

**GENERAL NOTES**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "CITY OF WEST LINN STREET/UTILITY DESIGN AND CONSTRUCTION STANDARDS", DATED MAY 22, 2000 AND OAR'S CHAPTER 333. ALL STREET, STORM 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 APWA STANDARDS. CONTRACTOR TO OBTAIN A COPY OF THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT PRIOR TO CONSTRUCTION.
- 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.
- ORGANIC AND NON-DESIRABLE MATERIALS SHALL BE REMOVED FROM THE CONSTRUCTION AREA AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- 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. LANDSCAPE AREAS SHALL BE COMPACTED TO 90 PERCENT. THE CONTRACTOR SHALL PROVIDE COMPACTION TESTING, ONE FOR EVERY 10,000 SQUARE FEET OF AREA AND FOR EVERY 2 LAYERS OR 16" AND EVERY 100 LINEAR FEET OF FILL PLACED. COMPACTION REPORTS FROM AN APPROVED NATIONALLY ACCREDITED TESTING LAB SHALL BE SUPPLIED TO THE ENGINEER. A COPY OF THE REPORTS SHALL BE GIVEN TO THE CITY.
- 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 APPROVED GRADING PERMIT SET.
  - ALL EXCESS/EXTRA MATERIAL SHALL BE REMOVED FROM THE SITE.
- 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.
- CITY OF WEST LINN DETAILS SHALL BE USED AT LOCATIONS AS SPECIFIED IN THE PLANS, SEE DETAIL SHEETS.
- DURING CONSTRUCTION, ALL EROSION CONTROL MEASURES SHALL CONFORM TO CLACKAMAS COUNTY EROSION CONTROL STANDARDS AND WILL BE ENFORCED.
- 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 (503-699-2401) 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.
- WEEK DAY WORK HOURS ARE 7:00 AM TO 6:00 PM; SATURDAY, SUNDAY AND HOLIDAY WORK HOURS ARE LIMITED TO 9:00 AM TO 6:00 PM.
- THE CITY OF WEST LINN SHALL BE PRESENT WHEN TESTING IS PERFORMED AND SUPPLIED WITH A COPY OF TEST RESULTS. ALL FACILITIES WILL BE ACCEPTED BY THE CITY PRIOR TO CONNECTION TO EXISTING SYSTEMS.
- 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 BEHIND THE CURB.
- FINAL SUBGRADE PROOF-ROLL WITH 10 CY TRUCK LOADED WITH ROCK IS REQUIRED PRIOR TO PLACING AGGREGATE BASE.
- FINAL BASE ROCK PROOF ROLL WITH 10 CY TRUCK LOADED WITH ROCK IS REQUIRED PRIOR TO PAVING. BASE ROCK TO BE COMPACTED TO 95 PERCENT RELATIVE MAXIMUM DENSITY ACCORDING TO AASHTO T-180 STANDARDS.
- PLEASE 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 DESIGN ENGINEER.
- CONTRACTOR SHALL SUBMIT SCHEDULE DETAILING SEQUENCE OF CONSTRUCTION PRIOR TO THE PRE-CONSTRUCTION MEETING.
- THE STRENGTH OF CONCRETE USED FOR CURBS, GUTTERS & SIDEWALKS SHALL BE 3300 PSI.

**BENCHMARK**

ELEVATION DATUM IS BASED ON AN ALUMINUM CAP AT THE CENTERLINE INTERSECTION OF BEACON HILL DRIVE AND BEACON HILL COURT. ELEVATION = 476.40.

**LOCATING EXISTING UTILITIES**

--- 48 HOUR NOTICE REQUIRED PRIOR TO EXCAVATION ---

- ONE CALL SYSTEM  
 (GENERAL TELEPHONE, NORTHWEST) (503) 246-6699  
 NATURAL GAS, U.S. WEST, U.S. SPRINT  
 PORTLAND GENERAL ELECTRIC (503) 643-5454, EXT. 312, 313, 314  
 TCI CABLE TELEVISION 243-7491
- REPAIR EMERGENCIES  
 NORTHWEST NATURAL GAS (503) 226-4211, EXT. 4413  
 CITY OF WEST LINN (503) 656-3535  
 WATER OPERATIONS  
 SANITARY SEWER OPERATIONS

THE CONTRACTOR, IN LOCATING AND PROTECTING UNDERGROUND UTILITIES, MUST COMPLY WITH THE REGULATIONS OF O.R.S. 757.541 TO 757.571

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 the 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 (503) 246-6699.

# ROGERFIELD PHASE II BEACON HILL LANE EXTENSION WEST LINN, OREGON

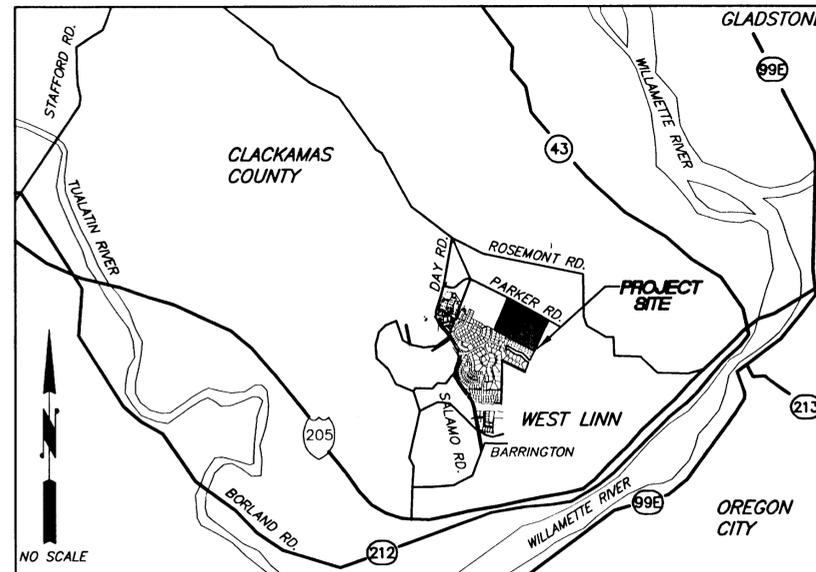
**STORM DRAIN NOTES**

- TRENCH BEDDING, PIPE ZONE AND BACKFILL IN THE ROW (PAVED AND UNPAVED 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 HS.1) 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 TRENCH BACKFILL SHALL BE COMPACTION TESTED PER THE CITY OF WEST LINN REQUIREMENTS.
- ALL PUBLIC STORM DRAINS SHALL BE CONSTRUCTED OF PVC ASTM F794 (ULTRA RIB OR EQUAL) OR DUCTILE IRON PIPE CLASS 50 OR BETTER (AS SPECIFIED ON THE PLANS) PER DIVISION SIX - STORM DRAIN TECHNICAL REQUIREMENTS, OF THE WEST LINN PUBLIC WORKS STANDARD CONSTRUCTION SPECIFICATIONS.
- ALL (PLASTIC) PUBLIC STORM SEWERS SHALL BE TV AND DEFLECTION TESTED PER THE CITY OF WEST LINN'S REQUIREMENTS.
- CONSTRUCTION NOTES FOR STORM SEWER ARE ON SHEET H3.0.

**WATER NOTES**

- 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 TEST 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.
- 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 3000 PSI CONCRETE PLACED 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.
- TRENCH BEDDING, PIPE ZONE AND BACKFILL IN PAVED AND UNPAVED AREAS WILL BE 3/4-INCH MINUS CRUSHED AGGREGATE COMPACTED TO 95 PERCENT RELATIVE MAXIMUM DENSITY, AASHTO T-180. ONLY THE COMPACTED BACKFILL OF UNPAVED AREAS OUTSIDE ROW TO BE CLASS A NATIVE BACKFILL MATERIAL (SEE WEST LINN DETAIL WL-200 ON SHEET HS.1) 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 TRENCH BACKFILL SHALL BE COMPACTION TESTED PER THE CITY OF WEST LINN REQUIREMENTS.
- ALL WATERLINE PRESSURE AND CHLORINATION TESTING SHALL BE PERFORMED WITH THE CITY PRESENT.
- CONSTRUCTION NOTES OF WATERLINE ARE ON SHEET H4.0.

**VICINITY MAP**



**SHEET INDEX**

- H1.0 COVER SHEET, PROJECT MAP, VICINITY MAP, PROJECT TEAM
- H1.1 CONDITIONS OF APPROVAL
- H2.0 STREET PLAN AND PROFILE
- S-1 BEACON HILL LANE RETAINING WALLS PLAN AND PROFILES
- S-2 STRUCTURAL DETAILS AND SPECIFICATIONS
- S-3 ULTRA BLOCK FIELD CONSTRUCTION MANUAL
- H3.0 STORM DRAIN PLAN AND PROFILE
- H4.0 WATER LINE PLAN AND PROFILE
- H5.0 DETAIL SHEET
- H5.1 DETAIL SHEET

**APPLICANT**

Name: Centex Homes  
 16520 Upper Boones Ferry Road  
 Suite 200  
 Portland, Oregon 97224  
 Contact: David Cady/Andy Tiemann  
 Phone: (503) 608-3080  
 Fax: (503) 608-3061

**CIVIL ENGINEER/SURVEYOR**

Name: Otak Incorporated  
 17355 S.W. Boones Ferry Road  
 Lake Oswego, Oregon 97035  
 Contact: Scott Shumaker  
 Phone: (503) 635-3618  
 Fax: (503) 635-5395

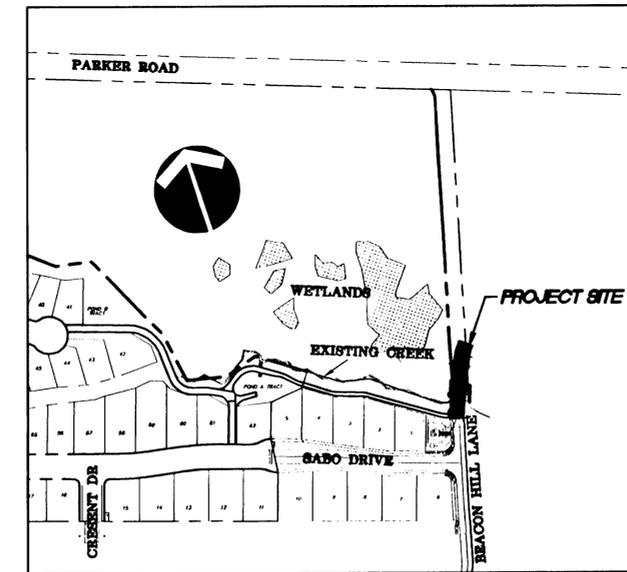
**GEOTECHNICAL ENGINEER**

Name: Northwest Geotech, Inc.  
 9120 SW Pioneer Court, Suite B  
 Wilsonville, Oregon 97070  
 Contact: Wayne Olsen  
 Phone: (503) 682-1880  
 Fax: (503) 682-2753

**STRUCTURAL ENGINEER**

Name: David A. Hall, S.E., P.E.  
 PO Box 82228  
 Portland, Oregon 97282  
 Phone: (503) 231-8727  
 Fax: (503) 231-8728

**PROJECT MAP**



Date 06/14/02  
 Designed SAS/AH  
 Drawn KJM  
 Checked By Date  
 REGISTERED PROFESSIONAL ENGINEER  
 KENTON J. MANNING  
 EXPIRES: 06/30/2004

"AS-BUILT"  
 DATE 3-4-03 BY SAS

CENTEX HOMES  
 16520 SW Upper Boones Ferry Road, Suite 200  
 Portland, OR 97224-2000  
 Phone: (503) 608-3060  
 Fax: (503) 608-3061

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 knowledge, skill, and belief.

Signature: [Signature]  
 Date: 3-4-03

ASBUILT SUBMITTAL TO CITY OF WEST LINN 03/05/03

**Rogerfield II**  
 Beacon Hill Lane  
 CITY OF WEST LINN, OREGON  
 COVER SHEET

**otak**  
 Incorporated  
 17355 SW Boones Ferry Road  
 Lake Oswego, OR 97035-6217  
 Phone: (503) 635-3618  
 FAX: (503) 635-5395

10822  
 Project No.  
 DB22H10  
 File No.  
**H1.0**  
 Sheet No.  
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ORIGINAL CONDITIONS OF APPROVAL -

MODIFICATION TO ORIGINAL CONDITIONS OF APPROVAL - DATED DECEMBER 18, 2001 (SUPERSEDES ORIGINAL CONDITIONS OF APPROVAL)

FINAL CONDITIONS OF APPROVAL SUB-99-02/ZC-99-03/MISC-99-05

The unpaved pathway between Street D via Lot 60's flag lot stem across the open area to the vicinity of Street A shall be paved to provide for the connectivity and TPR requirements of Chapter 85. A 3-foot high cyclone fence, or alternative fence approved by the Planning Director consistent with this Final Order, shall be installed on each side of that portion of the path and dedicated corridor that passes through Lot 60 adjacent to Lot 58. The path shall be 8 feet wide and the dedicated corridor through which it passes shall be 20 feet wide for that section near Lot 60.

The applicant shall submit a design review application for future townhome lots and design review development in Phase 8 and in Parcel 2. This will involve administrative/ Planning Director review of those applications.

The applicant shall provide street names pursuant to standards of Chapter 85.

The applicant shall make the following dedications or grants and improvements to natural resource areas:

a. The applicant shall dedicate Parcel 1 (including all transition areas) to the City of West Linn. The applicant may dedicate this area in phases consistent with the proposed development phases.

The applicant shall dedicate the area from the centerline of the drainage way (or the pond) to the edge of the proposed development phase (e.g., from the centerline of Tanner Creek to the north boundary of lots 51-55 [and the water quality facility] when Phase 1 is developed or platted, from the centerline of Tanner Creek to the north boundary of lots 56-60 and from the centerline of the dry swale to the north boundary of lot 60 when Phase 2 is developed or platted; from the centerline of the dry swale to the north boundary of lots 61-95 and the right-of-way of Street D when Phase 3 is developed or platted, etc.).

b. The applicant shall install appropriate markers to delineate private and public spaces adjacent to those transition areas.

c. The applicant shall dedicate an easement over all of Parcel 1 to the City for maintenance purposes when Phase 1 is developed or platted.

d. No later than the platting of Phase 7, the applicant shall dedicate the wetland and associated transition areas of Parcel 3 to the City or a public or private conservation organization or foundation with the written provision that the natural area may not be developed, provided, prior to or concurrent with such dedication, the applicant shall submit an application to, and receive approval of, an application from the Planning Director to partition Parcel 3 such that the area that will not be dedicated will be divided into lots and/or open space tracts consistent with standards applicable to such a partition.

e. No later than the platting of Phase 6, the applicant shall dedicate the eastern approximately 1/4 of Parcel 2 (at least east of the centerline of the drainage way) to the City or a public or private conservation organization or foundation with the written provision that the natural area may not be developed. In the alternative, the applicant may dedicate a conservation easement over that area subject to the same written restriction.

f. Before the applicant dedicates the land addressed in condition 4 d or e, or grant easement over the land addressed in condition 4 e to a private conservation group or foundation, the applicant shall submit to the Planning Director articles of incorporation, bylaws, and/or other relevant documents, and the Planning Director shall find such foundation or group is a legitimate charitable foundation properly created, funded, and capable of accepting and maintaining the natural resource areas as such.

g. The applicant shall install snow fencing around the boundaries of these parcels prior to construction of the abutting development phase to protect the resource. The snow fencing shall remain in place until construction of all abutting development phases is completed.

h. No later than the platting of Phase 5, the applicant shall restore the disturbed drainage way north of Lot 81 if the City Public Works Department has not already done so.

The applicant shall install half-street improvements for Parker Road, including 18-foot paved roadway and 6-foot planter strip and 6-foot sidewalk, on the south edge of Parker Road for the entire frontage of the site including Parcel 2 prior to Phases 6, 7, or 8 being platted, whichever comes first. There shall be no planter strip adjacent to Parcel 2's Oak forest.

Street H shall be constructed either in its entirety at the time Phase 1 is platted, or incrementally so that the first portion of Street H to the southern edge of the transition area of Tanner Creek shall be constructed in association with Phase 1. At such time that Phases 2 and 3 are constructed and prior to platting, the applicant shall be responsible for extending Street H across the creek to the intersection of Street A near Lot 40. At such time that Phases 4 and 5 are developed and prior to platting, the applicant shall be responsible for installing the final section from Lot 40 up to Parker Road. Street H shall have a half-street width of 16 feet within a 28-foot half-street right-of-way. The applicant shall acquire an easement from the adjacent property to construct the 8-foot driving lane and 2-foot shoulder. If no easement is provided, the applicant shall dedicate the additional 10 feet as right-of-way. (See map on page A-123.)

All planter strips shall be increased from 5-1/2 feet to 6 feet.

- 8. Regarding tree preservation:
a. Snow fencing shall be installed 10 feet beyond the dripline of all trees within areas of any site work, or near any construction area. "Site work areas" and "near any construction areas" shall be defined as any area that could receive dirt or debris, or have the ground traversed with equipment or have the natural grade modified.
b. Only if such fence placement at the dripline + 10-foot line is unfeasible, snow fencing may be installed out of the root zone and in a manner that prohibits any contact with the tree trunk.
c. The City Arborist shall inspect and approve all on-site tree protection measures, and tree pruning, including placement of protection fences prior to the start of site work. It is the applicant's responsibility to contact the City Arborist and arrange for this approval to take place. No permits from Engineering, Planning, or Building Departments shall be issued without approval from the City Arborist regarding tree protection measures, and regarding proposed tree pruning of "trees to remain" on the site.
d. All tree protection measures shall remain in place and fully functional for the entire time that site work and construction is taking place.
9. The segment of Street D from its intersection with Street E to the westerly edge of the property shall be constructed as a 32-foot street within a 56-foot right-of-way.
10. Streets B, C, E, and a portion of Street D shall be constructed as a 24-foot wide street within a 48-foot wide right-of-way.
11. Street C cul-de-sac shall be constructed with a paved radius of 30 feet.
12. An 8-inch diameter waterline shall be constructed in Street B and looped to the waterline in Street A. The tapping of water services off the 18-inch waterline in Parker Road shall not be allowed.
13. The sanitary sewer stub to the property to the west shall be installed at a depth which will provide adequate service to the property to the west. The depth of this sewer shall be as approved by the City Engineer.
14. The applicant shall provide an easement to connect to the sanitary sewer located east of the development. No construction plans for any improvements will be approved until this easement has been obtained.
15. The storm water detention facilities shall be sized for a 25-year storm event.
16. The setbacks shall be 5 feet in the front including porch, 18 feet from the sidewalk to front loading garages, 3 feet as the side yard setback, 10 feet as the rear setback, and 5 feet on the side street. All clear vision areas shall be satisfied on corner lots.
17. The subdivision name is "Rogerfield."
18. The alignment of sanitary sewer, water, and drainage lines at the rear of lots 51-65 may be shifted at the pre-construction phase to locate them in or closer to the transition area, subject to approval of the City Engineer. The applicant shall mitigate any impacts of such construction.
19. The width of the transition area for Tanner Creek near lots 80-74 shall be determined in the field by the City Engineer prior to platting Phase 1.
20. Subdivision phase boundaries shall be as shown on page A-122.

West Linn logo and signature.

MAY 27 1998

FILE

May 26, 1999

Fern Kuhn, PE OTAK 17355 SW Boones Ferry Rd. Lake Oswego, OR 97035

Re: Rogerfield Subdivision (Project 09818) (SUB 99-02)

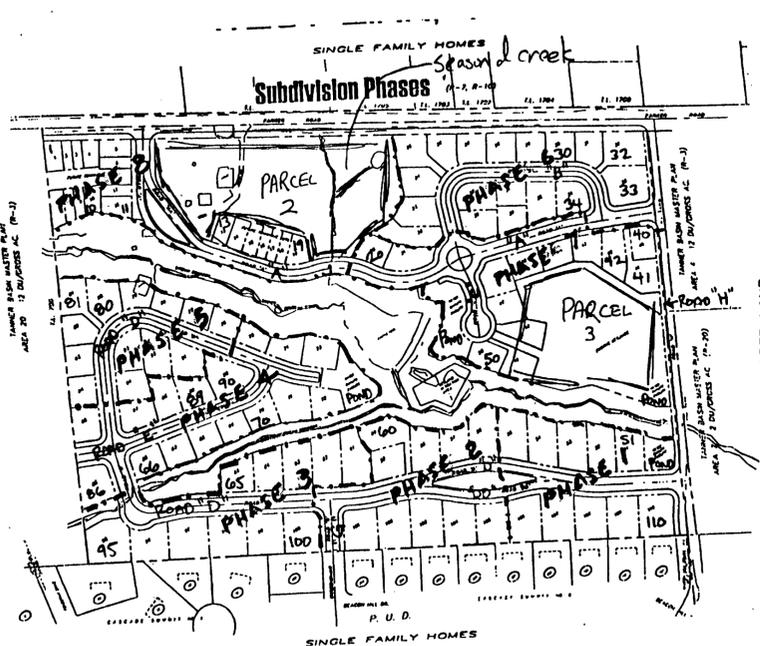
Dear Fern:

I received your letter dated May 19, 1999 and I agree that there can be significant benefits associated with a 28 foot street in terms of resource protection. Specifically, it is noted that Road H will flank a row of mature oak trees in the north, an extensive wetlands area and area of significant trees in the central area, plus a creek crossing and two water quality /detention ponds in the south area. In addition, Peter Spir, Associate Planner, spoke with the neighbor to the east, Gene Davis, who expressed concern that the road should not be too wide as to require inordinate amounts of fill on his property or excessively encroach upon the creek resource. Clearly, there are compelling natural resource protection issues that could be addressed and protected by using a narrower street.

It is acknowledged that Road H will tie into Beacon Hill Drive to become a defacto outlot, but it is also acknowledged that the functional integrity of the road can be maintained even with a 28-foot width so long as the adjacent property owners understand that there shall be no parking on the road as well as no direct access to Road H from any lot on either the Sabo or Davis properties. At such time that the Davis property is developed to the east, no direct access to Road H will be permitted. All access to lots will be via interior streets or alleys.

The sidewalk can be curb tight on Road H by authority of CDC Ch. 85 so as not to infringe on the resource areas.

2042 8th Avenue West Linn, OR 97068-4612 (503) 656-4211 FAX (503) 656-4106



FINAL DECISION NOTICE FILE NO. MISC-01-20

FILE

IN THE MATTER OF THE PROPOSED CONDITION OF APPROVAL MODIFICATION TO REMOVE ROAD "H" FROM THE ROGERFIELD SUBDIVISION.

At their special meeting of December 6, 2001, the West Linn Planning Commission held a public hearing to consider the request by Centex Homes and Samuel and Beverly Sabo to modify a condition of approval for the Rogerfield Subdivision, originally approved in 1999. The applicant wished to modify original Condition of Approval No. 6, which required construction of Road "H" along the eastern boundary of the subdivision. The applicant's request would have removed this requirement. The site is located south of Parker Road, north of the Cascade Summit neighborhood, and east of Wild Rose Loop. The decision was based upon the approval criteria of Chapter 85 of the West Linn Community Development Code (CDC). The hearing was conducted pursuant to the provisions of CDC Chapter 99.

At the outset of the hearing Commissioner Moss excused himself from the proceedings because the issue of road alignments in this area would directly affect his property to the north.

At the hearing, the Planning Commission heard a staff report from Senior Planner Gordon Howard of the West Linn Planning Department. Mr. Howard recommended approval of the proposed modification, with several adjustments to the applicant's request. Mr. Howard noted that the first sentence in the staff's proposed modification to Condition of Approval No. 6 should read on the north side of Tanner Creek rather than the south, and also noted that the applicant's suggested language that the right-of-way for Road "H" be "vacated" was not appropriate since only the West Linn City Council had the authority to vacate dedicated right-of-way.

The Commission heard the applicant's presentation from Donald Hansen of OTAK, the applicant's representative. He presented the project and agreed with the staff recommendations regarding the modifications to their proposal. He noted the applicant's map showing an alternate second access point to Parker Road for the northern portion of the Rogerfield subdivision, approximately 100 feet west of the originally approved Road "H" alignment.

The Commission received a letter in support of the applicant's proposal from Bill Koran, a neighbor to the north of Parker Road.

The Commission received oral testimony from Gene Davis and Alice Richmond expressing opposition to the proposal. Mr. Davis, an adjacent property owner to the east, presented three alternatives to the Planning Commission. Alternative 1 was the applicant's map, which allowed no road improvements beyond the bridge and associated retaining wall, and allowed the road to extend in an east-west direction through his property. He strongly opposed this alternative. Alternative 2 would require the roadway be constructed adjacent to his property as originally required in 1999. He believed that this was the best alternative for him. However, he stated that

Final Decision - Page 1 File No. MISC-01-20

his Alternative 3, for which he provided a hand-drawn map of a projected road alignment, was also acceptable to him. This would veer the roadway onto his property but steer it in a general north-south direction. Ms. Richmond expressed general opposition to the proposal.

In rebuttal, Mr. Hansen reiterated that the applicant was proposing to stop the road north of the Tanner Creek bridge, and allow the city and neighboring property owners to determine, at some later date, the proper alignment of the roadway.

At the conclusion of testimony, the Planning Commission questioned staff as to the proposed condition modification language relating to dedication of land or placement of an easement. Staff stated that this was a moot point, since the right-of-way for Road "H" was already dedicated to the city for road purposes. The Commission also noted that there were provisions in the condition of approval for the City Engineer, the applicant, and Mr. Davis to work out an acceptable future right-of-way. The Commission questioned staff as to why the applicant was not being required to construct a trail through the former Road "H" alignment at this time. Staff noted that the Parks and Recreation Department preferred a future "natural" pathway constructed by the city, which would harm fewer trees. The Commission determined that the applicant should be required to deposit the cost of the future trail construction with the Parks Department, for them to construct.

Commissioner Wagner made a motion to modify the original Condition of Approval No. 6 of the Rogerfield subdivision as follows:

Street "H", as proposed, shall be eliminated from the Tanner Creek bridge crossing in Phase 1 on the north side of Tanner Creek north to Parker Road. The road shall be constructed across the Tanner Creek bridge crossing and will terminate with appropriate right-of-way for a continuation on the property to the east. The area formerly occupied by Street "H" shall remain dedicated to the City for open space and future trail purposes. The applicant shall deposit the cost of a trail construction between Tanner Creek and Parker Road within this right-of-way with the City Department of Parks and Recreation, so that the City may construct this facility. In the place of Street "H", the applicant shall, as part of development of Phase 6 and Phase 7 in the northeast portion of the subdivision, build a second street access to Parker Road, generally in the manner shown on Exhibit "A" of memorandum dated November 24, 2001, but in any case, to be located at least 100 feet from the eastern boundary of the property. This new street shall have a right-of-way of 40 feet, with a 28-foot paved width, and 6-foot sidewalks on either side, in that portion which is necessary to connect to the already approved Rogerfield subdivision road network.

The motion was approved unanimously.

This decision will become effective 14 days from the date of mailing of this final decision as identified below. Those parties with standing (i.e., those individuals who submitted letters into the record, or provided oral or written testimony during the course of the hearing, or signed in on

Final Decision - Page 2 File No. MISC-01-20

-11-2002 12:05

503 699 9739 P.04/04

the attendance sheet at the hearing, or who have contacted City Planning staff and made their identities known to staff) may appeal this decision to the West Linn City Council within 14 days of the mailing of this decision pursuant to the provisions of Chapter 99 of the Community Development Code. Such appeals would require a fee of \$400 and a completed appeal application submitted to the Planning Director prior to the appeal filing deadline.

JODY CARSON, CHAIR WEST LINN PLANNING COMMISSION

DATE Dec 18, 2001

Mailed this 18th day of December, 2001.

Therefore, this decision becomes final at 5 p.m., Jan. 1, 2002.

Final Decision - Page 3 File No. MISC-01-20

Date 06/14/02
Designed SAS/AH
Drawn KJM
Checked By Date 505 3-4-03

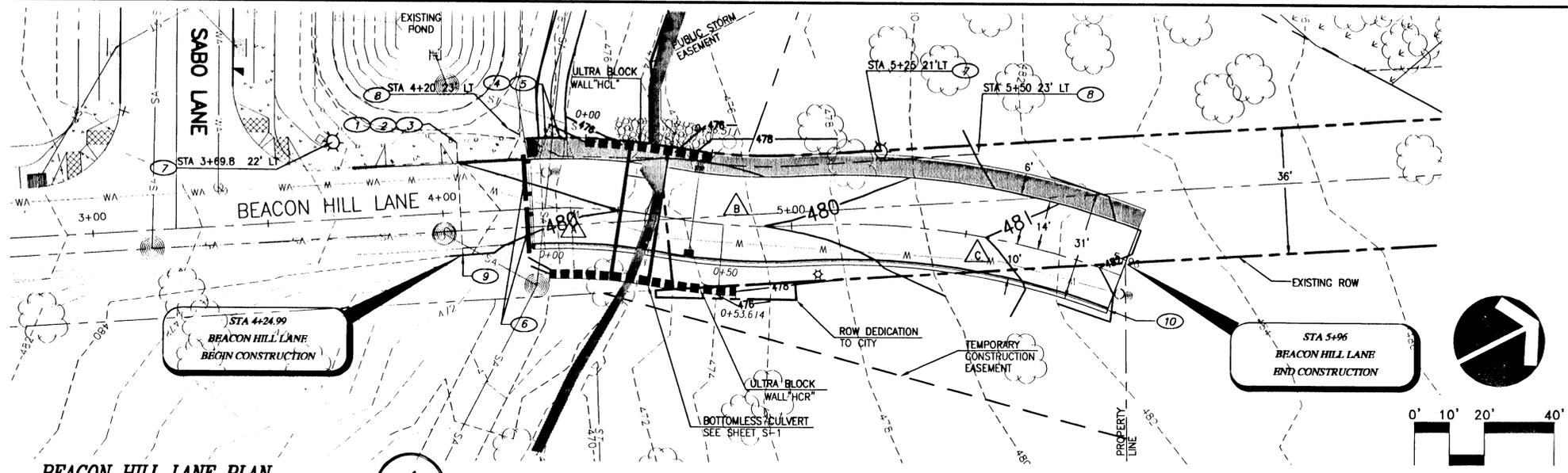
CENTEX HOMES logo and address: 18520 SW Upper Boones Ferry Road, Portland, OR 97124-7400. Phone: (503) 608-3060. Fax: (503) 608-3061.

ASBULT SUBMITTAL TO CITY OF WEST LINN 03/05/03
Rogerfield II
Beacon Hill Lane
CITY OF WEST LINN, OREGON
CONDITIONS OF APPROVAL

otak logo and address: 17355 SW Boones Ferry Road, Lake Oswego, OR 97035-6217. Phone: (503) 635-3618. Fax: (503) 635-5395.

10822 Project No.
D822H11 File No.
H1.1 Sheet No.
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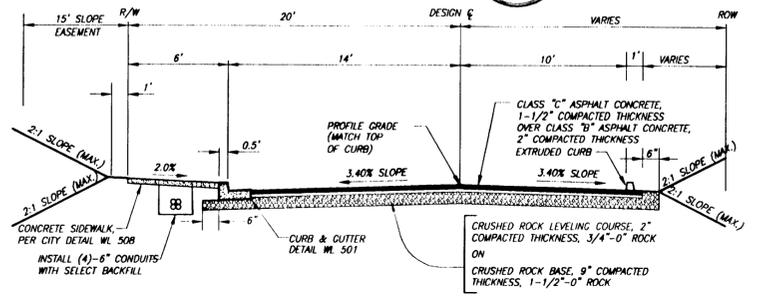
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 S8220195



**BEACON HILL LANE PLAN**

SCALE: 1"=20' HORZ.

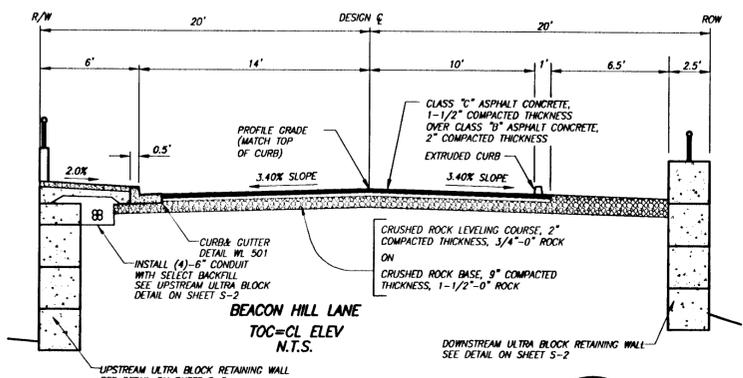
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**TYPICAL STREET SECTION**

SCALE: N.T.S.  
 STA 4+25-4+40 & STA 4+75-5+96 LT / STA 4+90-5+96 RT

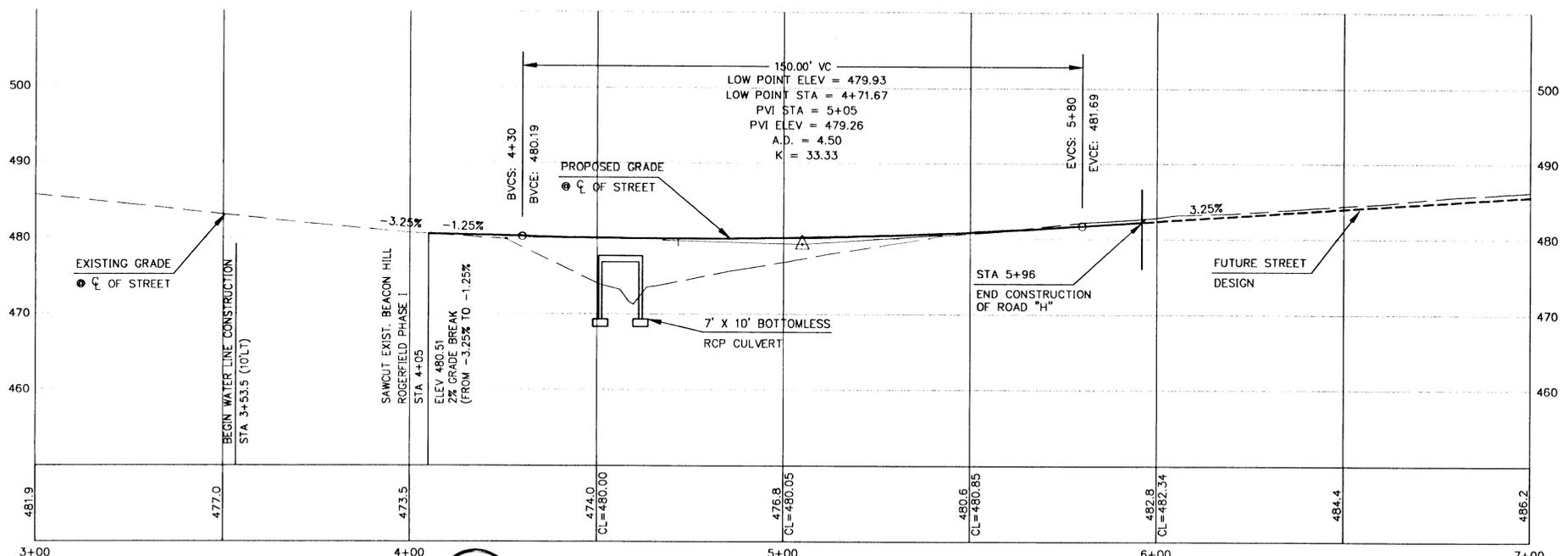
3  
H2.0



**STREET SECTION W/ ULTRA BLOCKS**

SCALE: N.T.S.  
 STA 4+40-4+75 LT / STA 4+30-4+90 RT

4  
H2.0



**BEACON HILL LANE PROFILE**

SCALE: 1"=20' HORZ.  
 1"=10' VERT.

2  
H2.0

**GENERAL NOTES**

- ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CURRENT CITY OF WEST LINN STANDARD DRAWINGS AND SPECIFICATIONS.
- EROSION CONTROL MUST BE INSTALLED AND MAINTAINED PER THE APPROVED EROSION CONTROL PLANS.
- STATIONING IS FROM ROAD CENTERLINE UNLESS OTHERWISE NOTED.
- ALL TREES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT A LEGAL DUMP SITE.
- CONSTRUCT ROADS PER DESIGNATED SECTION ON THIS SHEET.
- SIDEWALK BENCHES SHALL BE INCLUDED IN ALL STREET EXCAVATION OR EMBANKMENT UNLESS OTHERWISE SPECIFIED OR APPROVED BY CITY ENGINEER.

**CONSTRUCTION KEYNOTES**

- STA 4+05 BEGIN CURB AND GUTTER PER DETAIL WL-501.
- STA 4+05 SAWCUT EXISTING ROADWAY AND REMOVE AC. REPAVE PER MODIFIED DESIGN CENTERLINE. REMOVE EXISTING CURB & GUTTER AND SIDEWALK FROM STA 4+05 TO END AND RECONSTRUCT.
- BEGIN SIDEWALK PER DETAIL WL-508.
- INSTALL TWO REMOVABLE BOLLARDS 5' APART PER DETAIL SHEET H5.0.
- CONSTRUCT 8' WIDE DRIVEWAY PER WL-503.
- INSTALL TYPE III BARRICADE STA 4+25.
- INSTALL STREET LIGHT, 35-FOOT, GRAY, ROUND, TAPERED, DIRECT BURIED, FIBERGLASS LIGHT WITH A 150W, 240V, HPS, COBRA-HEAD STYLE LUMINAIRE, ON A 6-FOOT ALUMINUM MASTARM, MOUNTED 30- FEET ABOVE THE ROADWAY.
- MARK END OF CONDUIT BANK WITH 2X4 AND INDICATE QUANTITY AND SIZE OF BURIED CONDUITS.
- BEGIN EXTRUDED CURB PER DETAIL.
- END EXTRUDED CURB PER DETAIL.

**CL CURVE DATA**

CURVE	LENGTH	RADIUS	DELTA
△	37.64'	165.00'	13°04'07"
△	37.62'	165.00'	13°03'50"
△	93.07'	220.00'	24°14'20"

06/14/02  
 Date  
 SAS/AH  
 Designed  
 KJM  
 Drawn  
 Checked By Date  
 REGISTERED PROFESSIONAL ENGINEER  
 EXPIRES: 06/30/2004

"AS-BUILT"  
 DATE 3-14-03 BY SAS

CENTEX HOMES  
 AMERICA'S #1 HOME BUILDER  
 16520 SW Upper Boones Ferry Road, Suite #200  
 Portland, OR 97224  
 Phone: (503) 608-3060  
 Fax: (503) 608-3061

ASBUILT SUBMITTAL TO CITY OF WEST LINN 03/05/03

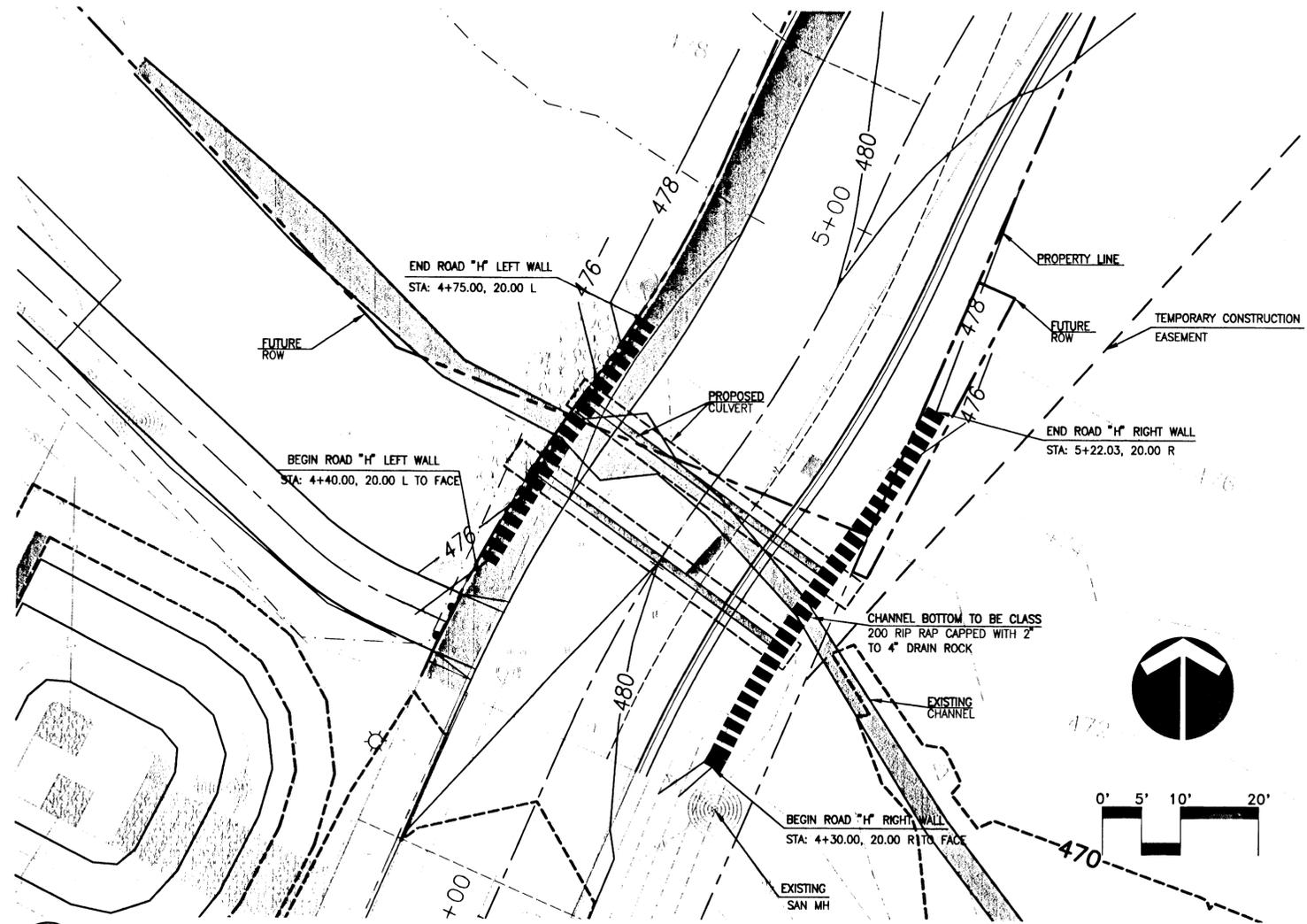
Rogerfield II  
 Beacon Hill Lane  
 CITY OF WEST LINN, OREGON  
 STREET PLAN AND PROFILE  
 BEACON HILL LANE (ROAD H)

otak  
 Incorporated

17355 SW Boones Ferry Road  
 Lake Oswego, OR 97035-5217  
 Phone: (503) 635-3618  
 FAX: (503) 635-5395

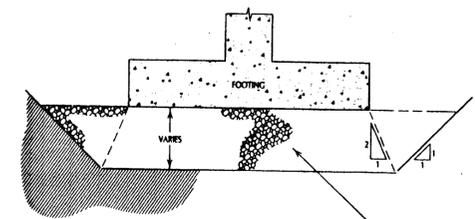
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 D822H20  
 File No.  
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 Sheet No.  
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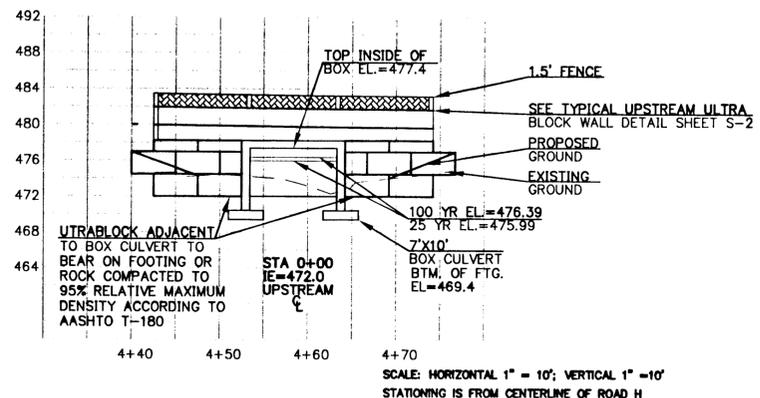


1 ROAD "H" LEFT & RIGHT WALLS PLAN @ CREEK  
 S1 SCALE: 1" = 10'

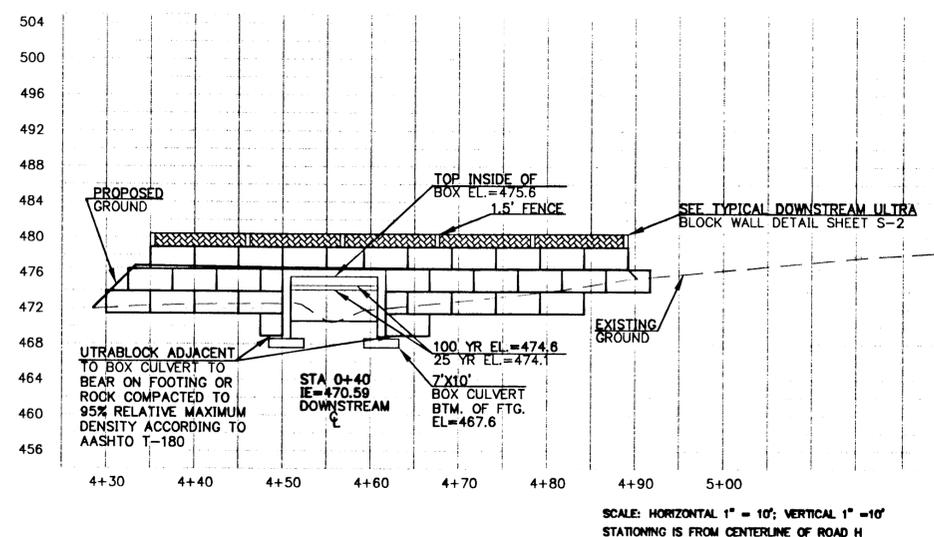
NOTE:  
 - Q100 ULTIMATE = 244 CFS AT TANNER CREEK  
 - Q25 ULTIMATE = 210 CFS. AT TANNER CREEK



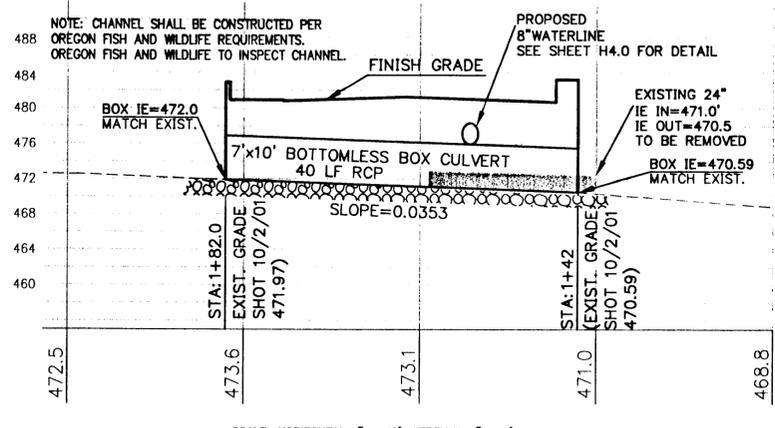
2 FOOTING OVER EXCAVATION DETAIL  
 S1



3 ROAD "H" LEFT WALL ELEV. AT CREEK  
 S1



4 ROAD "H" RIGHT WALL ELEV. AT CREEK  
 S1



5 ROAD "H" CULVERT CROSSING AT TANNER CREEK  
 S1

MAY 23, 2002  
 Date  
 Designed  
 Drawn  
 Checked By Date

REVISIONS  
 NO. DATE BY APPD.



CENTEX HOMES  
 400 Kuse Way Place  
 Building 2, Suite # 300  
 Lake Oswego, Oregon 97035  
 Phone: (503) 699-9660  
 Fax: (503) 699-9739

ASBUILT SUBMITTAL TO CITY OF WEST LINN 03/05/03

Rogerfield II  
 Beacon Hill Lane  
 CITY OF WEST LINN, OREGON  
 BEACON HILL LANE  
 RETAINING WALLS PLAN AND PROFILES

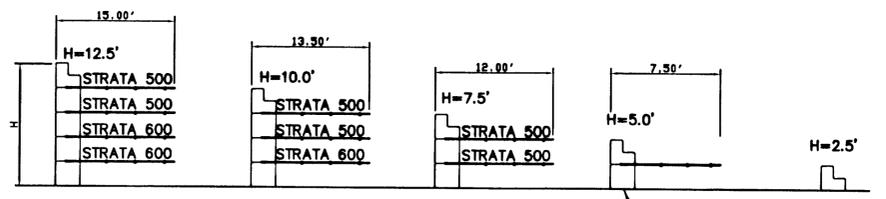


10822  
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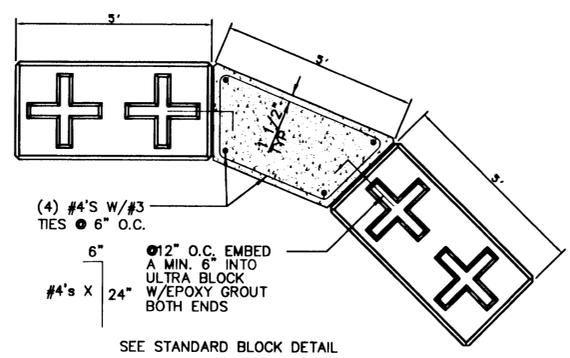
**ULTRA BLOCK WALL ASSEMBLY DETAIL**  
 NOT TO SCALE

**ULTRA BLOCK WALL ASSEMBLY DETAIL**  
 NOT TO SCALE

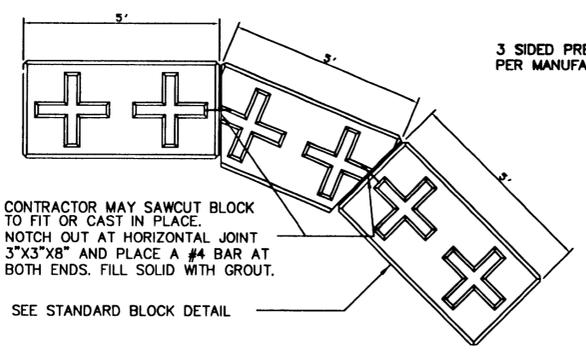
NOTE: THE TOP LAYER OF GEOGRID MAY BE SHORTENED TO ACCOMMODATE UTILITY. THIS SHOULD BE COORDINATED WITH THE STRUCTURAL ENGINEER DURING CONSTRUCTION AND APPROVED BY THE WALL MANUFACTURER.

**GENERAL NOTES:**

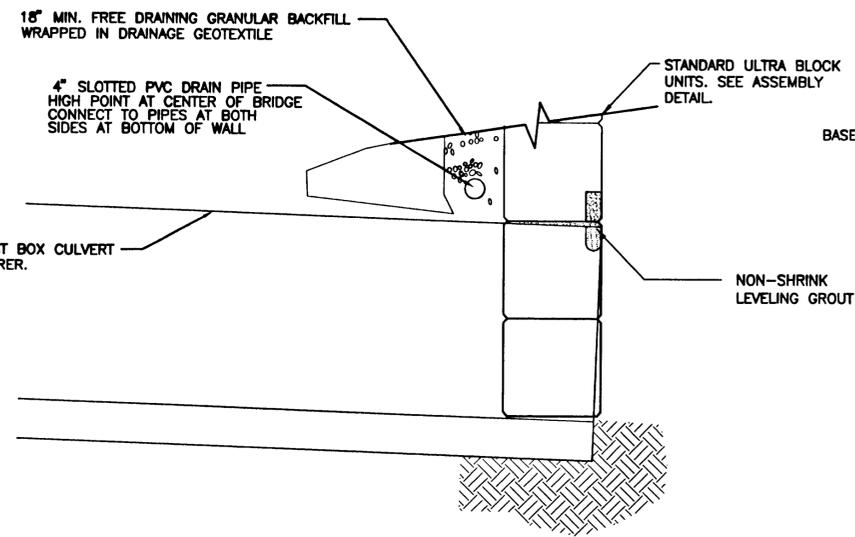
1. PLACE 6" OF CRUSHED ROCK LAYER UNDER ULTRA BLOCK WALLS FOR ALL HEIGHTS.
2. A REPRESENTATIVE OF NORTHWEST GEOTECH, INC. (NGI) SHALL REVIEW THE SITE TO VERIFY IT IS GLOBALLY STABLE AFTER IT HAS BEEN CLEARED.
3. DO NOT PLACE UTILITIES WITHIN THE AREA THAT IS REINFORCED WITH GEOGRID. IT IS RECOMMENDED THAT A DRAIN PIPE BE PLACED ADJACENT TO THE UTILITIES AND DAY LIGHTED BETWEEN THE GEOGRID WALLS IN A BED OF GRAVEL WRAPPED W/ FILTER FABRIC. (SEE ULTRA BLOCK WALL ASSEMBLY DETAIL THIS SHEET)
4. NO MODIFICATIONS OR SUBSTITUTIONS ARE TO BE MADE WITHOUT THE APPROVAL IN WRITING BY DAH/SE.
5. DESIGN COMPLIANCE WAS MADE PER THE RECOMMENDATION IN REPORT #1143.2.1 PREPARED BY NGI DATED JUNE 13, 2001. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND ADHERING TO ALL OF THE RECOMMENDATIONS MADE WITHIN.
6. NGI SHALL REVIEW THESE PLANS TO MAKE SURE THAT THEY ADHERE TO ALL OF THEIR RECOMMENDATIONS MADE IN THE ABOVE REFERENCE REPORT.
7. A SPECIAL INSPECTION IS REQUIRED TO REVIEW THE CONSTRUCTION OF THESE WALLS.
8. THE BUILDER SHOULD BE AWARE THAT SETTLEMENT AND MOVEMENT MAY OCCUR IMMEDIATELY AFTER THIS WALL IS CONSTRUCTED. IT IS RECOMMENDED THAT THE SIDEWALK, TURNED DOWN EDGE NOT BE INSTALLED FOR A MONTH AFTER THIS WALL HAS BEEN CONSTRUCTED.



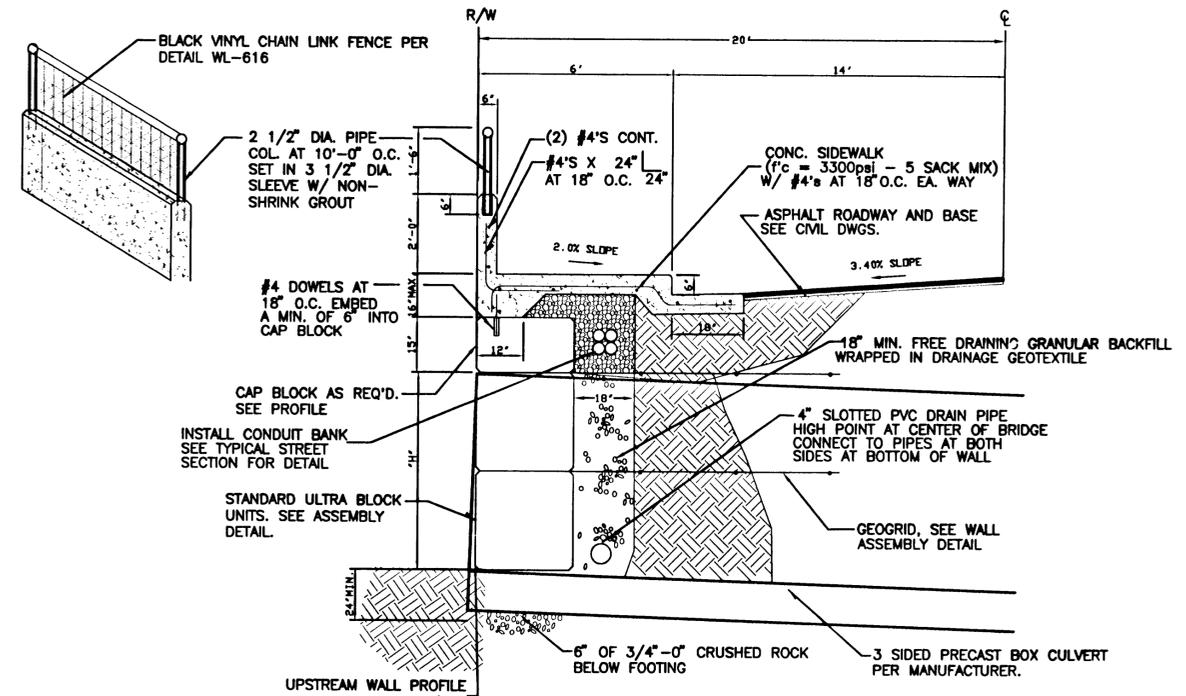
**CAST-IN-PLACE WALL JOINT DETAIL**  
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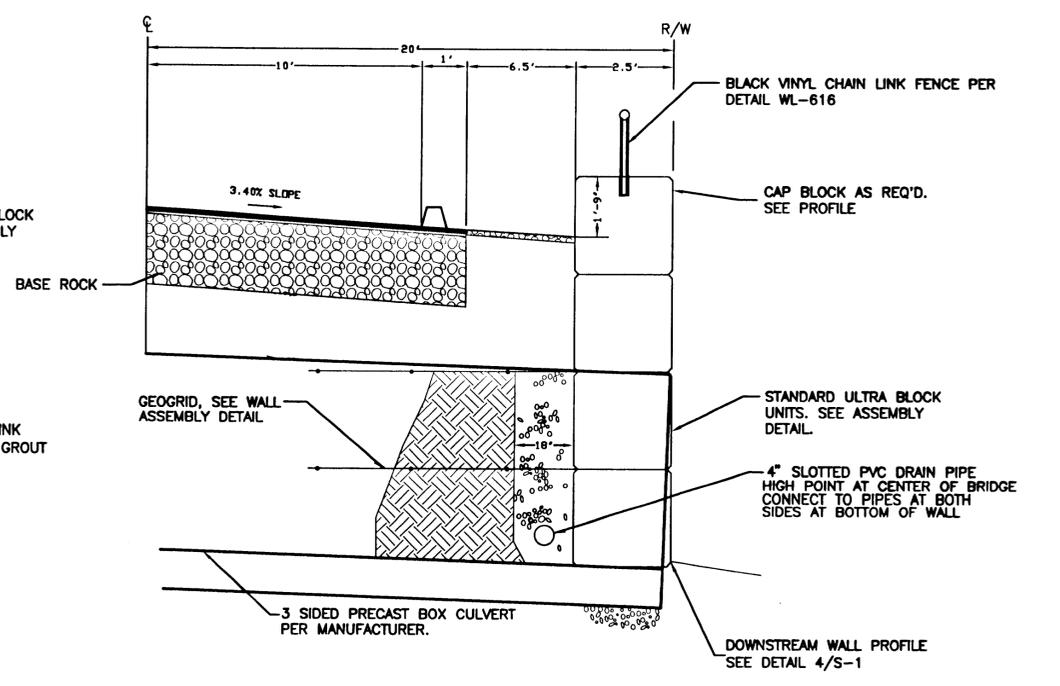
**WALL JOINT DETAIL**  
 NOT TO SCALE



**DOWNSTREAM ULTRA BLOCK CONNECTION TO CULVERT**  
 NOT TO SCALE



**TYPICAL UPSTREAM ULTRA BLOCK WALL SECTION**  
 NOT TO SCALE



**TYPICAL DOWNSTREAM ULTRA BLOCK WALL SECTION**  
 NOT TO SCALE

MAY 23, 2002  
 Date  
 Designed  
 Drawn  
 Checked By Date

DAH/SE  
 DAVID A. HALL  
 CIVIL & STRUCTURAL ENGINEER  
 LICENSE # 1722-223  
 REG. STATE OF OREGON

CENTEX HOMES  
 4000 Kruse Way Place  
 Building 2, Suite # 300  
 Lake Oswego, Oregon 97035  
 Phone: (503) 699-9660  
 Fax: (503) 699-9739

ASBUILT SUBMITAL TO CITY OF WEST LINN 03/05/03

**Rogerfield II**  
 Beacon Hill Lane  
 CITY OF WEST LINN, OREGON  
 ULTRA BLOCK STRUCTURAL  
 DETAILS AND SPECIFICATIONS



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 D822H2S2  
 File No.  
 S-2  
 Sheet No.  
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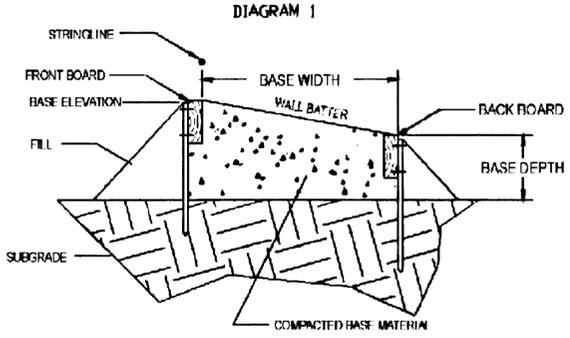
**EXCAVATION**

Confirm location and elevation of walls. Width of excavation should allow for width of wall base and drainpipe. Note: all excavation should follow OSHA guidelines. If the wall steps up one block in height, the base blocks should be installed at the lowest level in order to establish grade and face location of the second level.

**BASE PREPARATION**

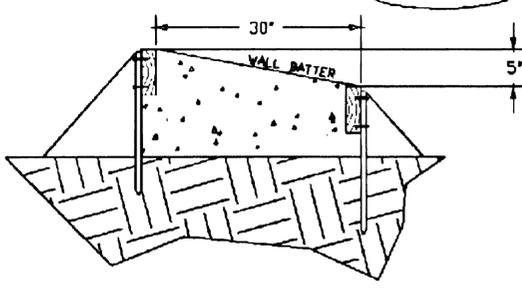
Consult engineer's wall design for base material specification including type, width, depth and compaction. It is recommended to start at lowest wall level. Locate the front face of the wall and run a string line one (1) inch in front of the face-- two (2) inches above the base.

Use 2x6 or 2x8 pieces of wood, with 18" steel stakes nailed to each end, for forming up the base (See DIAGRAM 1).



Set front board in line with string and at base elevation of wall. Locate the back board at the base width (of wall) distance from the front board. Set elevation of back board to give the proper wall batter. For example, if the wall has a 6:1 batter, and the base of the wall is 30 inches wide (2.5 ft) then the back board should be five (5) inches lower than the front board (See DIAGRAM 2).

Page 1 of 5  
**DIAGRAM 2**



Make sure the base material is well compacted. Test if necessary. Be careful not to push out boards during compaction. After compacting, screed off base material, fill in low spots, and screed again. Repeat procedure as necessary to achieve firm, compacted base.

Without moving the string line, start leap-frogging the base boards further on down the wall line and continue preparing the base. Do not disturb stringline. It is best to prepare the entire base before setting the blocks.

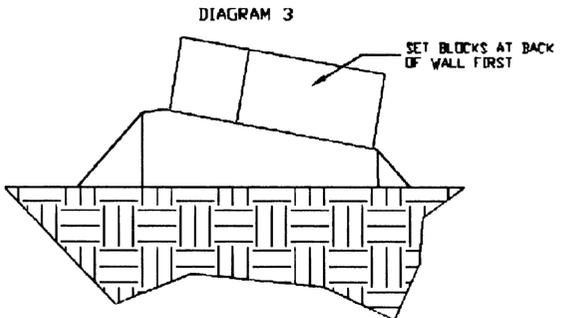
**CURVED WALLS BASE PREPARATION**

Curved walls require many more location points to define the curve (the tighter the curve, the more location points). Use bender boards for the base boards. Set the front boards to the elevation and curve of the walls. Set the back boards to the back width and batter the wall. Fill, compact and screed base material as required.

**SETTING BLOCKS**

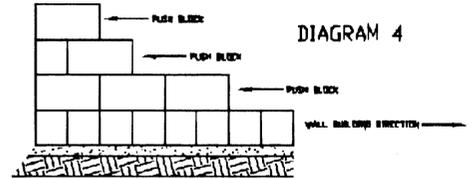
Before placing blocks, make sure the top and bottom surfaces of the respective blocks are clean. At one end of the wall, or at one end of the lowest base elevation, start the wall. At the start of the wall, mark a line perpendicular to the face of the wall. This line will help place the first block square to the wall face. Place the first block one inch from the string line. Set the next block beside the first block, taking care to align the face. If the base width of the wall requires 2 or more blocks, place the blocks at the back of the wall first (it may help to run a temporary string line). Always place the best face of the blocks on the outside of the wall. (See DIAGRAM 3).

Page 2 of 6



Do not set any more than 25 to 30 feet of blocks along the length of base before starting on the second or third row. The block keyways have a limited amount of play which could lead to binding if installed incorrectly.

If binding does occur between the first and second row of blocks, leave a 1/4" gap when placing the next base block. Another suggestion to reduce the binding is as follows: When building the base going left to right, after placing each second row block, push the second row block right to left until it no longer slides along base block. Make sure the upper row blocks do not slide up on the keys of lower row blocks. (See DIAGRAM 4).



If building walls with geogrid, make sure geogrid is extended through to the front face of the block. Geogrid reinforced walls require that the backfill and geogrid be compacted and stretched as the wall goes up. Make sure drainpipe, filter fabric, and drain mats (if required) are installed before backfilling. Backfill material and compaction must meet engineer's requirements. Test as necessary. Continue placing blocks being careful to align the face.

Page 3 of 6

**EQUIPMENT FOR PLACING BLOCKS**

A track mounted excavator is the ideal piece of equipment for setting blocks. A wire rigging with swivel hooks, OSHA approved and rated for the weight of the blocks, can be attached to the excavator and used for lifting and moving the blocks.

**SAFETY FACTORS**

1. Never stand underneath a block.
2. Never accept or install blocks with a cold joint (LEAVE ON DELIVERY TRUCK)
3. Avoid getting any part of the body between pinch points while installing blocks (either between two blocks or between a block and the open excavation).
4. Always inspect rigging for lifting the block. Replace all worn out or broken parts. DO NOT USE INFERIOR, INADEQUATE OR UNAPPROVED EQUIPMENT.

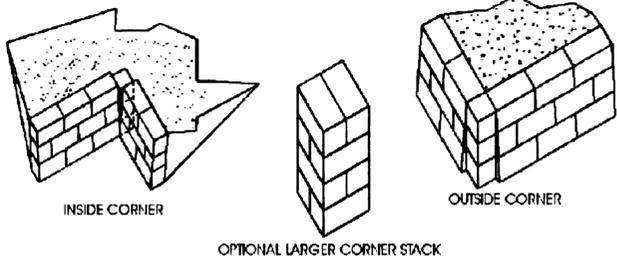
**USEFUL TOOLS**

1. Transit to lay out a level base.
2. Shovels and rakes for use by the base prep person.
3. A lifting jig to hold the blocks at the correct batter.
4. A broom to clean the keyways before placing the next layer.
5. One or more 5 foot pry bars for jostling the blocks into position.

**CORNERS**

1. Vertical walls can be locked at 90 degree corners.
2. Battered walls at 90 degree corners are constructed as follows:  
 Stack a vertical column to fill the corner. Adjust toe of battered wall to meet with corners of vertical stack (ie: kick toe out for outside corner, meet toe at edge for inside corner). For walls higher than 7.5', you may use a stack of full-size, interlocked blocks to make a 5x5 vertical stack, rather than 2 2.5x2.5' stack with single half blocks (See below).

Use geogrid between the vertical blocks, extending back into the fill. Make the corner stack the same width as the wall base (2.5' / 5' / 7.5' etc)



Page 4 of 6

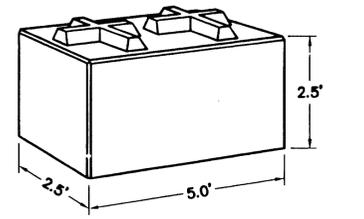
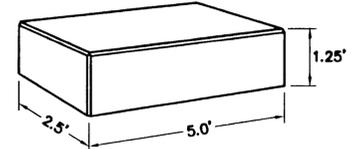
**EXCAVATION**

If the radius of the wall is less than the allowable radius then contact the manufacturer and see if arrangements can be made for special block.

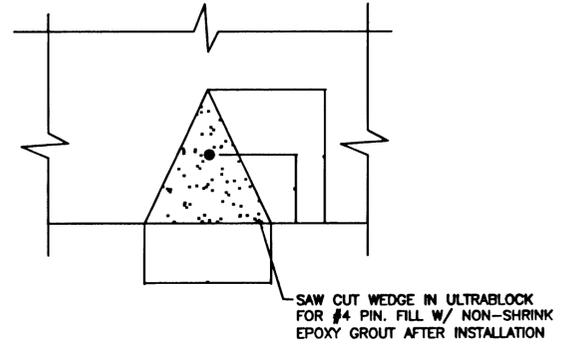
WALL WIDTH	MINIMUM RADIUS OF CURVE
2.5'	100
5'	200
7.5'	300
10'	400

**FINAL LEVELLING OF THE WALL**

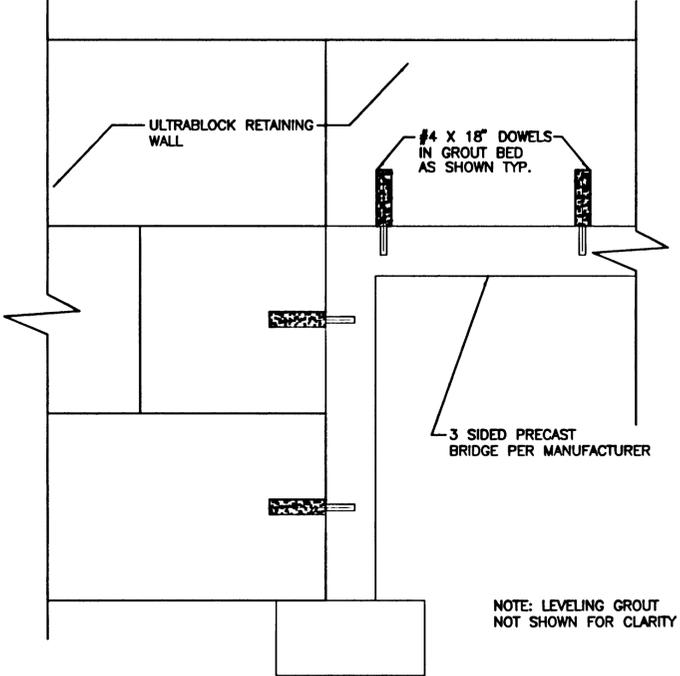
Imperfect or disturbed bases can cause a wall to not run straight or level. It is recommended to shim (asphalt shingle) wall if necessary or place a 4x6 on top of the wall at the high points and pound down with the excavator bucket.



**ULTRABLOCK PIN INSTALLATION**



**ULTRABLOCK PIN INSTALLATION**



NOTE: LEVELING GROUT NOT SHOWN FOR CLARITY

**ULTRABLOCK PIN DETAIL AT BOX CULVERT**

NOT TO SCALE

MAY 23, 2002  
 Date  
 Designed  
 Drawn  
 Checked By Date



**CENTEX HOMES**  
 4000 Krause Way Place  
 Building 2, Suite # 300  
 Lake Oswego, Oregon 97035  
 Phone: (503) 699-9660  
 Fax: (503) 699-9739

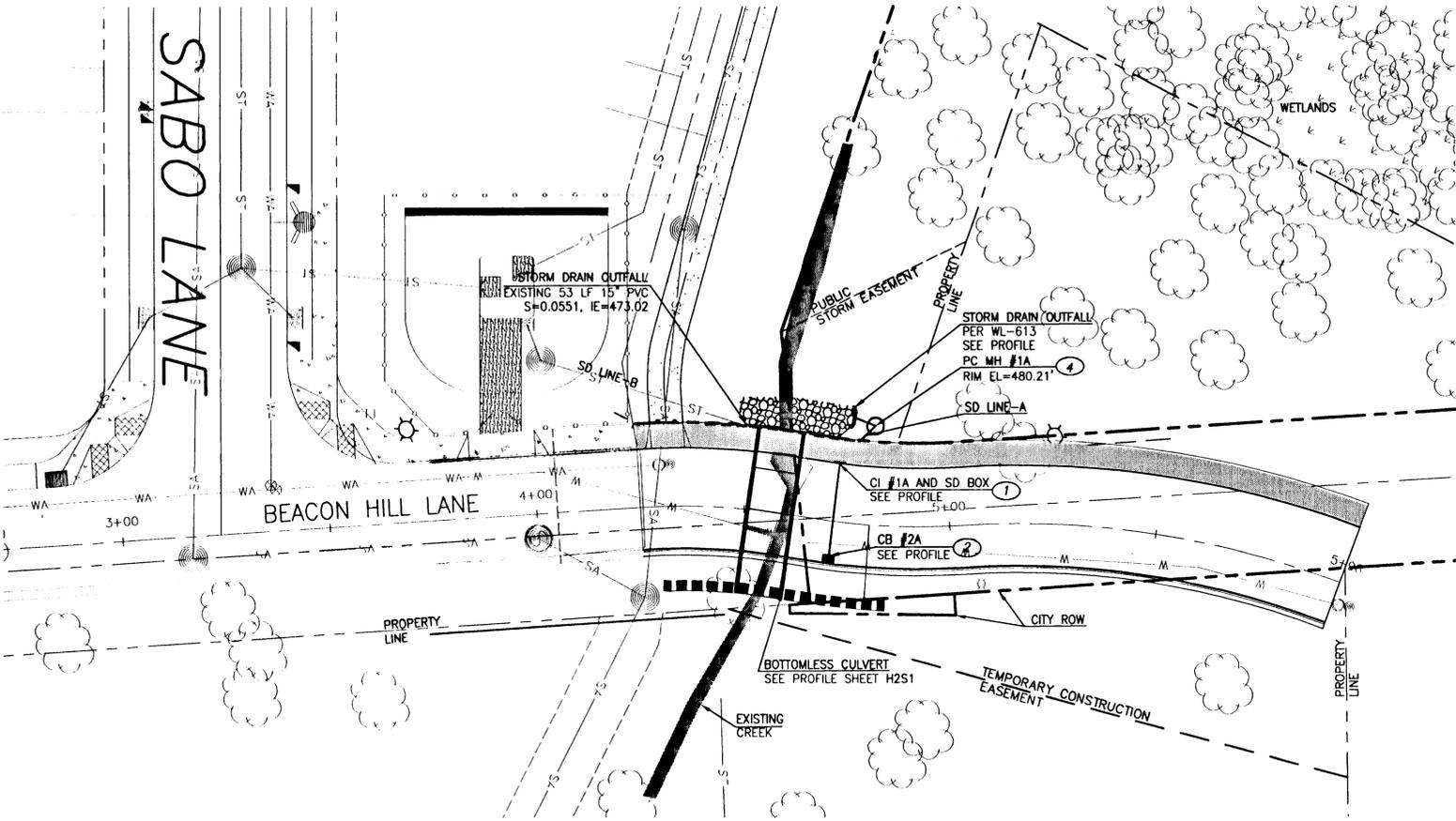
ASBUILT SUBMITTAL TO CITY OF WEST LINN 03/05/03

**Rogerfield II**  
 Beacon Hill Lane  
 CITY OF WEST LINN, OREGON  
 Ultrablock Field Construction Manual



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 Project No.  
 D822H2S3  
 File No.  
 S-3  
 Sheet No.  
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**BEACON HILL LANE PLAN**

SCALE: 1"=20' HORZ.

1  
H3.0

**LEGEND**

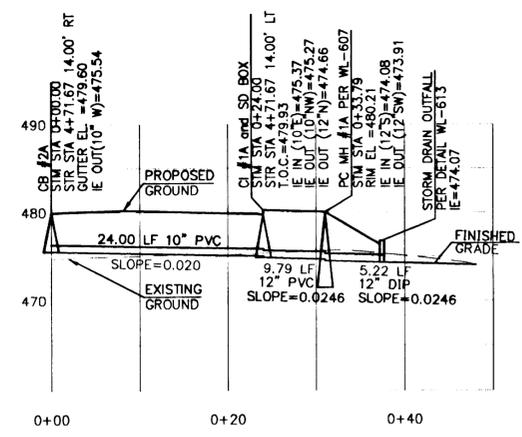
- EXISTING**
- WATER LINE
  - SANITARY SEWER LINE
  - STORM SEWER LINE
  - ⊙ SANITARY SEWER MANHOLE
  - ⊕ STORM DRAIN INLET
  - ⊕ GATE VALVE
  - ⊕ FIRE HYDRANT
- PROPOSED**
- STORM SEWER LINE
  - STORM SEWER MANHOLE
  - STORM SEWER CURB INLET
  - WATER MAIN LINE
  - WATER BLOW-OFF ASSEMBLY
  - AIR RELEASE VALVE
  - ROCKERY WALL
  - ULTRABLOCK

**STORM DRAIN NOTES**

1. ALL WORK IN THE PUBLIC RIGHT-OF-WAY AND CITY UTILITY EASEMENTS SHALL CONFORM TO THE CURRENT CITY OF WEST LINN STANDARD DRAWINGS AND SPECIFICATIONS.
2. EROSION CONTROL MUST BE INSTALLED AND MAINTAINED PER THE APPROVED EROSION CONTROL PLANS.
3. STATIONING IS FROM STREET CENTERLINE UNLESS OTHERWISE NOTED.
4. ONCE CURB INLET IS INSTALLED, BIO BAGS SHOULD BE INSTALLED AT ONCE.
5. CONSTRUCT DESIGNATED SIZE STORM DRAIN PER CITY OF WEST LINN STANDARDS. USE CLASS B BACKFILL, OR AS DESIGNATED ON PROFILE.
6. MANHOLE RIM ELEVATIONS SHOWN ARE APPROXIMATE AND FOR INFORMATION ONLY. FINAL ELEVATIONS SHALL BE SET TO MATCH CONSTRUCTED FINISH GRADE.

**CONSTRUCTION NOTES**

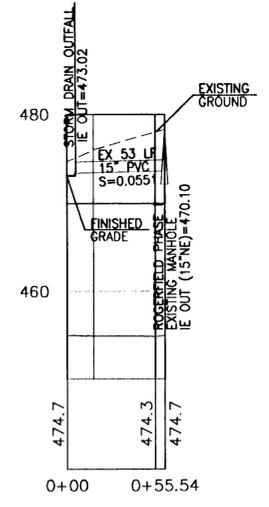
- ① CONSTRUCT COMBINATION CURB INLET PER CITY OF WEST LINN DETAIL WL-601.
- ② CONSTRUCT TYPE G-1 CATCH BASIN PER CITY OF WEST LINN DETAIL WL-602.
- ③ NOT USED
- ④ CONSTRUCT POLLUTION CONTROL MANHOLE PER WL-607. ROTATE MANHOLE ACCESS TOWARDS SIDEWALK AS SHOWN ON PLAN.



**BEACON HILL LANE STORM LINE A**

SCALE: 1"=10' HORZ.  
 1"=10' VERT.

2  
H3.0



**BEACON HILL LANE STORM LINE B**

SCALE: 1"=50' HORZ.  
 1"=10' VERT.

3  
H3.0

06/14/02  
 Date  
 SAS/AH  
 Designed  
 KJM  
 Drawn  
 Checked By Date  
 Registered Professional Engineer  
 Oregon  
 License No. 2232  
 Expires: 06/30/2004

"AS-BUILT"  
 DATE 3-11-03 BY SAS

**CENTEX HOMES**  
 AMERICA'S #1 HOME BUILDER  
 16520 SW Upper Boones Ferry Road, Suite #200  
 Portland, OR 97224  
 Phone: (503) 608-3060  
 Fax: (503) 608-3061

**Rogerfield II**  
 Beacon Hill Lane  
 CITY OF WEST LINN, OREGON  
 STORM DRAIN PLAN AND PROFILE  
 BEACON HILL LANE (ROAD H)

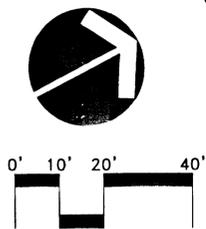
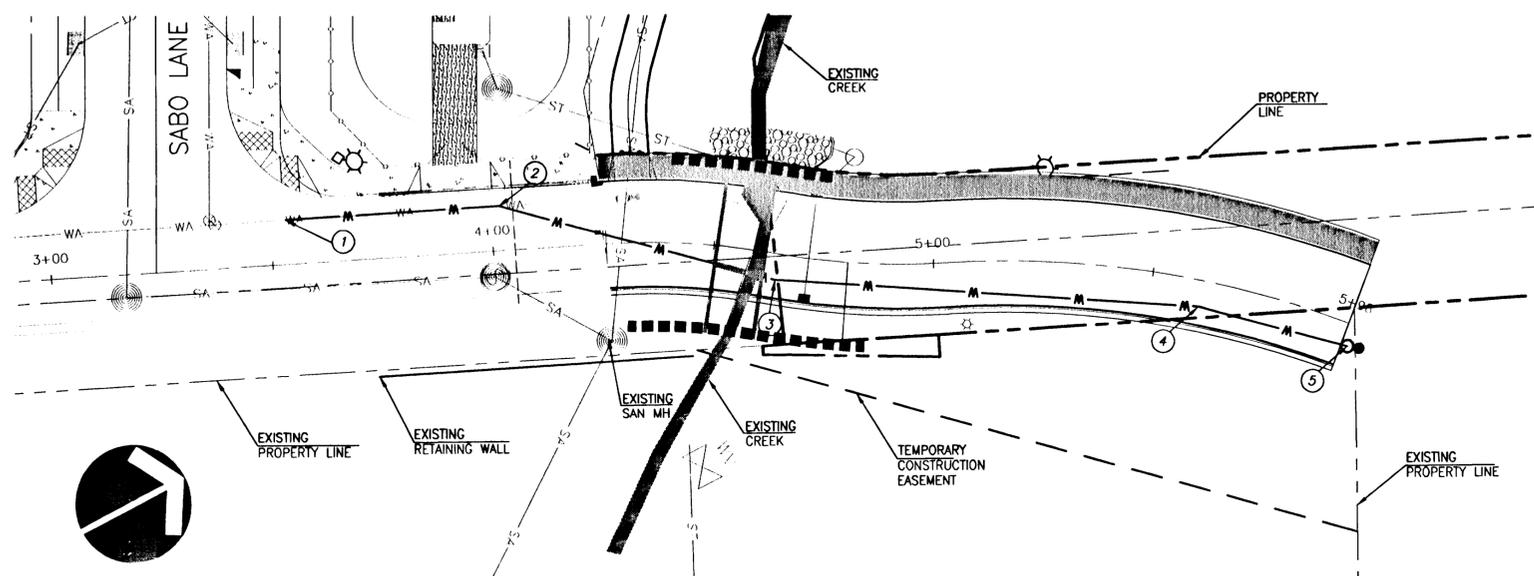
**otak**  
 Incorporated  
 17355 SW Boones Ferry Road  
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 Phone: (503) 635-3618  
 FAX: (503) 635-5395

ASBUILT SUBMITTAL TO CITY OF WEST LINN 03/05/03

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 Project No.  
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 File No.  
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 Sheet No.  
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I: S:\ANNONW 03/04/03 12:52pm --> R:\DWG\822H30.DWG

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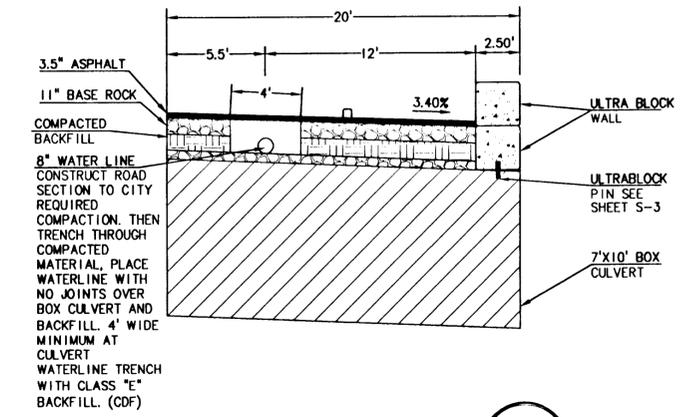


**BEACON HILL LANE PLAN**  
 SCALE: 1"=20'

**1**  
**H4.0**

**WATER LINE CONSTRUCTION NOTES**

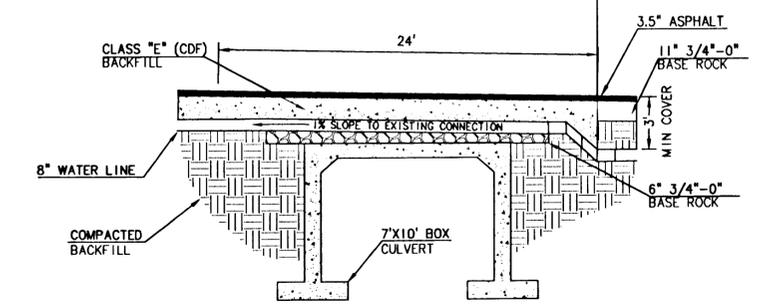
- ① STA 3+53.5, 10' LT CUT AND CONNECT TO EXISTING 8" WATER LINE.
- ② STA 4+04, 10' LT INSTALL 22.5' BEND (ACTUAL DEFLECTION=18.5')
- ③ STA 4+65, 5.8' LT INSTALL 11.25' BEND
- ④ STA 5+62, 5.9' RT INSTALL 11.25' BEND
- ⑤ STA 5+97, 5.0' RT INSTALL 4" BLOW-OFF ASSEMBLY. SEE DETAIL WL-404B



**WATER CROSSING SECTION**

**3**  
**H4.0**

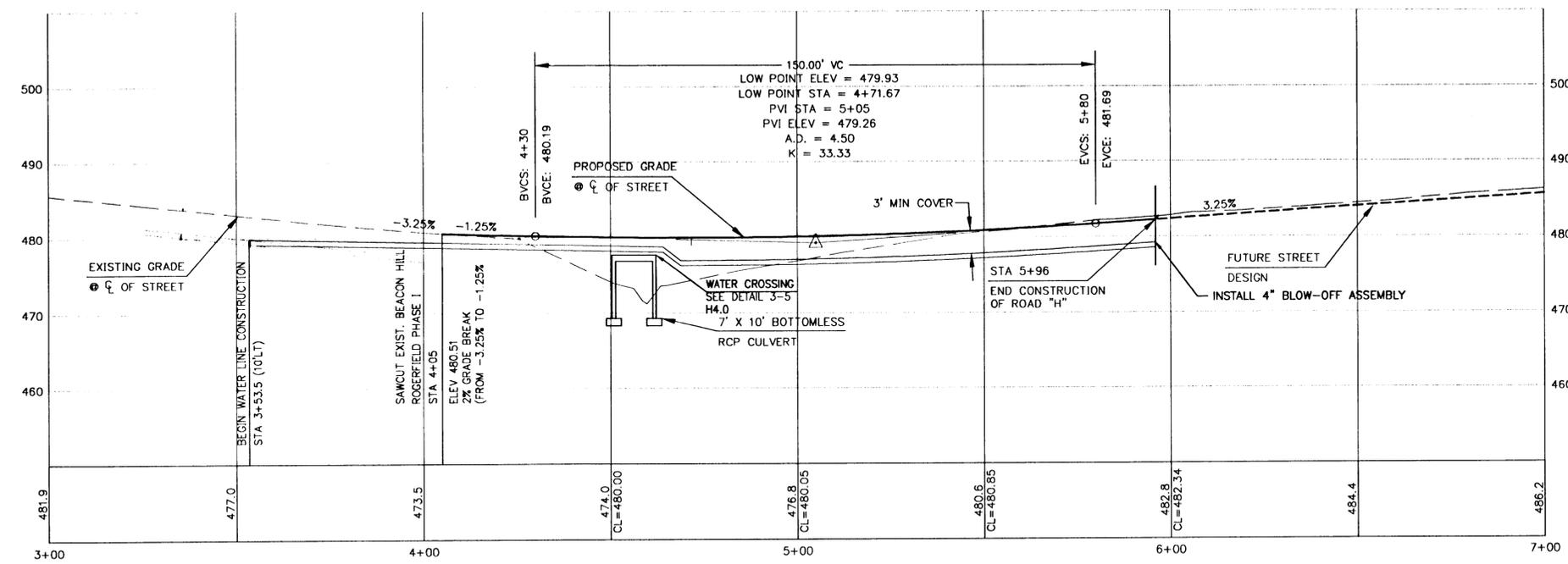
SCALE: 1"=5' HORZ.  
 1"=5' VERT.



**WATER CROSSING PROFILE**

**4**  
**H4.0**

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



**BEACON HILL LANE PROFILE**

**2**  
**H4.0**

SCALE: 1"=20' HORZ.  
 1"=10' VERT.

**LEGEND**

- EXISTING**
- WA WATER LINE
  - SA SANITARY SEWER LINE
  - SI STORM SEWER LINE
  - SM SANITARY SEWER MANHOLE
  - SD STORM DRAIN INLET
  - GV GATE VALVE
  - FH FIRE HYDRANT
- PROPOSED**
- SS STORM SEWER LINE
  - SMH STORM SEWER MANHOLE
  - SCS STORM SEWER CURB INLET
  - WM WATER MAIN LINE
  - WBOA WATER BLOW-OFF ASSEMBLY
  - ARV AIR RELEASE VALVE
  - RW ROCKERY WALL

Date 06/14/02  
 Designed SAS/AH  
 Drawn KJM  
 Checked By Date  
 REGISTERED PROFESSIONAL ENGINEER  
 OREGON  
 SCOTT S. ALAMAR  
 EXPIRES: 06/30/2004

"AS-BUILT"  
 DATE 3-4-03 BY SAS

**CENTEX HOMES**  
 AMERICA'S HOME BUILDER  
 16520 SW Upper Boones Ferry Road, Suite #200  
 Portland, OR 97224  
 Phone: (503) 608-3060  
 Fax: (503) 608-3061

ASBUILT SUBMITTAL TO CITY OF WEST LINN 03/05/03  
**Rogerfield II**  
 Beacon Hill Lane  
 CITY OF WEST LINN, OREGON  
 WATER LINE PLAN AND PROFILE  
 BEACON HILL LANE (ROAD H)

**otak**  
 Incorporated  
 17355 SW Boones Ferry Road  
 Lake Oswego, OR 97035-5217  
 Phone: (503) 635-3818  
 FAX: (503) 635-5395

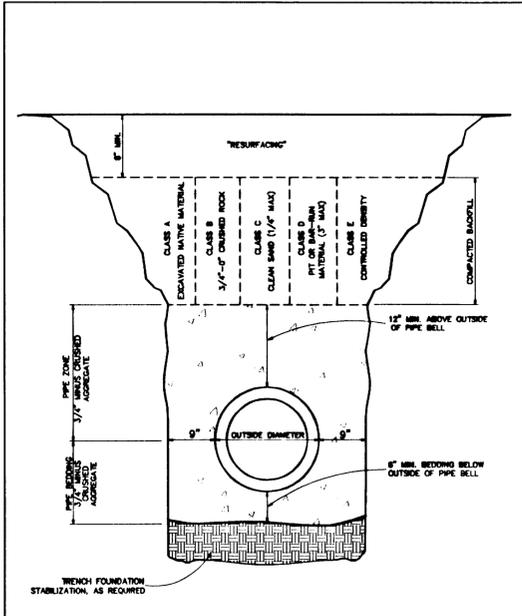
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 Sheet No.  
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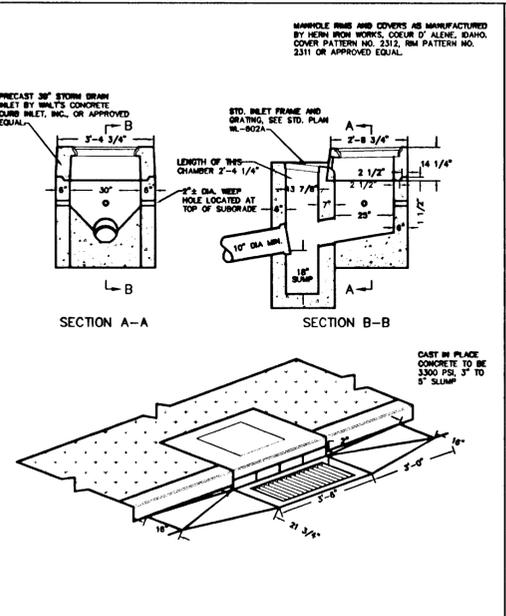


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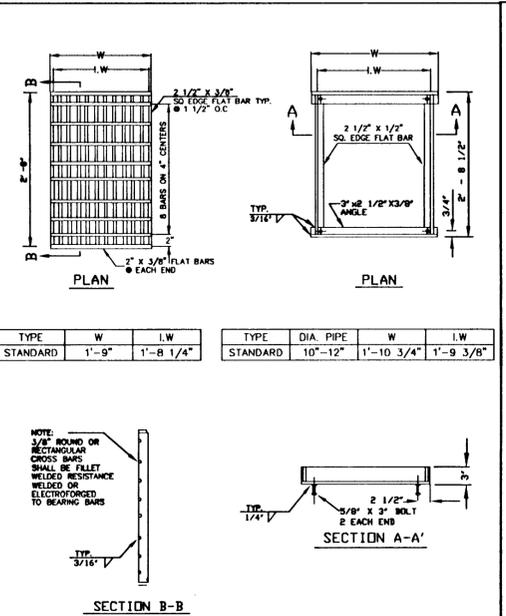
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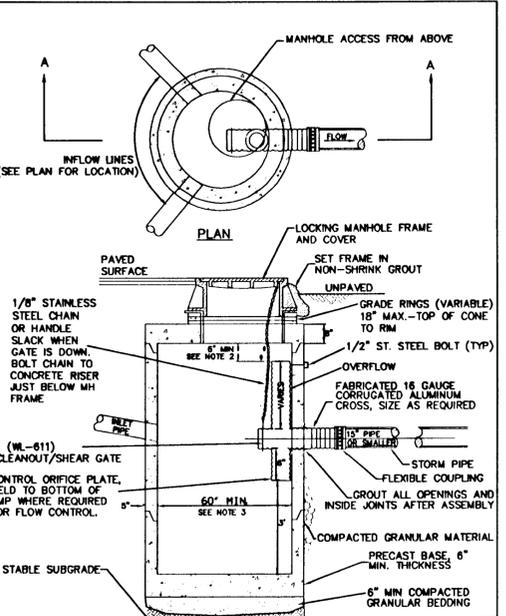
Trench Backfill, Bedding and Pipe Zone  
DATE: JAN 2000  
DRAWING NO.: WL-200  
FILE NO.: 00-200



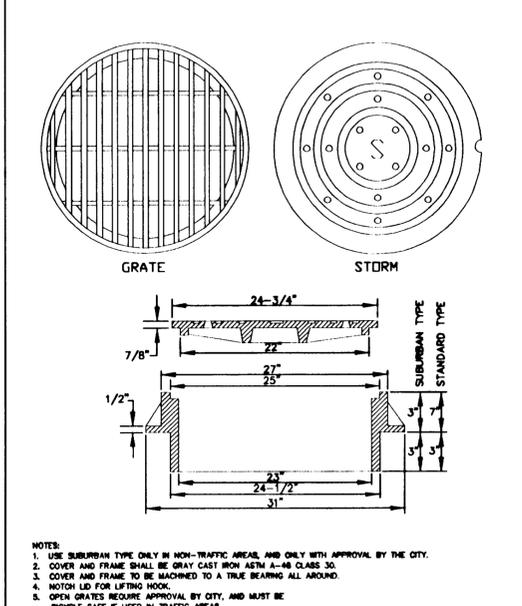
Combination Curb Inlet  
DATE: JAN 2000  
DRAWING NO.: WL-601  
FILE NO.: 00-601



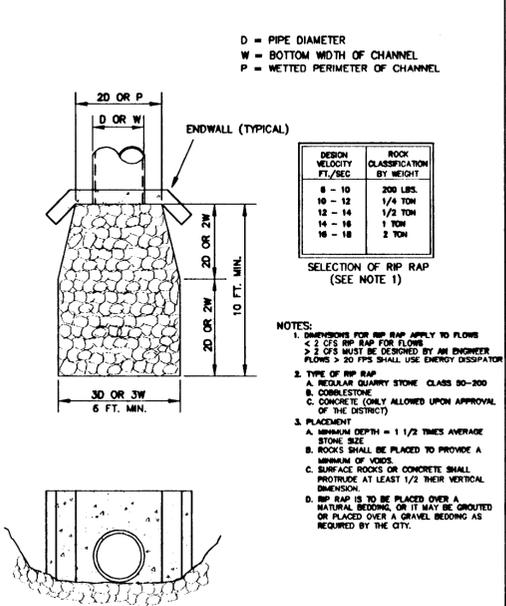
Frame & Grate for Gutter & Curb Inlets  
DATE: JAN 2000  
DRAWING NO.: WL-602A  
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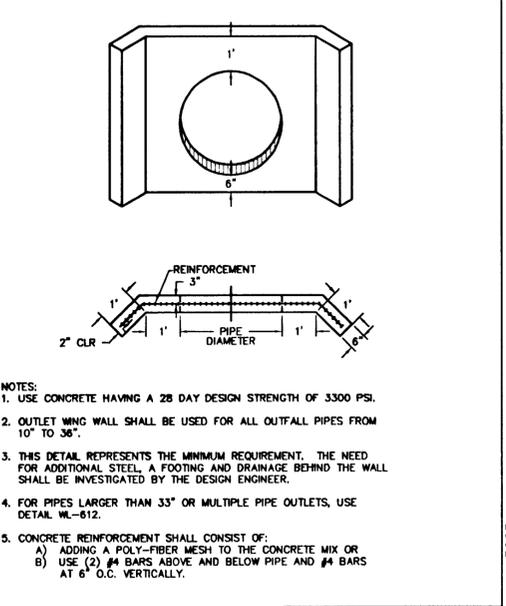
Pollution / Flow Control Manhole  
DATE: JAN 2000  
DRAWING NO.: WL-607  
FILE NO.: 00-607



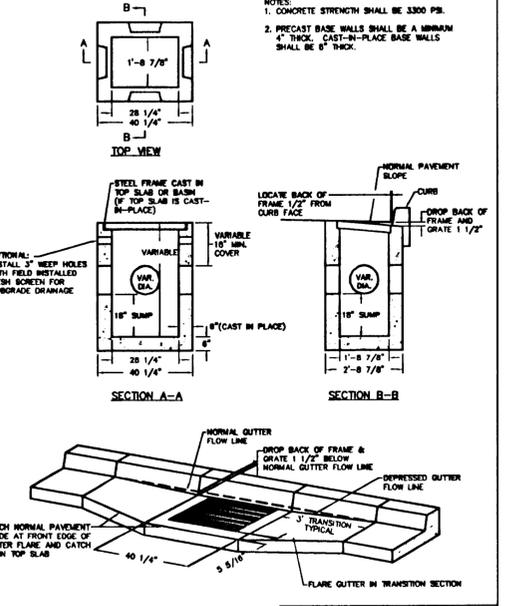
Manhole Covers  
DATE: JAN 2000  
DRAWING NO.: WL-605  
FILE NO.: 00-605



Storm Sewer Outfall  
DATE: JAN 2000  
DRAWING NO.: WL-614  
FILE NO.: 00-614



Outlet Headwall (For Outlet Pipes of 10" to 33")  
DATE: JAN 2000  
DRAWING NO.: WL-613  
FILE NO.: 00-613



Type G-1 Catch Basin with Sump  
DATE: JAN 2000  
DRAWING NO.: WL-602  
FILE NO.: 00-602

CENTEX HOMES  
AMERICA'S HOME BUILDER  
16520 SW Upper Boones Ferry Road, Suite #200  
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Rogerfield Phase II-52 Lots  
CITY OF WEST LINN, OREGON  
DETAIL SHEET

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17355 SW Boones Ferry Road  
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FAX: (503) 635-5395

10822  
Project No.  
D822H51  
File No.  
H5.1  
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