

GENERAL NOTES:

- ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF WEST LINN EXISTING STANDARDS, THE APWA (OREGON CHAPTER) STANDARD SPECIFICATION AND DRAWINGS (1990, WITH 1992 & 1998 AMENDMENTS), THE STATE OF OREGON PLUMBING CODE, THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ), THE OREGON DEPARTMENT OF HUMAN RESOURCES, AND AS APPROVED AND NOTED ON THESE DRAWINGS.
- CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS AND LICENSES BEFORE STARTING CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL ARRANGE FOR THE RELOCATION OF ANY IN CONFLICT WITH THE PROPOSED CONSTRUCTION.
- EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND MUST BE VERIFIED BY THE CONTRACTOR, ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
- ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND THE ACTUAL SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER AS SOON AS THEY BECOME APPARENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF ALL DAMAGE OR DESTRUCTION OF PROPERTY, MONUMENTATION OR CONSTRUCTION STAKES.
- THE ENGINEER HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES FOR PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM HIS/HER WORK.
- ALL UTILITY TRENCHES WITHIN EXISTING OR PROPOSED RIGHT-OF-WAYS SHALL BE BACKFILLED WITH 3/4"-0" GRANULAR BACKFILL PER CITY OF WEST LINN STANDARD SPECIFICATIONS SECTION 204.02.06 AND COMPACTED PER SECTION 204.03.13.
- CONTRACTOR SHALL PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN AND RECEIVE APPROVAL PRIOR TO WORKING WITHIN THE PUBLIC RIGHT-OF-WAY.
- EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CLACKAMAS COUNTY EROSION MANUAL.

STREET CONSTRUCTION AND PAVING:

- ALL WORK AND MATERIALS SHALL CONFORM WITH EXISTING CITY OF WEST LINN STANDARDS.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF TREE, STUMPS, ROOTS, BRUSH, AND OTHER ORGANIC MATERIAL IN THE WORK AREA AND WHERE INDICATED ON THE PLANS. THESE MATERIALS SHALL BE DISPOSED OF OFF SITE IN SUCH A MANNER AS TO MEET LOCAL REGULATIONS.
- CONTRACTOR SHALL PROVIDE THE NECESSARY EROSION PROTECTION, TO INCLUDE GRADING, DITCHING, STRAW OR HAY BALES, AND SILT FENCING TO MINIMIZE EROSION ONTO ADJACENT PROPERTIES.
- THE STREET SECTION SHALL BE GRADED TO THE ELEVATIONS SHOWN ON THE DRAWINGS WITH THE NECESSARY ADJUSTMENTS TO ACCOMMODATE THE FINISH PAVEMENT AS SPECIFIED.
- MATERIAL IN SOFT SPOTS WITHIN THE PAVED AREAS SHALL BE REMOVED TO THE DEPTH REQUIRED TO PROVIDE A FIRM FOUNDATION AND SHALL BE REPLACED WITH PIT RUN CRUSHED ROCK (6" MAXIMUM) OVER FABRIC. THE SUB-GRADE SHALL BE "PROOF ROLLED", WITNESSED BY THE ENGINEER AND THE CITY PRIOR TO PLACEMENT OF THE BASE ROCK. COMPACTION TESTING SHALL CONFORM TO THE CITY OF WEST LINN STANDARD SPECIFICATIONS, SECTION 501.03.08. ASPHALT SHALL HAVE A MINIMUM DENSITY OF 92%. TESTING WILL BE BY AN INDEPENDENT LABORATORY WITH RESULTS TO THE CITY AND DESIGN ENGINEER. FINISH BASE ROCK SHALL BE "PROOF ROLLED" WITNESSED BY THE ENGINEER AND CITY PRIOR TO PLACEMENT OF THE ASPHALT.
- THE CONTRACTOR TO NOTIFY CITY OF WEST LINN AND ENGINEER, 24-HOURS PRIOR TO STARRING CONSTRUCTION OR WORK TO BE ACCEPTED BY THE CITY.
- ASPHALT CONCRETE PAVEMENT TO BE FROM A MIX DESIGN APPROVED BY THE OREGON DEPARTMENT OF TRANSPORTATION. CONTRACTOR TO PROVIDE DENSITY TESTING RESULTS FOR ASPHALTIC CONCRETE PLACED IN PUBLIC STREETS. SMOOTHNESS TESTING IS REQUIRED PER THE CITY OF WEST LINN STANDARD SPECIFICATION SECTION 209.03.04D.
- CONSTRUCT CURB AND GUTTER USING 3300 PSI CONCRETE MEETING THE SPECIFICATIONS OF W.L.S.C.S. DIVISION 205 (AFTER 28DAYS) WITH A MAXIMUM 1/2" AGGREGATE SIZE. A PROOF ROLL OF THE CURB LINES IS REQUIRED PRIOR TO PLACING CURBS. PLACE CONTRACTION JOINTS AT 15' MAXIMUM ON CENTERS. CONTRACTOR SHALL STAMP LOCATION OF SEWER, STORM AND WATER CROSSINGS WITH AN (S), (ST), OR (W).

STORM SEWER:

- ALL WORK AND MATERIALS USED FOR PUBLIC IMPROVEMENT TO CONFORM TO THE REQUIREMENTS OF THE CITY OF WEST LINN PUBLIC WORKS STANDARDS.
- ALL WORK AND MATERIALS FOR PRIVATE STORM DRAINS TO MEET REQUIREMENTS OF THE STATE OF OREGON PLUMBING CODE.
- MATERIALS
 - POLYVINYLCHLORIDE PIPE (PVC) SHALL CONFORM TO THE REQUIREMENTS OF ASTM D 3034 SDR 35 (6 INCHES OR LESS)
 - RIBBED PVC PIPE TO CONFORM WITH ASTM F-794
 - DUCTILE IRON PIPE (DI) SHALL BE CLASS 150, CEMENT-MORTAR LINED PUSH-ON JOINT PIPE MEETING THE LATEST REVISIONS TO ANSI SPECIFICATIONS A 21.4/AWWA C-104.
- PIPE BEDDING AND TRENCH BACKFILL WITHIN PAVED AREAS TO BE 3/4"-0" CRUSHED ROCK, PIPE BEDDING AND BACKFILL TO EXTEND A MINIMUM OF 6" BELOW PIPE AND 9" ALONG SIDES AND 12" ABOVE.
- ALL MANHOLES OUTSIDE THE STREET RIGHT-OF-WAY SHALL HAVE TAMPER PROOF LIDS AND SHALL BE 12" ABOVE THE FINISHED GRADE IF NOT IN PAVED AREA.
- ALL STORM LINES SHALL BE MANDREL TESTED AND VIDEO ACCEPTANCE INSPECTION TO BE COMPLETED BY THE CONTRACTOR.
- ALL PIPE SHALL HAVE RUBBER GASKET JOINTS PER ASTM F477.
- ALL CONNECTIONS TO MANHOLES AND CATCH BASIN/INLETS SHALL BE PRECAST OR CORE DRILLED HOLES.
- INSTALL CONTINUOUS INSULATED COPPER TRACER WIRE AS REQUIRED BY THE UPC AND CITY STANDARDS.

SANITARY SEWER:

- ALL WORK AND MATERIALS TO CONFORM WITH THE CITY OF WEST LINN STANDARDS (1990-APWA OEGON CHAPTER STANDARD SPECIFICATIONS AND DRAWINGS WITH 1992 AND 1998 AMENDMENTS) AND THE DEQ FOR ALL PUBLIC SEWER LINES.
- ALL PRIVATE SERVICE CONNECTIONS SHALL BE A MINIMUM OF 4-INCH PVC AND INSTALLED AT A MINIMUM SLOPE OF 2 % UNLESS OTHERWISE NOTED.
- CONTRACTOR TO "POT HOLE" EXISTING SEWER A CONNECTION POINTS PRIOR TO ACTUAL CONSTRUCTION TO VERIFY INVERT ELEVATIONS.
- ALL PVC SANITARY SEWER PIPE SHALL CONFORM TO ASTM D-3034, SDR 35, AND SHALL BE GREEN IN COLOR, UNLESS SHOWN OTHERWISE ON THE DRAWINGS. PVC SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDED INSTALLATION PROCEDURES. PVC SEWER PIPE SHALL BE DEFLECTION TESTED NO LESS THAN 30-DAYS AFTER THE TRENCH BACKFILL AND COMPACTION HAS BEEN COMPLETED. THE TEST SHALL BE CONDUCTED BY PULLING AN APPROVED SOLID POINTED MANDREL (95% OF INSIDE DIAMETER) THROUGH THE COMPLETED PIPE LINE.
- CONTRACTOR SHALL CONDUCT A VIDEO INSPECTION UPON COMPLETION OF ALL SEWER CONSTRUCTION AND SUBMIT TO THE CITY OF WEST LINN.
- PIPE BEDDING AND BACKFILL SHALL CONFORM TO THE CITY OF WEST LINN STANDARD DETAILS AND AS NOTED ON THE PLANS.
- TRENCHES WITHIN THE ROADWAY OR DRIVEWAYS SHALL BE BACKFILLED WITH GRANULAR MATERIALS, COMPACTION SHALL BE SUFFICIENT TO PREVENT SETTLEMENT. CONTRACTOR TO DETERMINE TYPE OF EQUIPMENT, METHOD, AND EFFORT REQUIRED TO ACHIEVE REQUIRED COMPACTION. SUBSEQUENT SETTLEMENT OF THE FINISH SURFACE WITHIN THE WARRANTY PERIOD SHALL BE CONSIDERED THE RESULT OF IMPROPER COMPACTION AND SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER. COMPACTION TESTING IS REQUIRED AND SHALL BE PER CITY OF WEST LINN STANDARD SPECIFICATIONS SECTION 204.03.13.
- ALL MANHOLES SHALL BE VACUUM TESTED AND ALL OUTSIDE THE STREET RIGHT-OF-WAY MANHOLES SHALL HAVE TAMPER PROOF LIDS, WITH RIMS 12 INCHES ABOVE FINISH GRADE IN UNPAVED AREAS.
- CONTRACTOR SHALL MAINTAIN AS-CONSTRUCTED DATA, INCLUDING STATION, LENGTH, AND DEPT OF SERVICE CONNECTION, AND ANY CHANGES MADE DURING CONSTRUCTION. THAT DATA SHALL BE SUBMITTED TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION.
- INSTALL CONTINUOUS INSULATED COPPER TRACER WIRE AS REQUIRED BY THE UPC AND CITY STANDARDS

WATER SYSTEM:

- ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF WEST LINN STANDARDS AND SPECIFICATIONS AND THE OREGON STATE HEALTH DIVISION ADMINISTRATIVE RULES, CHAPTER 333.
- ALL PIPE TO HAVE A MINIMUM COVER OF 36-INCHES BELOW FINISH GRADES.
- WATER SERVICES SHALL BE COPPER TUBING TYPE "K" 1-INCH DIAMETER FOR ALL SERVICES
- WATER IMPROVEMENTS SHALL CONSIST OF THE INSTALLATION OF THREE (3) 1" SERVICES. CONTRACTOR SHALL PROVIDE THE EXCAVATION, AND BACKFILLING. THE CITY WILL PROVIDE THE TAPPING AND INSTALL THE SERVICES.

EROSION CONTROL:

- ALL AREAS DISTURBED DURING CONSTRUCTION TO BE GRADED TO DRAIN AND COMPACTED TO A MINIM OF REQUIRED STANDARDS IMMEDIATELY AFTER INSTALLATION OF UTILITIES OR GRADING.
- SURFACE RESTORATION SHALL BE PER THE CITY OF WEST LINN STANDARD SPECIFICATIONS SECTION 206.
- RECOMMENDED SEED MIX: HOBBS AND HOPKINS COMPANION MIX, WITH APPLICATION RATE OF 100 POUNDS PER ACRE. ANNUAL RYEGRASS RECOMMENDED WHEN RAPID GERMINATION IS REQUIRED.
- 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.
- SEED AND MULCH AT A RATE OF 2000 LB/ACRE/ WITH HEAVY BONDING AGENT OR NETTING AND ANCHORS. MULCH SHALL BE WOOD CELLULOSE FIBER OR OTHER MATERIALS SUITABLE FOR HYDRO-MULCHING
- TEMPORARY/PERMANENT HYDRO-SEEDING OR ACCEPTABLE SEEDING AND MULCHING MUST BE PROVIDED WHEREVER PERENNIAL COVER CANNOT BE ESTABLISHED ON SITES WHICH WILL BE EXPOSED FOR 60-DAYS OF MORE.
- INLET PROTECTION, INSPECTION AND MAINTENANCE
 - BIO-FILTER BAGS OR SILT SOCKS SHALL BE INSTALLED IN DOWNSLOPE CATCH BASINS
 - INLET PROTECTION WILL ALLOW FOR OVERFLOW IN SEVERE STORM EVENTS.
 - INSPECT ONCE PER WEEK ON ACTIVE SITES AND CLEAN AFTER EACH SIGNIFICANT STORM EVENT

CONDITIONS OF APPROVAL:

- SITE PLANS:** WITH THE EXCEPTION OF MODIFICATIONS REQUIRED BY THESE CONDITIONS, THE PROJECT SHALL CONFORM TO THE TWO-LOT PARTITION TENTATIVE PLAN, (SHEET 1/4) DATED MARCH 2014.
- ENGINEERING STANDARDS:** ALL PUBLIC IMPROVEMENTS AND FACILITIES ASSOCIATED WITH PUBLIC IMPROVEMENTS INCLUDING STREET IMPROVEMENTS, GRADING, ON-SITE STORMWATER DESIGN, STREET LIGHTING, EASEMENTS, AND EASEMENT LOCATIONS ARE SUBJECT TO THE CITY ENGINEER'S REVIEW, MODIFICATION, AND APPROVAL. THESE MUST BE ENGINEERED, CONSTRUCTED, AND COMPLETED BY FINAL PLATTING. THE APPLICANT SHALL DEDICATE FIVE FEET OF ADDITIONAL ROW TO THE EXISTING WIDTH.
- UTILITY EASEMENTS:** THE PROPOSED RECIPROCAL ACCESS EASEMENTS TO ALLOW ACCESS TO PARCEL 2 SHALL ALSO INCLUDE A UTILITY EASEMENT FOR THE PLACEMENT OF THE SANITARY SEWER AND WATER LINES BETWEEN PARCEL 2 AND SUNCREST DRIVE. ALL EXISTING AND PROPOSED ABOVE GROUND UTILITIES SHALL BE UNDERGROUND.
- SIGNIFICANT TREE CONSERVATION EASEMENT:** THE APPLICANT'S PROPOSED "TREE PROTECTION AREA", SHOWN ON THE APPLICANT'S TENTATIVE PLAN MAP (SHEET 1/4), PLUS AN ADDITIONAL TRECED AREA COMPRISING 1,237 SQUARE FEET TO BE APPROVED BY THE CITY ARBORIST, SHALL BE PROTECTED AS "TREE CONSERVATION EASEMENTS". THESE EASEMENTS SHALL NOT APPEAR ON THE PLAN BUT SHALL BE RECORDED WITH THE COUNTY AS A SEPARATE DOCUMENT. REFERENCE TO THAT DOCUMENT SHALL BE INCLUDED ON THE FACE OF THE PLAT. THE EASEMENT DOCUMENT SHALL MAKE IT CLEAR THAT THE INTENT OF THE EASEMENTS IS TO PROTECT THE TREES AND IT MAY ALLOW DEVELOPMENT WITHIN ITS BOUNDARIES IF APPROVED BY THE CITY ARBORIST SO LONG AS THAT GOOD TREE AND ROOT HEALTH IS MAINTAINED.

CONDITIONS OF APPROVAL

WEST LINN PLANNING COMMISSION
FINAL DECISION NOTICE
PUD-14-02/SUB-14-02

IN THE MATTER OF A 6-IOT PLANNED UNIT DEVELOPMENT AND SUBDIVISION AT 2900 HASKINS ROAD

AT THEIR MEETING OF NOVEMBER 5, 2014, THE WEST LINN PLANNING COMMISSION HELD A PUBLIC HEARING TO CONSIDER THE REQUEST BY ICON DEVELOPMENT AND CONSTRUCTION TO APPROVE A 6-LOT PLANNED UNIT DEVELOPMENT AND SUBDIVISION. THE APPROVAL CRITERIA FOR SUBDIVISIONS ARE FOUND IN CHAPTER 85 OF THE COMMUNITY DEVELOPMENT CODE (CDC). THE APPROVAL CRITERIA FOR A PLANNED UNIT DEVELOPMENT ARE FOUND IN CHAPTER 24 OF THE CDC. THE HEARING WAS CONDUCTED PURSUANT TO THE PROVISIONS OF CDC CHAPTER 99.

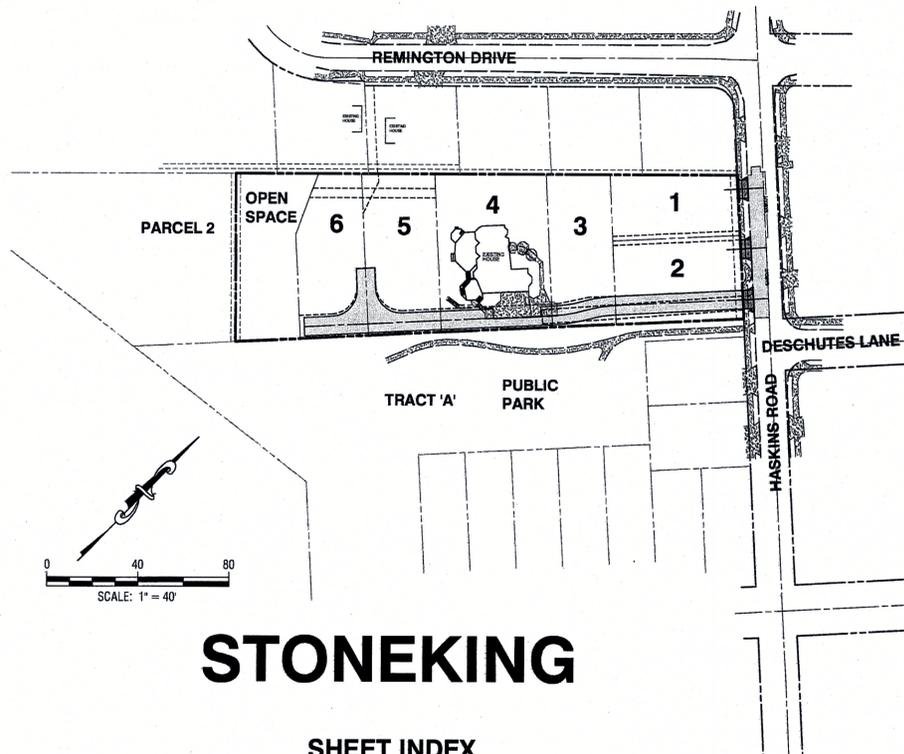
THE HEARING COMMENCED WITH A STAFF REPORT PRESENTED BY PETER SPIR, ASSOCIATE PLANNER, RICK GIVENS AND BRUCE GOLDSON PRESENTED FOR THE APPLICANT, ALICE RICHMOND AND BRIAN KLEINER PROVIDED TESTIMONY IN SUPPORT OF THE APPLICATION. AFTER DELIBERATIONS, MOTIONS WERE MADE AND SECONDED TO APPROVE THE PLANNED UNIT DEVELOPMENT AND SUBDIVISION WITH AN AMENDMENT TO CONDITION OF APPROVAL 4. THE APPROVED CONDITIONS OF APPROVAL ARE AS FOLLOWS:

- TRACER:** THE 20 FT. PRIVATE DRIVE REQUIRES "NO PARKING-FIRE LANE" SIGNAGE BE PROVIDED ON BOTH SIDES OF THE ROADWAY. A FIRE HYDRANT SHALL BE INSTALLED NEAR THE MOUTH OF THE PRIVATE DRIVEWAY. AN ADDRESS SIGN SHALL BE PLACED AT THE MOUTH OF THE PRIVATE DRIVE IDENTIFYING THE SPECIFIC PROPERTIES SERVED (LOTS 3-6). A CURRENT FIRE FLOW TEST FROM THE CLOSEST EXISTING FIRE HYDRANT AT REMINGTON DRIVE AND HASKINS ROAD IS REQUIRED.
- ENGINEERING STANDARDS:** ALL PUBLIC IMPROVEMENTS AND FACILITIES ASSOCIATED WITH PUBLIC IMPROVEMENTS INCLUDING STREET IMPROVEMENTS, UTILITIES, GRADING, ON-SITE STORMWATER DESIGN, STREET LIGHTING, EASEMENTS, AND EASEMENT LOCATIONS ARE SUBJECT TO THE CITY ENGINEER'S REVIEW, MODIFICATION, AND APPROVAL. THESE MUST BE DESIGNED, CONSTRUCTED, AND COMPLETED PRIOR TO FINAL PLAT APPROVAL.
- STORM WATER TREATMENT FOR LOTS 4, 5 AND 6:** THE INFILTRATION AREA IN THE OPEN SPACE WILL BE REMOVED AND THE APPLICANT SHALL LOCATE ALL STORM DRAINAGE FACILITIES FOR LOTS 4, 5 AND 6 AT THE REAR OF THOSE LOTS AND WITHIN THE APPROPRIATE UTILITY EASEMENT(S).
- OPEN SPACE TRACT:** THE OPEN SPACE TRACT AS SHOWN IN THE TENTATIVE PLAN SHALL, REGARDLESS OF OWNERSHIP, REMAIN OPEN SPACE.



VICINITY MAP

SCALE: NTS



LEGEND			
(Symbol)	EXISTING DECIDUOUS TREE	(Symbol)	EXISTING PROPERTY BOUNDARY
(Symbol)	EXISTING CONIFEROUS TREE	(Symbol)	EXISTING PROPERTY LINE
(Symbol)	EXISTING STREET LIGHT	(Symbol)	EXISTING RIGHT-OF-WAY
(Symbol)	EXISTING UTILITY RISER	(Symbol)	EXISTING CENTERLINE
(Symbol)	EXISTING POWER VAULT	(Symbol)	EXISTING CURB
(Symbol)	EXISTING POWER TRANSFORMER	(Symbol)	EXISTING FENCE
(Symbol)	EXISTING GAS METER	(Symbol)	EXISTING EDGE OF PAVEMENT
(Symbol)	EXISTING SIGN	(Symbol)	EXISTING SANITARY LINE
(Symbol)	EXISTING MAILBOX	(Symbol)	EXISTING STORM LINE
(Symbol)	EXISTING STORM MANHOLE	(Symbol)	EXISTING WATER LINE
(Symbol)	EXISTING CATCH BASIN	(Symbol)	EXISTING RETAINING WALL
(Symbol)	EXISTING CLEANOUT	(Symbol)	EXISTING OVERHEAD POWER
(Symbol)	EXISTING SANITARY MANHOLE	(Symbol)	EXISTING GAS
(Symbol)	EXISTING WATER VALVE	(Symbol)	EXISTING TELEPHONE
(Symbol)	EXISTING FIRE HYDRANT	(Symbol)	NEW PROPERTY LINE
(Symbol)	EXISTING WATER METER	(Symbol)	NEW EASEMENT
(Symbol)	EXISTING BLOW OFF ASSEMBLY	(Symbol)	NEW CURB
(Symbol)	NEW STORM MANHOLE	(Symbol)	NEW SANITARY LINE
(Symbol)	NEW CLEANOUT	(Symbol)	NEW STORM LINE
(Symbol)	NEW SANITARY MANHOLE	(Symbol)	NEW WATER LINE
(Symbol)	NEW WATER METER	(Symbol)	EXISTING CONCRETE
(Symbol)	CATCH BASIN PROTECTION	(Symbol)	NEW AC PAVEMENT

APPLICANT:
Icon Construction & Development, LLC
1980 Willamette Falls Drive, Suite 200
West Linn, OR 97068
PH: (503) 657-0406

PLANNER:
Richard Givens, Planning Consultant
18680 Sunblaze Drive
Oregon City, Oregon 97045

ENGINEER:
Bruce Goldson, P.E.
Theta LLC
PO Box 1345
Lake Oswego, OR 97035
PH: (503) 481-8822

SURVEYOR
Centerline Concepts
729 Molalla Avenue No. 1&2
Oregon City, Oregon 97045
Ph. 503-650-0188

Legal: 2-1E-35AC TL 100
Water: City of West Linn
Sewer: City of West Linn
Datum: City of West Linn Manhole "9C-4-15-8-2-4",
Rim Elev. =515.26. (NAVD88)
Site Area: 2.15 Acres
Zoning: R-10



EXPIRES: 06/30/2015
SIGNATURE DATE: 03/23/2015

STONEKING

SHEET INDEX

- COVER
- EXISTING CONDITIONS
- STREET PLAN
- STREET PROFILES
- UTILITY PLAN
- UTILITY PROFILES
- GRADING AND EROSION CONTROL PLAN
- STANDARD DETAILS
- STANDARD DETAILS

This Plan has been Reviewed & Complies w/
By: [Signature] Date: 4-29-15
Building: [Signature] Date: 4-29-15
Planning: [Signature] Date: 4-29-15
Engineering: KL Date: 4/22/15
Parks: MP Date: 4-29-15

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: 4/22/15 BY: Khori & Co

2014-129

DESIGNED: BDG			
DRAWN: BJS			
SCALE: 1" = 40'			
DATE: December, 2014	03/20/2015	1	REVISED PER CITY REVIEW
FILE: Stoneking Civil1	DATE	NO.	REVISION

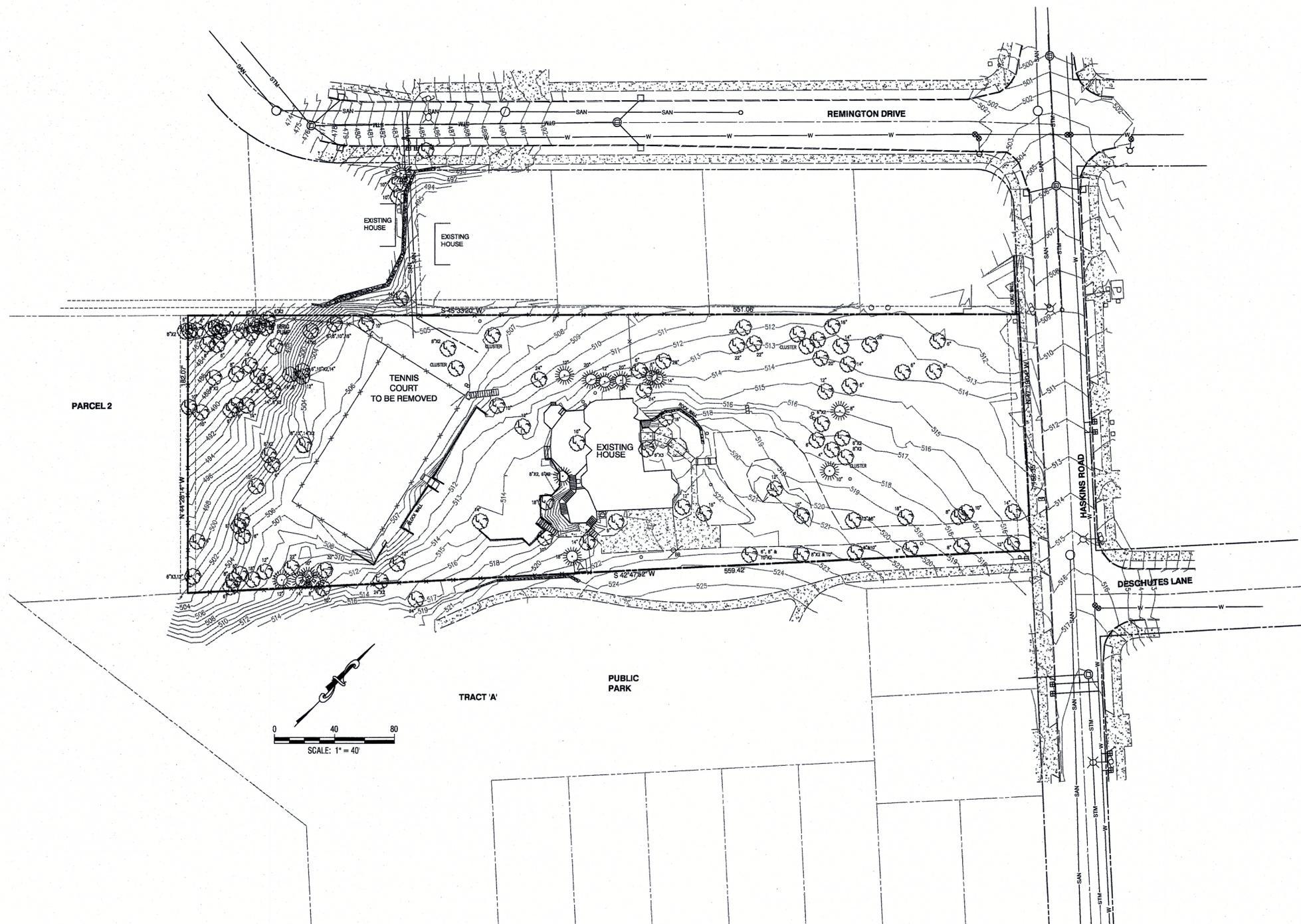
Theta, llc
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PO Box 1345
Lake Oswego, Oregon 97035
503/481-8822
email: thetaeng@comcast.net

ICON Construction & Development
1980 Willamette Falls Drive, Suite 200
West Linn, Oregon 97068

Stoneking
2900 SW Haskins Road
West Linn, Oregon

SHEET:

1



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 plan.
 DATE: 4/22/15 BY: *Kurt O. U.*



EXPIRES: 06/30/2015
 SIGNATURE DATE: 01/24/2015

EXISTING CONDITIONS

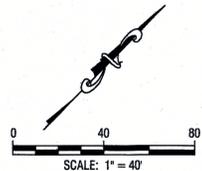
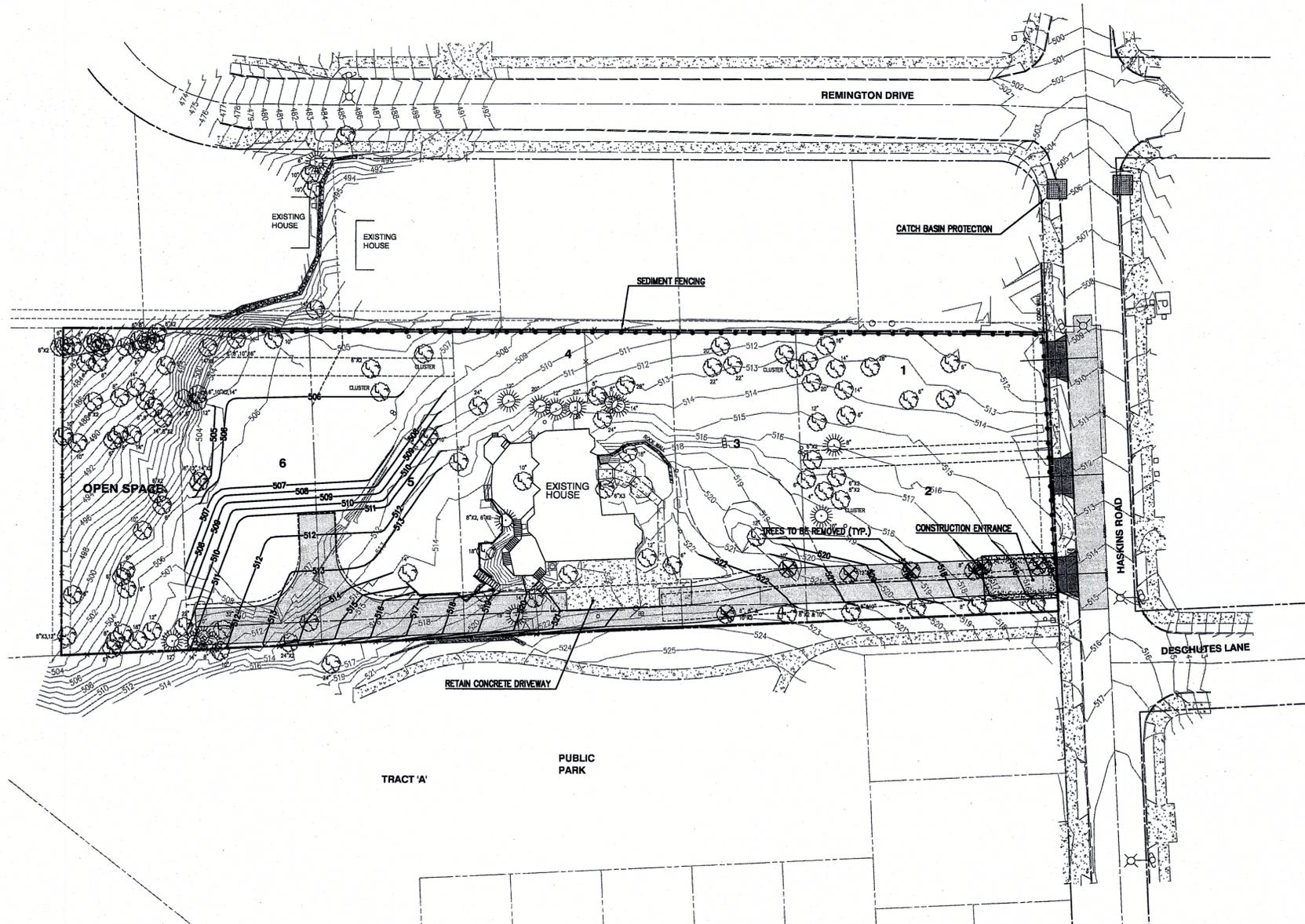
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Theta, llc
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NOTE:
 SEE COVER FOR GRADING AND EROSION CONTROL NOTES.
 SEE SHEET D2 FOR STANDARD EROSION CONTROL DETAILS.



**DISTURBED AREA = 0.92 ACRES
 INCLUDING THE STREET WORK**

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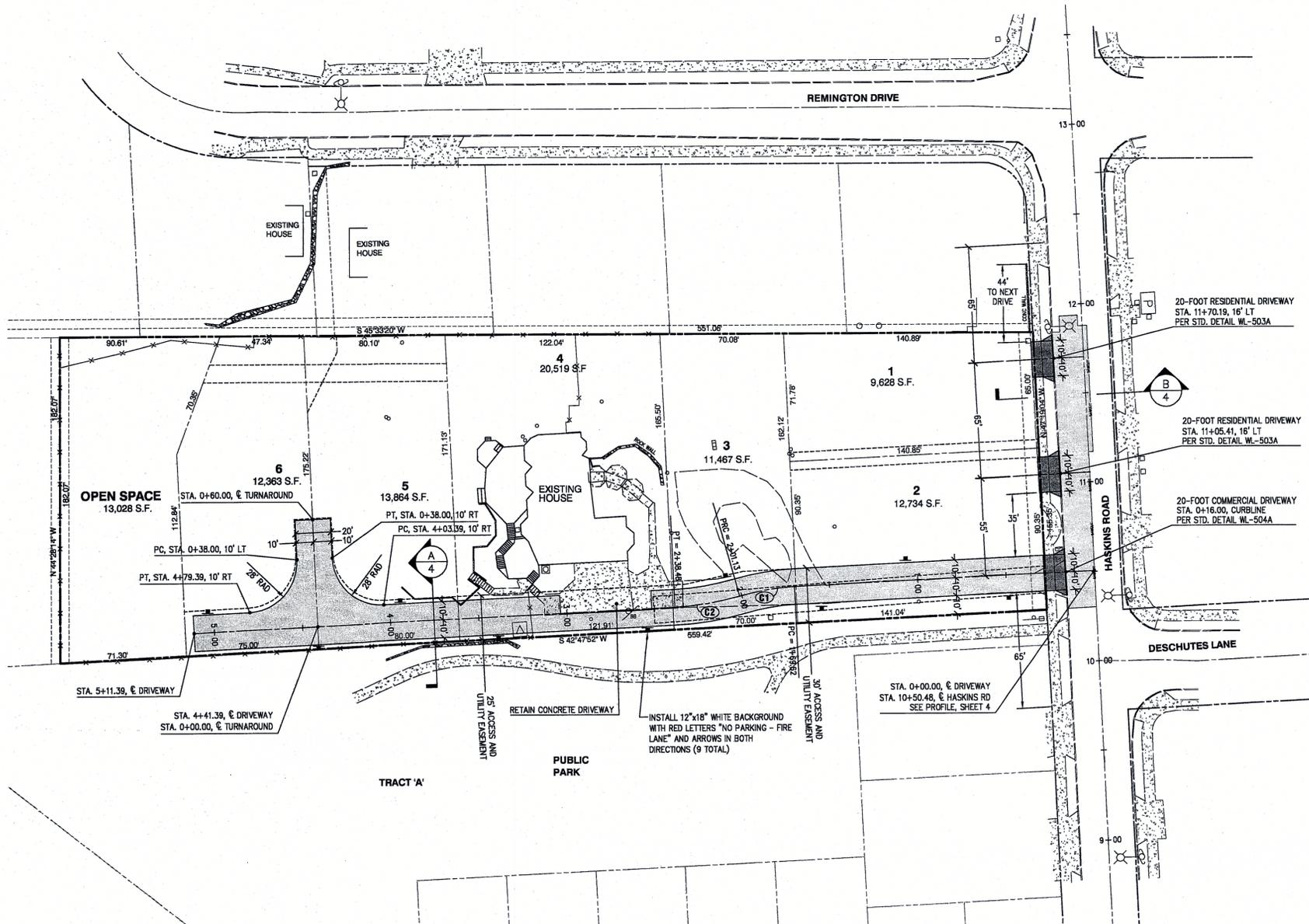
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2014-129			
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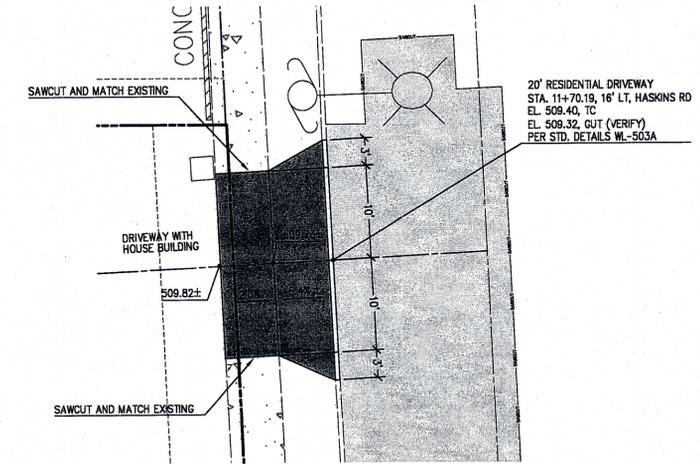
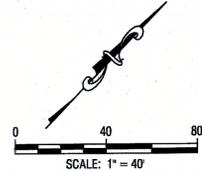
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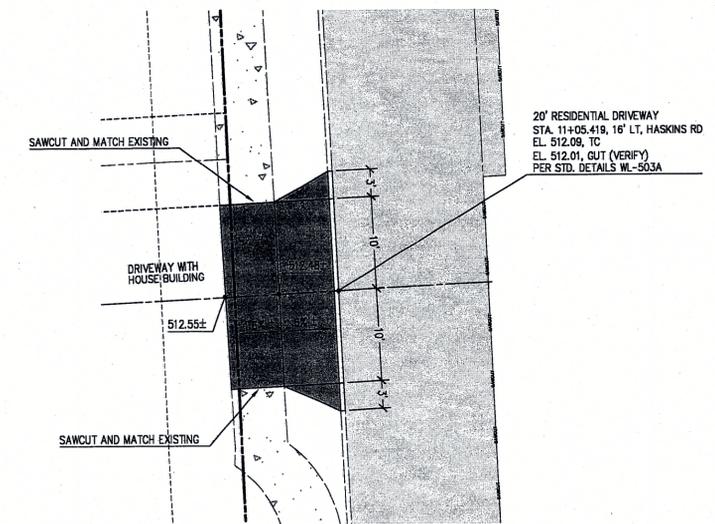
GRADING AND EROSION CONTROL PLAN
 Stoneking
 2900 SW Haskins Road
 West Linn, Oregon



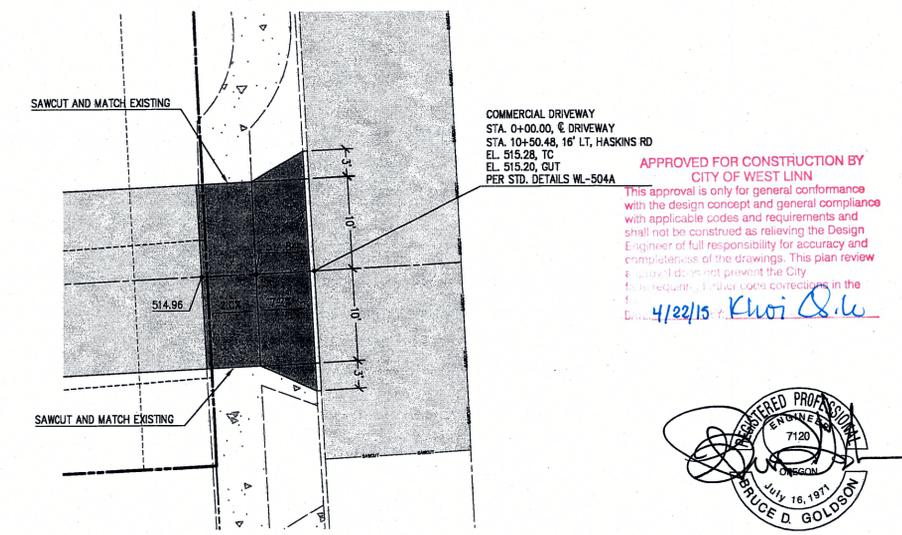
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	135.00	31.51	15.83	31.44	S36°06'39"W	13°22'28"
C2	160.00	37.35	18.78	37.26	N36°06'39"E	13°22'28"



20' RESIDENTIAL DRIVEWAY
SCALE: 1" = 10'



20' RESIDENTIAL DRIVEWAY
SCALE: 1" = 10'



20' COMMON DRIVEWAY
SCALE: 1" = 10'

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4/22/15 *Kwoti O. Lu*



EXPIRES: 06/30/2015
SIGNATURE DATE: 04/16/2015

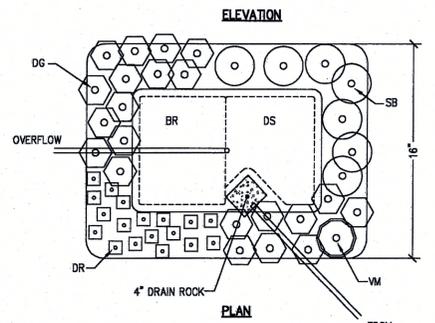
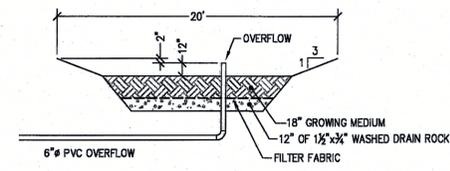
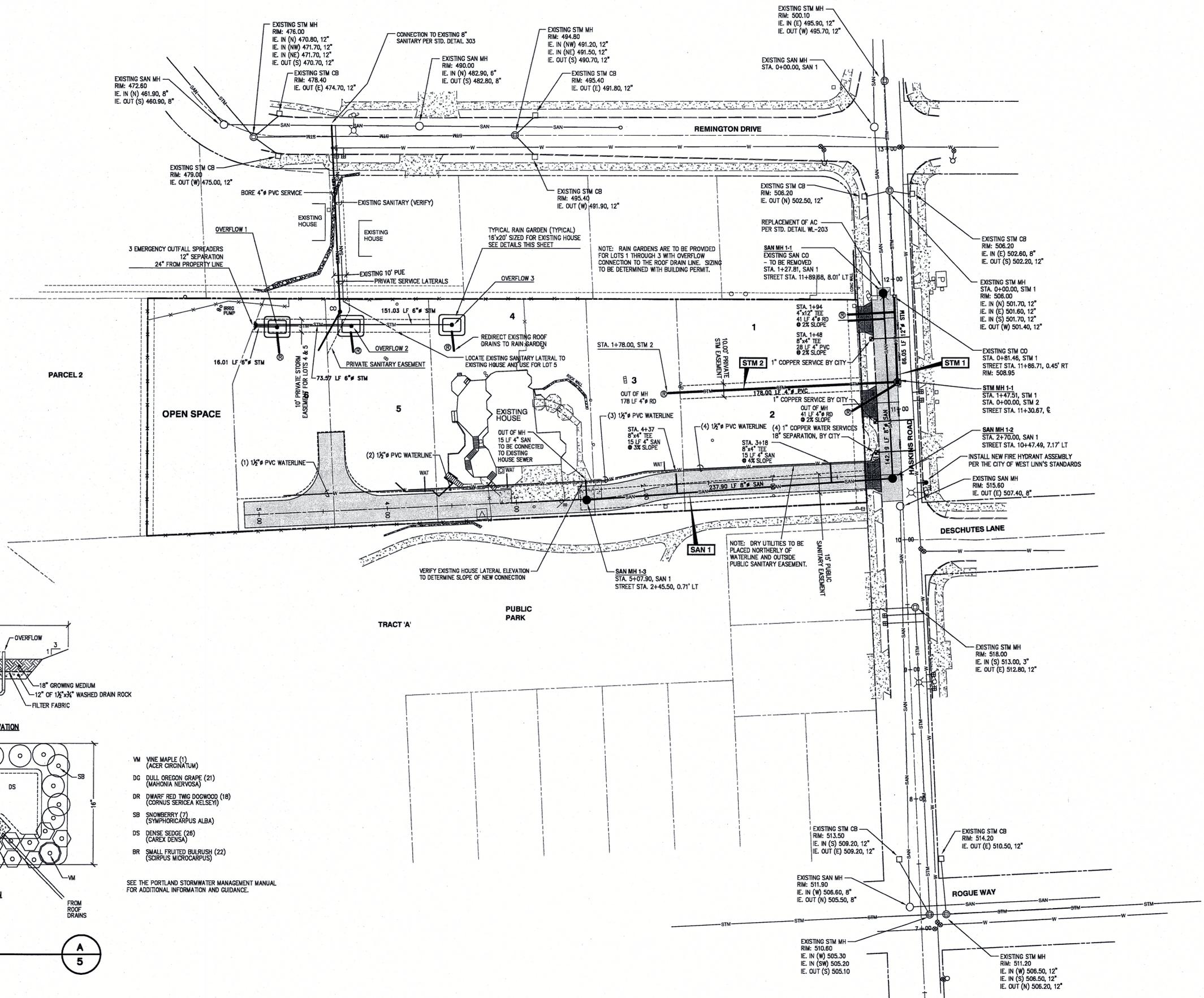
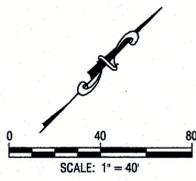
STREET PLAN

DESIGNED: BDG			
DRAWN: BJS			
SCALE: 1" = 40'	04/17/2015	2	ADD NO PARKING SIGNS FIRE MARSHAL
DATE: December, 2014	03/20/2015	1	REVISED PER CITY REVIEW
FILE: Stoneking Civil	DATE	NO.	REVISION

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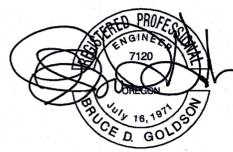


- VM VINE MAPLE (1)
(ACER CIRCINATUM)
- DG DULL OREGON GRAPE (21)
(MAHONIA NERVOSA)
- DR DWARF RED TWIG DOGWOOD (18)
(CORNUS SERICEA KELSEY)
- SB SNOWBERRY (7)
(SYMPHORICARPUS ALBA)
- DS DENSE SEDGE (28)
(CAREX DENSA)
- BR SMALL FRUITED BULRUSH (22)
(SCIRPUS MICROCARPUS)

SEE THE PORTLAND STORMWATER MANAGEMENT MANUAL FOR ADDITIONAL INFORMATION AND GUIDANCE.

RAIN GARDEN
SCALE: NTS

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DATE: 4/22/15 BY: *Kevin D. G.*



EXPIRES: 06/30/2015
SIGNATURE DATE: 04/16/2015

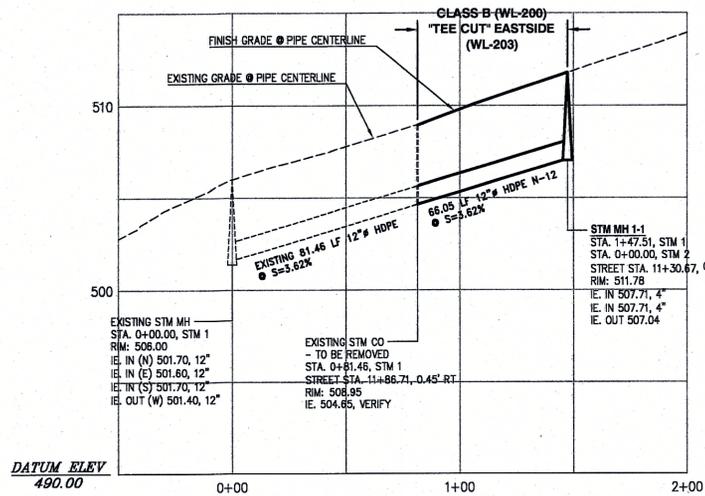
UTILITY PLAN

DESIGNED: BDG	04/17/2015	3	ADD FIRE HYDRANT PER FIRE MARSHAL TVFD
DRAWN: BJS	04/06/2015	2	REVISED PER CITY EMAIL 04/03/2015
SCALE: 1" = 40'	03/20/2015	1	REVISED PER CITY REVIEW
DATE: December, 2014			
FILE: Stoneking Civil1	DATE	NO.	REVISION

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ENGINEERING - SURVEYING - PLANNING
PO Box 1345
Lake Oswego, Oregon 97035
503/481-8822
email: thetaeng@comcast.net

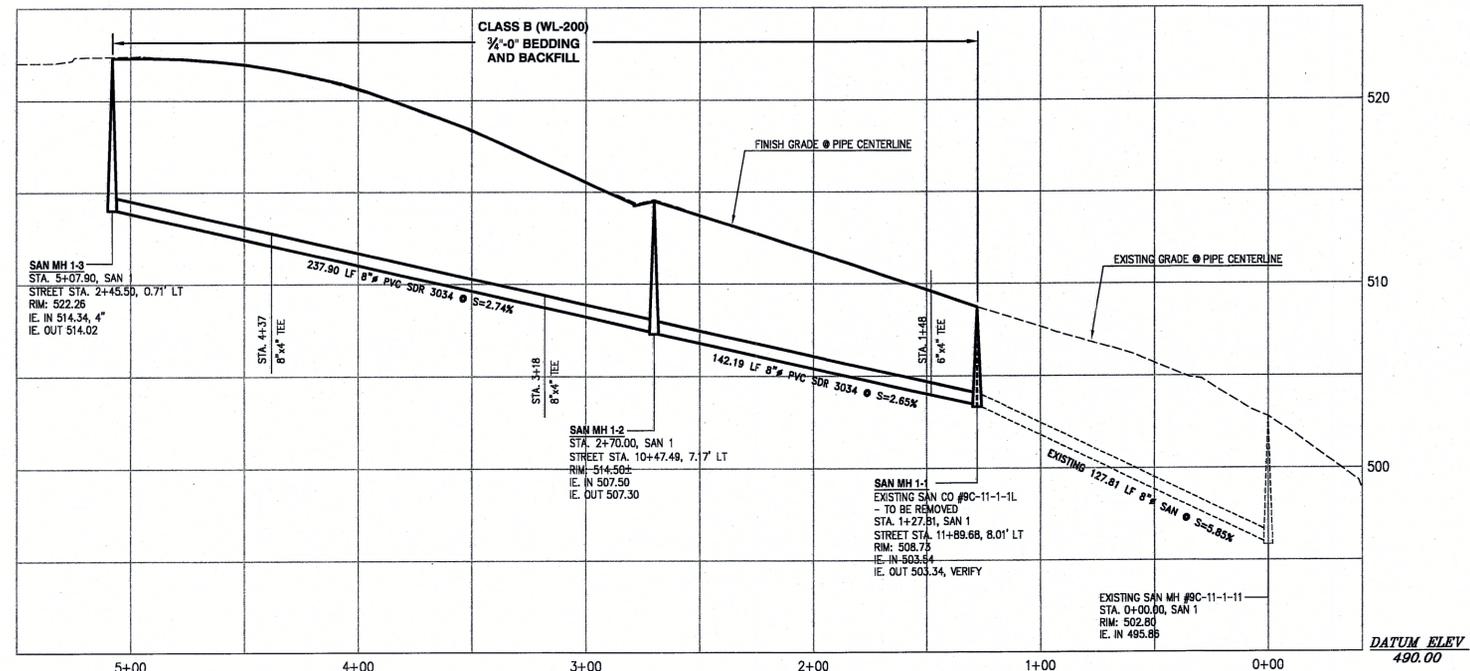
ICON Construction & Development
1980 Willamette Falls Drive, Suite 200
West Linn, Oregon 97068

Stoneking
2900 SW Haskins Road
West Linn, Oregon



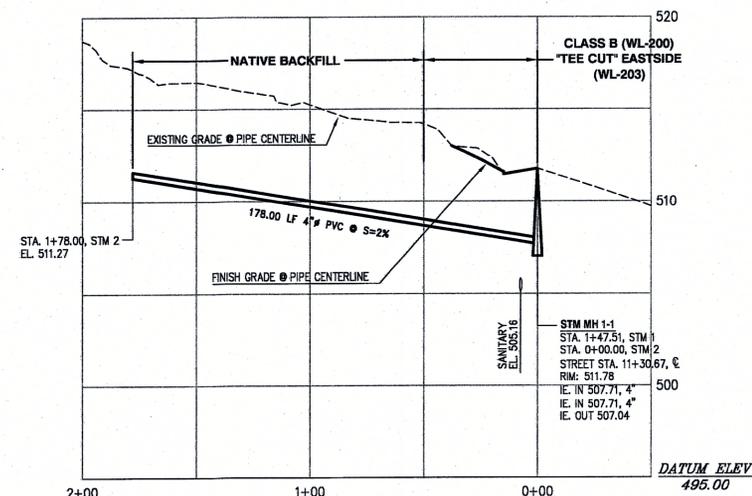
**STM 1 (PUBLIC)
STORM MAIN PROFILE**
SCALE: 1" = 40' HORIZONTAL
1" = 5' VERTICAL

1
2



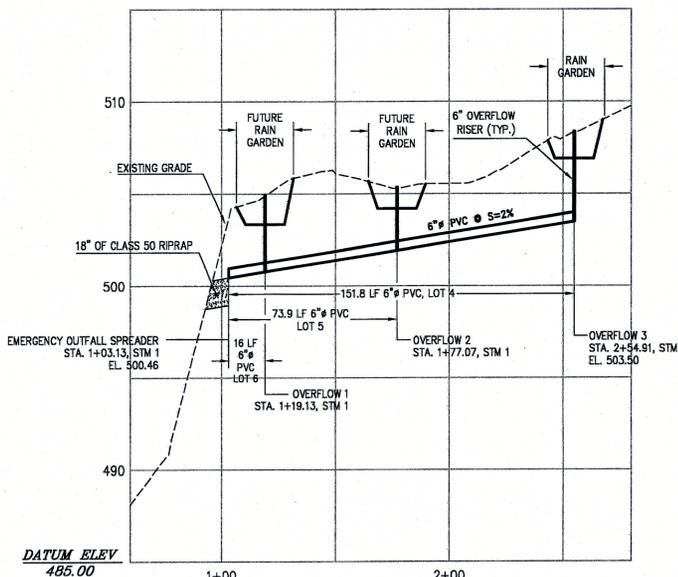
**SAN 1 (PUBLIC)
SANITARY MAIN PROFILE**
SCALE: 1" = 40' HORIZONTAL
1" = 5' VERTICAL

4
2



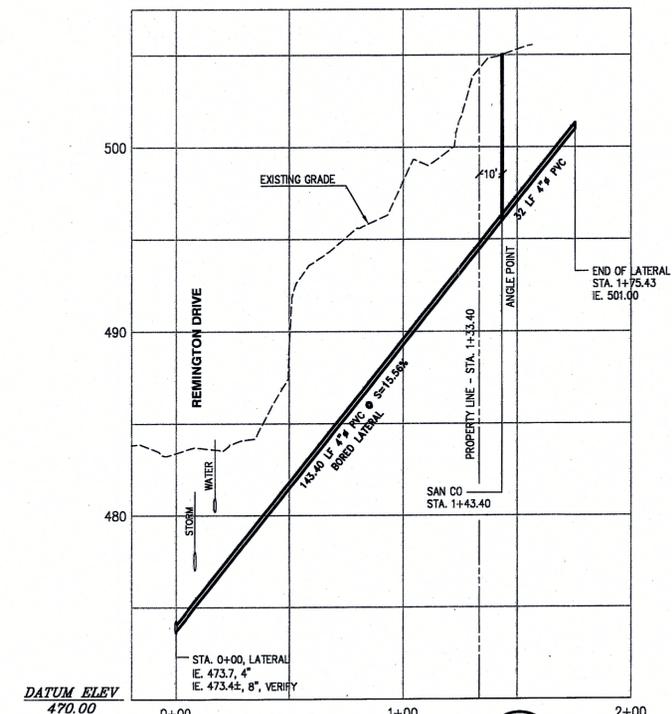
**STM 2 (PRIVATE) LOT 3
STORM LATERAL PROFILE**
SCALE: 1" = 40' HORIZONTAL
1" = 5' VERTICAL

2
2



**PRIVATE STORM PROFILES
FOR LOTS 4, 5 AND 6**
SCALE: 1" = 40' HORIZONTAL
1" = 5' VERTICAL

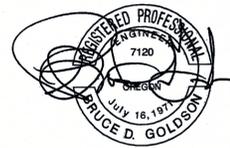
3
2



SAN LATERAL FOR LOT 6
SCALE: 1" = 40' HORIZONTAL
1" = 5' VERTICAL

5
2

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field.
DATE: 4/22/15 BY: *Kwesi Ode*



EXPIRES: 06/30/2015
SIGNATURE DATE: 04/06/2015

UTILITY PROFILES

2014-129

DESIGNED: BDG			
DRAWN: BJS			
SCALE: 1" = 40'	04/06/2015	2	REVISED PER CITY EMAIL 04/03/2015
DATE: December, 2014	03/20/2015	1	REVISED PER CITY REVIEW
FILE: Stoneking Civil1	DATE	NO.	REVISION

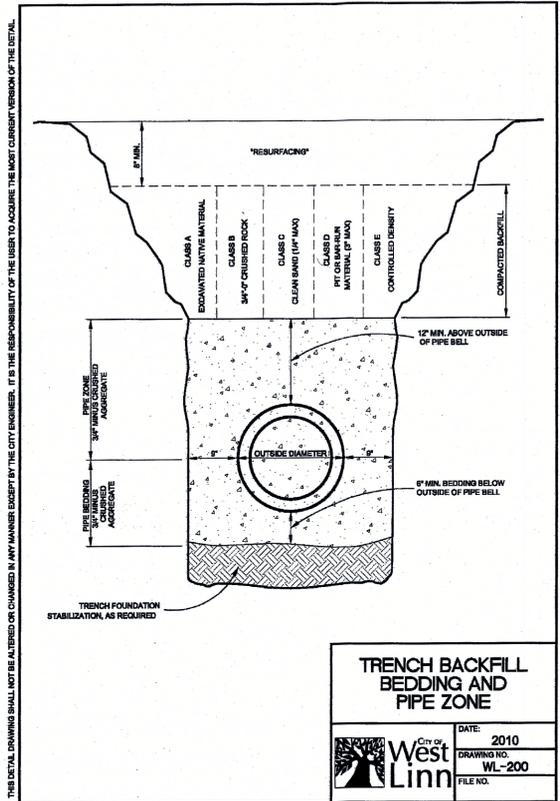
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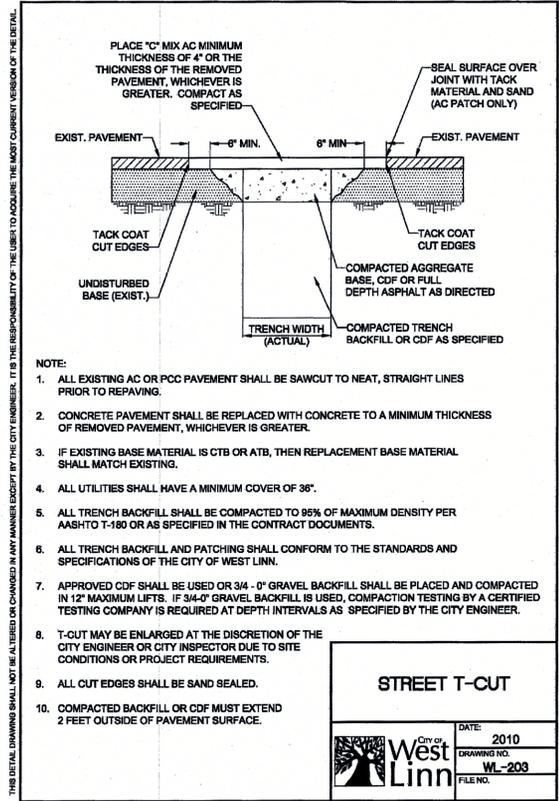
SHEET:

6



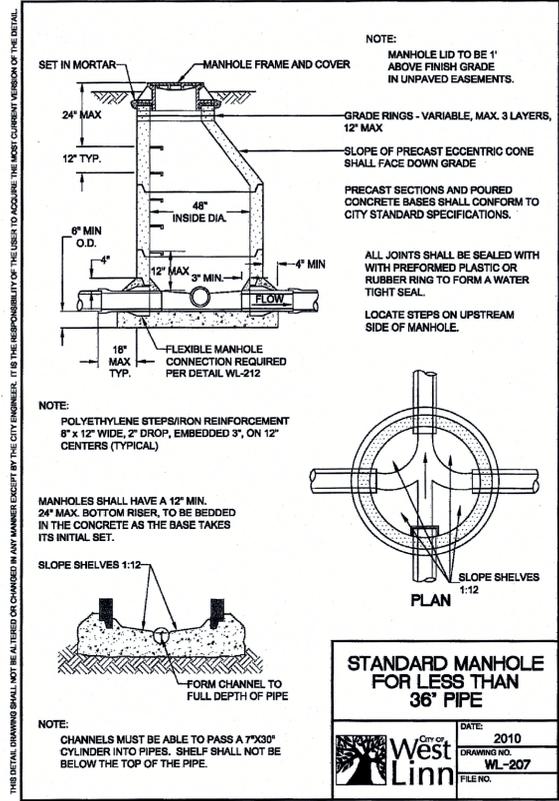
TRENCH BACKFILL BEDDING AND PIPE ZONE

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

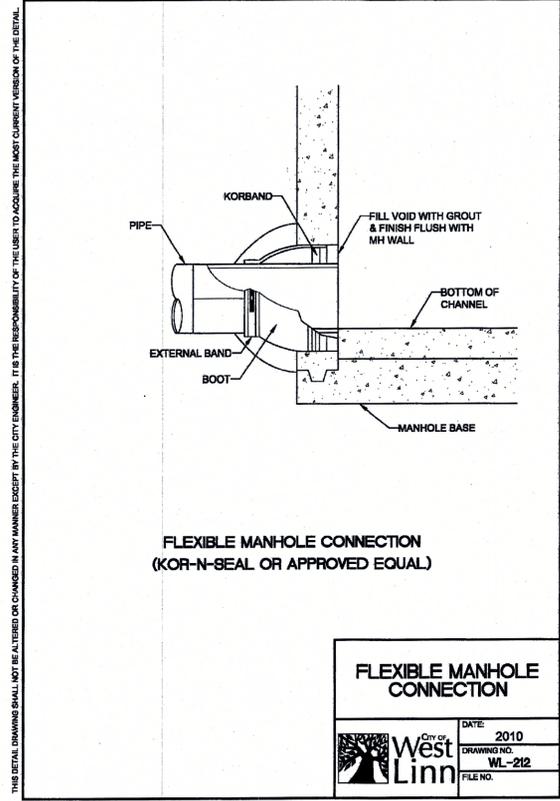


STREET T-CUT

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

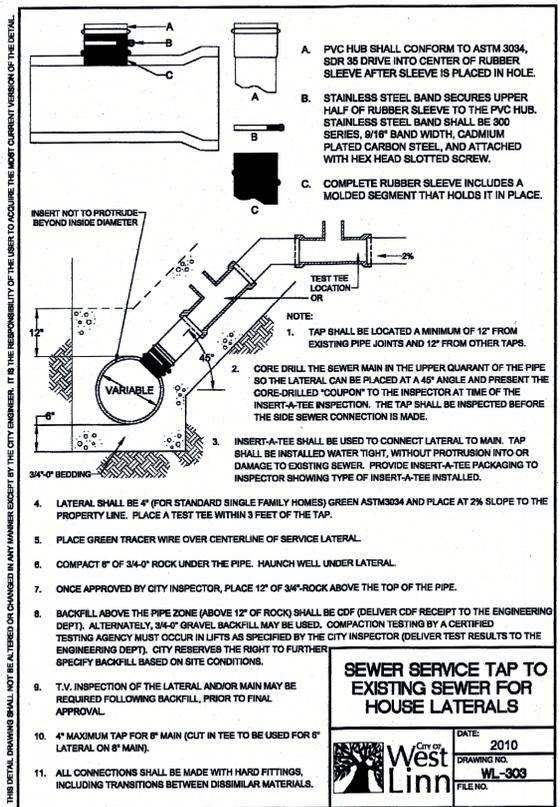


STANDARD MANHOLE FOR LESS THAN 36\"/>



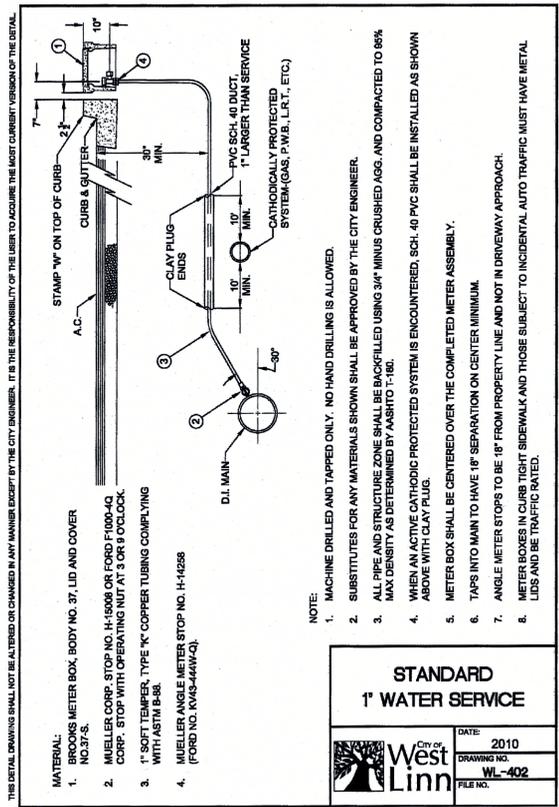
FLEXIBLE MANHOLE CONNECTION

DATE: 2010
DRAWING NO. WL-212
FILE NO.

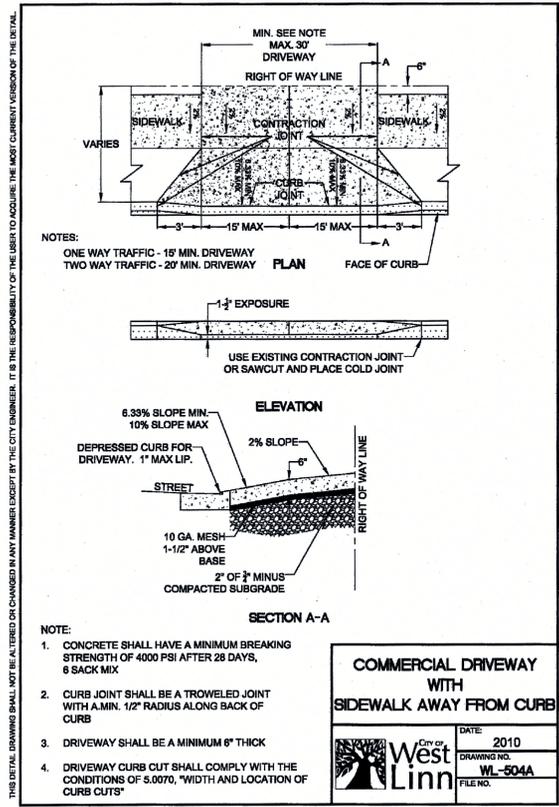


SEWER SERVICE TAP TO EXISTING SEWER FOR HOUSE LATERALS

DATE: 2010
DRAWING NO. WL-303
FILE NO.

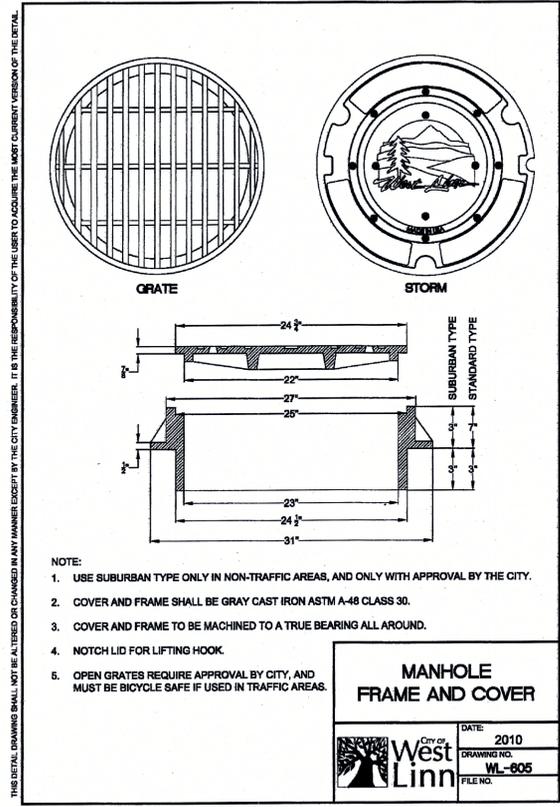


STANDARD 1\"/>



COMMERCIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB

DATE: 2010
DRAWING NO. WL-504A
FILE NO.



MANHOLE FRAME AND COVER

DATE: 2010
DRAWING NO. WL-605
FILE NO.

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DATE: 4/22/15 BY: *Khori C. U.*

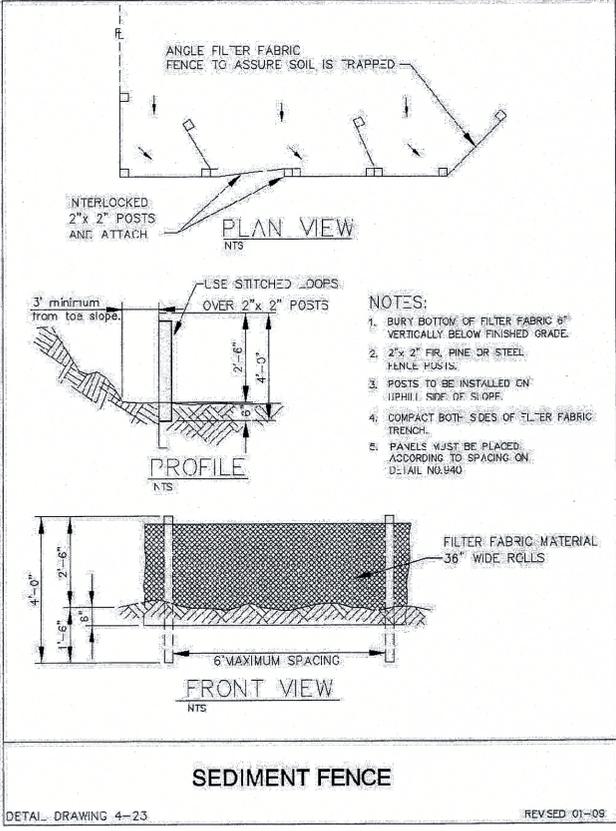
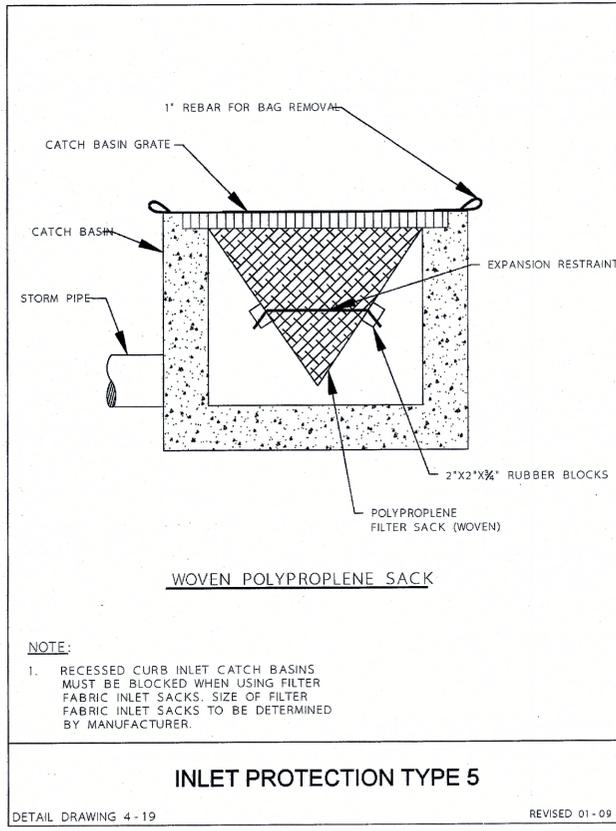
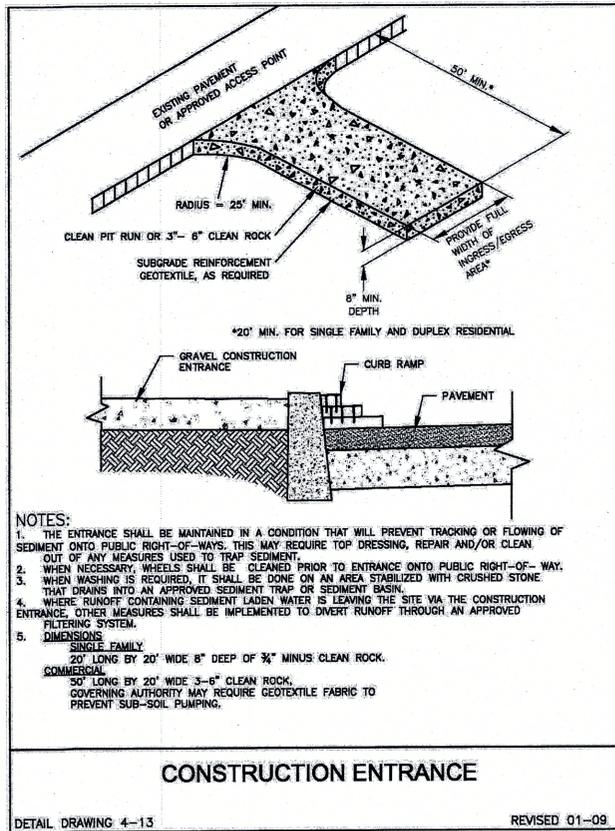
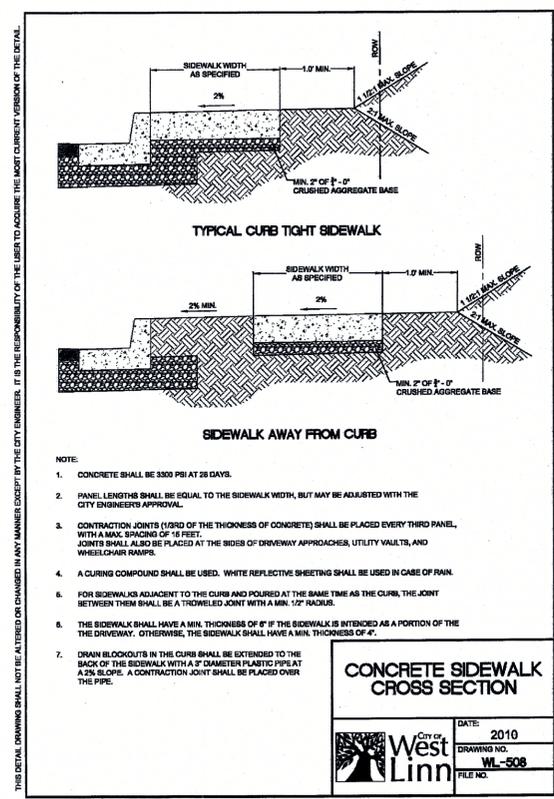
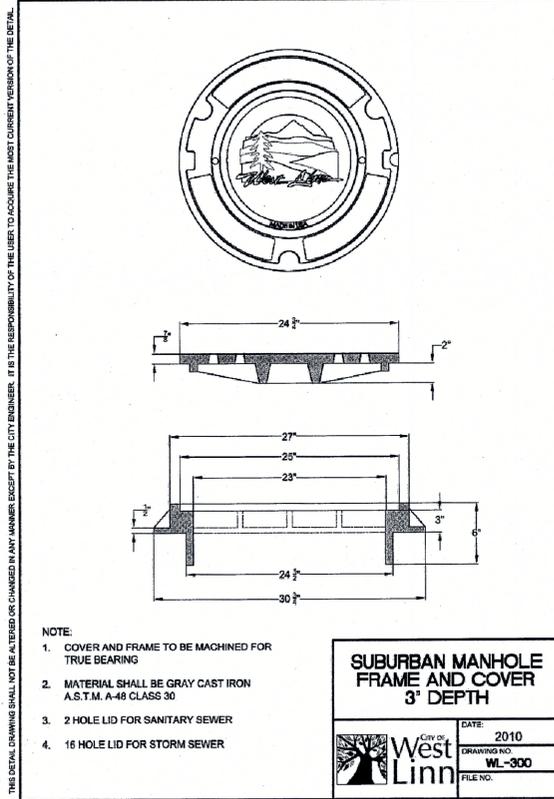
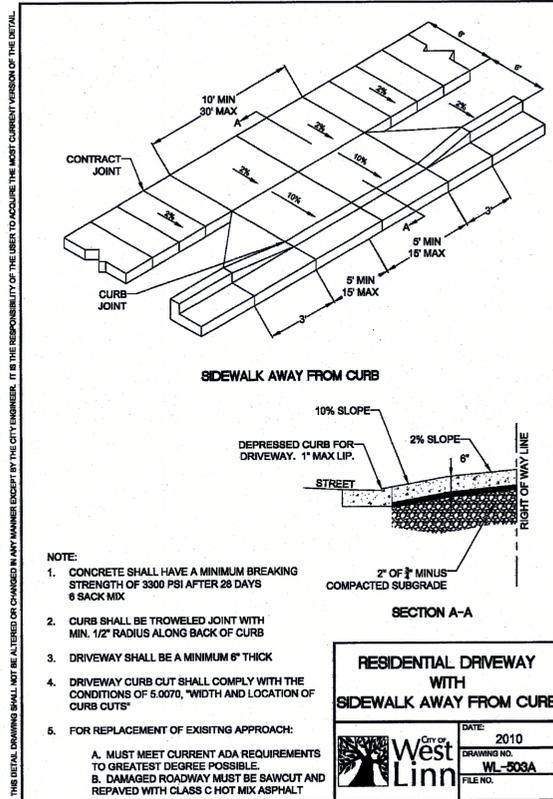
2014-129

DESIGNED: BDG	DATE:	NO.	REVISION
DRAWN: BJS	DATE:	NO.	REVISION
SCALE: N/A	DATE:	NO.	REVISION
DATE: December, 2014	DATE:	NO.	REVISION
FILE: Stonking Details	DATE:	NO.	REVISION

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DATE: 4/22/15 By: *Chris O'Leary*

STANDARD DETAILS

DESIGNED: BDG			
DRAWN: BJS			
SCALE: N/A	04/06/2015	2	REVISED PER CITY EMAIL 04/03/2015
DATE: December, 2014	03/20/2015	1	REVISED PER CITY REVIEW
FILE: Stoneking Details	DATE	NO.	REVISION

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