

OLD RIVER 3-PARCEL PARTITION

CITY OF WEST LINN PLANNING FILE NO. MIP-16-03

MARCH 2017

LEGEND

	EXISTING SUBJECT PROPERTY LINE
	EXISTING NEIGHBOR LOT LINE
	EXISTING EASEMENT LINE
	EXISTING 5' GROUND CONTOUR
	EXISTING 1' GROUND CONTOUR
	EXISTING PAVEMENT
	EXISTING GRAVEL
	EXISTING CURB
	EXISTING BRICK PAVEMENT
	EXISTING FENCE
	EXISTING WATER LINE
	EXISTING STORM LINE
	EXISTING SANITARY LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING CABLE TV LINE
	EXISTING UNDERGROUND POWER LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING STORM MANHOLE
	EXISTING CATCH BASIN
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER CLEANOUT
	EXISTING TELEPHONE MANHOLE
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING POWER METER
	EXISTING TELEPHONE JUNCTION BOX
	EXISTING GAS METER
	EXISTING GAS VALVE
	EXISTING LIGHT POLE
	EXISTING UTILITY POLE
	EXISTING UTILITY POLE W/ LIGHT
	UTILITY POLE W/ GUY WIRE
	EXISTING SIGN
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	EXISTING HEDGES / BUSHES
	EXISTING MAILBOX
	FEMA LINE PER MAP NO. 41005C0019D, JUNE 17, 2008
	NEW LOT LINE
	NEW EASEMENT LINE
	NEW CURB
	NEW AC
	NEW "GREEN STREET" SWALE
	SAWCUT LINE
	NEW 5' FINISH CONTOUR
	NEW 1' FINISH CONTOUR
	NEW SANITARY LINE
	NEW SANITARY MANHOLE
	NEW CLEANOUT
	NEW WATER LINE
	NEW WATER METER
	NEW WATER VALVE
	NEW CONCRETE SIDEWALK

GENERAL

ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF WEST LINN PUBLIC WORKS STANDARDS, THE 2015 EDITION OF THE OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE UNIFORM PLUMBING CODE, & THE UNIFORM BUILDING CODE. WHERE STANDARDS CONFLICT THE MORE STRINGENT SHALL APPLY.

CONTRACTOR SHALL PROTECT EXISTING MONUMENTS, BENCH MARKS, PROPERTY CORNERS GOVERNMENT MONUMENTS, AND SURVEY STAKES. REPLACEMENT OF THESE ITEMS SHALL BE AT THE CONTRACTOR'S EXPENSE.

ALL EXISTING UTILITIES SHOWN HAVE BEEN LOCATED FROM THE BEST AVAILABLE INFORMATION. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND WHEN ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

ROCKS LARGER THAN 12 INCHES IN DIAMETER, ROOTS, BRUSH AND REFUSE OF ANY KIND SHALL BE EXPORTED AND LEGALLY DISPOSED OF BY THE CONTRACTOR, UNLESS OTHERWISE DIRECTED BY THE ENGINEER, AT NO EXTRA COST TO THE OWNER.

CITY OF WEST LINN REQUIRES THE COMPACTION OF SELECTED IMPORT MATERIAL AND SUBGRADE WITHIN THE RIGHT-OF-WAY AND FOR ALL PUBLIC UTILITY TRENCHES TO BE TESTED TO A MINIMUM OF 95% OF AASHTO T-180 (ASTM D - 1557). COMPACTION OUTSIDE THE ROW AND FOR ALL PRIVATE UTILITIES SHALL BE AS REQUIRED BY THE INTERNATIONAL BUILDING CODE.

PER STANDARD DRAWING WL-203, ALL TRENCH SAW CUTS SHALL BE SMOOTH, STRAIGHT, TACKED AND SAND SEALED UPON PAVEMENT COMPLETION. FINAL SURFACE SHALL BE SMOOTH, TRUE TO GRADE, FREE DRAINAGE AND FREE OF ALL SURFACE DEFECTS.

CONTRACTOR SHALL OBTAIN ALL PERMITS AND LICENSES PRIOR TO CONSTRUCTION.

ALL NONMETALLIC PIPELINES SHALL BE ACCOMPANIED WITH A 14 GAUGE INSULATED COPPER TONING WIRE ALONG THE TOP OF THE BURIED PIPE AND CONNECTED TO ALL PIPELINE APPURTENANCES FOR FUTURE LOCATES.

AREAS OF CONSTRUCTION SHALL BE STRIPPED BY REMOVING TOPSOIL, HUMUS, AND SOILS NOT SUITABLE FOR COMPACTION. STRIPPED MATERIALS SHALL NOT BE USED FOR ROADWAY EMBANKMENT OR STRUCTURAL FILL. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL. HOWEVER, TOPSOIL MAY BE PLACED AND SPREAD WHERE APPROPRIATE FOR LAWN AREAS.

CONTRACTOR SHALL DO ALL WORK SHOWN ON DRAWINGS AND ALL INCIDENTAL WORK NECESSARY TO COMPLETE THE PROJECT IN AN ACCEPTABLE MANNER.

CONTRACTOR AND/OR SUBCONTRACTOR(S) SHALL HAVE A MINIMUM OF ONE (1) SET OF APPROVED CONSTRUCTION PLANS ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.

ALL EXCAVATORS SHALL COMPLY WITH ALL PROVISIONS OF ORS 151.541 TO 151.551 INCLUDING NOTIFICATION OF ALL OWNERS OF UNDERGROUND FACILITIES AT LEAST 48 BUSINESS DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS BEFORE COMMENCING ANY EXCAVATION. ONE CALL LOCATE NUMBER IS 246-6693.

ATTENTION: OREGON LAW REQUIRES THE CONTRACTOR TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. COPIES OF THE RULES MAY BE OBTAINED BY CALLING THE CENTER. (OREGON UTILITY NOTIFICATION CENTER = (503) 232-1871) ANY NEW ELECTRICAL UTILITIES (PHONE, POWER AND CATV) SHALL BE INSTALLED UNDERGROUND.

THE CONTRACTOR SHALL TAKE NO ADVANTAGE OF ANY ERRORS OR OMISSIONS OR DISCREPANCIES IN THE PLANS. WHEN ERRORS, OMISSIONS OR DISCREPANCIES ARE FOUND, THE ENGINEER SHALL BE NOTIFIED. WORK PERFORMED BY THE CONTRACTOR AS A RESULT OF AN ERROR, OMISSION OR DISCREPANCY IN THE PLANS SHALL BE AT THE CONTRACTOR'S RISK WHEN SUCH ERROR, OMISSION OR DISCREPANCY HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ENGINEER.

ANY EXISTING DOMESTIC OR IRRIGATION WELLS SHALL BE LOCATED, IDENTIFIED, CAPPED, DISCONNECTED OR ABANDONED IN CONFORMANCE WITH OAR 690-220-0030. A COPY OF THE OREGON WATER RESOURCES DEPARTMENT (OWRD) ABANDONMENT CERTIFICATE SHALL BE SUBMITTED TO THE CITY OF WEST LINN.

ANY ON-SITE SEWAGE DISPOSAL SYSTEM SHALL BE ABANDONED IN CONFORMANCE WITH CLACKAMAS COUNTY WATER ENVIRONMENT SERVICES (WES) REGULATIONS. A COPY OF THE SEPTIC TANK REMOVAL CERTIFICATE SHALL BE SUBMITTED TO THE CITY OF WEST LINN.

PRIOR TO ANY ON-SITE DISTURBANCE, A GRADING PERMIT WILL BE REQUIRED FROM THE CITY BUILDING DEPARTMENT.

THE WORKING HOURS ARE AS FOLLOWS: 7:00 AM TO 7:00 PM MONDAY THROUGH FRIDAY AND 9:00 AM TO 5:00 PM ON SATURDAYS AND SUNDAYS.

A PLUMBING PERMIT WILL BE REQUIRED FROM THE CITY OF WEST LINN BUILDING DEPARTMENT FOR ALL THE PRIVATE STORM DRAIN AND SANITARY SEWER FACILITIES LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY. INSPECTIONS BY THE BUILDING OFFICIAL WILL BE REQUIRED.

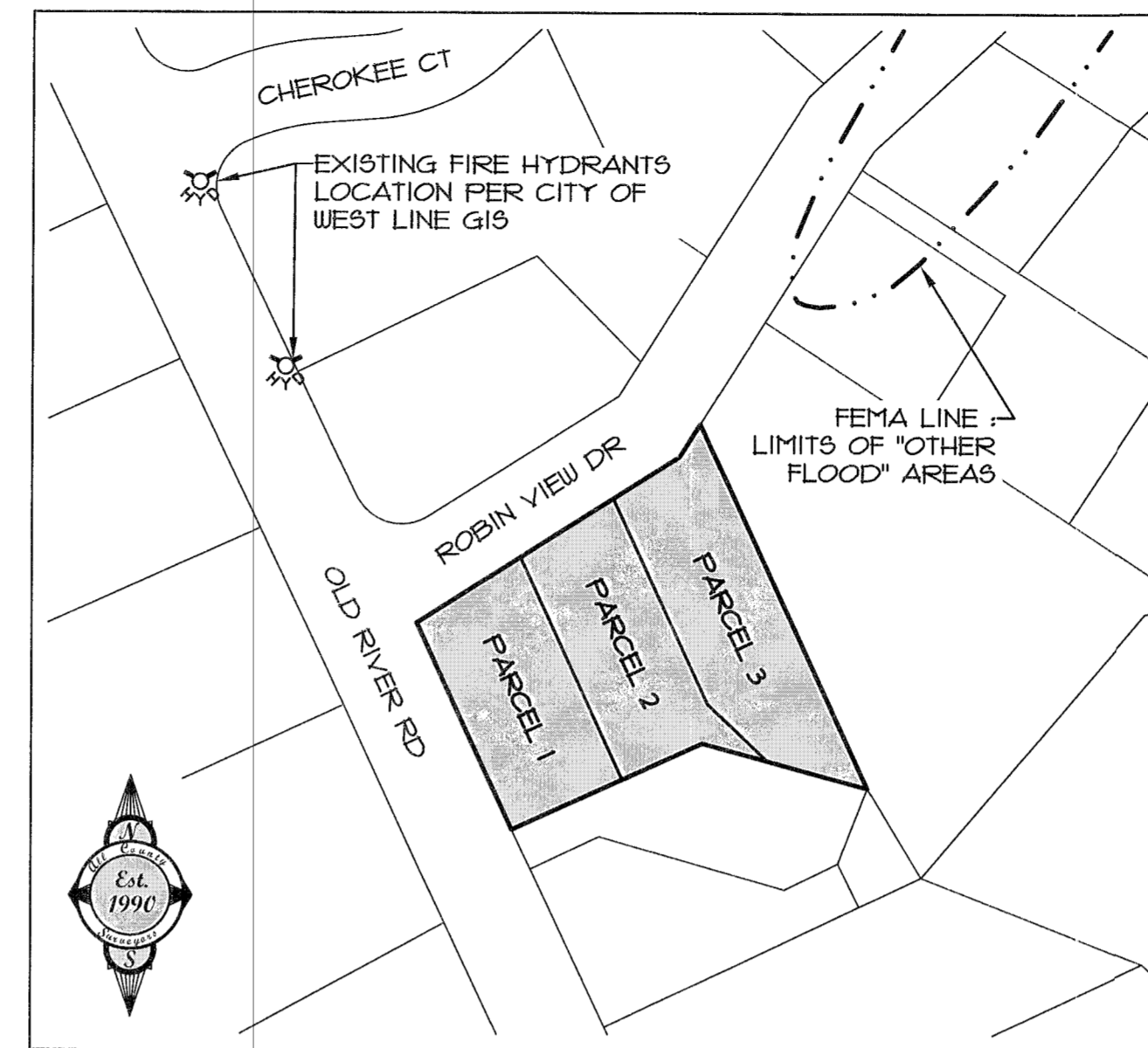
BENCHMARK

THE ELEVATION DATUM IS NAVD88 BY GPS OBSERVATION W/ OPUS STATIC POSTPROCESSING.

PUBLIC STORM SEWER NOTES

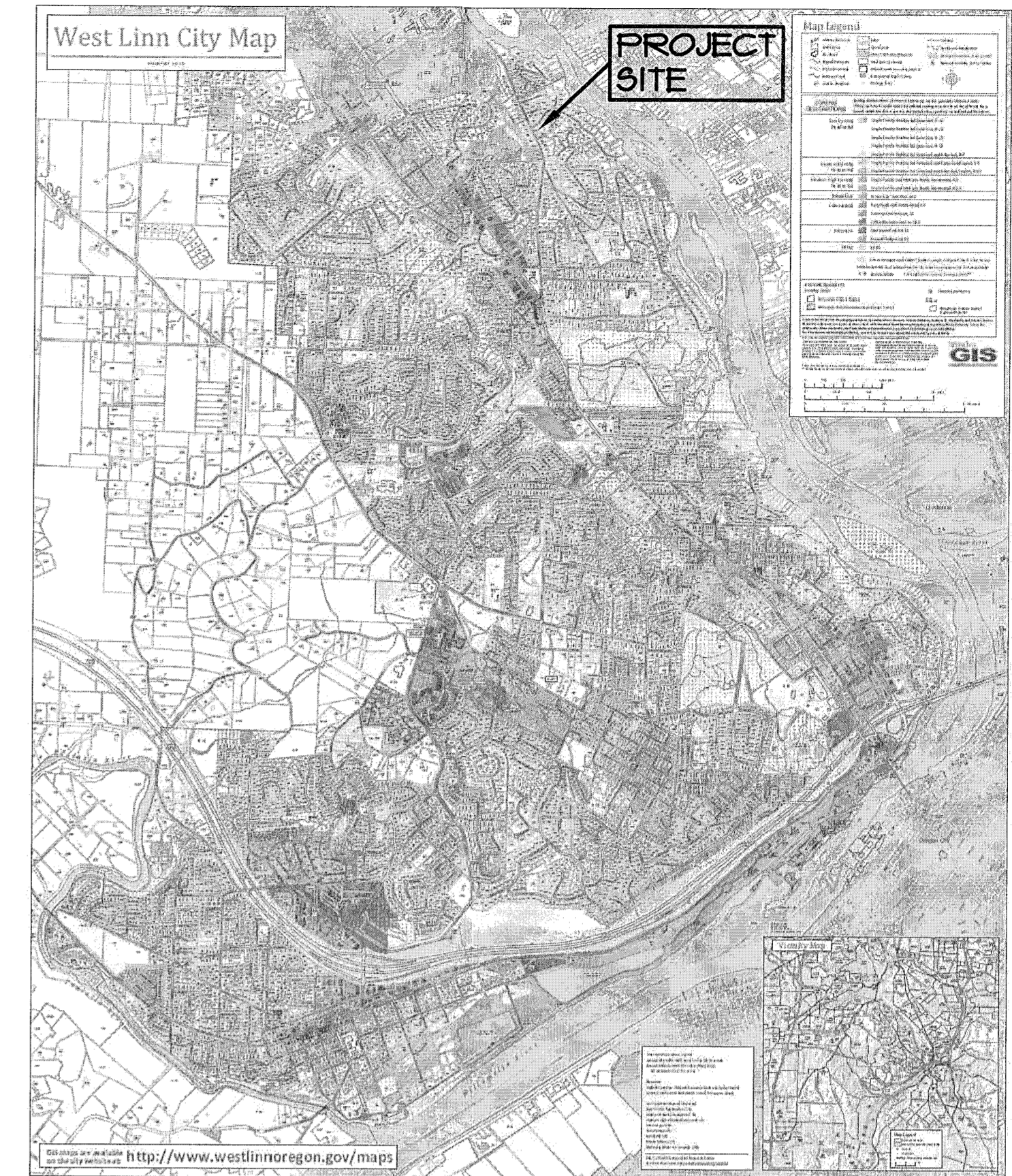
STORM SEWER PIPE SHALL BE THE SIZE AND TYPE SHOWN ON THE PLANS. ALL STORM SEWER CONSTRUCTION SHALL CONFORM TO THE 2015 EDITION OF THE OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, CITY OF WEST LINN PUBLIC WORKS STANDARDS AND APWA STANDARDS. WHERE STANDARDS CONFLICT, THE MORE STRINGENT STANDARD SHALL BE USED.

ALL PLASTIC PIPES SHALL PASS 95% MANDREL TEST AND TV INSPECTION.



VICINITY MAP

SCALE: 1" = 100'



VICINITY MAP

NTS

PUBLIC SANITARY SEWER NOTES

THE CITY OF WEST LINN SHALL NOT ALLOW ANY SEWER CONSTRUCTION TO BE PERFORMED, EXCEPT UNDER ACTIVE INSPECTION. SANITARY TAPS TO EXISTING SEWERS MUST BE INSPECTED AND APPROVED BY QUALIFIED CITY STAFF. ONLY APWA APPROVED MATERIALS AND METHODS SHALL BE USED.

SEWER PIPE AND FITTINGS TO BE PVC GRAVITY SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35 WITH RUBBER RING TYPE JOINTS. JOINTS TO CONFORM TO ASTM D-3212. SUBMIT CERTIFICATE OF COMPLETION OF 95% MANDREL TEST AND TV INSPECTION (PROVIDE THE CITY WITH A DVD COLORED COPY FOR REVIEW) ON ALL PVC PIPE.

PIPE BEDDING, PIPE ZONE AND ROCK BACKFILL MATERIALS SHALL BE 3/4 MINUS CRUSHED ROCK. ROCK BACKFILL SHALL BE COMPACTED PER CITY OF WEST LINN PUBLIC WORKS STANDARD DETAIL WL-200.

SEWER MAINS TO BE AIR TESTED FOLLOWING TRENCH BACKFILL AND COMPACTION PER CITY OF WEST LINN PUBLIC WORKS STANDARDS.

LATERALS INSTALLED AT 2% MINIMUM SLOPE UNLESS OTHERWISE NOTED.

SETTLEMENT OF THE FINISHED SURFACE WITHIN THE WARRANTY PERIOD SHALL BE CONSIDERED TO BE A RESULT OF IMPROPER COMPACTION AND SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

ALL HOUSE SERVICE STUBOUTS SHALL BE MARKED WITH A PRESSURE TREATED 2"x4" BOARD FOR FUTURE LOCATION. SERVICE LATERALS SHALL BE 6" 3034 PVC - GREEN IN COLOR TO PREVENT CONFUSION WITH STORM DRAIN LATERALS.

ALL SANITARY SEWER MATERIALS, CONSTRUCTION, AND TESTING SHALL COMPLY WITH THE CITY OF WEST LINN CONSTRUCTION STANDARDS, THE 2015 EDITION OF THE OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND WITH OREGON CHAPTER, YEAR-2002 AND SUBSEQUENT REVISIONS (PART RD300 OF OREGON STANDARD DRAWINGS AND PART 00400 OF OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION). THE MOST STRINGENT REQUIREMENTS SHALL APPLY IN EACH SITUATION. A COPY OF BOTH APWA AND CITY CONSTRUCTION STANDARDS SHALL BE KEPT AT THE CONSTRUCTION SITE FOR REFERENCE AT ALL TIMES.

THE PVC SANITARY SEWER MAINS SHALL BE AIR TESTED PER CITY OF WEST LINN PUBLIC WORKS STANDARDS. A TV ACCEPTANCE INSPECTION IS REQUIRED FOR THE NEWLY CONSTRUCTED SANITARY SEWER. PER APWA PART 00445.14. SANITARY SEWER MANHOLES SHALL BE TESTED, PER APWA PART 00410.11.

PUBLIC WATERLINES

WATERLINES SHALL BE DUCTILE IRON CLASS 52 CONFORMING TO AWWA C-151, CEMENT-LINED, AND BITUMASTIC-COATED.

WATERLINES SHALL HAVE A MINIMUM OF 36" OF COVER TO THE FINISHED STREET SURFACE, UNLESS OTHERWISE NOTED, AND BACKFILL SHALL BE 3/4" CRUSHED AGGREGATE.

UPON COMPLETION OF SERVICE LINES, THE MAIN AND SERVICES SHALL BE STERILIZED, FLUSHED, AND PRESSURE TESTED IN ACCORDANCE WITH CITY OF WEST LINN STANDARDS. NO CONNECTION TO THE EXISTING WATER LINES SHALL BE ALLOWED PRIOR TO TESTING AND ACCEPTANCE OF THE NEW WATER LINE FOR PRESSURE, CHLORINE, AND BACTERIOLOGICAL TESTS. STERILIZING, FLUSHING, AND PRESSURE TESTING SHALL BE OBSERVED BY CITY PERSONNEL. ALL TESTS SHALL BE PAID FOR BY THE CONTRACTOR.

GATE VALVES SHALL BE RESILIENT SEAT OR RESILIENT WEDGE CONFORMING WITH AWWA C-500 OR C-509, CAST IRON, EPOXY COATED PER AWWA C-550, NRS, RATED 200 PSI WORKING PRESSURE. VALVE BOXES SHALL BE CAST IRON, RICH MODEL 925 OR APPROVED EQUAL.

ALL PIPE FITTINGS SHALL BE DUCTILE IRON PER AWWA C110 OR AWWA C153 AND SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 250 PSI. JOINTS SHALL MEET AWWA C111.

COPPER TUBING SHALL BE TYPE "K" SOFT FOR 1" AND LESS SERVICES, AND SHALL HAVE COMPRESSION.

MECHANICAL RESTRAINTS SHALL BE INSTALLED AT ALL BRANCHES AND CHANGE IN DIRECTIONS.

PER ORS 333, ALL SANITARY SEWER LINES WITHIN 10' LATERALLY AND 1'-6" VERTICALLY OF WATER MAIN TO BE ENCASED IN CONCRETE, OR BE CONSTRUCTED OF DUCTILE IRON WATER PIPE WITH WATERTIGHT JOINTS.

SHEET INDEX

C1	TITLE SHEET
C2	EXISTING CONDITIONS PLAN
C3	NOT USED
C4	MASTER STREET PLAN
C5	STREETS PLAN AND PROFILE
C6	CURB RETURN PLAN AND PROFILE
C7	SANITARY PLAN AND PROFILE AND WATER PLAN
C8	STORM DRAIN PLAN and PROFILE
C9	GRADING, DEMOLITION, AND EROSION CONTROL PLAN
C10	DETAILS
C11	DETAILS
C12	DETAILS

ENGINEER / SURVEYOR

ALL COUNTY PLANNERS & SURVEYORS, INC.
ATTN: RAY MOORE, P.E., F.L.S.
DAVE REICHERT, L.S.I.T.
P. O. BOX 955
SANDY, OR 97055
(503) 668-3151
DAVE@ALLCOUNTYSURVEYORS.COM

OWNER / CLIENT

JEFF PARKER
1800 BLANKENSHIP RD #200
WEST LINN, OR 97068
PHONE: 503-142-1942

THIS PLAN REVIEW APPROVAL DOES NOT PREVENT THE FIELD INSPECTOR FROM REQUIRING FURTHER CODE CORRECTIONS.

CITY OF WEST LINN ENGINEERING
APPROVED
DATE 7/11/17 BY [Signature]

DATE	6-27-17	NO.	1	REVISION	GUY WIRE / DRIVEWAY	BY	DRR	SHEET	C1
DATE		NO.		REVISION		BY		OF	12
DESIGNED:	RLM/DRR	DRAWN:	DRR	CHECKED:	RLM	APPROVED:	RLM		
SCALE	N/A	HORIZ:	1" = 100'	DATE:	5-31-17	FILE:	15-235 Design.dwg	SECTION	13
LEGAL		TWP.	25	RANGE	1E	SECTION			
PROJECT: OLD RIVER 3-PARCEL PARTITION TITLE SHEET LOCATION: 18822 OLD RIVER DR., WEST LINN, OR 97068									
CLIENT: JEFF PARKER 1800 BLANKENSHIP RD #200 WEST LINN, OR 97068 PHONE: 503-142-1942									

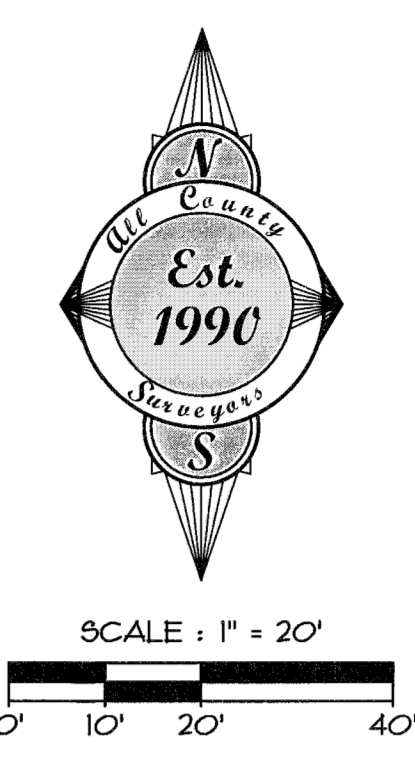
NOTES

1) THIS IS NOT A BOUNDARY SURVEY. SEE PARTITION PLAT NO. 2016-011, CLACKAMAS COUNTY SURVEY RECORDS, FOR RECORD SURVEY OF THE SUBJECT PARCEL.

2) UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE BY SURFACE INSPECTION AND LOCATES PAINTED ON THE GROUND AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN.

3) UNDERGROUND UTILITY LOCATIONS MUST BE POTHOLED AND VERIFIED PRIOR TO CONSTRUCTION.

4) THE ELEVATION DATUM IS NAVD88 BY GPS OBSERVATION W/ OPUS STATIC POSTPROCESSING.



BY	REVISION	SHEET
		C2
DATE	NO.	OF
		12
DESIGNED: RLY/DRR		APPROVED: RLY
DRAWN: DRR		APPROVED: RLY
CHECKED: RLY		APPROVED: RLY
RENEWAL DATE: 12/31/2018		

SCALE	VERT. N/A	SECTION	13	RANGE	25	IE
HORIZ. 1" = 20'	DATE: 5-31-11	FILE: 15-235 Design.dwg				

PROJECT: OLD RIVER 3-PARCEL PARTITION EXISTING CONDITIONS PLAN

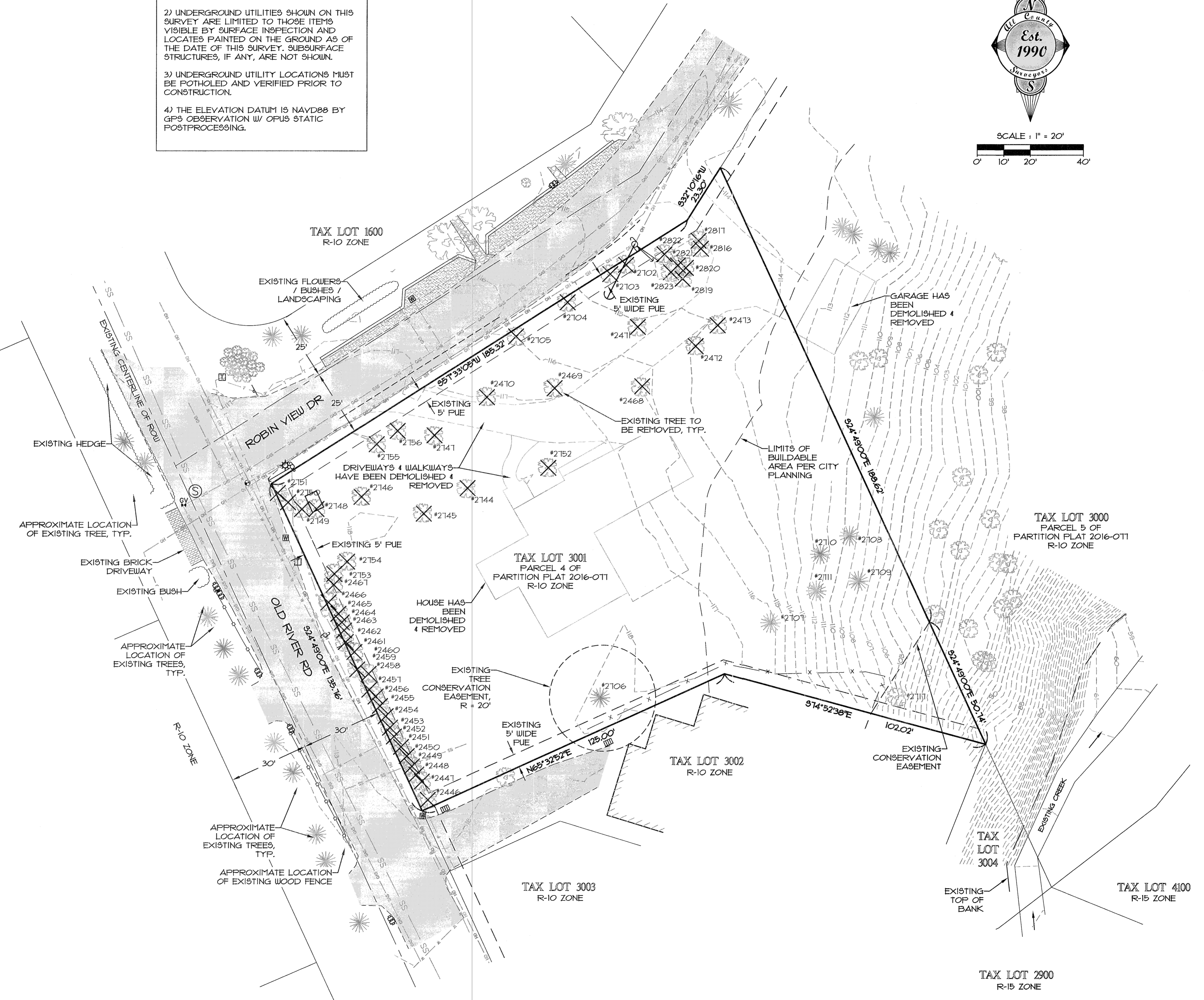
LOCATION: 18622 OLD RIVER DR., WEST LINN, OR 97068

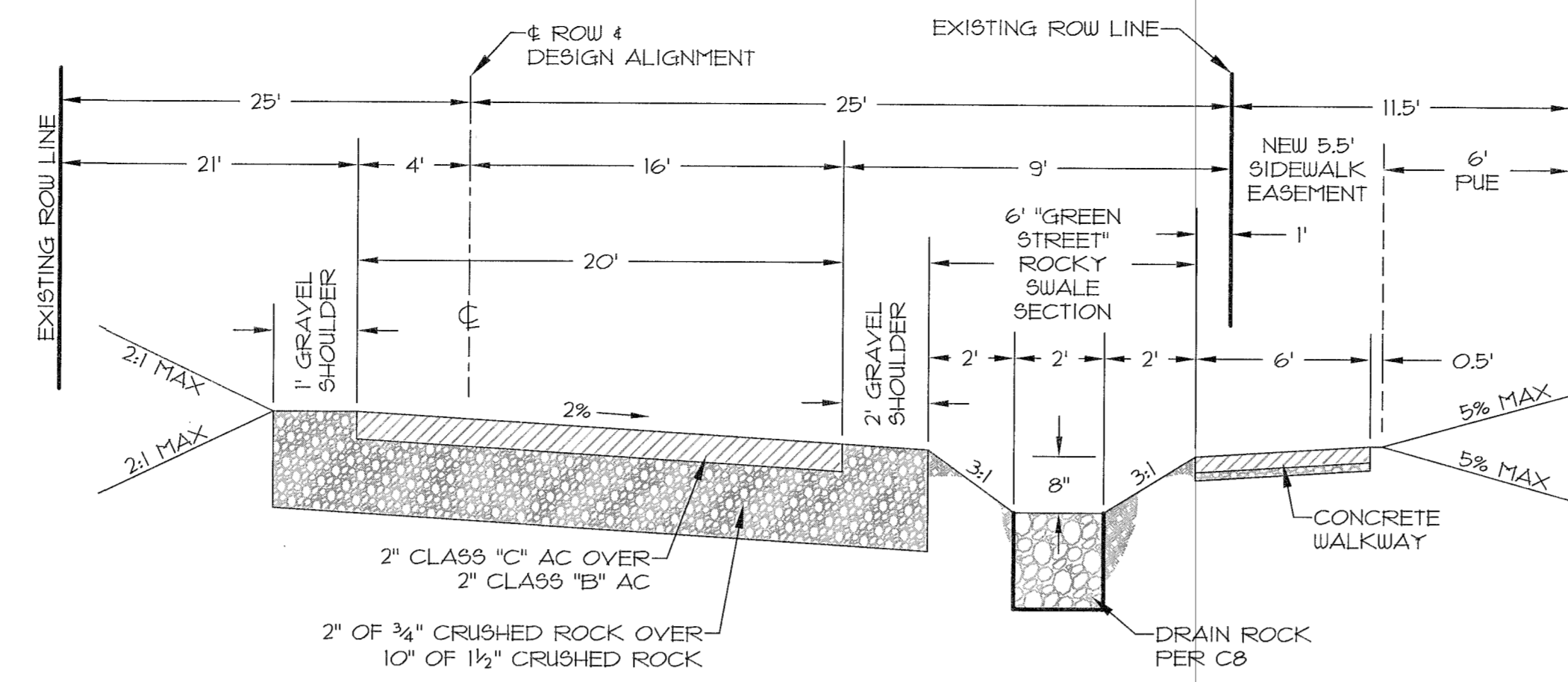
Surveyors & Planners, Inc.
 Surveying, Planning and
 Civil Engineering
 P.O. Box 955, Sandy, OR 97055
 Phone: (503) 668-5171
 Fax: (503) 668-4730

CLIENT: JEFF PARKER
 1800 BLANKENSHIP RD #200
 WEST LINN, OR 97068
 PHONE: 503-742-1942

TREE INVENTORY

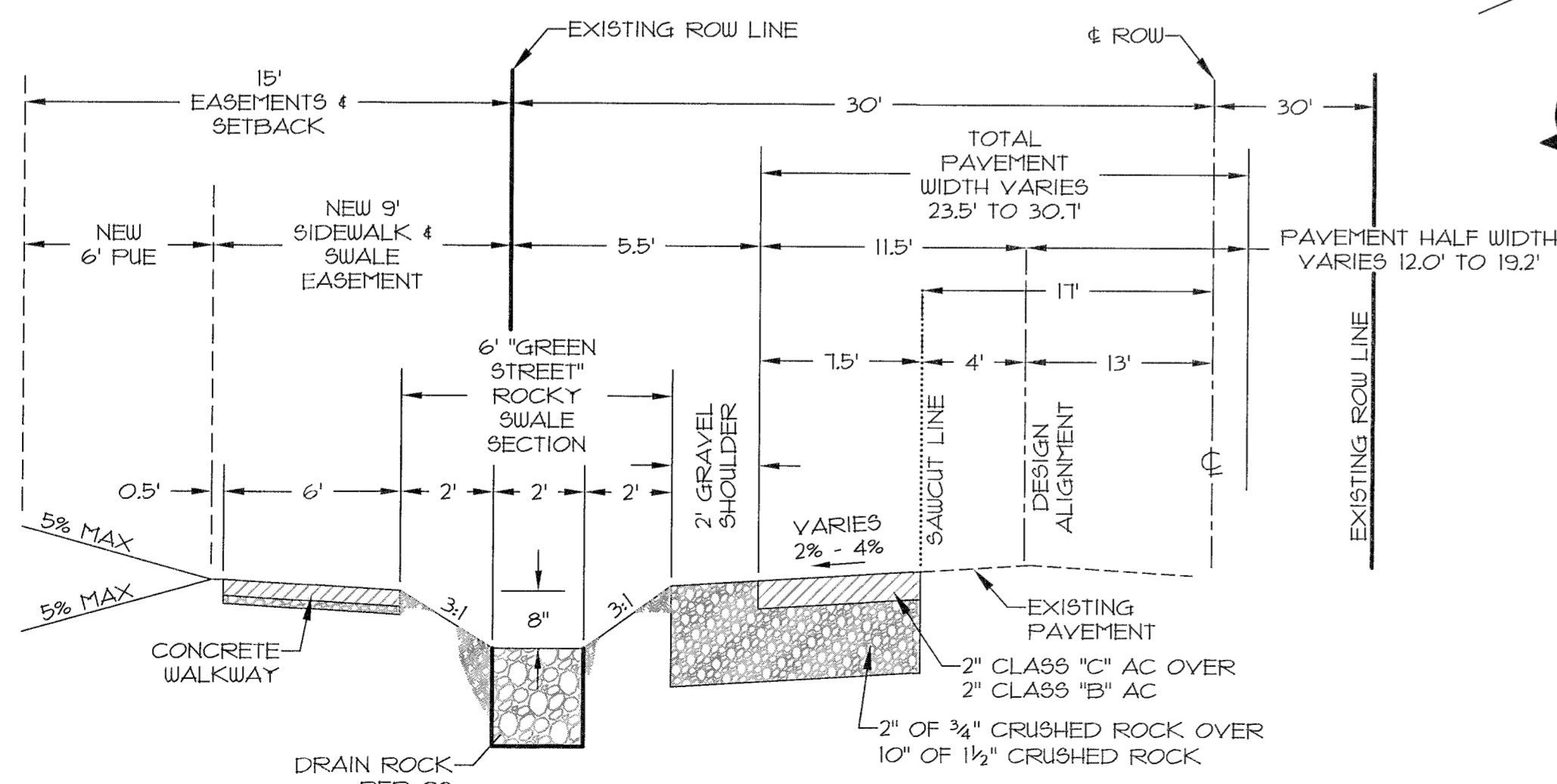
TAG NUMBER	TYPE OF TREE	DIAMETER OF TREE	TAG NUMBER	TYPE OF TREE	DIAMETER OF TREE
2446	DECIDUOUS	6"x2	2104	DECIDUOUS	12"
2447	DECIDUOUS	6"x3	2105	DECIDUOUS	20"
2448	DECIDUOUS	6"x3	2106	CONIFEROUS	60"
2449	DECIDUOUS	6"x2	2107	CONIFEROUS	36"
2450	DECIDUOUS	6"x3	2108	CONIFEROUS	20"
2451	DECIDUOUS	6"x4	2109	CONIFEROUS	10"
2452	DECIDUOUS	6"x4	2110	CONIFEROUS	20"
2453	DECIDUOUS	6"x3	2111	CONIFEROUS	10"
2454	DECIDUOUS	6"x3	2117	DECIDUOUS	40"
2455	DECIDUOUS	6"x2	2144	DECIDUOUS	20"
2456	DECIDUOUS	6"x2	2145	DECIDUOUS	20"
2457	DECIDUOUS	6"x4	2146	DECIDUOUS	8"
2458	DECIDUOUS	6"x3	2147	DECIDUOUS	24"
2459	DECIDUOUS	6"x3	2148	DECIDUOUS	8"
2460	DECIDUOUS	6"	2149	DECIDUOUS	8"
2461	DECIDUOUS	6"x3	2150	DECIDUOUS	10"
2461	DECIDUOUS	6"x3	2151	DECIDUOUS	10"x3
2462	DECIDUOUS	6"x4	2152	DECIDUOUS	8"
2463	DECIDUOUS	6"x3	2153	DECIDUOUS	14"
2464	DECIDUOUS	6"x2	2154	DECIDUOUS	8"x5
2465	DECIDUOUS	6"x4	2155	DECIDUOUS	14"
2466	DECIDUOUS	6"x3	2156	DECIDUOUS	14"
2467	DECIDUOUS	6"x3	2816	DECIDUOUS	6"
2468	DECIDUOUS	20"	2817	DECIDUOUS	12"
2469	DECIDUOUS	46"	2819	DECIDUOUS	8"
2470	DECIDUOUS	20"	2820	DECIDUOUS	6"
2471	DECIDUOUS	24"	2821	DECIDUOUS	6"
2472	DECIDUOUS	18"	2822	DECIDUOUS	6"
2473	DECIDUOUS	20"	2823	DECIDUOUS	6"
2703	DECIDUOUS	12"x2			





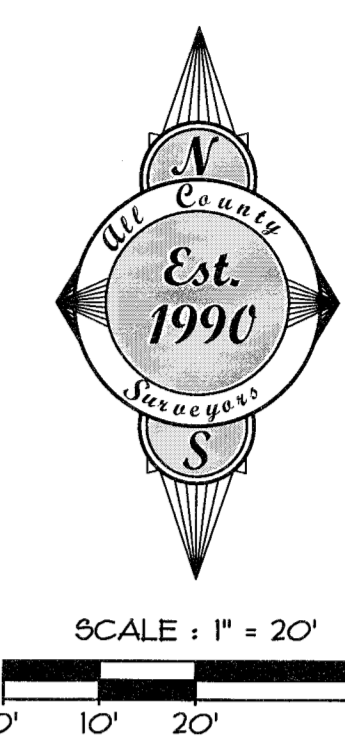
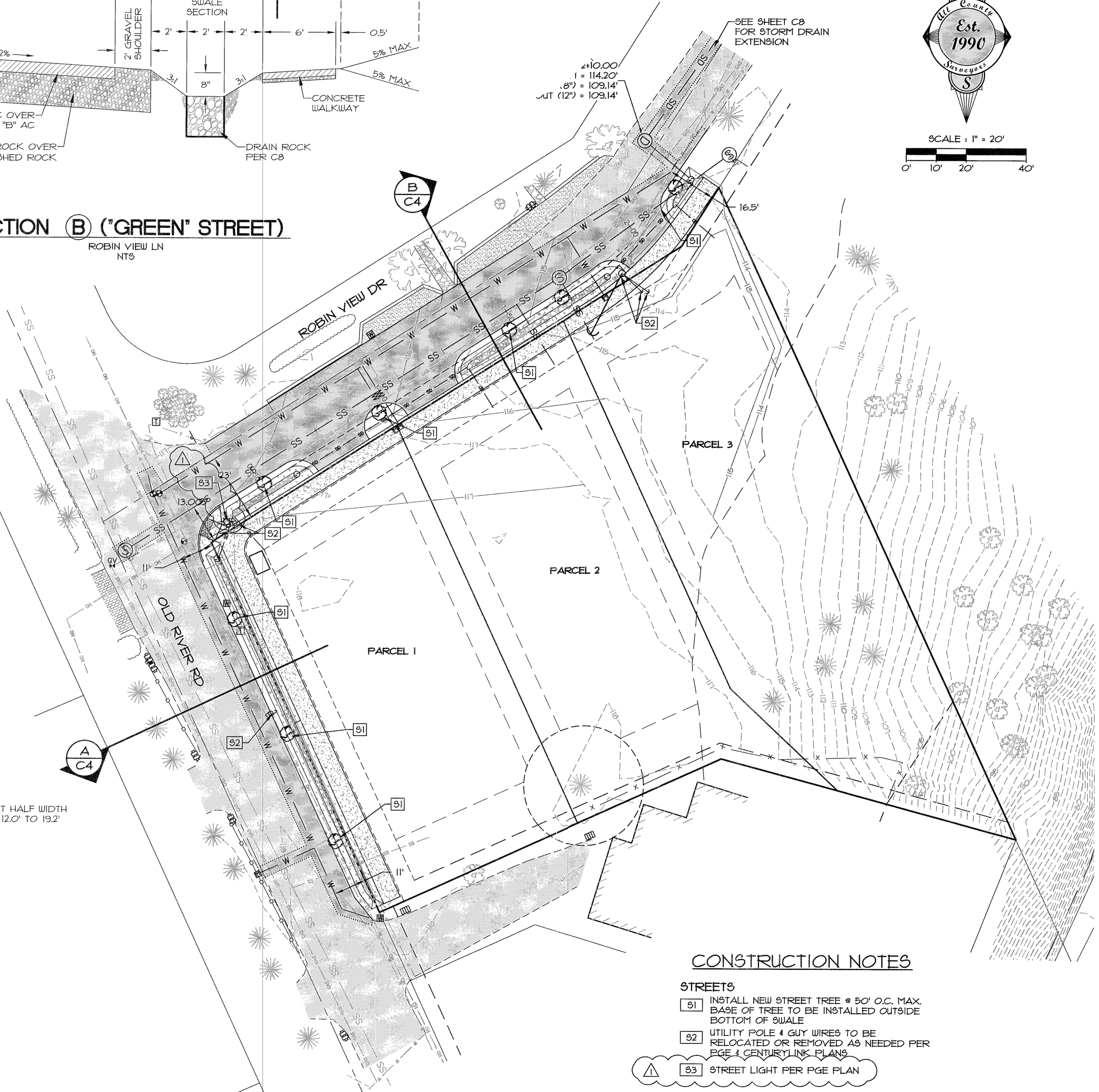
SECTION (B) ("GREEN" STREET)

ROBIN VIEW LN
NTS



SECTION (A) ("GREEN" STREET)

OLD RIVER RD
NTS



CONSTRUCTION NOTES

- STREETS**
- 91 INSTALL NEW STREET TREE @ 50' O.C. MAX. BASE OF TREE TO BE INSTALLED OUTSIDE BOTTOM OF SWALE
 - 92 UTILITY POLE & GUY WIRES TO BE RELOCATED OR REMOVED AS NEEDED PER EGE & CENTURY LINK PLANS
 - 93 STREET LIGHT PER PGE PLAN

DATE	NO.	REVISION	BY	SHEET
6-27-17	1	GUY WIRE / DRIVEWAY	DRR	C4
				OF 12
DESIGNED:	RLM/DRR			
DRAWN:	DRR			
CHECKED:	RLM			
APPROVED:	RLM			

SCALE	VERT. N/A	HORIZ. 1" = 20'	LEGAL	RANGE	IE
DATE	5-31-17	FILE: 15-235 Design.dwg	TWP.	25	
SECTION	13				

PROJECT
OLD RIVER 3-PARCEL PARTITION
MASTER STREET PLAN

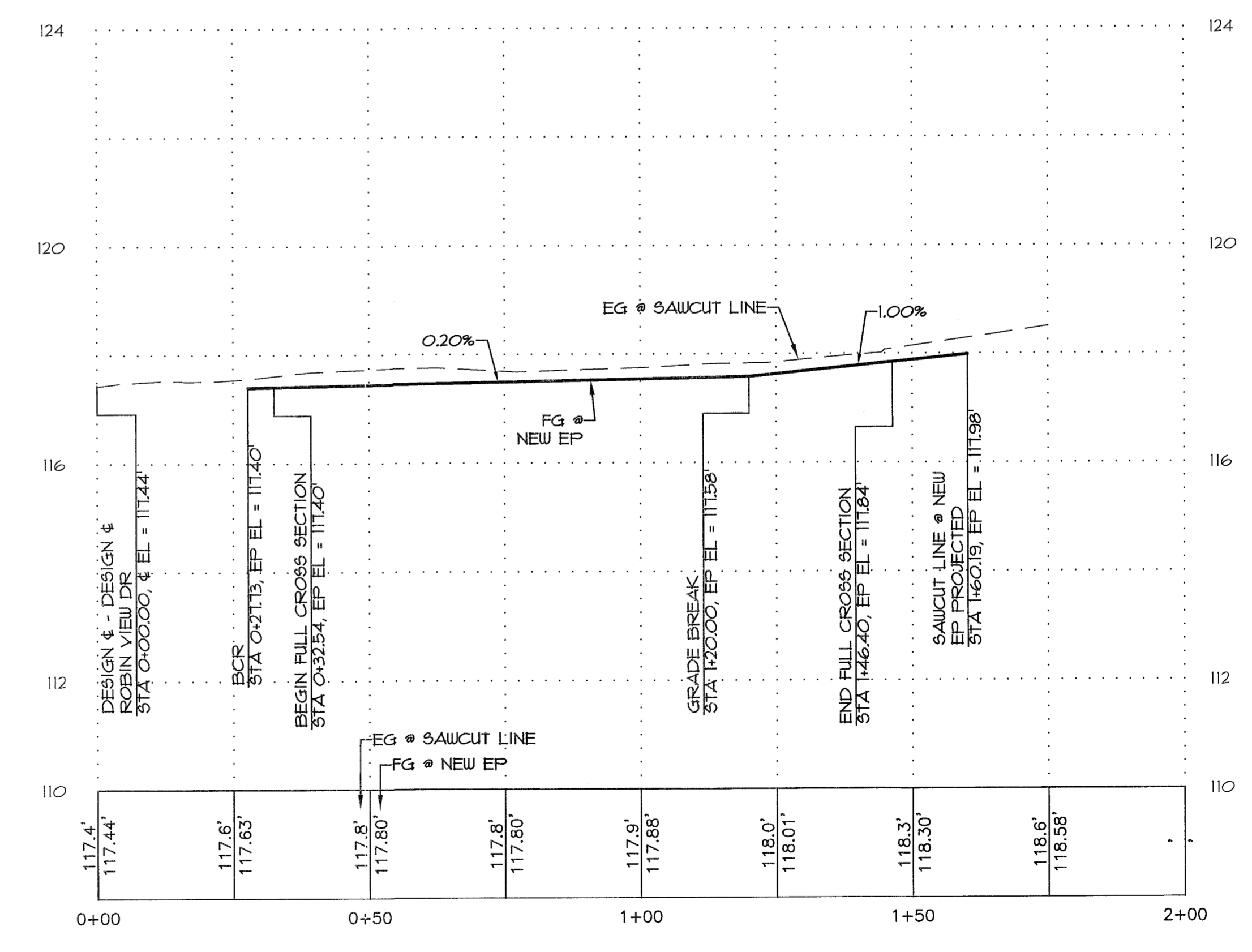
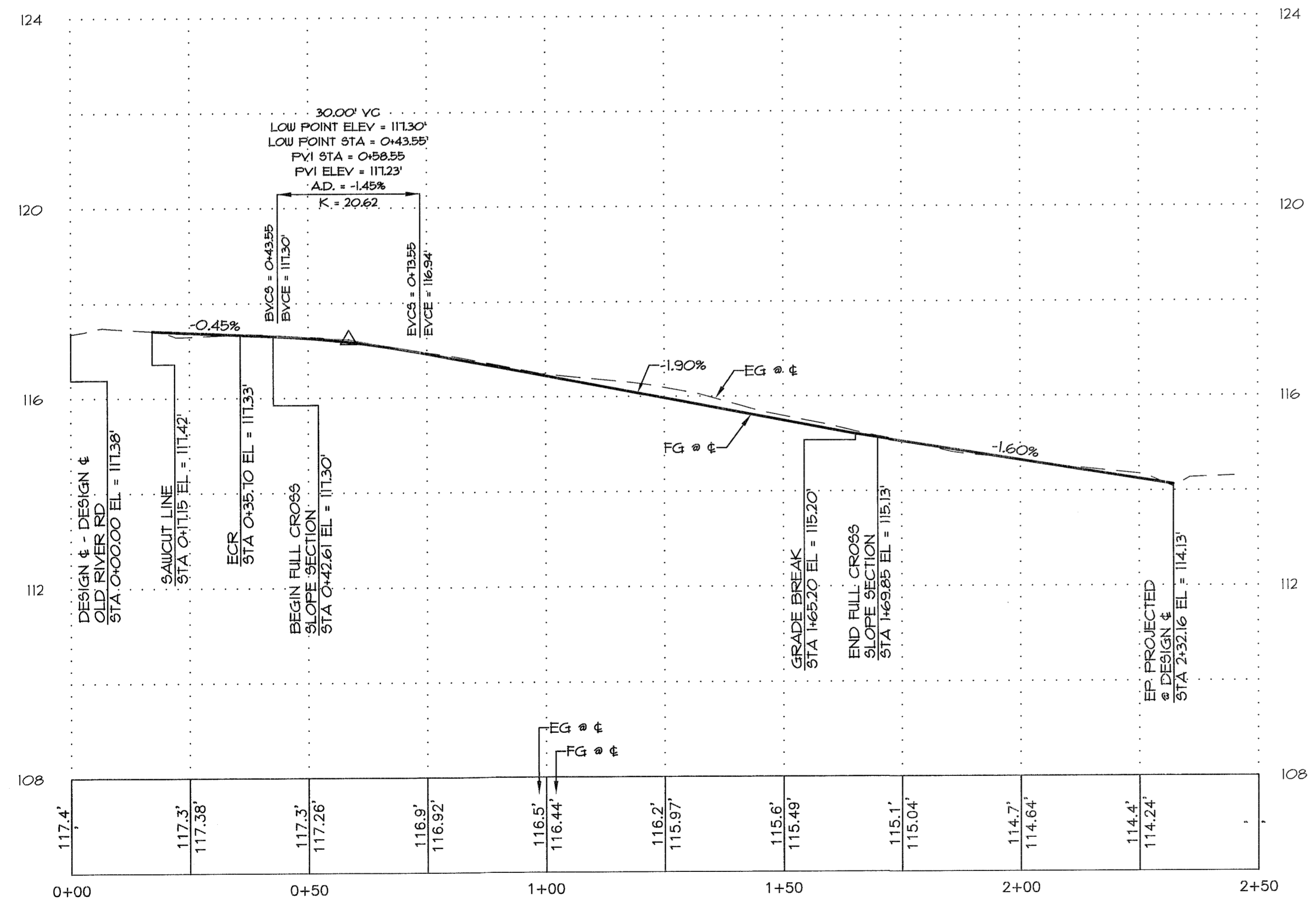
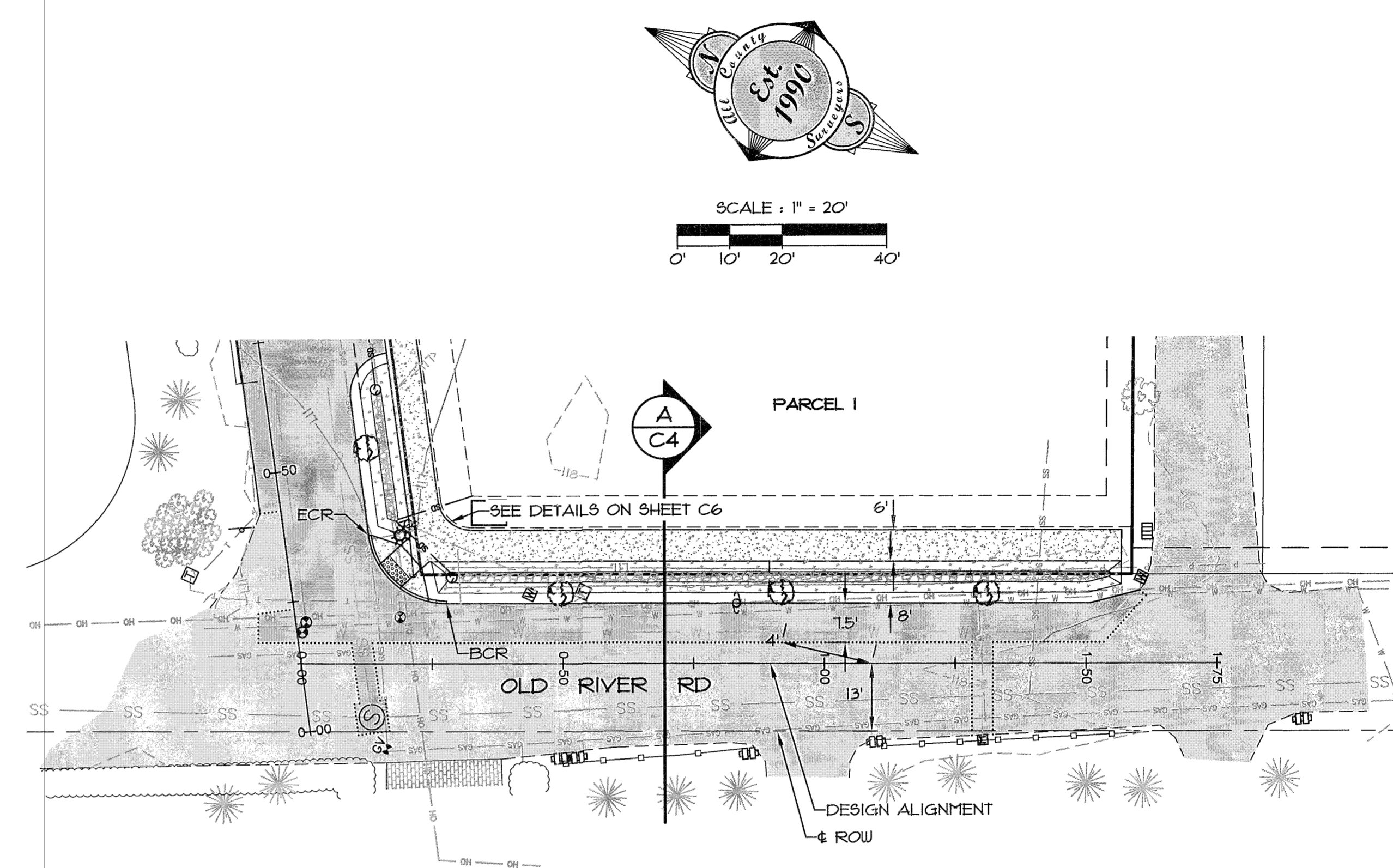
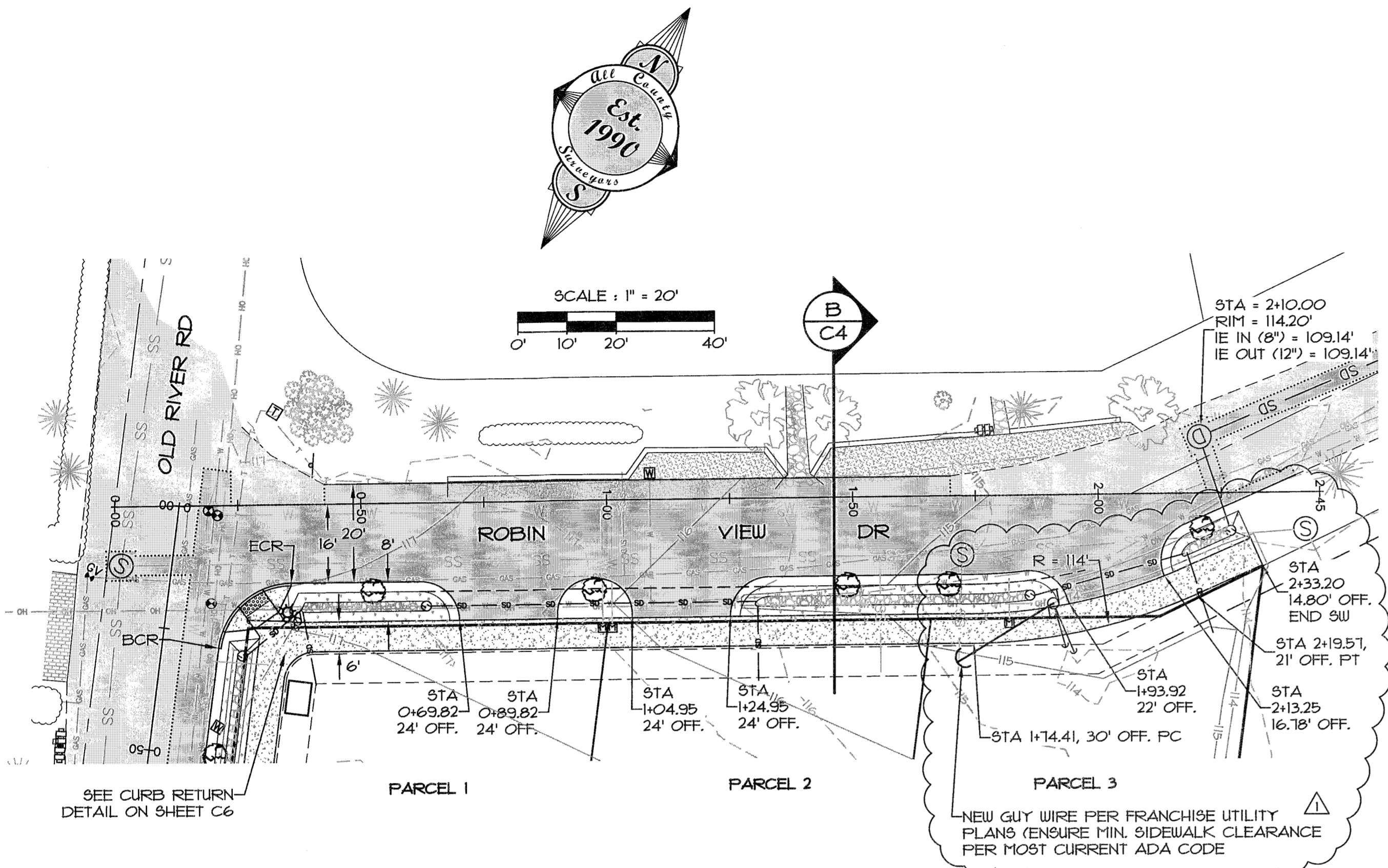
LOCATION
18822 OLD RIVER DR., WEST LINN, OR 97068

Surveyors & Planners, Inc.
Surveying, Planning and
Civil Engineering

P.O. Box 955 Sandy, OR 97055
Phone: (503) 668-3151
Fax: (503) 668-4730

DATE OF PLOT: 5-31-17

CLIENT:
JEFF PARKER
1800 BLANKENSHIP RD #200
WEST LINN, OR 97068
PHONE 503-742-1942



ROBIN VIEW DR PLAN AND PROFILE

SCALE:
HORIZONTAL 1" = 20'
VERTICAL 1" = 2'

OLD RIVER RD PLAN AND PROFILE

SCALE:
HORIZONTAL 1" = 20'
VERTICAL 1" = 2'

	DATE	NO.	REVISION	BY
	6-27-17	1	CIVIL WIRE / DRIVEWAY	DRR
DESIGNED:	DRAWN:	CHECKED:	APPROVED:	
				RENEWAL DATE: 12/31/2018
SCALE	VERT.	N/A		
	HORIZ.	N/A		
DATE:	5-31-17			
FILE:	15-235 Design/Utility			
SECTION	TWP.	RANGE	IE	
13	25			
PROJECT: OLD RIVER 3-PARCEL PARTITION STREETS PLAN AND PROFILE				
LOCATION: 18822 OLD RIVER DR., WEST LINN, OR 97068				
Surveyors & Planners, Inc. Surveying, Planning and Civil Engineering P.O. Box 955 Sandy, OR 97055 Phone: (503) 668-3151 Fax: (503) 668-4750				
CLIENT: JEFF PARKER 1800 BLANKENSHIP RD #200 WEST LINN, OR 97068 PHONE: 503-142-1942				
DATE OF PLOT: 5-31-17				

CONSTRUCTION NOTES

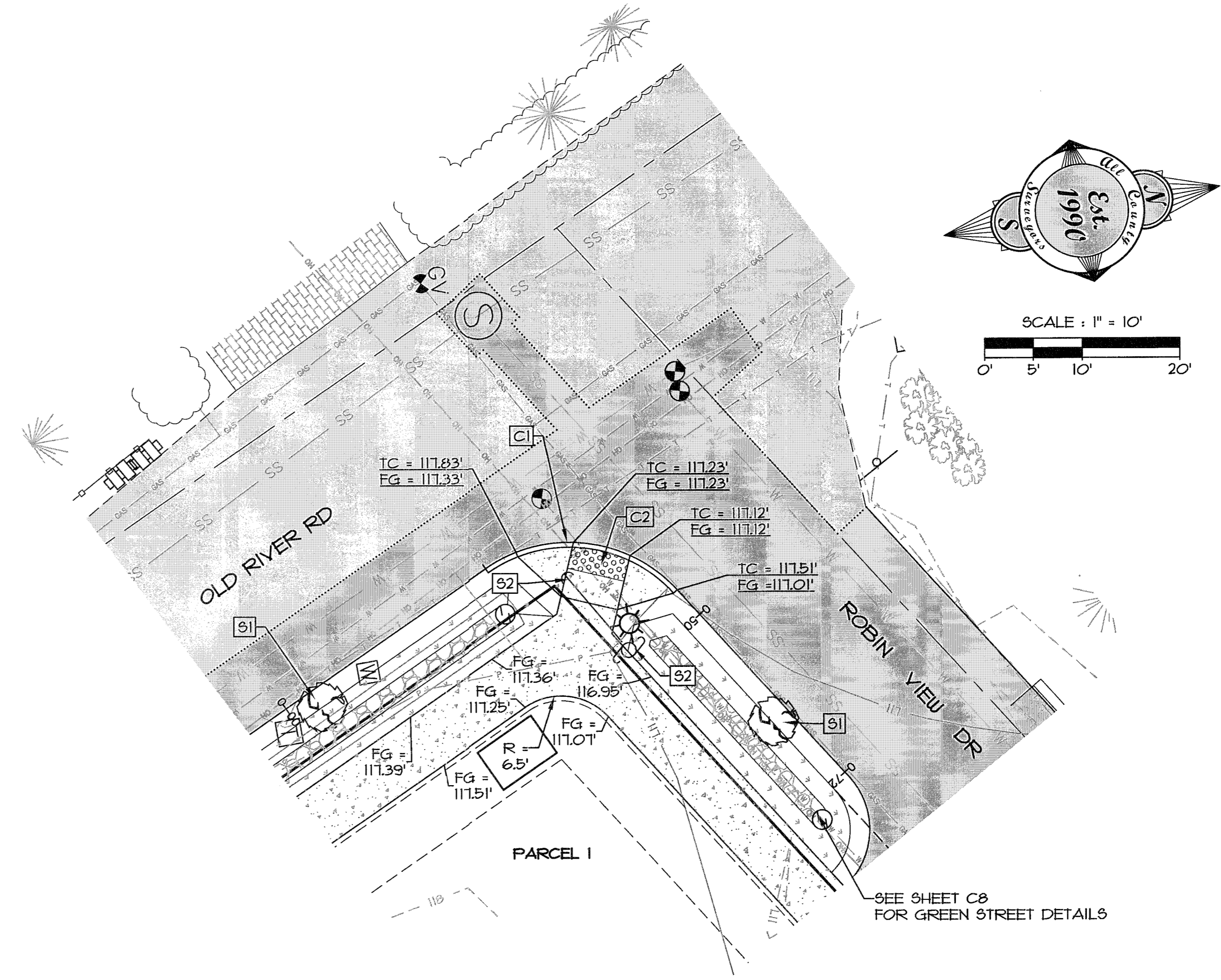
STREETS

- [S1] INSTALL NEW STREET TREE @ 50' O.C. MAX. BASE OF TREE TO BE INSTALLED OUTSIDE BOTTOM OF SWALE
- [S2] UTILITY POLE & GUY WIRES TO BE RELOCATED OR REMOVED AS NEEDED PER PGE & CENTURYLINK PLANS

CONSTRUCTION NOTES

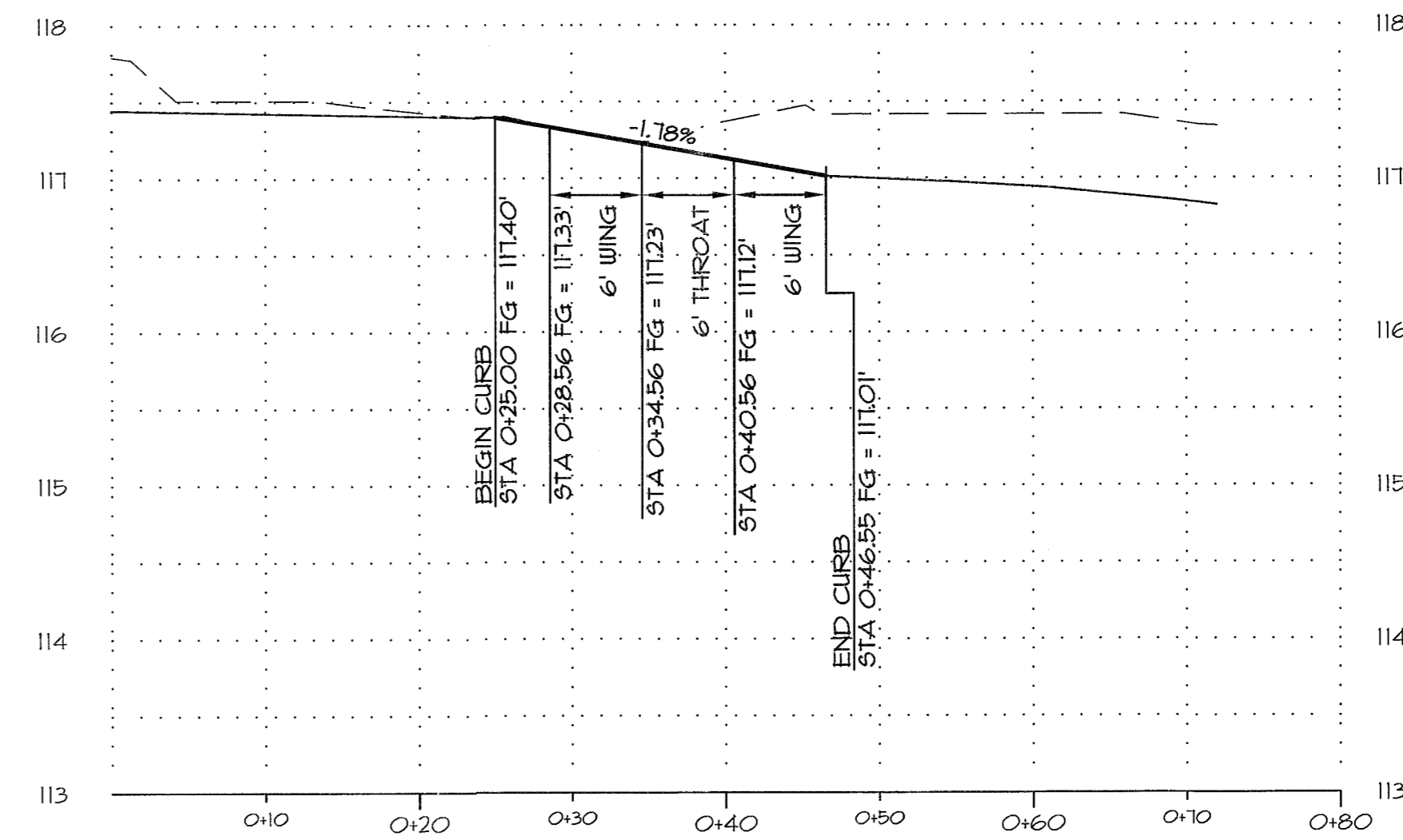
CURB RETURN

- [C1] CONSTRUCT 6" STRAIGHT CURB PER STANDARD DETAIL WL-501/C12, R = 15' @ FACE OF CURB
- [C2] INSTALL SINGLE CURB RAMP PER DETAIL WL-501A



CURB RETURN DETAILED GRADING PLAN

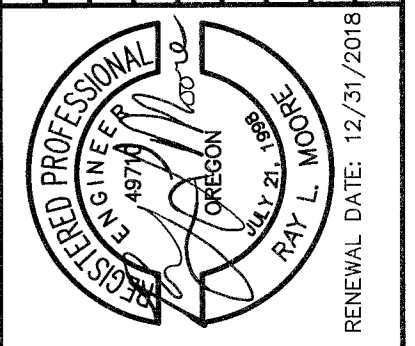
SCALE: 1" = 10'



CURB RETURN PROFILE

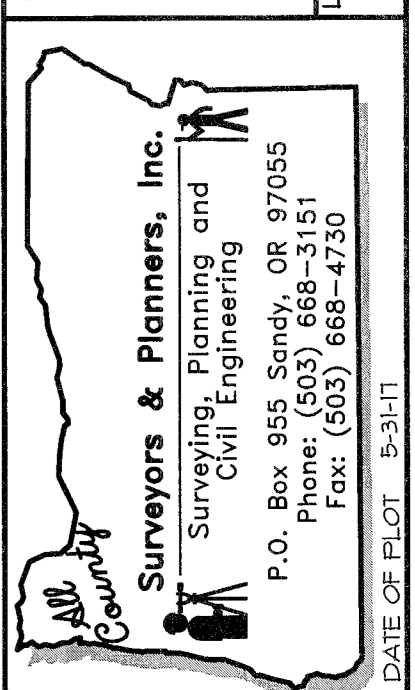
SCALE:
HORIZONTAL 1" = 10'
VERTICAL 1" = 1'

BY	
REVISION	
NO.	
DATE	
DESIGNED:	RLM/DRR
DRAWN:	DRR
CHECKED:	RLM
APPROVED:	RLM
SHEET	C6
OF	12



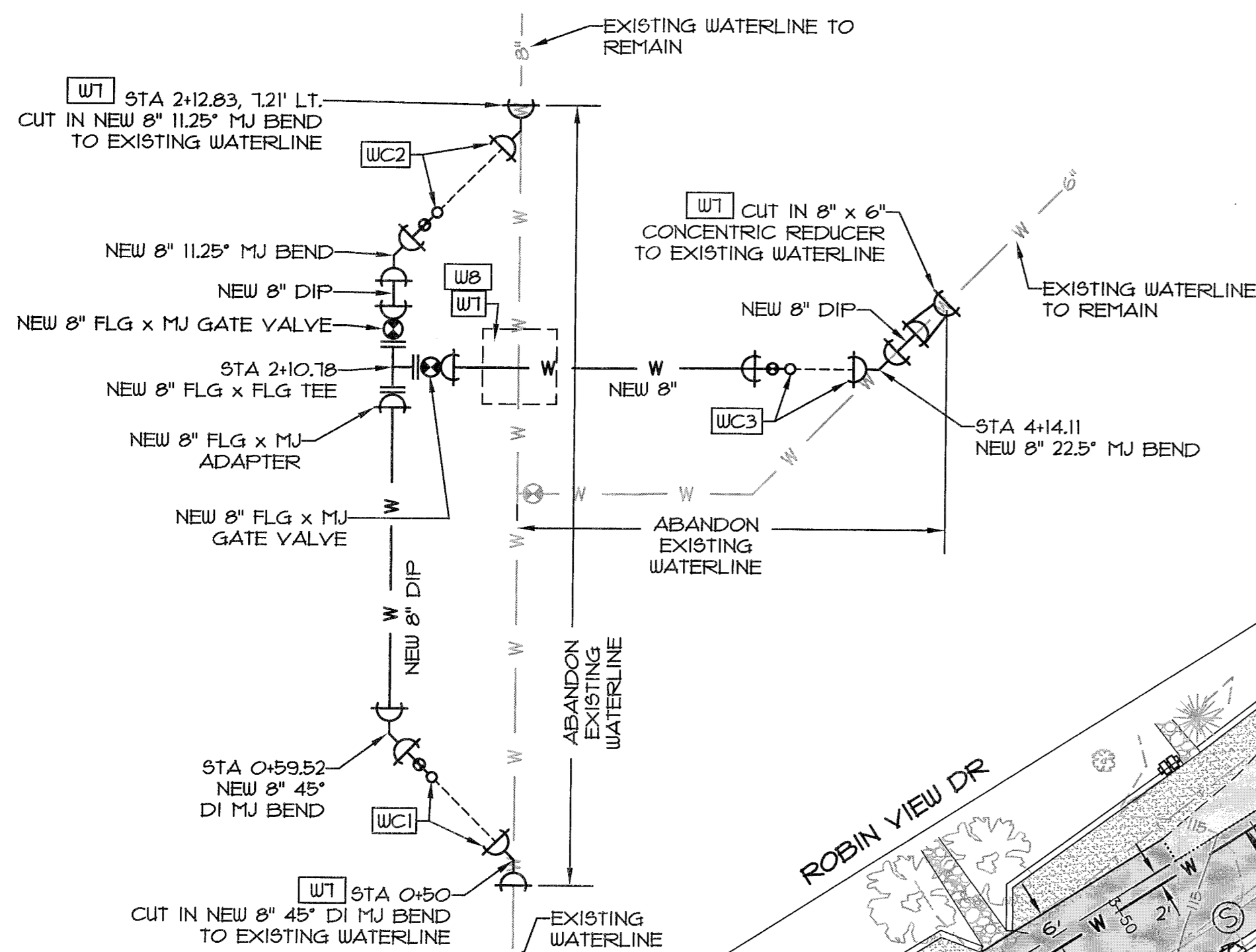
SCALE	VERT: N/A
HORIZ: N/A	DATE: 5-31-11
FILE: 15-235 Design/grading	LEGAL
SECTION	TWP: RANGE
13	25 IE

PROJECT: **OLD RIVER 3-PARCEL PARTITION**
CURB RETURN PLAN AND PROFILE
 LOCATION: **18822 OLD RIVER DR., WEST LINN, OR 97068**



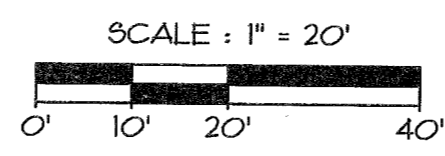
CLIENT: **JEFF PARKER**
 1800 BLANKENSHIP RD #200
 WEST LINN, OR 97068
 PHONE: 503-142-1542

WATERLINE SCHEMATIC



NOTES

1. ALL WATER MAINS SHALL HAVE 36" MINIMUM COVER.
2. FULLY RESTRAIN ALL PIPE JOINTS & ALL FITTING JOINTS WITH FIELD LOCKING GASKETS.
3. CONTRACTOR SHALL ENSURE THAT NO HIGH POINTS ARE CREATED IN WATER LINE.
4. CONTRACTOR SHALL NOT INTERRUPT SERVICE TO EXISTING MAINLINE UNTIL FINAL CONNECTIONS ARE MADE (AFTER NEW LINES ARE TESTED & ACCEPTED BY THE CITY). COORDINATE ANY SHUT DOWNS WITH THE CITY WATER OPERATIONS.



CONSTRUCTION NOTES

WATERLINE CONNECTIONS

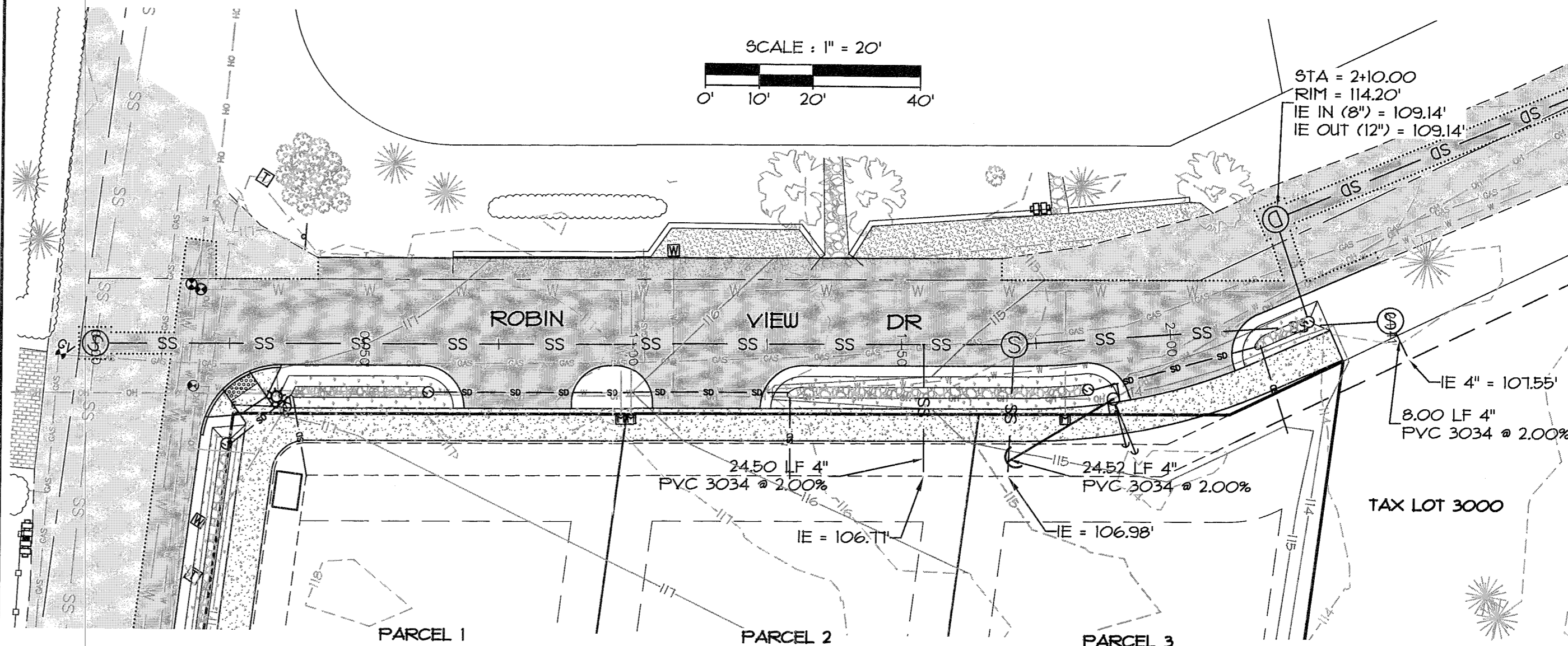
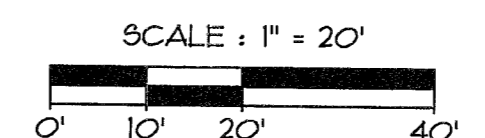
- WC1** CONTRACTOR TO INSTALL TEMP. 2" BLOW-OFF FOR FILLING, FLUSHING AND TESTING (SEE CITY STANDARD DETAIL WL-404B). ONCE SYSTEM IS TESTED AND ACCEPTED, REMOVE BLOW-OFF AND MAKE FINAL CONNECTION WITH 8" DI AND 8" MJ SLEEVE AS REQUIRED.
- WC2** CONTRACTOR TO INSTALL TEMP. 2" BLOW-OFF FOR FILLING, FLUSHING AND TESTING (SEE CITY STANDARD DETAIL WL-404B). ONCE SYSTEM IS TESTED AND ACCEPTED, REMOVE BLOW-OFF AND MAKE FINAL CONNECTION WITH 8" DI AND 8" MJ SLEEVE AS REQUIRED.
- WC3** CONTRACTOR TO INSTALL TEMP. 2" BLOW-OFF FOR FILLING, FLUSHING AND TESTING (SEE CITY STANDARD DETAIL WL-404B). ONCE SYSTEM IS TESTED AND ACCEPTED, REMOVE BLOW-OFF AND MAKE FINAL CONNECTION WITH 8" DI AND 8" MJ SLEEVE AS REQUIRED.

CONSTRUCTION NOTES

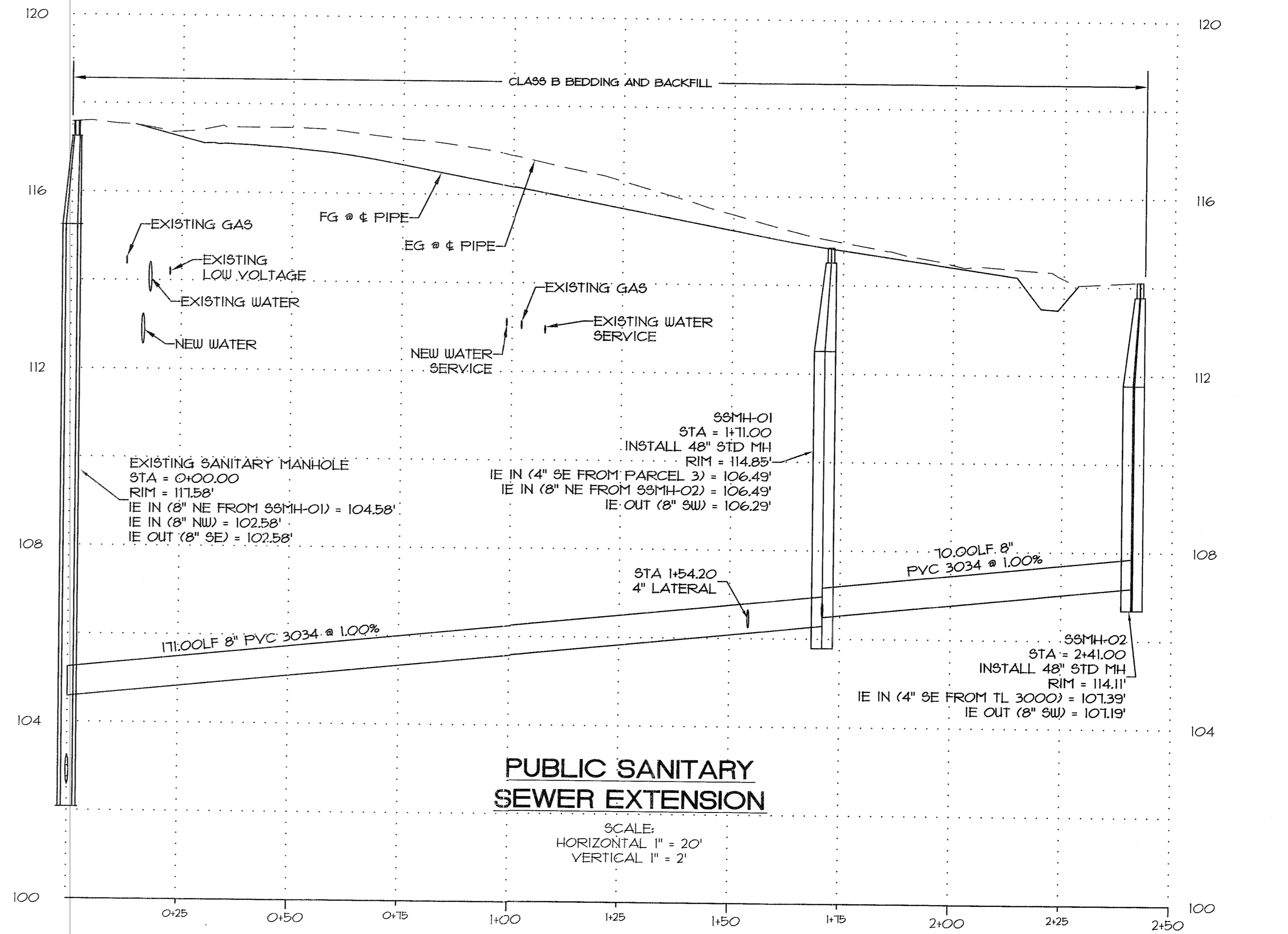
WATERLINE

- W1** ABANDON EXISTING SERVICE
- W2** INSTALL SINGLE WATER METER ASSEMBLY PER CITY STANDARD DETAIL
- W3** NOT USED
- W4** EXISTING WATERLINE TO REMAIN IN SERVICE DURING CONSTRUCTION OF NEW WATERLINE, UNTIL COMPLETION OF TESTING & FINAL CONNECTIONS ARE MADE
- W5** PRESERVE & PROTECT EXISTING METER BOX
- W6** CONTRACTOR TO DISCONNECT EXISTING SERVICE FROM EXISTING MAINLINE AND RUN NEW SERVICE LINE. PLACE NEW ANGLE STOP NEXT TO CURRENT METER AND EXPOSE AREA FOR CITY TO MAKE FINAL CONNECTION.
- W7** PRIOR TO CONSTRUCTION POTHOLE EXISTING WATERLINE TO CONFIRM DEPTH & LOCATION.
- W8** DEPTH OF NEW WATERLINE TO BE ADJUSTED AS NEEDED TO MAINTAIN MIN. 6" CLR. CROSSING W/ EXISTING WATERLINE.
- W9** PRESERVE & PROTECT EXISTING UTILITY CROSSING

WATERLINE PLAN
SCALE: 1" = 20'



SANITARY SEWER PLAN
SCALE: 1" = 20'



PUBLIC SANITARY SEWER EXTENSION
SCALE:
HORIZONTAL 1" = 20'
VERTICAL 1" = 2'

BY	DRR
REVISION	DRIVEWAY
NO.	1
DATE	6-27-17
DESIGNED	RLM/DRR
DRAWN	DRR
CHECKED	RLM
APPROVED	RLM



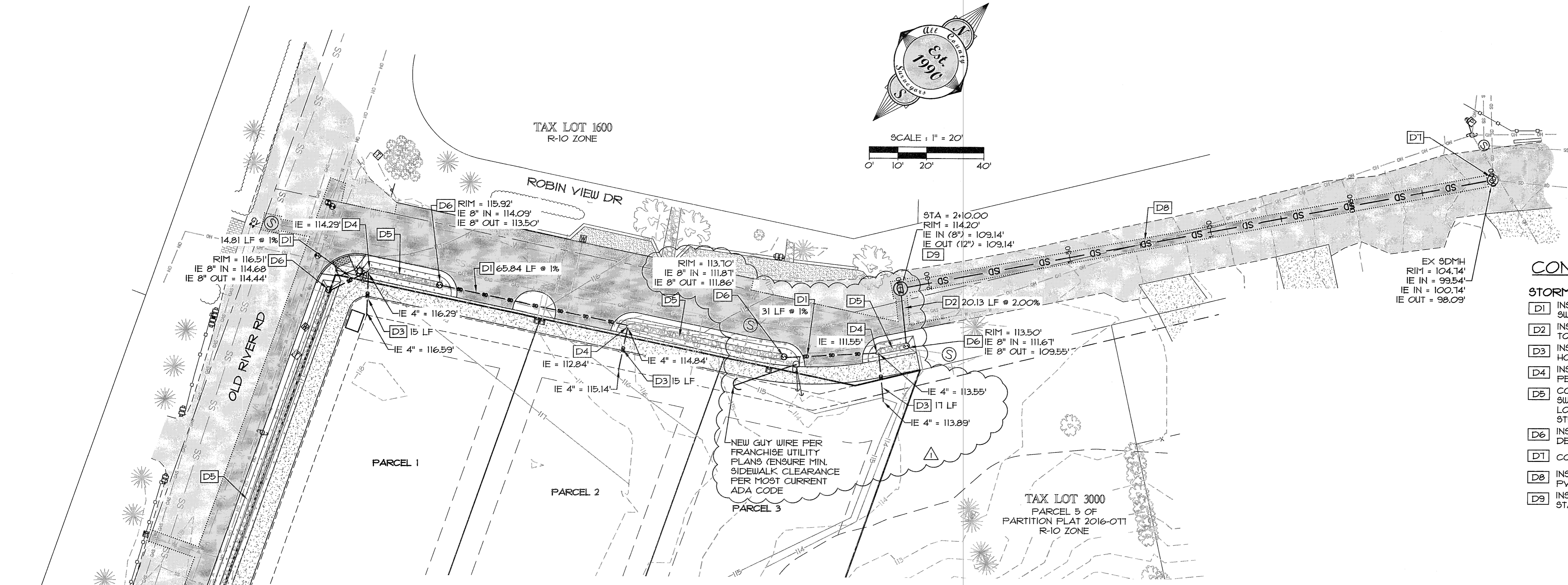
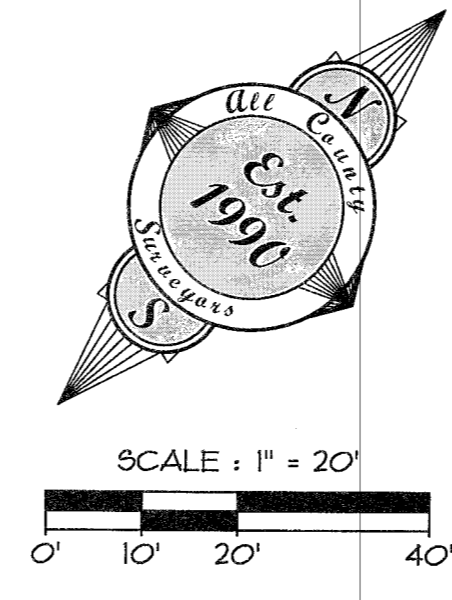
SCALE	N/A
VERT.	N/A
HORIZ.	5-31-T
DATE	5-31-17
FILE	15-235 Design/Draw
LEGAL	
SECTION	13
TWP.	25
RANGE	1E

OLD RIVER 3-PARCEL PARTITION
SANITARY PLAN AND PROFILE AND
WATER PLAN

PROJECT: 18822 OLD RIVER DR., WEST LINN, OR 97068

Surveyors & Planners, Inc.
Surveying, Planning and
Civil Engineering
P.O. Box 855 Sandy, OR 97055
Phone: (503) 688-3151
Fax: (503) 688-2750

JEFF PARKER
1800 BLANKENSHIP RD #200
WEST LINN, OR 97068
PHONE 503-742-1542



CONSTRUCTION NOTES

- STORM DRAIN**
- [D1] INSTALL 8" HDPE PIPING BETWEEN SWALES
 - [D2] INSTALL 8" HDPE PIPING FROM SWALE TO NEW MANHOLE
 - [D3] INSTALL 4" PVC C900 STUB FOR FUTURE HOMES. SLOPE = 2%
 - [D4] INSTALL 8" PIPE CONNECTION TO SWALE PER DETAIL 1/C8
 - [D5] CONSTRUCT GREEN STREET ROCKY SWALE PER DETAIL 2/C8. FOR LONGITUDINAL SLOPE OF SWALES SEE STREET SECTIONS ON SHEET C5.
 - [D6] INSTALL OVERFLOW AREA DRAIN PER DETAIL 3/C8
 - [D7] CONNECT TO EXISTING MANHOLE
 - [D8] INSTALL 12" STORM PIPE. USE HDPE OR PVC IF MORE THAN 24" OF COVER
 - [D9] INSTALL STORM MANHOLE PER COUL STANDARD DETAIL 201

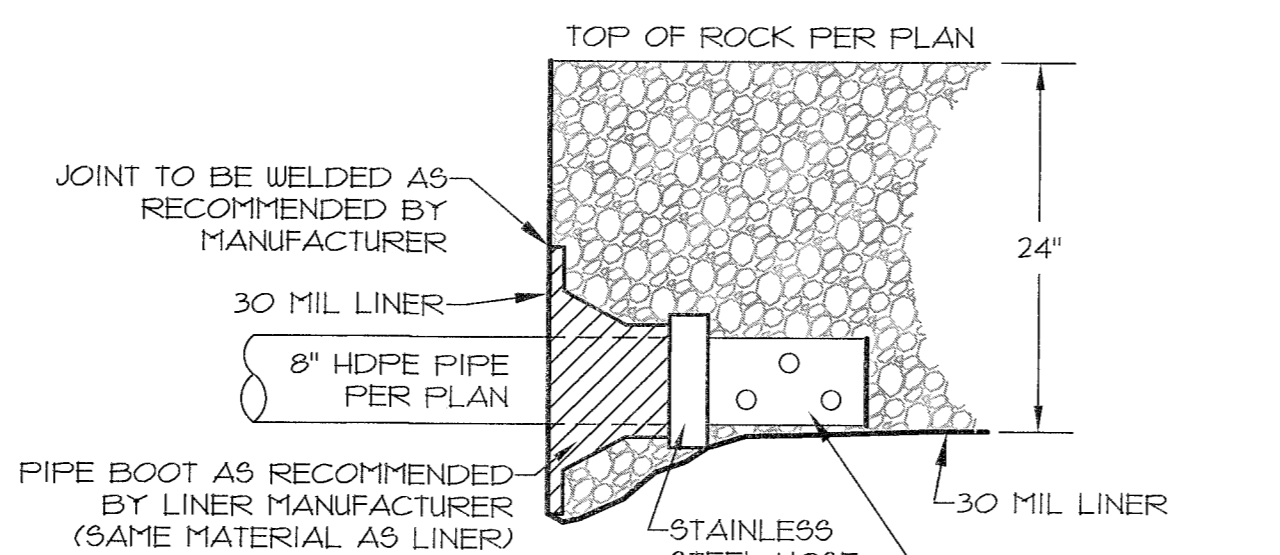
DATE	NO.	REVISION	BY	SHEET
6-27-17	1	GUY WIRE / DRIVEWAY	DRR	C8
				OF 12
DESIGNED:	RLM/DRR			
DRAWN:	DRR			
CHECKED:	RLM			
APPROVED:	RLM			

SCALE	VERT.:	N/A	HORIZ.:	1" = 20'
DATE:	5-31-17			
FILE:	15-235 Design.dwg			
SECTION	TWP.	RANGE		IE
13		24S		

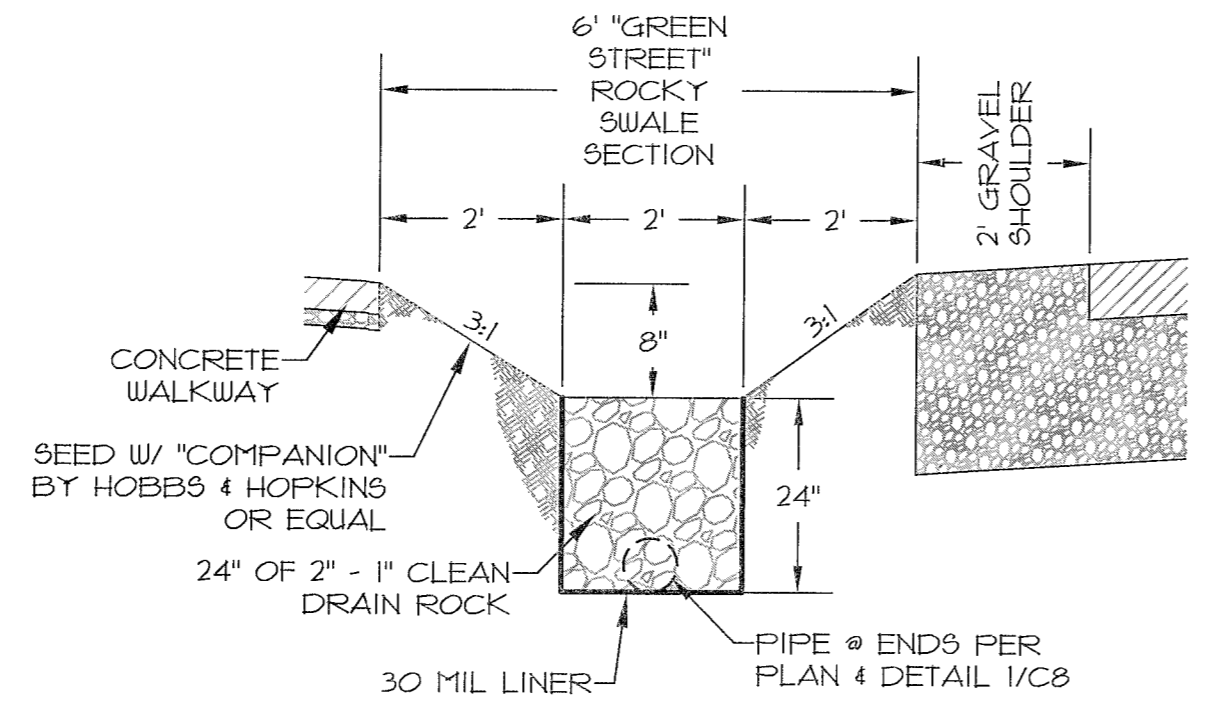
OLD RIVER 3-PARCEL PARTITION
STORM DRAIN PLAN AND PROFILE
 18822 OLD RIVER DR., WEST LINN, OR 97068

Surveyors & Planners, Inc.
 Surveying, Planning and
 Civil Engineering
 P.O. Box 955, Scio, OR 97065
 P.O. Box 55, Seaside, OR 97137
 Phone: (503) 668-9151
 Fax: (503) 668-4730

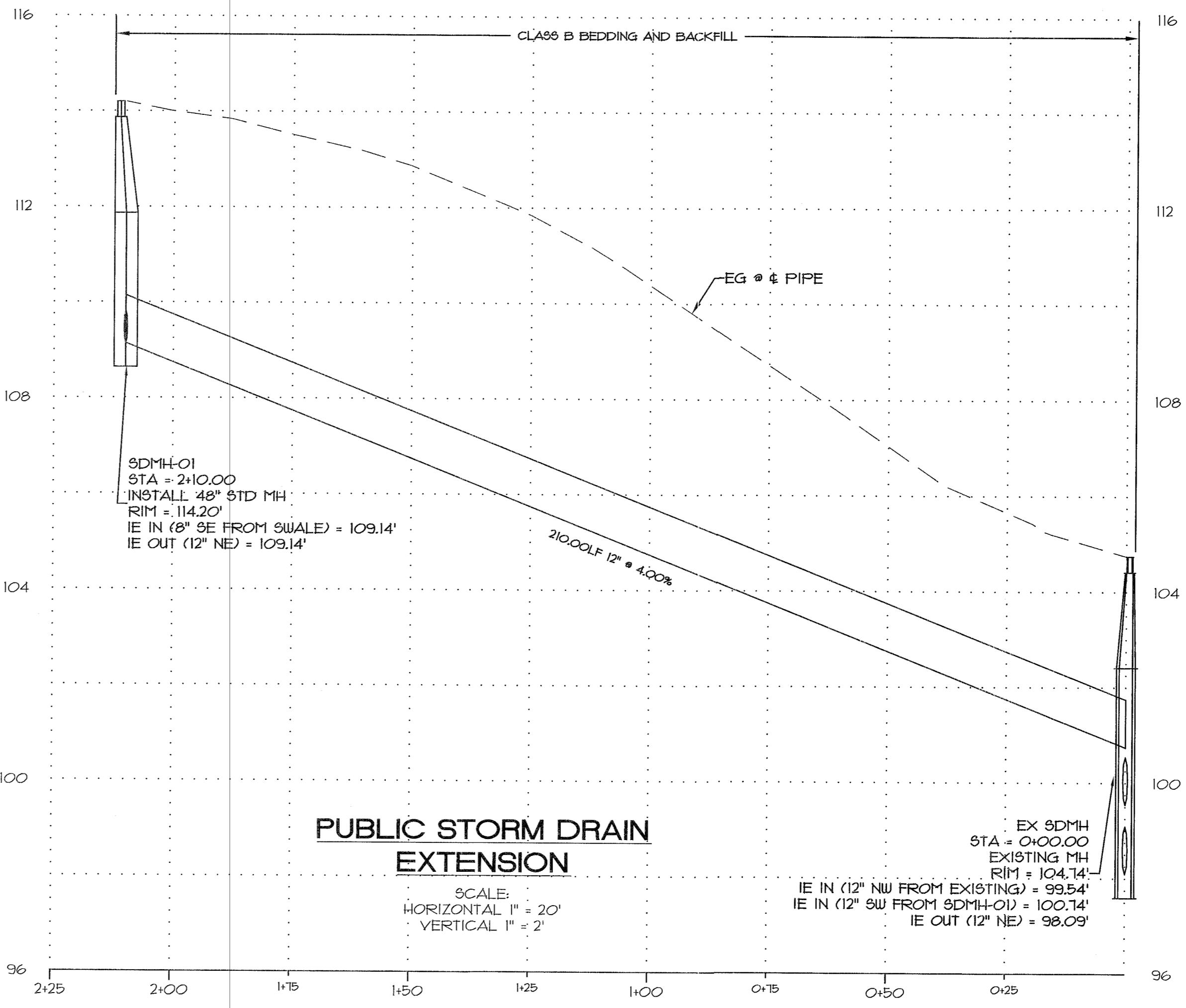
JEFF PARKER
 1800 BLANKENSHIP RD #200
 WEST LINN, OR 97068
 PHONE: 503-742-1942



1
C8
GREEN STREET ROCKY SWALE PIPE CONNECTION
 N.T.S.

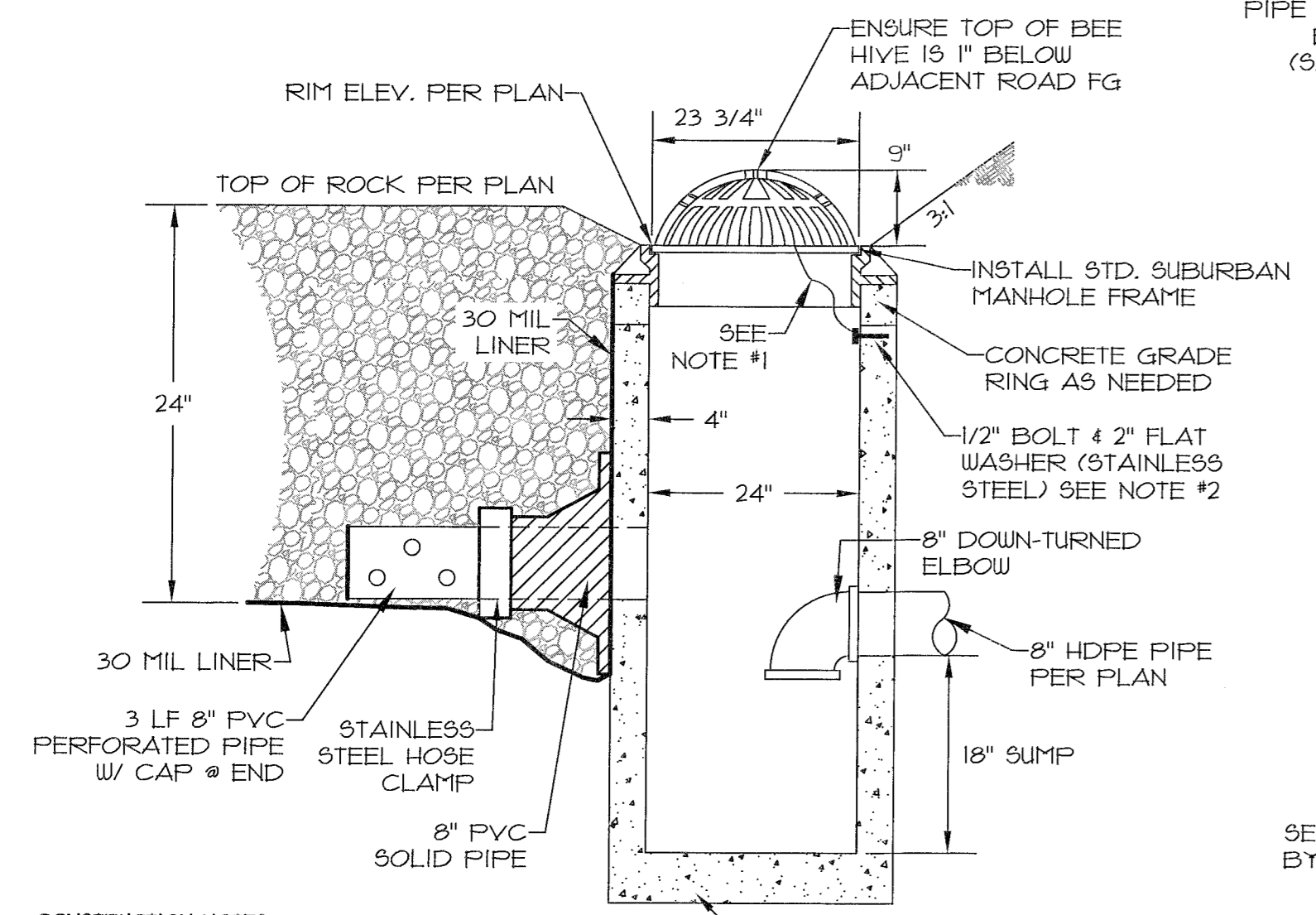


2
C8
GREEN STREET ROCKY SWALE SECTION
 N.T.S.



PUBLIC STORM DRAIN EXTENSION

SCALE:
 HORIZONTAL 1" = 20'
 VERTICAL 1" = 2'



3
C8
GREEN STREET OVERFLOW INLET
 N.T.S.

- CONSTRUCTION NOTES:**
1. SECURE GRATE IN PLACE WITH 54 INCHES OF WIRE ROPE. LOOP ENDS OF WIRE ROPE AROUND BOLT AND GRATE CRIMP EACH END OF WIRE ROPE WITH 3" OVERLAP.
 2. DRILL 2" DEEP HOLE INTO MANHOLE AND EPOXY BOLT INTO HOLE.
 3. GRATE TO BE CAST IRON, A81M A49 CL30
 4. WIRE ROPE TO BE 1/8" - 3/16" STAINLESS STEEL, 1 STRANDS OF 19 WIRE.

EROSION CONTROL

OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH CLACKAMAS COUNTY EROSION PREVENTION AND SEDIMENT CONTROL, ALONG WITH LOCAL, STATE, AND FEDERAL REGULATIONS.

THE IMPLEMENTATION OF THESE ESC PLANS AND CONSTRUCTION MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED BY THE LOCAL JURISDICTION, AND VEGETATION/LANDSCAPING IS ESTABLISHED. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE AFTER THE PROJECT IS APPROVED UNTIL THE LOTS ARE SOLD.

THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.

THE ESC FACILITIES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE.

ALL STREETS SHALL BE KEPT FROM DEBRIS, DIRT AND ROCK AT ALL TIMES. USE ROCK ENTRANCE FROM ENTERING AND LEAVING THE SITE. ANY DIRT OR DEBRIS LEAVING THE SITE SHALL BE CLEANED UP IMMEDIATELY.

AN EROSION CONTROL INSPECTION IS REQUIRED BEFORE ANY GROUND DISTURBING ACTIVITY IS COMMENCED ON-SITE. ALSO, THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.

STABILIZED GRAVEL ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

STORM INLETS, BASINS, AND AREA DRAINS SHALL BE PROTECTED UNTIL PAVEMENT SURFACES ARE COMPLETED AND/OR VEGETATION IS RE-ESTABLISHED.

PAVEMENT SURFACES AND VEGETATION ARE TO BE PLACED AS RAPIDLY AS POSSIBLE.

SEEDING SHALL BE PERFORMED NO LATER THAN SEPTEMBER 1 FOR EACH PHASE OF CONSTRUCTION.

THE DEVELOPER SHALL REMOVE ESC MEASURES WHEN VEGETATION IS FULLY ESTABLISHED.

A GEOTECHNICAL INSPECTION OF THE FUTURE HOME FOUNDATIONS WILL BE NECESSARY BECAUSE OF THE STEEP SLOPES ON THE SITE.

ALL FENCING, ESC MEASURES AND CONSTRUCTION GRAVEL ENTRANCES SHALL BE INSTALLED AND MAINTAINED BY THE DEVELOPER AND INSPECTED BY THE CITY OF WEST LINN PRIOR TO BEGINNING WORK ON THE SITE. CALL CITY INSPECTOR 24 HOURS IN ADVANCE FOR INSPECTION.

EROSION AND POLLUTION PREVENTION REQUIREMENTS

DURING WET WEATHER SEASON (OCTOBER 1 TO APRIL 30), ALL DISTURBED LAND AREAS THAT SHALL REMAIN UNWORKED FOR 14 DAYS OR MORE SHALL BE PHYSICALLY COVERED. FOR THE ENTIRE YEAR, BARE SOIL MUST BE COVERED WITHIN 14 DAYS OF FINAL GRADING.

OWNER/PERMITEE IS RESPONSIBLE FOR MONITORING, MAINTAINING AND REPAIRING OF ALL EROSION CONTROL MEASURES.

24 HOUR CONTACT NUMBERS MUST BE AVAILABLE AT ALL TIMES FOR THE PERSON RESPONSIBLE FOR EROSION CONTROL OF THE SITE. THE CITY MUST BE NOTIFIED IF THE CONTACT PERSON CHANGES.

GRAVEL OR DIRT CURB JUMPS ARE NOT ALLOWED.

GRAVEL CONSTRUCTION ENTRANCES MUST BE INSTALLED AT THE START OF THE PROJECT TO PREVENT TRACKING AND FOR INITIAL INSPECTION APPROVAL. 4" ROCK IS THE MINIMUM FOR USE ON CONSTRUCTION ENTRANCES. USE OF LARGER ROCK AND/OR FABRIC MAY REQUIRE LESS MAINTENANCE AND REDUCE POTENTIAL FOR TRACKING.

TRACKING OF DIRT AND DEBRIS ONTO STREETS IS NOT ALLOWED. ALL TRACKING AND DEBRIS ON STREETS THAT DOES OCCUR MUST BE REMOVED BY THE END OF EACH WORKING DAY OR SOONER IF IT CAN BE SPREAD BY TRAFFIC OR REACH THE PUBLIC STORM SEWER SYSTEM.

ALL STORM INLETS MUST BE PROTECTED, MEASURES MAINTAINED AND SEDIMENT/DEBRIS MUST BE CLEANED AWAY FROM THE AREA AS NECESSARY.

STORM INLETS ARE NOT TO BE USED FOR WASHING OUT EQUIPMENT OF PUMPING UTILITY TRENCHES.

ONE AREA MUST BE DESIGNATED FOR STORAGE OF CONSTRUCTION DEBRIS (I.E. CAULKING TUBES, SCRAP, PAINT/TEXTURE CONTAINERS AND RESIDUE, ETC.) THIS IS TO PREVENT CONTAMINATES FROM ENTERING THE STORM SYSTEM.

DRAINAGE FROM GROUNDWATER AND SPRINGS MUST BE ADDRESSED DURING CONSTRUCTION.

RE-INSPECTION FEES MAY BE CHARGED ON THOSE SITES THAT FAIL TO TAKE CORRECTIVE ACTIONS IN FULL BY THE TIME OF THE NEXT INSPECTION. THIS IS TO REDUCE THE NEED FOR PERMIT FEE INCREASES.

STOP WORK ORDERS WILL BE ISSUED ON SITES THAT CONTINUE TO FAIL TO COMPLY WITH EROSION CONTROL REQUIREMENTS.

FAILURE TO ACHIEVE COMPLIANCE WITH EROSION CONTROL RULES AND REGULATIONS MAY RESULT IN FINES OF \$100 PER DAY PER VIOLATION.

STA = 2+10.00'
RIM = 114.20'
IE IN (8") = 109.14'
IE OUT (12") = 109.14'

CONSTRUCTION NOTES

EROSION PROTECTION, SEDIMENT CONTROL, TREE PROTECTION

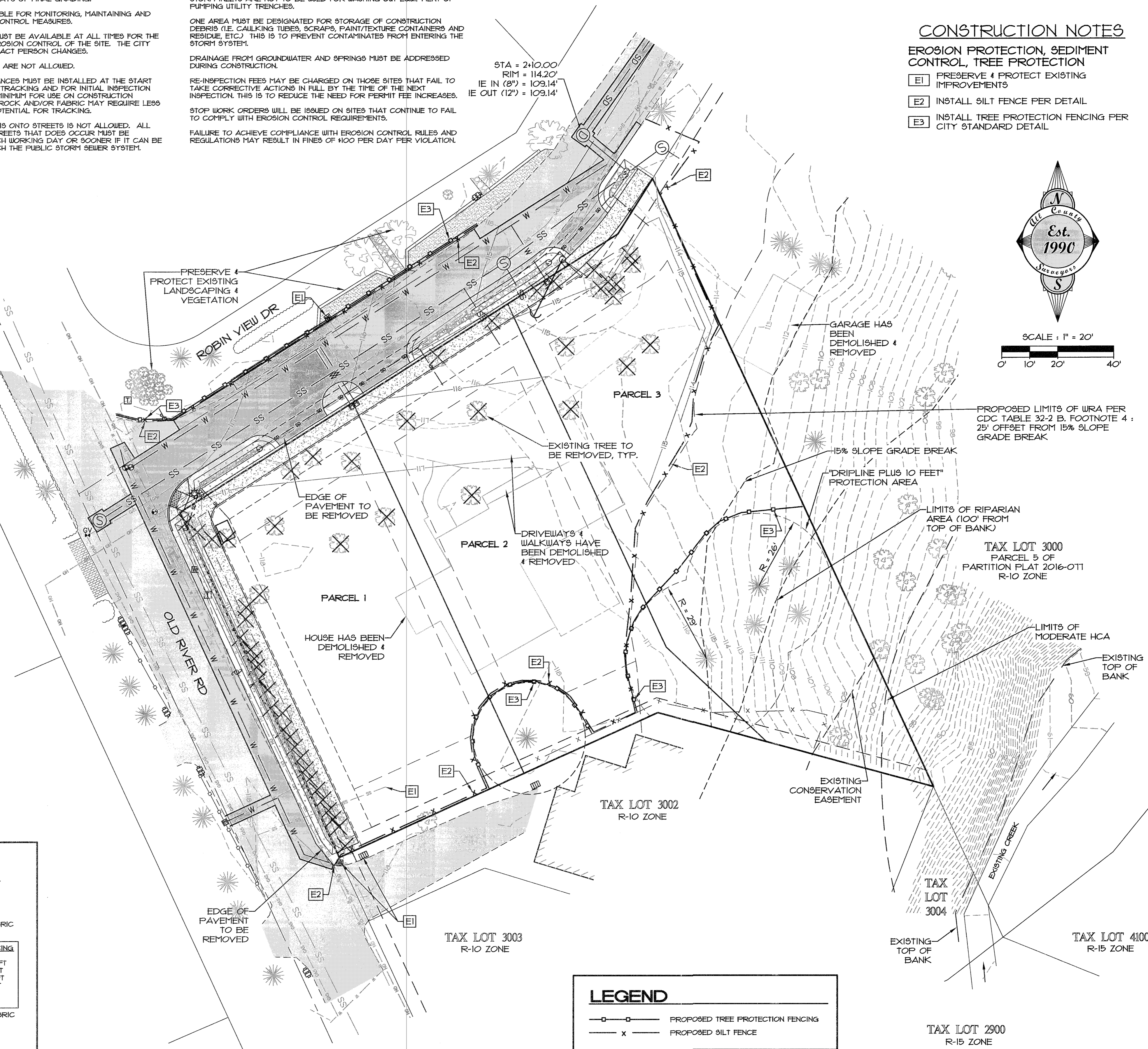
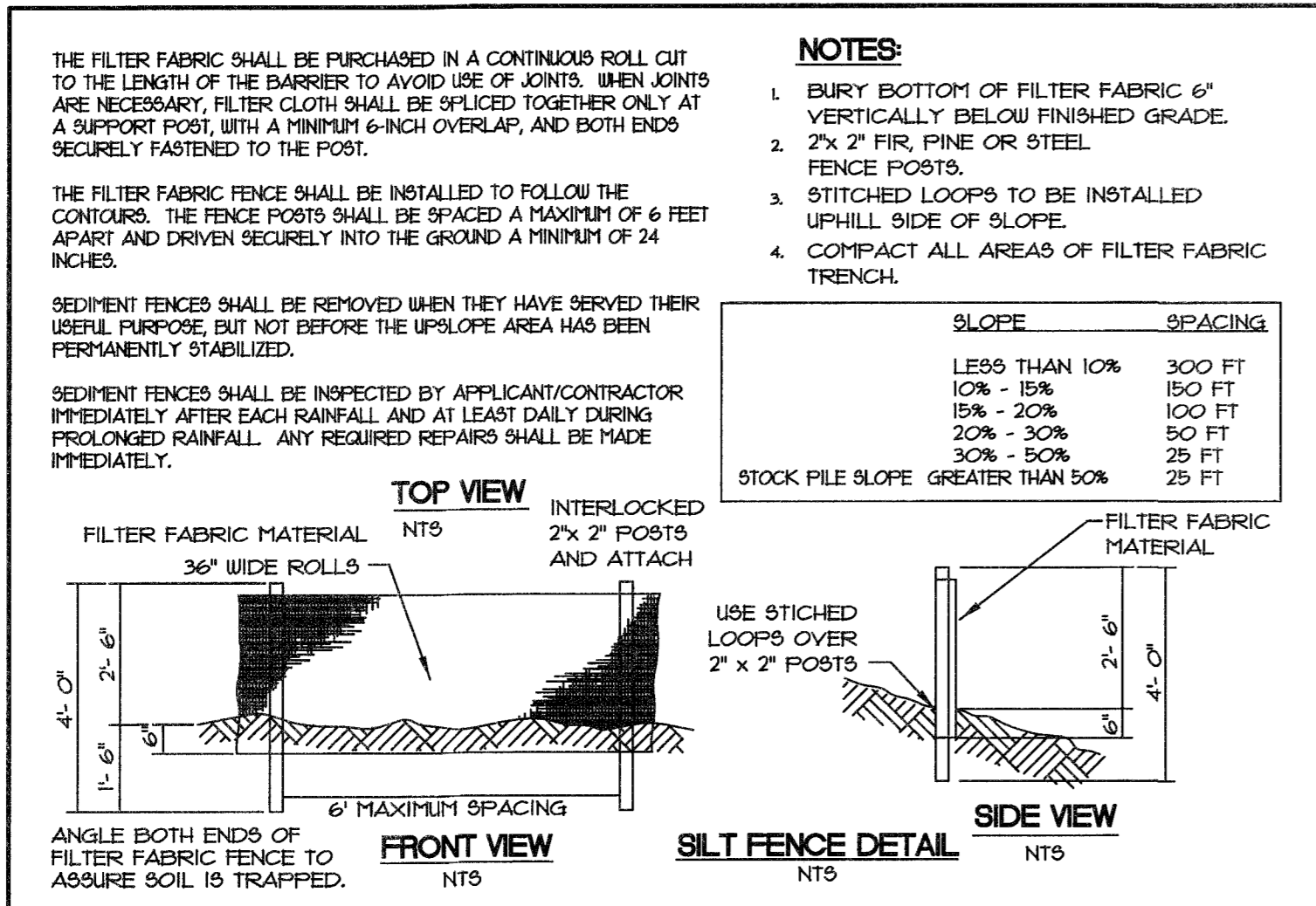
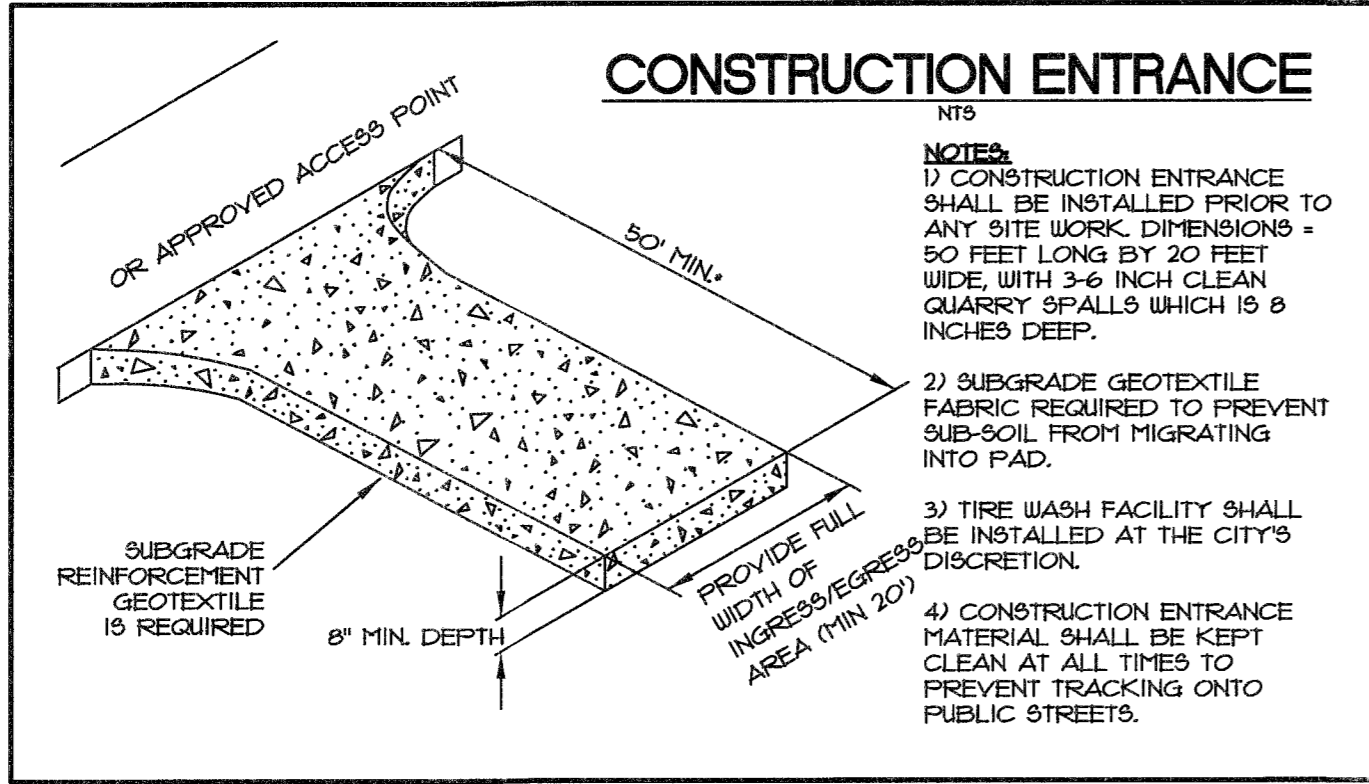
- E1 PRESERVE & PROTECT EXISTING IMPROVEMENTS
- E2 INSTALL SILT FENCE PER DETAIL
- E3 INSTALL TREE PROTECTION FENCING PER CITY STANDARD DETAIL



SCALE: 1" = 20'

PROPOSED LIMITS OF URA PER CDC TABLE 32-2 B, FOOTNOTE 4: 25' OFFSET FROM 15% SLOPE GRADE BREAK

TAX LOT 3000
PARCEL 5 OF
PARTITION PLAT 2016-071
R-10 ZONE



PROJECT: **OLD RIVER 3-PARCEL PARTITION GRADING, DEMOLITION, AND EROSION CONTROL PLAN**

LOCATION: **18822 OLD RIVER DR., WEST LINN, OR 97068**

DATE OF PLOT: 5-31-17

CLIENT: **JEFF PARKER**
1800 BLANKENSHIP RD #200
WEST LINN, OR 97068
PHONE: 503-442-1542

SCALE: VERT: N/A
HORIZ: 1" = 100'

DATE: 5-31-17

FILE: 15-235 Design.dwg

LEGAL SECTION: 13

RANGE: 25

TWP: IE

DESIGNED: RLM/DRR

DRAWN: DRS

CHECKED: RLM

APPROVED: RLM

REVISION: BY: DATE: NO. DATE

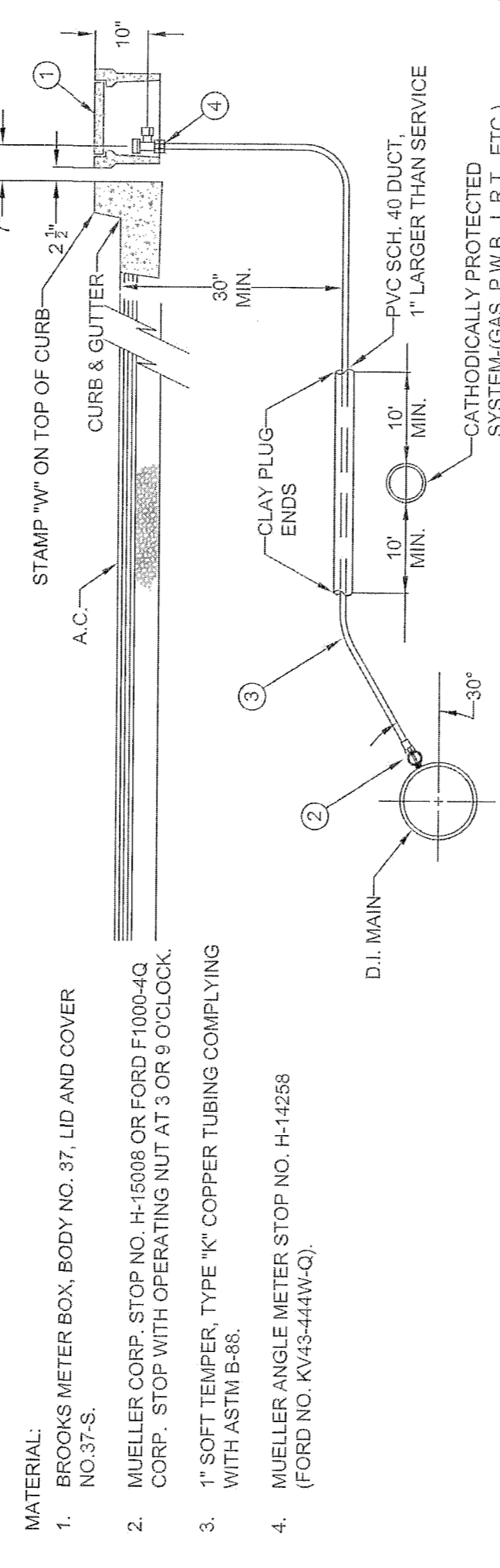
REVISION: 1 OF 12

SHEET: **C9**

RENEWAL DATE: 12/31/2018

PROFESSIONAL SEAL: **Est. 1990**

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.

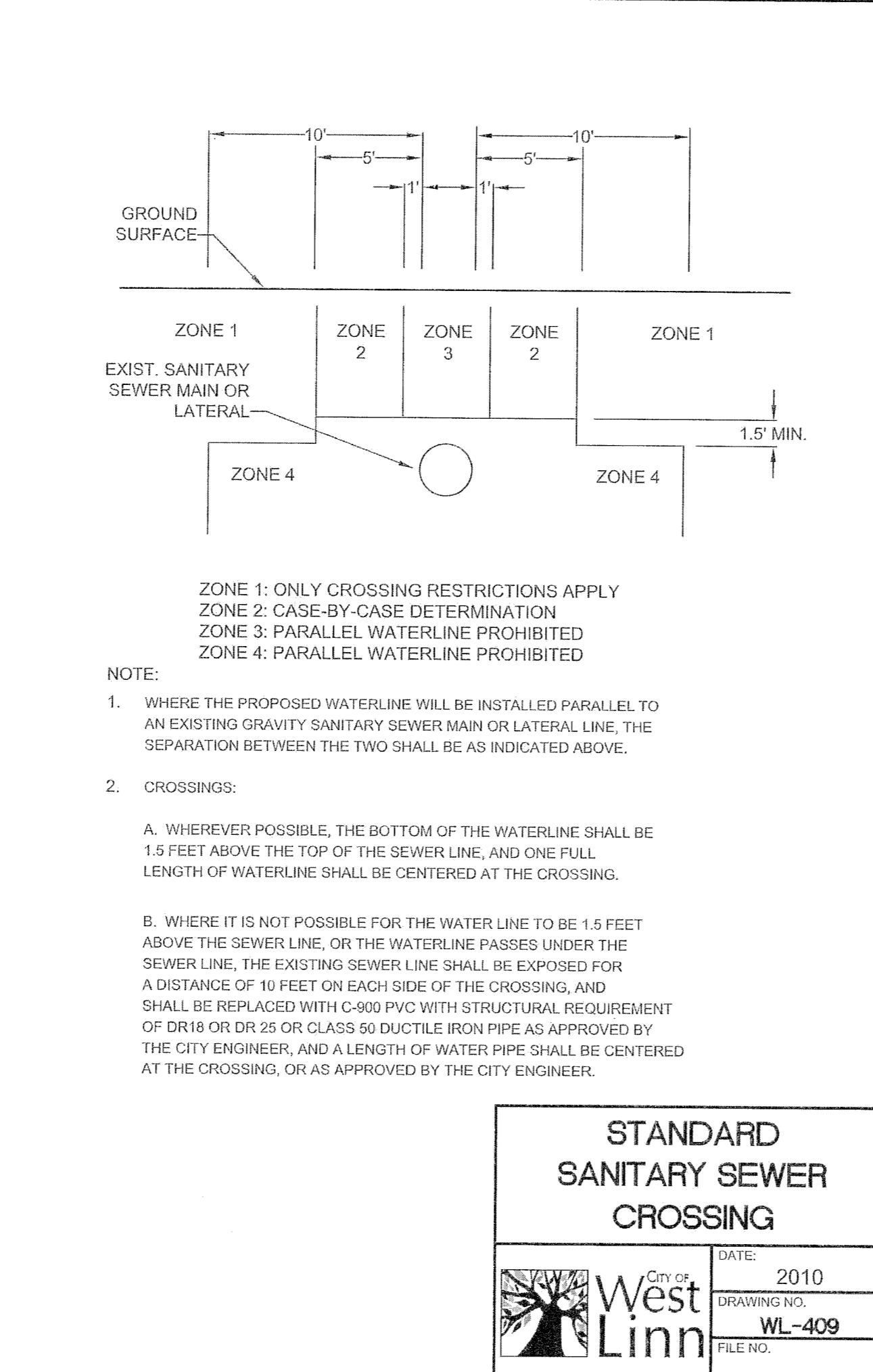


STANDARD 1" WATER SERVICE

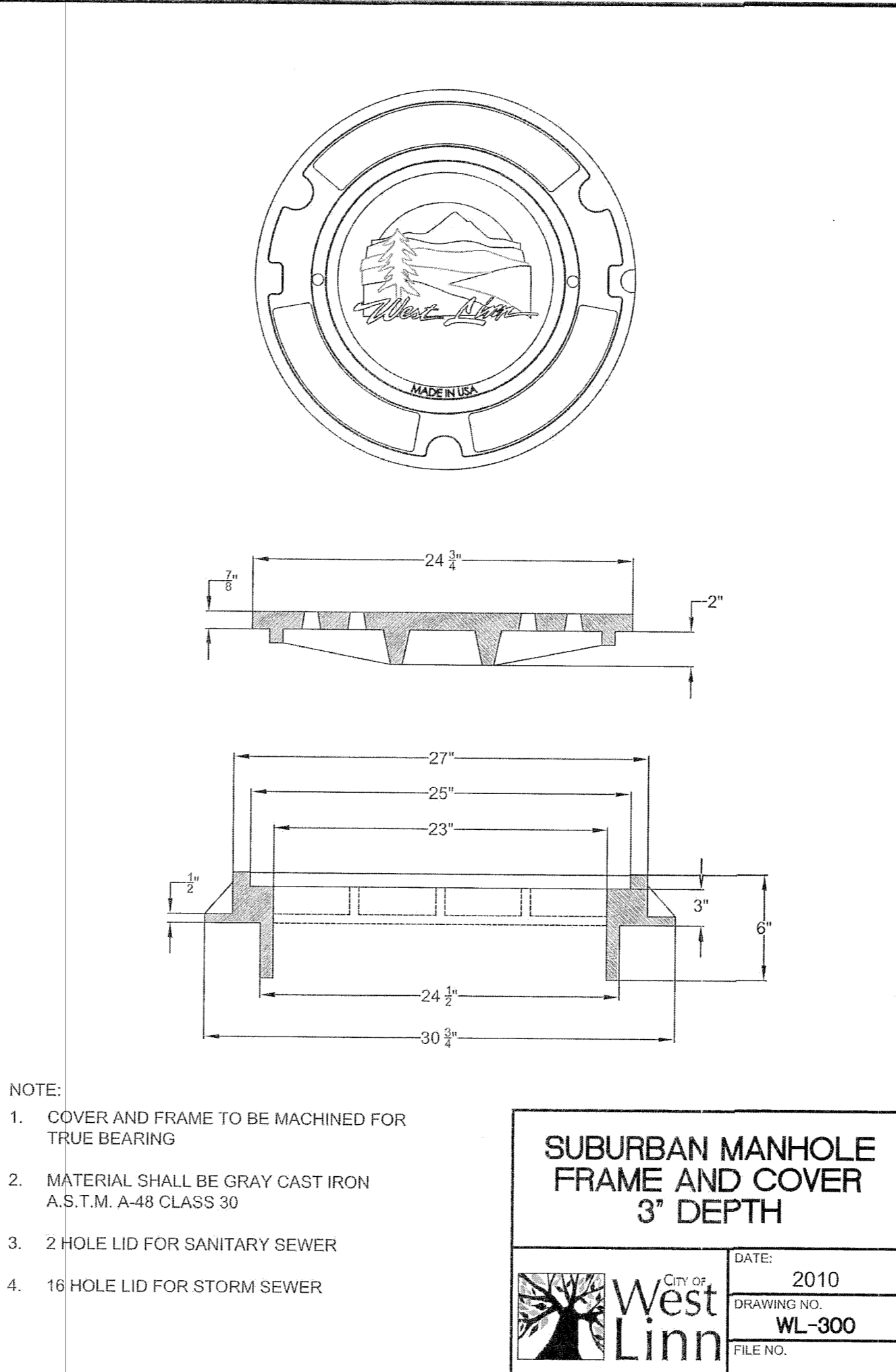
DATE: 2010
DRAWING NO. WL-402
FILE NO.

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-180.
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 CURB TIGHT SIDEWALK AND THOSE SUBJECT TO INCIDENTAL AUTO TRAFFIC MUST HAVE METAL LIDS AND BE TRAFFIC RATED.

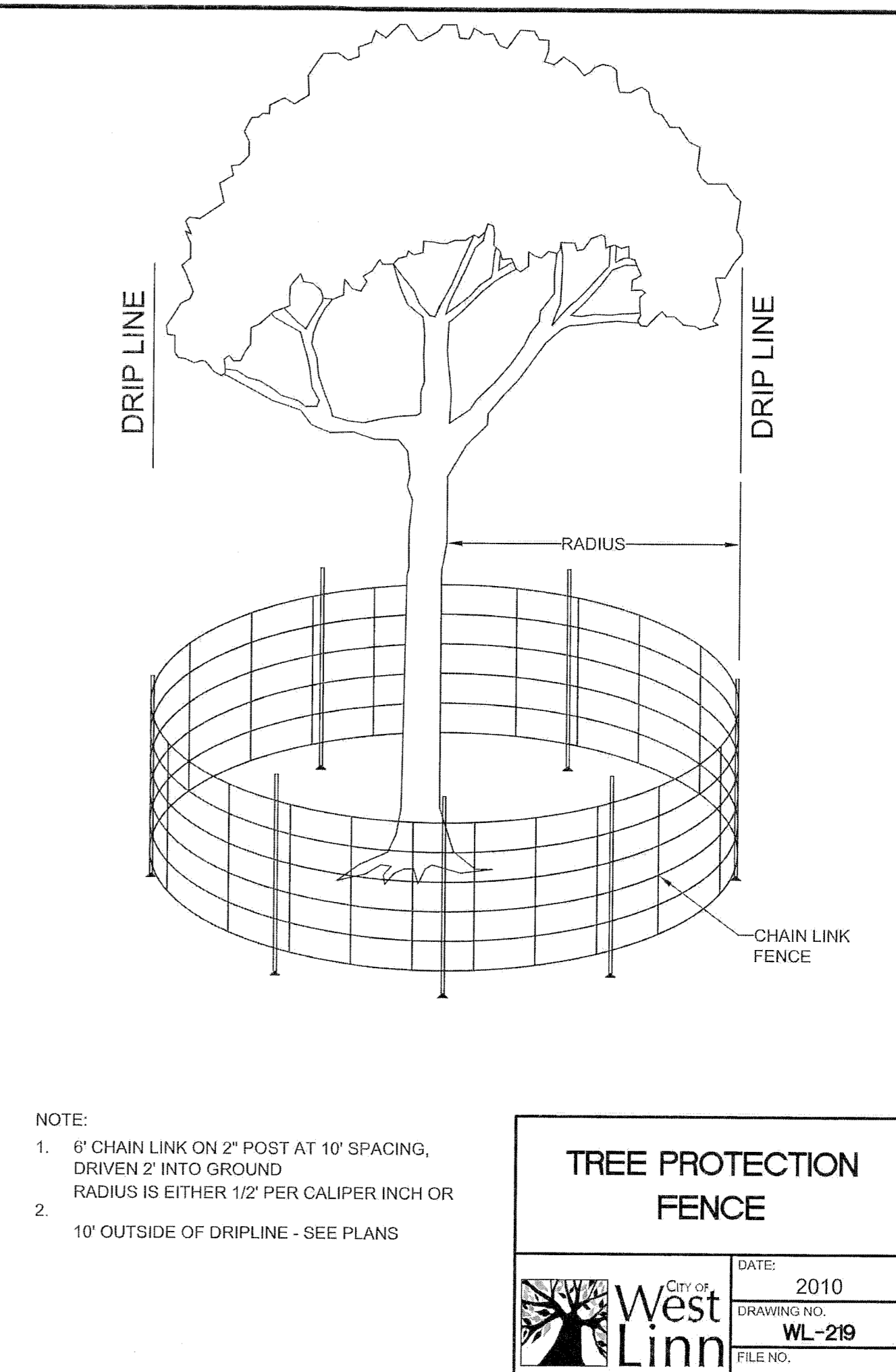
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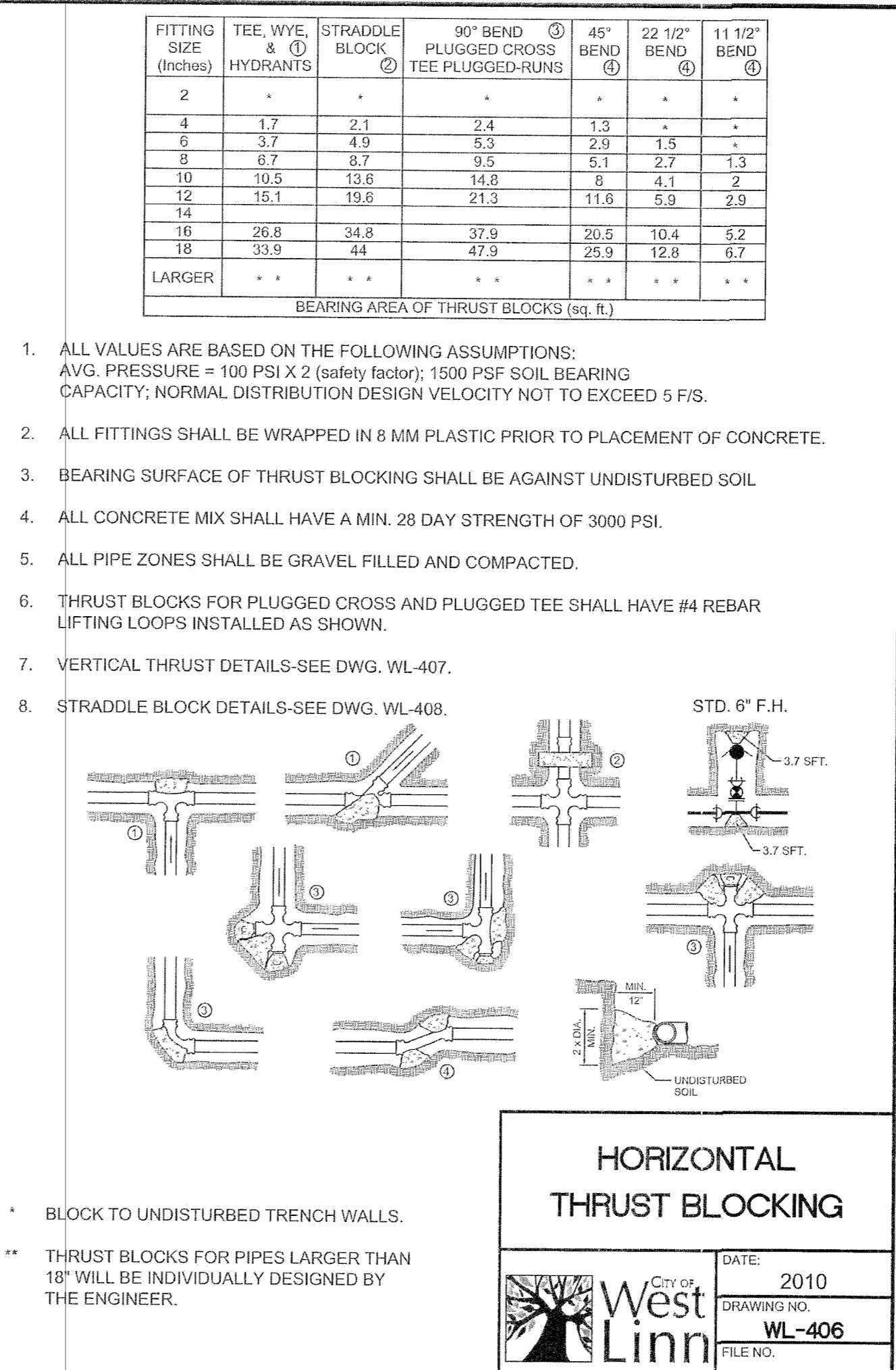
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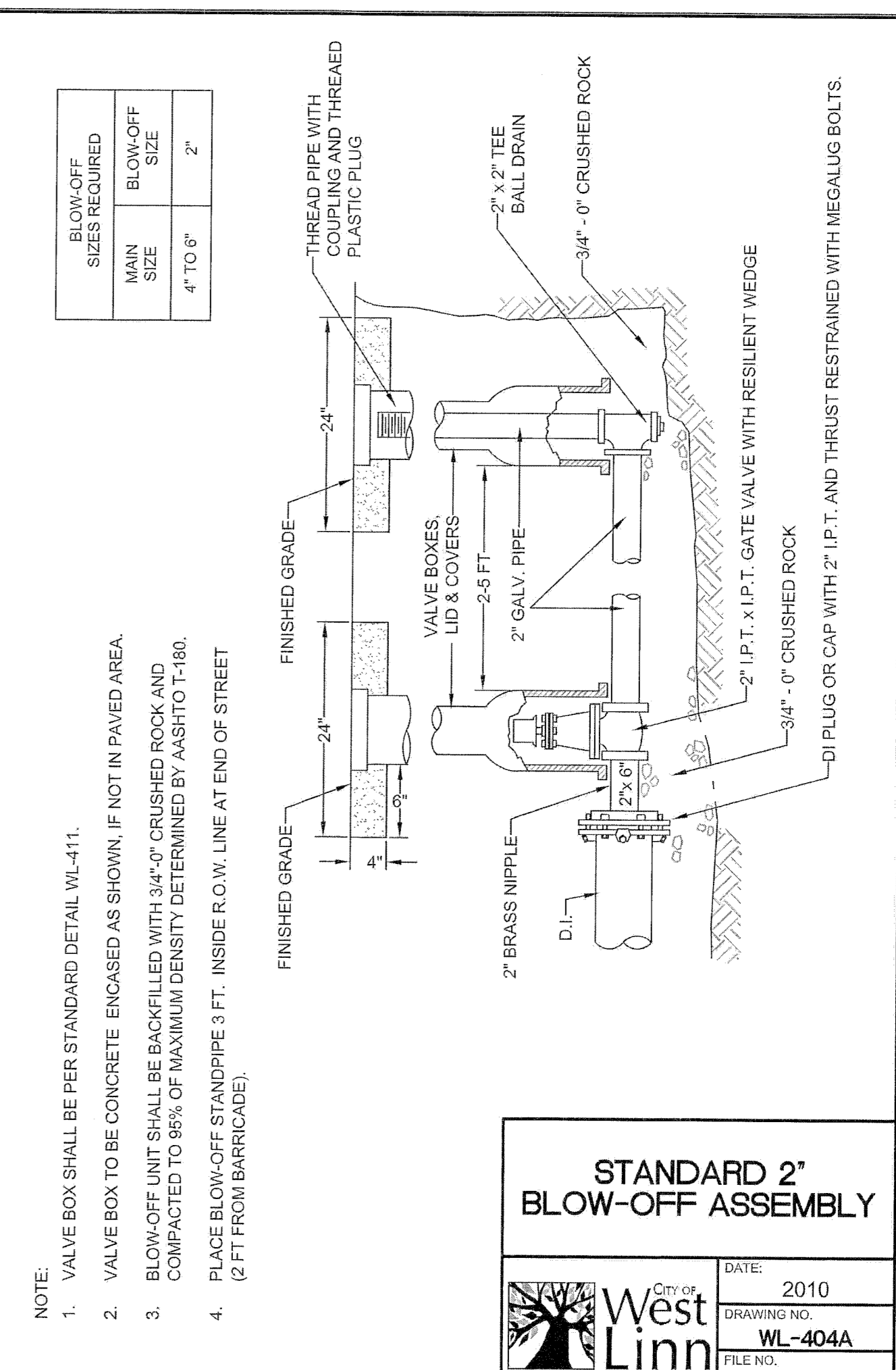
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SHEET
C11
OF
12

DESIGNED: RLM/DRR
DRAWN: DRR
CHECKED: RLM
APPROVED: RLM

RENEWAL DATE: 12/31/2018

SCALE: VERT: N/A
HORIZ: N/A
DATE: 5-31-11
FILE: 15-235 Details.dwg

LEGAL SECTION: 13
TWP: 29
RANGE: 1E

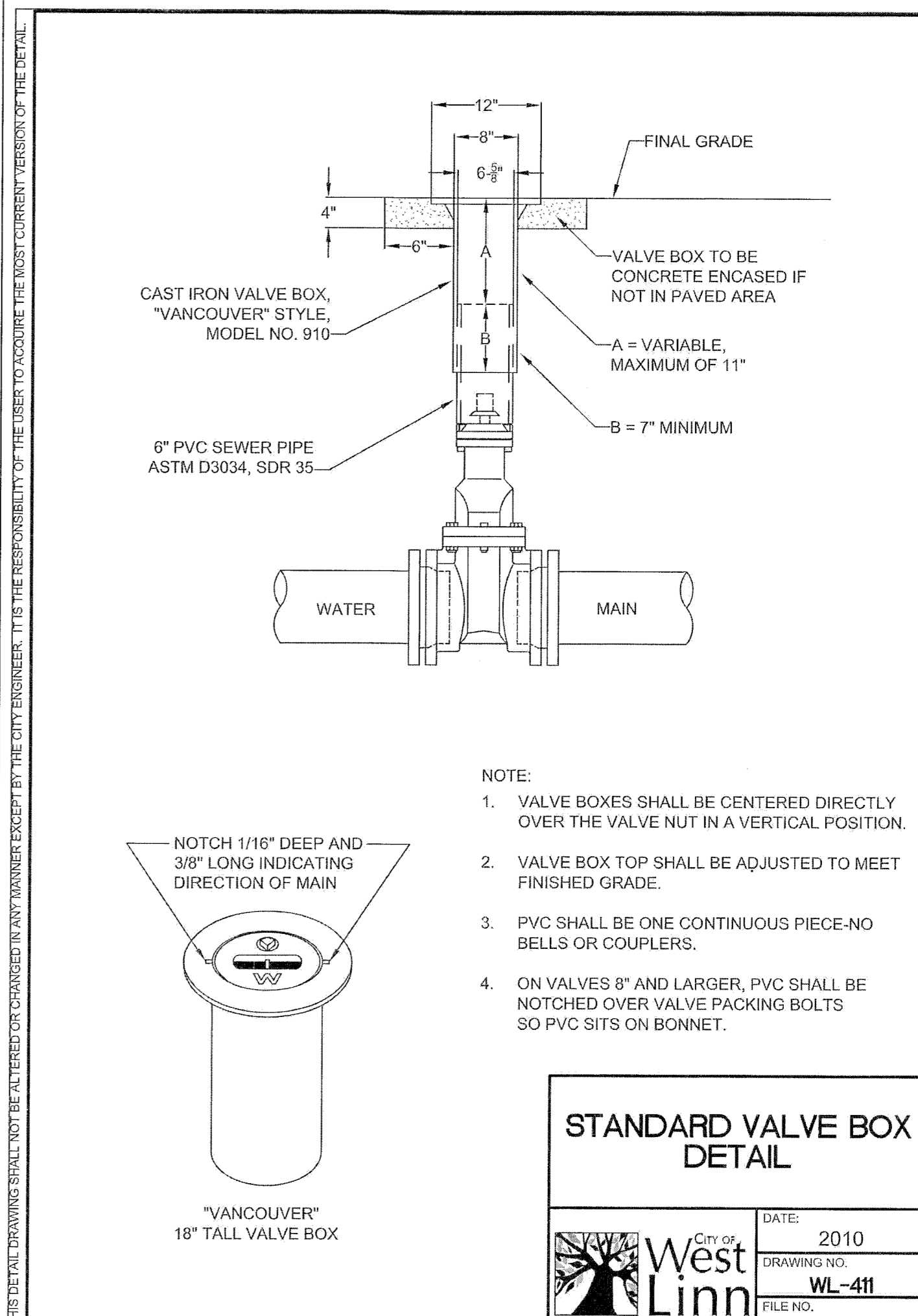
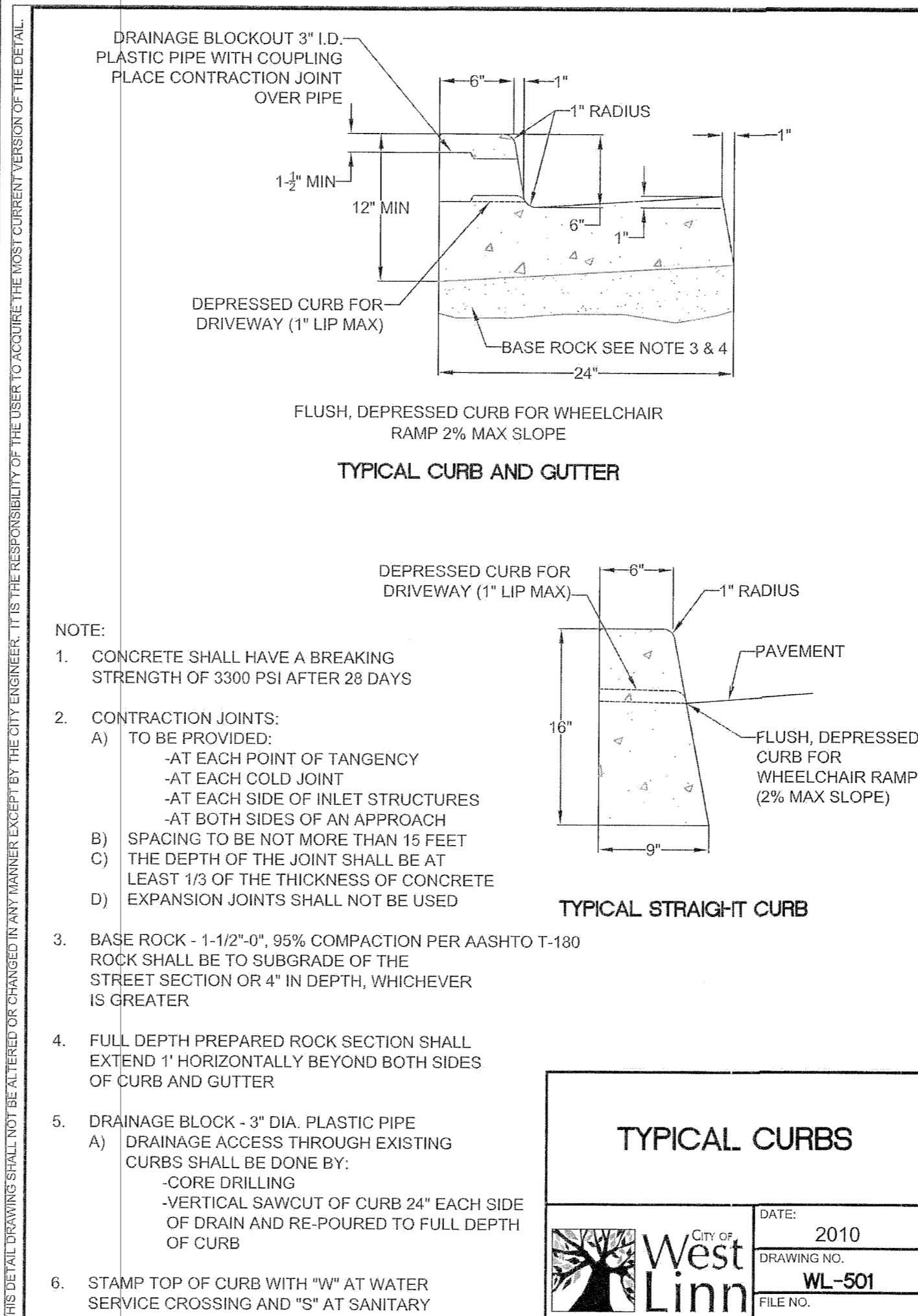
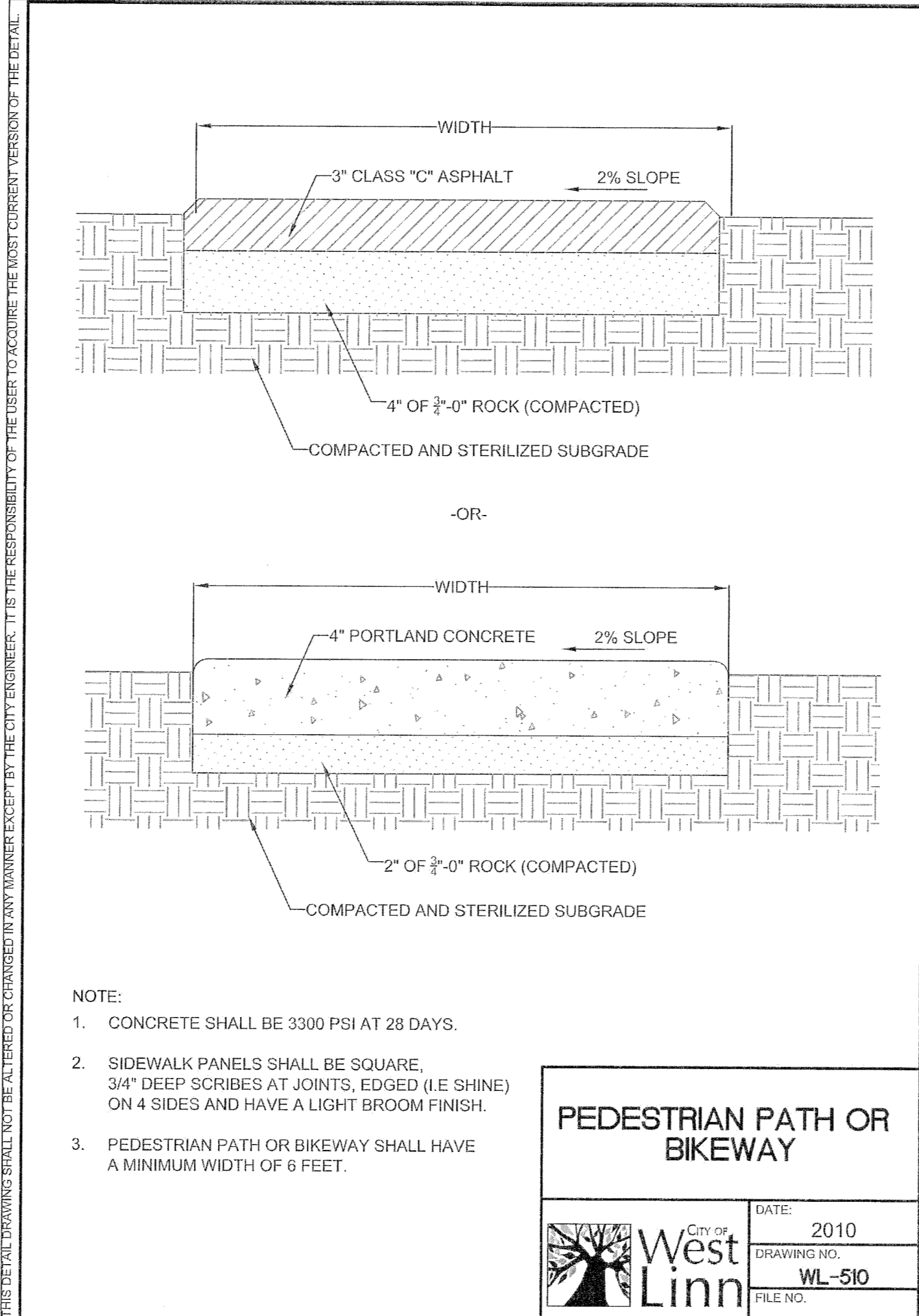
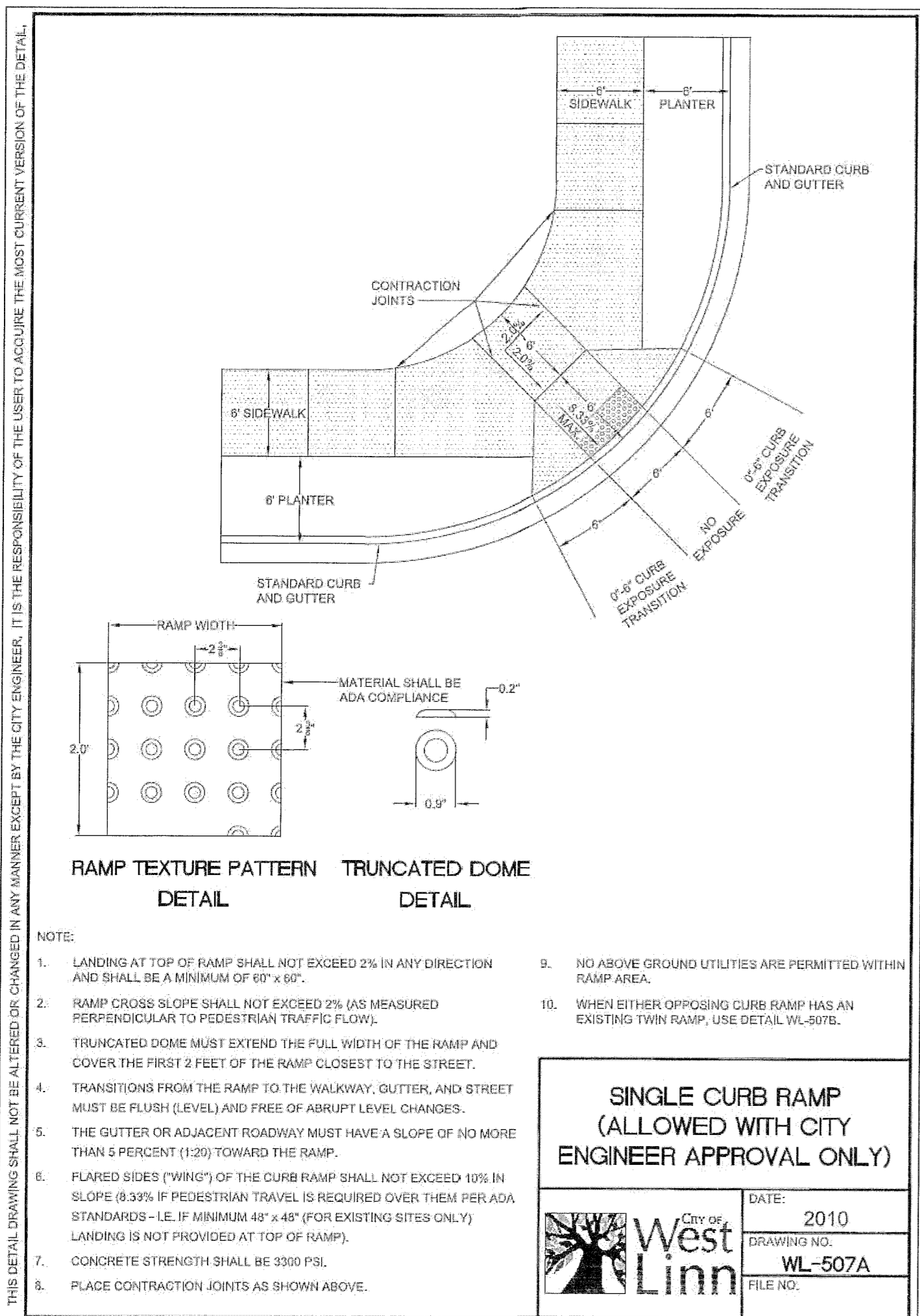
OLD RIVER 3-PARCEL PARTITION DETAILS

PROJECT: **OLD RIVER 3-PARCEL PARTITION**
LOCATION: **18822 OLD RIVER DR., WEST LINN, OR 97068**

CLIENT: **JEFF PARKER**
1800 BLANKENSHIP RD #200
WEST LINN, OR 97068
PHONE 503-742-1942

DATE OF PLOT: 5-31-11

Surveyors & Planners, Inc.
Surveying, Planning and
Civil Engineering
P.O. Box 955 Sandy, OR 97055
Phone: (503) 668-3151
Fax: (503) 668-4730



SCALE	HORIZ.	N/A	VERT.	N/A
DATE:	5-31-11			
FILE:	15-235 Details.dwg			
SECTION	TWP.	RANGE	IE	
13	26			

PROJECT: **OLD RIVER 3-PARCEL PARTITION DETAILS**

LOCATION: **18822 OLD RIVER DR., WEST LINN, OR 97068**

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 1800 BLANKENSHIP RD #200
 WEST LINN, OR 97068
 PHONE 503-742-1942

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DESIGNED: RLTY/DRR
 DRAWN: DRR
 CHECKED: RLTY
 APPROVED: RLTY

RENEWAL DATE: 12/31/2018

PROFESSIONAL SEAL

REVISION

NO.

DATE

BY

OF **12**

SHEET **C12**