

OWNER: Roshun Properties, LLC
Habib Shekarriz
23036 Bland Circle
West Linn, OR
503.515.9766

OWNER'S Johnisee Properties, LLC
REPRESENTATIVE: Ray Johnisee, Managing Partner
1839 Willamette Falls Drive
West Linn, OR
503.742.1630

PROJECT LOCATION: 1739 Dollar Street

LEGAL DESCRIPTION: Tax Lot 1000; T3S, R1E, Section 2BB

1. Construct and install monument signs per CDC Chapter 52 with permanent base.
2. Replace all rear windows and doors with versions with at least four-inch trim. Windows shall be divided into at least two "lights" with heavy trim on the muntins.
3. The applicant shall design measures to downplay all the garages such as mounting pergolas over the garage door or installing transom windows in the upper portions of the garages.
4. Construct a six-foot high solid fence on the east and west property lines. On the north property line install arbor vitae trees (4-6 feet high at time of planting and three feet on center) for those sections that are not already planted with arbor vitae.
5. The applicant shall install six-foot high protective chain link fencing at least 10 feet beyond the drip line of all trees to be saved prior to site clearing or grading. These fences may only be adjusted after a request has been submitted to, and approved by, the City arborist; otherwise, the fence(s) shall be left in place until the project is complete.
6. The eaves on the front and rear elevations shall extend forward or outwards at least 24 inches and be supported by at least three wooden brackets per roof form.

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 hearing, or signed in on the attendance sheet at the hearing, 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.

J. Kovash
JOHN KOVASH, CHAIR
WEST LINN PLANNING COMMISSION
April 29, 2004
DATE

Mailed this *3rd* day of *May*, 2004.
 Therefore, this decision becomes final at 5 p.m., *May 17*, 2004.

TOPOGRAPHIC MAPPING FROM SISUL ENGINEERING, PROVIDED BY OWNER

SHEET INDEX

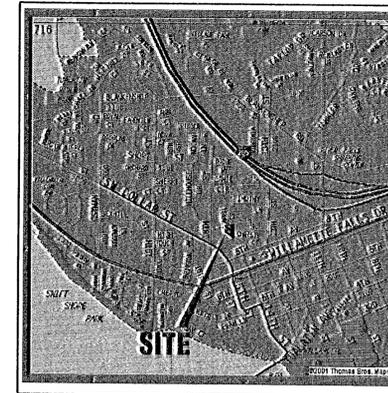
- C1 Cover Sheet**
- C2 Construction Notes**
- C3 Site Plan**
- C4 Details**

ABBREVIATIONS

- BC BOTTOM OF CURB
- BFE BOTTOM OF FOOTING ELEV
- BS BOTTOM OF STEP
- DWY DRIVEWAY
- EG EXISTING GRADE
- ENLG ENLARGEMENT
- FF FIRST FLOOR ELEV
- FG FINISH GRADE
- MAX MAXIMUM
- TC TOP OF CURB
- TS TOP OF STEP

LEGEND

- ⊗ EX. WATER VALVE
- ⊞ EX. WATER METER
- ⊕ EX. STORM MANHOLE
- ⊙ EX. FIRE HYDRANT
- ⊖ EX. UTILITY POLE
- EX. SANITARY MANHOLE
- EX. CATCH BASIN
- ⊞ EX. GAS VALVE
- EX. PROPERTY LINE
- EX. R.O.W.
- EX. CONTOUR
- EX. CURB
- EX. BUILDING
- * EX. VEGETATION
- EX. PROPERTY LINE
- EX. FENCE
- EX. SIDEWALK
- G EX. GAS LINE
- SAN EX. SANITARY
- STM EX. STORM
- w EX. WATER
- TV EX. TV
- T EX. TELEPHONE
- P EX. ELECTRIC
- PROP. SAWCUT
- PROP. CONTOUR
- (A/2) DETAIL, SEE NUMBER AND SHEET INDICATED
- (WL/500) STANDARD WEST LINN DETAIL, SEE DETAIL SHEET



VICINITY MAP
 SCALE: N.T.S.

THIS PLAN SET IS FOR THE PUBLIC IMPROVEMENTS APPROVED BY THE CITY OF WEST LINN ENGINEERING DEPARTMENT. ON-SITE IMPROVEMENTS ARE LOCATED IN A SEPARATE PLAN SET.

AS BUILT



REVISIONS	BY
REVISED INDEX	AK
AS-BUILT 7/03/06	AK

WILLAMETTE TOWNHOMES
ROSHUN PROPERTIES

Cover Sheet
PUBLIC IMPROVEMENTS

SISUL ENGINEERING
 376 PORTLAND AVENUE
 GLADSTONE, OREGON 97027
 (503) 657-0188
 DRAWING: 97-36a-PUBLIC.dwg

DATE	MAY 2004
SCALE	AS SHOWN
DRAWN	MC
JOB	97-36a
SHEET	C1
OF C4 SHEETS	

General Notes:

- The Design Engineer will be responsible for inspection of the proposed improvements with oversight from the City's Public Works and Engineering staff.
 - 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 of the changes. Additionally, the contractor is to give the Engineer at least 24 hours notice of any testing requiring the presence of the Engineer and/or City staff.
 - The contractor is to receive the approval of the Engineer and the City of any proposed changes to the plans or standard requirements.
 - A Building Department Plumbing Permit is required for utilities beyond the first cleanout or meter on private property.
 - 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.
 - Prior to site clearing, construction "snow" fencing shall be placed around trees to be preserved 10 feet beyond the dripline of the trees and shall remain in place throughout the infrastructure improvements.
 - A City representative must be present at all testing and the City shall be furnished a copy of all test results.
 - All fees for street trees shall be paid to the City of West Linn Parks and Recreation Department.
 - No building permits will be given until the improvements have been accepted by the City as substantially complete.
- West Linn 12-19-00

Standard Notes for Erosion Control:

- 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 ensure that sediment and sediment-laden water do not enter the drainage system, roadways, 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 and sediment-laden water do not leave the site.
- The ESC facilities shall be inspected daily by the applicant/contractor and maintained as necessary to ensure their continued functioning.
- The ESC facilities on inactive sites shall be inspected and maintained a minimum of once a month or within the 24 hours following a storm event.
- At no time shall more than one foot of sediment be allowed to accumulate within a trapped catchbasin. All catchbasins and conveyance lines shall be cleaned prior to paving. The cleaning operation shall not flush sediment-laden water into the downstream system.
- 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.
- 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 of less than one foot, except where noted otherwise on the plans.
- Large organic material, miscellaneous pipe or construction material must be removed from the site and disposed of properly.
- All erosion control facilities shall meet the requirements of the Clackamas County Department of Utilities, Erosion Prevention and Sediment Control Plans Technical Guidance Handbook, revised August, 1994 and the Oregon Administrative Rules.

Standard Notes for Sediment Fences:

- 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, or overlap 2" x 2" posts and attach as shown on the detail sheet 3-2.
 - The filter fabric fence shall be installed to follow the contours where feasible. The fence posts shall be spaced a maximum of 6 feet apart and driven securely into the ground a minimum of 24 inches.
 - The filter fabric shall be a minimum vertical burial of 6 inches. All excavated material from filter fabric fence installation, shall be backfilled and compacted, along the entire disturbed area.
 - Standard or heavy duty filter fabric fence shall have manufactured stitched loops for 2" x 2" post installation. Stitched loops shall be installed on the uphill side of the sloped area.
 - Filter fabric fences shall be removed when they have served their useful purposes, but not before the upslope area has been permanently protected and stabilized.
 - Filter fabric fences shall be inspected by applicant/contractor immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
- West Linn 7-11-00

Streets:

- All existing asphalt concrete pavement shall be cut to neat, straight lines prior to repaving, per City of West Linn Standard Drawing WL-203. Trenchlines for new utilities in existing streets shall have Class 'E' CDF backfill.
 - Aggregate base rock shall conform to the requirements of W.L.S.C.S. Division 205. Base course shall be 1 1/4"-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 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.
 - Asphalt concrete shall conform to the requirements of W.L.S.C.S. Division 205. Trenchlines in existing streets shall receive 4" Class 'C' A.C. or match existing pavement section, whichever is greater. A.C. pavement shall meet 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.
 - 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. Contractor shall stamp location of sewer and water crossings with an (S) or a (W).
 - Concrete and asphalt concrete surfacing removed or damaged during construction shall be properly disposed of offsite.
 - Construct commercial driveway approach using 3300 psi concrete meeting the specifications of W.L.S.C.S. Division 205 (after 28 days), per City of West Linn Standard Drawing WL-504.
 - Construct new sidewalks using 3300 psi concrete meeting the specifications of W.L.S.C.S. Division 205 (after 28 days), per City of West Linn Standard Drawing WL-508.
 - All materials, installation, tests, and inspections to be in strict accordance with Public Works Standard Construction Standards.
 - 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.
- Willamette Townhomes 5-22-04

Utilities:

- If not noted on the plans utility information and crossing locations will have to be obtained from the utilities.
 - Utility contacts are as follows: PGE - Service Coordinator 503-464-7750; Comcast Cable - Jamie Stencil, 503-605-6000; Qwest Communications 503-242-2793, Northwest Natural Gas - Lance Cheely 503-226-4211.
- Willamette Townhomes 5-22-04

Storm Drains:

- Twelve inch storm drain pipe shall be seamless ribbed PVC pipe conforming to ASTM F 794.
 - Manhole base may be poured in place concrete with a minimum compressive strength of 3000 psi or 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. 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.
 - Cleanout pipe, fittings, and joints shall be the same specifications as for pipe. Castings are shown on detail and shall conform to ASTM A48 (Grade 30). Cleanout riser shall match downstream pipe diameter.
 - 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.
 - 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.
 - A plumbing permit from the City of West Linn Building Department is required for storm drains beyond the first cleanout.
 - All materials, installation, tests, and inspections to be in strict accordance with the City of West Linn Standard Construction Specifications.
- Willamette Townhomes 5-22-04

Sanitary Sewer:

- 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.
 - Manhole inverts shall be constructed so as to provide smooth flow-through characteristics and channels must be able to pass a 7" x 30" 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.
 - 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 set on 18" x 24" concrete pad.
 - 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".
 - Sanitary sewer pipe and appurtenances shall be tested for leakage in accordance with W.L.S.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. All tests shall be passed and new line shall be accepted prior to connection to existing system.
 - A plumbing permit from the City of West Linn Building Department is required for sanitary sewer laterals beyond the first cleanout.
 - All materials, installation, tests, and inspections to be made in strict accordance with City of West Linn Public Works Standard Construction Specifications.
- Willamette Townhomes 5-22-04

Water Supply

- 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".
 - Water service installation shall conform to West Linn Standard Drawing WL-403. Water pipe shall be soft temper, copper water tube, Type K. Service saddle shall be 2" I.P.T., double stop stainless steel. Two-inch angle meter stop shall be Mueller H14277 or Ford 2" FV23-777W. Meter box shall be Brooks body #65, lid and cover #65-S. Meter box shall 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.
 - Backflow preventor is to be a 2-inch double check detector assembly on the Oregon State Health Division "Approved Backflow Prevention Devices" list and acceptable to the City of West Linn.
 - Backflow preventor vault is to meet the minimum clearance dimensions acceptable allowed by the Oregon State Health Division or acceptable to the City of West Linn.
 - A plumbing permit from the City of West Linn Building Department is required for service lateral installations beyond the water meter.
 - 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 Administrative Rules, Chapter 333.
- Willamette Townhomes 5-22-04

AS BUILT



REVISIONS	BY
ADDED THIS SHEET	AK
9/22/04	AK
AS BUILT 7/03/08	AK

WILLAMETTE TOWNHOMES
ROSHUN PROPERTIES

Construction Notes
PUBLIC IMPROVEMENTS

SISUL ENGINEERING
375 PORTLAND AVENUE
CLATSOP, OREGON 97027
(503) 867-0188
DRAWING: 97-360-PUBLIC.dwg

DATE	MAY 2004
SCALE	N/A
DRAWN	MC
JOB	97-36a
SHEET	C2
OF C4	SHEETS

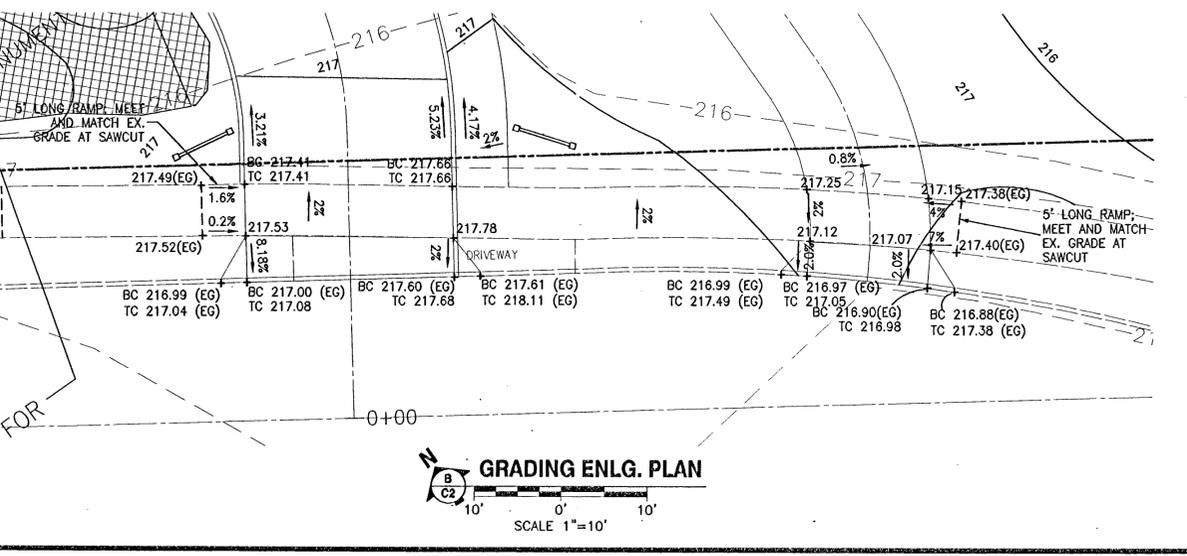
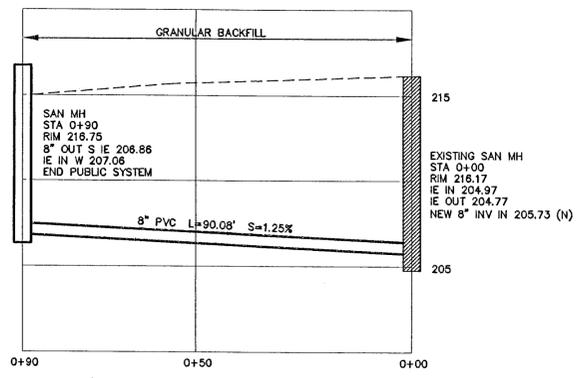
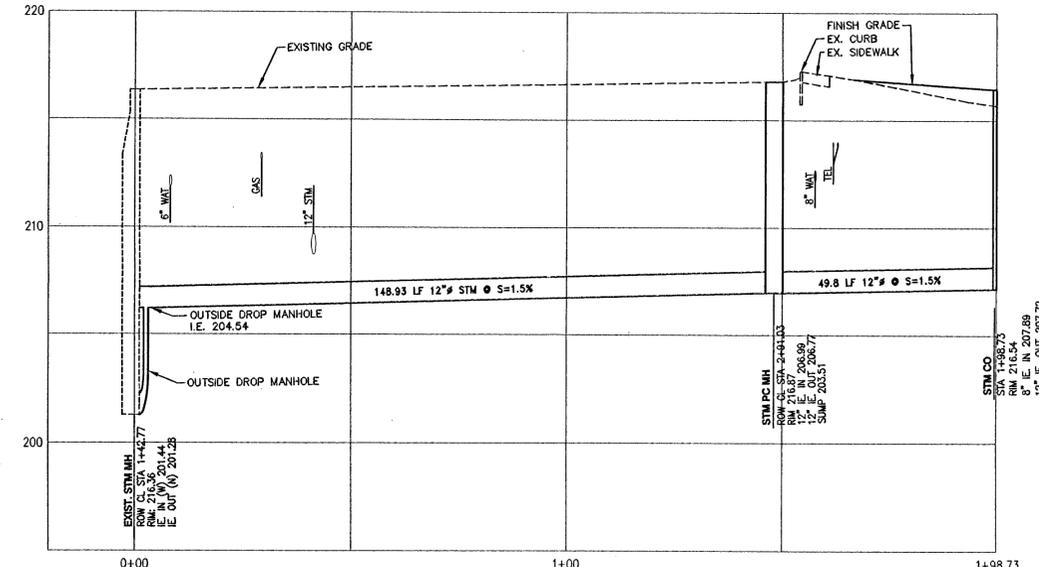
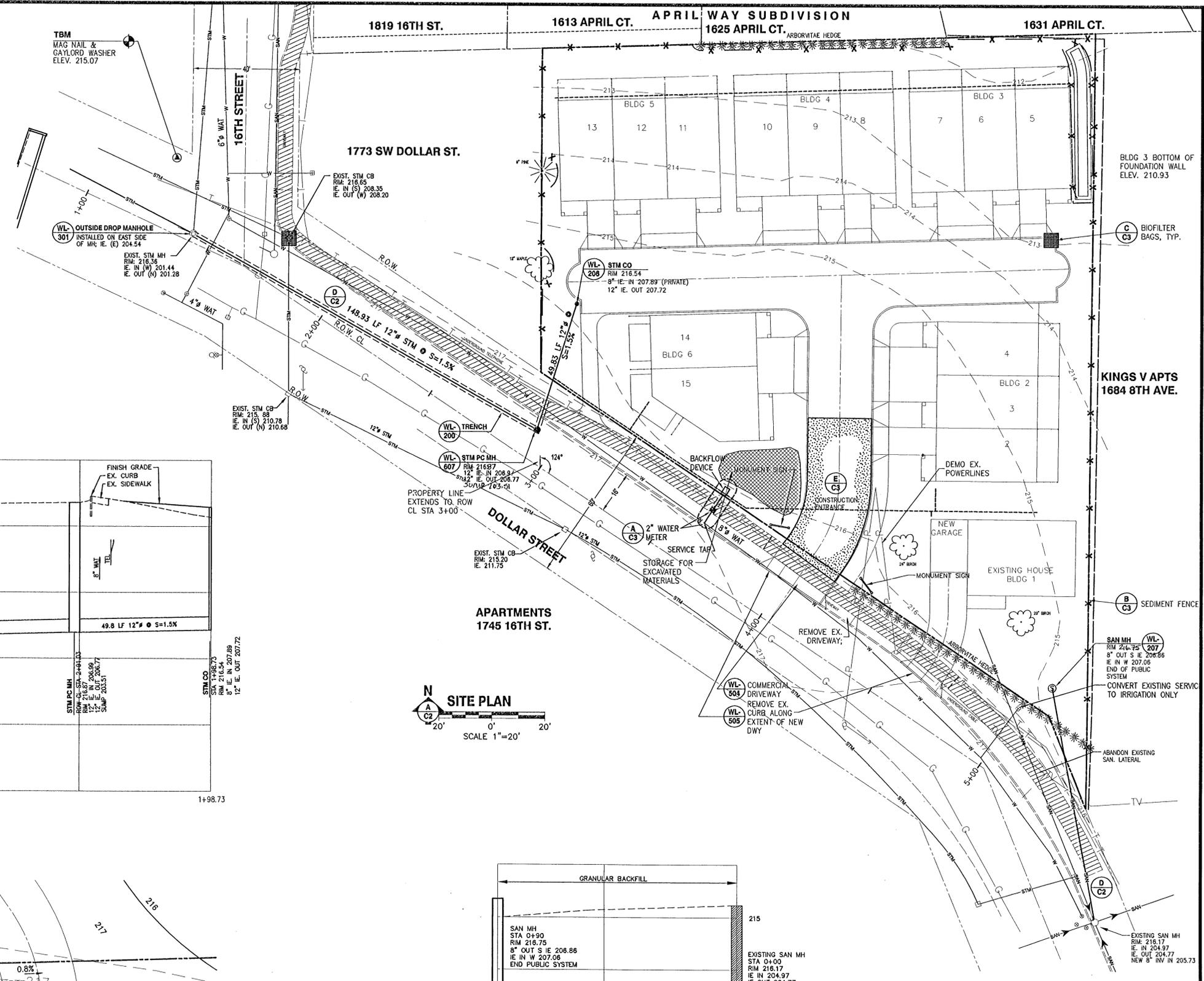
REVISIONS	BY
REVISED PER CITY REGULATIONS 9/22/04	AK
REVISED SD & SAN PIPE ELEVATIONS 10/18/04	AK
REVISED SAN PROFILE 12/21/04	AK
REVISED LOW PT. DRAIN 2/24/05	AK
AS-BUILT 7/03/08	AK

WILLAMETTE TOWNHOMES
 ROSHUN PROPERTIES

Site Plan
 PUBLIC IMPROVEMENTS

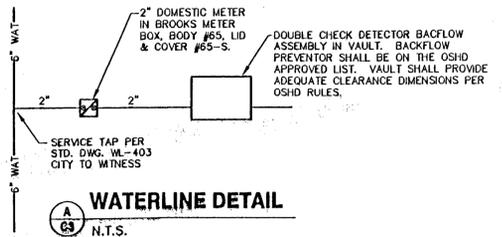
SISUL ENGINEERING
 375 PORTLAND AVENUE
 GLADSTONE, OREGON 97027
 (503) 657-0188
DRAWING: 97-36a-PUBLIC.dwg

DATE: MAY 2004
 SCALE: AS SHOWN
 DRAWN: MC
 JOB: 97-36a
 SHEET: **C3**
OF C4 SHEETS

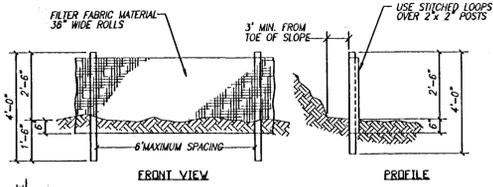


AS BUILT

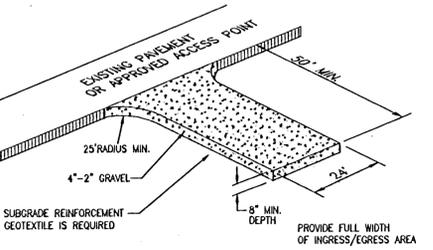




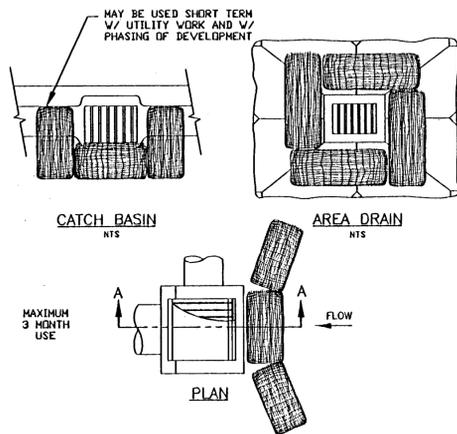
WATERLINE DETAIL
N.T.S.



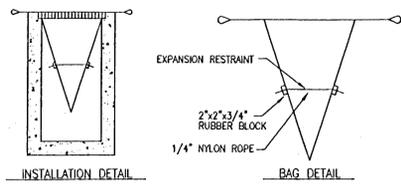
SEDIMENT FENCE
N.T.S.



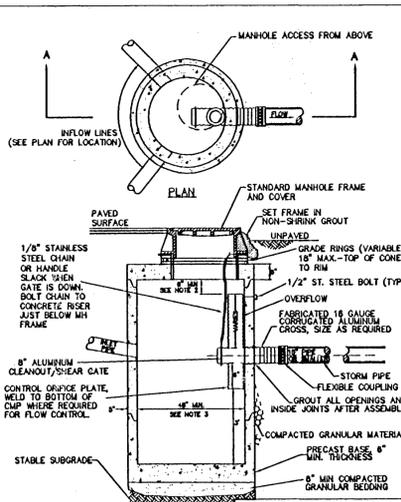
GRAVEL CONSTRUCTION ENTRANCE
N.T.S.



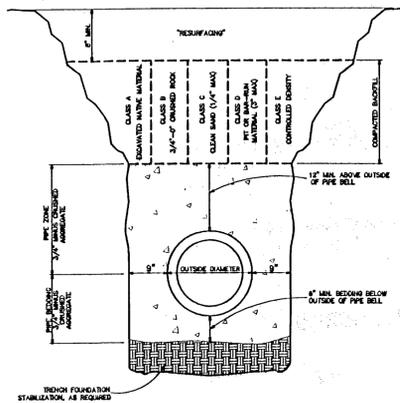
BIOFILTER BAGS FOR TEMPORARY INLET PROTECTION
N.T.S.



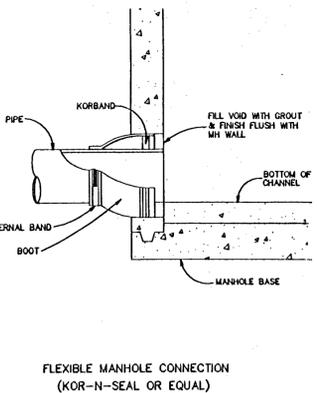
FILTER BAG INLET ENTRANCE
N.T.S.



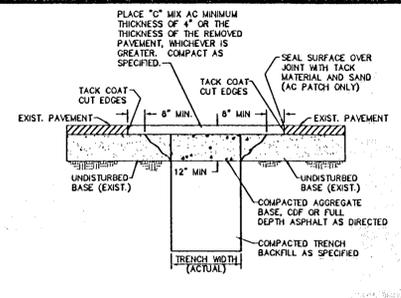
Pollution / Flow Control Manhole
N.T.S.



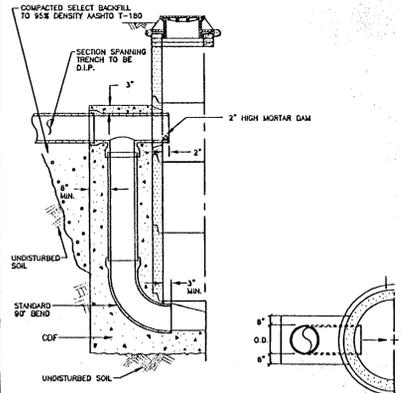
Trench Backfill, Bedding and Pipe Zone
N.T.S.



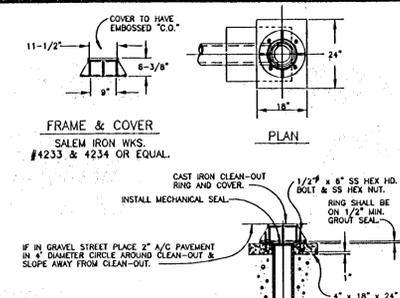
Flexible Manhole Connection
N.T.S.



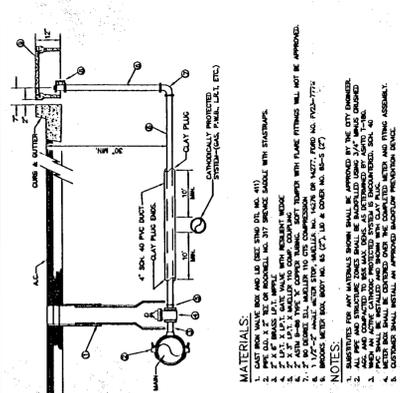
Street T-Cut
N.T.S.



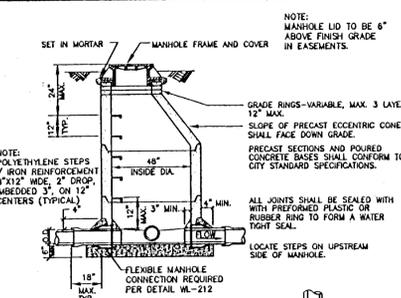
Outside Drop Manhole
N.T.S.



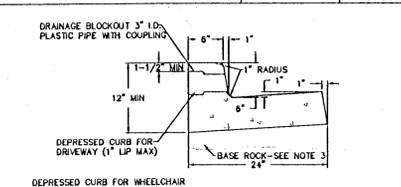
Standard Clean Out
N.T.S.



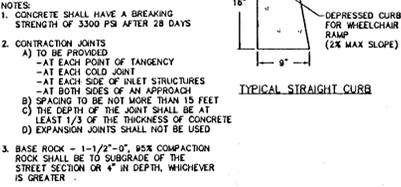
Standard 1 1/2" - 2" Single Service
N.T.S.



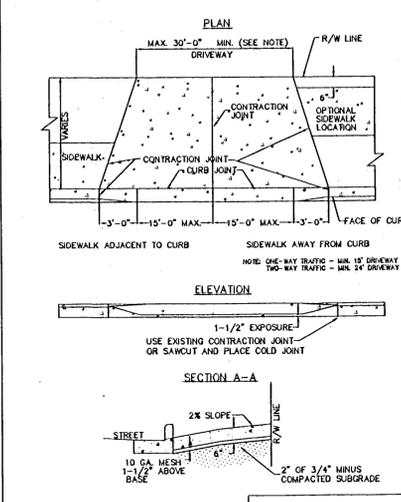
Standard Manhole for Less than 36" Pipe
N.T.S.



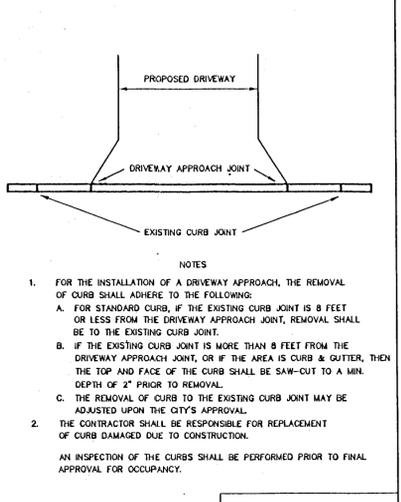
Typical Curb & Gutter
N.T.S.



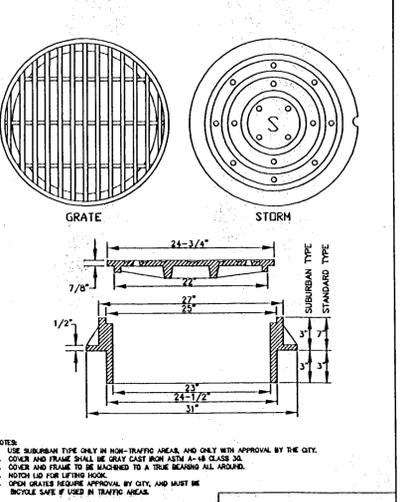
Typical Curbs
N.T.S.



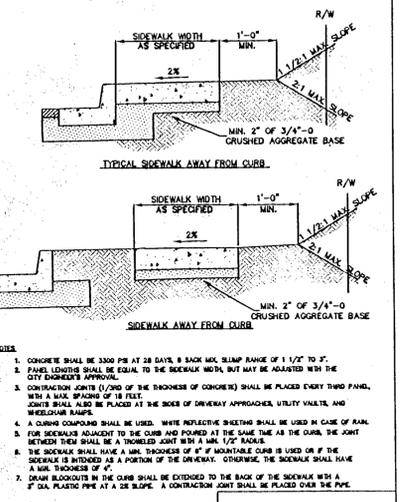
Commercial Driveway
N.T.S.



Curb Removal and Damage Inspection
N.T.S.



Manhole Covers
N.T.S.



Concrete Sidewalk Cross Section
N.T.S.