

LAND USE DOCUMENTS

FOR

SUNCREST SUBDIVISION

19310 SUNCREST DRIVE

PREPARED FOR
KATHLEEN DAILEY



PUBLISH DATE
04-23-18
ISSUED FOR
LAND USE SET
REVISIONS

PROJECT TEAM

OWNER/APPLICANT
KATHLEEN DAILEY
19310 SUNCREST DRIVE
WEST LINN, OR 97068
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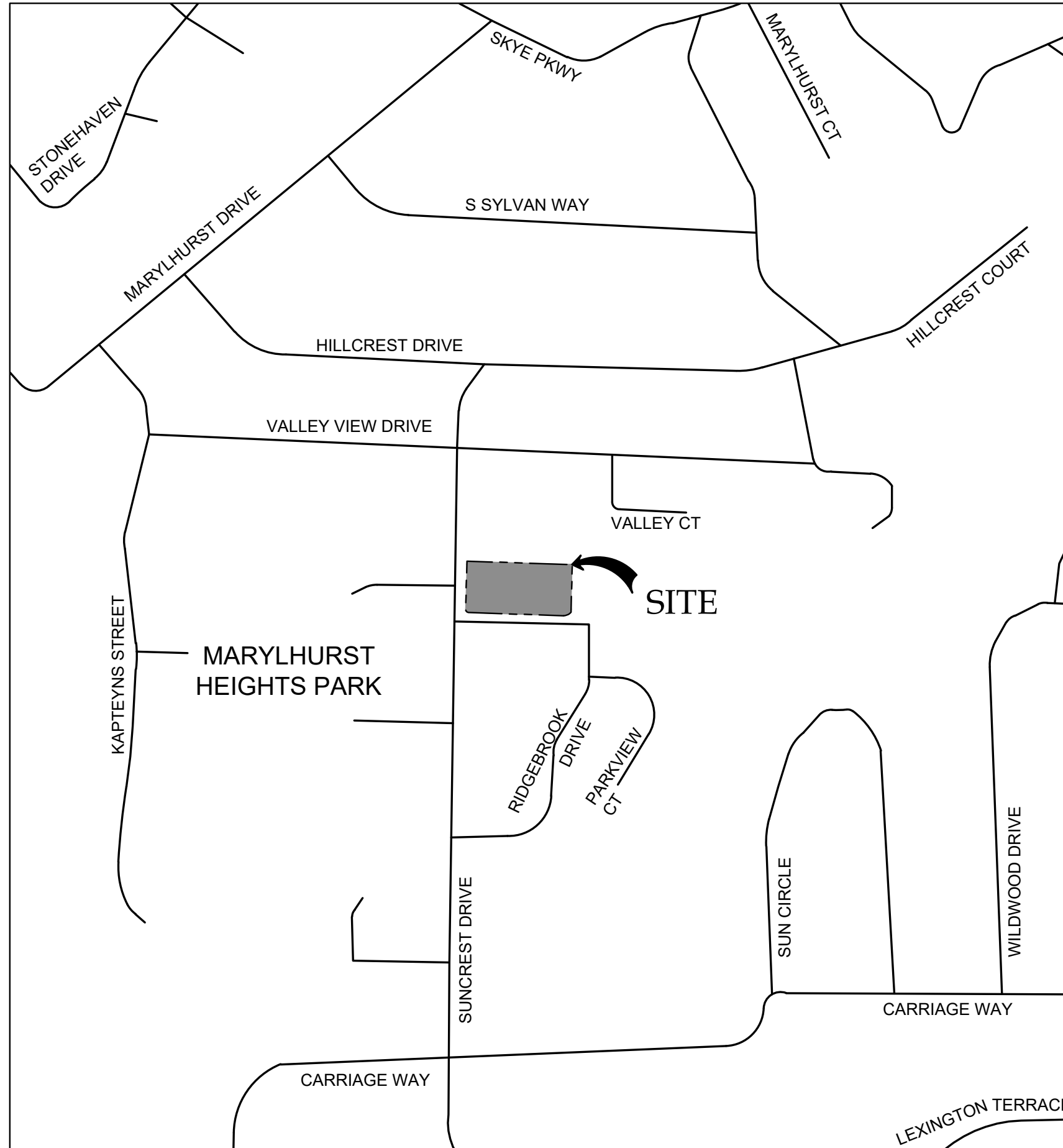
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4107 SE INTERNATIONAL WAY, SUITE 705
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PHONE: (503) 653-9093
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CIVIL ENGINEER

3J CONSULTING, INC.
5075 SW GRIFFITH DRIVE, SUITE 150
BEAVERTON, OR 97005
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PHONE: (503) 946-9365
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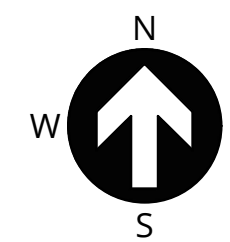
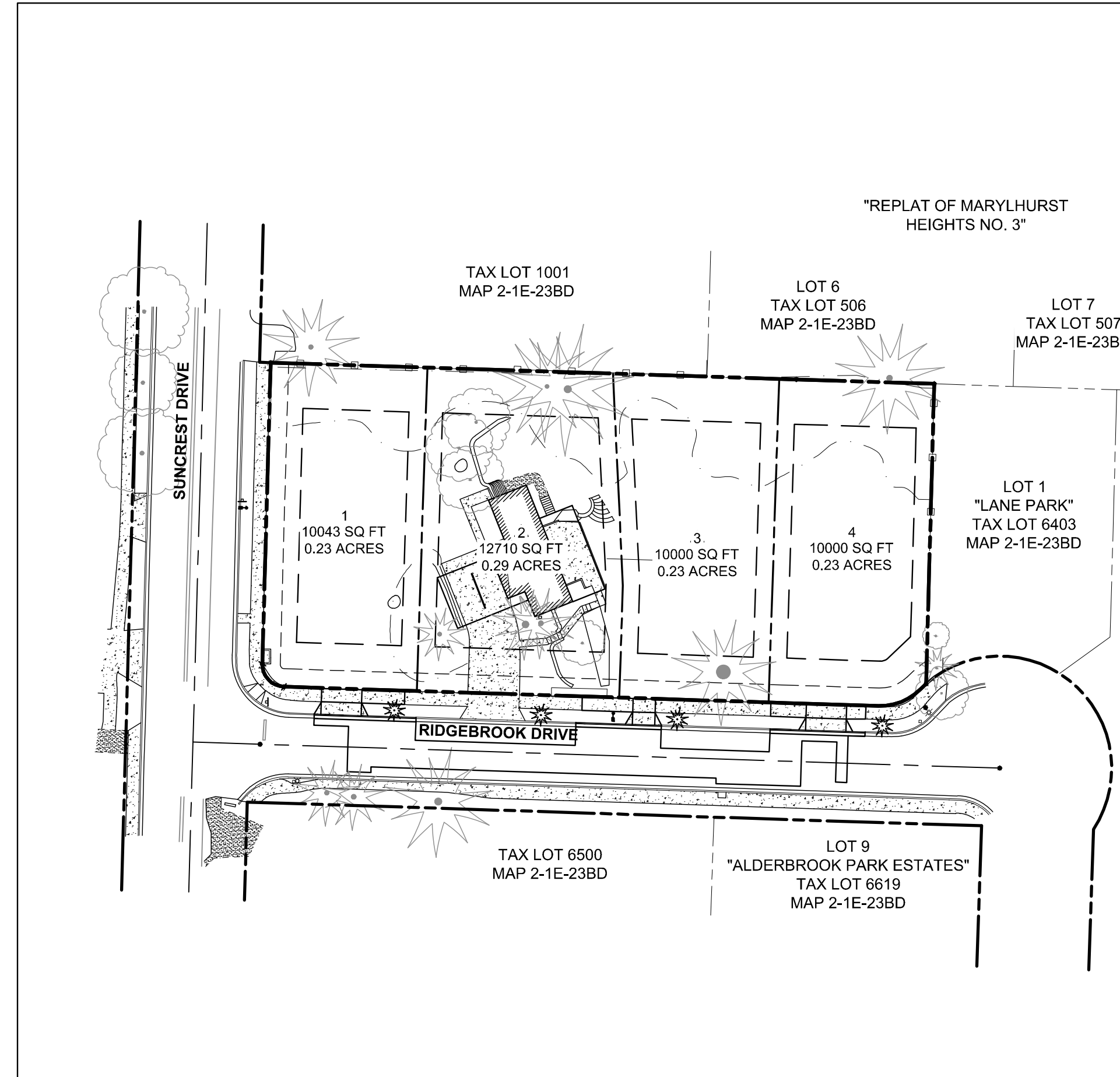
PLANNING CONSULTANT

3J CONSULTING, INC.
5075 SW GRIFFITH DRIVE, SUITE 150
BEAVERTON, OR 97005
CONTACT: ANDREW TULL
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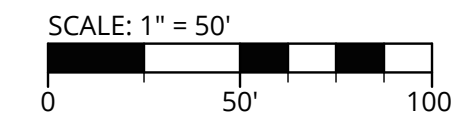


VICINITY MAP
NOT TO SCALE

TAXLOT 6401 LOCATED IN THE
SE 1/4 NW 1/4 OF SECTION 23, T.2S., R.1E., W.M.
CLACKAMAS COUNTY, OREGON



SITE MAP
1" = 50'



SITE INFORMATION

SITE ADDRESS
19310 SUNCREST DRIVE
WEST LINN, OR

TAX LOT(S)
21E23BD 6401

FLOOD HAZARD
41005C0019D (ZONE X)

JURISDICTION
CITY OF WEST LINN

ZONING
R-10

UTILITIES & SERVICES

WATER, STORM, SEWER
CITY OF WEST LINN

POWER
PGE

GAS
NORTHWEST NATURAL GAS

CABLE
COMCAST, CENTURYLINK

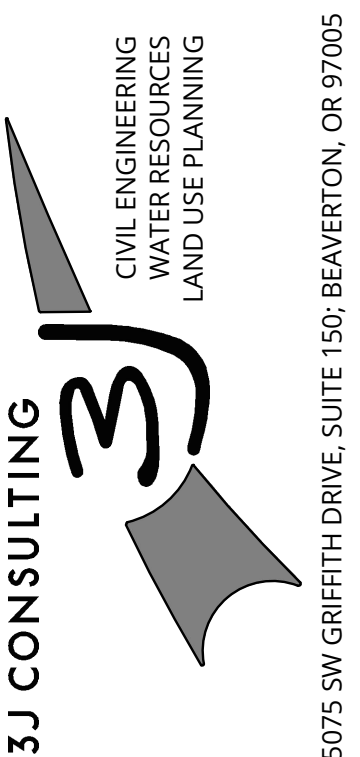
FIRE
TUALATIN VALLEY FIRE & RESCUE

POLICE, SCHOOLS, ROADS, PARKS
CITY OF WEST LINN

SHEET LIST TABLE

Sheet Number	Sheet Title
C000	COVER SHEET
C100	EXISTING CONDITIONS AND DEMOLITION PLAN
C110	TREE PROTECTION PLAN
C150	SLOPE ANALYSIS PLAN
C200	TENTATIVE PLAT
C210	SITE PLAN
C290	PHOTOMETRIC PLAN
C300	UTILITY PLAN

COVER SHEET
SUNCREST SUBDIVISION
19310 SUNCREST DRIVE
KATHLEEN DAILEY
WEST LINN, OREGON



PROJECT INFORMATION
3J PROJECT # | 17414
TAX LOT(S) | 21E23BD 6401
LAND USE # | N/A
DESIGNED BY | CKW
CHECKED BY | AJM

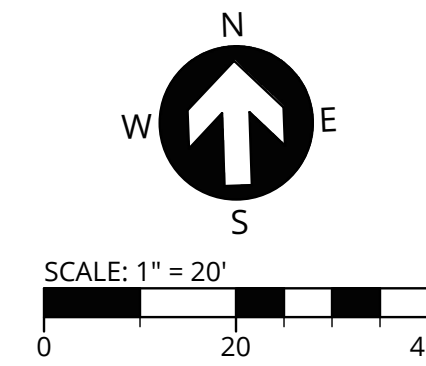
SHEET NUMBER
C000

FLOOD PLAIN NOTES

ZONE X (UN-SHADED) THE SITE IS LOCATED WITHIN ZONE AE (SHADED) PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 41005C 0019D. FEMA'S DEFINITION OF ZONE X (UN-SHADED) IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. IN COMMUNITIES THAT PARTICIPATE IN THE NFIP, FLOOD INSURANCE IS AVAILABLE TO ALL PROPERTY OWNERS AND RENTERS IN THESE ZONES.

TAXLOT 6401 LOCATED IN THE SE 1/4 OF SECTION 23, T.2S., R.1E., W.M. CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

SAN MH
RIM 649.16
IE 8" S. 644.16
IE W. 645.16
IE E. 643.96



LEGEND

- EXISTING BUILDING
- PROJECT BOUNDARY
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTERLINE
- EASEMENT LINE
- EXISTING LOT LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING CONCRETE
- EXISTING GRAVEL
- PAVEMENT REMOVAL LIMITS
- EXISTING CURB
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND POWER
- EXISTING CABLE
- EXISTING GAS
- EXISTING VEGETATION LIMITS LINE
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- EXISTING WATER MAIN
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- SAWCUT DEMOLITION LIMITS
- EXISTING FENCE
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING SIGN
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE

DEMOLITION KEY NOTES

- 1 REMOVE EXISTING TREE/VEGETATION.
- 2 SAWCUT EXISTING ASPHALT/CONCRETE SURFACING AT LOCATION SHOWN.
- 3 REMOVE EXISTING ASPHALT/CONCRETE SURFACING AND DISPOSE OFF-SITE.
- 4 REMOVE EXISTING WATER METER AND ABANDON ASSOCIATED PIPES.
- 5 EXISTING UNDERGROUND UTILITIES TO BE RELOCATED. PROVIDE PHASED DISCONNECTION PLAN TO MAINTAIN SERVICE TO EXISTING RESIDENCE THROUGHOUT CONSTRUCTION. CONTRACTOR TO COORDINATE WITH PGE, CABLE PROVIDER, AND OWNERS FOR RELOCATION OF EXISTING UTILITIES.
- 6 REMOVE EXISTING SANITARY SEWER MANHOLE AT LOCATION SHOWN.
- 7 ABANDON EXISTING SANITARY SEWER LINE IN PLACE.

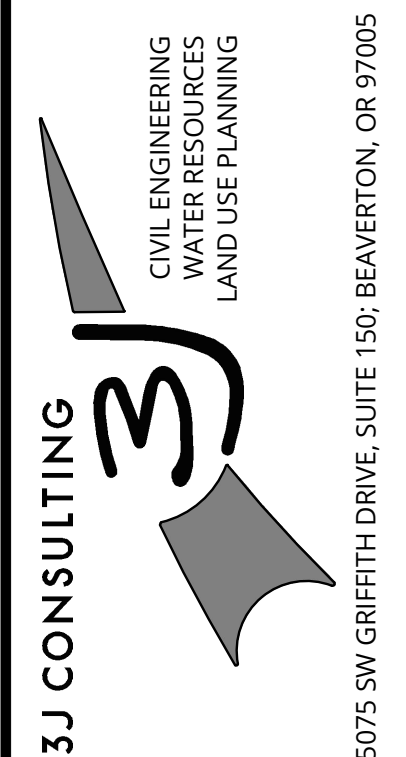
CONSTRUCTION KEY NOTES

- 1 PROTECT EXISTING TREE/VEGETATION TO REMAIN.
- 2 PROTECT EXISTING ASPHALT/CONCRETE TO REMAIN.
- 3 MAILBOX TO REMAIN IN USE THROUGHOUT CONSTRUCTION WORK WITH HOMEOWNER TO DETERMINE PERMANENT LOCATION.
- 4 PROTECT EXISTING HOUSE AND ALL ASSOCIATED BUILDINGS, CARPORTS, COVERED AREAS, SHEDS, DECKS, CONCRETE AREAS AND GRAVEL DRIVES TO REMAIN UNLESS OTHERWISE NOTED.
- 5 PROTECT EXISTING WATER LINE THROUGHOUT CONSTRUCTION.
- 6 PROTECT EXISTING STORM DRAIN AND LINE THROUGHOUT CONSTRUCTION.
- 7 PROTECT EXISTING STREET LIGHT AND POLE THROUGHOUT CONSTRUCTION.
- 8 PROTECT EXISTING STREET SIGN AND POLE THROUGHOUT CONSTRUCTION.
- 9 PROTECT EXISTING SANITARY SEWER LINE THROUGHOUT CONSTRUCTION.
- 10 APPROXIMATE LOCATION OF EXISTING SANITARY LATERAL SHOWN FOR REFERENCE ONLY.



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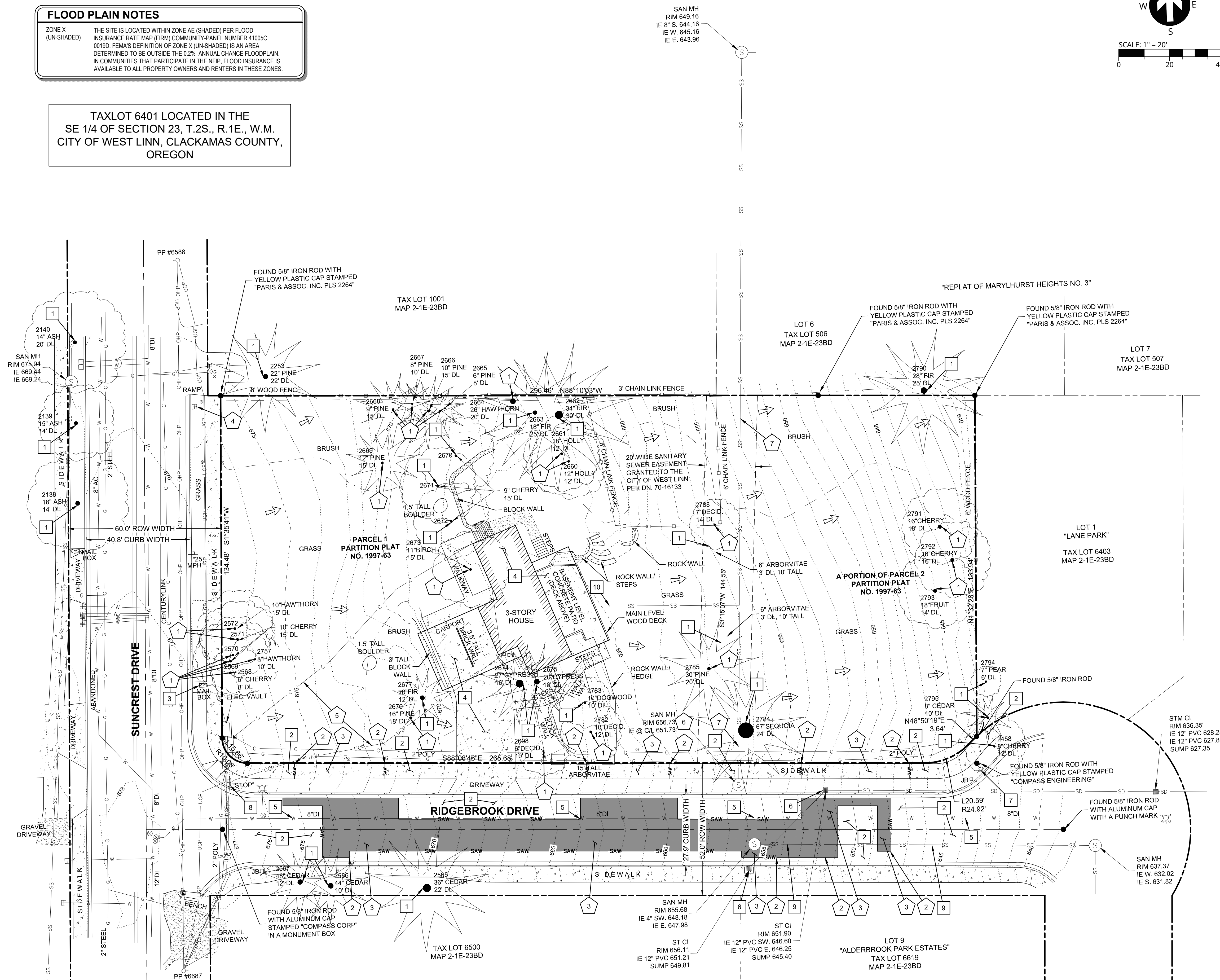
EXISTING CONDITIONS AND DEMOLITION PLAN
SUNCREST SUBDIVISION
19310 SUNCREST DRIVE
KATHLEEN DAILEY
WEST LINN, OREGON



PROJECT INFORMATION
3J PROJECT # | 17414
TAX LOT(S) | 21E23BD 6401
LAND USE # | N/A
DESIGNED BY | CKW
CHECKED BY | AJM

SHEET NUMBER
C100

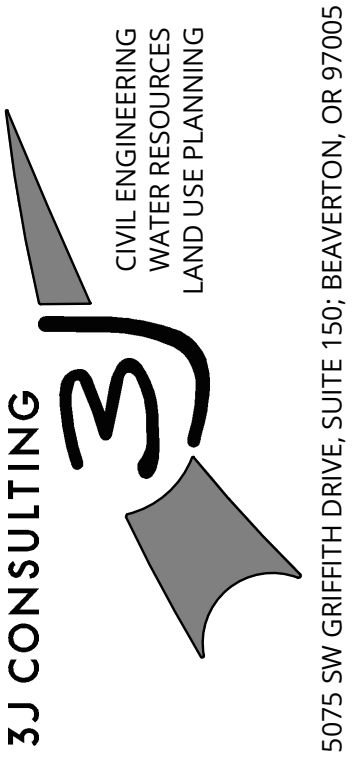
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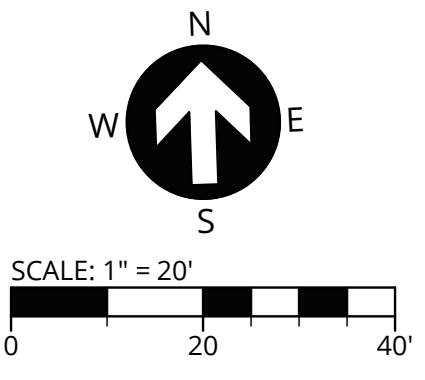
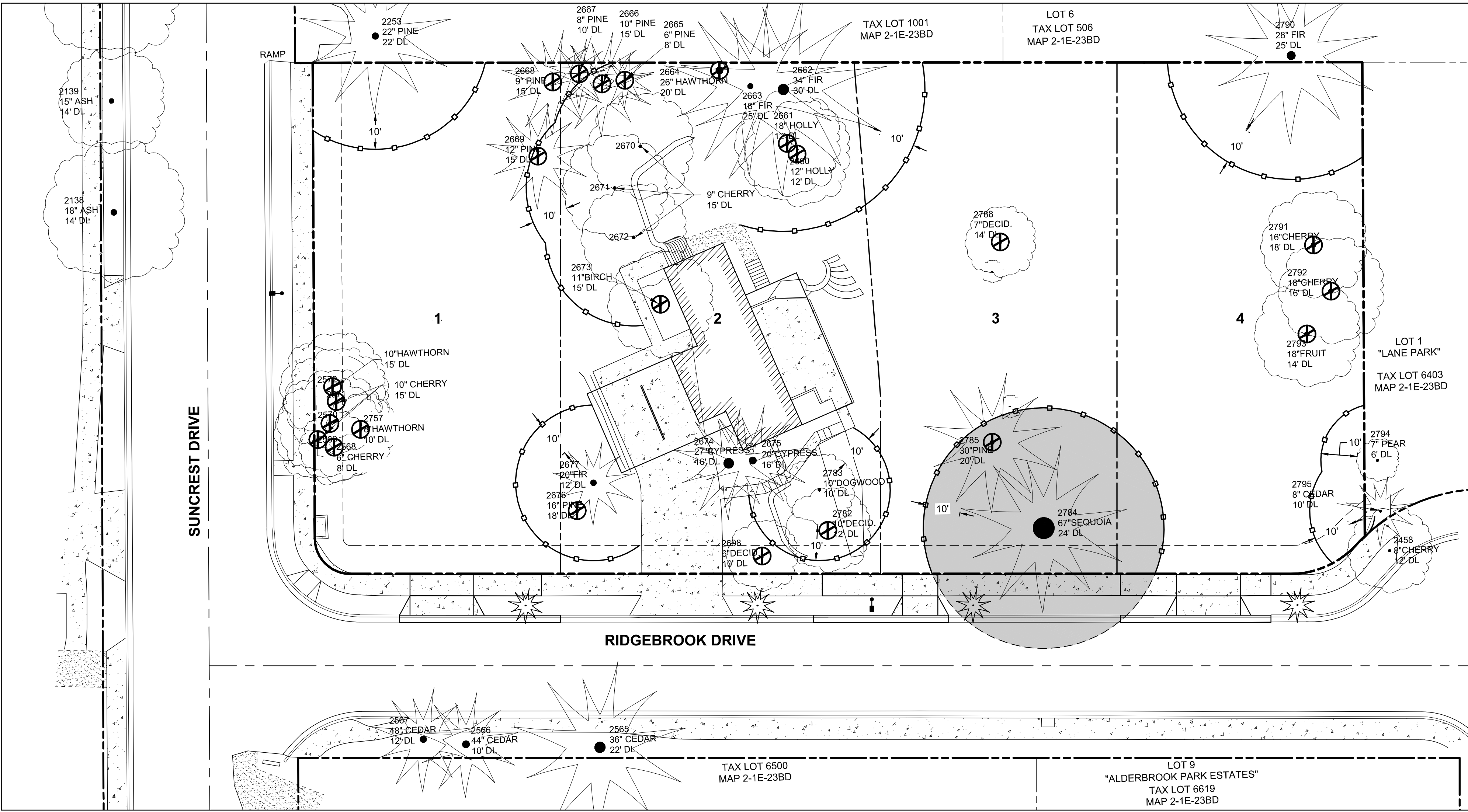
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TREE PROTECTION PLAN
SUNCREST SUBDIVISION
19310 SUNCREST DRIVE
 KATHLEEN DAILEY
 WEST LINN, OREGON



PROJECT INFORMATION
 3J PROJECT # | 17414
 TAX LOT(S) | 21E23BD 6401
 LAND USE # | N/A
 DESIGNED BY | CKW
 CHECKED BY | AJM

SHEET NUMBER
C110



LEGEND

	EXISTING BUILDING
	PROJECT BOUNDARY
	RIGHT-OF-WAY LINE
	RIGHT-OF-WAY CENTERLINE
	EASEMENT LINE
	EXISTING LOT LINE
	EXISTING ADJACENT PROPERTY LINE
	SIGNIFICANT TREE CANOPY TO REMAIN (DRIPLINE + 10 FT)
	EXISTING CONIFEROUS TREE
	EXISTING DECIDUOUS TREE
	TREE TO BE REMOVED

No.	Common Name	DBH (inches)	Dripline Radius (feet)	Significant Designation	Proposed Action
2138	Ash	18	14	No	Protect (Offsite)
2139	Ash	15	14	No	Protect (Offsite)
2140	Ash	14	20	No	Protect (Offsite)
2253	Austrian Pine	22	22	No	Protect (Offsite)
2458	Cherry	8	12	No	Protect (Offsite)
2565	Deodar Cedar	36	22	Yes	Protect (Offsite)
2566	Incense Cedar	44	10	Yes	Protect (Offsite)
2567	Incense Cedar	48	12	Yes	Protect (Offsite)
2568	Cherry	6	8	No	Remove
2569	Sweet Cherry	10	15	No	Remove
2570	Sweet Cherry	10	15	No	Remove
2571	Sweet Cherry	10	15	No	Remove
2572	English Hawthorn	10	15	No	Remove
2660	English Holly	12	12	No	Remove
2661	English Holly	18	12	No	Remove
2662	Douglas Fir	34	30	No	Retain
2663	Douglas Fir	18	25	No	Retain
2664	English Hawthorn	26	20	No	Remove
2665	Scots Pine	6	8	No	Remove
2666	Scots Pine	10	15	No	Remove
2667	Scots Pine	8	10	No	Remove
2668	Scots Pine	9	15	No	Remove
2669	Scots Pine	12	15	No	Remove
2670	Cherry	9	15	No	Retain
2671	Cherry	9	15	No	Retain
2672	Cherry	9	15	No	Retain
2673	European White Birch	11	15	No	Remove
2674	Falsecypress	27	16	No	Retain
2675	Falsecypress	20	16	No	Retain
2676	Lodgepole Pine	16	18	No	Remove
2677	Noble Fir	20	12	No	Retain
2698	Deciduous	6	10	No	Remove
2757	English Hawthorn	8	10	No	Remove
2782	Deciduous	10	12	No	Remove
2783	Dogwood	10	10	No	Retain
2784	Giant Sequoia	67	24	Yes	Retain
2785	Lodgepole Pine	30	20	No	Remove
2788	Deciduous	7	14	No	Remove
2790	Douglas Fir	28	25	No	Protect (Offsite)
2791	Cherry	16	18	No	Remove
2792	Cherry	18	16	No	Remove
2793	Fruit	18	14	No	Remove
2794	Flowering Pear	7	6	No	Protect (Offsite)
2795	Atlas Cedar	8	10	No	Protect (Offsite)

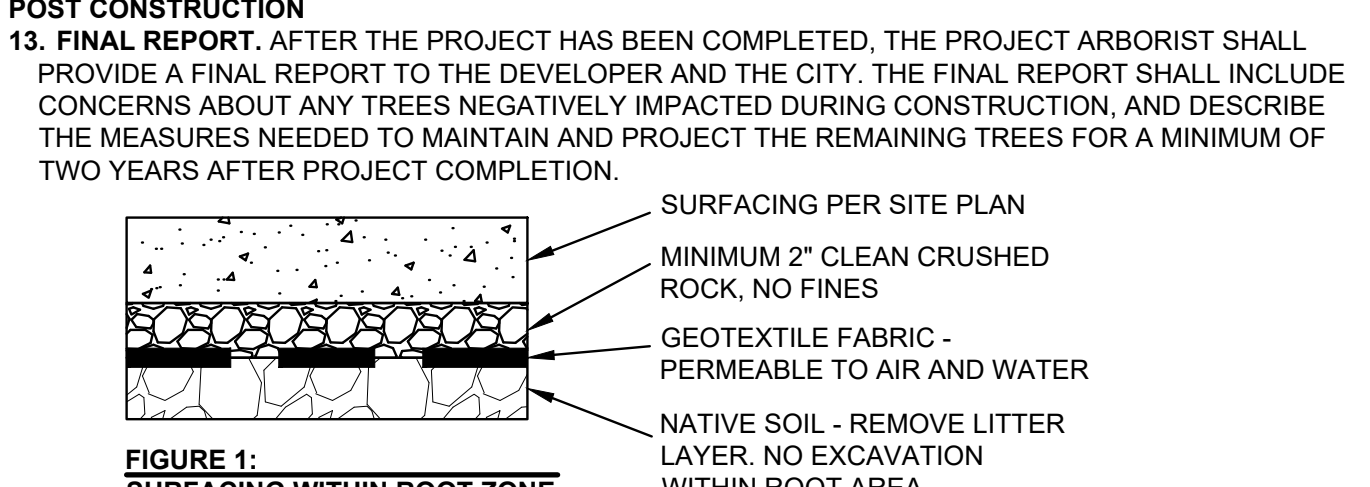
TREE PROTECTION NOTES

- TREE PROTECTION ZONE.** THE STANDARD TREE PROTECTION ZONE (TPZ) FOR EACH TREE TO BE PROTECTED SHALL BE ESTABLISHED AT THE DRIPLINE OF THE TREE PLUS 10-FEET. THE LOCATION OF TPZS SHALL BE SHOWN ON CONSTRUCTION DRAWINGS.
- PROTECTION FENCING.** PROTECTION FENCING SHALL BE ERRECTED AT THE TPZ, OR AS OTHERWISE DIRECTED BY THE PROJECT ARBORIST IN COORDINATION WITH THE CITY ARBORIST, BEFORE DEMOLITION, GRUBBING, GRADING, OR CONSTRUCTION BEGINS. ALL TREES TO BE RETAINED SHALL BE PROTECTED BY SIX-FOOT-HIGH CHAIN LINK FENCES INSTALLED AT THE EDGE OF THE TPZ. PROTECTION FENCING SHALL BE SECURED TO TWO-INCH DIAMETER GALVANIZED IRON POSTS, DRIVEN TO A DEPTH OF A LEAST TWO FEET, PLACED NO FURTHER THAN 10-FEET APART. IF FENCING IS LOCATED ON PAVEMENT, POSTS MAY BE SUPPORTED BY AN APPROPRIATE GRADE LEVEL CONCRETE BASE. PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL FINAL INSPECTION OF THE PROJECT PERMIT, OR IN CONSULTATION WITH THE PROJECT ARBORIST. WHERE INFRASTRUCTURE MUST BE INSTALLED CLOSER TO THE TREE(S), PROTECTION FENCING MAY BE ESTABLISHED WITHIN THE TPZ IF THE PROJECT ARBORIST, IN COORDINATION WITH THE CITY ARBORIST, DETERMINES THAT THE TREE(S) WILL NOT BE UNDULY DAMAGED. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ARBORIST PRIOR TO OPENING, ADJUSTING, OR REMOVING TREE PROTECTION FENCING.
- SIGNAGE.** AN 8.5X11 -INCH SIGN STATING, "WARNING: TREE PROTECTION ZONE," SHALL BE DISPLAYED ON EACH PROTECTION FENCE AT ALL TIMES.
- DESIGNATION OF CUT TREES.** TREES TO BE REMOVED SHALL BE CLEARLY MARKED WITH CONSTRUCTION FLAGGING, TREE-MARKING PAINT, OR OTHER METHODS APPROVED IN ADVANCED BY THE PROJECT ARBORIST. TREES SHALL BE CAREFULLY REMOVED SO AS TO AVOID EITHER ABOVE OR BELOW GROUND DAMAGE TO THOSE TREES TO BE PRESERVED. WHERE STUMPS OF REMOVED TREES ARE LOCATED WITHIN THE TPZ OF A PROTECTED TREE, STUMPS SHALL REMAIN IN THE GROUND OR ELSE BE EXTRACTED FROM THE GROUND UNDER THE PROJECT ARBORIST'S SUPERVISION.

GENERAL NOTES

- INSTALL TREE PROTECTION FENCING PR CITY OF WEST LINN STANDARD DETAIL WL-219.
- CONTRACTOR SHALL COORDINATE CITY APPROVAL OF TREE PROTECTION PRIOR TO ANY TREE CUTTING OR CLEARING ACTIVITIES.
- LOT 3 WILL REQUIRE CONSIDERATION FOR HOME DESIGN AND CONSTRUCTION IN ACCORDANCE WITH PROTECTION OF THE SIGNIFICANT GIANT SEQUOIA, TREE #2784. COORDINATE WITH THE PROJECT ARBORIST TO PROVIDE SUPPLEMENTAL TREE PROTECTION RECOMMENDATIONS BASED ON THE ACTUAL BUILDING FOOTPRINT. ENCROACHMENT WITHIN THE TREE PROTECTION ZONE MAY REQUIRE A PIER AND BEAM FOUNDATION OR OTHER APPROACHES TO MINIMIZE TREE ROOT AND CROWN IMPACTS.
- THE FINAL LOCATION OF THE PRIVATE LIDA STORMWATER PLANTER AT LOT 3 SHOULD REMAIN BEYOND THE DRIPLINE PLUS 10-FEET TREE PROTECTION ZONE OF TREE #2784, AND THE NEW STORM SEWER LATERAL SHOULD BE LOCATED BEYOND THE DRIPLINE OF THE TREE AT A MINIMUM.

- PRECONSTRUCTION CONFERENCE.** THE PROJECT ARBORIST SHALL BE ON SITE TO DISCUSS METHODS OF TREE REMOVAL AND TREE PROTECTION PRIOR TO ANY CONSTRUCTION.
- VERIFICATION OF TREE PROTECTION MEASURES.** PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE PROJECT ARBORIST SHALL VERIFY IN WRITING TO THE CITY ARBORIST THAT TREE PROTECTION FENCING HAS BEEN SATISFACTORILY INSTALLED.
- PRUNING.** THE PROJECT ARBORIST CAN HELP IDENTIFY IF AND WHERE PRUNING IS NECESSARY ONCE TREES PLANNED FOR REMOVAL HAVE BEEN REMOVED AND THE SITE IS STAKED AND PREPARED FOR CONSTRUCTION. PRUNING SHALL BE PERFORMED BY A QUALIFIED TREE SERVICE.
- TREE PROTECTION ZONE MAINTENANCE.** THE PROTECTION FENCING SHALL NOT BE MOVED, REMOVED, OR ENTERED BY EQUIPMENT EXCEPT UNDER DIRECTION OF THE PROJECT ARBORIST, IN COORDINATION WITH THE CITY ARBORIST.
- STORAGE OF MATERIAL OR EQUIPMENT.** THE CONTRACTOR SHALL NOT STORE MATERIALS OR EQUIPMENT WITHIN THE TPZ.
- EXCAVATION WITHIN THE TPZ.** EXCAVATION WITHIN THE TPZ SHALL BE AVOIDED IF ALTERNATIVES ARE AVAILABLE. IF EXCAVATION WITHIN THE TPZ IS UNAVOIDABLE, INCLUDING INSTALLATION OF A NEW STORM SEWER LATERAL AT LOT 3, THE PROJECT ARBORIST SHALL EVALUATE THE PROPOSED EXCAVATION TO DETERMINE METHODS TO MINIMIZE IMPACTS TO TREES. THIS CAN INCLUDE TUNNELING, HAND DIGGING OR OTHER APPROACHES. ALL CONSTRUCTION WITHIN THE TPZ SHALL BE UNDER THE ON-SITE TECHNICAL SUPERVISION OF THE PROJECT ARBORIST, IN COORDINATION WITH THE CITY ARBORIST.
- SURFACING.** WHERE SURFACING IS PROPOSED WITHIN THE TPZ, INCLUDING LOT 3 DRIVEWAY CONSTRUCTION ADJACENT TO TREE #2784, COORDINATE WITH THE PROJECT ARBORIST TO PROVIDE RECOMMENDATIONS FOR ADJUSTMENTS TO PROTECTION FENCING AND TO MONITOR CONSTRUCTION. AVOID EXCAVATION AND USE A MODIFIED PROFILE TO BUILD UP FROM EXISTING GRADE (FIGURE 1). THIS PROFILE INCLUDES A LAYER OF PERMEABLE GEOTEXTILE FABRIC ON THE GROUND SURFACE AND CRUSHED ROCK TO RAISE THE GRADE AS NEEDED. SURFACING MAY INCLUDE ASPHALT, CONCRETE, OR OTHER MATERIALS.
- QUALITY ASSURANCE.** THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE PROJECT ARBORIST AS NEEDED, IN A TIMELY MANNER, PRIOR TO CONSTRUCTION ACTIVITIES THAT COULD ENCROACH ON PROTECTED TREES. THE PROJECT ARBORIST SHOULD MONITOR CONSTRUCTION ACTIVITIES AND PROGRESS ON-CALL AND PROVIDE WRITTEN REPORTS TO THE DEVELOPER AND THE CITY FOLLOWING EACH SITE VISIT.



GENERAL TREE INVENTORY STATISTICS

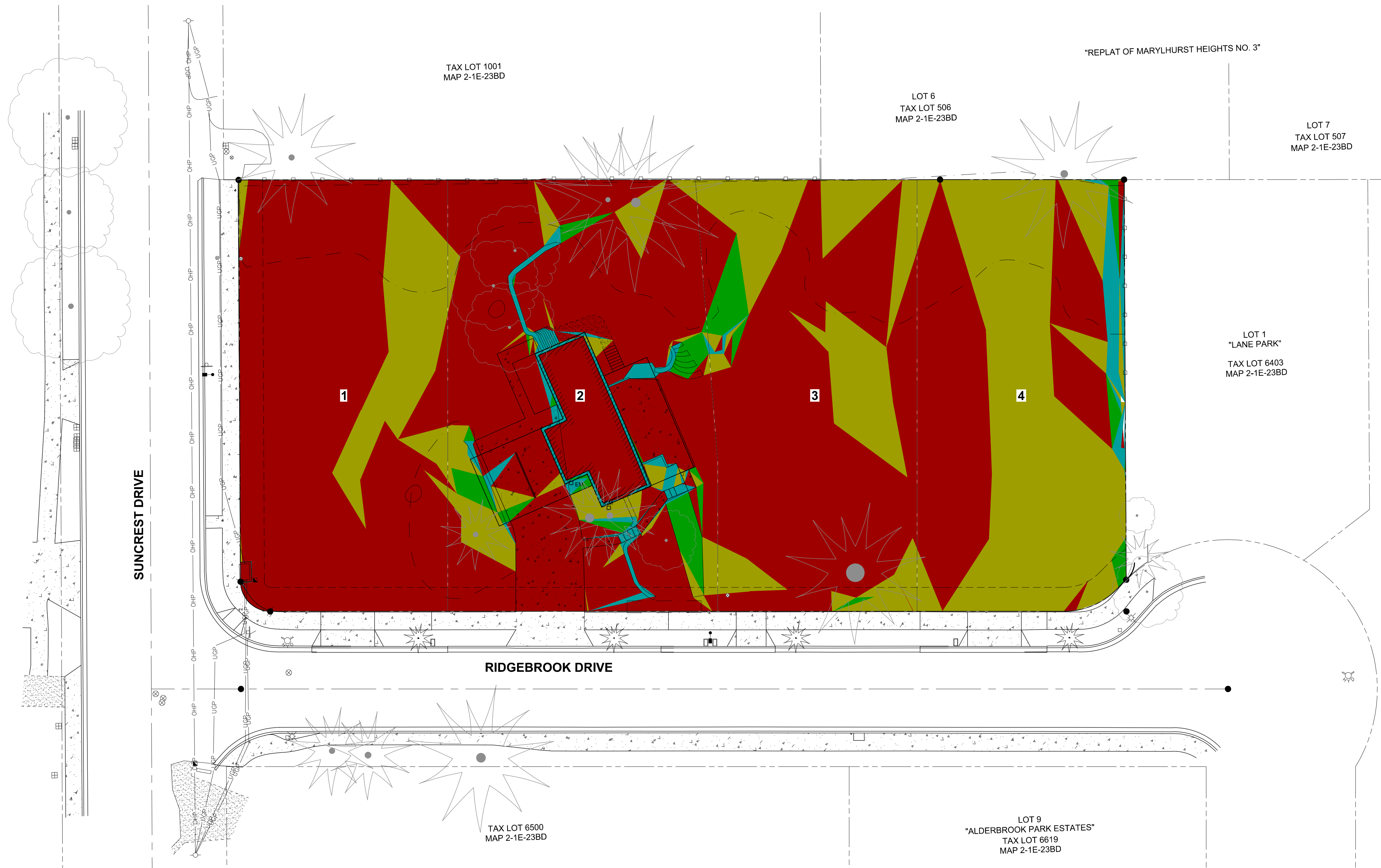
TOTAL PROPERTY AREA	33,919 SQ FT = 0.98 AC
TOTAL TREE INVENTORY	44 EA
TOTAL OFFSITE TREES PROTECTED	11 EA
TOTAL TREES RETAINED (ONSITE)	10 EA
TOTAL TREES REMOVED (ONSITE)	23 EA
TOTAL TREE CALIPER INCHES (ONSITE)	510 INCHES
TOTAL CALIPER INCHES RETAINED (ONSITE)	223 INCHES
TOTAL CALIPER INCHES REMOVED (ONSITE)	287 INCHES

SIGNIFICANT TREE STATISTICS ONSITE

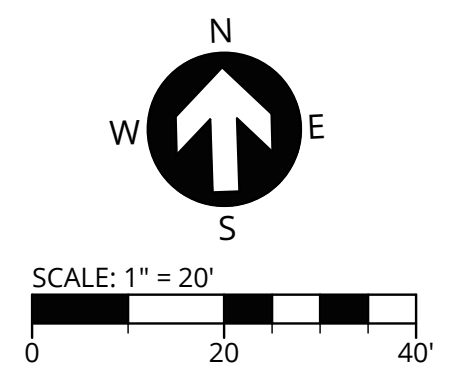
SIGNIFICANT TREE INVENTORY	1 EA
SIG. TREES RETAINED	1 EA
SIG. TREES REMOVED	0 EA
SIG. TREE CALIPER INCHES	67 INCHES
SIG. CALIPER INCHES RETAINED	67 INCHES
SIG. CALIPER INCHES REMOVED	0 INCHES
SIG. TREE CANOPY COVERAGE	1,810 SQ. FT.
SIG. TREE CANOPY RETAINED	1,810 SQ. FT.
SIG. TREE CANOPY REMOVED	0 SQ. FT.
TREE PRESERVATION AREA REQ'D (20% OF EXISTING CANOPY)	362 SQ. FT.
PRESERVATION AREA PROVIDED (100% OF EXISTING CANOPY)	1,810 SQ. FT.

P:\17414\SUNCREST\PARTITION\CADD\17414-C1-10-TREE PROTECTION PLAN.DWG

P:\17414-SUNCREST PARTITION\CAD\DD\17414-C150-SLOPE ANALYSIS.DWG



Slopes Table				
Slope Range	Minimum Slope	Maximum Slope	Area	Color
1	0%	15%	28,881 SF	Red
2	15%	25%	11,679 SF	Yellow
3	25%	35%	1,086 SF	Green
4	35%	999%	1,100 SF	Blue



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SLOPE ANALYSIS PLAN
SUNCREST SUBDIVISION
19310 SUNCREST DRIVE
KATHLEEN DAILEY
WEST LINN, OREGON

3J CONSULTING
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005

PROJECT INFORMATION
3J PROJECT # | 17414
TAX LOT(S) | 21E23BD 6401
LAND USE # | N/A
DESIGNED BY | CKW
CHECKED BY | AJM

SHEET NUMBER
C150



PUBLISH DATE
04-23-18
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LEGEND

	PROJECT BOUNDARY
	RIGHT-OF-WAY LINE
	RIGHT-OF-WAY CENTERLINE
	EASEMENT LINE
	EXISTING LOT LINE
	EXISTING ADJACENT PROPERTY LINE
	PROPOSED SETBACK LINE
	PROPOSED LOT LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	50.0' LINEAR DIMENSION
	150.0' LENGTH AROUND CURVE

SITE STATISTICS

SITE ADDRESS	19310 SUNCREST DRIVE WEST LINN, OR 97068
TAXLOT	21E23BD 6401
JURISDICTION	CITY OF WEST LINN
BUILDABLE SITE AREA	0.98 ACRES
PROPERTY ZONING	R-10
FLOOD HAZARD MAP NUMBER	41005C 0019D ZONE X

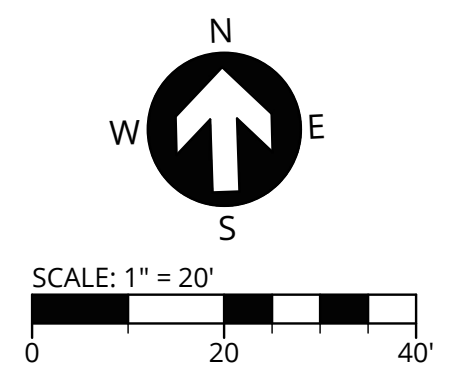
SUBDIVISION STATISTICS

MINIMUM LOT SIZE	10,000 SF
MAXIMUM LOT COVERAGE	35%
MINIMUM LOT WIDTH	35 FT
REQUIRED AVG. LOT WIDTH	50 FT
SETBACKS:	
FRONT	20 FEET
SIDE	7.5 FEET
REAR	20 FEET
STREET SIDE	15 FEET
MAX. HEIGHT	35 FEET

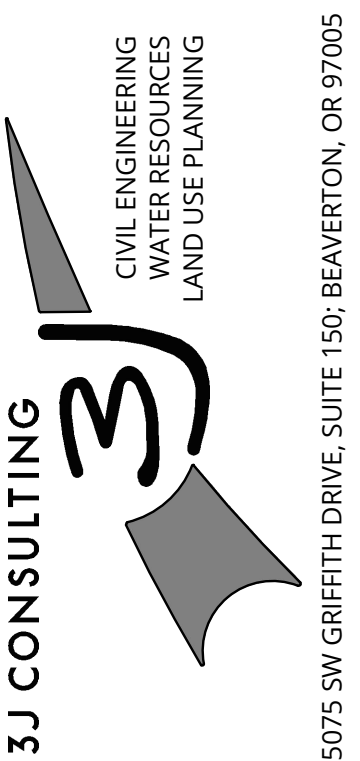
PROJECT TEAM

OWNER/APPLICANT KATHLEEN DAILEY 19310 SUNCREST DRIVE WEST LINN, OR 97068 PHONE: (503) 705-0634 EMAIL: kathdailey@yahoo.com	LAND SURVEYOR COMPASS LAND SURVEYORS 4107 SE INTERNATIONAL WAY, SUITE 705 MILWAUKIE, OR 97222 CONTACT: DON DEVLAEINCK, PLS PHONE: (503) 653-9093 EMAIL: dond@compass-landsurveyors.com
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TAXLOT 6401 LOCATED IN THE
SE 1/4 OF SECTION 23, T.2S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY,
OREGON

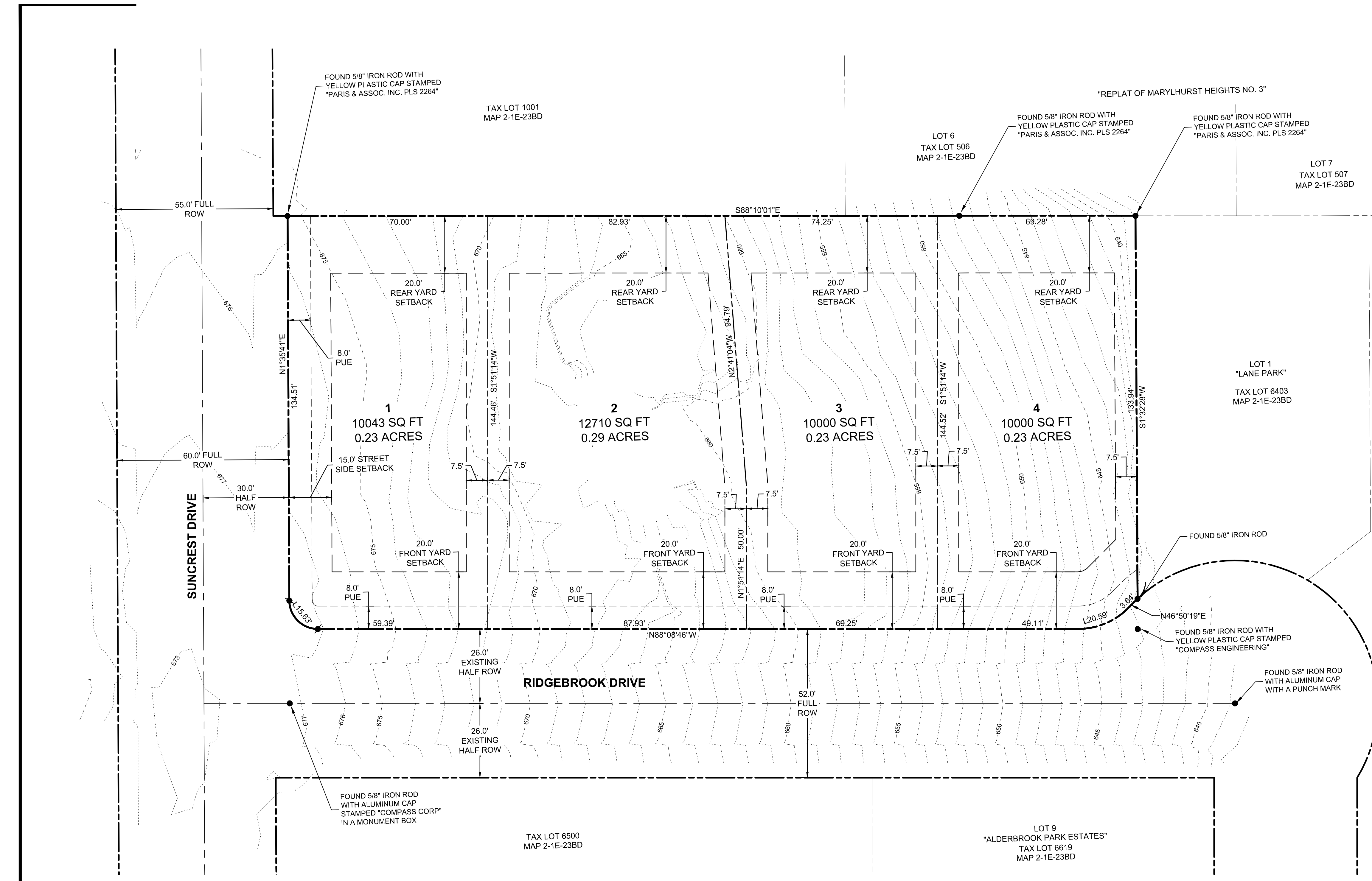


TENTATIVE PLAT
SUNCREST SUBDIVISION
19310 SUNCREST DRIVE
 KATHLEEN DAILEY
 WEST LINN, OREGON



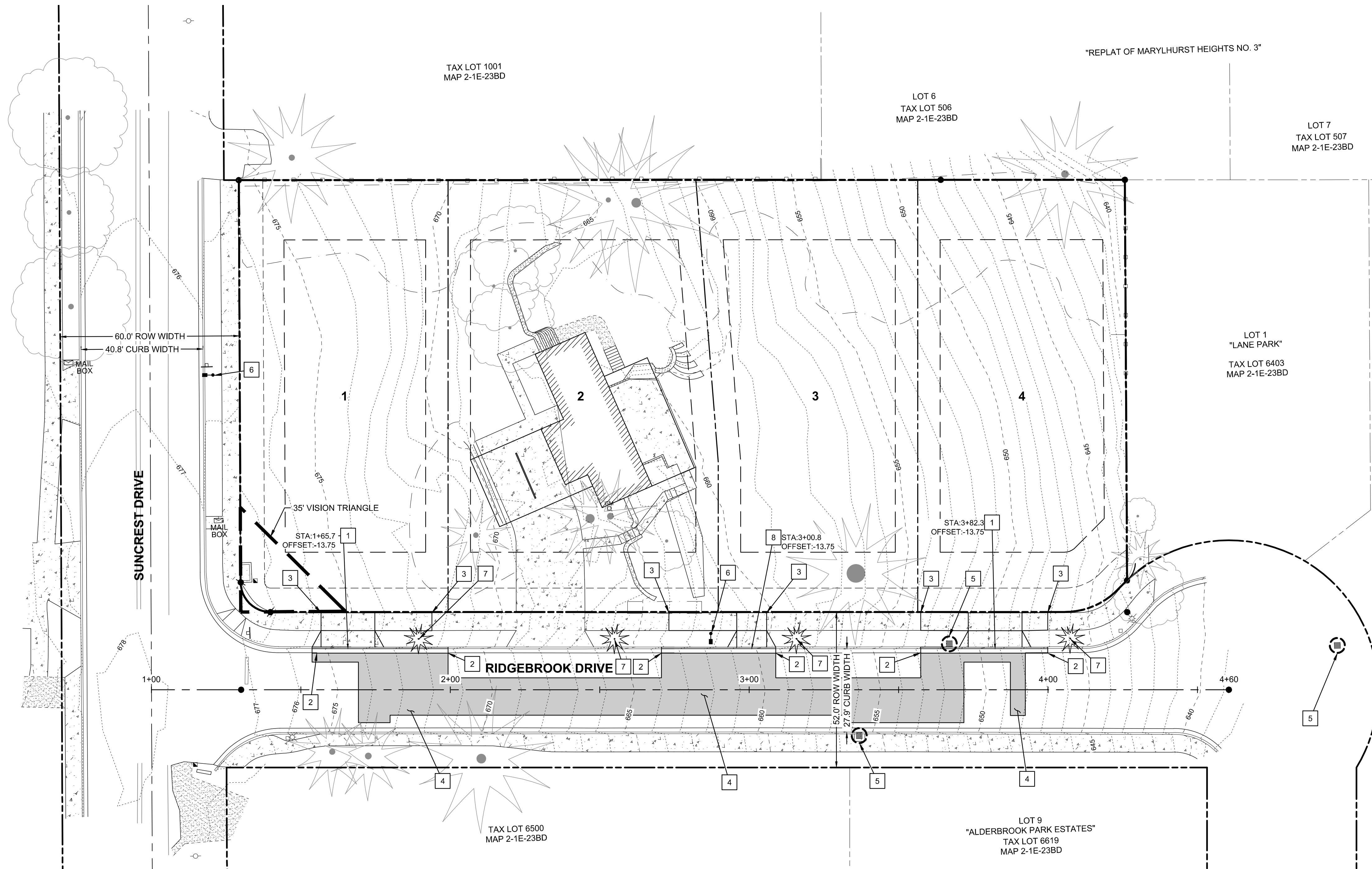
PROJECT INFORMATION
3J PROJECT # | 17414
TAX LOT(S) | 21E23BD 6401
LAND USE # | N/A
DESIGNED BY | CKW
CHECKED BY | AJM

SHEET NUMBER
C200



P:\17414-SUNCREST PARTITION\CAD\DD\17414-C200-TENTATIVE PLAT.DWG

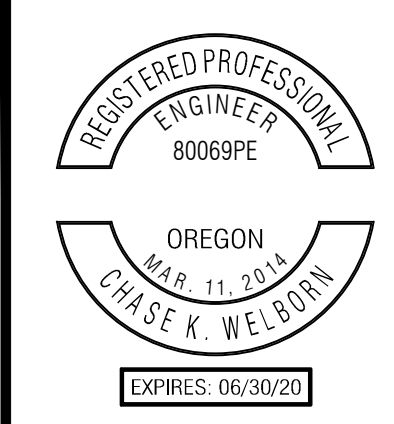
P:17414-SUNCREST PARTITIONCADD\17414-C210-SITE PLAN.DWG



LEGEND

	EXISTING BUILDING
	PROJECT BOUNDARY
	RIGHT-OF-WAY LINE
	RIGHT-OF-WAY CENTERLINE
	EASEMENT LINE
	EXISTING LOT LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING CONCRETE
	EXISTING GRAVEL
	EXISTING CURB
	PROPOSED SETBACK LINE
	PROPOSED CURB FACE
	PROPOSED CURB BACK
	PROPOSED LIP OF GUTTER
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	EXISTING VEGETATION LIMITS LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED INLET PROTECTION
	EXISTING CONIFEROUS TREE
	EXISTING DECIDUOUS TREE
	PROPOSED TREE

- CONSTRUCTION KEY NOTES**
- 1 CONSTRUCT 18' WIDE DRIVEWAY APRON
 - 2 CONSTRUCT STANDARD CURB AND GUTTER. MATCH TO EXISTING CURB AT LOCATION SHOWN
 - 3 CONSTRUCT 5-FT SIDEWALK. CONSTRUCT IMPROVEMENTS TO THE NEAREST FULL PANEL
 - 4 CONSTRUCT NEW PAVEMENT WITHIN LIMITS OF SAWCUT LINE SHOWN
 - 5 INSTALL INLET PROTECTION AT LOCATION SHOWN
 - 6 PROPOSED STREET LIGHT. SEE C290 FOR FURTHER DETAIL.
 - 7 INSTALL STREET TREE AT LOCATION SHOWN. PROPOSED TREE SHALL BE INCLUDED ON CITY ARBORIST'S APPROVED SPECIES LIST.
 - 8 CONSTRUCT 10' WIDE DRIVEWAY APRON



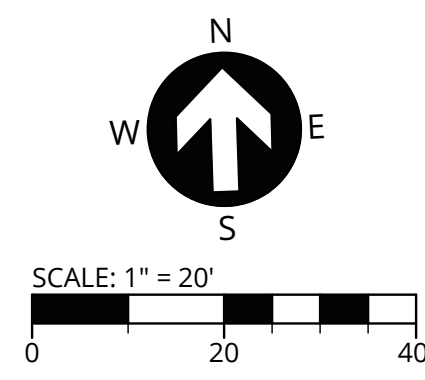
PUBLISH DATE
04-23-18
ISSUED FOR
LAND USE SET
REVISIONS

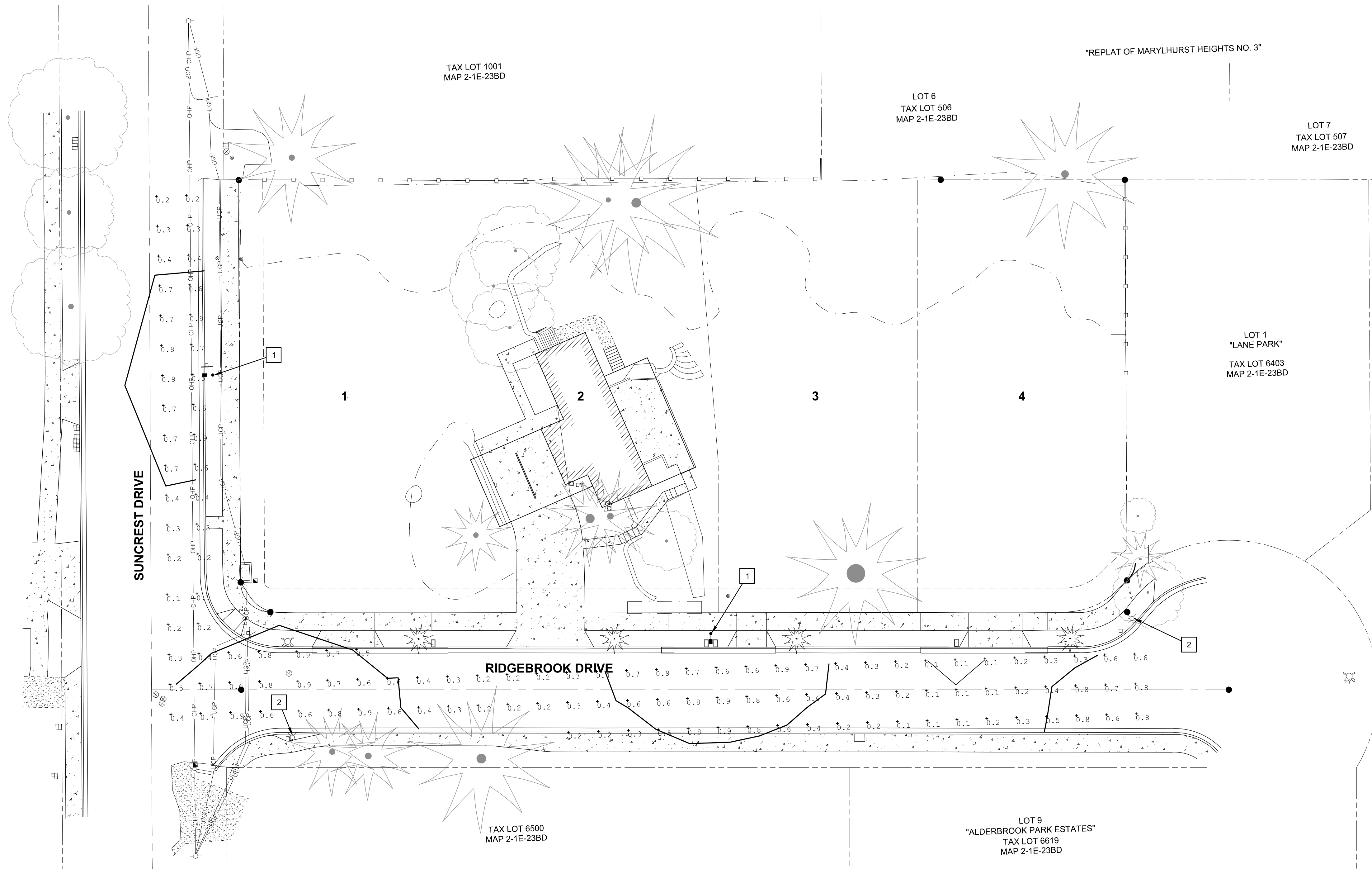
SITE PLAN
SUNCREST SUBDIVISION
19310 SUNCREST DRIVE
KATHLEEN DAILEY
WEST LINN, OREGON

3J CONSULTING
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005

PROJECT INFORMATION
3J PROJECT # | 17414
TAX LOT(S) | 21E23BD 6401
LAND USE # | N/A
DESIGNED BY | CKW
CHECKED BY | AJM

SHEET NUMBER
C210





LEGEND

- 0.5 FC ISO-ILLUMINATION CONTOUR
- 0.1 FC ISO-ILLUMINATION CONTOUR
- 0.7 FC - ILLUMINATION ANALYSIS POINT (FC)
- FOOT CANDLE UNIT
- PROPOSED LUMINAIRE

RIDGEBROOK DRIVE	PROPOSED	REQUIRED*
EXISTING LIGHT(S) INCLUDED	2 EA	
NEW LIGHTS PROPOSED	1 EA	
MAX. ILLUMINATION	0.9 FC	
MIN. ILLUMINATION	0.1 FC	
AVERAGE ILLUMINATION	0.47 FC	0.40 FC (MIN)
UNIFORMITY (AVG/MIN)	4.70	6.00 (MAX)

*PER CITY OF WEST LINN PUBLIC WORKS DESIGN STANDARDS (2010)

SUNCREST DRIVE	PROPOSED	REQUIRED*
EXISTING LIGHT(S) INCLUDED	0 EA	
NEW LIGHTS PROPOSED	1 EA	
MAX. ILLUMINATION	0.9 FC	
MIN. ILLUMINATION	0.2 FC	
AVERAGE ILLUMINATION	0.52 FC	0.50 FC (MIN)
UNIFORMITY (AVG/MIN)	2.60	4.00 (MAX)

*PER CITY OF WEST LINN PUBLIC WORKS DESIGN STANDARDS (2010)

LUMINAIRE
 CREE LEDWAY IP66 STREET LIGHT - TYPE 2 MEDIUM
 STR-LWY-2M-HT-02-E-UL-BZ-700-40K-R-UTL-SPX

POST AND ARM
 30 FT BRONZE POLE / 25 FT MOUNTING HEIGHT
 6' BRONZE MAST ARM

- SITE NOTES**
- 1 INSTALL NEW BRONZE POLE, 6-FT MAST ARM, AND LED BETA FIXTURE.
 - 2 EXISTING LUMINAIRE. SHOWN FOR REFERENCE ONLY.

PUBLISH DATE
04-23-18
 ISSUED FOR
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 REVISIONS

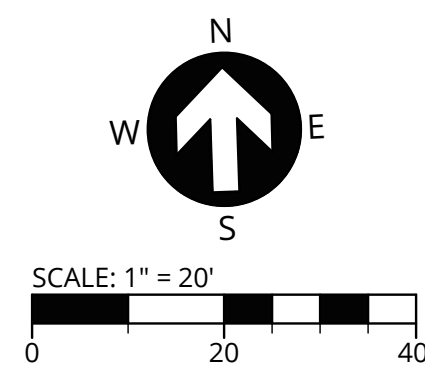
PHOTOMETRIC PLAN
SUNCREST SUBDIVISION
19310 SUNCREST DRIVE
 KATHLEEN DAILEY
 WEST LINN, OREGON

3J CONSULTING
 CIVIL ENGINEERING
 WATER RESOURCES
 LAND USE PLANNING

5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005

PROJECT INFORMATION
 3J PROJECT # | 17414
 TAX LOT(S) | 21E23BD 6401
 LAND USE # | N/A
 DESIGNED BY | CKW
 CHECKED BY | AJM

SHEET NUMBER
C290

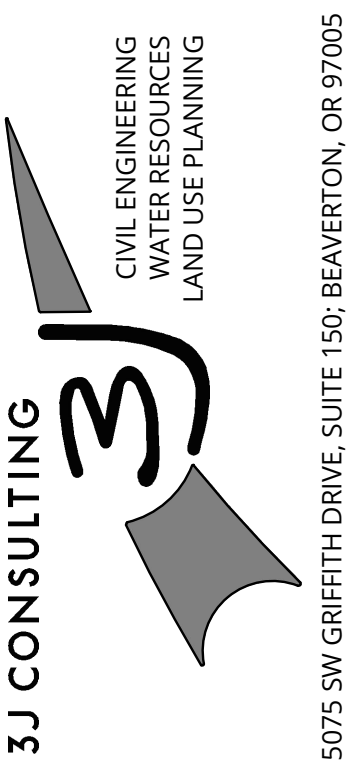




PUBLISH DATE
04-23-18

ISSUED FOR
LAND USE SET
REVISIONS

UTILITY PLAN
SUNCREST SUBDIVISION
19310 SUNCREST DRIVE
KATHLEEN DAILEY
WEST LINN, OREGON



PROJECT INFORMATION
3J PROJECT # | 17414
TAX LOT(S) | 21E23BD 6401
LAND USE # | N/A
DESIGNED BY | CKW
CHECKED BY | AJM

SHEET NUMBER
C300

LEGEND

	EXISTING BUILDING
	PROJECT BOUNDARY
	RIGHT-OF-WAY LINE
	RIGHT-OF-WAY CENTERLINE
	EASEMENT LINE
	EXISTING LOT LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING CONCRETE
	EXISTING GRAVEL
	EXISTING CURB
	PROPOSED SETBACK LINE
	PROPOSED CURB FACE
	PROPOSED CURB BACK
	PROPOSED LIP OF GUTTER
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	EXISTING OVERHEAD POWER
	EXISTING UNDERGROUND POWER
	EXISTING CABLE
	EXISTING VEGETATION LIMITS LINE
	EXISTING SANITARY SEWER
	EXISTING STORM DRAIN
	EXISTING WATER MAIN
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED INLET PROTECTION
	PROPOSED STORM MAIN
	PROPOSED STORM LATERAL / LEAD
	PROPOSED SANITARY MAIN
	PROPOSED SANITARY LATERAL
	PROPOSED WATER DOMESTIC SERVICE
	PROPOSED WATER METER
	PROPOSED PIPE CAP / STUB
	PROPOSED OVERFLOW DRAIN
	PROPOSED STORMWATER PLANTER

WATER SYSTEM KEY NOTES

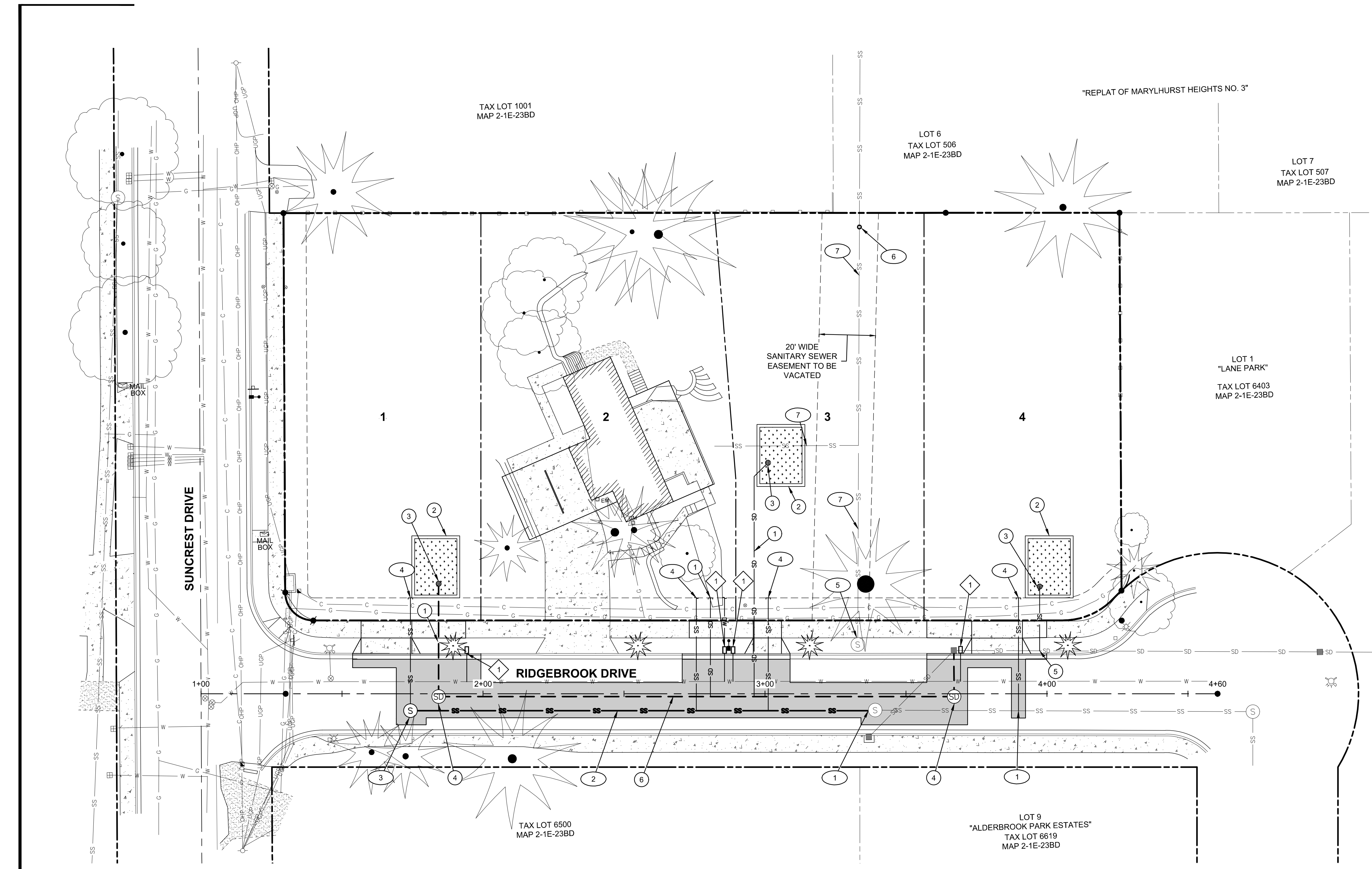
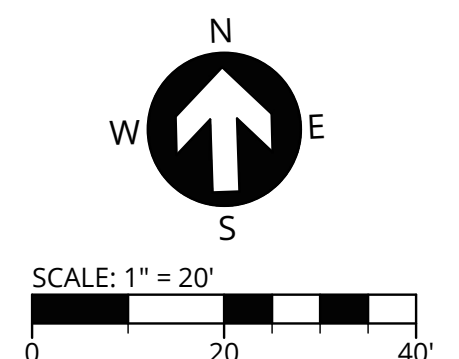
- 1 INSTALL WATER METER AND SERVICE CONNECTION.

SANITARY SEWER KEY NOTES

- 1 CONNECT PROPOSED SEWER LINE TO EXISTING SANITARY NETWORK AT LOCATION SHOWN
- 2 INSTALL SANITARY SEWER MAIN
- 3 CONSTRUCT STANDARD SANITARY SEWER MANHOLE
- 4 INSTALL NEW SANITARY SEWER LATERAL
- 5 REMOVE EXISTING SANITARY MANHOLE AND CAP LINE TO BE ABANDONED IN PLACE.
- 6 INSTALL NEW SANITARY SEWER CLEANOUT
- 7 SANITARY LINE TO BE ABANDONED IN-PLACE. SHOWN FOR REFERENCE ONLY.

STORM DRAIN KEY NOTES

- 1 INSTALL NEW STORM SEWER LATERAL
- 2 PRIVATE LIDA STORMWATER PLANTER. *SHOWN FOR REFERENCE ONLY. DEFER FINAL LOCATION AND CONSTRUCTION TO HOMEBUILDER.*
- 3 PLANTER OVERFLOW DRAIN. *SHOWN FOR REFERENCE ONLY. DEFER FINAL LOCATION AND CONSTRUCTION TO HOMEBUILDER.*
- 4 CONSTRUCT STANDARD STORM SEWER MANHOLE OVER EXISTING STORM LINE.
- 5 CONNECT PROPOSED STORM LATERAL INTO EXISTING STORM NETWORK AT LOCATION SHOWN.
- 6 INSTALL NEW STORM SEWER MAIN



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