

GENERAL NOTES

- ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF WEST LINN EXISTING STANDARDS, THE APWA (OREGON CHAPTER) STANDARD SPECIFICATION AND DRAWINGS (1990, WITH 1992 AND 1996 AMENDMENTS), THE STATE OF OREGON PLUMBING CODE, THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ), THE OREGON DEPARTMENT OF HUMAN RESOURCES, AND AS APPROVED AND NOTED ON THESE DRAWINGS.
- CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS AND LICENSES BEFORE STARTING CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL ARRANGE FOR THE RELOCATION OF ANY IN CONFLICT WITH THE PROPOSED CONSTRUCTION.
- EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND MUST BE VERIFIED BY THE CONTRACTOR. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
- ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND THE ACTUAL SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER AS SOON AS THEY BECOME APPARENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF ALL DAMAGE OR DESTRUCTION OF PROPERTY MONUMENTATION OR CONSTRUCTION STAKES.
- THE ENGINEER HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM HIS/HER WORK.
- ALL UTILITY TRENCHES WITHIN EXISTING OR PROPOSED RIGHT-OF-WAY SHALL BE BACKFILLED WITH 3/4"-0" GRANULAR BACKFILL PER CITY OF WEST LINN STANDARD SPECIFICATIONS SECTION 204.02.06 AND COMPACTED PER SECTION 204.03.13.
- CONTRACTOR SHALL PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN AND RECEIVE APPROVAL PRIOR TO WORKING WITHIN THE PUBLIC RIGHT-OF-WAY.
- HOMEOWNER ASSOCIATION OR PRIVATE PARTY WILL BE RESPONSIBLE FOR STORM WATER SYSTEM MAINTENANCE AND WILL ENTER INTO A MAINTENANCE AGREEMENT WITH THE CITY.
- EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CLACKAMAS COUNTY EROSION MANUAL.

STREET CONSTRUCTION AND PAVING

- ALL WORK AND MATERIALS SHALL CONFORM WITH EXISTING CITY OF WEST LINN STANDARDS
- CONTRACTOR SHALL REMOVE AND DISPOSE OF TREES, STUMPS, ROOTS, BRUSH, AND OTHER ORGANIC MATERIAL IN THE WORK AREA AND WHERE INDICATED ON THE PLANS. THESE MATERIALS SHALL BE DISPOSED OF, OFF SITE, IN SUCH A MANNER AS TO MEET WITH LOCAL REGULATIONS.
- CONTRACTOR SHALL PROVIDE THE NECESSARY EROSION PROTECTION, TO INCLUDE GRADING, DITCHING, HAY BALES, AND SILT FENCING TO MINIMIZE EROSION ON ADJACENT PROPERTIES.
- THE STREET SECTION SHALL BE GRADED TO THE ELEVATIONS SHOWN ON THE DRAWINGS WITH THE NECESSARY ADJUSTMENTS TO ACCOMMODATE THE FINISHED PAVEMENT AS SPECIFIED.
- MATERIAL IN SOFT SPOTS WITHIN THE PAVED AREAS SHALL BE REMOVED TO THE DEPTH REQUIRED TO PROVIDE A FIRM FOUNDATION AND SHALL BE REPLACED WITH PIT RUN CRUSHED ROCK, 6" MAXIMUM SIZE. THE SUBGRADE SHALL BE "PROOF ROLLED", WITNESSED BY THE ENGINEER AND THE CITY PRIOR TO PLACEMENT OF BASE ROCK. COMPACTION TESTING SHALL CONFORM TO CITY OF WEST LINN STANDARD SPECIFICATIONS SECTION 501.03.08. ASPHALT SHALL HAVE A MINIMUM DENSITY OF 92%. TESTING WILL BE BY AN INDEPENDENT LABORATORY WITH RESULTS TO THE CITY AND DESIGN ENGINEER. FINISH BASE ROCK SHALL BE PROOF ROLLED, WITNESSED BY THE ENGINEER AND CITY PRIOR TO PLACEMENT OF ASPHALT.
- CONTRACTOR TO NOTIFY CITY OF WEST LINN, AND THE ENGINEER, 24-HOURS PRIOR TO STARTING CONSTRUCTION OF WORK TO BE ACCEPTED BY THE CITY.
- ASPHALT CONCRETE PAVEMENT TO BE FROM A MIX DESIGN APPROVED BY THE OREGON DEPARTMENT OF TRANSPORTATION. CONTRACTOR TO PROVIDE DENSITY TESTING RESULTS FOR ASPHALTIC CONCRETE PLACED IN PUBLIC STREETS. SMOOTHNESS TESTING IS REQUIRED PER CITY OF WEST LINN STANDARD SPECIFICATION SECTION 209.03.04D.

STORM SEWER

- ALL WORK AND MATERIALS USED FOR PUBLIC IMPROVEMENTS TO CONFORM WITH THE REQUIREMENTS OF THE CITY OF WEST LINN.
- ALL WORK & MATERIALS FOR PRIVATE STORM DRAINS TO MEET REQUIREMENTS OF THE STATE OF OREGON PLUMBING CODE.
- MATERIALS:
 - * POLYVINYLCHLORIDE PIPE (PVC) SHALL CONFORM TO THE REQUIREMENTS OF ASTM D 3034 SDR 35 (8 INCHES OR LESS)
 - * RIBBED PVC PIPE CONFORMING TO ASTM F-794.
 - * DUCTILE IRON PIPE (DI) SHALL BE CLASS 150, CEMENT-MORTAR LINED PUSH-ON JOINT PIPE MEETING THE LATEST REVISIONS OF ANSI SPECIFICATIONS A 21.4/ANRW C-104.
- PIPE BEDDING AND TRENCH BACKFILL WITHIN PAVED AREAS TO BE 3/4"-0" CRUSHED ROCK. PIPE BEDDING AND BACKFILL TO EXTEND A MINIMUM OF 6-INCHES BELOW PIPE, 9-INCHES ALONG SIDES, AND 12-INCHES ABOVE.
- ALL MANHOLES OUTSIDE THE STREET RIGHT-OF-WAY SHALL HAVE TAMPER PROOF LIDS. RIM SHALL BE 1-FOOT ABOVE FINISHED GRADE IF NOT IN PAVED AREA.
- ALL STORM LINES SHALL BE MANDREL TESTED AND T.V. ACCEPTANCE INSPECTION SHALL BE COMPLETED BY THE CONTRACTOR.
- ALL PIPE SHALL HAVE RUBBER GASKET JOINTS PER ASTM F477.
- ALL CONNECTIONS TO MANHOLES AND CATCH BASINS SHALL BE AT PRE-CAST OR CORE DRILLED HOLES.

SANITARY SEWER

- ALL WORK AND MATERIALS TO CONFORM WITH THE CITY OF WEST LINN STANDARDS (1990, APWA, OREGON CHAPTER, STANDARD SPECIFICATIONS AND DRAWINGS WITH 1992 AND 1996 AMENDMENTS), AND THE DEQ, FOR ALL PUBLIC SANITARY SEWER LINES.
- ALL PRIVATE SERVICE CONNECTIONS SHALL BE A MINIMUM OF 4-INCH PVC AND INSTALLED AT A MINIMUM GRADE OF 2% UNLESS OTHERWISE NOTED.
- CONTRACTOR TO "POT HOLE" EXISTING SEWER AT CONNECTION POINT PRIOR TO ACTUAL CONSTRUCTION TO VERIFY INVERT ELEVATION.
- ALL PVC SANITARY SEWER PIPE SHALL CONFORM TO ASTM D-3034, SDR 35, UNLESS SHOWN OTHERWISE ON THE DRAWINGS. PVC SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES. PVC SEWER PIPE SHALL BE CONNECTED TO CONCRETE MANHOLES. IN ADDITION TO AIR TESTING, SANITARY SEWER CONSTRUCTED OF PVC SEWER PIPE SHALL BE DEFLECTION TESTED NO LESS THAN 30-DAYS AFTER THE TRENCH BACKFILL AND COMPACTION HAS BEEN COMPLETED. THE TEST SHALL BE CONDUCTED BY PULLING AN APPROVED SOLID POINTED MANDREL (50% OF INSIDE DIAMETER) THROUGH THE COMPLETED PIPE LINE.
- CONTRACTOR SHALL CONDUCT A VIDEO INSPECTION UPON COMPLETION OF ALL SEWER CONSTRUCTION AND SUBMIT TO CITY.
- PIPE BEDDING AND BACKFILL SHALL CONFORM TO THE CITY OF WEST LINN STANDARD DETAILS AND AS NOTED ON THE PLANS.
- TRENCHES WITHIN THE ROADWAY OR DRIVEWAYS SHALL BE BACKFILLED WITH GRANULAR MATERIALS. COMPACTION SHALL BE SUFFICIENT TO PREVENT SETTLEMENT. CONTRACTOR TO DETERMINE TYPE OF EQUIPMENT, METHOD AND EFFORT REQUIRED TO ACHIEVE REQUIRED COMPACTION. SUBSEQUENT SETTLEMENT OF THE FINISH SURFACE WITHIN THE WARRANTY PERIOD SHALL BE CONSIDERED THE RESULT OF IMPROPER COMPACTION AND SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER. COMPACTION TESTING IS REQUIRED AND SHALL BE PER CITY OF WEST LINN STANDARD SPECIFICATIONS SECTION 204.03.13.
- ALL MANHOLES SHALL BE VACUUM TESTED AND ALL OUTSIDE THE STREET RIGHT-OF-WAY SHALL HAVE TAMPER PROOF LIDS. RIM SHALL BE 1-FOOT ABOVE FINISHED GRADE IF NOT IN PAVED AREA.
- CONTRACTOR SHALL MAINTAIN AS-CONSTRUCTED DATA INCLUDING STATION, LENGTH, AND DEPTH OF SERVICE CONNECTION, AND ANY CHANGES MADE DURING CONSTRUCTION. THAT DATA SHALL BE SUBMITTED TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION.

WATER SYSTEM NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF WEST LINN STANDARDS AND SPECIFICATIONS, THE OREGON STATE HEALTH DIVISION ADMINISTRATIVE RULES CHAPTER 333.
- ALL PIPE TO HAVE A MINIMUM COVER OF 36-INCHES BELOW THE FUTURE FINISH GRADES.
- DUCTILE IRON PIPE TO BE TYTON JOINT CEMENT MORTAR LINED, CLASS 52, AND SHALL CONFORM TO C-151/A 21.15.
- WATER SERVICES SHALL BE COPPER TUBING TYPE "K" 1-INCH DIAMETER FOR ALL SERVICES.
- THRUST BLOCKING: ALL TEES, PLUS, CAPS BENDS, AND AT ALL OTHER LOCATIONS WHERE UNBALANCED FORCE EXIST SHALL REQUIRE SUITABLE THRUST BLOCKING. CONCRETE TO BE POURED AGAINST UNDISTURBED EARTH AND SHALL HAVE A STRENGTH AT 28-DAYS OF 3000 PSI.
- HYDROSTATIC TESTS: THE TEST PRESSURE SHALL BE 180 PSI AT THE HIGHEST POINT IN ANY SECTION. THE DURATION SHALL BE 60-MINUTES WITHOUT PRESSURE DROP AND SHALL BE MONITORED BY THE ENGINEER AND THE CITY OF WEST LINN.
- STERILIZATION: PIPELINES INTENDED TO CARRY POTABLE WATER SHALL BE FLUSHED AND STERILIZED BEFORE PLACING INTO SERVICE. STERILIZING PROCEDURE SHALL CONFORM TO WEST LINN STANDARDS OR AS MODIFIED OR EXPANDED BY GOVERNING AGENCY HAVING JURISDICTION.
- DISPOSAL OF THE STERILIZATION WATER SHALL BE DONE IN CONFORMANCE WITH DEQ REGULATIONS IN SUCH A WAY AS TO NOT CAUSE DAMAGE OR INJURY.
- FIRE HYDRANTS & BLOWOFFS SHALL BE INSTALLED AT THE LOCATION SHOWN ON THE PLANS CONFORMING TO CITY CONSTRUCTION STANDARDS AND DRAWINGS # FH-300 & 80-301. FIRE HYDRANTS SHALL BE A CLOW "MEDIALLION" MODEL F-2545 OR MUELLER "CENTURION" MODEL A-423.
- WATER IMPROVEMENTS SHALL CONSIST OF THE INSTALLATION OF THREE (3) 1" SERVICES. CONTRACTOR SHALL PROVIDED EXCAVATION AND BACKFILLING. THE CITY WILL DO THE TAPPING AND INSTALL THE SERVICES.

CONDITIONS OF APPROVAL

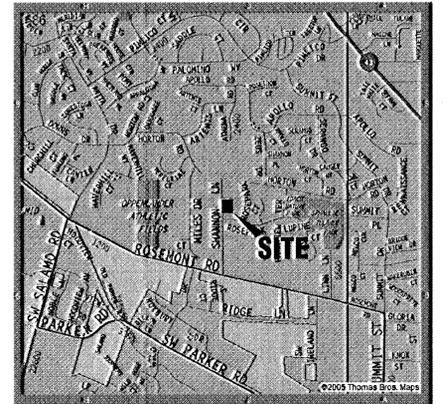
- ALL SIGNIFICANT TREES REMOVED SHALL BE MITIGATED FOR ON AN INCH-PER-INCH BASIS. THE MITIGATION PLAN SHALL BE SUBMITTED TO THE CITY ARBORIST FOR APPROVAL.
- APPLICANT SHALL PROVIDE A SIX FOOT WIDE SIDEWALK AND SIX FOOT WIDE PLANTER STRIP ALONG THE FRONT OF THE SITE. THE EXCEPTION SHALL BE IN AREAS IN WHICH PRESERVATION OF SIGNIFICANT TREES NECESSITATES A NARROW SIDEWALK / STRIP INSTALLATION. IN THESE AREAS, THE PLANTER STRIP SHALL BE REDUCED IN SIZE AND CAN BE ELIMINATED ALTOGETHER - PRIORITIZATION SHALL BE GIVEN TO NARROWING THE STRIP RATHER THAN THE SIDEWALK, SO THE SIDEWALK SHOULD ONLY BE NARROWED (TO A MINIMUM OF 4-FOOT IN WIDTH) IN ANY AREAS WHERE THIS IS STILL NECESSARY FOR TREE PRESERVATION DESPITE THE LACK OF A PLANTER STRIP. IF NEEDED, THE SIDEWALK CAN MEANDER OFF OF THE ROW ONTO THE SITE WITH APPROPRIATE SIDEWALK EASEMENTS GRANTED. IN ORDER TO SAVE SIGNIFICANT TREES, APPLICANT SHALL PROVIDE DRAWINGS BY AN ENGINEER SHOWING HOW THIS WILL BE DONE. THE DRAWING SHOULD INCLUDE A COMPLETE AND FULLY ACCURATE TREE SURVEY. THE PLANS SHALL BE REVIEWED BY THE CITY ARBORIST, PLANNING DEPARTMENT, AND ENGINEERING DEPARTMENT FOR APPROVAL.
- THE APPLICANT SHALL MAKE A PROPORTIONAL CONTRIBUTION, BASED ON PM PEAK HOUR TRIPS GENERATED, TOWARDS FUTURE SIGNAL INSTALLATION AT THE SALAMON/ROSEMONT/SANTA ANITA INTERSECTION, WITH THE CURRENT AMOUNT OF \$1,072.00/PEAK HOUR TRIP AS OF 11/16/2004 INFLATION ADJUSTED BY ENR CCI AT THE TIME OF BUILDING PERMIT ISSUANCE.
- ON PARCEL 1, THE ONLY SIGNIFICANT TREES THAT MAY BE REMOVED ARE TREES S11 AND/OR 23. THE BUILDING ENVELOPE ON THIS PARCEL AND THE DRIVEWAYS ON BOTH PARCELS SHALL BE PLACED IN A WAY THAT PRESERVES 20% OF THE SITE AS A WHOLE (BOTH PARCELS COMBINED) FOR DRIFLINE +10 FEET AREAS OF SIGNIFICANT TREES PER EXHIBIT PD-2. AREAS WHERE BUILDING ENVELOPES AND DRIVEWAYS OVERLAP WITH DRIFLINE +10 AREA SHALL NOT BE COUNTED AS PART OF THIS 20%.
- PRIOR TO COMMENCEMENT OF ANY SITE CLEARING OR GRADING, THE APPLICANT SHALL PLACE ANCHORED AND SECURED CHAIN LINK FENCING AROUND THE DRIFLINE +10 AREAS OF ALL SIGNIFICANT TREES TO BE PRESERVED. THE CITY ARBORIST SHALL INSPECT AND APPROVE THIS LOCATION PRIOR TO THE START OF THE WORK. THE FENCING SHALL REMAIN IN PLACE THROUGHOUT THE DEVELOPMENT OF THE SITE AND CONSTRUCTION OF THE HOMES, TO BE REMOVED ONLY UPON COMPLETION OF ALL CONSTRUCTION ACTIVITY.
- THE APPLICANT SHALL CONSTRUCT HALF-STREET PLUS A TRAVEL LANE FRONTAGE IMPROVEMENTS ALONG FULL PROPERTY FRONTAGE.
- ALL PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTION TO CITY STANDARDS.
- A RAIN GARDEN SHALL BE PROVIDED FOR EACH PARCEL TO DETAIN AND TREAT WATER BEFORE IT FLOWS INTO THE PROPOSED CATCH BASINS ON SHANNON LANE.
- EACH WATER CONNECTION TO THE WATER LINE IN SHANNON LANE THAT IS MOVED OR NEWLY PROVIDED AS PART OF THIS PROJECT SHALL BE NEWLY CONSTRUCTED IN ITS ENTIRETY BETWEEN THE SHANNON LANE WATER LINE AND EACH RESPECTIVE HOUSE.
- THE APPLICANT'S REQUIRED ROAD FRONTAGE IMPROVEMENTS INCLUDE AN EXISTING 8-INCH STEEL PIPE THAT IS TAR-COATED INSIDE AND OUT. CAPACITY OF THE LINE IS SUFFICIENT BUT PROTECTION OF THE PIPE MAY BE AN ISSUE. IN AREAS OF STREET IMPROVEMENTS IN THE WATERLINE PIPE ZONE WHERE THE PIPE IS LESS THAN 3-FOOT DEPTH, SPECIAL MEASURES MUST BE UNDERTAKEN, AS APPROVED BY THE CITY ENGINEERING INSPECTOR, TO PROTECT THE WATER LINE FROM DAMAGE. IF IN THE COURSE OF THE DEVELOPER'S WORK THE LINE IS DAMAGED, THE DEVELOPER SHALL BE SOLELY RESPONSIBLE FOR REPLACEMENT OF THE LINE ALONG HIS FRONTAGE AS WELL AS BEING ALL LIABILITY ASSOCIATED WITH ANY DAMAGES RESULTING FROM THE LINE FAILURE.
- THE DRIVEWAY FOR PARCEL 2 SHALL BE DESIGNED TO PRESERVE SIGNIFICANT TREE 14 ON THE TREE INVENTORY.
- THE APPLICANT SHALL CONFIGURE THE BUILDING ENVELOPE AND ROOFLINE ON PARCEL 1 WITH CONSIDERATION TO THE SOLAR ACCESS OF THE EXISTING HOUSE AT 21504 SHANNON LANE, IN THE INTEREST OF BEST PRESERVING THE SOLAR ACCESS AT SAID EXISTING HOUSE. THE FINAL BUILDING DESIGN AND PLACEMENT SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR STAFF TO REVIEW TO ENSURE THAT SOLAR ACCESS FOR 21504 SHANNON LANE WAS ACCOMMODATED IN THE DESIGN AS MUCH AS POSSIBLE WHILE STILL PROPOSING A REASONABLY SIZED HOUSE.

SEEDING/MULCHING

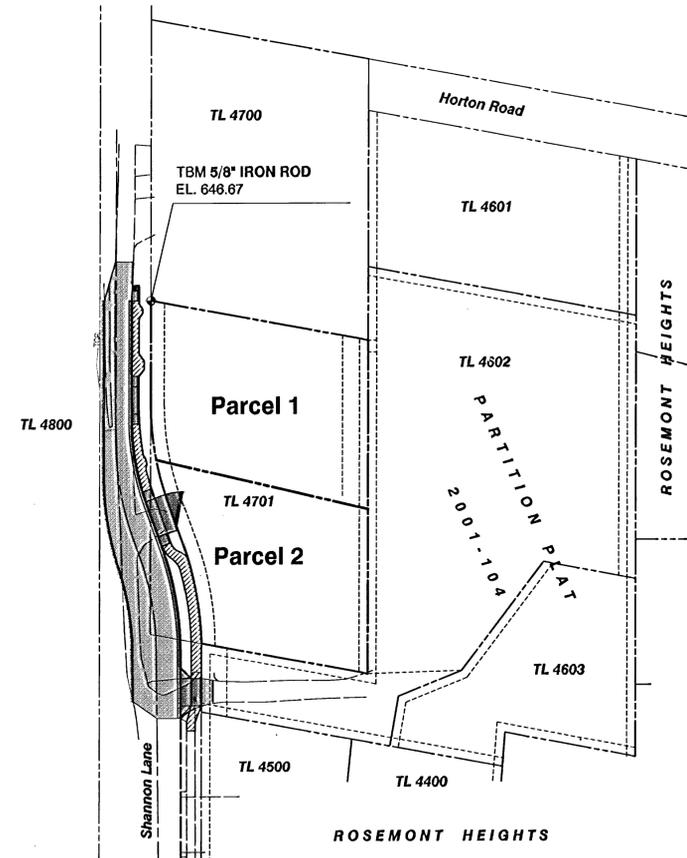
- ALL AREAS DISTURBED DURING CONSTRUCTION TO BE GRADED TO DRAIN AND COMPACTED TO A MINIMUM OF STANDARDS IMMEDIATELY AFTER INSTALLATION UTILITIES OR GRADING.
- SURFACE RESTORATION SHALL BE PER CITY OF WEST LINN STANDARD SPECIFICATIONS SECTION 206.
- RECOMMENDED SEED MIXTURE: HOBBS AND HOPKINS COMPANION MIX
- APPLICATION RATE: 100 POUNDS MINIMUM PER ACRE ANNUAL RYEGRASS RECOMMENDED WHEN RAPID GERMINATION IS REQUIRED.
- FERTILIZER SHALL BE 12-16-8 WITH 50% OF THE NITROGEN DERIVED FROM UREA-FORMALDEHYDE, AND APPLIED AT A RATE OF 400 POUNDS PER ACRE.
- SEED AND MULCH AT A RATE OF 2000 LB/AC WITH HEAVY BONDING AGENT OR NETTING AND ANCHORS. MULCH SHALL BE A WOOD CELLULOSE FIBER OR OTHER MATERIAL SUITABLE FOR HYDROMULCHING.
- TEMPORARY/PERMANENT HYDROSEEDING OR ACCEPTABLE SEEDING AND MULCHING MUST BE PROVIDED WHENEVER PERENNIAL COVER CANNOT BE ESTABLISHED ON SITES WHICH WILL BE EXPOSED FOR 60 DAYS OR MORE.

West Coast Construction West Linn, Oregon

City File No. MIP 07-02



VICINITY MAP
SCALE: NTS



SCALE: 1" = 50'

LEGEND

⊕	EXISTING UTILITY POLE	---	EXISTING RIGHT-OF-WAY
⊗	EXISTING YARD LIGHT	---	EXISTING PROPERTY LINE
□	EXISTING UTILITY RISER	---	EXISTING CENTERLINE
⊠	EXISTING POWER METER	---	EXISTING CURB
⊞	EXISTING GAS METER	---	EXISTING EDGE OF PAVEMENT
⊡	EXISTING TRAFFIC SIGN	---	EXISTING EASEMENT
⊕	EXISTING MAILBOX	---	EXISTING FENCE LINE
⊕	EXISTING STORM MANHOLE	---	EXISTING GRAVEL EDGE
⊕	EXISTING CATCH BASIN	---	EXISTING POWER LINE
⊕	EXISTING SANITARY MANHOLE	---	EXISTING GAS LINE
⊕	EXISTING WATER VALVE	---	EXISTING STORM SEWER LINE
⊕	EXISTING WELL	---	EXISTING SANITARY SEWER LINE
⊕	EXISTING FIRE HYDRANT	---	EXISTING WATER LINE
⊕	EXISTING WATER METER	---	PROPERTY BOUNDARY
⊕	NEW STORM MANHOLE	---	NEW PROPERTY LINE
⊕	NEW CATCH BASIN	---	NEW CURB
⊕	NEW SANITARY MANHOLE	---	NEW EASEMENT
⊕	NEW WATER METER	---	NEW SANITARY SEWER LINE
⊕	CATCH BASIN PROTECTION	---	NEW STORM SEWER LINE
		---	NEW WATER LINE
		---	NEW SIDEWALK
		---	NEW PAVEMENT
		---	NEW STREET LIGHT

SHEET INDEX

- COVER
- EXISTING CONDITIONS
- STREET PLAN AND PROFILE
- STORM DRAINAGE PLAN
- SANITARY AND WATER PLAN
- TREE PROTECTION PLAN
- GRADING AND EROSION CONTROL PLAN
- STANDARD DETAILS
- STANDARD DETAILS

THESE AS BUILT DRAWINGS WERE PREPARED BY THETA, LLC BASED ON FIELD OBSERVATIONS, AND SURVEY DATA. NO DESIGN ENGINEERING WAS PROVIDED. NO RED LINED NOTES WERE PROVIDED BY THE CONTRACTOR, OR OWNER.



EXPIRES: 06-30-13
DATE SIGNED: 2/12/13
AS BUILT ONLY

Cover Sheet

01/15/13	8	REVISE AS BUILT PER CITY REVIEW
11/07/12	5	AS BUILT BY THETA, LLC

01/10/10	4	REVISED PER CITY COMMENTS
11/10/09	3	REVISED PER CITY COMMENTS
09/24/09	2	REVISED PER CITY COMMENTS
9/19/07	1	REVISED PER CITY COMMENTS DATED 8/17/07
DATE	NO.	REVISION

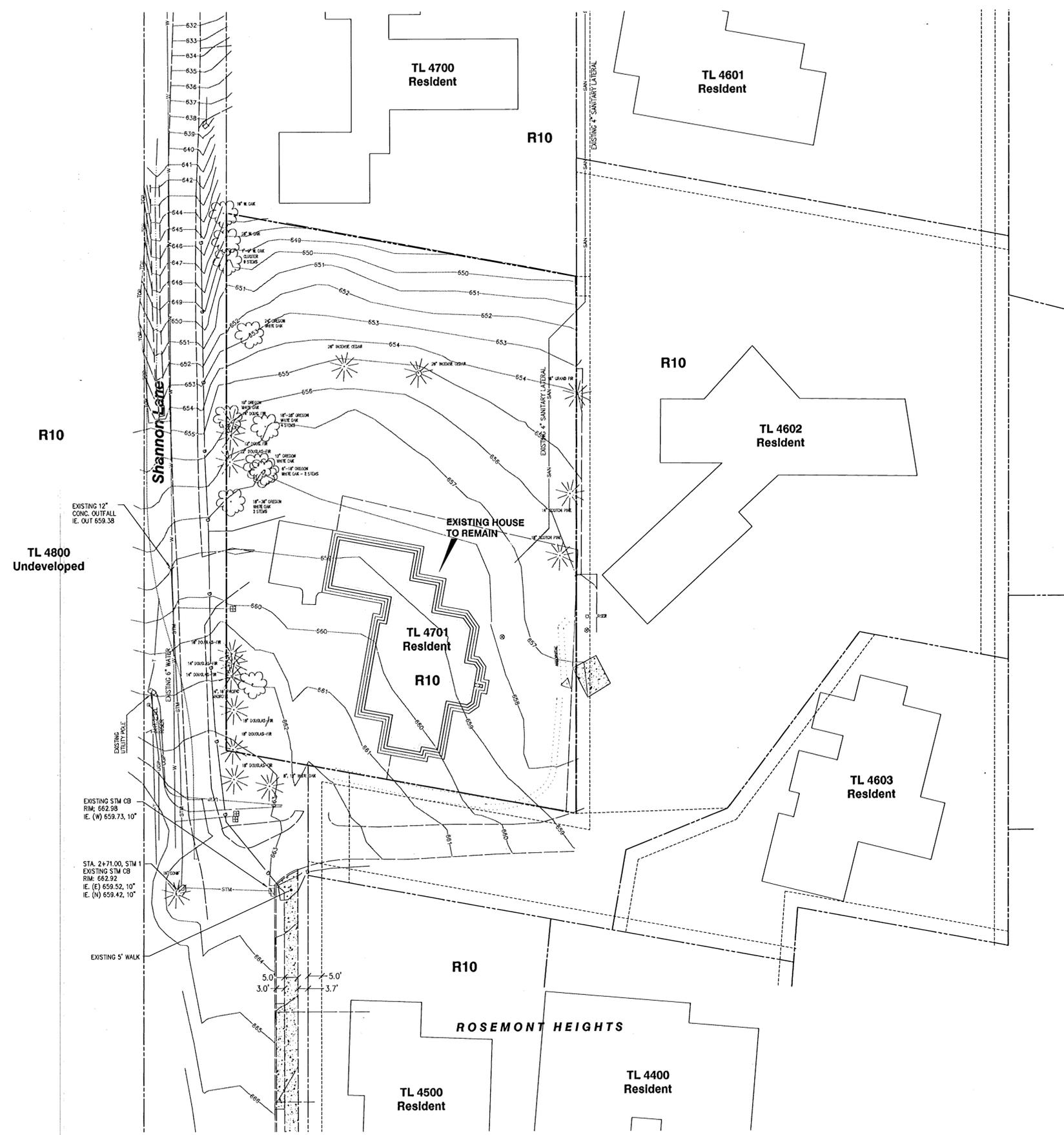
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SCALE	1" = 50'	DATE	July, 2007		
PLAN	07-6377-3063		6377 Civil		



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Two Lot Partition
21510 Shannon Ln., TL 4701 Map 2S1E25BC
West Linn, Oregon



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EXPIRES: 06-30-13
 DATE SIGNED: *B/G* 7/13
 AS BUILT ONLY

SCALE: 1" = 20'

Existing Conditions

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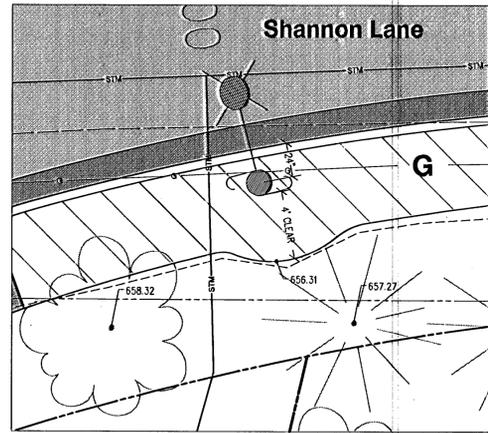
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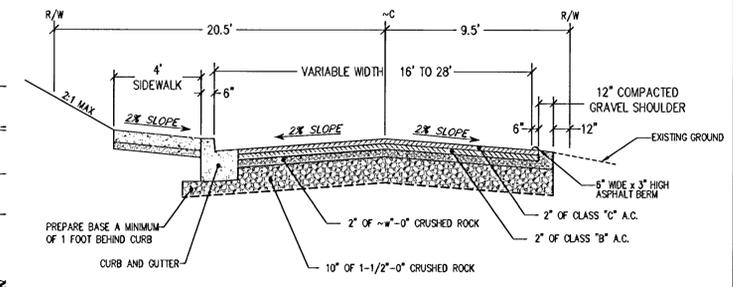
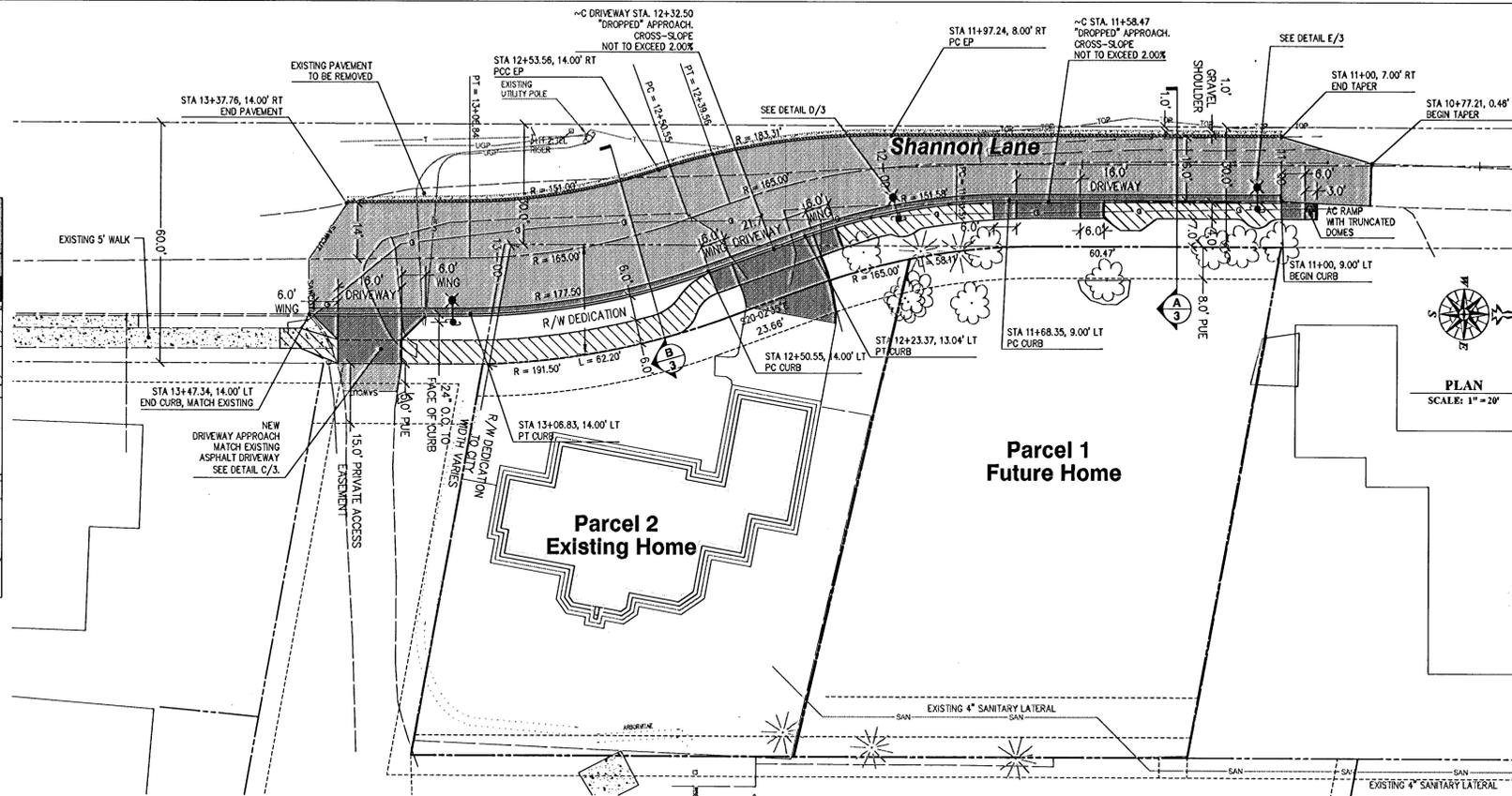
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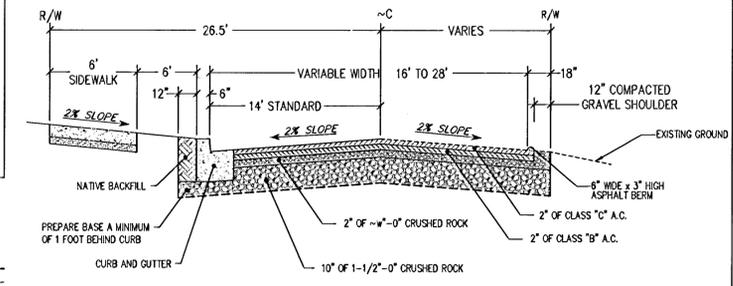
STATION 11+96.64
STREET LIGHT DETAIL
SCALE: 1" = 5'

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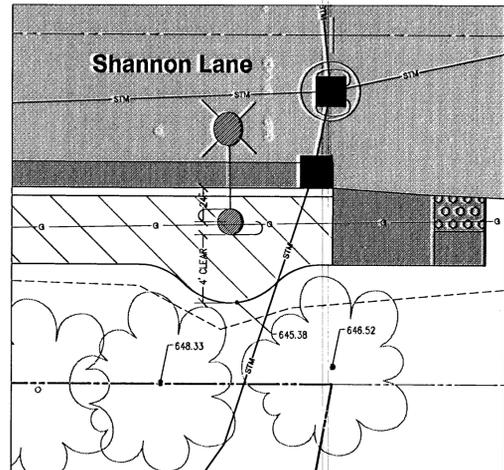
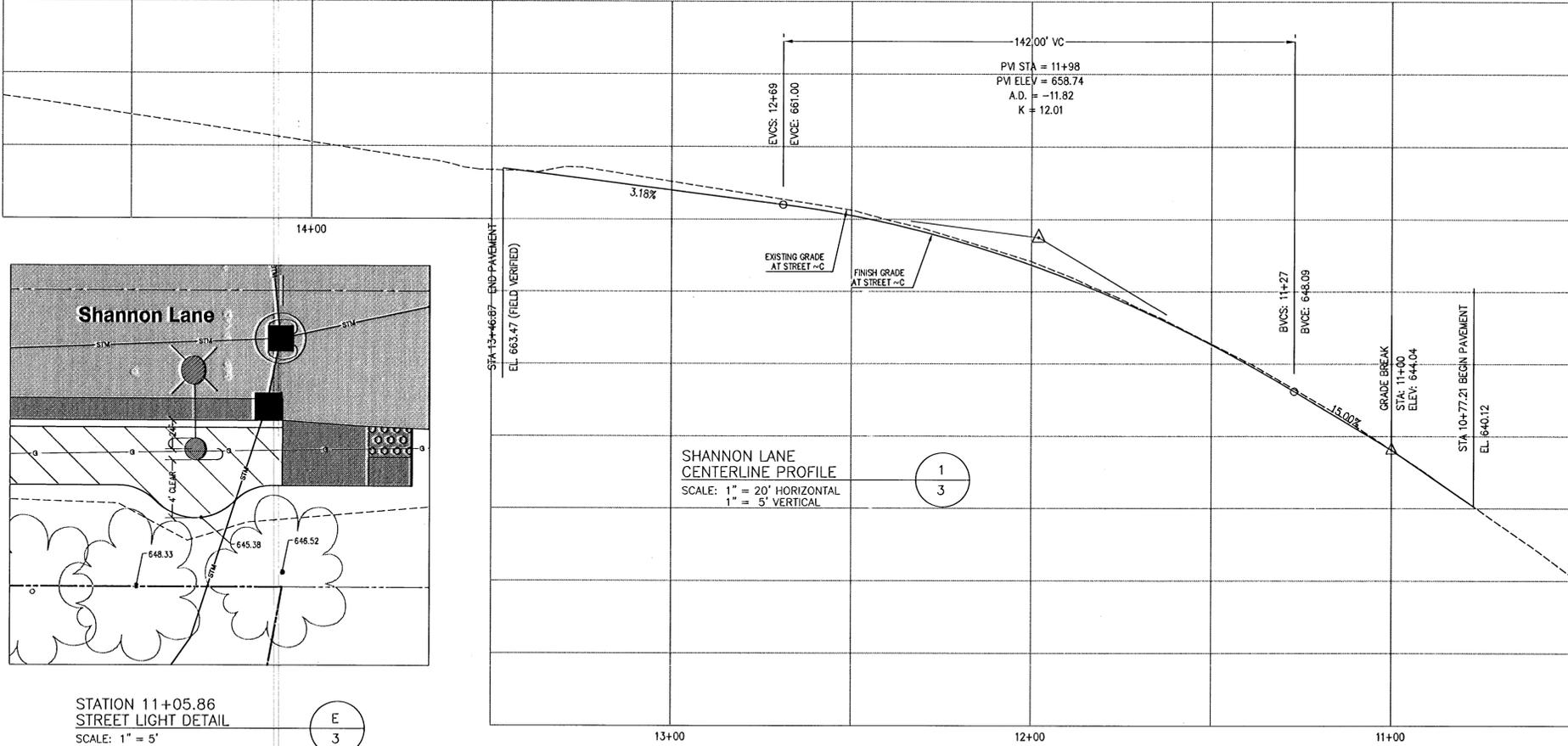
STATIONS 11+00 TO 12+27.38
SHANNON LANE
NARROW SIDEWALK SECTION
SCALE: NTS

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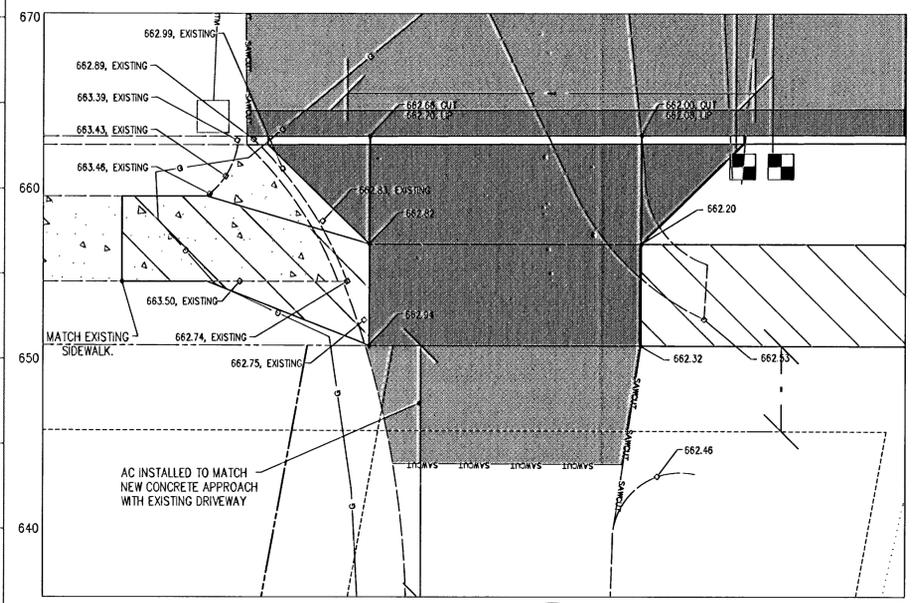
STATIONS 12+27.38 TO 13+47.34 (MATCH)
SHANNON LANE
TYPICAL STREET SECTION
SCALE: NTS

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STATION 11+05.86
STREET LIGHT DETAIL
SCALE: 1" = 5'

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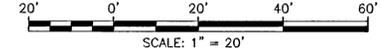
DRIVEWAY APPROACH DETAIL
SCALE: 1" = 5'

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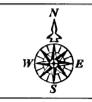
EXPIRES: 08-30-13
DATE SIGNED: 7/12/13
AS BUILT ONLY



Street Plan and Profile

02/07/13	8	REVISE AS BUILT PER CITY REVIEW
01/15/13	7	REVISE AS BUILT PER CITY REVIEW
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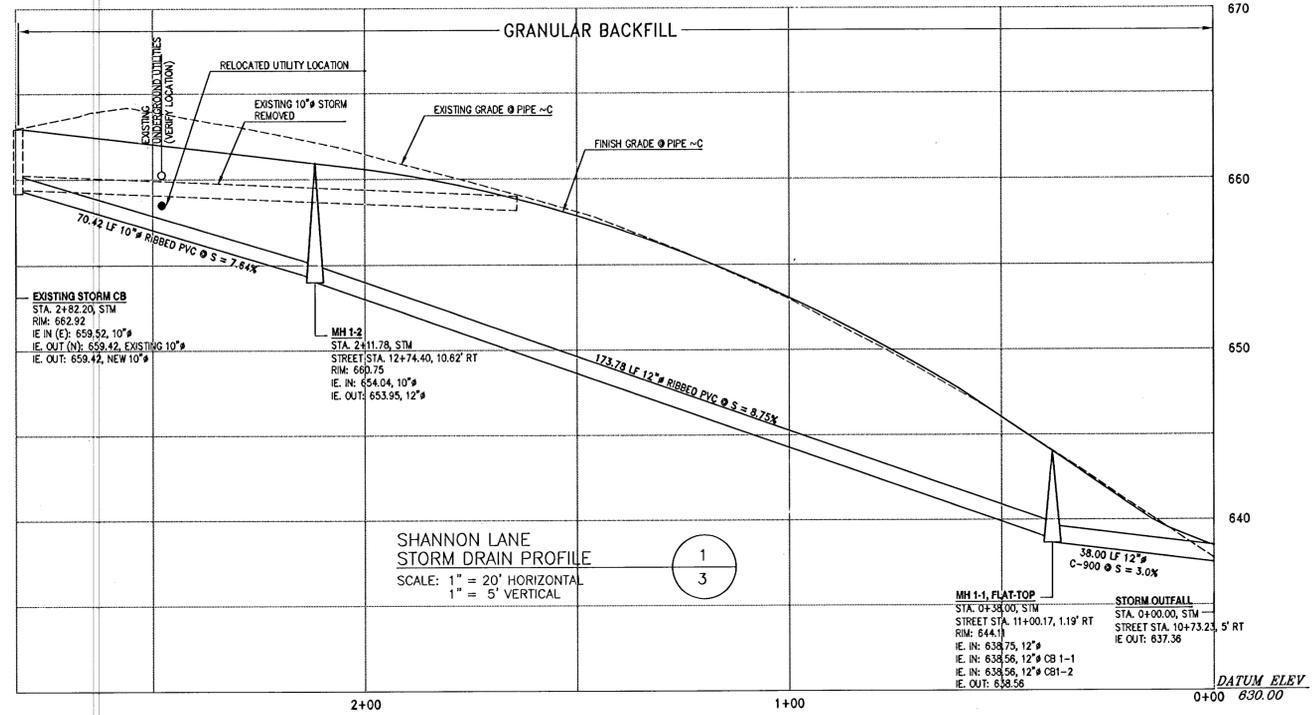
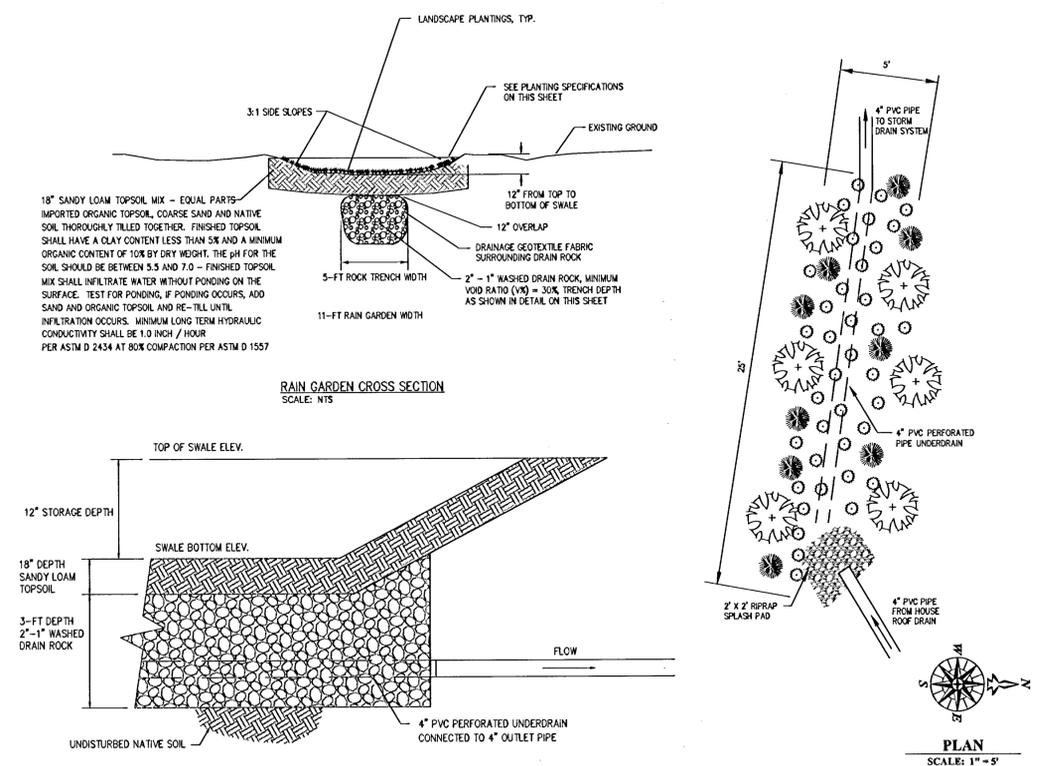
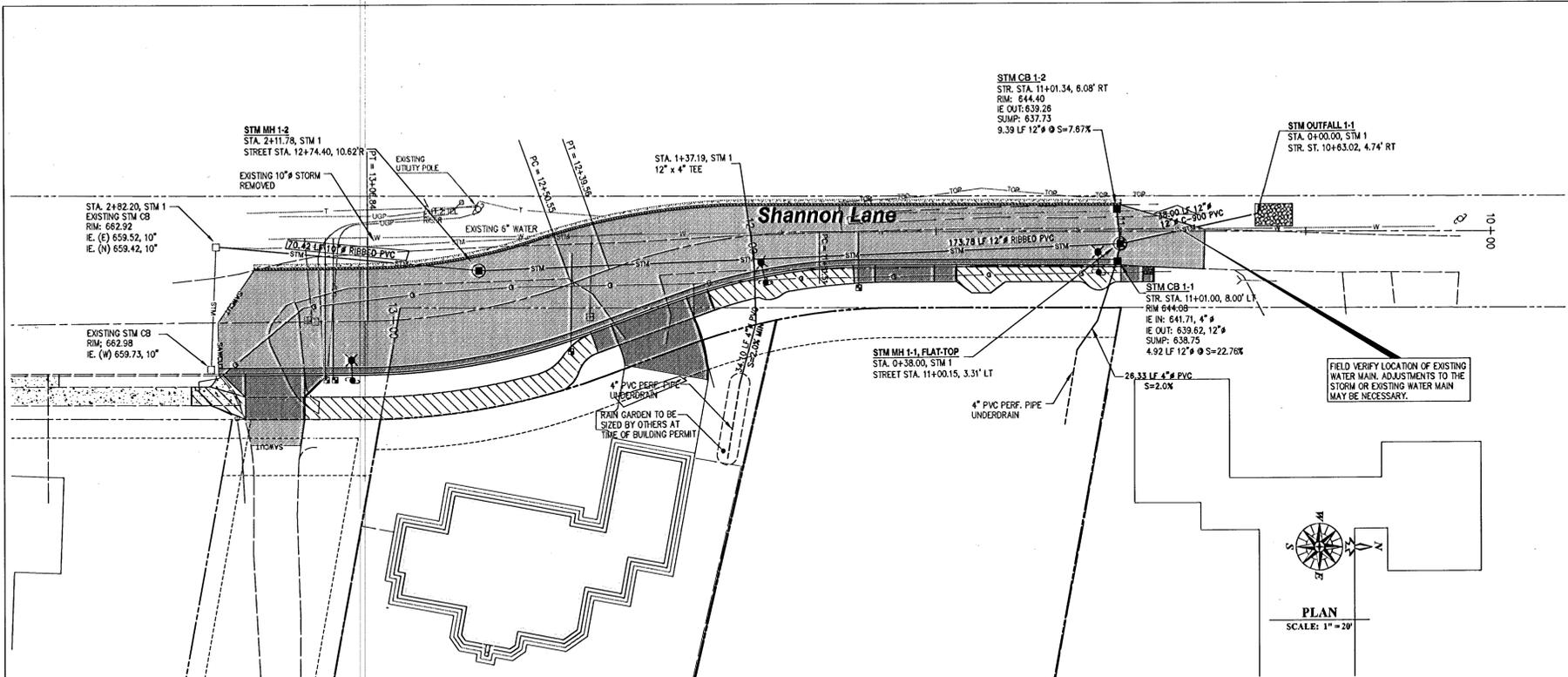


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9



NOTE:
INDIVIDUAL RAIN GARDENS TO BE SIZED AND CONSTRUCTED BY HOME BUILDERS. A MAINTENANCE AGREEMENT MUST BE APPROVED BY THE CITY OF WEST LINN PRIOR TO ACCEPTANCE.

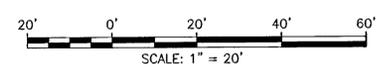
- PLANT LEGEND**
- TREE / LARGE SHRUB (3 GALLON)
 - SMALL SHRUB (1 GALLON)
 - GROUNDCOVER / GRASS-LIKE PLANT (1/2" O.C.)

RAIN GARDEN PLANTING SCHEDULE

SPECIES	POT SIZE	NUMBER*	DIA. / SPAACING
VINE MAPLE - Acer circinatum	3 GALLON	3	AS SHOWN
SITKA WILLOW - Salix sitchensis	3 GALLON	3	AS SHOWN
HOODIA ROSE - Rosa nutkana	1 GALLON	4	AS SHOWN
SALAL - Gaultheria shallon	1 GALLON	5	AS SHOWN
CALIFORNIA BROME GRASS	4 INCH	55	12" O.C.
COLUMBIA BROME GRASS	4 INCH	55	12" O.C.

*NOTE: NUMBER SHOWN FOR EACH INDIVIDUAL RAIN GARDEN

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EXPIRES: 06-30-13
DATE SIGNED: 2/12/13
AS BUILT ONLY

01/15/13	6	REVISE AS BUILT PER CITY REVIEW
11/07/12	5	AS BUILT BY THETA, LLC

12/23/09	4	REVISED PER CITY COMMENTS
11/10/09	3	REVISED PER CITY COMMENTS
09/24/09	2	REVISED PER CITY COMMENTS
9/19/07	1	REVISED PER COMMENTS DATED 8/17/07
DATE	NO.	REVISION

DRAWN	ECN	DESIGNED	TRK	CHECKED	TRK
SCALE	1" = 20'		DATE	July, 2007	
PLAN	07-6377-3083		6377 Civil		

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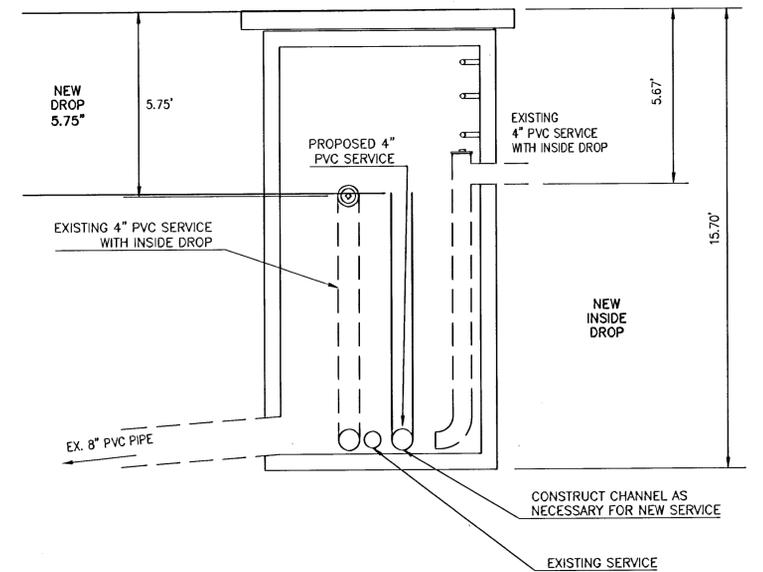
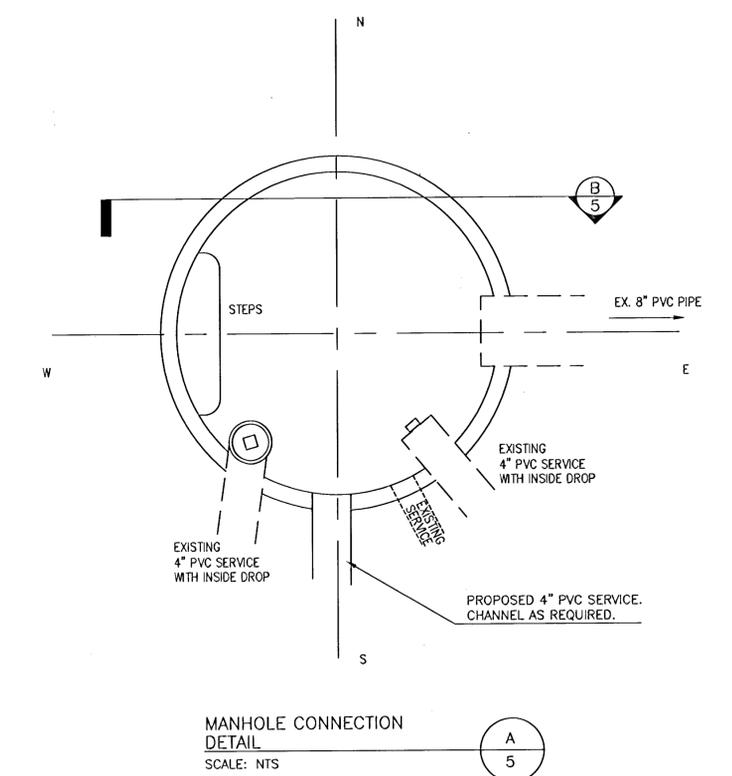
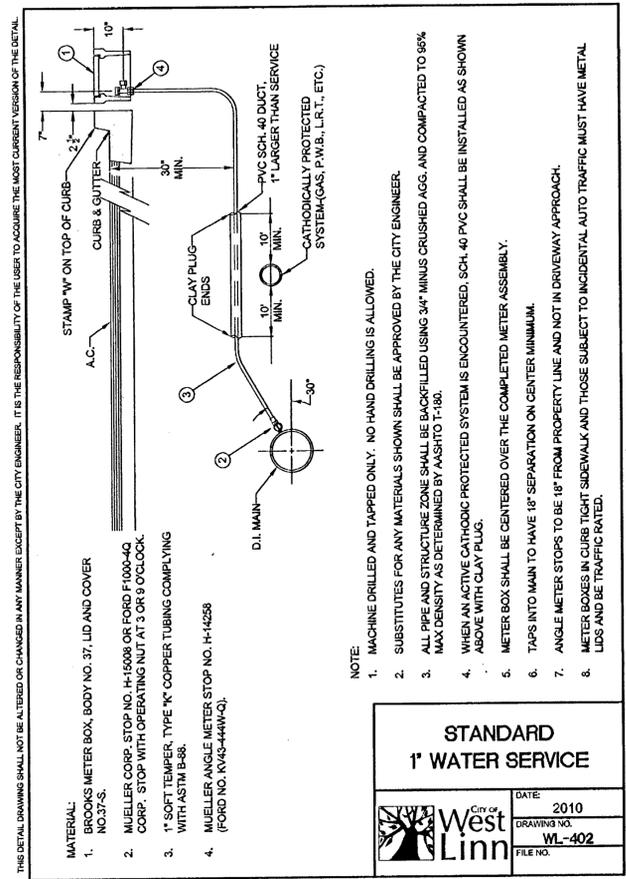
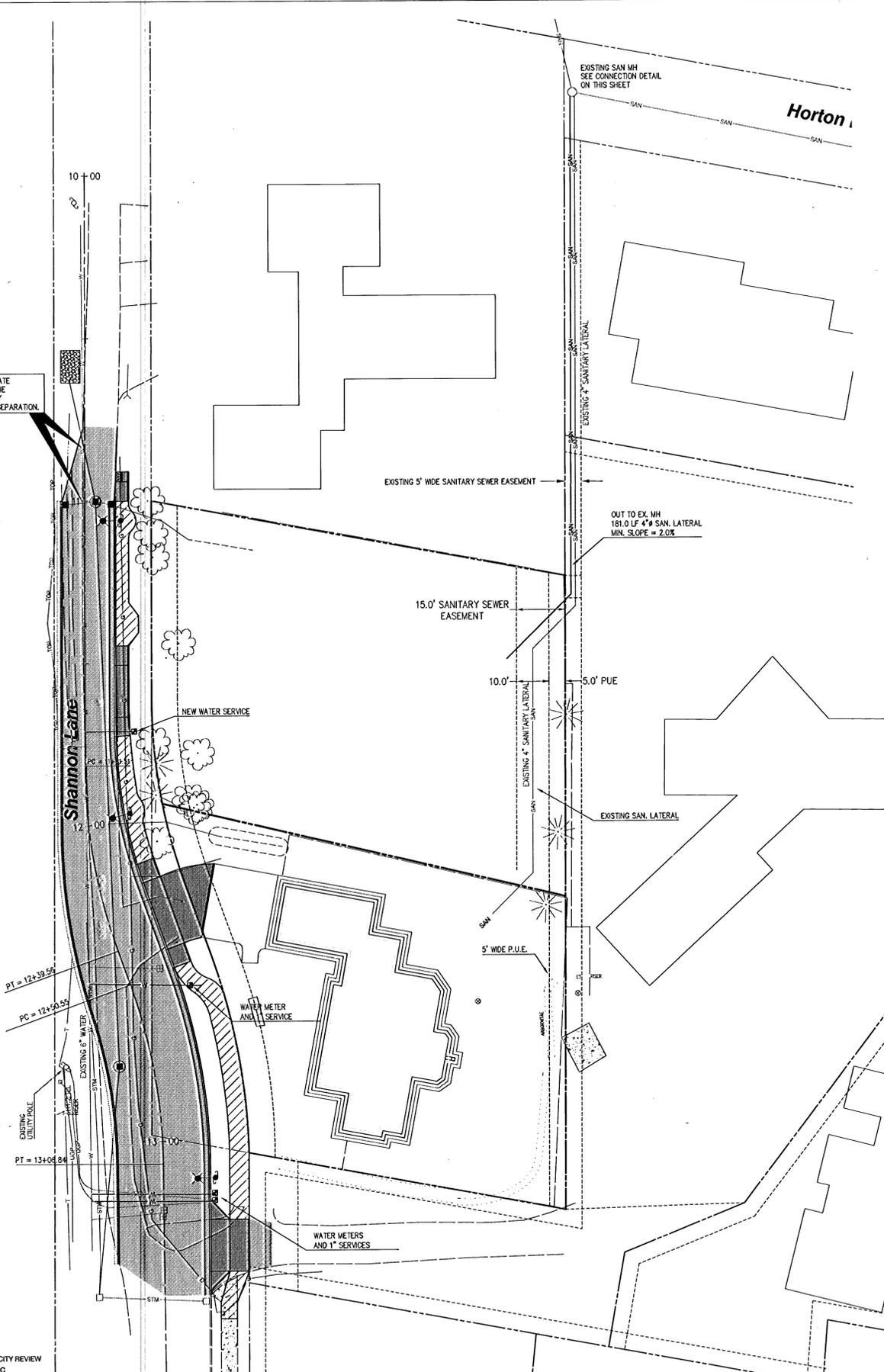
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503-679-2598

Storm Drainage Plan and Profile

Two Lot Partition
21510 Shannon Ln., TL 4701 Map 2S1E25BC
West Linn, Oregon

4
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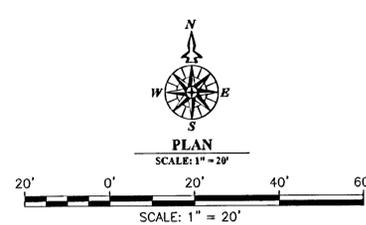
NOTE: CONTRACTOR TO POthOLE AND LOCATE EXISTING WATER MAIN. ADJUSTMENTS TO THE EXISTING WATER MAIN, OR NEW STORM, MAY BE NECESSARY IN ORDER TO MAINTAIN 6" SEPARATION.



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01/15/13	8	REVISE AS BUILT PER CITY REVIEW
11/07/12	7	AS BUILT BY THETA, LLC
01/05/10	6	REVISED WATER NOTE PER CITY
12/23/09	5	REVISED PER CITY COMMENTS
11/20/09	4	REVISED PER CITY COMMENTS
11/10/09	3	REVISED PER CITY COMMENTS
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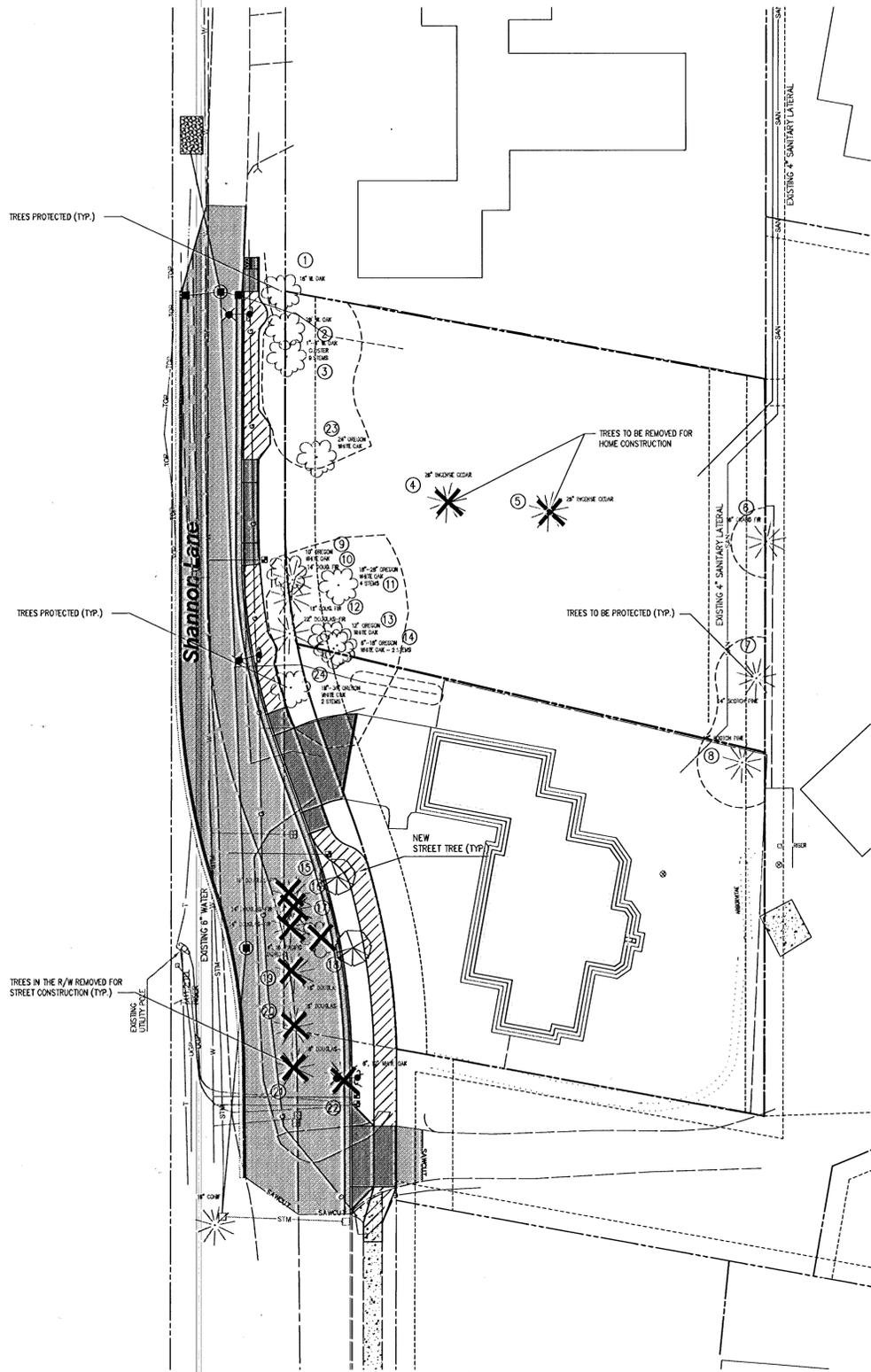
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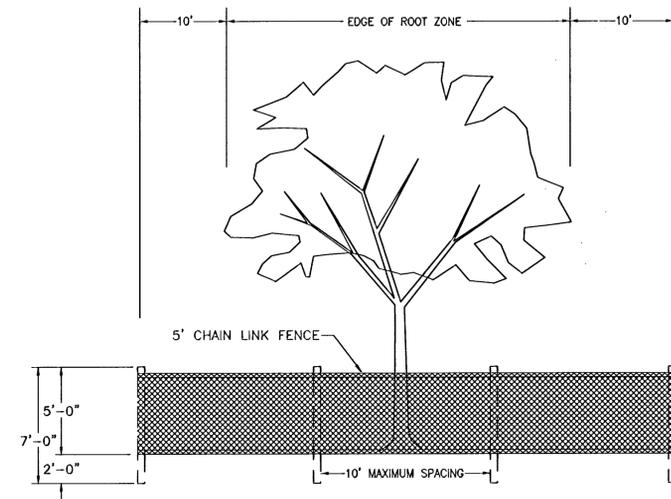
5
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Sanitary and Water Plan



Tree Inventory:

Location	Save	Remove
1) 16" White Oak	R/W	x
2) 28" White Oak	R/W	x
3) 1" - 6" White Oak cluster	R/W	x
4) 26" Incense Cedar	Parcel	x
5) 26" Incense Cedar	Parcel 1	x
6) 16" Grand Fir	Parcel 1	x
7) 14" Scotch Pine	Parcel 1	x
8) 18" Scotch Pine	Parcel 2	x
9) 10" White Oak	R/W	x
10) 14" Douglas-fir	Parcel 1	x
11) 18" - 28" White Oak cluster	Parcel 1	x
12) 12" Douglas-fir	R/W	x
13) 12" White Oak	Parcel 1	x
14) 6" - 18" White Oak cluster	R/W	x
15) 18" Douglas-fir	R/W	x
16) 14" Douglas-fir	R/W	x
17) 14" Douglas-fir	R/W	x
18) 14", 16" Pacific Madrone	R/W	x
19) 18" Douglas-fir	R/W	x
20) 18" Douglas-fir	R/W	x
21) 18" Douglas-fir	R/W	x
22) 8", 12" White Oak	R/W	x
23) 24" White Oak	R/W	x
24) 18" - 36" White Oak	R/W	x



HEAVY 12 GAUGE WIRE TO BE STRUNG BETWEEN EACH POST AND ATTACHED TO THE TOP AND MIDPOINT OF EACH POST.
TREE PROTECTION FENCE
 NOT TO SCALE

LEGEND

---	CONTRACTOR TO INSTALL TREE PROTECTION FENCING PER CITY REQUIREMENTS.
-----	--

TREE INVENTORY
 SCALE: 1" = 20'



SCALE: 1" = 20'

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Tree Protection Plan

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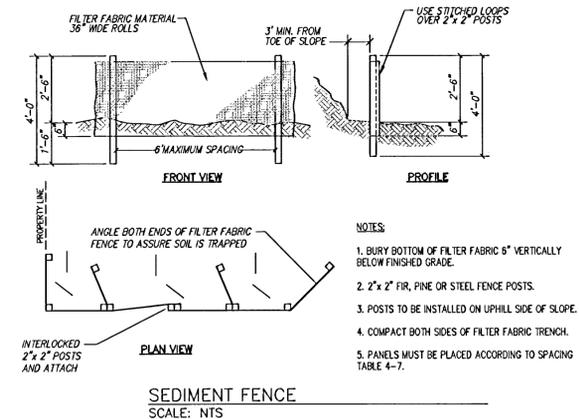
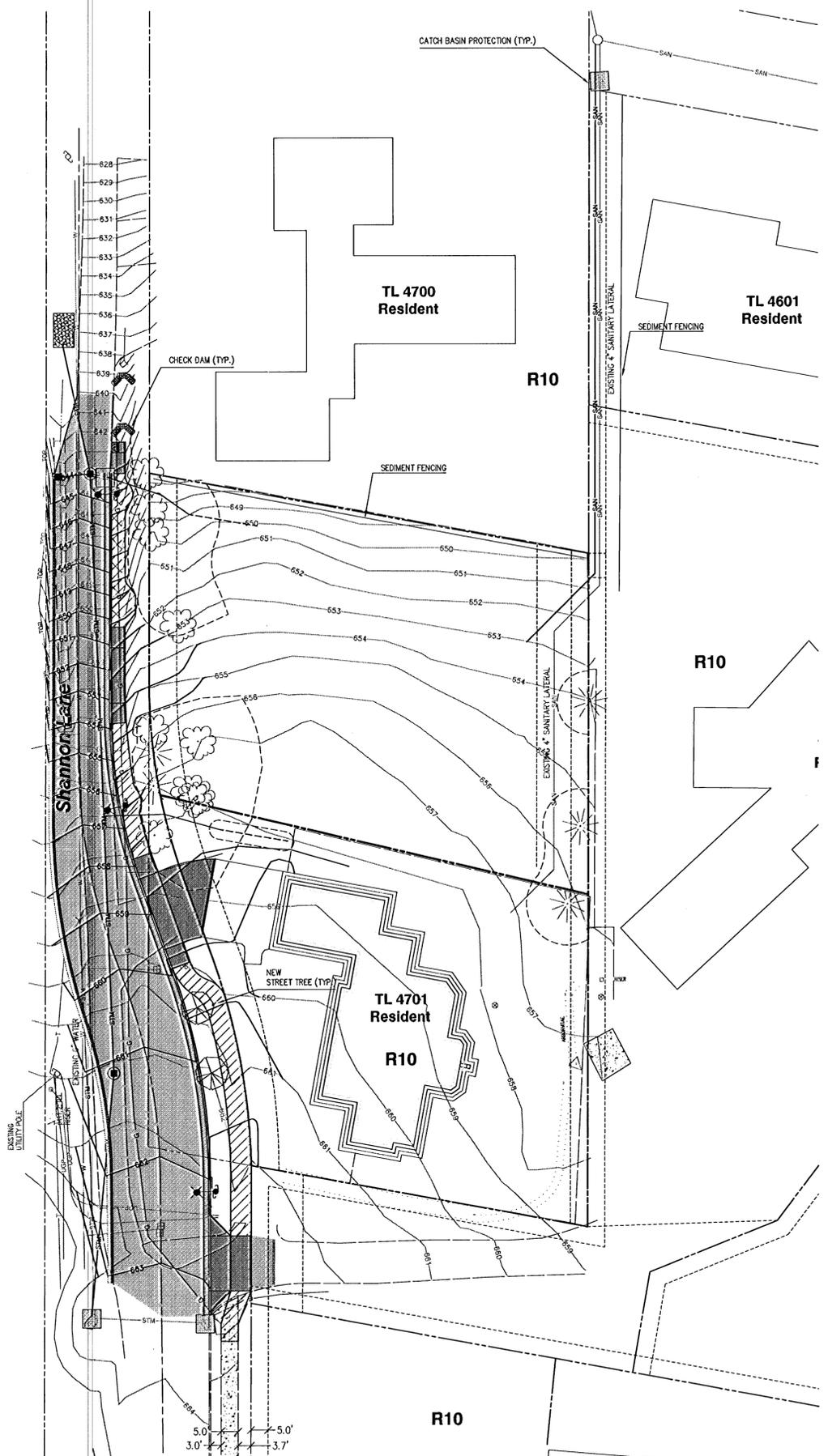
DRAWN	ECN	DESIGNED	TRK	CHECKED	TRK
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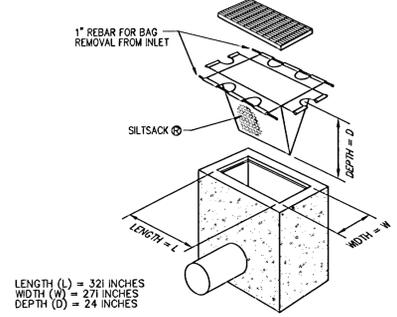
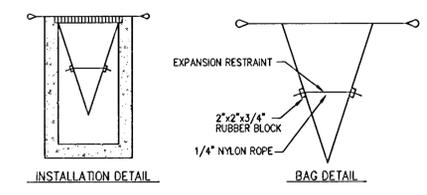
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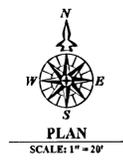
Two Lot Partition
 21510 Shannon Ln., TL 4701 Map 2S1E25BC
 West Linn, Oregon



- NOTES:**
1. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
 2. 2" x 2" FIR, PINE OR STEEL FENCE POSTS.
 3. POSTS TO BE INSTALLED ON UPHILL SIDE OF SLOPE.
 4. COMPACT BOTH SIDES OF FILTER FABRIC TRENCH.
 5. PANELS MUST BE PLACED ACCORDING TO SPACING TABLE 4-7.



LEGEND	
	EXISTING GROUND CONTOUR (1 FT)
	FINISH GRADE CONTOUR (1 FT)
	INLET PROTECTION
	SEDIMENT FENCE
	CONTRACTOR TO INSTALL TREE PROTECTION FENCING PER CITY REQUIREMENTS.
	BIOBAG



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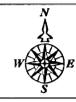
TO BE APPROVED SEPARATELY THROUGH BUILDING DEPARTMENT

Grading and Erosion Control Plan

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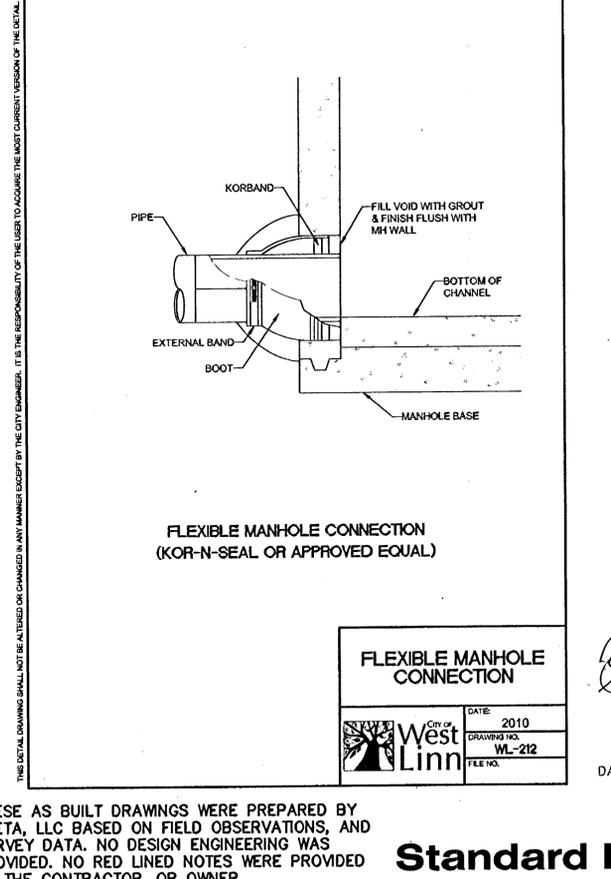
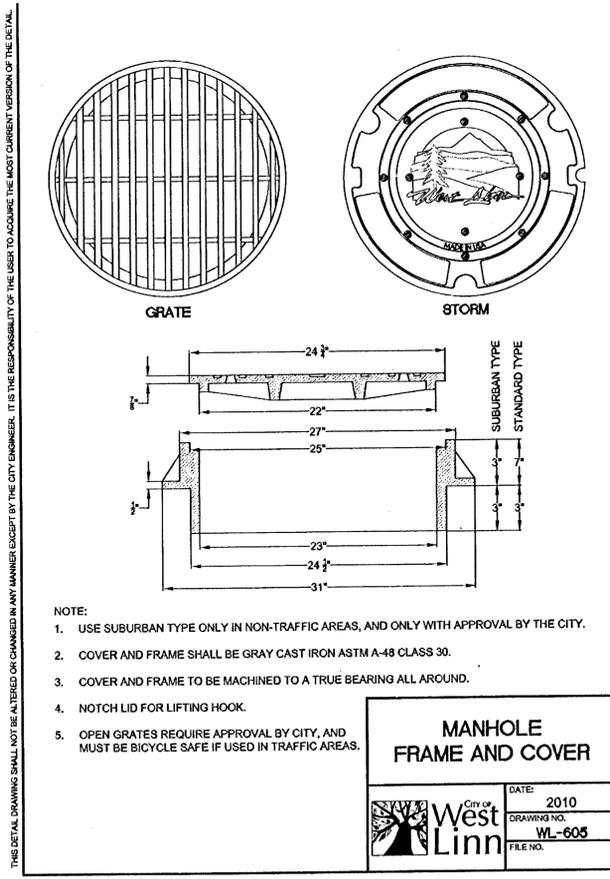
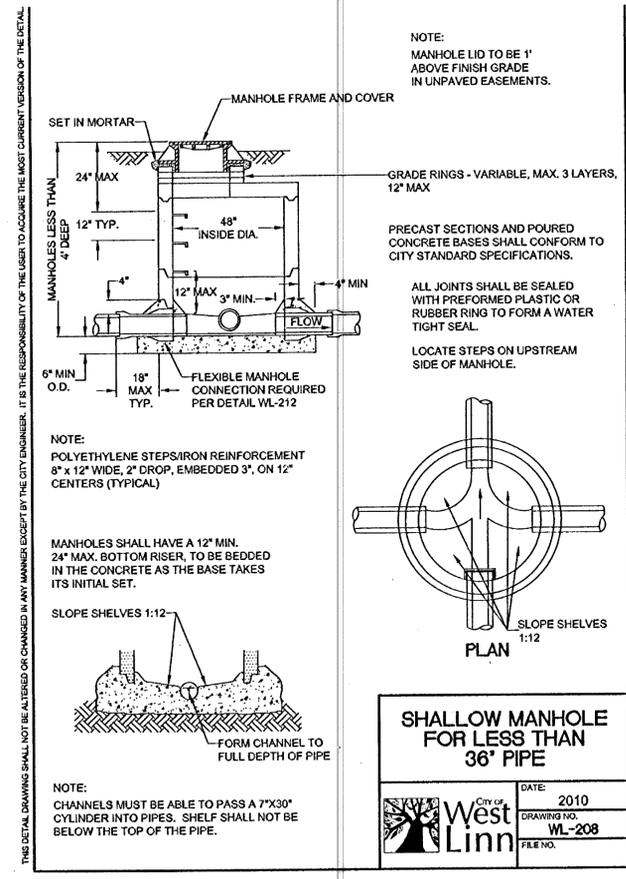
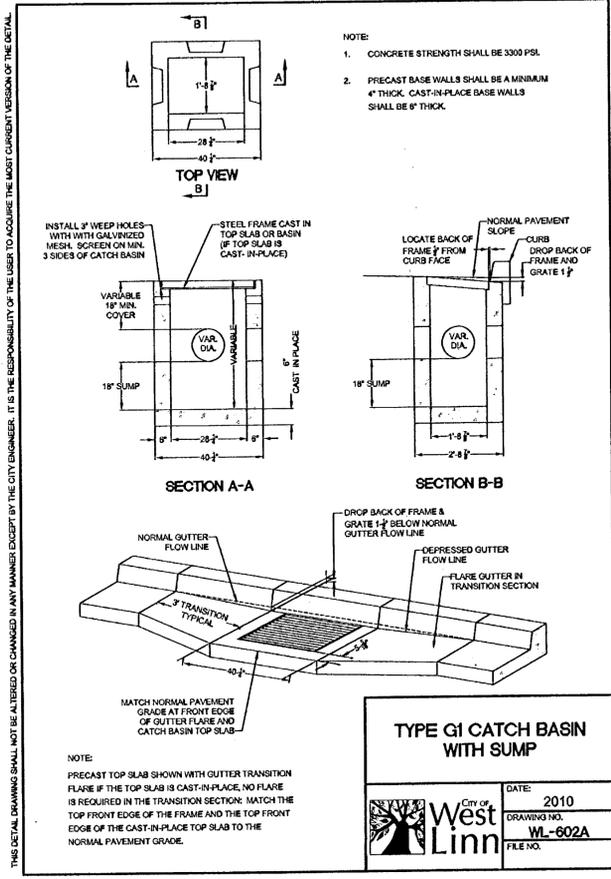
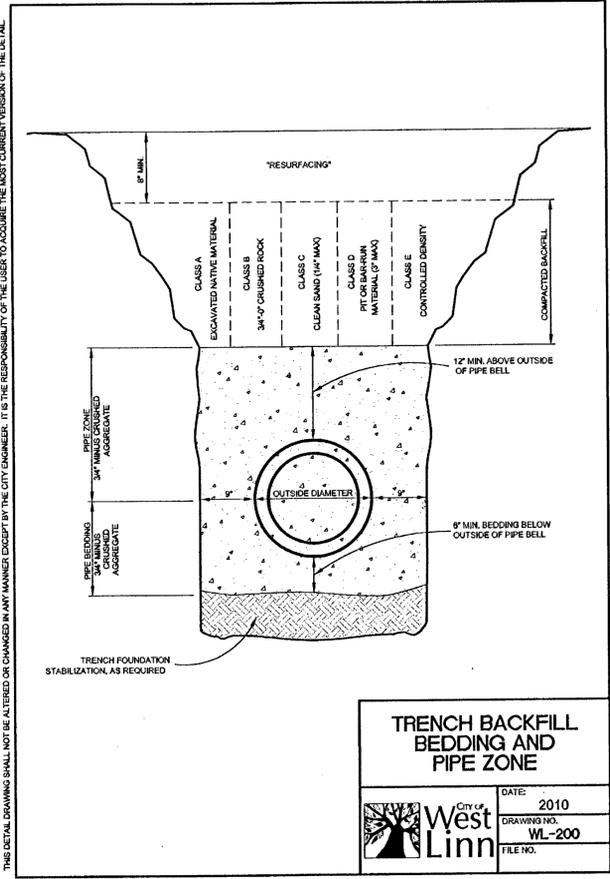
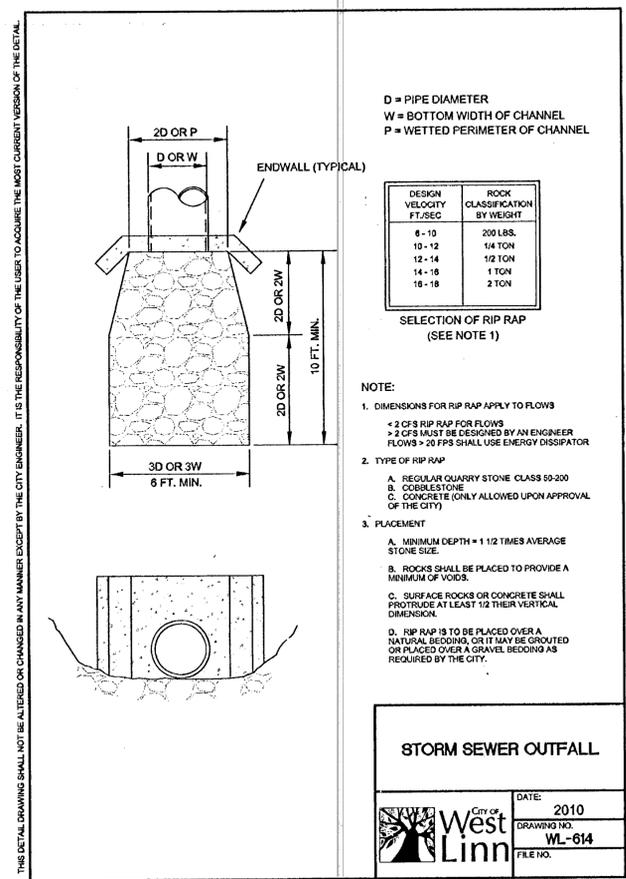
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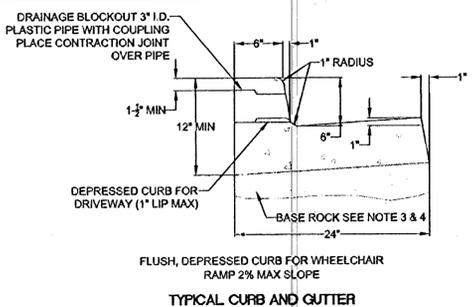


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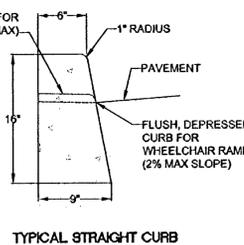
Two Lot Partition
21510 Shannon Ln., TL 4701 Map 2S1E25BC
West Linn, Oregon

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TYPICAL CURB AND GUTTER

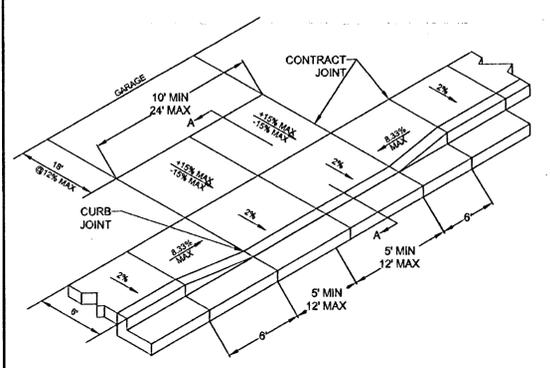
- NOTE:
- CONCRETE SHALL HAVE A BREAKING STRENGTH OF 3300 PSI AFTER 28 DAYS
 - CONTRACTION JOINTS:
 - TO BE PROVIDED:
 - AT EACH POINT OF TANGENCY
 - AT EACH COLD JOINT
 - AT EACH SIDE OF INLET STRUCTURES
 - AT BOTH SIDES OF AN APPROACH
 - SPACING TO BE NOT MORE THAN 15 FEET
 - THE DEPTH OF THE JOINT SHALL BE AT LEAST 1/3 OF THE THICKNESS OF CONCRETE
 - EXPANSION JOINTS SHALL NOT BE USED
 - BASE ROCK - 1-1/2"-0", 95% COMPACTION PER AASHTO T-180. ROCK SHALL BE TO SUBGRADE OF THE STREET SECTION OR 4" IN DEPTH, WHICHEVER IS GREATER
 - FULL DEPTH PREPARED ROCK SECTION SHALL EXTEND 1' HORIZONTALLY BEYOND BOTH SIDES OF CURB AND GUTTER
 - DRAINAGE BLOCK - 3" DIA. PLASTIC PIPE
 - DRAINAGE ACCESS THROUGH EXISTING CURBS SHALL BE DONE BY:
 - CORE DRILLING
 - VERTICAL SAWCUT OF CURB 24" EACH SIDE OF DRAIN AND RE-POURED TO FULL DEPTH OF CURB
 - STAMP TOP OF CURB WITH "W" AT WATER SERVICE CROSSING AND "S" AT SANITARY LATERAL CROSSING



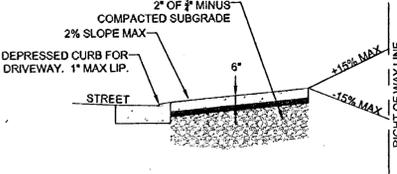
TYPICAL STRAIGHT CURB

TYPICAL CURBS

	DATE: 2010
	DRAWING NO.: WL-501
	FILE NO.:



SIDEWALK ADJACENT TO CURB



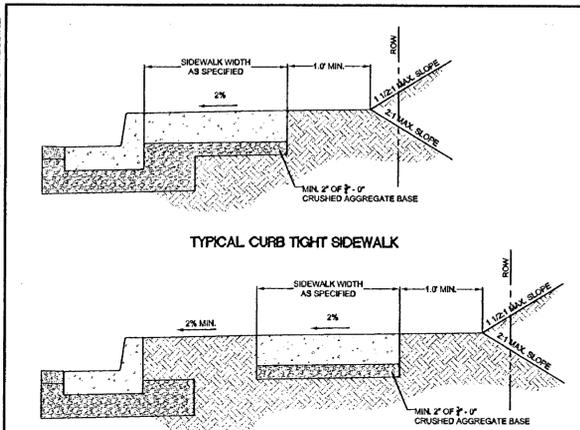
SECTION A-A

- NOTE:
- CONCRETE SHALL HAVE A MINIMUM BREAKING STRENGTH OF 3300 PSI AFTER 28 DAYS. 6 SACK MIX
 - CURB SHALL BE TROWELED JOINT WITH MIN. 1/2" RADIUS ALONG BACK OF CURB
 - DRIVEWAY SHALL BE A MINIMUM 6" THICK
 - DRIVEWAY CURB CUT SHALL COMPLY WITH THE CONDITIONS OF 5.0070, "WIDTH AND LOCATION OF CURB CUTS"
 - FOR REPLACEMENT OF EXISTING APPROACH:
 - MUST MEET CURRENT ADA REQUIREMENTS TO GREATEST DEGREE POSSIBLE
 - DAMAGED ROADWAY MUST BE SAWCUT AND REPAVED WITH CLASS C HOT MIX ASPHALT

RESIDENTIAL DRIVEWAY WITH SIDEWALK ADJACENT TO CURB

	DATE: 2010
	DRAWING NO.: WL-503B
	FILE NO.:

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TYPICAL CURB TIGHT SIDEWALK

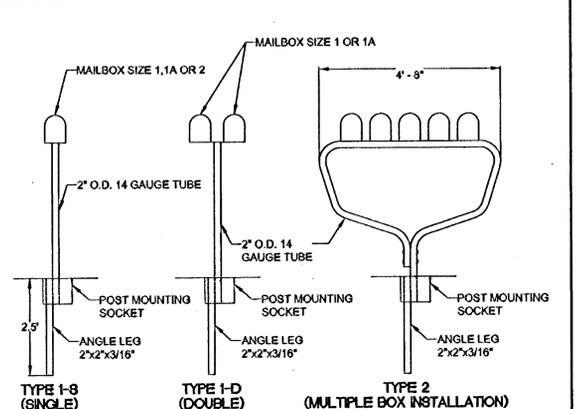
SIDEWALK AWAY FROM CURB

- NOTE:
- CONCRETE SHALL BE 3300 PSI AT 28 DAYS.
 - PANEL LENGTHS SHALL BE EQUAL TO THE SIDEWALK WIDTH, BUT MAY BE ADJUSTED WITH THE CITY ENGINEER'S APPROVAL.
 - CONTRACTION JOINTS (1/3RD OF THE THICKNESS OF CONCRETE) SHALL BE PLACED EVERY THIRD PANEL, WITH A MAX. SPACING OF 15 FEET. JOINTS SHALL ALSO BE PLACED AT THE SIDES OF DRIVEWAY APPROACHES, UTILITY VAULTS, AND WHEELCHAIR RAMP.
 - A CURBING COMPOUND SHALL BE USED. WHITE REFLECTIVE SHEETING SHALL BE USED IN CASE OF RAIN.
 - FOR SIDEWALKS ADJACENT TO THE CURB AND POURED AT THE SAME TIME AS THE CURB, THE JOINT BETWEEN THEM SHALL BE A TROWELED JOINT WITH A MIN. 1/2" RADIUS.
 - THE SIDEWALK SHALL HAVE A MIN. THICKNESS OF 6" IF THE SIDEWALK IS INTENDED AS A PORTION OF THE DRIVEWAY. OTHERWISE, THE SIDEWALK SHALL HAVE A MIN. THICKNESS OF 4".
 - DRAIN BLOCKOUTS IN THE CURB SHALL BE EXTENDED TO THE BACK OF THE SIDEWALK WITH A 3" DIAMETER PLASTIC PIPE AT A 2% SLOPE. A CONTRACTION JOINT SHALL BE PLACED OVER THE PIPE.

CONCRETE SIDEWALK CROSS SECTION

	DATE: 2010
	DRAWING NO.: WL-508
	FILE NO.:

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- NOTE:
- MAILBOX INSTALLATION EQUIPMENT COULD BE ORDERED FROM TRAFFIC SAFETY SUPPLY CO. 2324 SE UMATILLA ST. PORTLAND, OR 97202 (503) 235-8531 WWW.TSSCO.COM
 - RELOCATED MAILBOX INSTALLATION DETAIL NOT TO BE USED FOR NEW CONSTRUCTION.
 - FOR MORE DETAILS OF MAILBOX INSTALLATION, SEE O.D.O.T. STANDARD MAILBOX INSTALLATION DETAIL, DRG NO. 2138, PAGE 2-18.1.
 - ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT STATE OF OREGON STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

RELOCATED MAILBOX INSTALLATION

	DATE: 2010
	DRAWING NO.: WL-514
	FILE NO.:

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