

RECORD DRAWINGS

FOR

FALCON PLACE SUBDIVISION

PREPARED FOR
OLH 14, LLC

RECORD DRAWING

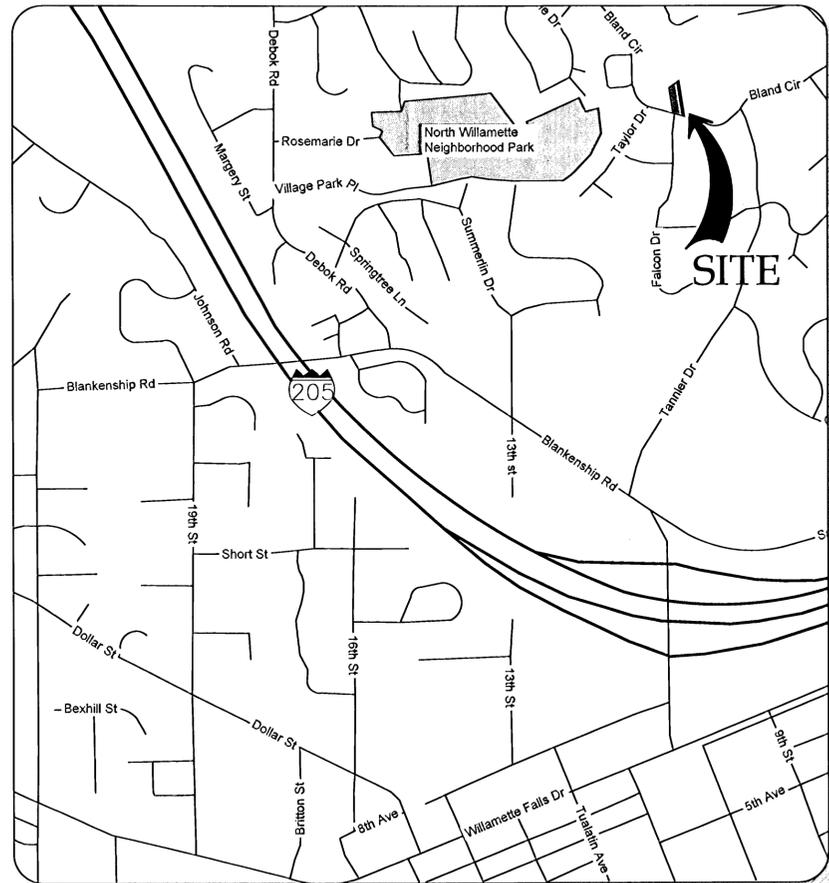
11/21/2013

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:

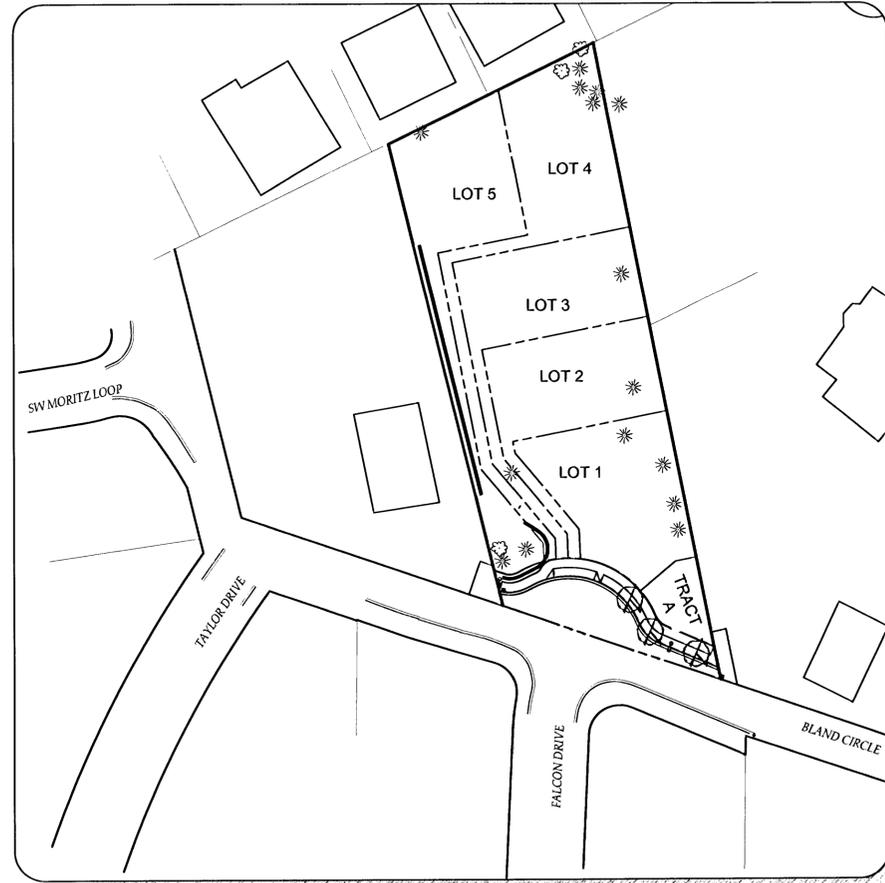
- Contractor supplied redlines
- Site observations by the engineer
- Field measurements

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

REVISION SUMMARY	BY	DATE
AS-BUILT DRAWING	BCH	11.21.13



VICINITY MAP
NOT TO SCALE



SITE MAP



Scale: 1 inch = 60 feet

A PORTION OF LOT 30, "BLAND ACRES"
TAX LOT 502, IN THE NW 1/4 OF SECTION 35, T.2S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

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
PHONE: 503-948-9365
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LAND SURVEYING

COMPASS SURVEYING
4107 SE INTERNATIONAL WAY, SUITE 705
MILWAUKIE, OR 97222
CONTACT: DON DEVLAMINCK, PLS
PHONE: 503-653-9093

UTILITIES & SERVICES

WATER, STORM, SEWER
CITY OF WEST LINN

POWER
PGE

GAS
NORTHWEST NATURAL

CABLE
COMCAST

FIRE
TUALATIN VALLEY FIRE & RESCUE

POLICE, SCHOOLS, ROADS, PARKS
CITY OF WEST LINN

SITE INFORMATION

SITE ADDRESS

23112 BLAND CIRCLE
WEST LINN, OR 97068

TAX LOT(S)

251E358 502

JURISDICTION

CITY OF WEST LINN

ZONING

R-7

FLOOD HAZARD

MAP NUMBER: 41005C0257D
ZONE X (UNSHADED)

INDEX OF PLANS

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- C000 CONDITIONS OF APPROVAL
- C001 TENTATIVE SUBDIVISION PLAN
- C002 GENERAL NOTES
- C100 EXISTING CONDITIONS & DEMOLITION PLAN
- C110 TREE PROTECTION AND REMOVAL PLAN
- C120 GRADING & EROSION CONTROL PLAN
- C121 RETAINING WALL PROFILES
- C130 EROSION & SEDIMENT CONTROL DETAILS
- C201 BLAND CIRCLE PLAN & PROFILE
- C202 FALCON DRIVE PLAN & PROFILE
- C210 STREET DETAILS
- C211 STREET DETAILS II
- C301 BLAND CIRCLE UTILITY PLAN & PROFILE
- C302 FALCON DRIVE UTILITY PLAN & PROFILE
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- C310 WATER QUALITY PLANTER DETAILS
- C311 STORM & SEWER DETAILS
- C312 STORM DRAIN DETAILS
- C313 STORM DRAIN DETAILS II
- C314 WATER DETAILS
- L100 MITIGATION PLANTING PLAN

COVER SHEET
FALCON PLACE
SUBDIVISION
OLH 14, LLC
WEST LINN, OR



3J JOB ID # | 12093
LAND USE # | SUB-12-01
TAX LOT # | 21E358 502
DESIGNED BY | JTE
CHECKED BY | BKF

SHEET TITLE
COVER SHEET

SHEET NUMBER
CS

CONDITIONS OF APPROVAL

RECOMMENDATION

Staff recommends approval of application DR-12-08/VAR-12-01 subject to the following conditions:

1. **Approved plans.** With the exception of modifications required by these conditions, the project shall conform to the Falcon Place Subdivision Plans C1.1, C1.2, C2.0, C2.1, C2.2, C2.3, C2.4, C2.5, and L1.0 dated 1/18/2013.
2. **Driveway width.** The access driveway shared by lots 4 and 5 shall be increased to a minimum width of 14 feet to the east edge of the driveway that leads towards lot 5's garage. From that point eastwards towards and including lot 4, the driveway width shall be 12 feet (see Figure 9).
3. **No Parking.** The applicant shall install "No Parking" signs within those areas of the "eyebrow" right-of-way contiguous to the subdivision that fall within the "intersection site distance" area shown on sheet C 2.1.
4. **Arborist.** The applicant shall ensure that any site clearing, grading and development (including any foundation work) within the dripline area plus ten feet of all significant trees identified as "significant tree canopy to remain" on sheet C 1.2 shall be completed under the supervision of a licensed arborist to ensure the trees' survival and health.
5. **Fire Sprinklers.** All houses will be sprinklered to satisfy TVFR requirements. Since lot 1 fronts on the public ROW, a waiver for the house on that lot may be granted contingent upon approval from the Building Official and TVFR.
6. **Right-of-way dedication.** The applicant shall dedicate right-of-way as necessary to achieve the required width of 58 feet for a collector per the TSP along the property frontage and right-of-way as needed to accommodate the eyebrow depicted on Sheet 2.0.
7. **Fence.** To shield the property to the west (23906 Bland Circle tax lot 501) from the headlights of vehicles using the driveway, the applicant shall install a solid wood fence, as high as Chapter 44 allows, on top of the retaining wall or graded slope along the west edge of the driveway (see illustration below). The fence shall either have the "good side" facing west with the construction side facing east or be identical on both sides. The fence shall extend ten feet beyond each end of the retaining wall shown on sheet C 2.1 (see Figure 10 below).

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PC Meeting 3/20/13
Pg. 13

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

CONDITIONS OF APPROVAL
**FALCON PLACE
SUBDIVISION**
OLH 14, LLC
WEST LINN, OR

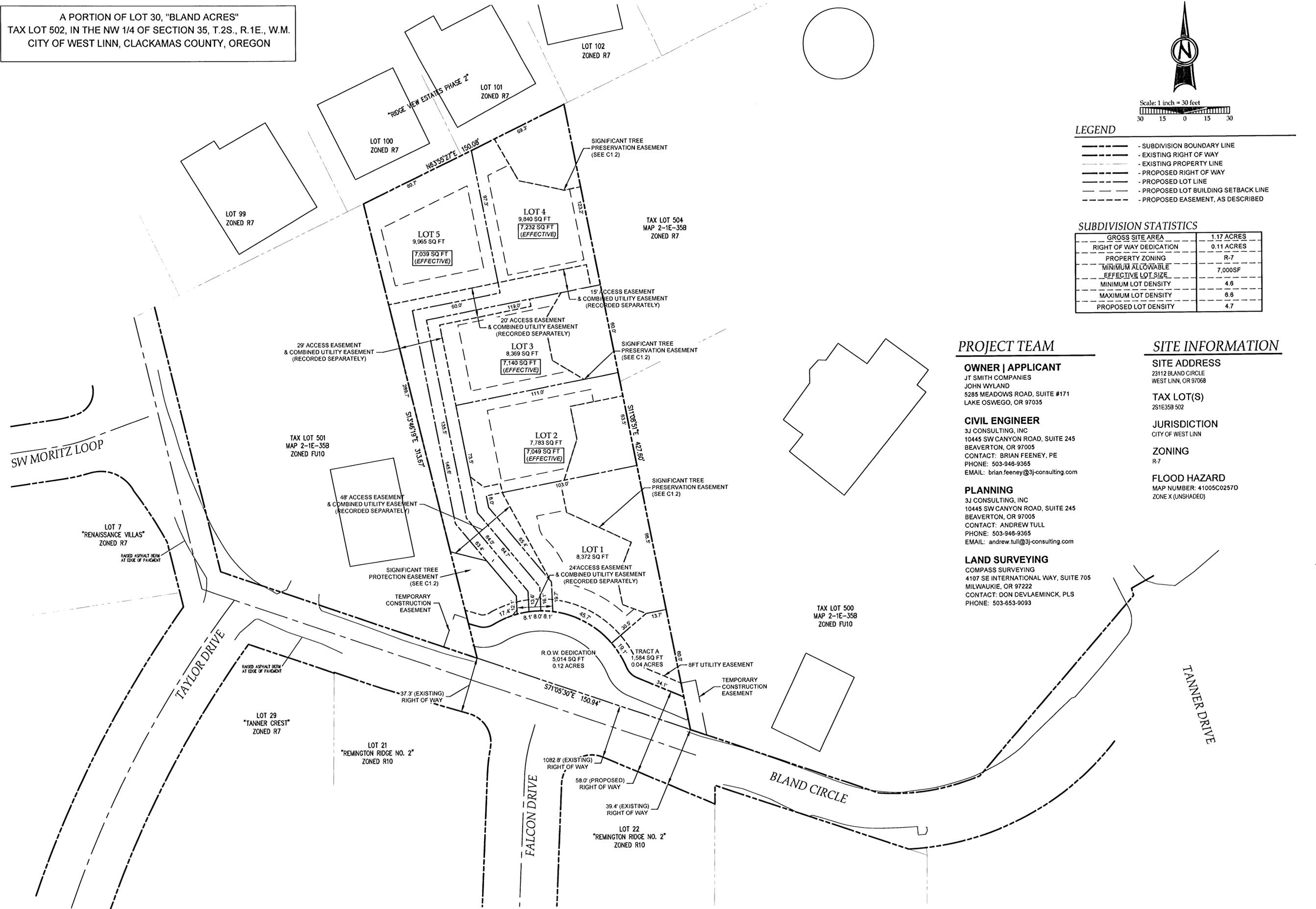


3J JOB ID # | 12093
LAND USE # | SUB-12-01
TAX LOT # | 21E358 502
DESIGNED BY | JTE
CHECKED BY | BKF

SHEET TITLE
COND. OF APPR.

SHEET NUMBER
C000

A PORTION OF LOT 30, "BLAND ACRES"
 TAX LOT 502, IN THE NW 1/4 OF SECTION 35, T.2S., R.1E., W.M.
 CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON



Scale: 1 inch = 30 feet

LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING RIGHT OF WAY
- EXISTING PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED LOT BUILDING SETBACK LINE
- PROPOSED EASEMENT, AS DESCRIBED

SUBDIVISION STATISTICS

GROSS SITE AREA	1.17 ACRES
RIGHT OF WAY DEDICATION	0.11 ACRES
PROPERTY ZONING	R-7
MINIMUM ALLOWABLE EFFECTIVE LOT SIZE	7,000SF
MINIMUM LOT DENSITY	4.8
MAXIMUM LOT DENSITY	6.6
PROPOSED LOT DENSITY	4.7

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 4107 SE INTERNATIONAL WAY, SUITE 705
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 CONTACT: DON DEVLAEINCK, PLS
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SITE INFORMATION

SITE ADDRESS
 23112 BLAND CIRCLE
 WEST LINN, OR 97068

TAX LOT(S)
 231E358 502

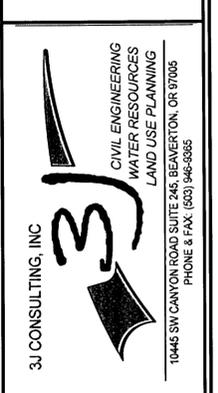
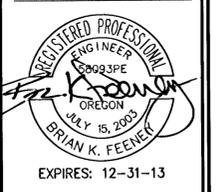
JURISDICTION
 CITY OF WEST LINN

ZONING
 R-7

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

REVISION SUMMARY	BY	DATE
AS-BUILT DRAWING	BCH	11.27.13

TENTATIVE SUBDIVISION PLAT
FALCON PLACE
 SUBDIVISION
 OLH 14, LLC
 WEST LINN, OR



3J JOB ID # | 12093
 LAND USE # | SUB-12-01
 TAX LOT # | 21E358 502
 DESIGNED BY | JTE
 CHECKED BY | BKF

SHEET TITLE
SUBDIVISION PLAT
 SHEET NUMBER
C001

SANITARY SEWER NOTES

- 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.
- MANHOLE BASE SHALL BE POURED IN PLACE CONCRETE BASE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3300 PSI. CONCRETE BASE SHALL CONFORM TO THE REQUIREMENTS OF ASTM 478. 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.
- ALL MANHOLES LOCATED IN EASEMENT AREAS REQUIRE TAMPER PROOF LIDS AND THE LID SHALL BE SET 8" ABOVE THE PROPOSED GRADE WHEN PLACED IN UNPAVED AREAS.
- 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 24"x24" CONCRETE PAD.
- 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".
- 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.
- 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.
- ALL MATERIALS, INSTALLATION, TEST, AND INSPECTIONS TO BE MADE IN STRICT ACCORDANCE WITH CITY OF WEST LINN PUBLIC WORKS STANDARD CONSTRUCTION SPECIFICATIONS.

WATER NOTES

- 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.
- WATER MAINS HAVE A MINIMUM COVER OF 36".
- 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.
- 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.
- 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".
- 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.
- 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.
- CHLORINATION SHALL CONFORM WITH DIVISION 403.13 OF THE W.L.S.C.S.
- 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.
- A PLUMBING PERMIT IS REQUIRED FOR SERVICE LATERAL INSTALLATIONS BEYOND THE WATER METER.
- 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.

STORM SEWER NOTES

- 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.
- 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.
- 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.
- ALL MANHOLES LOCATED IN EASEMENT AREAS REQUIRE TAMPER PROOF LIDS AND LID SHALL BE SET 12 INCHES ABOVE PROPOSED GRADE.
- 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.
- 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.
- 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.
- 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.
- A PLUMBING PERMIT FORM THE CITY OF WEST LINN BUILDING DEPARTMENT IS REQUIRED FOR STORM DRAINS BEYOND THE FIRST CLEANOUT.
- ALL MATERIALS, INSTALLATION, TESTS, AND INSPECTIONS TO BE IN STRICT ACCORDANCE WITH THE CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS.
- INFILTRATION RAIN GARDEN PLANTINGS TO CONFORM TO PLANTING SPECIFICATION AS SHOWN ON THE PLANS AND DETAILS CONTAINED HEREIN.

STREET NOTES

- 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.
- STREET SUBGRADE SHALL CONFORM TO DIVISION 601 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.
- 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.
- 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.
- 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.
- ALL MATERIALS, INSTALLATION, TESTS, AND INSPECTIONS TO BE IN STRICT ACCORDANCE WITH CITY OF WEST LINN PUBLIC WORKS STANDARD CONSTRUCTION SPECIFICATIONS.
- 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.

GENERAL NOTES

- ALL REFERENCES TO CITY DESIGN STANDARDS REFER TO THE CURRENT STANDARDS.
- THE DESIGN ENGINEER WILL BE RESPONSIBLE FOR INSPECTION OF THE PROPOSED IMPROVEMENTS WITH OVERSIGHT FROM THE CITY'S PUBLIC WORKS AND ENGINEERING STAFF.
- A WORK SCHEDULE WILL BE REQUIRED FROM THE CONTRACTOR SO THAT THE ENGINEER CAN HAVE AN INSPECTOR ON-SITE 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.
- THE CONTRACTOR IS TO RECEIVE THE APPROVAL OF THE ENGINEER AND THE CITY OF ANY PROPOSED CHANGES TO THE PLANS OR STANDARD REQUIREMENTS.
- A BUILDING DEPARTMENT PLUMBING PERMIT IS REQUIRED FOR UTILITIES BEYOND THE FIRST CLEANOUT OR METER ON PRIVATE PROPERTY.
- 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.
- PRIOR TO SITE CLEARING, 6' 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.
- 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.
- ALL FEES FOR STREET TREES SHALL BE PAID TO THE CITY OF WEST LINN PARKS AND RECREATION DEPARTMENT.
- NO BUILDING PERMITS WILL BE GIVEN UNTIL THE IMPROVEMENTS HAVE BEEN ACCEPTED BY THE CITY AS SUBSTANTIALLY COMPLETE.
- 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.

GENERAL GRADING AND EROSION CONTROL (PART 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.)
- 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.
- 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.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH, OR WITHIN 24 HOURS FOLLOWING A STORM EVENT.
- 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.
- 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.

GENERAL GRADING AND EROSION CONTROL (PART 2)

- 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.
- 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.
- LARGE ORGANIC MATERIAL, MISCELLANEOUS PIPE OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
- NO FILLING OR CUTTING SHALL BE DONE OUTSIDE OF APPROVED GRADING AREAS.
- 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.

EROSION CONTROL SUMMARY

- THE INTENT OF THE REQUIREMENT IS TO PREVENT SILTATION FROM REACHING STORM DRAIN SYSTEMS AND DRAINAGE WAYS.
- 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 SCRAPPED 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.

SEDIMENT FENCE

- 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 8-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST.
- 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.
- A TRENCH SHALL BE EXCAVATED, ROUGHLY 6 INCHES WIDE BY 6 INCHES DEEP, ASLOPE 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.
- 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.
- SEDIMENT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
- SEDIMENT FENCES SHALL BE INSPECTED BY APPLICANT/CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SEEDING/MULCHING

- ALL AREAS DISTURBED DURING CONSTRUCTION TO BE GRADED TO DRAIN AND COMPACTED TO A MINIMUM OF 90% OF AASHTO T-99 IMMEDIATELY AFTER INSTALLATION OF UTILITIES OR GRADING.
- RECOMMENDED SEED MIXTURE: 80% ELKA DWARF PERENNIAL RYEGRASS AND 20% CREEPING RED FESCUE, BY WEIGHT. APPLICATION RATE SHALL BE 100 POUNDS MINIMUM PER ACRE.
- FERTILIZER SHALL BE 12-18-8 WITH 50% OF THE NITROGEN DERIVED FROM UREA FORMALDEHYDE, AND APPLIED AT A RATE OF 400 POUNDS PER ACRE.
- SEED AND MULCH AT A RATE OF 2000 LBS/AC WITH HEAVY BONDING AGENT OR NETTING AND ANCHORS. MULCH SHALL BE A WOOD CELLULOSE FIBER OR OTHER MATERIAL SUITABLE FOR HYDROMULCHING.
- 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.

GENERAL NOTES
FALCON PLACE
SUBDIVISION
 OLH 14, LLC
 WEST LINN, OR



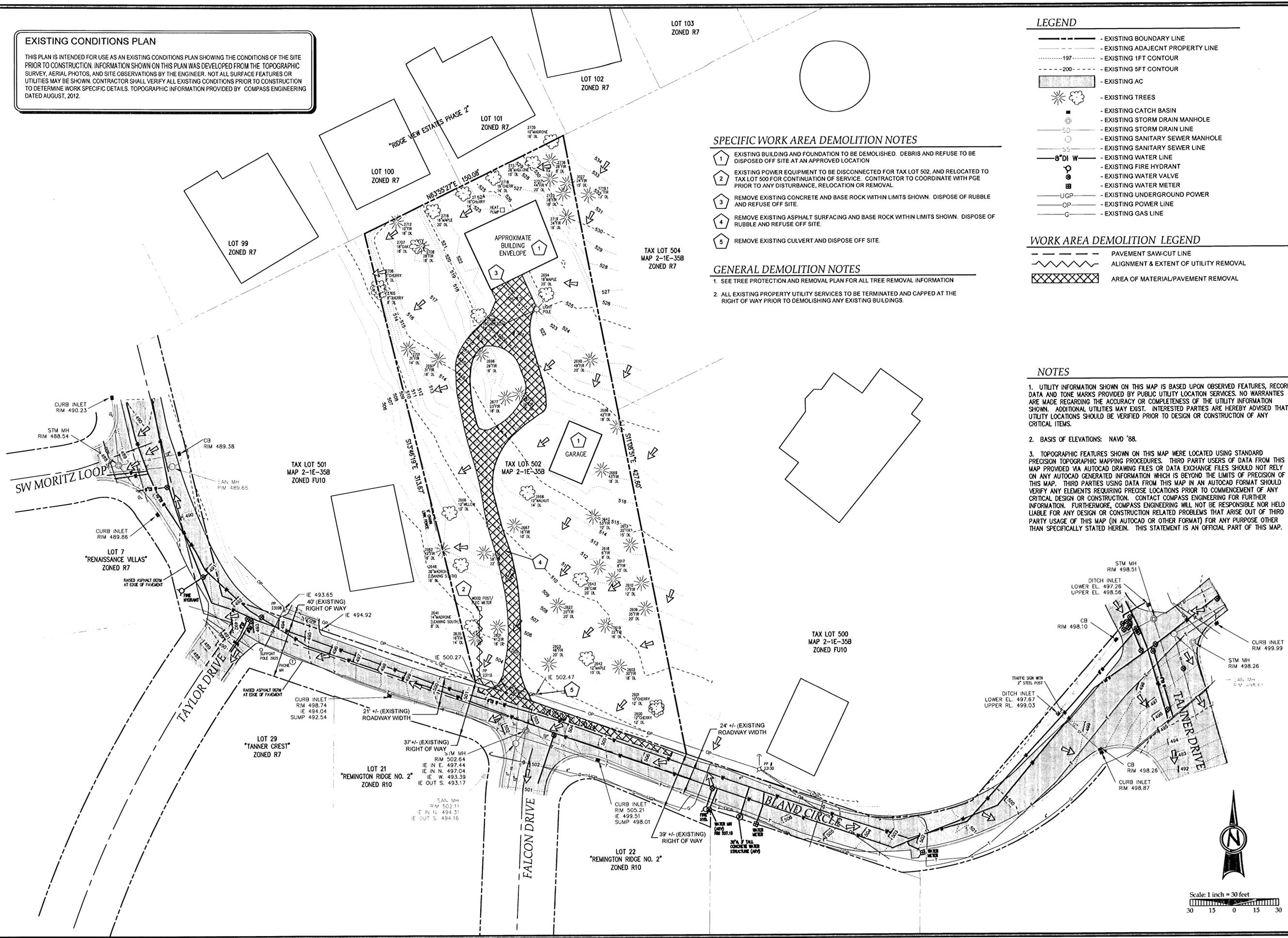
3J JOB ID # | 12093
 LAND USE # | SUB-12-01
 TAX LOT # | 21E358-502
 DESIGNED BY | JTE
 CHECKED BY | BKF

SHEET TITLE
GENERAL NOTES
 SHEET NUMBER
C002

REVISION SUMMARY	DATE
AS-BUILT DRAWING	11.21.13
BY	BOH

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 AUGUST, 2012.



SPECIFIC WORK AREA DEMOLITION NOTES

1. EXISTING BUILDING AND FOUNDATION TO BE DEMOLISHED. DEBRIS AND REFUSE TO BE DISPOSED OFF SITE AT AN APPROVED LOCATION.
2. EXISTING POWER EQUIPMENT TO BE DISCONNECTED FOR TAX LOT 502, AND RELOCATED TO TAX LOT 500 FOR CONTINUATION OF SERVICE. CONTRACTOR TO COORDINATE WITH PGE PRIOR TO ANY DISTURBANCE, RELOCATION OR REMOVAL.
3. REMOVE EXISTING CONCRETE AND BASE ROCK WITHIN LIMITS SHOWN. DISPOSE OF RUBBLE AND REFUSE OFF SITE.
4. REMOVE EXISTING ASPHALT SURFACING AND BASE ROCK WITHIN LIMITS SHOWN. DISPOSE OF RUBBLE AND REFUSE OFF SITE.
5. REMOVE EXISTING CULVERT AND DISPOSE OFF SITE.

GENERAL DEMOLITION NOTES

1. SEE TREE PROTECTION AND REMOVAL PLAN FOR ALL TREE REMOVAL INFORMATION.
2. ALL EXISTING PROPERTY UTILITY SERVICES TO BE TERMINATED AND CAPPED AT THE RIGHT OF WAY PRIOR TO DEMOLISHING ANY EXISTING BUILDINGS.

LEGEND

- - - - - EXISTING BOUNDARY LINE
- - - - - EXISTING ADJACENT PROPERTY LINE
- - - - -197- - - EXISTING 1FT CONTOUR
- - - - -200- - - EXISTING 5FT CONTOUR
- [Hatched Box] EXISTING AC
- [Tree Symbol] EXISTING TREES
- [Square Symbol] EXISTING CATCH BASIN
- [Circle Symbol] EXISTING STORM DRAIN MANHOLE
- [Line Symbol] EXISTING STORM DRAIN LINE
- [Circle Symbol] EXISTING SANITARY SEWER MANHOLE
- [Line Symbol] EXISTING SANITARY SEWER LINE
- [Line Symbol] 8" DI W EXISTING WATER LINE
- [Circle Symbol] EXISTING FIRE HYDRANT
- [Circle Symbol] EXISTING WATER VALVE
- [Circle Symbol] EXISTING WATER METER
- [Line Symbol] UGP EXISTING UNDERGROUND POWER
- [Line Symbol] OP EXISTING POWER LINE
- [Line Symbol] G EXISTING GAS LINE

WORK AREA DEMOLITION LEGEND

- [Dashed Line] PAVEMENT SAW-CUT LINE
- [Wavy Line] ALIGNMENT & EXTENT OF UTILITY REMOVAL
- [Cross-hatched Box] AREA OF MATERIAL/PAVEMENT REMOVAL

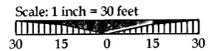
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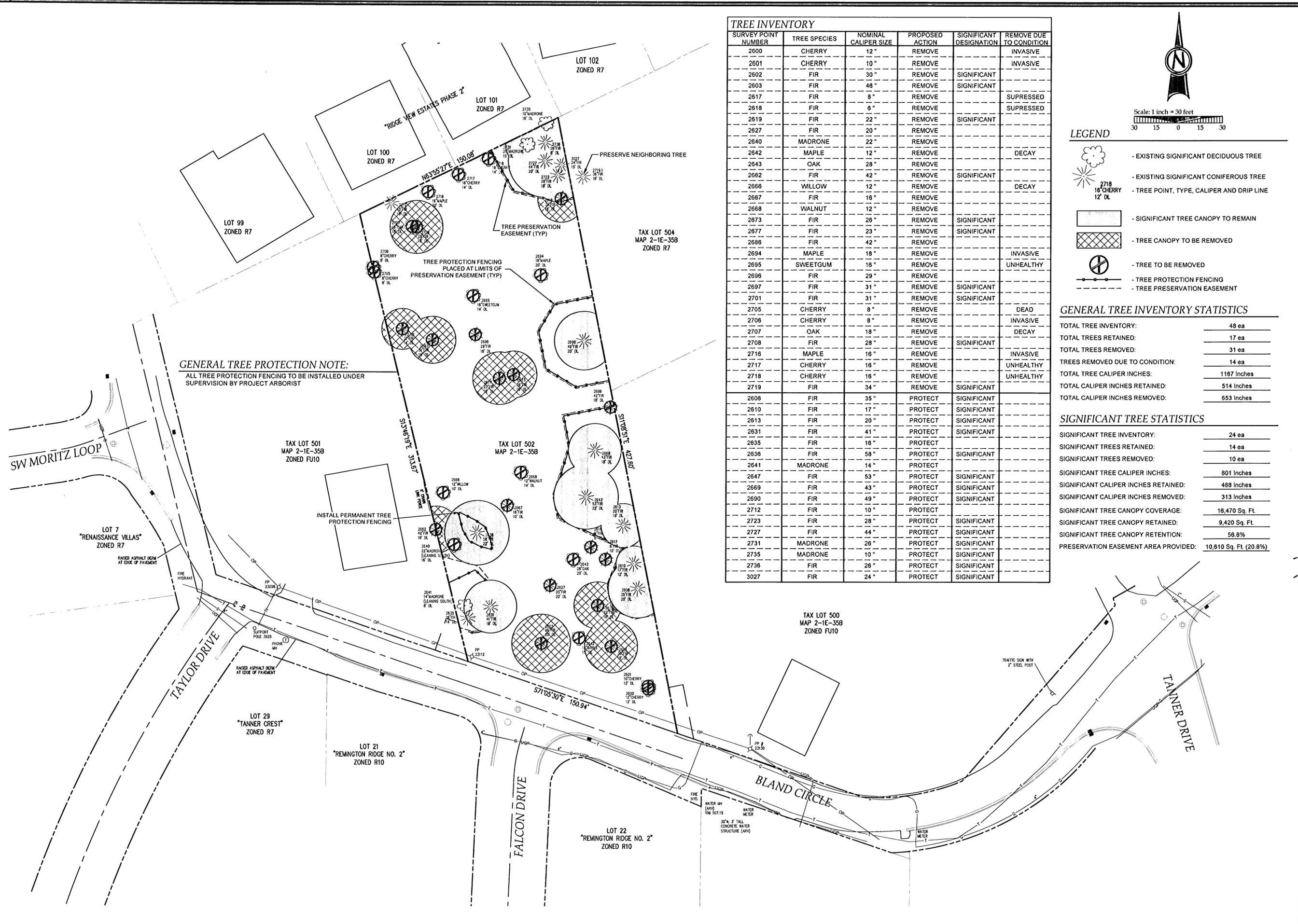
1. UTILITY INFORMATION SHOWN ON THIS MAP IS BASED UPON OBSERVED FEATURES, RECORD DATA AND TONE MARKS PROVIDED BY PUBLIC UTILITY LOCATION SERVICES. NO WARRANTIES ARE MADE REGARDING THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ADDITIONAL UTILITIES MAY EXIST. INTERESTED PARTIES ARE HEREBY ADVISED THAT UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION OF ANY CRITICAL ITEMS.
2. BASIS OF ELEVATIONS: NAVD '88.
3. 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.

EXISTING CONDITIONS & DEMOLITION PLAN
FALCON PLACE
SUBDIVISION
 OLH 14, LLC
 WEST LINN, OR



SJ JOB ID # | 12093
 LAND USE # | SUB-12-01
 TAX LOT # | 21E358 502
 DESIGNED BY | JTE
 CHECKED BY | BKF
 SHEET TITLE
EXIST. & DEMO.
 SHEET NUMBER
C100





GENERAL TREE PROTECTION NOTE:
 ALL TREE PROTECTION FENCING TO BE INSTALLED UNDER SUPERVISION BY PROJECT ARBORIST

SURVEY POINT NUMBER	TREE SPECIES	NOMINAL CALIPER SIZE	PROPOSED ACTION	SIGNIFICANT DESIGNATION	REMOVE DUE TO CONDITION
2600	CHERRY	12"	REMOVE		INVASIVE
2601	CHERRY	10"	REMOVE		INVASIVE
2602	FIR	30"	REMOVE	SIGNIFICANT	
2603	FIR	48"	REMOVE	SIGNIFICANT	
2617	FIR	8"	REMOVE		SUPRESSED
2618	FIR	8"	REMOVE		SUPRESSED
2619	FIR	22"	REMOVE	SIGNIFICANT	
2627	FIR	20"	REMOVE		
2640	MADRONE	22"	REMOVE		
2642	MAPLE	12"	REMOVE		DECAY
2643	OAK	28"	REMOVE		
2662	FIR	42"	REMOVE	SIGNIFICANT	
2666	WILLOW	12"	REMOVE		DECAY
2667	FIR	16"	REMOVE		
2668	WALNUT	12"	REMOVE		
2673	FIR	26"	REMOVE	SIGNIFICANT	
2677	FIR	23"	REMOVE	SIGNIFICANT	
2686	FIR	42"	REMOVE		
2694	MAPLE	18"	REMOVE		INVASIVE
2695	SWEETGUM	16"	REMOVE		UNHEALTHY
2696	FIR	29"	REMOVE		
2697	FIR	31"	REMOVE	SIGNIFICANT	
2701	FIR	31"	REMOVE	SIGNIFICANT	
2705	CHERRY	8"	REMOVE		DEAD
2708	CHERRY	8"	REMOVE		INVASIVE
2707	OAK	18"	REMOVE		DECAY
2708	FIR	28"	REMOVE	SIGNIFICANT	
2716	MAPLE	16"	REMOVE		INVASIVE
2717	CHERRY	16"	REMOVE		UNHEALTHY
2718	CHERRY	16"	REMOVE		UNHEALTHY
2719	FIR	34"	REMOVE	SIGNIFICANT	
2606	FIR	35"	PROTECT	SIGNIFICANT	
2610	FIR	17"	PROTECT	SIGNIFICANT	
2613	FIR	20"	PROTECT	SIGNIFICANT	
2631	FIR	41"	PROTECT	SIGNIFICANT	
2635	FIR	16"	PROTECT		
2636	FIR	58"	PROTECT	SIGNIFICANT	
2641	MADRONE	14"	PROTECT		
2647	FIR	53"	PROTECT	SIGNIFICANT	
2669	FIR	43"	PROTECT	SIGNIFICANT	
2690	FIR	49"	PROTECT	SIGNIFICANT	
2712	FIR	10"	PROTECT		
2723	FIR	28"	PROTECT	SIGNIFICANT	
2727	FIR	44"	PROTECT	SIGNIFICANT	
2731	MADRONE	26"	PROTECT	SIGNIFICANT	
2735	MADRONE	10"	PROTECT	SIGNIFICANT	
2736	FIR	26"	PROTECT	SIGNIFICANT	
3027	FIR	24"	PROTECT	SIGNIFICANT	

LEGEND

- EXISTING SIGNIFICANT DECIDUOUS TREE
- EXISTING SIGNIFICANT CONIFEROUS TREE
- TREE POINT, TYPE, CALIPER AND DRIP LINE
- SIGNIFICANT TREE CANOPY TO REMAIN
- TREE CANOPY TO BE REMOVED
- TREE TO BE REMOVED
- TREE PROTECTION FENCING
- TREE PRESERVATION EASEMENT

GENERAL TREE INVENTORY STATISTICS

TOTAL TREE INVENTORY:	48 ea
TOTAL TREES RETAINED:	17 ea
TOTAL TREES REMOVED:	31 ea
TREES REMOVED DUE TO CONDITION:	14 ea
TOTAL TREE CALIPER INCHES:	1187 Inches
TOTAL CALIPER INCHES RETAINED:	514 Inches
TOTAL CALIPER INCHES REMOVED:	653 Inches

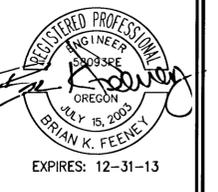
SIGNIFICANT TREE STATISTICS

SIGNIFICANT TREE INVENTORY:	24 ea
SIGNIFICANT TREES RETAINED:	14 ea
SIGNIFICANT TREES REMOVED:	10 ea
SIGNIFICANT TREE CALIPER INCHES:	801 Inches
SIGNIFICANT CALIPER INCHES RETAINED:	488 Inches
SIGNIFICANT CALIPER INCHES REMOVED:	313 Inches
SIGNIFICANT TREE CANOPY COVERAGE:	16,470 Sq. Ft.
SIGNIFICANT TREE CANOPY RETAINED:	9,420 Sq. Ft.
SIGNIFICANT TREE CANOPY RETENTION:	56.8%
PRESERVATION EASEMENT AREA PROVIDED:	10,610 Sq. Ft. (20.8%)



REVISION SUMMARY	BY	DATE
AS-BUILT DRAWING	BCH	11.21.13

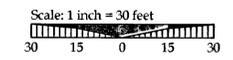
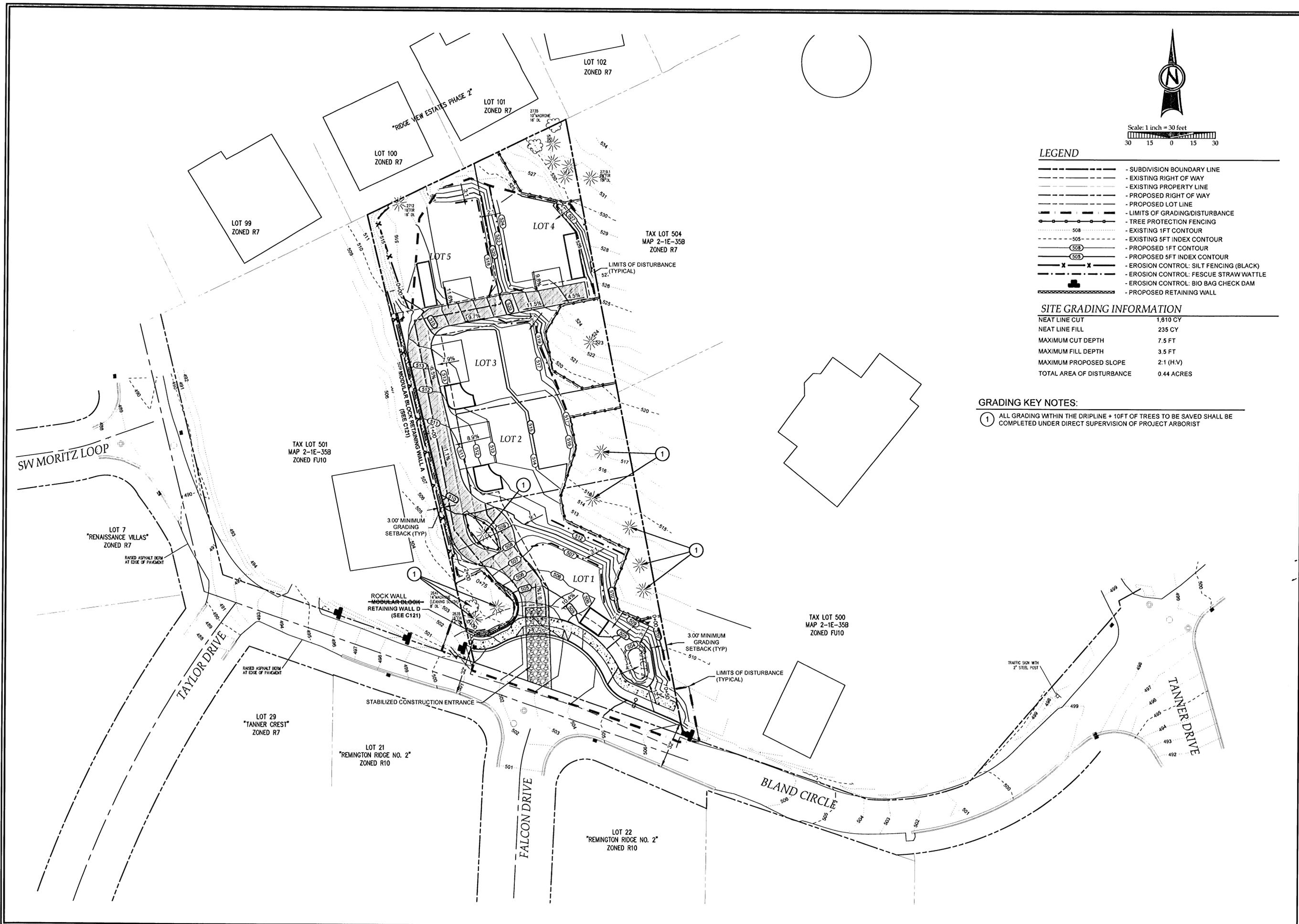
TREE PROTECTION AND REMOVAL PLAN
FALCON PLACE
SUBDIVISION
 OLH 14, LLC
 WEST LINN, OR



3J CONSULTING, INC.
 CIVIL ENGINEERING
 WATER RESOURCES
 LAND USE PLANNING
 10445 SW CANYON ROAD SUITE 405 BEAVERTON, OR 97005
 PHONE & FAX: (503) 946-5565

3J JOB ID #	12083
LAND USE #	SUB-1201
TAX LOT #	21E35B 502
DESIGNED BY	JTE
CHECKED BY	BKF

SHEET TITLE
TREE PLAN
 SHEET NUMBER
C110



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
- - - - - EXISTING 1FT CONTOUR
- - - - - EXISTING 5FT INDEX CONTOUR
- - - - - PROPOSED 1FT CONTOUR
- - - - - PROPOSED 5FT INDEX CONTOUR
- - - - - EROSION CONTROL: SILT FENCING (BLACK)
- - - - - EROSION CONTROL: FESCUE STRAW WATTLE
- - - - - EROSION CONTROL: BIO BAG CHECK DAM
- - - - - PROPOSED RETAINING WALL

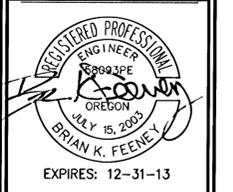
SITE GRADING INFORMATION

NEAT LINE CUT	1,610 CY
NEAT LINE FILL	235 CY
MAXIMUM CUT DEPTH	7.5 FT
MAXIMUM FILL DEPTH	3.5 FT
MAXIMUM PROPOSED SLOPE	2:1 (H:V)
TOTAL AREA OF DISTURBANCE	0.44 ACRES

GRADING KEY NOTES:

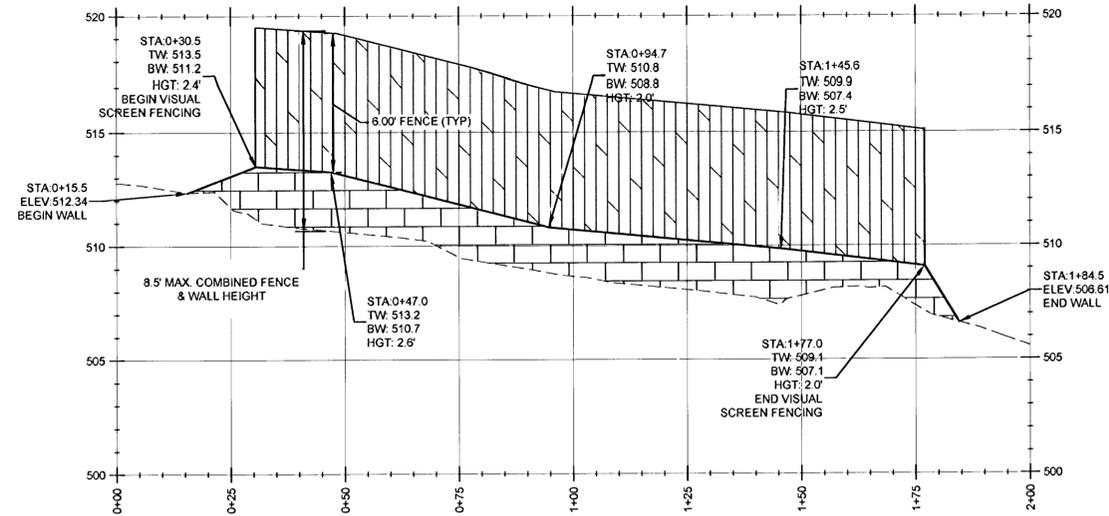
- 1 ALL GRADING WITHIN THE DRIPLINE + 10FT OF TREES TO BE SAVED SHALL BE COMPLETED UNDER DIRECT SUPERVISION OF PROJECT ARBORIST

GRADING & EROSION CONTROL PLAN
FALCON PLACE
SUBDIVISION
 OLH 14, LLC
 WEST LINN, OR

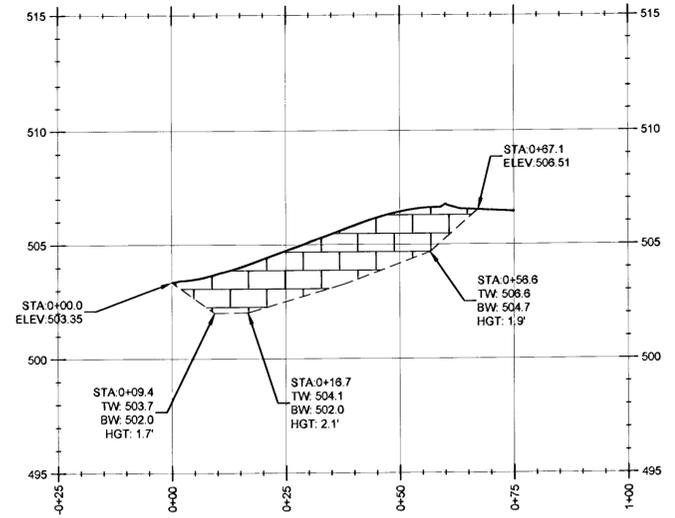


3J CONSULTING, INC
 CIVIL ENGINEERING
 WATER RESOURCES
 LAND USE PLANNING
 10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
 PHONE & FAX: (503) 946-9885

3J JOB ID #	12093
LAND USE #	SUB-12-01
TAX LOT #	21E358 502
DESIGNED BY	JTE
CHECKED BY	BKF
SHEET TITLE GRADE & EC	
SHEET NUMBER C120	



RETAINING WALL A - GRADE PROFILE
 (STA:0+00.00 - STA:2+00.00)
 1" = 30' H.; 1" = 6 V



RETAINING WALL D - GRADE PROFILE
 (STA:0+25.00 - STA:1+00.00)
 1" = 30' H.; 1" = 6 V

REVISION SUMMARY	BY	DATE
AS-BUILT DRAWING	BCH	11.21.13

RETAINING WALL PROFILES
FALCON PLACE
SUBDIVISION
 OLH 14, LLC
 WEST LINN, OR



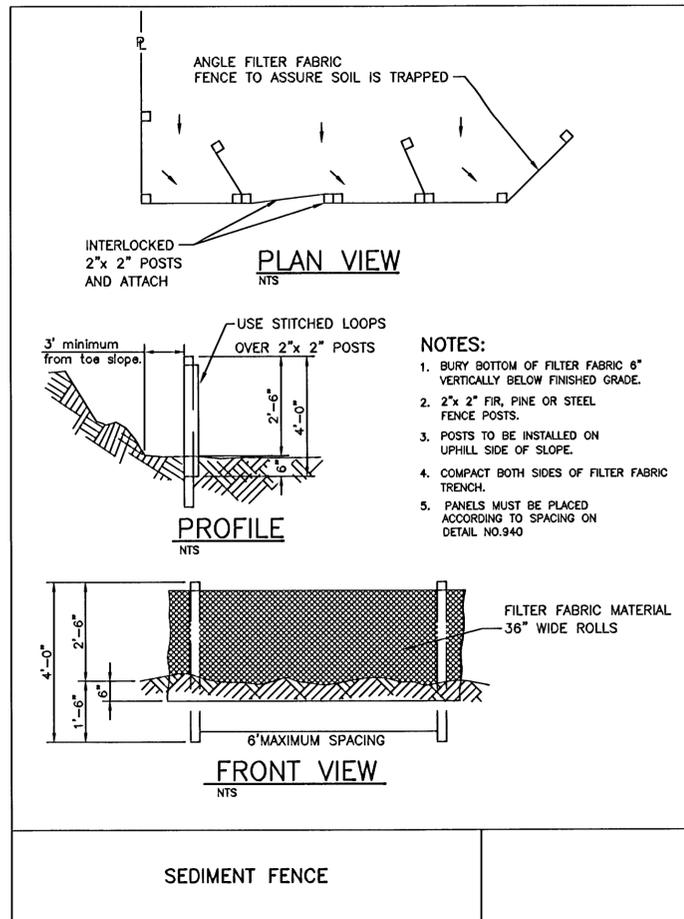
3J JOB ID # | 12093
 LAND USE # | SUB-12-01
 TAX LOT # | 21E358 502
 DESIGNED BY | JTE
 CHECKED BY | BKF

SHEET TITLE
RETAINING WALLS
 SHEET NUMBER

C121

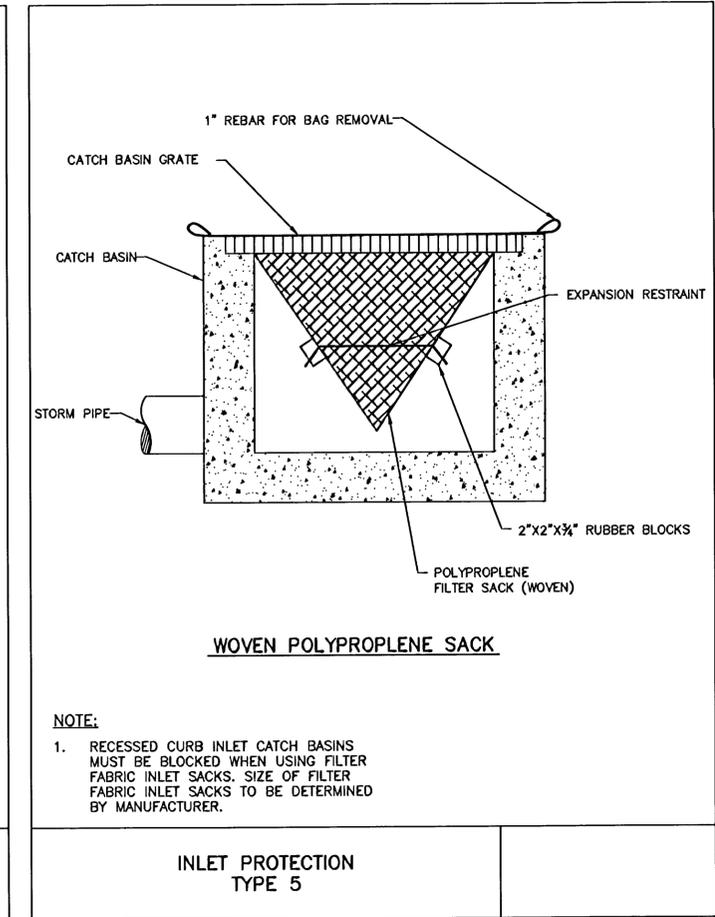
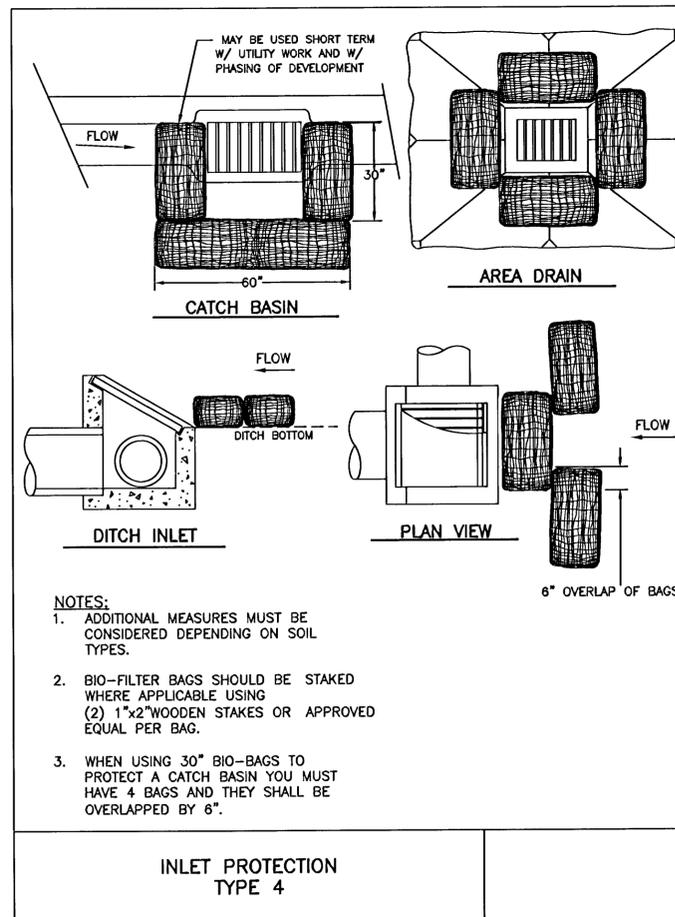
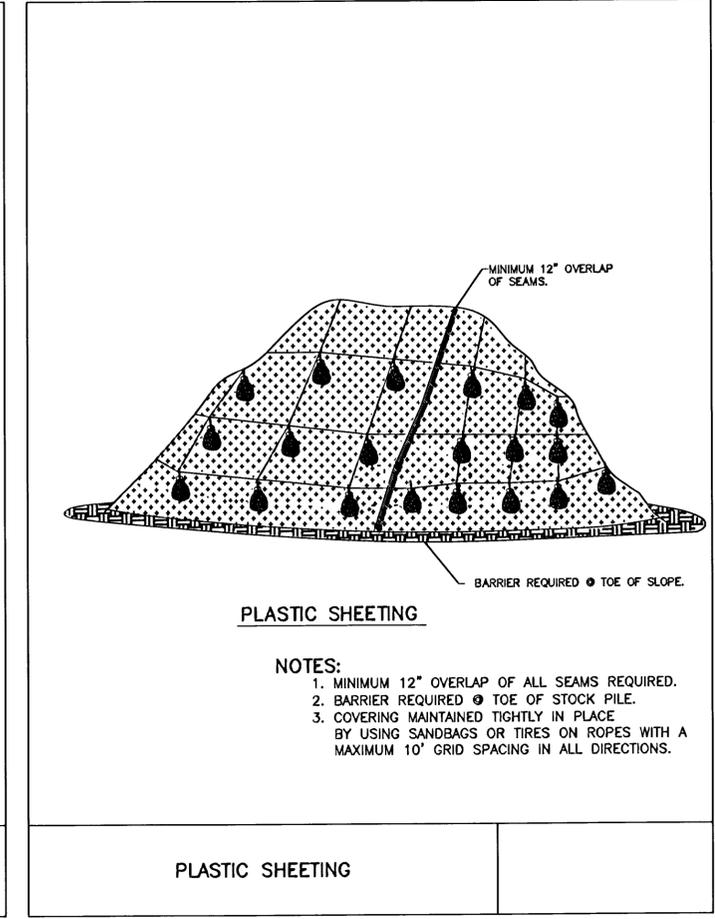
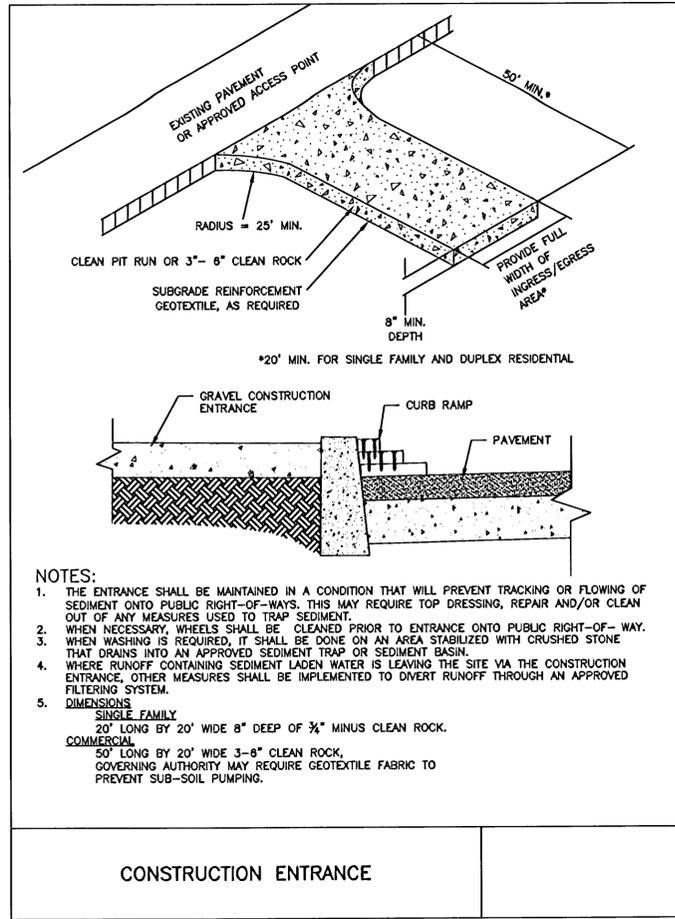
EROSION AND SEDIMENT CONTROL PLAN NOTES

1. APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES.
2. CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND ON SLOPES FROM OCTOBER 1 THROUGH MAY 31 EACH YEAR.
3. DURING WET WEATHER PERIODS TEMPORARY STABILIZATION OF THE SITE MUST OCCUR AT THE END OF EACH WORKDAY IF RAINFALL IS FORECAST IN THE NEXT 24 HOURS.
4. ALL EROSION AND SEDIMENT CONTROLS NOT IN THE DIRECT PATH OF WORK MUST BE INSTALLED PRIOR TO ANY LAND DISTURBANCE.
5. PRESERVE EXISTING VEGETATION AND RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION.
6. ALL TEMPORARY SEDIMENT CONTROLS MUST REMAIN IN PLACE UNTIL PERMANENT VEGETATION OR OTHER PERMANENT COVERING OF EXPOSED SOIL IS ESTABLISHED.
7. SEDIMENT CONTROLS MUST BE INSTALLED AND MAINTAINED ON ALL DOWN GRADIENT SIDES OF THE CONSTRUCTION SITE AT ALL TIMES DURING CONSTRUCTION.
8. ALL ACTIVE CATCH BASINS SEDIMENT CONTROLS MUST HAVE SEDIMENT CONTROLS INSTALLED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
9. WATER-TIGHT TRUCKS MUST BE USED TO TRANSPORT SATURATED SOILS FROM THE CONSTRUCTION SITE. AN APPROVED EQUIVALENT IS TO DRAIN THE SOIL ON-SITE AT A DESIGNATED LOCATION USING APPROPRIATE BMPs SOIL MUST BE DRAINED SUFFICIENTLY FOR MINIMAL SPILLAGE.
10. TEMPORARY STABILIZATION OR COVERING OF SOIL STOCKPILES MUST OCCUR AT THE END OF EACH WORKDAY OR OTHER BMPs MUST BE IMPLEMENTED TO PREVENT TURBID DISCHARGES TO SURFACE WATERS.
11. DEVELOP AND MAINTAIN ON-SITE A WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURE.
12. ANY USE OF TOXIC OR OTHER HAZARDOUS MATERIALS MUST INCLUDE PROPER STORAGE, APPLICATION, AND DISPOSAL.
13. THE PERMITEE MUST PROPERLY PREVENT AND MANAGE HAZARDOUS WASTES, USED OILS, CONTAMINATED SOILS, CONCRETE WASTE, SANITARY WASTE, LIQUID WASTE, OR OTHER TOXIC SUBSTANCES DISCOVERED OR GENERATED DURING CONSTRUCTION AND MEET ALL STATE AND FEDERAL REGULATIONS AND APPROVALS.
14. SIGNIFICANT AMOUNTS OF SEDIMENT, WHICH LEAVES THE SITE, MUST BE CLEANED UP WITHIN 24 HOURS AND PLACED BACK ON THE SITE AND STABILIZED OR PROPERLY DISPOSED. THE CAUSE OF THE SEDIMENT RELEASE MUST BE FOUND AND PREVENTED FROM CAUSING A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DIVISION OF STATE LANDS REQUIRED TIME FRAME.
15. SEDIMENT MUST NOT BE INTENTIONALLY WASHED INTO STORM SEWERS, DRAINAGE WAYS, OR WATERBODIES. DRY SWEEPING MUST BE USED TO CLEAN UP RELEASED SEDIMENTS.
16. THE APPLICATION RATE OF FERTILIZERS USED TO RE-ESTABLISH VEGETATION MUST FOLLOW THE MANUFACTURER'S RECOMMENDATIONS. NUTRIENT RELEASES FROM FERTILIZERS TO SURFACE WATERS MUST BE MINIMIZED. TIME RELEASE FERTILIZERS SHOULD BE USED AND CARE SHOULD BE TAKEN IN THE APPLICATION OF FERTILIZERS WITHIN ANY WATERWAY RIPARIAN ZONE.
17. SEDIMENT MUST BE REMOVED FROM BEHIND A SEDIMENT FENCE WHEN IT HAS REACHED A HEIGHT OF 1/3 THE HEIGHT OF THE FENCE ABOVEGROUND AND BEFORE FENCE REMOVAL.
18. SEDIMENT MUST BE REMOVED FROM BEHIND BIO BAGS AND OTHER BARRIERS WHEN IT HAS REACHED A HEIGHT OF TWO (2) INCHES AND BEFORE BMP REMOVAL.
19. CLEANING OF TRAPPED CATCH BASINS MUST OCCUR WHEN THE SEDIMENT RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY (50) PERCENT, AND AT THE COMPLETION OF A PROJECT.
20. REMOVAL OF TRAPPED SEDIMENT IN A SEDIMENT BASIN OR SEDIMENT TRAP OR CATCH BASINS MUST OCCUR WHEN THE SEDIMENT RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY (50) PERCENT AND AT COMPLETION OF PROJECT.
21. DEQ MUST APPROVE OF ANY TREATMENT SYSTEM AND OPERATIONAL PLAN THAT MAY BE NECESSARY TO TREAT CONTAMINATED CONSTRUCTION DEWATERING OR SEDIMENT AND TURBIDITY IN STORMWATER RUNOFF.
22. SHOULD ALL CONSTRUCTION ACTIVITIES CEASE FOR THIRTY DAYS OR MORE, THE ENTIRE SITE MUST BE TEMPORARILY STABILIZED USING VEGETATION OR A HEAVY MULCH LAYER, TEMPORARY SEEDING, OR OTHER METHOD.
23. SHOULD CONSTRUCTION ACTIVITIES CEASE FOR FIFTEEN (15) DAYS OR MORE ON ANY SIGNIFICANT PORTION OF A CONSTRUCTION SITE TEMPORARY STABILIZATION IS REQUIRED FOR THAT PORTION OF THE SITE WITH STRAW, COMPOST, OR OTHER TACKIFIED COVERING THAT PREVENT SOIL OR WIND EROSION UNTIL WORK RESUMES ON THAT PORTION OF THE SITE.



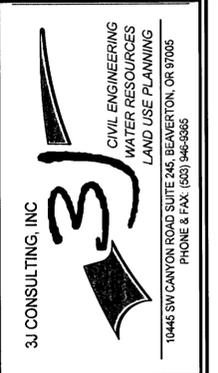
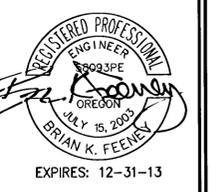
LOCAL AGENCY SPECIFIC EROSION CONTROL NOTES

1. OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL REGULATIONS.
2. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BOUNDARIES OF THE CLEARING LIMITS, VEGETATED BUFFERS, AND ANY SENSITIVE AREAS SHOWN ON THIS PLAN SHALL BE CLEARLY DELINEATED LID IN THE FIELD. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE IS PERMITTED BEYOND THE CLEARING LIMITS. THE OWNER/PERMILIEE MUST MAINTAIN THE DELINEATION FOR THE DURATION OF THE PROJECT. NOTE: VEGETATED CORRIDORS TO BE DELINEATED WITH ORANGE CONSTRUCTION FENCE OR APPROVED EQUAL.
3. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BMPs THAT MUST BE INSTALLED ARE A GRAVEL CONSTRUCTION ENTRANCE, PERIMETER SEDIMENT CONTROL, AND INLET PROTECTION. THESE BMPs MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT.
4. IF VEGETATED SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 1; THE TYPE AND PERCENTAGES OF SEED IN THE MIX MUST BE IDENTIFIED ON THE PLANS.
5. THE ESC PLAN MUST BE KEPT ON SITE. ALL MEASURES SHOWN ON THE PLAN MUST BE INSTALLED PROPERLY TO ENSURE THAT SEDIMENT OR SEDIMENT LADEN WATER DOES NOT ENTER A SURFACE WATER SYSTEM, ROADWAY, OR OTHER PROPERTIES.
6. THE ESC MEASURES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE MEASURES SHALL BE UPGRADED AS NEEDED TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL EROSION CONTROL REGULATIONS.
7. ALL EXPOSED SOILS MUST BE COVERED DURING THE WET WEATHER PERIOD.



REVISION SUMMARY	BY	DATE
AS-BUILT DRAWING	BCH	11.21.13

EROSION & SEDIMENT CONTROL DETAILS
FALCON PLACE
SUBDIVISION
OLH 14, LLC
WEST LINN, OR



3J JOB ID #	12093
LAND USE #	SUB-12-01
TAX LOT #	21E358 502
DESIGNED BY	JTE
CHECKED BY	BKF

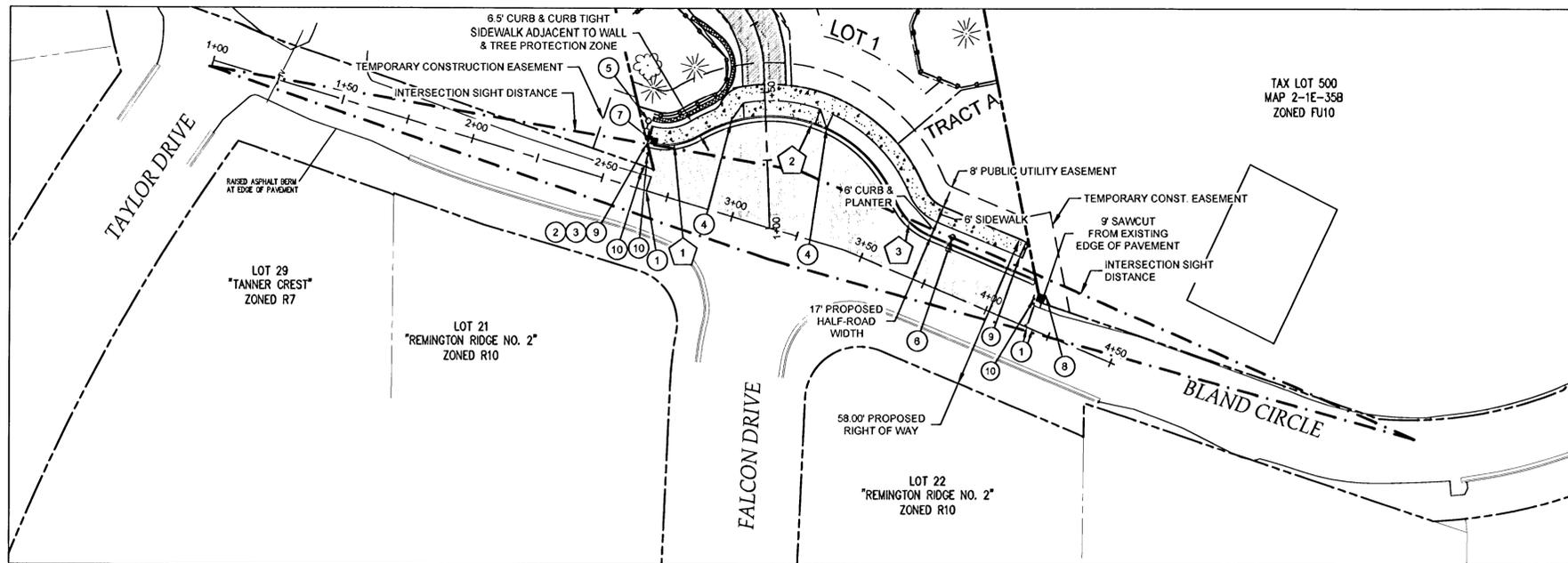
SHEET TITLE
ESCP DETAILS
SHEET NUMBER
C130

CONSTRUCTION KEY NOTES

- 1 STA: 2+67.1 TO STA: 4+15.8 RESTORE PAVEMENT SURFACING WITHIN ALL SAWCUT AREAS (4ft MINIMUM SAW-CUT WIDTH) PER TYPICAL SECTIONS
- 2 STA: 2+60.3 TO STA: 4+12.6 CONSTRUCT TYPICAL CURB & GUTTER AS SHOWN PER CITY STD. DWG. WL-501 ON SHEET C210
- 3 STA: 2+60.3 TO STA: 4+04.8 CONSTRUCT 6FT NOMINAL SIDEWALK AS SHOWN PER CITY STD. DWG. WL-508 ON SHEET C210
- 4 STA: 2+89.8 TO STA: 3+24.1 CONSTRUCT 36FT (MAX) TOTAL WIDTH RESIDENTIAL DRIVEWAY PER CITY STD. DWG. WL-503A ON SHEET C210
- 5 STA: 2+60.3 INSTALL NEW LIGHT POLE BASE, JUNCTION BOX AND CONDUIT. CONTRACTOR TO CONFIRM ALL LOCATIONS AND INSTALLATION REQUIREMENTS WITH P.G.E.
- 6 STA: 3+78.1 INSTALL NEW LIGHT POLE BASE, JUNCTION BOX AND CONDUIT. CONTRACTOR TO CONFIRM ALL LOCATIONS AND INSTALLATION REQUIREMENTS WITH P.G.E.
- 7 INSTALL NEW GUTTER INLET 2 1/2 A PER WL-6000 ON SHEET C313. SEE BLAND CIRCLE UTILITY PLAN AND PROFILE.
- 8 INSTALL NEW DITCH INLET PER WL-603 ON SHEET C313 WITHIN EXISTING DITCH. SEE BLAND CIRCLE UTILITY PLAN AND PROFILE.
- 9 INSTALL SIDEWALK END BARRICADE. SEE DETAIL SHEET C210
- 10 INSTALL TYPE I STREET BARRICADE 6FT ON CENTER PER STD. DWG. WL-516B ON C211. IN ADDITION, PLACE ONE MUTCD TYPE III OM-3R SIGN ON POST.

GENERAL NOTES: BLAND CIRCLE STRIPING

1. AS PART OF THE CITY OF WEST LINN'S 18 MONTH MAINTENANCE PERIOD, OWNER MAY BE REQUIRED TO PROVIDE ADDITIONAL TRAFFIC DELINEATION STRIPING AS DEEMED NECESSARY.



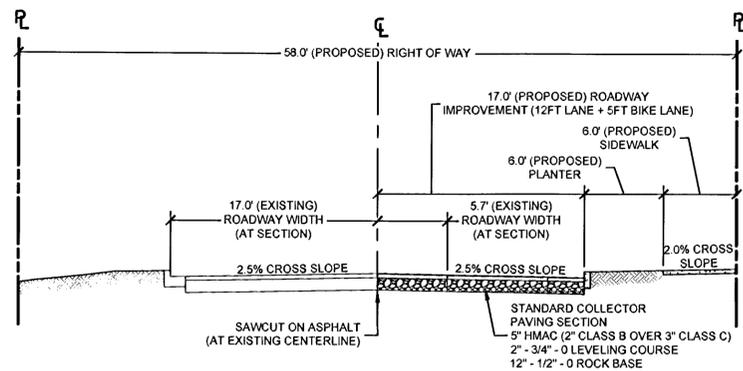
BLAND CIRCLE - PLAN VIEW

1" = 30'HORIZ

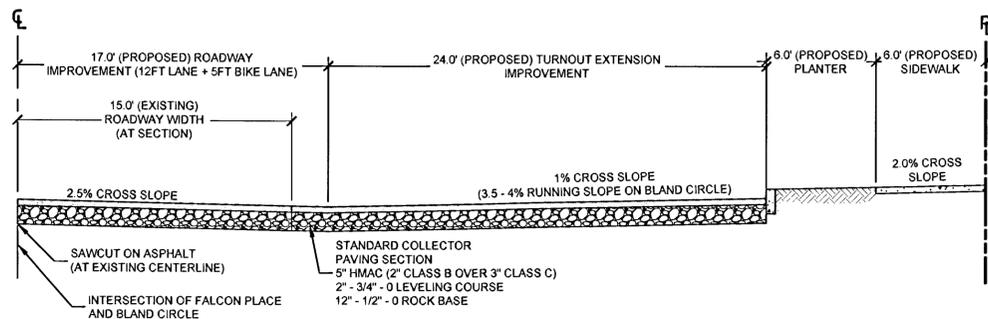
CURB RETURN TABLE

TAG NO.	PC STATION	DELTA	RADIUS	TANGENT	LENGTH	PT STATION	PC, ELEV.	1/4	1/2	3/4	PT, ELEV.
1	2+67.1; 17'L	46d28'0"	25'	10.7'	25.6'	2+80.2; 25.1'L	500.52	500.75	500.98	501.22	501.45
2	2+80.2; 25.1'L	98d18'0"	50'	57.8'	85.8'	3+53.2; 24.2'L	501.45	502.20	502.93	503.84	504.39
3	3+53.2; 24.2'L	44d32'0"	25'	10.2'	19.4'	3+70.7; 17'L	504.39	504.53	504.67	504.81	504.95

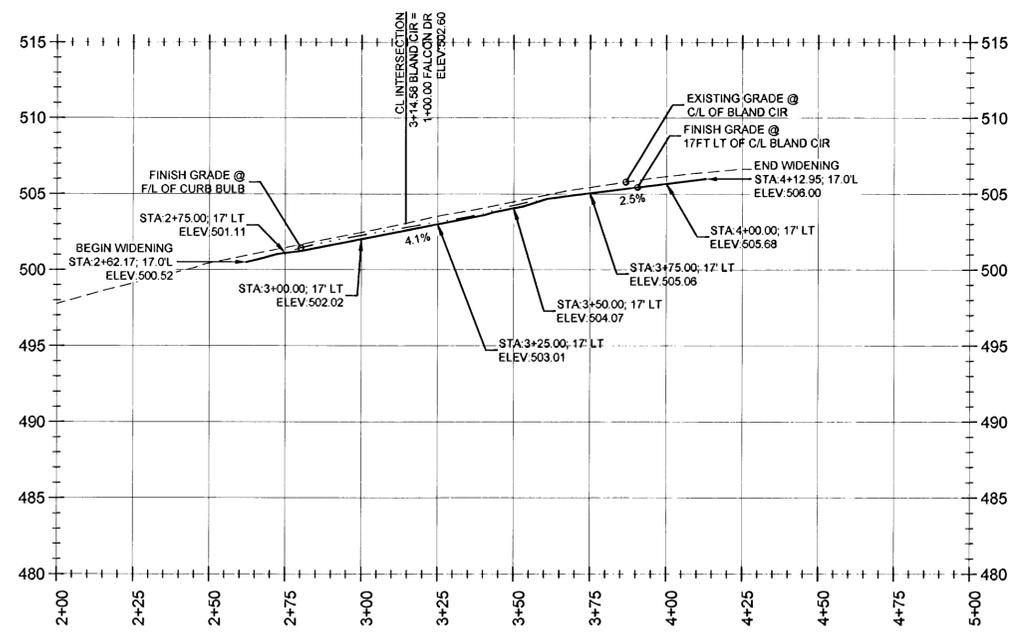
* ALL ELEVATIONS REFERENCE FLOWLINE OF CURB



BLAND CIRCLE TYPICAL WIDENING SECTION

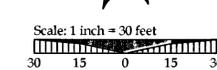


BLAND CIRCLE - CURB TURNOUT EXTENSION



BLAND CIRCLE - STREET PROFILE

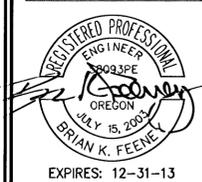
1" = 30'HORIZ; 1" = 6'VERT



LEGEND

- - - - - SUBDIVISION BOUNDARY LINE
- - - - - EXISTING RIGHT OF WAY
- - - - - EXISTING PROPERTY LINE
- - - - - PROPOSED RIGHT OF WAY
- - - - - PROPOSED LOT LINE
- - - - - PROPOSED EASEMENT
- - - - - TREE PROTECTION FENCING
- [Pattern] PROPOSED ASPHALT PAVING
- [Pattern] PROPOSED PERVIOUS PAVING
- [Pattern] PROPOSED CONCRETE PAVING
- [Pattern] PROPOSED RAIN GARDEN

BLAND CIRCLE PLAN & PROFILE
FALCON PLACE
SUBDIVISION
 OLH 14, LLC
 WEST LINN, OR



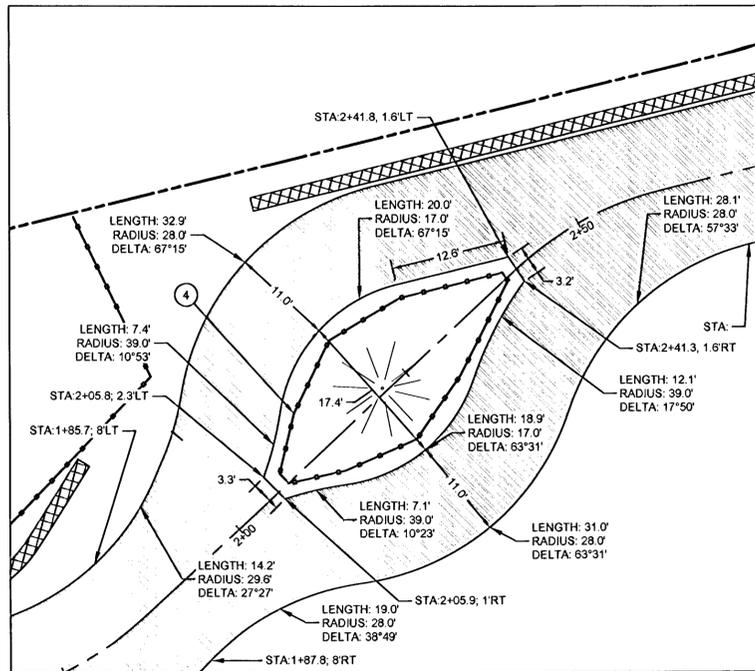
3J CONSULTING, INC
 CIVIL ENGINEERING
 WATER RESOURCES
 LAND USE PLANNING
 10445 SW CANYON ROAD SUITE 245 BEAVERTON, OR 97005
 PHONE & FAX: (503) 946-6365

3J JOB ID # | 12093
 LAND USE # | SUB-12-01
 TAX LOT # | 21E358 502
 DESIGNED BY | JTE
 CHECKED BY | BKF

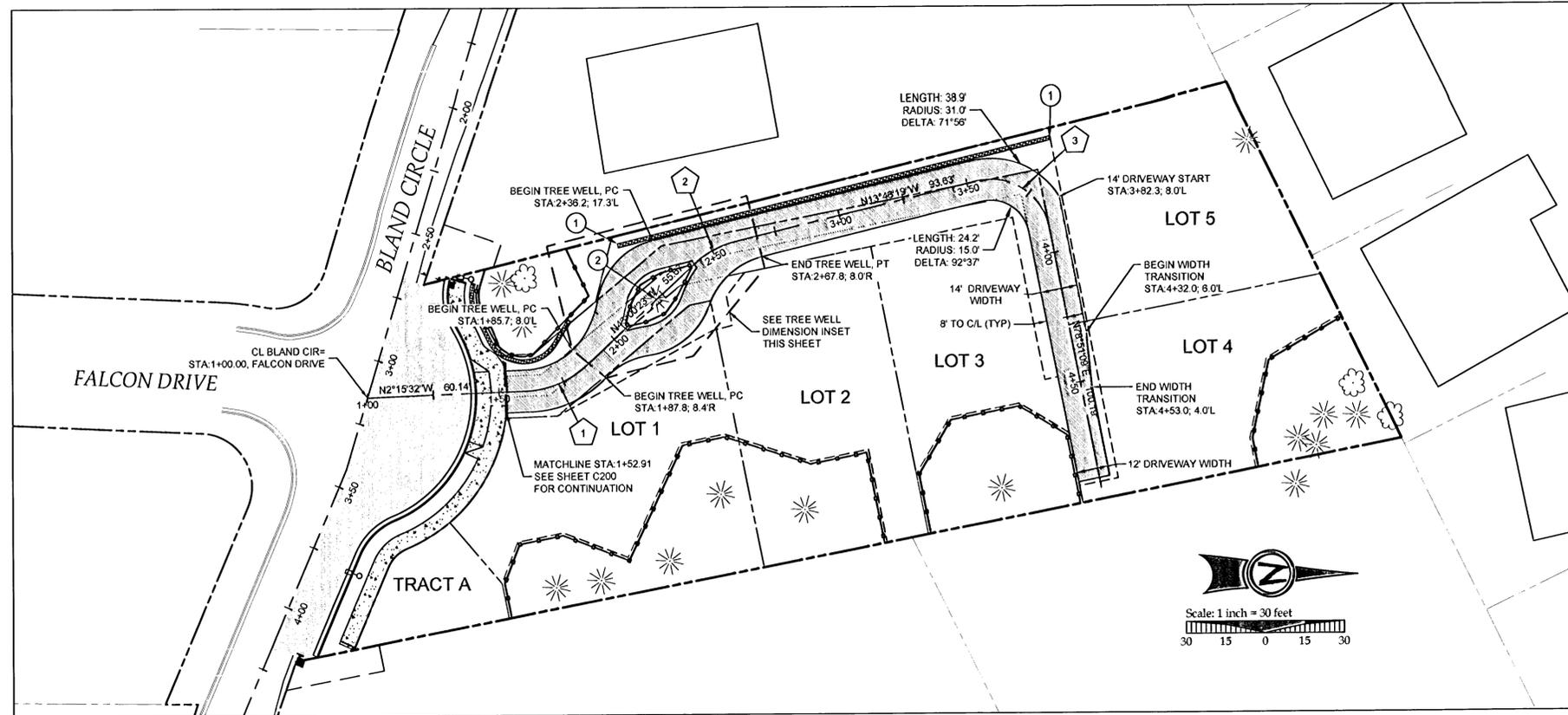
SHEET TITLE
BLAND CIR
 SHEET NUMBER

C201

REVISION SUMMARY	BY	DATE
AS-BUILT DRAWING	BOH	11.21.13



DRIVEWAY TREE WELL DIMENSION DETAIL
1" = 10'HORIZ



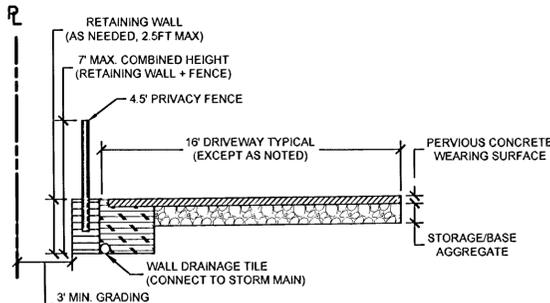
FALCON PLACE DRIVEWAY - PLAN VIEW
1" = 30'HORIZ

CENTERLINE CURVE TABLE

TAG NO.	DELTA	RADIUS	TANGENT	LENGTH
1	40d45°0"	36'	13.37'	25.6'
2	29d13°48"	36'	9.39'	18.37'
3	92d37°12"	23'	24.08'	37.18'

CONSTRUCTION KEY NOTES

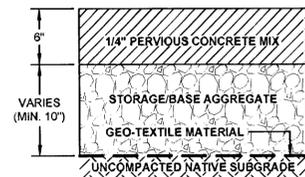
- INSTALL 6FT HEIGHT PRIVACY FENCE NEXT TO TOP OF RETAINING WALL. SEE C121 FOR PROFILE.
- ALL CONSTRUCTION ACTIVITIES ADJACENT TO SIGNIFICANT TREES TO BE CONDUCTED UNDER SUPERVISION OF PROJECT ARBORIST.
- PROVIDE PERVIOUS PAVEMENT SUBGRADE CUTOFF TRENCH COORDINATE FINAL PLACEMENT WITH ENGINEER. SEE C311 FOR TRENCH DETAIL.
- INSTALL 73LF TREE PROTECTION FENCING AT ALIGNMENT SHOWN TO PROTECT EXISTING TREE PER STD. DWG. WL-219 ON C210



FALCON PLACE DRIVEWAY TYPICAL SECTION
1" = 10'HORIZ

LEGEND

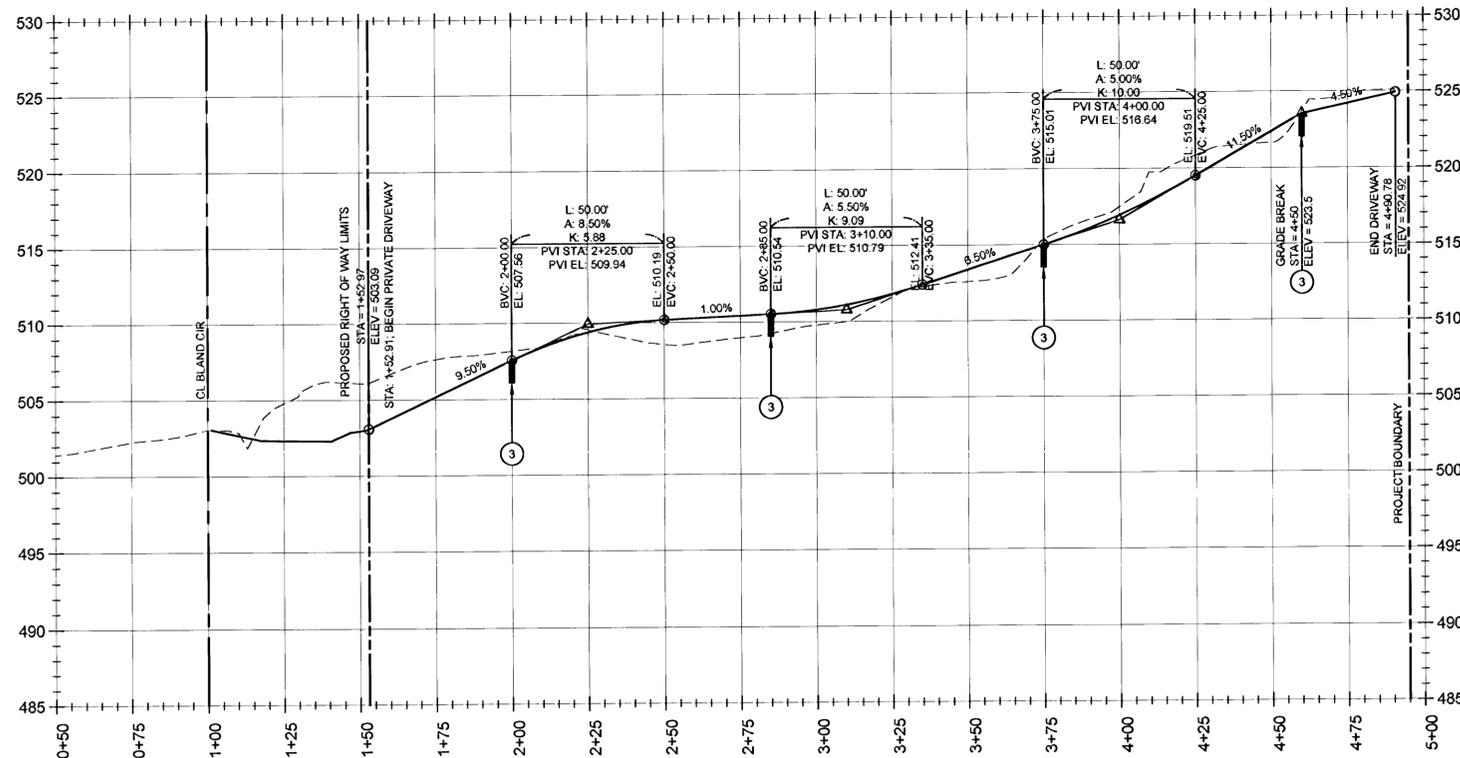
- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- ROADWAY CENTER LINE
- PROPOSED PROPERTY LINE
- PROPOSED RETAINING WALL
- PROPOSED EASEMENT
- PROPOSED ASPHALT PAVING
- PROPOSED PERVIOUS PAVING
- PROPOSED CONCRETE PAVING



PERVIOUS CONCRETE PAVING SECTION

MATERIAL AND GENERAL PAVEMENT NOTES:

- STORAGE/BASE AGGREGATE SHOULD MEET OR EXCEED THE REQUIREMENTS AND SPECIFICATIONS OF O.S.S.C. 00641 (AGGREGATE SUBBASE, BASE, AND SHOULDERS) FOR OPEN GRADED AGGREGATE. THE GRADATION AND MATERIAL REQUIREMENTS SHOULD BE AS SPECIFIED IN O.S.S.C. 02630.11 (OPEN GRADED AGGREGATE). PRIOR TO COMMENCING CONCRETE WORK, CONTRACTOR SHALL SCHEDULE A PRE-PAVING CONFERENCE WITH THE ENGINEER, AND OWNER'S REPRESENTATIVE(S).
- PERVIOUS CONCRETE SHOULD BE CONSTRUCTED IN ACCORDANCE WITH ACI-522 (PERVIOUS CONCRETE SPECIFICATIONS), CONTAIN BETWEEN 15% AND 19% AIR VOIDS, AND OBTAIN A STRENGTH OF 2,000PSI OR GREATER. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION ON PERVIOUS CONCRETE MIXES, PERFORMANCE CRITERIA AND PLACEMENT REQUIREMENTS.
- SUB-GRADE GEOTEXTILE SHOULD MEET OR EXCEED THE REQUIREMENTS AND SPECIFICATIONS OF O.S.S.C. 00350 (GEOSYNTHETIC INSTALLATION) AND 02320 (GEOSYNTHETICS) FOR TYPE II DRAINAGE FABRICS.

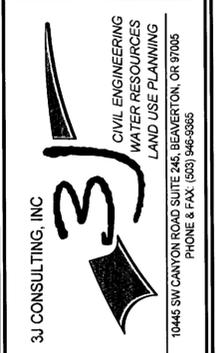


FALCON PLACE DRIVEWAY, PUBLIC SS & PUBLIC STORM PROFILE
1" = 30'HORIZ; 1" = 6'VERT

REVISION SUMMARY

NO.	DATE	BY	REVISION
1	11.21.13	BCH	AS-BUILT DRAWING

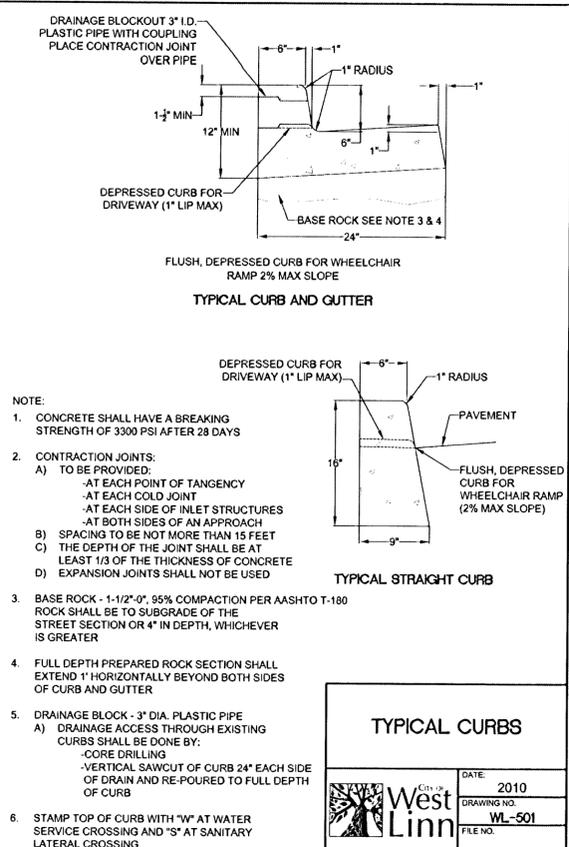
FALCON DRIVE PLAN & PROFILE
FALCON PLACE
 SUBDIVISION
 OLH 14, LLC
 WEST LINN, OR



3J JOB ID #	12093
LAND USE #	SUB-12-01
TAX LOT #	21E358 502
DESIGNED BY	JTE
CHECKED BY	BKF

SHEET TITLE
DRIVEWAY PROFILE
 SHEET NUMBER
C202

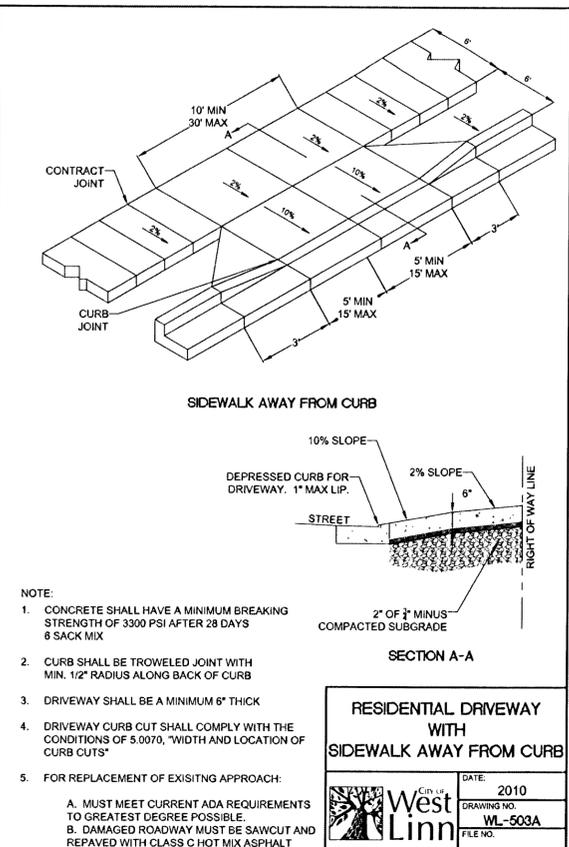
THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.



TYPICAL CURBS

CITY OF West Linn
DATE: 2010
DRAWING NO: WL-501
FILE NO:

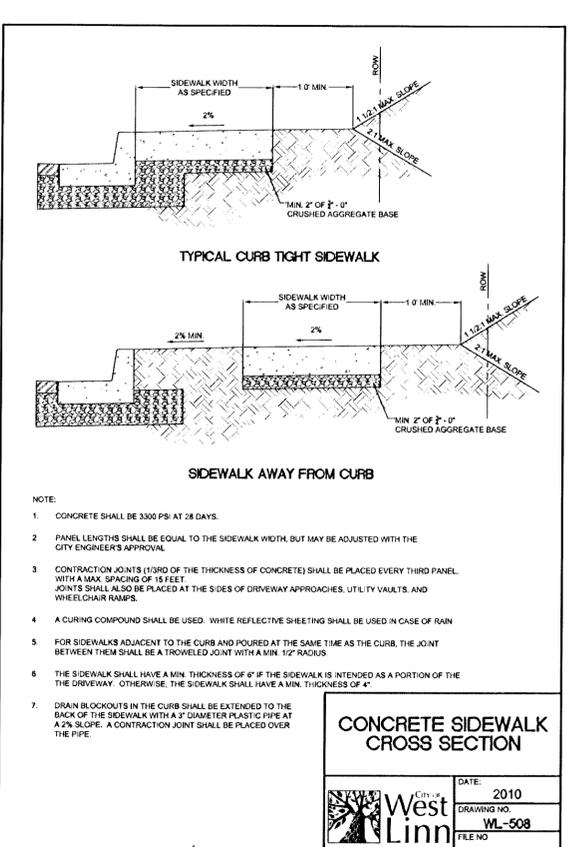
THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.



TYPICAL CURBS

CITY OF West Linn
DATE: 2010
DRAWING NO: WL-503A
FILE NO:

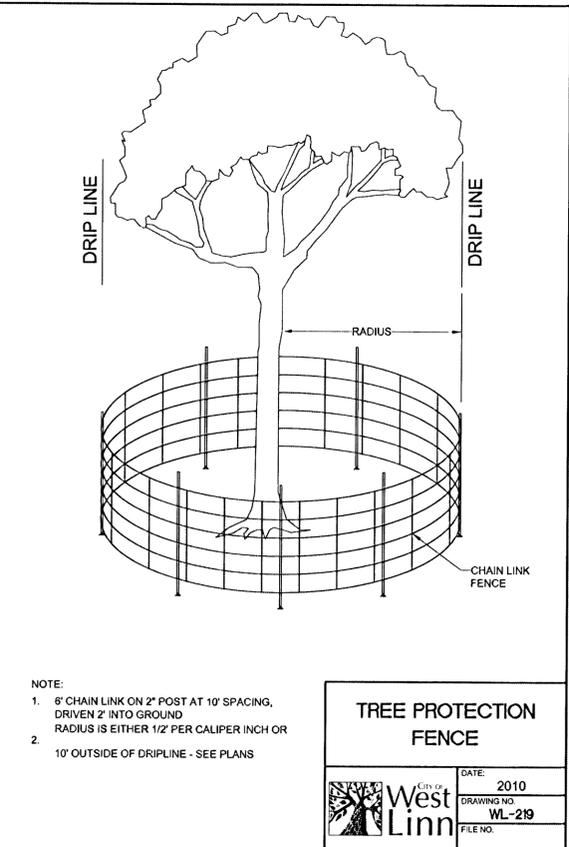
THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.



CONCRETE SIDEWALK CROSS SECTION

CITY OF West Linn
DATE: 2010
DRAWING NO: WL-508
FILE NO:

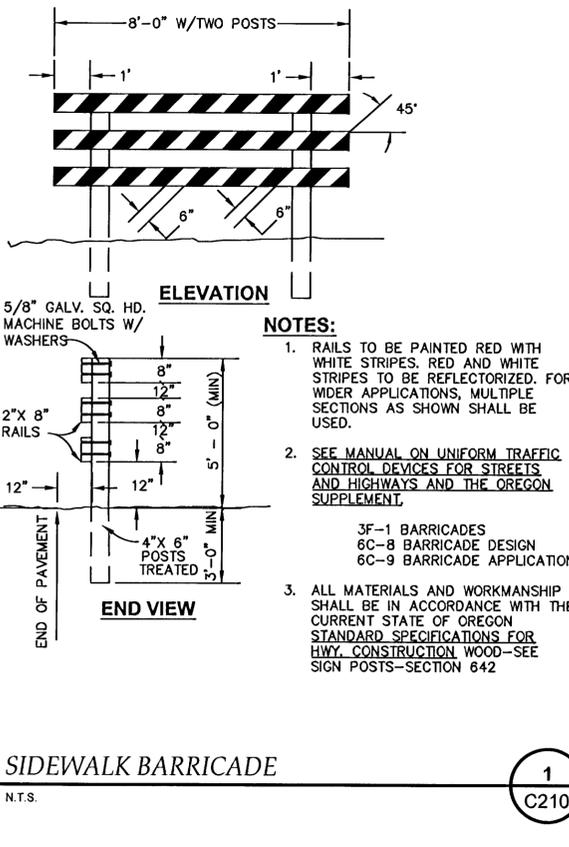
THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.



TREE PROTECTION FENCE

CITY OF West Linn
DATE: 2010
DRAWING NO: WL-219
FILE NO:

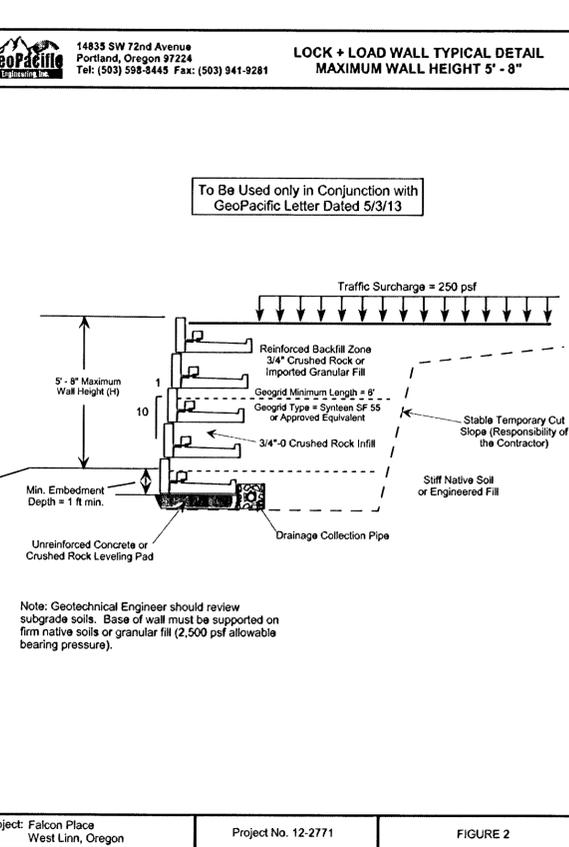
THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.



TYPICAL CURBS

CITY OF West Linn
DATE: 2010
DRAWING NO: WL-503A
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.

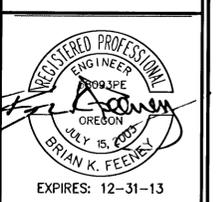


LOCK + LOAD WALL TYPICAL DETAIL

CITY OF West Linn
DATE: 2010
DRAWING NO: WL-508
FILE NO:

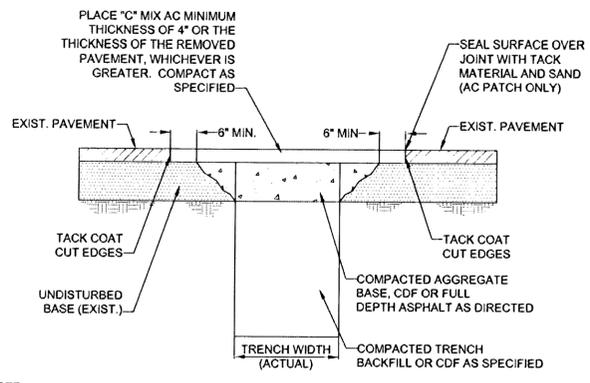
REVISION SUMMARY	BY	DATE
A	BCH	11.21.13
AS-BUILT DRAWING		

STREET DETAILS
FALCON PLACE
SUBDIVISION
OLH 14, LLC
WEST LINN, OR



3J JOB ID #	12093
LAND USE #	SUB-12-01
TAX LOT #	21E358 502
DESIGNED BY	JTE
CHECKED BY	BKF
SHEET TITLE	STREET DETAILS
SHEET NUMBER	C210

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.

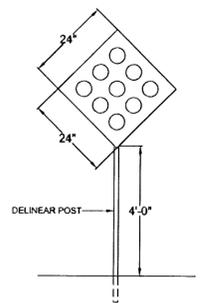


- NOTE:
1. ALL EXISTING AC OR PCC PAVEMENT SHALL BE SAWCUT TO NEAT, STRAIGHT LINES PRIOR TO REPAVING.
 2. CONCRETE PAVEMENT SHALL BE REPLACED WITH CONCRETE TO A MINIMUM THICKNESS OF REMOVED PAVEMENT, WHICHEVER IS GREATER.
 3. IF EXISTING BASE MATERIAL IS CTB OR ATB, THEN REPLACEMENT BASE MATERIAL SHALL 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

	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.



DESIGN THAT MAY BE USED WHERE END OF STREET IS AGAINST EMBANKMENT:

TYPE 1, OM4-1
24"x24" RED SIGN WITH 3" RED REFLECTIVE BUTTONS
4' ABOVE GROUND

ALTERNATE DESIGN, INCLUDING NUMBER (MINIMUM OF TWO) AND PLACEMENT OF SIGNS, MUST SPECIFICALLY BE APPROVED BY CITY ENGINEER FOR EACH INDIVIDUAL APPLICATION.

STREET BARRICADE TYPE I

	DATE: 2010
	DRAWING NO. WL-516B
	FILE NO.

REVISION SUMMARY	BY	DATE
AS-BUILT DRAWING	BCH	11.21.13

**STREET DETAILS II
FALCON PLACE
SUBDIVISION**

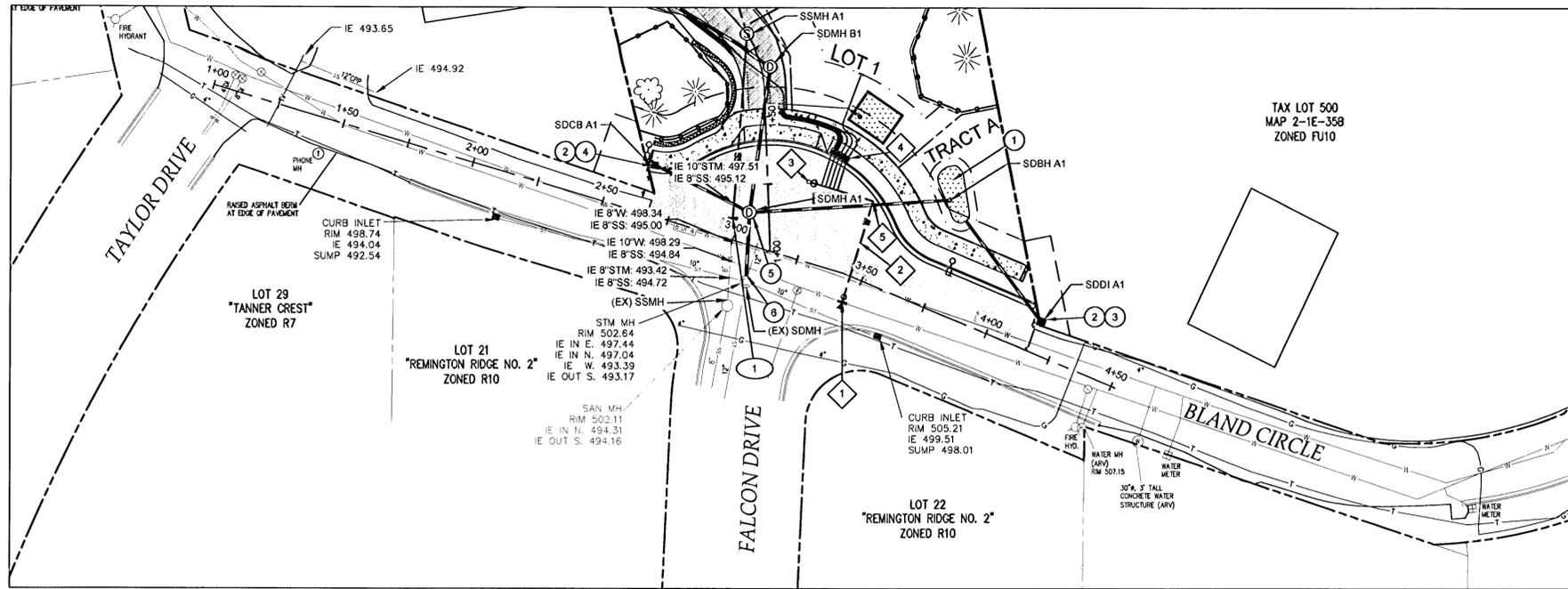
OLH 14, LLC
WEST LINN, OR

3J CONSULTING, INC.
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-5965

3J JOB ID #	12093
LAND USE #	SUB-12-01
TAX LOT #	21E358 502
DESIGNED BY	JTE
CHECKED BY	BKF

SHEET TITLE
STREET DETAILS II

SHEET NUMBER
C211

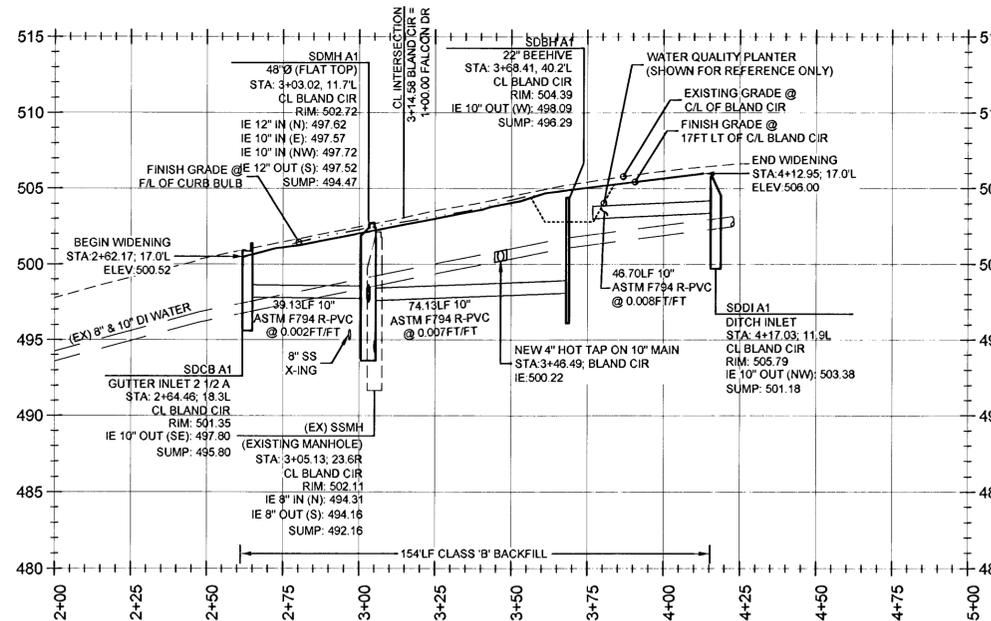


BLAND CIRCLE - UTILITY PLAN VIEW

1" = 30'HORIZ

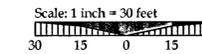
CONSTRUCTION KEY NOTES

- 1 INSTALL 175SF FLOW STORM WATER PLANTER AT LOCATION SHOWN PER CITY OF WEST LINN STANDARD DETAIL WL-617
- 2 REFORM DITCH AS NEEDED TO ACCOMMODATE PROPOSED IMPROVEMENTS
- 3 INSTALL DITCH INLET PER STD. DWG. WL-603 ON C313
- 4 INSTALL GUTTER INLET 2 1/2 A PER DETAIL WL-600. (PRIOR TO FABRICATION AND PURCHASE OF INLET, CITY ENGINEER AND ENGINEER OF RECORD WILL MAKE A FINAL DETERMINATION ON INLET TYPE TO BE INSTALLED)
- 5 INSTALL SHALLOW MANHOLE PER STD. DWG. WL-208 ON C311
- 6 CONNECT TO EXISTING STORM DRAIN MANHOLE AT LOCATION SHOWN.
- 1 CONNECT TO EXISTING SANITARY SEWER MANHOLE AT LOCATION SHOWN. SEE CONNECTION DATA THIS SHEET
- 1 CONTRACTOR TO POTHOLE AND VERIFY CONDITION OF EXISTING 10" WATER MAIN. AFTER TESTING AND APPROVAL, HOT TAP EXISTING 10" WATER MAIN (HORTON ZONE) WITH RUST BLOCKING, 10" X 4" TAPPING SLEEVE & 4" TAPPING VALVE. EXTEND 4" DI WATER LINE AS SHOWN
- 2 EXTEND 61.2LF OF 4" CLASS 52 DUCTILE IRON WATER MAIN AS SHOWN. RESTRAIN ALL JOINTS.
- 3 INSTALL PERMANENT 2" BLOW-OFF ASSEMBLY AT LOCATION SHOWN INCLUDING MECHANICAL RESTRAINT PER STD. DWG. WL-404B
- 4 TAP AND EXTEND (See) 1" WATER SERVICE TO WATER METER BANK SHOWN. PROVIDE CONCRETE PAD AROUND METERS. INTEGRATE WITH ADJACENT SIDEWALK
- 5 INSTALL 4" 90° BEND (MJ) AND JOINT RESTRAINT FOR WATERLINE DEFLECTION AT LOCATION SHOWN.



BLAND CIRCLE - SANITARY, STORM AND WATER PROFILE

1" = 30'HORIZ, 1" = 6'VERT



LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING RIGHT OF WAY
- EXISTING PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- TREE PROTECTION FENCING
- PROPOSED PERVIOUS PAVING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED STORM WATER PLANTER
- LIMITS OF WATER QUALITY PLANTER BASIN
- PROPOSED STORM DRAIN CONVEYANCE LINE
- PROPOSED SANITARY SEWER MAIN
- PROPOSED WATER MAIN
- PROPOSED WATER MAIN TAP LOCATION
- PROPOSED WATER MAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN INLET STRUCTURE
- PROPOSED WATER PRESSURE RELIEF VALVE

GENERAL SITE NOTES

1. WATER QUALITY TREATMENT AND STORM WATER QUANTITY ATTENUATION FOR FUTURE HOMES TO BE HANDLED INDIVIDUALLY ON A PER LOT BASIS.
2. ALL OVERHEAD UTILITIES TO BE ROUTED UNDERGROUND ALONG PROJECT FRONTAGE

BLAND CIRCLE UTILITY PLAN & PROFILE
FALCON PLACE
SUBDIVISION
 OLH 14, LLC
 WEST LINN, OR



SJ JOB ID # | 12093
 LAND USE # | SUB-12-01
 TAX LOT # | 21E358 502
 DESIGNED BY | JTE
 CHECKED BY | BKF

SHEET TITLE
BLAND CIR

SHEET NUMBER
C301

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

LEGEND

- - - - - SUBDIVISION BOUNDARY LINE
- - - - - EXISTING RIGHT OF WAY
- - - - - EXISTING PROPERTY LINE
- - - - - PROPOSED RIGHT OF WAY
- - - - - PROPOSED LOT LINE
- - - - - PROPOSED EASEMENT
- - - - - TREE PROTECTION FENCING
- [Pattern] PROPOSED PERVIOUS PAVING
- [Pattern] PROPOSED CONCRETE SIDEWALK
- [Pattern] PROPOSED STORM WATER PLANTER
- - - - - PROPOSED STORM DRAIN CONVEYANCE LINE
- - - - - PROPOSED SANITARY SEWER MAIN
- - - - - PROPOSED WATER MAIN
- - - - - PROPOSED WATER MAIN TAP LOCATION
- - - - - PROPOSED WATER MAIN
- ⊙ PROPOSED STORM DRAIN MANHOLE
- ⊙ PROPOSED SANITARY SEWER MANHOLE
- ⊙ PROPOSED STORM DRAIN INLET STRUCTURE
- ⊙ PROPOSED WATER PRESSURE RELIEF VALVE

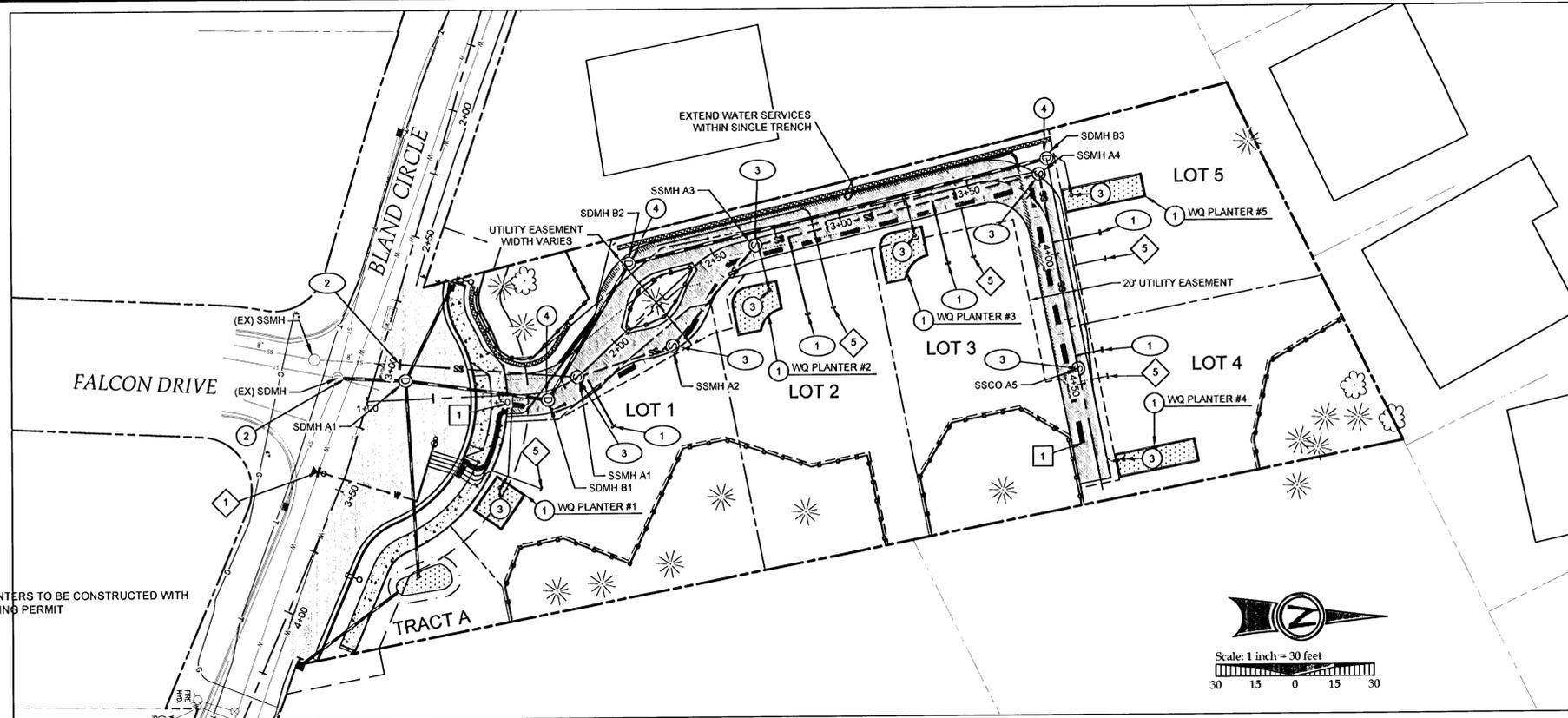
GENERAL SITE NOTES

1. WATER QUALITY TREATMENT AND STORM WATER QUANTITY ATTENUATION FOR FUTURE HOMES TO BE HANDLED INDIVIDUALLY ON A PER LOT BASIS.
2. ALL OVERHEAD UTILITIES TO BE ROUTED UNDERGROUND ALONG PROJECT FRONTAGE

CONSTRUCTION KEY NOTES

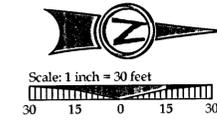
1. INSTALL 235SF FLOW THROUGH WATER QUALITY PLANTER AT LOCATION SHOWN. SEE C310 FOR PLANTER CONSTRUCTION DETAILS. SEE C311 FOR PLANTING REQUIREMENTS.
2. CONNECT TO EXISTING STORM DRAIN MANHOLE AT LOCATION SHOWN. SEE CONNECTION DATA THIS SHEET
3. EXTEND 6" SINGLE STORM DRAIN SERVICE. SEE LATERAL TABLE THIS SHEET
4. INSTALL SHALLOW MANHOLE PER STD. DWG. WL-208 ON C311
1. EXTEND 4" SINGLE SANITARY SEWER SERVICE. SEE LATERAL TABLE THIS SHEET
2. CONNECT TO EXISTING SANITARY SEWER CLEANOUT AT LOCATION SHOWN. SEE CONNECTION DATA THIS SHEET
3. INSTALL STANDARD MANHOLE PER STD. DWG. WL-209 ON C311
4. NOT USED
1. CONTRACTOR TO POTHOLE AND VERIFY CONDITION OF EXISTING 10" WATER MAIN. AFTER TESTING AND APPROVAL, CONTRACTOR TO HOT TAP EXISTING 10" WATER MAIN WITHRUST BLOCKING, 8" X 6" TAPPING SLEEVE & 6" TAPPING VALVE. EXTEND 6" DI WATER LINE AS SHOWN
2. EXTEND 57.5LF OF 6" CLASS 52 DUCTILE IRON WATER MAIN AS SHOWN. RESTRAIN ALL JOINTS.
3. INSTALL PERMANENT 8" BLOW-OFF ASSEMBLY AT LOCATION SHOWN INCLUDING MECHANICAL RESTRAINT PER STD. DWG. WL-404B
4. TAP AND EXTEND (See) 1" WATER SERVICE TO WATER METER BANK SHOWN. ENCASE WATER METER BANK IN CONCRETE PAD. INTEGRATE WITH ADJACENT SIDEWALK AS NEEDED.
5. EXTEND WATER SERVICE AS SHOWN
1. EXTEND PRIVATE UTILITIES WITHIN JOINT TRENCH ALIGNMENT SHOWN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER TO OBTAIN DESIGN INFORMATION.

**PLANTERS TO BE CONSTRUCTED WITH BUILDING PERMIT



FALCON PLACE DRIVEWAY - PLAN VIEW

1" = 30'HORIZ

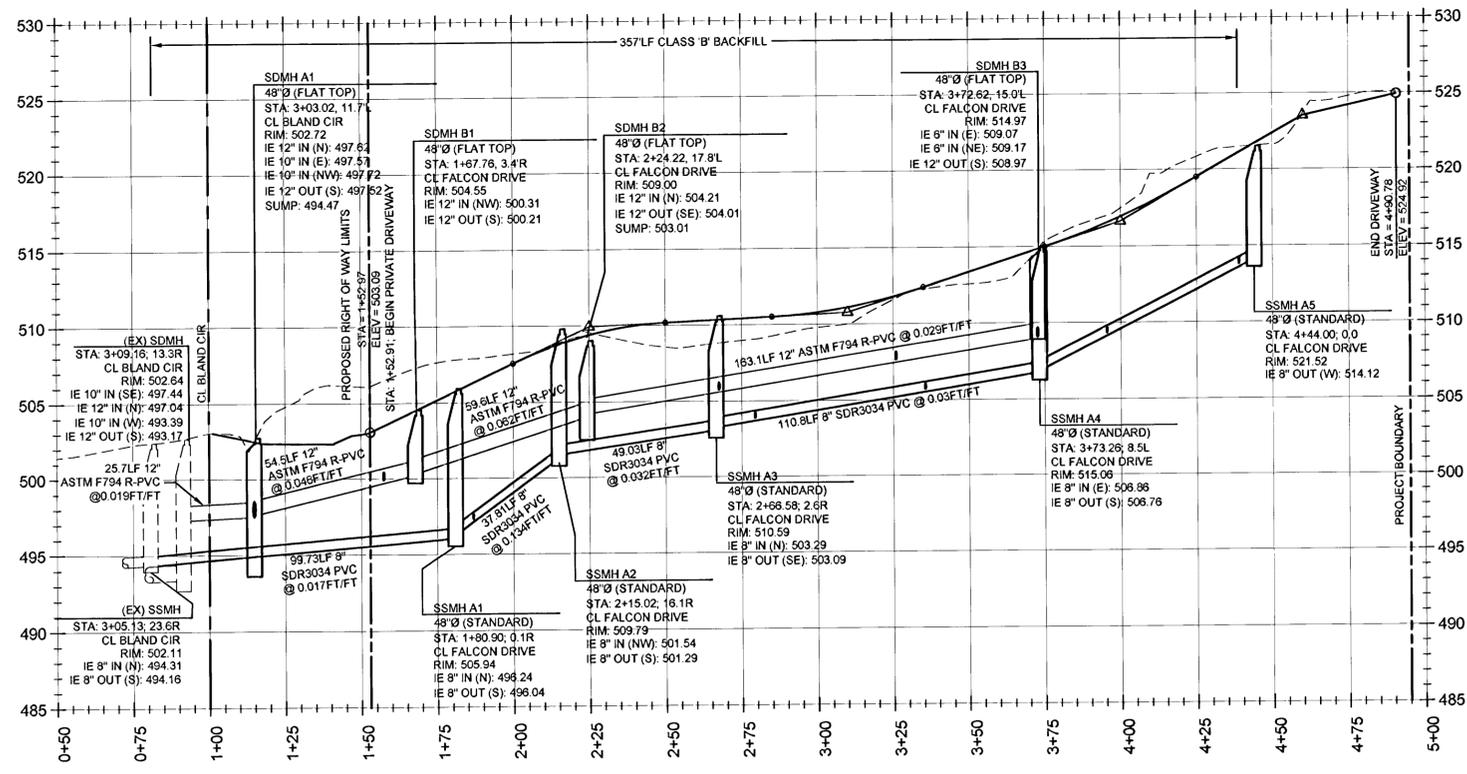


STORM LATERAL TABLE

STORM LATERAL	LATERAL SIZE	LENGTH	INVERT AT MAIN	INVERT AT END	DEPTH AT END	MAIN LINE STATION
LOT 1 STORM	6"	34.9 lf	499.56	502.00	3FT	STA: 1+55.0, CL FALCON DRIVE
LOT 2 STORM	6"	22.5 lf	505.77	508.75	3FT	STA: 2+87.6, CL FALCON DRIVE
LOT 3 STORM	6"	16.2 lf	507.52	510.00	3FT	STA: 3+25.9, CL FALCON DRIVE
LOT 4 STORM	6"	122.3 lf	509.44	520.00	3FT	STA: 3+72.6, CL FALCON DRIVE
LOT 5 STORM	6"	20.3 lf	509.44	512.00	3FT	STA: 3+72.6, CL FALCON DRIVE

SANITARY LATERAL TABLE

SANITARY LATERAL	LATERAL SIZE	LENGTH	INVERT AT MAIN	INVERT AT END	DEPTH AT END	MAIN LINE STATION
LOT 1 SANITARY	4"	20.1 lf	498.26	501.00	5FT	STA: 1+83.2, CL FALCON DRIVE
LOT 2 SANITARY	4"	30.0 lf	504.29	508.00	5FT	STA: 2+79.4, CL FALCON DRIVE
LOT 3 SANITARY	4"	24.5 lf	506.16	509.50	5FT	STA: 3+35.6, CL FALCON DRIVE
LOT 4 SANITARY	4"	10.5 lf	513.91	519.25	4FT	STA: 4+39.0, CL FALCON DRIVE
LOT 5 SANITARY	4"	18.5 lf	510.08	513.00	5FT	STA: 3+95.5, CL FALCON DRIVE



FALCON PLACE DRIVEWAY, PUBLIC SS & PUBLIC STORM PROFILE

1" = 30'HORIZ, 1" = 6'VERT

REVISION SUMMARY	BY	DATE
AS-BUILT DRAWING	BCH	11.21.13

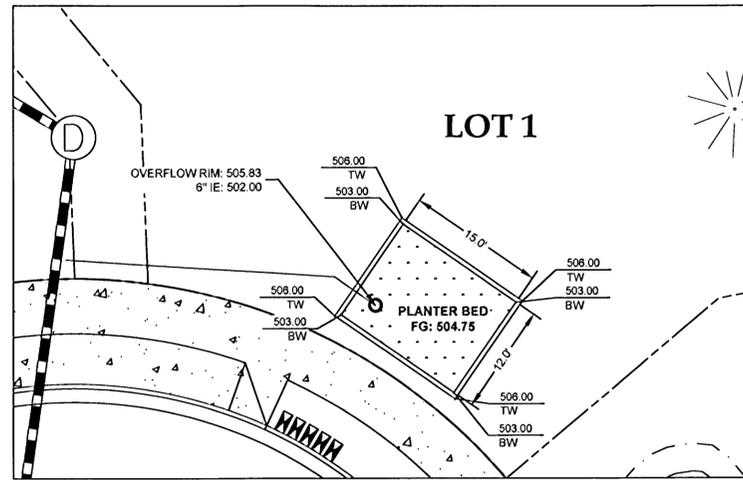
FALCON DRIVE UTILITY PLAN & PROFILE
FALCON PLACE
 SUBDIVISION
 OLH 14, LLC
 WEST LINN, OR



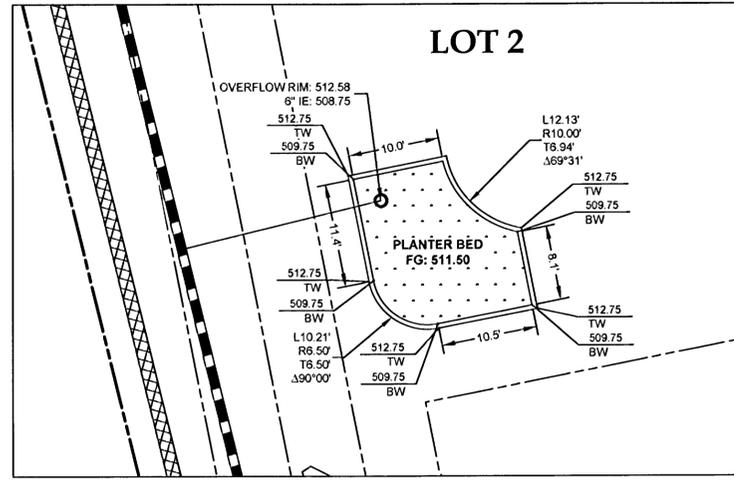
3J JOB ID # | 12093
 LAND USE # | SUB-12-01
 TAX LOT # | 21E358 502
 DESIGNED BY | JTE
 CHECKED BY | BKF

SHEET TITLE
FALCON DRIVE

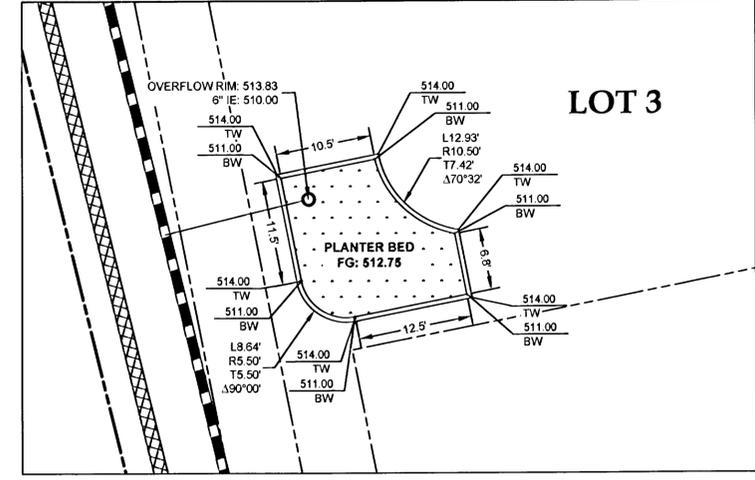
SHEET NUMBER
C302



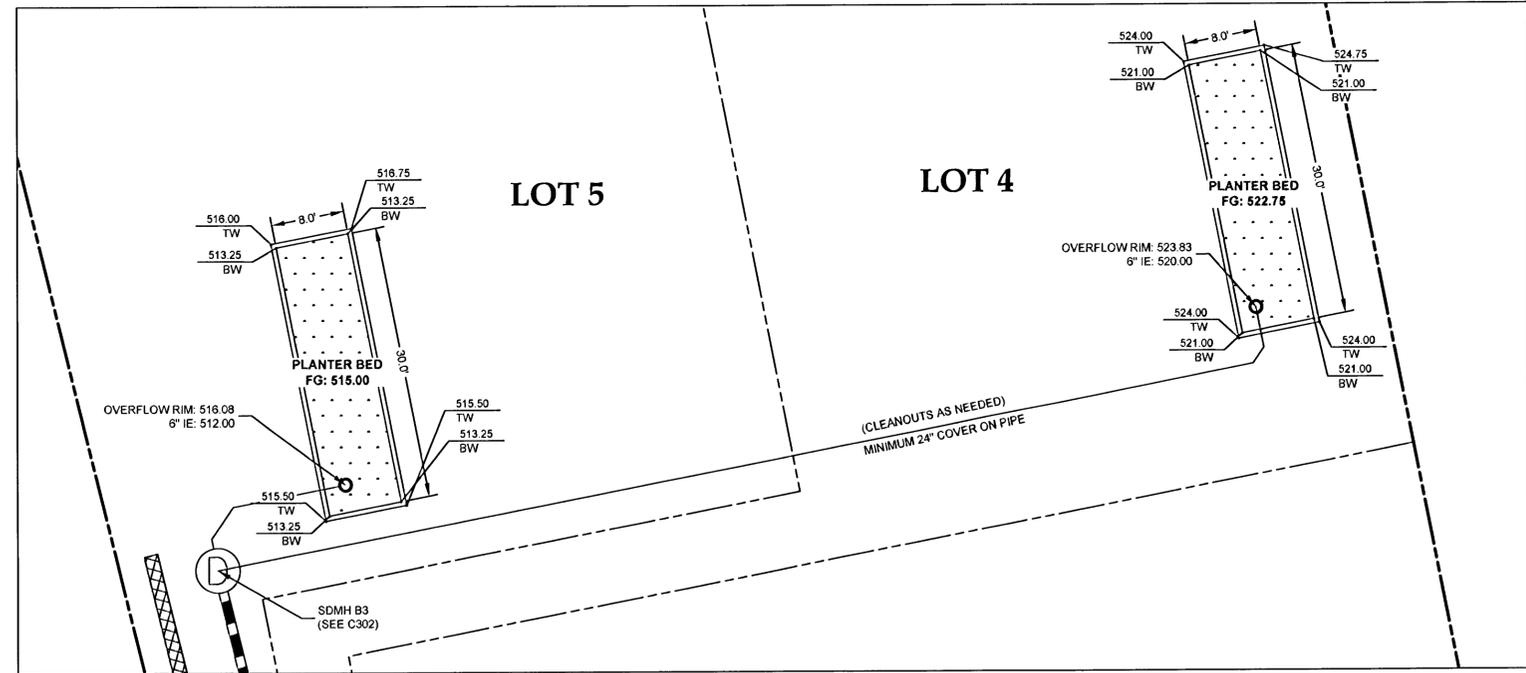
LOT 1: W.Q. PLANTER #1
1" = 10'HORIZ



LOT 2: W.Q. PLANTER #2
1" = 10'HORIZ



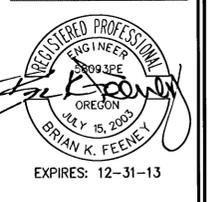
LOT 3: W.Q. PLANTER #3
1" = 10'HORIZ



LOT 4 & 5: W.Q. PLANTER #4 & 5
1" = 10'HORIZ

REVISION SUMMARY	BY	DATE
AS-BUILT DRAWING	BCH	11.21.13

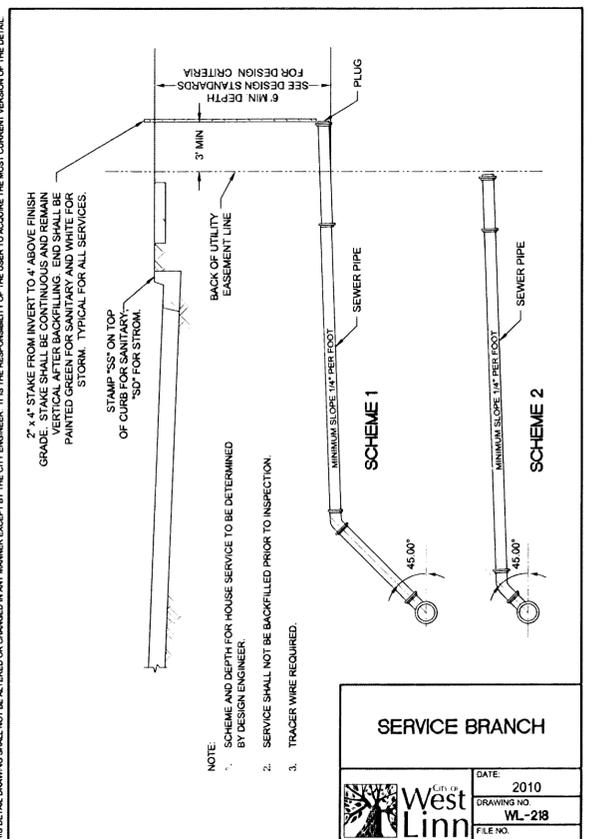
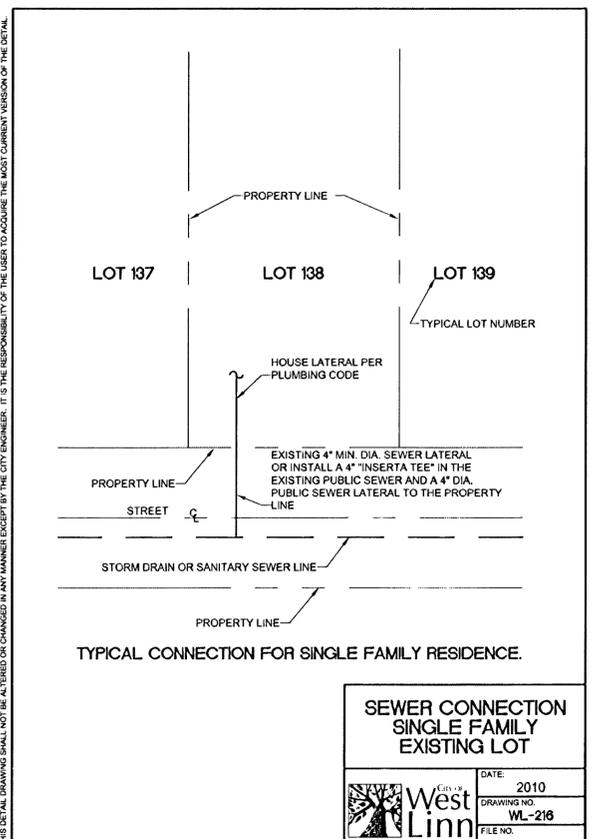
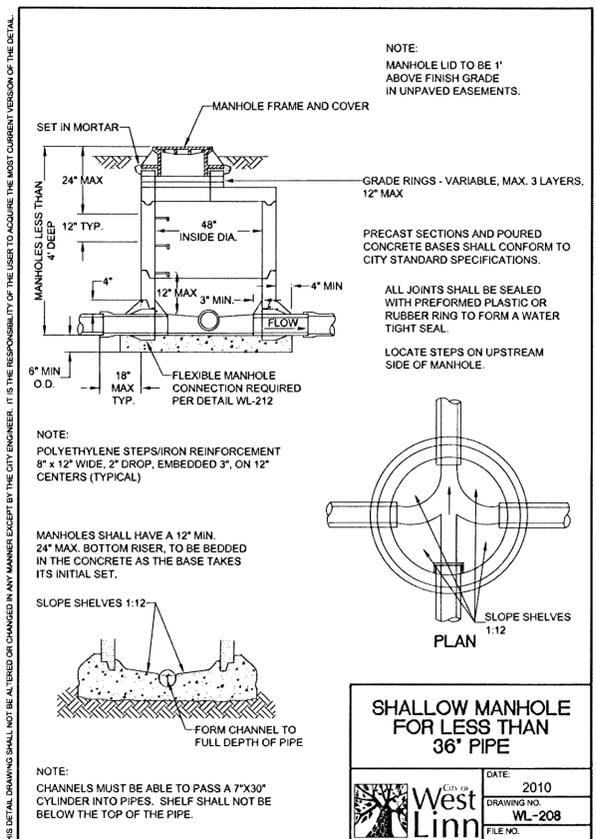
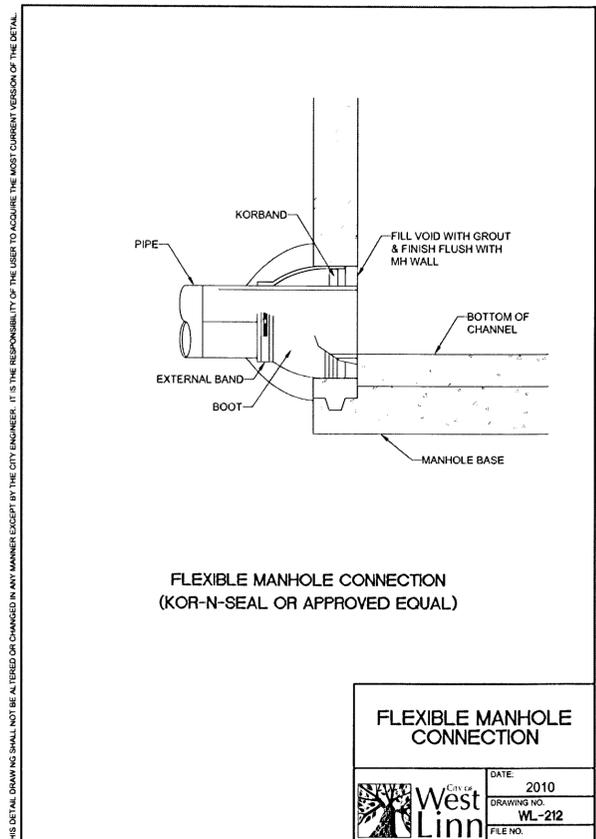
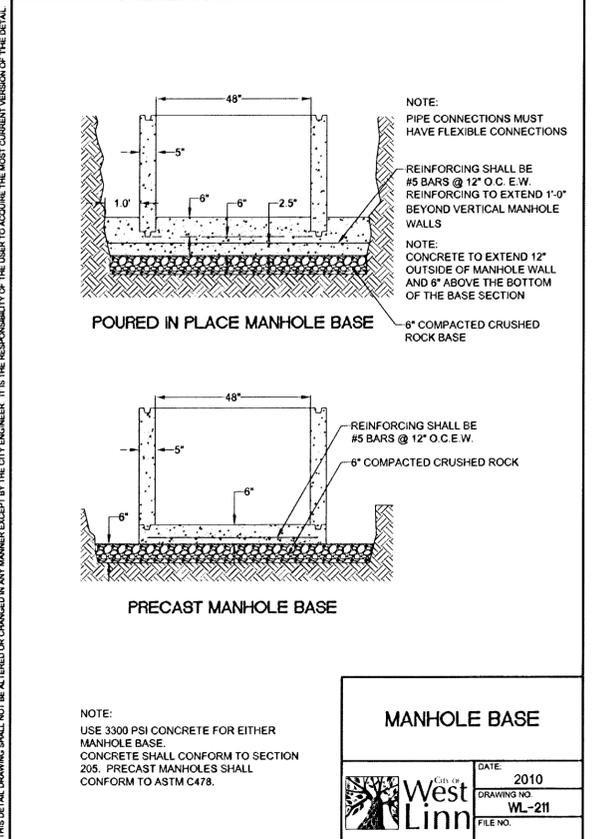
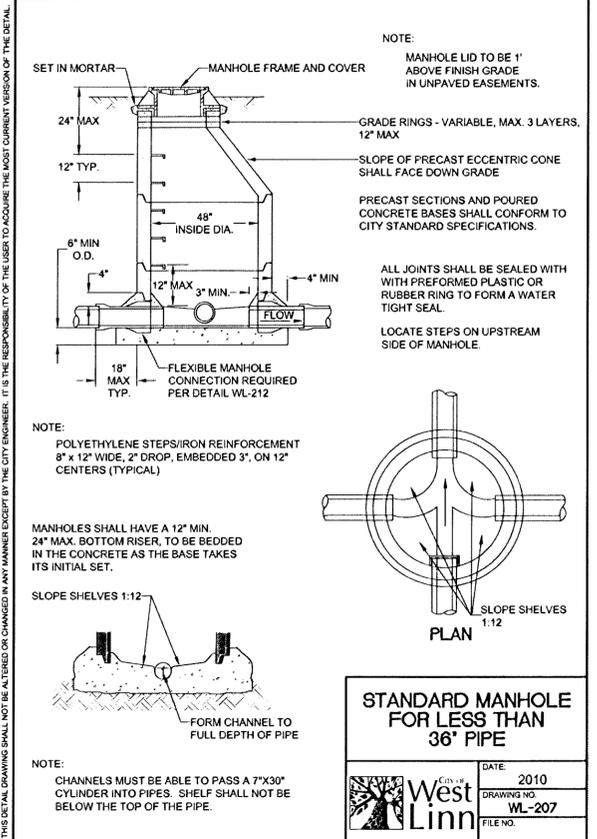
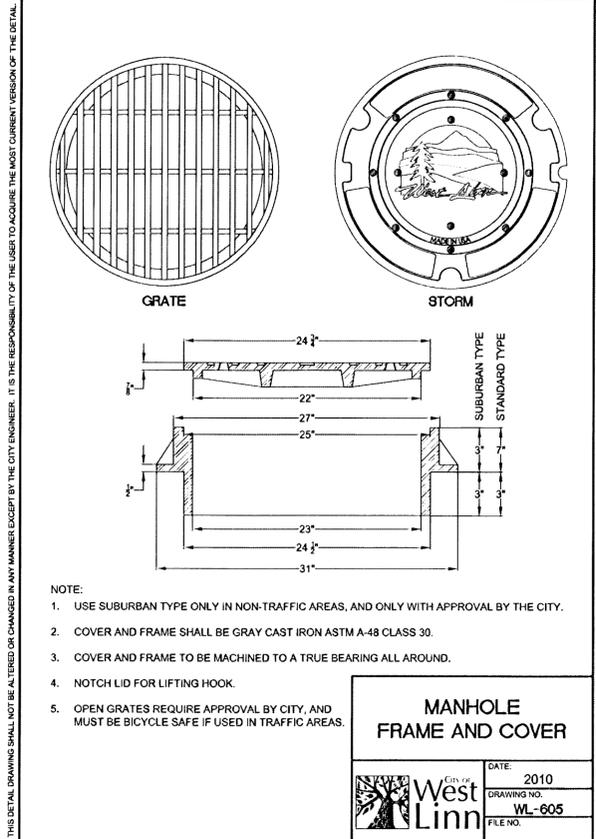
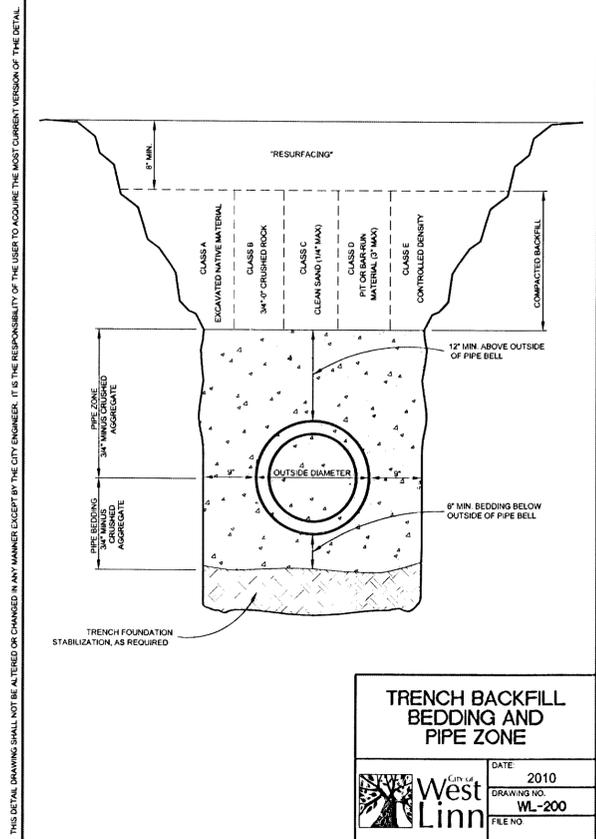
WATER QUALITY PLANTER DETAILS
FALCON PLACE
 SUBDIVISION
 OHL 14, LLC
 WEST LINN, OR



3J JOB ID # | 12093
 LAND USE # | SUB-12-01
 TAX LOT # | 21E358 502
 DESIGNED BY | JTE
 CHECKED BY | BKF

SHEET TITLE
WQ PLANTERS
 SHEET NUMBER
C310

**INDIVIDUAL WATER QUALITY SYSTEM TO BE CONSTRUCTED UNDER BUILDING PERMITS



STORM & SEWER DETAILS
FALCON PLACE
 SUBDIVISION
 OLH-14, LLC
 WEST LINN, OR

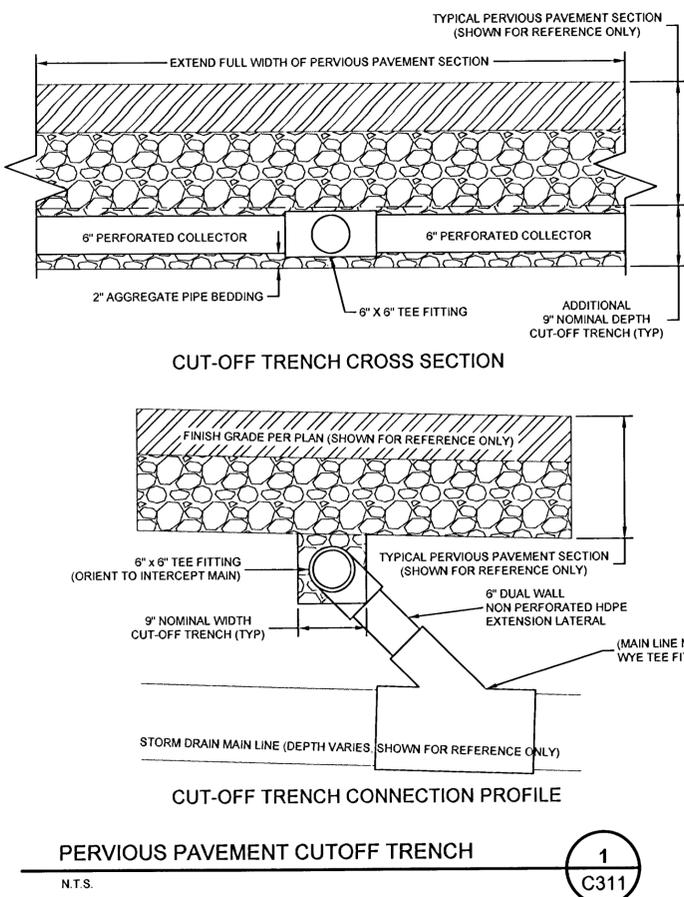
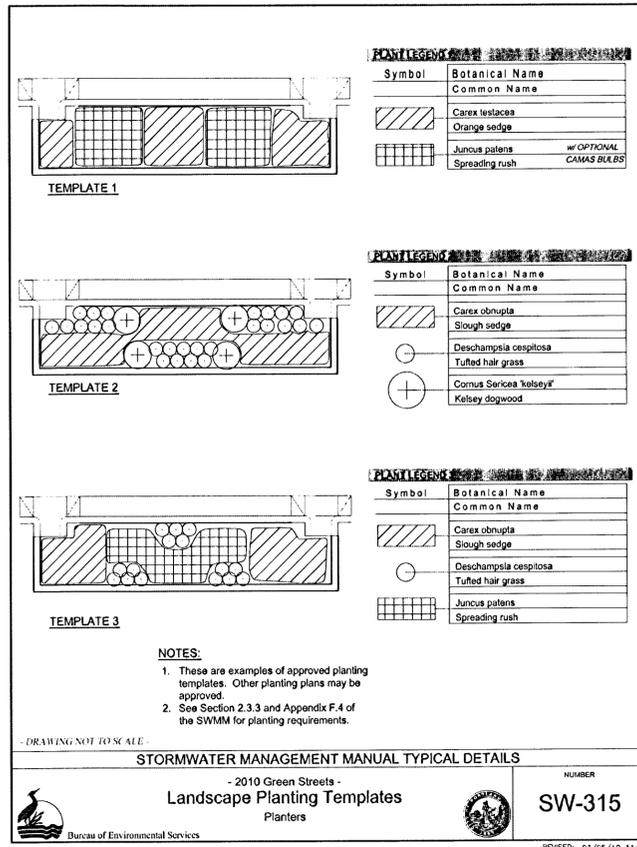
REGISTERED PROFESSIONAL ENGINEER
 B. K. FEENEY
 OREGON
 JULY 15, 2003
 EXPIRES: 12-31-13

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 # | 12093
 LAND USE # | SUB-12-01
 TAX LOT # | 21E358 502
 DESIGNED BY | JTE
 CHECKED BY | BKF

SHEET TITLE
ST & SS DETAILS
 SHEET NUMBER
C311

REVISION SUMMARY	BY	DATE
AS-BUILT DRAWING	BCH	11.21.13



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.

THE NATIVE SOIL IN THE TOP 18 INCHES OF ALL STORM WATER PLANTERS SHALL BE AMENDED WITH A MAX OF ONE PART IMPORTED ORGANIC COMPOST AND ONE PART GRAVELLY SAND, SUCH THAT THERE ARE EQUAL PARTS COMPOST, SAND AND NATIVE SOIL. THIS WILL REQUIRE THE STORMWATER PLANTER AREA TO BE OVER EXCAVATED BY APPROXIMATELY 12 INCHES PRIOR TO ADDING SAND AND COMPOST. THE SPECIFICATIONS INCLUDED HEREIN SHALL BE USED FOR THIS PURPOSE AND INCLUDED ON THE PERMIT PLANS. THE MIX SHALL BE THOROUGHLY TILLED TOGETHER ON-SITE, AND SHALL BE CAPABLE OF INFILTRATING WATER WITHOUT PROLONGED PONDING ON THE SURFACE. IF SUCH PONDING OCCURS, ORGANIC COMPOST AND SAND MUST BE ADDED AND RE-TILLED UNTIL INFILTRATION PERFORMANCE IS ENHANCED. A 2-INCH LAYER OF SHREDDED BARK MULCH (NOT BARK DUST OR BARK CHIPS) SHALL BE USED OVER THE AMENDED SOIL AND BETWEEN THE PLANTINGS TO COMPLETELY COVER THE SOIL AND PREVENT EROSION OR WEED INTRUSION.

ORGANIC COMPOST
ORGANIC COMPOST SHALL HAVE THE FOLLOWING PROPERTIES:
100% SHALL PASS A 1/2 INCH SCREEN
pH BETWEEN 5.5 AND 7.0
CARBON NITROGEN RATIO BETWEEN 20:1 AND 35:1 (35:1 CN RATIO RECOMMENDED FOR NATIVE PLANTS)
ORGANIC MATTER CONTENT BETWEEN 40 AND 50 PERCENT

ORGANIC COMPOST MAY CONSIST OF THE FOLLOWING:
MUSHROOM COMPOST - THE USED BEDDING MATERIAL FROM COMMERCIAL MUSHROOM PRODUCTION.
COMPOSTED YARD DEBRIS - COMMERCIALLY MANUFACTURED MATERIAL, MADE FROM DEAD PLANT MATERIAL SUCH AS GRASS CLIPPINGS, WEEDS, GREEN AND DEAD DRY LEAVES, GARDEN AND VEGETABLE MATERIAL, AND GROUND BRANCHES OF TREES AND SHRUBS. FURNISH A PRODUCT THAT IS COMPOSTED UNDER CONTROLLED AEROBIC DECOMPOSITION, WITH THE INTERNAL TEMPERATURE REACHING 57°C (133°F) FOR 15 DAYS, WITHOUT EXCEEDING 68" (168") IN HEIGHT. ENSURE THAT IT CONTAINS A MAXIMUM OF 10% BACTERIA AND 10% FUNGUS.

PEAT MOSS - HORTICULTURAL GRADE, NATURAL PEAT MOSS IN AIR DRY CONDITION, FREE FROM WOODY SUBSTANCES, IN BALS OR BAGS LABELED FOR CONTENT AND VOLUME. ONLY PEAT MOSS USED IN COMBINATION WITH ONE OF THE ABOVE COMPOSTS IS ACCEPTABLE.

GRAVELLY SAND
GRAVELLY SAND SHALL BE FREE OF ORGANIC MATERIAL, CONTAMINANTS, AND HAZARDOUS MATERIALS, AND SHALL CONFORM TO THE FOLLOWING GRADATION:

U.S. SIEVE SIZE	PERCENT PASSING
2-INCH	100
1/2-INCH	70-100
1/4-INCH	50-80
NO. 40	15-40
NO. 200	0-3

MIXING
MIX COMPOST, SAND AND NATIVE SOIL TO A HOMOGENEOUS CONSISTENCY. DO NOT MIX COMPOST, SAND, AND NATIVE SOIL IN THE RAIN OR WET CONDITIONS.

STORAGE
STORE STOCK PILES OF ORGANIC SOIL MIX IN A MANNER THAT PREVENTS IT FROM BECOMING WET FROM RAIN, STORM WATER RUNOFF, OR OTHER SOURCES OF WATER, OR CONTAMINATED BY FINE SOIL OR OTHER UNDESIRABLE MATERIALS. ALL STOCKPILES OF MIXED SOIL MATERIAL SHALL BE PROTECTED AND COVERED.

PLACEMENT
PLACE AMENDED SOIL MIX IN RAIN GARDENS AND STORMWATER PLANTERS IN LIFTS NOT EXCEEDING 6 INCHES LAYER THICKNESS. AFTER ALL LIFTS HAVE BEEN PLACED, GRADE SOIL TO FINISH GRADES AS SPECIFIED ON THE PLANS. DO NOT OVER COMPACT SOIL MIX WITH MECHANICAL EQUIPMENT AFTER PLACEMENT.

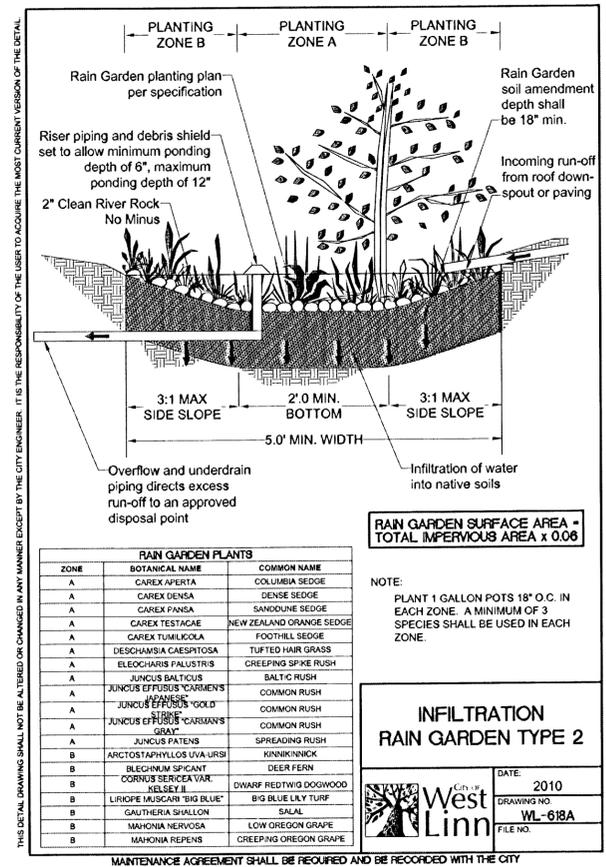
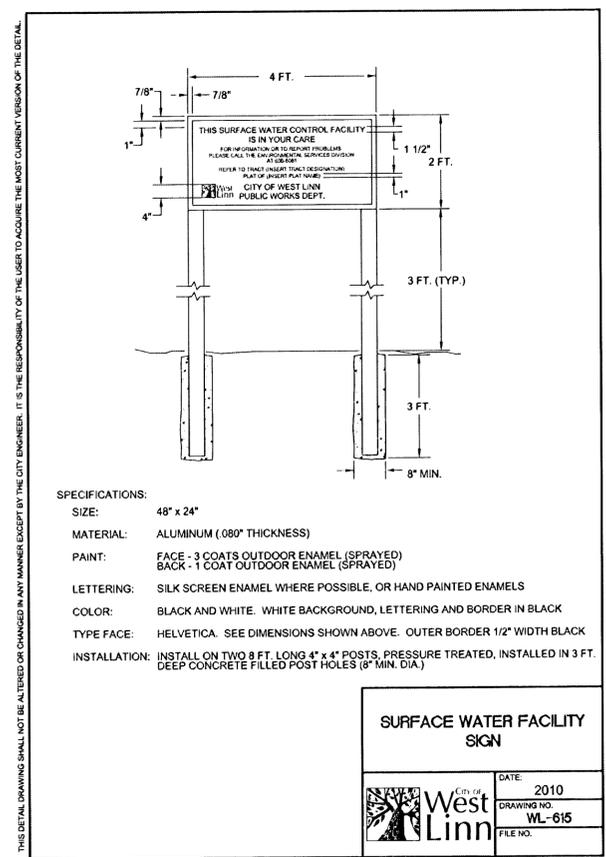
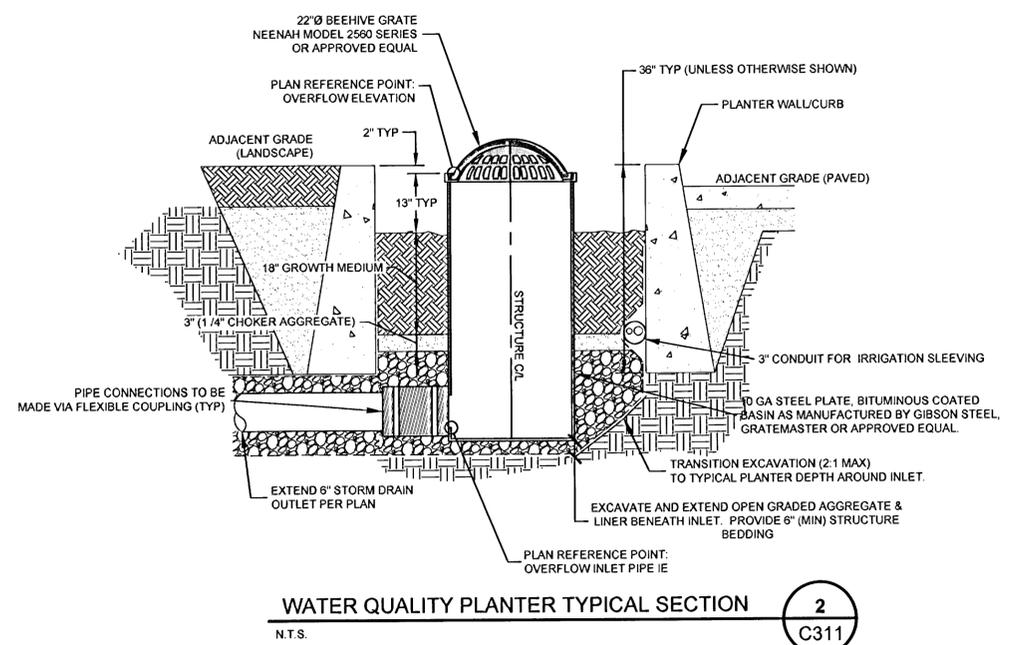
MULCH
SHREDDED BARK MULCH (NOT BARK DUST OR BARK CHIPS) SHALL BE USED IN A 2-INCH LAYER MINIMUM OVER THE AMENDED SOIL MIX AND BETWEEN THE PLANTINGS TO COMPLETELY COVER THE SOIL AND PREVENT EROSION OR WEED INTRUSION.

INFILTRATION TESTING
WET THE SURFACE OF THE RAIN GARDEN OR STORMWATER PLANTER WITH A SPRINKLER OR HOSE UNTIL SATURATED. SMALL RAIN GARDENS AND PLANTERS (<100 SQUARE IN SURFACE) AREA CAN BE TESTED FULL SCALE, WHILE LARGE RAIN GARDENS AND PLANTERS CAN UTILIZE ISOLATED FALLING HEAD TEST (MINIMUM 2 PER 100 SQUARE FEET OF AREA). FILL THE TESTING AREA TO A DEPTH OF 18 INCHES AND TRACK THE TIME IT TAKES TO COMPLETELY DRAW DOWN. REPEAT TEST 3 TIMES. IF THE WATER IN ANY OF THE TEST FALLS TO DRAW DOWN IN LESS THAN 1 HOUR, ADD COMPOST AND GRAVELLY SAND TO THE MIX AND RE-TILL. REPEAT THIS PROCEDURE UNTIL FAVORABLE TEST RESULTS ARE ACHIEVED.

SOIL AMENDMENT AND MULCH SPECIFICATION

DATE	2010
DRAWING NO.	WL-618B
FILE NO.	

Maintenance Agreement shall be required and be recorded with the City.



REVISION SUMMARY

NO.	DATE	BY	DESCRIPTION
1	11.21.13	BOH	AS-BUILT DRAWING

STORM DRAIN DETAILS
FALCON PLACE
SUBDIVISION
OLH 14, LLC
WEST LINN, OR

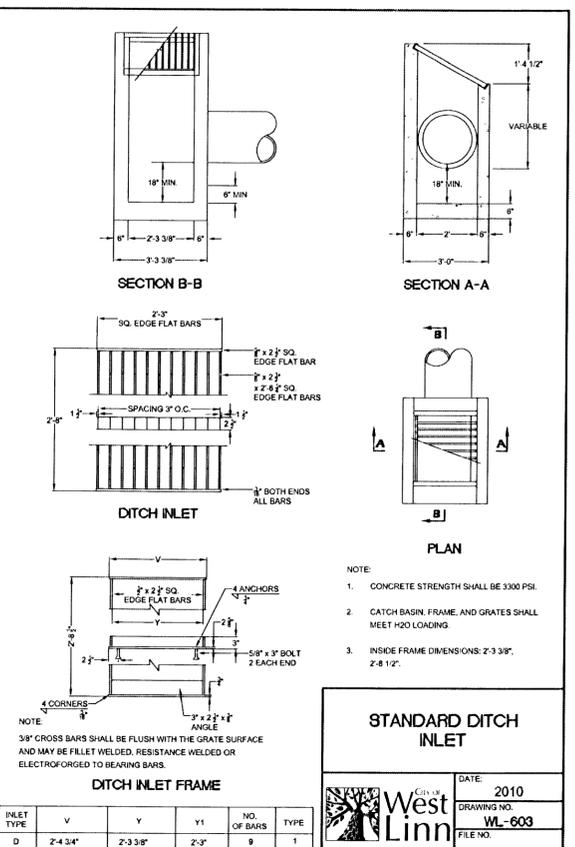
REGISTERED PROFESSIONAL ENGINEER
58093PE
Brian K. Feeley
OREGON
JULY 15, 2005
BRIAN K. FEELEY
EXPIRES: 12-31-13

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9965

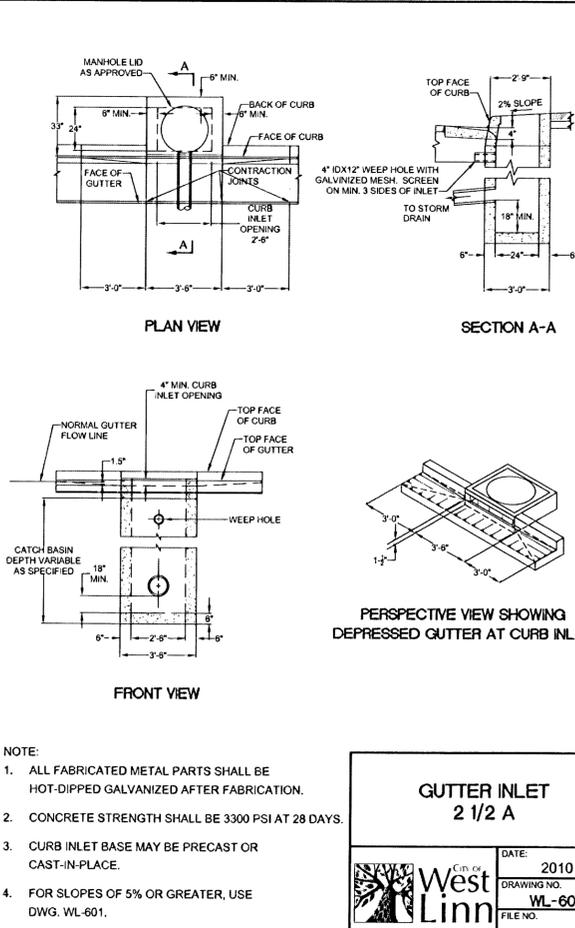
3J JOB ID # | 12093
LAND USE # | SUB-12-01
TAX LOT # | 21E358 502
DESIGNED BY | JTE
CHECKED BY | BKF

SHEET TITLE
STORM DETAILS
SHEET NUMBER
C312

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.



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REVISION SUMMARY	BY	DATE
AS-BUILT DRAWING	BCH	11.21.13

STORM DRAIN DETAILS II
FALCON PLACE
SUBDIVISION
OLH 14, LLC
WEST LINN, OR



3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10446 SW CANYON ROAD, SUITE 245, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-8685

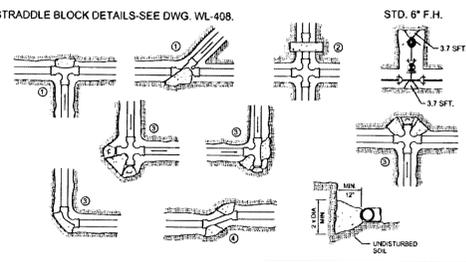
3J JOB ID #	12093
LAND USE #	SUB-12-01
TAX LOT #	21E35B 502
DESIGNED BY	JTE
CHECKED BY	BKF
SHEET TITLE	STORM DETAILS
SHEET NUMBER	C313

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FITTING SIZE (Inches)	TEE, WYE, & HYDRANTS	STRADDLE BLOCK	90° BEND PLUGGED CROSS TEE PLUGGED RUNS	45° BEND	22 1/2° BEND	11 1/2° BEND
2	•	•	•	•	•	•
4	1.7	2.1	2.4	1.3	•	•
6	3.7	4.8	5.5	2.9	1.5	•
8	6.7	8.7	9.5	5.1	2.7	1.3
10	10.5	13.6	14.8	8	4.1	2
12	15.1	19.6	21.3	11.6	5.9	2.9
14	•	•	•	•	•	•
16	26.8	34.8	37.9	20.5	10.4	5.2
18	33.9	44	47.9	25.9	12.8	6.7
LARGER	•	•	•	•	•	•

BEARING AREA OF THRUST BLOCKS (sq. ft.)

- ALL VALUES ARE BASED ON THE FOLLOWING ASSUMPTIONS: AVG. PRESSURE = 100 PSI X 2 (safety factor); 1500 PSF SOIL BEARING CAPACITY; NORMAL DISTRIBUTION DESIGN VELOCITY NOT TO EXCEED 5 F/S.
- ALL FITTINGS SHALL BE WRAPPED IN 8 MM PLASTIC PRIOR TO PLACEMENT OF CONCRETE.
- BEARING SURFACE OF THRUST BLOCKING SHALL BE AGAINST UNDISTURBED SOIL.
- ALL CONCRETE MIX SHALL HAVE A MIN. 28 DAY STRENGTH OF 3000 PSI.
- ALL PIPE ZONES SHALL BE GRAVEL FILLED AND COMPACTED.
- THRUST BLOCKS FOR PLUGGED CROSS AND PLUGGED TEE SHALL HAVE #4 REBAR LIFTING LOOPS INSTALLED AS SHOWN.
- VERTICAL THRUST DETAILS-SEE DWG. WL 407.
- STRADDLE BLOCK DETAILS-SEE DWG. WL 408.

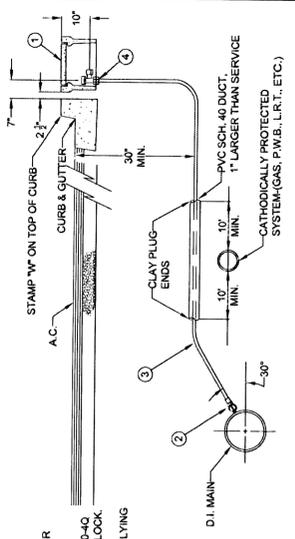


HORIZONTAL THRUST BLOCKING

- BLOCK TO UNDISTURBED TRENCH WALLS.
- THRUST BLOCKS FOR PIPES LARGER THAN 18" WILL BE INDIVIDUALLY DESIGNED BY THE ENGINEER.

DATE: 2010
DRAWING NO: WL-408
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.



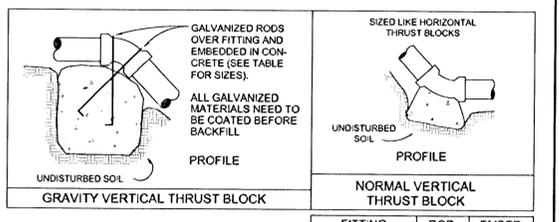
- MATERIAL:
1. BROOKS METER BOX, BODY NO. 37, LID AND COVER NO.37-S.
2. MUELLER CORP. STOP NO. H-19088 OR FORD F1000-40 CORP. STOP WITH OPERATING NUT AT 3 OR 9 O'CLOCK.
3. 1" SOFT TEMPER, TYPE "K" COPPER TUBING COMPLYING WITH ASTM B-88.
4. MUELLER ANGLE METER STOP NO. H-14258 (FORD NO. KV43-44HW-Q).

STANDARD 1" WATER SERVICE

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.

- GRAVITY VERTICAL THRUST BLOCKS SHALL BE DESIGNED BY THE ENGINEER.
- KEEP CONCRETE CLEAR OF JOINT AND JOINT ACCESSORIES. FITTINGS SHALL BE WRAPPED IN 8MM PLASTIC PRIOR TO PLACEMENT OF CONCRETE.
- CONCRETE THRUST BLOCKING SHALL BE POURED AGAINST UNDISTURBED EARTH.
- CONCRETE MIX SHALL HAVE A MIN. 28 DAY STRENGTH OF 3300 P.S.I.
- THRUST BLOCK VOLUMES FOR VERTICAL BENDS HAVING UPWARD RESULTANT THRUSTS SHALL BE BASED ON TEST PRESSURE OF 180 PSI AND THE WEIGHT OF CONCRETE = 4050 LBS./CU.YD.
- VERTICAL BENDS THAT REQUIRE A THRUST BLOCK VOLUME EXCEEDING 5 CUBIC YARDS REQUIRE SPECIAL BLOCKING DETAILS. SEE PLANS FOR VOLUMES SHOWN INSIDE HEAVY LINE IN TABLE BELOW.
- PAYMENT SHALL BE THE SAME AS FOR HORIZONTAL THRUST BLOCKS.
- ALL REBAR SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM-123 (MIN. 3.4 MIL). REBAR SHALL BE BENT BEFORE GALVANIZATION, AND LAST 4" OF BAR SHALL BE BENT 90 DEGREES WITH A 1/2" RADIUS BEND. REBAR SHALL BE TIGHTLY FIT TO RESTRAINED FITTING.
- FOR HORIZONTAL THRUST BLOCK DETAILS SEE DWG NO. WL 406.

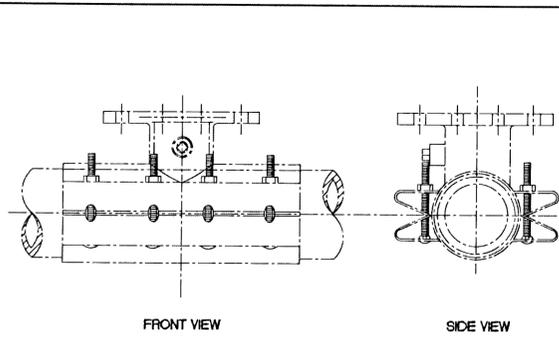


FITTING SIZE	BEND ANGLE		
	45°	22 1/2°	11 1/4°
4	1.1	0.4	0.2
6	2.7	1.0	0.4
8	4.0	1.5	0.6
10	6.0	2.3	0.9
12	8.5	3.2	1.3
14	11.5	4.3	1.8
16	14.8	5.6	2.3

VERTICAL THRUST BLOCKING

DATE: 2010
DRAWING NO: WL-407
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.

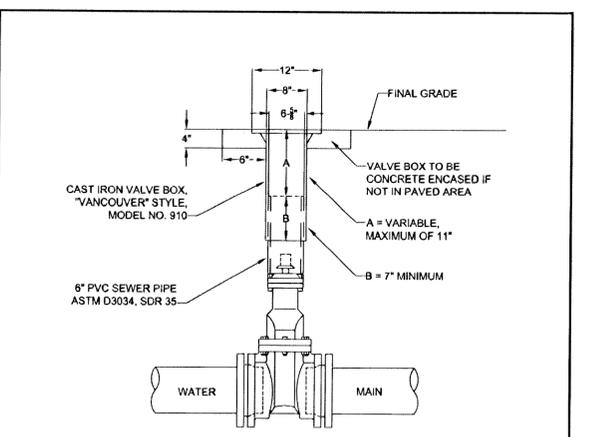


- NOTE:
- WATER MAIN SHALL BE CLEANED BEFORE ATTACHING SLEEVE.
 - SLEEVE AND VALVE SHALL BE PRESSURE TESTED BEFORE MAKING TAP.
 - PRESSURE TEST AND TAP SHALL BE MADE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.
 - PROPER TAPPING MACHINE SHALL BE USED TO MAKE TAP.
 - THRUST BLOCKING REQUIREMENTS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

STANDARD WET TAP

DATE: 2010
DRAWING NO: WL-410
FILE NO.

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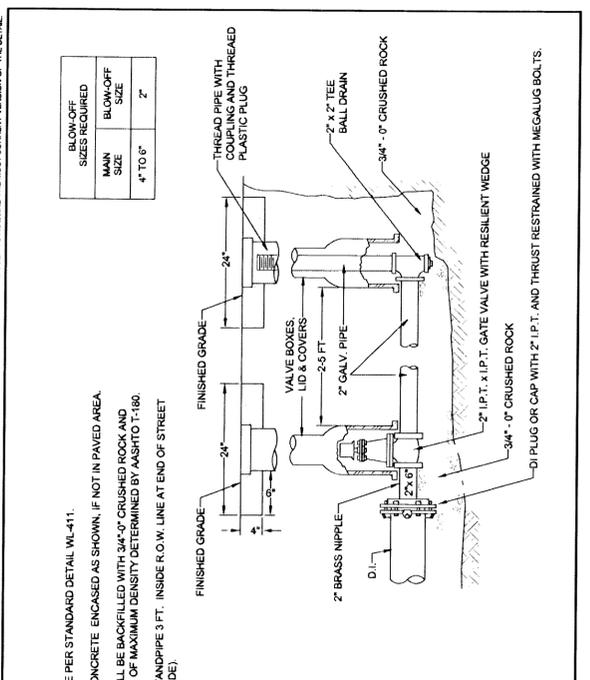


- NOTE:
- VALVE BOXES SHALL BE CENTERED DIRECTLY OVER THE VALVE NUT IN VERTICAL POSITION.
 - VALVE BOX TOP SHALL BE ADJUSTED TO MEET FINISHED GRADE.
 - PVC SHALL BE ONE CONTINUOUS PIECE-NO BELLS OR COUPLERS.
 - ON VALVES 8" AND LARGER, PVC SHALL BE NOTCHED OVER VALVE PACKING BOLTS SO PVC SITS ON BONNET.

STANDARD VALVE BOX DETAIL

DATE: 2010
DRAWING NO: WL-411
FILE NO.

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- NOTE:
- VALVE BOX SHALL BE PER STANDARD DETAIL WL-411.
 - VALVE BOX TO BE CONCRETE ENCASED AS SHOWN, IF NOT IN PAVED AREA.
 - BLOW-OFF UNIT SHALL BE BACKFILLED WITH 3/4"-Ø CRUSHED ROCK AND COMPACTED TO 95% OF MAXIMUM DENSITY DETERMINED BY AASHTO T-180.
 - PLACE BLOW-OFF STANDPIPE 3 FT. INSIDE R.O.W. LINE AT END OF STREET (2 FT FROM BARRICADE).

STANDARD 2" BLOW-OFF ASSEMBLY

DATE: 2010
DRAWING NO: WL-404A
FILE NO.

WATER DETAILS
FALCON PLACE
SUBDIVISION
OLH 14, LLC
WEST LINN, OR

REGISTERED PROFESSIONAL ENGINEER
BRIAN K. FEENE
OREGON
JULY 15, 2003
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) 946-5965

3J JOB ID # | 12093
LAND USE # | SUB-12-01
TAX LOT # | 21E358 502
DESIGNED BY | JTE
CHECKED BY | BKF

SHEET TITLE
WATER DETAILS

SHEET NUMBER
C314

REVISION SUMMARY	BY	DATE
AS-BUILT DRAWING	BCH	11.21.13

