

PUBLIC IMPROVEMENT PLANS

FOR

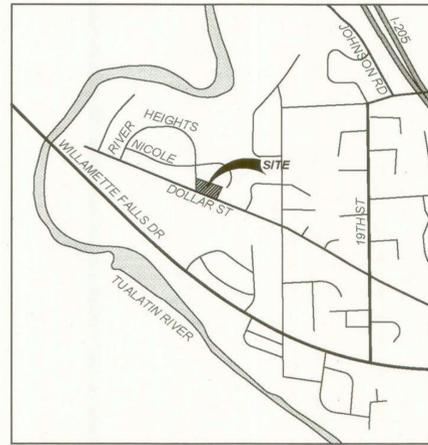
DOLLAR STREET & RIVERHEIGHTS CIRCLE

PREPARED FOR
J.T. SMITH COMPANIES

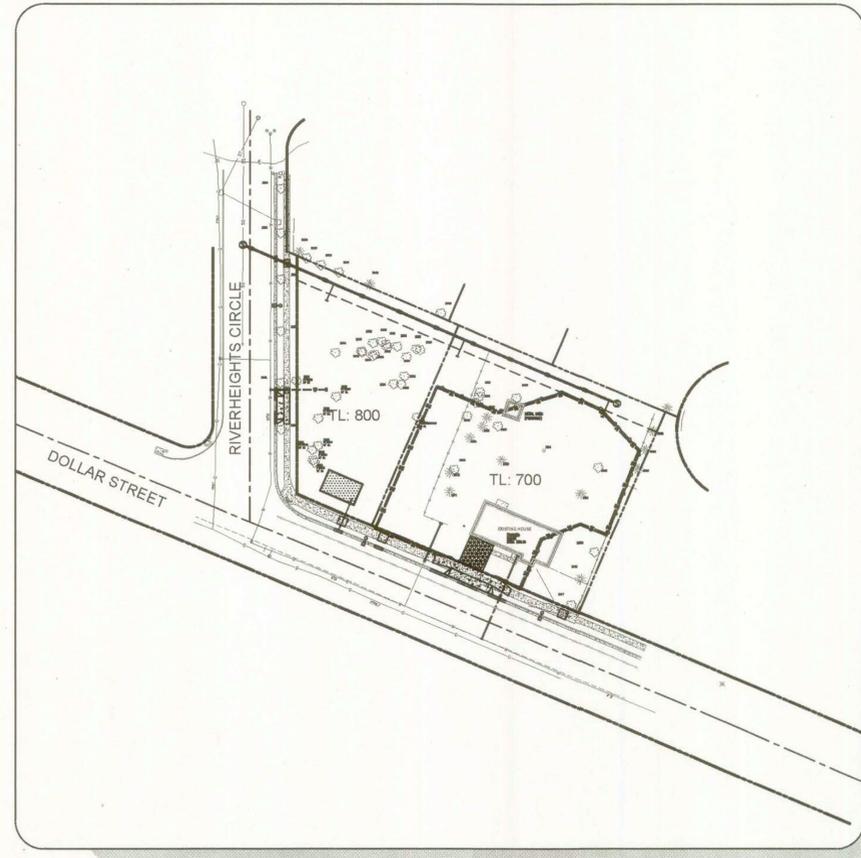
This Plan has been Reviewed & Complies w/

By: <u>D.W.</u>	Date: <u>6-19-13</u>
Planning: <u>TS</u>	<u>6-14-13</u>
Engineering: <u>KSL</u>	<u>06/14/13</u>
Parks: <u>MP</u>	<u>6-19-13</u>

PUBLIC IMPROVEMENTS 6/3/13
BY DATE
REVISION SUMMARY



SITE VICINITY MAP
N.T.S.



SITE MAP
Scale: 1 inch = 60 feet

PROJECT TEAM

OWNER | APPLICANT

JT SMITH COMPANIES
JOHN WYLAND
5285 MEADOWS ROAD, SUITE #171
LAKE OSWEGO, OR 97035

CIVIL ENGINEER

3J CONSULTING, INC
10445 SW CANYON ROAD, SUITE 245
BEAVERTON, OR 97005
CONTACT: BRIAN FEENEY, PE
PHONE: 503-946-9385
EMAIL: brian.feeneey@3j-consulting.com

PLANNING

3J CONSULTING, INC
10445 SW CANYON ROAD, SUITE 245
BEAVERTON, OR 97005
CONTACT: ANDREW TULL
PHONE: 503-946-9385
EMAIL: andrew.tull@3j-consulting.com

LAND SURVEYING

COMPASS SURVEYING
4107 SE INTERNATIONAL WAY, SUITE 705
MILWAUKIE, OR 97222
CONTACT: DON DEVLAMINCK, PLS
PHONE: 503-653-9093

UTILITIES & SERVICES

WATER, STORM, SEWER

CITY OF WEST LINN
CONTACT: KHOI LE
PHONE: (503) 722-5517

POWER

PGE
CONTACT: MIKE HIEB
PHONE: (503) 570-4412

GAS

NORTHWEST NATURAL
CONTACT: LANCE CHEELEY
PHONE: (503) 220-2357

CABLE

COMCAST

FIRE

TUALATIN VALLEY FIRE & RESCUE

POLICE, SCHOOLS, ROADS, PARKS

CITY OF WEST LINN

SITE INFORMATION

SITE ADDRESS

960 DOLLAR STREET
WEST LINN, OR 97068

TAX LOT(S)

2S1E34DC 700 & 800

JURISDICTION

CITY OF WEST LINN

ZONING

R-10

FLOOD HAZARD

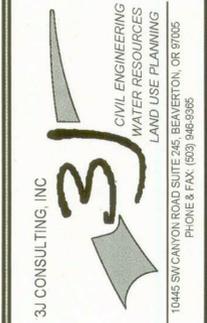
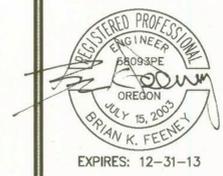
MAP NUMBER: 41005C0257D
ZONE X (UNSHADED)

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 future.
DATE: 6/14/13 BY: Khoi L

INDEX OF PLANS

- CS COVER SHEET
- C000 GENERAL NOTES
- C100 EXISTING CONDITIONS & DEMOLITION PLAN
- C110 EROSION & SEDIMENT CONTROL PLAN
- C210 DOLLAR STREET IMPROVEMENT PLAN
- C220 RIVERHEIGHTS CIRCLE IMPROVEMENT PLAN
- C221 SANITARY SEWER EXTENSION 'A'
- C320 LIGHTING ANALYSIS PLAN
- C410 CONSTRUCTION DETAILS
- C411 CONSTRUCTION DETAILS

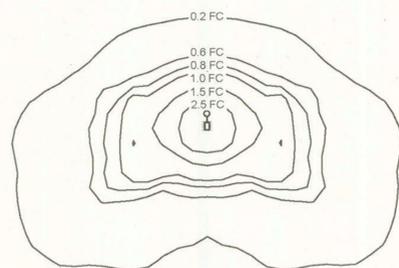
COVER SHEET
DOLLAR STREET & RIVERHEIGHTS CIRCLE
WEST LINN, OR
LFG, LLC



3J JOB ID # | 13110
LAND USE # |
TAX LOT # | 21E34DC 700 & 800
DESIGNED BY | JTE
CHECKED BY | BKF
SHEET TITLE
COVER SHEET
SHEET NUMBER
CS

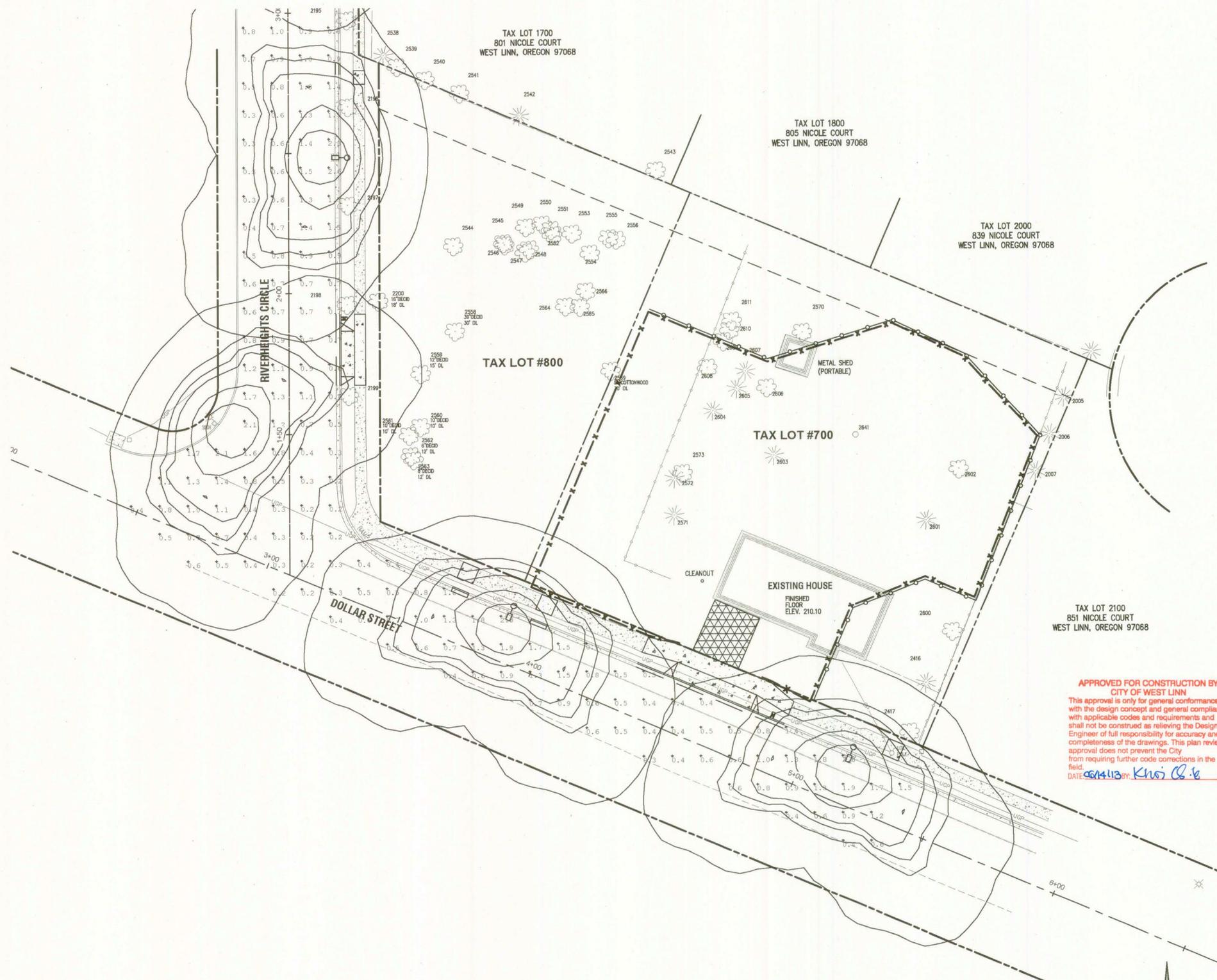
LEGEND

- SUBDIVISION BOUNDARY LINE
- - - EXISTING RIGHT OF WAY
- - - EXISTING PROPERTY LINE
- - - PROPOSED RIGHT OF WAY
- - - PROPOSED LOT LINE
- * 0.7 FC ILLUMINATION ANALYSIS POINT (FC)
- FC FOOT CANDLE UNIT



STREET LIGHTING STATISTICS

ROAD CLASSIFICATION	COLLECTOR (RES)
EXISTING LIGHT(S) INCLUDED	2ea
MAX. ILLUMINATION	2.8FC
MIN. ILLUMINATION	0.2FC
AVERAGE ILLUMINATION	0.9FC
UNIFORMITY (AVG/MIN)	4.3

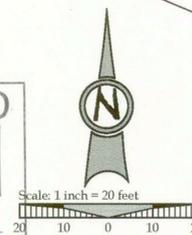


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 DATE: 6/14/13 BY: Khsj CB-6

RECEIVED

JUN - 7 2013

PLANNING & BUILDING
 CITY OF WEST LINN



PUBLIC IMPROVEMENTS 6/3/13

#	REVISION SUMMARY	BY	DATE

LIGHTING ANALYSIS PLAN
DOLLAR STREET & RIVERHEIGHTS CIRCLE
 WEST LINN, OR
 LFG, LLC

REGISTERED PROFESSIONAL ENGINEER
 0809346
 B. K. FEENEY
 OREGON
 JULY 15, 2003
 EXPIRES: 12-31-13

3J CONSULTING, INC
 CIVIL ENGINEERING
 WATER RESOURCES
 LAND USE PLANNING
 10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
 PHONE & FAX: (503) 946-9385

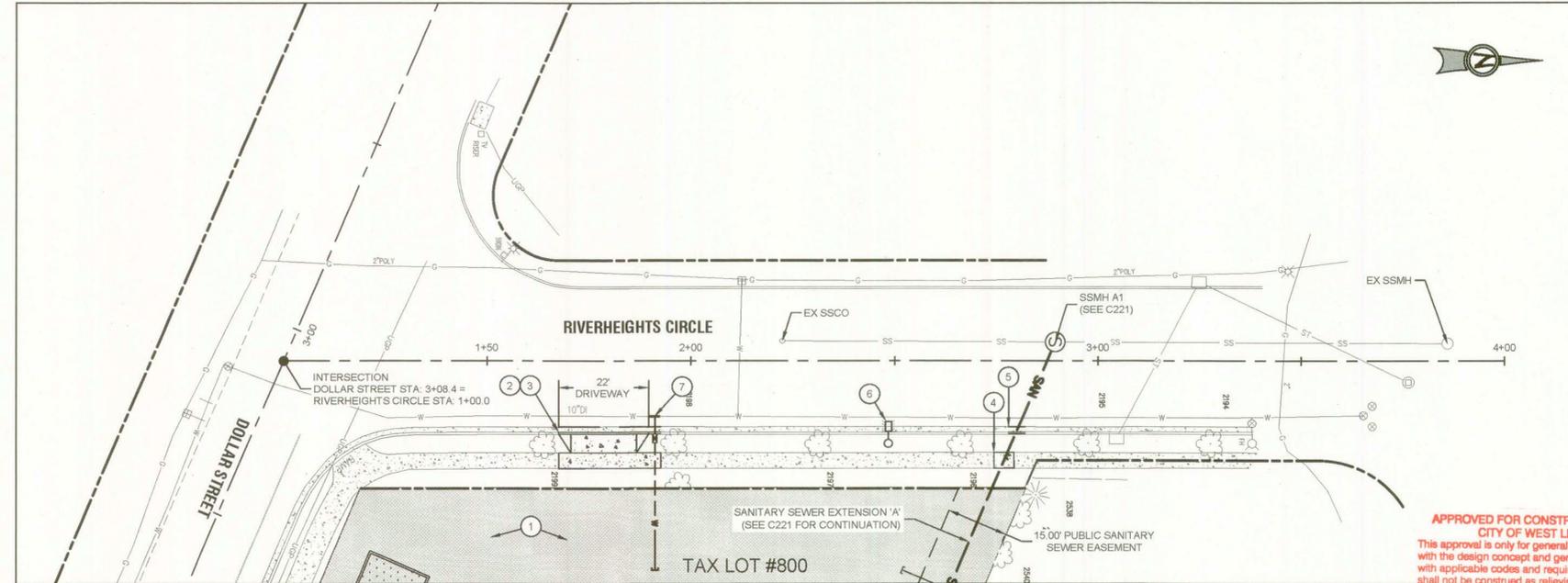
3J JOB ID #	13110
LAND USE #	
TAX LOT #	21E34DC 700 & 800
DESIGNED BY	JTE
CHECKED BY	BKF
SHEET TITLE	
LIGHTING PLAN	
SHEET NUMBER	
C320	

CONSTRUCTION KEY NOTES

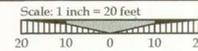
- 1 **ALL IMPROVEMENTS SHOWN WITHIN PRIVATE PROPERTY ARE PRESENTED FOR REFERENCE ONLY. WORK TO BE COMPLETED UNDER SEPARATE PERMIT**
- 2 STA:1+67.61 TO STA:1+92.61
CONSTRUCT STD. CURB AND GUTTER PER CITY STD. DWG. WL-501
CONSTRUCT SIDEWALK REPLACEMENT PER CITY STD. DWG. WL-508
- 3 STA:1+67.61 TO 1+89.61
CONSTRUCT RES. L. DRIVEWAY AWAY FROM CURB PER CITY STD. DWG. WL-503A
- 4 STA:2+74.35 TO STA:2+79.35
CONSTRUCT SIDEWALK REPLACEMENT PER CITY STD. DWG. WL-508
- 5 STA:2+78.00 TO STA:2+82.00
CONSTRUCT STD. CURB AND GUTTER PER CITY STD. DWG. WL-501
- 6 INSTALL NEW STREET LIGHT AT LOCATION SHOWN
- 7 PROVIDE NEW 1" RESIDENTIAL WATER SERVICE AND METER.

LEGEND

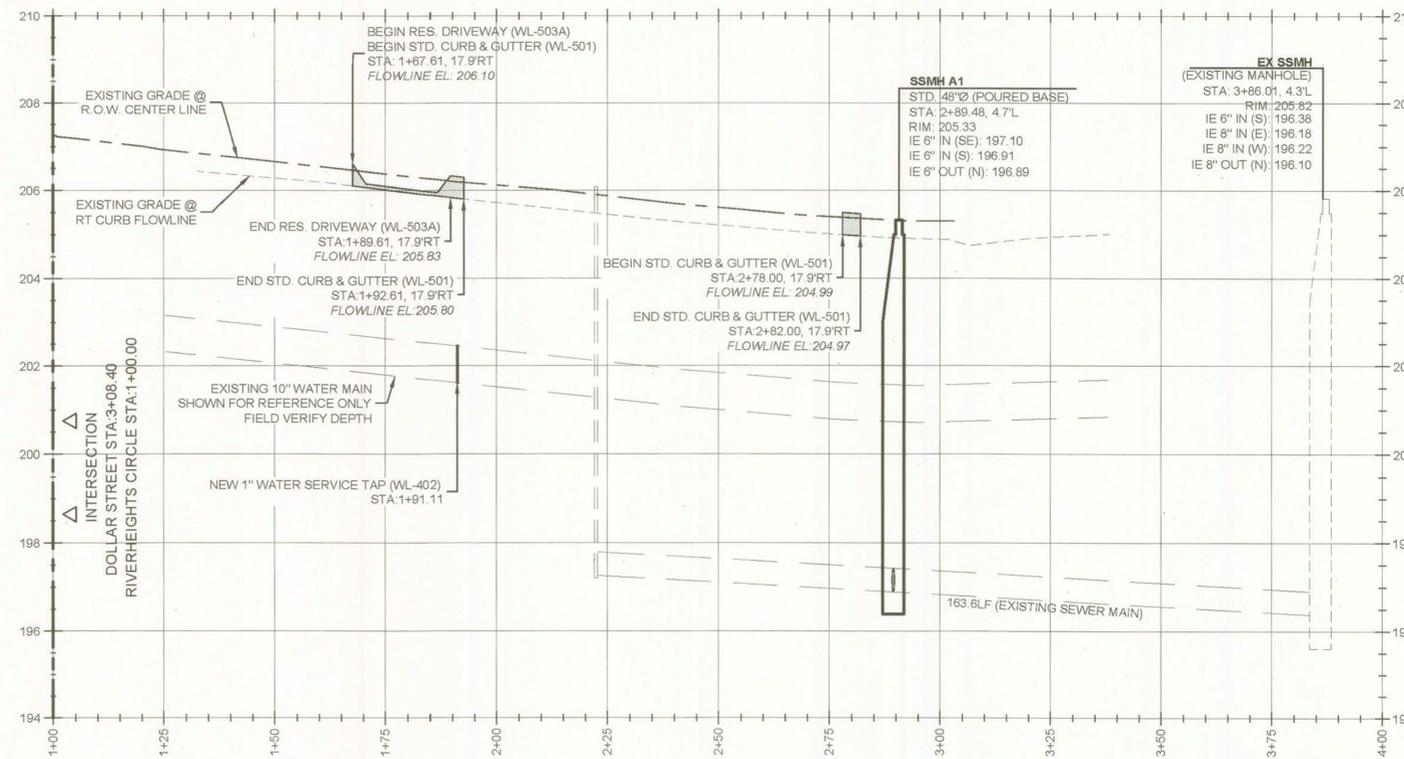
- - - - - RIGHT OF WAY LINE
- - - - - LOT BOUNDARY LINE
- - - - - WATER SERVICE LINE
- - - - - SANITARY SEWER MAIN
- - - - - STORM DRAIN LATERAL
- ⊙ - SANITARY SEWER MANHOLE
- ⊙ - WATER SERVICE METER
- ⊙ - STREET LIGHT (SHOEBOX)
- [Pattern] - PROPOSED CONCRETE PAVING



RIVERHEIGHTS CIRCLE PLAN



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 DATE: 6/14/13 BY: *[Signature]*



CL RIVERHEIGHTS CIRCLE PROFILE

(STA:1+00.00 - STA:4+00.00)

SCALE: 1" = 20 HORIZ, 1" = 4' VERT

RECEIVED
 JUN -7 2013
 PLANNING & BUILDING
 CITY OF WEST LINN
 INT. TIME

PUBLIC IMPROVEMENTS	6/3/13
REVISION SUMMARY	BY DATE

RIVERHEIGHTS CIRCLE IMPROVEMENTS
DOLLAR STREET & RIVERHEIGHTS CIRCLE
 WEST LINN, OR
 LFG, LLC

REGISTERED PROFESSIONAL ENGINEER
 BRIAN K. FEENEY
 OREGON
 JULY 15, 2003
 EXPIRES: 12-31-13

3J CONSULTING, INC.
 CIVIL ENGINEERING
 WATER RESOURCES
 LAND USE PLANNING
 10445 SW CANYON ROAD, SUITE 245, BEAVERTON, OR 97005
 PHONE & FAX: (503) 946-9385

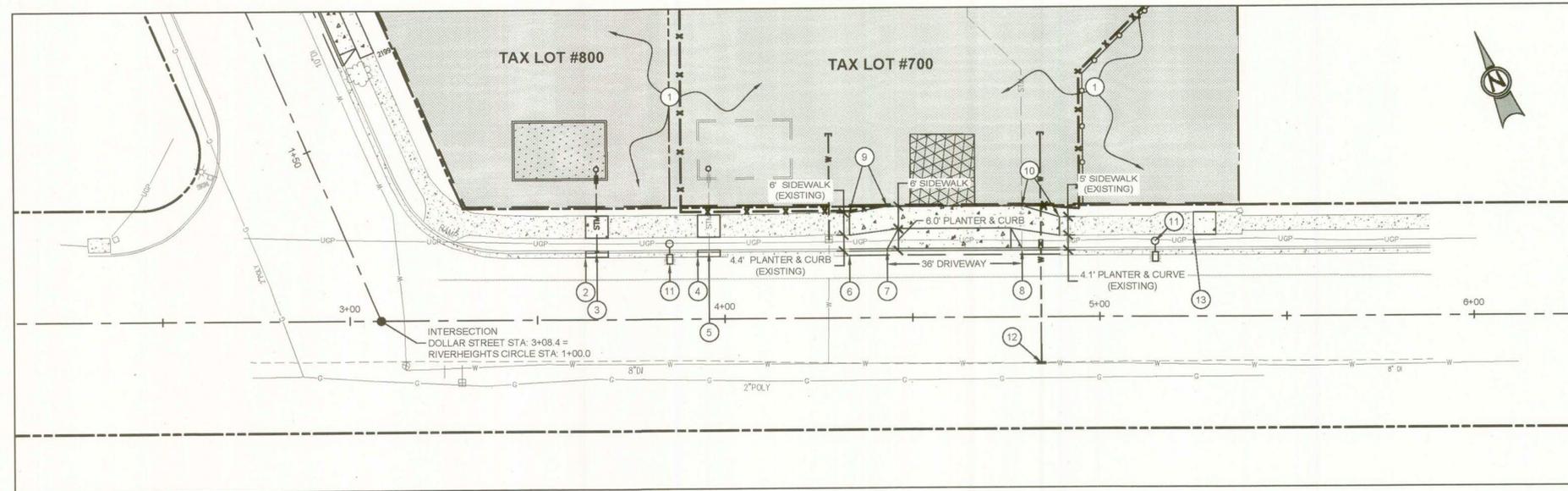
3J JOB ID # | 13110
 LAND USE # |
 TAX LOT # | 21E340C700 & 800
 DESIGNED BY | JTE
 CHECKED BY | BKF
 SHEET TITLE
RIVERHEIGHTS CIR
 SHEET NUMBER
C220

CONSTRUCTION KEY NOTES

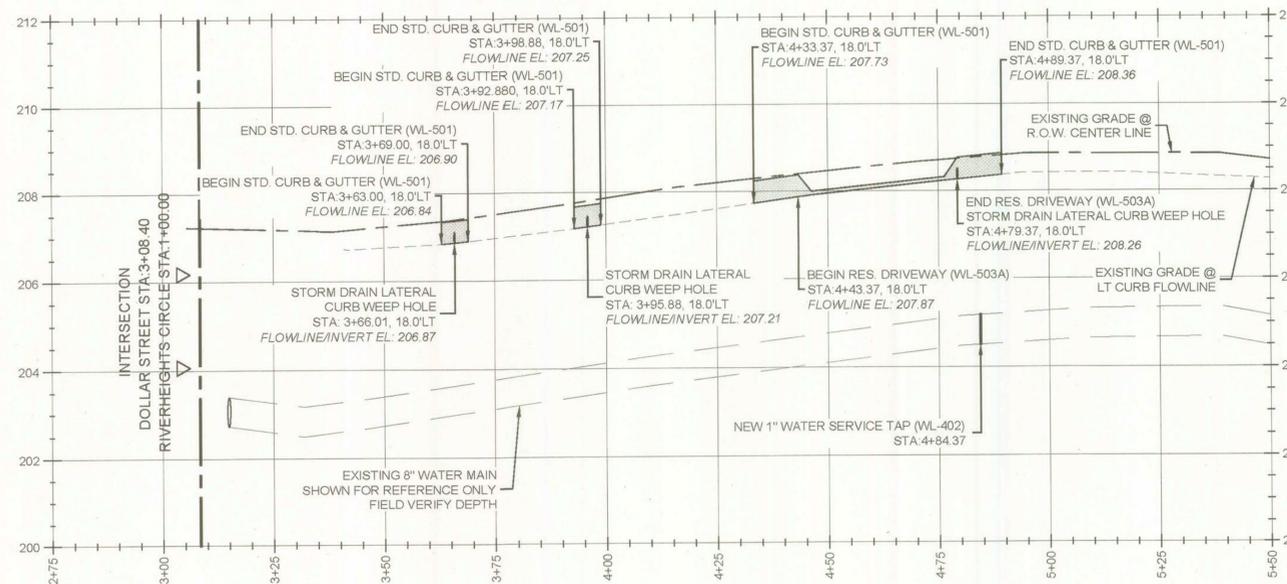
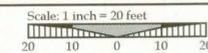
- 1 **ALL IMPROVEMENTS SHOWN WITHIN PRIVATE PROPERTY ARE PRESENTED FOR REFERENCE ONLY. WORK TO BE COMPLETED UNDER SEPARATE PERMIT**
- 2 STA 3+63.00 TO STA 3+69.00
CONSTRUCT STD. CURB AND GUTTER PER CITY STD. DWG. WL-501
CONSTRUCT SIDEWALK REPLACEMENT PER CITY STD. DWG. WL-508
- 3 STA 2+66
CONSTRUCT STORM DRAIN LATERAL WEEP HOLE THROUGH CURB. SEE INVERT ELEVATION THIS SHEET.
- 4 STA 3+92.88 TO STA 3+98.88
CONSTRUCT STD. CURB AND GUTTER PER CITY STD. DWG. WL-501
CONSTRUCT SIDEWALK REPLACEMENT PER CITY STD. DWG. WL-508
- 5 STA 3+95.88
CONSTRUCT STORM DRAIN LATERAL WEEP HOLE THROUGH CURB. SEE INVERT ELEVATION THIS SHEET.
- 6 STA 4+33.37 TO STA 4+43.37
CONSTRUCT STD. CURB AND GUTTER PER CITY STD. DWG. WL-501
CONSTRUCT SIDEWALK REPLACEMENT PER CITY STD. DWG. WL-508
- 7 STA 4+43.37 TO 4+79.37
CONSTRUCT RES. L. DRIVEWAY AWAY FROM CURB PER CITY STD. DWG. WL-503A
- 8 STA 4+79.37
CONSTRUCT STORM DRAIN LATERAL WEEP HOLE THROUGH CURB. SEE INVERT ELEVATION THIS SHEET.
- 9 STA 4+33.37 TO STA 4+43.37
TRANSITION SIDEWALK ALIGNMENT FROM EXISTING IMPROVEMENTS TO TYPICAL RIGHT OF WAY IMPROVEMENTS.
- 10 STA 4+79.37 TO STA 4+89.37
TRANSITION SIDEWALK ALIGNMENT FROM EXISTING IMPROVEMENTS TO CURRENT CITY STANDARD IMPROVEMENTS.
- 11 INSTALL NEW STREET LIGHT AT LOCATION SHOWN
- 12 PROVIDE NEW 1" RESIDENTIAL WATER SERVICE AND METER.
- 13 STA 5+25.24 TO STA 5+31.24
CONSTRUCT SIDEWALK REPLACEMENT PER CITY STD. DWG. WL-508

LEGEND

- - - - - RIGHT OF WAY LINE
- - - - - LOT BOUNDARY LINE
- - - - - WATER SERVICE LINE
- - - - - SANITARY SEWER MAIN
- - - - - STORM DRAIN LATERAL
- - - - - SANITARY SEWER MANHOLE
- ⊕ - - - - WATER SERVICE METER
- ⊙ - - - - STREET LIGHT (SHOEBOX)
- ▨ - - - - PROPOSED CONCRETE PAVING



DOLLAR STREET - PLAN

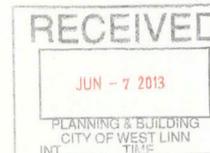


CL DOLLAR STREET PROFILE

(STA:2+75.00 - STA:5+50.00)

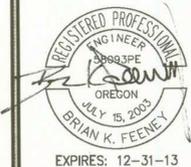
SCALE: 1" = 20' HORIZ, 1" = 2' VERT

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DATE: 6/13/13 BY: Khos Q. U.



PUBLIC IMPROVEMENTS	
#	REVISION SUMMARY

DOLLAR STREET IMPROVEMENT PLAN
DOLLAR STREET & RIVERHEIGHTS CIRCLE
WEST LINN, OR
LFG, LLC



3J CONSULTING, INC.
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
PHONE & FAX: (503) 948-3985

3J JOB ID #	13110
LAND USE #	
TAX LOT #	21E34DC 700 & 800
DESIGNED BY	JTE
CHECKED BY	BKF
SHEET TITLE DOLLAR STREET	
SHEET NUMBER C210	

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 FEBRUARY, 2013.

SPECIFIC WORK AREA DEMOLITION NOTES

- 1 SAWCUT SIDEWALK AT NEAREST SCORE JOINT OR PANEL, AT OR BEYOND LIMITS SHOWN. REMOVE CONCRETE WITHIN LIMITS AND DISPOSE OFF SITE.
- 2 SAWCUT AND REMOVE STREET PAVEMENT FOR UTILITY TRENCHING AND EXCAVATION, AS REQUIRED.
- 3 SAWCUT AND REMOVE EXISTING CURB AND GUTTER AS SHOWN. SAWCUT LIP OF GUTTER TO FULL DEPTH TO LIMIT DAMAGE TO ADJACENT STREET SURFACE DURING REMOVAL.
- 4 REMOVE POWER UTILITY POLE AND UNDERGROUND ANY ASSOCIATED LIVE UTILITIES.
- 5 PROTECT EXISTING STREET TREE.
- 6 DEMOLITION OF ANY AND ALL FEATURES WITHIN PRIVATE PROPERTY TO BE COMPLETED UNDER SEPARATE PERMIT. NOT A PART OF THIS WORK.

LEGEND

- - - - - EXISTING BOUNDARY LINE
- - - - - EXISTING ADJACENT PROPERTY LINE
- - - - - EXISTING 0.5FT CONTOUR
- - - - - EXISTING 1FT CONTOUR
- ☀️ EXISTING TREES
- EXISTING CATCH BASIN
- ⊕ EXISTING STORM DRAIN MANHOLE
- SD EXISTING STORM DRAIN LINE
- EXISTING SANITARY SEWER MANHOLE
- SS EXISTING SANITARY SEWER LINE
- 8" DI W EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- ⊕ EXISTING WATER METER
- UGP EXISTING UNDERGROUND POWER
- OP EXISTING POWER LINE
- G EXISTING GAS LINE

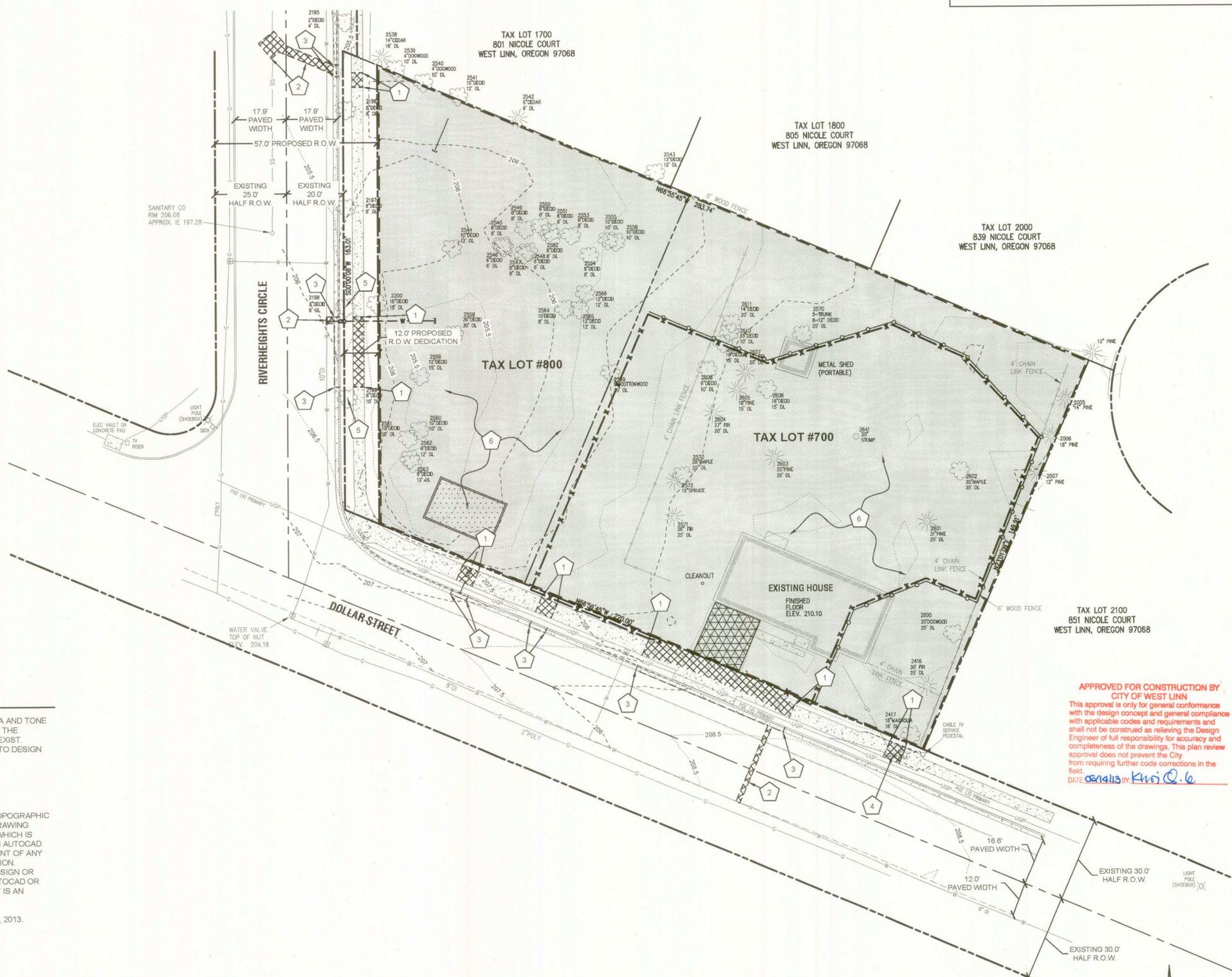
WORK AREA DEMOLITION LEGEND

- - - - - PAVEMENT SAW-CUT LINE
- - - - - ALIGNMENT & EXTENT OF UTILITY REMOVAL
- ▨ AREA OF MATERIAL/PAVEMENT REMOVAL
- - - - - DEMOLITION WITHIN PRIVATE PROPERTY, UNDER SEPARATE PERMIT

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.
- BASIS OF ELEVATIONS: NAVD '88.
- CONTOUR INTERVAL IS ONE-HALF FOOT.
- 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.
- UTILITY LINE LOCATIONS FOR DRY UTILITIES ARE BASED UPON TONE MARKS AS OF FEBRUARY 14, 2013.

TAX LOTS 700 AND 800
IN THE SE 1/4 OF SECTION 34, T.2S., R.1E., W.M.
960 DOLLAR STREET, WEST LINN, OREGON



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CITY OF WEST LINN**
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DATE: 6/13/13 BY: *Kurt Q. 6*

RECEIVED
JUN - 7 2013
PLANNING & BUILDING
CITY OF WEST LINN
INT. TIME

Scale: 1 inch = 20 feet

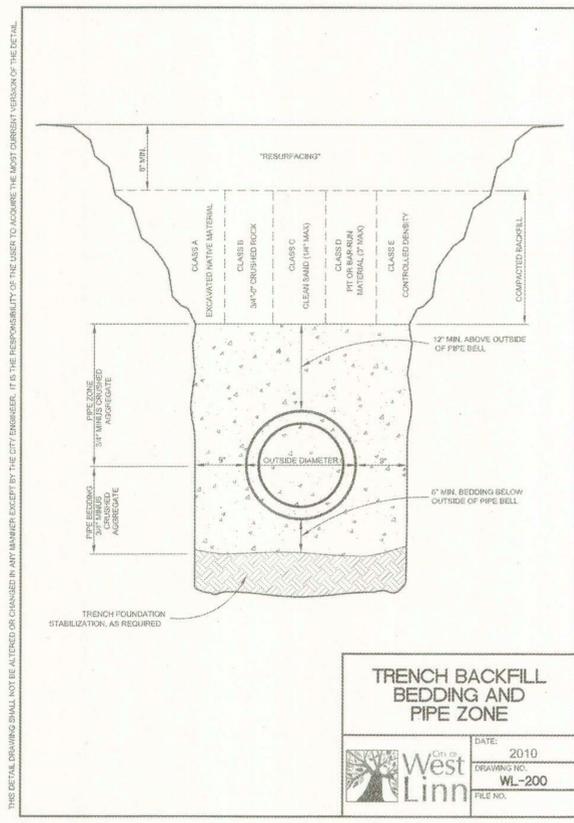
REVISION SUMMARY	DATE

**EXISTING CONDITIONS & DEMOLITION PLAN
DOLLAR STREET &
RIVERHEIGHTS CIRCLE
WEST LINN, OR
LFG, LLC**

REGISTERED PROFESSIONAL ENGINEER
18003.SPE
OREGON
JULY 15, 2003
BRIAN K. FEENEY
EXPIRES: 12-31-13

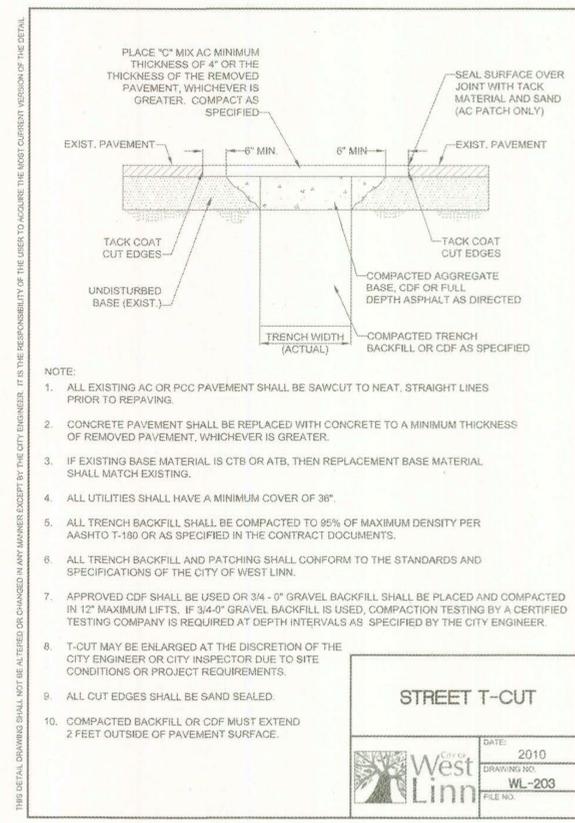
3J CONSULTING, INC.
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-6985

3J JOB ID #	13110
LAND USE #	
TAX LOT #	21E34DC700 & 800
DESIGNED BY	JTE
CHECKED BY	BKF
SHEET TITLE EXIST. & DEMO.	
SHEET NUMBER C100	



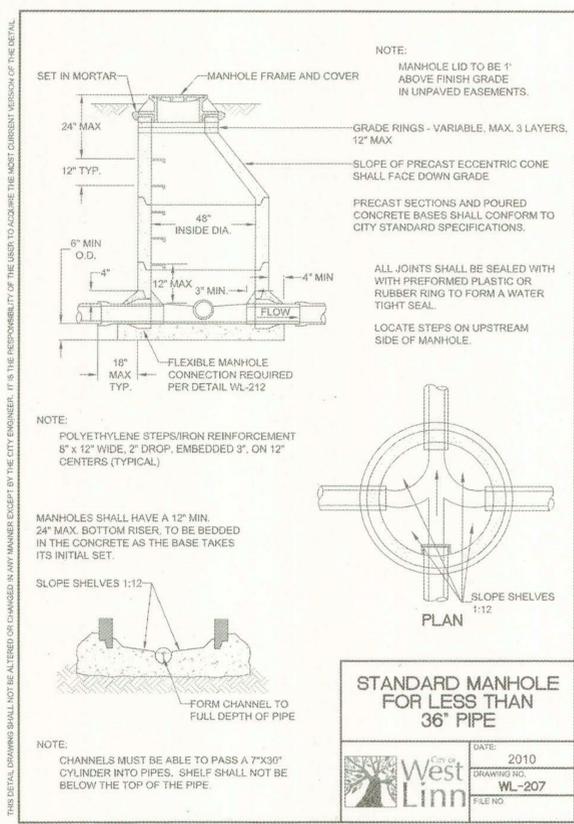
TRENCH BACKFILL BEDDING AND PIPE ZONE

DATE:	2010
DRAWING NO.:	WL-200
FILE NO.:	



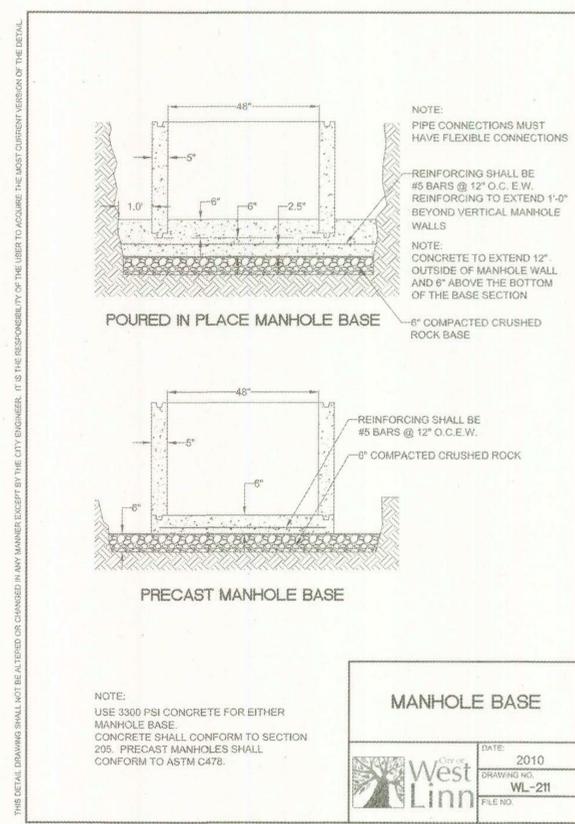
STREET T-CUT

DATE:	2010
DRAWING NO.:	WL-203
FILE NO.:	



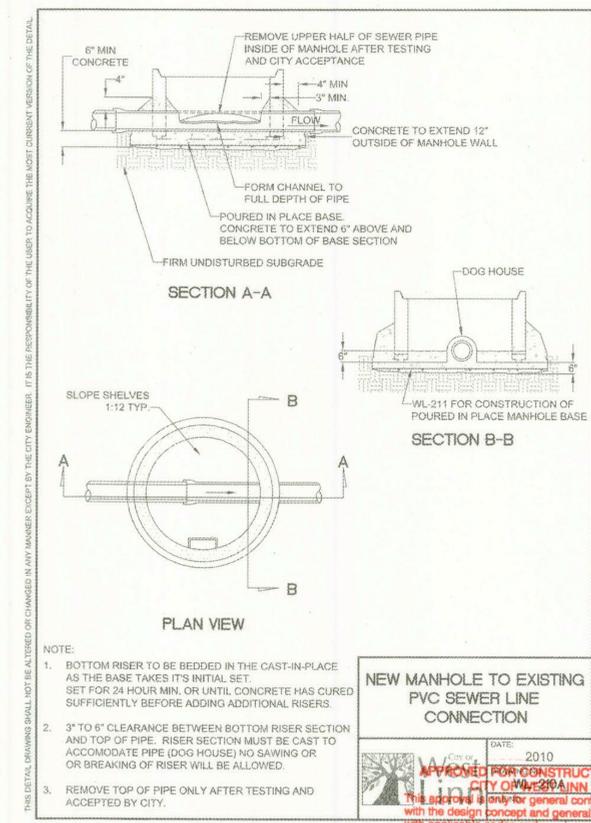
STANDARD MANHOLE FOR LESS THAN 36\"/>

DATE:	2010
DRAWING NO.:	WL-207
FILE NO.:	



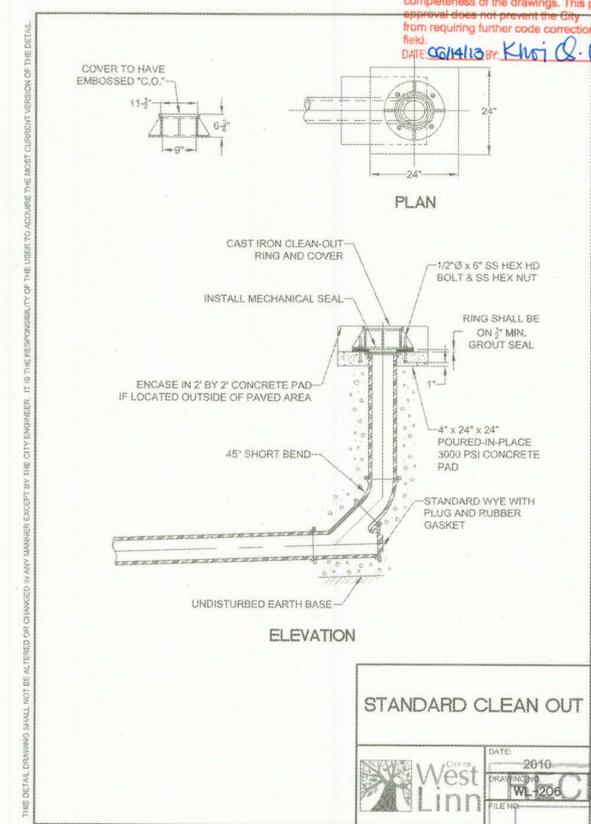
MANHOLE BASE

DATE:	2010
DRAWING NO.:	WL-211
FILE NO.:	



NEW MANHOLE TO EXISTING PVC SEWER LINE CONNECTION

DATE:	2010
DRAWING NO.:	WL-204
FILE NO.:	



STANDARD CLEAN OUT

DATE:	2010
DRAWING NO.:	WL-206
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.

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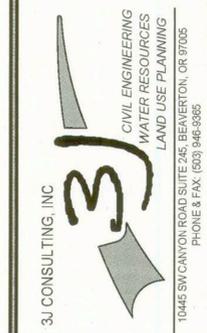
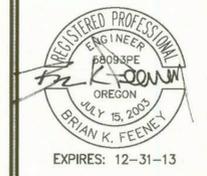
THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.

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DATE	6/3/13
BY	
REVISION SUMMARY	
#	

CONSTRUCTION DETAILS I
DOLLAR STREET & RIVERHEIGHTS CIRCLE
 WEST LINN, OR
 LFG, LLC



3J JOB ID #	I 13110
LAND USE #	
TAX LOT #	I 21E34DC 700 & 800
DESIGNED BY	I JTE
CHECKED BY	I BKF
SHEET TITLE	DETAILS I
SHEET NUMBER	C410



