

GARDEN STREET IMPROVEMENTS PLAN CENTRAL VILLAGE - PHASE IV

WEST LINN, OREGON

GENERAL NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WEST LINN AND APWA STANDARD PLANS AND SPECIFICATIONS, AND THE 1994 EDITION OF THE CLACKAMAS COUNTY "EROSION PREVENTION & SEDIMENT CONTROL PLANS TECHNICAL GUIDANCE MANUAL".

PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES. WHEN ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION. UTILITIES HAVE BEEN LOCATED FROM AVAILABLE RECORDS, AND MAY NOT BE AS SHOWN ON THESE PLANS. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 48 HOURS PRIOR TO BEGINNING EXCAVATION.

THE CONTRACTOR SHALL PERFORM ALL THE WORK SHOWN ON THE DRAWINGS AND ALL INCIDENTAL WORK NECESSARY TO COMPLETE THE PROJECT IN AN ACCEPTABLE MANNER. ALL INCIDENTAL WORK SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE ITEMS OF WORK LISTED IN THE PROPOSAL. ANY ITEM NOT LISTED IN THE PROPOSAL IS CONSIDERED INCIDENTAL.

THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL HAVE A MINIMUM OF ONE (1) SET OF APPROVED CONSTRUCTION PLANS ON THE JOB AT ALL TIMES DURING CONSTRUCTION.

ALL MATERIAL SUPPLIER(S) SHALL, UPON REQUEST, SUBMIT TO THE ENGINEER PROOF OF MATERIAL(S) TESTED IN ACCORDANCE WITH THE SPECIFICATION. BY ACCEPTANCE OF THE CONTRACT WITH THE OWNER/DEVELOPER, THE CONTRACTOR CERTIFIES THAT ALL MATERIALS DELIVERED TO THE JOB SITE OR INCORPORATED INTO THE WORK WILL MEET OR EXCEED SPECIFICATIONS. ANY MATERIAL NOT CONFORMING SHALL BE REMOVED AT NO ADDITIONAL COST TO THE OWNER.

STREETS AND STRUCTURAL FILLS

ALL TREES, BRUSH AND DEBRIS WITHIN LIMITS OF THE RIGHT-OF-WAY AND ON THE AREAS TO BE FILLED/GRADED SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR UNLESS OTHERWISE NOTED ON PLANS.

ALL AREAS OF CONSTRUCTION SHALL BE STRIPPED. STRIPPING SHALL CONSIST OF REMOVING THE TOPSOIL HUMUS. STRIPPING MATERIALS MAY BE PLACED ON LOTS OUTSIDE OF BUILDING PAD AREAS TO A MAXIMUM OF 6 INCHES IN DEPTH. NO STRIPPING MATERIAL TO BE PLACED IN FILLS OR ON FILLS TO CONSTRUCT THE WATER QUALITY/QUANTITY POND. EXCESS STRIPPING MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR OFF-SITE.

ALL FILL SHALL BE ENGINEERED/STRUCTURAL FILL. ALL ENGINEERED FILL SHALL BE CONSTRUCTED WITH SELECT MATERIAL COMPACTED TO 95% OF MAXIMUM DRY DENSITY BY AASHTO T-180/ASTM D1557. FILL SHALL BE PLACED IN MAXIMUM 6" LIFTS LOOSE MEASURE AND COMPACTED TO THE REQUIRED DENSITY. ALL FILL MATERIAL IS SUBJECT TO THE APPROVAL OF THE GEOTECHNICAL ENGINEER.

FILLS SHALL NOT BE CONSTRUCTED ON NATURAL SLOPES STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL. ALL FILL SLOPES SHALL NOT EXCEED TWO HORIZONTAL TO ONE VERTICAL. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 6" SHALL BE BURIED OR PLACED IN THE FILLS.

ROCK BASE, ASPHALTIC CONCRETE PAVEMENT, CURB AND SIDEWALK CONSTRUCTION SHALL BE AS SHOWN ON THE TYPICAL SECTIONS, SHEET 5, AND IN ACCORDANCE WITH THE ABOVE REFERENCED SPECIFICATIONS.

CONTRACTOR TO STAMP CURBS DURING CURB CONSTRUCTION WITH "W" TO DENOTE WATER SERVICE, "S" TO DENOTE SANITARY SEWER SERVICE LOCATIONS, AND "ST" TO DENOTE STORM SEWER SERVICE LOCATIONS.

UTILITIES

BEDDING AND PIPE ZONE BACKFILL REQUIREMENTS SHALL BE IN ACCORDANCE WITH TRENCH DETAILS AS SHOWN ON THE DETAIL SHEETS.

BACKFILL FOR THE PIPE BASE AND PIPE ZONE SHOULD BE COMPACTED TO AT LEAST 90% OF MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-180/ASTM D1557. TRENCH BACKFILL IN BUILDING AND PAVED AREAS WILL BE CLASS 'B' 3/4"-0" CRUSHED ROCK COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-180/ASTM D1557. TRENCH BACKFILL ABOVE THE PIPE ZONE IN NON-PAVED AREAS WILL BE CLASS 'A' NATIVE MATERIAL COMPACTED TO 90% OF MAXIMUM DRY DENSITY, AASHTO T-180/ASTM D1557.

STORM AND SANITARY SEWER SHALL BE OF THE SIZE NOTED ON THE PLANS. PVC STORM & SANITARY SEWER LINES SHALL CONFORM TO ASTM 3034, SDR 35 OR F794, WITH RUBBER GASKETS. PVC ULTRA-RIB STORM SEWER MAIN LINES SHALL BE MADE OF PVC AS DEFINED IN ASTM 1784. THE PVC ULTRA-RIB PIPE STIFFNESS SHALL CORRESPOND WITH THE SERIES AS DETERMINED IN ACCORDANCE WITH ASTM D2412, SERIES 48 AND 28 ARE ALLOWED. GASKETS FOR PVC ULTRA-RIB SHALL CONFORM WITH ASTM 477. SANITARY SEWERS SHALL BE AIR TESTED IN ACCORDANCE WITH CITY OF WEST LINN STANDARDS. SANITARY LINES SHALL BE PHYSICALLY DISCONNECTED FROM THE EXISTING CITY SYSTEM PRIOR TO TESTING AND ACCEPTANCE INTO SERVICE.

STORM AND SANITARY SEWER SERVICE LATERALS SHALL BE 4-INCH PVC AND SHALL BE INSTALLED AT 2% MINIMUM SLOPE UNLESS OTHERWISE NOTED ON THE PLANS. MARK ALL LATERAL ENDS WITH 2"x4" MARKER THAT IS LABELED TO INDICATE DEPTH, PER DETAIL. ALL STORM AND SANITARY 2"x4" MARKERS SHALL BE 3' MIN. ABOVE THE FINAL GRADE AND SHALL BE PAINTED GREEN FOR SANITARY AND WHITE FOR STORM.

ALL SANITARY SEWER MANHOLES WILL BE VACUUM TESTED PER APWA STANDARDS. TEST PROCEDURES SHALL CONFORM TO THE CITY OF WEST LINN STANDARDS.

TELEVISION INSPECTION AND MANDREL DEFLECTION TESTING OF UNDERGROUND SANITARY AND STORM PIPING IS REQUIRED. CONTRACTOR SHALL OBTAIN TELEVISION INSPECTION SERVICES FROM A QUALIFIED INDEPENDENT COMPANY. THE CONTRACTOR SHALL SUPPLY BOTH COLOR VIDEO AND WRITTEN REPORTS PER THE REQUIREMENTS OF THE LOCAL AGENCY, STATE, AND ENGINEER. THE DETENTION POND IS SUBJECT TO HYDROSTATIC TESTING PRIOR TO ACCEPTANCE.

WATERLINE SHALL BE OF THE SIZE NOTED ON THE PLANS. DUCTILE IRON PIPE SHALL BE CLASS 52, CEMENT LINED CONFORMING TO ANSI A21.51, WITH PUSH-ON TYPE JOINTS. DUCTILE IRON FITTINGS SHALL BE MECHANICAL JOINT CONFORMING TO ANSI A-21.10 OR ANSI A21.53.

MINIMUM COVER OVER WATERLINES IS TO BE 36" AS MEASURED FROM FINISH GRADE TO TOP OF PIPE BELL. MINIMUM VERTICAL SEPARATION BETWEEN WATERLINE AND SANITARY SEWER AT A CROSSING IS 18 INCHES. SANITARY SEWER AT WATERLINE CROSSINGS WITH LESS THAN MINIMUM VERTICAL SEPARATION SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE WITH WATERTIGHT JOINTS. IN SUCH CASES THE 18-FOOT LENGTH OF SANITARY SEWER SHALL BE CENTERED AT THE CROSSING.

ALL WATERLINE SERVICES SHALL BE 1-INCH AS NOTED ON PLANS. ALL CORPORATION STOPS, TEES, AND AGLE METER STOPS SHALL BE COMPRESSION FITTINGS. SEE CITY OF WEST LINN DETAIL.

ALL TEES, BENDS, ELBOWS, AND CHANGES IN DIRECTION OF MORE THAN 11 1/4 DEGREES SHALL BE SECURELY THRUST BLOCKED USING 3000 PSI CONCRETE POURED AGAINST UNDISTURBED GROUND, OR APPROVED ALTERNATE.

UTILITY COMPANIES/CONTACTS:
UTILITY ONE CALL LOCATE 503-246-6699
PGE 503-570-4406
QWEST 503-242-6064
NW NATURAL GAS 503-721-2449
COMCAST 503-605-6000
CITY OF WEST LINN 503-722-5500

UTILITIES (CONTINUED)

TESTING, FLUSHING, AND STERILIZATION OF ALL NEW WATERLINE IMPROVEMENTS SHALL BE APPROVED BY THE CITY OF WEST LINN PRIOR TO ANY PHYSICAL CONNECTION OF THE NEW WATERLINE TO THE EXISTING CITY WATERLINE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE CITY OF WEST LINN FOR ANY USE OF CITY WATER SYSTEM FOR TESTING, FLUSHING, AND STERILIZATION. PRESSURE TEST WILL BE CONDUCTED AT 180 PSI WITH NO LOSS FOR 1 HOUR. CHLORINATION AND BACTERIA SAMPLE WILL BE CONDUCTED AFTER PRESSURE TEST.

APPROVALS/MISC

SIGNIFICANT CHANGES TO THESE PLANS MUST BE APPROVED BY THE CITY AND DESIGN ENGINEER PRIOR TO IMPLEMENTATION.

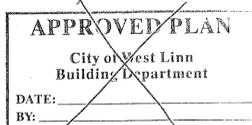
CONTRACTOR TO ACQUIRE ALL REQUIRED PERMITS BEFORE WORKING IN PUBLIC RIGHT-OF-WAY.

CITY OF WEST LINN STAFF RECOMMENDATIONS (JANUARY 24, 2006) DR-05-14 GRAMOR

1. THE APPLICANT SHALL PLACE A PROTECTIVE CONSERVATION EASEMENT OVER THE NATURAL DRAINAGEWAY AREA ON THE SOUTHERN EDGE OF THE SITE, TO INCLUDE THE OREGON WHITE OAK IDENTIFIED BY THE APPLICANT'S ARBORIST AS SIGNIFICANT.
2. THE APPLICANT SHALL INSTALL TEMPORARY CHAIN-LINK FENCING AT THE EDGE OF THE AREA PROPOSED FOR DEVELOPMENT, INCLUDING THE OREGON WHITE OAK IDENTIFIED AS SIGNIFICANT, PRIOR TO THE COMMENCEMENT OF ANY FURTHER GRADING OR CONSTRUCTION ACTIVITY ON SITE. THE LOCATION OF THE FENCE SHALL BE APPROVED BY THE CITY ARBORIST PRIOR TO ISSUANCE OF ANY GRADING OR CONSTRUCTION PERMITS ON THE SITE.
3. THE APPLICANT SHALL PLACE AT LEAST TWO CITY-APPROVED MARKERS DELINEATING THE PROTECTED CONSERVATION EASEMENT AREA ASSOCIATED WITH THE NATURAL DRAINAGEWAY.
4. PRIOR TO THE EXECUTION OF THE CONSERVATION EASEMENT, THE APPLICANT SHALL SUBMIT, HAVE APPROVED BY THE PLANNING DIRECTOR, AND IMPLEMENT A PROGRAM TO REMOVE NON-NATIVE VEGETATION FROM THE DRAINAGEWAY AND REPLACE IT WITH NATIVE VEGETATION.
5. THE APPLICANT SHALL INSTALL A CATCH BASIN ON GARDEN STREET ALONG THE NEW CURB NEAR THE NORTHEAST CORNER OF THE LOT AND PIPE IT TO THE EXISTING AREA DRAIN AT THE END OF THE STREET.
6. THE FINAL PLAN SHALL INCLUDE THE PUBLIC STORM FILTER ON GARDEN STREET AND OVER-TREAT THE ON-SITE STORM WATER TO ACCOUNT FOR THE ADDITIONAL RUNOFF ON GARDEN STREET.
7. THE ON-SITE STORM WATER FILTER AND DETENTION PIPE SHALL BE PRIVATELY OWNED AND MAINTAINED. A PRIVATE FACILITY MAINTENANCE AGREEMENT SHALL BE SIGNED AND SUBMITTED TO THE CITY. THE DETENTION PIPE SHALL BE DESIGNED TO CITY STANDARDS.
8. THE APPLICANT SHALL INSTALL EROSION CONTROL MEASURES AT THE END OF THE STORM DRAINAGE OUTFALL TO THE SATISFACTION OF THE CITY ENGINEER.
9. THE FINAL LANDSCAPE PLAN SHALL INCLUDE NO PLANTINGS TALLER THAN 36 INCHES WITHIN 22 FEET OF THE NORTHEAST PROPERTY CORNER ALONG GARDEN STREET.
10. THE APPLICANT SHALL PROVIDE ADDITIONAL LIGHTING AT THE NORTHEAST CORNER OF THE PROPOSED BUILDING, DESIGNED TO MEET MINIMUM SAFETY NEEDS WHILE MINIMIZING LIGHTING INTRUSION TO THE ADJACENT RESIDENCES.
11. THE APPLICANT SHALL PROVIDE A NOISE ANALYSIS DEMONSTRATING COMPLIANCE WITH THE CITY'S COMMUNITY DEVELOPMENT CODE AND MUNICIPAL CODE NOISE LEVELS PRIOR TO INSTALLATION OF ANY SPECIFIC HVAC EQUIPMENT ON THE OFFICE BUILDING.
12. THE APPLICANT SHALL DESIGN THE ACCESSIBLE PARKING TO MEET ALL CODES AND REQUIREMENTS WITHOUT ADVERSE IMPACT TO THE NATURAL DRAINAGEWAY; AND
13. THE APPLICANT SHALL ADJUST THE SITE PLAN TO COMPLY WITH THE FIFTEEN-FOOT SIDE YARD SETBACK REQUIREMENT FOR THE OFFICE BUSINESS COMMERCIAL ZONING DISTRICT.
14. DESIGN OF THE BUILDING AND LANDSCAPING SHALL BE AS PRESENTED BY THE APPLICANT AT THE JANUARY 12, 2006 PUBLIC HEARING.

THIS PLAN REVIEW APPROVAL DOES NOT PREVENT THE FIELD INSPECTOR FROM REQUIRING FURTHER CODE CORRECTIONS.

This Plan has been Reviewed & Complies w/
By: [Signature] Date: 6-21-06
Building: [Signature] 6/21/06
Planning: [Signature] 6/21/06
Engineering: [Signature]
Parks: [Signature] 6-21-06



PREPARED FOR:

GRAMOR DEVELOPMENT, INC.
19767 SW 72ND AVE., SUITE 100
TUALATIN, OREGON 97062
PH: (503) 245-1976

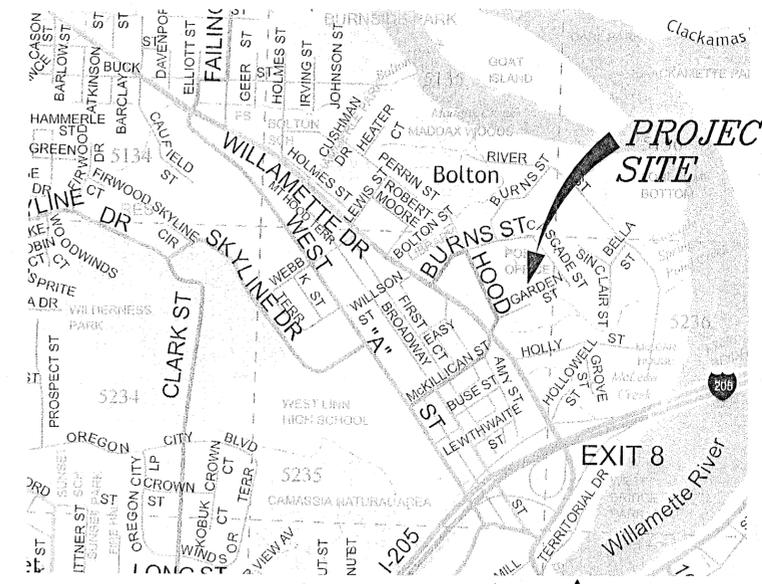
PREPARED BY:

CESNW, INC.
15573 SW BANGY ROAD, SUITE 300
LAKE OSWEGO, OREGON 97035
PH: (503) 968-6655 FAX: (503) 625-2595

SHEET LEGEND

NUMBER	DESCRIPTION
1	TITLE SHEET
ST1	ROADWAY PLAN AND PROFILE
ST2	STORM & UTILITY PLAN
ST3	DETAILS SHEET 1
ST4	DETAILS SHEET 2
ST5	DETAILS SHEET 3

APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
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DATE: JUN 27 2006 BY: [Signature] Dennis G. Weis



SYMBOLS LEGEND

PROPOSED	EXISTING
SILT FENCING	---
RESOURCE BUFFER	---
CONTOUR (5')	---
CONTOUR (1')	---
R-O-W	---
STREET CENTERLINE	---
PROPERTY LINE	---
EDGE OF GRAVEL	---
EDGE OF PAVEMENT/CURB	---
SANITARY SEWER	---
STORM SEWER	---
WATER MAIN	---
SANITARY BUILDING LATERAL	---
STORM BUILDING LATERAL	---
WATER SERVICE	---
OVERHEAD POWER LINES	---
TELEPHONE LINES	---
SANITARY MANHOLE	⊙
STORM MANHOLE	⊙
WATER VALVE	⊙
FIRE HYDRANT	⊙
WATER METER BOX	⊙
CATCH BASIN	⊙
STREET LIGHT	⊙
BLOW OFF ASSEMBLY	⊙
POWER POLE	⊙

BENCH MARK :

ELEVATION IS BASED FOUND BRASS DISK SET IN CONCRETE STAMPED "EPF 11 1983". LOCATED AT THE NORTHEAST CORNER OF THE BROADWAY ST. BRIDGE OVERCROSSING I-205 SET IN THE SIDEWALK.

BENCHMARK NO: EPF 11 ELEVATION = 188.32 FEET

ALL SURVEY AND TOPOGRAPHIC INFORMATION BY WRG DESIGN INC.

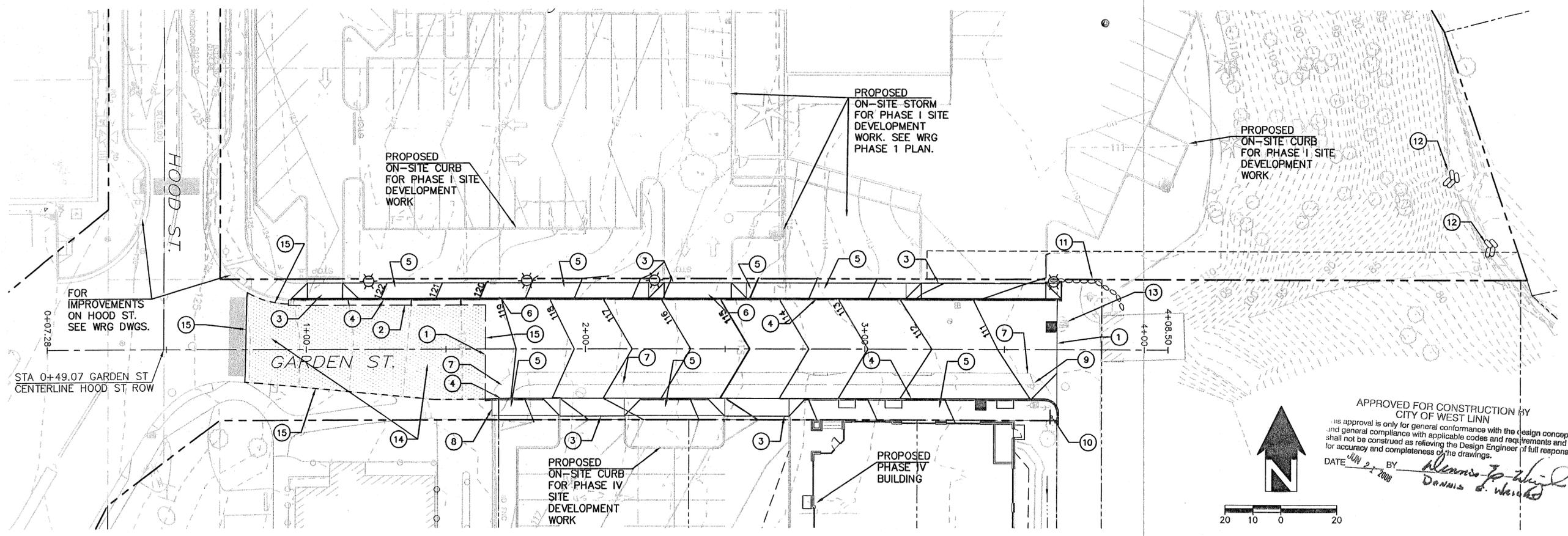
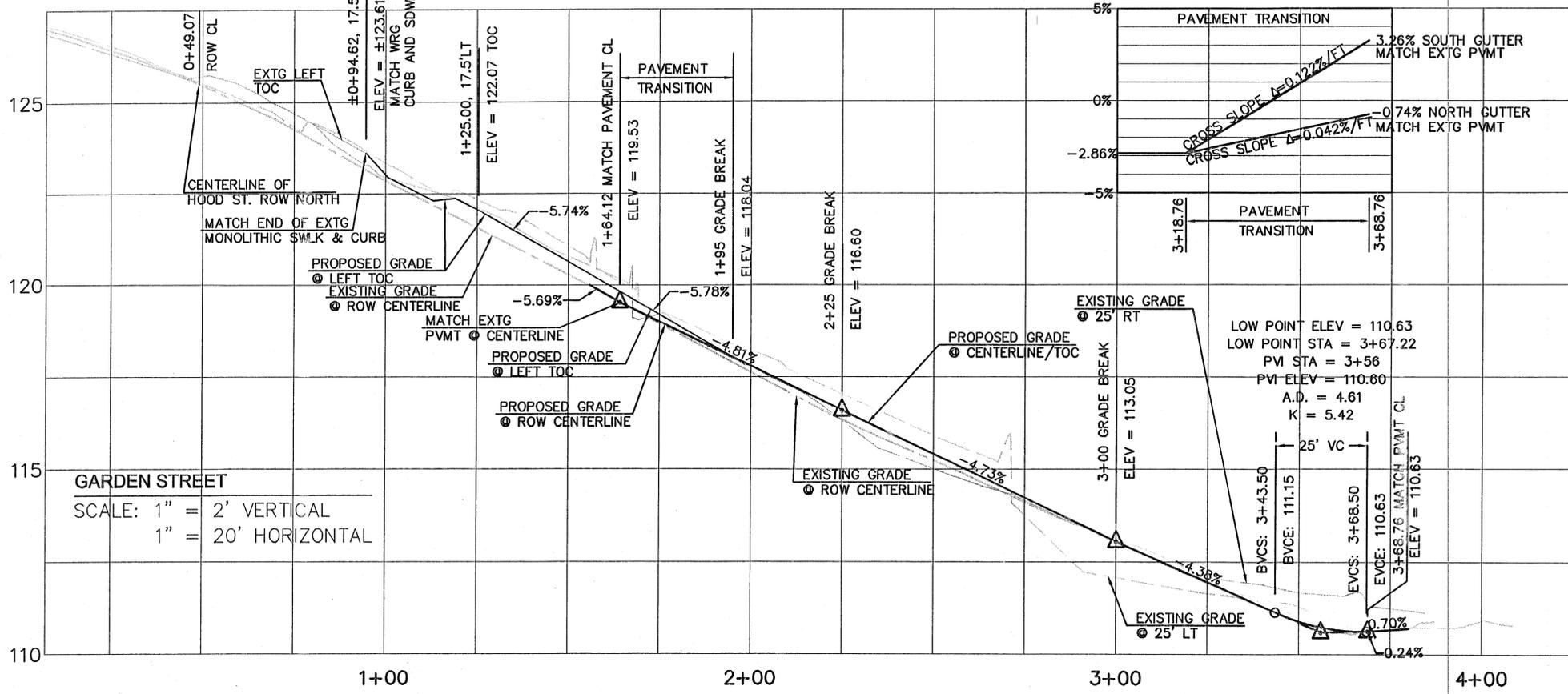


RENEWS: 6/30/07



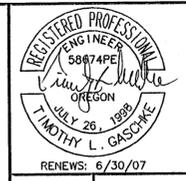
STREET PLAN NOTES:

- 1 SAW CUT EXISTING PAVEMENT AT END OF FULL PAVEMENT WIDTH RECONSTRUCTION (STA 1+64.12 AND STA 3+68.76).
- 2 SAW CUT ADJACENT TO PROPOSED EXISTING CURB REPLACEMENT (STA 0+94 TO STA 1+64.12)
- 3 CONSTRUCT COMMERCIAL DRIVEWAY ENTRANCE PER CITY OF WEST LINN STANDARD DETAIL WL-504. (SEE SHT ST3)
- 4 CONSTRUCT TYPICAL CURB AND GUTTER PER CITY OF WEST LINN STANDARD DETAIL WL-501. (SEE SHT ST3)
- 5 CONSTRUCT SIDEWALK ABUTTING CURB PER CITY OF WEST LINN STANDARD DETAIL WL-508. (SEE SHT ST3)
- 6 REMOVE EXISTING SIDEWALK AND CURB ON NORTH SIDE OF GARDEN ST. FROM END OF PROPOSED HOOD ST. IMPROVEMENTS BY WRG DESIGN AT ABOUT 0+94 TO END OF EXISTING SIDEWALK AT APPROXIMATE STA 2+70.
- 7 REMOVE EXISTING SIDEWALK AND CURB ON SOUTH SIDE OF GARDEN ST. FROM STA 1+62 TO EAST END OF IMPROVEMENTS.
- 8 MATCH EXISTING SIDEWALK WITH NEW SIDEWALK CONSTRUCTION.
- 9 EXISTING NO OUTLET SIGN TO BE RELOCATED.
- 10 LOCATION FOR RELOCATED NO OUTLET SIGN.
- 11 SEDIMENT FENCE TO BE INSTALLED PRIOR TO STARTING WORK. (SEE SEDIMENT FENCE DETAIL ON SHEET ST4)
- 12 BIOFILTER BAG BARRIER TO BE INSTALLED AT EXISTING STORM OUTLET PRIOR TO STARTING WORK. (SEE BIOFILTER BAG BARRIER DETAIL ON SHEET ST4)
- 13 INSTALL CATCH BASIN INSERT IN EXISTING AREA DRAIN PRIOR TO STARTING WORK. (SEE CATCH BASIN INSERT DETAIL ON SHEET ST4)
- 14 MILL AND REMOVE EXISTING AC SURFACE TO 2" DEPTH AND OVERLAY WITH 2" OF CLASS C ASPHALT. COMPLETE ALL MILLING AND OVERLAY WORK PER CITY OF WEST LINN CONSTRUCTION REQUIREMENTS INCLUDING CLEANING AND SURFACE PREPARATION, PATCHING FAILED AREAS, TACK COAT APPLICATION, AND STRESS ABSORBING FABRIC. MATCH EXISTING ROADWAY PROFILE. CLEAN AND TACK ALL VERTICAL BUTT JOINTS.
- 15 LIMITS OF MILL AND OVERLAY.



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 DATE: July 2, 2008 BY: *Alonso J. W...*
Dennis E. W...

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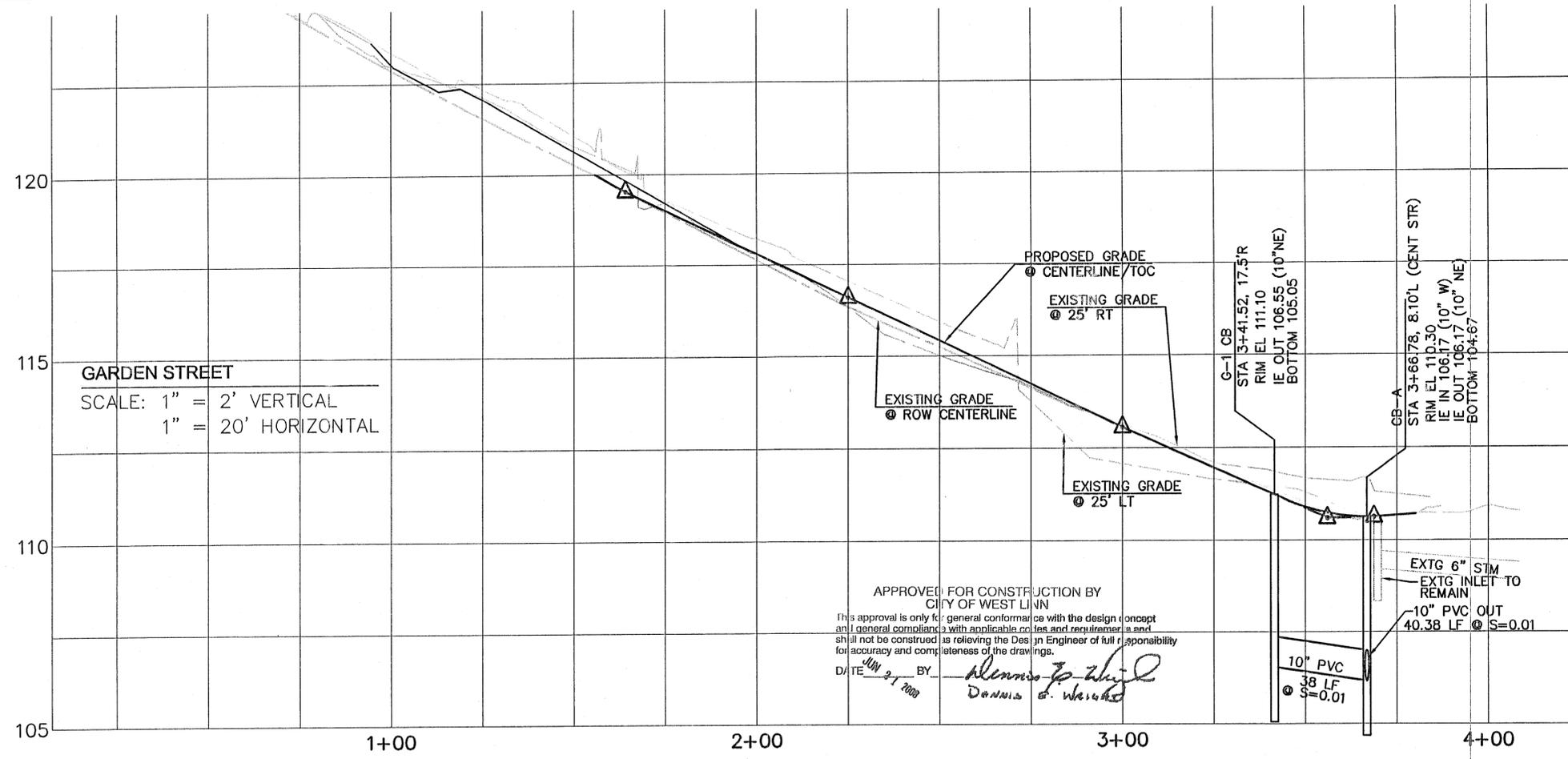
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 GRAMOR DEVELOPMENT, INC.
 19767 SW 72ND AVE.
 TUALATIN, OREGON 97223
 PH: 503-245-1976 FAX: 503-654-9188

CES | NW
 15573 SW BANGY ROAD, STE 300
 LAKE OSWEGO, OREGON 97035
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STORM & UTILITY PLAN AND PROFILE
 SHEET
ST2
 OF
6

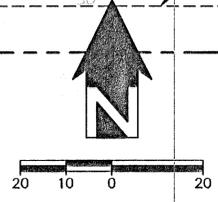
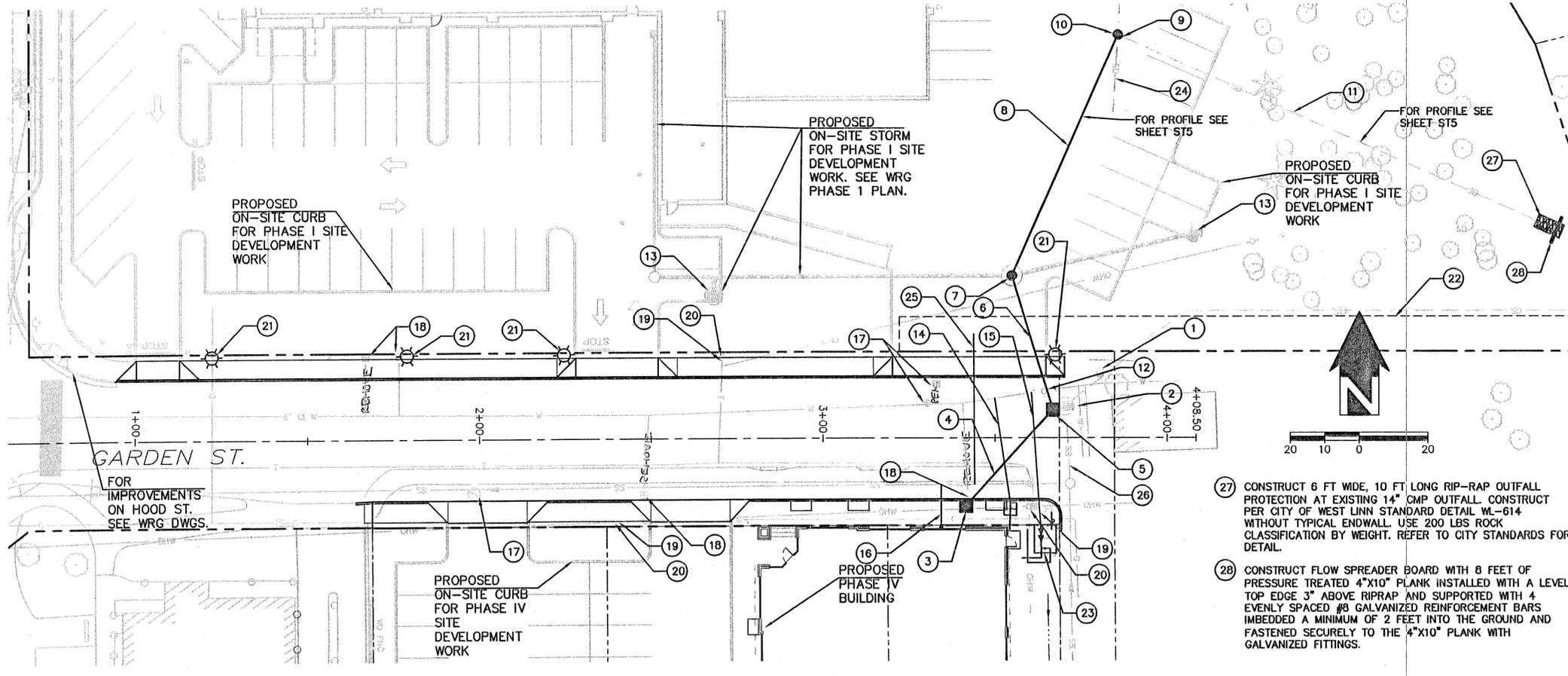
STORM & UTILITY PLAN NOTES:

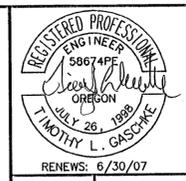
- 1 EXISTING FIRE HYDRANT TO BE PROTECTED IN PLACE AND TO REMAIN IN SERVICE AT ALL TIMES DURING CONSTRUCTION OPERATIONS.
- 2 REMOVE EXISTING AREA DRAIN AND CAP/ABANDON EXISTING AREA DRAIN OUTLET PIPE PER CITY OF WEST LINN REQUIREMENTS.
- 3 CONSTRUCT NEW GUTTER INLET, SEE DETAIL WL-600 ON SHEET ST3.
 STA 3+41.52, 17.5'R (CENTER FACE OF CURB)
 RIM=111.10
 IE OUT (10°N)=106.55
- 4 CONSTRUCT 38LF OF 10" PVC STORM PIPE @ S=0.01.
- 5 CONSTRUCT NEW AREA DRAIN. CONSTRUCT PER DETAIL WL-602 ON SHEET ST4 WITHOUT CURB. GRATE TO BE FABRICATED AS TWO EQUAL SIZE PIECES. SEE DETAIL WL-206A ON SHEET ST3.
 STA 3+66.78, 8.10L (CENTER AREA DRAIN)
 RIM=110.30
 IE IN (10°SE)=106.17
 IE OUT (10°NW)=106.17
- 6 CONSTRUCT 40.38LF OF 10" PVC STORM PIPE @ S=0.01.
- 7 CONSTRUCT 72" WQ-MH-1 (SEE DETAIL SHEET ST5)
 STA 0+40.38
 RIM=±110.50
 IE IN(10° SE)=105.76
 IE IN(10° S)=105.76
 IE IN(10° SW)=105.76
 IE OUT(12° NE)=103.26
Private Stormwater Facility. OWNER MUST SIGN MAINTENANCE AGREEMENT WITH CITY.
- 8 CONSTRUCT 76.22LF OF 12" PVC STORM PIPE @ S=0.01.
- 9 CONTRACTOR TO VERIFY ELEVATION OF EXISTING 14" CMP PRIOR TO STARTING STORM CONSTRUCTION. IF ELEVATION IS NOT WITHIN 3 INCHES OF 102.02 NOTIFY ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 10 CONSTRUCT STD 48" MH-1 (SEE DETAIL SHEET ST5)
 STA 1+16.60
 RIM=±110.75
 IE IN(12° SW)=102.50
 IE IN(EXTG)=±102.02(N VERIFY)
 IE OUT(14° E)=±102.02(SE VERIFY)
- 11 LINE ±135 HORIZONTAL FEET OF EXISTING 14" CMP WITH CURED-IN-PLACE PIPE OR APPROVED EQUIVALENT PER MANUFACTURERS SPECIFICATION.
- 12 CONTRACTOR TO VERIFY ELEVATION OF EXISTING 6" WATER PRIOR TO STARTING STORM CONSTRUCTION. IF ELEVATION OF EXISTING WATER CONFLICTS WITH PROPOSED STORM NOTIFY ENGINEER PRIOR TO PROCEEDING.
- 13 CATCHBASIN AND STORM LATERAL. SEE WRG PHASE 1 CONSTRUCTION DRAWINGS FOR DESIGN INFORMATION.
- 14 CONSTRUCT NEW 1 1/2" WATER SERVICE. MAKE TAP TO EXISTING WATER MAIN AND INSTALL WATER SERVICE, CURB STOP AND METER BOX PER PER CITY OF WEST LINN DETAIL WL-403, COORDINATE WITH CITY FOR INSTALLATION OF METER. (SEE DETAIL ON SHEET ST4)
- 15 CONSTRUCT NEW 4" FIRE WATER SERVICE. MAKE TAP TO EXISTING WATER MAIN AND INSTALL FIRE SERVICE PER CITY OF WEST LINN.
- 16 CONSTRUCT NEW 6" SANITARY SEWER SERVICE LATERAL. MAKE CONNECTION TO EXISTING SANITARY MAIN PER CITY OF WEST LINN WL-218. (SEE DETAIL ON SHEET ST4)
- 17 PROTECT EXISTING WATER METER AND SERVICE IN PLACE. ADJUST ACCESS BOX COVER AND VALVE BOX AS NEEDED TO MATCH FINISHED GRADES. *Abandon to main. Install new water meter and service per city standards. Install new*
- 18 COORDINATE REMOVAL OF EXISTING WATER METER AND ABANDON EXISTING SERVICE PER CITY OF WEST LINN REQUIREMENTS. *(K3) (+1)*
- 19 EXISTING PGE UTILITY TO BE REMOVED OR RELOCATED. COORDINATE WITH PGE AS NEEDED TO MAINTAIN EXISTING SERVICES TO REMAIN ACTIVE. REFER TO MKE & ASSOCIATES DRAWINGS.
- 20 REMOVE OR RELOCATE EXISTING TELEPHONE PED. COORDINATE WITH WEST AS NEEDED TO MAINTAIN EXISTING SERVICES TO REMAIN ACTIVE. REFER TO MKE & ASSOCIATES DRAWINGS.
- 21 INSTALL STREET LIGHT. REFER TO MKE & ASSOCIATES DRAWINGS.
- 22 EXISTING 10' UTILITY EASEMENT.
- 23 DDCA AND VAULT TO BE CONSTRUCTED DURING PHASE-4 SITE DEVELOPMENT. SEE PHASE-4 SITE DEVELOPMENT PLANS.
- 24 CONTRACTOR TO VERIFY LATERAL NO LONGER IN USE AND TO ABANDON PER CITY OF WEST LINN STANDARDS.
- 25 CONSTRUCT NEW 6" SANITARY SEWER SERVICE LATERAL. MAKE CONNECTION TO EXISTING SANITARY MAIN PER CITY OF WEST LINN WL-218. (SEE DETAIL ON SHEET ST4). SANITARY SEWER MAIN IE AT PROPOSED CONNECTION POINT ±102.46. MAINTAIN MINIMUM SLOPE TO 5FT BEYOND ROW.
- 26 PLUG AND ABANDON EXISTING 4" SANITARY SEWER LATERAL PER CITY OF WEST LINN REQUIREMENTS. COORDINATE ABANDONMENT AND RECONNECTION TO NEW 6" SANITARY SEWER LATERAL WITH PHASE 1 DEVELOPMENT WORK.



GARDEN STREET
 SCALE: 1" = 2' VERTICAL
 1" = 20' HORIZONTAL

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 DATE JUN 21 2006 BY *Dennis G. Winkler*





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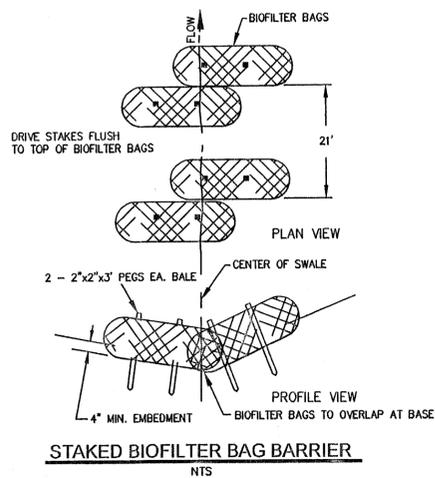
PROJECT NO.: 2006
 DATE: 06/05/06
 DRAWN BY: TLG
 REVISIONS:
 SHEET
 DETAILS SHEET 2

ST4
 OF
 6

EROSION CONTROL NOTES

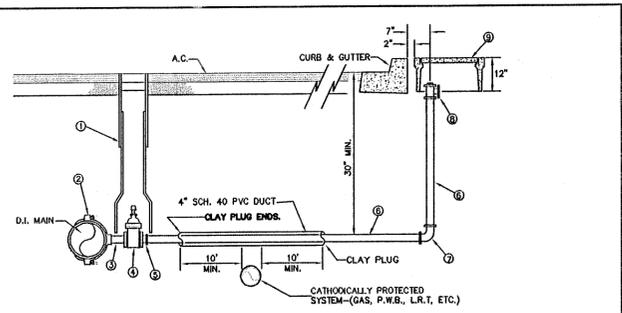
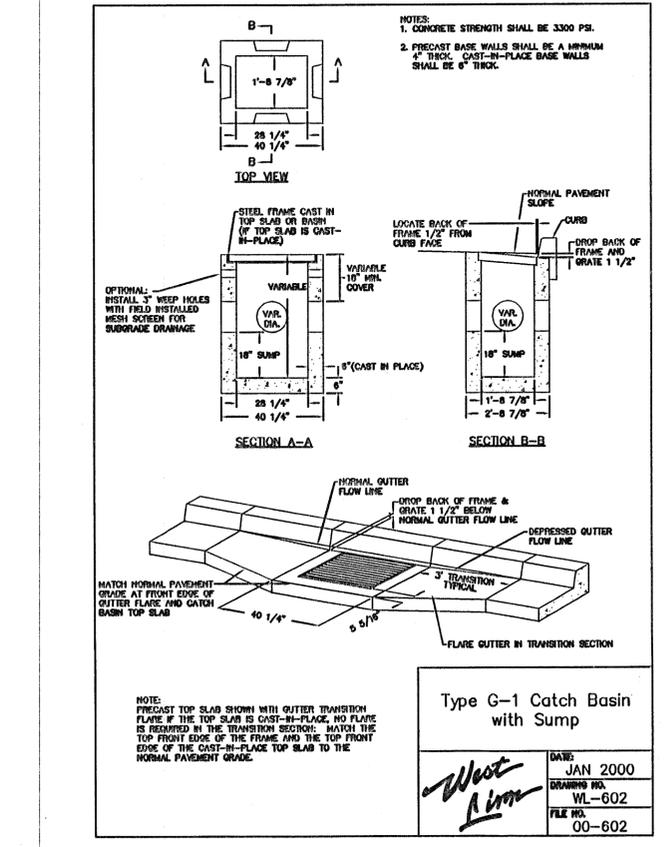
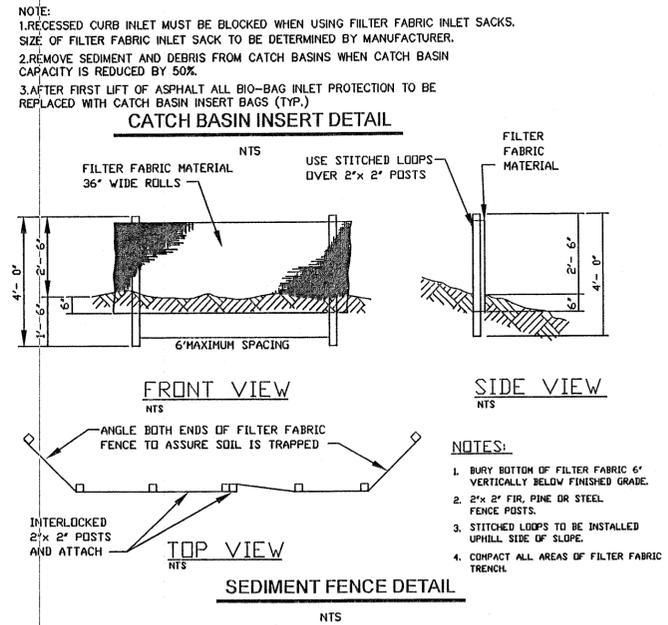
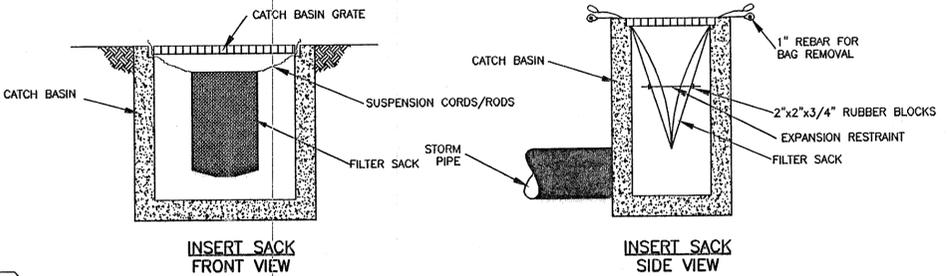
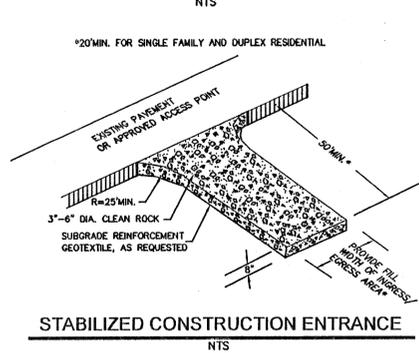
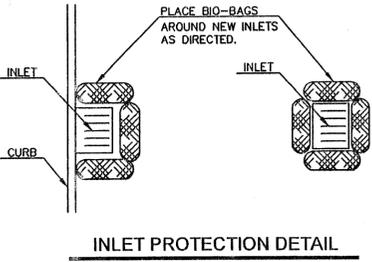
- ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH OAR 340-41-55 AND THE CITY OF PORTLAND "EROSION CONTROL PLANS TECHNICAL GUIDANCE HANDBOOK" DATED AUGUST 1991, AND AS REVISED.
- APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER PROPOSED PROJECT DESIGN ELEMENT.
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETE AND APPROVED, AND VEGETATION/LANDSCAPING IS ESTABLISHED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTR.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR EXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
- 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 INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE EVERY TWO WEEKS OR WITHIN 24 HOURS FOLLOWING A STORM EVENT.
- ALL CATCH BASINS, MANHOLES AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- ANY SLOPE 2% OR GREATER MUST HAVE GROUND COVER PROTECTION MEASURES IN PLACE BY OCTOBER 1ST. IF COVER IS NOT ESTABLISHED, PLACE 4-INCHES OF STRAW OVER SEEDED AREAS OR UNTIL NO BARE GROUND IS VISIBLE.
- SEDIMENT FENCE ADJACENT TO INTERIOR STREET R.O.W TO BE INSTALLED UPON COMPLETION OF STREET CONSTRUCTION. SEDIMENT FENCE ON PERIMETER OF SITE TO BE IN PLACE PRIOR TO EXCAVATION.
- COVER ALL SOILS STOCKPILES OR PROVIDE SOIL STABILIZATION TO PREVENT SEDIMENT FROM DISCHARGING TO SURFACE WATERS.
- PLACE GRASS SEED MIX OVER BARREN SOIL AS FOLLOWS. APPLY 20-10-10 FERTILIZER IN ACCORDANCE WITH SUPPLIER'S RECOMMENDATIONS: (PLS=PURE LIVE SEED)

SEED	PLACEMENT/MIX
BLUE WILD-RYE (ELYMUS GLACUS)	9 LBS. PLS/ACRE
NATIVE CALIFORNIA BROME (BROMUS CARINATUS)	10 LBS. PLS/ACRE



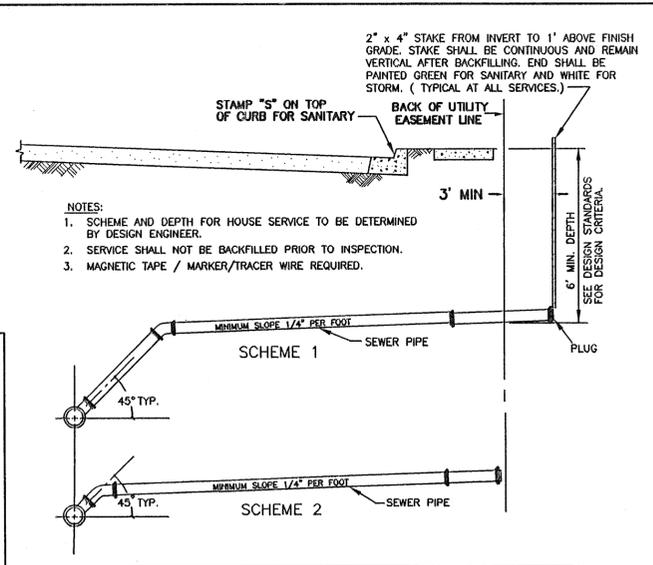
CONCRETE TRUCK WASH PROCEDURE:
 CONTRACTOR TO EXCAVATE PIT OUTSIDE OF PROPOSED STREET AREAS FOR CONCRETE TRUCK TO WASH DOWN. CONCRETE TRUCK DRIVERS TO WASH DOWN EQUIPMENT INTO DEPRESSION. TAKING CARE NOT TO ALLOW ANY WASH WATER TO ESCAPE FROM DEPRESSION.

NOTE:
 1. CONTRACTOR TO KEEP A DAILY LOG OF EROSION CONTROL INSPECTIONS AND SUBMIT A COPY OF THIS LOG TO THE ENGINEER.
 2. NO WATER TRUCK WASHING OF STREETS IS ALLOWED. ONLY VACUUM SWEEPING WILL BE PERMITTED.
 3. EROSION CONTROL 24-HOUR EMERGENCY CONTACT: GRAMOR DEVELOPMENT (503) 245-1976.



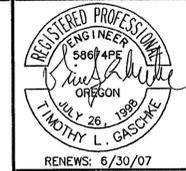
- MATERIALS:**
- CAST IRON VALVE BOX AND LID (SEE STD DTL NO. 411)
 - PIPE O.D. X 2" TEE OR ROSSWELL NO. 317 SERVICE SHADLE WITH STRAPS.
 - 2" X 6" BRASS LIFT. NUTS.
 - 2" L.P.T. X L.P.T. GATE VALVE WITH RESILIENT WEDGE
 - 2" X 3" L.P.T. X MUELLER 110 COMP. COUPLING
 - 2" ASTM B-88 TYPE 'K' COPPER TUBING. SOFT TEMPER WITH FLARE FITTINGS WILL NOT BE APPROVED.
 - 2" 90 DEGREE ELL. MUELLER 110 ODS COMPRESSION
 - 1 1/2"-2" ANGLE METER STOP, MUELLER NO. 14278 OR 14277, FORD NO. FV23-777W
 - BROOKS METER BOX, BODY NO. 65 (2"), LID & COVER NO. 65-S (2")
- NOTES:**
- MACHINE DRILLED AND TAPPED ONLY. NO HAND DRILLING IS ALLOWED
 - SUBSTITUTES FOR ANY MATERIALS SHOWN SHALL BE APPROVED BY THE CITY ENGINEER.
 - ALL PIPE AND STRUCTURE JOINTS SHALL BE BACKFILLED USING 3/4" MINUS CRUSHED AGG. AND COMPACTED TO 95% MAX. DENS. AS DETERMINED BY ASTM T-190.
 - WHEN AN ACTIVE CATHODIC PROTECTED SYSTEM IS ENCOUNTERED, SCH. 40 PVC SHALL BE INSTALLED AND SHOWN WITH CLAY PLUG.
 - METER BOX SHALL BE CENTERED OVER THE COMPLETED METER AND FITTING ASSEMBLY.
 - CUSTOMER SHALL INSTALL AN APPROVED BACKFLOW PREVENTION DEVICE.

Standard 1 1/2" - 2" Single Service
 DATE: MAY 2005
 DRAWING NO: WL-403
 FILE NO: 00-403



Service Branch
 DATE: JAN 2000
 DRAWING NO: WL-219
 FILE NO: 00-219

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: JUN 2, 2006 BY: Dennis B. Weisbrod



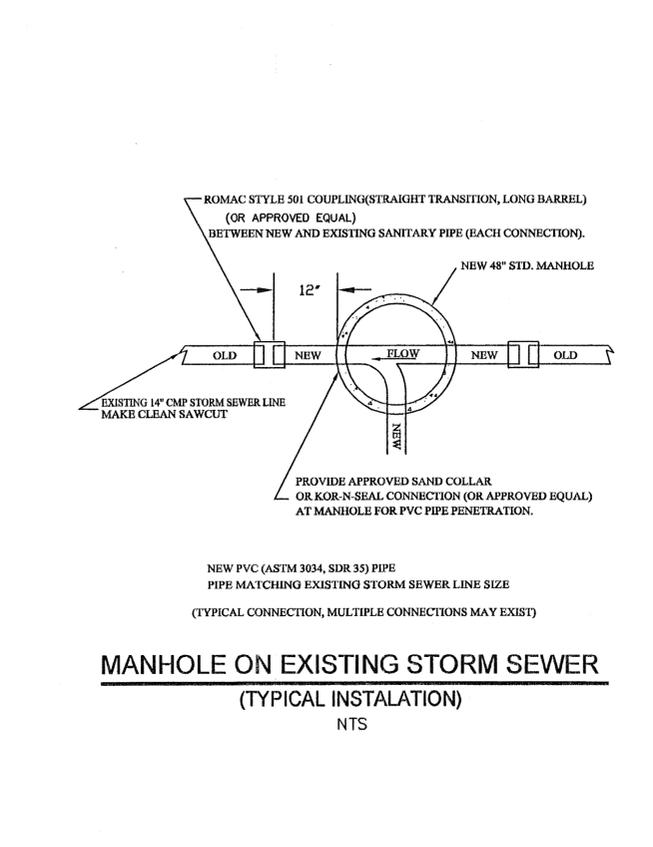
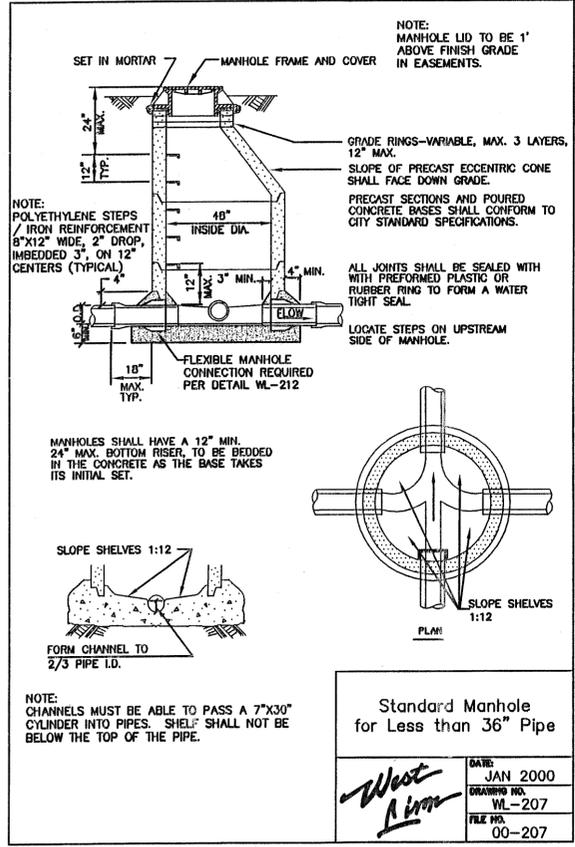
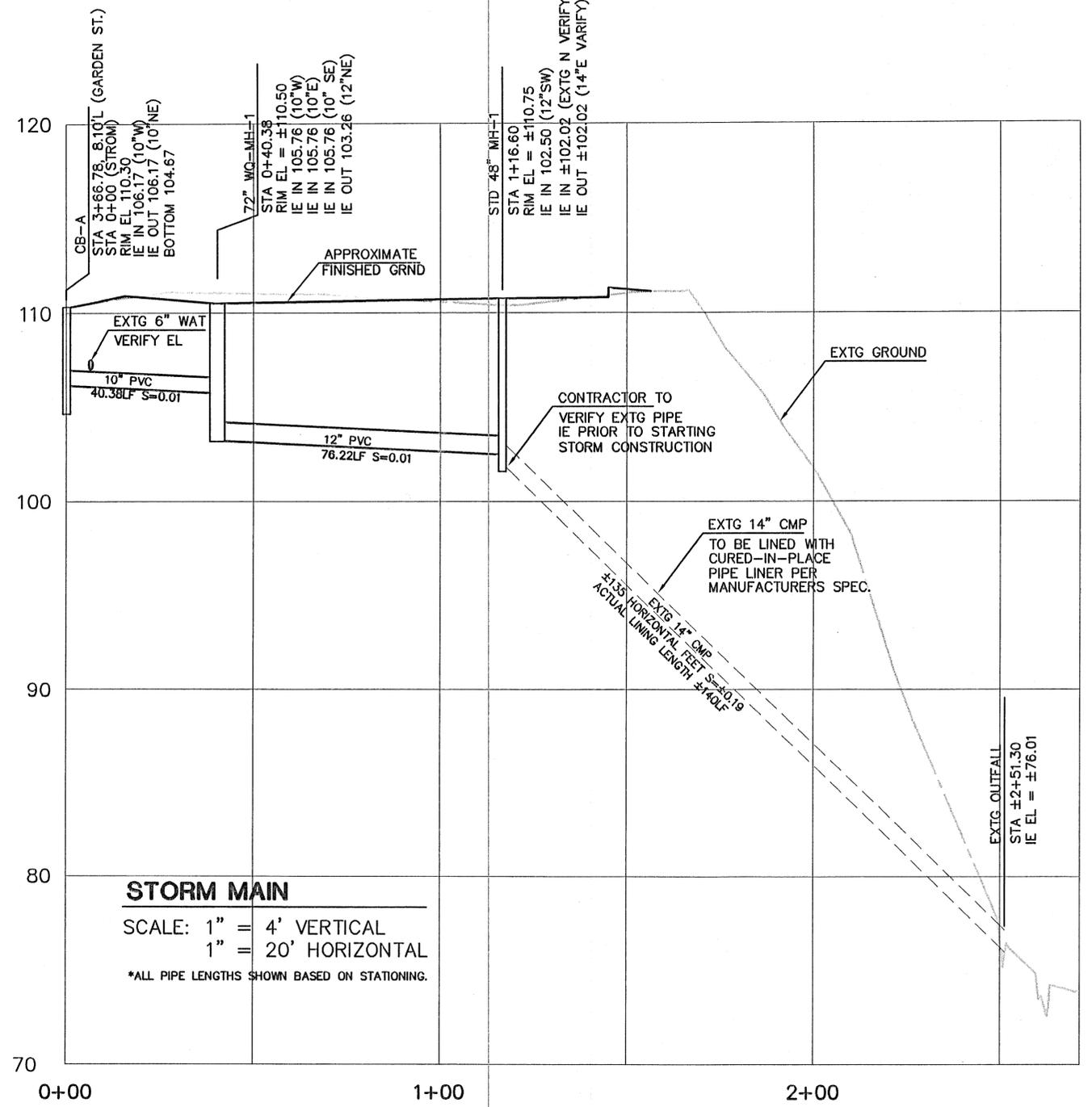
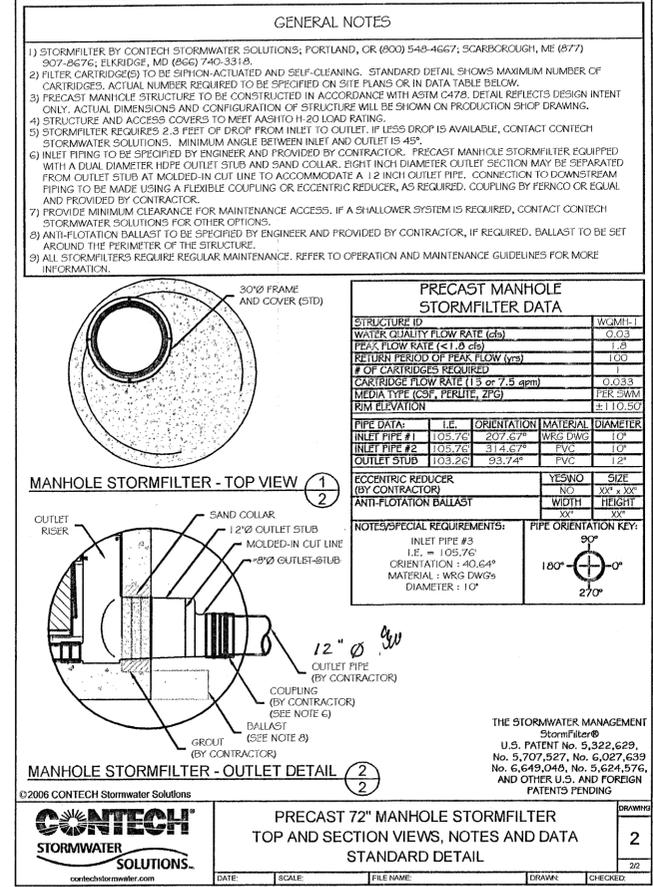
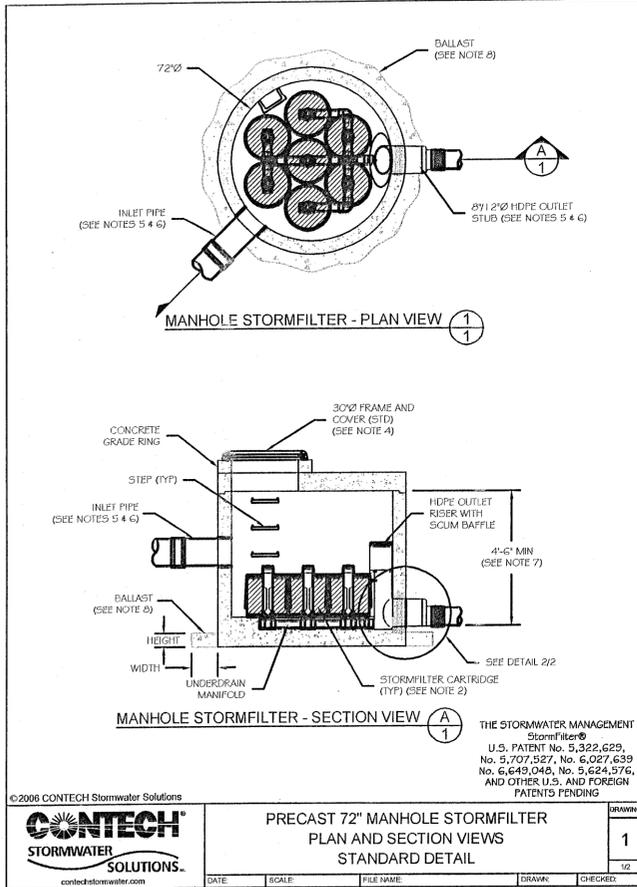
CENTRAL VILLAGE
 PHASE IV - GARDEN ST. IMPROVEMENTS
 GRAMOR DEVELOPMENT, INC.
 19767 SW 72ND AVE.
 TUALATIN, OREGON 97223
 PH: 503-245-1976 FAX: 503-654-9188

CES NW
 15575 SW BANGY ROAD, STE 300
 LAKE OSWEGO, OREGON 97035
 503.968.6655 www.cesnw.com

NO.	DATE	DESCRIPTION

PROJECT NO.: 2095
 DATE: 06/05/05
 DRAWN BY: TLG
 DESIGNED BY: TLG
DETAILS SHEET 3

SHEET **ST5**
 OF 6



APPROVED FOR CONSTRUCTION BY
 CITY OF WEST LINN
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 DATE: JUN 21 2008 BY: Dennis B. Weisberg