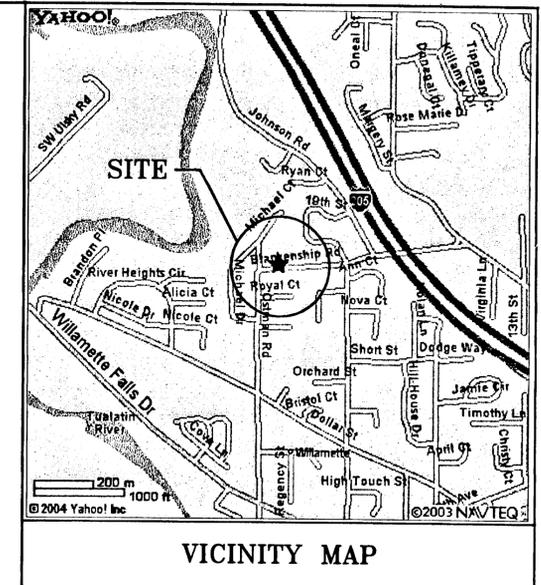


C O V E R S H E E T



SHEET INDEX:

- CVR - COVER SHEET
- C0 - SITE LAYOUT
- C1 - DEMOLITION PLAN
- C2 - SITE GRADING PLAN
- C3 - SITE UTILITIES PLAN
- C4 - DRIVEWAY PLAN & PROFILE
- C5 - SEWER EXTENSION PLAN & PROFILE

- D1 - CONSTRUCTION DETAILS
- D2 - CONSTRUCTION DETAILS
- D3 - CONSTRUCTION DETAILS
- NOTES - CONSTRUCTION NOTES



LEGEND:

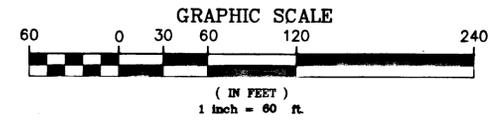
- MONUMENTS FOUND AS NOTED
- SA — EXISTING SEWER
- ST — EXISTING STORM
- W — EXISTING WATER
- SA — PROPOSED SEWER
- W — PROPOSED STORM
- W — PROPOSED WATER
- x — EXISTING FENCE
- □ — SILT FENCE
- xxx.xx EXISTING SPOT ELEVATION
- xxx.xx PROPOSED SPOT ELEVATION
- □ — EXISTING CONCRETE SIDEWALK
- ▨ PROPOSED CONCRETE SIDEWALK
- ▨ PROPOSED A.C. DRIVEWAY/PATH
- xxx — EXISTING CONTOUR
- xxx — PROPOSED CONTOUR
- ⊕ EXISTING FIRE HYDRANT
- EXISTING CATCH BASIN
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING SANITARY MANHOLE
- ◆ SITE T.B.M. AS NOTED
- ☆ EXISTING LIGHT POLE
- ⊕ EXISTING POWER POLE
- ⊙ EXISTING WATER VALVE
- EXISTING WATER METER
- T — EXISTING STREET SIGN
- EXISTING TREE
- ⊗ REMOVE TREE

SITE:
 1140 BLANKENSHIP RD.
 WEST LINN, OREGON
 T.L. 100 MAP 2 E1 34DA
 ZONE R10

DEVELOPER:
 EVERGREEN PACIFIC
 5664 SW CARMEN DR.
 LAKE OWESGO, OREGON 97305
 PHONE: 503-636-5165

ELEVATION DATUM:
 FROM CITY OF WEST LINN SUPPLIED
 AS-BUILT DATA FROM 'RIVERS EDGE'
 SUBDIVISION

SEWER M.H. B-2 LOCATED NORTH LINE
 THIS SUBDIVISION.
 RIM 170.45
 I.E. 164.60



SYM	REVISION	BY	APPROVED	DATE	DRAWN BY	DATE
					CHECKED	
					ENGR.	
					CHECKED	



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SUBTITLE: COVER SHEET
 TITLE: FOR: EVERGREEN PACIFIC
 RUBY PEARL SUBDIVISION
 WEST LINN, OREGON

JOB NO.: L2518-1
 DWG NO.: L25181C1
 SCALE: 1" = 30'
 SHEET: **CVR**

EXPIRES 12/31/2004

PLOT DATE: 11-9-04

ZTEC CAD FILE: L2518-1.DWG

GENERAL CONSTRUCTION NOTES:

GENERAL:

- ALL PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED PER THE APPLICABLE SECTIONS OF THE CITY OF WEST LINN ENGINEERING DESIGN STANDARDS AND STANDARD DRAWINGS.
 - EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. IN ORDER TO PROTECT EXISTING UNDERGROUND UTILITIES, CONTRACTORS PERFORMING WORK SHOWN ON THESE PLANS MUST NOTIFY UTILITIES AND PUBLIC AGENCIES AT LEAST 48 BUSINESS HOURS IN ADVANCE OF, AND NO MORE THAN 10 BUSINESS DAYS BEFORE, BEGINNING EXCAVATION, IN ACCORDANCE WITH THE PROVISIONS OF OAR 952-001-0090. LIMITS OF WORK SHALL BE PRE-MARKED FOR THE UTILITY LOCATORS. POTHOLE ALL CROSSINGS AS NECESSARY TO PREVENT GRADE AND ALIGNMENT CONFLICTS. REPORT ALL CONFLICTS TO THE ENGINEER IMMEDIATELY. PROTECT EXISTING UTILITIES AT ALL TIMES DURING CONSTRUCTION. CALL THE ONE CALL UTILITY NOTIFICATION CENTER AT 503-246-8699 FOR UTILITY LOCATES. ANY DAMAGE TO EXISTING UTILITIES WHETHER THEY'RE SHOWN ON THESE DRAWINGS OR NOT, WILL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. PLEASE INCLUDE THE FOLLOWING ON THE PLAN SET:
ATTENTION: OREGON LAW REQUIRES ALL EXCAVATORS 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 THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER OF THE OREGON UTILITY NOTIFICATION CENTER IS 503-232-1987.
 - THE CONTRACTOR SHALL EXERCISE ALL DUE CARE IN PROTECTING PROPERTY ALONG THE ROUTE OF THE IMPROVEMENTS. THIS PROTECTION SHALL INCLUDE, BUT NOT BE LIMITED TO, TREES, YARDS, FENCES, DRAINAGE LINES, MAIL BOXES, DRIVEWAYS, SHRUBS, LAWNS, IRRIGATION SYSTEMS, WITHIN ANY RIGHTS-OF-WAYS AND EASEMENTS. IF ANY OF THE ABOVE HAVE BEEN DISTURBED, THEY SHALL BE RESTORED AS NECESSARY TO AS NEAR THEIR ORIGINAL CONDITION AS POSSIBLE OR REPLACED IN KIND.
 - THE CONTRACTOR SHALL PERFORM ALL THE WORK SHOWN ON THE DRAWINGS AND ALL INCIDENTAL WORK CONSIDERED NECESSARY TO COMPLETE THE PROJECT IN AN ACCEPTABLE MANNER.
 - THE CONTRACTOR AND OR SUB-CONTRACTOR SHALL HAVE A MINIMUM OF ONE SET OF CITY APPROVED CONSTRUCTION PLANS ON THE JOB SITE AT ALL TIMES DURING EACH CONSTRUCTION PHASE WHILE WORK IS BEING DONE.
 - ALL MATERIAL SUPPLIERS SHALL SUBMIT TO THE ENGINEER PROOF OF MATERIAL(S) TESTED IN ACCORDANCE WITH SPECIFICATIONS. BY ACCEPTANCE OF THE CONTRACT WITH THE OWNER/DEVELOPER, THE CONTRACTOR CERTIFIES THAT ALL MATERIALS DELIVERED TO THE JOB SITE WILL MEET OR EXCEED THOSE SPECIFICATIONS. ANY MATERIAL NOT CONFORMING SHALL BE REMOVED FROM THE SITE AT NO ADDITIONAL COST TO THE OWNER.
 - THE DEVELOPER'S ENGINEER SHALL PROVIDE ONE SET OF AS-BUILT MYLARS SHOWING ALL IMPROVEMENTS TO THE CITY OF WEST LINN.
 - THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR AT LEAST 48 HOURS (TWO FULL WORKING DAYS) PRIOR TO BEGINNING THE PROJECT. CONNECTIONS BETWEEN EXISTING INFRASTRUCTURE AND NEW WORK SHALL NOT BE MADE UNTIL NECESSARY INSPECTIONS AND TESTS HAVE BEEN COMPLETED ON THE NEW WORK AND IT IS FOUND TO CONFORM IN ALL RESPECTS TO THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS.
- STREETS AND STRUCTURAL FILLS:
- ALL TREES, BRUSH AND DEBRIS WITHIN THE LIMITS OF THE RIGHT-OF-WAY AND ON THE AREAS TO BE FILLED SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR UNLESS OTHERWISE NOTED ON THE PLANS OR FLAGGED IN THE FIELD.
 - ALL AREAS OF CONSTRUCTION SHALL BE STRIPPED. STRIPPING SHALL CONSIST OF REMOVING THE TOPSOIL HUMUS. STRIPPING MATERIALS SHALL BE PLACED OR STOCKPILED BY THE CONTRACTOR ON SITE AS SHOWN ON THE PLANS AND PER INSTRUCTION BY THE INSPECTOR, OR HAULED OFF SITE TO AN APPROVED LOCATION.
 - EMBANKMENTS AND STRUCTURAL FILLS FOR ROADWAY CONSTRUCTION OR FILLS TO BE CONSTRUCTED ON BUILDABLE AREAS SHALL BE CONSTRUCTED FROM EXCAVATED MATERIALS ACCEPTABLE TO THE SOILS ENGINEER AND SHALL BE BROUGHT TO GRADE IN LIFTS NOT TO EXCEED 8" LOOSE MEASURE. EACH LIFT SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY AS OBTAINED BY AASHTO T-99 COMPACTION TEST. COMBINATION TEST RESULTS SHALL BE SUBMITTED TO THE CITY INSPECTOR.
 - FILLS SHALL NOT BE CONSTRUCTED ON NATURAL SLOPES STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL. ALL FILL SLOPES SHALL NOT EXCEED 2 HORIZONTAL TO 1 VERTICAL. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MINIMUM DIMENSION GREATER THAN 12" SHALL BE BURIED OR PLACED IN THE FILLS.
 - IF SPRINGS OR GROUND WATER ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL ADVISE THE SOILS AND CIVIL ENGINEERS OF THE CONDITION FOUND AND COORDINATE ACTIVITIES IN A MANNER THAT WILL ALLOW THE ENGINEER TIME TO REVIEW THE SITUATION AND PREPARE A PLAN TO PROPERLY DISPOSE OF THE WATER ENCOUNTERED.
 - ROCK BASE, ASPHALTIC CONCRETE PAVEMENT, CONCRETE PAVEMENT CURB AND SIDEWALK CONSTRUCTION SHALL BE AS SHOWN ON THE TYPICAL SECTIONS AND DETAIL SHEET AND IN ACCORDANCE WITH THE ABOVE REFERENCED SPECIFICATIONS.
 - THE CONTRACTOR SHALL CLEAN ALL SPILLED DIRT, GRAVEL OR OTHER FOREIGN MATERIAL CAUSED BY THE CONSTRUCTION OPERATIONS FROM ALL STREETS AND ROADS AT THE CONCLUSION OF EACH DAY OR OPERATION. CLEANING SHALL BE BY GRADER AND FRONT-END LOADER, SUPPLEMENTED BY POWER BRUSHING AND HAND LABOR UNLESS OTHERWISE APPROVED BY THE CITY. THE CONTRACTOR SHALL FOLLOW CITY AND WATER ENVIRONMENT SERVICES EROSION CONTROL PROCEDURES.
 - AS SOON AS PRACTICAL AFTER COMPLETION OF ALL PAVING AND GRAVEL SHOULDER RESURFACING, THE CONTRACTOR SHALL REMOVE ALL DIRT, MUD, ROCK GRAVEL AND OTHER FOREIGN MATERIAL FROM THE PAVED SURFACE AND STORM DRAINAGE SYSTEM.

STORM SEWER:

- ALL STORM SEWER CONSTRUCTION AND ALL MATERIALS SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE CITY ENGINEERING STANDARDS.
- ALL SERVICE LATERALS TO BE CONSTRUCTED AT A MINIMUM SLOPE OF ONE-QUARTER INCH PER LINEAR FOOT UNLESS OTHERWISE SHOWN ON PLANS OR APPROVED BY THE BUILDING DIVISION.
- ALL EXISTING STORM SYSTEMS SHALL BE CLEANED AND FLUSHED AND ORIGINAL DRAINAGE RESTORED. SEDIMENT, ROCK AND OTHER DEBRIS SHALL BE COLLECTED AND DISPOSED OF IN A PROPER MANNER. IN NO CASE SHALL DEBRIS BE FLUSHED DOWN A STORM OR SANITARY SEWER FOR DISPOSAL. ALL DAMAGED IRRIGATION AND HOUSE DRAINAGE PIPE, DRAIN TILES, SEWER LATERALS AND CULVERTS SHALL BE REPAIRED EXPEDITIOUSLY. DEBRIS COLLECTED SHALL BE DISPOSED IN A COMMERCIAL LANDFILL OR OTHER APPROVED LOCATION.
- STORM SEWER PIPE SHALL BE OF THE SIZE AND TYPE NOTED ON THE PLANS. CATCH BASINS AND CURB INLETS SHALL BE THE TYPE SHOWN ON THE DETAIL SHEET.
- INSTALLATION OF THE STORM SEWER SHALL BE PERFORMED ACCORDING TO THE STANDARD PRACTICE. ALL BACKFILL IN PUBLIC RIGHT OF WAY AND OTHER TRAFFIC AREAS SHALL BE 3/4"-0" COMPACTED CRUSHED ROCK, COMPACTED TO 95% PERCENT OF MAXIMUM DENSITY AS OBTAINED BY AASHTO T-99 COMPACTION TEST. STORM SEWER SHALL BE MARKED WITH 4 X 4 POSTS PAINTED GREEN WITH DEPTH OF PIPE AND STATIONING.
- PRIOR TO ACCEPTANCE, ALL PUBLIC STORM SEWER SHALL BE THOROUGHLY CLEANED AND, AS APPROPRIATE, MANDRELLED AND TV SCANNED IN ACCORDANCE WITH THE CITY OF WEST LINN REQUIREMENTS FOR SUCH TESTS.

SANITARY SEWERS:

- ALL SANITARY SEWER CONSTRUCTION AND ALL MATERIALS SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE CITY ENGINEERING DESIGN MANUAL & CWS R&O 03-1.
- ALL SERVICE LATERALS TO BE CONSTRUCTED AT A MINIMUM SLOPE OF ONE-QUARTER INCH PER LINEAR FOOT UNLESS OTHERWISE SHOWN ON PLANS OR APPROVED BY THE BUILDING DIVISION.
- INSTALLATION OF THE SANITARY SEWER SHALL BE PERFORMED ACCORDING TO THE STANDARD PRACTICE. ALL BACKFILL IN PUBLIC RIGHT OF WAY AND OTHER TRAFFIC AREAS SHALL BE 2"-0" COMPACTED CRUSHED ROCK COMPACTED TO 95% OF MAXIMUM DENSITY AS OBTAINED BY AASHTO T-99 COMPACTION TEST. SEWER PIPES SHALL BE OF THE SIZE AND TYPE NOTED ON THE PLANS. SEWER SHALL BE MARKED WITH 4 X 4 POSTS PAINTED RED OR WHITE WITH DEPTH OF PIPE AND STATIONING.
- PRIOR TO ACCEPTANCE, ALL PUBLIC SANITARY SEWERS SHALL BE THOROUGHLY CLEANED AND, AS APPROPRIATE, MANDRELLED AND AIR TESTED AND TV SCANNED IN ACCORDANCE WITH THE CITY OF WEST LINN REQUIREMENTS FOR SUCH TESTS.

WATER LINES:

- ALL MATERIAL SHALL BE OF NEW MANUFACTURE. NO REBUILT OR USED MATERIALS WILL BE ALLOWED.
- ALL MAINLINE PIPES SHALL BE PUSH-ON JOINT DUCTILE IRON, CL 52 WITH TYTON JOINTS. ALL FITTING SHALL BE MECHANICAL JOINTS CONFORMING TO ANSI A-21.1.
- HYDRANTS SHALL CONFORM TO THE CITY OF WEST LINN ACCEPTED BRANDS AND MODELS.
- ALL PIPES SHALL HAVE 30" MINIMUM COVER MEASURED FROM FINISH GRADE. ALL TEES, BENDS, ELBOWS AND CHANGES IN DIRECTION OF 1/4" OR GREATER SHALL BE SECURELY THRUST BLOCKED USING 3,000PSI CONCRETE POURED AGAINST UNDISTURBED GROUND AS SHOWN ON THE DETAIL SHEET.
- ALL BACKFILL IN THE RIGHT OF WAY OR OTHER TRAFFIC AREAS SHALL BE 3/4"-0" COMPACTED CRUSHED ROCK, COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY AS OBTAINED BY AASHTO T-99 COMPACTION TEST.
- WATER LINE CONSTRUCTION SHALL COMPLY WITH REGULATIONS OF THE OREGON HEALTH DIVISION AND THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY REGARDING THE LOCATION AND SEPARATION OF WATER LINES AND SANITARY SEWER LINES.
- UPON COMPLETION OF INSTALLATION OF THE WATER SYSTEM, ALL LINES SHALL BE FLUSHED AND DISINFECTED IN CONFORMANCE WITH OREGON HEALTH DIVISION GUIDELINES AND THE REQUIREMENTS OF THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY. WATERLINES SHALL BE PRESSURE TESTED FOLLOWING COMPLETION. THE MINIMUM TEST PRESSURE SHALL BE 150PSI. FOR LINES WORKING WITH OPERATION PRESSURES GREATER THAN 100PSI, THE MINIMUM TEST PRESSURE SHALL BE ONE AND ONE-HALF TIMES THE OPERATION PRESSURE. THE DURATION OF THE TEST SHALL BE 1 HOUR, UNLESS OTHERWISE DIRECTED BY THE CITY INSPECTOR. ALLOWABLE LEAKAGE IS IN ACCORDANCE TO CITY STANDARDS.
- ALL WATER SERVICE LATERALS ARE TO BE INSTALLED BY THE DEVELOPER IN ACCORDANCE WITH THE WATER DISTRICT STANDARDS.
- FIRE HYDRANTS SHALL BE LOCATED TO ALLOW A MINIMUM OF 36" CLEAR SPACE SURROUNDING ALL PORTIONS OF THE HYDRANT. THERE SHALL ALSO BE NO OBSTRUCTIONS DIRECTLY IN LINE WITH ANY OF THE PORTS OF THE HYDRANT.
- ALL WATERLINE TAPS 4" OR GREATER SHALL USE AN ALL STAINLESS STEEL TAPPING SLEEVE (JCM 432 OR APPROVED EQUAL).

EROSION CONTROL NOTES:

- OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
 - THE IMPLEMENTATION OF THESE ESC PLANS AND CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED BY THE LOCAL JURISDICTION, AND VEGETATION/LANDSCAPING IS ESTABLISHED. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE AFTER THE PROJECT IS APPROVED.
 - THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE MARKINGS SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
 - THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
 - THE ESC FACILITIES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND 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.
 - AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE MORE THAN 1/3 THE BARRIER HEIGHT. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATIONS SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
 - STABILIZED GRAVEL ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
 - STORM DRAIN INLETS, BASINS, AND AREA DRAINS SHALL BE PROTECTED UNTIL PAVEMENT SURFACES ARE COMPLETED AND/OR VEGETATION IS RE-ESTABLISHED.
 - PAVEMENT SURFACES AND VEGETATION ARE TO BE PLACED AS RAPIDLY AS POSSIBLE.
 - SEEDING SHALL BE PERFORMED NO LATER THAN SEPTEMBER 1 FOR EACH PHASE OF CONSTRUCTION.
 - IF THERE ARE EXPOSED SOILS OR SOILS NOT FULLY ESTABLISHED FROM OCTOBER 1ST THROUGH APRIL 30TH, THE WET WEATHER EROSION PREVENTION MEASURES WILL BE IN EFFECT. SEE THE EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL (CHAPTER 4) FOR REQUIREMENTS.
- THE DEVELOPER SHALL REMOVE ESC MEASURES WHEN VEGETATION IS FULLY ESTABLISHED.
- ALL EC MEASURES SHALL BE INSTALLED AND MAINTAINED TO ENSURE COMPLIANCE WITH WES STANDARDS.

SYM	REVISION	BY	APPROVED	DATE


 DRAWN BY: JHH DATE: 4-20-04
 CHECKED: JM
 ENGR
 CHECKED:

Z T e c E N G I N E E R S I n c
 Civil - Structural - Surveying
 3737 S.E. 8TH AVE., PORTLAND, OR. 97202
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SUBTITLE: CONSTRUCTION NOTES
 TITLE: FOR: EVERGREEN PACIFIC RUBY PEARL SUBDIVISION WEST LINN, OREGON

JOB NO.: L2518-1
 DWG. NO.: L25181D1
 SCALE: NO SCALE
NOTES



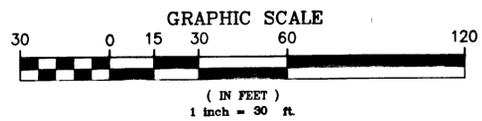
ALLOWABLE LOTS TABLE:

TOTAL SITE AREA = 64,768 SQ. FT.
 ZONE = R-10. ONE DWELLING ON MIN. LOT SIZE 10,000 SQ. FT.
 MAX. LOTS = 64,768
 + 10,000
 = 6 LOTS

ACTUAL LOTS = 5 ALL GREATER THAN 10,000 SQ. FT.

ZONE R-10 DIMENSIONAL REQUIREMENTS:

FRONT YARD SETBACK: 20'
 REAR YARD SETBACK: 20'
 STREETSIDE SETBACK: 15'
 MINIMUM STREET FRONTAGE: 35'
 MINIMUM WIDTH: 50'
 MINIMUM DEPTH: 90'
 MAXIMUM LOT COVERAGE BY BUILDING: 35%



SYM	REVISION	BY	APPROVED	DATE



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SUBTITLE: **SITE LAYOUT**
 TITLE: **FOR: EVERGREEN PACIFIC
 RUBY PEARL SUBDIVISION
 WEST LINN, OREGON**

JOB NO.:	L2518-1
DWG. NO.:	L25181C1
SCALE:	1" = 30'
SHEET:	CO

EXPIRES 12/31/2004

PLOT DATE: 11-9-04

ZTEC CAD FILE: L2518-1.DWG

- ① REMOVE EXISTING BUILDING AND UTILITIES.
- ② REMOVE EXISTING CONCRETE.
- ③ REMOVE A.C. PAVING.
- ④ PROTECT EXISTING TREES. SEE NOTE THIS PAGE.
- ⑤ REMOVE EXISTING DRIVEWAY AND DROPPED CURB.
- ⑥ REMOVE EXISTING FENCE.

TREE PROTECTION NOTE:

PROTECT EXISTING TREE TO AN AREA OF DRIFLINE PLUS 10' RADIUS AROUND TREE FROM ACTIVITIES THAT COULD DAMAGE OR DESTROY THE TREE INCLUDING BUILDING AND GRADING.

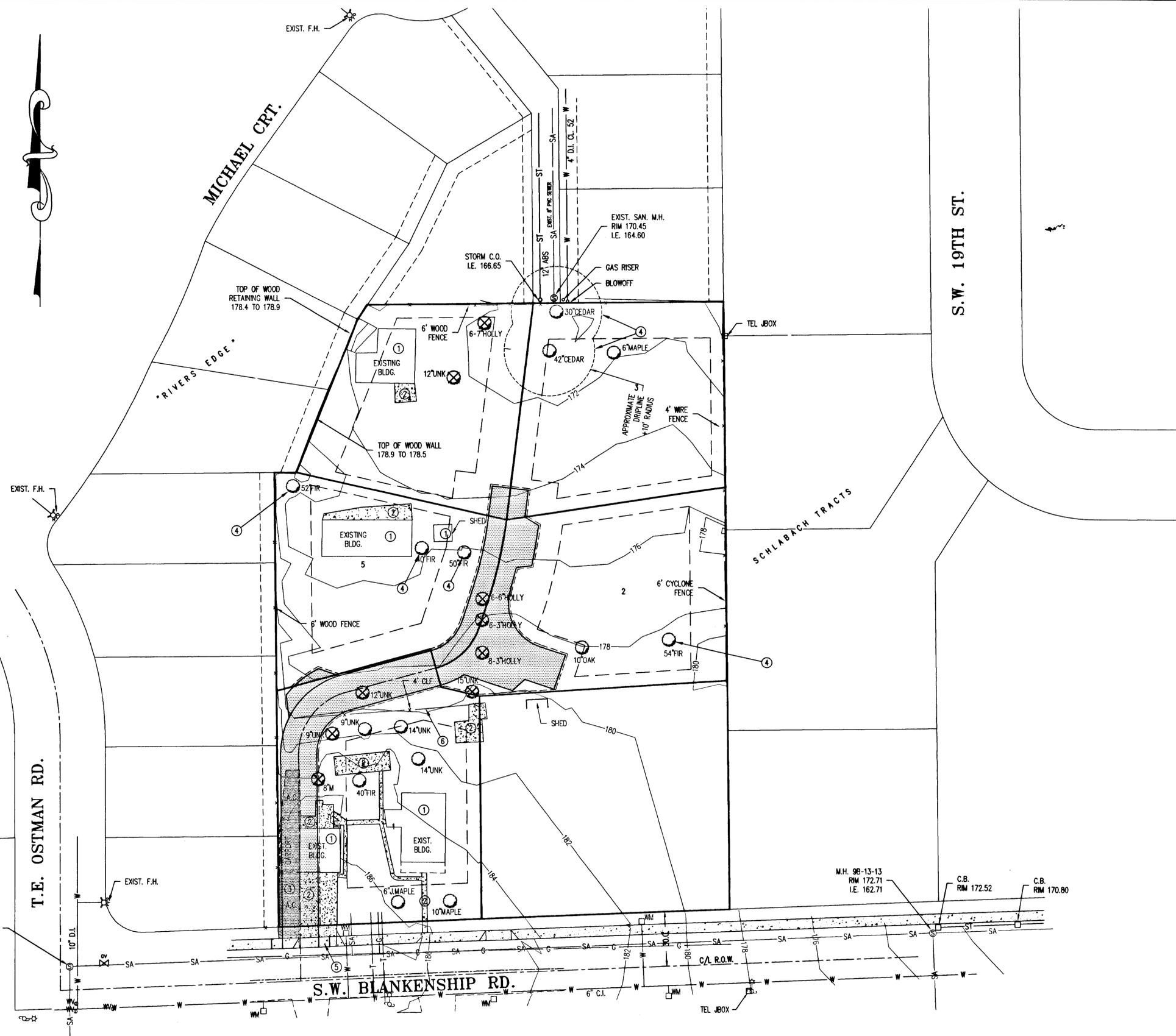
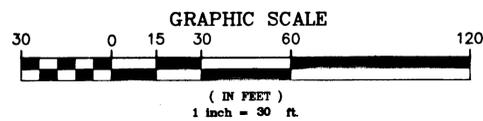
THE FOLLOWING EXCEPTION TO PROTECTED AREAS ARE ALLOWED: (a), (b), (c) & (d).

(a) PROTECTION AREA FOR 40' FIR ON LOT 5 MAY BE REDUCED TO DRIFLINE ON SOUTH & WEST TO ALLOW PLACEMENT OF DWELLING ON LOT 5.

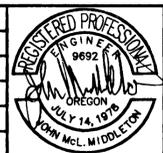
(b) PROTECTED AREAS DO NOT INCLUDE ANY AREA THAT IS PART OF PRIVATE ACCESS RD.

(c) NECESSARY PUBLIC UTILITY CONNECTIONS ARE ALLOWED WITHIN TREE PROTECTION AREA. PRIOR TO EXCAVATION CONTRACTOR TO SUBMIT EXCAVATION PAN TO CITY OF WEST LINN FOR ARBORIST REVIEW. EXCAVATION SHALL BE PER PLAN AND ADDITIONAL ARBORIST'S RECOMMENDATIONS.

(d) INSTALL 6' HIGH METAL CYCLONE FENCE AROUND EACH TREE OR TREE CLUSTER ON DRIFLINE PRIOR TO CONSTRUCTION. FENCE TO STOP SHORT OF PRIVATE ACCESS ROAD, AREA.



SYM	REVISION	BY	APPROVED	DATE
	EXISTING SERVICES TO LOT 1 ADDED	JM		3-7-05



DRAWN BY	DATE
CHECKED	
ENGR.	
CHECKED	

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SUBTITLE: **DEMOLITION PLAN**
 TITLE: **FOR: EVERGREEN PACIFIC RUBY PEARL SUBDIVISION WEST LINN, OREGON**

JOB NO.: L2518-1
 DWG. NO.: L25181C1
 SCALE: 1" = 30'
 SHEET: **C1**

EXPIRES 12/31/2006

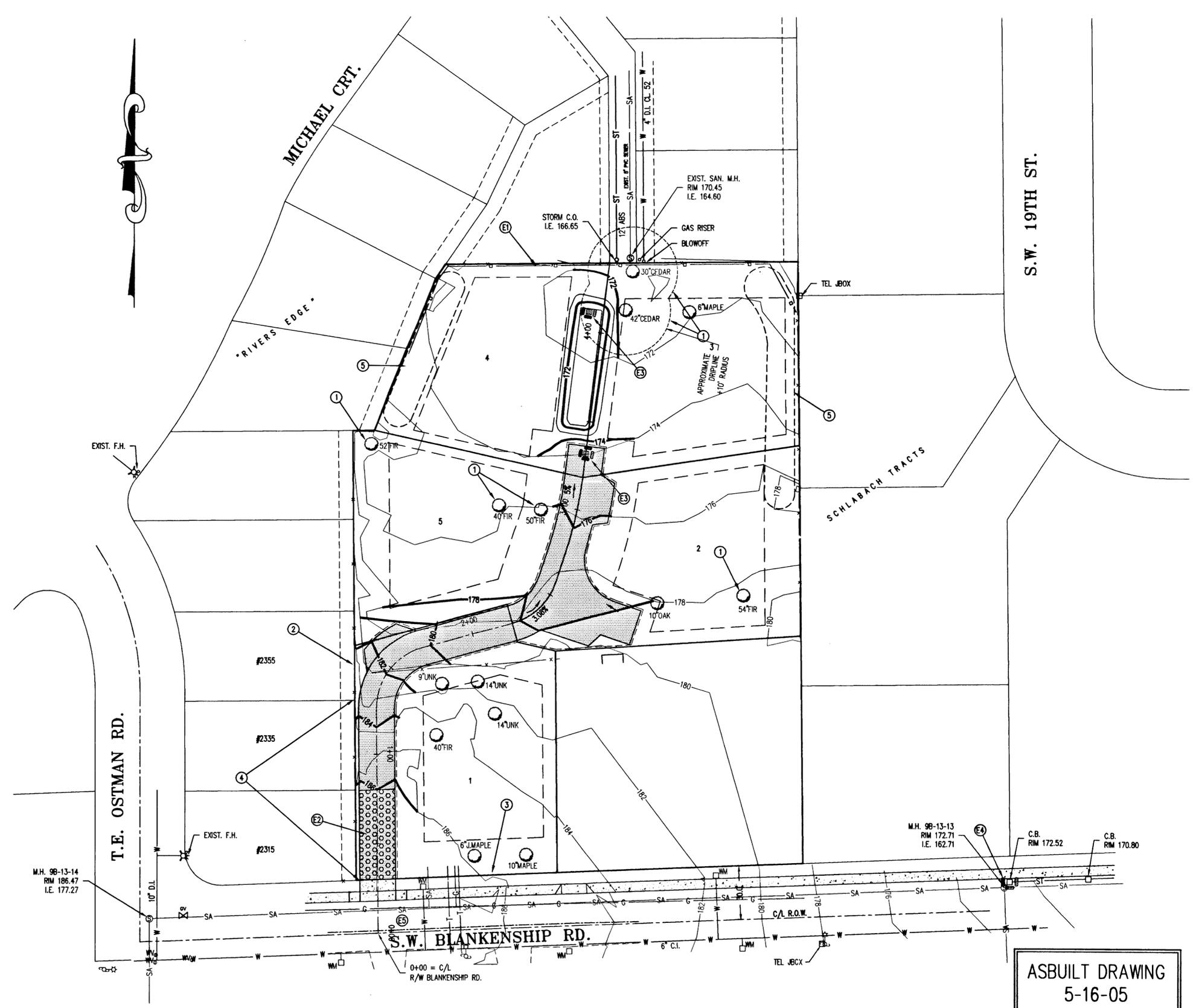
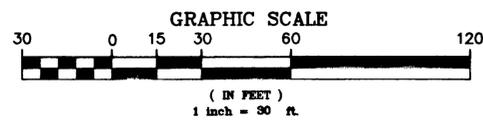
PLOT DATE: 3-15-05

ZTEC CAD FILE: L2518-1.DWG

- ① PROTECT EXISTING TREES, SEE NOTES ON SHEET C1.
- ② CONTRACTOR TO PROTECT EXISTING REAR FENCE AT #2355 S.E. OSTMAN. MATCH GRADE AT EXISTING ARBOR VITAE OR, IF EXCAVATION UNDERMINES PART OF VEGETATION, REMOVE THAT PORTION AND INSTALL MODULAR RETAINING WALL TO MAINTAIN GRADE AT PROPERTY.
- ③ LOT 1 TO HAVE ACCESS DIRECTLY FROM BLANKENSHIP RD. DRIVEWAY CUT TO BE PART OF BUILDING PERMIT WHEN GARAGE LOCATION KNOWN.
- ④ MATCH GRADE AT PROPERTY LINE. LIMIT CUT/FILL SLOPE TO 2:1.
- ⑤ APPROXIMATE LOCATION OF TOP SOIL SITE STRIPPING STORAGE AREA.

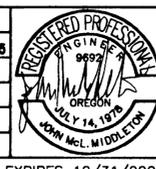
EROSION CONTROL:

- Ⓔ INSTALL SILT FENCE.
- Ⓕ INSTALL GRAVEL CONSTRUCTION ENTRY.
- Ⓖ INSTALL BIO-BAGS AT NEW CATCH BASINS. CHANGE TO CATCH BASIN INSERTS AFTER FIRST LIFT OF A.C. PAVING.
- Ⓗ INSTALL BIO-BAGS AT EXISTING DOWNSTREAM CATCH BASINS DURING CONSTRUCTION.
- Ⓘ DRY SWEEP STREET AS REQUIRED TO KEEP CLEAR OF CONSTRUCTION DEBRIS.



ASBUILT DRAWING
5-16-05

SYM	REVISION	BY	APPROVED	DATE
	ASBUILT INFO ADDED	JM		5-25-05



DRAWN BY	DATE
CHECKED	
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SUBTITLE: GRADING AND EROSION CONTROL PLAN
 TITLE: FOR: EVERGREEN PACIFIC RUBY PEARL SUBDIVISION WEST LINN, OREGON

JOB NO.: L2518-1
 DWG. NO.: L25181C1
 SCALE: 1"=30'
C2

EXPIRES 12/31/2004

PLOT DATE: 3-15-05

ZTEC CAD FILE: L2518-1.DWG

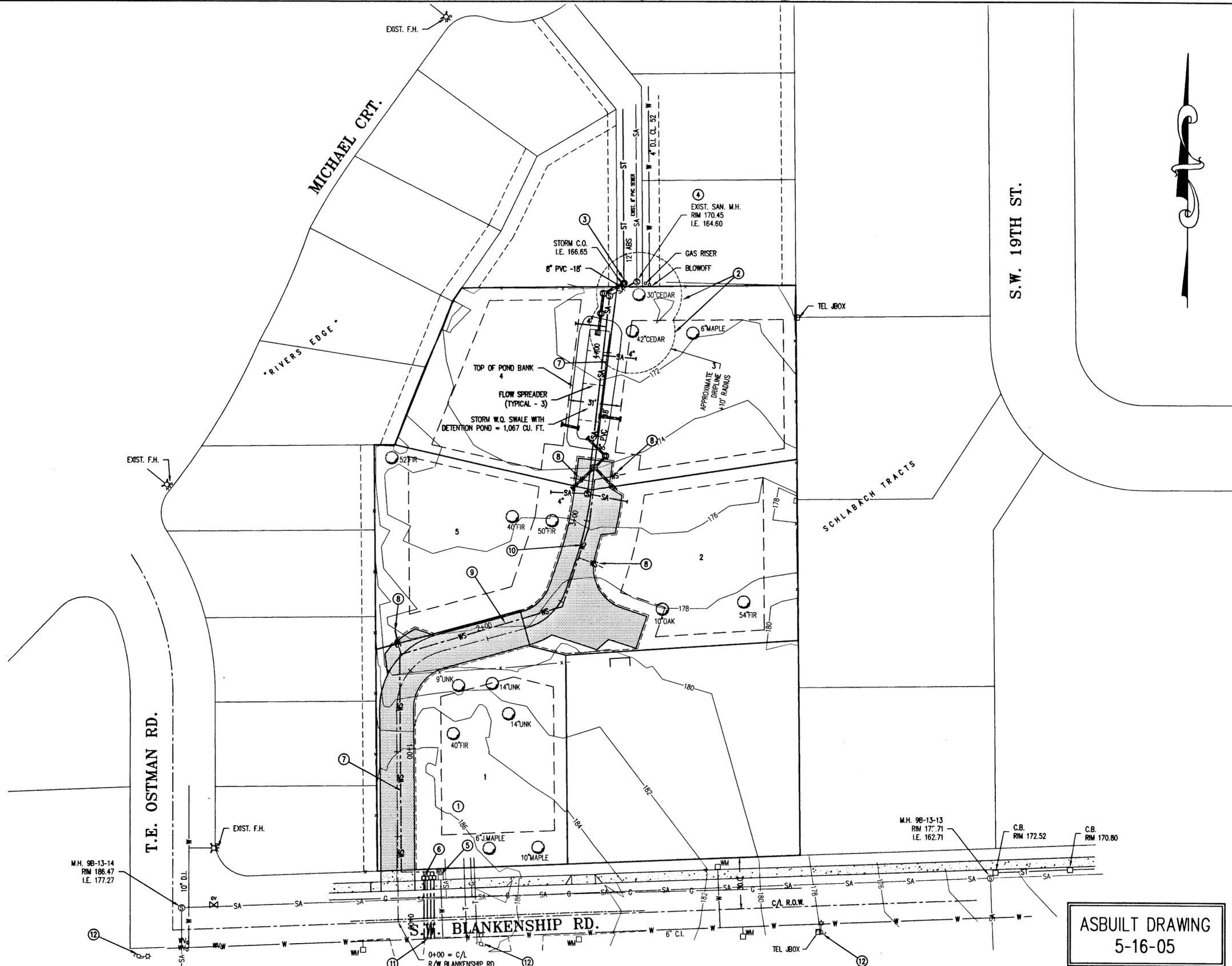
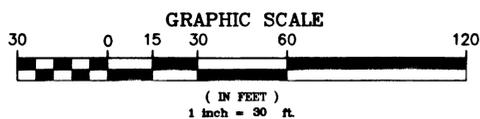
LEGEND:

- W — PROPOSED PUBLIC WATER MAIN CL. 52 D.I. PIPE
- WS — PROPOSED PRIVATE WATER SERVICE
- SA — PROPOSED SANITARY SEWER
SEE SHT. C5 FOR DETAILS
- SA — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN

- 1 SEWER AND WATER SERVICE TO THIS LOT BY EXISTING SERVICE LINES FROM MAIN IN BLANKENSHIP RD. STORM DRAINAGE SOUTH SIDE OF LOT BY WEEPHOLES TO BLANKENSHIP RD. NORTH SIDE BY WEEPHOLES TO PRIVATE DRIVEWAY.
- 2 EXCAVATION IN THIS AREA TO BE MONITORED BY CITY ARBORIST. CONTRACTOR TO PROTECT EXISTING TREES AND ROOTS.
- 3 REMOVE EXISTING CLEANOUT AND INSTALL STORM M.H. SEE SHEET C4.
- 4 RECONSTRUCT EXISTING SAN. M.H. BASE. PLUG STUB SOUTH. INSTALL 6" IN FROM S.W. SEE SHEET C5 FOR SEWER EXTENSION PLAN & PROFILE.
- 5 EXISTING WATER SERVICE TO BE USED FOR LOT 1.
- 6 INSTALL WATER METERS TO LOTS 2, 3, 4 & 5.
- 7 INSTALL (4) 1-1/2" PRIVATE WATERLINES IN SAME TRENCH.
- 8 INSTALL 1-1/2" PRIVATE WATER SERVICE TO LOT.
- 9 INSTALL (3) 1-1/2" PRIVATE WATER LINES IN SAME TRENCH.
- 10 INSTALL (2) 1-1/2" PRIVATE WATER LINES IN SAME TRENCH.
- 11 4 - 1" WATER SERVICE TAPS PER STD. PLAN AT 18" SPACING.
- 12 EXISTING STREET LIGHTS TO REMAIN. NO ADDITIONAL STREET LIGHTS TO BE INSTALLED.

NOTES:

1. STORM W.Q. BY ON-SITE SWALE AND STORM WATER DETENTION BY DRY DETENTION POND. SEE SHEET C4 FOR DETAILS.
2. WATER SERVICE FROM WILLAMETTE (SALAMO) RESERVOIR.
3. SEWER MAIN EXTENSION. SEE SHEET C5.
4. PRIVATE WATER SERVICE TO BE 1-1/2" PVC SCH. 40 TO LOTS 2 THROUGH 5, AND 1" PVC SCH. 40 TO LOT 1.



ASBUILT DRAWING
5-16-05

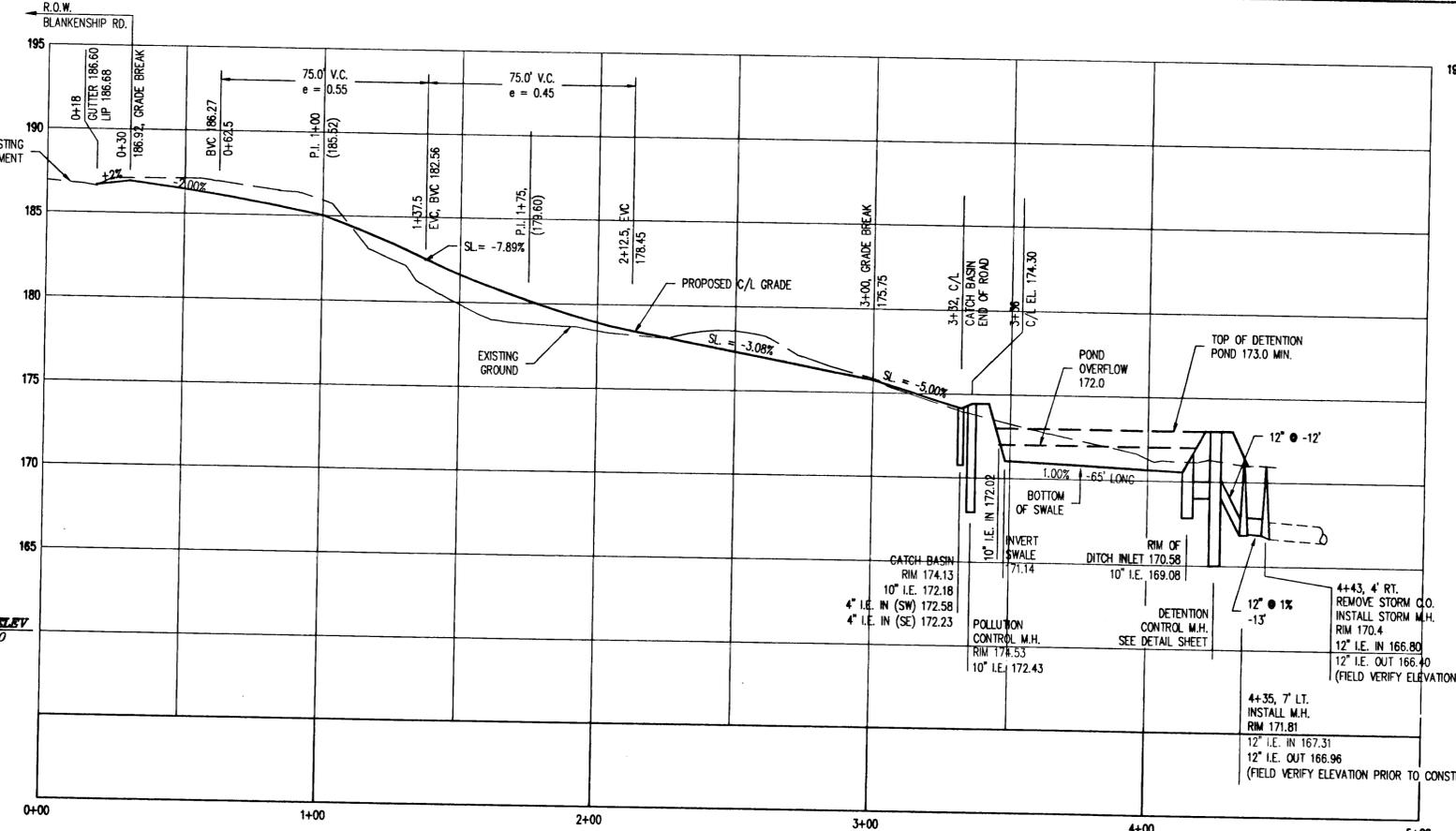
SYM	REVISION	BY	APPROVED	DATE
	ASBUILT INFO ADDED			5-25-05



DRAWN BY	DATE
CHECKED	
ENGR.	
CHECKED	

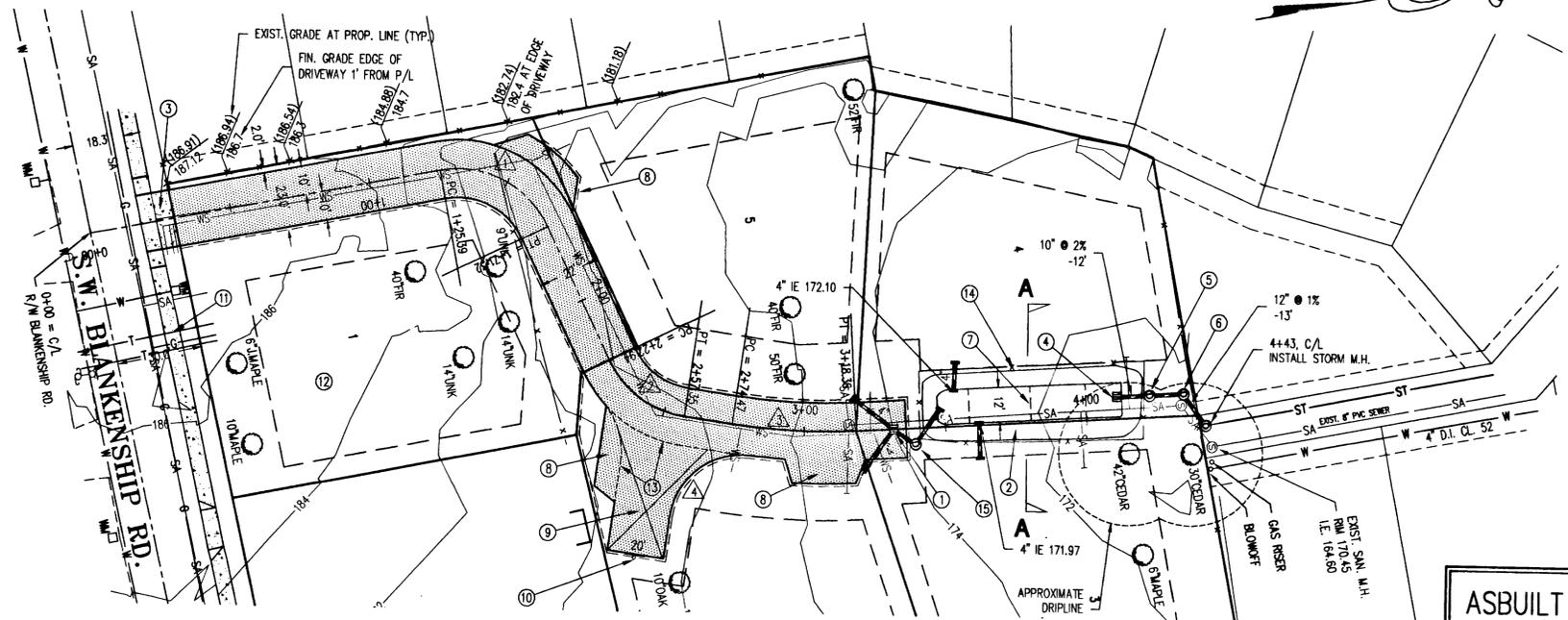
ZTEC ENGINEERS Inc
Civil - Structural - Surveying
3737 S.E. 8TH AVE., PORTLAND, OR. 97202
Phone: (503) 235-8795 Fax: (503) 233-7889
Email: ztec@ztecengineers.com

SUBTITLE	JOB NO.
UTILITIES PLAN	L2518-1
TITLE	DWG. NO.: L25181C1
	SCALE: 1"=30'
	SHEET: C3



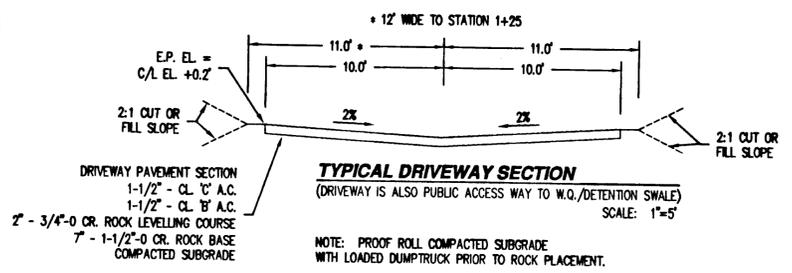
PROFILE - PRIVATE DRIVEWAY

SCALE: 1"=30' HORIZ.
1"=5' VERT.



PLAN - PRIVATE DRIVEWAY

SCALE: 1"=30'

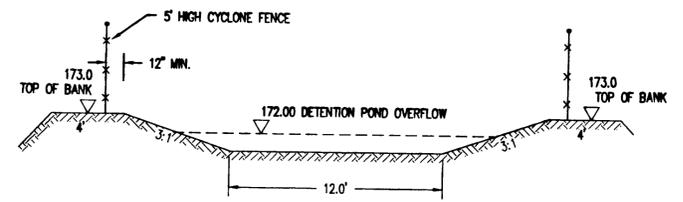


TYPICAL DRIVEWAY SECTION

(DRIVEWAY IS ALSO PUBLIC ACCESS WAY TO W.Q./DETECTION SWALE)

SCALE: 1"=5'

NOTE: PROOF ROLL COMPACTED SUBGRADE WITH LOADED DUMPTRUCK PRIOR TO ROCK PLACEMENT.



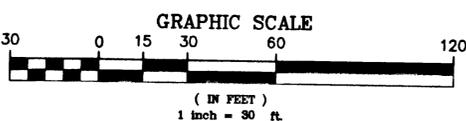
SECTION A-A

SCALE: 1"=5'

SEE DETAIL SHEET FOR SWALE PLANTING

NOTE:
1. STORM DRAIN PIPE TO BE PVC ASTM C900 UNLESS OTHERWISE NOTED.

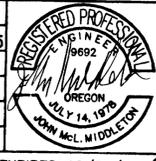
- ① 3+32 C/L G CATCH BASIN RIM 174.15 10' I.E. 172.2
- ② STORM WATER QUALITY SWALE AND 1,067 CU. FT. DETENTION POND.
- ③ INSTALL 20' WIDE COMMERCIAL DRIVEWAY PER STD PLAN WL 504.
- ④ DITCH INLET
- ⑤ DETENTION CONTROL M.H.
- ⑥ STORM M.H.
- ⑦ FLOW SPREADER CHECK DAMS AT 20' SPACING ON BASE OF SWALE. CONSTRUCT WITH ROCKS PLACED ACROSS SWALE BASE 12" WIDE AND 3" TO 5" ABOVE SWALE BASE. TYPICAL 3 LOCATIONS.
- ⑧ INSTALL 8' WIDE x 22' LONG PARKING SPACE. PAVEMENT SECTION AS PER DRIVEWAY. SLOPE TOWARD DRIVEWAY AT 2%.
- ⑨ 20' WIDE EMERGENCY VEHICLE TURNOUT. MARK WITH (2) 4" WIDE DIAGONAL WHITE STRIPES.
- ⑩ INSTALL SIGN "EMERGENCY VEHICLE TURNOUT" NO PARKING.
- ⑪ INSTALL RESIDENTIAL DRIVEWAY PER STD PLAN WL503 FROM LOT 1 DIRECTLY TO BLANKENSHIP RD. DRIVEWAY LOCATION & WIDTH TO BE DETERMINED WHEN BUILDING PLAN FOR LOT 1 KNOWN.
- ⑫ CONNECT DOWNSPOUTS FROM FUTURE HOME ON LOT 1 TO EXISTING WEEPHOLES ON BLANKENSHIP RD.
- ⑬ EDGE OF EMERGENCY VEHICLE TURNOUT MARK WITH 4" WIDE WHITE STRIPE DASHED LINE.
- ⑭ INSTALL 5' HIGH CHAIN LINK FENCE WITH 10' WIDE LOCKABLE GATE AROUND W.Q./DETECTION SWALE.
- ⑮ INSTALL POLLUTION CONTROL M.H.



- △ C/L R = 35.00'
Δ = 75'11.39"
ARC = 45.93'
- △ C/L R = 35'
Δ = 56'9.25"
ARC = 39.19'
- △ C/L R = 221.00'
Δ = 11'22.47"
ARC = 43.89'
- △ EDGE OF PAVEMENT
R = 25.00'
Δ = 88'20.34"
ARC = 38.55'

ASBUILT DRAWING
5-16-05

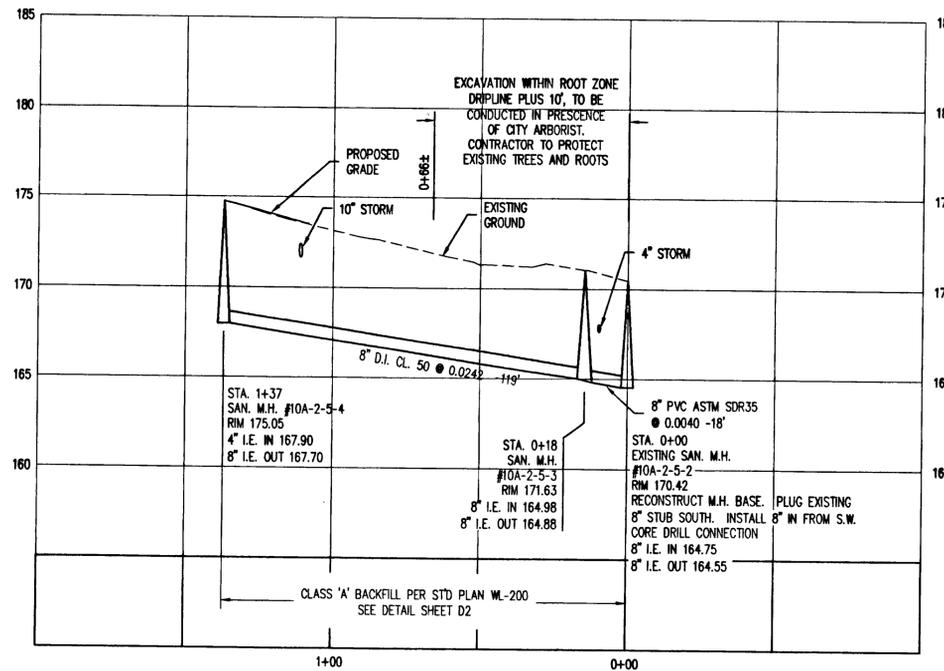
SYM	REVISION	BY	APPROVED	DATE	DRAWN BY	DATE
	ASBUILT INFO ADDED			5-24-05		



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Email: ztec@ztecengineers.com

SUBTITLE: **PLAN & PROFILE - PRIVATE DRIVEWAY**
TITLE: FOR: EVERGREEN PACIFIC RUBY PEARL SUBDIVISION WEST LINN, OREGON

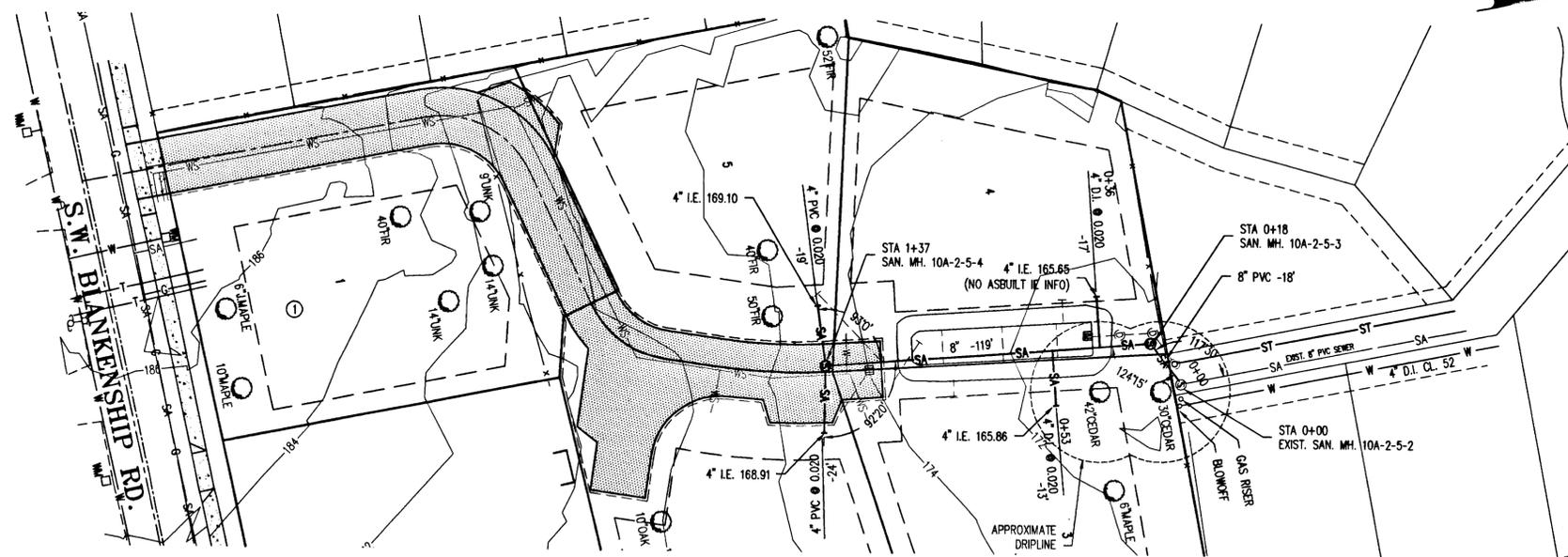
JOB NO.: L2518-1
DWG. NO.: L25181C1
SCALE: 1"=30'
SHEET: **C4**



PROFILE - SEWER MAIN EXTENSION LATERAL 10A-2-5

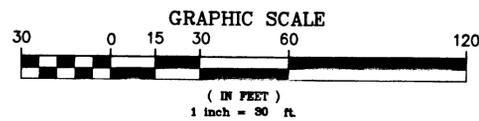
SCALE: 1"=30' HORIZ.
1"=5' VERT.

① LOT 1 CONNECT TO EXISTING SEWER AND WATER SERVICE FROM BLANKENSHIP RD.



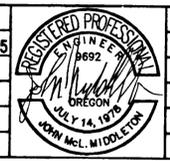
PLAN - SEWER MAIN EXTENSION LATERAL 10A-2-5

SCALE: 1"=30' HORIZ.



ASBUILT DRAWING
5-16-05

STN	REVISION	BY	APPROVED	DATE	DRAWN BY	DATE
	ASBUILT INFO ADDED			5-24-05		
					CHECKED	
					ENGR.	
					CHECKED	



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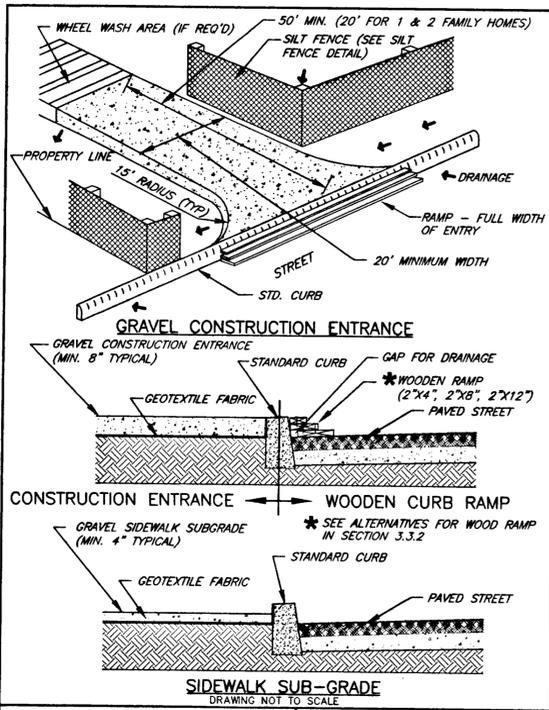
SUBTITLE: **SEWER EXTENSION PLAN & PROFILE**
TITLE: FOR: EVERGREEN PACIFIC RUBY PEARL SUBDIVISION WEST LINN, OREGON

JOB NO.: L2518-1
DWG. NO.: L25181C1
SCALE: 1"=30'
SHEET: **C5**

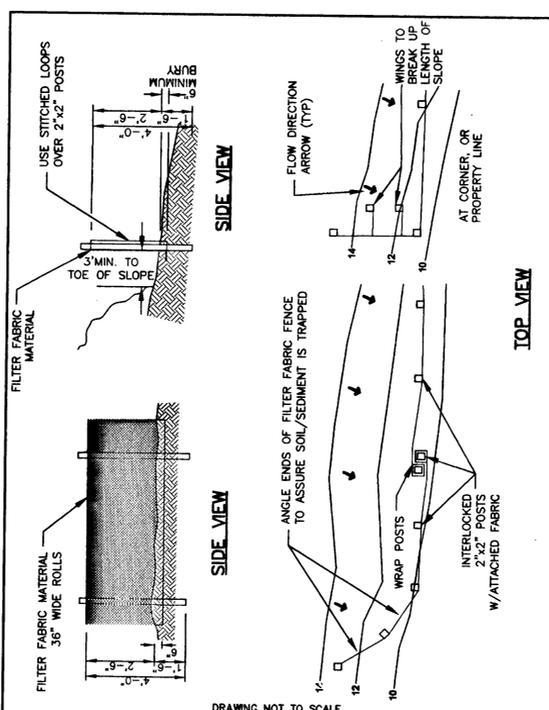
EXPIRES 12/31/2006

PLOT DATE: 5-25-05

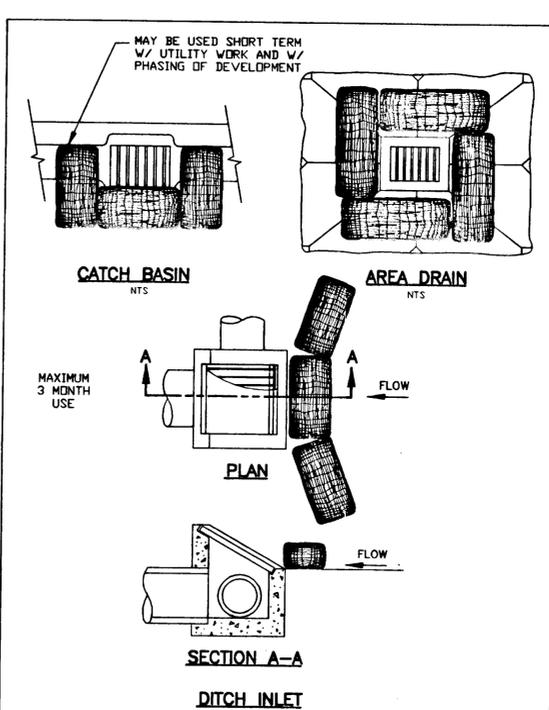
ZTEC CAD FILE: L25181ASB.DWG



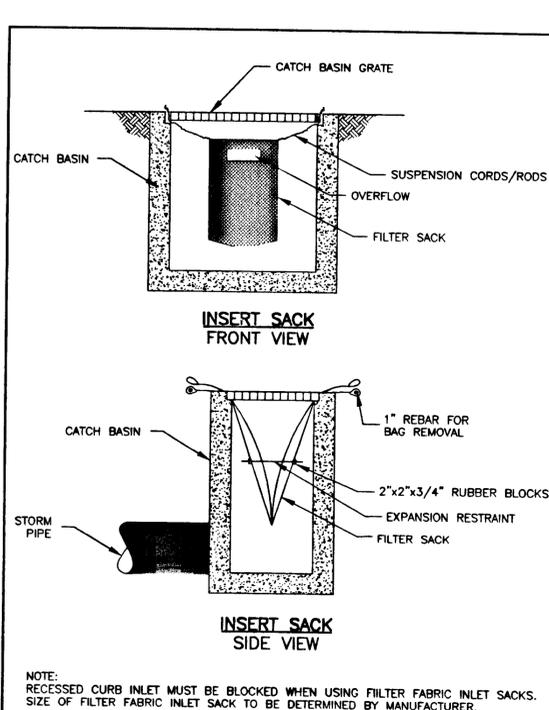
TECHNICAL GUIDANCE HANDBOOK GRAVEL CONSTRUCTION ENTRANCE
Detail Drawing 4.1A
FILE: DRAFTING/INSPECTORS GRAPHICS DRAWING IN 3.3.1 PLOT 34



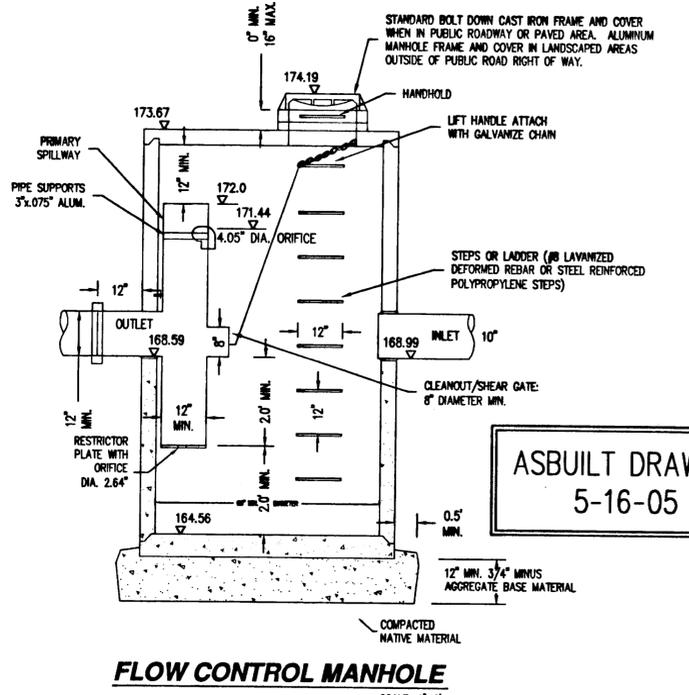
TECHNICAL GUIDANCE HANDBOOK TEMPORARY SEDIMENT FENCE
Detail Drawing 4.2A
FILE: DRAFTING/INSPECTORS GRAPHICS DRAWING PLOT 34



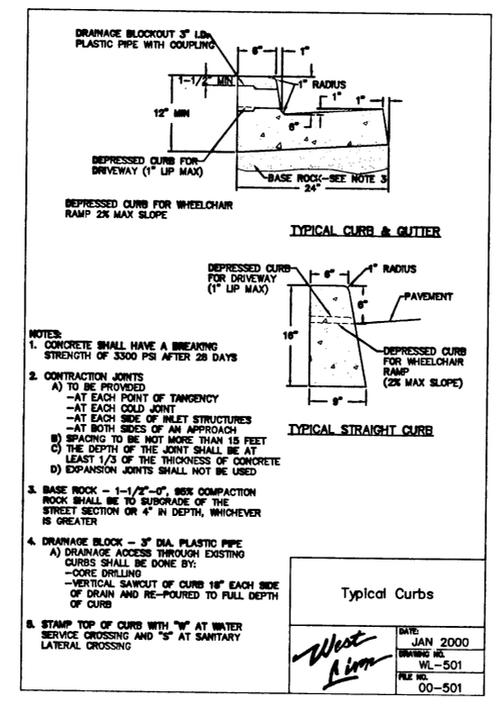
TECHNICAL GUIDANCE HANDBOOK BIO-FILTER BAGS FOR TEMPORARY INLET PROTECTION
Detail Drawing 4.2C
FILE: DRAFTING/INSPECTORS GRAPHICS DRAWING PLOT 34



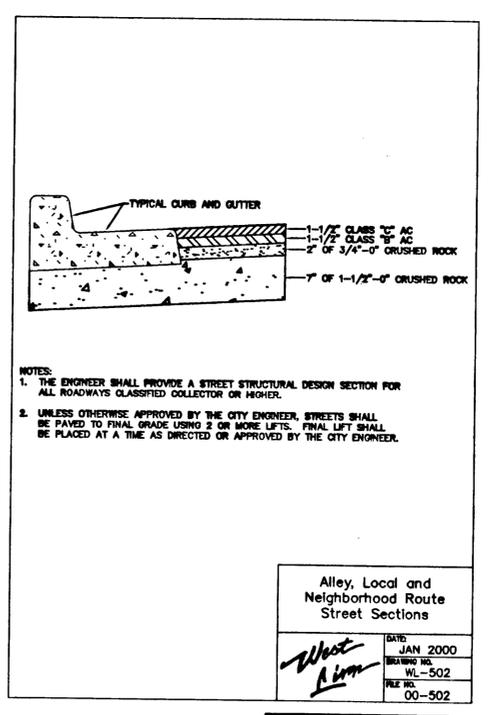
TECHNICAL GUIDANCE HANDBOOK FILTER FABRIC INLET PROTECTION
Detail Drawing 4.2H
FILE: DRAFTING/INSPECTORS GRAPHICS DRAWING PLOT 34



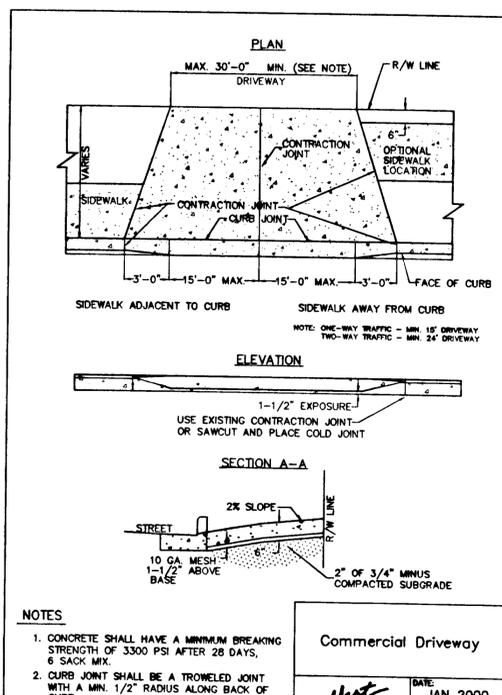
FLOW CONTROL MANHOLE
SCALE: 1"=2'



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

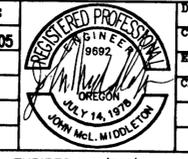


Alley, Local and Neighborhood Route Street Sections
DATE: JAN 2000
DRAWING NO.: WL-502
FILE NO.: 00-502



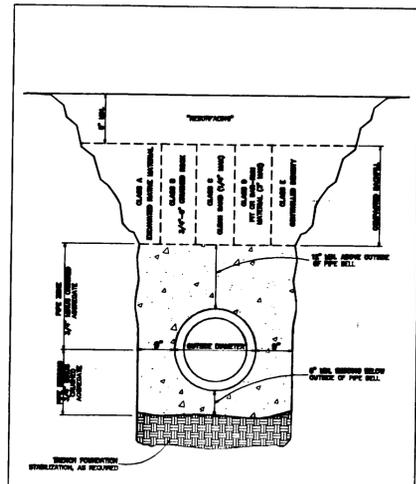
Commercial Driveway
DATE: JAN 2000
DRAWING NO.: WL-504
FILE NO.: 00-504

SYM	REVISION	BY	APPROVED	DATE
	ASBUILT INFO ADDED			5-25-05



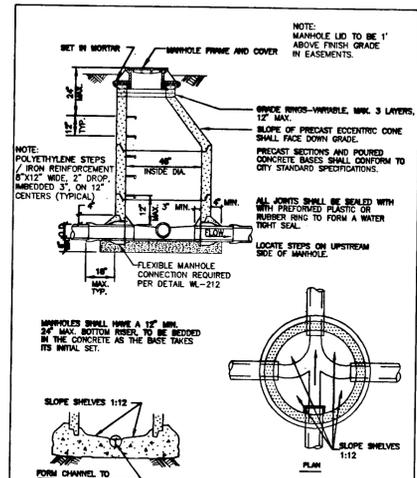
ZTEC ENGINEERS Inc.
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Phone: (503) 235-8795 Fax: (503) 233-7889
Email: ztec@ztecengineers.com

ASBUILT DRAWING 5-16-05
SUBTITLE: DETAILS
FOR: EVERGREEN PACIFIC RUBY PEARL SUBDIVISION WEST LINN, OREGON
JOB NO.: L2518-1
DWG. NO.: L25181D1
SCALE: NO SCALE
SHEET: D1
PLOT DATE: 2-15-05
ZTEC CAD FILE: L25181D1.DWG



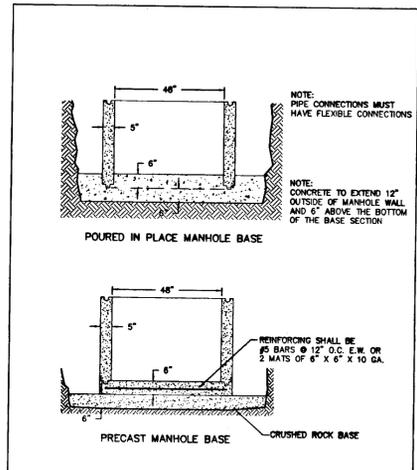
Trench Backfill, Bedding and Pipe Zone

DATE: JAN 2000
 DRAWING NO.: WL-200
 FILE NO.: 00-200



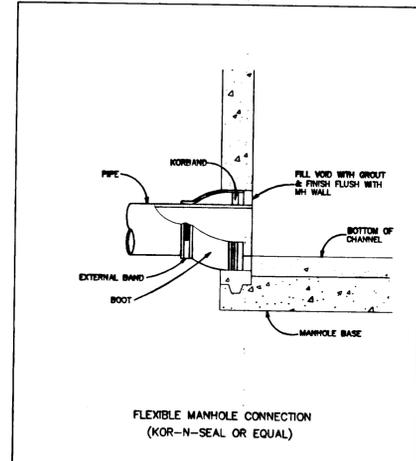
Standard Manhole for Less than 36" Pipe

DATE: JAN 2000
 DRAWING NO.: WL-207
 FILE NO.: 00-207



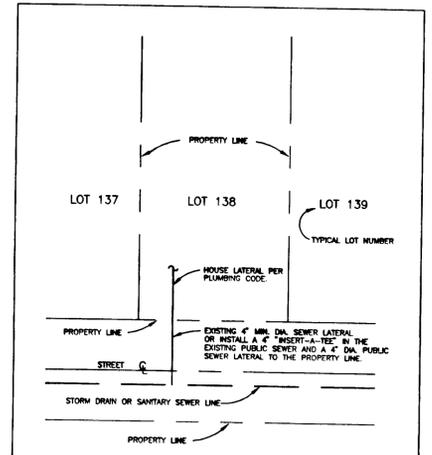
Manhole Base

DATE: JAN 2000
 DRAWING NO.: WL-211
 FILE NO.: 00-211



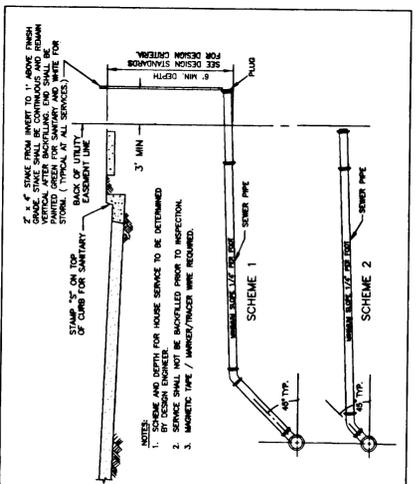
Flexible Manhole Connection

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



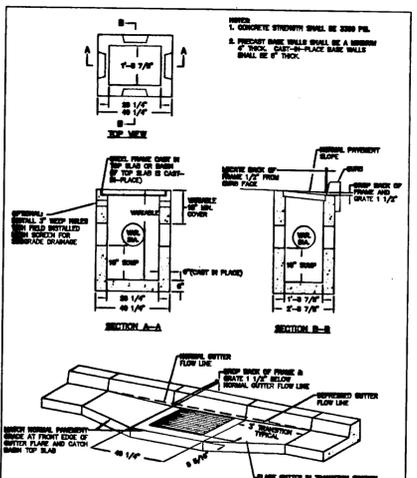
Sewer Connection Single Family

DATE: JAN 2000
 DRAWING NO.: WL-216
 FILE NO.: 00-216



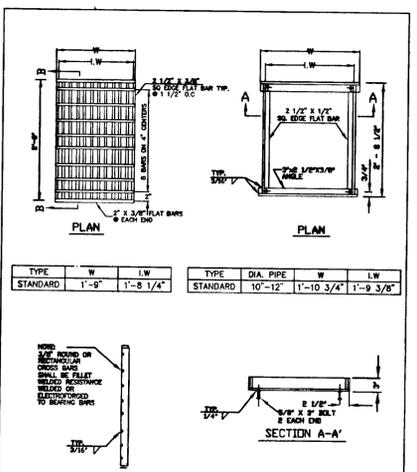
Service Branch

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



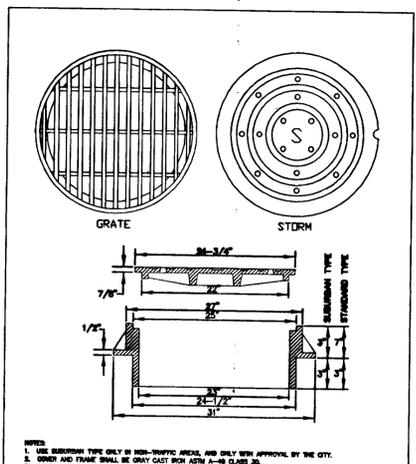
Type G-1 Catch Basin with Sump

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



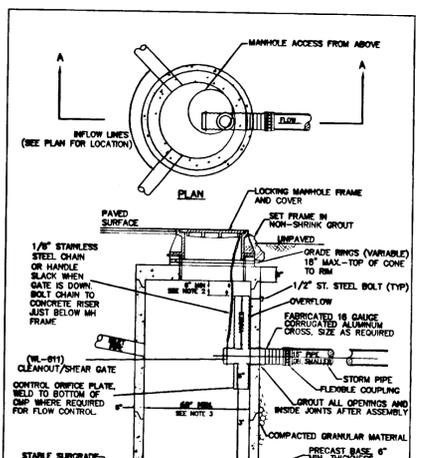
Frame & Grate for Gutter & Curb Inlets

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



Manhole Covers

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



Pollution / Flow Control Manhole

DATE: JAN 2000
 DRAWING NO.: WL-607
 FILE NO.: 00-607

SYM	REVISION	BY	APPROVED	DATE



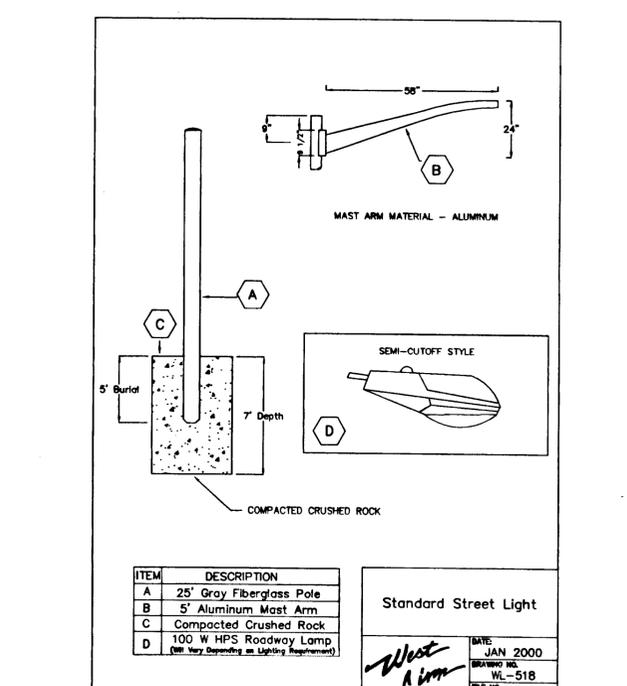
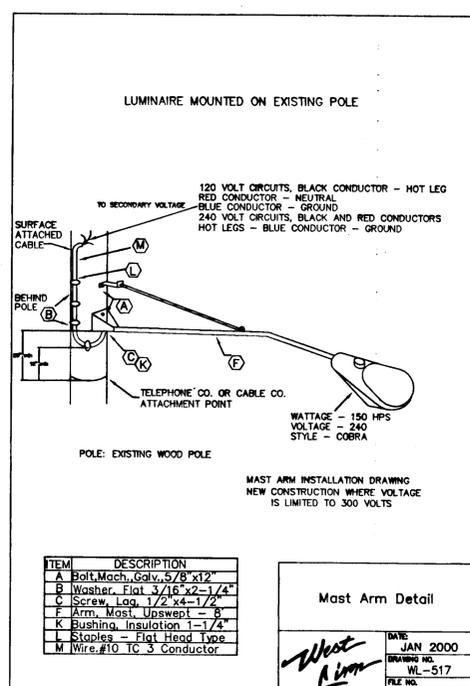
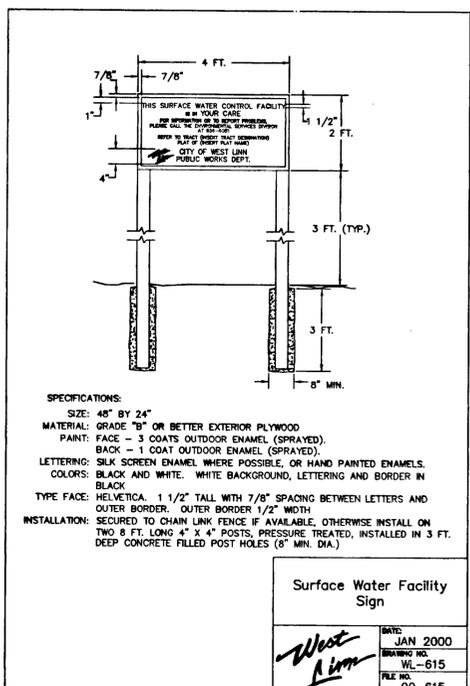
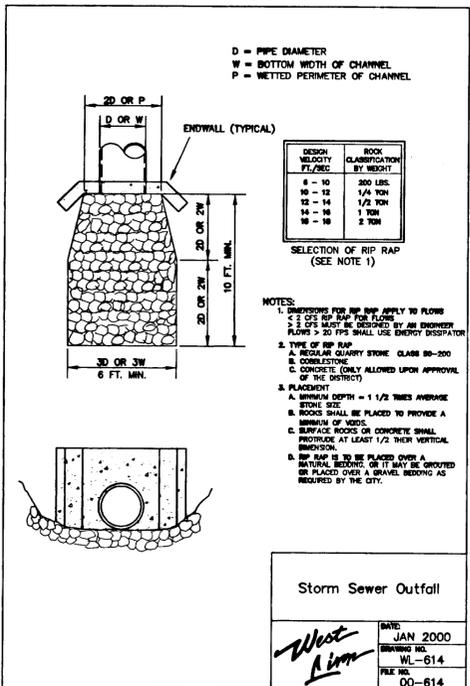
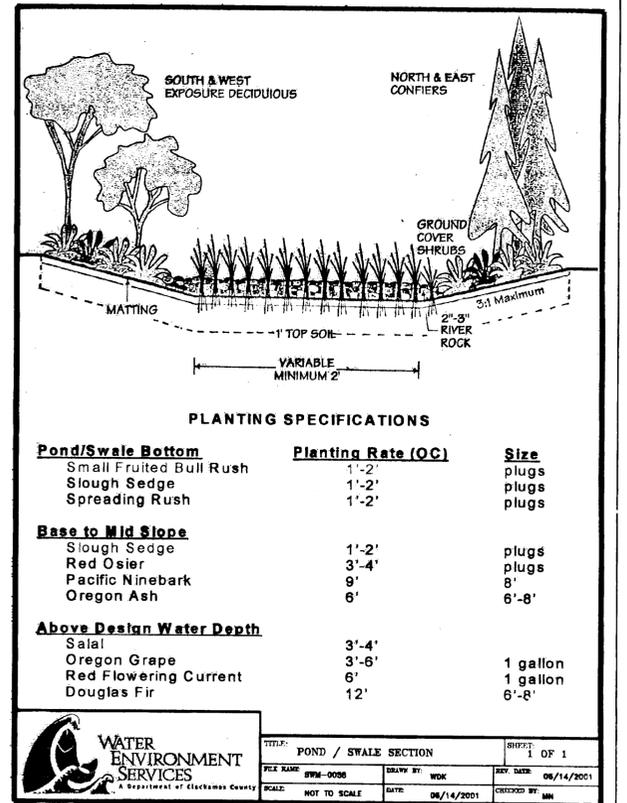
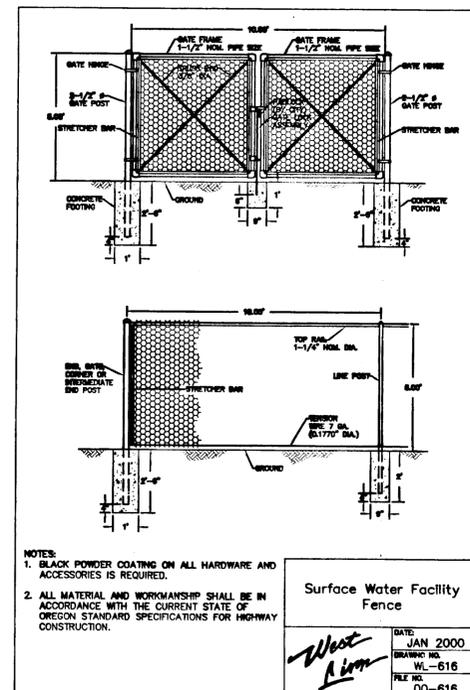
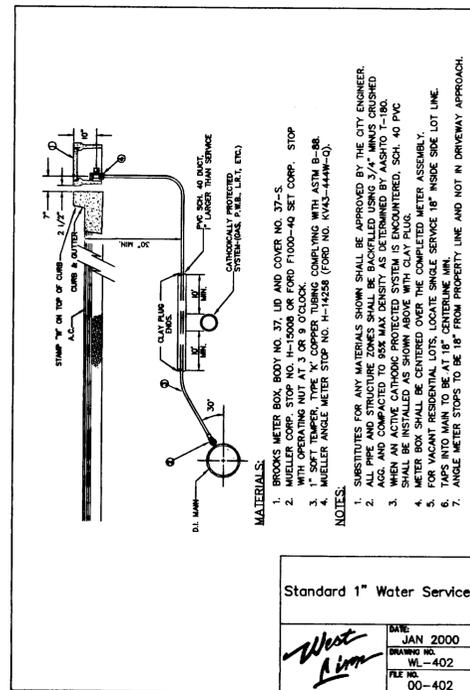
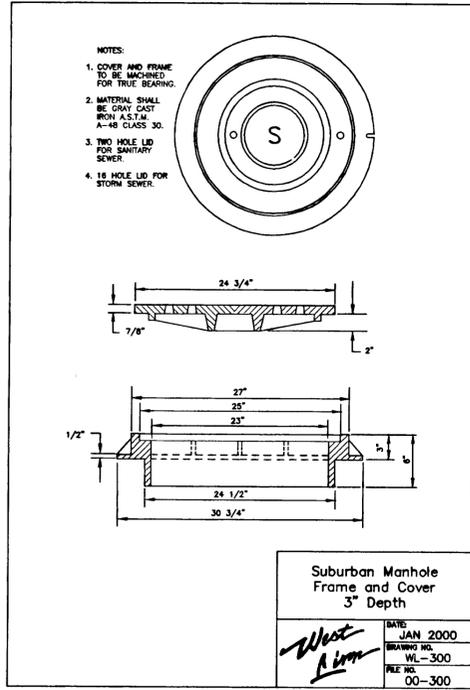
DRAWN BY	JHH	DATE	4-20-04
CHECKED	JM		
ENGR.			
CHECKED			

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 Email: ztec@ztecengineers.com

SUBTITLE: DETAILS

TITLE: FOR: EVERGREEN PACIFIC RUBY PEARL SUBDIVISION WEST LINN, OREGON

JOB NO.: L2518-1
 DWG. NO.: L2518101
 SCALE: NO SCALE
 SHEET: D2



SYM	REVISION	BY	APPROVED	DATE

REGISTERED PROFESSIONAL ENGINEER
 J. W. McLELLAN
 JULY 14, 1975
 OREGON
 EXPIRES 12/31/2004

DRAWN BY: JHH DATE: 4-20-04
 CHECKED BY: JM
 ENGR.
 CHECKED

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SUBTITLE: DETAILS

TITLE: FOR: EVERGREEN PACIFIC RUBY PEARL SUBDIVISION WEST LINN, OREGON

JOB NO.: L2518-1
 DWG. NO.: L25181D1
 SCALE: NO SCALE
 SHEET: **D3**

PLOT DATE: 11-16-04 ZTEC CAD FILE: L25181D1.DWG