

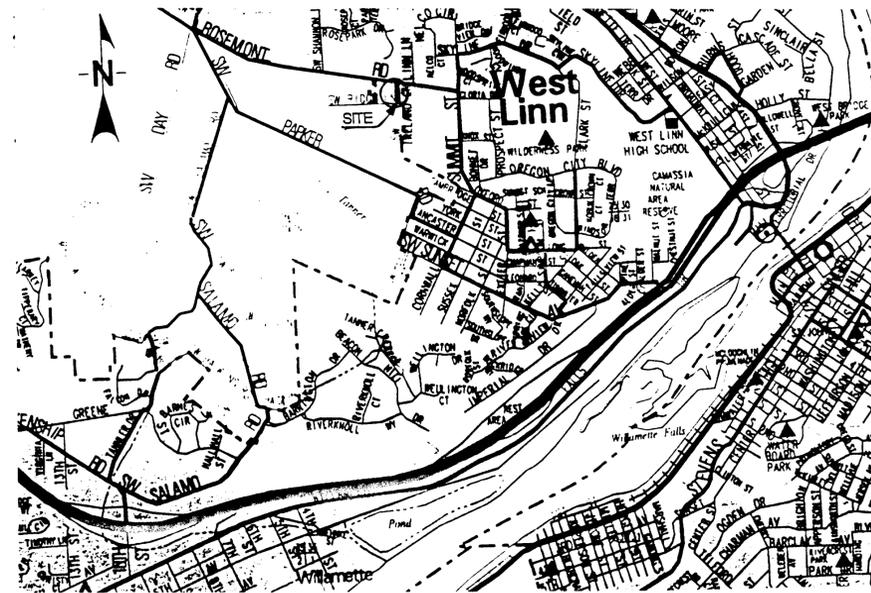
IRELAND LANE PARTITION

LEGAL DESCRIPTION:
T2S, R1E, SECTION 25CA, T.L. 1200

DEVELOPED BY

John Hargrave
1409 ROSEMONT ROAD
WEST LINN, OR 97068

JANUARY 2000



VICINITY MAP

CONDITIONS OF APPROVAL (if applicable):

1. The applicant shall provide, as proposed, 7 feet of right-of-way on Rosemont Rd., 3 feet on Ireland Ln., and 13 feet on Ridge Ln.
2. The applicant shall provide, as proposed, a new storm line plus storm manholes per sheet 3 of 5 of the submittal.
3. The applicant shall provide an 8-inch water line across Rosemont Rd. to the south-west corner of Rosemont Rd. and Ireland Ln. and shall install a fire hydrant at that location.
4. The applicant shall sign a waiver of remonstrance to pay a proportionate and fair amount of the cost of any future water lines brought down Ireland Ln. to Ridge Ln. This document shall be prepared by the City and signed prior to platting.

I hereby declare to have no interest in the outcome of this decision due to some past or present involvement with the applicant, the subject property, or surrounding properties, and therefore, can render an impartial decision. The provisions of Community Development Code Chapter 99 have been met.

12-28-99
DATE

Dan Drentlaw
DAN DRENTLAW, PLANNING DIRECTOR

General Notes:

1. The Design Engineer will be responsible for inspection of the proposed improvements with oversight from the City's Public Works and Engineering staff.
2. A work schedule will be required from the contractor so that the Engineer can have an inspector onsite at the appropriate times. If the work schedule is revised the contractor is to notify the Engineer of the changes. Additionally, the contractor is to give the Engineer at least 24 hours notice of any testing requiring the presence of the Engineer and/or City staff.
3. The contractor is to receive the approval of the Engineer and the City of any proposed changes to the plans or standard requirements.
4. A Building Department Plumbing Permit is required for utilities beyond the first cleanout or meter on private property.
5. A Public Improvement Guarantee Agreement, a pre-construction meeting with the City of West Linn, and installation of erosion control measures are required prior to beginning construction.
6. Prior to site clearing, construction "snow" fencing shall be placed around trees to be preserved 10 feet beyond the dripline of the trees and shall remain in place throughout the infrastructure improvements.
7. A City representative must be present at all testing and the City shall be furnished a copy of all test results.

Utilities:

1. If not noted on the plans utility information and crossing locations will have to be obtained from the utilities.
2. Utility contacts are as follows: PGE - Cindy Manselle, 650-1411; AT & T Cable - Tanya Trujillo, 605-4914. U.S. West Communications - Lori Dorney 242-4596, Northwest Natural Gas - Scott Palmer 721-2447.

West Linn 10-11-99
West Linn 1-27-00

AS BUILTS

INDEX

SHEET DESCRIPTION

- | | |
|---|--------------|
| 1 | UTILITY PLAN |
| 2 | DETAILS |

SISUL ENGINEERING
375 PORTLAND AVE.
GLADSTONE, OR. 97027
(503) 657-0188

MOST RECENT REVISION TO
THIS SET OF PLANS:



1/17/01

REVISIONS	BY
REVISIONS PER CITY REVIEW	JEE
REVISIONS PER CITY REVIEW	JEE
REVISED P.U.E.	JEE
AS-BUILT	LD
12/09/2000	

IRELAND LANE PARTITION
JOHN HARGRAVE

Utility Plan

SISUL ENGINEERING
376 PORTLAND AVENUE, SEASIDE, OREGON 97138
(503) 867-0188
OFF: (503) 867-0188

DATE	JAN. 2000
SCALE	NOTED
DRAWN	JEE
JOB	99-004
SHEET	1
OF 2 SHEETS	

AS BUILT

- LEGEND**
- EXISTING CONCRETE
 - EXISTING CONCRETE
 - EDGE EXISTING AC
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING SANITARY MH
 - PROPOSED STORM DRAIN
 - PROPOSED STORM DRAIN MANHOLE
 - EXISTING WATER METER
 - PROPOSED WATER METER
 - PROPOSED WATER VALVE
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING UTILITY POLE
 - UNDERGROUND TELEPHONE DUCT
 - EXISTING TELEPHONE
 - EXISTING GAS LINE
 - EXISTING TREE
 - DRAINAGE FLOW

General:

- 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.

Erosion Control:

- A sediment fence/barrier must be constructed at the points where sediment will cross outside the construction area. The sediment barrier shall be a sediment fence. Minimum locations of sediment barrier are noted on the erosion control plan.
- If more than one foot of sediment builds up behind the sediment barriers, the contractor will be required to clean out the sediment and keep the barrier in good repair.
- If dirt mounds or piles are created, sediment barriers shall be placed around the mounds or piles.
- Areas of site to be landscaped must be seeded or covered with some ground protection cover prior to removal of the erosion control measure. Seeded areas must have as a minimum, seed and mulch at 2000 lbs/ac with bonding agent.
- The implementation of these erosion/sedimentation control (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 permanent vegetation is established.
- The ESC facilities shown on this plan must be constructed prior to all clearing and grading activities, and in such a manner as to ensure that sediment 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, or as directed by the inspector, to insure that sediment does not leave the site.
- The ESC facilities shall be inspected daily by the applicant/contractor and maintained as necessary to insure their continued functioning.
- Stabilized construction entrances shall be installed at the beginning of construction and maintained for the duration of the project. Additional measures may be required to insure that all paved areas are kept clean for the duration of the project.
- All projects with exposed ground surfaces anticipated between October 1 and April 30 must apply seeding/mulching or other type of cover, immediately after ground surfaces are exposed from grading/clearing operations.

Basic Erosion 6-29-95

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 gravel pad, at least 50 feet long, is required where vehicles will leave the construction site.
 - 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.
 - Where excavated material is placed on hard surfaces (such as streets) material must be broomed or scraped clean as soon as possible.
 - Riprap exits from all culverts and storm drain pipes draining into the ditches or swales. Riprap is to be Class 50 riprap or larger or as noted elsewhere in the plans.
 - 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 all fences must remain in place until seeded areas show growth substantial to prevent erosion.

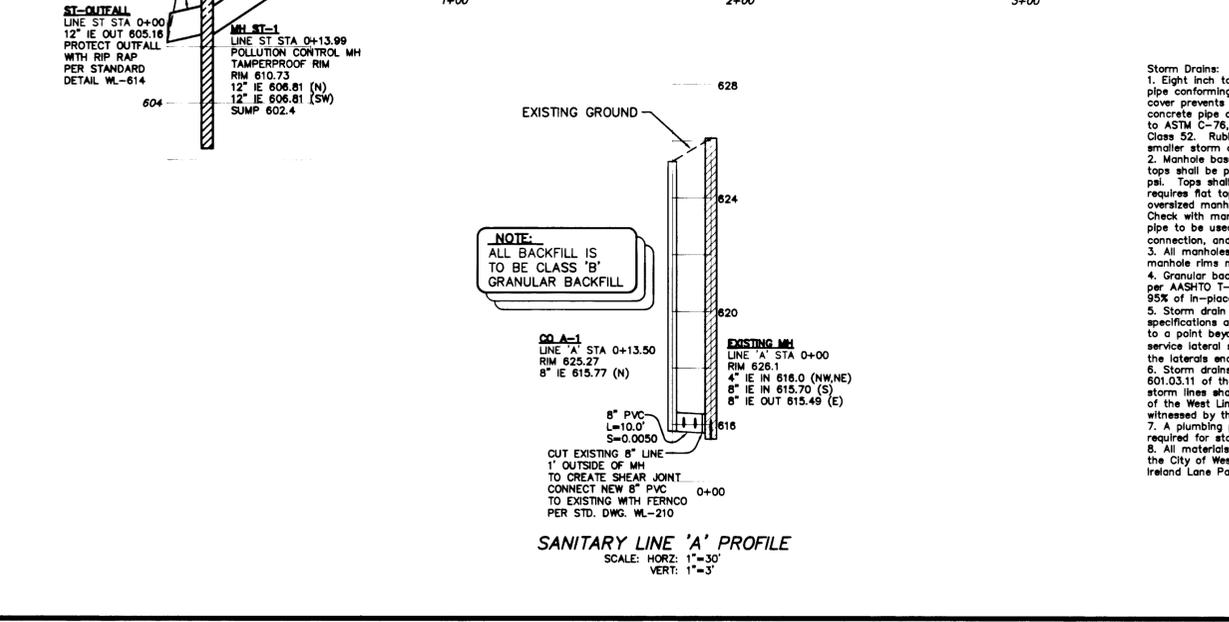
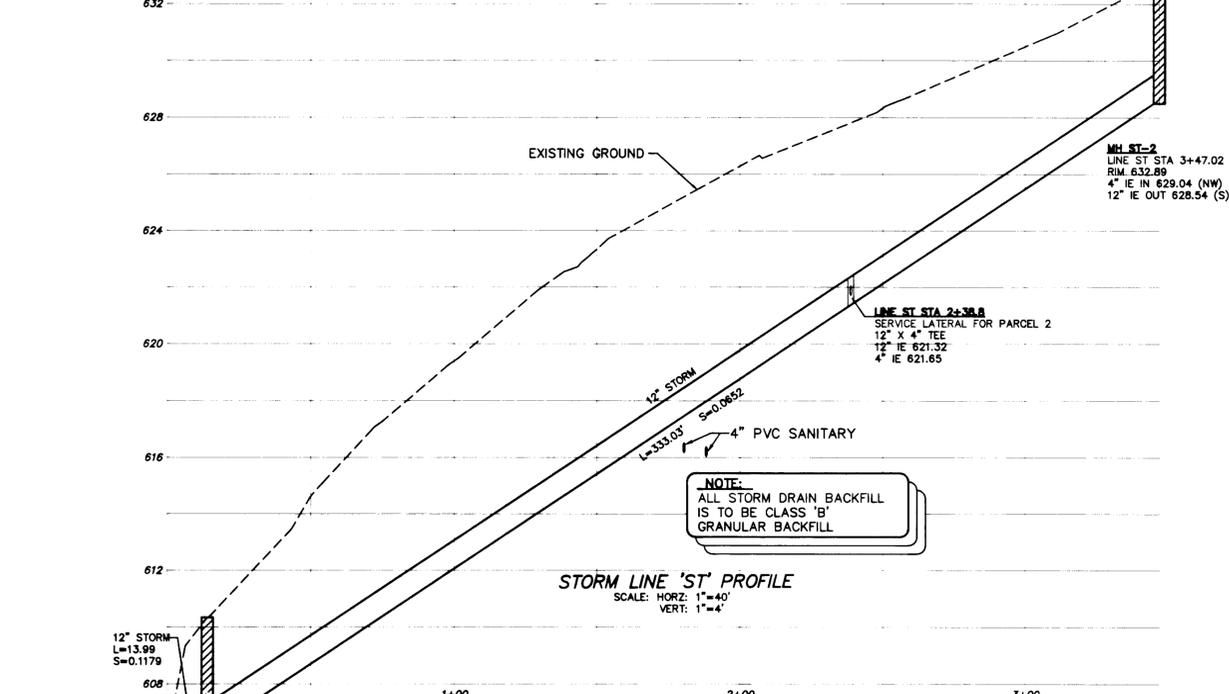
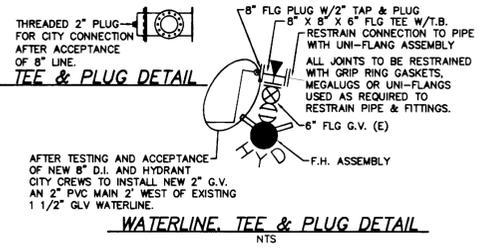
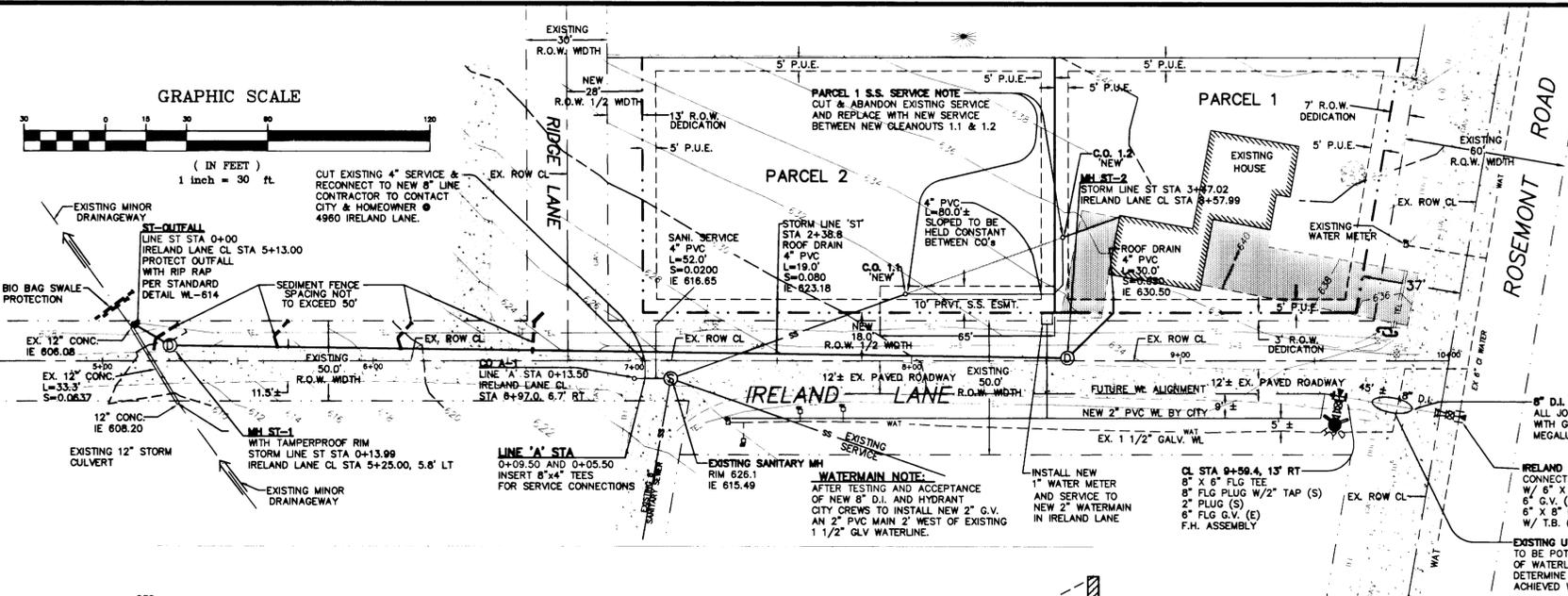
Seeding/Mulching:

- All disturbed areas 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 12-16-8 with 50% of the nitrogen derived from UREA FORMALDEHYDE, and applied at a rate of 400 pounds per acre.
- Seed and mulch at a rate of 2000 lbs/ac with heavy bonding agent or netting and anchors. Mulch shall be a wood cellulose fiber or other material suitable for hydroseeding.
- Temporary or Permanent Hydroseeding or acceptable seeding and mulching must be provided whenever perennial cover cannot be established on sites which will be exposed for 60 days or more.

Sediment Fence:

- The filter fabric shall be purchased in a continuous roll out to the length of the barrier to avoid use of joints. When joints are necessary, filter cloth shall be applied together only at a support post, with a minimum 6 inch overlap, and both ends securely fastened to the post.
- The filter fabric fence shall be installed to follow the contours, where feasible. Then fence posts shall be spaced a maximum of six feet apart and driven securely into the ground a minimum of 24 inches.
- 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.
- The filter fabric shall be installed with stretched 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 must 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.

Ireland Lane Partition 99-004 4-11-00



Storm Drains:

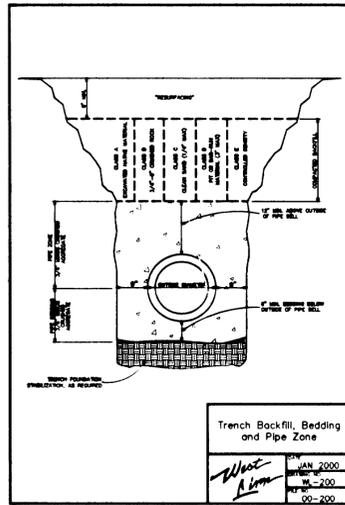
- Eight inch to 24-inch storm drain pipe is preferred to be seamless ribbed PVC pipe conforming to ASTM F 794. Where larger pipe is required or lack of cover prevents use of ribbed PVC pipe, pipe shall be Class 3 non-reinforced, concrete pipe conforming to ASTM C14, reinforced concrete pipe conforming 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.
- Manhole base may be poured in-place concrete or precast. Manhole risers and tops shall be precast sections with a minimum compressive strength of 4000 psi. Tops shall be eccentric cones except where insufficient headroom requires flat tops. Some or all of the storm drain manholes required will be oversized manholes. Interior dimensions noted on the plans are minimums. Check with manhole manufacturer for actual size needed for type and size of pipe to be used. 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. All manhole rims not in pavement area to be set 6 inches above proposed grade.
- 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. Service laterals shall be installed to a point beyond the line or utility easement as shown on the plan.
- Storm drains shall be tested for deflection in accordance with Division 601.03.11 of the West Linn Standard Construction Specifications. In addition, storm lines shall be video inspected by the contractor per 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 from 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.

Ireland Lane Partition 99-04 1-27-00

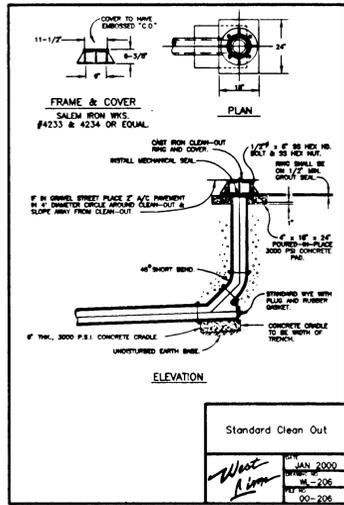
Water Supply

- 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 and of domestic origin.
- Water mains to 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 "O" ring packing, complying with AWWA Class "C" Specifications. The valves shall be designed to withstand a working pressure of 150 psi. Butterfly valves shall be rubber seat type and bubble-tight at 150 psi, and shall conform to AWWA C504. Valve boxes shall be "Vencover" pattern.
- Fire hydrants shall conform with AWWA Specification C-502. Pumper outlet is to face the direction of access. Acceptable models are Mueller Centurion A-423 or Clow Medallion F-2545. Hydrant color shall be yellow.
- 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".
- 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 1500B or Ford F1000 40. Angle meter stop shall be Mueller H 1425B 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 flush with sidewalk surface or 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 403.14 of the W.L.S.C.S.
- Do not construct new pipe to existing pipe prior to testing. The existing water Linn requires acceptance of new waterline prior to connection to existing water system.
- A plumbing permit from the City of West Linn Building Department 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 Administrative Rules, Chapter 333.

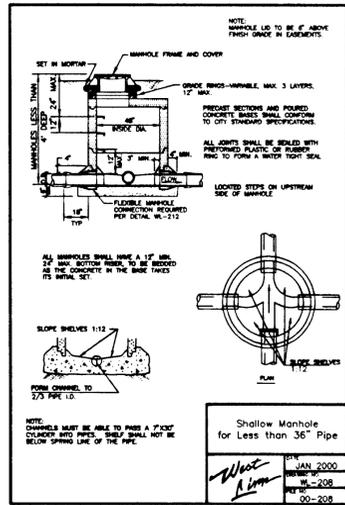
West Linn 7-11-00



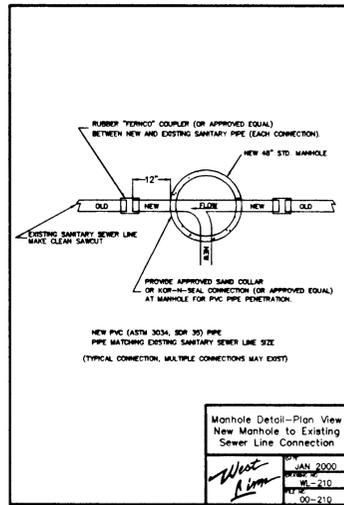
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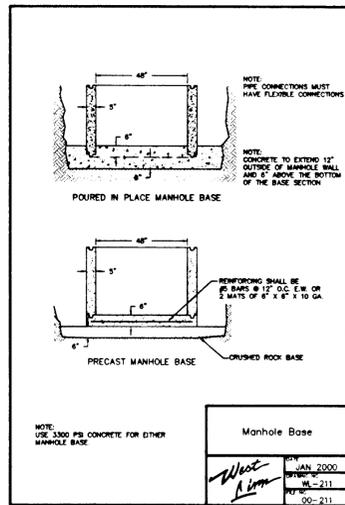
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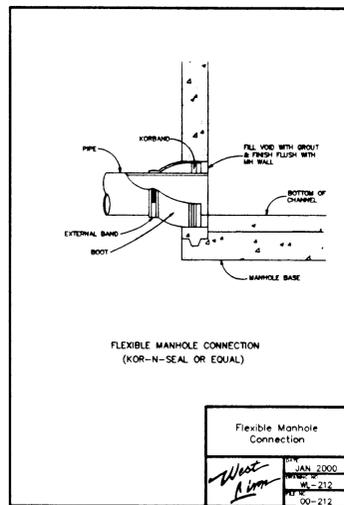
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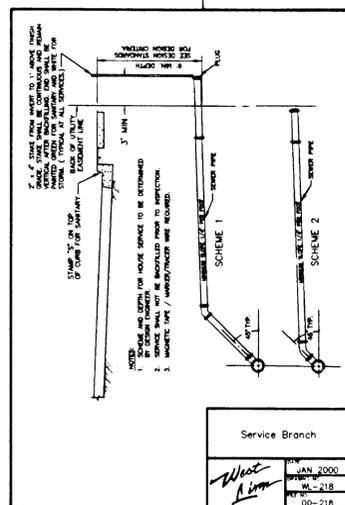
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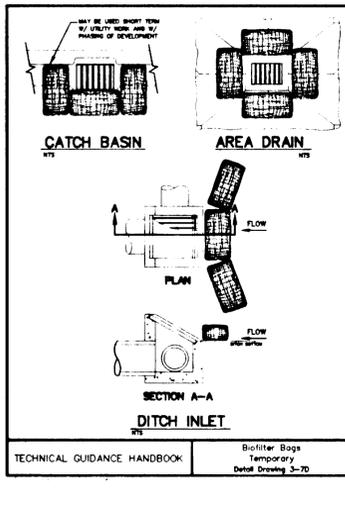
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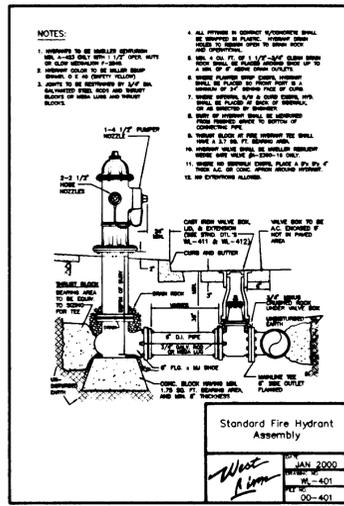
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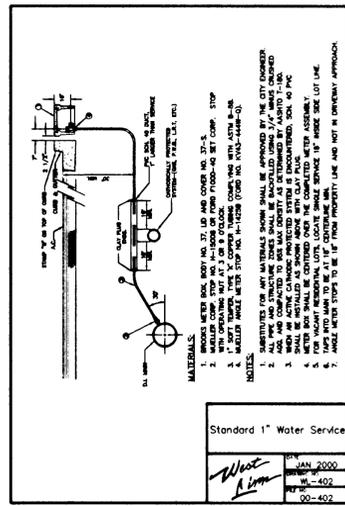
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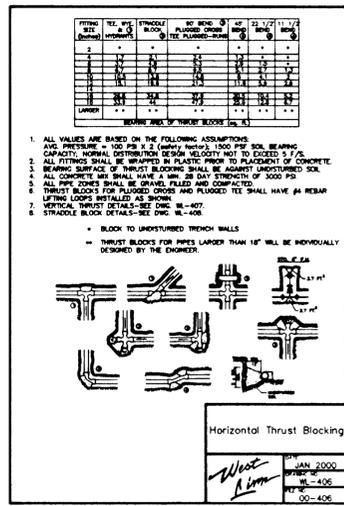
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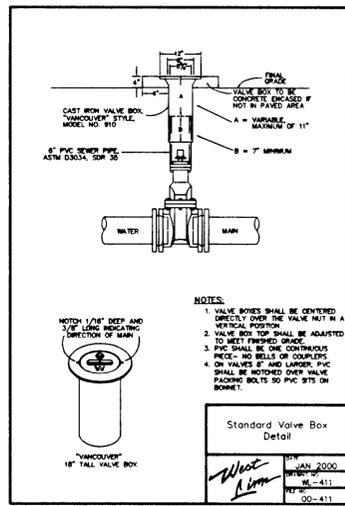
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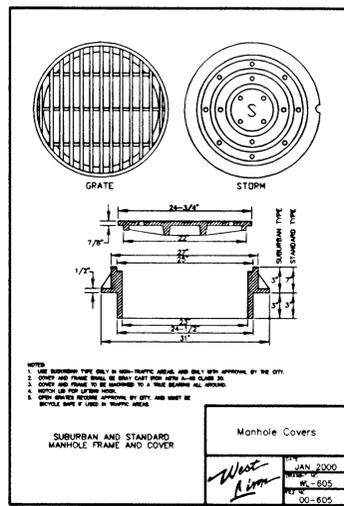
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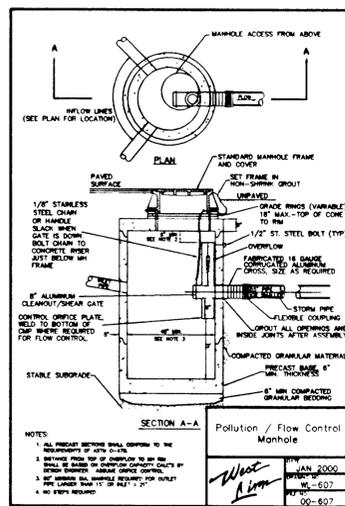
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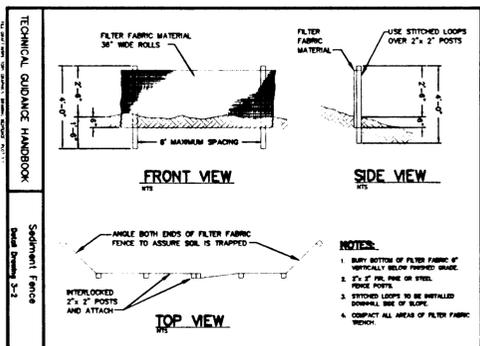
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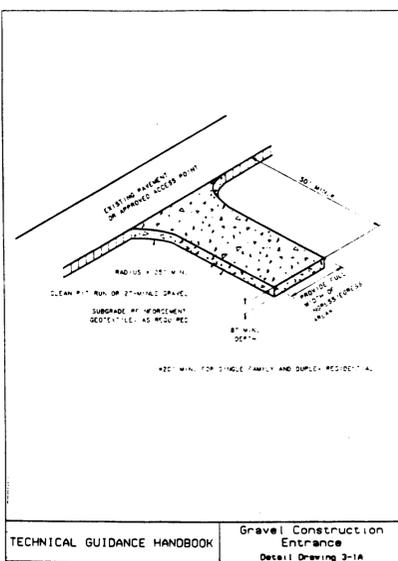
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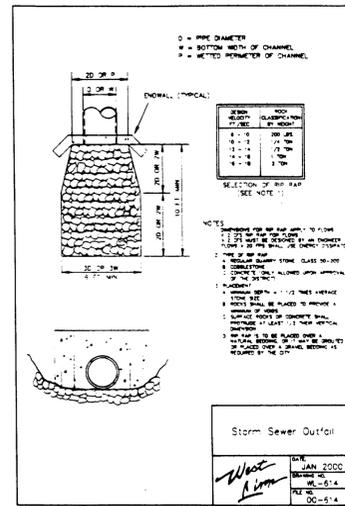
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REVISIONS	BY
ADD'D CONDUIT ENTR. DETAIL	JEE
ROOFED TOP DETAIL	JEE
DETAIL	11/1/00

IRELAND LANE PARTITION
JOHN HARGRAVE

Details

SIJUL ENGINEERING
5776 PORTLAND AVENUE
CLATSOP COUNTY, OREGON 97087
(503) 687-0188
93-546-08-00-00

DATE	JAN 2000
SCALE	NOTED
DRAWN	JEE
JOB	99-004
SHEET	2
OF	2 SHEETS