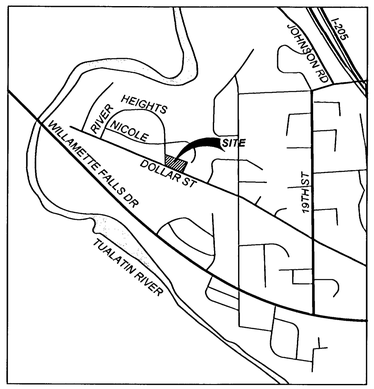
RECORD DRAWINGS
FOR
DOLLAR STREET & RIVERHEIGHTS CIRCLE

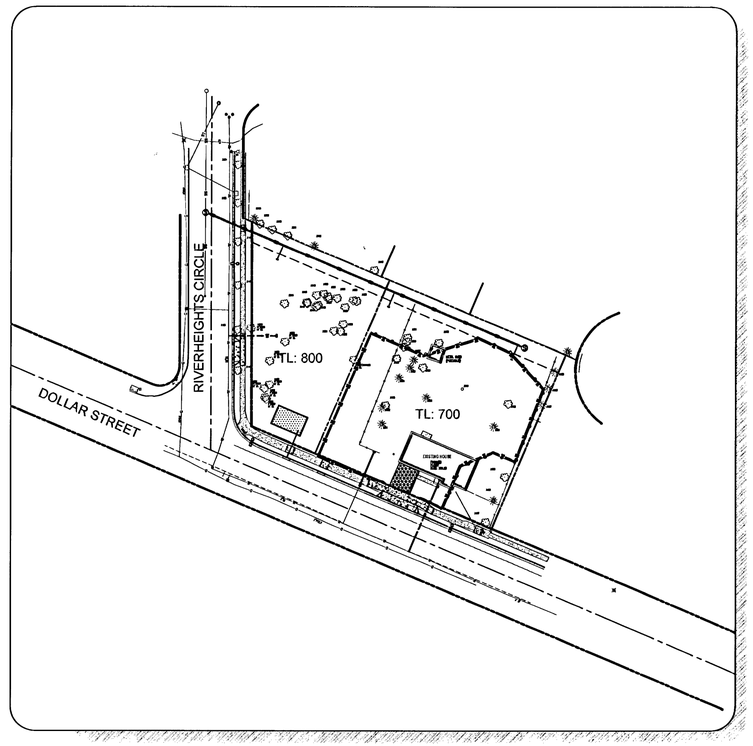
PREPARED FOR
J.T. SMITH COMPANIES

RECORD DRAWING
11/21/2013
This drawing has been prepared to reflect constructed deviations from permit documents. The basis of this information is derived in whole or in part from a combination of:
- Contractor supplied redlines
- Site observations by the engineer
- Field measurements

The stamping engineer of record certifies this drawing is an accurate portrayal of the final construction, and the resulting improvements are in conformance with the standards of WESTLINN



SITE VICINITY MAP
N.T.S.



SITE MAP
Scale: 1 inch = 60 feet
60 30 0 30 60

PROJECT TEAM

OWNER | APPLICANT
JT SMITH COMPANIES
JOHN WYLAND
5285 MEADOWS ROAD, SUITE #171
LAKE OSWEGO, OR 97035

CIVIL ENGINEER
3J CONSULTING, INC
10445 SW CANYON ROAD, SUITE 245
BEAVERTON, OR 97005
CONTACT: BRIAN FEENEY, PE
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PLANNING
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BEAVERTON, OR 97005
CONTACT: ANDREW TULL
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LAND SURVEYING
COMPASS SURVEYING
4107 SE INTERNATIONAL WAY, SUITE 705
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CONTACT: DON DEVLAEMINCK, PLS
PHONE: 503-653-9093

SITE INFORMATION

SITE ADDRESS
960 DOLLAR STREET
WEST LINN, OR 97068

TAX LOT(S)
2S1E34DC 700 & 800

JURISDICTION
CITY OF WEST LINN

ZONING
R-10

FLOOD HAZARD
MAP NUMBER: 41005C0257D
ZONE X (UNSHADED)

UTILITIES & SERVICES

WATER, STORM, SEWER
CITY OF WEST LINN
CONTACT: KHOI LE
PHONE: (503) 722 - 5517

POWER
PGE
CONTACT: MIKE HIEB
PHONE: (503) 570-4412

GAS
NORTHWEST NATURAL
CONTACT: LANCE CHEELEY
PHONE: (503) 220-2357

CABLE
COMCAST

FIRE
TUALATIN VALLEY FIRE & RESCUE

POLICE, SCHOOLS, ROADS, PARKS
CITY OF WEST LINN

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#	REVISION SUMMARY	BY	DATE
	AS-BUILT DRAWING	BCH	11.21.13

COVER SHEET
DOLLAR STREET & RIVERHEIGHTS CIRCLE
WEST LINN, OR
LFG, LLC

REGISTERED PROFESSIONAL ENGINEER
58093PE
OREGON
JULY 15, 2003
BRIAN K. FEENEY
EXPIRES: 12-31-13

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13110
LAND USE #	____
TAX LOT #	21E34DC 700 & 800
DESIGNED BY	JTE
CHECKED BY	BKF

SHEET TITLE
COVER SHEET

SHEET NUMBER
CS

SANITARY SEWER NOTES

1. PIPE SHALL BE PVC SEWER PIPE CONFORMING TO ASTM D-3034 SDR 35. MINIMUM STIFFNESS SHALL BE 46 PSI AND JOINT TYPE SHALL BE ELASTOMERIC GASKET CONFORMING TO ASTM D-3212.
2. MANHOLE BASE SHALL BE POURED IN PLACE CONCRETE BASE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3300 PSI OR PRECAST. 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 AND CHANNELS MUST BE ABLE TO PASS A 7"X30" CYLINDER INTO PIPES. PVC PIPE SHALL BE CONNECTED TO MANHOLE BY MEANS OF A FLEXIBLE CONNECTION AND SHALL HAVE A SHEAR JOINT LOCATED 18" OUTSIDE OF MANHOLE. CEMENT GROUT FOR CONNECTING PVC SEWER PIPE TO MANHOLE WILL NOT BE PERMITTED.
3. ALL MANHOLES LOCATED IN EASEMENT AREAS REQUIRE TAMPER PROOF LIDS AND THE LID SHALL BE SET 6" ABOVE THE PROPOSED GRADE WHEN PLACED IN UNPAVED AREAS.
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. FRAME SHALL SIT ON 18"X24" CONCRETE PAD.
5. GRANULAR BACKFILL (3/4"-0) IS TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD AND NATIVE MATERIAL SHALL BE COMPACTED TO 95% OF IN-PLACE DRY DENSITY OF SURROUNDING SOIL. EXCAVATION, BEDDING, AND BACKFILL SHALL BE IN ACCORDANCE WITH DIVISION 204 OF THE CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. BACKFILL UNDER NEW STREETS SHALL BE CLASS "B" AND BACKFILL IN EXISTING STREETS SHALL BE CLASS "E".
6. PVC SERVICE LATERALS SHALL BE 4" PIPE CONFORMING TO THE SAME SPECIFICATIONS AS THE SEWER MAINS. SERVICE LATERALS SHALL BE INSTALLED TO A POINT BEYOND THE LINE OF THE SEWER OR UTILITY EASEMENT AS SHOWN ON THE PLAN. THE SERVICE LATERAL SHALL BE PLUGGED WITH A 4" RUBBER RING PLUG, AND THE LOCATION OF THE LATERAL'S END MARKED WITH A 2"X4" STAKE PAINTED GREEN.
7. SANITARY SEWER PIPE AND APPURTENANCES SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH W.L.S.C.S. DIVISION 301.03.09 AND MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH W.L.S.C.S. DIVISION 302.03.07. ALL TESTS SHALL BE WITNESSED BY THE ENGINEER AND THE CITY OF WEST LINN. CONTRACTOR IS RESPONSIBLE FOR COORDINATING TESTING SO THAT ALL TEST SHALL BE PASSED AND NEW LINE SHALL BE ACCEPTED PRIOR TO CONNECTION TO EXISTING SYSTEM.
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, TEST, AND INSPECTIONS TO BE MADE IN STRICT ACCORDANCE WITH CITY OF WEST LINN PUBLIC WORKS STANDARD CONSTRUCTION SPECIFICATIONS.

GENERAL GRADING AND EROSION CONTROL (PART 1)

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

WATER NOTES

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 RUBBER GASKETED JOINTS UNLESS NOTED OTHERWISE ON THE PLAN. PIPE FITTINGS ARE TO BE OF THE SAME MATERIAL AND CLASS AS PIPE OF DOMESTIC ORIGIN.
2. WATER MAINS HAVE A MINIMUM COVER OF 36".
3. THRUST BLOCKS ARE TO BE PROVIDED AT ALL CHANGES IN DIRECTION AND BRANCHES. THRUST BLOCKING CONCRETE STRENGTH IS TO BE 3000 PSI. SEE DETAILS FOR THRUST BLOCK SIZING. POUR THRUST BLOCKS AGAINST UNDISTURBED EARTH.
4. GATE VALVES SHALL BE RESILIENT SEAT, NON-RISING STEM WITH "0" RING PACKING, COMPLYING WITH AWWA CLASS "C" SPECIFICATIONS. THE VALVES SHALL BE DESIGNED TO WITHSTAND A WORKING PRESSURE OF 150 PSI. GATE VALVES SHALL BE FURNISHED WITH A TWO-INCH SQUARE OPERATING NUT AND SHALL OPEN COUNTERCLOCKWISE WHEN VIEWING FROM ABOVE. BUTTERFLY VALVES SHALL BE RUBBER SEAT TYPE AND BUBBLE-TIGHT AT 150 PSI, AND SHALL CONFORM TO AWWA C504. BUTTERFLY VALVES SHALL BE MUELLER OR APPROVED EQUAL. OPERATING NUT SHALL BE LOCATED ON THE SIDE OF THE MAIN SHOWN ON THE PLANS. VALVE BOXES SHALL BE "VANCOUVER" PATTERN.
5. GRANULAR BACKFILL (3/4" -0) IS TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T 180 TEST METHOD AND NATIVE MATERIAL SHALL BE COMPACTED TO 95% OF IN-PLACE DRY DENSITY OF SURROUNDING SOIL. EXCAVATION, BEDDING, AND BACKFILL SHALL BE IN ACCORDANCE WITH DIVISION 204 OF THE CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. BACKFILL UNDER NEW STREETS SHALL BE CLASS "E".
6. SERVICE LATERALS SHALL BE TYPE K COPPER LATERAL SIZES SHALL BE 1". FOR DOUBLE SERVICES TWO 1" WATER SERVICES SHALL BE LAID SIDE BY SIDE. CORPORATION STOPS SHALL BE MUELLER H 15008 OR FORD F1000 4Q. ANGLE METER STOP SHALL BE MUELLER H 14258 OR FORD 1" KV43-444W-Q. METER BOXES SHALL BE EQUAL TO BROOKS #37 WITH A 37-S LID AND COVER. METER BOXES ARE TO BE INSTALLED 3/4" ABOVE FINISH GRADE AND 2- 1/2" FROM THE CURB IN PLANTER STRIPS OR FLUSH WITH SIDEWALK SURFACE IN A SIDEWALK.
7. ALL WATERLINES WILL BE PRESSURE TESTED AND PURIFICATION TESTED BEFORE CONNECTION TO THE CITY WATER SYSTEM. PRESSURE TEST SHALL BE CONDUCTED AT 180 PSI OR 1.5 TIMES THE NORMAL WORKING PRESSURE, WHICHEVER IS HIGHER AND SHALL MEET THE REQUIREMENTS OF DIVISION 403.14 OF THE WEST LINN PUBLIC WORKS STANDARD CONSTRUCTION SPECIFICATIONS.
8. CHLORINATION SHALL CONFORM WITH DIVISION 403.13 OF THE W.L.S.C.S.
9. 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.
10. A PLUMBING PERMIT IS REQUIRED FOR SERVICE LATERAL INSTALLATIONS BEYOND THE WATER METER.
11. ALL MATERIALS, INSTALLATION, TESTS, AND CHLORINATION TO BE IN STRICT ACCORDANCE WITH THE CITY OF WEST LINN PUBLIC WORKS STANDARD CONSTRUCTION SPECIFICATIONS, AND THE OREGON STATE HEALTH DIVISION ADMINISTRATION RULES, CHAPTER 333.

GENERAL GRADING AND EROSION CONTROL (PART 2)

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 NOT TO EXCEED SIX INCHES, EXCEPT WHERE NOTED OTHERWISE ON THE PLANS.
2. DURING CONSTRUCTION, STRAW BALES, CUTOFF TRENCHES OR SOME OTHER METHOD OF RUNOFF CONTROL SHALL BE USED TO PREVENT EROSION AND/OR SILTATION FROM CROSSING OUTSIDE THE WORK AREA BOUNDARIES.
3. LARGE ORGANIC MATERIAL, MISCELLANEOUS PIPE OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
4. NO FILLING OR CUTTING SHALL BE DONE OUTSIDE OF APPROVED GRADING AREAS.
5. ALL EROSION CONTROL FACILITIES SHALL MEET THE REQUIREMENTS OF THE CLACKAMAS COUNTY DEPARTMENT OF UTILITIES, EROSION PREVENTION AND SEDIMENT CONTROL PLANS TECHNICAL GUIDANCE HANDBOOK (ECTGH), REVISED AUGUST, 1994; CHAPTER 31 OF THE COMMUNITY DEVELOPMENT CODE; AND THE OREGON ADMINISTRATIVE RULES.

STORM SEWER NOTES

1. EIGHT INCH TO 24-INCH STORM DRAIN PIPE IS PREFERRED TO BE SEAMLESS RIBBED PVC PIPE CONFORMING TO ASTM F 794. WHERE LARGER PIPE IS REQUIRED OR LACK OF COVER PREVENTS USE OF RIBBED PVC PIPE, PIPE SHALL BE CLASS 3 NON-REINFORCED, CONCRETE PIPE CONFORMING TO ASTM C14, REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76, CLASS IV, OR DUCTILE IRON PIPE CONFORMING TO AWWA C151 CLASS 52. RUBBER JOINTS ARE REQUIRED FOR ALL CONCRETE PIPE. SIX INCH AND SMALLER STORM DRAIN PIPE SHALL CONFORM TO ASTM D 3034 PVC PIPE.
2. GUTTER INLETS SHALL BE POURED IN-PLACE CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3300 PSI. FRAME SHALL BE FABRICATED OF STRUCTURAL STEEL, ASTM A-7, A-36, A-373.
3. MANHOLE BASE MAY BE POURED IN PLACE CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3300 PSI OF 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. INTERIOR DIMENSIONS NOTED ON THE PLANS ARE MINIMUMS. SOME OR ALL OF THE STORM DRAIN REQUIRED WILL BE OVERSIZED MANHOLES, CONTRACTOR SHALL CHECK WITH MANHOLE MANUFACTURER FOR ACTUAL SIZE OF MANHOLE NEEDED FOR TYPE AND SIZE OF PIPE TO BE USED. INVERTS SHALL BE CONSTRUCTED SO AS TO PROVIDE SMOOTH FLOW-THROUGH CHARACTERISTICS. PIPE SHALL BE CONNECTED TO MANHOLE BY MEANS OF A FLEXIBLE CONNECTION AND SHALL HAVE A SHEAR JOINT LOCATED 18" OUTSIDE OF THE MANHOLE.
4. ALL MANHOLES LOCATED IN EASEMENT AREAS REQUIRE TAMPER PROOF LIDS AND LID SHALL BE SET 12 INCHES ABOVE PROPOSED GRADE.
5. CLEANOUT PIPE, FITTINGS, AND JOINTS SHALL BE THE SAME SPECIFICATIONS AS FOR PIPE. CASTINGS ARE SHOWN ON DETAILS AND SHALL CONFORM TO ASTM A48 (GRADE 30). CLEANOUT RISER SHALL MATCH DOWNSTREAM PIPE DIAMETER.
6. GRANULAR BACKFILL (3/4"-0) IS TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD AND NATIVE MATERIAL SHALL BE COMPACTED TO 95% OF IN-PLACE DRY DENSITY OF SURROUNDING SOIL.
7. STORM DRAIN SERVICE LATERALS SHALL BE 4" PIPE CONFORMING TO THE SAME SPECIFICATIONS AS THE STORM DRAIN MAIN LINES. SERVICES LATERALS SHALL BE INSTALLED TO A POINT BEYOND THE LINE OR UTILITY EASEMENT AS SHOWN ON THE PLAN. THE SERVICE LATERAL SHALL BE PLUGGED WITH 4" RUBBER RING PLUG, AND THE LOCATION OF THE LATERALS END MARKED WITH A 2'X4" STAKE PAINTED WHITE.
8. STORM DRAINS SHALL BE TESTED FOR DEFLECTION IN ACCORDANCE WITH DIVISION 601.03.11 AND VIDEO INSPECTED IN ACCORDANCE WITH DIVISION 601.03.12 OF THE WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. ALL TESTS SHALL BE WITNESSED BY THE ENGINEER AND A REPRESENTATIVE OF THE CITY.
9. A PLUMBING PERMIT FORM 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 THE CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS.
11. INFILTRATION RAIN GARDEN PLANTINGS TO CONFORM TO PLANTING SPECIFICATION AS SHOWN ON THE PLANS AND DETAILS CONTAINED HEREIN.

EROSION CONTROL SUMMARY

1. THE INTENT OF THE REQUIREMENT IS TO PREVENT SILTATION FROM REACHING STORM DRAIN SYSTEMS AND DRAINAGE WAYS.
2. THE MINIMUM MEASURES NEED TO BE MADE ON ALL PROJECTS.

A. A GRAVEL PAD, AT LEAST 50 FEET LONG, IS REQUIRED WHERE VEHICLES WILL LEAVE THE CONSTRUCTION SITE.

B. A SEDIMENT BARRIER IS TO BE CONSTRUCTED OF STRAW BALES OR A SEDIMENT FENCE WHERE NOTED IN THE DETAILS OR WHERE SEDIMENT WILL CROSS OUTSIDE THE WORK AREA.

C. WHERE EXCAVATED MATERIAL IS PLACED ON HARD SURFACES (SUCH AS STREETS) MATERIAL MUST BE BROOMED OR SCRAPED CLEAN AS SOON AS POSSIBLE.

D. RE-SEED 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.

STREET NOTES

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 8" BELOW SUBGRADE. PROPERLY DISPOSE OF ALL WASTE MATERIAL.
2. STREET SUBGRADE SHALL CONFORM TO DIVISION 501 OF THE CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. 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 W.L.S.C.S. DIVISION 501.03.08. SUCH TESTING WILL BE AT THE CONTRACTOR'S EXPENSE.
3. AGGREGATE BASE ROCK SHALL CONFORM TO THE REQUIREMENTS OF W.L.S.C.S. DIVISION 205. BASE COURSE SHALL BE 1-1 /2" -0 CRUSHED ROCK AND LEVELING COURSE SHALL BE 3/4" -0. CITY OF WEST LINN REQUIRES A PROOF ROLL WITH A LOADED 10 YARD DUMP TRUCK OF THE SUBGRADE PRIOR 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 W.L.S.C.S. DIVISION 205. 2" BASE LIFT SHALL BE CLASS "B" A.C. AND 2" FINAL LIFT SHALL BE CLASS "C" A.C. MEETING THE SPECIFICATIONS OF W.L.S.C.S. DIVISION 505. THE TOP LIFT OF ASPHALT CONCRETE SHALL NOT BE PLACED PRIOR TO RECEIVING PERMISSION FROM THE CITY OF WEST LINN ENGINEERING DEPARTMENT.
5. CONSTRUCT CURB AND GUTTER USING 3300 PSI CONCRETE MEETING THE SPECIFICATIONS OF W.L.S.C.S. DIVISION 205 (AFTER 28 DAYS) WITH MAXIMUM 1-1/2" AGGREGATE SIZE. CONTRACTION JOINTS AT 15' MAXIMUM ON CENTERS. THREE INCH WEEPHOLES ARE TO BE INSTALLED ON ALL LOTS UPHILL OR EVEN WITH THE STREET. GENERALLY, WEEPHOLES SHALL BE LOCATED AT THE CENTER AND LOWEST EDGE OF CURB FOR EACH LOT. CONTRACTOR SHALL STAMP LOCATION OF SEWER AND WATER CROSSINGS WITH AN (S) OR A (W). A PROOF ROLL OF THE CURBLINES IS REQUIRED PRIOR TO POURING CURBS.
6. ALL MATERIALS, INSTALLATION, TESTS, AND INSPECTIONS TO BE IN STRICT ACCORDANCE WITH CITY OF WEST LINN PUBLIC WORKS STANDARD CONSTRUCTION SPECIFICATIONS.
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.

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.

GENERAL NOTES

1. ALL REFERENCES TO CITY DESIGN STANDARDS REFER TO THE CURRENT STANDARDS.
2. THE DESIGN ENGINEER WILL BE RESPONSIBLE FOR INSPECTION OF THE PROPOSED IMPROVEMENTS WITH OVERSIGHT FROM THE CITY'S PUBLIC WORKS AND ENGINEERING STAFF.
3. 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 AT LEAST 24 HOURS NOTICE OF ANY TESTING REQUIRING THE PRESENCE OF THE ENGINEER AND/OR CITY STAFF.
4. THE CONTRACTOR IS TO RECEIVE THE APPROVAL OF THE ENGINEER AND THE CITY OF ANY PROPOSED CHANGES TO THE PLANS OR STANDARD REQUIREMENTS.
5. A BUILDING DEPARTMENT PLUMBING PERMIT IS REQUIRED FOR UTILITIES BEYOND THE FIRST CLEANOUT OR METER ON PRIVATE PROPERTY.
6. A PUBLIC IMPROVEMENT GUARANTEE AGREEMENT OR A PUBLIC WORKS PERMIT, A PRE-CONSTRUCTION MEETING WITH THE CITY OF WEST LINN, AND INSTALLATION OF EROSION CONTROL MEASURES ARE REQUIRED PRIOR TO BEGINNING CONSTRUCTION.
7. PRIOR TO SITE CLEARING, 8' TALL CHAIN-LINK FENCING SHALL BE PLACED AT TREE EASEMENT BOUNDARIES PRIOR TO SITE GRADING. THE CITY ARBORIST SHALL INSPECT & APPROVE ALL ONSITE TREE PROTECTION MEASURES PRIOR TO THE START OF THE SITE WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CITY ARBORIST AND ARRANGE FOR THIS APPROVAL TO TAKE PLACE. NO PERMITS WILL BE ISSUED FROM ENGINEERING, PLANNING, OR BUILDING DEPARTMENTS WITHOUT TREE PROTECTION APPROVAL FROM THE CITY ARBORIST. ALL TREE PROTECTION MEASURES SHALL REMAIN IN PLACE AND FULLY FUNCTIONAL FOR THE ENTIRE TIME THAT SITE WORK AND CONSTRUCTION IS TAKING PLACE.
8. A CITY REPRESENTATIVE AND A REPRESENTATIVE OF THE ENGINEER MUST BE PRESENT AT ALL TESTING AND THE CITY SHALL BE FURNISHED A COPY OF ALL TEST RESULTS. IF ENGINEER OR CITY DO NOT WITNESS TESTING, CONTRACTOR WILL BE REQUIRED TO RE-TEST.
9. ALL FEES FOR STREET TREES SHALL BE PAID TO THE CITY OF WEST LINN PARKS AND RECREATION DEPARTMENT.
10. NO BUILDING PERMITS WILL BE GIVEN UNTIL THE IMPROVEMENTS HAVE BEEN ACCEPTED BY THE CITY AS SUBSTANTIALLY COMPLETE.
11. CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES AND POINTS OF CONNECTION PRIOR TO ORDERING MANHOLES. IF DISCREPANCIES ARE FOUND, CONTRACTOR SHALL NOTIFY THE ENGINEER.

SEEDING/MULCHING

1. ALL AREAS DISTURBED DURING CONSTRUCTION TO BE GRADED TO DRAIN AND COMPACTED TO A MINIMUM OF 90% OF AASHTO T-99 IMMEDIATELY AFTER INSTALLATION OF UTILITIES OR GRADING.
2. RECOMMENDED SEED MIXTURE: 80% ELKA DWARF PERENNIAL RYEGRASS AND 20% CREEPING RED FESCUE, BY WEIGHT. APPLICATION RATE SHALL BE 100 POUNDS MINIMUM PER ACRE.
3. FERTILIZER SHALL BE 12-16-8 WITH 50% OF THE NITROGEN DERIVED FROM UREA FORMALDEHYDE, AND APPLIED AT A RATE OF 400 POUNDS PER ACRE.
4. SEED AND MULCH AT A RATE OF 2000 LBS/AC WITH HEAVY BONDING AGENT OR NETTING AND ANCHORS. MULCH SHALL BE A WOOD CELLULOSE FIBER OR OTHER MATERIAL SUITABLE FOR HYDROMULCHING.
5. TEMPORARY OR PERMANENT HYDROSEEDING 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.

#	REVISION SUMMARY	BY	DATE
	AS-BUILT DRAWING	BCH	11.21.13

GENERAL PROJECT CONSTRUCTION NOTES

DOLLAR STREET & RIVERHEIGHTS CIRCLE

WEST LINN, OR

LFG, LLC

REGISTERED PROFESSIONAL ENGINEER 6809JPE OREGON JULY 15, 2003 BRIAN K. FEENEY

EXPIRES: 12-31-13

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
PHONE & FAX: (503) 345-5355

3J JOB ID #	13110
LAND USE #	____
TAX LOT #	21E34DC 700 & 800
DESIGNED BY	JTE
CHECKED BY	BKF

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
C001

TAX LOTS 700 AND 800
IN THE SE 1/4 OF SECTION 34, T.2S., R.1E., W.M.
960 DOLLAR STREET, WEST LINN, OREGON

EXISTING CONDITIONS PLAN

THIS PLAN IS INTENDED FOR USE AS AN EXISTING CONDITIONS PLAN SHOWING THE CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. INFORMATION SHOWN ON THIS PLAN WAS DEVELOPED FROM THE TOPOGRAPHIC SURVEY, AERIAL PHOTOS, AND SITE OBSERVATIONS BY THE ENGINEER. NOT ALL SURFACE FEATURES OR UTILITIES MAY BE SHOWN. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION TO DETERMINE WORK SPECIFIC DETAILS. TOPOGRAPHIC INFORMATION PROVIDED BY COMPASS ENGINEERING DATED FEBRUARY, 2013.

SPECIFIC WORK AREA DEMOLITION NOTES

1. SAWCUT SIDEWALK AT NEAREST SCORE JOINT OR PANEL, AT OR BEYOND LIMITS SHOWN. REMOVE CONCRETE WITHIN LIMITS AND DISPOSE OFF SITE.
2. SAWCUT AND REMOVE STREET PAVEMENT FOR UTILITY TRENCHING AND EXCAVATION, AS REQUIRED
3. SAWCUT AND REMOVE EXISTING CURB AND GUTTER AS SHOWN. SAWCUT LIP OF GUTTER TO FULL DEPTH TO LIMIT DAMAGE TO ADJACENT STREET SURFACE DURING REMOVAL.
4. REMOVE POWER UTILITY POLE AND UNDERGROUND ANY ASSOCIATED LIVE UTILITIES.
5. PROTECT EXISTING STREET TREE.
6. DEMOLITION OF ANY AND ALL FEATURES WITHIN PRIVATE PROPERTY TO BE COMPLETED UNDER SEPARATE PERMIT. NOT A PART OF THIS WORK.

LEGEND

- EXISTING BOUNDARY LINE
- EXISTING ADAJECNT PROPERTY LINE
- 197.5 - EXISTING 0.5FT CONTOUR
- 200 - EXISTING 1FT CONTOUR
- EXISTING TREES
- EXISTING CATCH BASIN
- EXISTING STORM DRAIN MANHOLE
- SD - EXISTING STORM DRAIN LINE
- EXISTING SANITARY SEWER MANHOLE
- SS - EXISTING SANITARY SEWER LINE
- 8"DI W - EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- UGP - EXISTING UNDERGROUND POWER
- OP - EXISTING POWER LINE
- G - EXISTING GAS LINE

WORK AREA DEMOLITION LEGEND

- PAVEMENT SAW-CUT LINE
- ALIGNMENT & EXTENT OF UTILITY REMOVAL
- AREA OF MATERIAL/PAVEMENT REMOVAL
- DEMOLITION WITHIN PRIVATE PROPERTY, UNDER SEPARATE PERMIT

NOTES

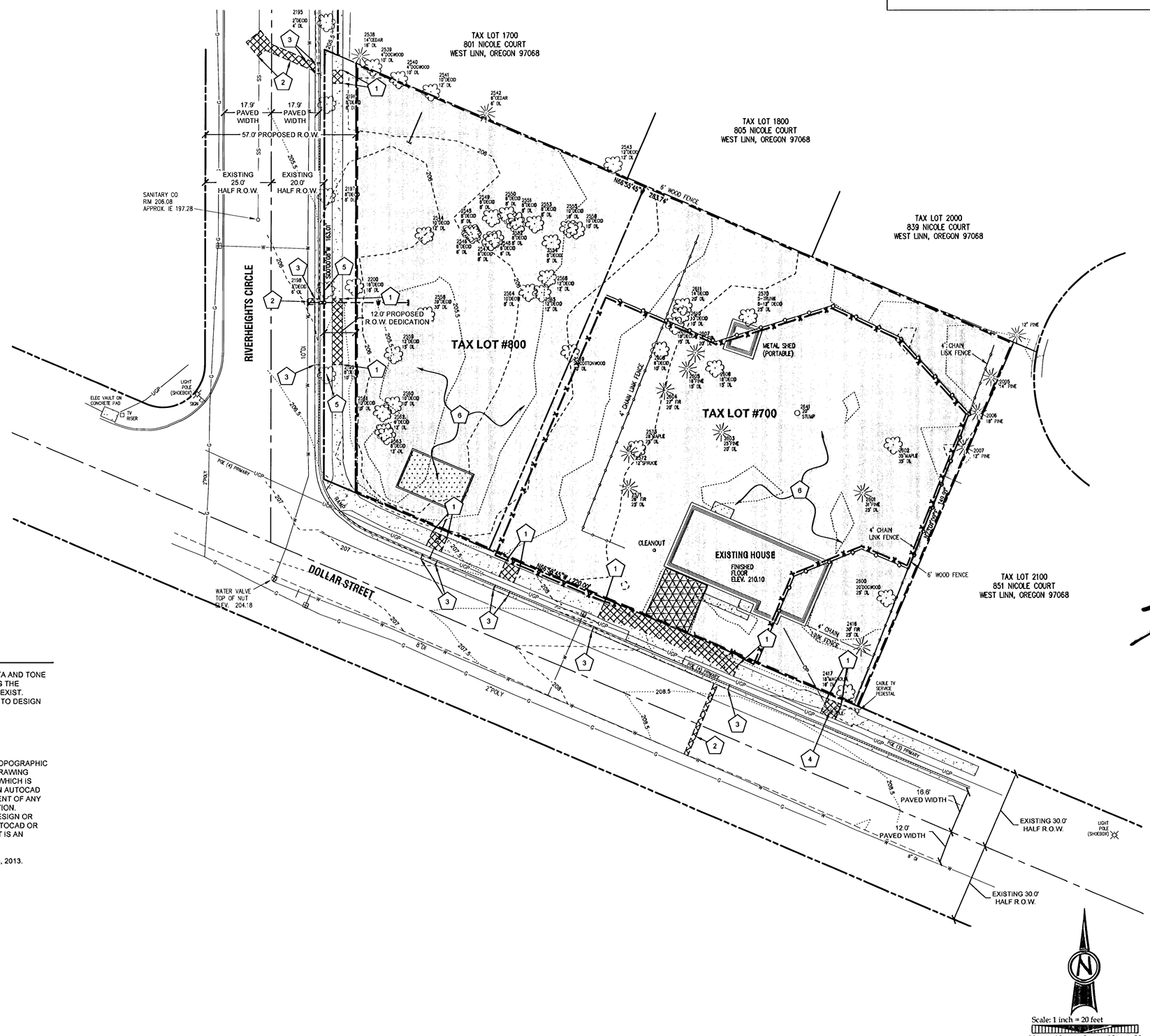
1. UTILITY INFORMATION SHOWN ON THIS MAP IS BASED UPON OBSERVED FEATURES, RECORD DATA AND TONE MARKS PROVIDED BY PUBLIC UTILITY LOCATION SERVICES. NO WARRANTIES ARE MADE REGARDING THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ADDITIONAL UTILITIES MAY EXIST. INTERESTED PARTIES ARE HEREBY ADVISED THAT UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION OF ANY CRITICAL ITEMS.

2. BASIS OF ELEVATIONS: NAVD '88.

3. CONTOUR INTERVAL IS ONE-HALF FOOT.

4. TOPOGRAPHIC FEATURES SHOWN ON THIS MAP WERE LOCATED USING STANDARD PRECISION TOPOGRAPHIC MAPPING PROCEDURES. THIRD PARTY USERS OF DATA FROM THIS MAP PROVIDED VIA AUTOCAD DRAWING FILES OR DATA EXCHANGE FILES SHOULD NOT RELY ON ANY AUTOCAD GENERATED INFORMATION WHICH IS BEYOND THE LIMITS OF PRECISION OF THIS MAP. THIRD PARTIES USING DATA FROM THIS MAP IN AN AUTOCAD FORMAT SHOULD VERIFY ANY ELEMENTS REQUIRING PRECISE LOCATIONS PRIOR TO COMMENCEMENT OF ANY CRITICAL DESIGN OR CONSTRUCTION. CONTACT COMPASS ENGINEERING FOR FURTHER INFORMATION. FURTHERMORE, COMPASS ENGINEERING WILL NOT BE RESPONSIBLE NOR HELD LIABLE FOR ANY DESIGN OR CONSTRUCTION RELATED PROBLEMS THAT ARISE OUT OF THIRD PARTY USAGE OF THIS MAP (IN AUTOCAD OR OTHER FORMAT) FOR ANY PURPOSE OTHER THAN SPECIFICALLY STATED HEREIN. THIS STATEMENT IS AN OFFICIAL PART OF THIS MAP.

5. UTILITY LINE LOCATIONS FOR DRY UTILITIES ARE BASED UPON TONE MARKS AS OF FEBRUARY 14, 2013.



REVISION SUMMARY	BY	DATE
AS-BUILT DRAWING	BCH	11.21.13

EXISTING CONDITIONS & DEMOLITION PLAN
DOLLAR STREET & RIVERHEIGHTS CIRCLE
WEST LINN, OR
LFG, LLC

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 15, 2003
BRIAN K. FEENEY
EXPIRES: 12-31-13

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-0365

3J JOB ID #	13110
LAND USE #	——
TAX LOT #	21E34DC 700 & 800
DESIGNED BY	JTE
CHECKED BY	BKF

SHEET TITLE
EXIST. & DEMO.

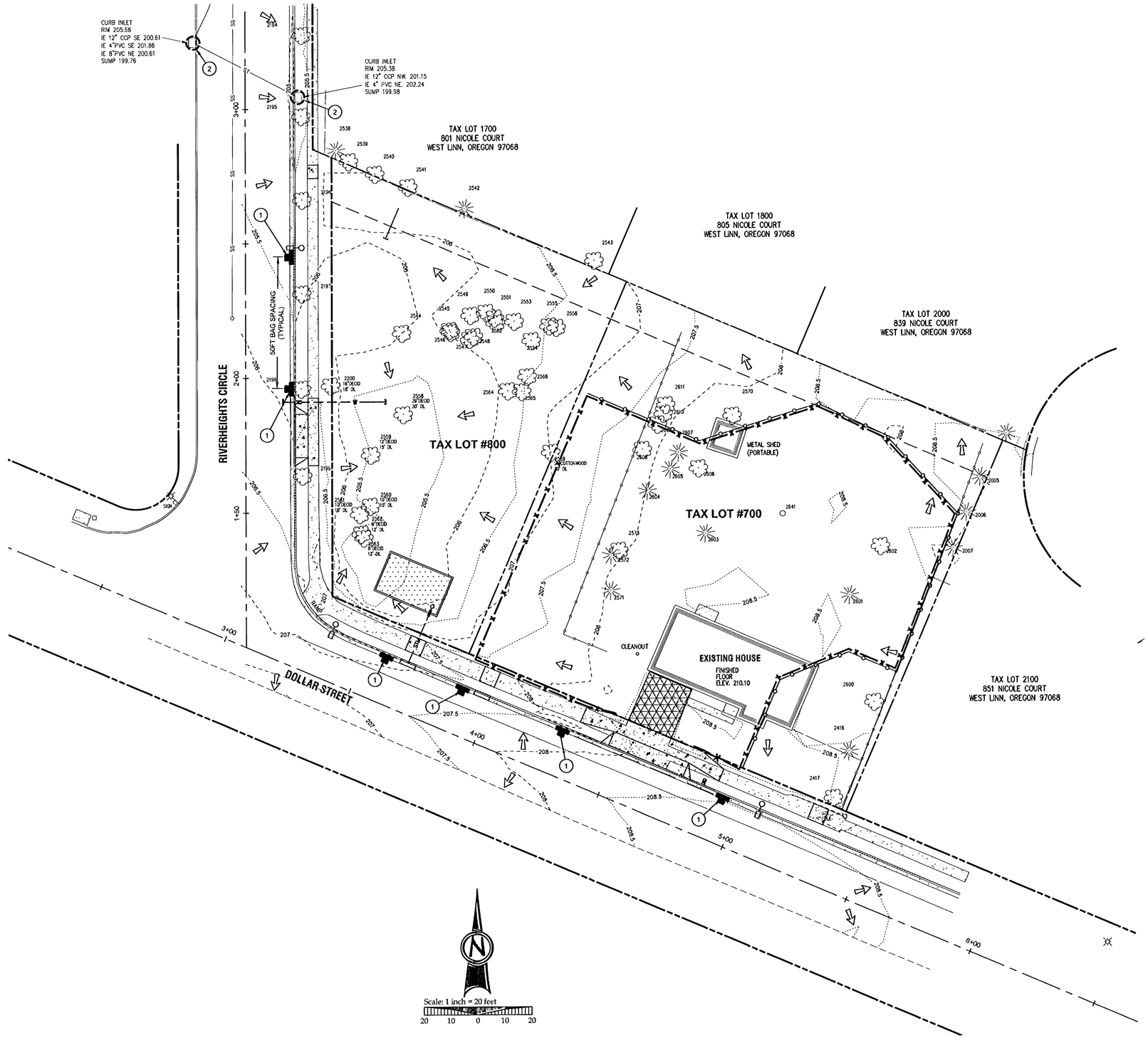
SHEET NUMBER
C100

LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING RIGHT OF WAY
- EXISTING PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- LIMITS OF GRADING/DISTURBANCE
- TREE PROTECTION FENCING
- 200.5 EXISTING 0.5FT CONTOUR
- 200 EXISTING 1FT INDEX CONTOUR
- SURFACE RUN-OFF FLOW ARROW
- EROSION CONTROL: BIO BAG CHECK DAM
- EROSION CONTROL: INLET PROTECTION

CONSTRUCTION KEY NOTES

1. PLACE BIO-BAG CHECK DAM AT CURB FACE FOR SEDIMENT CONTROL
2. INSTALL SILT SACK FOR INLET PROTECTION



REVISION SUMMARY	BY	DATE
AS-BUILT DRAWING	BCH	11.21.13

EROSION & SEDIMENT CONTROL PLAN
DOLLAR STREET & RIVERHEIGHTS CIRCLE
WEST LINN, OR
LFG, LLC

REGISTERED PROFESSIONAL ENGINEER
53093PE
OREGON
JULY 15, 2003
BRIAN K. FEENEY
EXPIRES: 12-31-13

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
PHONE & FAX: (503) 646-5825

3J JOB ID #	13110
LAND USE #	——
TAX LOT #	21E34DC 700 & 800
DESIGNED BY	JTE
CHECKED BY	BKF

SHEET TITLE
ESC PLAN

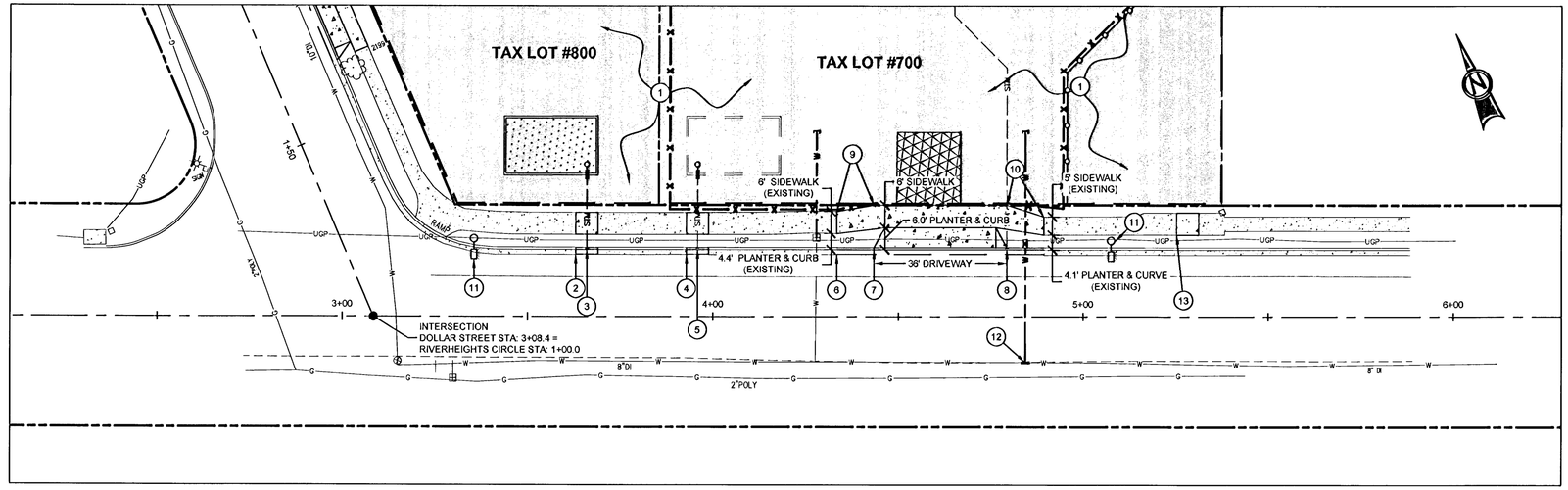
SHEET NUMBER
C110

CONSTRUCTION KEY NOTES

1. **ALL IMPROVEMENTS SHOWN WITHIN PRIVATE PROPERTY ARE PRESENTED FOR REFERENCE ONLY. WORK TO BE COMPLETED UNDER SEPARATE PERMIT**
2. STA:3+63.00 TO STA:3+69.00
   CONSTRUCT STD. CURB AND GUTTER PER CITY STD. DWG. WL-501
   CONSTRUCT SIDEWALK REPLACEMENT PER CITY STD. DWG. WL-508
3. STA:2+66
   CONSTRUCT STORM DRAIN LATERAL WEEP HOLE THROUGH CURB. SEE INVERT ELEVATION THIS SHEET.
4. STA:3+92.88 TO STA:3+98.88
   CONSTRUCT STD. CURB AND GUTTER PER CITY STD. DWG. WL-501
   CONSTRUCT SIDEWALK REPLACEMENT PER CITY STD. DWG. WL-508
5. STA:3+95.88
   CONSTRUCT STORM DRAIN LATERAL WEEP HOLE THROUGH CURB. SEE INVERT ELEVATION THIS SHEET.
6. STA:4+33.37 TO STA:4+89.37
   CONSTRUCT STD. CURB AND GUTTER PER CITY STD. DWG. WL-501
   CONSTRUCT SIDEWALK REPLACEMENT PER CITY STD. DWG. WL-508
7. STA:4+43.37 TO 4+79.37
   CONSTRUCT RES.L DRIVEWAY AWAY FROM CURB PER CITY STD. DWG. WL-503A
8. STA:4+79.37
   CONSTRUCT STORM DRAIN LATERAL WEEP HOLE THROUGH CURB. SEE INVERT ELEVATION THIS SHEET.
9. STA:4+33.37 TO STA:4+43.37
   TRANSITION SIDEWALK ALIGNMENT FROM EXISTING IMPROVEMENTS TO TYPICAL RIGHT OF WAY IMPROVEMENTS.
10. STA:4+79.37 TO STA:4+89.37
    TRANSITION SIDEWALK ALIGNMENT FROM EXISTING IMPROVEMENTS TO CURRENT CITY STANDARD IMPROVEMENTS.
11. INSTALL NEW STREET LIGHT AT LOCATION SHOWN
12. PROVIDE NEW 1" RESIDENTIAL WATER SERVICE AND METER.
13. STA:5+25.24 TO STA:5+31.24
    CONSTRUCT SIDEWALK REPLACEMENT PER CITY STD. DWG. WL-508

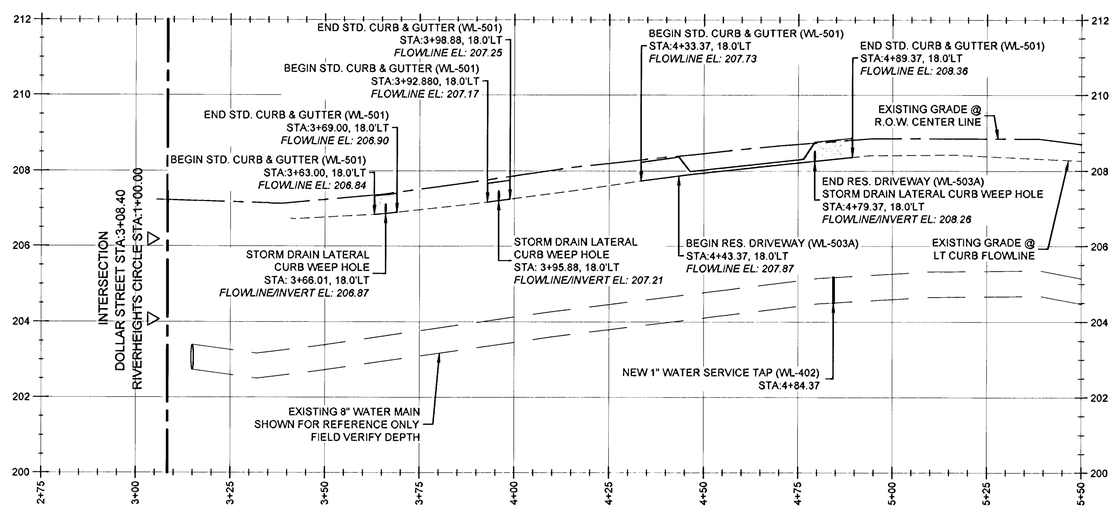
LEGEND

- RIGHT OF WAY LINE
- LOT BOUNDARY LINE
- W — WATER SERVICE LINE
- SAN — SANITARY SEWER MAIN
- STM — STORM DRAIN LATERAL
- SANITARY SEWER MANHOLE
- WATER SERVICE METER
- STREET LIGHT (SHOEBOX)
- PROPOSED CONCRETE PAVING



DOLLAR STREET - PLAN

Scale: 1 inch = 20 feet



CL DOLLAR STREET PROFILE
(STA:2+75.00 - STA:5+50.00)
SCALE: 1" = 20' HORIZ; 1" = 2' VERT

#	REVISION SUMMARY	BY	DATE
A	AS-BUILT DRAWING	BCH	11.21.13

DOLLAR STREET IMPROVEMENT PLAN
DOLLAR STREET & RIVERHEIGHTS CIRCLE
WEST LINN, OR
LFG, LLC

REGISTERED PROFESSIONAL ENGINEER
13093PE
OREGON
JULY 15, 2003
BRIAN K. FEENEY
EXPIRES: 12-31-13

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-5585

3J JOB ID #	13110
LAND USE #	____
TAX LOT #	21E34DC 700 & 800
DESIGNED BY	JTE
CHECKED BY	BKF

SHEET TITLE
DOLLAR STREET

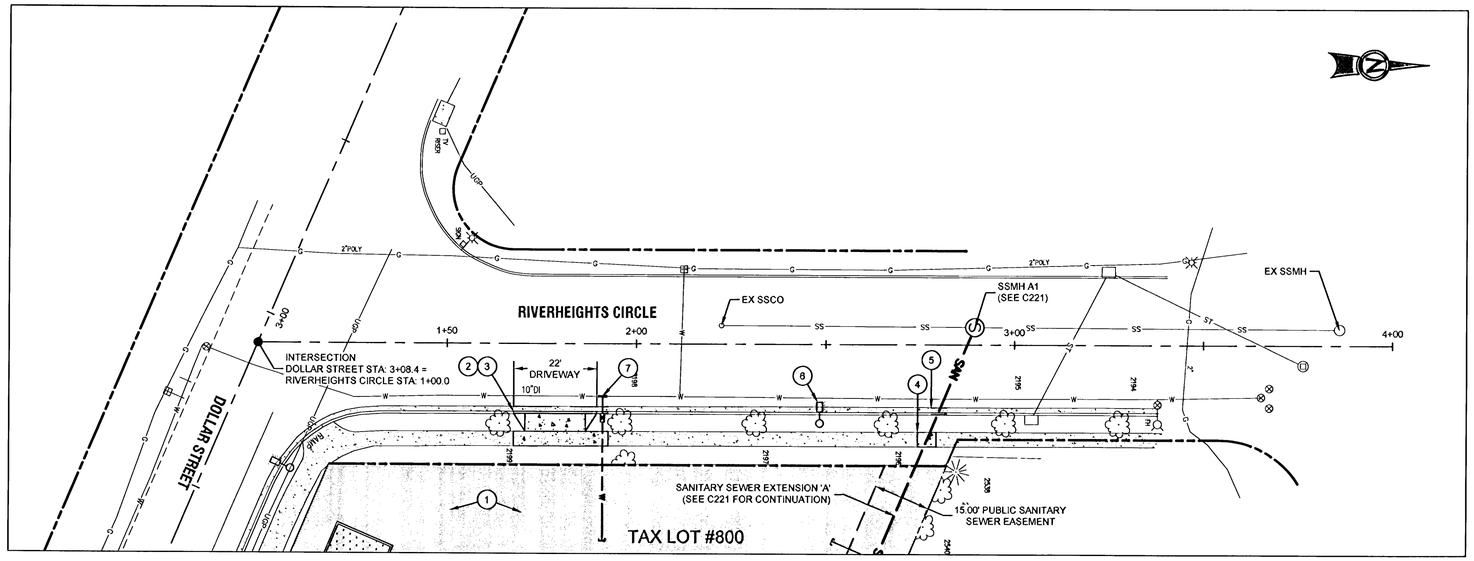
SHEET NUMBER
C210

CONSTRUCTION KEY NOTES

1. **ALL IMPROVEMENTS SHOWN WITHIN PRIVATE PROPERTY ARE PRESENTED FOR REFERENCE ONLY. WORK TO BE COMPLETED UNDER SEPARATE PERMIT**
2. STA:1+67.61 TO STA:1+92.61
   CONSTRUCT STD. CURB AND GUTTER PER CITY STD. DWG. WL-501
   CONSTRUCT SIDEWALK REPLACEMENT PER CITY STD. DWG. WL-508
3. STA:1+67.61 TO 1+89.61
   CONSTRUCT RES.L DRIVEWAY AWAY FROM CURB PER CITY STD. DWG. WL-503A
4. STA:2+74.35 TO STA:2+79.35
   CONSTRUCT SIDEWALK REPLACEMENT PER CITY STD. DWG. WL-508
5. STA:2+78.00 TO STA:2+82.00
   CONSTRUCT STD. CURB AND GUTTER PER CITY STD. DWG. WL-501
6. INSTALL NEW STREET LIGHT AT LOCATION SHOWN
7. PROVIDE NEW 1" RESIDENTIAL WATER SERVICE AND METER.

LEGEND

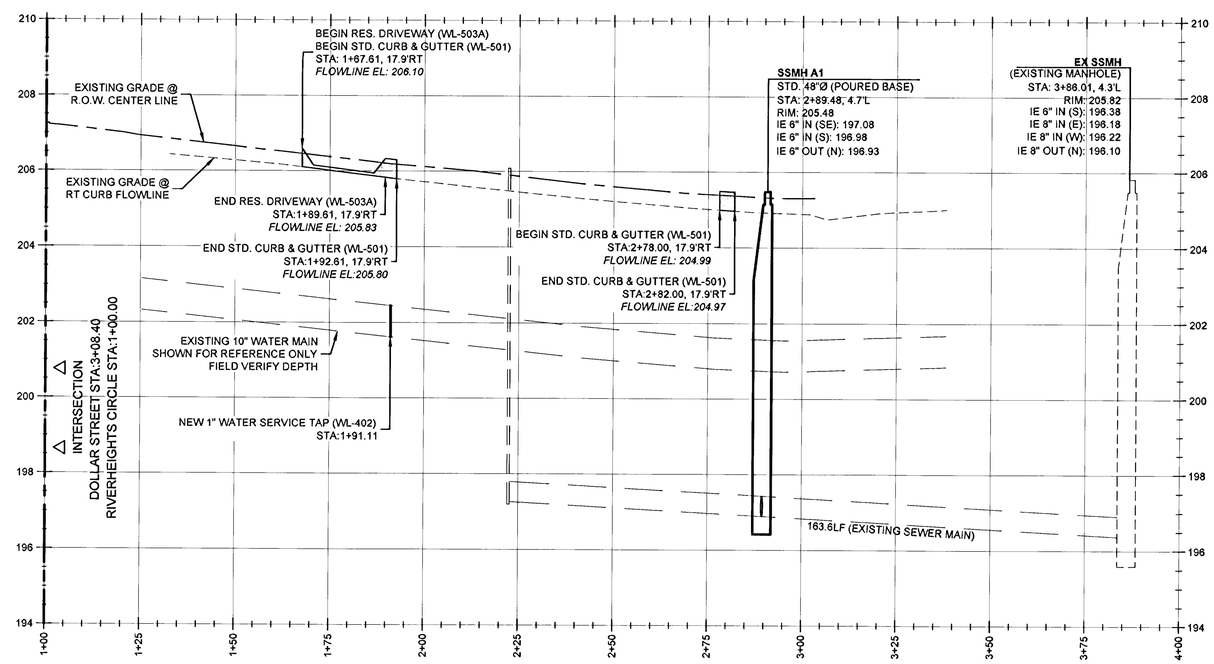
- RIGHT OF WAY LINE
- LOT BOUNDARY LINE
- WATER SERVICE LINE
- SANITARY SEWER MAIN
- STORM DRAIN LATERAL
- SANITARY SEWER MANHOLE
- WATER SERVICE METER
- STREET LIGHT (SHOEBOX)
- PROPOSED CONCRETE PAVING



RIVERHEIGHTS CIRCLE PLAN

Scale: 1 inch = 20 feet

20 10 0 10 20



CL RIVERHEIGHTS CIRCLE PROFILE
(STA:1+00.00 - STA:4+00.00)

SCALE: 1" = 20 HORIZ; 1" = 4' VERT

#	REVISION SUMMARY	BY	DATE
A	AS-BUILT DRAWING	BCH	11.21.13

RIVERHEIGHTS CIRCLE IMPROVEMENTS
DOLLAR STREET & RIVERHEIGHTS CIRCLE
WEST LINN, OR
LFG, LLC

REGISTERED PROFESSIONAL ENGINEER
53093PE
OREGON
JULY 15, 2003
BRIAN K. FEENEY
EXPIRES: 12-31-13

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-5365

3J JOB ID #	13110
LAND USE #	____
TAX LOT #	21E34DC 700 & 800
DESIGNED BY	JTE
CHECKED BY	BKF

SHEET TITLE
RIVERHEIGHTS CIR

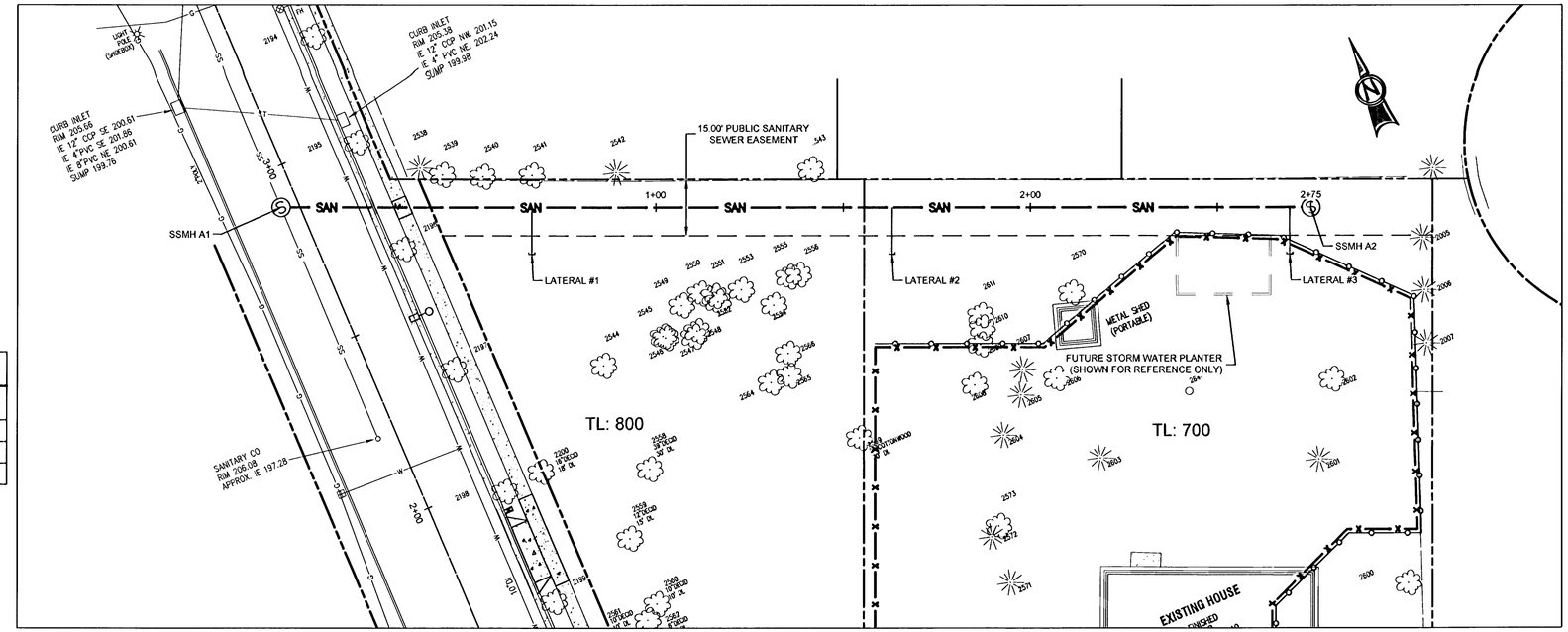
SHEET NUMBER
C220

LEGEND

- RIGHT OF WAY LINE
- LOT BOUNDARY LINE
- W - WATER SERVICE LINE
- SAN - SANITARY SEWER MAIN
- STM - STORM DRAIN LATERAL
- SANITARY SEWER MANHOLE
- WATER SERVICE METER
- STREET LIGHT (SHOEBOX)
- PROPOSED CONCRETE PAVING

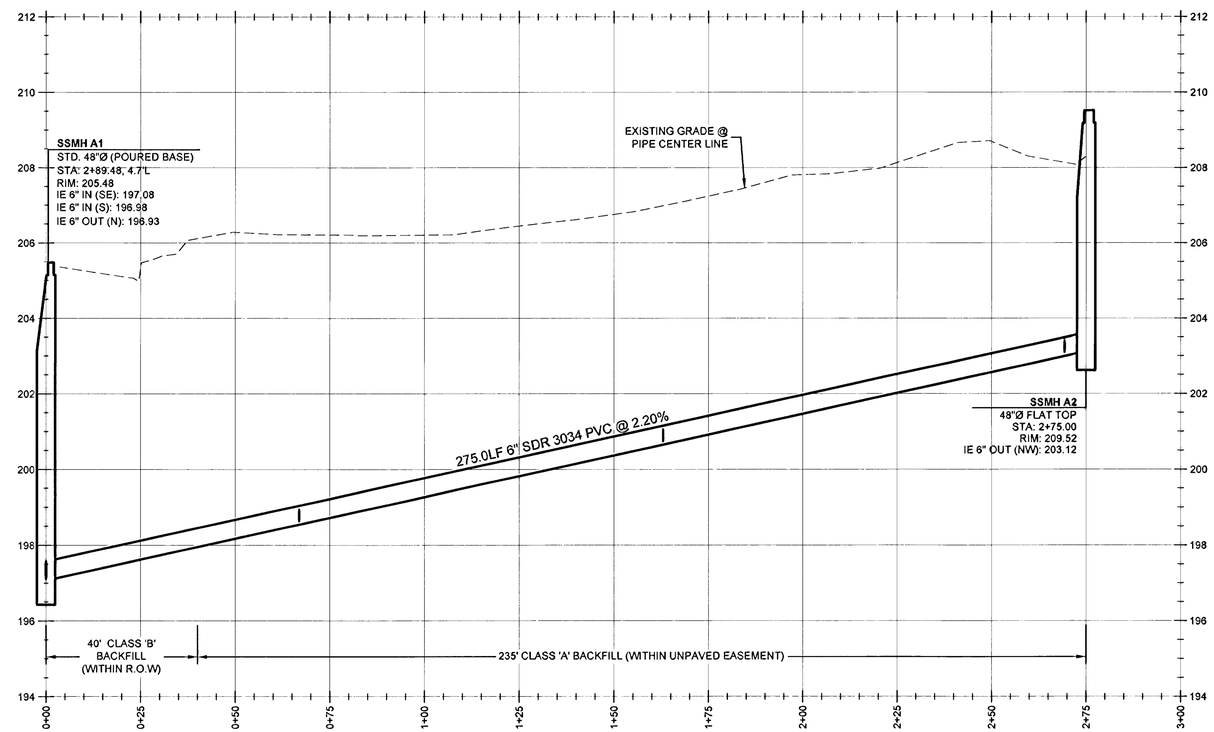
SANITARY LATERAL TABLE

SANITARY LATERAL	LATERAL SIZE	LENGTH	INVERT AT MAIN	INVERT AT END	DEPTH AT END	MAIN LINE STATION
LATERAL #1	4"	12.5 lf	198.69	201.90	4.0	STA: 0+66.9, SANITARY SEWER EXTENSION 'A'
LATERAL #2	4"	12.5 lf	200.85	203.00	4.0	STA: 1+63.0, SANITARY SEWER EXTENSION 'A'
LATERAL #3	4"	12.5 lf	203.25	204.00	4.0	STA: 2+69.3, SANITARY SEWER EXTENSION 'A'



SANITARY SEWER EXTENSION 'A' PLAN

Scale: 1 inch = 20 feet



SANITARY SEWER EXTENSION 'A' PROFILE
(STA:0+00.00 - STA:3+00.00)
SCALE: 1"=20' HORIZ; 1"=4' VERT.

A	REVISION SUMMARY	BY	DATE
	AS-BUILT DRAWING	BCH	11.21.13

SANITARY SEWER EXTENSION 'A'
DOLLAR STREET & RIVERHEIGHTS CIRCLE
WEST LINN, OR
LFG, LLC

REGISTERED PROFESSIONAL ENGINEER
54933PE
OREGON
JULY 15, 2003
BRIAN K. FEENEY
EXPIRES: 12-31-13

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

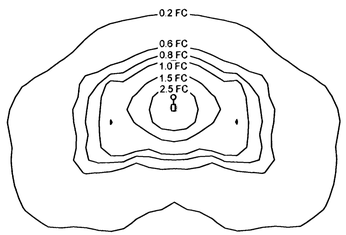
3J JOB ID #	13110
LAND USE #	____
TAX LOT #	21E34DC 700 & 800
DESIGNED BY	JTE
CHECKED BY	BKF

SHEET TITLE
SANITARY SWR EXT

SHEET NUMBER
C221

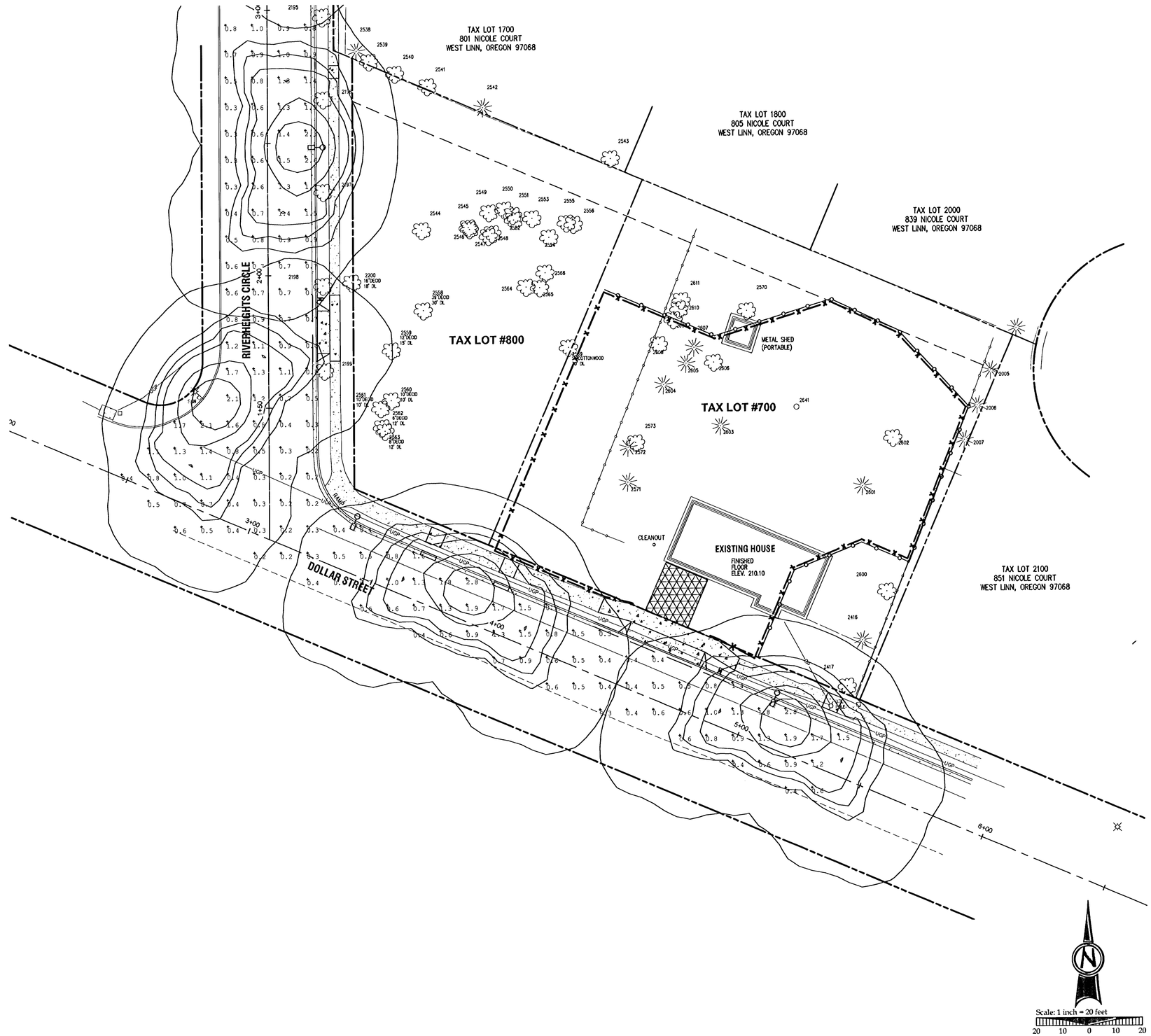
LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING RIGHT OF WAY
- EXISTING PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- 0.7 - ILLUMINATION ANALYSIS POINT (FC)
- FC - FOOT CANDLE UNIT



STREET LIGHTING STATISTICS

ROAD CLASSIFICATION	COLLECTOR (RES)
EXISTING LIGHT(S) INCLUDED	2ea
MAX. ILLUMINATION	2.8FC
MIN. ILLUMINATION	0.2FC
AVERAGE ILLUMINATION	0.9FC
UNIFORMITY (AVG/MIN)	4.3



#	REVISION SUMMARY	BY	DATE
	AS-BUILT DRAWING	BCH	11.21.13

LIGHTING ANALYSIS PLAN
DOLLAR STREET & RIVERHEIGHTS CIRCLE

WEST LINN, OR
LFG, LLC

REGISTERED PROFESSIONAL ENGINEER
50935PE
OREGON
JULY 15, 2003
BRIAN K. FEENEY

EXPIRES: 12-31-13

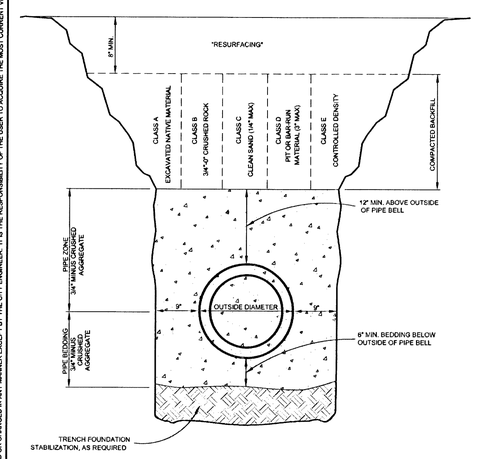
3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-0565

3J JOB ID #	13110
LAND USE #	——
TAX LOT #	21E34DC 700 & 800
DESIGNED BY	JTE
CHECKED BY	BKF

SHEET TITLE
LIGHTING PLAN

SHEET NUMBER
C320

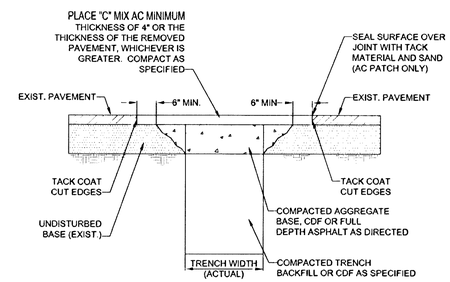
THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.



TRENCH BACKFILL BEDDING AND PIPE ZONE

City of West Linn | DATE: 2010 | DRAWING NO. WL-200 | FILE NO.

THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.



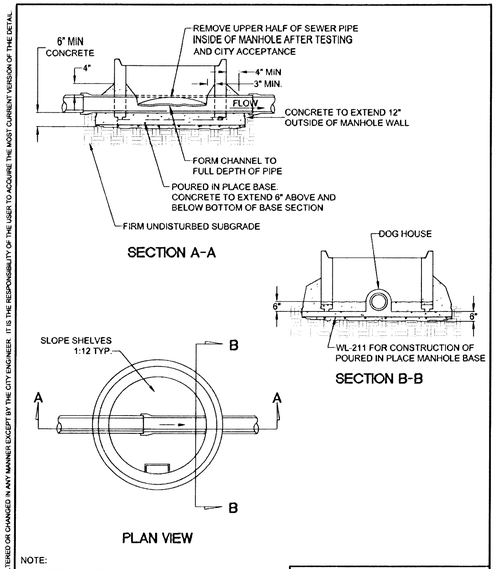
NOTE:

1. ALL EXISTING AC OR PCC PAVEMENT SHALL BE SAWCUT TO NEAT, STRAIGHT LINES PRIOR TO REPAVING.
2. CONCRETE PAVEMENT SHALL BE REPLACED WITH CONCRETE TO A MINIMUM THICKNESS OF REMOVED PAVEMENT, WHICHEVER IS GREATER.
3. IF EXISTING BASE MATERIAL IS CTB OR ATB, THEN REPLACEMENT BASE MATERIAL SHALL MATCH EXISTING.
4. ALL UTILITIES SHALL HAVE A MINIMUM COVER OF 36".
5. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY PER AASHTO T-180 OR AS SPECIFIED IN THE CONTRACT DOCUMENTS.
6. ALL TRENCH BACKFILL AND PATCHING SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF WEST LINN.
7. APPROVED CDF SHALL BE USED OR 3/4 - 0" GRAVEL BACKFILL SHALL BE PLACED AND COMPACTED IN 12" MAXIMUM LIFTS. IF 3/4-0" GRAVEL BACKFILL IS USED, COMPACTION TESTING BY A CERTIFIED TESTING COMPANY IS REQUIRED AT DEPTH INTERVALS AS SPECIFIED BY THE CITY ENGINEER.
8. T-CUT MAY BE ENLARGED AT THE DISCRETION OF THE CITY ENGINEER OR CITY INSPECTOR DUE TO SITE CONDITIONS OR PROJECT REQUIREMENTS.
9. ALL CUT EDGES SHALL BE SAND SEALED.
10. COMPACTED BACKFILL OR CDF MUST EXTEND 2 FEET OUTSIDE OF PAVEMENT SURFACE.

STREET T-CUT

City of West Linn | DATE: 2010 | DRAWING NO. WL-203 | FILE NO.

THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.



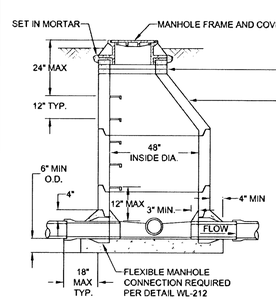
NOTE:

1. BOTTOM RISER TO BE BEDDED IN THE CAST-IN-PLACE AS THE BASE TAKES IT'S INITIAL SET. SET FOR 24 HOUR MIN. OR UNTIL CONCRETE HAS CURED SUFFICIENTLY BEFORE ADDING ADDITIONAL RISERS.
2. 3" TO 6" CLEARANCE BETWEEN BOTTOM RISER SECTION AND TOP OF PIPE. RISER SECTION MUST BE CAST TO ACCOMODATE PIPE (DOG HOUSE) NO SAWING OR OR BREAKING OF RISER WILL BE ALLOWED.
3. REMOVE TOP OF PIPE ONLY AFTER TESTING AND ACCEPTED BY CITY.

NEW MANHOLE TO EXISTING PVC SEWER LINE CONNECTION

City of West Linn | DATE: 2010 | DRAWING NO. WL-210A | FILE NO.

THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.



NOTE:
MANHOLE LID TO BE 1' ABOVE FINISH GRADE IN UNPAVED EASEMENTS.

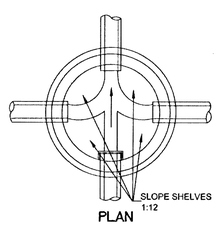
PRECAST SECTIONS AND POURED CONCRETE BASES SHALL CONFORM TO CITY STANDARD SPECIFICATIONS.

ALL JOINTS SHALL BE SEALED WITH WITH PREFORMED PLASTIC OR RUBBER RING TO FORM A WATER TIGHT SEAL.

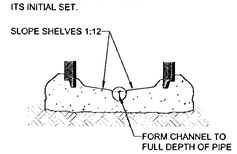
LOCATE STEPS ON UPSTREAM SIDE OF MANHOLE.

NOTE:
POLYETHYLENE STEPS/IRON REINFORCEMENT 8" x 12" WIDE, 2" DROP, EMBEDDED 3", ON 12" CENTERS (TYPICAL)

MANHOLES SHALL HAVE A 12" MIN. 24" MAX. BOTTOM RISER, TO BE BEDDED IN THE CONCRETE AS THE BASE TAKES ITS INITIAL SET.



PLAN

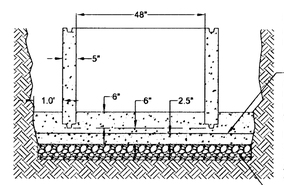


NOTE:
CHANNELS MUST BE ABLE TO PASS A 7"X30" CYLINDER INTO PIPES. SHELF SHALL NOT BE BELOW THE TOP OF THE PIPE.

STANDARD MANHOLE FOR LESS THAN 36" PIPE

City of West Linn | DATE: 2010 | DRAWING NO. WL-207 | FILE NO.

THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.



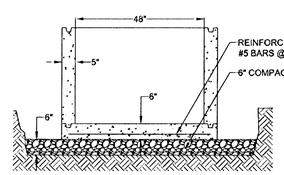
POURED IN PLACE MANHOLE BASE

NOTE:
PIPE CONNECTIONS MUST HAVE FLEXIBLE CONNECTIONS

REINFORCING SHALL BE #5 BARS @ 12" O.C. E.W. REINFORCING TO EXTEND 1'-0" BEYOND VERTICAL MANHOLE WALLS

NOTE:
CONCRETE TO EXTEND 12" OUTSIDE OF MANHOLE WALL AND 6" ABOVE THE BOTTOM OF THE BASE SECTION

6" COMPACTED CRUSHED ROCK BASE



PRECAST MANHOLE BASE

REINFORCING SHALL BE #5 BARS @ 12" O.C.E.W.

6" COMPACTED CRUSHED ROCK

NOTE:
USE 3300 PSI CONCRETE FOR EITHER MANHOLE BASE.
CONCRETE SHALL CONFORM TO SECTION 205. PRECAST MANHOLES SHALL CONFORM TO ASTM C478.

MANHOLE BASE

City of West Linn | DATE: 2010 | DRAWING NO. WL-211 | FILE NO.

REVISION SUMMARY	BY	DATE
AS-BUILT DRAWING	BCH	11.21.13

CONSTRUCTION DETAILS I
DOLLAR STREET & RIVERHEIGHTS CIRCLE
WEST LINN, OR
LFG, LLC

REGISTERED PROFESSIONAL ENGINEER
58093PE
OREGON
JULY 15, 2004
BRIAN K. FEENEY
EXPIRES: 12-31-13

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13110
LAND USE #	____
TAX LOT #	21E34DC 700 & 800
DESIGNED BY	JTE
CHECKED BY	BKF

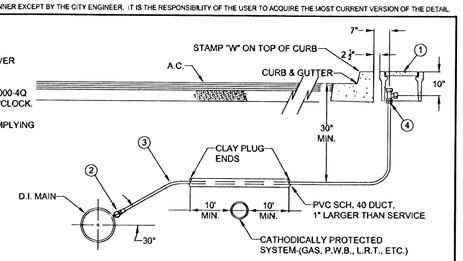
SHEET TITLE
DETAILS I

SHEET NUMBER
C410

THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.

MATERIAL:

1. BROOKS METER BOX, BODY NO. 37, LID AND COVER NO.37-S.
2. MUELLER CORP. STOP NO. H-15008 OR FORD F1000-4Q CORP. STOP WITH OPERATING NUT AT 3 OR 9 O'CLOCK.
3. 1" SOFT TEMPER, TYPE "K" COPPER TUBING COMPLYING WITH ASTM B-88.
4. MUELLER ANGLE METER STOP NO. H-14258 (FORD NO. KV43-444W-Q).



NOTE:

1. MACHINE DRILLED AND TAPPED ONLY. NO HAND DRILLING IS ALLOWED.
2. SUBSTITUTES FOR ANY MATERIALS SHOWN SHALL BE APPROVED BY THE CITY ENGINEER.
3. ALL PIPE AND STRUCTURE ZONE SHALL BE BACKFILLED USING 3/4" MINUS CRUSHED AGG. AND COMPACTED TO 95% MAX DENSITY AS DETERMINED BY AASHTO T-180.
4. WHEN AN ACTIVE CATHODIC PROTECTED SYSTEM IS ENCOUNTERED, SCH. 40 PVC SHALL BE INSTALLED AS SHOWN ABOVE WITH CLAY PLUG.
5. METER BOX SHALL BE CENTERED OVER THE COMPLETED METER ASSEMBLY.
6. TAPS INTO MAIN TO HAVE 18" SEPARATION ON CENTER MINIMUM.
7. ANGLE METER STOPS TO BE 18" FROM PROPERTY LINE AND NOT IN DRIVEWAY APPROACH.
8. METER BOXES IN CURB TIGHT SIDEWALK AND THOSE SUBJECT TO INCIDENTAL AUTO TRAFFIC MUST HAVE METAL LIDS AND BE TRAFFIC RATED.

STANDARD
1" WATER SERVICE

City of West Linn | DATE: 2010 | DRAWING NO. WL-402 | FILE NO.

THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.

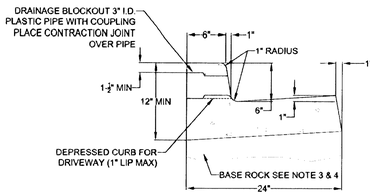
To ensure proper operation and accessibility of all backflow prevention device assemblies, the following requirements shall apply to installation of these devices, unless specifically approved by the Water Division Engineer.

1. No part of the backflow prevention device shall be submerged in water or installed in a location subject to flooding. If installed in a vault or chamber, adequate drainage shall be provided by either drainage to daylight or by sump pump with high water alarm system. Test cocks shall be plugged. The plugs shall not be of dissimilar metals.
2. The device assembly must be protected from freezing and other severe weather conditions.
3. Only devices approved for vertical installation may be installed vertically.
4. The device assembly shall be readily accessibly with adequate room for maintenance and testing. Devices 2 inches and smaller shall have at least a 12-inch clearance below and on both sides of the device assembly; and if located in a vault, the top of the device assembly shall be between 12 and 24 inches below grade.
5. All device assemblies larger than 2 inches shall have a 12-inch clearance on the backside, a 24-inch clearance on the test-cock side, and 12 inches below the device assemblies. Adequate clearance (3 inches minimum) must be maintained above O.S. & Y. gate-valve stem. Headroom of 6' 0" is required in vaults. Access to the device and to any vault or chamber shall remain clear at all times. An OR/OSHA approved chamber ladder that extends 3 ft. above surface of vault shall be installed.
6. No indicating valves are allowed on Double Check Device assemblies.
7. Only approved Double Check Detector Check Valve Assemblies are to be used for system containment on fire line services in the City of West Linn. The meter on bypass assembly shall read in cubic feet.
8. If a Fire Line Flow, or Tamper Switch is installed, it must be connected to a monitored Fire Detection System approved by the Fire Marshal. No installation will modify the backflow device assembly or interfere with its operation or maintenance.
9. All backflow devices shall be installed at the service connection to the premises per Oregon Administrative Rules 333-061-070, Cross Connection Control Requirements, unless specifically approved by the Water Division Engineer. (service connection - a location where the public water facilities end at or near the property line)
10. All pipe between main and device shall be restrained. Use Mega-Lug retainer glands on mj fittings and Field-Lok gaskets on bell joints. Uni-Flange adapters may be used in vaults.

BACKFLOW PREVENTION DEVICES

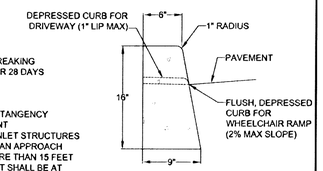
City of West Linn | DATE: 2010 | DRAWING NO. WL-414C | FILE NO.

THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.



FLUSH, DEPRESSED CURB FOR WHEELCHAIR RAMP 2% MAX SLOPE

TYPICAL CURB AND GUTTER



TYPICAL STRAIGHT CURB

NOTE:

1. CONCRETE SHALL HAVE A BREAKING STRENGTH OF 3300 PSI AFTER 28 DAYS
2. 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
   B) SPACING TO BE NOT MORE THAN 15 FEET
   C) THE DEPTH OF THE JOINT SHALL BE AT LEAST 1/3 OF THE THICKNESS OF CONCRETE
   D) EXPANSION JOINTS SHALL NOT BE USED
3. BASE ROCK - 1-1/2"-0", 95% COMPACTION PER AASHTO T-180 ROCK SHALL BE TO SUBGRADE OF THE STREET SECTION OR 4" IN DEPTH, WHICHEVER IS GREATER
4. FULL DEPTH PREPARED ROCK SECTION SHALL EXTEND 1' HORIZONTALLY BEYOND BOTH SIDES OF CURB AND GUTTER
5. DRAINAGE BLOCK - 3" DIA. PLASTIC PIPE
   A) DRAINAGE ACCESS THROUGH EXISTING CURBS SHALL BE DONE BY:
      -CORE DRILLING
      -VERTICAL SAWCUT OF CURB 24" EACH SIDE OF DRAIN AND RE-POURED TO FULL DEPTH OF CURB
6. STAMP TOP OF CURB WITH "W" AT WATER SERVICE CROSSING AND "S" AT SANITARY LATERAL CROSSING

TYPICAL CURBS

City of West Linn | DATE: 2010 | DRAWING NO. WL-501 | FILE NO.

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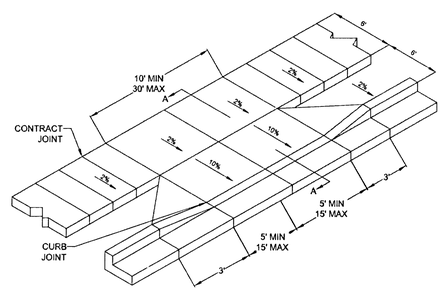
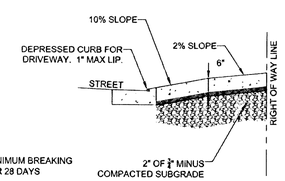


SIDEWALK AWAY FROM CURB



SECTION A-A

NOTE:

1. CONCRETE SHALL HAVE A MINIMUM BREAKING STRENGTH OF 3300 PSI AFTER 28 DAYS 6 SACK MIX
2. CURB SHALL BE TROWELED JOINT WITH MIN. 1/2" RADIUS ALONG BACK OF CURB
3. DRIVEWAY SHALL BE A MINIMUM 6" THICK
4. DRIVEWAY CURB CUT SHALL COMPLY WITH THE CONDITIONS OF 5.0070, "WIDTH AND LOCATION OF CURB CUTS"
5. FOR REPLACEMENT OF EXISITNG APPROACH:
   A. MUST MEET CURRENT ADA REQUIREMENTS TO GREATEST DEGREE POSSIBLE.
   B. DAMAGED ROADWAY MUST BE SAWCUT AND REPAVED WITH CLASS C HOT MIX ASPHALT

RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB

City of West Linn | DATE: 2010 | DRAWING NO. WL-503A | FILE NO.

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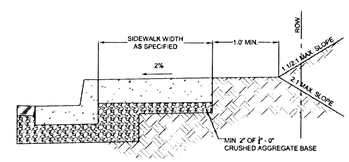
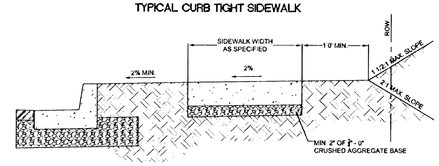


TYPICAL CURB TIGHT SIDEWALK



SIDEWALK AWAY FROM CURB

NOTE

1. CONCRETE SHALL BE 3300 PSI AT 28 DAYS.
2. PANEL LENGTHS SHALL BE EQUAL TO THE SIDEWALK WIDTH, BUT MAY BE ADJUSTED WITH THE CITY ENGINEER'S APPROVAL.
3. CONTRACTION JOINTS (1/3RD OF THE THICKNESS OF CONCRETE) SHALL BE PLACED EVERY THIRD PANEL, WITH A MAX. SPACING OF 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 AND POURED AT THE SAME TIME AS THE CURB, THE JOINT BETWEEN THEM SHALL BE A TROWELED JOINT WITH A MIN. 1/2" RADIUS.
6. THE SIDEWALK SHALL HAVE A MIN. THICKNESS OF 6" IF THE SIDEWALK IS INTENDED AS A PORTION OF THE 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" DIAMETER PLASTIC PIPE AT A 2% SLOPE. A CONTRACTION JOINT SHALL BE PLACED OVER THE PIPE.

CONCRETE SIDEWALK CROSS SECTION

City of West Linn | DATE: 2010 | DRAWING NO. WL-508 | FILE NO.

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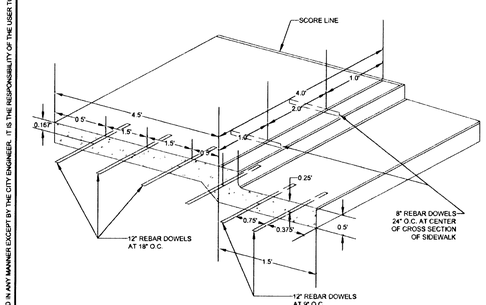

CURB, GUTTER AND SIDEWALK DOWELING DETAIL

City of West Linn | DATE: 2010 | DRAWING NO. WL-511 | FILE NO.

#	REVISION SUMMARY	BY	DATE
A	AS-BUILT DRAWING	BCH	11.21.13

CONSTRUCTION DETAILS II
DOLLAR STREET & RIVERHEIGHTS CIRCLE
WEST LINN, OR
LFG, LLC

REGISTERED PROFESSIONAL ENGINEER 13093PE OREGON JULY 15, 2003 BRIAN K. FEENEY
EXPIRES: 12-31-13

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-5955

3J JOB ID #	13110
LAND USE #	
TAX LOT #	21E34DC 700 & 800
DESIGNED BY	JTE
CHECKED BY	BKF

SHEET TITLE
DETAILS II

SHEET NUMBER
C411