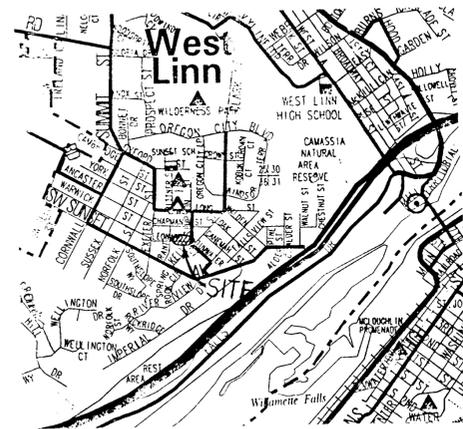


LEONARD STREET IMPROVEMENTS

DEVELOPED BY

WHITE STAR DEVELOPMENT

722 MAIN STREET, SUITE D
 OREGON CITY, OR 97045
 (503) 656-0513



VICINITY MAP

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

CITY OF WEST LINN
 2042 8TH AVENUE
 WEST LINN, OR 97068
 (503) 656-4211

CONDITIONS OF APPROVAL (if applicable):

(SEE ATTACHED)

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.

10-22-97
 DATE

D. Drentlaw
 DAN DRENTLAW, PLANNING DIRECTOR

Appeals of this decision must be filed with the West Linn Planning Department within 14 days of the date of mailing. Appeal cost is \$250 and must include specific grounds or basis for appeal.

PL 97-17

CONDITIONS OF APPROVAL FOR LLA-97-17

1. LOT LINE IS APPROVED WITH CONDITIONS AS ILLUSTRATED IN EXHIBIT 'A'.
2. FINAL LOT LINE ADJUSTMENT MAP SHALL BE SUBMITTED WITHIN ONE YEAR FROM THE DECISION DATE TO THE CITY FOR APPROVAL PRIOR TO RECORDING.
3. MAINTAIN SETBACK REQUIREMENTS PER ZONING.
4. MUST OBTAIN PUBLIC IMPROVEMENT PERMIT PRIOR TO CONSTRUCTING ANYTHING IN LEONARD STREET.
5. SANITARY SHALL BE ROUTED TO SIMPSON STREET.
6. MAINTAIN 30' FROM CREEK EDGE ON LOT 5 (SEE EXHIBIT A)

INDEX

SHEET DESCRIPTION

- | | |
|---|-----------------------------------|
| 1 | WATERLINE AND SANITARY SEWER PLAN |
| 2 | STREET AND STORM DRAIN PLAN |
| 3 | GRADING AND EROSION CONTROL PLAN |
| 4 | DETAILS |

MOST RECENT REVISION TO THIS SET OF PLANS:

9/29/98

AS-BUILT

DECEMBER 1997

REVISIONS	BY
REVISED PER CITY COMMENTS 2/9/98	MM
DATE 09/29/98	LD

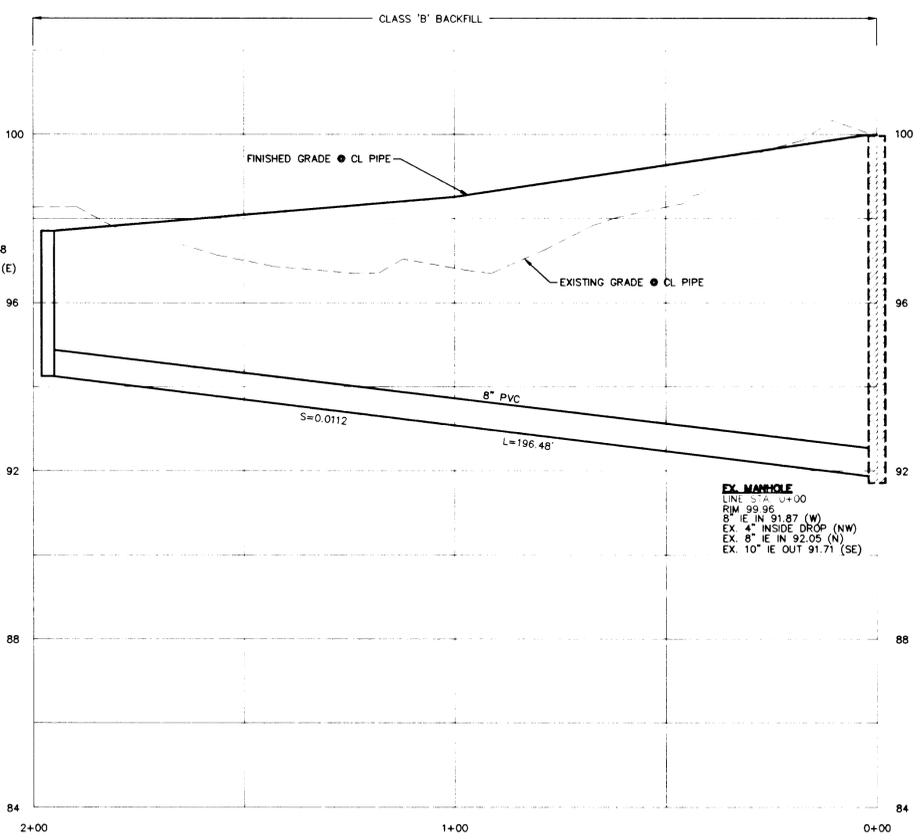
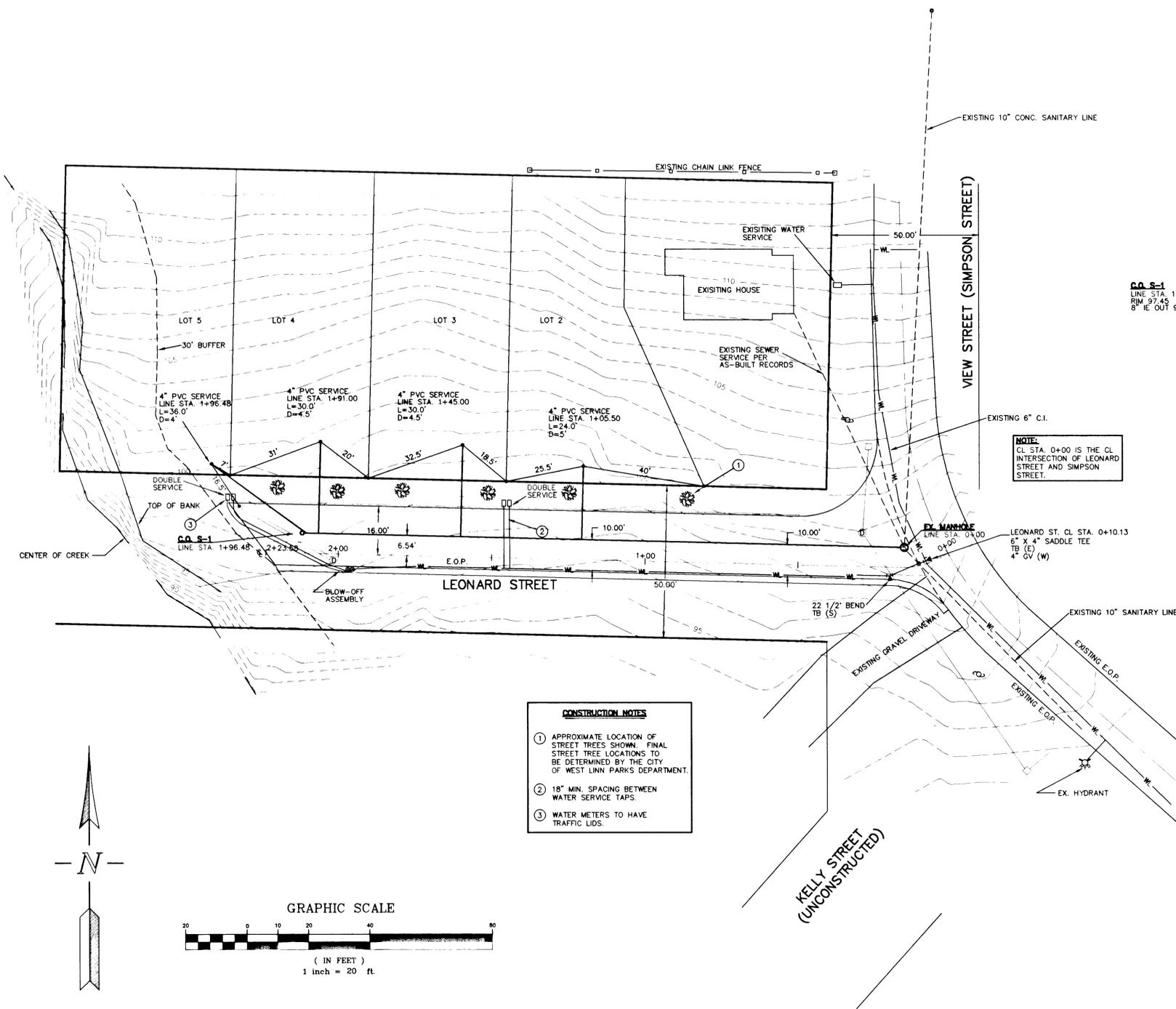
LEONARD ST.
IMPROVEMENTS
WHITE STAR DEVELOPMENT

WATERLINE AND
SANITARY SEWER PLAN

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0186

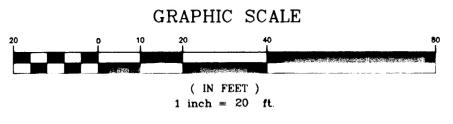
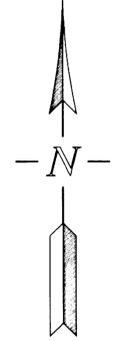
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DRAWN	MM
JOB	97-46
SHEET	1
OF 4 SHEETS	

AS-BUILT

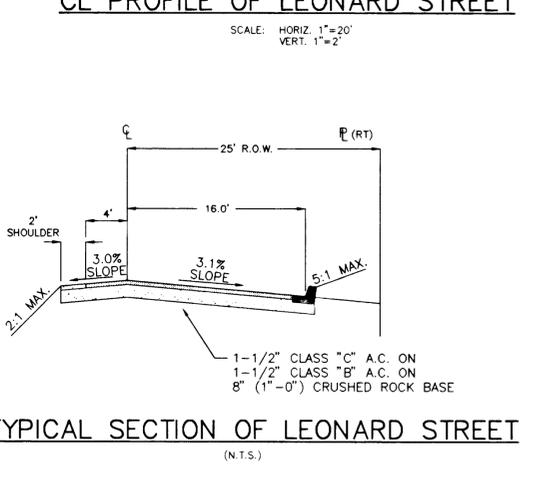
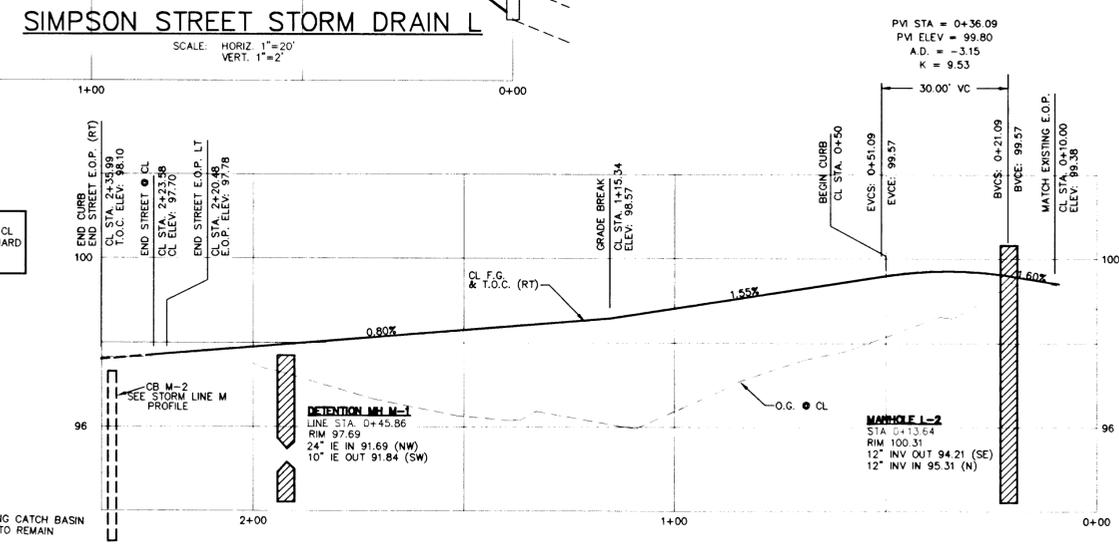
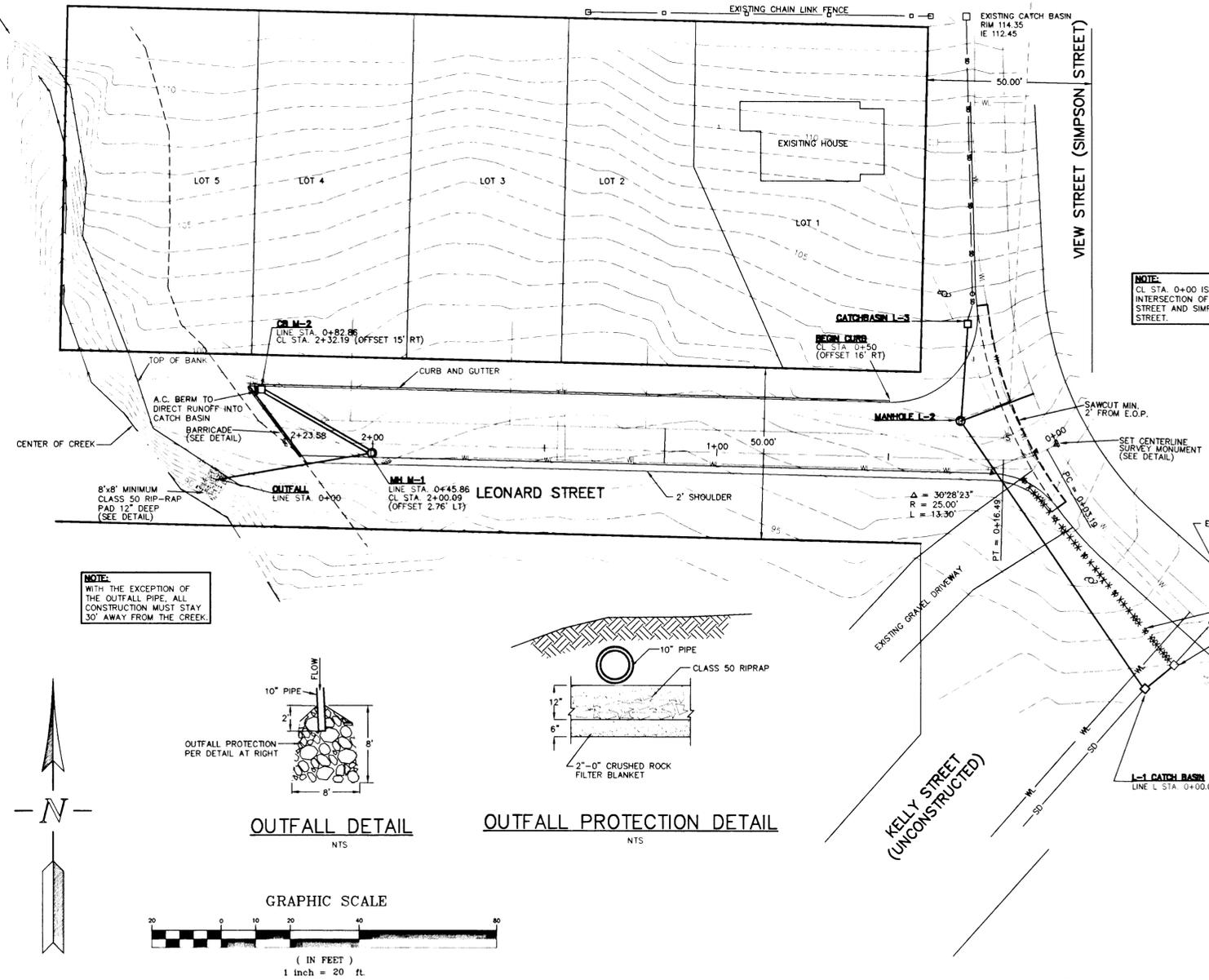
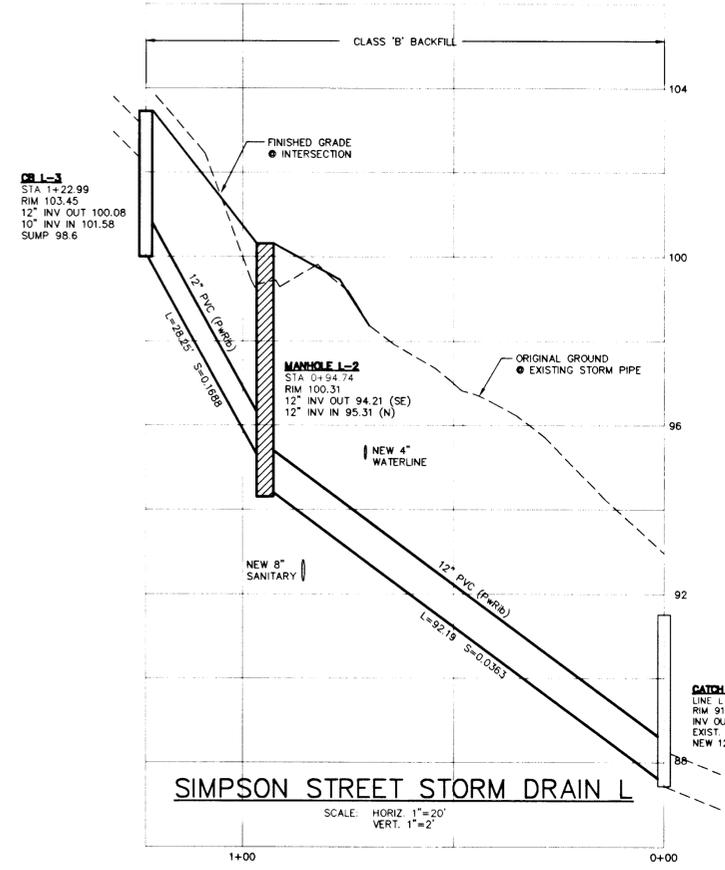
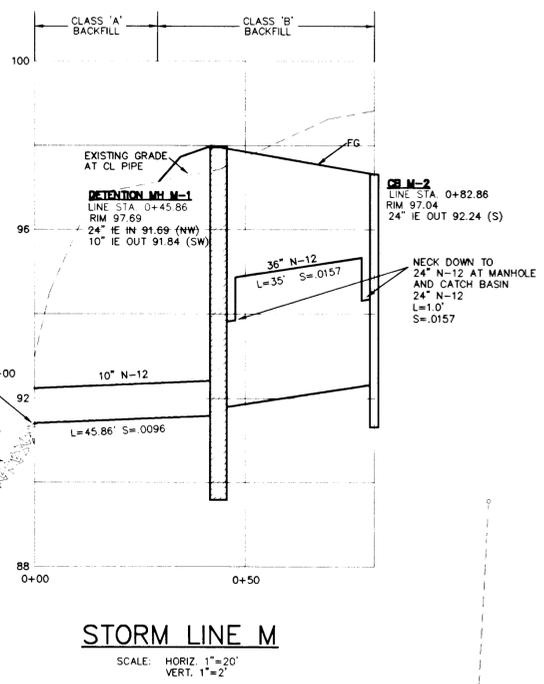
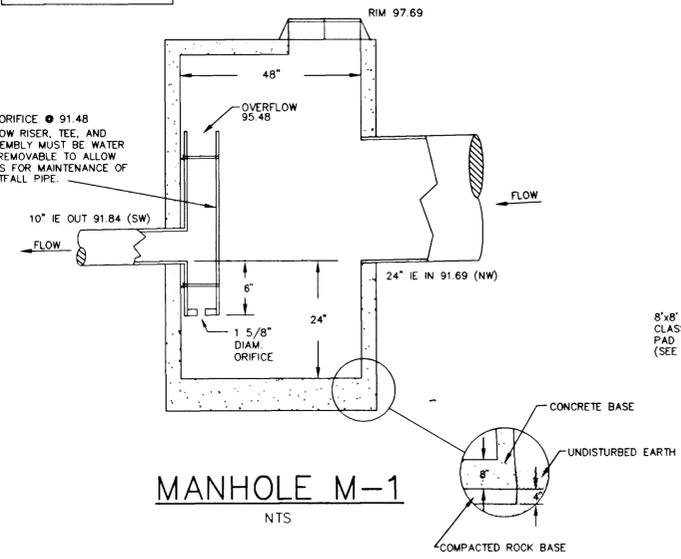


SANITARY SEWER PROFILE
SCALE: HORIZ. 1"=20'
VERT. 1"=2'

- CONSTRUCTION NOTES**
- APPROXIMATE LOCATION OF STREET TREES SHOWN. FINAL STREET TREE LOCATIONS TO BE DETERMINED BY THE CITY OF WEST LINN PARKS DEPARTMENT.
 - 18" MIN. SPACING BETWEEN WATER SERVICE TAPS.
 - WATER METERS TO HAVE TRAFFIC LIDS.



NOTE:
ALL STORM CONNECTIONS SHALL BE WATER TIGHT.



AS-BUILT

REVISIONS	BY
REVISED PER CITY COMMENTS 2/9/98	MM
A-BUILT 09/29/98	LD

LEONARD ST. IMPROVEMENTS
WHITE STAR DEVELOPMENT

STREET AND STORM DRAIN PLAN

SISUL ENGINEERING
575 PORTLAND AVENUE
CLATSOP COUNTY OREGON 97027
(503) 867-0188

DATE	DEC. 1997
SCALE	1"=20'
DRAWN	MM
JOB	97-46
SHEET	2
OF 4 SHEETS	



AS-BUILT

REVISIONS	BY
REVISED PER CITY COMMENTS 2/9/98	MM

LEONARD ST.
IMPROVEMENTS
WHITE STAR DEVELOPMENT

EROSION CONTROL
AND GRADING PLAN

SISUL ENGINEERING
376 PORTLAND AVENUE #7027
CLATSOP, OREGON
(503) 867-0188

DATE	DEC. 1997
SCALE	1" = 20'
DRAWN	MM
JOB	97-46
SHEET	3
OF	4 SHEETS

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.
 - Reseed or cover disturbed areas as soon as is possible and practical but no later than the completion of construction on the other phases of work. Erosion control measures such as hay bales and silt fences must remain in place until seeded areas show growth substantial to prevent erosion.

General:

- 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.

Seeding/Mulching:

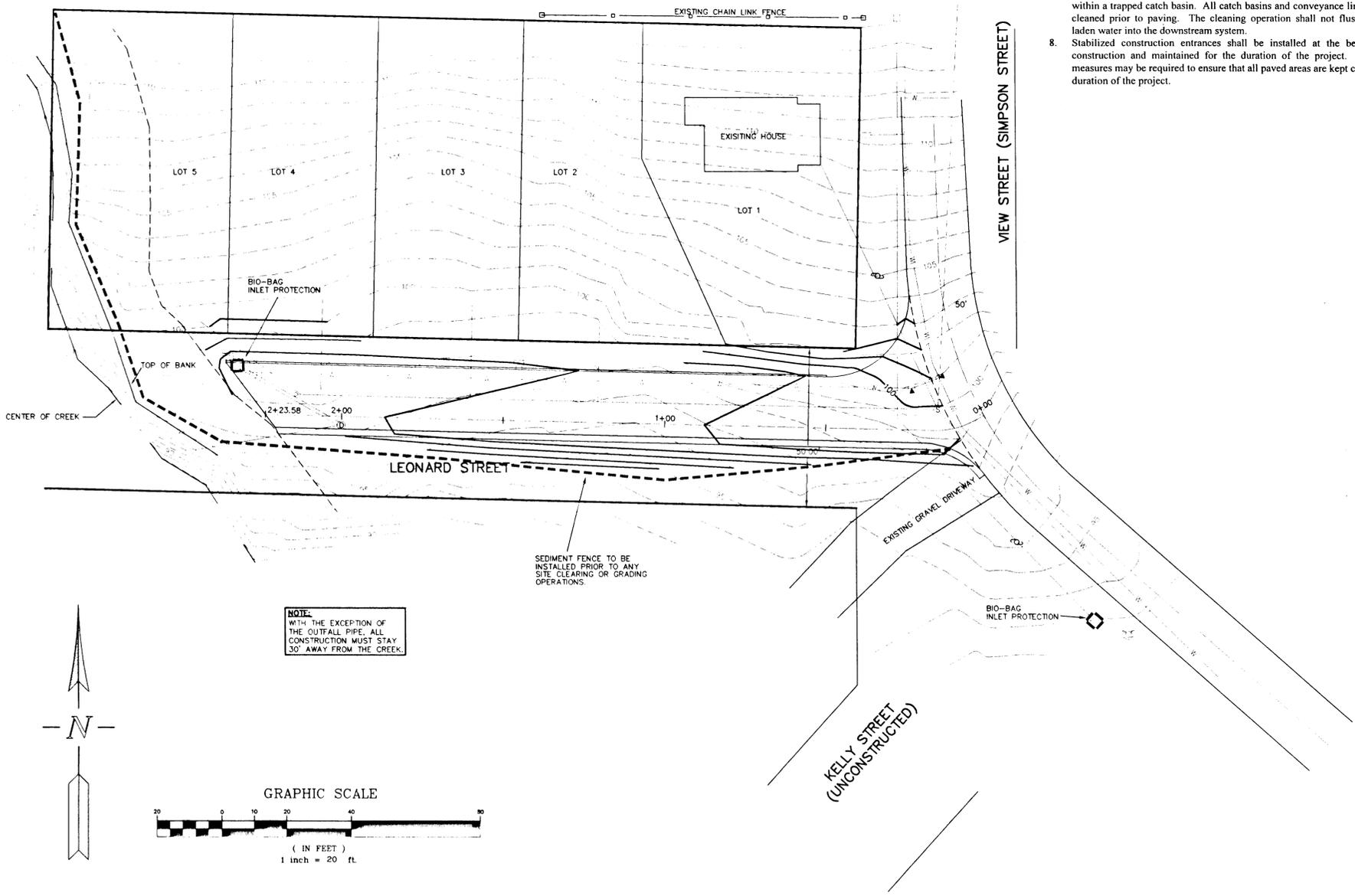
- All areas disturbed during construction to be graded to drain and compacted to a minimum of 90% of AASHTO T-99 immediately after installation of utilities or grading.
- Recommended Seed Mixture: 80% ELKA Dwarf Perennial Ryegrass and 20% Creeping Red Fescue, by weight. Application Rate shall be 100 pounds minimum per acre.
- Fertilizer shall be 12-16-8 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 hydromulching.
- 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.

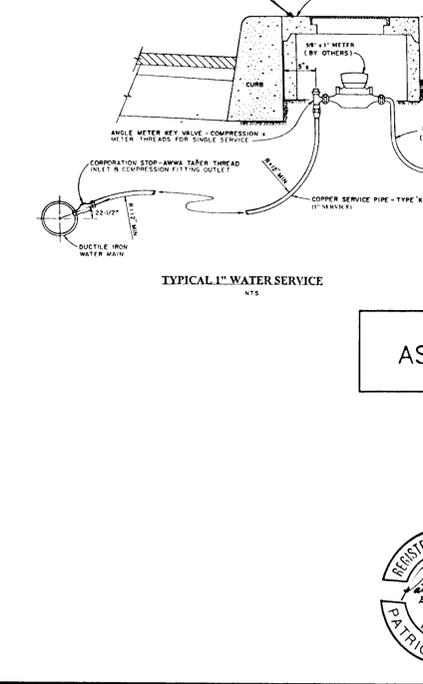
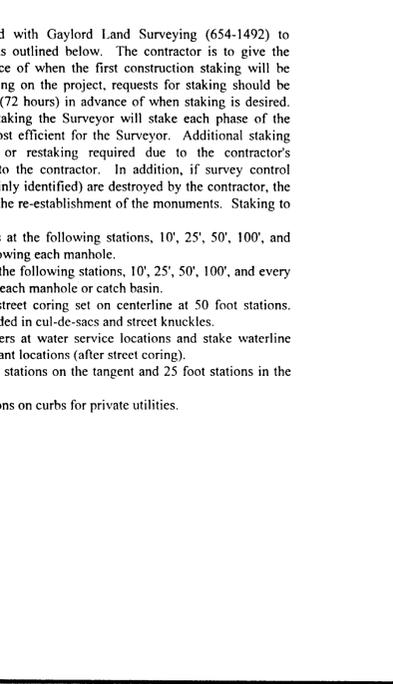
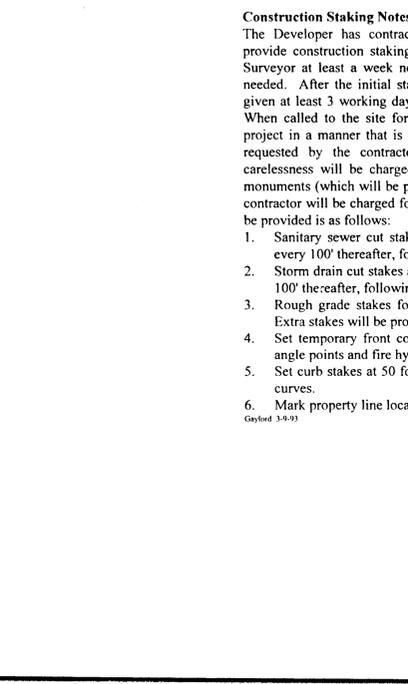
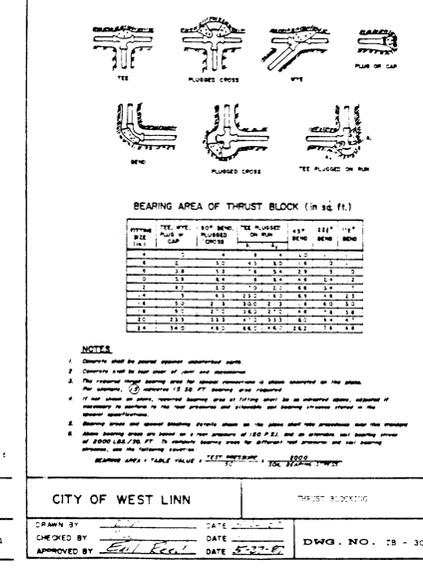
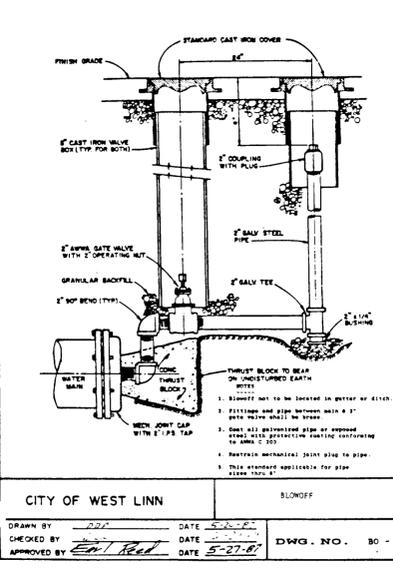
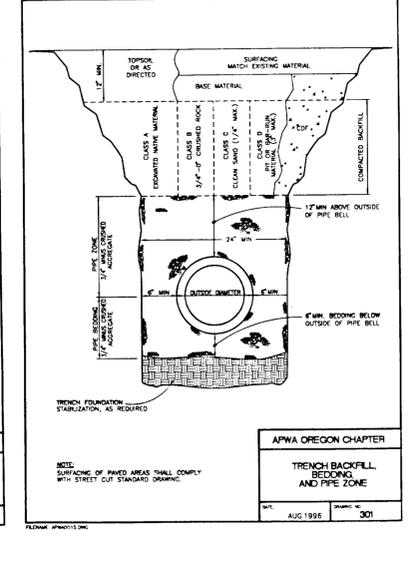
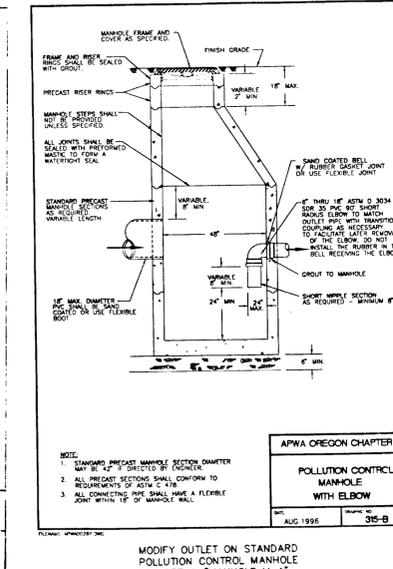
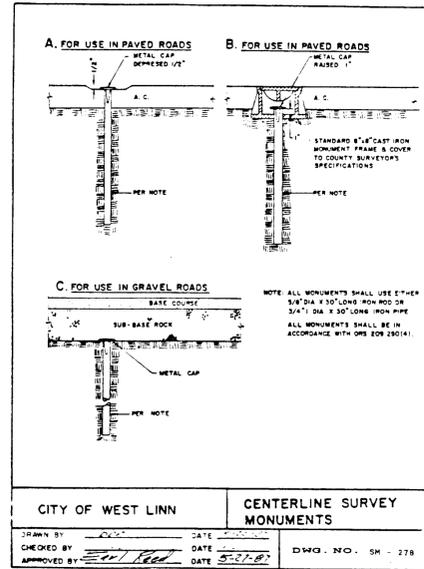
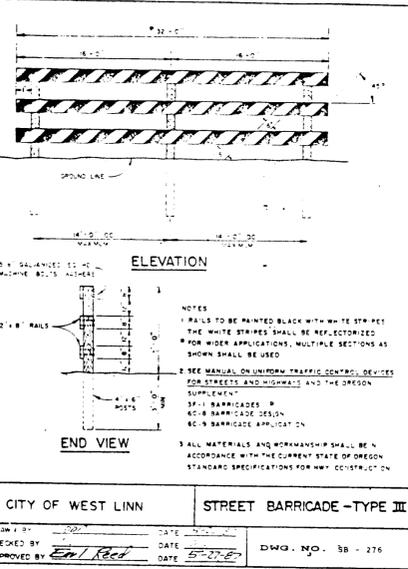
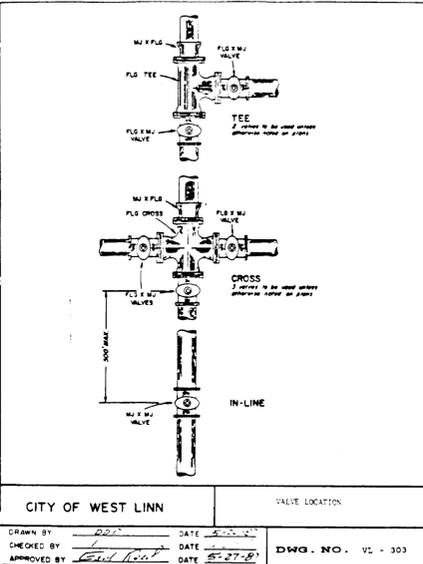
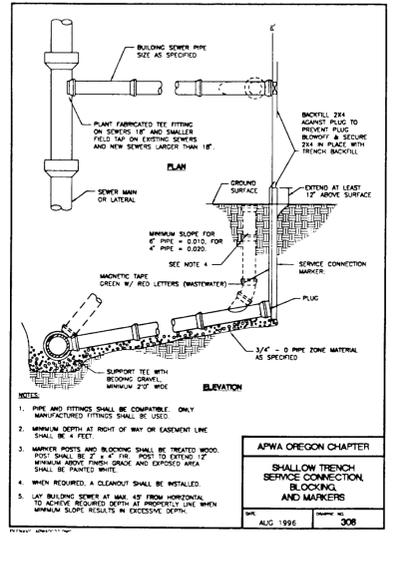
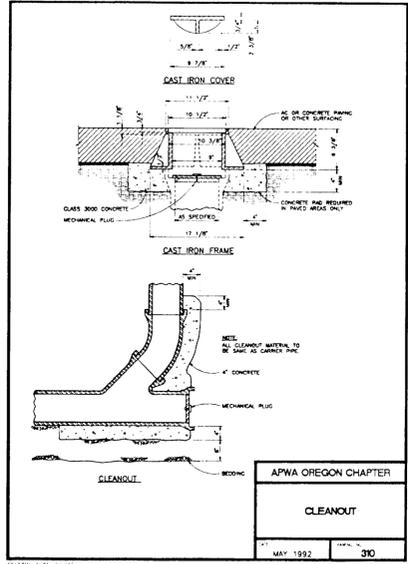
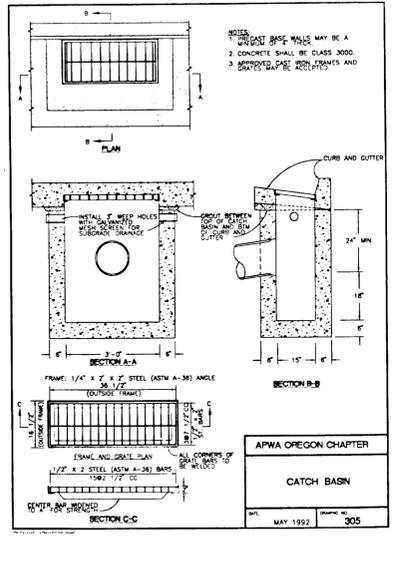
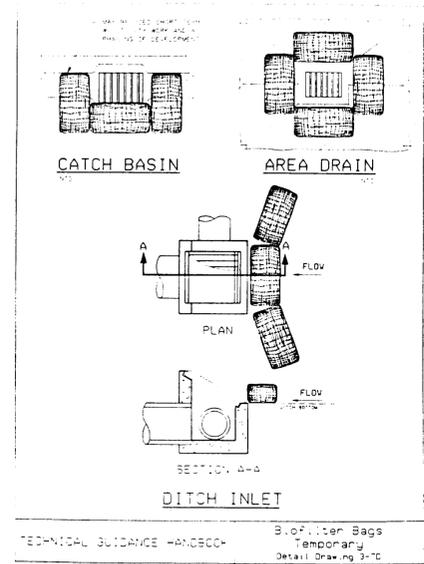
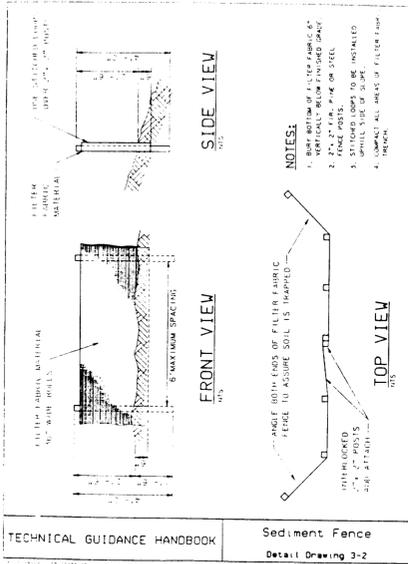
Sediment Fence:

- The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid use of joints. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum 6 inch overlap, and both ends securely fastened to the post.
- 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, 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 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.

General Grading and Erosion Control

- Clean waste material excavated from road cut or trenching areas not used in street fill areas may be spread evenly across lot areas in depths of less than one foot, except where noted otherwise on the plans.
- During construction, straw bales, cutoff trenches, silt fences 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.





REVISIONS BY
REVISED PER CITY COMMENTS 2/9/98 MM

LEONARD ST. IMPROVEMENTS
WHITE STAR DEVELOPMENT

DETAILS

SISUL ENGINEERING
376 PORTLAND AVENUE
CLATSOP, OREGON 97027
(503) 667-0188

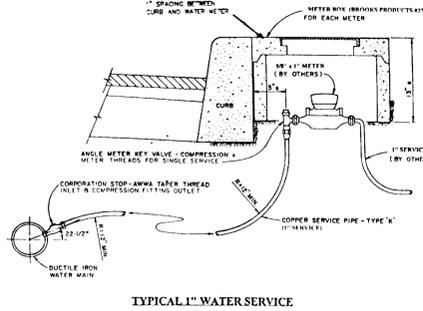
REGISTERED PROFESSIONAL ENGINEER
JESSIE
PATRICK A. SISUL
EXPIRES 12/31/99
OREGON
EXPIRES 12/31/99

DATE DEC. 1997
SCALE NOTED
DRAWN MM
JOB 97-46
SHEET 4
OF 4 SHEETS

Construction Staking Notes:
The Developer has contracted with Gaylord Land Surveying (654-1492) to provide construction staking as outlined below. The contractor is to give the Surveyor at least a week notice of when the first construction staking will be needed. After the initial staking on the project, requests for staking should be given at least 3 working days (72 hours) in advance of when staking is desired. When called to the site for staking the Surveyor will stake each phase of the project in a manner that is most efficient for the Surveyor. Additional staking requested by the contractor or restaking required due to the contractor's carelessness will be charged to the contractor. In addition, if survey control monuments (which will be plainly identified) are destroyed by the contractor, the contractor will be charged for the re-establishment of the monuments. Staking to be provided is as follows:

- Sanitary sewer cut stakes at the following stations, 10', 25', 50', 100', and every 100' thereafter, following each manhole.
- Storm drain cut stakes at the following stations, 10', 25', 50', 100', and every 100' thereafter, following each manhole or catch basin.
- Rough grade stakes for street coring set on centerline at 50 foot stations. Extra stakes will be provided in cul-de-sacs and street knuckles.
- Set temporary front corners at water service locations and stake waterline angle points and fire hydrant locations (after street coring).
- Set curb stakes at 50 foot stations on the tangent and 25 foot stations in the curves.
- Mark property line locations on curbs for private utilities.

5/24/93



AS-BUILT