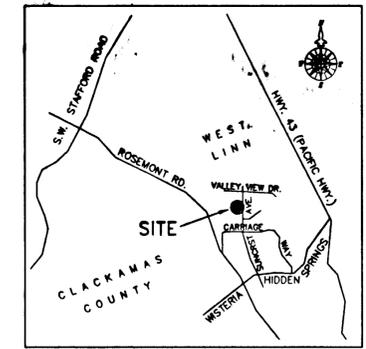


SUNCREST DRIVE PARTITION

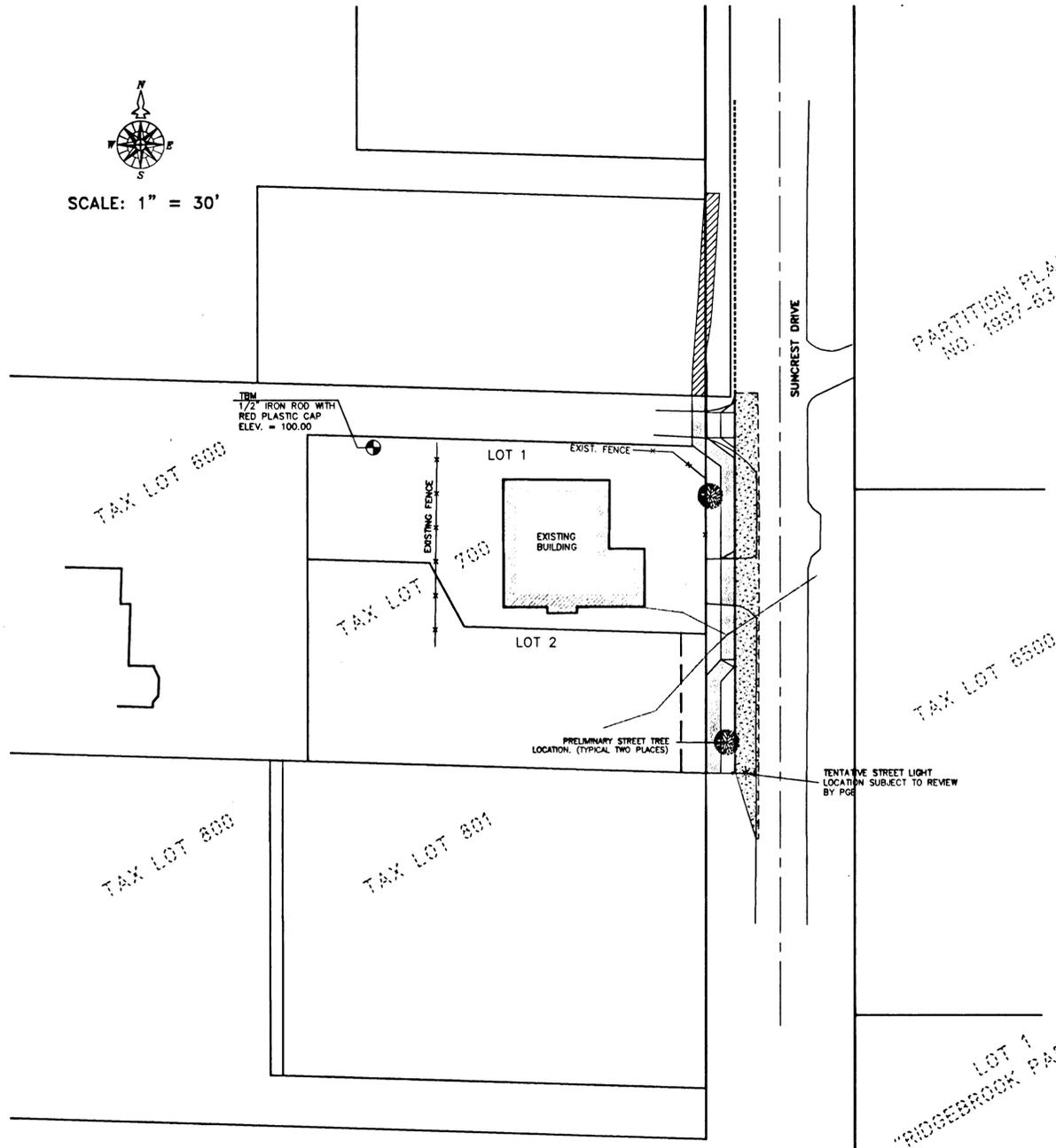
2S-1E-23BC, TAX LOT 700
A 2 LOT RESIDENTIAL PARTITION
WEST LINN, OREGON



VICINITY MAP
N.T.S.



SCALE: 1" = 30'



GENERAL NOTES:

1. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF WEST LINN SPECIFICATIONS, THE APWA (FOREIGN CHAPTER) STANDARD SPECIFICATION AND DRAWINGS (1990), THE STATE OF OREGON PLUMBING CODE, THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY, THE OREGON DEPARTMENT OF HUMAN RESOURCES, AND AS APPROVED AND NOTED ON THESE DRAWINGS.
2. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS AND LICENSES BEFORE STARTING CONSTRUCTION.
3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL ARRANGE FOR THE RELOCATION OF ANY IN CONFLICT WITH THE PROPOSED CONSTRUCTION.
4. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND MUST BE VERIFIED BY THE CONTRACTOR. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
5. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND THE ACTUAL SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER AS SOON AS THEY BECOME APPARENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF ALL DAMAGE OR DESTRUCTION OF PROPERTY MONUMENTATION OR CONSTRUCTION STAKES.
7. THE ENGINEER HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED FOR CONTRACTOR TO PERFORM HIS WORK.
8. SITE DATUM: SET 1/2-INCH IRON ROD WITH RED PLASTIC CAP. Δ/PI ASSUMED ELEV. 100.00
9. A PUBLIC IMPROVEMENT GUARANTEE AGREEMENT AND PRE-CONSTRUCTION MEETING ARE REQUIRED PRIOR TO CONSTRUCTION.

STREET CONSTRUCTION AND PAVING

1. 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.
2. CONTRACTOR SHALL PROVIDE THE NECESSARY EROSION PROTECTION, TO INCLUDE GRADING, DITCHING, HAY BALES, AND SALT FENCING TO MINIMIZE EROSION AND ADJACENT PROPERTY.
3. THE STREET SECTION SHALL BE GRADED TO THE ELEVATIONS SHOWN ON THE DRAWINGS WITH THE NECESSARY ADJUSTMENTS TO ACCOMMODATE THE FINISHED PAVEMENT AS SPECIFIED.
4. MATERIAL IN SOFT SPOTS WITHIN THE PAVED AREAS SHALL BE REMOVED TO A DEPTH REQUIRED TO PROVIDE A FIRM FOUNDATION AND SHALL BE REPLACED WITH PIT RIM CRUSHED ROCK. THE SUBGRADE SHALL BE "PROOF ROLLED" WITNESSED BY THE ENGINEER AND/OR THE CITY PRIOR TO PLACEMENT OF BASE ROCK. ADDITIONALLY, COMPACTION TESTING IS REQUIRED FOR THE FINISHED BASE ROCK. THE CONTRACTOR TO PROVIDE AND SHALL BE RESPONSIBLE FOR SUPPLYING THE RESULTS OF A MINIMUM TWO TESTS TO THE ENGINEER PRIOR TO PAVING. COMPACTION TO BE 95% OF PROCTOR DENSITY (1-99).
5. CONTRACTOR TO NOTIFY CITY OF WEST LINN, AND THE ENGINEER, 24-HOURS PRIOR TO STARTING CONSTRUCTION ON WORK TO BE ACCEPTED BY THE CITY.
6. ASPHALT CONCRETE PAVEMENT MIX TO BE DESIGNED FROM A MIX FORMULA APPROVED THE OREGON STATE HIGHWAY MATERIALS USED. CONTRACTOR TO PROVIDE DENSITY TESTING RESULTS FOR ASPHALTIC CONCRETE PLACED IN PUBLIC STREETS.
7. CONCRETE SHALL BE MIXED BASED ON A FORMULA WHICH WILL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28-DAYS.

STORM SEWER

1. MATERIALS USED FOR PUBLIC IMPROVEMENTS TO MEET THE REQUIREMENTS OF THE CITY OF WEST LINN.
2. ALL WORK & MATERIALS FOR PRIVATE STORM DRAINS TO MEET REQUIREMENTS OF THE STATE OF OREGON PLUMBING CODE.
3. MATERIALS:
 - CONCRETE CULVERT PIPE (CCP) SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-14, CLASS 3, NONREINFORCED CONCRETE PIPE (10 INCHES OR GREATER)
 - POLYVINYL CHLORIDE PIPE (PVC) SHALL CONFORM TO THE REQUIREMENTS OF ASTM D-3034 SDR 35 (10 INCHES OR LESS)
 - HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL HAVE A CORRUGATED EXTERIOR & SMOOTH INTERIOR WITH A MANNINGS EQUALS OR BETTER THAN CONCRETE PIPE. MEETING REQUIREMENTS OF AASHTO M-294 (12-INCHES OR GREATER)
 - DUCTILE IRON PIPE (DI) SHALL BE CLASS 52, PUSH-ON JOINT PIPE MEETING STANDARDS ASA STANDARD A-21.4.
4. PIPE BEDDING AND TRENCH BACKFILL WITHIN PAVED AREAS TO BE 3/4"-0" CRUSHED ROCK. PIPE BEDDING TO EXTEND A MINIMUM OF 6-INCHES IN ALL DIRECTIONS FROM THE OUTSIDE OF THE PIPE.
5. ALL MANHOLES OUTSIDE THE STREET RIGHT-OF-WAY SHALL HAVE TAMPER PROOF LIDS.

SANITARY SEWER

1. ALL WORK AND MATERIALS TO CONFORM WITH THE CITY OF WEST LINN STANDARDS (1990), APWA'S OREGON CHAPTER, STANDARD SPECIFICATIONS AND DRAWINGS, FOR ALL PUBLIC SANITARY SEWER LINES.
2. ALL PRIVATE SERVICE CONNECTIONS SHALL BE A MINIMUM OF 4-INCH PVC AND INSTALLED AT A MINIMUM GRADE OF 2% UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO "POT HOLE" EXISTING SEWER AT CONNECTION POINT PRIOR TO ACTUAL CONSTRUCTION TO VERIFY INVERT ELEVATION. SEWER ADJUSTMENTS MAY BE REQUIRED.
4. 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 BY MEANS OF AN APPROVED COUPLING WITH AN ELASTOMERIC GASKET, AN APPROVED WATERSTOP OR FLEXIBLE SLEEVE. IN ADDITION TO HYDROSTATIC OR AIR TESTING, SANITARY SEWER CONSTRUCTED OF PVC SEWER PIPE SHALL BE DEFLECTION TESTED NO LESS THAN 30-DAYS AFTER THE TRENCH BACKFILL AND COMPACTION HAS BEEN COMPLETED. THE TEST SHALL BE CONDUCTED BY PULLING AN APPROVED SOLID POINTED MANDEREL (95% OF INSIDE DIAMETER) THROUGH THE COMPLETED PIPE LINE.
5. CONTRACTOR SHALL CONDUCT A TV ACCEPTANCE INSPECTION UPON COMPLETION OF ALL PUBLIC SEWER CONSTRUCTION.
6. PIPE BEDDING AND BACKFILL SHALL CONFORM TO THE APWA STANDARD DETAILS AND AS NOTED ON THE PLANS.
7. TRENCHES WITHIN THE ROADWAY OF DRIVEWAYS SHALL BE BACKFILLED WITH GRANULAR MATERIALS. COMPACTION SHALL BE SUBJECT 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 TO BE A RESULT OF IMPROPER COMPACTION AND SHALL BE REPAIR BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
8. ALL MANHOLES OUTSIDE THE STREET RIGHT-OF-WAY SHALL HAVE TAMPER PROOF LIDS.

WATER SYSTEM NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF WEST LINN STANDARDS AND SPECIFICATIONS, THE OREGON STATE HEALTH DIVISION ADMINISTRATIVE RULES CHAPTER 33 AND APWA STANDARDS.
2. ALL PIPE TO HAVE A MINIMUM COVER OF 36-INCHES BELOW THE FUTURE FINISH GRADES.
3. DUCTILE IRON PIPE TO BE TYTON JOINT CEMENT MORTAR LINES, CLASS 52, AND SHALL CONFORM TO ASTM C-110, C-150, AND C-151.
4. GATE VALVES TO BE DOUBLE DISK TYPE CONFORMING TO AWWA C-500, WITH RESILIENT SEALS PER AWWA C-509-80. VALVE BOXES TO BE CASE IRON, RICH MODEL 923 OR EQUIV.
5. WATER SERVICES SHALL BE P.E. TYPE PIPE 1-INCH DIAMETER FOR ALL SERVICES.
6. THRUST BLOCKING: ALL TEES, ELBS, 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.
7. HYDROSTATIC TESTS: THE TEST PRESSURE SHALL BE 100PSI AT THE LOWEST POINT IN ANY SECTION. THE DURATION SHALL BE FOR 2 HOURS PER APWA AND SHALL BE MONITORED BY THE ENGINEER OR THE CITY OF WEST LINN.
8. STERILIZATION: PIPELINES INTENDED TO CARRY POTABLE WATER SHALL BE FLUSHED AND STERILIZED BEFORE PLACING INTO SERVICE. STERILIZING PROCEDURE SHALL CONFORM TO AWWA C-601 OR AS MODIFIED OR EXPANDED BY GOVERNING AGENCY HAVING JURISDICTION.
9. DISPOSAL OF THE STERILIZATION WATER SHALL BE DONE IN SUCH A WAY AS TO NOT CAUSE DAMAGE OR INJURY.
10. FIRE HYDRANTS & BLOWOFFS SHALL BE INSTALLED AT THE LOCATION SHOWN ON THE PLANS CONFORMING TO CITY CONSTRUCTION STANDARDS AND DRAWINGS # FH-300 & BO-301.

CONDITIONS OF APPROVAL - MIP-97-05

- NOTE: SEE FILE FOR ANY MODIFICATIONS TO THE FOLLOWING CONDITIONS.
1. COLLECTOR STREET FRONTAGE IMPROVEMENTS ARE REQUIRED FOR TAX LOTS 800 AND 700, CLACKAMAS COUNTY ASSESSOR'S MAP 2S-1E-23BC, PER CDC CHAPTER 92.000 (MINIMUM PAVEMENT WIDTH OF 18 FEET FROM CENTERLINE OF THE STREET RIGHT-OF-WAY IN ADDITION TO CURB, GUTTER, SIX-FOOT WIDE SIDEWALK AND SIX-FOOT WIDE PLANTER STRIP). STREET IMPROVEMENTS SHALL BE COMPLETED PRIOR TO FINAL OCCUPANCY FOR THE FUTURE HOME IN LOT 2.
 2. FIVE FEET ALONG THE FRONTAGE OF LOTS 1 AND 2 SHALL BE DEDICATED TO THE CITY AS PUBLIC RIGHT-OF-WAY TO ALLOW FOR COLLECTOR STREET FRONTAGE IMPROVEMENTS. THE SIX-FOOT WIDE SIDEWALK IS TO BE LOCATED AGAINST THE CURB ON LOT 1 WITH SIX-FOOT WIDE PLANTER STRIP LOCATED BEHIND THE SIDEWALK. THE PORTION OF THE SIDEWALK AT THE NORTHERN EDGE OF LOT 1 SHALL BE ORIENTED WITH THE SIDEWALK FRONTING THE PROPERTY AT 1920S SUNCREST DRIVE. THE SIX-FOOT WIDE PLANTER STRIP FOR LOT 2 NEEDS TO BE LOCATED ADJACENT TO THE CURB WITH THE SIX-FOOT WIDE SIDEWALK LOCATED BEHIND IT. THE PLANTER STRIP FOR BOTH LOTS NEED TO CONTAIN STREET TREES.
 3. THE MINIMUM LOT SIZE OF LOT 1 AND 2 SHALL BE 10,000 SQUARE FEET. THE BUILDABLE LOT DEPTH SHALL NOT EXCEED 2 1/2 TIMES THE AVERAGE LOT WIDTH PER CDC SECTION 92.200.B.3.
 4. LOT 1 AND 2 SHALL HAVE COMMON DRIVEWAY WITH MAXIMUM CURB CUT OF 36 FEET IN WIDTH. THE CONSOLIDATED ACCESS SHALL BE REFLECTED ON THE MINOR PARTITION PLAT.
 5. THE EXISTING HOME OF LOT 1 AND THE FUTURE HOME ON LOT 2 SHALL CONNECT TO THE 8-INCH SANITARY SEWER LINE IN SUNCREST DRIVE.
 6. STREET TREES ARE TO BE PLANTED BY THE CITY WITHIN THE PLANTER STRIP AS PER CHAPTER 8.400 (STREET TREES) IN THE MUNICIPAL CODE. THE COST OF THE STREET TREES SHALL BE PAID BY THE DEVELOPER. THE APPLICANT SHALL CONTACT THE CITY ARBORIST IN THE PARKS DEPARTMENT TO DETERMINE THE REQUIRED COST, BASED ON THE STREET PLAN FOR THE AREA.
 7. THE APPLICANT SHALL PREPARE AND SUBMIT A FINAL PLAT FOR CITY APPROVAL WITHIN ONE YEAR OF THE DECISION DATE.
 8. THE APPLICANT SHALL RECORD THE APPROVED PLAT WITH CLACKAMAS COUNTY.
- SEE FILE FOR ANY MODIFICATIONS TO THE ABOVE LISTED CONDITIONS OF APPROVAL.

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LEGEND

---	EXISTING STORM
---	EXISTING STORM DITCH
---	PROPOSED SANITARY
---	EXISTING SANITARY
---	PROPOSED WATER
---	EXISTING WATER
---	PROPOSED CURB
---	EXISTING CURB
---	PROPOSED SIDEWALK
---	EXISTING SIDEWALK
---	NEW A.C.
---	EXISTING FENCE
---	EXISTING GAS
---	EXISTING TELEPHONE LINE
---	EXISTING CABLE LINE
---	EXISTING FIRE HYDRANT
---	FLOW ARROW



COVER SHEET
CITY FILE NO. MIP-97-05
SUNCREST DRIVE PARTITION
2S-1E-23BC, TAX LOT 700
WEST LINN, OREGON

6/30/99

1
4

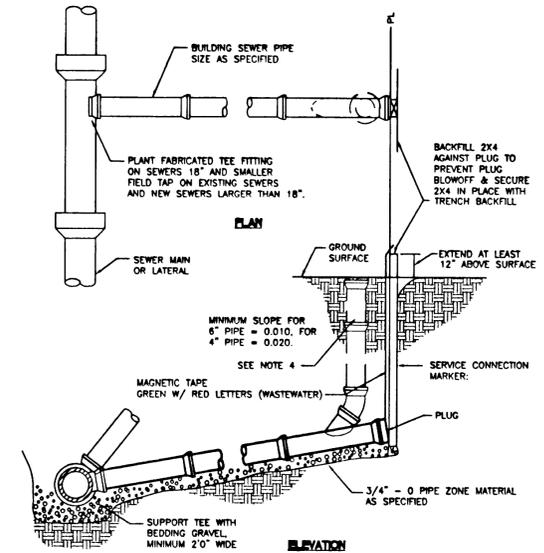
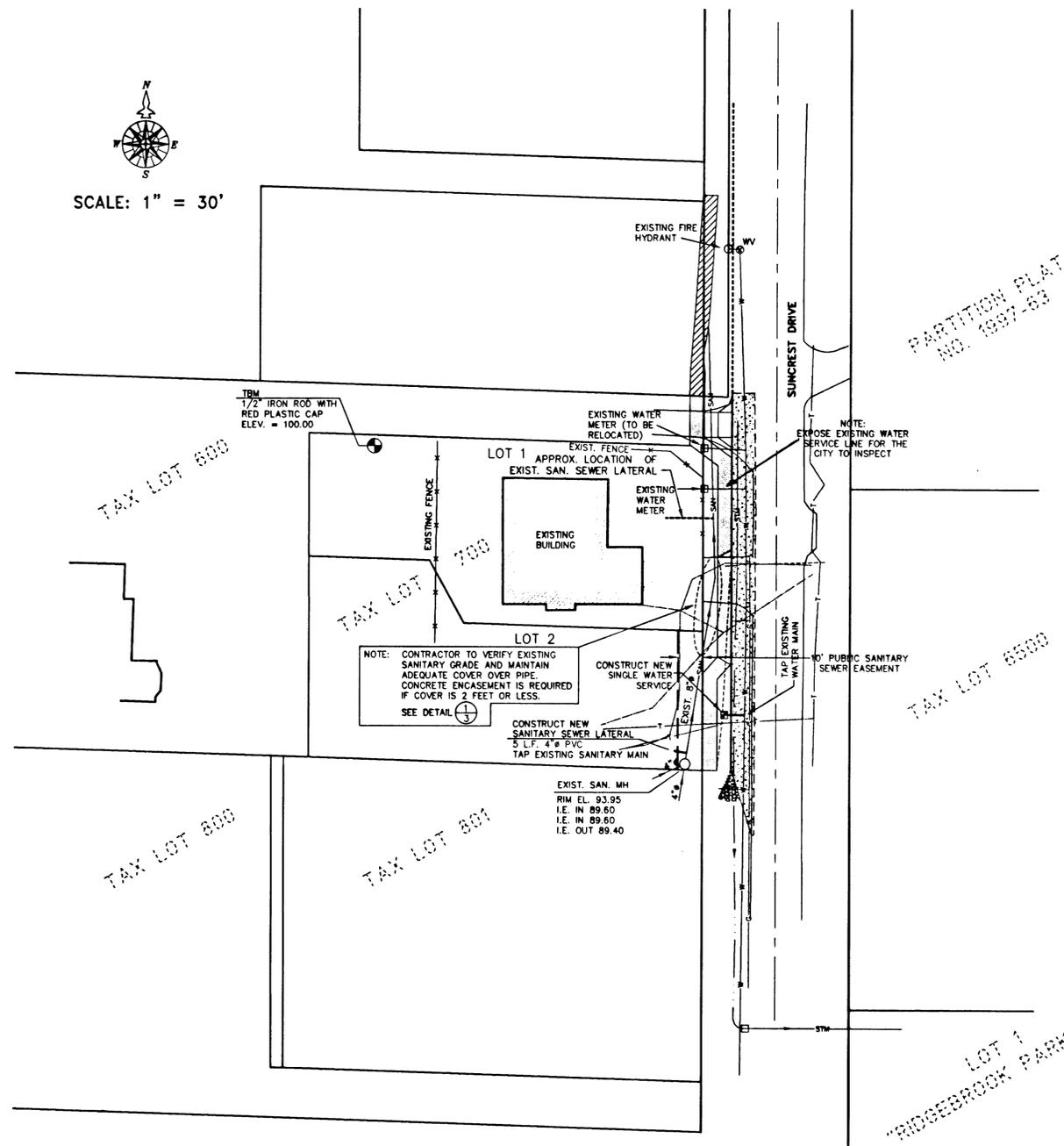
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4/3/98	2	AS-BUILT			
12/9/97	1	PER CITY REVIEW			

COMPASS CORPORATION
ENGINEERING SURVEYING PLANNING
6584 S.E. LAKE ROAD
MILWAUKIE, OREGON 97222
(503) 656-8093 PHONE
(503) 656-8095 FAX

CENTURION HOMES
2137 MARYWOOD COURT
WEST LINN, OR 97068-1434
PHONE: (503) 656-8411



SCALE: 1" = 30'

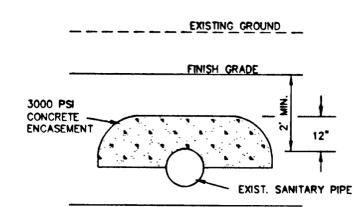


- NOTES:
- PIPE AND FITTINGS SHALL BE COMPATIBLE. ONLY MANUFACTURED FITTINGS SHALL BE USED.
 - MINIMUM DEPTH AT RIGHT OF WAY OR EASEMENT LINE SHALL BE 4 FEET.
 - MARKER POSTS AND BLOCKING SHALL BE TREATED WOOD. POST SHALL BE 2" x 4" FR. POST TO EXTEND 12" MINIMUM ABOVE FINISH GRADE AND EXPOSED AREA SHALL BE PAINTED WHITE.
 - WHEN REQUIRED, A CLEANOUT SHALL BE INSTALLED.
 - LAY BUILDING SEWER AT MAX. 45° FROM HORIZONTAL TO ACHIEVE REQUIRED DEPTH AT PROPERTY LINE WHEN MINIMUM SLOPE RESULTS IN EXCESSIVE DEPTH.

SHALLOW TRENCH SERVICE CONNECTION, BLOCKING AND MARKERS

APWA OREGON CHAPTER - APWA0023.DWG

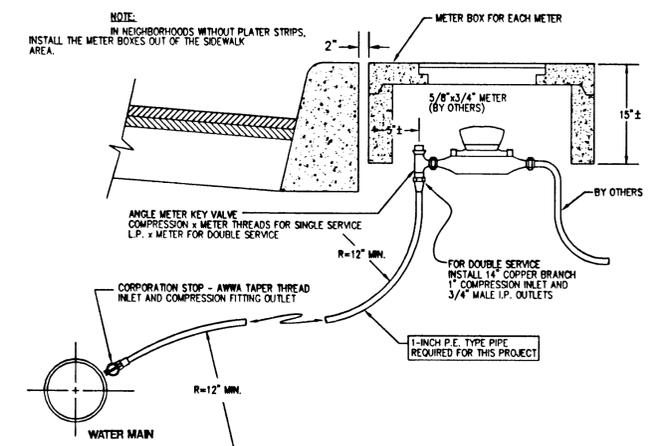
N.T.S.



1
3 CONCRETE ENCASEMENT DETAIL

N.T.S.

NOTE: NOT INSTALLED PER AS-BUILT



WATER METER

CITY OF WEST LINN - DRW. NO. WM-304

N.T.S.



SANITARY SEWER & WATER PLAN

CITY FILE NO. MIP-97-05

6/30/99

SUNCREST DRIVE PARTITION
2S-1E-23BC, TAX LOT 700
WEST LINN, OREGON

3
4

DATE	NO.	REVISION	PLAN	97-3923-209B	3923CIVL.DWG
4/3/98	2	AS-BUILT			
12/1/97	1	PER CITY REVIEW			
DRAWN	WH	DESIGNED	TK	CHECKED	
SCALE	1" = 30'	DATE	SEPTEMBER 1997		



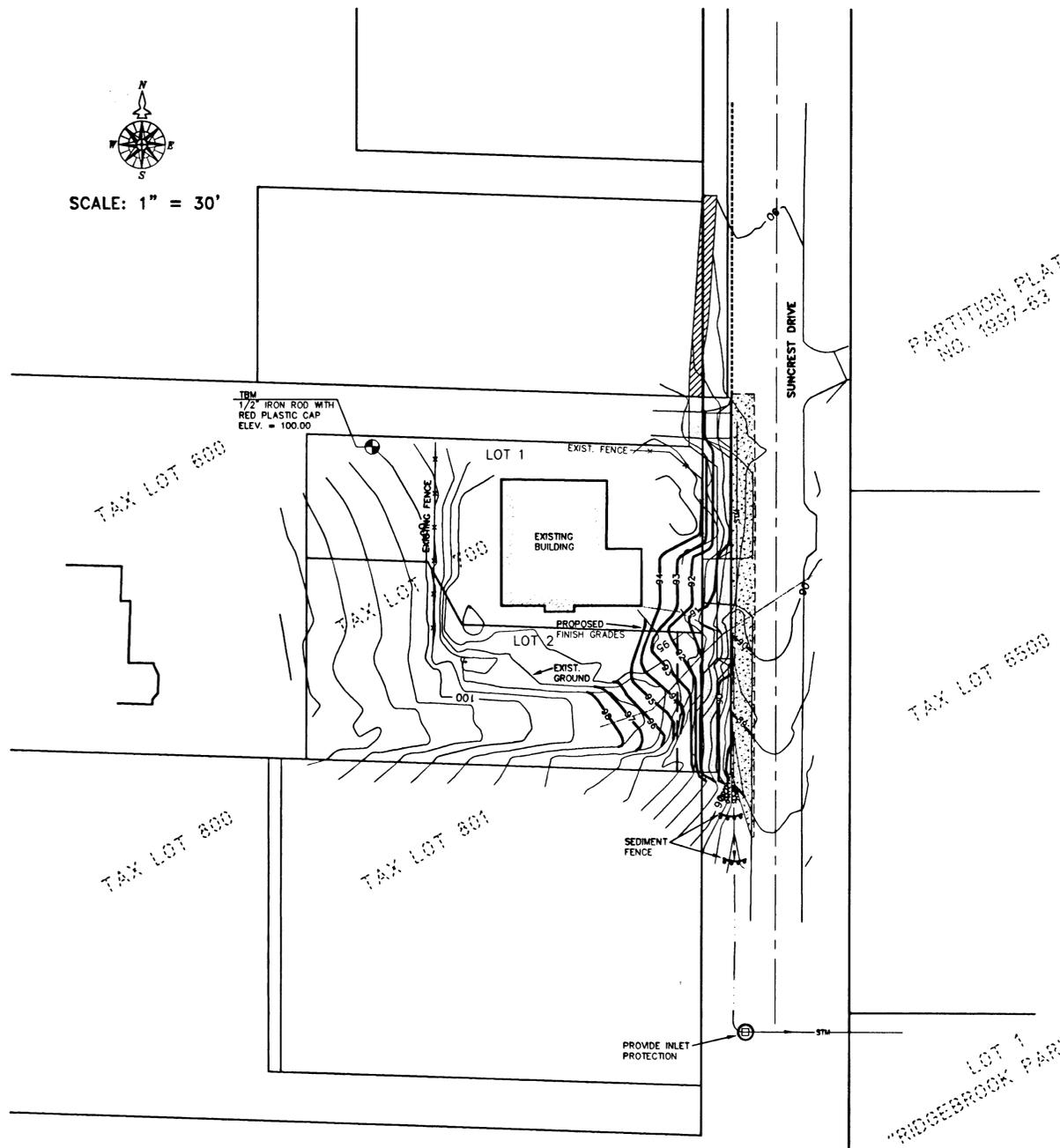
COMPASS CORPORATION

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SCALE: 1" = 30'



SITE GRADING

- REMOVE AND DISPOSE OF ALL ORGANIC MATERIALS, INCLUDING TREES, STUMPS, ROOTS, BRUSH, AND GRASS IN SUCH A MANNER TO MEET LOCAL REGULATIONS. THE CONTRACTOR SHALL PROTECT TREES TO REMAIN.
- AREAS TO RECEIVE FILL MATERIALS SHALL BE STRIPPED OF ALL ORGANIC MATERIALS AND "PROOF ROLLED" PRIOR TO PLACEMENT OF FILL.
- THE SITE SHALL BE GRADED TO THE ELEVATIONS SHOWN ON THE DRAWING WITH THE NECESSARY ADJUSTMENTS TO ACCOMMODATE THE FINISHES AS SPECIFIED. FUTURE PAVED AREAS SHALL BE SHAPED PER THE PLANS TO A SUBGRADE ELEVATIONS WHICH WILL ACCOMMODATE FUTURE BASE ROCK AND PAVING.
- FINISH GRADES ARE TO DRAIN AS INDICATED ON THE PLANS. ROUGH GRADING SHALL BE FINISHED BY BLADING TO REASONABLY SMOOTH CONTOURS WITH GENTLE TRANSITIONS.
- A SAMPLE OF FILL MATERIALS SHALL BE SUBMITTED FOR ANALYSIS BY THE CONTRACTOR AT LEAST 3-DAYS PRIOR TO EMBANKMENT ACTIVITIES FOR TESTING AND ANALYSIS.
- FILL MATERIALS TO BE PLACED IN APPROXIMATELY HORIZONTAL LAYERS OF A MAXIMUM OF 8-INCHES THICK, AND EACH LAYER SHALL BE SEPARATELY AND THOROUGHLY COMPACTED.
- FILL MATERIALS SHALL BE MOISTURE CONDITIONED AS REQUIRED BY DING SCARIIFYING, AERATING, PULVERIZING OR THE ADDITION OF WATER AND PLACED IN THE FILL AREA WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D-1557.
- COMPACTION EFFORT SHALL MEET OR EXCEED THE FOLLOWING:
 - FUTURE ROADS & STREETS: COMPACTION TO 95% OF STANDARD PROCTOR DENSITY (ASTM D-698)
 - FUTURE FOUNDATION PADS: COMPACTION TO 95% OF MODIFIED STANDARD PROCTOR DENSITY (ASTM D-1557)
 - LANDSCAPE AREAS: COMPACTION TO 90% OF STD PROCTOR DENSITY (ASTM D-698)
- COMPACTION TESTS AND REPORTS: TESTS SHALL BE CONDUCTED BY A RECOGNIZED TESTING LABORATORY. TEST FREQUENCY SHALL BE PER THE ENGINEER AND TO INCLUDE TESTING AT COMMENCEMENT OF FILL ACTIVITIES AND FOR EVERY 500 CUBIC YARDS PLACED OR AS DIRECTED.
- EACH FUTURE LOT PAD RECEIVING FILL SHALL HAVE AT LEAST ONE COMPACTION TEST PER LIFT TO DEMONSTRATE COMPACTION EFFORT. THE MAXIMUM FINISH SLOPES SHALL BE 2 HORIZONTAL TO 1 VERTICAL (2:1) PREFERRED SLOPE.

UNDISTURBED BUFFERS

- DOWNHILL UNDISTURBED BUFFER ON PROPERTY OF EQUAL OR GREATER AREA TO DISTURBED AREA ON 10% OR LESS SLOPES MAY BE USED AS AN ALTERNATIVE TO SEDIMENT BARRIERS.

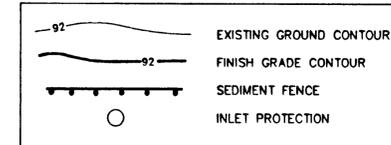
SEDIMENT BUFFERS

- THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST, OR OVERLAP 2' X 2' POSTS AND ATTACH AS SHOWN ON THIS SHEET.
 - THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS WHERE FEASIBLE. THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 24 INCHES.
 - THE FILTER FABRIC SHALL HAVE A MINIMUM VERTICAL BURIAL OF 8 INCHES. ALL EXCAVATED MATERIAL FROM FILTER FABRIC FENCE INSTALLATION, SHALL BE BACKFILLED AND COMPACTED, ALONG THE ENTIRE DISTURBED AREA.
 - STANDARD OR HEAVY DUTY FABRIC SHALL HAVE MANUFACTURED STITCHED LOOPS FOR 2' X 2' POST INSTALLATION. STITCHED LOOPS SHALL BE INSTALLED ON THE UP HILL SIDE OF THE SLOPED AREA.
 - FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY PROTECTED AND STABILIZED.
 - FILTER FABRIC FENCES SHALL BE INSPECTED BY APPLICANT/CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SEEDING/MULCHING**
- ALL AREAS DISTURBED DURING CONSTRUCTION TO BE GRADED TO DRAIN AND COMPACTED TO A MINIMUM OF STANDARDS IMMEDIATELY AFTER INSTALLATION UTILITIES OR GRADING.
 - RECOMMENDED SEED MIXTURE:

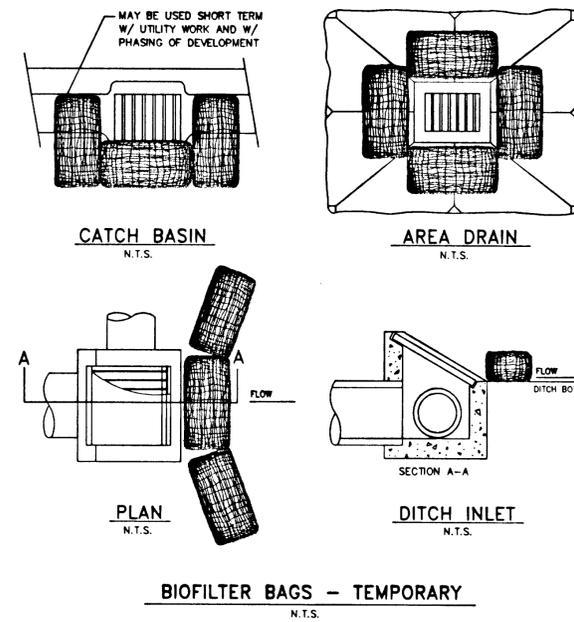
TYPE	PERCENT BY WEIGHT
ELKA DWARF PERENNIAL RYEGRASS	80
CREeping RED FESQUE	20

 APPLICATION RATE: 100 POUNDS MINIMUM PER ACRE
 - FERTILIZER SHALL BE 12-16-8 WITH 50% OF THE NITROGEN DERIVED FROM UREA-FORMALDEHYDE, AND APPLIED AT A RATE OF 400 POUNDS PER ACRE.
 - SEED AND MULCH AT A RATE OF 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.

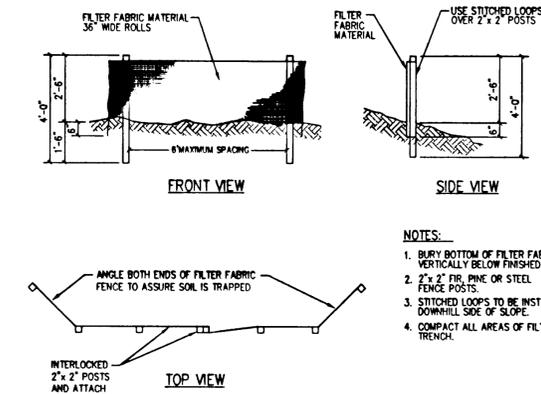
LEGEND



NOTE: AREAS NOT SHOWN AS BEING GRADED SHALL NOT BE DISTURBED.



BIOFILTER BAGS - TEMPORARY
N.T.S.



SEDIMENT FENCE
N.T.S.

- NOTES:**
- BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
 - 2" X 2" FIR, PINE OR STEEL FENCE POSTS.
 - STITCHED LOOPS TO BE INSTALLED DOWNHILL SIDE OF SLOPE.
 - COMPACT ALL AREAS OF FILTER FABRIC TRENCH.



GRADING & EROSION CONTROL PLAN
CITY FILE NO. MIP-97-05

SUNCREST DRIVE PARTITION
2S-1E-23BC, TAX LOT 700
WEST LINN, OREGON

8/30/99

4/4

DATE	NO.	REVISION
4/3/98	2	AS-BUILT
12/9/97	1	PER CITY REVIEW



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