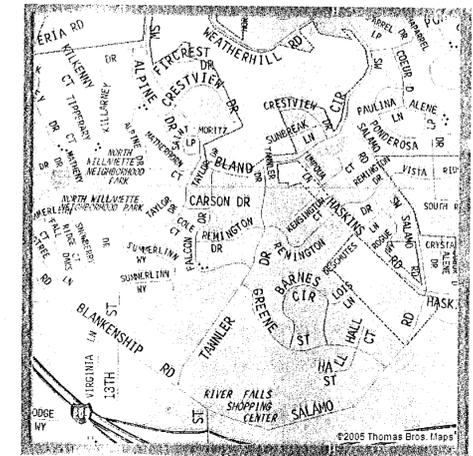


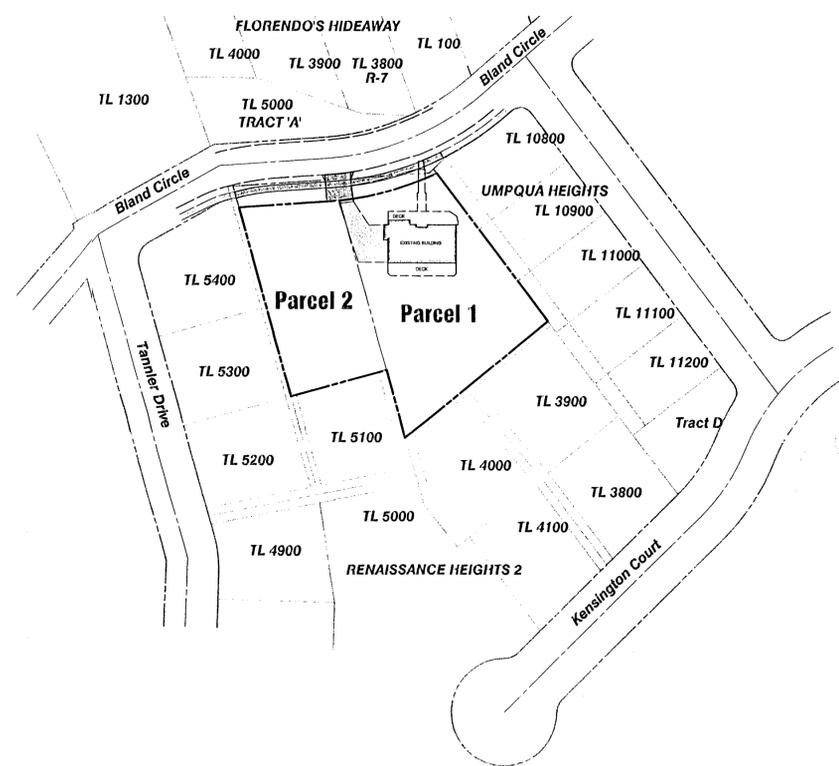
APPROVED PLANS 7/10/2007
NOT AS-BUILT DRAWINGS

Bland Circle Partition West Linn, Oregon

City File Nos. MIP-06-04
MISC-06-58



VICINITY MAP
SCALE: NTS



PROPERTY OWNER:
Arienne Lawrence
23162 S. Bland Circle
West Linn, Oregon 97068

ENGINEER & SURVEYOR:
Compass Engineering
4105 SE International Way, Suite 501
Milwaukie, Oregon 97222
Contact: Bruce Goldson, P.E.

- GENERAL NOTES:**
- ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF WEST LINN EXISTING STANDARDS, THE APWA (OREGON CHAPTER) STANDARD SPECIFICATION AND DRAWINGS (1990, WITH 1992 AND 1996 AMENDMENTS), THE STATE OF OREGON PLUMBING CODE, THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ), THE OREGON DEPARTMENT OF HUMAN RESOURCES, AND AS APPROVED AND NOTED ON THESE DRAWINGS.
 - CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS AND LICENSES BEFORE STARTING CONSTRUCTION.
 - CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL ARRANGE FOR THE RELOCATION OF ANY IN CONFLICT WITH THE PROPOSED CONSTRUCTION.
 - EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND MUST BE VERIFIED BY THE CONTRACTOR, ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
 - ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND THE ACTUAL SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER AS SOON AS THEY BECOME APPARENT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF ALL DAMAGE OR DESTRUCTION OF PROPERTY MONUMENTATION OR CONSTRUCTION STAKES.
 - THE ENGINEER HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND CONSTRUCTION REVIEW SERVICES RELATIVE TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED FOR CONTRACTOR TO PERFORM HIS WORK.
 - ALL UTILITY TRENCHES WITHIN EXISTING OR PROPOSED RIGHT-OF-WAY SHALL BE BACKFILLED WITH 3/4" - 0" GRANULAR BACKFILL WHICH IS COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180.
 - CONTRACTOR SHALL PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN AND RECEIVE APPROVAL PRIOR TO WORKING WITHIN THE PUBLIC RIGHT-OF-WAY.
 - EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CLATSOP COUNTY EROSION MANUAL.
 - PLUMBING CONTRACTOR SHALL CALL FOR A PRE JOB CONFERENCE PRIOR TO STARTING WORK ON PROJECT.
 - PROVIDE TRACER WIRE ON ALL NON METALLIC UTILITY SERVICES (WATER, STORM, SANITARY).

- STREET CONSTRUCTION AND PAVING:**
- ALL WORK AND MATERIALS SHALL CONFORM WITH EXISTING CITY OF WEST LINN STANDARDS
 - CONTRACTOR SHALL REMOVE AND DISPOSE OF TREES, STUMPS, ROOTS, BRUSH, AND OTHER ORGANIC MATERIAL IN THE WORK AREA AND WHERE INDICATED ON THE PLANS. THESE MATERIALS SHALL BE DISPOSED OF, OFF SITE, IN SUCH A MANNER AS TO MEET WITH LOCAL REGULATIONS.
 - CONTRACTOR SHALL PROVIDE THE NECESSARY EROSION PROTECTION, TO INCLUDE GRADING, DITCHING, HAY BALES, AND SILT FENCING TO MINIMIZE EROSION ONTO ADJACENT PROPERTIES.
 - THE STREET SECTION SHALL BE GRADED TO THE ELEVATIONS SHOWN ON THE DRAWINGS WITH THE NECESSARY ADJUSTMENTS TO ACCOMMODATE THE FINISHED PAVEMENT AS SPECIFIED.
 - MATERIAL IN SOFT SPOTS WITHIN THE PAVED AREAS SHALL BE REMOVED TO THE DEPTH REQUIRED TO PROVIDE A FIRM FOUNDATION AND SHALL BE REPLACED WITH FINE RUN CRUSHED ROCK. THE SURFACE SHALL BE "PROOF ROLLED", WITNESSED BY THE ENGINEER AND THE CITY PRIOR TO PLACEMENT OF BASE ROCK. ADDITIONALLY, COMPACTION TESTING FOR AT LEAST TWO LOCATIONS IS REQUIRED FOR THE FINISHED BASE ROCK. COMPACTION TO BE 95% OF MODIFIED PROCTOR DENSITY (1-180). TESTING WILL BE BY AN INDEPENDENT LABORATORY WITH RESULTS TO THE CITY AND DESIGN ENGINEER. FINISH BASE ROCK SHALL BE PROOF ROLLED, WITNESSED BY THE ENGINEER AND CITY PRIOR TO PLACEMENT OF ASPHALT.
 - CONTRACTOR TO NOTIFY CITY OF WEST LINN, AND THE ENGINEER, 24-HOURS PRIOR TO STARTING CONSTRUCTION OF WORK TO BE ACCEPTED BY THE CITY.
 - ASPHALT CONCRETE PAVEMENT TO BE FROM A MIX DESIGN APPROVED BY THE OREGON DEPARTMENT OF TRANSPORTATION. CONTRACTOR TO PROVIDE DENSITY TESTING RESULTS FOR ASPHALT CONCRETE PLACED IN PUBLIC STREETS.

- STORM SEWER:**
- ALL WORK AND MATERIALS USED FOR PUBLIC IMPROVEMENTS TO CONFORM WITH THE REQUIREMENTS OF THE CITY OF WEST LINN.
 - ALL WORK & MATERIALS FOR PRIVATE STORM DRAINS TO MEET REQUIREMENTS OF THE STATE OF OREGON PLUMBING CODE.
 - MATERIALS:
 - POLYVINYLCHLORIDE PIPE (PVC) SHALL CONFORM TO THE REQUIREMENTS OF ASTM D-3034 SDR 35 (6 INCHES OR LESS)
 - PIPE BEDDING AND TRENCH BACKFILL WITHIN PAVED AREAS TO BE 3/4" - 0" CRUSHED ROCK. PIPE BEDDING TO EXTEND A MINIMUM OF 6-INCHES IN ALL DIRECTIONS FROM THE OUTSIDE OF THE PIPE.
 - ALL PIPE SHALL HAVE RUBBER GASKET JOINTS.

- SANITARY SEWER:**
- ALL WORK AND MATERIALS TO CONFORM WITH THE CITY OF WEST LINN STANDARDS (1990, APWA, OREGON CHAPTER, STANDARD SPECIFICATIONS AND DRAWINGS WITH 1992 AND 1996 AMENDMENTS), AND THE DEQ, FOR ALL PUBLIC SANITARY SEWER LINES.
 - ALL PRIVATE SERVICE CONNECTIONS SHALL BE A MINIMUM OF 4-INCH PVC AND INSTALLED AT A MINIMUM GRADE OF 2% UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO "POT HOLE" EXISTING SEWER AT CONNECTION POINT PRIOR TO ACTUAL CONSTRUCTION TO VERIFY INVERT ELEVATION.
 - ALL PVC SANITARY SEWER PIPE SHALL CONFORM TO ASTM D-3034, SDR 35, UNLESS SHOWN OTHERWISE ON THE DRAWINGS. PVC SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES. PVC SEWER PIPE SHALL BE CONNECTED TO CONCRETE MANHOLES BY MEANS OF AN APPROVED COUPLING WITH AN ELASTOMERIC GASKET, AN APPROVED WATERSTOP OR FLEXIBLE SLEEVE. IN ADDITION TO AIR TESTING, SANITARY SEWER CONSTRUCTION OF PVC SEWER PIPE SHALL BE DEFLECTION TESTED NO LESS THAN 30-DAYS AFTER THE TRENCH BACKFILL AND COMPACTION HAS BEEN COMPLETED. THE TEST SHALL BE CONDUCTED BY PULLING AN APPROVED SOLID POINTED MANDREL (95% OF INSIDE DIAMETER) THROUGH THE COMPLETED PIPE LINE.
 - CONTRACTOR SHALL CONDUCT A TV ACCEPTANCE INSPECTION UPON COMPLETION OF ALL SEWER CONSTRUCTION AND SUBMIT TO CITY.
 - PIPE BEDDING AND BACKFILL SHALL CONFORM TO THE APWA STANDARD DETAILS AND AS NOTED ON THE PLANS.
 - TRENCHES WITHIN THE ROADWAY OR DRIVEWAYS SHALL BE BACKFILLED WITH GRANULAR MATERIALS. COMPACTION SHALL BE SUFFICIENT TO PREVENT SETTLEMENT. CONTRACTOR TO DETERMINE TYPE OF EQUIPMENT, METHOD AND EFFORT REQUIRED TO ACHIEVE REQUIRED COMPACTION. SUBSEQUENT SETTLEMENT OF THE FINISH SURFACE WITHIN THE WARRANTY PERIOD SHALL BE CONSIDERED THE RESULT OF IMPROPER COMPACTION AND SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER. COMPACTION TESTING IS REQUIRED.
 - ALL MANHOLES SHALL BE VACUUM TESTED AND ALL OUTSIDE THE STREET RIGHT-OF-WAY SHALL HAVE TAMPER PROOF LIDS.
 - CONTRACTOR SHALL MAINTAIN AS-CONSTRUCTED DATA INCLUDING STATION, LENGTH, AND DEPTH OF SERVICE CONNECTION, AND ANY CHANGES MADE DURING CONSTRUCTION. THAT DATA SHALL BE SUBMITTED TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION.

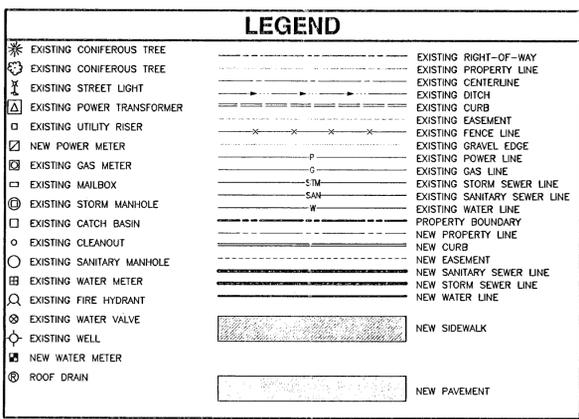
- WATER SYSTEM NOTES:**
- ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF WEST LINN STANDARDS AND SPECIFICATIONS, THE OREGON STATE HEALTH DIVISION ADMINISTRATIVE RULES CHAPTER 333.
 - WATER SERVICES SHALL BE COPPER TUBING TYPE "K" 1-INCH DIAMETER FOR ALL SERVICES.
 - HYDROSTATIC TESTS: THE TEST PRESSURE SHALL BE 180 PSI AT THE HIGHEST POINT IN ANY SECTION. THE DURATION SHALL BE 60-MINUTES WITHOUT PRESSURE DROP AND SHALL BE MONITORED BY THE ENGINEER AND THE CITY OF WEST LINN.
 - STERILIZATION: PIPELINES INTENDED TO CARRY POTABLE WATER SHALL BE FLUSHED AND STERILIZED BEFORE PLACING INTO SERVICE. STERILIZING PROCEDURE SHALL CONFORM TO WEST LINN STANDARDS OR AS MODIFIED OR EXPANDED BY GOVERNING AGENCY HAVING JURISDICTION.
 - DISPOSAL OF THE STERILIZATION WATER SHALL BE DONE IN CONFORMANCE WITH DEQ REGULATIONS IN SUCH A WAY AS TO NOT CAUSE DAMAGE OR INJURY.
 - ALL WORK ON WATER SERVICE PIPING SHALL BE INSTALLED BY A LICENSED PLUMBER AND PERMITTED THROUGH A LICENSED PLUMBING CONTRACTOR.

- SEEDING/MULCHING**
- ALL AREAS DISTURBED DURING CONSTRUCTION TO BE GRADED TO DRAIN AND COMPACTED TO A MINIMUM OF STANDARDS IMMEDIATELY AFTER INSTALLATION UTILITIES OR GRADING.
 - RECOMMENDED SEED MIXTURE:

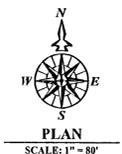
TYPE	PERCENT BY WEIGHT
ELIKA DWARF PERENNIAL RYEGRASS	80
CREeping RED FESCUE	20
 - APPLICATION RATE: 100 POUNDS MINIMUM PER ACRE ANNUAL RYEGRASS RECOMMENDED WHEN RAPID GERMINATION IS REQUIRED.
 - FERTILIZER SHALL BE 12-16-8 WITH 50% OF THE NITROGEN DERIVED FROM UREA-FORMALDEHYDE, AND APPLIED AT A RATE OF 400 POUNDS PER ACRE.
 - SEED AND MULCH AT A RATE OF 2000 LB/AC WITH HEAVY BONDING AGENT OR NETTING AND ANCHORS. MULCH SHALL BE A WOOD CELLULOSE FIBER OR OTHER MATERIAL SUITABLE FOR HYDROMULCHING.
 - TEMPORARY/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.

- CONDITIONS OF APPROVAL:**
- APPLICANT SHALL DEDICATE ROW ALONG BLAND CIRCLE FRONTAGE RESULTING IN A MINIMUM 60 FEET ALONG THE ENTIRE FRONTAGE.
 - A FIVE-FOOT UTILITY EASEMENT SHALL BE DESIGNATED ALONG THE REAR OF THE WESTERN OF THE TWO LOTS, PARALLEL TO THE 15-FOOT EASEMENT ON THE SITE LOT TO THE EAST.
 - TREES 6 THROUGH 10 SHALL NOT BE REMOVED (NOR SHALL OTHER SIGNIFICANT TREES ON SITE, WHICH ARE TREES 1, 2, AND 11). WHEN A BUILDING PERMIT IS APPLIED FOR ON THE NEW LOT WHERE TREES 8-10 ARE LOCATED, SIGNIFICANT TREE ISSUES SHALL BE ADDRESSED FURTHER IF NEEDED AT THAT TIME.
 - APPLICANT SHALL DEMONSTRATE TO ENGINEERING'S APPROVAL THAT THE PROPOSED STORMWATER CONNECTION IS FEASIBLE OR REDESIGN THIS CONNECTION TO ENGINEERING'S APPROVAL BEFORE FINAL PLAT IS APPROVED.
 - ALL PUBLIC IMPROVEMENT SHALL MEET THE CITY OF WEST LINN DESIGN AND CONSTRUCTION STANDARDS.
 - APPLICANT SHALL PROVIDE HALF-STREET IMPROVEMENTS ON BLAND CIRCLE ALONG PROPERTY FRONTAGE.
 - DUE TO THE NEED TO PRESERVE SIGNIFICANT TREES ON SITE, THE DRIVEWAY CUT FOR THE NEW PARCEL ON THE WESTERN HALF OF THE SITE SHALL EITHER COME OFF OF BLAND CIRCLE ON THE WEST END OF THE SITE AND TRAVERSE THE WEST END OF THE SITE TO A NEW HOUSE AT THE SOUTH END, OR INSTEAD SHALL USE THE EXISTING DRIVEWAY CUT AND TRAVERSE TO THE SOUTHWEST END OF THE SITE WHILE ONLY REMOVING TREES 3, 4, AND 5 AND NO SIGNIFICANT TREES.
 - APPLICANT SHALL CONNECT EXISTING HOUSE AND NEW PARCEL TO THE CITY WATER SYSTEM AND SHALL HAVE EXISTING WELL RECOMMISSIONED TO CITY WATER DEPARTMENT STANDARDS.
 - THE NEW PARCEL SHALL BE CONNECTED TO THE CITY SEWER SYSTEM. THE EXISTING SEWER LINE AND CONNECTION SHALL BE INSPECTED FOR COMPLIANCE WITH CITY STANDARDS AT THE APPLICANT'S EXPENSE, AND IF NECESSARY SHALL BE BROUGHT INTO COMPLIANCE AT THE APPLICANT'S EXPENSE. ALL CERTIFICATIONS REQUIRED FOR THE SEPTIC SYSTEM DECOMMISSIONING AND THE SEWER CONNECTION SHALL BE OBTAINED AND VALIDATED.
 - APPLICANT SHALL PROVIDE THE CITY BUILDING DIVISION WITH PROPOSED PLOT, SHOWING LOCATIONS OF EXISTING SEPTIC TANK, DRAIN FIELD, NOW LOT LINE AND NEW HOME SITE. IF SOILS AFFECTED BY THE SEPTIC SYSTEM EXISTS IN AREAS WHERE THE FUTURE HOME SITE AND DRIVEWAY WILL BE LOCATED, THE SOIL SHALL BE EXCAVATED PER DEQ REGULATIONS.
 - AT THE TIME THE EXISTING HOUSE IS CONNECTED TO THE CITY SANITARY SEWER SYSTEM, SEWAGE IN THE SEPTIC TANK MUST BE PUMPED OUT AND THE TANK MUST BE FILLED WITH SAND AND OR GRAVEL.
 - THE STORM DRAINAGE SYSTEM FOR THE NEWLY CREATED LOT THAT DRAINS TO THE EAST ACROSS THE EXISTING HOUSE'S LOT SHALL BE DESIGNED TO SUFFICIENTLY DRAIN ALL OF THE RUNOFF AS WELL AS EXISTING IMPERVIOUS AREAS INCLUDING REQUIRED IMPROVEMENTS.
 - APPLICANT SHALL PAY AFA FOR THE CONNECTION TO THE WATER LINE UNDER BLAND CIRCLE.
 - THE APPLICANT SHALL MAKE A PROPORTIONAL CONTRIBUTION, BASED ON PM PEAK HOUR TRIPS GENERATED, TOWARDS FUTURE SIGNAL INSTALLATION AT THE TANNER/BLANKENSHIP INTERSECTION, WITH THE CURRENT AMOUNT OF \$897.00/PEAK HOUR TRIP AS OF 11/30/2006 INFLATION ADJUSTED BY ENR CCI AT TIME OF BUILDING PERMIT ISSUANCE.
 - THE APPLICANT SHALL PAY SERVICE DEVELOPMENT CHARGES, ANY APPROPRIATE CONNECTION FEES, AND PAST UTILITY BILLS OWED FOR THE EXISTING SEWER CONNECTION. THE CITY PUBLIC WORKS DIRECTOR SHALL DETERMINE THE CHARGES AS APPROPRIATE BASED ON THE LEVELS OF ALL SUCH CHARGES FROM YEARS PAST.

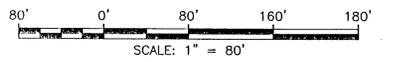
- UTILITY CONTACTS:**
- Water: City of West Linn
Power: PGE, Service & Design 503-736-5452
Sewer: City of West Linn
Phone: Qwest Communications 503-242-2793
Cable: Comcast 503-605-6147
Gas: NW Natural 503-721-2449



APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
This approval is only for general conformance with the design concept and general compliance with applicable codes and requirements and shall not be construed as relieving the Design Engineer of full responsibility for accuracy and completeness of the drawings.
DATE 7/10/2007



- SHEET INDEX**
- COVER
 - STREET PLAN
 - STORM DRAINAGE PLAN
 - SANITARY SEWER AND WATER PLAN
 - GRADING AND EROSION CONTROL PLAN
 - TREE PROTECTION AND REMOVAL PLAN
 - STANDARD DETAILS



PRINTED
JUN 25 2007



EXPIRES: 06/30/2009
SIGNATURE DATE: 05/07/2007

City File No. MIP-06-04 & MISC-6-58

Cover

DATE	NO.	REVISION	DRAWN BJS	DESIGNED BDG	CHECKED BDG

SCALE 1" = 80'
DATE February, 2007
PLAN 06-6199-3022 6199 Civil



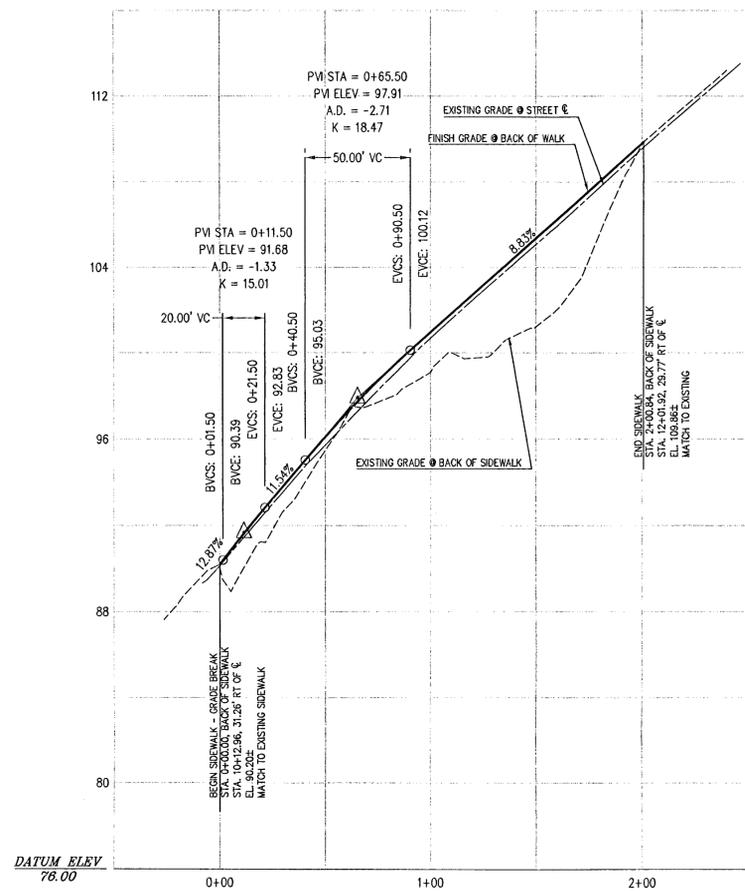
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Arienne Lawrence
23162 S. Bland Circle
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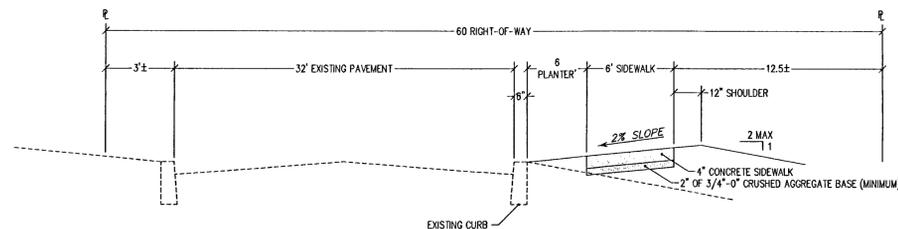
Bland Circle Partition
TL 11500, Map 2S1E35 AC
West Linn, Oregon

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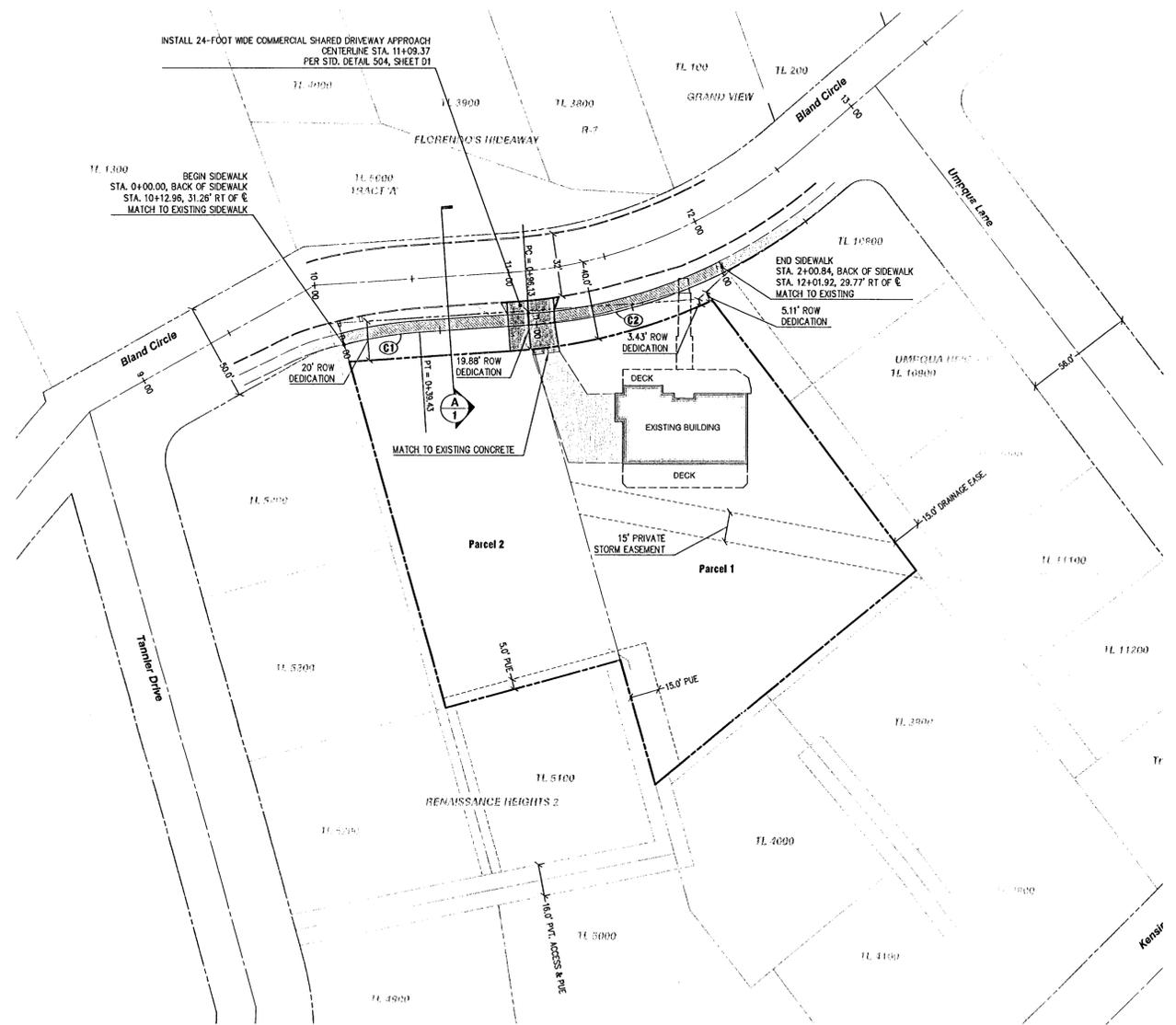
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**BLAND CIRCLE
BACK OF SIDEWALK PROFILE** 1
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL 2



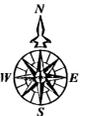
**BLAND CIRCLE
TYPICAL STREET SECTION** A
SCALE: NTS 2



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	206.00	39.43	19.77	39.36	S80°36'58" W	10°57'58"
C2	266.00	104.71	53.04	104.03	N74°49'18" E	22°33'15"

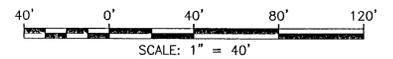
NOTES:

- UTILITY PADS OR PEDESTALS TO BE RELOCATED IF THEY INTERFERE WITH SIDEWALK. COORDINATE RELOCATIONS WITH AFFECTED UTILITY COMPANIES AND CITY OF WEST LINN.



PLAN

SCALE: 1" = 40'



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JUN 25 2007



EXPIRES: 06/30/2007
SIGNATURE DATE: 05/07/2007

Street Plan and Profile

DATE	NO.	REVISION

DRAWN	DESIGNED	CHECKED
BJS	BDG	BDG
SCALE: 1" = 40'	DATE: February, 2007	
PLAN: 08-6199-3022	6199 Civil	



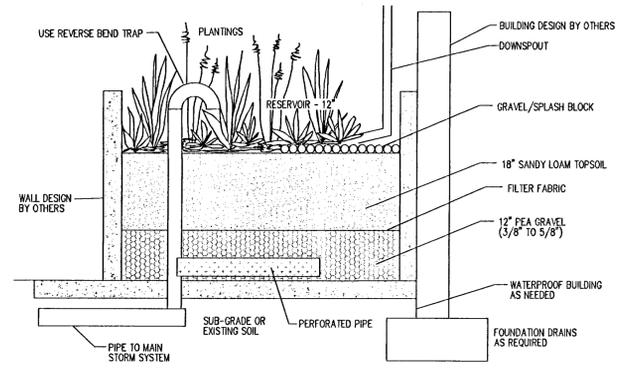
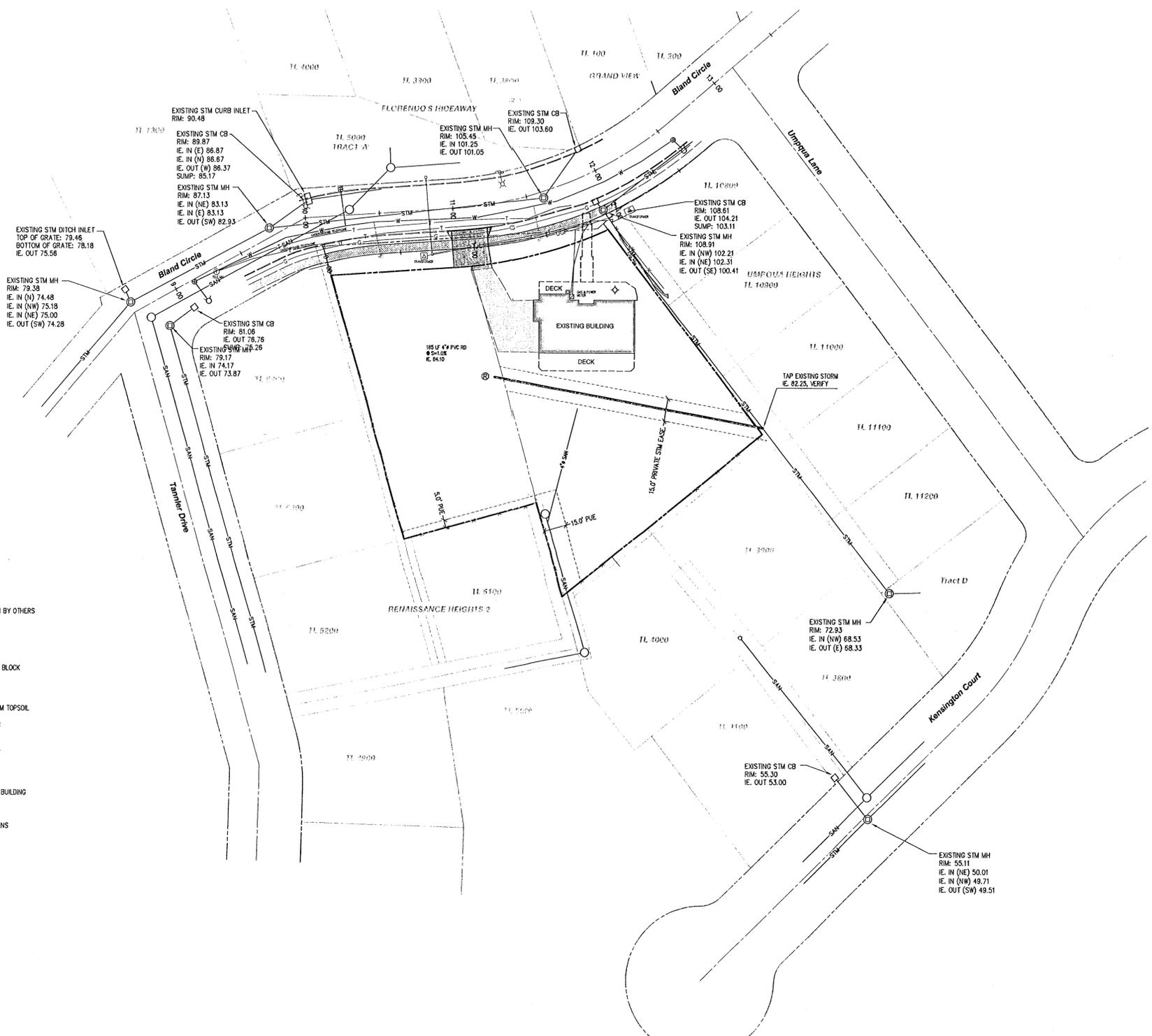
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TL 11500, Map 2S1E35 AC
West Linn, Oregon

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6

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 NOT AS-BUILT DRAWINGS



STORMWATER PLANTER
 SCALE: NTS

- NOTES:**
1. STORMWATER PLANTERS TO TREAT STORM RUNOFF FROM ROOF DRAINS AND DRIVEWAY. A 159 SQUARE FOOT PLANTER IS NEEDED FOR STORMWATER TREATMENT.
 2. CONFIGURATION OF PLANTER SHOULD BE COORDINATED WITH HOUSE DESIGN.

- NOTES:**
1. PUBLIC WORKS PERMIT REQUIRED FOR CONNECTION TO PUBLIC STORM SEWER.



SCALE: 1" = 40'

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Storm Drainage Plan

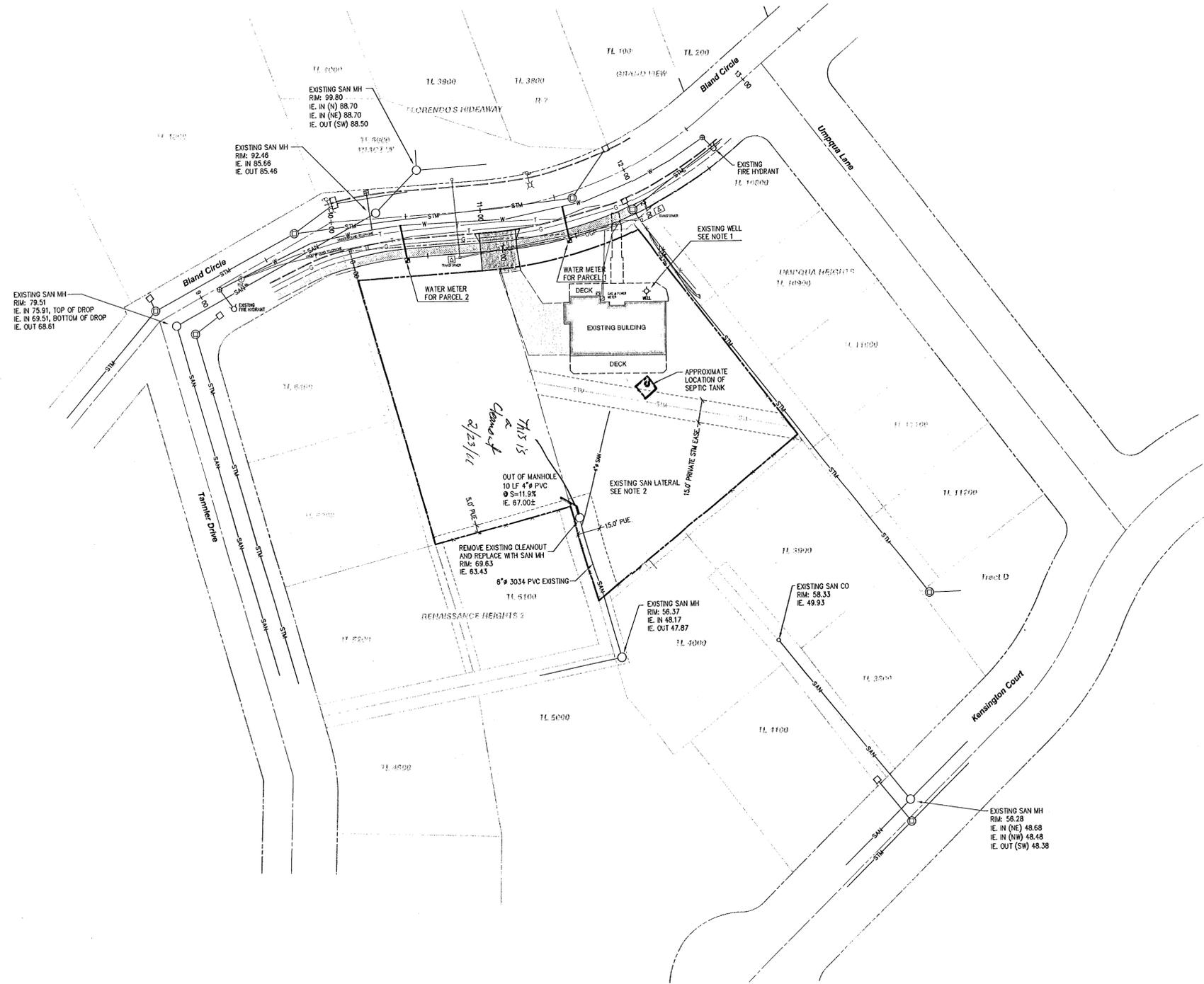
DATE	NO.	REVISION

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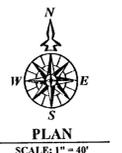
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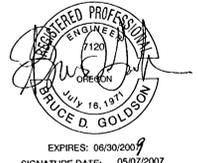
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 NOT AS-BUILT DRAWINGS



- NOTES:**
1. THE EXISTING HOUSE AND NEW PARCEL WILL BE CONNECTED TO THE CITY WATER SYSTEM AND THE EXISTING WELL SHALL BE DECOMMISSIONED TO THE CITY WATER DEPARTMENT STANDARDS.
 2. THE NEW PARCEL WILL BE CONNECTED TO THE CITY SEWER SYSTEM. THE EXISTING SEWER AND CONNECTION WILL BE INSPECTED FOR COMPLIANCE WITH CITY STANDARDS AND BROUGHT INTO COMPLIANCE.
 3. AT THE TIME THE EXISTING HOUSE IS CONNECTED TO THE CITY SANITARY SEWER SYSTEM, SEWAGE IN THE SEPTIC TANK MUST BE PUMPED OUT AND THE TANK MUST BE FILLED WITH SAND OR GRAVEL.
 4. PRESSURE REDUCING VALVE IS REQUIRED ON WATER SERVICE LINE WHEN SERVICE PRESSURE EXCEEDS 80 PSI.
 5. SUITABLE MEANS OF BACKFLOW PROTECTION REQUIRED ON ANY POINTS OF POSSIBLE CONTAMINATION OF THE POTABLE SUPPLY.
 6. TEST RESULTS ARE REQUIRED TO BE SUBMITTED TO BUILDING DEPARTMENT FOR ALL BACKFLOW PREVENTION PRIOR TO USE OF CITY WATER.
 7. PLUMBING TO BE TESTED TO CODE STANDARDS.



SCALE: 1" = 40'



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Sanitary Sewer and Water Plan

DATE	NO.	REVISION

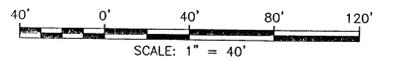
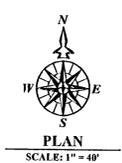
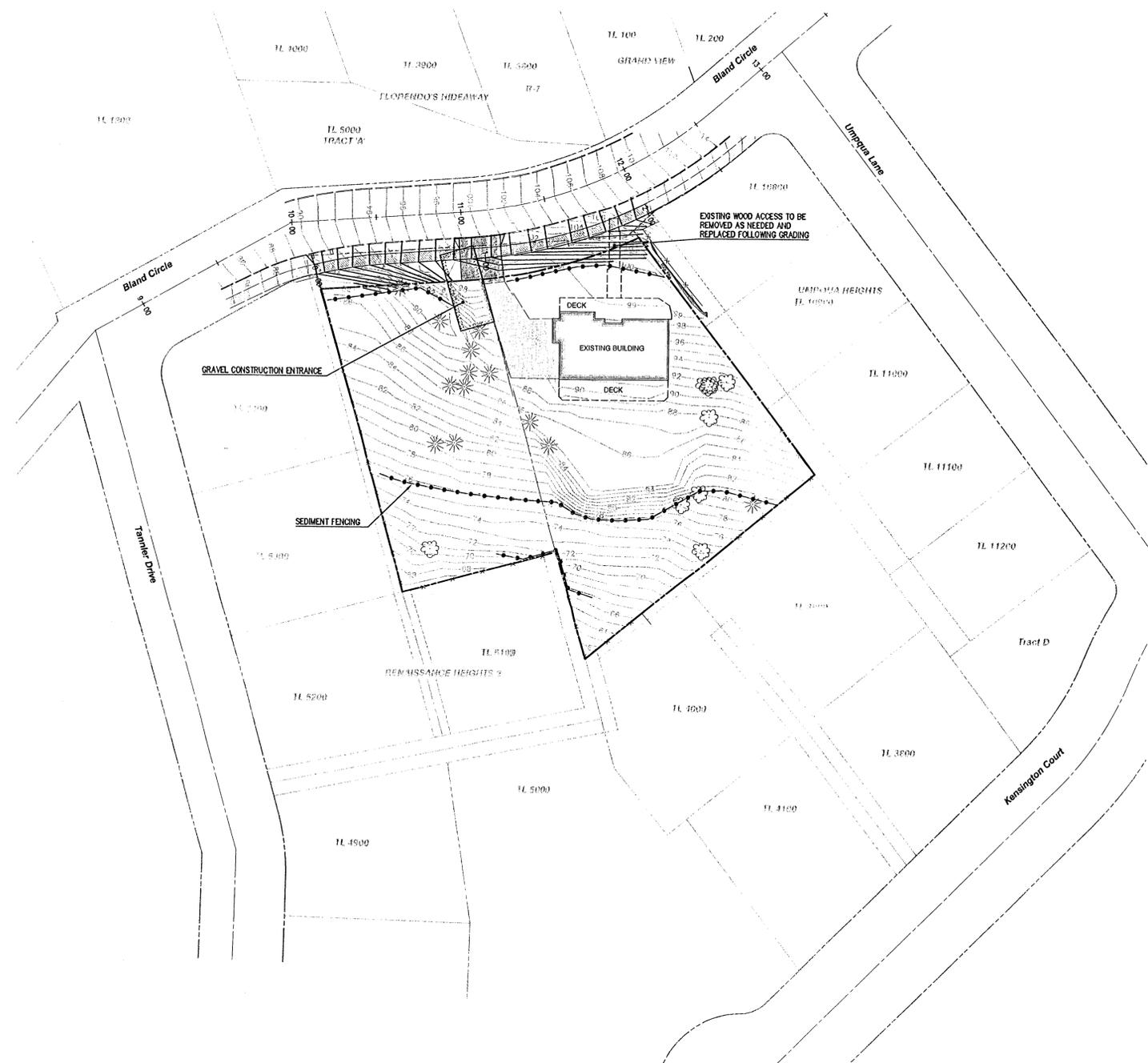
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 West Linn, Oregon

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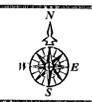


PRINTED
 JUN 25 2007

EXPIRES: 06/30/2007
 SIGNATURE DATE: 05/07/2007

Grading and Erosion Control Plan

DATE	NO.	REVISION	DRAWN BJS	DESIGNED BDG	CHECKED BDG
SCALE 1" = 40'			DATE February, 2007		
PLAN 06-6199-3022			6199 Civil		



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 West Linn, Oregon

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 6

Type I & II Lands (25%+) 6,614 SF
 Non-type I & II Lands 49,144 SF
 Tree Canopy + 10' in non-type I & II Lands 10,057 SF
 Percentage of non-type I & II area 20.46%

NOTE:

- TREE REMOVAL TO BE DETERMINED BY HOUSE LAYOUT. SEE CONDITIONS OF APPROVAL NO. 3 & NO. 7.
- TREE PROTECTION FENCING SHALL BE 6-FOOT CHAINLINK FENCE WITH STEEL POSTS DRIVEN IN TO GROUND AT THE DRIP LINE.

Tree Inventory

	Save	Remove
1) 24" Fir	x	
2) 36" Fir	x	
3) 8" Fir	x	
4) 10" Fir	x	
5) 13" Fir	x	
6) 26" Fir	x	
7) 18" Fir	x	
8) 24" Fir	x	
9) 24" Fir	x	
10) 16" Fir	x	
11) 24" Fir	x	
12) 7" Fir	x	
13) 12" Deciduous	x	
14) 9" Deciduous	x	
15) 11" Deciduous	x	
16) 11" Deciduous	x	
17) 9" Deciduous	x	
18) 21" Deciduous	x	
19) 8" Maple	x	
20) 6" Maple	x	
21) 18" Fir	x	
22) 36" Maple	x	



40' 0' 40' 80' 120'
SCALE: 1" = 40'

PRINTED
JUN 25 2007



EXPIRES: 06/30/2007
SIGNATURE DATE: 05/07/2007

Tree Removal Plan

DATE	NO.	REVISION	DRAWN	DESIGNED	CHECKED
			BJS	BDG	BDG

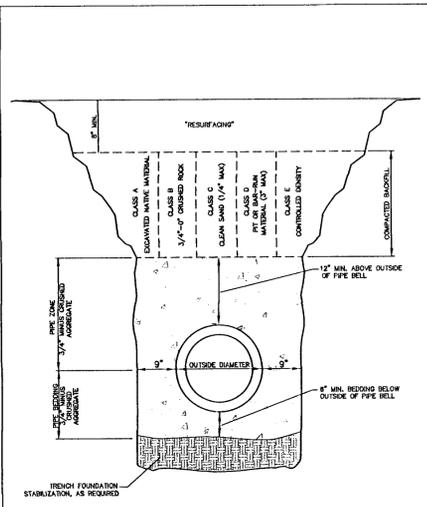


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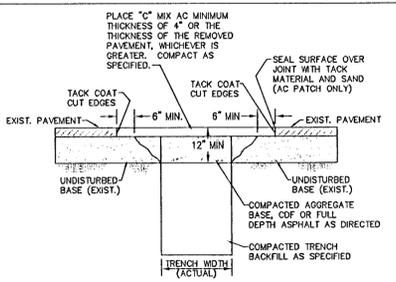
Arianne Lawrence
 23162 S. Bland Circle
 West Linn, Oregon 97068

Bland Circle Partition
 TL 11500, Map 2S1E35 AC
 West Linn, Oregon

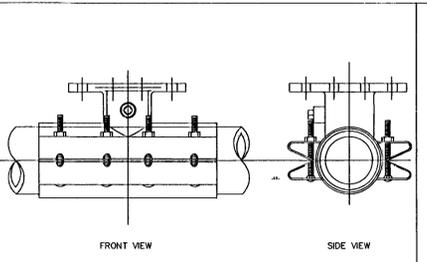
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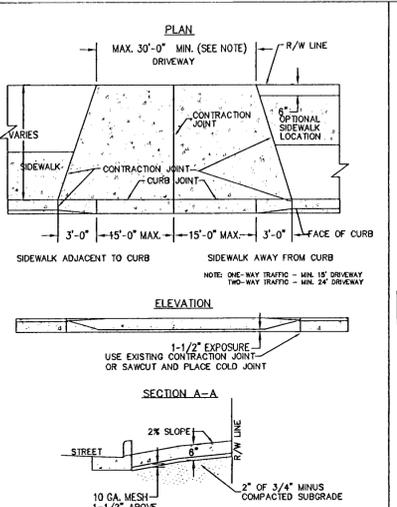
Trench Backfill, Bedding and Pipe Zone
DATE: JAN 2000
DRAWING NO: WL-200
FILE NO: 00-200



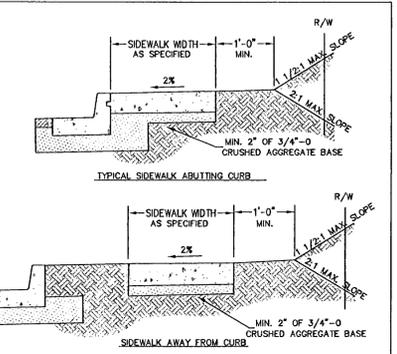
Street T-Cut
DATE: JAN 2000
DRAWING NO: WL-203
FILE NO: 00-203



Standard Wet Tap
DATE: JAN 2000
DRAWING NO: WL-410
FILE NO: 00-410



Commercial Driveway
DATE: JAN 2000
DRAWING NO: WL-504
FILE NO: 00-504



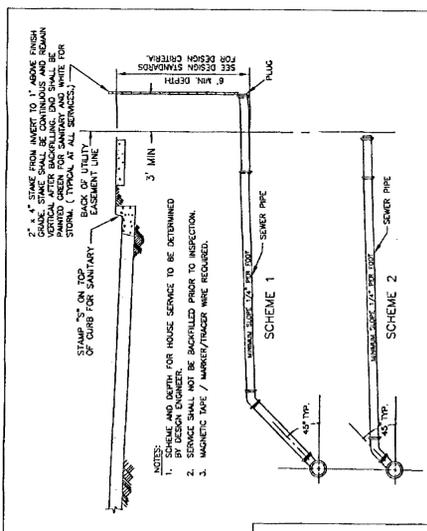
Concrete Sidewalk Cross Section
DATE: JAN 2000
DRAWING NO: WL-508
FILE NO: 00-508

- NOTES:
1. ALL EXISTING AC OR PCC PAVEMENT SHALL BE SAWCUT TO NEAT, STRAIGHT LINES PRIOR TO REPAIRING.
 2. CONCRETE PAVEMENT SHALL BE REPLACED WITH CONCRETE TO A MINIMUM THICKNESS OF REMOVED PAVEMENT, WHICHEVER IS GREATER.
 3. IF EXISTING BASE MATERIAL IS CTB OR A1B, THEN REPLACEMENT BASE MATERIAL SHALL MATCH EXISTING.
 4. ALL UTILITIES SHALL HAVE A MINIMUM COVER OF 36".
 5. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY PER AASHTO T-180 OR AS SPECIFIED IN THE CONTRACT DOCUMENTS.
 6. ALL TRENCH BACKFILL AND PATCHING SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF WEST LINN.
 7. BACKFILL SHALL BE PLACED AND COMPACTED IN A MAXIMUM OF 8" LIFTS.

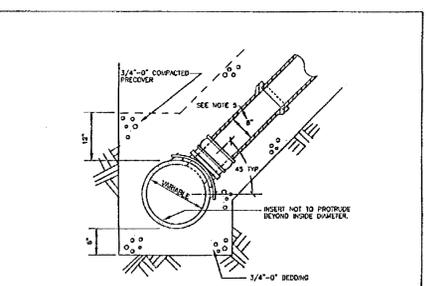
- NOTES:
1. WATER MAIN SHALL BE CLEANED BEFORE ATTACHING SLEEVE.
 2. SLEEVE AND VALVE SHALL BE PRESSURE TESTED BEFORE MAKING TAP.
 3. PRESSURE TEST AND TAP SHALL BE MADE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.
 4. PROPER TAPPING MACHINE SHALL BE USED TO MAKE TAP.
 5. THRUST BLOCKING REQUIREMENTS SHALL BE DETERMINED BY THE ENGINEER OR PER DWG. WL-406.
 6. TAP SHALL BE MADE NO CLOSER THAN 18 INCHES FROM THE NEAREST JOINT.
 7. SLEEVE AND VALVE SHALL BE WRAPPED WITH 8 MIL PLASTIC.
 8. SLEEVES TO BE USED ARE ACM OR MUELLER STAINLESS STEEL TAPPING SLEEVES. ALL NUTS AND BOLTS SHALL BE STAINLESS STEEL.
 9. SLEEVE SHALL BE AS LEVEL AS POSSIBLE.
 10. ALL BOLTS SHALL HAVE NEVER SEIZE ON THREADS.

- NOTES:
1. CONCRETE SHALL HAVE A MINIMUM BREAKING STRENGTH OF 3300 PSI AFTER 28 DAYS, 8 SACK MIX.
 2. CURB JOINT SHALL BE A TROWELED JOINT WITH A MIN. 1/2" RADIUS ALONG BACK OF CURB.
 3. DRIVEWAY SHALL BE A MINIMUM 8" THICK.

- NOTES:
1. CONCRETE SHALL BE 3300 PSI AT 28 DAYS, 8 SACK MIX, SLUMP RANGE OF 1 1/2" TO 3".
 2. PANEL LENGTHS SHALL BE EQUAL TO THE SIDEWALK WIDTH, BUT MAY BE ADJUSTED WITH THE CITY ENGINEER'S APPROVAL.
 3. CONTRACTION JOINTS (1/3RD OF THE THICKNESS OF CONCRETE) SHALL BE PLACED EVERY THIRD PANEL WITH A MAX. SPACING OF 18 FEET. JOINTS SHALL ALSO BE PLACED AT THE SIDES OF DRIVEWAY APPROACHES, UTILITY VAULTS, AND WHEELCHAIR RAMP.
 4. A CURING COMPOUND SHALL BE USED. WHITE REFLECTIVE SHEETING SHALL BE USED IN CASE OF RAIN.
 5. FOR SIDEWALKS ADJACENT TO THE CURB AND POURED AT THE SAME TIME AS THE CURB, THE JOINT BETWEEN THEM SHALL BE A TROWELED JOINT WITH A MIN. 1/2" RADIUS.
 6. THE SIDEWALK SHALL HAVE A MIN. THICKNESS OF 4" IF MOUNTABLE CURB IS USED ON IT. THE SIDEWALK IS INTENDED AS A PORTION OF THE DRIVEWAY. OTHERWISE, THE SIDEWALK SHALL HAVE A MIN. THICKNESS OF 4".
 7. DRAIN BLOODOUTS IN THE CURB SHALL BE EXTENDED TO THE BACK OF THE SIDEWALK WITH A 3" DIA. PLASTIC PIPE AT A 2% SLOPE. A CONTRACTION JOINT SHALL BE PLACED OVER THE PIPE.

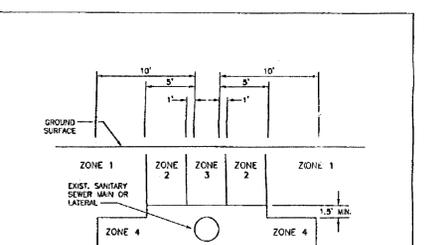


Service Branch
DATE: JAN 2000
DRAWING NO: WL-218
FILE NO: 00-218



Sewer Service Tap to Existing Sewers for House Laterals
DATE: JAN 2000
DRAWING NO: WL-303
FILE NO: 00-303

- NOTES:
1. A MINIMUM OF 24 HOURS NOTICE IS REQUIRED PRIOR TO A TAP INSPECTION. ALL TRENCHES SHALL BE SHORED IN COMPLIANCE WITH OR-OSIA EXCAVATION RULES, CHAPTER 437, DIVISION "A", SUBDIVISION "D", ADOPTED SEPTEMBER 1, 1990. PUBLIC WORKS INSPECTORS WILL NOT INSPECT A TAP IN A TRENCH WITHOUT LEGAL SHORING.
 2. THE TAP SHALL BE INSPECTED BEFORE BACKFILL IS ALLOWED AND BEFORE THE SIDE SEWER CONNECTION IS MADE. THE CORE DRILLED "SLO" IS TO BE SHOWN TO THE INSPECTOR TO INSURE IT WAS REMOVED FROM THE SEWER LINE.
 3. ALL SERVICE LINE CONNECTIONS SHALL BE MADE WITH AN APPROVED CONNECTOR MANUFACTURED AND DESIGNED TO CONNECT TO A CORE DRILLED PIPE, FOWLER INSUIT-A-TEE, SEAL TIGHT SADDLE, TAP TEE, OR AN APPROVED EQUAL COMMERCIAL TAP.
 4. THE CENTERLINE OF TAP IS TO BE ABOVE THE SPRINGLINE.
 5. 4" MAXIMUM TAP FOR 8" MAIN (OUT-IN TEE TO BE USED FOR 8" HOUSE BRANCH ON 8" MAIN).
 6. 4" HOUSE BRANCH MAY BE USED FOR SINGLE FAMILY LOTS ONLY.



Standard Sanitary Sewer Crossing
DATE: JAN 2000
DRAWING NO: WL-409
FILE NO: 00-409

- NOTES:
1. WHERE THE PROPOSED WATERLINE WILL BE INSTALLED PARALLEL TO AN EXISTING SANITARY SEWER MAIN OR LATERAL LINE, THE SEPARATION BETWEEN THE TWO SHALL BE AS INDICATED ABOVE.
 2. CROSSINGS:
 - a) WHENEVER POSSIBLE, THE BOTTOM OF THE WATERLINE SHALL BE 1.5 FEET ABOVE THE TOP OF THE SEWER LINE, AND ONE FULL LENGTH OF WATERLINE SHALL BE CENTERED AT THE CROSSING.
 - b) WHERE IT IS NOT POSSIBLE FOR THE WATER LINE TO BE 1.5 FEET ABOVE THE SEWER LINE, OR THE WATERLINE PASSES UNDER THE SEWER LINE, THE EXISTING SEWER LINE SHALL BE EXPOSED FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE CROSSING AND SHALL BE REPLACED WITH C-300 PVC OR 18" OR 24" OR CLASS 20 DUCTILE IRON PIPE AS APPROVED BY THE CITY ENGINEER, AND A LENGTH OF WATER PIPE SHALL BE CENTERED AT THE CROSSING, OR AS APPROVED BY THE CITY ENGINEER.

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Standard Details

DATE	NO.	REVISION

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