# SUNCREST II
# THREE LOT PARTITION
## CITY FILE MAP MP 14-09

### GENERAL NOTES:

1. 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 & 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.
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 FOR PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM HIS/HER WORK.
8. ALL UTILITY TRENCHES WITHIN EXISTING OR PROPOSED RIGHT-OF-WAY'S 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.
9. CONTRACTOR SHALL PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN AND RECEIVE APPROVAL PRIOR TO WORKING WITHIN THE PUBLIC RIGHT-OF-WAY.
10. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CLACKAMAS COUNTY EROSION MANUAL.

### STREET CONSTRUCTION AND PAVING:

1. ALL WORK AND MATERIALS SHALL CONFORM WITH EXISTING CITY OF WEST LINN STANDARDS.
2. CONTRACTOR SHALL REMOVE AND DISPOSE OF TREE, STUMPS, ROOTS, BRUSH, AND OTHER ORGANIC MATERIAL IN THE WORK AREA AND WHERE INDICTED ON THE PLANS. THESE MATERIALS SHALL BE DISPOSED OF OFF SITE IN SUCH A MANNER AS TO MEET LOCAL REGULATIONS.
3. CONTRACTOR SHALL PROVIDE THE NECESSARY EROSION PROTECTION, TO INCLUDE GRADING, DITCHING, STRAW OR HAY BALES, AND SILT FENCING TO MINIMIZE EROSION ONTO ADJACENT PROPERTIES.
4. THE STREET SECTION SHALL BE GRADED TO THE ELEVATIONS SHOWN ON THE DRAWINGS WITH THE NECESSARY ADJUSTMENTS TO ACCOMMODATE THE FINISH PAVEMENT AS SPECIFIED.
5. 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) OVER FABRIC. THE SUB-GRADE SHALL BE "PROOF ROLLED", WITNESSED BY THE ENGINEER AND THE CITY PRIOR TO PLACEMENT OF THE BASE ROCK. COMPACTION TESTING SHALL CONFORM TO THE 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 THE ASPHALT.
6. THE CONTRACTOR TO NOTIFY CITY OF WEST LINN AND ENGINEER, 24-HOURS PRIOR TO STARRING CONSTRUCTION OR WORK TO BE ACCEPTED BY THE CITY.
7. 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 PUBIC STREETS. SMOOTHNESS TESTING IS REQUIRED PER THE CITY OF WEST LINN STANDARD SPECIFICATION SECTION 209.03.04D.
8. CONSTRUCT CURB AND GUTTER USING 3300 PSI CONCRETE MEETING THE SPECIFICATIONS OF W.L.S.C.S. DIVISION 205 (AFTER 28DAYS) WITH A MAXIMUM 1½" AGGREGATE SIZE. A PROOF ROLL OF THE CURB LINES IS REQUIRED PRIOR TO PLACING CURBS. PLACE CONTRACTION JOINTS AT 15' MAXIMUM ON CENTERS. CONTACTOR SHALL STAMP LOCATION OF SEWER, STORM AND WATER CROSSINGS WITH AN (S), (ST), OR (W).

### STORM SEWER:

1. ALL WORK AND MATERIALS USED FOR PUBLIC IMPROVEMENT TO CONFORM TO THE REQUIREMENTS OF THE CITY OF WEST LINN PUBLIC WORKS STANDARDS.
2. ALL WORK AND MATERIALS FOR PRIVATE STORM DRAINS TO MEET REQUIREMENTS OF THE STATE OF OREGON PLUMBING CODE.
3. MATERIALS
   A. POLYVINYCHLORIDE PIPE (PVC) SHALL CONFORM TO THE REQUIREMENTS OF ASTM D 3034 SDR 35 (6 INCHES OR LESS)
   B. RIBBED PVC PIPE TO CONFORM WITH ASTM F-794
   C. DUCTILE IRON PIPE (DI) SHALL BE CLASS 150, CEMENT-MORTAR LINED PUSH-ON JOINT PIPE MEETING THE LATEST REVISIONS TO ANSI SPECIFICATIONS A 21.4/AWWA C-104.
4. PIPE BEDDING AND TRENCH BACKFILL WITHIN PAVED AREAS TO BE ¾"-0" CRUSHED ROCK, PIPE BEDDING AND BACKFILL TO EXTEND A MINIMUM OF 6" BELOW PIPE AND 9" ALONG SIDES AND 12" ABOVE.
5. ALL MANHOLES OUTSIDE THE STREET RIGHT-OF-WAY SHALL HAVE TAMPER PROOF LIDS AND SHALL BE 12": ABOVE THE FINISHED GRADE IF NOT IN PAVED AREA.
6. ALL STORM LINES SHALL BE MANDREL TESTED AND VIDEO ACCEPTANCE INSPECTION TO BE COMPLETED BY THE CONTRACTOR.
7. ALL PIPE SHALL HAVE RUBBER GASKET JOINTS PER ASTM F477.
8. ALL CONNECTIONS TO MANHOLES AND CATCH BASIN/INLETS SHALL BE PRECAST OR CORE DRILLED HOLES.
9. INSTALL CONTINUOUS INSULATED COPPER TRACER WIRE AS REQUIRED BY THE UPC AND CITY STANDARDS.

### SANITARY SEWER:

1. ALL WORK AND MATERIALS TO CONFORM WITH THE CITY OF WEST LINN STANDARDS (1990-APWA OEGON CHAPTER STANDARD SPECIFICATIONS AND DRAWINGS WITH 1992 AND 1996 AMENDMENTS) AND THE DEQ FOR ALL PUBLIC SEWER LINES.
2. ALL PRIVATE SERVICE CONNECTIONS SHALL BE A MINIMUM OF 4-INCH PVC AND INSTALLED AT A MINIMUM SLOPE OF 2 % UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO "POT HOLE" EXISTING SEWER A CONNECTION POINTS PRIOR TO ACTUAL CONSTRUCTION TO VERIFY INVERT ELEVATIONS.
4. ALL PVC SANITARY SEWER PIPE SHALL CONFORM TO ASTM D-3034, SDR 35, AND SHALL BE GREEN IN COLOR, UNLESS SHOWN OTHERWISE ON THE DRAWINGS. PVC SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDED INSTALLATION PROCEDURES. 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 (95% OF INSIDE DIAMETER) THROUGH THE COMPLETED PIPE LINE.
5. CONTACTOR SHALL CONDUCT A VIDEO INSPECTION UPON COMPLETION OF ALL SEWER CONSTRUCTION AND SUBMIT TO THE CITY OF WEST LINN.
6. PIPE BEDDING AND BACKFILL SHALL CONFORM TO THE CITY OF WES LINN STANDARD DETAILS AND AS NOTED ON THE PLANS.
7. 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.
8. ALL MANHOLES SHALL BE VACUUM TESTED AND ALL OUTSIDE THE STREET RIGHT-OF-WAY MANHOLES SHALL HAVE TAMPER PROOF LIDS, WITH RIMS 12 INCHES ABOVE FINISH GRADE IN UNPAVED AREAS.
9. CONTRACTOR SHALL MAINTAIN AS-CONSTRUCTED DATA, INCLUDING STATION, LENGTH, AND DEPT OF SERVICE CONNECTION, AND ANY CHANGES MADE DURING CONSTRUCTION. THAT DATA SHALL BE SUBMITTED TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION.
10. INSTALL CONTINUOUS INSULATED COPPER TRACER WIRE AS REQUIRED BY THE UPC AND CITY STANDARDS

### WATER SYSTEM:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF WEST LINN STANDARDS AND SPECIFICATIONS AND THE OREGON STATE HEALTH DIVISION ADMINISTRATIVE RULES, CHAPTER 333.
2. ALL PIPE TO HAVE A MINIMUM COVER OF 36-INCHES BELOW FINISH GRADES.
3. WATER SERVICES SHALL BE COPPER TUBING TYPE "K" 1-INCH DIAMETER FOR ALL SERVICES
4. WATER IMPROVEMENTS SHALL CONSIST OF THE INSTALLATION OF THREE (3) 1" SERVICES. CONTRACTOR SHALL PROVIDE THE EXCAVATION, AND BACKFILLING. THE CITY WILL PROVIDE THE TAPPING AND INSTALL THE SERVICES.

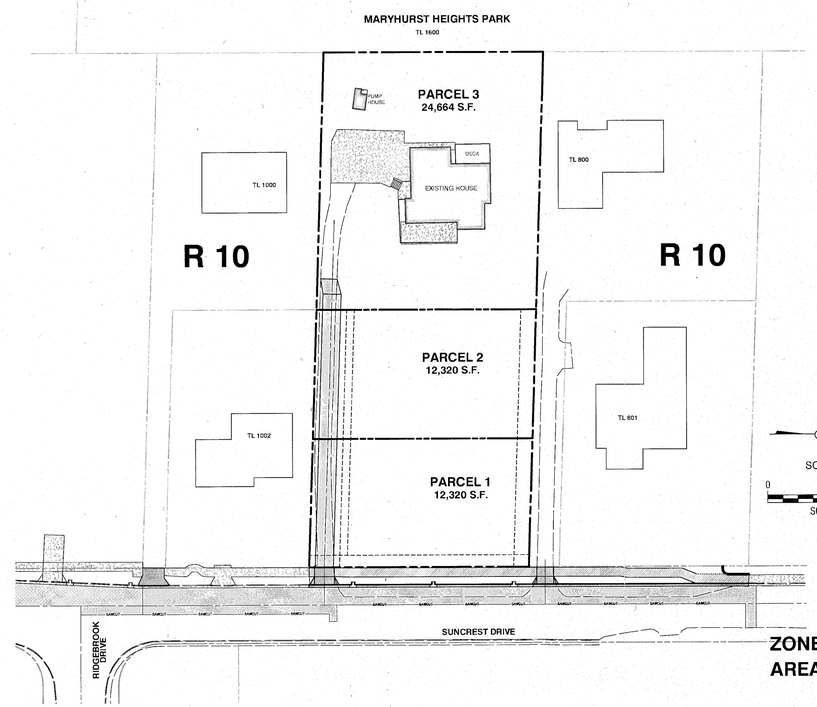
### EROSION CONTROL:

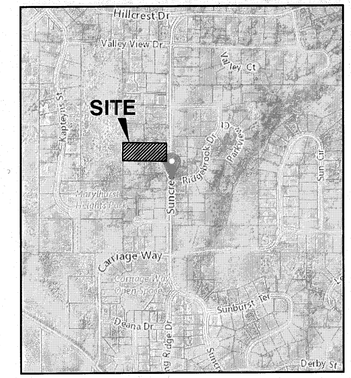
1. ALL AREAS DISTURBED DURING CONSTRUCTION TO BE GRADED TO DRAIN AND COMPACTED TO A MINIM OF REQUIRED STANDARDS IMMEDIATELY AFTER INSTALLATION OF UTILITIES OR GRADING.
2. SURFACE RESTORATION SHALL BE PER THE CITY OF WEST LINN STANDARD SPECIFICATIONS SECTION 206.
3. RECOMMENDED SEED MIX: HOBBS AND HOPKINS COMPANION MIX, WITH APPLICATION RATE OF 100 POUNDS PER ACRE. ANNUAL RYEGRASS RECOMMENDED WHEN RAPID GERMINATION IS REQUIRED.
4. 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.
5. SEED AND MULCH AT A RATE OF 2000 LB/ACRE/ WITH HEAVY BONDING AGENT OR NETTING AND ANCHORS. MULCH SHALL BE WOOD CELLULOSE FIVER OR OTHER MATERIALS SUITABLE FOR HYDRO-MULCHING
6. TEMPORARY/PERMANENT HYDRO-SEEDING OR ACCEPTABLE SEEDING AND MULCHING MUST BE PROVIDED WHEREVER PERENNIAL COVER CANNOT BE ESTABLISHED ON SITES WHICH WILL BE EXPOSED FOR 60-DAYS OF MORE.
7. INLET PROTECTION, INSPECTION AND MAINTENANCE
   A. BIO -FILTER BAGS OR SILT SACKS SHALL BE INSTALLED IN DOWNSTREAM CATCH BASINS
   B. INLET PROTECTION WILL ALLOW FOR OVERFLOW IN SEVERE STORM EVENTS.
   C. INSPECT ONCE PER WEEK ON ACTIVE SITES AND CLEAN AFTER EACH SIGNIFICANT STORM EVENT

### DECISION

THE PLANNING MANAGER (DESIGNEE) APPROVES THIS APPLICATION (MIP-14-09) BASED ON 1) THE FINDINGS SUBMITTED BY THE APPLICANT, WHICH ARE INCORPORATED BY REFERENCE; 2) SUPPLEMENTARY STAFF FINDINGS INCLUDED IN THE ADDENDUM; 3) THE CONDITIONS OF APPROVAL BELOW. WITH THESE FINDINGS THE APPLICANT APPROVAL CRITERIA ARE MET. THE CONDITIONS OF ARE AS FOLLOWS:

1. SITE PLAN, WITH THE EXCEPTION OF MODIFICATION REQUIRED BY THESE CONDITIONS, THE PROJECT SHALL CONFORM TO THE THREE-LOT PARTITION TENTATIVE PLAN, SHEET 1/5, AND DATE STAMPED JANUARY 12. 2015.
2. ENGINEERING STANDARDS. ALL PUBLIC IMPROVEMENTS AND FACILITIES ASSOCIATED WITH PUBLIC IMPROVEMENTS INCLUDING STREET IMPROVEMENTS, UTILITIES, GRADING, ONSITE STORMWATER DESIGN, STREET LIGHTING, EASEMENTS, AND EASEMENT LOCATIONS ARE SUBJECT TO THE CITY ENGINEER'S REVIEW, MODIFICATION, AND APPROVAL. THESE MUST BE DESIGNED, CONSTRUCTED, AND COMPLETED PRIOR TO FINAL PLAT APPROVAL OR BONDED.
   A. PUBLIC WORKS IS COORDINATING WITH THE APPLICANT TO COMPLETE VOLUNTARY OFF-SITE IMPROVEMENTS (SIDEWALK, CURB, DRAINAGE, STREET WIDENING OF THE ADJACENT RIGHT OF WAY TO THE NORTH AND SEWER MAIN EXTENSION TO THE SOUTH). THE APPLICANT WILL CONSTRUCT THOSE IMPROVEMENTS AND THE CITY WILL REIMBURSE THE OFFSITE COSTS. WHILE THIS IS A VOLUNTARY AGREEMENT, THE COMPLETION IS REQUIRED TO PROVIDE INFRASTRUCTURE TO THE SUBJECT PROPERTY AND TO CONNECT PEDESTRIAN ACCESSWAYS.
3. ACCESS AND UTILITY EASEMENT. THE APPLICANT SHALL PROVIDE AND SHOW ON THE FACE OF THE FINAL PLAT 16 FOOT WIDE UTILITY EASEMENT AND UNRESTRICTED ACCESS EASEMENT FOR THE MUTUAL BENEFIT OF LOTS 1,2 AND 3.
   A. A 14-FOOT WIDE ALL WEATHER DRIVEWAY IS REQUIRED TO ACCESS IHE LOTS VIA THE ACCESS EASEMENT.
   B. THE ACCESS AND UTILITY EASEMENT LANGUAGE FOR PARCELS 1, 2 AND 3 SHALL CONVEY THE RIGHT OF USE OF THE ACCESS AND UTILITY EASEMENTS TO THE OWNERS OF ANY FUTURE LOTS CREATED BY THE PARTITION OF PARCEL 3.
4. STREET IMPROVEMENTS. THE APPLICANT SHALL PROVIDE HALF STREET IMPROVEMENTS INCLUDING CURB, PLANTER STRIP, AND SIDEWALKS, AND STREET TREES WITHIN THE SUNCREST DRIVE ROW ABUTTING THE SUBJECT PROPERTY. PLANTER STRIP, SIDEWALK, AND STREET TREE INSTALLATION SHALL BE COMPLETED PRIOR TO PLATTING.
5. WATER. THE APPLICANT SHALL PAY THE CITY A PERCENTAGE OF THE CONSTRUCTION COST OF THE WATER MAIN UPSIZED IMPROVEMENTS ALONG THEIR PROJECT FRONTAGE ON SUNCREST DRIVE IN ACCORDANCE WITH THE WATER SYSTEM MASTER PLAN.
6. TREE CONSERVATION EASEMENT. THE APPLICANT SHALL PROVIDE A TREE CONSERVATION EASEMENT FOR TREES 495 AND 13. THE EASEMENT SHALL EXTEND OUTWARDS TO THE TREE DRIP LINES PLUS 10 FEET. THE EASEMENT SHALL INCLUDE A LEGAL DESCRIPTION AND A MAP OF THE AREA.
   A. THE EASEMENT DOCUMENT SHALL BE REVIEWED BY THE CITY PRIOR TO BEING PRESENT TO THE CITY COUNCIL FOR CONSIDERATION.
   B. IF APPROVED BY THE CITY COUNCIL, THE EASEMENT SHALL BE RECORDED WITH THE COUNTY AND A COPY OF THE RECORDED EASEMENT SHALL BE PROVIDED TO THE CITY.




**VICINITY MAP**
NTS

## LEGEND

| | |
|---|---|
| EXISTING DECIDUOUS TREE | EXISTING PROPERTY BOUNDARY |
| EXISTING CONIFEROUS TREE | EXISTING PROPERTY LINE |
| EXISTING LIGHT POLE | EXISTING RIGHT-OF-WAY |
| EXISTING COMMUNICATIONS BOX | EXISTING CENTERLINE |
| EXISTING ELECTRICAL BOX | EXISTING CURB |
| EXISTING GAS METER | EXISTING FENCE |
| EXISTING STORM MANHOLE | EXISTING EDGE OF PAVEMENT |
| EXISTING CATCH BASIN | EXISTING SANITARY LINE |
| EXISTING SANITARY MANHOLE | EXISTING STORM LINE |
| EXISTING FIRE HYDRANT | EXISTING WATER LINE |
| EXISTING WATER VALVE | EXISTING RETAINING WALL |
| EXISTING WATER METER | EXISTING OVERHEAD POWER |
| EXISTING SANITARY CLEANOUT | EXISTING GAS |
| NEW WATER METER | EXISTING TELEPHONE |
| NEW STORM CLEANOUT | EXISTING GRAVEL |
| | NEW PROPERTY LINE |
| | NEW EASEMENT |
| | NEW CURB |
| | NEW SANITARY LINE |
| | NEW WATER LINE |
| | EXISTING CONCRETE |
| | NEW CONCRETE |
| | NEW AC PAVEMENT |

**ZONE: R-10**
**AREA: 49,304 S.F.**

**DATUM:**
**SANITARY MANHOLE AT SUNCREST AND RIDGEBROOK #30-16-1-2-13, EL. 679.78**


**OWNER**
Maywood Homes
P.O. Box 210
Portland, Oregon 97223
Ph. 503-620-2047

**PLANNER/ENGINEER**
Theta, LLC
Bruce Goldson, P.E.
P.O. Box 1345
Lake Oswego, Oregon 97035
Ph. 503-481-8822

**SURVEYOR**
Centerline Concepts
729 Molalla Avenue No. 1&2
Oregon City, Oregon 97045
Ph. 503-650-0188


### SHEET INDEX


1 COVER
2 EXISTING CONDITIONS
3 PUBLIC STREET AND PRIVATE DRIVE PLAN
4 STREET DETAILS AND PRIVATE DRIVE PROFILE
5 UTILITIES PLAN AND DETAILS
6 GRADING AND EROSION CONTROL PLAN
7 TREE REMOVAL PLAN
8 STANDARD DETAILS


REGISTERED PROFESSIONAL ENGINEER 7126 OREGON July 16, 1971 BRUCE D. GOLDSON

EXPIRES: 06/30/2017
SIGNATURE DATE: 10/15/2015

**AS-BUILT**

**COVER**

2014-122A

| | | | | |
|---|---|---|---|---|
| DESIGNED: | BDG | | | |
| DRAWN: | BJS | | | |
| SCALE: | 1" = 50' | 09/10/2015 | 2 | AS-BUILT |
| DATE: | February, 2015 | 05/08/2015 | 1 | REVISED PER CITY REVIEW |
| FILE: | Suncrest II Asbuilt | DATE | NO. | REVISION |


Theta, llc
ENGINEERING - SURVEYING - PLANNING
PO Box 1345
Lake Oswego, Oregon 97035
503/481-8822
email: thetaeng@comcast.net



Centurion Homes
Phil Gentemann
7128 SW Gonzaga No. 200
Portland, Oregon 97223
Ph. 503-620-2047


**19345 Suncrest Drive**
**West Linn, Oregon 97068**
**T.2S. R.1E., Section 23BC, Lot 900**

SHEET: 1

TAX LOT 900
LOCATED IN THE N.W. 1/4 SECTION 23, T.2S., R.1E., W.M.,
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
OCTOBER 13, 2014 SCALE 1"=30'

## SURVEY NOTES:

THE DATUM FOR THIS SURVEY IS BASED UPON THE RIM OF SANITARY MANHOLE NUMBER 3D-16-1-2-13 AT THE INTERSECTION OF SUNCREST DRIVE AND RIDGEBROOK DRIVE. THE ELEVATION IS 679.78', CITY OF WEST LINN AS-BUILTS.

A TRIMBLE S6-SERIES ROBOTIC INSTRUMENT WAS USED TO COMPLETE A CLOSED LOOP FIELD TRAVERSE.

AREA OF SUBJECT PARCEL: 37,422 S.F. OR 0.86 ACRES

THE BASIS OF BEARINGS FOR THIS SURVEY IS PER MONUMENTS FOUND AND HELD PER PARTITION PLAT NUMBER 1996-001, RECORDS OF CLACKAMAS COUNTY.

THE PURPOSE OF THIS SURVEY IS TO RESOLVE AND DETERMINE THE PERIMETER BOUNDARY OF THE SUBJECT PROPERTY, TO SHOW ALL PERTINENT BOUNDARY ISSUES AND ENCROACHMENTS. NO PROPERTY CORNERS WERE SET IN THIS SURVEY.

NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE, ETC.

NO TITLE REPORT WAS SUPPLIED OR USED IN THE PREPARATION OF THIS MAP. THERE MAY EXIST EASEMENTS, CONDITIONS, OR RESTRICTIONS THAT COULD AFFECT THE TITLE OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE IN THIS SURVEY TO SHOW SUCH MATTERS THAT MAY AFFECT TITLE.

SCALE: 1" = 30'
0 30 60
SCALE: 1" = 30'

SIGNED ON: _____

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 30, 2007
JAMES BURTON BROWN
60379

VALIS THROUGH DECEMBER 31, 2015

CENTERLINE CONCEPTS
LAND SURVEYING, INC.
729 MOLALLA AVE., SUITE 1 & 2
OREGON CITY, OREGON 97045
PHONE 503.650.0188 FAX 503.650.0189
DRAWN BY:MPW CHECKED BY: JBB ACCOUNT # 150-
M:\PROJECTS\

# AS-BUILT

## EXISTING CONDITIONS

2014-122A

| | | | | |
|---|---|---|---|---|
| DESIGNED: | BDG | | | |
| DRAWN: | BJS | | | |
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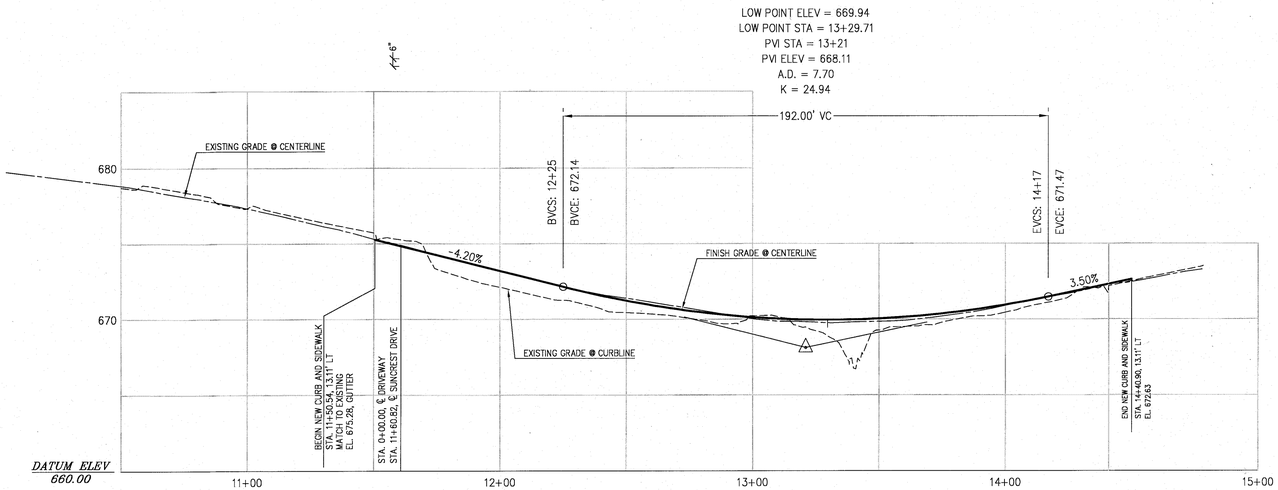
T.2S. R.1E., Section 23BC, Lot 900

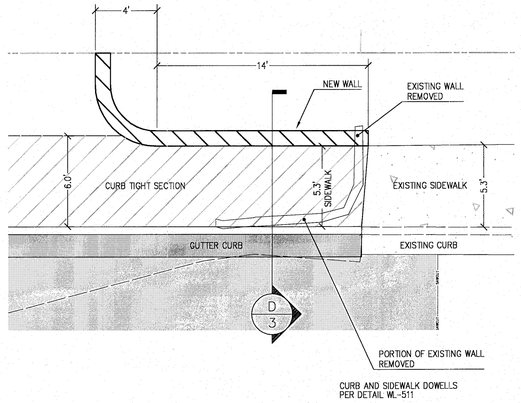
SHEET: 2

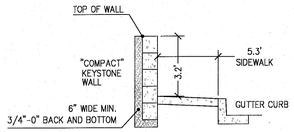



## SUNCREST DRIVE GUTTERLINE PROFILE

D 2/4

SCALE: 1" = 30' HORIZONTAL
1" = 5' VERTICAL

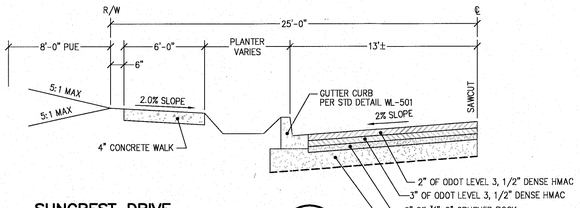



## 5.3-FOOT WIDE SIDEWALK TYPICAL SECTION

D 3

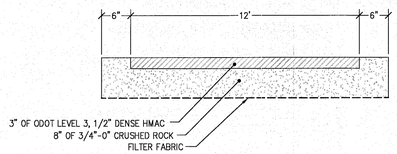
SCALE: 1" = 5'




## SUNCREST DRIVE TYPICAL STREET SECTION

A 3

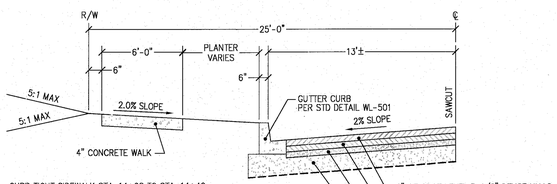
SCALE: NTS
STA. 12+50 TO STA. 12+95




## PRIVATE DRIVE SECTION

B 3

SCALE: NTS

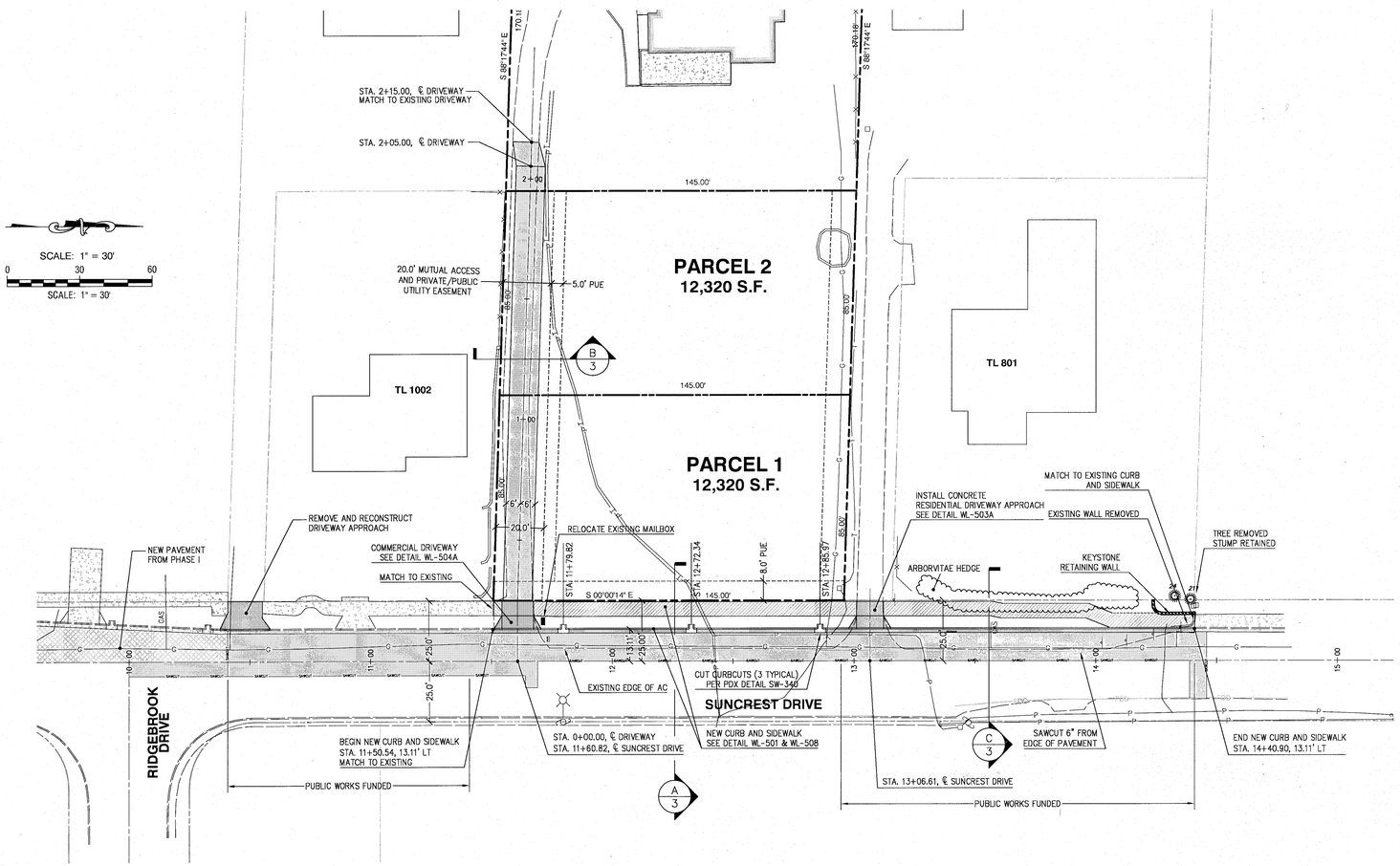



CURB TIGHT SIDEWALK STA. 14+28 TO STA. 14+40

## SUNCREST DRIVE TYPICAL STREET SECTION

C 3

SCALE: NTS
STA. 12+95 TO STA. 14+28




REGISTERED PROFESSIONAL ENGINEER 7126 OREGON July 16, 1971 BRUCE D. GOLDSON

EXPIRES: 06/30/2017
SIGNATURE DATE: 10/15/2015

# AS-BUILT

## PUBLIC STREET AND PRIVATE DRIVE PLAN

2014-122A

| | | | | |
|---|---|---|---|---|
| DESIGNED: | BDG | | | |
| DRAWN: | BJS | | | |
| SCALE: | 1" = 30' | 09/10/2015 | 2 | AS-BUILT |
| DATE: | February, 2015 | 05/08/2015 | 1 | REVISED PER CITY REVIEW |
| FILE: | Suncrest II Asbuilt | DATE | NO. | REVISION |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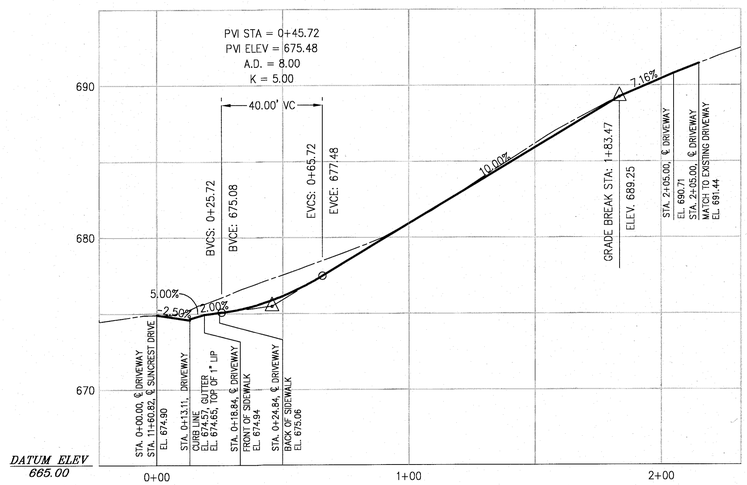
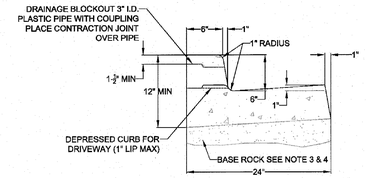
SHEET: 3




## DRIVEWAY PROFILE

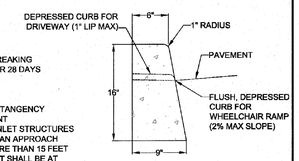
1 / 4

SCALE: 1" = 30' HORIZONTAL
1" = 5' VERTICAL




FLUSH, DEPRESSED CURB FOR WHEELCHAIR
RAMP 2% MAX SLOPE

### TYPICAL CURB AND GUTTER




### TYPICAL STRAIGHT CURB

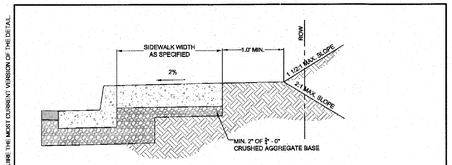
NOTE:

1. CONCRETE SHALL HAVE A BREAKING STRENGTH OF 3300 PSI AFTER 28 DAYS
2. CONTRACTION JOINTS:
   A) TO BE PROVIDED:
      -AT EACH POINT OF TANGENCY
      -AT EACH COLD JOINT
      -AT EACH SIDE OF INLET STRUCTURES
      -AT BOTH SIDES OF AN APPROACH
   B) SPACING TO BE NOT MORE THAN 15 FEET
   C) THE DEPTH OF THE JOINT SHALL BE AT LEAST 1/3 OF THE THICKNESS OF CONCRETE
   D) EXPANSION JOINTS SHALL NOT BE USED
3. 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
4. FULL DEPTH PREPARED ROCK SECTION SHALL EXTEND 1' HORIZONTALLY BEYOND BOTH SIDES OF CURB AND GUTTER
5. DRAINAGE BLOCK - 3" DIA. PLASTIC PIPE
   A) 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
6. STAMP TOP OF CURB WITH "W" AT WATER SERVICE CROSSING AND "S" AT SANITARY LATERAL CROSSING

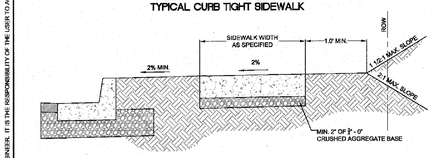
THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.

## TYPICAL CURBS

City of West Linn | DATE: 2010 | DRAWING NO. WL-501 | FILE NO.




### TYPICAL CURB TIGHT SIDEWALK




### SIDEWALK AWAY FROM CURB

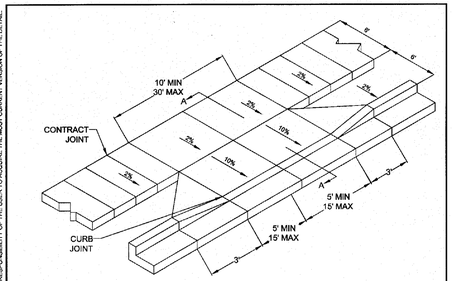
NOTE:

1. CONCRETE SHALL BE 3300 PSI AT 28 DAYS.
2. PANEL LENGTHS SHALL BE EQUAL TO THE SIDEWALK WIDTH, BUT MAY BE ADJUSTED WITH THE CITY ENGINEERS APPROVAL.
3. 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 RAMPS.
4. A CURING COMPOUND SHALL BE USED. WHITE REFLECTIVE SHEETING SHALL BE USED IN CASE OF RAIN.
5. 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.
6. THE SIDEWALK SHALL HAVE A MIN. THICKNESS OF 6" IF THE SIDEWALK IS INTENDED AS A PORTION OF THE THE DRIVEWAY. OTHERWISE, THE SIDEWALK SHALL HAVE A MIN. THICKNESS OF 4".
7. 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.

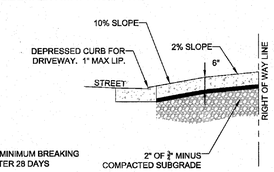
THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.

## CONCRETE SIDEWALK CROSS SECTION

City of West Linn | DATE: 2010 | DRAWING NO. WL-508 | FILE NO.




### SIDEWALK AWAY FROM CURB




### SECTION A-A

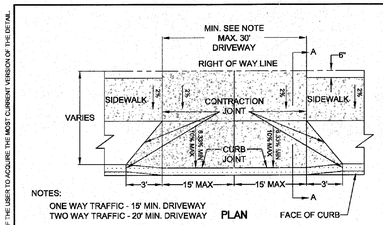
NOTE:

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

THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.

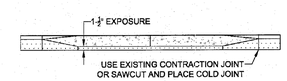
## RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB

City of West Linn | DATE: 2010 | DRAWING NO. WL-503A | FILE NO.

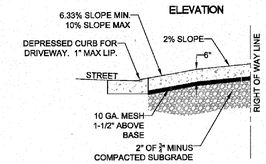



NOTES:
ONE WAY TRAFFIC - 15' MIN. DRIVEWAY
TWO WAY TRAFFIC - 20' MIN. DRIVEWAY

PLAN




### ELEVATION




### SECTION A-A

NOTE:

1. CONCRETE SHALL HAVE A MINIMUM BREAKING STRENGTH OF 4000 PSI AFTER 28 DAYS, 6 SACK MIX
2. CURB JOINT SHALL BE A TROWELED JOINT WITH A MIN. 1/2" RADIUS ALONG BACK OF CURB
3. DRIVEWAY SHALL BE A MINIMUM 6" THICK
4. DRIVEWAY CURB CUT SHALL COMPLY WITH THE CONDITIONS OF 5.0070, "WIDTH AND LOCATION OF CURB CUTS"

THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.

## COMMERCIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB

City of West Linn | DATE: 2010 | DRAWING NO. WL-504A | FILE NO.

REGISTERED PROFESSIONAL ENGINEER
7126
OREGON
July 16, 1971
BRUCE D. GOLDSON

EXPIRES: 06/30/2017
SIGNATURE DATE: 10/15/2015

# AS-BUILT

## STREET DETAILS AND PRIVATE DRIVE PROFILE

2014-122A

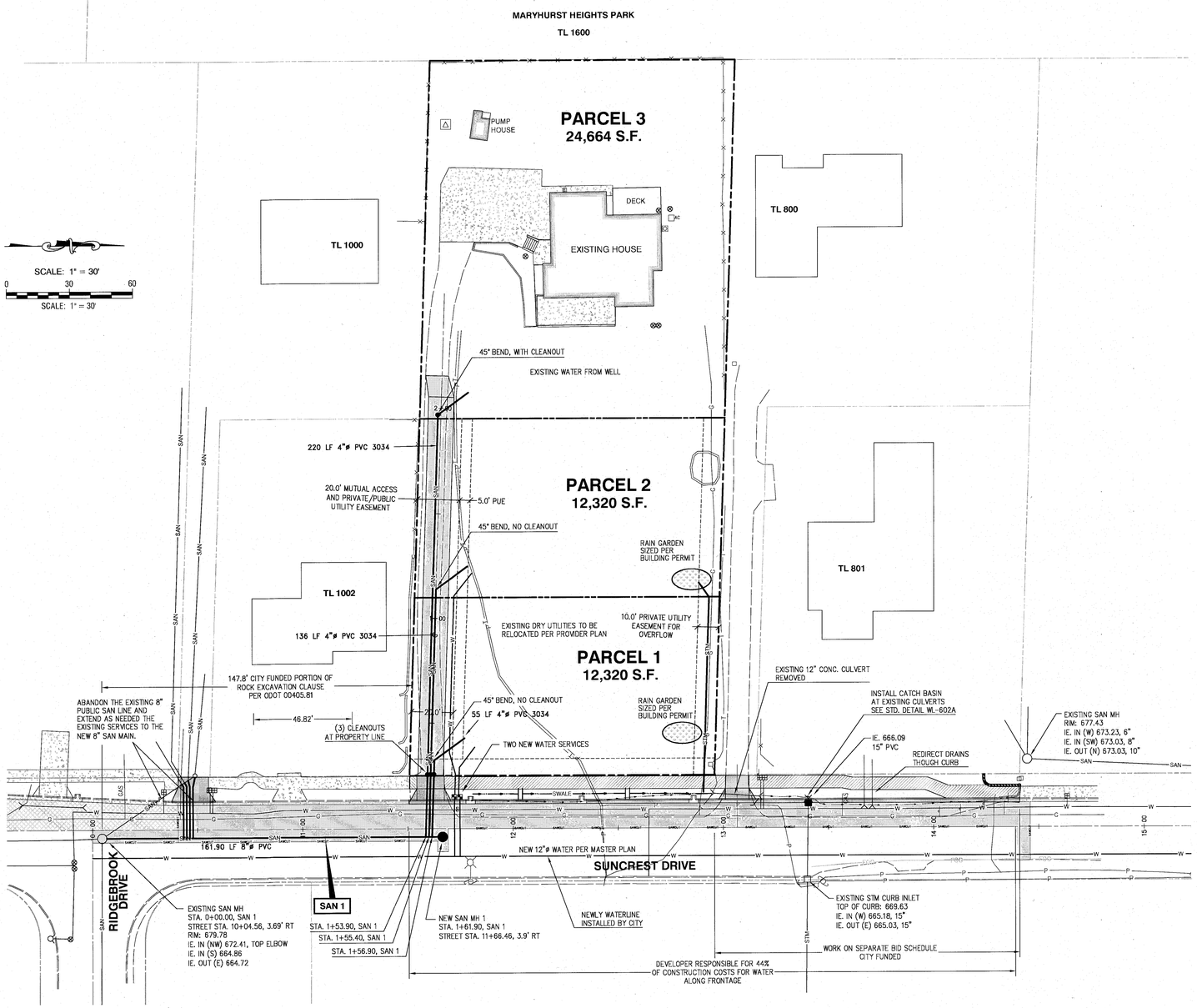
| | | | | |
|---|---|---|---|---|
| DESIGNED: | BDG | | | |
| DRAWN: | BJS | | | |
| SCALE: | 1" = 30' | 09/10/2015 | 2 | AS-BUILT |
| DATE: | February, 2015 | 05/08/2015 | 1 | REVISED PER CITY REVIEW |
| FILE: | Suncrest II Asbuilt | DATE | NO. | REVISION |

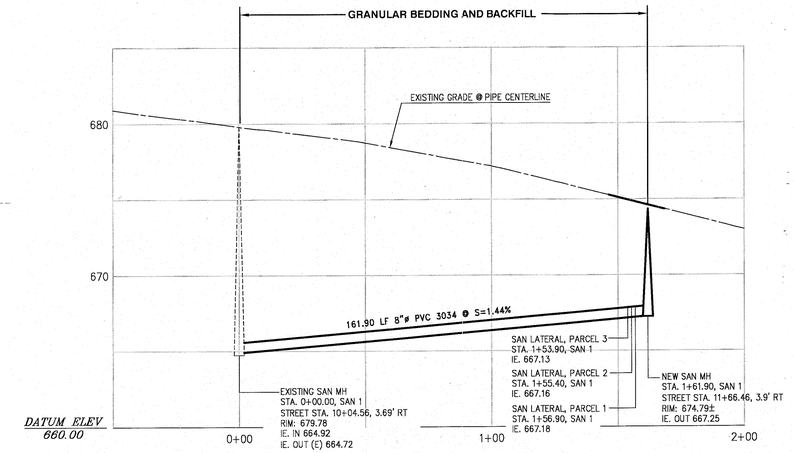

Theta, llc
ENGINEERING - SURVEYING - PLANNING
PO Box 1345
Lake Oswego, Oregon 97035
503/481-8822
email: thetaeng@comcast.net


Centurion Homes
Phil Gentemann
7128 SW Gonzaga No. 200
Portland, Oregon 97223
Ph. 503-620-2047

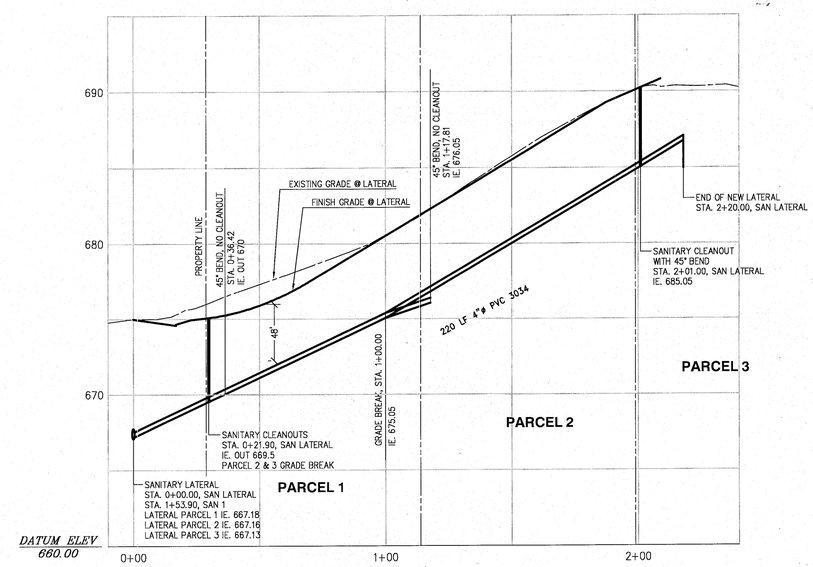
19345 Suncrest Drive
West Linn, Oregon 97068
T.2S. R.1E., Section 23BC, Lot 900

SHEET: 4




SAN 1
SANITARY SEWER PROFILE (1/5)
SCALE: 1" = 30' HORIZONTAL
1" = 5' VERTICAL




SANITARY LATERAL
SANITARY SEWER PROFILE (2/5)
SCALE: 1" = 30' HORIZONTAL
1" = 5' VERTICAL

REGISTERED PROFESSIONAL ENGINEER 7126 OREGON July 16, 1971 BRUCE D. GOLDSON

EXPIRES: 06/30/2017
SIGNATURE DATE: 10/15/2015

# AS-BUILT

## UTILITY PLAN

2014-122A

| | | | | |
|---|---|---|---|---|
| DESIGNED: | BDG | | | |
| DRAWN: | BJS | | | |
| SCALE: | 1" = 30' | 09/10/2015 | 2 | AS-BUILT |
| DATE: | February, 2015 | 05/08/2015 | 1 | REVISED PER CITY REVIEW |
| FILE: | Suncrest II Asbuilt | DATE | NO. | REVISION |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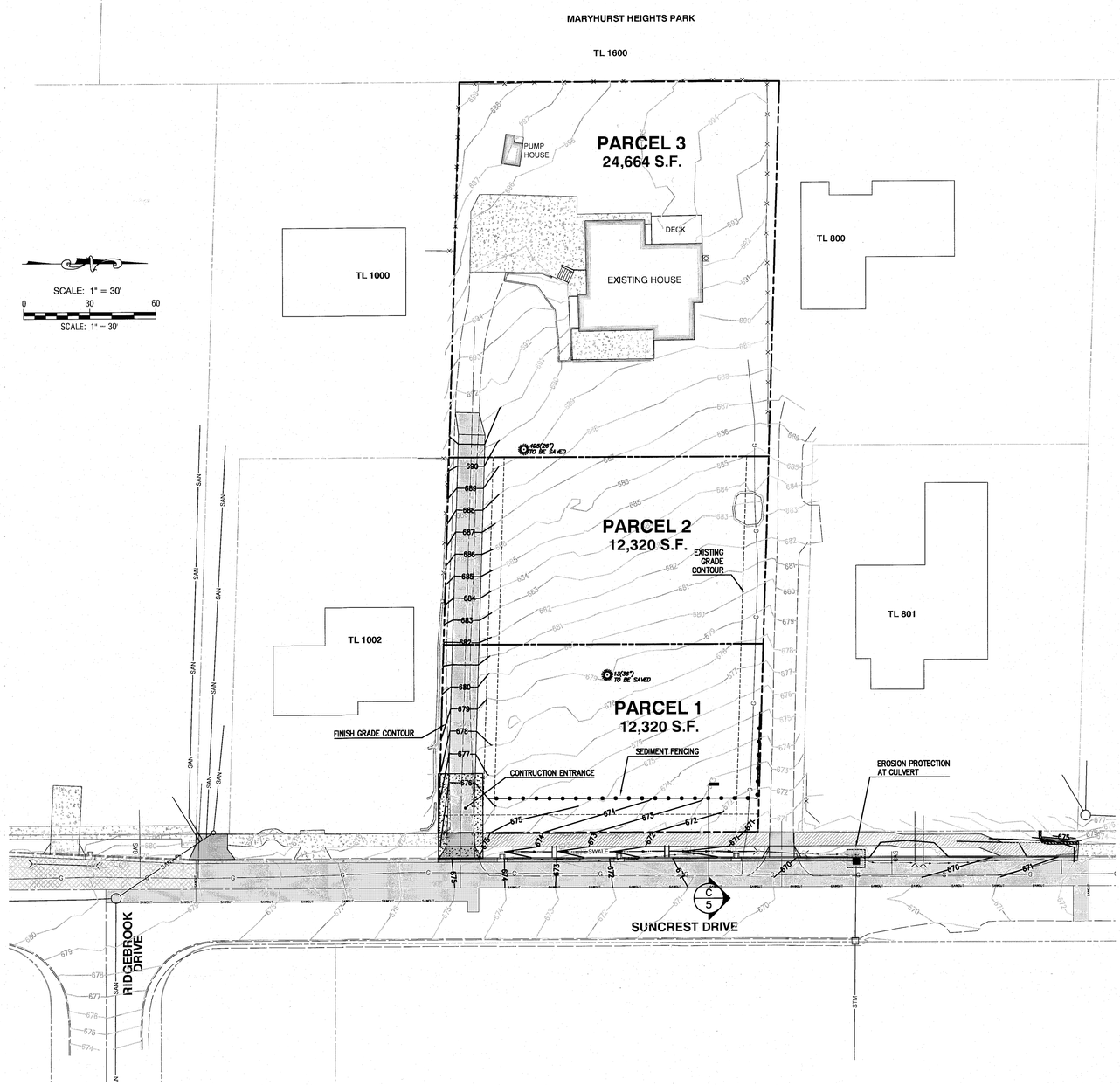
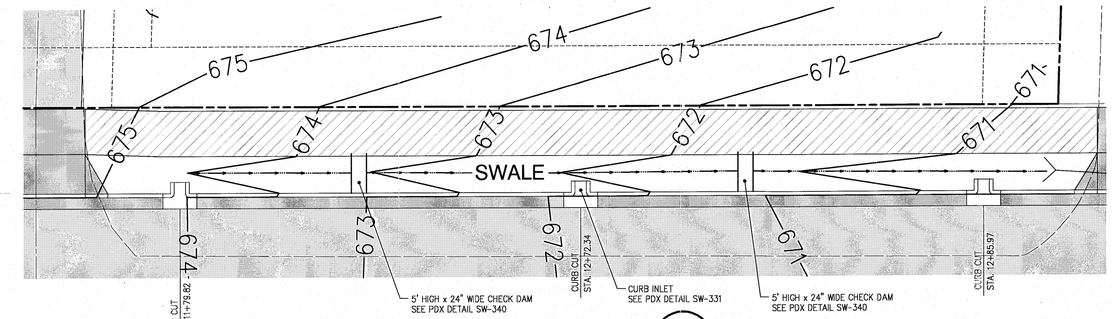
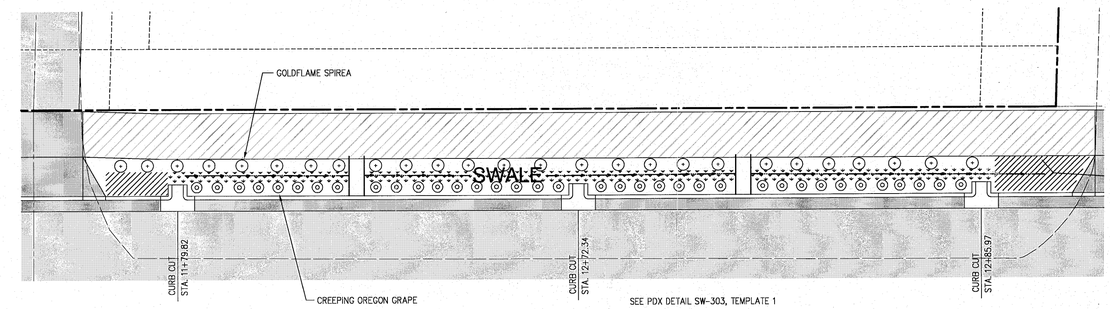
**West Linn, Oregon 97068**
**T.2S. R.1E., Section 23BC, Lot 900**

SHEET: 5

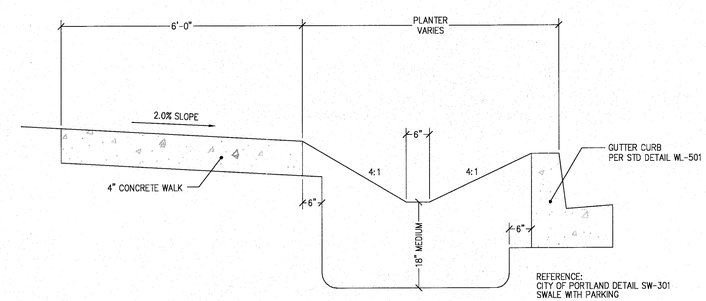



SWALE DETAIL (A/5)
SCALE: 1" = 10'




LANDSCAPING DETAIL (B/5)
SCALE: 1" = 10'




SUNCREST DRIVE
TYPICAL STREET SECTION (C/5)
SCALE: NTS

REGISTERED PROFESSIONAL ENGINEER 7126 OREGON July 16, 1971 BRUCE D. GOLDSON

EXPIRES: 06/30/2017
SIGNATURE DATE: 10/15/2015

# AS-BUILT GRADING AND EROSION CONTROL PLAN

2014-122A

| | | | | |
|---|---|---|---|---|
| DESIGNED: | BDG | | | |
| DRAWN: | BJS | | | |
| SCALE: | 1" = 30' | 09/10/2015 | 2 | AS-BUILT |
| DATE: | February, 2015 | 05/08/2015 | 1 | REVISED PER CITY REVIEW |
| FILE: | Suncrest II Asbuilt | DATE | NO. | REVISION |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19345 Suncrest Drive
West Linn, Oregon 97068
T.2S. R.1E., Section 23BC, Lot 900

SHEET: 6

SCALE: 1" = 30'

0 30 60

SCALE: 1" = 30'

REGISTERED PROFESSIONAL ENGINEER 7126 OREGON July 16, 1971 BRUCE D. GOLDSON

EXPIRES: 06/30/2017

SIGNATURE DATE: 10/15/2015

# AS-BUILT

## TREE REMOVAL PLAN

2014-122A

| | | | | |
|---|---|---|---|---|
| DESIGNED: | BDG | | | |
| DRAWN: | BJS | | | |
| SCALE: | 1" = 30' | 09/10/2015 | 2 | AS-BUILT |
| DATE: | February, 2015 | 05/08/2015 | 1 | REVISED PER CITY REVIEW |
| FILE: | Suncrest II Asbuilt | DATE | NO. | REVISION |

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SHEET: 7

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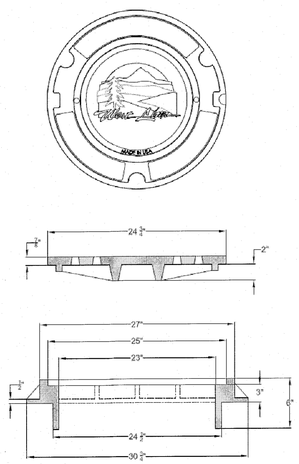


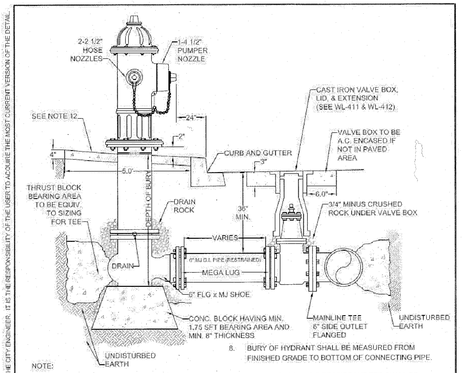

NOTE:

1. COVER AND FRAME TO BE MACHINED FOR TRUE BEARING
2. MATERIAL SHALL BE GRAY CAST IRON A.S.T.M. A-48 CLASS 30
3. 2 HOLE LID FOR SANITARY SEWER
4. 16 HOLE LID FOR STORM SEWER

## SUBURBAN MANHOLE FRAME AND COVER 3' DEPTH

City of West Linn | DATE: 2010 | DRAWING NO. WL-300 | FILE NO.

THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.



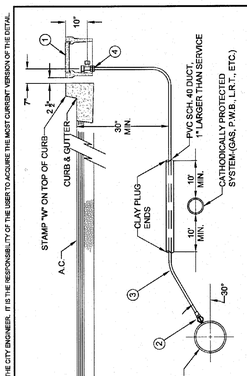

NOTE:

1. HYDRANT TO BE MUELLER CENTURION MDL A-423 ONLY WITH 1 1/2" OPER. NUTS OR GLOW MEDALLION F-2545.
2. HYDRANT COLOR TO BE MILLER EQUIP. ENAMEL 0 E 40 (SAFETY YELLOW).
3. JOINTS TO BE RESTRAINED BY 3/4" DIA. GALVANIZED STEEL RODS AND THRUST BLOCKS OR MEGALUGS AND THRUST BLOCKS.
4. ALL FITTINGS IN CONTACT W/CONCRETE SHALL BE WRAPPED IN PLASTIC. HYDRANT DRAIN HOLES TO REMAIN OPEN TO DRAIN ROCK AND OPERATIONAL.
5. MIN. 4 CFT OF 1 1/2" - 3/4" CLEAN DRAIN ROCK SHALL BE PLACED AROUND SHOE UP TO A MIN. OF 6" ABOVE DRAIN OUTLETS.
6. WHERE PLANTER STRIP EXISTS, HYDRANT SHALL BE PLACED SO THE FRONT PORT IS A MINIMUM OF 24" BEHIND THE FACE OF THE CURB.
7. WHERE INTEGRAL S/W & CURB EXISTS, HYDRANT SHALL BE PLACED AT BACK OF THE SIDEWALK, OR AS DIRECTED BY ENGINEER.
8. BURY OF HYDRANT SHALL BE MEASURED FROM FINISHED GRADE TO BOTTOM OF CONNECTING PIPE.
9. THRUST BLOCK AT FIRE HYDRANT TEE SHALL BE EQUIVALENT TO TEE PIPE SIZING (SEE WL-406).
10. HYDRANT VALVE SHALL BE MUELLER RESILIENT WEDGE GATE VALVE #A-2360-16 ONLY.
11. NO EXTENSIONS ALLOWED
12. HYDRANT SHALL HAVE A 5' x5' x 4" THICK CONCRETE APRON. THERE SHALL BE 2" OF CLEARANCE BETWEEN THE TOP OF THE APRON AND THE BOTTOM OF THE FLANGED BOLT PATTERN OF THE HYDRANT.
13. CONCRETE SHALL BE COMMERCIALLY MIXED WITH A BREAKING STRENGTH OF NOT LESS THAN 3000 PSI.

## STANDARD FIRE HYDRANT ASSEMBLY

City of West Linn | DATE: 2010 | DRAWING NO. WL-401 | FILE NO.

THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.




MATERIAL:

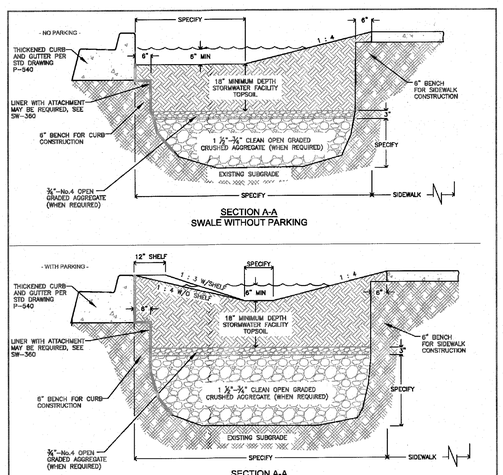
1. BROOKS METER BOX, BODY NO. 37, LID AND COVER NO.37-S.
2. MUELLER CORP. STOP NO. H-15008 OR FORD F1000-4Q CORP. STOP WITH OPERATING NUT AT 3 OR 9 OCLOCK.
3. 1" SOFT TEMPER, TYPE "K" COPPER TUBING COMPLYING WITH ASTM B-88.
4. MUELLER ANGLE METER STOP NO. H-14258 (FORD NO. KV43-444-Q).

NOTE:

1. MACHINE DRILLED AND TAPPED ONLY. NO HAND DRILLING IS ALLOWED.
2. SUBSTITUTES FOR ANY MATERIALS SHOWN SHALL BE APPROVED BY THE CITY ENGINEER.
3. ALL PIPE AND STRUCTURE ZONE SHALL BE BACKFILLED USING 3/4" MINUS CRUSHED AGG. AND COMPACTED TO 95% MAX DENSITY AS DETERMINED BY AASHTO T-180.
4. WHEN AN ACTIVE CATHODIC PROTECTED SYSTEM IS ENCOUNTERED, SCH. 40 PVC SHALL BE INSTALLED AS SHOWN ABOVE WITH CLAY PLUG.
5. METER BOX SHALL BE CENTERED OVER THE COMPLETED METER ASSEMBLY.
6. TAPS INTO MAIN TO HAVE 18" SEPARATION ON CENTER MINIMUM.
7. ANGLE METER STOPS TO BE 18" FROM PROPERTY LINE AND NOT IN DRIVEWAY APPROACH.
8. METER BOXES IN CURB TIGHT SIDEWALK AND THOSE SUBJECT TO INCIDENTAL AUTO TRAFFIC MUST HAVE METAL LIDS AND BE TRAFFIC RATED.

## STANDARD 1" WATER SERVICE

City of West Linn | DATE: 2010 | DRAWING NO. WL-402 | FILE NO.




SECTION A-A
SWALE WITHOUT PARKING

SECTION A-A
SWALE WITH PARKING

**DESIGNER INFORMATION**

See SW-330 for Inlet.

**CONSTRUCTION NOTE**

Scarify the native soil following the initial excavation and before installing topsoil or rock.

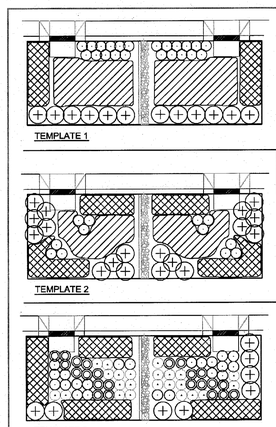
FOR PLAN VIEW REFER TO SW-300

- DRAWING NOT TO SCALE -

STORMWATER MANAGEMENT MANUAL TYPICAL DETAILS

- 2011 GREEN STREETS -
Section Views
Swales

Bureau of Environmental Services | City of Portland | NUMBER SW-301 | SET REVISED: 12-08-2011




**PLANT LEGEND 1**

| Symbol | Botanical Name / Common Name |
|---|---|
| ZONE A | |
| | *Juncus patens* |
| | Spreading rush |
| | w/*Camassia leichtlinii* |
| | Great camas- interspersed for accent |
| ZONE B | |
| | *Mahonia repens* |
| | Creeping oregon grape |
| | *Spiraea x bumalda 'Goldflame'* |
| | Goldflame spirea |
| | *Arcostaphylos uva-ursi* |
| | Kinnikinnick |

**PLANT LEGEND 2**

| Symbol | Botanical Name / Common Name |
|---|---|
| ZONE A | |
| | *Carex obnupta* |
| | Slough sedge |
| | *Deschampsia cespitosa* |
| | Tuffted hair grass |
| | w/*Camassia leichtlinii* |
| | Great camas- interspersed for accent |
| ZONE B | |
| | *Fragaria chiloensis* |
| | Coastal strawberry |
| | *Cornus sericea 'Kelseyi'* |
| | Kelsey dogwood |

**PLANT LEGEND 3**

| Symbol | Botanical Name / Common Name |
|---|---|
| ZONE A | |
| | *Carex obnupta* |
| | Slough sedge |
| | *Deschampsia cespitosa* |
| | Tuffted hair grass |
| | *Juncus patens* |
| | Spreading rush |
| ZONE B | |
| | *Arcostaphylos uva-ursi* |
| | Kinnickinnick |
| | *Spiraea densiflora* |
| | Sub-alpine spiraea |
| | w/*Narcissus spp.* |
| | Daffodils- interspersed for accent |

INSTRUCTIONS

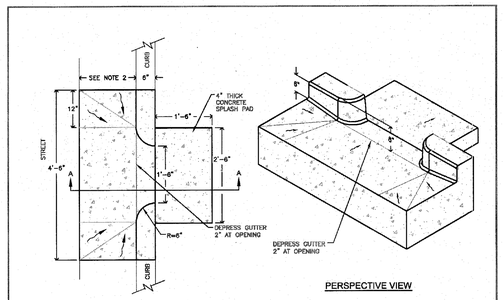
1. Choose a template and alter it to design. These are examples of approved planting templates. Other planting plans may be approved.
2. Plant lists and quantity requirements are found in Section 2.3.3 and Appendix F.4, respectively, of the City of Portland 2010 Stormwater Management Manual.
3. Planting table required. State plant species, spacing, and quantities per Zone A and Zone B and per swale. Include the square footage of Zone A and B.

- DRAWING NOT TO SCALE -

STORMWATER MANAGEMENT MANUAL TYPICAL DETAILS

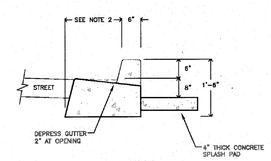
- 2011 GREEN STREETS -
Landscape Planting Templates
Swales

Bureau of Environmental Services | City of Portland | NUMBER SW-303 | SET REVISED: 12-08-2011




PLAN VIEW

PERSPECTIVE VIEW




SECTION A-A

**DESIGNER INFORMATION**

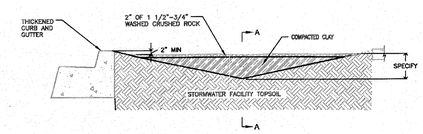
1. For use with planters. If planter inlet is adjacent to planter wall, then include wall in detail.
2. Refer to Standard Drawing P-540. Match gutter pan of adjacent curb and gutter.
3. Metal inlet assembly, SW-332, required on high traffic streets.

- DRAWING NOT TO SCALE -

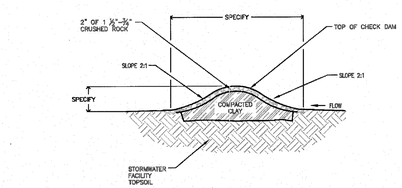
STORMWATER MANAGEMENT MANUAL TYPICAL DETAILS

- 2011 GREEN STREETS -
Concrete Inlet
Curb Inlets

Bureau of Environmental Services | City of Portland | NUMBER SW-331 | SET REVISED: 12-08-2011




ELEVATION




SECTION A-A

**DESIGNER INFORMATION**

1. Rock check dam for use in swales and curb extensions with side slopes.
2. Specify check dam elevation and width.
3. Provide stationing and/or dimensioning for check dams.

**CONSTRUCTION NOTES**

1. Hand tamp topsoil directly under check dam.
2. Key clay core into stormwater facility topsoil.

- DRAWING NOT TO SCALE -

STORMWATER MANAGEMENT MANUAL TYPICAL DETAILS

- 2011 GREEN STREETS -
Rock Check Dam for Swales
Check Dams

Bureau of Environmental Services | City of Portland | NUMBER SW-340 | SET REVISED: 12-08-2011

# AS-BUILT

## STANDARD DETAILS

2014-122A

| | | | | |
|---|---|---|---|---|
| DESIGNED: | BDG | | | |
| DRAWN: | BJS | | | |
| SCALE: | NTS | 09/10/2015 | 2 | AS-BUILT |
| DATE: | February, 2015 | 05/08/2015 | 1 | REVISED PER CITY REVIEW |
| FILE: | Suncrest II Details | DATE | NO. | REVISION |


Theta, llc
ENGINEERING - SURVEYING - PLANNING
PO Box 1345
Lake Oswego, Oregon 97035
503/481-8822
email: thetaeng@comcast.net


Centurion Homes
Phil Gentemann
7128 SW Gonzaga No. 200
Portland, Oregon 97223
Ph. 503-620-2047

**19345 Suncrest Drive**
**West Linn, Oregon 97068**
**T.2S. R.1E., Section 23BC, Lot 900**

SHEET: 8