LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING RIGHT OF WAY
- EXISTING PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- TREE PROTECTION FENCING
- PROPOSED PERVIOUS PAVING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED STORM WATER PLANTER
- PROPOSED STORM DRAIN CONVEYANCE LINE
- PROPOSED SANITARY SEWER MAIN
- PROPOSED WATER MAIN
- PROPOSED WATER MAIN TAP LOCATION
- PROPOSED WATER MAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN INLET STRUCTURE
- PROPOSED WATER PRESSURE RELIEF VALVE

GENERAL SITE NOTES

1. WATER QUALITY TREATMENT AND STORM WATER QUANTITY ATTENUATION FOR FUTURE HOMES TO BE HANDLED INDIVIDUALLY ON A PER LOT BASIS.
2. ALL OVERHEAD UTILITIES TO BE ROUTED UNDERGROUND ALONG PROJECT FRONTAGE

CONSTRUCTION KEY NOTES

(1) INSTALL 235SF FLOW THROUGH WATER QUALITY PLANTER AT LOCATION SHOWN. SEE C310 FOR PLANTER CONSTRUCTION DETAILS. SEE C311 FOR PLANTING REQUIREMENTS.

(2) CONNECT TO EXISTING STORM DRAIN MANHOLE AT LOCATION SHOWN. SEE CONNECTION DATA THIS SHEET

(3) EXTEND 6" SINGLE STORM DRAIN SERVICE. SEE LATERAL TABLE THIS SHEET

(4) INSTALL SHALLOW MANHOLE PER STD. DWG. WL-208 ON C311

(1) EXTEND 4" SINGLE SANITARY SEWER SERVICE. SEE LATERAL TABLE THIS SHEET

(2) CONNECT TO EXISTING SANITARY SEWER CLEANOUT AT LOCATION SHOWN. SEE CONNECTION DATA THIS SHEET. ⚠1

(3) INSTALL STANDARD MANHOLE PER STD. DWG. WL-209 ON C311

(4) INSTALL STANDARD CLEANOUT PER STD. DWG. WL-206 ON C313

◇1 CONTRACTOR TO POTHOLE AND VERIFY CONDITION OF EXISTING 10" WATER MAIN. AFTER TESTING AND APPROVAL, CONTRACTOR TO HOT TAP EXISTING 10" WATER MAIN W/THRUST BLOCKING, 8" X 6" TAPPING SLEEVE & 6" TAPPING VALVE. EXTEND 6" DI WATER LINE AS SHOWN

◇2 EXTEND 57.5LF OF 6" CLASS 52 DUCTILE IRON WATER MAIN AS SHOWN. RESTRAIN ALL JOINTS.

◇3 INSTALL PERMANENT 6" BLOW-OFF ASSEMBLY AT LOCATION SHOWN INCLUDING MECHANICAL RESTRAINT PER STD. DWG. WL-404B

◇4 TAP AND EXTEND (5ea.) 1" WATER SERVICE TO WATER METER BANK SHOWN. ENCASE WATER METER BANK IN CONCRETE PAD. INTEGRATE WITH ADJACENT SIDEWALK AS NEEDED.

◇5 EXTEND WATER SERVICE AS SHOWN

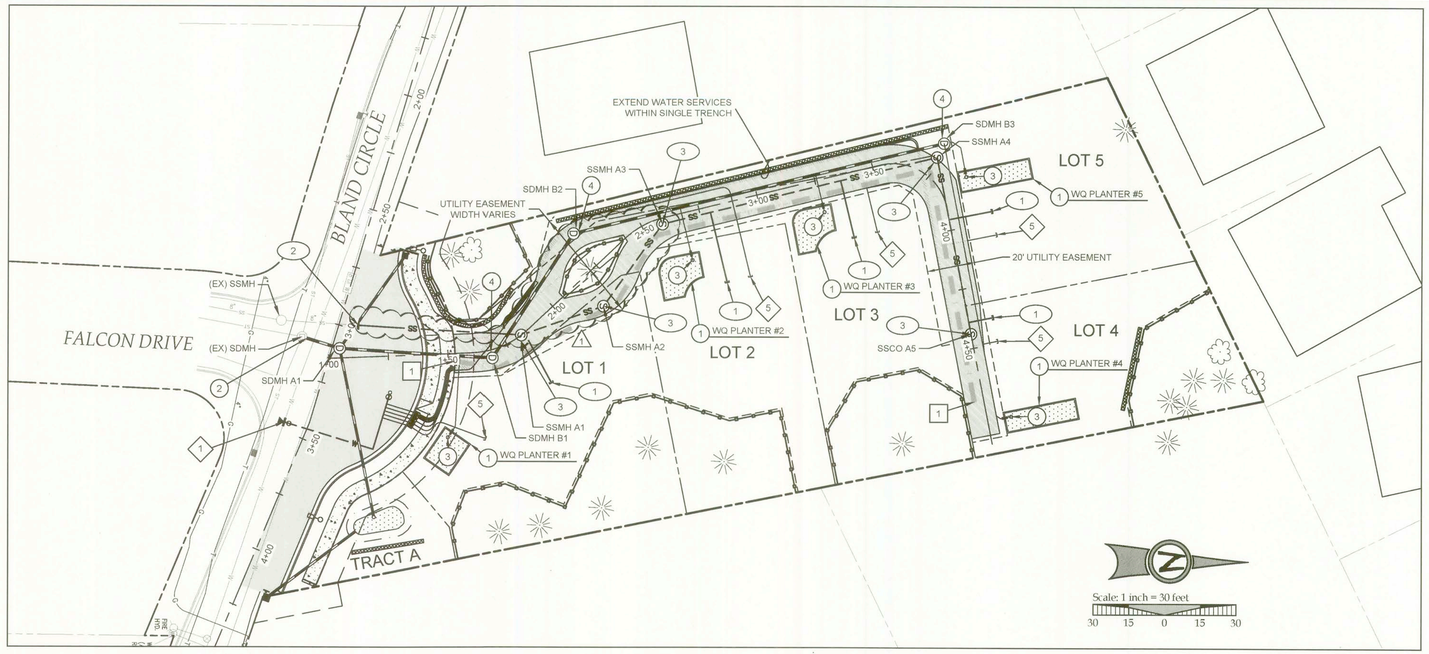
[1] EXTEND PRIVATE UTILITIES WITHIN JOINT TRENCH ALIGNMENT SHOWN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER TO OBTAIN DESIGN INFORMATION.

STORM LATERAL TABLE

STORM LATERAL	LATERAL SIZE	LENGTH	INVERT AT MAIN	INVERT AT END	DEPTH AT END	MAIN LINE STATION
LOT 1 STORM	6"	34.9 lf	499.56	502.00	3FT	STA: 1+55.0, CL FALCON DRIVE
LOT 2 STORM	6"	22.5 lf	505.77	508.75	3FT	STA: 2+67.6, CL FALCON DRIVE
LOT 3 STORM	6"	16.2 lf	507.52	510.00	3FT	STA: 3+25.9, CL FALCON DRIVE
LOT 4 STORM	6"	122.3 lf	509.44	520.00	3FT	STA: 3+72.6, CL FALCON DRIVE
LOT 5 STORM	6"	20.3 lf	509.44	512.00	3FT	STA: 3+72.6, CL FALCON DRIVE

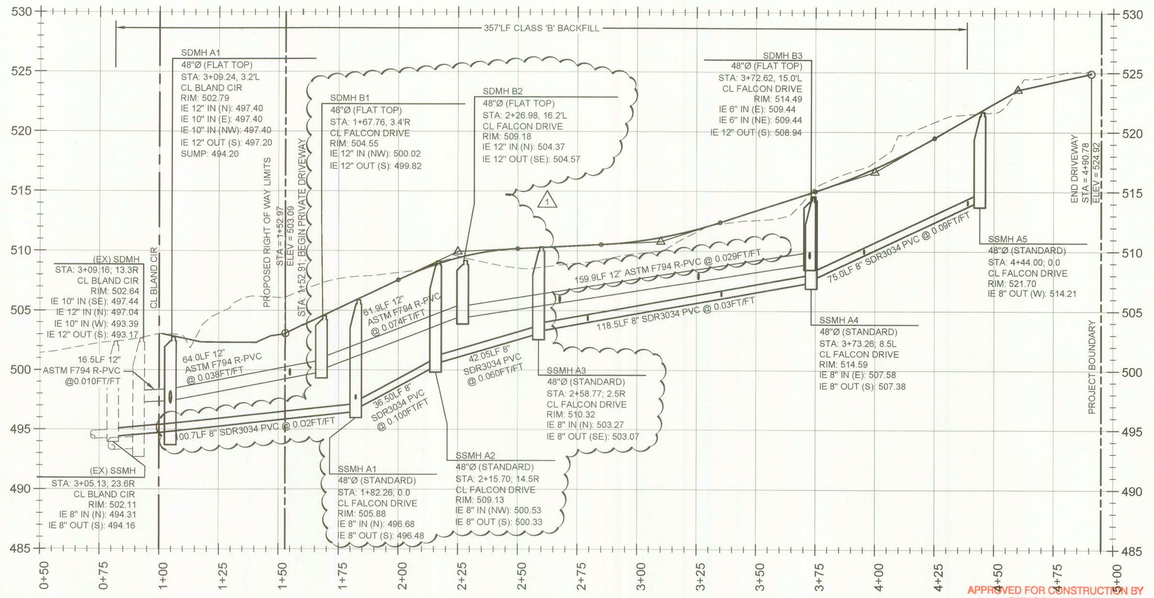
SANITARY LATERAL TABLE

SANITARY LATERAL	LATERAL SIZE	LENGTH	INVERT AT MAIN	INVERT AT END	DEPTH AT END	MAIN LINE STATION
LOT 1 SANITARY	4"	20.1 lf	498.26	501.00	5FT	STA: 1+83.2, CL FALCON DRIVE
LOT 2 SANITARY	4"	30.0 lf	504.29	508.00	5FT	STA: 2+79.4, CL FALCON DRIVE
LOT 3 SANITARY	4"	24.5 lf	506.16	509.50	5FT	STA: 3+35.6, CL FALCON DRIVE
LOT 4 SANITARY	4"	10.5 lf	513.91	519.25	4FT	STA: 4+39.0, CL FALCON DRIVE
LOT 5 SANITARY	4"	18.5 lf	510.08	513.00	5FT	STA: 3+95.5, CL FALCON DRIVE



FALCON PLACE DRIVEWAY - PLAN VIEW

1" = 30'HORIZ



FALCON PLACE DRIVEWAY, PUBLIC SS & PUBLIC STORM PROFILE

1" = 30'HORIZ; 1" = 6'VERT

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: 08/15/13 BY: KMH CBL

6/7/2013

	BY	DATE
PERMIT SET		
1 REVISION SUMMARY	JTE	8.12.13
1 CONSTRUCTION MODIFICATION		

FALCON DRIVE UTILITY PLAN & PROFILE

FALCON PLACE SUBDIVISION

OLH 14, LLC
WEST LINN, OR

REGISTERED PROFESSIONAL ENGINEER
58093PE
OREGON
JULY 15, 2005
BRIAN K. FEENEY
8/15/13
EXPIRES: 12-31-13

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10445 SW CANYON ROAD SUITE 24E BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	12093
LAND USE #	SUB-12-01
TAX LOT #	21E35B 502
DESIGNED BY	JTE
CHECKED BY	BKF

SHEET TITLE
FALCON DRIVE

SHEET NUMBER
C302