AS-BUILT RECORD DRAWINGS

FOR

WEATHERHILL SUBDIVISION

PREPARED FOR

LF 7, LLC

TAX LOTS 200, 301, AND 402 LOCATED IN THE
NW 1/4 OF SECTION 35, T.2S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

PROJECT TEAM

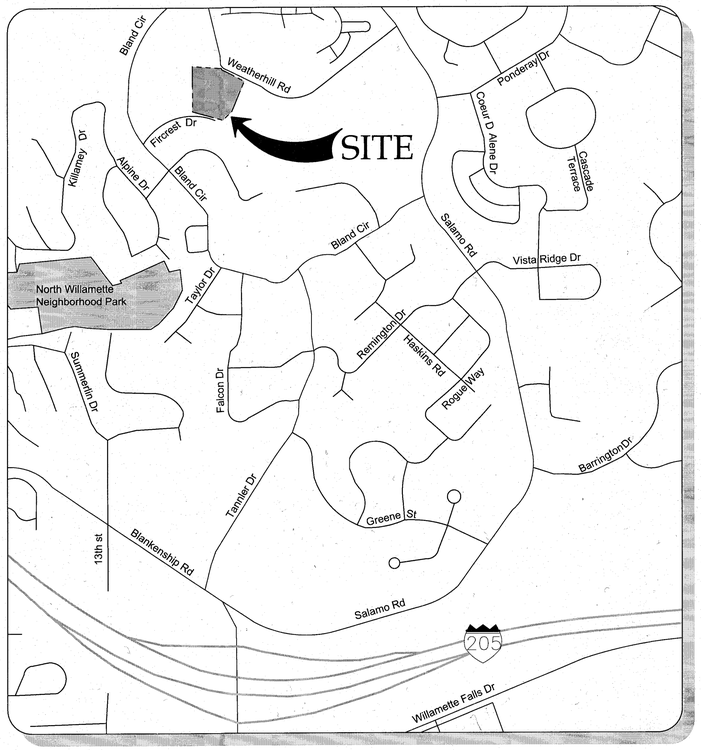
OWNER/APPLICANT
LF 7, LLC
C/O: J.T. SMITH COMPANIES
5285 MEADOWS ROAD, SUITE #171
LAKE OSWEGO, OR 97035
CONTACT: JOHN WYLAND
jwyland@jtsmithco.com

CIVIL ENGINEER
3J CONSULTING, INC.
5075 SW GRIFFITH DRIVE, SUITE 150
BEAVERTON, OR 97005
CONTACT: JOHN HOWORTH, PE
PHONE: (503) 946-9365
john.howorth@3j-consulting.com

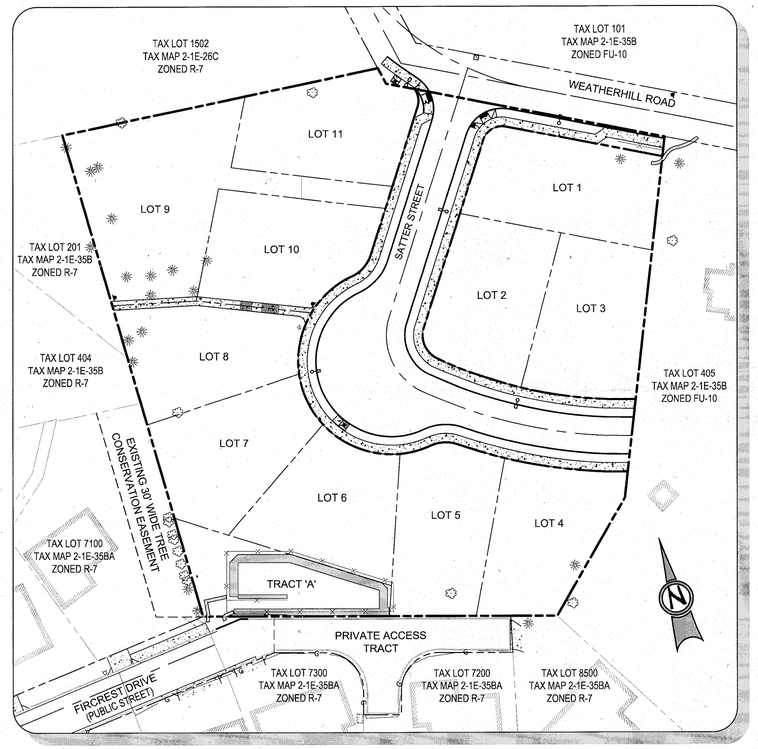
LAND SURVEYOR
COMPASS SURVEYING
4107 SE INTERNATIONAL WAY, SUITE 705
MILWAUKIE, OR 97222
CONTACT: DON DEVLAEMINCK, PLS
PHONE: 503-653-9093
dond@compass-engineering.com

PLANNING CONSULTANT
3J CONSULTING, INC
5075 SW GRIFFITH DRIVE, SUITE 150
BEAVERTON, OR 97005
CONTACT: ANDREW TULL
PHONE: 503-946-9365
EMAIL: andrew.tull@3j-consulting.com

GEOTECHNICAL CONSULTANT
GEOPACIFIC ENGINEERING, INC.
14835 SW 72ND AVENUE
PORTLAND, OR 97224
CONTACT: SCOTT HARDMAN. PE
PHONE: (503) 625-4455
shardman@geopacificeng.com



VICINITY MAP
NOT TO SCALE



SITE MAP
Scale: 1 inch = 50 feet
50 25 0 25 50

LEGEND

- BOUNDARY LINE
- EXISITNG RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING LOT LINE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- 2718 16"CHERRY 12' DL — TREE POINT, TYPE, CALIPER AND DRIPLINE
- SIGNIFICANT TREE CANOPY TO REMAIN (DRIPLINE + 10 FT)
- SIGNIFICANT TREE CANOPY TO BE REMOVED (DRIPLINE + 10 FT)
- TREE TO BE REMOVED
- TREE PROTECTION FENCING
- 207 — EXISTING 1FT CONTOUR
- 208 — EXISTING 5FT INDEX CONTOUR
- EXISTING BUILDING
- EXISTING CURB
- SS — EXISTING SANITARY SEWER
- ST — EXISTING STORM SEWER
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- UGP — EXISTING UNDERGROUND POWER
- TEL — EXISTING UNDERGROUND PHONE LINE
- OP — EXISTING OVERHEAD POWER
- EXISTING SIDEWALK/CONCRETE
- EXISTING GRAVEL
- PROPOSED SAWCUT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- PROPOSED SETBACK LINE
- PROPOSED EASEMENT LINE
- PROPOSED CONCRETE
- PROPOSED CURB AND GUTTER
- PROPOSED RETAINING WALL
- 207 — PROPOSED 1FT CONTOUR
- 208 — PROPOSED 5FT INDEX CONTOUR
- X — EROSION CONTROL: SILT FENCING (BLACK)
- EROSION CONTROL: FESCUE STRAW WATTLE
- EROSION CONTROL: BIO BAG CHECK DAM
- EROSION CONTROL: CONSTRUCTION ENTRANCE
- LIMITS OF GRADING/DISTURBANCE
- SURFACE RUN-OFF FLOW ARROW
- EROSION CONTROL: INLET PROTECTION
- STORM SEWER CURB INLET
- STORM SEWER DITCH INLET
- D — STORM DRAIN LINE AND MANHOLE
- STORM SEWER LATERAL AS NOTED
- SANITARY SEWER LATERAL
- S — SANITARY SEWER LINE AND MANHOLE
- DOMESTIC WATER SERVICE & METER
- PROPOSED STREET LIGHT
- PROPOSED PERVIOUS DRIVEWAY
- PROPOSED FRENCH DRAIN

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS, INCLUDING BUT NOT LIMITED TO THE CURRENT CITY OF WEST LINN PUBLIC WORKS STANDARD CONSTRUCTION SPECIFICATIONS, UNIFORM BUILDING CODE AND THE A.P.W.A. STANDARDS WHICH ARE HEREBY REFERENCED AS PART OF THESE PLANS.

2. VERTICAL DATUM: NAVD'88 UTILIZING GPS POSITIONING TIED TO THE ORGN WITH REAL TIME CORRECTORS REFERENCED TO DATUM NAD 83(2011) EPOCH 2010.00. THIS DATUM REALIZATION WAS VERIFIED THROUGH DIRECT OBSERVATION TO NGS CONTROL POINT Q723 HAVING A POINT IDENTIFICATION OF RD1491. THIS POINT IS DESCRIBED AS A STAINLESS STEEL ROD W/ SLEEVE NEAR THE INTERSECTION OF STATE HIGHWAY 224 AND LAKE ROAD. THE ELEVATION OF THIS POINT IS PUBLISHED AS 31.131 AND WAS ESTABLISHED BY NGS THROUGH DIFFERENTIAL LEVELING AND ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN JUNE 1991 AND HAS A VERTICAL ORDER OF FIRST CLASS II.

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SITE INFORMATION

SITE ADDRESS
22882 WEATHERHILL ROAD
WEST LINN, OR 97068

TAX LOT(S)
2S1E35B 200, 301, 402

JURISDICTION
CITY OF WEST LINN

FLOOD HAZARD
MAP NUMBER: 41005C0257D ZONE X (UNSHADED)

ZONING
FU-10

UTILITIES & SERVICES

WATER, STORM, SEWER
CITY OF WEST LINN
CONTACT: KHOI LE
PHONE: (503) 722-5517
EMAIL: kle@westlinnoregon.gov

POWER
PGE
CONTACT: CHRIS JEWETT
PHONE: (503) 672-5481
EMAIL: chris.jewett@pgn.com

GAS
NORTHWEST NATURAL - ENGINEERING
CONTACT: BRIAN KELLEY
PHONE: (503) 220-2427
EMAIL: brian.kelley@nwnatural.com

CABLE
COMCAST
CONTACT: KENNETH WILLS
PHONE: (503) 793-9981
EMAIL: kenneth_wills@cable.comcast.com

FIRE
TUALATIN VALLEY FIRE & RESCUE
CONTACT: TY DARBY
PHONE: (503) 259-1409
EMAIL: ty.darby@tvfr.com

CABLE
CENTURYLINK - REGIONAL ENGINEER
CONTACT: KENNETH SCIULLI
PHONE: (503) 242-0304
EMAIL: kenneth.sciulli@centurylink.com

CENTURYLINK - REGIONAL MANAGER
CONTACT: JEREMY MORRIS
PHONE: (503) 293-4567
EMAIL: jeremy.morris@centurylink.com

LIGHTING
PORTLAND GENERAL ELECTRIC
CONTACT: JEFF STEIGLEDER
PHONE: (503) 672-5462
EMAIL: jeffery.steigleder@pgn.com

POLICE, SCHOOLS, ROADS, PARKS
CITY OF WEST LINN

RECORD DRAWING
06/16/2015

This drawing has been prepared to reflect constructed deviations from permit documents. The basis of this information is derived in whole or in part from a combination of:

- Contractor supplied redlines
- Site observations by the engineer
- Field measurements

The undersigned engineer of record certifies this drawing is an accurate portrayal of the final construction, and the resulting improvements are in conformance with the standards of the City of West Linn.

COVER SHEET
WEATHERHILL SUBDIVISION
WEST LINN, OR
LF 7, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
82282PE
OREGON
NOV. 12, 2003
JOHN D. HOWORTH
EXPIRES: 06/30/15
Digital Signature
06/16/2015

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #'S	2S1E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
COVER SHEET

SHEET NUMBER
C000

WEST LINN PLANNING COMMISSION

FINAL DECISION NOTICE

SUB-13-04

IN THE MATTER OF AN 11-LOT SUBDIVISION AT 22882 WEATHERHILL ROAD

At their meeting of December 18 2013, the West Linn Planning Commission held a public hearing to consider the request by JT Smith Companies to approve an 11-lot subdivision. The proposed development required Subdivision approval. The approval criteria for Subdivision are found in Chapter 85 of the Community Development Code (CDC). The hearing was conducted pursuant to the provisions of CDC Chapter 99.

The hearing commenced with a staff report presented by Peter Spir, Associate Planner. Andrew Tull of 3J Consulting and Michael Robinson of Perkins Coie presented for the applicant. David Dean spoke in favor of the application. Andrew Tull and Michael Robinson provided the applicant's rebuttal. After deliberations, a motion was made, seconded, and passed to approve the application with the proposed conditions of approval in the staff presentation. The Staff Report dated December 18, 2013, with associated findings and attachments is incorporated by this reference.

1. With the exception of modifications required by these conditions and the fact that Lot 8 (12,538 sq. ft.) should read lot 9 and lot 9 (7,271 sq. ft.) should read lot 8 on sheet C2.0, the project shall conform to the Tentative Subdivision Plat, Sheet C2.0, dated November 19, 2013.

2. The applicant shall post signs at the east end of the driveway to lot 8 identifying the public's right to access along the 15 foot wide public access easement. A similar sign shall be posted at the west end of the trail adjacent to and facing the west property line. The sign, text and final location shall be approved by the Planning Director. From the west terminus of the paved driveway to lot 8, the applicant shall install a 10 foot wide paved path flanked on the edges of the 15 foot wide easement by a three-foot high black matte chain link fence (or an alternative that is acceptable to the Parks and Recreation Department) along the trail corridor to the west property line.

3. Significant trees to be removed for street construction shall be mitigated for on an inch-to-inch basis and planted on site (in addition to proposed street trees) and/or on City-owned land as approved by the Parks and Recreation Department. A revised street tree plan shall be provided.

4. The applicant shall provide easements in favor of the City in order to provide connections to operating utility lines when the location of such lines is finalized.

5. Street improvements must be designed and constructed in accordance with West Linn Public Works Standards, and any applicable State and Federal Design Guidelines and Policies. The applicant must provide appropriate dedication for half street improvement consisting of 16' pavement, 6' planter strip and 6' sidewalk in accordance with the TSP. If there is no room to provide two-way traffic, application must also provide a 10' pavement improvement on the opposite side in addition to 16' pavement along the project frontage to accommodate two-way traffic.

6. The applicant shall provide an appropriately sized and located connection that meets accepted engineering standards to public sanitary sewer, storm sewer and water lines (the "utility lines").

7. The storm sewer line, water line, and dry utility lines shall be extended to the east end of Satter Street and along the frontage of Weatherhill.

8. Storm lines shall be public and designed in accordance with West Linn Public Works Standards.

9. Storm water quality and detention facilities must be designed and constructed in accordance with West Linn Public Works Standards including appropriate access for repair and maintenance.

10. Water main must be designed with the least number of dead ends for water quality purposes including replacing T-design dead end with L-design dead end.

11. Street lights shall be designed and constructed in accordance with West Linn Public Works Standards and any applicable PGE guidelines and standards. A revised street lighting plan shall be provided.

12. All existing overhead utilities including one located on the west side of development must be placed underground.

13. All public improvements, including grading, are subject to review, modification, and approval of the City Engineer.

14. Applicant shall loop existing water 8" DI water main on Weatherhill Road for subdivision serviceability per the Water Master Plan. The City and the Applicant shall not be precluded by this decision from reaching an agreement whereby the City compensates the Applicant in cash for some or all of the cost of the Weatherhill water line construction.

This decision will become effective 14 days from the date of mailing of this final decision as identified below. Those parties with standing (i.e., those individuals who submitted letters into the record, or provided oral or written testimony during the course of the hearings, or signed in on an attendance sheet or testimony form at either of the hearings, or who have contacted City Planning staff and made their identities known to staff) may appeal this decision to the West Linn City Council within 14 days of the mailing of this decision pursuant to the provisions of Chapter 99 of the Community Development Code. Such appeals would require a fee of $400 and a completed appeal application form together with the specific grounds for appeal to the Planning Director prior to the appeal-filing deadline.

Christine M. Steel — 12-20-13

CHRISTINE STEEL, ACTING CHAIR — DATE
WEST LINN PLANNING COMMISSION

Mailed this 20th day of DECEMBER, 2013.

Therefore, this decision becomes effective at 5 p.m., JANUARY 3RD, 2014.

Devrev/projects folder/projects 2013/ sub-13-04 Weatherhill/SUB-13-04 Final Decision

RECORD DRAWING
06/16/2015

This drawing has been prepared to reflect constructed conditions from several documents. The basis of this information is derived in whole or in part from a combination of:

- Contractor supplied redlines
- Field measurements
- Site observations by the engineer

The signing engineer of record certifies this drawing is an accurate portrayal of the final construction, and the resulting improvements are in conformance with the standards of the City of West Linn.

CONDITIONS OF APPROVAL

WEATHERHILL SUBDIVISION

WEST LINN, OR
LF 7, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
82882PE
OREGON
NOV. 12, 2005
JOHN D. HOWORTH

EXPIRES: 06/30/15

Digital Signature
06/16/2015

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-8365

3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #'S	2S1E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
C of A

SHEET NUMBER
C001

SANITARY SEWER NOTES

1. PIPE SHALL BE PVC SEWER PIPE CONFORMING TO ASTM D-3034 SDR 35. MINIMUM STIFFNESS SHALL BE 46 PSI AND JOINT TYPE SHALL BE ELASTOMERIC GASKET CONFORMING TO ASTM D-3212.
2. MANHOLE BASE SHALL BE POURED IN PLACE CONCRETE BASE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3300 PSI OR PRECAST. MANHOLE RISERS AND TOPS SHALL BE PRECAST SECTIONS WITH MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. TOPS SHALL BE ECCENTRIC CONES EXCEPT WHERE INSUFFICIENT HEADROOM REQUIRES FLAT TOPS. INVERTS SHALL BE CONSTRUCTED SO AS TO PROVIDE SMOOTH FLOW-THROUGH CHARACTERISTICS AND CHANNELS MUST BE ABLE TO PASS A 6"X36" CYLINDER INTO PIPES. PVC PIPE SHALL BE CONNECTED TO MANHOLE BY MEANS OF A FLEXIBLE CONNECTION AND SHALL HAVE A SHEAR JOINT LOCATED 18" OUTSIDE OF MANHOLE. CEMENT GROUT FOR CONNECTING PVC SEWER PIPE TO MANHOLE WILL NOT BE PERMITTED.
3. ALL MANHOLES LOCATED IN EASEMENT AREAS REQUIRE TAMPER PROOF LIDS AND THE LID SHALL BE SET 12" ABOVE THE PROPOSED GRADE WHEN PLACED IN UNPAVED AREAS.
4. CLEANOUT PIPE, FITTINGS, AND JOINTS SHALL BE THE SAME SPECIFICATIONS AS FOR PIPE. CASTINGS ARE AS SHOWN ON DETAIL AND SHALL CONFORM TO ASTM A48 (GRADE 30). CLEANOUT RISER SHALL MATCH DOWNSTREAM PIPE DIAMETER. FRAME SHALL SIT ON 24"X24" CONCRETE PAD.
5. GRANULAR BACKFILL (3/4"-0) IS TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD AND NATIVE MATERIAL SHALL BE COMPACTED TO 95% OF IN-PLACE DRY DENSITY OF SURROUNDING SOIL. EXCAVATION, BEDDING, AND BACKFILL SHALL BE IN ACCORDANCE WITH DIVISION 204 OF THE CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. BACKFILL UNDER NEW STREETS SHALL BE CLASS "B" AND BACKFILL IN EXISTING STREETS SHALL BE CLASS "E".
6. PVC SERVICE LATERALS SHALL BE 4" PIPE CONFORMING TO THE SAME SPECIFICATIONS AS THE SEWER MAINS. SERVICE LATERALS SHALL BE INSTALLED TO A POINT BEYOND THE LINE OF THE SEWER OR UTILITY EASEMENT AS SHOWN ON THE PLAN. THE SERVICE LATERAL SHALL BE PLUGGED WITH A 4" RUBBER RING PLUG, AND THE LOCATION OF THE LATERAL'S END MARKED WITH A 2"X4" STAKE PAINTED GREEN.
7. SANITARY SEWER PIPE AND APPURTENANCES SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH W.LS.C.S. DIVISION 301.03.09 AND MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH W.L.S.C.S. DIVISION 302.03.07. ALL TESTS SHALL BE WITNESSED BY THE ENGINEER AND THE CITY OF WEST LINN. CONTRACTOR IS RESPONSIBLE FOR COORDINATING TESTING SO THAT ALL TEST SHALL BE PASSED AND NEW LINE SHALL BE ACCEPTED PRIOR TO CONNECTION TO EXISTING SYSTEM.
8. A PLUMBING PERMIT FROM THE CITY OF WEST LINN BUILDING DEPARTMENT IS REQUIRED FOR SANITARY SEWER LATERALS BEYOND THE FIRST CLEANOUT.
9. ALL MATERIALS, INSTALLATION, TEST, AND INSPECTIONS TO BE MADE IN STRICT ACCORDANCE WITH CITY OF WEST LINN PUBLIC WORKS STANDARD CONSTRUCTION SPECIFICATIONS.

GENERAL GRADING AND EROSION CONTROL (PART 1)

1. APPROVAL OF THIS EROSION CONTROL (ESC) PLAN DOES NOT CONSTITUTE ON APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED, AND VEGETATION OF LANDSCAPING IS ESTABLISHED.
3. THE ESC FACILITIES ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS.
4. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE.
5. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
6. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH, OR WITHIN 24 HOURS FOLLOWING A STORM EVENT.
7. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
8. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

WATER NOTES

1. WATER MAINS SHALL BE DUCTILE IRON PIPE CONFORMING TO AWWA C151 CLASS 52. PIPE IS TO HAVE CEMENT MORTAR LINING AND BITUMINOUS SEAL COAT CONFORMING TO AWWA C104. JOINTS ARE TO BE PUSH-ON RUBBER GASKETED JOINTS UNLESS NOTED OTHERWISE ON THE PLAN. PIPE FITTINGS ARE TO BE OF THE SAME MATERIAL AND CLASS AS PIPE OF DOMESTIC ORIGIN.
2. WATER MAINS HAVE A MINIMUM COVER OF 36".
3. THRUST BLOCKS ARE TO BE PROVIDED AT ALL CHANGES IN DIRECTION AND BRANCHES. THRUST BLOCKING CONCRETE STRENGTH IS TO BE 3300 PSI. SEE DETAILS FOR THRUST BLOCK SIZING. POUR THRUST BLOCKS AGAINST UNDISTURBED EARTH.
4. GATE VALVES SHALL BE RESILIENT SEAT, NON-RISING STEM WITH "0" RING PACKING, COMPLYING WITH AWWA CLASS "C" SPECIFICATIONS. THE VALVES SHALL BE DESIGNED TO WITHSTAND A WORKING PRESSURE OF 150 PSI. GATE VALVES SHALL BE FURNISHED WITH A TWO-INCH SQUARE OPERATING NUT AND SHALL OPEN COUNTERCLOCKWISE WHEN VIEWING FROM ABOVE. BUTTERFLY VALVES SHALL BE RUBBER SEAT TYPE AND BUBBLE-TIGHT AT 150 PSI, AND SHALL CONFORM TO AWWA C504. BUTTERFLY VALVES SHALL BE MUELLER OR APPROVED EQUAL. OPERATING NUT SHALL BE LOCATED ON THE SIDE OF THE MAIN SHOWN ON THE PLANS. VALVE BOXES SHALL BE "VANCOUVER" PATTERN.
5. GRANULAR BACKFILL (3/4" -0) IS TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T 180 TEST METHOD AND NATIVE MATERIAL SHALL BE COMPACTED TO 95% OF IN-PLACE DRY DENSITY OF SURROUNDING SOIL. EXCAVATION, BEDDING, AND BACKFILL SHALL BE IN ACCORDANCE WITH DIVISION 204 OF THE CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. BACKFILL UNDER NEW STREETS SHALL BE CLASS "E".
6. SERVICE LATERALS SHALL BE TYPE K COPPER LATERAL SIZES SHALL BE 1". FOR DOUBLE SERVICES TWO 1" WATER SERVICES SHALL BE LAID SIDE BY SIDE. CORPORATION STOPS SHALL BE MUELLER H 15008 OR FORD F1000 4Q. ANGLE METER STOP SHALL BE MUELLER H 14258 OR FORD 1" KV43-444W-Q. METER BOXES SHALL BE EQUAL TO BROOKS #37 WITH A 37-S LID AND COVER. METER BOXES ARE TO BE INSTALLED 3/4" ABOVE FINISH GRADE AND 2- 1/2" FROM THE CURB IN PLANTER STRIPS OR FLUSH WITH SIDEWALK SURFACE IN A SIDEWALK.
7. ALL WATERLINES WILL BE PRESSURE TESTED AND PURIFICATION TESTED BEFORE CONNECTION TO THE CITY WATER SYSTEM. PRESSURE TEST SHALL BE CONDUCTED AT 180 PSI OR 1.5 TIMES THE NORMAL WORKING PRESSURE, WHICHEVER IS HIGHER AND SHALL MEET THE REQUIREMENTS OF DIVISION 403.14 OF THE WEST LINN PUBLIC WORKS STANDARD CONSTRUCTION SPECIFICATIONS.
8. CHLORINATION SHALL CONFORM WITH DIVISION 403.13 OF THE W.L.S.C.S.
9. DO NOT CONNECT NEW PIPE TO EXISTING PIPE PRIOR TO TESTING. THE CITY OF WEST LINN REQUIRES ACCEPTANCE OF NEW WATERLINE PRIOR TO CONNECTION TO EXISTING WATER SYSTEM.
10. A PLUMBING PERMIT IS REQUIRED FOR SERVICE LATERAL INSTALLATIONS BEYOND THE WATER METER.
11. ALL MATERIALS, INSTALLATION, TESTS, AND CHLORINATION TO BE IN STRICT ACCORDANCE WITH THE CITY OF WEST LINN PUBLIC WORKS STANDARD CONSTRUCTION SPECIFICATIONS, AND THE OREGON STATE HEALTH DIVISION ADMINISTRATION RULES, CHAPTER 333.

GENERAL GRADING AND EROSION CONTROL (PART 2)

1. CLEAN WASTE MATERIAL EXCAVATED FROM ROAD CUT OR TRENCHING AREAS NOT USED IN STREET FILL AREAS MAY BE SPREAD EVENLY ACROSS LOT AREAS IN DEPTHS NOT TO EXCEED SIX INCHES, EXCEPT WHERE NOTED OTHERWISE ON THE PLANS.
2. DURING CONSTRUCTION, STRAW BALES, CUTOFF TRENCHES OR SOME OTHER METHOD OF RUNOFF CONTROL SHALL BE USED TO PREVENT EROSION AND/OR SILTATION FROM CROSSING OUTSIDE THE WORK AREA BOUNDARIES.
3. LARGE ORGANIC MATERIAL, MISCELLANEOUS PIPE OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
4. NO FILLING OR CUTTING SHALL BE DONE OUTSIDE OF APPROVED GRADING AREAS.
5. ALL EROSION CONTROL FACILITIES SHALL MEET THE REQUIREMENTS OF THE CLACKAMAS COUNTY DEPARTMENT OF UTILITIES, EROSION PREVENTION AND SEDIMENT CONTROL PLANS TECHNICAL GUIDANCE HANDBOOK (ECTGH), REVISED AUGUST, 1994; CHAPTER 31 OF THE COMMUNITY DEVELOPMENT CODE; AND THE OREGON ADMINISTRATIVE RULES.

STORM SEWER NOTES

1. EIGHT INCH TO 24-INCH STORM DRAIN PIPE IS PREFERRED TO BE SEAMLESS RIBBED PVC PIPE CONFORMING TO ASTM F 794. WHERE LARGER PIPE IS REQUIRED OR LACK OF COVER PREVENTS USE OF RIBBED PVC PIPE, PIPE SHALL BE CLASS 3 NON-REINFORCED, CONCRETE PIPE CONFORMING TO ASTM C14, REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76, CLASS IV, OR DUCTILE IRON PIPE CONFORMING TO AWWA C151 CLASS 52. RUBBER JOINTS ARE REQUIRED FOR ALL CONCRETE PIPE. SIX INCH AND SMALLER STORM DRAIN PIPE SHALL CONFORM TO ASTM D 3034 PVC PIPE.
2. GUTTER INLETS SHALL BE POURED IN-PLACE CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3300 PSI. FRAME SHALL BE FABRICATED OF STRUCTURAL STEEL, ASTM A-7, A-36, A-373.
3. MANHOLE BASE MAY BE POURED IN PLACE CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3300 PSI OF PRECAST. MANHOLE RISERS AND TOPS SHALL BE PRECAST SECTIONS WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. TOPS SHALL BE ECCENTRIC CONES EXCEPT WHERE INSUFFICIENT HEADROOM REQUIRES FLAT TOPS. INTERIOR DIMENSIONS NOTED ON THE PLANS ARE MINIMUMS. SOME OR ALL OF THE STORM DRAIN REQUIRED WILL BE OVERSIZED MANHOLES, CONTRACTOR SHALL CHECK WITH MANHOLE MANUFACTURER FOR ACTUAL SIZE OF MANHOLE NEEDED FOR TYPE AND SIZE OF PIPE TO BE USED. INVERTS SHALL BE CONSTRUCTED SO AS TO PROVIDE SMOOTH FLOW-THROUGH CHARACTERISTICS. PIPE SHALL BE CONNECTED TO MANHOLE BY MEANS OF A FLEXIBLE CONNECTION AND SHALL HAVE A SHEAR JOINT LOCATED 18" OUTSIDE OF THE MANHOLE.
4. ALL MANHOLES LOCATED IN EASEMENT AREAS REQUIRE TAMPER PROOF LIDS AND LID SHALL BE SET 12 INCHES ABOVE PROPOSED GRADE.
5. CLEANOUT PIPE, FITTINGS, AND JOINTS SHALL BE THE SAME SPECIFICATIONS AS FOR PIPE. CASTINGS ARE SHOWN ON DETAILS AND SHALL CONFORM TO ASTM A48 (GRADE 30). CLEANOUT RISER SHALL MATCH DOWNSTREAM PIPE DIAMETER.
6. GRANULAR BACKFILL (3/4"-0) IS TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD AND NATIVE MATERIAL SHALL BE COMPACTED TO 95% OF IN-PLACE DRY DENSITY OF SURROUNDING SOIL.
7. STORM DRAIN SERVICE LATERALS SHALL BE 4" PIPE CONFORMING TO THE SAME SPECIFICATIONS AS THE STORM DRAIN MAIN LINES. SERVICES LATERALS SHALL BE INSTALLED TO A POINT BEYOND THE LINE OR UTILITY EASEMENT AS SHOWN ON THE PLAN. THE SERVICE LATERAL SHALL BE PLUGGED WITH 4" RUBBER RING PLUG, AND THE LOCATION OF THE LATERALS END MARKED WITH A 2'X4" STAKE PAINTED WHITE.
8. STORM DRAINS SHALL BE TESTED FOR DEFLECTION IN ACCORDANCE WITH DIVISION 601.03.11 AND VIDEO INSPECTED IN ACCORDANCE WITH DIVISION 601.03.12 OF THE WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. ALL TESTS SHALL BE WITNESSED BY THE ENGINEER AND A REPRESENTATIVE OF THE CITY.
9. A PLUMBING PERMIT FORM THE CITY OF WEST LINN BUILDING DEPARTMENT IS REQUIRED FOR STORM DRAINS BEYOND THE FIRST CLEANOUT.
10. ALL MATERIALS, INSTALLATION, TESTS, AND INSPECTIONS TO BE IN STRICT ACCORDANCE WITH THE CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS.
11. INFILTRATION RAIN GARDEN PLANTINGS TO CONFORM TO PLANTING SPECIFICATION AS SHOWN ON THE PLANS AND DETAILS CONTAINED HEREIN.

EROSION CONTROL SUMMARY

1. THE INTENT OF THE REQUIREMENT IS TO PREVENT SILTATION FROM REACHING STORM DRAIN SYSTEMS AND DRAINAGE WAYS.
2. THE MINIMUM MEASURES NEED TO BE MADE ON ALL PROJECTS.

A. A GRAVEL PAD, AT LEAST 50 FEET LONG, IS REQUIRED WHERE VEHICLES WILL LEAVE THE CONSTRUCTION SITE.

B. A SEDIMENT BARRIER IS TO BE CONSTRUCTED OF STRAW BALES OR A SEDIMENT FENCE WHERE NOTED IN THE DETAILS OR WHERE SEDIMENT WILL CROSS OUTSIDE THE WORK AREA.

C. WHERE EXCAVATED MATERIAL IS PLACED ON HARD SURFACES (SUCH AS STREETS) MATERIAL MUST BE BROOMED OR SCRAPED CLEAN AS SOON AS POSSIBLE.

D. RE-SEED OR COVER DISTURBED AREAS AS SOON AS IS POSSIBLE AND PRACTICAL BUT NO LATER THAN THE COMPLETION OF CONSTRUCTION ON THE OTHER PHASES OF WORK. EROSION CONTROL MEASURES SUCH AS HAY BALES AND SILT FENCES MUST REMAIN IN PLACE UNTIL SEEDED AREAS SHOW GROWTH SUBSTANTIAL TO PREVENT EROSION.

STREET NOTES

1. NEW STREET SECTIONS ARE TO BE CLEARED OF ALL SURFACE VEGETATION AND OTHER MISCELLANEOUS STRUCTURES OR MATERIALS. GRUB IMPROVEMENT AREAS TO REMOVE ALL BURIED VEGETATIVE MATTER AND DEBRIS TO A DEPTH 8" BELOW SUBGRADE. PROPERLY DISPOSE OF ALL WASTE MATERIAL.
2. STREET SUBGRADE SHALL CONFORM TO DIVISION 501 OF THE CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. AREAS TO RECEIVE FILL ARE TO BE INSPECTED BY CITY OF WEST LINN PERSONNEL PRIOR TO PLACEMENT OF THE FILL. THE CONTRACTOR SHALL HAVE FILL AREAS TESTED FOR COMPACTION BY A CERTIFIED TESTING LAB IN ACCORDANCE WITH W.L.S.C.S. DIVISION 501.03.08. SUCH TESTING WILL BE AT THE CONTRACTOR'S EXPENSE.
3. AGGREGATE BASE ROCK SHALL CONFORM TO THE REQUIREMENTS OF W.L.S.C.S. DIVISION 205. BASE COURSE SHALL BE 1-1 /2" -0 CRUSHED ROCK AND LEVELING COURSE SHALL BE 3/4" -0. CITY OF WEST LINN REQUIRES A PROOF ROLL WITH A LOADED 10 YARD DUMP TRUCK OF THE SUBGRADE PRIOR TO PLACEMENT OF THE ROCK AND AGAIN AFTER PLACEMENT OF THE BASE ROCK AND PRIOR TO PAVING. ALL UNDERGROUND UTILITIES INCLUDING LATERALS, SERVICES, AND POWER OR GAS CONDUITS WILL BE IN PLACE BEFORE SUBGRADE PROOF ROLL WILL TAKE PLACE.
4. ASPHALT CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF W.L.S.C.S. DIVISION 205. 2" BASE LIFT SHALL BE CLASS "B" A.C. AND 2" FINAL LIFT SHALL BE CLASS "C" A.C. MEETING THE SPECIFICATIONS OF W.L.S.C.S. DIVISION 505. THE TOP LIFT OF ASPHALT CONCRETE SHALL NOT BE PLACED PRIOR TO RECEIVING PERMISSION FROM THE CITY OF WEST LINN ENGINEERING DEPARTMENT.
5. CONSTRUCT CURB AND GUTTER USING 3300 PSI CONCRETE MEETING THE SPECIFICATIONS OF W.L.S.C.S. DIVISION 205 (AFTER 28 DAYS) WITH MAXIMUM 1-1/2" AGGREGATE SIZE. CONTRACTION JOINTS AT 15' MAXIMUM ON CENTERS. THREE INCH WEEPHOLES ARE TO BE INSTALLED ON ALL LOTS UPHILL OR EVEN WITH THE STREET. GENERALLY, WEEPHOLES SHALL BE LOCATED AT THE CENTER AND LOWEST EDGE OF CURB FOR EACH LOT. CONTRACTOR SHALL STAMP LOCATION OF SEWER AND WATER CROSSINGS WITH AN (S) OR A (W). A PROOF ROLL OF THE CURBLINES IS REQUIRED PRIOR TO POURING CURBS.
6. ALL MATERIALS, INSTALLATION, TESTS, AND INSPECTIONS TO BE IN STRICT ACCORDANCE WITH CITY OF WEST LINN PUBLIC WORKS STANDARD CONSTRUCTION SPECIFICATIONS.
7. A STREET CONSTRUCTION ENCROACHMENT PERMIT OR SIMILAR PERMIT MAY BE REQUIRED FROM THE CITY OF WEST LINN. CONSTRUCTION PERMIT FEES OR OTHER SIMILAR FEES OR BONDING REQUIRED OF THE CONTRACTOR WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN.

SEDIMENT FENCE

1. 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 SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST.
2. THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS, WHERE FEASIBLE. THEN FENCE POSTS SHALL BE SPACED A MAXIMUM OF SIX FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 18 INCHES.
3. A TRENCH SHALL BE EXCAVATED, ROUGHLY 6 INCHES WIDE BY 6 INCHES DEEP, UPSLOPE AND ADJACENT TO THE WOOD POST TO ALLOW THE FILTER FABRIC TO BE BURIED. BURY THE BOTTOM OF THE FABRIC 6" VERTICALLY BELOW FINISHED GRADE. ALL AREAS OF FILTER FABRIC TRENCH SHALL BE COMPACTED.
4. THE FILTER FABRIC SHALL BE INSTALLED WITH STITCHED LOOPS OVER FENCE POSTS. THE FENCE POST SHALL BE CONSTRUCTED OF 2" X 2" FIR, PINE, OR STEEL. THE FENCE POST MUST BE A MINIMUM OF 48" LONG. THE FILTER FABRIC SHALL NOT BE STAPLED OR ATTACHED TO EXISTING TREES.
5. SEDIMENT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
6. SEDIMENT 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.

GENERAL NOTES

1. ALL REFERENCES TO CITY DESIGN STANDARDS REFER TO THE CURRENT STANDARDS.
2. THE DESIGN ENGINEER WILL BE RESPONSIBLE FOR INSPECTION OF THE PROPOSED IMPROVEMENTS WITH OVERSIGHT FROM THE CITY'S PUBLIC WORKS AND ENGINEERING STAFF.
3. A WORK SCHEDULE WILL BE REQUIRED FROM THE CONTRACTOR SO THAT THE ENGINEER CAN HAVE AN INSPECTOR ONSITE AT THE APPROPRIATE TIMES. IF THE WORK SCHEDULE IS REVISED THE CONTRACTOR IS TO NOTIFY THE ENGINEER AT LEAST 24 HOURS NOTICE OF ANY TESTING REQUIRING THE PRESENCE OF THE ENGINEER AND/OR CITY STAFF.
4. THE CONTRACTOR IS TO RECEIVE THE APPROVAL OF THE ENGINEER AND THE CITY OF ANY PROPOSED CHANGES TO THE PLANS OR STANDARD REQUIREMENTS.
5. A BUILDING DEPARTMENT PLUMBING PERMIT IS REQUIRED FOR UTILITIES BEYOND THE FIRST CLEANOUT OR METER ON PRIVATE PROPERTY.
6. A PUBLIC IMPROVEMENT GUARANTEE AGREEMENT OR A PUBLIC WORKS PERMIT, A PRE-CONSTRUCTION MEETING WITH THE CITY OF WEST LINN, AND INSTALLATION OF EROSION CONTROL MEASURES ARE REQUIRED PRIOR TO BEGINNING CONSTRUCTION.
7. PRIOR TO SITE CLEARING, 8' TALL CHAIN-LINK FENCING SHALL BE PLACED AT TREE EASEMENT BOUNDARIES PRIOR TO SITE GRADING. THE CITY ARBORIST SHALL INSPECT & APPROVE ALL ONSITE TREE PROTECTION MEASURES PRIOR TO THE START OF THE SITE WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CITY ARBORIST AND ARRANGE FOR THIS APPROVAL TO TAKE PLACE. NO PERMITS WILL BE ISSUED FROM ENGINEERING, PLANNING, OR BUILDING DEPARTMENTS WITHOUT TREE PROTECTION APPROVAL FROM THE CITY ARBORIST. ALL TREE PROTECTION MEASURES SHALL REMAIN IN PLACE AND FULLY FUNCTIONAL FOR THE ENTIRE TIME THAT SITE WORK AND CONSTRUCTION IS TAKING PLACE.
8. A CITY REPRESENTATIVE AND A REPRESENTATIVE OF THE ENGINEER MUST BE PRESENT AT ALL TESTING AND THE CITY SHALL BE FURNISHED A COPY OF ALL TEST RESULTS. IF ENGINEER OR CITY DO NOT WITNESS TESTING, CONTRACTOR WILL BE REQUIRED TO RE-TEST.
9. ALL FEES FOR STREET TREES SHALL BE PAID TO THE CITY OF WEST LINN PARKS AND RECREATION DEPARTMENT.
10. NO BUILDING PERMITS WILL BE GIVEN UNTIL THE IMPROVEMENTS HAVE BEEN ACCEPTED BY THE CITY AS SUBSTANTIALLY COMPLETE.
11. CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES AND POINTS OF CONNECTION PRIOR TO ORDERING MANHOLES. IF DISCREPANCIES ARE FOUND, CONTRACTOR SHALL NOTIFY THE ENGINEER.

SEEDING/MULCHING

1. ALL AREAS DISTURBED DURING CONSTRUCTION TO BE GRADED TO DRAIN AND COMPACTED TO A MINIMUM OF 90% OF AASHTO T-99 IMMEDIATELY AFTER INSTALLATION OF UTILITIES OR GRADING.
2. RECOMMENDED SEED MIXTURE: 80% ELKA DWARF PERENNIAL RYEGRASS AND 20% CREEPING RED FESCUE, BY WEIGHT. APPLICATION RATE SHALL BE 100 POUNDS MINIMUM PER ACRE.
3. 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.
4. SEED AND MULCH AT A RATE OF 2000 LBS/AC WITH HEAVY BONDING AGENT OR NETTING AND ANCHORS. MULCH SHALL BE A WOOD CELLULOSE FIBER OR OTHER MATERIAL SUITABLE FOR HYDROMULCHING.
5. TEMPORARY OR PERMANENT HYDROSEEDING ARE ACCEPTABLE SEEDING AND MULCHING MUST BE PROVIDED WHENEVER PERENNIAL COVER CANNOT BE ESTABLISHED ON SITES WHICH WILL BE EXPOSED FOR 60 DAYS OR MORE.

RECORD DRAWING
06/16/2015

This drawing has been prepared to reflect constructed improvements. The information on this drawing is derived in whole or in part from a combination of:
- Contractor supplied redlines
- Site observations by the engineer

The signature of the engineer of record certifies this drawing is an accurate portrayal of the final construction, and the resulting improvements are in conformance with the standards of the City of West Linn.

GENERAL NOTES
WEATHERHILL SUBDIVISION
WEST LINN, OR
LF 7, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
22822PE
OREGON
NOV. 12, 2002
JOHN D. HOWORTH
EXPIRES: 06/30/15
Digital Signature
06/16/2015

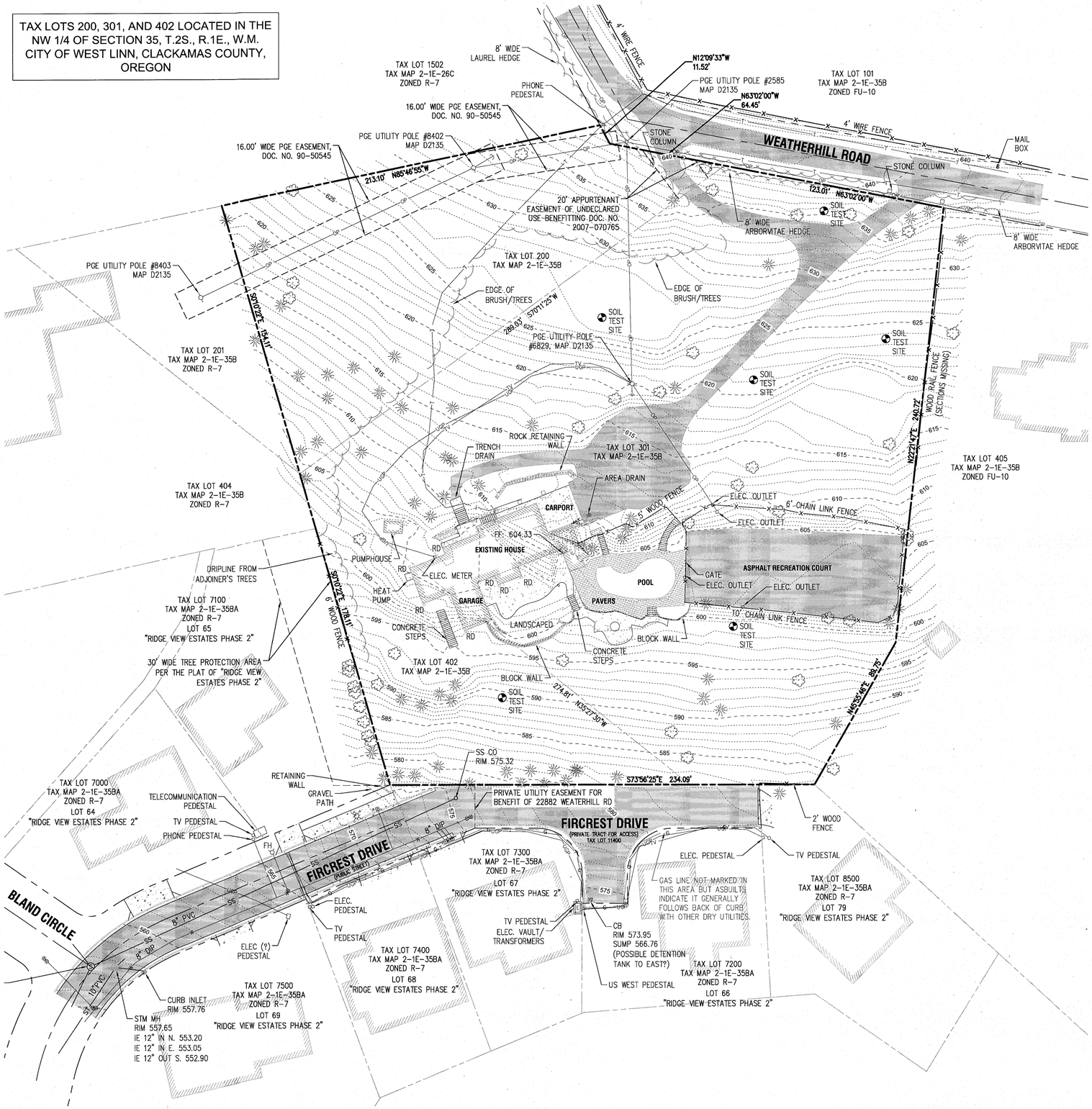
3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #'S	2S1E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
C002

TAX LOTS 200, 301, AND 402 LOCATED IN THE NW 1/4 OF SECTION 35, T.2S., R.1E., W.M. CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON



EXISTING CONDITIONS PLAN

THIS PLAN IS INTENDED FOR USE AS AN EXISTING CONDITIONS PLAN SHOWING THE CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. INFORMATION SHOWN ON THIS PLAN WAS DEVELOPED FROM THE TOPOGRAPHIC SURVEY, AERIAL PHOTOS, AND SITE OBSERVATIONS BY THE ENGINEER. NOT ALL SURFACE FEATURES OR UTILITIES MAY BE SHOWN. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION TO DETERMINE WORK SPECIFIC DETAILS. TOPOGRAPHIC INFORMATION PROVIDED BY COMPASS ENGINEERING DATED APRIL, 2013.

Scale: 1 inch = 30 feet

30 15 0 15 30

LEGEND

BOUNDARY LINE	CURB
RIGHT-OF-WAY	ASPHALT
CENTERLINE	CONCRETE
LOT LINE	GRAVEL
BUILDING	
1 FT CONTOUR	EXISTING TREES
200 5 FT CONTOUR	LIGHT POLE
SS SANITARY SEWER	WATER VALVE
ST STORM SEWER	WATER METER
W WATER LINE	FIRE HYDRANT
G GAS LINE	
UGP UNDERGROUND POWER	
T UNDERGROUND PHONE LINE	
OP OVERHEAD POWER	

NOTES

1. UTILITY INFORMATION SHOWN ON THIS MAP IS BASED UPON OBSERVED FEATURES, RECORD DATA AND TONE MARKS PROVIDED BY PUBLIC UTILITY LOCATION SERVICES. NO WARRANTIES ARE MADE REGARDING THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ADDITIONAL UTILITIES MAY EXIST. INTERESTED PARTIES ARE HEREBY ADVISED THAT UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION OF ANY CRITICAL ITEMS.

2. VERTICAL DATUM: NAVD '88 UTILIZING GPS POSITIONING TIED TO THE ORGN WITH REAL TIME CORRECTORS REFERENCED TO NAD 83(2011).

3. TOPOGRAPHIC FEATURES SHOWN ON THIS MAP WERE LOCATED USING STANDARD PRECISION TOPOGRAPHIC MAPPING PROCEDURES. THIRD PARTY USERS OF DATA FROM THIS MAP PROVIDED VIA AUTOCAD DRAWING FILES OR DATA EXCHANGE FILES SHOULD NOT RELY ON ANY AUTOCAD GENERATED INFORMATION WHICH IS BEYOND THE LIMITS OF PRECISION OF THIS MAP. THIRD PARTIES USING DATA FROM THIS MAP IN AN AUTOCAD FORMAT SHOULD VERIFY ANY ELEMENTS REQUIRING PRECISE LOCATIONS PRIOR TO COMMENCEMENT OF ANY CRITICAL DESIGN OR CONSTRUCTION. CONTACT COMPASS ENGINEERING FOR FURTHER INFORMATION. FURTHERMORE, COMPASS ENGINEERING WILL NOT BE RESPONSIBLE NOR HELD LIABLE FOR ANY DESIGN OR CONSTRUCTION RELATED PROBLEMS THAT ARISE OUT OF THIRD PARTY USAGE OF THIS MAP (IN AUTOCAD OR OTHER FORMAT) FOR ANY PURPOSE OTHER THAN SPECIFICALLY STATED HEREIN. THIS STATEMENT IS AN OFFICIAL PART OF THIS MAP.

RECORD DRAWING
06/16/2015

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- Contractor supplied redlines
- Site observations by the engineer
- Field measurements

The undersigned engineer of record certifies this drawing is an accurate portrayal of the final construction, and the resulting improvements are in conformance with the standards of the City of West Linn.

EXISTING CONDITIONS
WEATHERHILL SUBDIVISION
WEST LINN, OR
LF 7, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
2282PE
OREGON
NOV. 12, 2008
JOHN D. HOWORTH
EXPIRES: 06/30/15
Digital Signature
06/16/2015

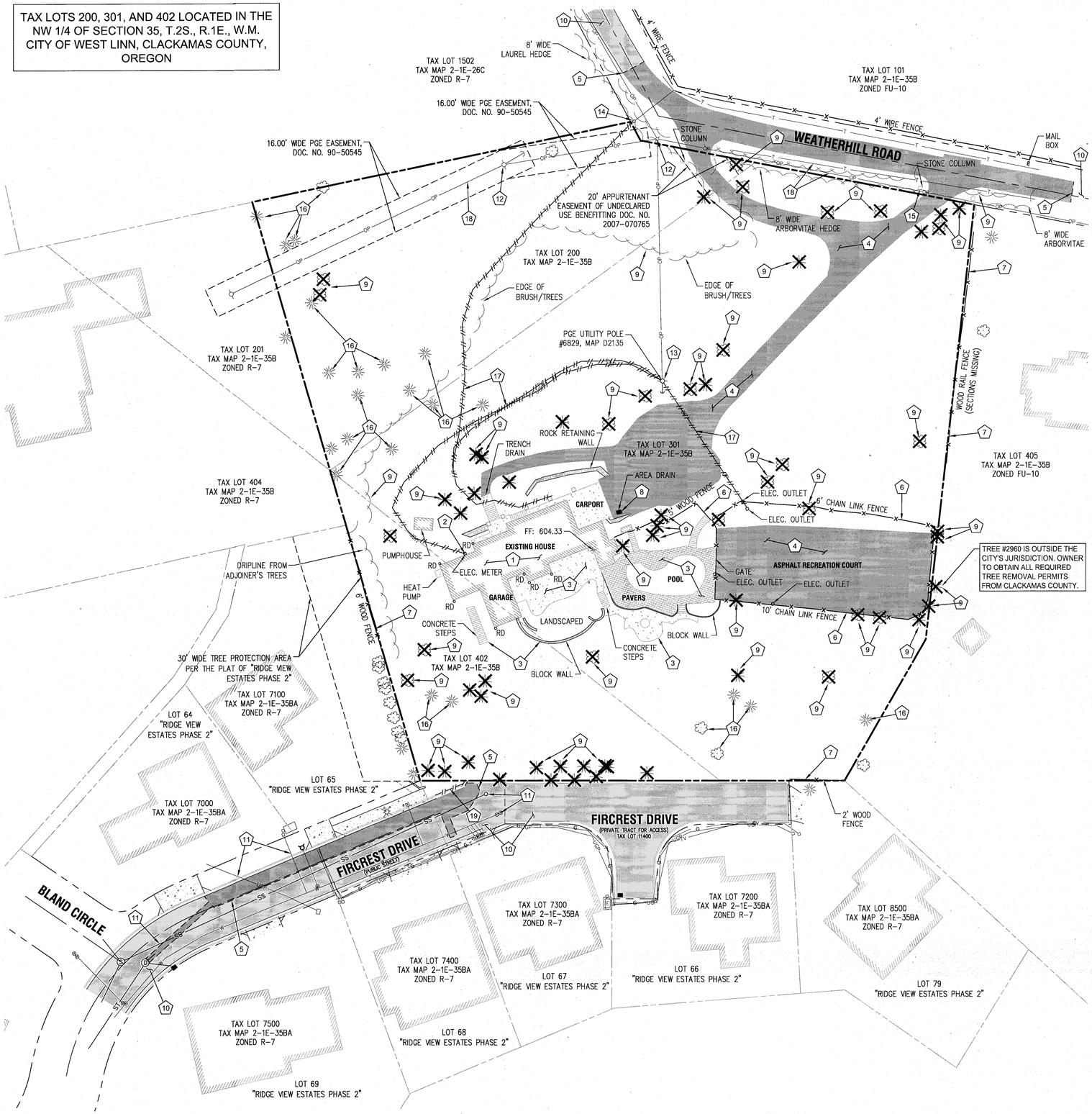
3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #'S	2S1E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
EXISTING COND.'S

SHEET NUMBER
C100

TAX LOTS 200, 301, AND 402 LOCATED IN THE NW 1/4 OF SECTION 35, T.2S., R.1E., W.M. CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON



Scale: 1 inch = 30 feet

30 15 0 15 30

LEGEND

	BOUNDARY LINE		SAWCUT LINE
	RIGHT-OF-WAY		ASPHALT
	CENTERLINE		SIDEWALK/CONCRETE
	LOT LINE		GRAVEL
	BUILDING		EXISTING TREES
	CURB		LIGHT POLE
SS	SANITARY SEWER		TRAFFIC SIGN
ST	STORM SEWER		WATER VALVE
W	WATER LINE		WATER METER
G	GAS LINE		SPRINKLER VALVE
UCP	UNDERGROUND POWER		FIRE HYDRANT
TEL	UNDERGROUND PHONE LINE		
OP	OVERHEAD POWER		

DEMOLITION KEY

1	EXISTING BUILDING AND FOUNDATION TO BE DEMOLISHED. DEBRIS AND REFUSE TO BE DISPOSED OFF-SITE AT AN APPROVED LOCATION
2	EXISTING POWER METER TO BE DISCONNECTED AND RETURNED TO POWER COMPANY. CAP SERVICE LINES AND REMOVE ALL CONDUITS AND WIRING WITHIN PROPERTY.
3	REMOVE EXISTING CONCRETE AND BASE ROCK. DISPOSE OF RUBBLE AND REFUSE OFF-SITE.
4	REMOVE EXISTING ASPHALT AND BASE ROCK. DISPOSE OF RUBBLE AND REFUSE OFF-SITE.
5	SAWCUT EXISTING ASPHALT PAVEMENT AS SHOWN.
6	REMOVE EXISTING FENCING AND DISPOSE OF OFF-SITE.
7	PROTECT EXISTING FENCING TO REMAIN.
8	REMOVE EXISTING STORM AND SEWER LINES AND STRUCTURES AND DISPOSE OF OFF-SITE (TYPICAL FOR ALL).
9	REMOVE EXISTING TREE/LANDSCAPING NECESSARY TO INSTALL IMPROVEMENTS, SEE SHEET C2.0.
10	PROTECT EXISTING PAVEMENT TO REMAIN, SEE SHEET C2.0.
11	PROTECT EXISTING UTILITIES TO REMAIN.
12	PGE TO RELOCATE EXISTING POWER POLE AND REALIGN ADJACENT PROPERTY'S OVERHEAD POWER LINE. CONTRACTOR TO COORDINATE WITH PORTLAND GENERAL ELECTRIC.
13	PGE TO REMOVE EXISTING POWER POLE AND SERVICE DROP. CONTRACTOR TO COORDINATE WITH PORTLAND GENERAL ELECTRIC.
14	QUEST TO REMOVE EXISTING TELEPHONE PEDESTAL. CONTRACTOR TO COORDINATE WITH QUEST.
15	REMOVE EXISTING STONE COLUMNS AND DISPOSE OF REFUSE OFF-SITE (TYPICAL).
16	PROTECT EXISTING TREE TO REMAIN (TYPICAL), SEE SHEET C1.2.
17	REMOVE EXISTING UTILITY AND DISPOSE OF OFF-SITE.
18	EXISTING UTILITIES TO BE INSTALLED UNDERGROUND. CONTRACTOR TO COORDINATE WITH PURVEYORS.
19	REMOVE EXISTING CONCRETE CURB/GUTTER. DISPOSE OF RUBBLE AND REFUSE OFF-SITE.

GENERAL DEMOLITION NOTES

1. DEMOLITION NOTES ARE FOR CLARIFICATION ONLY AND ARE SHOWN FOR THE CONTRACTOR'S BENEFIT. THESE NOTES ARE NOT INTENDED TO BE COMPREHENSIVE. THE CONTRACTOR SHALL REMOVE OR RELOCATE ALL EXISTING ON-SITE IMPROVEMENTS NECESSARY TO ACCOMMODATE THE PROPOSED CONSTRUCTION.
2. ALL EXISTING PROPERTY UTILITY SERVICES TO BE TERMINATED AND CAPPED AT THE RIGHT OF WAY PRIOR TO DEMOLISHING ANY EXISTING BUILDINGS.
3. CONTRACTOR IS TO REMOVE ALL EXISTING SURFACE IMPROVEMENTS AND DEBRIS WITHIN THE LIMITS OF WORK UNLESS OTHERWISE NOTED. ALL DEBRIS FOUND ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE CODES.
4. CONTRACTOR TO PROTECT EXISTING FEATURES WHICH ARE TO REMAIN.
5. CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURES, VALVE BOXES, VAULT LIDS AND UTILITY ACCESS STRUCTURES TO FINISH GRADE WITHIN AREAS AFFECTED BY PROPOSED CONSTRUCTION.
6. CONSTRUCTION AND DEMOLITION ACTIVITIES SHALL BE PHASED IN SUCH A MANNER AS TO ENSURE THAT PUBLIC ACCESS ROADS ARE NOT BLOCKED AND REMAIN OPERATIONAL.
7. SEE TREE PROTECTION AND REMOVAL PLAN (SHEET C1.2) FOR ALL TREE REMOVAL INFORMATION.

811 Know what's below. Call before you dig.

RECORD DRAWING
06/16/2015

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- Site observations by the engineer
- Field measurements

The signature below of a record certifies this drawing is an accurate portrayal of the final construction, and the resulting improvements are in conformance with the standards of the City of West Linn.

DEMOLITION PLAN
WEATHERHILL SUBDIVISION
WEST LINN, OR
LF 7, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER 22822PE OREGON NOV. 12, 2007 JOHN D. HOWORTH
EXPIRES: 06/30/15
Digital Signature 06/16/2015

3J CONSULTING, INC.
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #'S	2S1E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
DEMOLITION

SHEET NUMBER
C101

TAX LOTS 200, 301, AND 402 LOCATED IN THE NW 1/4 OF SECTION 35, T.2S., R.1E., W.M. CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

Scale: 1 inch = 30 feet

30 15 0 15 30

LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- 2718 16"CHERRY 12' DL — TREE POINT, TYPE, CALIPER AND DRIPLINE
- SIGNIFICANT TREE CANOPY TO REMAIN (DRIPLINE + 10 FT)
- SIGNIFICANT TREE CANOPY TO BE REMOVED (DRIPLINE + 10 FT)
- TREE TO BE REMOVED
- TREE PROTECTION FENCING

GENERAL TREE INVENTORY STATISTICS

TOTAL PROPERTY AREA:	112,898 Sq. Ft. = 2.59 Ac.
TOTAL TREE INVENTORY (PROJECT BOUNDARY):	87 ea
TOTAL TREES RETAINED:	19 ea
TOTAL TREES REMOVED:	68 ea
TOTAL TREE CALIPER INCHES:	1,867 inches
TOTAL CALIPER INCHES RETAINED:	719 inches
TOTAL CALIPER INCHES REMOVED:	1,148 Inches

SIGNIFICANT TREE STATISTICS

SIGNIFICANT TREE INVENTORY:	23 ea
SIGNIFICANT TREES RETAINED:	11 ea
SIGNIFICANT TREES REMOVED:	12 ea
SIGNIFICANT TREE CALIPER INCHES:	844 inches
SIGNIFICANT CALIPER INCHES RETAINED:	394 inches
SIGNIFICANT CALIPER INCHES REMOVED:	450 inches
SIGNIFICANT TREE CANOPY COVERAGE:	46,673 Sq. Ft.
SIGNIFICANT TREE CANOPY RETAINED:	22,023 Sq. Ft.
SIGNIFICANT TREE CANOPY REMOVED:	24,650 Sq. Ft.
SIGNIFICANT TREE CANOPY REMOVED DUE TO R.O.W. IMPROVEMENTS:	18,189 Sq. Ft.
TREE PRESERVATION EASEMENT AREA REQUIRED (*20% OF EXISTING CANOPY*):	9,335 Sq. Ft.
TREE PRESERVATION EASEMENT AREA PROVIDED	10,080 Sq. Ft.

RECORD DRAWING
06/16/2015

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- Contractor supplied redlines
- Site observations by the engineer
- Field measurements

The undersigned, owner of record certifies this drawing is an accurate portrayal of the final construction, and the resulting improvements are in conformance with the standards of the City of West Linn.

TREE PROTECTION AND REMOVAL PLAN

WEATHERHILL SUBDIVISION

WEST LINN, OR
LF 7, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER 2282PE OREGON NOV. 12, 2002 JOHN D. HOWORTH
EXPIRES: 06/30/15
Digital Signature
06/16/2015

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #'S	2S1E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
TREE PLAN

SHEET NUMBER
C102

TAX LOTS 200, 301, AND 402 LOCATED IN THE NW 1/4 OF SECTION 35, T.2S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

TREE INVENTORY

SURVEY POINT NUMBER	TREE SPECIES	NOMINAL CALIPER SIZE	PROPOSED ACTION	SIGNIFICANT DESIGNATION	REMOVE DUE TO CONDITION
2152	DOUGLAS-FIR	28"	SAVE	SIGNIFICANT	N/A
2153	NORWAY SPRUCE	18"	REMOVE	NO	R.O.W. IMPROVEMENTS
2154	MADRONE	18"	REMOVE	NO	R.O.W. IMPROVEMENTS
2155	LODGEPOLE PINE	8"	REMOVE	NO	R.O.W. IMPROVEMENTS
2156	ADJACENT	36"	N/A	N/A	N/A
2259	BIGLEAF MAPLE	15"	REMOVE	NO	R.O.W. IMPROVEMENTS
2260	BIGLEAF MAPLE	20"	REMOVE	NO	R.O.W. IMPROVEMENTS
2261	OREGON WHITE OAK	6"	REMOVE	NO	R.O.W. IMPROVEMENTS
2262	OREGON WHITE OAK	6"	REMOVE	NO	R.O.W. IMPROVEMENTS
2263	LODGEPOLE PINE	20"	REMOVE	NO	R.O.W. IMPROVEMENTS
2264	BLUE SPRUCE	18"	REMOVE	NO	CONSTRUCTION
2425	DOUGLAS-FIR	54"	REMOVE	SIGNIFICANT	R.O.W. IMPROVEMENTS
2426	MADRONE	14"	REMOVE	NO	CONSTRUCTION
2427	MADRONE	60"	REMOVE	NO	CONSTRUCTION
2428	SILVER MAPLE	26"	REMOVE	NO	CITY ARBORIST SUGGEST.
2429	NORWAY MAPLE	16"	REMOVE	NO	R.O.W. IMPROVEMENTS
2430	DOUGLAS-FIR	28"	REMOVE	NO	R.O.W. IMPROVEMENTS
2431	BIGLEAF MAPLE	20"	REMOVE	NO	R.O.W. IMPROVEMENTS
2432	BIGLEAF MAPLE	16"	REMOVE	NO	R.O.W. IMPROVEMENTS
2433	NORWAY MAPLE	16"	REMOVE	NO	R.O.W. IMPROVEMENTS
2434	DOUGLAS-FIR	42"	REMOVE	SIGNIFICANT	CONSTRUCTION
2435	DOUGLAS-FIR	40"	REMOVE	SIGNIFICANT	R.O.W. IMPROVEMENTS
2473	SCOTCH PINE	8"	REMOVE	NO	CONSTRUCTION
2474	DOUGLAS-FIR	40"	REMOVE	SIGNIFICANT	CONSTRUCTION
2475	DOUGLAS-FIR	40"	REMOVE	NO	CONSTRUCTION
2476	SWEET CHERRY	24"	SAVE	NO	R.O.W. IMPROVEMENTS
2477	DOUGLAS-FIR	24"	REMOVE	NO	R.O.W. IMPROVEMENTS
2478	DOUGLAS-FIR	36"	REMOVE	SIGNIFICANT	R.O.W. IMPROVEMENTS
2479	DOUGLAS-FIR	44"	REMOVE	SIGNIFICANT	R.O.W. IMPROVEMENTS
2480	DOUGLAS-FIR	29"	REMOVE	NO	CONSTRUCTION
2481	DOUGLAS-FIR	28"	REMOVE	NO	CONSTRUCTION
2482	DOUGLAS-FIR	42"	SAVE	SIGNIFICANT	N/A
2543	ADJACENT	32"	N/A	N/A	N/A
2544	ADJACENT	24"	N/A	N/A	N/A
2545	DOUGLAS-FIR	28"	SAVE	SIGNIFICANT	N/A
2546	OREGON WHITE OAK	36"	SAVE	SIGNIFICANT	N/A
2547	MADRONE	18"	REMOVE	NO	CONSTRUCTION
2548	DOUGLAS-FIR	36"	REMOVE	NO	CONSTRUCTION
2549	DOUGLAS-FIR	44"	REMOVE	SIGNIFICANT	CONSTRUCTION
2550	DOUGLAS-FIR	34"	REMOVE	SIGNIFICANT	CONSTRUCTION
2551	LEYLAND CYPRESS	6"	REMOVE	NO	CONSTRUCTION
2552	INCENSE-CEDAR	8"	REMOVE	NO	CONSTRUCTION
2553	LEYLAND CYPRESS	10"	REMOVE	NO	CONSTRUCTION
2554	LEYLAND CYPRESS	6"	REMOVE	NO	CONSTRUCTION
2555	LEYLAND CYPRESS	6"	REMOVE	NO	CONSTRUCTION
2556	INCENSE-CEDAR	6"	REMOVE	NO	CONSTRUCTION
2714	WESTERN REDCEDAR	8"	REMOVE	NO	CONSTRUCTION
2715	LEYLAND CYPRESS	8"	REMOVE	NO	CONSTRUCTION
2716	ADJACENT	8"	N/A	N/A	N/A
2803	INCENSE-CEDAR	8"	REMOVE	NO	CONSTRUCTION
2804	LEYLAND CYPRESS	8"	REMOVE	NO	CONSTRUCTION
2805	WESTERN REDCEDAR	8"	REMOVE	NO	CONSTRUCTION
2806	WESTERN REDCEDAR	10"	REMOVE	NO	CONSTRUCTION
2807	WESTERN REDCEDAR	10"	REMOVE	NO	CONSTRUCTION
2808	OREGON WHITE OAK	12", 14"	REMOVE	SIGNIFICANT	CONSTRUCTION
2882	APPLE	12"	REMOVE	NO	CONSTRUCTION
2889	ADJACENT	20"	N/A	N/A	N/A
2952	DOUGLAS-FIR	42"	REMOVE	NO	CONSTRUCTION
2953	DOUGLAS-FIR	36"	REMOVE	SIGNIFICANT	R.O.W. IMPROVEMENTS
2954	DOUGLAS-FIR	18"	REMOVE	NO	R.O.W. IMPROVEMENTS
2955	DOUGLAS-FIR	44"	REMOVE	NO	CONSTRUCTION
2956	BIGLEAF MAPLE	12"	REMOVE	NO	R.O.W. IMPROVEMENTS
2957	BIGLEAF MAPLE	(3)-6"	REMOVE	NO	R.O.W. IMPROVEMENTS
2958	DOUGLAS-FIR	24"	REMOVE	SIGNIFICANT	CONSTRUCTION
2959	DOUGLAS-FIR	30"	REMOVE	SIGNIFICANT	CONSTRUCTION
2960	ADJACENT	34"	REMOVE	NA / COUNTY	CONSTRUCTION
2961	BIGLEAF MAPLE	16"	REMOVE	NO	CONSTRUCTION
2962	BIGLEAF MAPLE	8"	REMOVE	NO	CONSTRUCTION
2978	ADJACENT	6"	N/A	N/A	N/A
2979	ADJACENT	6"	N/A	N/A	N/A
2980	ADJACENT	6"	N/A	N/A	N/A
2981	ADJACENT	6"	N/A	N/A	N/A
2982	ADJACENT	6"	N/A	N/A	N/A
2983	ADJACENT	6"	N/A	N/A	N/A
2984	ADJACENT	6"	N/A	N/A	N/A
2985	ADJACENT	6"	N/A	N/A	N/A
2986	ADJACENT	6"	N/A	N/A	N/A
2990	MADRONE	12"	REMOVE	NO	CONSTRUCTION

TREE INVENTORY

SURVEY POINT NUMBER	TREE SPECIES	NOMINAL CALIPER SIZE	PROPOSED ACTION	SIGNIFICANT DESIGNATION	REMOVE DUE TO CONDITION
2991	AUSTRIAN PINE	6"	REMOVE	NO	CONSTRUCTION
2992	AUSTRIAN PINE	6"	REMOVE	NO	CONSTRUCTION
2993	APPLE	18"	REMOVE	NO	CONSTRUCTION
3023	LEYLAND CYPRESS	8"	REMOVE	NO	CONSTRUCTION
3024	LEYLAND CYPRESS	8"	REMOVE	NO	CONSTRUCTION
3025	LEYLAND CYPRESS	8"	REMOVE	NO	CONSTRUCTION
3071	DOUGLAS-FIR	40"	SAVE	SIGNIFICANT	N/A
3072	DOUGLAS-FIR	40"	SAVE	SIGNIFICANT	N/A
3073	DOUGLAS-FIR	36"	SAVE	SIGNIFICANT	N/A
3181	DOUGLAS-FIR	60"	SAVE	SIGNIFICANT	N/A
3182	DOUGLAS-FIR	30"	SAVE	NO	N/A
3183	DOUGLAS-FIR	6"	SAVE	NO	N/A
3184	ENGLISH HAWTHORN	7"	SAVE	NO	N/A
3195	DOUGLAS-FIR	24"	SAVE	SIGNIFICANT	N/A
3196	DOUGLAS-FIR	30"	SAVE	NO	N/A
3197	DOUGLAS-FIR	36"	SAVE	NO	N/A
3198	DOUGLAS-FIR	36"	SAVE	SIGNIFICANT	N/A
3199	DOUGLAS-FIR	24"	SAVE	SIGNIFICANT	N/A
3200	ADJACENT	42"	N/A	N/A	N/A
3201	DOUGLAS-FIR	20"	SAVE	NO	N/A
3202	SWEET CHERRY	6"	REMOVE	NO	CONSTRUCTION
3203	SWEET CHERRY	6"	REMOVE	NO	CONSTRUCTION
2958.1	BIGLEAF MAPLE	8"	REMOVE	NO	CONSTRUCTION
2958.2	BIGLEAF MAPLE	14"	REMOVE	NO	CONSTRUCTION
3180	OREGON WHITE OAK	8"	SAVE	NO	N/A

RECORD DRAWING
06/16/2015
This drawing has been prepared to reflect constructed deviations from permit documents. The basis of this information is obtained in whole or in part from a combination of:
- Contractor supplied redlines
- Site observations by the engineer
- Field measurements

The undersigned project record certifies this drawing is an accurate portrayal of the final construction, and the resulting improvements are in conformance with the standards of the City of West Linn.

TREE PROTECTION AND REMOVAL DETAILS

WEATHERHILL SUBDIVISION
WEST LINN, OR
LF 7, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
12282PE
OREGON
NOV. 12, 2002
JOHN D. HOWORTH
EXPIRES: 06/30/15
Digital Signature
06/16/2015

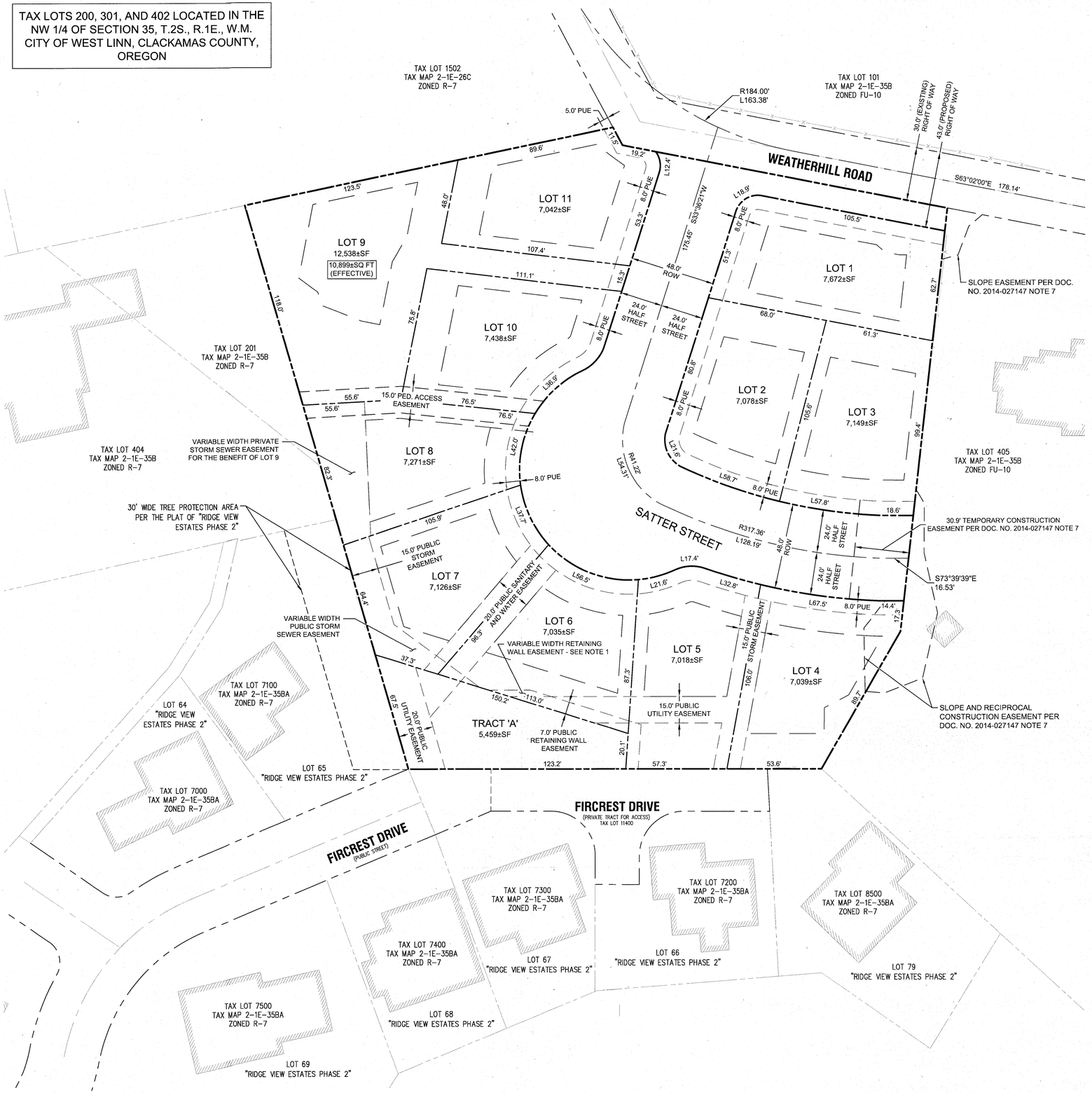
3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #'S	2S1E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
TREE PLAN DETAIL

SHEET NUMBER
C103

TAX LOTS 200, 301, AND 402 LOCATED IN THE NW 1/4 OF SECTION 35, T.2S., R.1E., W.M. CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON



Scale: 1 inch = 30 feet

30 15 0 15 30

LEGEND

- BOUNDARY LINE
- EXISITNG RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- PROPOSED SETBACK LINE
- PROPOSED EASEMENT LINE

SITE STATISTICS

SITE ADDRESS	22882 WEATHERHILL ROAD WEST LINN, OR 97068
TAXLOT	2S1E35B 200, 301, 402
JURISDICTION	CITY OF WEST LINN
GROSS SITE AREA	2.59 ACRES
PROPERTY ZONING	R-7
FLOOD HAZARD MAP NUMBER	41005C0257D ZONE X (UNSHADED)

SUBDIVISION STATISTICS

RIGHT OF WAY DEDICATION	0.25 ACRES
MINIMUM ALLOWABLE EFFECTIVE LOT SIZE	7,000 SF
MINIMUM LOT DENSITY	9.8 UNITS
MAXIMUM LOT DENSITY	14 UNITS
PROPOSED LOT DENSITY	4.6 UNITS/ACRE
MINIMUM LOT DENSITY (PER R-7 ZONING)	4.3 UNITS/ACRE
MAXIMUM LOT DENSITY (PER R-7 ZONING)	6.2 UNITS/ACRE
SETBACKS:	
FRONT	20 FEET
SIDE	7.5 FEET
REAR	20 FEET
STREET SIDE	15 FEET
MAX. HEIGHT	35 FEET

PROJECT TEAM

OWNER/APPLICANT
LF 7, LLC
C/O: J.T. SMITH COMPANIES
5285 MEADOWS ROAD, SUITE #171
LAKE OSWEGO, OR 97035
CONTACT: JOHN WYLAND
jwyland@jtsmithco.com

CIVIL ENGINEER
3J CONSULTING, INC.
5075 SW GRIFFITH DRIVE, SUITE 150
BEAVERTON, OR 97005
CONTACT: JOHN HOWORTH, PE
PHONE: (503) 946-9365 x201
john.howorth@3j-consulting.com

PLANNING CONSULTANT
3J CONSULTING, INC
5075 SW GRIFFITH DRIVE, SUIITE 150
BEAVERTON, OR 97005
CONTACT: ANDREW TULL
PHONE: 503-946-9365
EMAIL: andrew.tull@3j-consulting.com

GEOTECHNICAL CONSULTANT
GEOPACIFIC ENGINEERING, INC.
14835 SW 72ND AVENUE
PORTLAND, OR 97224
CONTACT: SCOTT HARDMAN, PE
PHONE: (503) 625-4455
shardman@geopacificeng.com

LAND SURVEYOR
COMPASS SURVEYING
4107 SE INTERNATIONAL WAY, SUITE 705
MILWAUKIE, OR 97222
CONTACT: DON DEVLAEMINCK, PLS
PHONE: 503-653-9093
dond@compass-engineering.com

RECORD DRAWING
06/16/2015

This drawing has been prepared to reflect constructed improvements as shown during the course of this information is derived in whole or in part from a combination of:
- Contractor supplied redlines
- Site observations by the engineer
- Field measurements

The undersigned hereby certifies this drawing is an accurate portrayal of the final construction, and the resulting improvements are in conformance with the standards of the City of West Linn.

TENTATIVE SUBDIVISION PLAT
WEATHERHILL SUBDIVISION
WEST LINN, OR
LF 7, LLC

J.T. SMITH companies

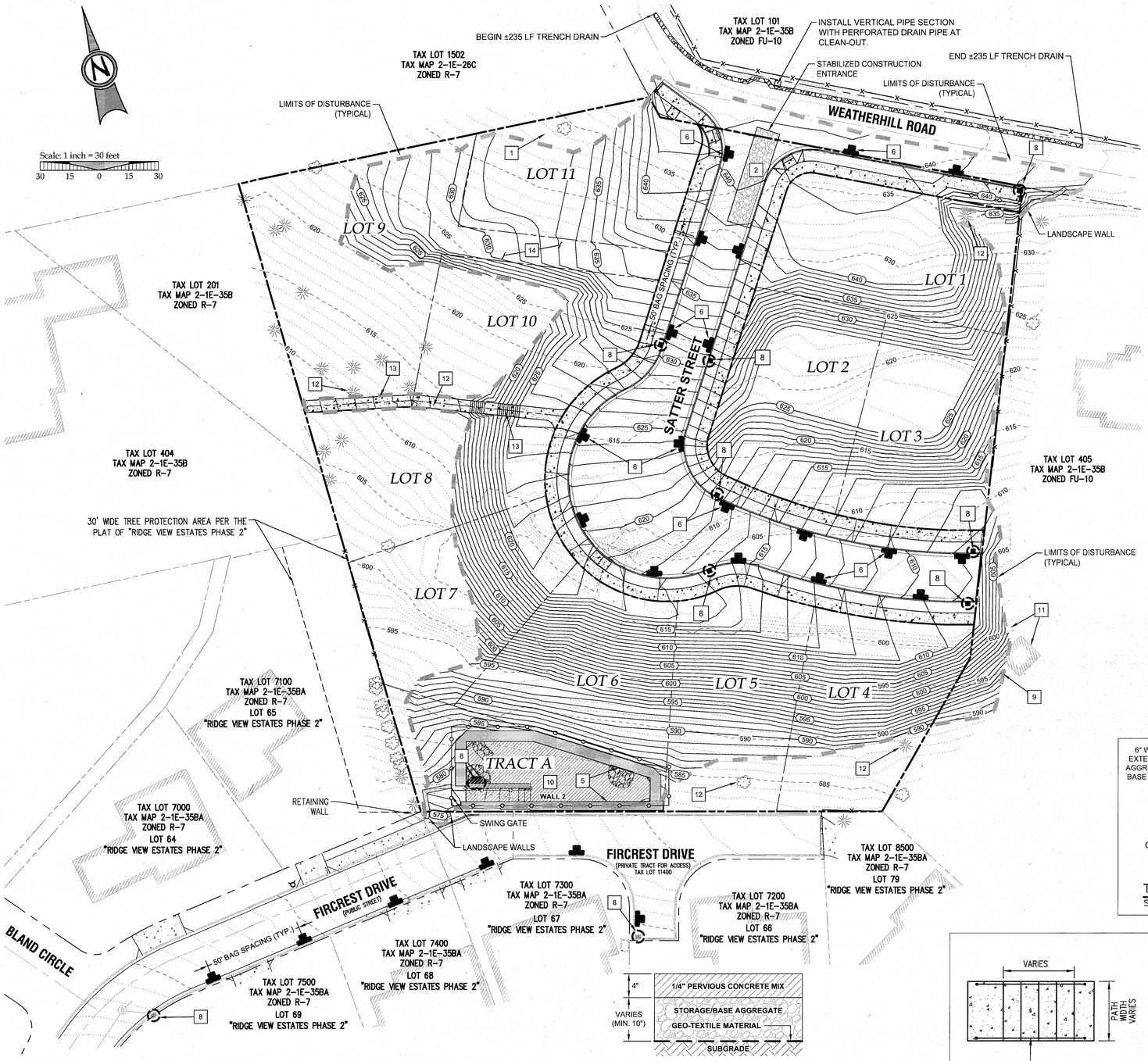
REGISTERED PROFESSIONAL ENGINEER 22822PE OREGON NOV. 12, 2003 JOHN D. HOWORTH
EXPIRES: 06/30/15
Digital Signature
06/16/2015

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #'S	2S1E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
SUBDIVISION PLAT

SHEET NUMBER
C110



LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING EASEMENT LINE
- EXISTING LOT LINE
- EXISTING CURB AND GUTTER
- EXISTING SIDEWALK
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING TREES TO REMAIN
- 207 EXISTING 1FT CONTOUR
- 208 EXISTING 5FT INDEX CONTOUR
- PROPOSED LOT LINE
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE
- PROPOSED RETAINING WALL
- 207 PROPOSED 1FT CONTOUR
- 208 PROPOSED 5FT INDEX CONTOUR
- EROSION CONTROL: SILT FENCING (BLACK)
- EROSION CONTROL: FESCUE STRAW WATTLE
- EROSION CONTROL: BIO BAG CHECK DAM
- EROSION CONTROL: CONSTRUCTION ENTRANCE
- LIMITS OF GRADING/DISTURBANCE
- SURFACE RUN-OFF FLOW ARROW
- EROSION CONTROL: INLET PROTECTION
- TREE PROTECTION FENCING

GRADING / EROSION CONTROL KEY NOTES

1	NOT USED
2	CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN PER DETAIL ON SHEET C121.
3	NOT USED
4	NOT USED
5	CONSTRUCT ULTRA-BLOCK RETAINING WALL. SEE SHEETS C122 - C124 FOR PLANS AND PROFILES, AND DETAILS.
6	PLACE BIO-BAG CHECK DAM FOR SEDIMENT CONTROL ADJACENT TO ALL NEW CONCRETE WORK WITHIN RIGHT OF WAY
7	NOT USED
8	INSTALL INLET PROTECT PER DETAILS ON SHEET C121.
9	NOT USED
10	CONSTRUCT STORM WATER QUALITY AND QUANTITY POND. SEE SHEETS C300 AND C301 FOR IMPROVEMENT PLANS.
11	DEVELOPER HAS BEEN IN CONTACT WITH ADJACENT PROPERTY OWNER AND WILL COORDINATE MODIFICATIONS REQUIRED TO COMPLETE GRADING OPERATIONS.
12	ALL GRADING AND DISTURBANCE ACTIVITIES ADJACENT TO SIGNIFICANT TREES SHALL BE COMPLETED UNDER SUPERVISION AND DIRECTION BY THE PROJECT ARBORIST AND THE CITY OF WEST LINN.
13	CONSTRUCT 6' WIDE ASPHALT PATHWAY PER "TYPICAL CONCRETE PATH SECTION" DETAIL THIS SHEET. AREAS OF UNAVOIDABLE TOPOGRAPHY, 15% MAX GRADES SHALL BE ACCOMPANIED BY SHORT STAIR SECTIONS PER "6" CONCRETE STAIR DETAIL" THIS SHEET.
14	CONSTRUCT PERVIOUS CONCRETE DRIVEWAY. LIMITS OF DRIVEWAY INSTALLATION TO BE DETERMINED UPON HOME CONSTRUCTION. SEE "PRIVATE PERVIOUS CONCRETE DRIVEWAY" DETAIL THIS SHEET.

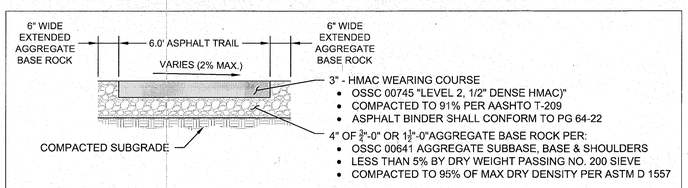
SITE GRADING INFORMATION

NEAT LINE CUT	1,072 CY
NEAT LINE FILL	19,576 CY
STRIPPINGS*	1,713 CY
MAXIMUM CUT DEPTH	12.8 FT
MAXIMUM FILL DEPTH	17.4 FT
MAXIMUM PROPOSED SLOPE	2:1 (H:V)
TOTAL AREA OF DISTURBANCE	2.12 ACRES

(ASSUMED REPLACEMENT / STOCKPILE ON SITE OUTSIDE BUILDING ENVELOPE)*

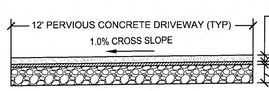
GRADING GENERAL NOTES:

1. ALL GRADING ACTIVITIES SHALL CONFORM TO THE UNIFORM BUILDING CODE AND THE OREGON SPECIALTY CODE AMENDMENTS, INCLUDING APPENDIX J.
2. ALL WORK WITHIN THE DRIPLINE OF PROTECTED TREES SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ARBORIST. CONTRACTOR TO COORDINATE WITH THE CITY IF WALLS ARE REQUIRED TO PROTECT TREES.



TYPICAL CONCRETE PATH SECTION

SCALE: NTS



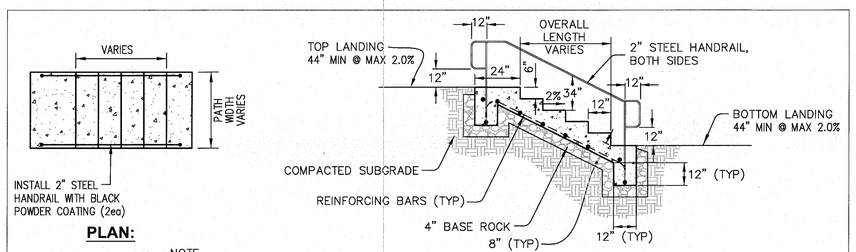
PRIVATE PERVIOUS CONCRETE DRIVEWAY

SCALE: N.T.S

PERVIOUS CONCRETE PAVING SECTION

MATERIAL AND GENERAL PAVEMENT NOTES:

1. STORAGE/ BASE AGGREGATE SHOULD MEET OR EXCEED THE REQUIREMENTS AND SPECIFICATIONS OF O.S.S.C. 00641 (AGGREGATE SUBBASE, BASE, AND SHOULDERS) FOR OPEN GRADED AGGREGATE. THE GRADATION AND MATERIAL REQUIREMENTS SHOULD BE AS SPECIFIED IN O.S.S.C. 02630.11 (OPEN GRADED AGGREGATE). PRIOR TO COMMENCING CONCRETE WORK, CONTRACTOR SHALL SCHEDULE A PRE-PAVING CONFERENCE WITH THE ENGINEER, AND OWNER'S REPRESENTATIVE(S).
2. PERVIOUS CONCRETE SHOULD BE CONSTRUCTED IN ACCORDANCE WITH ACI-522 (PERVIOUS CONCRETE SPECIFICATIONS), CONTAIN BETWEEN 15% AND 19% AIR VOIDS, AND OBTAIN A STRENGTH OF 2,000PSI OR GREATER. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION ON PERVIOUS CONCRETE MIXES, PERFORMANCE CRITERIA AND PLACEMENT REQUIREMENTS.
3. SUB-GRADE GEOTEXTILE SHOULD MEET OR EXCEED THE REQUIREMENTS AND SPECIFICATIONS OF O.S.S.C. 00350 (GEOSYNTHETIC INSTALLATION) AND 02320(GEOSYNTHETICS) FOR TYPE II DRAINAGE FABRICS.



NOTE
1. INTERMEDIATE LANDINGS ARE TO BE 44" MIN @ MAX 2.0%.
2. INTERMEDIATE POST SPACING TO BE DETERMINED BY HANDRAIL CONTRACTOR. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL

6" CONCRETE STAIR DETAIL

SCALE: NTS

Know what's **below.** **Call** before you dig.

RECORD DRAWING
06/16/2015

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- Contractor supplied redlines
- Site observations by the engineer
- Field measurements

The engineer named on record certifies this drawing is an accurate portrayal of the final construction, and the resulting improvements are in conformance with the standards of the City of West Linn.

PHASE II GRADING AND EROSION CONTROL PLAN

WEATHERHILL SUBDIVISION

WEST LINN, OR
LF 7, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER 2282PE OREGON NOV. 12, 2007 JOHN D. HOWORTH

EXPIRES: 06/30/15

Digital Signature
06/16/2015

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 646-0585

3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #'S	2S1E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
PH II GRADING / ESCP

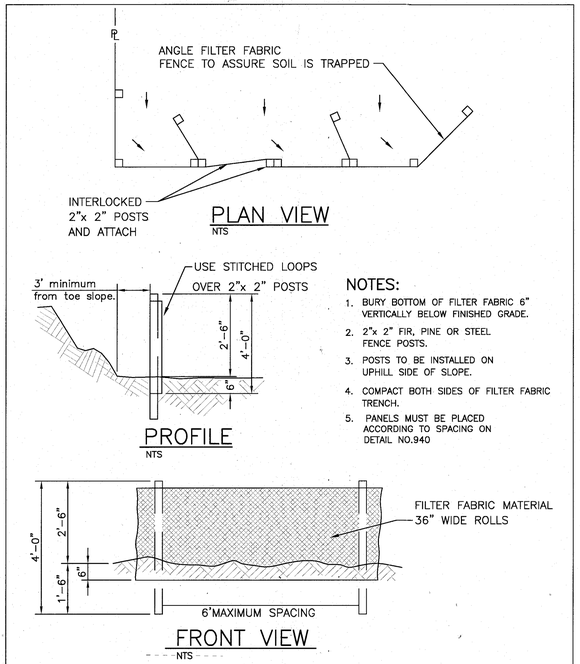
SHEET NUMBER
C120

EROSION AND SEDIMENT CONTROL PLAN NOTES

1. APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES.
2. CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND ON SLOPES FROM OCTOBER 1 THROUGH MAY 31 EACH YEAR.
3. DURING WET WEATHER PERIODS TEMPORARY STABILIZATION OF THE SITE MUST OCCUR AT THE END OF EACH WORKDAY IF RAINFALL IS FORECAST IN THE NEXT 24 HOURS.
4. ALL EROSION AND SEDIMENT CONTROLS NOT IN THE DIRECT PATH OF WORK MUST BE INSTALLED PRIOR TO ANY LAND DISTURBANCE.
5. PRESERVE EXISTING VEGETATION AND RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION.
6. ALL TEMPORARY SEDIMENT CONTROLS MUST REMAIN IN PLACE UNTIL PERMANENT VEGETATION OR OTHER PERMANENT COVERING OF EXPOSED SOIL IS ESTABLISHED.
7. SEDIMENT CONTROLS MUST BE INSTALLED AND MAINTAINED ON ALL DOWN GRADIENT SIDES OF THE CONSTRUCTION SITE AT ALL TIMES DURING CONSTRUCTION.
8. ALL ACTIVE CATCH BASINS SEDIMENT CONTROLS MUST HAVE SEDIMENT CONTROLS INSTALLED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
9. WATER-TIGHT TRUCKS MUST BE USED TO TRANSPORT SATURATED SOILS FROM THE CONSTRUCTION SITE. AN APPROVED EQUIVALENT IS TO DRAIN THE SOIL ON-SITE AT A DESIGNATED LOCATION USING APPROPRIATE BMPS SOIL MUST BE DRAINED SUFFICIENTLY FOR MINIMAL SPILLAGE.
10. TEMPORARY STABILIZATION OR COVERING OF SOIL STOCKPILES MUST OCCUR AT THE END OF EACH WORKDAY OR OTHER BMPS MUST BE IMPLEMENTED TO PREVENT TURBID DISCHARGES TO SURFACE WATERS.
11. DEVELOP AND MAINTAIN ON-SITE A WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURE.
12. ANY USE OF TOXIC OR OTHER HAZARDOUS MATERIALS MUST INCLUDE PROPER STORAGE, APPLICATION, AND DISPOSAL.
13. THE PERMITEE MUST PROPERLY PREVENT AND MANAGE HAZARDOUS WASTES, USED OILS, CONTAMINATED SOILS, CONCRETE WASTE, SANITARY WASTE, LIQUID WASTE, OR OTHER TOXIC SUBSTANCES DISCOVERED OR GENERATED DURING CONSTRUCTION AND MEET ALL STATE AND FEDERAL REGULATIONS AND APPROVALS.
14. SIGNIFICANT AMOUNTS OF SEDIMENT, WHICH LEAVES THE SITE, MUST BE CLEANED UP WITHIN 24 HOURS AND PLACED BACK ON THE SITE AND STABILIZED OR PROPERLY DISPOSED. THE CAUSE OF THE SEDIMENT RELEASE MUST BE FOUND AND PREVENTED FROM CAUSING A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DIVISION OF STATE LANDS REQUIRED TIME FRAME.
15. SEDIMENT MUST NOT BE INTENTIONALLY WASHED INTO STORM SEWERS, DRAINAGE WAYS, OR WATERBODIES. DRY SWEEPING MUST BE USED TO CLEAN UP RELEASED SEDIMENTS.
16. THE APPLICATION RATE OF FERTILIZERS USED TO RE-ESTABLISH VEGETATION MUST FOLLOW THE MANUFACTURER'S RECOMMENDATIONS. NUTRIENT RELEASES FROM FERTILIZERS TO SURFACE WATERS MUST BE MINIMIZED. TIME RELEASE FERTILIZERS SHOULD BE USED AND CARE SHOULD BE TAKEN IN THE APPLICATION OF FERTILIZERS WITHIN ANY WATERWAY RIPARIAN ZONE.
17. SEDIMENT MUST BE REMOVED FROM BEHIND A SEDIMENT FENCE WHEN IT HAS REACHED A HEIGHT OF 1/3 THE HEIGHT OF THE FENCE ABOVEGROUND AND BEFORE FENCE REMOVAL.
18. SEDIMENT MUST BE REMOVED FROM BEHIND BIO BAGS AND OTHER BARRIERS WHEN IT HAS REACHED A HEIGHT OF TWO (2) INCHES AND BEFORE BMP REMOVAL.
19. CLEANING OF TRAPPED CATCH BASINS MUST OCCUR WHEN THE SEDIMENT RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY (50) PERCENT, AND AT THE COMPLETION OF A PROJECT.
20. REMOVAL OF TRAPPED SEDIMENT IN A SEDIMENT BASIN OR SEDIMENT TRAP OR CATCH BASINS MUST OCCUR WHEN THE SEDIMENT RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY (50) PERCENT AND AT COMPLETION OF PROJECT.
21. DEQ MUST APPROVE OF ANY TREATMENT SYSTEM AND OPERATIONAL PLAN THAT MAY BE NECESSARY TO TREAT CONTAMINATED CONSTRUCTION DEWATERING OR SEDIMENT AND TURBIDITY IN STORMWATER RUNOFF.
22. SHOULD ALL CONSTRUCTION ACTIVITIES CEASE FOR THIRTY DAYS OR MORE, THE ENTIRE SITE MUST BE TEMPORARILY STABILIZED USING VEGETATION OR A HEAVY MULCH LAYER, TEMPORARY SEEDING, OR OTHER METHOD.
23. SHOULD CONSTRUCTION ACTIVITIES CEASE FOR FIFTEEN (15) DAYS OR MORE ON ANY SIGNIFICANT PORTION OF A CONSTRUCTION SITE TEMPORARY STABILIZATION IS REQUIRED FOR THAT PORTION OF THE SITE WITH STRAW, COMPOST, OR OTHER TACKIFIED COVERING THAT PREVENT SOIL OR WIND EROSION UNTIL WORK RESUMES ON THAT PORTION OF THE SITE.

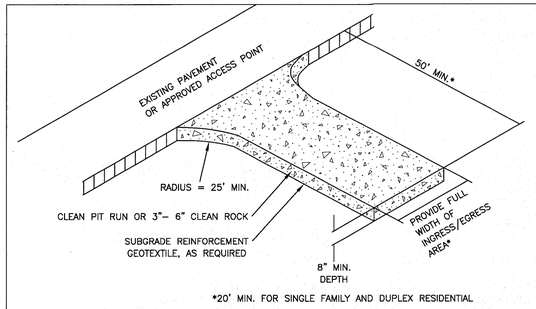
LOCAL AGENCY SPECIFIC EROSION CONTROL NOTES

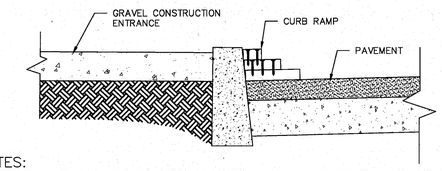
1. OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL REGULATIONS.
2. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BOUNDARIES OF THE CLEARING LIMITS, VEGETATED BUFFERS, AND ANY SENSITIVE AREAS SHOWN 0 THIS PLAN SHALL BE CLEARLY DELINEATED LID IN THE FIELD. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE IS PERMITTED BEYOND THE CLEARING LIMITS. THE OWNER/PERMILIE MUST MAINTAIN THE DELINEATION FOR THE DURATION OF THE PROJECT. NOTE: VEGETATED CORRIDORS TO BE DELINEATED WITH ORANGE CONSTRUCTION FENCE OR APPROVED EQUAL.
3. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BMPS THAT MUST BE INSTALLED ARE A GRAVEL CONSTRUCTION ENTRANCE, PERIMETER SEDIMENT CONTROL, AND INLET PROTECTION. THESE BMPS MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT.
4. IF VEGETATED SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 1; THE TYPE AND PERCENTAGES OF SEED IN THE MIX MUST BE IDENTIFIED ON THE PLANS.
5. THE ESC PLAN MUST BE KEPT ON SITE. ALL MEASURES SHOWN ON THE PLAN MUST BE INSTALLED PROPERLY TO ENSURE THAT SEDIMENT OR SEDIMENT LADEN WATER DOES NOT ENTER A SURFACE WATER SYSTEM, ROADWAY, OR OTHER PROPERTIES.
6. THE ESC MEASURES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE MEASURES SHALL BE UPGRADED AS NEEDED TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL EROSION CONTROL REGULATIONS.
7. ALL EXPOSED SOILS MUST BE COVERED DURING THE WET WEATHER PERIOD.



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 ON DETAIL NO.940

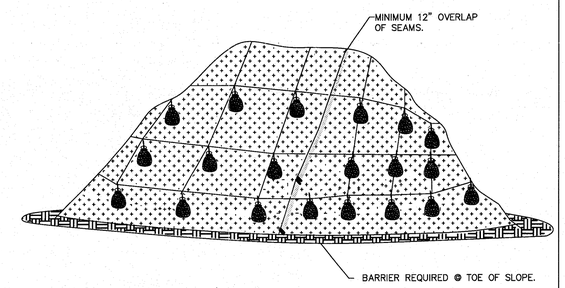
SEDIMENT FENCE





NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF- WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. WHERE RUNOFF CONTAINING SEDIMENT LADEN WATER IS LEAVING THE SITE VIA THE CONSTRUCTION ENTRANCE, OTHER MEASURES SHALL BE IMPLEMENTED TO DIVERT RUNOFF THROUGH AN APPROVED FILTERING SYSTEM.
5. DIMENSIONS
   SINGLE FAMILY
   20' LONG BY 20' WIDE 8" DEEP OF ¾" MINUS CLEAN ROCK.
   COMMERCIAL
   50' LONG BY 20' WIDE 3-6" CLEAN ROCK,
   GOVERNING AUTHORITY MAY REQUIRE GEOTEXTILE FABRIC TO PREVENT SUB-SOIL PUMPING.

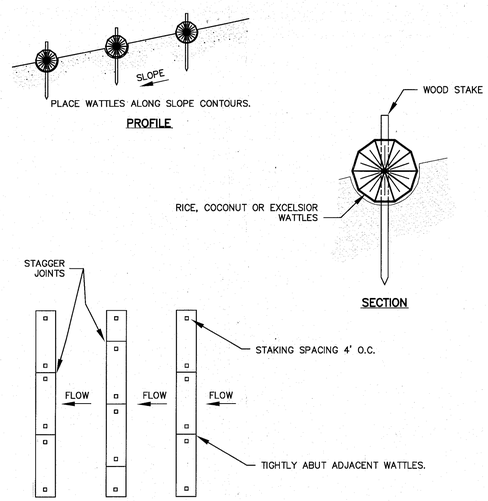
CONSTRUCTION ENTRANCE



PLASTIC SHEETING

NOTES:
1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
2. BARRIER REQUIRED @ TOE OF STOCK PILE.
3. COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS.

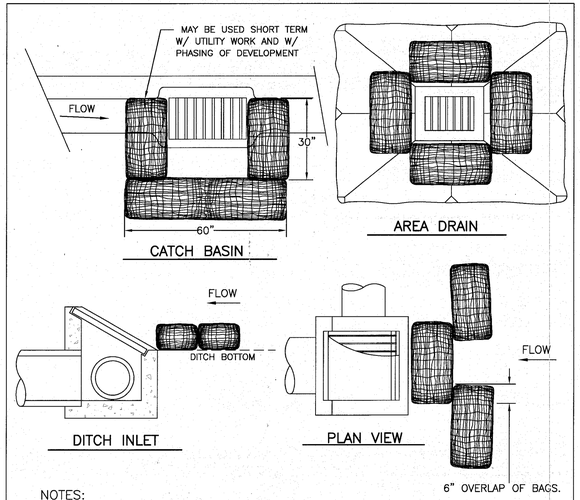
PLASTIC SHEETING



NOTES:
1. STAKING SPECIFICATIONS:
   a. 1"X2" WOODEN STAKES
   b. ADDITIONAL STAKES MAY BE INSTALLED ON DOWNHILL SIDE OF WATTLES, ON STEEP SLOPE OR HIGHLY EROSIVE SOILS.
2. SPACING IN ACCORDANCE WITH DETAIL 940.

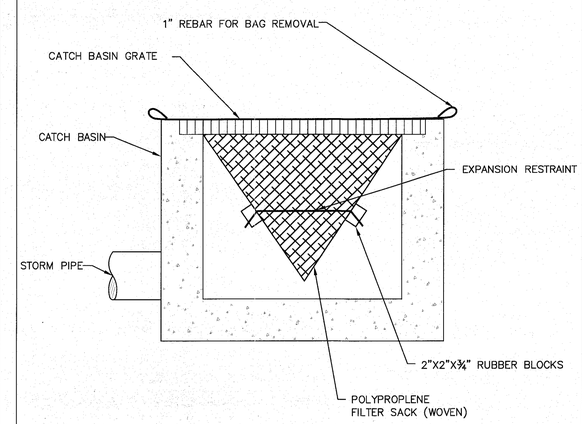
FOR FURTHER INFORMATION ON DESIGN CRITERIA SEE CHAPTER 4 OF CLEAN WATER SERVICES EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.

WATTLES



NOTES:
1. ADDITIONAL MEASURES MUST BE CONSIDERED DEPENDING ON SOIL TYPES.
2. BIO-FILTER BAGS SHOULD BE STAKED WHERE APPLICABLE USING (2) 1"x2"WOODEN STAKES OR APPROVED EQUAL PER BAG.
3. WHEN USING 30" BIO-BAGS TO PROTECT A CATCH BASIN YOU MUST HAVE 4 BAGS AND THEY SHALL BE OVERLAPPED BY 6".

INLET PROTECTION
TYPE 4



WOVEN POLYPROPLENE SACK

NOTE:
1. RECESSED CURB INLET CATCH BASINS MUST BE BLOCKED WHEN USING FILTER FABRIC INLET SACKS. SIZE OF FILTER FABRIC INLET SACKS TO BE DETERMINED BY MANUFACTURER.

INLET PROTECTION
TYPE 5

RECORD DRAWING
06/16/2015

This drawing has been prepared to reflect constructed conditions from record drawings. The layout of this information is derived in whole or in part from a combination of:
- Contractor supplied redlines
- Site observations by the engineer
- Field measurements

The stamp engineer of record certifies this drawing is an accurate portrayal of the final construction, and the resulting improvements are in conformance with the standards of the City of West Linn.

EROSION AND SEDIMENT CONTROL DETAILS

WEATHERHILL SUBDIVISION

WEST LINN, OR
LF 7, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
2282PE
OREGON
NOV. 12, 2008
JOHN D. HOWORTH
EXPIRES: 06/30/15
Digital Signature
06/16/2015

3J CONSULTING, INC.
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 646-5965

3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #'S	2S1E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
ESCP DETAILS

SHEET NUMBER
C121

CONSTRUCTION KEY NOTES

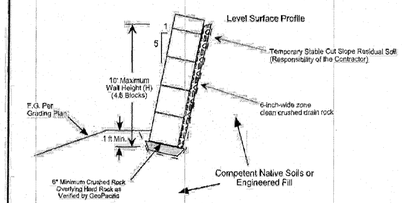
1. CONSTRUCT BLACK VINYL CLAD CHAIN LINK FENCE AT TOP OF RETAINING WALL TO LIMITS SHOWN. SEE DETAIL ON C124.

GeoPacific Engineering
14835 SW 72nd Avenue
Portland, Oregon 97224
Tel: (503) 598-8445 Fax: (503) 641-9281

GRAVITY ULTRA BLOCK WALL TYPICAL DETAIL

REGISTERED PROFESSIONAL ENGINEER 14742PE OREGON JAN. 23, 1986 JAMES D. IMBRIE

EXPIRES: 06/30/20/5



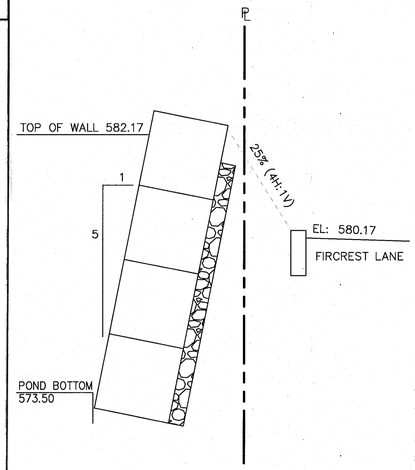
NOTES:
1. Wall Height (H) is the total height (including embedment).
2. Blocks to consist of standard Ultra Blocks, 2.5 feet x 2.5 feet x 5 feet.
3. Minimum wall embedment is 12 inches for walls up to 10 feet in total height.
4. Leveling pad and any additional drainage materials shall consist of 3/4" - 0 crushed aggregate.
5. Backfill to consist of crushed rock or select granular material approved by GeoPacific.
6. GeoPacific should review subgrade soils and cut slope behind wall.

WALL STA: 0+00.0 TO STA: 0+96.0

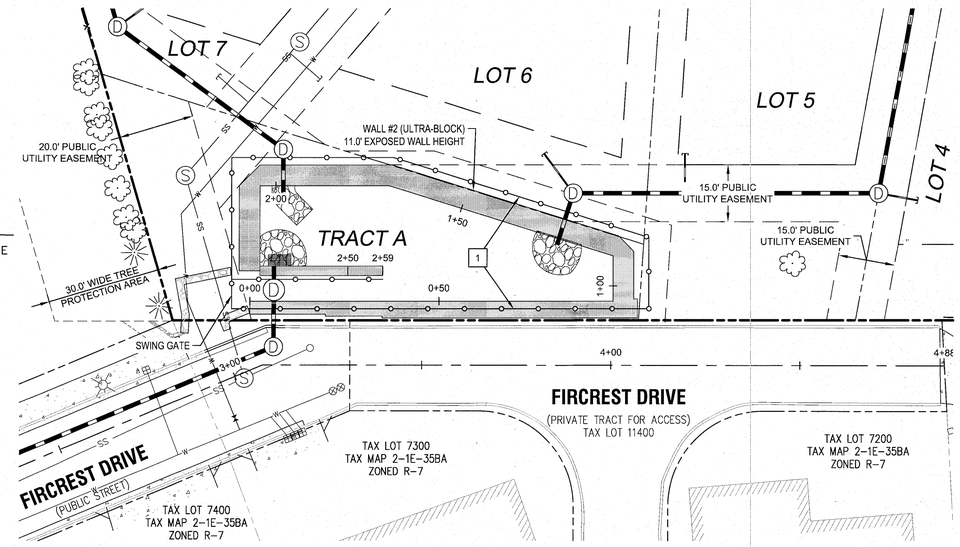
NO SCALE

Date: 09/23/14
Drawn by: JDH/BGA

Project: Weatherhill Properties West Linn, Oregon	Project No. 13-2969	FIGURE 4



ULTRA BLOCK SECTION AT FIRCREST
NTS



WALL 2 - PLAN VIEW

Scale: 1 inch = 20 feet

LEGEND

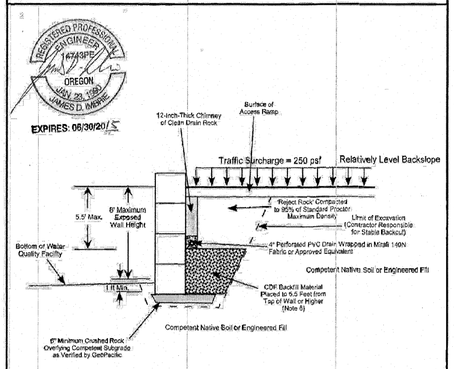
- BOUNDARY LINE
- RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING EASEMENT LINE
- EXISTING LOT LINE
- EXISTING CURB AND GUTTER
- EXISTING SIDEWALK
- EXISTING LIGHT POLE
- EXISTING TREES TO REMAIN
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE
- PROPOSED RETAINING WALL
- PROPOSED STREET FRONTAGE TREE

GeoPacific Engineering
14835 SW 72nd Avenue
Portland, Oregon 97224
Tel: (503) 598-8445 Fax: (503) 641-9281

GRAVITY ULTRA BLOCK WALL TYPICAL DETAIL

REGISTERED PROFESSIONAL ENGINEER 14742PE OREGON JAN. 23, 1986 JAMES D. IMBRIE

EXPIRES: 06/30/20/5



NOTES:
1. Blocks to consist of standard Ultra Blocks, 2.5 feet x 2.5 feet x 5 feet.
2. Minimum wall embedment is 12 inches.
3. Leveling pad shall consist of 3/4" - 0 crushed aggregate.
4. Backfill to consist of reject rock or select granular material approved by GeoPacific.
5. GeoPacific should review subgrade soils and cut slope behind wall.
6. CDF Material should be placed as backfill behind the retaining wall whenever exposed height exceeds 5.5 feet.

WALL STA: 2+26.7 TO STA: 2+59.2

NO SCALE

Date: 10/27/14
Drawn by: BGA

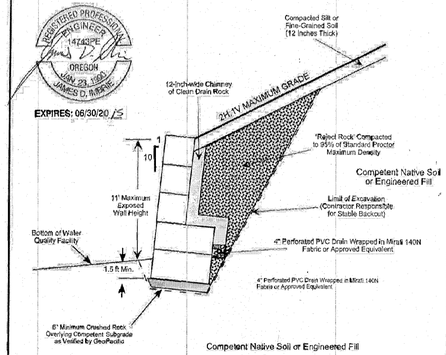
Project: Weatherhill Properties West Linn, Oregon	Project No. 13-2969	FIGURE 2

GeoPacific Engineering
14835 SW 72nd Avenue
Portland, Oregon 97224
Tel: (503) 598-8445 Fax: (503) 641-9281

GRAVITY ULTRA BLOCK WALL TYPICAL DETAIL

REGISTERED PROFESSIONAL ENGINEER 14742PE OREGON JAN. 23, 1986 JAMES D. IMBRIE

EXPIRES: 06/30/20/5



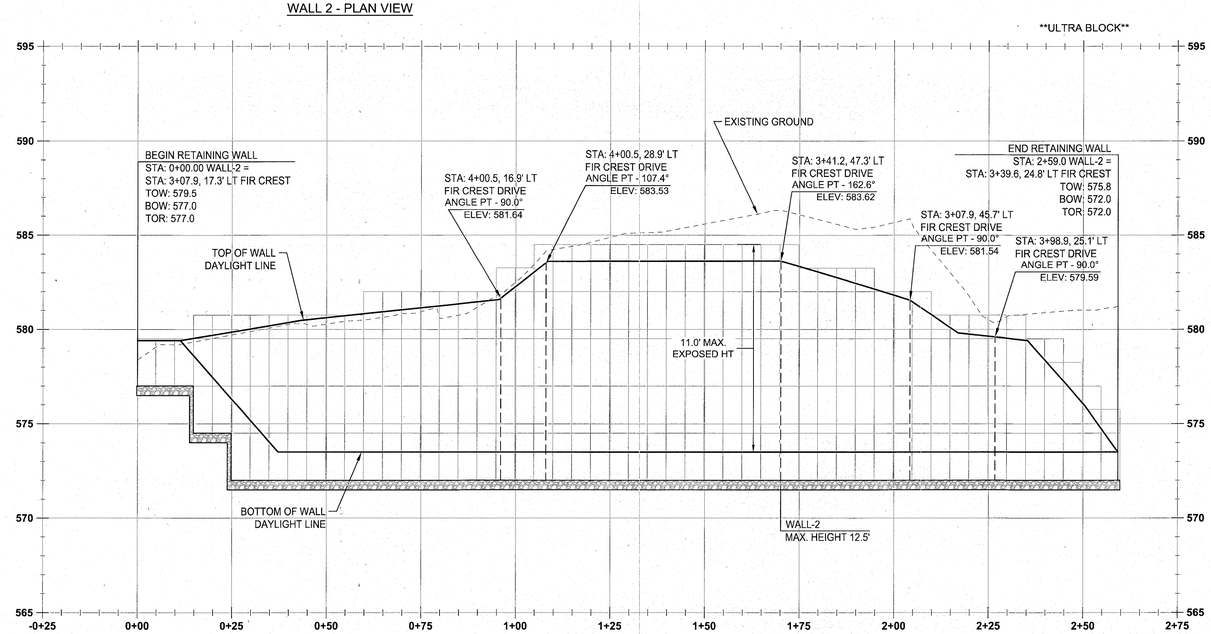
NOTES:
1. Blocks to consist of standard Ultra Blocks, 2.5 feet x 2.5 feet x 5 feet.
2. Minimum wall embedment is 18 inches for walls up to 10 feet in total height.
3. Leveling pad shall consist of 3/4" - 0 crushed aggregate.
4. Backfill to consist of reject rock or other granular backfill material approved by GeoPacific.
5. GeoPacific should review subgrade soils and cut slope behind wall.

WALL STA: 0+96.0 TO STA: 2+26.7

NO SCALE

Date: 10/24/14
Drawn by: BGA

Project: Weatherhill Properties West Linn, Oregon	Project No. 13-2969	FIGURE 2



WALL 2 PROFILE
(STA:-0+25.00 - STA:2+75.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'
WALL AREA = 2,475 SF ULTRA BLOCK

NOTE:
1. ALL STATIONS GIVEN AT TOE-FACE OF WALL (CONTROL)
2. TOW = TOP OF WALL
   BOW = BOTTOM OF WALL (DAYLIGHT LINE)
   TOR = TOP OF BASE ROCK

Know what's below. Call before you dig.

RECORD DRAWING
06/16/2015

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- Contractor supplied redlines
- Site observations by the engineer
- Field survey by the engineer

The stamping engineer of record certifies this drawing is an accurate portrayal of the final construction, and the resulting improvements are in conformance with the standards of the City of West Linn.

RETAINING WALL PLAN AND PROFILES I

WEATHERHILL SUBDIVISION

WEST LINN, OR
LF 7, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER 72282PE OREGON NOV. 12, 2002 JOHN D. HOWORTH

EXPIRES: 06/30/15

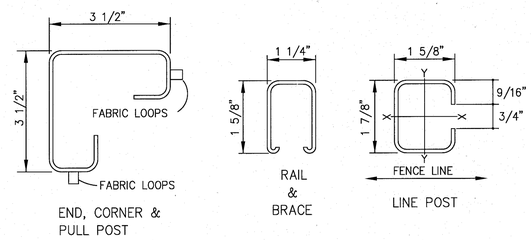
Digital Signature
06/16/2015

3J CONSULTING, INC.
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #'S	2S1E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
WALL PROFILES I

SHEET NUMBER
C122

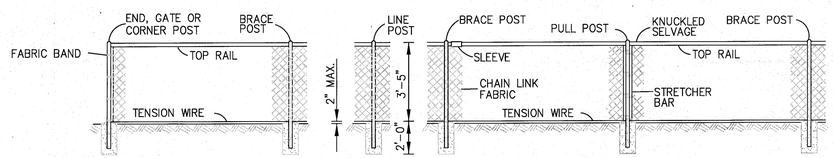


ROLL FORMED SECTIONS

SCALE: N.T.S.

NOTES:

1. ALL CONCRETE POST BASES SHALL BE CLASS 3000, 10" MINIMUM DIAMETER.
2. ALL POSTS SHALL BE SPACED AT 10' MAXIMUM INTERVALS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
3. TOP OR BOTTOM TENSION WIRES SHALL BE PLACED WITHIN THE LIMITS OF THE FIRST FULL FABRIC WEAVE.
4. DETAILS ARE ILLUSTRATIVE AND SHALL NOT LIMIT HARDWARE DESIGN OR POST SELECTION FOR ANY PARTICULAR FENCE TYPE.



BLACK POLY COATED CHAIN LINK FENCE TYPE 6

SCALE: N.T.S.

TYPE	MEMBER																		
	BRACE RAIL & TOP RAIL						LINE & BRACE POST						END, CORNER & PULL POST				GATE POST		ALL POSTS
	ROUND		H-COLUMN		ROLL FORMED		ROUND		H-COLUMN		ROLL FORMED		ROUND		ROLL FORMED		ROUND		
	I.D. Pipe (Inches)	Weight Per Foot (Pounds)	Size (Inches)	Weight Per Foot (Pounds)	Size (Inches)	Weight Per Foot (Pounds)	I.D. Pipe (Inches)	Weight Per Foot (Pounds)	Size (Inches)	Weight Per Foot (Pounds)	Size (Inches)	Weight Per Foot (Pounds)	I.D. Pipe (Inches)	Weight Per Foot (Pounds)	Size (Inches)	Weight Per Foot (Pounds)	I.D. Pipe (Inches)	Weight Per Foot (Pounds)	Length
6	1 1/4	2.27	1 1/4 x 1 5/8	1.35	1 5/8 x 1 1/4	1.35	2	3.65	2 1/4	4.0	1 5/8 x 1 7/8	2.34	2 1/2	5.79	3 1/2 x 3 1/2	5.14	3 1/2	9.1	5'-6"

BLACK POLY COATED CHAIN LINK FENCE

Know what's **below.**
Call before you dig.

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06/16/2015
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RETAINING WALL DETAILS

WEATHERHILL SUBDIVISION

WEST LINN, OR
LF 7, LLC

J.T. SMITH companies

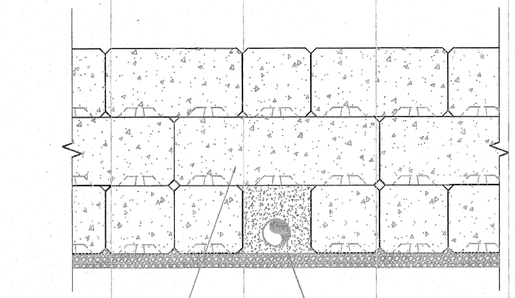
REGISTERED PROFESSIONAL ENGINEER
2282PE
OREGON
NOV. 12, 2002
JOHN D. HOWORTH
EXPIRES: 06/30/15
Digital Signature
06/16/2015

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

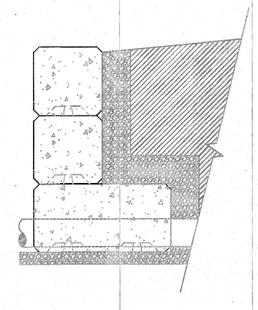
3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #'S	2S1E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
WALL DETAILS

SHEET NUMBER
C124



UTILITY CROSSING



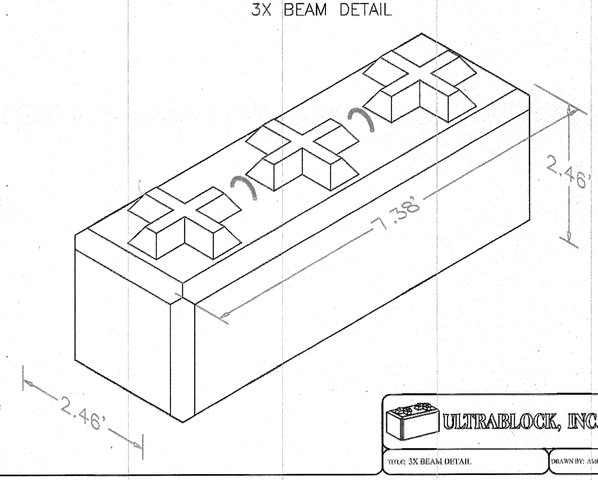
CROSS SECTION

ULTRABLOCK, INC.
815 N.E. 172nd Ave.
VANCOUVER, WA 98684
800-377-3877 PH
360-694-0281 FAX

ULTRABLOCK PLANS ARE BASED OFF OF CONTRACT PLANS
** PRELIMINARY -BLOCK LAYOUTS TO BE APPROVED BY ENGINEER**
ALL ELEVATIONS TO BE FIELD VERIFIED BY CONTRACTOR

TITLE: Utility Crossing	DRAWN BY: MLN	DATE: 11/16/12 SCALE: NTS	SHEET #: UB-01

3X BEAM DETAIL



ULTRABLOCK, INC.
815 N.E. 172nd Ave.
VANCOUVER, WA 98684
800-377-3877 PH
360-694-0281 FAX

TITLE: 3X BEAM DETAIL	DRAWN BY: ASD	DATE: 12/18/09 SCALE: NTS	SHEET #: UB

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Call before you dig.

RECORD DRAWING
06/16/2015
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RETAINING WALL DETAILS II

WEATHERHILL SUBDIVISION

WEST LINN, OR
LF 7, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
72282PE
OREGON
NOV. 12, 2002
JOHN D. HOWORTH
EXPIRES: 06/30/15
Digital Signature
06/16/2015

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

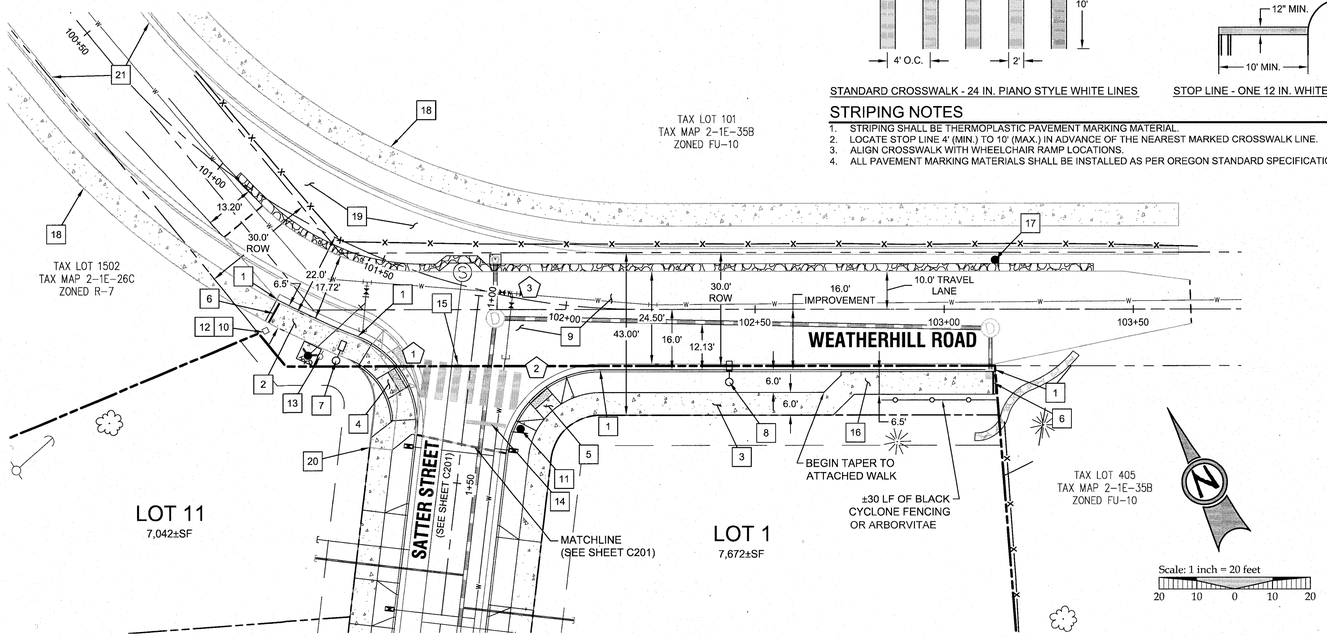
3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #'S	2S1E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
WALL DETAILS II

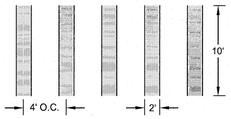
SHEET NUMBER
C125

GENERAL NOTES

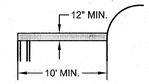
1. STREET LIGHT PLAN DESIGNED BY PORTLAND GENERAL ELECTRIC.



WEATHERHILL ROAD - PLAN VIEW



STANDARD CROSSWALK - 24 IN. PIANO STYLE WHITE LINES



STOP LINE - ONE 12 IN. WHITE LINE

STRIPING NOTES

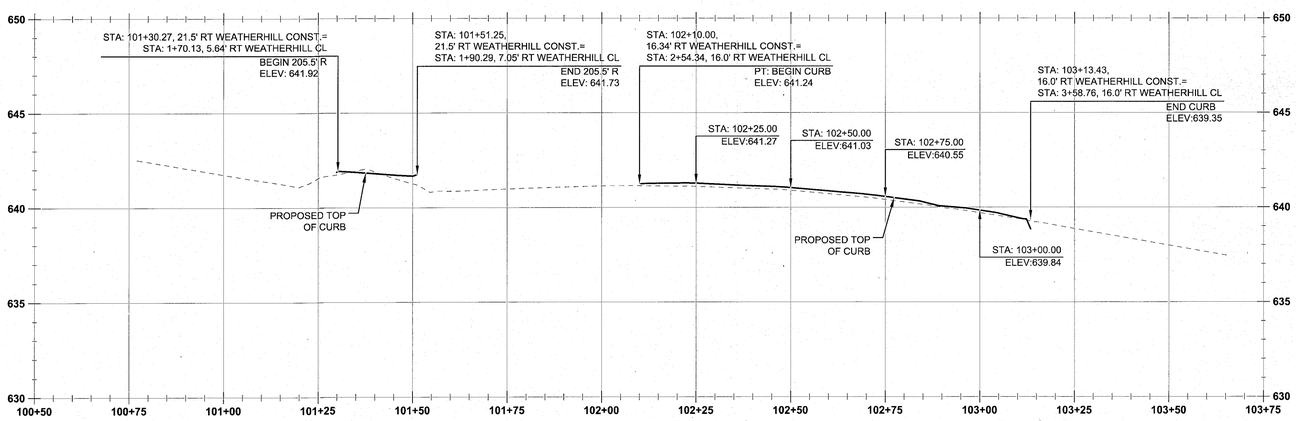
1. STRIPING SHALL BE THERMOPLASTIC PAVEMENT MARKING MATERIAL.
2. LOCATE STOP LINE 4' (MIN.) TO 10' (MAX.) IN ADVANCE OF THE NEAREST MARKED CROSSWALK LINE.
3. ALIGN CROSSWALK WITH WHEELCHAIR RAMP LOCATIONS.
4. ALL PAVEMENT MARKING MATERIALS SHALL BE INSTALLED AS PER OREGON STANDARD SPECIFICATIONS.

LEGEND

- BOUNDARY LINE
- EXISITNG RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- PROPOSED SAWCUT LINE
- PROPOSED CURB
- PROPOSED SIDEWALK
- STORM DRAIN LINE AND MANHOLE
- STORM SEWER CURB INLET
- PROPOSED STREET LIGHT
- BLACK CYCLONE FENCING

CONSTRUCTION KEY NOTES

1	CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF WEST LINN STANDARD DETAIL WL-501 (TYPICAL CURBS) ON SHEET C210 AND TYPICAL SECTION DETAIL THIS SHEET.
2	STA: 101+30.05, 22.0' RT TO STA: 101+51.24, 22.0' RT WEATHERHILL RD CONST. CL: CONSTRUCT 6 FT WIDE ATTACHED SIDEWALK PER CITY OF WEST LINN STANDARD DETAIL WL-508 (CONCRETE SIDEWALK CROSS SECTION) ON SHEET C210 AND TYPICAL SECTION DETAIL THIS SHEET.
3	STA: 102+10.26, 22.33' RT TO STA: 102+68.22, 22.0' RT WEATHERHILL RD CONST. CL: CONSTRUCT 6 FT WIDE DETACHED SIDEWALK PER CITY OF WEST LINN STANDARD DETAIL WL-508 (CONCRETE SIDEWALK CROSS SECTION) ON SHEET C210 AND TYPICAL SECTION DETAIL THIS SHEET.
4	STA: 101+54.97, 21.89' RT TO STA: 101+70.18, 37.27' RT WEATHERHILL RD CONST. CL: CONSTRUCT CURB RAMP PER CITY OF WEST LINN STANDARD DETAIL WL-506A (PARALLEL CURB RAMP) ON SHEET C210, AND INFILL DETAIL THIS SHEET.
5	STA: 101+91.8, 32.05' RT TO STA: 102+01.9, 18.72' RT WEATHERHILL RD CONST. CL: CONSTRUCT CURB RAMP PER CITY OF WEST LINN STANDARD DETAIL WL-506A (PARALLEL CURB RAMP) ON SHEET C210, AND INFILL DETAIL THIS SHEET.
6	INSTALL SIDEWALK BARRICADE PER DETAIL ON SHEET C211.
7	STA: 101+48.65, 29.58' RT WEATHERHILL RD CONST. CL: INSTALL NEW LIGHT POLE BASE, JUNCTION BOX AND CONDUIT. CONTRACTOR TO CONFIRM ALL LOCATIONS AND INSTALLATION REQUIREMENTS WITH PORTLAND GENERAL ELECTRIC.
8	STA: 102+43.2, 19.3' RT WEATHERHILL RD CONST. CL: INSTALL NEW LIGHT POLE BASE, JUNCTION BOX AND CONDUIT. CONTRACTOR TO CONFIRM ALL LOCATIONS AND INSTALLATION REQUIREMENTS WITH PORTLAND GENERAL ELECTRIC.
9	REPAVE FROM SAWCUT LIMITS TO NEW LIP OF GUTTER WITHIN AREA SHOWN (APPROX. 692 SY). SEE LOCAL STREET PAVING REQUIREMENTS ON TYPICAL SECTION DETAIL THIS SHEET.
10	CONTRACTOR TO PROTECT EXISTING VAULTS AND PEDESTALS FROM DAMAGE.
11	STA: 101+93.0, 34.1' RT WEATHERHILL RD CONST. CL: INSTALL STOP SIGN AND POST WITH V-LOC BREAKAWAY POST ANCHOR SYSTEM PER TYPICAL INSTALLATION DETAIL ON SHEET 211.
12	RELOCATE EXISTING TELEPHONE PEDESTAL. CONTRACTOR TO COORDINATE WITH CENTURYLINK.
13	REMOVE EXISTING POWER POLE AND INSTALL POWER LINE(S) UNDERGROUND PER CITY OF WEST LINN. CONTRACTOR TO COORDINATE WITH PORTLAND GENERAL ELECTRIC.
14	INSTALL 12" WHITE STOP BAR PER DETAIL AND NOTES THIS SHEET.
15	INSTALL 12" WHITE CROSSWALK STRIPING @ 8' O.C. PER DETAIL AND NOTES THIS SHEET.
16	STA: 102+72.72, 16.5' RT TO STA: 103+13.53, 16.5' RT WEATHERHILL RD CONST. CL: CONSTRUCT 6 FT WIDE ATTACHED SIDEWALK PER CITY OF WEST LINN STANDARD DETAIL WL-508 (CONCRETE SIDEWALK CROSS SECTION) ON SHEET C210 AND TYPICAL SECTION DETAIL THIS SHEET.
17	STA: 103+13.41, 13.0' LT WEATHERHILL RD CONST. CL: INSTALL DUAL "ROAD NARROWS" & DIRECTION SIGN AND POST WITH V-LOC BREAKAWAY POST ANCHOR SYSTEM PER TYPICAL INSTALLATION DETAIL ON SHEET 211.
18	FUTURE 6-FT WIDE DETACHED SIDEWALK *(SHOWN FOR REFERENCE ONLY)*.
19	FUTURE PAVEMENT *(SHOWN FOR REFERENCE ONLY)*.
20	FUTURE CONNECTION TO PROPOSED IMPROVEMENTS *(SHOWN FOR REFERENCE ONLY)*.
21	FUTURE STANDARD CURB AND GUTTER *(SHOWN FOR REFERENCE ONLY)*.



CL-WEATHERHILL CONSTRUCTION PROFILE
(STA:100+50.00 - STA:103+75.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'

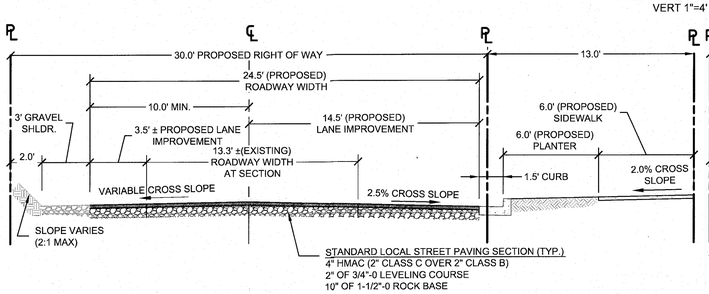
STREET CENTERLINE CURVE TABLE

TAG NO.	PC STA.	PT STA.	PI STA.	DELTA	RADIUS	LENGTH	TANGENT
3	STA: 100+57.28	STA: 102+20.66	STA: 101+38.97	50°52'12"	184'	163.38'	87.52'

CURB RETURN TABLE

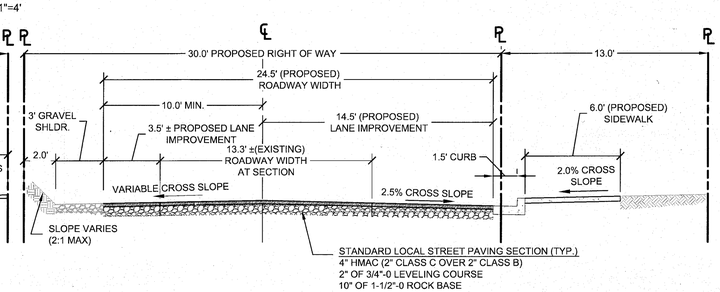
TAG NO.	PC STATION	DELTA	RADIUS	TANGENT	LENGTH	PT STATION	PC, ELEV.	1/4 Δ	1/2 Δ	3/4 Δ	PT, ELEV
1	101+51.24'; 21.5'R	75d1'12"	25'	19.2'	32.74'	101+71.0; 41.34'R	641.73	641.34	640.86	640.83	640.67
2	101+90.7; 41.09'R	83d21'36"	25'	22.26'	36.37'	102+09.25; 16.34'R	640.50	640.82	640.55	641.12	641.23

* ALL ELEVATIONS REFERENCE TOP OF CURB



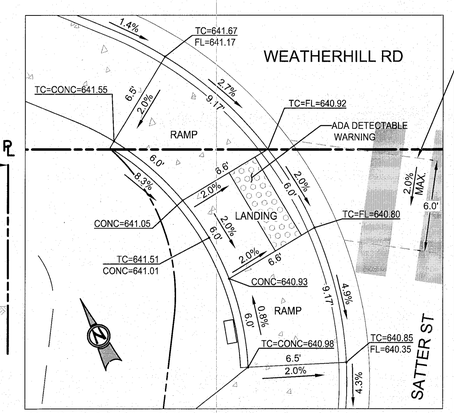
WEATHERHILL ROAD IMPROVEMENTS - TYPICAL SECTION (DETACHED WALK)

SCALE: N.T.S



WEATHERHILL ROAD IMPROVEMENTS - TYPICAL SECTION (ATTACHED WALK)

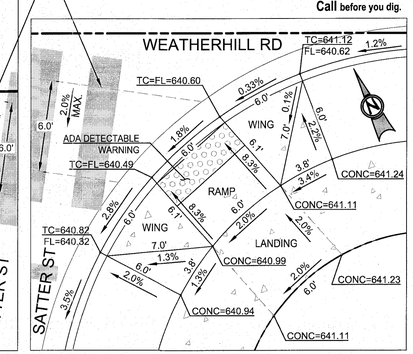
SCALE: N.T.S



WEST ADA RAMP INFILL DETAIL

SCALE: 1" = 5'

CONSTRUCTED 6' WIDE CORRIDOR WITH IN CROSSWALK AT 2% MAX CROSS-SLOPE FROM LIP-OF-GUTTER TO LIP-OF-GUTTER.



EAST ADA RAMP INFILL DETAIL

SCALE: 1" = 5'

Know what's below. Call before you dig.

RECORD DRAWING
06/16/2015

This drawing has been modified to reflect constructed deviations from permit documents. The basis of this information is derived in whole or in part from a combination of:

- Contractor supplied redlines
- Site observations by the engineer
- Engineering judgement

The stamping engineer of record certifies this drawing is an accurate portrayal of the final construction, and the resulting improvements are in conformance with the standards of the City of West Linn.

WEATHERHILL ROAD IMPROVEMENT PLAN

WEATHERHILL SUBDIVISION

WEST LINN, OR
LF 7, LLC

J.T. SMITH companies

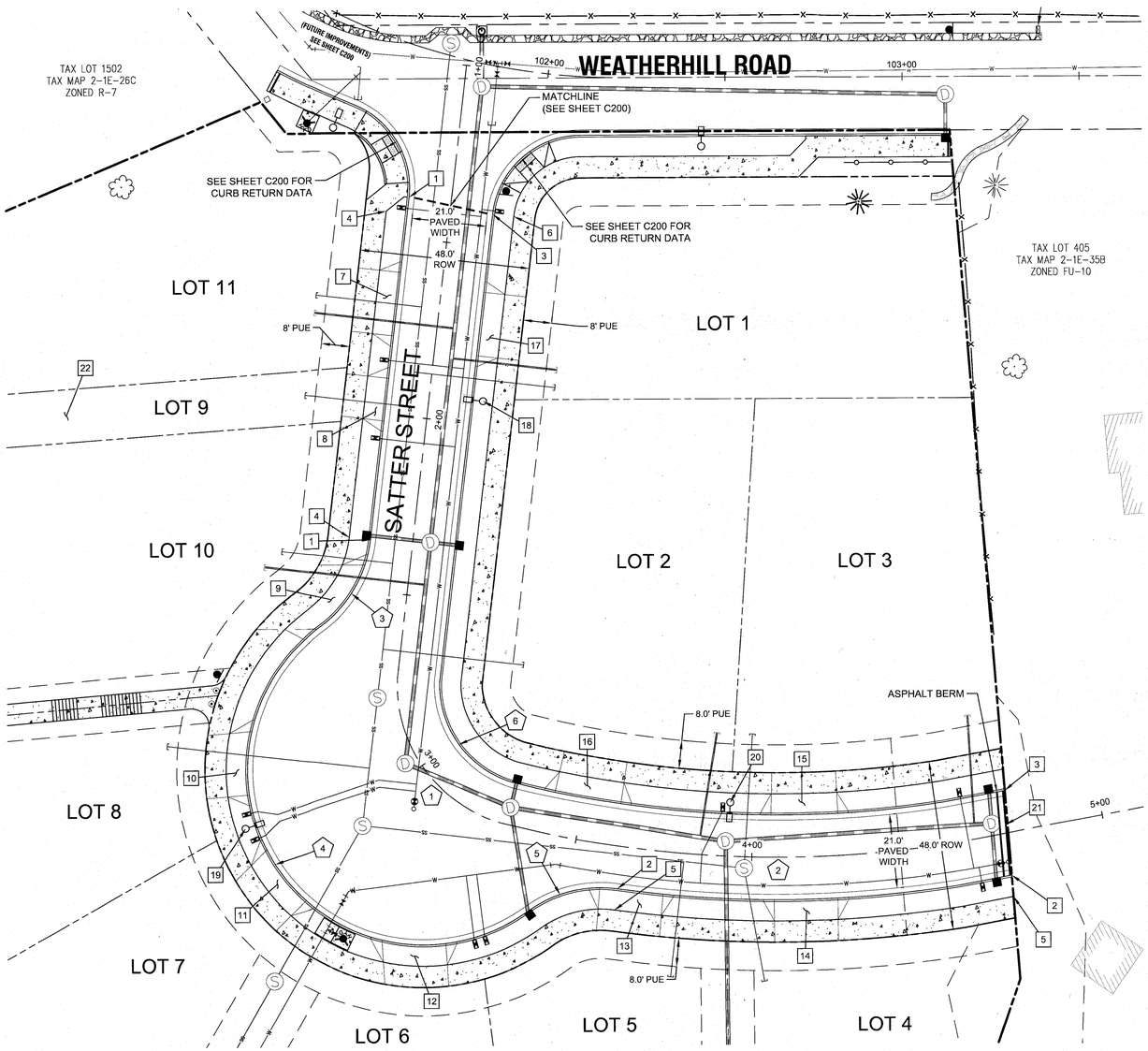
REGISTERED PROFESSIONAL ENGINEER
82882PE
OREGON
NOV. 12, 2002
JOHN D. HOWORTH
EXPIRES: 06/30/15
Digital Signature
06/16/2015

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 646-0686

3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #'S	2S1E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
WEATHERHILL RD

SHEET NUMBER
C200



CONSTRUCTION KEY NOTES

1	STA: 1+38.51, 12.0' RT TO STA: 2+35.79, 12.0' RT SATTER STREET: CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF WEST LINN STANDARD DETAIL WL-501 (TYPICAL CURBS) ON SHEET C210 AND TYPICAL SECTION DETAIL THIS SHEET.
2	STA: 3+63.49, 12.0' RT TO STA: 4+71.66, 12.0' RT SATTER STREET: CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF WEST LINN STANDARD DETAIL WL-501 (TYPICAL CURBS) ON SHEET C210 AND TYPICAL SECTION DETAIL THIS SHEET.
3	STA: 1+40.68, 12.0' LT TO STA: 4+74.20, 12.0' LT SATTER STREET: CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF WEST LINN STANDARD DETAIL WL-501 (TYPICAL CURBS) ON SHEET C210 AND TYPICAL SECTION DETAIL THIS SHEET.
4	STA: 1+43.15, 18.0' RT TO STA: 2+35.79, 18.0' RT SATTER STREET: CONSTRUCT 6 FT WIDE DETACHED SIDEWALK PER CITY OF WEST LINN STANDARD DETAIL WL-508 (CONCRETE SIDEWALK CROSS SECTION) ON SHEET C210 AND TYPICAL SECTION DETAIL THIS SHEET. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT*
5	STA: 3+63.49, 18.0' RT TO STA: 4+71.03, 18.0' RT SATTER STREET: CONSTRUCT 6 FT WIDE DETACHED SIDEWALK PER CITY OF WEST LINN STANDARD DETAIL WL-508 (CONCRETE SIDEWALK CROSS SECTION) ON SHEET C210 AND TYPICAL SECTION DETAIL THIS SHEET. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT*
6	STA: 1+40.68, 18.0' LT TO STA: 4+74.83, 18.0' LT SATTER STREET: CONSTRUCT 6 FT WIDE DETACHED SIDEWALK PER CITY OF WEST LINN STANDARD DETAIL WL-508 (CONCRETE SIDEWALK CROSS SECTION) ON SHEET C210 AND TYPICAL SECTION DETAIL THIS SHEET. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT*
7	STA: 1+56.90, 12.0' RT TO STA: 1+80.90, 12.0' RT SATTER STREET: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT*
8	STA: 1+86.92, 12.0' RT TO STA: 2+04.96, 12.0' RT SATTER STREET: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (18 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT*
9	STA: 2+39.91, 12.24' RT TO STA: 2+65.69, 27.34' RT SATTER STREET: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT*
10	STA: 2+80.53, 40.96' RT TO STA: 2+91.70, 48.07' RT SATTER STREET: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT*
11	STA: 2+96.37, 49.52' RT TO STA: 3+07.42, 49.11' RT SATTER STREET: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT*
12	STA: 3+15.73, 45.30' RT TO STA: 3+27.01, 35.81' RT SATTER STREET: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT*
13	STA: 3+55.87, 13.0' RT TO STA: 3+78.95, 12.0' RT SATTER STREET: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT*
14	STA: 4+03.49, 12.0' RT TO STA: 4+26.63, 12.0' RT SATTER STREET: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT*
15	STA: 4+02.19, 12.0' LT TO STA: 4+28.08, 12.0' LT SATTER STREET: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT*
16	STA: 3+38.30, 12.0' LT TO STA: 3+64.19, 12.0' LT SATTER STREET: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT*
17	STA: 1+59.87, 12.0' LT TO STA: 1+83.87, 12.0' LT SATTER STREET: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT*
18	STA: 1+93.43, 15.25' LT SATTER STREET: INSTALL NEW LIGHT POLE BASE, JUNCTION BOX AND CONDUIT. CONTRACTOR TO CONFIRM ALL LOCATIONS AND INSTALLATION REQUIREMENTS WITH PORTLAND GENERAL ELECTRIC.
19	STA: 2+94.15', 52.23' RT SATTER STREET: INSTALL NEW LIGHT POLE BASE, JUNCTION BOX AND CONDUIT. CONTRACTOR TO CONFIRM ALL LOCATIONS AND INSTALLATION REQUIREMENTS WITH PORTLAND GENERAL ELECTRIC.
20	STA: 3+93.25', 15.25' LT SATTER STREET: INSTALL NEW LIGHT POLE BASE, JUNCTION BOX AND CONDUIT. CONTRACTOR TO CONFIRM ALL LOCATIONS AND INSTALLATION REQUIREMENTS WITH PORTLAND GENERAL ELECTRIC.
21	INSTALL STREET BARRICADE PER CITY OF WEST LINN STANDARD DETAIL WL-516B (STREET BARRICADE TYPE I) ON SHEET C211.
22	PERVIOUS CONCRETE DRIVEWAY WITH LIMITS OF DRIVEWAY INSTALLATION TO BE DETERMINED UPON HOME CONSTRUCTION. SEE "PRIVATE PERVIOUS CONCRETE DRIVEWAY" DETAIL ON SHEET C201.

Scale: 1 inch = 20 feet

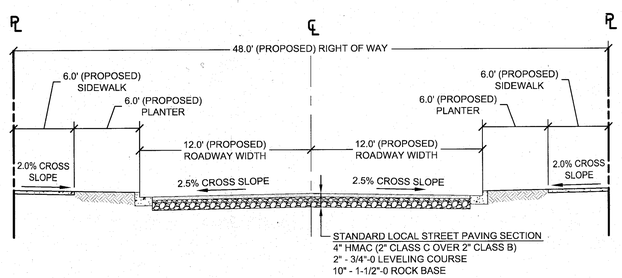
20 10 0 10 20

LEGEND

- BOUNDARY LINE
- EXISITNG RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING LOT LINE
- EXISTING CURB
- EXISTING SIDEWALK
- EXISTING LIGHT POLE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- PROPOSED SAWCUT LINE
- PROPOSED CURB
- PROPOSED SIDEWALK
- STORM DRAIN LINE AND MANHOLE
- STORM SEWER CURB INLET
- PROPOSED STREET LIGHT
- PROPOSED RETAINING WALL
- 4' TALL BLACK CYCLONE FENCE

GENERAL NOTES

1. STREET LIGHT PLAN DESIGNED BY PORTLAND GENERAL ELECTRIC.



SATTER STREET - TYPICAL SECTION

SCALE: N.T.S

CURB RETURN DATA

TAG NO.	PC STATION	DELTA	RADIUS	TANGENT	LENGTH	PT STATION	PC, ELEV.	1/4	1/2	3/4	PT, ELEV
3	2+35.8; 12'R	47d28'55"	35'	15.4'	29.0'	2+61.6; 23.4'R	630.89	630.18	629.46	628.73	628.03
4	2+61.6; 23.4'R	179d48'21"	50'	29,498.9'	156.9'	3+40.9; 22.6'R	628.03	624.40	620.86	618.74	616.70
5	3+40.9; 22.6'R	43d46'47"	35'	14.1'	26.7'	3+63.5; 12'R	616.70	616.33	615.95	615.58	615.21
6	2+73.4; 12.0'L	74d14'23"	29.2'	22.1'	37.9'	3+27.9; 12'L	625.21	623.42	621.74	620.15	618.66

* ALL ELEVATIONS REFERENCE TOP OF CURB FACE

STREET CENTERLINE CURVE TABLE

TAG NO.	PC STA.	PT STA.	PI STA.	DELTA	RADIUS	LENGTH	TANGENT
1	STA: 2+73.9	STA: 3+28.2	STA: 3+01.1	75°29'55"	41.2'	54.3'	31.9'
2	STA: 3+28.2	STA: 4+56.4	STA: 3+92.3	23°8'34"	317.4'	128.2'	65.0'

Know what's **below.** **Call** before you dig.

RECORD DRAWING
July 16, 2015

This drawing has been modified to reflect constructed deviations from permit documents. The basis of this information is derived in whole or in part from a combination of:

- Contractor supplied redlines
- Site observations by the engineer
- Site surveys by others

The stamping engineer of record certifies this drawing is an accurate portrayal of the final construction, and the resulting improvements are in conformance with the standards of the City of West Linn.

SATTER STREET IMPROVEMENT PLAN

WEATHERHILL SUBDIVISION

WEST LINN, OR
LF 7, LLC

J.T. SMITH companies

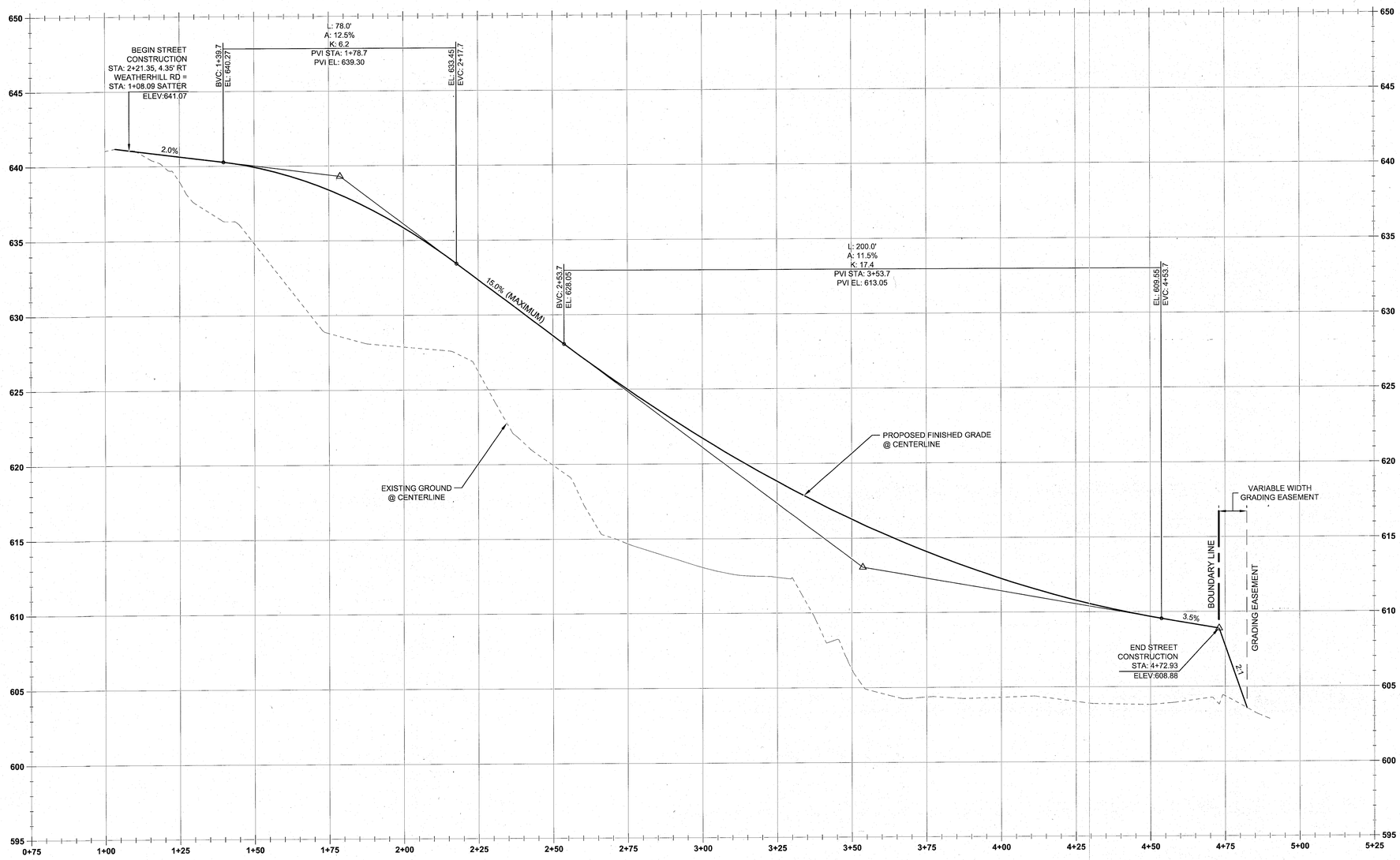
REGISTERED PROFESSIONAL ENGINEER
22682PE
OREGON
NOV. 12, 2002
JOHN D. HOWORTH
EXPIRES: 06/30/15
Digital Signature
06/16/2015

3J CONSULTING, INC.
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #'S	2S1E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
SATTER ST. PLAN

SHEET NUMBER
C201



CL-SATTER STREET PROFILE
(STA:0+75.00 - STA:5+25.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'

Know what's **below.**
Call before you dig.

RECORD DRAWING
06/16/2015

This drawing has been prepared to reflect constructed deviations from permit documents. The basis of this information is derived in whole or in part from a combination of:

- Contractor supplied redlines
- Site observations by the engineer
- Field measurements

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SATTER STREET IMPROVEMENT PROFILE

WEATHERHILL SUBDIVISION

WEST LINN, OR
LF 7, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
72282PE
OREGON
NOV. 12, 2002
JOHN D. HOWORTH
EXPIRES: 06/30/15
Digital Signature
06/16/2015

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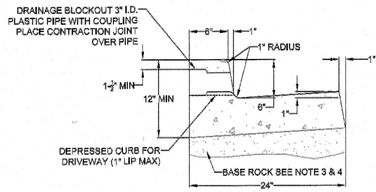
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #'S	2S1E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
SATTER ST PROFILE

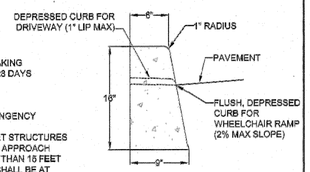
SHEET NUMBER
C202

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.



FLUSH, DEPRESSED CURB FOR WHEELCHAIR RAMP 2% MAX SLOPE

TYPICAL CURB AND GUTTER



TYPICAL STRAIGHT CURB

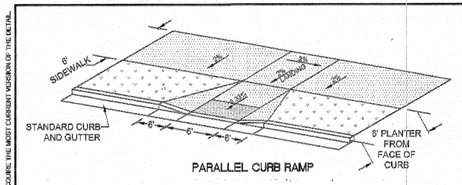
NOTE:

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

TYPICAL CURBS

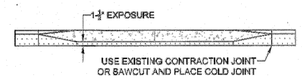
City of West Linn | DATE: 2010 | DRAWING NO. WL-501 | FILE NO.

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.

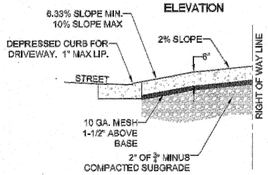


NOTES:
ONE WAY TRAFFIC - 15' MIN. DRIVEWAY
TWO WAY TRAFFIC - 20' MIN. DRIVEWAY

PLAN



ELEVATION



SECTION A-A

NOTE:

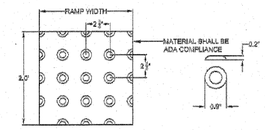
1. CONCRETE SHALL HAVE A MINIMUM BREAKING STRENGTH OF 4000 PSI AFTER 28 DAYS, 6 SACK MIX
2. CURB JOINT SHALL BE A TROWELED JOINT WITH A MIN. 1/2" RADIUS ALONG BACK OF CURB
3. DRIVEWAY SHALL BE A MINIMUM 6" THICK
4. DRIVEWAY CURB CUT SHALL COMPLY WITH THE CONDITIONS OF 6.0970, "WIDTH AND LOCATION OF CURB CUTS"

COMMERCIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB

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

PARALLEL CURB RAMP



RAMP TEXTURE PATTERN DETAIL

TRUNCATED DOME DETAIL

NOTE:

1. LANDING AT TOP OF RAMP SHALL NOT EXCEED 2% IN ANY DIRECTION AND SHALL BE A MINIMUM OF 60" x 60".
2. RAMP CROSS SLOPE SHALL NOT EXCEED 2% (AS MEASURED PERPENDICULAR TO PEDESTRIAN TRAFFIC FLOW).
3. TRUNCATED DOME MUST EXTEND THE FULL WIDTH OF THE RAMP AND COVER THE FIRST 2 FEET OF THE RAMP CLOSEST TO THE STREET.
4. TRANSITIONS FROM THE RAMP TO THE WALKWAY, GUTTER, AND STREET MUST BE FLUSH (LEVEL) AND FREE OF ABRUPT LEVEL CHANGES.
5. THE GUTTER OR ADJACENT ROADWAY MUST HAVE A SLOPE OF NO MORE THAN 5 PERCENT (1:20) TOWARD THE RAMP.
6. FLARED SIDES ("WING") OF THE CURB RAMP SHALL NOT EXCEED 10% IN SLOPE (8.33%) IF PEDESTRIAN TRAVEL IS REQUIRED OVER THEM PER ADA STANDARDS - I.E. IF MINIMUM 48" x 48" (FOR EXISTING SITES ONLY) LANDING IS NOT PROVIDED AT TOP OF RAMP).
7. CONCRETE STRENGTH SHALL BE 3300 PSI.
8. PLACE CONTRACTION JOINTS AS SHOWN ABOVE.
9. NO ABOVE GROUND UTILITIES ARE PERMITTED WITHIN RAMP AREA.

PARALLEL CURB RAMP

City of West Linn | DATE: 2010 | DRAWING NO. WL-506A | FILE NO.

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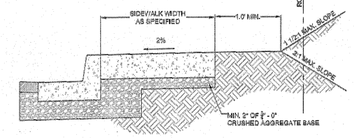
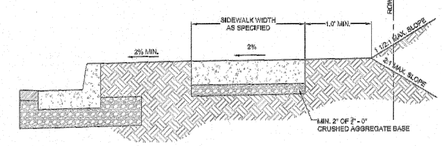


TYPICAL CURB TIGHT SIDEWALK



SIDEWALK AWAY FROM CURB

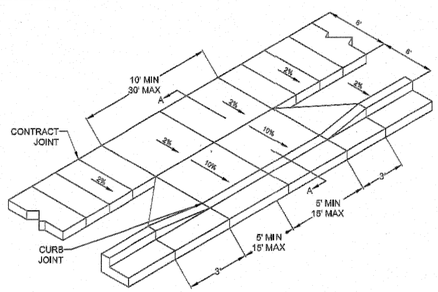
NOTE:

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 ENGINEER'S 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 LIEU 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 5" 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.

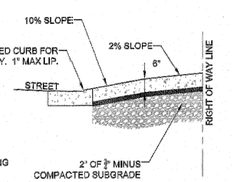
CONCRETE SIDEWALK CROSS SECTION

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



SIDEWALK AWAY FROM CURB



SECTION A-A

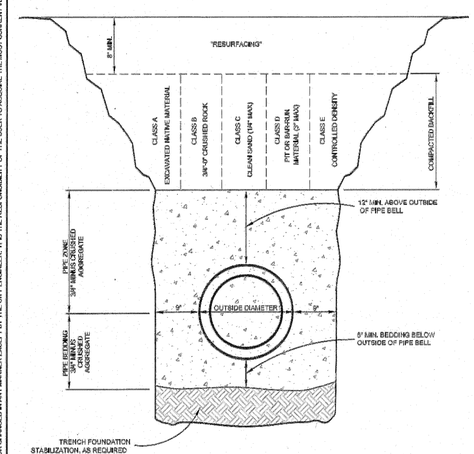
NOTE:

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 6.0970, "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

RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB

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

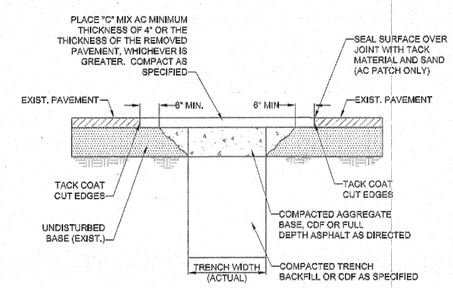
THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.



TRENCH BACKFILL BEDDING AND PIPE ZONE

City of West Linn | DATE: 2010 | DRAWING NO. WL-200 | 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.



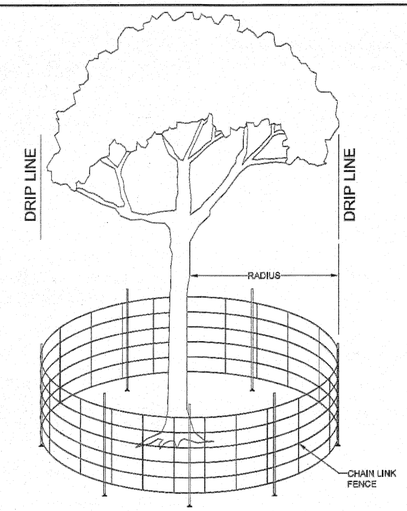
NOTE:

1. ALL EXISTING AC OR PCC PAVEMENT SHALL BE SAWCUT TO NEAT, STRAIGHT LINES PRIOR TO REPAVING.
2. CONCRETE PAVEMENT SHALL BE REPLACED WITH CONCRETE TO A MINIMUM THICKNESS OF REMOVED PAVEMENT, WHICHEVER IS GREATER.
3. IF EXISTING BASE MATERIAL IS CTB OR ATB, THEN REPLACEMENT BASE MATERIAL SHALL MATCH EXISTING.
4. ALL UTILITIES SHALL HAVE A MINIMUM COVER OF 36".
5. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY PER AASHTO T-180 OR AS SPECIFIED IN THE CONTRACT DOCUMENTS.
6. ALL TRENCH BACKFILL AND PATCHING SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF WEST LINN.
7. APPROVED CDF SHALL BE USED OR 3/4 - 0" GRAVEL BACKFILL SHALL BE PLACED AND COMPACTED IN 12" MAXIMUM LIFTS. IF 3/4-0" GRAVEL BACKFILL IS USED, COMPACTION TESTING BY A CERTIFIED TESTING COMPANY IS REQUIRED AT DEPTH INTERVALS AS SPECIFIED BY THE CITY ENGINEER.
8. T-CUT MAY BE ENLARGED AT THE DISCRETION OF THE CITY ENGINEER OR CITY INSPECTOR DUE TO SITE CONDITIONS OR PROJECT REQUIREMENTS.
9. ALL CUT EDGES SHALL BE SAND SEALED.
10. COMPACTED BACKFILL OR CDF MUST EXTEND 2 FEET OUTSIDE OF PAVEMENT SURFACE.

STREET T-CUT

City of West Linn | DATE: 2010 | DRAWING NO. WL-203 | 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. 6' CHAIN LINK ON 2" POST AT 10' SPACING, DRIVEN 2' INTO GROUND
2. RADIUS IS EITHER 1/2' PER CALIPER INCH OR 10' OUTSIDE OF DRIPLINE - SEE PLANS

TREE PROTECTION FENCE

City of West Linn | DATE: 2010 | DRAWING NO. WL-219 | FILE NO.

RECORD DRAWING
06/16/2015

This drawing has been prepared to reflect constructed deviations from permit documents. The basis of this information is derived in whole or in part from a combination of:

- Contractor supplied redlines
- Construction observations by the engineer
- Field measurements

The stamping engineer of record certifies this drawing is an accurate portrayal of the final construction, and the resulting improvements are in conformance with the standards of the City of West Linn.

CONSTRUCTION DETAILS I

WEATHERHILL SUBDIVISION

WEST LINN, OR
LF 7, LLC

J.T. SMITH companies

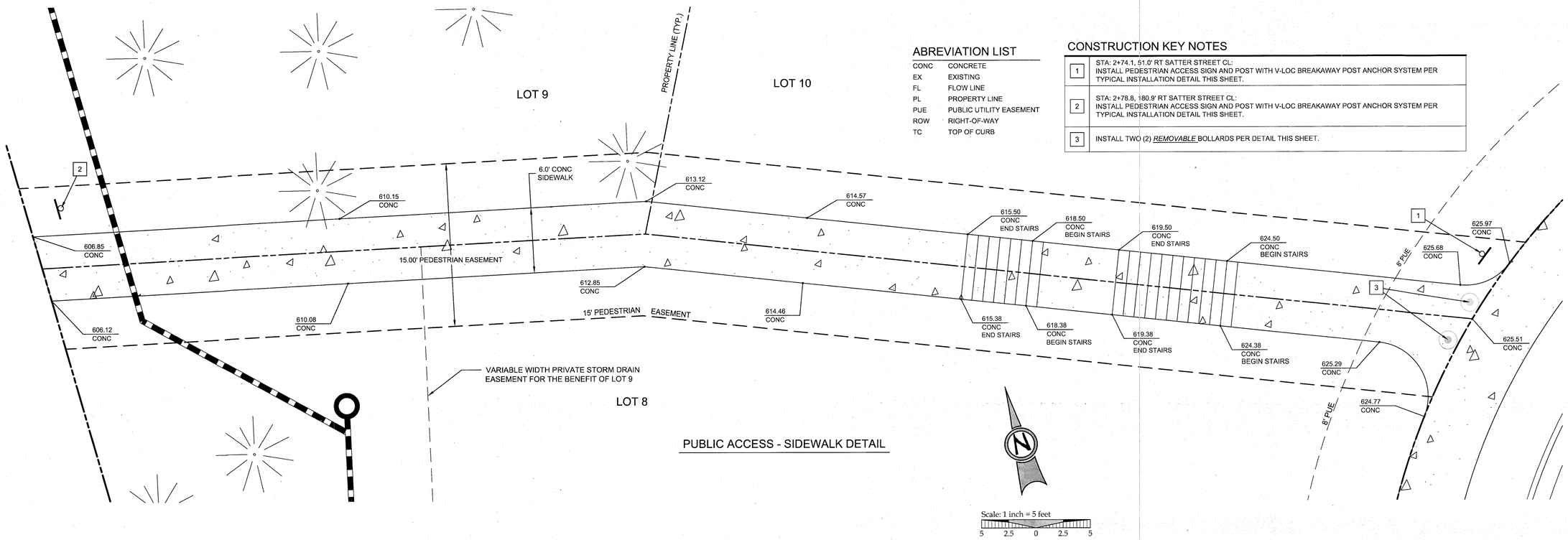
REGISTERED PROFESSIONAL ENGINEER 22822PE OREGON NOV. 12, 2002 JOHN D. HOWORTH
EXPIRES: 06/30/15
Digital Signature
06/16/2015

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #'S	2S1E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
DETAILS I

SHEET NUMBER
C210



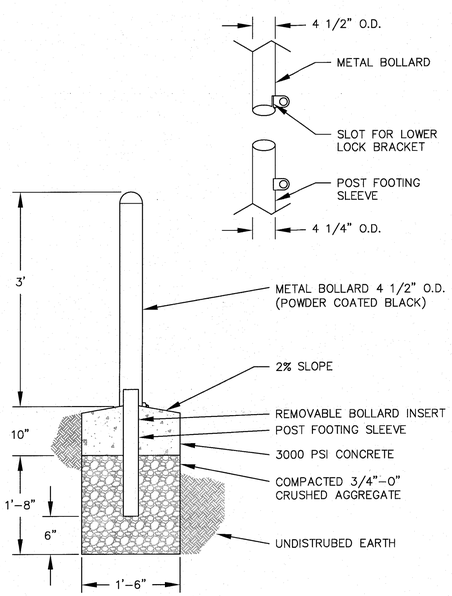
PUBLIC ACCESS - SIDEWALK DETAIL

ABREVIATION LIST

CONC	CONCRETE
EX	EXISTING
FL	FLOW LINE
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT-OF-WAY
TC	TOP OF CURB

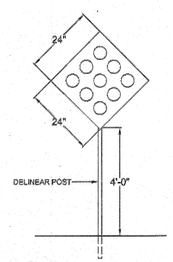
CONSTRUCTION KEY NOTES

1	STA: 2+74.1, 51.0' RT SATTER STREET CL: INSTALL PEDESTRIAN ACCESS SIGN AND POST WITH V-LOC BREAKAWAY POST ANCHOR SYSTEM PER TYPICAL INSTALLATION DETAIL THIS SHEET.
2	STA: 2+78.8, 180.9' RT SATTER STREET CL: INSTALL PEDESTRIAN ACCESS SIGN AND POST WITH V-LOC BREAKAWAY POST ANCHOR SYSTEM PER TYPICAL INSTALLATION DETAIL THIS SHEET.
3	INSTALL TWO (2) *REMOVABLE* BOLLARDS PER DETAIL THIS SHEET.



REMOVALBE BOLLARD DETAIL

SCALE: NTS



DESIGN THAT MAY BE USED WHERE END OF STREET IS AGAINST EMBANKMENT:

TYPE 1, OM4-1
24"x24" RED SIGN WITH 3" RED REFLECTIVE BUTTONS
4' ABOVE GROUND

ALTERNATE DESIGN, INCLUDING NUMBER (MINIMUM OF TWO) AND PLACEMENT OF SIGNS, MUST SPECIFICALLY BE APPROVED BY CITY ENGINEER FOR EACH INDIVIDUAL APPLICATION.

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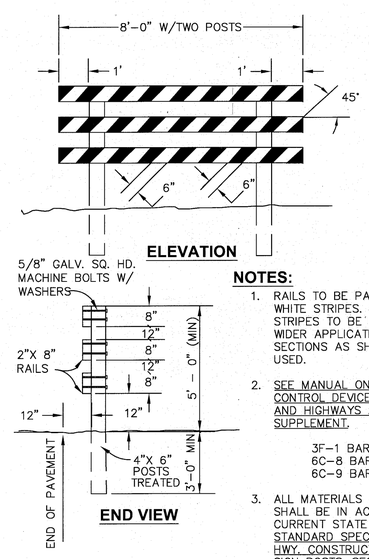
STREET BARRICADE TYPE I

CITY OF West Linn

DATE:	2010
DRAWING NO.	WL-516B
FILE NO.	



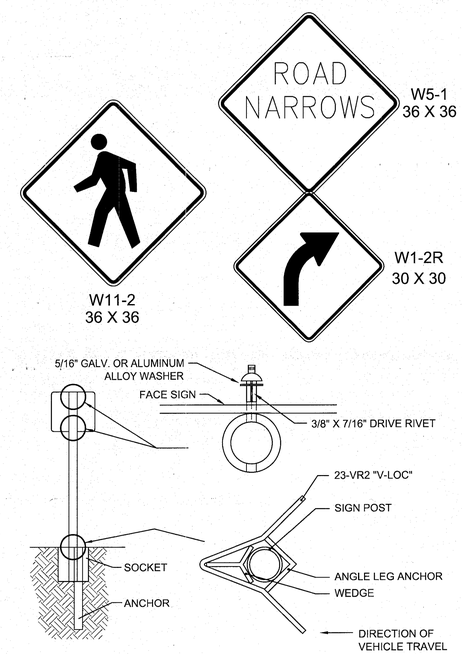
NOTES:

1. RAILS TO BE PAINTED RED WITH WHITE STRIPES. RED AND WHITE STRIPES TO BE REFLECTORIZED. FOR WIDER APPLICATIONS, MULTIPLE SECTIONS AS SHOWN SHALL BE USED.
2. SEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND THE OREGON SUPPLEMENT.

   3F-1 BARRICADES
   6C-8 BARRICADE DESIGN
   6C-9 BARRICADE APPLICATION
3. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT STATE OF OREGON STANDARD SPECIFICATIONS FOR HWY. CONSTRUCTION WOOD-SEE SIGN POSTS-SECTION 642

SIDEWALK BARRICADE

SCALE: NTS



INSTALL "V-LOC" ANCHOR PER MANUFACTURES RECOMMENDATION

PEDESTRIAN ACCESS, DUAL DIRECTION, AND "ROAD NARROWS" SIGN AND TYPICAL INSTALLATION DETAIL

SCALE: NTS

RECORD DRAWING
06/16/2015

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- Contractor supplied redlines
- Site observations by the engineer
- Field measurements

The stamping engineer of record certifies this drawing is an accurate portrayal of the final construction, and the resulting improvements are in conformance with the standards of the City of West Linn.

CONSTRUCTION DETAILS II

WEATHERHILL SUBDIVISION

WEST LINN, OR
LF 7, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER 22822PE OREGON NOV. 12, 2002 JOHN D. HONORTH

EXPIRES: 06/30/15

Digital Signature
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3J CONSULTING, INC.
CIVIL ENGINEERING
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5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
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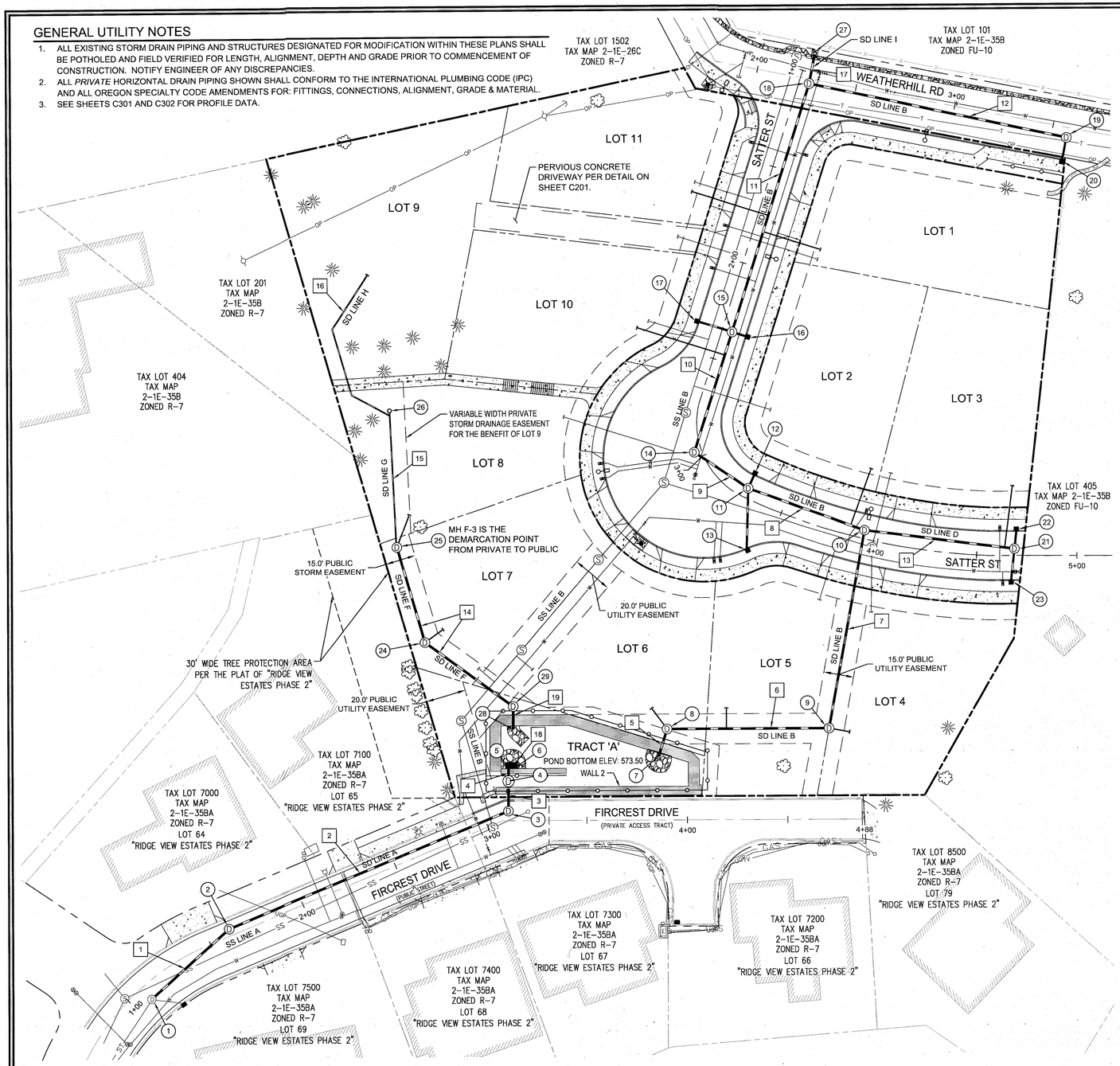
3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #'S	2S1E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
DETAILS II

SHEET NUMBER
C211

GENERAL UTILITY NOTES

1. ALL EXISTING STORM DRAIN PIPING AND STRUCTURES DESIGNATED FOR MODIFICATION WITHIN THESE PLANS SHALL BE POTHOLED AND FIELD VERIFIED FOR LENGTH, ALIGNMENT, DEPTH AND GRADE PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. ALL *PRIVATE* HORIZONTAL DRAIN PIPING SHOWN SHALL CONFORM TO THE INTERNATIONAL PLUMBING CODE (IPC) AND ALL OREGON SPECIALTY CODE AMENDMENTS FOR: FITTINGS, CONNECTIONS, ALIGNMENT, GRADE & MATERIAL.
3. SEE SHEETS C301 AND C302 FOR PROFILE DATA.



LEGEND

	BOUNDARY LINE	SS	EXISTING SANITARY SEWER LINE		PROPOSED SIDEWALK
	EXISITNG RIGHT-OF-WAY	W	EXISTING WATER LINE		STORM SEWER CURB INLET
	EXISTING CENTERLINE	ST	EXISTING STORM LINE		STORM SEWER DITCH INLET
	EXISTING LOT LINE	G	EXISTING GAS LINE	D	STORM DRAIN LINE AND MANHOLE
	EXISTING CURB	UGP	EXISTING UNDERGROUND POWER		STORM SEWER LATERAL AS NOTED
	EXISTING ASPHALT	S	EXISTING SANITARY MANHOLE		SANITARY SEWER LATERAL
	EXISTING SIDEWALK	D	EXISTING STORM MANHOLE	S	SANITARY SEWER LINE AND MANHOLE
			EXISTING CATCHBASIN		DOMESTIC WATER SERVICE & METER
	EXISTING LIGHT POLE		PROPOSED RIGHT-OF-WAY		PROPOSED STREET LIGHT
			PROPOSED LOT LINE		PROPOSED RETAINING WALL
			PROPOSED CENTERLINE		PROPOSED PERVIOUS DRIVEWAY
			PROPOSED CURB		PROPOSED FRENCH DRAIN

STORM STRUCTURE DATA

ALL PROPOSED CATCH BASINS TO BE COMBINATION INLETS

1. EX. SD MH A-1
STA: 0+00.00, SD LINE A =
STA: 1+09.2, 7.6' RT FIR CREST
RIM: 557.65
IE IN (12" NE) = 553.40 (PROPOSED)
IE IN (12" SE) = 553.05 (EXISTING)
IE OUT (12" SW) = 552.90 (EXISTING)

2. SD MH A-2 (48"Ø)
STA: 0+51.9 SD LINE A =
STA: 1+61.4, 3.4' LT FIR CREST
RIM: 561.88
IE IN (12" E): 557.68
IE OUT (12" SW): 557.48

3. SD MH A-3 (48"Ø)
STA: 2+02.9, SD LINE A =
STA: 3+10.8, 4.8' LT FIR CREST
RIM: 574.60
IE IN (12" N) = 570.10
IE OUT (12" W) = 569.90

4. SD MH A-4 (FLOW CONTROL MH (72"Ø))
STA: 2+17.9, SD LINE A =
STA: 3+10.9, 19.8' LT FIR CREST
RIM: 579.62
IE IN (12" N) = 570.62
IE OUT (12" S) = 570.62
SUMP: 566.97

5. SD DI A-2
STA: 2+22.4, SD LINE A =
STA 3+10.9, 26.3' LT FIR CREST
GRATE: 575.27
IE IN (6" E): 572.29
IE OUT (12" S): 572.39
INSTALL 6.5 LF 12" PVC @ S=0.0462
SUMP: 570.94

6. SD DI A-1
STA: 2+20.9, SD LINE A =
STA: 3+10.8, 22.8' LT FIR CREST
GRATE: 574.43
INSTALL 3 LF 12" PVC @ S=0.0000
IE OUT (6" S): 572.48
SUMP: 570.03

7. SD LINE B POND OUTFALL
STA: 0+00.00 SD LINE B =
STA: 3+85.7, 31.7 LT FIR CREST
IE OUT (12"): 574.03
CLASS 100 RIP RAP PAD PER CITY OF WEST LINN STANDARD DETAIL WL-614 (STORM SEWER OUTFALL) ON SHEET C312
(APPROXIMATELY 4'Lx6'Wx2'D AND 5.33 CY)

8. SD MH B-1 (48"Ø)
STA: 0+14.3 SD LINE B =
STA: 3+90.0, 45.4' LT FIR CREST
RIM: 588.61 (FINISHED GRADE + 1')
IE IN (4" N): 583.81
IE IN (12" E): 576.81
IE OUT (12" SW): 576.61

9. SD MH B-2 (48"Ø)
STA: 0+95.0 SD LINE B =
STA: 4+70.7, 45.5' LT FIR CREST
RIM: 590.63 (FINISHED GRADE + 1')
IE IN (4" N): 584.03
IE IN (12" NE): 583.53
IE OUT (12" W): 583.43

10. SD MH B-3 (48"Ø)
STA: 1+95.3 SD LINE B =
STA: 3+92.4, 4.2' LT SATTER STREET
RIM: 612.64
IE IN (12" SE): 603.04
IE IN (12" NW): 602.84
IE OUT (12" SW): 602.64

11. SD MH B-4 (48"Ø)
STA: 2+56.8 SD LINE B =
STA 3+29.8, 5.0' LT SATTER STREET
RIM: 617.97
IE IN (12" NW): 611.87
IE IN (10" NE): 611.87
IE IN (10" S): 611.97
IE OUT (12" SE): 611.67

12. SD CI B-4.1
STA 3+29.8, 12.0' LT SATTER STREET
FL: 617.79
IE OUT (10" SW): 612.79
INSTALL 8.7 LF 10" PVC @ S=0.1057
SUMP: 611.29

13. SD CI B-4.2
STA 3+40.9, 22.6' RT SATTER STREET
FL: 616.07
IE OUT (10" N): 612.62
INSTALL 30.9 LF 10" PVC @ S=0.0210
SUMP: 610.97

14. SD MH B-5 (48"Ø)
STA: 2+89.2 SD LINE B =
STA: 2+97.1, 3.6' RT SATTER STREET
RIM: 622.09
IE IN (12" NE): 616.19
IE OUT (12" SE): 615.99

15. SD MH B-6 (48"Ø)
STA: 3+52.1 SD LINE B =
STA: 2+34.6, 5.0' LT SATTER STREET
RIM: 630.83
IE IN (10" SE): 625.23
IE IN (10" NW): 625.13
IE IN (12" NE): 625.03
IE OUT (12" SW): 624.93

16. SD CI B-6.1
STA 2+34.6, 12.0' LT SATTER STREET
FL: 630.52
IE OUT (10" NW): 626.02
INSTALL 8.2 LF 10" PVC @ S=0.0963
SUMP: 624.82

17. SD CI B-6.2
STA 2+34.6, 12.0' RT SATTER STREET
FL: 630.58
IE OUT (10" SE): 626.28
INSTALL 8.2 LF 10" PVC @ S=0.1402
SUMP: 625.08

18. SD MH B-7 (48"Ø)
STA: 4+81.3 SD LINE B =
STA: 2+26.6, 2.3' RT WEATHERHILL RD
RIM: 641.30
IE IN (12" N): 632.05
IE IN (12" SE): 632.00
IE OUT (12" SW): 631.95

19. SD MH B-8 (48"Ø)
STA: 6+12.2 SD LINE B =
STA: 3+57.5, 5.0' RT WEATHERHILL RD
RIM: 639.66
IE IN (10" SW): 634.06
IE OUT (12" NW): 633.91

20. SD CI B-8.1
STA: 3+57.55, 16.00' RT WEATHERHILL RD
FL: 639.28
IE OUT (10" NE): 635.73
INSTALL 12.2 LF 10" PVC @ S=0.1369
SUMP: 634.33

21. SD MH D-1 (48"Ø)
STA: 0+75.3 SD LINE D =
STA: 4+68.8, 3.4' LT SATTER STREET
RIM: 608.71
IE IN (10" NE): 604.31
IE IN (10" SW): 604.31
IE OUT (12" NW): 604.11

22. SD CI D-1.1
STA: 4+69.75, 12.0' LT SATTER STREET
FL: 608.37
IE OUT (10" S): 604.57
INSTALL 9.8 LF 10" PVC @ S=0.0265
SUMP: 603.07

23. SD CI D-1.2
STA: 4+67.21, 12.0' RT SATTER STREET
FL: 608.69
IE OUT (10" N): 604.94
INSTALL 16.7 LF 10" PVC @ S=0.0377
SUMP: 603.84

24. SD MH F-2 (48"Ø)
STA: 0+78.6 SD LINE F =
STA: 3+06.7, 97.0' LT FIR CREST
RIM: 592.99 (FINISHED GRADE + 1')
IE 4" IN (E): 586.89
IE 12" IN (N): 586.79
IE 12" OUT (SE): 586.59

25. SD MH F-3 (48"Ø)
STA: 1+43.8 SD LINE F =
STA: 2+96.3, 159.2' RT SATTER STREET
RIM: 601.44 (FINISHED GRADE + 1')
IE IN (4" N): 592.14
IE IN (4" NE): 592.14
IE OUT (12" S): 592.04

26. SD CO# G-1 (4"Ø)
STA: 2+77.0, 180.4' RT SATTER STREET
RIM: 608.15 (EX. GRADE ± 0.5')
IE IN (4" N) / IE OUT (4" S): 604.15
INSTALL 69.8 LF 4" PVC @ S=0.1721

27. SD CO# I-1 (12"Ø)
STA: 2+26.6, 13.1' LT WEATHERHILL RD
RIM: 641.57 (EX. GRADE + 0.5')
IE OUT (12" SW): 633.56
INSTALL 15.4 LF 12" PVC @ S=0.0050

28. SD LINE F POND OUTFALL
STA: 0+00.00 SD LINE F =
STA: 3+32.8, 42.6' LT FIR CREST
IE OUT (12"): 574.66
CLASS 100 RIP RAP PAD PER CITY OF WEST LINN STANDARD DETAIL WL-614 (STORM SEWER OUTFALL) ON SHEET C312
(APPROXIMATELY 4'Lx6'Wx2'D AND 5.33 CY)

29. SD MH F-1 (48"Ø)
STA: 0+11.3 SD LINE F =
STA: 3+13.3, 56.9' LT FIR CREST
RIM: 586.06 (FINISHED GRADE + 1')
IE 12" IN (NW): 576.26
IE 12" OUT (SE): 576.11

STORM PIPE DATA

1	12"	50.6 LF	S = 0.0885	7	12"	100.0 LF	S = 0.1910	13	12"	75.0 LF	S = 0.0147		
2	12"	151.1 LF	S = 0.0807	8	12"	61.2 LF	S = 0.1454	14	SEE SD LINE F PROFILE ON SHEET C301				
3	12"	15.4 LF	S = 0.0325	9	12"	33.5 LF	S = 0.1224	15	4"	69.8 LF	S=0.1721		
4	12"	6.4 LF	S = 0.2812	10	12"	63.0 LF	S = 0.1381	16	4"	88.4 LF	S=0.0899		
5	12"	13.6 LF	S = 0.1912	11	12"	128.8 LF	S = 0.0854	17	12"	14.4 LF	S = 0.0736		
6	12"	80.3 LF	S = 0.0822	12	12"	130.8 LF	S = 0.0146	18	6"	3.0 LF	S = 0.0000		
								19	SEE SD LINE F PROFILE ON SHEET C301				

Scale: 1 inch = 30 feet
30 15 0 15 30

STORM LATERAL TABLE

STORM LATERAL	LATERAL SIZE	LENGTH	INVERT AT MAIN	INVERT AT END	DEPTH AT END	MAIN LINE STATION
LOT 1	4"	34.3 LF	629.37	632.38	5.0 FT	STA: 4+04.3, SD LINE B
LOT 2	4"	30.1 LF	603.70	607.61	6.0 FT	STA: 2+02.6, SD LINE B
LOT 3	4"	33.1 LF	604.02	606.25	4.0 FT	STA: 0+70.4, SD LINE D
LOT 4	4"	12.30 LF	584.03	585.51	5.0 FT	SD MH# B-2
LOT 5	4"	7.9 LF	579.24	585.66	5.5 FT	STA: 0+.43.8, SD LINE B
LOT 6	4"	15.2 LF	583.81	584.83	6.0 FT	SD MH# B-1
LOT 7	4"	11.5 LF	586.89	590.29	6.0 FT	SD MH# F-1
LOT 8	4"	20.4 LF	592.14	597.32	6.0 FT	SD MH# F-3
LOT 9	4"	155.7 LF	592.14	612.09	4.0 FT	SD MH# F-3
LOT 10	4"	43.8 LF	623.27	626.04	4.0 FT	STA: 3+40.0, SD LINE B
LOT 11	4"	38.4 LF	630.20	632.73	4.0 FT	STA: 4+12.8, SD LINE B

Know what's **below.**
Call before you dig.

RECORD DRAWING
06/16/2015
This drawing has been prepared to reflect constructed deviations from permit documents. The basis of this information is derived in whole or in part from a combination of:
- Contractor supplied redlines
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- Field measurements

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STORMWATER DRAINAGE PLAN
WEATHERHILL SUBDIVISION
WEST LINN, OR
LF 7, LLC

J.T. SMITH companies

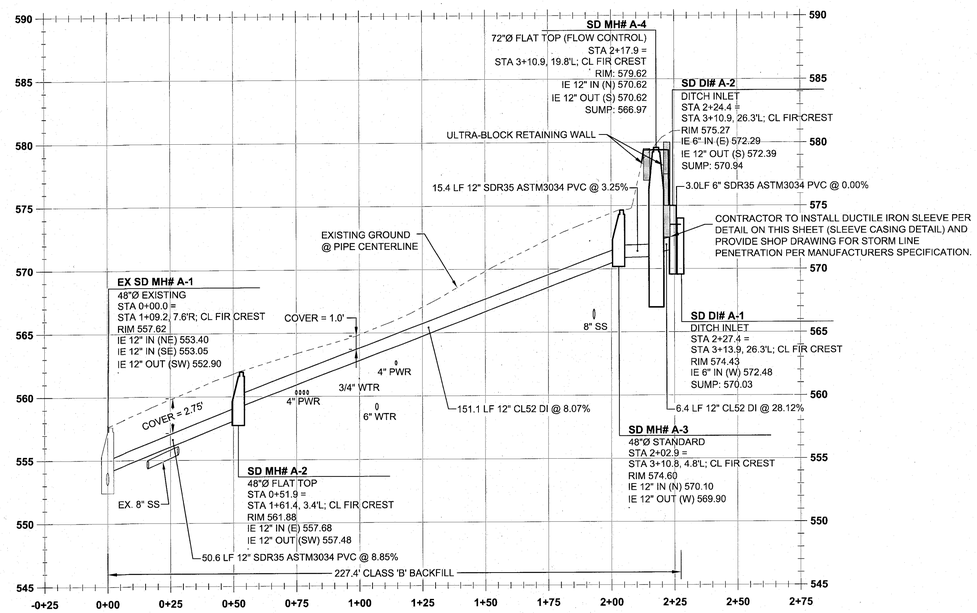
REGISTERED PROFESSIONAL ENGINEER
2282PE
OREGON
NOV. 12, 2002
JOHN D. HOWORTH
EXPIRES: 06/30/15
Digital Signature
06/16/2015

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 646-6565

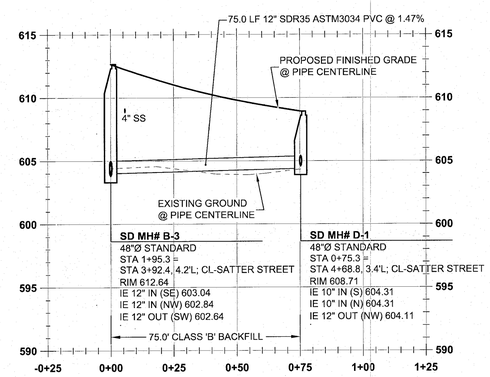
3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #'S	2S1E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
STORM PLAN

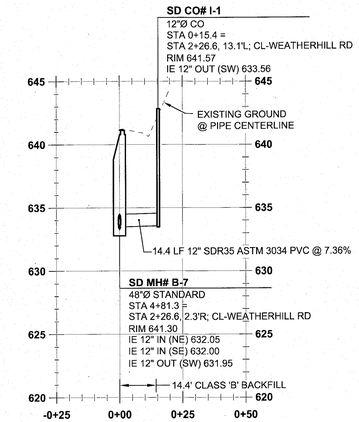
SHEET NUMBER
C300



SD LINE A PROFILE
(STA:-0+25.00 - STA:2+75.00)
SCALE: HORIZ 1"=30'
VERT 1"=6'



SD LINE D PROFILE
(STA:-0+25.00 - STA:1+25.00)
SCALE: HORIZ 1"=30'
VERT 1"=6'



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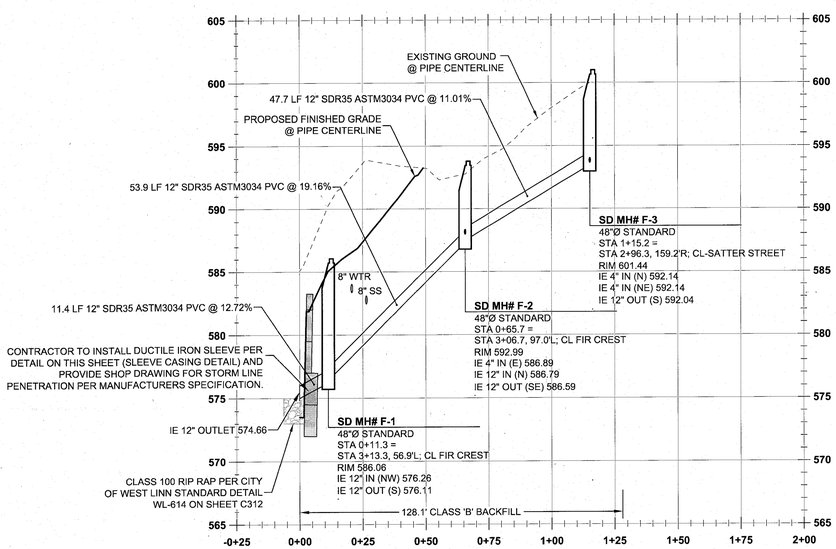
VERT 1"=6'



SD LINE F PROFILE
(STA:-0+25.00 - STA:2+00.00)
SCALE: HORIZ 1"=30'
VERT 1"=6'

Know what's **below.**
Call before you dig.

RECORD DRAWING
06/16/2015

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- Contractor supplied redlines
- Site observations by the engineer
- Field verification by surveyor

The stamping engineer of record certifies this drawing is an accurate portrayal of the final construction, and the resulting improvements are in conformance with the standards of the City of West Linn.

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
72282PE
OREGON
NOV. 12, 2002
JOHN D. HOWORTH

EXPIRES: 06/30/15

Digital Signature
06/16/2015

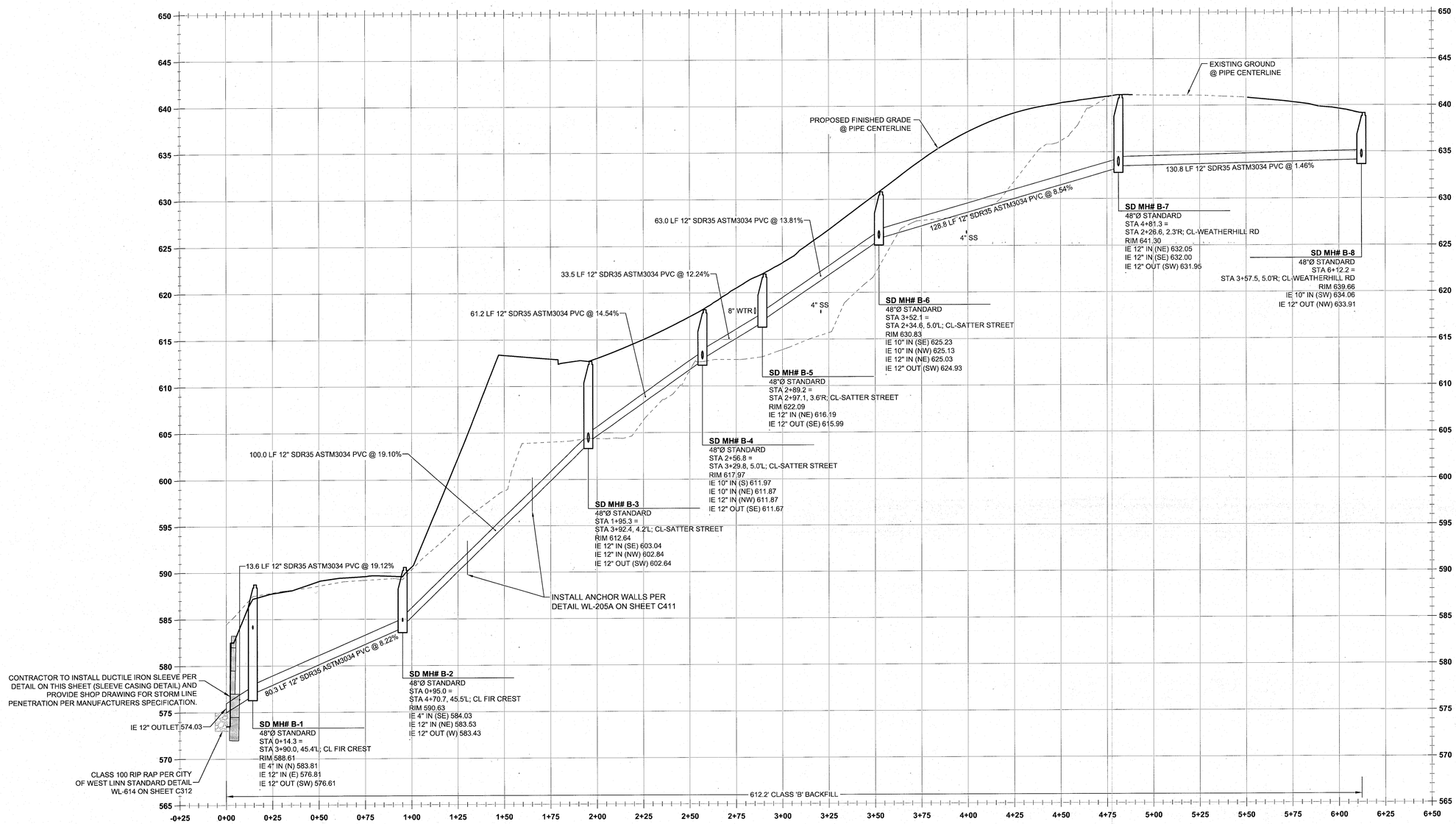
3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 848-3085

3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #'S	2S1E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
SD LINE A,D,F,G,H,I

SHEET NUMBER
C301

STORMWATER PROFILES I - SD LINES 'A', 'D', 'F', 'G', 'H' & I
WEATHERHILL SUBDIVISION
WEST LINN, OR
LF 7, LLC



SD LINE B PROFILE
(STA:-0+25.00 - STA:6+50.00)
SCALE: HORIZ 1"=30'
VERT 1"=6'

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RECORD DRAWING
(6/16/2015)

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- Site observations by the engineer
- Field measurements and surveys

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STORMWATER PROFILES I I - SD LINE 'B'

WEATHERHILL SUBDIVISION

WEST LINN, OR
LF 7, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
2282PE
OREGON
NOV. 12, 2002
JOHN D. HOWORTH
EXPIRES: 06/30/15
Digital Signature
06/16/2015

3J CONSULTING, INC
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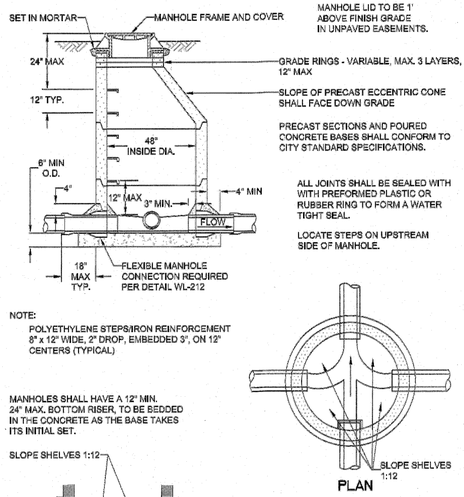
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 646-9365

3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #'S	2S1E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
SD LINE 'B'

SHEET NUMBER
C302

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:
MANHOLE LID TO BE 1' ABOVE FINISH GRADE IN UNPAVED EASEMENTS.

NOTE:
POLYETHYLENE STEPS/IRON REINFORCEMENT 8" x 12" WIDE, 2" DROP, EMBEDDED 3", ON 12" CENTERS (TYPICAL)

MANHOLES SHALL HAVE A 12" MIN. 24" MAX. BOTTOM RISER, TO BE BEDDED IN THE CONCRETE AS THE BASE TAKES ITS INITIAL SET.

PLAN

NOTE:
CHANNELS MUST BE ABLE TO PASS A 7"X30" CYLINDER INTO PIPES. SHELF SHALL NOT BE BELOW THE TOP OF THE PIPE.

STANDARD MANHOLE FOR LESS THAN 36" PIPE

City of West Linn | DATE: 2010 | DRAWING NO. WL-207 | FILE NO.

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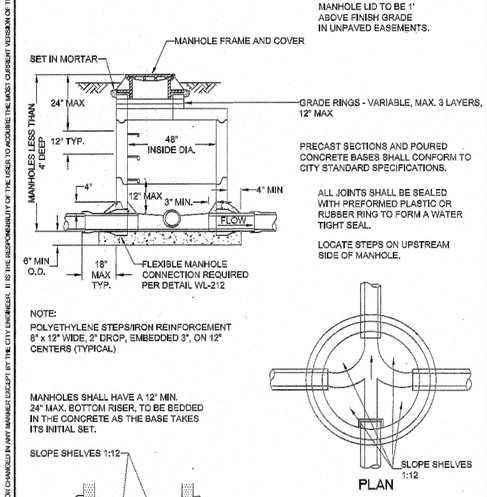

NOTE:
MANHOLE LID TO BE 1' ABOVE FINISH GRADE IN UNPAVED EASEMENTS.

NOTE:
POLYETHYLENE STEPS/IRON REINFORCEMENT 8" x 12" WIDE, 2" DROP, EMBEDDED 3", ON 12" CENTERS (TYPICAL)

MANHOLES SHALL HAVE A 12" MIN. 24" MAX. BOTTOM RISER, TO BE BEDDED IN THE CONCRETE AS THE BASE TAKES ITS INITIAL SET.

PLAN

NOTE:
CHANNELS MUST BE ABLE TO PASS A 7"X30" CYLINDER INTO PIPES. SHELF SHALL NOT BE BELOW THE TOP OF THE PIPE.

SHALLOW MANHOLE FOR LESS THAN 36" PIPE

City of West Linn | DATE: 2010 | DRAWING NO. WL-208 | FILE NO.

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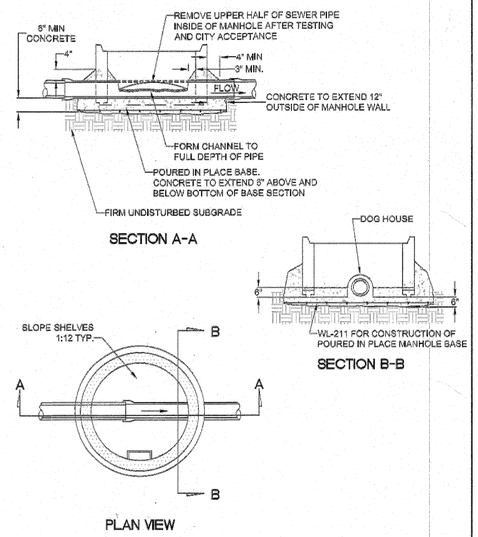

NOTE:
1. BOTTOM RISER TO BE BEDDED IN THE CAST-IN-PLACE AS THE BASE TAKES IT'S INITIAL SET. SET FOR 24 HOUR MIN. OR UNTIL CONCRETE HAS CURED SUFFICIENTLY BEFORE ADDING ADDITIONAL RISERS.
2. 3" TO 6" CLEARANCE BETWEEN BOTTOM RISER SECTION AND TOP OF PIPE. RISER SECTION MUST BE CAST TO ACCOMODATE PIPE (DOG HOUSE) NO SAWING OR OR BREAKING OF RISER WILL BE ALLOWED.
3. REMOVE TOP OF PIPE ONLY AFTER TESTING AND ACCEPTED BY CITY.

NEW MANHOLE TO EXISTING PVC SEWER LINE CONNECTION

City of West Linn | DATE: 2010 | DRAWING NO. WL-210A | FILE NO.

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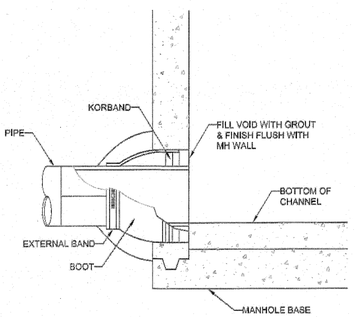

FLEXIBLE MANHOLE CONNECTION
(KOR-N-SEAL OR APPROVED EQUAL)

FLEXIBLE MANHOLE CONNECTION

City of West Linn | DATE: 2010 | DRAWING NO. WL-212 | FILE NO.

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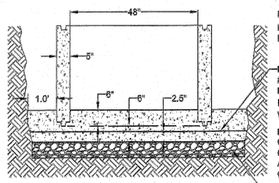
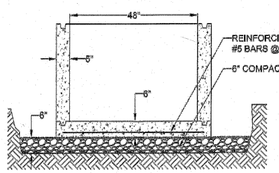


NOTE:
PIPE CONNECTIONS MUST HAVE FLEXIBLE CONNECTIONS

POURED IN PLACE MANHOLE BASE



PRECAST MANHOLE BASE

NOTE:
USE 3300 PSI CONCRETE FOR EITHER MANHOLE BASE.
CONCRETE SHALL CONFORM TO SECTION 205. PRECAST MANHOLES SHALL CONFORM TO ASTM C478.

MANHOLE BASE

City of West Linn | DATE: 2010 | DRAWING NO. WL-211 | FILE NO.

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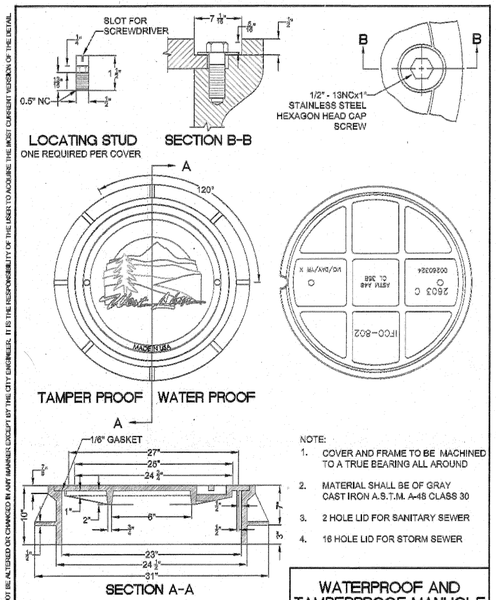

NOTE:
1. COVER AND FRAME TO BE MACHINED TO A TRUE BEARING ALL AROUND
2. MATERIAL SHALL BE OF GRAY CAST IRON A.S.T.M. A-48 CLASS 30
3. 2 HOLE LID FOR SANITARY SEWER
4. 16 HOLE LID FOR STORM SEWER

WATERPROOF AND TAMPERPROOF MANHOLE FRAME AND COVER

City of West Linn | DATE: 2010 | DRAWING NO. WL-214 | FILE NO.

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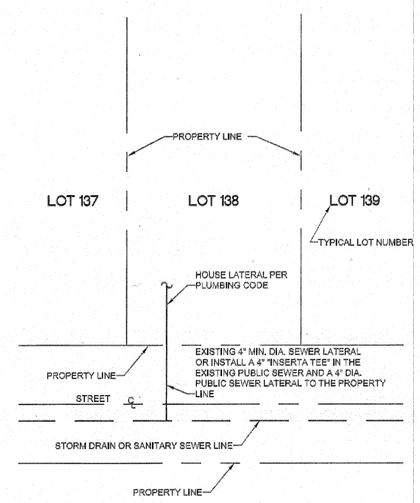

TYPICAL CONNECTION FOR SINGLE FAMILY RESIDENCE.

SEWER CONNECTION SINGLE FAMILY EXISTING LOT

City of West Linn | DATE: 2010 | DRAWING NO. WL-216 | FILE NO.

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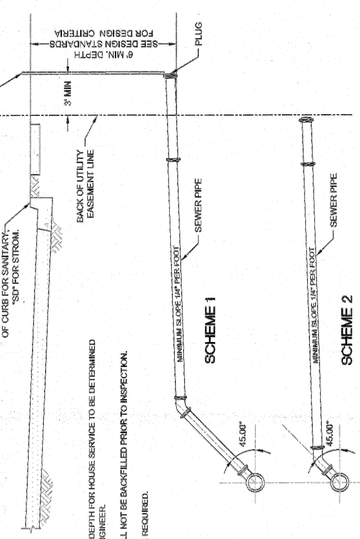

NOTE:
1. SCHEME AND DEPTH FOR HOUSE SERVICE TO BE DETERMINED BY DESIGN ENGINEER.
2. SERVICE SHALL NOT BE BACKFILLED PRIOR TO INSPECTION.
3. TRACER WIRE REQUIRED.

SERVICE BRANCH

City of West Linn | DATE: 2010 | DRAWING NO. WL-218 | FILE NO.

RECORD DRAWING
06/16/2015
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- Field measurements by others

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STORMWATER DRAINAGE DETAILS I

WEATHERHILL SUBDIVISION

WEST LINN, OR
LF 7, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER 22822PE OREGON NOV. 12, 2002 JOHN D. HOWORTH
EXPIRES: 06/30/15
Digital Signature
06/16/2015

3J CONSULTING, INC.
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 646-9385

3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #'S	2S1E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
STM DETAILS I

SHEET NUMBER
C310

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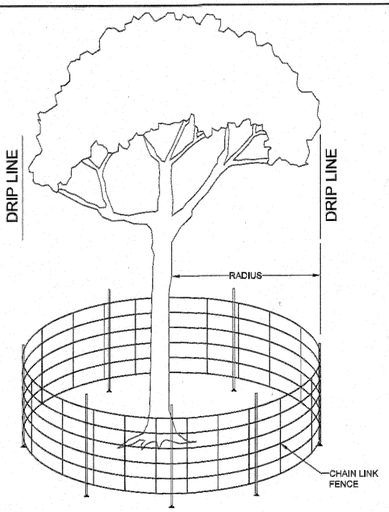

NOTE:
1. 6' CHAIN LINK ON 2" POST AT 10' SPACING, DRIVEN 2' INTO GROUND RADIUS IS EITHER 1/2' PER CALIPER INCH OR
2. 10' OUTSIDE OF DRIPLINE - SEE PLANS

TREE PROTECTION FENCE

City of West Linn | DATE: 2010 | DRAWING NO. WL-219 | FILE NO.

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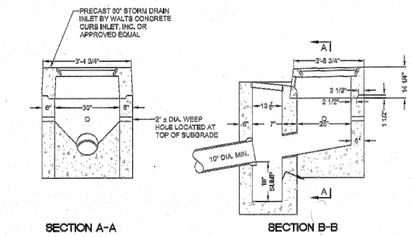
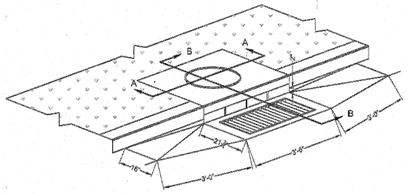


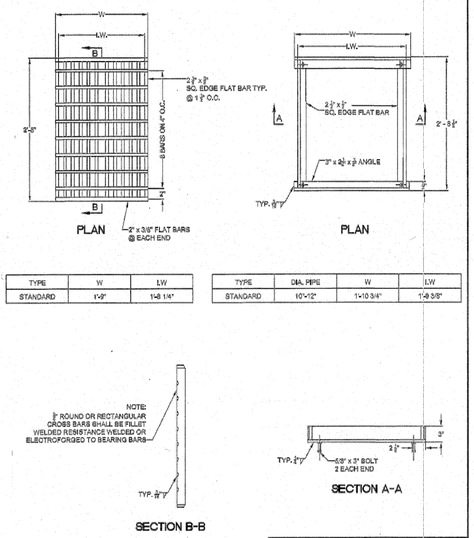


NOTE:
1. CAST IN PLACE CONCRETE TO BE 3300 PSI AND WEEP HOLE WITH GALVINIZED MESH. SCREEN ON MIN. 3 SIDES OF INLET.
2. MANHOLE RIMS AND COVERS AS MANUFACTURED BY HERN IRON WORKS, COEUR D' ALENE, IDAHO. COVER PATTERN NO. 2312, RIM PATTERN NO. 2311 OR APPROVED EQUAL.

COMBINATION CURB INLET

City of West Linn | DATE: 2010 | DRAWING NO. WL-601 | 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.



TYPE	W	LW
STANDARD	1'-9"	1'-8 1/4"

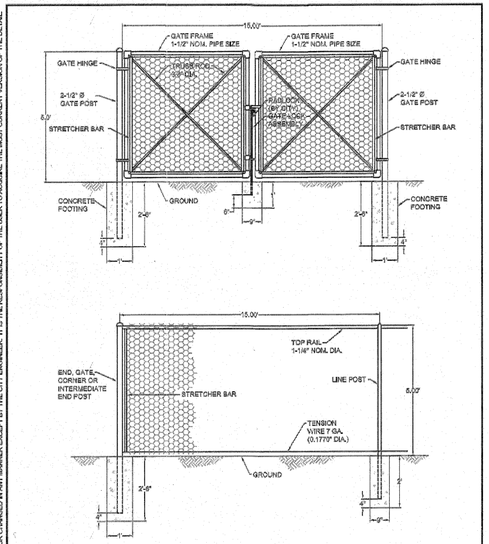
TYPE	DIA. PIPE	W	LW
STANDARD	10"-12"	1'-10 3/4"	1'-9 3/8"

NOTE:
USE VERTICAL BEADS IN CORNERS. FILLET WELD JOINT ON BOTTOM OF FRAME. GRATE MUST REST FLAT ON FRAME SURFACE.

FRAME AND GRATE FOR GUTTER AND CURB INLET

City of West Linn | DATE: 2010 | DRAWING NO. WL-602B | FILE NO.

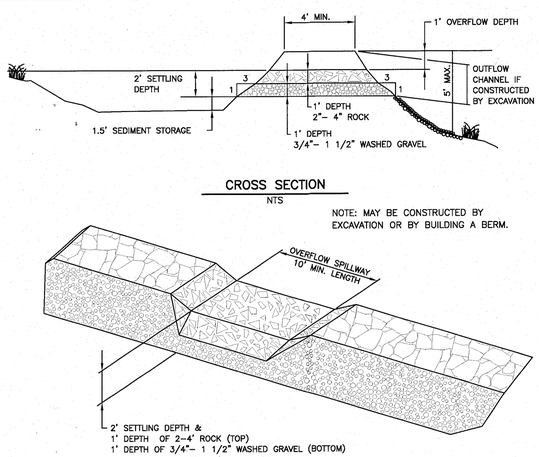
THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.



NOTE:
1. BLACK POWDER COATING ON ALL HARDWARE AND ACCESSORIES IS REQUIRED.
2. ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT STATE OF OREGON STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

SURFACE WATER FACILITY FENCE

City of West Linn | DATE: 2010 | DRAWING NO. WL-616 | FILE NO.

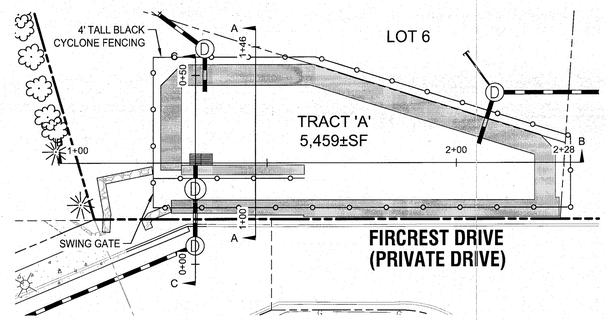


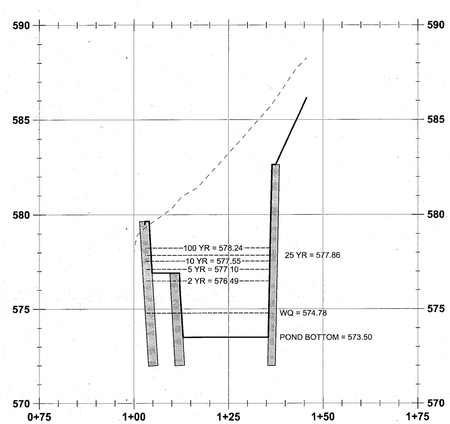
NOTE:
A FILTER FABRIC FENCE OR SIMILAR FILTER MUST BE CONSTRUCTED TO FILTER RUNOFF FROM THE SEDIMENT TRAP PRIOR TO DISCHARGE FROM THE CONSTRUCTION SITE.

FOR FURTHER INFORMATION ON DESIGN CRITERIA SEE CHAPTER 4 OF CLEAN WATER SERVICES EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.

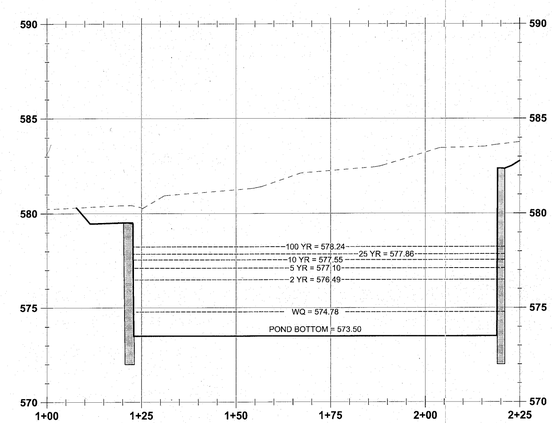
SEDIMENT TRAP

DRAWING NO. 930 | REVISED 12–06

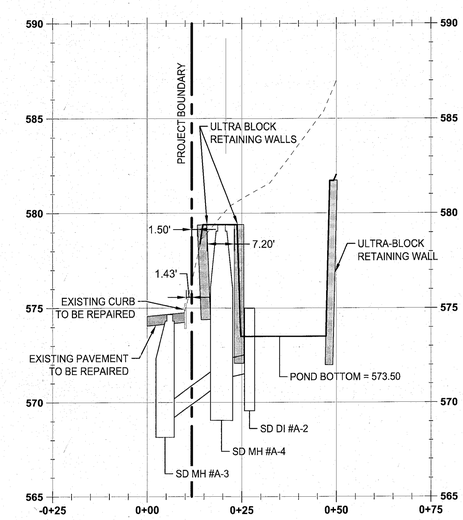




WALL 2 - SECTION A-A PROFILE
(STA:0+75.00 - STA:1+75.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'



WALL 2 - SECTION B-B PROFILE
(STA:1+00.00 - STA:2+25.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'



WALL 2 - SECTION C-C PROFILE
(STA:-0+25.00 - STA:0+75.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'

RECORD DRAWING
06/16/2015

This drawing has been prepared to reflect constructed conditions based on information supplied by:
- Contractor supplied redlines
- Site observations by the engineer
- Field measurements

The signing of this record certifies this drawing is an accurate portrayal of the final construction, and the resulting improvements are in conformance with the standards of the City of West Linn.

STORMWATER DRAINAGE DETAILS II

WEATHERHILL SUBDIVISION

WEST LINN, OR
LF 7, LLC

J.T. SMITH companies

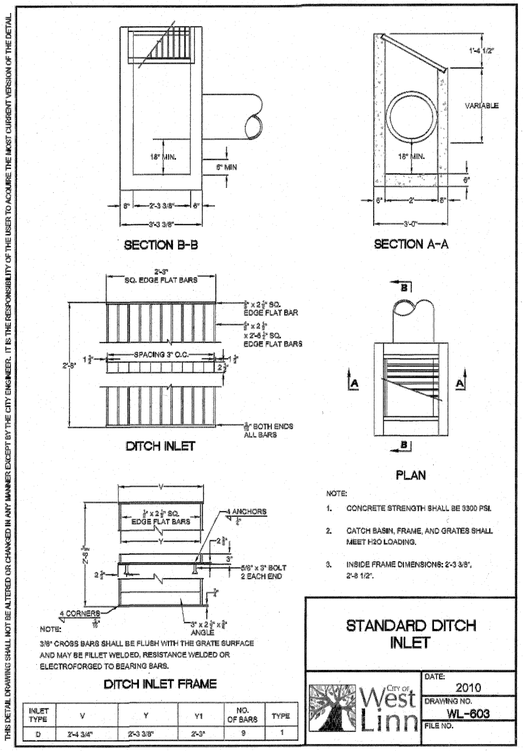
REGISTERED PROFESSIONAL ENGINEER 22822PE OREGON NOV. 12, 2003 JOHN D. HOWORTH
EXPIRES: 06/30/15
Digital Signature
06/16/2015

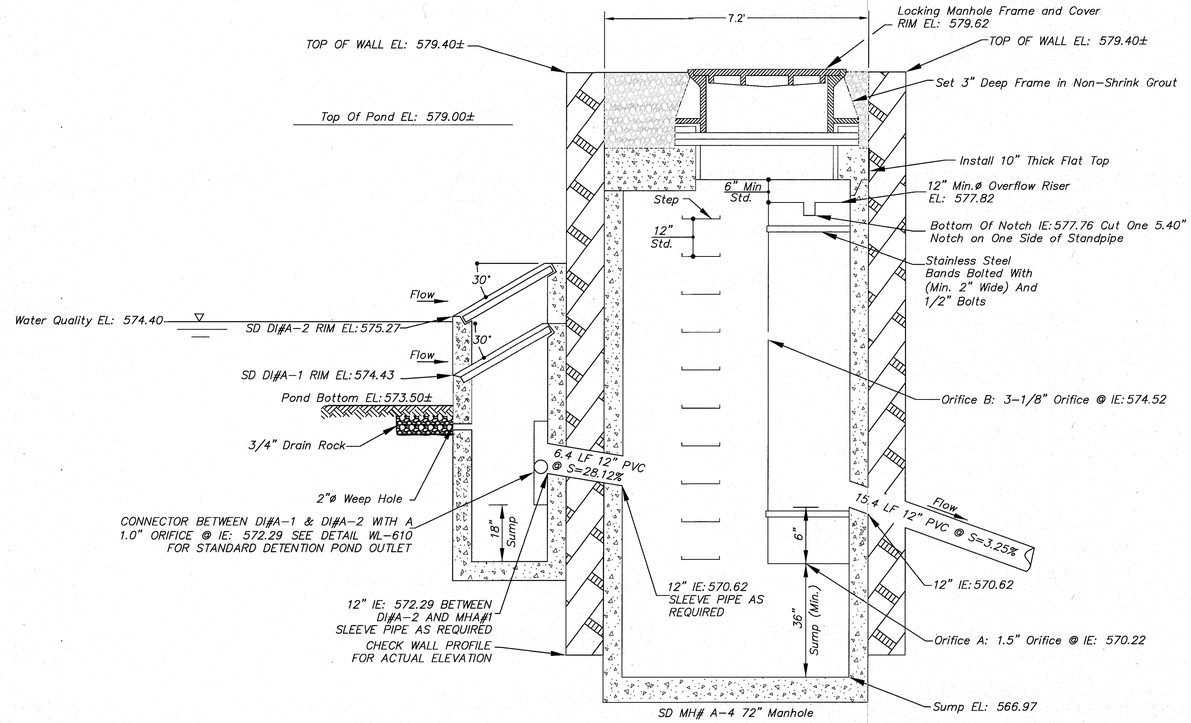
3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #'S	2S1E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
DETAILS II

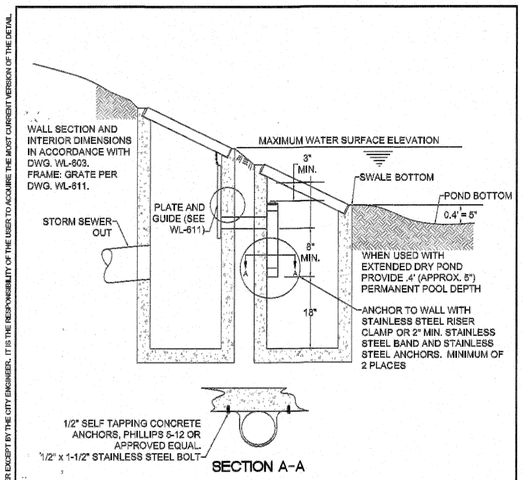
SHEET NUMBER
C311

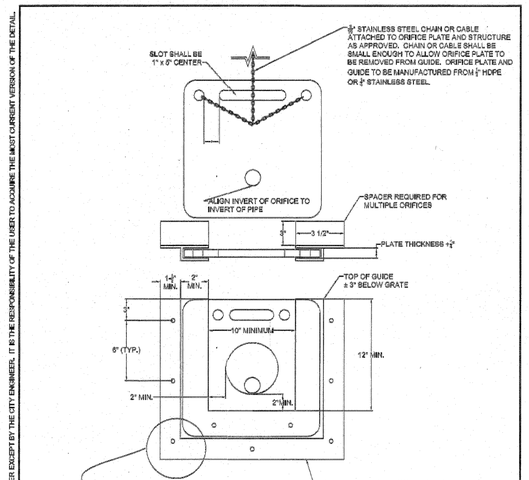


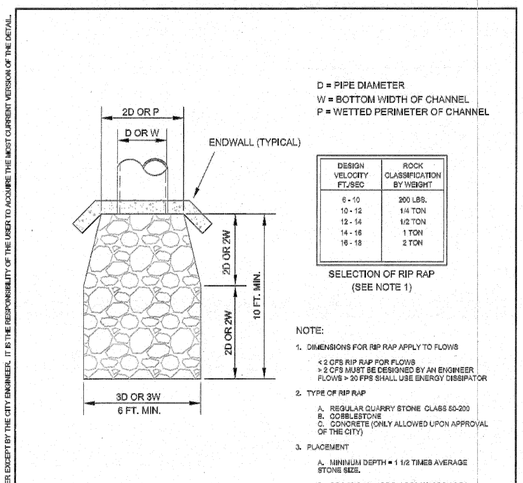


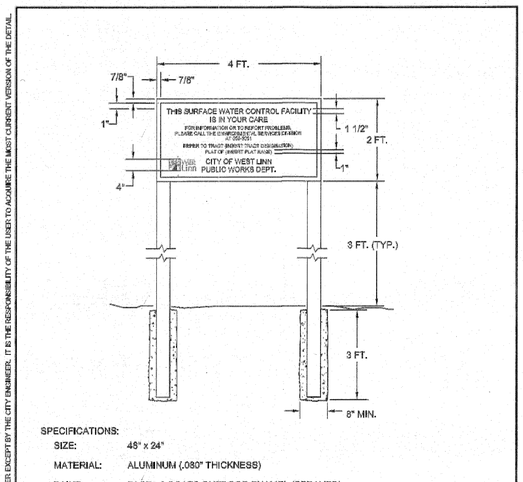
Detention Pond Outfall

N.T.S.









RECORD DRAWING
06/16/2015

This drawing has been prepared to reflect constructed development conditions. The basis of this information is derived in whole or in part from a combination of:

- Contractor supplied redlines
- Site observations by the engineer
- Field measurements

The stamping engineer of record certifies this drawing is an accurate portrayal of the final construction, and the resulting improvements are in conformance with the standards of the City of West Linn.

STORMWATER DRAINAGE DETAILS III

WEATHERHILL SUBDIVISION

WEST LINN, OR
LF 7, LLC

J.T. SMITH companies

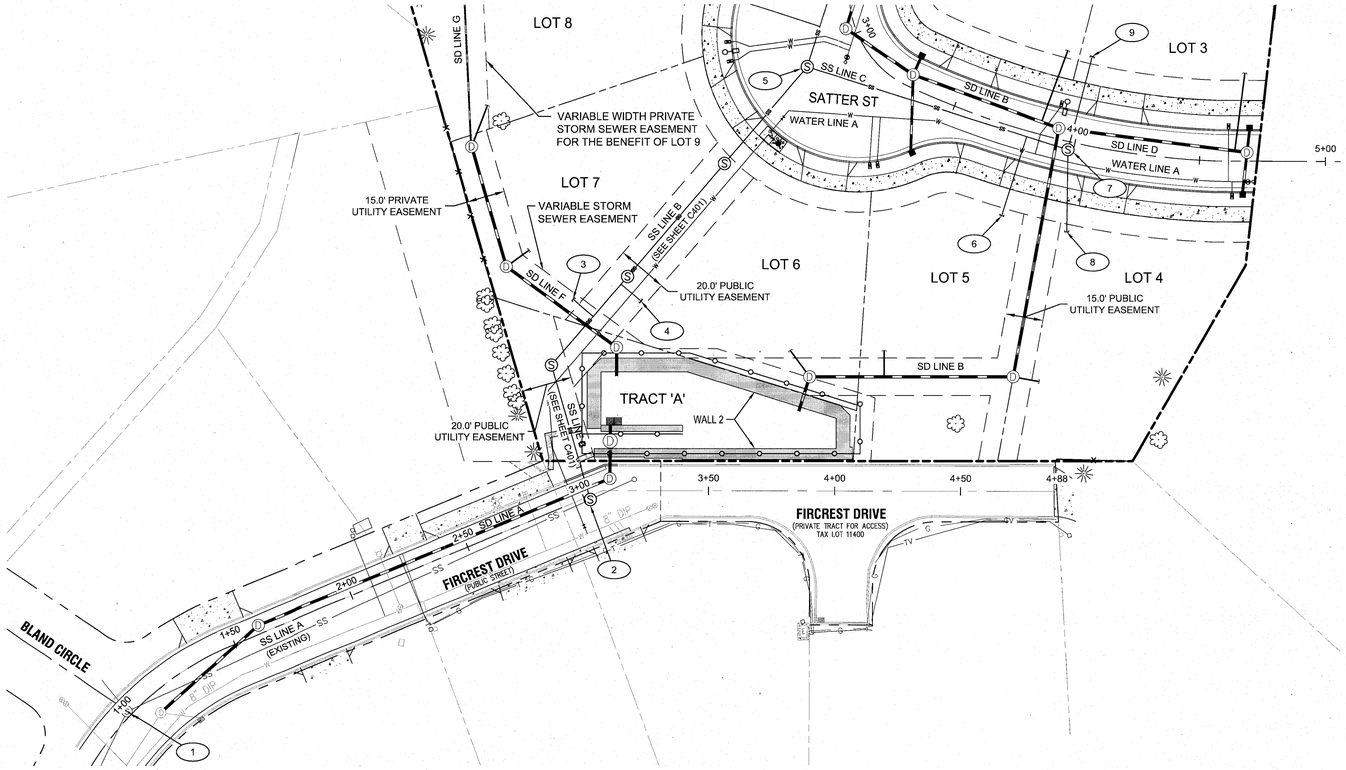
REGISTERED PROFESSIONAL ENGINEER 22822PE OREGON NOV. 12, 2003 JOHN D. HOWORTH
EXPIRES: 06/30/15
Digital Signature
06/16/2015

3J CONSULTING, INC.
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 646-0385

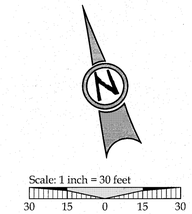
3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #'S	2S1E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
DETAILS III

SHEET NUMBER
C312



FIR CREST DRIVE - PLAN VIEW



LEGEND

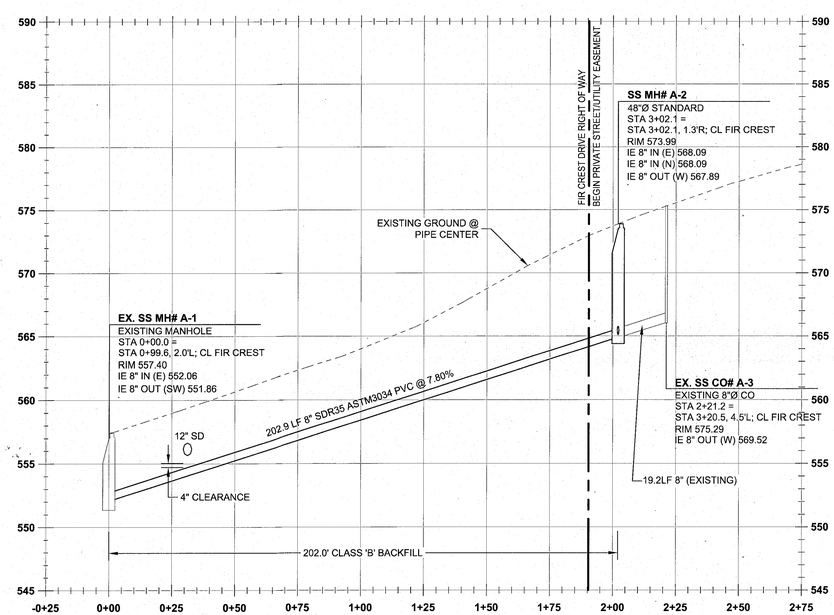
BOUNDARY LINE	EXISTING STORM MANHOLE
RIGHT-OF-WAY	EXISTING CATCHBASIN
EXISTING CENTERLINE	PROPOSED RIGHT-OF-WAY
EXISTING EASEMENT LINE	PROPOSED LOT LINE
EXISTING LOT LINE	PROPOSED CENTERLINE
EXISTING CURB AND GUTTER	PROPOSED CURB AND GUTTER
EXISTING SANITARY SEWER LINE	PROPOSED SIDEWALK
EXISTING WATER LINE	STORM DRAIN LINE AND MANHOLE
EXISTING STORM LINE	STORM SEWER CURB INLET
EXISTING SIDEWALK	PROPOSED RETAINING WALL
EXISTING LIGHT POLE	PROPOSED POND LIMITS
EXISTING FIRE HYDRANT	PROPOSED SANITARY LINE
EXISTING WATER METER	PROPOSED WATER LINE
EXISTING SANITARY MANHOLE	

SANITARY SEWER LINE CONSTRUCTION NOTES

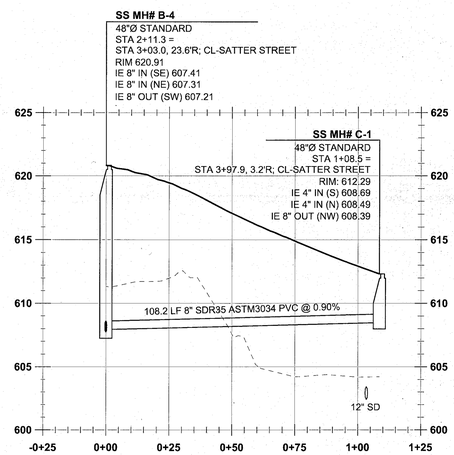
1	SS MH #A-1 (EXISTING) STA: 0+99.6, 2.0' LT FIR CREST: EXISTING SANITARY SEWER MANHOLE. SHOWN FOR REFERENCE ONLY; SEE PROFILE THIS SHEET.
2	SS MH #A-2 (PROPOSED) STA: 3+02.1, 1.3' RT FIR CREST: INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C411. FOR ELEVATION DATA; SEE PROFILE THIS SHEET.
3	SANITARY SEWER STUB (LOT 7) STA: 3+07.92, 77.0' LT FIR CREST: SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA. CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.
4	SANITARY SEWER STUB (LOT 6) STA: 3+22.96, 75.3' LT FIR CREST: SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA. CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.
5	SS MH #B-4 (PROPOSED) STA: 3+03.05, 23.6' RT SATTER ST: INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C411. FOR ELEVATION DATA; SEE PROFILE THIS SHEET.
6	SANITARY SEWER STUB (LOT 5) STA: 3+80.1, 35.0' RT SATTER ST: SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA. CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.
7	SS MH #C-1 (PROPOSED) STA: 3+97.9, 3.2' RT SATTER ST: INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C411. FOR ELEVATION DATA; SEE PROFILE THIS SHEET.
8	SANITARY SEWER STUB (LOT 4) STA: 4+04.0, 35.0' RT SATTER ST: SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA. CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.
9	SANITARY SEWER STUB (LOT 3) STA: 3+99.2, 35.0' LT SATTER ST: SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA. CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.

SANITARY LATERAL TABLE

SANITARY LATERAL	LATERAL SIZE	LENGTH	INVERT AT MAIN	INVERT AT END	DEPTH AT END	MAIN LINE STATION
LOT 1 SEWER	4"	43.3 LF	623.35	632.25	6.0 FT	STA: 3+40.5, SS LINE B
LOT 2 SEWER	4"	42.3 LF	615.54	619.53	8.5 FT	STA: 2+61.9, SS LINE B
LOT 3 SEWER	4"	37.0 LF	608.49	609.68	3.0 FT	STA: 2+11.3, SS LINE B
LOT 4 SEWER	4"	31.9 LF	608.69	608.66	4.5 FT	STA: 1+08.5, SS LINE C
LOT 5 SEWER	4"	34.3 LF	608.24	609.61	5.0 FT	STA: 0+91.4, SS LINE C
LOT 6 SEWER	4"	11.2 LF	586.62	588.72	5.0 FT	STA: 0+98.1, SS LINE B
LOT 7 SEWER	4"	10.0 LF	583.05	586.63	5.0 FT	STA: 0+81.1, SS LINE B
LOT 8 SEWER	4"	57.5 LF	610.50	619.60	5.0 FT	STA: 2+27.9, SS LINE B
LOT 9 SEWER	4"	30.0 LF	622.45	630.44	6.0 FT	STA: 3+30.6, SS LINE B
LOT 10 SEWER	4"	34.3 LF	618.02	624.15	6.0 FT	STA: 2+86.2, SS LINE B
LOT 11 SEWER	4"	28.0 LF	625.21	630.94	8.0 FT	STA: 3+58.9, SS LINE B



SS LINE A PROFILE
(STA:-0+25.00 - STA:2+75.00)
SCALE: HORIZ 1"=30'
VERT 1"=6'



SS LINE C PROFILE
(STA:-0+25.00 - STA:1+25.00)
SCALE: HORIZ 1"=30'
VERT 1"=6'

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE DEVELOPER.
2. ALL SEWER PIPE TO BE PVC AND SHALL CONFORM TO ASTM D-3034 UNLESS OTHERWISE NOTED.
3. MAINTAIN 10' MINIMUM HORIZONTAL CLEARANCE FROM WATER MAIN TO SEWER MAIN.
4. EXTEND PRIVATE UTILITIES WITH A JOINT TRENCH WITHIN 8' PUE SHOWN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER TO OBTAIN DESIGN INFORMATION.

811 Know what's below. Call before you dig.

RECORD DRAWING
06/16/2015

This drawing has been prepared to reflect constructed conditions based upon documents, the best of which information is derived in whole or in part from a combination of:

- Contractor supplied redlines
- Site observations by the engineer
- Field measurements

The signing engineer of record certifies this drawing is an accurate portrayal of the final construction, and the resulting improvements are in conformance with the standards of the City of West Linn.

SANITARY SEWER LINES 'A' AND 'C' PLAN AND PROFILE
WEATHERHILL SUBDIVISION
WEST LINN, OR
LF 7, LLC

J.T. SMITH companies

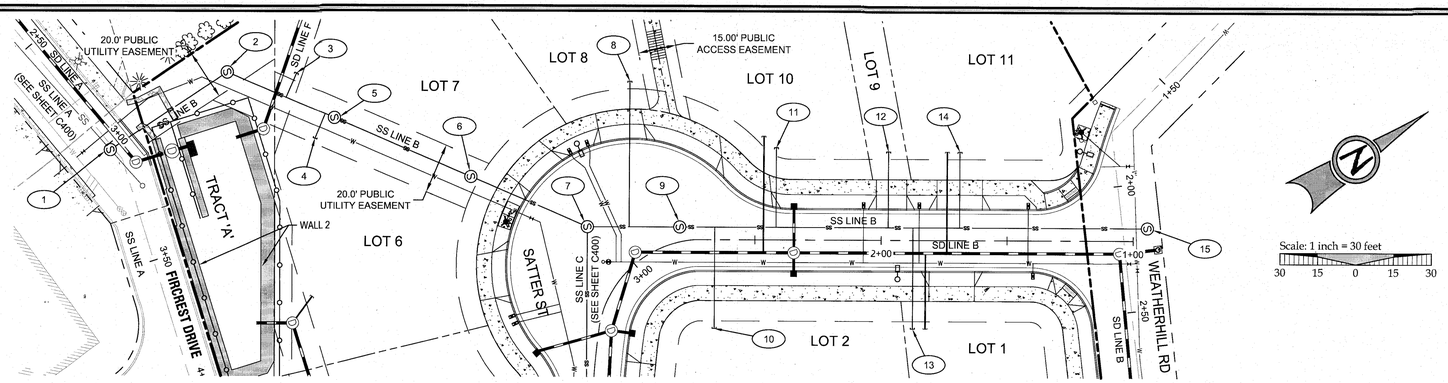
REGISTERED PROFESSIONAL ENGINEER
2282PE
OREGON
NOV. 12, 2002
JOHN D. HOWORTH
EXPIRES: 06/30/15
Digital Signature
06/16/2015

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 646-0365

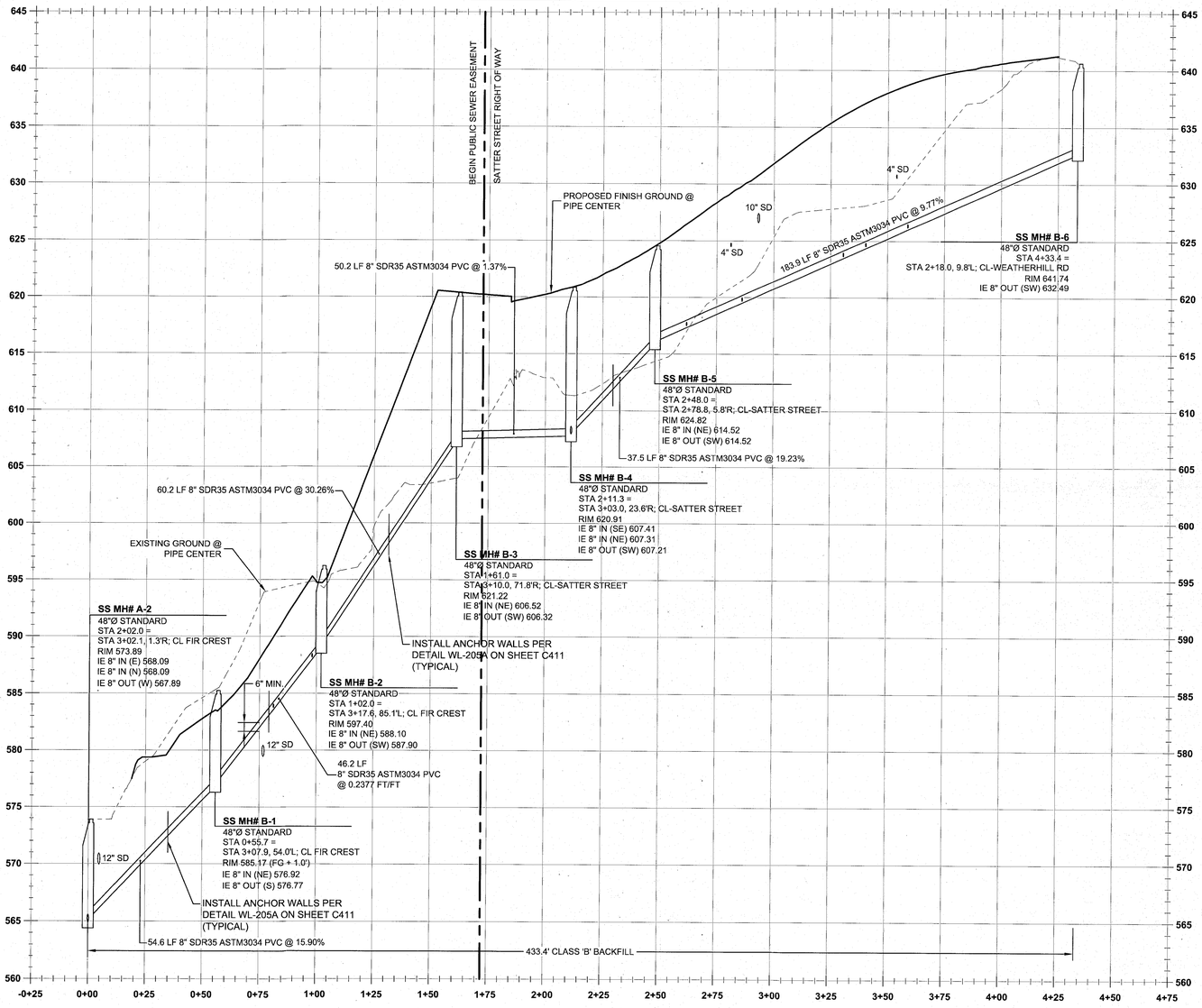
3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #'S	2S1E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
SS LINES 'A' & 'C' P&P

SHEET NUMBER
C400



TANNLER DRIVE (FUTURE) - PLAN VIEW



SS LINE B PROFILE
(STA:-0+25.00 - STA:4+75.00)
SCALE: HORIZ 1"=30'
VERT 1"=6'

LEGEND

BOUNDARY LINE	EXISTING STORM MANHOLE
RIGHT-OF-WAY	EXISTING CATCHBASIN
EXISTING CENTERLINE	PROPOSED RIGHT-OF-WAY
EXISTING EASEMENT LINE	PROPOSED LOT LINE
EXISTING LOT LINE	PROPOSED CENTERLINE
EXISTING CURB AND GUTTER	PROPOSED CURB AND GUTTER
EXISTING SANITARY SEWER LINE	PROPOSED SIDEWALK
EXISTING WATER LINE	STORM DRAIN LINE AND MANHOLE
EXISTING STORM LINE	STORM SEWER CURB INLET
EXISTING SIDEWALK	PROPOSED RETAINING WALL
EXISTING LIGHT POLE	PROPOSED POND LIMITS
EXISTING FIRE HYDRANT	PROPOSED SANITARY LINE
EXISTING WATER METER	PROPOSED WATER LINE
EXISTING SANITARY MANHOLE	

SANITARY SEWER LINE CONSTRUCTION NOTES

1	SS MH #A-2 (PROPOSED) STA: 3+02.1, 1.3' RT FIR CREST: REMOVE EXISTING CLEANOUT AND INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C411. FOR ELEVATION DATA; SEE PROFILE THIS SHEET.
2	SS MH #B-1 (PROPOSED) STA: +07.9, 54.0' LT FIR CREST: INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C411. FOR ELEVATION DATA; SEE PROFILE THIS SHEET.
3	SANITARY SEWER STUB (LOT 6) STA: 3+22.96, 75.3' LT FIR CREST: SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA. CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.
4	SANITARY SEWER STUB (LOT 7) STA: 3+07.92, 77.0' LT FIR CREST: SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA. CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.
5	SS MH #B-2 (PROPOSED) STA: 3+17.6, 85.1' LT FIR CREST: INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C411. FOR ELEVATION DATA; SEE PROFILE THIS SHEET.
6	SS MH #B-3 (PROPOSED) STA: 3+10.0, 71.8' RT SATTER STREET: INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C411. FOR ELEVATION DATA; SEE PROFILE THIS SHEET.
7	SS MH #B-4 (PROPOSED) STA: 3+03.0, 23.6' RT SATTER ST: INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C411. FOR ELEVATION DATA; SEE PROFILE THIS SHEET.
8	SANITARY SEWER STUB (LOT 8) STA: 2+82.2, 66.4' LT SATTER ST: SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA. CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.
9	SS MH #B-5 (PROPOSED) STA: 2+18.0, 9.8' LT WEATHERHILL RD: INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C411. FOR ELEVATION DATA; SEE PROFILE THIS SHEET.
10	SANITARY SEWER STUB (LOT 2) STA: 2+66.0, 35.0' LT SATTER ST: SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA. CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.
11	SANITARY SEWER STUB (LOT 10) STA: 2+41.64, 36.5' RT SATTER ST: SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA. CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.
12	SANITARY SEWER STUB (LOT 9) STA: 1+97.0, 35.0' RT SATTER ST: SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA. CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.
13	SANITARY SEWER STUB (LOT 1) STA: 1+87.4, 35.0' LT SATTER ST: SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA. CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.
14	SANITARY SEWER STUB (LOT 11) STA: 1+68.9, 35.0' RT SATTER ST: SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA. CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.
15	SS MH #B-6 (PROPOSED) STA: 2+18.0, 9.8' LT WEATHERHILL RD: INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C411. FOR ELEVATION DATA; SEE PROFILE THIS SHEET.

SANITARY LATERAL TABLE

SANITARY LATERAL	LATERAL SIZE	LENGTH	INVERT AT MAIN	INVERT AT END	DEPTH AT END	MAIN LINE STATION
LOT 1 SEWER	4"	43.3 LF	623.35	632.25	6.0 FT	STA: 3+40.5, SS LINE B
LOT 2 SEWER	4"	42.3 LF	615.54	619.53	8.5 FT	STA: 2+61.9, SS LINE B
LOT 3 SEWER	4"	37.0 LF	608.49	609.68	3.0 FT	STA: 2+11.3, SS LINE B
LOT 4 SEWER	4"	31.9 LF	608.69	608.66	4.5 FT	STA: 1+08.5, SS LINE C
LOT 5 SEWER	4"	34.3 LF	608.24	609.61	5.0 FT	STA: 0+91.4, SS LINE C
LOT 6 SEWER	4"	11.2 LF	586.62	588.72	5.0 FT	STA: 0+98.1, SS LINE B
LOT 7 SEWER	4"	10.0 LF	583.05	586.63	5.0 FT	STA: 0+81.1, SS LINE B
LOT 8 SEWER	4"	57.5 LF	610.50	619.60	5.0 FT	STA: 2+27.9, SS LINE B
LOT 9 SEWER	4"	30.0 LF	622.45	630.44	6.0 FT	STA: 3+30.6, SS LINE B
LOT 10 SEWER	4"	34.3 LF	618.02	624.15	6.0 FT	STA: 2+86.2, SS LINE B
LOT 11 SEWER	4"	28.0 LF	625.21	630.94	8.0 FT	STA: 3+58.9, SS LINE B

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE DEVELOPER.
2. ALL SEWER PIPE TO BE PVC AND SHALL CONFORM TO ASTM D-3034 UNLESS OTHERWISE NOTED.
3. MAINTAIN 10' MINIMUM HORIZONTAL CLEARANCE FROM WATER MAIN TO SEWER MAIN.
4. EXTEND PRIVATE UTILITIES WITH A JOINT TRENCH WITHIN 8' PUE SHOWN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER TO OBTAIN DESIGN INFORMATION.

811 Know what's below. Call before you dig.

RECORD DRAWING
06/16/2015

This drawing has been prepared to reflect constructed conditions. The information on this drawing of this information is derived in whole or in part from a combination of:
- Contractor supplied redlines
- Site observations by the engineer
- Field measurements

The standard engineer of record certifies this drawing is an accurate portrayal of the final construction, and the resulting improvements are in conformance with the standards of the City of West Linn.

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER 72282PE OREGON NOV. 12, 2002 JOHN D. HOWORTH
EXPIRES: 06/30/15
Digital Signature
06/16/2015

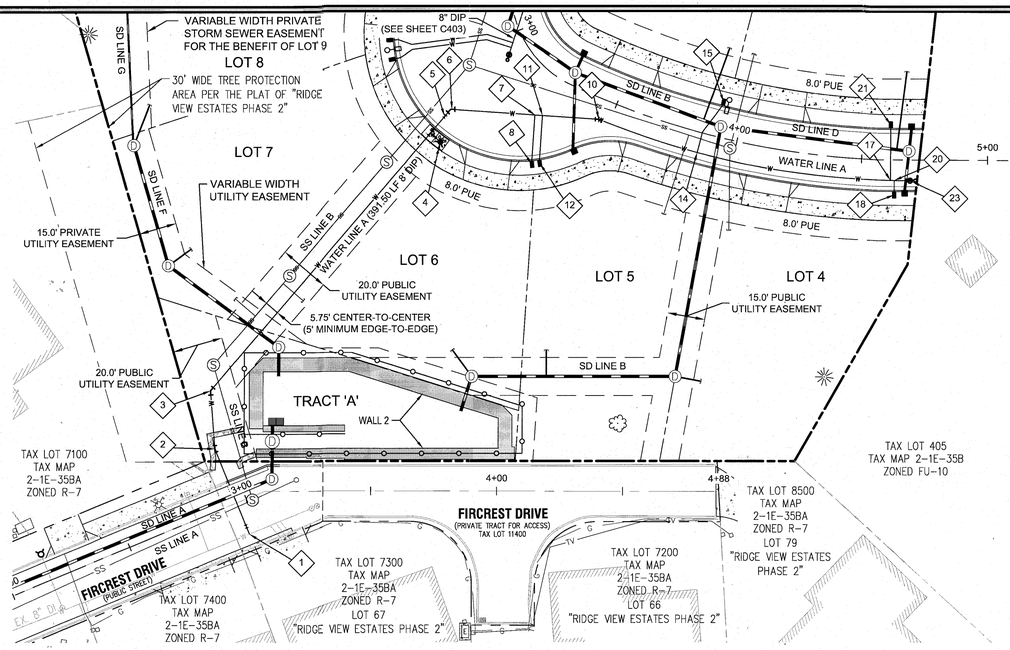
3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #'S	2S1E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
SS LINE 'B' P&P

SHEET NUMBER
C401

SANITARY SEWER LINE 'B' PLAN AND PROFILE
WEATHERHILL SUBDIVISION
WEST LINN, OR
LF 7, LLC



MJ RESTRAINT TABLE

	ANGLE			
MAIN LINE		22.5°	45°	END
	8"	18' (MIN)	75' (MIN)	90' (MIN)

RESTRAIN ALL JOINTS

TEE MJ RESTRAINT TABLE

	BRANCH LINE		
MAIN LINE		6"	
	8"	75' (MIN)	

RESTRAIN ALL JOINTS

CITY OF WEST LINN 4.0014 RESTRAINED JOINTS

A. RESTRAINED JOINTS SHALL BE REQUIRED FOR TRANSMISSION PIPELINES WHICH CROSS UNSTABLE LAND, RAILROAD TRACKS, FREEWAYS, WATERCOURSES OR OTHER LOCATIONS WHICH COULD EITHER RESULT IN UNUSUAL GROUND MOVEMENTS OR COULD RESULT IN SIGNIFICANT DAMAGE TO PROPERTY OR LIFE SHOULD A LEAK OCCUR. WHERE TEES, ELBOWS – (HORIZONTAL OR VERTICAL), OR SIGNIFICANT CHANGE IN WATER MAIN ALIGNMENT EXIST, THE JOINT SHALL BE PROPERLY RESTRAINED WITH AND FIELD LOK® GASKETS MEGALUG® BOLTS; THE EXCEPTION SHALL BE FIRE HYDRANT LATERALS THAT SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWING WL-401.

B. IF 22° BEND OR LESS, THEN FIELD LOK® GASKETS SHALL BE INSTALLED 18 FT. OUT FROM BOTH SIDES OF BEND, CREATING 50 FT. OF SOLID CONNECTION OF WATER PIPE.

C. IF 45° BEND OR GREATER, THEN FIELD LOK® GASKETS SHALL BE INSTALLED 75 FT. OUT FROM BOTH SIDES OF BEND. BLOW-OFF ASSEMBLIES SHALL HAVE 90 FT. OF RESTRAINED PIPE INSTALLED. FOUR OR FIVE FIELD LOK® GASKETS SHALL BE INSTALLED IN THIS INSTANCE. FIELD VERIFICATION BY CITY PERSONNEL TO DETERMINE WHICH NUMBER OF FIELD LOK® GASKETS IS REQUIRED FOR INSTALLATION.

D. ANY WATER MAIN INSTALLATION PROPOSED THAT EXCEEDS 18 IN. IN DIAMETER SHALL HAVE THE DESIGN ENGINEER SUBMIT A RESTRAINT PLAN TO THE CITY FOR REVIEW PRIOR TO CONSTRUCTION.

LEGEND

BOUNDARY LINE	EXISTING STORM MANHOLE
RIGHT-OF-WAY	EXISTING CATCHBASIN
EXISTING CENTERLINE	PROPOSED RIGHT-OF-WAY
EXISTING EASEMENT LINE	PROPOSED LOT LINE
EXISTING LOT LINE	PROPOSED CENTERLINE
EXISTING CURB AND GUTTER	PROPOSED CURB AND GUTTER
EXISTING SANITARY SEWER LINE	
EXISTING WATER LINE	PROPOSED SIDEWALK
EXISTING STORM LINE	STORM DRAIN LINE AND MANHOLE
EXISTING SIDEWALK	STORM SEWER CURB INLET
EXISTING LIGHT POLE	PROPOSED STREET LIGHT
EXISTING FIRE HYDRANT	PROPOSED RETAINING WALL
EXISTING WATER METER	PROPOSED SANITARY LINE
EXISTING SANITARY MANHOLE	PROPOSED WATER LINE

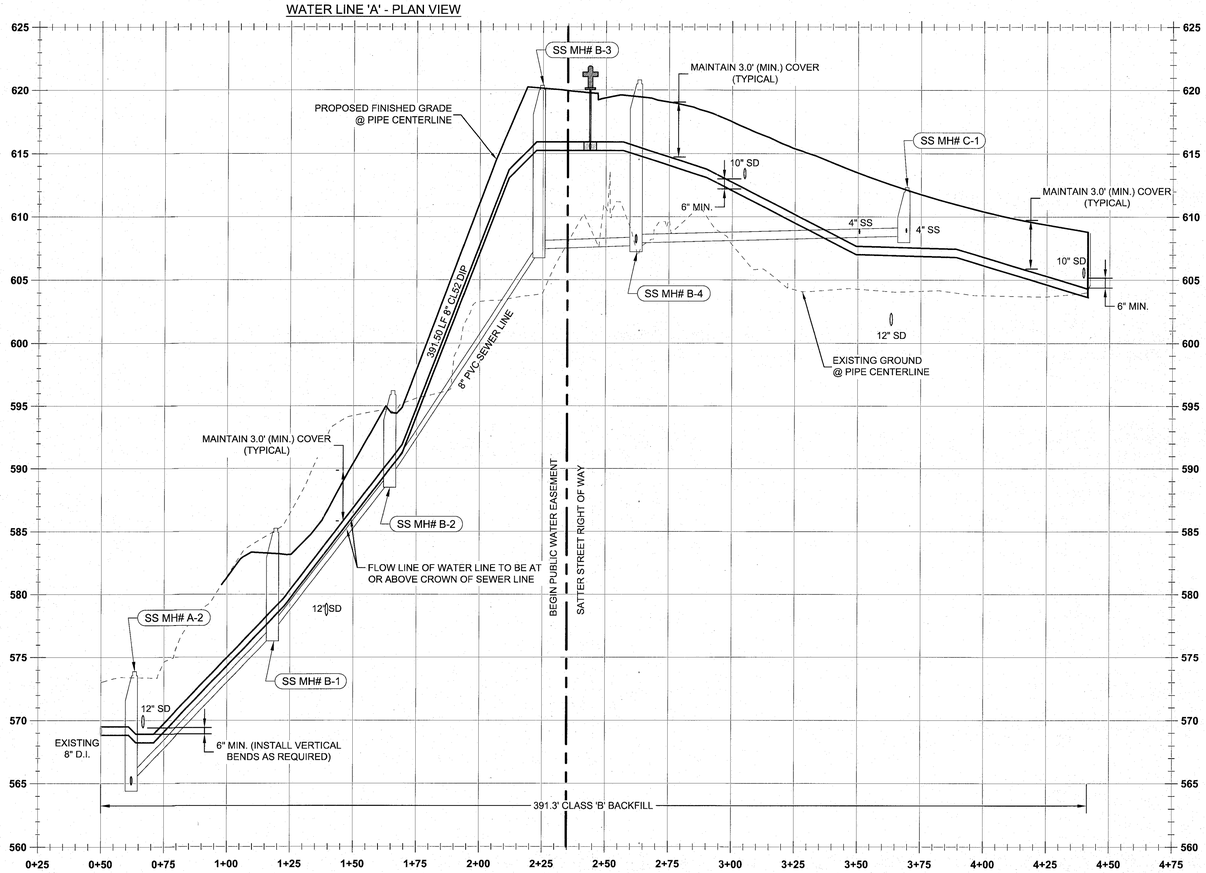
WATER LINE CONSTRUCTION NOTES

1	STA: 2+96.0, 13.6' RT FIR CREST WET TAP EXISTING 8" WATER LINE PER CITY OF WEST LINN STANDARD DETAIL WL-410 (STANDARD WET TAP). INSTALL 1-6" TAPPING SLEEVE W/ 1-6" TAPPING GATE VALVE, VALVE BOX, & THRUST BLOCK PER CITY OF WEST LINN STANDARD DETAIL WL-406 (HORIZONTAL THRUST BLOCKING). MATCH RIM TO FINISHED ROAD GRADE.
2	STA: 2+98.0, 23.1' LT FIR CREST: INSTALL 22.5° BEND, & FIELD LOK JOINT RESTRAINT.
3	STA: 3+03.3 45.0' LT FIR CREST: INSTALL 45° BEND, & FIELD LOK JOINT RESTRAINT.
4	STA: 3+12.9, 50.3' RT SATTER ST INSTALL 8"X8"X6" (FLGXFLG) TEE, 1-6" GATE VALVE (FLGXMJ), 1-8" GATE VALVE (FLGXMJ), 1-8" FLGXMJ ADAPTER, AND 7.3 LF OF 6" PIPE PER CITY OF WEST LINN STANDARD DETAIL WL-401 (STANDARD FIRE HYDRANT ASSEMBLY) ON SHEET C410.
5	STA: 3+09.6, 42.6' RT SATTER ST INSTALL 8" GATE VALVE, & FIELD LOK JOINT RESTRAINT.
6	STA: 3+09.4, 38.7' RT SATTER ST INSTALL 45° BEND, & FIELD LOK JOINT RESTRAINT.
7	STA: 3+24.6, 17.3' RT SATTER ST INSTALL 1" WATER SERVICE INCLUDING 1" CORP. STOP, 1" COPPER PIPE, METER BOX, AND ALL FITTINGS PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
8	STA: 3+29.6, 34.9' RT SATTER ST INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
9	NOT USED
10	STA: 3+45.6, 8.0' RT SATTER ST INSTALL 22.5° BEND, & FIELD LOK JOINT RESTRAINT.
11	STA: 3+26.5, 15.9' RT SATTER ST INSTALL 1" WATER SERVICE INCLUDING 1" CORP. STOP, 1" COPPER PIPE, METER BOX, AND ALL FITTINGS PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
12	STA: 3+32.0, 33.3' RT SATTER ST INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
13	NOT USED
14	STA: 3+85.9, 8.0' RT SATTER ST INSTALL 1" WATER SERVICE INCLUDING 1" CORP. STOP, 1" COPPER PIPE, METER BOX, AND ALL FITTINGS PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
15	STA: 3+91.1, 13.9' LT SATTER ST INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
16	NOT USED
17	STA: 4+61.5, 8.1' RT SATTER ST INSTALL 1" WATER SERVICE INCLUDING 1" CORP. STOP, 1" COPPER PIPE, METER BOX, AND ALL FITTINGS PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
18	STA: 4+63.0, 13.9' RT SATTER ST INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
19	NOT USED
20	STA: 4+63.0, 8.2' RT SATTER ST INSTALL 1" WATER SERVICE INCLUDING 1" CORP. STOP, 1" COPPER PIPE, METER BOX, AND ALL FITTINGS PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
21	STA: 4+61.5, 13.9' LT SATTER ST INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
22	NOT USED
23	STA: 4+69.3, 8.2' RT SATTER ST DEFLECT PIPE; END 325' R INSTALL 2" BLOW-OFF ASSEMBLY PER CITY OF WEST LINN STANDARD DETAIL WL-404A (STANDARD 2 INCH BLOW-OFF ASSEMBLY) ON SHEET C410.

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE DEVELOPER.
2. ALL WATER PIPE TO BE DUCTILE IRON PIPE UNLESS OTHERWISE NOTED.
3. WATER SYSTEM TO BE INSTALLED PER CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS.
4. MAINTAIN 10' MINIMUM HORIZONTAL CLEARANCE FROM WATER MAIN TO SEWER MAIN.

WATER LINE 'A' - PLAN VIEW



WATER LINE A PROFILE
(STA:0+25.00 - STA:4+75.00)
SCALE: HORIZ 1"=30'
VERT 1"=6'

Know what's **below.**
Call before you dig.

RECORD DRAWING
06/16/2015

This drawing has been prepared to reflect constructed dimensions and locations. The basis of this information is derived in whole or in part from a combination of:

- Contractor supplied redlines
- Site observations by the engineer
- Field measurements

The signed engineer of record certifies this drawing is an accurate portrayal of the final construction, and the resulting improvements are in conformance with the standards of the City of West Linn.

WATER LINE 'A'
PLAN AND PROFILE
WEATHERHILL
SUBDIVISION
WEST LINN, OR
LF 7, LLC

J.T. SMITH companies

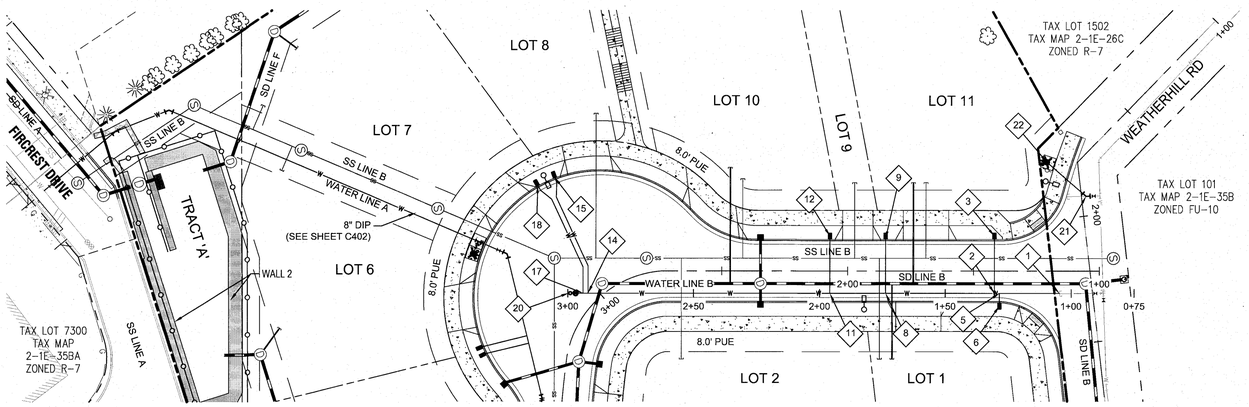
REGISTERED PROFESSIONAL ENGINEER
72282PE
OREGON
NOV. 12, 2002
JOHN D. HOWORTH
EXPIRES: 06/30/15
Digital Signature
06/16/2015

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 646-6963

3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #'S	2S1E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
WTR LINE 'A' P&P

SHEET NUMBER
C402



WATER LINE 'B' - PLAN VIEW

MJ RESTRAINT TABLE

	ANGLE			
MAIN LINE		22.5°	45°	END
	8"	18' (MIN)	75' (MIN)	90' (MIN)

RESTRAIN ALL JOINTS

TEE MJ RESTRAINT TABLE

	BRANCH LINE		
MAIN LINE		6"	
	8"	75' (MIN)	

RESTRAIN ALL JOINTS

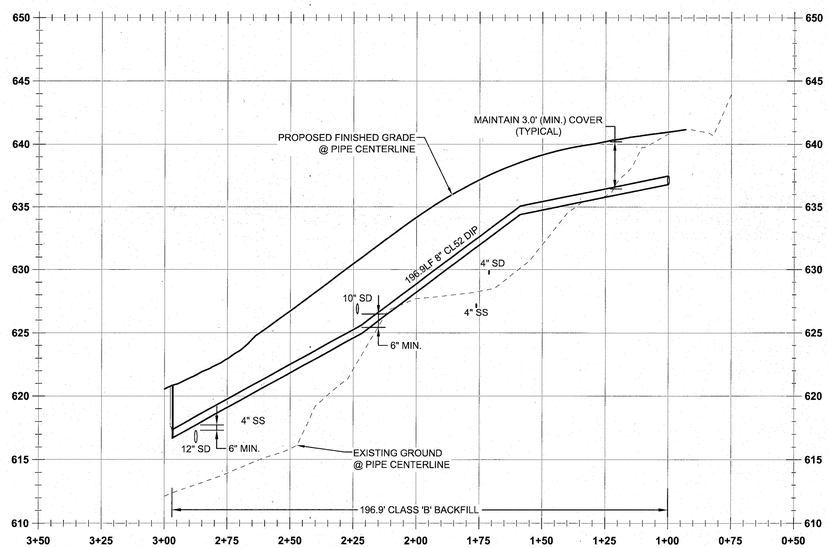
CITY OF WEST LINN 4.0014 RESTRAINED JOINTS

A. RESTRAINED JOINTS SHALL BE REQUIRED FOR TRANSMISSION PIPELINES WHICH CROSS UNSTABLE LAND, RAILROAD TRACKS, FREEWAYS, WATERCOURSES OR OTHER LOCATIONS WHICH COULD EITHER RESULT IN UNUSUAL GROUND MOVEMENTS OR COULD RESULT IN SIGNIFICANT DAMAGE TO PROPERTY OR LIFE SHOULD A LEAK OCCUR. WHERE TEES, ELBOWS – (HORIZONTAL OR VERTICAL), OR SIGNIFICANT CHANGE IN WATER MAIN ALIGNMENT EXIST, THE JOINT SHALL BE PROPERLY RESTRAINED WITH AND FIELD LOK® GASKETS MEGALUG® BOLTS; THE EXCEPTION SHALL BE FIRE HYDRANT LATERALS THAT SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWING WL-401.

B. IF 22° BEND OR LESS, THEN FIELD LOK® GASKETS SHALL BE INSTALLED 18 FT. OUT FROM BOTH SIDES OF BEND, CREATING 50 FT. OF SOLID CONNECTION OF WATER PIPE.

C. IF 45° BEND OR GREATER, THEN FIELD LOK® GASKETS SHALL BE INSTALLED 75 FT. OUT FROM BOTH SIDES OF BEND. BLOW-OFF ASSEMBLIES SHALL HAVE 90 FT. OF RESTRAINED PIPE INSTALLED. FOUR OR FIVE FIELD LOK® GASKETS SHALL BE INSTALLED IN THIS INSTANCE. FIELD VERIFICATION BY CITY PERSONNEL TO DETERMINE WHICH NUMBER OF FIELD LOK® GASKETS IS REQUIRED FOR INSTALLATION.

D. ANY WATER MAIN INSTALLATION PROPOSED THAT EXCEEDS 18 IN. IN DIAMETER SHALL HAVE THE DESIGN ENGINEER SUBMIT A RESTRAINT PLAN TO THE CITY FOR REVIEW PRIOR TO CONSTRUCTION.



WATER LINE B PROFILE
(STA:0+50.00 - STA:3+50.00)
SCALE: HORIZ 1"=30'
VERT 1"=6'

Scale: 1 inch = 30 feet
30 15 0 15 30

LEGEND

BOUNDARY LINE	PROPOSED RIGHT-OF-WAY
RIGHT-OF-WAY	PROPOSED LOT LINE
EXISTING CENTERLINE	PROPOSED CENTERLINE
EXISTING EASEMENT LINE	PROPOSED CURB AND GUTTER
EXISTING LOT LINE	PROPOSED SIDEWALK
EXISTING CURB AND GUTTER	STORM DRAIN LINE AND MANHOLE
EXISTING SANITARY SEWER LINE	STORM SEWER CURB INLET
EXISTING WATER LINE	PROPOSED STREET LIGHT
EXISTING STORM LINE	PROPOSED RETAINING WALL
EXISTING SIDEWALK	PROPOSED SANITARY LINE
EXISTING LIGHT POLE	PROPOSED WATER LINE
EXISTING FIRE HYDRANT	
EXISTING WATER METER	

WATER LINE CONSTRUCTION NOTES

1	STA: 2+29.8, 8.4' RT WEATHERHILL RD = STA: 1+11.2, 8.8' LT SATTER ST REMOVE EXISTING 8" CAP AND INSTALL 1-8" GATE VALVE (FLGXMJ).
2	STA: 1+41.7, 8.8' LT SATTER ST INSTALL 1" WATER SERVICE INCLUDING 1" CORP. STOP, 1" COPPER PIPE, METER BOX, AND ALL FITTINGS PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
3	STA: 1+41.7, 13.9' RT SATTER ST INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
4	NOT USED
5	STA: 1+39.7, 8.8' LT SATTER ST INSTALL 1" WATER SERVICE INCLUDING 1" CORP. STOP, 1" COPPER PIPE, METER BOX, AND ALL FITTINGS PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
6	STA: 1+39.7, 13.9' LT SATTER ST INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
7	NOT USED
8	STA: 1+84.9, 8.8' LT SATTER ST INSTALL 1" WATER SERVICE INCLUDING 1" CORP. STOP, 1" COPPER PIPE, METER BOX, AND ALL FITTINGS PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
9	STA: 1+84.9, 12.7' RT SATTER ST INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
10	NOT USED
11	STA: 2+07.0, 8.8' LT SATTER ST INSTALL 1" WATER SERVICE INCLUDING 1" CORP. STOP, 1" COPPER PIPE, METER BOX, AND ALL FITTINGS PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
12	STA: 2+07.0, 13.9' RT SATTER ST INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
13	NOT USED
14	STA: 3+03.2, 4.4' RT SATTER ST INSTALL 1" WATER SERVICE INCLUDING 1" CORP. STOP, 1" COPPER PIPE, METER BOX, AND ALL FITTINGS PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
15	STA: 2+92.6, 49.2' RT SATTER ST INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
16	NOT USED
17	STA: 3+04.5, 5.8' RT SATTER ST INSTALL 1" WATER SERVICE INCLUDING 1" CORP. STOP, 1" COPPER PIPE, METER BOX, AND ALL FITTINGS PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
18	STA: 2+96.0, 50.2' RT SATTER ST INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
19	NOT USED
20	STA: 3+06.2, 8.0' RT SATTER ST INSTALL 2" BLOW-OFF ASSEMBLY PER CITY OF WEST LINN STANDARD DETAIL WL-404A (STANDARD 2 INCH BLOW-OFF ASSEMBLY) ON SHEET C410.
21	STA: 1+92.3, 1.8' LT WEATHERHILL RD REMOVE EXISTING CAP AND STUB AND INSTALL 45° BEND & FIELD LOK JOINT RESTRAINT.
22	STA: 1+78.5, 12.2' RT WEATHERHILL RD CONNECT TO EXISTING HYDRANT STUB BY INSTALLING 20.6 LF OF 6" PIPE PER CITY OF WEST LINN STANDARD DETAIL WL-401 (STANDARD FIRE HYDRANT ASSEMBLY) ON SHEET C410.

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE DEVELOPER.
2. ALL WATER PIPE TO BE DUCTILE IRON PIPE UNLESS OTHERWISE NOTED.
3. WATER SYSTEM TO BE INSTALLED PER CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS.
4. MAINTAIN 10' MINIMUM HORIZONTAL CLEARANCE FROM WATER MAIN TO SEWER MAIN.

811 Know what's below. Call before you dig.

RECORD DRAWING
06/16/2015

This drawing has been prepared to reflect constructed conditions for permit closeout purposes. The basis of this information is derived in whole or in part from a combination of:

- Contractor supplied redlines
- Site observations by the engineer
- Field measurements

The stamping engineer of record certifies this drawing is an accurate portrayal of the final construction, and the resulting improvements are in conformance with the standards of the City of West Linn.

WATER LINE 'B' PLAN AND PROFILE
WEATHERHILL SUBDIVISION
WEST LINN, OR
LF 7, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
2282PE
OREGON
NOV. 12, 2002
JOHN D. HOWORTH
EXPIRES: 06/30/15
Digital Signature
06/16/2015

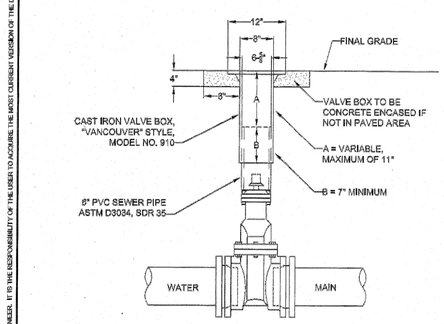
3J CONSULTING, INC.
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 646-9365

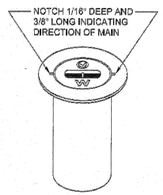
3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #'S	2S1E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
SS LINE 'B' P&P

SHEET NUMBER
C403

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.





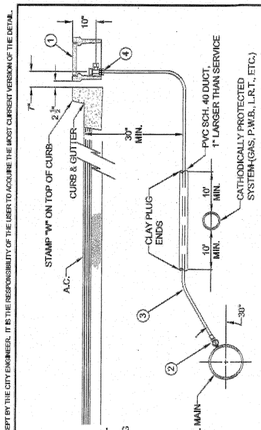
NOTE:

1. VALVE BOXES SHALL BE CENTERED DIRECTLY OVER THE VALVE NUT IN A VERTICAL POSITION.
2. VALVE BOX TOP SHALL BE ADJUSTED TO MEET FINISHED GRADE.
3. PVC SHALL BE ONE CONTINUOUS PIECE-NO BELLS OR COUPLERS.
4. ON VALVES 8" AND LARGER, PVC SHALL BE NOTCHED OVER VALVE PACKING BOLTS SO PVC SITS ON BONNET.

STANDARD VALVE BOX DETAIL

City of West Linn | DATE: 2010 | DRAWING NO. WL-411 | 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 O'CLOCK.
3. 1" SOFT TEMPER, TYPE "K" COPPER TUBING COMPLYING WITH ASTM B-88.
4. MUELLER ANGLE METER STOP NO. H-14258 (FORD NO. KA43-444W-G).

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 16" 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.

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.

To ensure proper operation and accessibility of all backflow prevention device assemblies, the following requirements shall apply to installation of these devices, unless specifically approved by the Water Division Engineer.

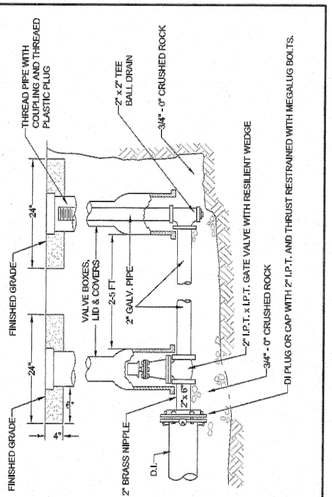
1. No part of the backflow prevention device shall be submerged in water or installed in a location subject to flooding. If installed in a vault or chamber, adequate drainage shall be provided by either drainage to daylight or by sump pump with high water alarm system. Test cocks shall be plugged. The plugs shall not be of dissimilar metals.
2. The device assembly must be protected from freezing and other severe weather conditions.
3. Only devices approved for vertical installation may be installed vertically.
4. The device assembly shall be readily accessibly with adequate room for maintenance and testing. Devices 2 inches and smaller shall have at least a 12-inch clearance below and on both sides of the device assembly; and if located in a vault, the top of the device assembly shall be between 12 and 24 inches below grade.
5. All device assemblies larger than 2 inches shall have a 12-inch clearance on the backside, a 24-inch clearance on the test-cock side, and 12 inches below the device assemblies. Adequate clearance (3 inches minimum) must be maintained above O.S. & Y. gate-valve stem. Headroom of 6' 0" is required in vaults. Access to the device and to any vault or chamber shall remain clear at all times. An OR/OSHA approved chamber ladder that extends 3 ft. above surface of vault shall be installed.
6. No indicating valves are allowed on Double Check Device assemblies.
7. Only approved Double Check Detector Check Valve Assemblies are to be used for system containment on fire line services in the City of West Linn. The meter on bypass assembly shall read in cubic feet.
8. If a Fire Line Flow, or Tamper Switch is installed, it must be connected to a monitored Fire Detection System approved by the Fire Marshal. No installation will modify the backflow device assembly or interfere with its operation or maintenance.
9. All backflow devices shall be installed at the service connection to the premises per Oregon Administrative Rules 333-061-070, Cross Connection Control Requirements, unless specifically approved by the Water Division Engineer. (service connection - a location where the public water facilities end at or near the property line)
10. All pipe between main and device shall be restrained. Use Mega-Lug retainer glands on mj fittings and Field-Lok gaskets on bell joints. Uni-Flange adapters may be used in vaults.

BACKFLOW PREVENTION DEVICES

City of West Linn | DATE: 2010 | DRAWING NO. WL-414C | 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.

BLOW-OFF SIZES REQUIRED	
MAIN SIZE	BLOW-OFF SIZE
4" TO 6"	2"



NOTE:

1. VALVE BOX SHALL BE PER STANDARD DETAIL WL-411.
2. VALVE BOX TO BE CONCRETE ENCASED AS SHOWN, IF NOT IN PAVED AREA.
3. BLOW-OFF UNIT SHALL BE BACKFILLED WITH 3/4"-0" CRUSHED ROCK AND COMPACTED TO 95% OF MAXIMUM DENSITY DETERMINED BY AASHTO T-180.
4. PLACE BLOW-OFF STANDPIPE 3 FT. INSIDE R.O.W. LINE AT END OF STREET (2 FT FROM BARRICADE).

STANDARD 2" BLOW-OFF ASSEMBLY

City of West Linn | DATE: 2010 | DRAWING NO. WL-404A | FILE NO.

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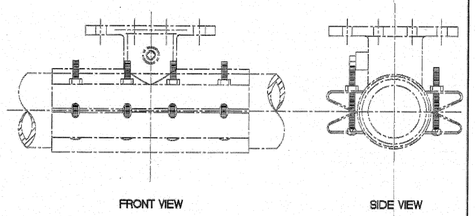

NOTE:

1. WATER MAIN SHALL BE CLEANED BEFORE ATTACHING SLEEVE.
2. SLEEVE AND VALVE SHALL BE PRESSURE TESTED BEFORE MAKING TAP.
3. PRESSURE TEST AND TAP SHALL BE MADE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.
4. PROPER TAPPING MACHINE SHALL BE USED TO MAKE TAP.
5. THRUST BLOCKING REQUIREMENTS SHALL BE DETERMINED BY THE ENGINEER OR PER DWG. WL-406.
6. TAP SHALL BE MADE NO CLOSER THAN 18 INCHES FROM THE NEAREST JOINT OR TAP.
7. SLEEVE AND VALVE SHALL BE WRAPPED WITH 8 MIL PLASTIC.
8. SLEEVES TO BE USED ARE JCM OR MUELLER STAINLESS STEEL TAPPING SLEEVES. ALL NUTS AND BOLTS SHALL BE STAINLESS STEEL.
9. SLEEVE SHALL BE AS LEVEL AS POSSIBLE.
10. ALL BOLTS SHALL HAVE NEVER SIEZE ON THREADS.

STANDARD WET TAP

City of West Linn | DATE: 2010 | DRAWING NO. WL-410 | FILE NO.

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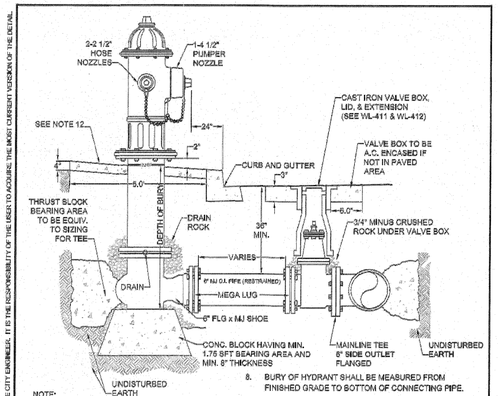

NOTE:

1. HYDRANT TO BE MUELLER CENTURION MDL A-423 ONLY WITH 1 1/2" OPER. NUTS OR CLOW 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-2360-18 ONLY.
11. NO EXTENSIONS ALLOWED
12. HYDRANT SHALL HAVE A 6' x 6' 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.

RECORD DRAWING
06/16/2015

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- Contractor supplied redlines
- Site observations by the engineer
- Field measurements

The stamping engineer of record certifies this drawing is an accurate portrayal of the final construction, and the resulting improvements are in conformance with the standards of the City of West Linn.

WATER CONSTRUCTION DETAILS

WEATHERHILL SUBDIVISION

WEST LINN, OR
LF 7, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER 12282PE OREGON NOV. 12, 2002 JOHN D. HOWORTH
EXPIRES: 06/30/15
Digital Signature
06/16/2015

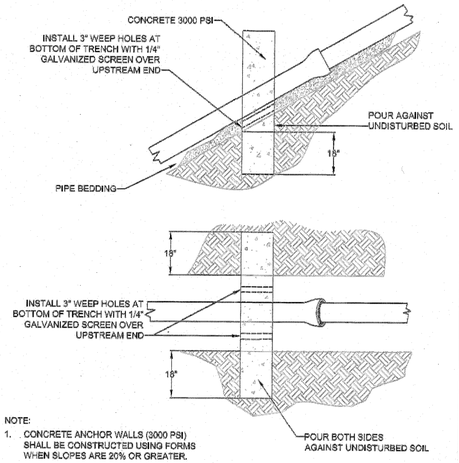
3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #'S	2S1E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
WATER DETAILS

SHEET NUMBER
C410

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. CONCRETE ANCHOR WALLS (3000 PSI) SHALL BE CONSTRUCTED USING FORMS WHEN SLOPES ARE 20% OR GREATER.
2. REMOVE FORMS PRIOR TO BACKFILLING TRENCH.

SLOPE	MIN. ANCHOR SPACING CENTER TO CENTER
0.20 - 0.34	35'
0.35 - 0.50	25'
0.51+	CONC. 15' OR ENCASEMENT

ANCHOR WALL

City of West Linn

DATE	2010
DRAWING NO.	WL-205A
FILE NO.	

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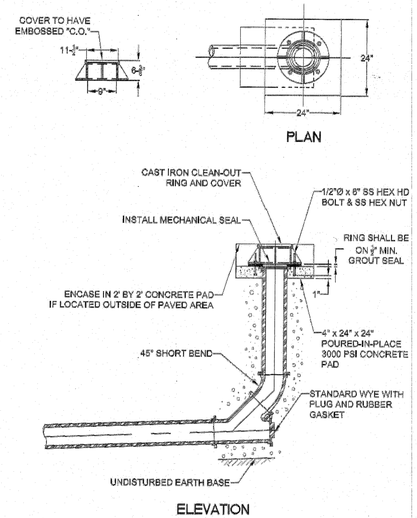

STANDARD CLEAN OUT

City of West Linn

DATE	2010
DRAWING NO.	WL-206
FILE NO.	

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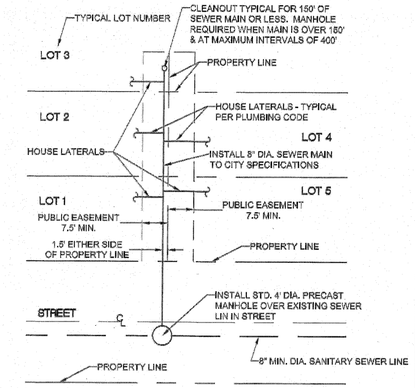

TYPICAL CONNECTION PLAN FOR 2 OR MORE LOTS.
PUBLIC EASEMENT ARRANGEMENT SHOWN TO BE USED ONLY WHEN PUBLIC ROAD RIGHT-OF-WAY ALIGNMENT CANNOT BE USED.

SANITARY SEWER CONNECTION MULTIPLE LOTS IN PUBLIC EASEMENT

City of West Linn

DATE	2010
DRAWING NO.	WL-304
FILE NO.	

RECORD DRAWING
06/16/2015

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SANITARY CONSTRUCTION DETAILS

WEATHERHILL SUBDIVISION

WEST LINN, OR
LF 7, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
12282PE
OREGON
NOV. 12, 2003
JOHN D. HOWORTH
EXPIRES: 06/30/15

Digital Signature
06/16/2015

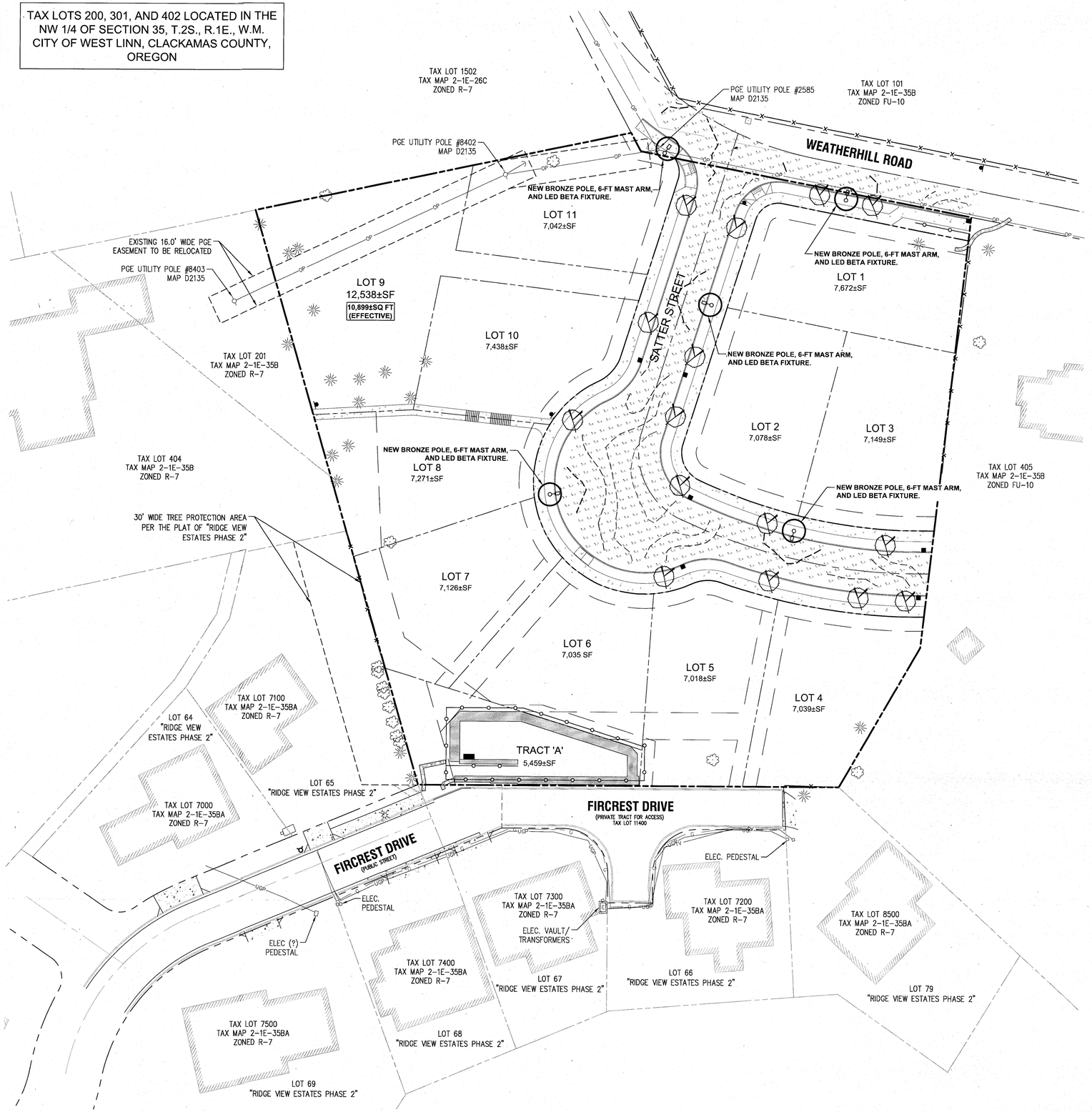
3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #'S	2S1E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
SANITARY DETAILS

SHEET NUMBER
C411

TAX LOTS 200, 301, AND 402 LOCATED IN THE NW 1/4 OF SECTION 35, T.2S., R.1E., W.M. CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON



Scale: 1 inch = 30 feet

30 15 0 15 30

LEGEND

- - - - - - - - - - - - - - 2.5 FOOT CANDLE ISO-ILLUMINATION CONTOUR
- - - - - - - - - - - - - - 1.0 FOOT CANDLE ISO-ILLUMINATION CONTOUR
- - - - - - - - - - - - - - 0.5 FOOT CANDLE ISO-ILLUMINATION CONTOUR
- - - - - - - - - - - - - - 0.1 FOOT CANDLE ISO-ILLUMINATION CONTOUR
0.7 - ILLUMINATION ANALYSIS POINT (FC)
FC - FOOT CANDLE UNIT

ROADWAY SURFACE LIGHTING STATISTICS

EXISTING LIGHT(S) INCLUDED	0 EA
NEW LIGHTS PROPOSED	5 EA
MAX. ILLUMINATION	4.8 FC
MIN. ILLUMINATION	0.1 FC
AVERAGE ILLUMINATION	1.50 FC
UNIFORMITY (AVG/MIN)	15.00

Know what's below. Call before you dig.

RECORD DRAWING
(6/16/2015)
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- Site observations by the engineer
- Field measurements made by the engineer

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ROADWAY ILLUMINATION PLAN
WEATHERHILL SUBDIVISION
WEST LINN, OR
LF 7, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
82282PE
OREGON
NOV. 12, 2003
JOHN D. HONORATH
EXPIRES: 06/30/15
Digital Signature
06/16/2015

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WATER RESOURCES
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5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
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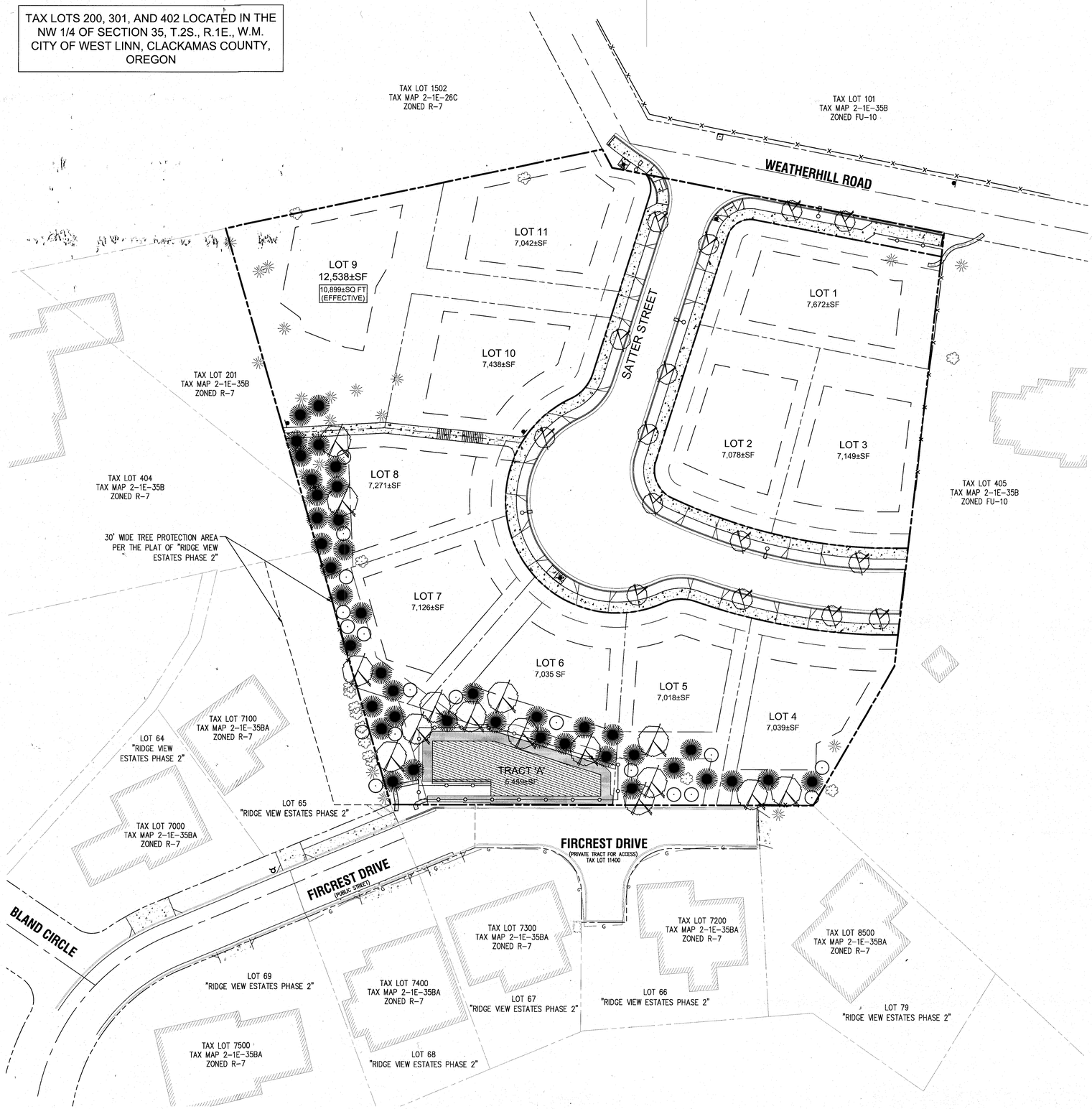
3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #'S	2S1E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
LIGHTING PLAN

SHEET NUMBER
C500

TAX LOTS 200, 301, AND 402 LOCATED IN THE NW 1/4 OF SECTION 35, T.2S., R.1E., W.M. CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON



Scale: 1 inch = 30 feet

30 15 0 15 30

LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING RIGHT OF WAY
- EXISTING PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- PROPOSED SETBACK LINE
- TREE PROTECTION FENCING
- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE PAVING
- PROPOSED TREE PRESERVATION EASEMENT

PLANT MATERIALS SCHEDULE

COMMON NAME	BOTANICAL NAME	SIZE	SPACING	QUANTITY
SCARLET OAK	QUERCUS COCCINIA	2" CAL.	22' MIN	15
VINE MAPLE	ACER CIRCINATUM	6' / 2" CAL.	10' MIN	26
WESTERN RED CEDAR	THUJA PLICATA	2" CAL.	12' MIN	53

TOTAL PROPOSED TREE COUNT: 85

TOTAL MITIGATION REQURIEMENT: 170" (CALIPER MEASUREMENT)

GENERAL LANDSCAPING NOTES

1. LANDSCAPE PLANTING SHALL CONFIRM TO THE STANDARDS ESTABLISHED UNDER THE WEST LINN STANDARDS FOR LANDSCAPE PLANTING
2. ALL PLANT BEDS SHALL HAVE A 3" DEPTH OF BARK MULCH
3. ALL PLANT MATERIAL DELIVERED TO THIS SITE SHALL MEET THE AMERICAN NURSERYMAN'S ASSOCIATION STANDARDS.
4. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE CIVIL ENGINEER PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIALS THAT ARE IN COMPLIANCE WITH THESE DRAWINGS.

POND PLANTING SPECIFICATIONS

POND/SWALE BOTTOM (2,040 SF)	PLANTING RATE	SIZE	QTY
SMALL FRUITED BULRUSH	3/SF	PLUGS	1,530
SLOUGH SEDGE	3/SF	PLUGS	1,530
SPREADING RUSH	3/SF	PLUGS	1,530
TUFTED HAIR GRASS	3/SF	PLUGS	1,530

RECORD DRAWING
06/16/2015

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- On-site observations by the engineer
- Field measurements

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MITIGATION PLANTING PLAN

WEATHERHILL SUBDIVISION

WEST LINN, OR

LF 7, LLC

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
72282PE
OREGON
NOV. 12, 2002
JOHN D. HOWORTH
EXPIRES: 06/30/15
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3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #'S	2S1E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
MITIGATION PLAN

SHEET NUMBER
L100