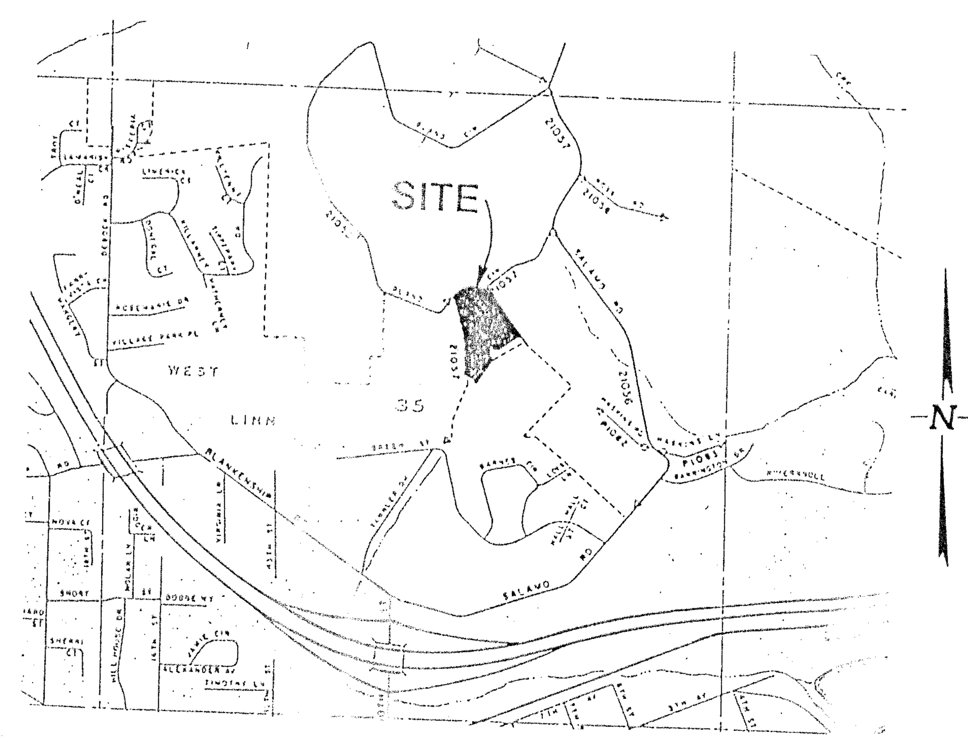
RENA SSANCE HEIGHTS 2

DE OPED BY

T. SMITH COMPAINES

1996

SIS ENGINEERING
37 ORTLAND AVE.
GL STONE, OR. 97027



V TY MAP

FI DE ION NOTICE

IN T MATTER OF KENS ON TS II, -LOT DIVISI
DEV PED IN TWO PHAS B- C-95-0

Base the p hearing a containe he St Report, th
Com appr he applicati wing c ons o proval.

1. all dedic to City fo Tannl Drive rig
entire leng nent s

2. l dedicate land Circ ght-of
e entire length of

3. cant shall be requi nnler
from the road by C Se
) and (17).

4. pplicant be require walk
Drive Bland in
Basin Mast Plan

5. The applica license
on lots 2-4, 12, nd 2
grading coul of
their remova there
Planning Dir der t

6. The ap 5-foot
and re

7. The ap t a six
planter

8. In the eve
applicant

9. The applicant sh
14, 15, 19, and

10. The applicant s
prior to constr

11. The applicant sh
City Park's Dire

12. Lot 12 shall be cons
occur until such tim s
available.

13. The applicant shall be requ
prior to final plat ng.

14. The applicant be req
maintenance of common d

15. The applicant shall provide bu g envelo

16. The applicant wil Bland
of the City Engine shall
way to Bland Circ eer
Bland Circle shal en
August 30, 1994
These safety imp
Engineer.

DEBORAH SHELL, CHAIRPERS
WEST LINN PLANNING CO

Mailed this 10th day of

lling deadline: 5 p.m.

EX

DESCRIPTION

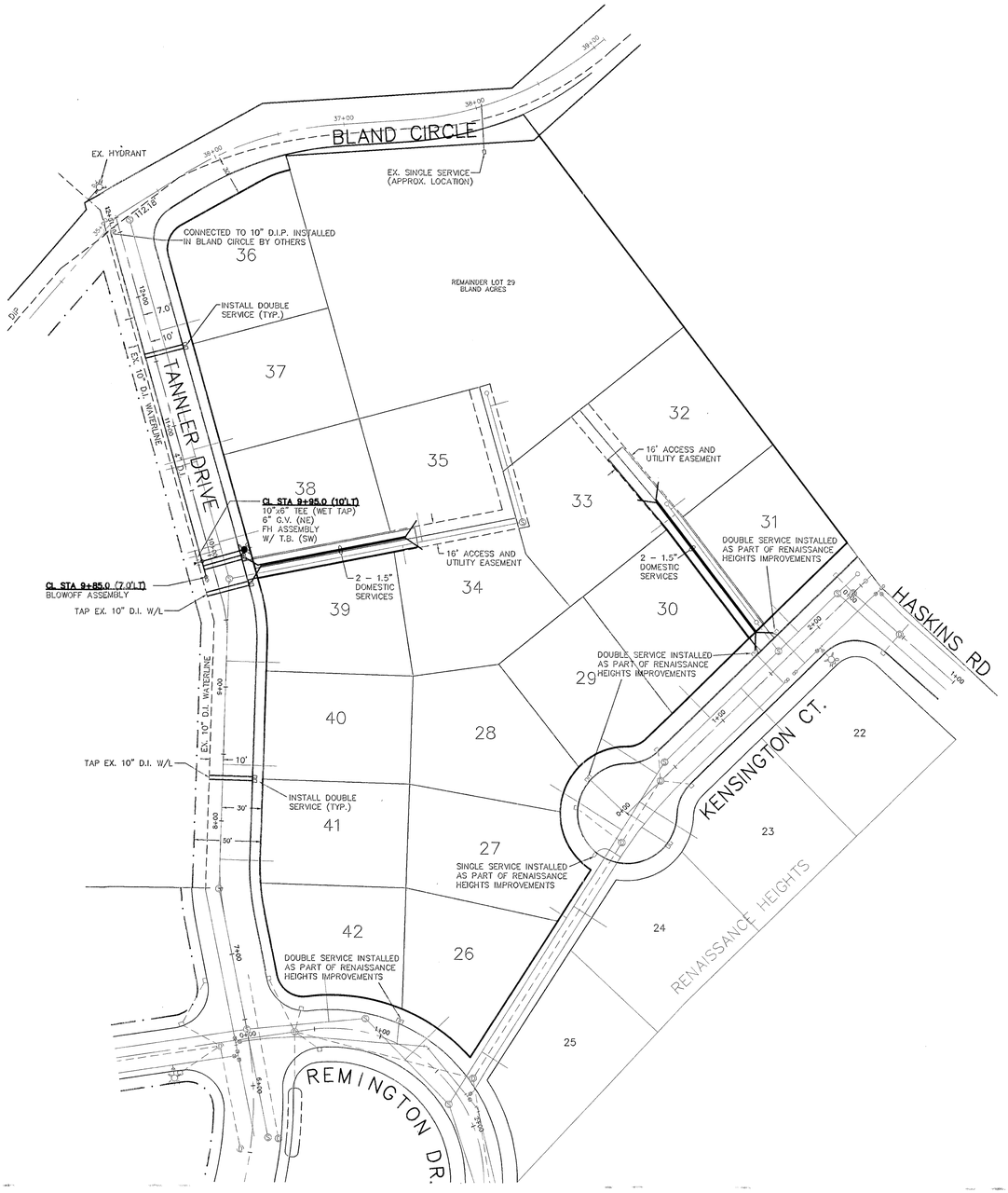
WATERLINE PLAN
NITARY SEWER P
ANITARY SEWER PLA
REET & STORM DRA PL
TOR DR IN PLAN
REET & STORM DRAIN PLA
A NG & EROS CONTRO P
OSS SECTIONS PICAL SEC
A S

T RECENT RE
SET OF PLAN

RENAISSANCE HEIGHTS 2
199

AS-BUILT

SCALE: 1" = 50'



REVISIONS	BY
AS-BUILT 11/30/98	LD

RENAISSANCE HEIGHTS 2

J. T. SMITH COMPANIES

Waterline Plan

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188

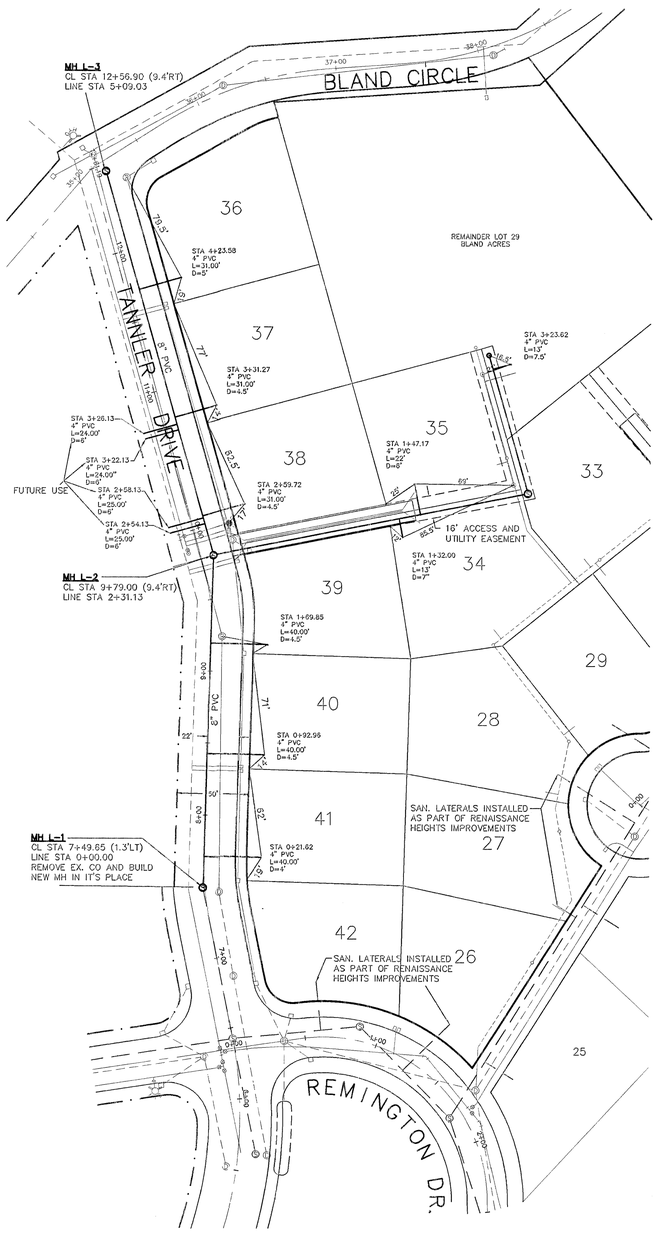
REGISTERED PROFESSIONAL ENGINEER 16,591 OREGON MAY 18, 1993 PATRICK A. SISUL

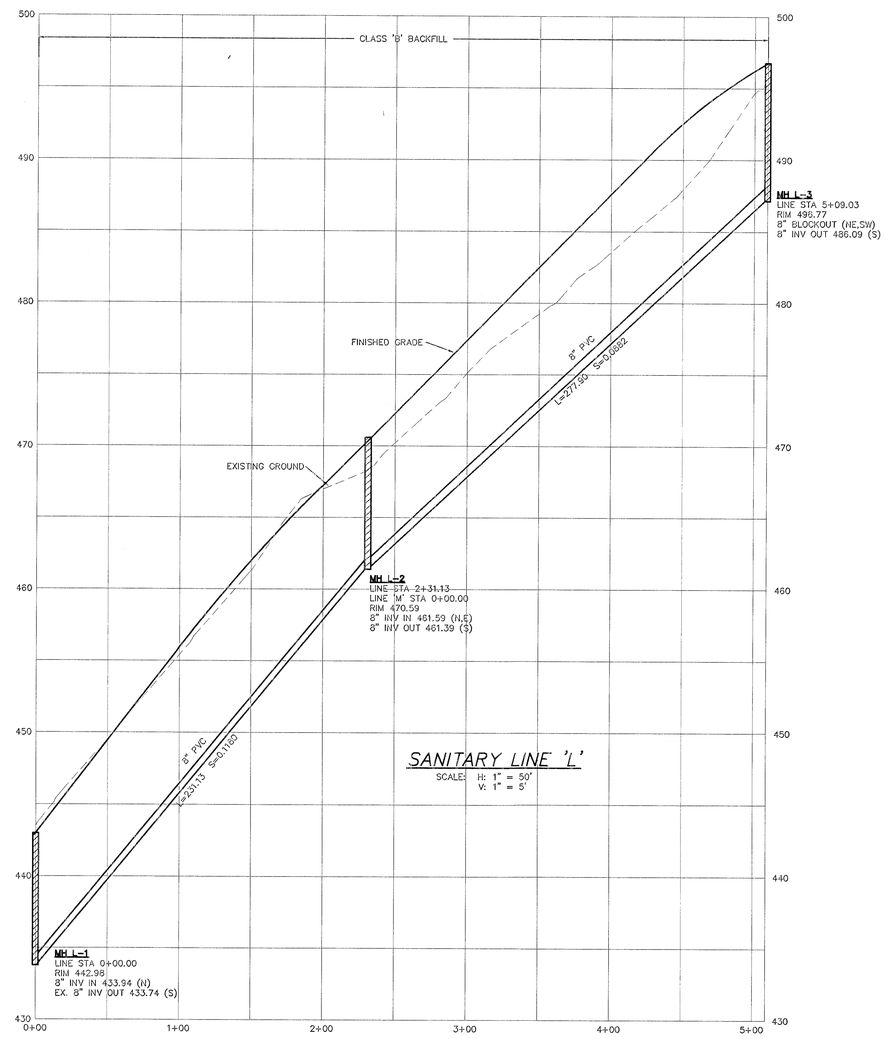
3/4/99

DATE	JUNE 1996
SCALE	1" = 50'
DRAWN	WCS
JOB	95-31
SHEET	1
OF	9 SHEETS

AS-BUILT

SCALE: 1" = 50'





REGISTERED PROFESSIONAL ENGINEER #15,551 OREGON MAY 18, 1993 PATRICK A. SISUL

3/4/99

REVISIONS	BY
AS-BUILT 11/30/98	LD

RENAISSANCE HEIGHTS 2

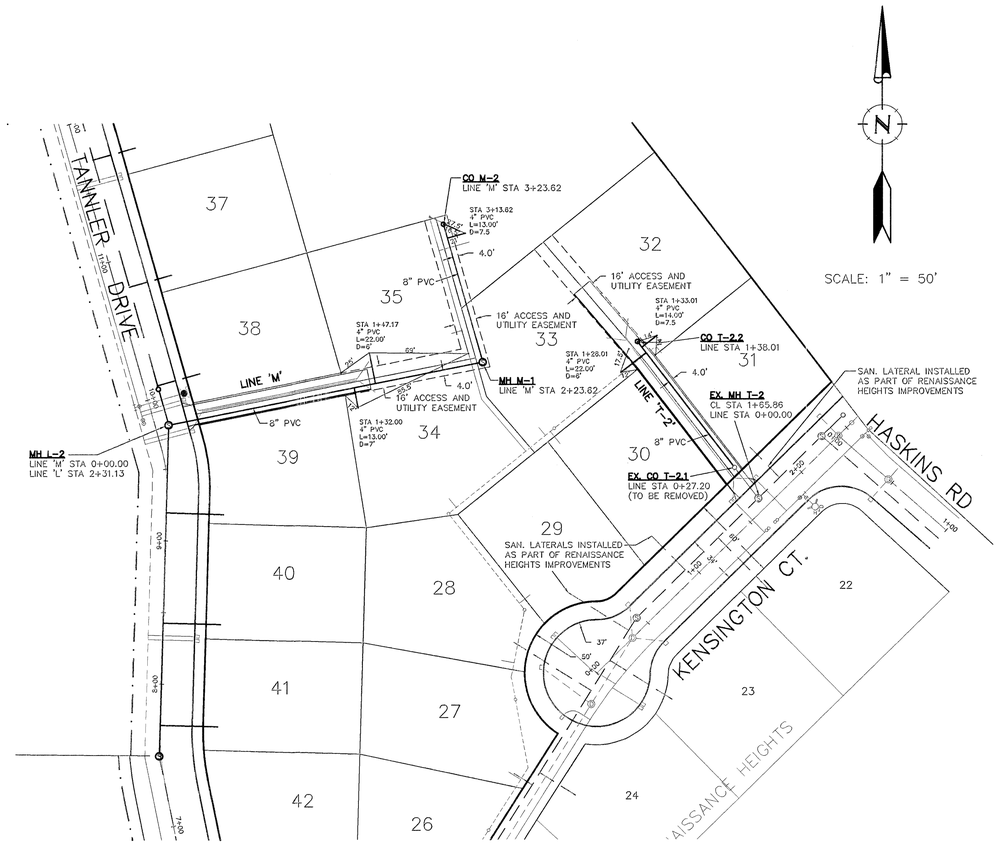
J.T. SMITH COMPANIES

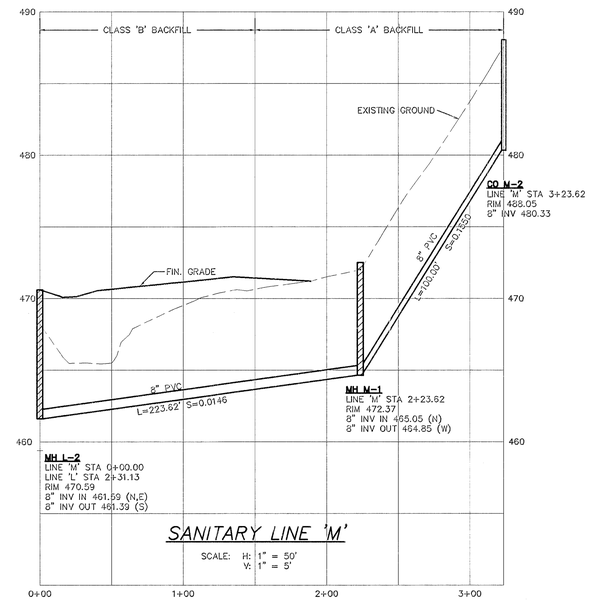
Sanitary Sewer Plan
Line 'L' (Tannler Drive)

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188

DATE	JUNE 1996
SCALE	1" = 50'
DRAWN	WCS
JOB	95-31
SHEET	2
OF	9 SHEETS

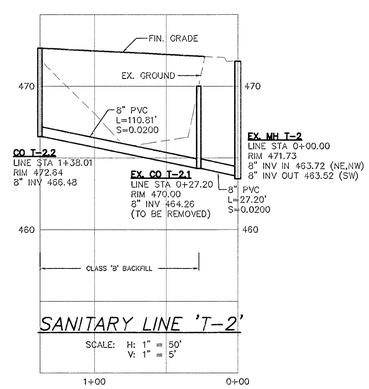
AS-BUILT





SANITARY LINE 'M'

SCALE: H: 1" = 50'
V: 1" = 5'



SANITARY LINE 'T-2'

SCALE: H: 1" = 50'
V: 1" = 5'

REGISTERED PROFESSIONAL ENGINEER
#16551
Patrick A. Sisul
EXP. 6/30/00
OREGON
MAY 18, 1993
PATRICK A. SISUL
3/4/99

REVISIONS	BY
AS-BUILT 11/30/98	LD

RENAISSANCE HEIGHTS 2

J. T. SMITH COMPANIES

Sanitary Sewer Plan
Lines 'M' and 'T-2'

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188

DATE	JUNE 1996
SCALE	1" = 50'
DRAWN	WCS
JOB	95-31
SHEET	3
OF	9 SHEETS

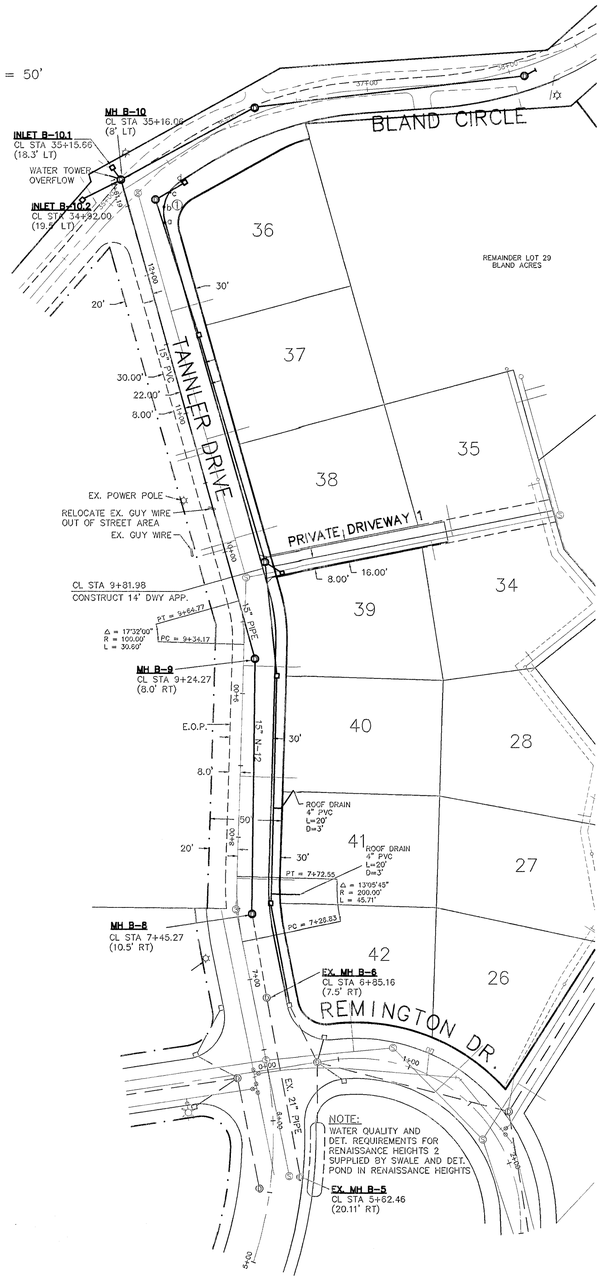
AS-BUILT

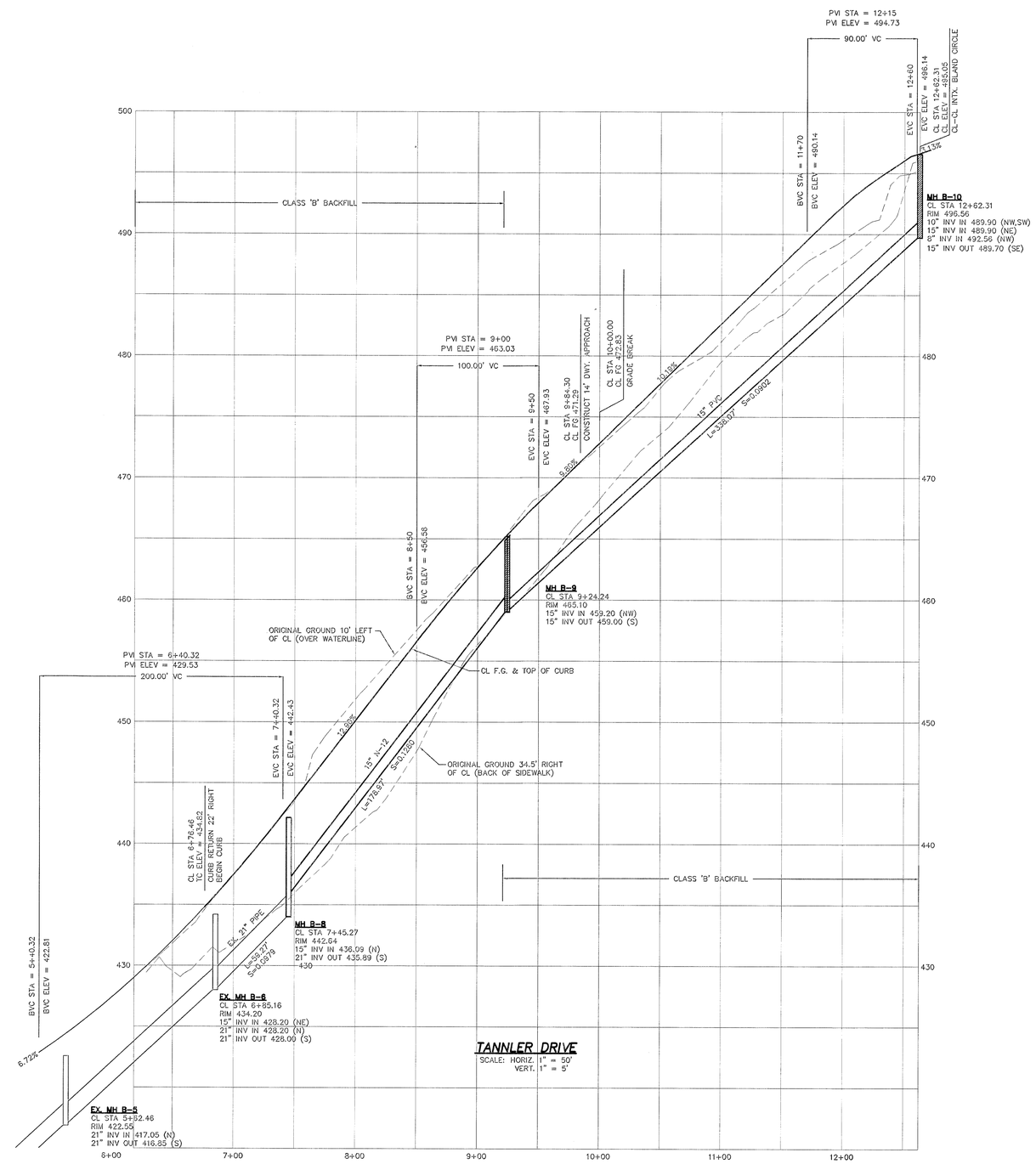
CURB RETURN DATA

(ELEVATIONS ARE TOP OF CURB)

CURB	DATA	a	b	c	d
①	Δ = 73°37'29" R = 25.00' L = 32.12'	494.96 TANNLER DRIVE CL STA 12+31.86	495.90	496.85	497.76 BLAND CIRCLE CL STA 0+40.63

SCALE: 1" = 50'





TANNLER DRIVE
SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'

SEE SHEET 6 FOR STREET AND STORM DRAIN SPECIFICATIONS

REGISTERED PROFESSIONAL ENGINEER #16651 OREGON MAY 18, 1993 PATRICK A. SISUL
3/4/99

REVISIONS	BY
REVISIONS 11/30/98	LD

RENAISSANCE HEIGHTS 2

J. T. SMITH COMPANIES

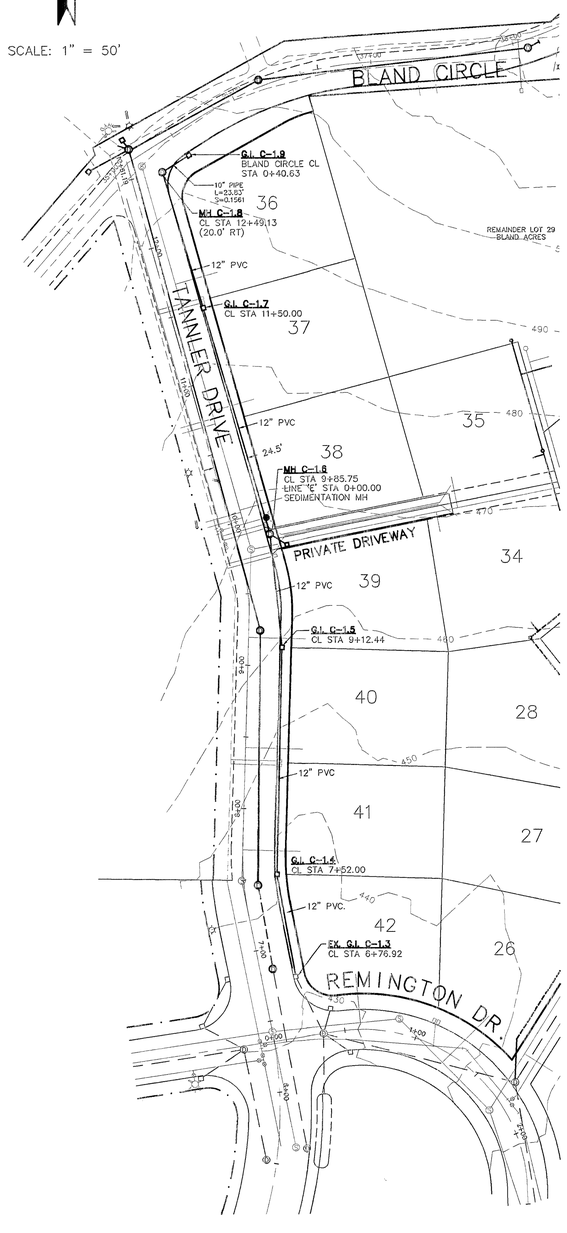
Street and Storm Drain Plan
Tannler Drive

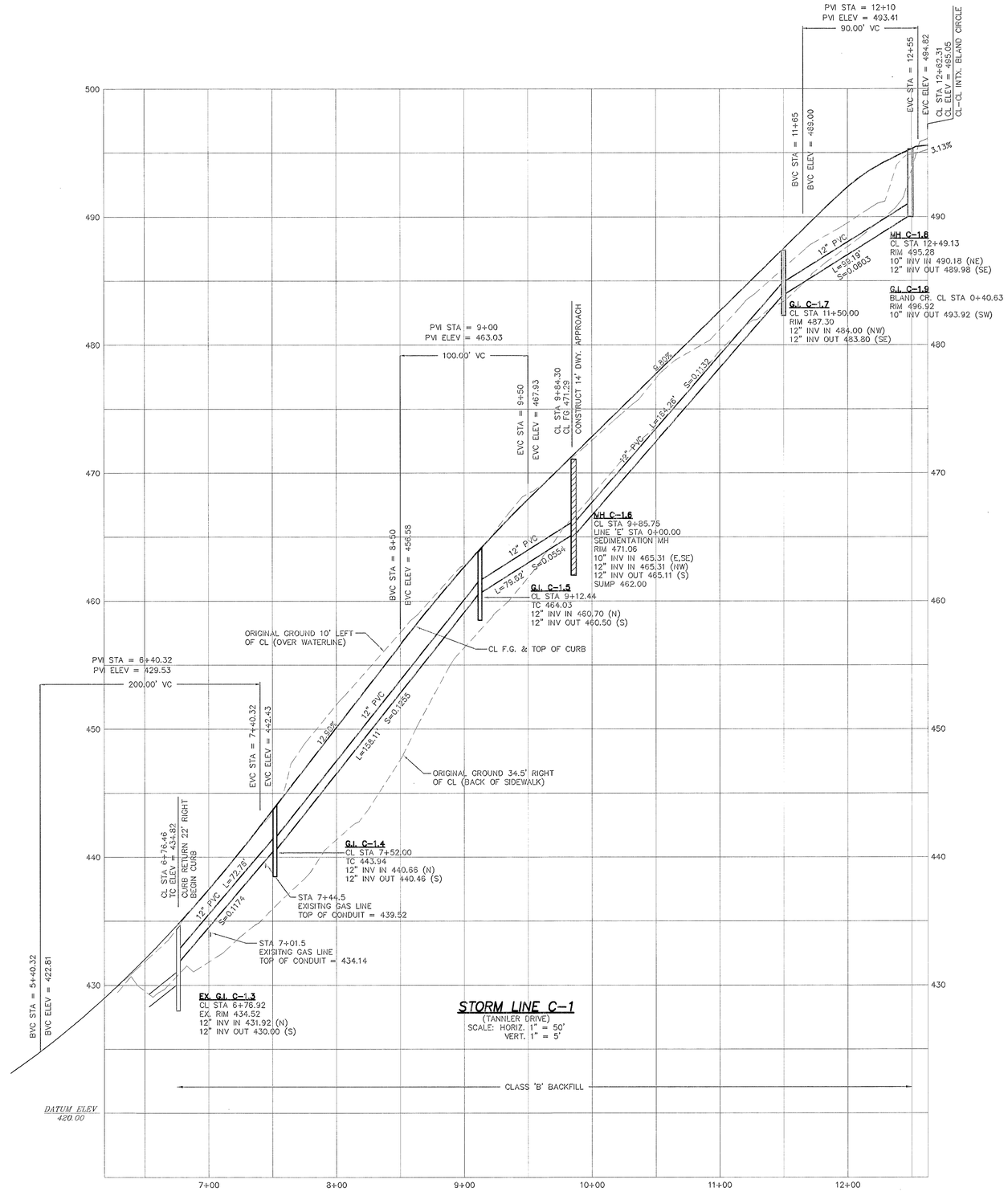
SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188

DATE	JUNE 1996
SCALE	1" = 50'
DRAWN	WCS
JOB	95-31
SHEET	4
OF 9	SHEETS

AS-BUILT

SCALE: 1" = 50'





SEE SHEET 6 FOR STREET AND STORM DRAIN SPECIFICATIONS

REGISTERED PROFESSIONAL ENGINEER
Patrick A. Sisul
OREGON
MAY 18, 1993
PATRICK A. SISUL
5/7/99

REVISIONS	BY
AS-BUILT 11/30/98	LD

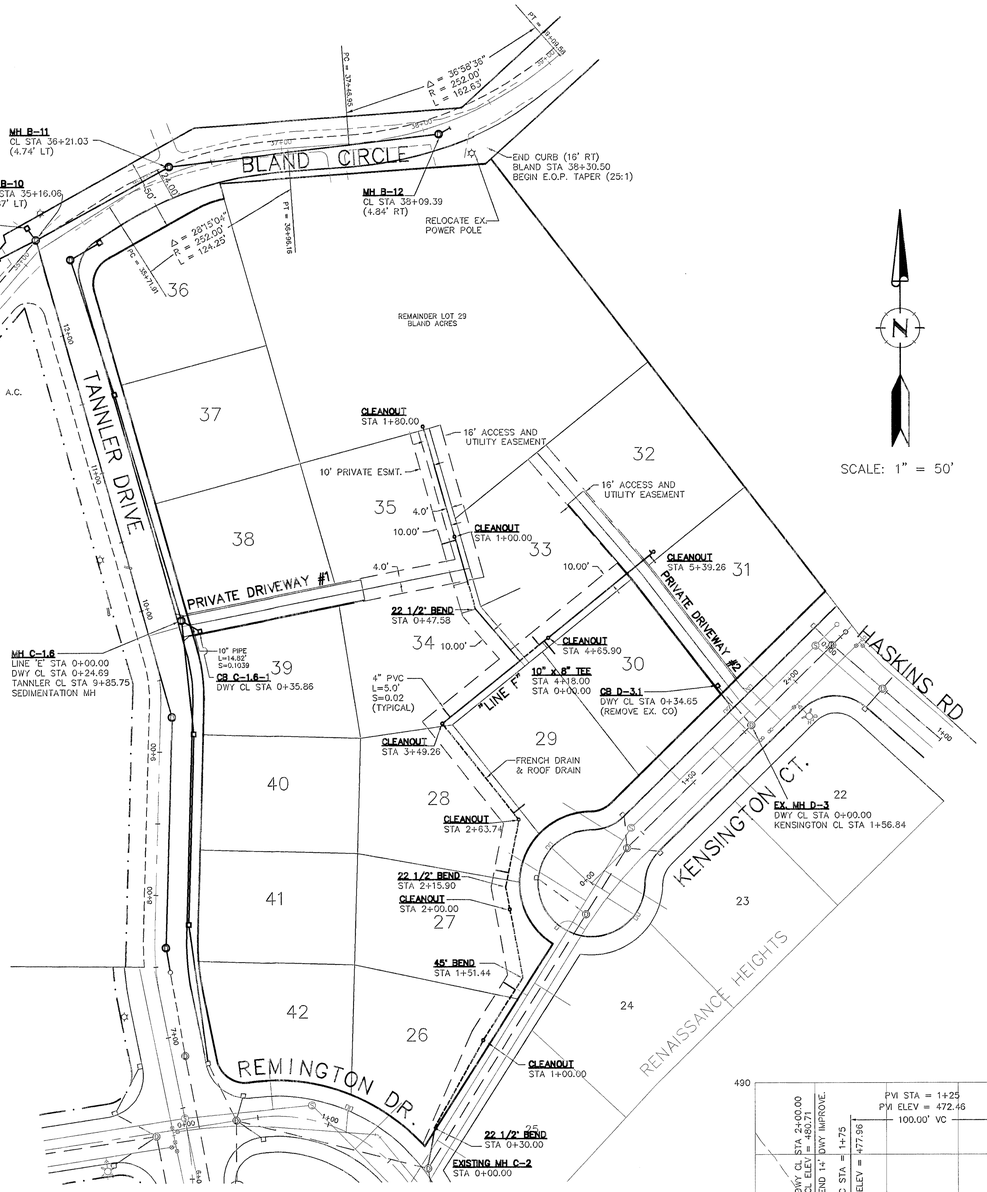
RENAISSANCE HEIGHTS 2

J. T. SMITH COMPANIES

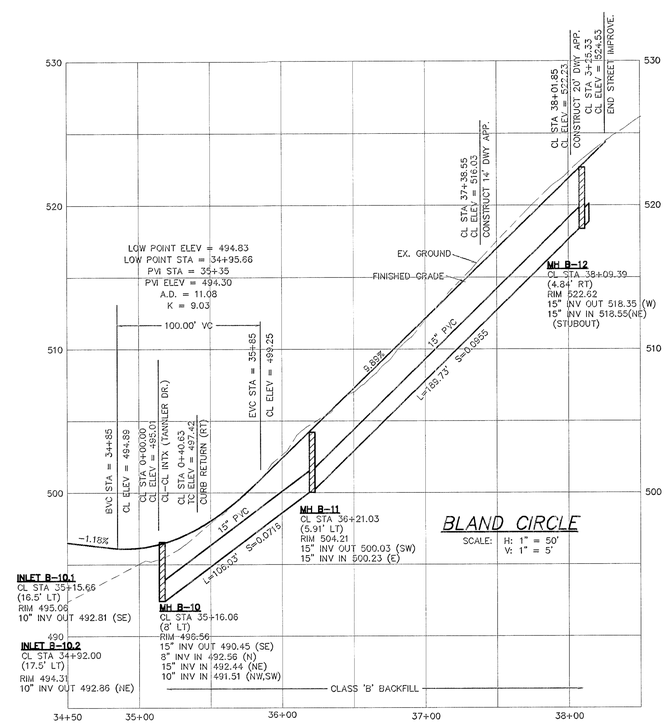
Storm Drain Plan
Storm Line 'C-1'

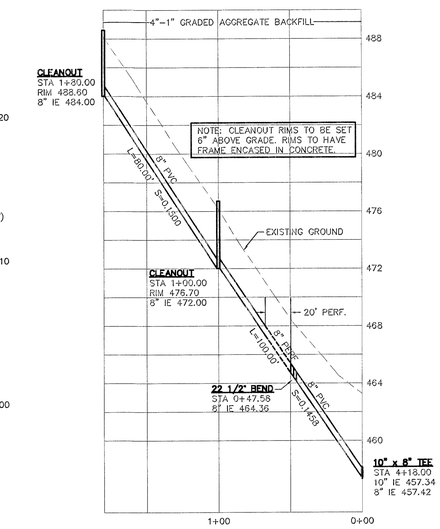
SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188

DATE	JUNE 1998
SCALE	1" = 50'
DRAWN	WCS
JOB	95-31
SHEET	5
OF	9 SHEETS



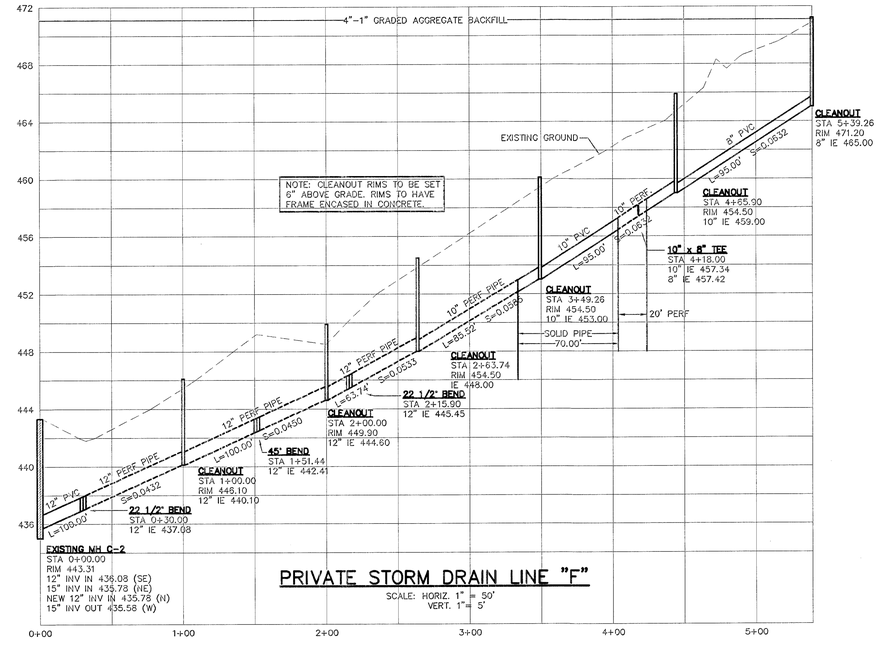
AS-BUILT





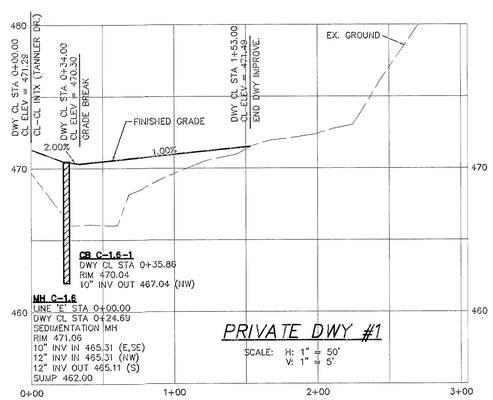
PRIVATE STORM DRAIN LINE "G"

SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'



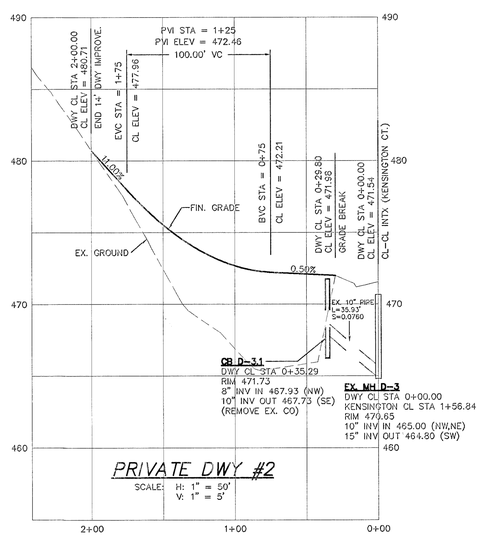
PRIVATE STORM DRAIN LINE "F"

SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'



PRIVATE DWY #1

SCALE: H: 1" = 50'
V: 1" = 5'



PRIVATE DWY #2

SCALE: H: 1" = 50'
V: 1" = 5'

REVISIONS	BY
AS-BUILT 11/30/98	LD

RENAISSENCE HEIGHTS 2

J. T. SMITH COMPANIES

Street and Storm Drain Plan
Bland Circle and Driveways

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188

REGISTERED PROFESSIONAL ENGINEER #16,651 OREGON MAY 18, 1983 PATRICK A. SISUL
Exp. 6/30/00
3/4/99

DATE	JUNE 1996
SCALE	1" = 50'
DRAWN	WCS
JOB	95-31
SHEET	6
OF	9 SHEETS

ESTIMATED EARTHWORK QUANTITIES (EG TO SUBGRADE)	
STREET CUT TRENCHLINES	1500 CU. YARDS 2100 CU. YARDS
STREET FILL FILL ON LOTS	3500 CU. YARDS 3500 CU. YARDS
NET VOLUME	3400 CU. YARDS (FILL)

SEDIMENT FENCE

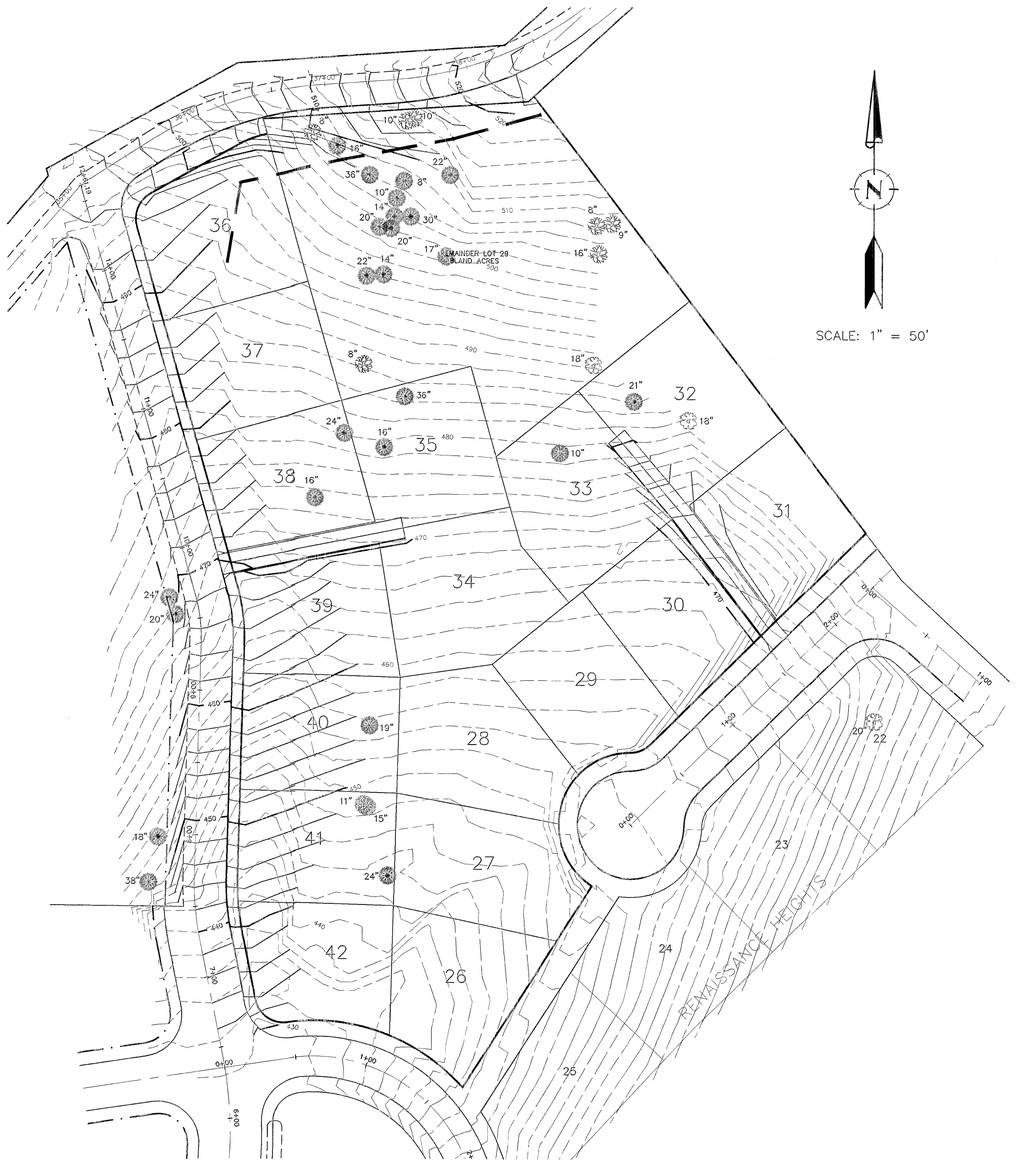
470 EXISTING CONTOUR

PROPOSED 2' CONTOUR

450 PROPOSED 10' CONTOUR

EX. TREES, SUBJECT TO ITEM #5 OF THE CONDITIONS OF APPROVAL

AS-BUILT



SCALE: 1" = 50'

REGISTERED PROFESSIONAL ENGINEER
16,951
Patrick A. Sisul
EXP. 6/30/96
OREGON
MAY 18, 1993
PATRICK A. SISUL
3/1/99

REVISIONS	BY
AS-BUILT W/ GEOTECH CERTIFICATION 11/30/98	LD

RENAISSENCE HEIGHTS 2

J. T. SMITH COMPANIES

Grading and Erosion Control Plan

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188

DATE	JUNE 1996
SCALE	1" = 50'
DRAWN	WCS
JOB	95-31
SHEET	7
OF	9 SHEETS

ESTIMATED EARTHWORK QUANTITIES (EG TO SUBGRADE)	
STREET CUT TRENCHLINES	1500 CU. YARDS 2100 CU. YARDS
STREET FILL FILL ON LOTS	3500 CU. YARDS 3500 CU. YARDS
NET VOLUME	3400 CU. YARDS (FILL)

SEDIMENT FENCE

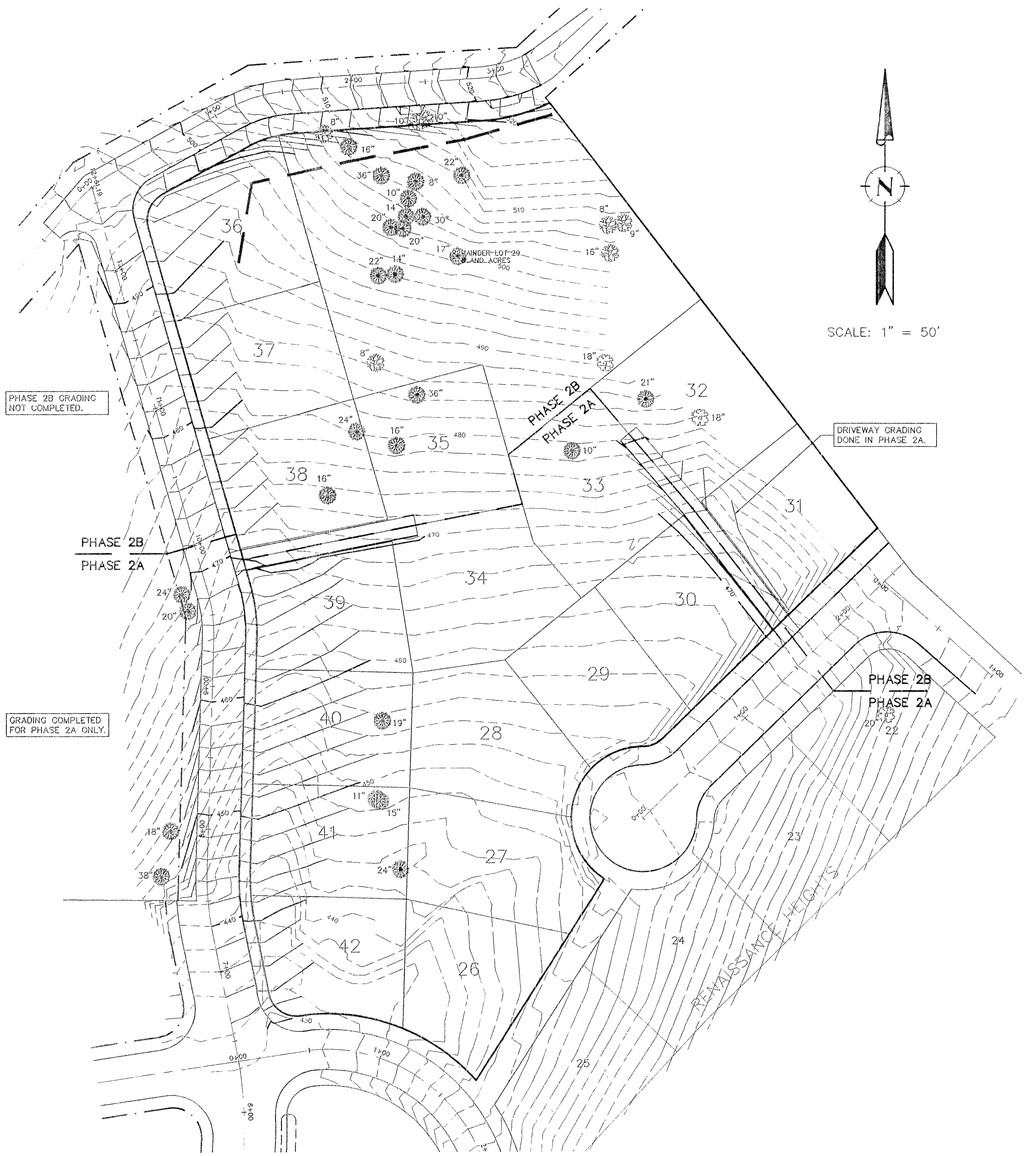
470 EXISTING CONTOUR

PROPOSED 2' CONTOUR

450 PROPOSED 10' CONTOUR

EX. TREES, SUBJECT TO ITEM #5 OF THE CONDITIONS OF APPROVAL

AS-BUILT



Structural Fill Placed on the Lots

The lots were covered with 1 to 2 feet of structural fill consisting of a fine sand containing some concrete chunks. The fill was placed in the building pad areas, compacted, and proofrolled. The front set back area and the surface of the building pads were filled using on site or imported soils which were not tested.

In our opinion, the structural sand fill placed on the lots will adequately support spread footings of single family residences.

Roads

The fill placed in the road was witnessed by the City of West Linn's inspector, Mr. Boris Piatski. We did not witness this phase of the project.

We appreciate the opportunity to be of service at this time. Should you have any questions regarding the above or require further assistance, please do not hesitate to contact me at (503) 978-4703 or (800) 783-6985.

Sincerely,

REGISTERED PROFESSIONAL ENGINEER CHARLES R. LANE OREGON

Charles R. Lane, P.E.
Senior Engineer

REGISTERED PROFESSIONAL ENGINEER PATRICK A. SISUL OREGON MAY 18, 1983 Exp. 6/30/98

12/10/97

REVISIONS	BY
AS-BUILT 10/28/97	LD
AS-BUILT W/ GEOTECH CERTIFICATION 12/10/97	PS

RENAISSENCE HEIGHTS 2
J. T. SMITH COMPANIES

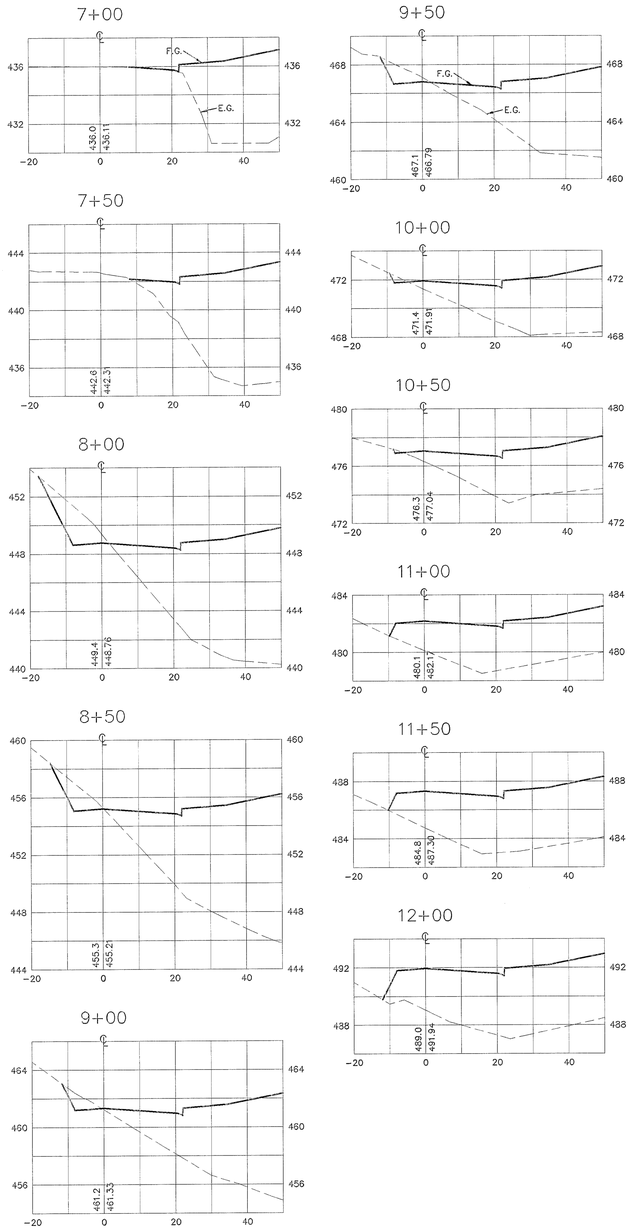
Grading and Erosion Control Plan

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188

DATE	JUNE 1996
SCALE	1" = 50'
DRAWN	WCS
JOB	95-31
SHEET	7
OF 9	SHEETS

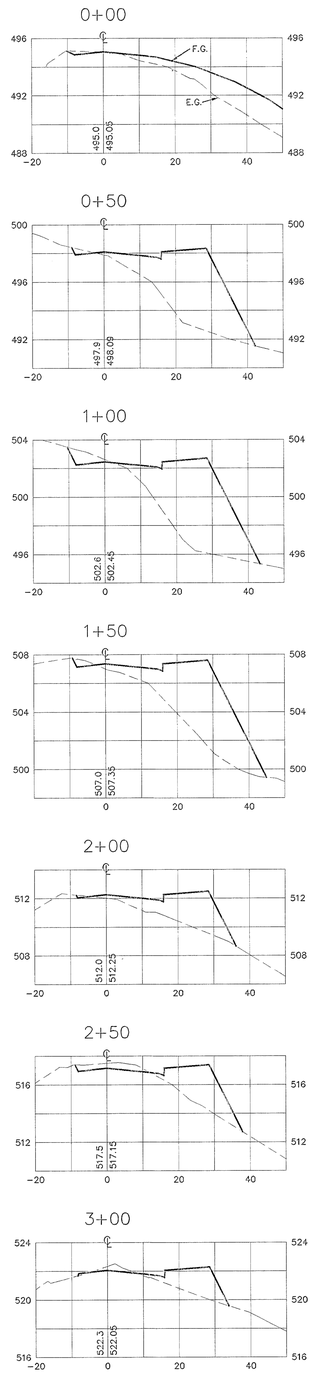
TANNLER DRIVE

SCALE: H: 1" = 20'
V: 1" = 5'

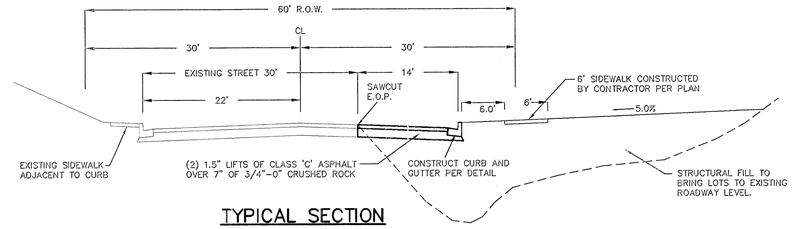


BLAND CIRCLE

SCALE: H: 1" = 20'
V: 1" = 5'

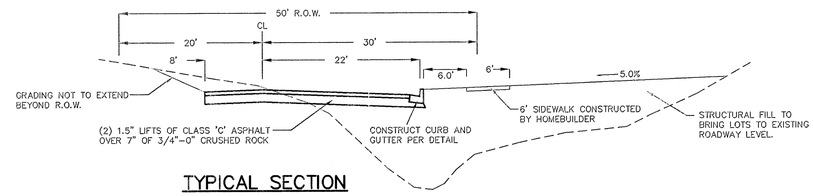


AS-BUILT



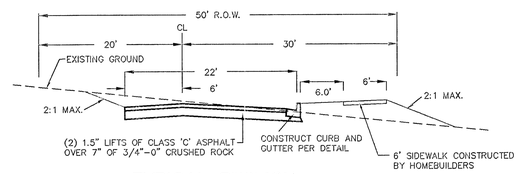
TYPICAL SECTION

TANNLER DRIVE
FROM CL STA 6+83.11 TO CL STA 7+52±
(NTS)



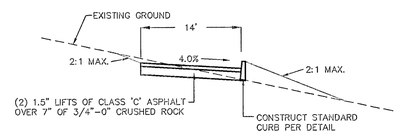
TYPICAL SECTION

TANNLER DRIVE
FROM CL STA 7+52± TO CL STA 12+31.86
(NTS)



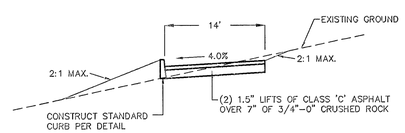
TYPICAL SECTION

BLAND CIRCLE
CONSTRUCTED BY OTHERS FOR
RIDGEVIEW ESTATES PHASE 2
(NTS)



TYPICAL SECTION

PRIVATE DRIVEWAY #1
(NTS)



TYPICAL SECTION

PRIVATE DRIVEWAY #2
(NTS)

REVISIONS	BY
AS-BUILT 11/30/98	LD

RENAISSANCE HEIGHTS 2

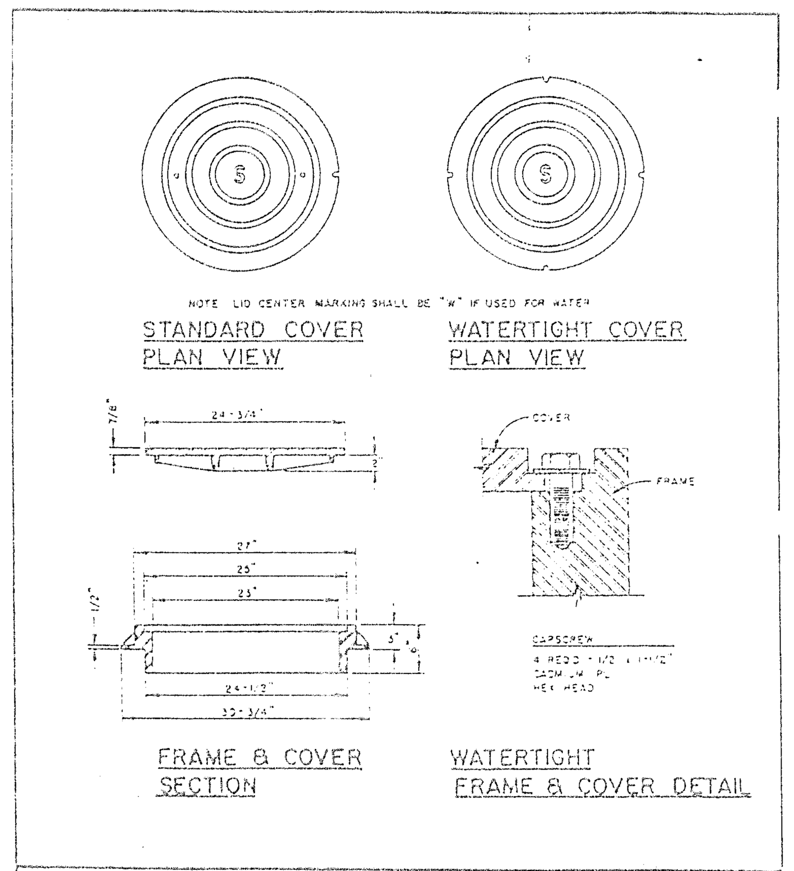
J. T. SMITH COMPANIES

Cross Sections and Typical Sections

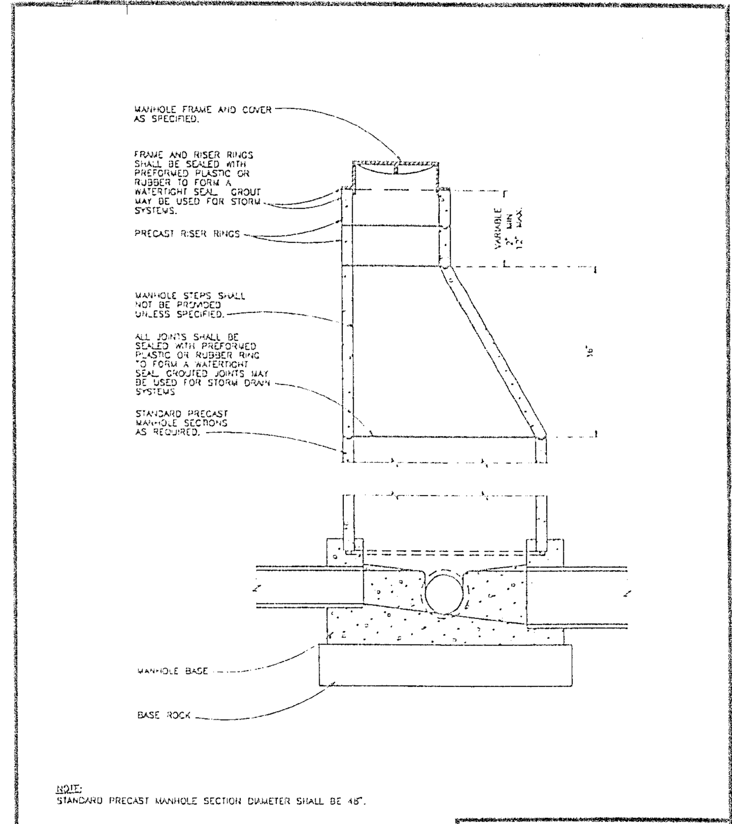
SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188

DATE	JUNE 1996
SCALE	NOTED
DRAWN	WCS
JOB	95-31
SHEET	8
OF	9 SHEETS

REGISTERED PROFESSIONAL ENGINEER
OREGON
PATRICK A. SISUL
3/1/99



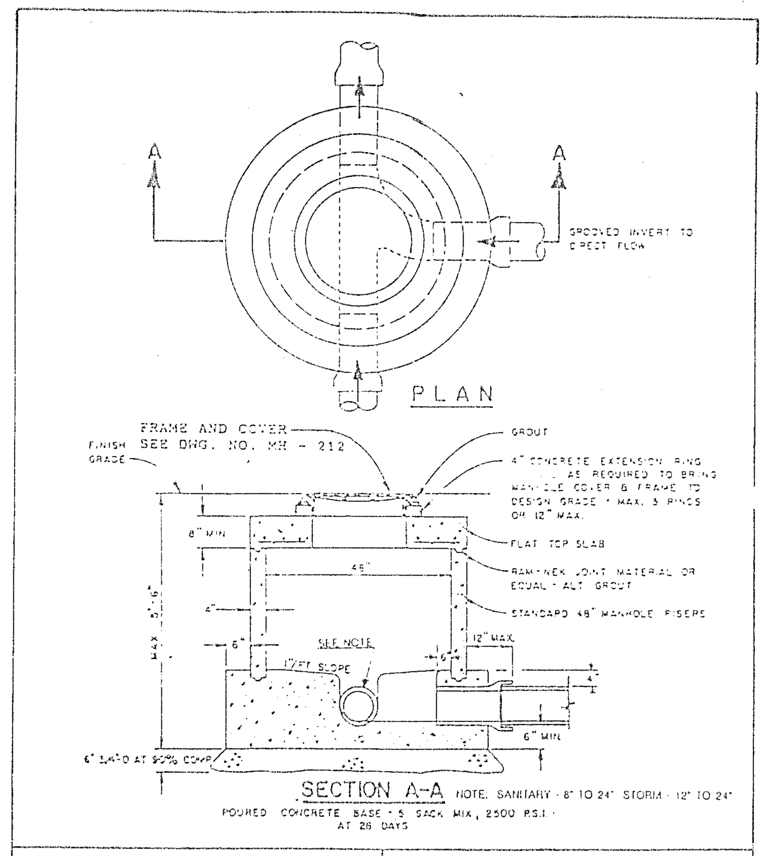
CITY OF WEST LINN	MANHOLE FRAME & COVER
DRAWN BY DDP DATE 5-20-87 CHECKED BY DATE 5-27-87 APPROVED BY Earl Reed DATE 5-27-87	DWG. NO. MH - 212



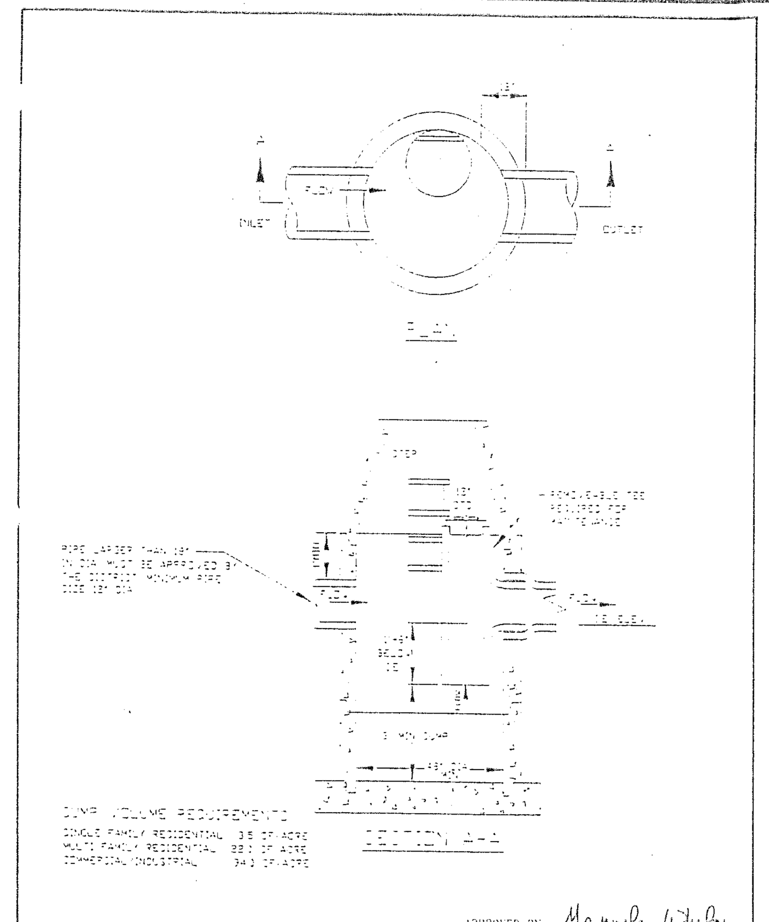
APWA OREGON CHAPTER

MANHOLE

DATE: MAY 1992 | DRAWING NO. 315

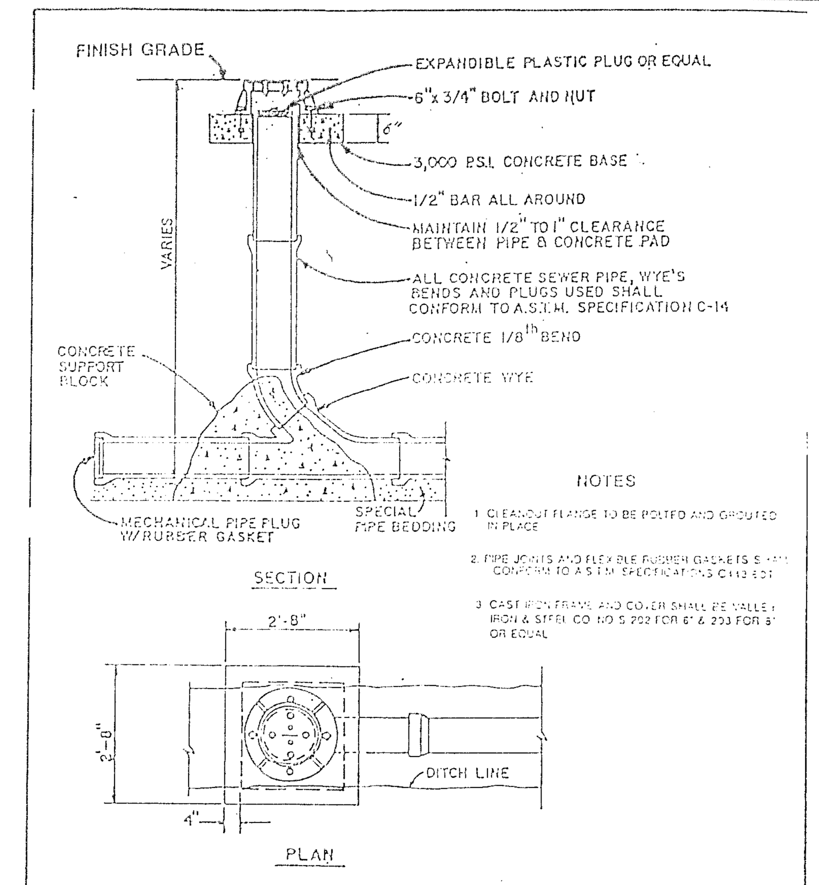


CITY OF WEST LINN	SHALLOW MANHOLE
DRAWN BY DDP DATE 5-20-87 CHECKED BY DLL DATE 5-27-87 APPROVED BY Earl Reed DATE 5-27-87	DWG. NO. MH - 210



APPROVED BY: Manuel Whelan

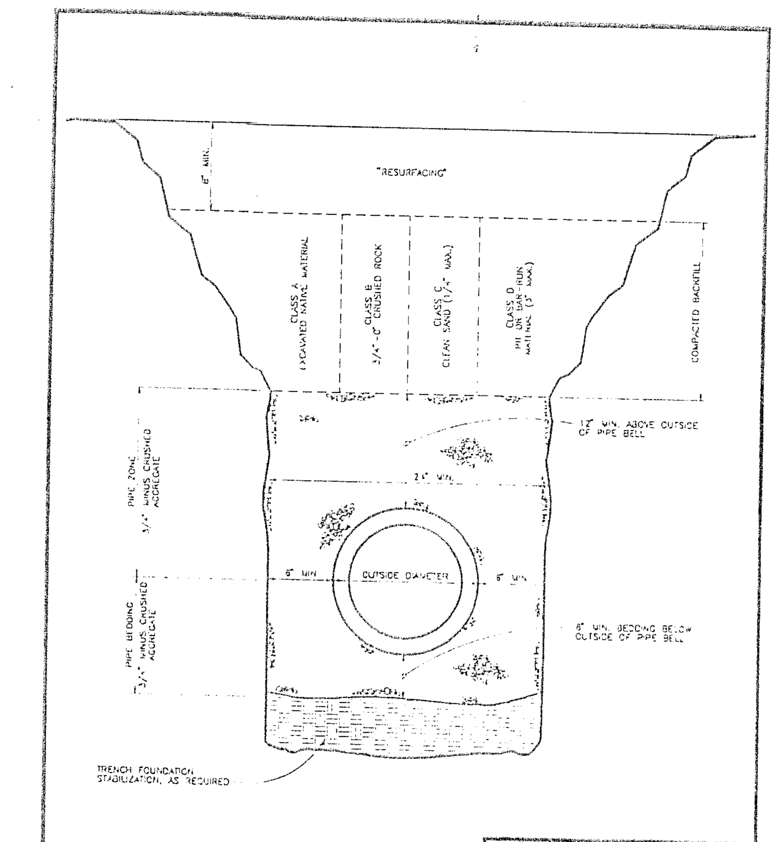
CLACKAMAS COUNTY DEPT. OF UTILITIES | TITLE: POLLUTION MANHOLE, ELBOW | SHEET 1 OF 1



NOTES

1. CLEANOUT FLANGE TO BE BOLTED AND GROUTED IN PLACE
2. PIPE JOINTS AND FLEXIBLE RUBBER GASKETS SHALL CONFORM TO A.S.T.M. SPECIFICATIONS C443-[illegible]
3. CAST IRON FRAME AND COVER SHALL BE VALLEY IRON & STEEL CO. NO. S 202 FOR 6" & 203 FOR 8" OR EQUAL

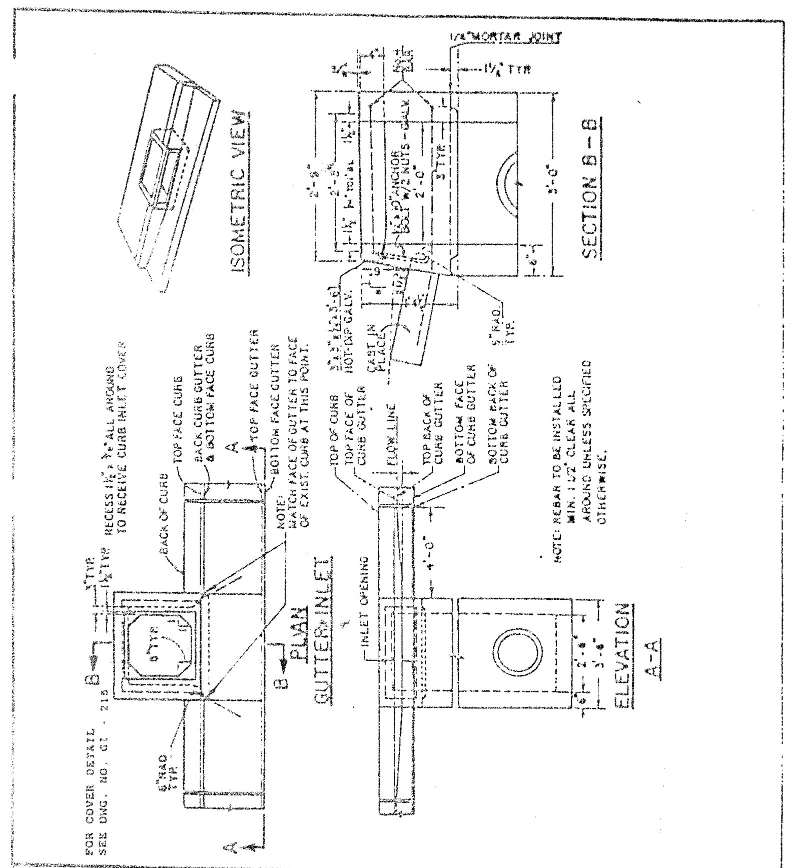
CITY OF WEST LINN	SANITARY SEWER CLEANOUT
DRAWN BY DDP DATE 10-4-88 CHECKED BY DLL DATE 10-5-88 APPROVED BY Earl Reed DATE 10-12-88	DWG. NO. SS-4



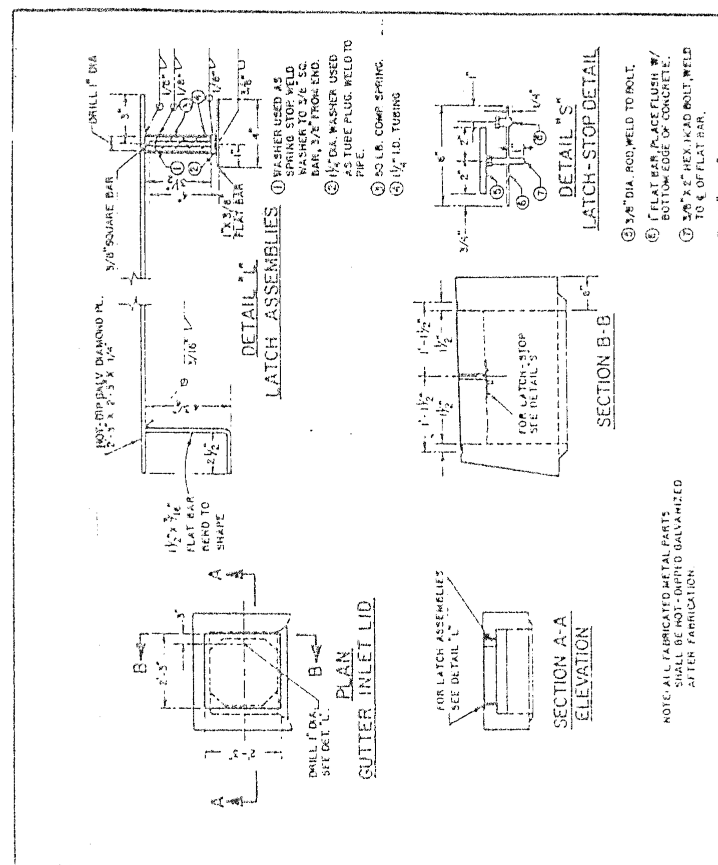
APWA OREGON CHAPTER

TRENCH BACKFILL, BEDDING, AND PIPE ZONE

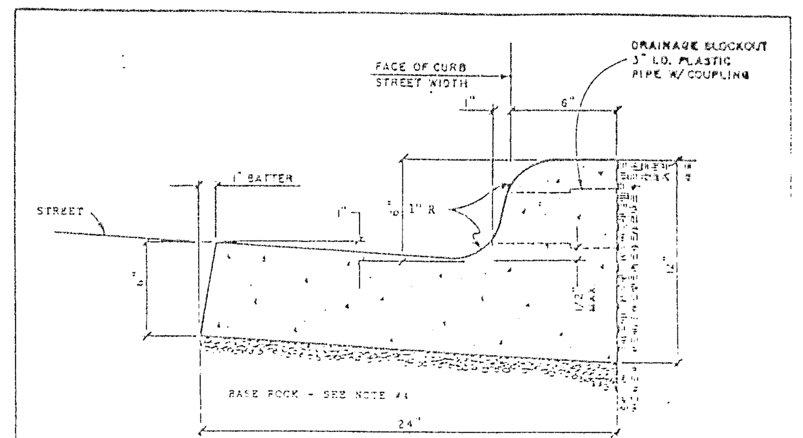
DATE: MAY 1992 | DRAWING NO. 301



CITY OF WEST LINN	GUTTER INLET-2½A
DRAWN BY DDP DATE 5-20-87 CHECKED BY DATE 5-27-87 APPROVED BY Earl Reed DATE 5-27-87	DWG. NO. GI - 214

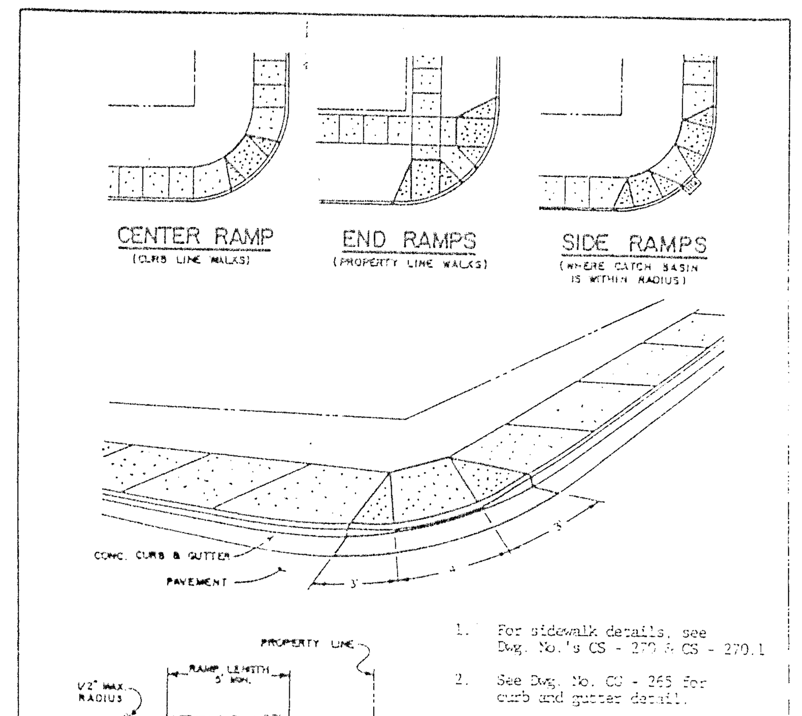


CITY OF WEST LINN	GUTTER INLET COVER
DRAWN BY DDP DATE 5-20-87 CHECKED BY DLL DATE 5-27-87 APPROVED BY Earl Reed DATE 5-27-87	DWG. NO. GI - 215



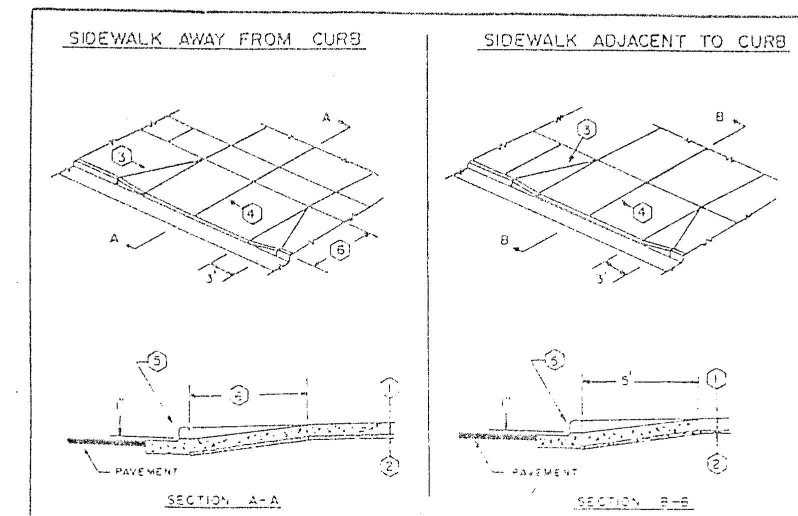
1. When used along medians, gutters may be reduced with prior approval from the City Engineer.
2. Concrete shall have a breaking strength of 3000 PSI after 28 days.
3. CONTRACTION JOINTS
   A. To be provided:
      1) at each point of tangency of the curb.
      2) at each cold joint.
      3) at each side of inlet structures.
      4) at both sided of an approach.
   B. Spacing to be not more than 15 feet.
   C. The depth of the joint shall be at least 1 1/2".
4. Base rock - 1 1/2" minus, 95% compaction. Rock shall be to subgrade of street structure or 4" in depth, whichever is greater.
5. Drainage block - 3" dia. plastic pipe.
   A. Drainage access through existing curbs shall be by the following:
      1) core drilling.
      2) vertical saw-cut of curb 18" each side of drain & repoured to full depth of curb.

CITY OF WEST LINN	CURB & GUTTER
DRAWN BY DDP DATE 5-20-87 CHECKED BY DATE 5-27-87 APPROVED BY Earl Reed DATE 5-27-87	DWG. NO. CG - 265



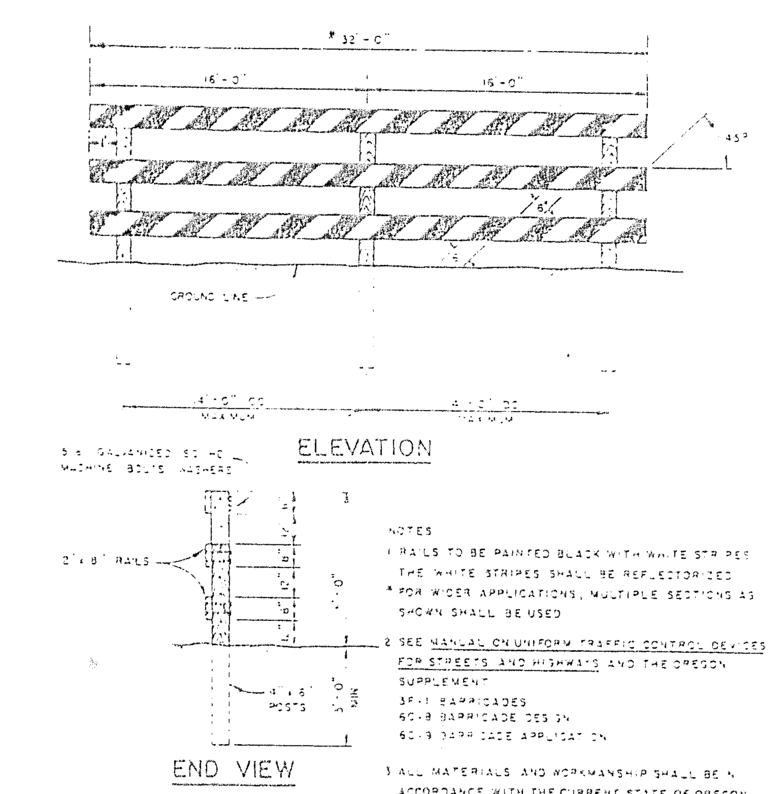
1. For sidewalk details, see Dwg. No.'s CS - 270 & CS - 270.1
2. See Dwg. No. CG - 265 for curb and gutter detail.
3. Ramp width shall be as shown hereon unless otherwise approved by the City Engineer.
4. Concrete shall be 3000 PSI at 28 days, 6 sack mix, slump range 1½" to 3".

CITY OF WEST LINN	SIDEWALK RAMP
DRAWN BY DDP DATE 5-20-87 CHECKED BY DATE 5-27-87 APPROVED BY Earl Reed DATE 5-27-87	DWG. NO. CS - 271



1. Min. thickness shall be 6".
2. 2" of compacted 3/4"-0 aggregate, over compacted subgrade.
3. 1" min. deep contraction joints shall be placed at sides of driveway approach.
4. For a 20' driveway, a 1" deep contraction joint shall be placed at the center. An additional joint shall be installed for each additional 10' of driveway width.
5. In areas of curb removal: For standard curb, excavation shall be to bottom of curb. For curb & gutter, excavation shall be extended to [illegible] curb.
6. For sidewalk less than 5' from back of curb, approach shall extend thru the sidewalk.
7. Concrete shall have min. compression strength of 3000 PSI after 28 days.
8. A curing compound is required; white reflective sheeting shall be used in case of rain.
9. The surface finish shall be by cross brooming.

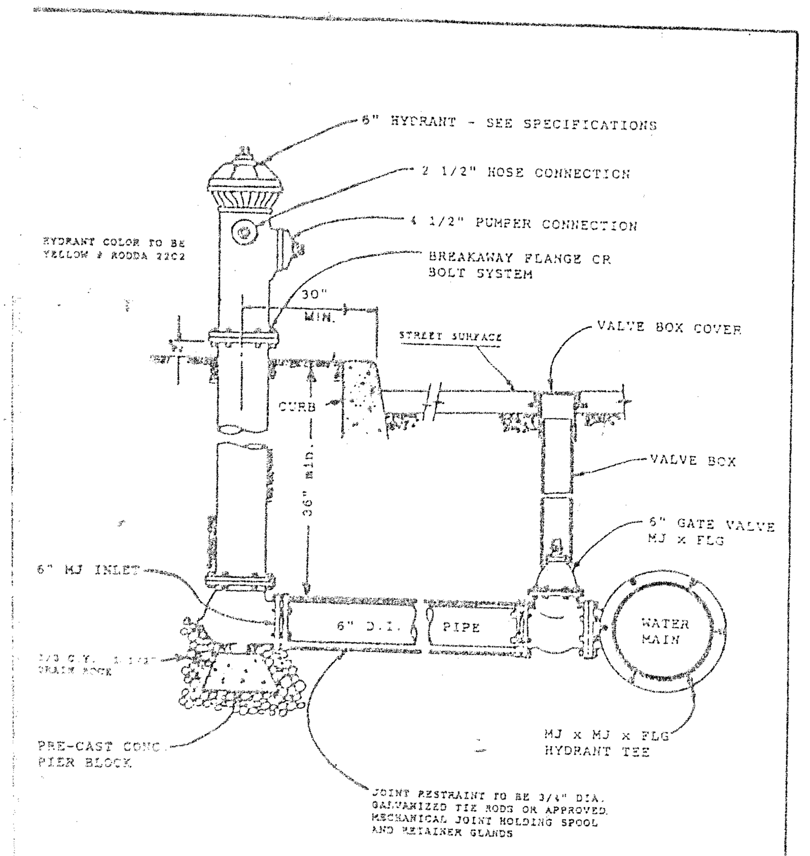
CITY OF WEST LINN	RESIDENTIAL DRIVEWAY DETAILS
DRAWN BY DDP DATE 5-20-87 CHECKED BY DATE 5-27-87 APPROVED BY Earl Reed DATE 5-27-87	DWG. NO. DW - 251



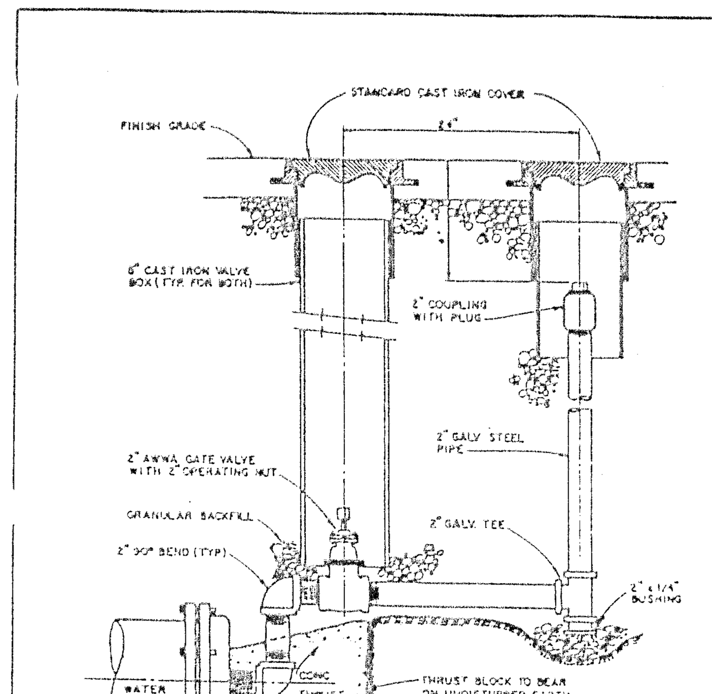
NOTES

1. RAILS TO BE PAINTED BLACK WITH WHITE STRIPES. THE WHITE STRIPES SHALL BE REFLECTORIZED.
* FOR WIDER APPLICATIONS, MULTIPLE SECTIONS AS SHOWN SHALL BE USED.
2. SEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND THE OREGON SUPPLEMENT
   3F-1 BARRICADES
   6C-8 BARRICADE DESIGN
   6C-9 BARRICADE APPLICATION
3. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT STATE OF OREGON STANDARD SPECIFICATIONS FOR HWY. CONSTRUCTION.

CITY OF WEST LINN	STREET BARRICADE -TYPE III
DRAWN BY DDP DATE 5-20-87 CHECKED BY DATE 5-27-87 APPROVED BY Earl Reed DATE 5-27-87	DWG. NO. SB - 276



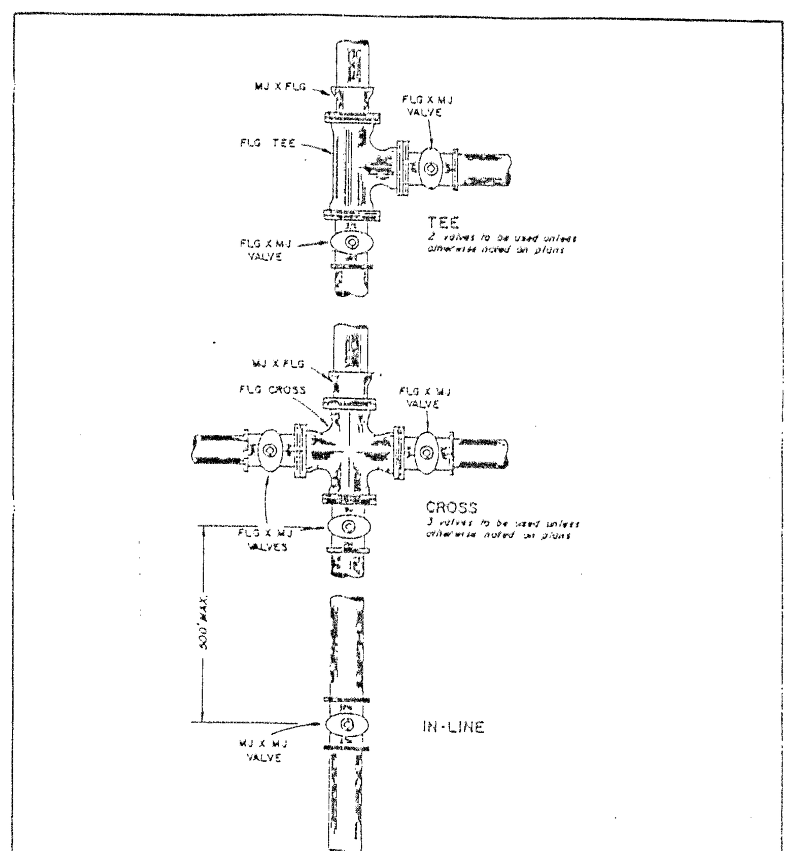
CITY OF WEST LINN	FIRE HYDRANT
DRAWN BY DDP DATE 5-20-87 CHECKED BY DATE 5-27-87 APPROVED BY Earl Reed DATE 5-27-87	DWG. NO. FH - 300



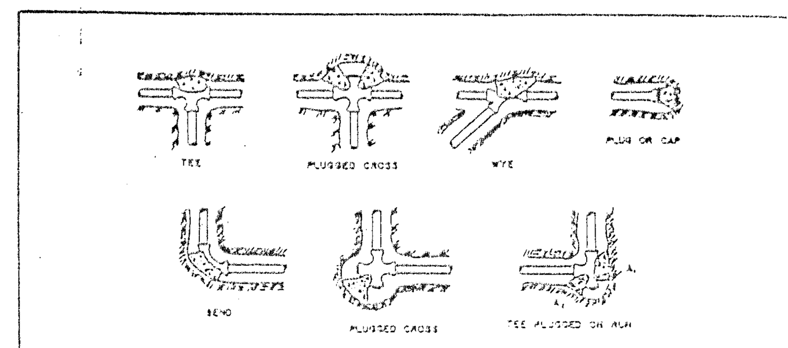
NOTES

1. Blowoff not to be located in gutter or ditch.
2. Fittings and pipe between main & 2" gate valve shall be brass.
3. Coat all galvanized pipe or exposed steel with protective coating conforming to AWWA C 203.
4. Restrain mechanical joint plug to pipe.
5. This standard applicable for pipe sizes thru 8".

CITY OF WEST LINN	BLOWOFF
DRAWN BY DDP DATE 5-20-87 CHECKED BY DATE 5-27-87 APPROVED BY Earl Reed DATE 5-27-87	DWG. NO. BO - 301



CITY OF WEST LINN	VALVE LOCATION
DRAWN BY DDP DATE 5-20-87 CHECKED BY DATE 5-27-87 APPROVED BY Earl Reed DATE 5-27-87	DWG. NO. VL - 303



BEARING AREA OF THRUST BLOCK (in sq. ft.)

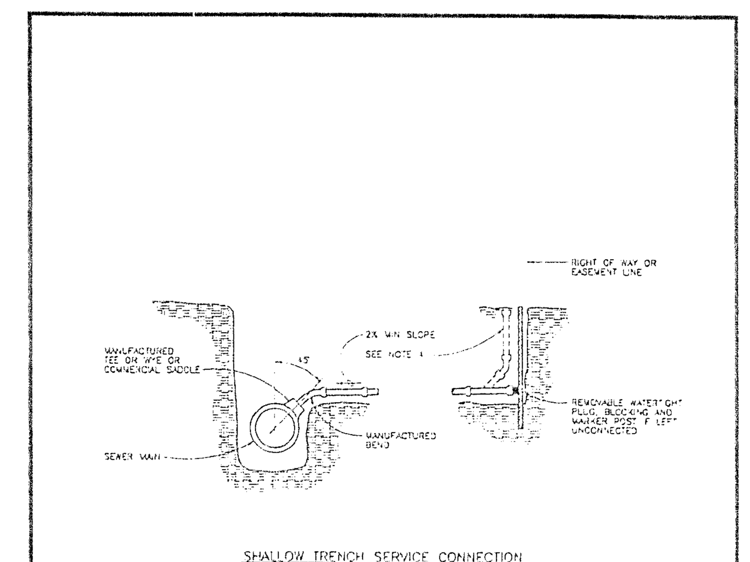
FITTING SIZE (in.)	TEE, WYE, PLUG or CAP	90° BEND, PLUGGED CROSS	TEE PLUGGED ON RUN A_1	TEE PLUGGED ON RUN A_2	45° BEND	22½° BEND	11¼° BEND
4	1.0	1.4	1.9	1.4	1.0	-	-
6	2.1	3.0	4.3	3.0	1.6	1.0	-
8	3.8	5.3	7.5	5.4	2.9	1.5	1.0
10	5.9	8.4	11.8	8.4	4.6	2.4	1.2
12	8.5	12.0	17.0	12.0	6.5	3.4	1.7
14	11.5	16.3	23.0	16.3	8.9	4.5	2.3
16	15.0	21.3	30.0	21.3	11.6	6.0	3.0
18	19.0	27.0	38.0	27.0	14.6	7.6	3.8
20	23.5	33.3	47.0	33.3	18.0	9.4	4.7
24	34.0	48.0	68.0	48.0	26.2	13.6	6.8

NOTES

1. Concrete shall be poured against undisturbed earth.
2. Concrete shall be kept clear of joint and accessories.
3. The required thrust bearing area for special connections is shown encircled on the plans. For example, (15) indicates 15 SQ. FT. bearing area required.
4. If not shown on plans, required bearing area at fitting shall be as indicated above, adjusted if necessary to conform to the test pressures and allowable soil bearing stresses stated in the special specifications.
5. Bearing areas and special blocking details shown on the plans shall take precedence over this standard.
6. Above bearing areas are based on a test pressure of 150 P.S.I. and an allowable soil bearing stress of 2000 LBS./SQ. FT. To compute bearing areas for different test pressures and soil bearing stresses, use the following equation:

BEARING AREA = TABLE VALUE x TEST PRESSURE / 150 x 2000 / SOIL BEARING STRESS

CITY OF WEST LINN	THRUST BLOCKING
DRAWN BY DDP DATE 5-20-87 CHECKED BY DATE 5-27-87 APPROVED BY Earl Reed DATE 5-27-87	DWG. NO. TB - 302



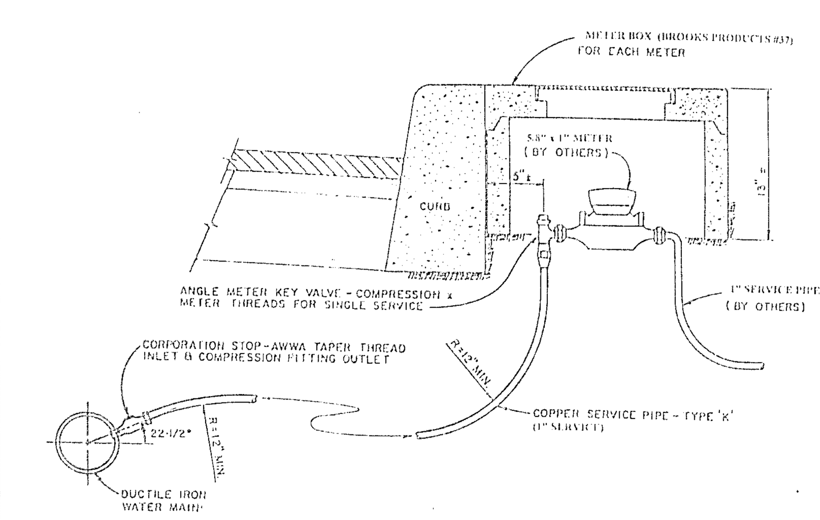
NOTES:

1. PIPE AND FITTINGS SHALL BE COMPATIBLE. ONLY MANUFACTURED FITTINGS SHALL BE USED.
2. MINIMUM DEPTH AT RIGHT OF WAY OR EASEMENT LINE SHALL BE 4 FEET.
3. MARKER POSTS AND BLOCKING SHALL BE TREATED WOOD. POST SHALL BE 2" x 4" FIR. POST TO EXTEND 12" MINIMUM ABOVE FINISH GRADE AND EXPOSED AREA SHALL BE PAINTED WHITE.
4. WHEN REQUIRED, A CLEANOUT SHALL BE INSTALLED.

APWA OREGON CHAPTER

SHALLOW TRENCH SERVICE CONNECTION, BLOCKING, AND MARKERS

DATE: MAY 1992 | DRAWING NO. 308



TYPICAL 1" WATER SERVICE

N.T.S.

AS-BUILT

REGISTERED PROFESSIONAL ENGINEER #16551 OREGON MAY 18, 1993 PATRICK A. SISUL EXP. 6/30/00

3/4/99

REVISIONS | BY

RENIASSANCE HEIGHTS 2

J.T. SMITH COMPANIES

Details

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GLADSTONE, OREGON 97027
(503) 657-0188

DATE JUNE 1996
SCALE NA
DRAWN WCS
JOB 95-31
SHEET 9
OF 9 SHEETS