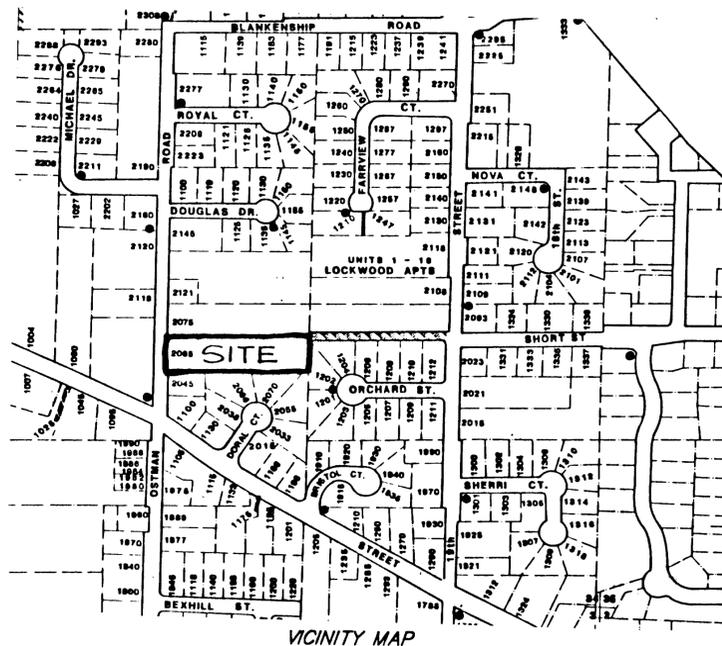


BENJAMIN'S ACRE

DEVELOPED BY

VADAY CONSTRUCTION, INC.

P.O. Box 506
West Linn, Oregon 97068
PHONE NO. 655-4084
FAX NO. 557-3775



DECISION

Based upon the Findings of Exhibit A, the Planning Director hereby approves the application, SUB-97-07, a 4 lot subdivision known as Benjamin's Acre. The Planning Director has determined that the following conditions of approval shall apply.

1. The applicant shall improve Ostrman Street frontage per Community Development Code Section 92. (Minimum improvements shall be as proposed in the applicant's application) The applicant shall grant the necessary street right-of-way for the extension of Short Street through the back of lot 4. The existing south Short Street right-of-way line shall make an immediately 252 foot horizontal radius to the north to align with the proposed future alignment of Short Street as described on the application neighborhood plan. (Sheet 4)
2. The applicant shall relinquish access rights to the Short Street right-of-way on the eastern property boundary for Lot 4.
3. The applicant shall provide a in-lieu payment for the non-systems development charge portion of the current water master plan 12" waterline in Ostrman Street for the length of the development's frontage.
4. The applicant shall generally construct utility improvements for sewer, water, and storm drain facilities as shown on Sheet 3 of the Tentative Plan. This includes new public storm drain on Ostrman Drive from the project site southward to Dollar Street.
5. The applicant shall construct the pollution control manhole as proposed and provide a in-lieu payment for the remaining water quality requirements per West Linn Municipal Code 13.50.100.B (exception 4). The oversized storm pipe detention facility shall be a private facility and its common private maintenance shall be a recorded note on the subdivision plat. The applicant shall construct all necessary storm drainage improvements to accommodate storm run-off from the private driveway, upstream Ostrman Road drainage ditch, and Ostrman Road street per the City Engineers requirements.
6. The applicant shall construct individual private sanitary service lines to each lot and connect to the Ostrman Street sanitary main.
7. The applicant shall dedicate five-foot wide utility easements on all lots. On lots with private access road, the remaining southerly lot line for Lot 4, the remaining northerly lot lines within the subdivision.
8. The applicant may rename the subdivision prior to final platting and recording. The name of the subdivision shall not conflict with existing subdivision names. The applicant shall reserve the subdivision name per new Clackamas County Surveyor's policy effective July 1, 1995.
9. The applicant shall dedicate tree conservation easements as shown on Sheet 2 of the Tentative Plan, and shall also place conservation easements per the standards of CDD 55.100(B)(2) on four additional trees, three located along the boundary of Lots 1 and 2, and one located on the western boundary of Lot 3, adjacent to Lot 2.
10. All tree conservation easements and other trees to be saved shall have snow fences, or other approved delineation installed 10 feet beyond dripline prior to the site clearing, grubbing, and grading.
11. The applicant shall plant three street trees along Ostrman Drive of a species proposed by the applicant and approved by the Parks and Recreation Department's City Arborist. The trees shall be planted during the first available planting season after the end of construction related to street and public utility improvements along Ostrman Drive.
12. The applicant shall conform to all City codes and policies unless granted a written waiver by the appropriate deciding body.

INDEX

SHEET	DESCRIPTION
1	TREE IMPACT PLAN & PROJECT SPECIFICATIONS
2	WATERLINE AND SANITARY SEWER PLAN
3	STREET & STORM DRAIN PLAN
4	GRADING & EROSION CONTROL PLAN
5	DETAILS

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OR 97027

CITY OF WEST LINN
2042 8TH AVENUE
WEST LINN, OR 97068
656-4211

MOST RECENT REVISION TO
THIS SET OF PLANS:

AS-BUILT

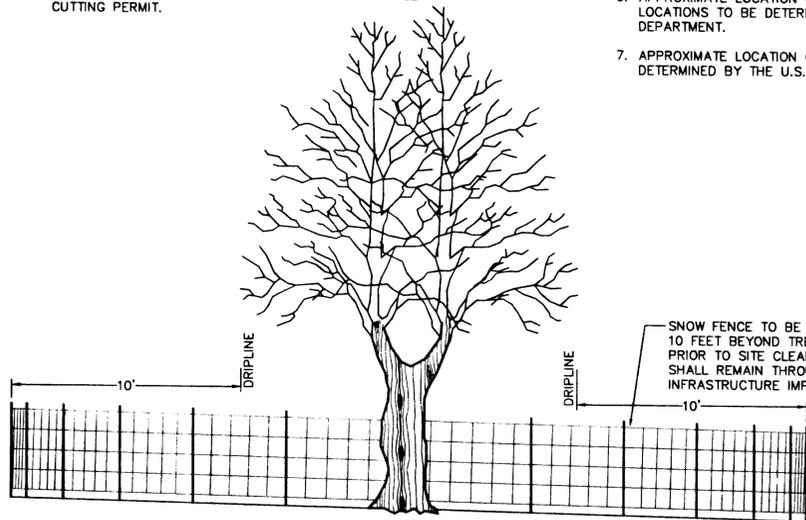


12/20/98

JANUARY, 1998

TREE NOTE LEGEND:

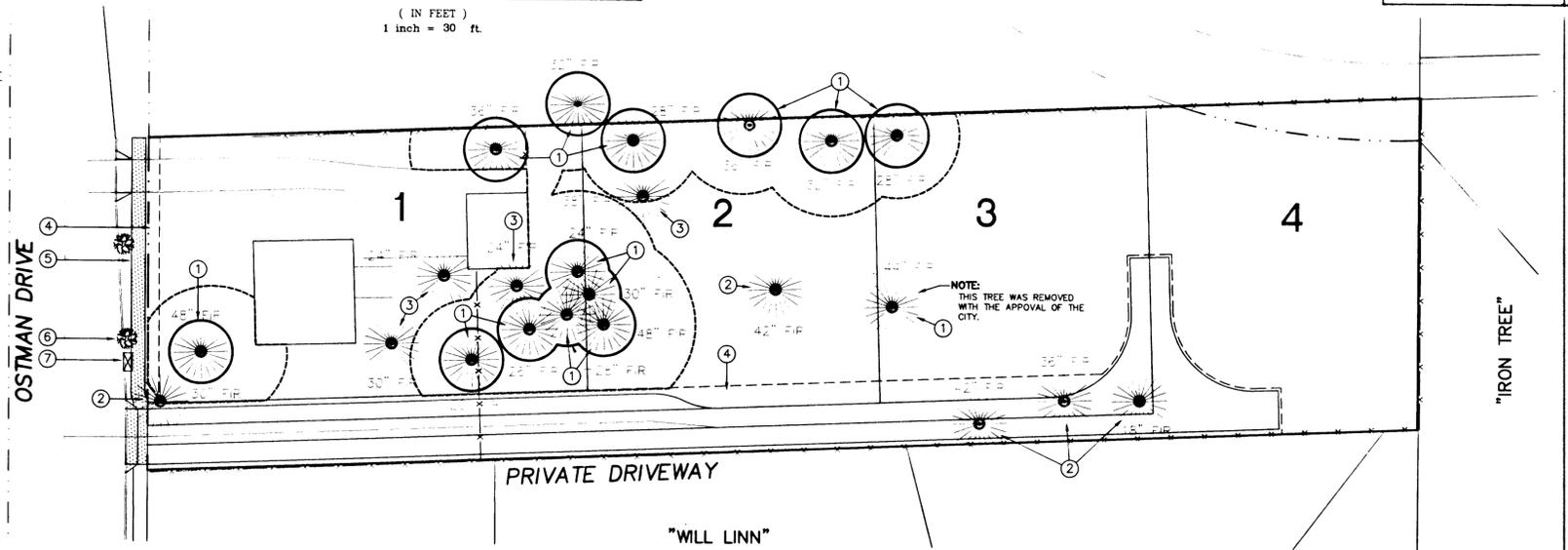
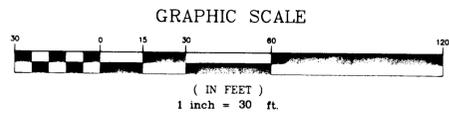
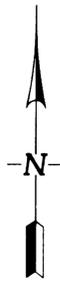
1. INSTALL SNOW FENCE MINIMUM 10 FEET BEYOND DRIFLINE OF TREE PER CONDITION OF APPROVAL #10. DO NOT DISTURB TREE.
2. TREES LOCATED IN INFRASTRUCTURE IMPROVEMENT AREAS OR FUTURE BUILDING PADS ARE NOT TO BE REMOVED WITHOUT FIRST OBTAINING A TREE CUTTING PERMIT.
3. TREES NOT BE CUT WITHOUT FIRST OBTAINING A TREE CUTTING PERMIT.



SNOW FENCE DETAIL
N.T.S.

CHAPTER 92 IMPROVEMENTS LEGEND:

4. UNDERGROUND UTILITIES TO BE LOCATED IN PUBLIC UTILITY EASEMENT. UTILITIES SHALL INCLUDE P.G.E., TCI CABLE TELEVISION, U.S. WEST TELEPHONE & N.W. NATURAL GAS.
5. SIDEWALK ALONG LOT 1 SHALL BE CONSTRUCTED WITH STREET IMPROVEMENTS.
6. APPROXIMATE LOCATION OF STREET TREES SHOWN. FINAL STREET TREE LOCATIONS TO BE DETERMINED BY THE CITY OF WEST LINN PARKS DEPARTMENT.
7. APPROXIMATE LOCATION OF MAILBOX SHOWN. FINAL LOCATION TO BE DETERMINED BY THE U.S. POSTAL SERVICE.



AS-BUILT

"IRON TREE"

Construction Staking Notes:

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

1. Sanitary sewer cut stakes at the following stations, 10', 25', 50', 100', and every 100' thereafter, following each manhole.
2. Storm drain cut stakes at the following stations, 10', 25', 50', 100', and every 100' thereafter, following each manhole or catch basin.
3. Rough grade stakes for street coring set on centerline at 50 foot stations. Extra stakes will be provided in cul-de-sacs and street knuckles.
4. Set temporary front corners at water service locations and stake waterline angle points and fire hydrant locations (after street coring).
5. Set curb stakes at 50 foot stations on the tangent and 25 foot stations in the curves.
6. Mark property line locations on curbs for private utilities.
7. Once the Contractor has installed the water services (and prior to rocking and paving the street) he is to notify the Engineer that such has been done so that the Engineer's Surveyor can verify that the water services/meters are in the correct location.

Associated Land Surveyors 2-18-93

Sanitary Sewer:

1. Pipe shall be PVC sewer pipe conforming to ASTM D-3034-SDR 35. Minimum stiffness shall be 46 psi and joint type shall be elastomeric gasket conforming to ASTM D-3212.
2. 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.
3. Granular backfill is to be compacted to 95% maximum dry density per AASHTO T-99 test method and native material shall be compacted to 85% of in-place dry density of surrounding soil.
4. 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" x 4" stake.
5. Sanitary sewer pipe and appurtenances shall be tested for leakage in accordance with APWA Division III requirements. Leakage tests will include required APWA air pressure test for sewer lines and required APWA vacuum test of manholes. All PVC pipe shall be tested for deflection. Deflection shall be tested with a mandrel equal to 95% of the pipe size being tested. In addition, sewer lines shall be video inspected by the contractor per APWA, Division III, Section 303.3.11. All tests shall be witnessed by the Engineer.
6. A plumbing permit from the City of West Linn Building Department is required for sanitary sewer laterals beyond the first cleanout.
7. All materials, installation, tests, and inspections to be made in strict accordance with City of West Linn's Street/Utility Construction Standards, with APWA's Standard Specifications for Public Works Construction, and with the Uniform Plumbing Code.

Benjamin's Acres 97-061 1-12-98

General Notes:

1. The Design Engineer will be responsible for inspection of the proposed improvements with oversight from the City's Public Works and Engineering staff.
2. A work schedule will be required from the contractor so that the Engineer can have an inspector onsite at the appropriate times. If the work schedule is revised the contractor is to notify the Engineer of the changes. Additionally, the contractor is to give the Engineer at least 24 hours notice of any testing requiring the presence of the Engineer and/or City staff.
3. The contractor is to receive the approval of the Engineer of any proposed changes to the plans or standard requirements.
4. A Building Department Plumbing Permit is required for utilities beyond the first cleanout or meter on private property.
5. A Public Improvement Guarantee Agreement and a pre-construction meeting with the City of West Linn are required prior to beginning construction.
6. Prior to site clearing, construction "snow" fencing shall be placed around trees to be preserved 10 feet beyond the dripline of the trees and shall remain in place throughout the infrastructure improvements.

West Linn 12-22-97

Water Supply

1. Water mains shall be ductile iron pipe conforming to AWWA C151 Class 52. Pipe is to have cement mortar lining and bituminous seal coat conforming to AWWA C104. Joints are to be push-on joint. Pipe fittings are to be of the same material and class as pipe and of domestic origin.
2. Water mains to have a minimum cover of 36".
3. Thrust blocks are to be provided at all changes in direction and branches. Thrust blocking concrete strength is to be 2000 psi. See details for thrust block sizing. Pour thrust blocks against undisturbed earth.
4. Gate valves shall be a double disc type conforming to AWWA C500. Butterfly valves shall be Class 150 B short body type in conformance with AWWA C504. Valve boxes shall be Rich Model 925 or equal.
5. Fire hydrants shall conform to and shall be installed in accordance with APWA Division IV, Section 404. Pumper outlet is to face the direction of access.
6. Granular backfill is to be compacted to 95% maximum dry density per AASHTO T 99 test method and native material shall be compacted to 85% of in-place dry density of surrounding soil. Backfill under streets shall be in accordance with Class 'B' backfill as indicated on the detail sheet of the plans. Excavation, bedding and backfill shall be in accordance with APWA Division IV, Section 401.
7. Service laterals shall be type K. Lateral sizes shall be 1". For double services two 1" water services shall be laid side by side. Corporation stops shall be Ford or approved equal. Curb stop shall be 1" Ford meter stop. Meter boxes shall be equal to Brooks #31. Meter boxes are to be installed 3/4" above finish grade.
8. All waterlines will be pressure tested and purification tested before connection to the city water system. Pressure test shall be conducted at 180 psi and shall meet the requirements of APWA, Division IV, Section 402.3.04.
9. Disinfection shall conform with APWA Division 4, Section 402.3.05.
10. 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.
11. A plumbing permit from the City of West Linn Building Department is required for service lateral installations beyond the water meter.
12. All materials, installation, tests, and chlorination to be in strict accordance with APWA's Standard Specifications for Public Works Construction, the supplemental standards and codes of the City of West Linn, and the Oregon State Health Division Administrative Rules, Chapter 333.

West Linn 12-22-97

Storm Drains:

1. Ten inch and larger storm drain pipe shall be Class 3, non-reinforced, concrete pipe conforming to ASTM C14, PVC pipe conforming to ASTM D-3034 or seamless PVC pipe conforming to ASTM F794. (PW Rib). Where required, reinforced concrete pipe shall conform to ASTM C-76, Class IV. Rubber joints are required for all concrete pipe. Eight inch and smaller storm drain pipe shall conform to ASTM D-3034 PVC pipe.
2. Catch basins shall be poured in-place concrete with a minimum compressive strength of 3000 psi. Catch basin, frame, and grate shall meet H20 loading.
3. Manhole base may be poured in-place concrete or precast. Manhole risers and tops shall be precast sections with a minimum compressive strength of 4000 psi. Tops shall be eccentric cones except where insufficient headroom requires flat tops. Some or all of the storm drain manholes required will be oversized manholes. Interior dimensions noted on the plans are minimums. Check with manhole manufacturer for actual size needed for type of pipe to be used.
4. All manholes located in easement areas require tamper proof lids. All manhole rims not in pavement area to be set 12 inches above proposed grade.
5. Cleanout pipe, fittings, and joints shall be the same specifications as for pipe. Castings are shown on detail and shall conform to ASTM A48 (Grade 30). Cleanout riser shall match downstream pipe diameter.
6. Granular backfill is to be compacted to 95% maximum dry density per AASHTO T-99 test method and native material shall be compacted to 85% of in-place dry density of surrounding soil.
7. Storm drains shall be tested for deflection with a mandrel equal to 95% of the pipe size being tested. In addition, storm lines shall be video inspected by the contractor per APWA, Division III, Section 303.3.11. All tests shall be witnessed by the Engineer.
8. A plumbing permit from the City of West Linn Building Department is required for storm drains beyond the first cleanout.
9. All materials, installation, tests, and inspections to be in strict accordance with APWA's Standard Specifications for Public Works Construction and the supplemental standards and specifications of the City of West Linn Street/Utility Design and Construction Standards.

Benjamin's Acres 97-061 1-12-98

Streets:

1. New street sections are to be cleared of all surface vegetation and other miscellaneous structures or materials. Grub improvement areas to remove all buried vegetative matter and debris to a depth of 8" below subgrade. Properly dispose of all waste material.
2. Street subgrade shall conform to APWA Division II, Section 206. 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 APWA Division II, Section 206.3.05. Such testing will be at the contractor's expense.
3. Aggregate base rock shall conform to the requirements of APWA Division II, Section 207. Base course shall be 1 1/2"-0 crushed rock and leveling course shall be 3/4"-0. City of West Linn requires a proof roll with a loaded 10 yard dump truck of the subgrade prior placement of the rock and again after placement of the base rock and prior to paving. All underground utilities including laterals, services and power or gas conduits will be in place before subgrade proof roll will take place.
4. Asphalt concrete shall conform to the requirements of APWA Division II, Section 211. 1 1/2" base lift shall be Class 'B' A.C. and 1 1/2" final lift shall be Class 'C' A.C. as per APWA Division II, Section 211.2.01. The top lift of asphalt concrete shall not be placed prior to receiving permission from the City of West Linn Engineering Department.
5. Construct curb and gutter using Class 'A' 3300 psi concrete with maximum 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. Curb depressions for handicap ramps shall be centered between curb returns at intersections unless otherwise noted on the plans. Contractor shall stamp location of sewer and water crossings with an (S) or a (W).
6. All materials, installation, tests, and inspections to be in strict accordance with APWA's Standard Specifications for Public Works Construction and the supplemental standards and specifications of the City of West Linn Street/Utility Design and Construction Standards.
7. A street construction encroachment permit or similar permit may be required from the City of West Linn. Construction permit fees or other similar fees or bonding required of the contractor will be the contractor's responsibility to obtain.

West Linn 12-22-97

Erosion Control: Summary:

1. The intent of the requirement is to prevent siltation from reaching storm drain systems and drainage ways.
2. The minimum measures need to be made on all projects.
 - a) A gravel pad, at least 50 feet long, is required where vehicles will leave the construction site.
 - b) A sediment barrier is to be constructed of straw bales or a sediment fence where noted in the details or where sediment will cross outside the work area.
 - c) Where excavated material is placed on hard surfaces (such as streets) material must be broomed or scraped clean as soon as possible.
 - d) Riprap exits from all culverts and storm drain pipes draining into the ditches or swales. Riprap is to be Class 50 riprap or larger or as noted elsewhere in the plans.
 - e) Reseed or cover disturbed areas as soon as is possible and practical but no later than the completion of construction on the other phases of work. Erosion control measures such as hay bales and silt fences must remain in place until seeded areas show growth substantial to prevent erosion.

General:

1. Approval of this erosion control (ESC) plan does not constitute an approval of permanent road or drainage design (e.g. size and location of roads, pipes, restrictors, channels, retention facilities, utilities, etc.).
2. The implementation of these ESC plans and the construction, maintenance, replacement, and upgrading of these ESC facilities is the responsibility of the applicant/contractor until all construction is completed and approved, and vegetation of landscaping is established.
3. The ESC facilities on this plan must be constructed in conjunction with all clearing and grading activities, and in such a manner as to ensure that sediment laden water does not enter the drainage system or violate applicable water standards.
4. The ESC facilities shown on this plan are the minimum requirements for anticipated site conditions. During the construction period, these ESC facilities shall be upgraded as needed for unexpected storm events and to ensure that sediment laden water does not leave the site.
5. The ESC facilities shall be inspected daily by the applicant/contractor and maintained as necessary to ensure their continued functioning.
6. The ESC facilities on inactive sites shall be inspected and maintained a minimum of once a month, or within 24 hours following a storm event.
7. At no time shall more than one foot of sediment be allowed to accumulate within a trapped catch basin. All catch basins and conveyance lines shall be cleaned prior to paving. The cleaning operation shall not flush sediment laden water into the downstream system.
8. Stabilized construction entrances shall be installed at the beginning of construction and maintained for the duration of the project. Additional measures may be required to ensure that all paved areas are kept clean for the duration of the project.

Utilities:

1. If not noted on the plans utility information and crossing locations will have to be obtained from the utilities.
2. Utility contacts are as follows: PGE - Cindy Manselle, 650-1411; TCI Cable - Linda Petersen, 243-7497, U.S. West Communications - Jackie Lollar 242-8496.

West Linn 10-21-97

General Grading and Erosion Control

1. Clean waste material excavated from road cut or trenching areas not used in street fill areas may be spread evenly across lot areas in depths of less than one foot, except where noted otherwise on the plans.
2. 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.
3. Large organic material, miscellaneous pipe or construction material must be removed from the site and disposed of properly.
4. No filling or cutting shall be done outside of approved grading areas.
5. All erosion control facilities shall meet the requirements of the Clackamas County Department of Utilities, Erosion Prevention and Sediment Control Plans Technical Guidance Handbook, revised August, 1994 and the Oregon Administrative Rules.

West Linn 12-22-97

Seeding/Mulching:

1. All areas disturbed during construction to be graded to drain and compacted to a minimum of 90% of AASHTO T-99 immediately after installation of utilities or grading.
2. Recommended Seed Mixture: 80% ELKA Dwarf Perennial Ryegrass and 20% Creeping Red Fescue, by weight. Application Rate shall be 100 pounds minimum per acre.
3. Fertilizer shall be 12-16-8 with 50% of the nitrogen derived from UREA-FORMALDEHYDE, and applied at a rate of 400 pounds per acre.
4. Seed and mulch at a rate of 2000 lbs/Ac with heavy bonding agent or netting and anchors. Mulch shall be a wood cellulose fiber or other material suitable for hydromulching.
5. Temporary or Permanent Hydroseeding or acceptable seeding and mulching must be provided whenever perennial cover cannot be established on sites which will be exposed for 60 days or more.

Sediment Fence:

1. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid use of joints. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum 6 inch overlap, and both ends securely fastened to the post.
2. The filter fabric fence shall be installed to follow the contours, when feasible. Then fence posts shall be spaced a maximum of six feet apart and driven securely into the ground a minimum of 18 inches.
3. A trench shall be excavated, roughly 6 inches wide by 6 inches deep upslope and adjacent to the wood post to allow the filter fabric to be buried. Bury the bottom of the fabric 6" vertically below finished grade. All areas of filter fabric trench shall be compacted.
4. The filter fabric shall be installed with stitched loops over fence posts. The fence post shall be constructed of 2" x 2" fir, pine, or steel. The fence post must be a minimum of 48" long. The filter fabric shall not be stapled or attached to existing trees.
5. Sediment fences shall be removed when they have served their useful purpose, but not before the upslope area has been permanently stabilized.
6. Sediment fences shall be inspected by applicant/contractor immediately after each rainfall, and at least daily during prolonged rainfall. Any required repairs shall be made immediately.

Erosion Control 6/29/95



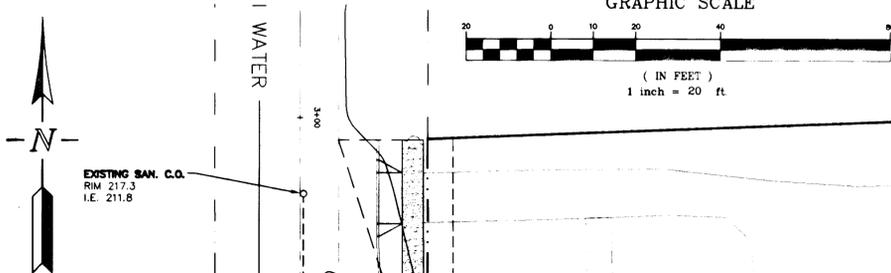
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BENJAMIN'S ACRE
VADAY CONSTRUCTION, INC.

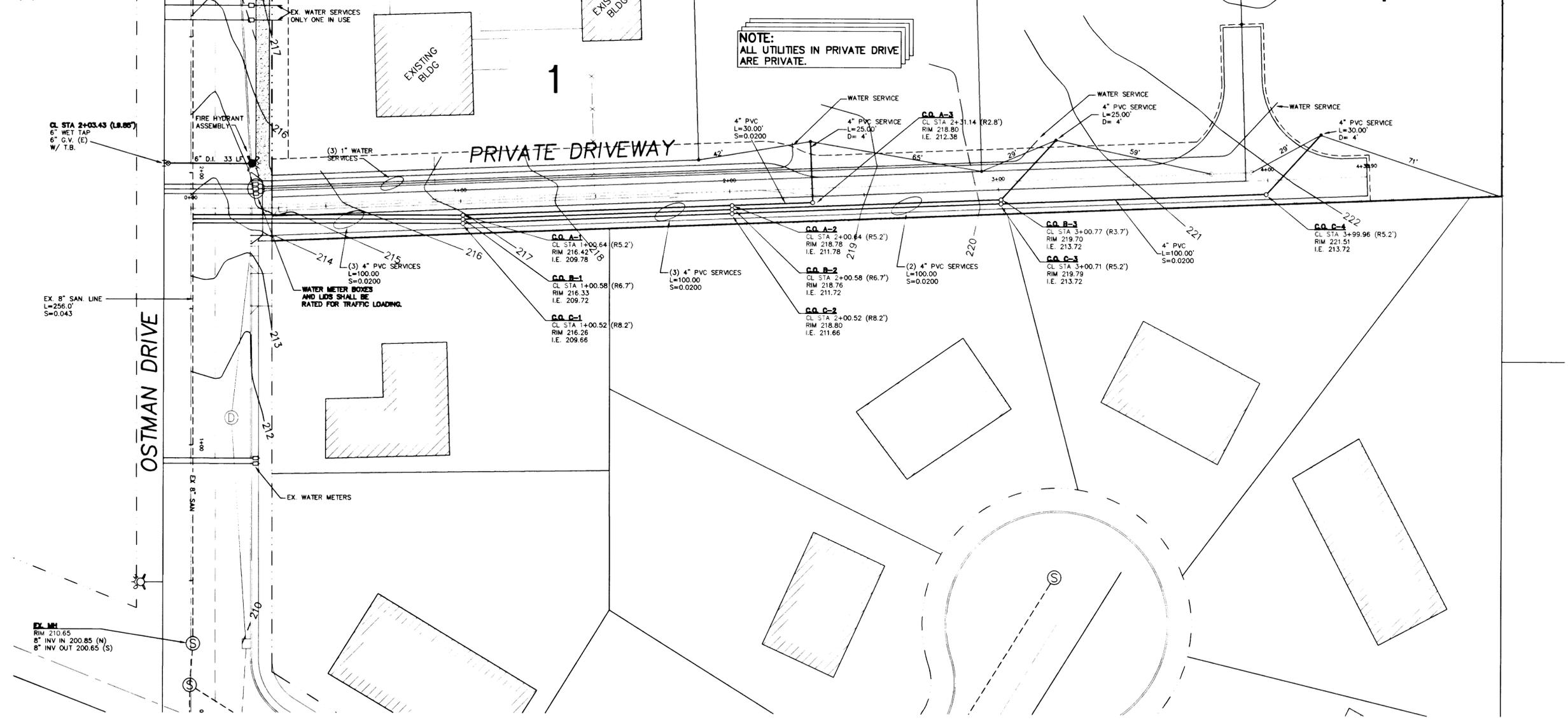
TREE PROTECTION PLAN & PROJECT SPECIFICATIONS

SISUL ENGINEERING
575 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 687-0188

DATE JAN. 1998
SCALE 1" = 30'
DRAWN PS
JOB 97-61
SHEET 1
OF 5 SHEETS



AS-BUILT



REVISIONS	BY
RE-USED PER CITY COMMENTS: 2/28/98	JH
AS-BUILT 12/23/98	LD

BENJAMIN'S ACRE
VADAY CONSTRUCTION, INC.

WATER AND SANITARY SEWER
PLAN

SISUL ENGINEERING
376 PORTLAND AVENUE
CLADSTONE, OREGON 97087
(503) 667-0188
DRAWING: 97-61-010WG

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JOB	97-61
SHEET	2
OF	5 SHEETS



12/28/98

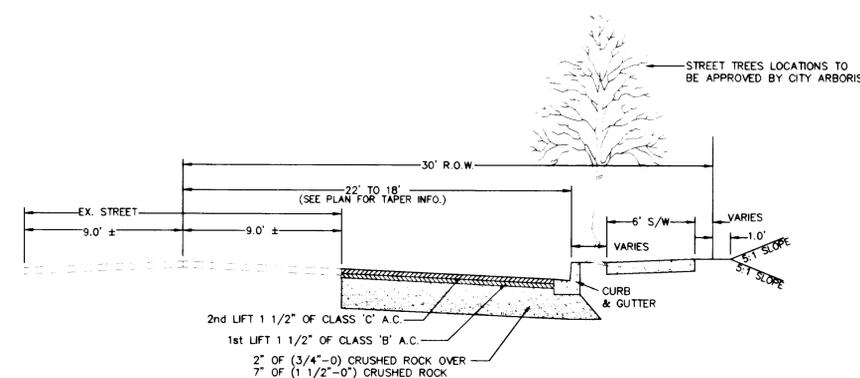
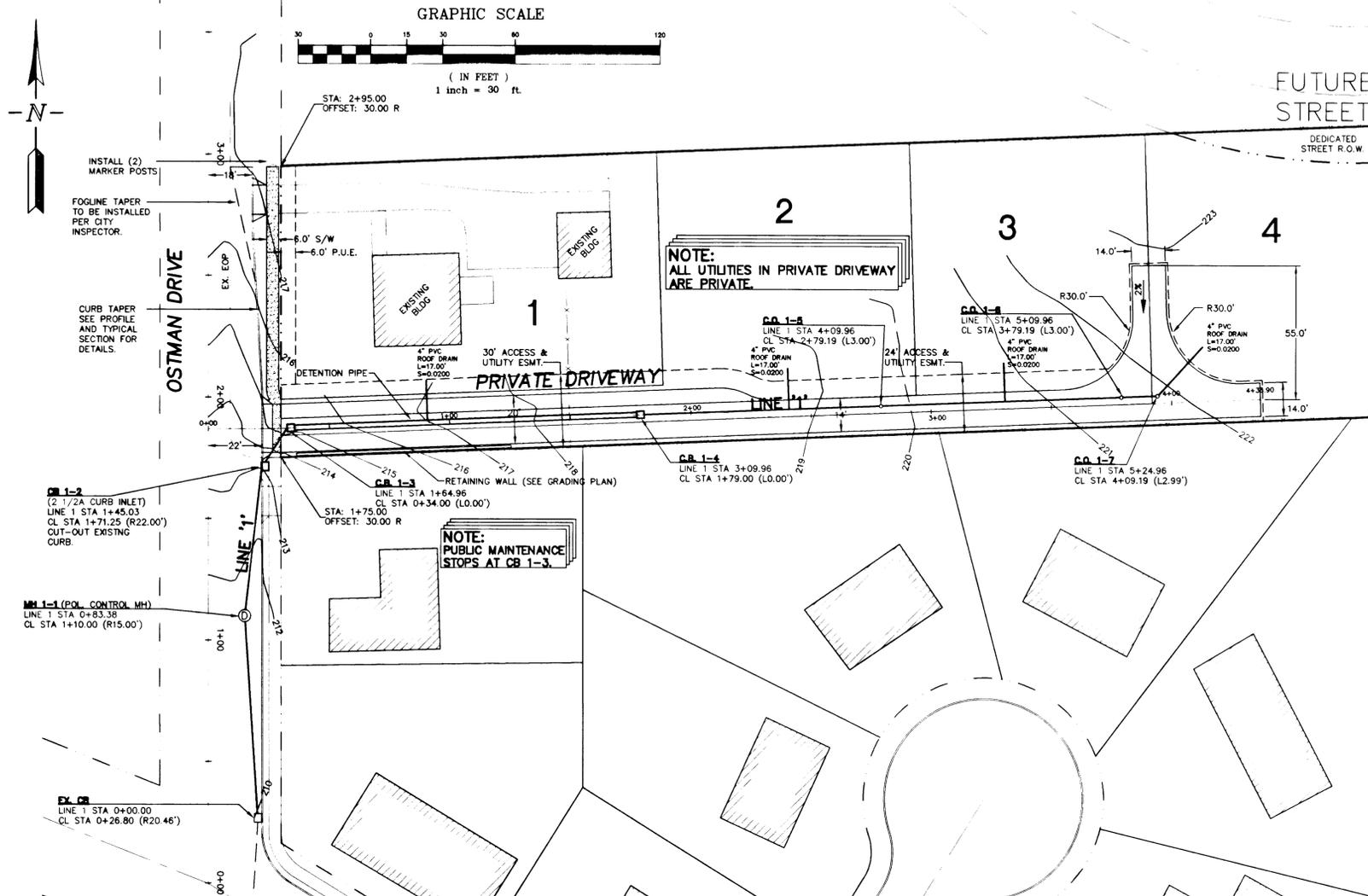
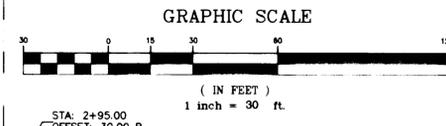
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REVISED PER CITY COMMENTS 2/23/98	JH
DATE 2/23/98	LD

BENJAMIN'S ACRE
VADAY CONSTRUCTION, INC.

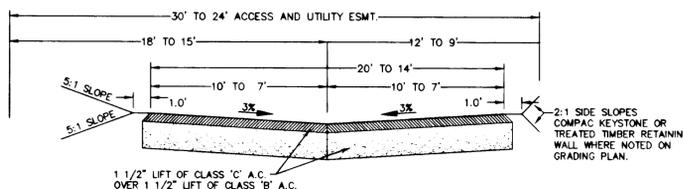
STREET AND STORM DRAIN
PLAN AND PROFILES

SISUL ENGINEERING
5715 PORTLAND AVENUE
CLATSOP COUNTY, OREGON 97027
(503) 667-0188
DRAWING: 97-51-CG-DWG

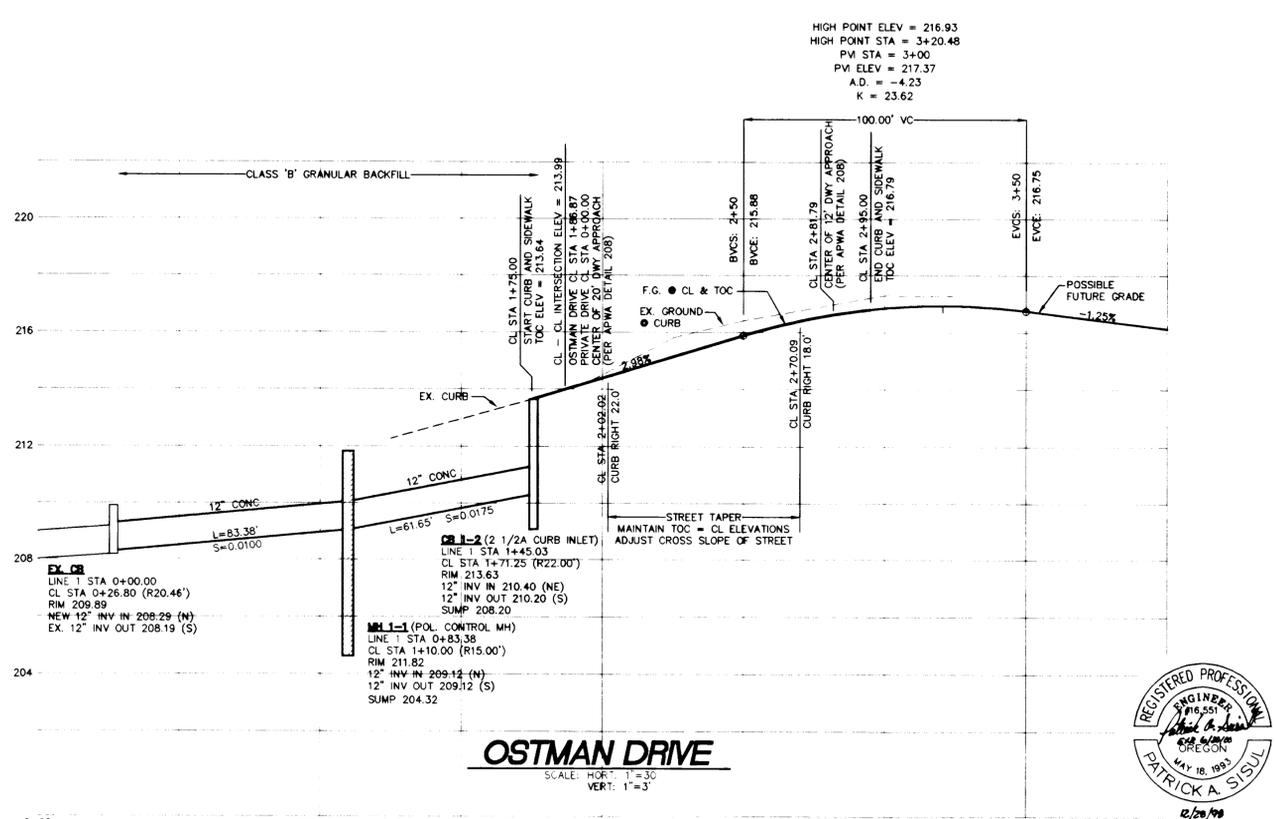
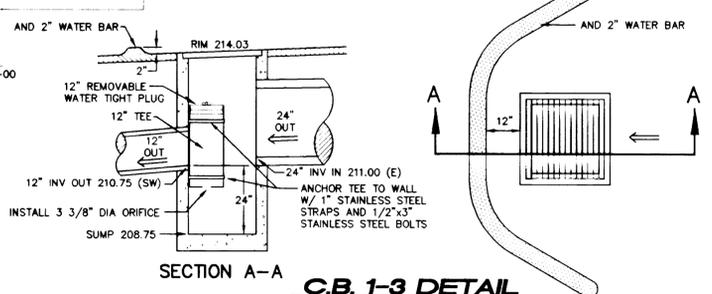
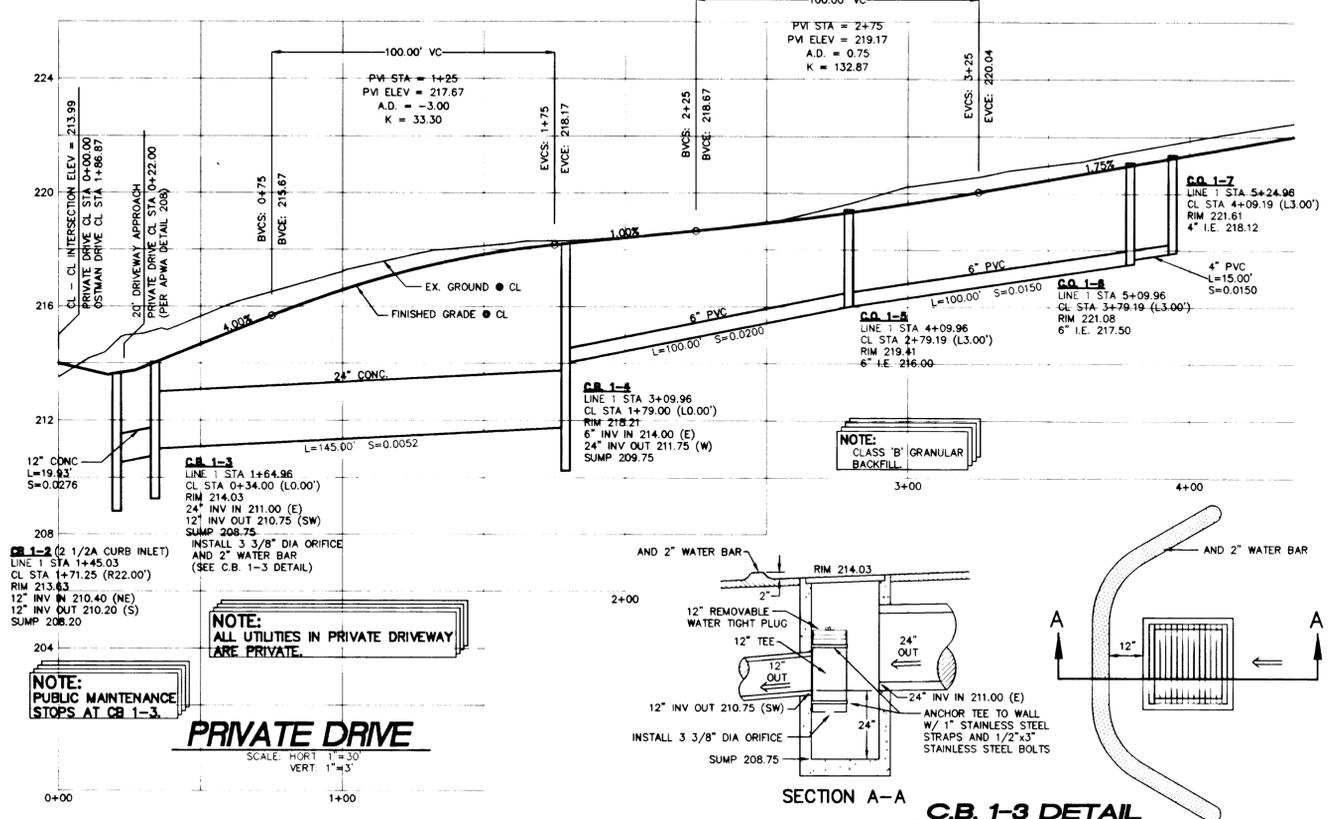
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SHEET	3



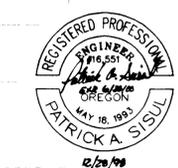
OSTMAN DRIVE TYPICAL SECTION
NTS

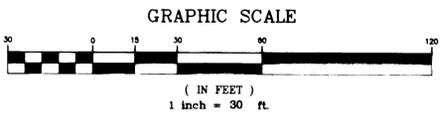
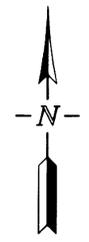


PRIVATE DRIVE TYPICAL SECTION
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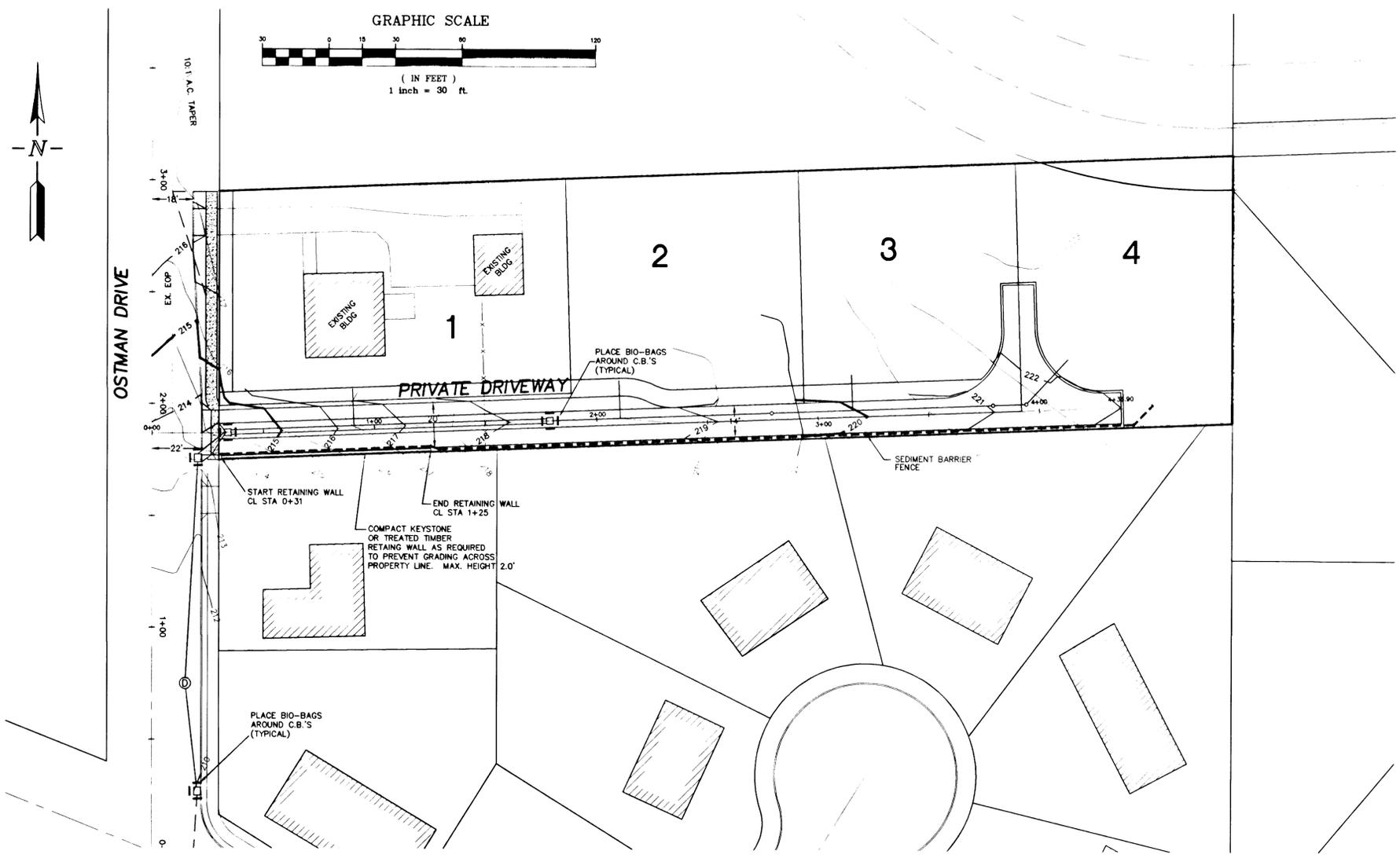


OSTMAN DRIVE
SCALE: HOR. 1"=30'
VERT. 1"=3'





AS-BUILT



REVISIONS	BY
AS-BUILT	LD
12/23/98	

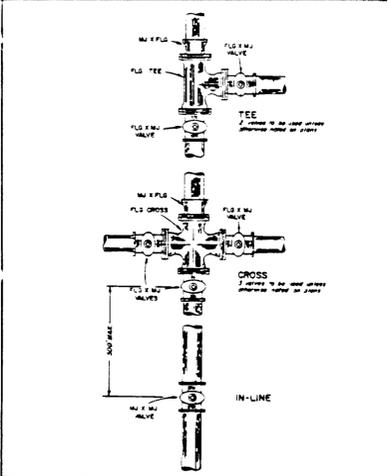
BENJAMIN'S ACRE
VADAY CONSTRUCTION, INC.

**GRADING & EROSION
CONTROL PLAN**

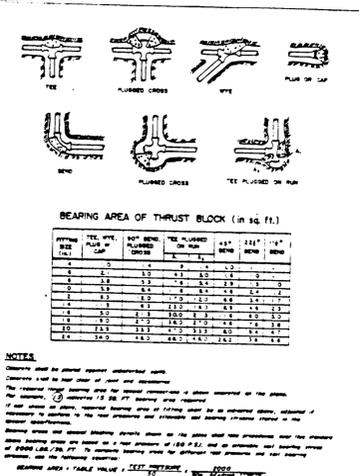
SISUL ENGINEERING
375 PORTLAND AVENUE
CLATSOP, OREGON 97027
(503) 657-0188
DRAWING: 97-61-03.DWG



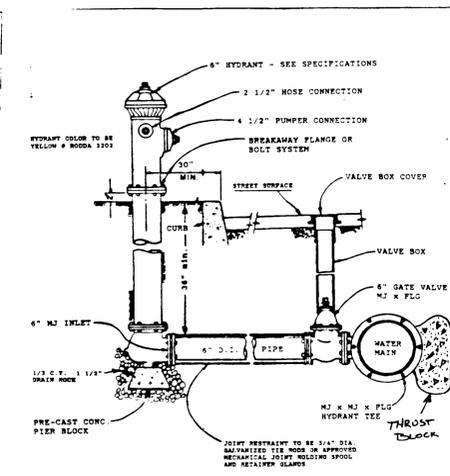
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SHEET	4
OF	5 SHEETS



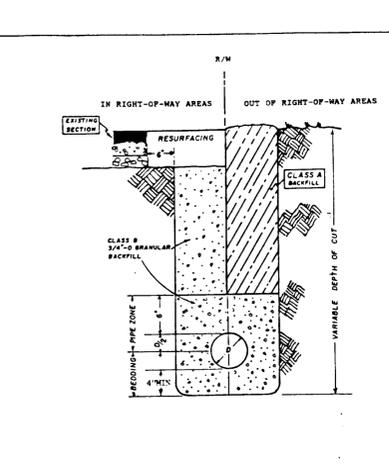
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 CHECKED BY: [Signature]
 APPROVED BY: [Signature]



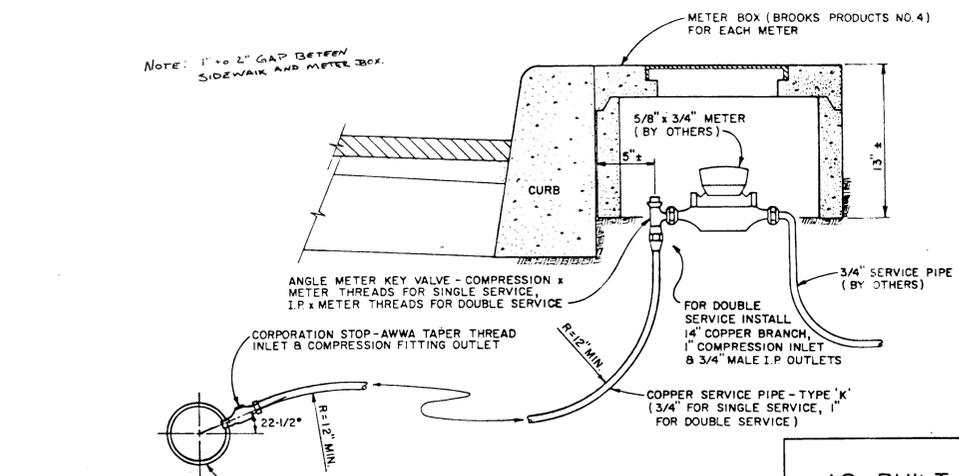
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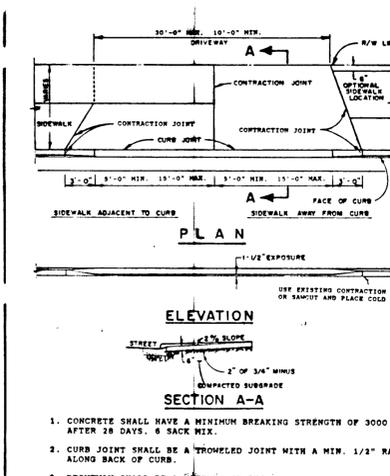
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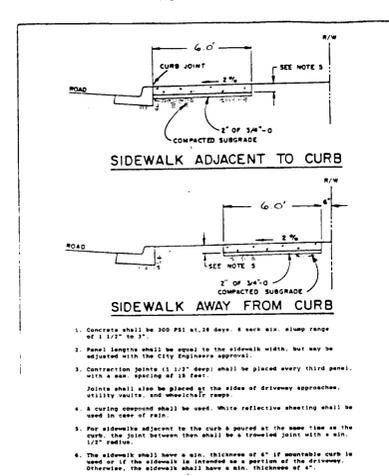
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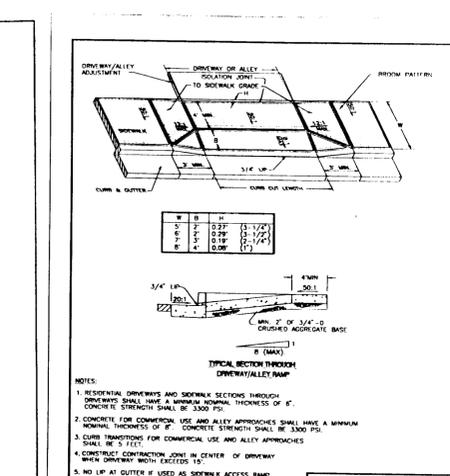
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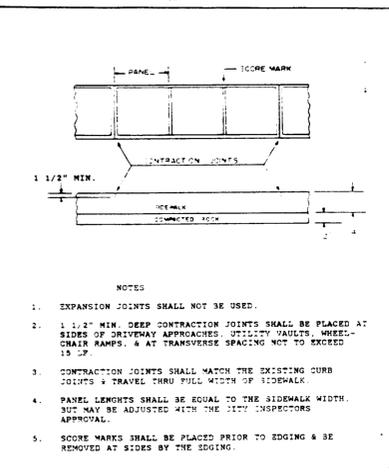
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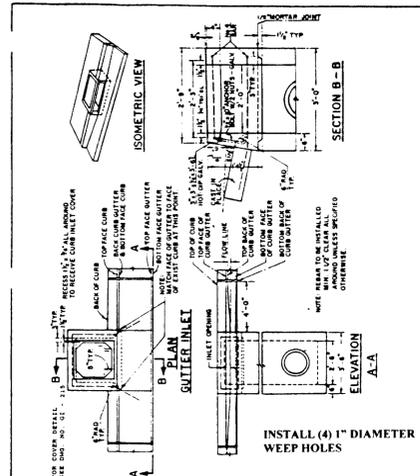
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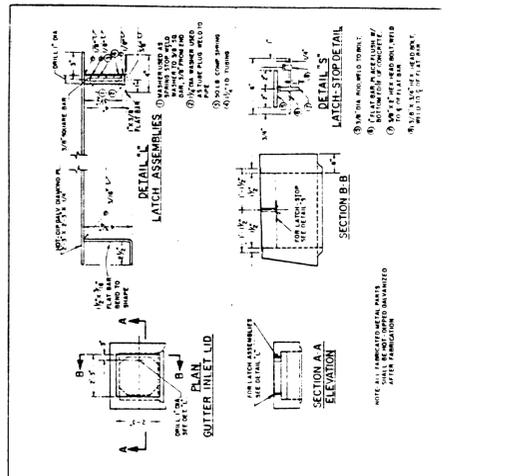
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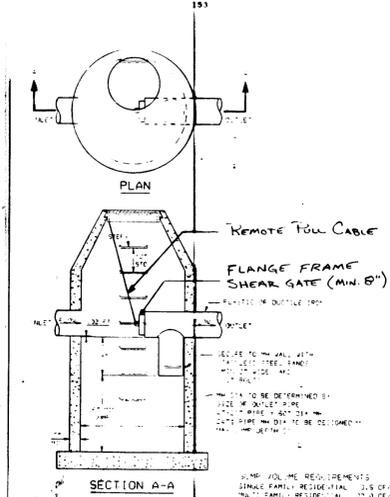
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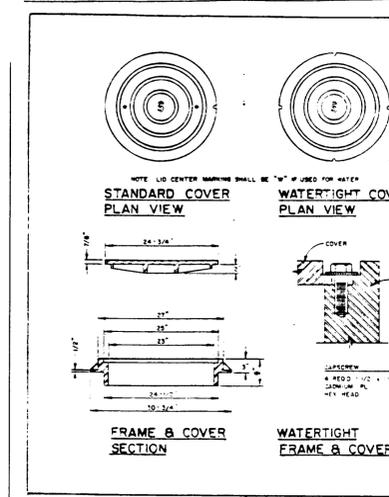
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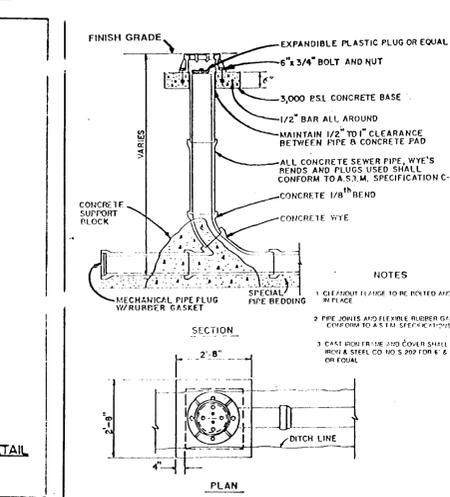
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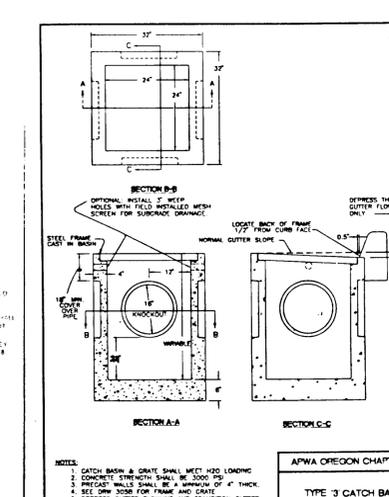
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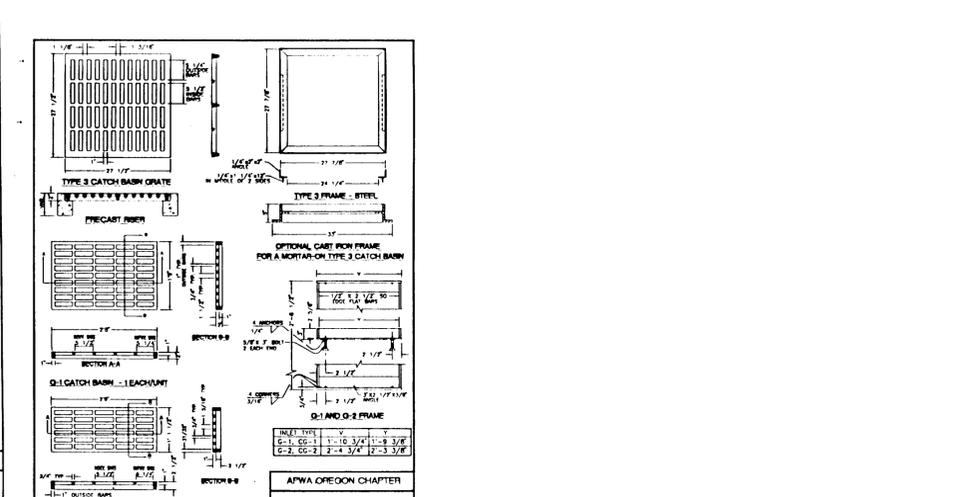
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CITY OF WEST LINN
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 APPROVED BY: [Signature]



CITY OF WEST LINN
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 CHECKED BY: [Signature]
 APPROVED BY: [Signature]



CITY OF WEST LINN
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

REVISIONS	BY

BENJAMIN'S ACRE
 VADAY CONSTRUCTION, INC.

DETAILS

SISUL ENGINEERING
 976 PORTLAND AVENUE
 CLADSTONE, OREGON 97027
 (503) 667-0188



DATE: JAN. 1998
 SCALE: 1"=30'
 DRAWN: JH
 JOB: 97-61
 SHEET: 5 OF 5 SHEETS