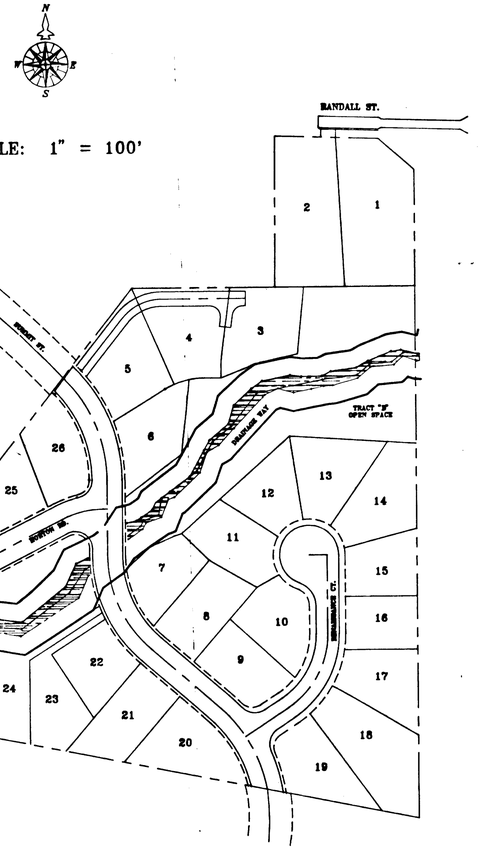
RENAISSANCE RIDGE
WEST LINN, OREGON

VICINITY MAP
N.T.S.



GENERAL NOTES

•ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF WEST LINN SPECIFICATIONS, THE APWA (OREGON CHAPTER) STANDARD SPECIFICATION AND DRAWINGS (1990),THE STATE OF OREGON PLUMBING CODE, THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY, THE OREGON DEPARTMENT OF HUMAN RESOURCES, AND AS APPROVED AND NOTED ON THESE DRAWINGS.

•CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS AND LICENSES BEFORE STARTING CONSTRUCTION.

•CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL ARRANGE FOR THE RELOCATION OF ANY IN CONFLICT WITH THE PROPOSED CONSTRUCTION.

•EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND MUST BE VERIFIED BY THE CONTRACTOR, ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.

•ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND THE ACTUAL SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER AS SOON AS THEY BECOME APPARENT.

•CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF ALL DAMAGE OR DESTRUCTION OF PROPERTY MONUMENTATION OR CONSTRUCTION STAKES.

•THE ENGINEER HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED FOR CONTRACTOR TO PERFORM HIS WORK.

STREET CONSTRUCTION AND PAVING

•CONTRACTOR SHALL REMOVE AND DISPOSE OF TREES, STUMPS, ROOTS, BRUSH, AND OTHER ORGANIC MATERIAL IN THE WORK AREA AND WHERE INDICATED ON THE PLANS. THESE MATERIALS SHALL BE DISPOSED OF, OFF SITE, IN SUCH A MANNER AS TO MEET WITH LOCAL REGULATIONS.

•CONTRACTOR SHALL PROVIDE THE NECESSARY EROSION PROTECTION, TO INCLUDE GRADING, DITCHING, HAY BALES, AND SILT FENCING TO MINIMIZE EROSION AND ADJACENT PROPERTY.

•THE STREET SECTION SHALL BE GRADED TO THE ELEVATIONS SHOWN ON THE DRAWINGS WITH THE NECESSARY ADJUSTMENTS TO ACCOMMODATE THE FINISHED PAVEMENT AS SPECIFIED.

•MATERIAL IN SOFT SORTS WITHIN THE PAVED AREAS SHALL BE REMOVED TO A DEPTH REQUIRED TO PROVIDE A FIRM FOUNDATION AND SHALL BE REPLACED WITH PIT RUN CRUSHED ROCK. THE SUBGRADE SHALL BE "PROOF ROLLED", WITNESSED BY THE ENGINEER AND/OR THE CITY PRIOR TO PLACEMENT OF BASE ROCK. ADDITIONALLY, COMPACTION TESTING IS REQUIRED FOR THE FINISHED BASE ROCK. THE CONTRACTOR TO PROVIDE AND SHALL BE RESPONSIBLE FOR SUPPLYING THE RESULTS OF A MINIMUM TWO TESTS TO THE ENGINEER PRIOR TO PAVING. COMPACTION TO BE 95% OF MODIFIED PROCTOR DENSITY (T-180).

•CONTRACTOR TO NOTIFY CITY OF WEST LINN, AND THE ENGINEER, 24-HOURS PRIOR TO STARTING CONSTRUCTION ON WORK TO BE ACCEPTED BY THE CITY.

•ASPHALT CONCRETE PAVEMENT MIX TO BE DESIGNED FROM A MIX FORMULA APPROVED THE OREGON STATE HIGHWAY FOR MATERIALS USED. CONTRACTOR TO PROVIDE DENSITY TESTING RESULTS FOR ASPHALTIC CONCRETE PLACED IN PUBLIC STREETS.

•CONCRETE SHALL BE MIXED BASED ON A FORMULA WHICH WILL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28-DAYS.

STORM SEWER

•MATERIALS USED FOR PUBLIC IMPROVEMENTS TO MEET THE REQUIREMENTS OF THE CITY OF WEST LINN.

•ALL WORK & MATERIALS FOR PRIVATE STORM DRAINS TO MEET REQUIREMENTS OF THE STATE OF OREGON PLUMBING CODE.

•MATERIALS:

•CONCRETE CULVERT PIPE (CCP) SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-14, CLASS 3, NONREINFORCED CONCRETE PIPI POLYVINYL CHLORIDE PIPE (PVC) SHALL CONFORM TO THE REQUIREMENTS OF ASTM D 3034 SDR 35.
DUCTILE IRON PIPE (D9) SHALL BE CLASS 52, PUSH-ON JOINT PIPE MEETING STANDARDS ASA STANDARD A-21.4.

•PIPE BEDDING AND TRENCH BACKFILL WITHIN PAVED AREAS TO BE 3/4"-0" CRUSHED ROCK. PIPE BEDDING TO EXTEND A MINIMUM OF 6-INCHES IN ALL DIRECTIONS FROM THE OUTSIDE OF THE PIPE.

•ALL MANHOLES OUTSIDE THE STREET RIGHT-OF-WAY SHALL HAVE TAMPER PROOF LIDS.

SANITARY SEWER

•ALL WORK AND MATERIALS TO CONFORM WITH THE CITY OF WEST LINN STANDARDS (1990, APWA, OREGON CHAPTER, STANDARD SPECIFICATIONS AND DRAWINGS), FOR ALL PUBLIC SANITARY SEWER LINES.

•ALL PRIVATE SERVICE CONNECTIONS SHALL BE A MINIMUM OF 4-INCH PVC AND INSTALLED AT A MINIMUM GRADE OF 2% UNLESS OTHERWISE NOTED.

•CONTRACTOR TO "POT HOLE" EXISTING SEWER AT CONNECTION POINT PRIOR TO ACTUAL CONSTRUCTION TO VERIFY INVERT ELEVATION.

•ALL PVC SANITARY SEWER PIPE SHALL CONFORM TO ASTM D-3034, SDR 35, UNLESS SHOWN OTHERWISE ON THE DRAWINGS. PVC SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDED INSTALLATION PROEDURES. PVC SEWER PIPE SHALL BE CONNECTED TO CONCRETE MANHOLES BY MEANS OF AN APPROVED COUPLING WITH AN ELASTOMERIC GASKET, AN APPROVED WATERSTOP OR FLEXIBLE SLEEVE. IN ADDITION TO HYDROSTATIC OR AIR TESTING, SANITARY SEWER CONSTRUCTED OF PVC SEWER PIPE SHALL BE DEFLECTION TESTED NO LESS THAN 30-DAYS AFTER THE TRENCH BACKFILL AND COMPACTION HAS BEEN COMPETED. THE TEST SHALL BE CONDUCTED BY PULLING AN APPROVED SOLID POINTED MANDREL (95% OF INSIDE DIAMETER) THROUGH THE COMPLETED PIPE LINE.

•CONTRACTOR SHALL CONDUCT A TV ACCEPTANCE INSPECTION UPON COMLETION OF ALL SEWER CONSTRUCTION.

•PIPE BEDDING AND BACKFILL SHALL CONFORM TO THE APWA STANDARD DETAILS AND AS NOTED ON THE PLANS.

•TRENCHES WITHIN THE ROADWAY OF DRIVEWAYS SHALL BE BACKFILLED WITH GRANULAR MATERIALS. COMPACTION SHALL BE SUFFICIENT TO PREVENT SETTLEMENT. CONTRACTOR TO DETEMINE TYPE OF EQUIPMENT, METHOD AND EFFORT REQUIRED TO ACHIEVE REQUIRED COMPACTION. SUBSEQUENT SETTLEMENT OF THE FINISH SURFACE WITHIN THE WARRANTY PERIOD SHALL BE CONSIDERED TO BE A RESULT OF IMPROPER COMPACTION AND SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

•ALL MANHOLES OUTSIDE THE STREET RIGHT-OF-WAY SHALL HAVE TAMPER PROOF LIDS.

•CONTRACTOR SHALL MAINTAIN AS-CONSTRUCTED DATA INCLUDING STATION, LENGTH, AND DEPTH OF SERVICE CONNECTION, AND ANY CHANGES MADE DURING CONSTRUCTION.

WATER SYSTEM NOTES

•ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF WEST LINN STANDARDS AND SPECIFICATIONS, THE OREGON STATE HEALTH DIVISION ADMINISTRATIVE RULES CHAPTER 33 AND AWWA STANDARDS.

•ALL PIPE TO HAVE A 7MINIMUM7 COVER OF 736-INCHEST BELOW THE FUTURE FINISH GRADES.

•DUCTILE IRON PIPE TO BE TYTON JOINT CEMENT MORTAR LINES, CLASS 52, AND SHALL CONFORM TO ASTM C-110, C-150, AND C-151.

•GATE VALVES TO BE DOUBLE DISK TYPE CONFORMING TO AWWA C-500, WITH RESILIENT SEATS PER AWWA C-509-80. VALVE BOXES TO BE CASE IRON, RICH MODEL 925 OR EQUAL.

•WATER SERVICES SHALL BE COPPER TUBING TYPE "K" 1-INCH DIAMETER W/ 1-INCH SIZED METER BOXES.

•COPPER TUBING SHALL BE TYPE SOFT FOR 1-INCH OR LESS SERVICES.

•THRUST BLOCKING: ALL TEES, PLUGS, CAPS BENDS, AND AT ALL OTHER LOCATIONS WHERE UNBALANCED FORCE EXIST SHALL REQUIRE SUITABLE THRUST BLOCKING. CONCRETE TO BE POURED AGAINST UNDISTURBED EARTH AND SHALL HAVE A STRENGTH AT 28-DAYS OF 3000PSI.

•HYDROSTATIC TESTS: THE TEST PRESSURE SHALL BE 150PSI AT THE LOWEST POINT IN ANY SECTION. THE DURATION SHALL BE 30-MINUTES AND SHALL BE MONITORED BY THE ENGINEER OR THE CITY OF WEST LINN.

•STERILIZATION: PIPELINES INTENDED TO CARRY POTABLE WATER SHALL BE FLUSHED AND STERILIZED BEFORE PLACING INTO SERVICE. STERILIZING PROCEDURE SHALL CONFORM TO AWWA C-601 OR AS MODIFIED OR EXPENDED BY GOVERNING AGENCY HAVING JURISDICTION.

•DISPOSAL OF THE STERILIZATION WATER SHALL BE DONE IN SUCH A WAY AS TO NOT CAUSE DAMAGE OR INJURY.

INDEX

SHEET	DESCRIPTION
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2	ROAD & STORM
3	ROAD & STORM PROFILES
4	GRADING & EROSION
5	SANITARY & WATER
6	SANITARY PROFILES
7	SANITARY & STORM PROFILES
8	STANDARD DETAILS

SEP 01 1995

REGISTERED PROFESSIONAL ENGINEER 12970 OREGON JULY 16, 1971 BRUCE D. GOLDSON

COVER SHEET

DATE	NO.	REVISION
OCT 94	2	AS BUILT
7/29/93	1	REVISE PER CITY REVIEW

DRAWN JMB | DESIGNED BDG | CHECKED
SCALE 1" = 50' | DATE MAY 1993
FILE 92-3172-1702

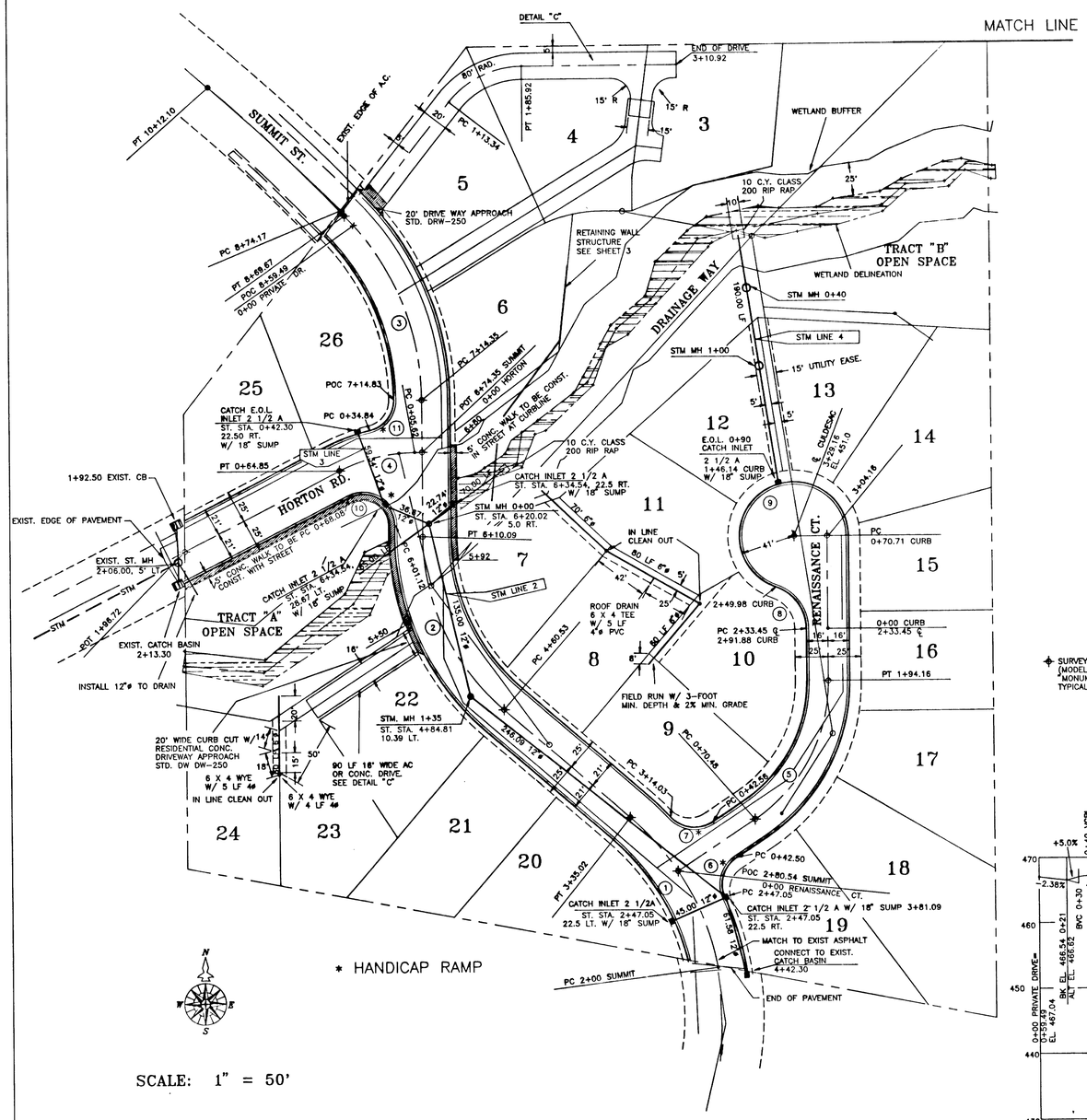
COMPASS CORPORATION
ENGINEERING – SURVEYING – PLANNING
6564 S. E. LAKE ROAD (503) 653-9093
MILWAUKIE, OREGON 97222 FAX (503) 653-9095

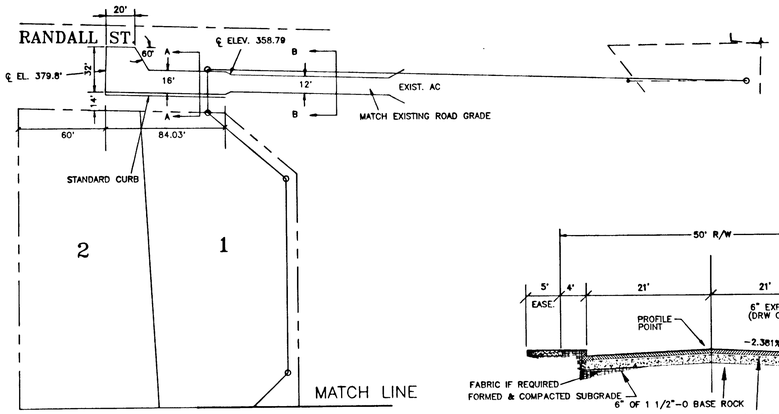
RENAISSANCE DEVELOPMENT CORPORATION
1672 S.W. WILLAMETTE FALLS DRIVE
WEST LINN, OREGON 97068 PHONE: 657-5739

RENAISSANCE RIDGE

Renaissance Ridge

RENAISSANCE RIDGE





CURVE NO. 6		
R=35.08' L= 35.08'		
PC	2+47.05	478.38 T.C.
1/4		477.66 T.C.
1/2		476.69 T.C.
1/4		475.71 T.C.
PC	0+42.56	474.98 T.C.

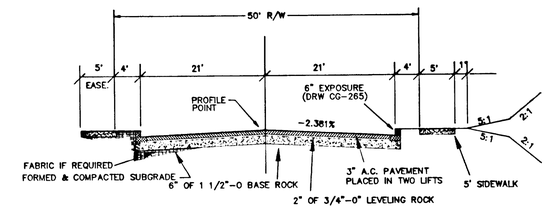
CURVE NO. 7		
R=25.0' L=35.08'		
PC	3+14.03	474.49 T.C.
1/4		475.07 T.C.
1/2		475.32 T.C.
1/4		475.40 T.C.
PC	0+42.56	475.01 T.C.

CURVE NO. 10		
R=24.0' L=49.07'		
PC	6+01.12	452.91 T.C.
1/4		452.77 T.C.
1/2		452.63 T.C.
1/4		452.49 T.C.
PC	0+68.08	452.78 T.C.

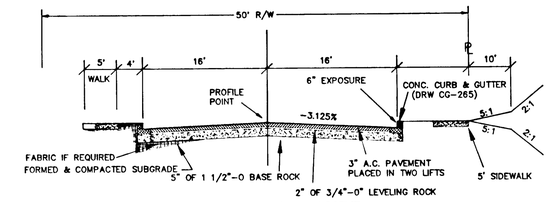
CURVE NO. 11		
R= 24.0' L=32.15'		
PC	7+14.83	454.75 T.C.
1/4		454.18 T.C.
1/2		453.38 T.C.
1/4		452.71 T.C.
PC	0+34.04	452.51 T.C.

NO.	RADIUS	DELTA	LENGTH	LOCATION
1	200	38°40'51"	135.02'	℄ STREET
2	175	48°58'05"	149.56'	℄ STREET
3	200	44°29'49"	155.32'	℄ STREET
4	125	27°08'56"	59.32'	℄ STREET
5	125	56°41'30"	123.68'	℄ STREET
6	25	80°24'21"	35.08'	CURB
7	25	80°24'21"	35.08'	CURB
8	34	70°31'44"	41.85'	CURB
9	41	250°31'44"	179.27'	CURB
10	24	117°08'56"	49.07'	CURB
11	24	76°44'39"	32.15'	CURB

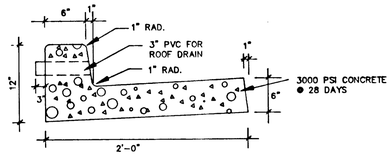
✦ SURVEY MONUMENT BOXES TO BE PLACED BY CONTRACTOR (MODEL 202 CAST IRON FRAME AND COVER MARKED "MONUMENT" AS MANUFACTURED BY SILVERTON FOUNDRY) TYPICAL 12 PLACES.



SUMMIT / HORTON
TYPICAL ROAD SECTION
NTS



RENAISSANCE COURT
TYPICAL ROAD SECTION
NTS



GUTTER CURB DETAIL
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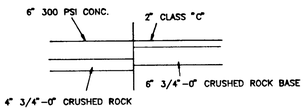

DETAIL "C"
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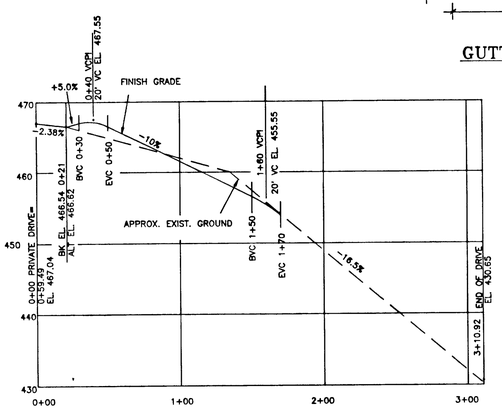
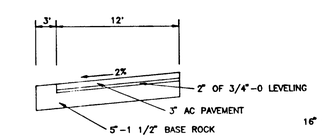
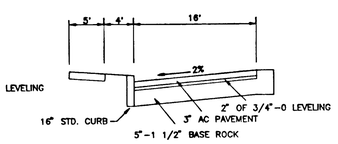


PRIVATE DRIVE PROFILE
1" = 50' HOR. 10' VERT.



RANDALL ST. B-B
N.T.S.



RANDALL ST. A-A
N.T.S.

REGISTERED PROFESSIONAL ENGINEER OREGON JULY 16, 1971 BRUCE D. GOLOSOH

ROAD AND STORM

DATE	NO.	REVISION
10/94	2	AS BUILT
7/29/93	1	REVISE PER CITY REVIEW

DRAWN JMB | DESIGNED BDG | CHECKED
SCALE 1" = 50' | DATE MAY 1993
FILE 92-3172-1702

COMPASS CORPORATION
ENGINEERING – SURVEYING – PLANNING
6564 S. E. LAKE ROAD (503) 653-9093
MILWAUKIE, OREGON 97222 FAX (503) 653-9095

RENAISSANCE DEVELOPMENT CORPORATION
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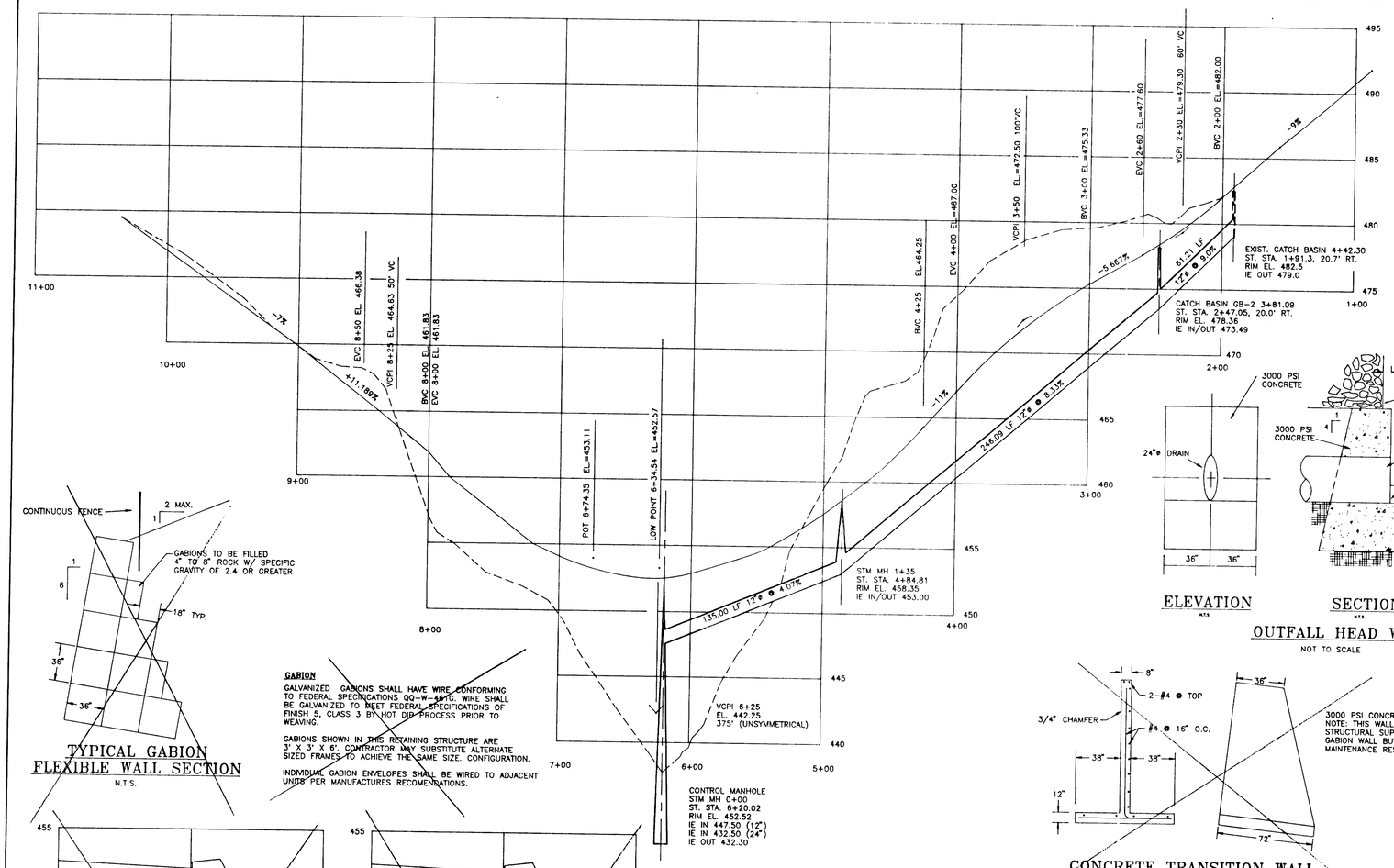
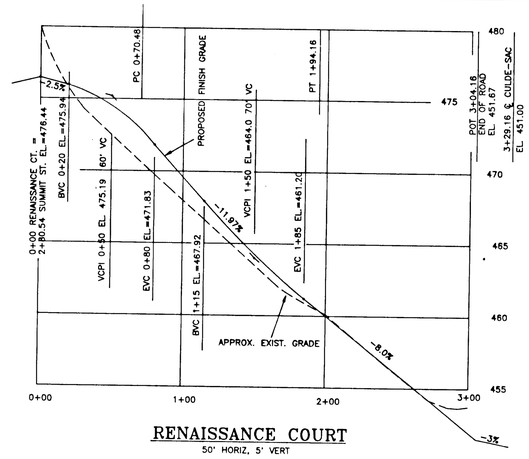
RENAISSANCE RIDGE

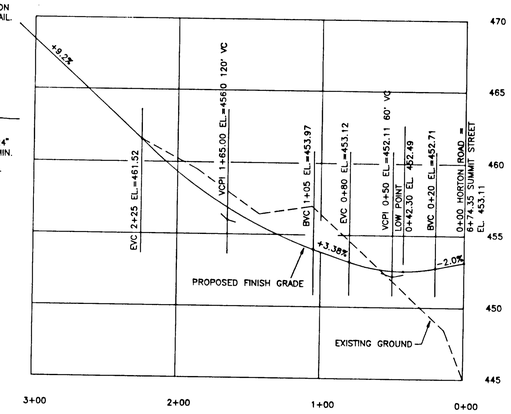
2/8





RENAISSANCE COURT

50' HORIZ, 5' VERT



HORTON DRIVE

50' HORIZ, 5' VERT

TYPICAL GABION FLEXIBLE WALL SECTION

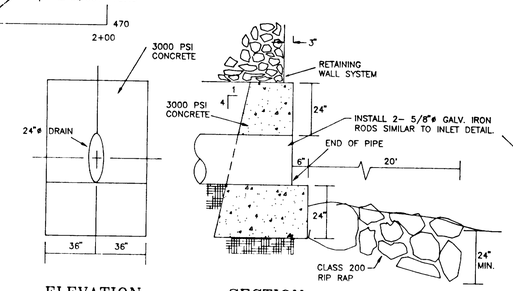
N.T.S.

GABION

GALVANIZED GABIONS SHALL HAVE WIRE CONFORMING TO FEDERAL SPECIFICATIONS QQ-W-461G. WIRE SHALL BE GALVANIZED TO MEET FEDERAL SPECIFICATIONS OF FINISH 5, CLASS 3 BY HOT DIP PROCESS PRIOR TO WEAVING.

GABIONS SHOWN IN THIS RETAINING STRUCTURE ARE 3' X 3' X 6'. CONTRACTOR MAY SUBSTITUTE ALTERNATE SIZED FRAMES TO ACHIEVE THE SAME SIZE. CONFIGURATION.

INDIVIDUAL GABION ENVELOPES SHALL BE WIRED TO ADJACENT UNITS PER MANUFACTURES RECOMENDATIONS.



ELEVATION

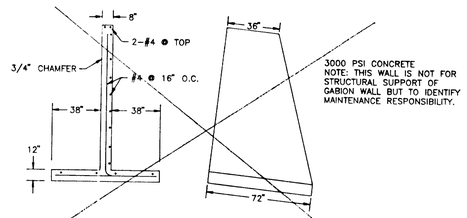
N.T.S.

SECTION

N.T.S.

OUTFALL HEAD WALL

NOT TO SCALE



CONCRETE TRANSITION WALL

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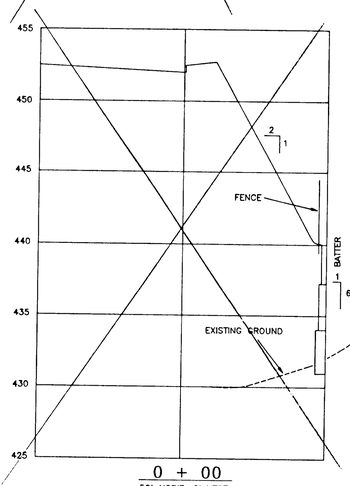
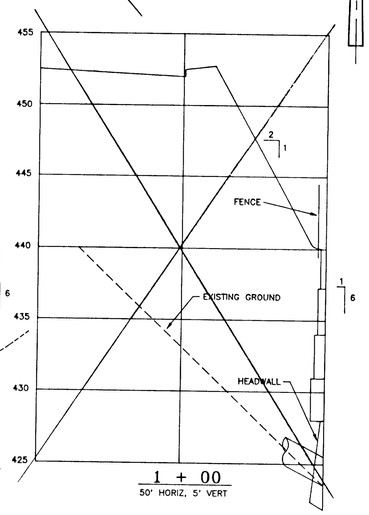


0 + 00

50' HORIZ, 5' VERT

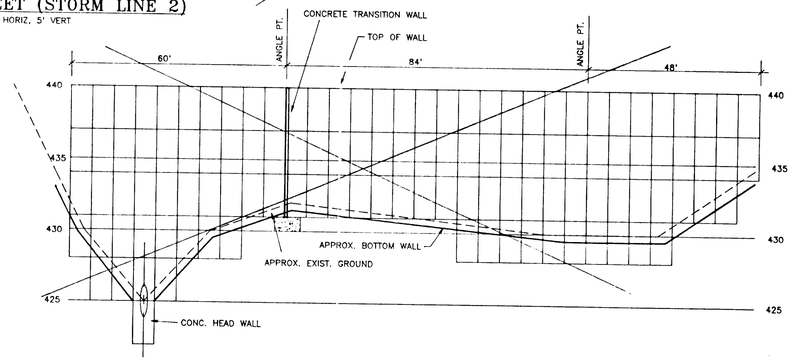


1 + 00

50' HORIZ, 5' VERT

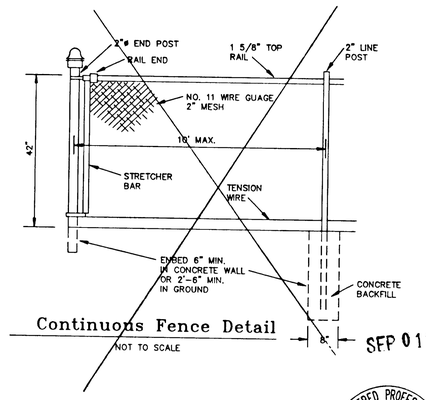
SUMMIT STREET (STORM LINE 2)

50' HORIZ, 5' VERT



RETAINING WALL SECTION

SCALE 1" = 20' HOR 5' VERT



Continuous Fence Detail

NOT TO SCALE

SEP 01 1995

REGISTERED PROFESSIONAL ENGINEER OREGON July 16, 1971 BRUCE D. GOLDSON

ROAD & STORM PROFILES

DATE	NO.	REVISION
10/94	2	AS-BUILT
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SCALE 1" = 50' | DATE MAY 1993
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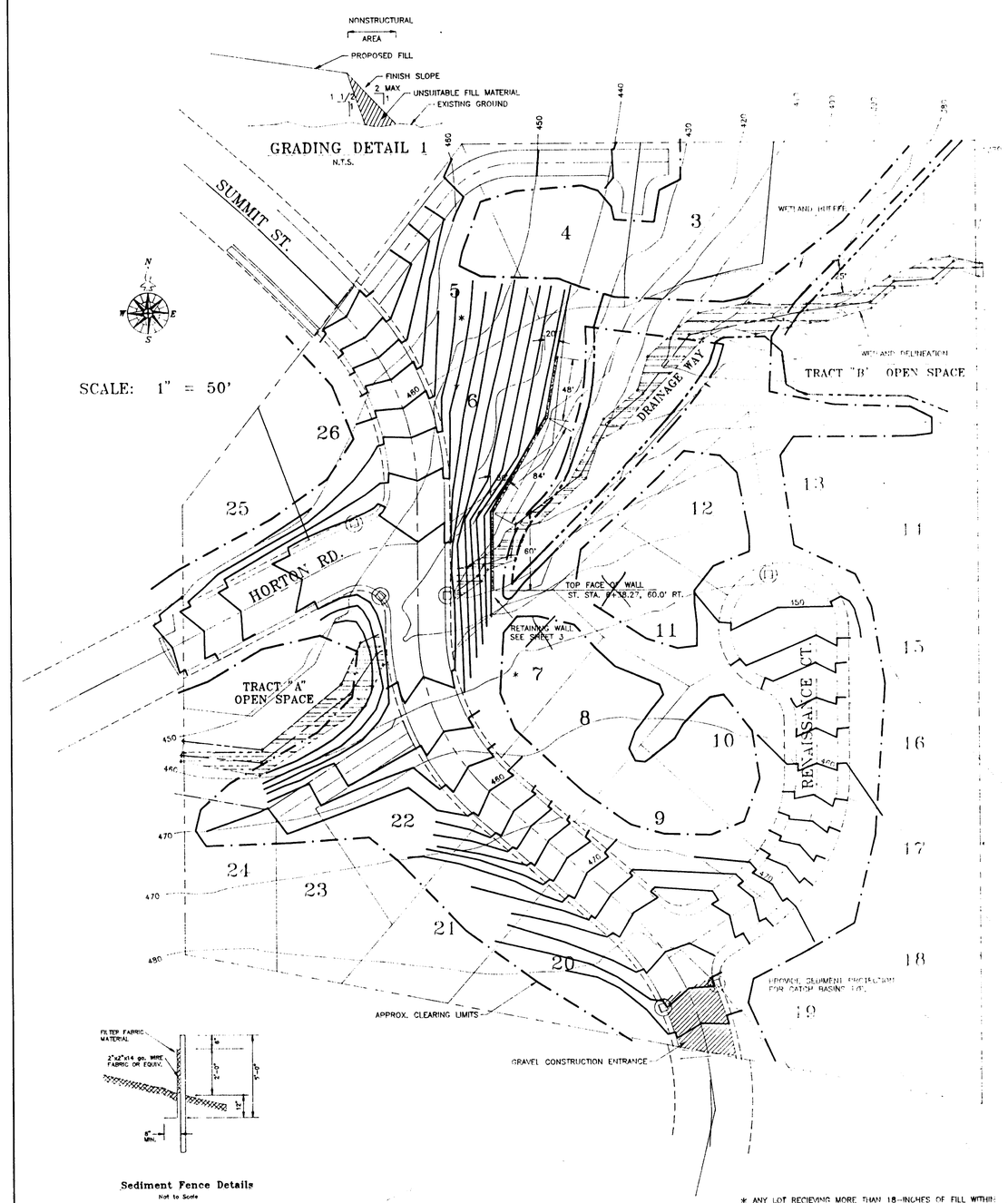
RENAISSANCE RIDGE

3/8

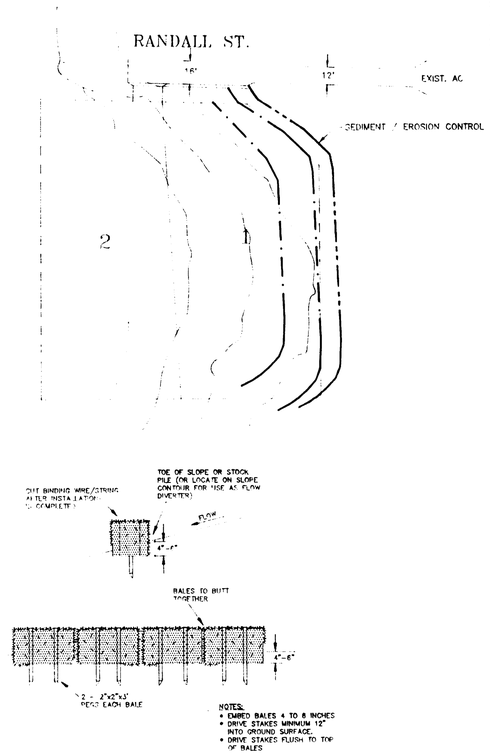


Sediment Fence Details

Not to Scale

* ANY LOT RECIEVING MORE THAN 18-INCHES OF FILL WITHIN THE BUILDING ENVELOPE SHALL HAVE THE APPROPRIATE STRUCTURAL FILL TESTING AND RECOMMENDATION.

STIPPING MATERIAL MAYBE REPLACED ON GRADED AREAS, NOT TO EXCEED 6-INCHES THICK.



Straw Bale Sediment Barrier

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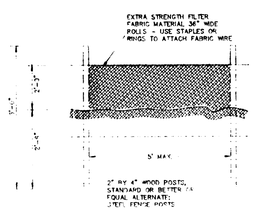
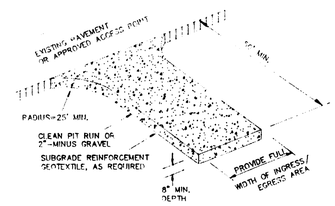




TEMPORARY CONSTRUCTION ENTRANCE

N.T.S.

SITE GRADING NOTES

REMOVE AND DISPOSE OF ALL ORGANIC MATERIALS, INCLUDING TREES, STUMPS, ROOTS, BRUSH, AND GRASS IN SUCH A MANNER TO MEET LOCAL REGULATIONS. THE CONTRACTOR SHALL PROTECT TREES TO REMAIN.

AREAS TO RECEIVE FILL MATERIALS SHALL BE STRIPPED OF ALL ORGANIC MATERIALS AND "PROOF ROLLED" PRIOR TO PAVEMENT OF FILL.

THE SITE SHALL BE GRADED TO THE ELEVATIONS SHOWN ON THE DRAWINGS WITH THE NECESSARY ADJUSTMENTS TO ACCOMMODATE THE FINISHES AS SPECIFIED. FUTURE PAVED AREAS SHALL BE SHAPED PER THE PLANS TO A SUBRADE ELEVATIONS WHICH WILL ACCOMMODATE FUTURE BASE ROCK AND PAVING.

FINISH GRADES ARE TO DRAIN AS INDICATED ON THE PLANS. ROUGH GRADING SHALL BE FINISHED BY BLADING TO REASONABLY SMOOTH CONTOURS WITH GENTLE TRANSITIONS.

A SAMPLE OF FILL MATERIALS SHALL BE SUBMITTED FOR ANALYSIS BY THE CONTRACTOR AT LEAST 3-DAYS PRIOR TO EMBANKMENT ACTIVITIES FOR TESTING AND ANALYSIS.

FILL MATERIALS TO BE PLACED IN APPROXIMATELY HORIZONTAL LAYERS OF A MAXIMUM OF 8-INCHES THICK, AND EACH LAYER SHALL BE SEPARATELY AND THOROUGHLY COMPACTED.

FILL MATERIALS SHALL BE MOISTURE CONDITIONED AS REQUIRED BY DICING, SCARIFYING, AERATING, PULVERIZING OR THE ADDITION OF WATER AND PLACED IN THE FILL AREA WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D-1557.

COMPACTION EFFORT SHALL MEET OR EXCEED THE FOLLOWING:

FUTURE ROADS AND STREETS: COMPACTION TO 95% OF STANDARD PROCTOR DENSITY (ASTM D-698)
FUTURE FOUNDATION PADS: COMPACTION TO 95% OF MODIFIED STANDARD PROCTOR DENSITY (ASTM D-1557)
LANDSCAPE AREAS: COMPACTION TO 92% OF MODIFIED PROCTOR DENSITY (ASTM D-1557)
COMPACTION TESTS AND REPORTS: TESTS SHALL BE CONDUCTED BY A RECOGNIZED TESTING LABORATORY, EST FREQUENCY SHALL BE PER THE ENGINEER AND TO INCLUDE TESTING AT COMMENCEMENT OF FILL ACTIVITIES AND FOR EVERY 500 CUBIC YARDS PLACED OR AS DIRECTED.

EACH FUTURE LOT PAD RECEIVING GREATER THAN 18-INCHES OF FILL SHALL HAVE AT LEAST ONE COMPACTION TEST.

THE MAXIMUM FINISH SLOPES SHALL BE 2 HORIZONTAL TO 1 VERTICAL (2:1) 3:1 REFERRED SLOPE.

EROSION NOTES

ALL EROSION CONTROL WORK WILL FOLLOW THE GUIDELINES ESTABLISHED IN OREGON SURFACE WATER QUALITY FACILITIES HANDBOOK, CLACKAMAS COUNTY, AUGUST 1991.

APPROVAL OF THIS 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/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 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 48 HOURS FOLLOWING A STORM EVENT.

AT NO TIME SHALL MORE THAN ONE FOOT (1') 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.

SEDIMENT FENCE NOTES

THE FILTER FABRIC SHALL BE PURCHASED ON 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. THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF SIX FEET (6') APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 30 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.

WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST ONE-INCH (1") LONG, TIE WIRE OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF FOUR INCHES (4") AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 20 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 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.

SEEDING / MULCHING

ALL AREAS DISTURBED DURING CONSTRUCTION TO BE GRADED TO DRAIN AND COMPACTED TO A MINIMUM OF STANDARDS IMMEDIATELY AFTER INSTALLATION UTILITIES OR GRADING.

RECOMMENDED SEED MIXTURE:

TYPE	PERCENT BY WEIGHT
ELMA DWARF PERENNIAL RYEGRASS	80
CREEPING RED FESCUE	20

APPLICATION RATE: 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 2,000 LB./AC. WITH HEAVY BONDING AGENT OR NETTING AND ANCHORS. MULCH SHALL BE A WOOD CELLULOSE FIBER OR OTHER MATERIAL SUITABLE FOR HYDROMULCHING.

TEMPORARY/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.

SEP 0 1 1995

REGISTERED PROFESSIONAL ENGINEER 7120 OREGON JULY 18, 1971 BRUCE D. GOLDSON

GRADING / EROSION

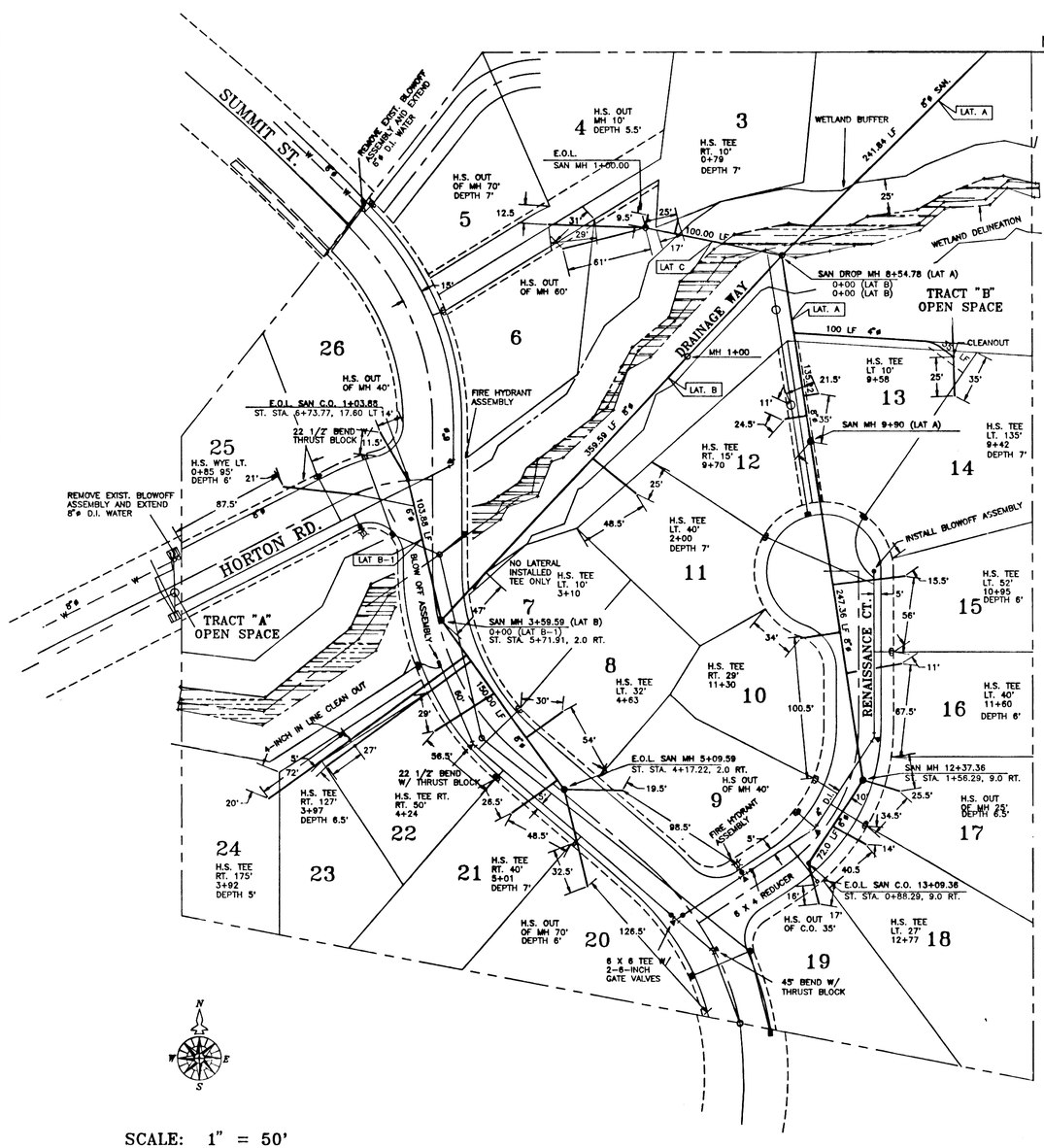
DATE	NO.	REVISION
10/94	2	AS BUILT
7/29/93	1	REVISE PER CITY REVIEW

DRAWN JMB | DESIGNED BDG | CHECKED
SCALE 1" = 50' | DATE MAY 1993
FILE 92-3172-1702

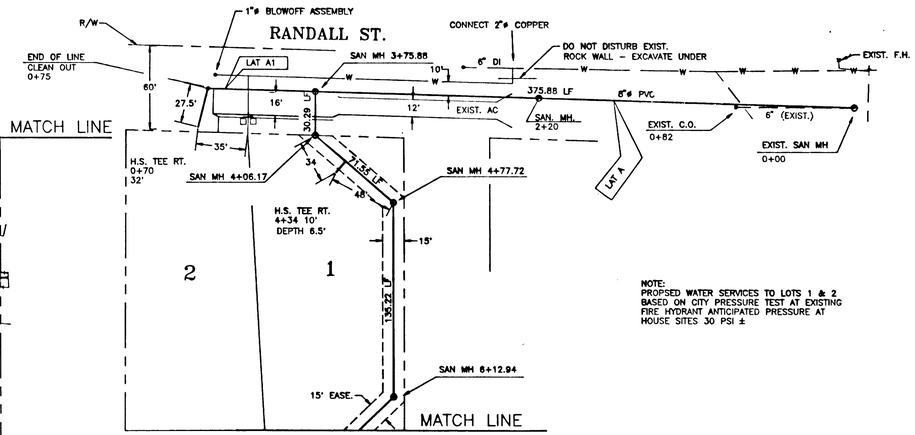
COMPASS CORPORATION
ENGINEERING - SURVEYING - PLANNING
6564 S. E. LAKE ROAD
MILWAUKIE, OREGON 97222
(503) 653-3093
FAX (503) 653-9095

RENAISSANCE DEVELOPMENT CORPORATION
1672 S.W. WILLAMETTE FALLS DRIVE
WEST LINN, OREGON 97068 PHONE: 657-5738

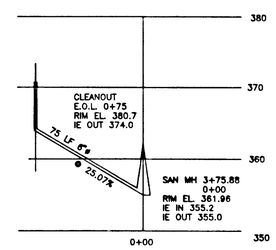
RENAISSANCE RIDGE



SCALE: 1" = 50'



NOTE:
PROPSED WATER SERVICES TO LOTS 1 & 2 BASED ON CITY PRESSURE TEST AT EXISTING FIRE HYDRANT ANTICIPATED PRESSURE AT HOUSE SITES 30 PSI ±



SAN. LAT. A-1
1" = 50' HOR., 10' VERT.

REGISTERED PROFESSIONAL ENGINEER 7120 OREGON July 16, 1971 BRUCE D. GOLDSON

SANITARY & WATER PLAN

DATE	NO.	REVISION
10/7/94	3	AS BUILT
11/4/93	2	REVISE SAN. LAT. B TO AVOID ROCK.
7/29/93	1	REVISE PER CITY REVIEW

DRAWN JMB | DESIGNED BDG | CHECKED
SCALE 1" = 50' | DATE MAY 1993
FILE 92-3172-1702

COMPASS CORPORATION
ENGINEERING - SURVEYING - PLANNING
6564 S. E. LAKE ROAD, MILWAUKIE, OREGON 97222
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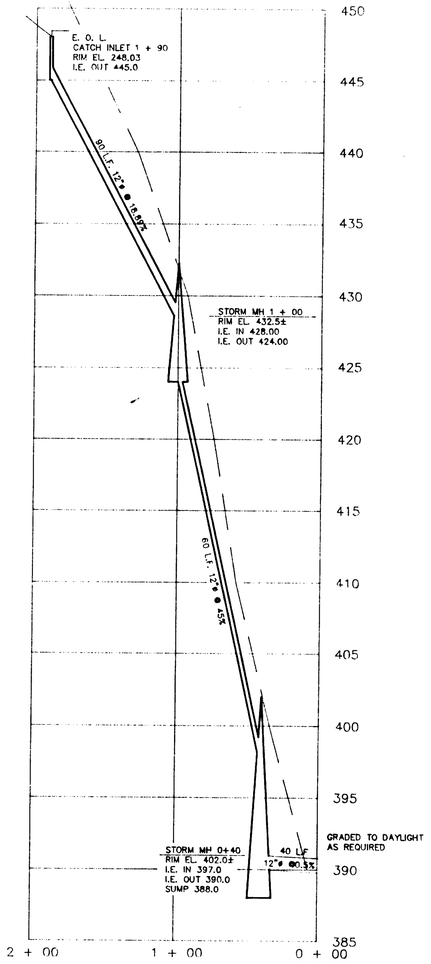
RENAISSANCE DEVELOPMENT CORPORATION
1672 S.W. WILLAMETTE FALLS DRIVE
WEST LINN, OREGON 97068 PHONE: 657-5739

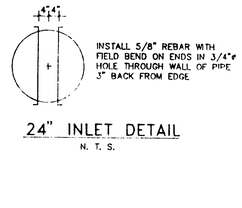
RENAISSANCE RIDGE

5/8



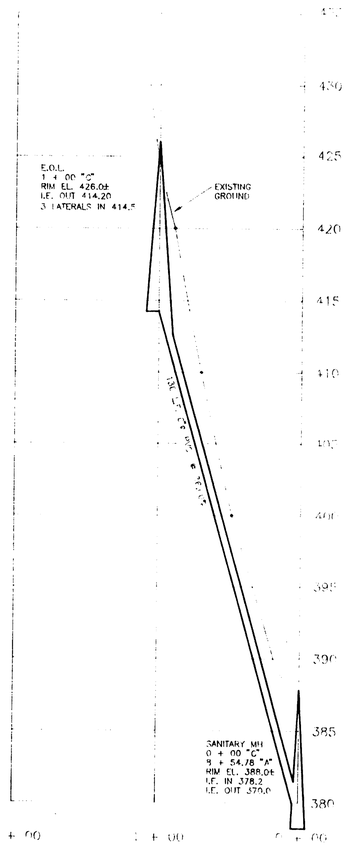
STORM LINE 4

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



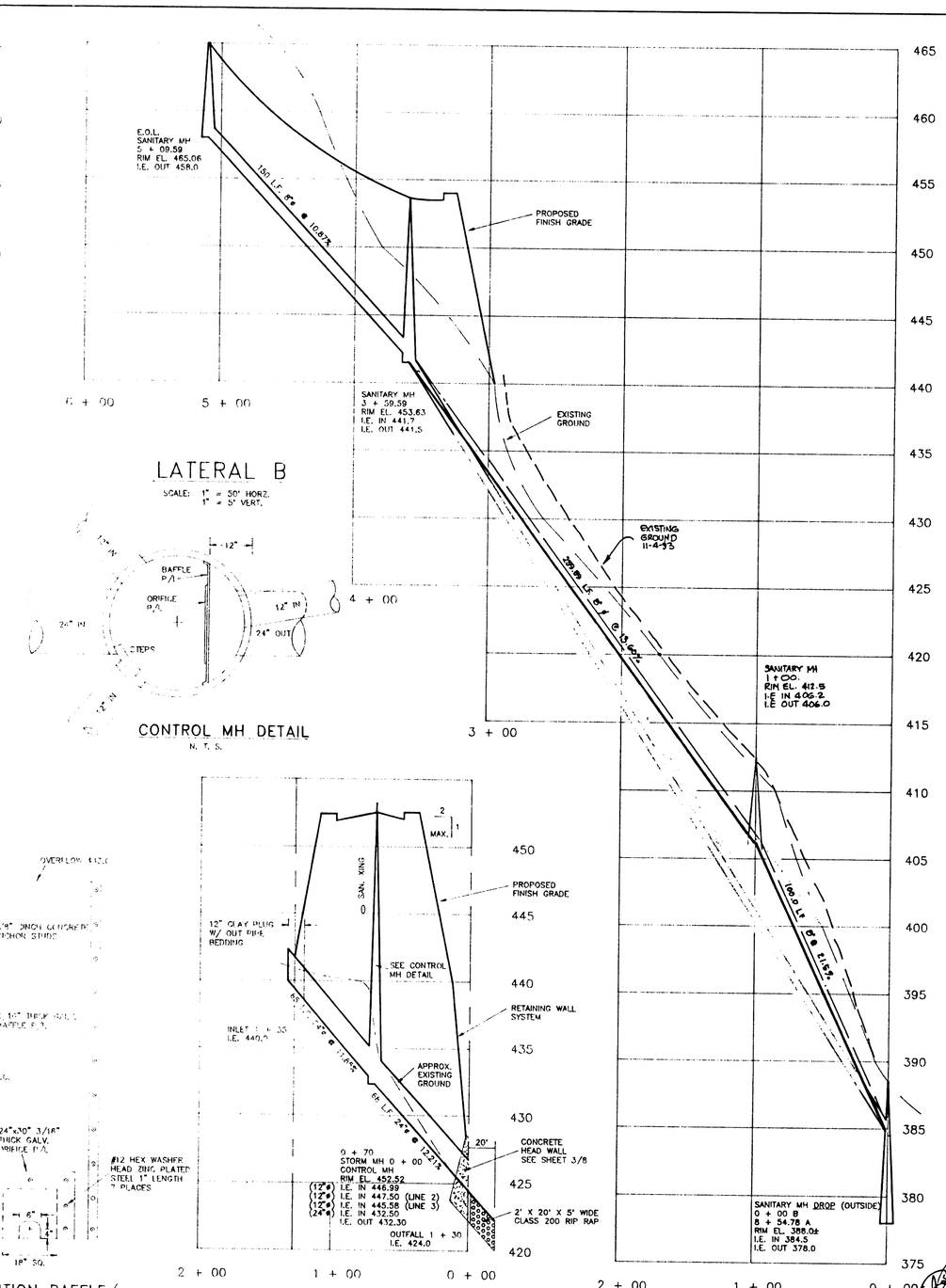
24" INLET DETAIL

N. T. S.



LATERAL C

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

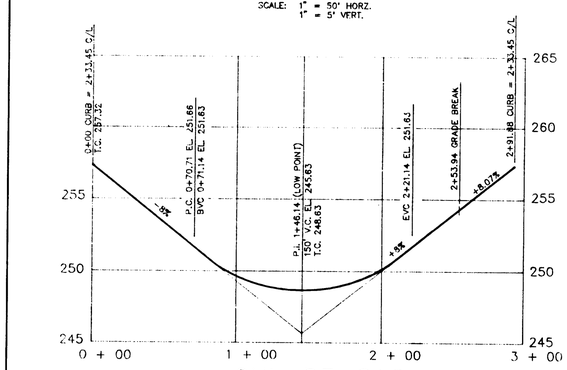


LATERAL B

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

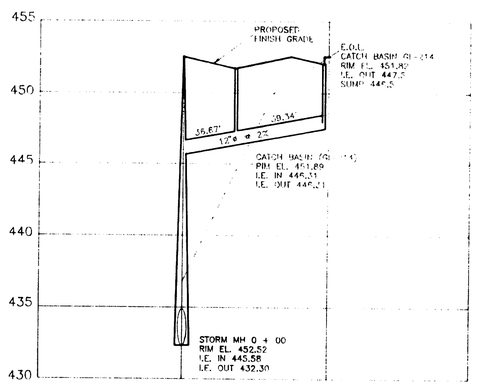
CONTROL MH DETAIL

N. T. S.



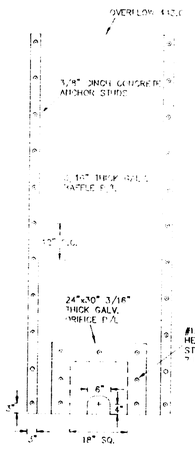
CUL-DE-SAC

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



STORM LINE "3"

SCALE: 1" = 50' HORZ., 1" = 5' VERT.



DETENTION BAFFLE/
ORIFICE PLATE

N. T. S.

STORM LINE 1

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

SANITARY AND STORM PROFILES

SEP 01 1995

REGISTERED PROFESSIONAL ENGINEER 7129 BRUCE D. GOLDSON July 16, 1993

DATE		NO.	REVISION
10/94	3		AS BUILT
11/4/93	2		REVISE SAN. LAT B TO AVOID RIC.
7/29/93	1		REVISED PER CITY REVIEW

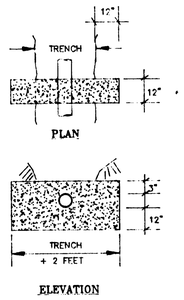
DRAWN JMB | DESIGNED RDG | CHECKED
SCALE 1" = 50' | DATE MAY 1993
FILE 92-3172-17.02

COMPASS CORPORATION
ENGINEERING SURVEYING PLANNING
6564 S. E. LAKE ROAD (503) 653-9092
MILWAUKIE, OREGON 97222 FAX (503) 653-3098

RENAISSANCE DEVELOPMENT CORPORATION
1672 S.W. WILLAMETTE FALLS DRIVE
WEST LINN, OREGON 97068 PHONE: 657-5739

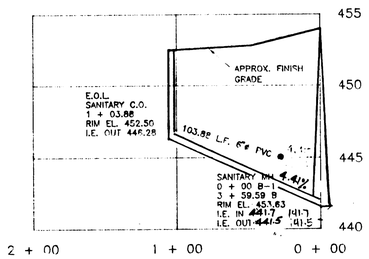
RENAISSANCE RIDGE

6/8



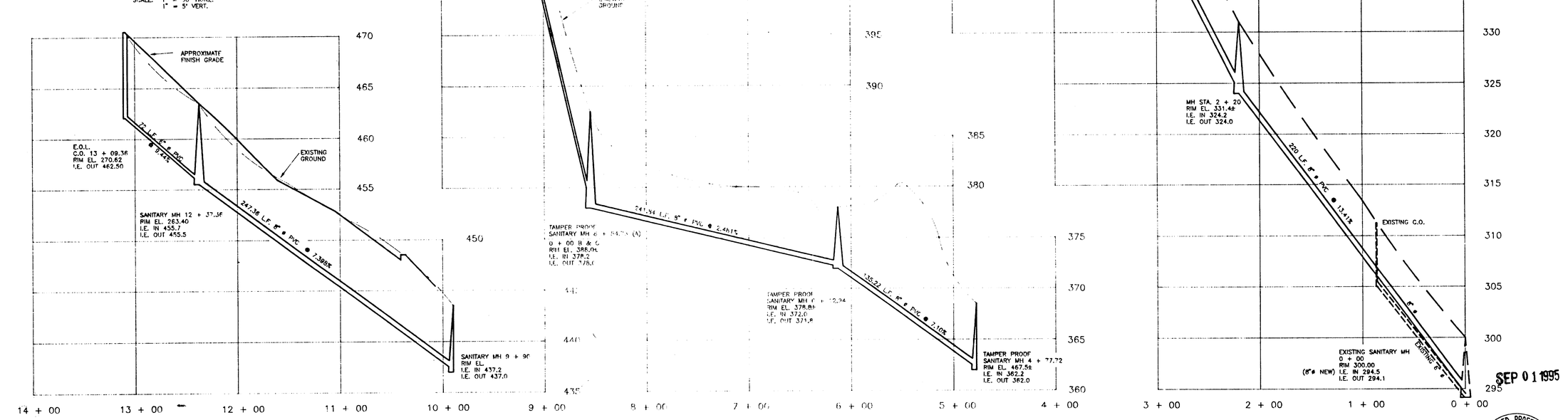
CONCRETE ANCHOR BLOCK

N.T.S.



LATERAL B-1

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



LATERAL A

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

SEP 01 1995

REGISTERED PROFESSIONAL ENGINEER 7420 OREGON JULY 16, 1971 BRUCE D. GOLDSON

SANITARY PROFILES

DATE	NO.	REVISION
10/94	2	AS BUILT.
7/29/93	1	REVISE PER CITY REVIEW

DRAWN JMB | DESIGNED BDG | CHECKED
SCALE 1" = 50' | DATE MAY 1993
FILE 92-3172-1702

COMPASS CORPORATION
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RENAISSANCE RIDGE