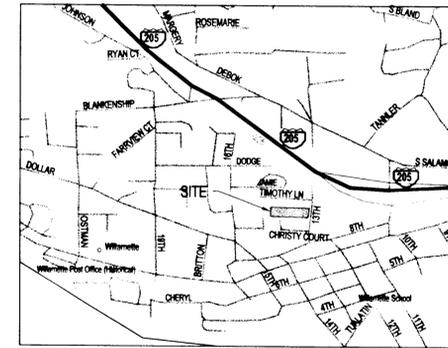


CHRISTY COURT II

OWNER

SHERIDAN CLASSIC HOMES
PO BOX 1268
SHERWOOD, OR 97140
(503) 925-8500



VICINITY MAP

A PARCEL OF LAND LOCATED IN THE JOSEPH FIELDS D.L.C. NO. 9 IN THE NW 1/4 OF THE NW 1/4 OF SEC. 2 T.3S. R.1E. W.M. CLACKAMAS COUNTY, OREGON.

UTILITY COMPANIES

CITY OF WEST LINN 655-4211
 NORTHWEST NATURAL GAS 226-4211
 PORTLAND GENERAL ELECTRIC 650-1411
 US WEST TELEPHONE CO. 242-0496
 TCI CABLE 243-7497
 PUBLIC TRANSPORT TRI-MET

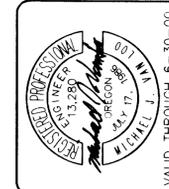
LOCATES (48 HOURS NOTICE REQUIRED PRIOR TO EXCAVATION)

ONE CALL SYSTEM - 246-6699
 (GENERAL TELEPHONE, NORTHWEST NATURAL GAS, US WEST, US SPRING)
 PORTLAND GENERAL ELECTRIC - 645-5454
 CABLE TELEVISION - TCI - 246-6699

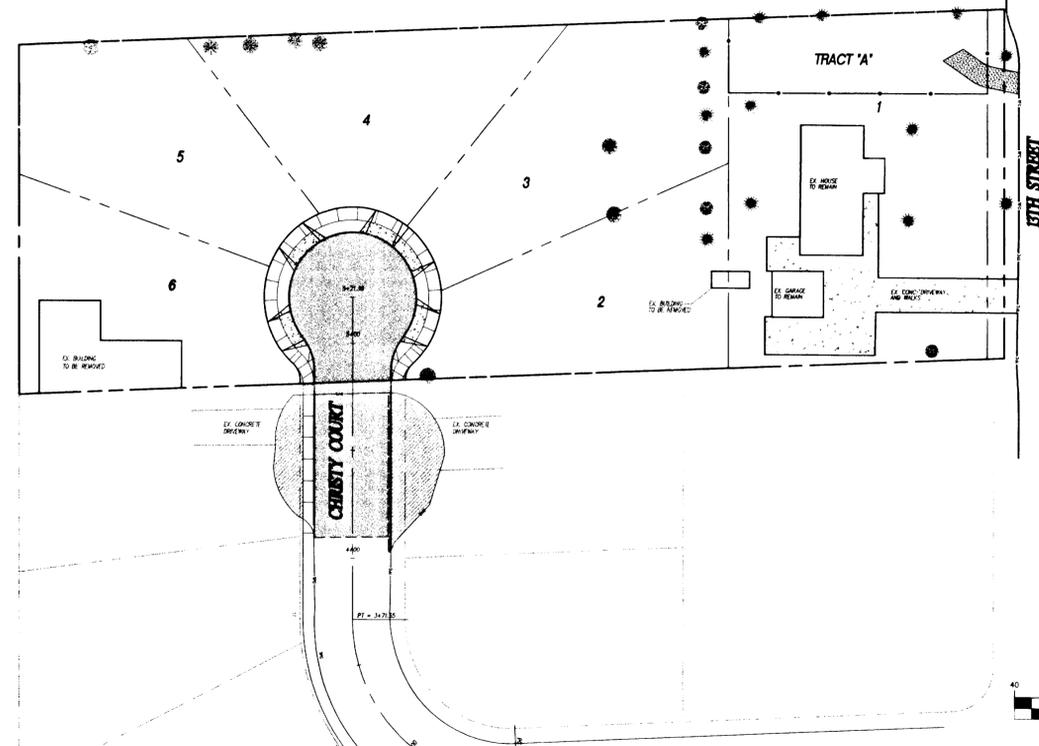
REPAIR EMERGENCIES

NORTHWEST NATURAL GAS - 800-882-3377
 US WEST TELEPHONE CO. - 242-8496
 PORTLAND GENERAL ELECTRIC - 464-7750
 TCI CABLEVISION - 243-7476
 CITY OF WEST LINN - 656-4211

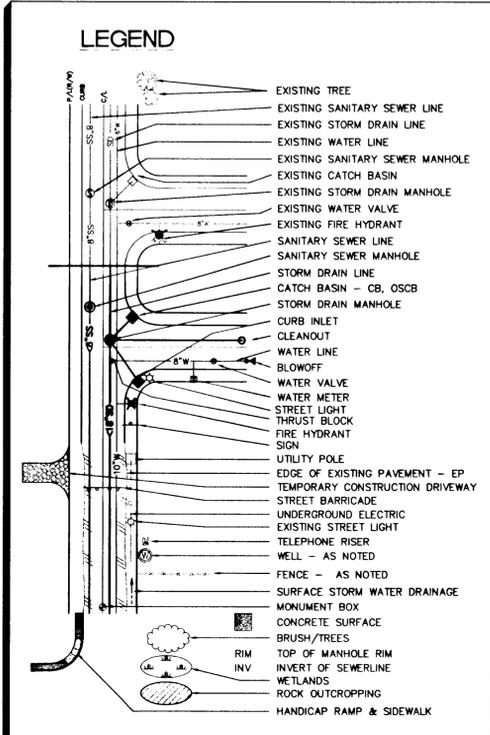
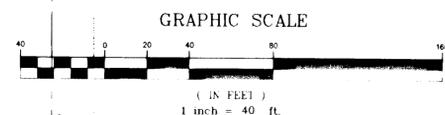
THE CONTRACTOR, IN LOCATION AND PROTECTING UNDERGROUND UTILITIES, MUST COMPLY WITH THE REGULATIONS OF O.R.S. 757.541 TO 757.571.



VALID THROUGH 6-30-00



SHEET INDEX	
1	TITLE SHEET
2	CONSTRUCTION AND EROSION CONTROL NOTES AND DETAILS
3	GRADING AND EROSION CONTROL PLAN
4	STREET PLAN AND PROFILE
5	STORM DRAIN PLAN
6	STORM DRAIN PROFILES
7	SANITARY SEWER AND WATER PLAN
8	SANITARY SEWER PROFILES
9	DETAILS
10	DETAILS



ABBREVIATIONS			
AC	ASPHALT CONCRETE	PC	POINT OF CURVATURE
ACP	ASBESTOS CEMENT PIPE	PCC	POINT OF COMPOUND CURVATURE
AB	AGGREGATE BASE	PI	POINT OF INTERSECTION
BCR	BEGIN CURB RETURN	P	PROPERTY LINE
BM	BENCH MARK	PRC	POINT OF REVERSE CURVATURE
BVC	BEGIN VERTICAL CURVE	PT	POINT OF TANGENCY
CIP	CAST IRON PIPE	PVC	POLY-VINYL CHLORIDE
CJ	CONTROL JOINT	R	RADIUS
CL	CLASS	RCP	REINFORCED CONCRETE PIPE
CL	CENTERLINE	R/W	RIGHT-OF-WAY
CMP	CORRUGATED METAL PIPE	S	SEWER
CMU	CONCRETE MASONRY UNIT	SD	STORM DRAIN
CO	CLEANOUT	SL	SEWER LATERAL
CTV	CABLE TELEVISION	STA	STATION
DI	DROP INLET	STD. DTL.	STANDARD DETAIL
DIP	DUCTILE IRON PIPE	T	TELEPHONE
E	ELECTRICAL	TB	THRUST BLOCK
ECR	END CURB RETURN	TC	TOP OF CURB
EJ	EXPANSION JOINT	TCN	TOP OF CONCRETE
EL	ELEVATION	TD	TOP OF DIKE
EVC	END VERTICAL CURVE	TF	TOP OF FOOTING
EX	EXISTING	TG	TOP OF GRATE
FF	FINISH FLOOR	TI	TRAFFIC INDEX
FG	FINISH GRADE	TL	TRAFFIC LIGHT
FH	FIRE HYDRANT	TP	TOP OF PAVEMENT
FL	FLOWLINE	TYP.	TYPICAL
FLG	FLANGE	TW	TOP OF WALL
G	GAS	VCP	VITRIFIED CLAY PIPE
GM	GAS METER	VPI	VERTICAL POINT OF INTERSECTION
GB	GRADE BREAK	W	WATER
GSP	GALVANIZED STEEL PIPE	WM	WATER METER
HP	HIGH POINT	WV	WATER VALVE
L	CURVE LENGTH	Δ	DELTA (CURVE CENTRAL ANGLE)
LF	LINEAL FEET	±	APPROXIMATELY
MH	MANHOLE	%	PERCENT
MJ	MECHANICAL JOINT	<	LESS THAN
N.I.C.	NOT INCLUDED IN CONTRACT	>	GREATER THAN
OCEW	ON CENTER EACH WAY		

BENCHMARK
 CITY OF WEST LINN BENCHMARK
 AT 16TH AND WILLAMETTE FALLS DRIVE
 BENCHMARK ELEVATION=2617 FEET.

ALPHA ENGINEERING INC.
 PLANNING • DEVELOPMENT SERVICES • SURVEYING
 OFFICE 503-652-8003 • FAX 503-652-8043
 PLAZA WEST • SUITE 230 • 9600 SW OAK • PORTLAND, OR 97223

NO.	DATE	REVISION	BY
1	12/20/00	AS-DEP-LT	SEH

DESIGNED BY	DATE	3/20/00
DRAWN BY	DATE	3/20/00
REVIEWED BY	DATE	8/15/00
PROJECT NO.	598-001	REF.
SCALE	HORZ.	VERT. 1/4"
		5/8"=1'-0"

TITLE SHEET
 CHRISTY COURT II

SHEET	1	OF	10
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PROJECT: CHRISTY COURT II
 NO. 598-001
 TYPE: CONSTRUCTION

GENERAL NOTES:

1. THE DESIGN ENGINEER WILL BE RESPONSIBLE FOR INSPECTION OF THE PROPOSED IMPROVEMENTS WITH OVERSIGHT FROM CITY'S PUBLIC WORKS AND ENGINEERING STAFF.
2. A WORK SCHEDULE WILL BE REQUIRED FROM THE CONTRACTOR SO THAT THE ENGINEER CAN HAVE AN INSPECTOR ONSITE AT THE APPROPRIATE TIMES. IF THE WORK SCHEDULE IS REVISED THE CONTRACTOR IS TO NOTIFY THE ENGINEER OF THE CHANGES. ADDITIONALLY THE CONTRACTOR IS TO GIVE THE ENGINEER AT LEAST 24 HOURS NOTICE OF ANY TESTING REQUIRING THE PRESENCE OF THE ENGINEER AND/OR CITY STAFF.
3. THE CONTRACTOR IS TO RECEIVE THE APPROVAL OF THE ENGINEER AND THE CITY OF WEST LINN OF ANY PROPOSED CHANGES TO THE PLANS OR STANDARD REQUIREMENTS.
4. A BUILDING DEPARTMENT PLUMBING PERMIT IS REQUIRED FOR UTILITIES BEYOND THE FIRST CLEANOUT OR METER ON PRIVATE PROPERTY.
5. A PUBLIC IMPROVEMENT GUARANTEE AGREEMENT AND A PRE-CONSTRUCTION MEETING WITH THE CITY OF WEST LINN ARE REQUIRED PRIOR TO BEGINNING CONSTRUCTION. PRIOR TO SITE CLEARING, CONSTRUCTION "SNOW" FENCING SHALL BE PLACED AROUND TREES TO BE PRESERVED TO FEET BEYOND THE DRIPLINE OF THE TREES AND SHALL REMAIN IN PLACE THROUGHOUT THE INFRASTRUCTURE IMPROVEMENTS.
6. COARSE AND FINE AGGREGATES SHALL CONFORM TO REQUIREMENTS OF SECTION 205, MATERIALS-TYPES AND USE. REFERENCES MADE TO SECTIONS REFER TO THE CITY OF WEST LINN'S PUBLIC WORKS STANDARDS.
7. ALL FEES FOR STREET TREES SHALL BE PAID TO THE CITY OF WEST LINN PARKS AND RECREATION DEPARTMENT.
8. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN DEEMED SUBSTANTIALLY COMPLETE.
9. THE CITY SHALL WITNESS ALL TESTING FOR THE PROJECT AND SHALL RECEIVE COPIES OF ALL TEST RESULTS.
10. THE CONTRACTOR SHALL MEET ALL APPLICABLE STANDARDS INCLUDING THE CITY DESIGN STANDARDS, PLUMBING CODE, THE OAR'S, THE CLACKAMAS COUNTY EROSION CONTROL MANUAL AND OTHER PERTINENT STANDARDS.

UTILITIES:

1. IF NOT NOTED ON THE PLANS UTILITY INFORMATION AND CROSSING LOCATIONS WILL HAVE TO BE OBTAINED FROM THE UTILITIES.
2. UTILITY CONTACTS ARE AS FOLLOWS: PGE - CINDY MANSELLE, 650-1411; TCI CABLE - LINDA PETERSEN, 243-7497, U.S. WEST COMMUNICATIONS - JACKIE LOLLAR 242-8496.

WATER SUPPLY:

1. WATER MAINS SHALL BE DUCTILE IRON PIPE CONFORMING TO AWWA C151 CLASS 52. PIPE IS TO HAVE CEMENT MORTAR LINING AND BITUMINOUS SEAL COAT CONFORMING TO AWWA C104. JOINTS ARE TO BE PUSH-ON JOIN. PIPE FITTINGS ARE TO BE OF THE SAME MATERIAL AND CLASS AS PIPE AND OF DOMESTIC ORIGIN.
2. WATER MAINS TO HAVE A MINIMUM COVER OF 36".
3. THRUST BLOCKS ARE TO BE PROVIDED AT ALL CHANGES IN DIRECTION AND BRANCHES. THRUST BLOCKING CONCRETE MIN. 28 DAY STRENGTH IS TO BE 3500 PSI. SEE DETAIL WL-407 FOR THRUST BLOCK SIZING. PLACE THRUST BLOCKS AGAINST UNDISTURBED EARTH.
4. GATE VALVES SHALL BE A DOUBLE DISC TYPE CONFORMING TO AWWA CLASS "C" SPEC'S. BUTTERFLY VALVES SHALL BE CLASS 150 B SHORT BODY TYPE IN CONFORMANCE WITH AWWA C504. VALVE BOXES SHALL BE "VANCOUVER" TYPE MODEL 910.
5. FIRE HYDRANTS SHALL BE CLOW MEDALLION TYPE 2545 OR MUELLER CENTURION A-423 ONLY, AND SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 403.06 PLACING FIRE HYDRANT ASSEMBLIES.
6. GRANULAR BACKFILL IS TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T 180 TEST METHOD AND NATIVE MATERIAL SHALL BE COMPACTED TO 85% OF IN-PLACE DRY DENSITY OF SURROUNDING SOIL. BACKFILL UNDER STREETS SHALL BE IN ACCORDANCE WITH CLASS 'B' BACKFILL AS INDICATED ON THE DETAIL SHEET OF THE PLANS. EXCAVATION, BEDDING AND BACKFILL SHALL BE IN ACCORDANCE WITH SECTION 204, EXCAVATION, EMBANKMENT, BEDDING AND BACKFILL.
7. SERVICE LATERALS SHALL BE TYPE K. LATERAL SIZES SHALL BE 1". FOR DOUBLE SERVICES TWO 1" WATER SERVICE SHALL BE LAID SIDE BY SIDE. CORPORATION STOPS SHALL BE FORD OR APPROVED EQUAL. CURB STOP SHALL BE 1" FORD METER STOP. METER BOXES SHALL BE EQUAL TO BROOKS #37. METER BOXES ARE TO BE INSTALLED 3/4" ABOVE FINISH GRADE. PER STANDARD DETAIL WL-402.
8. ALL WATERLINES WILL BE PRESSURE TESTED AND PURIFICATION TESTED BEFORE CONNECTION TO THE CITY WATER SYSTEM. PRESSURE TEST SHALL CONFORM TO AWWA C600 SECTION 4 SPECIFICATIONS.
9. DISINFESTATION SHALL CONFORM WITH THE OREGON STATE HEALTH DIVISION'S PUBLICATION, "PUBLIC WATER SYSTEMS" ORS CH. 333.
10. DO NOT CONNECT NEW PIPE TO EXISTING PIPE PRIOR TO TESTING. THE CITY OF WEST LINN REQUIRES ACCEPTANCE OF NEW WATERLINE PRIOR TO CONNECTION TO EXISTING WATER SYSTEM.
11. A PLUMBING PERMIT FROM THE CITY OF WEST LINN BUILDING DEPARTMENT IS REQUIRED FOR SERVICE LATERAL INSTALLATIONS BEYOND THE WATER METER.
12. ALL MATERIALS, INSTALLATION, TESTS, AND CHLORINATION TO BE IN STRICT ACCORDANCE WITH APWA'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE SUPPLEMENTAL STANDARDS AND CODES OF THE CITY OF WEST LINN, AND THE OREGON STATE HEALTH DIVISION ADMINISTRATIVE RULES, CHAPTER 333.

STREETS:

1. NEW STREET SECTIONS ARE TO BE CLEARED OF ALL SURFACE VEGETATION AND OTHER MISCELLANEOUS STRUCTURES OR MATERIALS. GRUB IMPROVEMENT AREAS TO REMOVE ALL BURIED VEGETATIVE MATTER AND DEBRIS TO A DEPTH OF 8" BELOW SUBGRADE. PROPERLY DISPOSE OF ALL WASTE MATERIAL. PER SECTION 203, CLEARING AND GRUBBING.
2. STREET SUBGRADE SHALL CONFORM TO SECTION 501, SUBGRADE. AREAS TO RECEIVE FILL ARE TO BE INSPECTED BY CITY OF WEST LINN PERSONNEL PRIOR TO PLACEMENT OF THE FILL. THE CONTRACTOR SHALL HAVE FILL AREAS TESTED FOR COMPACTION BY A CERTIFIED TESTING LAB IN ACCORDANCE WITH AASHTO T-191. SUCH TESTING WILL BE AT THE CONTRACTOR'S EXPENSE.
3. AGGREGATE BASE ROCK SHALL CONFORM TO SECTION 205, MATERIALS-TYPE AND USE. ODOT TM106 AND TM306C. BASE COURSE SHALL BE (1 1/2"-D) CRUSHED ROCK AND LEVELING COURSE SHALL BE (3/4"-D). CITY OF WEST LINN REQUIRES A PROOF ROLL WITH A LOADED 10 YARD DUMP TRUCK OF THE SUBGRADE PRIOR TO PLACEMENT OF THE ROCK AND AGAIN AFTER PLACEMENT OF THE BASE ROCK AND PRIOR TO PAVING. ALL UNDERGROUND UTILITIES INCLUDING LATERALS, SERVICES AND POWER OR GAS CONDUITS WILL BE IN PLACE BEFORE SUBGRADE PROOF ROLL WILL TAKE PLACE.
4. ASPHALT CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF SECTION 505, ASPHALT CONCRETE PAVEMENT. 1 1/2" BASE LIFT SHALL BE CLASS 'B' A.C. AND 1 1/2" FINAL LIFT SHALL BE CLASS 'C' A.C. THE TOP LIFT OF ASPHALT CONCRETE SHALL NOT BE PLACED PRIOR TO RECEIVING PERMISSION FROM THE CITY OF WEST LINN ENGINEERING DEPARTMENT. THE DENSITY REQUIREMENT FOR ASPHALT IS 92%.
5. CONSTRUCT CURB AND GUTTER USING CLASS 'A' 3500 PSI CONCRETE WITH MAXIMUM 1 1/2" AGGREGATE SIZE. CONSTRUCTION JOINTS AT 15' MAXIMUM ON CENTERS. THREE INCH WEEPHOLES ARE TO BE INSTALLED ON ALL LOTS UPHILL OR EVEN WITH THE STREET. GENERALLY WEEPHOLES SHALL BE LOCATED AT THE CENTER AND LOWEST EDGE OF CURB FOR EACH LOT. CURB DEPRESSIONS FOR HANDICAP RAMPS SHALL BE CENTERED BETWEEN CURB RETURNS AT INTERSECTIONS UNLESS OTHERWISE NOTED ON THE PLANS. CONTRACTOR SHALL STAMP LOCATION OF SEWER AND WATER CROSSINGS WITH AN (S) OR A (W).
6. ALL MATERIALS, INSTALLATION, TESTS, AND INSPECTIONS TO BE IN STRICT ACCORDANCE WITH CITY OF WEST LINN'S PUBLIC WORKS STANDARDS, AS REFERENCED BY SECTION.
7. A STREET CONSTRUCTION ENCROACHMENT PERMIT OR SIMILAR PERMIT MAY BE REQUIRED FROM THE CITY OF WEST LINN. CONSTRUCTION PERMIT FEES OR OTHER SIMILAR FEES OR BONDING REQUIRED OF THE CONTRACTOR WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN.

SANITARY SEWER:

1. PIPE SHALL BE PVC SEWER PIPE CONFORMING TO ASTM D-3034-SDR 35. RUBBER GASKETS FOR PVC PIPE SHALL CONFORM TO ASTM F477.
2. MANHOLE BASE SHALL BE PRE-CAST OR POURED IN-PLACE CONCRETE BASE PER ASTM C478, AND SECTION 302, MANHOLES AND CONCRETE STRUCTURES. MANHOLE RISERS AND TOPS SHALL BE PRECAST SECTIONS WITH MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. TOPS SHALL BE ECCENTRIC CONES EXCEPT WHERE INSUFFICIENT HEADROOM REQUIRES FLAT TOPS. INVERTS SHALL BE CONSTRUCTED SO AS TO PROVIDE SMOOTH FLOW-THROUGH CHARACTERISTICS. PVC PIPE SHALL BE CONNECTED TO MANHOLE BY MEANS OF AN ELASTOMERIC GASKET, AN APPROVED WATERSTOP, OR FLEXIBLE SLEEVE. CEMENT GROUT FOR CONNECTING PVC SEWER PIPE TO MANHOLE WILL NOT BE PERMITTED.
3. ALL MANHOLES LOCATED IN EASEMENT AREAS REQUIRE TAMPER PROOF LIDS. ALL MANHOLE RIMS NOT IN PAVEMENT AREA TO BE SET 12 INCHES ABOVE PROPOSED GRADE.
4. CLEANOUT PIPE, FITTINGS, AND JOINTS SHALL BE THE SAME SPECIFICATIONS AS FOR PIPE. CASTINGS ARE AS SHOWN ON DETAIL AND SHALL CONFORM TO ASTM A48 (GRADE 30). CLEANOUT RISER SHALL MATCH DOWNSTREAM PIPE DIAMETER.
5. GRANULAR BACKFILL IS TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD AND NATIVE MATERIAL SHALL BE COMPACTED TO 85% OF IN-PLACE DRY DENSITY OF SURROUNDING SOIL.
6. PVC SERVICE LATERALS SHALL BE 4" PIPE CONFORMING TO THE SAME SPECIFICATIONS AS THE SEWER MAINS. SERVICE LATERALS ARE TO BE INSTALLED TO A POINT BEYOND THE LINE OF THE SEWER OR UTILITY EASEMENT AS SHOWN ON THE PLAN. THE SERVICE LATERAL SHALL BE PLUGGED WITH A 4" RUBBER RING PLUG, AND THE LOCATION OF THE LATERAL'S END MARKED WITH A 2" X 4" STAKE, AND AT A SLOPE OF 2% MIN.
7. SANITARY SEWER PIPE AN APPURTENANCES SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH SECTION 301.03.09 TESTING. LEAKAGE TESTS WILL INCLUDE REQUIRED AIR TESTING PER SECTION 301.03.09F FOR SEWER LINES AND REQUIRED VACUUM TEST OF MANHOLES PER SECTION 302.03.07. ALL PVC PIPE SHALL BE TESTED FOR DEFLECTION. DEFLECTION SHALL BE TESTED WITH A MANDREL EQUAL TO 95% OF THE PIPE SIZE BEING TESTED. IN ADDITION, SEWER LINES SHALL BE VIDEO INSPECTED BY THE CONTRACTOR PER SECTION 301.03.11. ALL TESTS SHALL BE WITNESSED BY THE ENGINEER.
8. A PLUMBING PERMIT FROM THE CITY OF WEST LINN BUILDING DEPARTMENT IS REQUIRED FOR SANITARY SEWER LATERALS BEYOND THE FIRST CLEANOUT.
9. ALL MATERIALS, INSTALLATION, TESTS, AND INSPECTIONS TO BE MADE IN STRICT ACCORDANCE WITH CITY OF WEST LINN'S PUBLIC WORKS STANDARDS AND THE UNIFORM PLUMBING CODE.
10. THE NEW SANITARY SEWER LINE SHALL NOT BE CONNECTED TO THE CITY'S SYSTEM PRIOR TO TESTING AND APPROVAL.

STORM DRAINS:

1. TEN INCH AND LARGER STORM DRAIN PIPE SHALL BE CLASS 3, NON-REINFORCED, CONCRETE PIPE CONFORMING TO ASTM C14, PIPE CONFORMING TO ASTM D-3034 OR SEAMLESS PVC PIPE CONFORMING TO ASTM F794. (PW RIB). WHERE REQUIRED, JOINTS ARE REQUIRED FOR ALL CONCRETE PIPE. EIGHT INCH AND SMALLER STORM DRAIN PIPE SHALL CONFORM TO ASTM D 3034 PVC PIPE.
2. GUTTER INLETS SHALL BE POURED IN-PLACE CONCRETE PER SECTION 205.02.02, PORTLAND CEMENT, WITH STEEL REINFORCEMENT PER SECTION 205.02.07 AND FRAME SHALL BE PER STANDARD DETAIL WL602A.
3. MANHOLE BASE MAY BE POURED IN-PLACE CONCRETE OR PRECAST. MANHOLE RISERS AND TOPS SHALL BE PRECAST SECTIONS WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. TOPS SHALL BE ECCENTRIC CONES EXCEPT WHERE INSUFFICIENT HEADROOM REQUIRES FLAT TOPS. SOME OR ALL OF THE STORM DRAIN MANHOLES REQUIRED WILL BE OVERSIZED MANHOLES. INTERIOR DIMENSIONS NOTED ON THE PLANS ARE MINIMUMS. CHECK WITH MANHOLE MANUFACTURER FOR ACTUAL SIZE NEEDED FOR TYPE OF PIPE TO BE USED.
4. ALL MANHOLES LOCATED IN EASEMENT AREAS REQUIRE TAMPER PROOF LIDS. ALL MANHOLE RIMS NOT IN PAVEMENT AREA TO BE SET 12 INCHES ABOVE PROPOSED GRADE.
5. CLEANOUT PIPE, FITTINGS AND JOINTS SHALL BE THE SAME SPECIFICATION AS FOR PIPE. CASTINGS ARE SHOWN ON DETAIL AND SHALL CONFORM TO ASTM A 48 (GRADE 30). CLEANOUT RISER SHALL MATCH DOWNSTREAM PIPE DIAMETER.
6. GRANULAR BACKFILL IS TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD AND NATIVE MATERIAL SHALL BE COMPACTED TO 85% OF IN-PLACE DRY DENSITY OF SURROUNDING SOIL.
7. RIPRAP WHERE NOTED ON THE PLANS IS TO BE CLASS 50 IN ACCORDANCE WITH OREGON STATE HIGHWAY DIVISION SPECIFICATION 714.
8. STORM DRAINS SHALL BE TESTED FOR DEFLECTION WITH A MANDREL EQUAL TO 95% OF THE PIPE SIZE BEING TESTED. IN ADDITION, STORM LINES SHALL BE VIDEO INSPECTED BY THE CONTRACTOR. ALL TESTS SHALL BE WITNESSED BY THE ENGINEER, AND IN ACCORDANCE WITH SECTION 601.03.10 TESTING STORM DRAINS.
9. A PLUMBING PERMIT FROM THE CITY OF WEST LINN BUILDING DEPARTMENT IS REQUIRED FOR STORM DRAINS BEYOND THE FIRST CLEANOUT.
10. ALL MATERIALS, INSTALLATION, TESTS, AND INSPECTIONS TO BE IN STRICT ACCORDANCE WITH CITY OF WEST LINN'S PUBLIC WORKS STANDARDS.

EROSION CONTROL:

SUMMARY:

1. THE INTENT OF THE REQUIREMENT IS TO PREVENT SILTATION FROM REACHING STORM DRAIN SYSTEMS AND DRAINAGE WAYS.
2. THE MINIMUM MEASURES NEED TO BE MADE ON ALL PROJECTS.
 - A) GRAVEL PAD, AT LEAST 50 FEET LONG, IS REQUIRED WHERE VEHICLES WILL LEAVE THE CONSTRUCTION SITE.
 - B) SEDIMENT BARRIER IS TO BE CONSTRUCTED OF STRAW BALES OR A SEDIMENT FENCE WHERE NOTED IN THE DETAILS OR WHERE SEDIMENT WILL CROSS OUTSIDE THE WORK AREA.
 - C) WHERE EXCAVATED MATERIAL IS PLACED ON HARD SURFACES (SUCH AS STREETS) MATERIAL MUST BE BROOMED OR SCRAPPED CLEAN AS SOON AS POSSIBLE.
 - D) RIPRAP EXITS FROM ALL CULVERTS AND STORM DRAIN PIPES DRAINING INTO THE DITCHES OR SWALES. RIPRAP IS TO BE CLASS 50 RIPRAP OR LARGER OR AS NOTED ELSEWHERE IN THE PLANS.
 - E) RESEED OR COVER DISTURBED AREAS AS SOON AS IS POSSIBLE AND PRACTICAL BUT NO LATER THAN THE COMPLETION OF CONSTRUCTION ON THE OTHER PHASES OF WORK. EROSION CONTROL MEASURES SUCH AS HAY BALES AND SILT FENCES MUST REMAIN IN PLACE UNTIL SEEDED AREAS SHOW GROWTH SUBSTANTIAL TO PREVENT EROSION.

GENERAL:

1. APPROVAL OF THIS EROSION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED, AND VEGETATION AND LANDSCAPING IS ESTABLISHED.
3. THE ESC FACILITIES ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS.
4. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE.
5. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
6. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH, OR WITHIN 24 HOURS FOLLOWING A STORM EVENT.
7. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
8. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
9. 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.

GENERAL GRADING AND EROSION CONTROL

1. CLEAN WASTE MATERIAL EXCAVATED FROM ROAD CUT OR TRENCHING AREAS NOT USED IN STREET FILL AREAS MAY BE SPREAD EVENLY ACROSS LOT AREAS IN DEPTHS OF LESS THAN ONE FOOT, EXCEPT WHERE NOTED OTHERWISE ON THE PLANS.
2. DURING CONSTRUCTION, STRAW BALES, CUTOFF TRENCHES OR SOME OTHER METHOD OF RUNOFF CONTROL SHALL BE USED TO PREVENT EROSION AND/OR SILTATION FROM CROSSING OUTSIDE THE WORK AREA BOUNDARIES.
3. LARGE ORGANIC MATERIAL, MISCELLANEOUS PIPE OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
4. NO FILLING OR CUTTING SHALL BE DONE OUTSIDE OF APPROVED GRADING AREAS, INCLUDING SPREADING OVER LOTS.
5. ALL EROSION CONTROL FACILITIES SHALL MEET THE REQUIREMENTS OF THE CLACKAMAS COUNTY DEPARTMENT OF UTILITIES, EROSION PREVENTION AND SEDIMENT CONTROL PLANS TECHNICAL GUIDANCE HANDBOOK, REVISED AUGUST, 1994 AND THE OREGON ADMINISTRATIVE RULES.
6. EROSION CONTROL MEASURES DURING CONSTRUCTION SHALL BE GOVERNED BY CLACKAMAS COUNTY EROSION CONTROL STANDARDS.

SEEDING/MULCHING

1. ALL AREAS DISTURBED DURING CONSTRUCTION TO BE GRADED TO DRAIN AND COMPACTED TO A MINIMUM OF 90% OF AASHTO T-180 IMMEDIATELY AFTER INSTALLATION OF UTILITIES OR GRADING.
2. RECOMMENDED SEED MIXTURE: 80% ELKA DWARF PERENNIAL RYEGRASS AND 20% CREEPING RED FESCUE, BY WEIGHT. APPLICATION RATE SHALL BE 100 POUNDS MINIMUM PER ACRE.
3. FERTILIZER SHALL BE 12-16-8 WITH 50% OF THE NITROGEN DERIVED FROM UREA FORMALDEHYDE, AND APPLIED AT A RATE OF 400 POUNDS PER ACRE.
4. SEED AND MULCH AT A RATE OF 2000 LBS/AC WITH HEAVY BONDING AGENT OR NETTING AND ANCHORS. MULCH SHALL BE A WOOD CELLULOSE FIBER OR OTHER MATERIAL, SUITABLE FOR HYDROMULCHING.
5. TEMPORARY OR PERMANENT HYDROSEEDING ARE ACCEPTABLE. SEEDING AND MULCHING MUST BE PROVIDED WHENEVER PERENNIAL COVER CANNOT BE ESTABLISHED ON SITES WHICH WILL BE EXPOSED FOR 60 DAYS OR MORE.

SEDIMENT FENCE:

1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST.
2. THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS, WHERE FEASIBLE. THEN FENCE POSTS SHALL BE SPACED A MAXIMUM OF SIX FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 18 INCHES.
3. A TRENCH SHALL BE EXCAVATED, ROUGHLY 6 INCHES WIDE BY 6 INCHES DEEP, UPSLOPE AND ADJACENT TO THE WOOD POST TO ALLOW THE FILTER FABRIC TO BE BURIED. BURY THE BOTTOM OF THE FABRIC 6" VERTICALLY BELOW FINISHED GRADE. ALL AREAS OF FILTER FABRIC TRENCH SHALL BE COMPACTED.
4. THE FILTER FABRIC SHALL BE INSTALLED WITH STITCHED LOOPS OVER FENCE POSTS. THE FENCE POST SHALL BE CONSTRUCTED OF 2" X 2" FIR, PINE, OR STEEL. THE FENCE POST MUST BE A MINIMUM OF 48" LONG. THE FILTER FABRIC SHALL NOT BE STAPLED OR ATTACHED TO EXISTING TREES.
5. SEDIMENT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
6. SEDIMENT FENCES SHALL BE INSPECTED BY APPLICANT/CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

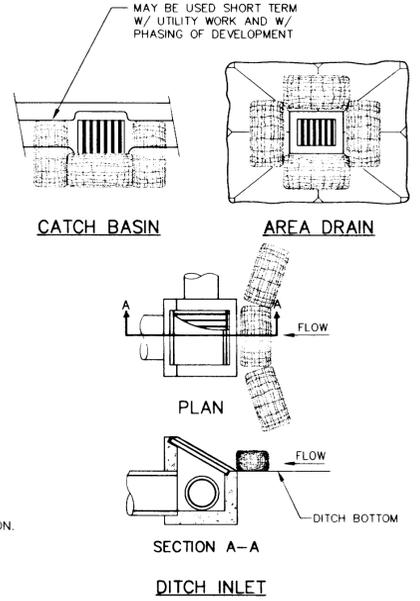
ADDITIONAL NOTES:

1. SLOPES ON FILL SHALL NOT EXCEED 2:1.
2. CONNECTION TO EXISTING MANHOLE SHALL BE DONE WITH BORE AND RUBBER "BOOT".

DECISION

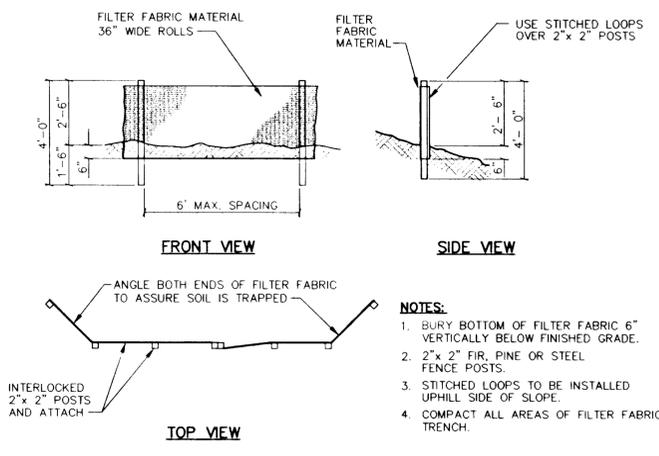
BASED UPON STAFF FINDINGS (THE ATTACHED ADDENDUM) AND THE FINDINGS OF THE APPLICANT (EXHIBIT A), WHICH HAVE BEEN ADOPTED BY THIS REPORT, THE PLANNING DIRECTOR FINDS THAT THE APPROVED CRITERION HAS BEEN MET AND THIS APPLICATION SHALL BE APPROVED WITH THE FOLLOWING CONDITIONS:

1. THE LOCATION OF THE EXISTING FIRE HYDRANT SHALL BE REVIEWED WITH THE FIRE MARSHALL TO DETERMINE IF MOVING IT TO THE WEST WILL PROVIDE BETTER VISIBILITY AND SERVICE.
2. THE SUBDIVISION SHALL BE RENAMED SO THAT IT DOES NOT DUPLICATE AN EXISTING SUBDIVISION NAME. ALTERNATELY, IT COULD BE CALLED "CHRISTY ADDITION II."
3. NO SIDEWALK ON 13TH ST. IS REQUIRED.
4. A SATISFACTORY ESCAPE ROUTE FOR RUNOFF FROM CHRISTY COURT NEEDS TO BE PROVIDED IN THE EVENT THE PRESENTLY SHOWN SINGLE CATCH BASIN BECOMES BLOCKED OR PLUGGED.
5. THE APPLICANT SHALL REPAIR OR REPLACE THE FENCE OWNED BY DEBORAH FRASER (1687 APRIL COURT) ADJACENT TO LOTS 5 AND 6 BY SEPTEMBER 15, 1999 SO THAT ITS FUNCTIONAL VALUE (KEEPING HER DOGS IN) IS RESTORED. THE BOX WIRE FENCE SHALL BE AT LEAST FIVE FEET HIGH.
6. ALL UTILITY EASEMENTS SHALL BE DELINEATED WITH WIDTHS SHOWN.



TEMPORARY BIOFILTER BAGS

NOT TO SCALE
REF: TECHNICAL GUIDANCE HANDBOOK, DETAIL 3-7D
FEBRUARY 1994



SEDIMENT FENCE

NOT TO SCALE
REF: TECHNICAL GUIDANCE HANDBOOK, DETAIL 3-2
FEBRUARY 1994

ALPHA ENGINEERING INC.
PLANNING • DEVELOPMENT • SERVICES • SURVEYING

OFFICE 505-482-8605 • FAX 505-482-9043
PLAZA WEST - SUITE 200 • 8600 SW OAK - PORTLAND, OR 97223

NO.	DATE	REVISION	BY
1	12/20/00	As-Built	SRH

DESIGNED BY	DATE	3/9/00
DRAWN BY	DATE	3/9/00
REVIEWED BY	DATE	8/15/00
PROJECT NO.	598-001	REF.
SCALE	HORIZ N/A	VERT. N/A
	SHEET/DWG	

NOT TO SCALE
REF: TECHNICAL GUIDANCE HANDBOOK, DETAIL 3-1A
FEBRUARY 1994

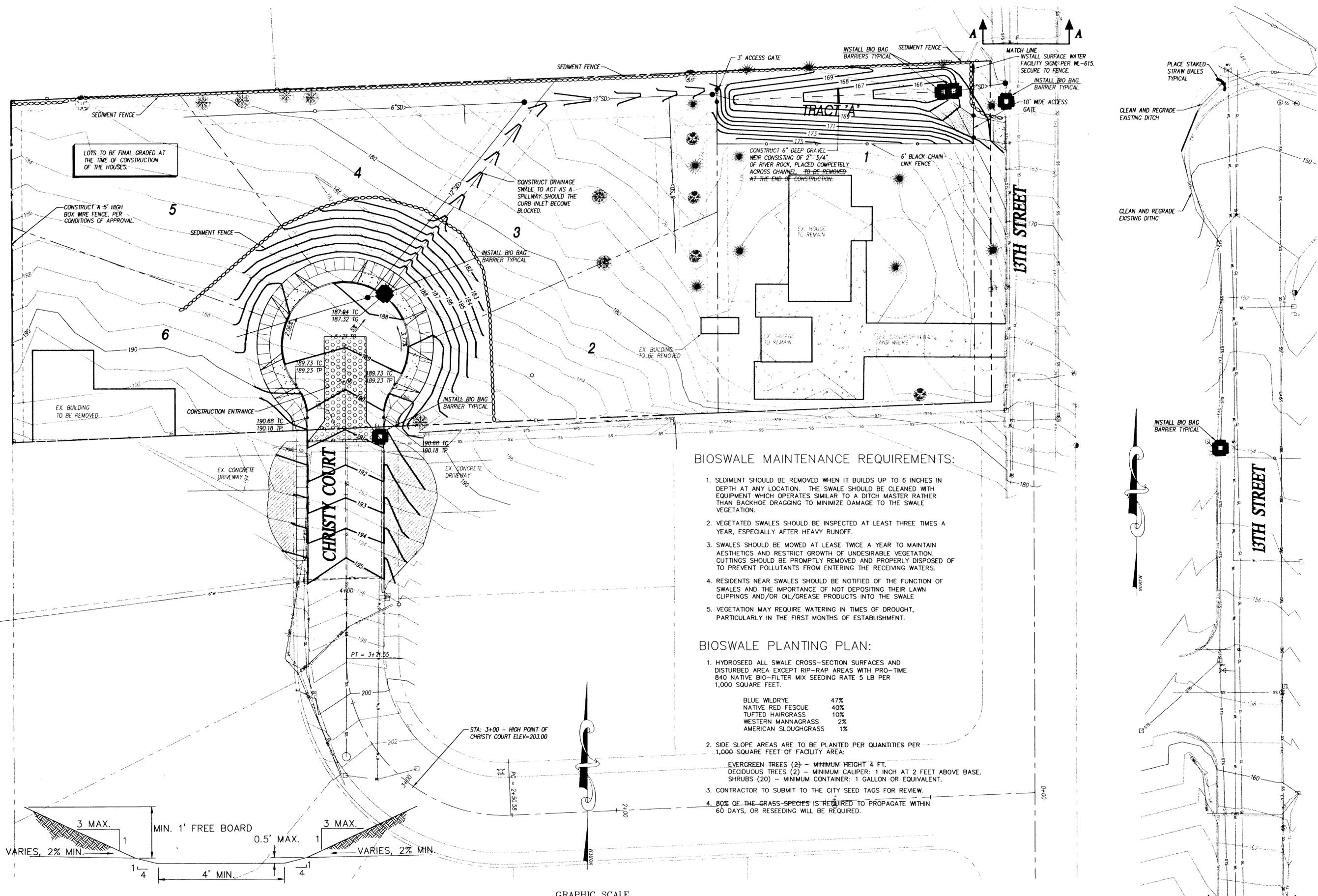
PROFESSIONAL SEAL
REGISTERED PROFESSIONAL ENGINEER
NO. 13,280
STATE OF OREGON
MICHAEL J. WISNIEWSKI

VALID THROUGH 6-30-00

CONSTRUCTION AND EROSION CONTROL NOTES AND DETAILS
CHRISTY COURT II

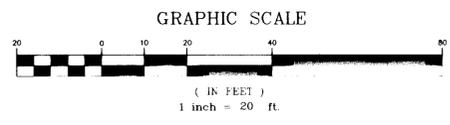
SHEET	2	OF	10
PROJECT	CHRISTY COURT II		
NO.	598-001		
TYPE	CONSTRUCTION		

12/20/00 SRH



WATER QUALITY SWALE/DETENTION POND

NOT TO SCALE



BIOSWALE MAINTENANCE REQUIREMENTS:

1. SEDIMENT SHOULD BE REMOVED WHEN IT BUILDS UP TO 6 INCHES IN DEPTH AT ANY LOCATION. THE SWALE SHOULD BE CLEANED WITH EQUIPMENT WHICH OPERATES SIMILAR TO A DITCH MASTER RATHER THAN BACKHOE DRAGGING TO MINIMIZE DAMAGE TO THE SWALE VEGETATION.
2. VEGETATED SWALES SHOULD BE INSPECTED AT LEAST THREE TIMES A YEAR, ESPECIALLY AFTER HEAVY RUNOFF.
3. SWALES SHOULD BE MOWED AT LEAST TWICE A YEAR TO MAINTAIN AESTHETICS AND RESTRICT GROWTH OF UNDESIRABLE VEGETATION. CUTTINGS SHOULD BE PROMPTLY REMOVED AND PROPERLY DISPOSED OF TO PREVENT POLLUTANTS FROM ENTERING THE RECEIVING WATERS.
4. RESIDENTS NEAR SWALES SHOULD BE NOTIFIED OF THE FUNCTION OF SWALES AND THE IMPORTANCE OF NOT DEPOSITING THEIR LAWN CLIPPINGS AND/OR OIL/GREASE PRODUCTS INTO THE SWALE.
5. VEGETATION MAY REQUIRE WATERING IN TIMES OF DROUGHT, PARTICULARLY IN THE FIRST MONTHS OF ESTABLISHMENT.

BIOSWALE PLANTING PLAN:

1. HYDROSEED ALL SWALE CROSS-SECTION SURFACES AND DISTURBED AREA EXCEPT RIP-RAP AREAS WITH PRO-TIME 840 NATIVE BIO-FILTER MIX SEEDING RATE 5 LB PER 1,000 SQUARE FEET.

BLUE WILD RYE	47%
NATIVE RED FESCUE	40%
TUFTED HAIRGRASS	10%
WESTERN MANNA GRASS	2%
AMERICAN SLOUGH GRASS	1%
2. SIDE SLOPE AREAS ARE TO BE PLANTED PER QUANTITIES PER 1,000 SQUARE FEET OF FACILITY AREA:

EVERGREEN TREES (2) - MINIMUM HEIGHT 4 FT.
DECIDUOUS TREES (2) - MINIMUM CALIPER: 1 INCH AT 2 FEET ABOVE BASE.
SHRUBS (20) - MINIMUM CONTAINER: 1 GALLON OR EQUIVALENT.
3. CONTRACTOR TO SUBMIT TO THE CITY SEED TAGS FOR REVIEW.
4. 80% OF THE GRASS SPECIES IS REQUIRED TO PROPAGATE WITHIN 60 DAYS, OR RESEEDING WILL BE REQUIRED.

NO.	DATE	REVISION	BY
1	12/20/00	As-Built	SRH

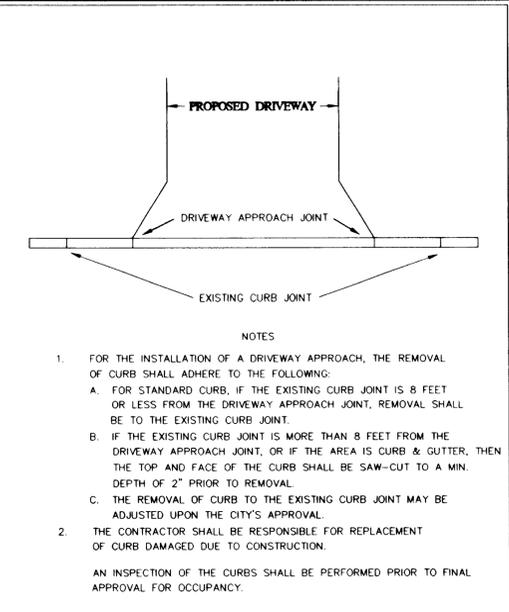
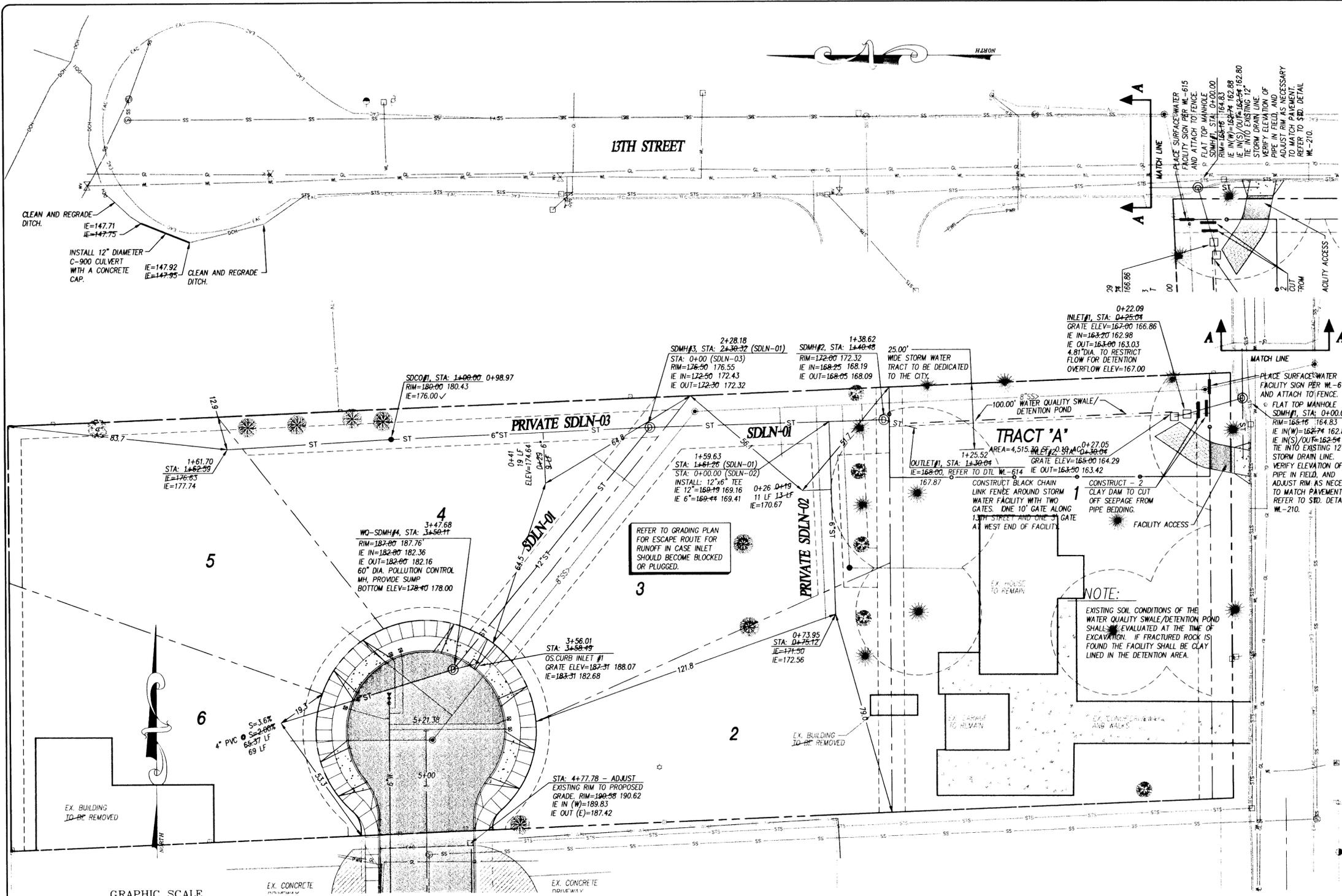
DESIGNED BY	DEF	DATE	4/9/00
DRAWN BY	DEF	DATE	4/9/00
REVIEWED BY	ML	DATE	7/1/00
PROJECT NO.	588-001	REF.	
SCALE	HORIZ. 1"=80'	VERT. N/A	
SHEET NO. 3 OF 10			



GRADING AND EROSION CONTROL PLAN
 CHRISTY COURT II

SHEET	3	OF	10
PROJECT	CHRISTY COURT II		
NO.	588-001		
TYPE	CONSTRUCTION		

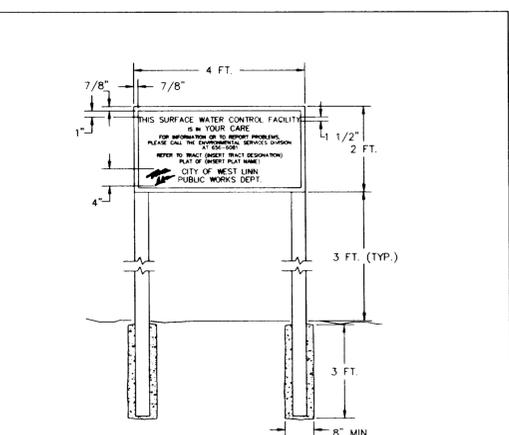
12/20/00
SRH



Curb Removal and Damage Inspection

NO.	DATE	REVISION	BY
1	12/20/00	AS-BUILT	SPF

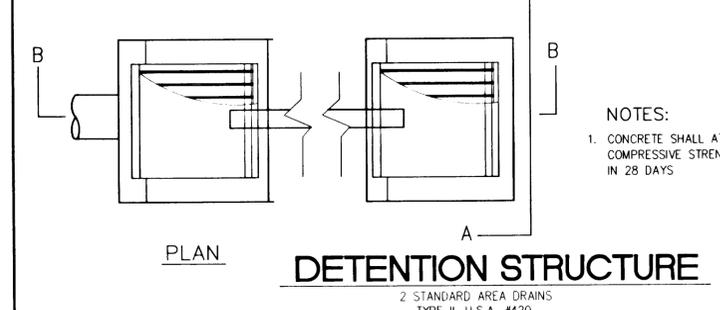
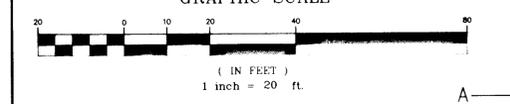
AN INSPECTION OF THE CURBS SHALL BE PERFORMED PRIOR TO FINAL APPROVAL FOR OCCUPANCY.



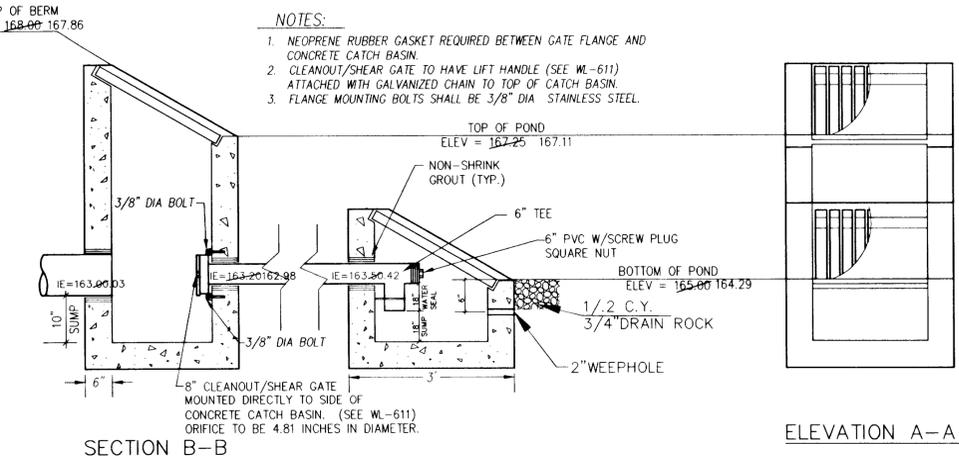
SPECIFICATIONS:
 SIZE: 48" BY 24"
 MATERIAL: GRADE "B" OR BETTER EXTERIOR PLYWOOD
 PAINT: FACE - 3 COATS OUTDOOR ENAMEL (SPRAYED); BACK - 1 COAT OUTDOOR ENAMEL (SPRAYED)
 LETTERING: SILK SCREEN ENAMEL WHERE POSSIBLE, OR HAND PAINTED ENAMELS. COLORS: BLACK AND WHITE. WHITE BACKGROUND, LETTERING AND BORDER IN BLACK
 TYPE FACE: HELVETICA. 1 1/2" TALL WITH 7/8" SPACING BETWEEN LETTERS AND OUTER BORDER. OUTER BORDER 1/2" WIDTH
 INSTALLATION: SECURED TO CHAIN LINK FENCE IF AVAILABLE, OTHERWISE INSTALL ON TWO 8 FT. LONG 4" X 4" POSTS, PRESSURE TREATED, INSTALLED IN 3 FT. DEEP CONCRETE FILLED POST HOLES (8" MIN. DIA.)

Surface Water Facility Sign

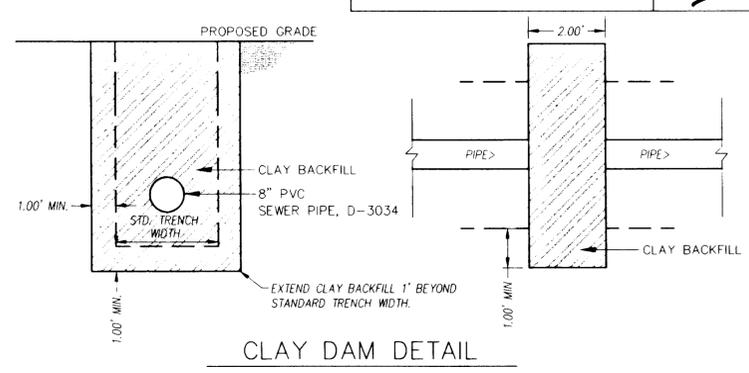
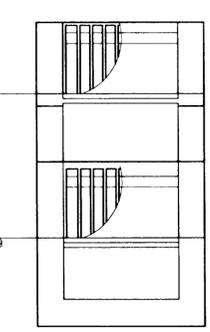
DATE	JAN 2000
DRAWING NO.	WL-615
FILE NO.	00-615



NOTES:
 1. CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. IN 28 DAYS



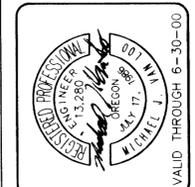
NOTES:
 1. NEOPRENE RUBBER GASKET REQUIRED BETWEEN GATE FLANGE AND CONCRETE CATCH BASIN.
 2. CLEANOUT/SHEAR GATE TO HAVE LIFT HANDLE (SEE WL-611) ATTACHED WITH GALVANIZED CHAIN TO TOP OF CATCH BASIN.
 3. FLANGE MOUNTING BOLTS SHALL BE 3/8" DIA. STAINLESS STEEL.



CLAY DAM DETAIL
NOT TO SCALE

DESIGNED BY	REF. DATE	4/3/00
DRAWN BY	REF. DATE	4/3/00
REVIEWED BY	ML	DATE
PROJECT NO.	586-001	REF.
SCALE	HORIZ 1"=20'	VERT. 1"=4'
SUBMITTAL NO.	00-505	

DESIGNED BY	REF. DATE	4/3/00
DRAWN BY	REF. DATE	4/3/00
REVIEWED BY	ML	DATE
PROJECT NO.	586-001	REF.
SCALE	HORIZ 1"=20'	VERT. 1"=4'
SUBMITTAL NO.	00-505	

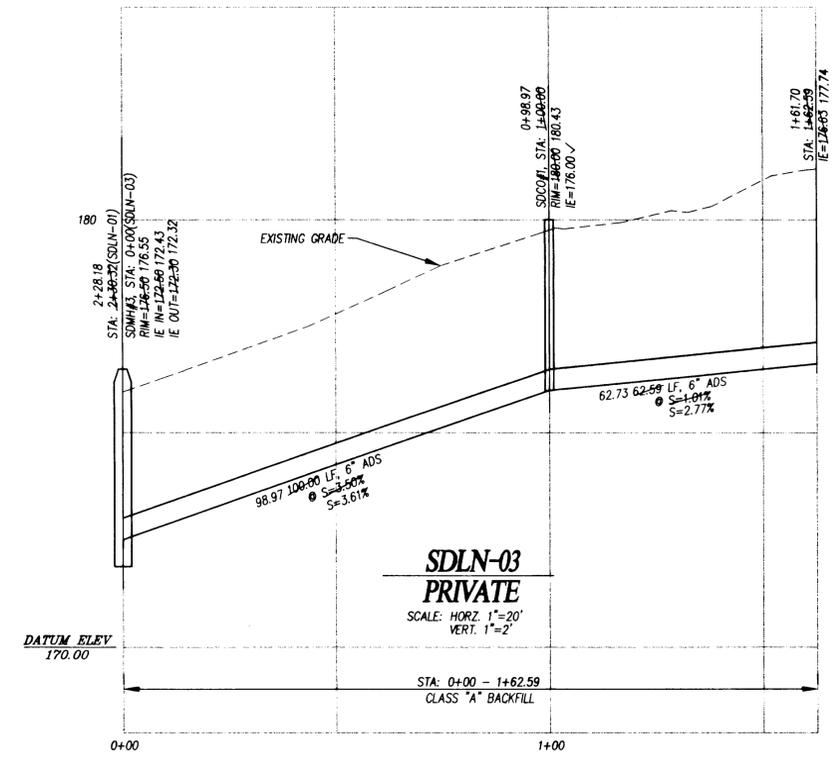
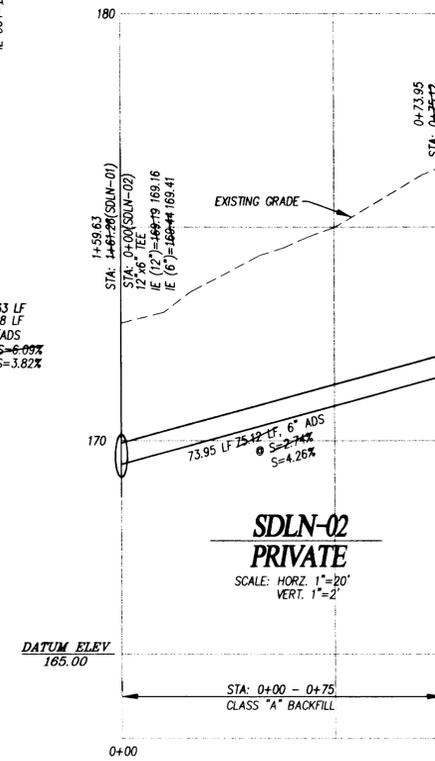
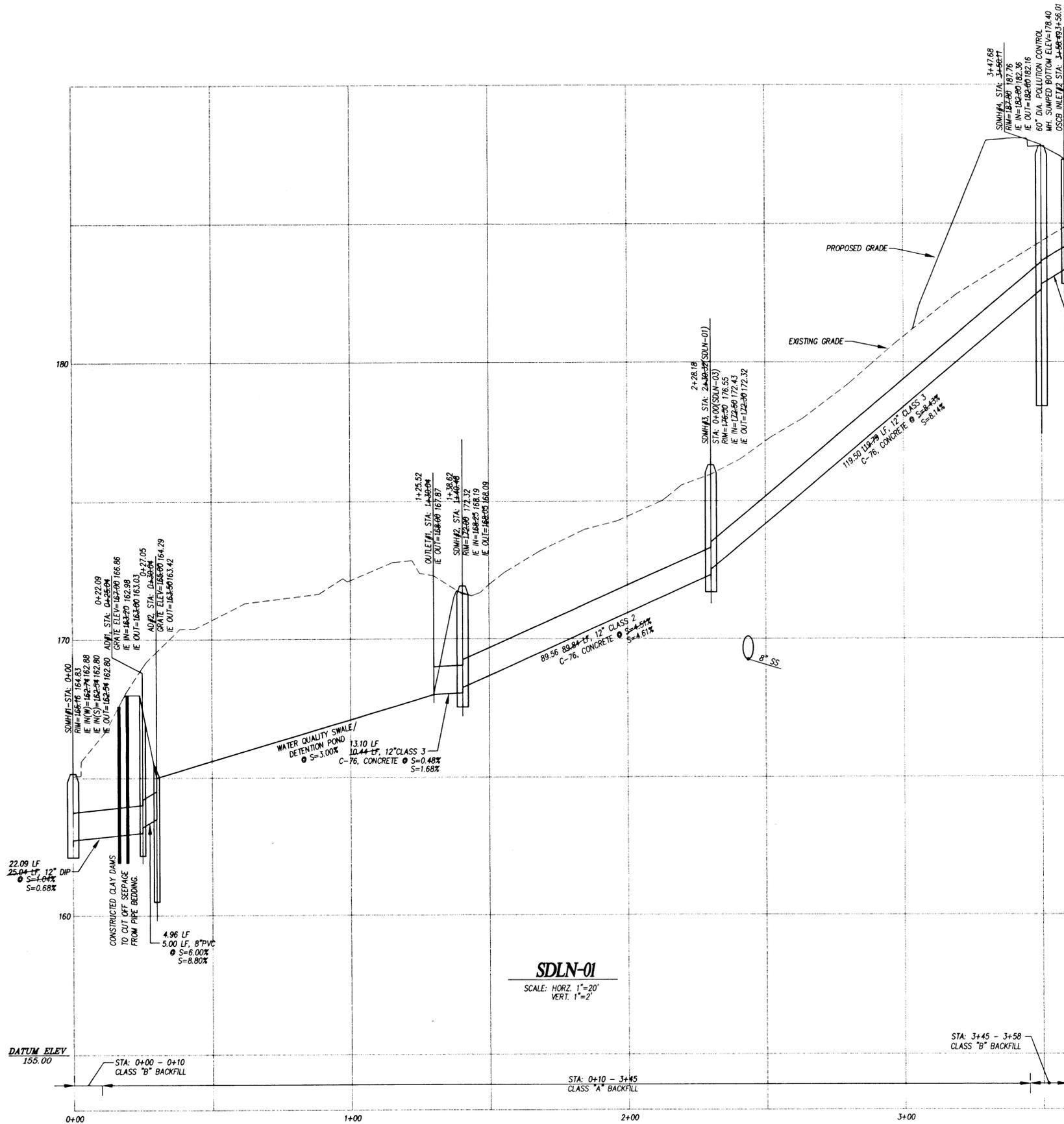


VALID THROUGH 6-30-00

STORM PLAN
CHRISTY COURT II

AS-BUILT
 DATE: 12/20/00

SHEET	5	OF	10
PROJECT	CHRISTY COURT II		
NO.	586-001		
TYPE	CONSTRUCTION		



AS-BUILT
DATE: 8/20/00

NO.	DATE	REVISION	BY
1	8/20/00	ASBUILT	SPF

DESIGNED BY: BEF. DATE: 4/3/00
DRAWN BY: BEF. DATE: 4/3/00
REVIEWED BY: ML. DATE: _____
PROJECT NO.: 998-001 REF. _____
SCALE: HORIZ: 1"=20' VERT: 1"=2'
CHECKED BY: _____



STORM DRAIN PROFILES
CHRISTY COURT II

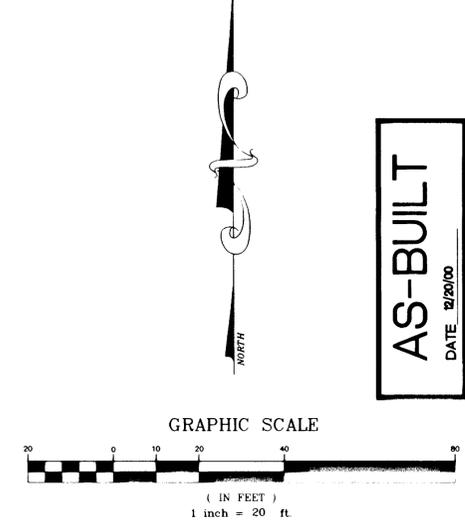
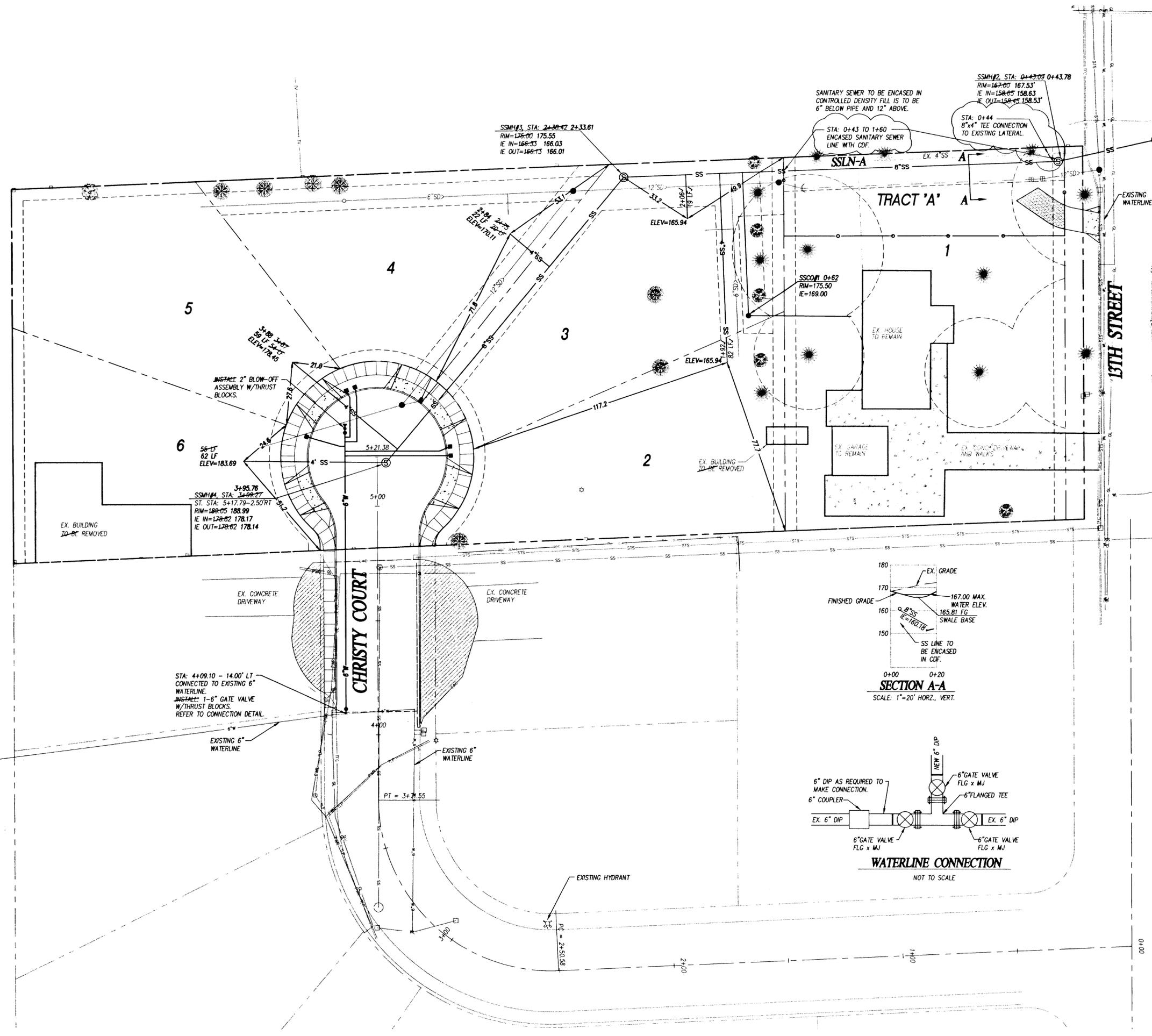
VALID THROUGH 6-30-00

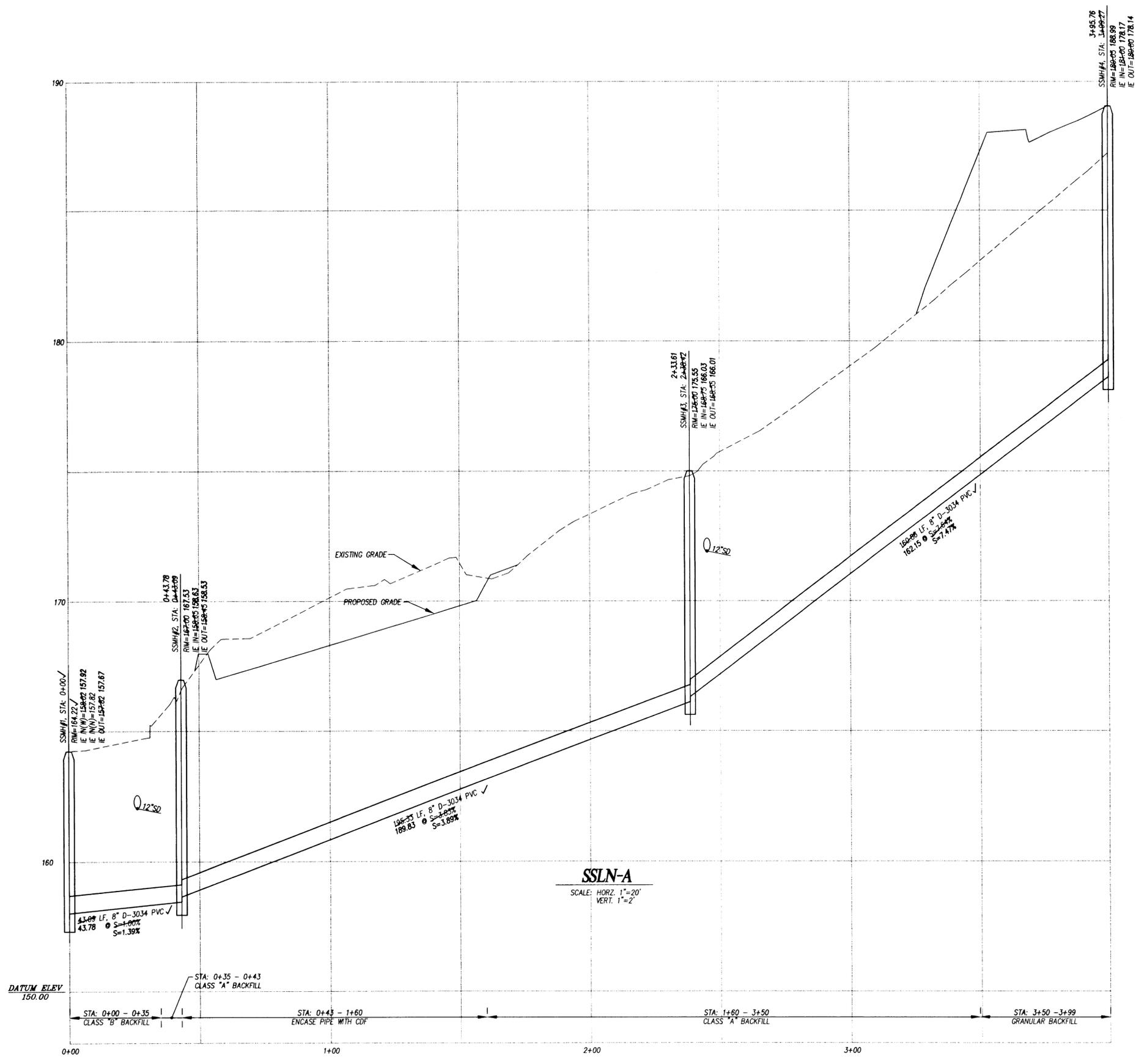
NO.	DATE	REVISION	BY
1	12/20/00	AS-BUILT	SPF

DESIGNED BY	REF. DATE	4/29/00
DRAWN BY	REF. DATE	4/29/00
REVIEWED BY	M.L. DATE	
PROJECT NO.	588-001	REF.
SCALE	HORIZ. 1"=20'	VERT. 1"=4'
DATE	12/20/00	VERT. WA
		SEWERS/DRWG



SANITARY SEWER AND WATER PLAN
 CHRISTY COURT II





AS-BUILT
 DATE 12/20/00



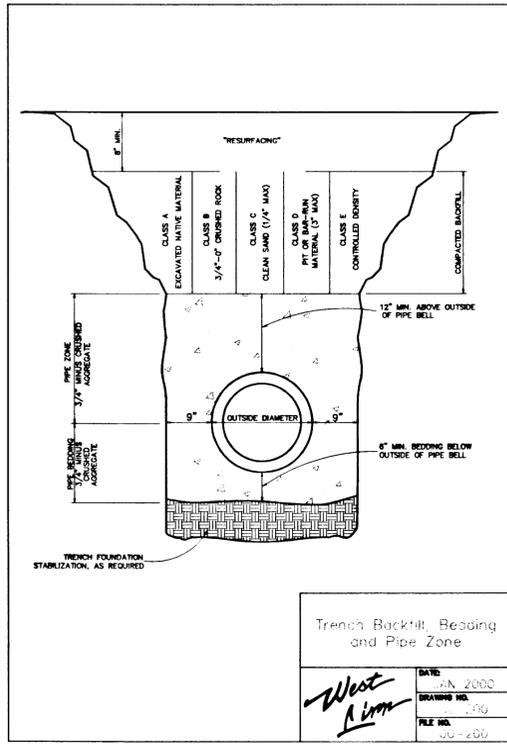
NO.	DATE	REVISION	BY
1	12/20/00	AS-BUILT	EPF

DESIGNED BY: REF. DATE: 4/9/00
 DRAWN BY: REF. DATE: 4/9/00
 REVIEWED BY: M.L. DATE: _____
 PROJECT NO. 588-001 REF. _____
 SCALE: HORIZ. 1"=20' VERT. 1"=2'
 SHEET: DWG



SANITARY SEWER PROFILES
CHRISTY COURT II

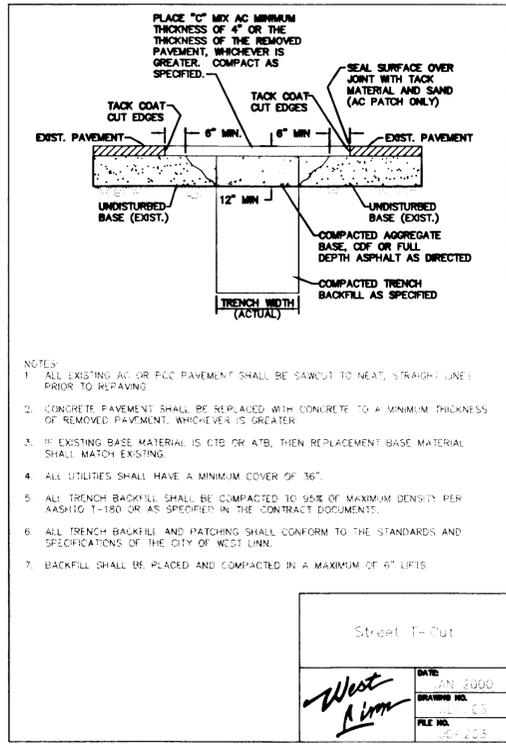
SHEET 8 OF 10
 PROJECT: CHRISTY COURT II
 NO. 588-001
 TYPE: CONSTRUCTION



Trench Backfill, Bedding and Pipe Zone

DATE: JAN 2000
DRAWING NO.: 30-406
FILE NO.: 30-406

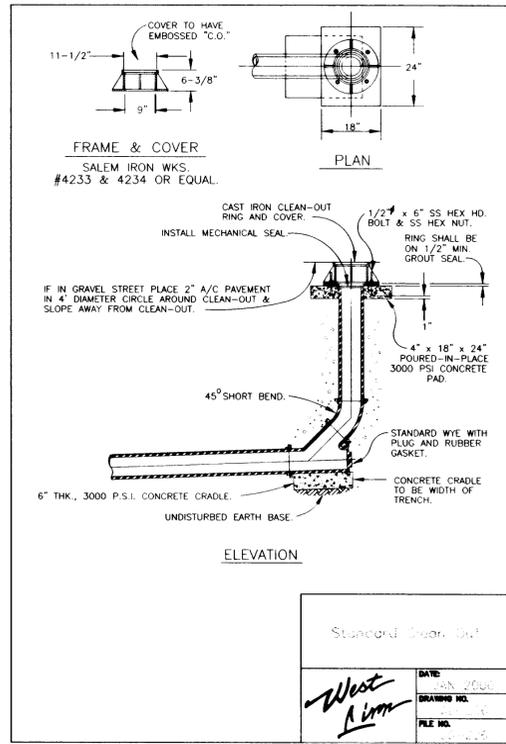
West
Linn



Street 1'-Out

DATE: JAN 2000
DRAWING NO.: 30-423
FILE NO.: 30-423

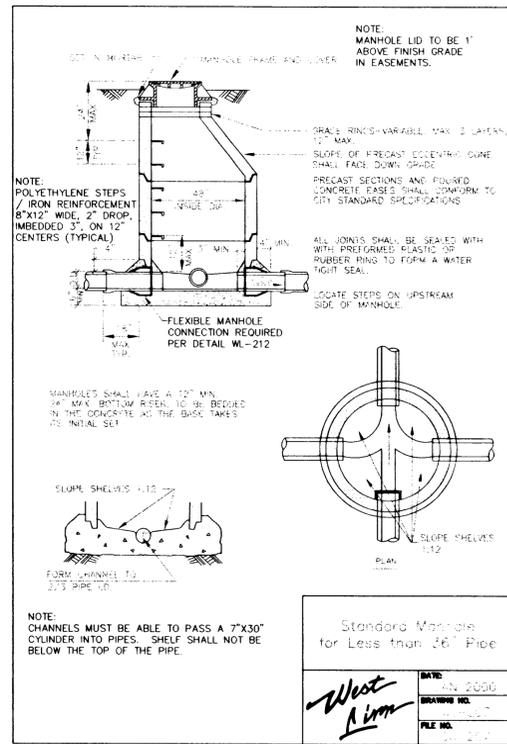
West
Linn



Standard Clean-Out

DATE: JAN 2000
DRAWING NO.: 30-424
FILE NO.: 30-424

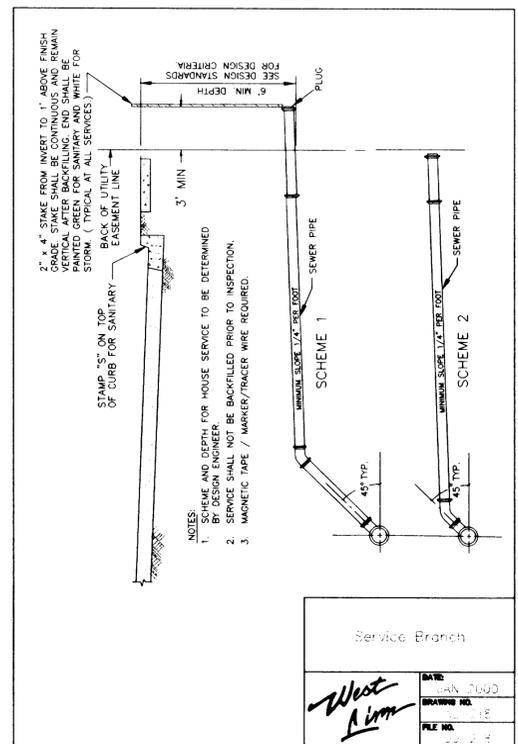
West
Linn



Standard Manhole for Less than 36\"/>

DATE: JAN 2000
DRAWING NO.: 30-425
FILE NO.: 30-425

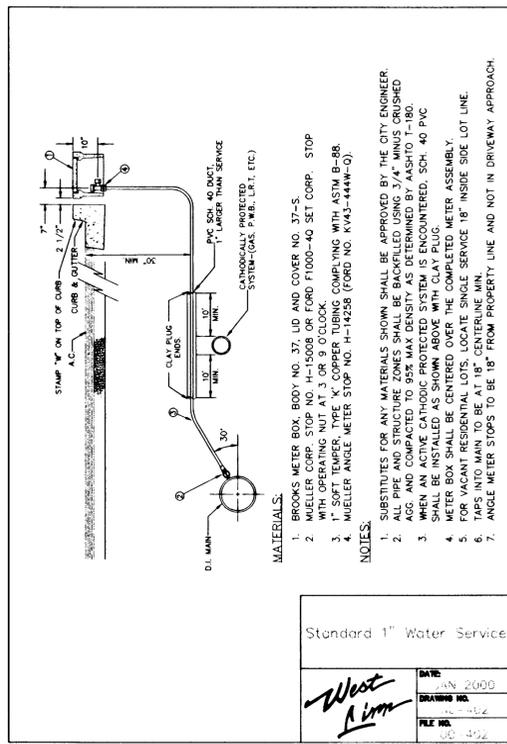
West
Linn



Service Branch

DATE: JAN 2000
DRAWING NO.: 30-426
FILE NO.: 30-426

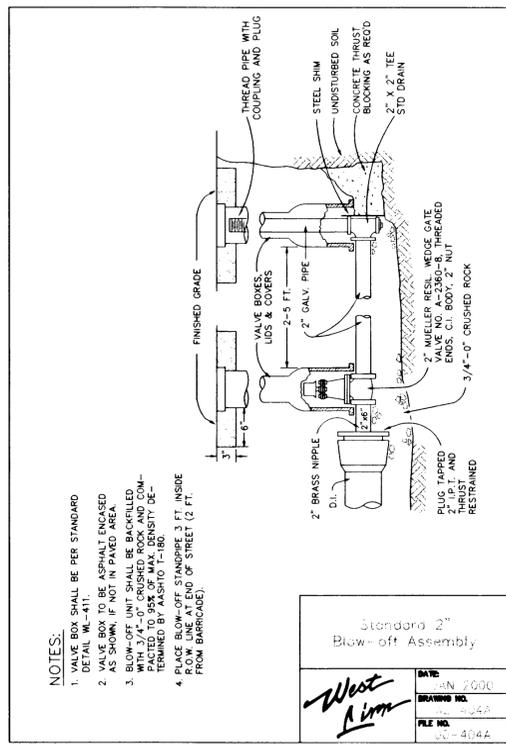
West
Linn



Standard 1\"/>

DATE: JAN 2000
DRAWING NO.: 30-402
FILE NO.: 30-402

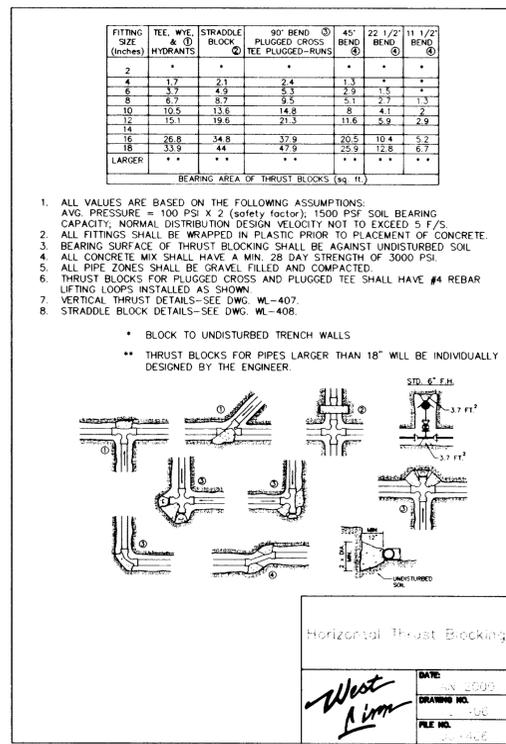
West
Linn



Standard 2\"/>

DATE: JAN 2000
DRAWING NO.: 30-404
FILE NO.: 30-404

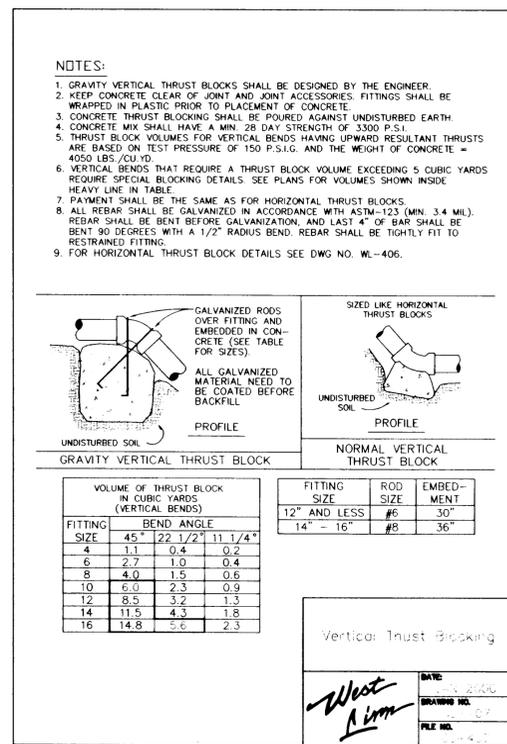
West
Linn



Horizontal Thrust Blocking

DATE: JAN 2000
DRAWING NO.: 30-405
FILE NO.: 30-405

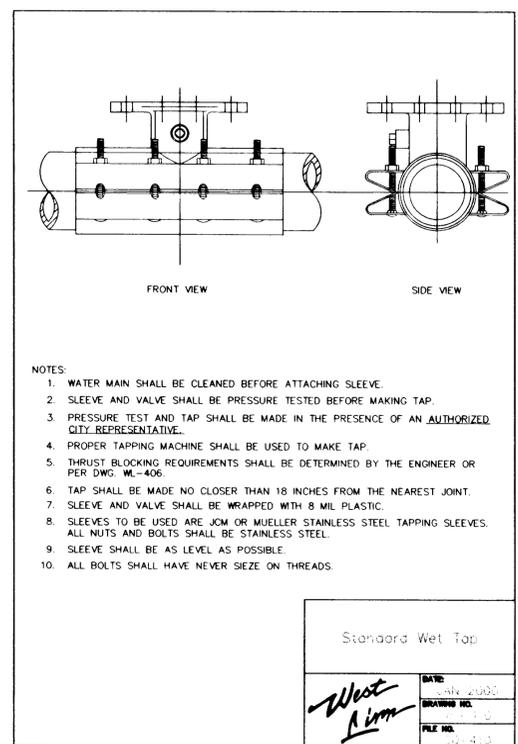
West
Linn



Vertical Thrust Blocking

DATE: JAN 2000
DRAWING NO.: 30-406
FILE NO.: 30-406

West
Linn



Standard Wet Tap

DATE: JAN 2000
DRAWING NO.: 30-407
FILE NO.: 30-407

West
Linn

NO.	DATE	REVISION	BY
1	12/20/00	As-Built	SAH

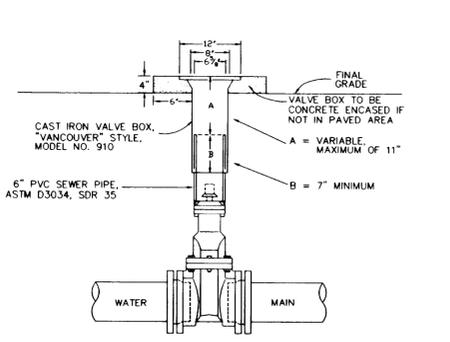
DESIGNED BY	REF.	DATE	4/9/00
DRAWN BY	SAH	DATE	4/9/00
REVIEWED BY	ML	DATE	8/13/00
PROJECT NO.	588-001	REF.	
SCALE	HORIZ. N/A	VERT. N/A	
			3/8\"/>



VALID THROUGH 6-30-00

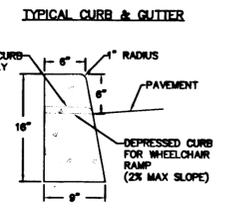
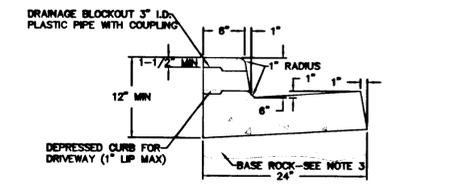
DETAILS
CHRISTY COURT II

12/20/00
SAH



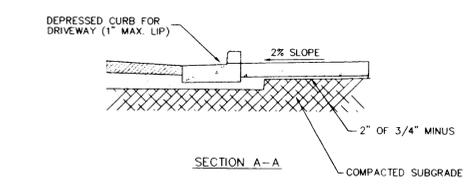
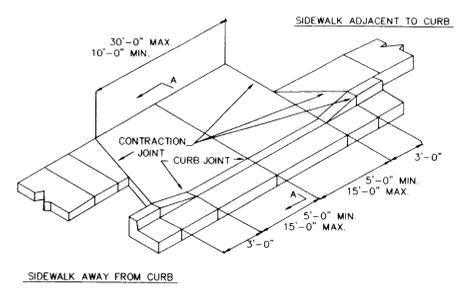
- NOTES:**
- VALVE BOXES SHALL BE CENTERED DIRECTLY OVER THE VALVE NUT IN A VERTICAL POSITION.
 - VALVE BOX TOP SHALL BE ADJUSTED TO MEET FINISHED GRADE.
 - PVC SHALL BE ONE CONTINUOUS PIECE - NO BELLS OR COUPLERS.
 - ON VALVES 8" AND LARGER, PVC SHALL BE NOTCHED OVER VALVE PACKING BOLTS SO PVC SITS ON BONNET.

Standard Valve Box Detail	
DATE: JAN 2000	FILE NO. 12-411
DRAWING NO. 12-411	FILE NO. 12-411



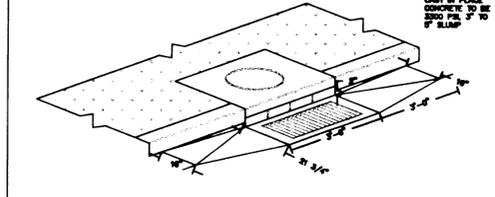
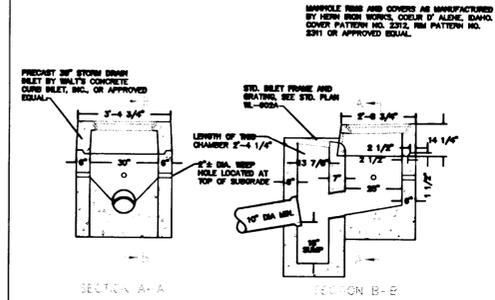
- NOTES:**
- CONCRETE SHALL HAVE A BREAKING STRENGTH OF 3300 PSI AFTER 28 DAYS.
 - CONTRACTION JOINTS (A) TO BE PROVIDED:
 - AT EACH POINT OF TANGENCY
 - AT EACH COLD JOINT
 - AT EACH SIDE OF INLET STRUCTURES
 - AT BOTH SIDES OF AN APPROACH
 - BASE ROCK - 1-1/2" DIA., 85% COMPACTION ROCK SHALL BE TO SUBGRADE OF THE STREET SECTION OR 4" IN DEPTH, WHICHEVER IS GREATER.
 - DRAINAGE BLOCK - 3" DIA. PLASTIC PIPE
 - A) DRAINAGE ACCESS THROUGH EXISTING CURBS SHALL BE DONE BY:
 - CORE DRILLING
 - VERTICAL SAWCUT OF CURB 18" EACH SIDE OF DRAIN AND RE-POURED TO FULL DEPTH OF CURB

Typical Curbs	
DATE: JAN 2000	FILE NO. 12-509
DRAWING NO. 12-509	FILE NO. 12-509



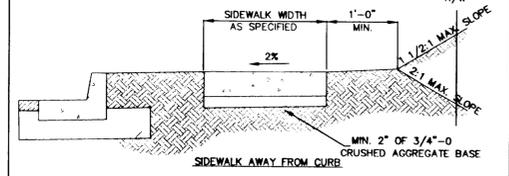
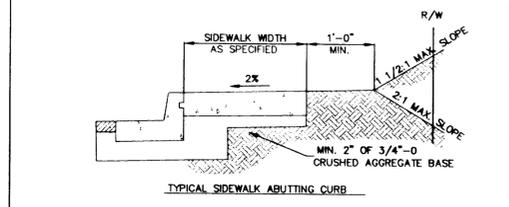
- NOTES:**
- CONCRETE SHALL HAVE A MINIMUM BREAKING STRENGTH OF 3300 PSI AFTER 28 DAYS, 6 SACK MIX.
 - CURB SHALL BE TROWELED JOINT WITH A MIN. 1/2" RADIUS ALONG BACK OF CURB.
 - DRIVEWAY SHALL BE A MINIMUM 6" THICK.

Residential Driveway	
DATE: JAN 2000	FILE NO. 12-509
DRAWING NO. 12-509	FILE NO. 12-509



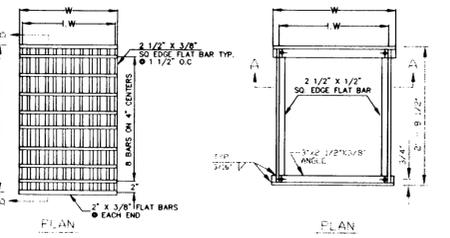
* ACCESS LID IS TO BE SQUARE, NOT ROUND. PER CITY OF WEST Linn.

Combination Curb Inlet	
DATE: JAN 2000	FILE NO. 12-509
DRAWING NO. 12-509	FILE NO. 12-509



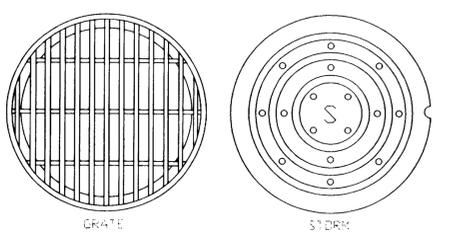
- NOTES:**
- CONCRETE SHALL BE 3300 PSI AT 28 DAYS, 6 SACK MIX, SLUMP RANGE OF 1 1/2" TO 3".
 - PANEL LENGTHS SHALL BE EQUAL TO THE SIDEWALK WIDTH, BUT MAY BE ADJUSTED WITH THE CITY ENGINEER'S APPROVAL.
 - CONTRACTION JOINTS (1/3RD OF THE THICKNESS OF CONCRETE) SHALL BE PLACED EVERY THIRD PANEL WITH A MAX. SPACING OF 18 FEET.
 - A CURING COMPOUND SHALL BE USED. WHITE REFLECTIVE SHEETING SHALL BE USED IN CASE OF RAIN.
 - 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.
 - THE SIDEWALK SHALL HAVE A MIN. THICKNESS OF 4" 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".
 - 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.

Concrete Sidewalk Cross Section	
DATE: JAN 2000	FILE NO. 12-509
DRAWING NO. 12-509	FILE NO. 12-509



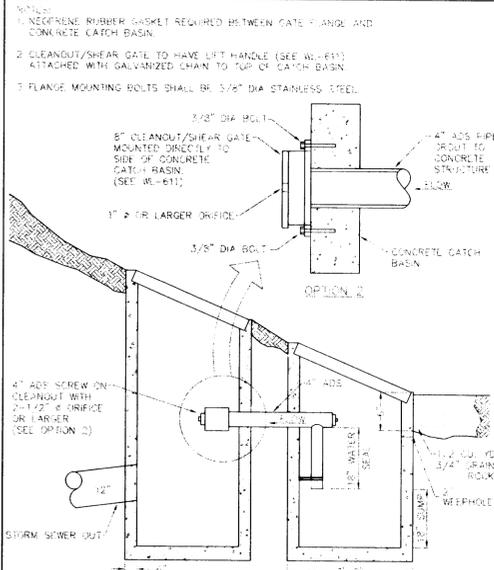
TYPE	W	L/W	TYPE	DIA PIPE	W	L/W
STANDARD	1'-9"	1'-8 1/4"	STANDARD	10"-12"	1'-10 3/4"	1'-9 3/8"

Frame & Grate for Gutter & Curb Inlets	
DATE: JAN 2000	FILE NO. 12-624
DRAWING NO. 12-624	FILE NO. 12-624

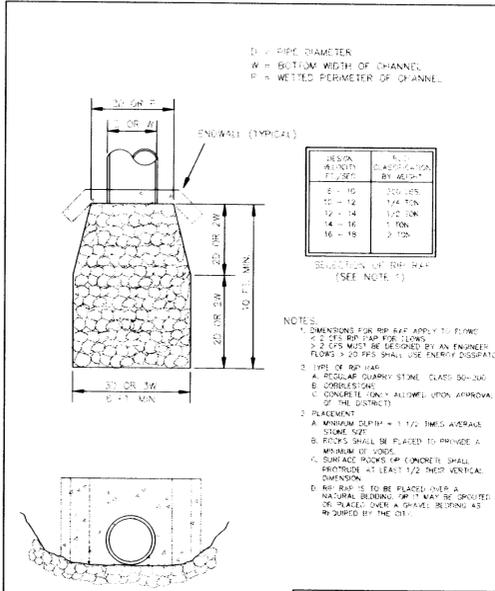


- NOTES:**
- USE SUBURBAN TYPE ONLY IN NON-TRAFFIC AREAS, AND ONLY WITH APPROVAL BY THE CITY.
 - COVER AND FRAME SHALL BE GRAY CAST IRON, ASTM A48 CLASS 30.
 - COVER AND FRAME TO BE MAINTAINED TO A TRUE RADIUS ALL AROUND.
 - NOTCH LID FOR LIFTING HOOP.
 - OPEN GRATES REQUIRE APPROVAL BY CITY AND MUST BE BICYCLE SAFE IF USED IN TRAFFIC AREAS.

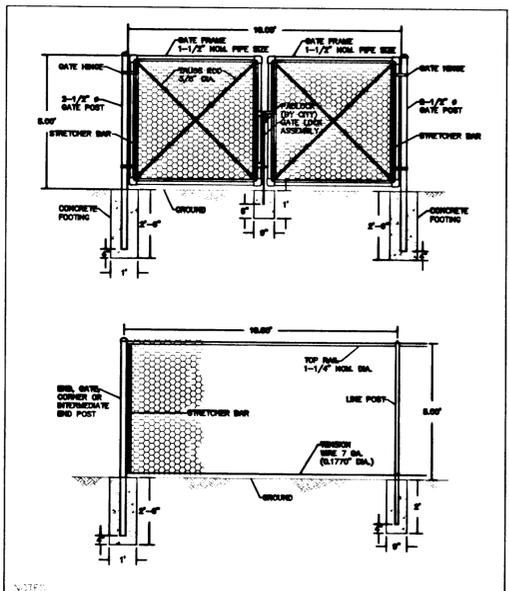
Manhole Covers	
DATE: JAN 2000	FILE NO. 12-624
DRAWING NO. 12-624	FILE NO. 12-624



Standard Detention Pond Outlet	
DATE: JAN 2000	FILE NO. 12-671
DRAWING NO. 12-671	FILE NO. 12-671



Storm Sewer Cutoff	
DATE: JAN 2000	FILE NO. 12-671
DRAWING NO. 12-671	FILE NO. 12-671



Surface Water Facility Fence	
DATE: JAN 2000	FILE NO. 12-671
DRAWING NO. 12-671	FILE NO. 12-671

ALPHA ENGINEERING INC.
 PLANNING • DEVELOPMENT • SERVICES • SURVEYING
 OFFICE: 503-462-8003 • FAX: 503-462-8049
 PLAZA WEST • SUITE 250 • 9600 SW OAK • PORTLAND OR 97223

NO.	DATE	REVISION	BY
1	12/26/00	AS BUILT	SRH

DESIGNED BY: MFL	DATE: 4/3/00
DRAWN BY: MFL	DATE: 4/3/00
REVIEWED BY: MFL	DATE: 8/16/00
PROJECT NO. 588-001	REF. 8/16/00
SCALE: NOT TO SCALE	VERT. N/A
SHEET/DWG	

REGISTERED PROFESSIONAL ENGINEER
 M. F. L. MFL
 OREGON
 LICENSE NO. 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

VALID THROUGH 6-30-00

DETAILS
 CHRISTY COURT II

SHEET	10	OF	10
PROJECT	CHRISTY COURT II		
NO.	588-001		
TYPE	CONSTRUCTION		

12/26/00 SRH