

CONSTRUCTION DOCUMENTS

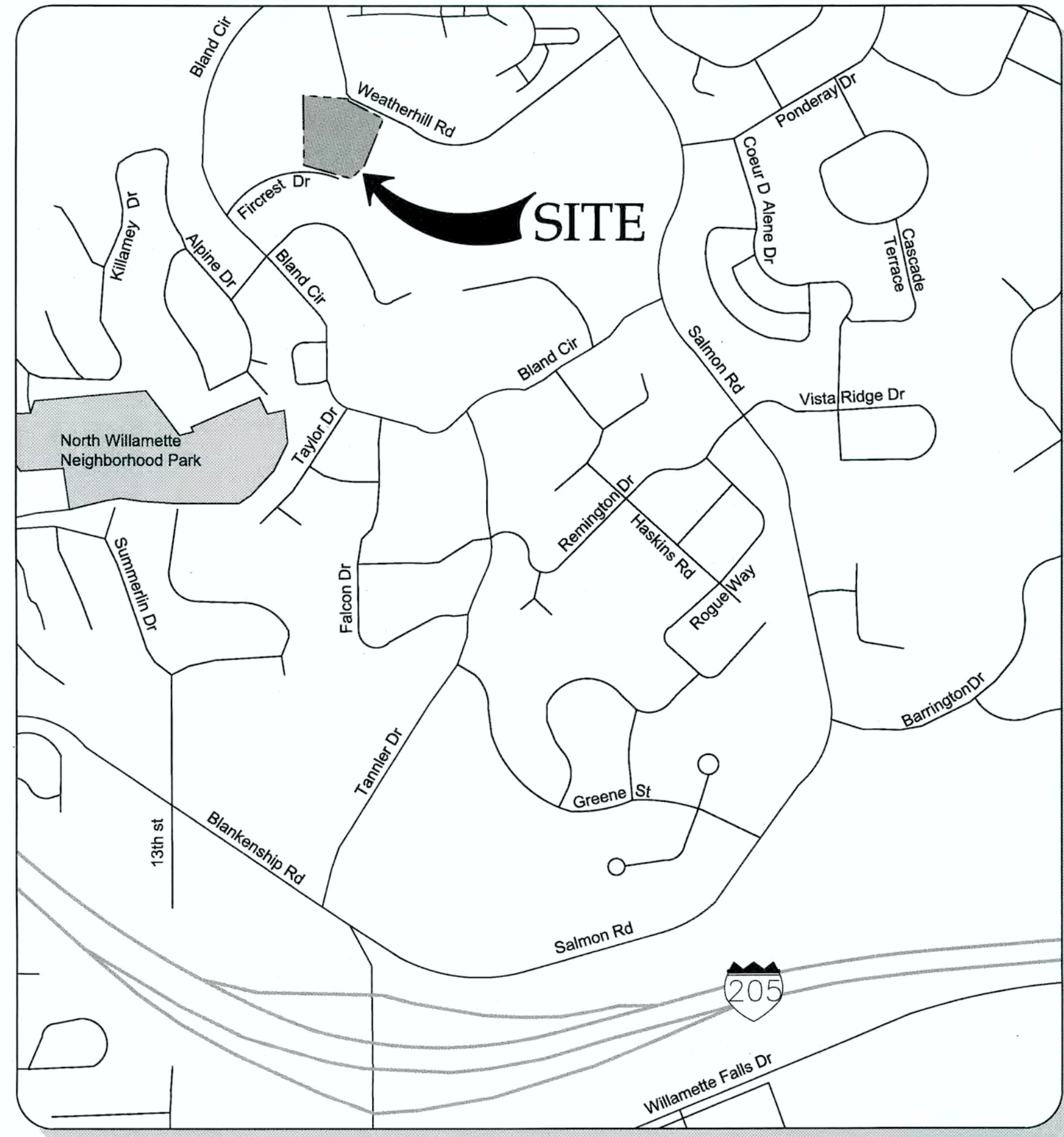
FOR WEATHERHILL SUBDIVISION

PREPARED FOR
LF 7, LLC

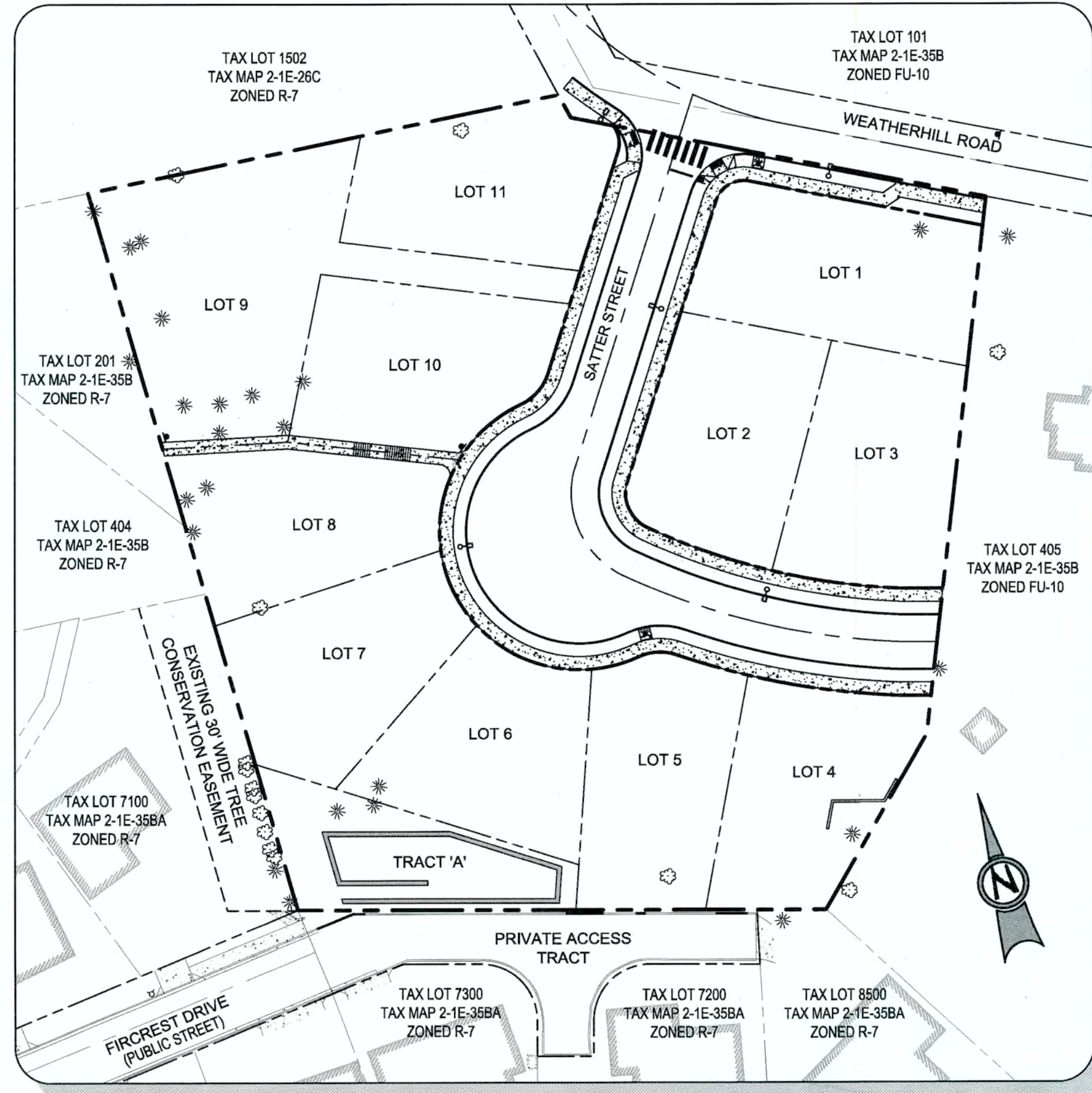
APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
This approval is only for general conformance with the design concept and general compliance with applicable codes and requirements and shall not be construed as relieving the Design Engineer of full responsibility for accuracy and completeness of the drawings. This plan review approval does not prevent the City from requiring further code corrections in the field.
DATE: 6/24/14 BY: *Khoi Le*

This Plan has been Reviewed & Complies w/
Building: *KL* Date: *7-2-14*
Planning: *KL* *8-24-14*
Engineering: *KL* *6/24/14*
Parks:

PERMIT # _____
REVISION SUMMARY _____
DATE _____
BY _____



VICINITY MAP
NOT TO SCALE



SITE MAP
Scale: 1 inch = 50 feet

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

SHEET INDEX

C000	COVER SHEET
C001	CONDITIONS OF APPROVAL
C002	GENERAL NOTES
C100	EXISTING CONDITIONS PLAN
C101	DEMOLITION PLAN
C102	TREE PROTECTION AND REMOVAL PLAN
C110	TENTATIVE PLAT
C120	PHASE II GRADING AND EROSION AND SEDIMENT CONTROL PLAN
C121	EROSION & SEDIMENT CONTROL DETAILS
C122	RETAINING WALL PLAN AND PROFILES I
C123	RETAINING WALL PLAN AND PROFILES II
C124	RETAINING WALL DETAILS
C200	WEATHERHILL ROAD IMPROVEMENT PLAN
C201	SATTER STREET IMPROVEMENT PLAN
C202	SATTER STREET IMPROVEMENT PROFILE
C210	CONSTRUCTION DETAILS I
C211	CONSTRUCTION DETAILS II
C300	STORMWATER DRAINAGE PLAN
C301	STORMWATER PROFILES I - SD LINES 'A', 'C', 'D', 'E', 'F', 'G' & 'H'
C302	STORMWATER PROFILES II - SD LINE 'B'
C310	STORMWATER DRAINAGE DETAILS I
C311	STORMWATER DRAINAGE DETAILS II
C312	STORMWATER DRAINAGE DETAILS III
C400	SANITARY SEWER LINE 'A' PLAN AND PROFILE
C401	SANITARY SEWER LINE 'B' PLAN AND PROFILE
C402	WATER LINE 'A' PLAN AND PROFILE
C403	WATER LINE 'B' PLAN AND PROFILE
C410	WATER CONSTRUCTION DETAILS
C411	SANITARY CONSTRUCTION DETAILS
C500	STREET LIGHTING PLAN
L100	MITIGATION PLANTING PLAN

SITE INFORMATION

SITE ADDRESS	TAX LOT(S)
22882 WEATHERHILL ROAD WEST LINN, OR 97068	2S1E35B 200, 301, 402
JURISDICTION	FLOOD HAZARD
CITY OF WEST LINN	MAP NUMBER: 41005C0257D ZONE X (UNSHADED)
ZONING	
FU-10	

UTILITIES & SERVICES

WATER, STORM, SEWER	POWER
CITY OF WEST LINN CONTACT: KHOI LE PHONE: (503) 722-5517	PGE CONTACT: MIKE HIEB PHONE: (503) 570-4412
GAS	CABLE
NORTHWEST NATURAL CONTACT: LANCE CHEELEY PHONE: (503) 220-2357	COMCAST CONTACT: KENNETH WILLS EMAIL: kenneth_wills@cable.comcast.com
FIRE	CABLE
TUALATIN VALLEY FIRE & RESCUE CONTACT: TY DARBY PHONE: (503) 259-1409	CENTURYLINK CONTACT: KENNETH SCIULLI PHONE: (503) 242-0304
POLICE, SCHOOLS, ROADS, PARKS	
CITY OF WEST LINN	

PROJECT TEAM

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

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

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

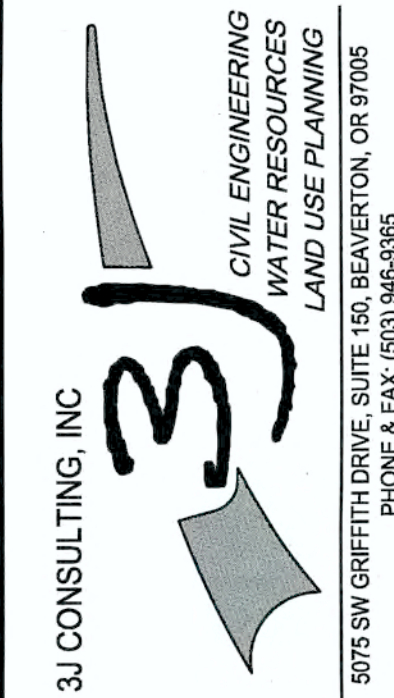
PLANNING CONSULTANT

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

GEOTECHNICAL CONSULTANT

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

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



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

SHEET TITLE
COVER SHEET
SHEET NUMBER
C000

WEST LINN PLANNING COMMISSION
FINAL DECISION NOTICE
SUB-13-04

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

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

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

1. With the exception of modifications required by these conditions and the fact that Lot 8 (12,538 sq. ft.) should read lot 9 and lot 9 (7,271 sq. ft.) should read lot 8 on sheet C2.0, the project shall conform to the Tentative Subdivision Plat, Sheet C2.0, dated November 19, 2013.
2. The applicant shall post signs at the east end of the driveway to lot 8 identifying the public's right to access along the 15 foot wide public access easement. A similar sign shall be posted at the west end of the trail adjacent to and facing the west property line. The sign, text and final location shall be approved by the Planning Director. From the west terminus of the paved driveway to lot 8, the applicant shall install a 10 foot wide paved path flanked on the edges of the 15 foot wide easement by a three-foot high black matte chain link fence (or an alternative that is acceptable to the Parks and Recreation Department) along the trail corridor to the west property line.
3. Significant trees to be removed for street construction shall be mitigated for on an inch-to-inch basis and planted on site (in addition to proposed street trees) and/or on City-owned land as approved by the Parks and Recreation Department. A revised street tree plan shall be provided.
4. The applicant shall provide easements in favor of the City in order to provide connections to operating utility lines when the location of such lines is finalized.
5. Street improvements must be designed and constructed in accordance with West Linn Public Works Standards, and any applicable State and Federal Design Guidelines and Policies. The applicant must provide appropriate dedication for half street improvement consisting of 16'

pavement, 6' planter strip and 6' sidewalk in accordance with the TSP. If there is no room to provide two-way traffic, application must also provide a 10' pavement improvement on the opposite side in addition to 16' pavement along the project frontage to accommodate two-way traffic.

6. The applicant shall provide an appropriately sized and located connection that meets accepted engineering standards to public sanitary sewer, storm sewer and water lines (the "utility lines").
7. The storm sewer line, water line, and dry utility lines shall be extended to the east end of Satter Street and along the frontage of Weatherhill.
8. Storm lines shall be public and designed in accordance with West Linn Public Works Standards.
9. Storm water quality and detention facilities must be designed and constructed in accordance with West Linn Public Works Standards including appropriate access for repair and maintenance.
10. Water main must be designed with the least number of dead ends for water quality purposes including replacing T-design dead end with L-design dead end.
11. Street lights shall be designed and constructed in accordance with West Linn Public Works Standards and any applicable PGE guidelines and standards. A revised street lighting plan shall be provided.
12. All existing overhead utilities including one located on the west side of development must be placed underground.
13. All public improvements, including grading, are subject to review, modification, and approval of the City Engineer.
14. Applicant shall loop existing water 8" DI water main on Weatherhill Road for subdivision serviceability per the Water Master Plan. The City and the Applicant shall not be precluded by this decision from reaching an agreement whereby the City compensates the Applicant in cash for some or all of the cost of the Weatherhill water line construction.

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

Christine M. Steel 12-20-13
CHRISTINE STEEL, ACTING CHAIR DATE
WEST LINN PLANNING COMMISSION

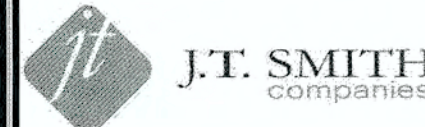
Mailed this 20th day of DECEMBER, 2013.

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

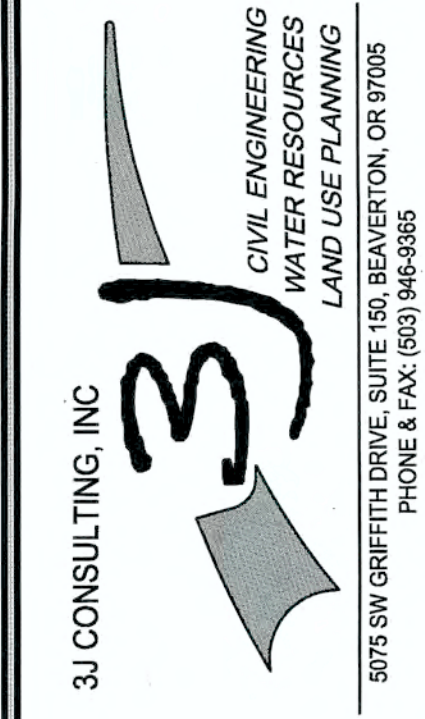
D:\env\projects\604er\projects\2013\sub-13-04 Weatherhill\SUB-13-04 Final Decision

PERMIT	06/10/14
BY	
REVISION SUMMARY	
DATE	

CONDITIONS OF APPROVAL
WEATHERHILL
SUBDIVISION
WEST LINN, OR
LF 7, LLC



Digital Signature
06/10/2014



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

SHEET TITLE
C of A

SHEET NUMBER
C001

APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
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DATE: 6/24/14 BY: Chris Cole

SANITARY SEWER NOTES

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

WATER NOTES

- 1. WATER MAINS SHALL BE DUCTILE IRON PIPE CONFORMING TO AWWA C151 CLASS 52. PIPE IS TO HAVE CEMENT MORTAR LINING AND BITUMINOUS SEAL COAT CONFORMING TO AWWA C104. JOINTS ARE TO BE PUSH-ON RUBBER GASKETED JOINTS UNLESS NOTED OTHERWISE ON THE PLAN. PIPE FITTINGS ARE TO BE OF THE SAME MATERIAL AND CLASS AS PIPE OF DOMESTIC ORIGIN.
2. WATER MAINS HAVE A MINIMUM COVER OF 36".
3. THRUST BLOCKS ARE TO BE PROVIDED AT ALL CHANGES IN DIRECTION AND BRANCHES. THRUST BLOCKING CONCRETE STRENGTH IS TO BE 3300 PSI. SEE DETAILS FOR THRUST BLOCK SIZING. POUR THRUST BLOCKS AGAINST UNDISTURBED EARTH.
4. GATE VALVES SHALL BE RESILIENT SEAT, NON-RISING STEM WITH "O" RING PACKING, COMPLYING WITH AWWA CLASS "C" SPECIFICATIONS. THE VALVES SHALL BE DESIGNED TO WITHSTAND A WORKING PRESSURE OF 150 PSI. GATE VALVES SHALL BE FURNISHED WITH A TWO-INCH SQUARE OPERATING NUT AND SHALL OPEN COUNTERCLOCKWISE WHEN VIEWING FROM ABOVE. BUTTERFLY VALVES SHALL BE RUBBER SEAT TYPE AND BUBBLE-TIGHT AT 150 PSI, AND SHALL CONFORM TO AWWA C504. BUTTERFLY VALVES SHALL BE MUELLER OR APPROVED EQUAL OPERATING NUT SHALL BE LOCATED ON THE SIDE OF THE MAIN SHOWN ON THE PLANS. VALVE BOXES SHALL BE "VANCOUVER" PATTERN.
5. GRANULAR BACKFILL (3/4" -0) IS TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T 180 TEST METHOD AND NATIVE MATERIAL SHALL BE COMPACTED TO 95% OF IN-PLACE DRY DENSITY OF SURROUNDING SOIL. EXCAVATION, BEDDING, AND BACKFILL SHALL BE IN ACCORDANCE WITH DIVISION 204 OF THE CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. BACKFILL UNDER NEW STREETS SHALL BE CLASS "E".
6. SERVICE LATERALS SHALL BE TYPE K COPPER LATERAL SIZES SHALL BE 1". FOR DOUBLE SERVICES TWO 1" WATER SERVICES SHALL BE LAID SIDE BY SIDE. CORPORATION STOPS SHALL BE MUELLER H 1500B OR FORD F1000 4Q. ANGLE METER STOP SHALL BE MUELLER H 1425B OR FORD F1 KV43-44AW-Q. METER BOXES SHALL BE EQUAL TO BROOKS #37 WITH A 37-S LID AND COVER. METER BOXES ARE TO BE INSTALLED 3/4" ABOVE FINISH GRADE AND 2- 1/2" FROM THE CURB IN PLANTER STRIPS OR FLUSH WITH SIDEWALK SURFACE IN A SIDEWALK.
7. ALL WATERLINES WILL BE PRESSURE TESTED AND PURIFICATION TESTED BEFORE CONNECTION TO THE CITY WATER SYSTEM. PRESSURE TEST SHALL BE CONDUCTED AT 180 PSI OR 1.5 TIMES THE NORMAL WORKING PRESSURE, WHICHEVER IS HIGHER AND SHALL MEET THE REQUIREMENTS OF DIVISION 403.14 OF THE WEST LINN PUBLIC WORKS STANDARD CONSTRUCTION SPECIFICATIONS.
8. CHLORINATION SHALL CONFORM WITH DIVISION 403.13 OF THE W.L.S.C.S.
9. DO NOT CONNECT NEW PIPE TO EXISTING PIPE PRIOR TO TESTING. THE CITY OF WEST LINN REQUIRES ACCEPTANCE OF NEW WATERLINE PRIOR TO CONNECTION TO EXISTING WATER SYSTEM.
10. A PLUMBING PERMIT IS REQUIRED FOR SERVICE LATERAL INSTALLATIONS BEYOND THE WATER METER.
11. ALL MATERIALS, INSTALLATION, TESTS, AND CHLORINATION TO BE IN STRICT ACCORDANCE WITH THE CITY OF WEST LINN PUBLIC WORKS STANDARD CONSTRUCTION SPECIFICATIONS, AND THE OREGON STATE HEALTH DIVISION ADMINISTRATION RULES, CHAPTER 333.

STORM SEWER NOTES

- 1. EIGHT INCH TO 24-INCH STORM DRAIN PIPE IS PREFERRED TO BE SEAMLESS RIBBED PVC PIPE CONFORMING TO ASTM F 794. WHERE LARGER PIPE IS REQUIRED OR LACK OF COVER PREVENTS USE OF RIBBED PVC PIPE, PIPE SHALL BE CLASS 3 NON-REINFORCED, CONCRETE PIPE CONFORMING TO ASTM C14, REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76, CLASS IV, OR DUCTILE IRON PIPE CONFORMING TO AWWA C151 CLASS 52. RUBBER JOINTS ARE REQUIRED FOR ALL CONCRETE PIPE. SIX INCH AND SMALLER STORM DRAIN PIPE SHALL CONFORM TO ASTM D 3034 PVC PIPE.
2. GUTTER INLETS SHALL BE POURED IN-PLACE CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3300 PSI. FRAME SHALL BE FABRICATED OF STRUCTURAL STEEL, ASTM A-7, A-36, A-373.
3. MANHOLE BASE MAY BE POURED IN PLACE CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3300 PSI OF PRECAST. MANHOLE RISERS AND TOPS SHALL BE PRECAST SECTIONS WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. TOPS SHALL BE ECCENTRIC CONES EXCEPT WHERE INSUFFICIENT HEADROOM REQUIRES FLAT TOPS. INTERIOR DIMENSIONS NOTED ON THE PLANS ARE MINIMUMS. SOME OR ALL OF THE STORM DRAIN REQUIRED WILL BE OVERSIZED MANHOLES. CONTRACTOR SHALL CHECK WITH MANHOLE MANUFACTURER FOR ACTUAL SIZE OF MANHOLE NEEDED FOR TYPE AND SIZE OF PIPE TO BE USED. INVERTS SHALL BE CONSTRUCTED SO AS TO PROVIDE SMOOTH FLOW-THROUGH CHARACTERISTICS. PIPE SHALL BE CONNECTED TO MANHOLE BY MEANS OF A FLEXIBLE CONNECTION AND SHALL HAVE A SHEAR JOINT LOCATED 18" OUTSIDE OF THE MANHOLE.
4. ALL MANHOLES LOCATED IN EASEMENT AREAS REQUIRE TAMPER PROOF LIDS AND LID SHALL BE SET 12 INCHES ABOVE PROPOSED GRADE.
5. CLEANOUT PIPE, FITTINGS, AND JOINTS SHALL BE THE SAME SPECIFICATIONS AS FOR PIPE. CASTINGS ARE SHOWN ON DETAILS AND SHALL CONFORM TO ASTM A48 (GRADE 30). CLEANOUT RISER SHALL MATCH DOWNSTREAM PIPE DIAMETER.
6. GRANULAR BACKFILL (3/4"-0) IS TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD AND NATIVE MATERIAL SHALL BE COMPACTED TO 95% OF IN-PLACE DRY DENSITY OF SURROUNDING SOIL.
7. STORM DRAIN SERVICE LATERALS SHALL BE 4" PIPE CONFORMING TO THE SAME SPECIFICATIONS AS THE STORM DRAIN MAIN LINES. SERVICES LATERALS SHALL BE INSTALLED TO A POINT BEYOND THE LINE OR UTILITY EASEMENT AS SHOWN ON THE PLAN. THE SERVICE LATERAL SHALL BE PLUGGED WITH 4" RUBBER RING PLUG, AND THE LOCATION OF THE LATERALS END MARKED WITH A 2"X4" STAKE PAINTED WHITE.
8. STORM DRAINS SHALL BE TESTED FOR DEFLECTION IN ACCORDANCE WITH DIVISION 601.03.11 AND VIDEO INSPECTED IN ACCORDANCE WITH DIVISION 601.03.12 OF THE WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. ALL TESTS SHALL BE WITNESSED BY THE ENGINEER AND A REPRESENTATIVE OF THE CITY.
9. A PLUMBING PERMIT FORM THE CITY OF WEST LINN BUILDING DEPARTMENT IS REQUIRED FOR STORM DRAINS BEYOND THE FIRST CLEANOUT.
10. ALL MATERIALS, INSTALLATION, TESTS, AND INSPECTIONS TO BE IN STRICT ACCORDANCE WITH THE CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS.
11. INFILTRATION RAIN GARDEN PLANTINGS TO CONFORM TO PLANTING SPECIFICATION AS SHOWN ON THE PLANS AND DETAILS CONTAINED HEREIN.

STREET NOTES

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

GENERAL NOTES

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

GENERAL GRADING AND EROSION CONTROL (PART 1)

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

GENERAL GRADING AND EROSION CONTROL (PART 2)

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

EROSION CONTROL SUMMARY

- 1. THE INTENT OF THE REQUIREMENT IS TO PREVENT SILTATION FROM REACHING STORM DRAIN SYSTEMS AND DRAINAGE WAYS.
2. THE MINIMUM MEASURES NEED TO BE MADE ON ALL PROJECTS.
A. A GRAVEL PAD, AT LEAST 50 FEET LONG, IS REQUIRED WHERE VEHICLES WILL LEAVE THE CONSTRUCTION SITE.
B. A SEDIMENT BARRIER IS TO BE CONSTRUCTED OF STRAW BALES OR A SEDIMENT FENCE WHERE NOTED IN THE DETAILS OR WHERE SEDIMENT WILL CROSS OUTSIDE THE WORK AREA.
C. WHERE EXCAVATED MATERIAL IS PLACED ON HARD SURFACES (SUCH AS STREETS) MATERIAL MUST BE BROOMED OR SCRAPED CLEAN AS SOON AS POSSIBLE.
D. RE-SEED OR COVER DISTURBED AREAS AS SOON AS IS POSSIBLE AND PRACTICAL BUT NO LATER THAN THE COMPLETION OF CONSTRUCTION ON THE OTHER PHASES OF WORK. EROSION CONTROL MEASURES SUCH AS HAY BALES AND SILT FENCES MUST REMAIN IN PLACE UNTIL SEEDED AREAS SHOW GROWTH SUBSTANTIAL TO PREVENT EROSION.

SEDIMENT FENCE

- 1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST.
2. THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS, WHERE FEASIBLE. THEN FENCE POSTS SHALL BE SPACED A MAXIMUM OF SIX FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 18 INCHES.
3. A TRENCH SHALL BE EXCAVATED, ROUGHLY 6 INCHES WIDE BY 6 INCHES DEEP, UPSLOPE AND ADJACENT TO THE WOOD POST TO ALLOW THE FILTER FABRIC TO BE BURIED. BURY THE BOTTOM OF THE FABRIC 6" VERTICALLY BELOW FINISHED GRADE. ALL AREAS OF FILTER FABRIC TRENCH SHALL BE COMPACTED.
4. THE FILTER FABRIC SHALL BE INSTALLED WITH STITCHED LOOPS OVER FENCE POSTS. THE FENCE POST SHALL BE CONSTRUCTED OF 2" X 2" FIR, PINE, OR STEEL. THE FENCE POST MUST BE A MINIMUM OF 48" LONG. THE FILTER FABRIC SHALL NOT BE STAPLED OR ATTACHED TO EXISTING TREES.
5. SEDIMENT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
6. SEDIMENT FENCES SHALL BE INSPECTED BY APPLICANT/CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

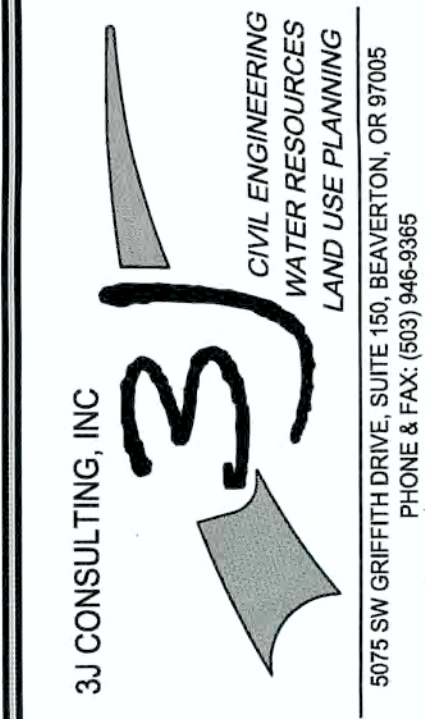
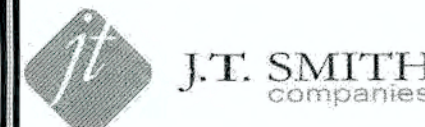
SEEDING/MULCHING

- 1. ALL AREAS DISTURBED DURING CONSTRUCTION TO BE GRADED TO DRAIN AND COMPACTED TO A MINIMUM OF 90% OF AASHTO T-99 IMMEDIATELY AFTER INSTALLATION OF UTILITIES OR GRADING.
2. RECOMMENDED SEED MIXTURE: 80% ELKA DWARF PERENNIAL RYEGRASS AND 20% CREeping RED FESCUE, BY WEIGHT. APPLICATION RATE SHALL BE 100 POUNDS MINIMUM PER ACRE.
3. FERTILIZER SHALL BE 12-16-8 WITH 50% OF THE NITROGEN DERIVED FROM UREA FORMALDEHYDE, AND APPLIED AT A RATE OF 400 POUNDS PER ACRE.
4. SEED AND MULCH AT A RATE OF 2000 LBS/AC WITH HEAVY BONDING AGENT OR NETTING AND ANCHORS. MULCH SHALL BE A WOOD CELLULOSE FIBER OR OTHER MATERIAL SUITABLE FOR HYDROMULCHING.
5. TEMPORARY OR PERMANENT HYDROSEEDING ARE ACCEPTABLE SEEDING AND MULCHING MUST BE PROVIDED WHENEVER PERENNIAL COVER CANNOT BE ESTABLISHED ON SITES WHICH WILL BE EXPOSED FOR 60 DAYS OR MORE.

APPROVED FOR CONSTRUCTION BY CITY OF WEST LINN. This approval is only for general conformance with the design concepts and general compliance with applicable codes and requirements and shall not be construed as relieving the Design Engineer of full responsibility for accuracy and completeness of the drawings. This plan review approval does not prevent the City from requiring further code corrections in the field. DATE 04/14 BY: [Signature]

Table with columns: PERMIT #, REVISION SUMMARY, DATE. Row 1: 06/10/14, [blank], [blank].

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



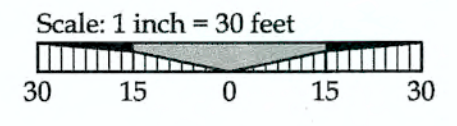
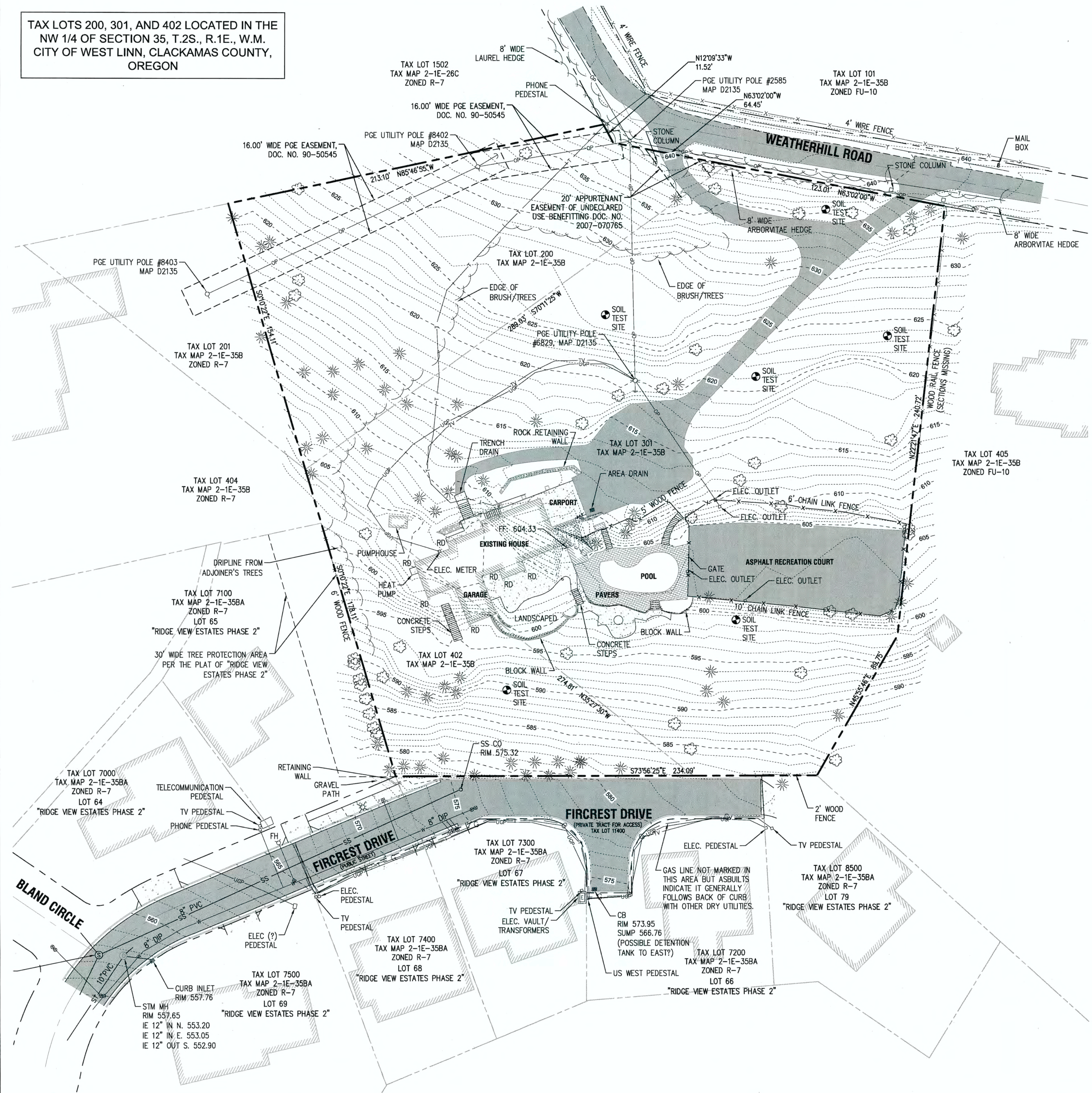
3J JOB ID # | 13118 LAND USE # | SUB-13-04 TAX LOT #S | 281E358 200, 301, 402 DESIGNED BY | CLF CHECKED BY | JDH

SHEET TITLE GENERAL NOTES SHEET NUMBER

C002

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

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



LEGEND

--- (dashed line)	BOUNDARY LINE	--- (dashed line)	CURB
--- (dashed line)	RIGHT-OF-WAY	--- (dashed line)	ASPHALT
--- (dashed line)	CENTERLINE	--- (dashed line)	CONCRETE
--- (dashed line)	LOT LINE	--- (dashed line)	GRAVEL
--- (dashed line)	BUILDING	--- (dashed line)	EXISTING TREES
--- (dashed line)	1 FT CONTOUR	--- (dashed line)	LIGHT POLE
--- (dashed line)	5 FT CONTOUR	--- (dashed line)	WATER VALVE
--- (dashed line)	SANITARY SEWER	--- (dashed line)	WATER METER
--- (dashed line)	STORM SEWER	--- (dashed line)	FIRE HYDRANT
--- (dashed line)	WATER LINE	--- (dashed line)	
--- (dashed line)	GAS LINE	--- (dashed line)	
--- (dashed line)	UNDERGROUND POWER	--- (dashed line)	
--- (dashed line)	UNDERGROUND PHONE LINE	--- (dashed line)	
--- (dashed line)	OVERHEAD POWER	--- (dashed line)	

- NOTES**
- UTILITY INFORMATION SHOWN ON THIS MAP IS BASED UPON OBSERVED FEATURES, RECORD DATA AND TONE MARKS PROVIDED BY PUBLIC UTILITY LOCATION SERVICES. NO WARRANTIES ARE MADE REGARDING THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ADDITIONAL UTILITIES MAY EXIST. INTERESTED PARTIES ARE HEREBY ADVISED THAT UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION OF ANY CRITICAL ITEMS.
 - VERTICAL DATUM:** NAVD '88 UTILIZING GPS POSITIONING TIED TO THE ORGN WITH REAL TIME CORRECTORS REFERENCED TO NAD 83(2011).
 - TOPOGRAPHIC FEATURES SHOWN ON THIS MAP WERE LOCATED USING STANDARD PRECISION TOPOGRAPHIC MAPPING PROCEDURES. THIRD PARTY USERS OF DATA FROM THIS MAP PROVIDED VIA AUTOCAD DRAWING FILES OR DATA EXCHANGE FILES SHOULD NOT RELY ON ANY AUTOCAD GENERATED INFORMATION WHICH IS BEYOND THE LIMITS OF PRECISION OF THIS MAP. THIRD PARTIES USING DATA FROM THIS MAP IN AN AUTOCAD FORMAT SHOULD VERIFY ANY ELEMENTS REQUIRING PRECISE LOCATIONS PRIOR TO COMMENCEMENT OF ANY CRITICAL DESIGN OR CONSTRUCTION. CONTACT COMPASS ENGINEERING FOR FURTHER INFORMATION. FURTHERMORE, COMPASS ENGINEERING WILL NOT BE RESPONSIBLE NOR HELD LIABLE FOR ANY DESIGN OR CONSTRUCTION RELATED PROBLEMS THAT ARISE OUT OF THIRD PARTY USAGE OF THIS MAP (IN AUTOCAD OR OTHER FORMAT) FOR ANY PURPOSE OTHER THAN SPECIFICALLY STATED HEREIN. THIS STATEMENT IS AN OFFICIAL PART OF THIS MAP.

PERMIT #	REVISION SUMMARY	DATE
		06/10/14

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

J.T. SMITH
companies

REGISTRED PROFESSIONAL ENGINEER
7282PE
OREGON
NOV 12 2002
JOHN D. HOWORTH
EXPIRES: 08/30/15
Digital Signature
06/10/2014

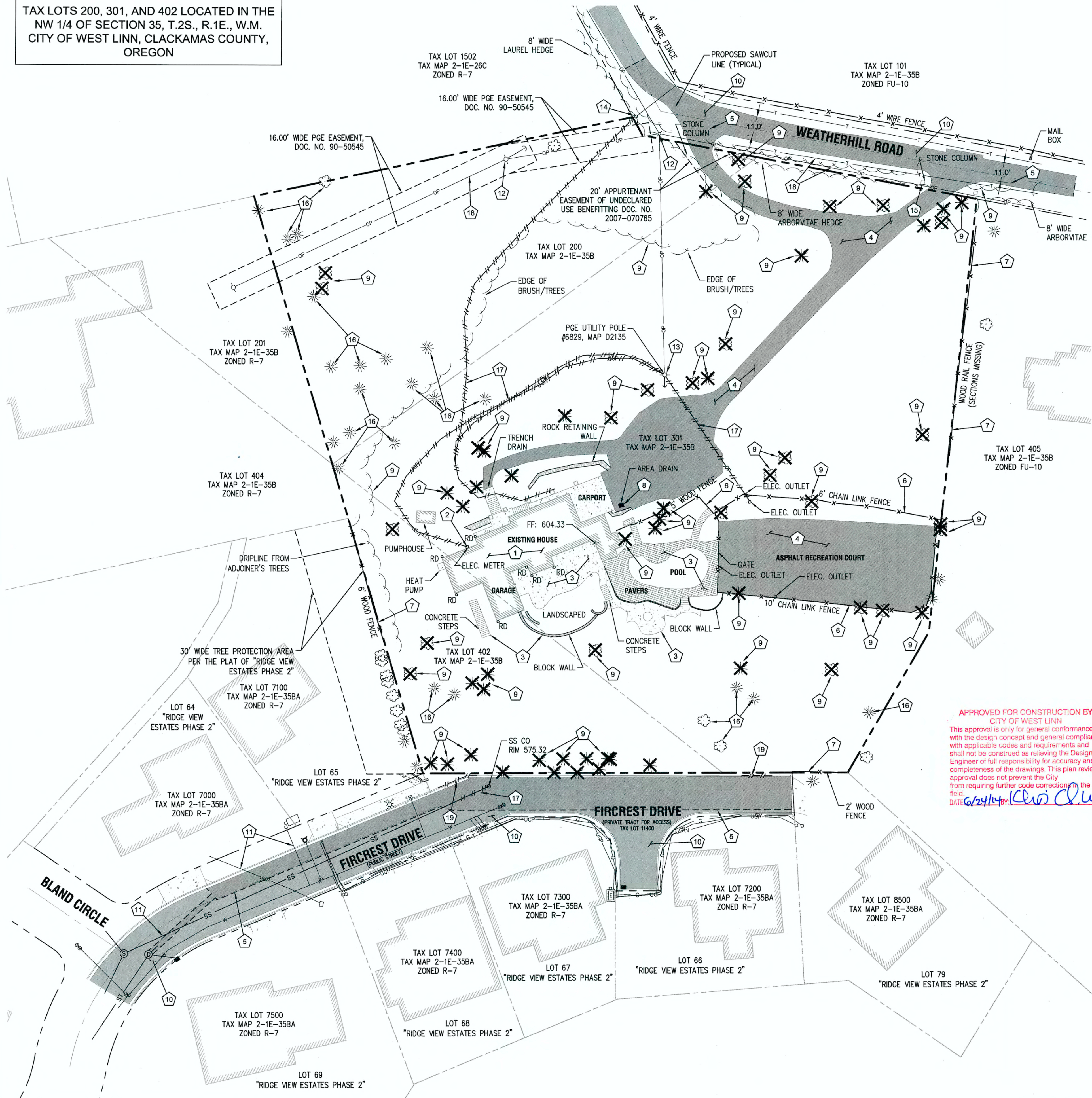
3J CONSULTING, INC

CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 450, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-8985

APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
This approval is only for general conformance with the design concept and general compliance with applicable codes and requirements and shall not be construed as relieving the Design Engineer of full responsibility for accuracy and completeness of the drawings. This plan review approval does not prevent the City from requiring further code corrections in the field.
DATE: 6/11/14 BY: *[Signature]*

3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #S	2S1E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH
SHEET TITLE	EXISTING COND.'S
SHEET NUMBER	C100

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



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

LEGEND

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

DEMOLITION KEY

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

GENERAL DEMOLITION NOTES

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

APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
This approval is only for general conformance
with the design concept and general compliance
with applicable codes and requirements and
shall not be construed as relieving the Design
Engineer of full responsibility for accuracy and
completeness of the drawings. This plan review
approval does not prevent the City
from requiring further code corrections in the
field.
DATE 06/14/14 BY [Signature]

PERMIT # _____
REVISION SUMMARY _____
DATE 06/10/14

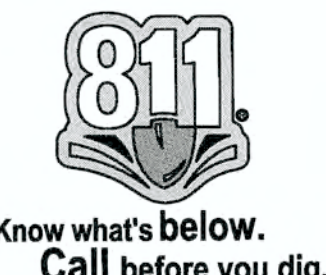
DEMOLITION PLAN
WEATHERHILL
SUBDIVISION
WEST LINN, OR
LF 7, LLC

J.T. SMITH
companies



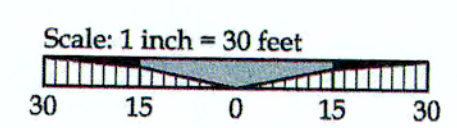
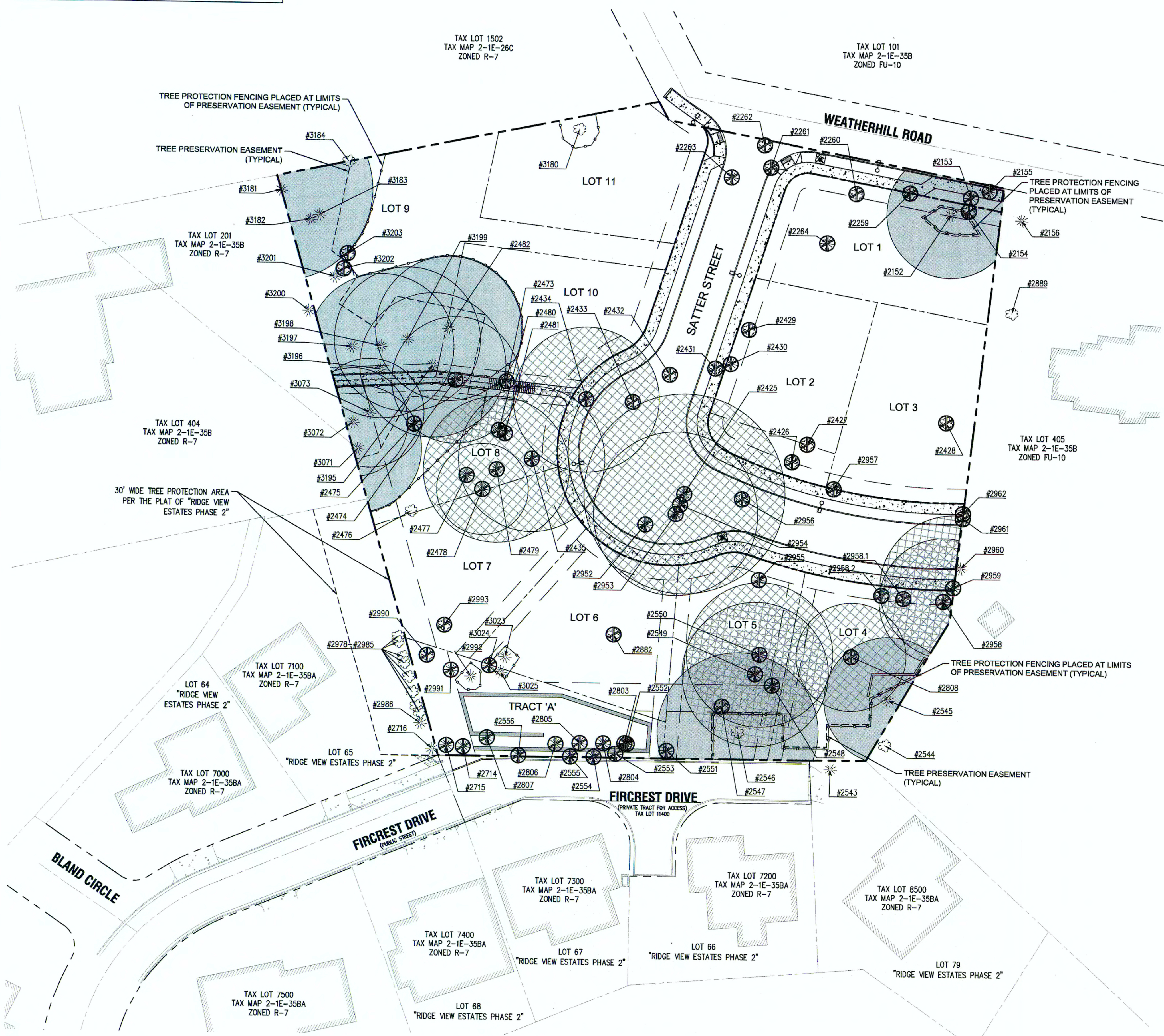
3J CONSULTING, INC
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LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9385

3J JOB ID # 13118
LAND USE # 1508-13-04
TAX LOT #S 281E35B 200, 301, 402
DESIGNED BY JCLF
CHECKED BY JLDH



SHEET TITLE
DEMOLITION
SHEET NUMBER
C101

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



LEGEND

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

GENERAL TREE INVENTORY STATISTICS

TOTAL PROPERTY AREA:	112,898 Sq. Ft. = 2.59 Ac.
TOTAL TREE INVENTORY (PROJECT BOUNDARY):	67 ea
TOTAL TREES RETAINED:	22 ea
TOTAL TREES REMOVED:	65 ea
TOTAL TREE CALIPER INCHES:	1,867 inches
TOTAL CALIPER INCHES RETAINED:	741 inches
TOTAL CALIPER INCHES REMOVED:	1,126 inches

SIGNIFICANT TREE STATISTICS

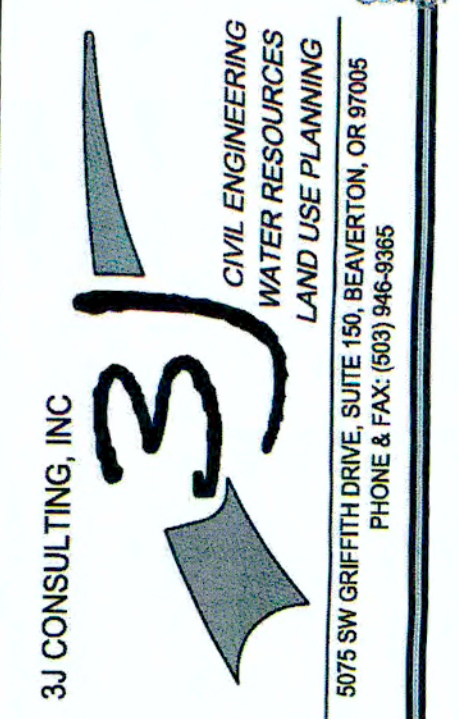
SIGNIFICANT TREE INVENTORY:	23 ea
SIGNIFICANT TREES RETAINED:	11 ea
SIGNIFICANT TREES REMOVED:	12 ea
SIGNIFICANT TREE CALIPER INCHES:	844 inches
SIGNIFICANT CALIPER INCHES RETAINED:	394 inches
SIGNIFICANT CALIPER INCHES REMOVED:	450 inches
SIGNIFICANT TREE CANOPY COVERAGE:	46,673 Sq. Ft.
SIGNIFICANT TREE CANOPY RETAINED:	22,023 Sq. Ft.
SIGNIFICANT TREE CANOPY REMOVED:	24,650 Sq. Ft.
SIGNIFICANT TREE CANOPY REMOVED DUE TO R.O.W. IMPROVEMENTS:	18,189 Sq. Ft.
TREE PRESERVATION EASEMENT AREA REQUIRED (20% OF EXISTING CANOPY):	9,335 Sq. Ft.
TREE PRESERVATION EASEMENT AREA PROVIDED (20% OF EXISTING CANOPY):	9,350 Sq. Ft.

APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
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DATE: 8/15/14 BY: *Khari S. L.*

This Plan has been Reviewed & Complies w/
By: *[Signature]* Date: *8-12-14*
Building: *[Signature]*
Planning: *[Signature]* 8/15/14
Engineering: *[Signature]*
Parks: *[Signature]* 8-5-14

PERMIT	07/22/14
REVISION SUMMARY	BY DATE

TREE PROTECTION AND REMOVAL PLAN
**WEATHERHILL
SUBDIVISION**
WEST LINN, OR
LF 7, LLC



3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #S	281E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH
SHEET TITLE	TREE PLAN
SHEET NUMBER	C102

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

TREE INVENTORY

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

TREE INVENTORY

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

PERMIT # 06/10/14
REVISION SUMMARY BY DATE

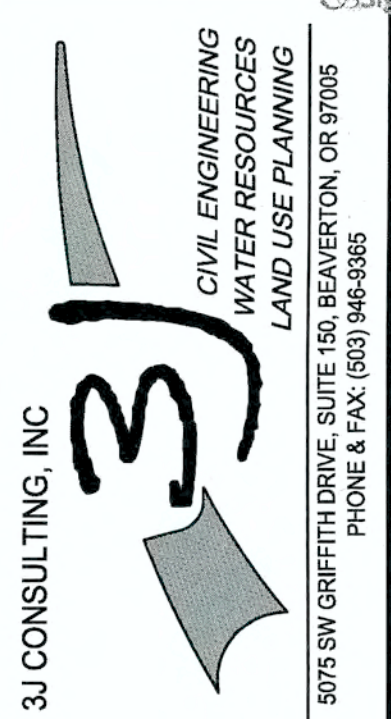
TREE PROTECTION AND REMOVAL DETAILS

WEATHERHILL
SUBDIVISION
WEST LINN, OR
LF 7, LLC

J.T. SMITH
companies



Digital Signature
06/10/2014



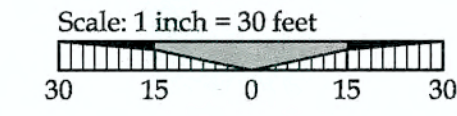
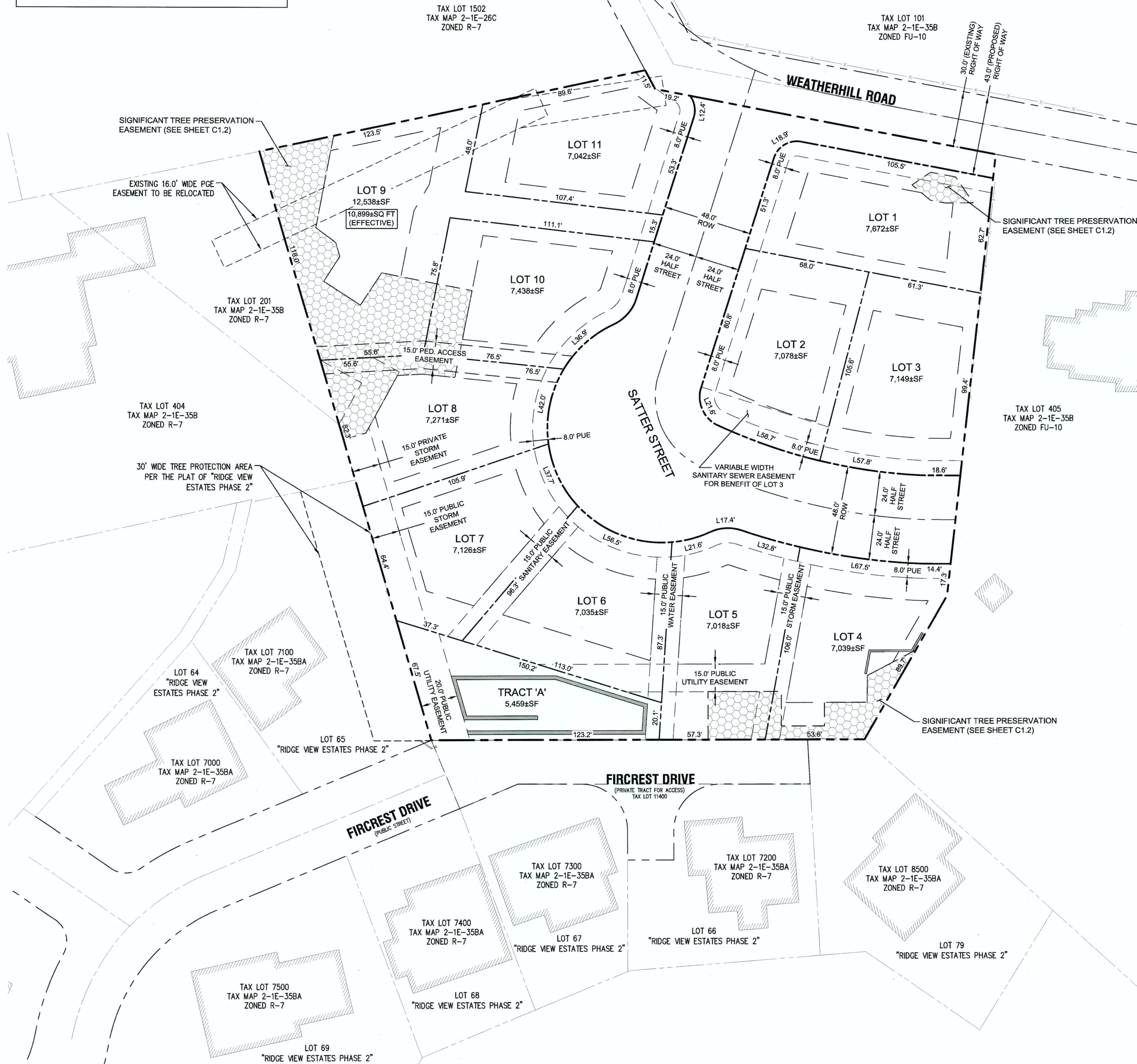
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CITY OF WEST LINN
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with applicable codes and requirements and
shall not be construed as relieving the Design
Engineer of full responsibility for accuracy and
completeness of the drawings. This plan review
approval does not prevent the City
from requiring further code corrections in the
field.
DATE: 6/24/14 BY: [Signature]

3J JOB ID # | 13118
LAND USE # | SUB-13-04
TAX LOT #S | 281E36B 200, 301, 402
DESIGNED BY | CLF
CHECKED BY | JDH

SHEET TITLE
TREE PLAN DETAIL
SHEET NUMBER

C103

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



LEGEND

- BOUNDARY LINE
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING CENTERLINE
- - - EXISTING LOT LINE
- - - PROPOSED RIGHT-OF-WAY
- - - PROPOSED LOT LINE
- - - PROPOSED CENTERLINE
- - - PROPOSED SETBACK LINE
- - - PROPOSED EASEMENT LINE
- ▨ PROPOSED TREE PRESERVATION EASEMENT

SITE STATISTICS

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

SUBDIVISION STATISTICS

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

PROJECT TEAM

OWNER/APPLICANT

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

PLANNING CONSULTANT

3J CONSULTING, INC
5075 SW GRIFFITH DRIVE, SUITE 150
BEAVERTON, OR 97224
CONTACT: ANDREW TULL
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EMAIL: andrew.tull@3j-consulting.com

LAND SURVEYOR

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

CIVIL ENGINEER

3J CONSULTING, INC.
5075 SW GRIFFITH DRIVE, SUITE 150
BEAVERTON, OR 97005
CONTACT: JOHN HOWORTH, PE
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john.howorth@3j-consulting.com

GEOTECHNICAL CONSULTANT

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

APPROVED FOR CONSTRUCTION BY
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DATE: 6/21/14 BY: [Signature]

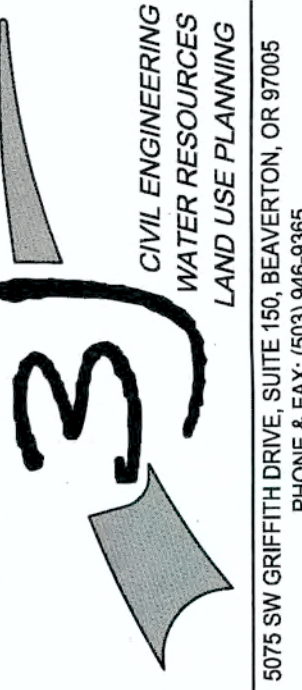
PERMIT # _____
REVISION SUMMARY _____
DATE 06/10/14

TENTATIVE SUBDIVISION PLAT

**WEATHERHILL
SUBDIVISION**
WEST LINN, OR
LF 7, LLC



Digital Signature
06/10/2014



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

SHEET TITLE
SUBDIVISION PLAT
SHEET NUMBER

C110



LEGEND

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

GRADING / EROSION CONTROL KEY NOTES

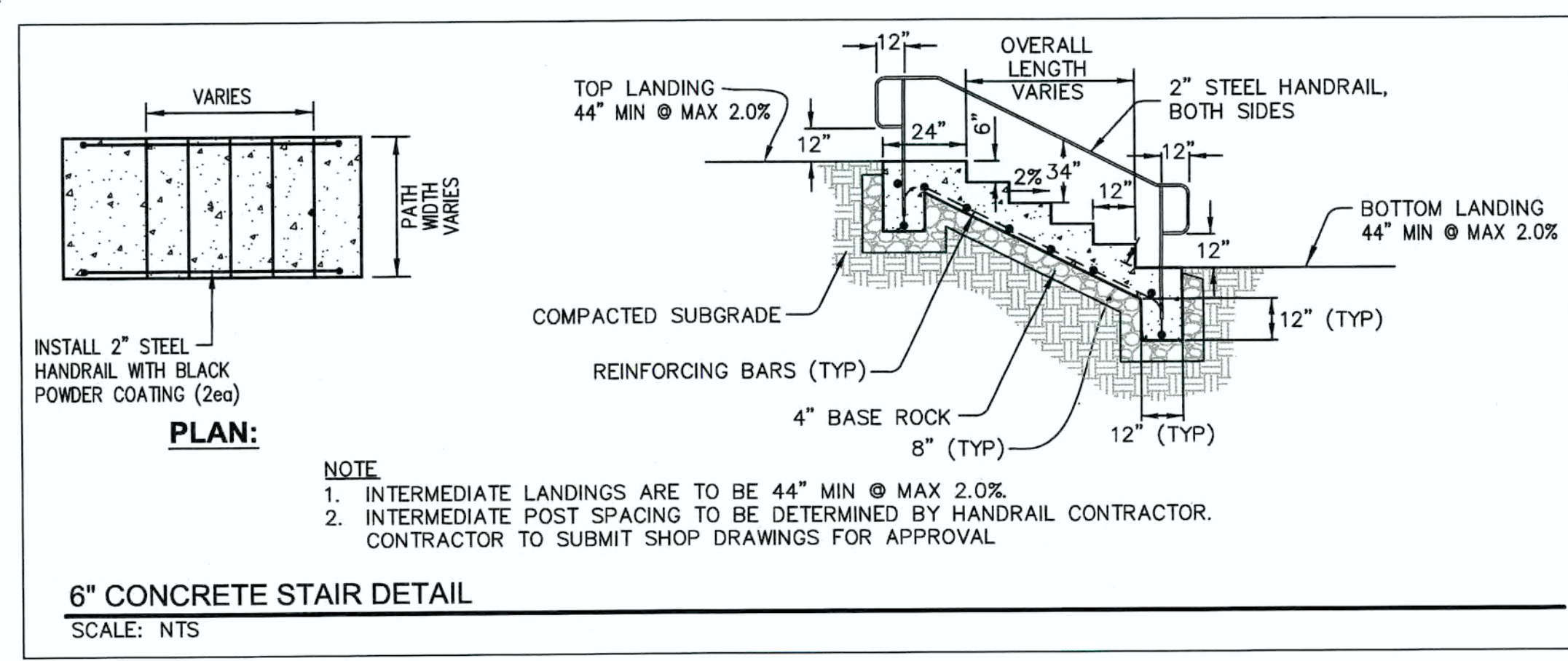
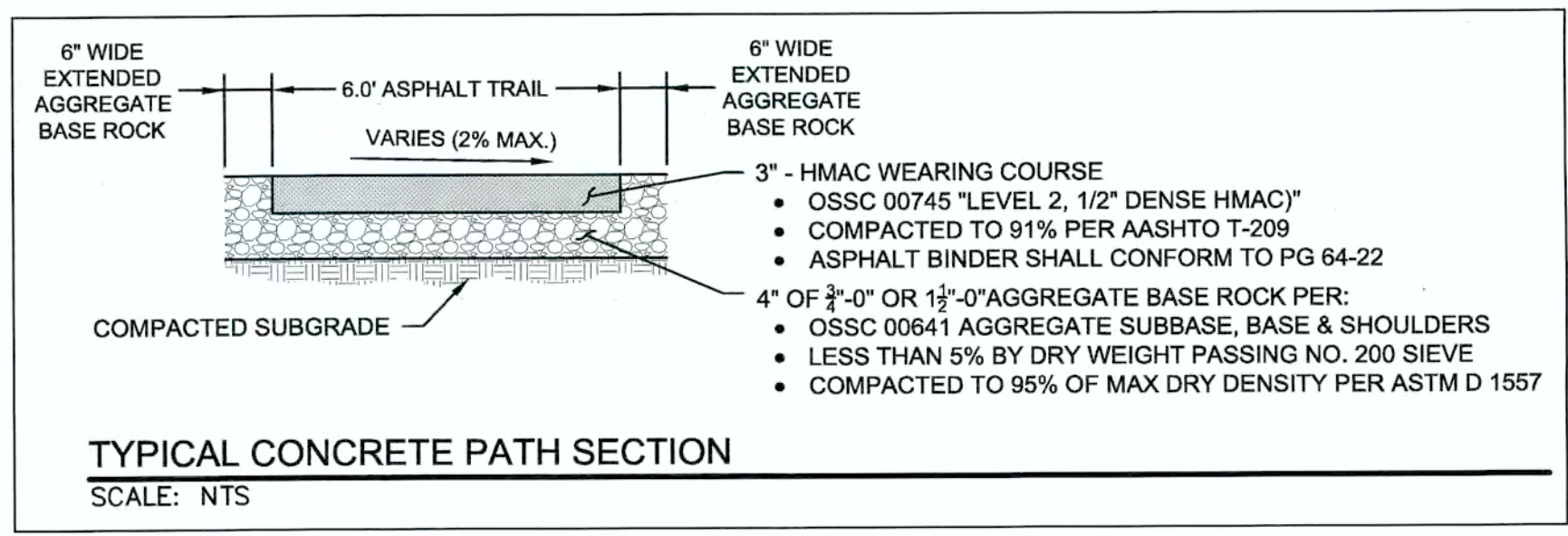
1	INSTALL TREE PROTECTION FENCING FOR CONSTRUCTION WHERE SHOWN PER DETAIL ON SHEET C210.
2	CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN PER DETAIL ON SHEET C121.
3	WALLED STORM WATER PLANTER, FOR INDIVIDUAL LOT RUNOFF CONTROL AND TREATMENT, TO BE BUILT AT THE TIME OF HOME CONSTRUCTION (UNDER SEPARATE PERMIT).
4	CONSTRUCT M.S.E. MODULAR BLOCK RETAINING WALL. SEE SHEETS C122 - C124 FOR PLANS AND PROFILES, AND DETAILS.
5	CONSTRUCT CAST IN PLACE CONCRETE RETAINING WALL. SEE SHEETS C122 - C124 FOR PLANS AND PROFILES, AND DETAILS.
6	PLACE BIO-BAG CHECK DAM FOR SEDIMENT CONTROL ADJACENT TO ALL NEW CONCRETE WORK WITHIN RIGHT OF WAY
7	INSTALL STRAW WATTLE PER DETAIL ON SHEET C121.
8	INSTALL INLET PROTECT PER DETAILS ON SHEET C121.
9	INSTALL SILT FENCE AT LIMITS OF GRADING ON LEVEL CONTOURS PER DETAIL ON SHEET C121.
10	CONSTRUCT STORM WATER QUALITY AND QUANTITY POND. SEE SHEETS C300 AND C301 FOR IMPROVEMENT PLANS.
11	DEVELOPER HAS BEEN IN CONTACT WITH ADJACENT PROPERTY OWNER AND WILL COORDINATE MODIFICATIONS REQUIRED TO COMPLETE GRADING OPERATIONS.
12	ALL GRADING AND DISTURBANCE ACTIVITIES ADJACENT TO SIGNIFICANT TREES SHALL BE COMPLETED UNDER SUPERVISION AND DIRECTION BY THE PROJECT ARBORIST AND THE CITY OF WEST LINN.
13	CONSTRUCT 6" WIDE ASPHALT PATHWAY PER "TYPICAL CONCRETE PATH SECTION" DETAIL THIS SHEET. AREAS OF UNAVOIDABLE TOPOGRAPHY, 15% MAX GRADES SHALL BE ACCOMPANIED BY SHORT STAIR SECTIONS PER "8" CONCRETE STAIR DETAIL" THIS SHEET.
14	CONSTRUCT STORM WATER QUALITY AND QUANTITY POND. SEE SHEETS C300 AND C301 FOR IMPROVEMENT PLANS.

SITE GRADING INFORMATION

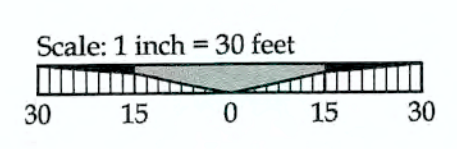
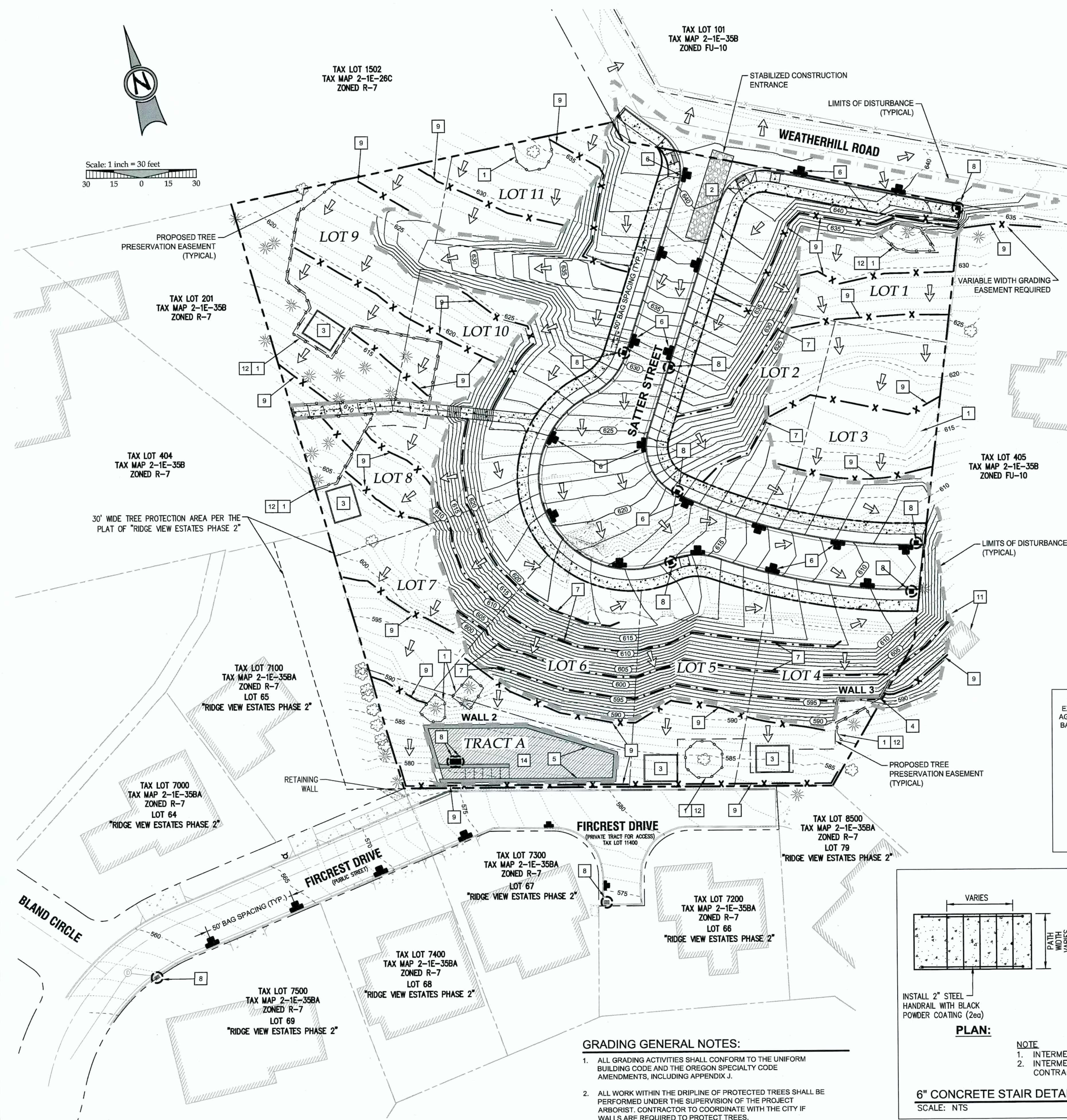
NEAT LINE CUT	720 CY
NEAT LINE FILL	17,125 CY
STRIPPINGS*	1,310 CY
MAXIMUM CUT DEPTH	12.0 FT
MAXIMUM FILL DEPTH	19.8 FT
MAXIMUM PROPOSED SLOPE	2:1 (H:V)
TOTAL AREA OF DISTURBANCE	1.62 ACRES

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

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 DATE: 06/10/14 BY: *KMCR/le*



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

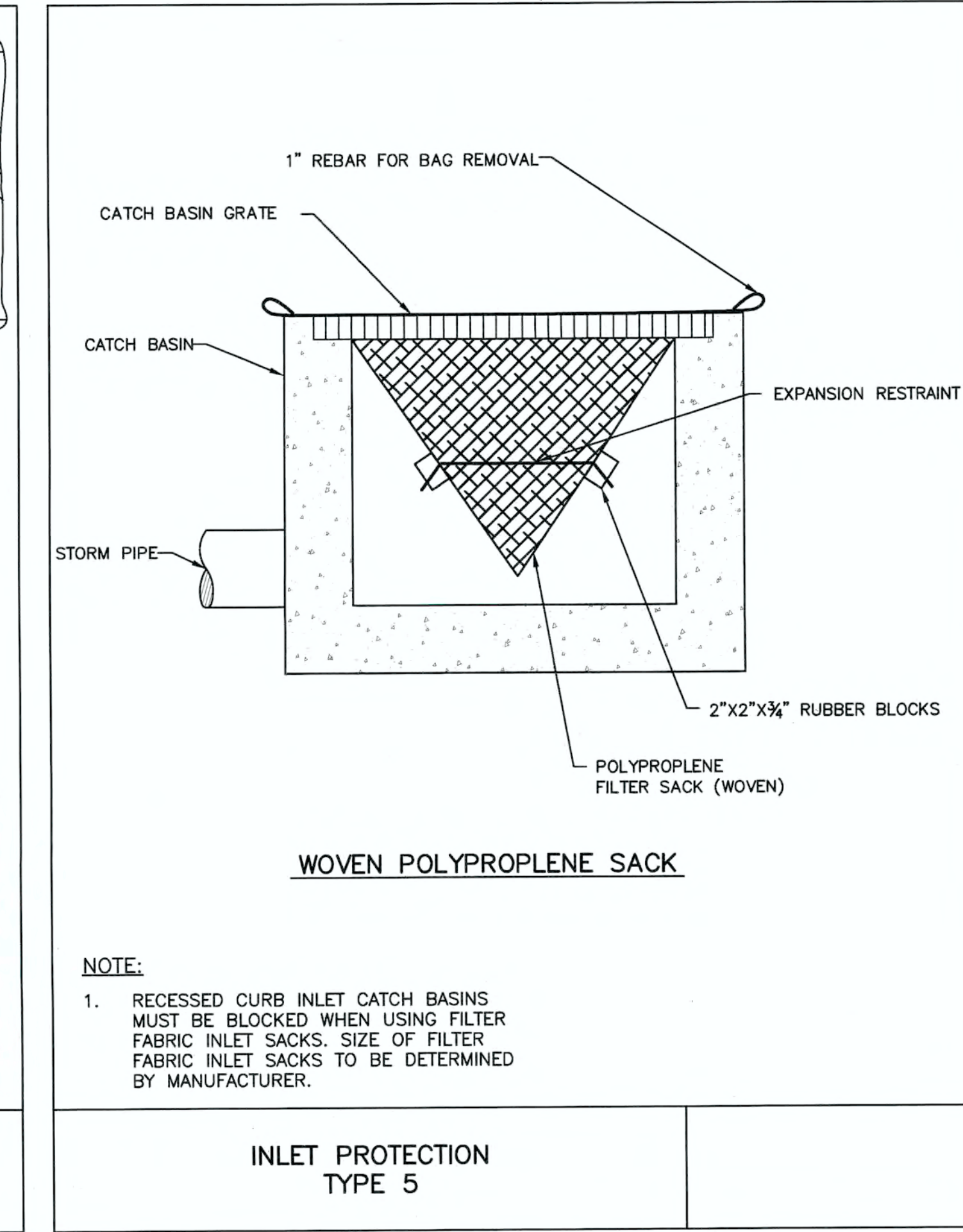
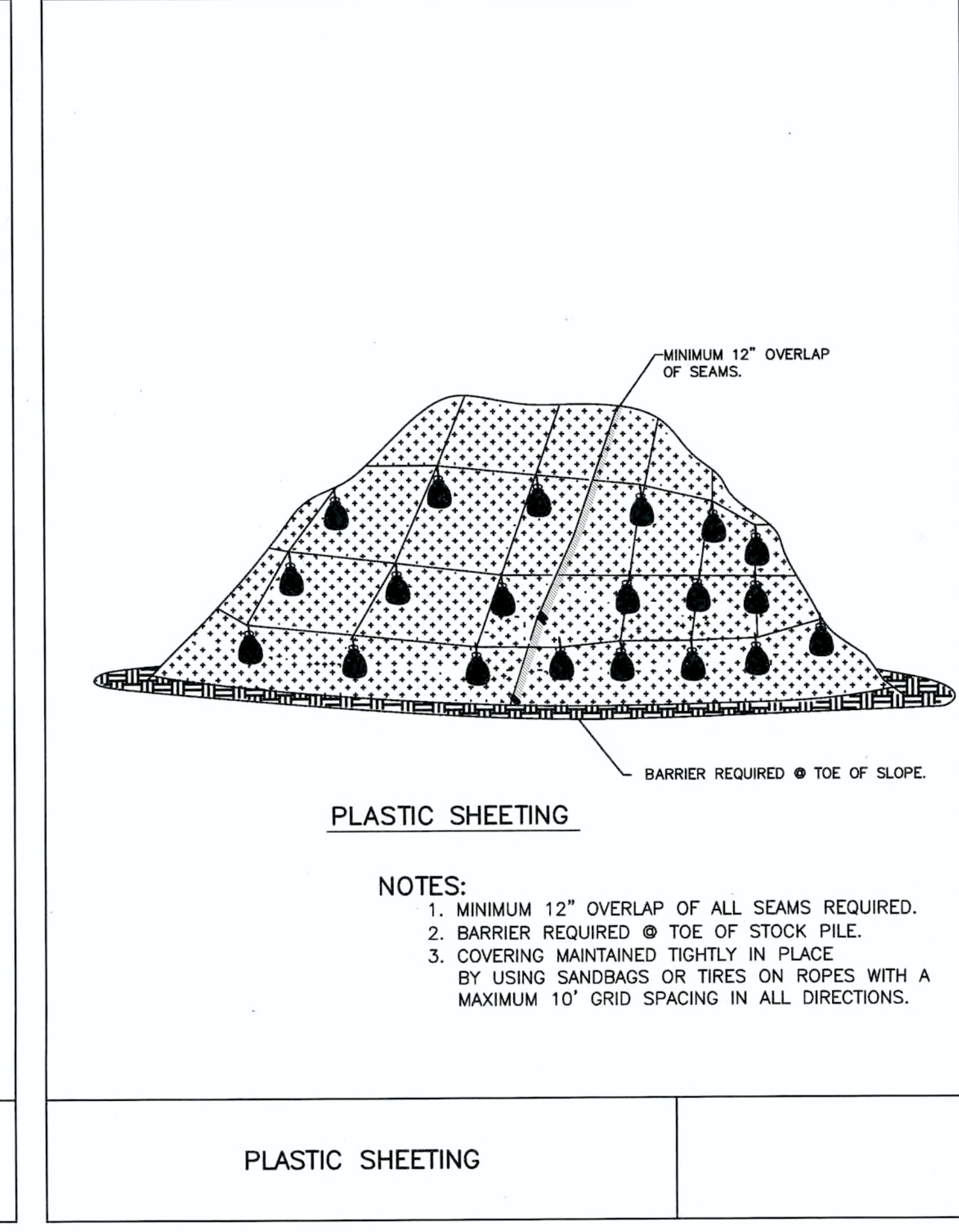
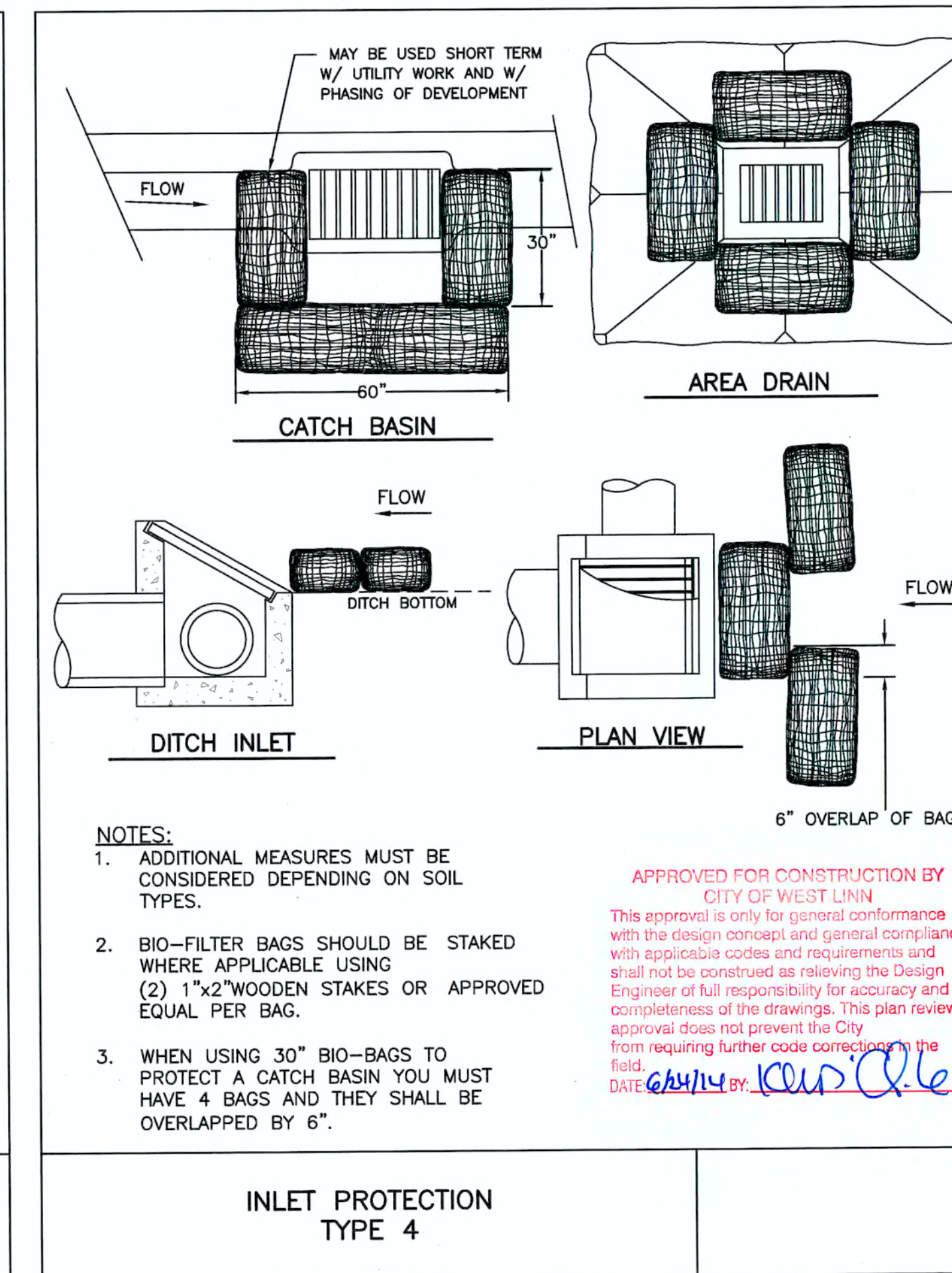
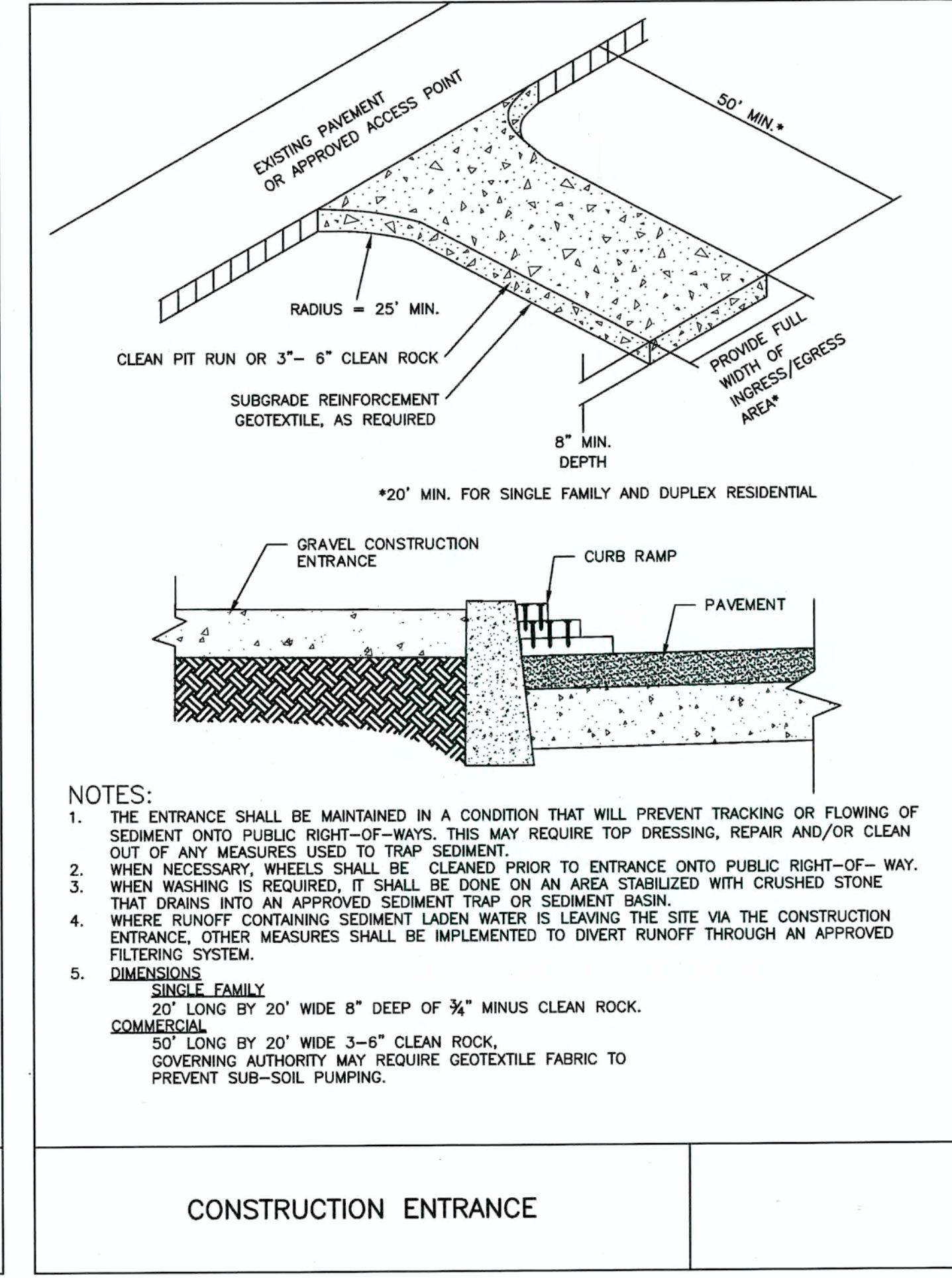
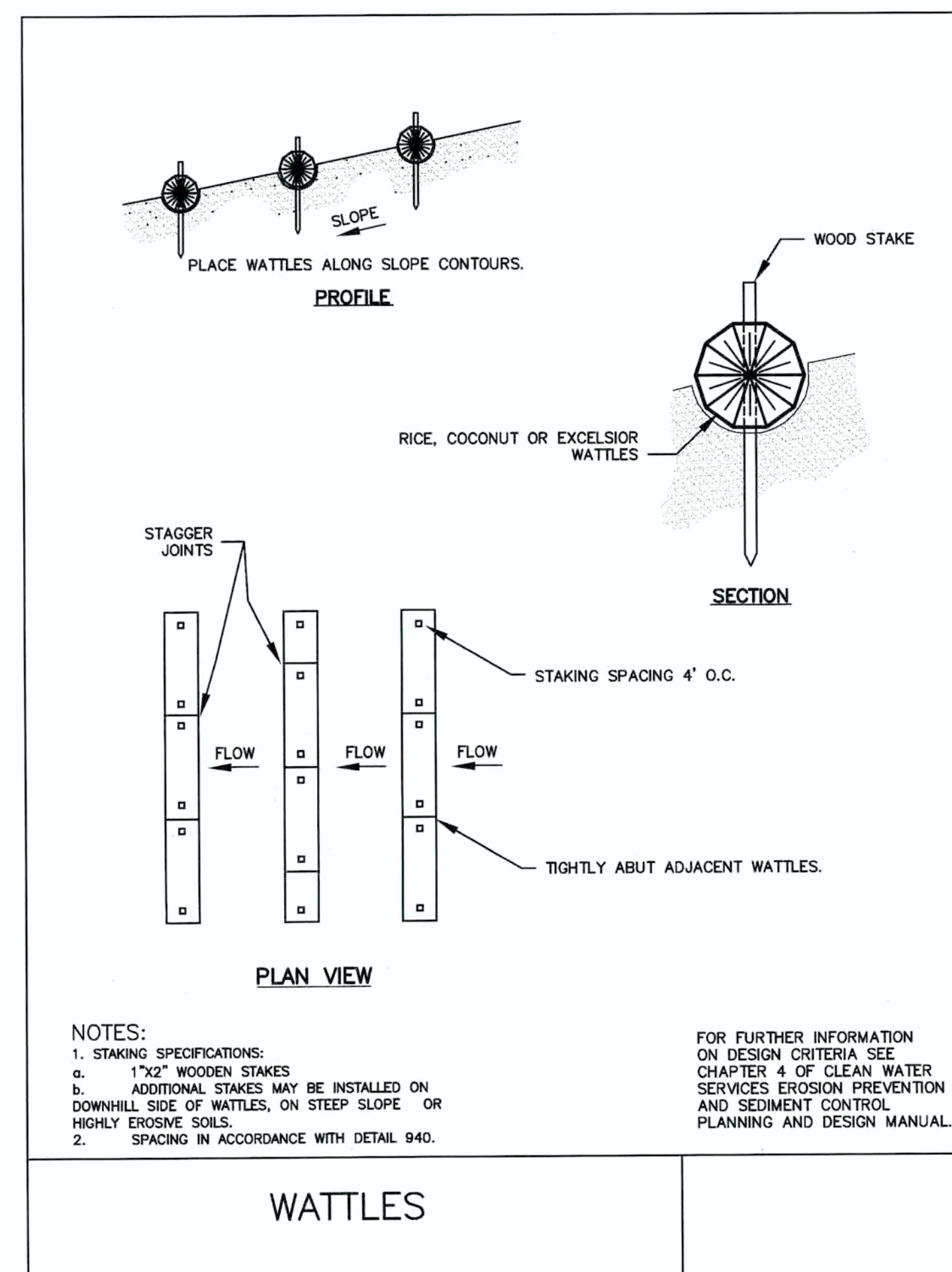
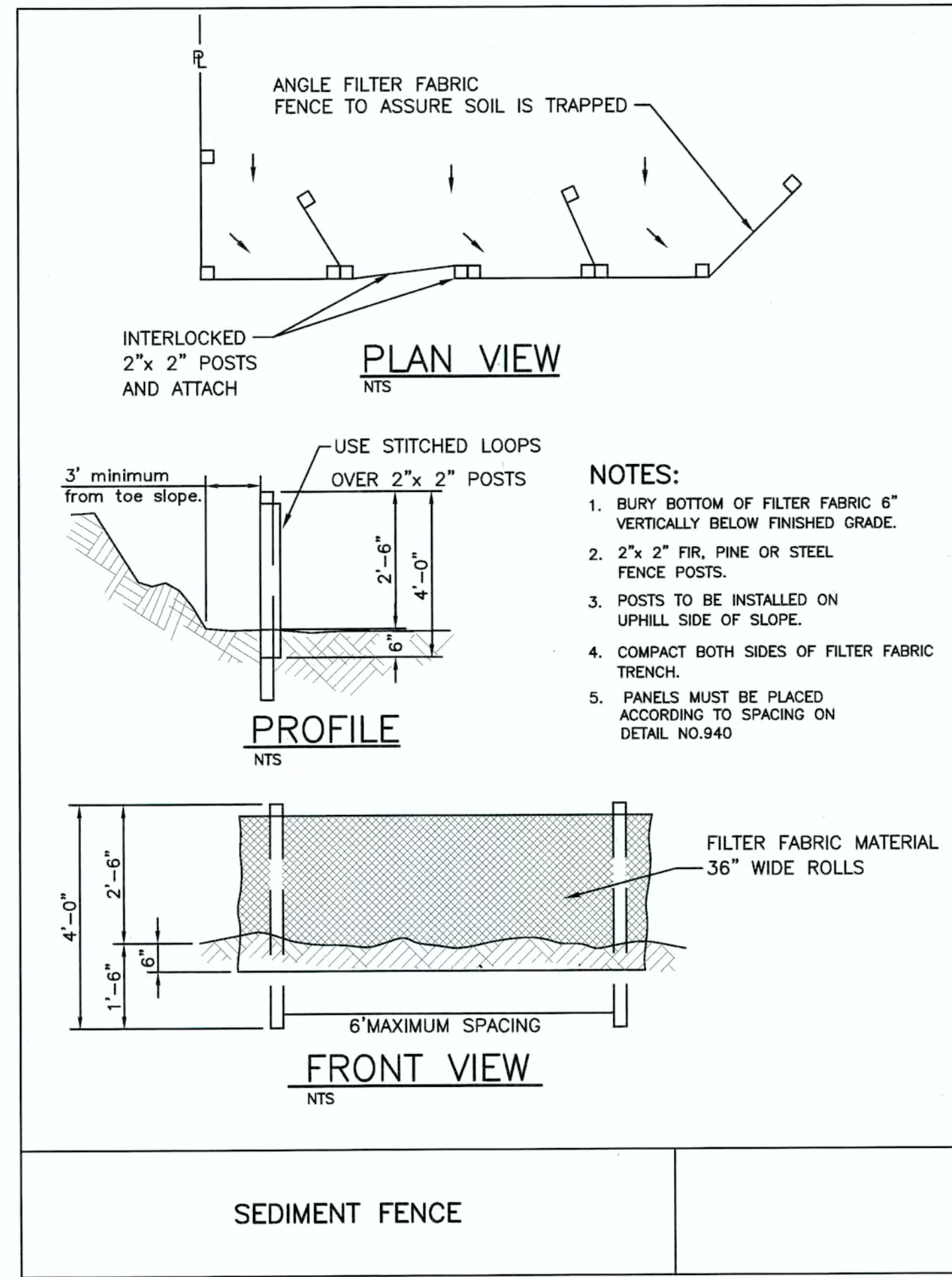


EROSION AND SEDIMENT CONTROL PLAN NOTES

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

LOCAL AGENCY SPECIFIC EROSION CONTROL NOTES

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



06/10/14 BY DATE
PERMIT REVISION SUMMARY

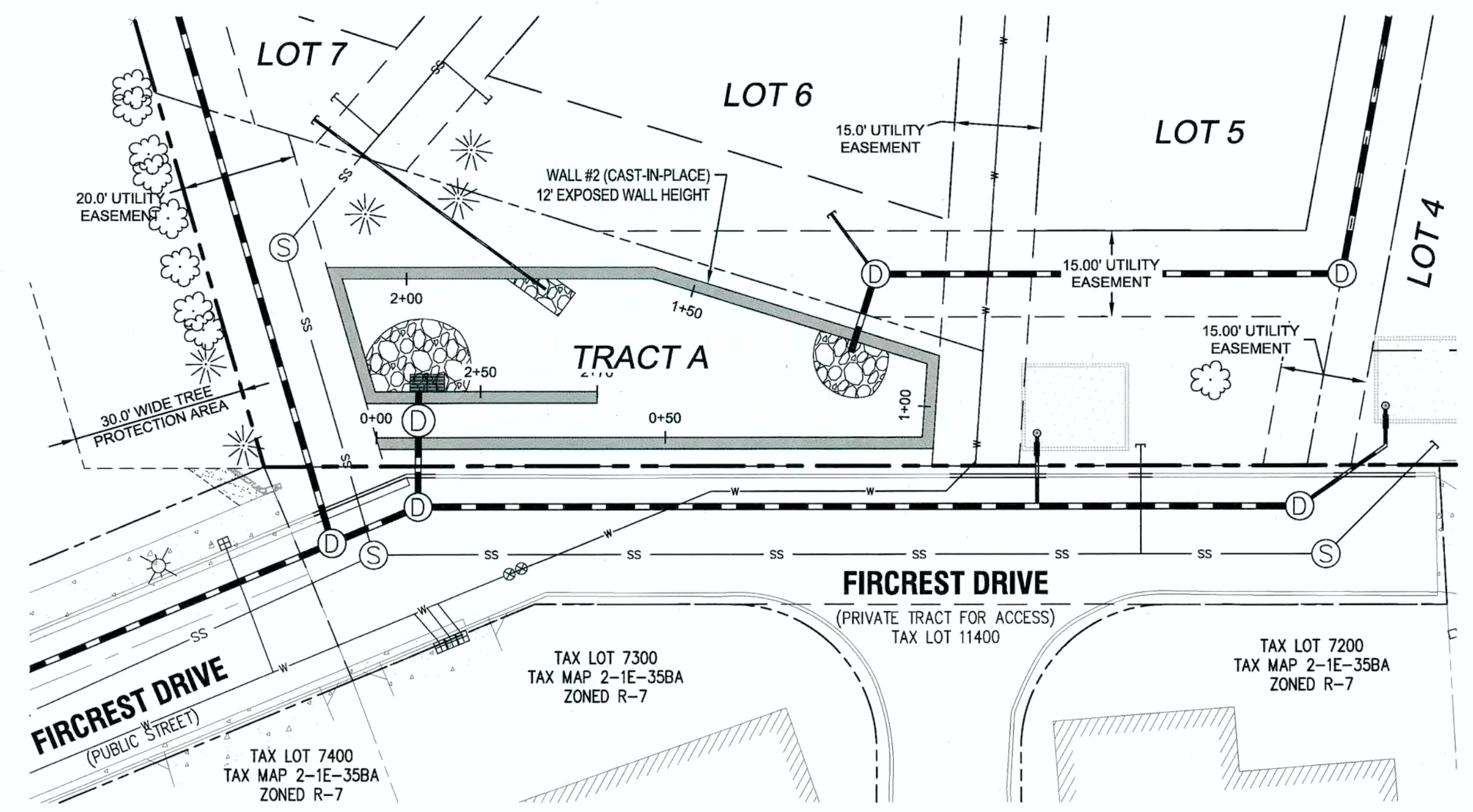
EROSION AND SEDIMENT CONTROL DETAILS

WEATHERHILL SUBDIVISION
WEST LINN, OR
LF 7, LLC

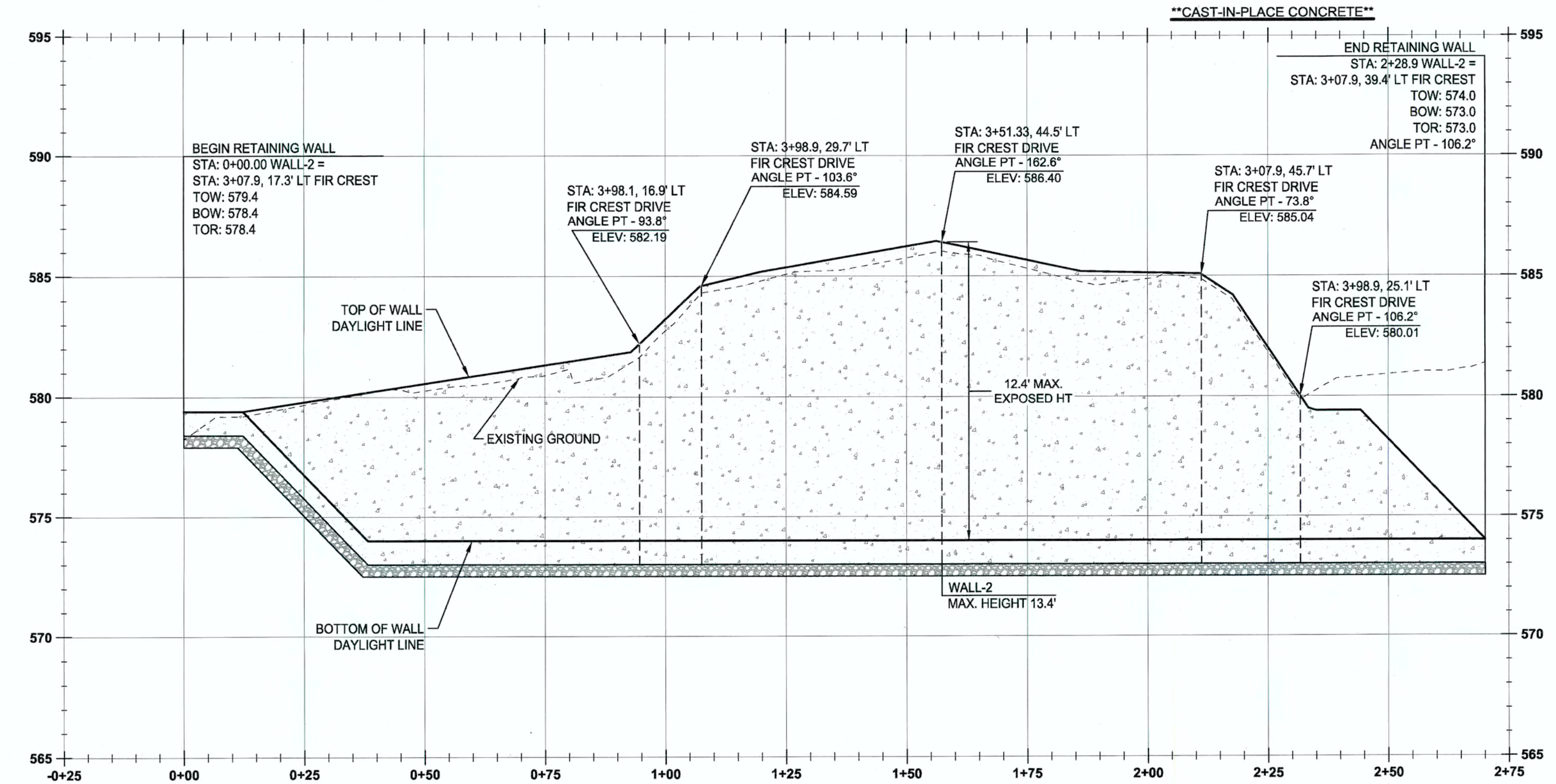
J.T. SMITH companies
REGISTERED PROFESSIONAL ENGINEER
2282PE
OREGON
JULY 12, 2007
JOHN D. HOWARTH
EXPIRES: 06/30/15
Digital Signature
06/10/2014

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
508 SW GARY ROAD, SUITE 240, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9385

3J JOB ID # |J3118
LAND USE # |SUB-13-04
TAX LOT #S |P31E358 200, 301, 402
DESIGNED BY |JLF
CHECKED BY |JJDH
SHEET TITLE
ESCP DETAILS
SHEET NUMBER
C121

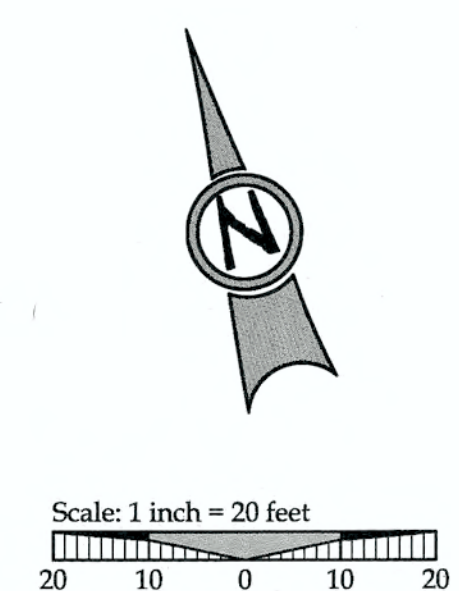


WALL 2 - PLAN VIEW



WALL 2 PROFILE
(STA: -0+25.00 - STA: 2+75.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'
WALL AREA = 2,116 SF

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



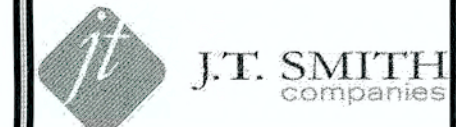
LEGEND

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

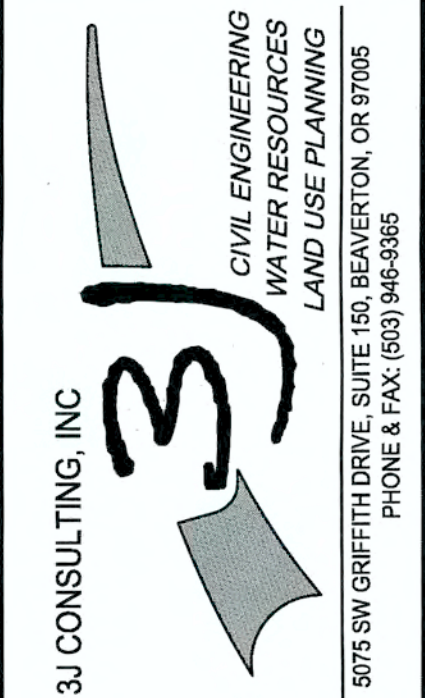
PERMIT
REVISION SUMMARY
DATE
BY

RETAINING WALL PLAN AND PROFILES I

WEATHERHILL
SUBDIVISION
WEST LINN, OR
LF 7, LLC



Digital Signature
06/10/2014



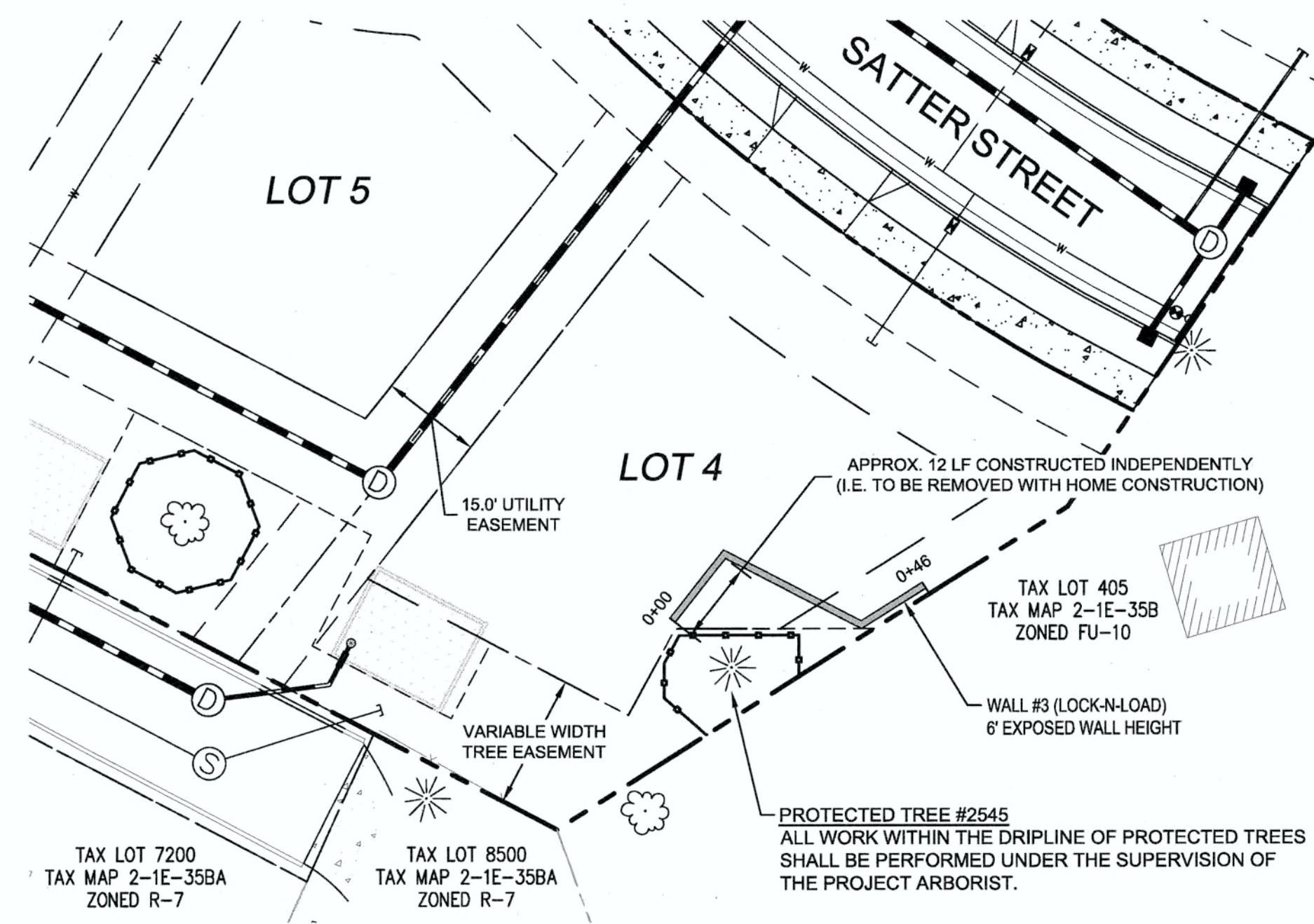
APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
This approval is only for general conformance with the design concept and general compliance with applicable codes and requirements and shall not be construed as relieving the Design Engineer of full responsibility for accuracy and completeness of the drawings. This plan review approval does not prevent the City from requiring further code corrections in the field.
DATE: 6/24/14 BY: Kwo [Signature]



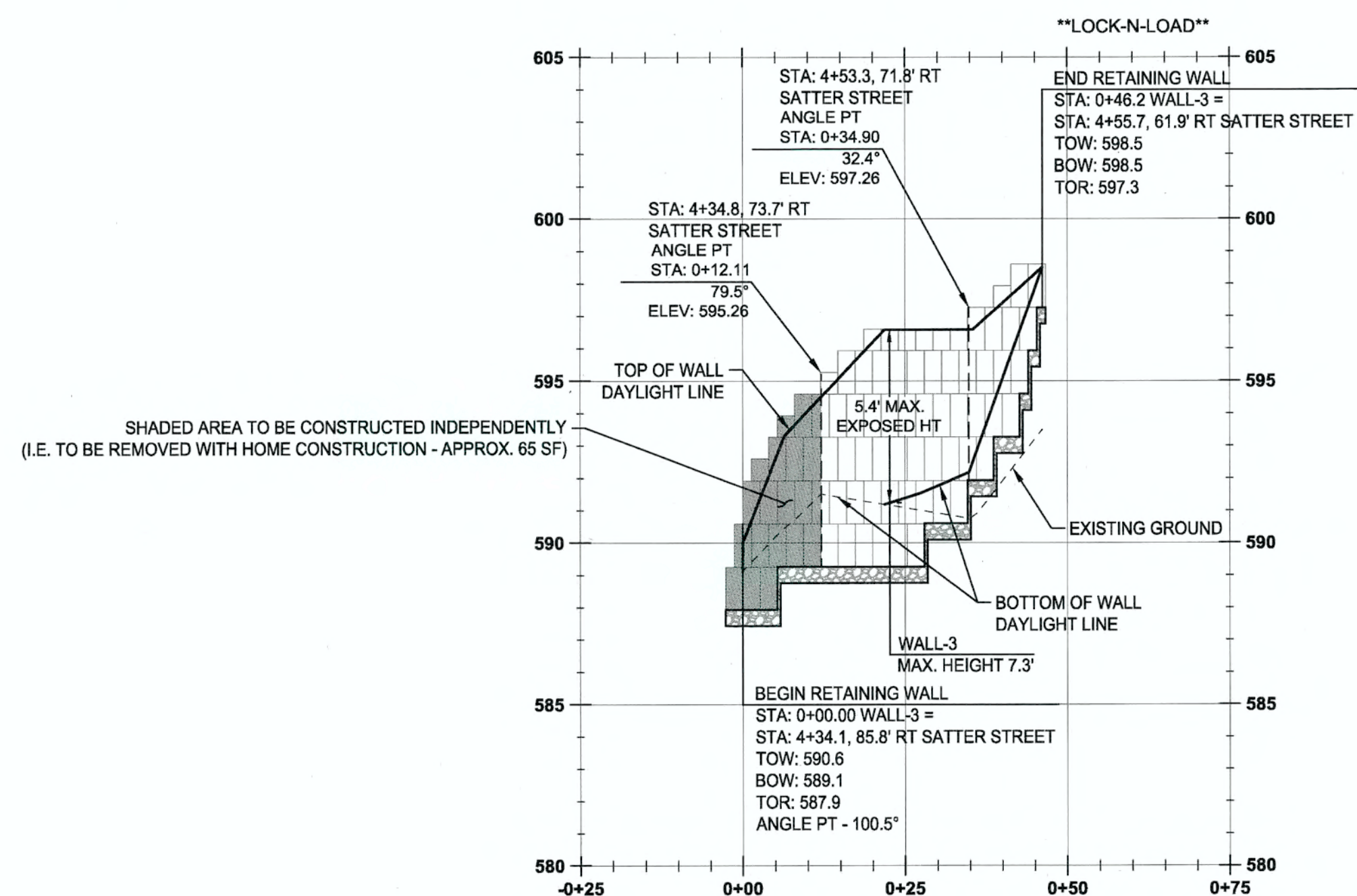
Know what's below.
Call before you dig.

SHEET TITLE
WALL PROFILES I
SHEET NUMBER
C122

3J JOB ID # | 13118
LAND USE # | SUB-13-04
TAX LOT #S | 281E35B 200, 301, 402
DESIGNED BY | JCF
CHECKED BY | JDH

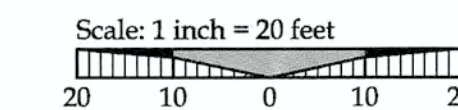


WALL 3 - PLAN VIEW



WALL 3 PROFILE
(STA: -0+25.00 - STA: 0+75.00)
SCALE: HORIZ 1"=20'
VERT 1"=4'
WALL AREA = 267 SF

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



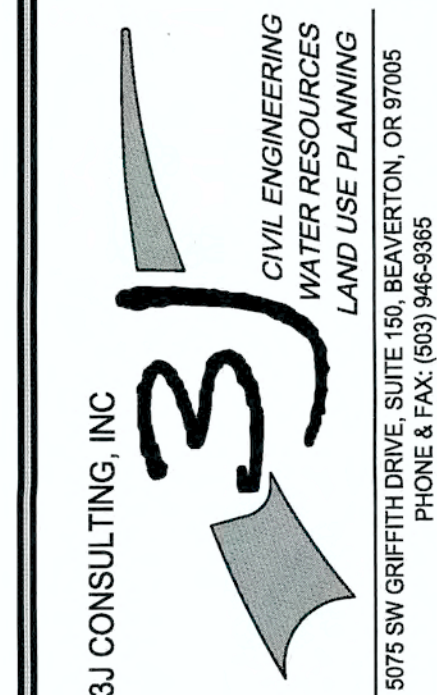
LEGEND

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

PERMIT	06/10/14
REVISION SUMMARY	BY DATE

RETAINING WALL PLAN AND PROFILES II

WEATHERHILL
SUBDIVISION
WEST LINN, OR
LF 7, LLC



APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
This approval is only for general conformance
with the design concept and general compliance
with applicable codes and requirements and
shall not be construed as relieving the Design
Engineer of full responsibility for accuracy and
completeness of the drawings. This plan review
approval does not prevent the City
from requiring further code corrections in the
field.
DATE: 6/11/14 BY: *Kurt Oke*



Know what's below.
Call before you dig.

3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #S	281E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
WALL PROFILES II

SHEET NUMBER
C123

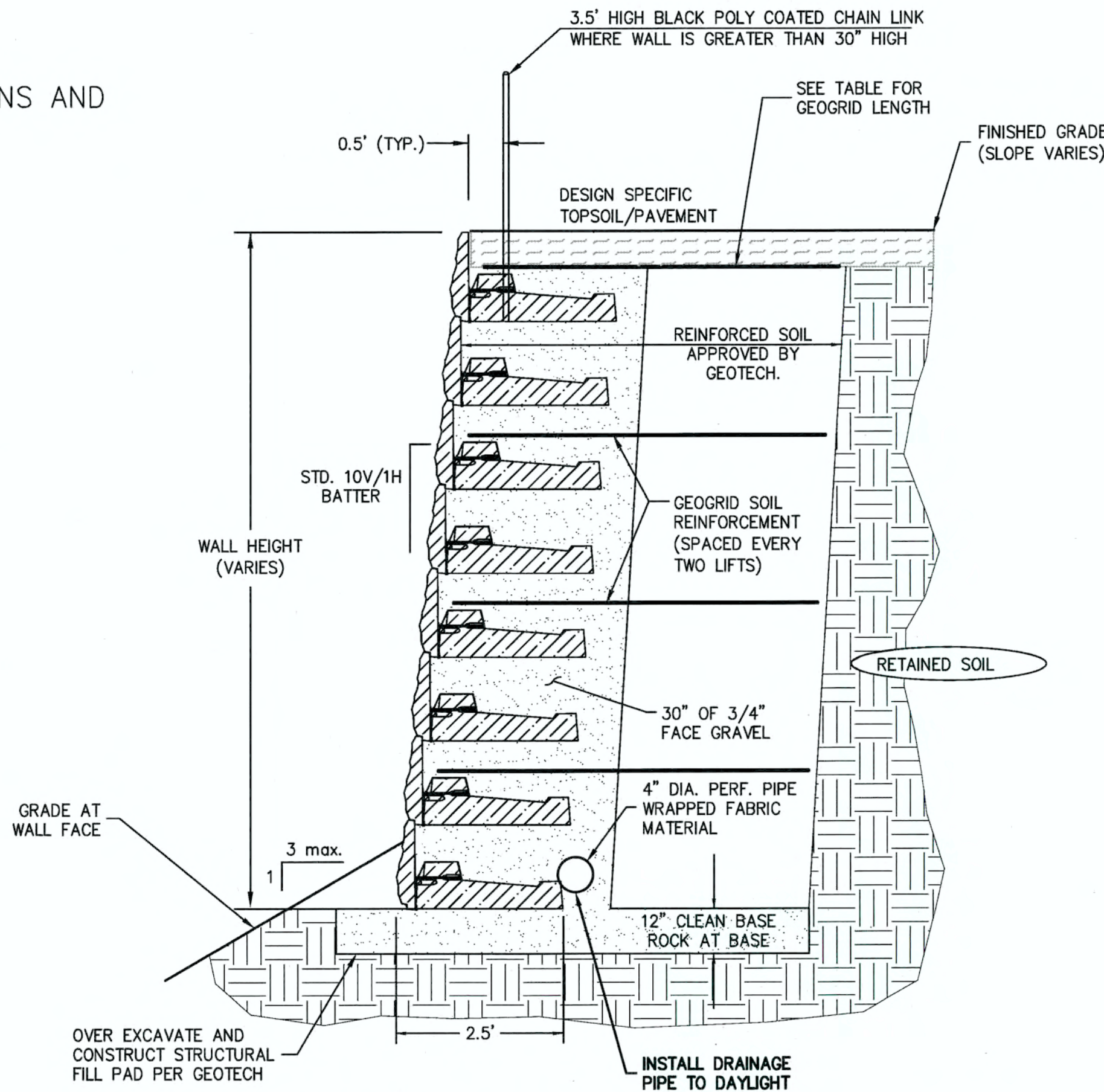
LOCK+LOAD WALL WAS DESIGNED BY: GEOPACIFIC ENGINEERING, INC. SEE "DESIGN & CONSTRUCTION RECOMMENDATIONS FOR LOCK+LOAD WALLS" PREPARED BY GEOPACIFIC ENGINEERING INC. DATED: APRIL 22, 2014 (SEE SHEET C122 AND C123 FOR WALL PLANS AND PROFILES)

LOCK + LOAD GEOGRID ASSEMBLY

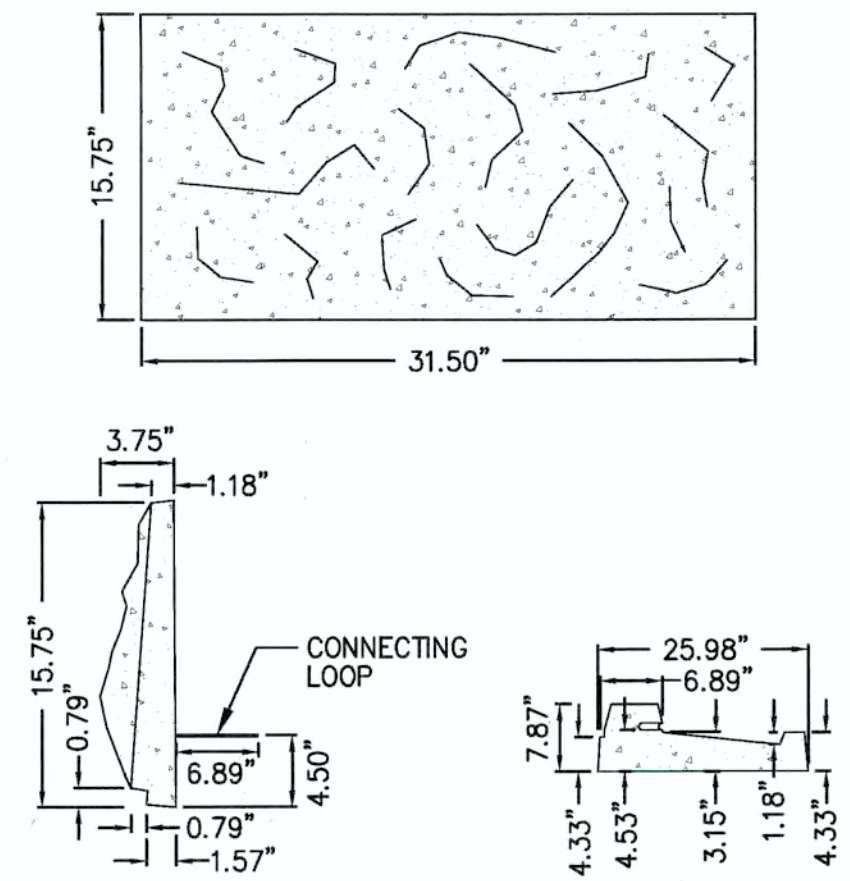
APPLICABLE WALLS	MAXIMUM WALL HEIGHT	# OF UNITS HIGH	MIN. EMBEDMENT DEPTH (IN)	LENGTH OF GEOGRID	# OF GEOGRID LAYERS	SPECIFIED GEOGRID TYPE (ALL LAYERS)
3	8.67'	6.5	12	7.0' TO 7.5'	3	SYNTEEN SF35

EQUIVALENT GEOGRID TABLE

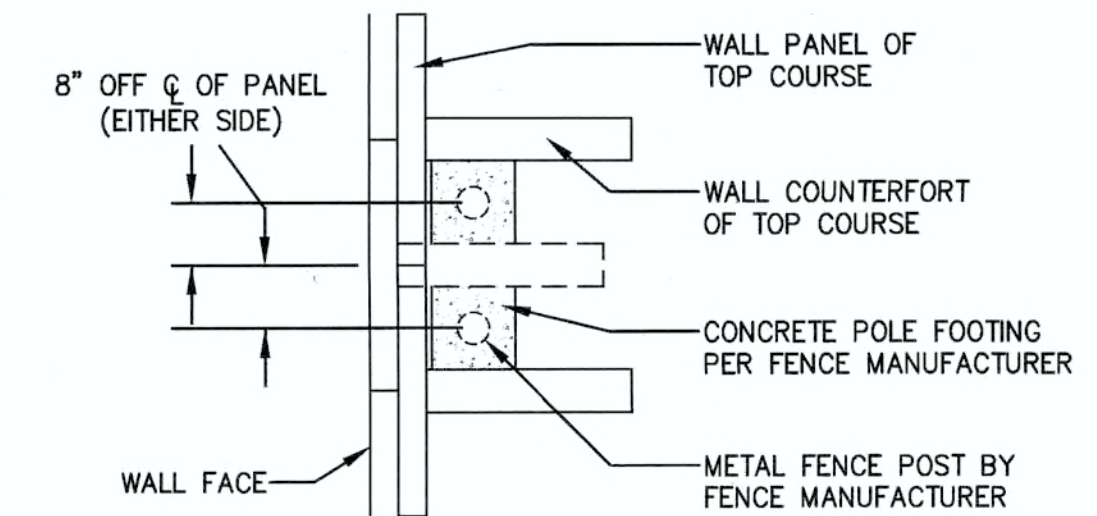
SPECIFIED GEOGRID	EQUIVALENT SUBSTITUTE			
	LTDS	STRATAGRID	MIRAGRID	TENSAR
SYNTEEN SF35	2626#	SG350	5XT	UX1500HS



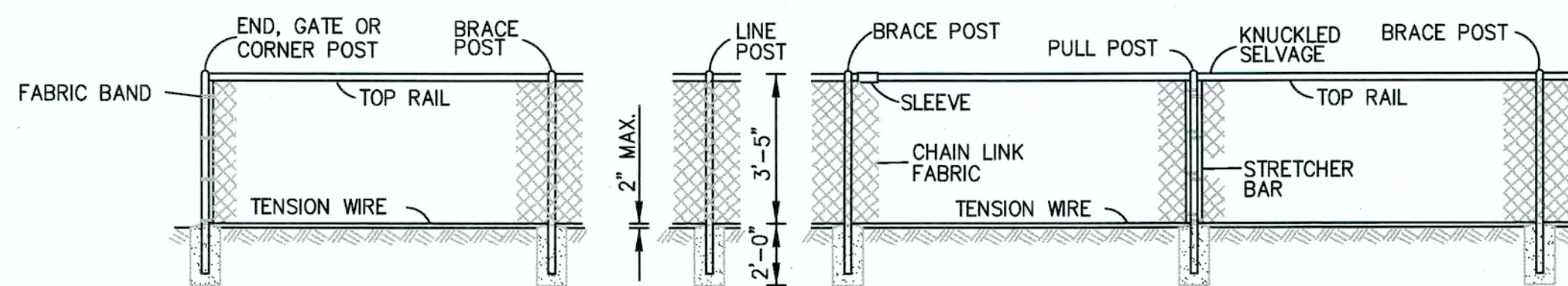
LOCK + LOAD WALL TYPICAL SECTION + PLACEMENT
SCALE: N.T.S.



LOCK + LOAD WALL PANEL AND COUNTERFORT DIMENSIONS
SCALE: NTS



SAFETY FENCE POLE PLACEMENT DETAIL
SCALE: NTS

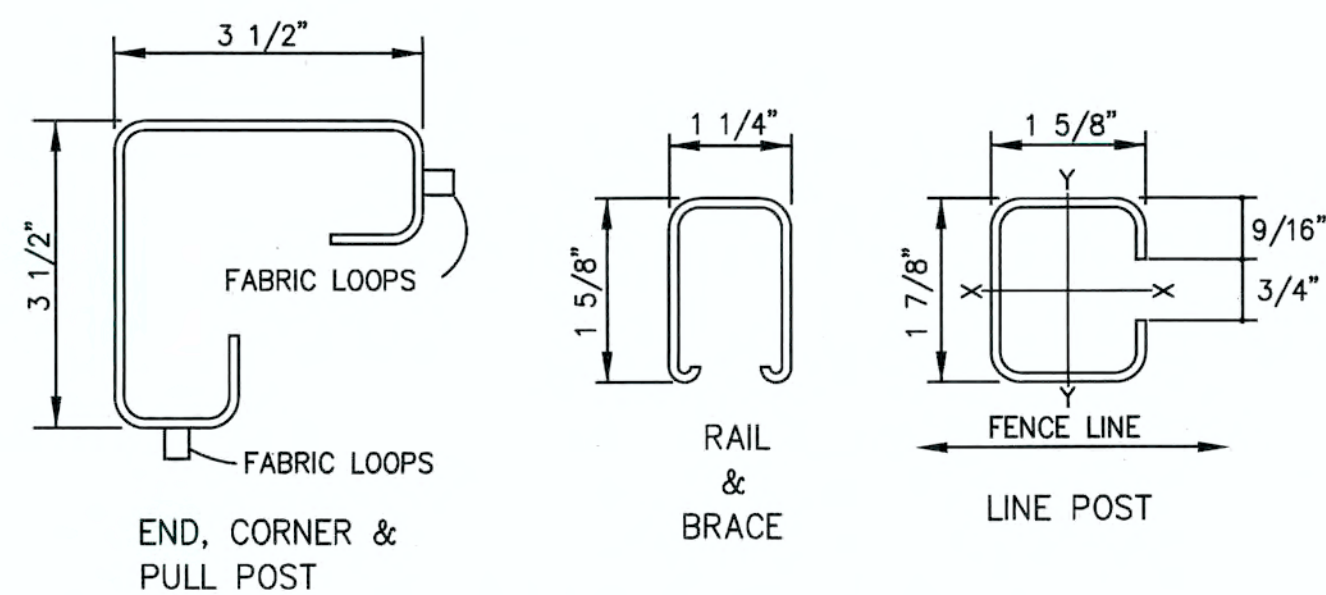


BLACK POLY COATED CHAIN LINK FENCE TYPE 6
SCALE: N.T.S.

APPROVED FOR CONSTRUCTION BY CITY OF WEST LINN
This approval is only for general conformance with the design concept and general compliance with applicable codes and requirements and shall not be construed as relieving the Design Engineer of full responsibility for accuracy and completeness of the drawings. This plan review approval does not prevent the City from requiring further code corrections in the field.
DATE: 6/24/14 BY: *[Signature]*

NOTES:

1. WALL HEIGHT (H) IS THE TOTAL HEIGHT FROM TOP INCLUDING EMBEDMENT.
2. REINFORCED SOIL, RETAINED SOIL, & FOUNDATION SOIL: INTERNAL ANGLE OF FRICTION = 30-35 DEGREES; UNIT WEIGHT= 120 LBS/CF.
3. FINISHED GRADE TO PROVIDE FOR POSITIVE DRAINAGE.
4. FOUNDATION ROW SET ON GRADED AND COMPACT SOIL OR GRANULAR PAD TO BE CONFIRMED BY GEOTECH.
5. ALL BACKFILL TO BE COMPACTED TO 95% MAX. STANDARD PROCTOR DENSITY. GRADING AT TOP OF WALL AND EMBEDMENT AS SPECIFIED.
6. FACE GRAVEL - 12" LAYER OF 3/4" CRUSHED GRAVEL LESS THAN 6% PASSING #200 SIEVE.
7. USE OF ON SITE SOIL IN REINFORCED ZONE SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER.
8. SEE GEOTECHNICAL REPORT FROM GEOPACIFIC DATED: APRIL 26, 2013 FOR ALL DESIGN SPECIFICATIONS.



ROLL FORMED SECTIONS
SCALE: N.T.S.

NOTES:

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

TYPE	MEMBER																			
	BRACE RAIL & TOP RAIL						LINE & BRACE POST						END, CORNER & PULL POST				GATE POST		ALL POSTS	
	ROUND		H-COLUMN		ROLL FORMED		ROUND		H-COLUMN		ROLL FORMED		ROUND		ROLL FORMED		ROUND			
	I.D. Pipe (Inches)	Weight Per Foot (Pounds)	Size (Inches)	Weight Per Foot (Pounds)	Size (Inches)	Weight Per Foot (Pounds)	I.D. Pipe (Inches)	Weight Per Foot (Pounds)	Size (Inches)	Weight Per Foot (Pounds)	Size (Inches)	Weight Per Foot (Pounds)	I.D. Pipe (Inches)	Weight Per Foot (Pounds)	Size (Inches)	Weight Per Foot (Pounds)	I.D. Pipe (Inches)	Weight Per Foot (Pounds)	Length	
NOT USED	1	1 1/4	2.27	1 1/4 x 1 5/8	1.35	1 5/8 x 1 1/4	1.35	2	3.65	2 1/4	4.0	1 5/8 x 1 7/8	2.34	2 1/2	5.79	3 1/2 x 3 1/2	5.14	3 1/2	9.1	8'-8"
NOT USED	3	1 1/4	2.27	1 1/4 x 1 5/8	1.35	1 5/8 x 1 1/4	1.35	1 1/2	2.72	1 7/8	2.72	1 5/8 x 1 7/8	1.85	2	3.65	3 1/2 x 3 1/2	5.14	3 1/2	9.1	8'-8"
NOT USED	4	1 1/4	2.27	1 1/4 x 1 5/8	1.35	1 5/8 x 1 1/4	1.35	1 1/2	2.72	1 7/8	2.72	1 5/8 x 1 7/8	1.85	2	3.65	3 1/2 x 3 1/2	5.14	3 1/2	9.1	5'-6"
	6	1 1/4	2.27	1 1/4 x 1 5/8	1.35	1 5/8 x 1 1/4	1.35	2	3.65	2 1/4	4.0	1 5/8 x 1 7/8	2.34	2 1/2	5.79	3 1/2 x 3 1/2	5.14	3 1/2	9.1	5'-6"

BLACK POLY COATED CHAIN LINK FENCE



Know what's below.
Call before you dig.

PERMIT # 06/10/14
REVISION SUMMARY BY DATE

RETAINING WALL DETAILS

WEATHERHILL
SUBDIVISION
WEST LINN, OR
LF 7, LLC

J.T. SMITH companies
REGISTERED PROFESSIONAL ENGINEER
22282PE
OREGON
NOV. 12, 2003
JOHN D. HOWARTH
EXPIRES: 06/30/15
Digital Signature
06/10/2014

3J CONSULTING, INC.
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
8075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9385

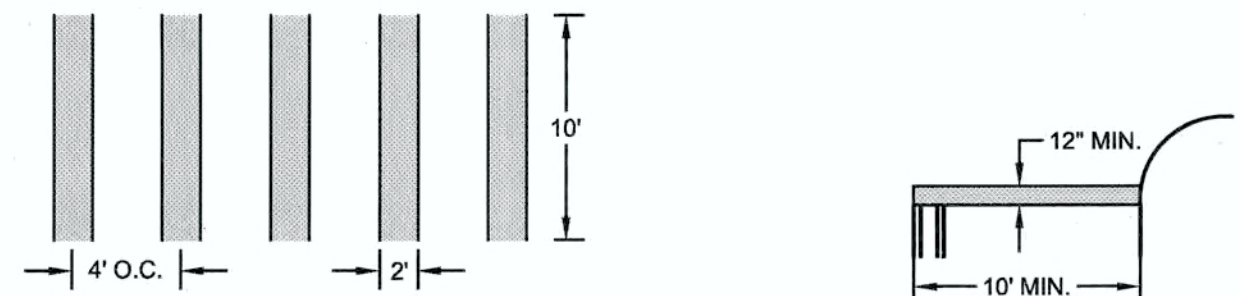
3J JOB ID # 113118
LAND USE # 1 SUB-13-04
TAX LOT #S 12S1E36B 200, 301, 402
DESIGNED BY 1CLF
CHECKED BY 1JDH

SHEET TITLE
WALL DETAILS

SHEET NUMBER
C124

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE DEVELOPER.
2. STREET LIGHT PLAN DESIGNED BY PORTLAND GENERAL ELECTRIC. CONTRACTOR TO VERIFY STREET LIGHT LOCATION, TYPE, AND MATERIALS WITH PORTLAND GENERAL ELECTRIC PLAN PRIOR TO INSTALLATION. LINES TO BE INSTALLED UNDERGROUND SHALL BE INSPECTED AND APPROVED BEFORE BACKFILLING. CONTRACTOR SHALL NOTIFY THE AUTHORITIES INSPECTORS 48 HOURS BEFORE INSPECTION SERVICES ARE REQUIRED.
3. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.

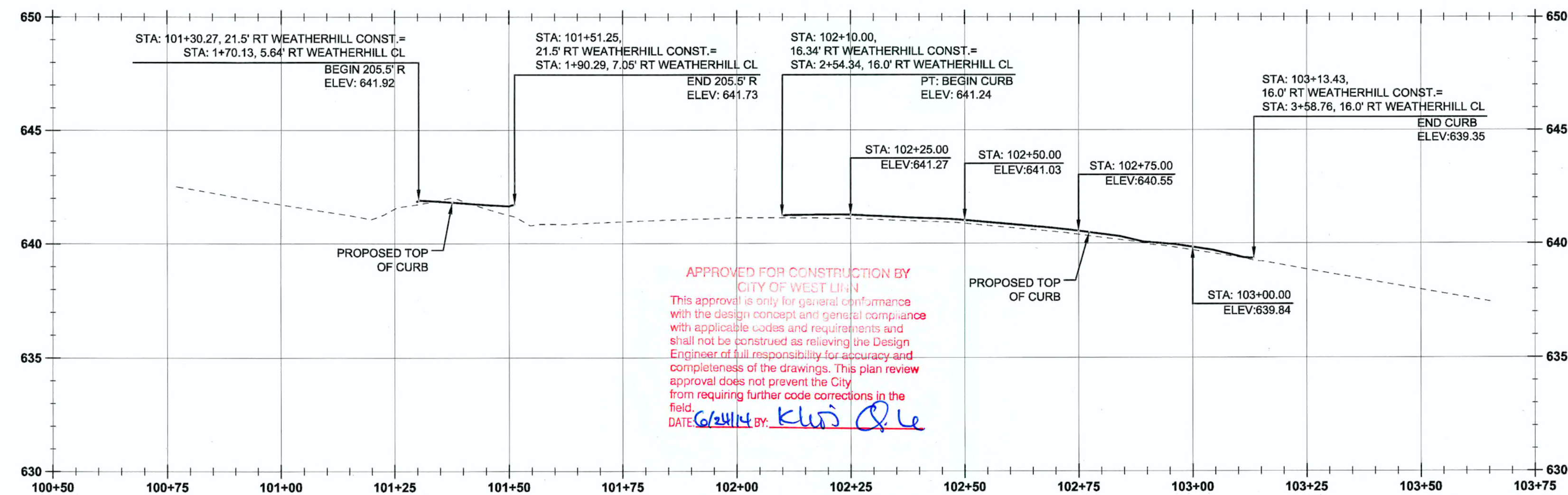
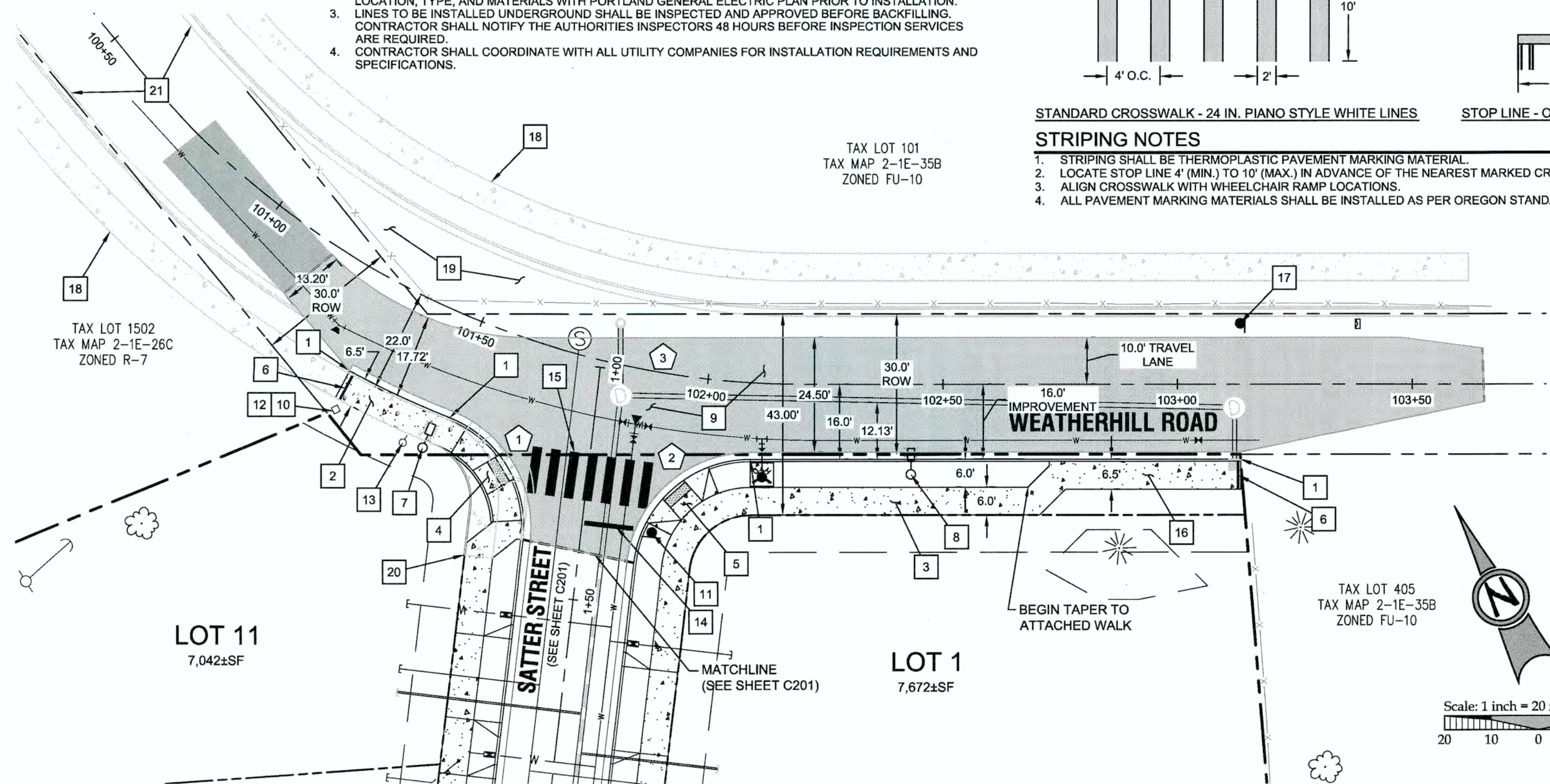


LEGEND

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- PROPOSED SAWCUT LINE
- PROPOSED CURB
- PROPOSED SIDEWALK
- STORM DRAIN LINE AND MANHOLE
- STORM SEWER CURB INLET
- PROPOSED STREET LIGHT
- PROPOSED AC PAVEMENT

CONSTRUCTION KEY NOTES

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



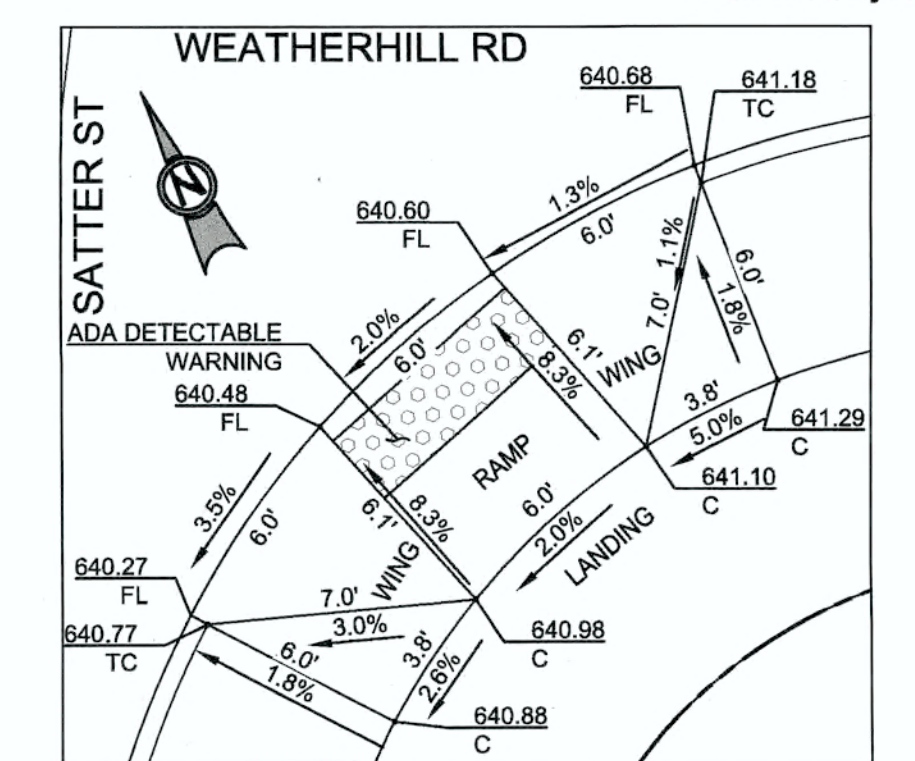
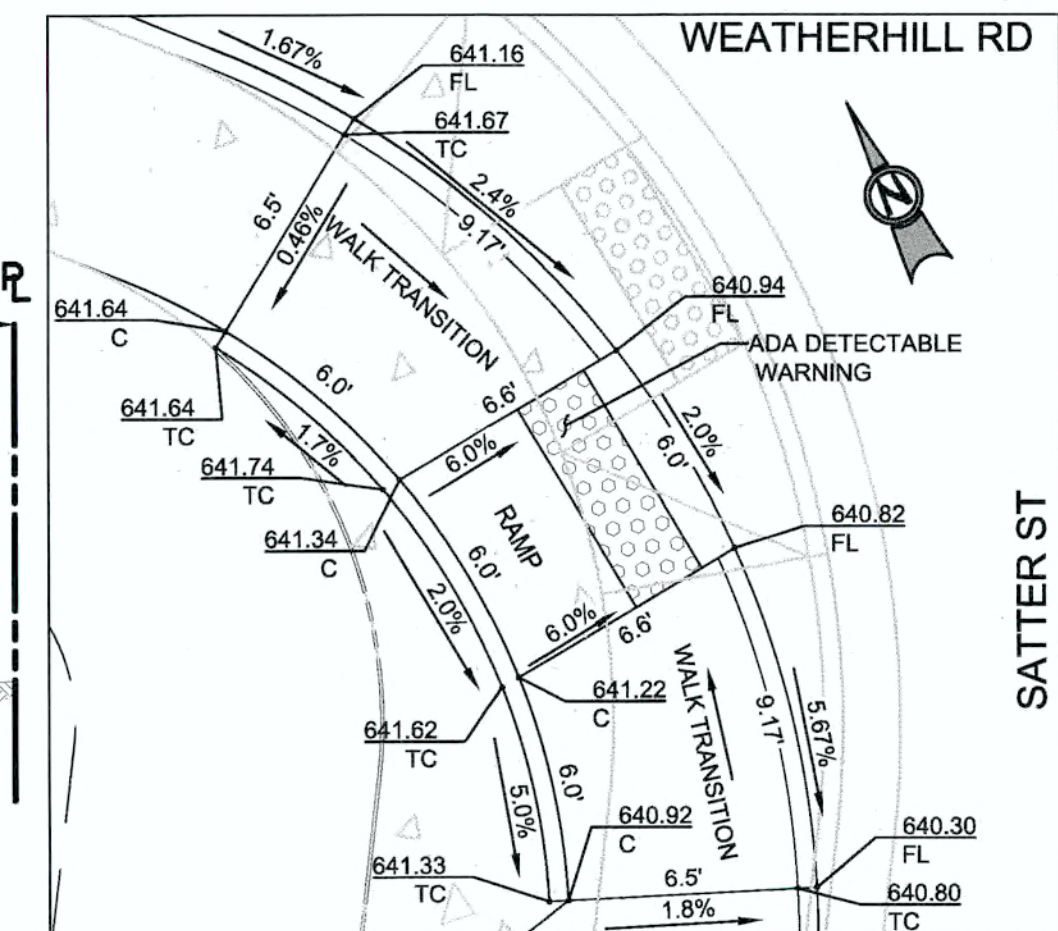
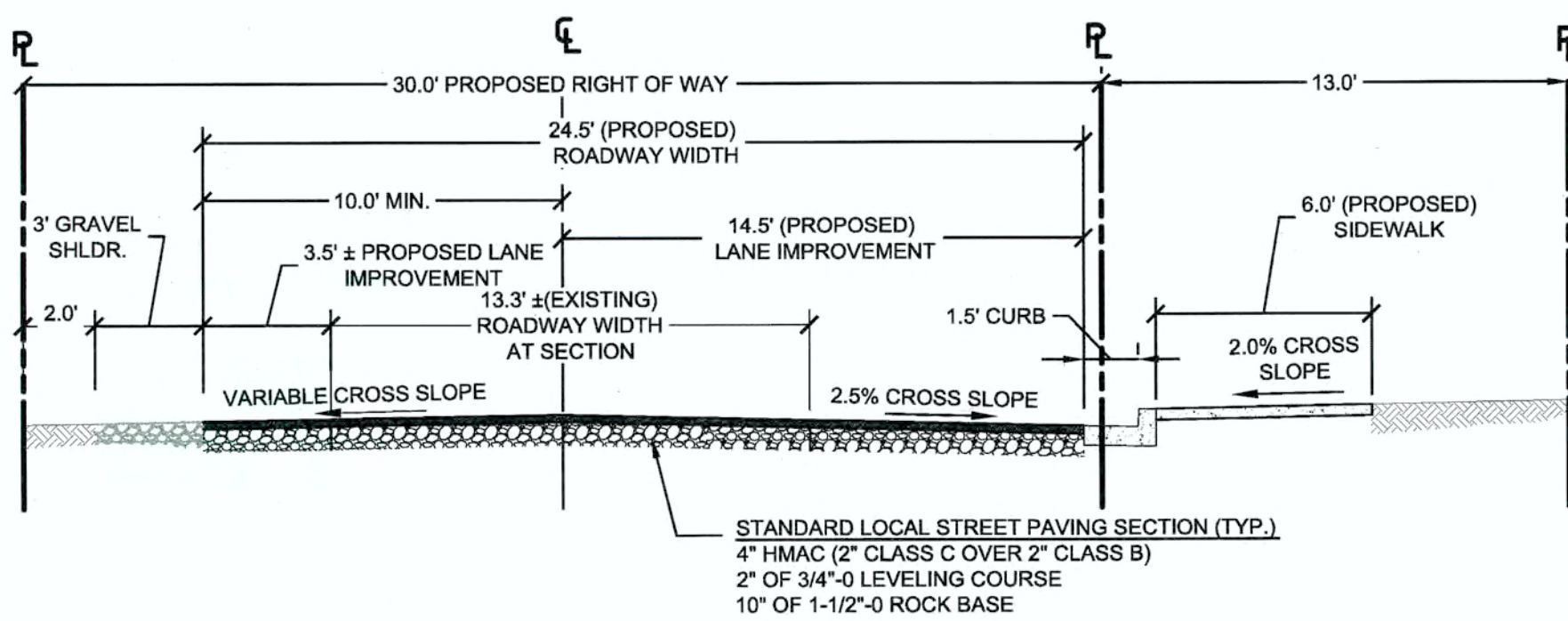
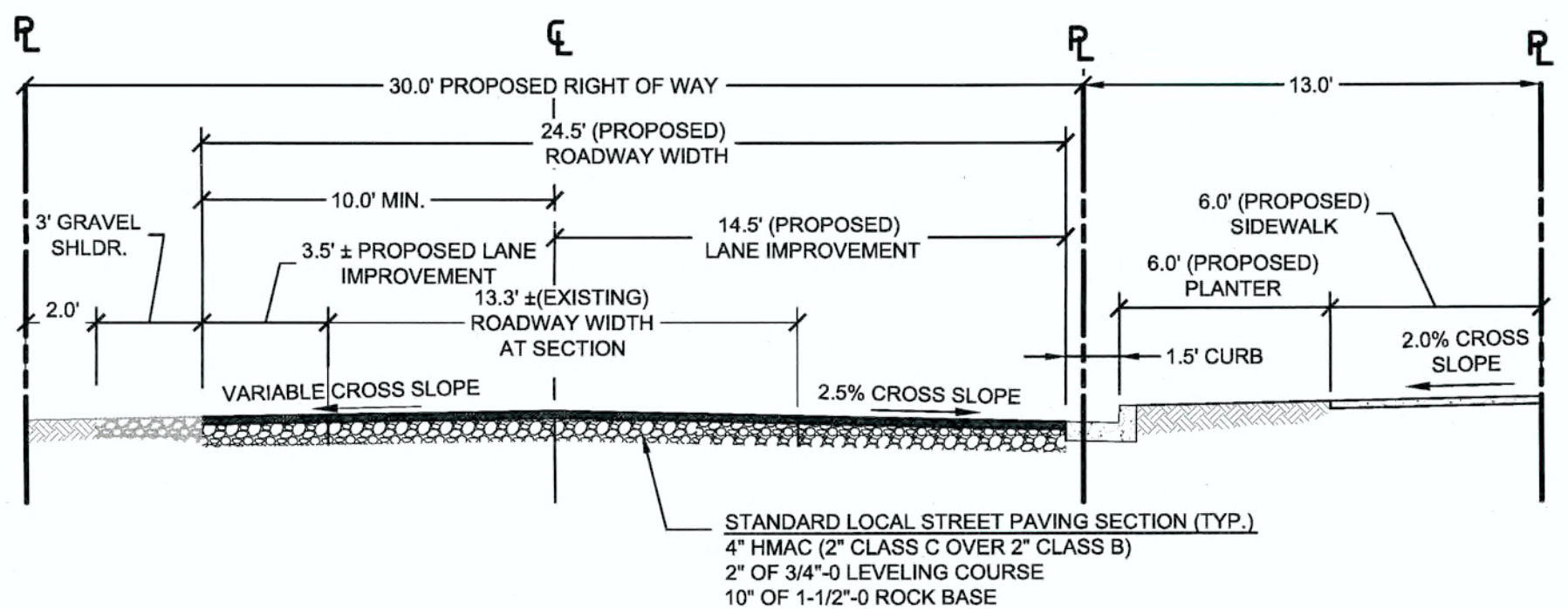
STREET CENTERLINE CURVE TABLE

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

CURB RETURN TABLE

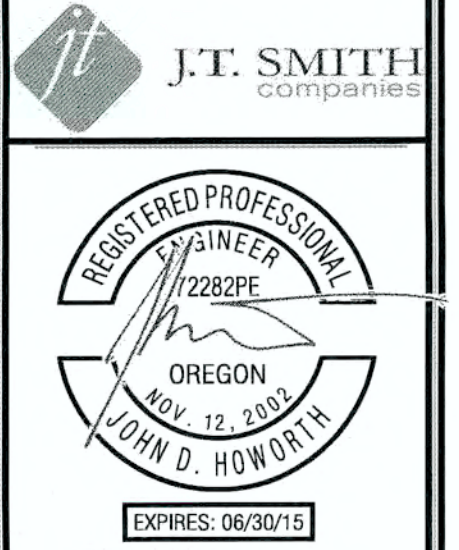
TAG NO.	PC STATION	DELTA	RADIUS	TANGENT	LENGTH	PT STATION	PC, ELEV.	1/4	1/2	3/4	PT, ELEV.
1	101+51.24; 21.5'R	75d11'12"	25'	19.2'	32.74'	101+71.0; 41.34'R	641.73	641.60	640.88	640.80	640.56
2	101+90.7; 41.09'R	83d21'36"	25'	22.26'	36.37'	102+09.25; 16.34'R	640.40	640.77	640.54	641.18	641.23

* ALL ELEVATIONS REFERENCE TOP OF CURB



06/10/14
DATE
BY
PERMIT
REVISION SUMMARY

WEATHERHILL ROAD IMPROVEMENT PLAN
WEATHERHILL
SUBDIVISION
WEST LINN, OR
LF 7, LLC



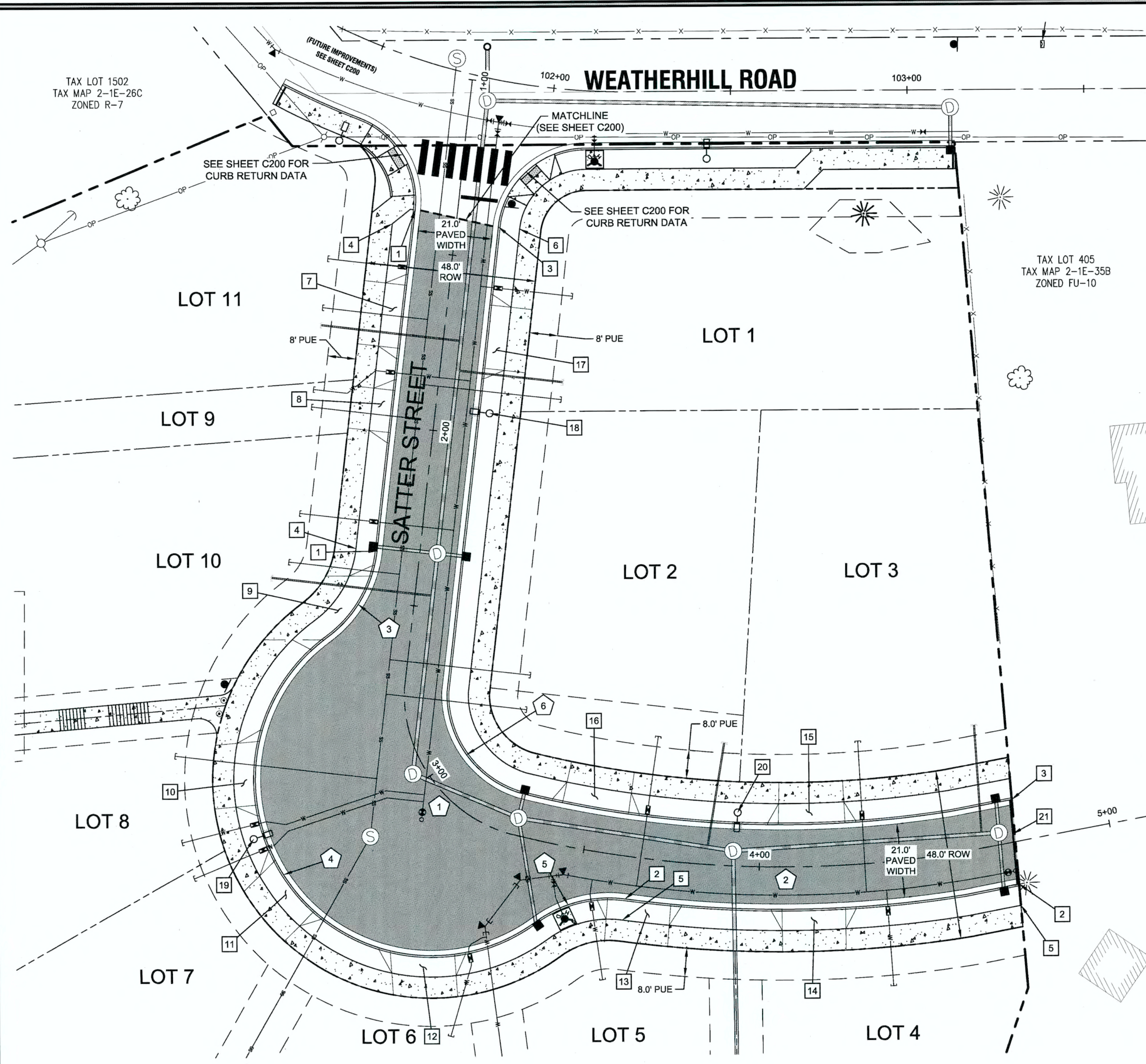
Digital Signature
06/10/2014

3J CONSULTING, INC.
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9385

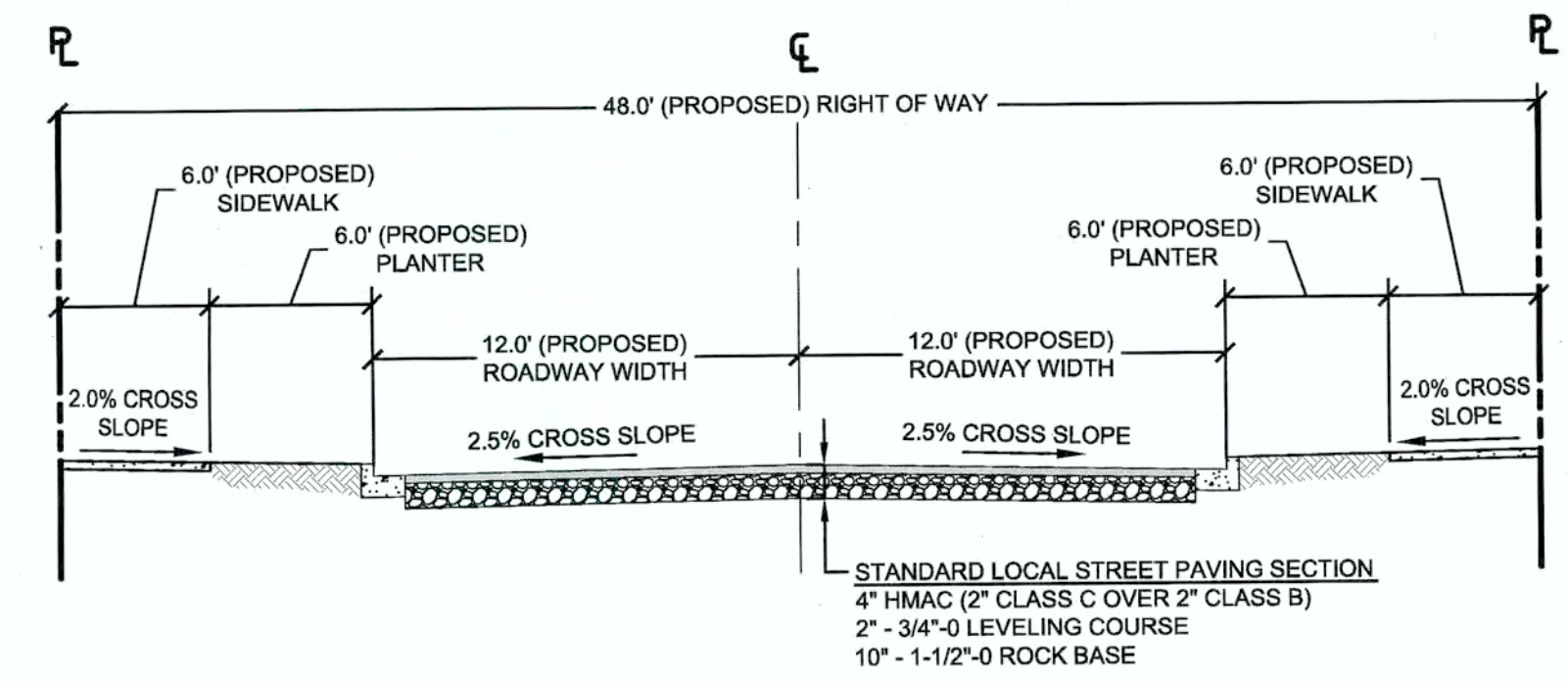
3J JOB ID # | 13118
LAND USE # | SUB-13-04
TAX LOT #S | 2S1E35B 200, 301, 402
DESIGNED BY | CLF
CHECKED BY | JDH

SHEET TITLE
WEATHERHILL RD
SHEET NUMBER
C200





- GENERAL NOTES**
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE DEVELOPER.
 - STREET LIGHT PLAN DESIGNED BY PORTLAND GENERAL ELECTRIC. CONTRACTOR TO VERIFY STREET LIGHT LOCATION, TYPE, AND MATERIALS WITH PORTLAND GENERAL ELECTRIC PLAN PRIOR TO INSTALLATION.
 - INES TO BE INSTALLED UNDERGROUND SHALL BE INSPECTED AND APPROVED BEFORE BACKFILLING. CONTRACTOR SHALL NOTIFY THE AUTHORITIES INSPECTORS 48 HOURS BEFORE INSPECTION SERVICES ARE REQUIRED.
 - CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.



CONSTRUCTION KEY NOTES

- STA: 1+38.51, 12.0' RT TO STA: 2+35.79, 12.0' RT SATTER STREET: CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF WEST LINN STANDARD DETAIL WL-501 (TYPICAL CURBS) ON SHEET C210 AND TYPICAL SECTION DETAIL THIS SHEET.
- STA: 3+63.49, 12.0' RT TO STA: 4+71.66, 12.0' RT SATTER STREET: CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF WEST LINN STANDARD DETAIL WL-501 (TYPICAL CURBS) ON SHEET C210 AND TYPICAL SECTION DETAIL THIS SHEET.
- STA: 1+40.68, 12.0' LT TO STA: 4+74.20, 12.0' LT SATTER STREET: CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF WEST LINN STANDARD DETAIL WL-501 (TYPICAL CURBS) ON SHEET C210 AND TYPICAL SECTION DETAIL THIS SHEET.
- STA: 1+43.15, 18.0' RT TO STA: 2+35.79, 18.0' RT SATTER STREET: CONSTRUCT 6 FT WIDE DETACHED SIDEWALK PER CITY OF WEST LINN STANDARD DETAIL WL-508 (CONCRETE SIDEWALK CROSS SECTION) ON SHEET C210 AND TYPICAL SECTION DETAIL THIS SHEET. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT.*
- STA: 3+63.49, 18.0' RT TO STA: 4+71.66, 18.0' RT SATTER STREET: CONSTRUCT 6 FT WIDE DETACHED SIDEWALK PER CITY OF WEST LINN STANDARD DETAIL WL-508 (CONCRETE SIDEWALK CROSS SECTION) ON SHEET C210 AND TYPICAL SECTION DETAIL THIS SHEET. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT.*
- STA: 1+40.68, 18.0' LT TO STA: 4+74.83, 18.0' LT SATTER STREET: CONSTRUCT 6 FT WIDE DETACHED SIDEWALK PER CITY OF WEST LINN STANDARD DETAIL WL-508 (CONCRETE SIDEWALK CROSS SECTION) ON SHEET C210 AND TYPICAL SECTION DETAIL THIS SHEET. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT.*
- STA: 1+56.90, 12.0' RT TO STA: 1+80.90, 12.0' RT SATTER STREET: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT.*
- STA: 1+86.92, 12.0' RT TO STA: 2+04.96, 12.0' RT SATTER STREET: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (18 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT.*
- STA: 2+38.91, 12.24' RT TO STA: 2+65.69, 27.34' RT SATTER STREET: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT.*
- STA: 2+80.53, 40.96' RT TO STA: 2+91.70, 48.07' RT SATTER STREET: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT.*
- STA: 2+96.37, 49.52' RT TO STA: 3+07.42, 49.11' RT SATTER STREET: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT.*
- STA: 3+15.73, 45.30' RT TO STA: 3+27.01, 35.81' RT SATTER STREET: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT.*
- STA: 3+55.87, 13.0' RT TO STA: 3+78.95, 12.0' RT SATTER STREET: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT.*
- STA: 4+03.49, 12.0' RT TO STA: 4+26.63, 12.0' RT SATTER STREET: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT.*
- STA: 4+02.19, 12.0' LT TO STA: 4+28.08, 12.0' LT SATTER STREET: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT.*
- STA: 3+38.30, 12.0' LT TO STA: 3+64.19, 12.0' LT SATTER STREET: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT.*
- STA: 1+59.87, 12.0' LT TO STA: 1+83.87, 12.0' LT SATTER STREET: CONSTRUCT DRIVEWAY ACCESS TO SATTER STREET (24 FT WIDE) PER CITY OF WEST LINN STANDARD DETAIL WL-503A (RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB) ON SHEET C210. *SHOWN FOR REFERENCE ONLY - TO BE INCLUDED AS PART OF THE BUILDING PERMIT.*
- STA: 1+93.43, 15.25' LT SATTER STREET: INSTALL NEW LIGHT POLE BASE, JUNCTION BOX AND CONDUIT. CONTRACTOR TO CONFIRM ALL LOCATIONS AND INSTALLATION REQUIREMENTS WITH PORTLAND GENERAL ELECTRIC.
- STA: 2+94.15, 52.23' RT SATTER STREET: INSTALL NEW LIGHT POLE BASE, JUNCTION BOX AND CONDUIT. CONTRACTOR TO CONFIRM ALL LOCATIONS AND INSTALLATION REQUIREMENTS WITH PORTLAND GENERAL ELECTRIC.
- STA: 3+93.25, 15.25' LT SATTER STREET: INSTALL NEW LIGHT POLE BASE, JUNCTION BOX AND CONDUIT. CONTRACTOR TO CONFIRM ALL LOCATIONS AND INSTALLATION REQUIREMENTS WITH PORTLAND GENERAL ELECTRIC.
- INSTALL STREET BARRICADE PER CITY OF WEST LINN STANDARD DETAIL WL-516B (STREET BARRICADE TYPE I) ON SHEET C211.

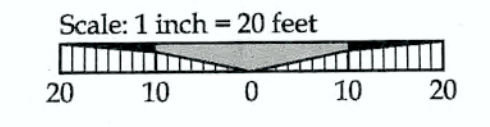
CURB RETURN DATA

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

* ALL ELEVATIONS REFERENCE TOP OF CURB FACE

STREET CENTERLINE CURVE TABLE

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



LEGEND

- BOUNDARY LINE
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING CENTERLINE
- - - EXISTING LOT LINE
- - - EXISTING CURB
- - - EXISTING SIDEWALK
- ⊗ EXISTING LIGHT POLE
- - - PROPOSED RIGHT-OF-WAY
- - - PROPOSED LOT LINE
- - - PROPOSED CENTERLINE
- - - PROPOSED SAWCUT LINE
- - - PROPOSED CURB
- - - PROPOSED SIDEWALK
- STORM DRAIN LINE AND MANHOLE
- STORM SEWER CURB INLET
- PROPOSED STREET LIGHT
- ▭ PROPOSED RETAINING WALL

APPROVED FOR CONSTRUCTION BY CITY OF WEST LINN
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 DATE: 6/24/14 BY: [Signature]

PERMIT #	06/10/14
REVISION SUMMARY	BY DATE

SATTER STREET IMPROVEMENT PLAN
WEATHERHILL SUBDIVISION
 WEST LINN, OR
 LF 7, LLC

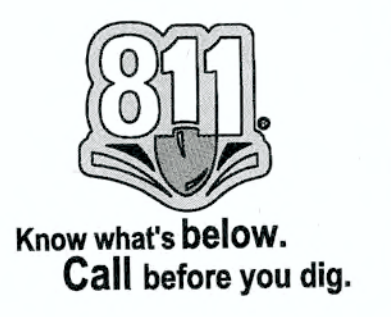
J.T. SMITH companies

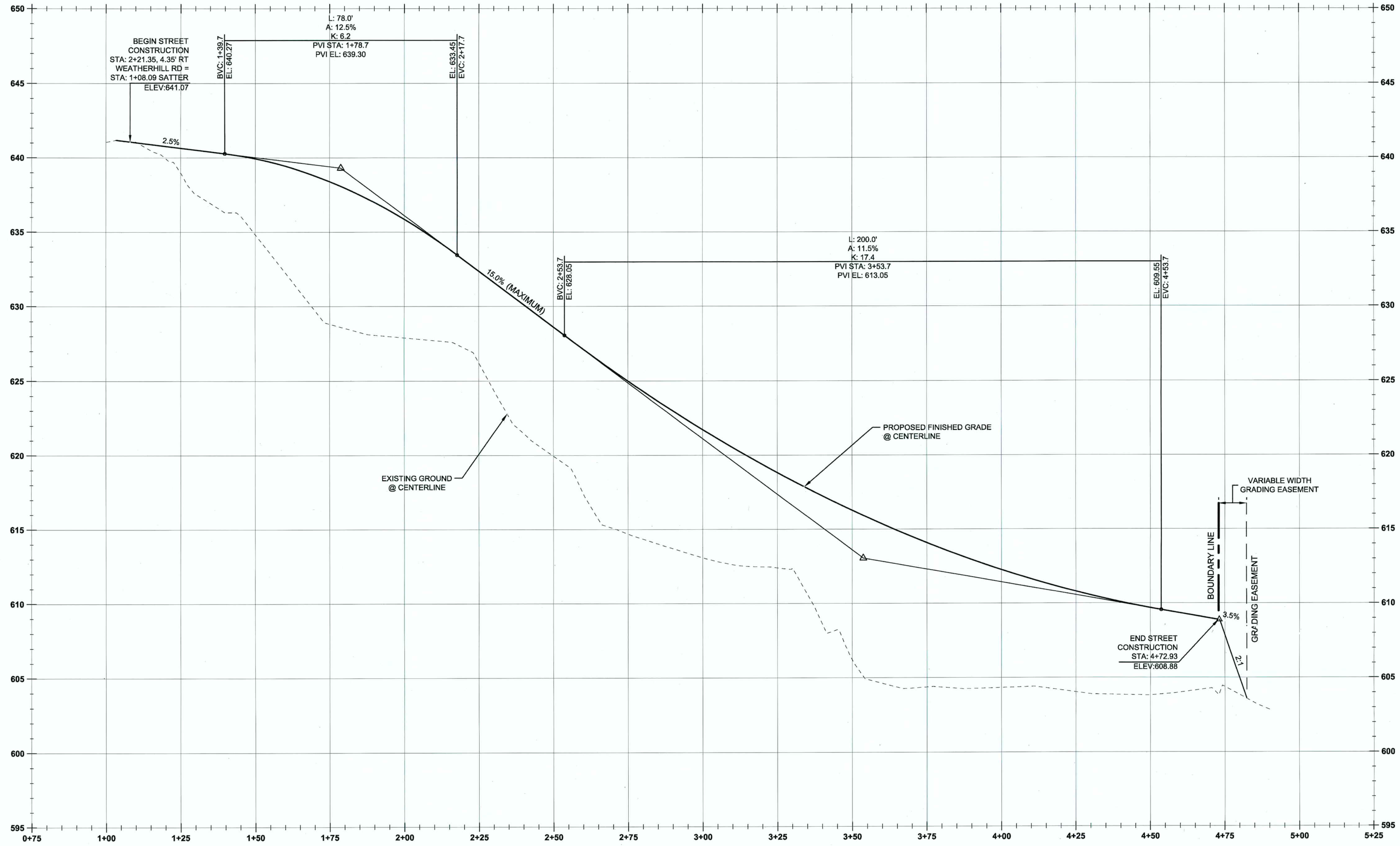


3J CONSULTING, INC
 CIVIL ENGINEERING
 WATER RESOURCES
 LAND USE PLANNING
 5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
 PHONE & FAX: (503) 946-9585

3J JOB ID # | 13118
 LAND USE # | SUB-13-04
 TAX LOT #S | 251E35B 200, 301, 402
 DESIGNED BY | CLF
 CHECKED BY | J.DH

SHEET TITLE
SATTER ST. PLAN
 SHEET NUMBER
C201





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

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 DATE: 6/24/14 BY: [Signature]



PERMIT	06/10/14
REVISION SUMMARY	BY DATE
A	

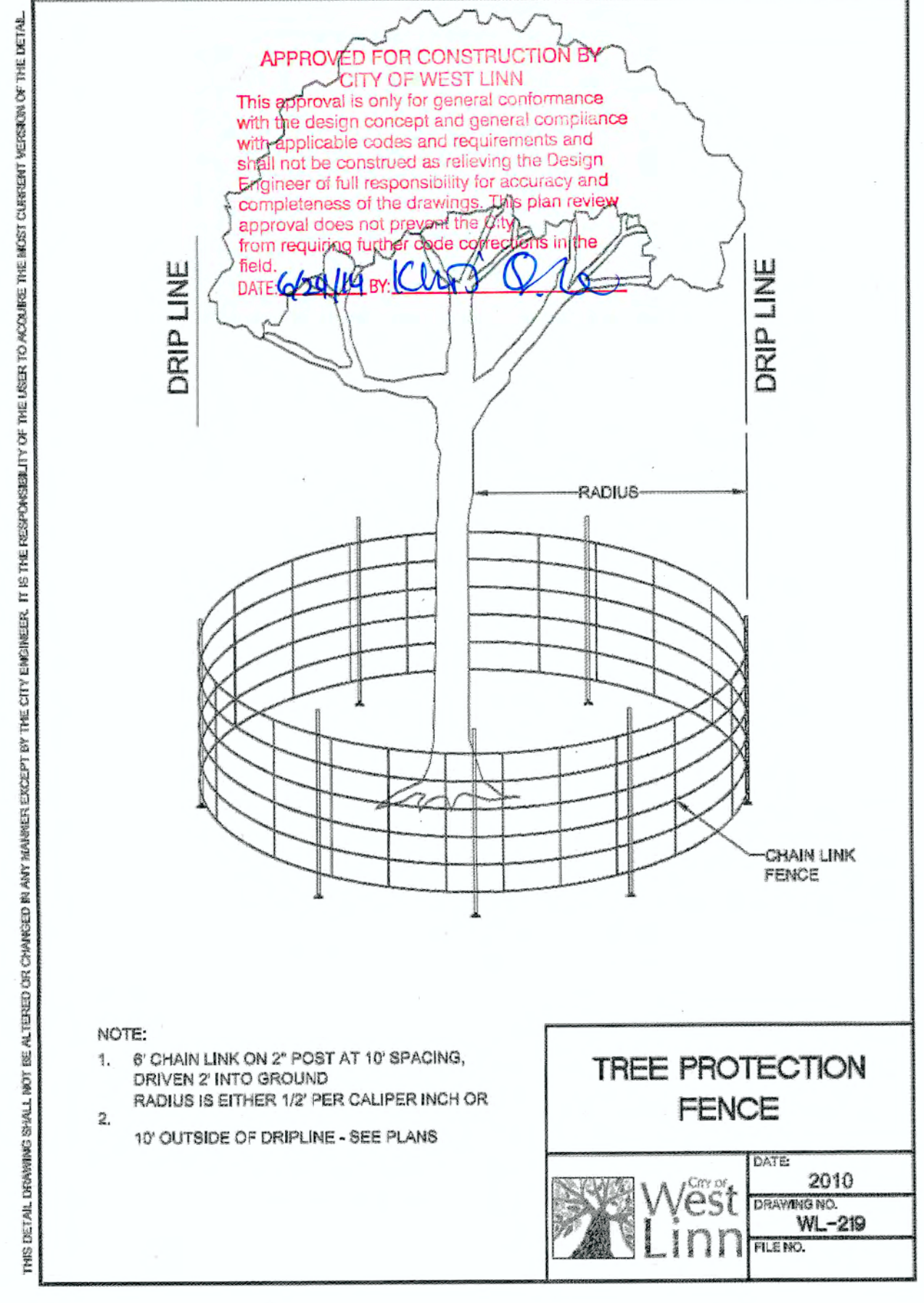
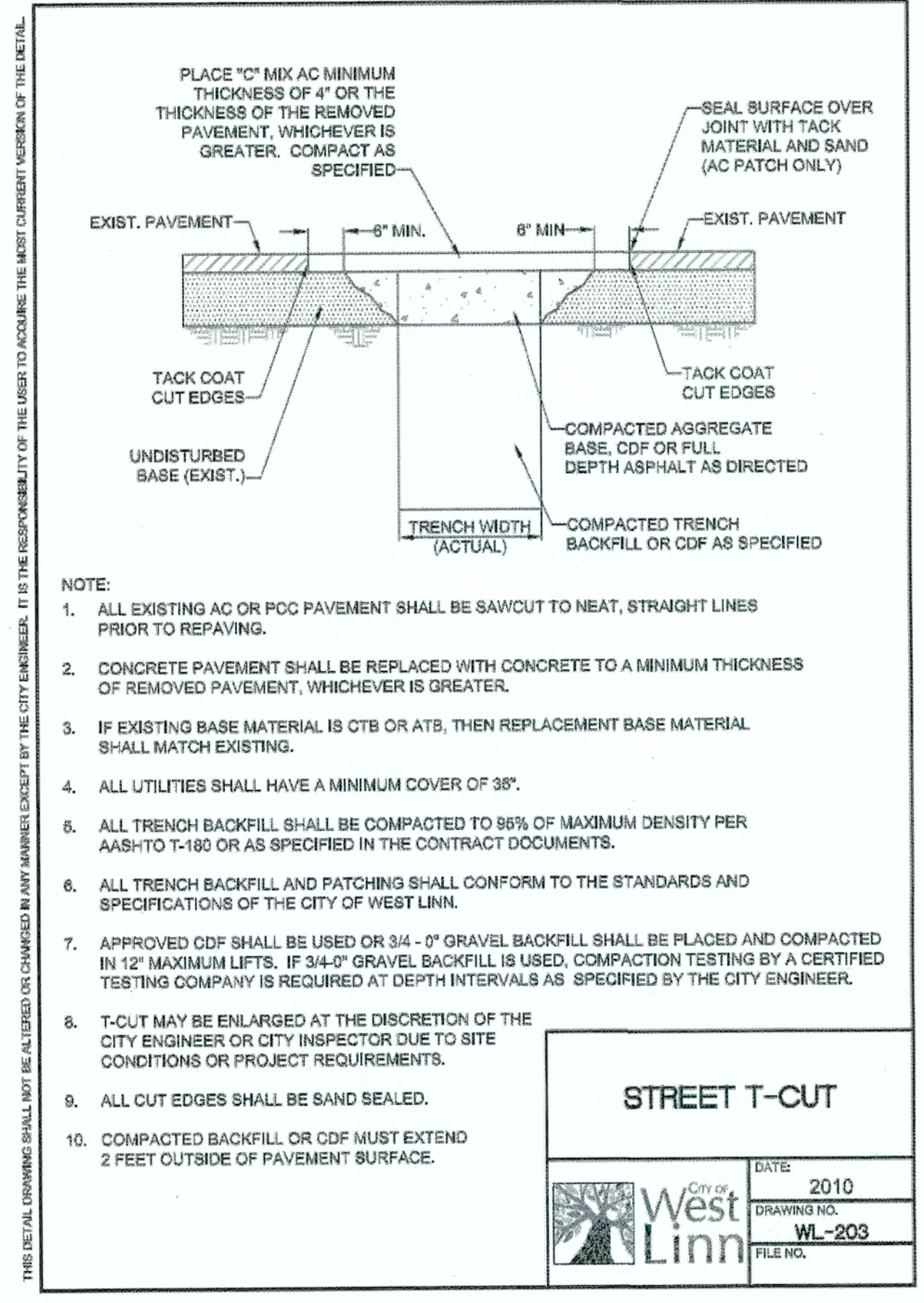
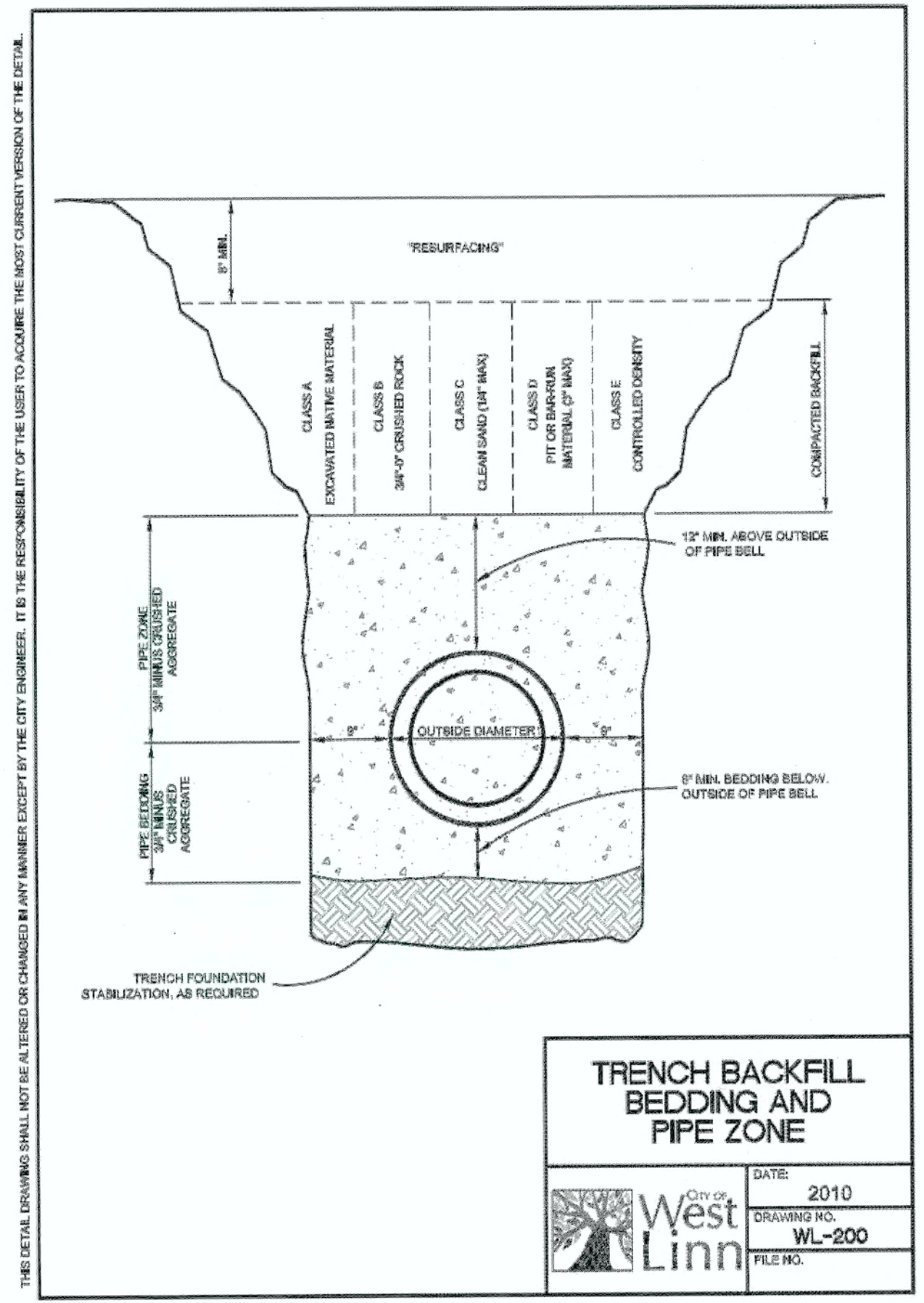
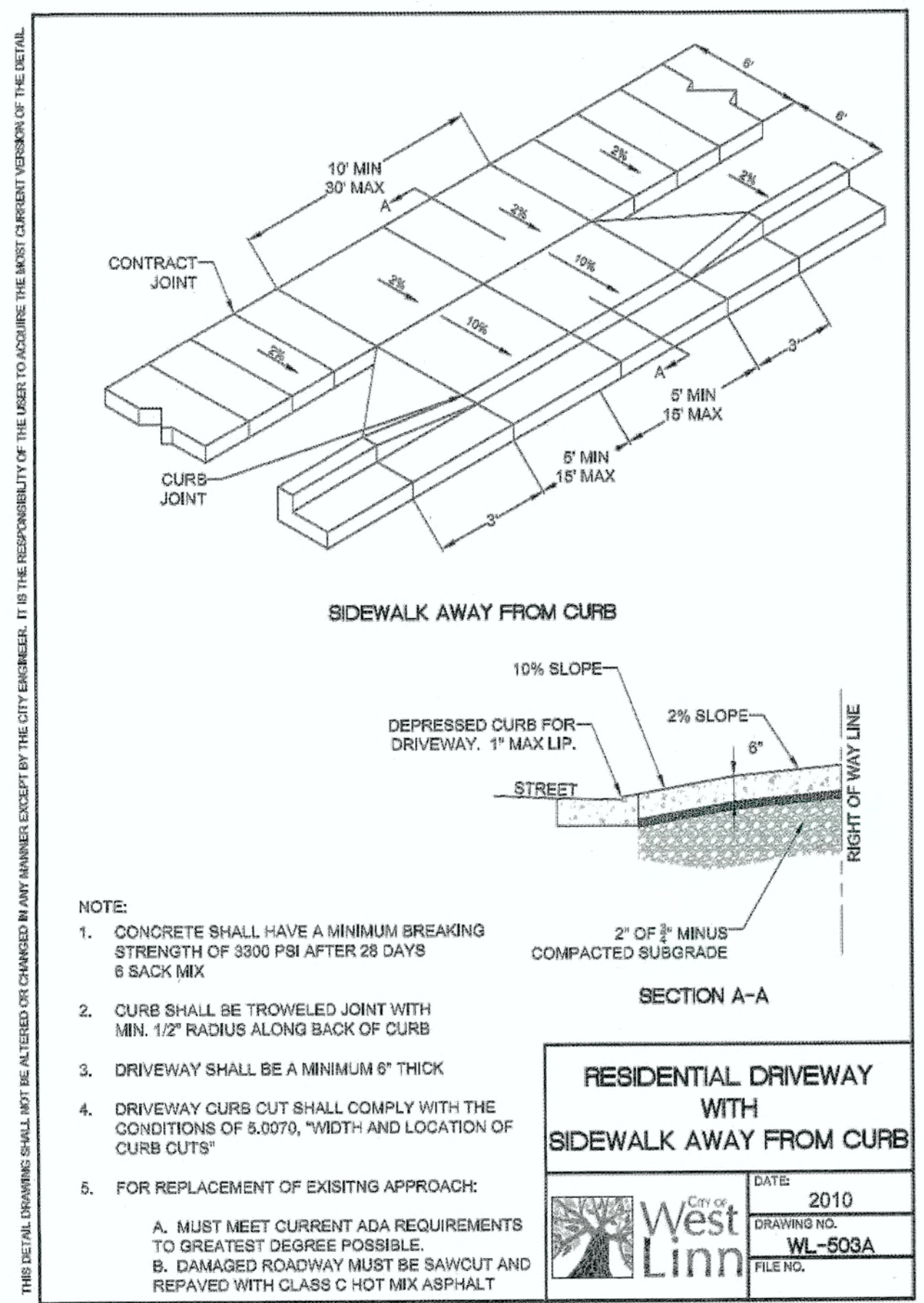
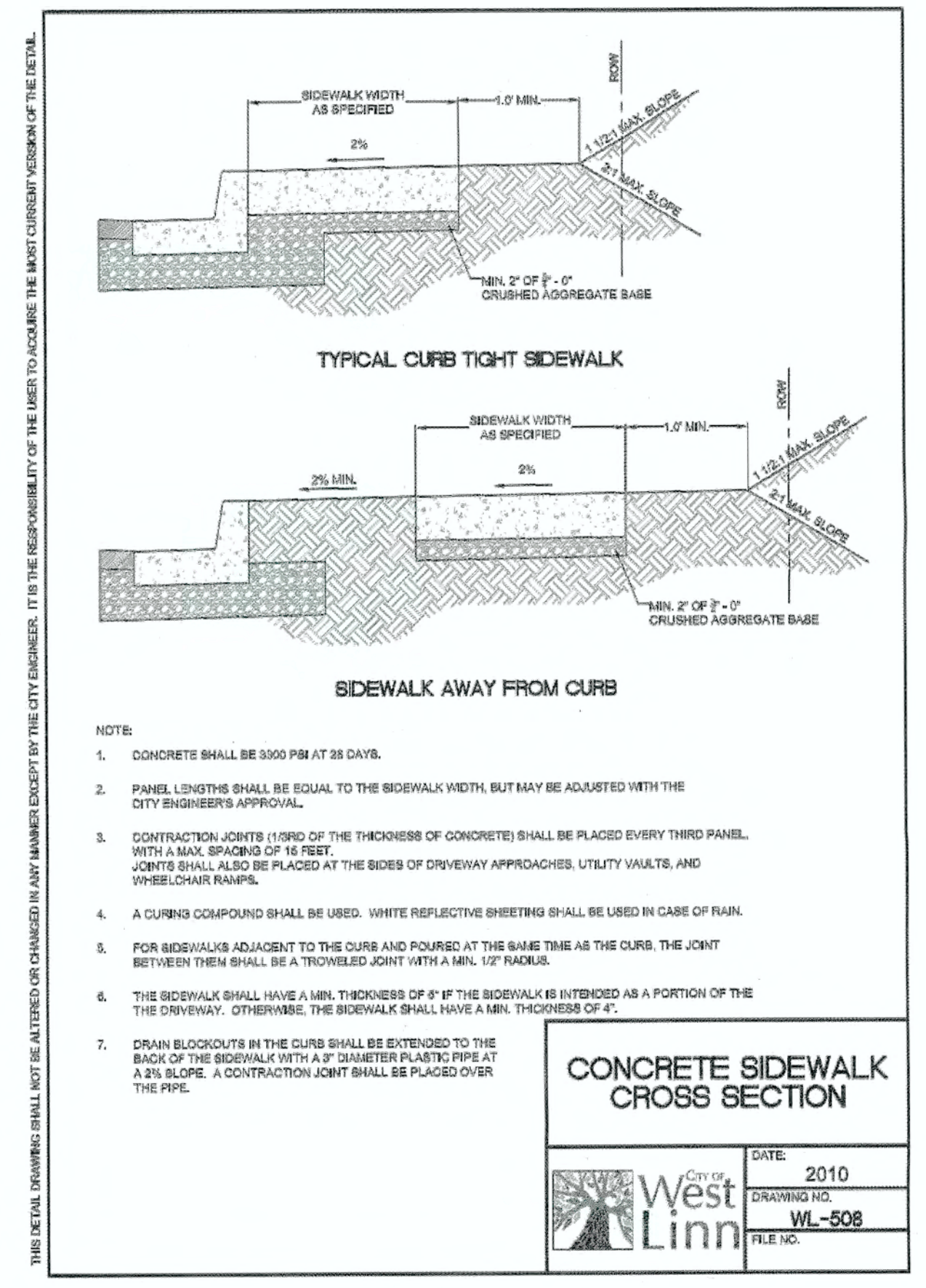
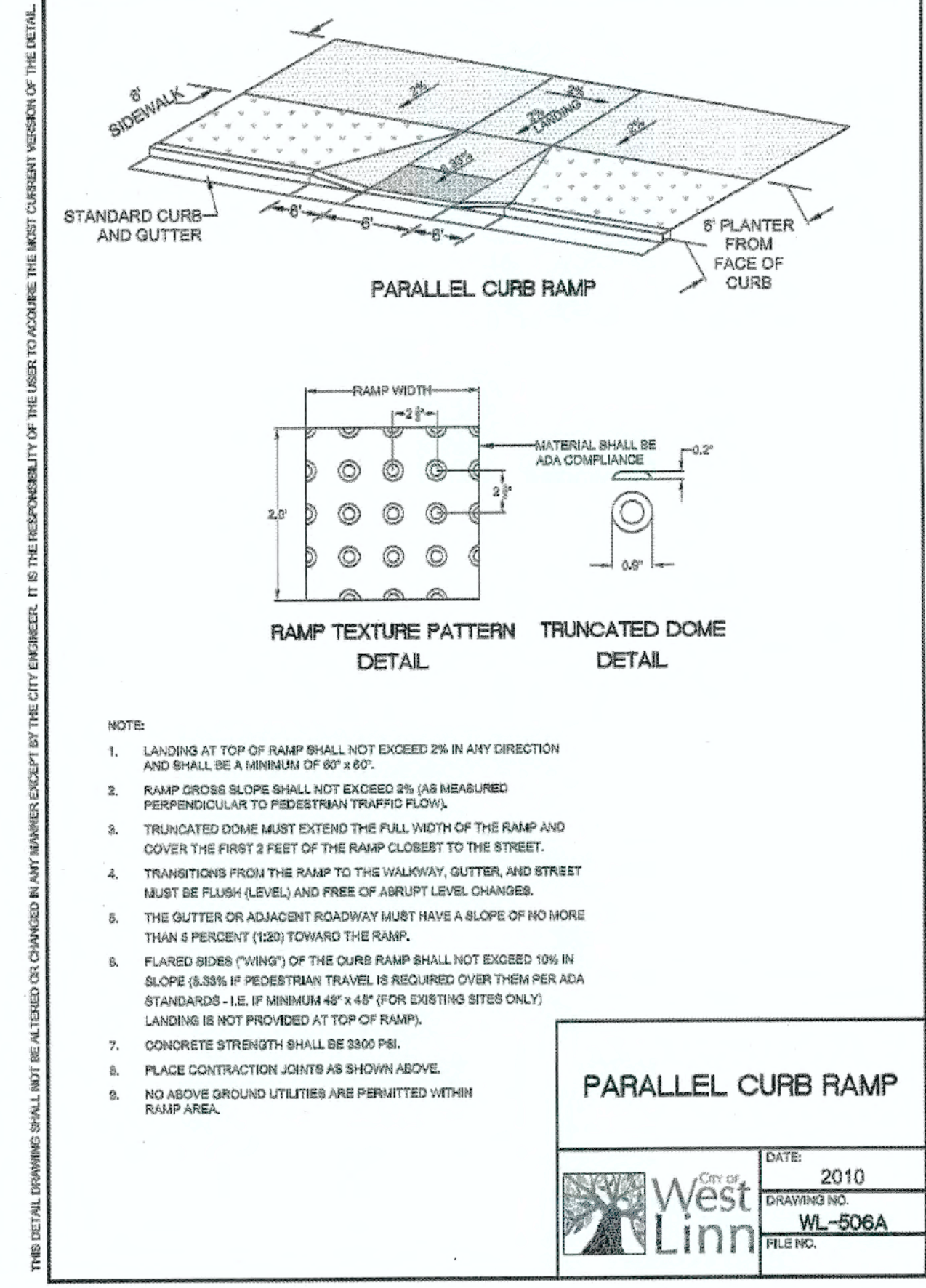
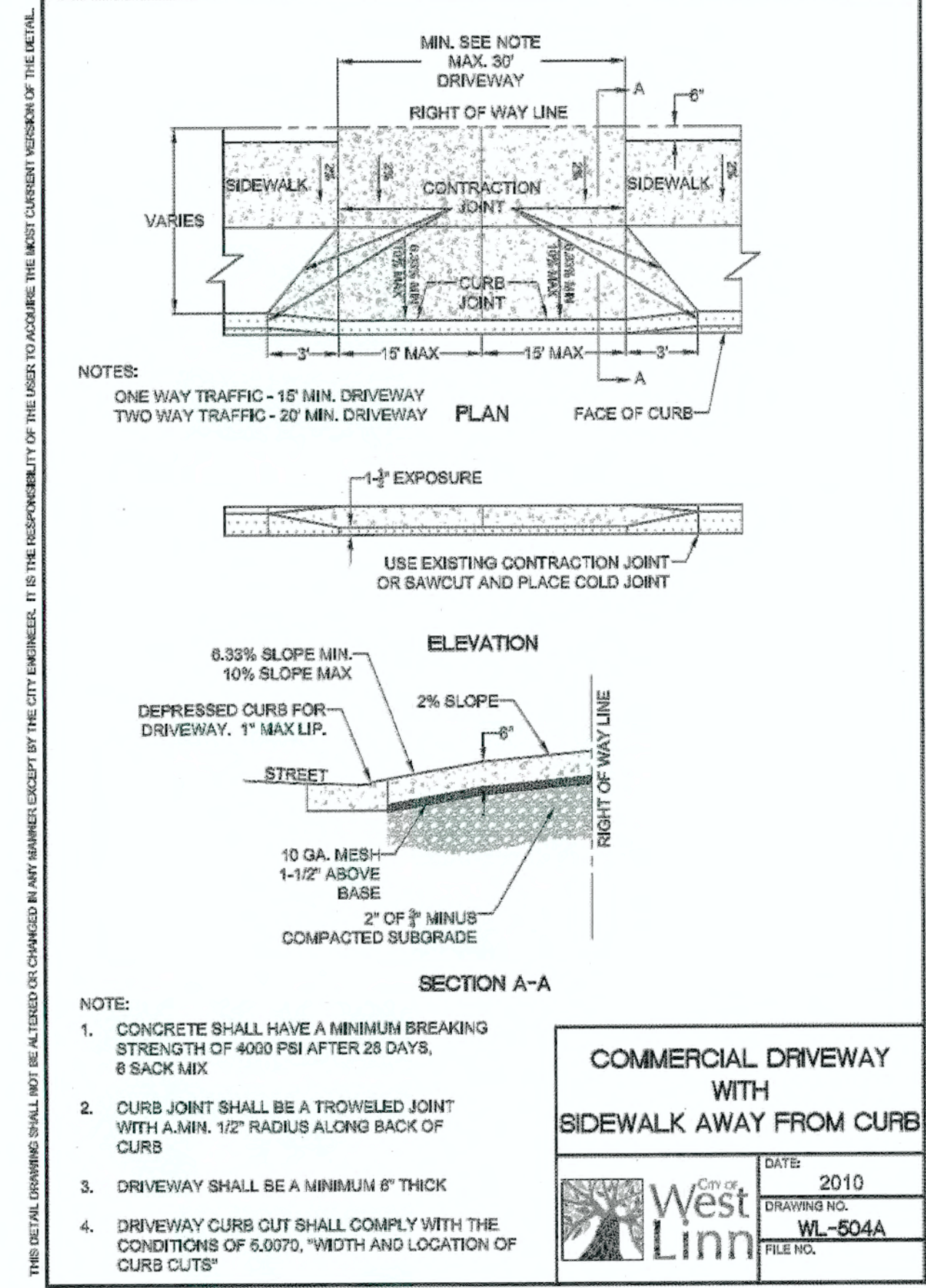
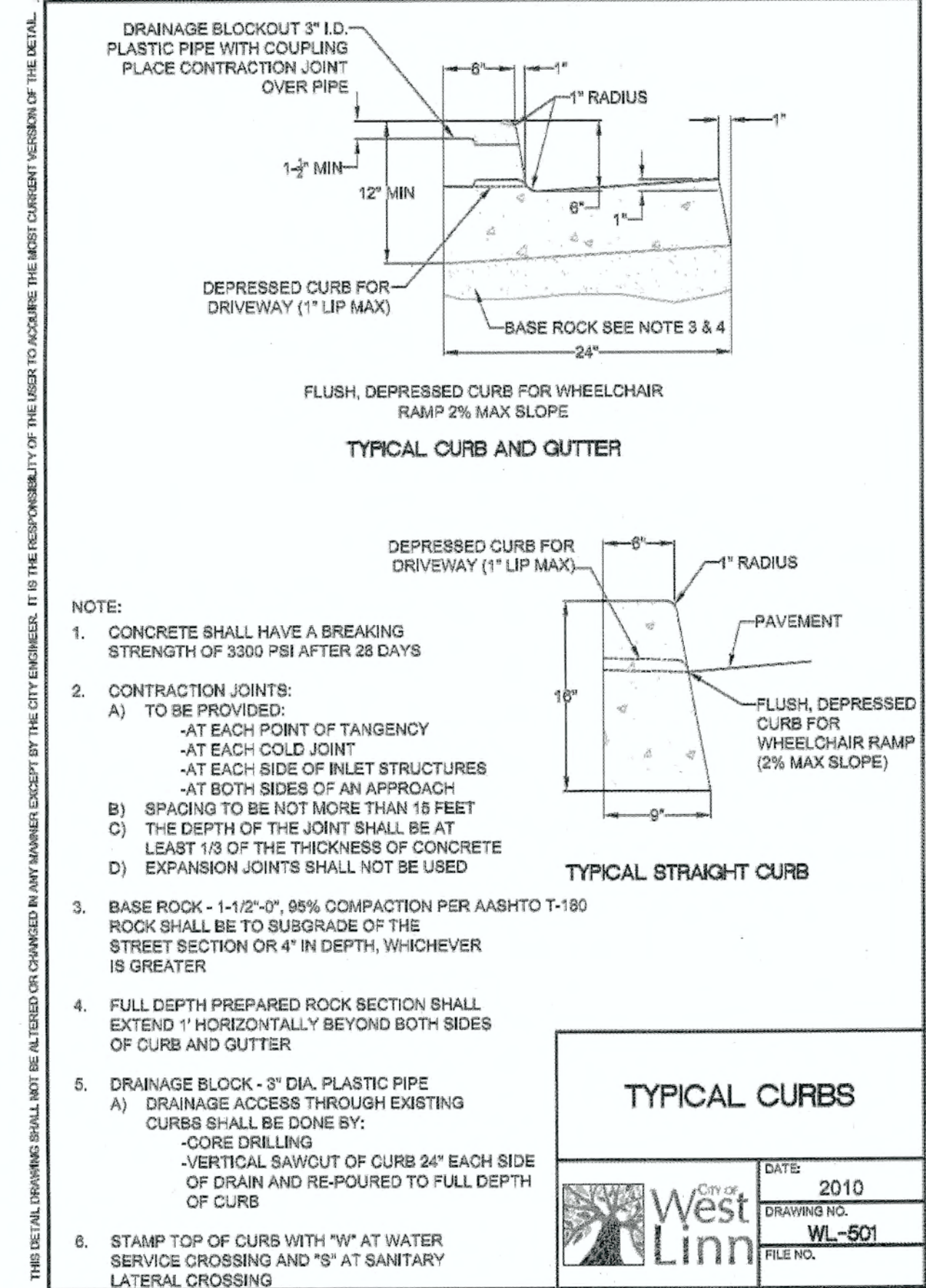
SATTER STREET IMPROVEMENT PROFILE
**WEATHERHILL
 SUBDIVISION**
 WEST LINN, OR
 LF 7, LLC



3J CONSULTING, INC

 CIVIL ENGINEERING
 WATER RESOURCES
 LAND USE PLANNING
 5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
 PHONE & FAX: (503) 946-8385

3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #S	281E358 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH
SHEET TITLE	SATTER ST PROFILE
SHEET NUMBER	C202



PERMIT	REVISION SUMMARY	DATE
4		06/10/14

CONSTRUCTION DETAILS I
WEATHERHILL
SUBDIVISION
 WEST LINN, OR
 LF 7, LLC

J.T. SMITH companies
 REGISTERED PROFESSIONAL ENGINEER
 72282PE
 OREGON
 NOV 12 2003
 JOHN D. HOWORTH
 EXPIRES: 06/30/15
 Digital Signature
 06/10/2014

3J CONSULTING, INC
 CIVIL ENGINEERING
 WATER RESOURCES
 LAND USE PLANNING
 5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
 PHONE & FAX: (503) 948-8885

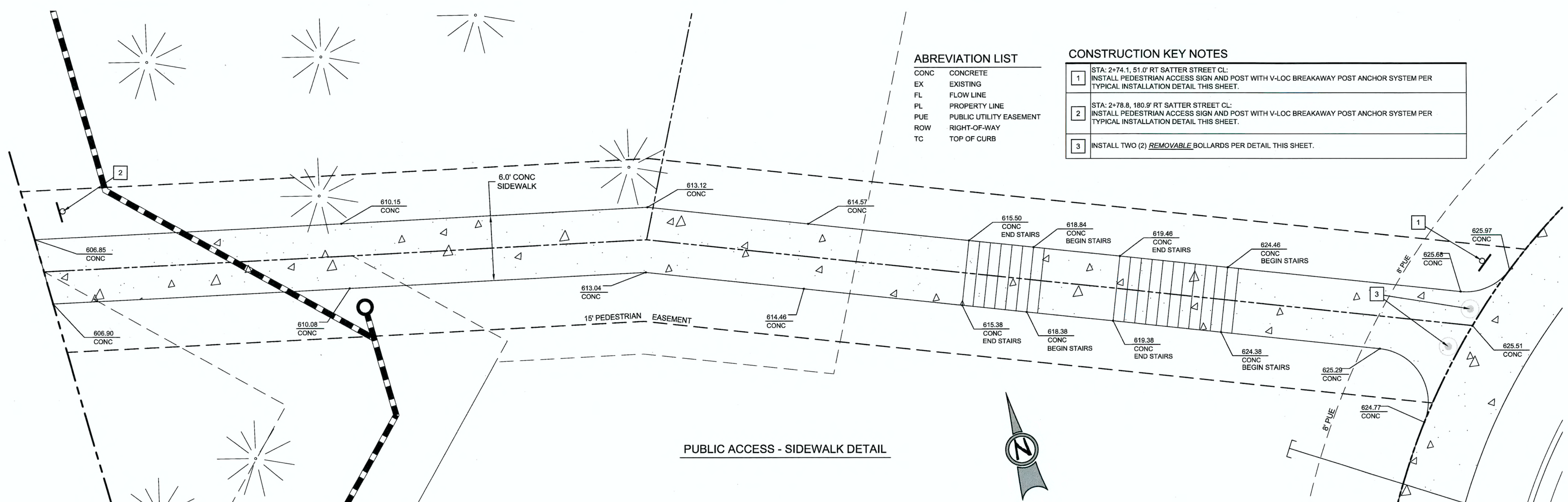
3J JOB ID #	113118
LAND USE #	1SUB-13-04
TAX LOT #S	1281E358 200, 301, 402
DESIGNED BY	ICLF
CHECKED BY	JDH
SHEET TITLE	DETAILS I
SHEET NUMBER	C210

ABBREVIATION LIST

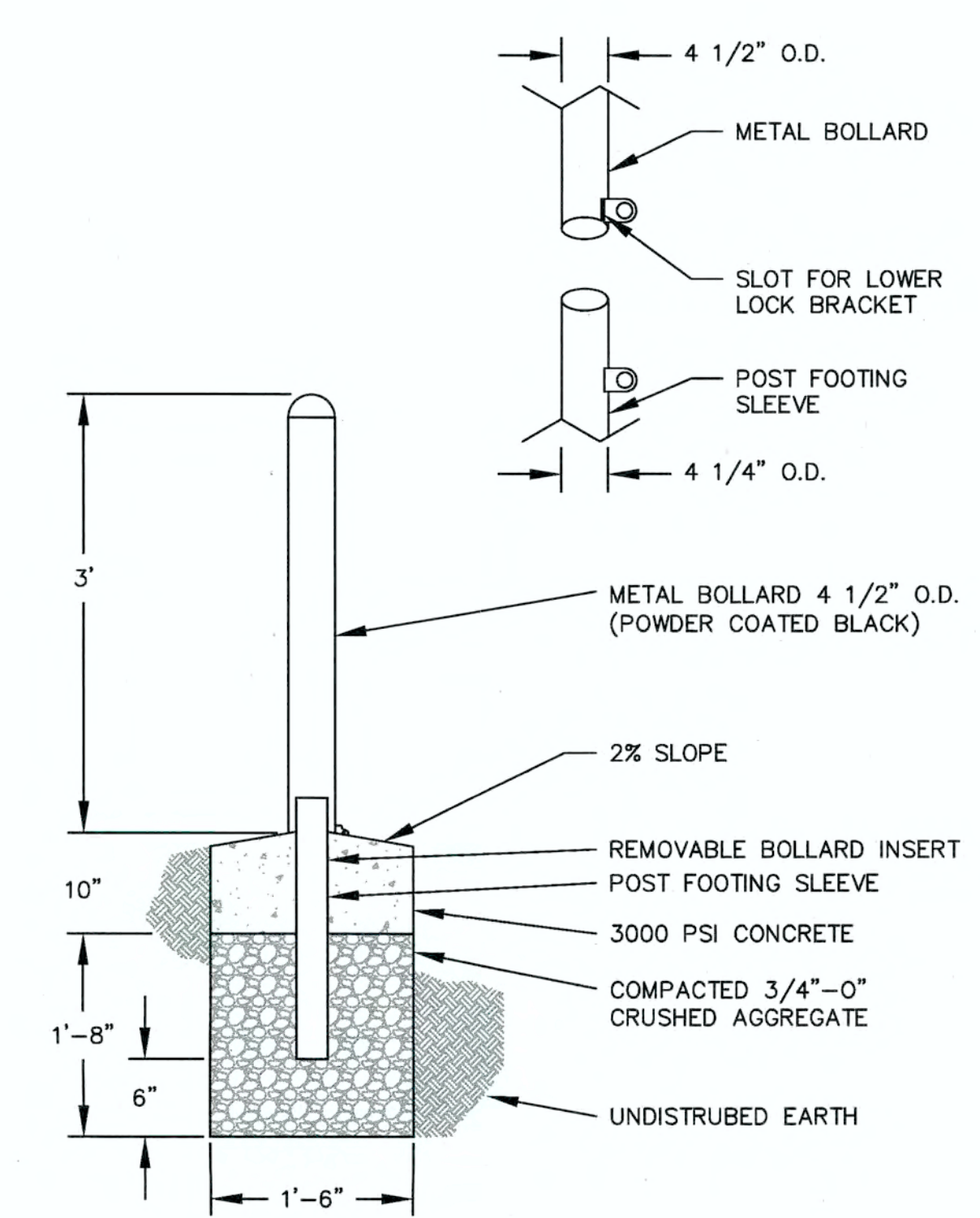
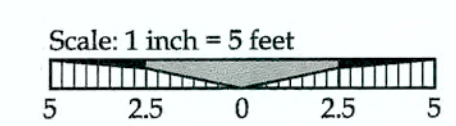
CONC	CONCRETE
EX	EXISTING
FL	FLOW LINE
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT-OF-WAY
TC	TOP OF CURB

CONSTRUCTION KEY NOTES

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

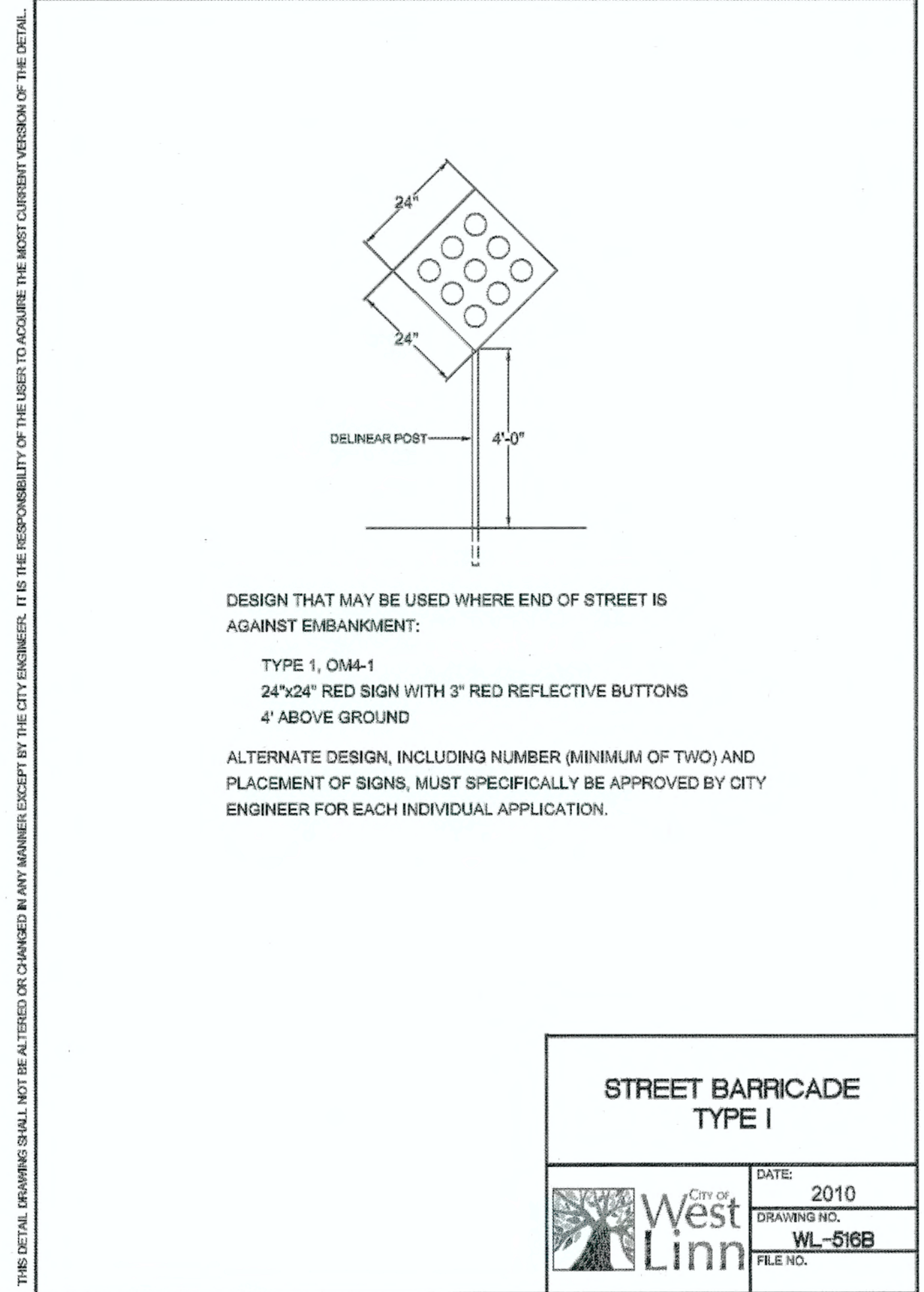


PUBLIC ACCESS - SIDEWALK DETAIL



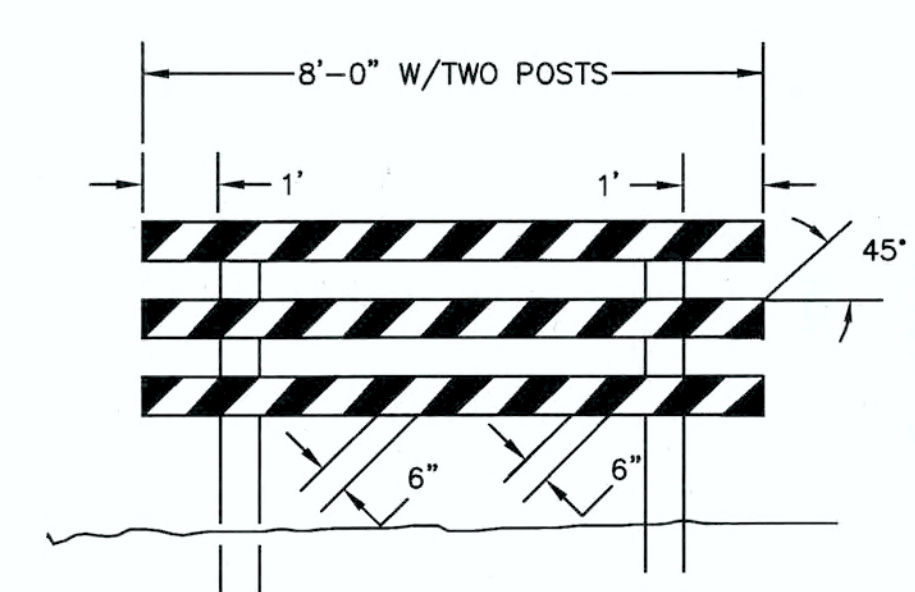
REMOVABLE BOLLARD DETAIL

SCALE: NTS

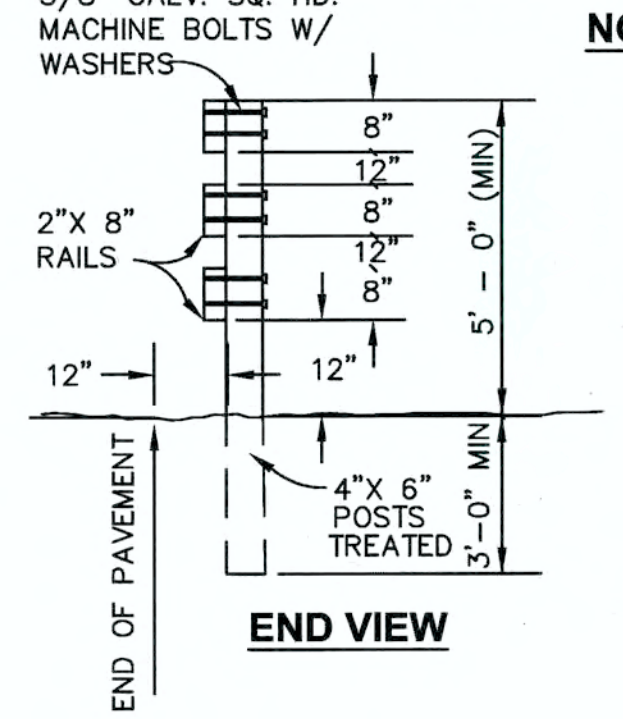


STREET BARRICADE TYPE I

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



ELEVATION



END VIEW

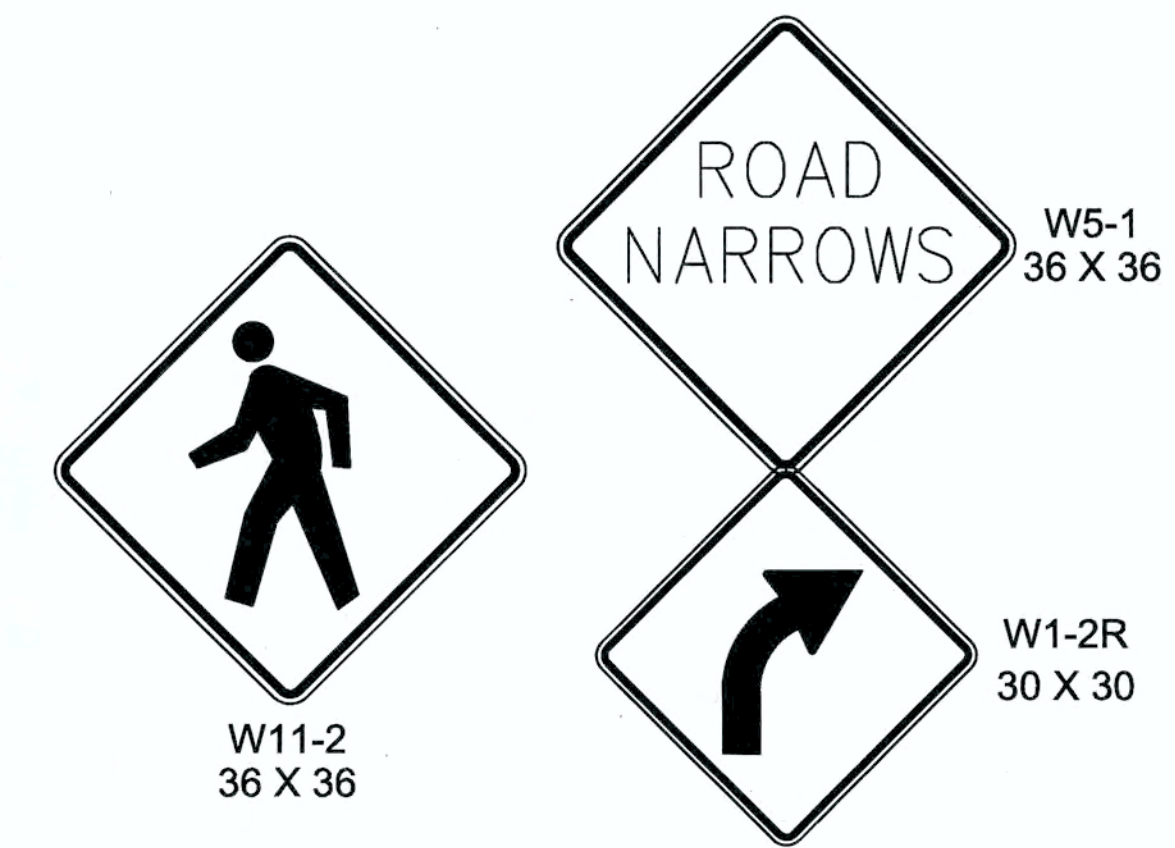
SIDEWALK BARRICADE

SCALE: NTS

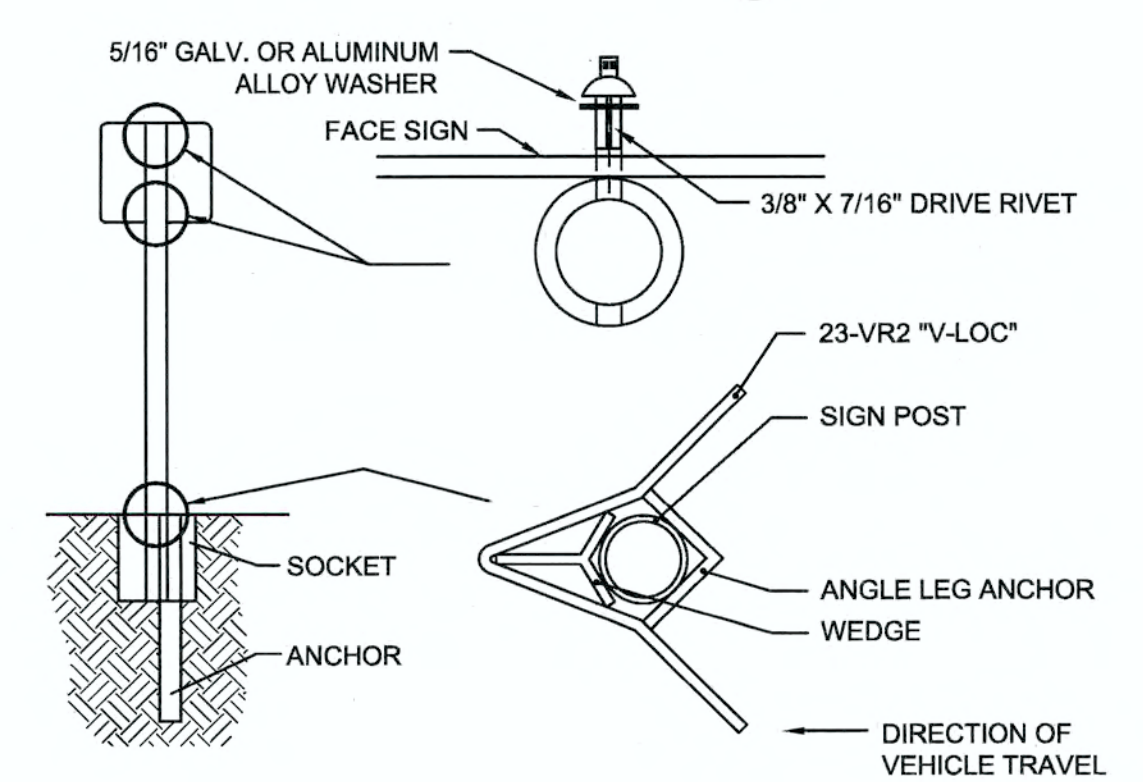
APPROVED FOR CONSTRUCTION BY
 CITY OF WEST LINN
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 DATE: 6/24/14 BY: *[Signature]*

NOTES:

- RAILS TO BE PAINTED RED WITH WHITE STRIPES. RED AND WHITE STRIPES TO BE REFLECTORIZED. FOR WIDER APPLICATIONS, MULTIPLE SECTIONS AS SHOWN SHALL BE USED.
- SEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND THE OREGON SUPPLEMENT.
 3F-1 BARRICADES
 6C-8 BARRICADE DESIGN
 6C-9 BARRICADE APPLICATION
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT STATE OF OREGON STANDARD SPECIFICATIONS FOR HWY. CONSTRUCTION WOOD-SEE SIGN POSTS-SECTION 642



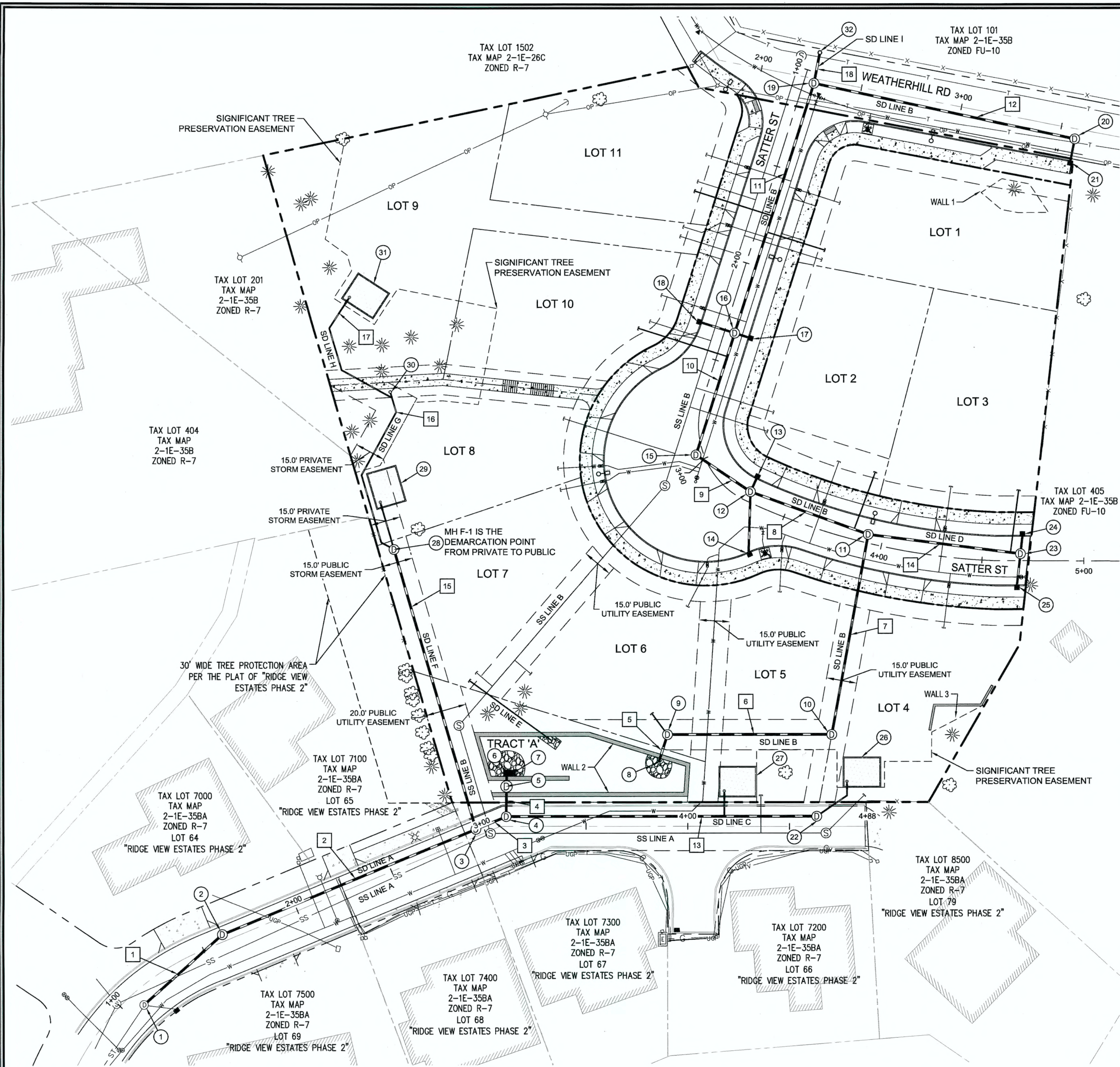
W11-2
 36 X 36



INSTALL "V-LOC" ANCHOR PER MANUFACTURES RECOMMENDATION

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

SCALE: NTS



STORM STRUCTURE DATA

- 1 EX. SD MH A-1
STA: 0+00.00, SD LINE A =
STA: 1+09.2, 7.6' RT FIR CREST
RIM: 557.62
IE IN (12' NE) = 553.20 (EXISTING 12" KNOCK-OUT)
IE IN (12' SE) = 553.05 (EXISTING)
IE IN (12' SW) = 552.90 (EXISTING)
- 2 SD MH A-2 (48"Ø)
STA: 0+51.9 SD LINE A =
STA: 1+61.4, 3.4' LT FIR CREST
RIM: 561.95
IE IN (12' E) = 558.15
IE OUT (12' SW) = 557.95
- 3 SD MH A-3 (48"Ø)
STA: 1+86.7 SD LINE A =
STA: 2+96.2, 3.3' LT FIR CREST
RIM: 573.40
IE IN (12' E) = 568.20
IE IN (8' N) = 568.20
IE OUT (12' W) = 568.00
- 4 SD MH A-4 (48"Ø)
STA: 2+02.9 SD LINE A =
STA: 3+10.8, 4.8' LT FIR CREST
RIM: 574.65
IE IN (12' N) = 568.85
IE IN (12' E) = 568.85
IE OUT (12' W) = 568.65
- 5 SD MH A-5 (FLOW CONTROL MH (72"Ø))
STA: 2+17.9, SD LINE A =
STA: 3+10.9, 19.8' LT FIR CREST
RIM: 577.50
IE IN (12' N) = 571.25
IE OUT (12' S) = 571.05
SUMP: 568.05
- 6 SD DIA-2
STA: 2+22.4, SD LINE A =
STA: 3+10.9, 26.3' LT FIR CREST
GRATE: 575.50
IE IN (6' E) = 571.55
IE OUT (12' S) = 571.55
INSTALL 6.5 LF 12" PVC @ S=0.0462
SUMP: 570.05
- 7 SD DIA-1
STA: 2+20.9, SD LINE A =
STA: 3+10.8, 22.8' LT FIR CREST
GRATE: 574.50
INSTALL 3 LF 12" PVC @ S=0.0000
IE OUT (6' S) = 571.55
SUMP: 570.05
- 8 SD LINE B POND OUTFALL
STA: 0+00.00, SD LINE B =
STA: 3+85.7, 31.74' LT FIR CREST
IE OUT (12") = 575.00
CLASS 100 RIP RAP PAD (APPROX. 8 CY)
APPROXIMATELY 10'Lx10'Wx2'D
- 9 SD MH B-1 (48"Ø)
STA: 0+14.3 SD LINE B =
STA: 3+90.0, 45.4' LT FIR CREST
RIM: 587.48
IE IN (4' N) = 584.00
IE IN (12' E) = 580.00
IE OUT (12' SW) = 579.80
- 10 SD MH B-2 (48"Ø)
STA: 0+95.0 SD LINE B =
STA: 4+70.7, 45.5' LT FIR CREST
RIM: 589.24
IE IN (12' NE) = 584.24
IE OUT (12' W) = 584.04
- 11 SD MH B-3 (48"Ø)
STA: 1+52.6 SD LINE B =
STA: 3+92.4, 4.2' LT SATTER STREET
RIM: 612.67
IE IN (12' NW) = 604.00
IE IN (12' SE) = 604.00
IE OUT (12' SW) = 603.80
- 12 SD MH B-4 (48"Ø)
STA: 2+56.8 SD LINE B =
STA: 3+29.8, 5.0' LT SATTER STREET
RIM: 618.18
IE IN (12' NW) = 612.92
IE IN (10' NE) = 612.92
IE IN (10' S) = 612.92
IE OUT (12' SE) = 612.72
- 13 SD CI B-4.1
STA: 3+29.8, 12.0' LT SATTER STREET
FL: 618.00
IE OUT (10' SW) = 614.67
INSTALL 8.7 LF 10" PVC @ S=0.2007
SUMP: 613.17
- 14 SD CI B-4.2
STA: 3+40.9, 22.6' RT SATTER STREET
FL: 616.21
IE OUT (10' N) = 613.07
INSTALL 30.9 LF 10" PVC @ S=0.0050
SUMP: 611.57
- 15 SD MH B-5 (48"Ø)
STA: 2+89.2 SD LINE B =
STA: 2+97.1, 3.6' RT SATTER STREET
RIM: 622.03
IE IN (12' NE) = 617.00
IE OUT (12' SE) = 616.80
- 16 SD MH B-6 (48"Ø)
STA: 3+52.1 SD LINE B =
STA: 2+34.6, 5.0' LT SATTER STREET
RIM: 630.79
IE IN (12' NE) = 625.79
IE IN (10' NW) = 625.79
IE IN (10' SE) = 625.79
IE OUT (12' SW) = 625.59
- 17 SD CI B-6.1
STA: 2+34.6, 12.0' LT SATTER STREET
FL: 630.59
IE OUT (10' NW) = 627.26
INSTALL 8.2 LF 10" PVC @ S=0.1793
SUMP: 625.76
- 18 SD CI B-6.2
STA: 2+34.6, 12.0' RT SATTER STREET
FL: 630.59
IE OUT (10' SE) = 627.26
INSTALL 8.2 LF 10" PVC @ S=0.1793
SUMP: 625.76
- 19 SD MH B-7 (48"Ø)
STA: 4+81.3 SD LINE B =
STA: 2+26.6, 2.3' RT WEATHERHILL RD
RIM: 641.13
IE IN (12' SE) = 633.48
IE OUT (12' SW) = 633.28
- 20 SD MH B-8 (48"Ø)
STA: 6+12.2 SD LINE B =
STA: 3+57.5, 5.0' RT WEATHERHILL RD
RIM: 639.13
IE IN (10' SW) = 634.33
IE OUT (12' NW) = 634.13
- 21 SD CI B-8.1
STA: 3+57.5, 16.0' RT WEATHERHILL RD
FL: 638.88
IE OUT (10' NE) = 635.55
INSTALL 12.2 LF 10" PVC @ S=0.1000
SUMP: 634.05
- 22 SD MH C-1 (48"Ø FLAT TOP)
STA: 1+52.6 SD LINE C =
STA: 4+68.4, 5.0' LT FIR CREST
RIM: 581.88
IE IN (6" NE) = 577.00
IE OUT (12" W) = 576.80
- 23 SD MH D-1 (48"Ø)
STA: 0+75.3 SD LINE D =
STA: 4+68.8, 3.4' LT SATTER STREET
RIM: 608.94
IE IN (10' NW) = 604.58
IE IN (10' NW) = 604.58
IE OUT (12' NE) = 604.38
- 24 SD CI D-1.1
STA: 4+69.75, 12.0' LT SATTER STREET
FL: 608.66
IE OUT (10' S) = 605.33
INSTALL 9.8 LF 10" PVC @ S=0.0764
SUMP: 603.83
- 25 SD CI D-1.2
STA: 4+67.21, 12.0' RT SATTER STREET
FL: 608.75
IE OUT (10' N) = 605.42
INSTALL 16.7 LF 10" PVC @ S=0.0503
SUMP: 603.92
- 26 LOT 4 - WATER QUALITY PLANTER
TO BE CONSTRUCTED UNDER
SEPARATE PERMIT AT THE TIME OF
HOME CONSTRUCTION (SEE
CONSTRUCTION DETAILS ON SHEET
C312 FOR REFERENCE).
- 27 LOT 5 - WATER QUALITY PLANTER
TO BE CONSTRUCTED UNDER
SEPARATE PERMIT AT THE TIME OF
HOME CONSTRUCTION (SEE
CONSTRUCTION DETAILS ON SHEET
C312 FOR REFERENCE).
- 28 SD MH F-1 (48"Ø)
STA: 1+43.8 SD LINE F =
STA: 2+96.3, 159.2' RT SATTER STREET
RIM: 600.5
IE IN (8' N) = 593.67
IE OUT (12' S) = 593.47
- 29 LOT 8 - WATER QUALITY PLANTER
TO BE CONSTRUCTED UNDER
SEPARATE PERMIT AT THE TIME OF
HOME CONSTRUCTION (SEE
CONSTRUCTION DETAILS ON SHEET
C312 FOR REFERENCE).
- 30 SD CO# G-1 (6"Ø)
STA: 3+07.9, 221.0' LT FIR CREST
RIM: 609.63 (EX. GRADE + 0.5')
IE OUT (8' S) = 604.63
INSTALL 73.9 LF 6" PVC (SLOPE VARIES
SEE PROFILE SHEET C302)
- 31 LOT 9 - WATER QUALITY PLANTER
TO BE CONSTRUCTED UNDER
SEPARATE PERMIT AT THE TIME OF
HOME CONSTRUCTION (SEE
CONSTRUCTION DETAILS ON SHEET
C312 FOR REFERENCE).
- 32 SD CO# I-1 (12"Ø)
STA: 2+26.6, 13.1' LT WEATHERHILL RD
RIM: 642.83 (EX. GRADE + 0.5')
IE OUT (12' SW) = 633.56
INSTALL 15.4 LF 12" PVC @ S=0.0050

STORM PIPE DATA

*ALL PROPOSED CATCH BASINS TO BE COMBINATION INLETS.

1	12"	51.9 LF	S = 0.0915	7	12"	100.2 LF	S = 0.1952	13	12"	157.1 LF	S = 0.0506
2	12"	134.8 LF	S = 0.0731	8	12"	61.6 LF	S = 0.1416	14	12"	75.3 LF	S = 0.0050
3	12"	16.2 LF	S = 0.0277	9	12"	32.3 LF	S = 0.1200	15	SEE SD LINE F PROFILE ON SHEET C302		
4	12"	15.0 LF	S = 0.1804	10	12"	62.9 LF	S = 0.1366	16	SEE SD LINE G PROFILE ON SHEET C302 - INSTALL BENDS AS REQUIRED		
5	12"	14.3 LF	S = 0.3357	11	12"	129.2 LF	S = 0.0580	17	SEE SD LINE H PROFILE ON SHEET C302 - INSTALL BENDS AS REQUIRED		
6	12"	80.7 LF	S = 0.0500	12	12"	130.9 LF	S = 0.0050	18	12"	15.4 LF	S = 0.0050

STORM LATERAL TABLE

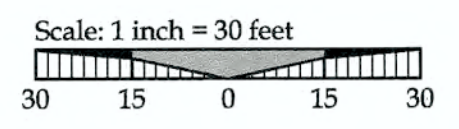
STORM LATERAL	LATERAL SIZE	LENGTH	INVERT AT MAIN	INVERT AT END	DEPTH AT END	MAIN LINE STATION
LOT 1	4"	30.0 LF	629.15	632.75	5.6 FT	STA: 4+04.3, SD LINE B
LOT 2	4"	30.2 LF	605.37	607.79	5.9 FT	STA: 2+02.6, SD LINE B
LOT 3	4"	31.2 LF	604.69	605.31	4.3 FT	STA: 0+70.4, SD LINE D
LOT 4	6"	14.6 LF	577.00	577.29	5.4 FT	SD MH# C-1
LOT 5	6"	12.6 LF	574.61	576.50	5.8 FT	STA: 1+07.2, SD LINE C
LOT 6	4"	33.5 LF	584.00	586.00	8.1 FT	SD MH# B-1
LOT 7	4"	49.9 LF	575.00	589.99	3.5 FT	POND OUTFALL
LOT 8	8"	24.3 LF	593.67	596.60	5.8 FT	SD MH# F-1
LOT 9	6"	138.8 LF	595.52	608.72	4.8 FT	STA: 1+57.4, SD LINE F
LOT 10	4"	46.0 LF	624.28	625.20	3.2 FT	STA: 3+40.0, SD LINE B
LOT 11	4"	40.0 LF	629.64	633.24	5.8 FT	STA: 4+12.8, SD LINE B

GENERAL UTILITY NOTES

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

LEGEND

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING LOT LINE
- EXISTING CURB
- EXISTING ASPHALT
- EXISTING SIDEWALK
- EXISTING GRAVEL DRIVE
- EXISTING LIGHT POLE
- EXISTING TRAFFIC SIGN
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND POWER
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCHBASIN
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- PROPOSED CURB
- PROPOSED SIDEWALK
- STORM SEWER CURB INLET
- STORM SEWER DITCH INLET
- STORM DRAIN LINE AND MANHOLE
- STORM SEWER LATERAL AS NOTED
- SANITARY SEWER LATERAL
- SANITARY SEWER LINE AND MANHOLE
- DOMESTIC WATER SERVICE & METER
- PROPOSED STREET LIGHT
- PROPOSED RETAINING WALL



PERMIT	06/10/14
REVISION SUMMARY	DATE

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

J.T. SMITH
companies



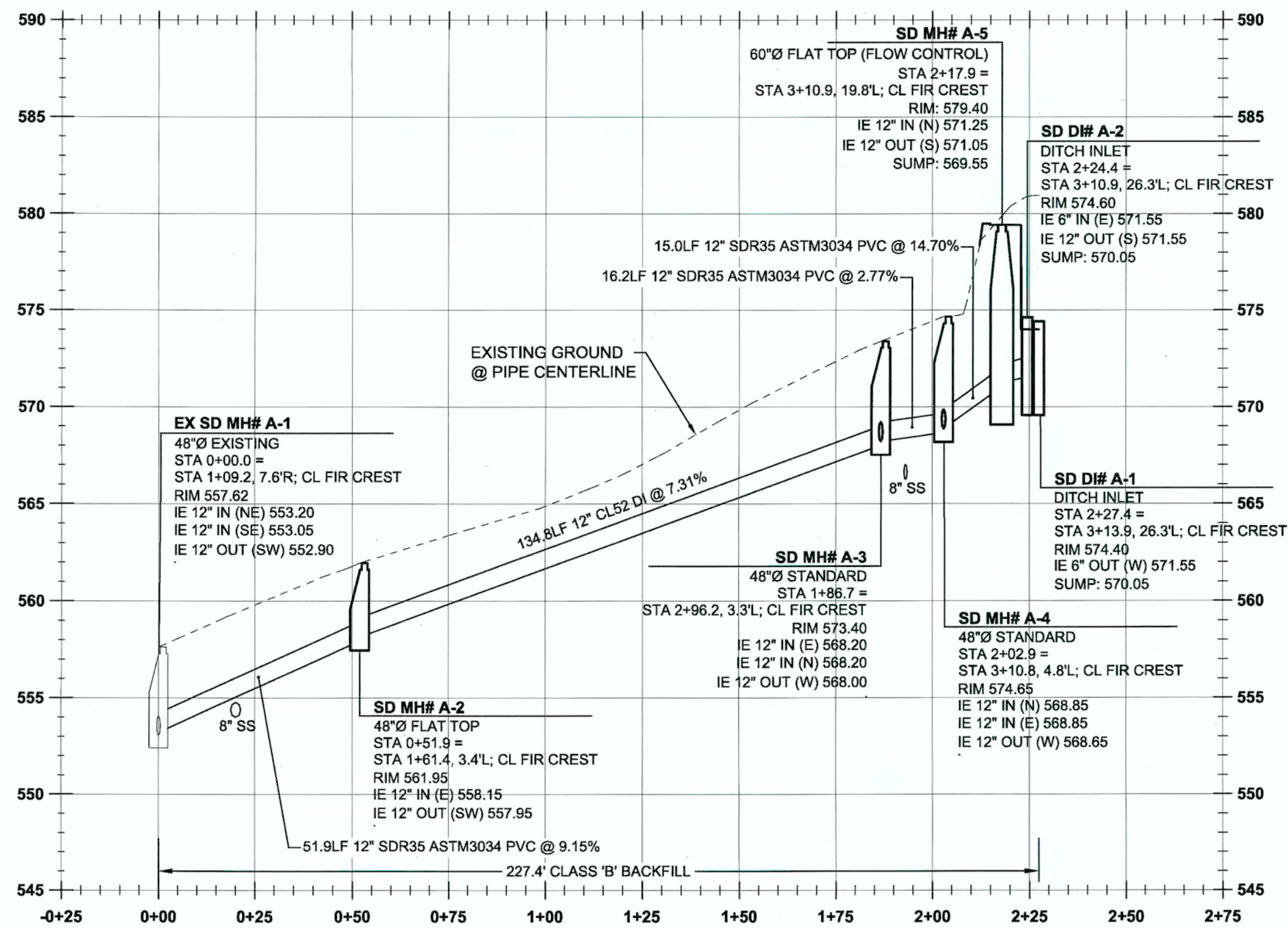
Digital Signature
06/10/2014

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9385

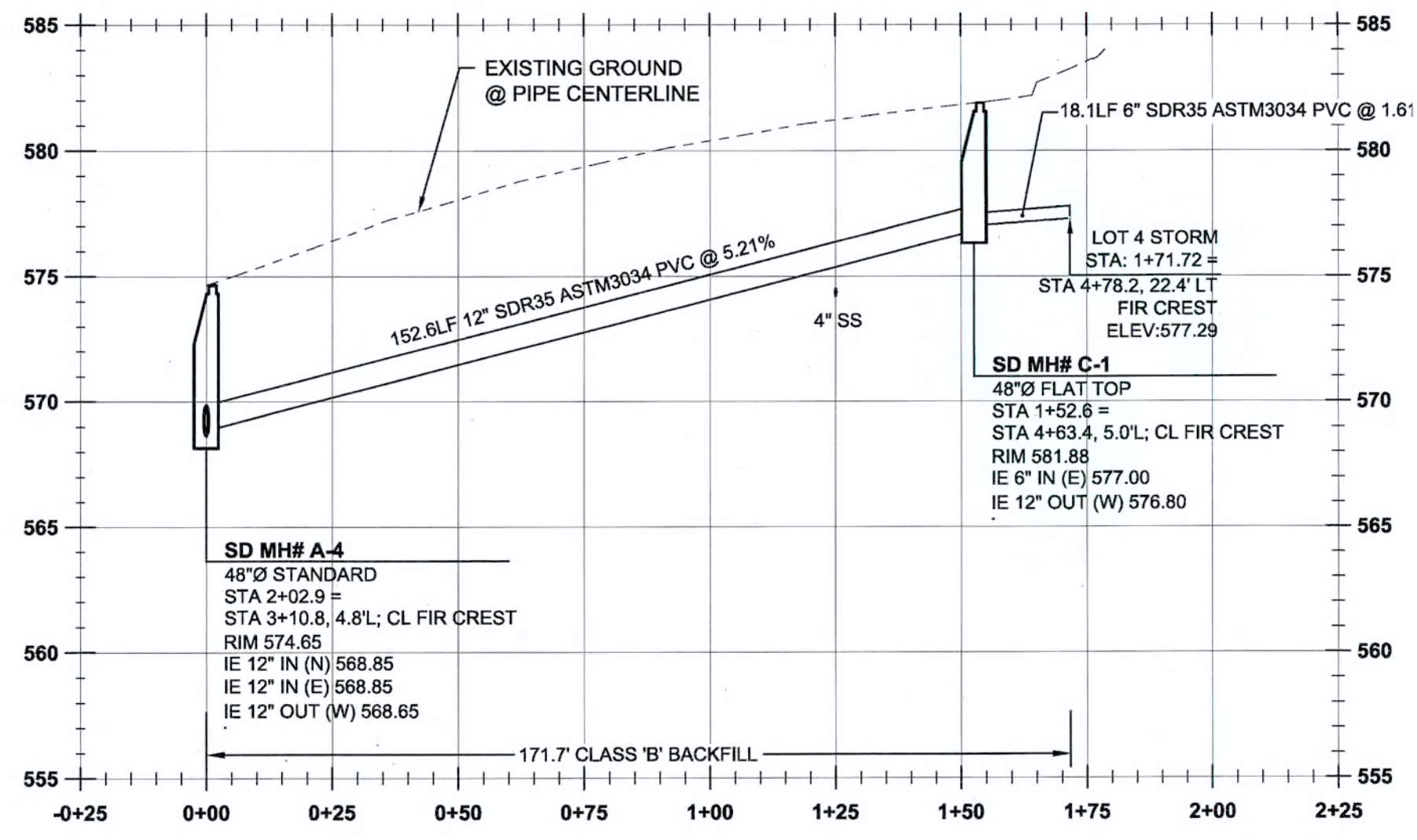
3J JOB ID # | 13118
LAND USE # | SUB-13-04
TAX LOT #S | 2S1E35B 200, 301, 402
DESIGNED BY | CLF
CHECKED BY | JDH

SHEET TITLE
STORM PLAN
SHEET NUMBER
C300

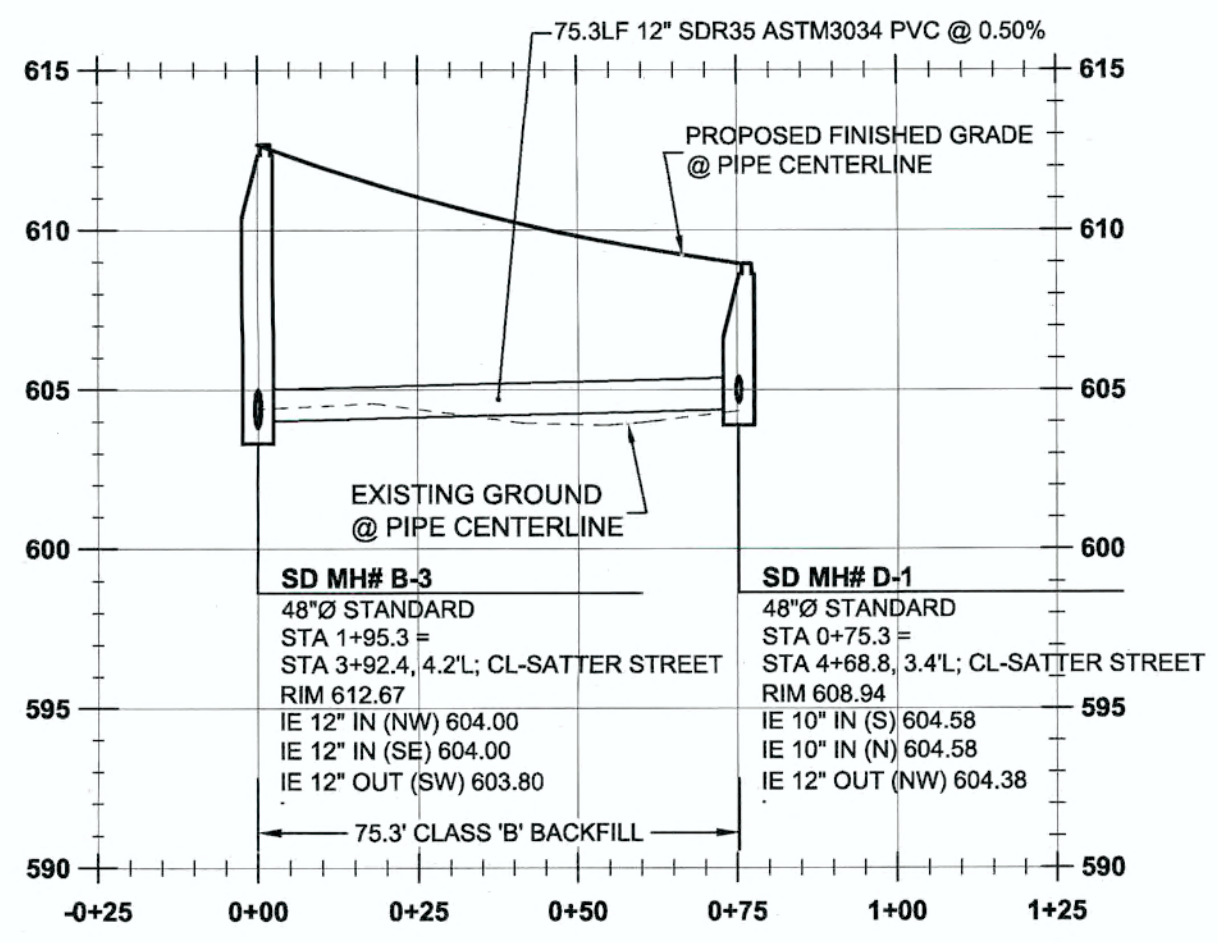




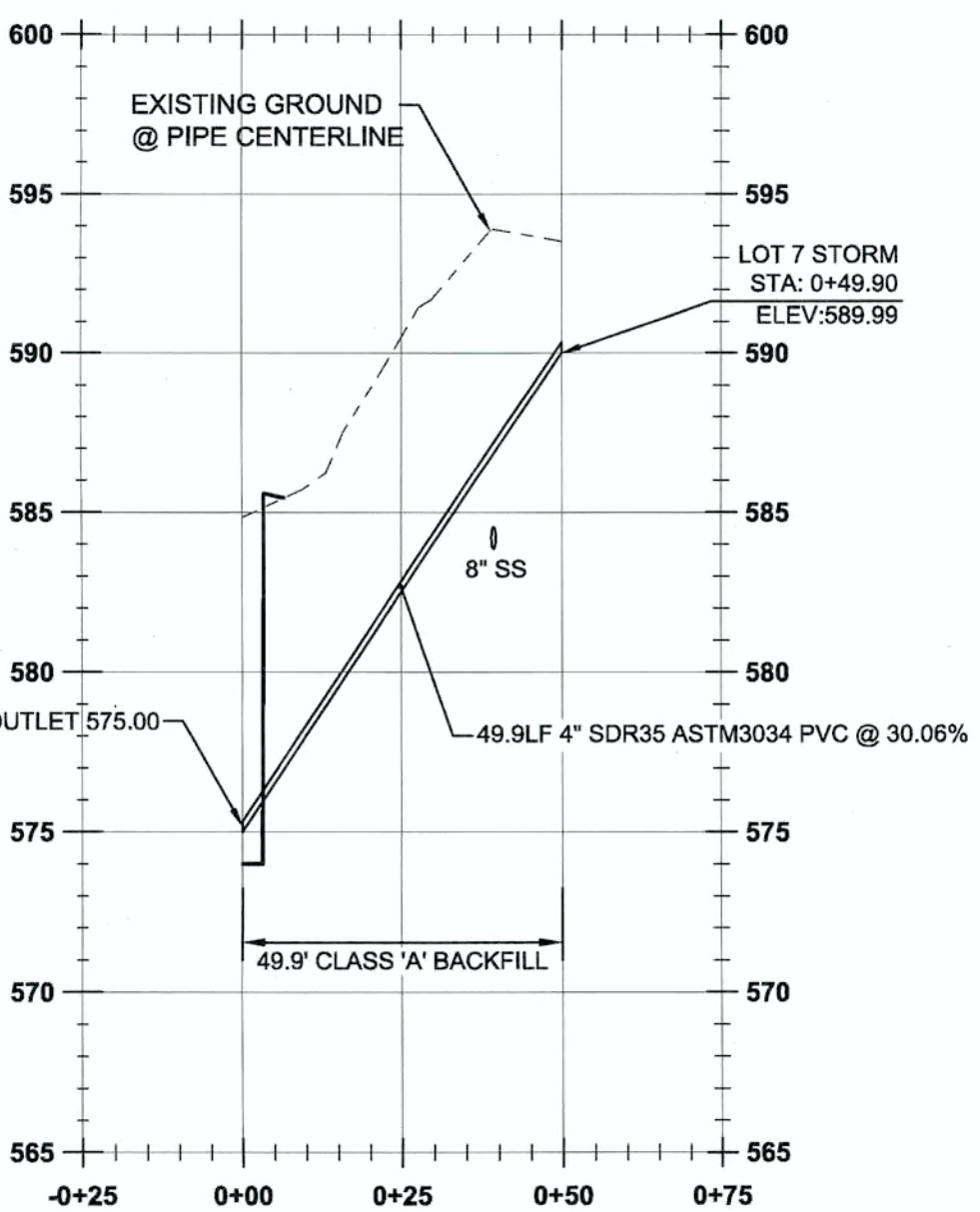
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VERT 1"=6'



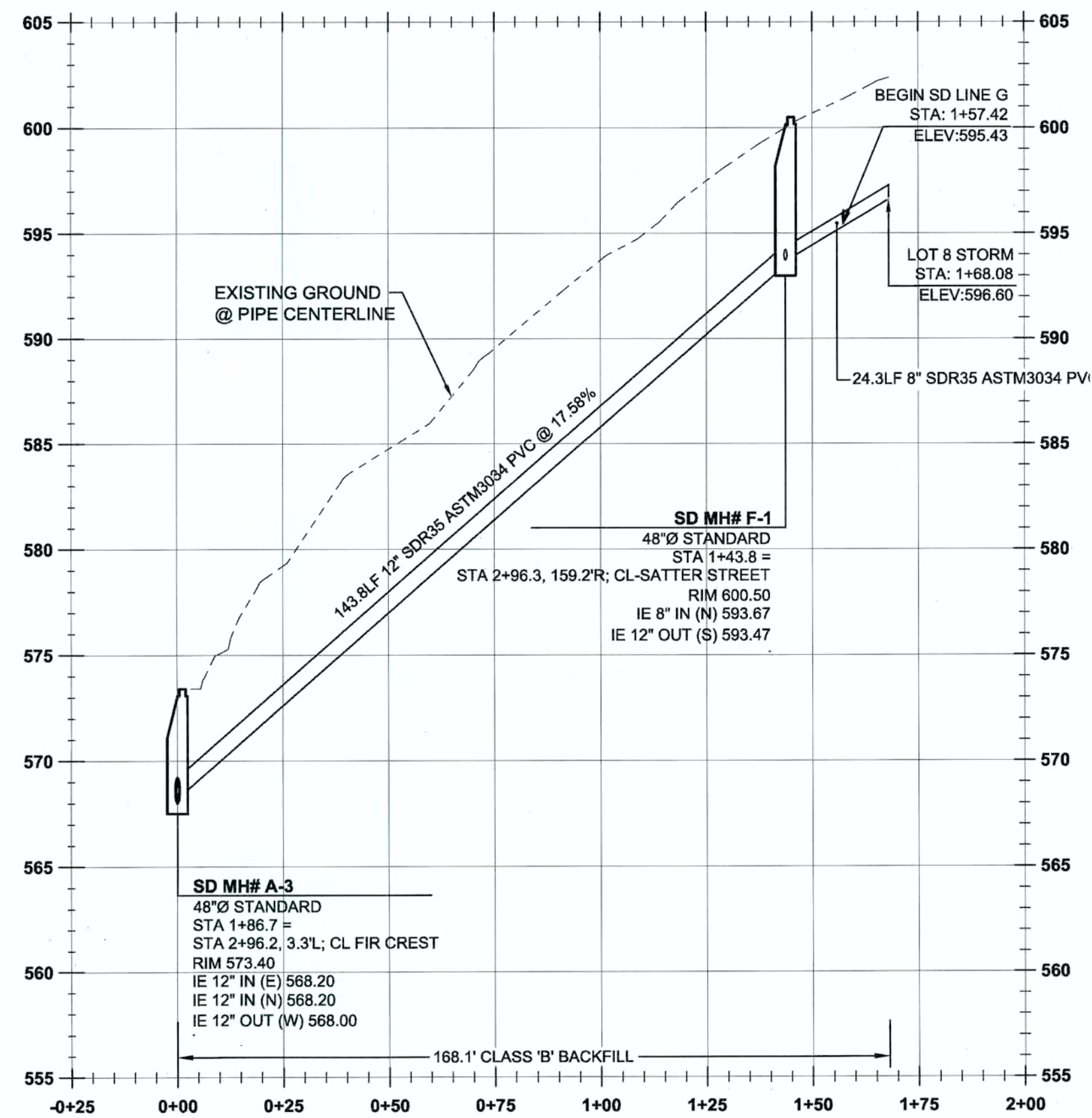
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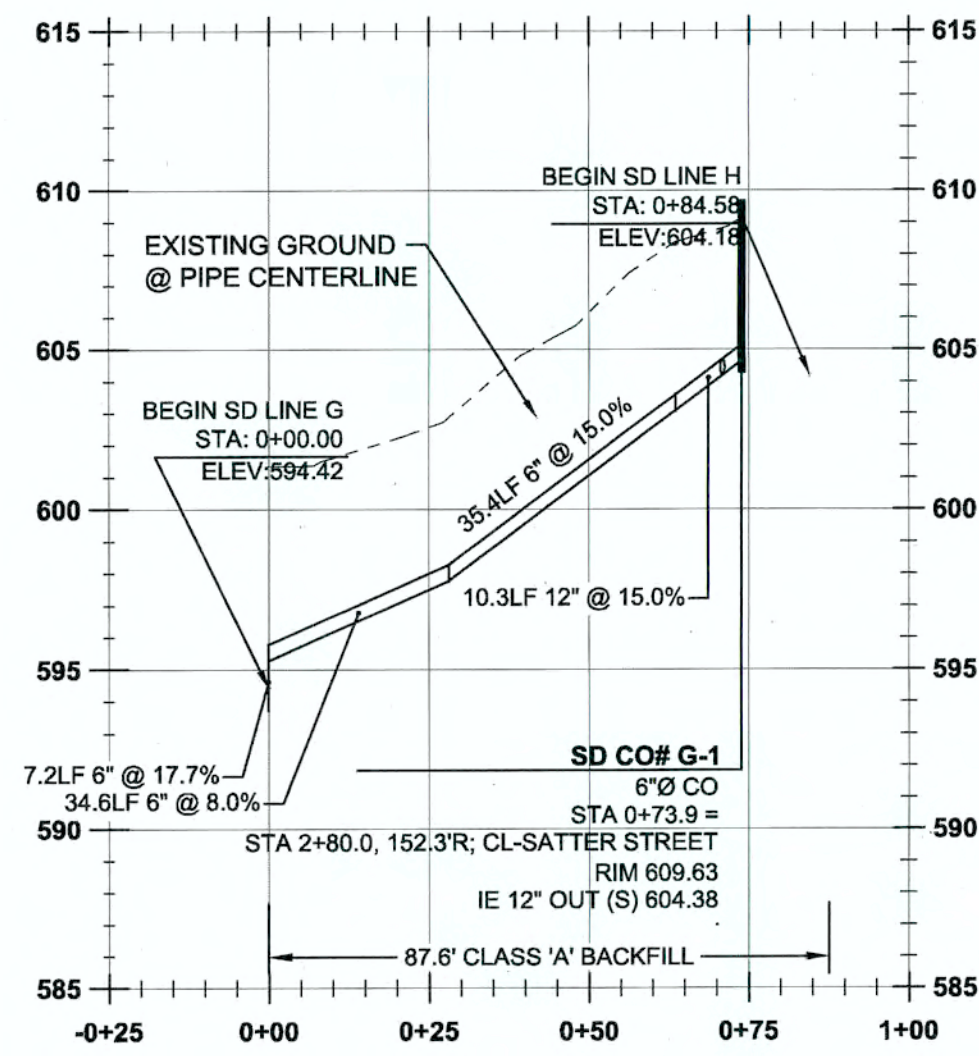
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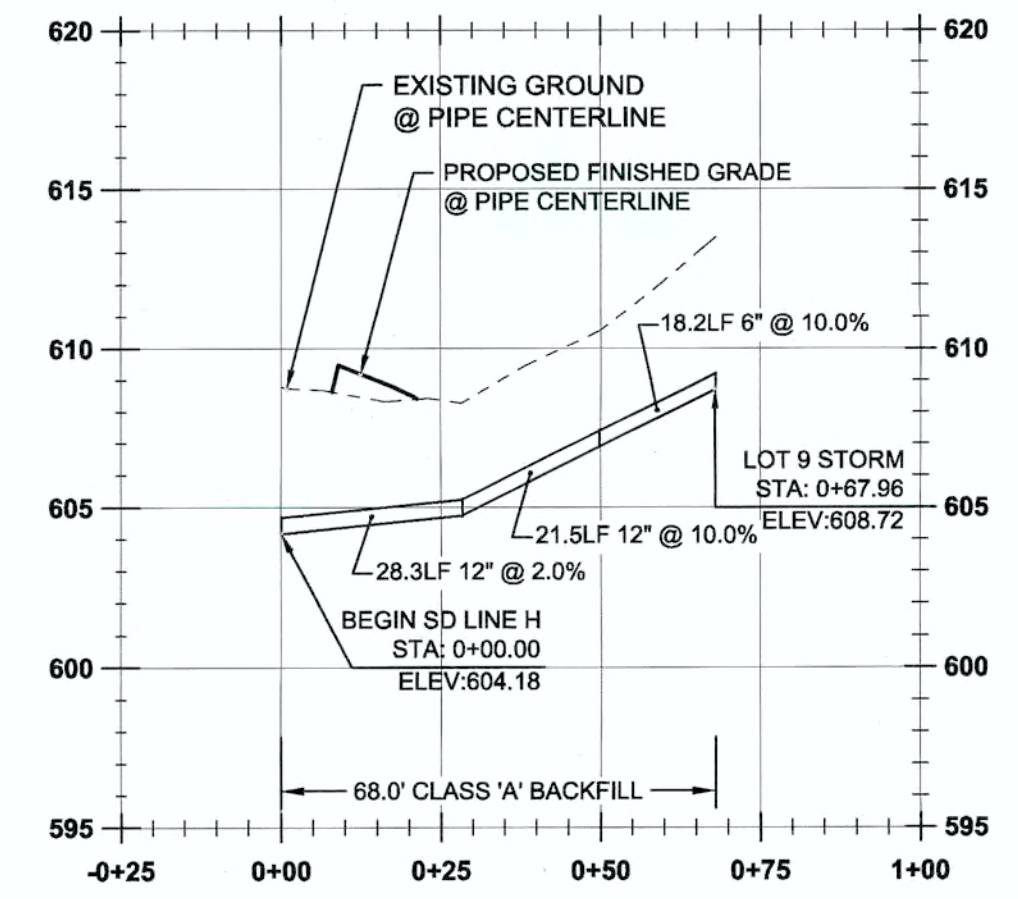
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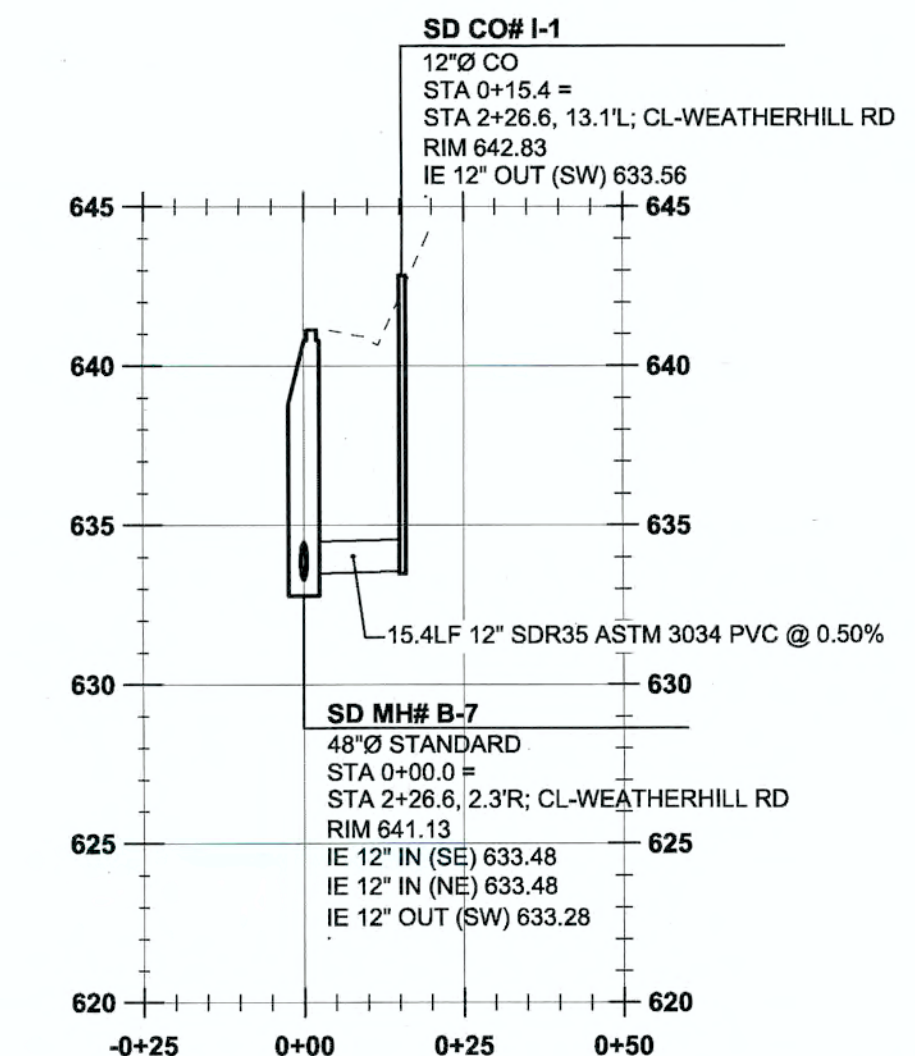
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SD LINE G PROFILE
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SCALE: HORIZ 1"=30'
VERT 1"=6'



SD LINE H PROFILE
(STA: 0+25.00 - STA: 1+00.00)
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VERT 1"=6'

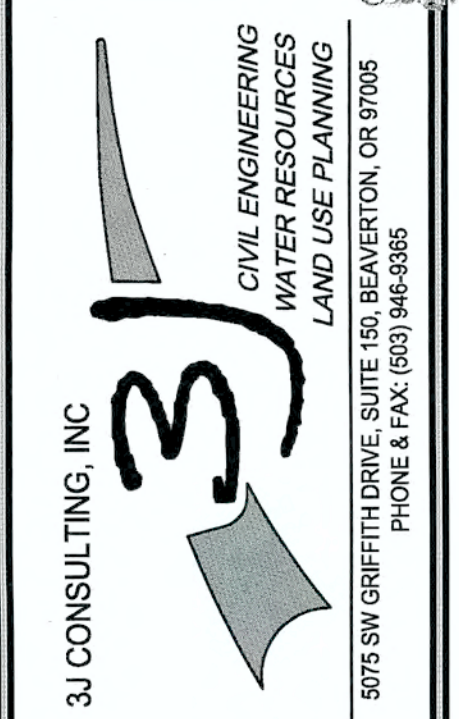


SD LINE I PROFILE
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VERT 1"=6'

APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
This approval is only for general conformance
with the design concept and general compliance
with applicable codes and requirements and
shall not be construed as relieving the Design
Engineer of full responsibility for accuracy and
completeness of the drawings. This plan review
approval does not prevent the City
from requiring further code corrections in the
field.
DATE: 6/24/14 BY: [Signature]

PERMIT	06/10/14
REVISION SUMMARY	BY
	DATE

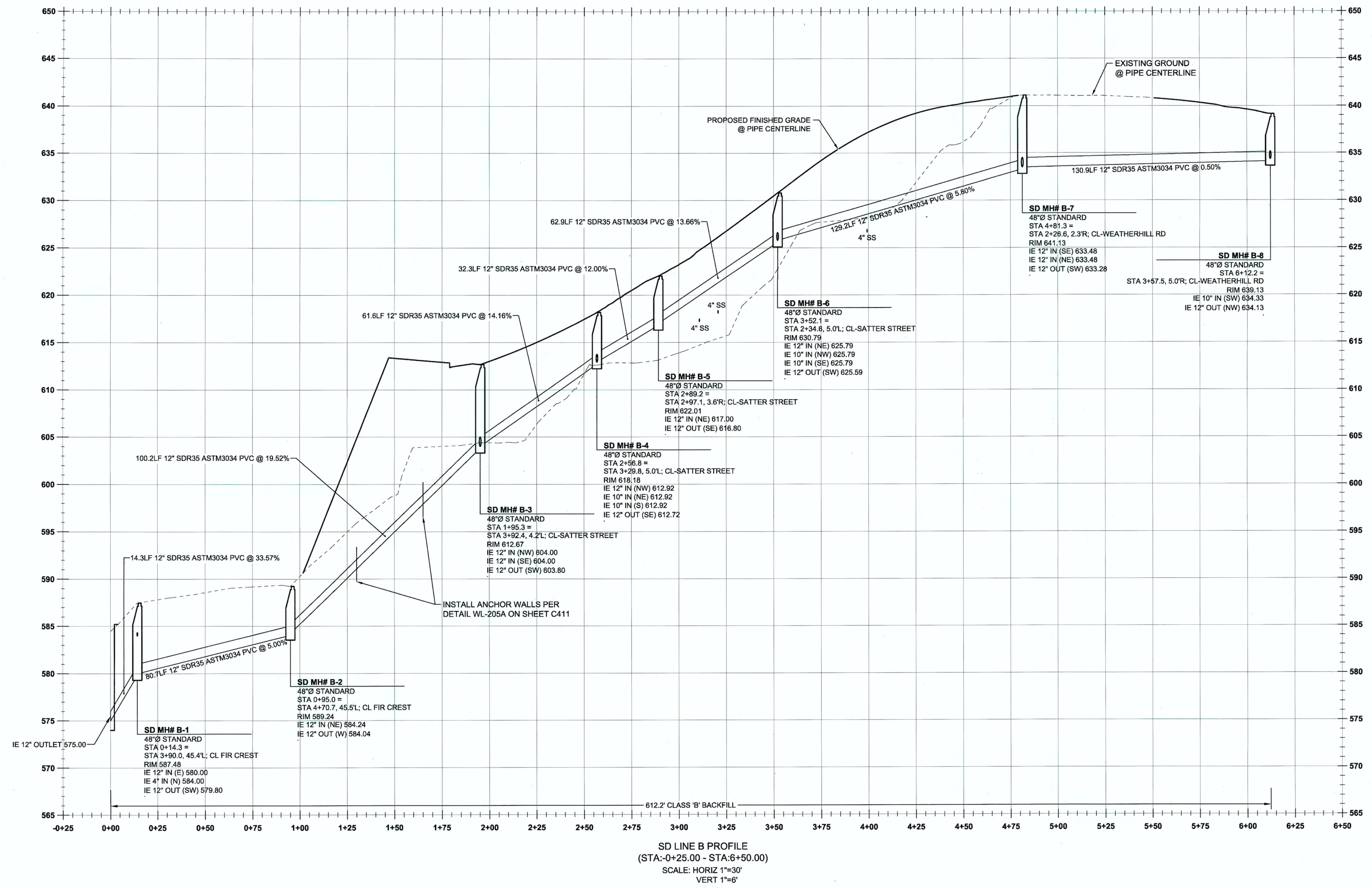
STORMWATER PROFILES I -
SD LINES 'A', 'C', 'D', 'E', 'F', 'G' & 'H'
WEATHERHILL
SUBDIVISION
WEST LINN, OR
LF 7, LLC



3J JOB ID #	13118
LAND USE #	1SUB-13-04
TAX LOT #S	281E358 200, 301, 402
DESIGNED BY	ICLF
CHECKED BY	IJDH

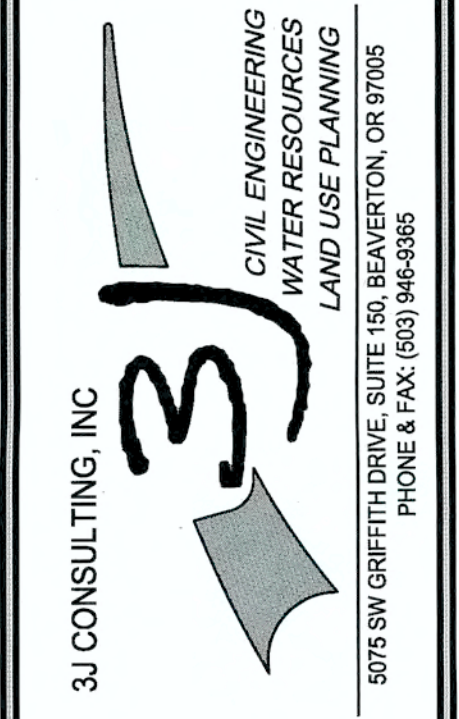
SHEET TITLE
SD LINE A,C,D,E,F,G,H,I
SHEET NUMBER
C301





PERMIT #	06/10/14
REVISION SUMMARY	BY DATE

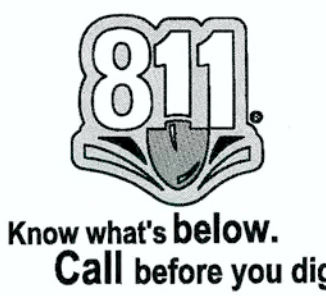
STORMWATER PROFILES I I - SD LINE 'B'
WEATHERHILL
SUBDIVISION
 WEST LINN, OR
 LF 7, LLC



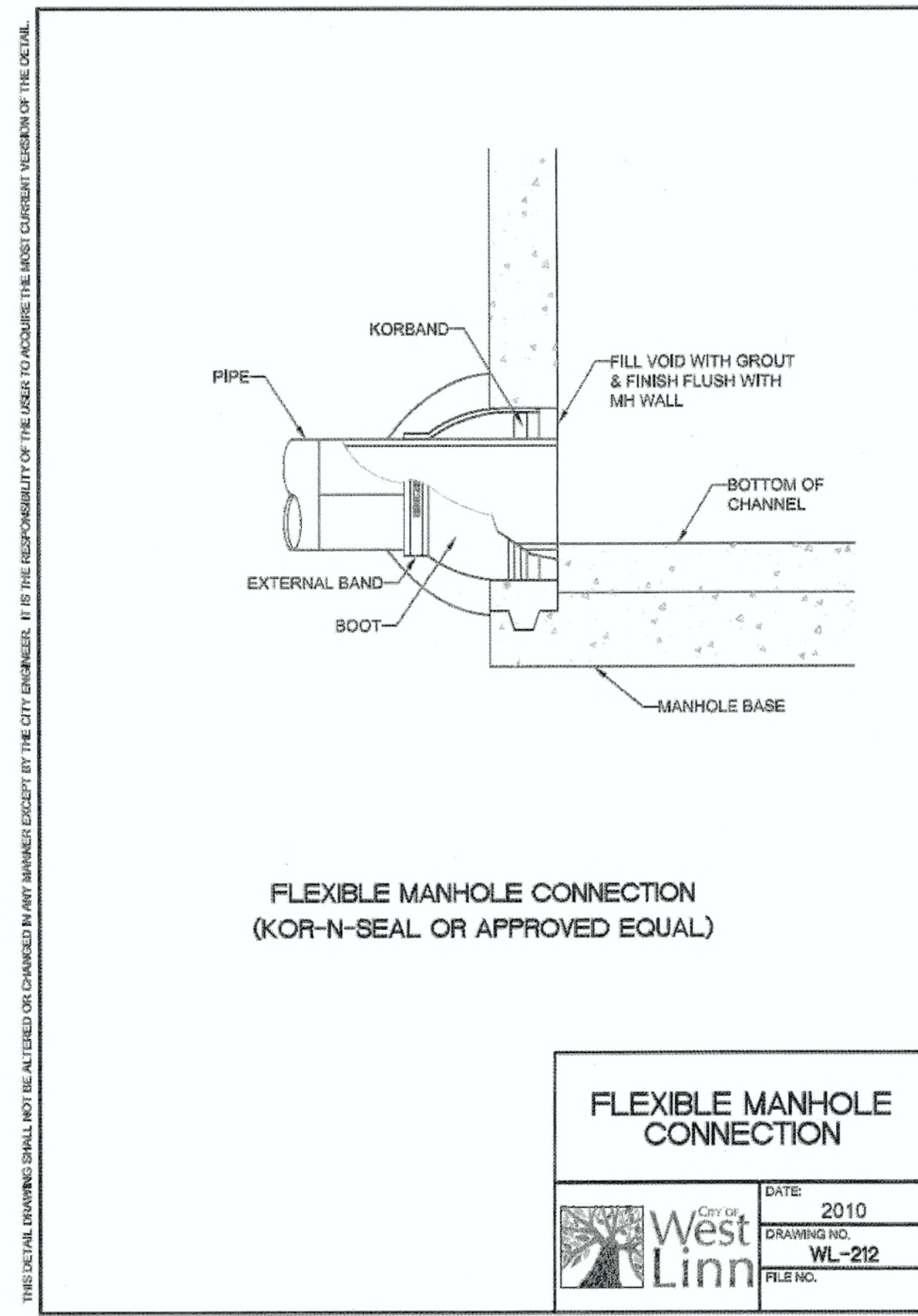
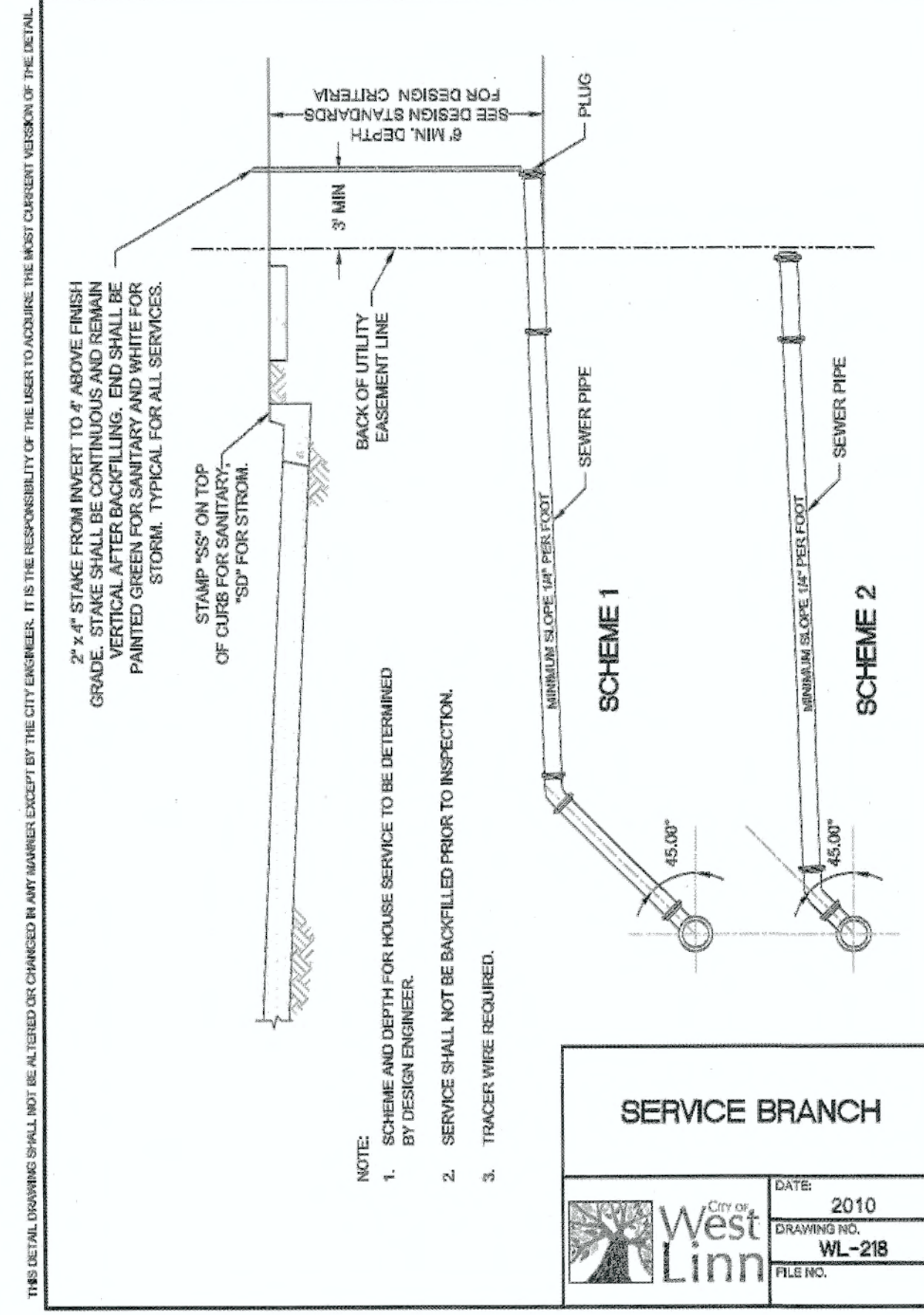
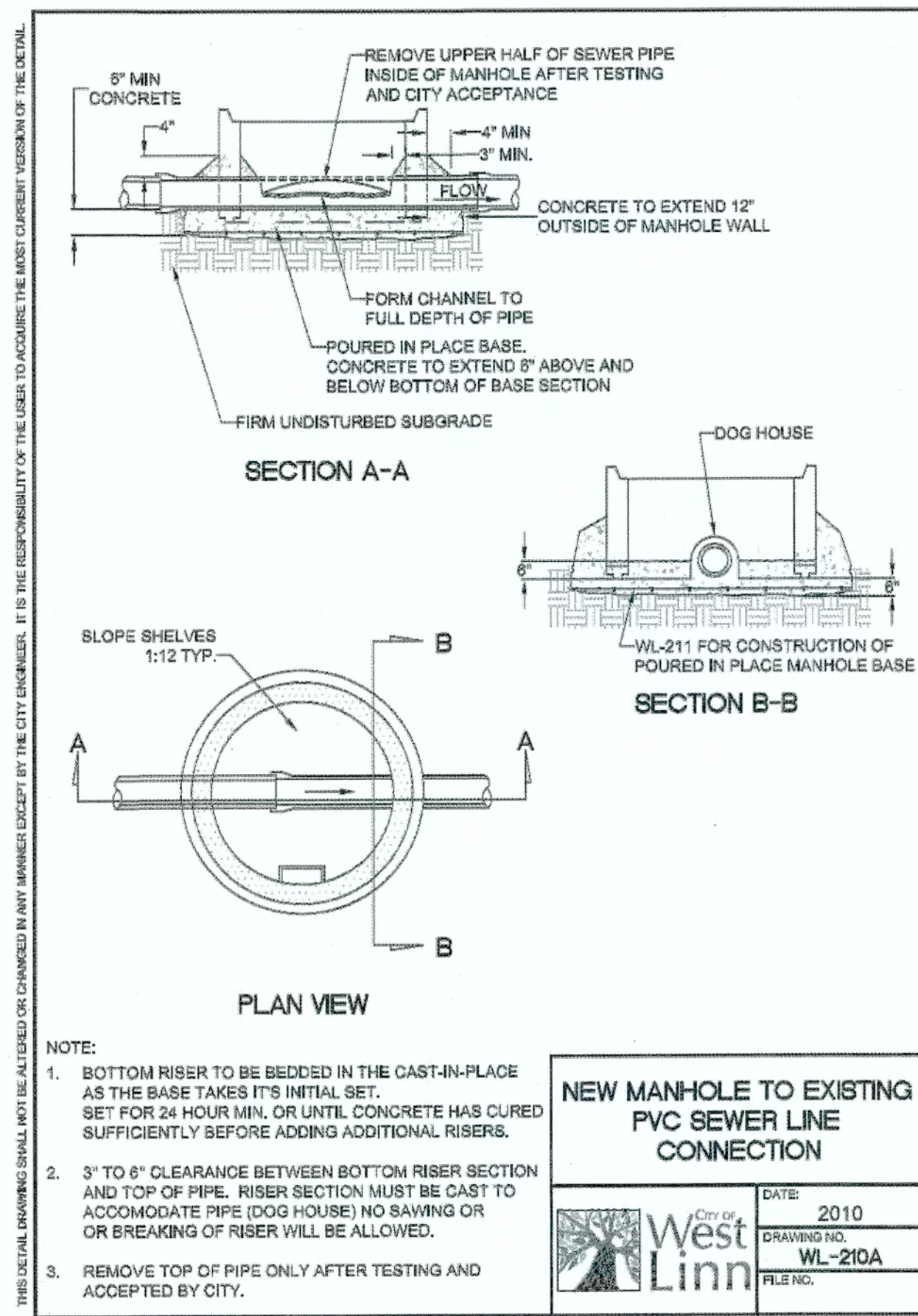
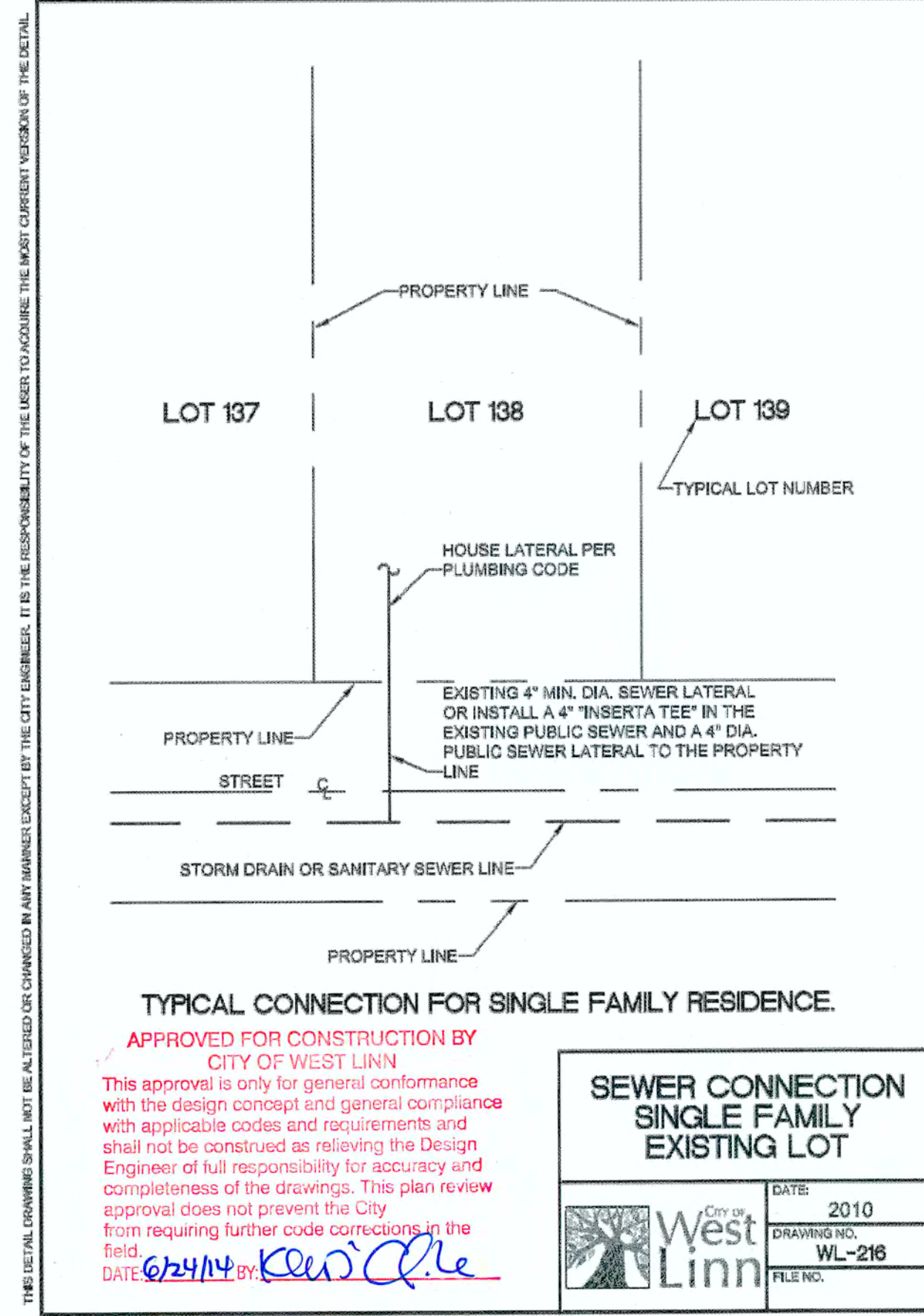
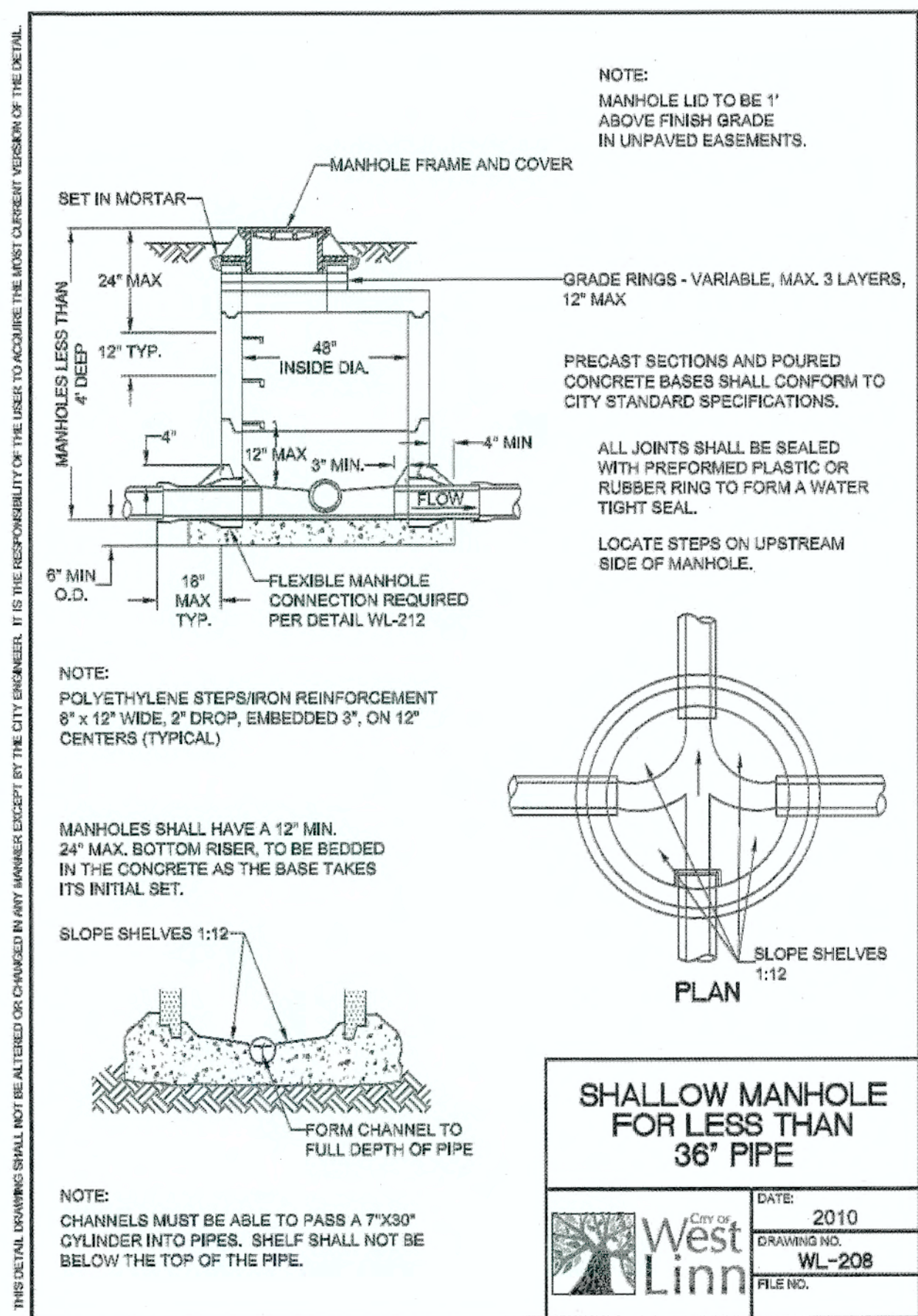
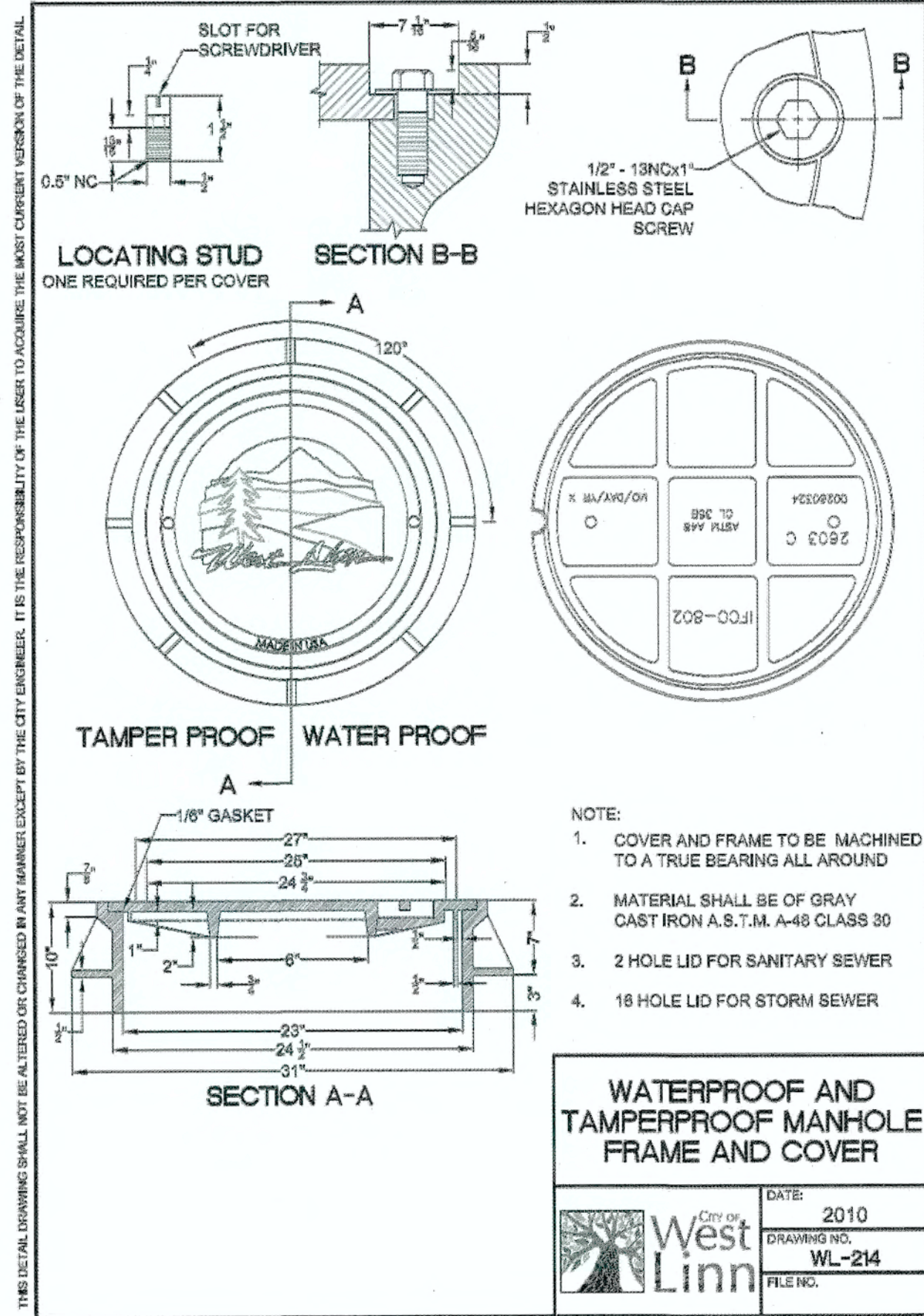
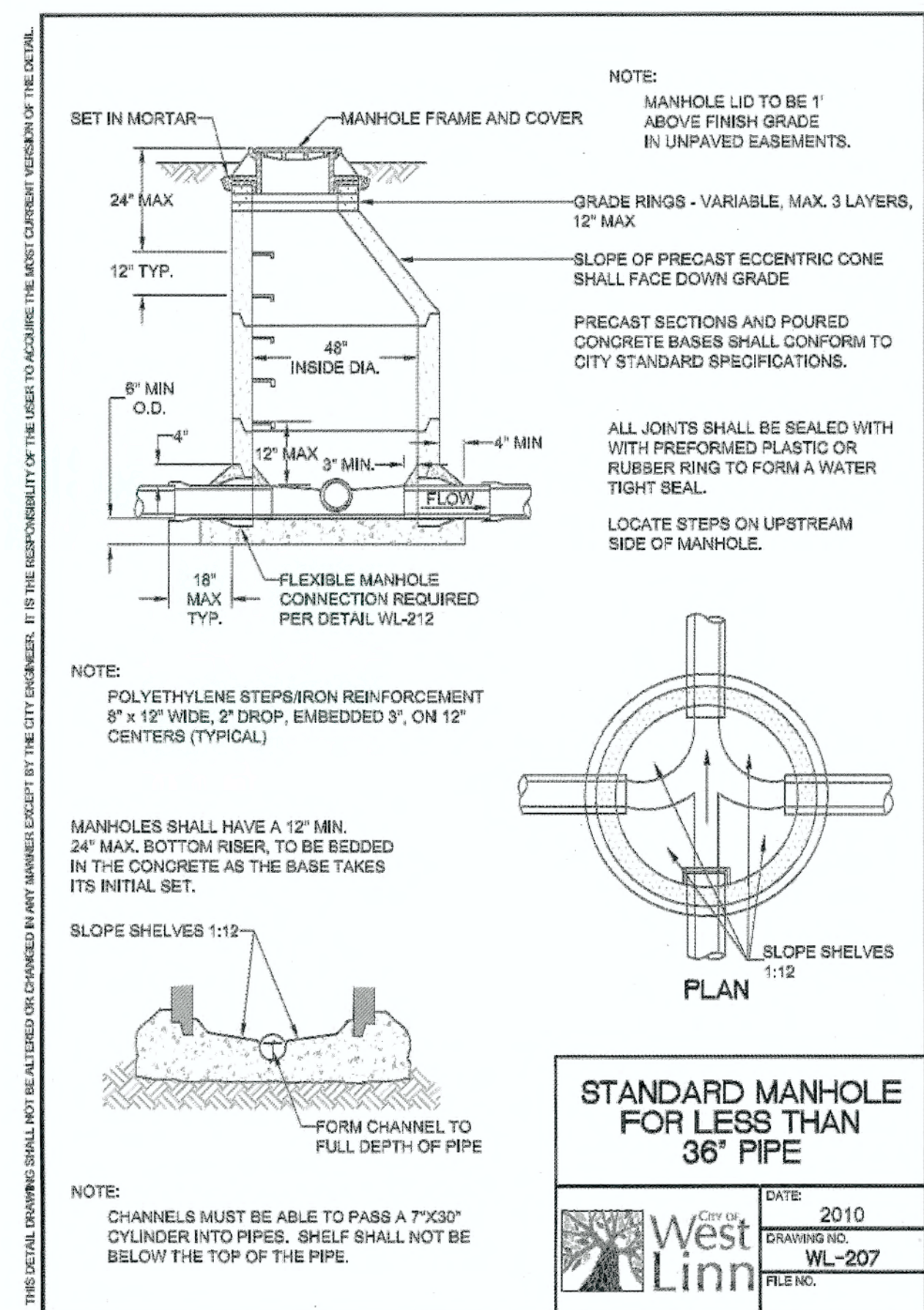
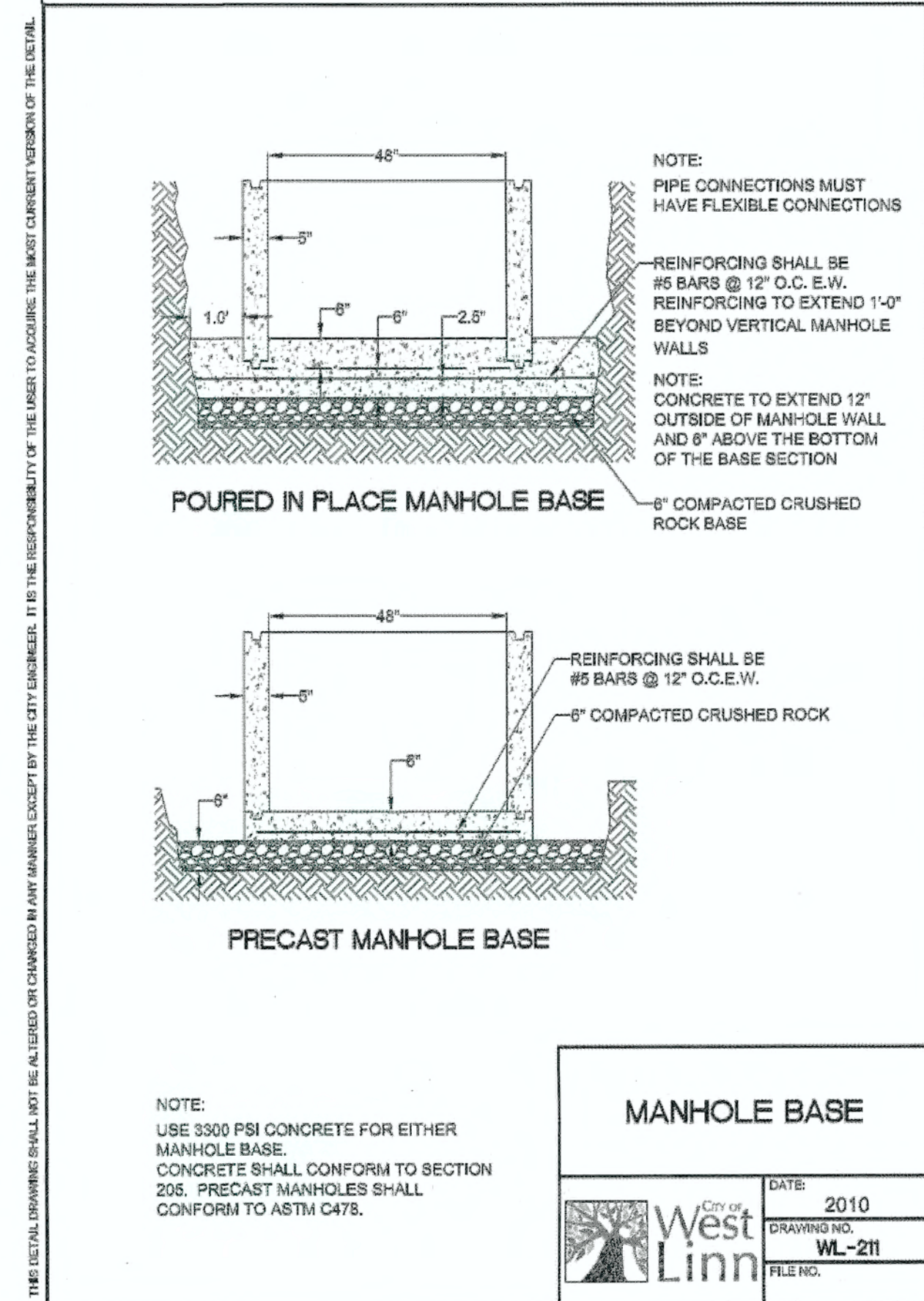
APPROVED FOR CONSTRUCTION BY
 CITY OF WEST LINN

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DATE: 6/24/14 BY: [Signature]



3J JOB ID #	113118
LAND USE #	SUB-13-04
TAX LOT #S	231E35B 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH
SHEET TITLE	SD LINE 'B'
SHEET NUMBER	C302



PERMIT REVISION SUMMARY DATE 06/10/14 BY

STORMWATER DRAINAGE DETAILS I

WEATHERHILL SUBDIVISION

WEST LINN, OR LF 7, LLC

J.T. SMITH companies

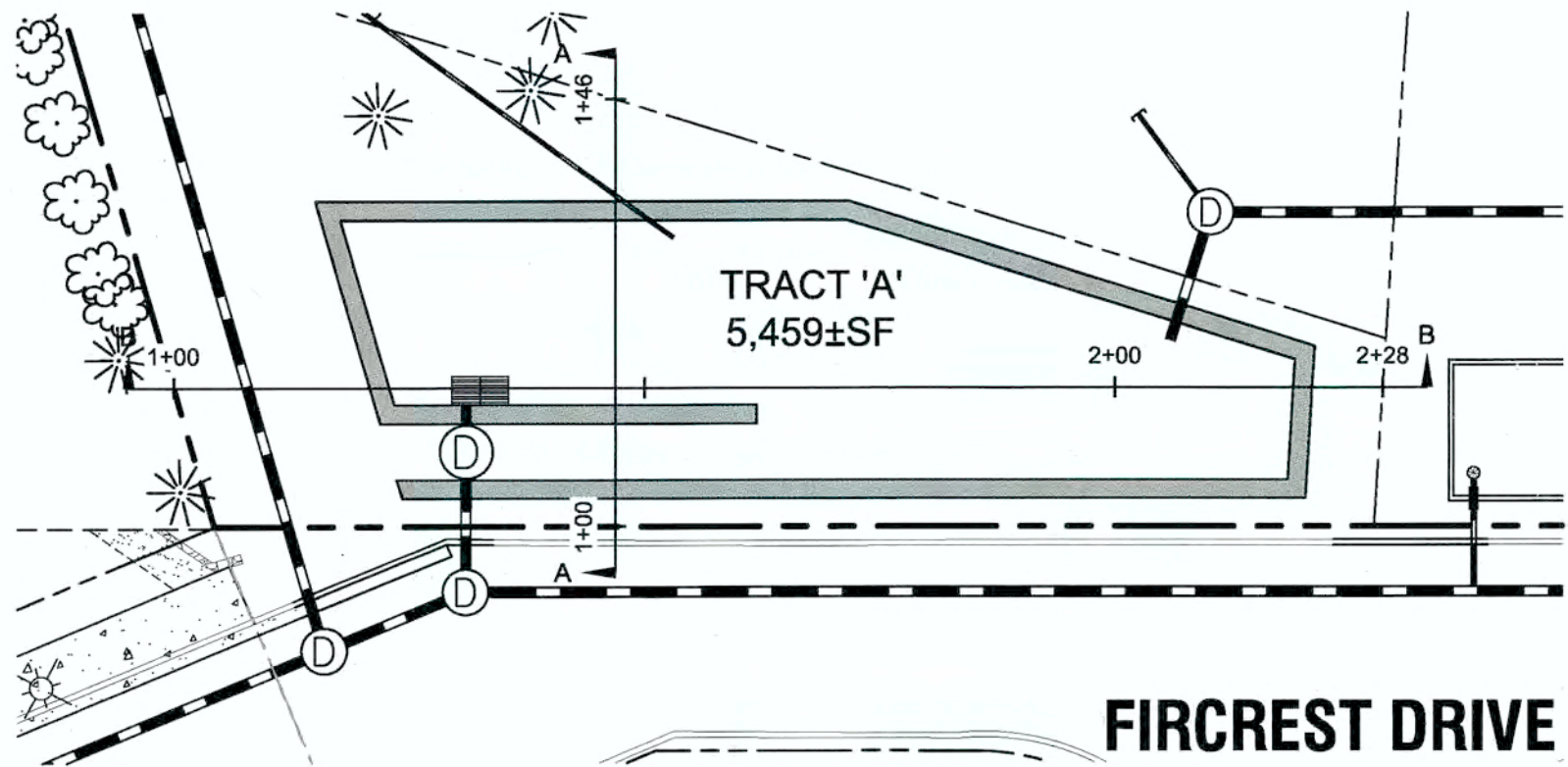
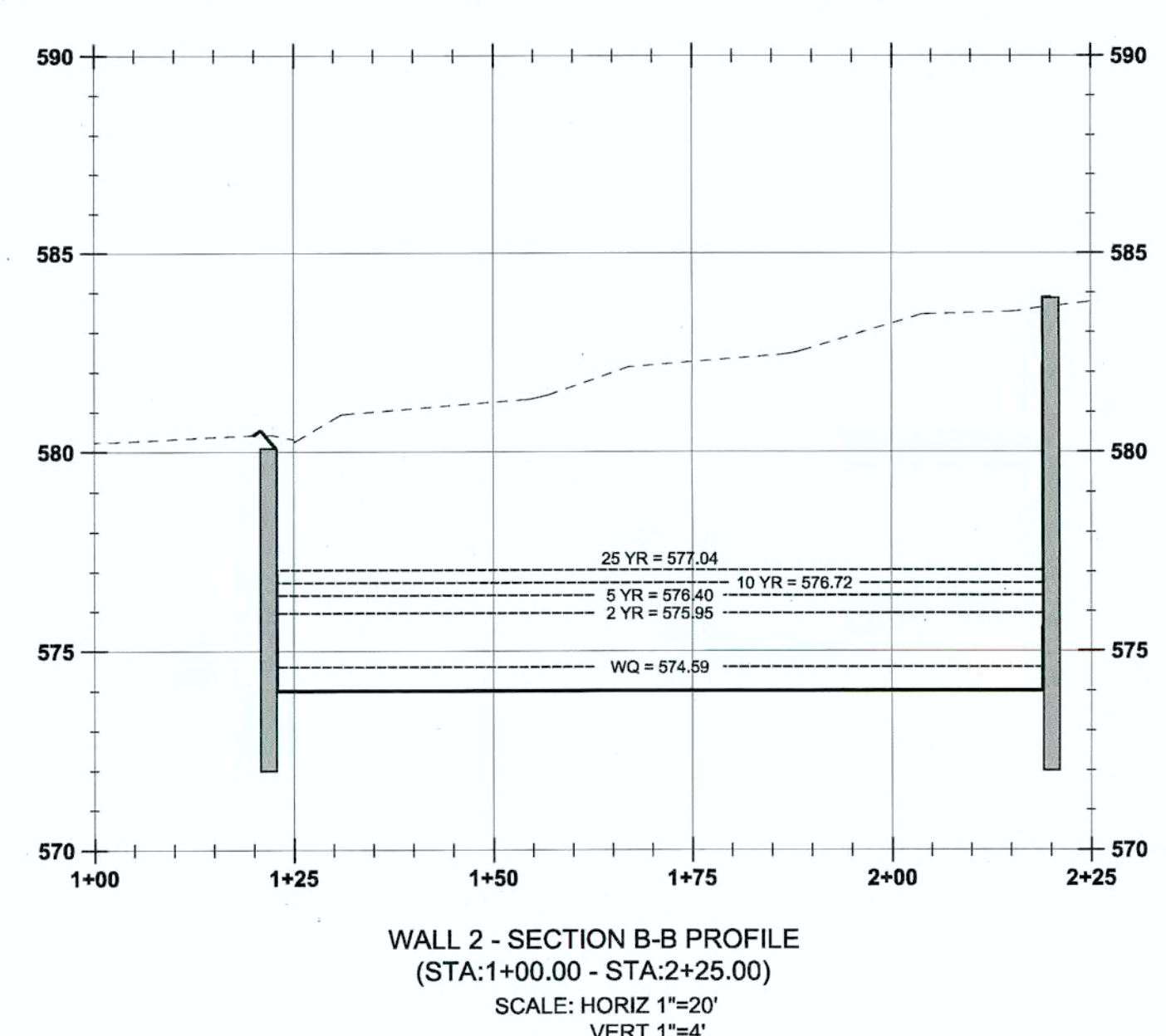
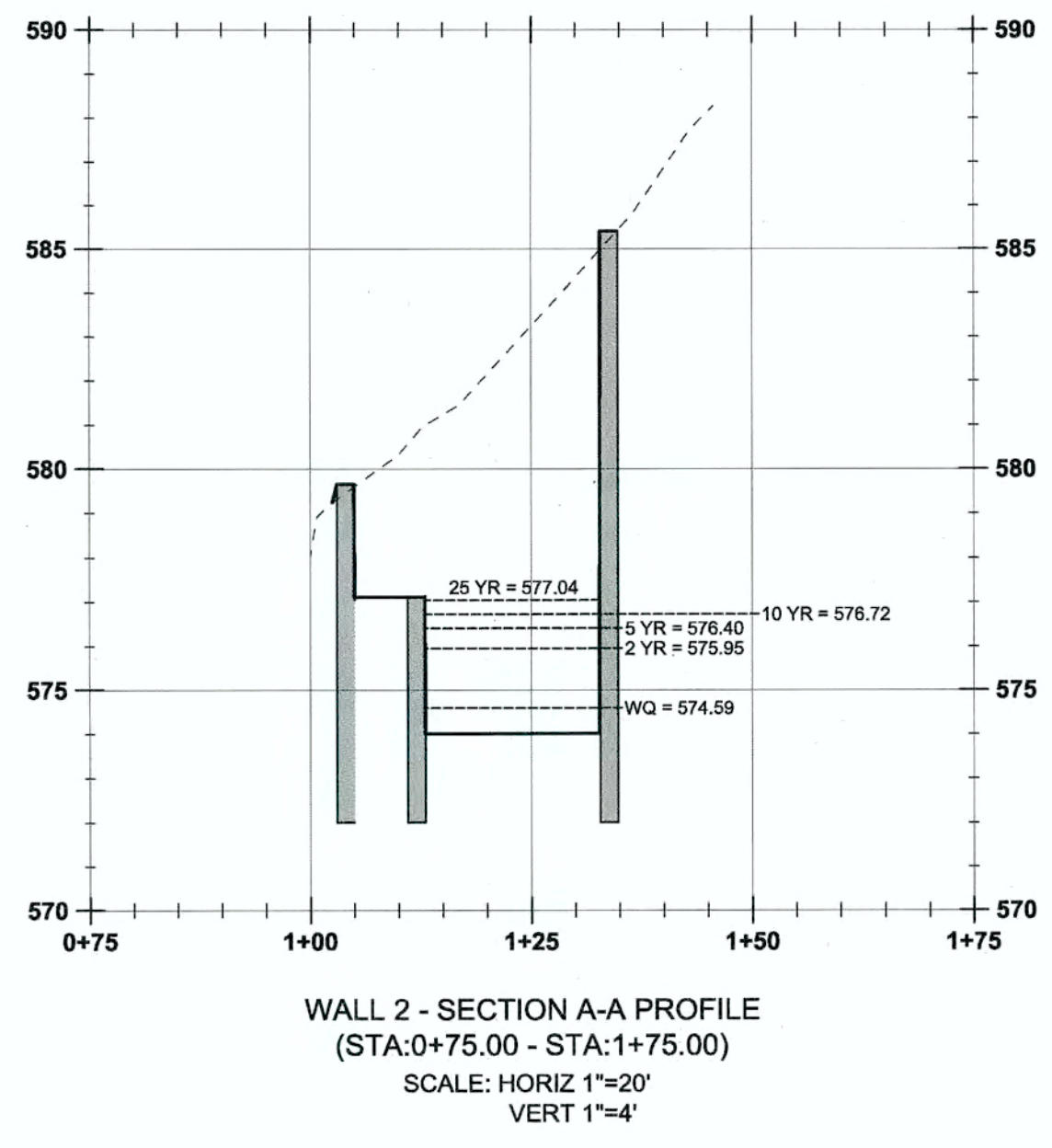
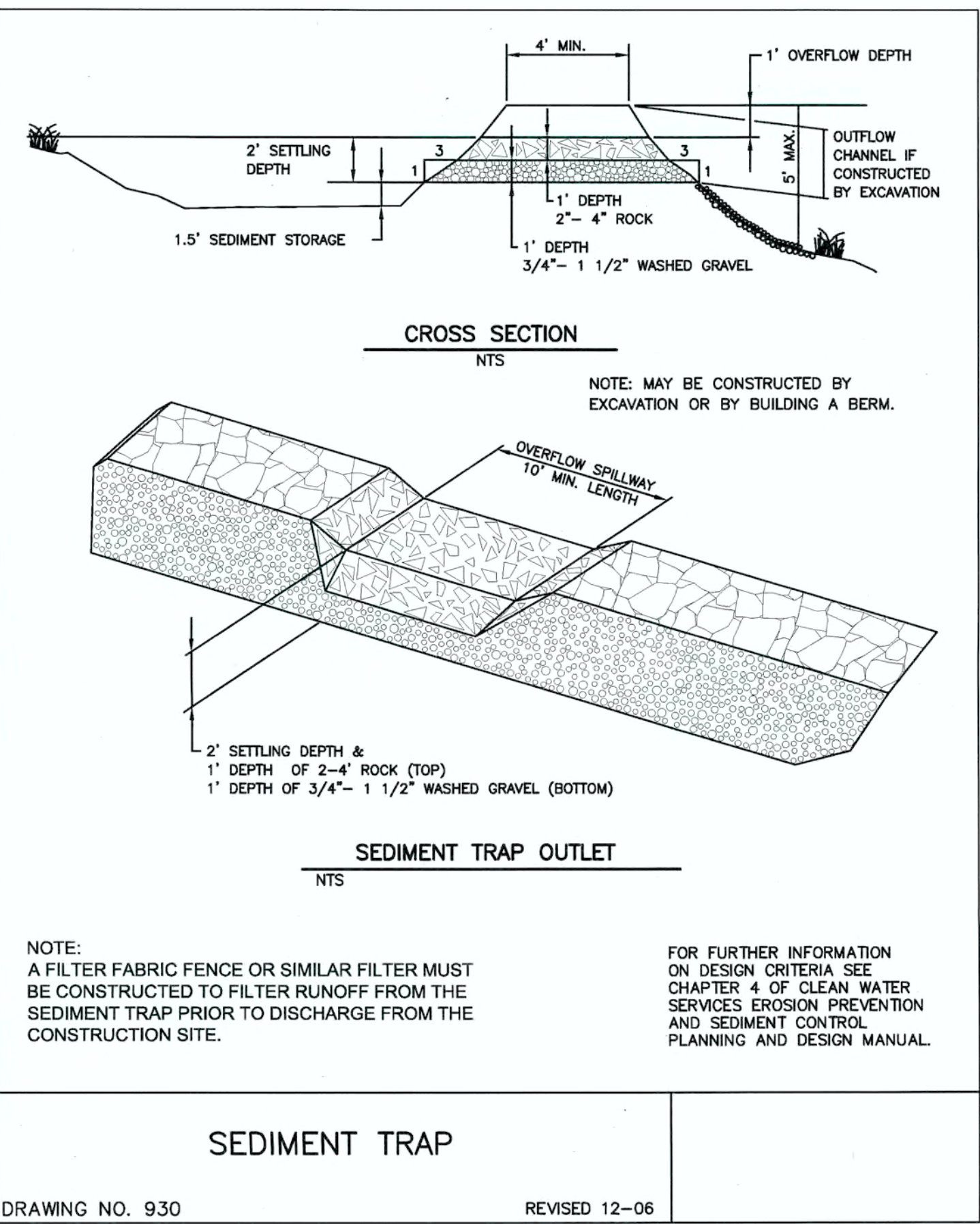
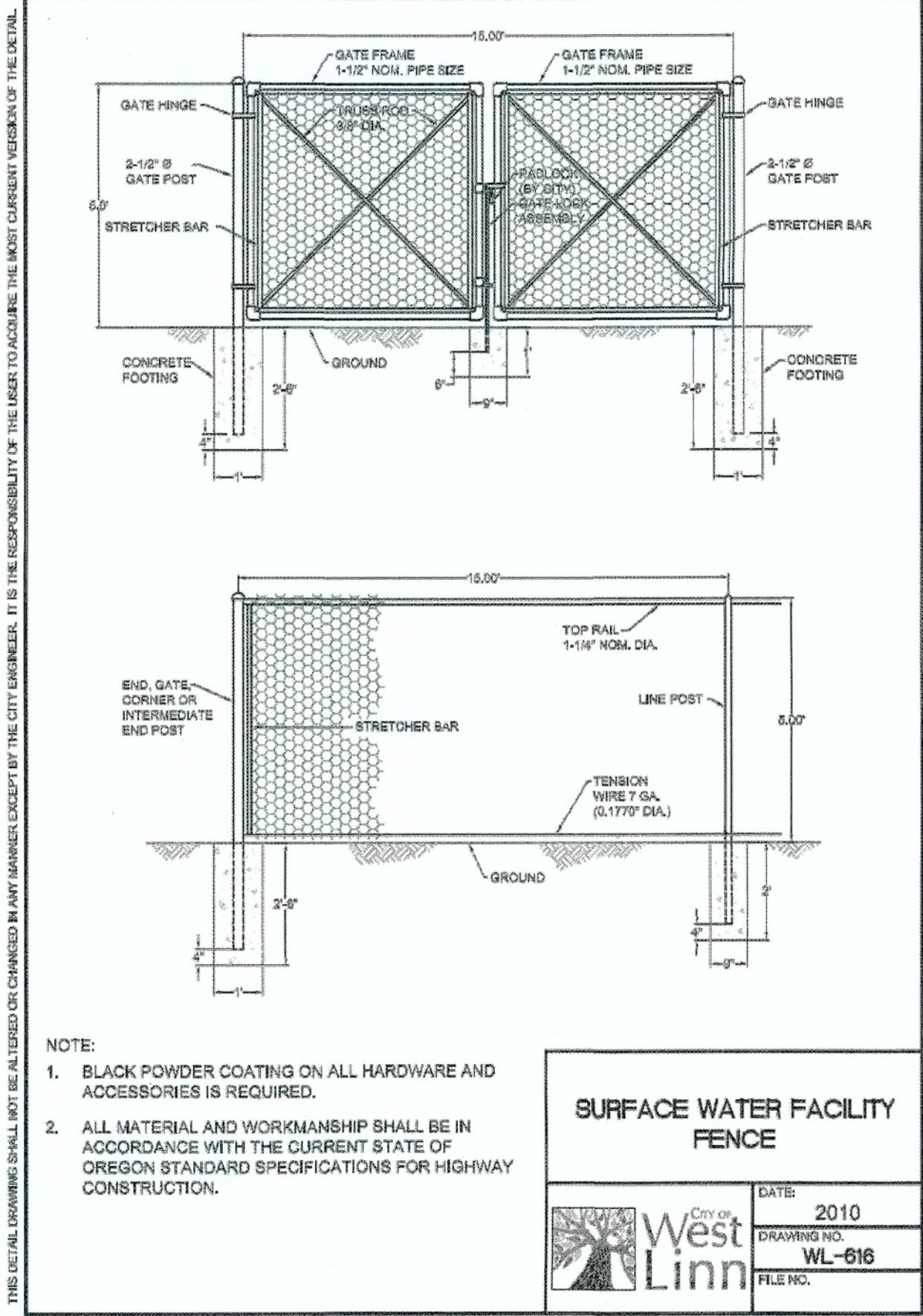
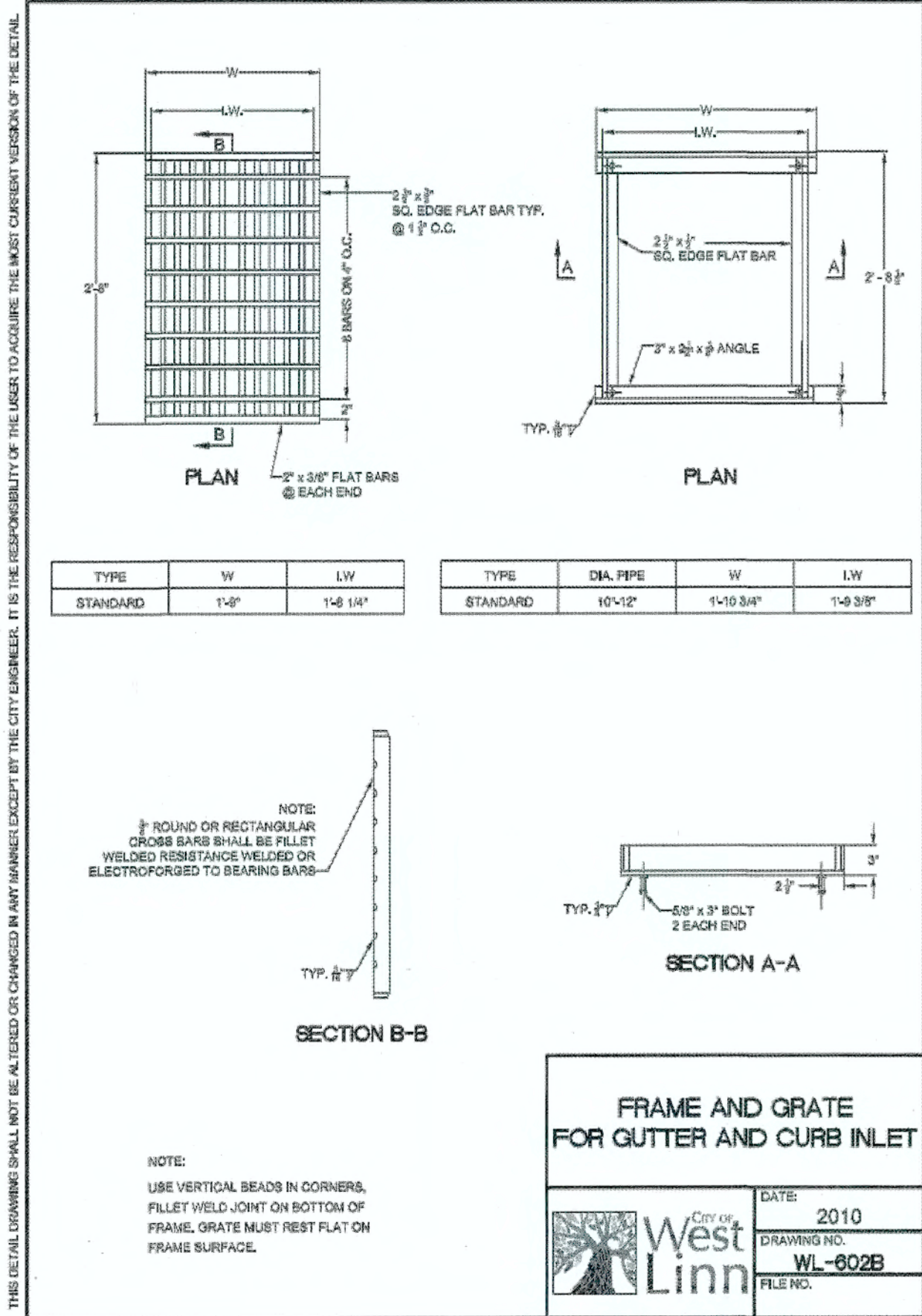
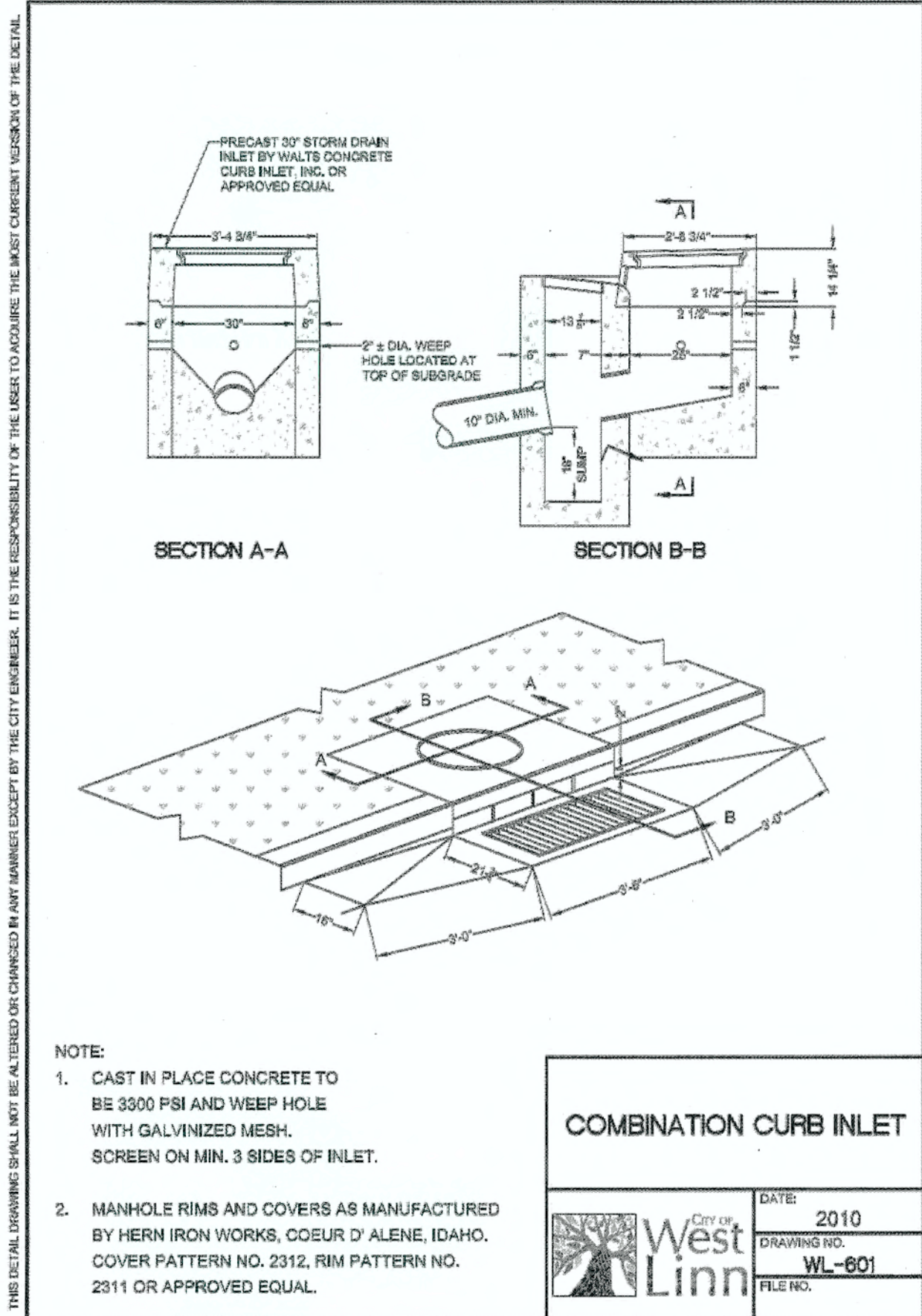
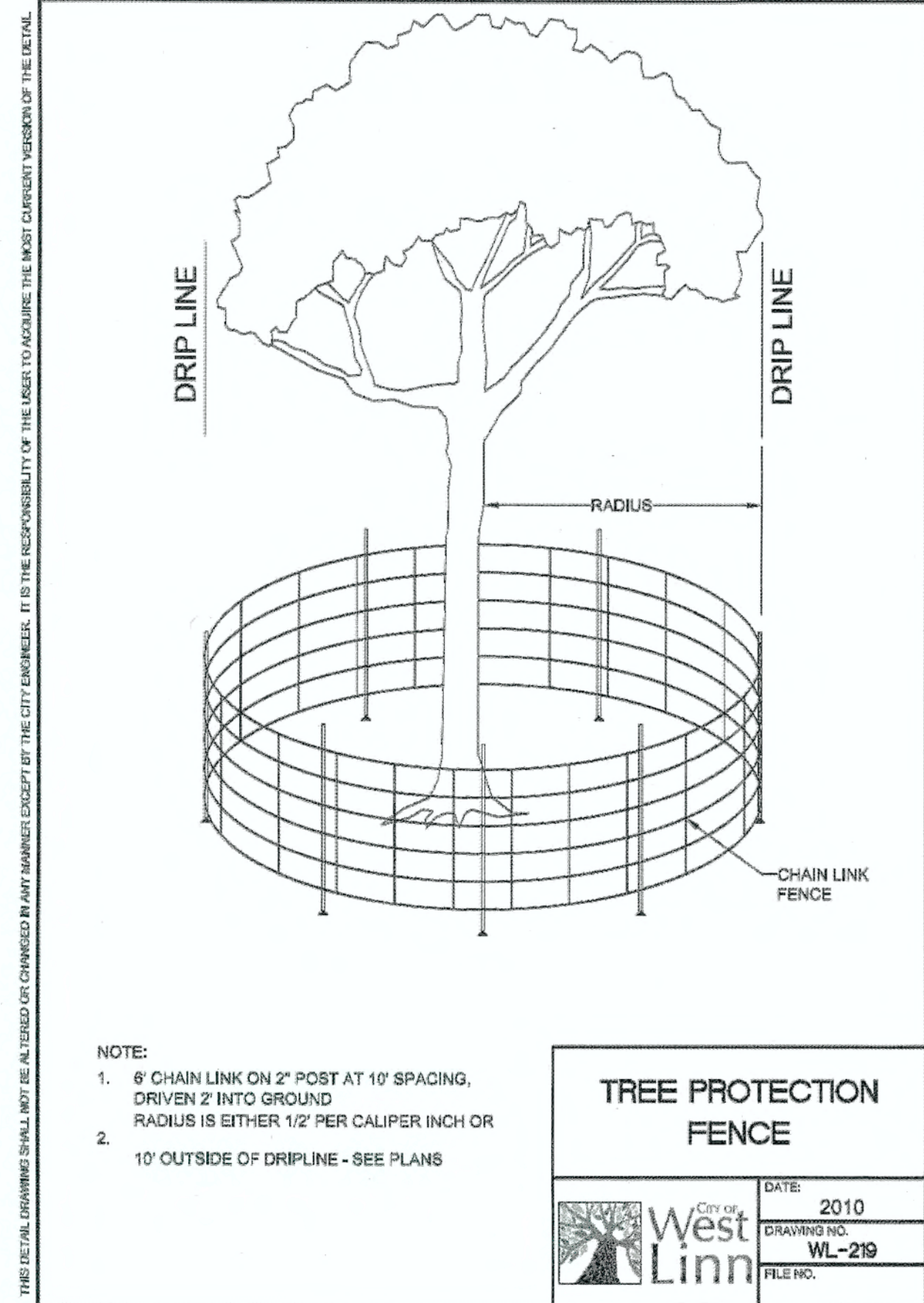
REGISTERED PROFESSIONAL ENGINEER 12282PE OREGON NOV. 12, 2002 JOHN D. HOWORTH EXPIRES: 06/30/15

Digital Signature 06/10/2014

3J CONSULTING, INC. CIVIL ENGINEERING WATER RESOURCES LAND USE PLANNING 5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005 PHONE & FAX: (503) 946-9385

3J JOB ID # 13118 LAND USE # 1SUB-13-04 TAX LOT #S 1281E35B 200, 301, 402 DESIGNED BY CLF CHECKED BY JDH

SHEET TITLE STM DETAILS I SHEET NUMBER C310



APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
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DATE: 06/10/14 BY: *Kurt Clark*

PERMIT # _____
DATE 06/10/14
BY _____
REVISION SUMMARY

STORMWATER DRAINAGE DETAILS II
WEATHERHILL SUBDIVISION
WEST LINN, OR
LF 7, LLC

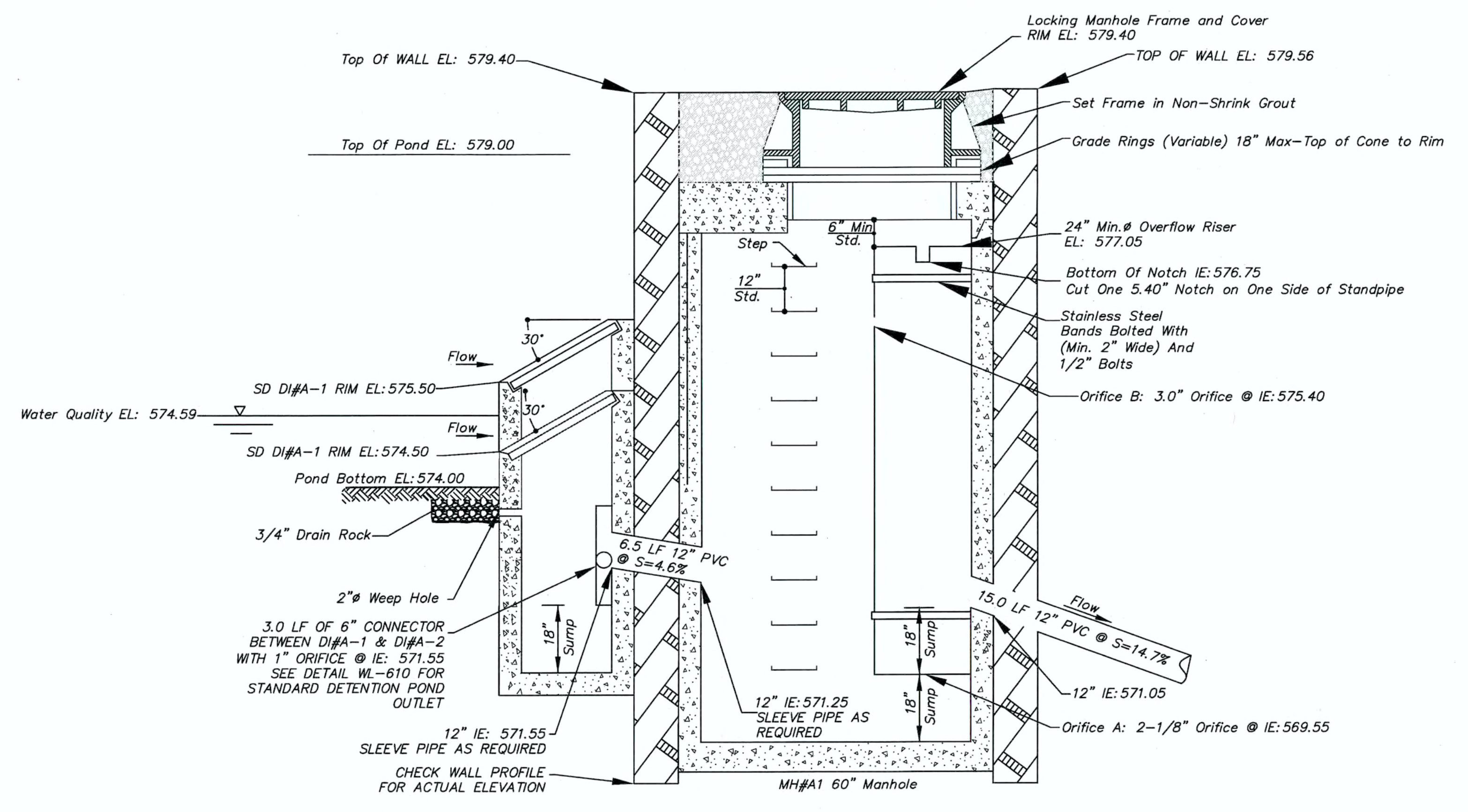
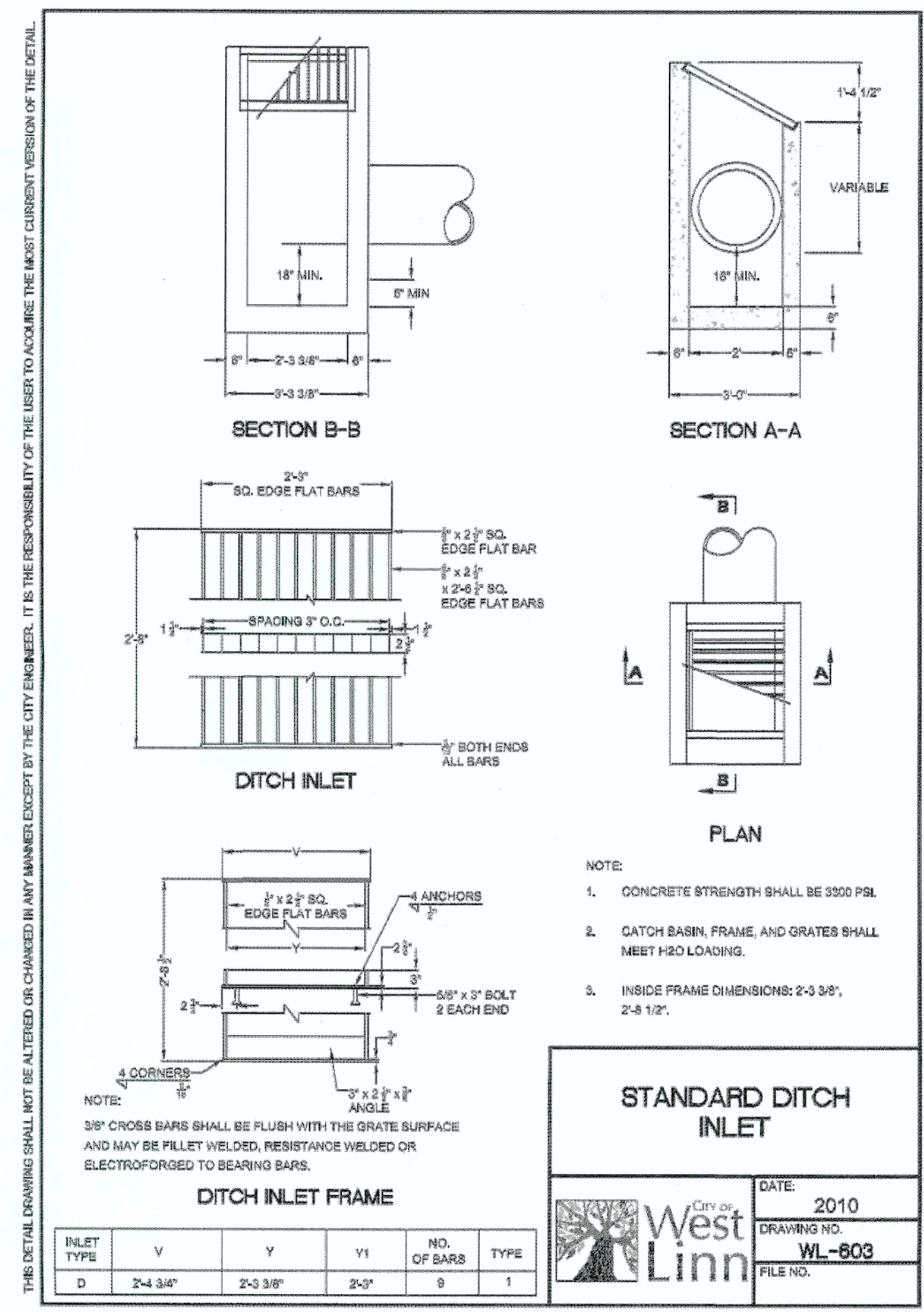
J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
72282PE
OREGON
NOV. 12, 2002
JOHN D. HOWARTH
EXPIRES: 06/30/15
Digital Signature
06/10/2014

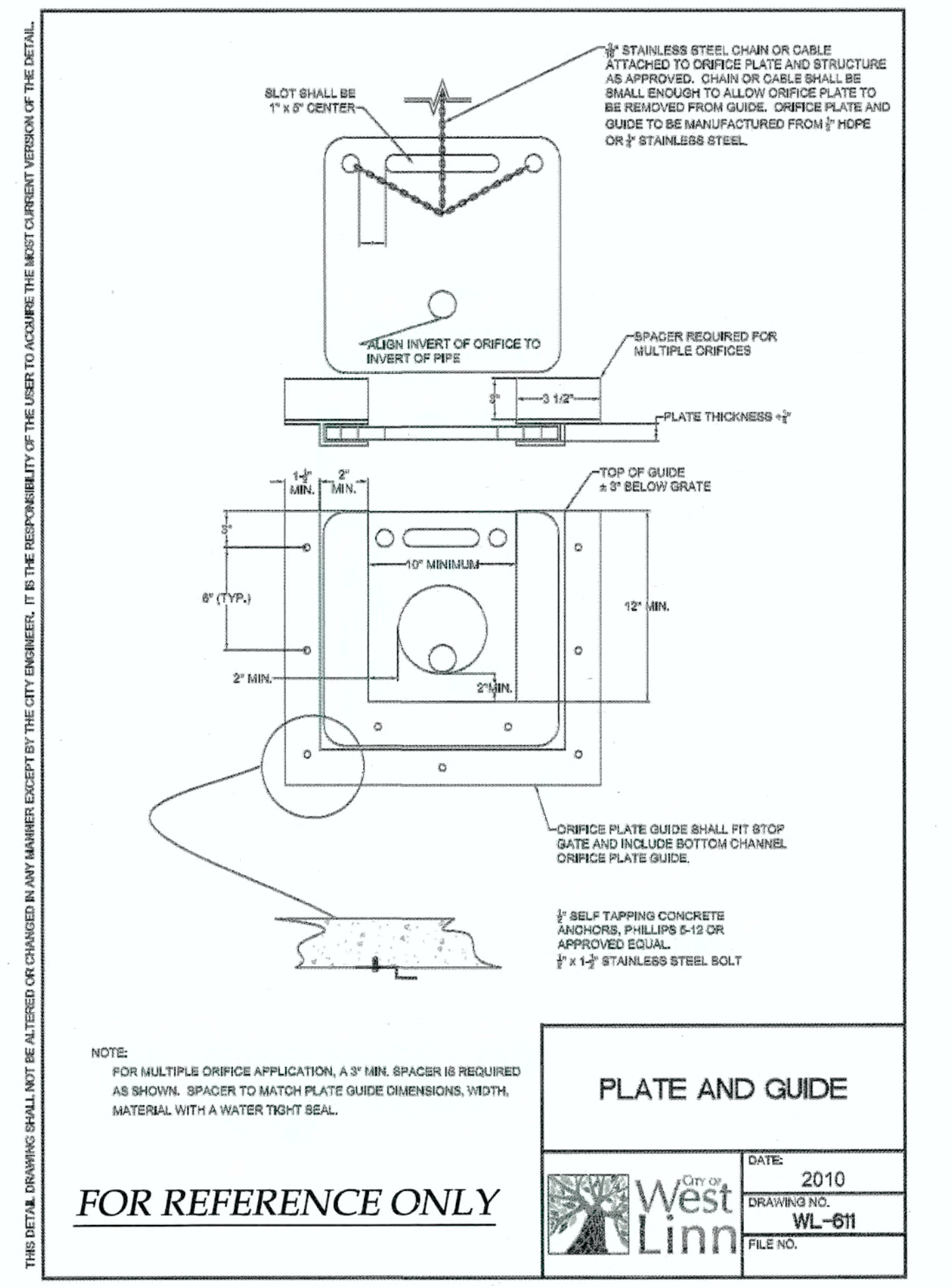
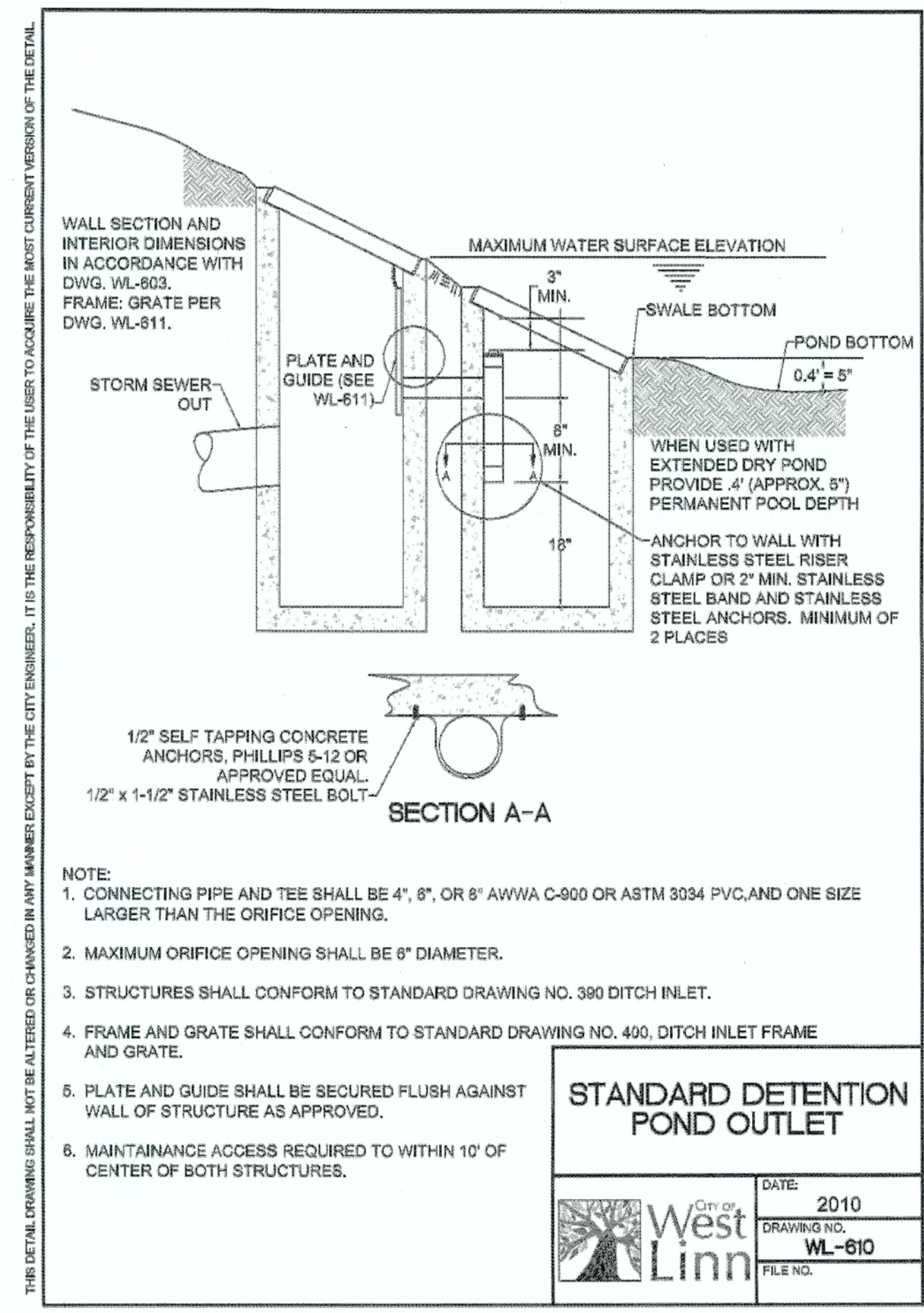
3J CONSULTING, INC.
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE SUITE 150 BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9865

3J JOB ID # | 13118
LAND USE # | SUB-13-04
TAX LOT #S | 281535B 200, 301, 402
DESIGNED BY | CLF
CHECKED BY | JDH

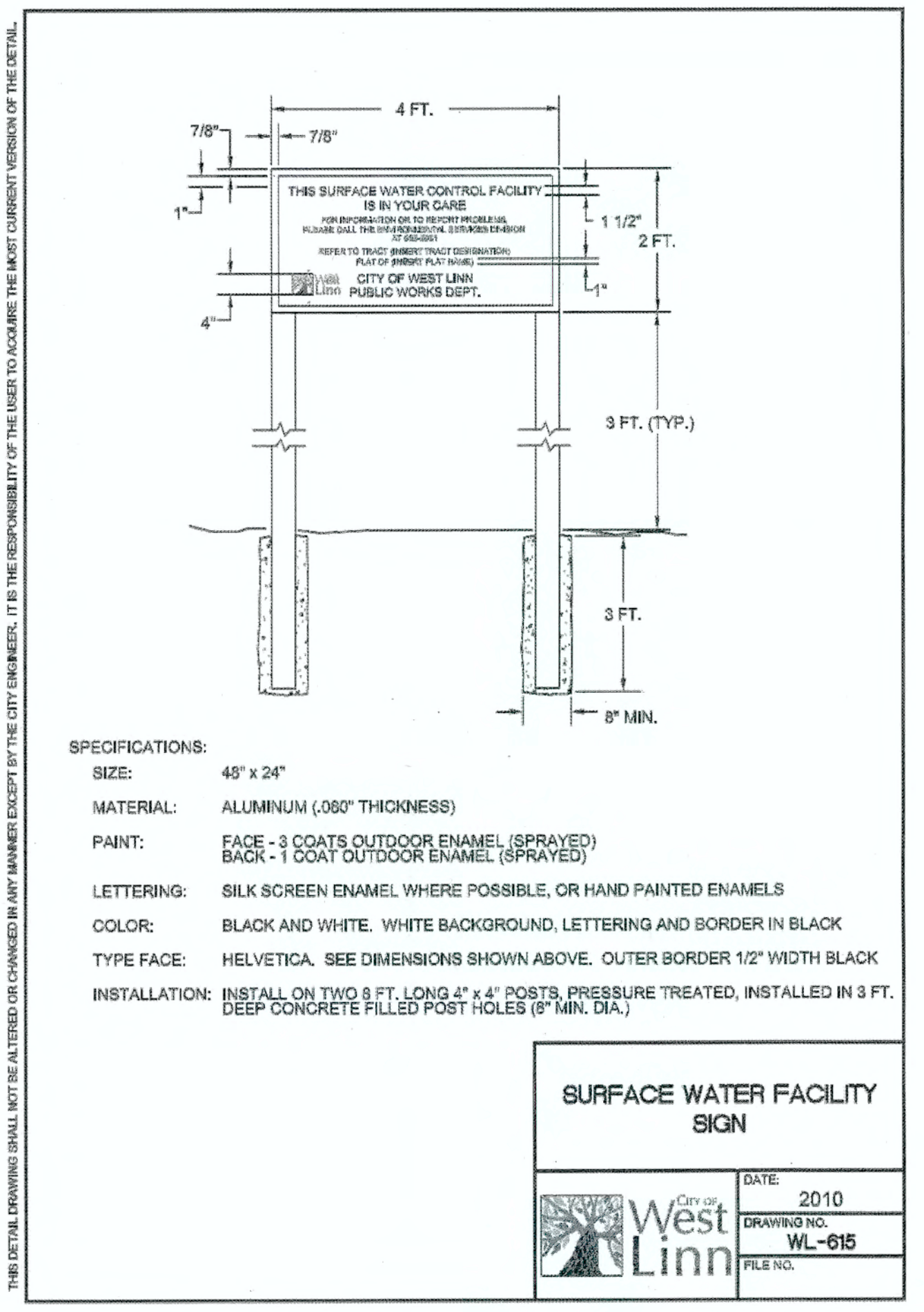
SHEET TITLE
DETAILS II
SHEET NUMBER
C311



Detention Pond Outfall
N.T.S.



FOR REFERENCE ONLY



APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
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DATE: 06/10/2014
BY: [Signature]

06/10/14
BY
DATE

PERMIT REVISION SUMMARY

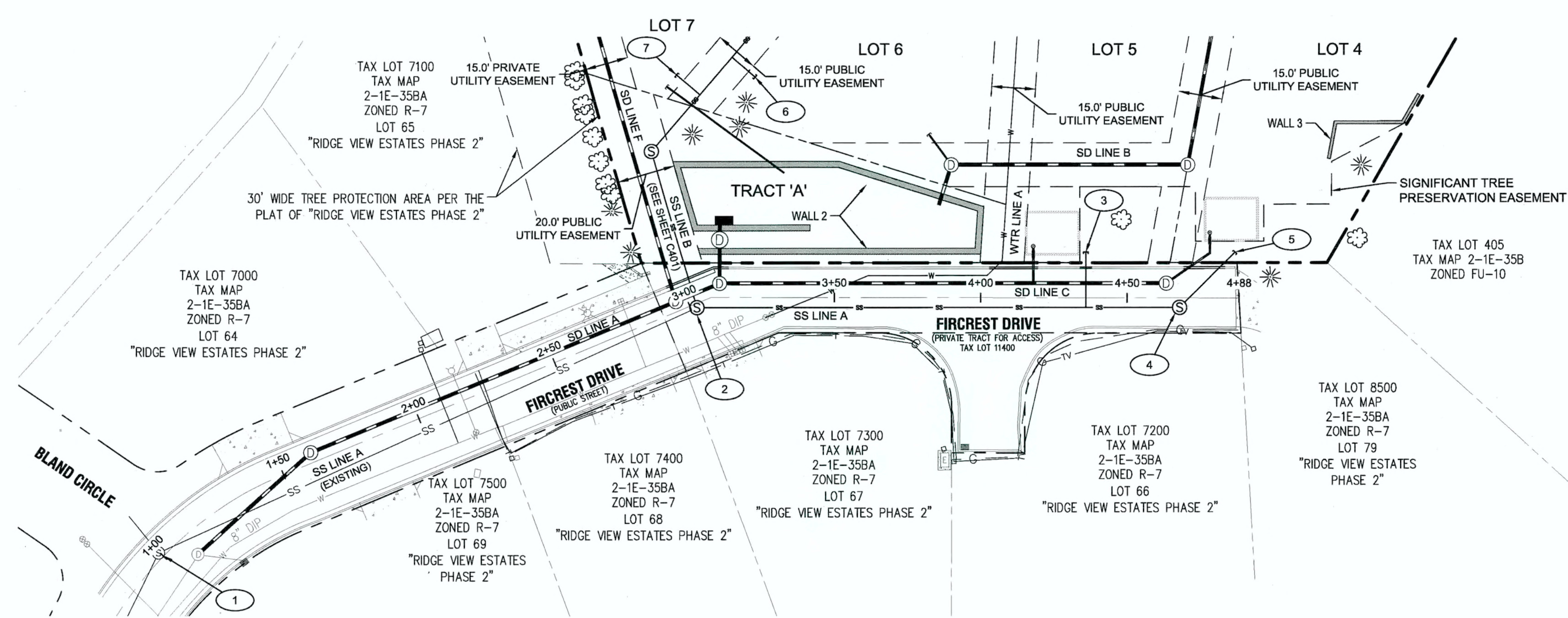
STORMWATER DRAINAGE DETAILS III
WEATHERHILL
SUBDIVISION
WEST LINN, OR
LF 7, LLC

J.T. SMITH
companies

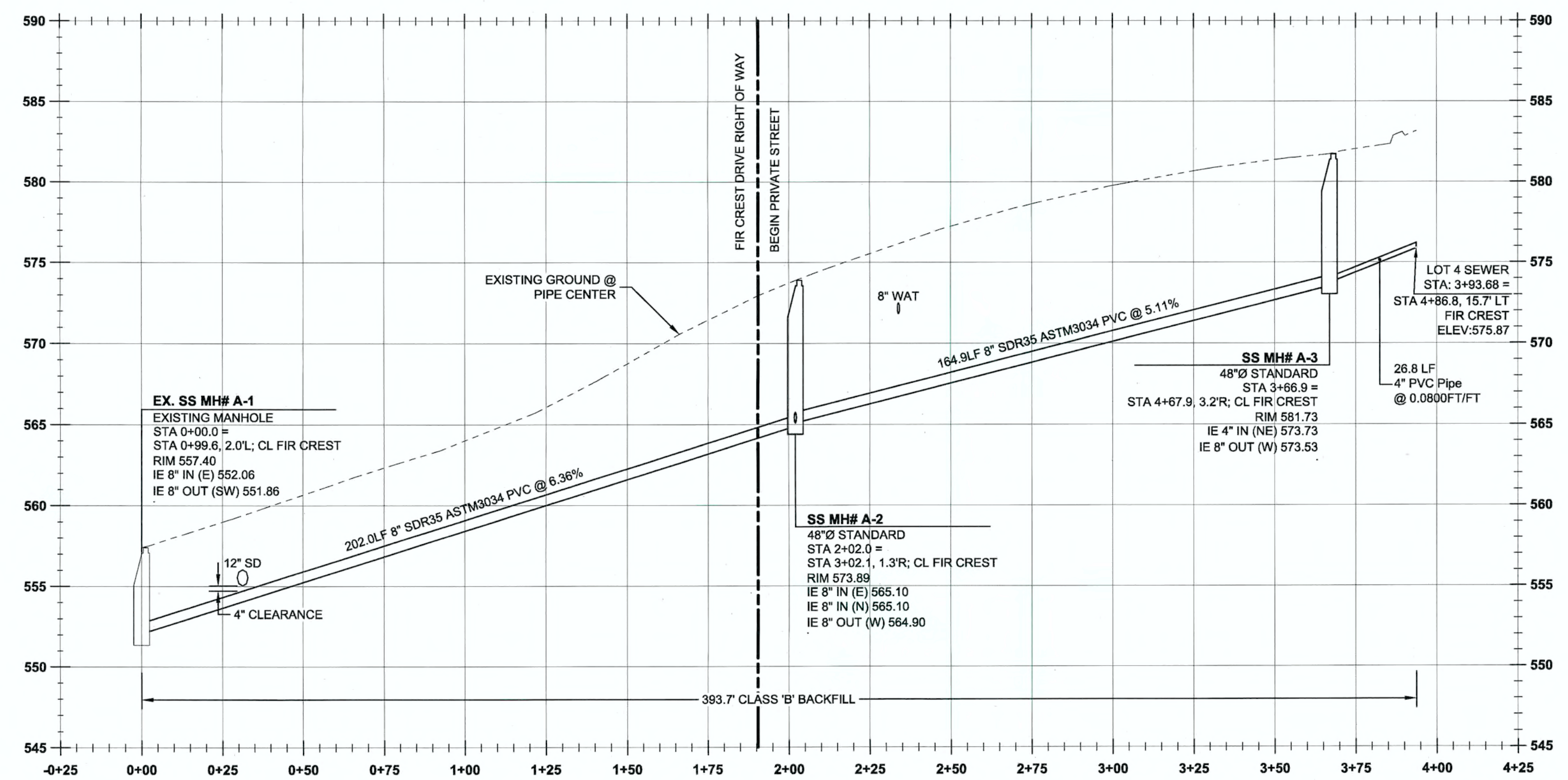
REGISTERED PROFESSIONAL
ENGINEER
22282PE
OREGON
NOV. 12, 2002
JOHN D. HOWARTH
EXPIRES: 06/30/15
Digital Signature
06/10/2014

3J CONSULTING, INC.
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9385

3J JOB ID # | 13118
LAND USE # | SUB-13-04
TAX LOT #S | 2S1E38B 200, 301, 402
DESIGNED BY | CLF
CHECKED BY | JDH
SHEET TITLE
DETAILS III
SHEET NUMBER
C312



FIR CREST DRIVE - PLAN VIEW



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

LEGEND

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

SANITARY SEWER LINE CONSTRUCTION NOTES

- SS MH #A-1 (EXISTING)
 STA: 0+99.6, 2.0' LT FIR CREST.
 EXISTING SANITARY SEWER MANHOLE. SHOWN FOR REFERENCE ONLY; SEE PROFILE THIS SHEET.
- SS MH #A-2 (PROPOSED)
 STA: 3+02.1, 1.3' RT FIR CREST.
 REMOVE EXISTING CLEANOUT AND INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C411. FOR ELEVATION DATA; SEE PROFILE THIS SHEET.
- SANITARY SEWER STUB (LOT 5)
 STA: 4+35.9, 15.8' LT FIR CREST.
 SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA.
 CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.
- SS MH #A-3 (PROPOSED)
 STA: 4+67.9, 3.2' RT FIR CREST.
 INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C411. FOR ELEVATION DATA; SEE PROFILE THIS SHEET.
- SANITARY SEWER STUB (LOT 4)
 STA: 4+86.8, 15.7' LT FIR CREST.
 SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA.
 CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.
- SANITARY SEWER STUB (LOT 6)
 STA: 3+22.96, 75.3' LT FIR CREST.
 SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA.
 CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.
- SANITARY SEWER STUB (LOT 7)
 STA: 3+07.92, 77.0' LT FIR CREST.
 SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA.
 CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.

SANITARY LATERAL TABLE

SANITARY LATERAL	LATERAL SIZE	LENGTH	INVERT AT MAIN	INVERT AT END	DEPTH AT END	MAIN LINE STATION
LOT 4	4"	26.8 LF	573.73	575.87	6.9 FT	SS MH# A-3
LOT 5	4"	18.9 LF	572.21	576.00	6.5 FT	STA: 3+34.9, SS LINE A
LOT 6	4"	10.5 LF	589.16	589.37	5.1 FT	STA: 0+98.1, SS LINE B
LOT 7	4"	10.5 LF	585.51	587.61	6.3 FT	STA: 0+81.1, SS LINE B

GENERAL NOTES

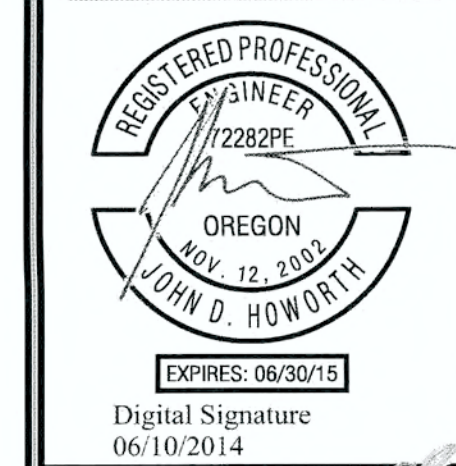
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE DEVELOPER.
- ALL SEWER PIPE TO BE PVC AND SHALL CONFORM TO ASTM D-3034 UNLESS OTHERWISE NOTED.
- MAINTAIN 10' MINIMUM HORIZONTAL CLEARANCE FROM WATER MAIN TO SEWER MAIN.
- EXTEND PRIVATE UTILITIES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

APPROVED FOR CONSTRUCTION BY
 CITY OF WEST LINN
 This approval is only for general conformance with the design concept and general compliance with applicable codes and requirements and shall not be construed as relieving the Design Engineer of full responsibility for accuracy and completeness of the drawings. This plan review approval does not prevent the City from requiring further code corrections in the field.
 DATE: 6/11/14 BY: [Signature]



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

J.T. SMITH
 companies

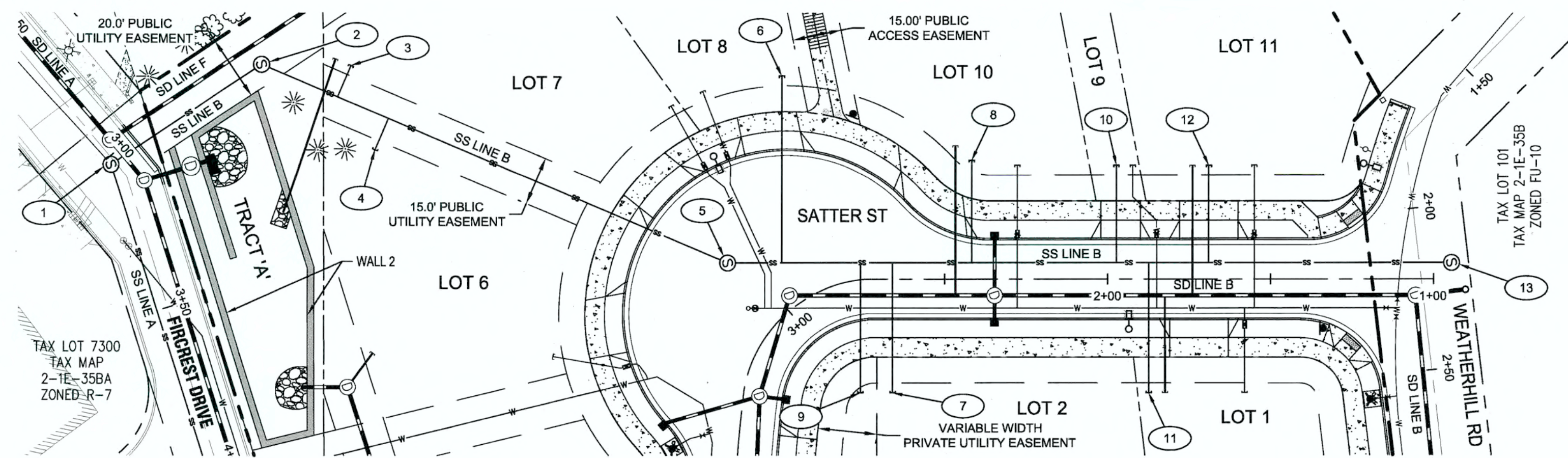


3J CONSULTING, INC
 CIVIL ENGINEERING
 WATER RESOURCES
 LAND USE PLANNING
 5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
 PHONE & FAX: (503) 948-9385

3J JOB ID # | 13118
 LAND USE # | SUB-13-04
 TAX LOT #S | 281E35B 200, 301, 402
 DESIGNED BY | CLF
 CHECKED BY | JDH

SHEET TITLE
 SS LINE 'A' P&P
 SHEET NUMBER

C400



LEGEND

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

SANITARY SEWER LINE CONSTRUCTION NOTES

- 1 SS MH #A-2 (PROPOSED)
STA: 3+02.1, 1.3' RT FIR CREST:
REMOVE EXISTING CLEANOUT AND INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C411. FOR ELEVATION DATA; SEE PROFILE THIS SHEET.
- 2 SS MH #B-1 (PROPOSED)
STA: +07.9, 54.0' LT FIR CREST:
INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C411. FOR ELEVATION DATA; SEE PROFILE THIS SHEET.
- 3 SANITARY SEWER STUB (LOT 8)
STA: 3+22.96, 75.3' LT FIR CREST:
SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA.
CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.
- 4 SANITARY SEWER STUB (LOT 7)
STA: 3+07.82, 77.0' LT FIR CREST:
SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA.
CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.
- 5 SS MH #B-2 (PROPOSED)
STA: 3+03.0, 23.6' RT SATTER ST:
INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C411. FOR ELEVATION DATA; SEE PROFILE THIS SHEET.
- 6 SANITARY SEWER STUB (LOT 8)
STA: 2+82.2, 66.4' LT SATTER ST:
SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA.
CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.
- 7 SANITARY SEWER STUB (LOT 2)
STA: 2+86.0, 35.0' LT SATTER ST:
SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA.
CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.
- 8 SANITARY SEWER STUB (LOT 10)
STA: 2+41.64, 36.5' RT SATTER ST:
SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA.
CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.
- 9 SANITARY SEWER STUB (LOT 3)
STA: 2+99.0, 33.4' LT SATTER ST:
SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA.
CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.
- 10 SANITARY SEWER STUB (LOT 9)
STA: 1+97.0, 35.0' RT SATTER ST:
SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA.
CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.
- 11 SANITARY SEWER STUB (LOT 1)
STA: 1+87.4, 35.0' LT SATTER ST:
SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA.
CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.
- 12 SANITARY SEWER STUB (LOT 11)
STA: 1+68.9, 35.0' RT SATTER ST:
SEE LATERAL TABLE THIS SHEET FOR ELEVATION DATA.
CAP AND MARK END PER CITY OF WEST LINN STANDARD DETAIL WL-218 (SERVICE BRANCH) ON SHEET C411.
- 13 SS MH #B-3 (PROPOSED)
STA: 2+18.0, 9.8' LT WEATHERHILL RD:
INSTALL SANITARY SEWER MANHOLE PER CITY OF WEST LINN STANDARD DETAIL WL-207 (STANDARD MANHOLE FOR LESS THAN 36 IN. PIPE) ON SHEET C411. FOR ELEVATION DATA; SEE PROFILE THIS SHEET.

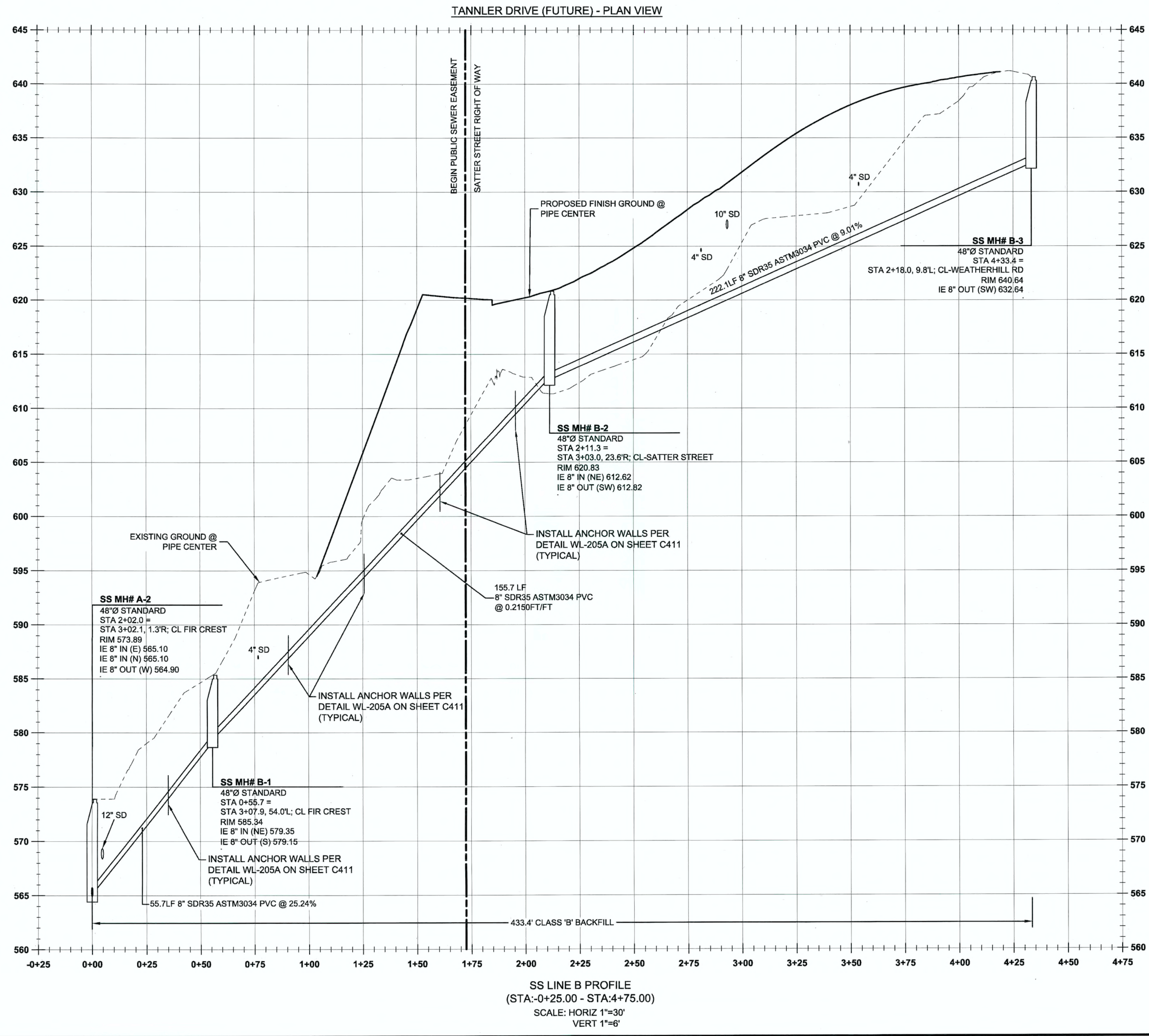
SANITARY LATERAL TABLE

SANITARY LATERAL	LATERAL SIZE	LENGTH	INVERT AT MAIN	INVERT AT END	DEPTH AT END	MAIN LINE STATION
LOT 1	4"	40.0 LF	624.95	631.63	6.2 FT	STA: 3+40.5, SS LINE B
LOT 2	4"	40.0 LF	617.87	618.67	5.5 FT	STA: 2+61.9, SS LINE B
LOT 3	4"	40.0 LF	616.98	617.78	4.3 FT	STA: 2+52.0, SS LINE B
LOT 8	4"	57.5 LF	614.80	618.88	5.7 FT	STA: 2+27.9, SS LINE B
LOT 9	4"	30.0 LF	624.06	630.44	6.0 FT	STA: 3+30.6, SS LINE B
LOT 10	4"	31.5 LF	620.06	623.95	6.0 FT	STA: 2+86.2, SS LINE B
LOT 11	4"	30.0 LF	626.62	633.29	6.2 FT	STA: 3+58.9, SS LINE B

APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
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DATE: 06/10/14 BY: *KWS/CLC*

GENERAL NOTES

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



PERMIT	06/10/14	DATE
REVISION SUMMARY		BY

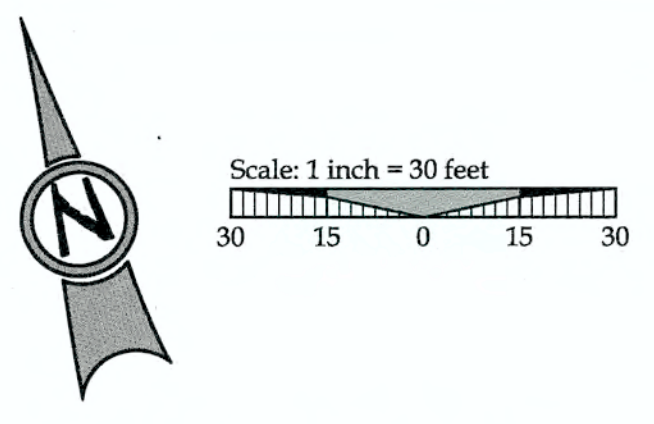
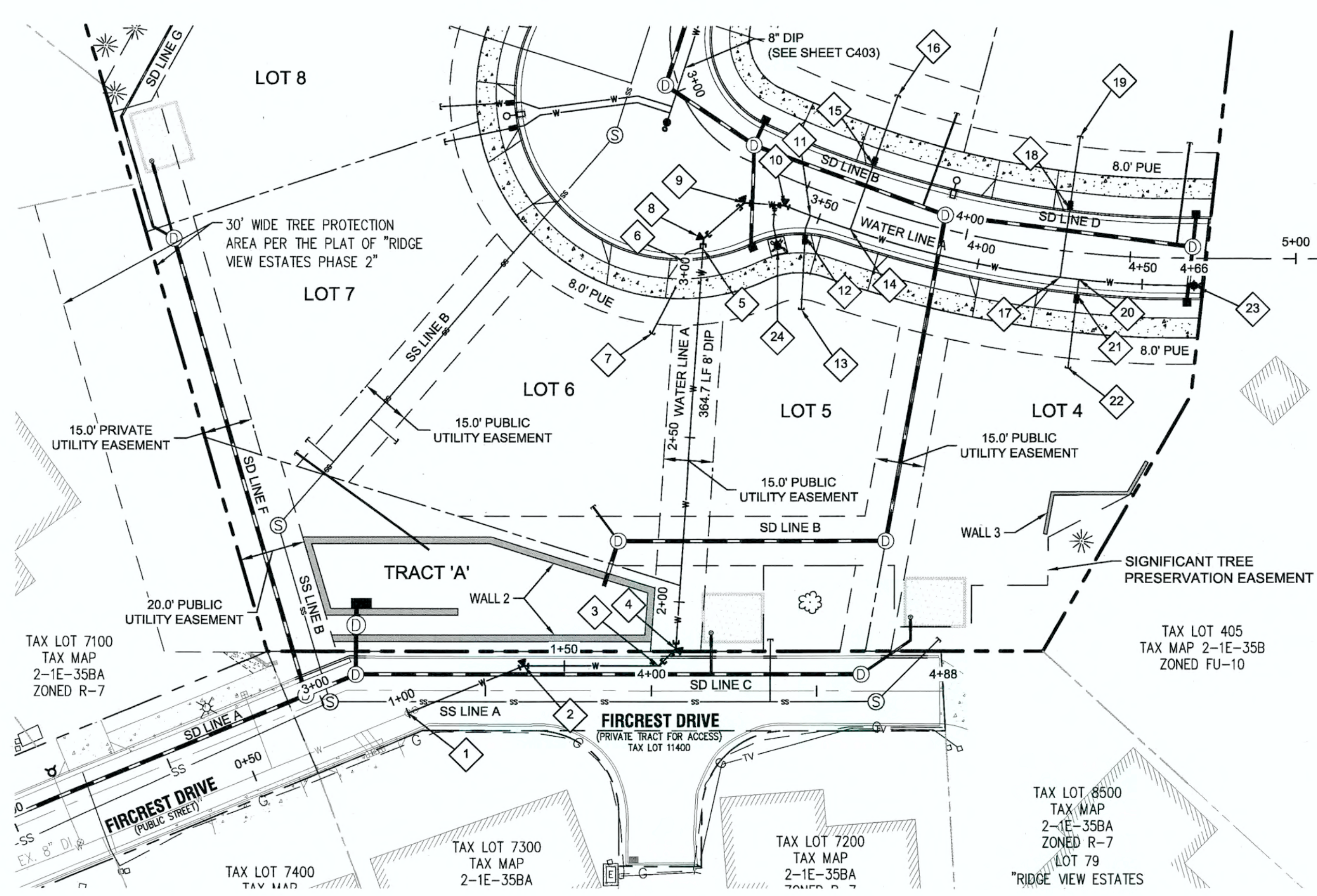
SANITARY SEWER LINE 'B'
PLAN AND PROFILE
WEATHERHILL
SUBDIVISION
WEST LINN, OR
LF 7, LLC

J.T. SMITH
companies
REGISTERED PROFESSIONAL
ENGINEER
2282PE
OREGON
NOV 12, 2007
JOHN D. HOWARTH
EXPIRES: 06/30/15
Digital Signature
06/10/2014

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9385

3J JOB ID # | 13118
LAND USE # | SUB-13-04
TAX LOT #S | 281E358 200, 301, 402
DESIGNED BY | CLF
CHECKED BY | JDH
SHEET TITLE
SS LINE 'B' P&P
SHEET NUMBER
C401





MJ RESTRAINT TABLE

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

TEE MJ RESTRAINT TABLE

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

CITY OF WEST LINN 4.0014 RESTRAINED JOINTS

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

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

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

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

LEGEND

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

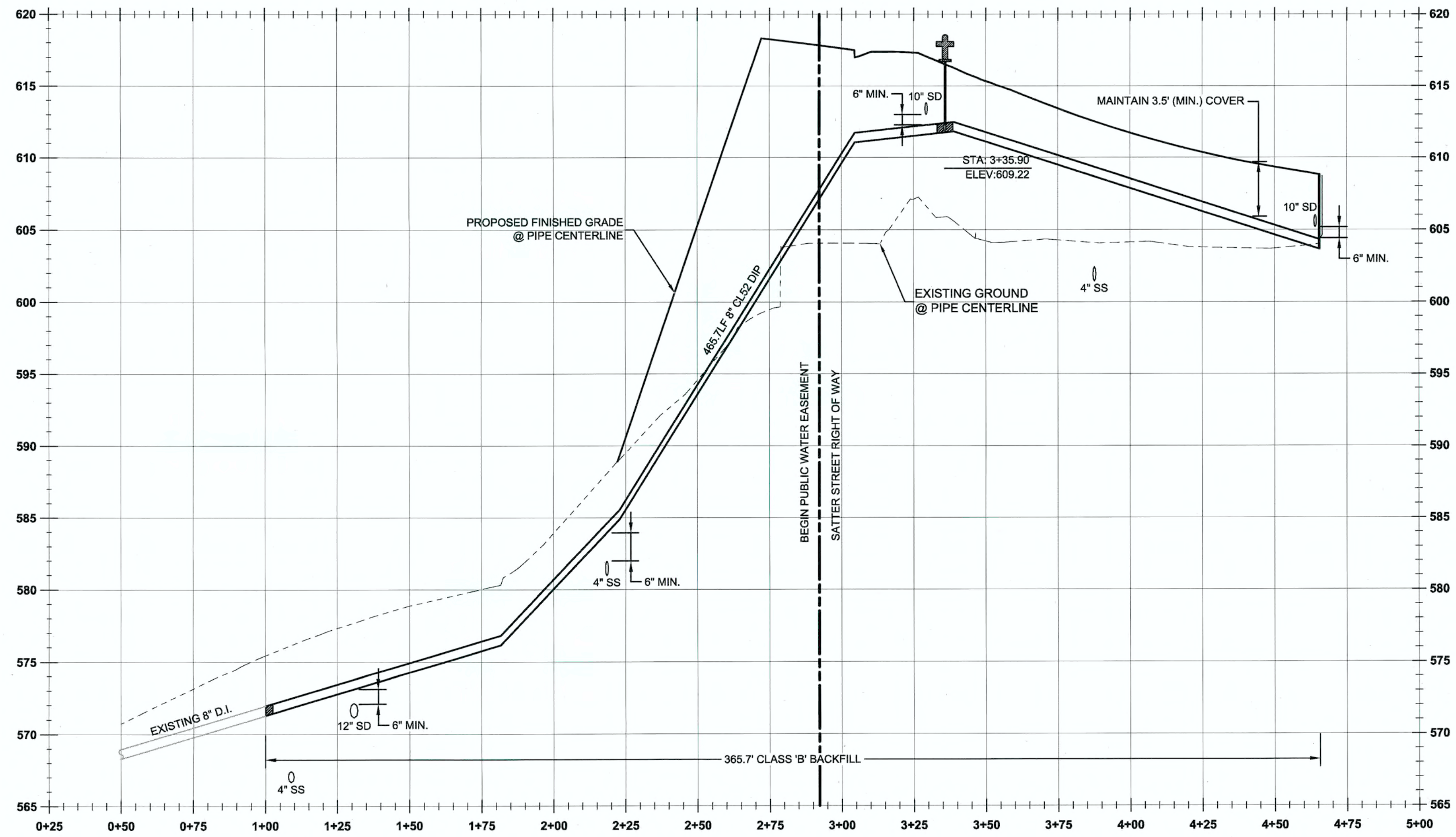
WATER LINE CONSTRUCTION NOTES

- 1 STA: 3+26.6, 6.8" RT FIR CREST
REMOVE EXISTING BLOW-OFF ASSEMBLY AND CONNECT TO EXISTING 8" WATER MAIN.
- 2 STA: 3+61.5, 7.5" LT FIR CREST:
INSTALL 22.5° BEND, & FIELD LOK JOINT RESTRAINT.
- 3 STA: 4+02.2, 7.6" LT FIR CREST:
INSTALL 45° BEND, & FIELD LOK JOINT RESTRAINT.
- 4 STA: 4+07.4, 12.7" LT FIR CREST:
INSTALL 45° BEND, & FIELD LOK JOINT RESTRAINT.
- 5 STA: 3+29.1, 30.0" RT SATTER ST
INSTALL 1" WATER SERVICE INCLUDING 1" CORP. STOP, 1" COPPER PIPE, METER BOX, AND ALL FITTINGS PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
- 6 STA: 3+27.7, 35.9" RT SATTER ST
INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
- 7 STA: 3+28.1, 59.6" RT SATTER ST
CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
- 8 STA: 3+28.3, 26.7" RT SATTER ST:
INSTALL 45° BEND, & FIELD LOK JOINT RESTRAINT.
- 9 STA: 3+34.4, 12.1" RT SATTER ST:
INSTALL 45° BEND, & FIELD LOK JOINT RESTRAINT.
- 10 STA: 3+45.6, 8.0" RT SATTER ST:
INSTALL 22.5° BEND, & FIELD LOK JOINT RESTRAINT.
- 11 STA: 3+53.8, 8.0" RT SATTER ST
INSTALL 1" WATER SERVICE INCLUDING 1" CORP. STOP, 1" COPPER PIPE, METER BOX, AND ALL FITTINGS PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
- 12 STA: 3+54.5, 14.4" RT SATTER ST
INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
- 13 STA: 3+60.5, 35.5" RT SATTER ST
CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
- 14 STA: 3+66.2, 8.0" RT SATTER ST
INSTALL 1" WATER SERVICE INCLUDING 1" CORP. STOP, 1" COPPER PIPE, METER BOX, AND ALL FITTINGS PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
- 15 STA: 3+66.6, 12.8" LT SATTER ST
INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
- 16 STA: 3+67.0, 35.0" LT SATTER ST
CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
- 17 STA: 4+29.7, 8.0" RT SATTER ST
INSTALL 1" WATER SERVICE INCLUDING 1" CORP. STOP, 1" COPPER PIPE, METER BOX, AND ALL FITTINGS PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
- 18 STA: 4+30.1, 12.7" LT SATTER ST
INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
- 19 STA: 4+30.5, 35.0" LT SATTER ST
CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
- 20 STA: 4+35.3, 8.0" RT SATTER ST
INSTALL 1" WATER SERVICE INCLUDING 1" CORP. STOP, 1" COPPER PIPE, METER BOX, AND ALL FITTINGS PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
- 21 STA: 4+35.2, 12.7" RT SATTER ST
INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
- 22 STA: 4+34.9, 35.0" RT SATTER ST
CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
- 23 STA: 4+69.3, 8.2" RT SATTER ST
DEFLECT PIPE, END 325' R
INSTALL 2" BLOW-OFF ASSEMBLY PER CITY OF WEST LINN STANDARD DETAIL WL-404A (STANDARD 2 INCH BLOW-OFF ASSEMBLY) ON SHEET C410.
- 24 STA: 3+48.2, 20.2" RT SATTER ST
INSTALL 8"x8"x6" (FLGXFLG) TEE, 1-6" GATE VALVE (FLGXMJ), 1-8" GATE VALVE (FLGXMJ), 1-8" FLGXMJ ADAPTER, AND 7.3 LF OF 8" PIPE PER CITY OF WEST LINN STANDARD DETAIL WL-401 (STANDARD FIRE HYDRANT ASSEMBLY) ON SHEET C410.

APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN

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DATE: 06/10/14 BY: *[Signature]*



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

PERMIT # _____ DATE 06/10/14

REVISION SUMMARY

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

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER
2282PE
OREGON
NOV. 12, 2003
JOHN D. HOWARTH
EXPIRES: 06/30/15

Digital Signature
06/10/2014

CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING

3J CONSULTING, INC

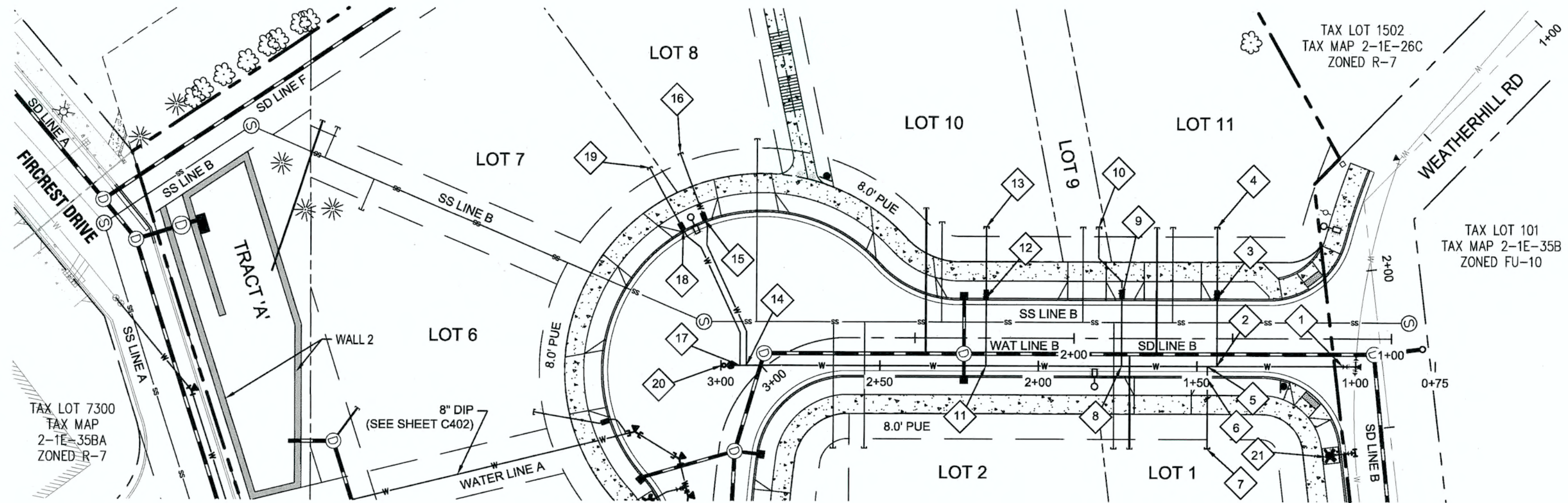
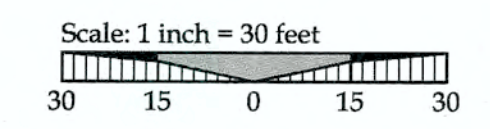
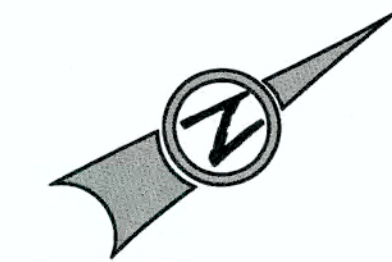
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-6365

3J JOB ID # 113118
LAND USE # 1SUB-13-04
TAX LOT #S 125E35B 200, 301, 402
DESIGNED BY JCLF
CHECKED BY JJDH

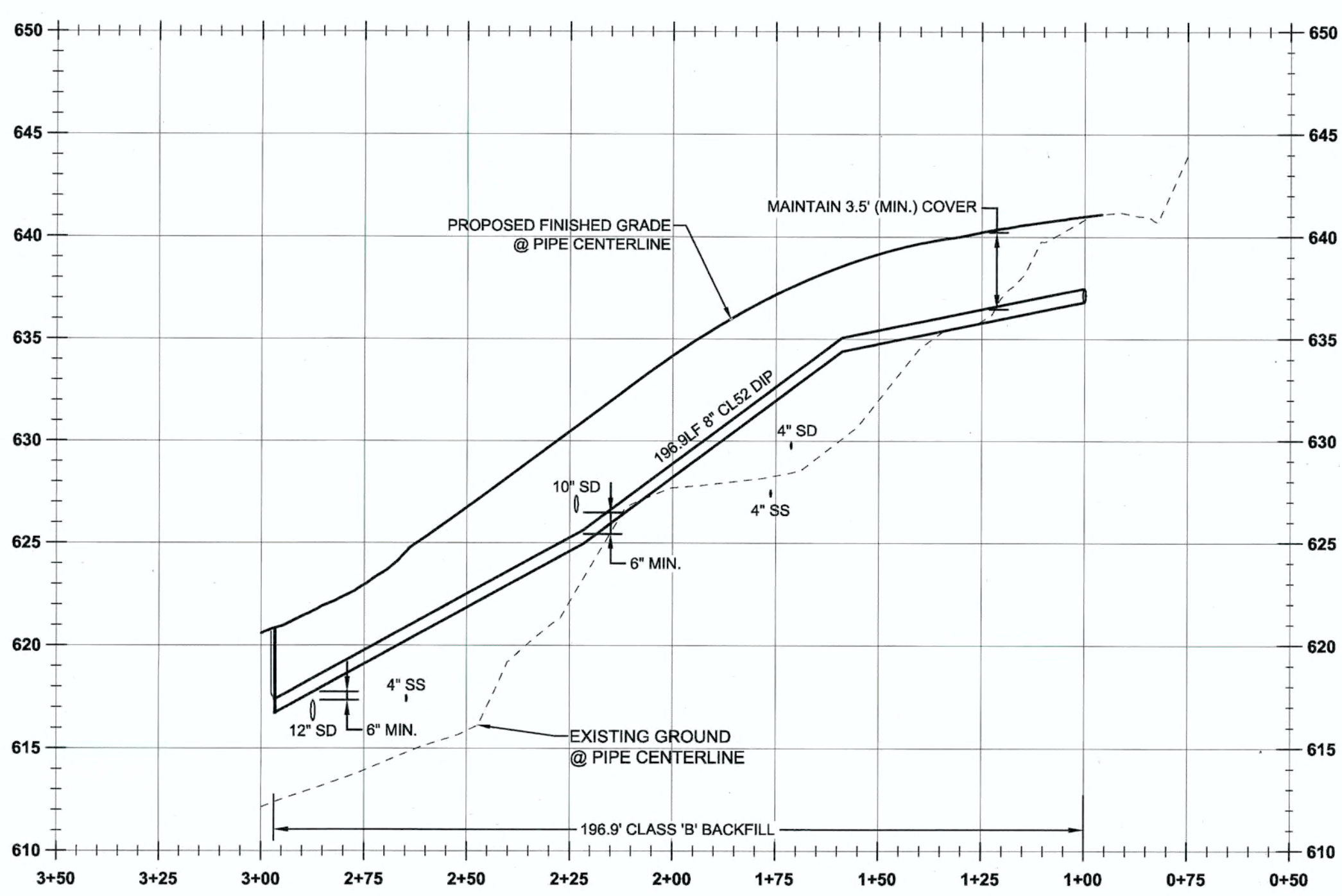
SHEET TITLE
WTR LINE 'A' P&P

SHEET NUMBER
C402

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



WATER LINE 'B' - PLAN VIEW



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

MJ RESTRAINT TABLE

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

RESTRAIN ALL JOINTS

TEE MJ RESTRAINT TABLE

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

RESTRAIN ALL JOINTS

CITY OF WEST LINN 4.0014 RESTRAINED JOINTS

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

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

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

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

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DATE: 06/10/14 BY: [Signature]

LEGEND

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

WATER LINE CONSTRUCTION NOTES

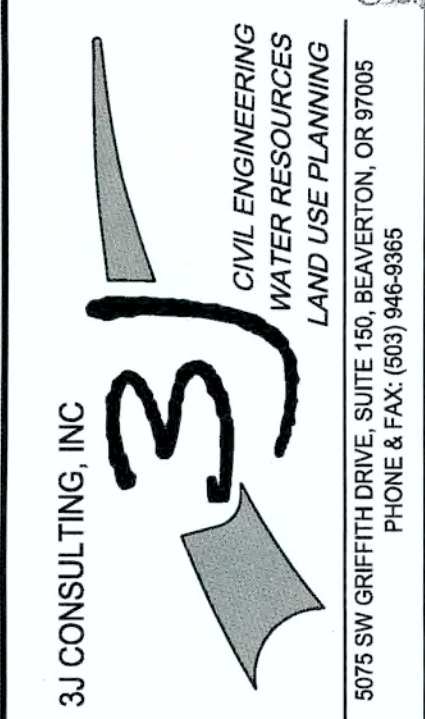
- STA: 2+29.8, 8.4' RT WEATHERHILL RD = STA: 1+11.2, 8.8' LT SATTER ST
REMOVE EXISTING 8" CAP AND INSTALL 1-8" GATE VALVE (FLGXMJ).
- STA: 1+54.9, 8.8' LT SATTER ST
INSTALL 1" WATER SERVICE INCLUDING 1" CORP. STOP, 1" COPPER PIPE, METER BOX, AND ALL FITTINGS PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
- STA: 1+54.9, 12.7' RT SATTER ST
INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
- STA: 1+54.9, 35.0' RT SATTER ST
CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
- STA: 1+57.9, 8.8' LT SATTER ST
INSTALL 1" WATER SERVICE INCLUDING 1" CORP. STOP, 1" COPPER PIPE, METER BOX, AND ALL FITTINGS PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
- STA: 1+57.9, 12.7' LT SATTER ST
INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
- STA: 1+57.9, 35.0' LT SATTER ST
CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
- STA: 1+84.9, 8.8' LT SATTER ST
INSTALL 1" WATER SERVICE INCLUDING 1" CORP. STOP, 1" COPPER PIPE, METER BOX, AND ALL FITTINGS PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
- STA: 1+84.9, 12.7' RT SATTER ST
INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
- STA: 1+92.2, 35.0' RT SATTER ST
CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
- STA: 2+27.6, 8.8' LT SATTER ST
INSTALL 1" WATER SERVICE INCLUDING 1" CORP. STOP, 1" COPPER PIPE, METER BOX, AND ALL FITTINGS PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
- STA: 2+27.6, 12.7' RT SATTER ST
INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
- STA: 2+27.6, 35.0' RT SATTER ST
CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
- STA: 3+03.2, 4.4' RT SATTER ST
INSTALL 1" WATER SERVICE INCLUDING 1" CORP. STOP, 1" COPPER PIPE, METER BOX, AND ALL FITTINGS PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
- STA: 2+92.6, 49.2' RT SATTER ST
INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
- STA: 2+91.3, 71.2' RT SATTER ST
CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
- STA: 3+04.5, 5.8' RT SATTER ST
INSTALL 1" WATER SERVICE INCLUDING 1" CORP. STOP, 1" COPPER PIPE, METER BOX, AND ALL FITTINGS PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
- STA: 2+96.0, 50.2' RT SATTER ST
INSTALL 1" METER BOX IN PLANTER STRIP PER CITY OF WEST LINN STANDARD DETAIL WL-402 (STANDARD 1 INCH WATER SERVICE) ON SHEET C410.
- STA: 2+95.2, 72.3' RT SATTER ST
CAP 1" STUB-OUT 3' BEYOND PUE AND MARK w/ 2x4.
- STA: 3+06.2, 8.0' RT SATTER ST
INSTALL 2" BLOW-OFF ASSEMBLY PER CITY OF WEST LINN STANDARD DETAIL WL-404A (STANDARD 2 INCH BLOW-OFF ASSEMBLY) ON SHEET C410.
- STA: 2+56.8, 19.8' RT WEATHERHILL RD
INSTALL 8"x8"x6" (FLGXFLG) TEE, 1-6" GATE VALVE (FLGXMJ), 1-8" GATE VALVE (FLGXMJ), 1-8" FLGXMJ ADAPTER, AND 7.3 LF OF 6" PIPE PER CITY OF WEST LINN STANDARD DETAIL WL-401 (STANDARD FIRE HYDRANT ASSEMBLY) ON SHEET C410.

GENERAL NOTES

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

PERMIT #	REVISION SUMMARY	BY	DATE
			06/10/14

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



3J JOB ID #	13118
LAND USE #	SUB-13-04
TAX LOT #S	251E358 200, 301, 402
DESIGNED BY	CLF
CHECKED BY	JDH

SHEET TITLE
SS LINE 'B' P&P
SHEET NUMBER

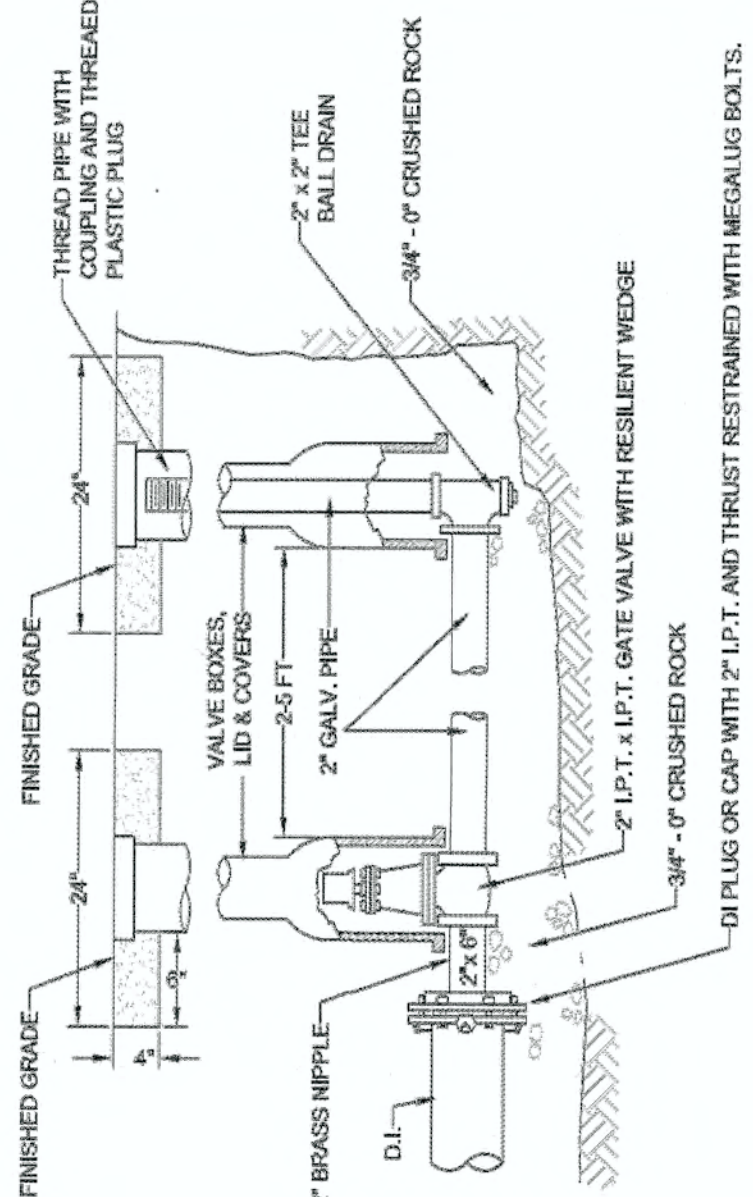
C403



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

BLOW-OFF SIZES REQUIRED	
MAIN SIZE	BLOW-OFF SIZE
4" TO 8"	2"

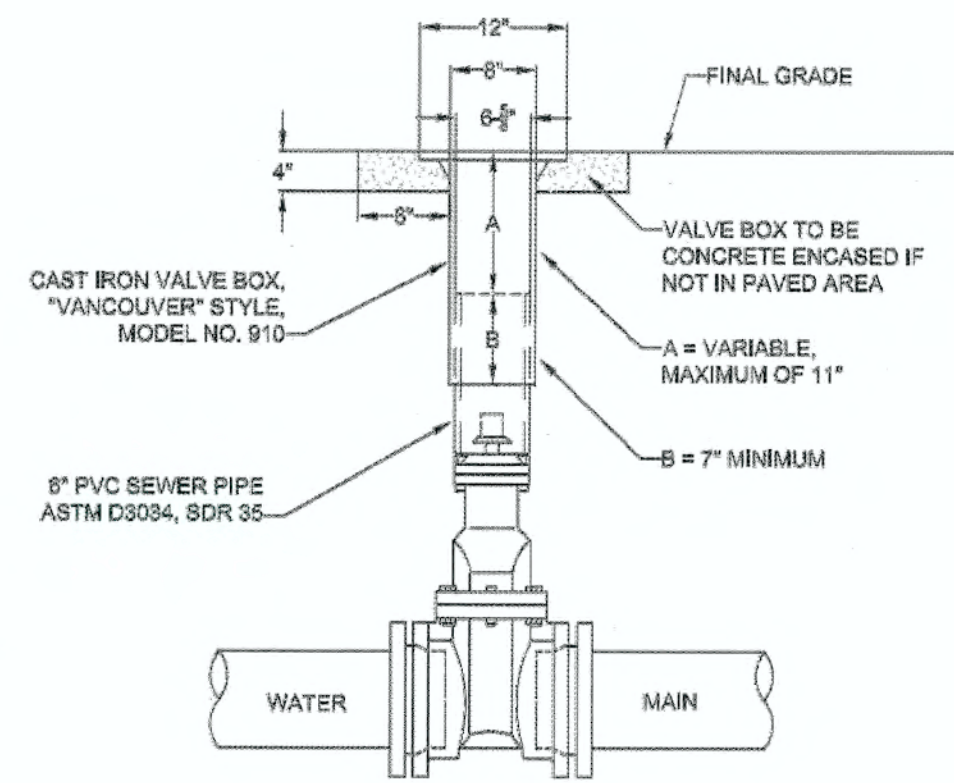
- NOTE:
1. VALVE BOX SHALL BE PER STANDARD DETAIL WL-411.
 2. VALVE BOX TO BE CONCRETE ENCASED AS SHOWN, IF NOT IN PAVED AREA.
 3. BLOW-OFF UNIT SHALL BE BACKFILLED WITH 3/4" CRUSHED ROCK AND COMPACTED TO 95% OF MAXIMUM DENSITY DETERMINED BY AASHTO T-100.
 4. PLACE BLOW-OFF STANDPIPE 3 FT. INSIDE R.O.W. LINE AT END OF STREET (2 FT. FROM BARRICADE).



STANDARD 2' BLOW-OFF ASSEMBLY

DATE	2010
DRAWING NO.	WL-404A
FILE NO.	

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

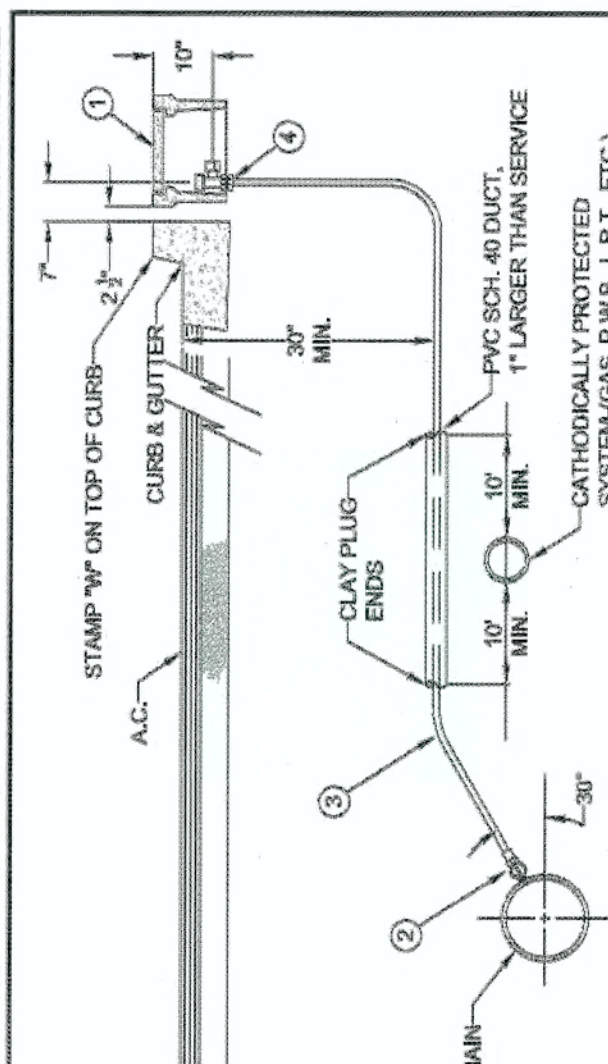


- NOTE:
1. VALVE BOXES SHALL BE CENTERED DIRECTLY OVER THE VALVE NUT IN A VERTICAL POSITION.
 2. VALVE BOX TOP SHALL BE ADJUSTED TO MEET FINISHED GRADE.
 3. PVC SHALL BE ONE CONTINUOUS PIECE-NO BELLS OR COUPLERS.
 4. ON VALVES 8" AND LARGER, PVC SHALL BE NOTCHED OVER VALVE PACKING BOLTS SO PVC BITS ON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

STANDARD VALVE BOX DETAIL

DATE	2010
DRAWING NO.	WL-411
FILE NO.	

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



- NOTE:
1. MACHINE DRILLED AND TAPPED ONLY. NO HAND DRILLING IS ALLOWED.
 2. SUBSTITUTES FOR ANY MATERIALS SHOWN SHALL BE APPROVED BY THE CITY ENGINEER.
 3. ALL PIPE AND STRUCTURE ZONE SHALL BE BACKFILLED USING 3/4" MINUS CRUSHED AGG. AND COMPACTED TO 95% MAX DENSITY AS DETERMINED BY AASHTO T-100.
 4. WHEN AN ACTIVE CATHODIC PROTECTED SYSTEM IS ENCOUNTERED, SCH. 40 PVC SHALL BE INSTALLED AS SHOWN ABOVE WITH CLAY PLUG.
 5. METER BOX SHALL BE CENTERED OVER THE COMPLETED METER ASSEMBLY.
 6. TAPS INTO MAIN TO HAVE 18" SEPARATION ON CENTER MINIMUM.
 7. ANGLE METER STOPS TO BE 18" FROM PROPERTY LINE AND NOT IN DRIVEWAY APPROACH.
 8. METER BOXES IN CURBS MUST BE 18" FROM SIDEWALK AND THOSE SUBJECT TO INCIDENTAL AUTO TRAFFIC MUST HAVE METAL LIDS AND BE 16MPG RATED.

STANDARD 1' WATER SERVICE

DATE	2010
DRAWING NO.	WL-402
FILE NO.	

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

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

BACKFLOW PREVENTION DEVICES

DATE	2010
DRAWING NO.	WL-414C
FILE NO.	

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- NOTE:
1. HYDRANT TO BE MUELLER CENTURION MDL A-423 ONLY WITH 1 1/2" OPER. NUTS OR CLOW MEDALLION F-2545.
 2. HYDRANT COLOR TO BE MILLER EQUIP. ENAMEL C E 40 (SAFETY YELLOW).
 3. JOINTS TO BE RESTRAINED BY 3/4" DIA. GALVANIZED STEEL RODS AND THRUST BLOCKS OR MEGALUGS AND THRUST BLOCKS.
 4. ALL FITTINGS IN CONTACT WITH CONCRETE SHALL BE WRAPPED IN PLASTIC. HYDRANT DRAIN HOLES TO REMAIN OPEN TO DRAIN ROCK AND OPERATIONAL.
 5. MIN. 4 CFT OF 1 1/2" - 3/4" CLEAN DRAIN ROCK SHALL BE PLACED AROUND SHOE UP TO A MIN. OF 6" ABOVE DRAIN OUTLETS.
 6. WHERE PLANTER STRIP EXISTS, HYDRANT SHALL BE PLACED SO THE FRONT PORT IS A MINIMUM OF 24" BEHIND THE FACE OF THE CURB.
 7. WHERE INTEGRAL S/W & CURB EXISTS, HYDRANT SHALL BE PLACED AT BACK OF THE SIDEWALK, OR AS DIRECTED BY ENGINEER.
 8. BURY OF HYDRANT SHALL BE MEASURED FROM FINISHED GRADE TO BOTTOM OF CONNECTING PIPE.
 9. THRUST BLOCK AT FIRE HYDRANT TEE SHALL BE EQUIVALENT TO TEE PIPE SIZING (SEE WL-406).
 10. HYDRANT VALVE SHALL BE MUELLER RESILIENT WEDGE GATE VALVE #A-2350-16 ONLY.
 11. NO EXTENSIONS ALLOWED.
 12. HYDRANT SHALL HAVE A 6" x 5" x 4" THICK CONCRETE APRON. THERE SHALL BE 2" OF CLEARANCE BETWEEN THE TOP OF THE APRON AND THE BOTTOM OF THE FLANGED BOLT PATTERN OF THE HYDRANT.
 13. CONCRETE SHALL BE COMMERCIAL MIXED WITH A BREAKING STRENGTH OF NOT LESS THAN 3000 PSL.

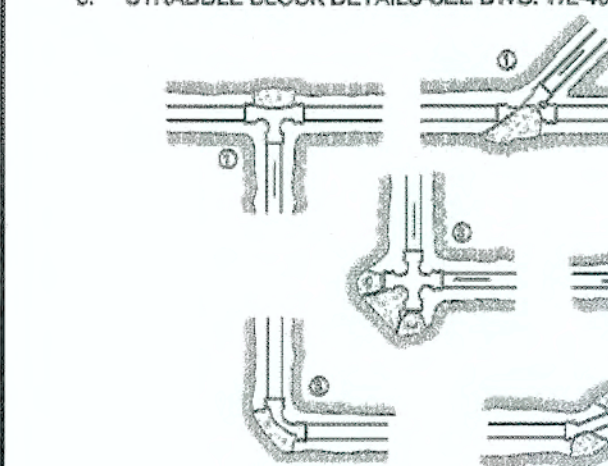
STANDARD FIRE HYDRANT ASSEMBLY

DATE	2010
DRAWING NO.	WL-401
FILE NO.	

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

FITTING SIZE (Inches)	TEE, WYE & HYDRANTS	STRADDLE BLOCK	60° BEND PLUGGED CROSS	45° BEND	22 1/2° BEND	11 1/4° BEND
2	*	*	*	*	*	*
4	1.7	2.1	2.4	1.3	*	*
6	3.7	4.9	5.3	2.9	1.5	*
8	6.7	8.7	9.3	5.1	2.7	1.3
10	10.5	13.5	14.8	8	4.1	2
12	15.1	19.8	21.8	11.8	5.9	2.9
14	20.5	26.8	29.5	16.4	8.2	3.2
16	25.9	34.4	37.9	21.6	10.8	4.7
18	33.9	44	47.9	28.6	13.8	6.7
LARGER	*	*	*	*	*	*

1. ALL VALUES ARE BASED ON THE FOLLOWING ASSUMPTIONS: AVG. PRESSURE = 100 PSI X 2 (safety factor); 1600 PSF SOIL BEARING CAPACITY; NORMAL DISTRIBUTION DESIGN VELOCITY NOT TO EXCEED 6 F/S.
2. ALL FITTINGS SHALL BE WRAPPED IN 8 MM PLASTIC PRIOR TO PLACEMENT OF CONCRETE.
3. BEARING SURFACE OF THRUST BLOCKING SHALL BE AGAINST UNDISTURBED SOIL.
4. ALL CONCRETE MIX SHALL HAVE A MIN. 28 DAY STRENGTH OF 3000 PSI.
5. ALL PIPE ZONES SHALL BE GRAVEL FILLED AND COMPACTED.
6. THRUST BLOCKS FOR PLUGGED CROSS AND PLUGGED TEE SHALL HAVE #4 REBAR LIFTING LOOPS INSTALLED AS SHOWN.
7. VERTICAL THRUST DETAILS-SEE DWG. WL-407.
8. STRADDLE BLOCK DETAILS-SEE DWG. WL-408.

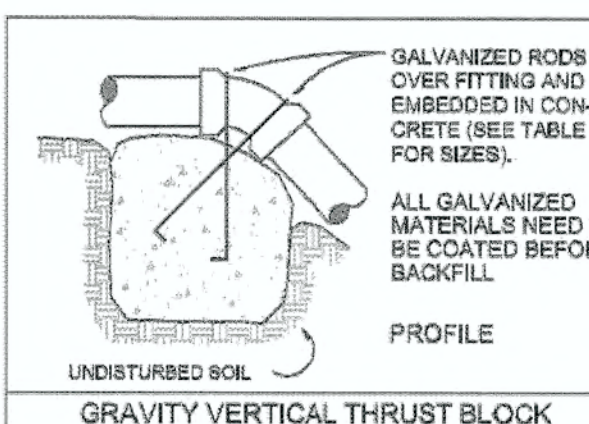


HORIZONTAL THRUST BLOCKING

DATE	2010
DRAWING NO.	WL-406
FILE NO.	

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

- NOTE:
1. GRAVITY VERTICAL THRUST BLOCKS SHALL BE DESIGNED BY THE ENGINEER.
 2. KEEP CONCRETE CLEAR OF JOINT AND JOINT ACCESSORIES. FITTINGS SHALL BE WRAPPED IN 8MM PLASTIC PRIOR TO PLACEMENT OF CONCRETE.
 3. CONCRETE THRUST BLOCKING SHALL BE POURED AGAINST UNDISTURBED EARTH.
 4. CONCRETE MIX SHALL HAVE A MIN. 28 DAY STRENGTH OF 3000 P.S.I.
 5. THRUST BLOCK VOLUMES FOR VERTICAL BENDS HAVING UPWARD RESULTANT THRUSTS SHALL BE BASED ON TEST PRESSURE OF 180 PSI AND THE WEIGHT OF CONCRETE = 4050 LBS./CU.YD.
 6. VERTICAL BENDS THAT REQUIRE A THRUST BLOCK VOLUME EXCEEDING 5 CUBIC YARDS REQUIRE SPECIAL BLOCKING DETAILS. SEE PLANS FOR VOLUMES SHOWN INSIDE HEAVY LINE IN TABLE BELOW.
 7. PAYMENT SHALL BE THE SAME AS FOR HORIZONTAL THRUST BLOCKS.
 8. ALL REBAR SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM-123 (MIN. 3.4 MIL). REBAR SHALL BE BENT BEFORE GALVANIZATION, AND LAST 4" OF BAR SHALL BE BENT 90 DEGREES WITH A 1/2" RADIUS BEND. REBAR SHALL BE TIGHTLY FIT TO RESTRAINED FITTING.
 9. FOR HORIZONTAL THRUST BLOCK DETAILS SEE DWG NO. WL-406.



FITTING SIZE	VOLUME OF THRUST BLOCK IN CUBIC YARDS (VERTICAL BENDS)		
	BEND ANGLE	ROD SIZE	EMBEDMENT
12" AND LESS	#8	30"	
14" - 16"	#8	36"	

VERTICAL THRUST BLOCKING

DATE	2010
DRAWING NO.	WL-407
FILE NO.	

APPROVED FOR CONSTRUCTION BY CITY OF WEST LINN
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 DATE: 6/11/14 BY: *[Signature]*

PERMIT 06/10/14

REVISION SUMMARY

WEATHERHILL SUBDIVISION WEST LINN, OR LF 7, LLC

WATER CONSTRUCTION DETAILS

J.T. SMITH companies

REGISTERED PROFESSIONAL ENGINEER 12282PE

OREGON NOV. 12, 2005

JOHN D. HOWARTH

EXPIRES: 06/30/15

Digital Signature 06/10/2014

3J CONSULTING, INC

CIVIL ENGINEERING WATER RESOURCES LAND USE PLANNING

5075 SW GREFFITH DRIVE, SUITE 450, BEAVERTON, OR 97005

PHONE & FAX: (503) 946-9866

3J JOB ID # 13118

LAND USE # 13UB-13-04

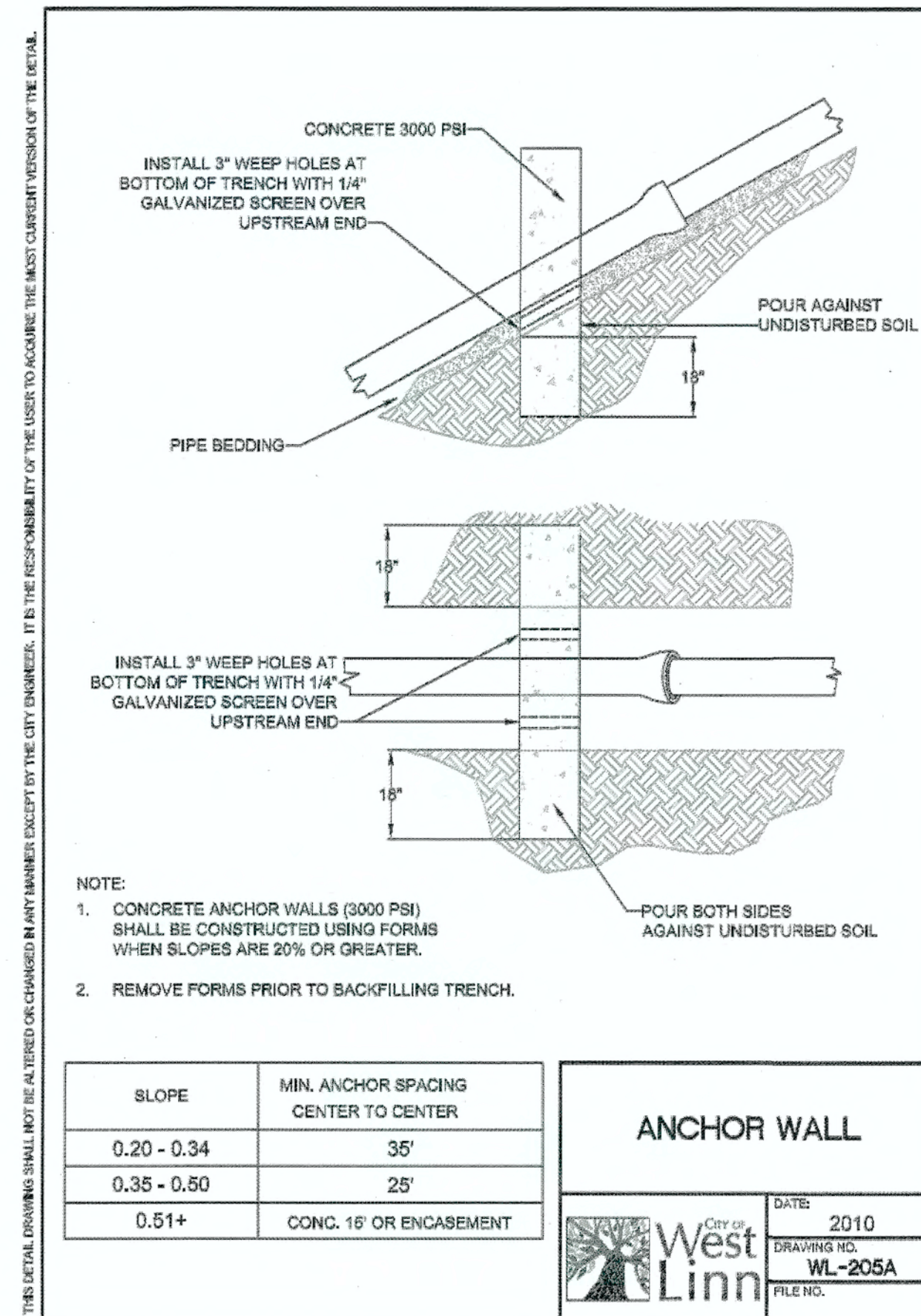
TAX LOT #S 251E35S 200, 301, 402

DESIGNED BY JCLF

CHECKED BY JDH

SHEET TITLE WATER DETAILS

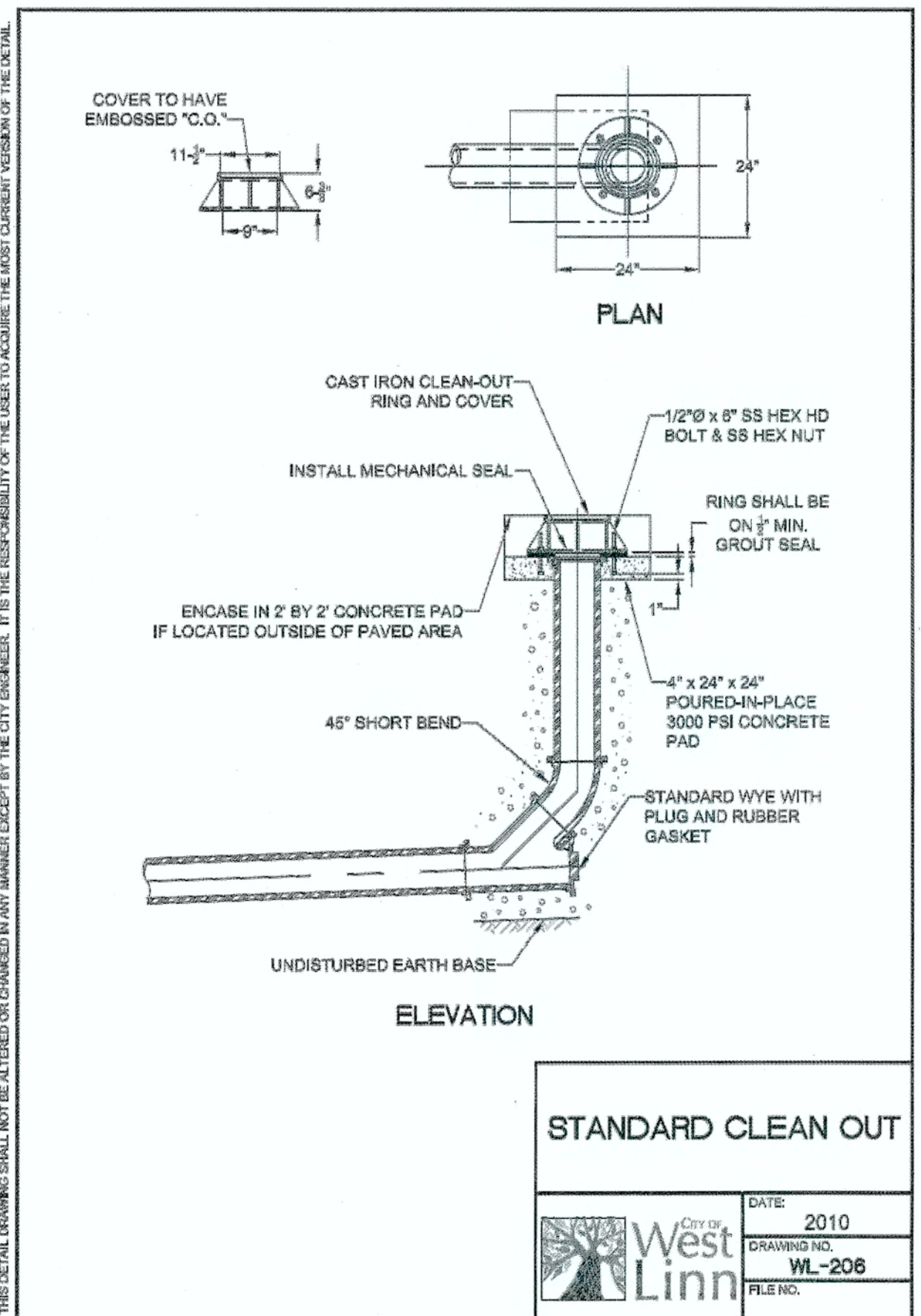
SHEET NUMBER C410



SLOPE	MIN. ANCHOR SPACING CENTER TO CENTER
0.20 - 0.34	35'
0.35 - 0.50	25'
0.51+	CONC. 16' OR ENCASEMENT

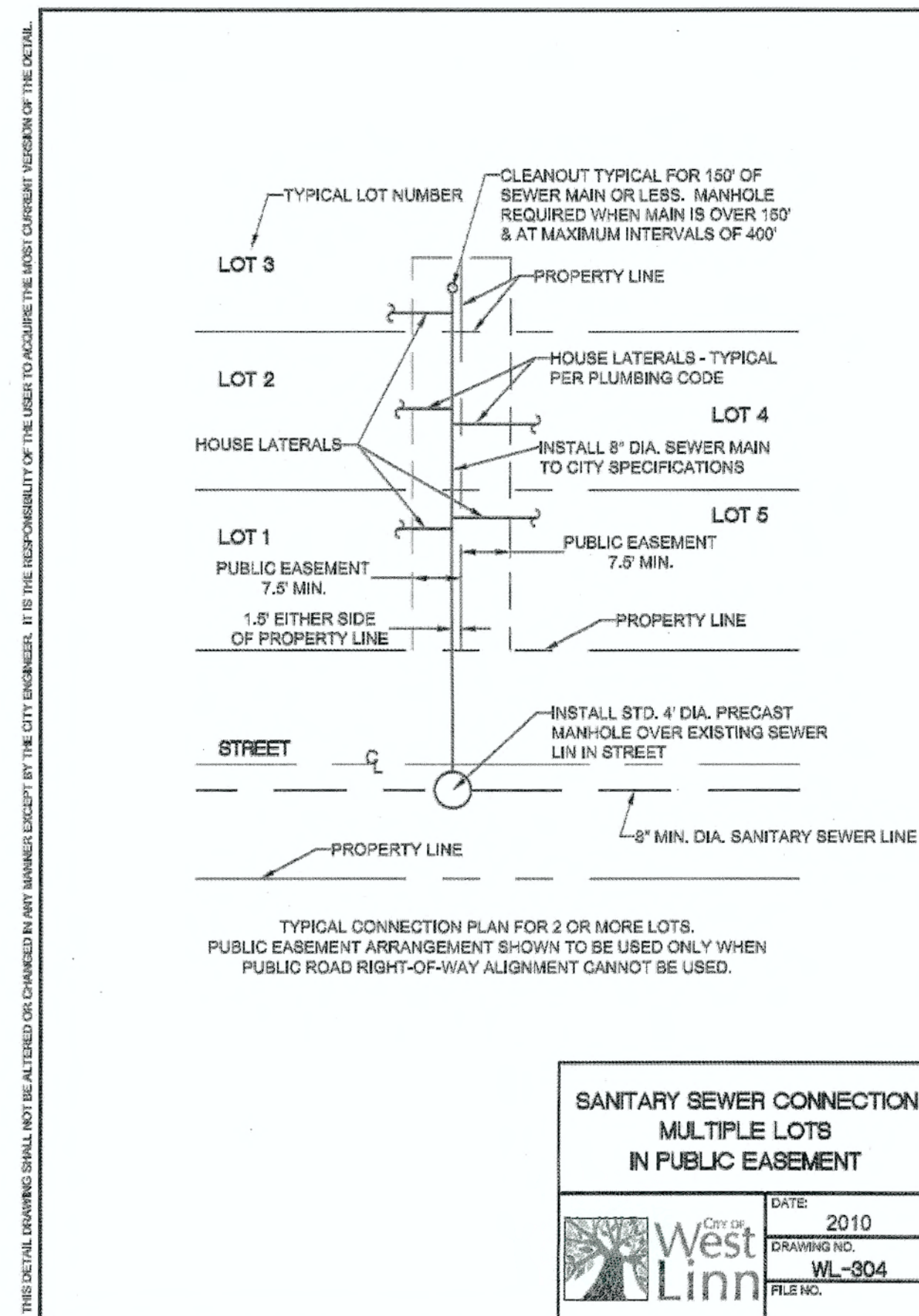
ANCHOR WALL

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



STANDARD CLEAN OUT

DATE: 2010
DRAWING NO: WL-206
FILE NO.



**SANITARY SEWER CONNECTION
MULTIPLE LOTS
IN PUBLIC EASEMENT**

DATE: 2010
DRAWING NO: WL-304
FILE NO.

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

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APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
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DATE: 06/10/14 BY: *John D. Howorth*

PERMIT	06/10/14
REVISION SUMMARY	BY DATE
A	

SANITARY CONSTRUCTION DETAILS
WEATHERHILL
SUBDIVISION
WEST LINN, OR
LF 7, LLC



Digital Signature
06/10/2014

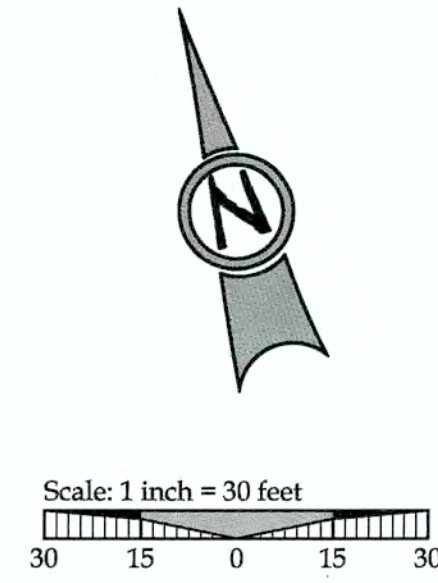
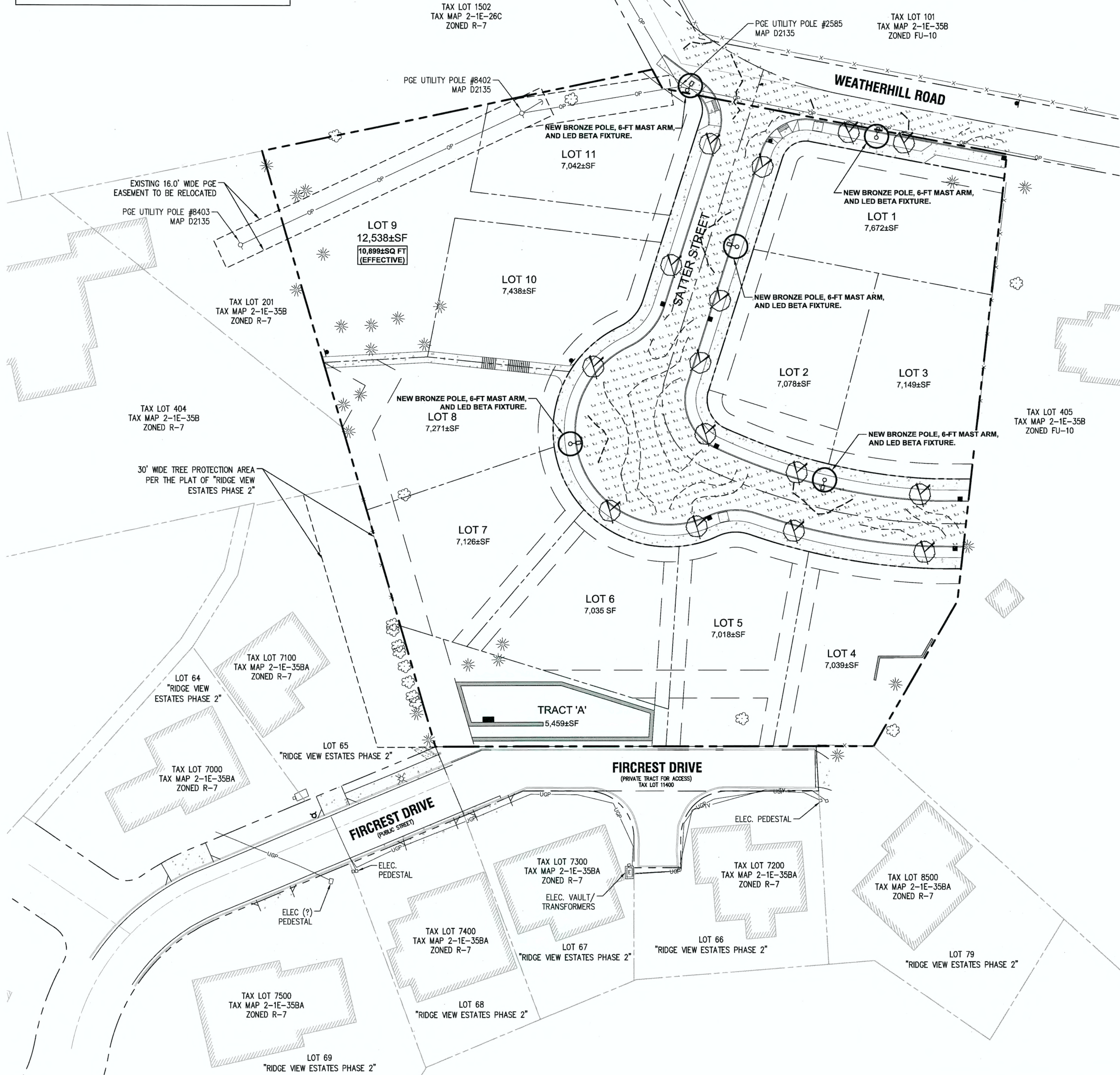
3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-5885

3J JOB ID # | 13118
LAND USE # | SUB-13-04
TAX LOT #S | 281E358 200, 301, 402
DESIGNED BY | CLF
CHECKED BY | JDH

SHEET TITLE
SANITARY DETAILS
SHEET NUMBER

C411

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



LEGEND

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

ROADWAY SURFACE LIGHTING STATISTICS

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

PERMIT REVISION SUMMARY
DATE: 06/10/14
BY: [Signature]

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

J.T. SMITH
companies

REGISTERED PROFESSIONAL ENGINEER
2282PE
OREGON
NOV 12, 2002
JOHN D. HOWARTH
EXPIRES: 08/30/15
Digital Signature
06/10/2014

3J CONSULTING, INC

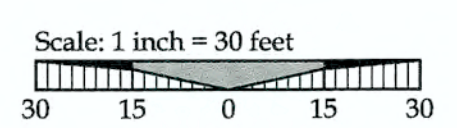
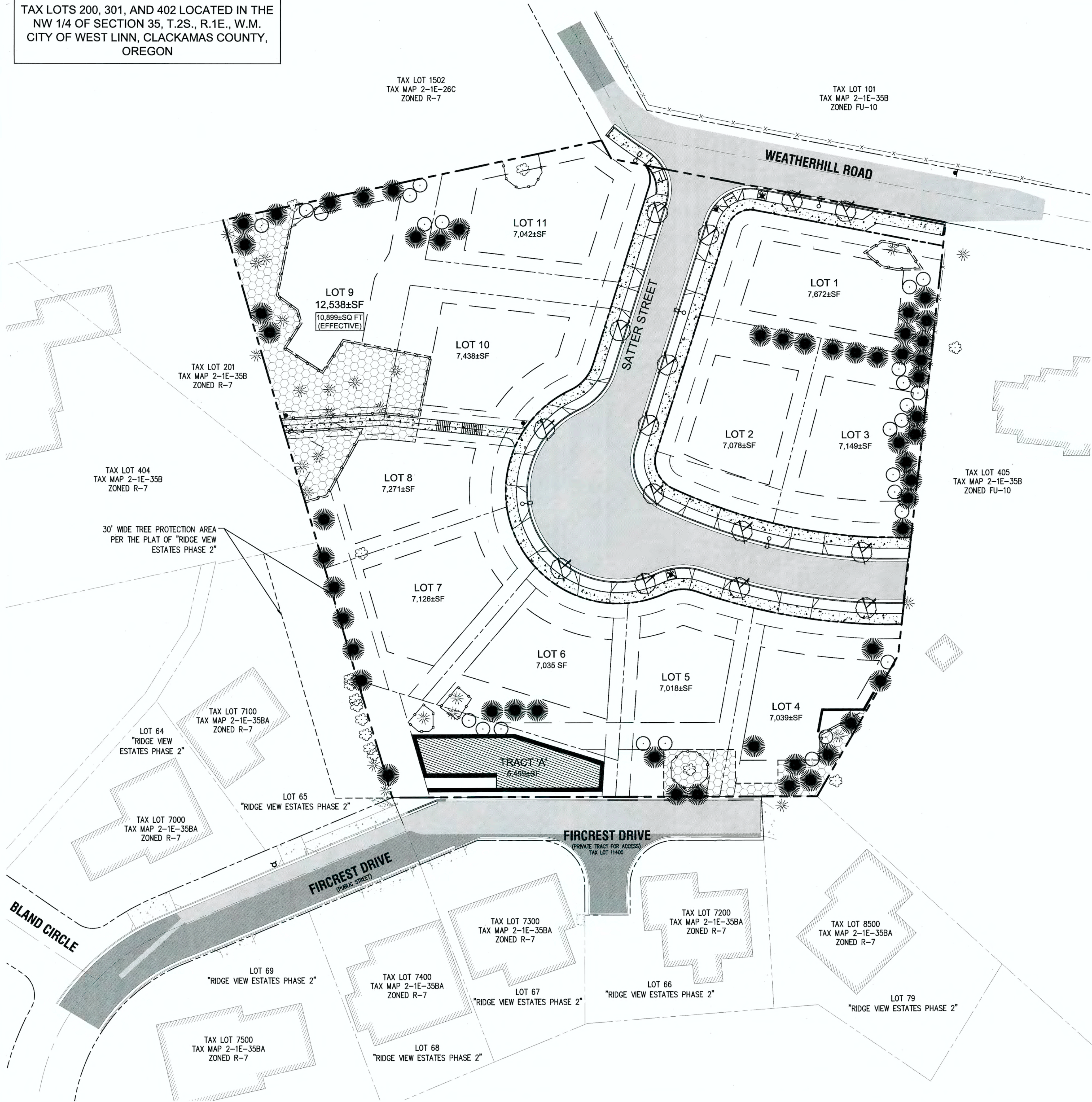
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
8075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9385

APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
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DATE: 6/11/14 BY: [Signature]



3J JOB ID # | 13118
LAND USE # | SUB-13-04
TAX LOT #S | 281E35B 200, 301, 402
DESIGNED BY | CLF
CHECKED BY | JDH
SHEET TITLE
LIGHTING PLAN
SHEET NUMBER
C500

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



LEGEND

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

PLANT MATERIALS SCHEDULE

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

TOTAL PROPOSED TREE COUNT: 85
TOTAL MITIGATION REQUIREMENT: 170" (CALIPER MEASUREMENT)

GENERAL LANDSCAPING NOTES

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

POND PLANTING SPECIFICATIONS

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

APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
This approval is only for general conformance with the design concept and general compliance with applicable codes and requirements and shall not be construed as relieving the Design Engineer of full responsibility for accuracy and completeness of the drawings. This plan review approval does not prevent the City from requiring further code corrections in the field.
DATE: 06/10/14 BY: *[Signature]*

PERMIT
REVISION SUMMARY
DATE
06/10/14

MITIGATION PLANTING PLAN
WEATHERHILL
SUBDIVISION
WEST LINN, OR
LF 7, LLC

J.T. SMITH
companies



Digital Signature
06/10/2014

3J CONSULTING, INC.
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9385

3J JOB ID # | 13118
LAND USE # | SUB-13-04
TAX LOT #S | 281E35B 200, 301, 402
DESIGNED BY | CLF
CHECKED BY | JDH

SHEET TITLE
MITIGATION PLAN
SHEET NUMBER

L100