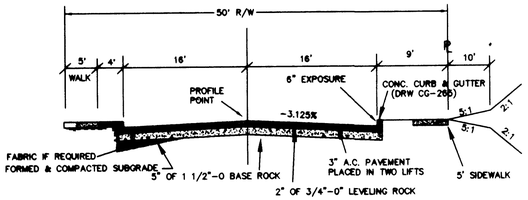
CARRIAGE MEADOWS II
WEST LINN, OREGON



SPRING RIDGE DRIVE, BENNINGTON COURT
TYPICAL ROAD SECTION
NTS

SCALE: 1" = 100'

GENERAL NOTES

•ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF WEST LINN SPECIFICATIONS, THE APWA (OREGON CHAPTER) STANDARD SPECIFICATION AND DRAWINGS (1990),THE STATE OF OREGON PLUMBING CODE, THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY, THE OREGON DEPARTMENT OF HUMAN RESOURCES, AND AS APPROVED AND NOTED ON THESE DRAWINGS.

•CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS AND LICENSES BEFORE STARTING CONSTRUCTION.

•CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL ARRANGE FOR THE RELOCATION OF ANY IN CONFLICT WITH THE PROPOSED CONSTRUCTION.

•EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND MUST BE VERIFIED BY THE CONTRACTOR, ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.

•ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND THE ACTUAL SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER AS SOON AS THEY BECOME APPARENT.

•CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF ALL DAMAGE OR DESTRUCTION OF PROPERTY MONUMENTATION OR CONSTRUCTION STAKES.

•THE ENGINEER HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED FOR CONTRACTOR TO PERFORM HIS WORK.

STREET CONSTRUCTION AND PAVING

•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 AND ADJACENT PROPERTY.

•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 SORTS WITHIN THE PAVED AREAS SHALL BE REMOVED TO A DEPTH REQUIRED TO PROVIDE A FIRM FOUNDATION AND SHALL BE REPLACED WITH PIT RUN CRUSHED ROCK. THE SUBGRADE SHALL BE "PROOF ROLLED", WITNESSED BY THE ENGINEER AND/OR THE CITY PRIOR TO PLACEMENT OF BASE ROCK. ADDITIONALLY, COMPACTION TESTING IS REQUIRED FOR THE FINISHED BASE ROCK. THE CONTRACTOR TO PROVIDE AND SHALL BE RESPONSIBLE FOR SUPPLYING THE RESULTS OF A MINIMUM TWO TESTS TO THE ENGINEER PRIOR TO PAVING. COMPACTION TO BE 95% OF MODIFIED PROCTOR DENSITY (T-180).

•CONTRACTOR TO NOTIFY CITY OF WEST LINN, AND THE ENGINEER, 24-HOURS PRIOR TO STARTING CONSTRUCTION ON WORK TO BE ACCEPTED BY THE CITY.

•ASPHALT CONCRETE PAVEMENT MIX TO BE DESIGNED FROM A MIX FORMULA APPROVED THE OREGON STATE HIGHWAY FOR MATERIALS USED. CONTRACTOR TO PROVIDE DENSITY TESTING RESULTS FOR ASPHALTIC CONCRETE PLACED IN PUBLIC STREETS.

•CONCRETE SHALL BE MIXED BASED ON A FORMULA WHICH WILL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28-DAYS.

STORM SEWER

•MATERIALS USED FOR PUBLIC IMPROVEMENTS TO MEET 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:

•CONCRETE CULVERT PIPE (CCP) SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-14, CLASS 3, NONREINFORCED CONCRETE PIPE (10 INCHES OR GREATER)

•CHLORIDE PIPE (PVC) SHALL CONFORM TO THE REQUIREMENTS OF ASTM D 3034 SDR 35 (10 INCHES OR LESS)

•HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL HAVE A CORRUGATED EXTERIOR & SMOOTH INTERIOR WITH A MANNINGS EQUALS OR BETTER THAN CONCRETE PIPE. MEETING REQUIREMENTS OF AASHTO M-294 (12-INCHES OR GREATER)

•DUCTILE IRON PIPE (DI) SHALL BE CLASS 52, PUSH-ON JOINT PIPE MEETING STANDARDS ASA STANDARD A-21.4.

•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 MANHOLES OUTSIDE THE STREET RIGHT-OF-WAY SHALL HAVE TAMPER PROOF LIDS. RIM ELEVATIONS SHOWN ON PROFILE OUTSIDE PAVED AREAS, ARE APPROXIMATE. CONTRACTOR SHALL SET FRAME 6-INCHES ABOVE FINISH GRADE

SANITARY SEWER

•ALL WORK AND MATERIALS TO CONFORM WITH THE CITY OF WEST LINN STANDARDS (1990, APWA, OREGON CHAPTER, STANDARD SPECIFICATIONS AND DRAWINGS), 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 MANUFACTURE'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 HYDROSTATIC OR AIR TESTING, SANITARY SEWER CONSTRUCTED 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.

•PIPE BEDDING AND BACKFILL SHALL CONFORM TO THE APWA STANDARD DETAILS AND AS NOTED ON THE PLANS.

•TRENCHES WITHIN THE ROADWAY OF 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 TO BE A RESULT OF IMPROPER COMPACTION AND SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

•ALL MANHOLES OUTSIDE THE STREET RIGHT-OF-WAY SHALL HAVE TAMPER PROOF LIDS. RIM ELEVATIONS SHOWN ON THE PROFILE OUTSIDE PAVED AREAS ARE APPROXIMATE. CONTRACTOR SHALL SET FRAME 6-INCHES ABOVE FINISH GRADE UNLESS DIRECTED OTHERWISE.

•CONTRACTOR SHALL MAINTAIN AS-CONSTRUCTED DATA INCLUDING STATION, LENGTH, AND DEPTH OF SERVICE CONNECTION, AND ANY CHANGES MADE DURING 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 33 AND AWWA STANDARDS.

•ALL PIPE TO HAVE A MINIMUM COVER OF 36-INCHES BELOW THE FUTURE FINISH GRADES.

•DUCTILE IRON PIPE TO BE TYTON JOINT CEMENT MORTAR LINES, CLASS 52, AND SHALL CONFORM TO ASTM C-110, C-150, AND C-151.

•GATE VALVES TO BE DOUBLE DISK TYPE CONFORMING TO AWWA C-500, WITH RESILIENT SEATS PER AWWA C-509-80. VALVE BOXES TO BE CASE IRON, RICH MODEL 925 OR EQUAL.

•WATER SERVICES SHALL BE COPPER TUBING TYPE "K" 1-INCH DIAMETER FOR ALL SERVICES.

•COPPER TUBING SHALL BE TYPE SOFT FOR 1-INCH OR LESS SERVICES.

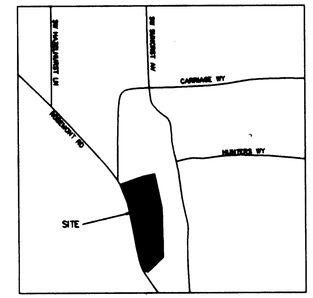
•THRUST BLOCKING: ALL TEES, PLUGS, CAPS BENDS, AND AT ALL OTHER LOCATIONS WHERE UNBALANCED FORCE EXIST SHALL REQUIRE SUITABLE THRUST BLOCKING. CONCRETE TO BE POURED AGAINST UNDISTURBED EARTH AND SHALL HAVE A STRENGTH AT 28-DAYS OF 3000PSI.

•HYDROSTATIC TESTS: THE TEST PRESSURE SHALL BE 150PSI AT THE LOWEST POINT IN ANY SECTION. THE DURATION SHALL BE 30-MINUTES AND SHALL BE MONITORED BY THE ENGINEER OR 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 AWWA C-601 OR AS MODIFIED OR EXPENDED BY GOVERNING AGENCY HAVING JURISDICTION.

•DISPOSAL OF THE STERILIZATION WATER SHALL BE DONE IN SUCH A WAY AS TO NOT CAUSE DAMAGE OR INJURY.

•FIRE HYDRANTS & BLOWOFFS SHALL BE INSTALLED AT THE LOCATION SHOWN ON THE PLANS CONFORMING TO CITY CONSTRUCTION STANDARDS AND DRAWINGS # FH-300 & BO-301.



VICINITY MAP
N.T.S.

INDEX

SHEET	DESCRIPTION
1	COVER
2	ROAD & STORM
3	ROAD & STORM PROFILES
4	GRADING & EROSION
5	SANITARY & WATER
6	STANDARD DETAILS

NOTICE OF FINAL DECISION

1. The applicant shall install half-street improvements and sidewalks along Carriage Way and Somerset Drive subject to approval of plans by the City Engineer.
2. The applicant shall improve Rosemont Road to include: 36 foot of pavement width; a separated 8-foot wide bicycle path along the north side of the street; a retaining wall along the north side of the street where depth of cut is sufficient to require a retaining wall; and street trees, subject to approval of plans by the City Engineer.
3. Tract "A" open space shall be dedicated to the City as permanent open space.
4. A wetlands buffer easement 25 feet wide around the upland edge of the wetland shall be shown on the final plat. The removal of vegetation or development within the buffer easement shall be prohibited without prior approval by the Parks Director. Mitigation areas shall be replanted with a balance of appropriate wetlands shrubs and trees from the plant list in the West Linn Wetlands Inventory.
5. Before the sale of lots adjoining the wetlands area, marker signs shall be posted every 25 feet along the perimeter of the open space tract to identify the open space tract except along Bennington Court, Carriage Way and Somerset Drive.
6. Access to Carriage Way shall be limited to the following:
   a. A joint access driveway easement for Lots 1, 2, and 3. The easements shall be shown on the final plat.
   b. A shared driveway between Lots 4 and 5.
   c. A shared driveway between Lots 6 and 7.
7. The design and installation of all temporary and permanent improvements such as erosion control, site grading, streets, domestic water, sanitary sewer, storm sewer, street lighting, street signage, and street trees shall conform with the requirements of the City of West Linn.
8. "Carriage Meadows" shall be developed only as a subdivision with single-family detached dwelling units for Lots 1 through 30 and 70 through 86 inclusive.
9. The final plat layout shall conform to the "Preliminary Plan" as submitted to the Planning Commission at the public hearing on April 19, 1993 and all conditions of approval are in reference to that plan attached hereto as Exhibit "B".
10. The development shall meet all of the traffic improvement recommendations relating to Rosemont and Carriage Way and the intersection of those two streets as mentioned on pages 3 and 4, attached hereto as Exhibit "C", of the Keech & Associates Traffic Analysis Report dated January 28, 1993.
11. All trees within three feet of the side and rear property lines shall be retained prior to construction of homes.

REGISTERED PROFESSIONAL ENGINEER 7120 JULY 16, 1971 BRUCE D. GOLDSON

COVER SHEET 2C-93-02/SOB-93-01

DATE	NO.	REVISION
3-26-96	2	SUBMITTED TO CITY FOR APPROVALS
12/29/95	1	ADD FINAL CONDITIONS

DRAWN DMG | DESIGNED BDG | CHECKED
SCALE 1" = 100' | DATE DEC. 1993
FILE 93-3195-1761 | COVER2.DWG

COMPASS CORPORATION
ENGINEERING - SURVEYING - PLANNING
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MILWAUKIE, OREGON 97222
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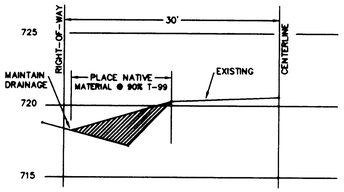
FAX (503) 653-9095

MAYWOOD COMPANY
P.O. BOX 555
LAKE OSWEGO, OREGON 97034
PHONE: 635-2641

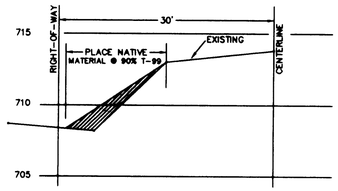
CARRIAGE MEADOWS II 1/6

Carriage Meadows II 95

B:\COVER2 Thu Apr 6 11:44:39 1995



B/6 **SECTION**
1"=10' HORZ., 1"=5' VERT.



C/6 **SECTION**
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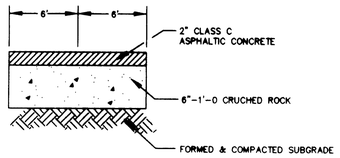
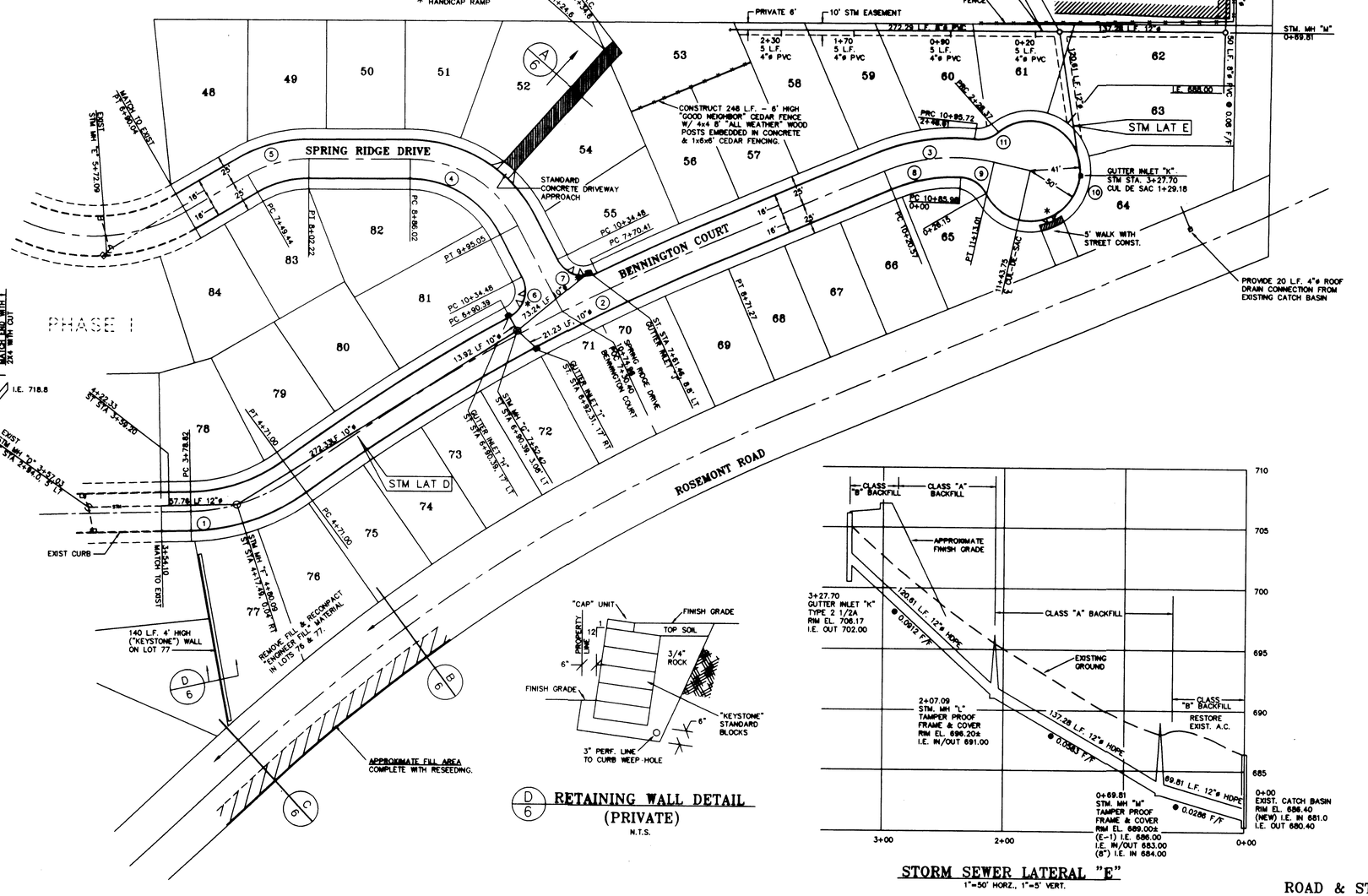


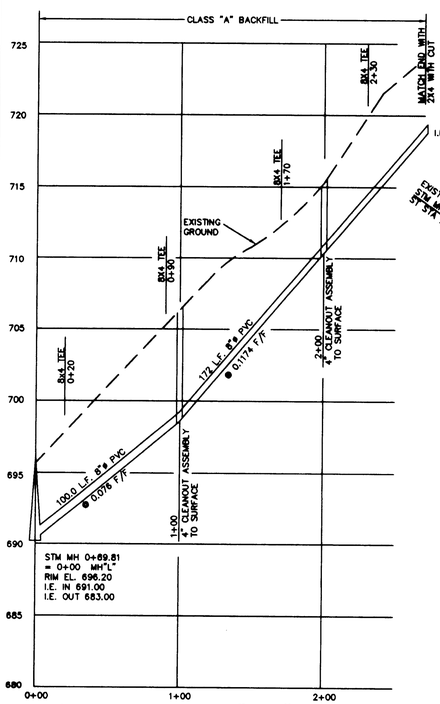
A/6 **PRIVATE DRIVEWAY**
10+06.57 TO 13+28.81
NTS

CURVE DATA

#	RADIUS	DELTA	LENGTH	LOCATION
1	150.00'	35° 12' 43"	92.18'	Centerline
2	1655.00'	13° 51' 26"	400.27'	Centerline
3	150.00'	35° 18' 30"	92.44'	Centerline
4	100.00'	30° 13' 51"	52.76'	Centerline
5	100.00'	62° 28' 14"	109.03'	Centerline
6	25.00'	86° 36' 53"	38.67'	Curb Face
7	25.00'	86° 36' 53"	38.67'	Curb Face
8	134.00'	24° 59' 12"	58.44'	Curb Face
9	25.00'	59° 56' 07"	26.15'	Curb Face
10	41.00'	282° 35' 55"	202.22'	Curb Face
11	25.00'	46° 23' 01"	20.24'	Curb Face

CURB RETURN 6	
P.C. 6+90.39	722.65 T.C.
1/4 PT	728.18 T.C.
1/2 PT	728.71 T.C.
1/4 PT	729.23 T.C.
P.C. 10+34.48	729.71 T.C.
CURB RETURN 7	
P.C. 7+70.41	730.82 T.C.
1/4 PT	730.54 T.C.
1/2 PT	730.00 T.C.
1/4 PT	729.59 T.C.
P.C. 10+34.48	729.71 T.C.





STORM SEWER LAT. "E-1" (PRIVATE)
1"=50' HORZ., 1"=5' VERT.

D/6 **RETAINING WALL DETAIL (PRIVATE)**
N.T.S.

STORM SEWER LATERAL "E"
1"=50' HORZ., 1"=5' VERT.

ROAD & STORM

REGISTERED PROFESSIONAL ENGINEER 7120 OREGON JULY 16, 1971 BRUCE D. GOLDSON

DATE	NO.	REVISION
OCT. 96	2	AS BUILT
MAR. 96	1	ADD PIPE MATERIAL

DRAWN DMC | DESIGNED BDG | CHECKED
SCALE 1" = 50' | DATE DEC. 1993
FILE 93-3195-1761 | RD-STM-2.DWG

COMPASS CORPORATION
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LAKE OSWEGO, OREGON 97034 PHONE: 635-2641

CARRIAGE MEADOWS II

2/6

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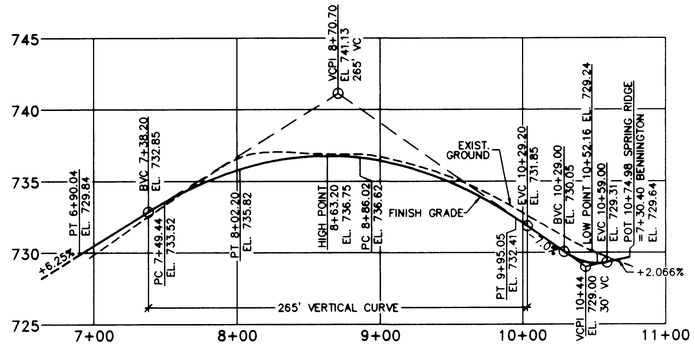
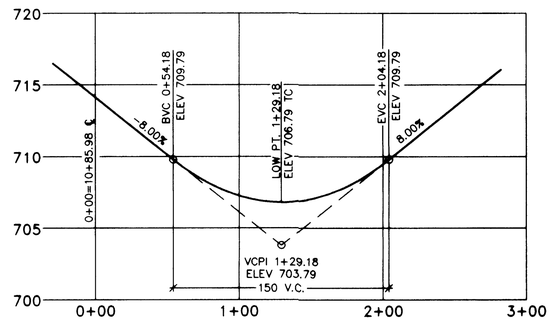
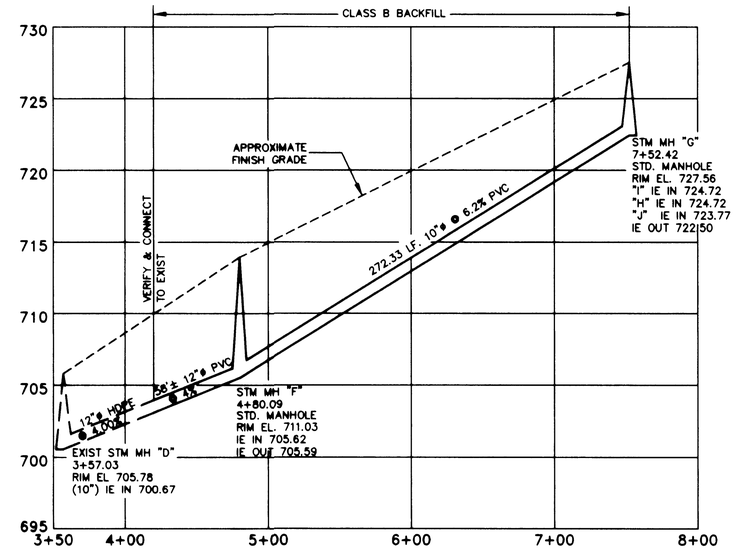


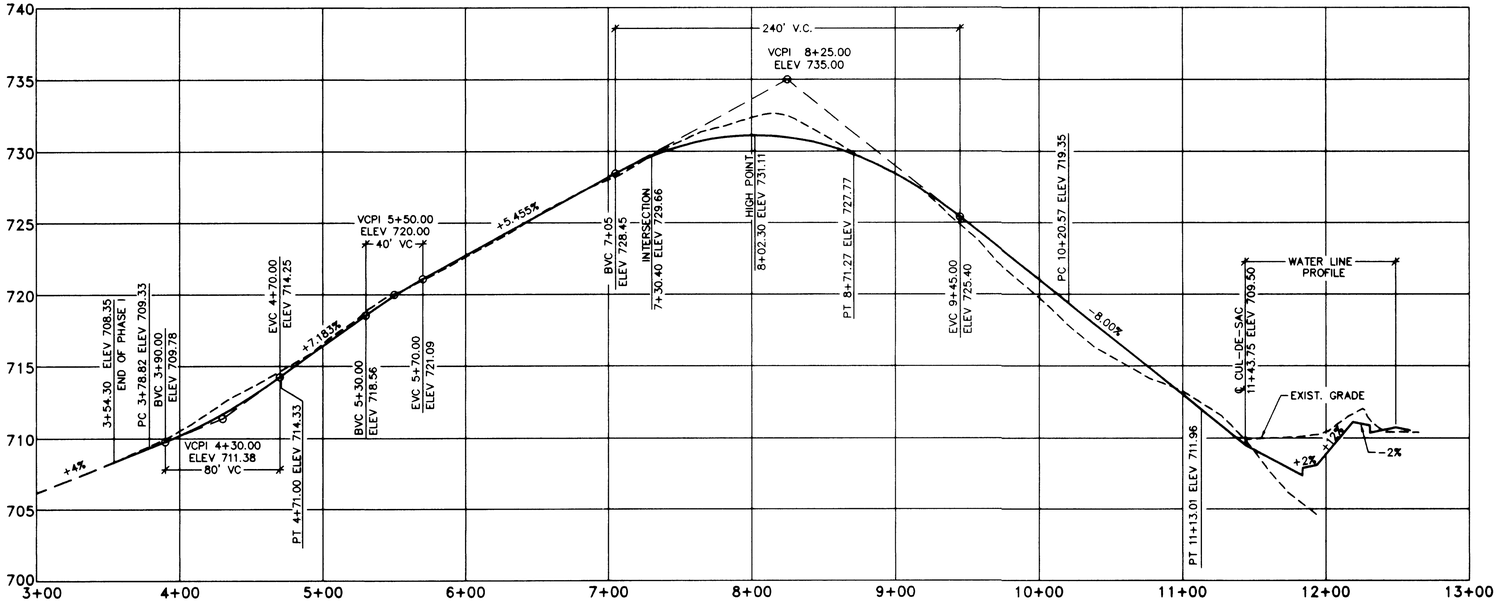
SPRING RIDGE DRIVE
1"=50' HOR. & 5' VERT.



CUL-DE-SAC CURB PROFILE
1"=50' HOR. & 5' VERT.



STORM LAT D
1"=50' HOR 5' VERT



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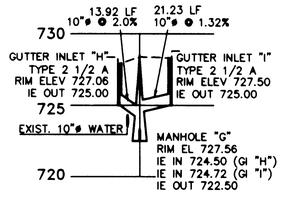
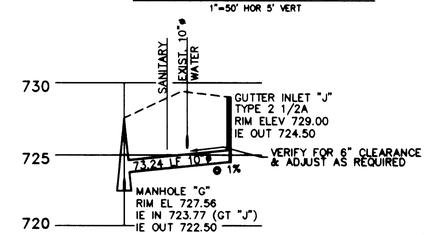


GUTTER INLET "H" & "I"
1"=50' HOR 5' VERT



GUTTER INLET "J"
1"=50' HOR 5' VERT

REGISTERED PROFESSIONAL ENGINEER 7120 OREGON JULY 16, 1971 BRUCE D. GOLDSON

ROAD & STORM PROFILES

DATE	NO.	REVISION
OCT 96	1	AS BUILT

DRAWN DMG | DESIGNED BDG | CHECKED
SCALE 1" = 50' | DATE DEC. 1993
FILE 93-3195-1761 | RD-STPRO.DWG

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CARRIAGE MEADOWS II 3/6

C:\93\3195\RD-STPRO Thu Oct 3 09:11:50 1996 DGL

GENERAL NOTES

All work and materials to be in accordance with City of West Linn, Clackamas County, the Oregon Department of Environmental Quality, the Uniform Building Code and the 1990 APWA (Oregon Chapter) Standard Specifications and Drawings.

Contractor to obtain all required permits and licenses before starting construction. Contractor to contact City of West Linn 24-hours prior to beginning any work to be accepted by theCity.

Contractor to verify all utility locations prior to construction and shall arrange for the relocation of any in conflict with the proposed construction.

No existing utility locations shown on this drawing. Underground utilities may exist and must be verified by the contractor.

The engineer has not been retained or compensated to provide design and construction review services relating to the contractor's safety precautions or to means, methods, techniques, sequences or procedures required for the contractor to perform his work.

SITE GRADING

Remove and dispose of all organic materials, including trees, stumps, roots, brush, and grass in such a manner to meet local regulations. The contractor shall protect trees to remain.

Areas to receive fill materials shall be stripped of all organic materials and "proof rolled" prior to placement of fill.

The site shall be graded to the elevations shown on the drawings with the necessary adjustments to accommodate the finishes as specified. Future paved areas shall be shaped per the plans to a subgrade elevations which will accommodate future base rock and paving.

Finish grades are to drain as indicated on the plans. Rough grading shall be finished by blading to reasonably smooth contours with gentle transitions.

A sample of fill materials shall be submitted for analysis by the contractor at least 3-days prior to embankment activities for testing and analysis.

Fill materials to be placed in approximately horizontal layers of a maximum of 8-inches thick, and each layer shall be separately and thoroughly compacted.

Fill materials shall be moisture conditioned as required by dicing, scarifying, aerating, pulverizing or the addition of water and placed in the fill area within 2% of the optimum moisture content as determined by ASTM D-1557.

Compaction effort shall meet or exceed the following:

Future roads & streets: compaction to 95% of standard proctor density (ASTM D-698)
Future foundation pads: compaction to 95% of modified standard proctor density (ASTM D-1557)
Landscape areas: compaction to 90% of STD proctor density (ASTM D-698)
Compaction tests and reports: The contractor shall be responsible for coordinate testing and shall submit test reports with map indicating location of tests in lots receiving fill. tests shall be conducted by a recognized testing laboratory, test frequency shall be per the engineer and to include testing at commencement of fill activities and for every 300 cubic yards placed or as directed.
Each lot must have at least one passing compaction test within the building envelope for each 18-inches of fill or fraction thereof placed.
The maximum finish slopes shall be 2 horizontal to 1 vertical (3:1) preferred slope.

EROSION CONTROL

All erosion control work will follow the guidelines established in Oregon surface water quality facilities handbook, Clackamas County, August 1991.

Approval of this ESC plan does not constitute an approval of permanent road or drainage design (e.g., size and location of roads, pipes, restrictors, channels, retention facilities, utilities, etc.).

The implementation of these ESC plans and the construction, maintenance, replacement, and upgrading of these ESC facilities is the responsibility of the applicant/contractor until all construction is completed and approved and vegetation/landscaping is established.

The boundaries of the clearing limits shown on this plan shall be clearly flagged in the field prior to construction. During the construction period, no disturbance beyond the flagged clearing limits shall be permitted. The flagging shall be maintained by the applicant/contractor for the duration of construction.

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.

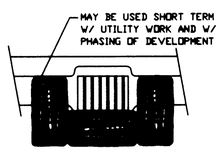
The ESC facilities on inactive sites shall be inspected and maintained a minimum of once a month, or within 48 hours following a storm event.

At no time shall more than one foot (1') 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.

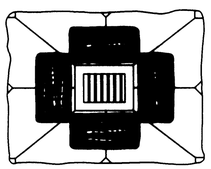
Stabilized construction entrances shall be installed at the beginning of construction and maintained for the duration of the project. Additional measures may be required to ensure that all paved areas are kept clean for the duration of the project.

UNDISTURBED BUFFERS

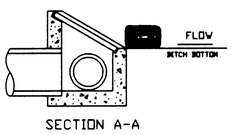
Down hill undisturbed buffer on property of equal or greater area to disturbed area on 10% or less slopes may be used as an alternative to sediment barriers.



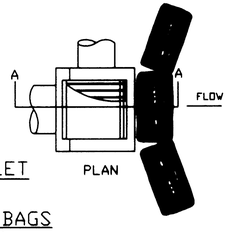
CATCH BASIN
NTS



AREA DRAIN
NTS



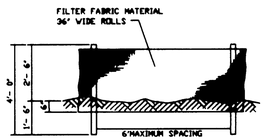
SECTION A-A



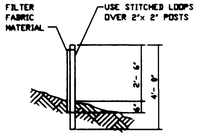
PLAN

DITCH INLET
NTS

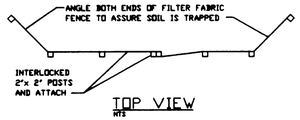
BIOFILTER BAGS
TEMPORARY



FRONT VIEW
NTS



SIDE VIEW
NTS

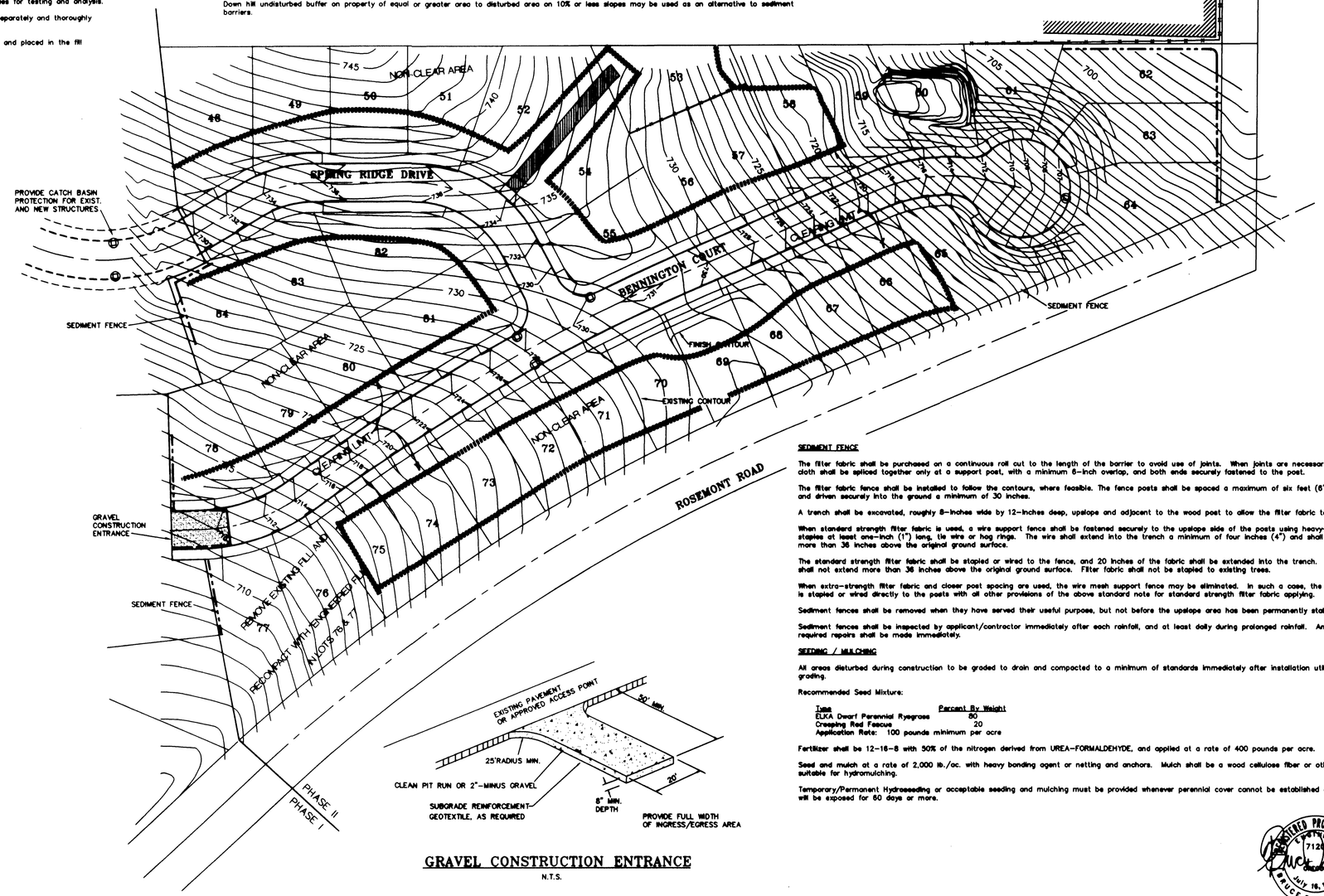


TOP VIEW
NTS

NOTES:

1. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
2. 2"x 2" FIR, PINE OR STEEL FENCE POSTS.
3. STITCHED LOOPS TO BE INSTALLED DOWNHILL SIDE OF SLOPE.
4. COMPACT ALL AREAS OF FILTER FABRIC TRENCH.

Sediment Fence



GRAVEL CONSTRUCTION ENTRANCE
N.T.S.

SEDIMENT FENCE

The filter fabric shall be purchased on 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. The fence posts shall be spaced a maximum of six feet (6') apart and driven securely into the ground a minimum of 30 inches.

A trench shall be excavated, roughly 8-inches wide by 12-inches deep, upslope and adjacent to the wood post to allow the filter fabric to be buried.

When standard strength filter fabric is used, a wire support fence shall be fastened securely to the upslope side of the posts using heavy-duty wire staples at least one-inch (1") long, tie wire or hog rings. The wire shall extend into the trench a minimum of four inches (4") and shall not extend more than 36 inches above the original ground surface.

The standard strength filter fabric shall be stapled or wired to the fence, and 20 inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.

When extra-strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case, the filter fabric is stapled or wired directly to the posts with all other provisions of the above standard note for standard strength filter fabric applying.

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.

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
ELKA Dwarf Perennial Ryegrass	80
Creeping Red Fescue	20

Application Rate: 100 pounds minimum per acre

Fertilizer shall be 12-16-8 with 50% of the nitrogen derived from UREA-FORMALDEHYDE, and applied at a rate of 400 pounds per acre.

Seed and mulch at a rate of 2,000 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.

REGISTERED PROFESSIONAL ENGINEER 7120 OREGON JULY 18, 1971 BRUCE D. GOLDSON

GRADING & EROSION PLAN

DATE	NO.	REVISION
MAR.96		ADD CLEARING LIMIT

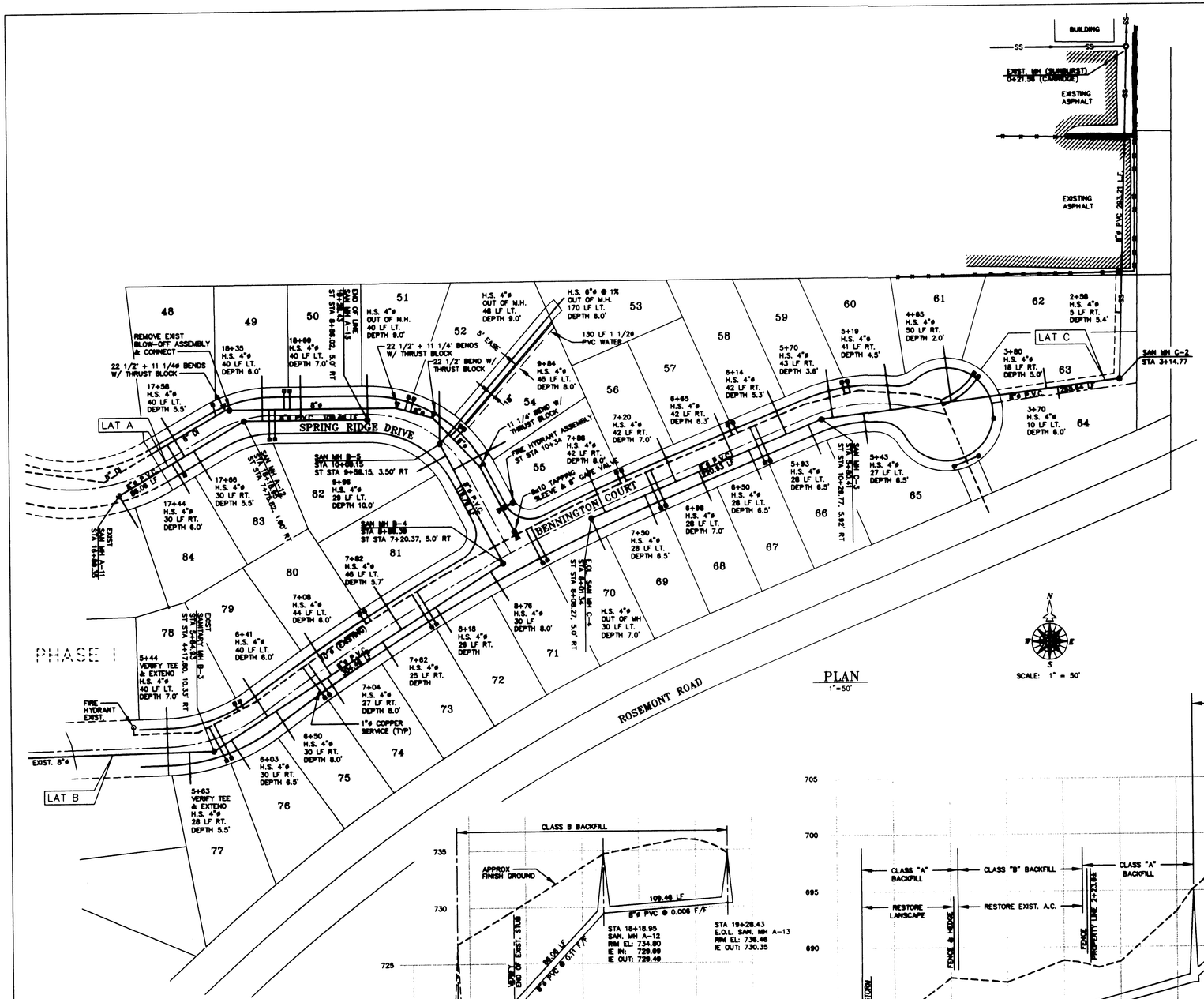
DRAWN WJH | DESIGNED BDG | CHECKED
SCALE 1" = 50' | DATE MAR. 1995
FILE 93-3195-1761 | GRADING.DWG

COMPASS CORPORATION
ENGINEERING - SURVEYING - PLANNING
6564 S. E. LAKE ROAD
MILWAUKIE, OREGON 97222
(503) 653-9093
FAX (503) 653-9095

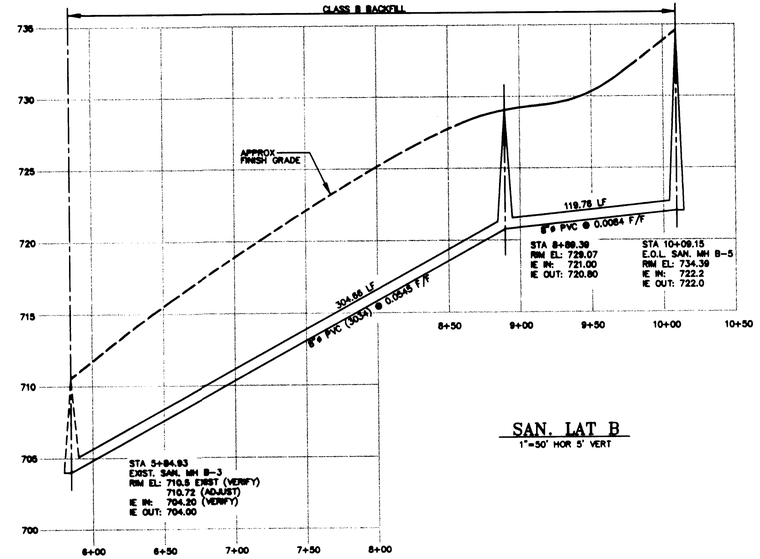
MAYWOOD COMPANY
P.O. BOX 555
LAKE OSWEGO, OREGON 97034 PHONE: 635-2641

CARRIAGE MEADOWS II 4/6

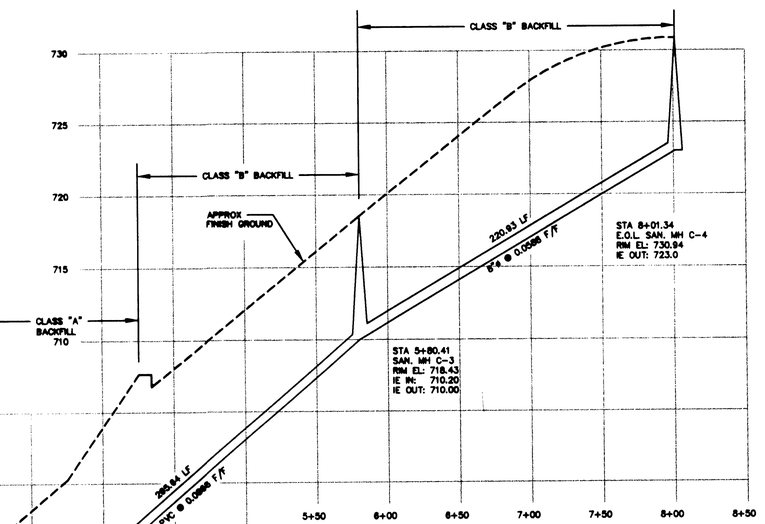
C:\93\3195\GRADING Thu Apr 6 13:17:11 1995

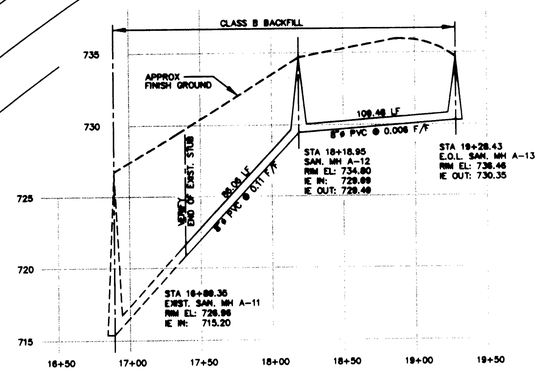


PLAN
1"=50'

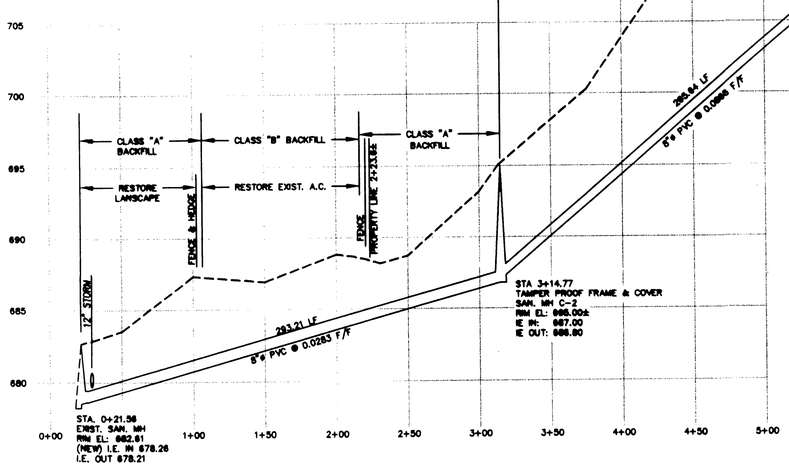


SAN. LAT B
1"=50' HOR 5' VERT





SAN. LAT A
1"=50' HOR 5' VERT



SAN. LAT C
1"=50' HOR 5' VERT

REGISTERED PROFESSIONAL ENGINEER 7120 OREGON July 16, 1971 BRUCE D. GOLDSON

SANITARY AND WATER

DATE	NO.	REVISION
OCT 96	1	AS BUILT

DRAWN DMG | DESIGNED BDG | CHECKED
SCALE 1" = 50' | DATE DEC. 1993
FILE 93-3195-1761 | SAN-WAT.DWG

COMPASS CORPORATION
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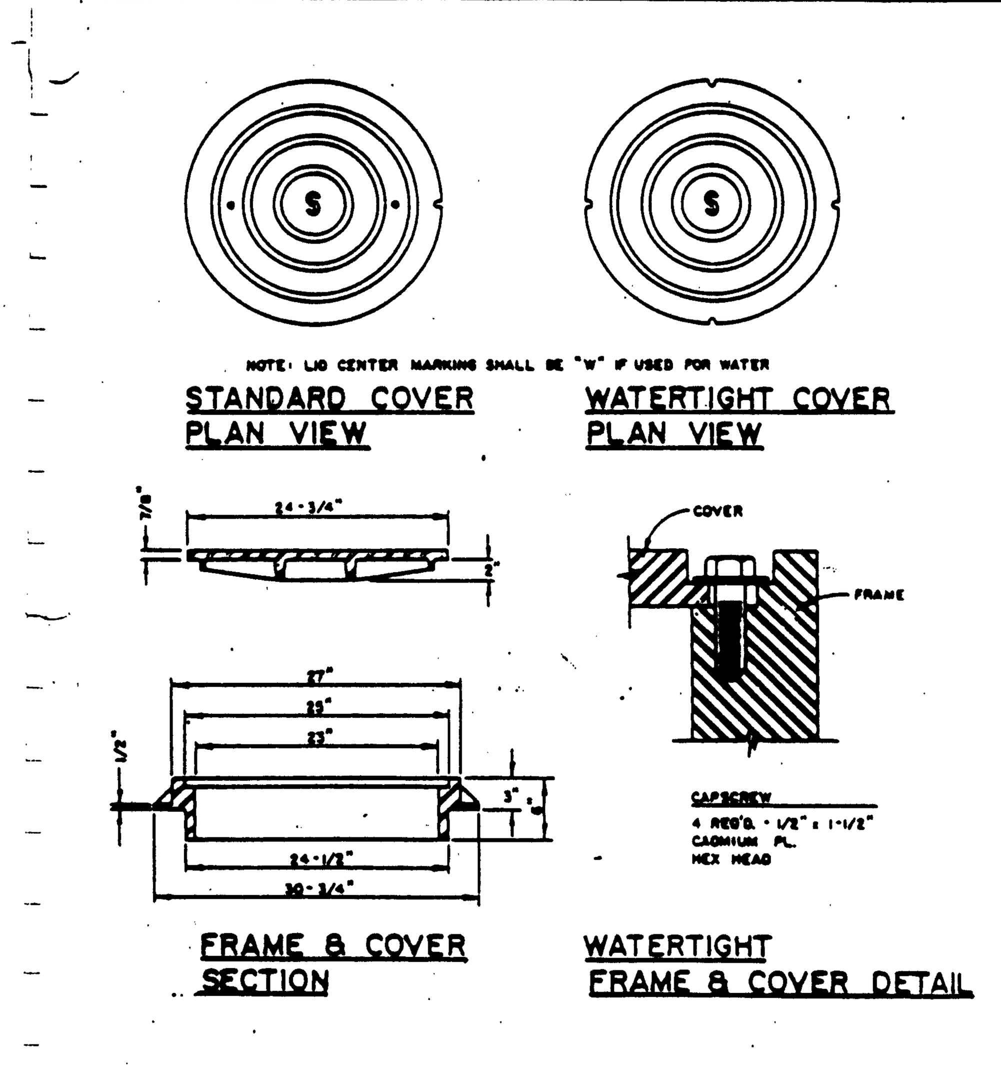
LAKE OSWEGO, OREGON 97034
PHONE: 635-2641

CARRIAGE MEADOWS II

5/6

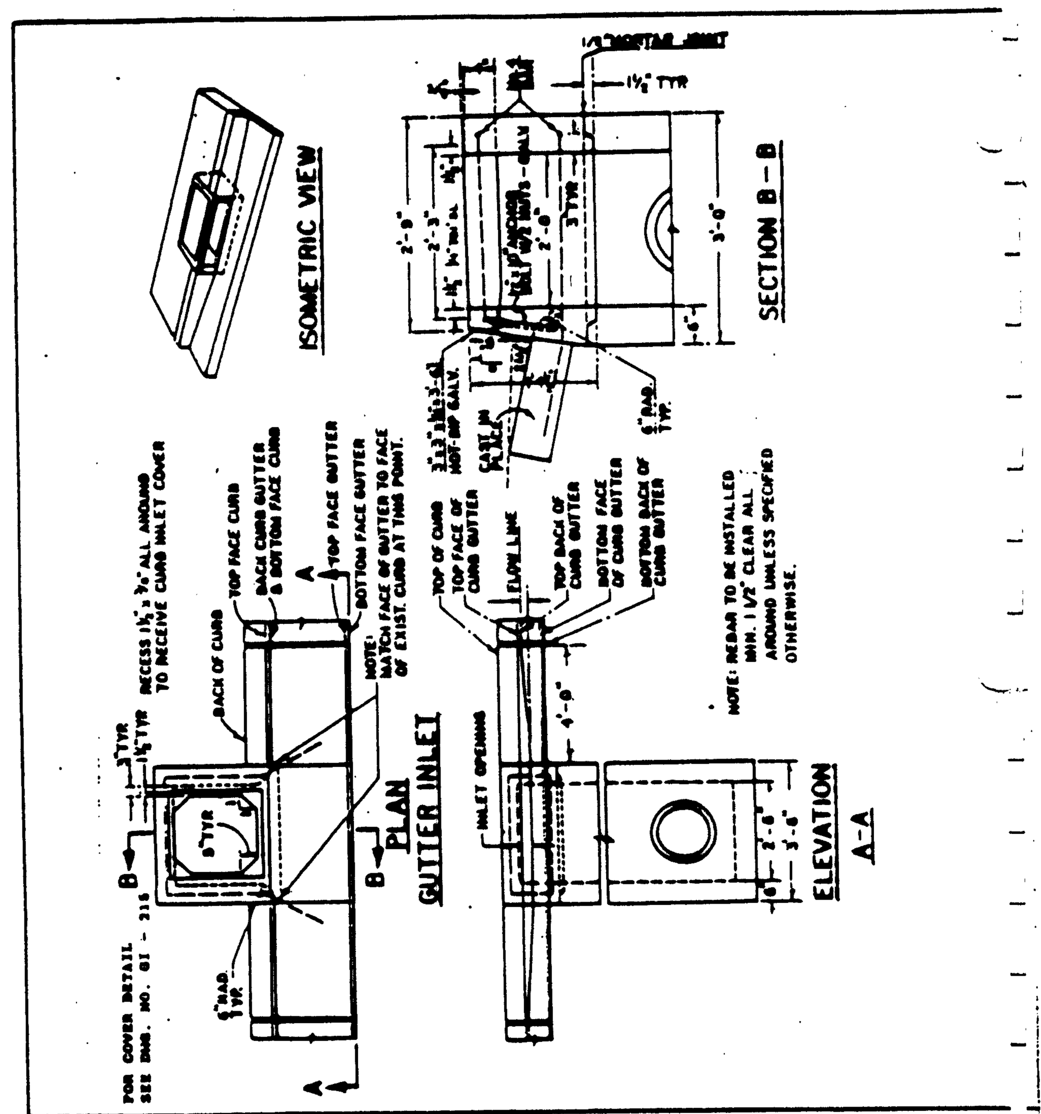
C:\93\3195\SAN-WAT Thu Oct 3 09:10:04 1996 DGL

C:\93\3195-II\DETAILS Thu Mar 30 14:57:42 1995



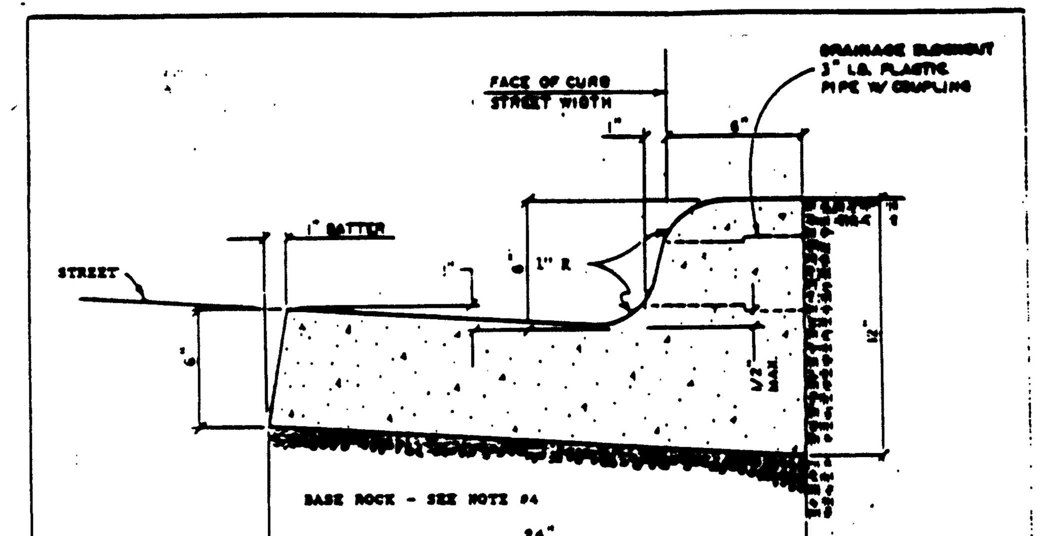
CITY OF WEST LINN — MANHOLE FRAME & COVER

DRAWN BY DDP DATE 5-20-87
CHECKED BY DLL DATE 5-27-87
APPROVED BY Earl Reed DATE 5-27-87
DWG. NO. MH - 212



CITY OF WEST LINN — GUTTER INLET-2 1/2 A

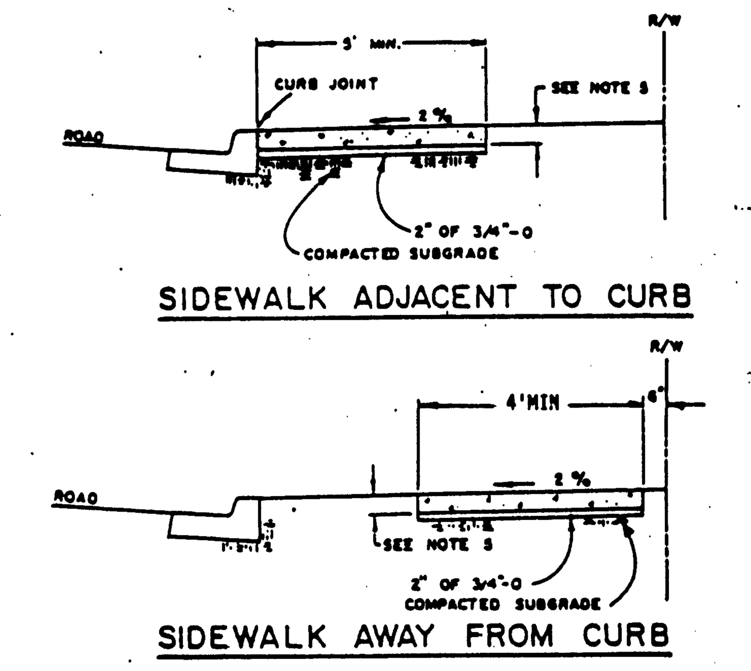
DRAWN BY DDP DATE 5-20-87
CHECKED BY DLL DATE 5-27-87
APPROVED BY Earl Reed DATE 5-27-87
DWG. NO. GI - 214



1. When used along medians, gutters may be reduced with prior approval from the City Engineer.
2. Concrete shall have a breaking strength of 3000 PSI after 28 days.
3. CONTRACTION JOINTS
   A. To be provided:
      1) at each point of tangency of the curb.
      2) at each cold joint.
      3) at each side of inlet structures.
      4) at both sides of an approach.
   B. Spacing to be not more than 15 feet.
   C. The depth of the joint shall be at least 1 1/2".
4. Base rock - 1 1/2" minus, 95% compaction. Rock shall be to subgrade of street structure or 4" in depth, whichever is greater.
5. Drainage block - 3" dia. plastic pipe.
   A. Drainage access through existing curbs shall be by the following:
      1) core drilling.
      2) vertical saw-cut of curb 18" each side of drain & repoured to full depth of curb.

CITY OF WEST LINN — CURB & GUTTER

DRAWN BY DDP DATE 5-20-87
CHECKED BY DLL DATE 5-27-87
APPROVED BY Earl Reed DATE 5-27-87
DWG. NO. CG - 268

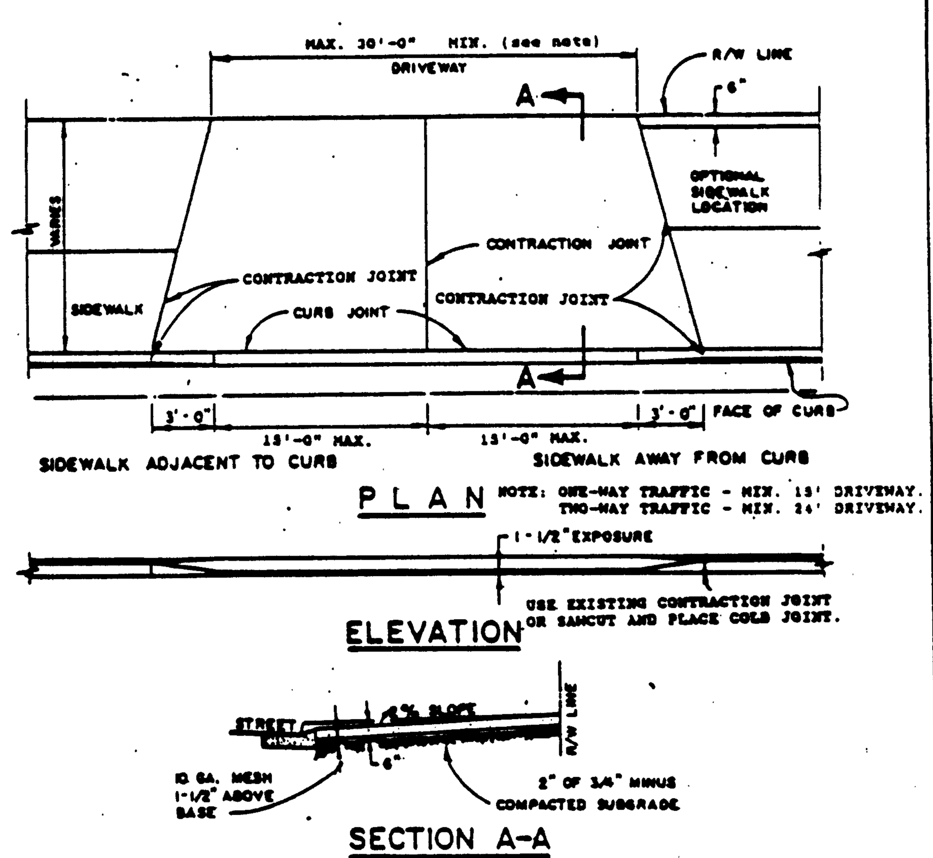


1. Concrete shall be 300 PSI at 28 days, 6 sack min, slump range of 1 1/2" to 3".
2. Panel lengths shall be equal to the sidewalk width, but may be adjusted with the City Engineers approval.
3. Contraction joints (1 1/2" deep) shall be placed every third panel, with a max. spacing of 15 feet.

   Joints shall also be placed at the sides of driveway approaches, utility vaults, and wheelchair ramps.
4. A curing compound shall be used. White reflective sheeting shall be used in case of rain.
5. For sidewalks adjacent to the curb & 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 6" if mountable curb is used or if the sidewalk is intended as a portion of the driveway. Otherwise, the sidewalk shall have a min. thickness of 4".
7. Drain blockouts 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.

CITY OF WEST LINN — CONCRETE SIDEWALK

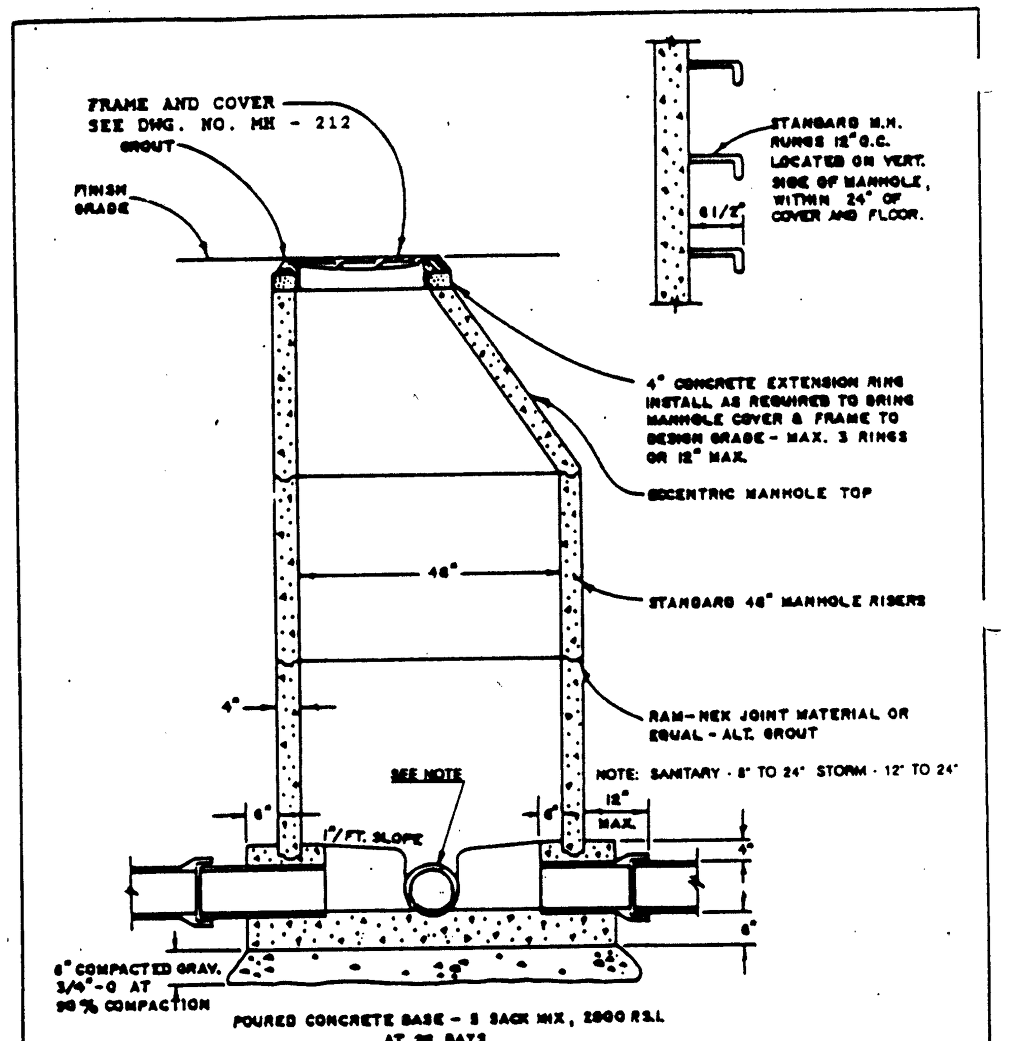
DRAWN BY DDP DATE 5-20-87
CHECKED BY DLL DATE 5-27-87
APPROVED BY Earl Reed DATE 5-27-87
DWG. NO. CS - 270



1. CONCRETE SHALL HAVE A MINIMUM BREAKING STRENGTH OF 3000 PSI AFTER 28 DAYS, 6 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 6" THICK.

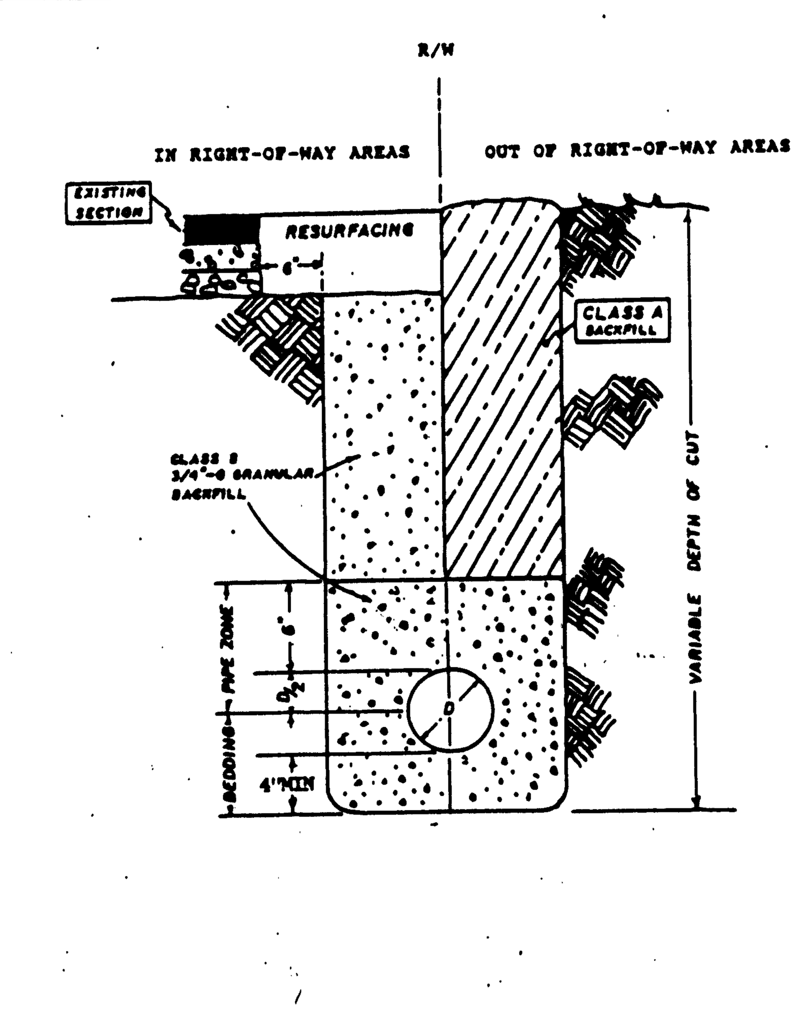
CITY OF WEST LINN — COMMERCIAL DRIVEWAY

DRAWN BY DDP DATE 5-20-87
CHECKED BY DLL DATE 5-27-87
APPROVED BY Earl Reed DATE 5-27-87
DWG. NO. DW - 260



CITY OF WEST LINN — STANDARD MANHOLE

DRAWN BY DDP DATE 5-20-87
CHECKED BY DLL DATE 5-27-87
APPROVED BY Earl Reed DATE 5-27-87
DWG. NO. MH - 209



CITY OF WEST LINN — PIPE BEDDING AND BACKFILL DETAILS

DRAWN BY DDP DATE 5-20-87
CHECKED BY DLL DATE 5-27-87
APPROVED BY Earl Reed DATE 5-27-87
DWG. NO. PB - 280

STANDARD DETAILS

DATE	NO.	REVISION	DRAWN WLH	DESIGNED BDG	CHECKED
			SCALE 1" = 50'	DATE MAR. 1993	
			FILE 93-3195-1761	DETAILS.DWG	

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CARRIAGE MEADOWS II 6/6