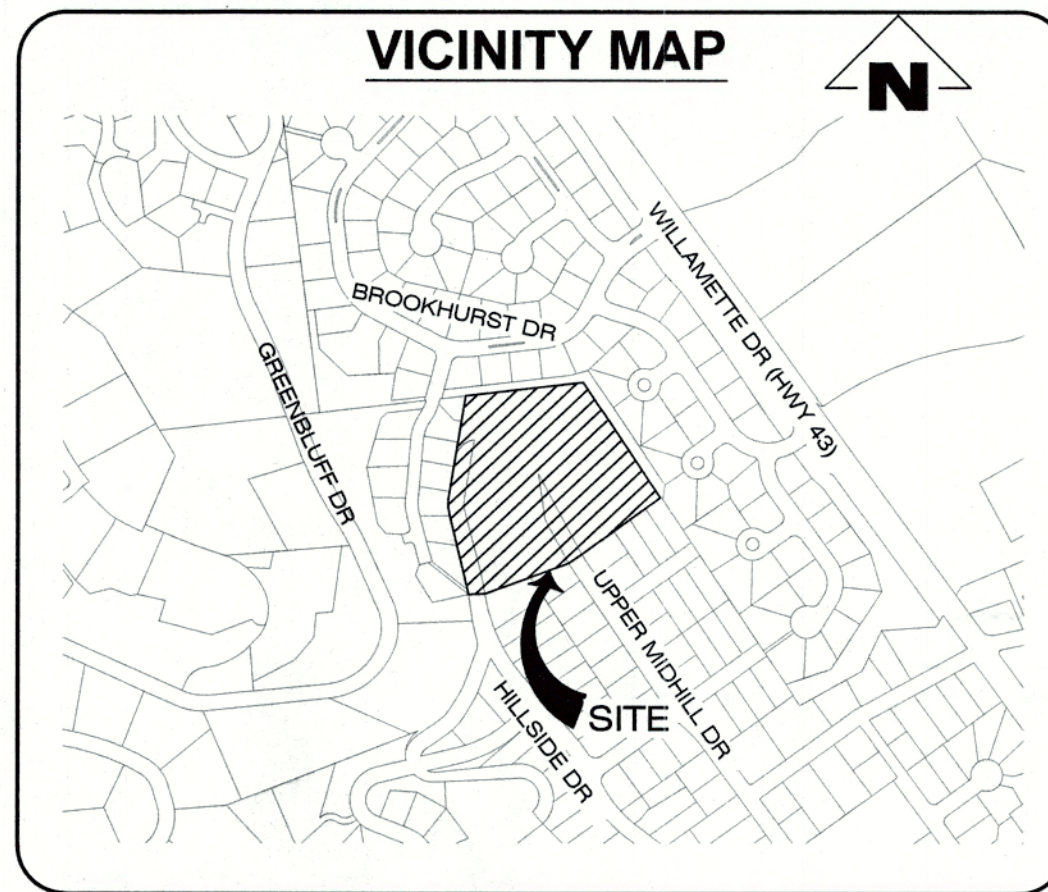


# CHENE BLANC ESTATES

34-LOT SUBDIVISION  
NE 1/4 OF SW 1/4 SEC. 14, T.2S, R.1E., W.M.  
CITY OF WEST LINN, OREGON



**NOTICE TO EXCAVATORS:**  
ATTENTION: OREGON LAW REQUIRES YOU 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. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.  
(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987).

POTENTIAL UNDERGROUND FACILITY OWNERS  
**Dig Safely.**  
Call the Oregon One-Call Center  
DIAL 811 or 1-800-332-2344

EMERGENCY TELEPHONE NUMBERS

EMERGENCY TELEPHONE NUMBERS	
NW NATURAL GAS	
M-F 7am-6pm	1-800-882-3377
AFTER HOURS	503-226-4211
POE	503-464-7777
CENTURY LINK	1-877-348-9005
COMCAST	1-855-884-3917
CITY OF WEST LINN ENGINEERING	503-722-5500
WEST LINN WATER DEPT. (EMERGENCY)	503-656-6081
AFTER HOURS (EMERGENCY)	503-635-0238
WEST LINN NON-EMERGENCY	503-742-8609

THIS DESIGN COMPLIES WITH ORS 92.044 (7) IN THAT NO UTILITY INFRASTRUCTURE IS DESIGNED TO BE WITHIN ONE (1) FOOT OF A SURVEY MONUMENT LOCATION SHOWN ON A SUBDIVISION OR PARTITION PLAT. NO DESIGN EXCEPTIONS NOT FINAL FIELD LOCATION CHANGES SHALL BE PERMITTED IF THAT CHANGE WOULD CAUSE ANY UTILITY INFRASTRUCTURE TO BE PLACED WITHIN THE PROHIBITED AREA.

**VERTICAL DATUM**  
THE VERTICAL DATUM FOR THIS SURVEY IS BASED UPON POST-PROCESSED GPS STATIC OBSERVATION OF INDEPENDENT CONTROL, PROCESSED THROUGH OPUS, DATUM IS NAVD 88, CONVERTED TO NGVD 29 THROUGH THE VERTCON PROCESS TOOL.

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**IMPERVIOUS AREA ONSITE**

EXISTING	= 0 SF
REMOVED	= 0 SF
REPLACED	= 0 SF
NEW	= 116,993 SF (2.68 AC)
NEEDS TREATMENT	= 116,993 SF (2.68 AC)
IS TREATED	= 116,993 SF (2.68 AC)
FEE-IN-LIEU	= 0 SF

**IMPERVIOUS AREA OFFSITE**

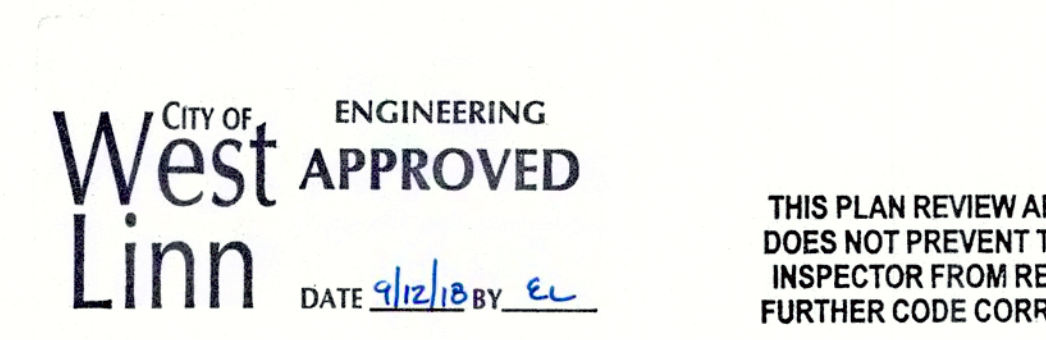
EXISTING	= 0 SF
REMOVED	= 0 SF
REPLACED	= 0 SF
NEW	= 24,958 SF (.57 AC)
NEEDS TREATMENT	= 24,958 SF (.57 AC)
IS TREATED	= 24,958 SF (.57 AC)
FEE-IN-LIEU	= 0 SF

**PROJECT CONTACTS**

<b>OWNER:</b> UPPER MIDHILL ESTATES, LLC C/O: LUCAS RALSTON 1440 SW TAYLOR ST. PORTLAND, OR 97205 (503) 913-0226 (P) EMAIL: lucas@mlventures.com	<b>SURVEYOR:</b> COMPASS SURVEYING 4107 SE INTERNATIONAL WAY, SUITE 705 MILWAUKIE, OR 97222 CONTACT: DON DEVLAEINCK, PLS (503) 653-9093 (P) EMAIL: dond@compass-engineering.com	<b>GEOTECHNICAL ENGINEER:</b> GEOPACIFIC ENGINEERING, INC. 14835 SW 72nd AVENUE PORTLAND, OR 97224 CONTACT: JIM IMBRIE (503) 746-8812 (P) EMAIL: jim@geopacificeng.com	<b>CIVIL ENGINEER:</b> EMERIO DESIGN, LLC 6445 SW FALLBROOK PL. STE. 100 BEAVERTON, OR 97008 CONTACT: ERIC EVANS, P.E. (503) 746-8812 (P) (503) 639-9592 (F)
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**SITE DATA**

AREA:	6.10 Ac.
ZONING:	R-4.5
TAX MAP:	21E14CA00
TAX LOT:	200



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

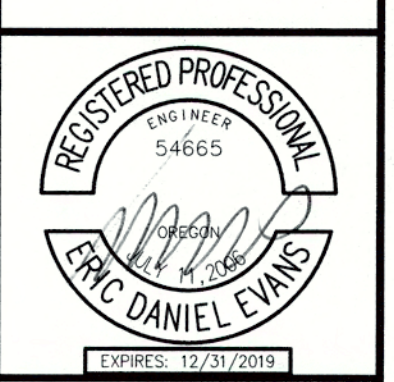
CHENE BLANC SUBDIVISION  
34 LOT SUBDIVISION  
TAX MAP 2S1E14CA  
TAX LOT 200  
WEST LINN, OREGON

COVER SHEET & INDEX OF DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION
1	05/2018	1ST SUBMITTAL
2	08/2018	2ND SUBMITTAL

**EMERIO Design**  
6445 SW FALLBROOK PLACE, SUITE 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-8812  
FAX: (503) 639-9592  
www.emeriodesign.com



SHEET  
**1**  
OF  
**38**

**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.

**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. RESTRAINED JOINTS AT ALL JOINTS TO BE PROVIDED AT ALL CHANGES IN DIRECTION AND BRANCHES. THRUST BLOCKING CONCRETE STRENGTH IS TO BE 3000 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. FIRE HYDRANTS SHALL CONFORM WITH AWWASPECIFICATION C-502. PUMPER OUTLET IS TO FACE THE DIRECTION OF ACCESS. ACCEPTABLE MODELS ARE MUELLER CENTURION A-423 OR CLOW MEDALLION F-2545. HYDRANT COLOR SHALL BE YELLOW.
- 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. EXCAVATION, BEDDING, AND BACKFILL SHALL BE IN ACCORDANCE WITH DIVISION 204 OF THE CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS.
- 7. 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 1" KV43-444W-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.
- 8. 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.
- 9. CHLORINATION SHALL CONFORM WITH DIVISION 403.13 OF THE W.L.S.C.S.
- 10. 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.
- 11. A PLUMBING PERMIT IS REQUIRED FOR SERVICE LATERAL INSTALLATIONS BEYOND THE WATER METER.
- 12. 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.

**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 OF 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 A THE CENTER AND LOWEST EDGE OF CURB FOR EACH LOT. HANDICAP RAMPS SHALL BE CONSTRUCTED AT EACH CURB RETURN AT INTERSECTIONS BY CONTRACTOR UNLESS OTHERWISE NOTED ON THE PLANS. 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.
- 8. MONUMENT BOXES WILL BE REQUIRED AT ALL STREET CENTERLINE INTERSECTIONS, POINTS OF CURVATURE AND POINTS OF TANGENCY. BOXES SHALL CONFORM TO CLACKAMAS COUNTY SURVEYOR REQUIREMENTS.

**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. RIPRAP WHERE NOTED ON THE PLANS IS TO BE CLASS 50 IN ACCORDANCE WITH OREGON STATE HIGHWAY DIVISION SPECIFICATION 714. 9. PRIVATE CATCHBASIN SHALL BE TRAPPED AND SUMPED GIBSON STEEL PRE-FABRICATED CATCHBASIN OR APPROVED EQUAL.
- 10. 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.
- 11. A PLUMBING PERMIT FROM THE CITY OF WEST LINN BUILDING DEPARTMENT IS REQUIRED FOR STORM DRAINS BEYOND THE FIRST CLEANOUT.
- 12. ALL MATERIALS, INSTALLATION, TESTS, AND INSPECTIONS TO BE IN STRICT ACCORDANCE WITH THE CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS.
- 13. DETENTION POND PLANTINGS TO CONFORM TO PLANTING PLANS, SHEET L-1.

**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 7"x30" 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.
- 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 18"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 PLUG, 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.

**EROSION CONTROL SUMMARY:**

- 1. THE INTENT OF THE REQUIREMENT IS TO PREVENT SILTATION FROM REACHING STORM DRAIN SYSTEMS AND DRAINAGEWAYS.
- 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) RIPRAP EXITS FROM ALL CULVERTS AND STORM DRAIN PIPES DRAINING INTO THE DITCHES OR SWALES. RIPRAP IS TO BE CLASS 50 RIPRAP OR LARGER OR AS NOTED ELSEWHERE IN THE PLANS.
  - E) RESEED 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.

**GENERAL GRADING AND EROSION CONTROL (PART 1):**

- 1. APPROVAL OF THIS EROSION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN 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.

**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.

**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 SPLICED 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.

CHENE BLANC SUBDIVISION  
34 LOT SUBDIVISION  
TAX MAP 2S1E14CA  
TAX LOT 200  
WEST LINN, OREGON

**CONSTRUCTION NOTES**

REVISIONS	
NO.	DATE
1	05/2018
2	08/2018

**EMERIO Design**  
6445 SW FALLBROOK PLACE, SUITE 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-8812  
FAX: (503) 639-9592  
www.emeriodesign.com

REGISTERED PROFESSIONAL  
ERIC DANIEL EVANS  
EXPIRES: 12/31/2019

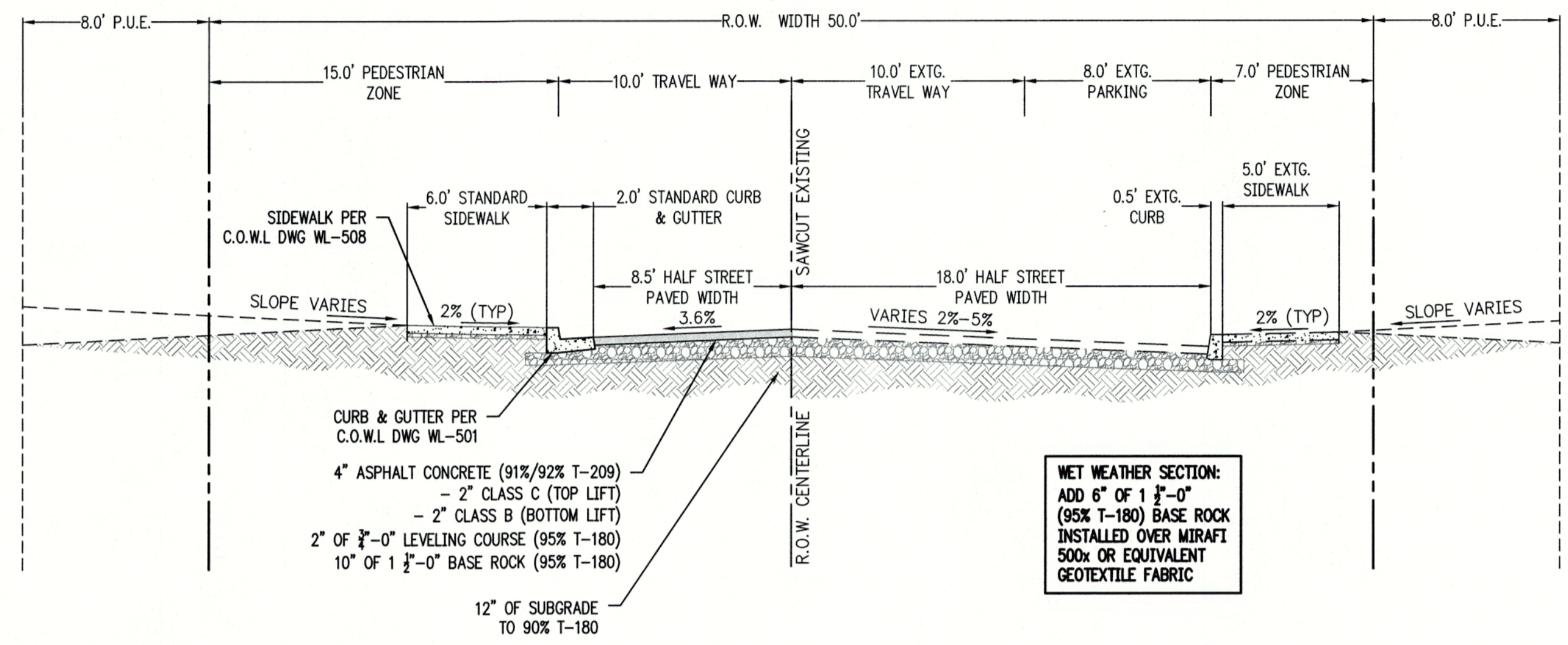
CITY OF  
**West Linn** ENGINEERING  
APPROVED  
DATE 9/12/18 BY E.U.

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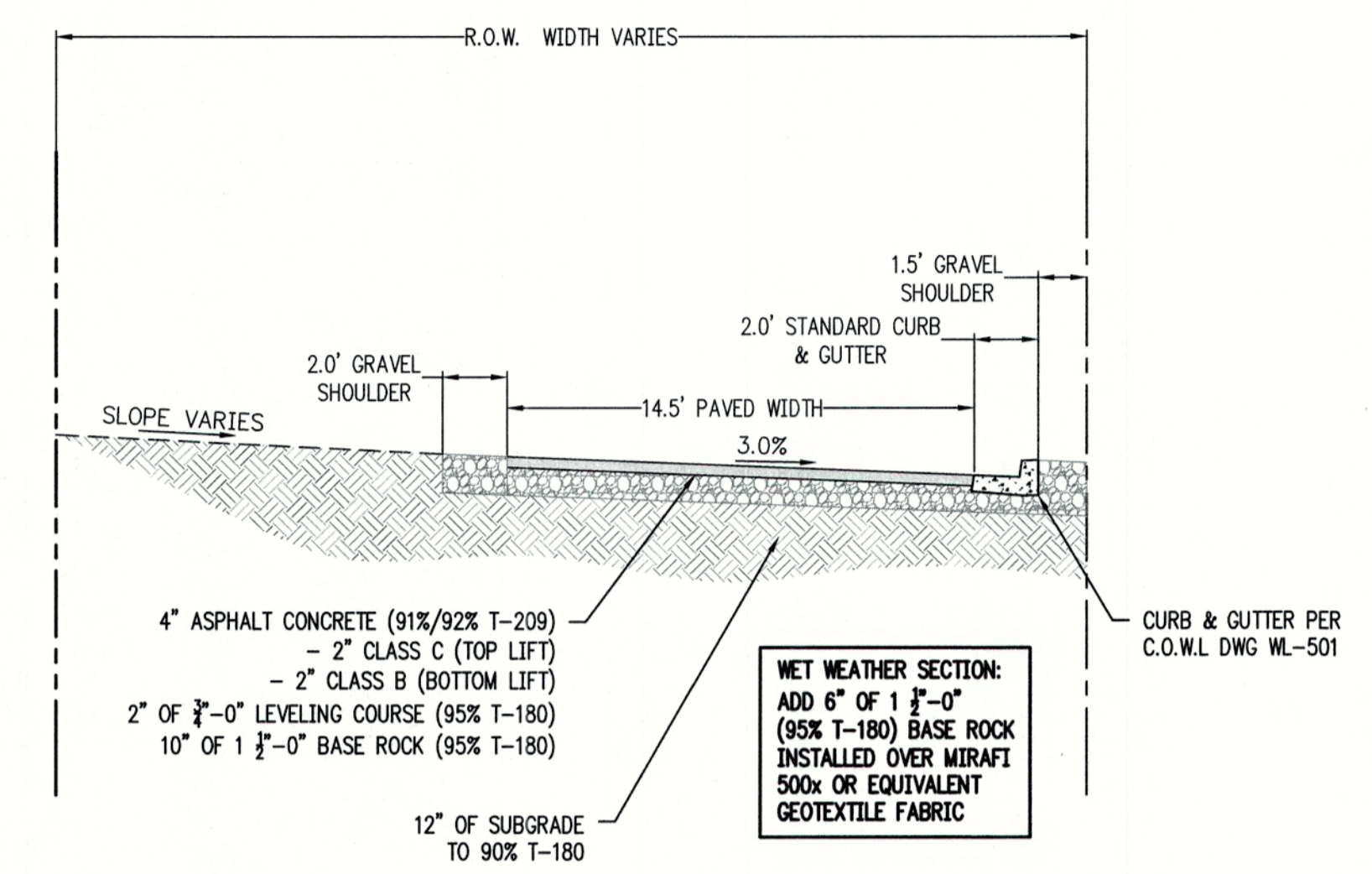
**STREET SECTION NOTES:**  
 A. SEE SHEET 5 FOR STREET SECTION LOCATIONS.

CHENE BLANC SUBDIVISION  
 34 LOT SUBDIVISION  
 TAX MAP 2S1E14CA  
 TAX LOT 200  
 WEST LINN, OREGON

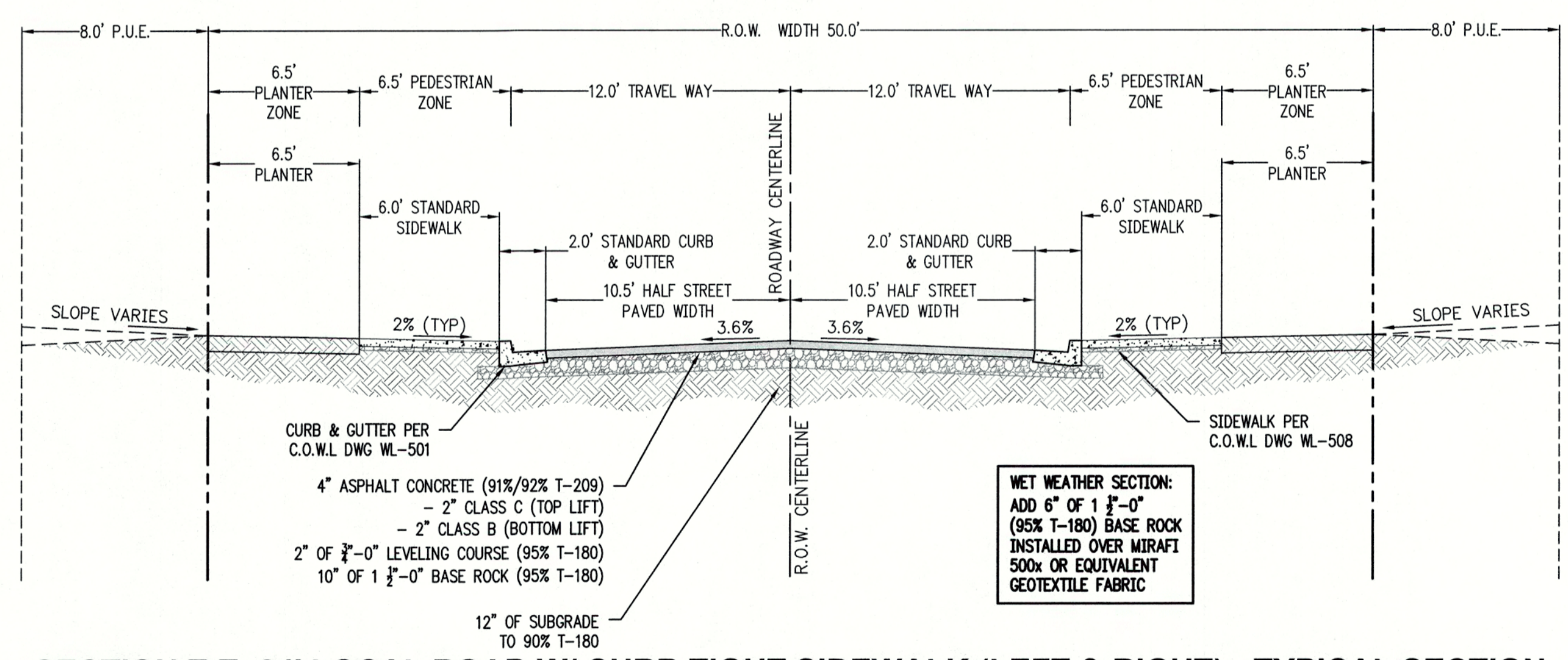
TYPICAL STREET SECTIONS



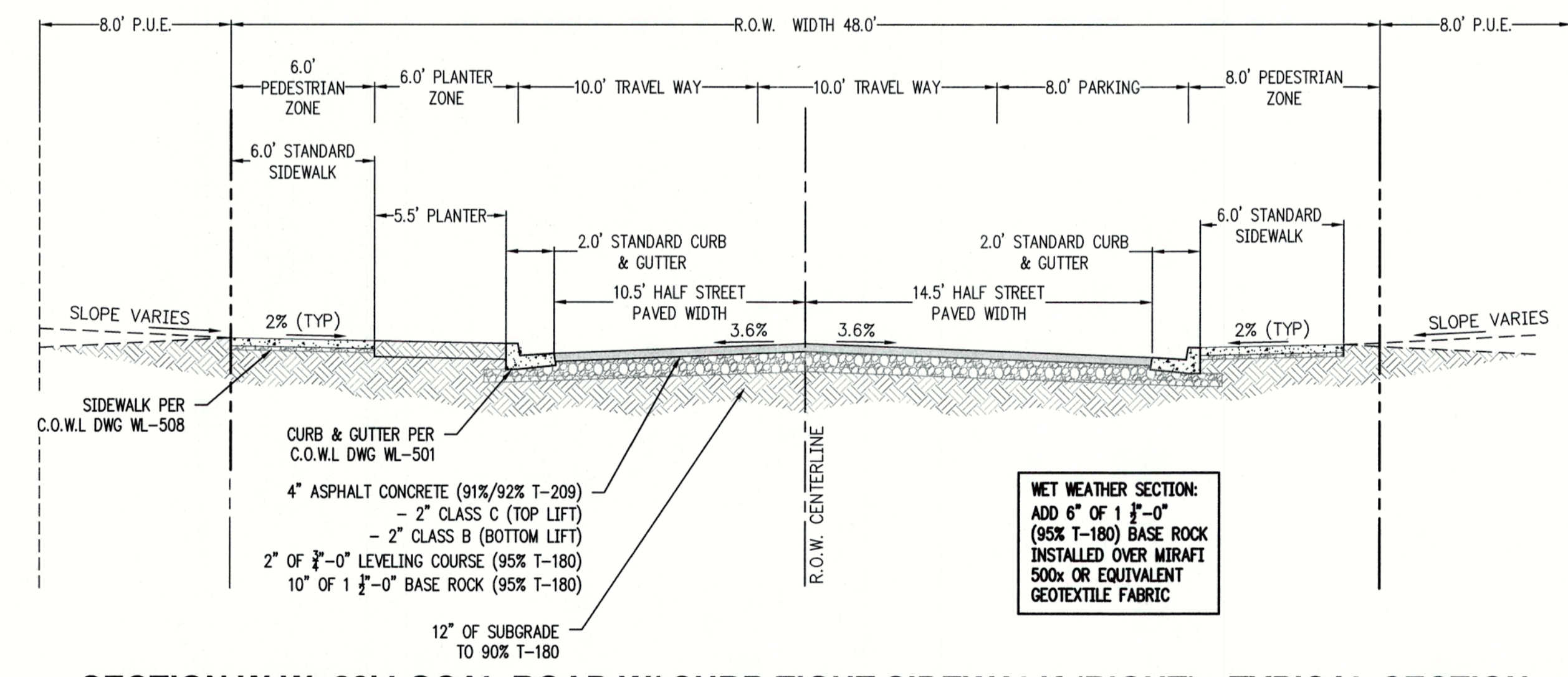
**SECTION R-R: 28' LOCAL ROAD W/ CURB TIGHT SIDEWALK (LEFT & RIGHT) - TYPICAL SECTION**  
 SCALE: N.T.S.



**SECTION S-S: 16' COMMON LOT ACCESS DRIVE - TYPICAL SECTION**  
 SCALE: N.T.S.



**SECTION T-T: 24' LOCAL ROAD W/ CURB TIGHT SIDEWALK (LEFT & RIGHT) - TYPICAL SECTION**  
 SCALE: N.T.S.



**SECTION W-W: 28' LOCAL ROAD W/ CURB TIGHT SIDEWALK (RIGHT) - TYPICAL SECTION**  
 SCALE: N.T.S.

REVISIONS	
NO.	DESCRIPTION
1	05/2018 1ST SUBMITTAL
2	06/2018 2ND SUBMITTAL

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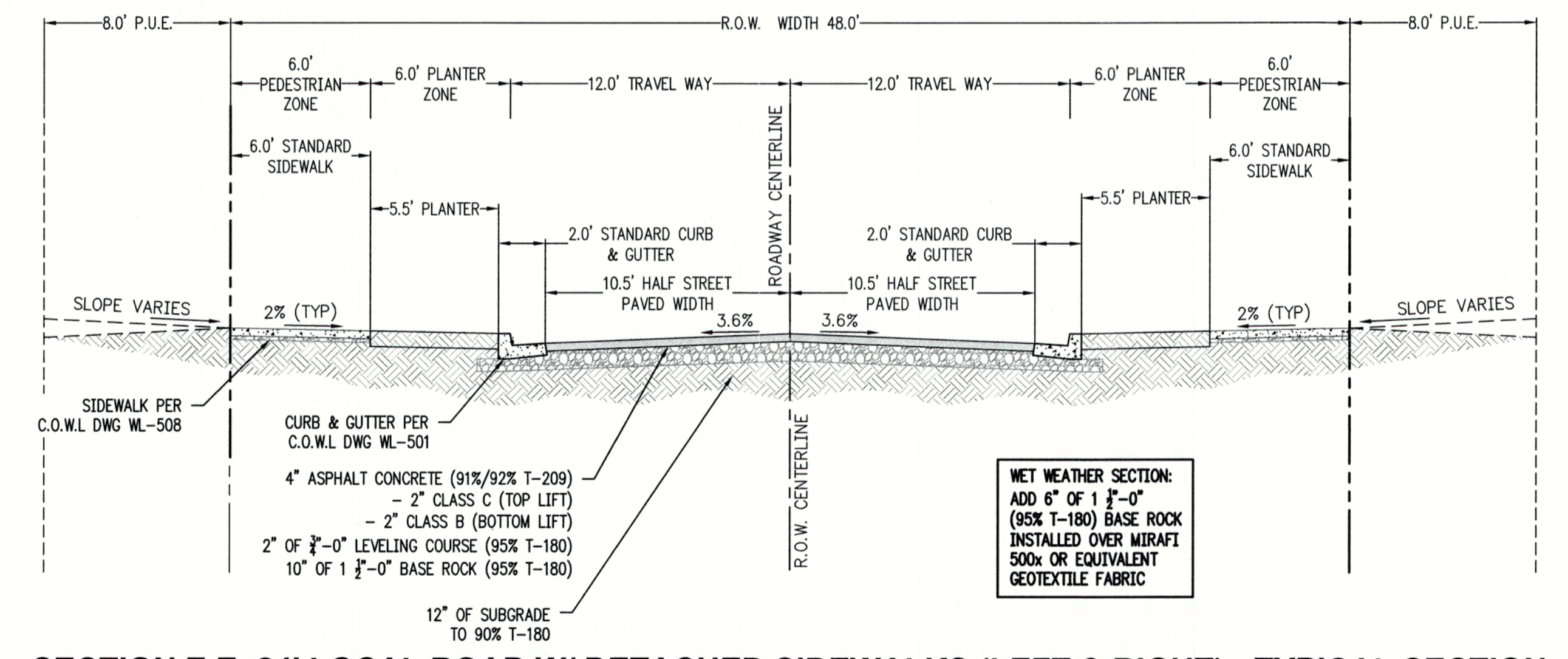
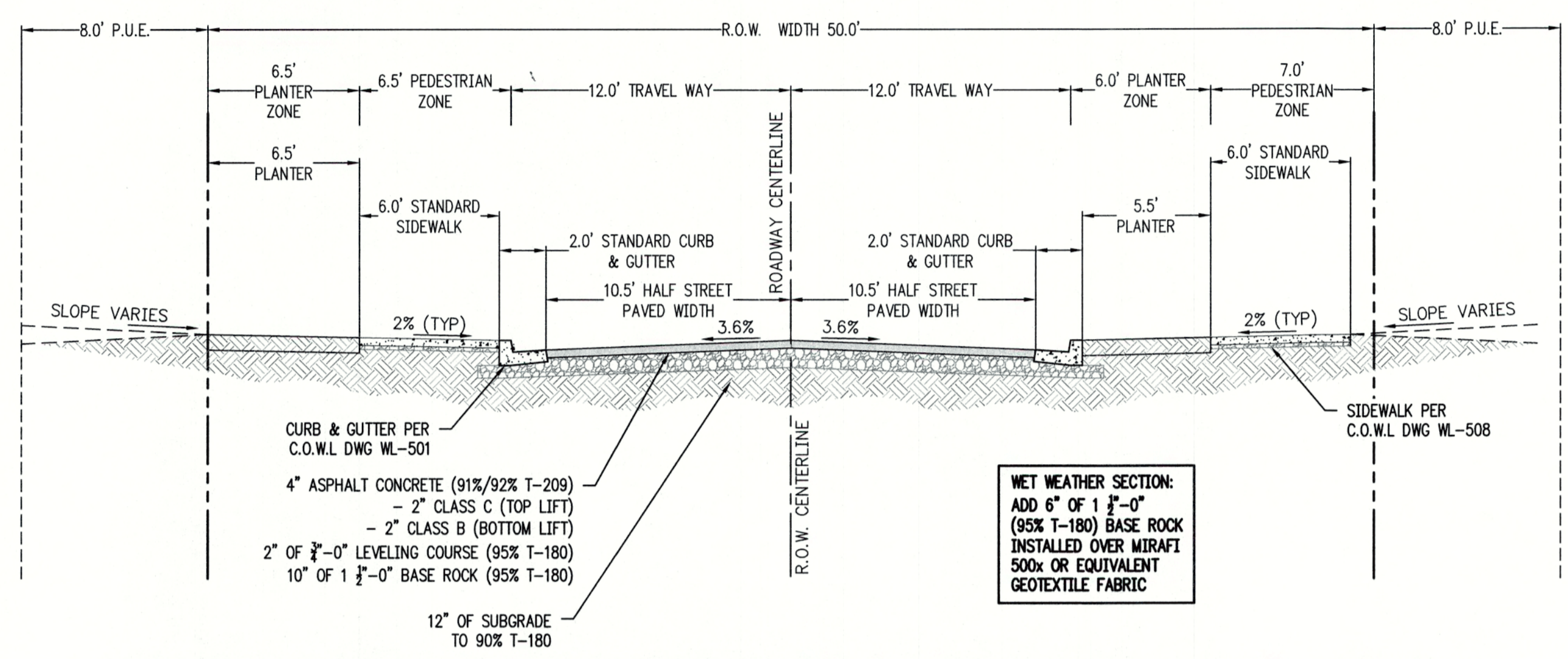
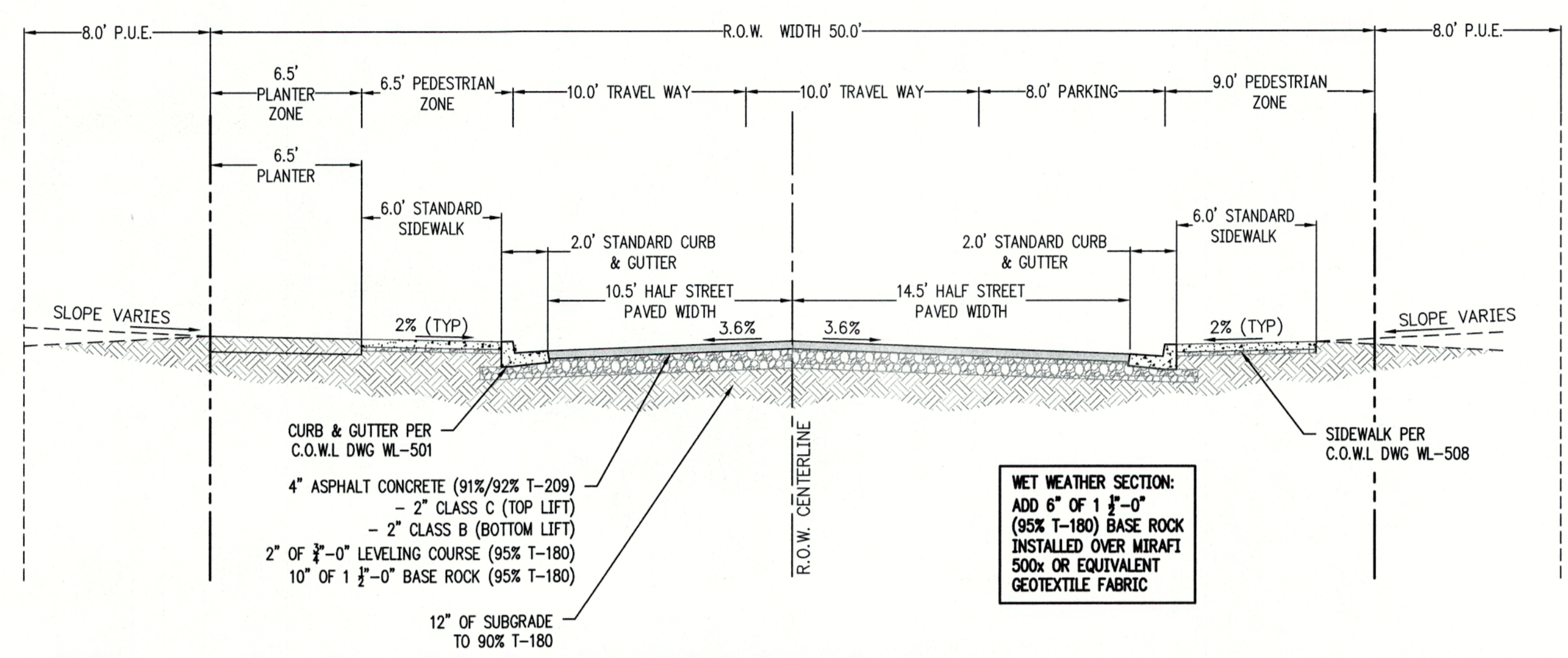


CITY OF WEST LINN ENGINEERING  
**APPROVED**  
 DATE 9/16/18 BY EL

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

FILE P: \523-001 Chene Blanc Subdivision (dwg) \civil\523-001\_03shr1 Layout: 3 TYPICAL STREET SECTIONS, Plot Date: 8/21/2018 12:08 PM, by: Tyler Korb

**STREET SECTION NOTES:**  
A. SEE SHEET 5 FOR STREET SECTION LOCATIONS.



CHENE BLANC SUBDIVISION  
34 LOT SUBDIVISION  
TAX MAP 2S1E14CA  
TAX LOT 200  
WEST LINN, OREGON

TYPICAL STREET SECTIONS

REVISIONS	
NO.	DESCRIPTION
1	05/2018 1ST SUBMITTAL
2	08/2018 2ND SUBMITTAL

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CITY OF **West Linn** ENGINEERING  
APPROVED  
DATE 9/12/18 BY EC

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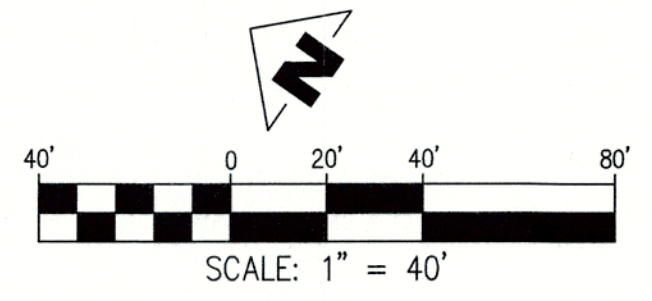
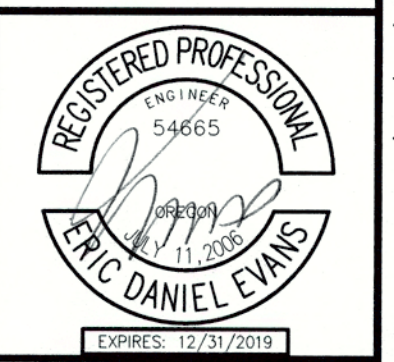
SHEET  
**4**  
OF  
**38**

FILE-P:\523-001\_Chene Blanc Subdivision (dwg) civil\523-001\_04str1 Layout: 4 TYPICAL STREET SECTIONS, Plot Date: 8/21/2018 12:08 PM, Dr: Tyler Korb

MASTER STREET PLAN

REVISIONS	
NO.	DESCRIPTION
1	1ST SUBMITTAL
2	2ND SUBMITTAL

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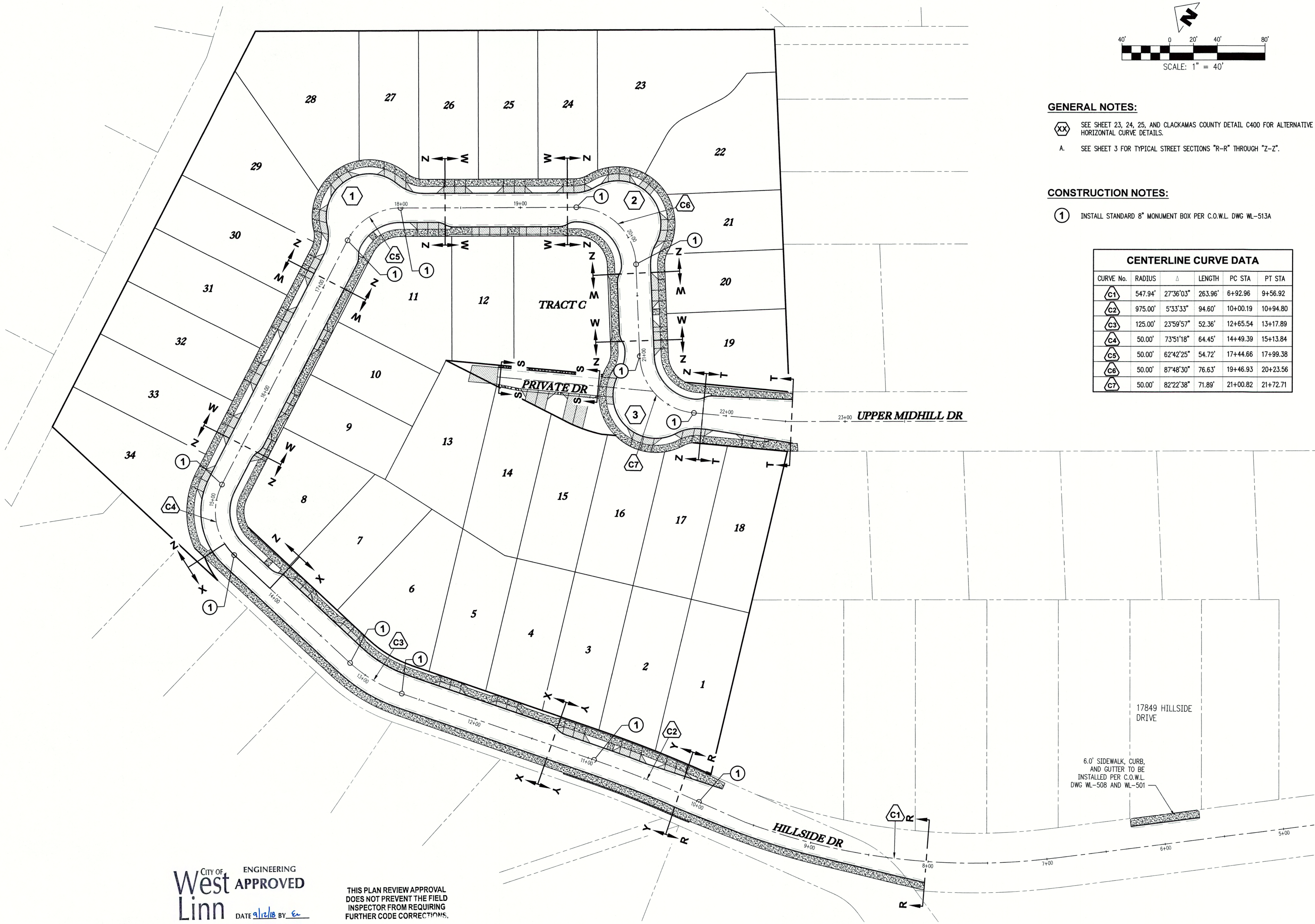
**GENERAL NOTES:**

- (XX) SEE SHEET 23, 24, 25, AND CLACKAMAS COUNTY DETAIL C400 FOR ALTERNATIVE HORIZONTAL CURVE DETAILS.
- A. SEE SHEET 3 FOR TYPICAL STREET SECTIONS "R-R" THROUGH "Z-Z".

**CONSTRUCTION NOTES:**

- (1) INSTALL STANDARD 8" MONUMENT BOX PER C.O.W.L. DWG WL-513A

CENTERLINE CURVE DATA					
CURVE No.	RADIUS	Δ	LENGTH	PC STA	PT STA
C1	547.94'	27°36'03"	263.96'	6+92.96	9+56.92
C2	975.00'	5°33'33"	94.60'	10+00.19	10+94.80
C3	125.00'	23°59'57"	52.36'	12+65.54	13+17.89
C4	50.00'	73°51'18"	64.45'	14+49.39	15+13.84
C5	50.00'	62°42'25"	54.72'	17+44.66	17+99.38
C6	50.00'	87°48'30"	76.63'	19+46.93	20+23.56
C7	50.00'	82°22'38"	71.89'	21+00.82	21+72.71



17849 HILLSIDE DRIVE  
 6.0' SIDEWALK, CURB, AND GUTTER TO BE INSTALLED PER C.O.W.L. DWG WL-508 AND WL-501

CITY OF  
**West Linn**  
 ENGINEERING  
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 DATE 9/18/18 BY *ec*

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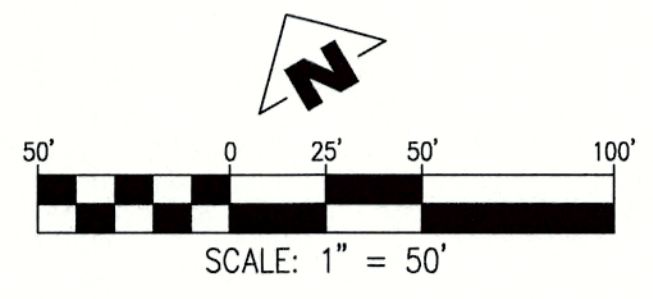
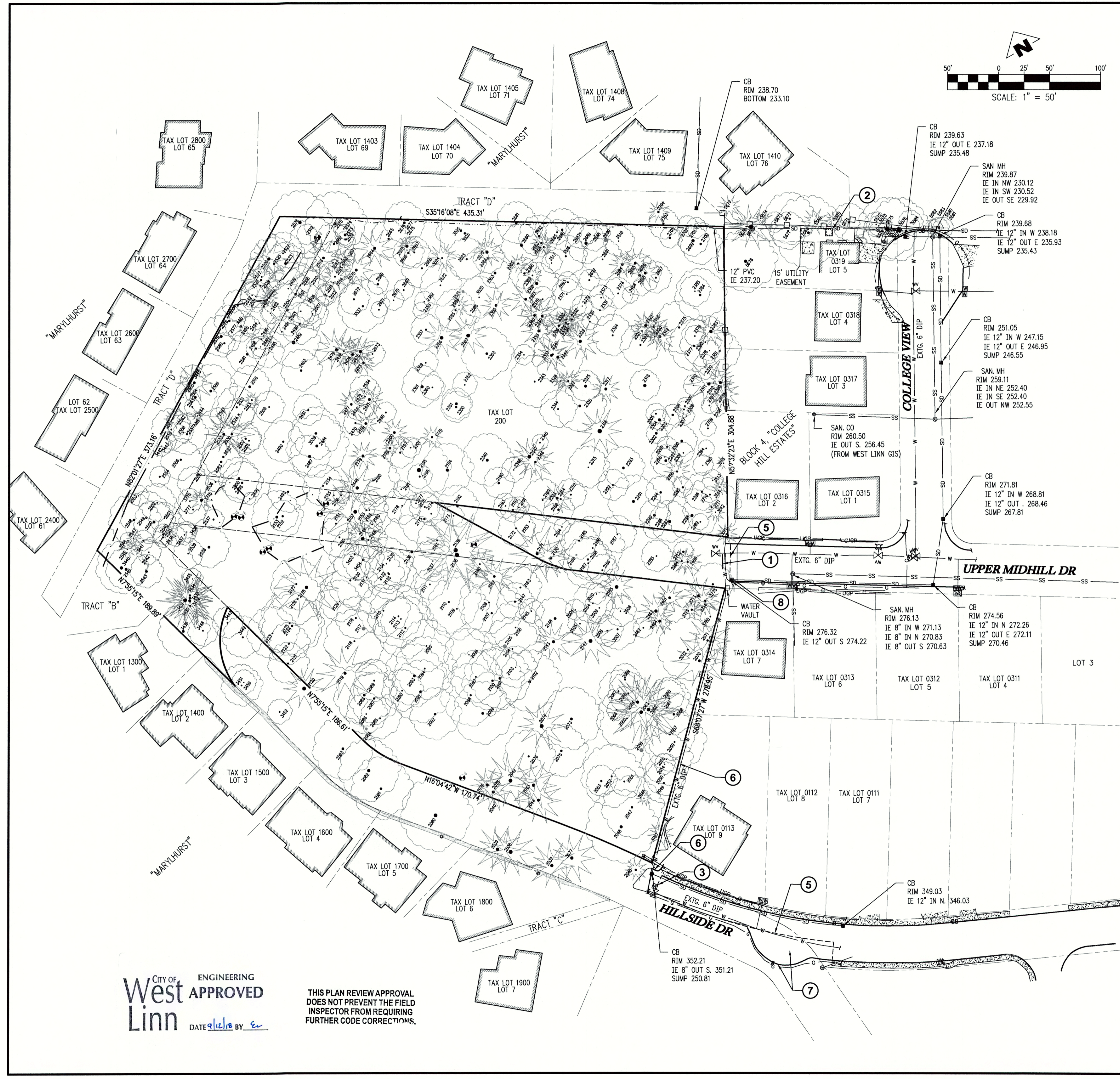
EXISTING CONDITIONS  
 AND DEMOLITION PLAN

REVISIONS	
NO.	DATE
1	05/2018
2	08/2018

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FILE-P:\523-001 Chene Blanc Subdivision.dwg (dwg) 523-001\_D08east\_Layout: 6 EXISTING CONDITIONS AND DEMOLITION PLAN, Plot Date: 8/21/2018 12:07 PM, by: Tyler Korb



**DEMOLITION KEY NOTES**

- 1 REMOVE EXISTING END OF ROAD SIGN.
- 2 CONTRACTOR TO COORDINATE WITH HOMEOWNER TO RELOCATE OR REMOVE SHED, TREES, AND FENCE THAT WILL INTERFERE WITH INSTALLATION OF PROPOSED SANITARY LINE SS-A.
- 3 RELOCATE EXISTING WATER METER. COORDINATE WITH CITY OF WEST LINN.
- 4 POTHOLE END OF SANITARY LINE AND REMOVE EXISTING PLUG. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING SANITARY INVERT ELEVATION IS DIFFERENT THAN STATED ON THESE PLANS.
- 5 SAWCUT EXISTING AC.
- 6 REMOVE EXISTING CURB TO RIGHT OF WAY.
- 6 ABANDON EXISTING 6" WATERLINE ONCE PROPOSED WATERLINE IS INSTALLED.
- 7 REMOVE EXISTING AC AND CURB.
- 8 REMOVE EXISTING CATCH BASIN

**GENERAL NOTES:**

- A. SEE SHEETS 7, 8, 9, AND 10, FOR TREE PRESERVATION PLAN. TREE PROTECTION TO BE INSTALLED BEFORE ANY SITE DEMOLITION, GRUBBING, OR CLEARING.
- B. SEE SHEETS EC1-EC5 FOR EROSION AND SEDIMENT CONTROL PLANS

SOME SYMBOLS SHOWN MAY NOT BE USED ON MAP

LEGEND	
○ OREGON WHITE OAK	● FOUND MONUMENT
○ OREGON WHITE OAK	DS DOWN SPOUT TO STORM SYSTEM
○ OREGON WHITE OAK	⊙ WELL HEAD
○ OREGON WHITE OAK	⊕ UTILITY AND LIGHT POLE
⊙ DOUGLAS FIR	⊕ UTILITY POLE
⊙ DOUGLAS FIR	⊕ LIGHT POLE
⊙ DOUGLAS FIR	→ GUY WIRE
⊙ DOUGLAS FIR	⊕ ELECTRIC BOX
⊙ DOUGLAS FIR	⊕ ELECTRIC METER
⊙ DOUGLAS FIR	⊕ ELECTRICAL POWER PEDESTAL
⊙ STORM SEWER MANHOLE	⊕ ELECTRIC RISER
⊕ CATCH BASIN W/ INLET POSITION	⊕ HEAT PUMP
⊕ SANITARY SEWER CLEANOUT	--- WETLAND BOUNDARY
⊕ SANITARY SEWER MANHOLE	--- UGP UNDERGROUND POWER LINE
W WATER VALVE	--- G GAS LINE
W WATER METER	--- C CABLE LINE
⊕ FIRE HYDRANT	--- SS SANITARY SEWER LINE
⊕ GAS VALVE	--- SD STORM DRAIN LINE
⊕ GAS METER	--- W WATER LINE
● BOLLARD	--- F FENCELINE
⊕ SIGN	--- P PAVEMENT SAW CUT
⊕ MAILBOX	⊕ GAS RISER
⊕ COMMUNICATIONS PEDESTAL	DS DOWN SPOUT TO SPLASH GUARD/GROUND
⊕ COMMUNICATIONS MANHOLE	⊕ GAS STUB
⊕ COMMUNICATIONS BOX	⊕ WATER BLOWOFF
⊕ TEST PIT	

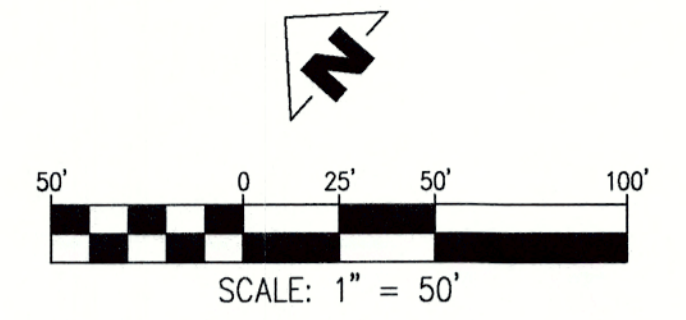
**SURVEYOR'S NOTE**

1. 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.
2. VERTICAL DATUM: NAVD'88 UTILIZING GPS POSITIONING TIED TO THE ORGN WITH REAL TIME CORRECTORS REFERENCED TO DATUM NAD 83(2011) EPOCH 2010.00. THIS DATUM REALIZATION WAS VERIFIED THROUGH DIRECT OBSERVATION TO NGS CONTROL POINT 0723 HAVING A POINT IDENTIFICATION OF RD1491. THIS POINT IS DESCRIBED AS A STAINLESS STEEL W/ SLEEVE NEAR THE INTERSECTION OF STATE HIGHWAY 224 AND LAKE ROAD. THE ELEVATION OF THIS POINT IS PUBLISHED AS 31.131 AND WAS ESTABLISHED BY NGS THROUGH DIFFERENTIAL LEVELING AND ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN JUNE 1991 AND HAS A VERTICAL ORDER OF FIRST CLASS II.
3. BASIS OF BEARING: CENTERLINE OF UPPER MIDHILL DRIVE AS PER THE PLAT OF "COLLEGE HILL ESTATES"
4. 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 LAND SURVEYORS FOR FURTHER INFORMATION. FURTHERMORE, COMPASS LAND SURVEYORS 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) IN ANY MANNER INCONSISTENT WITH THIS STATEMENT.
5. UNDERGROUND PIPE SIZES AND MATERIAL TYPES ARE BASED UPON RECORD DRAWINGS, INFORMATION PROVIDED BY UTILITY LOCATORS AND FIELD OBSERVATIONS AT MANHOLES AND CATCH BASIN RIMS AND SHOULD BE VERIFIED.

CITY OF  
**West Linn**  
 ENGINEERING  
**APPROVED**  
 DATE 8/16/18 BY ec

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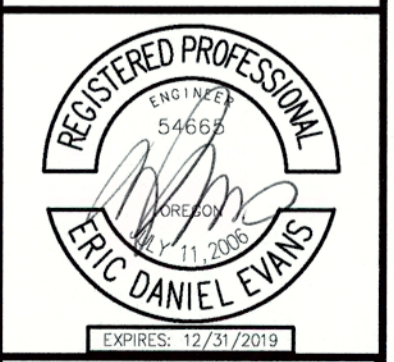
GENERAL TREE INVENTORY STATISTICS	
TOTAL PROPERTY AREA:	265,860 +/- SF (6.10 AC)
TOTAL TREE INVENTORY:	502
TOTAL TREES RETAINED:	114
TOTAL TREES REMOVED:	388
TOTAL TREE CALIPER INCHES:	8,906
TOTAL CALIPER INCHES RETAINED:	2,026
TOTAL CALIPER INCHES REMOVED:	6,880
SIGNIFICANT TREE STATISTICS	
SIGNIFICANT TREE INVENTORY:	169
SIGNIFICANT TREES RETAINED:	50
SIGNIFICANT TREES REMOVED:	119
SIGNIFICANT TREE CALIPER INCHES:	3,891
SIGNIFICANT CALIPER INCHES RETAINED:	1,129
SIGNIFICANT CALIPER INCHES REMOVED:	2,762
EXISTING SIGNIFICANT TREE CANOPY COVERAGE:	238,212 SF
SIGNIFICANT TREE CANOPY REMOVED DUE TO R.O.W. IMPROVEMENTS:	160,349 SF
TREE PRESERVATION AREA REQUIRED (20% OF EXISTING CANOPY):	47,642 SF
TREE PRESERVATION AREA PROVIDED (33% OF EXISTING CANOPY):	77,863 SF
SIGNIFICANT NON-TYPE I OR II AREA RETAINED (DRIPLINE +10'):	0 SF
TOTAL SIGNIFICANT NON-TYPE I OR II AREA (DRIPLINE +10'):	7,045 SF
TOTAL PERCENT NON-TYPE I OR II AREA RETAINED (DRIPLINE +10'):	0%

CHENE BLANC SUBDIVISION  
 34 LOT SUBDIVISION  
 TAX MAP 2S1E14CA  
 TAX LOT 200  
 WEST LINN, OREGON

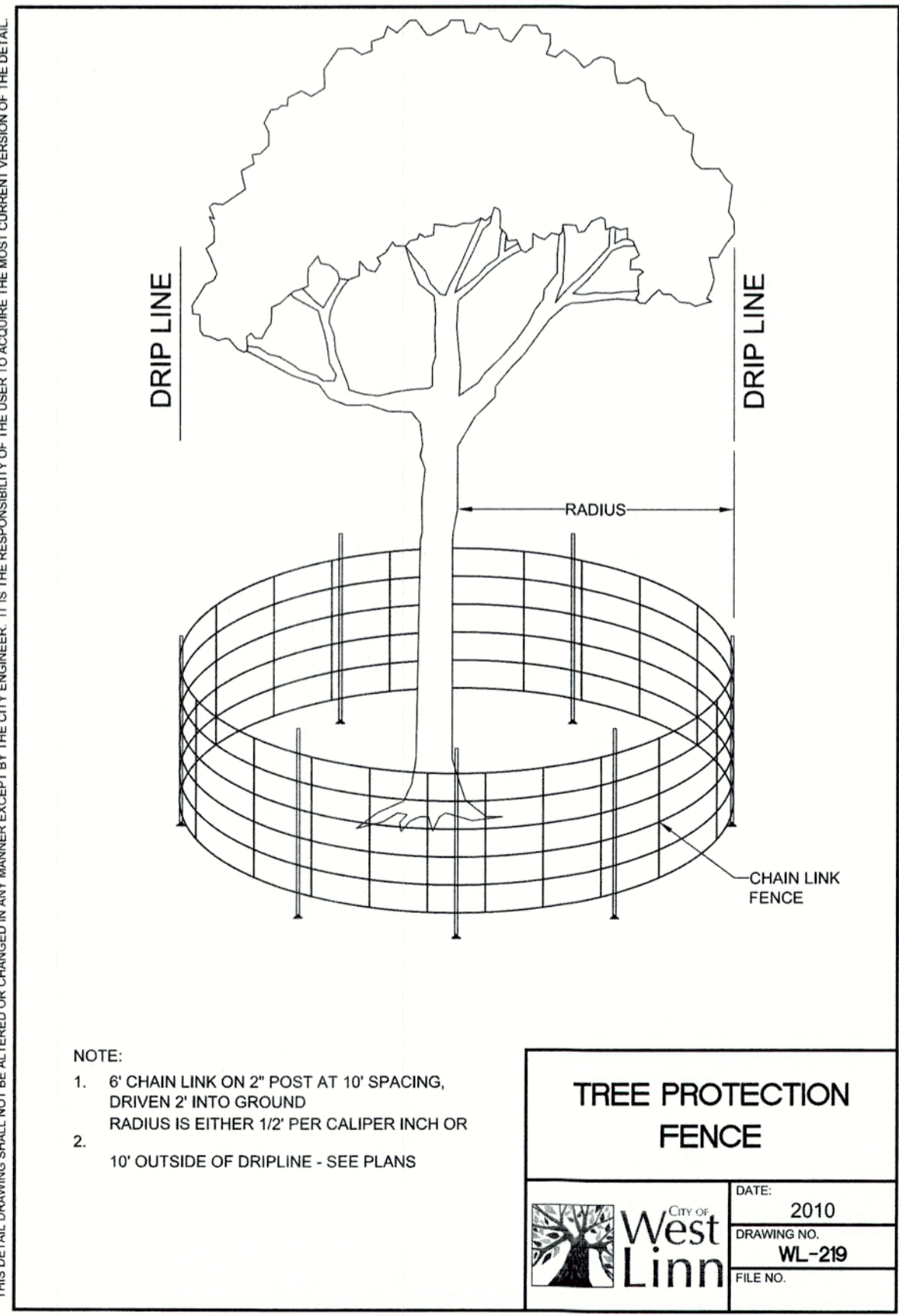
**TREE PRESERVATION PLAN**

REVISIONS		
NO.	DATE	DESCRIPTION
1	05/2018	1ST SUBMITTAL
2	06/2018	2ND SUBMITTAL

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- LEGEND**
- SIGNIFICANT TREE CANOPY RETAINED (+10')
  - SIGNIFICANT TREE CANOPY REMOVED (+10')
  - SIGNIFICANT TREE CANOPY REMOVED (NON TYPE I OR II) (+10')
  - PROPOSED TREE PROTECTIVE FENCING PER C.O.W.L. DWG WL-219
  - TREE TO BE PROTECTED



TREE INVENTORY					
SURVEY POINT NUMBER	TREE SPECIES	NOMINAL CALIPER SIZE	SIGNIFICANT DESIGNATION	PROPOSED ACTION	REMOVE DUE TO CONDITION
2037	DOUGLAS-FIR	30	SIGNIFICANT	REMOVE	ROW
2038	DOUGLAS-FIR	38	SIGNIFICANT	REMOVE	ROW
2039	DOUGLAS-FIR	32	SIGNIFICANT	REMOVE	ROW
2040	DOUGLAS-FIR	26	NON-SIGNIFICANT	REMOVE	ROW
2042	DOUGLAS-FIR	36	NON-SIGNIFICANT	REMOVE	BUILDING
2043	DOUGLAS-FIR	32	NON-SIGNIFICANT	REMOVE	BUILDING
2044	DOUGLAS-FIR	26	NON-SIGNIFICANT	REMOVE	GRADING
2045	PORT-ORFORD-CEDAR	18	NON-SIGNIFICANT	REMOVE	ROW
2046	DOUGLAS-FIR	6	NON-SIGNIFICANT	REMOVE	ROW
2047	BIG LEAF MAPLE	20	NON-SIGNIFICANT	REMOVE	BUILDING
2048	OREGON WHITE OAK	29	NON-SIGNIFICANT	REMOVE	BUILDING
2049	BIG LEAF MAPLE	18	NON-SIGNIFICANT	REMOVE	BUILDING
2050	BIG LEAF MAPLE	8	NON-SIGNIFICANT	REMOVE	CONDITION
2051	OREGON WHITE OAK	14	NON-SIGNIFICANT	REMOVE	BUILDING
2052	OREGON WHITE OAK	16	NON-SIGNIFICANT	REMOVE	BUILDING
2053	SCOULER'S WILLOW	18	NON-SIGNIFICANT	REMOVE	BUILDING
2054	RED ALDER	8	NON-SIGNIFICANT	REMOVE	CONDITION
2055	RED ALDER	10	NON-SIGNIFICANT	REMOVE	CONDITION
2056	DOUGLAS-FIR	42	SIGNIFICANT	RETAIN	N/A
2057	OREGON WHITE OAK	8, 12	NON-SIGNIFICANT	REMOVE	CONDITION
2058	BIG LEAF MAPLE	21	NON-SIGNIFICANT	REMOVE	CONDITION
2059	BIG LEAF MAPLE	14	NON-SIGNIFICANT	REMOVE	CONDITION
2060	BIG LEAF MAPLE	8	NON-SIGNIFICANT	REMOVE	CONDITION
2061	OREGON WHITE OAK	10, 12	NON-SIGNIFICANT	REMOVE	CONDITION
2062	DOUGLAS-FIR	34	SIGNIFICANT	RETAIN	N/A
2063	DOUGLAS-FIR	36	SIGNIFICANT	RETAIN	N/A
2064	DOUGLAS-FIR	28	SIGNIFICANT	RETAIN	N/A
2065	MADRONE	10	NON-SIGNIFICANT	REMOVE	CONDITION
2066	MADRONE	12	NON-SIGNIFICANT	REMOVE	CONDITION
2067	MADRONE	14	NON-SIGNIFICANT	REMOVE	CONDITION
2068	MADRONE	13	NON-SIGNIFICANT	REMOVE	CONDITION
2069	MADRONE	10, 16	NON-SIGNIFICANT	REMOVE	CONDITION
2070	DOUGLAS-FIR	24	NON-SIGNIFICANT	REMOVE	BUILDING
2071	DOUGLAS-FIR	18	NON-SIGNIFICANT	REMOVE	BUILDING
2072	BIG LEAF MAPLE	6x8, 16	NON-SIGNIFICANT	REMOVE	BUILDING
2073	OREGON WHITE OAK	24	NON-SIGNIFICANT	RETAIN	N/A
2074	DOUGLAS-FIR	38	NON-SIGNIFICANT	REMOVE	CONDITION
2075	RED ALDER	20	NON-SIGNIFICANT	REMOVE	BUILDING
2076	MADRONE	16	NON-SIGNIFICANT	REMOVE	BUILDING
2078	DOUGLAS-FIR	28	NON-SIGNIFICANT	REMOVE	GRADING
2079	DOUGLAS-FIR	30	SIGNIFICANT	REMOVE	GRADING
2080	OREGON WHITE OAK	36	SIGNIFICANT	REMOVE	ROW
2081	OREGON WHITE OAK	22	SIGNIFICANT	REMOVE	ROW
2082	OREGON WHITE OAK	30	SIGNIFICANT	REMOVE	ROW
2083	OREGON WHITE OAK	14, 20 24	SIGNIFICANT	REMOVE	ROW
2084	OREGON WHITE OAK	26	SIGNIFICANT	REMOVE	GRADING
2085	OREGON WHITE OAK	15	NON-SIGNIFICANT	REMOVE	BUILDING
2086	OREGON WHITE OAK	10	NON-SIGNIFICANT	REMOVE	BUILDING
2087	OREGON WHITE OAK	18	NON-SIGNIFICANT	REMOVE	BUILDING
2088	OREGON WHITE OAK	24	NON-SIGNIFICANT	REMOVE	BUILDING
2089	OREGON WHITE OAK	14	NON-SIGNIFICANT	REMOVE	BUILDING
2090	OREGON WHITE OAK	14	SIGNIFICANT	REMOVE	BUILDING
2091	OREGON WHITE OAK	26	SIGNIFICANT	REMOVE	BUILDING
2092	OREGON WHITE OAK	22	NON-SIGNIFICANT	REMOVE	BUILDING
2093	OREGON WHITE OAK	24	SIGNIFICANT	RETAIN	N/A
2094	OREGON WHITE OAK	15	SIGNIFICANT	RETAIN	N/A
2095	OREGON WHITE OAK	12	NON-SIGNIFICANT	RETAIN	N/A
2096	OREGON WHITE OAK	8	NON-SIGNIFICANT	RETAIN	N/A
2097	OREGON WHITE OAK	12	SIGNIFICANT	RETAIN	N/A
2098	OREGON WHITE OAK	10, 18	SIGNIFICANT	REMOVE	N/A
2099	OREGON WHITE OAK	24	SIGNIFICANT	REMOVE	BUILDING

2100	OREGON WHITE OAK	20	SIGNIFICANT	RETAIN	N/A
2101	OREGON WHITE OAK	26	SIGNIFICANT	RETAIN	N/A
2102	OREGON WHITE OAK	26	SIGNIFICANT	RETAIN	N/A
2103	OREGON WHITE OAK	8	NON-SIGNIFICANT	RETAIN	N/A
2104	OREGON WHITE OAK	13	NON-SIGNIFICANT	REMOVE	CONDITION
2105	DOUGLAS-FIR	42	NON-SIGNIFICANT	REMOVE	CONDITION
2106	OREGON WHITE OAK	12	NON-SIGNIFICANT	REMOVE	BUILDING
2107	OREGON WHITE OAK	16	SIGNIFICANT	REMOVE	BUILDING
2108	OREGON WHITE OAK	2x12	SIGNIFICANT	REMOVE	BUILDING
2109	OREGON WHITE OAK	6, 12	SIGNIFICANT	REMOVE	BUILDING
2110	OREGON WHITE OAK	17	SIGNIFICANT	REMOVE	BUILDING
2111	SCOULER'S WILLOW	12	NON-SIGNIFICANT	REMOVE	BUILDING
2112	OREGON WHITE OAK	16	SIGNIFICANT	RETAIN	N/A
2113	OREGON WHITE OAK	10	SIGNIFICANT	RETAIN	N/A
2114	OREGON WHITE OAK	15	SIGNIFICANT	RETAIN	N/A
2115	OREGON WHITE OAK	12	SIGNIFICANT	RETAIN	N/A
2116	OREGON WHITE OAK	16	SIGNIFICANT	RETAIN	N/A
2117	DOUGLAS-FIR	40	SIGNIFICANT	RETAIN	N/A
2118	OREGON WHITE OAK	14	NON-SIGNIFICANT	REMOVE	BUILDING
2119	DOUGLAS-FIR	26	NON-SIGNIFICANT	REMOVE	BUILDING
2120	DOUGLAS-FIR	37	SIGNIFICANT	REMOVE	ROW
2121	BIG LEAF MAPLE	16	NON-SIGNIFICANT	REMOVE	GRADING
2122	OREGON WHITE OAK	18	NON-SIGNIFICANT	REMOVE	BUILDING
2123	OREGON WHITE OAK	13	SIGNIFICANT	REMOVE	GRADING
2124	OREGON WHITE OAK	20	SIGNIFICANT	REMOVE	BUILDING
2125	OREGON WHITE OAK	16	SIGNIFICANT	REMOVE	BUILDING
2126	OREGON WHITE OAK	16	SIGNIFICANT	REMOVE	BUILDING
2127	OREGON WHITE OAK	16	SIGNIFICANT	REMOVE	GRADING
2128	DOUGLAS-FIR	32	SIGNIFICANT	REMOVE	BUILDING
2129	OREGON WHITE OAK	7	NON-SIGNIFICANT	REMOVE	CONDITION
2130	OREGON WHITE OAK	16	SIGNIFICANT	REMOVE	BUILDING
2131	OREGON WHITE OAK	10	NON-SIGNIFICANT	REMOVE	BUILDING
2132	OREGON WHITE OAK	10	SIGNIFICANT	RETAIN	N/A
2133	OREGON WHITE OAK	14	SIGNIFICANT	RETAIN	N/A
2134	BIG LEAF MAPLE	2x9	NON-SIGNIFICANT	REMOVE	CONDITION
2135	OREGON WHITE OAK	12	SIGNIFICANT	RETAIN	N/A
2136	OREGON WHITE OAK	26	SIGNIFICANT	RETAIN	N/A
2137	OREGON WHITE OAK	8	NON-SIGNIFICANT	REMOVE	BUILDING
2138	DOUGLAS-FIR	42	SIGNIFICANT	REMOVE	BUILDING
2139	DOUGLAS-FIR	42	SIGNIFICANT	REMOVE	BUILDING
2140	DOUGLAS-FIR	15	NON-SIGNIFICANT	REMOVE	BUILDING
2142	DOUGLAS-FIR	36	NON-SIGNIFICANT	REMOVE	BUILDING
2143	DOUGLAS-FIR	28	NON-SIGNIFICANT	REMOVE	BUILDING
2145	OREGON WHITE OAK	10	NON-SIGNIFICANT	REMOVE	BUILDING
2146	BIG LEAF MAPLE	24	NON-SIGNIFICANT	REMOVE	BUILDING
2147	OREGON WHITE OAK	12, 18	SIGNIFICANT	REMOVE	BUILDING
2148	OREGON WHITE OAK	15	NON-SIGNIFICANT	REMOVE	BUILDING
2149	DOUGLAS-FIR	34	SIGNIFICANT	REMOVE	BUILDING
2150	OREGON WHITE OAK	14	SIGNIFICANT	REMOVE	BUILDING
2151	OREGON WHITE OAK	15	SIGNIFICANT	REMOVE	BUILDING
2152	OREGON ASH	21	NON-SIGNIFICANT	REMOVE	ROW
2153	OREGON ASH	26	NON-SIGNIFICANT	REMOVE	ROW
2154	OREGON WHITE OAK	16	NON-SIGNIFICANT	REMOVE	ROW
2155	OREGON WHITE OAK	12	NON-SIGNIFICANT	REMOVE	GRADING
2156	OREGON WHITE OAK	15	NON-SIGNIFICANT	REMOVE	GRADING
2157	DOUGLAS-FIR	36	NON-SIGNIFICANT	REMOVE	BUILDING
2158	OREGON WHITE OAK	12	NON-SIGNIFICANT	REMOVE	BUILDING
2159	OREGON WHITE OAK	12	NON-SIGNIFICANT	REMOVE	BUILDING
2160	OREGON WHITE OAK	12	NON-SIGNIFICANT	REMOVE	BUILDING
2161	OREGON WHITE OAK	15	NON-SIGNIFICANT	REMOVE	BUILDING
2162	DOUGLAS-FIR	22	SIGNIFICANT	REMOVE	BUILDING
2163	BIG LEAF MAPLE	15	NON-SIGNIFICANT	REMOVE	BUILDING
2164	OREGON WHITE OAK	12	NON-SIGNIFICANT	REMOVE	BUILDING
2165	DOUGLAS-FIR	34	NON-SIGNIFICANT	REMOVE	GRADING

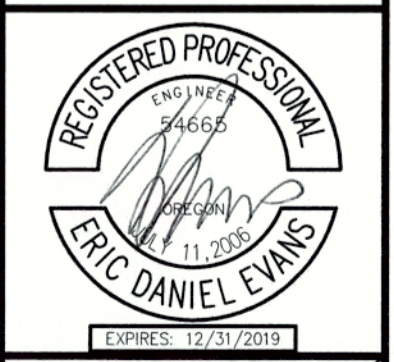
2166	OREGON WHITE OAK	14	NON-SIGNIFICANT	REMOVE	ROW
2167	OREGON WHITE OAK	12	NON-SIGNIFICANT	REMOVE	ROW
2168	OREGON WHITE OAK	19	SIGNIFICANT	REMOVE	ROW
2169	OREGON WHITE OAK	16	SIGNIFICANT	REMOVE	ROW
2170	DOUGLAS-FIR	28	NON-SIGNIFICANT	REMOVE	ROW
2171	DOUGLAS-FIR	28	NON-SIGNIFICANT	REMOVE	ROW
2172	OREGON WHITE OAK	12, 16	SIGNIFICANT	REMOVE	ROW
2173	OREGON WHITE OAK	10	NON-SIGNIFICANT	REMOVE	GRADING
2174	OREGON WHITE OAK	14	NON-SIGNIFICANT	REMOVE	GRADING
2175	OREGON WHITE OAK	20	SIGNIFICANT	REMOVE	GRADING
2176	OREGON ASH	14	NON-SIGNIFICANT	REMOVE	CONDITION
2177	OREGON WHITE OAK	10	NON-SIGNIFICANT	REMOVE	CONDITION
2178	OREGON WHITE OAK	12	NON-SIGNIFICANT	REMOVE	BUILDING
2179	DOUGLAS-FIR	24	SIGNIFICANT	REMOVE	GRADING
2180	BIG LEAF MAPLE	17	NON-SIGNIFICANT	REMOVE	GRADING
2181	OREGON WHITE OAK	11	NON-SIGNIFICANT	REMOVE	CONDITION
2182	OREGON ASH	18	NON-SIGNIFICANT	REMOVE	ROW
2183	OREGON WHITE OAK	10	NON-SIGNIFICANT	REMOVE	ROW
2184	OREGON WHITE OAK	10	NON-SIGNIFICANT	REMOVE	ROW
2185	OREGON WHITE OAK	15	NON-SIGNIFICANT	REMOVE	ROW
2186	OREGON WHITE OAK	12	NON-SIGNIFICANT	REMOVE	ROW
2187	OREGON ASH	12	NON-SIGNIFICANT	REMOVE	ROW
2188	OREGON WHITE OAK	8, 20	SIGNIFICANT	REMOVE	GRADING
2189	BIG LEAF MAPLE	14	NON-SIGNIFICANT	REMOVE	GRADING
2190	OREGON WHITE OAK	20	SIGNIFICANT	RETAIN	GRADING
2191	OREGON WHITE OAK	10	NON-SIGNIFICANT	REMOVE	GRADING
2192	OREGON WHITE OAK	16	SIGNIFICANT	REMOVE	GRADING
2193	OREGON WHITE OAK	10	SIGNIFICANT	REMOVE	GRADING
2194	OREGON WHITE OAK	28	SIGNIFICANT	REMOVE	BUILDING
2195	OREGON WHITE OAK	36	SIGNIFICANT	REMOVE	BUILDING
2196	OREGON ASH	16	NON-SIGNIFICANT	REMOVE	CONDITION
2197	OREGON WHITE OAK	18	SIGNIFICANT	REMOVE	BUILDING
2198	GRAND FIR	24	SIGNIFICANT	REMOVE	GRADING
2199	DOUGLAS-FIR	24	NON-SIGNIFICANT	REMOVE	ROW
2200	DOUGLAS-FIR	24	SIGNIFICANT	REMOVE	BUILDING
2201	OREGON WHITE OAK	10	NON-SIGNIFICANT	REMOVE	BUILDING
2202	BIG LEAF MAPLE	10, 12, 2x14	NON-SIGNIFICANT	REMOVE	GRADING
2203	DOUGLAS-FIR	18, 26	NON-SIGNIFICANT	REMOVE	ROW
2284	DOUGLAS-FIR	14	NON-SIGNIFICANT	REMOVE	ROW
2285	OREGON WHITE OAK	13	NON-SIGNIFICANT	REMOVE	ROW
2286	OREGON WHITE OAK	16	SIGNIFICANT	REMOVE	GRADING
2287	OREGON WHITE OAK	28	SIGNIFICANT	REMOVE	BUILDING
2288	OREGON WHITE OAK	28	SIGNIFICANT	REMOVE	BUILDING
2289	OREGON ASH	13	NON-SIGNIFICANT	REMOVE	CONDITION
2290	OREGON WHITE OAK	24	SIGNIFICANT	REMOVE	BUILDING
2291	OREGON WHITE OAK	27	SIGNIFICANT	REMOVE	GRADING
2292	OREGON WHITE OAK	16	SIGNIFICANT	REMOVE	ROW
2293	OREGON WHITE OAK	23	NON-SIGNIFICANT	REMOVE	ROW
2294	OREGON WHITE OAK	20	NON-SIGNIFICANT	REMOVE	BUILDING
2295	OREGON WHITE OAK	18	NON-SIGNIFICANT	REMOVE	BUILDING
2296	DOUGLAS-FIR	18	NON-SIGNIFICANT	REMOVE	BUILDING
2297	OREGON WHITE OAK	24	SIGNIFICANT	REMOVE	BUILDING
2298	OREGON WHITE OAK	12	NON-SIGNIFICANT	REMOVE	BUILDING
2299	SWEET CHERRY	15	NON-SIGNIFICANT	REMOVE	BUILDING
2300	OREGON WHITE OAK	24	SIGNIFICANT	REMOVE	BUILDING
2301	BIG LEAF MAPLE	10	NON-SIGNIFICANT	REMOVE	BUILDING
2302	MADRONE	24	SIGNIFICANT	REMOVE	BUILDING
2303	OREGON WHITE OAK	12	NON-SIGNIFICANT	REMOVE	BUILDING
2304	OREGON WHITE OAK	25	SIGNIFICANT	REMOVE	BUILDING
2305	BIG LEAF MAPLE	14	NON-SIGNIFICANT	REMOVE	BUILDING
2306	OREGON WHITE OAK	21	NON-SIGNIFICANT	REMOVE	BUILDING
2307	BIG LEAF MAPLE	10	NON-SIGNIFICANT	REMOVE	BUILDING
2308	BIG LEAF MAPLE	12	NON-SIGNIFICANT	REMOVE	BUILDING
2309	BIG LEAF MAPLE	12	NON-SIGNIFICANT	REMOVE	BUILDING
2310	BIG LEAF MAPLE	8	NON-SIGNIFICANT	REMOVE	BUILDING

CHENE BLANC SUBDIVISION  
34 LOT SUBDIVISION  
TAX MAP 2S1E14CA  
TAX LOT 200  
WEST LINN, OREGON

TREE PRESERVATION  
DETAILS

REVISIONS	
NO.	DATE
1	05/2018
2	08/2018

**EMERIO**  
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6445 SW FALLBROOK PLACE SUITE 100  
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www.emeriodesign.com



West Linn  
DATE: 12/21/2018  
APPROVED  
INSPECTOR FROM REQUIRING FURTHER CODE CORRECTIONS





**TREE INVENTORY**

SURVEY POINT NUMBER	TREE SPECIES	NOMINAL CALIPER SIZE	SIGNIFICANT DESIGNATION	PROPOSED ACTION	REMOVE DUE TO CONDITION
2576	OREGON WHITE OAK	30	SIGNIFICANT	RETAIN	N/A
2577a	OREGON ASH	16, 20, 22	NON-SIGNIFICANT	RETAIN	N/A
2577b	OREGON WHITE OAK	10, 16	NON-SIGNIFICANT	RETAIN	N/A
2578	OREGON ASH	20	NON-SIGNIFICANT	RETAIN	N/A
2579	OREGON WHITE OAK	26	SIGNIFICANT	RETAIN	N/A
2580	OREGON ASH	10, 16	NON-SIGNIFICANT	RETAIN	N/A
2581	OREGON WHITE OAK	25	SIGNIFICANT	REMOVE	BUILDING
2582	OREGON WHITE OAK	18	SIGNIFICANT	REMOVE	BUILDING
2583	OREGON WHITE OAK	20	SIGNIFICANT	REMOVE	BUILDING
2584	BIG LEAF MAPLE	8	NON-SIGNIFICANT	REMOVE	ROW
2585	BIG LEAF MAPLE	14	NON-SIGNIFICANT	REMOVE	BUILDING
2586	DOUGLAS FIR	9	NON-SIGNIFICANT	REMOVE	BUILDING
2587	DOUGLAS FIR	36	SIGNIFICANT	REMOVE	GRADING
2588	OREGON ASH	8	NON-SIGNIFICANT	REMOVE	BUILDING
2662	OREGON WHITE OAK	18	SIGNIFICANT	RETAIN	N/A
2663	DOUGLAS FIR	10	NON-SIGNIFICANT	REMOVE	GRADING
2664	DOUGLAS FIR	30	SIGNIFICANT	RETAIN	N/A
2665	OREGON ASH	18	NON-SIGNIFICANT	RETAIN	N/A
2666	OREGON WHITE OAK	16	NON-SIGNIFICANT	REMOVE	BUILDING
2667	OREGON WHITE OAK	15	NON-SIGNIFICANT	RETAIN	N/A
2668	OREGON ASH	16	NON-SIGNIFICANT	REMOVE	GRADING
2669	OREGON ASH	14	NON-SIGNIFICANT	REMOVE	BUILDING
2670	OREGON ASH	8	NON-SIGNIFICANT	REMOVE	BUILDING
2671	OREGON ASH	7, 12	NON-SIGNIFICANT	REMOVE	BUILDING
2672	OREGON ASH	16	NON-SIGNIFICANT	REMOVE	BUILDING
2673	OREGON WHITE OAK	13	NON-SIGNIFICANT	REMOVE	ROW
2675	OREGON WHITE OAK	16	SIGNIFICANT	RETAIN	N/A
2676	OREGON ASH	20, 24	NON-SIGNIFICANT	RETAIN	N/A
2677	OREGON WHITE OAK	16	SIGNIFICANT	RETAIN	N/A
2678	DOUGLAS FIR	30	SIGNIFICANT	RETAIN	N/A
2679	DOUGLAS FIR	30	SIGNIFICANT	RETAIN	N/A
2680	OREGON WHITE OAK	30	SIGNIFICANT	RETAIN	N/A
2681	OREGON ASH	24	NON-SIGNIFICANT	REMOVE	CONDITION
2682	OREGON ASH	20	NON-SIGNIFICANT	RETAIN	N/A
2683	DOUGLAS FIR	16	NON-SIGNIFICANT	RETAIN	N/A
2684	DOUGLAS FIR	16	NON-SIGNIFICANT	RETAIN	N/A
2685	OREGON ASH	10, 14	NON-SIGNIFICANT	RETAIN	N/A
2686	OREGON ASH	20	NON-SIGNIFICANT	RETAIN	N/A
2687	BIG LEAF MAPLE	7, 12	NON-SIGNIFICANT	RETAIN	N/A
2688	OREGON ASH	8	NON-SIGNIFICANT	RETAIN	N/A
2689	OREGON ASH	30	NON-SIGNIFICANT	RETAIN	N/A
2690	OREGON WHITE OAK	40	SIGNIFICANT	RETAIN	N/A
2691	BIG LEAF MAPLE	12	NON-SIGNIFICANT	REMOVE	BUILDING
2692	OREGON ASH	14	NON-SIGNIFICANT	REMOVE	BUILDING
2693	BIG LEAF MAPLE	3x12	NON-SIGNIFICANT	REMOVE	BUILDING
2694	WESTERN RED CEDAR	24	NON-SIGNIFICANT	REMOVE	BUILDING
2695	DOUGLAS FIR	24	NON-SIGNIFICANT	REMOVE	GRADING
2696	OREGON WHITE OAK	24	NON-SIGNIFICANT	REMOVE	GRADING
2697	BIG LEAF MAPLE	8, 14, 16	NON-SIGNIFICANT	REMOVE	GRADING
2698	DOUGLAS FIR	24	NON-SIGNIFICANT	REMOVE	GRADING
2699	OREGON WHITE OAK	30	NON-SIGNIFICANT	RETAIN	N/A
2700	OREGON WHITE OAK	20	NON-SIGNIFICANT	REMOVE	GRADING
2701	BIG LEAF MAPLE	2x8	NON-SIGNIFICANT	RETAIN	N/A
2702	BIG LEAF MAPLE	8	NON-SIGNIFICANT	RETAIN	N/A
2703	ENGLISH HAWTHORN	18	NON-SIGNIFICANT	RETAIN	N/A
2704	DOUGLAS FIR	12	NON-SIGNIFICANT	OFF-SITE	N/A
2705	DECIDUOUS	20	NON-SIGNIFICANT	OFF-SITE	N/A

2706	WESTERN RED CEDAR	24	SIGNIFICANT	REMOVE	BUILDING
2707	SWEET CHERRY	12	NON-SIGNIFICANT	REMOVE	BUILDING
2708	SWEET CHERRY	8	NON-SIGNIFICANT	REMOVE	CONDITION
2709	SWEET CHERRY	12	NON-SIGNIFICANT	REMOVE	CONDITION
2710	OREGON WHITE OAK	14	SIGNIFICANT	REMOVE	BUILDING
2711	OREGON WHITE OAK	14	NON-SIGNIFICANT	REMOVE	BUILDING
2712	OREGON WHITE OAK	20	SIGNIFICANT	REMOVE	ROW
2713	DOUGLAS FIR	28	NON-SIGNIFICANT	REMOVE	GRADING
2714	DOUGLAS FIR	24	NON-SIGNIFICANT	REMOVE	GRADING
2715	DOUGLAS FIR	18	NON-SIGNIFICANT	REMOVE	BUILDING
3430	DOUGLAS FIR	16	NON-SIGNIFICANT	RETAIN	N/A
3431	DOUGLAS FIR	36	NON-SIGNIFICANT	RETAIN	N/A
3432	DOUGLAS FIR	26	NON-SIGNIFICANT	RETAIN	N/A
3433	DOUGLAS FIR	20	NON-SIGNIFICANT	RETAIN	N/A
3434	DOUGLAS FIR	18	NON-SIGNIFICANT	RETAIN	N/A
3435	OREGON WHITE OAK	7	NON-SIGNIFICANT	RETAIN	N/A
3436	OREGON WHITE OAK	9	NON-SIGNIFICANT	RETAIN	N/A
3437	OREGON ASH	12	NON-SIGNIFICANT	RETAIN	N/A
3438	OREGON ASH	8	NON-SIGNIFICANT	RETAIN	N/A
3439	BIG LEAF MAPLE	10, 20, 24	NON-SIGNIFICANT	RETAIN	N/A
3440	OREGON WHITE OAK	30	SIGNIFICANT	RETAIN	N/A
3441	OREGON ASH	12	NON-SIGNIFICANT	RETAIN	N/A
3442	OREGON ASH	7	NON-SIGNIFICANT	RETAIN	N/A
3443	OREGON ASH	7	NON-SIGNIFICANT	RETAIN	N/A
3444	YEW	7	SIGNIFICANT	RETAIN	N/A
3445	SWEET CHERRY	10	NON-SIGNIFICANT	RETAIN	N/A
3446	DOUGLAS FIR	30	SIGNIFICANT	REMOVE	BUILDING
3447	BLACK HAWTHORN	12	NON-SIGNIFICANT	REMOVE	ROW
3448	OREGON WHITE OAK	20	SIGNIFICANT	REMOVE	GRADING
3449	OREGON WHITE OAK	17	SIGNIFICANT	REMOVE	ROW
3450	OREGON WHITE OAK	9	NON-SIGNIFICANT	REMOVE	ROW
3451	BIG LEAF MAPLE	13	NON-SIGNIFICANT	REMOVE	ROW
3452	OREGON WHITE OAK	15	SIGNIFICANT	REMOVE	ROW
3453	OREGON WHITE OAK	2x16	SIGNIFICANT	REMOVE	BUILDING
3454	OREGON WHITE OAK	15	NON-SIGNIFICANT	REMOVE	BUILDING
3504	OREGON WHITE OAK	9	NON-SIGNIFICANT	REMOVE	BUILDING
3505	OREGON WHITE OAK	10	NON-SIGNIFICANT	REMOVE	BUILDING
3506	OREGON WHITE OAK	12	SIGNIFICANT	REMOVE	BUILDING
3507	OREGON WHITE OAK	16	SIGNIFICANT	REMOVE	BUILDING
3508	OREGON WHITE OAK	10	SIGNIFICANT	REMOVE	BUILDING
3509	BIG LEAF MAPLE	10	NON-SIGNIFICANT	REMOVE	BUILDING
3510	OREGON WHITE OAK	9	SIGNIFICANT	REMOVE	GRADING
3511	PINE	11	NON-SIGNIFICANT	RETAIN	N/A
3512	WESTERN RED CEDAR	5, 8	NON-SIGNIFICANT	RETAIN	N/A
3513	BIG LEAF MAPLE	2x8	NON-SIGNIFICANT	REMOVE	BUILDING
3514	WESTERN RED CEDAR	7	NON-SIGNIFICANT	RETAIN	N/A
3515	WESTERN RED CEDAR	8	NON-SIGNIFICANT	RETAIN	N/A
3516	OREGON ASH	17	NON-SIGNIFICANT	RETAIN	N/A
3517	EUROPEAN WHITE BIRCH	9	NON-SIGNIFICANT	REMOVE	CONDITION
3518	DECIDUOUS	4, 8	NON-SIGNIFICANT	REMOVE	CONDITION
3520	BIG LEAF MAPLE	10	NON-SIGNIFICANT	REMOVE	BUILDING
3521	DOUGLAS FIR	30	NON-SIGNIFICANT	REMOVE	BUILDING
3522	OREGON WHITE OAK	16	SIGNIFICANT	REMOVE	BUILDING
3523	OREGON WHITE OAK	16	NON-SIGNIFICANT	REMOVE	CONDITION
3524	DOUGLAS FIR	15	NON-SIGNIFICANT	REMOVE	CONDITION
3525	OREGON WHITE OAK	22	SIGNIFICANT	RETAIN	N/A
3526	OREGON WHITE OAK	20	SIGNIFICANT	RETAIN	N/A
3537	OREGON WHITE OAK	18	NON-SIGNIFICANT	REMOVE	BUILDING
3539	OREGON WHITE OAK	22	SIGNIFICANT	REMOVE	ROW
3677	DOUGLAS FIR	30	SIGNIFICANT	REMOVE	ROW
3767	DOUGLAS FIR	12	NON-SIGNIFICANT	RETAIN	N/A
3775	SCOULER'S WILLOW	18	NON-SIGNIFICANT	REMOVE	ROW

3776	DOUGLAS FIR	28	NON-SIGNIFICANT	REMOVE	BUILDING
3777	OREGON WHITE OAK	15	NON-SIGNIFICANT	REMOVE	BUILDING
3778	OREGON ASH	10	NON-SIGNIFICANT	REMOVE	BUILDING
3779	DOUGLAS FIR	18	NON-SIGNIFICANT	REMOVE	BUILDING
3780	DOUGLAS FIR	15	NON-SIGNIFICANT	REMOVE	BUILDING
5568	MAPLE	26	NON-SIGNIFICANT	RETAIN	OFF-SITE
5569	FIR	13	NON-SIGNIFICANT	RETAIN	OFF-SITE
5570	FIR	8	NON-SIGNIFICANT	RETAIN	OFF-SITE
5571	CHERRY	20	NON-SIGNIFICANT	RETAIN	OFF-SITE
5572	CHERRY	6, 9	NON-SIGNIFICANT	RETAIN	OFF-SITE
5573	CHERRY	8	NON-SIGNIFICANT	RETAIN	OFF-SITE
5574	CHERRY	6	NON-SIGNIFICANT	RETAIN	OFF-SITE
5575	CHERRY	3, 4	NON-SIGNIFICANT	RETAIN	OFF-SITE
5576	MAPLE	10, 21	NON-SIGNIFICANT	RETAIN	OFF-SITE
5577	CHERRY	4	NON-SIGNIFICANT	RETAIN	OFF-SITE
5578	CHERRY	4, 6, 8	NON-SIGNIFICANT	RETAIN	OFF-SITE
5579	MAPLE	27	NON-SIGNIFICANT	RETAIN	OFF-SITE
5580	CHERRY	11.00, 13.00, 0.00	NON-SIGNIFICANT	RETAIN	OFF-SITE
5581	MAPLE	8	NON-SIGNIFICANT	RETAIN	OFF-SITE
5582	CHERRY	6	NON-SIGNIFICANT	RETAIN	OFF-SITE
5583	CHERRY	6	NON-SIGNIFICANT	RETAIN	OFF-SITE
5584	CHERRY	3, 4, 7	NON-SIGNIFICANT	RETAIN	OFF-SITE
5671	DECID.	18	NON-SIGNIFICANT	RETAIN	OFF-SITE
5672	MAPLE	18	NON-SIGNIFICANT	RETAIN	OFF-SITE
5673	HAWTHORN	10	NON-SIGNIFICANT	RETAIN	OFF-SITE
5674	FIR	6	NON-SIGNIFICANT	RETAIN	OFF-SITE
5675	FIR	40	NON-SIGNIFICANT	RETAIN	OFF-SITE
5676	FIR	16	NON-SIGNIFICANT	RETAIN	OFF-SITE
5677	FIR	8	NON-SIGNIFICANT	RETAIN	OFF-SITE
5678	MAPLE	30	NON-SIGNIFICANT	RETAIN	OFF-SITE

CHENE BLANC SUBDIVISION  
34 LOT SUBDIVISION  
TAX MAP 2S1E14CA  
TAX LOT 200  
WEST LINN, OREGON

**TREE PRESERVATION  
DETAILS**

REVISIONS	
NO.	DESCRIPTION
1	05/2018 1ST SUBMITTAL
2	06/2018 2ND SUBMITTAL

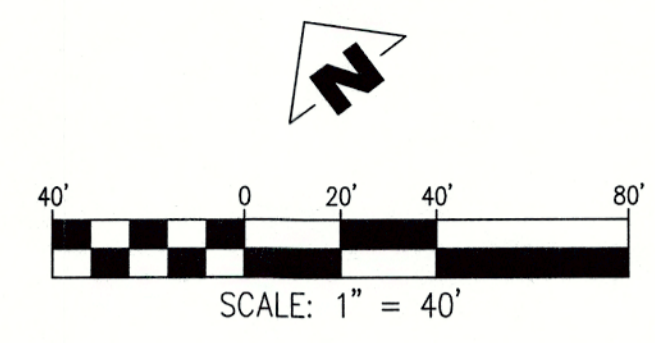
**EMERIO**  
*Design*  
6445 SW FULLERBROOK PLACE, SUITE 100  
BURNETT, OREGON 97146  
TEL: (503) 746-8812  
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CITY OF ENGINEERING  
**West Linn** APPROVED  
DATE 9/12/2018 BY EC

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DOES NOT PREVENT THE FIELD  
INSPECTOR FROM REQUIRING  
FURTHER CODE CORRECTIONS.

SHEET  
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SETBACKS	
SETBACK LOCATION:	STANDARD (FT):
FRONT	20
SIDE	5
STREET SIDE	15
REAR	20

CITY OF **West Linn** ENGINEERING APPROVED  
 DATE 9/12/18 BY *EC*

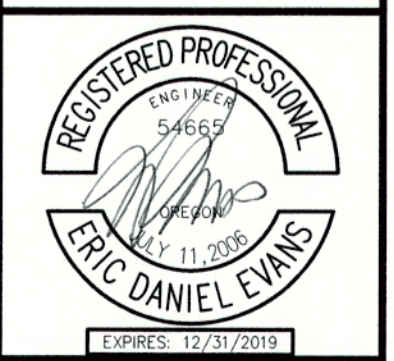
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CHENE BLANC SUBDIVISION  
 34 LOT SUBDIVISION  
 TAX MAP 2S1E14CA  
 TAX LOT 200  
 WEST LINN, OREGON

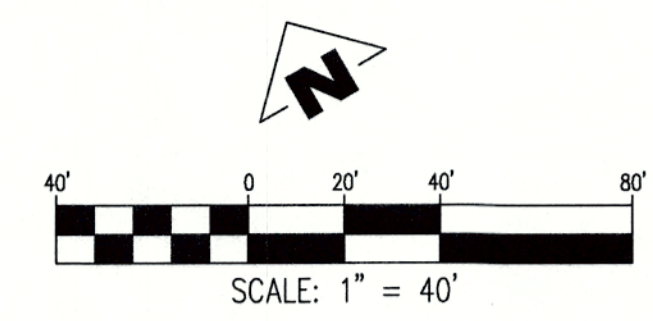
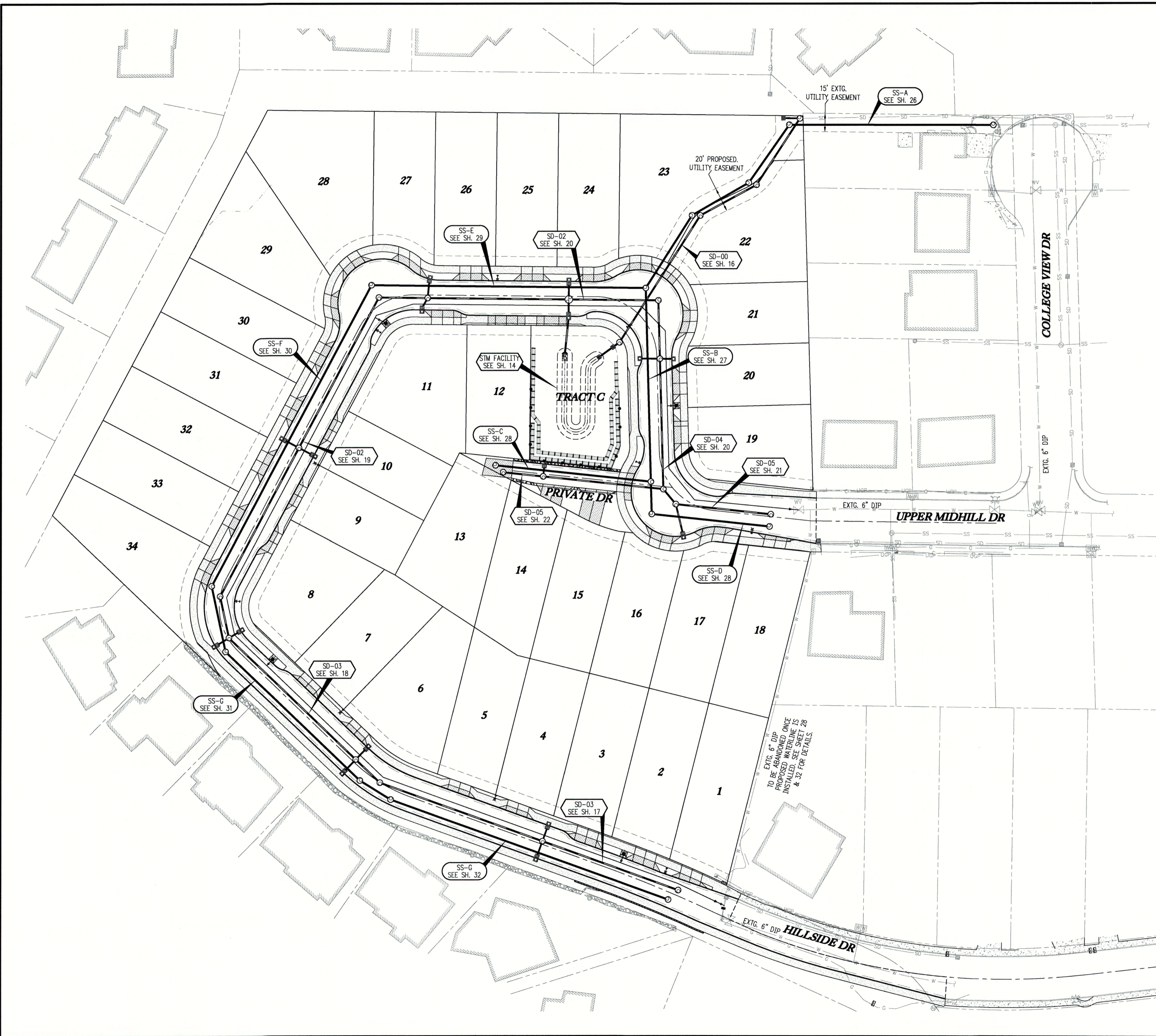
PRELIMINARY PLAT

REVISIONS		
NO.	DATE	DESCRIPTION
1	05/2018	1ST SUBMITTAL
2	08/2018	2ND SUBMITTAL

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FILE P: \523-001 Chene Blanc Subdivision [dwg] \523-001\_Tipact\_Layout: 11 PRELIMINARY PLAT, Plot Date: 8/21/2018 12:19 PM, by: Tyler Korb



**UTILITY PLAN LEGEND**

- EXISTING STORM SEWER & MANHOLE
- EXISTING STORM SEWER & INLET
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING WATERLINE & SERVICE
- EXISTING WATER VALVE & BOX
- EXISTING GAS LINE
- EXISTING SANITARY CLEAN OUT
- PROPOSED STORM DRAIN MANHOLE
- WQ POLLUTION/FLOW CONTROL MH
- PROPOSED STORM DRAIN DITCH INLET
- PROPOSED STORM COMBINATION CURB INLET
- PROPOSED STORM CURB INLET
- PROPOSED STORM LATERAL
- PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED SANITARY LATERAL
- PROPOSED WATER LINE
- WATER SERVICE & METER
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT

CHENE BLANC SUBDIVISION  
 34 LOT SUBDIVISION  
 TAX MAP 2S1E14CA  
 TAX LOT 200  
 WEST LINN, OREGON

**COMPOSITE UTILITY PLAN**

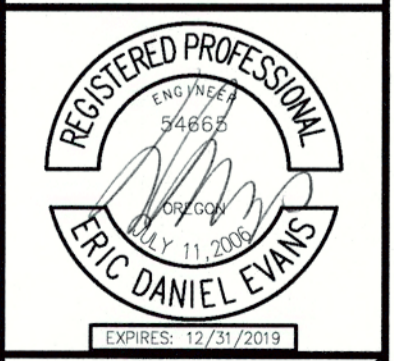
REVISIONS	
NO.	DESCRIPTION
1	05/2018 1ST SUBMITTAL
2	08/2018 2ND SUBMITTAL

**EMERIO**  
*Design*

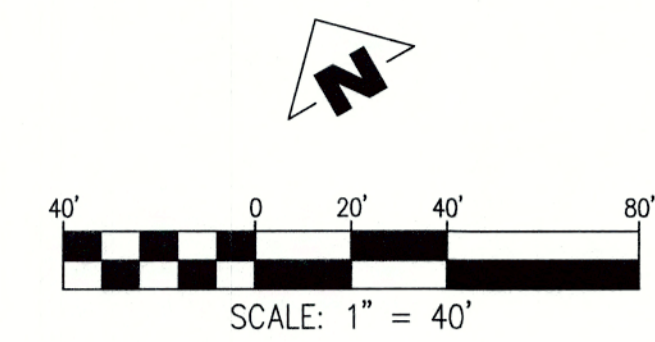
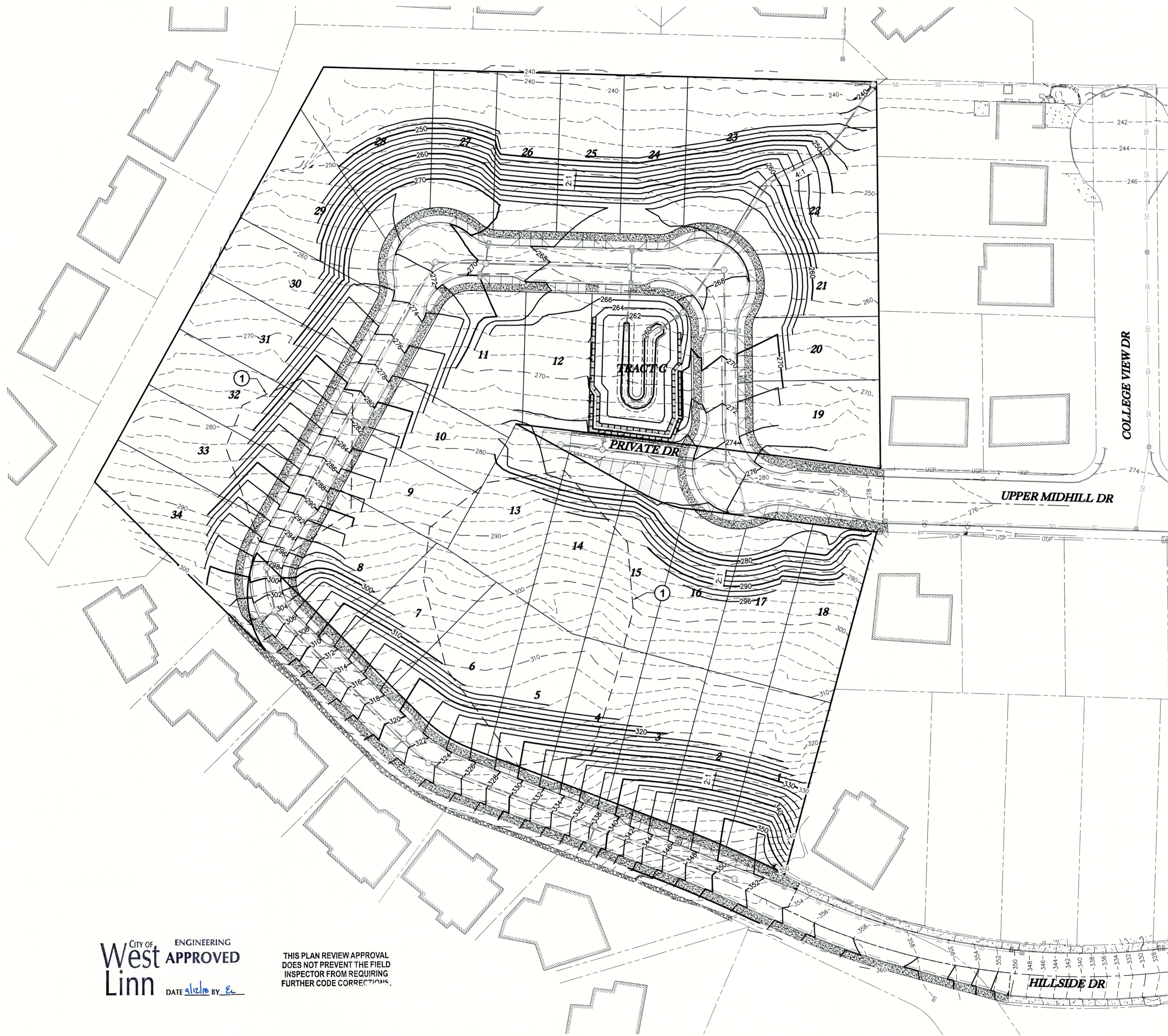
6445 SW FALLBROOK PLANE, SUITE 100  
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CITY OF WEST LINN ENGINEERING  
**APPROVED**  
 DATE *7/2/18* BY *EC*

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 FURTHER CODE CORRECTIONS.



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**LEGEND**

- - - 99 - - - EXISTING MINOR CONTOUR
- - - 100 - - - EXISTING MAJOR CONTOUR
- 99 — PROPOSED MINOR CONTOUR
- 100 — PROPOSED MAJOR CONTOUR

**GENERAL NOTES:**

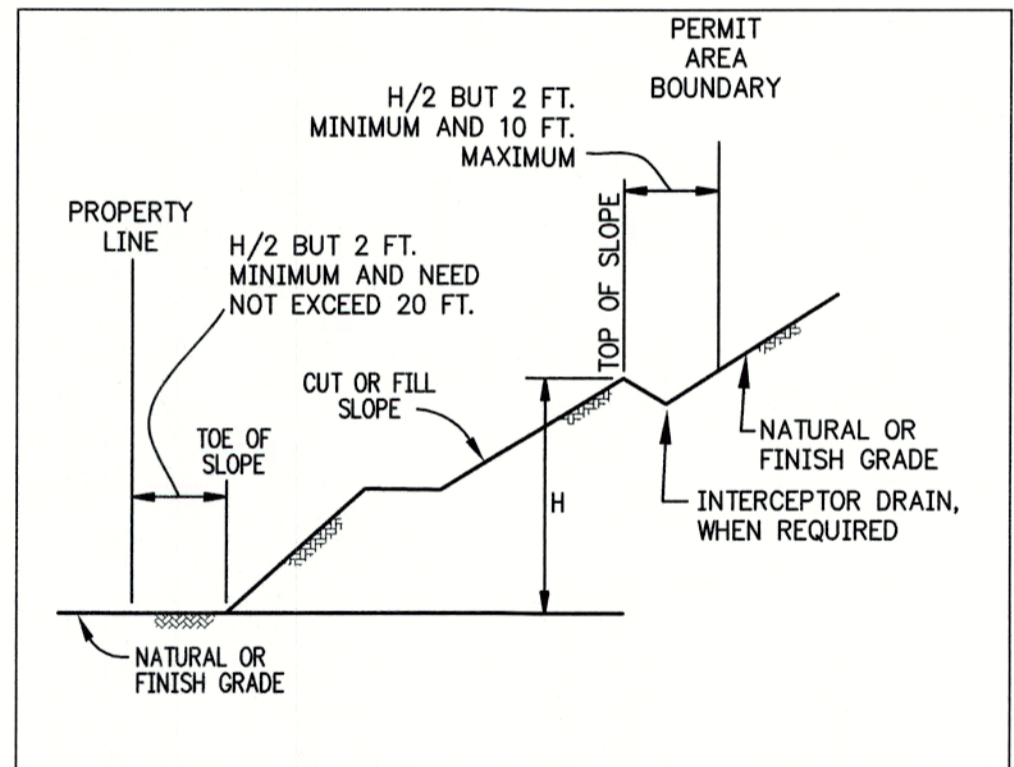
- A. SEE SHEETS EC1 - EC5 FOR EROSION & SEDIMENT CONTROL PLANS. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE BEFORE ANY GRADING ACTIVITIES.
- B. SITE GRADING SHALL NOT RESULT IN THE IMPOUNDMENTS OF STORM WATER ON ADJACENT PROPERTIES.

**CONSTRUCTION NOTES:**

- ① BOUNDARY REPRESENTS APPROXIMATE EXTENTS OF ANCIENT DEBRIS FLOW CONSISTING OF AREAS OF LESS STABILITY. CONTRACTOR TO CONSULT GEOTECH REPORT FOR MITIGATION TECHNIQUES BEFORE ANY FILL IS ADDED TO SITE.

EARTHWORK SUMMARY	
	VOLUME IN CY
CUT	6,330
FILL	34,985
NET (FILL)	28,655

NOTE: STRIPPING AND TRENCH SPOILS ARE NOT INCLUDED IN THIS CALCULATION, CONTRACTOR SHALL INDEPENDENTLY VERIFY VOLUMES.



**SETBACK LIMITATIONS**  
N.T.S.

CITY OF **West Linn** ENGINEERING **APPROVED**  
DATE *alr/elo* BY *ec*

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

CHENE BLANC SUBDIVISION  
34 LOT SUBDIVISION  
TAX MAP 2S1E14CA  
TAX LOT 200  
WEST LINN, OREGON

**GRADING PLAN**

REVISIONS		
NO.	DATE	DESCRIPTION
1	06/2018	1ST SUBMITTAL
2	08/2018	2ND SUBMITTAL

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SHEET **13** OF **38**

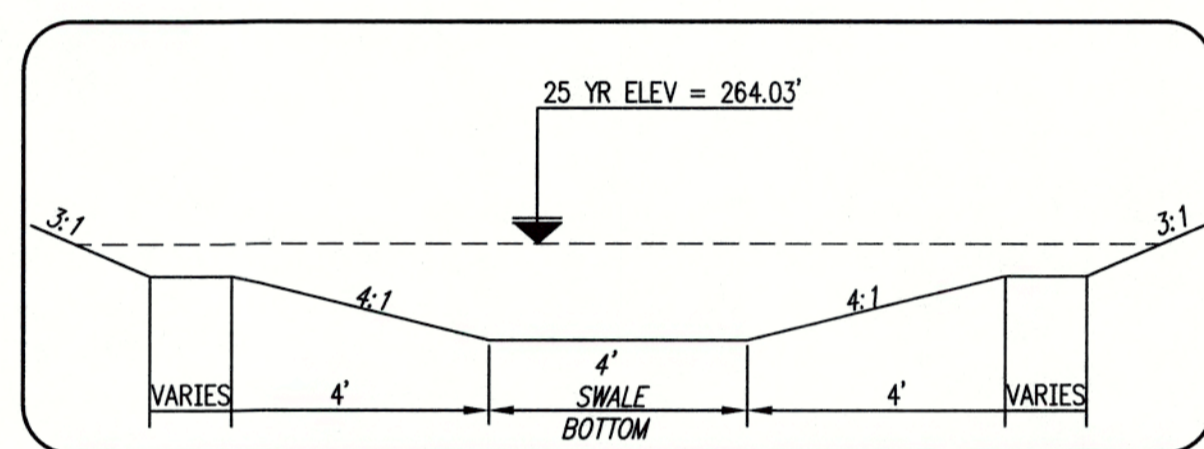


**GENERAL NOTES:**

- A. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION & DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- B. BACKFILL NOTE: UNLESS NOTED OTHERWISE, PIPES UNDER PAVED SURFACE REQUIRE GRANULAR BACKFILL. FOR PIPES OUTSIDE PAVEMENT, NATIVE BACKFILL IS PERMITTED.
- C. SEE SHEET 15 FOR STORM WATER FACILITY DETAILS

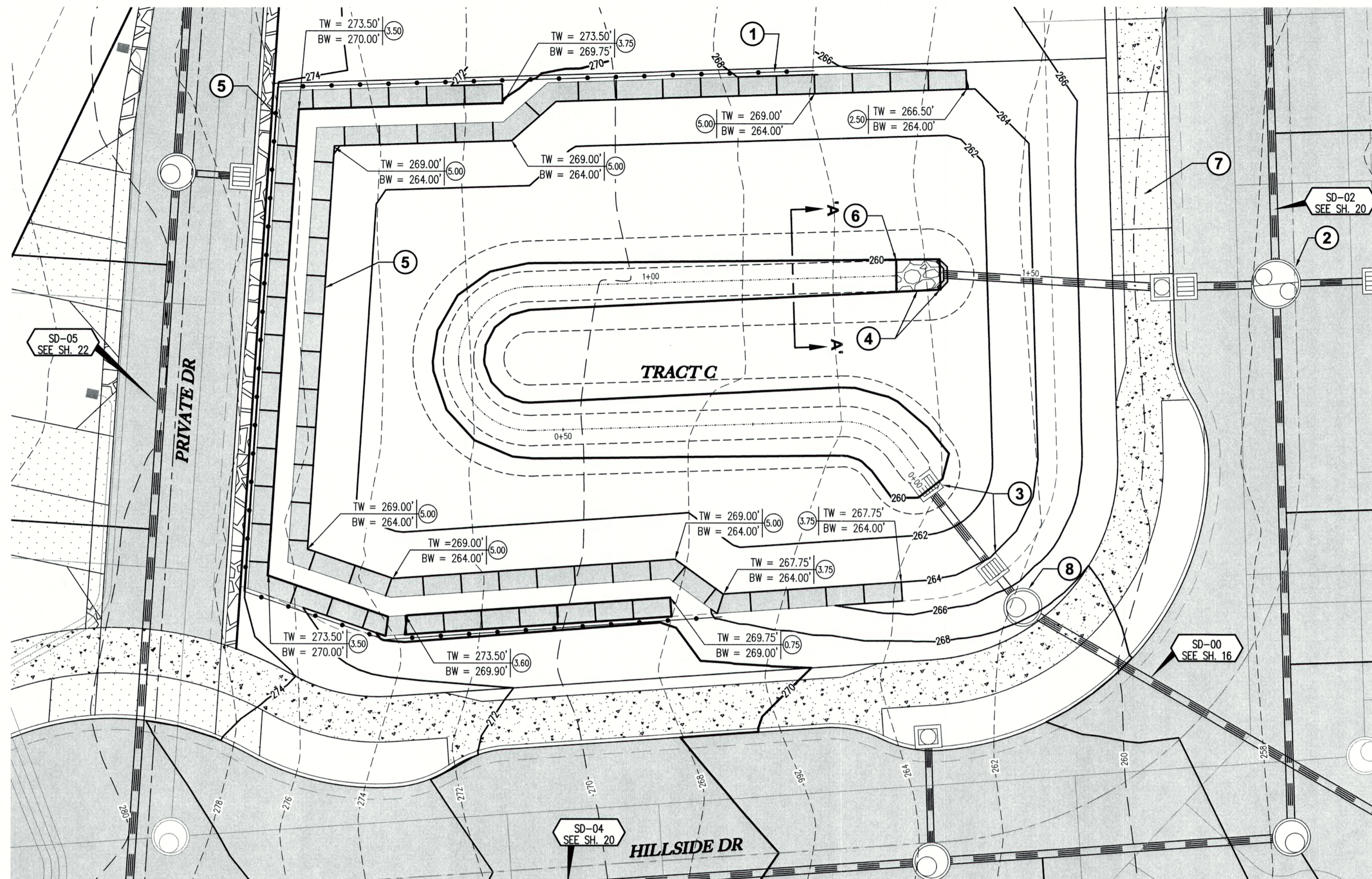
**CONSTRUCTION NOTES:**

- ① INSTALL SURFACE WATER FACILITY FENCE WHERE WALL HEIGHT IS EQUAL TO OR GREATER THAN 4.0 FEET PER C.O.W.L. DWG WL-616
- ② INSTALL 72" POLLUTION/FLOW CONTROL MANHOLE PER C.O.W.L. DWG WL-607A
- ③ INSTALL STANDARD DETENTION POND OUTLET PER C.O.W.L. DWG WL-610
- ④ INSTALL STORM SEWER OUTFALL PER C.O.W.L. DWG WL-614
- ⑤ INSTALL ULTRABLOCK WALL
- ⑥ INSTALL FLOW SPREADER AT DOWNHILL EDGE OF OUTFALL
- ⑦ INSTALL 12' WIDE MAINTENANCE DRIVEWAY WITH SIDEWALK ADJACENT TO CURB PER C.O.W.L. DWG WL-503B
- ⑧ INSTALL STANDARD 48" MANHOLE PER C.O.W.L. DWG WL-207



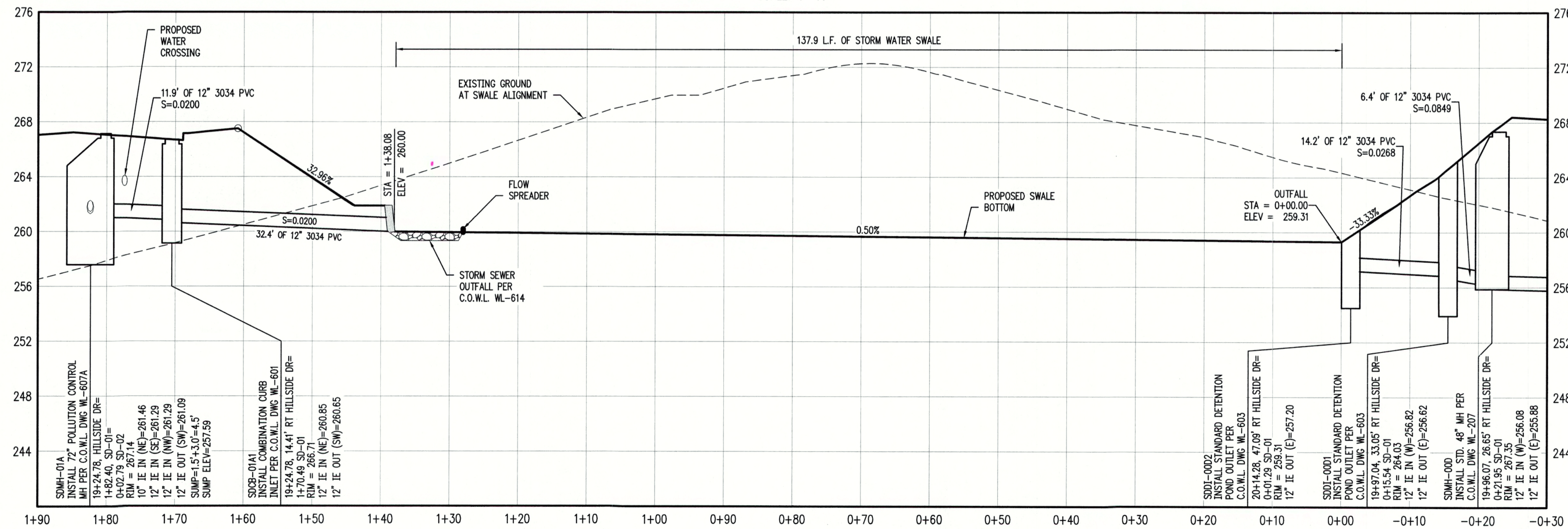
**STORM WATER FACILITY - SECTION 'A-A'**

N.T.S.



**STORM WATER FACILITY - PLAN**

SCALE: 1"=10'



**STORM WATER FACILITY - PROFILE**

SCALE: H:1"=10' V:1"=5'

CHENE BLANC SUBDIVISION  
34 LOT SUBDIVISION  
TAX MAP 2S1E14CA  
TAX LOT 200  
WEST LINN, OREGON

**STORM WATER FACILITY & SD-01 PLAN & PROFILE**

NO.	DATE	DESCRIPTION
1	05/2018	1ST SUBMITTAL
2	08/2018	2ND SUBMITTAL

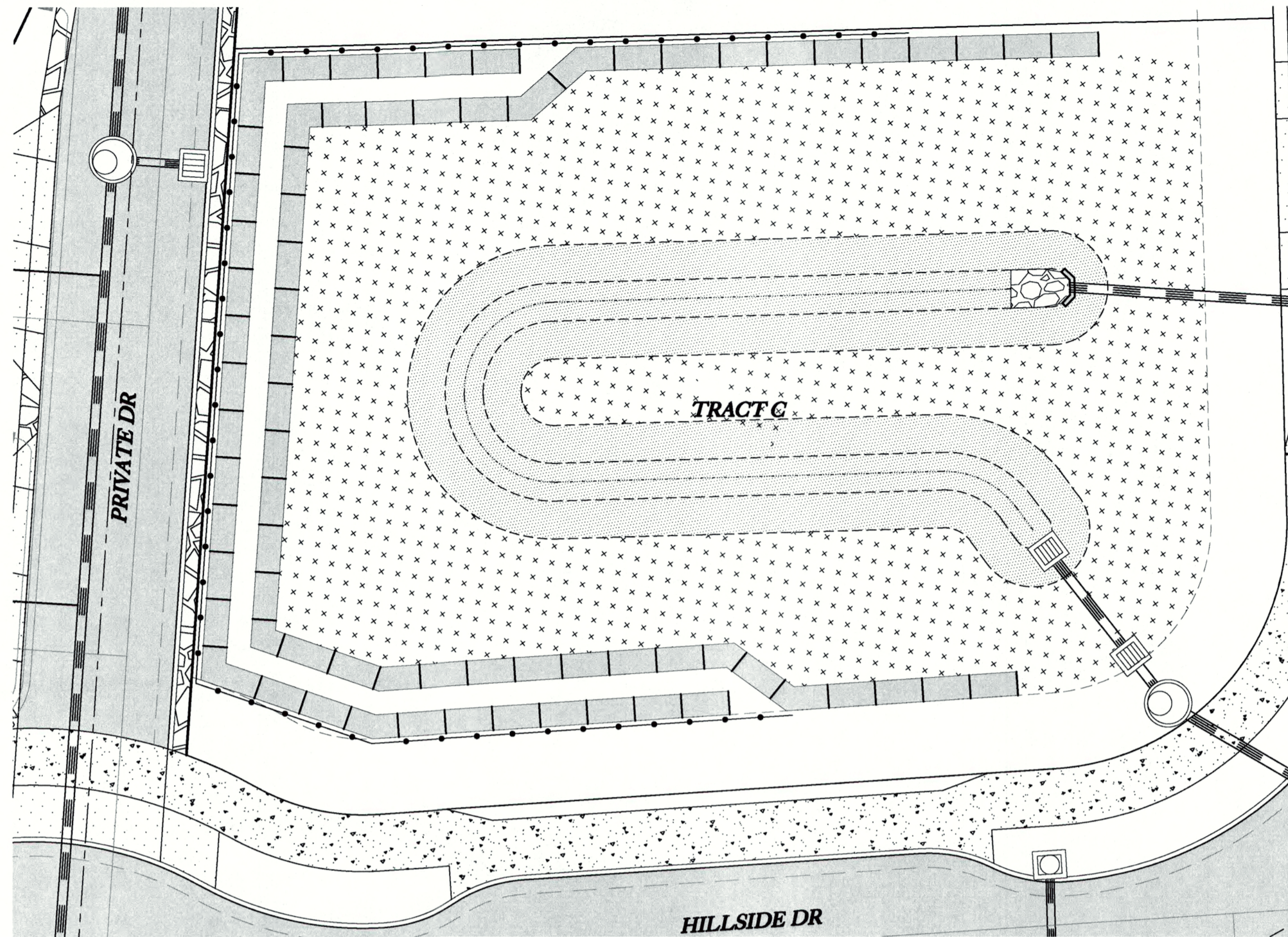
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CITY OF  
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**STORM WATER FACILITY PLANTING - PLAN**

SCALE: 1"=10'

**PLANTING SCHEDULE**

SYMBOL	COMMON NAME	SCIENTIFIC NAME	PLANT TYPE	SIZE	SPACING	E/D	COMMENTS	QUANTITY
STORMWATER QUALITY SWALE (1695 SF)								
	SPREADING RUSH	JUNCUS PATENS	HERBACEOUS	4" POT	12" O.C.	E	PLANT IN SAME SPECIES GROUPS OF 5-7 PLANTS	975
	SMALL FRUITED BULRUSH	SCIRPUS MICROCARPUS	HERBACEOUS	4" POT	12" O.C.	E		975
	NATIVE BIO-FILTER MIX	HYDROSEED PROTIME 440	SEED	1 LB/1000 SF				
HERB SUBTOTAL								1,950
SWALE AREA TOTAL								1,950
SIDE SLOPE AREA (4145 SF)								
	VINE MAPLE	ACER CIRCINATUM	TREE	#5 HT.	SINGLE	D	PLANT IN SAME SPECIES GROUPS OF 5-7 PLANTS	7
	OREGON ASH	FRAXINUS LATIFOLIA	TREE	#5 HT.	SINGLE	D		10
	RED-TWIG DOGWOOD	CORNUS SERICEA	LARGE SHRUB	#1	36" O.C.	D		83
	NOOTKA ROSE	ROSA NUTKANA	LARGE SHRUB	#1	48" O.C.	D	83	
	OREGON GRAPE	MAHONIA AQUIFOLIUM	MEDIUM/SMALL SHRUB	#1	36" O.C.	D	124	
	SNOWBERRY	SYMPHORICARPOS ALBA	MEDIUM/SMALL SHRUB	#1	36" O.C.	D	125	
	KINNICKINICK	ARCTOSTAPHYLOS UVA-URSI	GROUNDCOVER	4" POT	12" O.C.	E	1451	
	CREeping MAHONIA	MAHONIA REPENS	GROUNDCOVER	4" POT	12" O.C.	E	1451	
	NATIVE BIO-FILTER MIX	HYDROSEED PROTIME 440	SEED	1 LB/1000 SF				
SHRUB SUBTOTAL								3317
TREE SUBTOTAL								17
GROUNDCOVER SUBTOTAL								2902
MID-SLOPE AREA TOTAL								3334
FACILITY TOTAL								5,284

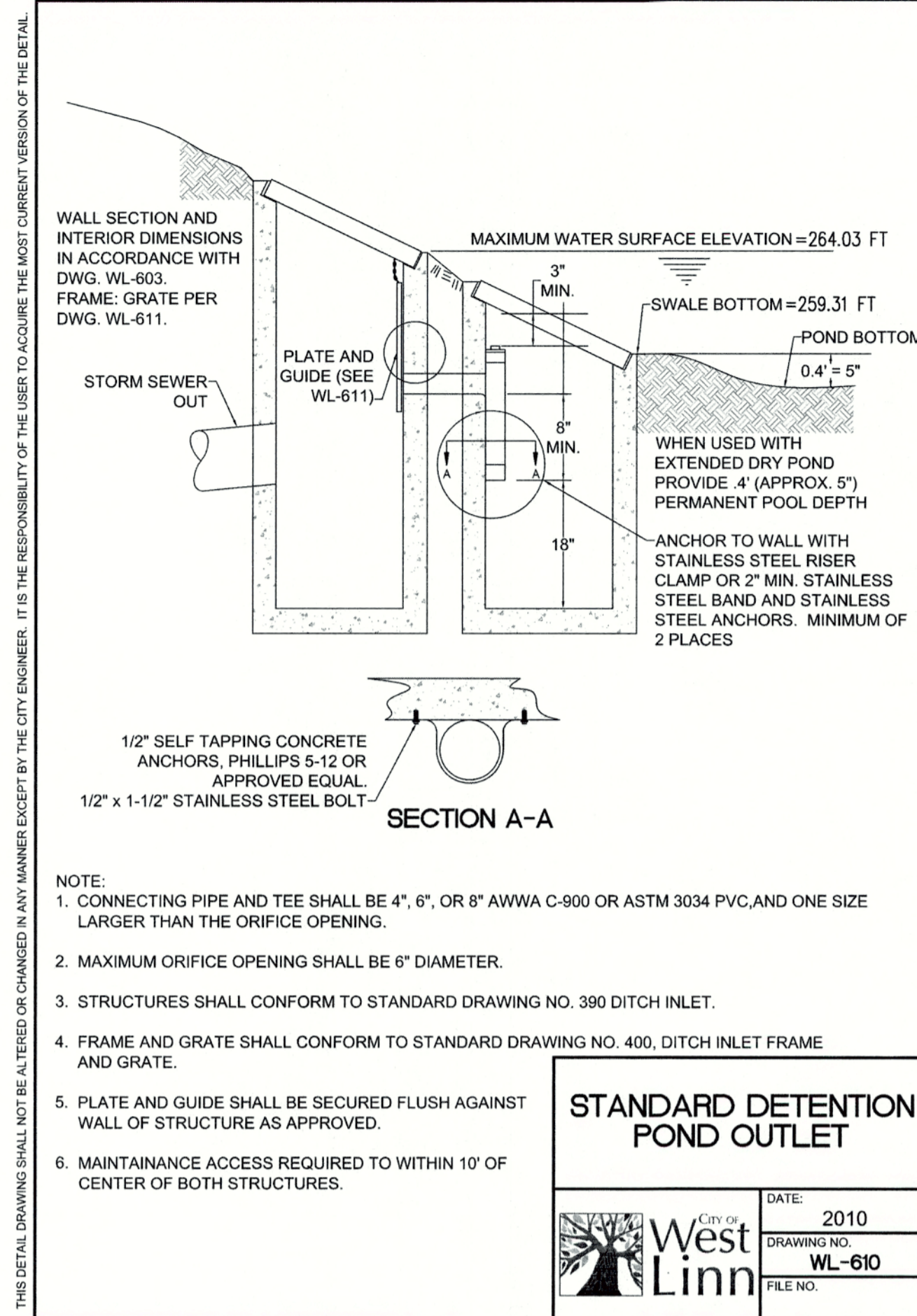
**WATER QUALITY PLANTING REQUIREMENTS**

**STORMWATER QUALITY SWALE**  
 TOTAL AREA = 1,695 SF  
 PLANTS REQUIRED: 115 HERBACEOUS PER 100 SF = 1950 HERBACEOUS

**SIDE SLOPES**  
 TOTAL AREA = 4,145 SF  
 TREES REQUIRED: (EV. OR DECID.): 1 TREE PER 300 SF = 14 (EV. OR DECID.)  
 SHRUBS REQUIRED:  
 LARGE SHRUBS: 4 PER 100 SF = 166 LARGE SHRUBS  
 MEDIUM TO SMALL SHRUBS: 6 PER 100 SF = 249 MED. TO SM. SHRUBS  
 GROUNDCOVER: 70 PER 100 SF = 2902 GROUNDCOVER

CITY OF **West Linn** ENGINEERING  
 APPROVED  
 DATE 9/12/18 BY EC

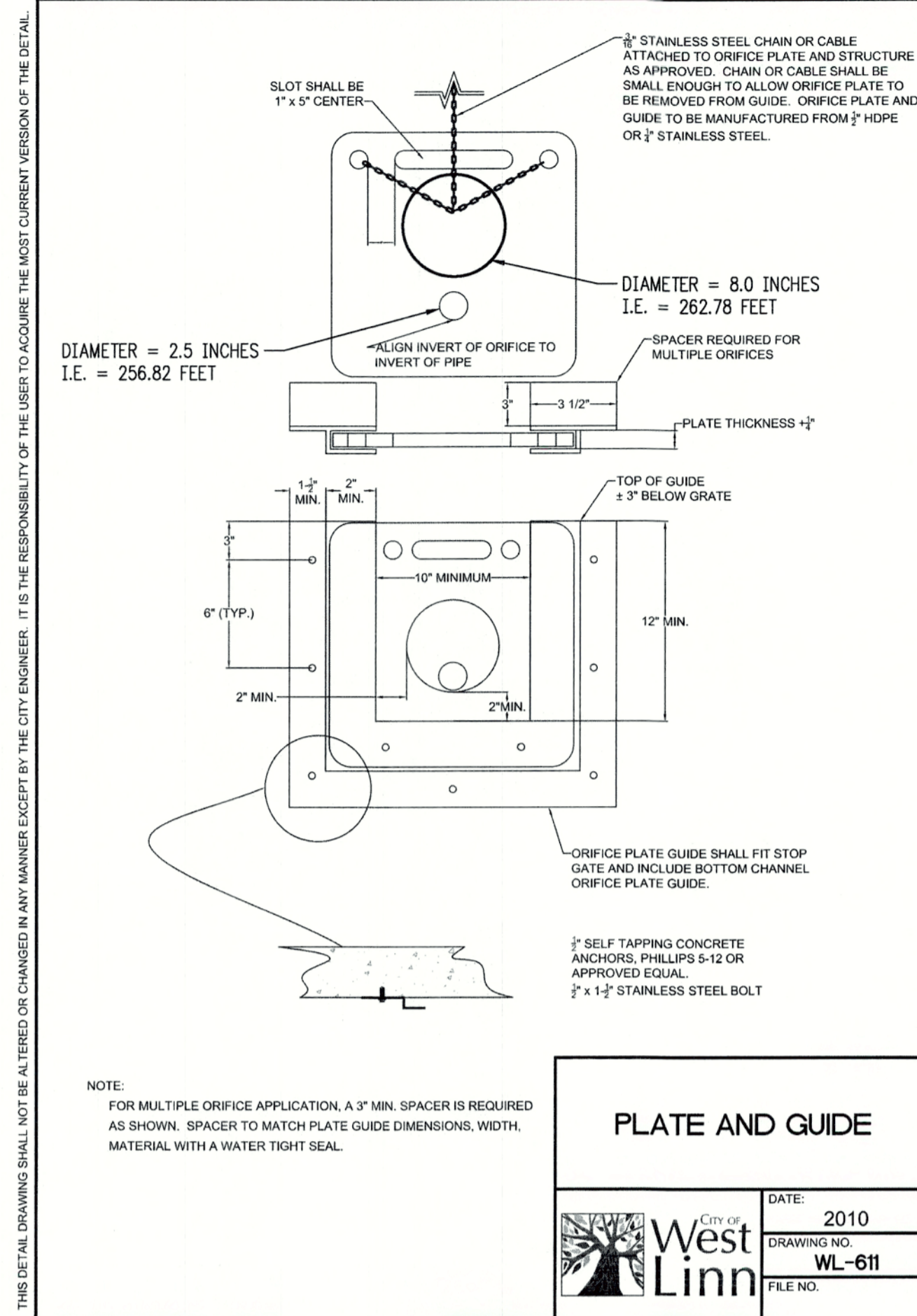
THIS PLAN REVIEW APPROVAL DOES NOT PREVENT THE FIELD INSPECTOR FROM REQUIRING FURTHER CODE CORRECTIONS.



- NOTE:
- CONNECTING PIPE AND TEE SHALL BE 4", 6", OR 8" AWWA C-900 OR ASTM 3034 PVC, AND ONE SIZE LARGER THAN THE ORIFICE OPENING.
  - MAXIMUM ORIFICE OPENING SHALL BE 6" DIAMETER.
  - STRUCTURES SHALL CONFORM TO STANDARD DRAWING NO. 390 DITCH INLET.
  - FRAME AND GRATE SHALL CONFORM TO STANDARD DRAWING NO. 400, DITCH INLET FRAME AND GRATE.
  - PLATE AND GUIDE SHALL BE SECURED FLUSH AGAINST WALL OF STRUCTURE AS APPROVED.
  - MAINTAINANCE ACCESS REQUIRED TO WITHIN 10' OF CENTER OF BOTH STRUCTURES.

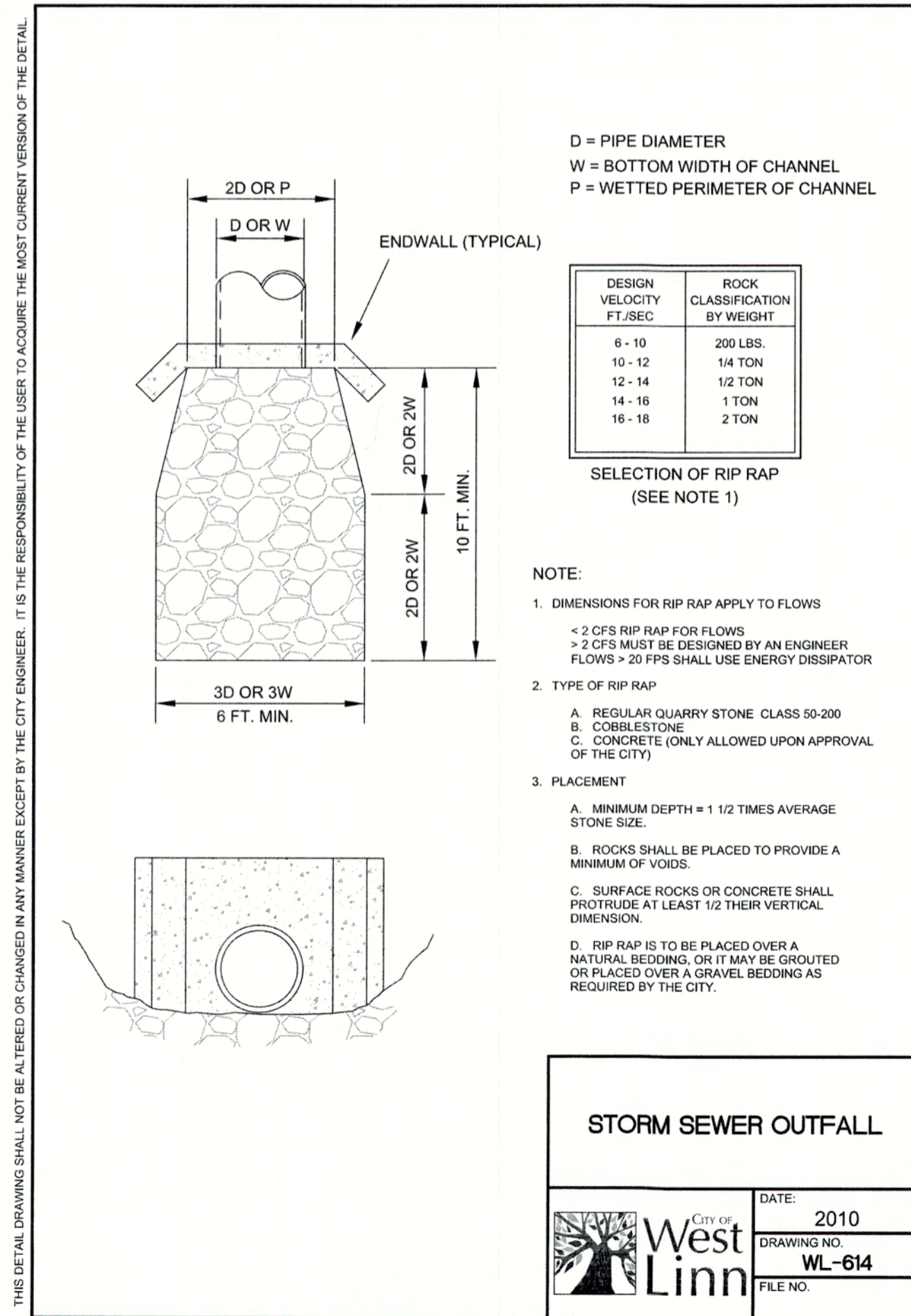
**STANDARD DETENTION POND OUTLET**

DATE: 2010  
 DRAWING NO: WL-610  
 FILE NO.



**PLATE AND GUIDE**

DATE: 2010  
 DRAWING NO: WL-611  
 FILE NO.



**STORM SEWER OUTFALL**

DATE: 2010  
 DRAWING NO: WL-614  
 FILE NO.

CHENE BLANC SUBDIVISION  
 34 LOT SUBDIVISION  
 TAX MAP 2S1E14CA  
 TAX LOT 200  
 WEST LINN, OREGON

**STORM WATER FACILITY DETAILS**

NO.	DATE	DESCRIPTION
1	05/2018	1ST SUBMITTAL
2	08/2018	2ND SUBMITTAL

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REGISTERED PROFESSIONAL ENGINEER  
**ERIC DANIEL EVANS**  
 EXPIRES: 12/31/2019

SHEET  
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**38**

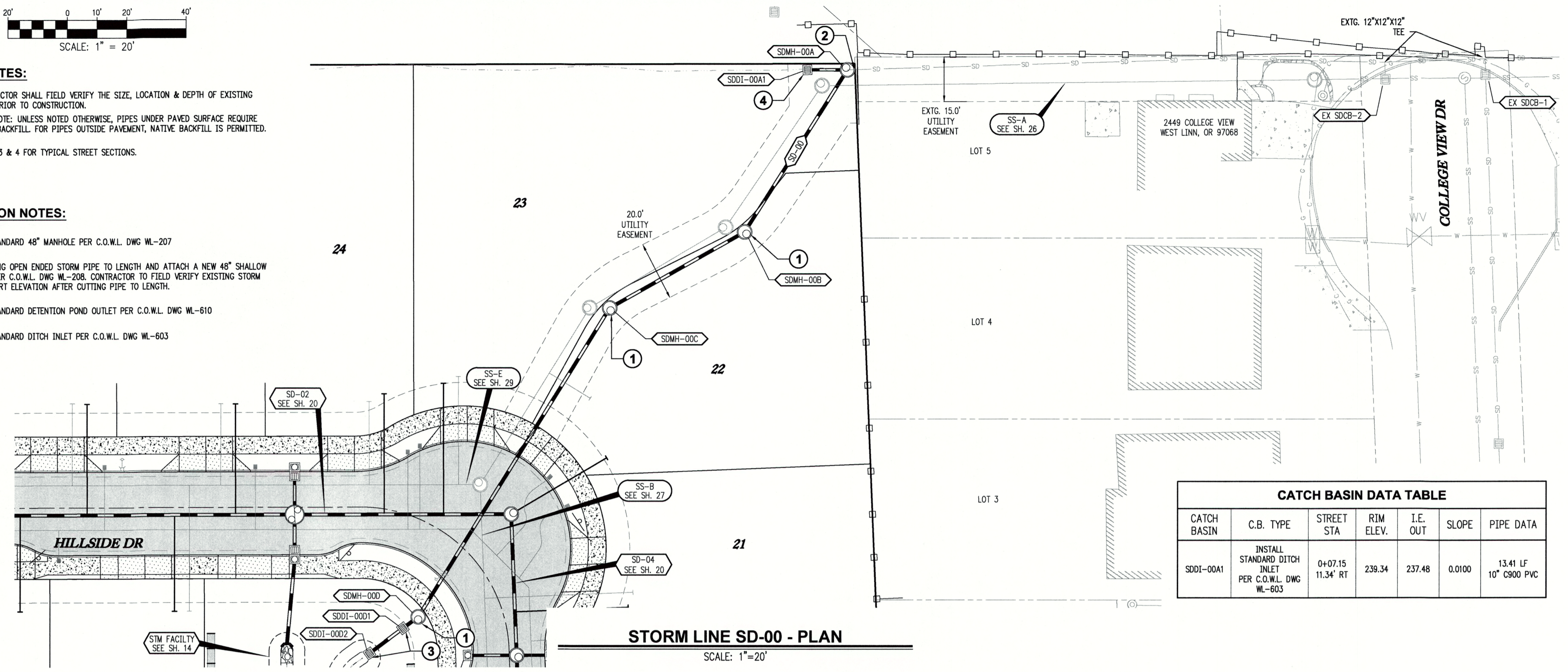


**GENERAL NOTES:**

- A. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION & DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- B. BACKFILL NOTE: UNLESS NOTED OTHERWISE, PIPES UNDER PAVED SURFACE REQUIRE GRANULAR BACKFILL. FOR PIPES OUTSIDE PAVEMENT, NATIVE BACKFILL IS PERMITTED.
- C. SEE SHEET 3 & 4 FOR TYPICAL STREET SECTIONS.

**CONSTRUCTION NOTES:**

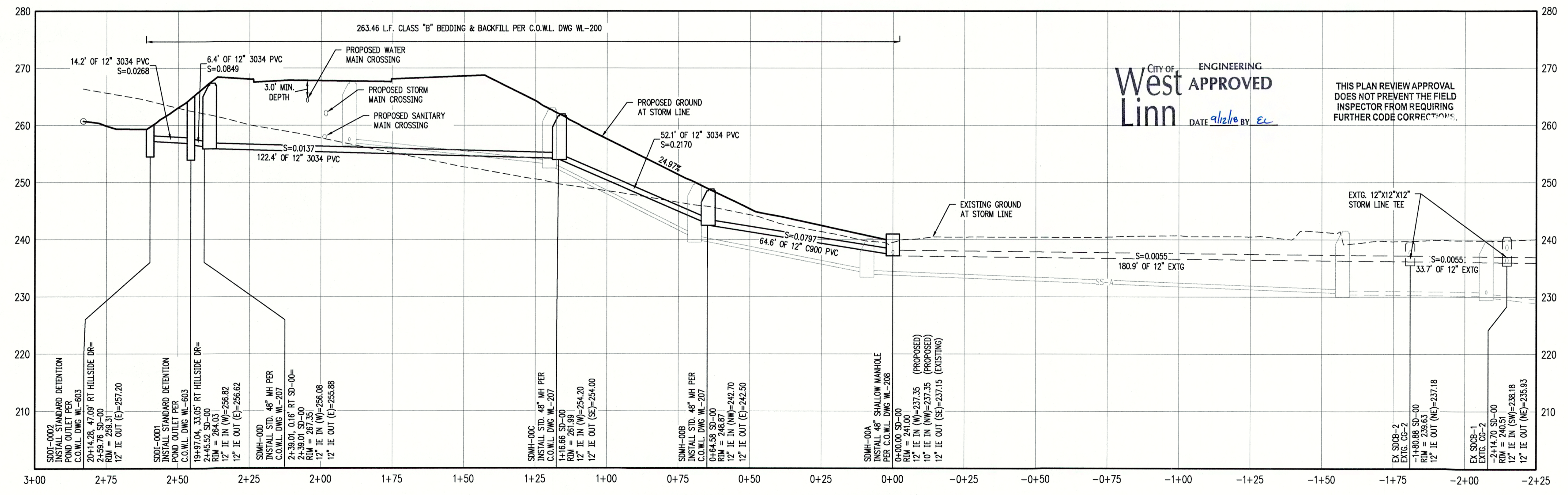
- ① INSTALL STANDARD 48" MANHOLE PER C.O.W.L. DWG WL-207
- ② CUT EXISTING OPEN ENDED STORM PIPE TO LENGTH AND ATTACH A NEW 48" SHALLOW MANHOLE PER C.O.W.L. DWG WL-208. CONTRACTOR TO FIELD VERIFY EXISTING STORM SEWER INVERT ELEVATION AFTER CUTTING PIPE TO LENGTH.
- ③ INSTALL STANDARD DETENTION POND OUTLET PER C.O.W.L. DWG WL-610
- ④ INSTALL STANDARD DITCH INLET PER C.O.W.L. DWG WL-603



**STORM LINE SD-00 - PLAN**

SCALE: 1"=20'

CATCH BASIN DATA TABLE						
CATCH BASIN	C.B. TYPE	STREET STA	RIM ELEV.	I.E. OUT	SLOPE	PIPE DATA
SDDI-00A1	INSTALL STANDARD DITCH INLET PER C.O.W.L. DWG WL-603	0+07.15 11.34' RT	239.34	237.48	0.0100	13.41 LF 10" C900 PVC



**STORM LINE SD-00 - PROFILE**

SCALE: H: 1"=20' V: 1"=10'

CITY OF  
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DATE 9/12/18 BY EC

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CHENE BLANC SUBDIVISION  
34 LOT SUBDIVISION  
TAX MAP 2S1E14CA  
TAX LOT 200  
WEST LINN, OREGON

**STORM LINE SD-00 PLAN & PROFILE**

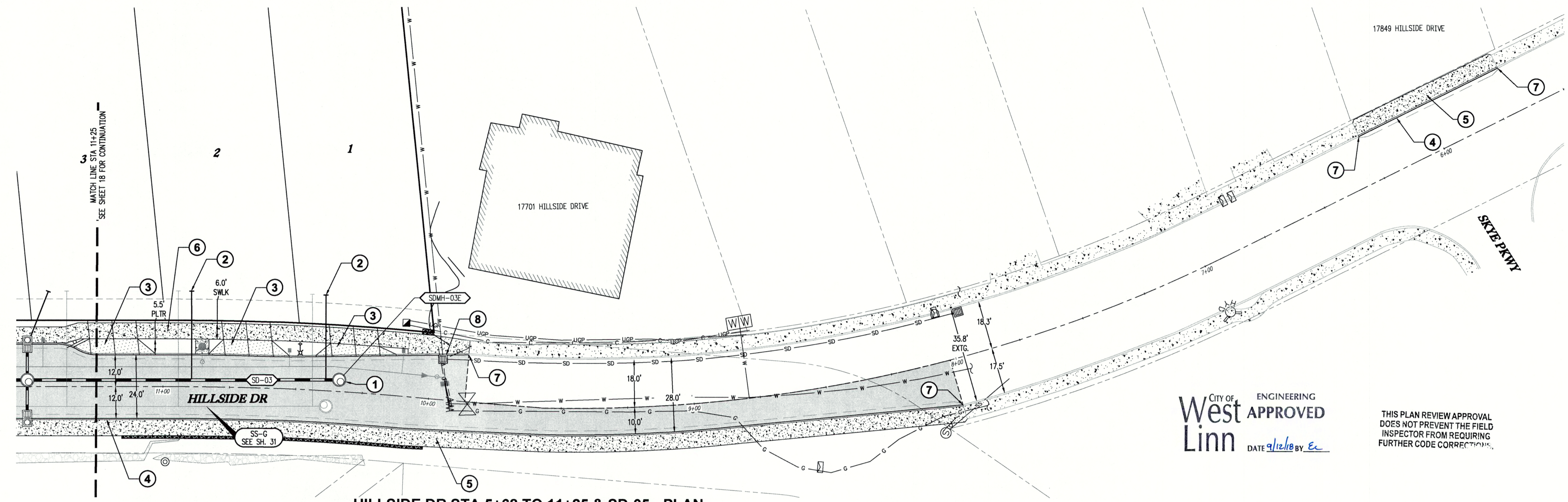
REVISIONS	
NO.	DESCRIPTION
1	05/2018 1ST SUBMITTAL
2	09/2018 2ND SUBMITTAL

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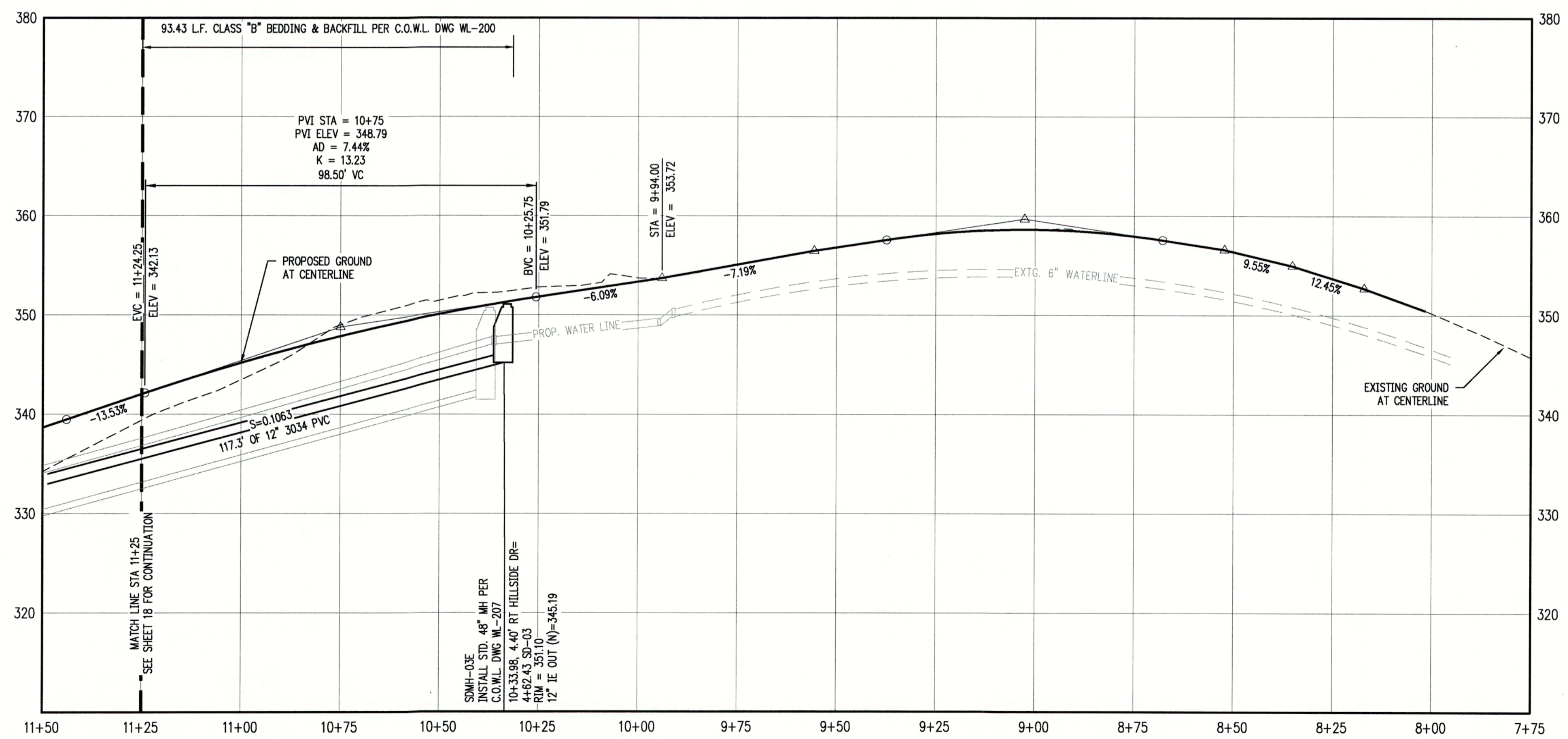




HILLSIDE DR STA 5+68 TO 11+25 & SD-05 - PLAN  
 SCALE: 1"=20'

CITY OF WEST LINN ENGINEERING  
**APPROVED**  
 DATE 9/12/18 BY Ec

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HILLSIDE DR STA 5+68 TO 11+25 & SD-05 - PROFILE  
 SCALE: H:1"=20' V:1"=8'

**GENERAL NOTES:**

- A. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION & DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- B. BACKFILL NOTE: UNLESS NOTED OTHERWISE, PIPES UNDER PAVED SURFACE REQUIRE GRANULAR BACKFILL. FOR PIPES OUTSIDE PAVEMENT, NATIVE BACKFILL IS PERMITTED.
- C. SEE SHEET 3 & 4 FOR TYPICAL STREET SECTIONS.

**CONSTRUCTION NOTES:**

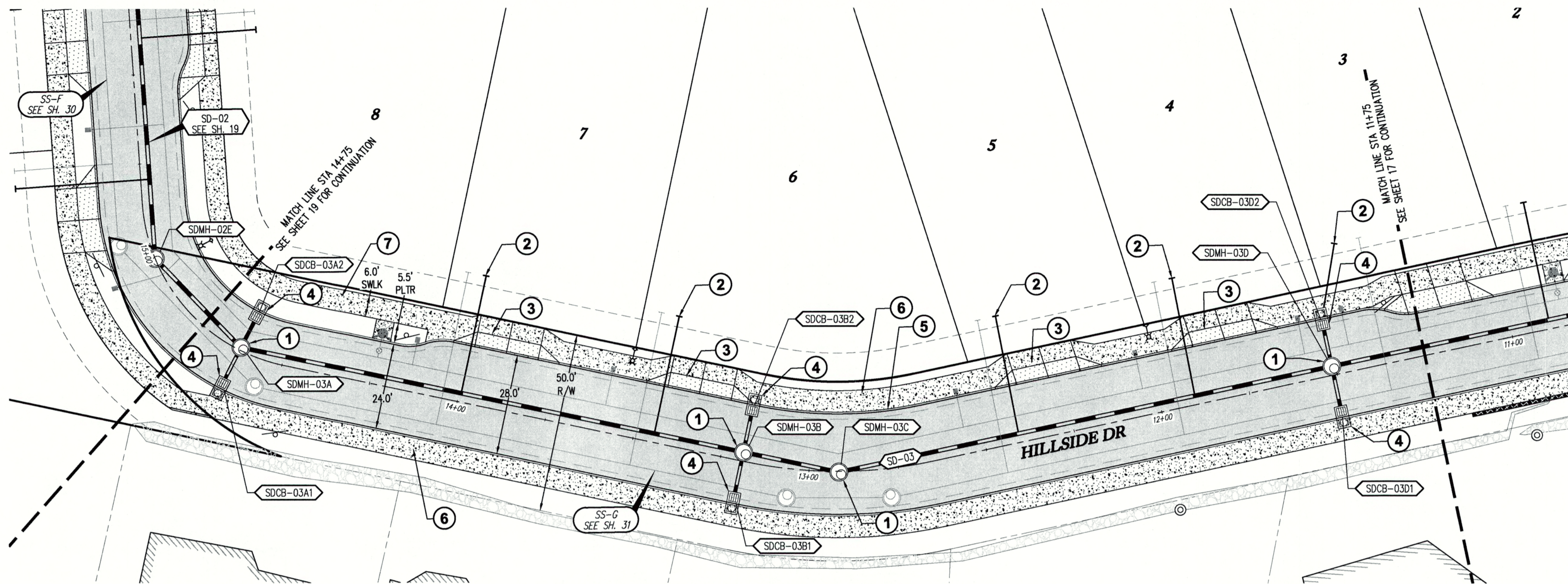
- ① INSTALL STANDARD 48" MANHOLE PER C.O.W.L. DWG WL-207
- ② INSTALL STORM SEWER LATERAL PER C.O.W.L. DWG WL-218
- ③ INSTALL RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB PER C.O.W.L. DWG WL-503A
- ④ INSTALL CURB AND GUTTER PER C.O.W.L. DWG WL-501
- ⑤ INSTALL 6" CURB TIGHT SIDEWALK PER C.O.W.L. DWG WL-508
- ⑥ INSTALL 5.5' PLANTER AND 6' SIDEWALK PER C.O.W.L. DWG WL-508
- ⑦ MATCH EXISTING CURB AND SIDEWALK.
- ⑧ ADJUST RIM ELEVATION OF EXISTING CATCH BASIN.

STORM SEWER LATERAL TABLE											
LOT NUM.	STA @ M.L.	SIZE & MATERIAL	LEN	I.E. @ M.L.	ASB	I.E. @ PLUG	ASB	SL	ASB	COVER @ PLUG	ASB
1	4+58	4" 3034 PVC	32.0'	345.01		346.94		0.0604		4.0'	
2	4+07	4" 3034 PVC	33.5'	339.63		342.57		0.0876		4.0'	

REVISIONS	
NO.	DATE
1	05/2018
2	08/2018

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REGISTERED PROFESSIONAL ENGINEER  
  
 ERIC DANIEL EVANS



**HILLSIDE DR STA 11+25 TO 14+75 & SD-05 - PLAN**

SCALE: 1"=20'



**GENERAL NOTES:**

- A. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION & DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- B. BACKFILL NOTE: UNLESS NOTED OTHERWISE, PIPES UNDER PAVED SURFACE REQUIRE GRANULAR BACKFILL. FOR PIPES OUTSIDE PAVEMENT, NATIVE BACKFILL IS PERMITTED.
- C. SEE SHEET 3 & 4 FOR TYPICAL STREET SECTIONS.

**CONSTRUCTION NOTES:**

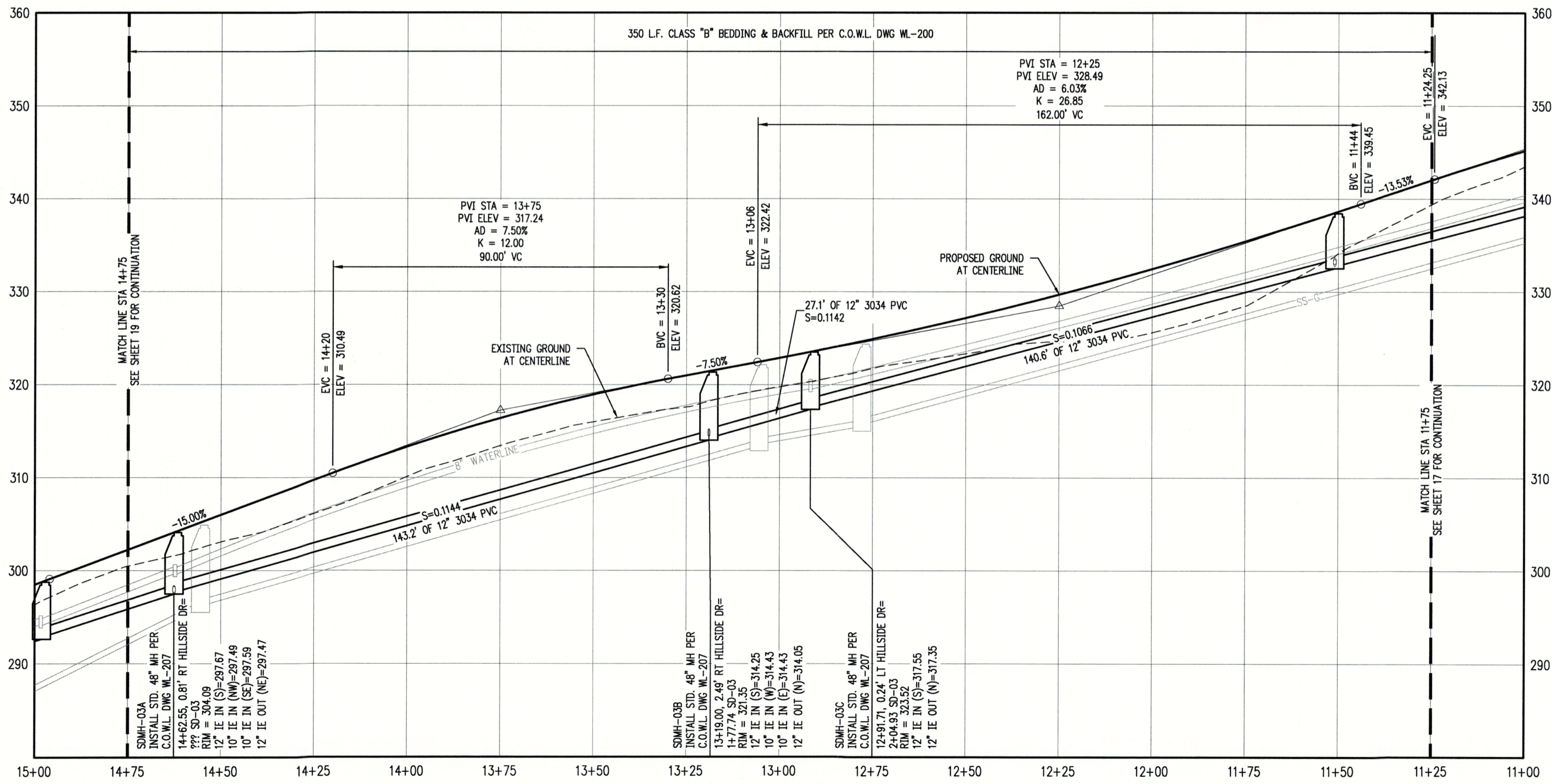
- ① INSTALL STANDARD 48" MANHOLE PER C.O.W.L. DWG WL-207
- ② INSTALL STORM SEWER LATERAL PER C.O.W.L. DWG WL-218
- ③ INSTALL CURB LINE SIDEWALK DRIVEWAY PER ODOT DWG RD745
- ④ INSTALL COMBINATION CURB INLET PER C.O.W.L. DWG WL-601
- ⑤ INSTALL CURB AND GUTTER PER C.O.W.L. DWG WL-501
- ⑥ INSTALL 6" CURB TIGHT SIDEWALK PER C.O.W.L. DWG WL-508
- ⑦ INSTALL 5.5" PLANTER AND 6" SIDEWALK PER C.O.W.L. DWG WL-508

**STORM SEWER LATERAL TABLE**

LOT NUM.	STA @ M.L.	SIZE & MATERIAL	LEN	I.E. @ M.L.	ASB	I.E. @ PLUG	ASB	SL	ASB	COVER @ PLUG	ASB
3	3+45	4" 3034 PVC	22.6'	333.63		335.53		0.0843		4.0'	
4	3+06	4" 3034 PVC	33.5'	328.70		329.65		0.0284		4.0'	
5	2+56	4" 3034 PVC	33.6'	323.35		324.17		0.0246		4.0'	
6	1+52	4" 3034 PVC	33.6'	311.48		315.41		0.1171		4.0'	
7	0+97	4" 3034 PVC	33.6'	305.19		309.37		0.1247		4.0'	

**CATCH BASIN DATA TABLE**

CATCH BASIN	C.B. TYPE	STREET STA	RIM ELEV.	I.E. OUT	SLOPE	PIPE DATA
SDCB-03A1	INSTALL COMBINATION CURB INLET PER C.O.W.L. DWG WL-601	14+62.55 10.67' LT	303.72	298.87	0.1201	11.48 LF 10" 3034 PVC
SDCB-03A2	INSTALL COMBINATION CURB INLET PER C.O.W.L. DWG WL-601	14+62.55 10.67' RT	303.73	298.87	0.1298	9.86 LF 10" 3034 PVC
SDCB-03B1	INSTALL COMBINATION CURB INLET PER C.O.W.L. DWG WL-601	13+19.00 10.42' LT	321.06	316.21	0.1376	12.91 LF 10" 3034 PVC
SDCB-03B2	INSTALL COMBINATION CURB INLET PER C.O.W.L. DWG WL-601	13+19.00 14.70' RT	320.91	316.05	0.1331	12.21 LF 10" 3034 PVC
SDCB-03D1	INSTALL COMBINATION CURB INLET PER C.O.W.L. DWG WL-601	11+51.00 10.66' LT	338.13	333.27	0.0277	13.16 LF 10" 3034 PVC
SDCB-03D2	INSTALL COMBINATION CURB INLET PER C.O.W.L. DWG WL-601	11+51.00 14.70' RT	337.99	333.13	0.0328	12.20 LF 10" 3034 PVC



**HILLSIDE DR STA 11+25 TO 14+75 & SD-05 - PROFILE**

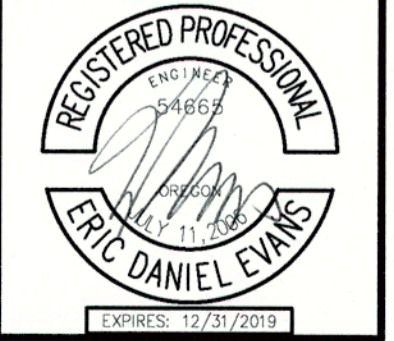
SCALE: H:1"=20' V:1"=8'

CHENE BLANC SUBDIVISION  
34 LOT SUBDIVISION  
TAX MAP 2S1E14CA  
TAX LOT 200  
WEST LINN, OREGON

HILLSIDE DR STA 11+25 TO  
14+75 & SD-03 PLAN &  
PROFILE

REVISIONS		DESCRIPTION
NO.	DATE	
1	05/2018	1ST SUBMITTAL
2	06/2018	2ND SUBMITTAL

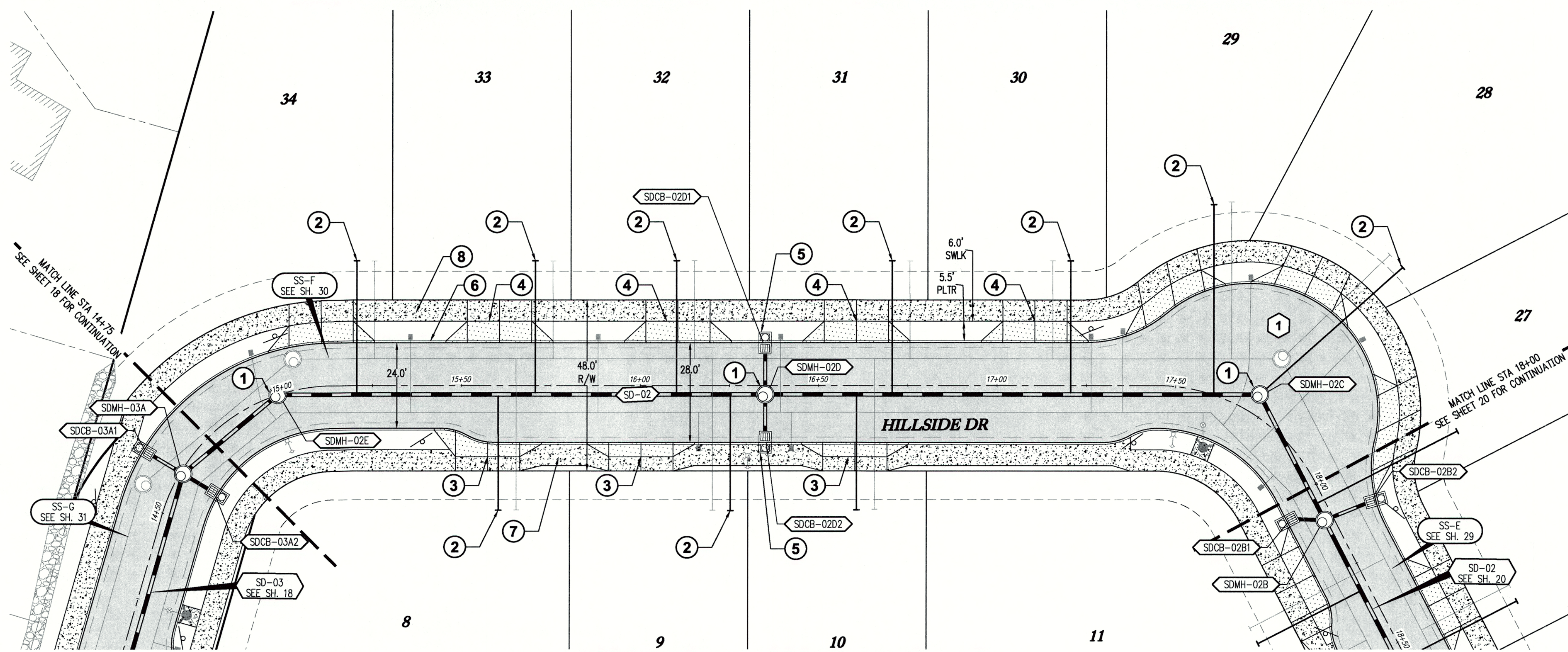
**EMERIO**  
*Design*



CITY OF WEST LINN ENGINEERING  
**APPROVED**  
DATE 6/12/18 BY *ec*

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

SHEET  
**18**  
OF  
**38**



**HILLSIDE DR STA 14+75 TO 18+00 & SD-04 - PLAN**  
SCALE: 1"=20'



**GENERAL NOTES:**

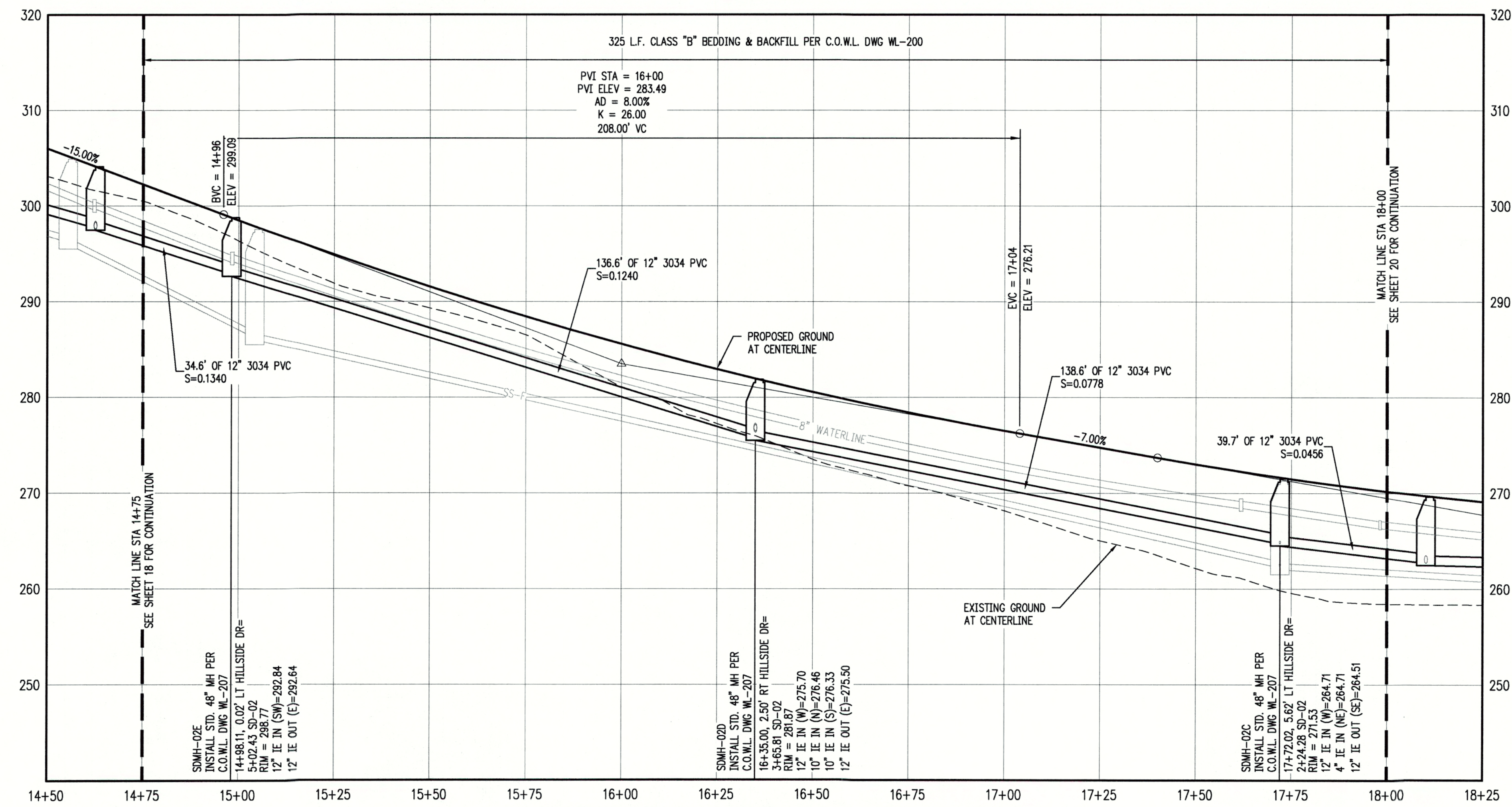
- A. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION & DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - B. BACKFILL NOTE: UNLESS NOTED OTHERWISE, PIPES UNDER PAVED SURFACE REQUIRE GRANULAR BACKFILL. FOR PIPES OUTSIDE PAVEMENT, NATIVE BACKFILL IS PERMITTED.
  - C. SEE SHEET 3 & 4 FOR TYPICAL STREET SECTIONS.
- (XX) REFER TO CLACKAMAS COUNTY DWG C400 AND SHEET 23 FOR BROW CONSTRUCTION DETAILS.

**CONSTRUCTION NOTES:**

- 1. INSTALL STANDARD 48" MANHOLE PER C.O.W.L. DWG WL-207
- 2. INSTALL STORM SEWER LATERAL PER C.O.W.L. DWG WL-218
- 3. INSTALL CURB LINE SIDEWALK DRIVEWAY PER ODOT DWG RD745
- 4. INSTALL RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB PER C.O.W.L. DWG WL-503A
- 5. INSTALL COMBINATION CURB INLET PER C.O.W.L. DWG WL-601
- 6. INSTALL CURB AND GUTTER PER C.O.W.L. DWG WL-501
- 7. INSTALL 6" CURB TIGHT SIDEWALK PER C.O.W.L. DWG WL-508
- 8. INSTALL 5.5" PLANTER AND 6" SIDEWALK PER C.O.W.L. DWG WL-508

LOT NUM.	STA @ M.L.	SIZE & MATERIAL	LEN	I.E. @ M.L.	ASB	I.E. @ PLUG	ASB	SL	ASB	COVER @ PLUG	ASB
8	4+40	4" 3034 PVC	32.6'	285.31		286.19		0.0271		4.0'	
10	3+40	4" 3034 PVC	32.5'	273.84		275.55		0.0525		4.0'	
27	1+93	4" 3034 PVC	44.4'	263.40		266.26		0.0645		4.0'	
28	2+27	4" 3034 PVC	53.6'	264.71		267.14		0.0454		4.0'	
29	2+40	4" 3034 PVC	53.2'	266.05		268.54		0.0468		4.0'	
30	2+80	4" 3034 PVC	37.5'	269.16		271.22		0.0549		4.0'	
31	3+30	4" 3034 PVC	37.5'	273.06		274.93		0.0498		4.0'	
32	3+91	4" 3034 PVC	37.5'	279.11		280.64		0.0408		4.0'	
33	4+30	4" 3034 PVC	37.4'	284.02		285.14		0.0299		4.0'	
34	4+80	4" 3034 PVC	37.4'	290.22		291.69		0.0393		4.0'	

CATCH BASIN	C.B. TYPE	STREET STA	RIM ELEV.	I.E. OUT	SLOPE	PIPE DATA
SDCB-02D1	INSTALL COMBINATION CURB INLET PER C.O.W.L. DWG WL-601	16+35.00 10.66' LT	281.57	276.72	0.0200	13.16 LF 10" 3034 PVC
SDCB-02D2	INSTALL COMBINATION CURB INLET PER C.O.W.L. DWG WL-601	16+35.00 14.70' RT	281.43	276.57	0.0200	12.20 LF 10" 3034 PVC



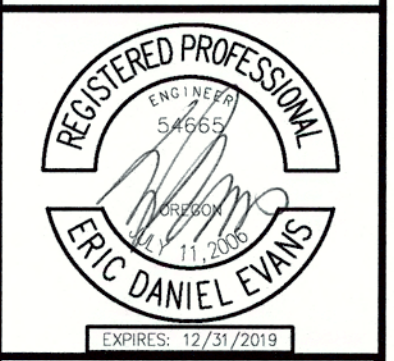
**HILLSIDE DR STA 14+75 TO 18+00 & SD-04 - PROFILE**  
SCALE: H:1"=20' V:1"=8'

CHENE BLANC SUBDIVISION  
34 LOT SUBDIVISION  
TAX MAP 2S1E14CA  
TAX LOT 200  
WEST LINN, OREGON

HILLSIDE DR STA 14+75 TO  
18+00 & SD-02 PLAN &  
PROFILE

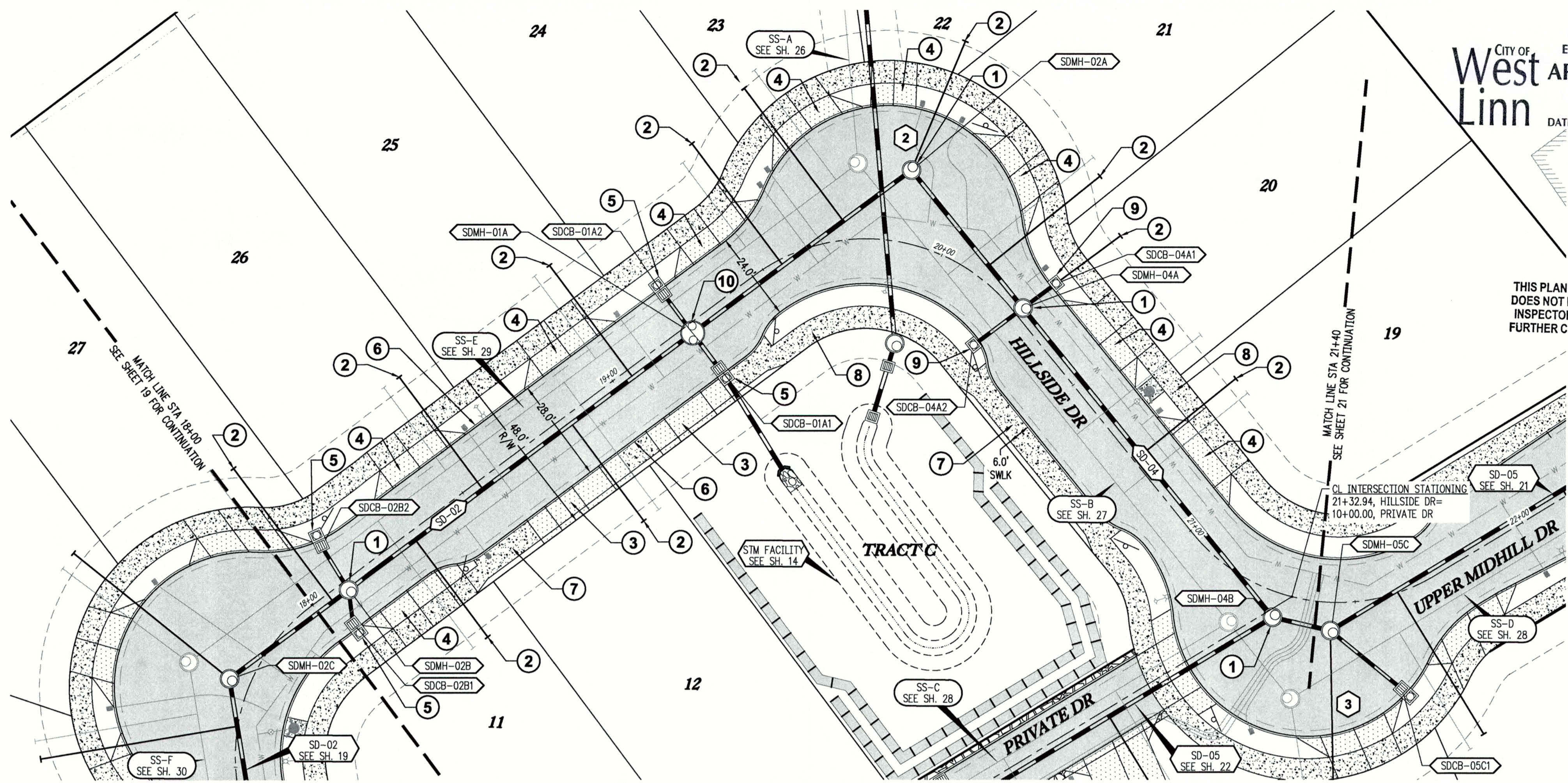
NO.	DATE	DESCRIPTION
1	05/2018	1ST SUBMITTAL
2	06/2018	2ND SUBMITTAL

**EMERIO Design**  
6445 SW HALLBERG BLVD, SUITE 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-8812  
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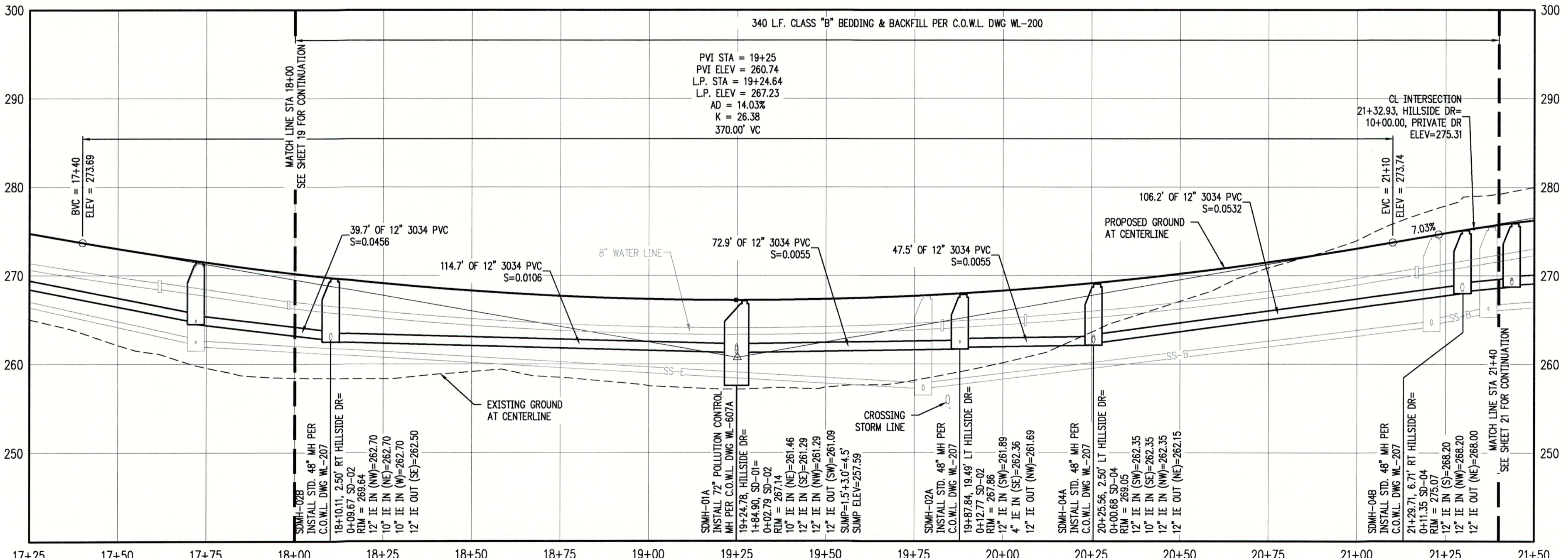
CITY OF  
**West Linn** ENGINEERING  
APPROVED  
DATE 6/12/18 BY E

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



**HILLSIDE DR STA 18+00 TO 21+40 & SD-02 & SD-04 - PLAN**

SCALE: 1"=20'



**HILLSIDE DR STA 18+00 TO 21+40 & SD-02 & SD-04 - PROFILE**

SCALE: H:1"=20' V:1"=8'

CITY OF **West Linn** ENGINEERING APPROVED  
DATE 7/12/18 BY EC



**GENERAL NOTES:**

- A. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION & DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - B. BACKFILL NOTE: UNLESS NOTED OTHERWISE, PIPES UNDER PAVED SURFACE REQUIRE GRANULAR BACKFILL. FOR PIPES OUTSIDE PAVEMENT, NATIVE BACKFILL IS PERMITTED.
  - C. SEE SHEET 3 FOR TYPICAL STREET SECTIONS.
- (XX) REFER TO CLACKAMAS COUNTY DWG C400 AND SHEET 24 & 25 FOR BROW CONSTRUCTION DETAILS.

**CONSTRUCTION NOTES:**

- 1 INSTALL STANDARD 48" MANHOLE PER C.O.W.L. DWG WL-207
- 2 INSTALL STORM SEWER LATERAL PER C.O.W.L. DWG WL-218
- 3 INSTALL RESIDENTIAL DRIVEWAY WITH SIDEWALK ADJACENT TO CURB PER C.O.W.L. DWG WL-503B
- 4 INSTALL RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB PER C.O.W.L. DWG WL-503A
- 5 INSTALL COMBINATION CURB INLET PER C.O.W.L. DWG WL-601
- 6 INSTALL CURB AND GUTTER PER C.O.W.L. DWG WL-501
- 7 INSTALL 6" CURB TIGHT SIDEWALK PER C.O.W.L. DWG WL-508
- 8 INSTALL 5.5" PLANTER AND 6" SIDEWALK PER C.O.W.L. DWG WL-508
- 9 INSTALL GUTTER INLET 2 1/2 A PER C.O.W.L. DWG. NO. WL-600
- 10 INSTALL 72" POLLUTION CONTROL MANHOLE PER C.O.W.L. DWG. NO. WL-607A

STORM SEWER LATERAL TABLE											
LOT NUM.	STA @ M.L.	SIZE & MATERIAL	LEN	I.E. @ M.L.	ASB	I.E. @ PLUG	ASB	SL	ASB	COVER @ PLUG	ASB
11	1+65	4" 3034 PVC	32.6'	262.60		264.99		0.0735		4.0'	
12	1+13	4" 3034 PVC	32.5'	262.05		261.90		0.0046		4.0'	
19	0+98	4" 3034 PVC	32.5'	265.35		267.69		0.0722		4.0'	
21	0+33	4" 3034 PVC	41.2'	262.41		264.86		0.0594		4.0'	
22	0+00	4" 3034 PVC	37.3'	262.36		264.36		0.0537		4.0'	
23	0+23	4" 3034 PVC	46.3'	261.91		263.94		0.0439		4.0'	
24	0+43	4" 3034 PVC	40.8'	261.80		263.82		0.0496		4.0'	
25	0+93	4" 3034 PVC	37.4'	261.83		263.47		0.0438		4.0'	
26	1+43	4" 3034 PVC	37.5'	262.36		264.32		0.0523		4.0'	
27	1+93	4" 3034 PVC	44.4'	263.40		266.26		0.0645		4.0'	

CATCH BASIN DATA TABLE						
CATCH BASIN	C.B. TYPE	STREET STA	RIM ELEV.	I.E. OUT	SLOPE	PIPE DATA
SDCB-01A1	INSTALL COMBINATION CURB INLET PER C.O.W.L. DWG WL-601	19+24.78 14.41' RT	266.71	260.65	0.0200	32.41 LF 12" 3034 PVC
SDCB-01A2	INSTALL COMBINATION CURB INLET PER C.O.W.L. DWG WL-601	19+24.78 10.43' LT	266.85	261.95	0.0381	12.93 LF 10" 3034 PVC
SDCB-02B1	INSTALL COMBINATION CURB INLET PER C.O.W.L. DWG WL-601	18+05.61 10.45' RT	269.54	264.68	0.2167	9.14 LF 10" 3034 PVC
SDCB-02B2	INSTALL COMBINATION CURB INLET PER C.O.W.L. DWG WL-601	18+11.36 11.35' LT	269.16	264.30	0.1151	13.91 LF 10" 3034 PVC
SDCB-04A1	INSTALL GUTTER INLET 2 1/2 A INLET PER C.O.W.L. DWG WL-601	20+25.99 13.52' LT	269.25	264.39	0.1850	11.03 LF 10" 3034 PVC
SDCB-04A2	INSTALL GUTTER INLET 2 1/2 A INLET PER C.O.W.L. DWG WL-601	0+46.91 16.40' RT	269.22	264.20	0.1127	16.42 LF 12" 3034 PVC

CHENE BLANC SUBDIVISION  
34 LOT SUBDIVISION  
TAX MAP 2S1E14CA  
TAX LOT 200  
WEST LINN, OREGON

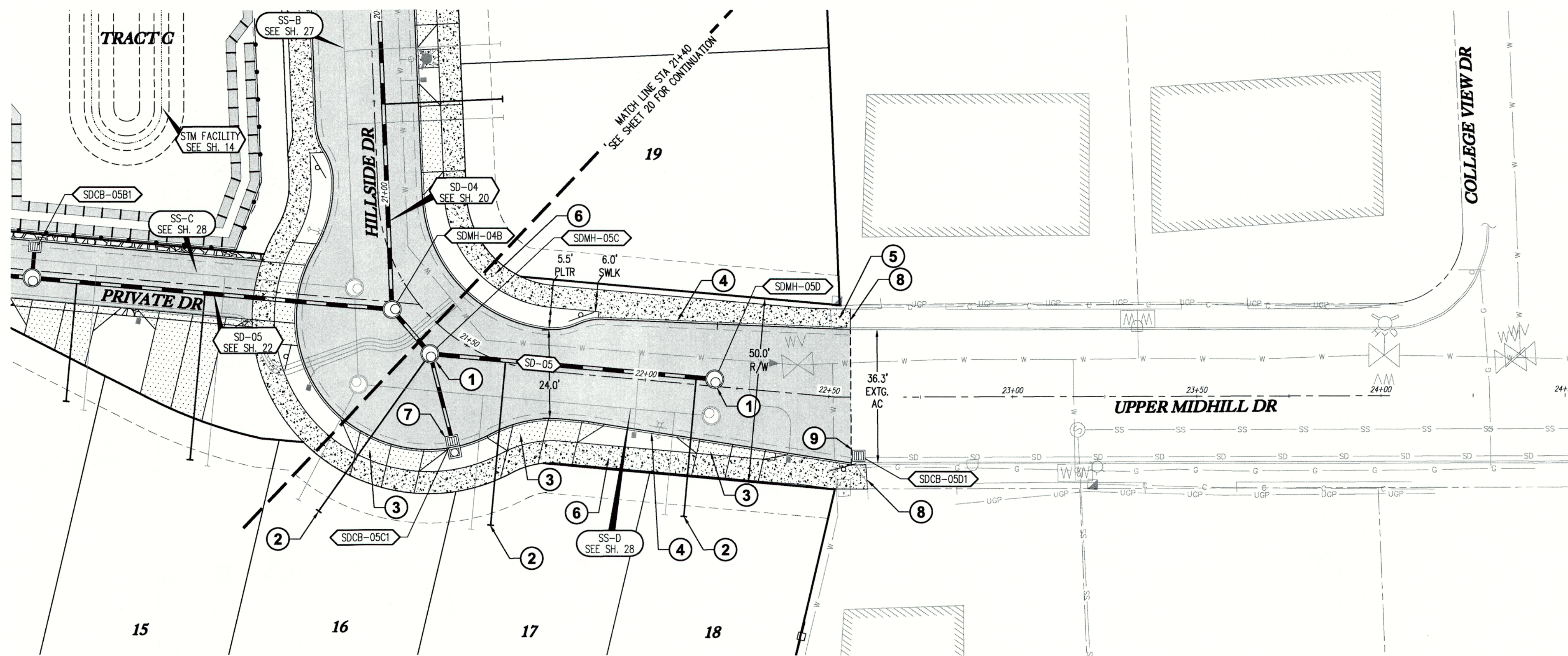
HILLSIDE DR STA 18+00 TO 21+40 & SD-02 & SD-04  
PLAN & PROFILE

REVISIONS	
NO.	DATE
1	05/2018
2	06/2018

**EMERIO Design**  
6445 SW FALLBROOK PLACE, SUITE 100  
BEAMER, OREGON 97006  
TEL: (503) 746-8812  
FAX: (503) 639-8592  
www.emeriodesign.com

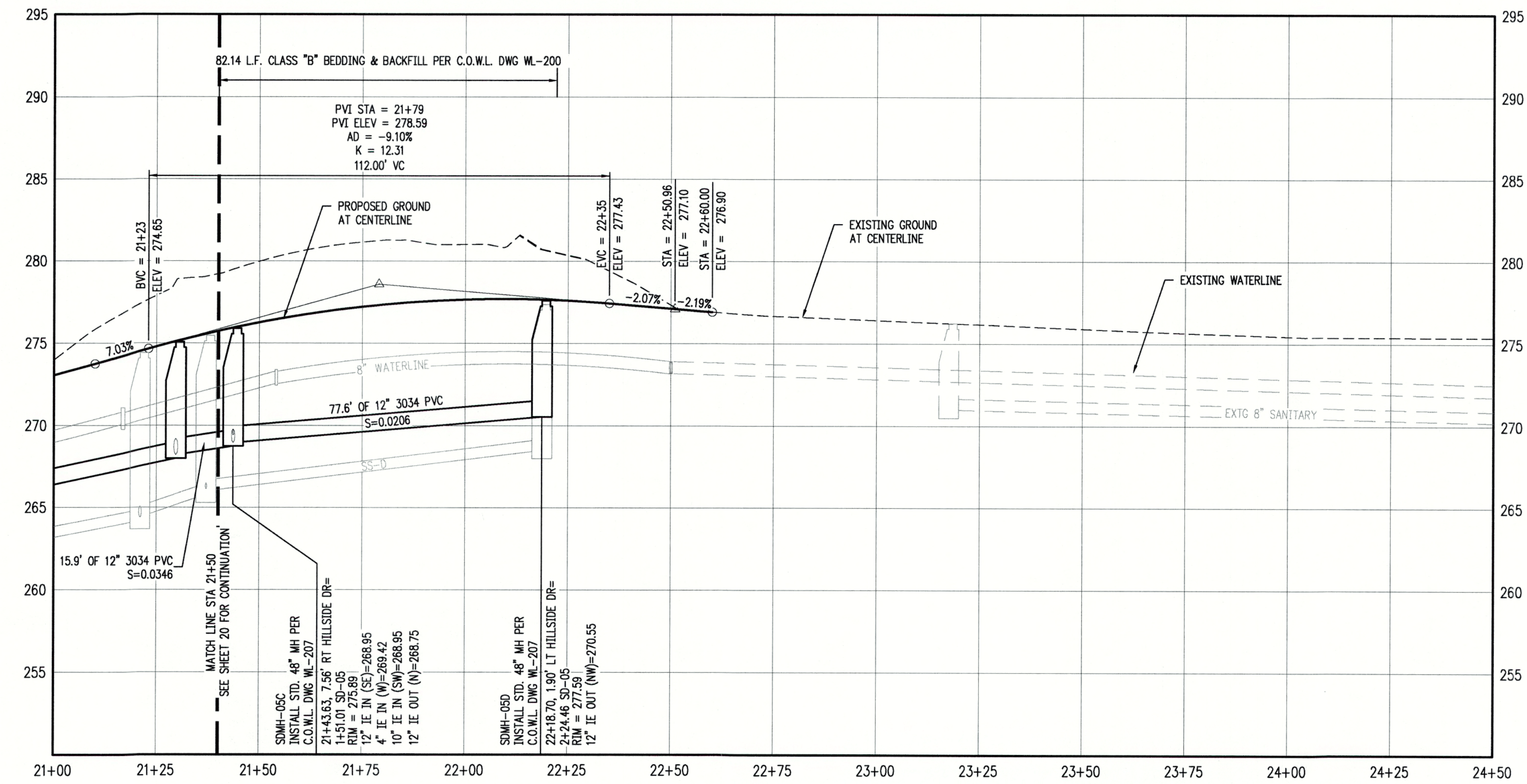
REGISTERED PROFESSIONAL  
ERIC DANIEL EVANS  
EXPIRES: 12/31/2019

FILE-P:\523-001 Chene Blanc Subdivision (dwg)\523-001\_20s104\_Layout: 20 HILLSIDE DR STA 18+00 TO 21+40 & SD-02 & SD-04 PLAN & PROFILE, Plot Date: 8/21/2018 12:54 PM, by: Tyler Korb



**UPPER MIDHILL DR STA 21+40 TO 24+50 & SD-03 - PLAN**

SCALE: 1"=20'



**UPPER MIDHILL DR STA 21+40 TO 24+50 & SD-03 - PROFILE**

SCALE: H: 1"=20' V: 1"=5'



**GENERAL NOTES:**

- A. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION & DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- B. BACKFILL NOTE: UNLESS NOTED OTHERWISE, PIPES UNDER PAVED SURFACE REQUIRE GRANULAR BACKFILL. FOR PIPES OUTSIDE PAVEMENT, NATIVE BACKFILL IS PERMITTED.
- C. SEE SHEET 3 & 4 FOR TYPICAL STREET SECTIONS.

**CONSTRUCTION NOTES:**

- ① INSTALL STANDARD 48" MANHOLE PER C.O.W.L. DWG WL-207
- ② INSTALL STORM SEWER LATERAL PER C.O.W.L. DWG WL-218
- ③ INSTALL RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB PER C.O.W.L. DWG WL-503A
- ④ INSTALL CURB AND GUTTER PER C.O.W.L. DWG WL-501
- ⑤ INSTALL 6" CURB TIGHT SIDEWALK PER C.O.W.L. DWG WL-508
- ⑥ INSTALL 5.5' PLANTER AND 6" SIDEWALK PER C.O.W.L. DWG WL-508
- ⑦ INSTALL COMBINATION CURB INLET PER C.O.W.L. DWG WL-601
- ⑧ MATCH EXISTING CURB AND SIDEWALK.
- ⑨ CONTRACTOR TO FIELD VERIFY CATCH BASIN TYPE TO INSURE THAT A G1 CATCH BASIN W/ SUMP IS PRESENT. INSTALL G1 TYPE CATCH BASIN WITH SUMP PER C.O.W.L. WL-602A IF NECESSARY.

**STORM SEWER LATERAL TABLE**

LOT NUM.	STA @ M.L.	SIZE & MATERIAL	LEN	I.E. @ M.L.	ASB	I.E. @ PLUG	ASB	SL	ASB	COVER @ PLUG	ASB
16	1+47	4" 3034 PVC	52.3'	269.42		272.33		0.0557		4.0'	
17	1+67	4" 3034 PVC	45.1'	269.70		272.91		0.0711		4.0'	
18	2+19	4" 3034 PVC	37.7'	270.78		273.73		0.0782		4.0'	

**CATCH BASIN DATA TABLE**

CATCH BASIN	C.B. TYPE	STREET STA	RIM ELEV.	I.E. OUT	SLOPE	PIPE DATA
SDCB-05C1	INSTALL COMBINATION CURB INLET PER C.O.W.L. DWG WL-601	21+56.85 25.00' RT	276.31	271.45	0.1017	24.58 LF 10" 3034 PVC
SDCB-05D1	INSTALL G1 CATCH BASIN W/ SUMP PER C.O.W.L. DWG WL-601 (IF NECESSARY)	22+58.18 15.98' RT	276.43	274.22	0.0099	197.54 LF 12" EXTG

CHENE BLANC SUBDIVISION  
34 LOT SUBDIVISION  
TAX MAP 2S1E14CA  
TAX LOT 200  
WEST LINN, OREGON

UPPER MIDHILL DR STA  
21+40 TO 24+50 & SD-05  
PLAN & PROFILE

REVISIONS

NO.	DATE	DESCRIPTION
1	05/2018	1ST SUBMITTAL
2	08/2018	2ND SUBMITTAL

**EMERIO**  
Design  
6445 SW ENLEROCK PLACE SUITE 100  
BEAVERTON, OREGON 97008  
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FAX: (503) 639-9552  
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CITY OF WEST LINN ENGINEERING  
**APPROVED**  
DATE 9/16/18 BY EC

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DOES NOT PREVENT THE FIELD  
INSPECTOR FROM REQUIRING  
FURTHER CODE CORRECTIONS.

SHEET  
**21**  
OF  
**38**

REVISIONS	
NO.	DESCRIPTION
1	1ST SUBMITTAL
2	2ND SUBMITTAL

**EMERIO**  
*Design*

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BEAMERTON, OREGON 97008  
TEL: (503) 746-8812  
FAX: (503) 639-8592  
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FILE P: \523-001 Chene Blanc Subdivision.dwg | Civil | 523-001\_22x106\_Layout: 22 PRIVATE DR & SD-05 PLAN & PROFILE, Plot Date: 8/21/2018 12:25 PM, by: Jyer Korb



**GENERAL NOTES:**

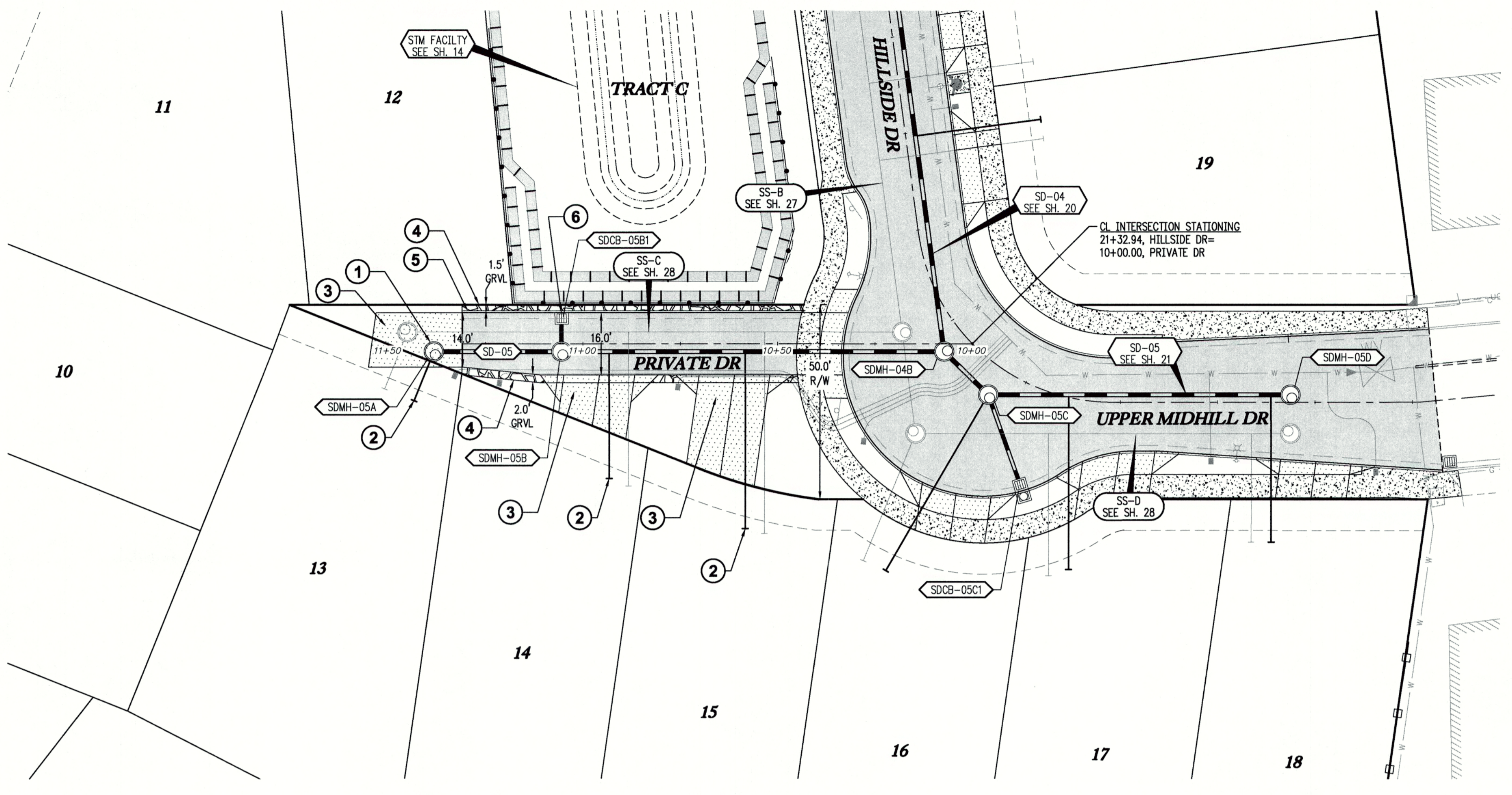
- A. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION & DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- B. BACKFILL NOTE: UNLESS NOTED OTHERWISE, PIPES UNDER PAVED SURFACE REQUIRE GRANULAR BACKFILL. FOR PIPES OUTSIDE PAVEMENT, NATIVE BACKFILL IS PERMITTED.
- C. SEE SHEET 3 & 4 FOR TYPICAL STREET SECTIONS.

**CONSTRUCTION NOTES:**

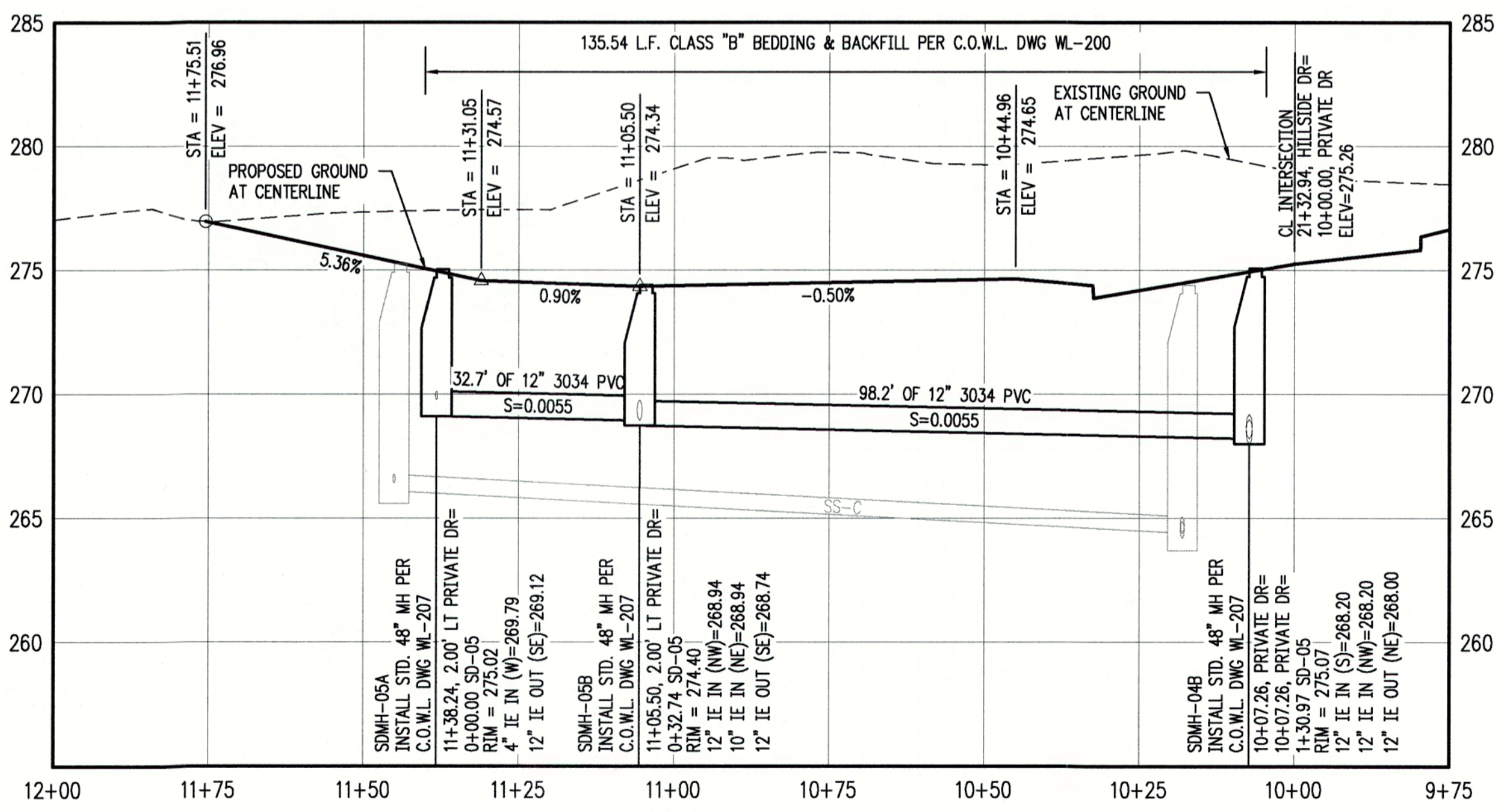
- ① INSTALL STANDARD 48" MANHOLE PER C.O.W.L. DWG WL-207
- ② INSTALL STORM SEWER LATERAL PER C.O.W.L. DWG WL-218
- ③ INSTALL RESIDENTIAL DRIVEWAY WITH SIDEWALK ADJACENT TO CURB PER C.O.W.L. DWG WL-503B
- ④ INSTALL 6 INCHES OF 3/4"-0" GRAVEL
- ⑤ INSTALL CURB AND GUTTER PER C.O.W.L. DWG WL-501
- ⑥ INSTALL G1 TYPE CATCH BASIN PER C.O.W.L. DWG 602A

STORM SEWER LATERAL TABLE											
LOT NUM.	STA @ M.L.	SIZE & MATERIAL	LEN	I.E. @ M.L.	ASB	I.E. @ PLUG	ASB	SL	ASB	COVER @ PLUG	ASB
13	0+00	4" 3034 PVC	13.6'	269.79		271.24		0.1068		4.0'	
14	0+45	4" 3034 PVC	32.5'	269.01		272.97		0.1219		4.0'	
15	0+80	4" 3034 PVC	45.5'	268.81		275.60		0.1492		4.0'	

CATCH BASIN DATA TABLE						
CATCH BASIN	C.B. TYPE	STREET STA	RIM ELEV.	I.E. OUT	SLOPE	PIPE DATA
SDCB-05B1	INSTALL G1 TYPE CATCH BASIN PER C.O.W.L. DWG 602A	11+05.50 5.43' RT	274.18	269.32	0.0512	7.43 LF 10" 3034 PVC



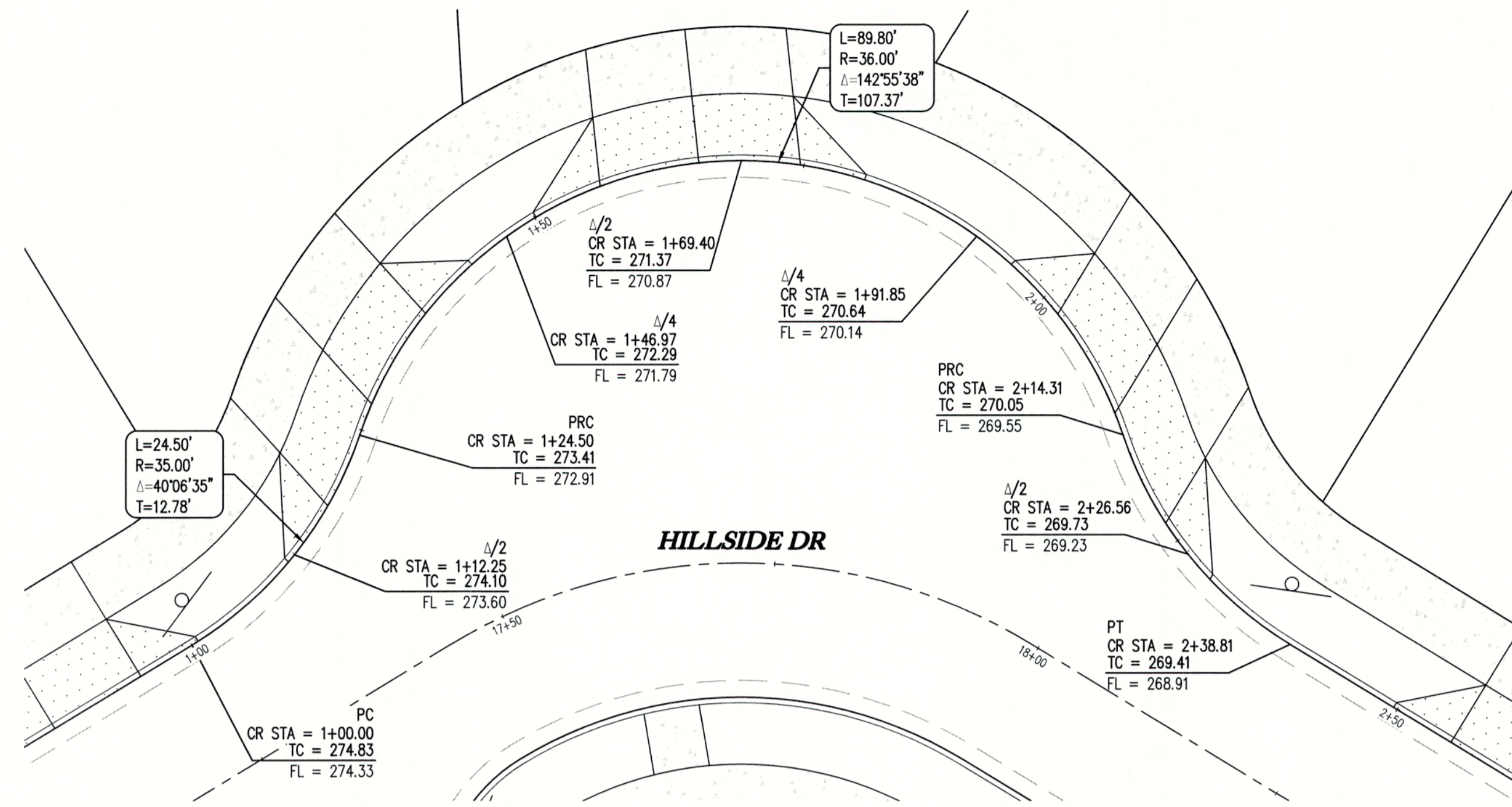
**PRIVATE DR & STORM LINE SD-03 - PLAN**  
SCALE: 1"=20'



**PRIVATE DR & STORM LINE SD-03 - PROFILE**  
SCALE: H:1"=20' V:1"=5'

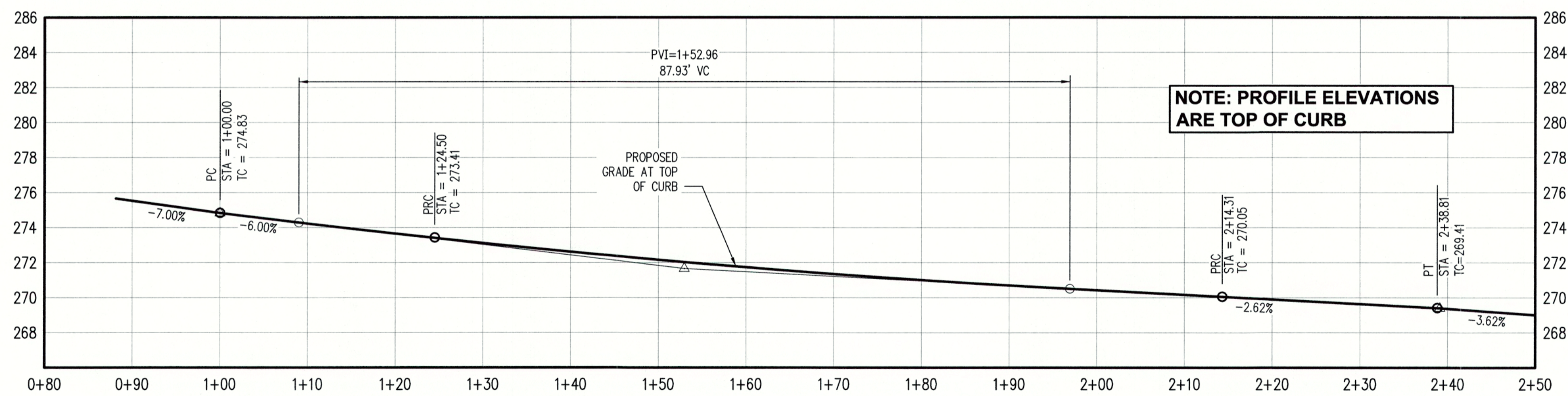
CITY OF WEST LINN  
**ENGINEERING APPROVED**  
DATE 8/16/18 BY ec

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



**HILLSIDE DR BROW - STA 17+24 TO 18+20 PLAN**

SCALE: 1"=10'



**HILLSIDE DR BROW - STA 17+24 TO 18+20 PROFILE**

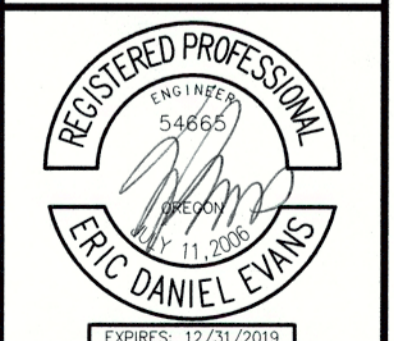
SCALE: 1"=10' HORIZ. 1"=5' VERT.

CHENE BLANC SUBDIVISION  
34 LOT SUBDIVISION  
TAX MAP 2S1E14CA  
TAX LOT 200  
WEST LINN, OREGON

**HILLSIDE DRIVE BROW  
DETAILS**

REVISIONS	
NO.	DESCRIPTION
1	05/2018 1ST SUBMITTAL
2	08/2018 2ND SUBMITTAL

**EMERIO Design**  
6445 SW FALLBROOK BLVD, SUITE 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-8812  
FAX: (503) 639-9592  
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CITY OF **West Linn** ENGINEERING  
**APPROVED**  
DATE 9/16/18 BY ec

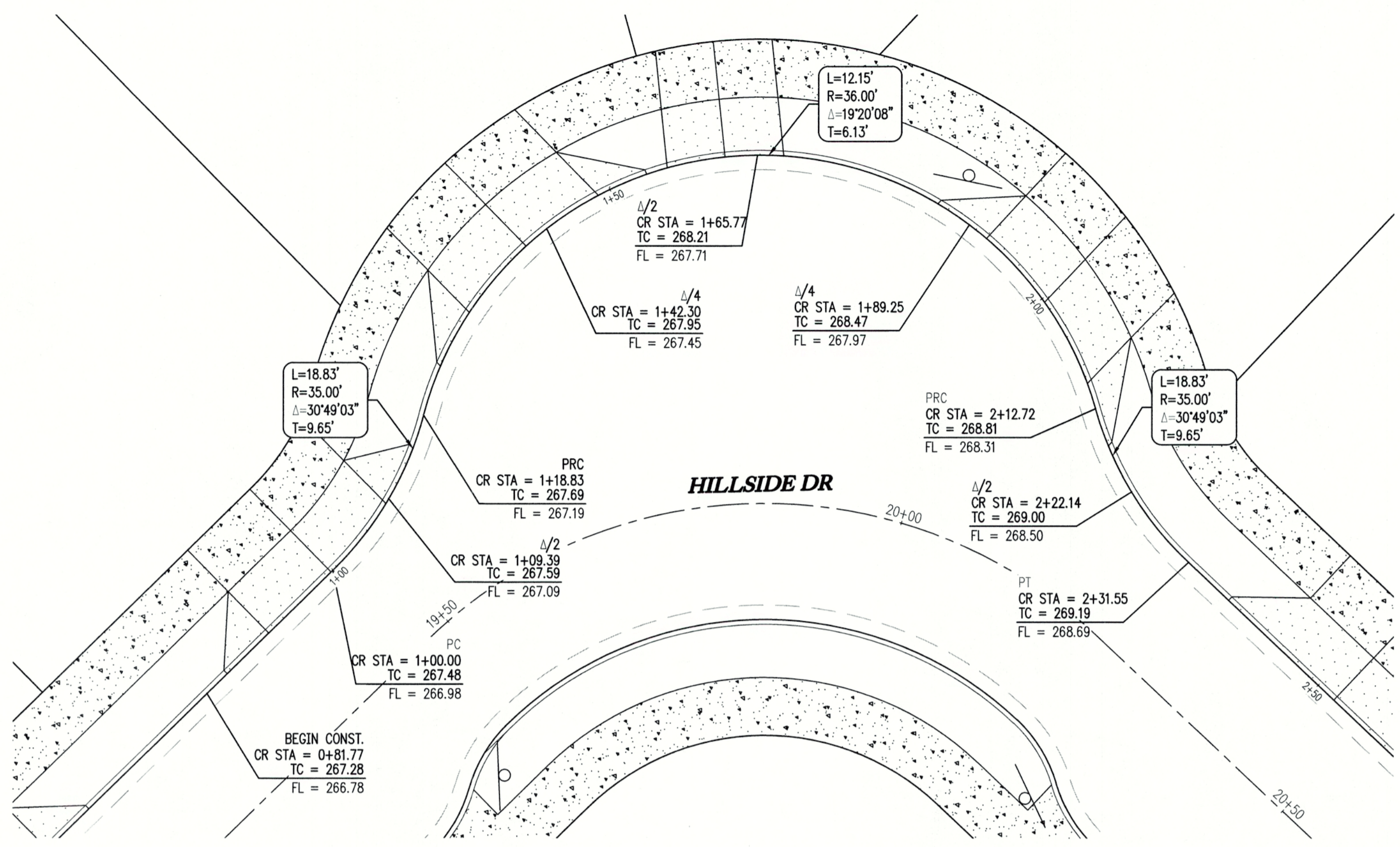
THIS PLAN REVIEW APPROVAL  
DOES NOT PREVENT THE FIELD  
INSPECTOR FROM REQUIRING  
FURTHER CODE CORRECTIONS.

SHEET  
**23**  
OF  
**38**

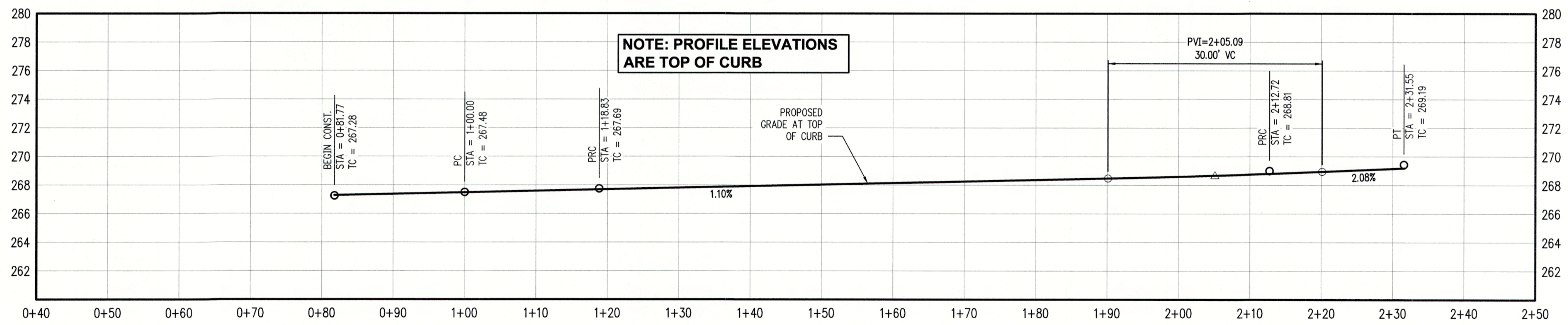
HILLSIDE DRIVE BROW  
 DETAILS

REVISIONS	
NO.	DESCRIPTION
1	05/2018 1ST SUBMITTAL
2	06/2018 2ND SUBMITTAL

**EMERIO**  
*Design*  
 6445 SW FALLBROOK PLACE, SUITE 100  
 BEAVERTON, OREGON 97005  
 TEL: (503) 746-8812  
 FAX: (503) 639-9552  
 www.emeriodesign.com



**HILLSIDE DR BROW - STA 19+27 TO 20+25 PLAN**  
 SCALE: 1"=10'



**HILLSIDE DR BROW - STA 19+27 TO 20+25 PROFILE**  
 SCALE: 1"=10' HORIZ. 1"=5' VERT.

CITY OF  
**West Linn** ENGINEERING  
**APPROVED**  
 DATE 6/14/18 BY EC

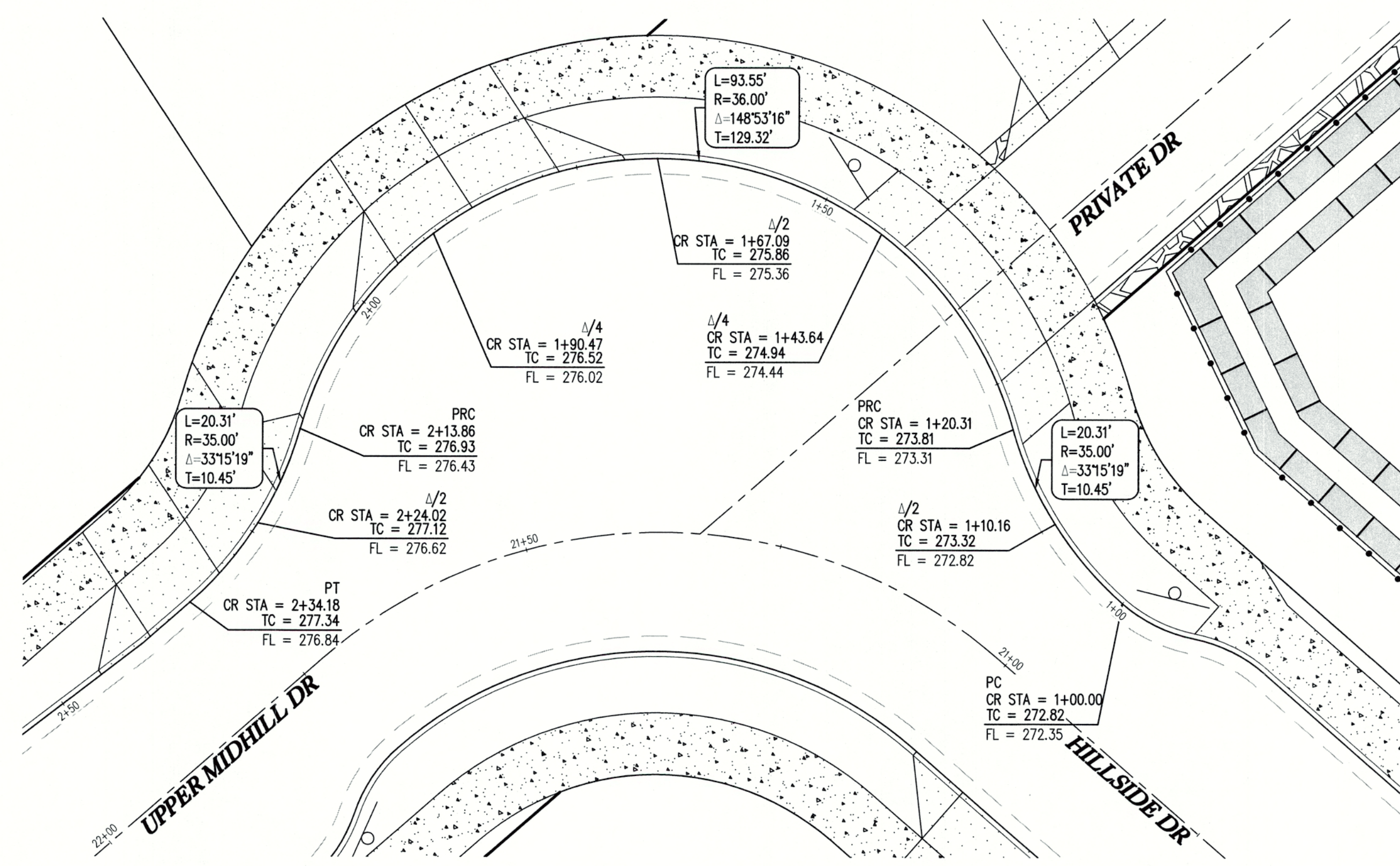
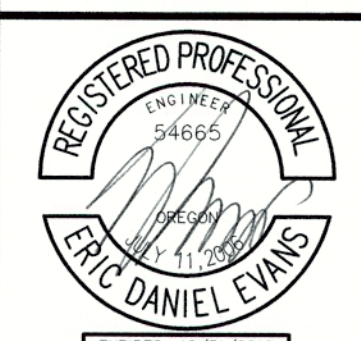
THIS PLAN REVIEW APPROVAL  
 DOES NOT PREVENT THE FIELD  
 INSPECTOR FROM REQUIRING  
 FURTHER CODE CORRECTIONS.



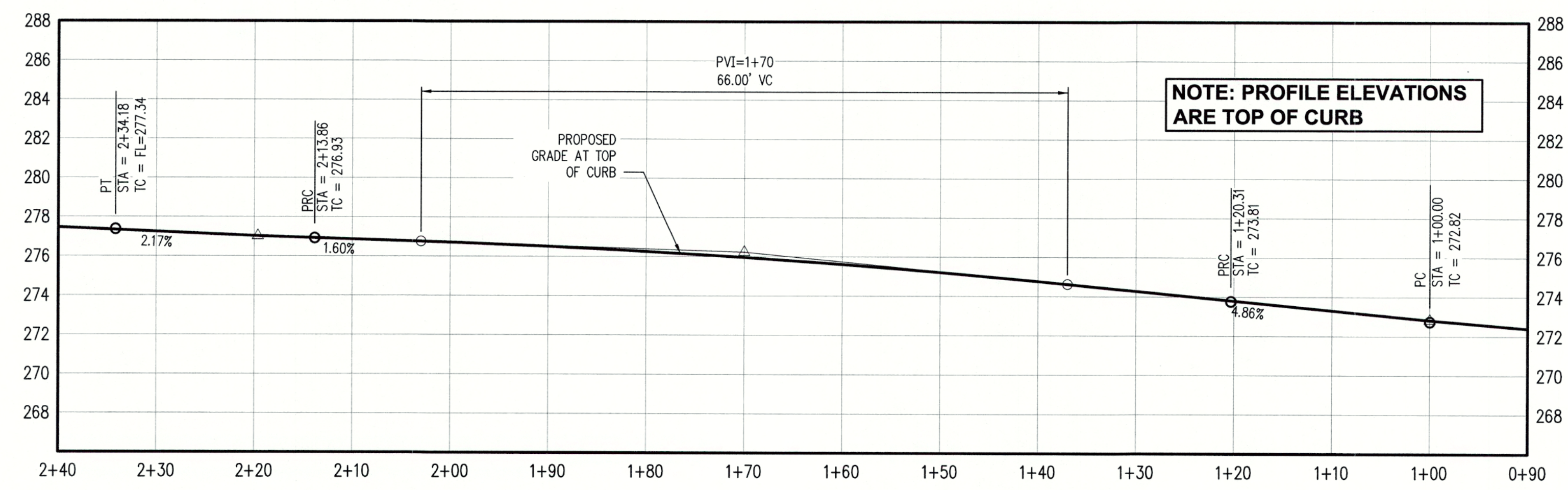
HILLSIDE DRIVE BROW  
 DETAILS

REVISIONS	
NO.	DESCRIPTION
1	05/2018 1ST SUBMITTAL
2	08/2018 2ND SUBMITTAL

**EMERIO**  
*Design*  
 6445 SW FALLBROOK PLACE, SUITE 100  
 BEAVERTON, OREGON 97008  
 TEL: (503) 746-8812  
 FAX: (503) 639-9592  
 www.emeriodesign.com



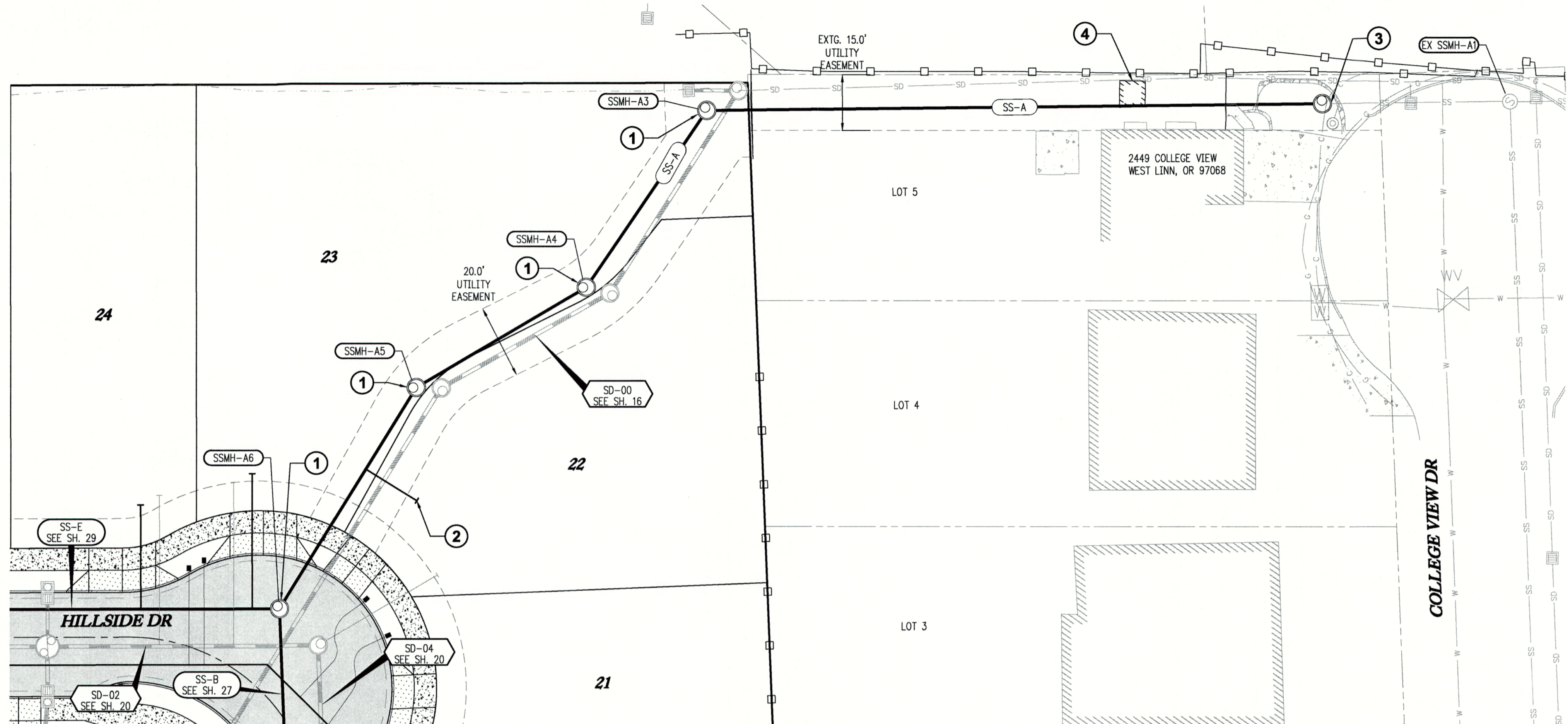
**UPPER MIDHILL DR BROW - STA 17+24 TO 18+20 PLAN**  
 SCALE: 1"=10'



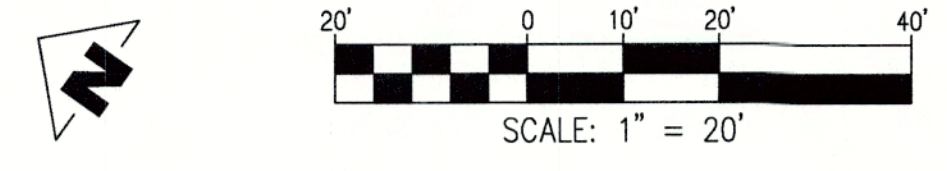
**UPPER MIDHILL DR BROW - STA 17+24 TO 18+20 PROFILE**  
 SCALE: 1"=10' HORIZ. 1"=5' VERT.

CITY OF  
**West Linn** ENGINEERING  
**APPROVED**  
 DATE 8/12/18 BY EC

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 DOES NOT PREVENT THE FIELD  
 INSPECTOR FROM REQUIRING  
 FURTHER CODE CORRECTIONS.



**SANITARY LINE SS-A - PLAN**  
SCALE: 1"=20'



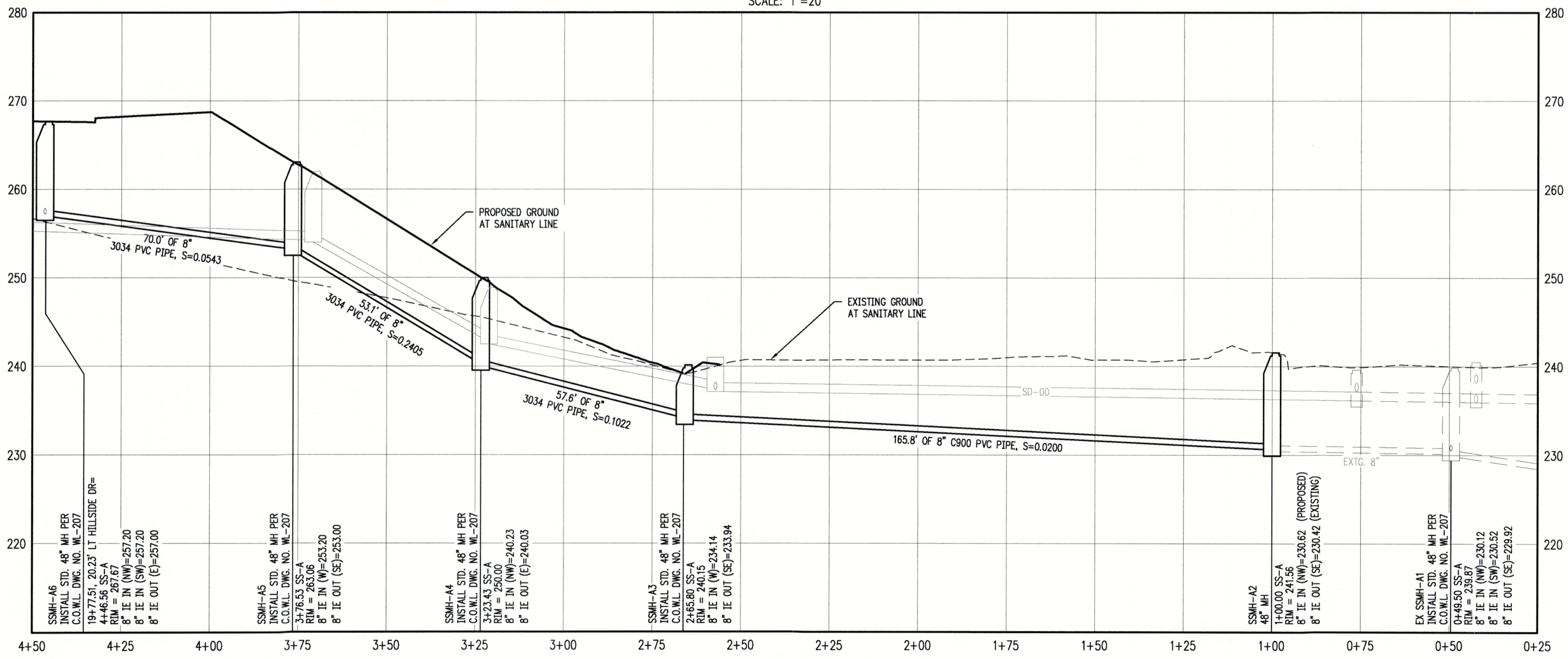
**GENERAL NOTES:**

- A. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION & DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- B. BACKFILL NOTE: UNLESS NOTED OTHERWISE, PIPES UNDER PAVED SURFACE REQUIRE GRANULAR BACKFILL. FOR PIPES OUTSIDE PAVEMENT, NATIVE BACKFILL IS PERMITTED.

**CONSTRUCTION NOTES:**

- ① INSTALL STANDARD 48" MANHOLE PER C.O.W.L. DWG WL-207
- ② INSTALL SANITARY SEWER LATERAL PER C.O.W.L. DWG WL-218 AND WL-304
- ③ REMOVE EXISTING PLUG AND INSTALL STANDARD 48" MANHOLE PER C.O.W.L. DWG WL-207. CONTRACTOR TO FIELD VERIFY INVERT ELEVATION OF EXISTING SANITARY LINE BEFORE CONSTRUCTION.
- ④ CONTRACTOR TO COORDINATE WITH HOMEOWNER TO RELOCATE OR REMOVE ANY TREES, SHEDS, OR FENCES THAT WILL INTERFERE WITH INSTALLATION OF PROPOSED SANITARY LINE SS-A. PROPERTY TO BE RETURNED TO AS GOOD OR BETTER CONDITION AFTER CONSTRUCTION.

SANITARY SEWER LATERAL TABLE											
LOT NUM.	STA @ M.L.	SIZE & MATERIAL	LEN	I.E. @ M.L.	ASB	I.E. @ PLUG	ASB	SL	ASB	COVER @ PLUG	ASB
22	4+02	4" 3034 PVC	16.3'	254.77		262.43		0.4714		6.0'	



**SANITARY LINE SS-A - PROFILE**  
SCALE: H: 1"=20' V: 1"=8'

CHENE BLANC SUBDIVISION  
34 LOT SUBDIVISION  
TAX MAP 251E14CA  
TAX LOT 200  
WEST LINN, OREGON

**SANITARY LINE SS-A PLAN & PROFILE**

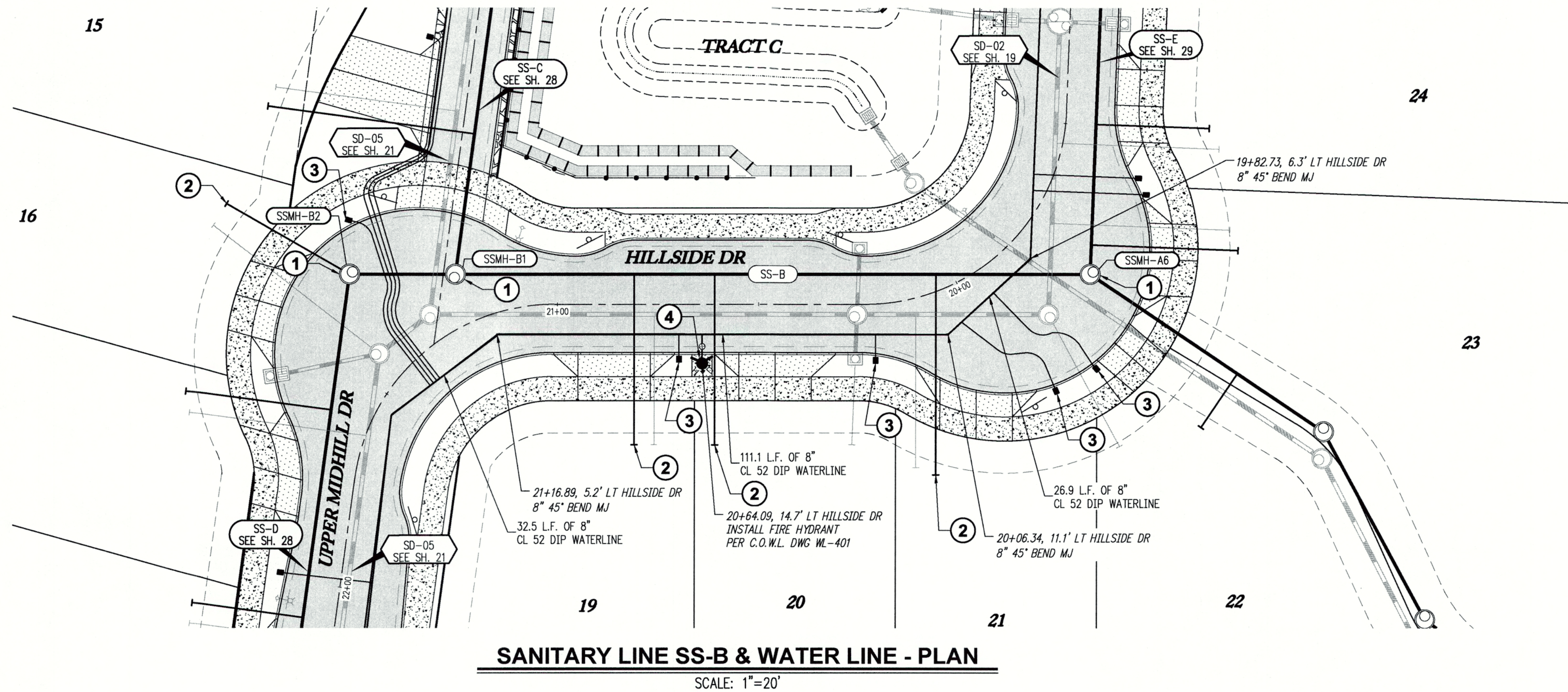
REVISIONS		
NO.	DATE	DESCRIPTION
1	05/2018	1ST SUBMITTAL
2	06/2018	2ND SUBMITTAL

**EMERIO Design**  
6445 SW FALLBROOK PLACE, SUITE 100  
BEAVERTON, OREGON 97006  
TEL: (503) 746-8812  
FAX: (503) 639-9592  
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CITY OF WEST LINN ENGINEERING  
**APPROVED**  
DATE 9/12/18 BY: [Signature]

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



**SANITARY LINE SS-B & WATER LINE - PLAN**  
SCALE: 1"=20'



**GENERAL NOTES:**

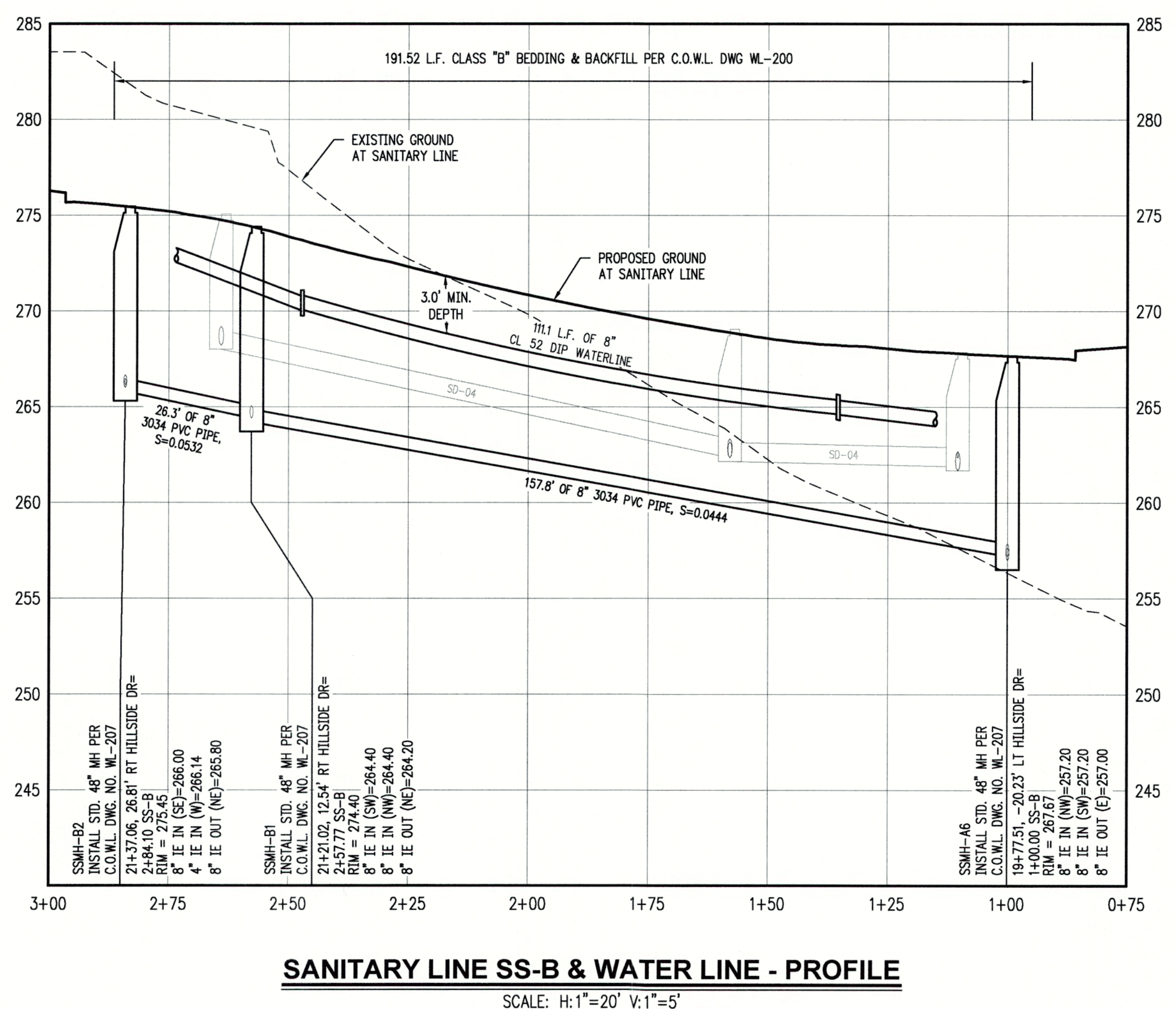
- A. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION & DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- B. BACKFILL NOTE: UNLESS NOTED OTHERWISE, PIPES UNDER PAVED SURFACE REQUIRE GRANULAR BACKFILL. FOR PIPES OUTSIDE PAVEMENT, NATIVE BACKFILL IS PERMITTED.
- C. RESTRAIN ALL WATER MAIN FITTINGS

**CONSTRUCTION NOTES:**

- ① INSTALL STANDARD 48" MANHOLE PER C.O.W.L. DWG WL-207
- ② INSTALL SANITARY SEWER LATERAL PER C.O.W.L. DWG WL-218
- ③ INSTALL WATER METER BOX AND 1" WATER SERVICE CONNECTION PER C.O.W.L. DWG WL-402
- ④ INSTALL FIRE HYDRANT PER C.O.W.L. DWG WL-401

SANITARY SEWER LATERAL TABLE											
LOT NUM.	STA #	SIZE & MATERIAL	LEN	I.E. M.L.	ASB	I.E. PLUG	ASB	SL	ASB	COVER PLUG	ASB
16	2+84	4" 3034 PVC	35.3'	266.14		270.20		0.1151		6.0'	
19	2+13	4" 3034 PVC	42.5'	262.39		265.98		0.0844		6.0'	
20	1+93	4" 3034 PVC	42.5'	261.51		264.88		0.0794		6.0'	
21	1+38	4" 3034 PVC	50.0'	259.07		262.76		0.0739		6.0'	

WATERLINE PIPE RESTRAINT TABLE:			
PIPE TYPE	PIPE SIZE	FITTING TYPE	RESTRAINT LENGTH
DIP	8"	11.25" BEND	4'
DIP	8"	22.5" BEND	7'
DIP	8"	45.0" BEND	14'



**SANITARY LINE SS-B & WATER LINE - PROFILE**  
SCALE: H: 1"=20' V: 1"=5'

CHENE BLANC SUBDIVISION  
34 LOT SUBDIVISION  
TAX MAP 2S1E14CA  
TAX LOT 200  
WEST LINN, OREGON

**SANITARY LINE SS-B & WATERLINE PLAN & PROFILE**

REVISIONS	
NO.	DATE
1	05/2018
2	06/2018

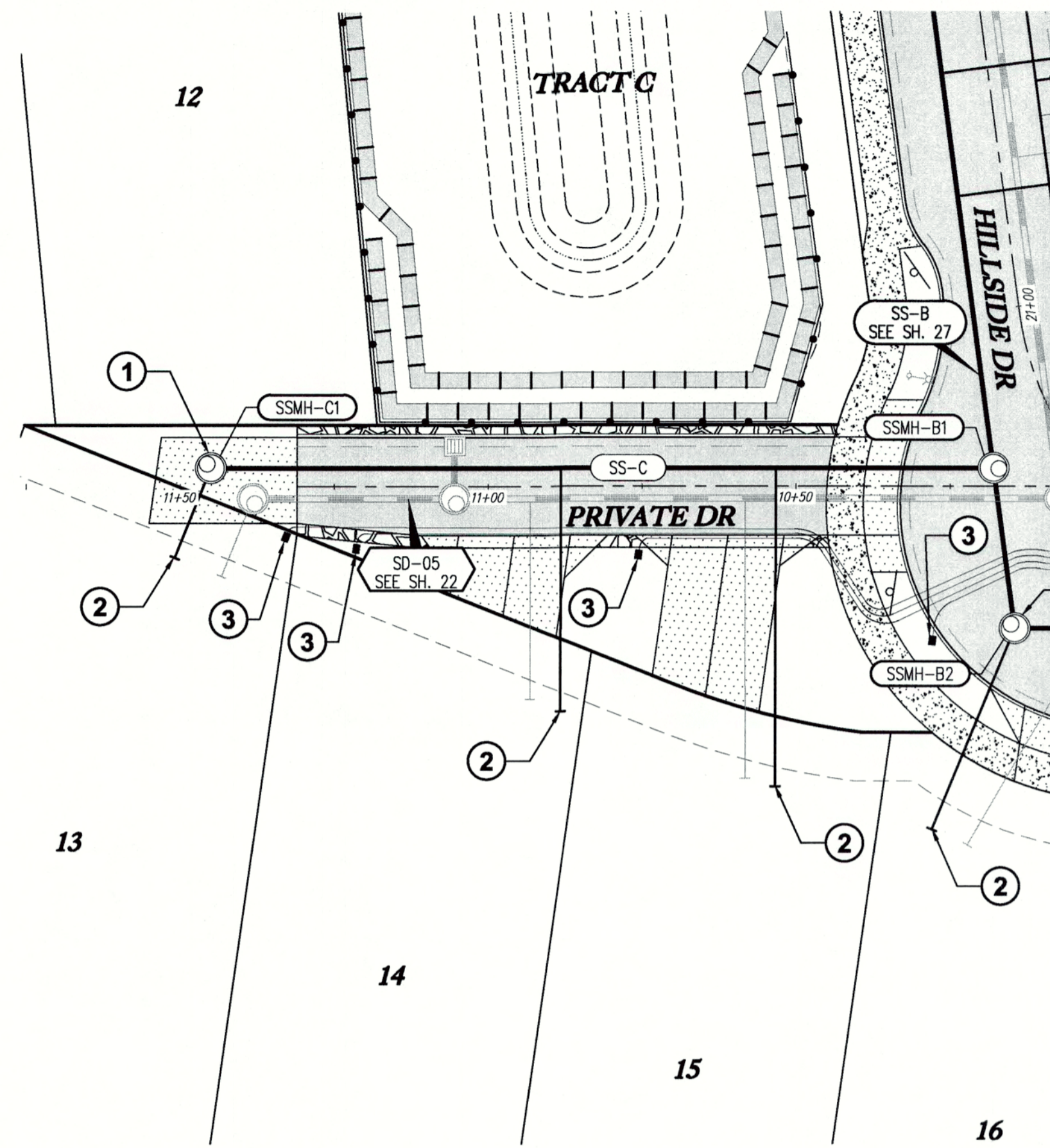
**EMERIO Design**  
6445 SW FALLERBORG PLACE, SUITE 100  
BEAMINGTON, OREGON 97008  
TEL: (503) 746-8812  
FAX: (503) 639-8592  
www.emeriodesign.com



CITY OF WEST LINN ENGINEERING  
**APPROVED**  
DATE: 6/18/18 BY: ec

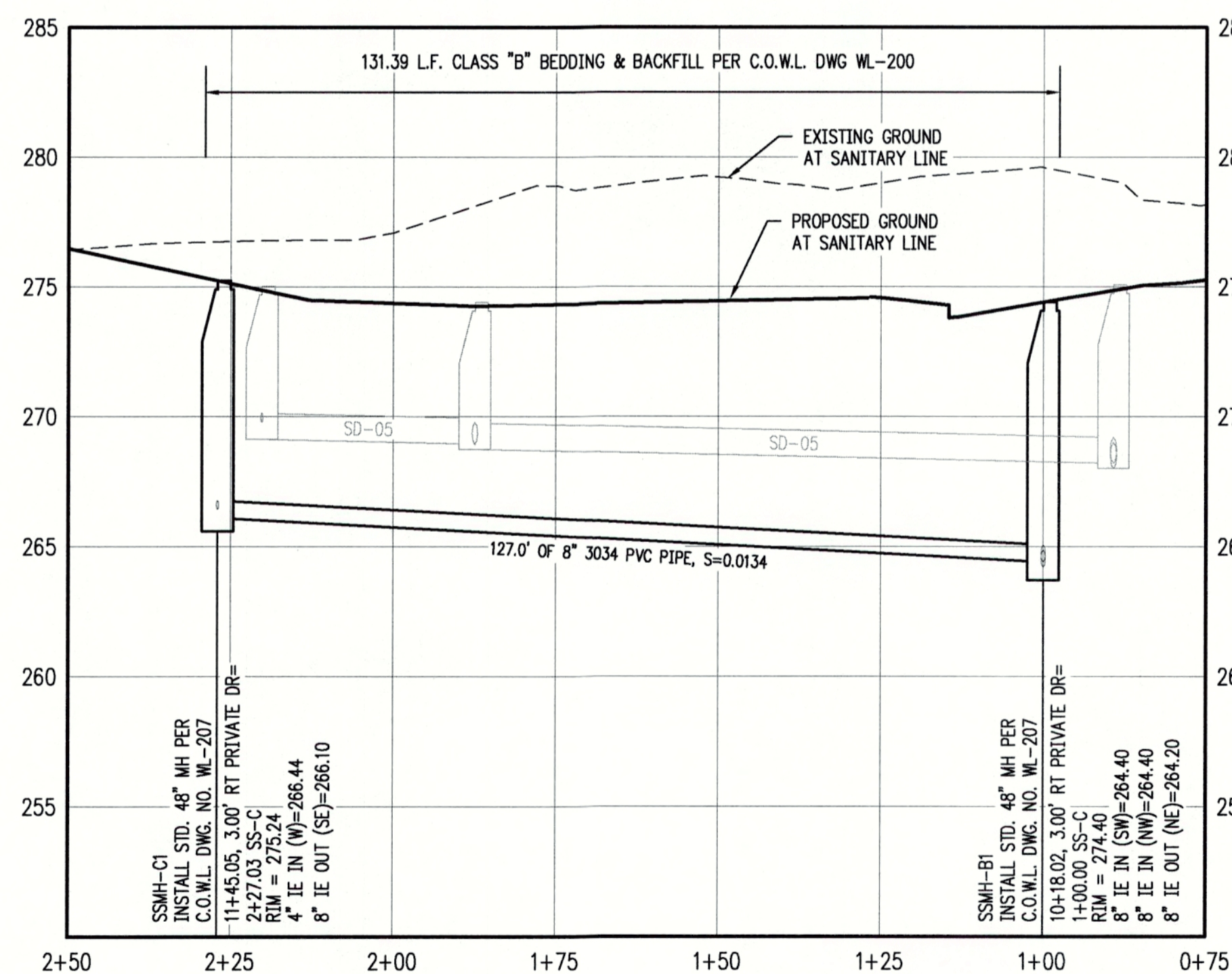
THIS PLAN REVIEW APPROVAL DOES NOT PREVENT THE FIELD INSPECTOR FROM REQUIRING FURTHER CODE CORRECTIONS.

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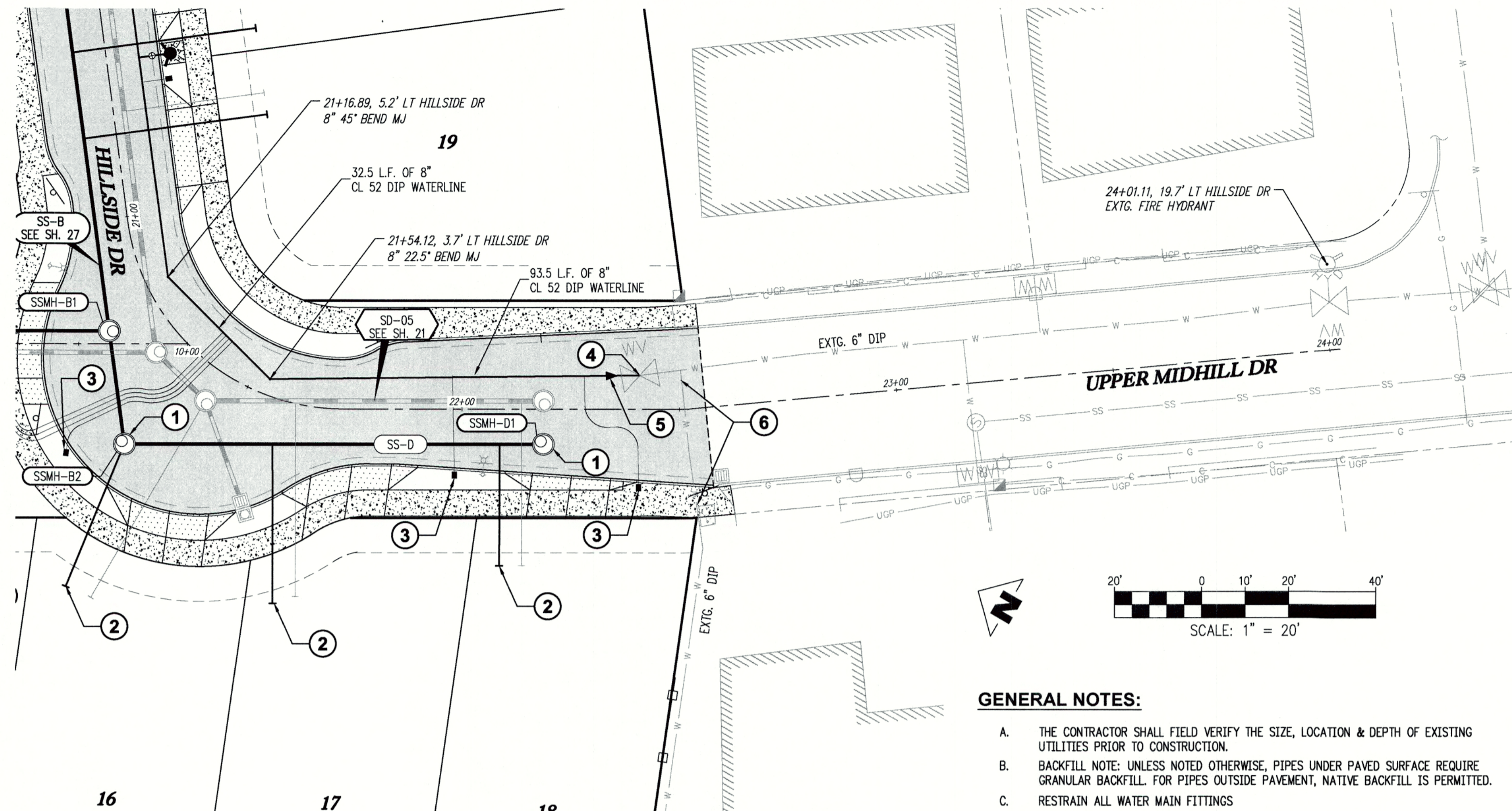
**SANITARY LINE SS-C - PLAN**

SCALE: 1"=20'



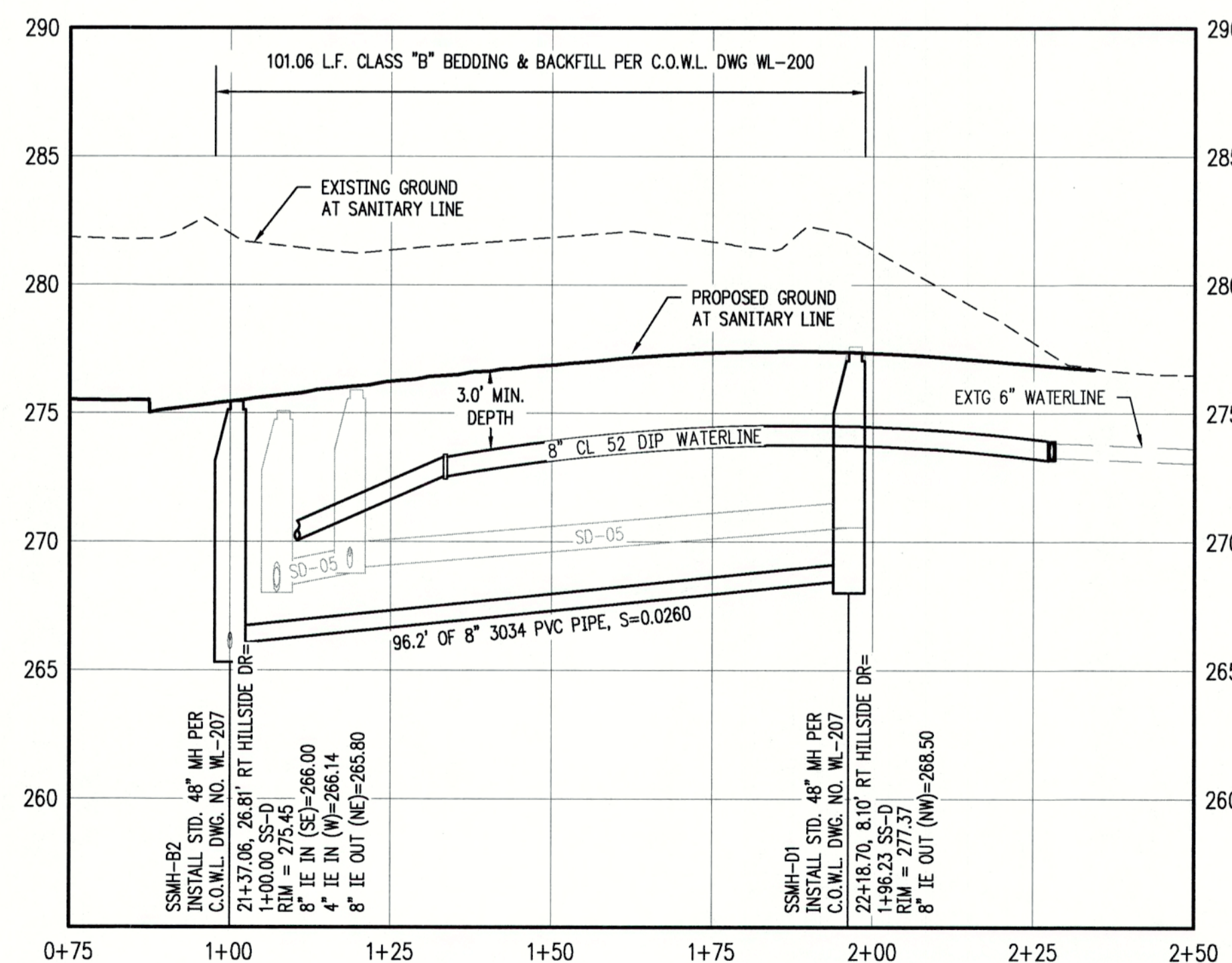
**SANITARY LINE SS-C - PROFILE**

SCALE: H:1"=20' V:1"=5'



**SANITARY LINE SS-D & WATER LINE - PLAN**

SCALE: 1"=20'



**SANITARY LINE SS-D & WATER LINE - PROFILE**

SCALE: H:1"=20' V:1"=5'

**GENERAL NOTES:**

- THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION & DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- BACKFILL NOTE: UNLESS NOTED OTHERWISE, PIPES UNDER PAVED SURFACE REQUIRE GRANULAR BACKFILL. FOR PIPES OUTSIDE PAVEMENT, NATIVE BACKFILL IS PERMITTED.
- RESTRAIN ALL WATER MAIN FITTINGS

**CONSTRUCTION NOTES:**

- INSTALL STANDARD 48" MANHOLE PER C.O.W.L. DWG WL-207
- INSTALL SANITARY SEWER LATERAL PER C.O.W.L. DWG WL-218
- INSTALL WATER METER BOX AND 1" WATER SERVICE CONNECTION PER C.O.W.L. DWG WL-402
- REMOVE EXISTING MJ PLUG FROM 6" GATE VALVE AND CONNECT NEW 6" DIP WATER MAIN.
- INSTALL ~24" OF 6" DIP MAIN TO EXISTING VALVE (SE) AND INSTALL 6" X 8" REDUCER (NW)
- AFTER TESTING AND ACCEPTANCE OF THE NEW ONSITE WATER SYSTEM, IN CONNECTION WITH CONSTRUCTION NOTE 9 ON SHEET 32, PERFORMING A SHUTDOWN REMOVE APPROXIMATELY 15' OF EXISTING MAIN. PLACE MJ PLUG IN EXISTING TEE AND MJ CAP AT END OF EXISTING PIPE. ABANDON EXISTING LINE IN PLACE.

**SANITARY SEWER LATERAL TABLE**

LOT NUM.	STA @ M.L.	SIZE & MATERIAL	LEN	I.E. @ M.L.	ASB	I.E. @ PLUG	ASB	SL	ASB	COVER @ PLUG	ASB
13	2+27	4" 3034 PVC	15.7'	266.44		269.59		0.2003		6.0'	
14	1+70	4" 3034 PVC	39.6'	265.95		271.99		0.1523		6.0'	
15	1+35	4" 3034 PVC	51.8'	265.76		272.10		0.1225		6.0'	
17	1+34	4" 3034 PVC	36.5'	267.05		270.89		0.1052		6.0'	
18	1+88	4" 3034 PVC	27.9'	268.41		271.76		0.1203		6.0'	

**WATERLINE PIPE RESTRAINT TABLE:**

PIPE TYPE	PIPE SIZE	FITTING TYPE	RESTRAINT LENGTH
DIP	8"	11.25" BEND	4'
DIP	8"	22.5" BEND	7'
DIP	8"	45.0" BEND	14'

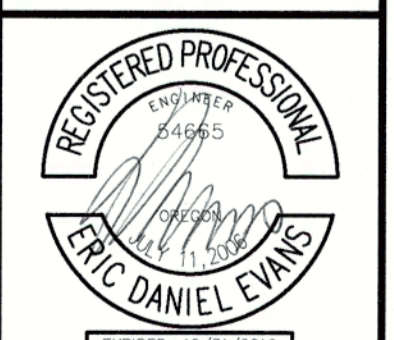
THIS PLAN REVIEW APPROVAL DOES NOT PREVENT THE FIELD INSPECTOR FROM REQUIRING FURTHER CODE CORRECTIONS.

CHENE BLANC SUBDIVISION  
34 LOT SUBDIVISION  
TAX MAP 2S1E14CA  
TAX LOT 200  
WEST LINN, OREGON

SANITARY LINE SS-C & SS-D & WATERLINE PLAN & PROFILE

REVISIONS	
NO.	DESCRIPTION
1	05/2018 1ST SUBMITTAL
2	06/2018 2ND SUBMITTAL

**EMERIO Design**  
6445 SW FALLBROOK PLACE SUITE 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-8812  
FAX: (503) 639-9592  
www.emeriodesign.com



SHEET  
**28**  
OF  
**38**

CITY OF  
**West Linn** ENGINEERING  
APPROVED  
DATE 01/16/2018 BY *ec*

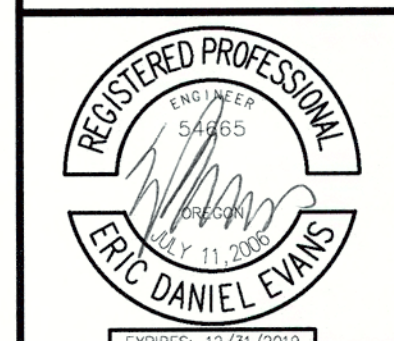
**SANITARY LINE SS-E & WATERLINE PLAN & PROFILE**

REVISIONS

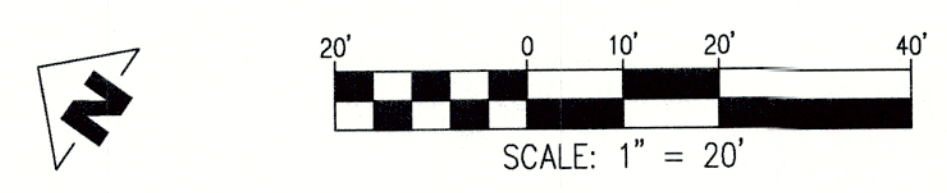
NO.	DATE	DESCRIPTION
1	05/2018	1ST SUBMITTAL
2	08/2018	2ND SUBMITTAL

**EMERIO**  
*Design*

6445 SW FALLBROOK PLACE, SUITE 100  
 BEAVERTON, OREGON 97008  
 TEL: (503) 446-8612  
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FILE: P:\523-001 Chene Blanc Subdivision\dwg\523-001\_29ssd03 Layout: 29 SANITARY LINE SS-E & WATERLINE PLAN & PROFILE, Plot Date: 8/21/2018 12:51 PM, by: Tyler Kab



**GENERAL NOTES:**

- A. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION & DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
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- C. RESTRAIN ALL WATER MAIN FITTINGS

**CONSTRUCTION NOTES:**

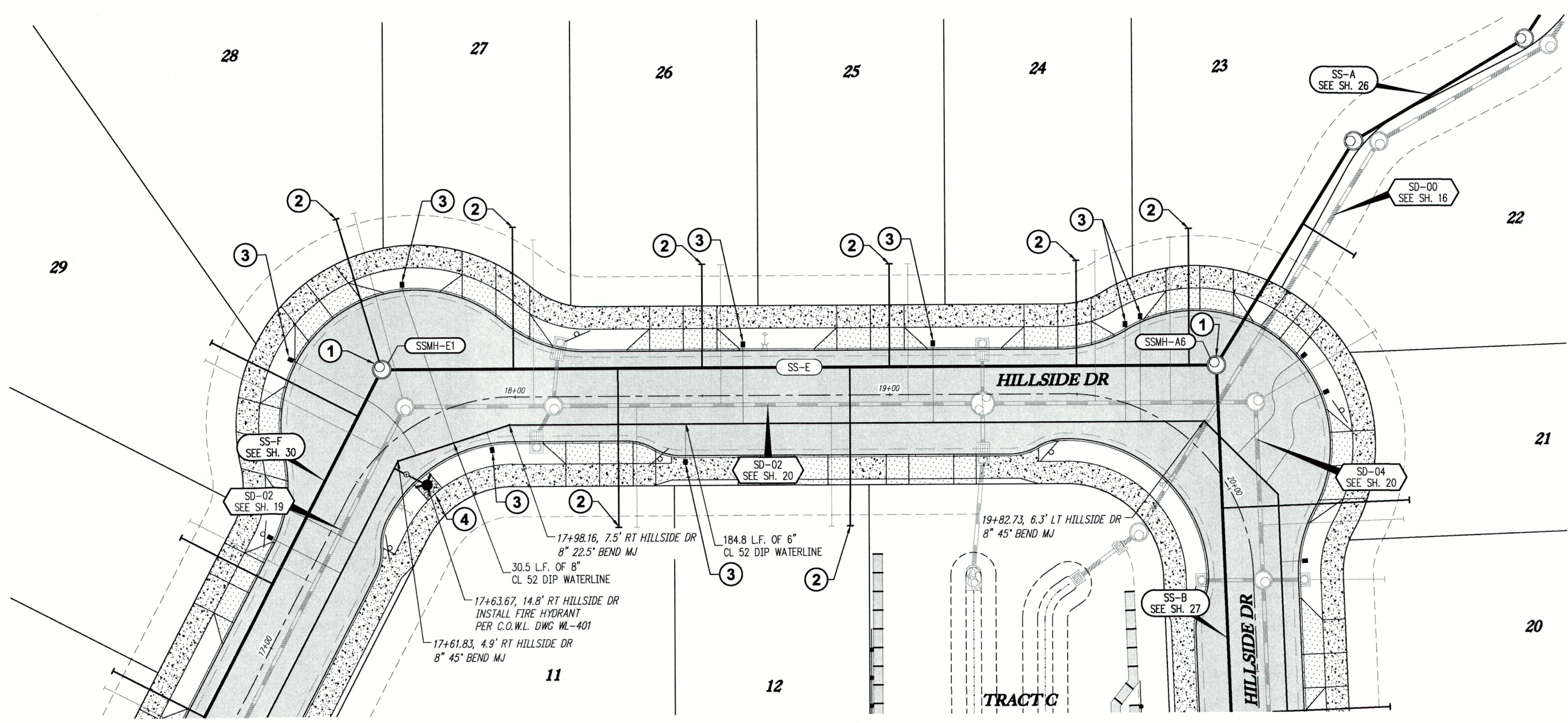
- ① INSTALL STANDARD 48" MANHOLE PER C.O.W.L. DWG WL-207
- ② INSTALL SANITARY SEWER LATERAL PER C.O.W.L. DWG WL-218
- ③ INSTALL WATER METER BOX AND 1" WATER SERVICE CONNECTION PER C.O.W.L. DWG WL-402
- ④ INSTALL FIRE HYDRANT PER C.O.W.L. DWG WL-401

**SANITARY SEWER LATERAL TABLE**

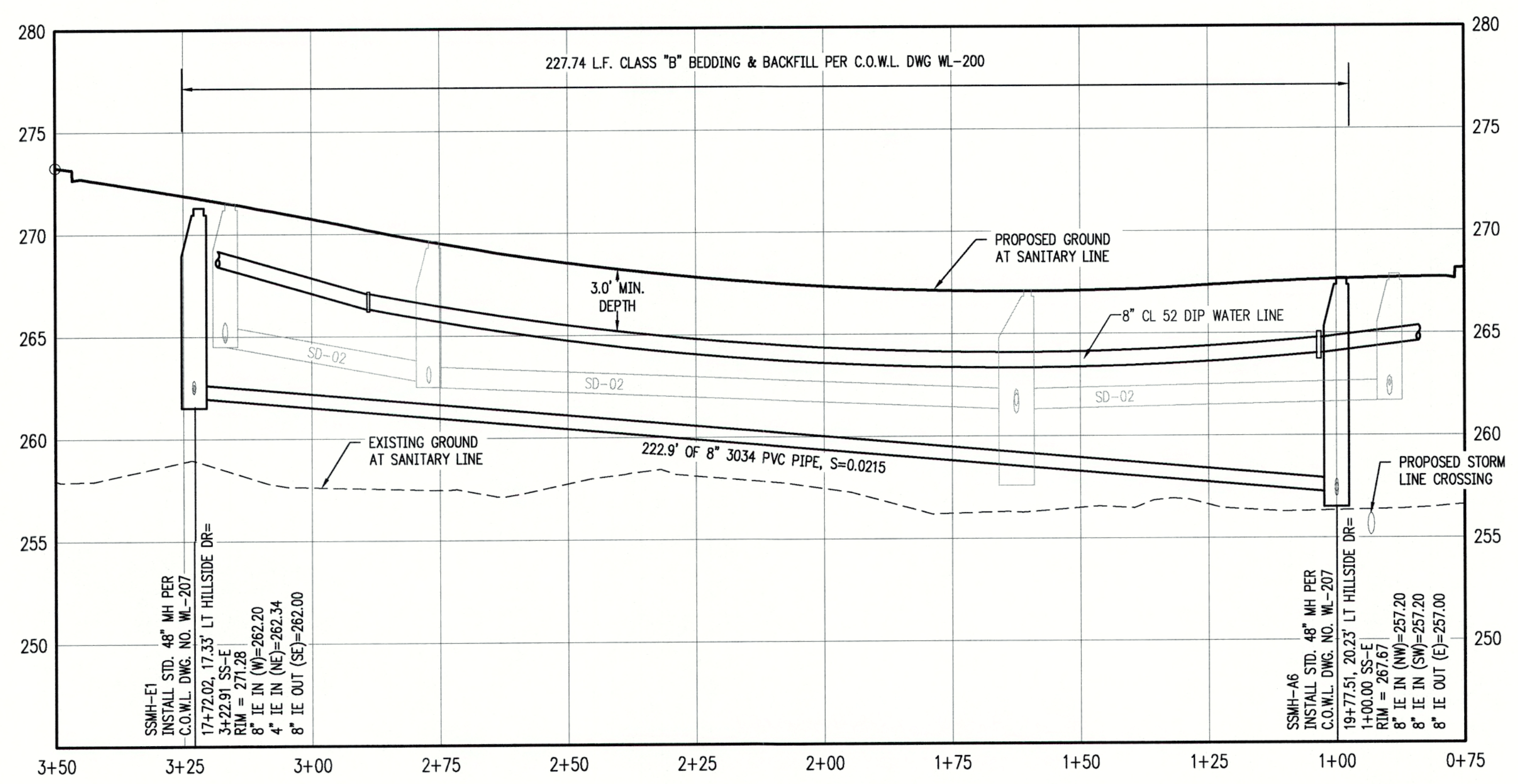
LOT NUM.	STA @ M.L.	SIZE & MATERIAL	LEN	I.E. @ M.L.	ASB	I.E. @ PLUG	ASB	SL	ASB	COVER @ PLUG	ASB
11	2+60	4" 3034 PVC	42.6'	260.81		263.18		0.0556		6.0'	
12	1+98	4" 3034 PVC	42.5'	259.47		260.32		0.0200		5.3'	
23	1+07	4" 3034 PVC	36.4'	257.52		261.98		0.1223		6.0'	
24	1+37	4" 3034 PVC	28.0'	258.17		261.71		0.1262		6.0'	
25	1+87	4" 3034 PVC	27.4'	259.25		261.50		0.0823		6.0'	
26	2+37	4" 3034 PVC	27.6'	260.33		262.45		0.0770		6.0'	
27	2+88	4" 3034 PVC	37.8'	261.41		264.37		0.0784		6.0'	
28	3+23	4" 3034 PVC	42.1'	262.34		265.24		0.0690		6.0'	

**WATERLINE PIPE RESTRAINT TABLE:**

PIPE TYPE	PIPE SIZE	FITTING TYPE	RESTRAINT LENGTH
DIP	8"	11.25" BEND	4'
DIP	8"	22.5" BEND	7'
DIP	8"	45.0" BEND	14'



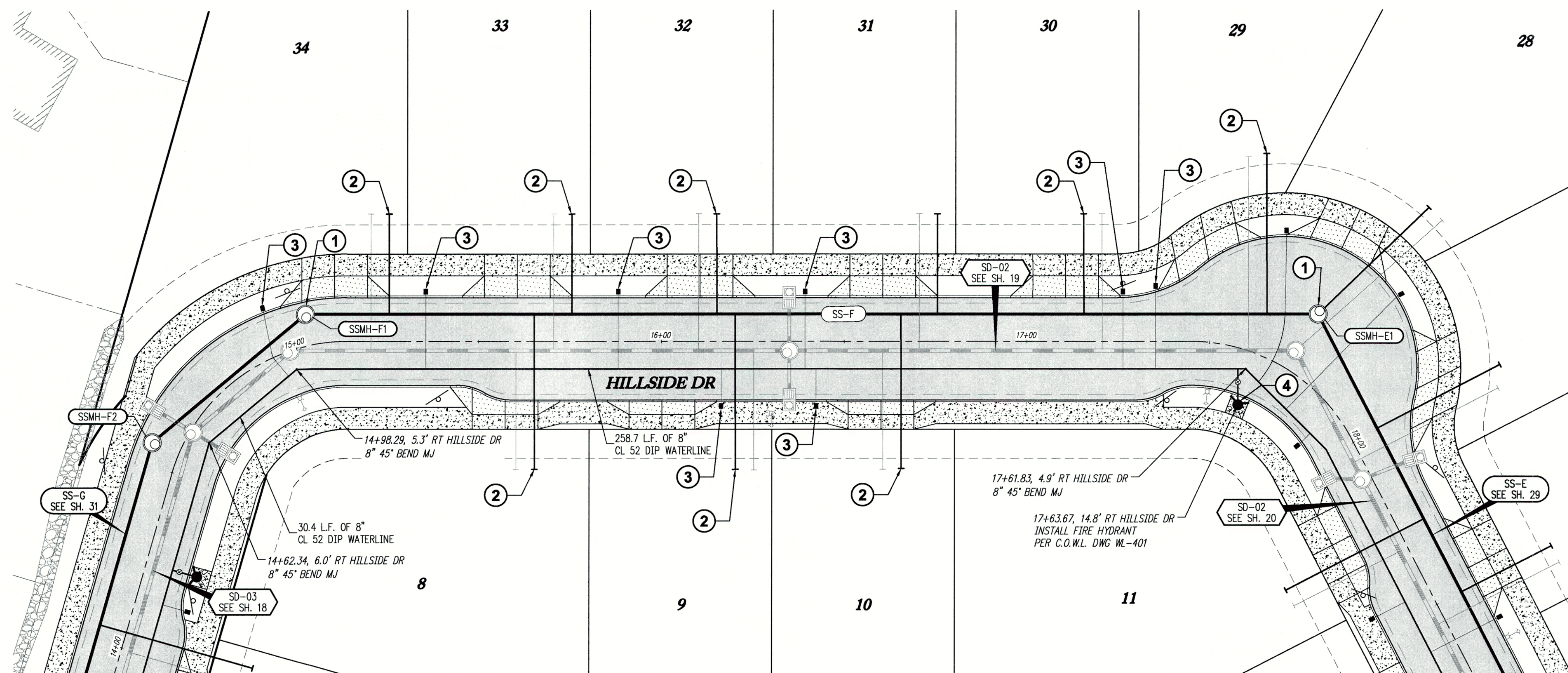
**SANITARY LINE SS-E & WATER LINE - PLAN**  
 SCALE: 1"=20'



**SANITARY LINE SS-E & WATER LINE - PROFILE**  
 SCALE: H:1"=20' V:1"=5'

CITY OF  
**West Linn** ENGINEERING  
 APPROVED  
 DATE 9/12/18 BY EC

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



**SANITARY LINE SS-F & WATER LINE - PLAN**

SCALE: 1"=20'



**GENERAL NOTES:**

- A. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION & DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- B. BACKFILL NOTE: UNLESS NOTED OTHERWISE, PIPES UNDER PAVED SURFACE REQUIRE GRANULAR BACKFILL. FOR PIPES OUTSIDE PAVEMENT, NATIVE BACKFILL IS PERMITTED.
- C. RESTRAIN ALL WATER MAIN FITTINGS

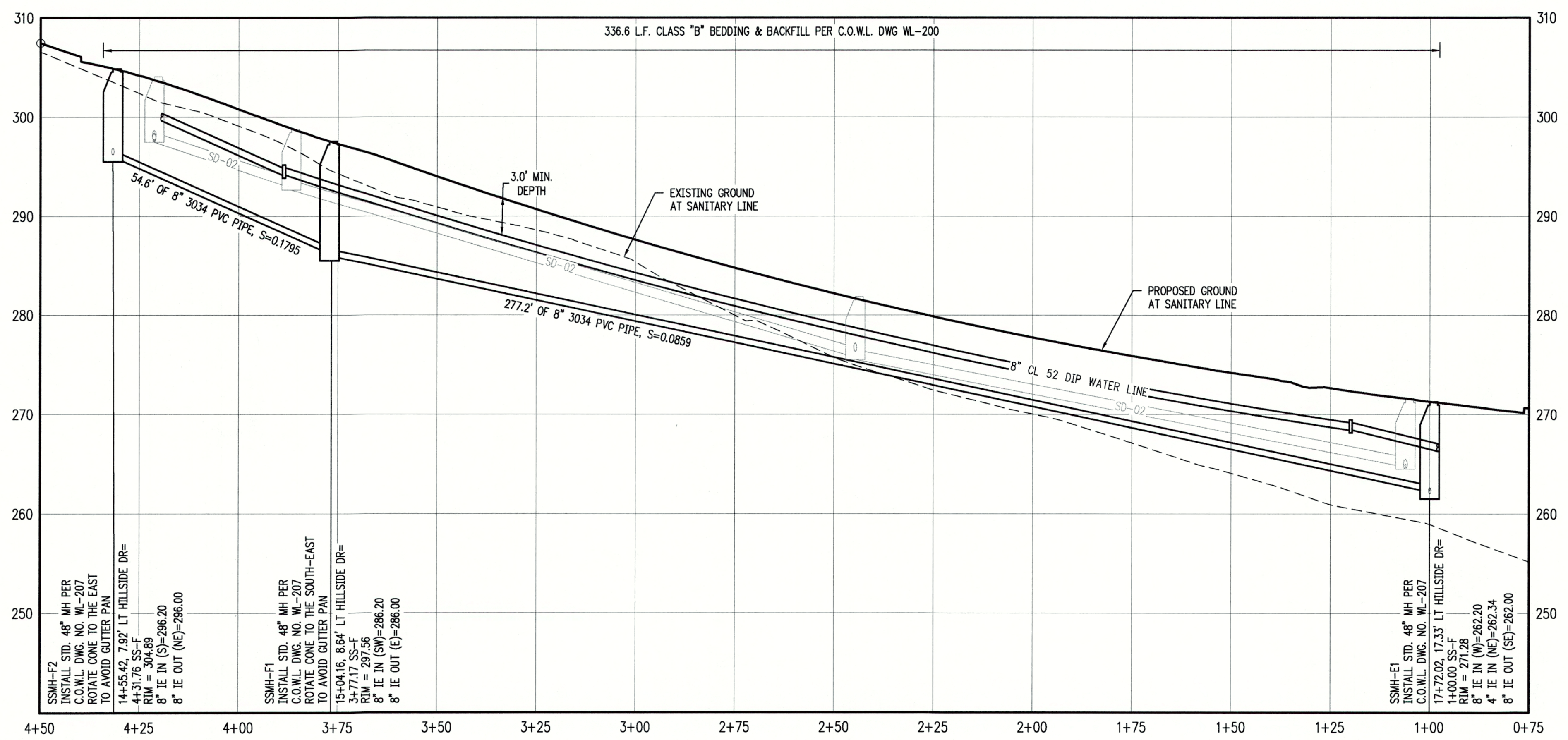
**CONSTRUCTION NOTES:**

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- ② INSTALL SANITARY SEWER LATERAL PER C.O.W.L. DWG WL-218
- ③ INSTALL WATER METER BOX AND 1" WATER SERVICE CONNECTION PER C.O.W.L. DWG WL-402
- ④ INSTALL FIRE HYDRANT PER C.O.W.L. DWG WL-401

SANITARY SEWER LATERAL TABLE										
LOT NUM.	STA @ M.L.	SIZE & MATERIAL	LEN	I.E. @ M.L.	ASB	I.E. @ PLUG	ASB	SL	COVER @ PLUG	ASB
8	3+14	4" 3034 PVC	42.6'	280.77		283.57		0.0658	6.0'	
9	2+59	4" 3034 PVC	42.5'	276.06		277.36		0.0305	6.0'	
10	2+14	4" 3034 PVC	42.3'	272.17		273.12		0.0226	6.0'	
29	1+14	4" 3034 PVC	43.9'	263.60		266.42		0.0643	6.0'	
30	1+64	4" 3034 PVC	27.4'	267.87		269.57		0.0619	6.0'	
31	2+04	4" 3034 PVC	27.4'	271.31		272.52		0.0442	6.0'	
32	2+65	4" 3034 PVC	27.4'	276.49		278.11		0.0592	6.0'	
33	3+04	4" 3034 PVC	27.3'	279.89		282.54		0.0969	6.0'	
34	15+26	4" 3034 PVC	27.3'	284.19		288.99		0.1760	6.0'	

**WATERLINE PIPE RESTRAINT TABLE:**

PIPE TYPE	PIPE SIZE	FITTING TYPE	RESTRAINT LENGTH
DIP	8"	11.25' BEND	4'
DIP	8"	22.5' BEND	7'
DIP	8"	45.0' BEND	14'



**SANITARY LINE SS-F & WATER LINE - PROFILE**

SCALE: H:1"=20' V:1"=8'

CITY OF WEST LINN ENGINEERING  
**APPROVED**  
 DATE 9/16/18 BY EC

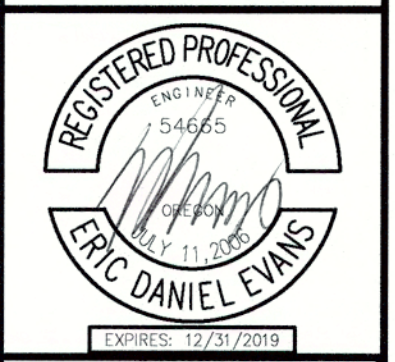
THIS PLAN REVIEW APPROVAL DOES NOT PREVENT THE FIELD INSPECTOR FROM REQUIRING FURTHER CODE CORRECTIONS.

CHENE BLANC SUBDIVISION  
 34 LOT SUBDIVISION  
 TAX MAP 2S1E14CA  
 TAX LOT 200  
 WEST LINN, OREGON

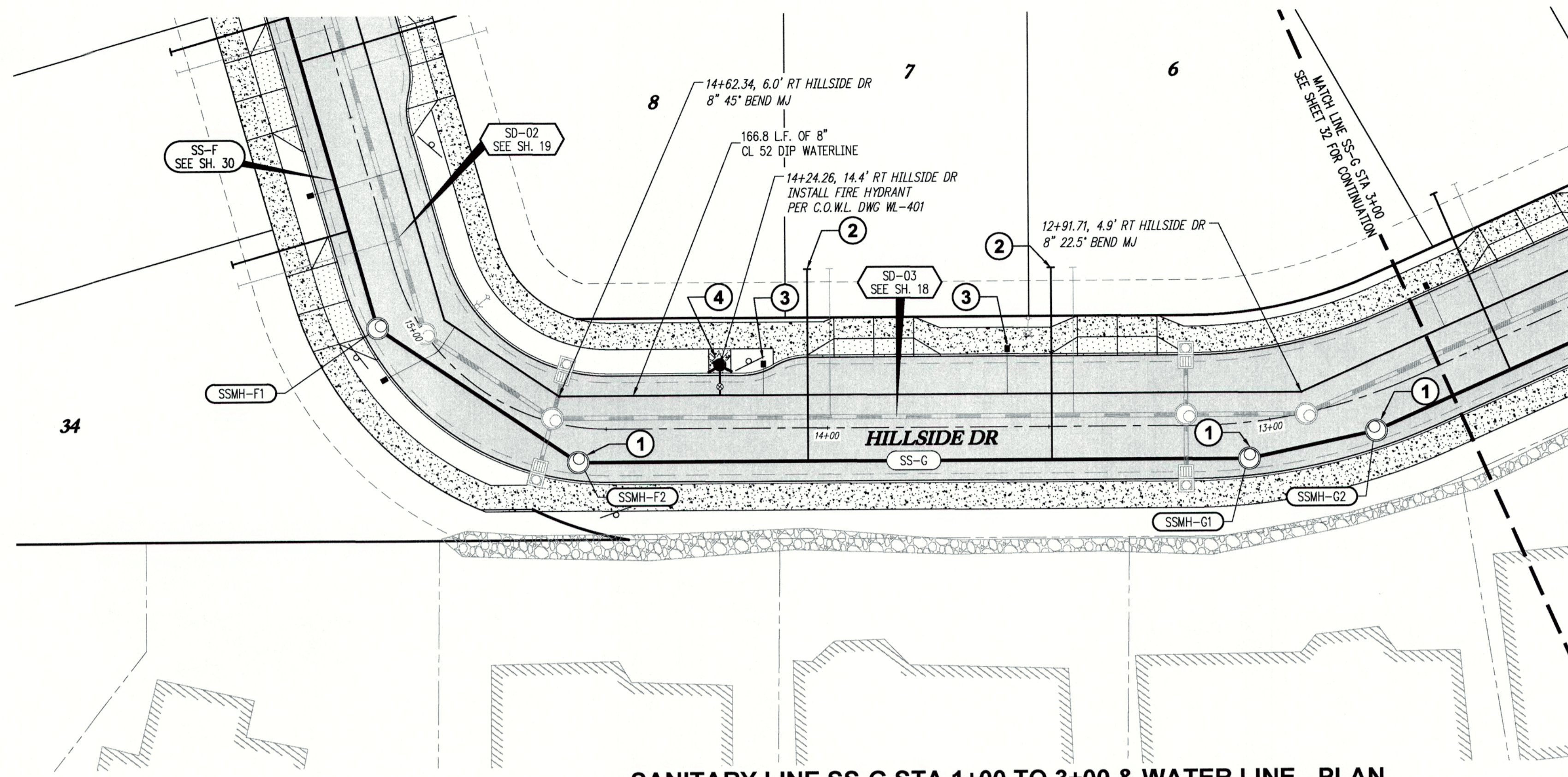
**SANITARY LINE SS-F & WATERLINE PLAN & PROFILE**

REVISIONS	
NO.	DATE
1	05/2018
2	06/2018

**EMERIO Design**  
 6445 SW FALLBROOK BLVD, SUITE 100  
 BEAVERTON, OREGON 97008  
 TEL: (503) 746-8812  
 FAX: (503) 639-9592  
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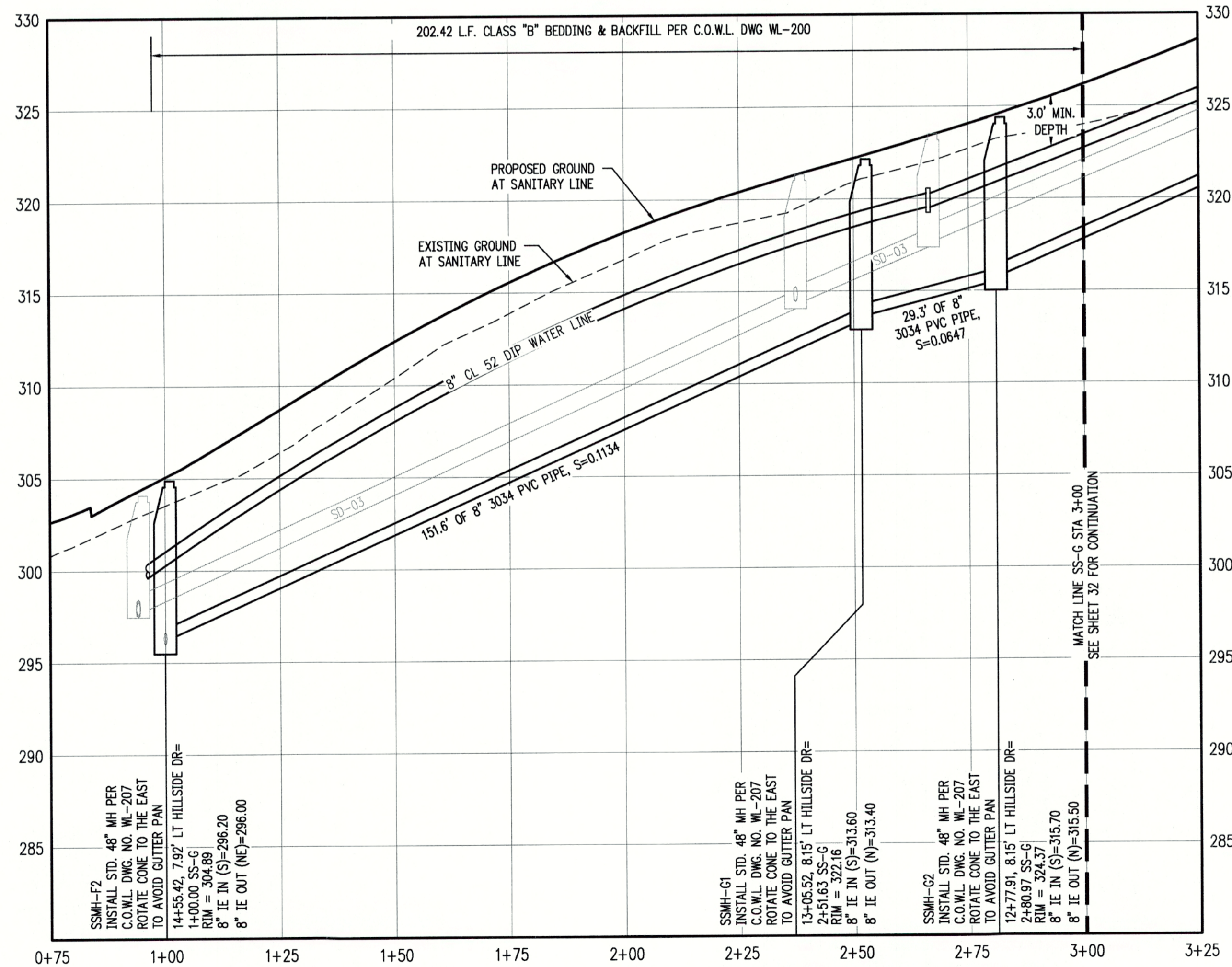


SHEET  
**30**  
 OF  
**38**



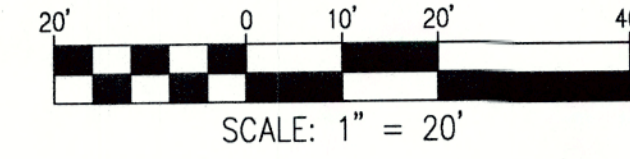
**SANITARY LINE SS-G STA 1+00 TO 3+00 & WATER LINE - PLAN**

SCALE: 1"=20'



**SANITARY LINE SS-G STA 1+00 TO 3+00 & WATER LINE - PROFILE**

SCALE: H:1"=20' V:1"=5'



**GENERAL NOTES:**

- A. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION & DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- B. BACKFILL NOTE: UNLESS NOTED OTHERWISE, PIPES UNDER PAVED SURFACE REQUIRE GRANULAR BACKFILL. FOR PIPES OUTSIDE PAVEMENT, NATIVE BACKFILL IS PERMITTED.
- C. RESTRAIN ALL WATER MAIN FITTINGS

**CONSTRUCTION NOTES:**

- ① INSTALL STANDARD 48" MANHOLE PER C.O.W.L. DWG WL-207
- ② INSTALL SANITARY SEWER LATERAL PER C.O.W.L. DWG WL-218
- ③ INSTALL WATER METER BOX AND 1" WATER SERVICE CONNECTION PER C.O.W.L. DWG WL-402
- ④ INSTALL FIRE HYDRANT PER C.O.W.L. DWG WL-401

**SANITARY SEWER LATERAL TABLE**

LOT NUM.	STA @ M.L.	SIZE & MATERIAL	LEN	I.E. @ M.L.	ASB	I.E. @ PLUG	ASB	SL	ASB	COVER @ PLUG	ASB
6	2+07	4" 3034 PVC	43.6'	308.50		312.97		0.1026		6.0'	
7	1+52	4" 3034 PVC	43.5'	302.26		306.69		0.1019		6.0'	

**WATERLINE PIPE RESTRAINT TABLE:**

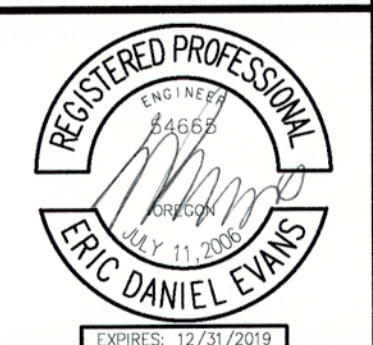
PIPE TYPE	PIPE SIZE	FITTING TYPE	RESTRAINT LENGTH
DIP	8"	11.25' BEND	4'
DIP	8"	22.5' BEND	7'
DIP	8"	45.0' BEND	14'

CHENE BLANC SUBDIVISION  
34 LOT SUBDIVISION  
TAX MAP 251E14CA  
TAX LOT 200  
WEST LINN, OREGON

SAN. LINE SS-G STA 1+00  
TO 3+00 & WATERLINE  
PLAN & PROFILE

REVISIONS	
NO.	DESCRIPTION
1	05/2018 1ST SUBMITTAL
2	08/2018 2ND SUBMITTAL

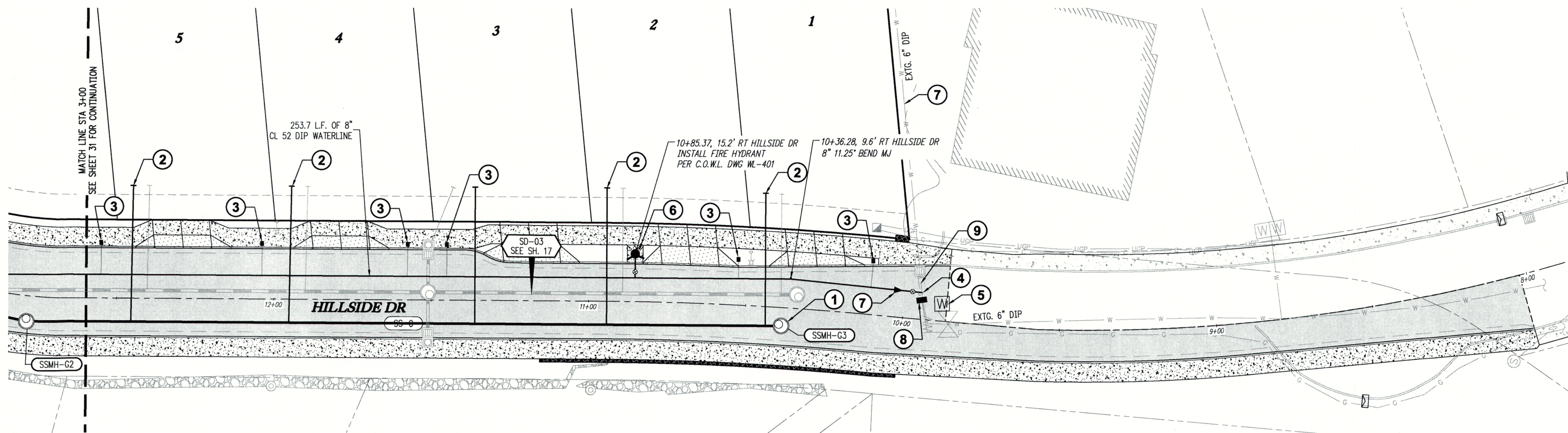
**EMERIO**  
*Design*  
6445 SW FALLBROOK PLACE, SUITE 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-8812  
FAX: (503) 639-9562  
www.emeriodesign.com



CITY OF WEST LINN ENGINEERING  
**APPROVED**  
DATE 9/12/18 BY EL

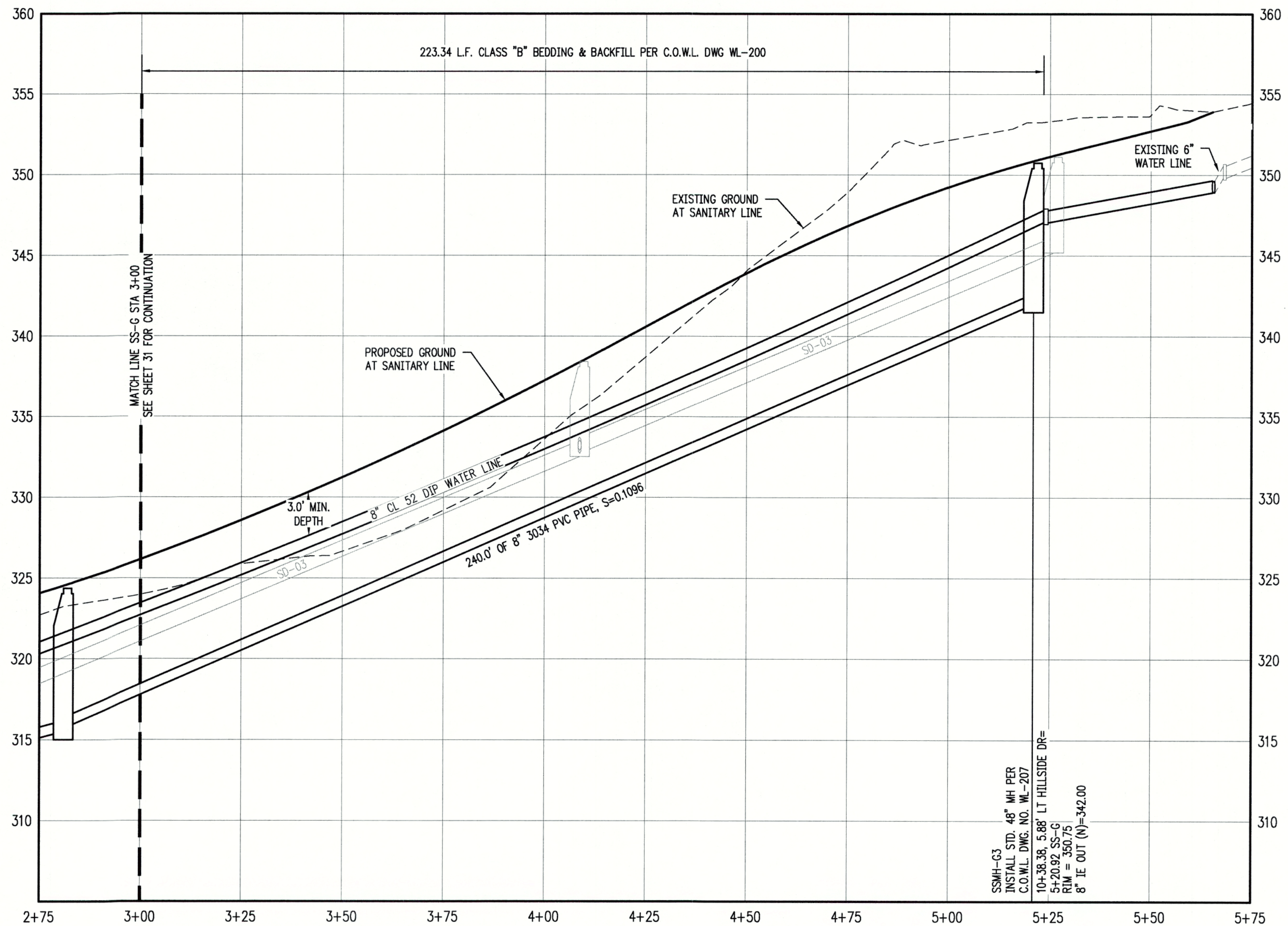
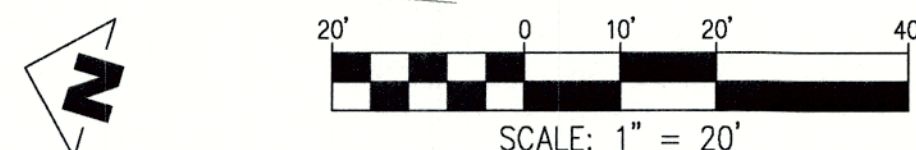
THIS PLAN REVIEW APPROVAL DOES NOT PREVENT THE FIELD INSPECTOR FROM REQUIRING FURTHER CODE CORRECTIONS.

SHEET  
**31**  
OF  
**38**



**SANITARY LINE SS-F STA 3+00 TO 5+75 & WATER LINE - PLAN**

SCALE: 1"=20'



**SANITARY LINE SS-F STA 3+00 TO 5+75 & WATER LINE - PROFILE**

SCALE: H:1"=20' V:1"=5'

**GENERAL NOTES:**

- A. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION & DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- B. BACKFILL NOTE: UNLESS NOTED OTHERWISE, PIPES UNDER PAVED SURFACE REQUIRE GRANULAR BACKFILL. FOR PIPES OUTSIDE PAVEMENT, NATIVE BACKFILL IS PERMITTED.
- C. RESTRAIN ALL WATER MAIN FITTINGS

**CONSTRUCTION NOTES:**

- ① INSTALL STANDARD 48" MANHOLE PER C.O.W.L. DWG WL-207
- ② INSTALL SANITARY SEWER LATERAL PER C.O.W.L. DWG WL-218
- ③ INSTALL WATER METER BOX AND 1" WATER SERVICE CONNECTION PER C.O.W.L. DWG WL-402
- ④ 6" TAPPING SLEEVE AND VALVE PER C.O.W.L. DWG WL-410
- ⑤ RELOCATE EXISTING WATER METER. COORDINATE WITH CITY OF WEST LINN.
- ⑥ INSTALL FIRE HYDRANT PER C.O.W.L. DWG WL-401
- ⑦ INSTALL 8" X 6" MJ REDUCER ~24" NORTH OF NEW TAP
- ⑧ INSTALL STRADDLE BLOCK PER DETAIL WL-408
- ⑨ AFTER TESTING AND ACCEPTANCE OF THE NEW ONSITE WATER SYSTEM AND IN COORDINATION WITH CONSTRUCTION NOTE 6 ON SHEET 28. PERFORMING A SHUTDOWN, REMOVE 36" OF EXISTING 6" MAIN. INSTALL MJ CAPS ON EACH CUT END.

LOT NUM.	STA @ M.L.	SIZE & MATERIAL	LEN	I.E. @ M.L.	ASB	I.E. @ PLUG	ASB	SL	ASB	COVER @ PLUG	ASB
1	5+16	4" 3034 PVC	42.3'	341.62		344.59		0.0702		6.0'	
2	4+66	4" 3034 PVC	43.7'	336.09		340.03		0.0902		6.0'	
3	4+24	4" 3034 PVC	43.6'	331.50		334.50		0.0689		6.0'	
4	3+64	4" 3034 PVC	43.6'	325.02		327.05		0.0467		6.0'	
5	3+14	4" 3034 PVC	43.4'	319.51		321.66		0.0496		6.0'	

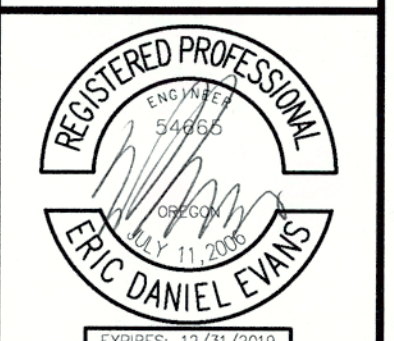
PIPE TYPE	PIPE SIZE	FITTING TYPE	RESTRAINT LENGTH
DIP	8"	11.25" BEND	4'
DIP	8"	22.5" BEND	7'
DIP	8"	45.0" BEND	14'

CHENE BLANC SUBDIVISION  
34 LOT SUBDIVISION  
TAX MAP 2S1E14CA  
TAX LOT 200  
WEST LINN, OREGON

SAN. LINE SS-G STA 3+00 TO 5+75 & WATERLINE  
PLAN & PROFILE

NO.	DATE	DESCRIPTION
1	05/2018	1ST SUBMITTAL
2	06/2018	2ND SUBMITTAL

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DATE 8/16/18 BY EC

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FILE P: \523-001 Chene Blanc Subdivision [dwg] \523-001\_32ss06 Layout: 32 SAN. LINE SS-G STA 3+00 TO 5+75 & WATERLINE PLAN & PROFILE, Plot Date: 8/21/2018 1:06 PM, by: Tyler Korb



**PUBLIC STREET LIGHTING OPTION "A" NOTES:**

1. LIGHT POLE SHALL BE 30-FOOT DIRECT BURIED, 25-FOOT MOUNTING HEIGHT, TWO-PIECE BRONZE, FIBERGLASS LIGHT POLE.

PGE APPROVED LIGHT POLES ARE:  
SHAKESPEARE BHT309955BL9901  
CMT MDS30-F-100-S2-HS-PC-NP-1B-22

PGE APPROVED STUBS ARE:  
SHAKESPEARE BHS3099N3BL9901  
CMT 25-STUB-UP

2. JUNCTION BOXES SHALL BE PGE APPROVED SPLICE BOXES.

PGE APPROVED JUNCTION BOXES ARE:  
NEWBASIS FCA132418T-00043  
QUAZITE A4213418A017  
ARMORCAST A6001946TAX18-PGE  
HIGHLINE CHA132418HE1

"ELECTRIC" OR "POWER" SHALL BE IN THE LID MARKING AREA.

3. LUMINAIRES SHALL BE PGE APPROVED 47 WATT LED, 240V, MAST-ARM MOUNTED, BRONZE SHOEBOX FLAT LENS FIXTURE WITH A NORMAL POWER FACTOR REACTOR BALLAST, WITH TWISTLOCK P.E. RECEPTACLE.

PGE APPROVED COBRAHEAD LUMINAIRES ARE:  
47W CREE STR-LWY-2M-HT-02-E-UL-BZ-700-40K-R-UTL

4. THE PHOTOELECTRIC CONTROL SHALL BE PGE APPROVED EXTENDED LIFE TWISTLOCK, FAIL-ON, ELECTRONIC, 105-300 VAC, 60 HZ, PER ANSI 136.10, BRONZE HOUSING, 1.5 LUMEN TURN-ON, RATED 1000W TUNGSTEN (1800 VA BALLAST) 1.5:1 TURN-OFF/TURN-ON RATIO, SOLID BRASS PLUG BLADES, CONFORMABLY COATED CDS CELL, 160 JOULE MOV, 2-4 SEC. TURN-OFF DELAY.

PGE APPROVED PHOTOELECTRIC CONTROLS ARE:  
RIPLEY RD8645  
DTL DLL 1271.5 J50

5. THE WIRING FROM THE SPLICE BOX TO THE LUMINAIRE SHALL BE PGE APPROVED #10AWG, 600-VOLT, 3-CONDUCTOR, CLASS B STANDING TYPE TC WITH 45-MIL SUNLIGHT RESISTANT PVC JACKET, SUITABLE FOR DIRECT BURIED APPLICATIONS. RATED 90°C DRY AND 75°C WET. FOR 240-VOLT APPLICATIONS, THE PGE WIRING CONFIGURATION IS:  
BLACK AND RED (HOT)  
GREEN (GROUND)

6. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO P.G.E. SCHEDULE "95" OPTION "A" SPECIFICATIONS. ALL MATERIALS AND INSTALLATION SHALL BE APPROVED BY P.G.E. LIGHT POLES AND STREET LIGHTS TO BE INSTALLED BY P.G.E.

7. LIGHTING CONTRACTOR/INSTALLER IS SOLELY RESPONSIBLE FOR INSTALLATION OF CORRECT MATERIAL BASED ON CURRENT PGE APPROVED MATERIAL LIST AND JURISDICTION SPECIFICATIONS AND STANDARDS. LIGHT POLE AND FIXTURE SUBMITTAL TO PROPER JURISDICTION RECOMMENDED.

 = INSTALL LUMINAIRE #  
(X = POLE #).

CITY OF **West Linn** ENGINEERING  
**APPROVED**  
DATE 8/15/18 BY *ec*

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**LIGHT POLE LOCATION TABLE**

POLE NUMBER	MH	WATTS	LUMENS	ARM	STREET	POLE TYPE	LLF
1	25 FT	47	3830	0.67	STREET A	FIBERGLASS POLE	0.85
2	25 FT	47	3830	0.67	STREET A	FIBERGLASS POLE	0.85
3	25 FT	47	3830	0.67	STREET A	FIBERGLASS POLE	0.85
4	25 FT	47	3830	0.67	STREET A	FIBERGLASS POLE	0.85
5	25 FT	47	3830	0.67	STREET A	FIBERGLASS POLE	0.85
6	25 FT	47	3830	0.67	STREET A	FIBERGLASS POLE	0.85
7	25 FT	47	3830	0.67	STREET A	FIBERGLASS POLE	0.85
8	25 FT	47	3830	0.67	STREET A	FIBERGLASS POLE	0.85
9	25 FT	47	3830	0.67	STREET A	FIBERGLASS POLE	0.85
10	25 FT	47	3830	0.67	STREET A	FIBERGLASS POLE	0.85

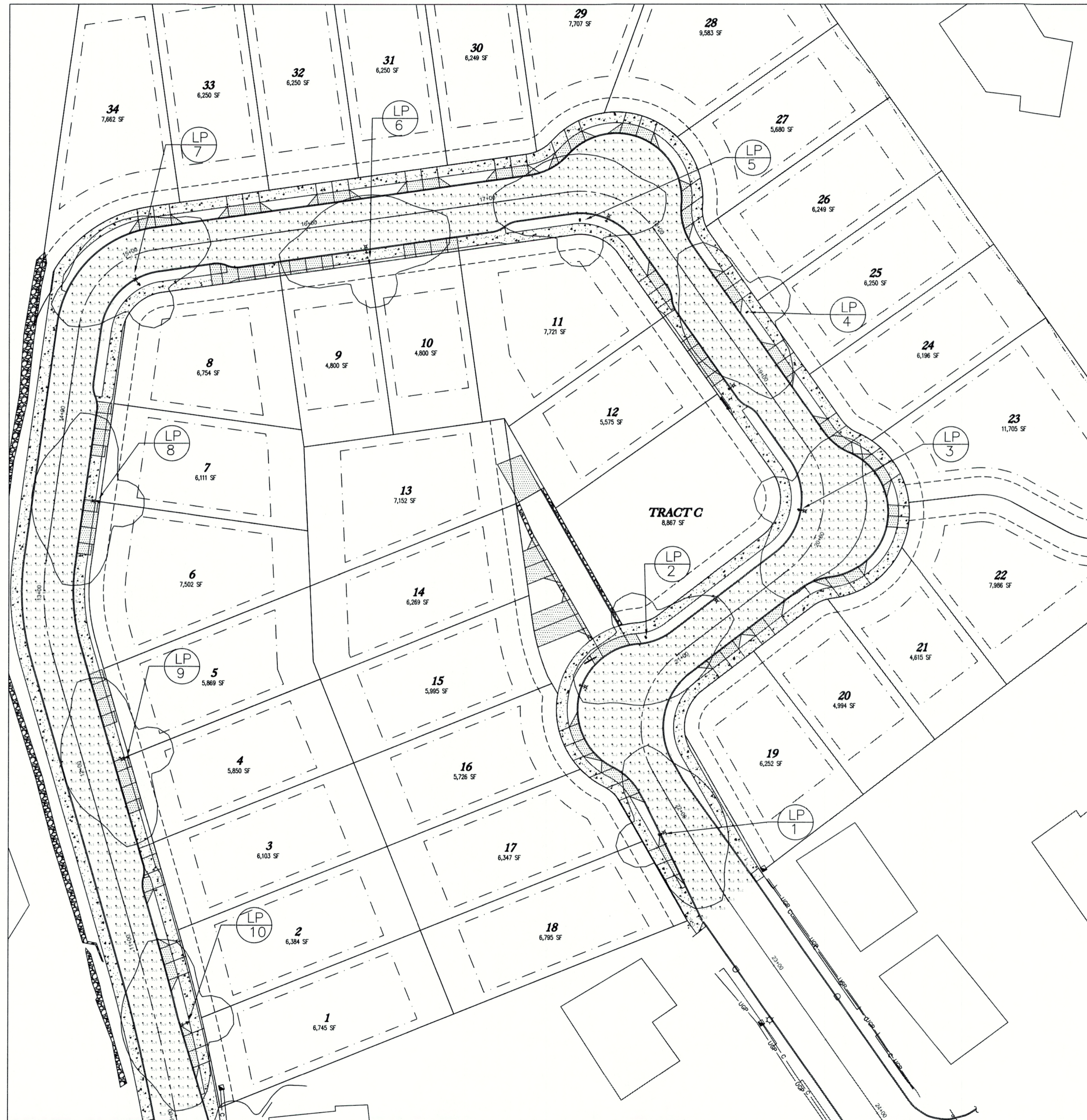
**NUMERIC SUMMARY**

PROJECT: CHENE BLANC

LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN
STREET A	ILLUMINANCE	FC	0.44	0.90	0.10	4.40



**STREETLIGHTING DESIGN**  
Scale: 1" = 30'



Northstar Electrical Contractors  
11055 S.W. Clay Street  
Sherwood, Oregon 97140  
Phone 503-612-0840  
Fax 503-612-0891  
Email adam.suminski@NorthStarElect.com



CHENE BLANC  
WEST LINN, OR

**CHENE BLANC SUBDIVISION**  
**34 LOT SUBDIVISION**  
**TAX MAP 2S1E14CA**  
**TAX LOT 200**  
**WEST LINN, OREGON**

**STREET LIGHTING PLAN**

REVISIONS	
NO.	DESCRIPTION
1	1ST SUBMITTAL
2	2ND SUBMITTAL

**EMERIO Design**  
6445 SW FALLERBOM PLACE, SUITE 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-8812  
FAX: (503) 639-9592  
www.emeriodesign.com



Title: STREET LIGHTING  
Designed by: Adam Suminski  
Checked by: Jesse Culp  
Date: July 20, 2018

DWG. NO  
**EL1**

SHEET  
**33**

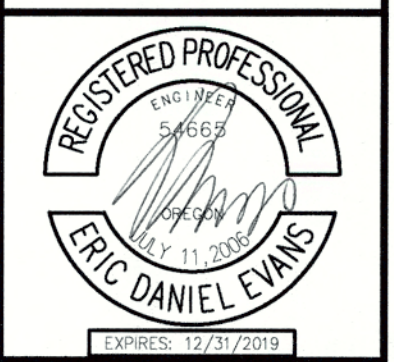
OF  
**38**

STREET TREE & SIGNAGE  
 PLAN

REVISIONS	
NO.	DESCRIPTION
1	05/2018 1ST SUBMITTAL
2	06/2018 2ND SUBMITTAL

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*Design*

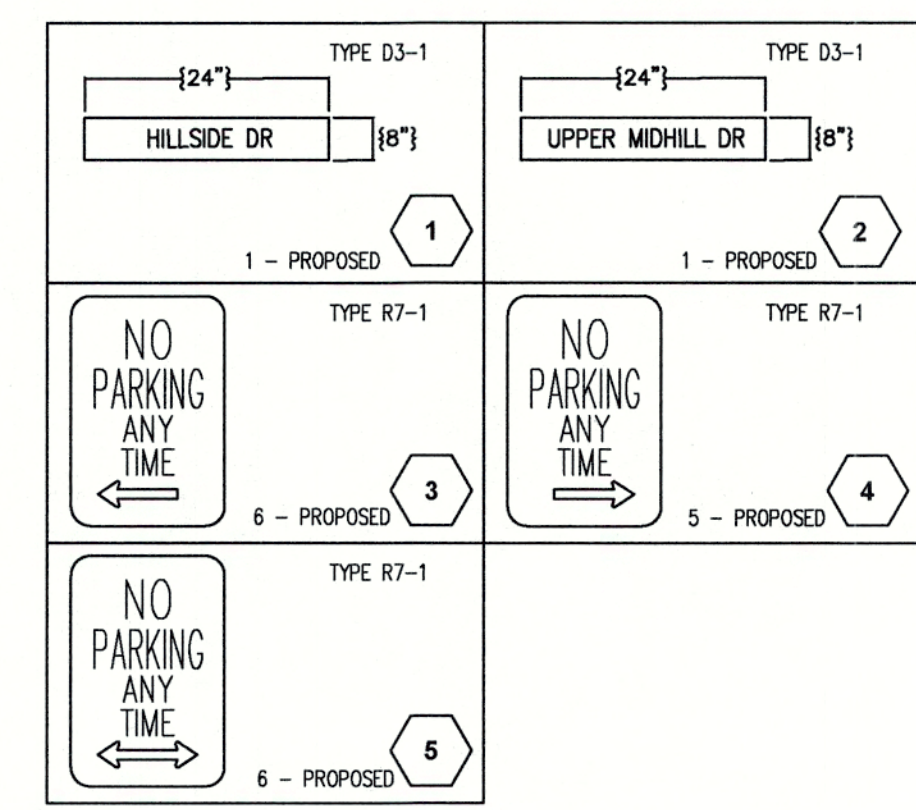
6445 SW FALLERBORG PLACE, SUITE 100  
 BEAMTOWN, OREGON 97006  
 TEL: (503) 746-8812  
 FAX: (503) 639-8592  
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**PARKING LEGEND:**

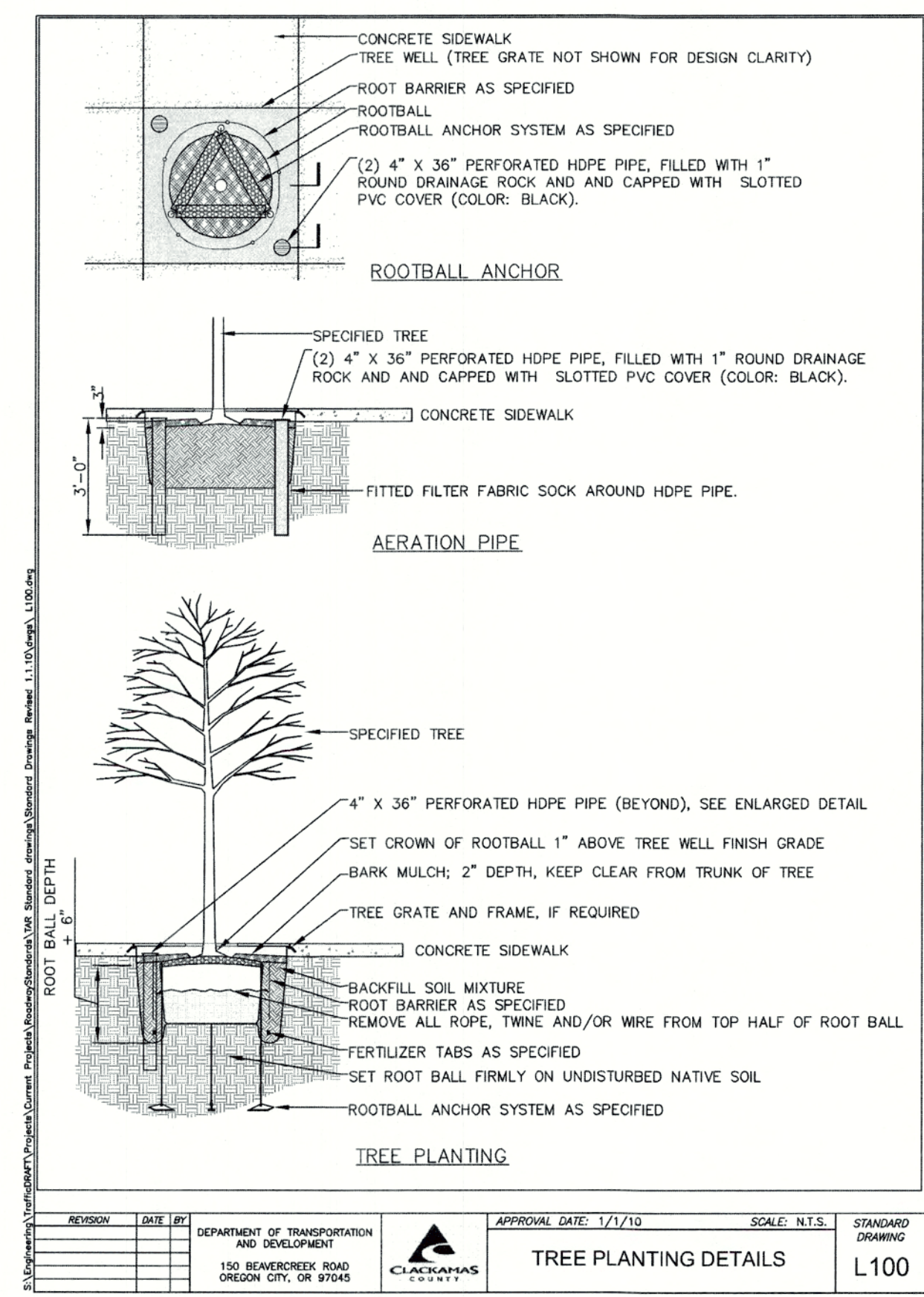
PROPOSED 20' PARKING SPACE - 17 SPACES

**PROPOSED SIGNS**



**PLANT LEGEND:**

SYMBOL	BOTANICAL/Common NAME	SIZE	QUANTITY
<b>TREES</b>			
	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY GINKGO	2" CAL	33
	CHAMAECYPARIS NOOTKATENSIS 'GREE ARROW' / GREEN ARROW ALASKAN CEDAR	6' HT. MIN.	9
	CUPRESSUS LEYLANDII 'GOLD RIDER' / GOLD RIDER LEYLAND CYPRESS	6' HT. MIN.	25
	PICEA PUNGENS 'GLAUCA FASTIGIATA' / COLUMNAR BLUE SPRUCE	6' HT. MIN.	27
	PINUS FLEXILIS 'VANDERWOLF' / VANDERWOLF PINE	6' HT. MIN.	26
	SEQUOIA DENDRON GIGANTEUM 'PENDULUM' / WEEPING GIANT SEQUOIA	6' HT. MIN.	4
<b>SHRUBS</b>			
	CAREX BUCHANANII 'RED ROOSTER' / RED ROOSTER SEDGE	1 GAL	27
	ILEX X MESERVEAE 'BLUE BOY' / BLUE BOY HOLLY	5 GAL	6
	ILEX X MESERVEAE 'BLUE GIRL' / BLUE GIRL HOLLY	5 GAL	9
<b>GROUNDCOVER</b>			
	ARCTOSTAPHYLOS UVA URSI 'MASS.' MASSACHUSETTS KINNICKINNICK (ALL PLANTER STRIPS - BETWEEN WALK AND CURB)	1 GAL	36" O.C.
	BARK MULCH (ALL PLANTER BEDS)		



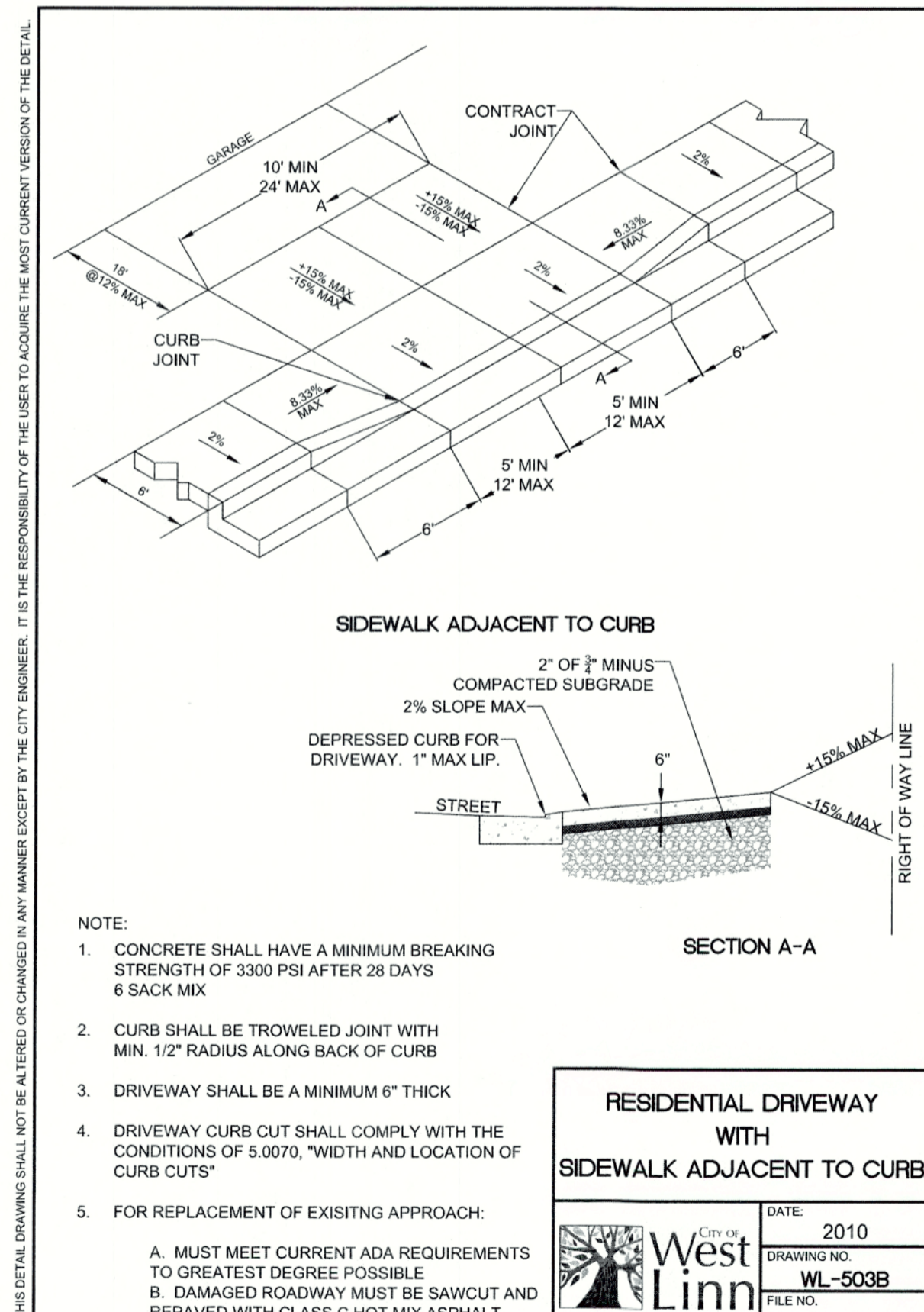
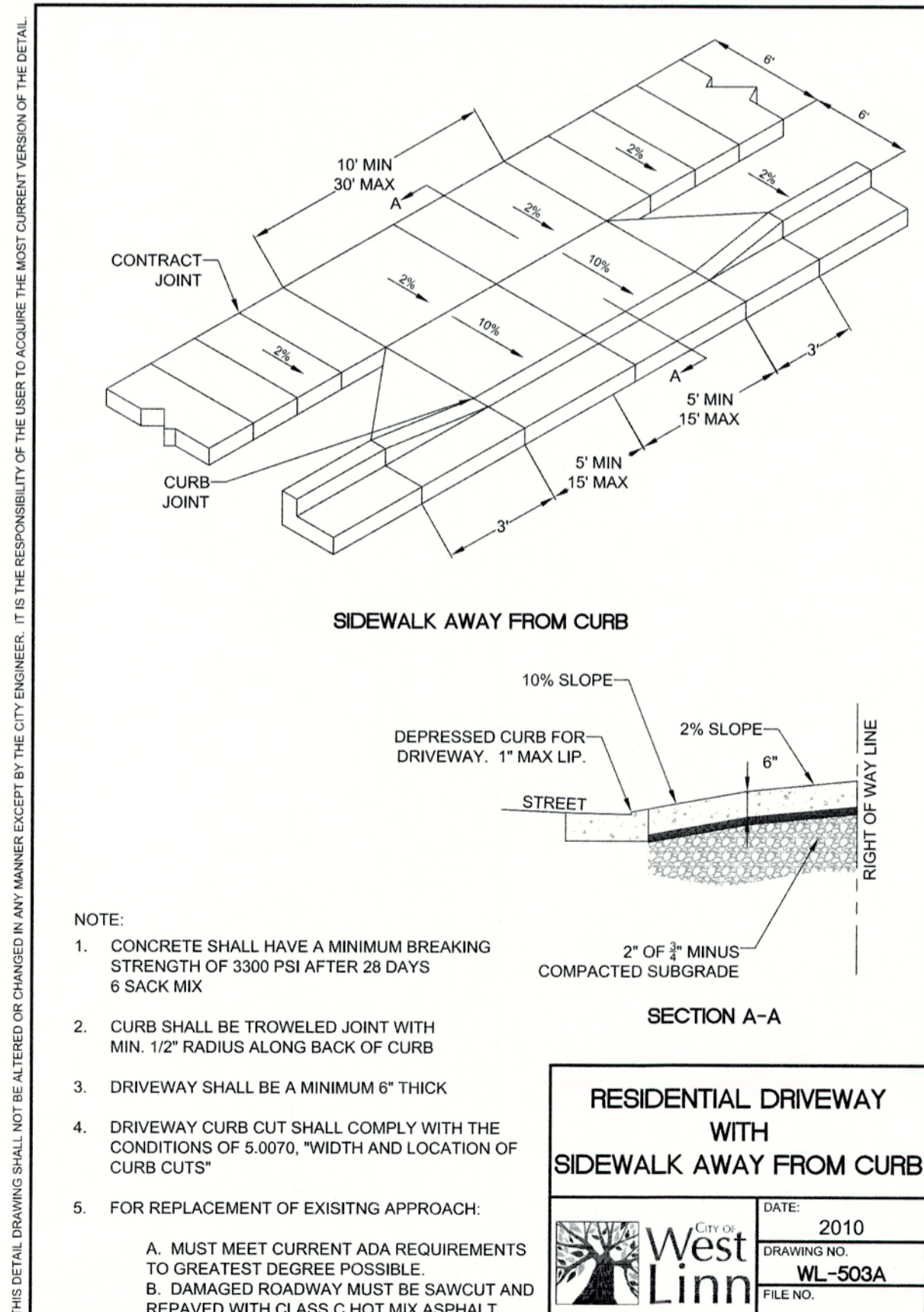
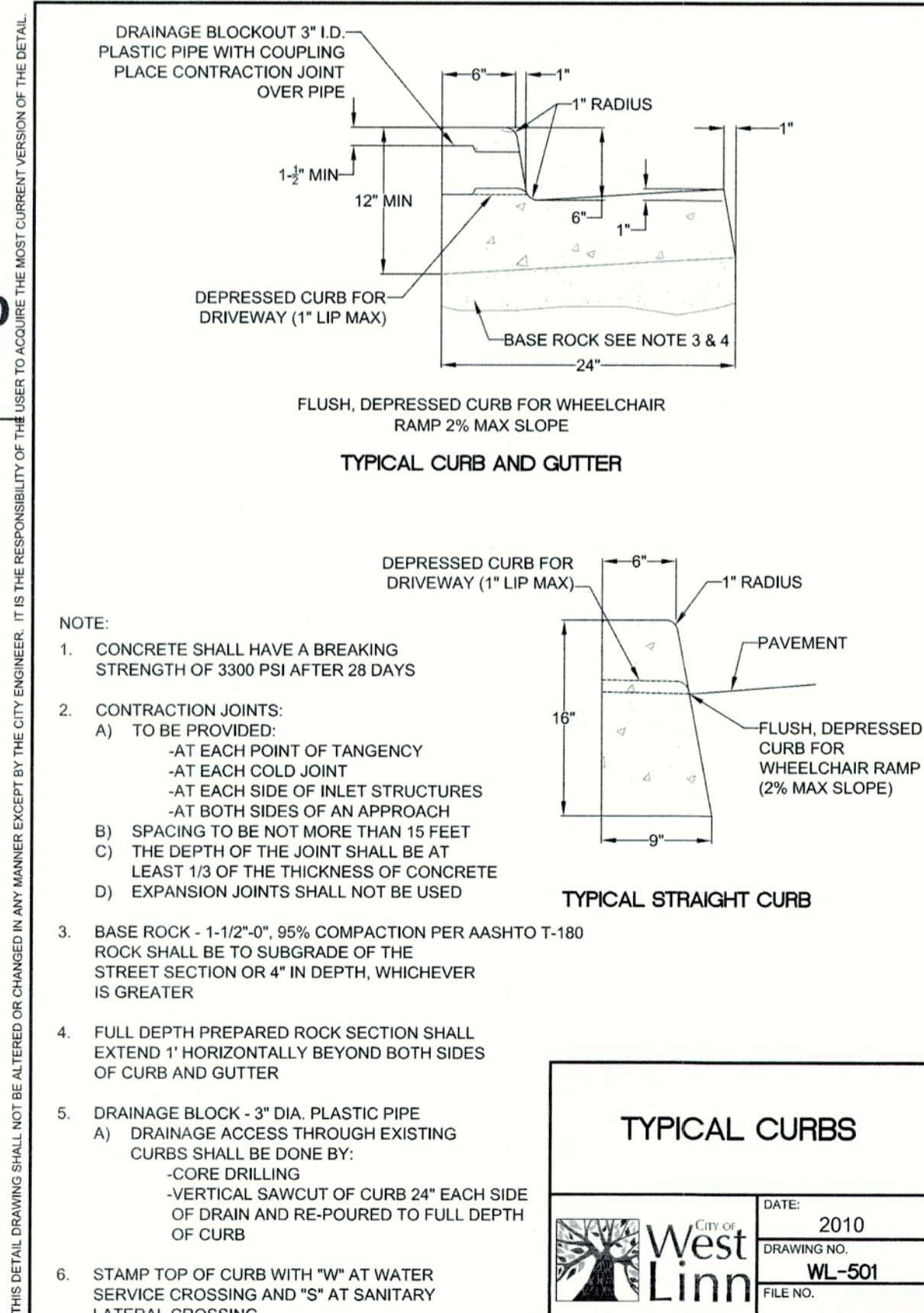
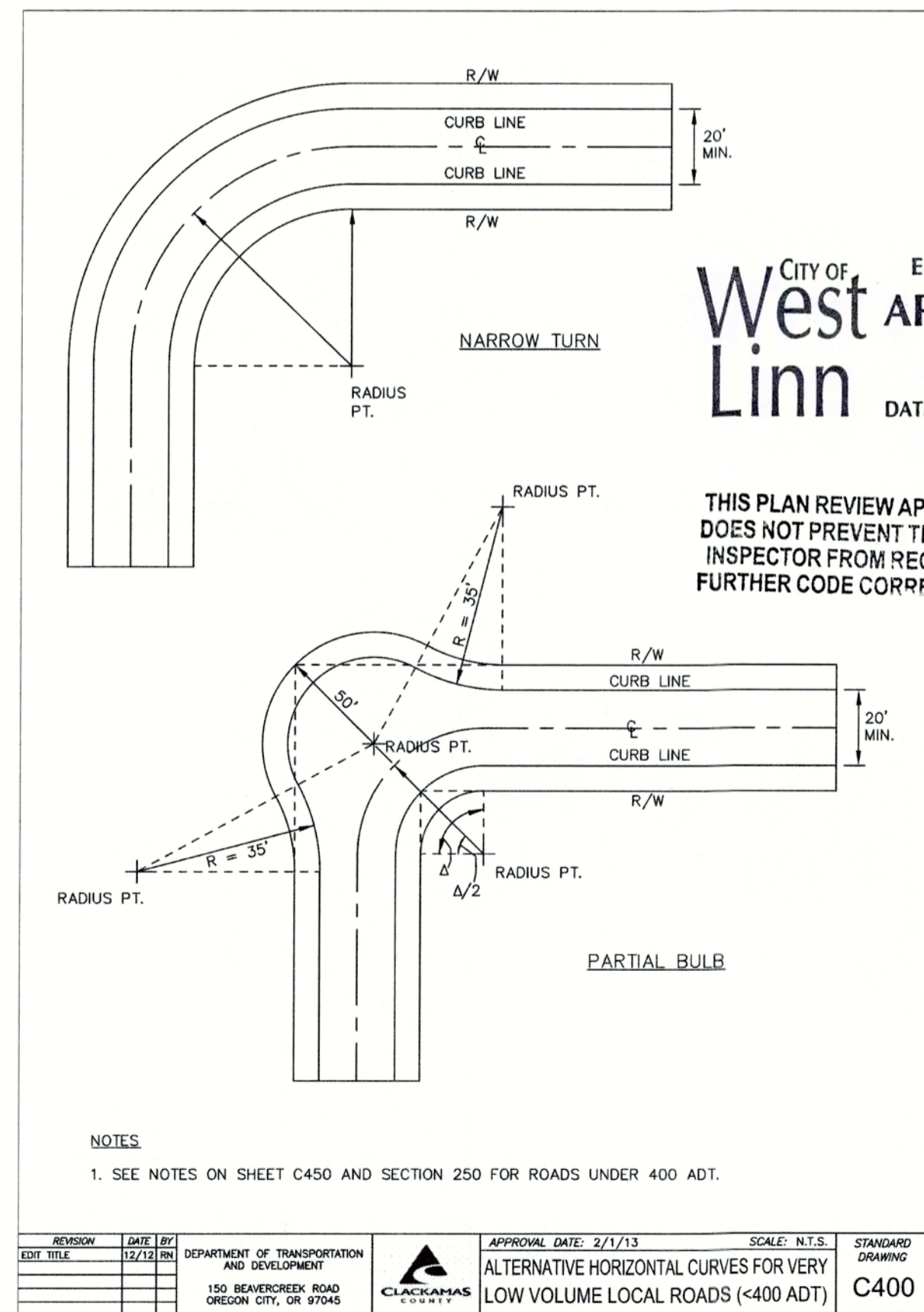
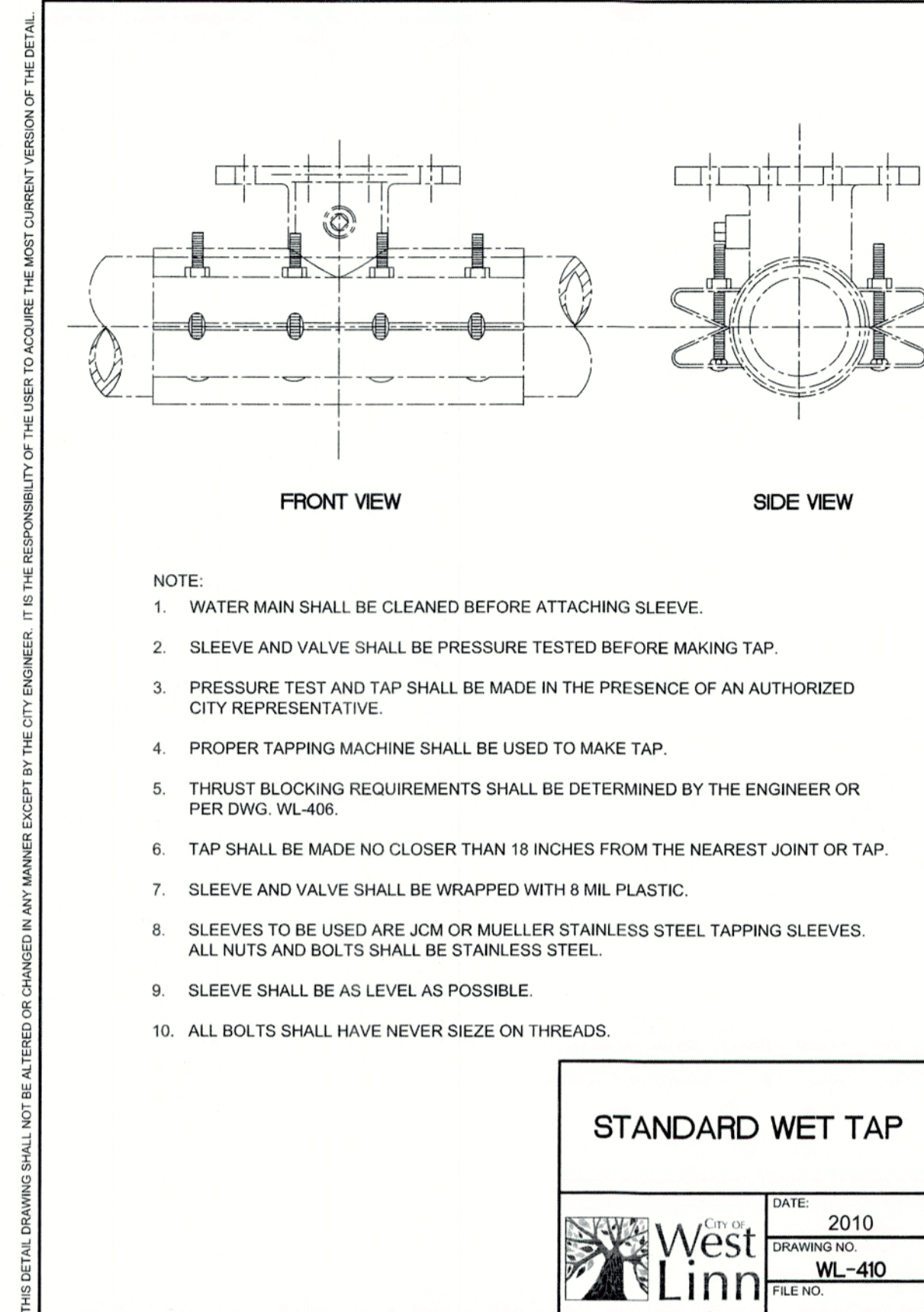
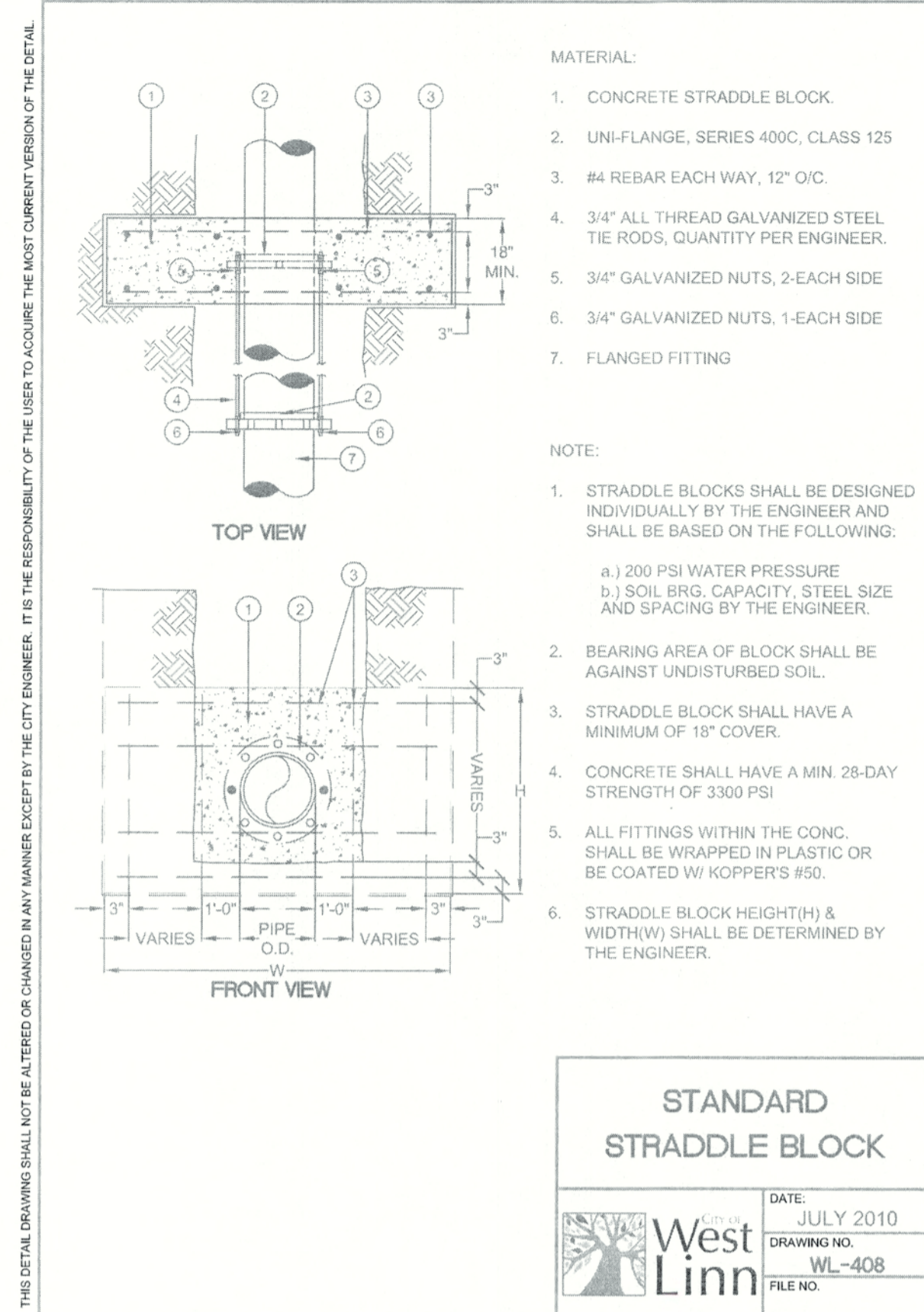
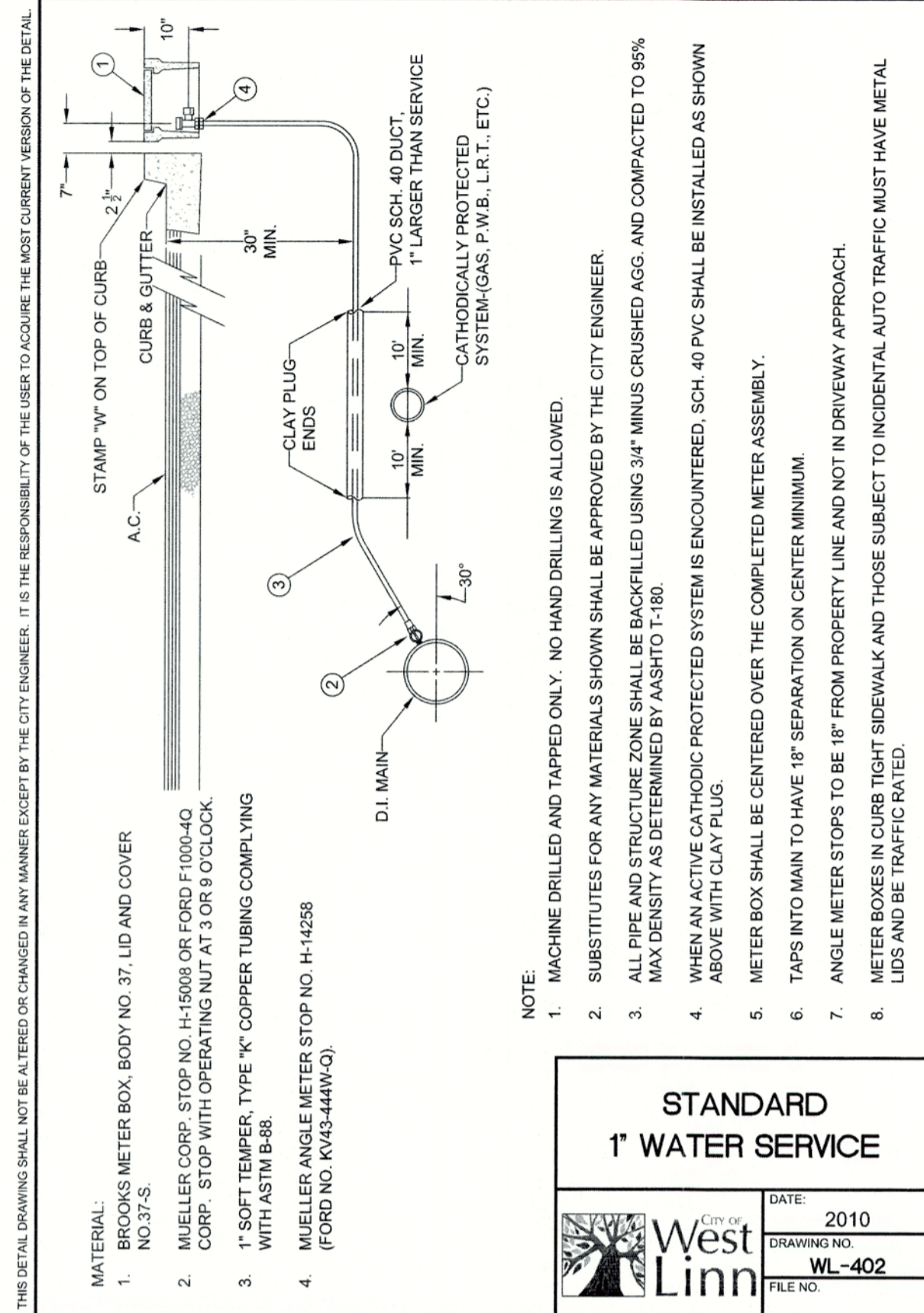
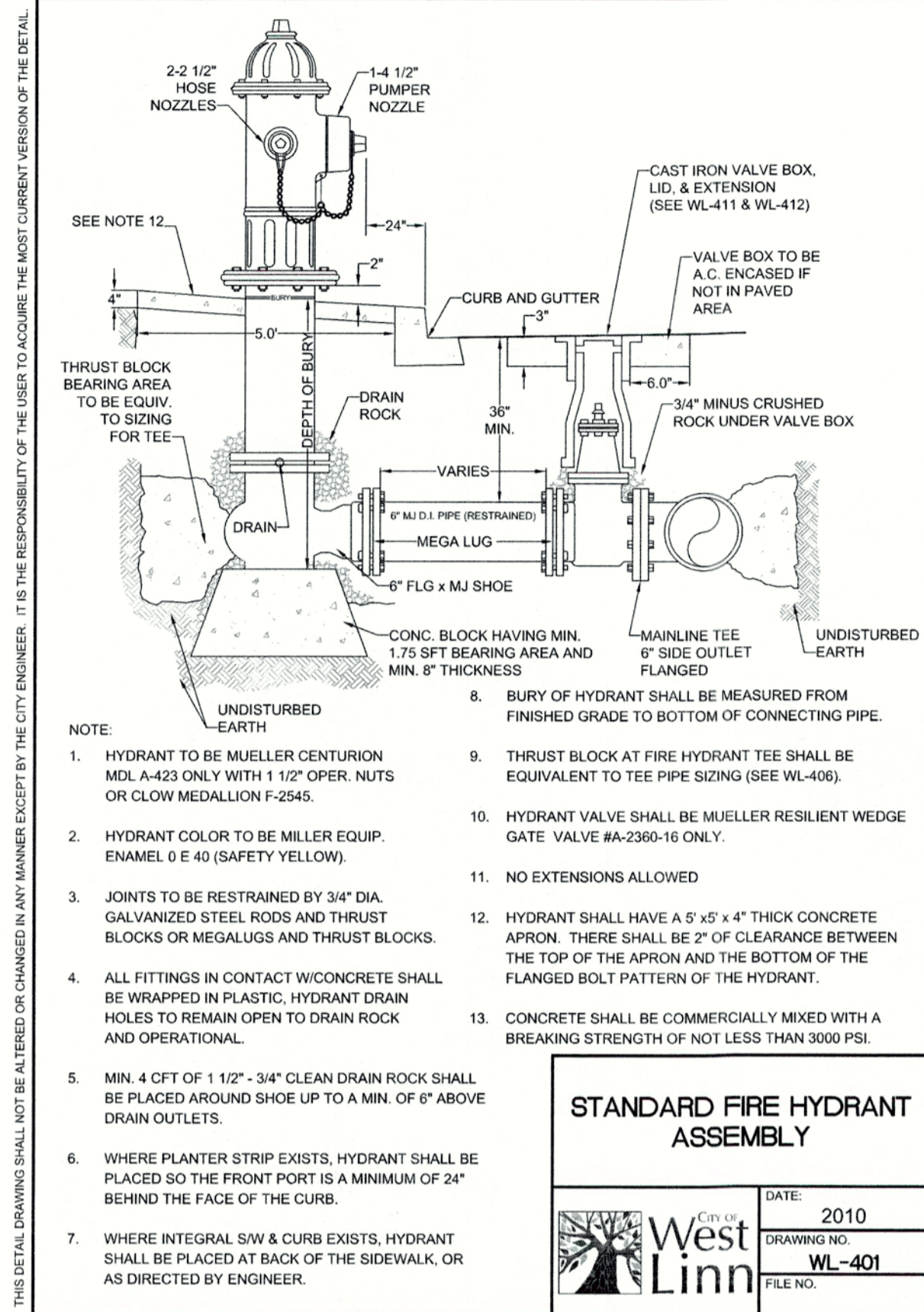
REVISION DATE BY  
 DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT  
 150 BEAVERCREST ROAD  
 OREGON CITY, OR 97145  
 APPROVAL DATE: 1/1/10 SCALE: N.T.S. STANDARD DRAWING  
**TREE PLANTING DETAILS** L100

**PLANTING NOTES:**

- SEE SHEET 15 FOR WATER QUALITY FACILITY PLANTING PLAN.
- CONTRACTOR TO COORDINATE WITH CITY OF WEST LINN ARBORIST BEFORE PLANTING TO DETERMINE EXACT SPECIES AND LOCATION OF STREET TREES.
- CONTRACTOR TO VERIFY LOCATION OF EXISTING TREES INDICATED TO REMAIN PRIOR TO SOIL PREPARATION. PROTECT ALL TREES AND SHRUBS INDICATED TO REMAIN. COORDINATE WITH THE OWNER'S REPRESENTATIVE.
- PLANTING AREAS TO BE SUFFICIENTLY CLEANED OF ALL CONSTRUCTION MATERIALS, INCLUDING IMPORTED ROCK, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE BEFORE BEGINNING ANY LANDSCAPE WORK.
- IDENTIFY ALL PLANTING AREAS IN FIELD WITH WHITE FIELD-MARKING CHALK OR APPROVED EQUAL PLANTING BEDS TO BE ADJUSTED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANT LOCATION.
- FOR PLANTING OCCURRING IN MASSES OF SAME SPECIES PLANT, LABELING REFERS TO ALL ADJACENT IDENTICAL SYMBOLS. REFER TO DETAILS AND LEGEND FOR SPACING INFORMATION.
- THE OWNER'S REPRESENTATIVE WILL APPROVE INDIVIDUAL PLANT MATERIAL AND LOCATION OF PLANT MATERIAL PRIOR TO INSTALLATION. REFER TO SPECIFICATIONS FOR PROCEDURE.
- SHRUBS AND GROUNDCOVER TO BE PLANTED A MINIMUM OF ONE HALF THEIR ON CENTER SPACING AWAY FROM PAVEMENT EDGES; UNLESS OTHERWISE NOTED.
- PROVIDE ROOT BARRIER AROUND ALL TREES WITHIN 5' OF PAVING, CURBS, WALLS, BUILDINGS, UTILITY DUCTS, AND OTHER APPURTENANCES.
- PLANT QUANTITIES INDICATED ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANTS IN QUANTITIES AND LOCATIONS SHOWN ON DRAWINGS.

CITY OF WEST LINN ENGINEERING  
**APPROVED**  
 DATE 9/2/18 BY *EL*

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CHENE BLANC SUBDIVISION  
34 LOT SUBDIVISION  
TAX MAP 2S1E14CA  
TAX LOT 200  
WEST LINN, OREGON

**WATER & STREET CONSTRUCTION DETAILS**

REVISIONS

NO.	DATE	DESCRIPTION
1	05/2018	1ST SUBMITTAL
2	08/2018	2ND SUBMITTAL

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6445 SW FALLBROOK PLACE, SUITE 100  
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www.emeriodesign.com

REGISTERED PROFESSIONAL ENGINEER  
**ERIC DANIEL EVANS**  
EXPIRES: 12/31/2019

CHENE BLANC SUBDIVISION  
 34 LOT SUBDIVISION  
 TAX MAP 2S1E14CA  
 TAX LOT 200  
 WEST LINN, OREGON

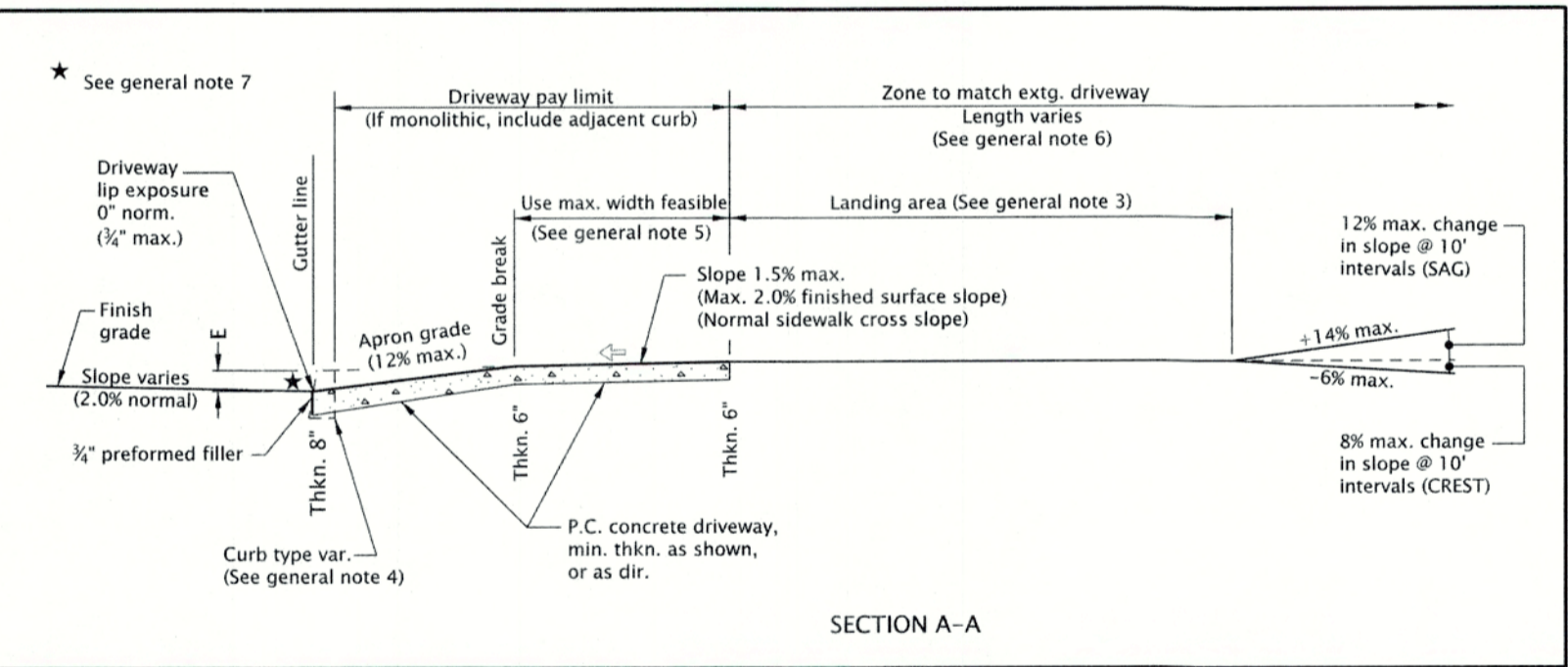
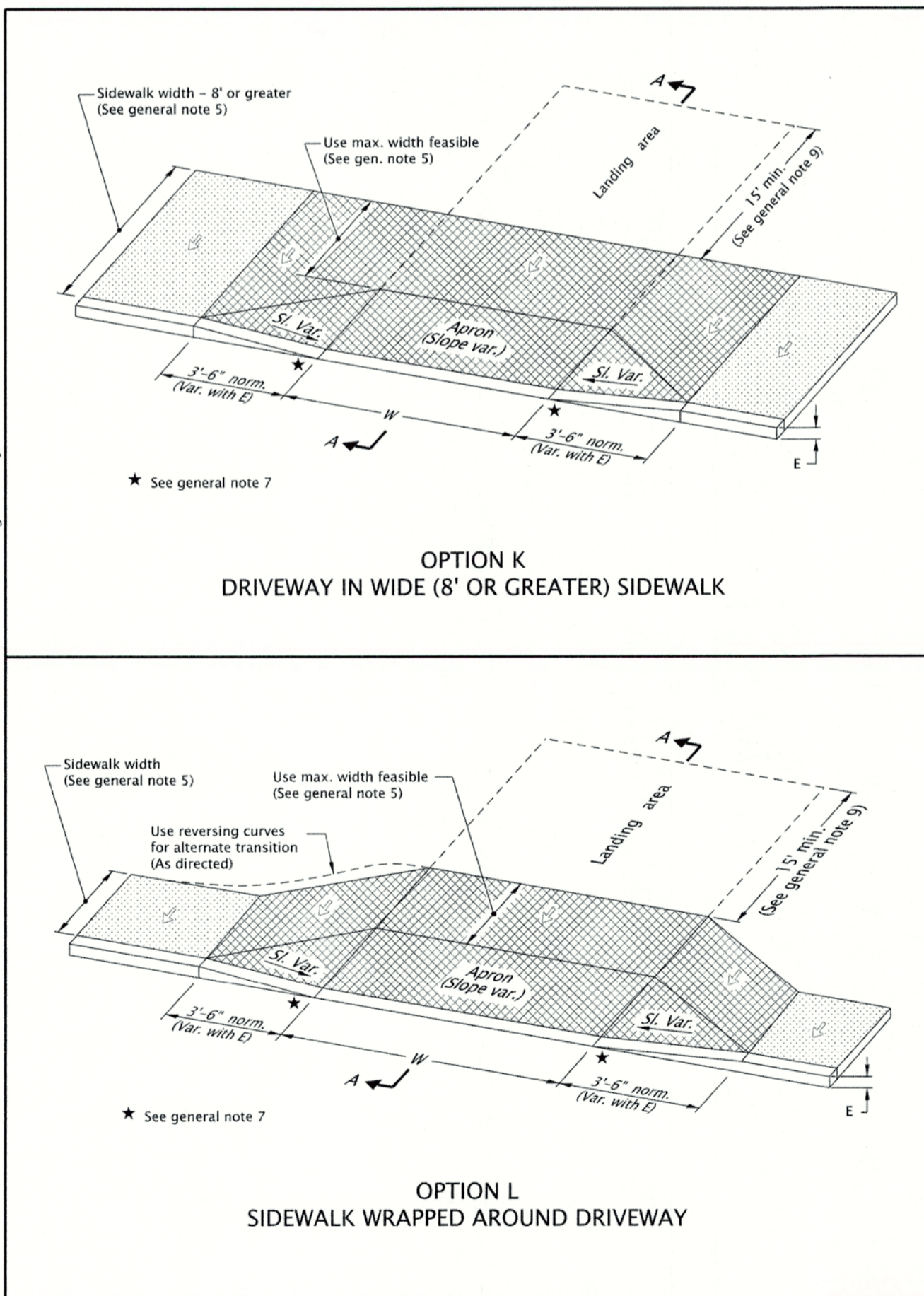
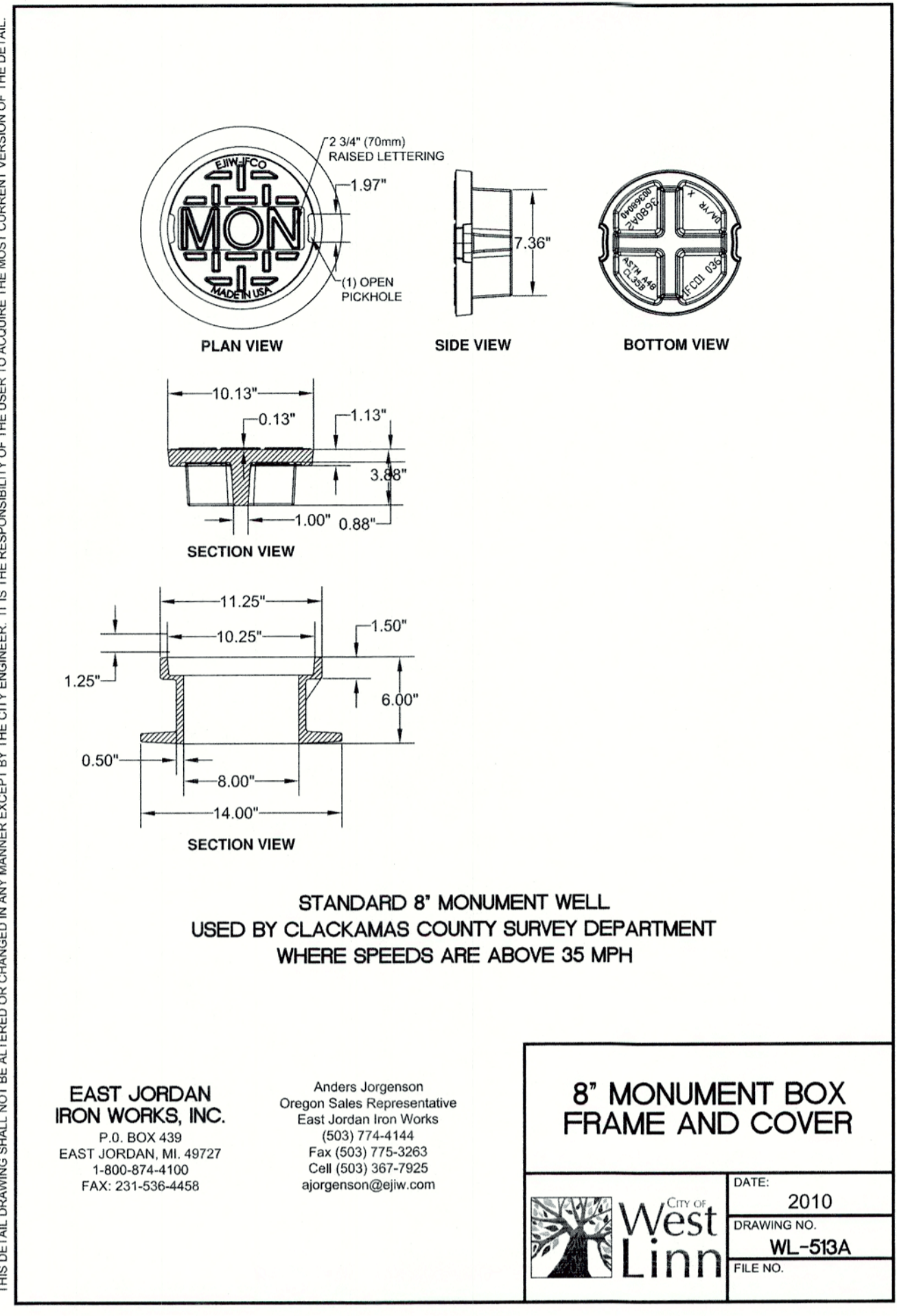
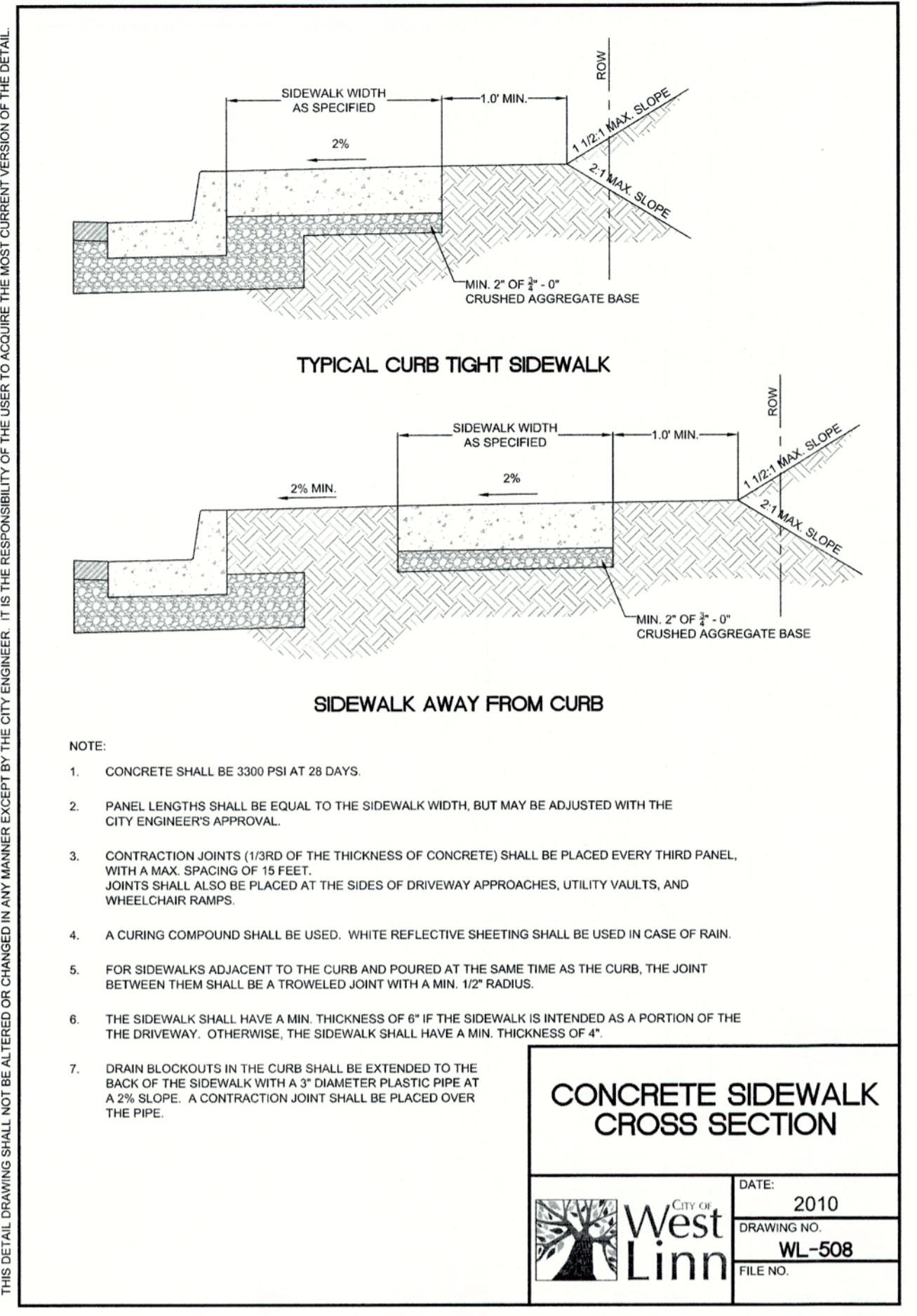
STREET CONSTRUCTION  
 DETAILS

NO.	DATE	DESCRIPTION
1	05/2018	1ST SUBMITTAL
2	08/2018	2ND SUBMITTAL

EMERIO  
*Design*  
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SHEET  
**36** OF  
**38**



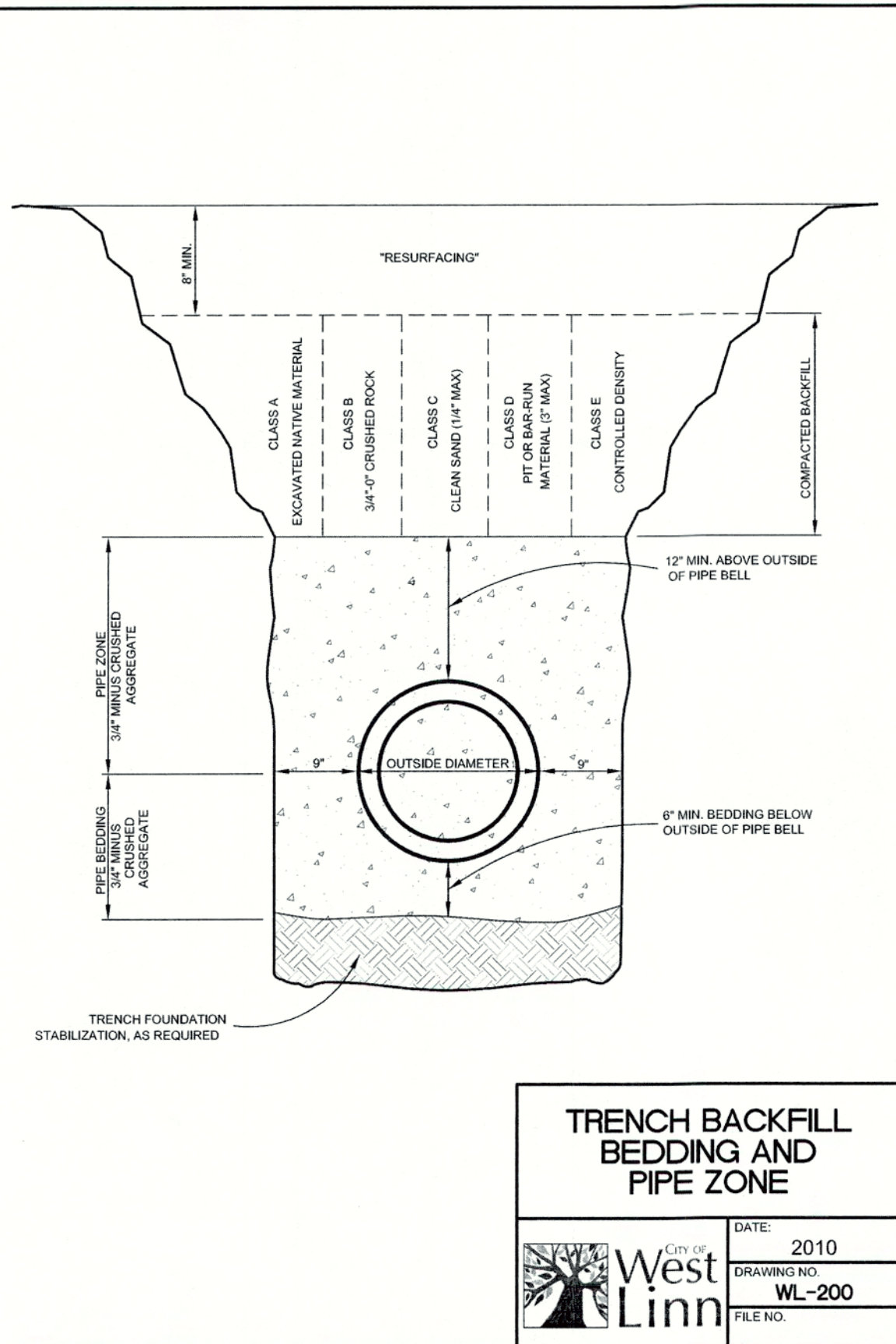
- GENERAL NOTES FOR ALL DETAILS:
- Details are based on United States Access Board Standards.
  - Only use details allowed by jurisdiction.
  - The following dimensions are as shown on plans, or as directed: driveway width, driveway slope, sidewalk width, curb exposure, driveway lip exposure, landing area length and width. See project plans for details not shown.
  - Curb, gutter, and sidewalk types varies, see plans. See Std. Dwg. RD700 & RD701 for curb details. See Std. Dwg. RD720 for sidewalk details.
  - 4' unobstructed clear passage with slope 1.5% max. (Max. 2.0% finished surface slope) is required behind driveway apron.
  - Where existing driveway is in good condition, and meets slope requirements, construct only as much as required for satisfactory connection with new work.
  - Check the gutter flow depth at driveway locations to assure that the design flood does not overtop the back of sidewalk at driveway. If overtopping occurs place an inlet at upstream side of driveway or perform other approved design mitigation.
  - Tooled joints are required at all driveway slope break lines.
  - 15' min. of the driveway behind the sidewalk should be surfaced to prevent tracking of gravel onto the sidewalk.
  - Monolithic curb & sidewalk shall retain thickened edge through lowered profile, to accommodate driveway use. See Std. Dwg. RD720 for details.
  - Any dimensions except those of general note 5 may be amended by local agencies for their use.
  - On or along state highways, curb and gutter is required at curb ramps.

<p>Legend:</p> <ul style="list-style-type: none"> <li>Sidewalk</li> <li>Driveway pay limit (if monolithic, include adjacent curb) (See project plans for details not shown)</li> <li>Slope 1.5% max. (Max. 2.0% finished surface slope) (Normal sidewalk cross slope)</li> <li>W Width of driveway</li> <li>E Curb exposure</li> </ul> <p>NOTE: This drawing is to be used by local agencies to assist them in the design of driveways on their facilities.</p>	<p>Calc. Book No. N/A</p> <p>BASELINE REPORT DATE: 16-JAN-2018</p> <p>NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications</p> <p><b>OREGON STANDARD DRAWINGS        CURB LINE SIDEWALK DRIVEWAYS        OR ALLEYS (OPTIONS K &amp; L)        LOCAL JURISDICTIONS</b></p> <p>DATE: 2018</p> <p>REVISION DESCRIPTION</p>
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CITY OF  
**West Linn**  
 ENGINEERING  
**APPROVED**  
 DATE: 1/12/18 BY: ec

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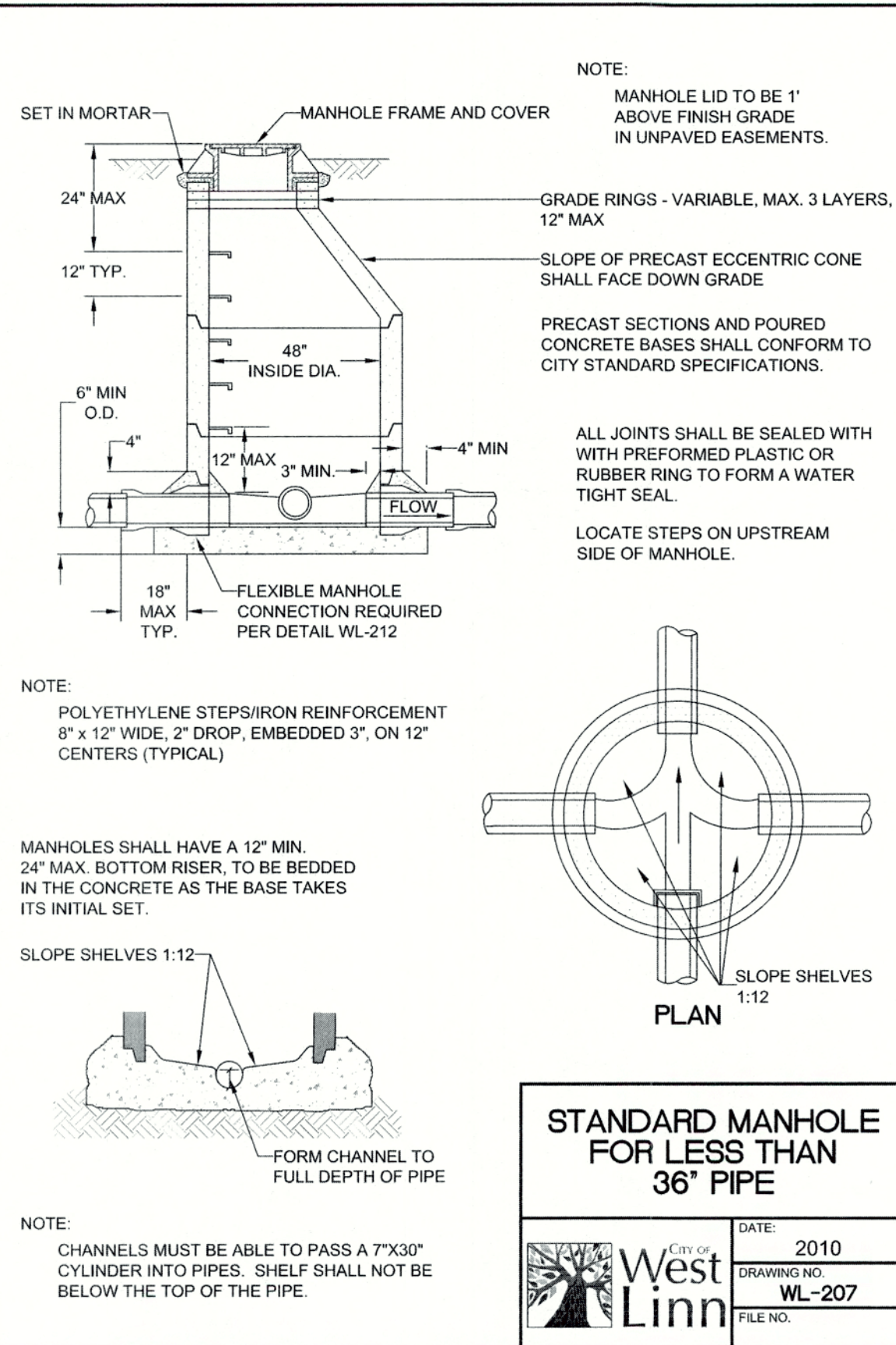
THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.



**TRENCH BACKFILL  
BEDDING AND  
PIPE ZONE**

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

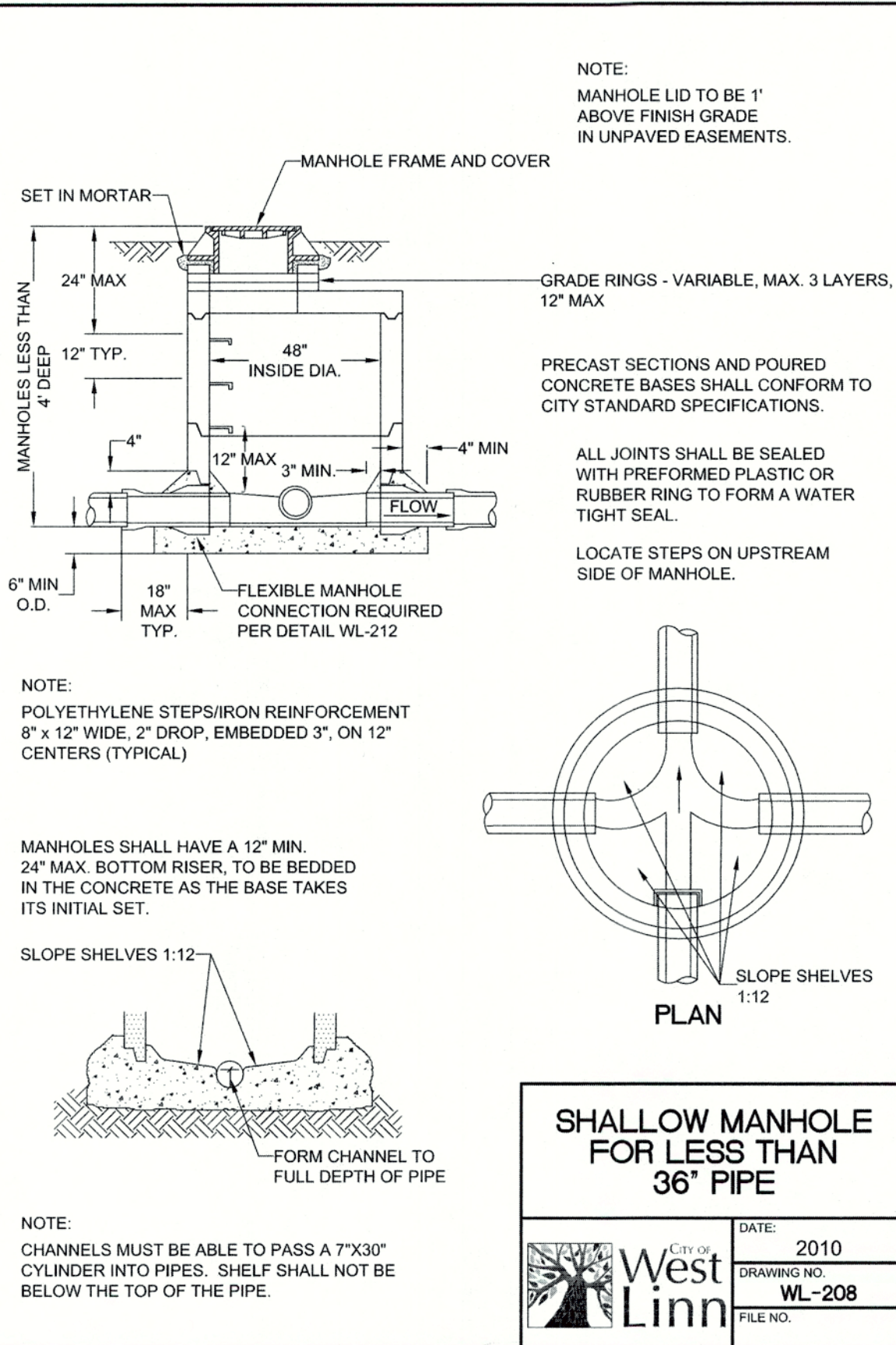
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**STANDARD MANHOLE  
FOR LESS THAN  
36" PIPE**

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

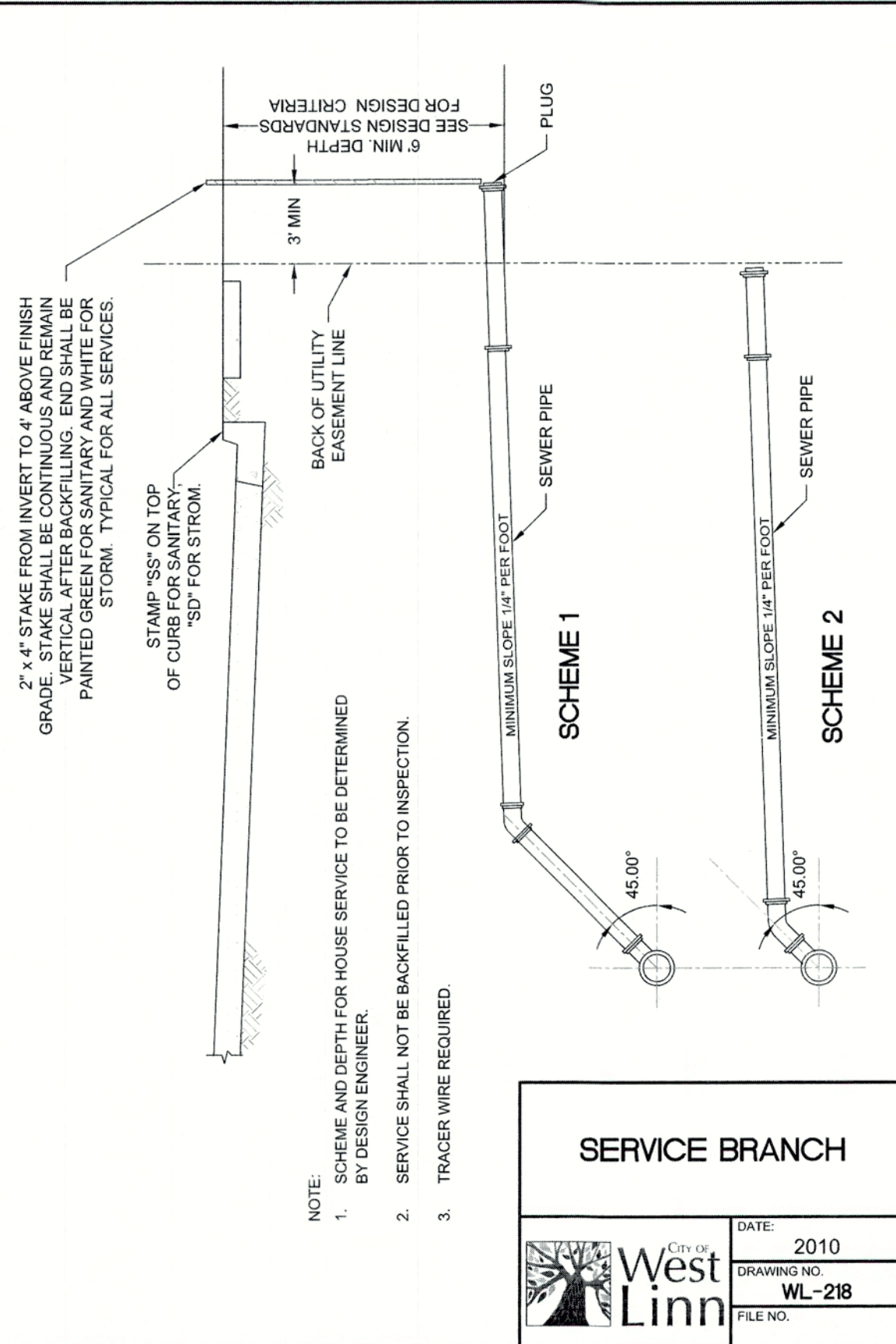
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**SHALLOW MANHOLE  
FOR LESS THAN  
36" PIPE**

DATE:	2010
DRAWING NO.	WL-208
FILE NO.	

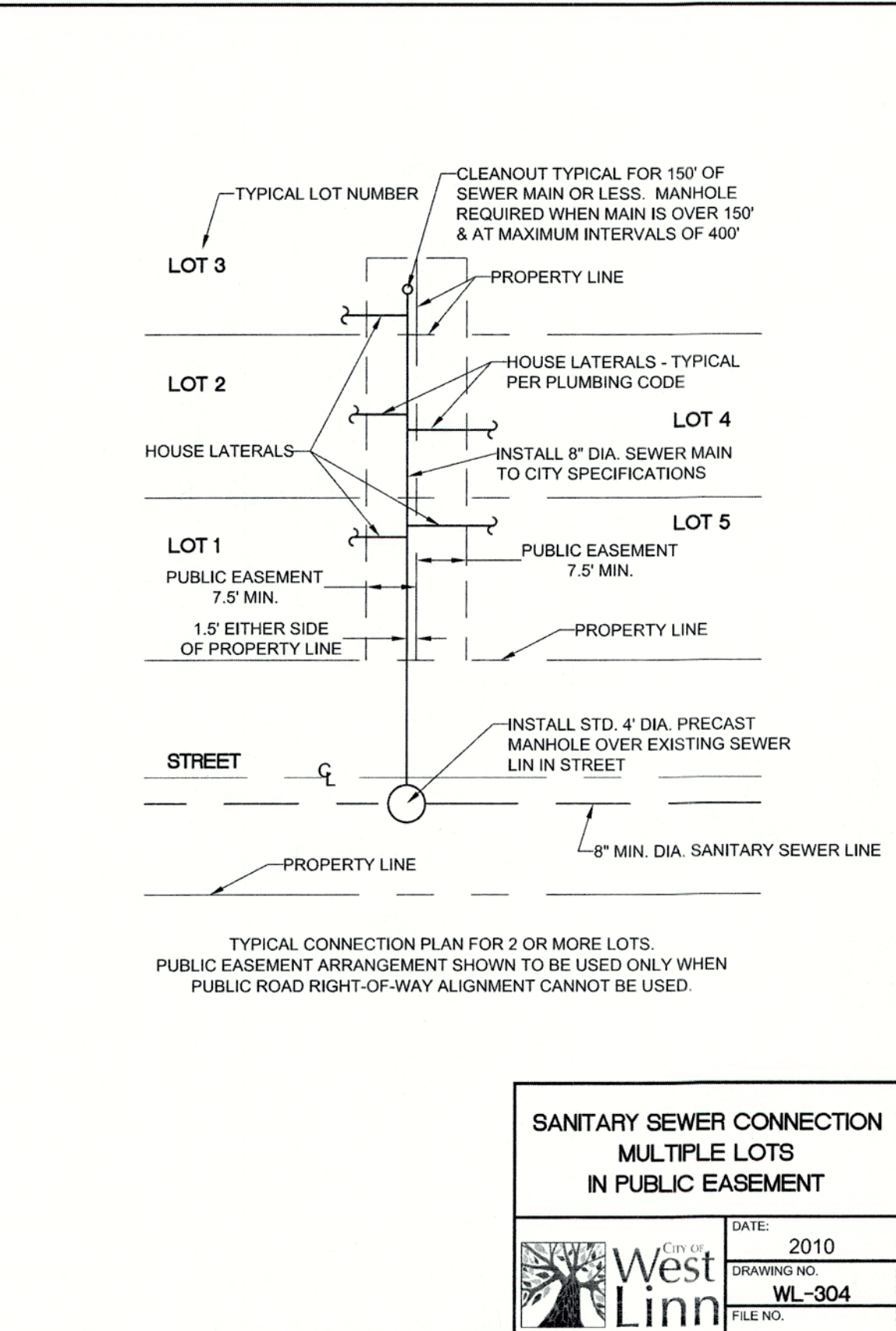
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**SERVICE BRANCH**

DATE:	2010
DRAWING NO.	WL-218
FILE NO.	

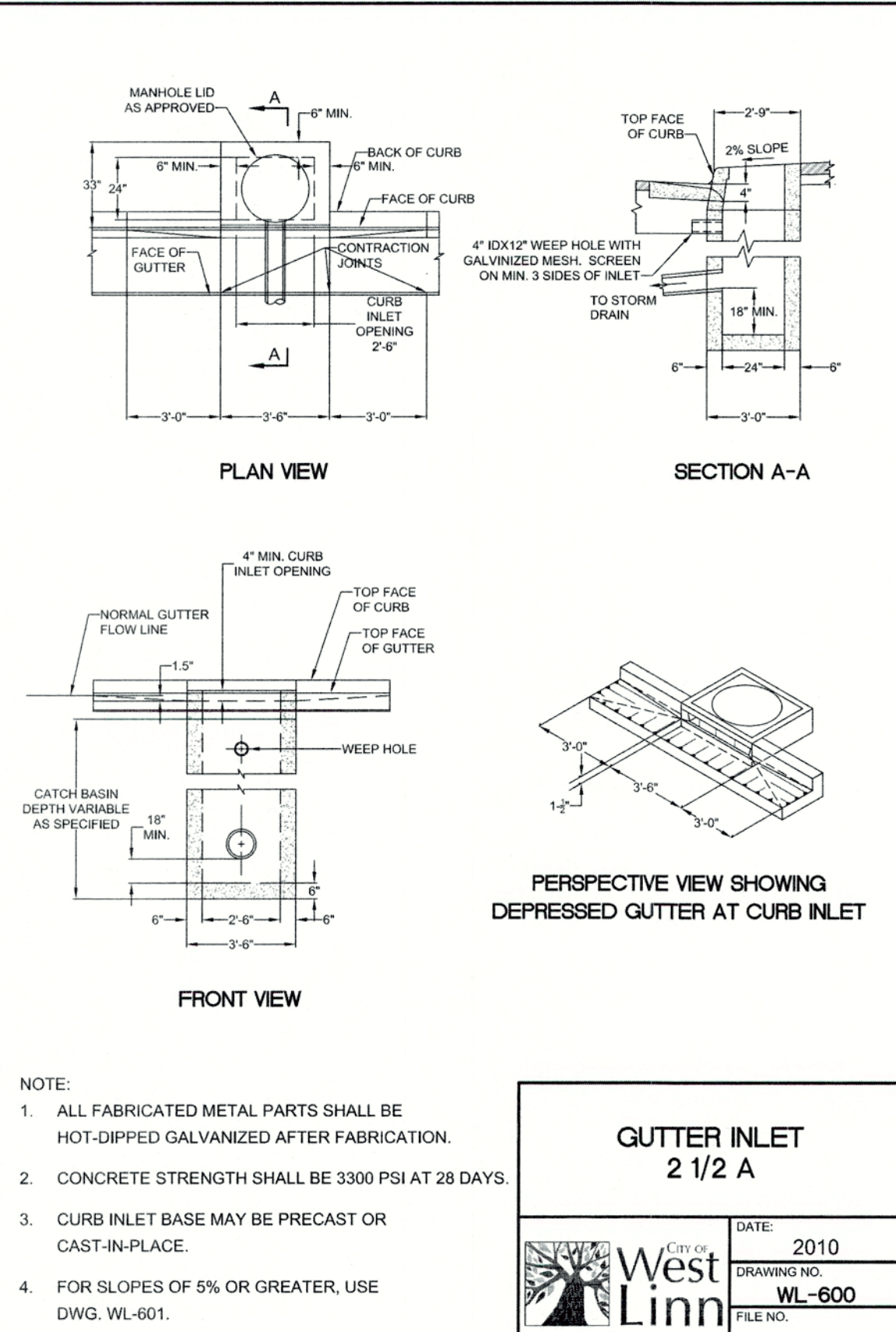
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**SANITARY SEWER CONNECTION  
MULTIPLE LOTS  
IN PUBLIC EASEMENT**

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

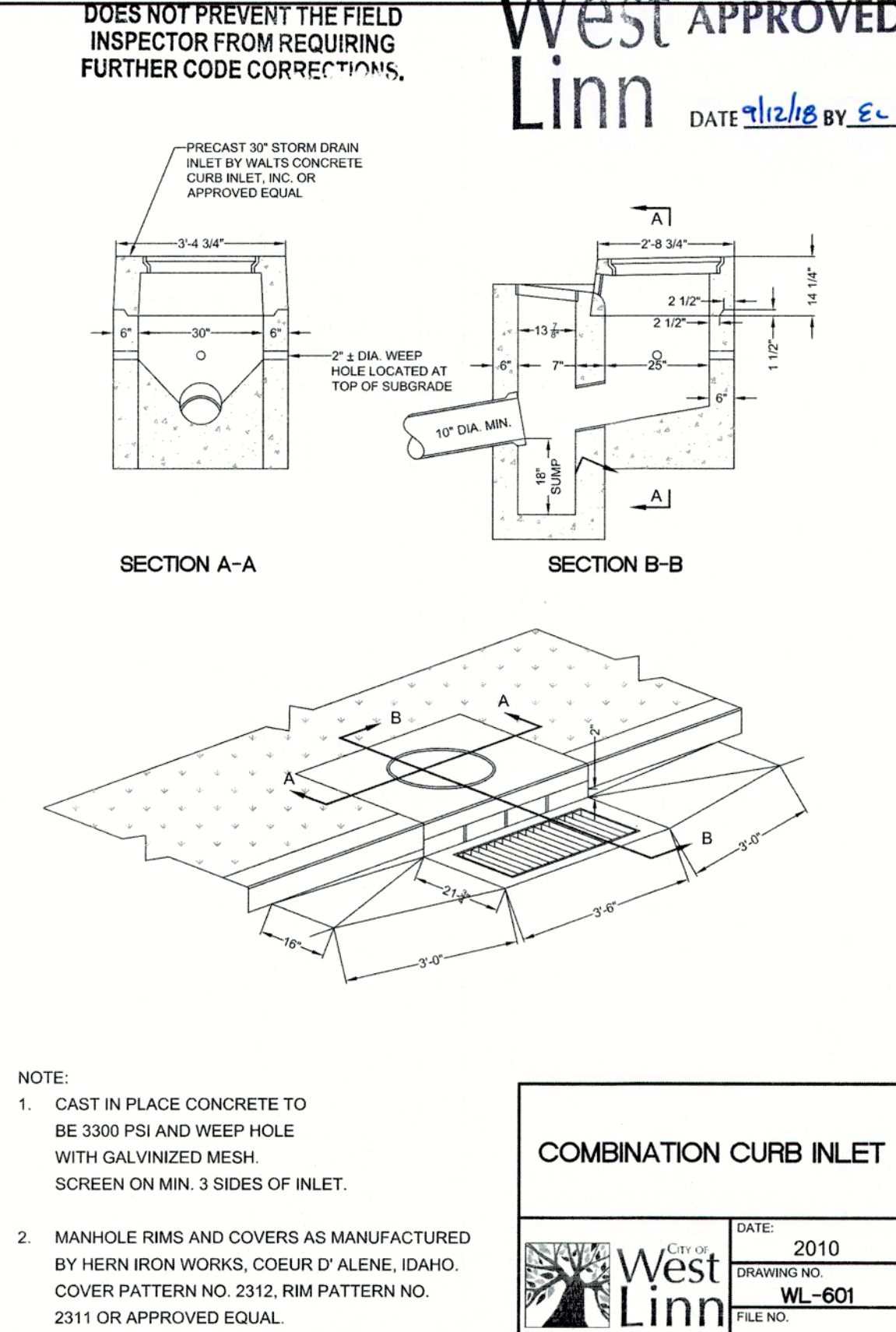
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**GUTTER INLET  
2 1/2 A**

DATE:	2010
DRAWING NO.	WL-600
FILE NO.	

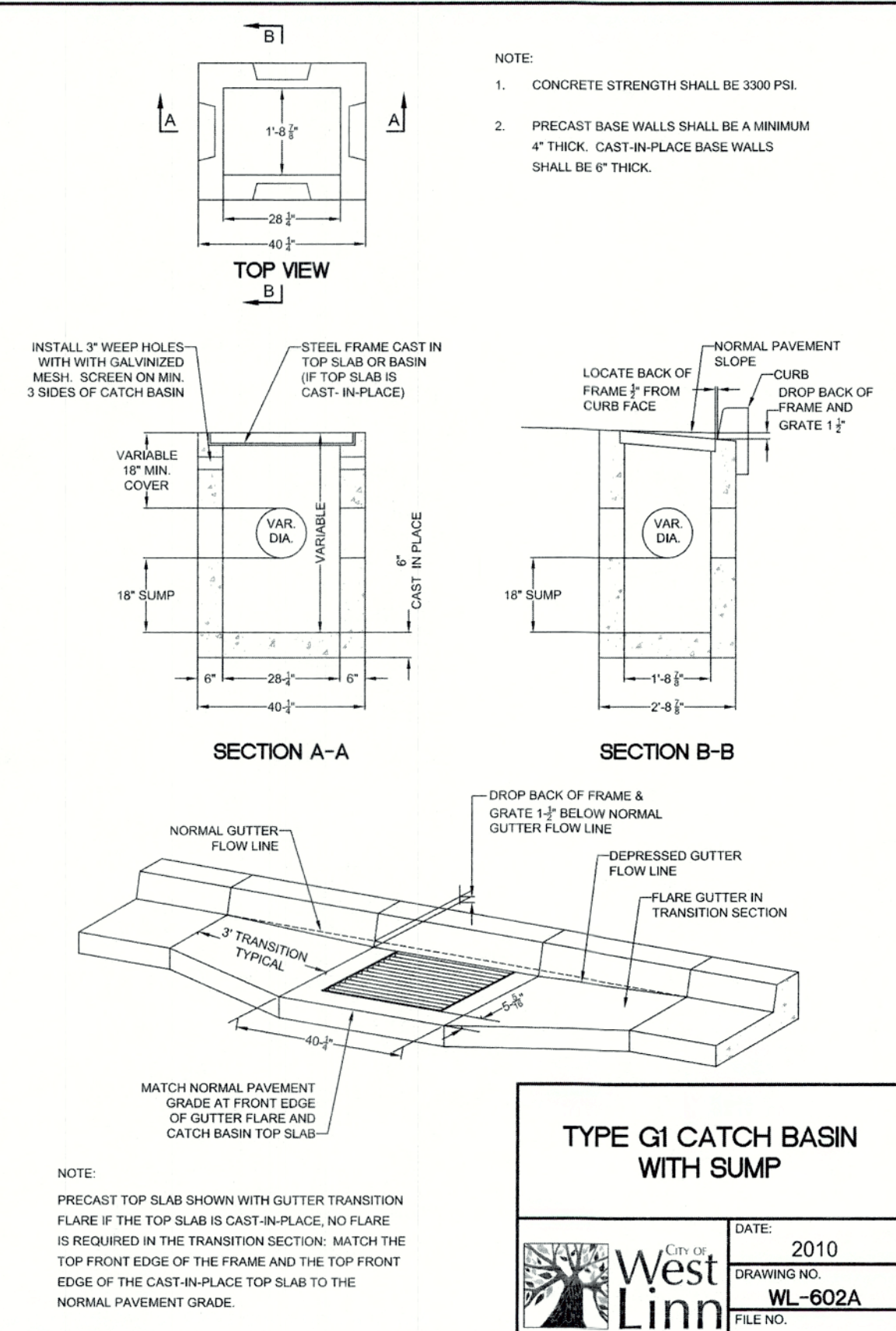
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**COMBINATION CURB INLET**

DATE:	2010
DRAWING NO.	WL-601
FILE NO.	

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**TYPE G1 CATCH BASIN  
WITH SUMP**

DATE:	2010
DRAWING NO.	WL-602A
FILE NO.	

**CHENE BLANC SUBDIVISION  
34 LOT SUBDIVISION  
TAX MAP 2S1E14CA  
TAX LOT 200  
WEST LINN, OREGON**

**STORM WATER &  
SANITARY SEWER  
CONSTRUCTION  
DETAILS**

REVISIONS	
NO.	DESCRIPTION
1	05/2018 1ST SUBMITTAL
2	08/2018 2ND SUBMITTAL

**EMERIO  
Design**

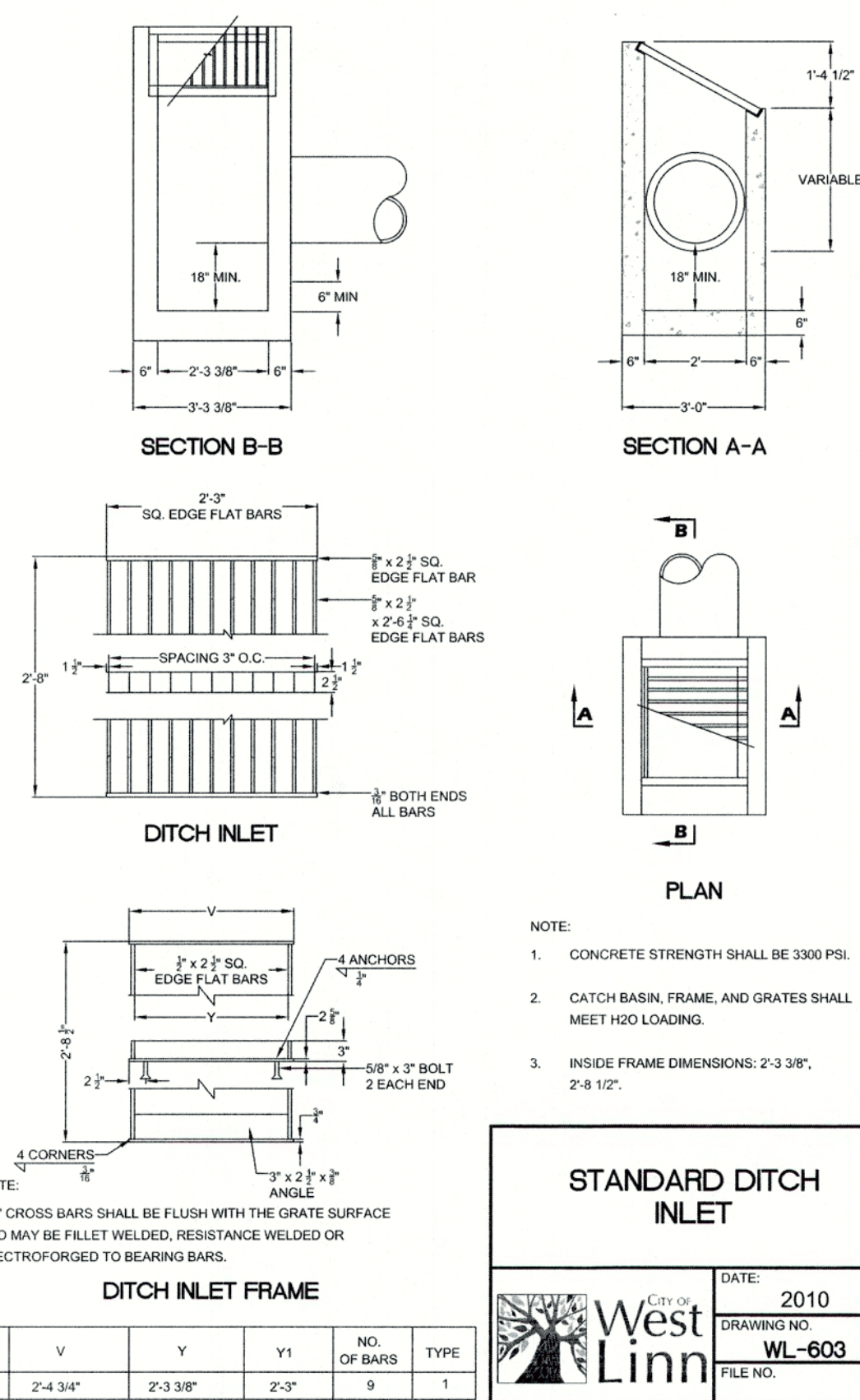
6445 SW FALLERWOOD PLACE, SUITE 100  
BEAMER, OREGON 97006  
TEL: (503) 746-8812  
FAX: (503) 639-8592  
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**REGISTERED PROFESSIONAL  
ERIC DANIEL EVANS**

EXPIRES: 12/31/2019

FILE P: \523-001 Chene Blanc Subdivision (dwg) \523-001\_37dwg3, Layout: 37 STORM WATER & SANITARY SEWER CONSTRUCTION DETAILS, Plot Date: 8/21/2018 1:05 PM, by: Tyler Korb

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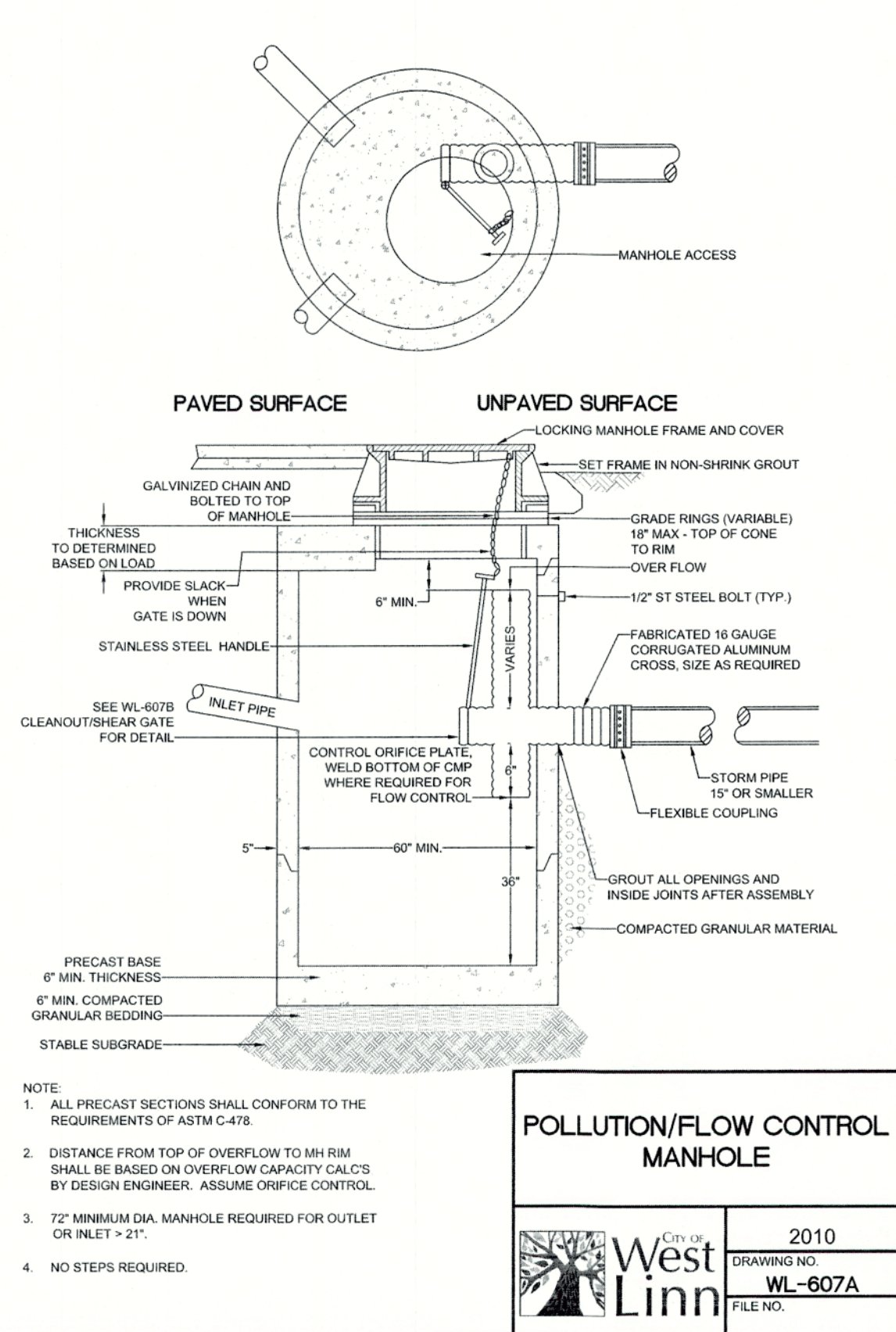
**STANDARD DITCH INLET**

DATE: 2010  
 DRAWING NO: WL-603  
 FILE NO.

CITY OF ENGINEERING  
**West Linn** APPROVED  
 DATE 9/12/18 BY EC

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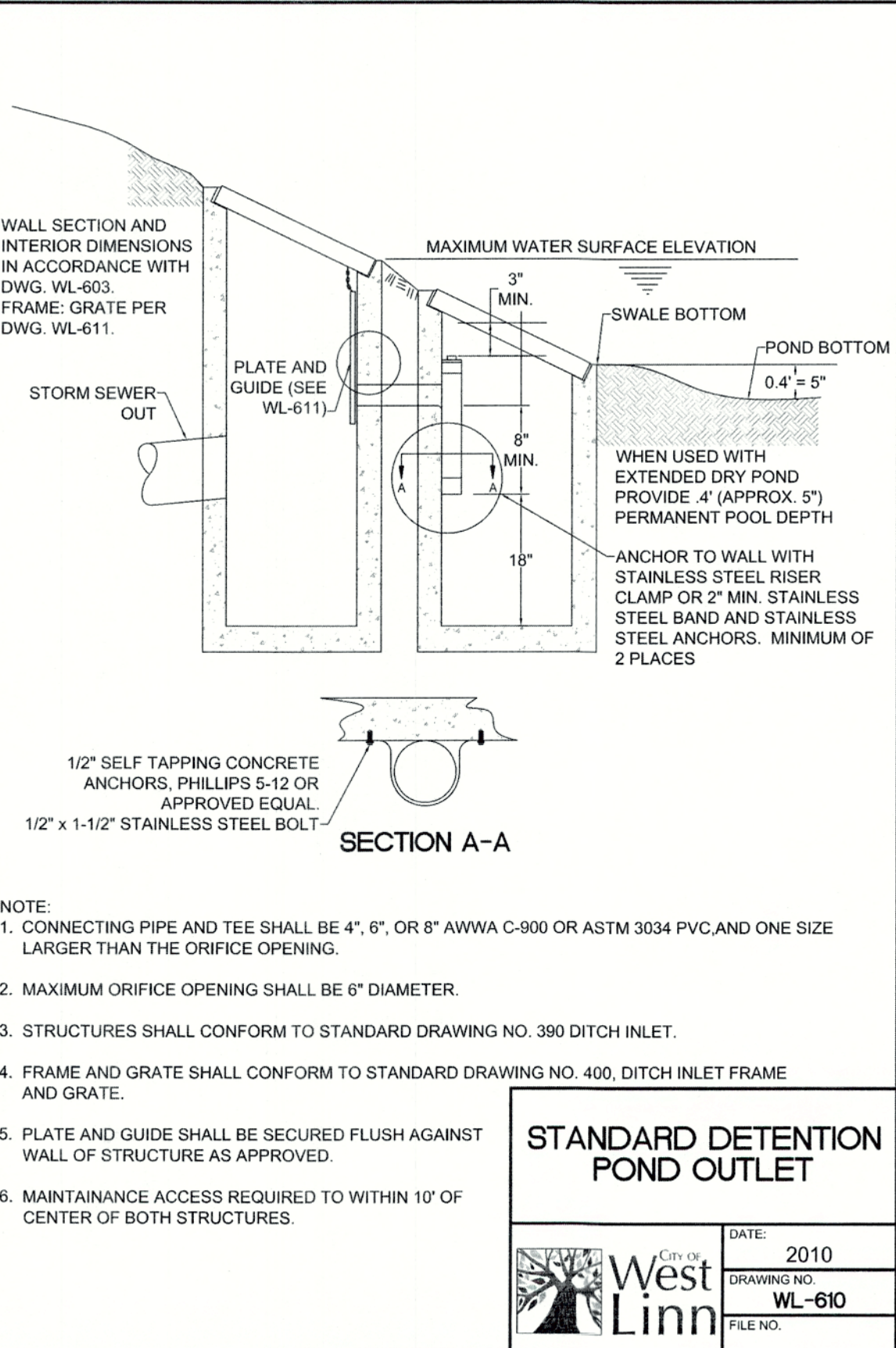
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**POLLUTION/FLOW CONTROL MANHOLE**

DATE: 2010  
 DRAWING NO: WL-607A  
 FILE NO.

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**STANDARD DETENTION POND OUTLET**

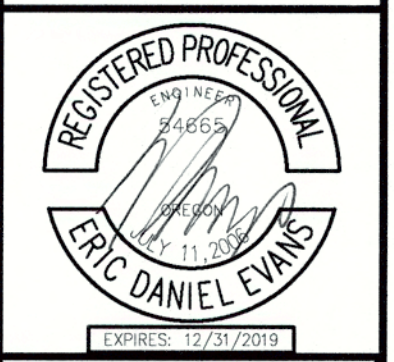
DATE: 2010  
 DRAWING NO: WL-610  
 FILE NO.

CHENE BLANC SUBDIVISION  
 34 LOT SUBDIVISION  
 TAX MAP 2S1E14CA  
 TAX LOT 200  
 WEST LINN, OREGON

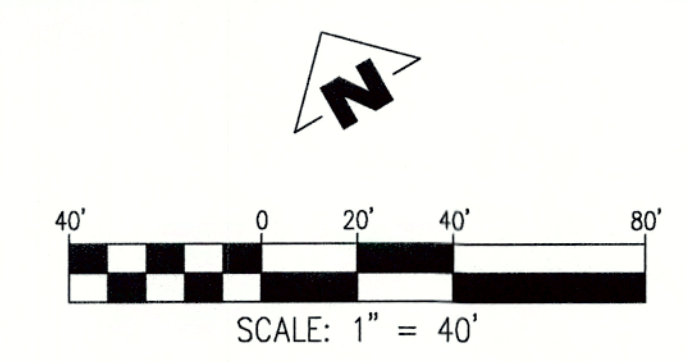
**STORM WATER & SANITARY SEWER CONSTRUCTION DETAILS**

REVISIONS	
NO.	DESCRIPTION
1	05/2018 1ST SUBMITTAL
2	09/2018 2ND SUBMITTAL

**EMERIO Design**  
 6445 SW FALLBROOK PLACE, SUITE 100  
 BEAVERTON, OREGON 97008  
 TEL: (503) 746-8812  
 FAX: (503) 639-8592  
 www.emeriodesign.com







**LEGEND**

	BOUNDARY OF SITE
	BOUNDARY OF SITE
	EXISTING FENCE
	SILT FENCE
	TREE PROTECTION FENCE
	EXISTING CONTOUR
	FLOW ARROW
	STAGING AREA
	STOCKPILE AREA, WITH PLASTIC SHEETING AS NECESSARY DURING WET WEATHER
	CONSTRUCTION ENTRANCE
	BIOFILTER BAGS SURROUNDING SILTSACK-LINED CATCH BASIN
	BIOFILTER CHECK DAM

- CONSTRUCTION NOTES:**
- ① INSTALL CONSTRUCTION ENTRANCE PER DWG 4-13
  - ② INSTALL INLET PROTECTION TYPE 5 (TYP.) PER DWG 4-19
  - ③ INSTALL SEDIMENT FENCE (TYP.) PER DWG 4-23
  - ④ INSTALL BIO FILTER CHECK DAM (TYP.) PER DWG 4-12

**PRE-CONSTRUCTION, CLEARING, AND DEMOLITION NOTES:**

1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
  2. SEDIMENT BARRIERS APPROVED FOR USE INCLUDE SEDIMENT FENCE, BERMS CONSTRUCTED OUT OF MULCH, CHIPPINGS, OR OTHER SUITABLE MATERIAL, STRAW WATTLES, OR OTHER APPROVED MATERIALS.
  3. SENSITIVE RESOURCES INCLUDING, BUT NOT LIMITED TO, TREES, WETLANDS, AND RIPARIAN PROTECTION AREAS SHALL BE CLEARLY DELINEATED WITH ORANGE CONSTRUCTION FENCING OR CHAIN LINK FENCING IN A MANNER THAT IS CLEARLY VISIBLE TO ANYONE IN THE AREA. NO ACTIVITIES ARE PERMITTED TO OCCUR BEYOND THE CONSTRUCTION BARRIER.
  4. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, STREET SWEEPING, AND VACUUMING, MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
  5. RUN-ON AND RUN-OFF CONTROLS SHALL BE IN PLACE AND FUNCTIONING PRIOR TO BEGINNING SUBSTANTIAL CONSTRUCTION ACTIVITIES. RUN-ON AND RUN-OFF CONTROL MEASURES INCLUDE: SLOPE DRAINS (WITH OUTLET PROTECTION), CHECK DAMS, SURFACE ROUGHENING, AND BANK STABILIZATION.
- \*NOTE: PRE-DEVELOPED RUN-OFF SHEET FLOWS EASTERLY INTO ON-SITE DRAINAGE AND NORTHERLY ONTO ADJACENT PROPERTIES.
- THESE EROSION AND SEDIMENT CONTROL PLANS ASSUME "DRY WEATHER" CONSTRUCTION. "WET WEATHER" CONSTRUCTION MEASURES NEED TO BE APPLIED BETWEEN OCTOBER 1ST AND MAY 31ST.

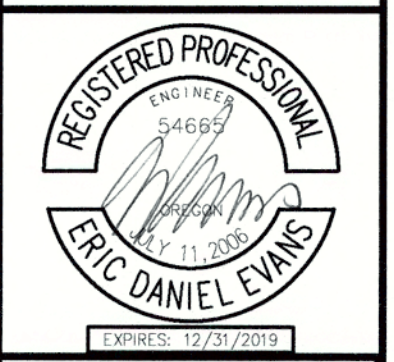
CHENE BLANC SUBDIVISION  
34 LOT SUBDIVISION  
TAX MAP 2S1E14CA  
TAX LOT 200  
WEST LINN, OREGON

**DEMOLITION & EROSION & SEDIMENT CONTROL PLAN**

REVISIONS	
NO.	DESCRIPTION
1	05/2018 1ST SUBMITTAL
2	08/2018 2ND SUBMITTAL

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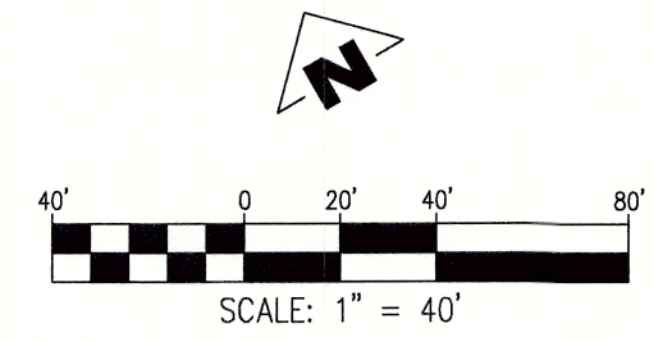
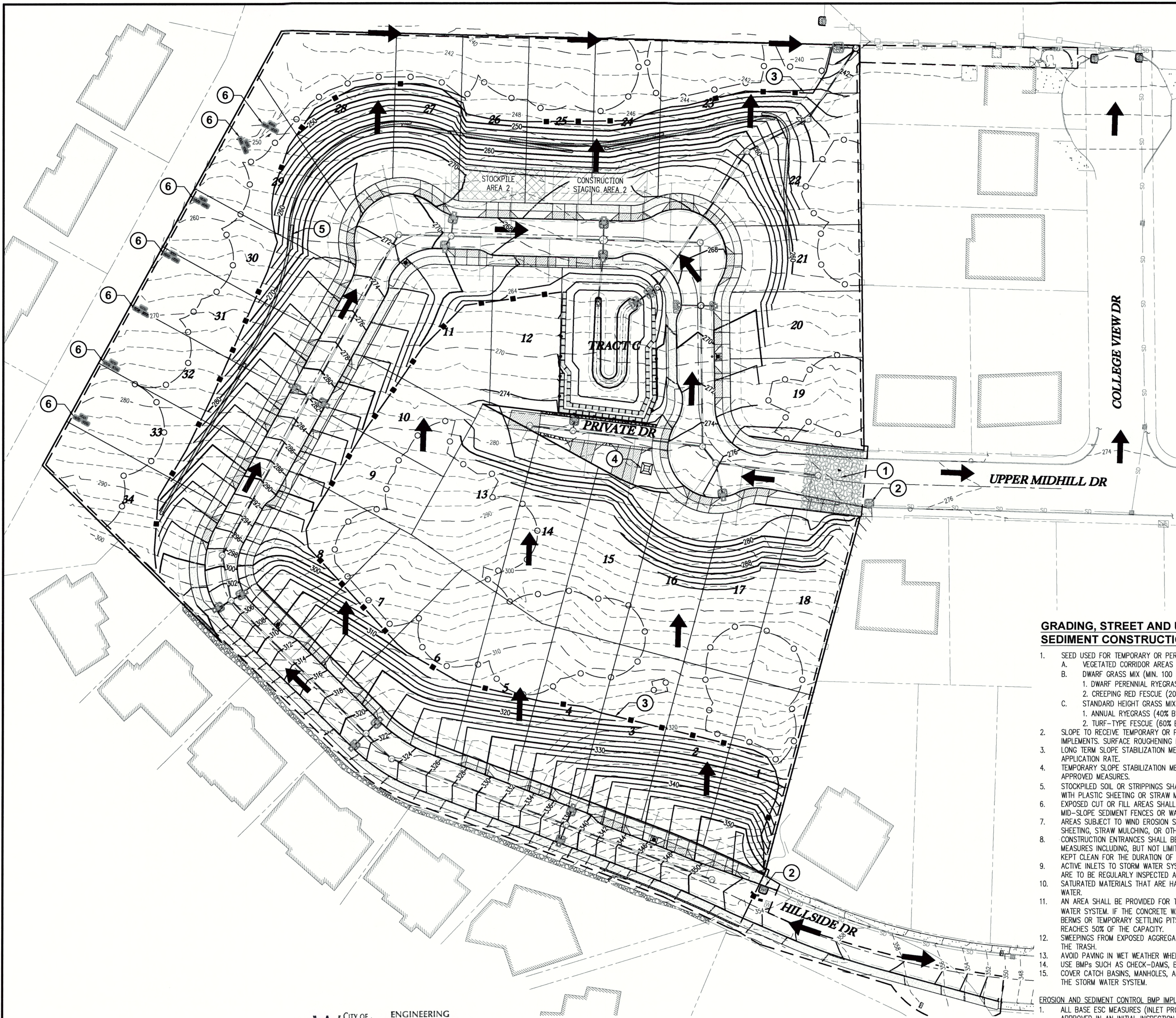
CITY OF WEST LINN ENGINEERING APPROVED  
DATE 4/11/18 BY [Signature]



SHEET  
**EC2**  
OF  
**EC4**

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**LEGEND**

- BOUNDARY OF SITE
- - - BOUNDARY OF SITE
- - - SILT FENCE
- ○ ○ TREE PROTECTION FENCE
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- ← FLOW ARROW
- ▨ STAGING AREA
- ▨ STOCKPILE AREA, WITH PLASTIC SHEETING AS NECESSARY DURING WET WEATHER
- ▨ CONSTRUCTION ENTRANCE
- ⊙ BIOFILTER BAGS SURROUNDING SILTSACK-LINED CATCH BASIN
- ▬ STRAW WATTLES
- ⊞ BIOFILTER CHECK DAM

**CONSTRUCTION NOTES:**

- ① INSTALL CONSTRUCTION ENTRANCE PER DWG 4-13
- ② INSTALL INLET PROTECTION TYPE 5 (TYP.) PER DWG 4-19
- ③ INSTALL SEDIMENT FENCE (TYP.) PER DWG 4-23
- ④ INSTALL BELOW GRADE CONCRETE WASHOUT PER CWS DETAIL DETAIL NO. 900
- ⑤ INSTALL STRAW WATTLES (TYP.) PER DWG 4-27
- ⑥ INSTALL BIO FILTER CHECK DAM (TYP.) PER DWG 4-12

**GRADING, STREET AND UTILITY EROSION AND SEDIMENT CONSTRUCTION NOTES:**

1. SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
  - A. VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX.
  - B. DWARF GRASS MIX (MIN. 100 LB./AC.)
    - 1. DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
    - 2. CREEPING RED FESCUE (20% BY WEIGHT)
  - C. STANDARD HEIGHT GRASS MIX (MIN. 100LB./AC.)
    - 1. ANNUAL RYEGRASS (40% BY WEIGHT)
    - 2. TURF-TYPE FESCUE (60% BY WEIGHT)
2. SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
3. LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
4. TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
5. STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. DURING "WET WEATHER" PERIODS, STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
6. EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES EXCEEDING 25% MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
7. AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
8. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
9. ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.
10. SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.
11. AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY.
12. SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
13. AVOID PAVING IN WET WEATHER WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.
14. USE BMPs SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
15. COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.

**EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION:**

1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. "STOCK PILE AREA 1" SHALL BE MOVED TO "STOCK PILE AREA 2" FOLLOWING THE EXCAVATION CUT ACTIVITIES.
3. THE "STAGING, EQUIPMENT MAINTENANCE, FUELING, PORTA-POTTY, AND SOLID WASTE AREA 1" SHALL BE MOVED TO "STAGING, EQUIPMENT MAINTENANCE, FUELING, PORTA-POTTY, AND SOLID WASTE AREA 2" FOLLOWING EXCAVATION "CUT" ACTIVITIES.
4. ALL "SEDIMENT BARRIERS (TO BE INSTALLED AFTER GRADING)" SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.
5. LONG TERM SLOPE STABILIZATION MEASURES "INCLUDING MATTING" SHALL BE IN PLACE OVER ALL EXPOSED SOILS BY OCTOBER 1.
6. THE STORM WATER FACILITY SHALL BE CONSTRUCTED AND LANDSCAPED PRIOR TO THE STORM WATER SYSTEM FUNCTIONING AND SITE PAVING.
7. INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.

THESE EROSION AND SEDIMENT CONTROL PLANS ASSUME "DRY WEATHER" CONSTRUCTION. "WET WEATHER" CONSTRUCTION MEASURES NEED TO BE APPLIED BETWEEN OCTOBER 1ST AND MAY 31ST.

CITY OF WEST LINN ENGINEERING  
**APPROVED**  
 DATE 9/12/16 BY EC

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

CHENE BLANC SUBDIVISION  
 34 LOT SUBDIVISION  
 TAX MAP 2S1E14CA  
 TAX LOT 200  
 WEST LINN, OREGON

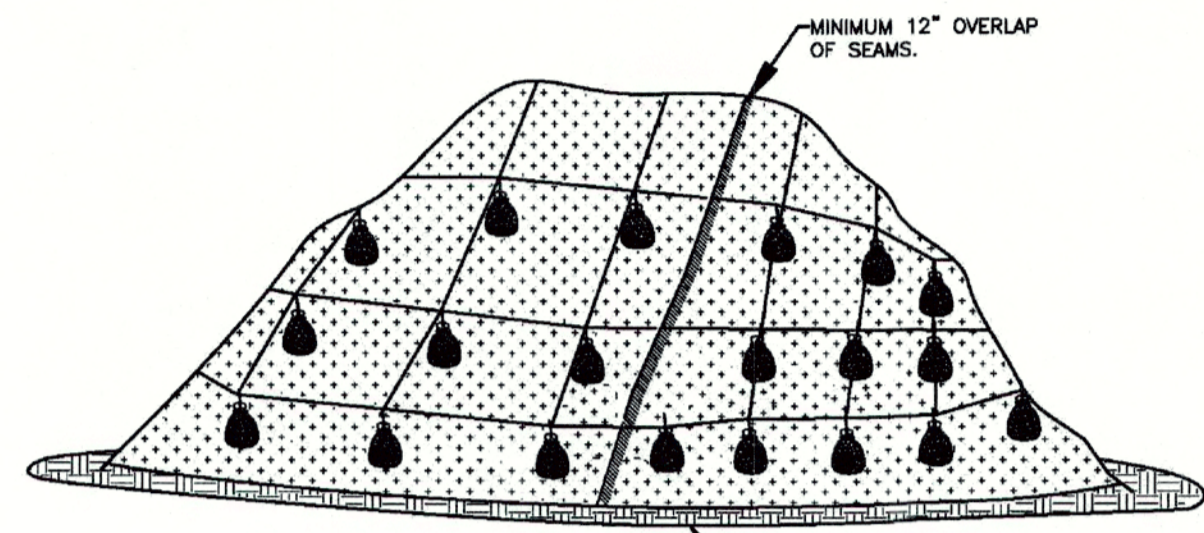
**STREET GRADING EROSION & SEDIMENT CONTROL PLAN**

REVISIONS	
NO.	DESCRIPTION
1	1ST SUBMITTAL
2	2ND SUBMITTAL

**EMERIO Design**  
 6445 SW ENLEROOD PLACE, SUITE 100  
 BEAVERTON, OREGON 97008  
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**EC3** OF **EC4**



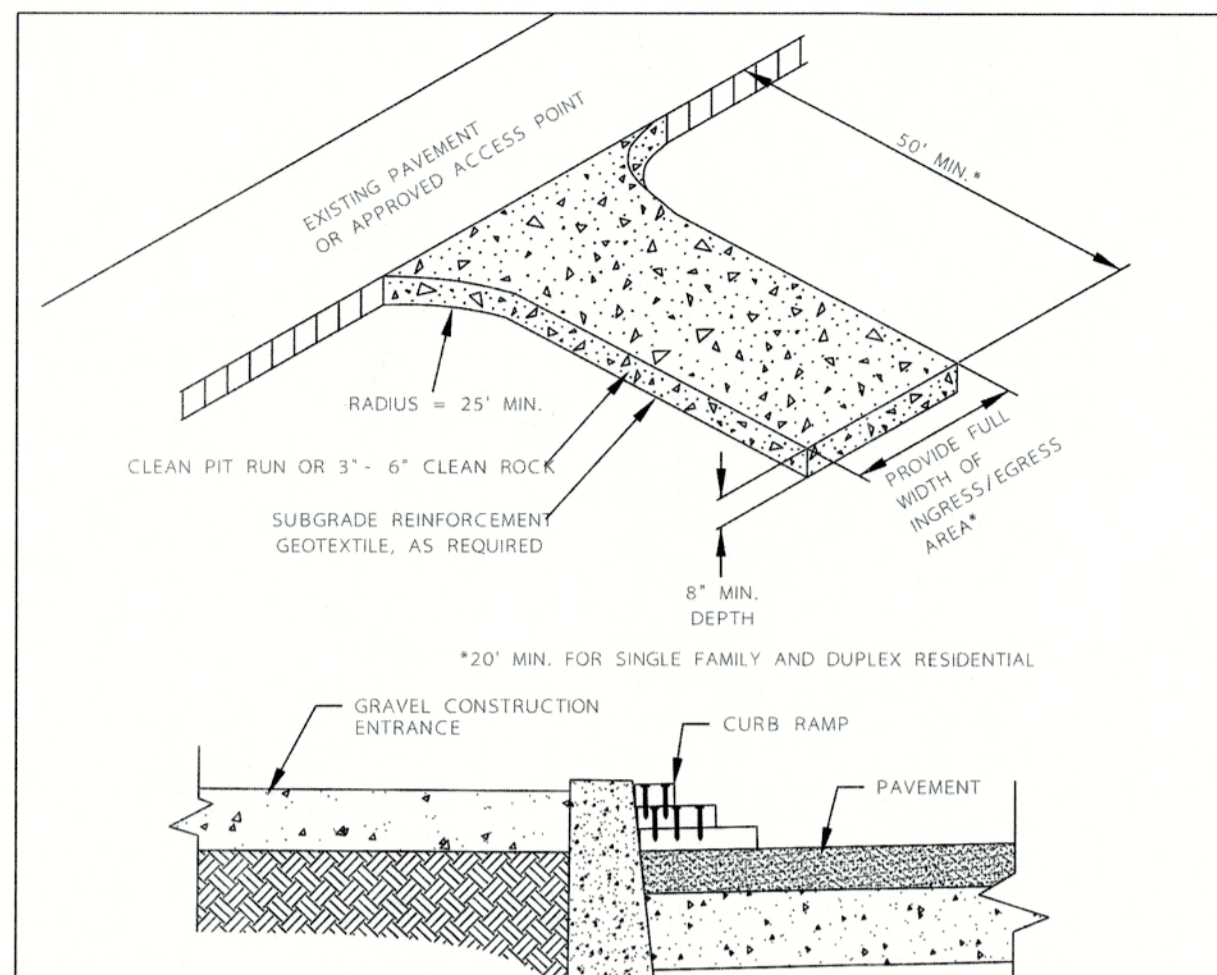
**PLASTIC SHEETING**

- NOTES:
1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
  2. BARRIER REQUIRED @ TOE OF STOCK PILE.
  3. COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS.

**PLASTIC SHEETING**

DETAIL DRAWING 4-3

REVISED 01-09

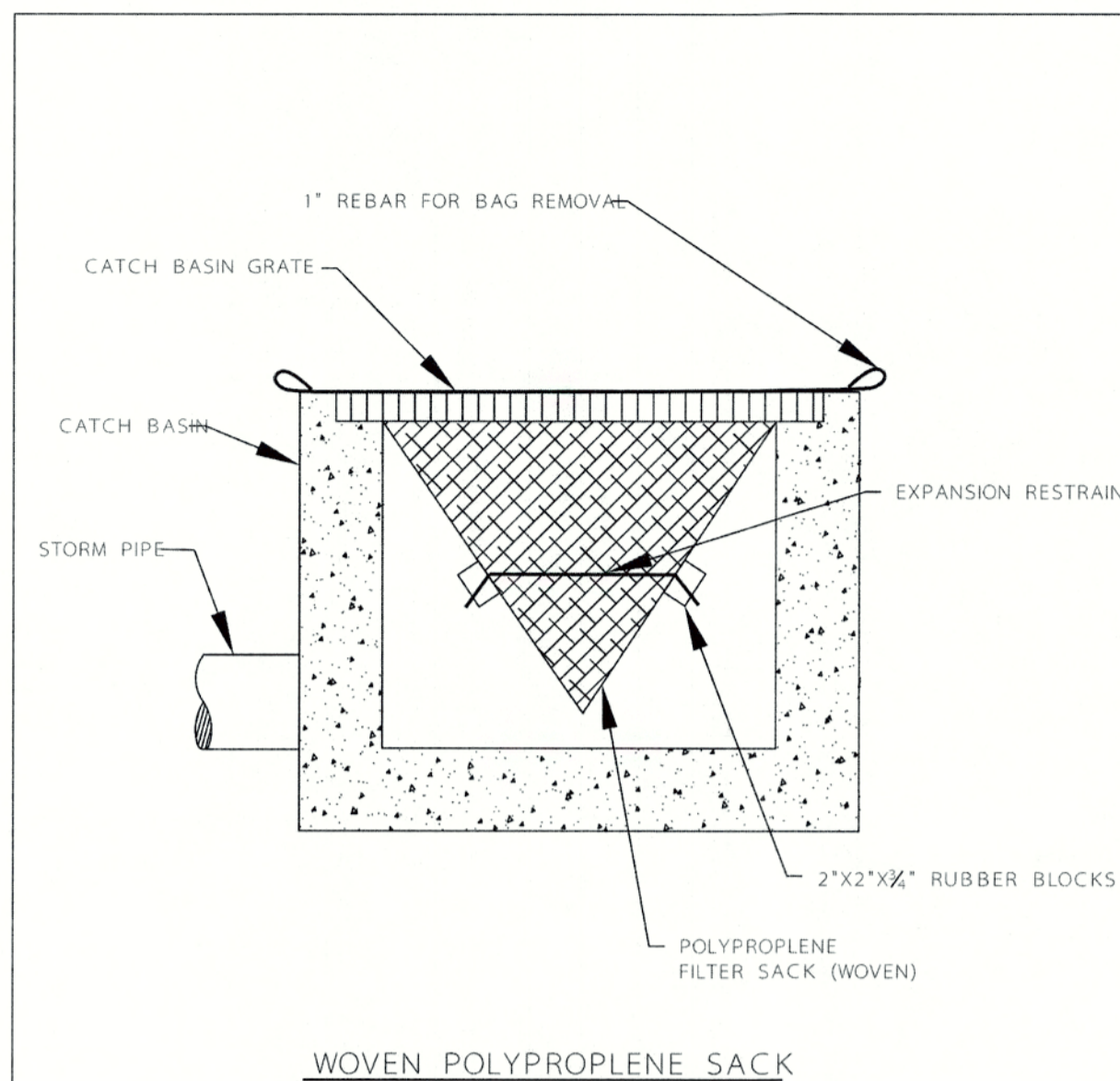


- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
  2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
  3. WHERE RUNOFF CONTAINING SEDIMENT LADEN WATER IS LEAVING THE SITE VIA THE CONSTRUCTION ENTRANCE, OTHER MEASURES SHALL BE IMPLEMENTED TO DIVERT RUNOFF THROUGH AN APPROVED FILTERING SYSTEM.
  4. DIMENSIONS:
    - SINGLE FAMILY: 20' LONG BY 20' WIDE 8" DEEP OF 1/2" MINUS CLEAN ROCK.
    - COMMERCIAL: 50' LONG BY 20' WIDE 3'-6" CLEAN ROCK.
  5. GOVERNING AUTHORITY MAY REQUIRE GEOTEXTILE FABRIC TO PREVENT SUB-SOIL PUMPING.

**CONSTRUCTION ENTRANCE**

DETAIL DRAWING 4-13

REVISED 01-09

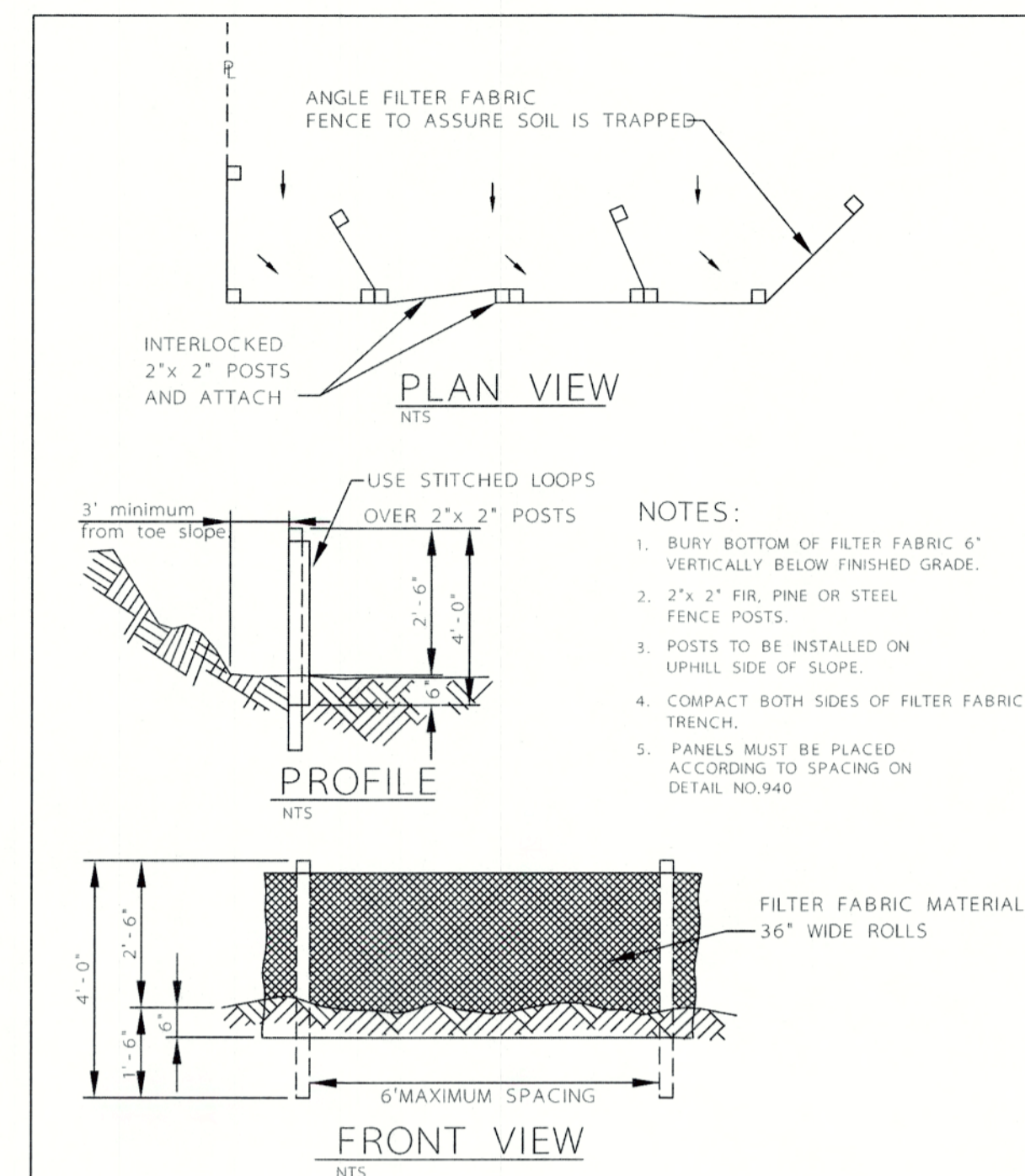


- NOTE:
1. RECESSED CURB INLET CATCH BASINS MUST BE BLOCKED WHEN USING FILTER FABRIC INLET SACKS. SIZE OF FILTER FABRIC INLET SACKS TO BE DETERMINED BY MANUFACTURER.

**INLET PROTECTION TYPE 5**

DETAIL DRAWING 4-19

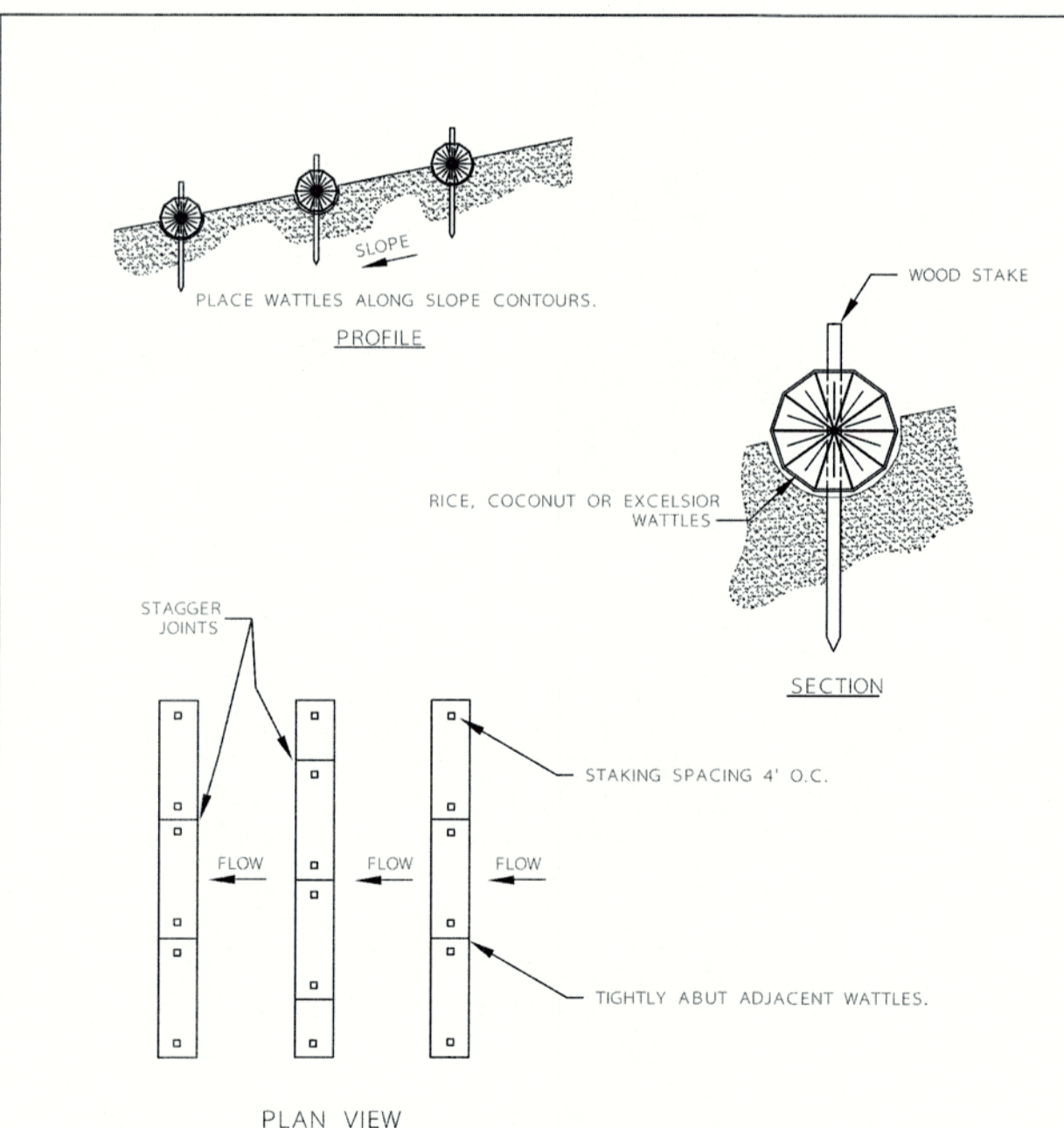
REVISED 01-09



**SEDIMENT FENCE**

DETAIL DRAWING 4-23

REVISED 01-09

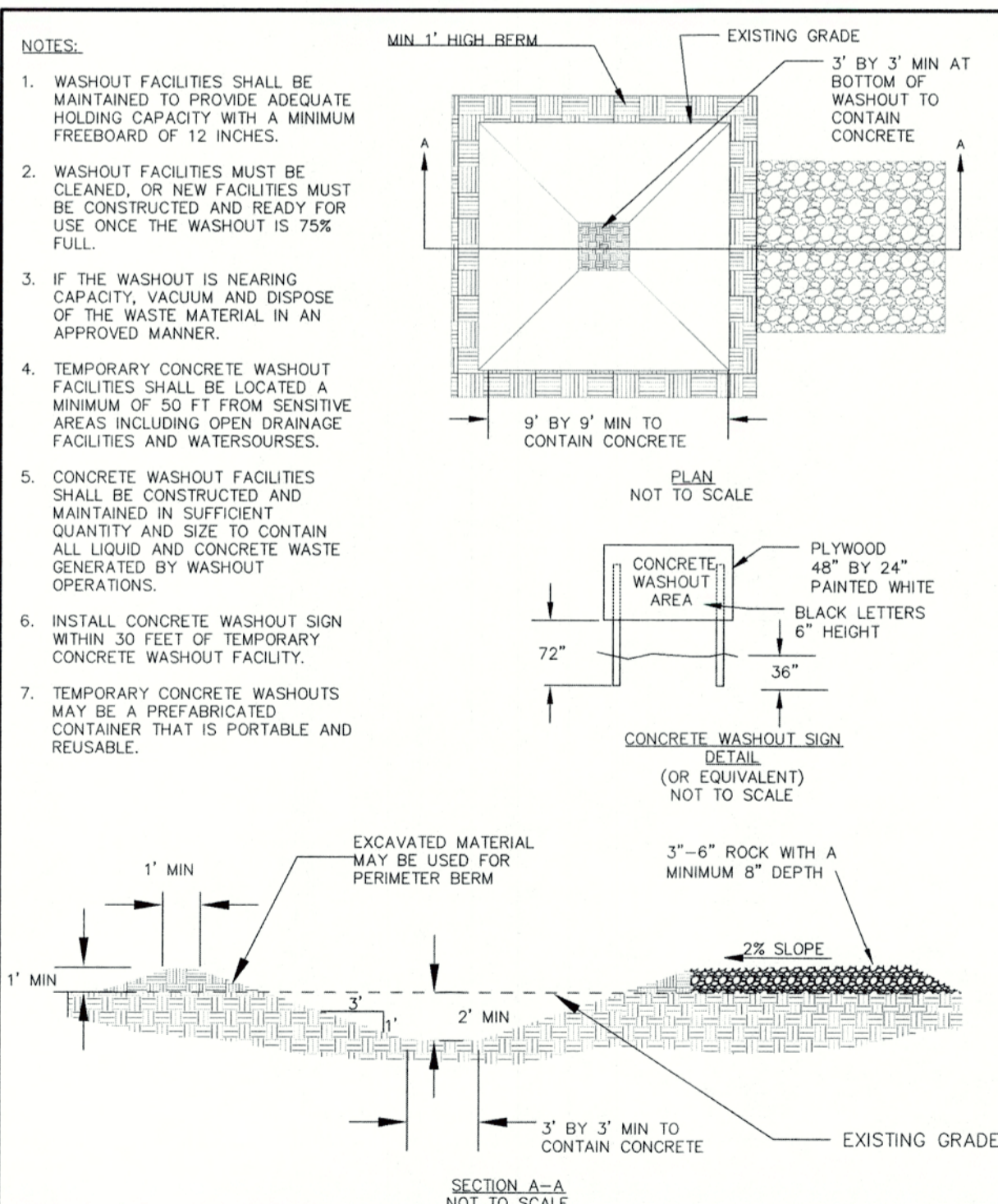


**WATTLES**

- NOTES:
1. STAKING SPECIFICATIONS:
    - a. 1"x2" WOODEN STAKES
    - b. ADDITIONAL STAKES MAY BE INSTALLED ON DOWNHILL SIDE OF WATTLES, ON STEEP SLOPE OR HIGHLY ERODIBLE SOILS.
    - c. SPACING IN ACCORDANCE WITH DETAIL 940.

DETAIL DRAWING 4-27

REVISED 01-09



**CONCRETE WASHOUT**

DRAWING NO. 900

REVISED 12-16



FOR FURTHER INFORMATION ON DESIGN CRITERIA SEE CHAPTER 4 OF CLEAN WATER SERVICES EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.

**SPACING FOR CHECK DAMS**

DITCH GRADE	6 INCH	12 INCH	18 INCH
6%	NOT ALLOWED	16 FT O.C.	26 FT O.C.
5%	NOT ALLOWED	20 FT	30 FT
4%	NOT ALLOWED	26 FT	40 FT
3%	15 FT	33 FT	50 FT
2%	25 FT	50 FT	80 FT

**BARRIER SPACING FOR GENERAL APPLICATION**

INSTALL PARALLEL ALONG CONTOURS AS FOLLOWS

% SLOPE	SLOPE	MAXIMUM SPACING ON SLOPE
10% OR FLATTER	10:1 OR FLATTER	300 FT
>10% OR <15%	>10:1 OR <7.5:1	150 FT
>15% OR <20%	>7.5:1 OR <5:1	100 FT
>20% OR <30%	>5:1 OR <3.5:1	50 FT
>30% OR <50%	>3.5:1 OR <2:1	25 FT

NOTES:

1. FOR MORE INFORMATION REGARDING THESE TABLES SEE CHAPTER 4 TABLES 4-3 AND 4-7 OF CLEAN WATER SERVICES' EROSION PREVENTION AND SEDIMENT CONTROL DESIGN MANUAL.

**SPACING TABLES**

DRAWING NO. 940

REVISED 12-16



CHENE BLANC SUBDIVISION  
34 LOT SUBDIVISION  
TAX MAP 2S1E14CA  
TAX LOT 200  
WEST LINN, OREGON

**EROSION & SEDIMENT CONTROL DETAILS**

REVISIONS

NO.	DATE	DESCRIPTION
1	05/2018	1ST SUBMITTAL
2	06/2018	2ND SUBMITTAL

**EMERIO**  
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6445 SW FALLBROOK PLACE, SUITE 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-8812  
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CITY OF **West Linn** ENGINEERING  
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**EC4**  
OF  
**EC4**