

**GENERAL NOTES**

# PARKER RANCH

## 10 LOT SUBDIVISION

### WEST LINN, OREGON

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "CITY OF WEST LINN STREET/UTILITY DESIGN AND CONSTRUCTION STANDARDS", DATED MAY 22, 2000. ALL CONSTRUCTION SHALL COMPLY WITH OREGON ADMINISTRATIVE RULES (OAR) CHAPTERS 333 AND 340, AND THE UBC AS THEY APPLY TO PROJECT RELATED ACTIVITIES. ALL STREET, STORM SEWER AND SANITARY SEWER CONSTRUCTION THAT IS NOT ADDRESSED IN THE CITY'S STANDARDS SHALL BE IN ACCORDANCE WITH APWA STANDARDS. ALL WATER SYSTEM CONSTRUCTION THAT IS NOT ADDRESSED IN THE CITY'S STANDARDS SHALL BE IN ACCORDANCE WITH AWWA STANDARDS.
- PRIOR TO ANY CONSTRUCTION, LOCATIONS OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR. WHEN ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION, OR THE CITY OF WEST LINN.
- ORGANIC AND NON-DESIRABLE MATERIALS SHALL BE REMOVED FROM THE CONSTRUCTION AREA AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- INSPECTION IS REQUIRED AFTER EXCAVATION AND PRIOR TO PLACING ANY FILL. ALL FILL AREAS SHALL BE STRIPPED OF ORGANIC MATERIAL. FILL WILL BE PLACED IN 6-INCH LAYERS AND COMPACTED TO 95 PERCENT RELATIVE MAXIMUM DENSITY ACCORDING TO AASHTO T-180 STANDARDS. BASE ROCK IN THE STREET SHALL BE COMPACTED TO THE SAME STANDARD. LANDSCAPE AREAS SHALL BE COMPACTED TO 90 PERCENT. THE CONTRACTOR SHALL PROVIDE DENSITY TESTING, ONE FOR EVERY 10,000 SQUARE FEET OF AREA AND FOR EVERY 10' LAYERS OR 18" AND EVERY 100 LINEAR FEET OF FILL PLACED. COMPACTION REPORTS FROM AN ACCREDITED TESTING LAB SHALL BE SUPPLIED TO THE ENGINEER.
- CONTRACTOR SHALL LEAVE ALL AREAS OF THE PROJECT FREE OF DEBRIS AND UNUSED CONSTRUCTION MATERIALS.
  - AREAS TO BE LANDSCAPED SHALL BE SMOOTHED AND LEFT TO THE GRADES INDICATED ON THE GRADING PLAN, PLUS OR MINUS 0.1 FOOT.
  - ALL DISTURBED AREAS NOT TO BE LANDSCAPED SHALL BE SEED PER EROSION CONTROL NOTES ON SHEET SC-6 TO PREVENT EROSION.
- ANY CHANGES FROM THE APPROVED PLANS SHALL BE REQUESTED BY THE CONTRACTOR IN WRITING. THE DESIGN ENGINEER AND THE CITY OF WEST LINN'S PROJECT ENGINEER MUST APPROVE THE CHANGE PRIOR TO ITS IMPLEMENTATION. COMPLEXITY OF MODIFICATION WILL DETERMINE IF REVISED PLANS ARE REQUIRED.
- DURING CONSTRUCTION, ALL EROSION CONTROL MEASURES SHALL CONFORM TO CLACKAMAS COUNTY EROSION CONTROL STANDARDS AND WILL BE STRICTLY ENFORCED.
- ALL AGGREGATE MATERIAL SHALL CONFORM TO APWA STANDARDS.
- IN CASE OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE FIGURES WRITTEN THEREON, THE FIGURES SHALL BE DEEMED TO GOVERN.
- THE OWNER WILL SUPPLY ONE SET OF STAKES FOR EACH CONSTRUCTION OPERATION AS DESCRIBED IN THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL DESIGNATE A REPRESENTATIVE OR REPRESENTATIVES WHO ARE AUTHORIZED TO REQUEST STAKES. STAKING REQUESTS FROM AUTHORIZED REPRESENTATIVE SHALL BE MADE TO DAVE LIDEN AT OTAK (699-2401) AT LEAST 48 HOURS IN ADVANCE OF THE NEED FOR SAID STAKES. ONLY REQUESTS FROM AUTHORIZED REPRESENTATIVES WILL BE HONORED. ANY RESTAKING WILL BE DONE AT THE EXPENSE OF THE CONTRACTOR.
- THE DESIGN ENGINEER WILL PROVIDE THE CITY OF WEST LINN A LETTER INDICATING THAT THE IMPROVEMENTS WERE CONSTRUCTED PER THE DESIGN PLANS AND SPECIFICATIONS. THERE WILL BE A LETTER TO THE CITY DESIGNATING THE RESPONSIBLE ENGINEER.
- WEEK DAY WORK HOURS ARE 7 AM TO 6 PM; SATURDAY, SUNDAY, AND HOLIDAY WORK HOURS ARE LIMITED TO 9 AM TO 6 PM.
- A CITY REPRESENTATIVE SHALL BE GIVEN 24 HOURS NOTICE PRIOR TO TESTING. THE CITY REPRESENTATIVE MUST WITNESS THE TESTING AND SHALL BE SUPPLIED WITH A COPY OF ALL TEST RESULTS.
- ALL PERMITS AND EASEMENTS MUST BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
- ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AS MODIFIED BY THE OREGON SUPPLEMENTS. THE TRAFFIC CONTROL PLANS MUST BE SUBMITTED AND APPROVED BEFORE CONSTRUCTION CAN BEGIN.
- ALL FEES FOR STREET TREES SHALL BE PAID TO THE CITY OF WEST LINN PARKS AND RECREATION DEPARTMENT.
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN ACCEPTED BY THE CITY OF WEST LINN AS SUBSTANTIALLY COMPLETE.
- THE CONTRACTOR SHALL NOTIFY THE CITY, ALL UTILITY COMPANIES AND OTHER APPLICABLE AGENCIES A MINIMUM OF 48 (TWO BUSINESS DAYS) HOURS PRIOR TO BEGINNING CONSTRUCTION.
- ALL UTILITIES ARE TO BE UNDERGROUND.
- BUILDING PERMITS WILL BE REQUIRED FOR CONSTRUCTION OF PRIVATE UTILITY SERVICE LATERALS (STORM, SS, WATER) OUTSIDE OF THE ROW AND FOR LOT GRADING OUTSIDE OF ROW THAT IS NOT REQUIRED FOR STREET CONSTRUCTION.

**STREET NOTES**

- THE CONTRACTOR SHALL REMOVE ALL SOFT OR OTHERWISE UNSUITABLE MATERIAL AT SUBGRADE AND REPLACE WITH APPROVED MATERIAL. THE CONTRACTOR SHALL COMPACT TO A LINE ONE FOOT BEYOND THE CURB.
- FINAL SUBGRADE PROOF-ROLL WITH 10 CY TRUCK LOADED WITH SOIL OR ROCK IS REQUIRED PRIOR TO PLACING AGGREGATE BASE.
- FINAL BASE ROCK PROOF-ROLL WITH 10 CY TRUCK LOADED WITH SOIL OR ROCK IS REQUIRED PRIOR TO PAVING. BASE ROCK TO BE COMPACTED TO 95 PERCENT RELATIVE MAXIMUM DENSITY ACCORDING TO AASHTO T-180 STANDARDS.
- NOTE CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATION SECTION 505.03.11 FOR WEATHER RELATED LIMITATIONS ON THE PLACEMENT OF ASPHALTIC CONCRETE.
- THE DENSITY OF THE COMPACTED BASE LIFT OF AC SHALL BE AT LEAST 92% OF RICE IN CONFORMANCE WITH AASHTO T209 AS MODIFIED BY THE OREGON STATE HIGHWAY DEPARTMENT.
- THE DENSITY OF THE COMPACTED TOP LIFT OF AC SHALL BE AT LEAST 92% OF RICE IN CONFORMANCE WITH AASHTO T209 AS MODIFIED BY THE OREGON STATE HIGHWAY DEPARTMENT.
- DENSITY TESTS WILL BE REQUIRED PER CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. COPIES OF ALL REPORTS ARE TO BE SUPPLIED TO THE CITY INSPECTOR AND THE DESIGN ENGINEER.

**STORM/SANITARY SEWERS:**

- MANHOLE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WEST LINN'S STANDARD PLANS. THE CONCRETE FOR POURED IN PLACE MANHOLE BASES SHALL BE 3300 PSI.
- TRENCH BEDDING, PIPE ZONE AND BACKFILL IN PAVED AREAS WILL BE 3/4-INCH MINUS CRUSHED AGGREGATE COMPACTED TO 95 PERCENT RELATIVE MAXIMUM DENSITY, AASHTO T-180. UNPAVED AREAS OUTSIDE ROW TO BE CLASS A NATIVE BACKFILL MATERIAL (SEE WEST LINN DETAIL WL-200 ON SHEET SC-12) UNLESS OTHERWISE NOTED. CLASS A NATIVE BACKFILL TO BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY, AASHTO T-180.
- ALL SANITARY SEWER AND STORM PIPE LATERALS SHALL BE MATERIALS IN ACCORDANCE WITH CITY OF WEST LINN SPECIFICATIONS. FOR STORM MAINS, USE "ULTRA-RIB" PVC CONFORMING TO ASTM F-794. FOR SANITARY SEWER MAINS AND LATERALS USE PVC ASTM D-3034 CONFORMING TO CITY SPECIFICATIONS.
- UNLESS NOTED OTHERWISE, SANITARY SEWER SERVICES SHALL BE 4" PVC WITH A MINIMUM SLOPE OF 2% STORM SEWER SERVICES SHALL BE 6" PVC WITH A MINIMUM SLOPE OF 2%.
- PRIOR TO ACCEPTANCE, ALL PUBLIC SANITARY SEWERS SHALL BE TV, PRESSURE, AND DEFLECTION TESTED IN ACCORDANCE WITH THE CITY OF WEST LINN'S REQUIREMENTS. ALL PUBLIC STORM SEWERS SHALL BE TV AND DEFLECTION TESTED.
- MANHOLE RIM ELEVATIONS SHOWN ARE APPROXIMATE AND FOR INFORMATION ONLY. FINAL ELEVATIONS SHALL BE SET TO MATCH CONSTRUCTED FINISH GRADE.

**WATERLINES:**

- ALL WATER PIPE AND FITTINGS SHALL BE DUCTILE IRON CLASS 52 AND CONFORM TO STANDARD CITY SPECIFICATIONS AND DETAILS. ALL WATER SERVICE LINES TO BE TYPE K COPPER PIPE PER CITY OF WEST LINN SPECIFICATIONS.
- WATERLINES SHALL BE PRESSURE TESTED FOLLOWING COMPLETION. PRESSURE TESTS SHALL BE IN ACCORDANCE TO THE CITY OF WEST LINN'S STANDARDS WITH A MINIMUM TEST PRESSURE OF 180 PSI. WHEN THE PRESSURE TEST IS PERFORMED, THE TEST PRESSURE OF 180 PSI SHALL STABILIZE BEFORE THE TEST BEGINS. SERVICE LINES WILL ALSO BE TESTED TO THE METER LOCATION.
- PRIOR TO BEING PLACED INTO SERVICE, THE WATERLINE SHALL BE FLUSHED, STERILIZED AND FLUSHED AGAIN ALL IN ACCORDANCE WITH STANDARD METHODS OF THE HEALTH DIVISION, DEPARTMENT OF HUMAN RESOURCES, STATE OF OREGON.
- PRIOR TO CONNECTION TO EXISTING WATERLINE, A SAMPLE SHALL BE TAKEN AND TESTED FOR BACTERIOLOGICAL QUALITY. RESULTS MUST BE WITHIN STANDARDS OF THE STATE OF OREGON.
- CONCRETE THRUST BLOCKING SHALL BE PROVIDED AT ALL WATERLINE FITTINGS AS REQUIRED BY CITY STANDARDS. BLOCKING SHALL BE POURED AGAINST UNDISTURBED EARTH AND CLEAR OF JOINT ACCESSORIES. BEARING AREA OF THRUST BLOCK SHALL BE COMPUTED ON THE BASIS OF ALLOWABLE SOIL BEARING PRESSURE. ALL PIPE FITTINGS IN CONTACT WITH CONCRETE SHALL BE WRAPPED IN PLASTIC.
- MINIMUM COVER OVER WATERLINES IS TO BE 36" AS MEASURED FROM FINISH GRADE TO TOP OF PIPE. MINIMUM VERTICAL SEPARATION BETWEEN WATERLINE AND SANITARY SEWER AT A CROSSING IS 18". SANITARY SEWER AT WATERLINE CROSSINGS WITH LESS THAN THE MINIMUM VERTICAL SEPARATION SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE WITH WATERTIGHT JOINTS. IN SUCH CASES THE 18-FOOT LENGTH OF SANITARY SEWER SHALL BE CENTERED AT THE CROSSING.
- ALL WATER SERVICES SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 2' AT THE MAINLINE.
- FIRE HYDRANT ASSEMBLIES TO BE MUELLER CENTURION A-423 OR CLOW MEDALLION F-2545 AND ARE TO BE INSTALLED PER CITY OF WEST LINN STANDARD SPECIFICATIONS AND DETAILS.
- TRENCH BEDDING, PIPE ZONE AND BACKFILL IN PAVED AREAS WILL BE 3/4-INCH MINUS CRUSHED AGGREGATE COMPACTED TO 95 PERCENT RELATIVE MAXIMUM DENSITY, AASHTO T-180. UNPAVED AREAS OUTSIDE ROW TO BE CLASS A NATIVE BACKFILL MATERIAL (SEE WEST LINN DETAIL WL-200 ON SHEET SC-12) UNLESS OTHERWISE NOTED. CLASS A NATIVE BACKFILL TO BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY, AASHTO T-180.
- ALL NEW HOME CONSTRUCTION ON LOTS TO BE PROTECTED BY SPRINKLER SYSTEMS.

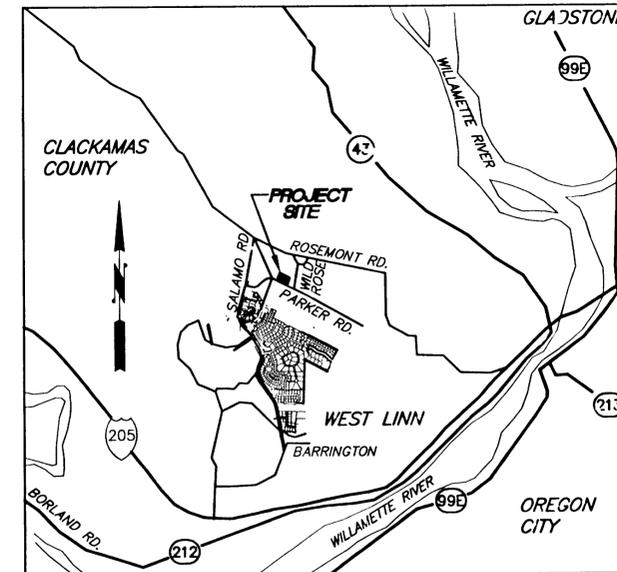
These As-built Plans were compiled from survey data, data collected from others, and periodic observation during construction. It is suggested that these plans be used in conjunction with field verification of location and elevations of improvements in question. These plans are an accurate record of public improvements to the best of my information, knowledge and belief.

Signature:   
Date: 11-14-01

**ATTENTION EXCAVATORS:** OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING (503)232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THESE RULES, YOU MAY CONTACT THE CALL CENTER. YOU MUST NOTIFY THE CENTER AT LEAST 2 BUSINESS DAYS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 246-6699.



**PROJECT MAP**



**VICINITY MAP**

**SHEET INDEX**

SC-1	COVER SHEET
SC-2	TYPICAL STREET SECTION & CONDITION OF APPROVAL
SC-3	EXISTING CONDITIONS MAP JANUARY 2001
SC-4	COMPOSITE UTILITY PLAN
SC-5	GRADING AND EROSION CONTROL PLAN
SC-6	EROSION CONTROL NOTES AND DETAILS
SC-7	STREET AND STORM DRAIN PLAN
SC-8	STREET AND STORM DRAIN PROFILE
SC-9	SANITARY SEWER AND WATER PLAN
SC-10	SANITARY SEWER AND WATER PROFILE
SC-11	STREET TREE PLAN
SC-12	DETAIL SHEET
SC-13	DETAIL SHEET
SC-14	DETAIL SHEET

**OWNER**

Name: Parker Ranch Inc.  
PO Box 484  
Lake Oswego, Oregon 97034

Contact: Jim Morton  
Phone: (503) 675-6736

**CIVIL ENGINEER/SURVEYOR/PLANNER**

Name: Otak Incorporated  
17355 S.W. Boones Ferry Road  
Lake Oswego, Oregon 97035

Contact: Scott Shumaker  
Phone: (503) 635-3618  
Fax: (503) 635-5395

**BENCH MARK**

BENCH MARK: CITY OF WEST LINN BENCH MARK "B" IS 93.5' EAST AND 17.0' SOUTH OF EDGE OF PAVEMENT FROM 5-WAY INTERSECTION OF ROSEMONT/SANTA ANA. 3" CAP ON PIPE WITH YELLOW WATER WORKS LID. ELEV.= 667.22.

Date	1/16/01
Designed	SAS
Drawn	RDK
Checked By	CAS 11-14-01
Checked By	Date



REVISIONS  
NO. DATE BY APPD.

Parker Ranch Inc.  
P.O. Box 484  
Lake Oswego, Oregon 97034  
Phone: (503) 675-6736

**"AS-BUILT"**  
DATE 11-14-01 BY RDK

**Parker Ranch**  
CITY OF WEST LINN, OREGON  
COVER SHEET



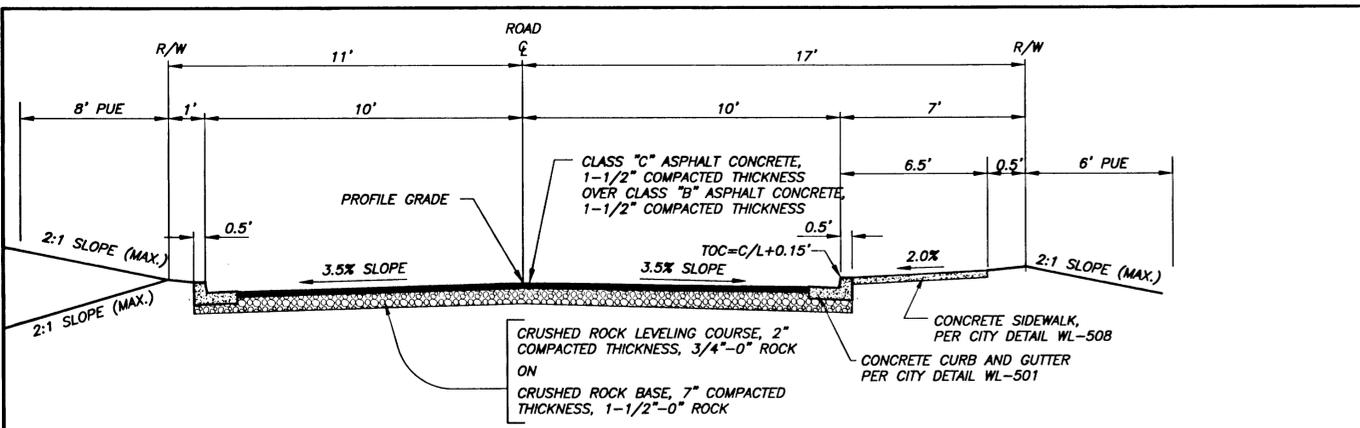
17355 SW Boones Ferry Rd.  
Lake Oswego, Oregon 97035  
Phone: (503) 635-3618  
Fax: (503) 635-5395

9625  
Project No.  
DS25SC01  
File No.  
SC-1  
Sheet No.  
Copyright 2001 ©

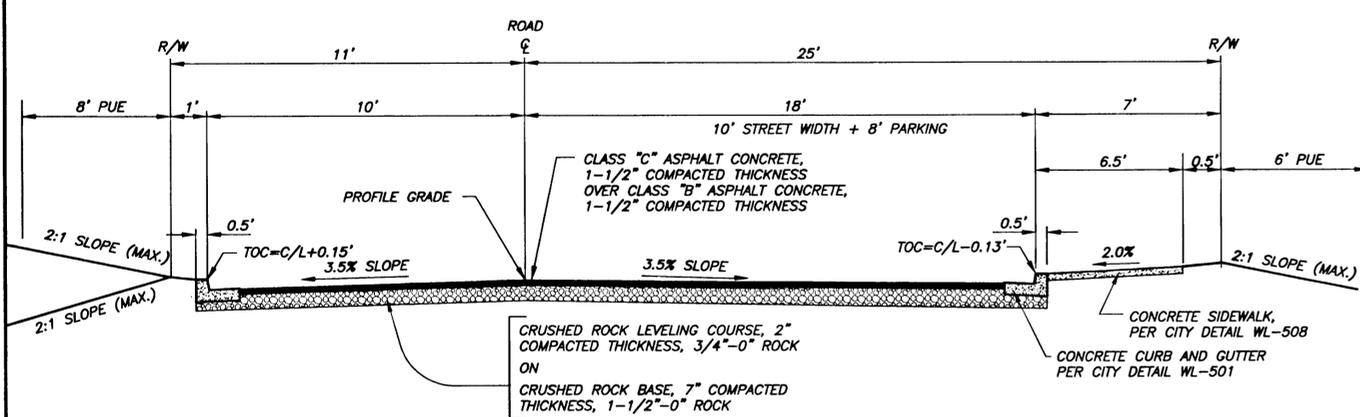
AS-BUILT 11/12/01

L:\REVENUE\12\2601\_3\02pm -> H:\PROJECTS\9801\9801\DWG\DS25SC01.DWG

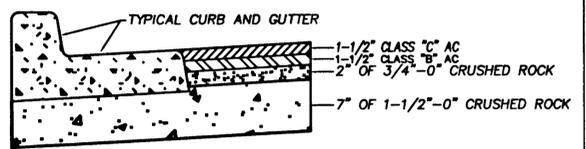
REF. LIST  
 Scale: 1  
 resolved  
 625X001  
 ASSTAMP



**20' ROAD**  
**DILLON LANE**  
**STA: 0+00—STA: 1+86.86**



**20' ROAD + 8' WIDE PARKING**  
**DILLON LANE**  
**STA: 1+86.86—STA: 2+72.79**



**NOTES:**  
 1. THE ENGINEER SHALL PROVIDE A STREET STRUCTURAL DESIGN SECTION FOR ALL ROADWAYS CLASSIFIED COLLECTOR OR HIGHER.  
 2. UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, STREETS SHALL BE PAVED TO FINAL GRADE USING 2 OR MORE LIFTS. FINAL LIFT SHALL BE PLACED AT A TIME AS DIRECTED OR APPROVED BY THE CITY ENGINEER.

Alley, Local and Neighborhood Route Street Sections

*West Linn*

DATE: JAN 2000  
 DRAWING NO.: WL-502  
 FILE NO.: 00-502

**CONDITIONS OF APPROVAL**

**City of West Linn  
 PLANNING & BUILDING DEPT.  
 LAND USE ACTION**

9625  
 AP

TO: City Record  
 FROM: Planning Staff (Peter Spir, Associate Planner)  
 DATE: October 24, 2000  
 FILE NO.: SUB-00-02  
 SUBJECT: Ten-lot Subdivision processed under the expedited review procedures.

**SPECIFIC DATA**  
 OWNER/APPLICANT: James and Julie Morton, 430 5<sup>th</sup> Street, Suite C, Lake Oswego, OR 97034  
 CONSULTANT: OTAK, Inc., 17355 S.W. Boones Ferry Rd., Lake Oswego, OR 97035  
 LOCATION: North of and adjacent to Parker Road approximately 1300 feet east of the intersection of Parker Road and Salamo Road.  
 SITE SIZE: 1.99 acres  
 LEGAL DESCRIPTION: Assessor's Map 2 1E 25, Tax Lot 1601  
 ZONING: R-7 Single-family residential  
 COMP PLAN DESIGNATION: Tanner Basin designates the area for single-family residential. The R-7 zoning designation is consistent with this plan designation.  
 APPROVAL CRITERIA: CDC Chapter 85, Land Division  
 EXPEDITED REVIEW: The expedited review process allows the local jurisdiction 63 days to exhaust local review, including appeals from the date of determination of completeness of the application. This application was deemed complete on October 4, 2000; therefore, the 63-day period lapses on December 6, 2000.

**PUBLIC NOTICE:** Mailed public notice to property owners within a 100-foot radius of the site on October 4, 2000. Therefore, the public notice requirements of the West Linn Community Development Code and the expedited review process have been met.

**SPECIFIC PROPOSAL**  
 The applicant is proposing approval of a 10-lot single-family residential subdivision and a Class II variance for the use of two 16 foot wide paved driveways to serve the lots. Each driveway will serve five lots. The Development Code requires full public street improvements when more than four homes are served. Consequently, the applicant is seeking a variance from that requirement. The application is processed under the expedited land division procedures.

**MAJOR ISSUES**  
**Connectivity:** The 1.99-acre site is surrounded by other development. It would have been reasonable to stub out streets from Rosemont Summit subdivision (to the north and east) into this site, or to require this developer to stub out a road to the west to facilitate the development of the Kilkenny property. However, earlier this year, at the time the Rosemont Summit subdivision was being reviewed, staff met with the applicant and the developer, and examined the connectivity options. The steep grades to the north eliminated that option. Access to the east would have meant a loss of two or more lots in the Rosemont Summit subdivision and at this site with no significant improvement in connectivity. Similarly, stubbing out a road to the west to the Kilkenny property would result in a loss of two lots and also fail to deliver significant connectivity benefits since the Kilkenny site will connect Parker Road with Rosemont Road regardless of what connectivity this subdivision might have provided.  
**Variance:** The applicant's house sits in the middle of the site means that there will be five lots on each side of the house. The applicant proposed two 16-foot wide driveways, one on either side of the house, to serve the lots. The applicant was advised that a Class II Variance would be required to allow these driveways since a street built to city standards is required by code. Upon review of the applicant's submittal and responses to the variance criteria, the Engineering Department was not satisfied that the burden of proof had been satisfied regarding the variance criteria. Consequently, a redesigned plan with a 20-foot wide street plus a sidewalk and parking pull-out, terminating in a hammerhead was prepared by staff, which meets code requirements and is supported by the Engineering Department. The redesigned plan retains all 10 lots.

**PUBLIC COMMENTS**  
 As of October 24, 2000, staff has received no public comments.

**DECISION**  
 Based upon the applicant's response to the approval criteria, which staff hereby adopts as Exhibit A, with exceptions, and staff findings (Exhibit PD-1), staff finds that there are sufficient grounds

for the Planning Director and City Engineer to deny the variance, but to approve the application as a ten-lot subdivision with the following conditions of approval.

- The redesigned plan (Exhibit PD-2) with a 20-foot wide public street shall be the approved tentative plan.
- The public street shall be built with a 20-foot wide paved surface with curbs and gutters, 6-foot wide curb flush sidewalk on the outside edge of the street only, and end with a turnaround per City and TVFR standards. A paved three-car pullout for parking shall be provided. In the event that the homes are sprinkled and the TVFR agrees to it, the City Engineer will permit a reduced 30 foot long dimension per hammerhead instead of the TVFR standard 45 foot length.
- The public street shall provide access to all of the lots. No direct access shall be allowed from any of the lots onto Parker Road.
- The intersection of the public street with Parker Road shall be located at least 300 feet from any other intersection.
- Right-of-way, as required for a 30-foot half-width, shall be dedicated to the City of West Linn along the site frontage for Parker Road.
- Parker Road shall be improved to an 18-foot half-width street plus a 12-foot wide travel lane plus curb and gutter, 6-foot wide planter strip, and 6-foot wide sidewalk along the site frontage.
- Plans and profiles shall be prepared by a civil engineer, licensed in the state of Oregon, and submitted to the City for approval.
- Stormwater detention and water quality treatment shall be designed to City of West Linn standards and submitted to the City for approval.
- Water services and sanitary sewers shall be designed to City of West Linn standards and submitted to the City for approval.
- A street lighting plan shall be prepared and submitted to the City for approval.
- A landscaping plan shall be prepared and submitted to the City for approval.
- Fees for street trees shall be paid to the City of West Linn Parks and Recreation Department.
- All utilities shall be located underground.
- A 28-foot right-of-way shall be dedicated to the City which follows the curb line of the public street plus the outer edge of the sidewalk.

I/We 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 the Community Development Code Chapter 99 have been met.

11-3-2000  
 DATE  
 11-3-2000  
 DATE  
 Dan Drentlaw, Planning Director  
 Dave Monson, City Engineer

Appeals to this decision must be filed with the West Linn Planning Department within 14 days of date of mailing. Appeal cost is \$250 and must include specific grounds or basis for appeal. The appeal must be filed by an individual who has established standing by submitting written testimony or comments, meeting in person with Planning staff, or discussing issues by phone and identifying themselves.

Approval will lapse three year from the effective date of approval unless an extension is obtained.

Mailed this 3 day of November, 2000.

1/16/01  
 Date  
 SAS  
 Designed  
 RDK  
 Drawn  
 Checked By Date

Parker Ranch Inc.  
 P.O. Box 484  
 Lake Oswego, Oregon 97034  
 Phone: (503) 675-6736

**Parker Ranch**  
 CITY OF WEST LINN, OREGON  
 TYPICAL STREET SECTIONS  
 & CONDITION OF APPROVAL

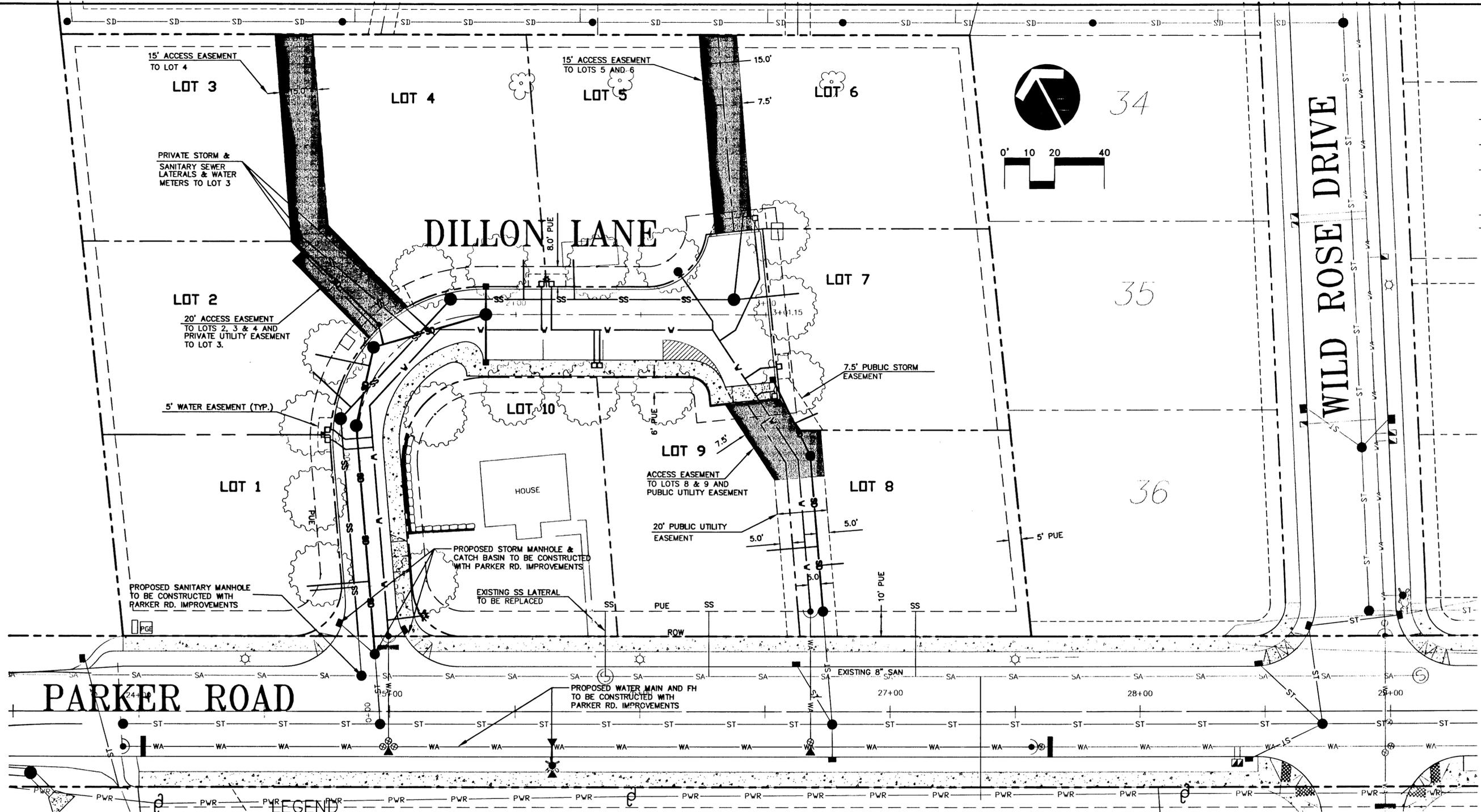
**otak**  
 Incorporated  
 17355 SW Boones Ferry Rd.  
 Lake Oswego, Oregon 97035  
 Phone: (503) 635-3618  
 FAX: (503) 635-5395

9625  
 Project No.  
 D625SC02  
 File No.  
 SC-2  
 Sheet No.  
 Copyright 2001 ©

AS-BUILT 11/12/01



REF LIST  
 Ltscale: 1  
 Resolved  
 D625X001  
 D625X190  
 D625X230  
 D625X430  
 D754X230  
 D933X230  
 SASSTAMP  
 Unresolved  
 D625X431



1/16/01

Date SAS

Designed RDK

Drawn SJS 11-14-01

Checked By Date

REVISIONS

NO. DATE BY APPD.



Parker Ranch Inc.  
 P.O. Box 484  
 Lake Oswego, Oregon 97034  
 Phone: (503) 678-6736

**AS-BUILT**  
 DATE 11/12/01 BY RDK

**Parker Ranch**  
 CITY OF WEST LINN, OREGON  
 COMPOSITE UTILITY PLAN



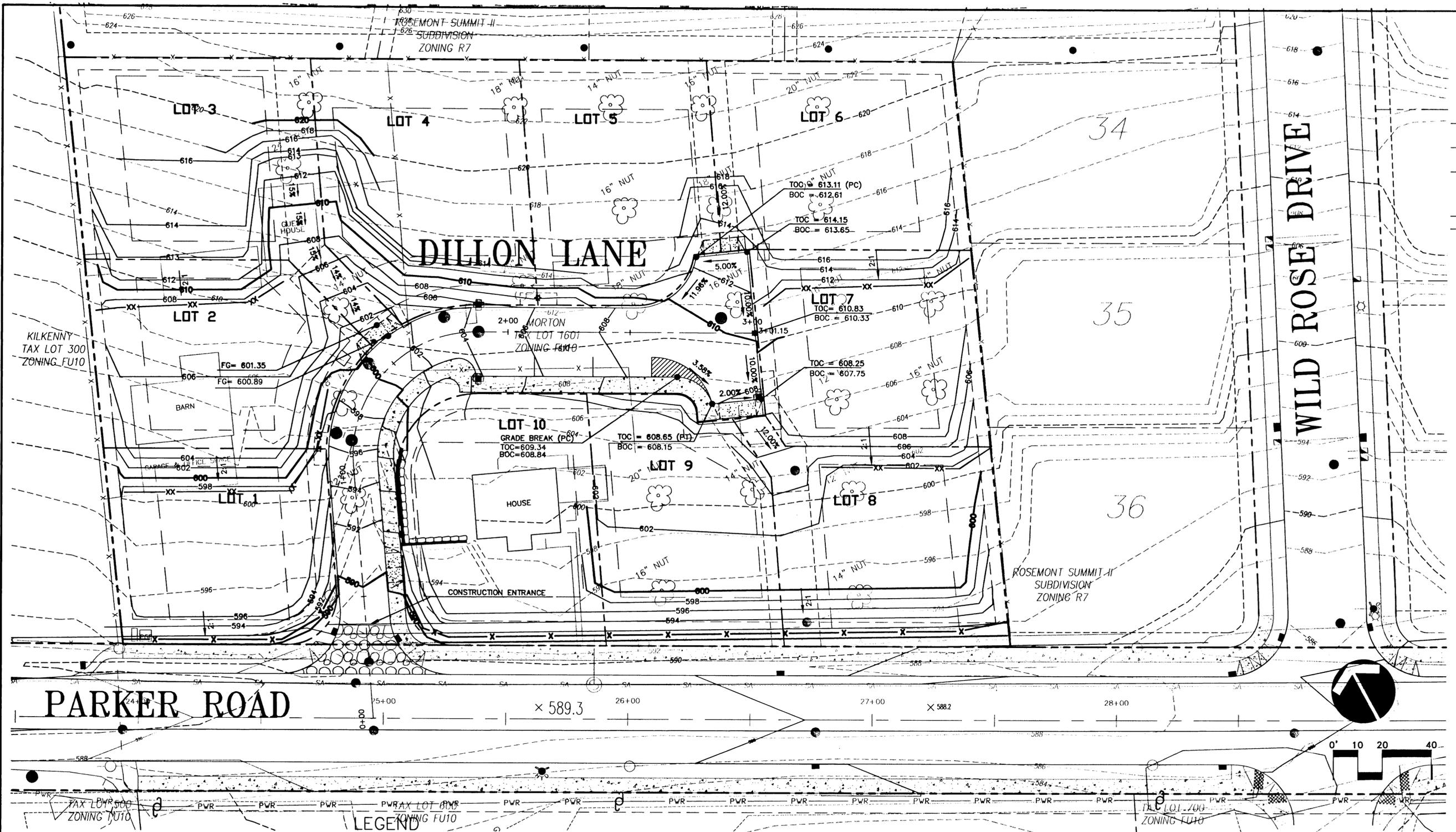
17055 SW Boones Ferry Rd.  
 Lake Oswego, Oregon 97035  
 Phone: (503) 635-3818  
 FAX: (503) 635-5395

AS-BUILT 11/12/01  
 Project No. 9625  
 D625SC04  
 File No. SC-4  
 Sheet No.

EXISTING	PROPOSED
SA	— SANITARY LINE
⊙	— SANITARY MANHOLE
SA	— POWER POLE
SA	— SANITARY LINE (WITH PARKER RD)
ST	— STORM LINE (WITH PARKER RD)
■	— CATCH BASIN (WITH PARKER RD)
WA	— WATER LINE (WITH PARKER RD)
⊗	— WATER VALVE (WITH PARKER RD)
⊙	— BLOW OFF (WITH PARKER RD)
---	— PROPERTY LINE
---	— SET BACK
---	— PUBLIC UTILITY EASEMENT (PUE)
●	— STORM MANHOLE
■	— CATCH BASIN
●	— SANITARY MANHOLE
SS	— SANITARY LINE
V	— WATER LINE
□	— WATER METER
⊕	— FIRE HYDRANT
⊕	— CLEAN OUT
■	— ACCESS EASEMENT
█	— PROPOSED ROCK RETAINING WALL

I:\PROJECT\9600\9625\DWG\025SC04.DWG

XREF LIST  
 Utacon: 1  
 Resolved:  
 D625X001  
 D625X190  
 D625X230  
 D625X400  
 D625X430  
 D754X230  
 D933X230  
 D933X430  
 SASSTAMP  
 Unresolved:  
 D625X431



Date	1/16/01
Designed	SAS
Drawn	RDK
Checked By	SAS 11-14-01
Checked By	Date

REVISIONS  
 NO. DATE BY APPD.

Parker Ranch Inc.  
 P.O. Box 484  
 Lake Oswego, Oregon 97034  
 Phone: (503) 675-6736

**Parker Ranch**  
 CITY OF WEST LINN, OREGON  
**GRADING AND EROSION CONTROL PLAN**

  
 Incorporated  
 17355 SW Boones Ferry Rd.  
 Lake Oswego, Oregon 97035  
 Phone: (503) 635-3618  
 FAX: (503) 635-5396

AS-BUILT 11/12/01

Project No.	9625
File No.	D625SC05
Sheet No.	SC-5
Copyright	2001 ©

EXISTING	PROPOSED
2' CONTOUR	2' CONTOUR
10' CONTOUR	10' CONTOUR
CONTOUR (WITH PARKER RD)	SILT FENCE STAGE I
	SILT FENCE STAGE II
	CONSTRUCTION ENTRANCE
	BIOBAG
	PROPOSED ROCK RETAINING WALL SEE DETAIL ON SHEET SC-14
TOW TOP OF THE WALL	BOW BOTTOM OF THE WALL
TOC TOP OF THE CURB	BOC BOTTOM OF THE CURB

L:\REEM\11\14\2001\11-14-01\H:\PROJECT\9600\9625\DWG\625SC05.DWG

XREF LIST  
 Ltscale: 1  
 Resolved  
 D625X001  
 SASSTAMP  
 C:\REEM-11\12\2001\_2\_09pm --> H:\PROJECT\9600\9625\DWG\D625SC06.DWG  
 AS-BUILT 11/12/01

**EROSION CONTROL GENERAL NOTES**

APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, DETENTION 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/LANDSCAPING IS ESTABLISHED.

THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.

THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE 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 THE 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 INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

**EROSION CONTROL AND POLLUTION CONTROL MEASURE**

**EROSION CONTROL MEASURES FOR DISTURBED AREAS:**

ALL DISTURBED SLOPES GREATER THAN 3:1 HAVE BEEN GRADED AND COMPACTED PRIOR TO OCTOBER 1ST SHALL BE HYDROSEEDING USING THE FOLLOWING SPECIFICATIONS:

SEEDING SHALL NOT BE DONE DURING WINDY WEATHER OR WHEN THE GROUND IS FROZEN, EXCESSIVELY WET OR OTHERWISE UNTILLABLE.

SEED MAY BE DOWN BY THE FOLLOWING METHOD:

HYDROSEEDING WHICH UTILIZED WATER AS THE CARRYING AGENT, AND MAINTAINS CONTINUOUS AGITATION THROUGH PADDLE BLADES. IT SHALL HAVE AN OPERATING CAPACITY SUFFICIENT TO AGITATE, SUSPEND AND MIX INTO A HOMOGENEOUS SLURRY OF THE SPECIFIED AMOUNT OF SEED AND WATER OR OTHER MATERIAL. DISTRIBUTION AND DISCHARGE LINES SHALL BE LARGE ENOUGH TO PREVENT STOPPAGE AND SHALL BE EQUIPPED WITH A SET OF HYDRAULIC DISCHARGE SPRAY NOZZLES WHICH WILL PROVIDE A UNIFORM DISTRIBUTION OF THE SLURRY.

GRASS SHALL BE SEED AT THE RATE OF NOT LESS THAN ONE HUNDRED THIRTY (130) POUNDS PER ACRE. SEED MIX SHALL INCLUDE:

STATE HIGHWAY ROADSIDE SEEDING MIX.

FERTILIZER SHALL BE APPLIED AT THE RATE OF 300 POUNDS PER ACRE.

NITROGEN - 22%

PHOSPHORIC ACID - 16%

SOLUBLE POTASH - 8%

WOOD CELLULOSE FIBER SHALL BE APPLIED AT THE RATE OF ONE AND ONE (1-1/2) TONS PER ACRE.

THE EXACT TIME FOR SEEDING WILL BE DETERMINED BY ACTUAL WEATHER CONDITIONS. THE NORMAL SATISFACTORY PERIOD FOR SEEDING SHALL BE CONSIDERED BETWEEN MARCH 1 TO JUNE 1 AND SEPTEMBER 1 TO OCTOBER 1 UNLESS OTHERWISE AUTHORIZED BY THE OWNER EXCEPT THAT CONTRACTOR MAY PERFORM SEEDING OPERATIONS FROM JUNE 1 TO SEPTEMBER 1 PROVIDED THAT HE WATERS THE NEW GRASS TO THE SATISFACTION OF THE OWNER. WHEN DELAYS IN OPERATIONS CARRY THE WORK BEYOND THE MOST FAVORABLE PLANTING SEASON, OR WHEN WEATHER CONDITIONS ARE SUCH THAT SATISFACTORY RESULTS ARE NOT LIKELY TO BE OBTAINED FOR ANY STAGE OF THE SEEDING OPERATIONS, THE CONTRACTOR WILL STOP THE WORK AND IT SHALL BE RESUMED ONLY WHEN THE DESIRED RESULTS ARE LIKELY TO BE OBTAINED. IF OPERATIONS EXTEND PAST OCTOBER 1 ALTERNATE HAY PLACEMENT AND SPRING SEEDING SHALL BE SUBSTITUTED.

THE CONTRACTOR SHALL PROTECT ALL SEEDING AREAS FROM EROSION UNTIL FINAL INSPECTION AND ACCEPTANCE HAS BEEN MADE. AREAS DAMAGED BY EROSION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.

ALL DISTURBED AREAS WITH SLOPES LESS THAN 3:1 THAT HAVE BEEN GRADED AND COMPACTED SHALL BE SEEDING PRIOR TO OCTOBER 1, WITH THE SAME SEED AND FERTILIZER MIX AS USED IN HYDROSEEDING AND SPREAD EVENLY OVER THE SITE.

ALL DISTURBED AREAS NOT GRADED AND COMPACTED PRIOR TO OCTOBER 1, SHALL BE SEEDING WITH 200 LBS PER ACRE OF HIGHWAY MIX AND SPREAD WITH A HAY MULCH LAYER 1 1/2" TO 2" THICK.

EROSION CONTROL PROTECTION SHALL BE CONSIDERED COMPLETE AND SUCCESSFUL WHEN A GRASS MAT HAS BEEN ESTABLISHED.

ADDITIONAL TEMPORARY EROSION CONTROL (DURING CONSTRUCTION)

HAY BALES WILL BE PLACED AT THE TOP OF ALL MAJOR FILL SLOPES WHEN NECESSARY, TO PREVENT SILT FROM WASHING INTO EXISTING DRAINAGE WAYS. (SILTATION BARRIER).

TEMPORARY DITCHES WILL BE CONSTRUCTED AS NECESSARY TO ASSURE DRAINAGE IS CHANNELLED TO THE FACILITIES BEING PROVIDED.

IF CONSTRUCTION TAKES PLACE DURING RAINY SEASON, HAY BALES AND "MIRAFI" S FABRIC WILL BE REQUIRED AT ALL STORM DRAINAGE INLETS UNTIL WORKING OF STRETCH IS COMPLETED AND DISTURBED SLOPES STABILIZED BY HYDROSEEDING.

**SEDIMENT FENCES**

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 SPICED 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. THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 18 INCHES.

A TRENCH SHALL BE EXCAVATED, ROUGHLY 8 INCHES WIDE BY 12 INCHES DEEP, UPSLOPE AND ADJACENT TO THE WOOD POST TO ALLOW THE FILTER FABRIC TO BE BURIED. THE STITCHED LOOPS WILL BE ON THE UPSLOPE SIDE.

THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 6 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 30 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.

WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF THE ABOVE STANDARD NOTE FOR STANDARD STRENGTH FILTER FABRIC APPLYING.

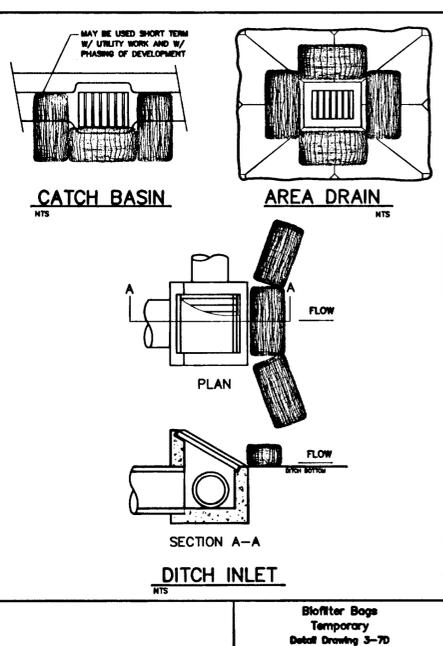
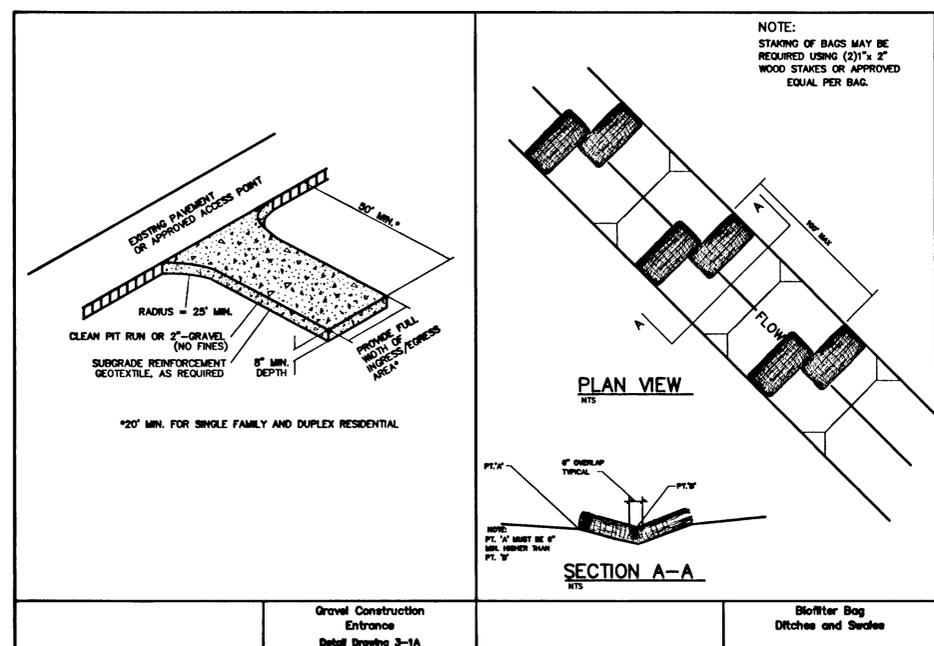
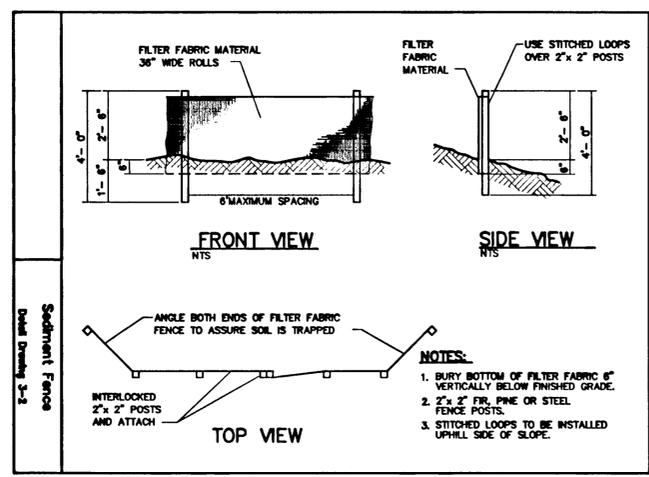
SEDIMENT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

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.

Date	1/16/01
Designed	SAS
Drawn	SAS 11/4/01
Checked By	Date

REVISIONS  
NO. DATE BY APPD.

Parker Ranch Inc.  
P.O. Box 484  
Lake Oswego, Oregon 97034  
Phone: (503) 675-6736



**EROSION CONTROL MATRIX**

EROSION MEASURES	SITE SITUATION													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
GRAVEL CONSTRUCTION ENTRANCE														
SEDIMENT FENCE/BARRIER AT TOE OF DISTURBED AREA OR STOCKPILE														
SEWALK SUBGRADE GRAVEL BARRIER (SITE SLOPES TO STREET AT <5% GRADE) ALTERNATE TO #2														
UNDISTURBED BUFFER AT TOE OF DISTURBED AREA (PERMITS TO #2) (SITE SLOPES <10%)														
SEDIMENT FENCE OR BARRIER INSTALLED ON CONTOURS (SPACING)														
TEMP. INTERCEPT DIKES/SWALES AROUND ACTIVE WORK AREAS														
CHECK DAMS														
STORM DRAIN INLET PROTECTION BARRIER														
6-MIL PLASTIC SHEET COVER														
2" MIN. STRAW MULCH COVER														
ESTABLISH GRASS														
EROSION BLANKETS WITH ANCHORS														
SEDIMENT TRAP OR POND														
RE-ESTABLISH VEGETATION OR LANDSCAPE PRIOR TO REMOVAL OF EROSION CONTROL MEASURES														
<b>SINGLE FAMILY/ DUPLICATION RESIDENTIAL</b>														
SLOPE <2%	X	X	A(2)	A(2)										X
SLOPE >2%	X	X		X										X
STOCK PILES														
<b>COMMERCIAL, SUBDIVISION LARGE SITE CONSTRUCTION</b>														
SITE SLOPE <2%	X	X		A(2)										X
SITE SLOPE <10%	X	X			X300'									X
SITE SLOPE <15%	X	X			X150'									X
SITE SLOPE <20%	X	X			X100'									X
SITE SLOPE <30%	X	X			X 50'									X
SITE SLOPE <50%	X	X			X 25'									X
STOCK PILE SLOPE >50%	X	X			X 25'									X
<b>UTILITIES CONSTRUCTION</b>														
CATCH BASIN DRAINAGE														X
DITCH DRAINAGE														X
<b>STOCK PILES</b>														
<b>DITCHES/SWALES</b>														
(CONSTRUCTION/PROTECTION)	X													X

KEY: X = BASE MEASURE      A = ALTERNATE TO BASE MEASURE INDICATED IN PARENTHESIS      # = OPTIONAL BASE MEASURE CAN USE AS APPLICABLE

\* = SUPPLEMENTAL WET WEATHER MEASURE (NOVEMBER 1-APRIL 30)      0 = ALTERNATE WET WEATHER MEASURE TO \*

**Parker Ranch**  
CITY OF WEST LINN, OREGON  
EROSION CONTROL NOTES  
AND DETAILS

**otak**  
Incorporated

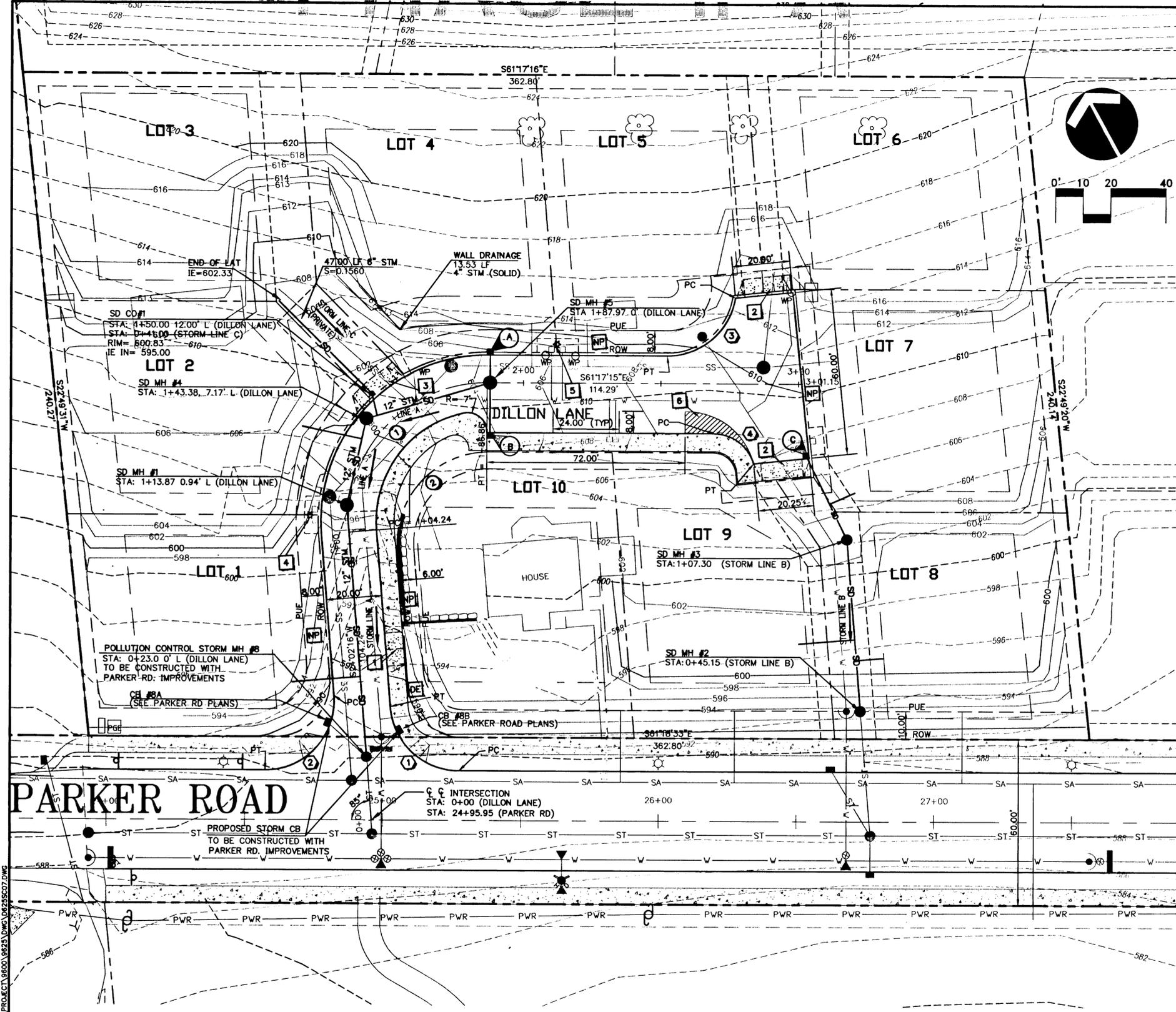
17355 SW Boones Ferry Rd.  
Lake Oswego, Oregon 97035  
Phone: (503) 635-3818  
FAX: (503) 635-5395

9625  
Project No.

D625SC06  
File No.

SC-6  
Sheet No.

Copyright 2001 ©



**CURB INFORMATION (T.O.C ELEVATION)**

- ① PC AT STA: 25+27.56 18.00' L (PARKER ROAD)  
R = 25.00' PC: 589.30  
L = 37.24' 1/4: 589.34  
Δ = 85°20'49" 1/2: 589.39  
PT: 589.47  
PT AT STA: 0+40.29 10.00' R (DILLON LANE)
- ② PC AT STA: 0+45.99 10.00' L (DILLON LANE)  
R = 25.00' PC: 589.70  
L = 41.30' 1/4: 589.29 (LOW P.)  
Δ = 94°39'11" 1/2: 589.33  
PT: 589.61  
PT AT STA: 24+57.33 18.00' L (PARKER ROAD)
- ③ PC AT STA: 2+76.96 30.86' L (DILLON LANE)  
R = 25.00' PC: 613.11  
L = 35.11' 1/4: 611.95  
Δ = 80°28'28" 1/2: 610.71  
PT: 609.62  
PT AT STA: 2+52.30 10.00' L (DILLON LANE)
- ④ PC AT STA: 2+69.37 18.00' R (DILLON LANE)  
R = 15.00' PC: 609.34  
L = 19.26' 1/4: 609.39  
Δ = 73°33'24" 1/2: 609.34  
PT: 608.63  
PT AT STA: 2+83.76 28.75' R (DILLON LANE)

\*CURB RETURNS 1 AND 2 AS WELL AS SIDEWALK AND ADA RAMP TO BE BUILT WITH PARKER ROAD IMPROVEMENTS

**CONSTRUCTION NOTE**

- 1 CONSTRUCT 12' WIDE DEPRESSED CURB WITH 1" LIP & 3' WINGS (SEE DETAIL WL-503 ON SHEET SC-13)
- 2 CONSTRUCT 14' WIDE DEPRESSED CURB WITH 1" LIP & 3' WINGS (SEE DETAIL WL-503 ON SHEET SC-13)
- 3 CONSTRUCT 16' WIDE DEPRESSED CURB WITH 1" LIP & 3' WINGS (SEE DETAIL WL-503 ON SHEET SC-13)
- 4 STA: 1+09.89 17.00' L (DILLON LANE)  
INSTALL STREET LIGHT, FLUTED FIBERGLASS POLE ON ANCHOR BASE (14.5 MOUNTING HEIGHT) WITH ORNAMENTAL FIXTURE SEE DETAIL SHEET SC-14
- 5 STA: 2+12.15 17.00' L (DILLON LANE)  
INSTALL STREET LIGHT 30', FLUTED FIBERGLASS POLE ON ANCHOR BASE (14.5 MOUNTING HEIGHT) WITH ORNAMENTAL FIXTURE SEE DETAIL SHEET SC-14
- 6 4" WIDE STRIPING PAINT (WHITE)  
SEE DETAIL 1/SC-7
- NP NO PARKING SIGNS SHALL BE PLACED ON INTERIOR STREET AS SHOWN



NOTE: POLE MOUNTED SIGNS SHALL BE MOUNTED NO LOWER THAN 4 FEET AND NO HIGHER THAN 7 FEET FROM FINISHED GRADE TO THE BOTTOM OF THE SIGNS, AND A SETBACK FROM THE CURB SURFACE TO THE LEADING EDGE OF THE SIGN AT 2 FEET. SIGNS SHALL BE 12 INCHES WIDE BY 18 INCHES HIGH. SIGNS SHALL HAVE REFLECTIVE RED LETTERS AND BORDER ON A REFLECTIVE, WHITE BACKGROUND.

DE DEAD END SIGN

**CURVE DATA**

CURVE	RADIUS	LENGTH	DELTA
1	50.00	82.62	94°40'28"
2	33.00	54.53	94°40'27"

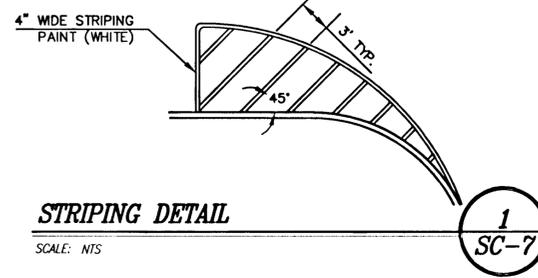
**STORM LATERAL TABLE**

Lot No.	STORM Station	Length (l.f.)	Invert 6" main	Slope	Invert end of lateral
1	0+28.44	24.00	585.59	0.3242	593.62
2	1+15.45	20.00	592.15	0.0855	594.11
3	1+27.03	8.10	593.49	0.1556	595.00*
7	1+21.61	10.26	599.93	0.1806	601.95
8	0+63.55	10.00	588.85	0.4800	593.90
9	0+71.06	20.00	590.28	0.2280	594.84

\* INVERT AT SD CO#1  
LOTS 4, 5 AND 6, WILL ALL BE SERVICED BY WEEPHOLES (WP) FOR STORM CONNECTIONS  
LOT 10 WILL BE SERVICED BY WEEPHOLE (WP) FOR STORM CONNECTION WITH PARKER ROAD IMPROVEMENT.  
ALL STORM LATERALS ARE 6" UNLESS NOTED OTHERWISE

**CATCH BASIN INFORMATION**

- Ⓐ COMBINATION INLET (DETAIL WL-601)  
STA: 1+87.97 10.00 L' (DILLON ROAD)  
TOC= 604.75  
IE OUT= 599.66  
10.97 LF 10" STM  
S=0.2343
- Ⓑ GUTTER INLET 2-1/2A (DETAIL WL-600)  
STA: 1+87.97 18.00 L' (DILLON ROAD)  
TOC= 604.52  
IE OUT= 598.89  
18.95 LF 10" STM  
S=0.0887
- Ⓒ TYPE C-1 CATCH BASIN (DETAIL WL-602)  
STA: 3+01.15 25.82 L' (DILLON ROAD)  
TOC= 608.09  
IE OUT= 603.40  
SEE PROFILE ON SHEET SC-8



**STRIPING DETAIL**

SCALE: NTS

NOTE: DRIVEWAYS FOR LOTS 1 AND 7 TO BE DETERMINED WITH BUILDING PERMIT REVIEW.

1/16/01  
Date  
SAS  
Designed  
RDk  
Drawn  
SAS 11-14-01  
Checked By Date  
REGISTERED PROFESSIONAL ENGINEER  
No. 361  
OREGON  
JULY 11, 2000  
BOB SHANKNER  
EXPIRES: 06/30/2002

Parker Ranch Inc.  
P.O. Box 484  
Lake Oswego, Oregon 97034  
Phone: (503) 675-6736

99 "AS-BUILT"  
DATE 11-14-01 BY RDk

Parker Ranch  
CITY OF WEST LINN, OREGON  
STREET AND STORM DRAIN PLAN

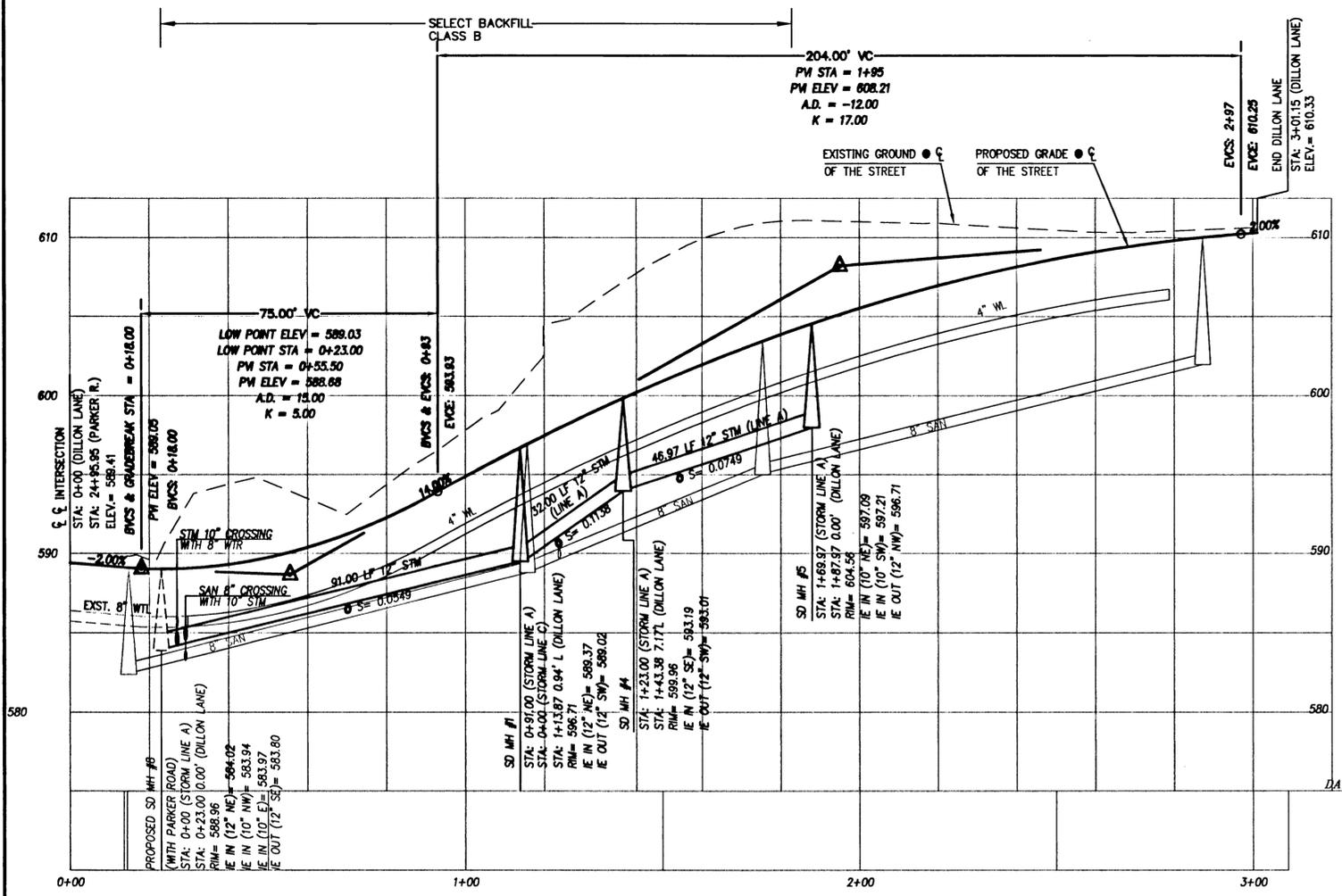
otak Incorporated  
17355 SW Boones Ferry Rd.  
Lake Oswego, Oregon 97035  
Phone: (503) 635-3618  
FAX: (503) 635-5395

9625  
Project No.  
D625SC07  
File No.  
SC-7  
Sheet No.  
Copyright 2001 ©

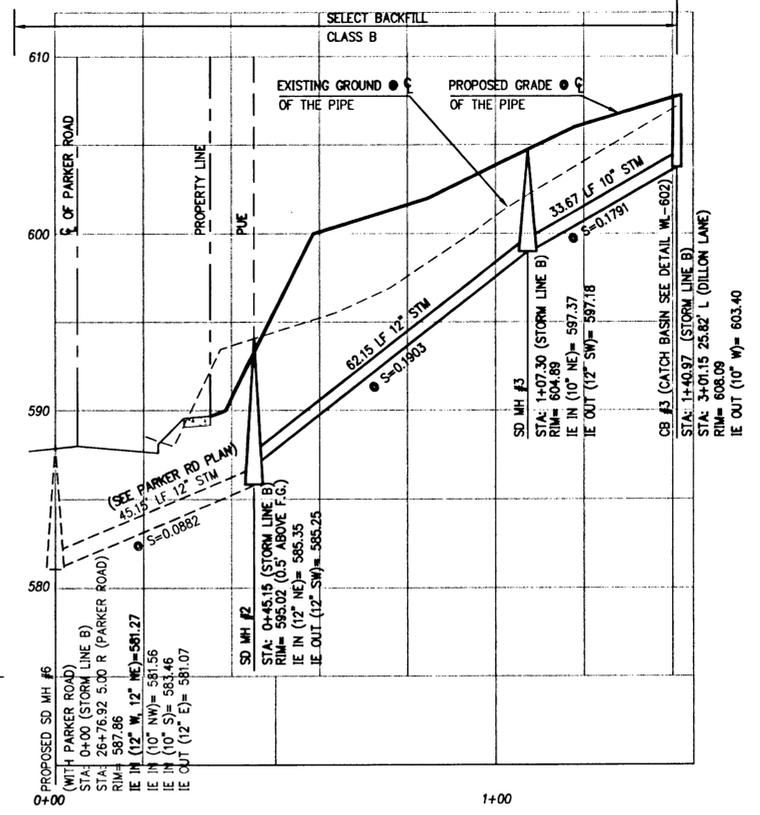
AS-BUILT 11/12/01

L:\RELMJ-11/14/2001 11:29am -> H:\PROJECT\9600\9625\DWG\D625SC07.DWG

XREF LIST  
 Ltscale: 1  
 Resolved  
 D625X001  
 D625X900  
 SASSTAMP



**STORM AND STREET PROFILE**  
 SCALE: 1" = 20' HORIZ.  
 1" = 5' VERT.  
 1  
 SC-8



**STORM LINE B PROFILE**  
 SCALE: 1" = 20' HORIZ.  
 1" = 5' VERT.  
 2  
 SC-8

1/16/01  
 Date  
 SAS  
 Designed  
 RDK  
 Drawn  
 SJK 11-14-01  
 Checked By Date

REGISTERED PROFESSIONAL ENGINEER  
 58,361  
 OREGON  
 SEP 11 2003  
 SCOTT SHUMAKER  
 EXPIRES: 06/30/2002

Parker Ranch Inc.  
 P.O. Box 484  
 Lake Oswego, Oregon 97034  
 Phone: (503) 675-6736

**AS-BUILT**  
 DATE 11-14-01 BY RDK

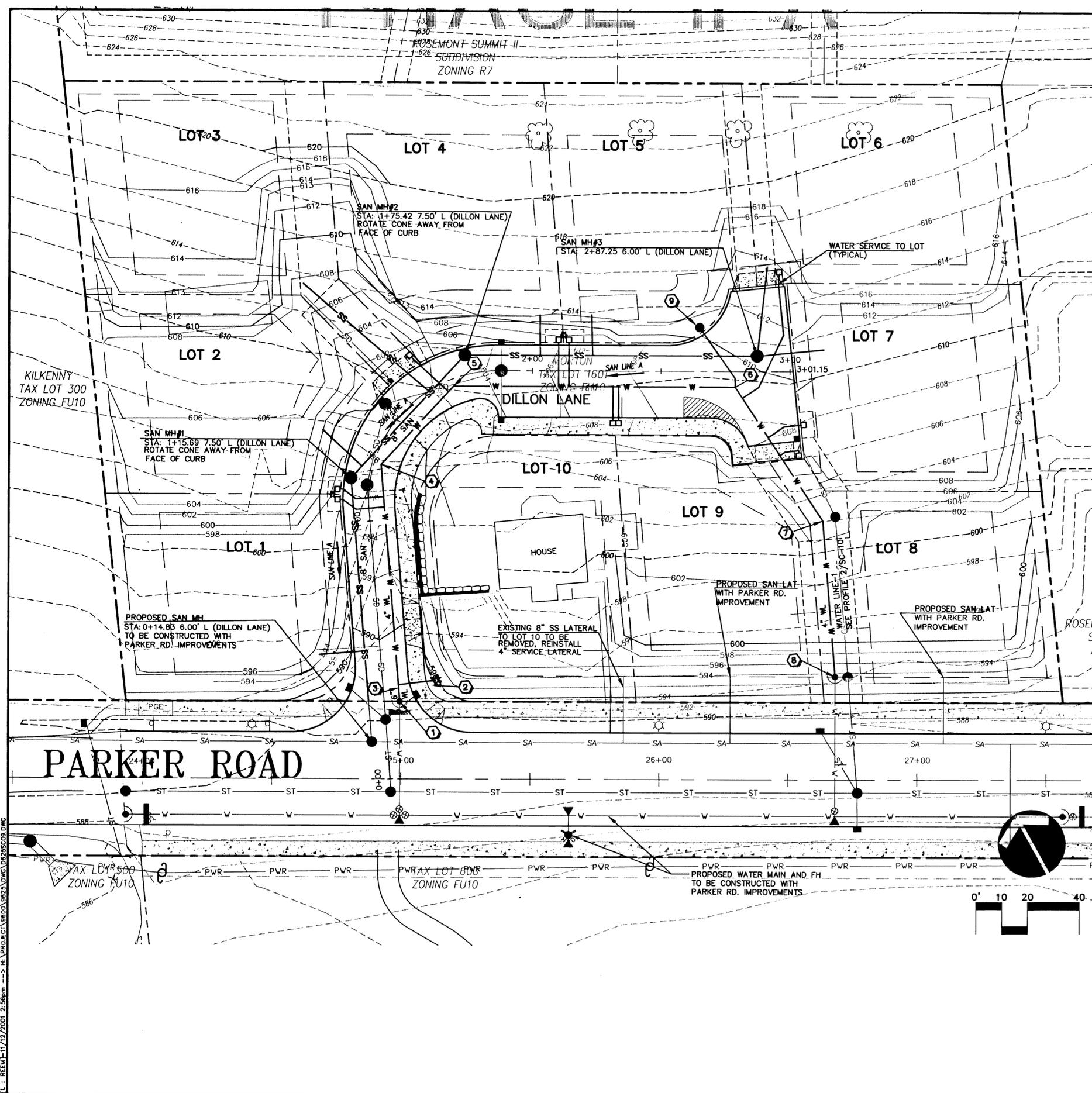
**otak**  
 Incorporated  
 17355 SW Boones Ferry Rd.  
 Lake Oswego, Oregon 97035  
 Phone: (503) 635-3618  
 FAX: (503) 635-5395

AS-BUILT 11/12/01

Project No. 9625  
 File No. D625SC08  
 Sheet No. SC-8  
 Copyright 2001 ©

L:\REEM-11/12/2001 2:36pm --> H:\PROJECT\9603\9625\DWG\D625SC08.DWG

LIST  
 Date: 1/16/01  
 5X100  
 5X190  
 5X230  
 5X400  
 5X430  
 5X230  
 5X230  
 5X431



**SANITARY LATERAL TABLE**

Lot No.	SANITARY Station	Length (l.f.)	Invert 4" main	Slope	Invert end of lateral
1	0+35.32	18.00	584.72	0.2046	588.57
2	1+09.46	21.63	589.29	0.1583	592.88
3	1+47.43	61.08	592.49	0.1690	602.98
4	1+96.37	18.00	595.70	0.4785	604.48
5	2+16.74	18.00	596.78	0.5163	606.24
6	MH #3	32.27	601.24	0.1727	606.98
7	MH #3	24.21	601.16	0.1691	605.42

LOTS 8, 9, 10, WILL ALL BE SERVICED BY LATERAL CONNECT TO PARKER RD SANITARY LINE  
 ALL SANITARY SEWER LATERALS ARE 4" PVC 3034.

**WATER LINE CONSTRUCTION NOTES**

- WATER LINE STATION REFER TO E OF THE STREET  
 INSTALL WATER METER SERVICES PER DETAIL WL-402
- STA: 0+29.61 6.00' R (DILLON LANE)  
CONNECT TO EXISTING 6" WATER LINE  
REMOVE BLOWOFF
  - STA: 0+34.92 18.81' R (DILLON LANE)  
INSTALL FIRE HYDRANT
  - STA: 0+29.61 6.00' R (DILLON LANE)  
INSTALL TEE 6"X6" WITH A 6"X4" REDUCER  
AFTER FIRE HYDRANT, AND 12.81 LF OF 6" WATER LINE (PER DETAIL WL-401)
  - STA: 1+22.98 2.72' R (DILLON LANE)  
INSTALL 45° BEND TO DEFLECT  
THE LINE 47'33"70", RESTRAINED JOINTS TO BE USED (MEGALUG OR APPROVED EQUAL)
  - STA: 1+68.04 2.76' R (DILLON LANE)  
INSTALL 45° BEND TO DEFLECT  
THE LINE 47'33"73", RESTRAINED JOINTS TO BE USED (MEGALUG OR APPROVED EQUAL)
  - STA: 2+78.72 6.06' R (DILLON LANE)  
INSTALL 1-45°, 1-11° BEND  
TO DEFLECT THE LINE 56'43"15", RESTRAINED JOINTS TO BE USED (MEGALUG OR APPROVED EQUAL)
  - STA: 1+14.59 (WL-1 SEE SHEET SC-10 FOR WATER LINE PROFILE)  
INSTALL 22½° BEND TO DEFLECT  
THE LINE 28'89"42", RESTRAINED JOINTS TO BE USED (MEGALUG OR APPROVED EQUAL)
  - STA: 0+54.00 (WL-1 SEE SHEET SC-10 FOR WATER LINE PROFILE)  
CONNECT TO EXISTING 4" WATER LINE  
REMOVE BLOWOFF
  - STA: 2+78.72 6.06' R (DILLON LANE)  
INSTALL AIR RELEASE UNIT PER WL-405

1/16/01  
 Date SAS  
 Designed RDK  
 Drawn SRS 11-14-01  
 Checked By Date  
 REVISIONS  
 BY APPD.  
 DATE  
 NO.  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 361  
 State of Oregon  
 July 11, 1999  
 Scott Shumaker  
 EXPIRES: 06/30/2002

Parker Ranch Inc.  
 P.O. Box 484  
 Lake Oswego, Oregon 97034  
 Phone: (503) 675-8738

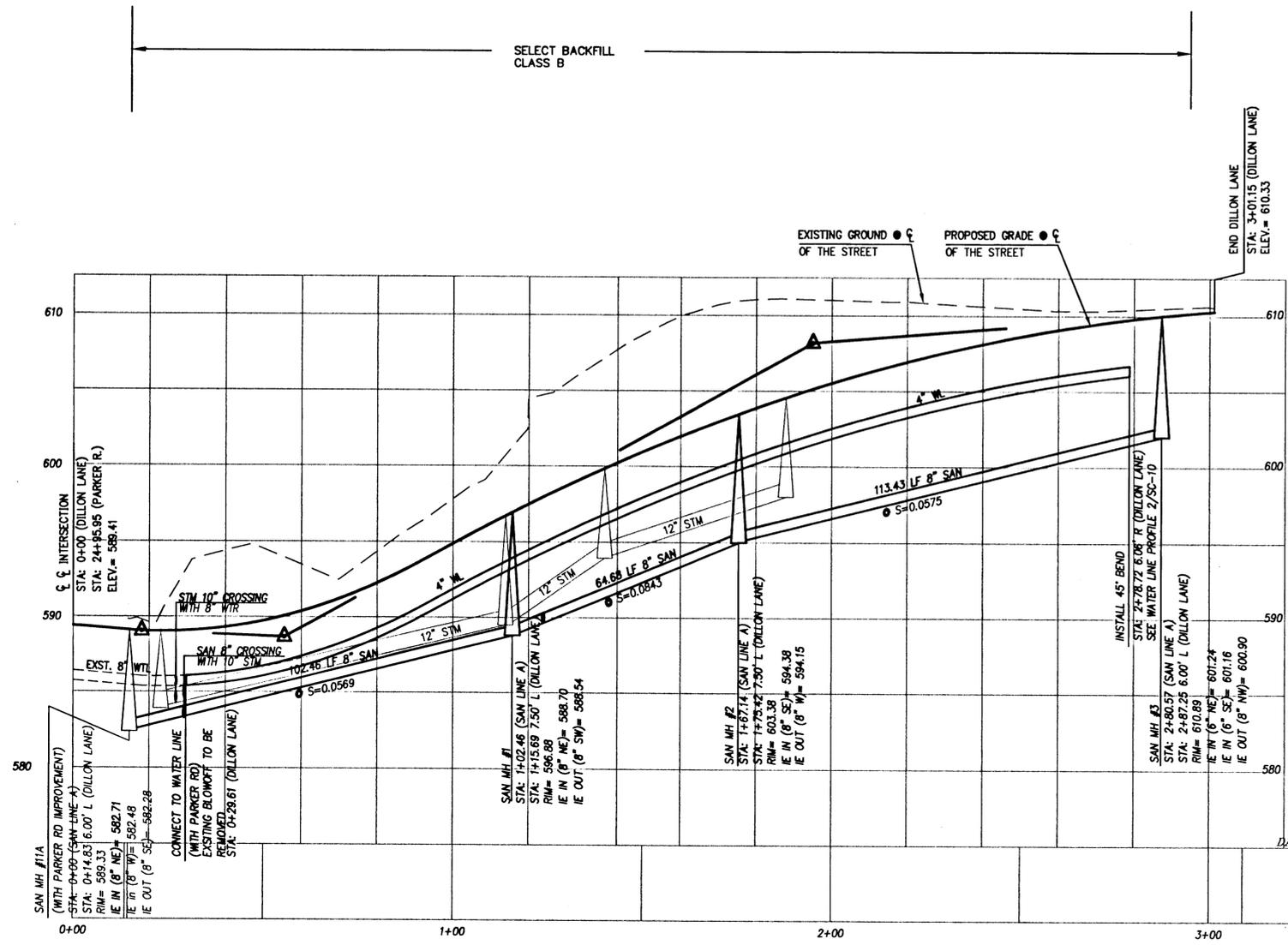
**"AS-BUILT"**  
 DATE 11-14-01 BY RDK

**Parker Ranch**  
 CITY OF WEST LINN, OREGON  
 SANITARY SEWER AND WATER PLAN

**otak**  
 Incorporated  
 17355 SW Boones Ferry Rd.  
 Lake Oswego, Oregon 97035  
 Phone: (503) 635-3618  
 FAX: (503) 635-5395  
 9625  
 Project No.  
 D625SC09  
 File No.  
 SC-9  
 Sheet No.  
 Copyright 2001 ©

L:\REEM\11/12/2001 2:56pm -> H:\PROJECT\96001\625\DWG\025SC09.DWG

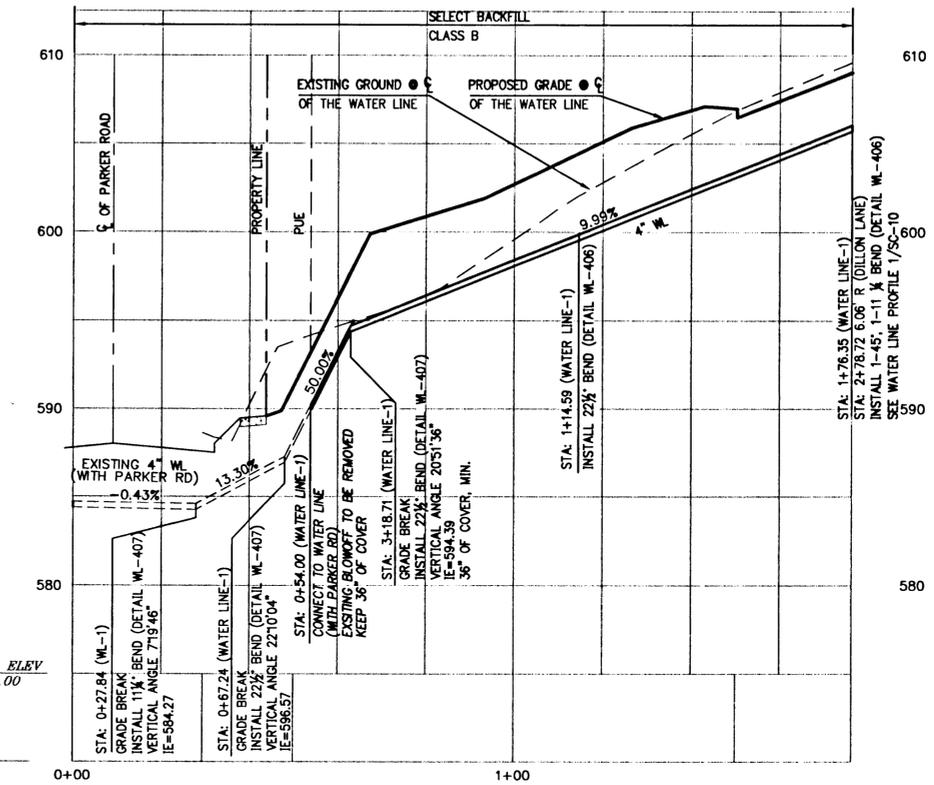
XREF LIST  
 Ltscale: 1  
 Resolved  
 D625X001  
 D625X000  
 SASSTAMP



**SAN & WATER PROFILE**

SCALE: 1" = 20' HORIZ.  
 1" = 5' VERT.

1  
 SC-10



**WATER LINE 1 PROFILE**

SCALE: 1" = 20' HORIZ.  
 1" = 5' VERT.

2  
 SC-10

1/16/01  
 Date  
 SAS  
 Designed  
 RDK  
 Drawn  
 SAC 11/14/01  
 Checked By Date

REVISIONS  
 NO. DATE BY APPD.

REGISTERED PROFESSIONAL ENGINEER  
 58,36  
 OREGON  
 JUNE 11, 2000  
 BOB SHUMAKER  
 EXPIRES: 06/30/2002

Parker Ranch Inc.  
 P.O. Box 484  
 Lake Oswego, Oregon 97034  
 Phone: (503) 675-8738

**AS-BUILT**  
 DATE 11-14-01 BY RDK

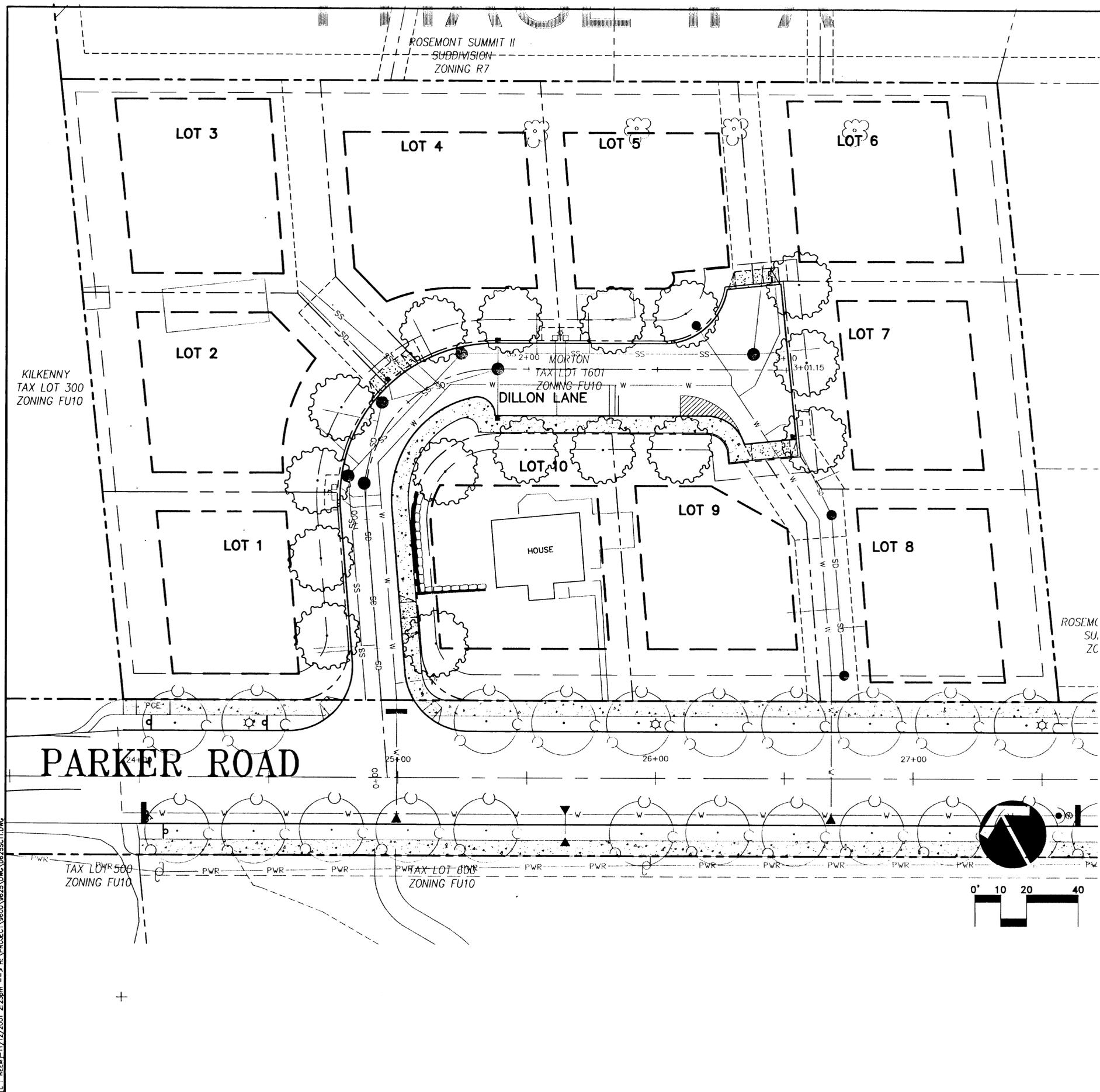
**Parker Ranch**  
 CITY OF WEST LINN, OREGON  
 SANITARY SEWER AND WATER PROFILE

**otak**  
 Incorporated  
 17355 SW Boones Ferry Rd.  
 Lake Oswego, Oregon 97035  
 Phone: (503) 635-3818  
 FAX: (503) 635-5395

9625  
 Project No.  
 D625SC10  
 File No.  
 SC-10  
 Sheet No.  
 Copyright 2001 ©

L:\REEM-11/12/2001 2:55pm --> H:\PROJECT\9600\9625\DWG\D625SC10.DWG

XREF LIST  
 Ltscale: 1  
 Resolved  
 D625X001  
 D625X190  
 D625X230  
 D625X400  
 D625X430  
 D754X230  
 D933X230  
 SASSTAMP  
 Unresolved  
 D625X431

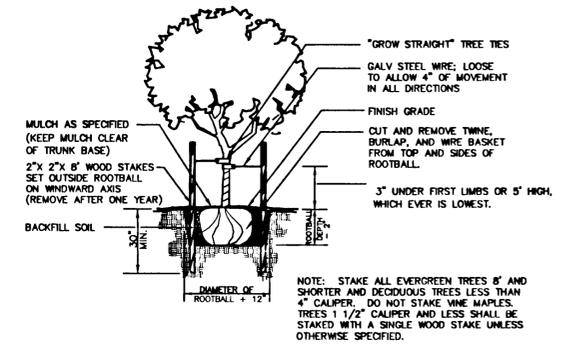


NOTES;

ALL PLANTING AREAS WILL BE WATERED UNTIL THE PLANTS HAVE ESTABLISHED.

PLANTING POCKET BACKFILL WILL INCLUDE 25% LEAF COMPOST MIXED WITH NATIVE TOPSOIL.

ALL PLANTING AREAS WILL BE TOP-DRESSED WITH A 2" LAYER OF MEDIUM BARK MULCH.



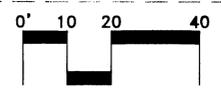
② TREE STAKING DETAIL  
NOT TO SCALE

LEGEND

- GREENSPIRE LINDEN (2" CAL., 30' O.C.)  
 TILIA CORDATA 'GREENSPIRE'
- SKYLINE THORNLESS HONEYLOCUST (2" CAL., 30' O.C.)  
 GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'  
 (TO BE INSTALLED WITH PARKER ROAD)

ASBUILT NOTE:

No LANDSCAPING HAS BEEN INSTALLED AS OF NOVEMBER 14, 2001.



1/16/01
Date
SAS
Designed
RDK
Drawn
SAS 11/14/01
Checked By Date

NO.	DATE	BY	APPD.

Parker Ranch Inc.  
 P.O. Box 484  
 Lake Oswego, Oregon 97034  
 Phone: (503) 675-6736

Parker Ranch

CITY OF WEST LINN, OREGON  
 STREET TREE PLAN

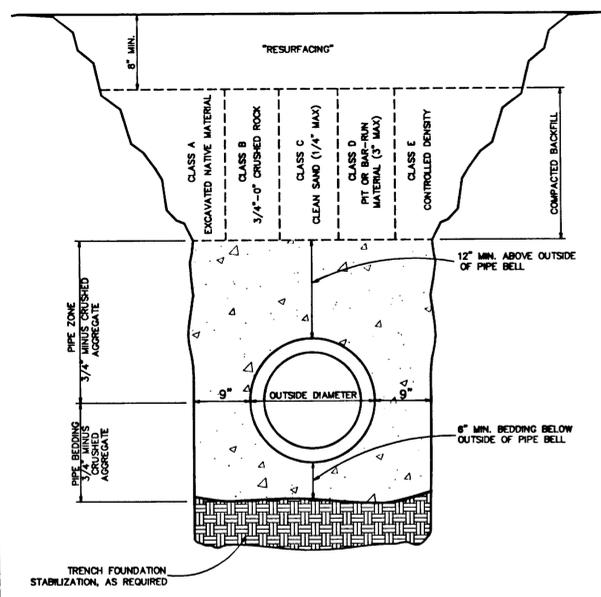


17355 SW Boones Ferry Rd.  
 Lake Oswego, Oregon 97035  
 Phone: (503) 835-3618  
 FAX: (503) 835-5395

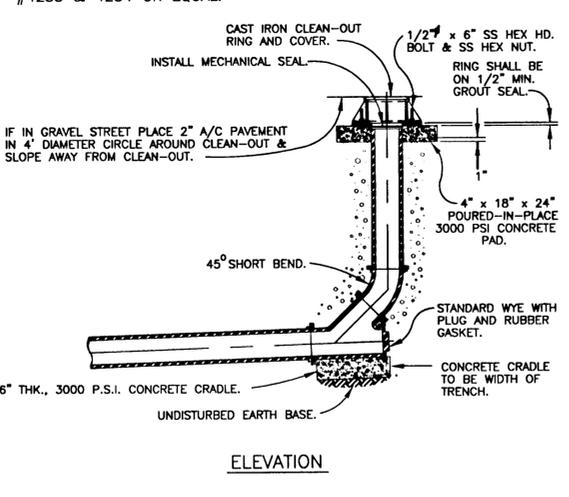
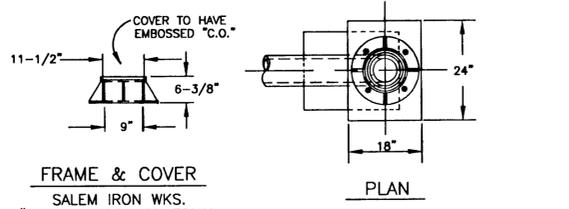
AS-BUILT 11/12/01

9625
Project No.
D625SC11
File No.
SC-11
Sheet No.
Copyright 2001 ©

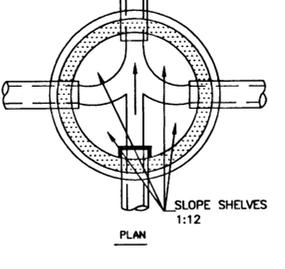
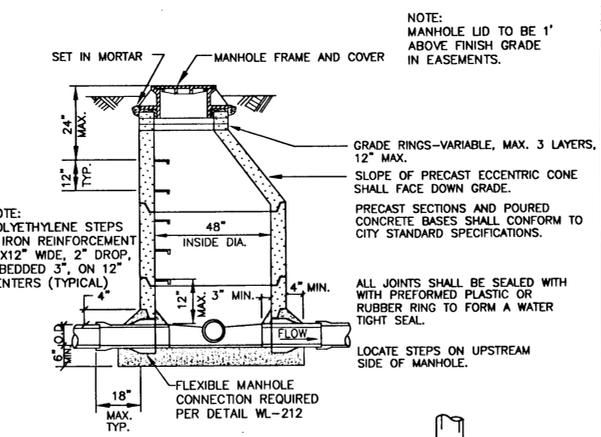
REF LIST  
 Ltscale: 1  
 Resolved  
 D625X001  
 SASSTAMP



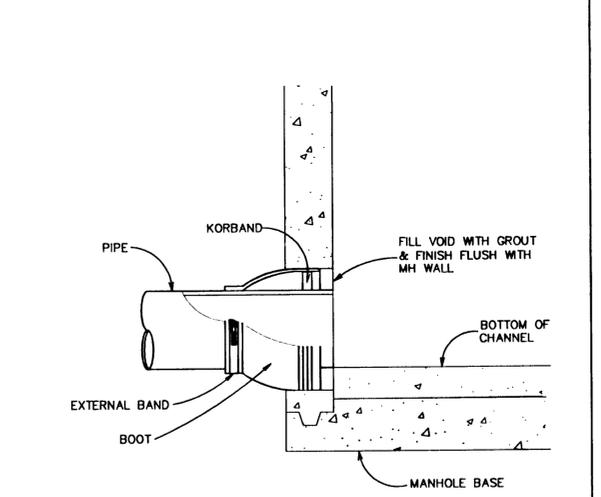
Trench Backfill, Bedding and Pipe Zone  
 DATE: JAN 2000  
 DRAWING NO. WL-200  
 FILE NO. 00-200



Standard Clean Out  
 DATE: JAN 2000  
 DRAWING NO. WL-206  
 FILE NO. 00-206

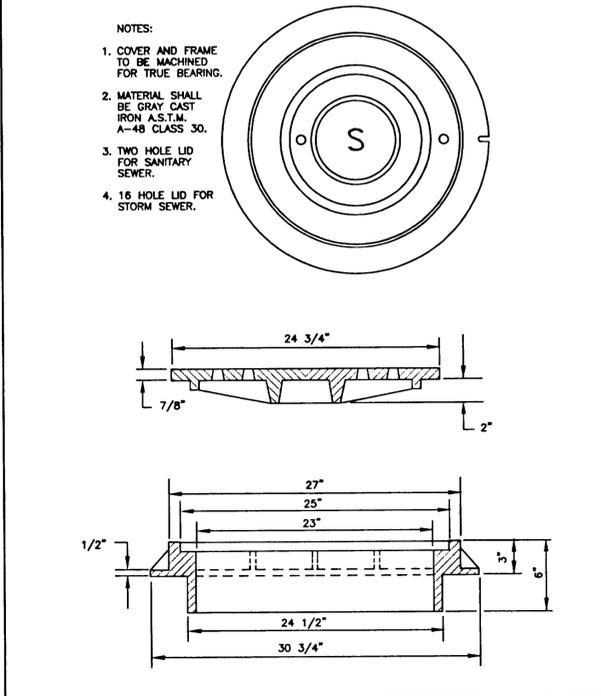


Standard Manhole for Less than 36\"/>
 DATE: JAN 2000  
 DRAWING NO. WL-207  
 FILE NO. 00-207

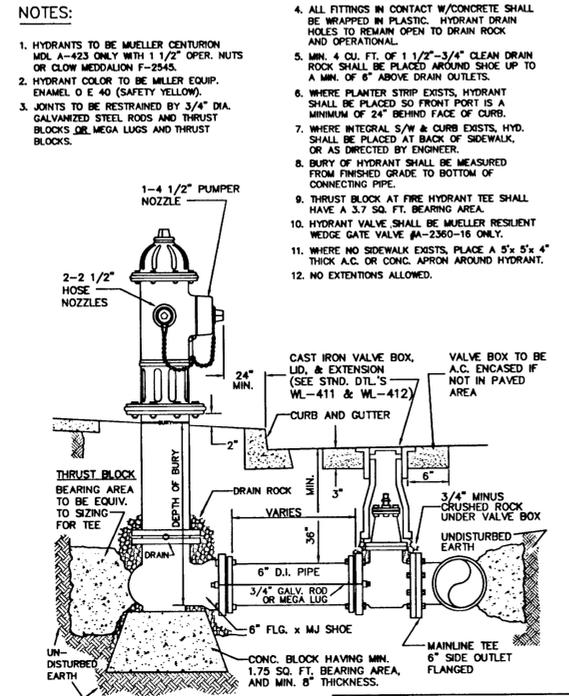


FLEXIBLE MANHOLE CONNECTION (KOR-N-SEAL OR EQUAL)

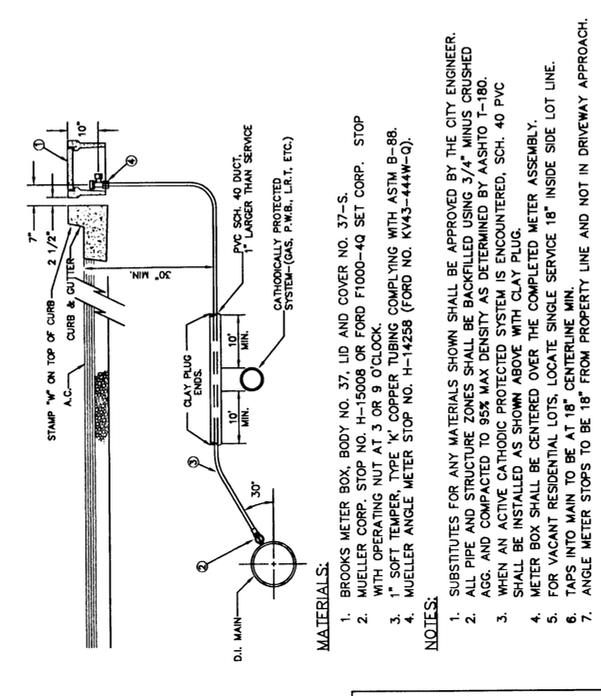
Flexible Manhole Connection  
 DATE: JAN 2000  
 DRAWING NO. WL-212  
 FILE NO. 00-212



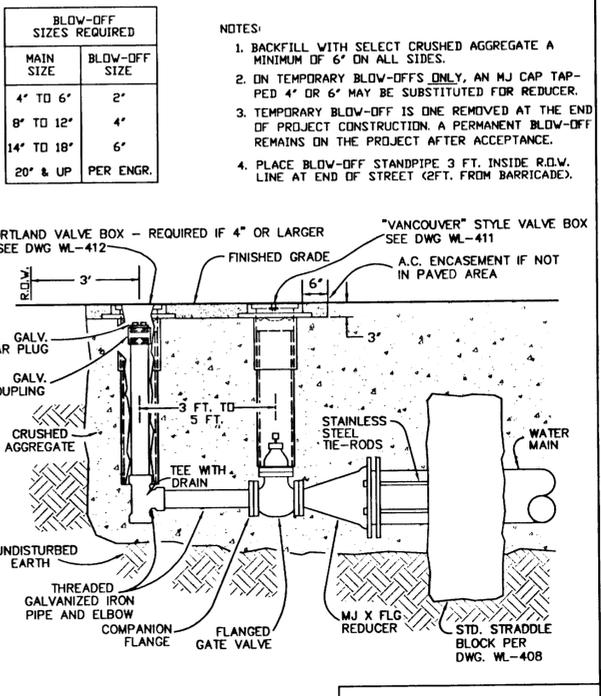
Suburban Manhole Frame and Cover 3\"/>
 DATE: JAN 2000  
 DRAWING NO. WL-300  
 FILE NO. 00-300



Standard Fire Hydrant Assembly  
 DATE: JAN 2000  
 DRAWING NO. WL-401  
 FILE NO. 00-401



Standard 1\"/>
 DATE: JAN 2000  
 DRAWING NO. WL-402  
 FILE NO. 00-402



Permanent or Temporary 4\"/>
 DATE: JAN 2000  
 DRAWING NO. WL-404B  
 FILE NO. 00-404B

1/16/01  
 Date SAS  
 Designed RDK  
 Drawn [Signature]  
 Checked By Date



Parker Ranch Inc.  
 P.O. Box 484  
 Lake Oswego, Oregon 97084  
 Phone: (503) 675-6736

AS-BUILT  
 DATE 11-14-01 BY RDK

Parker Ranch  
 CITY OF WEST LINN, OREGON  
 DETAIL SHEET

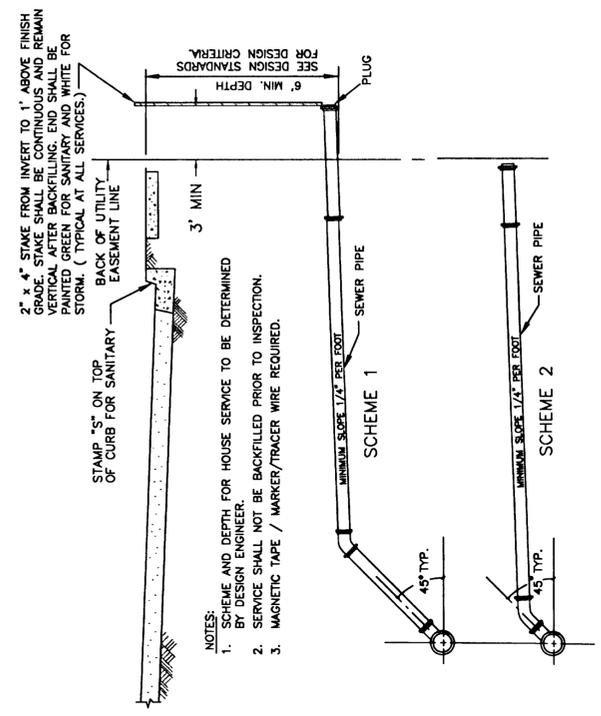


17355 SW Boones Ferry Rd.  
 Lake Oswego, Oregon 97035  
 Phone: (503) 635-3618  
 FAX: (503) 635-5395

9625  
 Project No. D625SC12  
 File No. SC-12  
 Sheet No.  
 Copyright 2001 ©

L: REEM-11/12/2001 2:53pm --> H: PROJECT\_0600\_0625.DWG D625SC12.DWG

XREF LIST  
 Ltscale: 40  
 Resolved  
 00-501  
 00-508  
 00-600  
 00-601-A  
 00-602A  
 D625X001  
 SASSTAMP



Service Branch

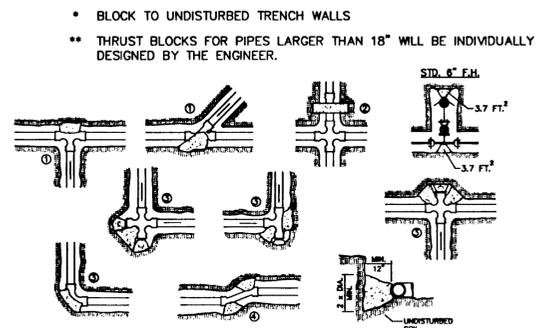
DATE: JAN 2000  
 DRAWING NO. WL-218  
 FILE NO. 00-218

*West Lim*

FITTING SIZE (Inches)	TEE, WYE, & HYDRANTS ①	STRADDLE BLOCK ②	90° BEND PLUGGED CROSS TEE PLUGGED-RUNS ③	45° BEND ④	22 1/2" BEND ⑤	11 1/2" BEND ⑥
2	*	*	*	*	*	*
4	1.7	2.1	2.4	1.3	*	*
6	3.7	4.9	5.3	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.)

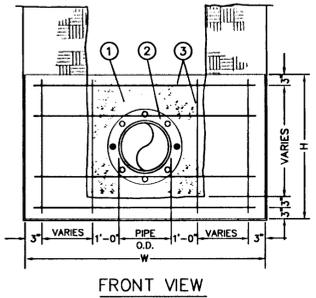
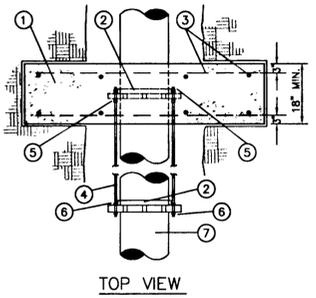
- ALL VALUES ARE BASED ON THE FOLLOWING ASSUMPTIONS:  
 AVG. PRESSURE = 100 PSI X 2 (safety factor); 1500 PSF SOIL BEARING CAPACITY; NORMAL DISTRIBUTION DESIGN VELOCITY NOT TO EXCEED 5 F/S.
- ALL FITTINGS SHALL BE WRAPPED IN PLASTIC PRIOR TO PLACEMENT OF CONCRETE.
- BEARING SURFACE OF THRUST BLOCKING 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

DATE: JAN 2000  
 DRAWING NO. WL-406  
 FILE NO. 00-406

*West Lim*



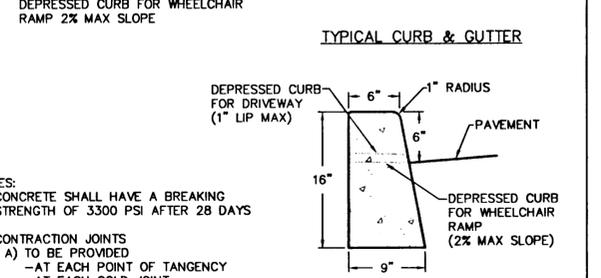
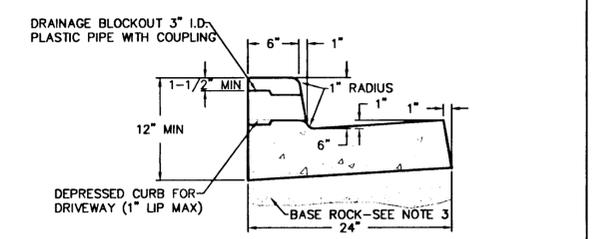
- MATERIALS:
- CONCRETE STRADDLE BLOCK.
  - UNI-FLANGE, SERIES 400C, CLASS 125
  - #4 REBAR EACH WAY, 12" O/C.
  - 3/4" ALL THREAD GALVANIZED STEEL TEE RODS, QUANTITY PER ENGINEER.
  - 3/4" GALVANIZED NUTS, 2-EACH SIDE
  - 3/4" GALVANIZED NUTS, 1-EACH SIDE
  - FLANGED FITTING

- NOTES:
- STRADDLE BLOCKS SHALL BE DESIGNED INDIVIDUALLY BY THE ENGINEER AND SHALL BE BASED ON THE FOLLOWING:  
 a.) 200 PSI WATER PRESSURE  
 b.) SOIL BRG. CAPACITY, STEEL SIZE AND SPACING BY THE ENGINEER.
  - BEARING AREA OF BLOCK SHALL BE AGAINST UNDISTURBED SOIL.
  - STRADDLE BLOCK SHALL HAVE A MINIMUM OF 18" COVER.
  - CONCRETE SHALL HAVE A MIN. 28-DAY STRENGTH OF 3300 PSI
  - ALL FITTINGS WITHIN THE CONC. SHALL BE WRAPPED IN PLASTIC OR BE COATED W/ KOPPER'S #50.
  - STRADDLE BLOCK HEIGHT(H) & WIDTH(W) SHALL BE DETERMINED BY THE ENGINEER.

Standard Straddle Block

DATE: JAN 2000  
 DRAWING NO. WL-408  
 FILE NO. 00-408

*West Lim*

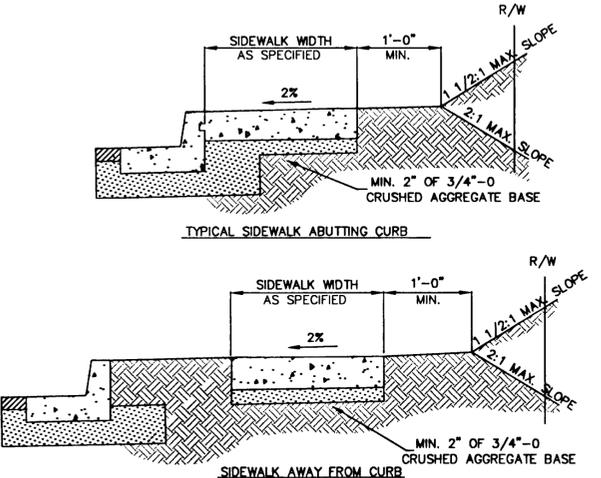


- NOTES:
- CONCRETE SHALL HAVE A BREAKING STRENGTH OF 3300 PSI AFTER 28 DAYS
  - CONTRACTION JOINTS  
 A) TO BE PROVIDED  
 -AT EACH POINT OF TANGENCY  
 -AT EACH COLD JOINT  
 -AT EACH SIDE OF INLET STRUCTURES  
 -AT BOTH SIDES OF AN APPROACH  
 B) SPACING TO BE NOT MORE THAN 15 FEET  
 C) THE DEPTH OF THE JOINT SHALL BE AT LEAST 1/3 OF THE THICKNESS OF CONCRETE  
 D) EXPANSION JOINTS SHALL NOT BE USED
  - BASE ROCK - 1-1/2"-0", 95% COMPACTION ROCK SHALL BE TO SUBGRADE OF THE STREET SECTION OR 4" IN DEPTH, WHICHEVER IS GREATER
  - DRAINAGE BLOCK - 3" DIA. PLASTIC PIPE  
 A) DRAINAGE ACCESS THROUGH EXISTING CURBS SHALL BE DONE BY:  
 -CORE DRILLING  
 -VERTICAL SAWCUT OF CURB 18" EACH SIDE OF DRAIN AND RE-POURED TO FULL DEPTH OF CURB
  - STAMP TOP OF CURB WITH "W" AT WATER SERVICE CROSSING AND "S" AT SANITARY LATERAL CROSSING

Typical Curbs

DATE: JAN 2000  
 DRAWING NO. WL-501  
 FILE NO. 00-501

*West Lim*

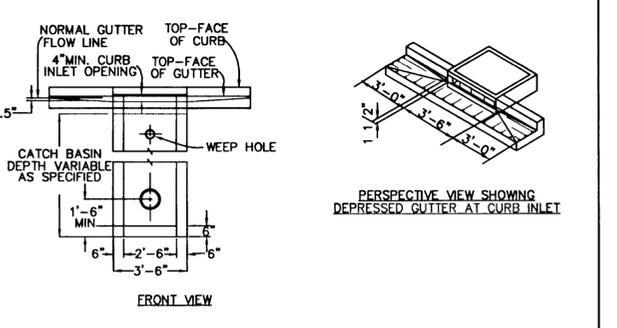
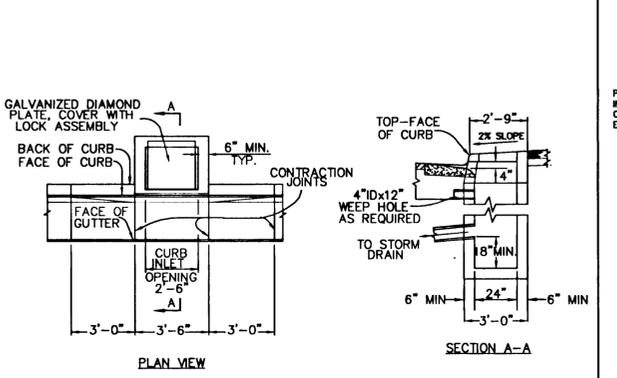


- NOTES:
- CONCRETE SHALL BE 3300 PSI AT 28 DAYS, 6 SACK MIX, SLUMP RANGE OF 1 1/2" TO 3".
  - PANEL LENGTHS SHALL BE EQUAL TO THE SIDEWALK WIDTH, BUT MAY BE ADJUSTED WITH THE CITY ENGINEER'S APPROVAL.
  - CONTRACTION JOINTS (1/3RD OF THE THICKNESS OF CONCRETE) SHALL BE PLACED EVERY THIRD PANEL, WITH A MAX. SPACING OF 18 FEET. JOINTS SHALL ALSO BE PLACED AT THE SIDES OF DRIVEWAY APPROACHES, UTILITY VAULTS, AND WHEELCHAIR RAMPS.
  - A CURING COMPOUND SHALL BE USED. WHITE REFLECTIVE SHEETING SHALL BE USED IN CASE OF RAIN.
  - FOR SIDEWALKS ADJACENT TO THE CURB AND POURED AT THE SAME TIME AS THE CURB, THE JOINT BETWEEN THEM SHALL BE A TROWELED JOINT WITH A MIN. 1/2" RADIUS.
  - THE SIDEWALK SHALL HAVE A MIN. THICKNESS OF 6" IF MOUNTABLE CURB IS USED OR IF THE SIDEWALK IS INTENDED AS A PORTION OF THE DRIVEWAY. OTHERWISE, THE SIDEWALK SHALL HAVE A MIN. THICKNESS OF 4".
  - DRAIN BLOCKOUTS IN THE CURB SHALL BE EXTENDED TO THE BACK OF THE SIDEWALK WITH A 3" DIA. PLASTIC PIPE AT A 2% SLOPE. A CONTRACTION JOINT SHALL BE PLACED OVER THE PIPE.

Concrete Sidewalk Cross Section

DATE: JAN 2000  
 DRAWING NO. WL-508  
 FILE NO. 00-508

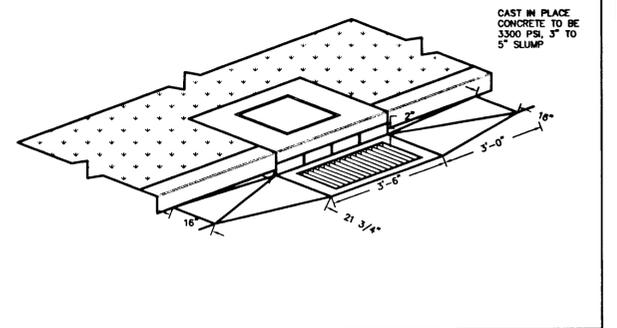
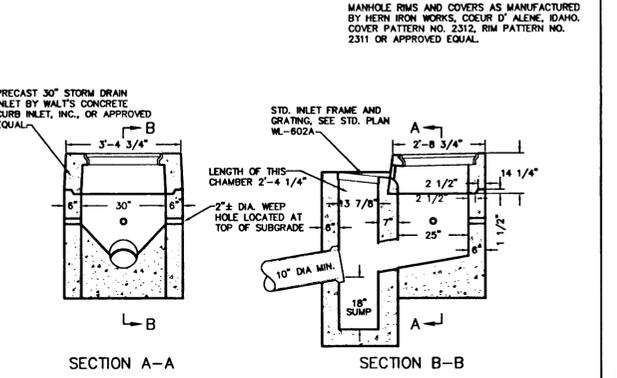
*West Lim*



Gutter Inlet 2 1/2" A

DATE: JAN 2000  
 DRAWING NO. WL-600  
 FILE NO. 00-600

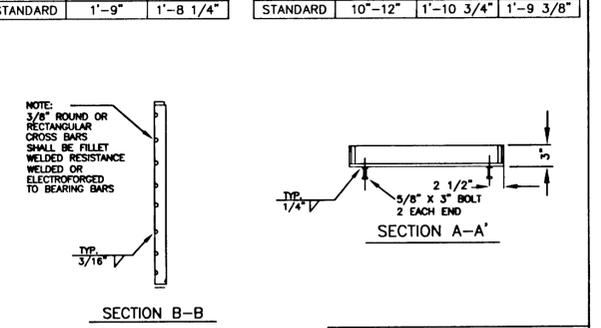
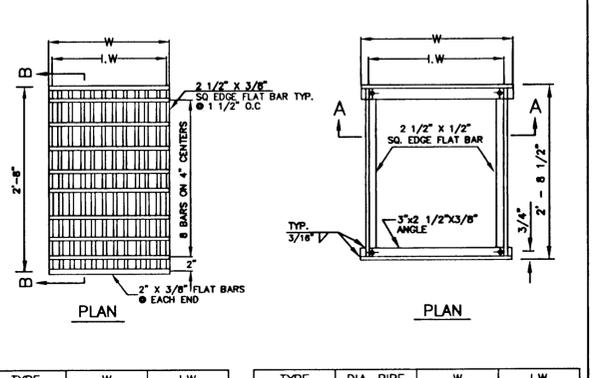
*West Lim*



Combination Curb Inlet

DATE: JAN 2000  
 DRAWING NO. WL-601  
 FILE NO. 00-601

*West Lim*

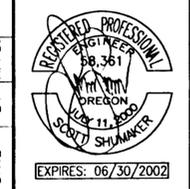


Frame & Grate for Gutter & Curb Inlets

DATE: JAN 2000  
 DRAWING NO. WL-602A  
 FILE NO. 00-602A

*West Lim*

1/16/01  
 Date  
 SAS  
 Designed  
 RDK  
 Drawn  
 SAC, 11-14-01  
 Checked By  
 Date



REVISIONS  
 NO. DATE BY APPD.

Parker Ranch Inc.  
 P.O. Box 484  
 Lake Oswego, Oregon 97034  
 Phone: (503) 675-6736

AS-BUILT  
 DATE: 11/12/01 BY: RDK

Parker Ranch  
 CITY OF WEST LINN, OREGON  
 DETAIL SHEET

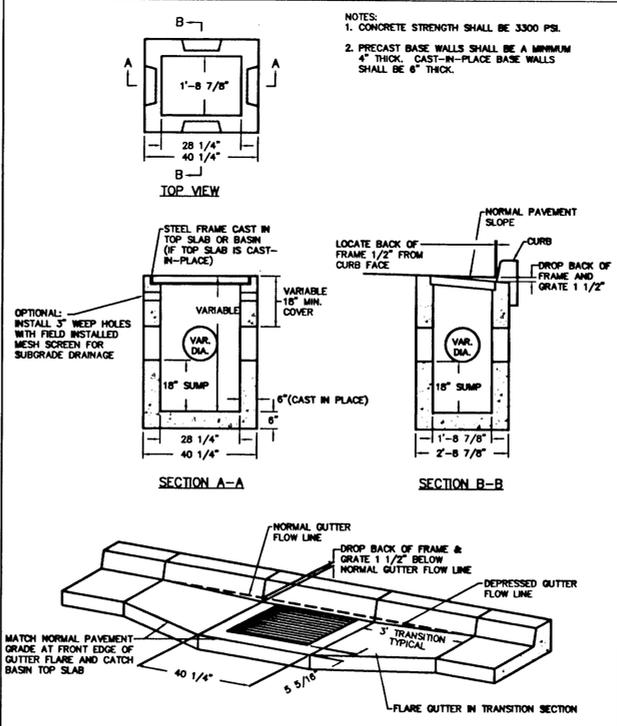
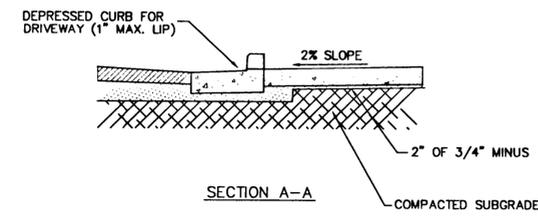
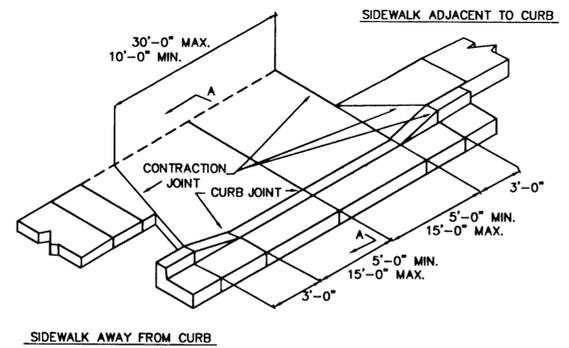
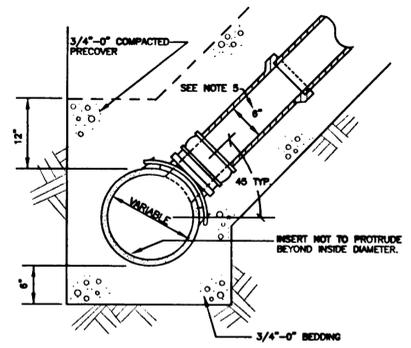


17355 SW Boones Ferry Rd.  
 Lake Oswego, Oregon 97035  
 Phone: (503) 635-3618  
 FAX: (503) 635-5395

9625  
 Project No.  
 D625SC13  
 File No.  
 SC-13  
 Sheet No.  
 Copyright 2001 ©

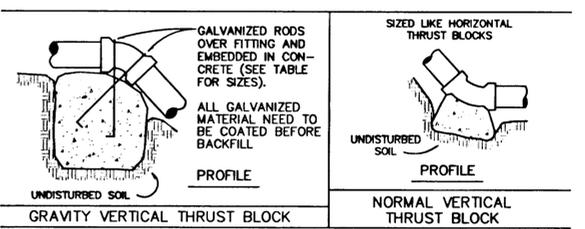
I:\PROJECTS\6600\6625\DWG\D625SC13.DWG  
 11/12/2001 2:52pm  
 REM-11/12/2001

REF LIST  
 Lt scale: 1  
 Resolved  
 D625X01  
 SASSTAMP



NOTES:  
 1. CONCRETE STRENGTH SHALL BE 3300 PSI.  
 2. PRECAST BASE WALLS SHALL BE A MINIMUM 4\"/>

NOTES:  
 1. GRAVITY VERTICAL THRUST BLOCKS SHALL BE DESIGNED BY THE ENGINEER.  
 2. KEEP CONCRETE CLEAR OF JOINT AND JOINT ACCESSORIES. FITTINGS SHALL BE WRAPPED IN PLASTIC PRIOR TO PLACEMENT OF CONCRETE.  
 3. CONCRETE THRUST BLOCKING SHALL BE POURED AGAINST UNDISTURBED EARTH.  
 4. CONCRETE MIX SHALL HAVE A MIN. 28 DAY STRENGTH OF 3300 P.S.I.  
 5. THRUST BLOCK VOLUMES FOR VERTICAL BENDS HAVING UPWARD RESULTANT THRUSTS ARE BASED ON TEST PRESSURE OF 150 P.S.I.G. AND THE WEIGHT OF CONCRETE = 4050 LBS./CU.YD.  
 6. 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.  
 7. PAYMENT SHALL BE THE SAME AS FOR HORIZONTAL THRUST BLOCKS.  
 8. ALL REBAR SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM-123 (MIN. 3.4 MIL). REBAR SHALL BE BENT BEFORE GALVANIZATION, AND LAST 4\"/>



VOLUME OF THRUST BLOCK IN CUBIC YARDS (VERTICAL BENDS)		
FITTING SIZE	BEND ANGLE	
4	45°	1.1
6	22 1/2°	2.7
8	11 1/4°	4.0
10		6.0
12		8.5
14		11.5
16		14.8

FITTING SIZE AND LESS	ROD SIZE	EMBEDMENT
12\"/>		

NOTES:  
 1. A MINIMUM OF 24 HOURS NOTICE IS REQUIRED PRIOR TO A TAP INSPECTION. ALL TRENCHES SHALL BE SHORED IN COMPLIANCE WITH OR-OSHA EXCAVATION RULES, CHAPTER 437, DIVISION "3", SUBDIVISION "P", ADOPTED SEPTEMBER 1, 1990. PUBLIC WORKS INSPECTORS WILL NOT INSPECT A TAP IN A TRENCH WITHOUT LEGAL SHORING.  
 THE TAP SHALL BE INSPECTED BEFORE BACKFILL IS ALLOWED AND BEFORE THE SIDE SEWER CONNECTION IS MADE. THE CORE DRILLED "SLUG" IS TO BE SHOWN TO THE INSPECTOR TO INSURE IT WAS REMOVED FROM THE SEWER LINE.  
 2. ALL SERVICE LINE CONNECTIONS SHALL BE MADE WITH AN APPROVED CONNECTOR MANUFACTURED AND DESIGNED TO CONNECT TO A CORE DRILLED PIPE, FOWLER INSURT-A-TEE, SEAL TIGHT SADDLE, TAP TITE TEE, OR AN APPROVED EQUAL COMMERCIAL TAP.  
 3. THE CENTERLINE OF TAP IS TO BE ABOVE THE SPRINGLINE.  
 4. 4\"/>

NOTES:  
 1. CONCRETE SHALL HAVE A MINIMUM BREAKING STRENGTH OF 3300 PSI AFTER 28 DAYS, 6 SACK MIX.  
 2. CURB SHALL BE TROWELED JOINT WITH A MIN. 1/2\"/>

NOTE:  
 PRECAST TOP SLAB SHOWN WITH GUTTER TRANSITION FLARE IF THE TOP SLAB IS CAST-IN-PLACE. NO FLARE IS REQUIRED IN THE TRANSITION SECTION; MATCH THE TOP FRONT EDGE OF THE FRAME AND THE TOP FRONT EDGE OF THE CAST-IN-PLACE TOP SLAB TO THE NORMAL PAVEMENT GRADE.

Vertical Thrust Blocking

Sewer Service Tap to Existing Sewers for House Laterals

DATE: JAN 2000  
 DRAWING NO. WL-303  
 FILE NO. 00-303

Residential Driveway

DATE: JAN 2000  
 DRAWING NO. WL-503  
 FILE NO. 00-503

Type G-1 Catch Basin with Sump

DATE: JAN 2000  
 DRAWING NO. WL-602  
 FILE NO. 00-602

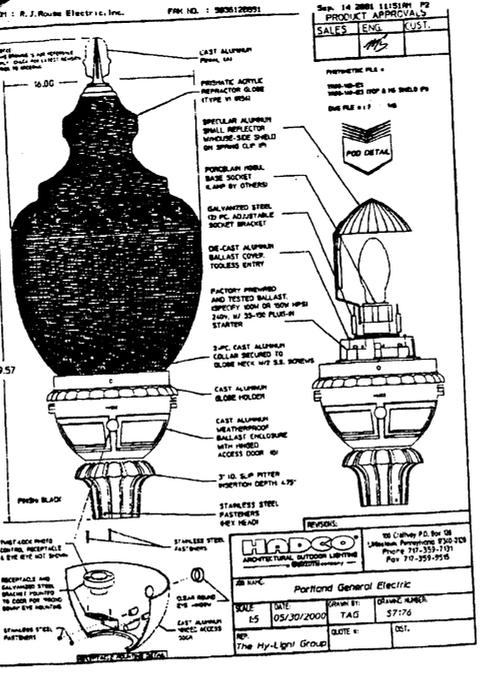
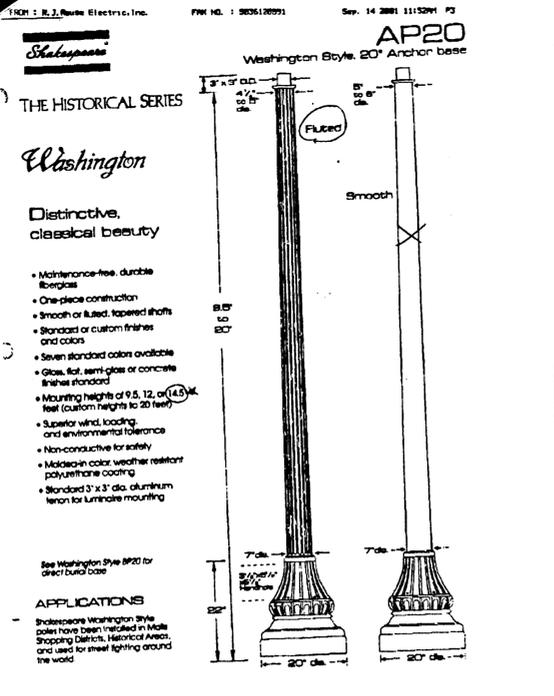
AP20 20\"/>

Washington

THE HISTORICAL SERIES

Distinctive, classical beauty

• Maintenance-free, durable fiberglass  
 • One-piece construction  
 • Smooth or fluted, tapered shafts  
 • Standard or custom finishes and colors  
 • Seven standard colors available  
 • Glass, flt., semi-glass or concrete finishes standard  
 • Mounting heights of 9.5, 12, or 14.5 feet (custom heights to 20 feet)  
 • Superior wind, loading, and environmental tolerance  
 • Non-conductive for safety  
 • Molded-in color, weather resistant polyethylene coating  
 • Standard 1/2\"/>



ROCK SIZE SCHEDULE

H(FT)	MIN.WT.(LBS.)	TYPICAL SIZE (IN.)
5	1,500	34X26X18 25X25X25
3	1,000	28X25X16 22X22X22
1	500	22X18X14 18X18X18

ROCKERY WALL DESIGN

MAXIMUM WALL HEIGHT (5) FEET  
 DRAWING NOT TO SCALE

LEVEL TO 2% IV MAX. SLOPE

MIN. WT. 2500+25

COMPACTED SILT OR CLAY SOIL (12 to 24 INCHES THICK)

STABLE TEMPORARY CUT (SLOPE ANGLE VARIES)

4\"/>

1 1/2\"/>

4 IN. DIAM. MIN. PERFORATED PLASTIC PIPE SCHEDULE 40 or ADS HIGHWAY GRADE

CONSTRUCTION NOTES:  
 1. For walls supporting engineered fill, the fill should be overbuilt and the wall constructed against an excavation into already compacted fill.  
 2. Rocks should have a cubical, tabular, or semi-rectangular shape that roughly matches the space created by the previous rock course. Rocks should be laid flat with the long dimension oriented perpendicular to the wall and extending towards the excavation face. Rocks should be staggered such that each rock bears on at least two rocks below and vertical joints are discontinuous. Rock placement and wall integrity should be checked by lightly hammering on the top of each rock with excavator bucket.  
 3. Minimum rock sizes should be determined using the ROCK SIZE SCHEDULE above, where H is the distance from the base of the rock to the top of the wall. Rocks should be no smaller than 500lbs.  
 4. Voids greater than 6 inches wide where there is no contact between adjacent rocks should be chinked with a small rock.  
 5. Backfill behind the rocks should consist of an average 12-inch-wide sheet 4\"/>

1/16/01  
 Date  
 SAS  
 Designed  
 RDK  
 Drawn  
 11-14-01  
 Checked by Date

REGISTERED PROFESSIONAL ENGINEER  
 38,381  
 OREGON  
 C. WEST  
 SCOTT THUMMER  
 EXPIRES: 06/30/2002

Parker Ranch Inc.  
 P.O. Box 484  
 Lake Oswego, Oregon 97034  
 Phone: (503) 675-6736

AS-BUILT  
 DATE 11/12/01 BY RDK

Parker Ranch  
 CITY OF WEST LINN, OREGON  
 DETAIL SHEET

otak  
 Incorporated  
 17355 SW Boones Ferry Rd.  
 Lake Oswego, Oregon 97035  
 Phone: (503) 635-3618  
 FAX: (503) 635-5395

9625  
 Project No.  
 D625SC14  
 File No.  
 SC-14  
 Sheet No.  
 Copyright 2001 ©

L: REAM-11/12/2001 2:27pm -> H: PROJECT:0600,0625,DWG:D625SC14.DWG