

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>John Boyd</i>	PROJECT NO(S). <i>MISC-16-01</i>	
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S)	TOTAL

Type of Review (Please check all that apply):

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Historic Review | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal and Review (AP) * | <input type="checkbox"/> Legislative Plan or Change | <input checked="" type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Lot Line Adjustment (LLA) */** | <input type="checkbox"/> Time Extension * |
| <input type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Pre-Application Conference (PA) */** | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Hillside Protection & Erosion Control | | |

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address:

6123 and 6175 Skyline Dr.

Assessor's Map No.: 21E25AD

Tax Lot(s): 09900, 09901

Total Land Area: .98 acre

Brief Description of Proposal:

Temporary construction use of properties during the Bolton Reservoir Replacement Project.

Applicant Name: Lance Calvert, P.E., Public Works Director/City Engineer
(please print)

Phone: 503-722-5516

Address: 22500 Salamo Rd.

Email: lcalvert@westlinnoregon.gov

City State Zip: West Linn, OR 97068

Owner Name (required): City of West Linn
(please print)

Phone: 503-657-0331

Address: 22500 Salamo Rd.

Email:

City State Zip: West Linn, OR 97068

Consultant Name: N/A
(please print)

Phone:

Address:

Email:

City State Zip:

1. All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**

2. The owner/applicant or their representative should be present at all public hearings.

3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.

4. **Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application.**

One (1) complete set of digital application materials must also be submitted on CD in PDF format.

If large sets of plans are required in application please submit only two sets.

* No CD required / ** Only one hard-copy set needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

[Signature]
Applicant's signature

1/14/16
Date

[Signature]
Owner's signature (required)

1/14/16
Date



CITY OF
West Linn

**BOLTON RESERVOIR REPLACEMENT
TEMPORARY USE PERMIT APPLICATION
6123 AND 6175 SKYLINE DRIVE**

OWNER: City of West Linn
22500 Salamo Rd.
West Linn, OR 97068

APPLICANT: City of West Linn Public Works
Lance Calvert, P.E., Public Works Director/City Engineer
Erich Lais, P.E., Assistant City Engineer
22500 Salamo Rd., Suite 800
West Linn, OR 97068

SITE INFORMATION: 6123 Skyline Dr., West Linn, OR 97068
Assessor's Map 21E25AD, Tax Lot 09900, R-10 Zoning
32,503 square feet/0.75 acres

6175 Skyline Dr., West Linn, OR 97068
Assessor's Map 21E25AD, Tax Lot 09901, R-10 Zoning
10,001 square feet/0.23 acres

APPROVAL CRITERIA: Community Development Code (CDC) Chapters 11 Single Family Residential Detached, 35 Temporary Structures and Uses, 42 Clear Vision Areas, 46 Off Street Parking, Loading and Reservoir Areas, 48 Access, Egress and Circulation.

INTRODUCTION AND BACKGROUND

This application is a request for temporary use of the properties at 6123 and 6175 Skyline Drive for construction related uses including material and equipment storage, construction office space, construction staging, and construction parking for the Bolton Reservoir Replacement Project. These properties are directly adjacent to the Bolton Reservoir site. These properties were purchased by the City at the February 9th, 2015 meeting by City Council under Resolution 2015-02 (attached for reference) with the express purpose for use during construction of the Bolton Reservoir.

Use of the two sites during construction provides many benefits to the public, the contractor, and the City. These benefits include greatly reducing truck trips to the site (approximately 1,000 to 1,700 less truck trips) due to the ability to stockpile excavated soil for reservoir backfilling onsite, improving construction efficiency and safety, reducing the need for shoring the reservoir excavation, improving construction access/staging, and reducing the number of large trees needing to be cleared from the Reservoir site. Net savings of public funds are estimated at \$175,000. Both properties will be restored, designated as surplus, and sold following completion of construction in accordance with the Resolution 2015-02.

RESPONSES TO APPLICABLE CDC APPROVAL CRITERIA

I. CHAPTER 11, SINGLE-FAMILY RESIDENTIAL DETACHED AND ATTACHED, R-10

11.050 USES AND DEVELOPMENT PERMITTED UNDER PRESCRIBED CONDITIONS

The following uses are allowed in this zone under prescribed conditions.

...

3. Temporary uses, subject to the provisions of Chapter 35 CDC.

RESPONSE: Temporary uses, such as those for short-term construction-related uses are permitted in R-10 zones subject to City approval and the provisions of Chapter 35, which this application will address. The proposed temporary use is for Bolton Reservoir staging and construction-related uses at 6123 and 6175 Skyline Drive and is currently anticipated to be needed through the scheduled project completion date of November 2017.

11.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

Except as may be otherwise provided by the provisions of this code, the following are the requirements for uses within this zone:

1. The minimum lot size shall be 10,000 square feet for a single-family detached unit.
2. The minimum front lot line length or the minimum lot width at the front lot line shall be 35 feet.
3. The average minimum lot width shall be 50 feet.
4. *Repealed by Ord. 1622.*
5. Except as specified in CDC 25.070(C)(1) through (4) for the Willamette Historic District, the minimum yard dimensions or minimum building setback area from the lot line shall be:
 - a. For the front yard, 20 feet; except for steeply sloped lots where the provisions of CDC 41.010 shall apply.
 - b. For an interior side yard, seven and one-half feet.
 - c. For a side yard abutting a street, 15 feet.
 - d. For a rear yard, 20 feet.
6. The maximum building height shall be 35 feet, except for steeply sloped lots in which case the provisions of Chapter 41 CDC shall apply.
7. The maximum lot coverage shall be 35 percent.

8. The minimum width of an accessway to a lot which does not abut a street or a flag lot shall be 15 feet.
9. The floor area ratio shall be 0.45. Type I and II lands shall not be counted toward lot area when determining allowable floor area ratio, except that a minimum floor area ratio of 0.30 shall be allowed regardless of the classification of lands within the property. That 30 percent shall be based upon the entire property including Type I and II lands. Existing residences in excess of this standard may be replaced to their prior dimensions when damaged without the requirement that the homeowner obtain a non-conforming structures permit under Chapter 66 CDC.
10. The sidewall provisions of Chapter 43 CDC shall apply.

RESPONSE: No new lots or permanent structures are proposed at this time. Lot sizes conform to the R-10 zoning.

II. CHAPTER 35, TEMPORARY USES AND STRUCTURES

35.010 APPLICABILITY

Notwithstanding the limitations of use established by this code, the approval authority can authorize temporary uses consistent with the provisions of this chapter. (Ord. 1613 § 6, 2013)

RESPONSE: This temporary use application is submitted for approval in accordance with Chapter 35.

35.020 EXEMPTIONS

The following temporary uses and structures are exempt from the provisions of this chapter:

- A. Construction related uses including, but not limited to, trailers and staging areas, on sites approved for the associated development.
- B. Portable outdoor storage units or similar structures as are typically used for storing items in conjunction with a move, minor remodel, or construction project that will remain on site 14 days or less during a given calendar year. (Ord. 1613 § 6, 2013)

RESPONSE: This temporary use application is for a construction-related use during the Bolton Reservoir Replacement Project. The proposed use is not an allowed exemption under this section because it is not taking place on a site clearly approved under the Bolton Reservoir Replacement Project Conditional Use/Design Review Permit. The site use will continue until conclusion of construction in approximately November 2017, well beyond the 14 day exemption.

35.030 TEMPORARY USE STANDARDS

- A. Temporary uses shall be approved if they meet the following standards:
 1. Sites accommodating a temporary use shall be appropriate for the proposed use, as determined by the approval authority with consideration of the following:
 - a. The proposed site shall have adequate parking and circulation space consistent with Chapter 46 CDC, Off-Street Parking, Loading and Reservoir Areas; safe ingress and egress consistent with Chapter 48 CDC, Access, Egress and Circulation; and adequate line of sight and vision clearance per Chapter 42 CDC, Clear Vision Areas.

RESPONSE: The sites, at just under one acre combined, have more than adequate parking and circulation space to meet the needs of the contractor and have safe ingress/egress and clear vision clearance in accordance with City code requirements. The sites are not open to the public and no new permanent structures will be placed on them. Applicable elements of these chapters will be addressed in detail further on in this document.

- b. The proposed site shall have a paved or graveled surface sufficient to avoid dust generation and mud tracking from anticipated traffic or erosion control measures, consistent with Clackamas County Erosion Prevention and Sediment Control Planning and Design Manual, rev. 2008, and shall be used to keep any mud, sediment and dust on site.

RESPONSE: The site will be maintained in accordance with the current Clackamas County Erosion Prevention and Sediment Control Planning and Design Manual and as shown in the attached erosion control plans. Both the contractor and City staff will regularly inspect the erosion control measures to ensure their adequacy. The existing home at 6123 Skyline Drive has been properly demolished and the site has been surrounded by sediment fence and erosion control measures. Downstream catch basins have sediment control protections, and access to the 6123 Skyline Drive site will be via an approved rock/gravel construction entrance. Any off-site tracking shall be cleaned up promptly by the contractor per City code.

The existing home and paved asphalt driveway at 6175 Skyline Drive will remain for use as a job-site construction office. No grading or actual construction activities will take place on the 6175 Skyline Drive site. Regular construction coordination meetings will take place in the home. The home and grove of protected trees will remain to provide a screen and buffer of construction activities for residents to the west.

Non-significant tree removal has been completed according to code and with the approval of the City Arborist under the Bolton Reservoir building/tree removal permit. Remaining trees on the site will be protected at the dripline plus ten feet with fencing per the approved tree protection plan (attached). Construction noise levels will be maintained in accordance with all City codes, including Municipal Code section 5.487, "Sound Levels and Noise."

c. The proposed use shall conform to all applicable requirements of Chapter [27](#) CDC, Flood Management Areas; Chapter [28](#) CDC, Willamette and Tualatin River Protection; Chapter [32](#) CDC, Water Resource Area Protection; and other City regulations.

RESPONSE: This site is not within a Flood Management, Water Resource, or Willamette/Tualatin River Protection Area. This criteria is not applicable.

d. The proposed temporary use shall not be materially detrimental to the public welfare, or injurious to the property or improvements in the immediate vicinity.

RESPONSE: Use of the temporary site provides a benefit as part of public improvements to the area with no detrimental impact to property in the vicinity. Benefits include greatly reducing truck trips to and from the site due to the ability to stockpile soil onsite, improving construction efficiency, reducing the need for shoring the reservoir excavation, improving construction access/staging, and reducing the number of large trees needing to be cleared from the Reservoir site.

2. The approval authority may require that structures and trailers allowed as temporary uses for more than 60 days be screened from the view of occupants of any abutting residential and commercial structures, consistent with Chapter [44](#) CDC, unless the applicant demonstrates that such screening is not needed.

RESPONSE: No temporary structures are proposed. Existing fences, grading, and vegetation already substantially screen the site from adjacent properties. The existing home at 6175 Skyline Drive and a grove of protected trees behind this property will remain to provide a buffer between primary construction activities on 6123 Skyline Drive and residents to the west.

3. Drop boxes, trailers, or structures that serve a similar function are allowed, consistent with subsection A of this section, for registered nonprofit, religious or benevolent groups, orders or associations, when they are proposed to be located in General Commercial, Office Business Center, Campus Industrial, General Industrial, or Neighborhood Commercial districts. Drop boxes and structures serving a similar function, not including trailers, shall not exceed seven feet in height or have a footprint of more than 25 square feet on a single site. Their color shall be limited to earth tones.

RESPONSE: Drop boxes for nonprofit, religious, associations or other similar uses are not proposed for this site. This criteria is not applicable.

4. The property owner has authorized the proposed temporary use in writing.

RESPONSE: The City is the property owner.

B. The approval authority may attach conditions to any temporary use approval as needed to achieve compliance with the applicable standards of this section or otherwise protect public health, safety, and welfare. (Ord. 1613 § 6, 2013; amended during July 2014 supplement)

RESPONSE: As the applicant, we see no additional conditions necessary to meet standards.

35.050 DURATION OF TEMPORARY USES

Temporary uses may be allowed for up to 60 days, with one additional renewal for no greater duration than the original approval, except as follows:

A. Construction trailers and associated parking and staging areas beyond the site approved for the associated development may be allowed for the duration of active construction projects.

RESPONSE: The proposed temporary use is for construction staging, construction office space, and material/equipment storage and is requested for the duration of the construction project. Currently, it is estimated that the need for the temporary use will continue through November 2017.

B. Drop boxes, structures serving a similar function, and trailers authorized under CDC 35.030(A) will be allowed indefinitely, but they will be revoked if they are unused or abandoned for a period of 60 days or if material is not contained by the drop box or trailer and allowed to accumulate outside of the drop box, structure, or trailer.

Upon revocation of the approval, the applicant shall be responsible for removing the drop box, structure, or trailer unless it is abandoned; in that case, removal shall be the responsibility of the property owner.

RESPONSE: Drop boxes for nonprofit, religious, associations or other similar uses are not proposed for this site. This criteria is not applicable.

C. Temporary uses approved by the City Council pursuant to CDC 99.060(C)(1)(d) shall be for up to one year with one possible renewal of up to one year, for a maximum of two years. (Ord. 1613 § 6, 2013)

RESPONSE: Work at the Bolton Reservoir is not anticipated to be complete until November 2017. The duration of this temporary use is expected to exceed one year and will require renewal.

42.020 CLEAR VISION AREAS REQUIRED, USES PROHIBITED

A. A clear vision area shall be maintained on the corners of all property adjacent to an intersection as provided by CDC 42.040 and 42.050.

B. A clear vision area shall contain no planting, fence, wall, structure or temporary or permanent obstruction (except for an occasional utility pole or tree) exceeding three feet in height, measured from the top of the curb, or, where no curb exists, from the street centerline grade, except that trees exceeding this height may be located in this area, provided all branches below eight feet are removed. (Ord. 1192, 1987)

RESPONSE: A clear vision area in accordance with this code will be maintained at all site accesses.

42.050 COMPUTATION; ACCESSWAY LESS THAN 24 FEET IN WIDTH

The clear vision area for street and accessway intersections (accessways having less than 24 feet in width) shall be that triangular area whose base extends 30 feet along the street right-of-way line in both

directions from the centerline of the accessway at the front setback line of a single-family and two-family residence, and 30 feet back from the property line on all other types of uses.

RESPONSE: A 30 foot clear vision area will be maintained in accordance with this code at all site accesses.

46.020 APPLICABILITY AND GENERAL PROVISIONS

A. At the time a structure is erected or enlarged, or the use of a structure or unit of land is changed within any zone, parking spaces, loading areas and reservoir areas shall be provided in accordance with the requirements of this chapter unless other requirements are otherwise established as a part of the development approval process.

B. The provision and maintenance of off-street parking and loading spaces are the continuing obligation of the property owner.

C. No building or other permit shall be issued until plans are approved that show the property that is and will remain available for exclusive use as off-street parking and loading space as required by this chapter.

D. Required parking spaces and loading areas shall be improved to the standards contained in this chapter and shall be available for use at the time of the final building inspection except as provided in CDC [46.150](#). (Ord. 1463, 2000; Ord. 1622 § 25, 2014; Ord. 1636 § 30, 2014)

RESPONSE: The proposed use is temporary staging of equipment and materials for construction of the new Bolton Reservoir. No permanent structures are proposed for this temporary use. Parking not directly associated with the construction project is not proposed and no permanent surfacing is planned. This criteria is not applicable.

46.090 MINIMUM PARKING SPACE REQUIREMENTS

RESPONSE: As the proposed use is temporary staging for construction of the new Bolton Reservoir, there are no minimum number of parking spaces required. The sites will sufficiently accommodate the contractor and City's needs for staging, storage, and parking related to Reservoir construction.

48.010 PURPOSE

The purpose of this chapter is to ensure that efficient, safe, and well-directed vehicular, bicycle, and pedestrian access, circulation, and egress are designed into development proposals. Access management seeks to balance mobility, the need to provide efficient, safe and timely travel with the ability to allow access to individual properties. Proper implementation of access management techniques should guarantee reduced congestion, reduced accident rates, less need for roadway widening, conservation of energy, and reduced air pollution. (Ord. 1584, 2008)

RESPONSE: Access will be at the location of driveways that already access the sites. These accesses provide clear and safe ingress and egress to the sites.

48.040 MINIMUM VEHICLE REQUIREMENTS FOR NON-RESIDENTIAL USES

Access, egress, and circulation system for all non-residential uses shall not be less than the following:

A. Service drives for non-residential uses shall be fully improved with hard surface pavement:

1. With a minimum of 24-foot width when accommodating two-way traffic; or
2. With a minimum of 15-foot width when accommodating one-way traffic. Horizontal clearance shall be two and one-half feet wide on either side of the driveway.
3. Meet the requirements of CDC [48.030](#)(E)(3) through (6).
4. Pickup window driveways may be 12 feet wide unless the Fire Chief determines additional width is required.

B. All non-residential uses shall be served by one or more service drives as determined necessary to provide convenient and safe access to the property and designed according to CDC [48.030](#)(A). In no case

shall the design of the service drive or drives require or facilitate the backward movement or other maneuvering of a vehicle within a street, other than an alley.

C. All on-site maneuvering and/or access drives shall be maintained pursuant to CDC [46.130](#).

D. Gated accessways to non-residential uses are prohibited unless required for public safety or security. (Ord. 1408, 1998, Ord. 1463, 2000)

RESPONSE: Construction access to 6123 Skyline will be maintained with a rock and gravel entrance designed to control dirt and mud from leaving the site in accordance with City erosion control standards. Access to the 6175 Skyline Drive property will be left asphalt as-is to accommodate smaller personnel vehicles using the existing home as a construction office.

SUMMARY

Applicable criteria of the Community Development Code have been met or exceeded in this application for temporary use of the 6123 and 6175 Skyline Drive properties for construction purposes during replacement of the Bolton Reservoir. These properties are critical to the timely and efficient construction of the new Bolton Reservoir to serve the citizens of West Linn. These properties were purchased publically with the express intention to be used for the Bolton Reservoir Replacement Project. Use of the two sites during construction provides many monetary and community benefits to the public, the contractor, and the City. The applicant courteously requests approval of this temporary use permit.

RESOLUTION NO. 2015 - 02

**A RESOLUTION AUTHORIZING THE PURCHASE OF
6123 SKYLINE DRIVE AND 6175 SKYLINE DRIVE, WEST LINN, OREGON,
TO AID IN THE CONSTRUCTION OF THE BOLTON RESERVOIR REPLACEMENT**

WHEREAS, the Bolton Reservoir is in need of replacement; and

WHEREAS, the City has entered into a contract for the design and engineering of the Bolton Reservoir replacement that includes an evaluation of potential sites for the new reservoir;

WHEREAS, the City Council has determined that the current site of the Bolton Reservoir will be the location for the replacement reservoir;

WHEREAS, construction at the current site on Skyline Drive would necessitate the purchase of nearby properties for staging and construction purposes;

WHEREAS, the property owners of 6123 Skyline Drive and 6175 Skyline Drive are willing sellers of properties that could be used for staging and construction purposes; and

WHEREAS, West Linn City Charter, Chapter XI, Section 46(d) requires the City Council to determine the appropriate designation of the property.

NOW, THEREFORE, THE CITY OF WEST LINN RESOLVES AS FOLLOWS:


SECTION 1. Designation of Bolton Reservoir Site. The City Council designates the current site of the Bolton Reservoir as the location for the replacement reservoir.

SECTION 2. Acquisition of Properties. The City Council authorizes the City Manager to purchase the properties located at 6123 Skyline Drive and 6175 Skyline Drive, West Linn, with money from the water fund. The City Council authorizes the City Attorney to undertake any actions necessary to facilitate the purchase of the properties.

SECTION 3. Designation of Properties. The properties located at 6123 Skyline Drive and 6175 Skyline Drive, West Linn shall be designated as city-owned properties upon acquisition.

SECTION 4. Surplus of Properties. The City Council authorizes the purchase of these properties with the intent to surplus and sell the properties after the Bolton Reservoir replacement is completed. Any proceeds received from the future sale of the properties would be deposited in the water fund.

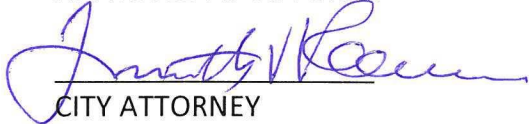
This resolution was PASSED and ADOPTED this 9th day of February, 2015, and takes effect upon passage.


JOHN KOVASH, MAYOR

ATTEST:


KATHY MOLLUSKY, CITY RECORDER

APPROVED AS TO FORM:


CITY ATTORNEY



Agenda Report 2015-02-09-02

Date: January 30, 2015

To: John Kovash, Mayor
Members, West Linn City Council

From: Megan Thornton, Assistant City Attorney

Through: Chris Jordan, City Manager *CJ*

Subject: Resolution 2015-02, Purchase of 6123 and 6175 Skyline Drive

Purpose

Staff is seeking authorization from the Council to proceed with the purchase of 6123 and 6175 Skyline Drive.

Question(s) for Council:

Does Council wish the City to proceed with purchasing the properties on Skyline Drive?

Public Hearing Required:

None required.

Background & Discussion:

Staff evaluated options to purchase properties near Bolton Reservoir to aid in the future construction of the replacement for the Bolton Reservoir. During site visits to the Bolton Reservoir, staff identified two neighboring properties that would be advantageous to own if future construction occurs in that location. Staff approached the property owners about the purchase of the properties, and after determining that there was interest from the property owners, staff obtained authority to conduct appraisals.

Council directed staff to complete appraisals and contact the owners of 6123 and 6175 Skyline Drive regarding purchasing their properties, with the caveat that the purchases would require the Bolton Reservoir to be placed in its current location. The inspections were completed on June 3, 2014, and the appraisals were completed on June 19, 2014. On August 7, 2014, at the direction of the City Council, staff offered the owners the appraised values for their properties. In August, both owners expressed a desire to accept the appraised value and work with the City to establish acceptable terms for the purchase of the properties. Resolution 2015-02 will allow staff to move forward with the purchase of the properties.

Budget Impact:

Approximately \$385,000 for 6123 Skyline Drive.

Approximately \$220,000 for 6175 Skyline Drive.

Council Options:

1. Pass Resolution 2015-02 directing staff to undertake any actions necessary to facilitate purchasing the properties.

2. Do not pass the Resolution and direct staff on how to proceed.

Staff Recommendation:

Staff recommends that Council adopt Resolution 15-02 authorizing the purchase of the properties.

Potential Motion:

Move to adopt Resolution 2015-02, authorizing the purchase of 6123 Skyline Drive and 6175 Skyline Drive to aid in the construction of the Bolton Reservoir Replacement.

Attachments:

1. Resolution 2015-02
2. Murray, Smith & Assoc. December 1, 2014, Memorandum

[illegible]

1. OWNER HAS APPROXIMATELY 160 LF OF EXISTING DECORATIVE METAL FENCE. SUPPLIER SHALL MATCH FENCE STYLE. DECORATIVE METAL FENCE SHALL BE AEGIS II MAJESTIC BY AMERISTAR. CONTRACTOR SHALL TRANSPORT FENCING FROM CITY FACILITIES FOR INSTALLATION.
2. COORDINATE FENCE REMOVAL WITH ADJACENT PROPERTY OWNERS. PROVIDE 2 WEEK WRITTEN NOTICE TO CITY PRIOR TO REMOVAL OF FENCING.
3. PROVIDE FENCING STOP TO ALLOW ROLL BACK ACCESS TO UTILITY EASEMENT.

SCALE


HORIZ: AS SHOWN

NOTICE

0 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

4. PRUNING OF THE TREES SHALL BE COMPLETED AS ONE OF THE LAST STEPS OF THE LANDSCAPING PROCESS BEFORE THE FINAL PLACEMENT OF TREES, SHRUBS, GROUND COVERS, MULCH OR SEEDING.

		Murray, Smith & Associates, Inc. Engineers/Planners 121 S.E. Salmon, Suite 900 Portland, Oregon 97204 PHONE 503-225-9010 FAX 503-225-9022		DATE: SEPTEMBER 2015	
PROJECT NAME: CITY OF WEST LINN, OREGON BOLTON RESERVOIR REPLACEMENT PROJECT NO. PW 14-06				SHEET TITLE: RESERVOIR SITE TREE REMOVAL AND PROTECTION PLAN	
SCALE:		VERT. AS SHOWN HORIZ. AS SHOWN			
0		1 NOTICE IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE			
NO.		DATE		REVISION	
DESIGNED: VLM		SHEET		BY	
DRAWN: DKH		C-A2		18 of 167	
CHECKED: TPB		APPROVED: TPB		RENEWS 12-31-16	

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ESC PLAN FOR 1200-C SITES

SHEET INDEX

EROSION AND SEDIMENT CONTROL PLANS

- ESC-1 EROSION AND SEDIMENT CONTROL COVER SHEET
ESC-2 EROSION AND SEDIMENT CONTROL SCHEDULES A & B - INITIAL CLEARING AND GRADING
ESC-3 EROSION AND SEDIMENT CONTROL SCHEDULES A & B - FINAL GRADING
ESC-4 EROSION AND SEDIMENT CONTROL SCHEDULES C - TYPICAL PIPELINE INSTALLATION MEASURES
ESC-5 EROSION AND SEDIMENT CONTROL SCHEDULE D - PLAN 1
ESC-6 EROSION AND SEDIMENT CONTROL SCHEDULE D - PLAN 2
ESC-7 EROSION AND SEDIMENT CONTROL SCHEDULE D - PLAN 3
ESC-8 EROSION AND SEDIMENT CONTROL SCHEDULE D - PLAN 4
ESC-9 EROSION AND SEDIMENT CONTROL ALL SCHEDULES - STANDARD DETAILS - 1
ESC-10 EROSION AND SEDIMENT CONTROL ALL SCHEDULES - STANDARD DETAILS - 2

OWNER:

CITY OF WEST LINN
CONTACT: KHOI LE, CIVIL ENGINEER II
22500 SALAMO, RD
WEST LINN, OR 97068
PHONE: (503) 722-5517

PLANNING / ENGINEERING:

MURRAY, SMITH & ASSOCIATES
CONTACT: JUSTIN FORD, P.E.
121 SW SALMON (SUITE 900)
PORTLAND, OR 97204
PHONE: (503) 225-9010

NARRATIVE DESCRIPTIONS:

EXISTING SITE CONDITIONS

* WATER RESERVOIR, PUMP STATION BUILDING; CITY OF WEST LINN ROADWAYS AND RIGHTS-OF-WAY

DEVELOPED CONDITIONS

* WATER RESERVOIR, PUMP STATION BUILDING, ASSOCIATED UTILITIES (WATER AND STORM PIPING), WATER MAIN, SIDEWALK, AND STREET IMPROVEMENTS.

NATURE OF CONSTRUCTION ACTIVITY AND ESTIMATED TIME TABLE

- * MOBILIZATION & PIPING IMPROVEMENTS (12/2015-4/2016)
- * DEMOLITION, MASS EXCAVATION & GROUND IMPROVEMENT (4/2016-9/2016)
- * RESERVOIR CONSTRUCTION (9/2016-5/2017)

DISTURBED AREAS = SCHEDULES A & B: RESERVOIR & PUMP STATION = 2.8 ACRES
SCHEDULE C: WATER MAIN = 0.7 ACRES
SCHEDULE D: SIDEWALK AND ROAD IMPROVEMENTS = 1.7 ACRES

TOTAL DISTURBED AREA = 5.2 ACRES

SITE SOIL CLASSIFICATION:

LANDSLIDE DEPOSITS, SILT (PORTLAND HILLS), ALLUVIAL DEPOSITS, FINE GRAINED SAND, CLAYEY SILT, DECOMPOSED BASALT.

RECEIVING WATER BODIES:

BOLTON CREEK AND MADDAX CREEK DRAINAGE BASINS

ATTENTION EXCAVATORS:

OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6699.

PERMITTEE'S SITE INSPECTOR:

NAME: _____
COMPANY/AGENCY: _____
PHONE: _____
FAX: _____
E-MAIL: _____
DESCRIPTION OF EXPERIENCE: _____

THE PERMITTEE IS REQUIRED TO MEET ALL THE CONDITIONS OF THE 1200C PERMIT. THIS ESCP AND GENERAL CONDITIONS HAVE BEEN DEVELOPED TO FACILITATE COMPLIANCE WITH THE 1200C PERMIT REQUIREMENTS. IN CASES OF DISCREPANCIES OR OMISSIONS, THE 1200C PERMIT REQUIREMENTS SUPERCEDE REQUIREMENTS OF THIS PLAN.

INSPECTION FREQUENCY:

SITE CONDITION	MINIMUM FREQUENCY
1. ACTIVE PERIOD	DAILY WHEN STORMWATER RUNOFF, INCLUDING RUNOFF FROM SNOWMELT, IS OCCURRING; AT LEAST ONCE EVERY TWO WEEKS, REGARDLESS OF WHETHER OR NOT RUNOFF IS OCCURRING.
2. PRIOR TO THE SITE BECOMING INACTIVE OR IN ANTICIPATION OF SITE INACCESSIBILITY.	ONCE TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE IN WORKING ORDER. ANY NECESSARY MAINTENANCE AND REPAIR MUST BE MADE PRIOR TO LEAVING THE SITE.
3. INACTIVE PERIODS GREATER THAN FOURTEEN (14) CALENDAR DAYS.	ONCE EVERY TWO (2) WEEKS.
4. PERIODS DURING WHICH THE SITE IS INACCESSIBLE DUE TO INCLEMENT WEATHER.	IF PRACTICAL, INSPECTIONS MUST OCCUR DAILY AT A RELEVANT AND ACCESSIBLE DISCHARGE POINT OR DOWNSTREAM LOCATION.

- * HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS. (SCHEDULE A.8.C.I.(3))
- * ALL INSPECTIONS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS.
- * INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS.
- * RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. DURING INACTIVE PERIODS OF GREATER THAN SEVEN (7) CONSECUTIVE CALENDAR DAYS, RETAIN THE ESCP AT THE CONSTRUCTION SITE OR AT ANOTHER LOCATION. (SCHEDULE B.2.A)

LOCAL AGENCY-SPECIFIC EROSION CONTROL NOTES:

1. WHEN RAINFALL AND RUNOFF OCCURS DAILY INSPECTIONS OF THE EROSION AND SEDIMENT CONTROLS AND DISCHARGE OUTFALLS MUST BE PROVIDED BY SOME ONE KNOWLEDGEABLE AND EXPERIENCED IN THE PRINCIPLES, PRACTICES, INSTALLATION, AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS WHO WORKS FOR THE PERMITTEE.
2. CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND FROM OCTOBER 1 THROUGH MAY 31 EACH YEAR.
3. DURING WET WEATHER PERIOD, TEMPORARY STABILIZATION OF THE SITE MUST OCCUR AT THE END OF EACH WORK DAY.
4. SEDIMENT CONTROLS MUST BE INSTALLED AND MAINTAINED ON ALL DOWN GRADIENT SIDES OF THE CONSTRUCTION SITE AT ALL TIMES DURING CONSTRUCTION. THEY MUST REMAIN IN PLACE UNTIL PERMANENT VEGETATION OR OTHER PERMANENT COVERING OF EXPOSED SOIL IS ESTABLISHED.
5. ALL ACTIVE INLETS MUST HAVE SEDIMENT CONTROLS INSTALLED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. UNLESS OTHERWISE APPROVED, A SURFACE MOUNTED AND ATTACHABLE, U-SHAPED FILTER BAG IS REQUIRED FOR ALL CURB INLET CATCH BASINS.
6. 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 DEPARTMENT OF STATE LANDS REQUIRED TIME FRAME.
7. SEDIMENT MUST NOT BE INTENTIONALLY WASHED INTO STORM SEWERS, DRAINAGE WAYS, OR WATER BODIES.
8. SEDIMENT MUST BE REMOVED FROM BEHIND ALL SEDIMENT CONTROL MEASURES WHEN IT HAS REACHED A HEIGHT OF 1/3RD THE BARRIER HEIGHT, AND PRIOR TO THE CONTROL MEASURES REMOVAL.
9. CLEANING OF ALL STRUCTURES WITH SUMPS MUST OCCUR WHEN THE SEDIMENT RETENTION CAPACITY HAS BEEN REDUCED BY 50% AND AT COMPLETION OF PROJECT.
10. ANY USE OF TOXIC OR OTHER HAZARDOUS MATERIALS MUST INCLUDE PROPER STORAGE, APPLICATION, AND DISPOSAL.
11. THE PERMITTEE MUST PROPERLY MANAGE HAZARDOUS WASTES, USED OILS, CONTAMINATED SOILS, CONCRETE WASTE, SANITARY WASTE, LIQUID WASTE, OR OTHER TOXIC SUBSTANCES DISCOVERED OR GENERATED DURING CONSTRUCTION.
12. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS. NUTRIENT RELEASES FROM FERTILIZERS TO SURFACE WATERS MUST BE MINIMIZED. TIME RELEASE FERTILIZERS SHOULD BE USED AND CARE SHOULD BE MADE IN APPLICATION OF FERTILIZERS WITHIN ANY WATER WAY RIPARIAN ZONE.
13. DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH CURRENT CITY OF WEST LINN PUBLIC WORKS STANDARDS AND STATE, AND FEDERAL REGULATIONS.
14. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BOUNDARIES OF THE CLEARING LIMITS, VEGETATED BUFFERS, AND ANY SENSITIVE AREAS SHOWN ON THIS PLAN SHALL BE CLEARLY DELINEATED IN THE FIELD. UNLESS OTHERWISE APPROVED, NO DISTURBANCE IS PERMITTED BEYOND THE CLEARING LIMITS. THE PERMITTEE MUST MAINTAIN THE DELINEATION FOR THE DURATION OF THE PROJECT. NOTE: VEGETATED CORRIDORS TO BE DELINEATED WITH ORANGE CONSTRUCTION FENCE OR APPROVED EQUAL.
15. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BMPs THAT MUST BE INSTALLED ARE GRAVEL CONSTRUCTION ENTRANCE, PERIMETER SEDIMENT CONTROL, AND INLET PROTECTION. THESE BMPs MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT.
16. IF VEGETATIVE SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 1ST; THE TYPE AND PERCENTAGES OF SEED IN THE MIX ARE AS IDENTIFIED ON THE PLANS OR AS SPECIFIED BY THE DESIGN ENGINEER.
17. 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.
18. ALL PUMPING OF SEDIMENT LADEN WATER MUST BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP (I.E. FILTER BAG).
19. THE ESC PLAN MUST BE KEPT ONSITE. ALL MEASURES SHOWN ON THE PLAN MUST BE INSTALLED PROPERLY TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER A SURFACE WATER SYSTEM, ROADWAY, OR OTHER PROPERTIES.
20. THE ESC MEASURES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE MEASURES SHALL BE UPGRADED AS NEEDED TO MAINTAIN COMPLIANCE WITH ALL REGULATIONS.
21. WRITTEN ESC LOGS ARE SUGGESTED TO BE MAINTAINED ONSITE AND AVAILABLE TO CITY OF WEST LINN INSPECTORS UPON REQUEST.
22. IN AREAS SUBJECT TO WIND EROSION, APPROPRIATE BMPs MUST BE USED WHICH MAY INCLUDE THE APPLICATION OF FINE WATER SPRAYING, PLASTIC SHEETING, MULCHING, OR OTHER APPROVED MEASURES.
23. ALL EXPOSED SOILS MUST BE COVERED DURING WET WEATHER PERIOD.

STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES:

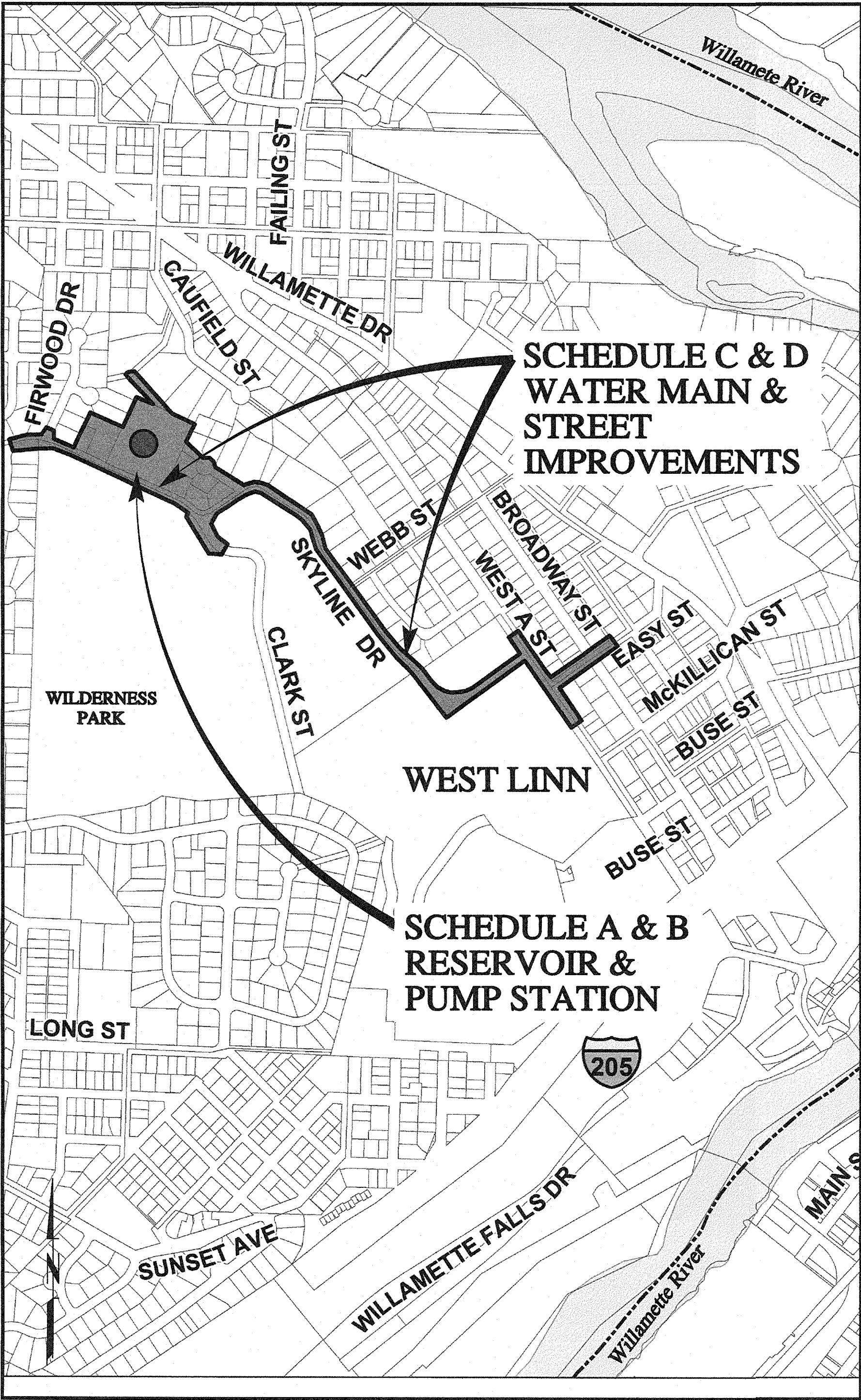
1. ALL PERMIT REGISTRANTS MUST IMPLEMENT THE ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE ESCP IS A VIOLATION OF THE PERMIT. (SCHEDULE A.8.A)
2. SUBMISSION OF ALL ESCP REVISIONS IS NOT REQUIRED. SUBMITTAL OF THE ESCP REVISIONS IS ONLY UNDER SPECIFIC CONDITIONS. SUBMIT ALL NECESSARY REVISION TO DEQ OR AGENT. (SCHEDULE A.12.C.II)
3. PHASE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION. (SCHEDULE A.8.C.II.(1)(D))
4. PRESERVE EXISTING VEGETATION WHEN PRACTICAL AND RE-VEGETATE OPEN AREAS. RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION. IDENTIFY THE TYPE OF VEGETATIVE SEED MIX USED. (SCHEDULE A.7.B.II.(1) AND A.7.B.II.(3))
5. ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK. (SCHEDULE A.8.C.I.(6))
6. APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES AND FOR ALL ROADWAYS INCLUDING GRAVEL ROADWAYS. (SCHEDULE A.8.C.I.(2))
7. IMPLEMENT THE FOLLOWING BMPs WHEN APPLICABLE: WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURES, EMPLOYEE TRAINING ON SPILL PREVENTION AND PROPER DISPOSAL PROCEDURES, SPILL KITS IN ALL VEHICLES, REGULAR MAINTENANCE SCHEDULE FOR VEHICLES AND MACHINERY, MATERIAL DELIVERY AND STORAGE CONTROLS, TRAINING AND SIGNAGE, AND COVERED STORAGE AREAS FOR WASTE AND SUPPLIES. (SCH A.7.E.II)
8. IF A STORMWATER TREATMENT SYSTEM (FOR EXAMPLE, ELECTRO-COAGULATION, FLOCCULATION, FILTRATION, ETC.) FOR SEDIMENT OR OTHER POLLUTANT REMOVAL IS EMPLOYED, SUBMIT AN OPERATION AND MAINTENANCE PLAN (INCLUDING SYSTEM SCHEMATIC, LOCATION OF SYSTEM, LOCATION OF INLET, LOCATION OF DISCHARGE, DISCHARGE DISPERSION DEVICE DESIGN, AND A SAMPLING PLAN AND FREQUENCY) BEFORE OPERATING THE TREATMENT SYSTEM. OBTAIN PLAN APPROVAL BEFORE OPERATING THE TREATMENT SYSTEM. OPERATE AND MAINTAIN THE TREATMENT SYSTEM ACCORDING TO MANUFACTURER'S SPECIFICATIONS. (SCHEDULE A.8.D)
9. TEMPORARILY STABILIZE SOILS AT THE END OF THE SHIFT BEFORE HOLIDAYS AND WEEKENDS, IF NEEDED. THE REGISTRANT IS RESPONSIBLE FOR ENSURING THAT SOILS ARE STABLE DURING RAIN EVENTS AT ALL TIMES OF THE YEAR. (SCHEDULE A.7.B)
10. OTHER SEDIMENT BARRIERS (SUCH AS BIOBAGS): REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH ABOVE GROUND HEIGHT, AND BEFORE BMP REMOVAL. (SCHEDULE A.9.C.II)
11. THE ENTIRE SITE MUST BE TEMPORARILY STABILIZED USING VEGETATION OR A HEAVY MULCH LAYER, TEMPORARY SEEDING, OR OTHER METHOD SHOULD ALL CONSTRUCTION ACTIVITIES CEASE FOR 30 DAYS OR MORE. (SCHEDULE A.7.F.I)
12. PROVIDE TEMPORARY STABILIZATION FOR THAT PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES CEASE FOR 14 DAYS OR MORE WITH A COVERING OF BLOWN STRAW AND A TACKIFIER, LOOSE STRAW, OR AN ADEQUATE COVERING OF COMPOST MULCH UNTIL WORK RESUMES ON THAT PORTION OF THE SITE. (SCHEDULE A.7.F.II)

BMP MATRIX FOR CONSTRUCTION PHASES:

REFER TO DEQ GUIDANCE MANUAL FOR A LIST OF AVAILABLE BMP'S.

	CLEARING	MASS GRADING	UTILITY INSTALLATION	STREET CONSTRUCTION	FINAL STABILIZATION	WET WEATHER (OCT. 1 - MAY 31ST)
EROSION PREVENTION						
PRESERVE NATURAL VEGETATION	**X	X	X	X	X	X
GROUND COVER					X	X
PLASTIC SHEETING						X
DUST CONTROL	X	X	X	X		X
TEMPORARY/ PERMANENT SEEDING		X	X	X	X	X
MATTING					X	X
SEDIMENT CONTROL						
SEDIMENT FENCE (PERIMETER)	**X	X	X	X		X
SEDIMENT FENCE (INTERIOR)			X	X		X
BIO BAGS		X	X	X		X
INLET PROTECTION	**X	X	X	X		X
DEWATERING (GENERAL)			X	X		
STRAW MATLIES			X	X	X	X
FILTER BERM	X	X	X	X		
RUN-OFF CONTROL						
CONSTRUCTION ENTRANCE	**X	X	X	X		
CHECK DAMS	**X	X	X	X	X	
OUTLET PROTECTION	X	X	X	X		
SURFACE ROUGHENING						
POLLUTION PREVENTION						
PROPER SIGNAGE	X	X	X	X	X	X
HAZ WASTE MGMT	X	X	X	X	X	X
SPILL KIT ON-SITE	X	X	X	X	X	X
CONCRETE WASH OUT AREA	X	X	X	X		X

** SIGNIFIES BMP THAT WILL BE INSTALLED PRIOR TO ANY GROUND DISTURBING ACTIVITY.



VICINITY MAP

SCALE: 1"=500'

PROJECT LOCATIONS:

RESERVOIR & PUMP STATION - SCHEDULES A AND B - NORTH OF SKYLINE DRIVE AVE AND WEST OF SKYLINE CIRCLE IN THE CITY OF WEST LINN.

WATER MAIN AND STREET IMPROVEMENTS - SCHEDULES C AND D - PRIMARILY WITHIN THE FOLLOWING RIGHTS-OF-WAY: CLARK STREET, SKYLINE CIRCLE, SKYLINE DRIVE, EASY STREET, BROADWAY STREET, AND BUSE STREET.

RATIONALE STATEMENT

A COMPREHENSIVE LIST OF AVAILABLE BEST MANAGEMENT PRACTICES (BMP) OPTIONS BASED ON DEQ'S GUIDANCE MANUAL HAS BEEN REVIEWED TO COMPLETE THIS EROSION AND SEDIMENT CONTROL PLAN. SOME OF THE ABOVE LISTED BMP'S WERE NOT CHOSEN BECAUSE THEY WERE DETERMINED TO NOT EFFECTIVELY MANAGE EROSION PREVENTION AND SEDIMENT CONTROL FOR THIS PROJECT BASED ON SPECIFIC SITE CONDITIONS, INCLUDING SOIL CONDITIONS TOPOGRAPHIC CONSTRAINTS, ACCESSIBILITY TO THE SITE, AND OTHER RELATED CONDITIONS, AS THE PROJECT PROGRESSES AND THERE IS A NEED TO REVISE THE ESC PLAN, AN ACTION PLAN WILL BE SUBMITTED.

PROPERTY DESCRIPTIONS:

RESERVOIR & PUMP STATION - SCHEDULES A AND B - TOWNSHIP 2 SOUTH, RANGE 1 EAST, SECTION 25, TAXLOT 7100.

WATER MAIN AND STREET IMPROVEMENTS - SCHEDULES C AND D - CITY OF WEST LINN ROADWAYS: CLARK STREET, SKYLINE CIRCLE, SKYLINE DRIVE, EASY STREET, BROADWAY STREET, AND BUSE STREET.

JHF
INITIAL

PROJECT NAME: CITY OF WEST LINN, OREGON
BOLTON RESERVOIR REPLACEMENT
PROJECT NO. PW 14-06
SHEET TITLE: EROSION AND SEDIMENT CONTROL COVER SHEET

Murray, Smith & Associates, Inc.
Engineers/Planners
121 S.W. Salmon, Suite 900
Portland, Oregon 97204
PHONE: 503-225-9010
FAX: 503-225-9022

DATE: SEPTEMBER 2015
MSA PROJECT: 14-1586

NO. DATE REVISION

DESIGNED: JHF
DRAWN: RLF
CHECKED: AHG
APPROVED: TPB

REVISIONS: 12-30-15

SCALE: VERT: AS SHOWN
HORIZ: AS SHOWN
NOTICE: IF THIS BAR DOES NOT MEASURE THE DRAWING IS NOT TO SCALE

BY: SHEET: ESC-1 X of 167

6175 SKYLINE DR

6123 SKYLINE DR

SEDIMENT FENCE, SEE PRE-CONSTRUCTION CLEARING NOTE 2, THIS SHT

EXIST 10' ESMT

EXIST 25' ESMT

EXIST XFMR

EXIST PUMP STATION

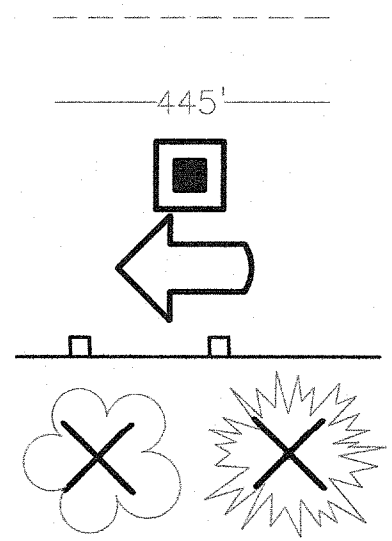
SKYLINE DRIVE

CONST ENTRANCE, SEE PRE-CONSTRUCTION CLEARING NOTE 4, THIS SHT

PLAN

SCALE: 1"=30'

EXISTING CONTOURS (1')
EXISTING CONTOURS (5')
INLET PROTECTION
DRAINAGE FLOW DIRECTION
SEDIMENT FENCING (PERIMETER)
TREES TO BE REMOVED



1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. SEDIMENT BARRIERS APPROVED FOR USE INCLUDE SEDIMENT FENCE, BERMS CONSTRUCTED OUT OF MULCH, CHIPPINGS, OR OTHER SUITABLE MATERIAL, STRAW WATTLES, OR OTHER APPROVED MATERIALS.
3. SENSITIVE RESOURCES INCLUDING, BUT NOT LIMITED TO, TREES, WETLANDS, AND RIPARIAN PROTECTION AREAS SHALL BE CLEARLY DELINEATED WITH ORANGE CONSTRUCTION FENCING OR CHAIN LINK FENCING IN A MANNER THAT IS CLEARLY VISIBLE TO ANYONE IN THE AREA. NO ACTIVITIES ARE PERMITTED TO OCCUR BEYOND THE CONSTRUCTION BARRIER.
4. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, STREET SWEEPING, AND VACUUMING, MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT. SEE DETAIL SHEET ESC-10.
5. RUN-ON AND RUN-OFF CONTROLS SHALL BE IN PLACE AND FUNCTIONING PRIOR TO BEGINNING SUBSTANTIAL CONSTRUCTION ACTIVITIES. RUN-ON AND RUN-OFF CONTROL MEASURES INCLUDE: SLOPE DRAINS (WITH OUTLET PROTECTION), CHECK DAMS, SURFACE ROUGHENING, AND BANK STABILIZATION.
6. LIMIT SPEED OF VEHICLES ON SITE AND MOISTEN HAUL ROADS AS NECESSARY TO CONTROL DUST.

PLAN
SCALE: 1"=30'

1. SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:

- A. VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX.

2. SLOPES AND DISTURBED AREAS TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.

4. TEMPORARY SLOPE AND DISTURBED AREAS STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.

6. EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES EXCEEDING 25% MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.

9. ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED BY APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION SHALL BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.

11. AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERM OR MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY.

13. AVOID PAVING IN WET WEATHER WHEN PAVING CHEMICAL STORM WATER SYSTEM.

15. COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MA SYSTEM.

INLET PROTECTION

- DRAINAGE FLOW DIRECTION

- TREES TO REMAIN AND BE
PROTECTED

- EXISTING CONTOURS (5') ————445'—————

- PROPOSED CONTOURS (10') ———450'———

I. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN

2. "STOCK PILE AREA" SHALL BE DESIGNATED PRIOR TO

3. ALL "SEDIMENT BARRIERS (TO BE INSTALLED AFTER G
INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF
SHOWN ON THESE PLANS.

5. THE STORM WATER FACILITIES SHALL BE CONSTRUCTED PRIOR TO THE STORM WATER SYSTEM FUNCTIONING AND

- ## EROSION CONTROL NOTES
- ① EMERGENCY EROSION CONTROL MATERIALS MUST BE KEPT

① EMERGENCY EROSION CONTROL M

- ② INSTALL, INSPECT, CLEAN, AND MAINTAIN THE WATER-LOADED WATER FROM LEAVING THE

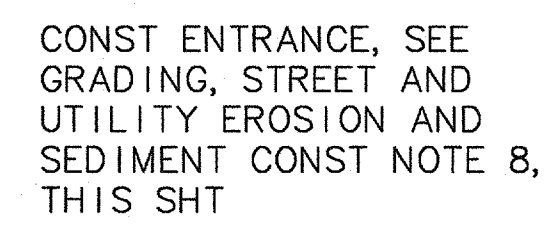
- MAY BE REQUIRED BASED ON SITE
BY CONTRACTOR. OVERLAY SEDIMENT

- SEDIMENT AND SEDIMENT-LOADED
CONSTRUCTION.




- (5) PROTECT CULVERTS FROM SEDIMENT

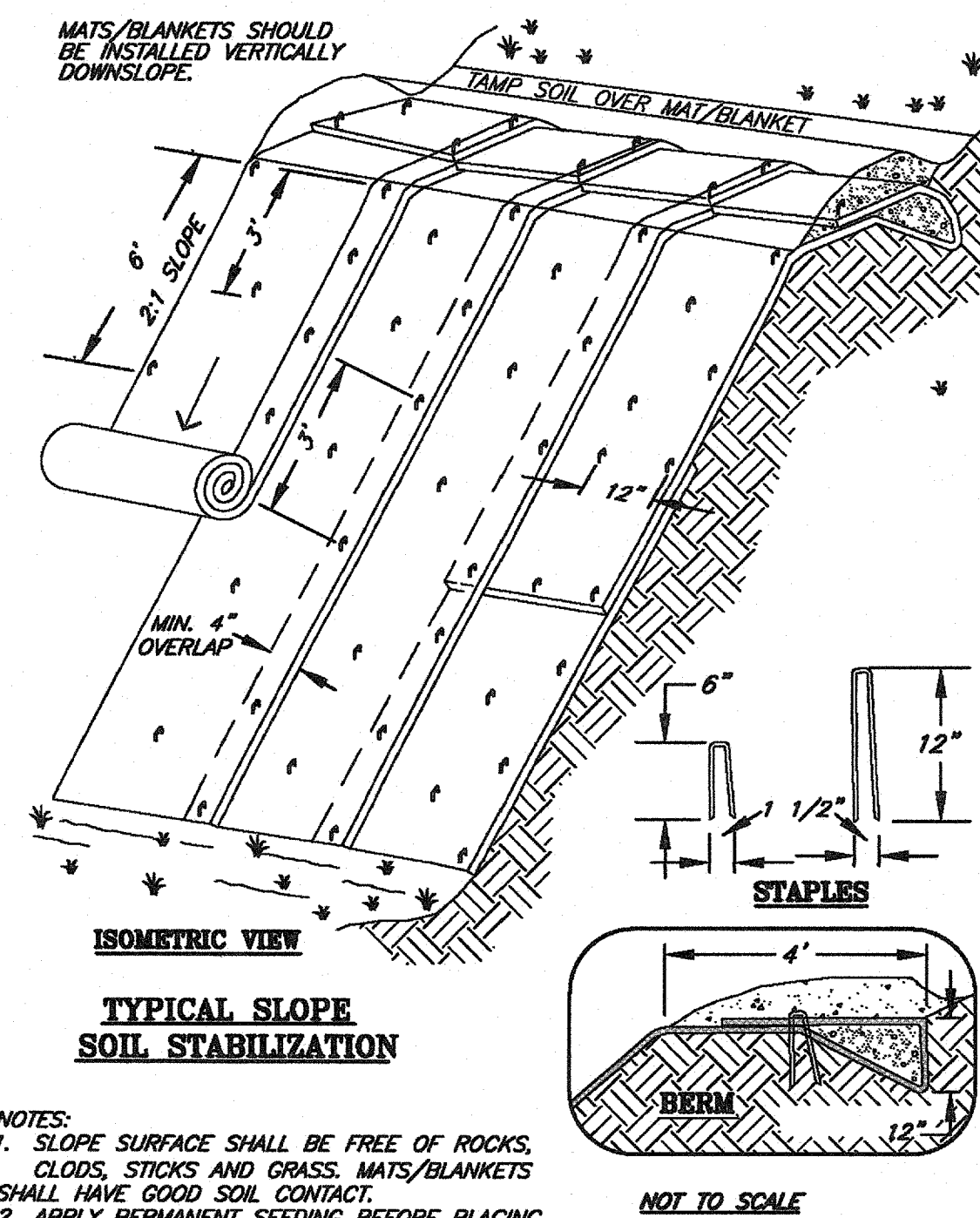
- CONTRACTOR TO A SUITABLE LOCATION

- 



PLAN
SCALE: 1"=30'

 Murray Smith & Associates, Inc. Engineers/Planners 121 S.W. Salmon, Suite 900 Portland, Oregon 97204 PHONE 503-225-9010 FAX 503-225-9022		DATE: SEPTEMBER 2015	
PROJECT NAME: CITY OF WEST LINN, OREGON BOLTON RESERVOIR REPLACEMENT PROJECT NO. PW 14-06		SHEET TITLE: EROSION AND SEDIMENT CONTROL SCHEDULES A & B - CONSTRUCTION AND FINAL GRADING	
SCALE VERT: AS SHOWN HORIZ: AS SHOWN NOTICE  IF THIS BAR DOES NOT MEASURE 1' THEN DRAWING IS NOT TO SCALE		NO. DATE REVISION DESIGNED: JHF DRAWN: RLF CHECKED: AHG APPROVED: TFB	
		SHEET ESC-3 X of 167	



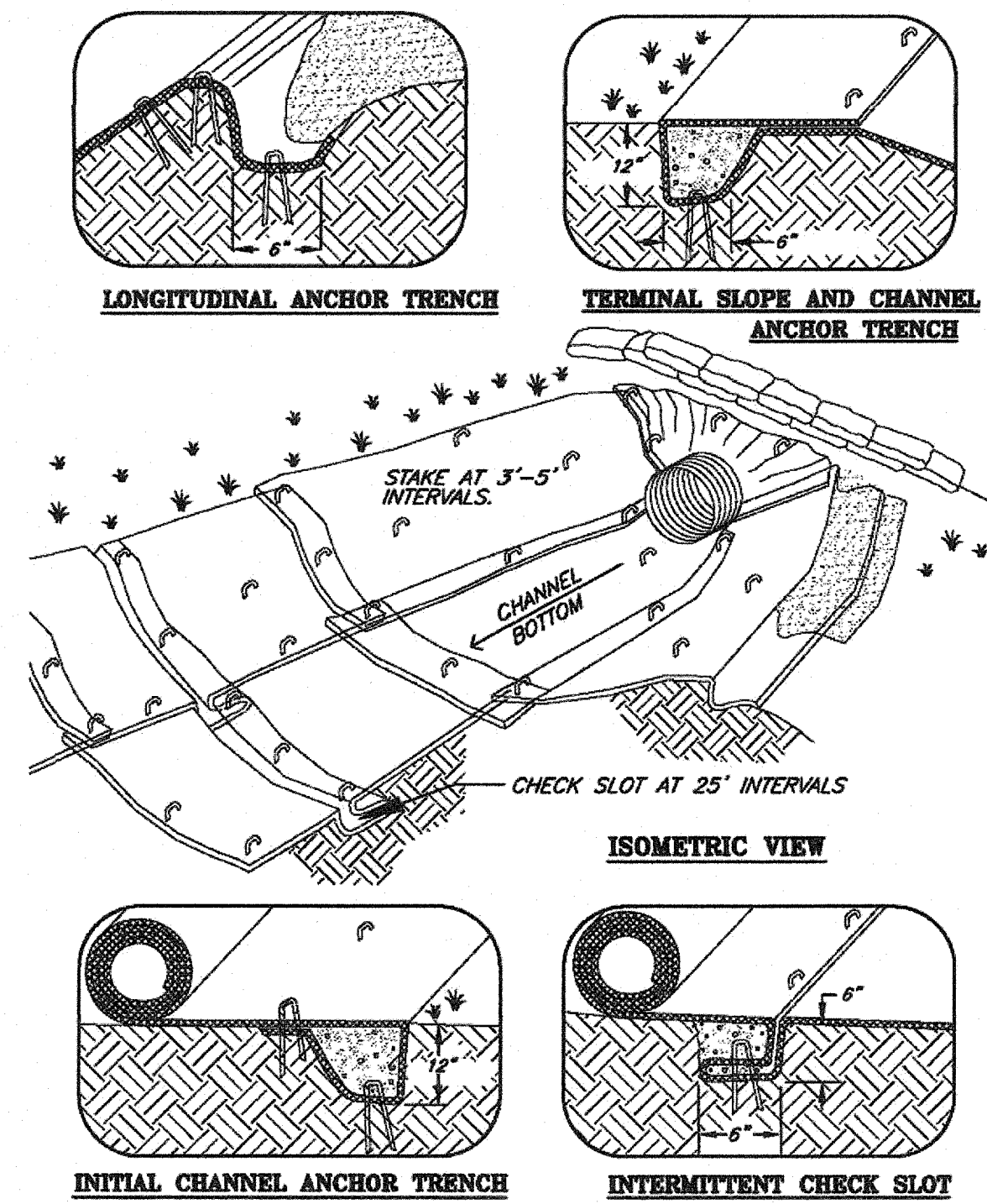
NOTES:

1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLOUDS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
4. STAKING OR STAPLING LAYOUT PER MANUFACTURERS SPECIFICATIONS.

MATTING - SLOPE INSTALLATION

DETAIL DRAWING 4-1

REVISED 01-09



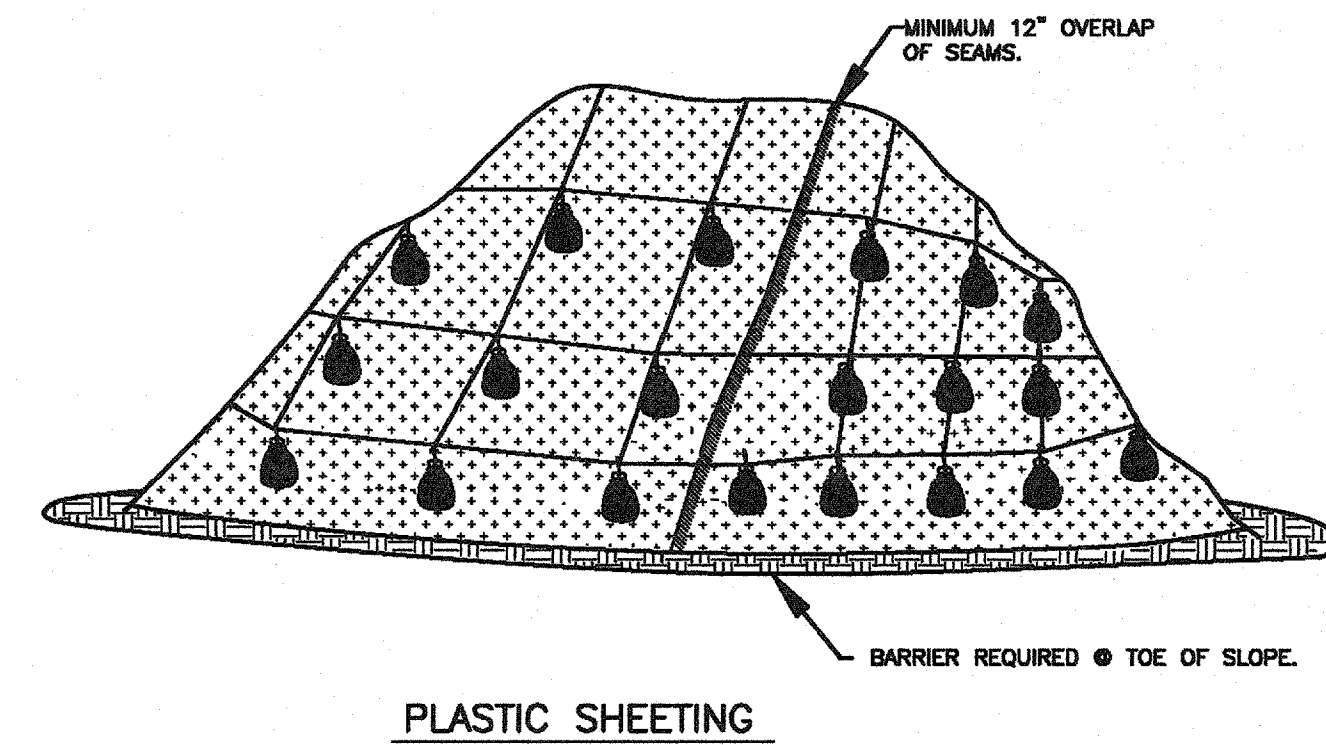
NOTES:

1. CHECK SLOTS TO BE CONSTRUCTED PER MANUFACTURERS SPECIFICATIONS.
2. STAKING OR STAPLING LAYOUT PER MANUFACTURERS SPECIFICATIONS.

MATting - CHANNEL INSTALLATION

DETAIL DRAWING 4-2

REvised 01-09

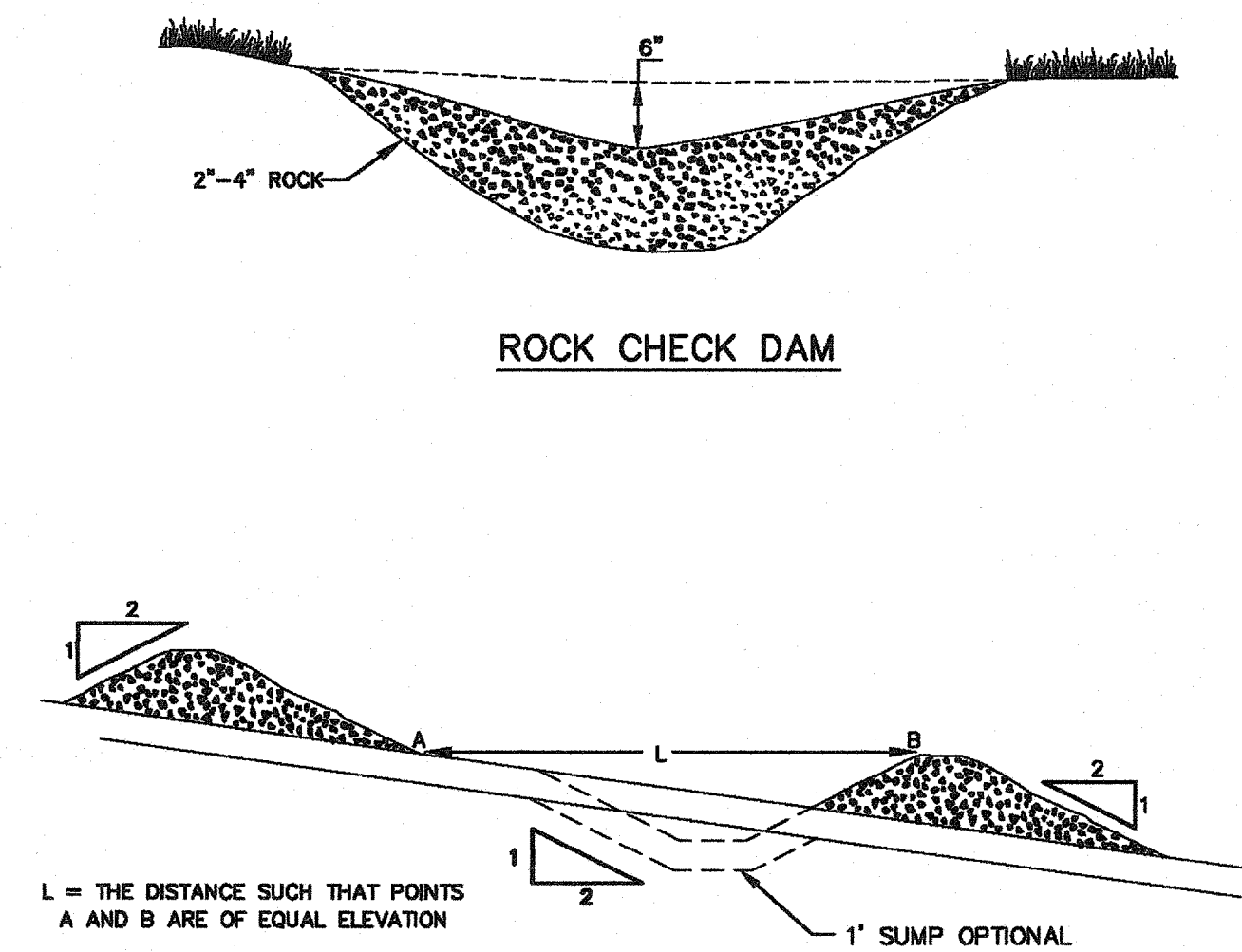


NOTES:

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

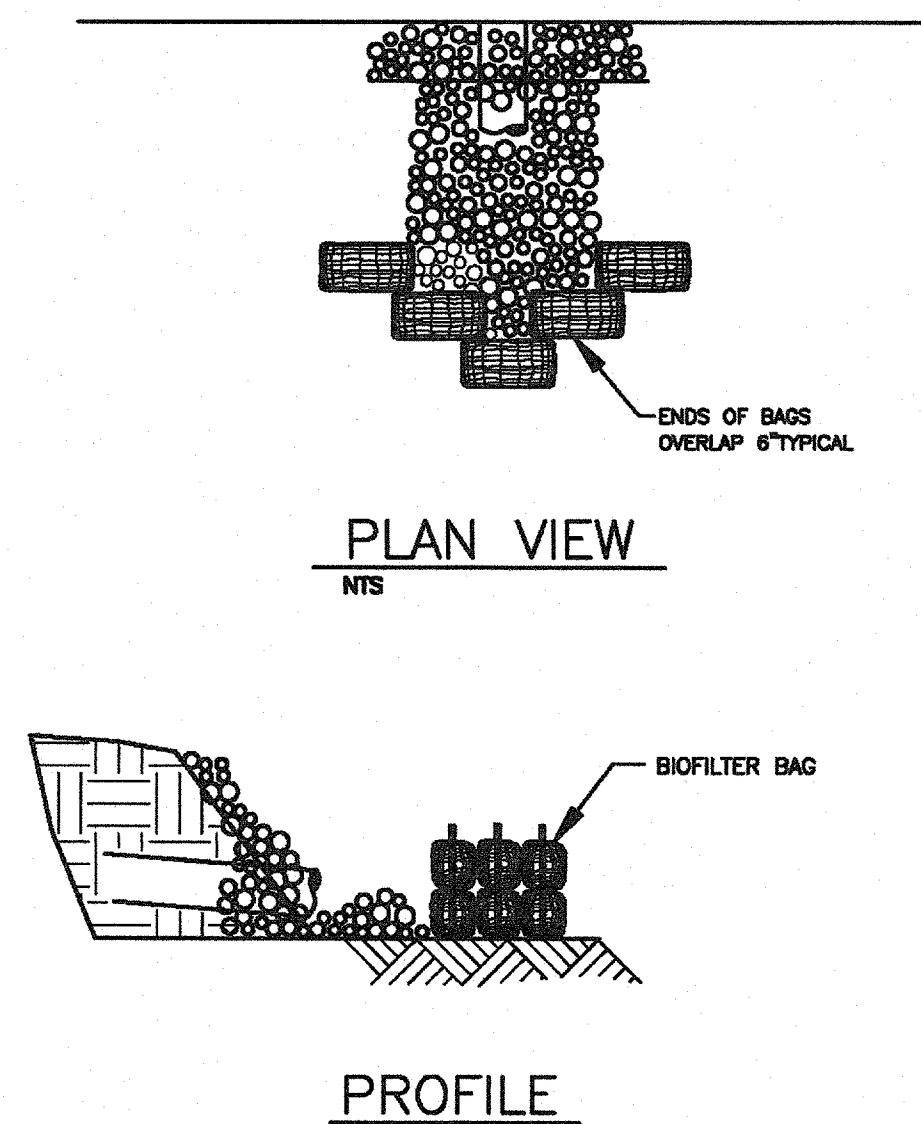
REvised 01-09



SPACING BETWEEN CHECK DAMS

DETAIL DRAWING 4-4

REvised 01-09



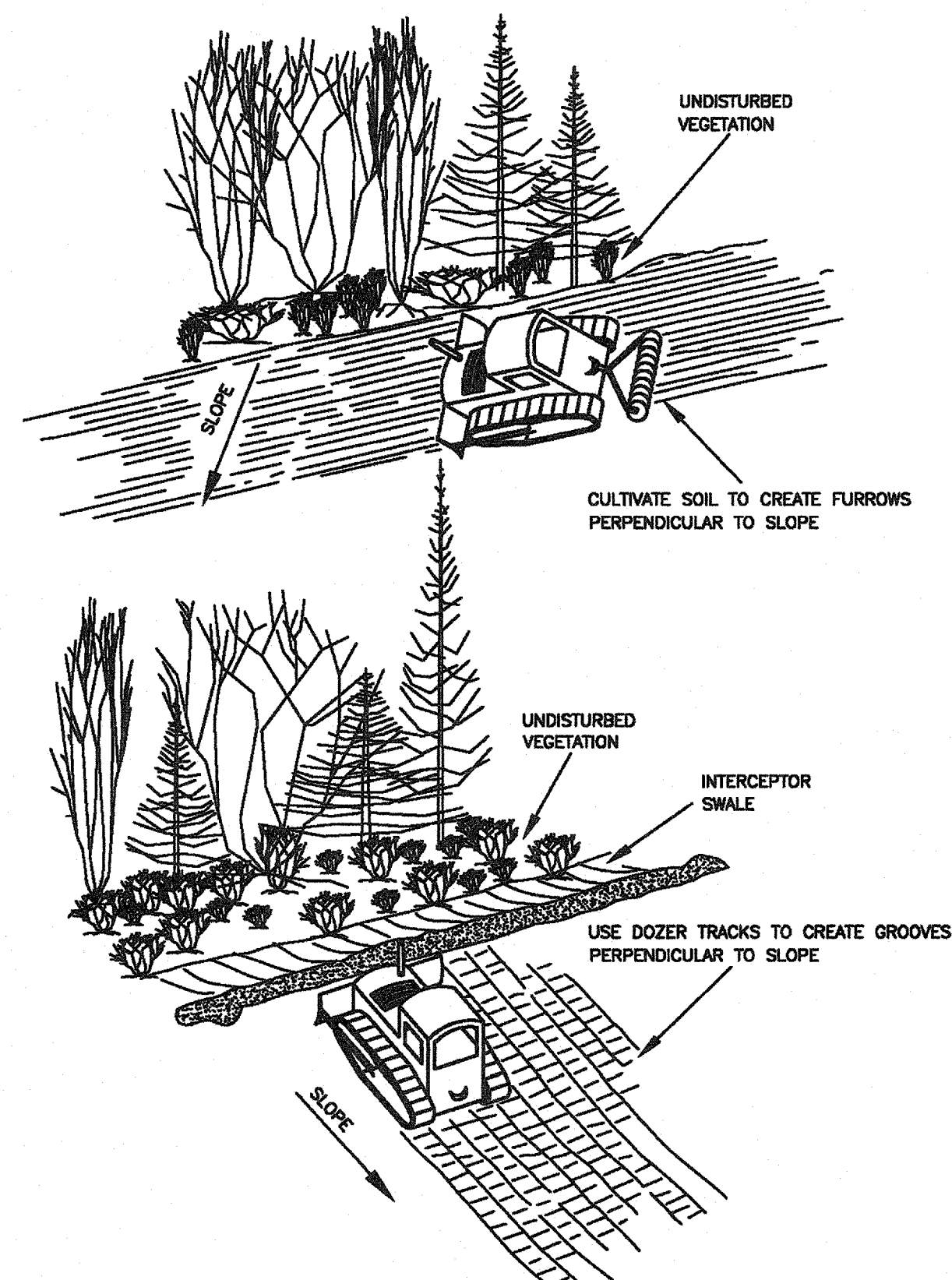
NOTE:

1. BIO BAGS ONLY REQUIRED WHEN DISCHARGING SEDIMENT LADEN WATER.
2. STAKING OF BAGS REQUIRED WITH EITHER METHOD USING (2) 1"x 2" WOOD STAKES OR APPROVED EQUAL PER BAG.

OUTLET PROTECTION - RIP RAP

DETAIL DRAWING 4-7

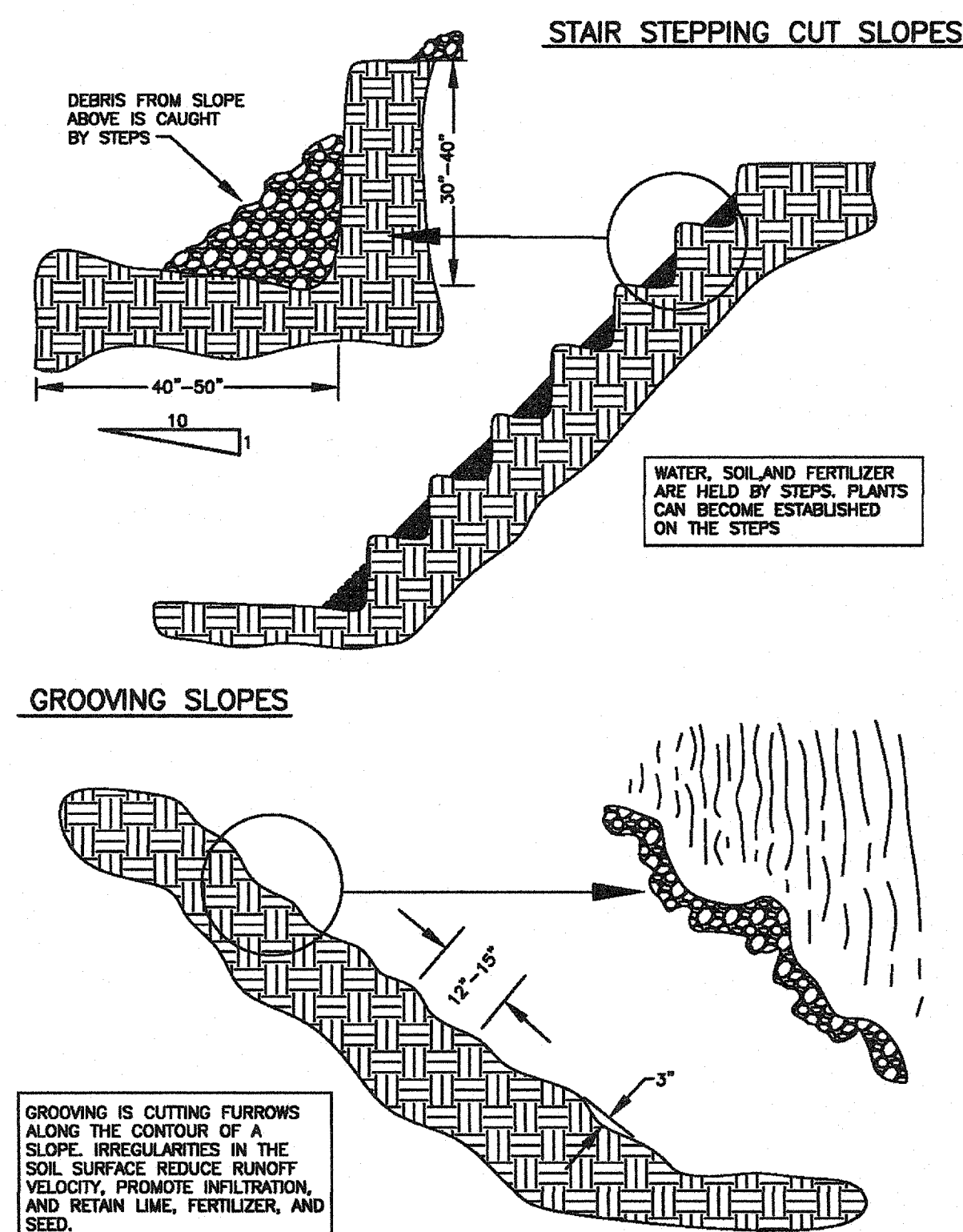
REVISÉD 01-09



SURFACE ROUGHENING - CAT TRACKING

DETAIL DRAWING 4-10

REvised 01-09



SURFACE ROUGHENING - STAIR STEPPING/GROOVING

DETAIL DRAWING 4-11

REvised 01-09

VERT: 1"=5'
HORIZ: 1"=20'

NOTICE

0 1

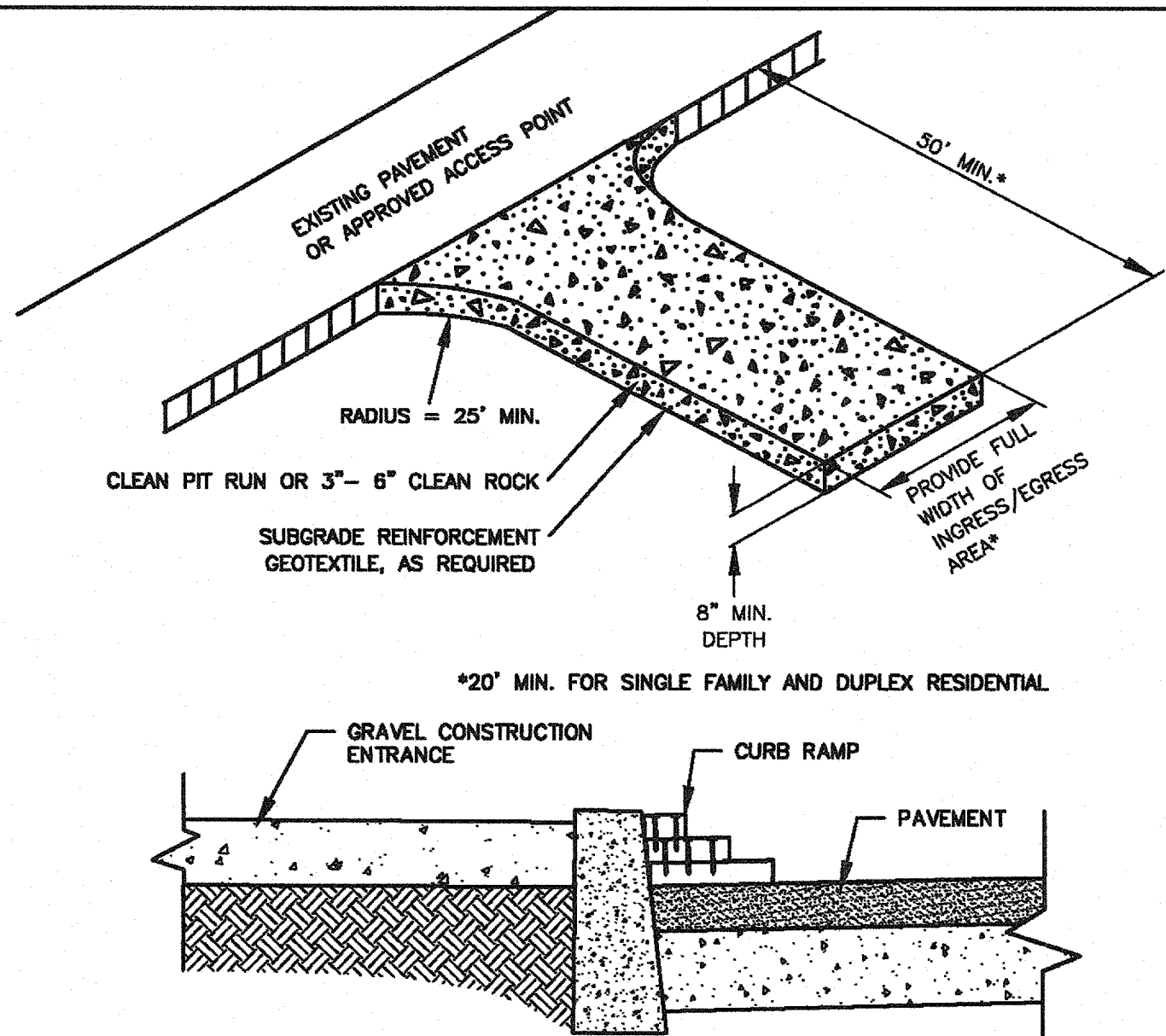
PROJECT NAME: CITY OF WEST LINN, OREGON
BOLTON RESERVOIR REPLACEMENT
PROJECT NO. PW 14-06

**SHEET TITLE: EROSION AND SEDIMENT CONTROL
ALL SCHEDULES -
STANDARD DETAILS - 1**

MSA
Murray Smith & Associates, Inc.
Engineers/Planners
21 S.E. Salmon, Suite 900
Portland, Oregon 97234
PHONE 503-225-9010
FAX 503-225-9022

MSA PROJECT: 14-1586	DATE: SEPTEMBER 2015
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g:\pdx_projects\14\1586 - bolton reservoir replacement\CAD\Sheets\ESC\14-1586-OR-ESC-9-10.dwg ESC-10 9/1/2015 11:44 AM HCM 20.0s (LMS Tech)

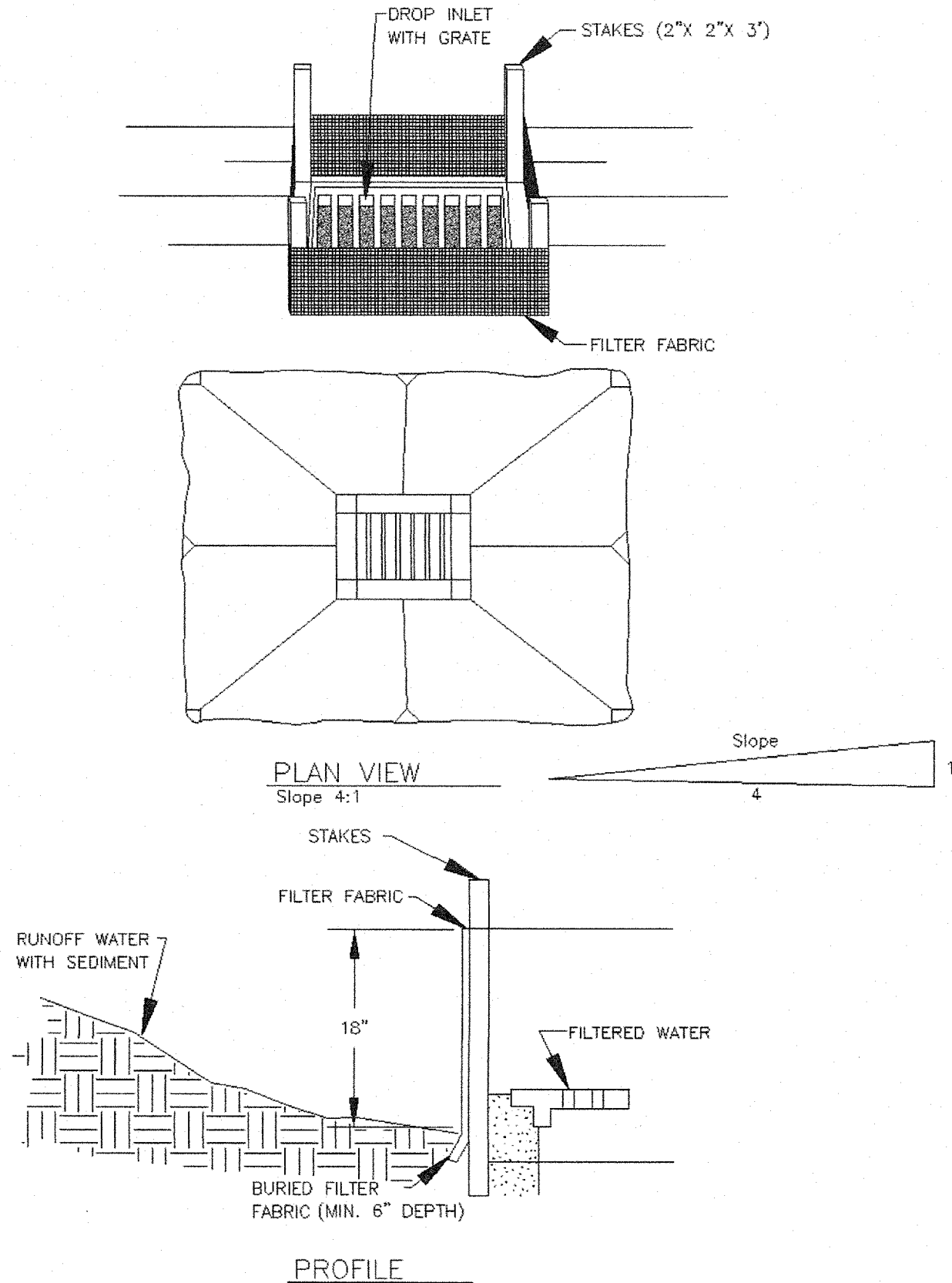


NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC 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 3/4" 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

DETAIL DRAWING 4-13

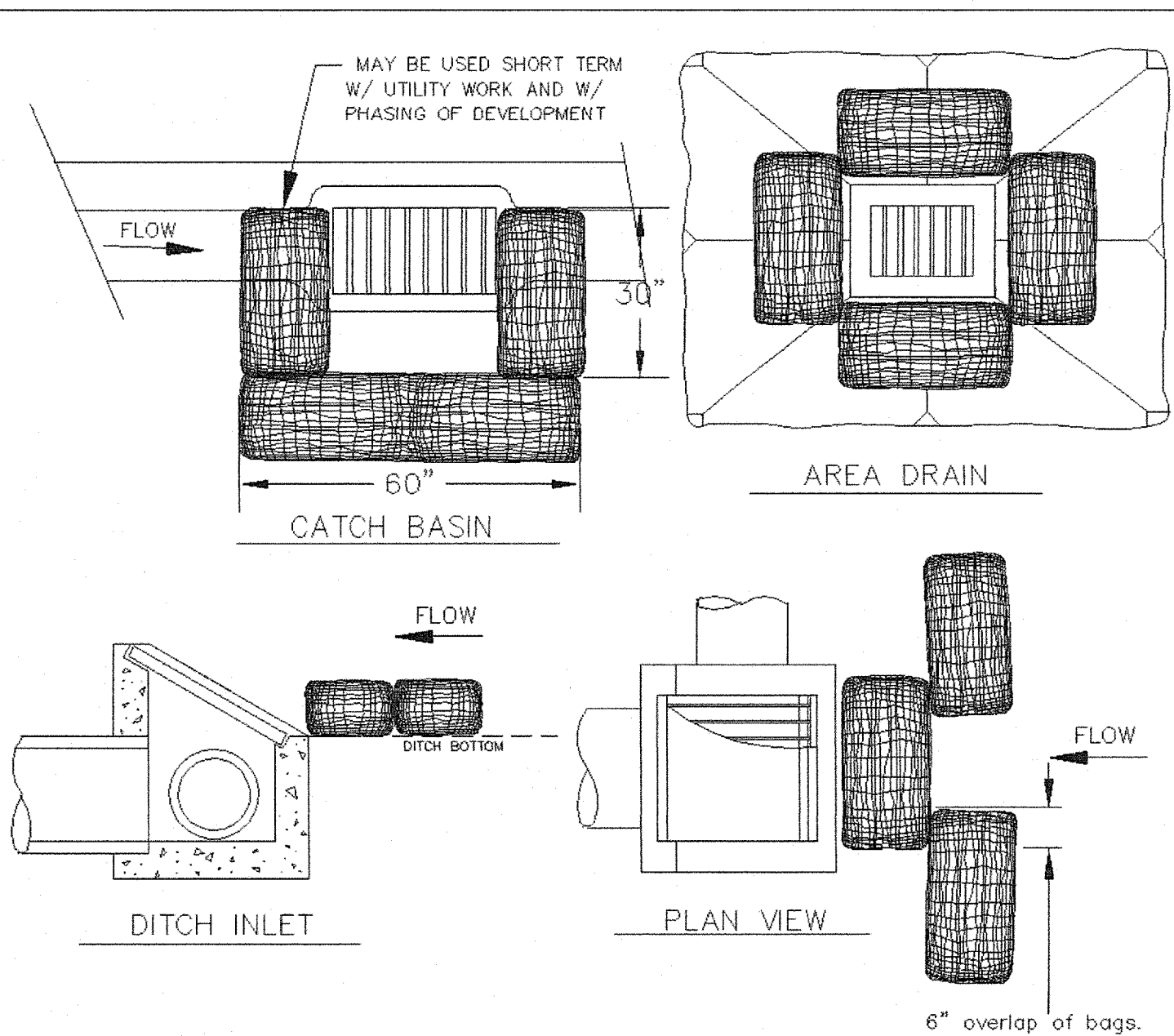
REVISED 01-09



INLET PROTECTION TYPE 3

DETAIL DRAWING 4-11

REVISED 01-09

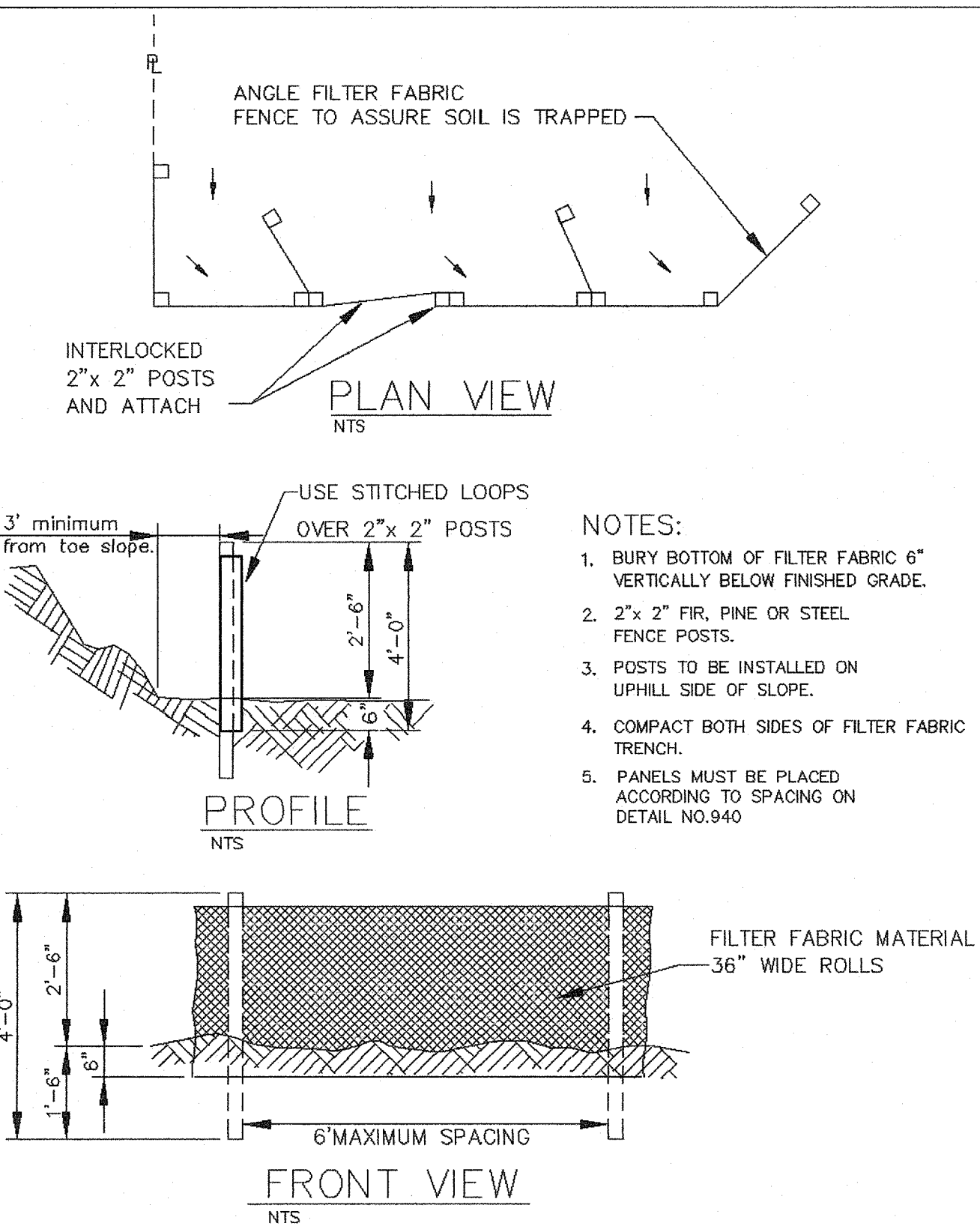


NOTES:
1. ADDITIONAL MEASURES MUST BE CONSIDERED DEPENDING ON SOIL TYPES.
2. BIO-FILTER BAGS SHOULD BE STAKED WHERE APPLICABLE USING
(2) 1"x2" WOODEN STAKES OR APPROVED EQUAL PER BAG.
3. WHEN USING 30" BIO-BAGS TO PROTECT A CATCH BASIN YOU MUST HAVE 4 BAGS AND THEY SHALL BE OVERLAPPED BY 6".

INLET PROTECTION TYPE 4

DETAIL DRAWING 4-18

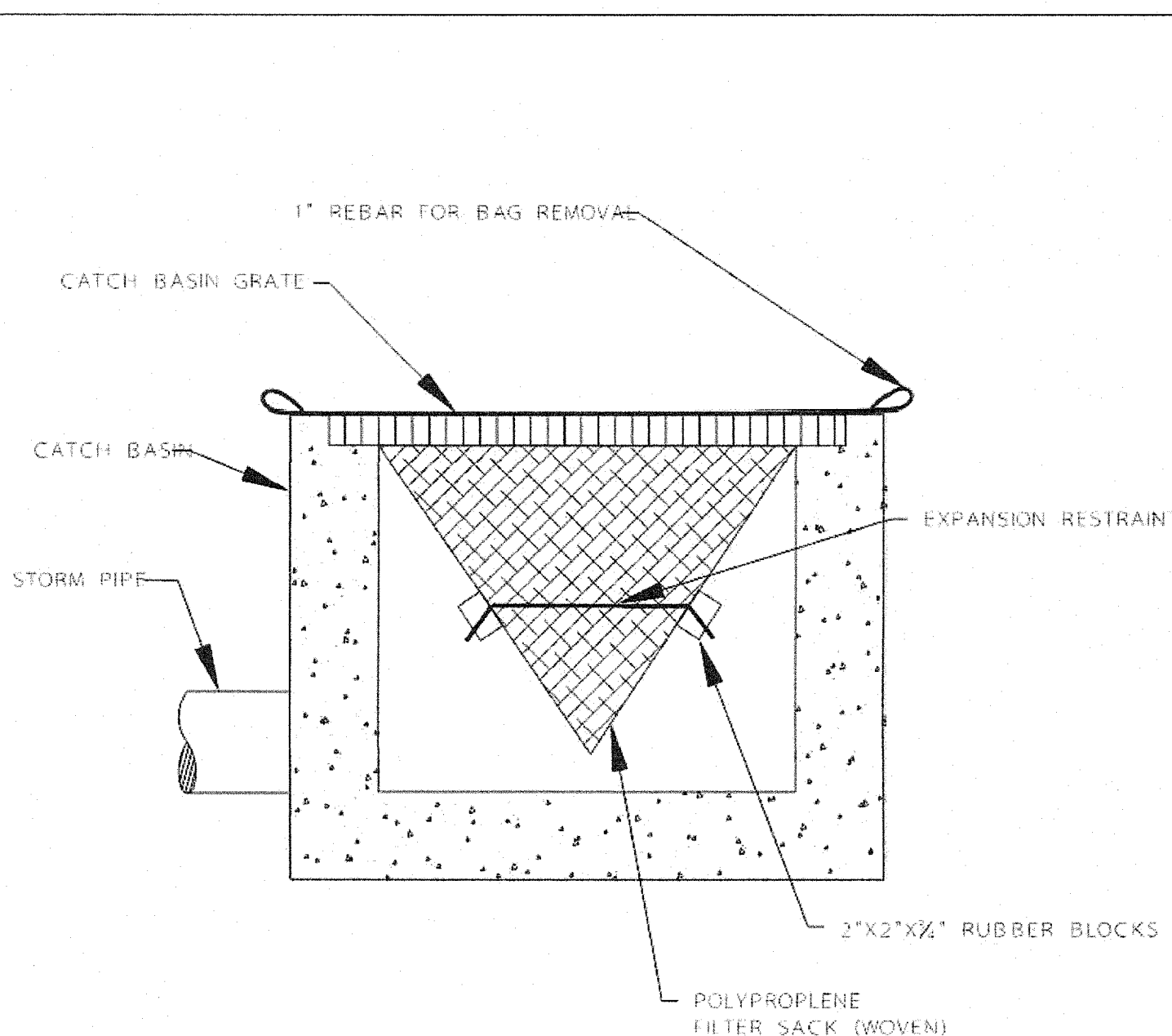
REVISED 01-09



SEDIMENT FENCE

DETAIL DRAWING 4-23

REVISED 01-09

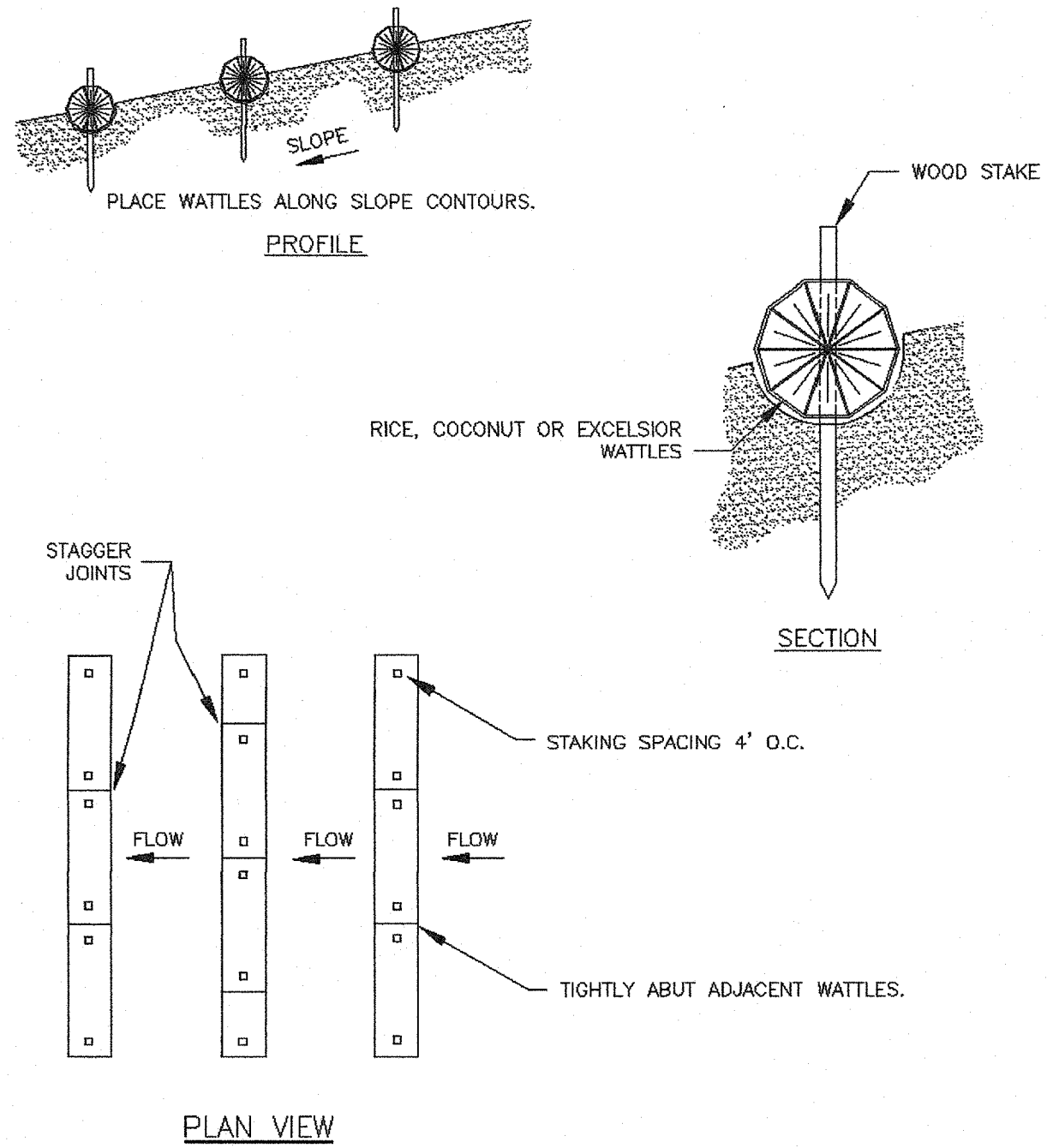


NOTE:
1. RECESSED CURB INLET CATCH BASINS MUST BE BLOCKED WHEN USING FILTER FABRIC INLET SACKS. SIZE OF FILTER FABRIC INLET SACKS TO BE DETERMINED BY MANUFACTURER.

INLET PROTECTION TYPE 5

DETAIL DRAWING 4-19

REVISED 01-09



WATTLES

DETAIL DRAWING 4-27

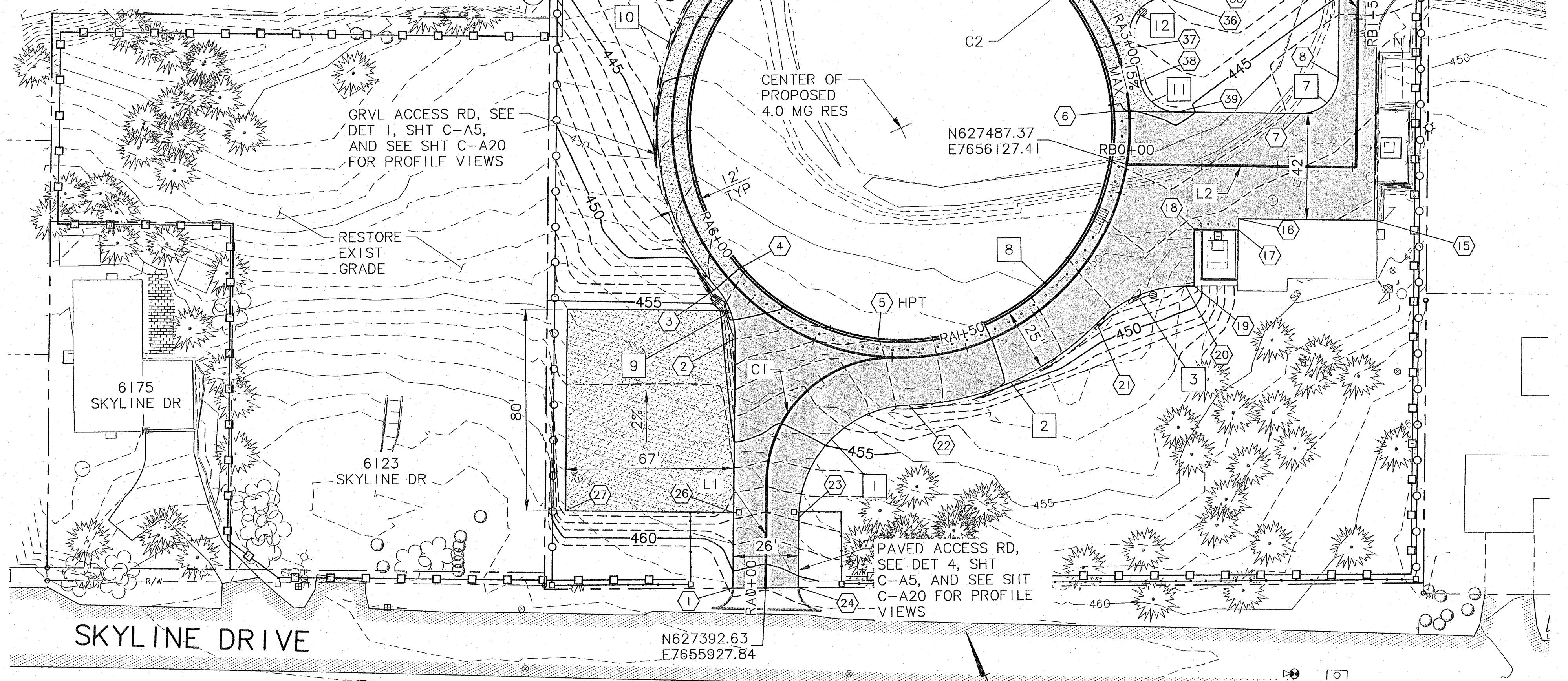
REVISED 01-09

MSA Murray Smith & Associates, Inc. Engineers/Planners 121 S.W. Salmon, Suite 900 Portland, Oregon 97204 PHONE: 503-225-9010 FAX: 503-225-9022	PROJECT NAME: CITY OF WEST LINN, OREGON BOLTON RESERVOIR REPLACEMENT PROJECT NO. PW 14-06	PROJECT: 14-1586
	SHEET TITLE: EROSION AND SEDIMENT CONTROL ALL SCHEDULES - STANDARD DETAILS - 2	DATE: SEPTEMBER 2015
	BY: _____	DATE: _____
	NO. _____	DATE: _____
REVISION		
DESIGNED: JHF DRAWN: RLF CHECKED: AHG APPROVED: TPB		
SHEET ESC-10 X of 167		

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STORMWATER FACILITY GRADING POINTS

NO.	ELEVATION	NORTHING	EASTING
①	438.00	627634.96	7656015.89
②	425.00	627671.89	7655999.88
③	441.00	627670.24	7655967.91
④	425.00	627677.78	7656047.46
⑤	435.00	627669.36	7656065.62
⑥	425.11	627706.72	7656045.12
⑦	435.00	627726.15	7656049.74
⑧	442.24	627639.11	7655979.19
⑨	420.00	627660.12	7656267.22
⑩	421.00	627655.07	7656265.02
⑪	420.00	627686.69	7656209.94
⑫	421.00	627680.22	7656207.26
⑬	422.00	627692.17	7656212.54



ACCESS ROAD ALIGNMENT AND CURVE TABLE

LINE/CURV E NO.	START POINT	END POINT	RADIUS	LENGTH	BEARING	Δ
L1	STA RA0+00	STA RA0+42	N/A	42.00	N24°34'27"E	N/A
C1	STA RA0+42	STA RA1+21	50.00	79.30	N/A	90°52'03"
C2	STA RA1+21	STA RA6+93	91.00	571.75	N/A	360°00'00"
L2	STA RB0+00	STA RB0+91	N/A	91.25	S65°11'02"E	N/A
L3	STA RB0+91	STA RB2+27	N/A	136.22	N24°48'58"E	N/A
C3	STA RB2+27	STA RB2+74	34.93	46.96	N/A	77°01'58"
L4	STA RB2+74	STA RB3+27	N/A	52.11	N52°13'59"W	N/A
C4	STA RB3+27	STA RB3+64	119.48	37.25	N/A	17°51'46"

PLAN
SCALE: 1"=30'

EDGE OF PAVEMENT ELEVATION TABLE

POIN T	ELEVATIO N	POIN T	ELEVATIO N
①	460.68	⑭	440.00
②	451.00	⑮	448.25
③	448.17	⑯	447.35
④	448.89	⑰	447.43
⑤	452.00	⑱	447.29
⑥	445.12	⑲	448.05
⑦	446.16	⑳	448.03
⑧	446.95	㉑	448.32
⑨	440.05	㉒	451.50
⑩	439.95	㉓	457.86
⑪	439.95	㉔	460.43
⑫	439.90	㉕	440.30
⑬	439.85		

EDGE OF GRAVEL ELEVATION TABLE

POIN T	ELEVATIO N	POIN T	ELEVATIO N
②⑥	457.75	③⑤	442.65
②⑦	456.99	③⑥	442.90
②⑧	440.67	③⑦	444.10
②⑨	439.01	③⑧	444.65
③⑩	439.59	③⑨	444.80
③⑪	439.80	④⑩	435.00
③⑫	439.95	④⑪	429.10
③⑬	439.95	④⑫	425.50
③⑭	441.97		

EDGE OF PAVEMENT CURVE TABLE

NO.	PC	PT	DELTA	RADIUS	LENGTH
1	N627435.61 E7656009.40	N627412.72 E7655951.33	87°49'53"	45.00'	68.98'
2	N627434.67 E7656090.89	N627435.61 E7656009.40	43°29'03"	110.00'	83.48'
3	N627433.70 E7656129.17	N627434.67 E7656090.89	45°02'00"	50.00'	39.30'
4	N627570.23 E7656274.48	N627574.29 E7656275.83	5°47'03"	42.43'	4.28'
5	N627582.57 E7656236.74	N627579.57 E7656261.69	11°47'45"	122.29'	25.18'
6	N627546.97 E7656247.23	N627567.98 E7656236.50	103°43'54"	15.00'	27.16'
7	N627477.58 E7656198.62	N627484.90 E7656218.53	90°00'00"	15.00'	23.56'
8	N627512.58 E7655970.01	N627508.68 E7656131.36	143°24'20"	85.00'	212.75'
9	N627487.88 E7655957.11	N627509.08 E7655958.53	41°29'17"	30.00'	21.72'

EDGE OF GRAVEL CURVE TABLE

NO.	PC	PT	DELTA	RADIUS	LENGTH
10	N627630.98 E7656076.52	N627509.08 E7655958.53	121°57'51"	97.00'	206.48'
11	N627515.20 E7656145.78	N627498.17 E7656154.09	78°21'14"	15.00'	20.51'
12	N627541.24 E7656168.97	N627528.83 E7656147.96	108°51'09"	15.00'	28.50'
13	N627538.69 E7656174.74	N627540.78 E7656190.34	62°59'02"	15.07'	16.57'
14	N627567.59 E7656225.83	N627568.84 E7656232.14	47°45'55"	7.94'	6.62'
15	N627585.18 E7656183.84	N627580.95 E7656214.81	34°16'51"	53.04'	31.73'
16	N627580.95 E7656214.81	N627582.57 E7656236.74	10°18'51"	122.29'	22.01'
17	N627579.57 E7656261.69	N627608.29 E7656250.37	68°29'49"	27.43'	32.79'
18	N627640.26 E7656209.11	N627671.31 E7656183.69	18°30'00"	124.83'	40.31'

BY: _____

NO. _____

DATE _____

REVISION _____

DESIGNED: MLM

DRAWN: DKH

CHECKED: TPB

APPROVED: TPB

REGISTERED PROFESSIONAL
ENGINEER
65840
MICHAEL L. WOOD
RENEWED 12-31-16

VERT. AS SHOWN
SCALE _____

HORIZ. AS SHOWN
SCALE _____

NOTICE
IF THIS BAR DOES
NOT MEASURE 1"
THEN DRAWING IS
NOT TO SCALE

PROJECT NAME: CITY OF WEST LINN, OREGON
BOLTON RESERVOIR REPLACEMENT
PROJECT NO. PW 14-06

SHEET TITLE:
RESERVOIR SITE GRADING AND
ACCESS ROAD PAVING PLAN

MSA
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121 S.W. Salmon, Suite 900
Portland, Oregon 97204
PHONE 503-225-0010
FAX 503-225-0022

DATE: SEPTEMBER 2015

MSA PROJECT: 14-1586

SHEET
C-A4

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