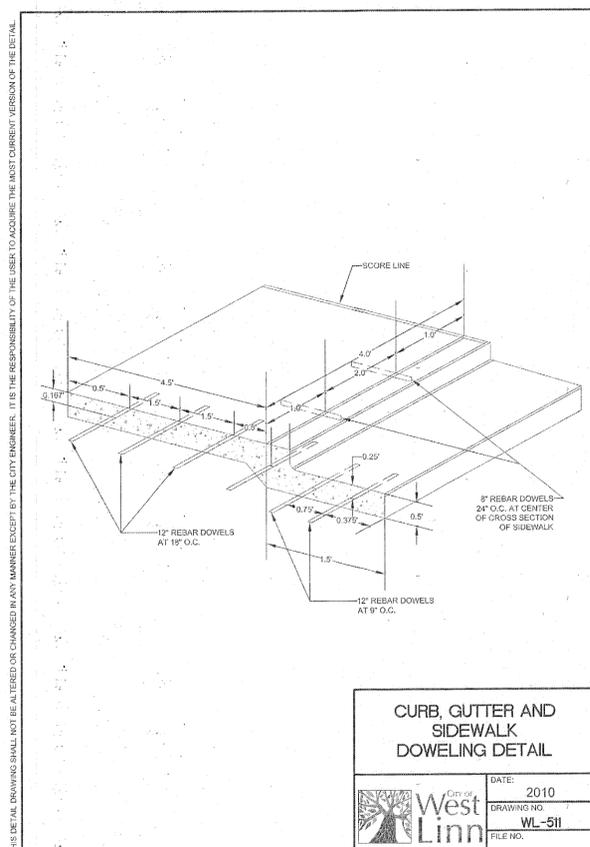
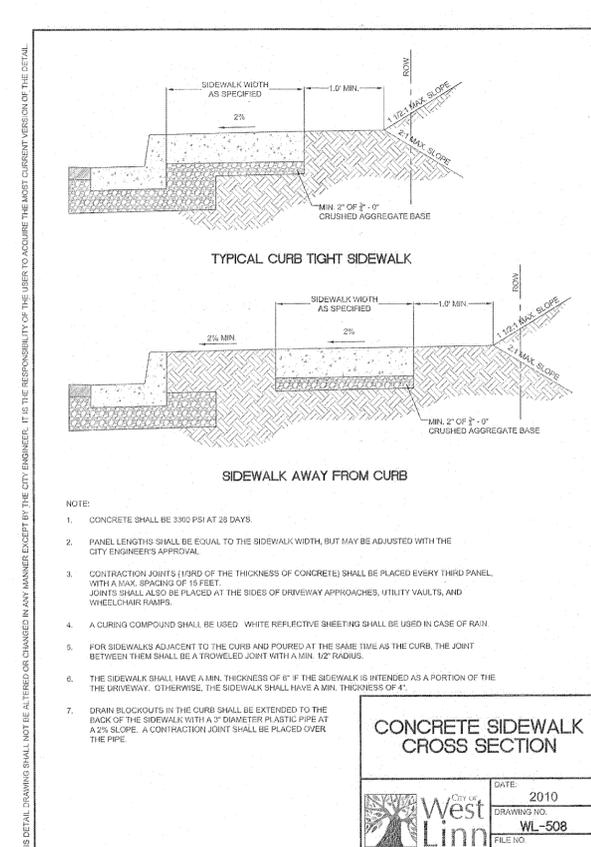
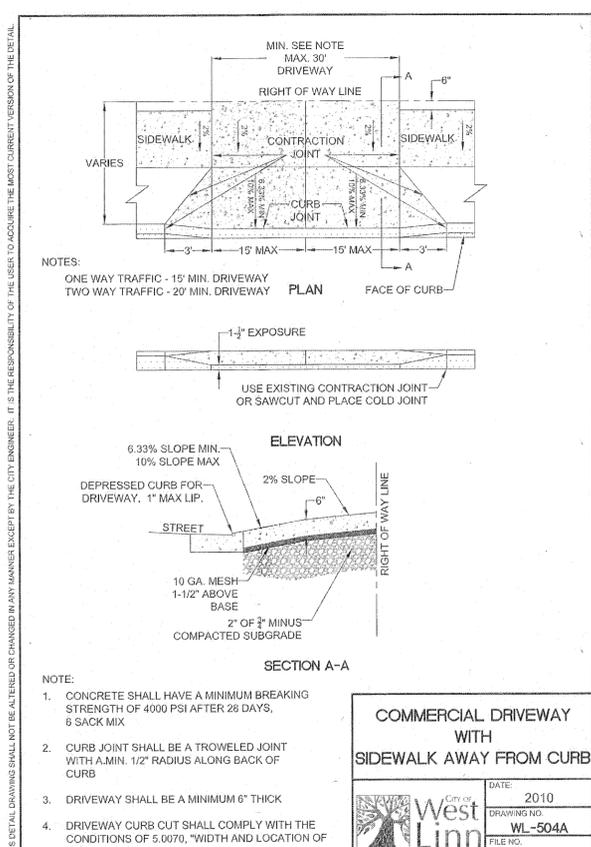
CURB RETURN DETAIL - SALAMO ROAD

ABBREVIATION LIST

CONC	CONCRETE
EX	EXISTING
FL	FLOWLINE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT-OF-WAY
TC	TOP OF CURB



DECORATIVE WROUGHT IRON FENCE DETAIL
NOT TO SCALE



AS-BUILTS

REVISION SUMMARY	BY	DATE
AS-BUILT DRAWINGS	BKF	3/17/14

CONSTRUCTION DETAILS I
BENJAMIN HEIGHTS
PARTITION
WEST LINN, OR
LF 5, LLC

J.T. SMITH
companies

REGISTERED PROFESSIONAL
ENGINEER
BRIAN K. FEENEY
OREGON
JULY 15, 2003
EXPIRES: 12-31-15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 646-8385

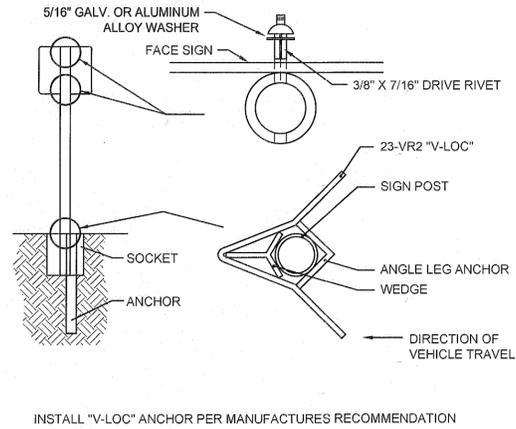
3J JOB ID # | 13117
LAND USE # | MIP-13-03WAP-13-05
TAX LOT # | 2S1E35AC 900
DESIGNED BY | KEF/CLF
CHECKED BY | BKF

SHEET TITLE
DETAILS I
SHEET NUMBER
C400

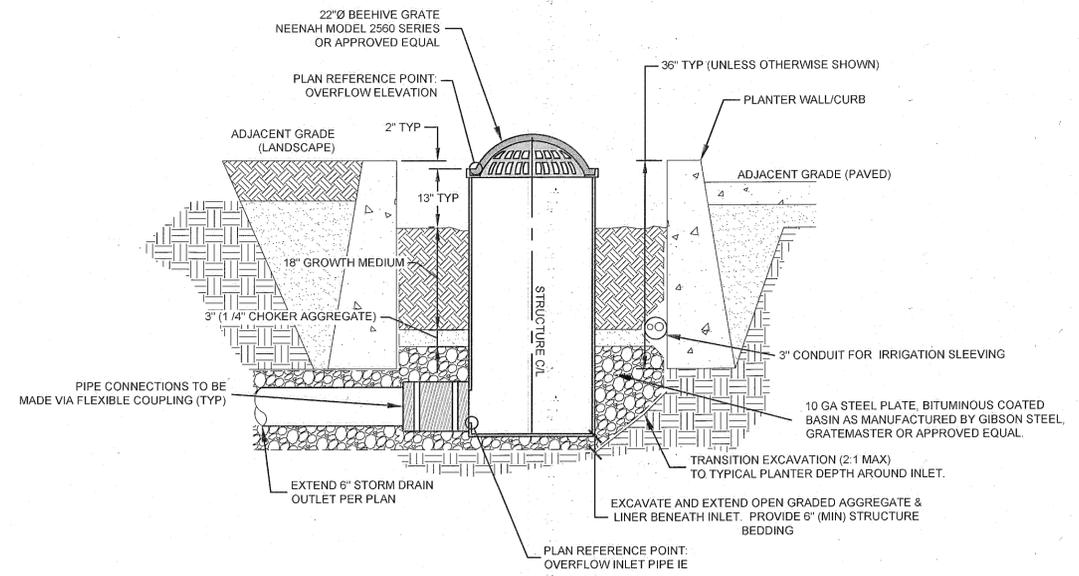


R7-1
12 X 18

"NO PARKING" SIGN AND TYPICAL INSTALLATION DETAIL
NOT TO SCALE



INSTALL "V-LOC" ANCHOR PER MANUFACTURER'S RECOMMENDATION



WATER QUALITY PLANTER TYPICAL SECTION
NOT TO SCALE

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.

PARALLEL CURB RAMP

RAMP TEXTURE PATTERN TRUNCATED DOME

DETAIL

DETAIL

NOTE:

- LANDING AT TOP OF RAMP SHALL NOT EXCEED 2% IN ANY DIRECTION AND SHALL BE A MINIMUM OF 6' X 6'.
- RAMP CROSS SLOPE SHALL NOT EXCEED 2% (AS MEASURED PERPENDICULAR TO PEDESTRIAN TRAFFIC FLOW).
- TRUNCATED DOME MUST EXTEND THE FULL WIDTH OF THE RAMP AND COVER THE FIRST 2 FEET OF THE RAMP CLOSEST TO THE STREET.
- TRANSITIONS FROM THE RAMP TO THE WALKWAY, GUTTER, AND STREET MUST BE FLUSH (LEVEL) AND FREE OF ABRUPT LEVEL CHANGES.
- THE GUTTER OR ADJACENT ROADWAY MUST HAVE A SLOPE OF NO MORE THAN 5 PERCENT (1:20) TOWARD THE RAMP.
- FLARED SIDES ("WINGS") OF THE CURB RAMP SHALL NOT EXCEED 10% IN SLOPE (& 3% 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).
- CONCRETE STRENGTH SHALL BE 3000 PSI.
- PLACE CONTRACTION JOINTS AS SHOWN ABOVE.
- NO ABOVE GROUND UTILITIES ARE PERMITTED WITHIN RAMP AREA.

PARALLEL CURB RAMP
CURB TIGHT

DATE: 2010
DRAWING NO. WL-506C
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.

SINGLE CURB RAMP
(ALLOWED WITH CITY ENGINEER APPROVAL ONLY)

DATE: 2010
DRAWING NO. WL-507A
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.

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

ORGANIC COMPOST
ORGANIC COMPOST SHALL HAVE THE FOLLOWING PROPERTIES:
100% SHALL PASS A #100 SCREEN.
PH BETWEEN 5.5 AND 7.0.
CARBON NITROGEN RATIO BETWEEN 20:1 AND 35:1 (35:1 ON RATIO RECOMMENDED FOR NATIVE PLANTS).
ORGANIC MATTER CONTENT BETWEEN 40 AND 50 PERCENT.

ORGANIC COMPOST MAY CONSIST OF THE FOLLOWING:
MUSHROOM COMPOST - THE USED BEDDING MATERIAL FROM COMMERCIAL MUSHROOM PRODUCTION.
COMPOSTED YARD DEBRIS - COMMERCIALLY MANUFACTURED MATERIAL, MADE FROM DEAD PLANT MATERIAL SUCH AS GRASS CLIPPINGS, WEEDS, GREEN AND DEAD DRY LEAVES, GARDEN AND VEGETABLE MATERIAL, AND GROUND BRANCHES OF TREES AND SHRUBS. FURNISH A PRODUCT THAT IS COMPOSTED UNDER CONTROLLED AEROBIC DECOMPOSITION, WITH THE INTERNAL TEMPERATURE REACHING 57°C (135°F) FOR 15 DAYS, WITHOUT EXCEEDING 60°C (145°F). ENSURE THAT IT CONTAINS A MAXIMUM OF 10% SACCHARA AND 10% FUNGUS.

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

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

U.S. SIEVE SIZE	PERCENT PASSING
2-INCH	100
1-INCH	75-100
3/8-INCH	50-80
NO. 40	15-40
NO. 200	0-3

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

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

PLACEMENT
PLACE AMENDED SOIL MIX IN RAIN GARDENS AND STORMWATER PLANTERS IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS. AFTER ALL LIFTS HAVE BEEN PLACED, GRADE SOIL TO FINISH GRADES AS SPECIFIED ON THE PLANS. DO NOT OVER COMPACT SOIL MIX WITH MECHANICAL EQUIPMENT AFTER PLACEMENT.

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

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

SOIL AMENDMENT AND MULCH SPECIFICATION

DATE: 2010
DRAWING NO. WL-618B
FILE NO.

MAINTENANCE AGREEMENT SHALL BE REQUIRED AND BE RECORDED WITH THE CITY

AS-BUILTS	05/17/2014
REVISION SUMMARY	BY DATE
AS-BUILT DRAWINGS	BKF 3.17.14

CONSTRUCTION DETAILS II
BENJAMIN HEIGHTS
PARTITION
WEST LINN, OR
LF 5, LLC

J.T. SMITH
COMPANIES

REGISTERED PROFESSIONAL ENGINEER
BRIAN K. FEENEY
OREGON
JULY 15, 2003

EXPIRES: 12-31-15

3J CONSULTING, INC

CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING

5075 SW GRIFFITH DRIVE SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9585

3J JOB ID #	13117
LAND USE #	MP-13-03/WAP-13-05
TAX LOT #	2S1E35AC 900
DESIGNED BY	KEF/CLF
CHECKED BY	BKF

SHEET TITLE
DETAILS II

SHEET NUMBER
C401