

GENERAL LEGEND

LINES

	PROPOSED WATER
	PROPOSED STORM
	PROPOSED SEWER
	EX. RETAINING WALLS
	EXISTING HEDGE ROW
	GRAVEL
	R/W
	PROPERTY LINE
	CENTER LINE
	PUE
	PROPOSED C & G
	PROPOSED DITCH
	EXISTING STORM
	EXISTING SEWER
	EXISTING WATER
	EXISTING GAS
	EXISTING POWER
	EXISTING PHONE
	PAVEMENT
	EXISTING C & G
	EXISTING DITCH
	EXISTING FENCE
	CONCRETE
	FILTER STRIPS
	COMPACTED ONSITE
	NATIVE SOIL
	SWALE FL
	EXISTING CONTOUR
	NEW CONTOUR

SYMBOLS

	SEWER MANHOLE
	STORM DRAIN MANHOLE
	CATCH BASIN
	GAS VALVE
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	POWER POLE
	GUY ANCHOR
	PROJECT CONTROL POINTS
	PICNIC TABLE
	CURB SIDE INLETS
	SEWER CLEAN OUT
	SD CLEAN OUT
	STREET LIGHT
	AIR RELEASE VALVE
	AREA DRAIN
	CONIFEROUS TREE
	DECIDUOUS TREE

CONTACT INFORMATION

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WEST LINN, OR 97068
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PUBLIC WORKS
SENIOR PROJECT ENGINEER
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(503) 657-0331

ABBREVIATIONS:

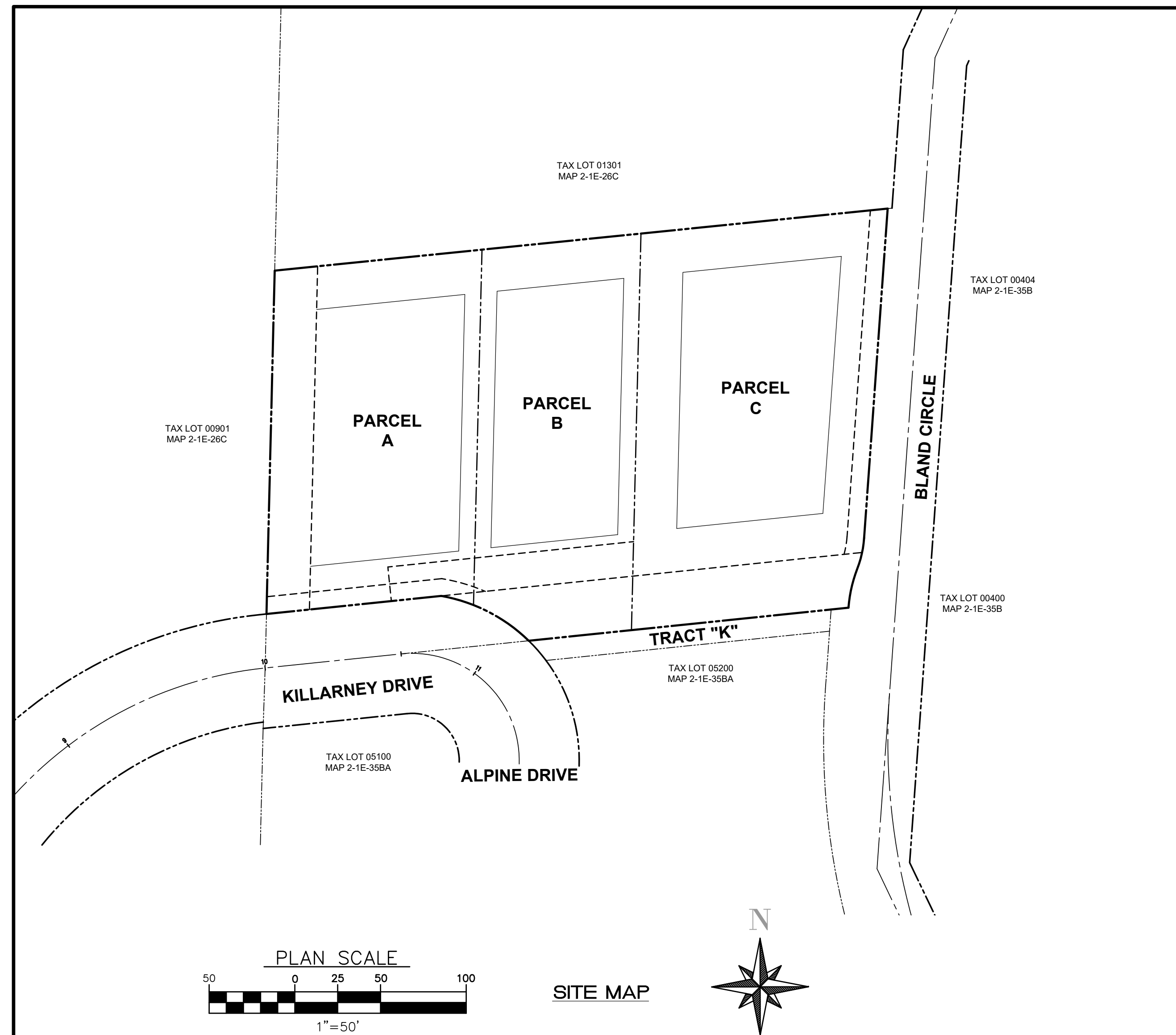
AC	ASPHALTIC CONCRETE
BC	BACK OF CURB
BFP	BACKFLOW PREVENTION DEVICE
BW	BACK OF WALK
CATV	CABLE TELEVISION
C&G	CURB AND GUTTER
CF	CURB FACE
C	CENTERLINE
CO	CLEAN OUT
CONC	CONCRETE
DCV	DETECTOR CHECK VALVE
DRWY	DRIVEWAY
EC	END OF CURVE
ECAB	ELECTRIC CABINET
ELEC	ELECTRIC
EM	ELECTRIC METER
EMH	ELECTRIC MAN-HOLE
EP	EDGE OF PAVEMENT
EPB	ELECTRICAL PULL BOX
ESMT	EASEMENT
FD	FOUND
FDC	FENCE
FL	FLOWLINE
FP	FINISH PAVEMENT
FS	FINISH SURFACE
FW	FRONT OF WALK
	DIRECTION OF DRAINAGE FLOW
GS	GAS LINE
GA	GUY ANCHOR
GM	GAS METER
GV	GAS VALVE
HC	HANDICAP
HCR	HANDICAP RAMP
ICB	IRRIGATION CONTROL BOX
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
LF	LINEAR FEET
LT STD	LIGHT STANDARD
MH	MANHOLE
MOC	MIDDLE OF CURVE
MOV C	MIDDLE OF VERTICAL CURVE
OC	ON CURVE
OH	OVERHEAD
OT	ON TANGENT
P	POWER
PB	PULL BOX
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PED	PEDESTAL
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PKWY	PARKWAY
PL	PROPERTY LINE
P.O.C.	POINT OF CONNECTION
POVC	POINT OF VERTICAL CURVE
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PRVC	POINT OF REV. VERTICAL CURVE
PT	POINT OF TANGENCY
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
R.C.B.	REINFORCED CONCRETE BOX
RCLW	RECLAIMED WATER LINE
RET	RETAINING
R/W	RIGHT OF WAY
SG	STRAIGHT GRADE
SS	SANITARY SEWER
SCO	SEWER CLEAN-OUT
SD	STORM DRAIN
SDCO	STORM CLEAN-OUT
SDMH	STORM DRAIN MANHOLE
SE	SOUTHEAST
SELY	SOUTHEASTERLY
SF	SQUARE FEET
SLCB	STREET LIGHT CONTROL BOX
SLPB	STREET LIGHT PULL BOX
SMH	SEWER MANHOLE
SP	SIGN POST
STD	STANDARD
STLT	STREET LIGHT
SW	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE
TRANS	TRANSFORMER
TW	TOP OF WALL
TYP.	TYPICAL
V	VALVE
VG	VALLEY GUTTER
VLT	VAULT
W	WATER LINE
WM	WATER METER
WV	WATER VALVE

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[Signature] 09/13/2021

PARAMOUNT WEST LINN CIVIL IMPROVEMENTS

LOCATED IN
A PORTION OF THE SW 1/4 OF SECTION 26C, T.2 S, R. 1 E,
CITY OF WEST LINN
CLACKAMAS COUNTY, OREGON



SITE DATA

AREA	1.13 AC
ZONING	R10
TAX MAP	21E26C
TAX LOT:	1400
NO. OF PARCELS	3

SURVEY MONUMENTATION NOTE

CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING SURVEY MONUMENTS WHICH CONTROL SUBDIVISIONS, TRACTS, PROPERTY, BOUNDARIES, STREETS, HIGHWAYS, OR OTHER RIGHT-OF-WAY EASEMENTS. CONTRACTOR SHALL PROVIDE ADVANCE NOTICE TO PROJECT SURVEYOR PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. PROJECT SURVEYOR SHALL COORDINATE WITH CONTRACTOR TO RESET MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEY.

PRIVATE ENGINEERS NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA. UNDERGROUND SERVICE ALERT SHALL BE CONTACTED TWO WORKING DAYS PRIOR TO CONSTRUCTION AT 1-800-227-2600.

IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING FEATURES AND NEW IMPROVEMENTS. TRANSITIONS WITHIN ADA PATHS OF TRAVEL SHALL NOT EXCEED ALLOWABLE FINISH GRADE SLOPES.

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 952-001-0090. YOU MAY OBTAIN A COPY OF THE RULES BY CALLING THE CENTER. NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987. STAT. AUTH.: ORS 757.542 THROUGH ORS 757.562 AND ORS 757.993.
- THE CONTRACTOR SHALL CONTACT 'ONE CALL' FOR UTILITY LOCATES PRIOR TO EXCAVATION. (1-800-332-2344)
- IT IS THE CONTRACTORS RESPONSIBILITY TO POT HOLE AND VERIFY ALL PROPOSED WATERLINE JOINT POINTS INCLUDING ANY ADDITIONAL EXPLORATORY EXCAVATION TO CONFIRM THE ACCURACY OF THE JOINT POINTS. NO ADDITIONAL COMPENSATION SHALL BE PROVIDED TO THE CONTRACTOR FOR THIS EFFORT.
- THE EXISTING UTILITY CROSSINGS OF THE PIPELINES ARE SHOWN ACCORDING TO AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL THE UTILITY CROSSINGS ALONG THE LENGTH OF THE PIPELINES. AS THE ENGINEER AND THE CITY OF JACKSONVILLE MAKE NO GUARANTEE THAT ALL OF THE EXISTING UTILITIES ARE SHOWN, THE CONTRACTOR SHALL EXERCISE DUE CAUTION WHEN EXCAVATING AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OR EXPLORATORY OPERATIONS. IF ANY EXISTING UTILITIES ARE DAMAGED DURING CONSTRUCTION OR EXPLORATORY OPERATIONS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE THE DAMAGED ITEMS TO THE SATISFACTORY OF THE LOCAL GOVERNING AGENCY WITH NO ADDITIONAL COMPENSATION WILL BE PROVIDED TO THE CONTRACTOR THESE NOTED REPAIRS.



VICINITY MAP
NOT TO SCALE

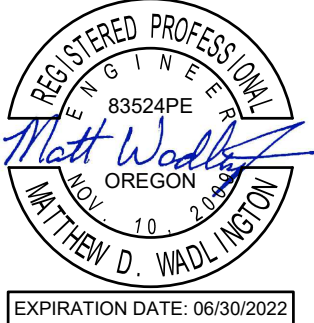
EARTHWORK QUANTITIES

CUT: 2,660 CY
FILL: 2,740 CY
EST. SHRINKAGE: 80 CY
EXPORT: 0 CY

QUANTITIES SHOWN ARE FOR BONDING AND FEE CALCULATION PURPOSES. CONTRACTOR SHALL SATISFY HIMSELF TO THE ACCURACY OF QUANTITIES SHOWN. THE QUANTITIES DO NOT INCLUDE FOOTING OR UTILITY EXCAVATION.

SHEET INDEX:

SHEET NO.	SHEET NAME
1	COVER SHEET
2	GENERAL NOTES
3	CONDITIONS OF APPROVAL
4	TYPICAL STREET SECTIONS
5	EXISTING CONDITIONS AND DEMOLITION
6	TREE PRESERVATION PLAN
7	TREE PRESERVATION DETAILS
8	PRELIMINARY PLAT
9	GRADING PLAN
10	BLAND CIRCLE PLAN AND PROFILE
11	KILLARNEY DRIVE PLAN AND PROFILE
12	COMPOSITE UTILITY PLAN
13	SANITARY SEWER LINE A PLAN AND PROFILE
14	STORM DRAIN LINE B PLAN AND PROFILE
15	STORM DRAIN LINE A PLAN AND PROFILE
16	DETAIL
17	DETAIL
18	DETAIL
EC1	ESCP TITLE
EC2	ESCP - CLEARING AND DEMOLITION
EC3	ESCP - GRADING PLAN
EC4	ESCP UTILITIES PLAN
EC5	ESCP - PAVING PLAN
EC6	ESCP - DETAILS



REV.	DATE	DESCRIPTION

ATHAN DEVELOPMENT
22995 BLAND CIRCLE, WEST LINN OR

COVER SHEET

GENERAL NOTES

- 1. ALL REFERENCES TO CITY OF WEST LINN DESIGN STANDARDS REFER TO THE CURRENT PUBLIC WORKS STANDARD CONSTRUCTION SPECIFICATIONS.
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...

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.
2. WATER MAINS HAVE A MINIMUM COVER OF 36".
3. RESTRAINED JOINTS AT ALL JOINTS WITH FIELD LOC GASKETS TO BE PROVIDED AT ALL CHANGES IN DIRECTION AND BRANCHES.

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.
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.

STORM SEWER NOTES

- 1. A 24-INCH OR LESS 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 THE USE OF RIBBED PVC PIPE, PIPE SHALL BE CLASS 3 NON-REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-14.
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 PER OREGON STANDARD DRAWING RD366 AND RD365.

- 3. MANHOLE BASE MAY BE POURED IN PLACE CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3300 PSI OR PRECAST MANHOLE RISERS AND TOPS SHALL BE PRECAST SECTIONS WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.
4. ALL MANHOLES LOCATED OUTSIDE PAVED 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).

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 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.
3. ALL MANHOLES LOCATED OUTSIDE PAVED AREAS REQUIRE TAMPER PROOF LIDS AND THE LID SHALL BE SET 12" ABOVE THE PROPOSED GRADE.

EROSION CONTROL SUMMARY

1. EROSION CONTROL SUMMARY GENERAL NOTES ARE LOCATED ON SHEET EC4 IN THE EROSION SEDIMENT CONTROL PLAN.

GENERAL GRADING AND EROSION & SEDIMENT CONTROL (PART 1)

- 1. APPROVAL OF THIS EROSION & SEDIMENT CONTROL 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 THE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION OF LANDSCAPING ESTABLISHED.

GENERAL GRADING AND EROSION & SEDIMENT CONTROL (PART 2)

- 1. CLEAN WASTE MATERIAL EXCAVATED FROM ROAD CUT OR TRENCHING AREAS NOT USED IN STREET FILL AREAS MAY 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.

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 NITROGEN DERIVED FROM UREA FORMALDEHYDE, AND APPLIED AT A RATE OF 400 POUNDS PER ACRE.

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 POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 18 INCHES.

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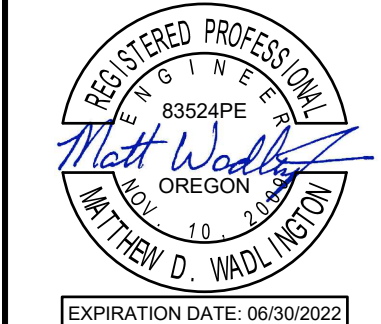


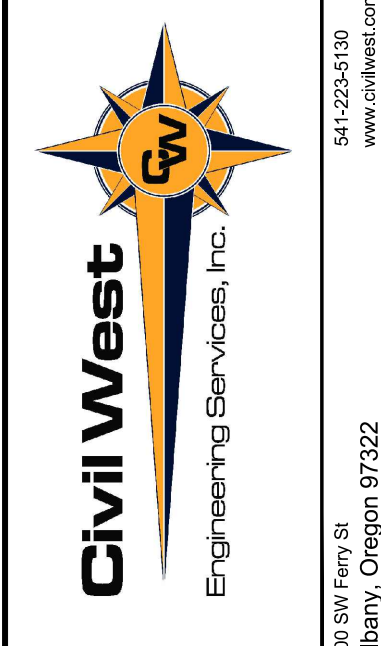
Table with columns: REV., DATE, DESCRIPTION, DESIGNED BY, CHECKED BY, DRAWN BY, PROJECT NO. Includes handwritten entries for DESIGNED BY (BJJ) and CHECKED BY (BJJ).

ATHAN DEVELOPMENT
22895 BLAND CIRCLE - WEST LINN OR

GENERAL NOTES

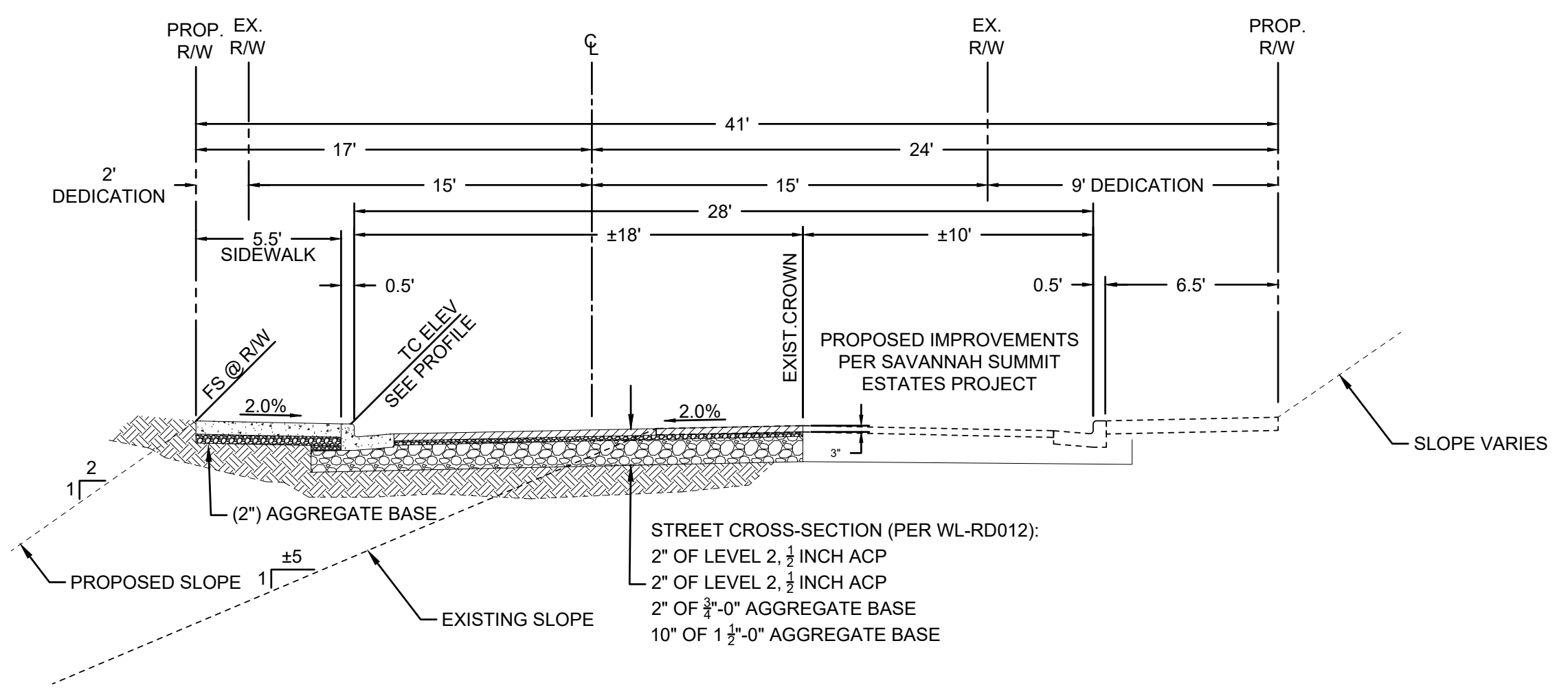
DATE:8/17/21 FILE:O:\CW_Projects\2204_Misc_Private_Engineering_Work\2204-120 Athan Development - Paramount West Linn Project\04 Final Design\Drawings\DWG\LAYOUTS\2 GENERAL NOTES - 120.dwg

DATE: 8/17/21 FILE: O:\CW_Projects\2204 Misc Private Engineering\Work\2204-120 Athan Development - Paramount West Linn Project\04 Final Design\Drawings\DWG\LAYOUTS\4 TYPICAL STREET SECTIONS - 120.dwg

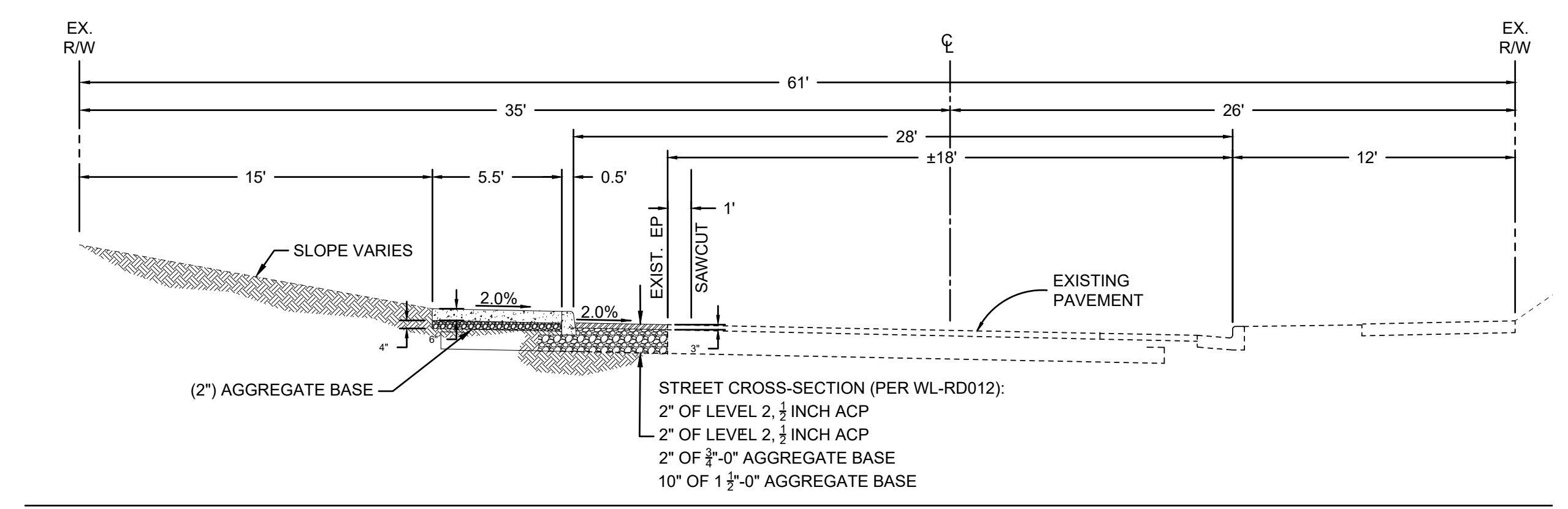


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20A
4
BLAND CIRCLE TYPICAL SECTION
SCALE: N.T.S.



20D
4
KILLARNEY DRIVE TYPICAL SECTION
SCALE: N.T.S.

REV.	DATE	DESCRIPTION	BY

Checked By: #NAME
 Drawn By: BRJ
 Project No: 2204-120

ATHAN DEVELOPMENT
22995 BLAND CIRCLE - WEST LINN OR

TYPICAL STREET SECTIONS

4 OF 18

DATE: 8/17/21 FILE: O:\CW_Projects\2204 Misc: Private Engineering\Work\2204-120 Athan Development - Paramount West Linn Project\04 Final Design\Drawings\Layouts\5 EXISTING CONDITIONS AND DEMOLITION - 120.dwg



HATCH LEGEND

- TREE PROTECTION ZONE (BASED ON CRPZ)
- REMOVED SIGNIFICANT TREE CANOPY

SYMBOL LEGEND

- RETAINED CONIFEROUS TREE
- RETAINED DECIDUOUS TREE
- CONIFEROUS TREE TO BE REMOVED
- DECIDUOUS TREE TO BE REMOVED

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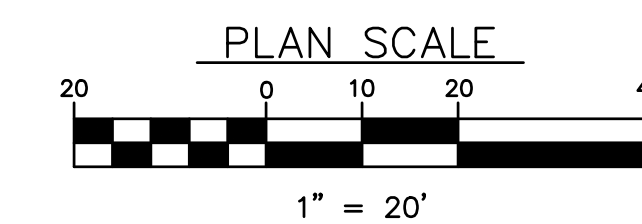
DEMOLITION NOTES

- 1 REMOVE EXISTING BUILDING/STRUCTURE
- 2 REMOVE EXISTING CONCRETE AREAS
- 3 REMOVE EXISTING AC DRIVEWAY
- 4 REMOVE EXISTING WALL
- 5 REMOVE EXISTING WIRE FENCE
- 6 REMOVE EXISTING POND
- 7 REMOVE EXISTING FIRE PIT
- 8 REMOVE EXISTING WATER METER
- 9 POWER TO BE UNDERGROUNDED PER SEPARATE PGE PLAN
- 10 CONTRACTOR TO LOCATE EXISTING ON-SITE SEPTIC SYSTEM AND DECOMMISSION PER STATE REGULATIONS

GENERAL TREE INVENTORY	
TOTAL PROPERTY AREA	49,376 (1.13 AC)
TOTAL TREE INVENTORY	48
TOTAL TREES RETAINED	5
TOTAL TREES REMOVED	43

SIGNIFICANT TREE INVENTORY	
ONSITE SIGNIFICANT TREE INVENTORY	6
SIGNIFICANT TREES RETAINED	2
SIGNIFICANT TREES REMOVED	4
EXISTING SIGNIFICANT TREE CANOPY COVERAGE	9,716 SF
TREE PRESERVATION AREA REQUIRED (20% OF EXISTING SIGNIFICANT TREE CANOPY)	1,943 SF
TREE PRESERVATION AREA PROVIDED	SF

1 EXISTING CONDITIONS & DEMOLITION
 5 SCALE: 1" = 20'



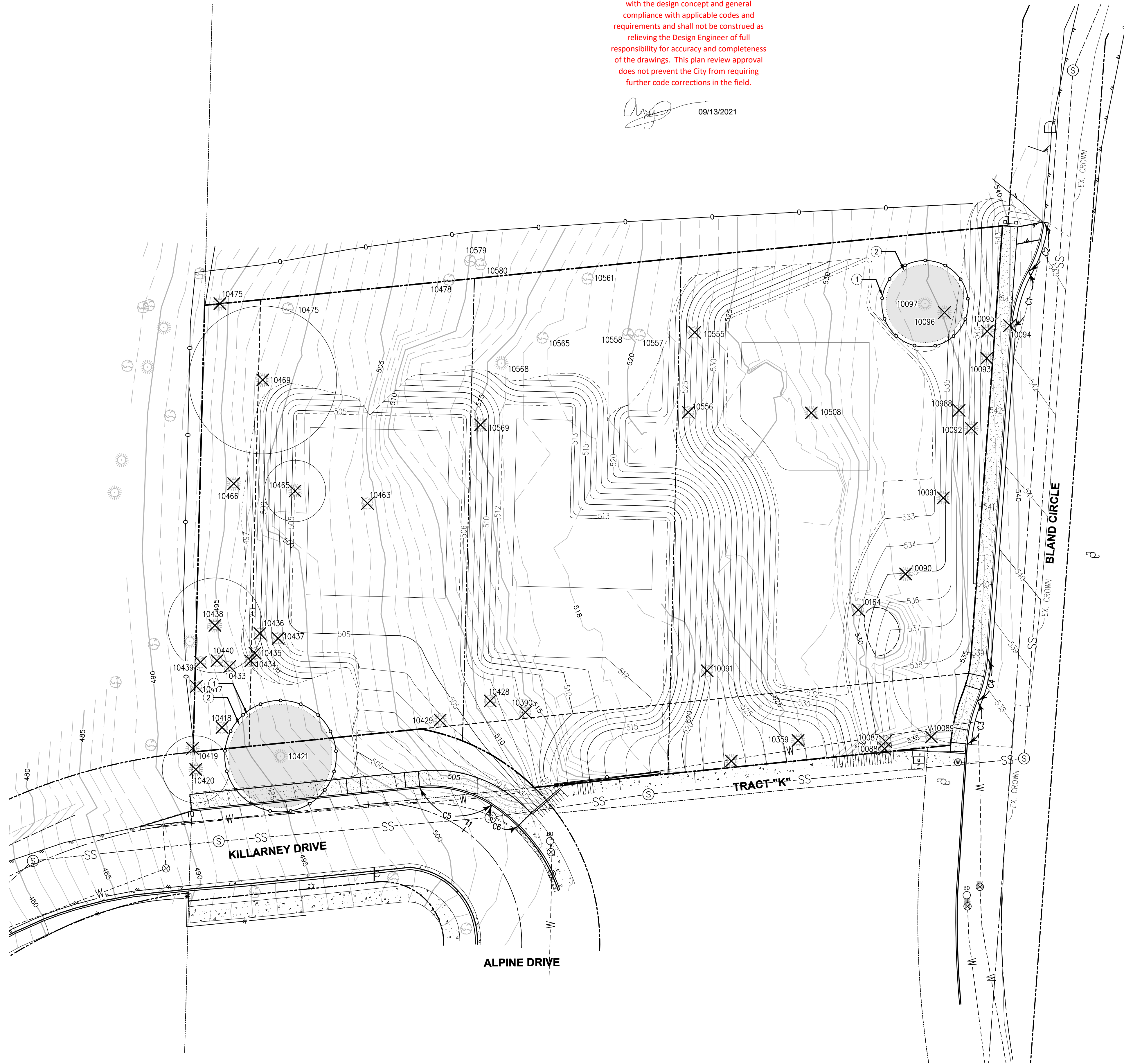
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EXISTING CONDITIONS AND
 DEMOLITION PLAN

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1
6 TREE PRESERVATION PLAN
SCALE: 1" = 20'

HATCH LEGEND

- TREE PROTECTION ZONE (BASED ON CRPZ)
- REMOVED SIGNIFICANT TREE CANOPY

LINETYPE LEGEND

- ROOT PROTECTION ZONE
- TREE PROTECTION FENCE
- *TREE FENCING TO BE COMPRISED OF 6' CHAIN LINK ON 2" POST AT 10' SPACING DRIVEN 2' INTO GROUND

CONSTRUCTION NOTES

- 1 CONSTRUCT TREE PROTECTION FENCE PER DETAIL HEREON
- 2 ROOT PROTECTION ZONE PER WL-219

SYMBOL LEGEND

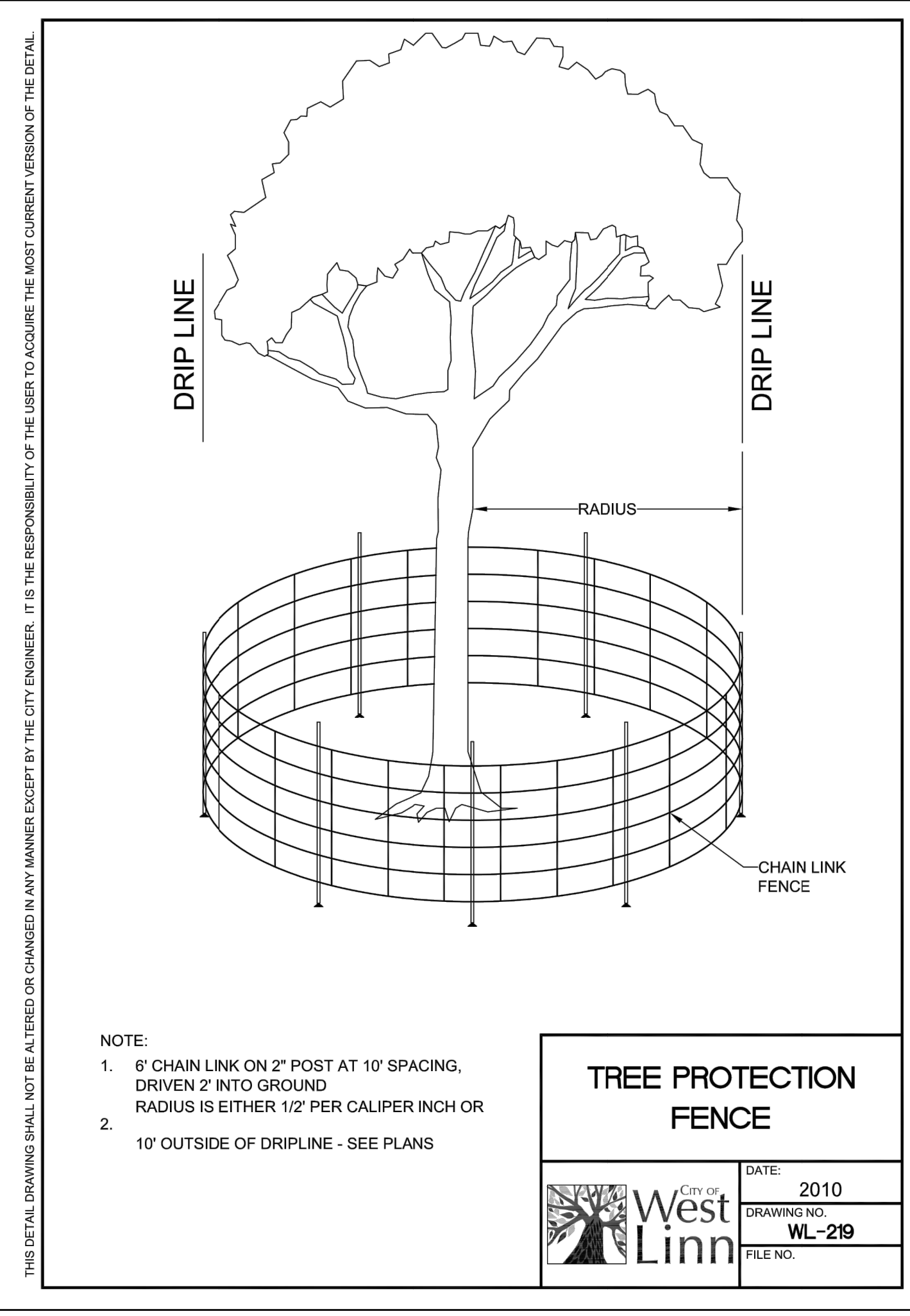
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GENERAL TREE INVENTORY

TOTAL PROPERTY AREA	49,376 (1.13 AC)
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TOTAL TREES RETAINED	9
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SIGNIFICANT TREE INVENTORY

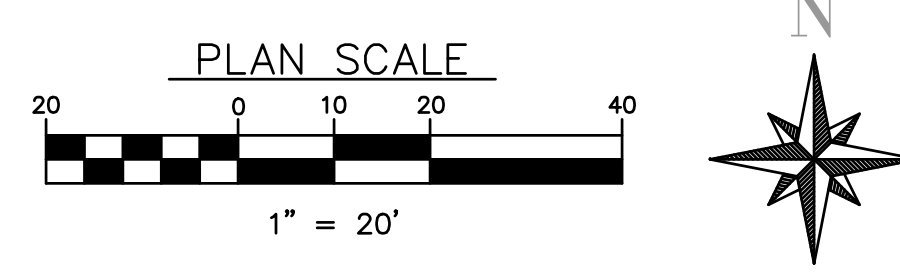
ONSITE SIGNIFICANT TREE INVENTORY	6
SIGNIFICANT TREES RETAINED	2
SIGNIFICANT TREES REMOVED	4
EXISTING SIGNIFICANT TREE CANOPY COVERAGE	9,716 SF
TREE PRESERVATION AREA REQUIRED (20% OF EXISTING SIGNIFICANT TREE CANOPY)	1,943 SF
TREE PRESERVATION AREA PROVIDED	SF



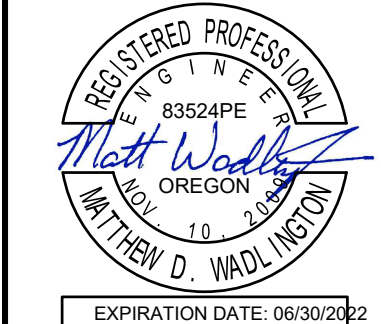
- NOTE:
1. 6' CHAIN LINK ON 2" POST AT 10' SPACING, DRIVEN 2' INTO GROUND. RADIUS IS EITHER 1/2" PER CALIPER INCH OR
 2. 10' OUTSIDE OF DRIPLINE - SEE PLANS

TREE PROTECTION FENCE

DATE: 2010
DRAWING NO: WL-219
FILE NO:



DATE: 8/17/21 FILE: O:\CW_Projects\2204 Misc: Private Engineering\Work\2204-120 Athan Development - Paramount West Linn Project\04 Final Design\Drawings\Layouts\6 TREE PRESERVATION PLAN - 120.dwg



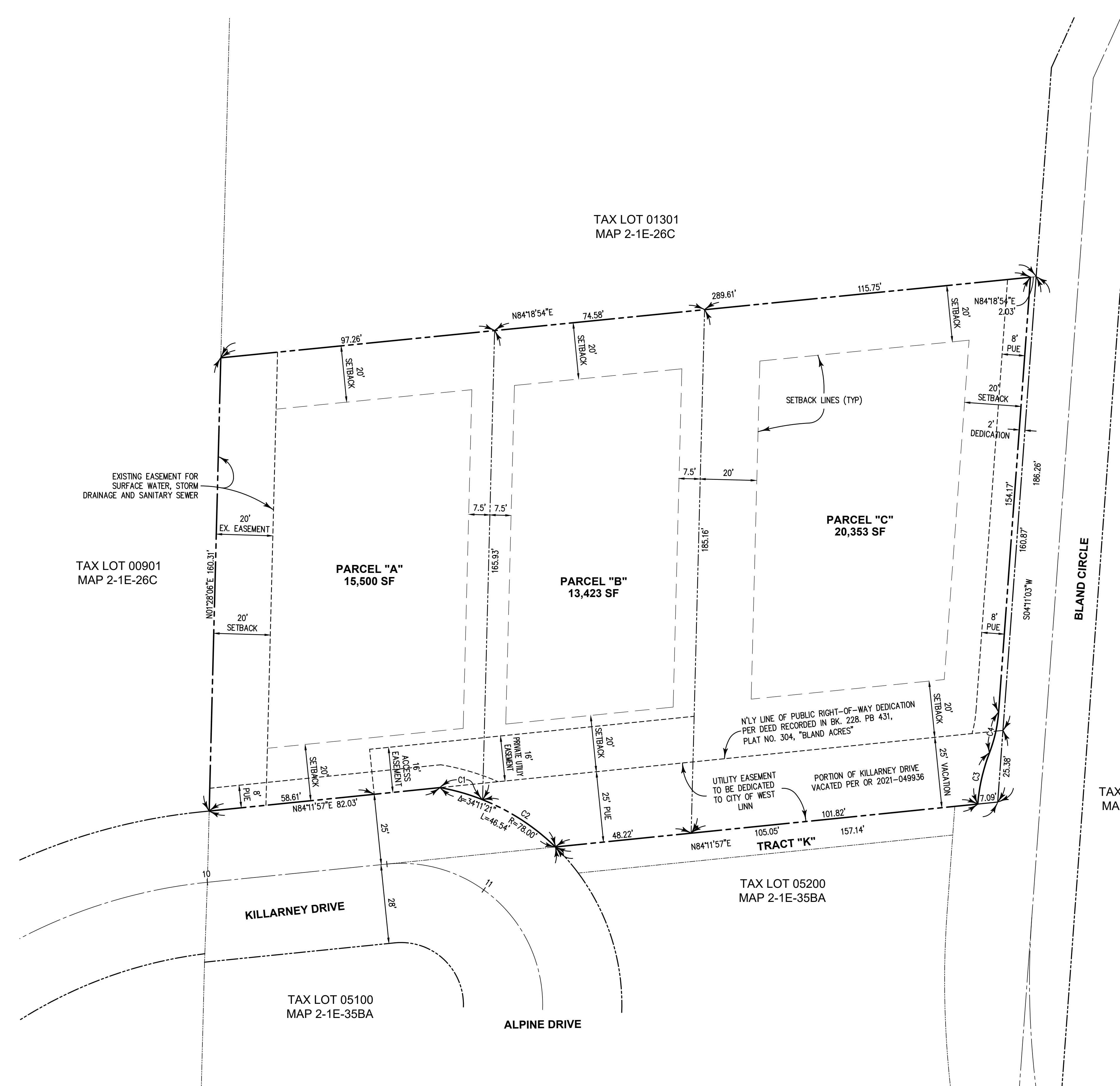
REV.	DATE	DESCRIPTION	BY	CHECKED BY

Drawn By: BRJ
Checked By: #NAME#
Project No: 2204-120

ATHAN DEVELOPMENT
22995 BLAND CIRCLE - WEST LINN OR

TREE PRESERVATION PLAN

DATE: 8/17/21 FILE: O:\CW_Projects\2204 Misc. Private Engineering - Paramount West Linn Project\04 Final Design\Drawings\Layouts\8 PRELIMINARY PLAT - 120.dwg



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[Signature]
09/13/2021

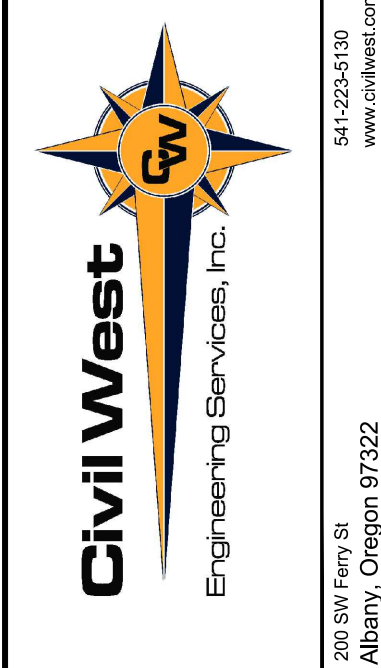
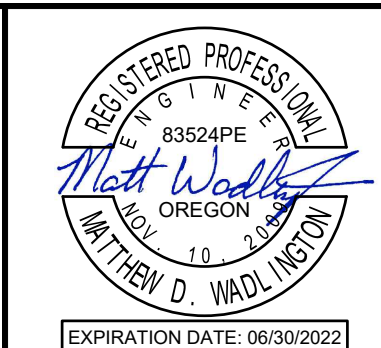
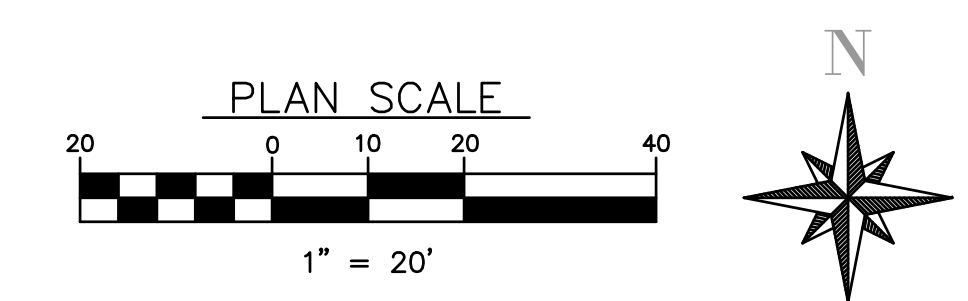
SETBACKS	
SETBACK LOCATION	STANDARD (FT)
FRONT	20
SIDE	7.5
STREET SIDE	15
REAR	20
GARAGE DOOR	20
MAX HEIGHT	35
AVERAGE MIN LOT WIDTH	35
MAX LOT COVERAGE	35%

PARCEL DATA	
AREA	1.13 AC
ZONING	R10
TAX MAP	21E26C
TAX LOT	1400
NO. OF PARCELS	3

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	78.00'	11°29'51"	46.54'
C2	78.00'	22°41'31"	30.89'
C3	65.00'	16°28'23"	18.69'
C4	50.00'	16°55'50"	14.77'

1
8

PRELIMINARY PLAT
SCALE: 1" = 20'



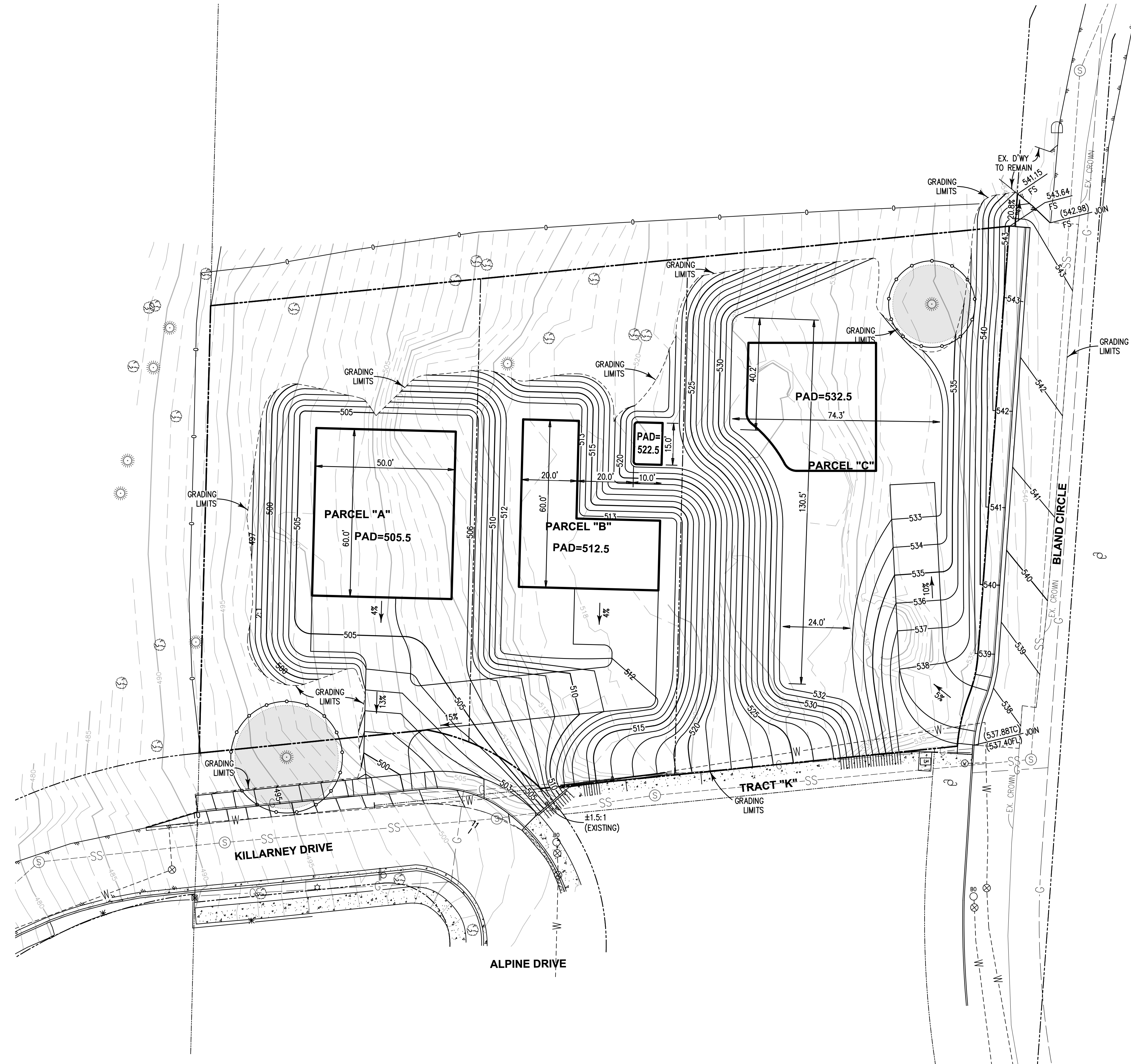
REV.	DATE	DESCRIPTION

Checked By: #NAME#
Drawn By: BRJ
Project No: 2204-120

ATHAN DEVELOPMENT
22995 BLAND CIRCLE - WEST LINN OR

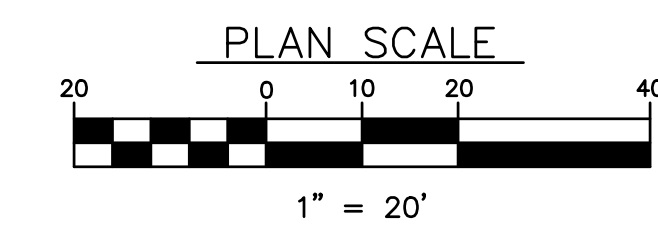
PRELIMINARY PLAT

DATE: 9/7/21 FILE: O:\CW_Projects\2204-120 Athan Development - Paramount West Linn Project\04 Final Design\Drawings\DWG\LAYOUTS\9 GRADING PLAN - 120.dwg



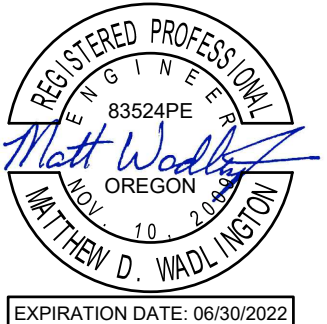
1
9

GRADING PLAN
SCALE: 1" = 20'



APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
This approval is only for general conformance
with the design concept and general
compliance with applicable codes and
requirements and shall not be construed as
relieving the Design Engineer of full
responsibility for accuracy and completeness
of the drawings. This plan review approval
does not prevent the City from requiring
further code corrections in the field.

[Signature]
09/13/2021



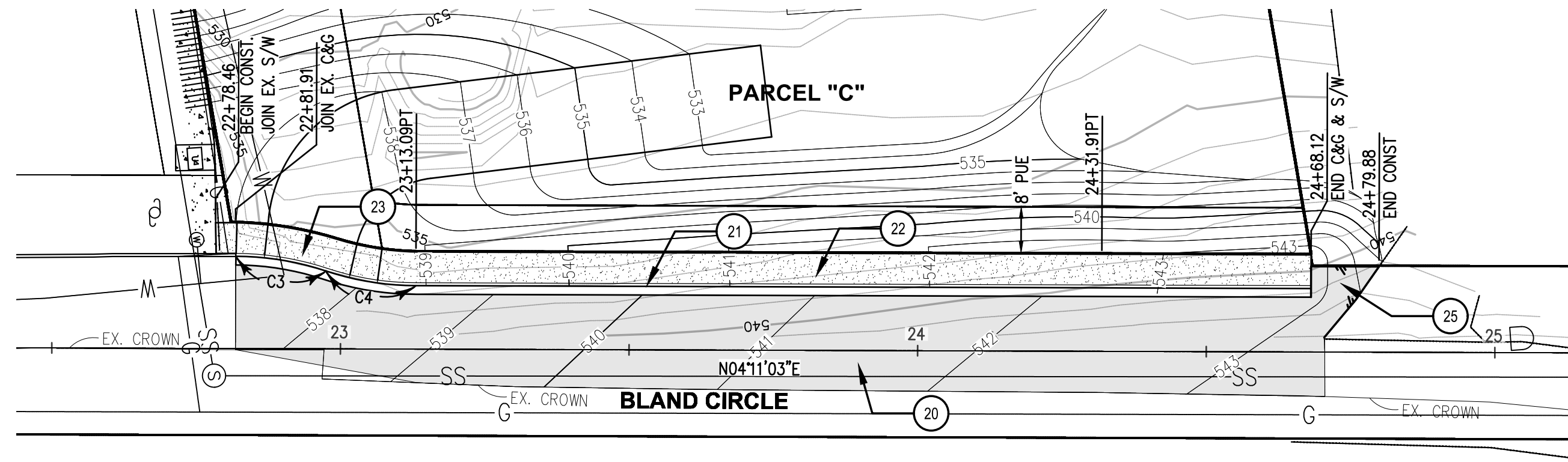
REV.	DATE	DESCRIPTION

Drawn By: BRJ
 Checked By: #NAME
 Project No.: 2204-120

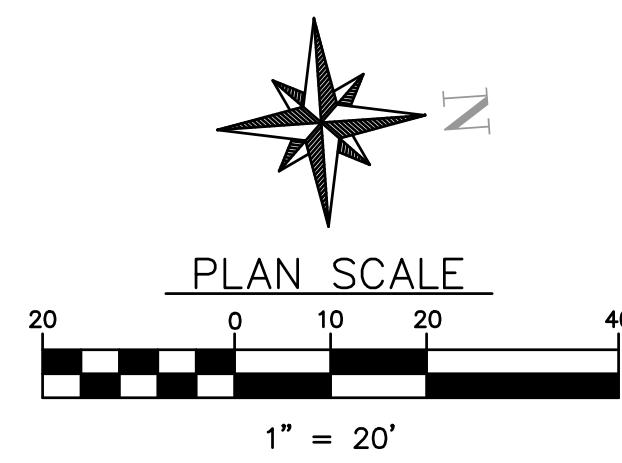
ATHAN DEVELOPMENT
22995 BLAND CIRCLE - WEST LINN OR

GRADING PLAN

DATE: 9/17/21 FILE: O:\CW_Projects\2204-120 Altan Development - Paramount West Linn Project\04 Final Design\Drawings\DWG\Layouts\10 BLAND CIRCLE STREET IMPROVEMENT PLAN - 120.dwg



BLAND CIRCLE - PLAN
SCALE: 1" = 20'



APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
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[Signature]
09/13/2021

CONSTRUCTION NOTES

- 20 CONSTRUCT ASPHALTIC PAVEMENT AND BASE COURSE PER SOIL SURVEY AND TYPICAL STREET SECTIONS
- 21 CONSTRUCT CURB AND 24" GUTTER PER ODOT STD. DWG. RD700 E=7
- 22 CONSTRUCT CURB LINE SIDEWALK PER ODOT STD. DWG. RD720
- 23 CONSTRUCT CURB LINE DRIVEWAY PER ODOT STD. DWG. RD750 OPTION N
- 24 (NOT USED)
- 25 CONSTRUCT TEMPORARY 4" THICK AC WALKWAY.

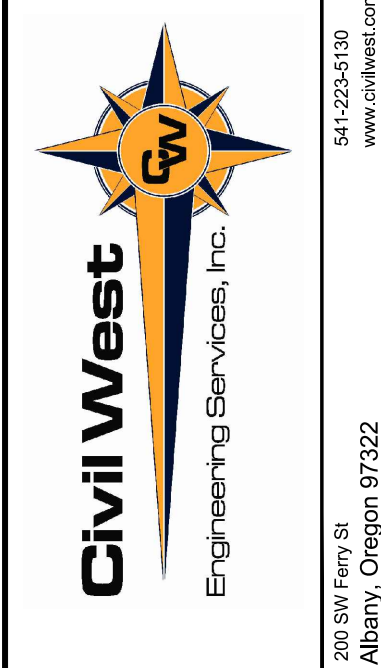
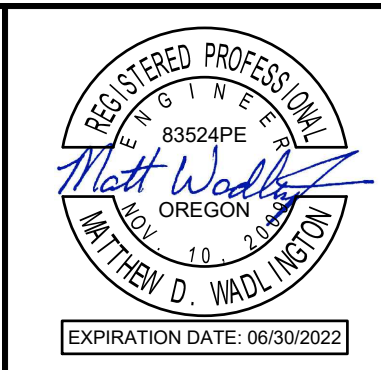
GENERAL NOTES:

SEE SHEET 4 FOR TYPICAL STREET CROSS SECTIONS.

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C3	50.00'	18°9'58"	15.85'
C4	50.00'	18°9'58"	15.85'

SYMBOL LEGEND

- NEW CONCRETE SIDEWALK
- NEW CURB AND GUTTER
- NEW ASPHALTIC PAVEMENT

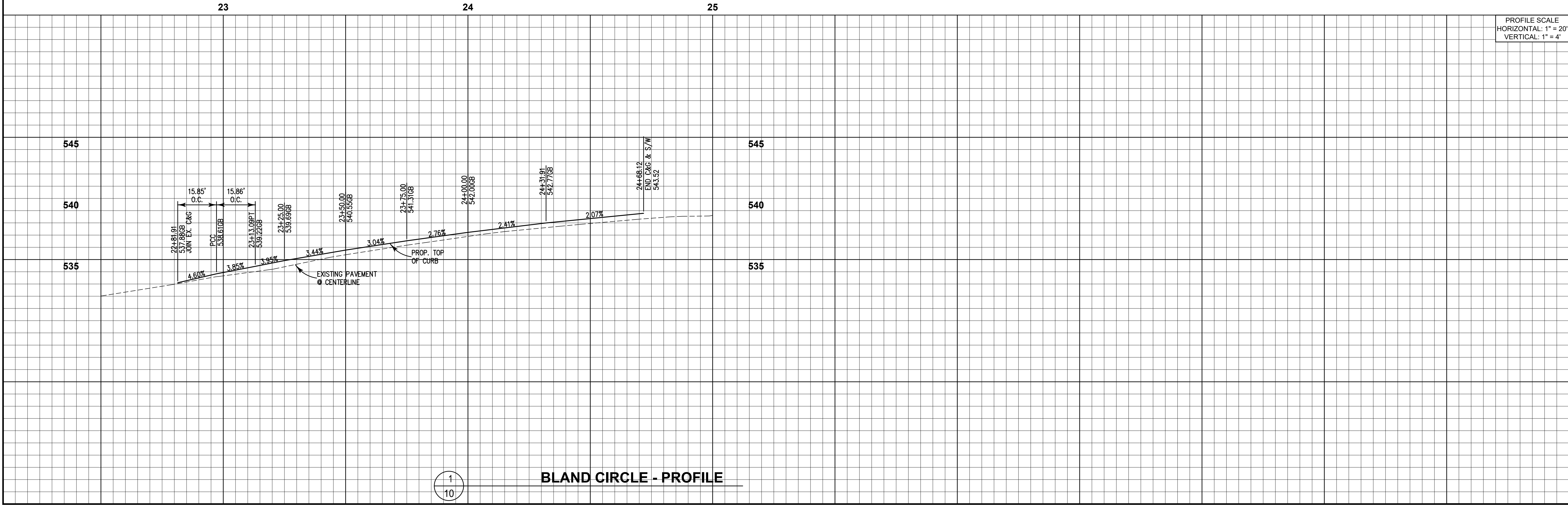


REV.	DATE	DESCRIPTION

Drawn By: BRJ
 Checked By: #NAME#
 Project No: 2204-120

ATHAN DEVELOPMENT
22995 BLAND CIRCLE - WEST LINN OR

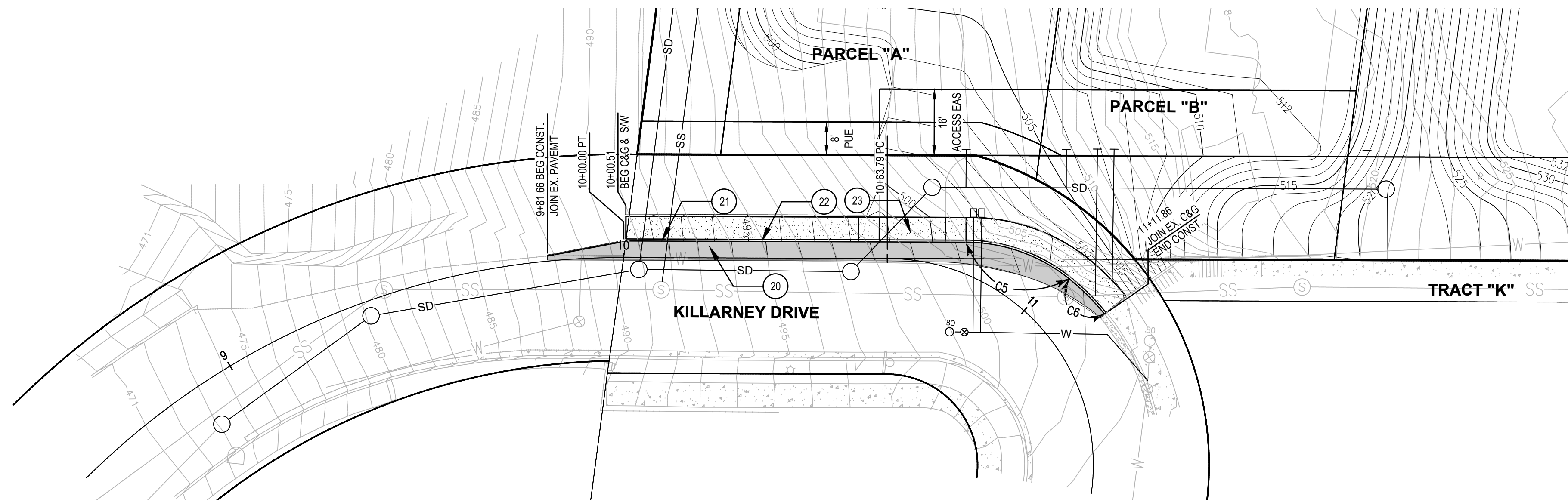
BLAND CIRCLE STREET
IMPROVEMENT PLAN



BLAND CIRCLE - PROFILE

PROFILE SCALE
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 4'

DATE: 8/17/21 FILE: O:\CW_Projects\2204 Misc. Private Engineering\Work\2204-120 Athan Development - Paramount West Linn Project\04 Final Design\Drawings\Layouts\11 KILLARNEY STREET IMPROVEMENT PLAN - 120.dwg



APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
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[Signature]
09/13/2021

CONSTRUCTION NOTES

- 20 CONSTRUCT ASPHALTIC PAVEMENT AND BASE COURSE PER SOIL SURVEY AND TYPICAL STREET SECTIONS
- 21 CONSTRUCT STANDARD CURB PER ODOT STD. DWG. RD700 E=7
- 22 CONSTRUCT CURB LINE SIDEWALK PER ODOT STD. DWG. RD720
- 23 CONSTRUCT CURB LINE DRIVEWAY PER ODOT STD. DWG. RD750 OPTION N

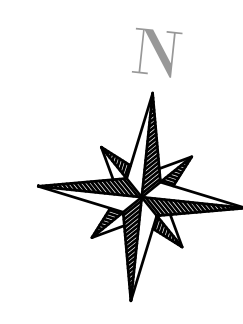
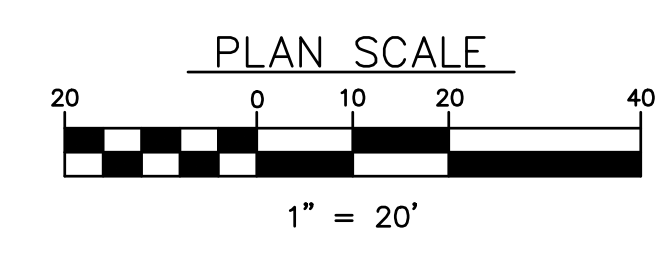
GENERAL NOTES:

SEE SHEET 4 FOR TYPICAL STREET CROSS SECTIONS

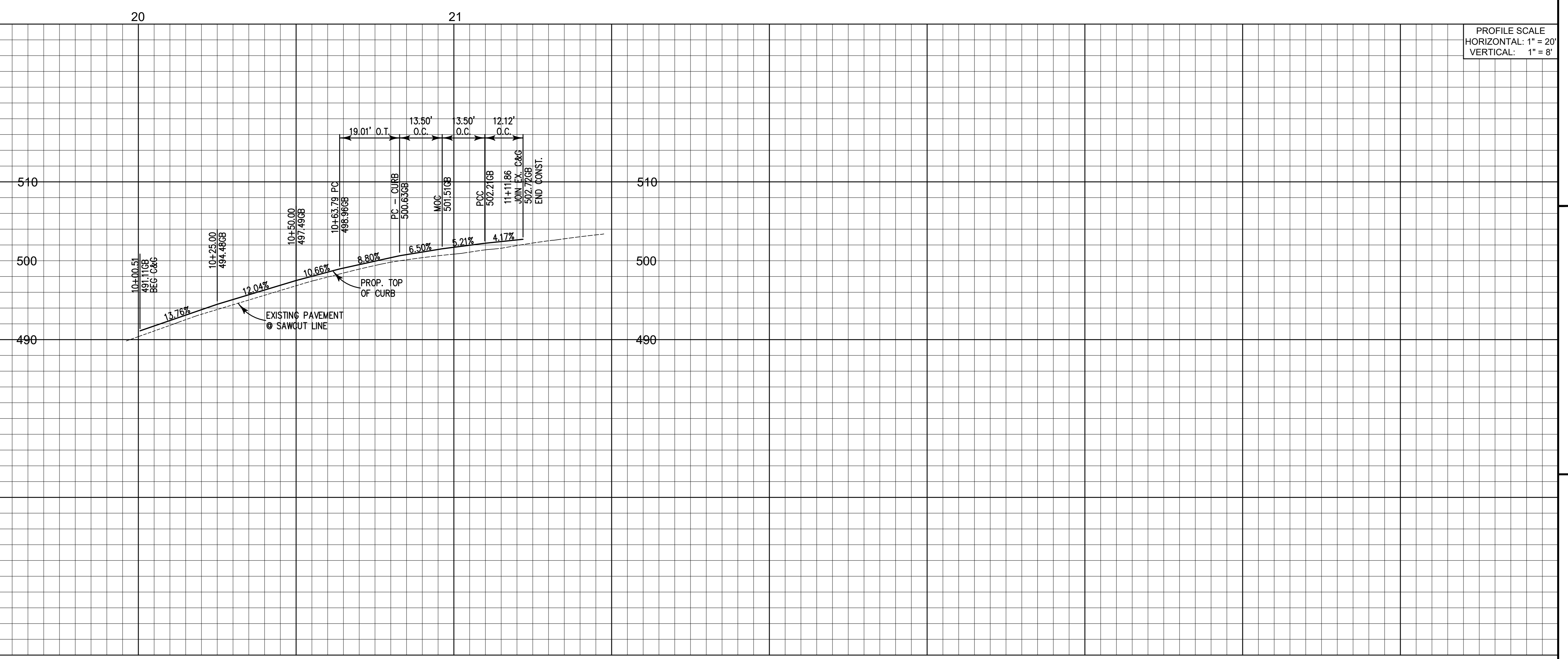
CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C5	40.00'	37°20'31"	27.00'
C6	57.74	12°1'30"	12.12'

SYMBOL LEGEND

- NEW CONCRETE SIDEWALK
- NEW CURB AND GUTTER



1
11 KILLARNEY DRIVE - PLAN
SCALE: 1" = 20'



2
11 KILLARNEY DRIVE - PROFILE

322 SW 6th St.
Albany, Oregon 97322
503-255-5135
www.civilwest.com

REV.	DATE	DESCRIPTION

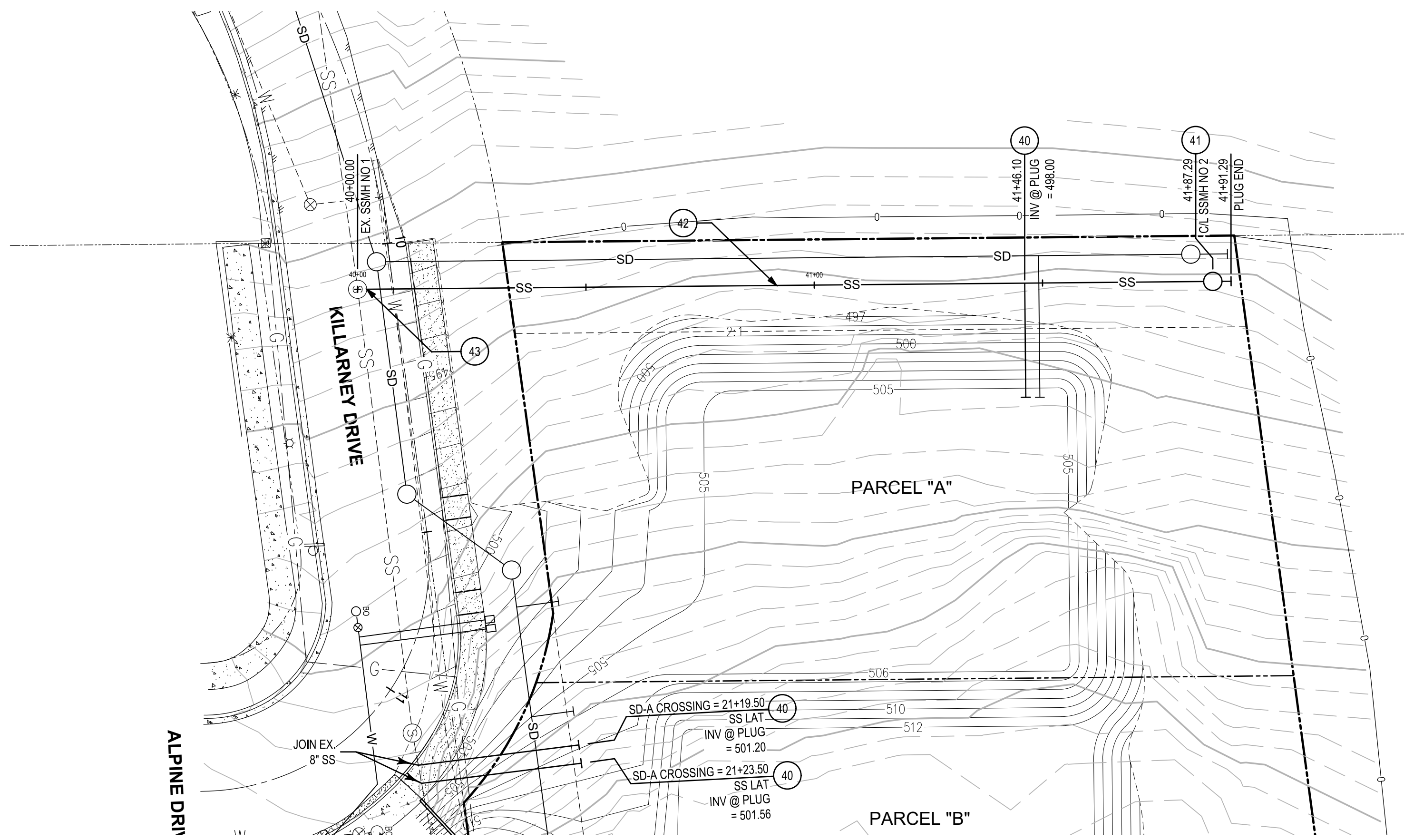
Drawn By: BRJ
Checked By: #NAME#
Project No: 2204-120

ATHAN DEVELOPMENT
22895 BLAND CIRCLE WEST LINN OR

KILLARNEY STREET IMPROVEMENT PLAN

11 OF 18
16 AUGUST 2021

DATE: 8/17/21 FILE: O:\CW_Projects\2204 Misc. Private Engineering\Work\2204-120 Athan Development - Paramount West Linn Project\04 Final Design\Drawings\DWG\Layouts\13 SANITARY SEWER LINE A IMPROVEMENT PLAN - 120.dwg

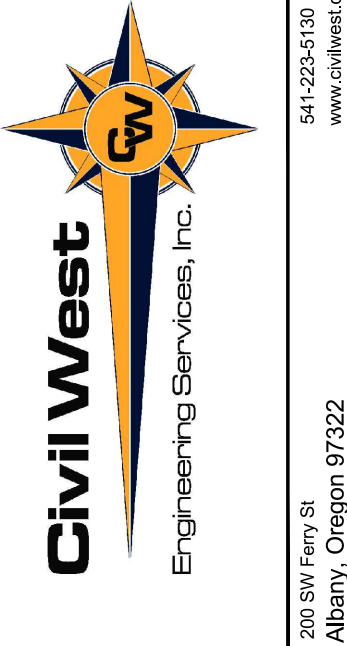
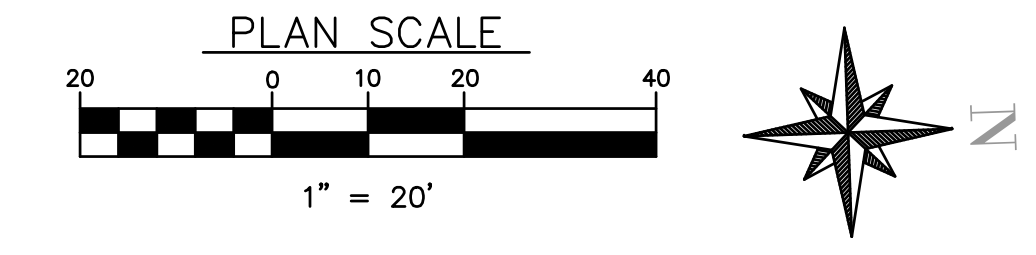


1
13 SANITARY SEWER LINE "A" - PLAN
SCALE: 1" = 20'

APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
This approval is only for general conformance with the design concept and general compliance with applicable codes and requirements and shall not be construed as relieving the Design Engineer of full responsibility for accuracy and completeness of the drawings. This plan review approval does not prevent the City from requiring further code corrections in the field.

[Signature]
09/13/2021

- CONSTRUCTION NOTES**
- 40 CONSTRUCT STANDARD SANITARY SEWER LATERAL PER CITY OF WEST LINN STD. DWG. WL-RD341 (40/17)
 - 41 CONSTRUCT SANITARY SEWER MANHOLE PER ODOT STD. DWG. RD338 (41/17)
 - 42 CONSTRUCT NEW 8" PVC SANITARY SEWER W/ BEDDING AND BACKFILL PER ODOT STD. DWG RD300 (31/17)
 - 43 JOIN EXISTING MANHOLE

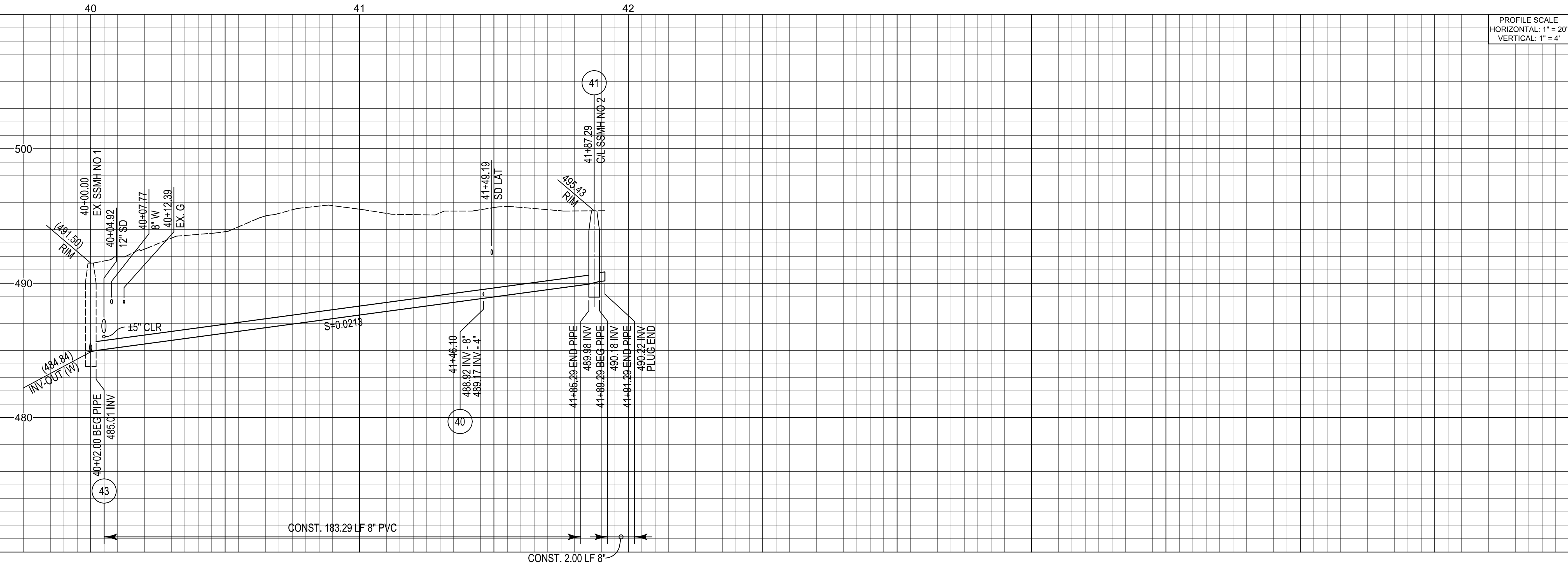


REV.	DATE	DESCRIPTION

Drawn By: BRJ
 Checked By: #NAME#
 Project No: 2204-120

ATHAN DEVELOPMENT
2295 BLAND CIRCLE, WEST LINN OR

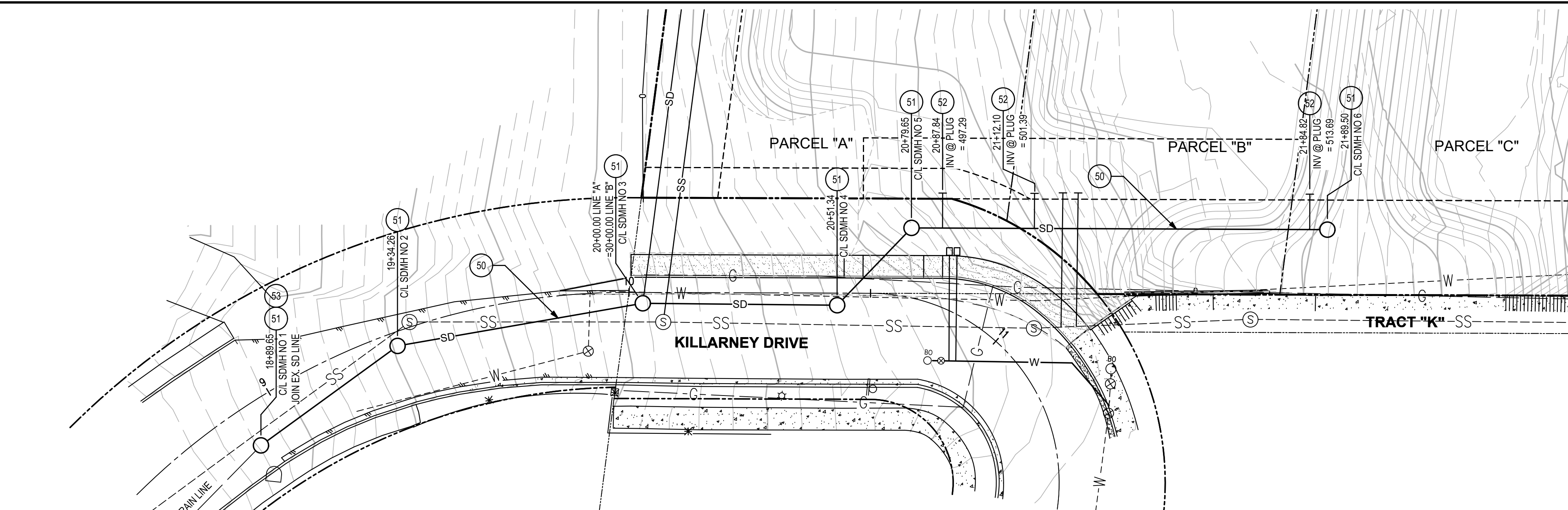
**SANITARY SEWER LINE A
IMPROVEMENT PLAN**



2
13 SANITARY SEWER LINE "A" - PROFILE

PROFILE SCALE
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 4'

DATE: 8/17/21 FILE: O:\CW_Projects\2204 Misc. Private Engineering - Paramount West Linn Development - Paramount West Linn Project\04 Final Design\Drawings\DWG\Layouts\14 STORM DRAIN LINE A IMPROVEMENT PLAN - 120.dwg



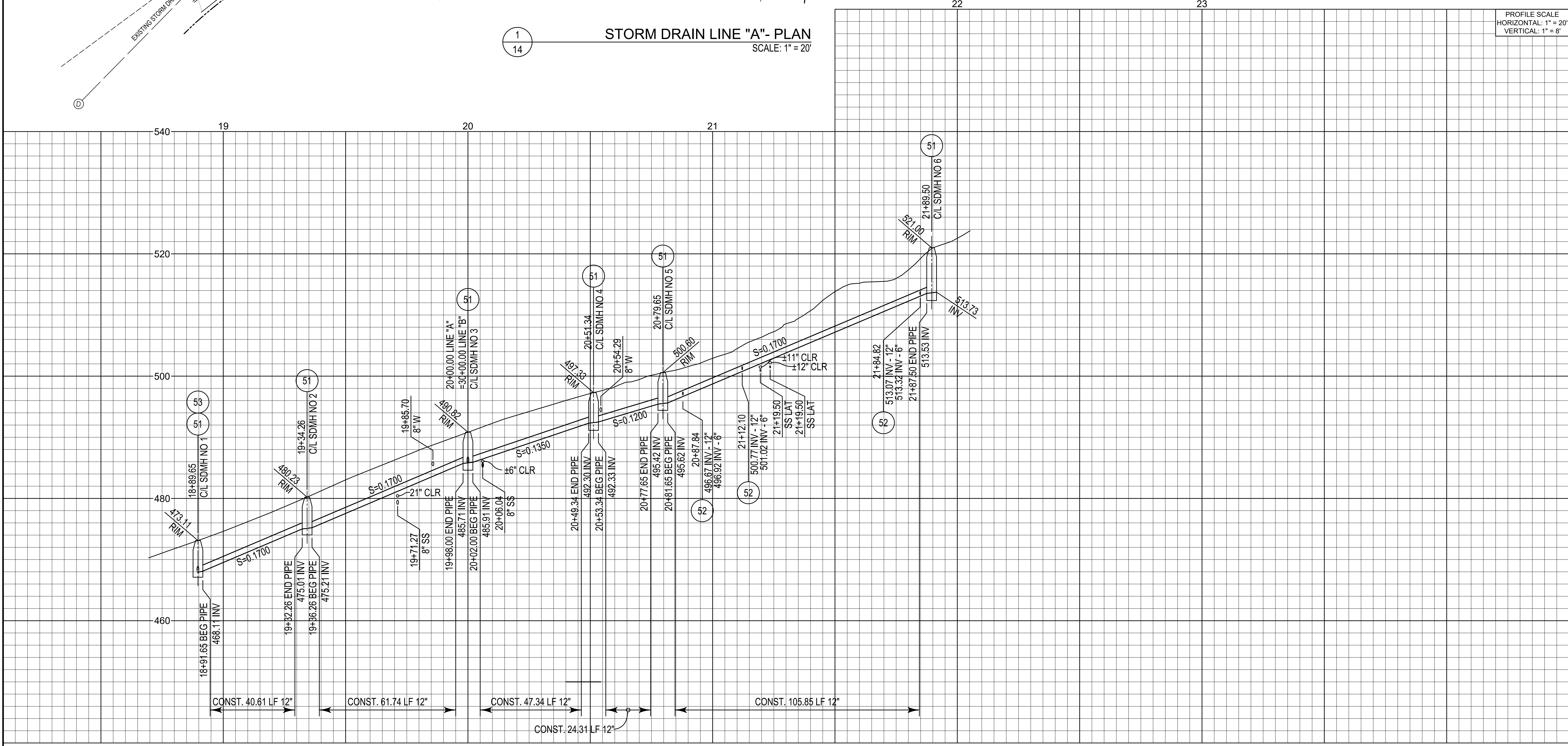
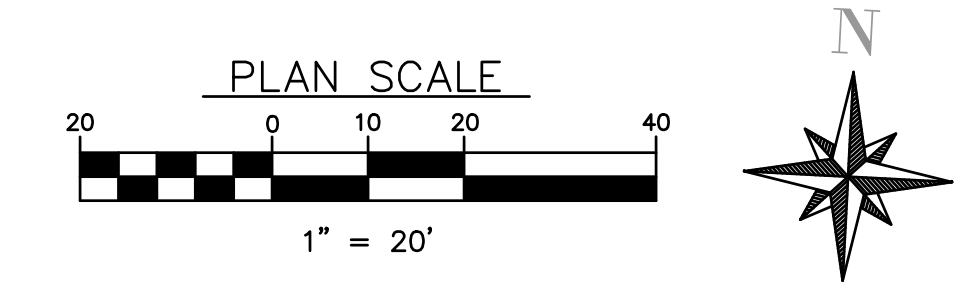
1
14
STORM DRAIN LINE "A" - PLAN
SCALE: 1" = 20'

APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
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[Signature]
09/13/2021

- CONSTRUCTION NOTES**
- 50 CONSTRUCT NEW 12" ADS-N12 STORM DRAIN W/ BEDDING AND BACKFILL PER ODOT STD. DWG. RD300
 - 51 CONSTRUCT STANDARD STORM DRAIN MANHOLE PER ODOT STD. DWG. RD335
 - 52 CONSTRUCT STORM DRAIN LATERAL W/ BEDDING & BACKFILL PER ODOT STD. DWG. RD300
 - 53 JOIN NEW MANHOLE TO EXISTING STORM DRAIN

- SYMBOL LEGEND**
- STORM DRAIN MANHOLE
 - STORM DRAIN LINE
 - SANITARY SEWER
 - EXISTING SANITARY SEWER



2
14
STORM DRAIN LINE "A" - PROFILE

Civil West
Engineering Services, Inc.

325 SW 17th St.
Albany, Oregon 97222
503-255-5100
www.civilwest.com

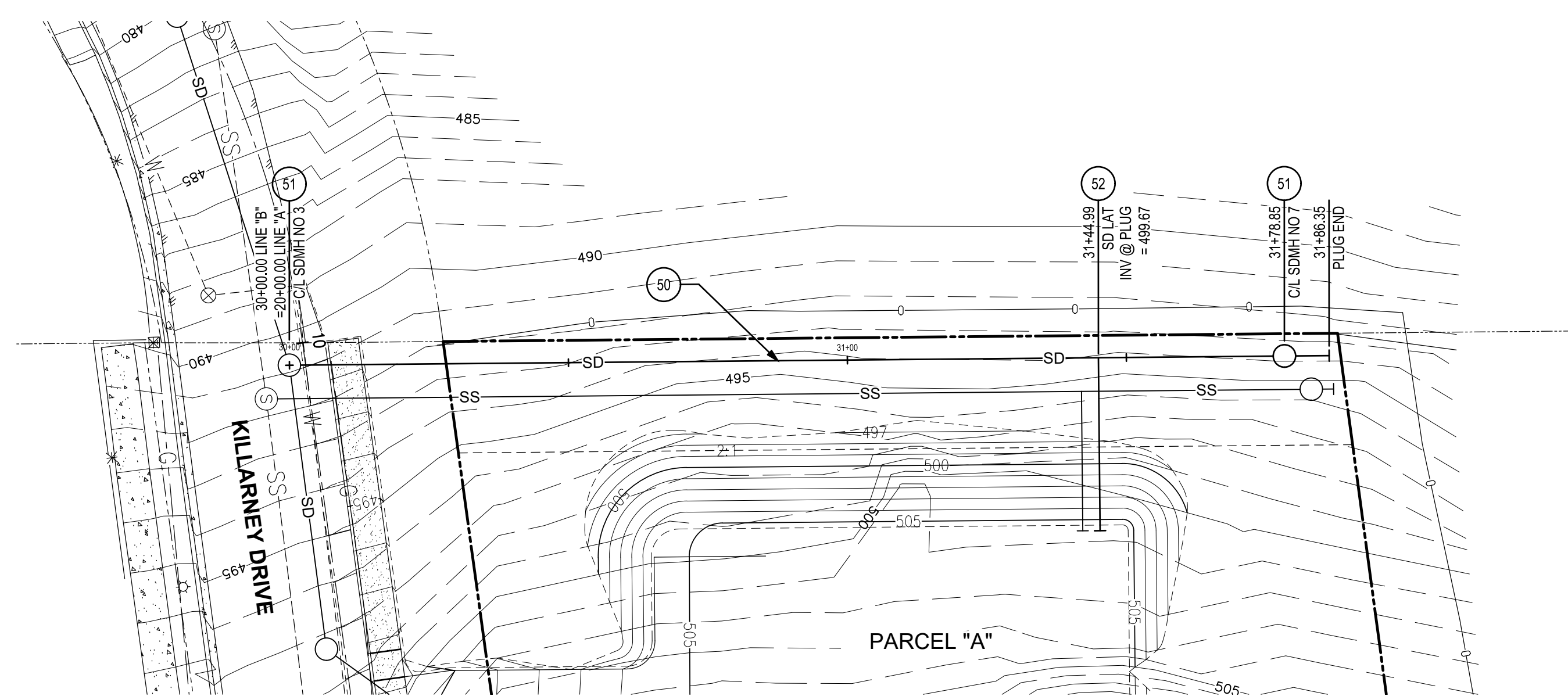
ATHAN DEVELOPMENT
22995 BLAND CIRCLE - WEST LINN OR

STORM DRAIN LINE A IMPROVEMENT PLAN

14 OF 18

16 AUGUST 2021

DATE: 8/17/21 FILE: O:\CW_Projects\2204 Misc Private Engineering Work\2204-120 Athan Development - Paramount West Linn Project\04 Final Design\Drawings\DWG\Layouts\15 STORM DRAIN LINE B IMPROVEMENT PLAN - 120.dwg



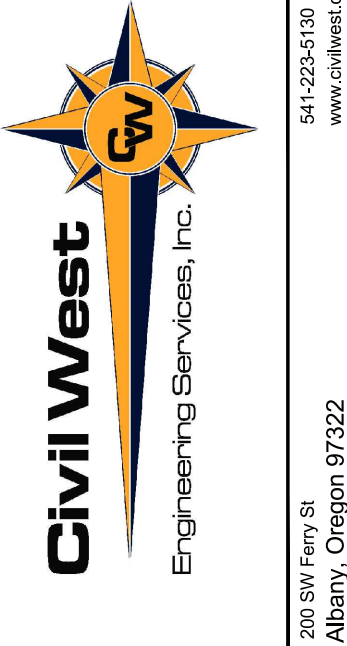
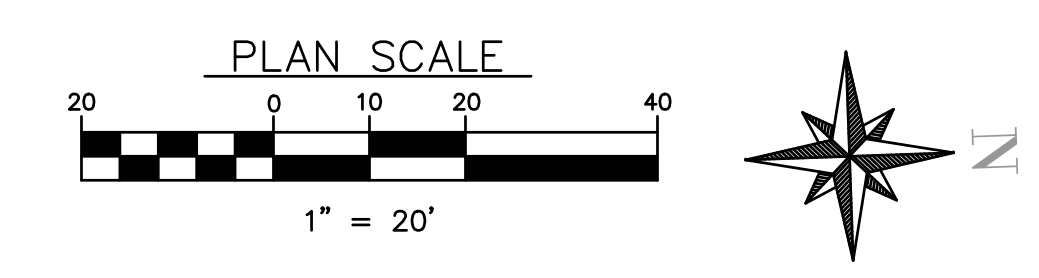
1
15 STORM DRAIN LINE "B"- PLAN
SCALE: 1" = 20'

APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
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[Signature]
09/13/2021

- CONSTRUCTION NOTES**
- 50 CONSTRUCT NEW 12" ADS-N12 STORM DRAIN W/ BEDDING AND BACKFILL PER ODOT STD. DWG. RD300 31
17
 - 51 CONSTRUCT STANDARD STORM DRAIN MANHOLE PER ODOT STD. DWG. RD335 51
18
 - 52 CONSTRUCT STORM DRAIN LATERAL W/ BEDDING & BACKFILL PER ODOT STD. DWG. RD300 31
17

- SYMBOL LEGEND**
- STORM DRAIN MANHOLE
 - STORM DRAIN LINE SD
 - SANITARY SEWER SS

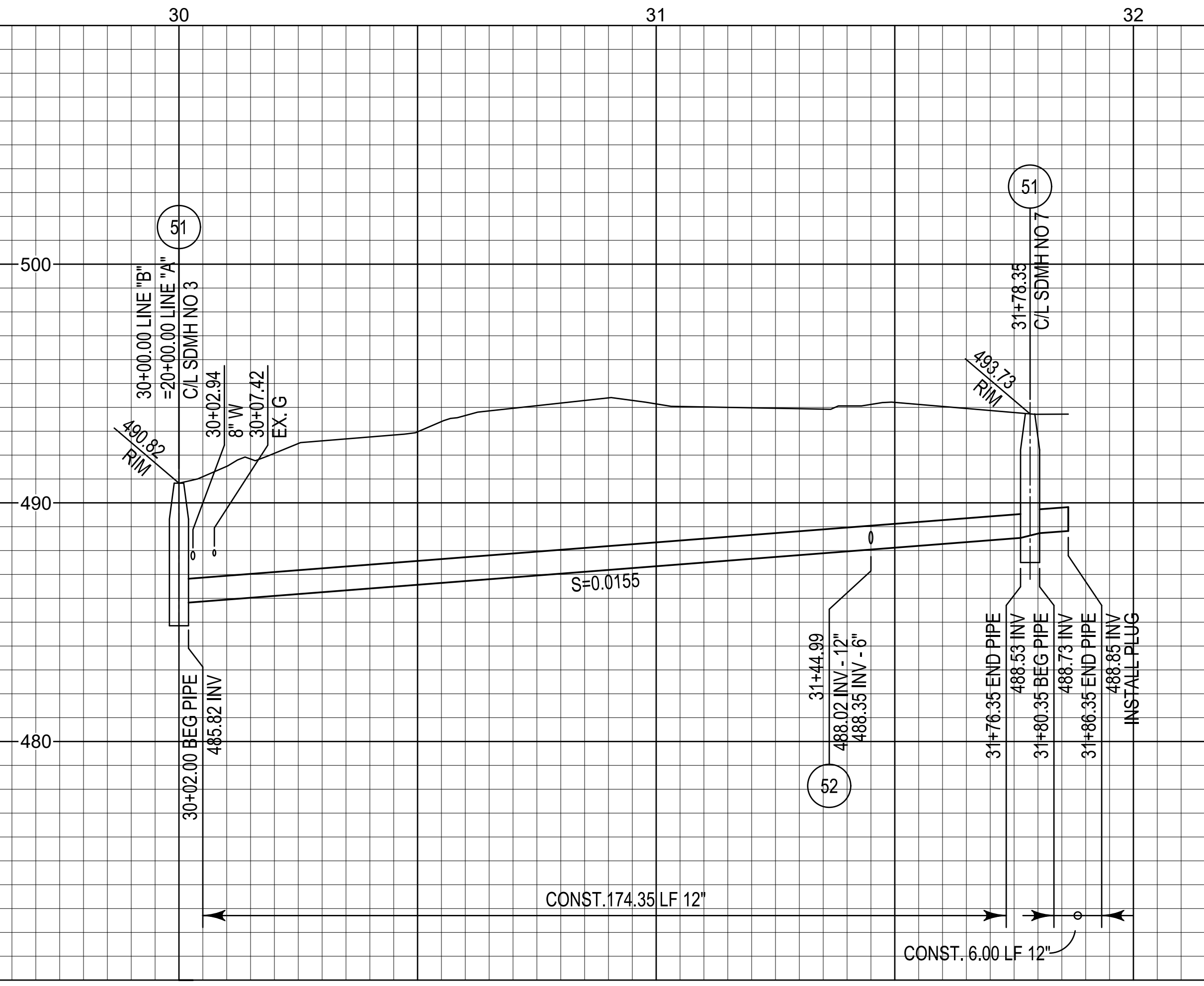


REV.	DATE	DESCRIPTION

Drawn By: BRJ
 Checked By: #/NAME
 Project No: 2204-120

ATHAN DEVELOPMENT
22955 BLAND CIRCLE, WEST LINN OR

STORM DRAIN LINE "B"
IMPROVEMENT PLAN



2
15 STORM DRAIN LINE "B"- PROFILE

PROFILE SCALE
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 4'

1 INCH WATER SERVICE

Standard Drawing No. WL-RD274
Effective Date: 09/17/19

City of West Linn
22000 Salem Road, West Linn, OR 97146
Phone: 503-722-5500
www.westlinn.gov

Professional Engineer: [Signature]

NOTE: The selection, good use of, and proper installation of materials shall be in accordance with the current Oregon Standard Specifications. The user shall be responsible for the selection, good use of, and proper installation of materials. The City Engineer shall not be held responsible for the selection, good use of, and proper installation of materials.

MATERIALS:

- METER BOX: DFW PLASTICS MODEL DF486WB4, OR APPROVED EQUAL
- CORPORATION STOP: MUELLER 1" B-25008 300 PSI BALL TYPE CORP, OR APPROVED EQUAL
- COPPER TUBING: 1" SEAMLESS SOFT TEMPER, TYPE "K", COMPLYING WITH ASTM B-88
- ANGLE STOP: MUELLER 1" B-24258 FULL PORT 300 PSI BALL VALVE NO LEAD ANGLE STOP, OR APPROVED EQUAL

NOTE:

- MACHINE DRILL OR TAP, HAND DRILLING IS NOT ALLOWED.
- BACKFILL WITHIN PIPE AND STRUCTURE ZONE WITH 3/4" - 0" AGGREGATE BASE. COMPACT TO 95% MAX DENSITY AS DETERMINED BY AASHTO T-180.
- WHEN AN ACTIVE CATHODIC PROTECTED SYSTEM IS ENCOUNTERED, SCH. 40 PVC SHALL BE INSTALLED AS SHOWN WITH CLAY PLUG.
- METER BOX SHALL BE CENTERED OVER THE COMPLETED METER ASSEMBLY.
- SERVICE TAPS INTO MAIN SHOULD HAVE 18" MIN. SEPARATION ON CENTER.
- ANGLE METER STOPS SHALL BE 18" FROM ALL PROPERTY LINES AND NOT WITHIN A DRIVEWAY APPROACH.
- METERS SHALL BE LOCATED BEHIND SIDEWALKS OR PLACED IN PLANTER STRIPS. BOXES THAT HAVE TO BE PLACED IN SIDEWALKS NEED TO BE APPROVED BY THE CITY ENGINEER.

30
17

1 INCH WATER SERVICE

APPROVED FOR CONSTRUCTION BY CITY OF WEST LINN
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09/13/2021

TRENCH BACKFILL & BEDDING

Standard Drawing No. WL-RD300
Effective Date: 06/30/2022

City of West Linn
22000 Salem Road, West Linn, OR 97146
Phone: 503-722-5500
www.westlinn.gov

Professional Engineer: [Signature]

NOTE: The selection, good use of, and proper installation of materials shall be in accordance with the current Oregon Standard Specifications. The user shall be responsible for the selection, good use of, and proper installation of materials. The City Engineer shall not be held responsible for the selection, good use of, and proper installation of materials.

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

- Surfacing of paved areas shall comply with street cut Std. Dwg. RD300.
- For pipe installation in embankment areas where the trench method will not be used and the pipe is a 36" diameter, increase dimension "B" to nominal pipe diameter.
- Pipes over 72" diameter are structures, and are not applicable to this drawing.
- See Std. Dwg. RD336 for tracer wire details (When required).

TABLE A

"A" (in)	"B" (in)	"C" (in)	"D" (in)
4	10	4	8
6	10	4	8
8	10	6	10
10	10	6	10
12	12	6	10
15	12	6	10
18	16	6	12
21	16	6	12
24	18	6	12
30	18	6	12
36	24	6	14
42	24	6	14
48	24	6	14
54	24	6	14
60	24	6	14
66	24	6	14
72	24	6	14

For pipes over 72" diameter, see general note 3.

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

- The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without consulting a Registered Professional Engineer.

OREGON STANDARD DRAWINGS
TRENCH BACKFILL, BEDDING, PIPE ZONE AND MULTIPLE INSTALLATIONS
2021

Effective Date: June 1, 2021 - November 30, 2021

31
17

TRENCH BACKFILL & BEDDING

SANITARY SEWER LATERAL

Standard Drawing No. WL-RD341
Effective Date: 07/10/18

City of West Linn
22000 Salem Road, West Linn, OR 97146
Phone: 503-722-5500
www.westlinn.gov

Professional Engineer: [Signature]

NOTE: The selection, good use of, and proper installation of materials shall be in accordance with the current Oregon Standard Specifications. The user shall be responsible for the selection, good use of, and proper installation of materials. The City Engineer shall not be held responsible for the selection, good use of, and proper installation of materials.

FOR SUBDIVISIONS WHERE HOME CONSTRUCTION IS EXPECTED AT A LATER DATE: A 2" x 4" STAKE SHALL BE PLACED FROM INVERT TO 4" ABOVE FINISH GRADE. STAKE SHALL BE CONTINUOUS AND REMAIN VERTICAL AFTER BACKFILLING. END SHALL BE PAINTED GREEN FOR SANITARY AND WHITE FOR STORM.

NOTE:

- TAP SHALL BE LOCATED A MINIMUM OF 12" FROM EXISTING PIPE JOINTS AND FROM OTHER TAPS.
- CORE DRILL THE SEWER MAIN IN THE UPPER QUADRANT OF THE PIPE SO THE LATERAL CAN BE PLACED AT A 45° ANGLE AND PRESENT THE CORE-DRILLED "COUPON" TO THE CITY INSPECTOR AT TIME OF THE INSERT-A-TEE INSPECTION. THE TAP SHALL BE INSPECTED BEFORE THE SIDE SEWER CONNECTION IS MADE.
- INSERT-A-TEE SHALL BE USED TO CONNECT LATERAL TO MAIN. TAP SHALL BE INSTALLED WATER TIGHT, WITHOUT PROTRUSION INTO OR DAMAGE TO EXISTING SEWER. PROVIDE INSERT-A-TEE PACKAGING TO INSPECTOR SHOWING TYPE OF INSERT-A-TEE INSTALLED.
- LATERAL SHALL BE 4" (FOR STANDARD SINGLE FAMILY HOMES) GREEN ASTM3034 AND PLACED AT 2% SLOPE TO THE PROPERTY LINE. PLACE A TEST TEE WITHIN 3 FEET OF THE TAP.
- PLACE INSULATED, 12-GAUGE, GREEN TRACER WIRE OVER CENTERLINE OF SERVICE LATERAL.
- COMPACT 6" OF 3/4"-0" ROCK UNDER THE PIPE. HAUNCH WILL UNDER LATERAL.
- ONCE APPROVED BY CITY INSPECTOR, PLACE 12" OF 3/4"-0" ROCK ABOVE THE TOP OF THE PIPE IN THE PIPE ZONE.
- BACKFILL ABOVE THE PIPE ZONE WITH CDF (DELIVER CDF RECEIPT TO THE ENGINEERING DIVISION). ALTERNATELY, 3"-0" GRAVEL BACKFILL MAY BE USED. COMPACTION TESTING BY A CERTIFIED TESTING AGENCY MUST OCCUR IN LIFTS AS SPECIFIED BY THE CITY INSPECTOR (DELIVER TEST RESULTS TO THE ENGINEERING DIVISION). CITY RESERVES THE RIGHT TO FURTHER SPECIFY BACKFILL BASED ON SITE CONDITIONS.
- INSPECTION OF THE LATERAL AND/OR MAIN MAY BE REQUIRED FOLLOWING BACKFILL, PRIOR TO FINAL APPROVAL.
- THE MAXIMUM SIZE TAP FOR AN 8" MAIN IS 4". CUT IN A TEE FOR 6" LATERAL ON A 8" MAIN.
- ALL CONNECTIONS SHALL BE MADE WITH HARD FITTINGS, INCLUDING TRANSITIONS BETWEEN DISSIMILAR MATERIALS.
- DEPTH OF LATERAL TO BE DETERMINED BY DESIGN ENGINEER.

40
17

SANITARY SEWER LATERAL

SANITARY SEWER MANHOLE

Standard Drawing No. WL-RD338
Effective Date: 06/30/2021

City of West Linn
22000 Salem Road, West Linn, OR 97146
Phone: 503-722-5500
www.westlinn.gov

Professional Engineer: [Signature]

NOTE: The selection, good use of, and proper installation of materials shall be in accordance with the current Oregon Standard Specifications. The user shall be responsible for the selection, good use of, and proper installation of materials. The City Engineer shall not be held responsible for the selection, good use of, and proper installation of materials.

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

- All precast products shall conform to requirements of ASTM C478.
- Standard precast manhole section diameter shall be 48". Use 42" if specified by the Engineer.
- See Std. Dwg. RD345 for pipe to manhole connections.
- See Std. Dwg. RD344 for manhole base section.
- Adjust 24" maximum.
- All connecting pipes shall have a tracer wire, or approved alternate.
- See Std. Dwg. RD336 for manhole steps.
- See Std. Dwg. RD336 for details not shown.
- See Std. Dwg. RD356 for manhole covers and frames, manhole adjustment rings, etc.
- Max. pipe diameter varies with pipe material.
- See Std. Dwg. RD342 for shallow manholes.
- Location, elevation, diameter, slope, and number of pipes varies, see project plans.
- This detail limited to interior drop of 24". See Std. Dwg. RD350 or RD352 for drop manhole details for drops in excess of 24".

OREGON STANDARD DRAWINGS
SANITARY SEWER MANHOLE
2021

Effective Date: June 1, 2021 - November 30, 2021

41
17

SANITARY SEWER MANHOLE

REGISTERED PROFESSIONAL ENGINEER
MATT WADSWORTH
OREGON
MATT WADSWORTH, P.E.
EXPIRATION DATE: 06/30/2022

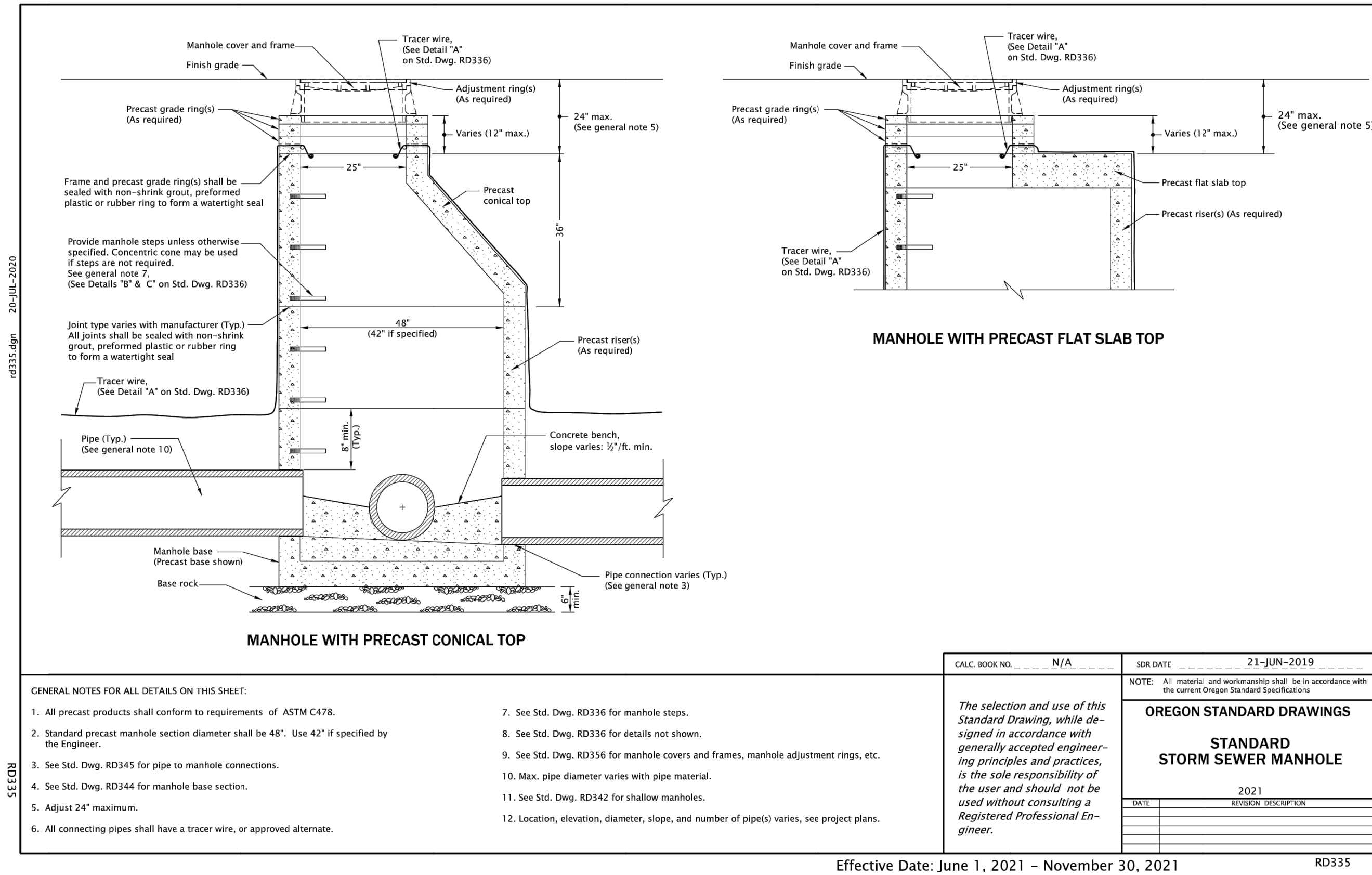
Civil West Engineering Services, Inc.
401-526-5135
www.civilwest.com

22995 BLAND CIRCLE, WEST LINN, OR 97146
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ATHAN DEVELOPMENT
22995 BLAND CIRCLE, WEST LINN, OR 97146

DETAILS

17 OF 18
16 AUGUST 2021

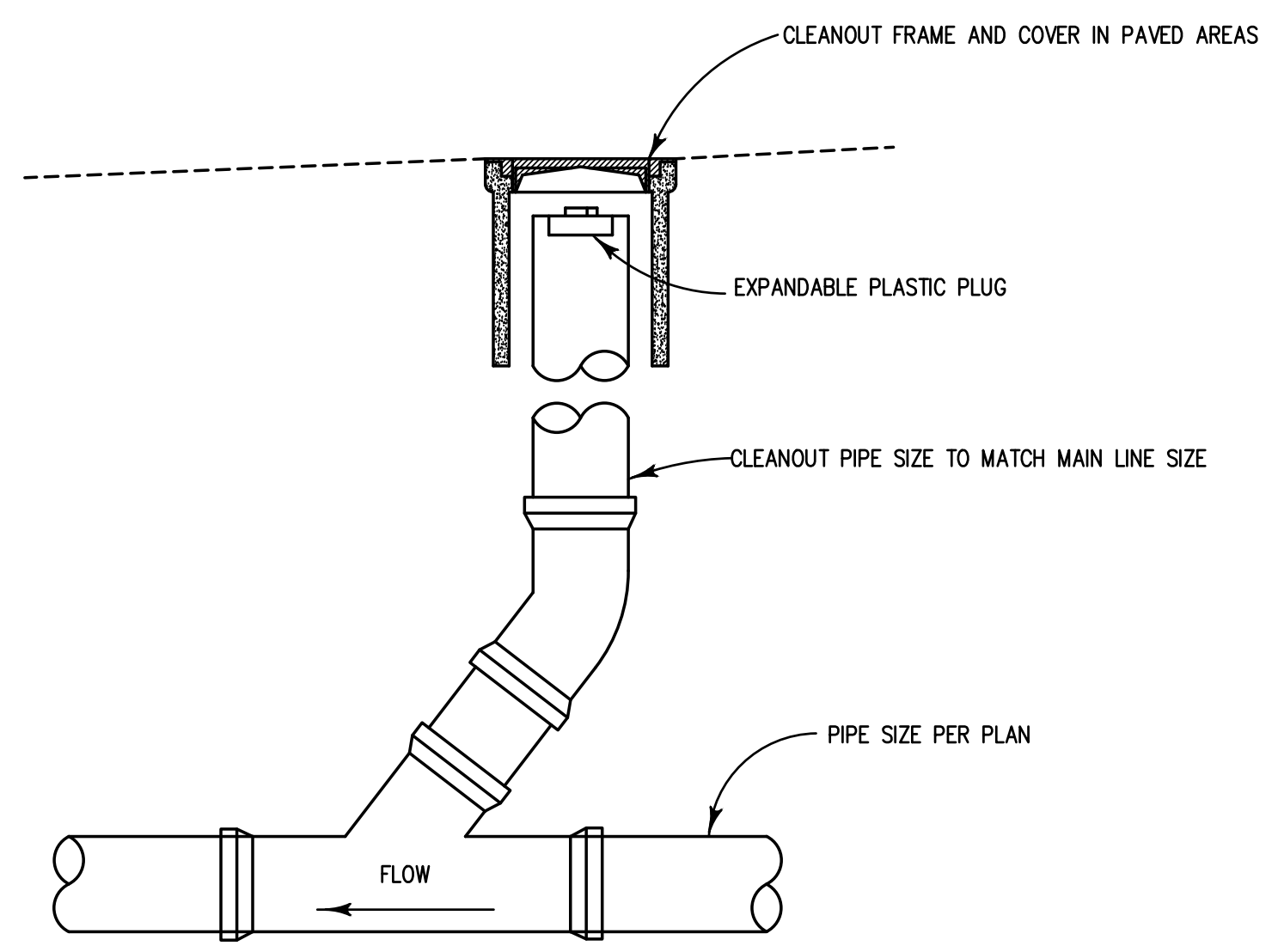


51
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STORM DRAIN MANHOLE

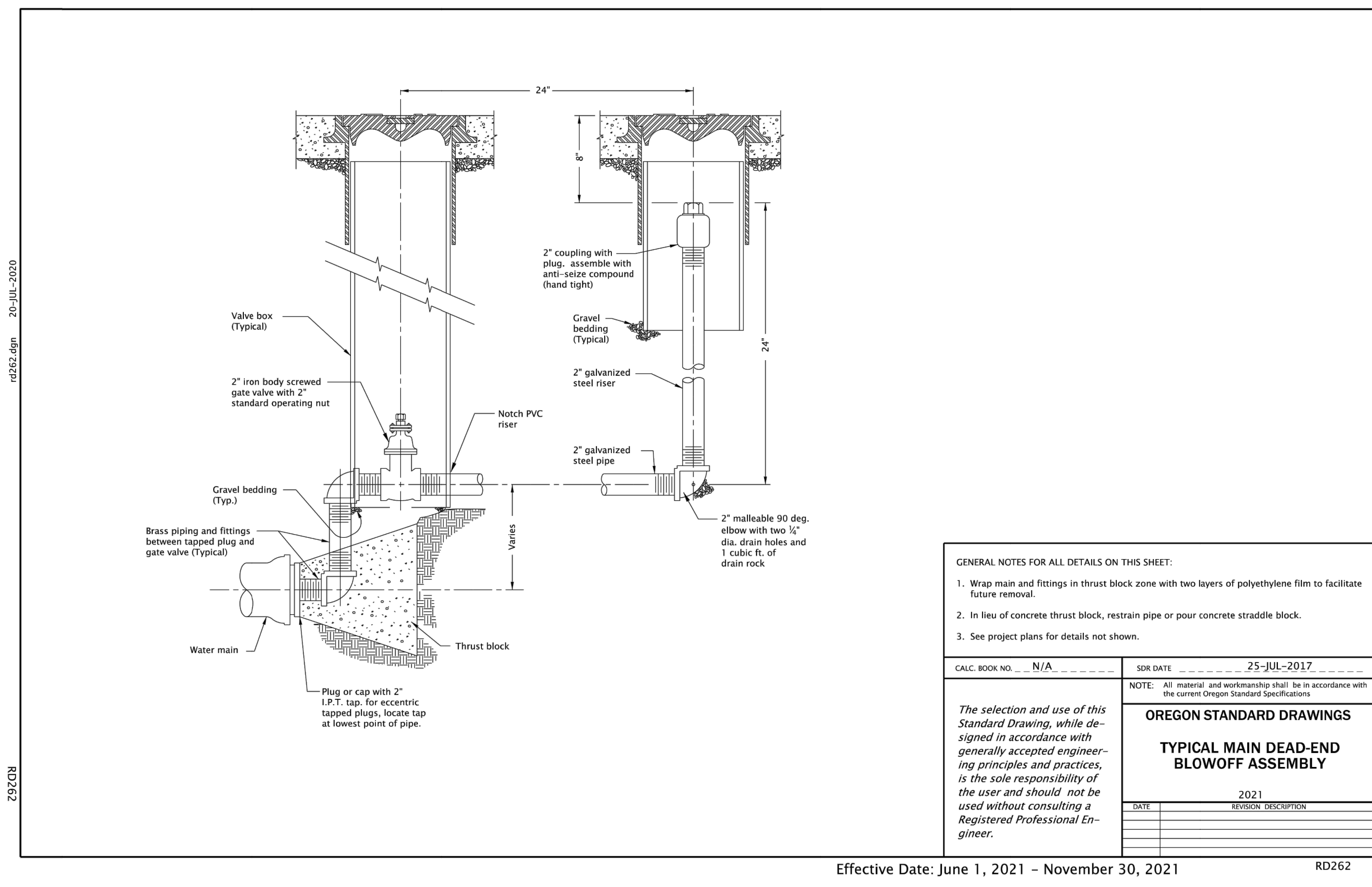
APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
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09/13/2021



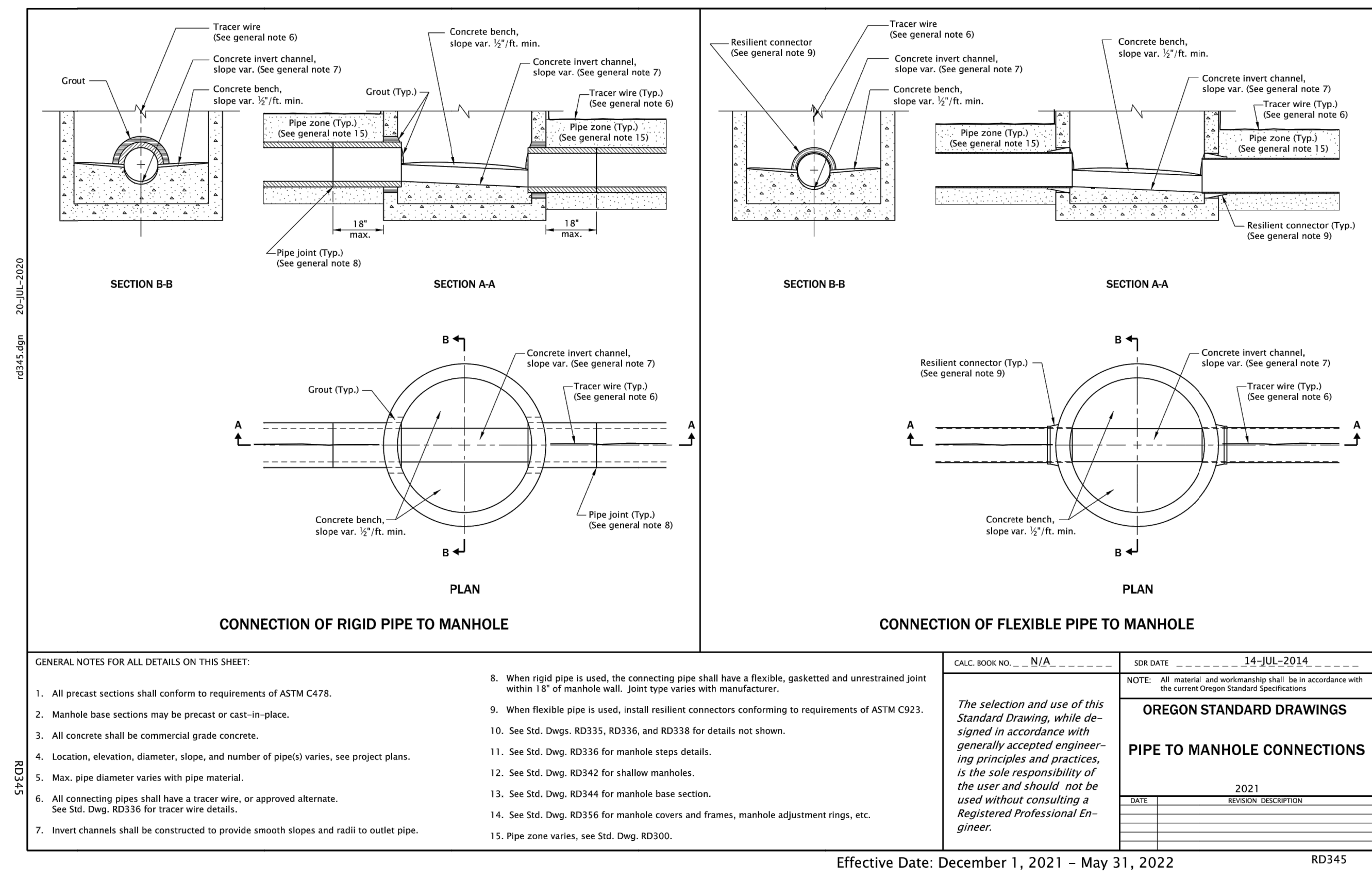
53
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SEWER AND DRAIN CLEANOUT



34
18

BLOWOFF ASSEMBLY



4
18

STORM DRAIN PIPE TO MANHOLE

REGISTERED PROFESSIONAL ENGINEER
MATT WADSWORTH
OREGON
MATT WADSWORTH, P.E.
EXPIRATION DATE: 06/30/2022

Civil West
Engineering Services, Inc.
22895 Bland Circle, West Linn, OR 97146
503-258-5135
www.civilwest.com

REV.	DATE	DESCRIPTION

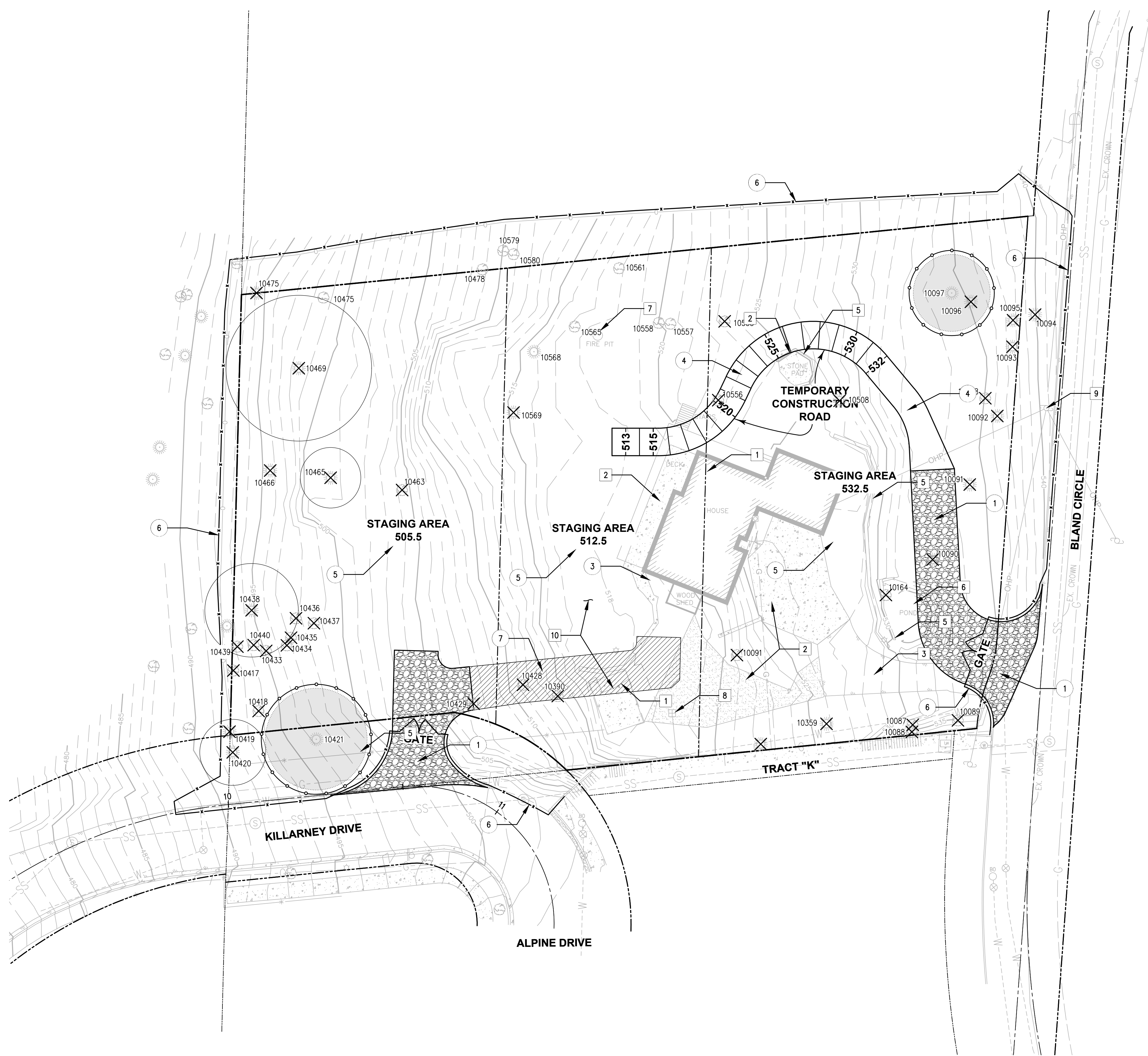
BY: _____
CHECKED BY: _____
DESIGNED BY: _____
PROJECT NO.: 2204-120

ATHAN DEVELOPMENT
22895 BLAND CIRCLE, WEST LINN, OR

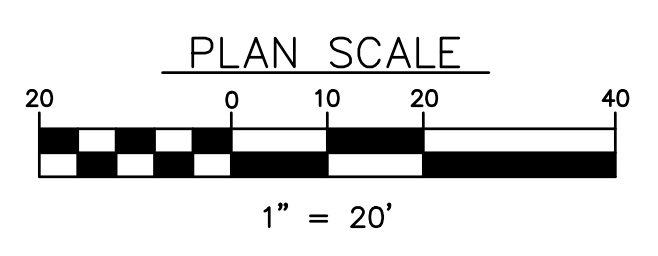
DETAILS

18 OF 18
16 AUGUST 2021

DATE: 8/17/21 FILE: O:\CW_Projects\2204_Misc_Private_Engineering\Work\2204-120 Athan Development - Paramount West Linn Project\04 Final Design\Drawings\Layouts\20 ESCP 2 - CLEARING AND DEMOLITION - 120.dwg



1 EXISTING CONDITIONS & DEMOLITION
 EC2 SCALE: 1" = 20'



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[Signature]
 09/13/2021

LEGEND

- EXISTING GROUND CONTOUR (5-FOOT)
- EXISTING GROUND CONTOUR (1-FOOT)
- PROPERTY LINE
- CONSTRUCTION FENCE
- SILT FENCE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION ZONE
- CONSTRUCTION ENTRANCE

EROSION AND SEDIMENT CONTROL KEY NOTES

- 1 CONSTRUCT CONSTRUCTION ENTRANCE PER DETAIL 4-13
- 2 (NOT USED)
- 3 (NOT USED)
- 4 TEMPORARY ROAD
- 5 STAGING AREA
- 6 INSTALL ORANGE CONSTRUCTION FENCE TO SHOW CONSTRUCTION LIMIT
- 7 CHIP DEMO'D TREES AND VEGETATION FOR USE IN EROSION CONTROL ON TEMPORARY ROADS AND STAGING AREAS

PHASE ALL CONSTRUCTION TO LIMIT GROUND DISTURBANCE

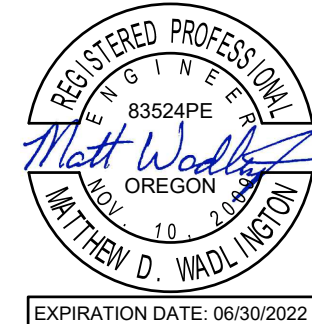
DEMOLITION NOTES

- 1 REMOVE EXISTING BUILDING/STRUCTURE
- 2 REMOVE EXISTING CONCRETE AREAS
- 3 REMOVE EXISTING AC DRIVEWAY
- 4 REMOVE EXISTING WALL
- 5 REMOVE EXISTING WIRE FENCE
- 6 REMOVE EXISTING POND
- 7 REMOVE EXISTING FIRE PIT
- 8 REMOVE EXISTING WATER METER
- 9 POWER TO BE UNDERGROUNDED PER SEPARATE P&E PLAN
- 10 CONTRACTOR TO LOCATE EXISTING ON-SITE SEPTIC SYSTEMS AND DECOMMISSION PER STATE REGULATIONS


PRE CONSTRUCTION, CLEARING, AND DEMOLITION NOTES:

1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, 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, STRAW WATTLES, OTHER MATERIALS AT INSPECTOR'S DISCRETION.
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 AREA 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).

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



41-524-919
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22995 BLAND CIRCLE, WEST LINN OR
 ATHAN DEVELOPMENT

REV.	DATE	DESCRIPTION

Drawn By: Checked By:

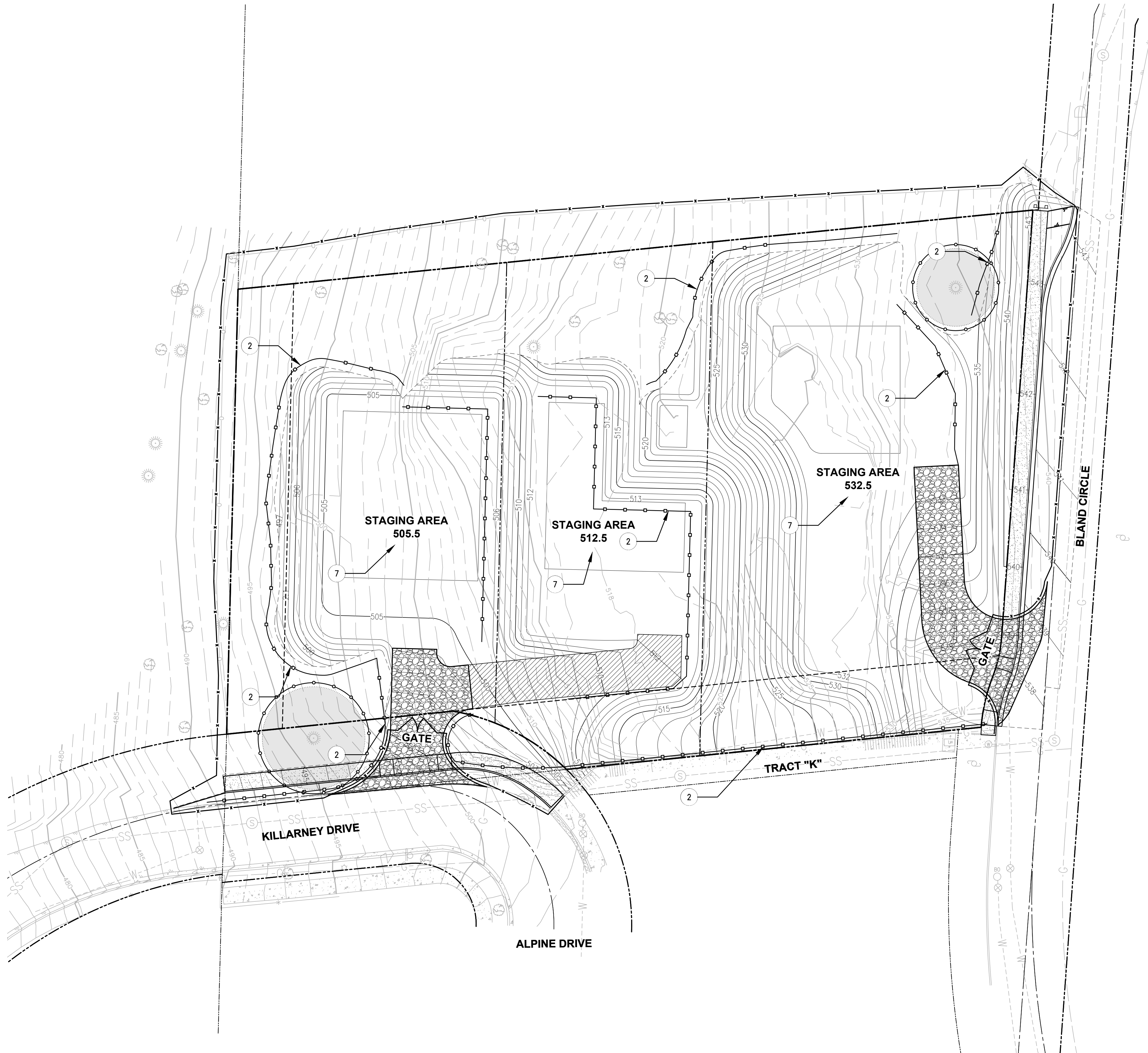
Project No: 2204-120

ESCP CLEARING AND DEMOLITION

EC2 OF 6

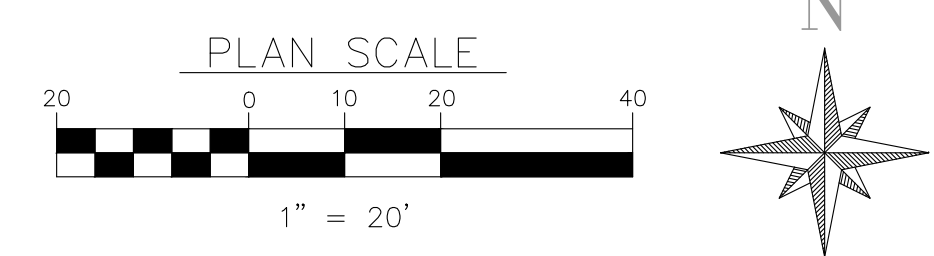
16 AUGUST 2021

DATE: 8/17/21 FILE: O:\CW_Projects\2204 Misc Private Engineering\Work\2204-120 Athan Development - Paramount West Linn Project\04 Final Design\Drawings\Layouts\21 ESCP 4 - GRADING - 120.dwg



1
EC3

GRADING PLAN
SCALE: 1" = 20'



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[Signature] 09/13/2021

LEGEND

- EXISTING GROUND CONTOUR (5-FOOT)
- EXISTING GROUND CONTOUR (1-FOOT)
- PROPERTY LINE
- CONSTRUCTION FENCE
- SILT FENCE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION ZONE
- CONSTRUCTION ENTRANCE

EROSION AND SEDIMENT CONTROL KEY NOTES

- 2 INSTALL SEDIMENT FENCE PER DETAIL 4-23
- 7 STAGING AREA

GENERAL NOTES:

1. PHASE ALL CONSTRUCTION TO LIMIT GROUND DISTURBANCE
2. ROUGHEN SURFACE AND RESEED UPON COMPLETION OF LOCAL GRADING ACTIVITY
3. ADD STRAW WATTLES CROSS SLOPE OF FINAL SURFACE AS NEEDED

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

1. SEED USED FOR TEMPORARY OR PERMANENT SHALL BE COMPOSED OF AN APPROVED MIXTURE.
 - 1.1. DWARF GRASS MIX (MIN. 100 LB/AC)
 - 1.1.1. DWARF PERENNIAL RYEGRASS, 80% BY WEIGHT
 - 1.1.2. CREEPING RED FESCUE, 20% 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 STRAW MULCHING 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 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 APPROVED 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 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.

PRE CONSTRUCTION, CLEARING, AND DEMOLITION NOTES:

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



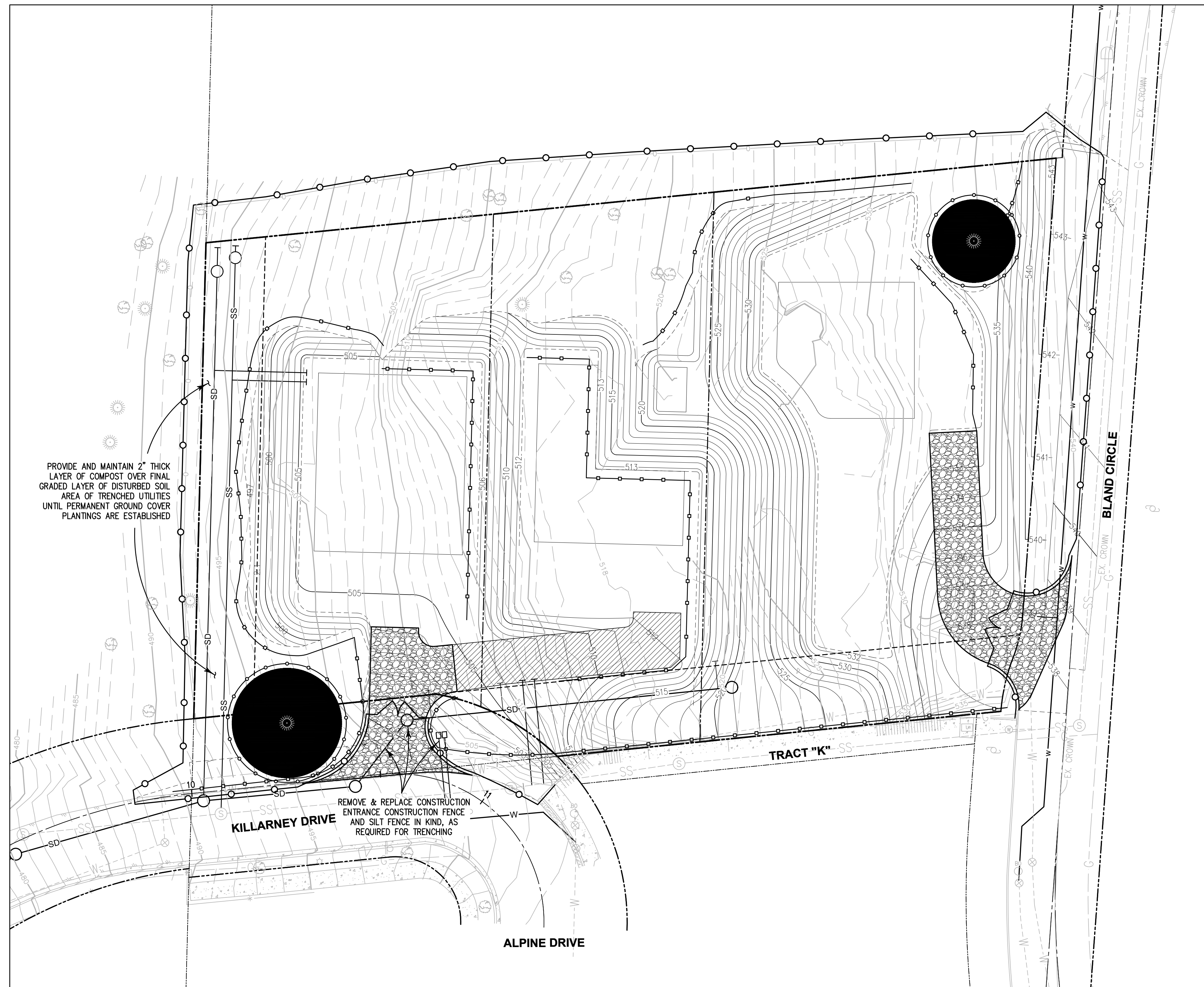
REV.	DATE	DESCRIPTION

ATHAN DEVELOPMENT
22895 BLAND CIRCLE, WEST LINN OR

ESCP GRADING

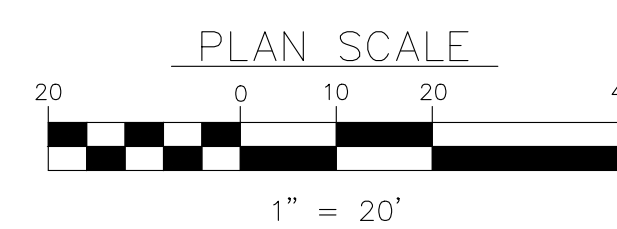
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DATE: 8/17/21 FILE: O:\CW_Projects\2204-120 Athan Development - Paramount West Linn Project\04 Final Design\Drawings\Layouts\ESCP_3-UTILITY EROSION CONTROL_120.dwg



1
EC4

GRADING PLAN
SCALE: 1" = 20'



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[Signature]
09/13/2021

LEGEND

- EXISTING GROUND CONTOUR (5-FOOT)
- EXISTING GROUND CONTOUR (1-FOOT)
- PROPERTY LINE
- CONSTRUCTION FENCE
- SILT FENCE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION ZONE
- CONSTRUCTION ENTRANCE

GENERAL NOTES:

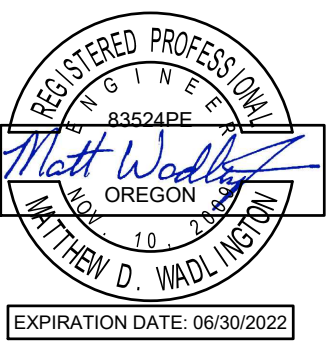
1. PHASE ALL CONSTRUCTION TO LIMIT GROUND DISTURBANCE
2. ROUGHEN SURFACE AND RESEED UPON COMPLETION OF LOCAL GRADING ACTIVITY
3. ADD STRAW WATTLES CROSS SLOPE OF FINAL SURFACE AS NEEDED

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

1. SEED USED FOR TEMPORARY OR PERMANENT SHALL BE COMPOSED OF AN APPROVED MIXTURE.
 - 1.1. DWARF GRASS MIX (MIN. 100 LB/AC)
 - 1.1.1. DWARF PERENNIAL RYEGRASS, 80% BY WEIGHT
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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 STRAW MULCHING OR OTHER APPROVED MEASURES.
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7. AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER 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.
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PRE CONSTRUCTION, CLEARING, AND DEMOLITION NOTES:

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4. LONG TERM SLOPE STABILIZATION MEASURES INCLUDING MATTING SHALL BE IN PLACE OVER ALL EXPOSED SOILS PRIOR TO "WET WEATHER" SEASON.
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6. INLET PROTECTION SHALL BE IN PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.



REV.	DATE	DESCRIPTION

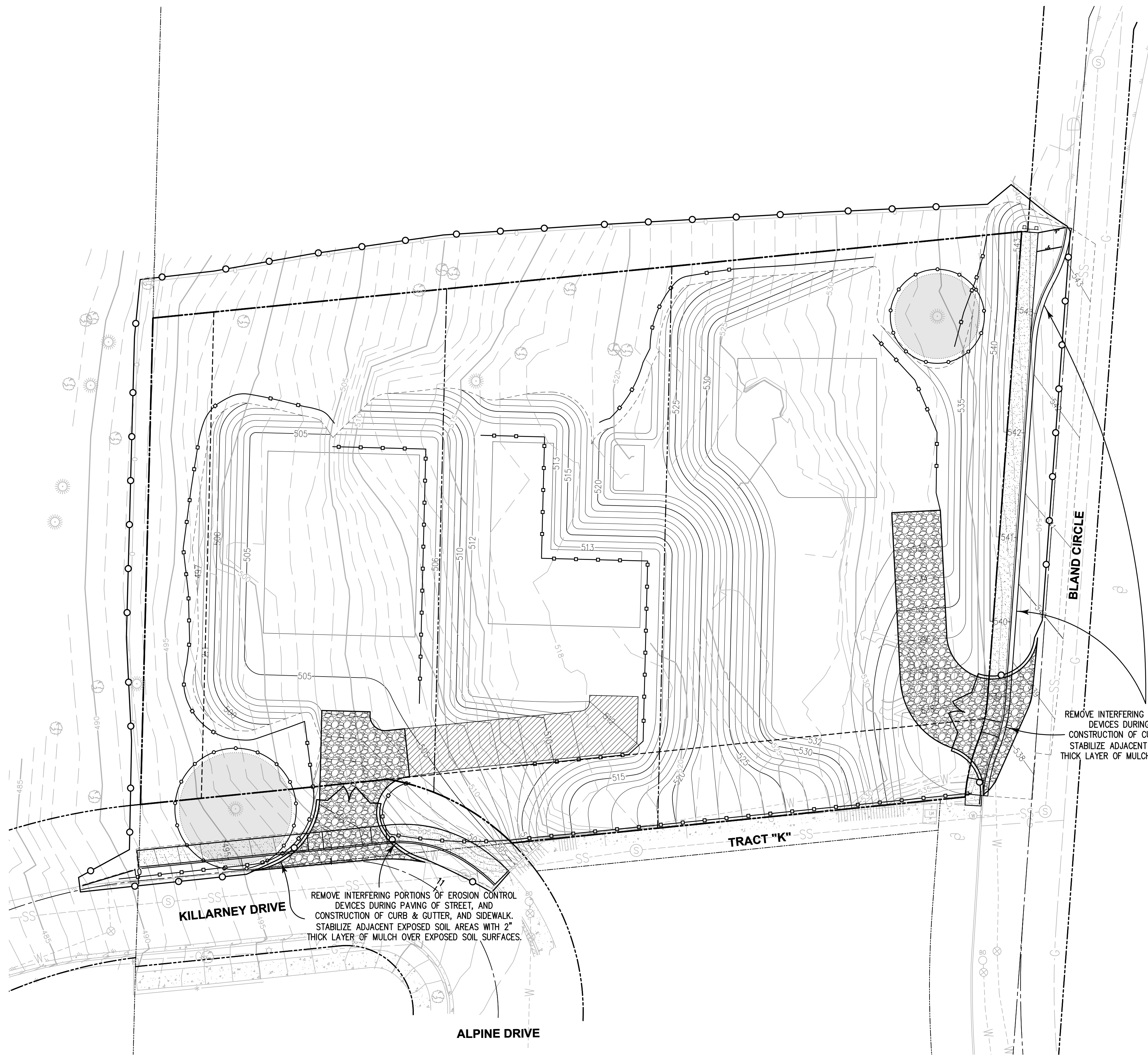
Designer: []
 Checker: []
 Project No.: 2204-120

ATHAN DEVELOPMENT
22895 BLAND CIRCLE, WEST LINN, OR

PARAMOUNT WEST LINN

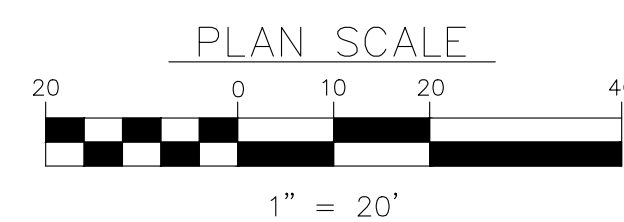
ESCP UTILITIES

DATE: 8/17/21 FILE: O:\CW_Projects\2204 Misc. Private Engineering\Work\2204-120 Athan Development - Paramount West Linn Project\04 Final Design\Drawings\Layouts\22 ESCP 5 - PAVING PLAN - 120.dwg



1
EC5

GRADING PLAN
SCALE: 1" = 20'



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[Signature]
09/13/2021

LEGEND

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- CONSTRUCTION FENCE
- SILT FENCE
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GENERAL NOTES:

1. PHASE ALL CONSTRUCTION TO LIMIT GROUND DISTURBANCE
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2. THE "STAGING, EQUIPMENT MAINTENANCE, FUELING, PORTA-POTTY, AND SOLID WASTE AREA" IS AS SHOWN ON PLAN.
3. ALL "SEDIMENT BARRIERS" SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.
4. LONG TERM SLOPE STABILIZATION MEASURES INCLUDING MATTING SHALL BE IN PLACE OVER ALL EXPOSED SOILS PRIOR TO "WET WEATHER" SEASON.
5. THE STORM WATER FACILITY SHALL BE CONSTRUCTED AND LANDSCAPED PRIOR TO THE STORM WATER SYSTEM FUNCTIONING AND SITE PAVING.
6. INLET PROTECTION SHALL BE IN PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.



REV.	DATE	DESCRIPTION

Drawn By: BRJ
 Checked By: #/NAME
 Project No.: 2204-120

ATHAN DEVELOPMENT
22895 BLAND CIRCLE, WEST LINN OR

ESCP PAVING PLAN

EC5 OF 6

16 AUGUST 2021

