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GENERAL NOTES

ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF WEST LINN **DESIGN & CONSTRUCTION CODE** O. S. H. D., AND 1990 APWA OREGON CHAPTER SPECIFICATIONS.

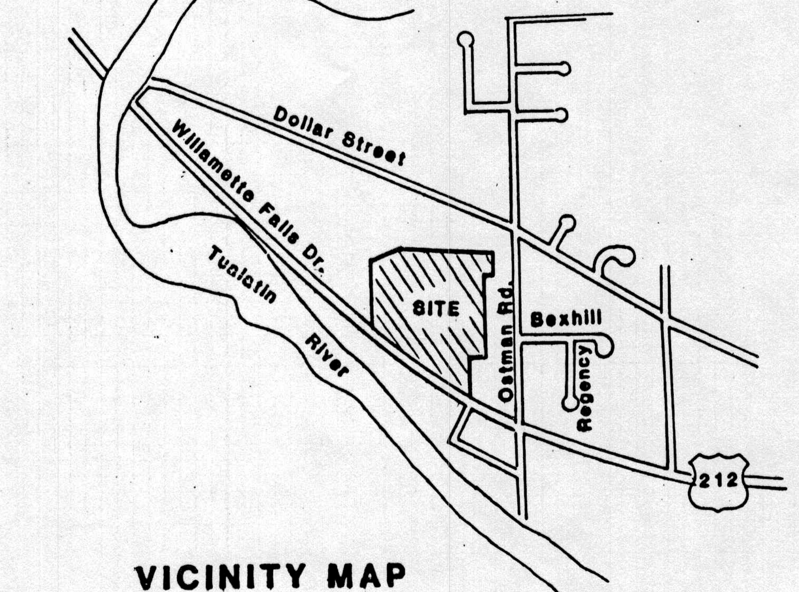
CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL ARRANGE FOR THE RELOCATION OF ANY IN CONFLICT WITH THE PROPOSED CONSTRUCTION.

CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS AND LICENSES BEFORE STARTING CONSTRUCTION.

EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND MUST BE VERIFIED BY THE CONTRACTOR. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.

THE ENGINEER HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM HIS WORK.

CONTRACTOR SHALL REMOVE AND DISPOSE OF TREES, STUMPS, BRUSH, ROOTS AND OTHER MATERIAL IN THE ROADWAY AND WHERE INDICATED ON THE PLANS. MATERIALS SHALL BE DISPOSED OF IN SUCH A MANNER AS TO MEET LOCAL REGULATIONS. MATERIAL TO BE DISPOSED OF OFF-SITE. NO ONSITE BURIAL ALLOWED.



VICINITY MAP

Not to Scale

* **CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL RELOCATE ANY IN CONFLICT WITH PROPOSED CONSTRUCTION. CONTRACTOR TO OBTAIN ALL PERMITS.**

GRADING AND PAVING

* ALL GRADING OUTSIDE THE BUILDING LINES SHALL BE DONE ACCORDING TO THE APPROVED PLANS.
* GRADES INDICATED ON THE GRADING PLAN ARE TO BE THE FINISH SURFACE. THE CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY WHEN PREPARING THE SUBGRADE.
* AREAS REQUIRING FILL SHALL BE STRIPPED OF ORGANIC AND UNSUITABLE MATERIALS. FILL SHALL BE CLEAN NON-ORGANIC MATERIAL PLACED IN 8-INCH LAYERS AND COMPACTED TO 95 PERCENT RELATIVE MAXIMUM DENSITY OF AASHTO T99.
* NO SLOPE SHALL BE CONSTRUCTED STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL WITHOUT APPROVAL OF THE ENGINEER.
* ORGANIC MATERIALS, TOPSOIL, AND EXCESS MATERIALS MAY BE LEFT ON SITE IN AREAS OUTSIDE THE FUTURE BUILDING ENVELOPES.
* MATERIALS IN SOFT SPOTS WITHIN THE ROADWAY SHALL BE REMOVED TO THE DEPTH REQUIRED TO PROVIDE A FIRM FOUNDATION AND SHALL BE REPLACED WITH PIT RUN CRUSHED ROCK. THE ENTIRE SUBGRADE SHALL BE THOROUGHLY COMPACTED.
* EXISTING PAVEMENT SHALL BE SAW-CUT FOR UTILITY TRENCHES AND AT THE EDGES OF NEW PAVEMENT EXTENSIONS AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER. THE EDGES SHALL BE PAINTED WITH HOT LIQUID ASPHALT AND SAND SEALED WHEN NEW PAVEMENTS ARE PLACED.
* CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE GOVERNING AGENCY WHEN THE SUBGRADE IS COMPLETE AND 24-HOURS PRIOR TO PLACEMENT OF ROCK BASE MATERIAL AND 24-HOURS PRIOR TO PAVING FOR AN INSPECTION OF THE WORK.
* ASPHALTIC CONCRETE PAVEMENT SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OREGON STATE HIGHWAY DIVISION CLASS B.
* CONCRETE SHALL HAVE A DESIGN MIX TO PROVIDE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 psi AND CONFORMING TO THE REQUIREMENTS OF ASTM C94 SPECIFICATIONS FOR READY-MIXED CONCRETE.

STORM SEWER CONSTRUCTION

* ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF WEST LINN AND THE STATE OF OREGON PLUMBING CODE.
* MATERIALS:

CONCRETE CULVERT PIPE (CCP) SHALL CONFORM TO THE REQUIREMENTS OF ASTM C14, CLASS 3, NONREINFORCED CONCRETE PIPE.
POLYVINYL CHLORIDE PIPE (PVC) SHALL CONFORM TO ASTM 3034 FOR MANUFACTURE AND TESTING AND ASTM 2321 FOR INSTALLATION.
CORRUGATED POLYETHYLENE PIPE (CPP) SHALL CONFORM TO AASHTO SPECIFICATIONS M-294, TYPE S AND SHALL HAVE A SMOOTH INTERIOR
DUCTILE IRON PIPE (DI) THE DUCTILE IRON PIPE SHALL BE CLASS 52, PUSH-ON JOINT PIPE.
CATCH BASINS (PUBLIC) SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF WEST LINN STANDARD DRAWINGS.
CATCH BASINS (PRIVATE) SHALL BE 10 GAGE METAL, COATED WITH ASPHALTIC PAINT. THE CATCH BASINS SHALL BE 2-FOOT SUMP & EQUIPPED WITH AN APPROVED CLEANOUT ASSEMBLY.
MANHOLES SHALL BE 48-INCH PRECAST CONCRETE WITH STANDARD GRAY CAST IRON FRAME AND COVER, AND STEPS IF OVER 4' DEEP.

* CONNECTIONS TO THE EXISTING STORM SEWER SYSTEM TO BE TO THE REQUIREMENTS OF THE CITY OF WEST LINN.
* STORM SEWER PIPING SHALL BE INSTALLED WITH GRANULAR PIPE BEDDING AND BACKFILL WITHIN THE PUBLIC RIGHT-OF-WAY TO THE REQUIREMENTS OF CLASS B BACKFILL (APWA 301.2.04B), AND THE CITY OF WEST LINN STANDARD DETAIL PB-280.

SANITARY SEWER CONSTRUCTION

* ALL CONSTRUCTION OF PUBLIC SANITARY SEWERS SHALL CONFORM TO THE CITY OF WEST LINN STANDARDS AND SPECIFICATIONS. CITY OF WEST LINN USES APWA 1990 SPECIFICATIONS FOR SANITARY SEWER CONSTRUCTION.
* POLYVINYL CHLORIDE PIPE (PVC) SHALL CONFORM TO THE REQUIREMENTS OF ASTM D-3034. PIPE INSTALLATIONS SHALL CONFORM TO REQUIREMENTS OF ASTM D-2321. JOINTS AND 'O' RINGS FOR PVC SEWER PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM D-3212.
* SANITARY SEWER PIPING SHALL BE INSTALLED WITH GRANULAR PIPE BEDDING AND BACKFILL WITHIN THE PUBLIC RIGHT-OF-WAY, AND WITHIN PAVED AREAS ON THE SITE TO THE REQUIREMENTS OF CLASS A BACKFILL (APWA 301.2.04B), AND THE CITY OF WEST LINN STANDARD DETAIL PB-280.
* ALL SANITARY SEWER LATERALS ARE TO BE LAID AT A MINIMUM SLOPE OF TWO PERCENT (2%) UNLESS OTHERWISE INDICATED ON THE PLANS.

WATERLINE CONSTRUCTION

* ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF WEST LINN, STATE OF OREGON PLUMBING CODE, THE OREGON DEPARTMENT OF HEALTH, AWWA STANDARDS.
* ALL PIPE AND FITTINGS FOR THE EXTENSION OF THE PUBLIC SYSTEM WILL BE DUCTILE IRON, CEMENT-LINED, TYTON JOINT CLASS 52 PIPE. PRIVATELY MAINTAINED SYSTEMS SHALL BE POLYVINYL CHLORIDE PIPE (PVC) SCH. 80 CLASSIFICATION.
* WATER LINES SHALL HAVE A MINIMUM COVER OF 36-INCHES AS MEASURED FROM THE TOP OF PIPE TO THE FINISH GRADE.
* THRUST BLOCKS: ALL TEES, PLUGS, CAPS, BENDS, AND AT ALL OTHER LOCATIONS WHERE UNBALANCED FORCES EXIST SHALL REQUIRE SUITABLE THRUST BLOCKING. CONCRETE TO BE POURED AGAINST UNDISTURBED EARTH AND SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3000psi.
* ALL MAINS SHALL BE HYDROSTATIC TESTED AT 150psi FOR ONE HOUR TO CHECK FOR LEAKAGE PER THE STANDARDS OF THE CITY OF WEST LINN. TESTS TO BE WITNESSED BY THE CITY OF WEST LINN. STERILIZATION: ALL PIPE LINES SHALL BE FLUSHED AND STERILIZED PRIOR TO PLACING INTO SERVICE. STERILIZATION PROCEDURES SHALL CONFORM TO AWWA C601 OR AS MODIFIED OR EXPANDED BY THE CITY OF WEST LINN.
* DISPOSAL OF THE STERILIZATION WATER SHALL BE DONE IN SUCH A WAY AS TO NOT CAUSE DAMAGE OR INJURY.

REGISTERED PROFESSIONAL ENGINEER 5673 OREGON JULY 8, 1966 THOMAS L. TYE

REGISTERED PROFESSIONAL ENGINEER 8812 OREGON JULY 30, 1976 NORMAN J. HARKER

Phase II

WILLAMETTE COVE MOBILE HOME PARK

DATE	NO.	REVISION		
7/26/93	2	ADDED PHASE II REVISED Lot 11 10-29-93		
12/13/90	1	REVISED PER CITY OF WEST LINN		

DRAWN	DESIGNED BDG	CHECKED
SCALE 1" - 50'	DATE 6/90	
FILE 83-2031-1476		

COMPASS CORPORATION
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6564 S.E. LAKE ROAD
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(503) 653-9093

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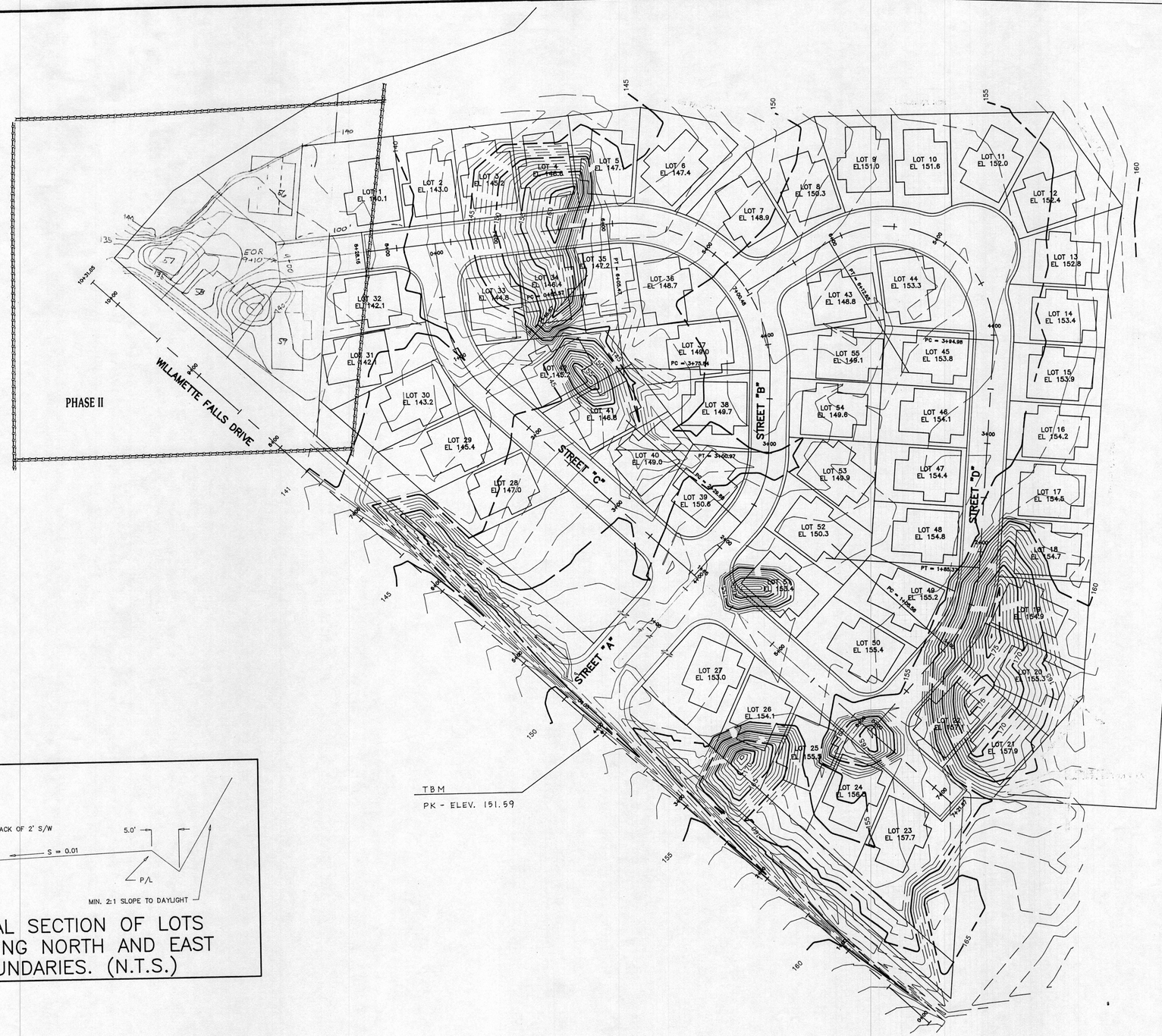
P. O. BOX 32
CLACKAMAS, OREGON 97015
(503)654-0004

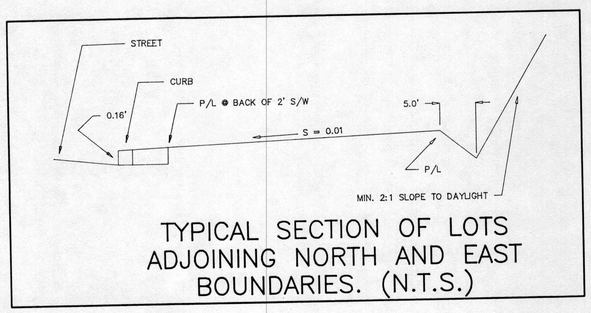
COVER SHEET

1/11

NESSCO SUPPLY

DEC 31 1993





TYPICAL SECTION OF LOTS ADJOINING NORTH AND EAST BOUNDARIES. (N.T.S.)

WILLAMETTE COVE MOBILE HOME PARK

DATE	NO.	REVISION
7/21/92	1	Added Phase II REVISED 10-29-92

DRAWN | DESIGNED BDG | CHECKED
SCALE 1":50' | DATE 6/21/90
FILE 83-2031-1476

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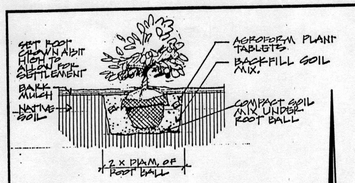
EXISTING TOPOGRAPHY

2/11

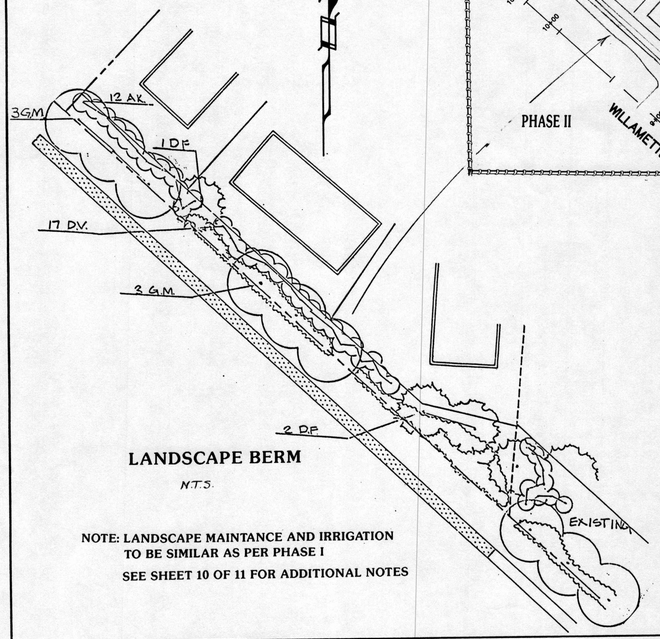
DEC 3 1 1993

NEBSCO SUPPLY



Shrub Planting Detail

NO SCALE

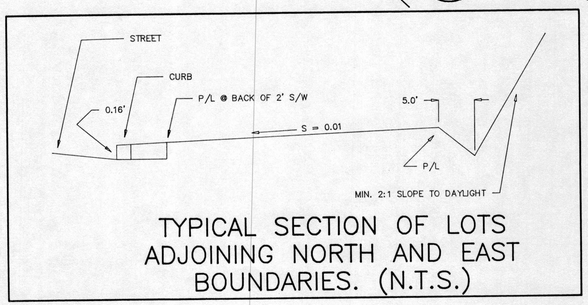


LANDSCAPE BERM

N.T.S.

NOTE: LANDSCAPE MAINTANCE AND IRRIGATION TO BE SIMILAR AS PER PHASE I

SEE SHEET 10 OF 11 FOR ADDITIONAL NOTES



TYPICAL SECTION OF LOTS ADJOINING NORTH AND EAST BOUNDARIES. (N.T.S.)

PLANT LIST				
ABBREV.	BOTANICAL NAME / COMMON NAME	SIZE	CONDITION	
TREES				
G.M.	Acer saccharum "Green Mountain" Green Mountain Sugar Maple	1-3/4" Cal.	B&B	
D.F.	Pseudotsuga menziesii Douglas Fir	4'-5'	B&B	
Y.C.	Prunus yedoensis Yoshino Cherry	1-3/4" Cal.	B&B	
J.Z.	Zelkova serrata Japanese Zelkova	1-3/4" Cal.	B&B	
SHRUBS				
A.K.	Rhododendron Anah Krushke Anah Krushke Rhododendron	15"-18"	B&B	
D.V.	Viburnum plicatum tomentosum "Mariesi" Maries Doublefile Viburnum	15"-18"	B&B	

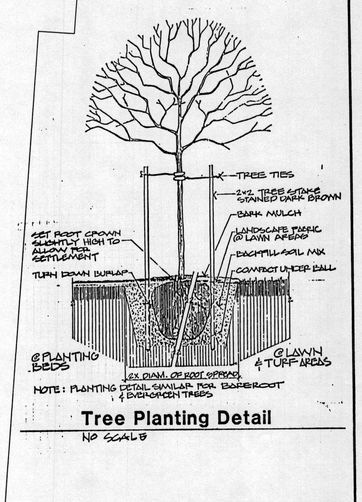
Planting Notes

1. Guarantee all plant material provided by Contractor from time of final acceptance for one full year. Provide Owner with a written guarantee that all plants not in a healthy and vigorous condition at the end of the guarantee period will be replaced in accordance with these documents except for loss due to vandalism.
2. Meet requirements of U.S.A. Standard for Nursery Stock, current edition, American Association of Nurserymen. Conform to nomenclature of Standardized Plant Names, 1942 edition or normally accepted names in nursery trade if not included therein.
3. All plant material shall be healthy, well branched and rooted, full foliaged, and free from disease, injury insects, and weeds. No rootbound container accepted.
4. Pocket plant all trees, shrubs and shrub masses. Excavate all planting holes a minimum of twice the size of the root ball. Locate plants accurately to positions shown on plan. Space ground cover plants evenly. Install plants plumb. Backfill with a mixture of one part well rotted sawdust or composted yard debris and one part excavated topsoil.

   Mulch all planting bed areas with 2½-3 inches of medium grind bark within two days of planting.

   Stake all deciduous trees with two 2x2 stakes and all evergreen trees with three stakes and guys, all as Approved.
5. Fertilize with Agriform 20-10-5, 21 gram plant tablets evenly space around each plant in the following quantities:

   Evergreen trees, 6 tablets each
   Deciduous trees up to 1-½" calip., 4 tablets each
   Deciduous trees 1-½"-2" calip., 5 tablets each
   Ground covers 1 gal., 1 tablet
   Shrubs 6"-16", 1 tablet
   Shrubs 15"-36", 2 tablets
   Shrubs over 36", 3 tablets



Tree Planting Detail

NO SCALE

REGISTERED PROFESSIONAL ENGINEER 5079 OREGON JULY 8, 1975 THOMAS L. ING

REGISTERED PROFESSIONAL ENGINEER 6812 OREGON JULY 30, 1976 NORMAN J. HAWKE

WILLAMETTE COVE MOBILE HOME PARK

DATE	NO.	REVISION
1-1-94	3	ADD: LANDSCAPE INFO. ↑
7/27/93	2	Added Phase II REVISED 10-27-93
7/22/91	1	REVISED LOTS 3-27, 44-51 GRADES

DRAWN | DESIGNED BDG | CHECKED
SCALE 1":50' | DATE 6/21/90
FILE 83-2031-1476

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SITE GRADING PLAN
LANDSCAPING PLAN

3/11

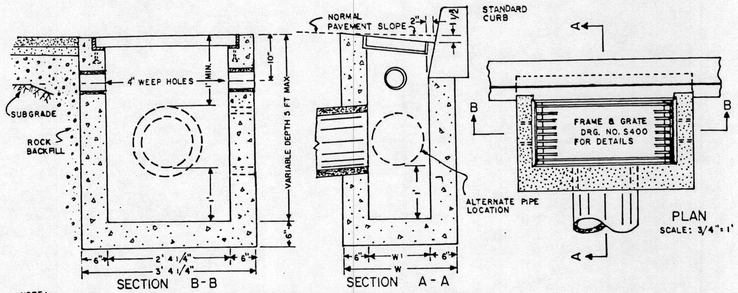
DEC 31 1993

NESSCO SUPPLY

PHASE II

ROOF DRAIN PIPE

TYPES GB, GB-1, GB-2



NOTE:
SPECIFICATIONS FOR CONCRETE AND MISC. MATERIALS USED IN CONSTRUCTION SHALL CONFORM TO THE CURRENT O.S.H.D. "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION"

A MAXIMUM DEVIATION FROM PLAN DIMENSIONS OF ONE INCH, AT THE INLET FLOOR, SHALL BE ALLOWED FOR TAPERING OF FORMS USED IN CONSTRUCTION OF CONCRETE INLETS

A GB-2 INLET TYPE SHALL BE USED WHENEVER TWO PIPES INTERSECT WITHIN THE INLET

THE OUTSIDE DIAMETER OF THE PIPE MATERIAL SHALL NOT EXCEED THESE SPECIFIED INLET INTERIOR DIMENSIONS

INLET TYPE	W	W1
GB	2' 1 7/8"	1' 1 7/8"
GB-1	2' 8 7/8"	1' 8 7/8"
GB-2	3' 3 3/8"	2' 3 3/8"

Revisions

DATE	NO.	REVISION
7/26/93	4	Added Phase II REVISED 10-27-93
7/22/91	3	REV. STORM 7+09-10+06, DITCH, H.S.
7/16/91	2	REVISED PER ADD. CITY COMMENTS
12/13/90	1	REVISED PER CITY OF WEST LINN

DRAWN | DESIGNED NJH | CHECKED
SCALE 1":50' | DATE 6/21/90
FILE 83-2031-1476

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WILLAMETTE COVE MOBILE HOME PARK

ROAD AND STORM PLAN

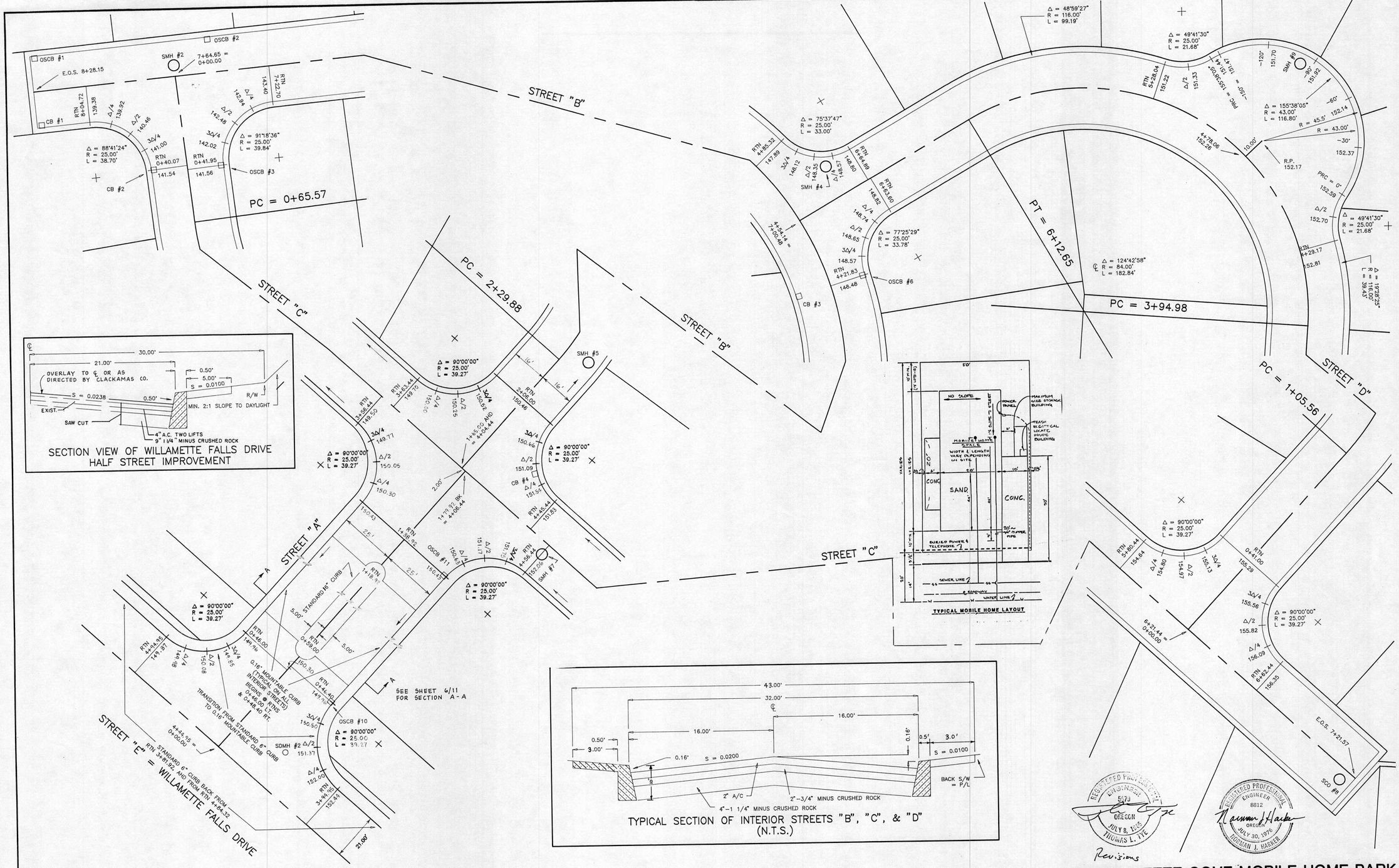
4
11

REGISTERED PROFESSIONAL ENGINEER 5073 OREGON JULY 9, 1985 THOMAS L. TYE

REGISTERED PROFESSIONAL ENGINEER 8812 OREGON JULY 30, 1976 NORMAN J. HARKER

DEC 31 1993

NESSCO SUPPLY



			DRAWN	DESIGNED BDG	CHECKED
7/23/91	2	TYPICAL LAYOUT/SIDEWALK	SCALE 1" - 20'	DATE 6/90	
12/13/90	1	REVISED PER CITY OF WEST LINN	FILE 83-2031-1476		
DATE	NO.	REVISION			

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INTERSECTION DETAILS

5/11

Revisions

REGISTERED PROFESSIONAL ENGINEER 5579 OREGON JULY 8, 1975 THOMAS L. IVIE

REGISTERED PROFESSIONAL ENGINEER 8812 OREGON JULY 30, 1976 NORMAN J. HARKER

WILLAMETTE COVE MOBILE HOME PARK

DEC 3 1 1993

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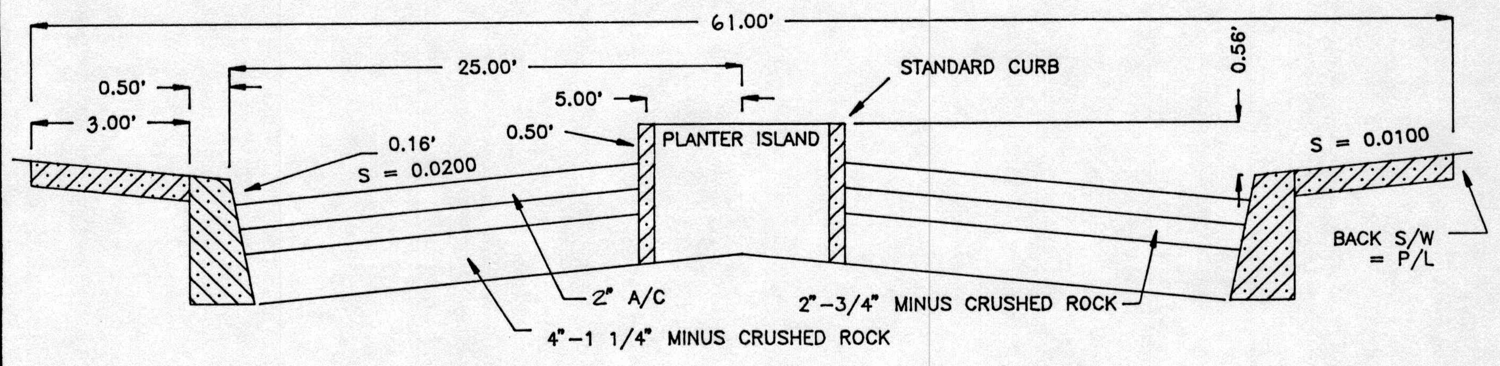
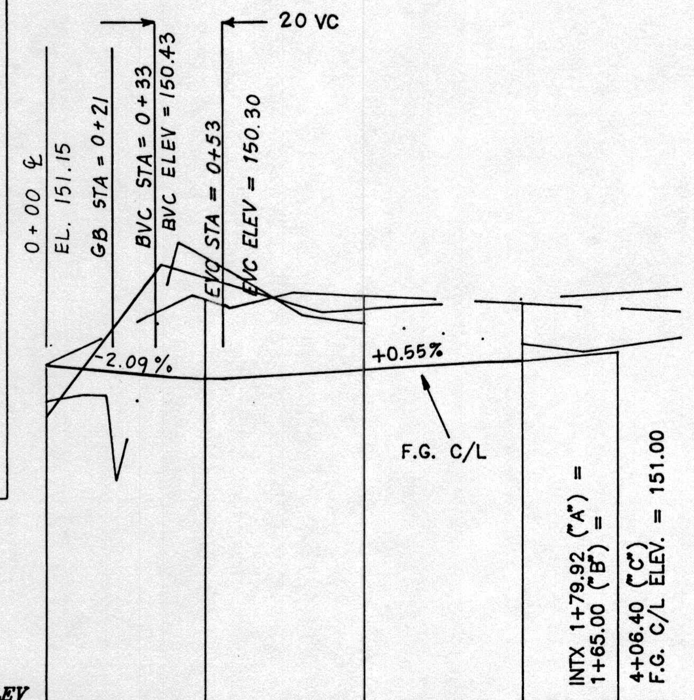


SECTION VIEW OF STREET "A"
(N.T.S.)

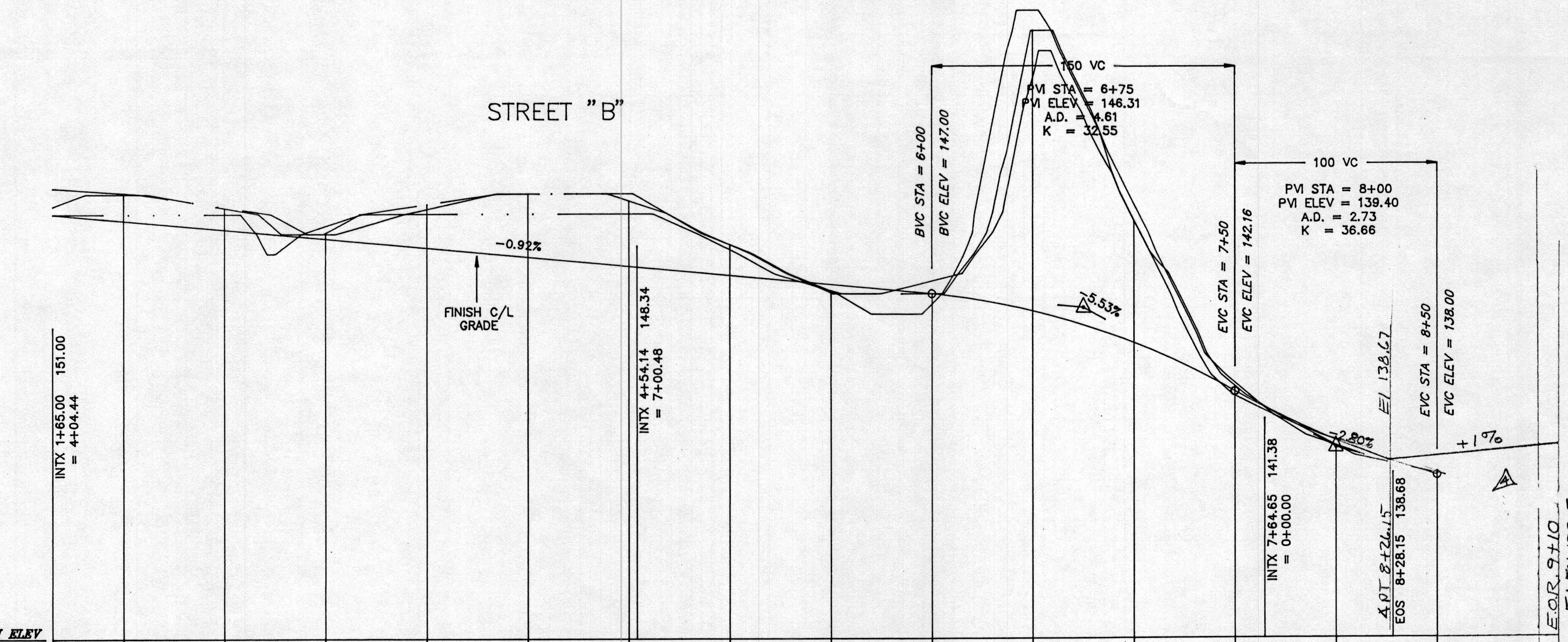
STREET "A"



DATUM ELEV 140.00

	0+00		1+00			2+00
CENTERLINE EXIST/OVER / FINISH GRD/UNDER	150.75	152.76	152.84	152.58	151.00	
EXISTING GRND LFT	149.59	154.07	151.99	151.32	151.50	
EXISTING GRND RT	149.10	153.45	152.44	152.72	153.00	

STREET "B"



DATUM ELEV 130.00

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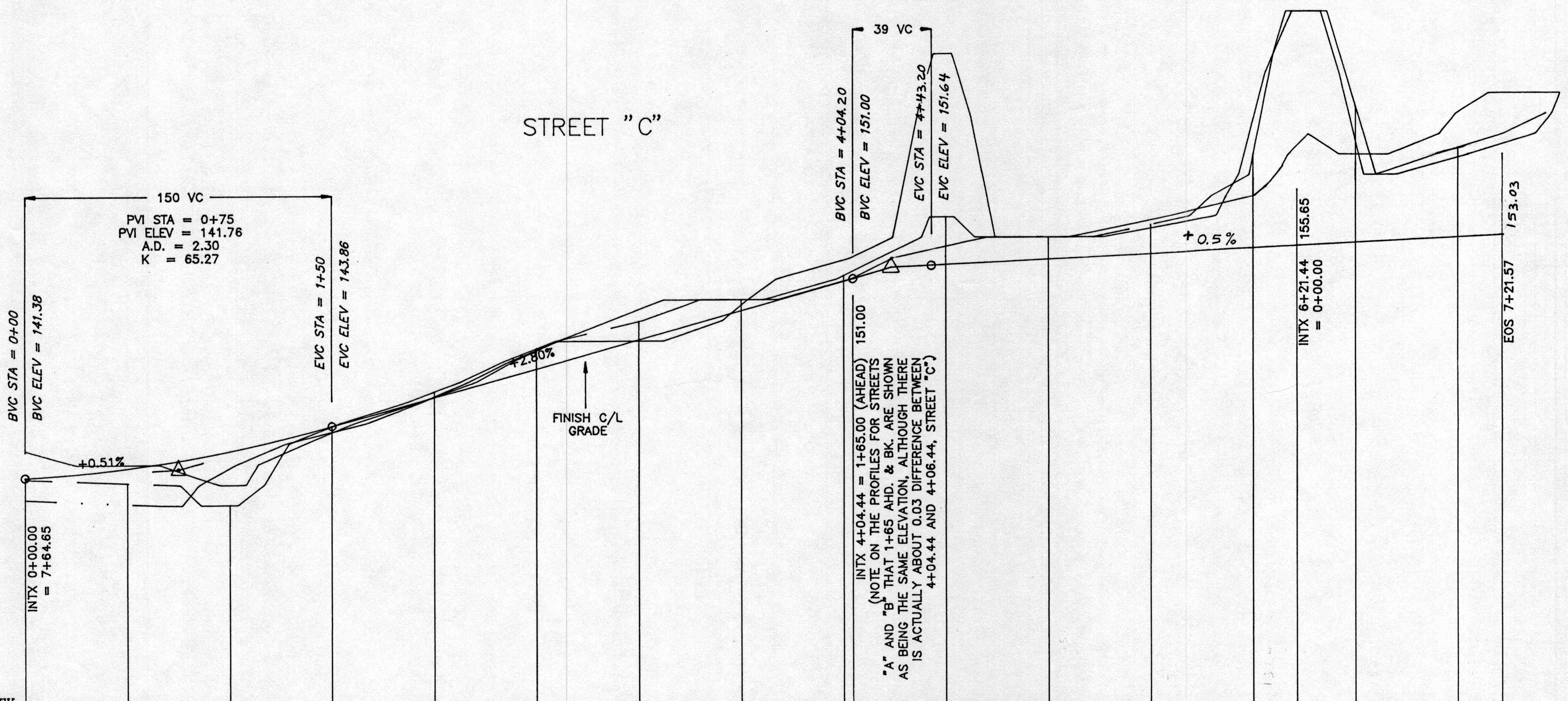
FINISH GRD/UNDER	150.68	150.22	149.76	149.30	148.84	148.38	147.92	147.46	147.00	146.67	146.16	145.45	144.54	143.45	142.16	140.87	139.74	138.79	138.00	137.32
EXISTING GRND LFT	151.0	151.0	150.4	151.0	151.0	151.0	149.2	147.2	147.6		157.7		150.6		142.0		139.8		138.1	138+
EXISTING GRND RT	152.1	151.4	150.0	151.2	152.0	152.0	149.4	147.1	146.5		161.0		151.4		142.6		139.5		138.6	137.03

PHASE II

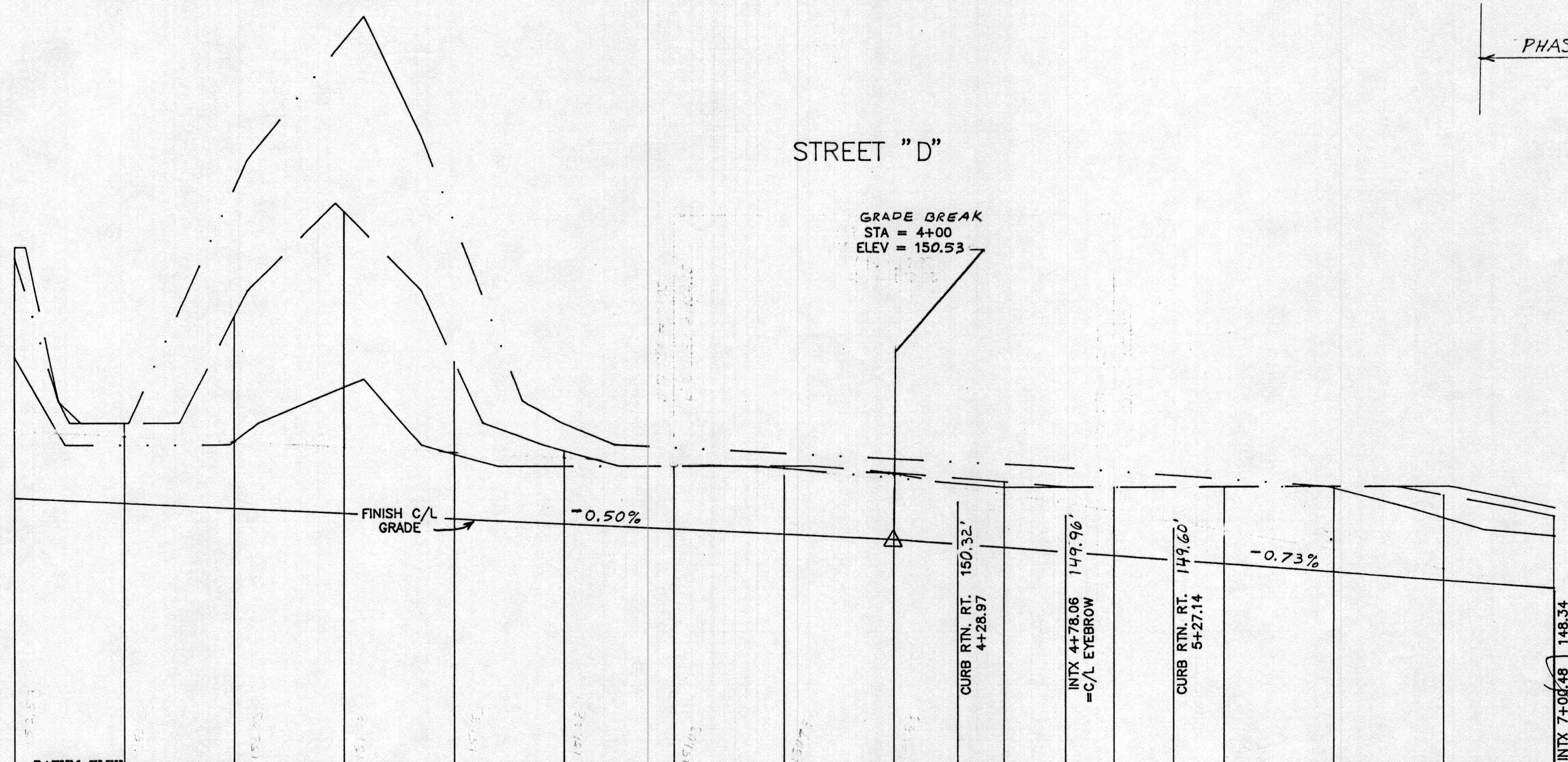
STREET "C"



DATUM ELEV 130.00

	0+00				1+00			2+00		3+00		4+00				5+00		6+00		7+00
CENTERLINE EXIST/OVER	141.3		141.1		140.0		143.8	145.5	147.7	149.0	150.0	151.1		154.0		153.0	153.6	157.0	159.3	157.3
FINISH GRD/UNDER		141.55	141.83	142.19	142.66	143.21	143.86	145.27	146.67	148.07	149.47	150.88	151.54		~~152.58~~	~~153.13~~	~~154.17~~	~~156.21~~	~~156.25~~	~~157.20~~
EXISTING GRND LFT	142.7		142.0		141.0		143.5	145.3	147.5	148.0	149.7	151.9		162.0		153.0	153.8	155.0	157.0	159.1
EXISTING GRND RT	140.3		140.1		141.8		143.6	145.3	147.6	149.5	150.0	150.9		152.6		153.0	153.4	158.7	157.7	156.9

STREET "D"



DATUM ELEV 140.00

	0+00		1+00		2+00		3+00				4+00				5+00		6+00		7+00
CENTERLINE EXIST/OVER	164.0	156.0	160.8	165.6	158.8	154.7	154.0		154.0		153.7		153.2		153.0	153.0	153.0	152.6	151.6
FINISH GRD/UNDER	~~155.05~~ 152.53	~~155.40~~	~~155.15~~	~~154.90~~	~~154.65~~	~~154.40~~ ~~218.34~~	~~154.15~~	~~154.01~~	~~153.82~~	~~153.60~~	~~153.33~~	~~153.03~~	~~152.69~~	~~152.30~~	~~151.88~~	~~151.00~~	~~150.12~~	~~149.23~~	
EXISTING GRND LFT	159.0	155.0	155.2	157.6	154.6	154.0	154.0		153.9		153.4		153.0		153.0	153.0	153.0	153.0	152.0
EXISTING GRND RT	163.5	156.0	166.7	173.4	165.1	156.0	154.9		154.6		154.3		154.1		153.7	153.4	152.9	151.5	150.7

REGISTERED PROFESSIONAL ENGINEER 5079 OREGON JULY 8, 1966 THOMAS L. TYE

Revisions

REGISTERED PROFESSIONAL ENGINEER 8812 OREGON JULY 30, 1976 NORMAN J. HARKER

DATE	NO.	REVISION
10-29-93	4	REVISE PHASE II GRADE
7/26/93	3	Extended Street B, Phase II
7/22/91	2	REV. PROFILE ST. "C" & ST. "D"
12/13/90	1	REVISED PER CITY OF WEST LINN

DRAWN | DESIGNED NJH | CHECKED
SCALE 1":50' | DATE 6/21/90
FILE 83-2031-1476

COMPASS CORPORATION
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CLACKAMAS, OREGON 97015
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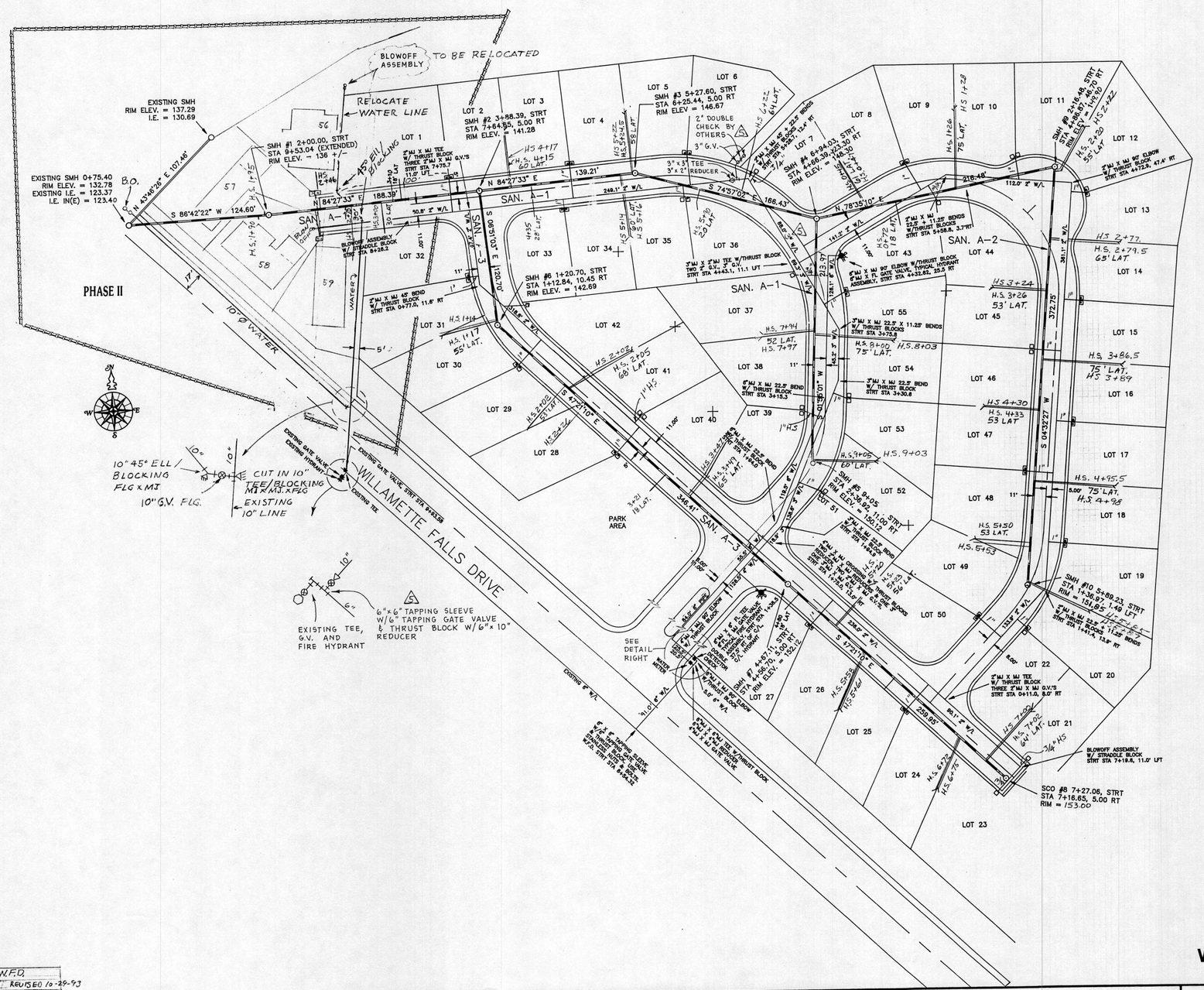
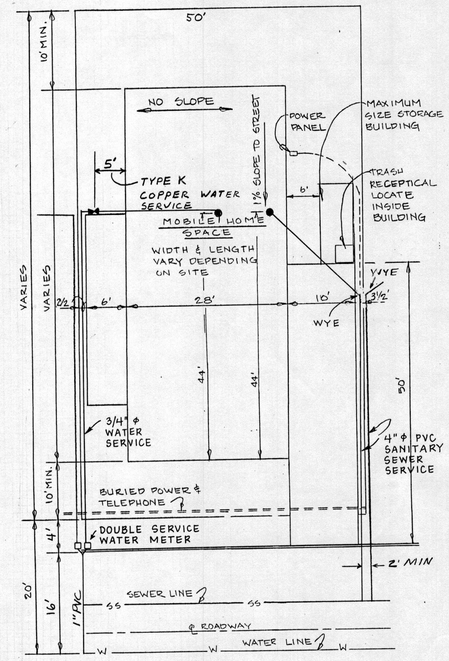
WILLAMETTE COVE MOBILE HOME PARK

ROAD PROFILES

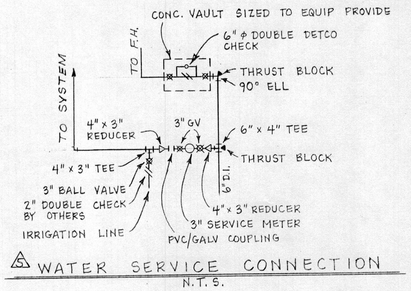
NESSCO SUPPLY

DEC 31 1993





TYPICAL MOBILE HOME LAYOUT



⚠ WATER SERVICE CONNECTION
N.T.S.

REGISTERED PROFESSIONAL ENGINEER 5073 OREGON JULY 9, 1976 THOMAS L. IVIE

For Revisions

REGISTERED PROFESSIONAL ENGINEER 8812 OREGON JULY 30, 1975 NORMAN J. HARKER

WILLAMETTE COVE MOBILE HOME PARK

DATE	NO.	REVISION
12-31-93	7	Add 10"ØWATER-W.F.D.
9/27/93	6	Adapt Phase II REVISED 10-29-93
8/13/91	5	AS REQUESTED BY OWNER
8-1-91	4	HS LAT./WATER SER. PER CITY
7/29/91	3	REVISE LAT. LOCATIONS
7/16/91	2	ADDED "TYP. MOBILE HOME LAYOUT"
12/13/90	1	REVISED PER CITY OF WEST LINN

DRAWN — DESIGNED NJH — CHECKED
SCALE 1":50' — DATE 6/21/90
FILE 83-2031-1476

COMPASS CORPORATION
ENGINEERING – SURVEYING – PLANNING
6564 S.E. LAKE ROAD, MILWAUKIE, OREGON 97222
(503) 222-4652 (503) 653-9093

MR. JERRY JENNINGS
P.O. BOX 32
CLACKAMAS, OREGON 97015
(503) 654-0004

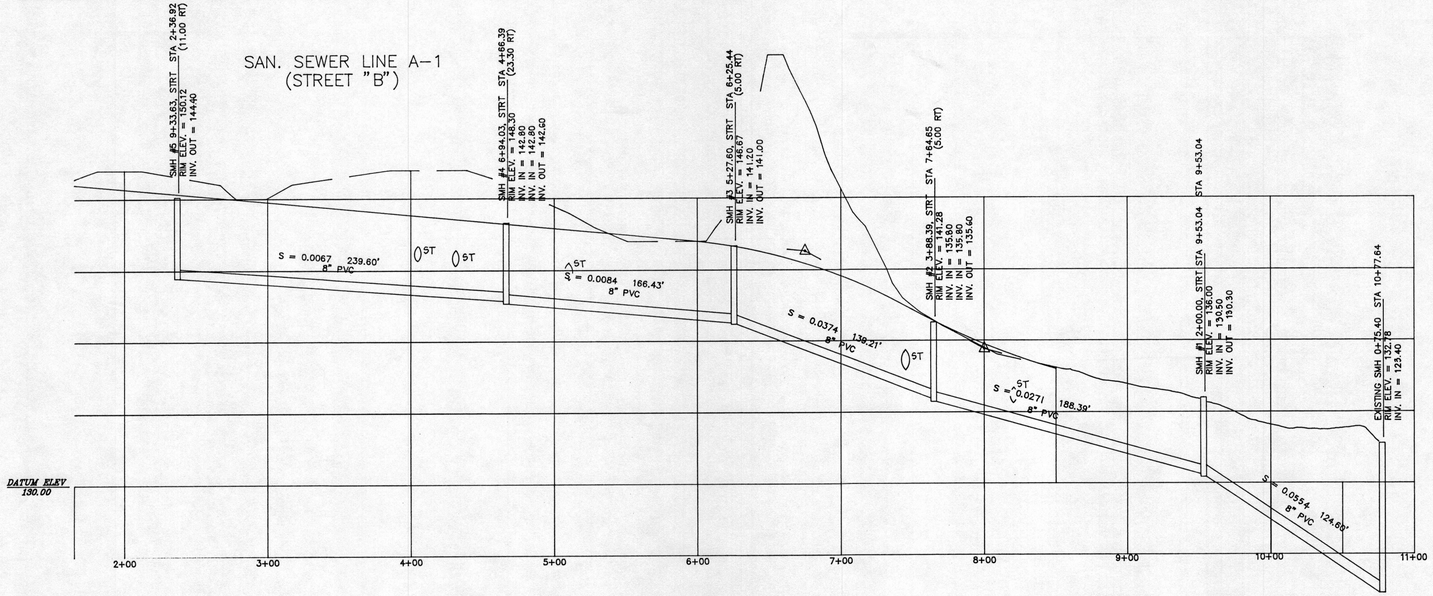
SANITARY SEWER AND WATER PLAN

7/11

DEC 31 1993

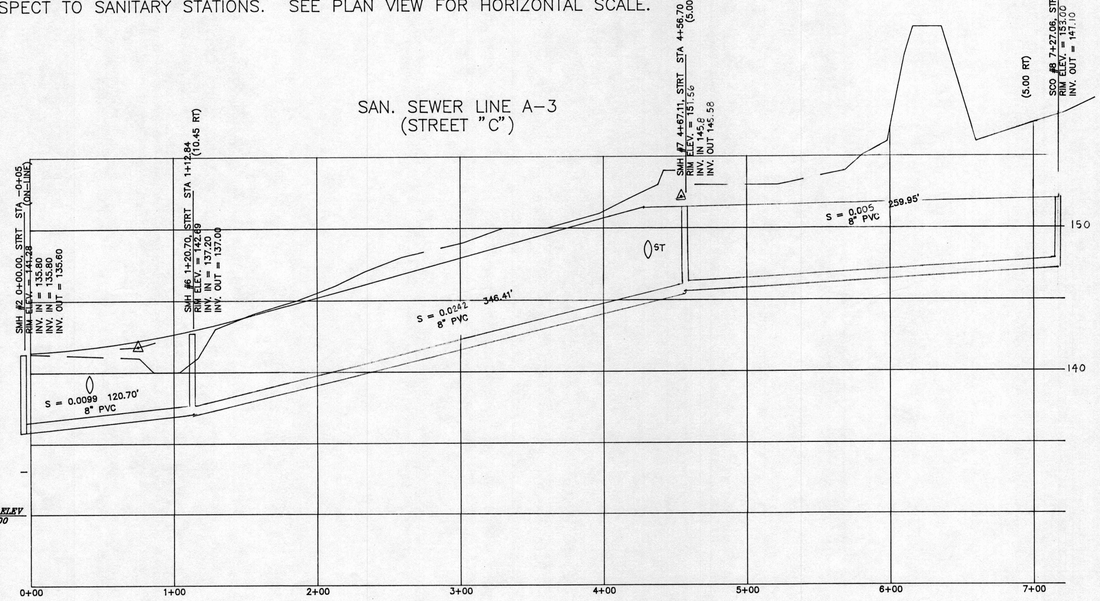
NESSCO SUPPLY

SAN. SEWER LINE A-1 (STREET "B")

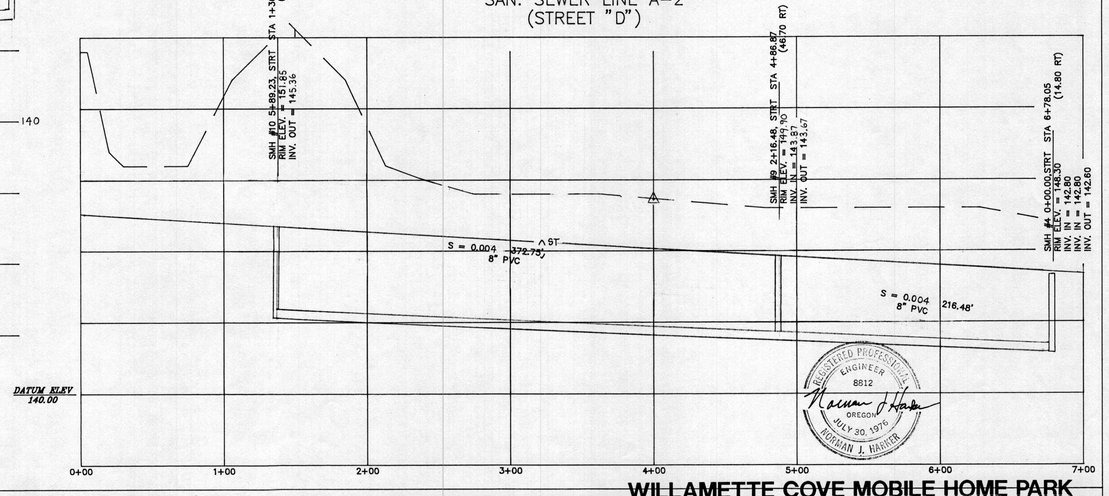


NOTE: SEWER PROFILES DRAWN TO SCALE VERTICALLY, AND HORIZONTALLY WITH RESPECT TO STREET STATIONS, BUT ARE NOT TRUE TO SCALE WITH RESPECT TO SANITARY STATIONS. SEE PLAN VIEW FOR HORIZONTAL SCALE.

SAN. SEWER LINE A-3 (STREET "C")



SAN. SEWER LINE A-2 (STREET "D")



REGISTERED PROFESSIONAL ENGINEER 5079 OREGON JULY 8, 1975 THOMAS L. TYE

Revisions

REGISTERED PROFESSIONAL ENGINEER 8812 OREGON JULY 30, 1976 NORMAN J. HARNER

WILLAMETTE COVE MOBILE HOME PARK

DATE	NO.	REVISION

DRAWN | DESIGNED NJH | CHECKED

SCALE 1":50' | DATE 6/21/90

FILE 83-2031-1476

COMPASS CORPORATION

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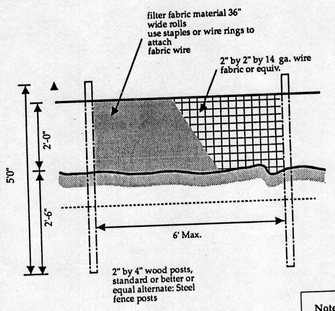
SANITARY SEWER PROFILES

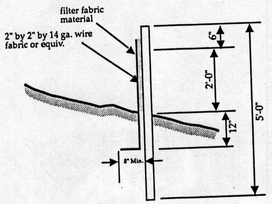
8/11

DEC 31 1990

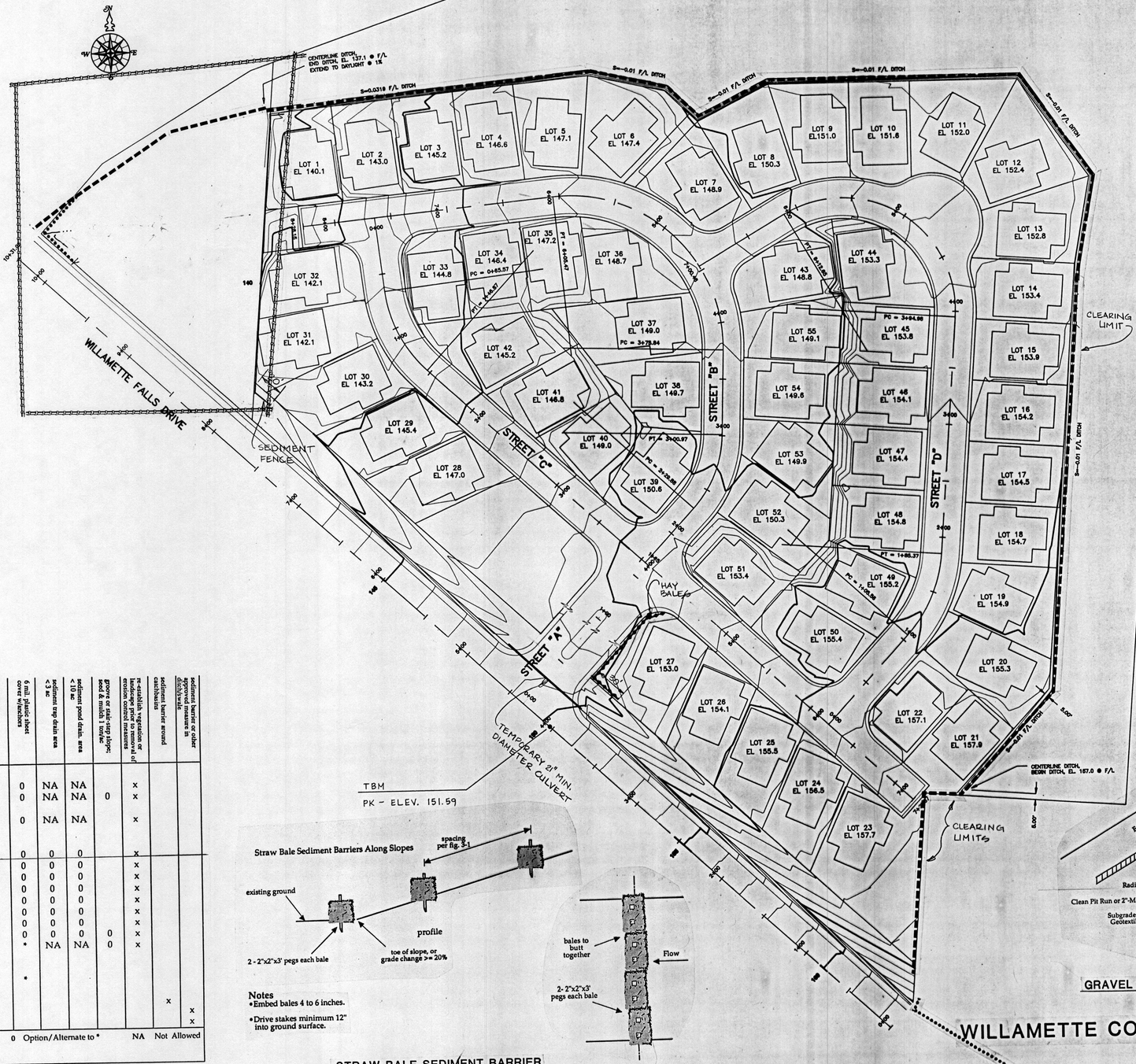
NESSCO SUPPLY



Notes
- Bury bottom of filter material in 8" by 12" trench



SEDIMENT FENCE DETAIL
N.T.S.



NOTES FOR EROSION CONTROL PLAN

- APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (e.g. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- 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/LANDSCAPING IS ESTABLISHED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS.
- 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.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A STORM EVENT.
- 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.
- THE EXISTING ROCK/AC ENTRANCE MAY BE USED AS THE CONSTRUCTION ENTRANCE WITH THE ADDITION OF THE TEMPORARY CULVERT CROSSING AND ROCK SURFACE ON TRENCH BACKFILL.

SEEDING & MULCHING

- PROTECTION TO OCCUR IMMEDIATELY AFTER GROUND SURFACES ARE EXPOSED FROM GRADING & CLEARING OPERATION.
- EXPOSED GROUND SURFACES WHICH ARE COMPLETED OR WHICH ARE NOT COMPLETED PRIOR TO OCTOBER 1, 1990 SHALL BE PROTECTED FROM EROSION BY SEEDING AND MULCHING.
- MULCHING DATE BASED ON HYDRO SEEDING APPLICATION SHALL BE 1000 #/AC WITH MINIMUM OF 150 #/AC OF SEED. 80% ELKA DWARF PERENNIAL RYEGRASS, 20% CREEPING RED FESCUE, BY WEIGHT. TACKIFIER PER SUPPLIER RECOMMENDATION.
- RESEED AS REQUIRED TO ESTABLISH ADEQUATE COVER AS SOON AS AREAS IDENTIFIED.

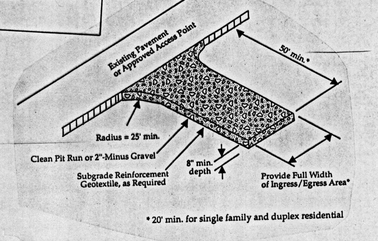
EROSION CONTROL MATRIX

SITE SITUATION \ EROSION MEASURES	gravel construction entrance	sediment fence or barrier at toe of disturbed area	sediment fence at slope break >= 20%	sediment fence or barrier spacing; install on contour	seed & mulch 1000 lb/ac w/bonding agent	seed & mulch 2000 lb/ac w/hydr bonding agent or netting & anchors	erosion blankets w/anchors	6 mil. plastic sheet cover w/anchors	sediment trap drain area <5 ac	sediment pond drain. area <10 ac	groove or stair-step slope; seed & mulch 1 lb/ac	re-establish vegetation or landscape per approval of erosion control measures	sediment barrier around catchbasins	sediment barrier or other approved measure in ditch/swale
SINGLE FAMILY/DUPLEX RES.														
50% + of site, slope<20%	x	x			*			0	NA	NA		x		
50% + of site, slope>20%	x	x				*		0	NA	NA	0	x		
<6000 sq. ft. DISTURBED AREA	x	x	*		*		0	0	NA	NA		x		
OTHER DISTURBED SITES	x	x		x 700'	x		0	0	0	0		x		
slope <6%	x	x		x 450'	NA	*	0	0	0	0		x		
<8%	x	x		x 300'	NA	*	0	0	0	0		x		
<10%	x	x		x 200'	NA	*	0	0	0	0		x		
<12%	x	x		x 150'	NA	*	0	0	0	0		x		
<15%	x	x		x 100'	NA	*	0	0	0	0		x		
<20%	x	x	x	x 50'	NA	*	0	0	0	0	0	x		
<30%	x	x	x	x 25'	NA	*	0	0	*	NA	0	x		
<50%	x	x	x	x 25'	NA		0	*	NA	NA	0	x		
>= 50%	x	x	x											
OTHER														
spoils stock piles		x						*						
utilities construction														
catch basin drainage													x	
direct ditch drainage														x
ditches/swales														x

KEY: x Base Measures Year-around Construction; * Oct. 1 to Apr. 30 Measures, Supplemental to x; 0 Option/Alternate to *; NA Not Allowed

Notes
- Embed bales 4 to 6 inches.
- Drive stakes minimum 12" into ground surface.

STRAW BALE SEDIMENT BARRIER
N.T.S.



* 20' min. for single family and duplex residential

GRAVEL CONSTRUCTION ENTRANCE
N.T.S.

WILLAMETTE COVE MOBILE HOME PARK

DEC 31 1993

EROSION CONTROL PLAN

9/11

DRAWN	DESIGNED	CHECKED
SCALE 1":50'	DATE 6/21/90	
FILE 83-2031-1476		

7/27/93 1 Added Phase II
DATE NO. REVISION

COMPASS CORPORATION
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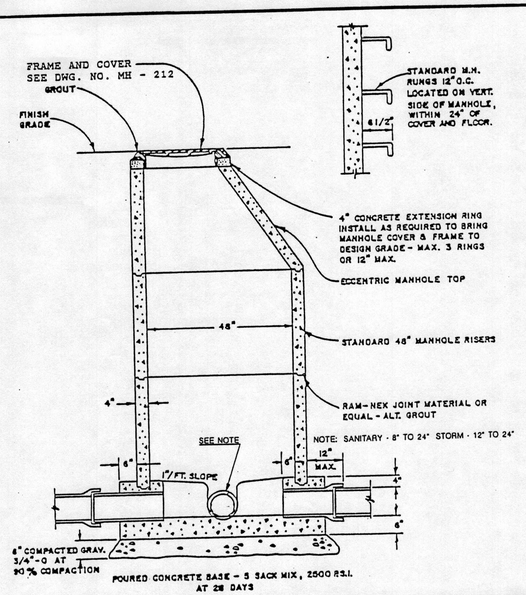
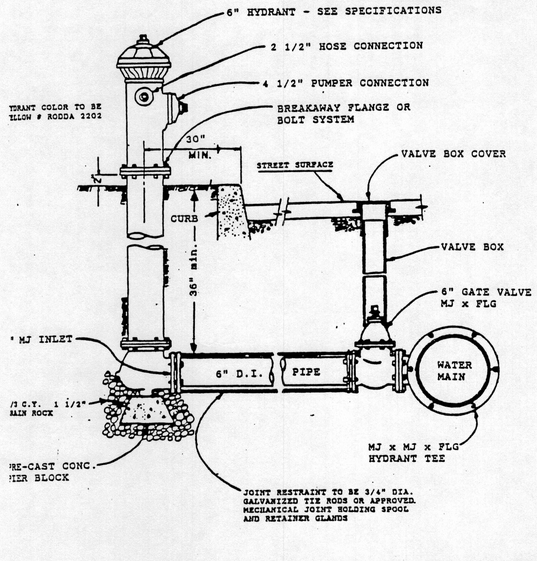
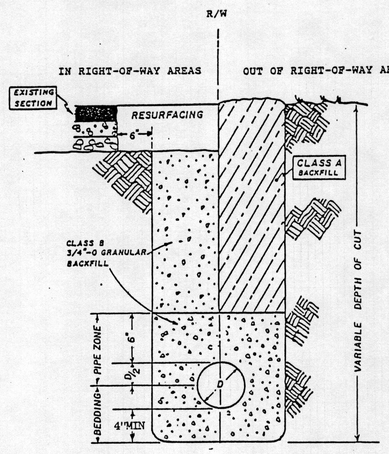


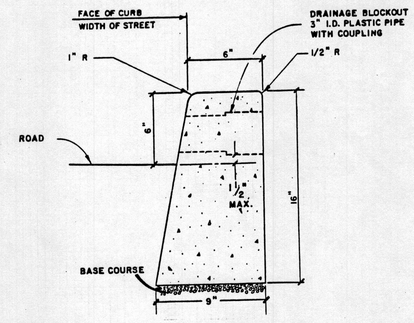
CITY OF WEST LINN		STANDARD MANHOLE
DRAWN BY DDP	DATE 5-20-87	
CHECKED BY DLL	DATE 5-27-87	DWG. NO. MH - 209
APPROVED BY Earl Reed	DATE 5-27-87	



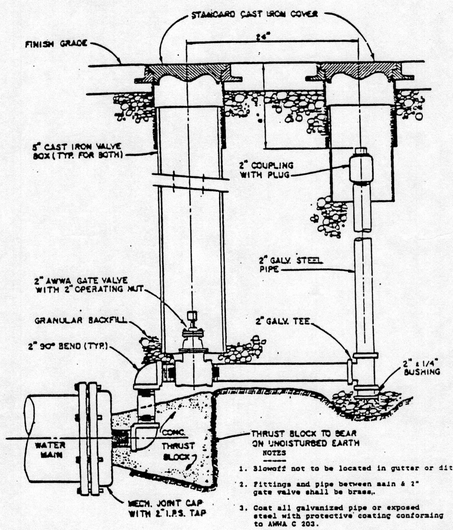
CITY OF WEST LINN		FIRE HYDRANT
DRAWN BY DDP	DATE 5-20-87	
CHECKED BY DLL	DATE 5-27-87	DWG. NO. FH - 300
APPROVED BY Earl Reed	DATE 5-27-87	



CITY OF WEST LINN		PIPE BEDDING AND BACKFILL DETAILS
DRAWN BY DDP	DATE 5-20-87	
CHECKED BY DLL	DATE 5-27-87	DWG. NO. PB - 280
APPROVED BY Earl Reed	DATE 5-27-87	



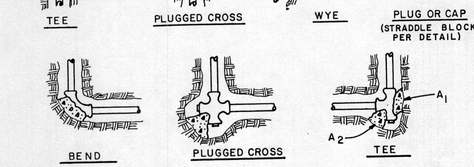
STANDARD CURB DETAIL
N.T.S.



NOTES

1. Blowoff not to be located in gutter or ditch.
2. Fittings and pipe between main & 1" gate valve shall be brass.
3. Cost all galvanized pipe or exposed steel with protective coating conforming to AWWA C 203.
4. Restrain mechanical joint plug to pipe.
5. This standard applicable for pipe sizes thru 8".

CITY OF WEST LINN		BLOWOFF
DRAWN BY DDP	DATE 5-20-87	
CHECKED BY DLL	DATE 5-27-87	DWG. NO. BO - 301
APPROVED BY Earl Reed	DATE 5-27-87	

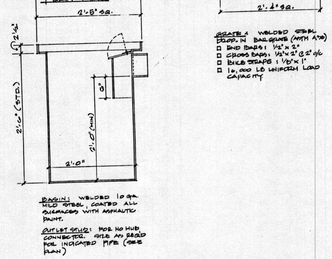


NOTES:

1. CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
2. KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES.
3. IF NOT SHOWN ON PLANS, REQUIRED BEARING AREAS AT FITTING SHALL BE AS INDICATED BELOW, ADJUSTED IF NECESSARY, TO CONFORM TO THE TEST PROCEDURE (S) AND ALLOWABLE SOIL BEARING STRESS (ES) STATED THE SPECIAL SPECIFICATIONS.
4. BEARING AREAS AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER BEARING AREAS AND BLOCKING DETAILS SHOWN ON THIS STANDARD DETAIL.
5. BUILDING PAPER OR VISQUINE SHALL BE PLACED BETWEEN CONCRETE AND FITTINGS.
6. ALL POURED IN PLACE CONCRETE SHALL HAVE A (28) DAY STRENGTH OF 3,000 P.S.I. AND 2" TO 4" SLUMP.
7. BELOW BEARING AREAS BASED ON TEST PRESSURE OF 150 P.S.I. AND AN ALLOWABLE SOIL BEARING STRESS OF 2,000 POUNDS PER SQUARE FOOT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION: BEARING AREA = (TEST PRESSURE / 150) X (2,000/SOIL BEARING STRESS) X (TABLE VALUE). BEARING AREAS IN SQUARE FEET.

FITTING SIZE (IN.)	TEE, WYE, PLUG OR CAP	90°BEND PLUGGED CROSS	TEE ON RUN A_1	TEE ON RUN A_2	45° BEND	22 1/2° BEND	11 1/4° BEND
4	1.0	1.4	1.9	1.4	1.0	—	—
6	2.0	3.0	4.3	3.0	1.6	1.0	—
8	3.8	5.3	7.6	5.4	2.9	1.5	1.0
10	5.9	8.4	11.8	8.4	4.6	2.4	1.2
12	8.5	12.0	17.0	12.0	6.6	3.4	1.7
14	11.5	16.3	23.0	16.3	8.9	4.6	2.3
16	15.0	21.3	30.0	21.3	11.6	6.0	3.0
18	19.0	27.0	38.0	27.0	14.6	7.6	3.8
20	23.5	33.3	47.0	33.3	18.1	9.4	4.7
24	34.0	48.0	68.0	48.0	26.2	13.6	6.8

THRUST BLOCKING DETAILS



CATCH BASIN DETAIL
N.T.S.

LANDSCAPE CONDITIONS OF APPROVAL

2. A landscaping plan shall be submitted for review and approval by the City. The plan shall include plant materials suitable for the soils and nutrient levels of the planting area and shall include a landscape maintenance plan. Irrigation systems shall be installed for the landscaped areas.

6. The trees and plant materials that have died on the slope within the project site shall be replaced with satisfactory substitutes at the first opportunity of the spring planting season. Also, street trees shall be installed in front of all manufactured homes in the first phase per the original condition of approval.

7. The requirements that landscaping must be installed within 90 days of placement of the mobile home are contained in the approval criteria of the original project.

*Each mobile home lot shall meet the following specifications:

a. The area for mobile home, storage areas, and driveways shall not exceed 2800 square feet.

b. Any deck area shall total no more than 500 square feet.

c. The balance of the mobile home lot (i.e., 3300 square feet) shall consist of seventy-five (75%) percent (i.e., 2475 square feet) green vegetation and the remaining twenty-five (25%) percent (i.e., 825 square feet) may be in barkdust.

d. All landscaping for each mobile home lot shall be completed and inspected by the Planning Director within 90 days of occupancy. A landscaping deposit in the amount of $250 for each mobile home shall be provided to the City upon issuance of the mobile home setup permit. This deposit shall be returned upon completion of the landscape plan. If the mobile home's permit applicant fails to complete their landscaping within 90 days as specified above, said deposit of $250 shall be forfeited to the City, and the City shall subsequently proceed to process a notice of infraction as provided under Section 106 of the Community Development Code."

8. A landscape architect shall inspect and certify by letter to the City of West Linn that all common area plants for those areas identified in Conditions #2 and #6 above were planted according to specifications. Additionally, a landscape architect shall inspect the condition of all common area plants and prepare a maintenance program and schedule, and revise as necessary at the following intervals:

a. Two times a year for the first two years.
b. Annually thereafter and more frequently if warranted.

A letter shall be sent to the City of West Linn certifying that the above inspections and maintenance schedules have been satisfied.

15. The applicant shall retain a landscape architect to examine all existing landscaping, consistent with condition of approval 8 of the original DR-89-12/MISC-89-27 application as presently exists or as may be modified in the future. The applicant shall replace plant material as directed to comply with the original landscape plan.

WILLAMETTE COVE MOBILE HOME PARK

DATE	NO.	REVISION
1-1-94	1	Add - LANDSCAPE NOTES 7*

DRAWN | DESIGNED | CHECKED
SCALE | DATE 6/90
FILE 83-2031-1476

COMPASS CORPORATION
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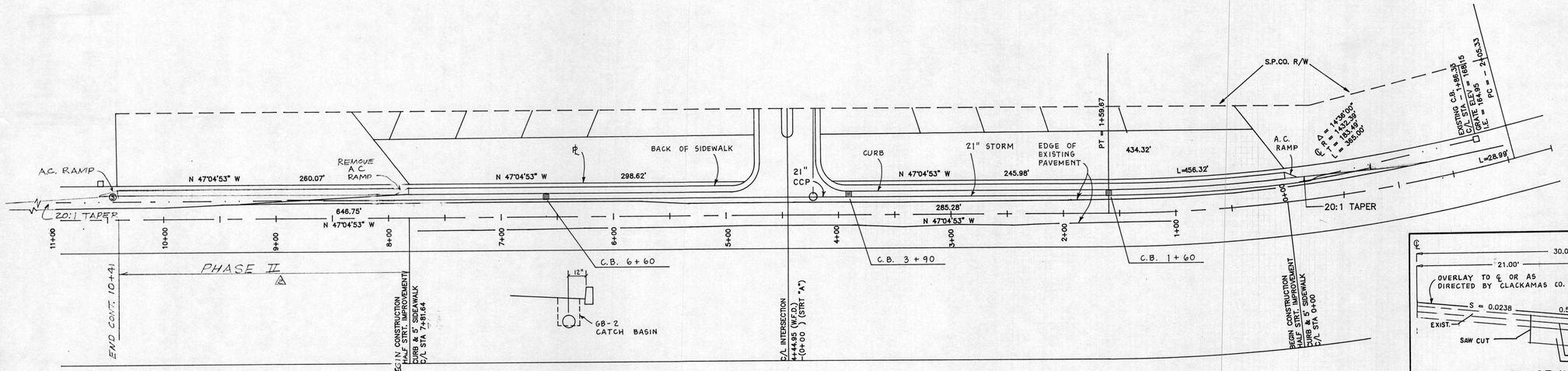
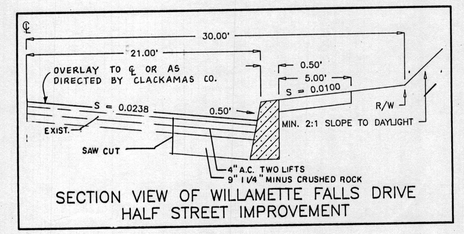
STANDARD DETAILS

10/11

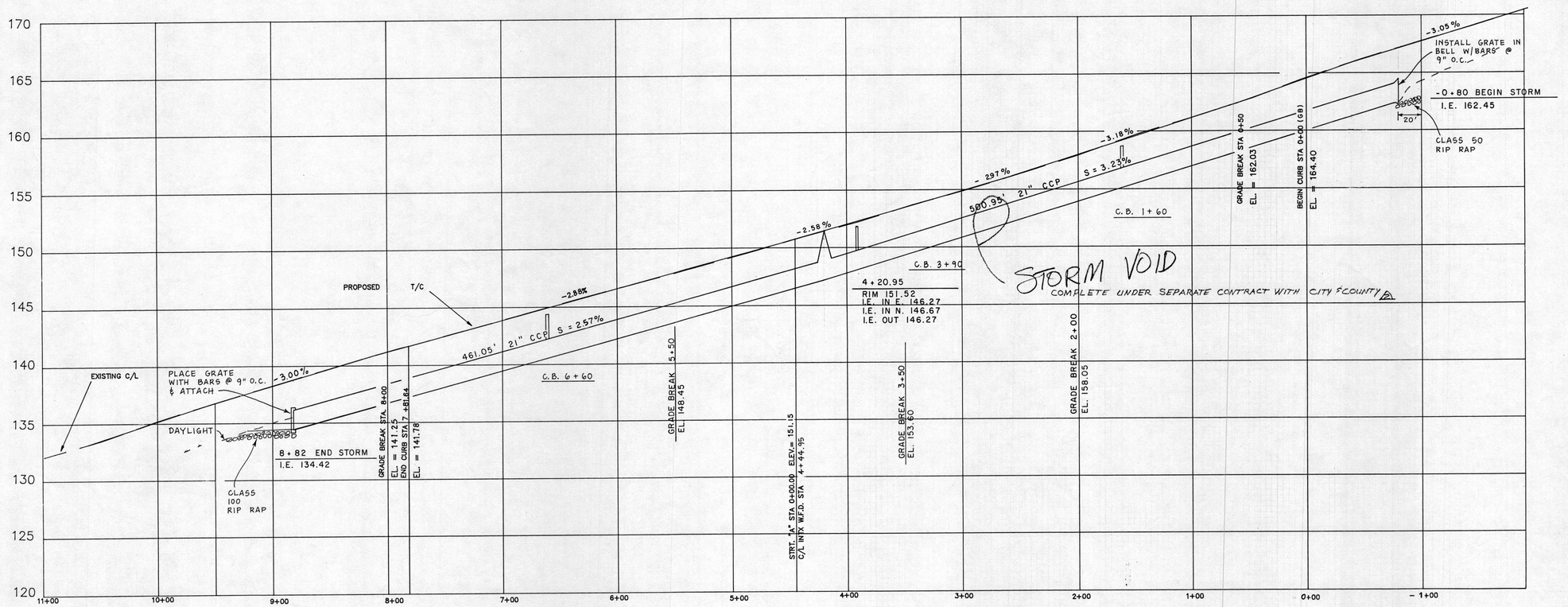
DEC 3 1 1993

NESSCO SUPPLY





SECTION VIEW OF WILLAMETTE FALLS DRIVE
HALF STREET IMPROVEMENT



REGISTERED PROFESSIONAL ENGINEER 5673 OREGON JULY 8, 1986 THOMAS L. TYE

PHASE II

REGISTERED PROFESSIONAL ENGINEER 8812 OREGON JULY 30, 1976 NORMAN J. HARKER

WILLAMETTE COVE MOBILE HOME PARK

DATE	NO.	REVISION
7-26-93	2.	PHASE II
12/19/90	1.	REVISED PER CLACKAMAS CO.

DRAWN | DESIGNED NJH | CHECKED
SCALE 1":50' | DATE 6/21/90
FILE 83-2031-1476

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WILLAMETTE FALLS DRIVE

11/11

DEC 31 1993

NESSCO SUPPLY