

# BID SET

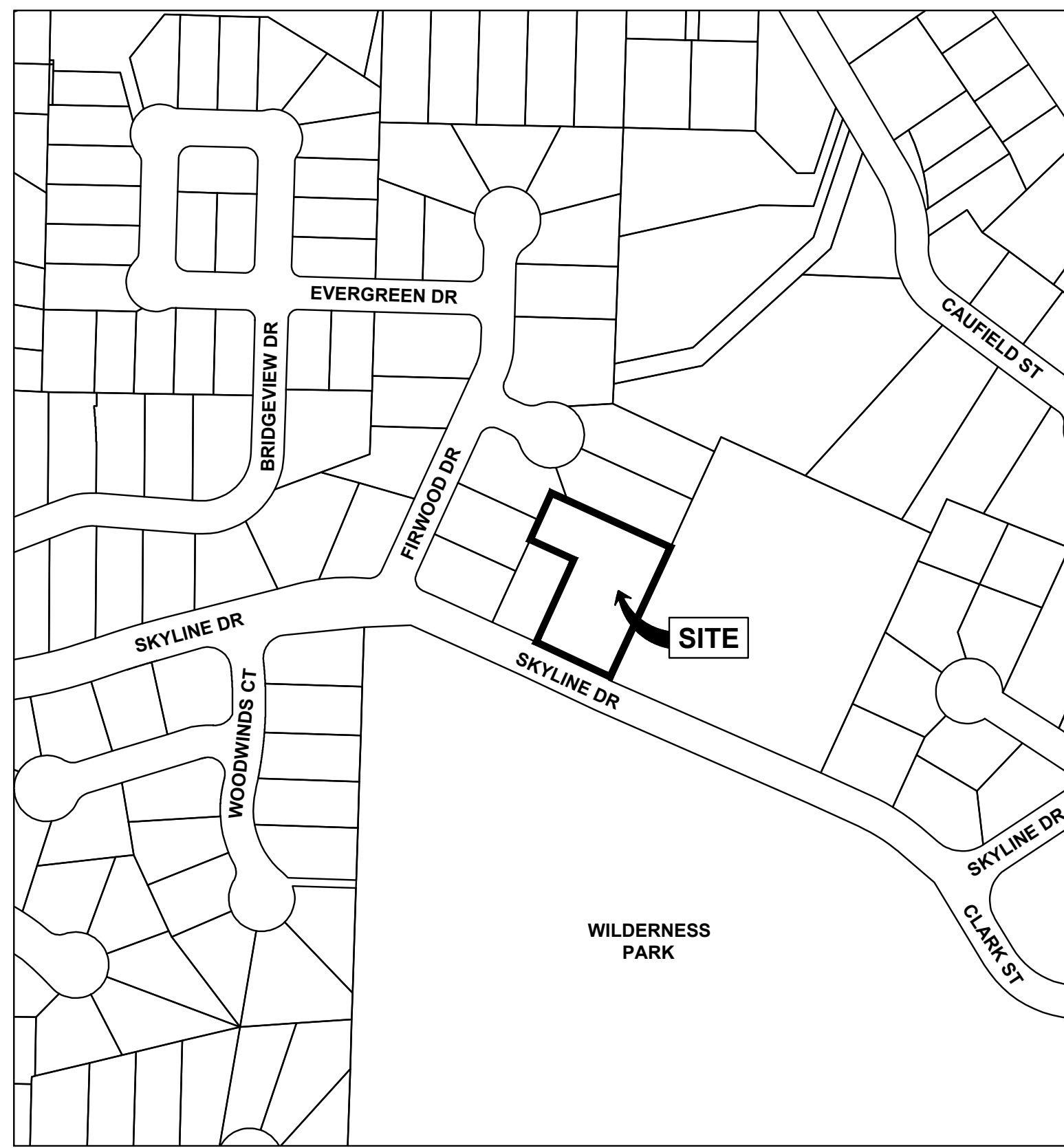
## FOR

# SKYLINE PARTITION

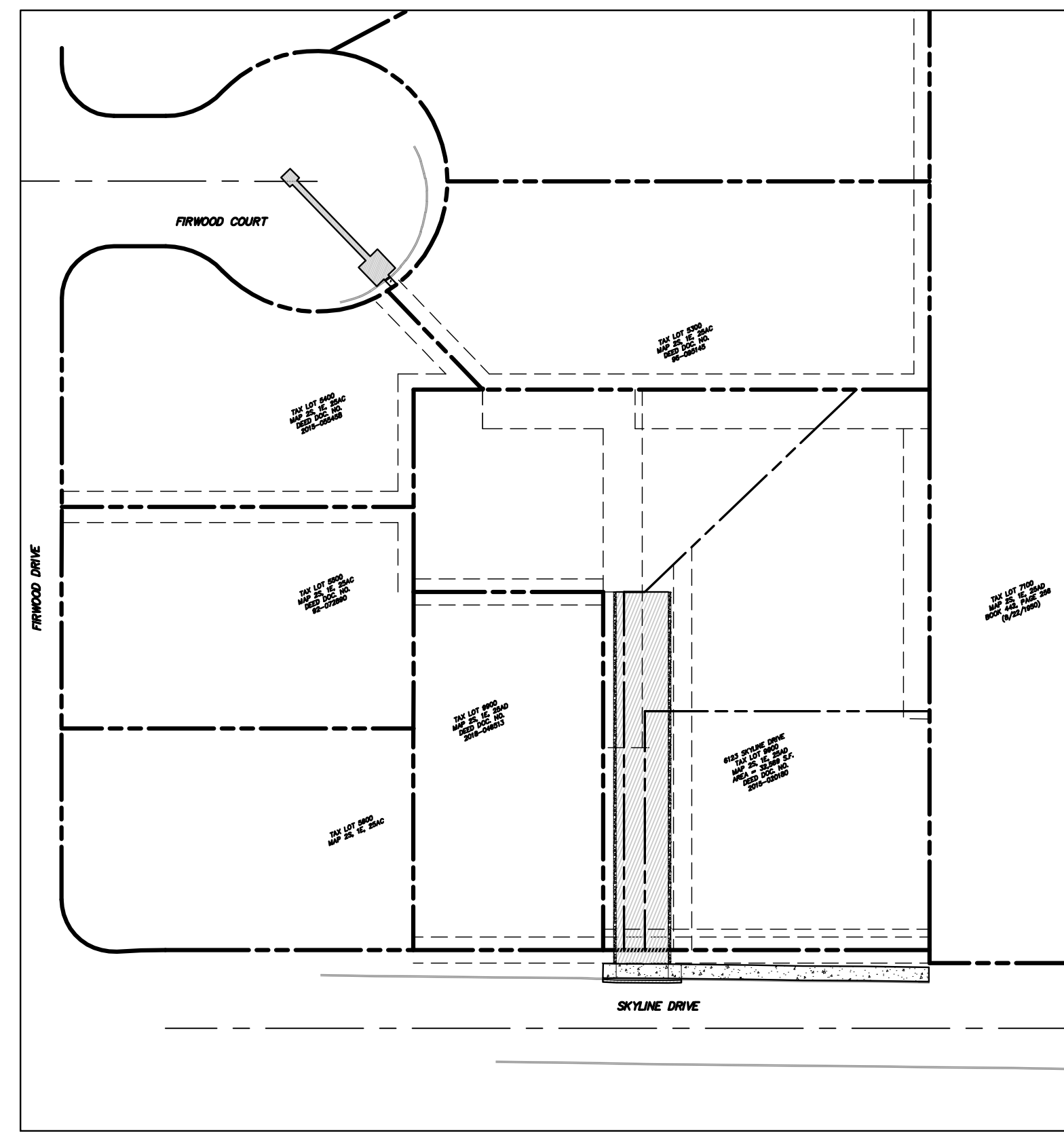
PREPARED FOR  
CITY OF WEST LINN



PUBLISH DATE  
**2022-05-02**  
ISSUED FOR  
**BID SET**  
REVISIONS



**VICINITY MAP**  
NOT TO SCALE



**SITE MAP**  
SCALE: 1" = 50'

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C000	COVER SHEET
C001	GENERAL NOTES
C040	TENTATIVE PLAT
C100	EXISTING CONDITIONS, DEMOLITION PLAN & ESCP PHASE I
C200	SITE PLAN
C210	FRONTAGE PLAN & PROFILE
C220	GRADING PLAN & ESCP PHASE II
C221	GRADING DETAILS
C300	COMPOSITE UTILITY
C400	SANITARY & WATER PLAN
C500	STORM PLAN
C901	SITE DETAILS I
C921	EROSION AND SEDIMENT CONTROL DETAILS I
C922	EROSION AND SEDIMENT CONTROL DETAILS II
C931	STORM DRAIN & SANITARY SEWER DETAILS I
C932	STORM DRAIN & SANITARY SEWER DETAILS II
C933	STORM DRAIN & SANITARY SEWER DETAILS III
C934	STORM DRAIN & SANITARY SEWER DETAILS IV
C935	STORM DRAIN & SANITARY SEWER DETAILS V
C936	STORM DRAIN & SANITARY SEWER DETAILS VI
C937	STORM DRAIN & SANITARY SEWER DETAILS VII
C941	WATER SYSTEM DETAILS I

**COVER SHEET**  
**SKYLINE PARTITION**

CITY OF WEST LINN  
WEST LINN, OREGON

**SITE INFORMATION**

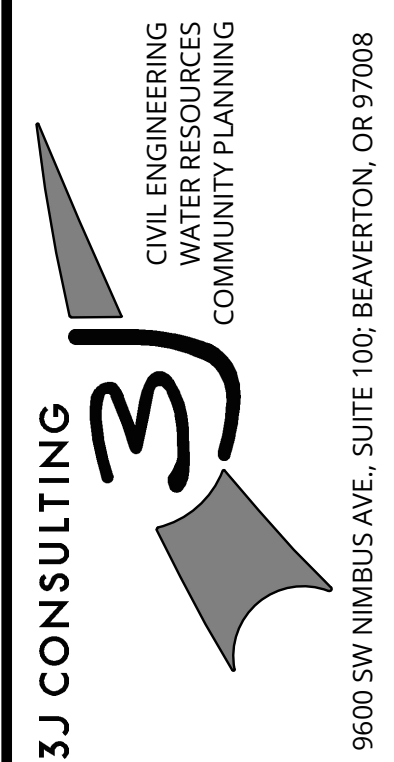
<b>SITE ADDRESS</b> 6123 SKYLINE DRIVE WEST LINN, OR 97068	<b>TAX LOT(S)</b> 2S1E25AD 09900
<b>JURISDICTION</b> CITY OF WEST LINN	<b>FLOOD HAZARD</b> MAP NUMBER: 41005C0257D ZONE 'X' (UNSHADED)
<b>ZONING</b> R10	<b>LOCATION</b> N.E. 1/4 SECTION 25, T.2S., R.1E., W.M., CITY OF WEST LINN CLACKAMAS COUNTY, OREGON

**UTILITIES & SERVICES**

<b>SITE WORK &amp; ROADS</b> CITY OF WEST LINN 22500 SALAMO ROAD WEST LINN, OR 97068 CONTACT: MARYNA ASUNCION PHONE: (503) 722-3437 EMAIL: masuncion@westlinnoregon.gov	<b>WATER, STORM, SEWER</b> CITY OF WEST LINN 22500 SALAMO ROAD WEST LINN, OR 97068 CONTACT: MARYNA ASUNCION PHONE: (503) 722-3437 EMAIL: masuncion@westlinnoregon.gov
<b>GAS</b> NW NATURAL 220 NW 2ND AVENUE PORTLAND, OR 97209 PHONE: (503) 226-4211 EMERGENCY: (800) 882-3377	<b>POWER</b> PORTLAND GENERAL ELECTRIC 121 SW SALMON ST. PORTLAND, OR 97204 CONTACT: SERVICE COORDINATOR PHONE: (503) 323-6700
<b>FIRE</b> TUALATIN VALLEY FIRE & RESCUE - STATION 58 6050 FAILING STREET WEST LINN, OR 97068 PHONE: (503) 649-8577	<b>CABLE</b> COMCAST CABLE COMM. MNGMT, LLC PORTLAND, OR PHONE: (800) 934-6489

**PROJECT TEAM**

<b>OWNER / APPLICANT</b> CITY OF WEST LINN 22500 SALAMO ROAD WEST LINN, OR 97068 CONTACT: MARYNA ASUNCION PHONE: (503) 722-3437 EMAIL: masuncion@westlinnoregon.gov	<b>CIVIL ENGINEER</b> 3J CONSULTING, INC. 9600 SW NIMBUS AVENUE, SUITE 100 BEAVERTON, OR 97008 PHONE: (503) 946-9365 CONTACT: LAURA OXSEN, PE EMAIL: laura.oxsen@3j-consulting.com CONTACT: BRIAN FEENEY, PE EMAIL: brian.feeneey@3j-consulting.com
<b>LAND SURVEYOR</b> CENTERLINE CONCEPTS, LAND SURVEYING 19376 MOLALLA AVE, SUITE 120 OREGON CITY, OREGON 97045 CONTACT: TOBY G. BOLDEN, PLS, CFedS PHONE: (503) 650-0188	<b>GEOTECHNICAL ENGINEER</b> GEOPACIFIC ENGINEERING, INC. 14835 SW 72ND AVE PORTLAND, OR 97224 PHONE: (503) 598-8445



PROJECT INFORMATION  
3J PROJECT # | 20657  
TAX LOT(S) | 9900  
LAND USE # | MIP-18-05  
DESIGNED BY | LEO, KDO, JCR  
CHECKED BY | BKF

SHEET NUMBER  
**C000**

**GENERAL NOTES**

- THESE PLANS REPRESENT PUBLIC IMPROVEMENTS ASSOCIATED WITH THE CITY PLANNING FILE NO. MIP 18-05.
- ALL REFERENCES TO THE CITY OF WEST LINN STANDARDS REFER TO THE CURRENT STANDARDS AND SPECIFICATIONS.
- THE DESIGN ENGINEER WILL BE RESPONSIBLE FOR INSPECTION OF THE PROPOSED IMPROVEMENTS WITH OVERSIGHT FROM THE CITY OF WEST LINN.
- THE CONTRACTORS SHALL PROVIDE A WORK SCHEDULE TO THE ENGINEER AND CITY AND PROVIDE 24-HOUR NOTICE OF ANY TESTING REQUIRING WITNESSING BY THE CITY OR ENGINEER.
- ANY CHANGES TO THE PLANS MUST RECEIVE APPROVAL BY THE ENGINEER AND CITY IN WRITING BEFORE PROCEEDING WITH THE WORK.
- A PRE-CONSTRUCTION MEETING, INSTALLATION OF THE EROSION CONTROL MEASURES, ARE ALL REQUIRED PRIOR TO BEGINNING CONSTRUCTION.
- A CITY AND ENGINEER REPRESENTATIVE MUST BE PRESENT FOR ALL TESTING, AND THE CITY SHALL BE FURNISHED A COPY OF ALL TEST RESULTS.
- THE CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES AND POINTS OF CONNECTION PRIOR TO ORDERING MATERIALS. OTHER EXISTING UTILITIES MAY EXIST AND IF DISCREPANCIES ARE FOUND THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
- THE CONTRACTOR SHALL ERECT AND MAINTAIN TRAFFIC CONTROL PER THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, PART VI CONSTRUCTION AND MAINTENANCE AND SUBMIT A TRAFFIC PLAN TO THE CITY PRIOR TO BEGINNING WORK.
- OREGON LAW REQUIRES THAT THE RULES ADOPTED BY OREGON UTILITY NOTIFICATION CENTER BE FOLLOWED THOSE RULES SET FORTH IN OAR 952-001-0090. COPIES OF THE RULES ARE AVAILABLE BY CALLING THE CENTER OR ACCESSING VIA INTERNET AT [WWW.CALLBEFOREYOU.DIG.ORG](http://WWW.CALLBEFOREYOU.DIG.ORG) <[HTTP://WWW.CALLBEFOREYOU.DIG.ORG](http://WWW.CALLBEFOREYOU.DIG.ORG)>. PORTLAND METRO AREA (503) 248-6699.

**NOTES**

- ALL STREET SECTIONS TO BE GRUBBED AND GRADED TO A MINIMUM OF 8-INCHES BELOW THE SUBGRADE
- THE 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 THE CITY OF WEST LINN PERSONNEL AND PROJECT GEOTECHNICAL PRIOR TO PLACEMENT OF FILL. THE PROJECT GEOTECHNICAL SHALL TEST FOR COMPACTION PER DIVISION 501.03.08 OF THE WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS.
- AGGREGATE BASE ROCK SHALL CONFORM TO THE REQUIREMENTS OF DIVISION 205 OF THE WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. BASE COURSE IS 1 1/2" - 0" CRUSHED ROCK AND LEVELING COURSE IS 3/4"-0" CRUSHED ROCK. THE CITY OF WEST LINN REQUIRES A PROOF ROLL WITH A LOADED 10-CUBIC, OR LARGEST USED (IE SUPER SOLO) YARD DUMP TRUCK OF THE SUBGRADE PRIOR TO PLACEMENT OF THE BASE ROCK AND AT TOP OF ROCK JUST PRIOR TO PAVING.
- ASPHALT CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS, DIVISION 205. THE BASE LIFT SHALL BE CLASS "B" AC AND THE TOP LIFT SHALL BE CLASS "C" AC MEETING THE WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS, DIVISION 505. THE TOP LIFT OF ASPHALT CONCRETE SHALL NOT BE PLACED PRIOR TO RECEIVING AUTHORIZATION FROM THE CITY OF WEST LINN.
- CURB AND GUTTER SHALL HAVE A COMPRESSIVE STRENGTH OF 3300 PSI, AND MAXIMUM AGGREGATE, PER DIVISION 205 OF THE WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. A PROOF ROLL OF THE CURB LINES IS REQUIRED PRIOR TO CURB PLACEMENT. CONTRACTION JOINTS ARE TO BE INSTALLED AT 15-FOOT MAXIMUM. THE CONTRACTOR IS TO STAMP LOCATION OF SEWER AND WATER LINES CROSSING THE CURB LINE WITH AN "S" OR "W".

**SANITARY SEWER NOTES**

- 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.
- 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 TOP SECTIONS. INVERTS SHALL BE CONSTRUCTED SO AS TO PROVIDE A SMOOTH FLOW WITH THE CHANNEL BEING ABLE TO PASS A 6"X36" CYLINDER INTO THE PIPES. PVC PIPE SHALL BE CONNECTED TO THE MANHOLE BY MEANS OF A FLEXIBLE CONNECTION AND SHALL BE A SHEAR JOINT LOCATED 18-INCHES OUTSIDE THE MANHOLE. CEMENT GROUT FOR CONNECTING PVC SEWER PIPE WILL NOT BE PERMITTED.
- ALL MANHOLES LOCATED IN EASEMENT AREAS WILL HAVE TAMPER PROOF FRAMES AND COVERS WITH THE COVER SET 12-INCHES ABOVE THE FINISH GRADE IN UNPAVED AREAS.
- GRANULAR BACKFILL (3/4"-0") IS TO BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OF AASHTO T-180 TEST METHOD. NATIVE BACKFILL MATERIALS SHALL BE COMPACTED TO 95% OF IN-PLACE DRY DENSITY OF SURROUNDING SOIL. EXCAVATION, BEDDING AND BACKFILL TO BE IN ACCORDANCE WITH DIVISION 204 OF THE WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. BACKFILL WITHIN NEW AND EXISTING STREETS SHALL BE CLASS "B".
- PVC SERVICE LATERALS SHALL BE 4-INCH CONFORMING TO THE SAME MATERIALS AS THE MAINLINE SEWERS. SERVICE LATERALS SHALL BE INSTALLED TO A POINT BEYOND THE UTILITY EASEMENT AS SHOWN ON THE PLAN. THE SERVICE LATERALS SHALL BE PLUGGED WITH THE LOCATION MARKED WITH 2X4 PAINTED GREEN.
- SANITARY SEWER PIPE, INCLUDING SERVICE LATERALS SHALL BE TESTED FOR IN ACCORDANCE WITH WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS, DIVISION 301.03.09 AND MANHOLES TO BE VACUUM TESTED IN ACCORDANCE WITH DIVISION 302.03.07. TESTS SHALL BE WITNESSED BY THE ENGINEER AND THE CITY OF WEST LINN. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE TESTING AND PROVIDING PASSING TESTS PRIOR TO CONNECTION TO THE EXISTING SYSTEM.
- A PLUMBING PERMIT FROM THE CITY IS REQUIRED FOR SANITARY SEWER LATERALS BEYOND THE FIRST CLEANOUT.
- ALL MATERIALS, INSTALLATION, TESTING AND INSPECTIONS TO BE IN STRICT ACCORDANCE WITH THE CITY OF WEST LINN PUBLIC WORK STANDARDS AND THE DEQ.

**STORM SEWER NOTES**

- RIBBED PVC ASTM 794 OR DUCTILE IRON CONFORMING TO ASTM C 151, CLASS 52, WITH RUBBER JOINTS REQUIRED. SIX INCH AND SMALLER STORM DRAIN PIPE SHALL CONFORM TO ASTM D 3034 PVC PIPE.
- GUTTER INLETS SHALL BE POURED IN PLACE CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3300 PSI. FRAMES SHALL BE FABRICATED OF STRUCTURAL STREE, ASTM A-7, A-36, A-3733.
- MANHOLE BASES MAY BE POURED IN PLACE CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3300 PSI OR PRECAST. MANHOLE RISERS AND TOPS SHALL BE PRECAST WITH MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. TOPS SHALL BE ECCENTRIC CONES EXCEPT WHERE THERE IS INSUFFICIENT HEADROOM REQUIRES A FLAT TOP. THE INTERIOR DIMENSIONS NOTED ON THE PLANS ARE MINIMUMS, AND SOME OR ALL OF THE STORM MANHOLES ARE REQUIRED TO BE OVERSIZED. THE CONTRACTOR SHALL VERIFY WITH THE MANHOLE MANUFACTURER FOR THE ACTUAL SIZE OF MANHOLE NEEDED FOR TYPE AND SIZE OF PIPE TO BE USED. INVERTS SHALL BE CONSTRUCTED SO AS TO PROVIDE A SMOOTH FLOW AND PIPES SHALL BE CONNECTED TO THE MANHOLE BY MEANS OF A FLEXIBLE CONNECTION AND SHALL HAVE A SHEAR JOINT LOCATED 18-INCH OUTSIDE THE MANHOLE.
- MANHOLES LOCATED IN EASEMENTS SHALL REQUIRE A TAMPER PROOF FRAME AND COVER AND SET 12-INCHES ABOVE FINISHED GRADE IN UNPAVED AREAS.
- GRANULAR BACKFILL (3/4"-0") IS TO BE COMPACTED TO 95% OF 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.
- STORM DRAIN SERVICE LATERALS SHALL BE 4-INCH CONFORMING TO ASTM D 3034 PVC AND BE INSTALLED TO A POINT BEYOND THE UTILITY EASEMENT AS SHOWN ON THE PLANS. THE LATERAL WILL BE PLUGGED WITH A RUBBER RING PLUG AND THE LOCATION MARKED WITH A 2X4 PAINTED WHITE.
- A VIDEO INSPECTION IN ACCORDANCE WITH DIVISION 601.03.11 PER THE WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. ALL TESTS SHALL BE WITNESSED BY THE ENGINEER AND A REPRESENTATIVE OF THE CITY.
- A PLUMBING PERMIT IS REQUIRED FOR ALL STORM DRAINS BEYOND THE FIRST CLEANOUT.

**WATER NOTES**

- ALL TEES, BEND (HORIZONTAL AND VERTICAL), OR SIGNIFICANT CHANGES IN DIRECTION IN ALIGNMENT SHALL BE RESTRAINED WITH FIELD LOCK GASKETS AND MEGA LUG FITTINGS (SEE SPEC. 4.0014).
- GATE VALVES SHALL BE RESILIENT SEAT, NON-RISING STEM WITH "O" RING PACKING, MEETING AWWA CLASS "C" SPECIFICATIONS. THE VALVES SHALL BE DESIGNED TO WITHSTAND A WORKING PRESSURE OF 150 PSI. GATE VALVES SHALL HAVE A TWO-INCH SQUARE OPERATION NUT AND SHALL OPEN COUNTERCLOCKWISE WHEN VIEWED FROM ABOVE. BUTTERFLY VALVES (10-INCHES AND ABOVE) SHALL BE RUBBER SEAT TYPE AND BUBBLE-TIGHT AT 150 PSI, CONFORMING TO AWWA C504. BUTTERFLY VALVES SHALL BE MUELLER OR APPROVED EQUAL WITH THE 2-INCH OPERATING NUT BEING LOCATED ON THE SIDE OF THE MAIN SHOWN ON THE PLANS. VALVE BOXES SHALL BE "VANCOUVER" PATTERN.
- GRANULAR BACKFILL (3/4"-0") IS TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD AND NATIVE MATERIALS SHALL BE COMPACTED TO 95% OF IN-PLACE DRY DENSITY OF SURROUNDING SOIL. EXCAVATION, BEDDING AND BACKFILL SHALL BE IN ACCORDANCE WITH CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS, DIVISION 204. BACKFILL IN NEW AND EXISTING STREETS SHALL BE CLASS B.
- SERVICES SHALL BE 1-INCH, TYPE K, COPPER. FOR DOUBLE SERVICES, TWO 1-INCH COPPER LINES SHALL BE INSTALLED SIDE BY SIDE. CORPORATION STOPS SHALL BE MUELLER H 15008 OR FORD F1000 4Q, ANGLE STOPS SHALL BE MUELLER H 14258, OR FORD 1" KV43-444W-Q, METER BOXES SHALL BE BROOKS #37 WITH 37-S LID AND COVER, OR EQUAL. 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. METER BOX LOCATION TO BE DETERMINED IN THE FIELD.
- A PLUMBING PERMIT IS REQUIRED FOR EXTENSIONS FOR WATERLINES BEYOND THE METER.
- ALL SURPLUS APPURTENANCES SHALL BE RETURNED TO THE CITY OF WEST LINN WATER DEPARTMENT.
- CONTRACTOR SHALL COORDINATE WITH CITY FOR INSTALLATION OF WATER SERVICES TO THE METER. CITY FORCES TO INSTALL WATER SERVICE TO THE METER.

**CONDITIONS OF APPROVAL FILE NO.: MIP 18-05**

- SITE PLAN: WITH THE EXCEPTION OF MODIFICATIONS REQUIRED BY THESE CONDITIONS, THE FINAL PLAT SHALL CONFORM TO THE PARTITION SITE PLAN DATED SEPTEMBER, 2019 (EXHIBIT PD-1).
- ENGINEERING STANDARDS: ALL PUBLIC IMPROVEMENTS AND FACILITIES ASSOCIATED WITH THE APPROVED SITE DESIGN, INCLUDING BUT NOT LIMITED TO STREET IMPROVEMENTS, DRIVEWAY APPROACHES, CURB CUTS, UTILITIES, GRADING, ONSITE AND OFFSITE STORMWATER, STREET LIGHTING, EASEMENTS, EASEMENT LOCATIONS, AND CONNECTIONS FOR FUTURE EXTENSION OF UTILITIES ARE SUBJECT TO CONFORMANCE WITH THE CITY MUNICIPAL CODE AND COMMUNITY DEVELOPMENT CODE. THESE MUST BE DESIGNED, CONSTRUCTED, AND COMPLETED PRIOR TO FINAL PLAT APPROVAL.
- RECIPROCAL ACCESS EASEMENT: PRIOR TO FINAL PLAT APPROVAL, THE APPLICANT SHALL RECORD A RECIPROCAL ACCESS EASEMENT AND A MUTUAL MAINTENANCE AGREEMENT FOR THE SHARED USE OF THE DRIVEWAY LOCATED IN THE ACCESS EASEMENT. THE EASEMENT RECORDING NUMBER SHALL BE PROVIDED ON THE FACE OF THE FINAL PLAT. THE FINAL PLAT SHALL SHOW THE ACCESS EASEMENT A WIDTH OF 24-FEET FOR THE PORTION OF THE DRIVE THAT SERVICES FOUR HOMES.
- SHARED ACCESS DRIVE: THE SHARED DRIVEWAY MUST BE INSTALLED AND MEASURE A MINIMUM OF 20-FEET IN WIDTH FOR THE PORTION WHERE FOUR HOMES TAKE ACCESS AND A MINIMUM OF 14-FEET IN WIDTH FOR THE PORTION WHERE ONLY TWO HOMES TAKE ACCESS, AND INCLUDE ANY FIRE APPARATUS TURNAROUND REQUIRED BY THE FIRE DISTRICT, PRIOR TO FINAL PLAT APPROVAL.
- GEOPACIFIC ENGINEERING REPORT: THE APPLICANT SHALL SUBMIT A COPY OF THE SOILS INVESTIGATION REPORT PREPARED BY GEOPACIFIC ENGINEERING, INC. DATED APRIL 29, 2019 (SEE EXHIBIT PD-1) AS PART OF THE SITE DEVELOPMENT REVIEW/BUILDING PERMIT APPLICATION AND SHALL PROVIDE ANY SUPPLEMENTAL REPORTS REQUIRED BY THE BUILDING OFFICIAL. THE REPORT MUST BE SUBMITTED PRIOR TO APPLICATION FOR SITE DEVELOPMENT REVIEW/BUILDING PERMITS.

P:\20657-SKYLINE PARTITION\CAD\CDD\20657-GENERAL NOTES.DWG



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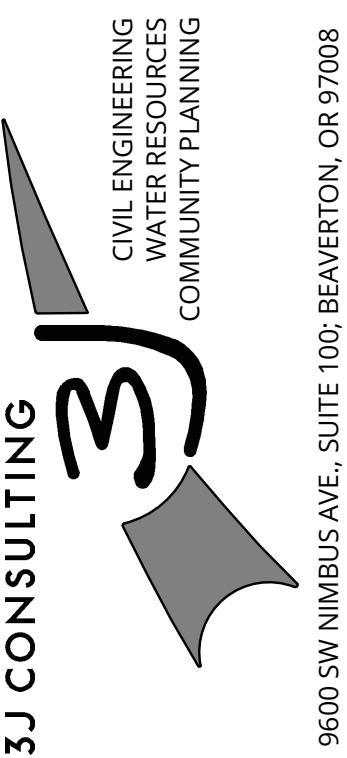
ISSUED FOR

BID SET

REVISIONS

**GENERAL NOTES**  
**SKYLINE PARTITION**

CITY OF WEST LINN,  
 WEST LINN, OREGON



PROJECT INFORMATION

3J PROJECT # | 20657  
 TAX LOT(S) | 9900  
 LAND USE # | MIP-18-05  
 DESIGNED BY | LEO, KDO, JCR  
 CHECKED BY | BKF

SHEET NUMBER

**C001**



PUBLISH DATE  
2022-05-02  
ISSUED FOR  
BID SET  
REVISIONS

**LEGEND**

- PROJECT BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING RIGHT OF WAY CENTERLINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED SETBACK LINE

**SITE STATISTICS**

SITE ADDRESS	6123 SKYLINE DRIVE
TAX MAP	2S 1E 25AD
JURISDICTION	CITY OF WEST LINN
NET SIZE	0.75 ACRES
ZONING	R-10
MIN. DENSITY (3 U/A)	3 UNITS
MAX. DENSITY (4 U/A)	3 UNITS
PROPOSED DENSITY	3 UNITS

**SETBACKS**

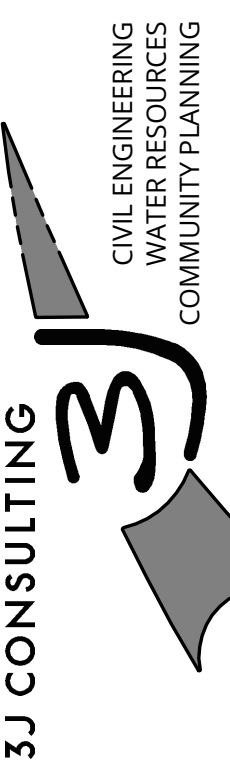
FRONT	20 FT
SIDE (INTERIOR)	10 FT
SIDE (ABUTTING A STREET)	15 FT
REAR	20 FT

**PROPOSED LOTS DIMENSIONS**

AVG. DEPTH	98.7 FT
AVG. WIDTH	101.9 FT
MIN. LOT AREA	10,004 SF (LOT 1)
AVG. LOT AREA	10,124 SF
MAX. LOT AREA	10,327 SF (LOT 2)

**TENTATIVE PLAT  
SKYLINE PARTITION**

CITY OF WEST LINN,  
WEST LINN, OREGON

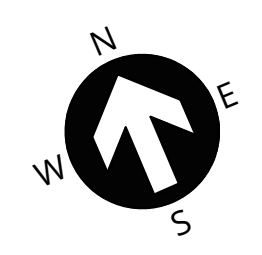
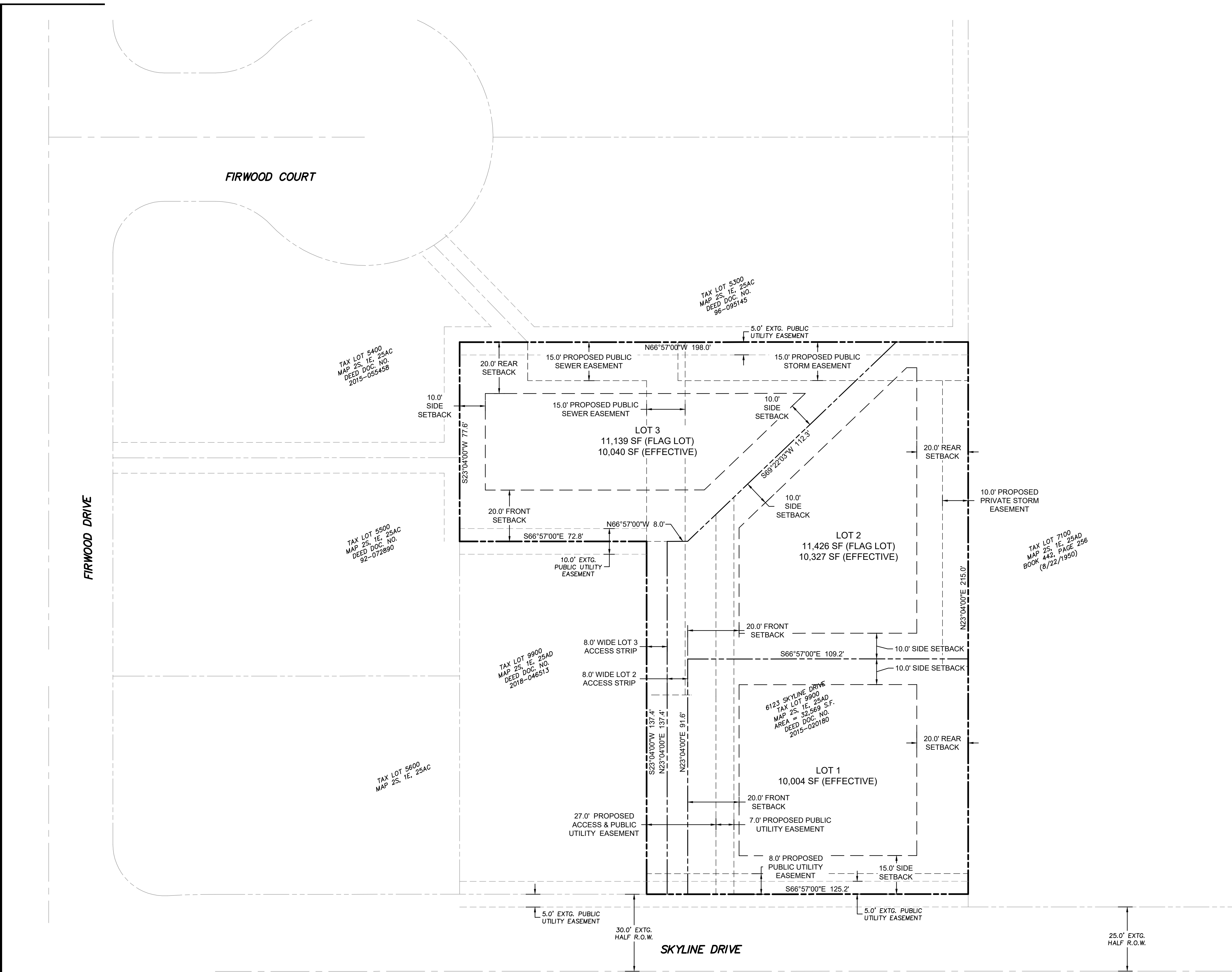


PROJECT INFORMATION  
3J PROJECT # | 20657  
TAX LOT(S) | 9900  
LAND USE # | MIP-18-05  
DESIGNED BY | LEO, KDO, JCR  
CHECKED BY | BKF

SHEET NUMBER  
**C040**

9600 SW NIMBUS AVE., SUITE 100, BEAVERTON, OR 97008

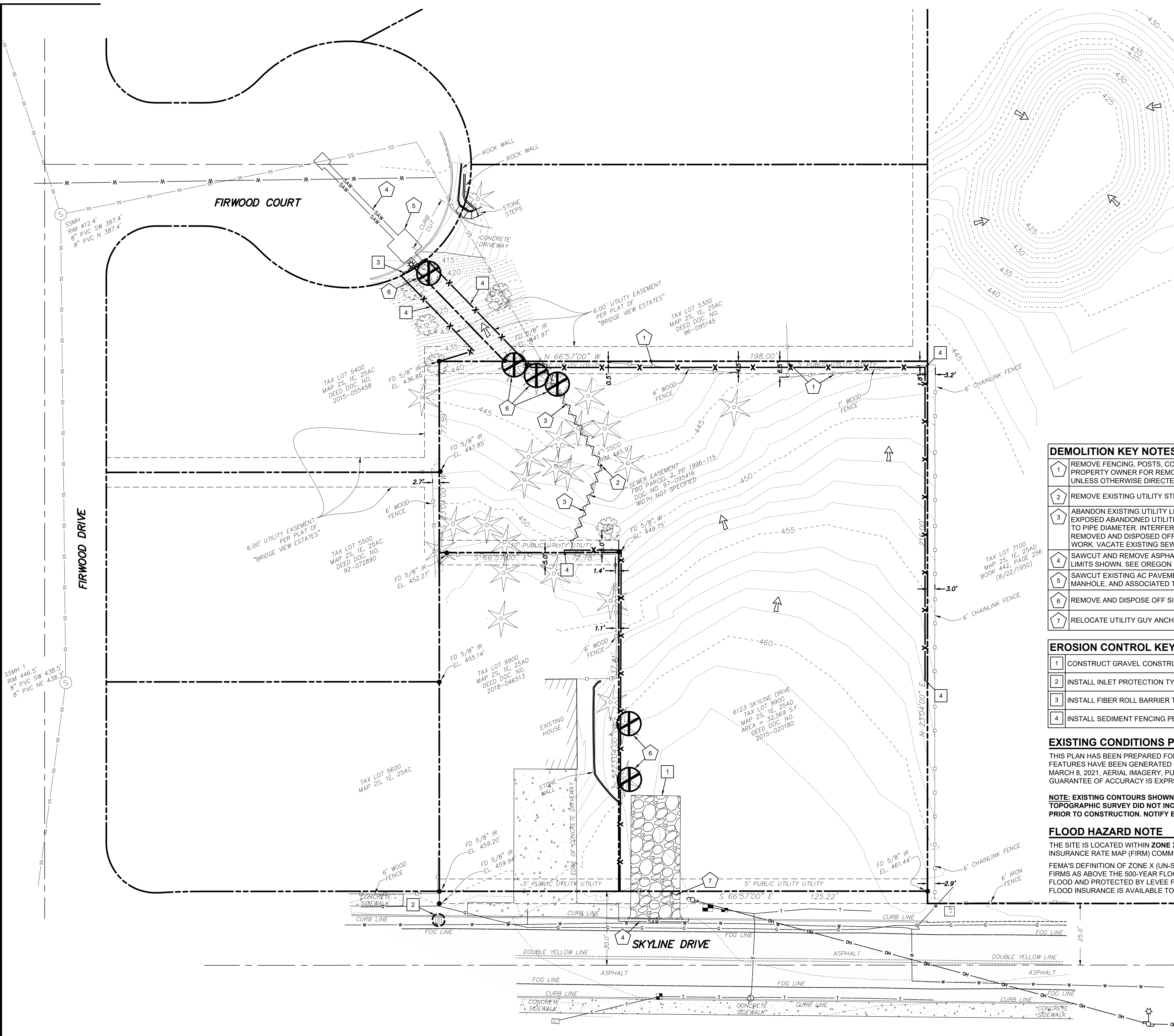
P:\20657-SKYLINE PARTITION\CADD\20657-TENTATIVE PLAT.DWG



SCALE: 1" = 20'  
0 20 40 FT



P:\20657-SKYLINE PARTITION\CAD\CDD\20657-EXISTING CONDITIONS.DWG



**LEGEND**

- PROJECT BOUNDARY
- - - - EXISTING RIGHT OF WAY
- - - - EXISTING RIGHT OF WAY CENTERLINE
- - - - EXISTING LOT LINE
- - - - EXISTING EASEMENT LINE
- ▨ EXISTING BUILDING
- ▨ EXISTING CONCRETE
- ▨ EXISTING ASPHALT
- - - - EXISTING FENCE LINE
- - - - EXISTING TELECOM. LINE
- - - - EXISTING GAS LINE
- - - - EXISTING OVERHEAD POWER
- - - - EXISTING SANITARY SEWER
- - - - EXISTING WATER MAIN
- - - - EXISTING MAJOR CONTOUR
- - - - EXISTING MINOR CONTOUR
- ~ ~ ~ ~ UTILITY LINE ABANDON LIMITS
- - - - PROPOSED SAWCUT LINE
- - - - PROPOSED STRAW WATTLE
- - - - PROPOSED SILT FENCE
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING STORM CATCH BASIN
- EXISTING UTILITY POLE
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING TELECOM. STRUCTURE
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- TREE TO BE REMOVED
- PROPOSED INLET PROTECTION

**DEMOLITION KEY NOTES**

- 1 REMOVE FENCING, POSTS, CONCRETE FOOTINGS, AND ALL ASSOCIATED APPURTENANCES. COORDINATE WITH PROPERTY OWNER FOR REMOVAL. TERMINATE REMOVAL AT PROPERTY LINE. DISPOSE OF FENCING OFF SITE, UNLESS OTHERWISE DIRECTED BY OWNER.
- 2 REMOVE EXISTING UTILITY STRUCTURE AND DISPOSE OFF-SITE.
- 3 ABANDON EXISTING UTILITY LINE TO LIMITS SHOWN. CONTRACTOR SHALL SEAL AND CAP THE REMAINING EXPOSED ABANDONED UTILITIES WITH AN END CAP, COUPLING, OR CONCRETE PLUG WITH THICKNESS EQUAL TO PIPE DIAMETER. INTERFERING PORTIONS OF UTILITIES THAT ARE ABANDONED IN PLACE SHALL BE REMOVED AND DISPOSED OFFSITE BY THE CONTRACTOR TO THE EXTENT NECESSARY TO ACCOMPLISH THE WORK. VACATE EXISTING SEWER EASEMENT WITH QUIT CLAIM.
- 4 SAWCUT AND REMOVE ASPHALT PAVEMENT, CURB AND SIDEWALK TO FULL DEPTH WHERE APPLICABLE WITHIN LIMITS SHOWN. SEE OREGON STANDARD DWG. RD302 ON SHEET C931 FOR UTILITY TRENCH STREET CUT.
- 5 SAWCUT EXISTING AC PAVEMENT TO PROVIDE A 10FT x 10FT (MIN) EXCAVATION FOR CONSTRUCTION OF NEW MANHOLE, AND ASSOCIATED TRENCHING AS NEEDED TO RECEIVE BORED LATERAL PIPE.
- 6 REMOVE AND DISPOSE OFF SITE EXISTING TREE.
- 7 RELOCATE UTILITY GUY ANCHOR. COORDINATE WITH PRIVATE UTILITY CONTRACTOR FOR RELOCATION.

**EROSION CONTROL KEY NOTES**

- 1 CONSTRUCT GRAVEL CONSTRUCTION ENTRANCE PER OREGON STANDARD DWG. RD1000 ON SHEET C921.
- 2 INSTALL INLET PROTECTION TYPE 3 PER OREGON STANDARD DWG. RD1010 ON SHEET C921.
- 3 INSTALL FIBER ROLL BARRIER TYPE 3 PER OREGON STANDARD DWG. RD1030 ON SHEET C922.
- 4 INSTALL SEDIMENT FENCING PER OREGON STANDARD DWG. RD1040 ON SHEET C922.

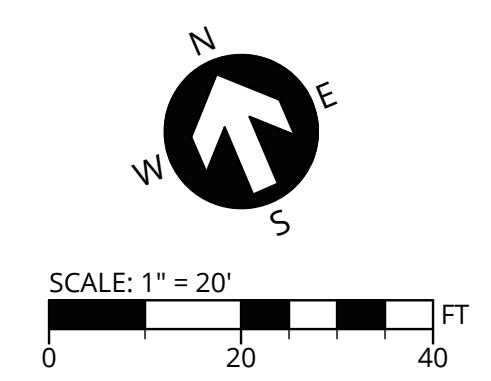
**EXISTING CONDITIONS PLAN**

THIS PLAN HAS BEEN PREPARED FOR INFORMATIVE PURPOSES ONLY. SITE BACKGROUND INFORMATION AND FEATURES HAVE BEEN GENERATED FROM A COMBINATION OF TOPOGRAPHIC SURVEY DATA UPDATED ON MARCH 8, 2021, AERIAL IMAGERY, PUBLIC GIS DATA, AND SITE ASSESSMENT/OBSERVATION. NO WARRANTY OR GUARANTEE OF ACCURACY IS EXPRESSED OR IMPLIED.

**NOTE:** EXISTING CONTOURS SHOWN ON TL-7100 ARE REFERENCED FROM LAND USE PLAN SET (FILE: MIP-18-05). TOPOGRAPHIC SURVEY DID NOT INCLUDE THIS AREA. CONTRACTOR TO VERIFY ELEVATIONS AND UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IF EXISTING GRADES DIFFER WIDELY AND/OR IF CONFLICTS EXIST.

**FLOOD HAZARD NOTE**

THE SITE IS LOCATED WITHIN **ZONE X (UN-SHADED)** PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER **41005C0257D**. FEMA'S DEFINITION OF ZONE X (UN-SHADED) IS AN AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 600-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 600-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD. IN COMMUNITIES THAT PARTICIPATE IN THE NFIP, FLOOD INSURANCE IS AVAILABLE TO ALL PROPERTY OWNERS AND RENTERS IN THESE ZONES.



Know what's below.  
Call before you dig.

PUBLISH DATE  
**2022-05-02**

ISSUED FOR  
**BID SET**

REVISIONS

**EXISTING CONDITIONS, DEMOLITION PLAN & ESCP PHASE I**

**SKYLINE PARTITION**

**3J CONSULTING**

CIVIL ENGINEERING  
WATER RESOURCES  
COMMUNITY PLANNING

9600 SW NIMBUS AVE., SUITE 100, BEAVERTON, OR 97008

PROJECT INFORMATION

3J PROJECT # | 20657

TAX LOT(S) | 9900

LAND USE # | MIP-18-05

DESIGNED BY | LEO, KDO, JCR

CHECKED BY | BKF

SHEET NUMBER  
**C100**

CITY OF WEST LINN,  
WEST LINN, OREGON



PUBLISH DATE  
2022-05-02  
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**BID SET**  
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**SITE PLAN**  
**SKYLINE PARTITION**

CITY OF WEST LINN,  
WEST LINN, OREGON

**3J CONSULTING**  
CIVIL ENGINEERING  
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PROJECT INFORMATION  
3J PROJECT # | 20657  
TAX LOT(S) | 9900  
LAND USE # | MIP-18-05  
DESIGNED BY | LEO, KDO, JCR  
CHECKED BY | BKF

SHEET NUMBER  
**C200**



**LEGEND**

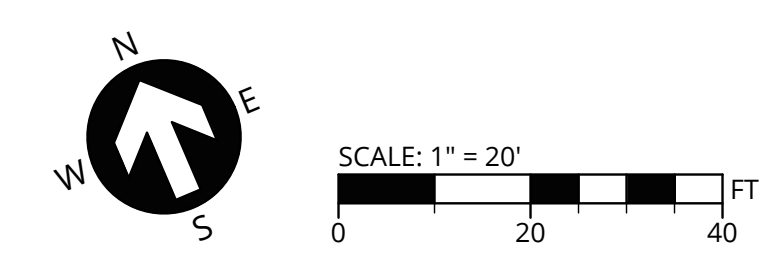
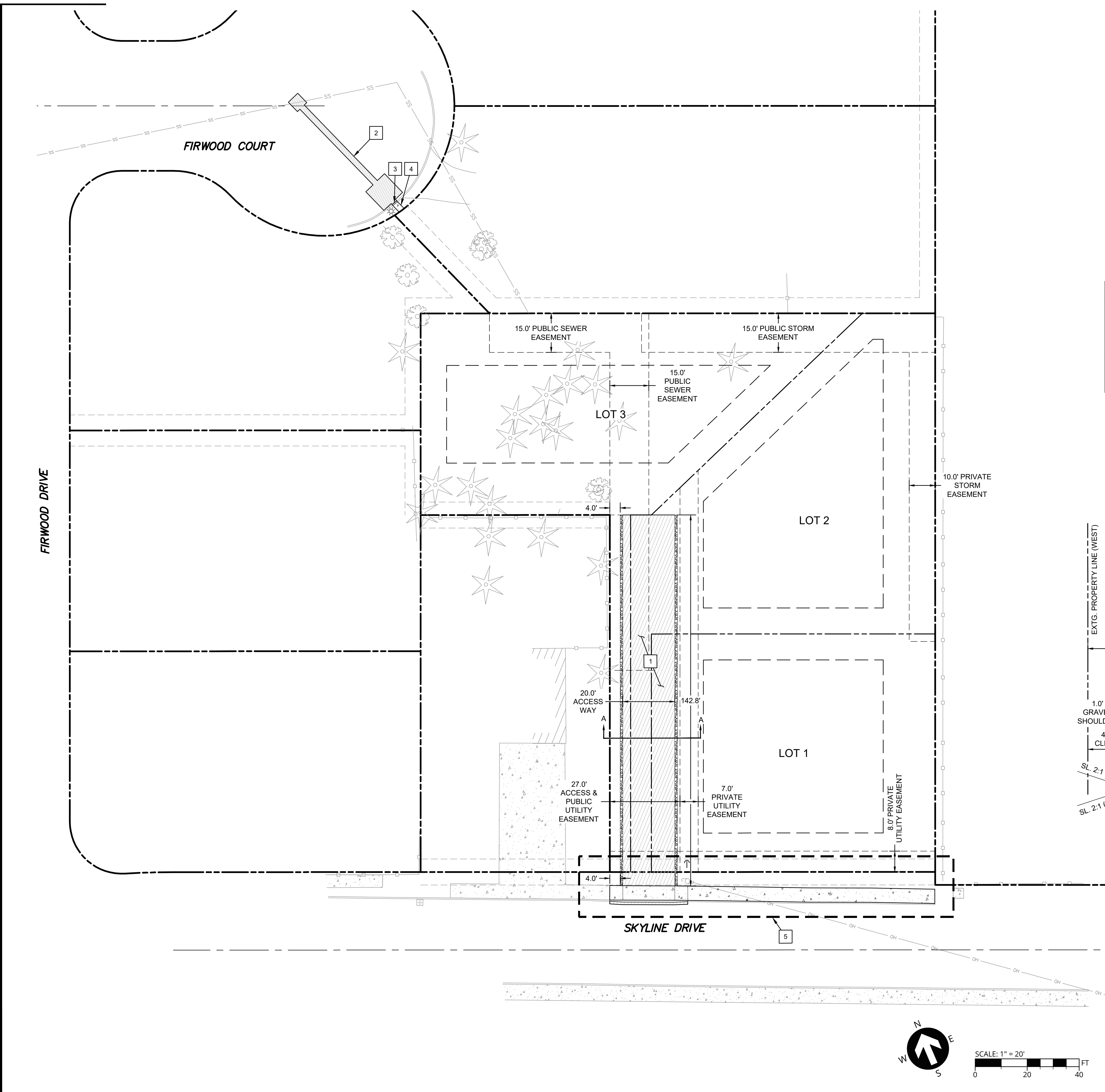
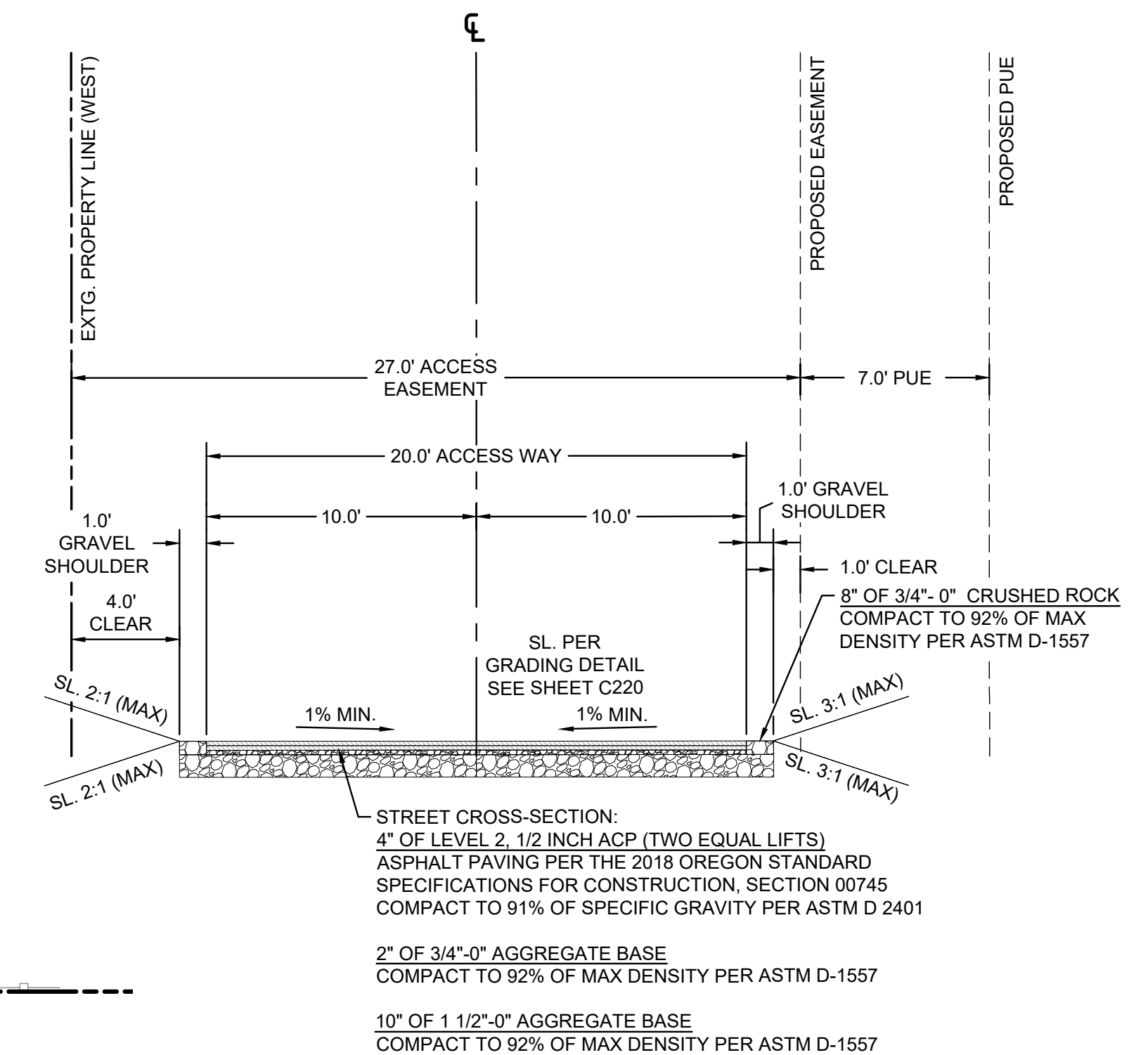
- PROPERTY BOUNDARY
- PROPOSED SETBACK
- PROPOSED EASEMENT LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED CONCRETE SCORING
- PROPOSED CURB

**CONSTRUCTION KEY NOTES**

- |   |  |
|---|--|
| 1 | CONSTRUCT PRIVATE STREET PER TYPICAL SECTION ON THIS SHEET. SEE SHEET C220 FOR GRADING INFORMATION.    |
| 2 | CONSTRUCT ASPHALT SURFACE RESTORATION FOR UTILITY TRENCH PER OREGON STANDARD DWG. RD302 ON SHEET C931. |
| 3 | CONSTRUCT STANDARD CURB (PUBLIC) PER OREGON STANDARD DWG. RD700 ON SHEET C901.                         |
| 4 | CONSTRUCT CURB LINE SIDEWALK (PUBLIC) PER OREGON STANDARD DWG. RD720 ON SHEET C901.                    |
| 5 | SEE SHEET C210 FOR FRONTAGE PLAN AND PROFILE INFORMATION.  |

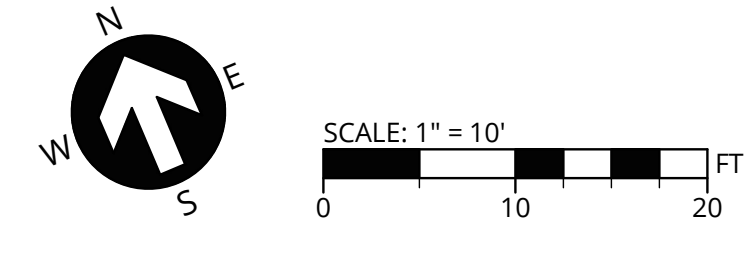
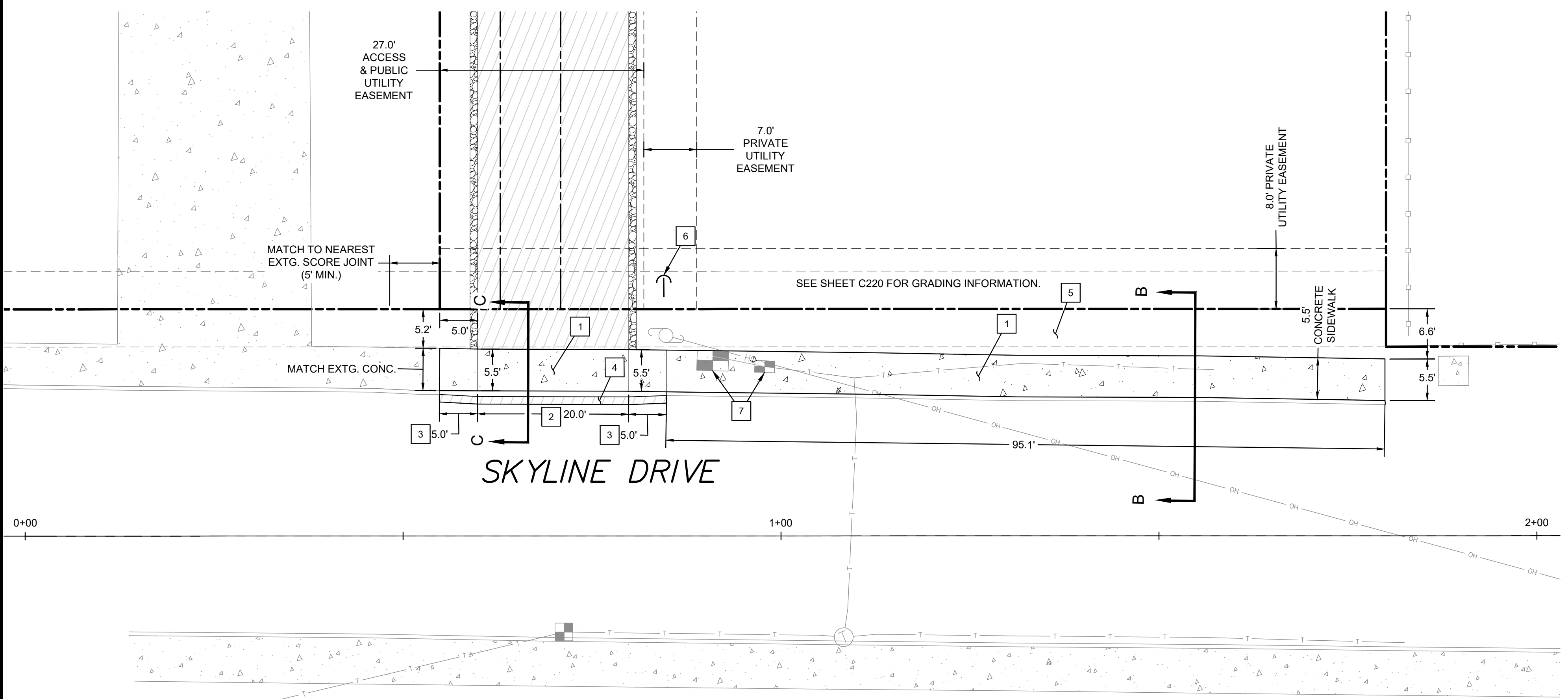
**GENERAL NOTES:**

- RESEED ANY DISTURBED AREAS AND LANDSCAPE STRIP. SEED MIX SHALL INCLUDE THE FOLLOWING OR OTHERWISE APPROVED BY THE OWNER:  
PERENNIAL RYEGRASS 60%, TALL FESCUE 20%, AND KENTUCKY BLUEGRASS 20%.



P:\20657-SKYLINE PARTITION\CADD\20657-SITE PLAN.DWG

P:\20657-SKYLINE PARTITION\CADD\CD\20657-FRONTAGE PLAN & PROFILE.DWG



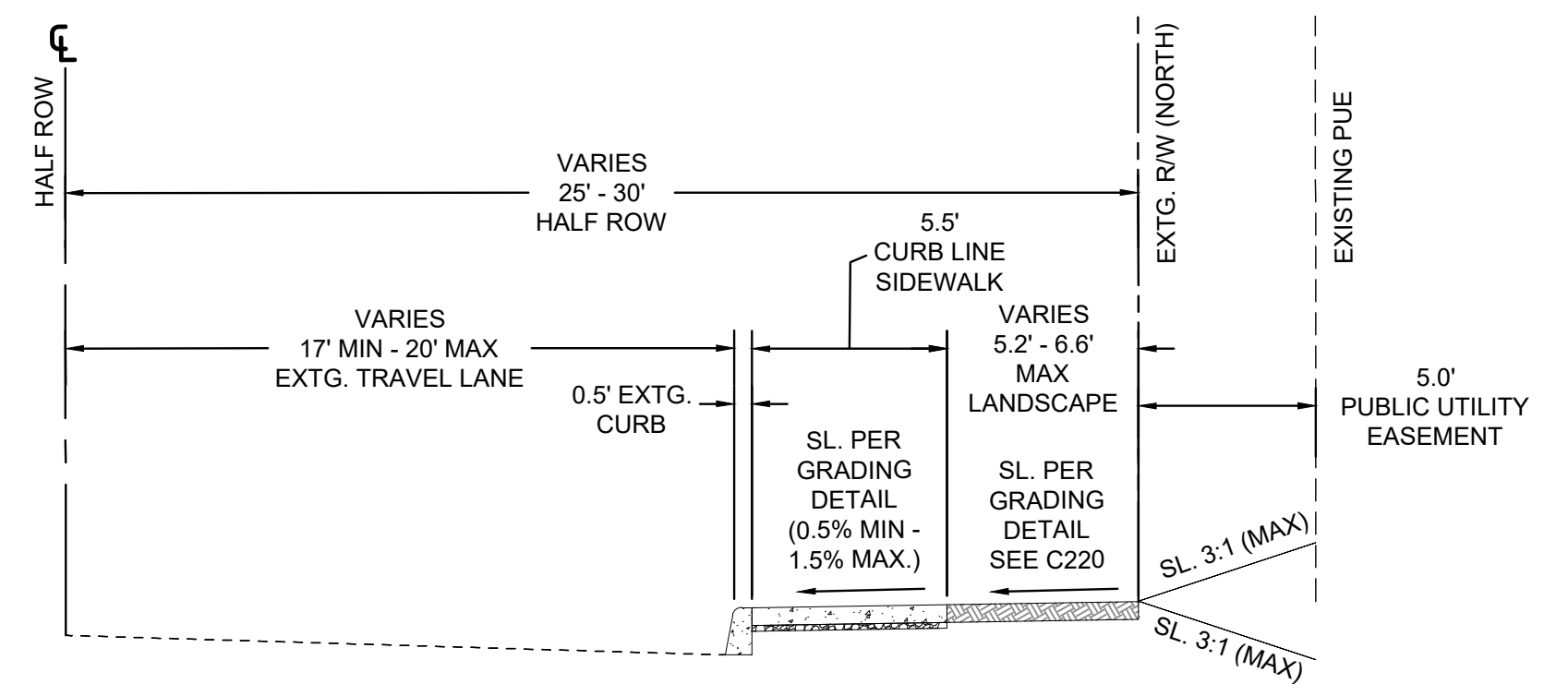
**LEGEND**

- PROPERTY BOUNDARY
- - - PROPOSED SETBACK
- - - PROPOSED EASEMENT LINE
- ▨ PROPOSED ASPHALT
- ▩ PROPOSED CONCRETE
- ▧ PROPOSED CONCRETE SCORING
- PROPOSED CURB

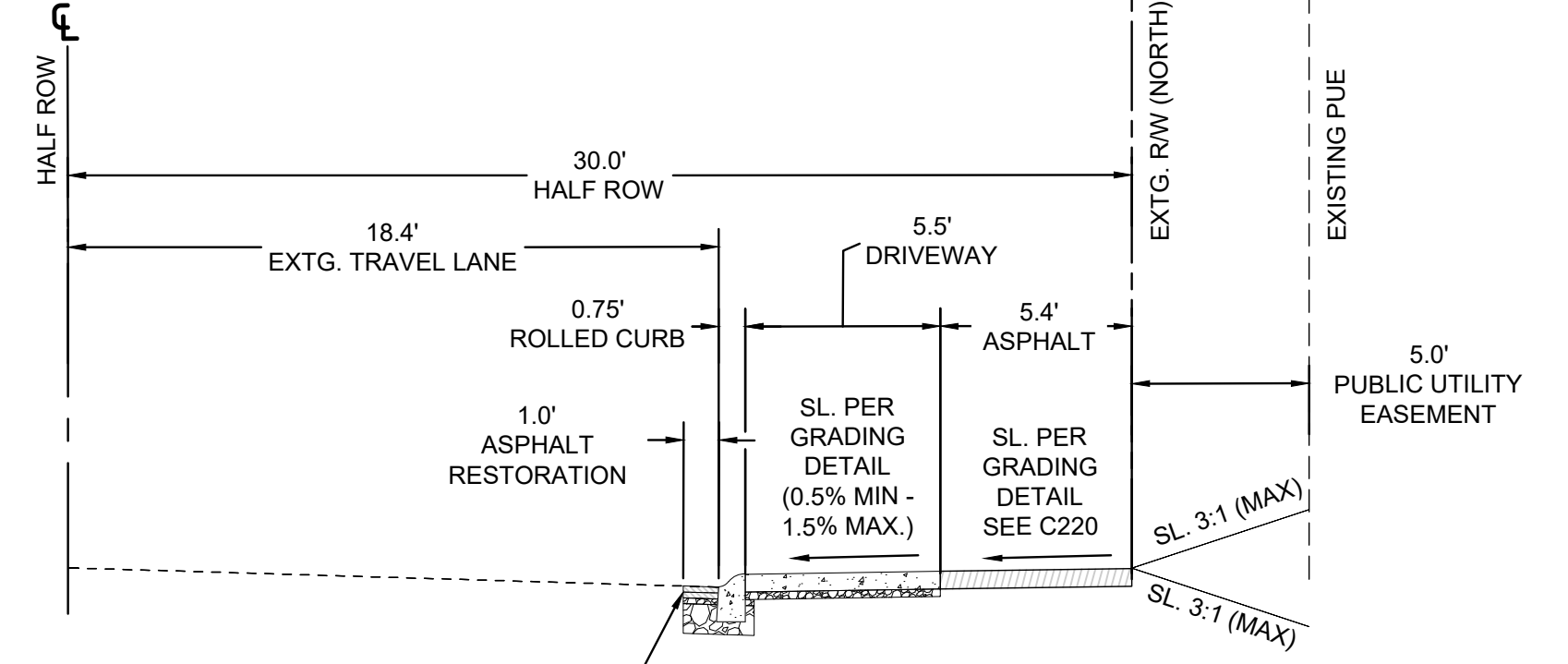
**CONSTRUCTION KEY NOTES**

1	CONSTRUCT CURB LINE SIDEWALK (PUBLIC) PER OREGON STANDARD DWG. RD720 ON SHEET C901.
2	CONSTRUCT ROLLED CURB AT LENGTH SHOWN PER DETAIL 1 ON SHEET C901. SEE GRADING INFORMATION ON SHEET C220.
3	CONSTRUCT STANDARD CURB TO MOUNTABLE CURB TRANSITION AT LENGTH SHOWN PER DETAIL 2 ON SHEET C901. CURB EXPOSURE AND GRADES VARY. SEE GRADING INFORMATION ON SHEET C220.
4	CONSTRUCT ASPHALT RESTORATION FOR DRIVEWAY CONSTRUCTION. SEE STREET CROSS-SECTION IN SECTION C-C ON THIS SHEET FOR MORE INFORMATION.
5	PROPOSED 6 FT± WIDE LANDSCAPE STRIP PER TYPICAL SECTION ON THIS SHEET. SEE GENERAL NOTES THIS SHEET FOR SEED MIX.
6	RELOCATE UTILITY STRUCTURE TO NEW LOCATION AS SHOWN IN PLAN. COORDINATE WITH PGE FOR RELOCATION.
7	EXISTING COMMUNICATION VAULTS TO BE INSET INTO PROPOSED SIDEWALK. VAULT LIDS TO REMAIN FLAT AND FLUSH WITH SURROUNDING SIDEWALK SURFACE. SEE GRADING DETAIL ON SHEET C220. COORDINATE WITH PRIVATE UTILITY CONTRACTOR FOR VAULT RELOCATION AS NEEDED.

- GENERAL NOTES:**
- SEE SHEET C220 FOR GRADING INFORMATION.
  - RESEED ANY DISTURBED AREAS AND LANDSCAPE STRIP. SEED MIX SHALL INCLUDE THE FOLLOWING OR OTHERWISE APPROVED BY THE OWNER: PERENNIAL RYEGRASS 60%, TALL FESCUE 20%, AND KENTUCKY BLUEGRASS 20%.

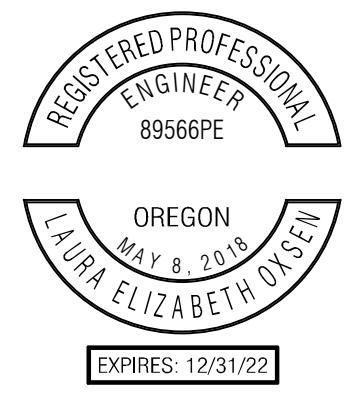


**SKYLINE DRIVE SECTION B-B**  
SCALE: 1" = 5'



**SKYLINE DRIVE SECTION C-C**  
SCALE: 1" = 5'

**STREET CROSS-SECTION:**  
 4" OF LEVEL 2, 1/2 INCH ACP (TWO EQUAL LIFTS)  
 ASPHALT PAVING PER THE 2018 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, SECTION 00745  
 COMPACT TO 91% OF SPECIFIC GRAVITY PER ASTM D 2401  
 2" OF 3/4"-0" AGGREGATE BASE  
 COMPACT TO 92% OF MAX DENSITY PER ASTM D-1557  
 10" OF 1 1/2"-0" AGGREGATE BASE  
 COMPACT TO 92% OF MAX DENSITY PER ASTM D-1557



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**FRONTAGE PLAN & PROFILE**  
**SKYLINE PARTITION**

CITY OF WEST LINN  
WEST LINN, OREGON

**3J CONSULTING**  
CIVIL ENGINEERING  
WATER RESOURCES  
COMMUNITY PLANNING

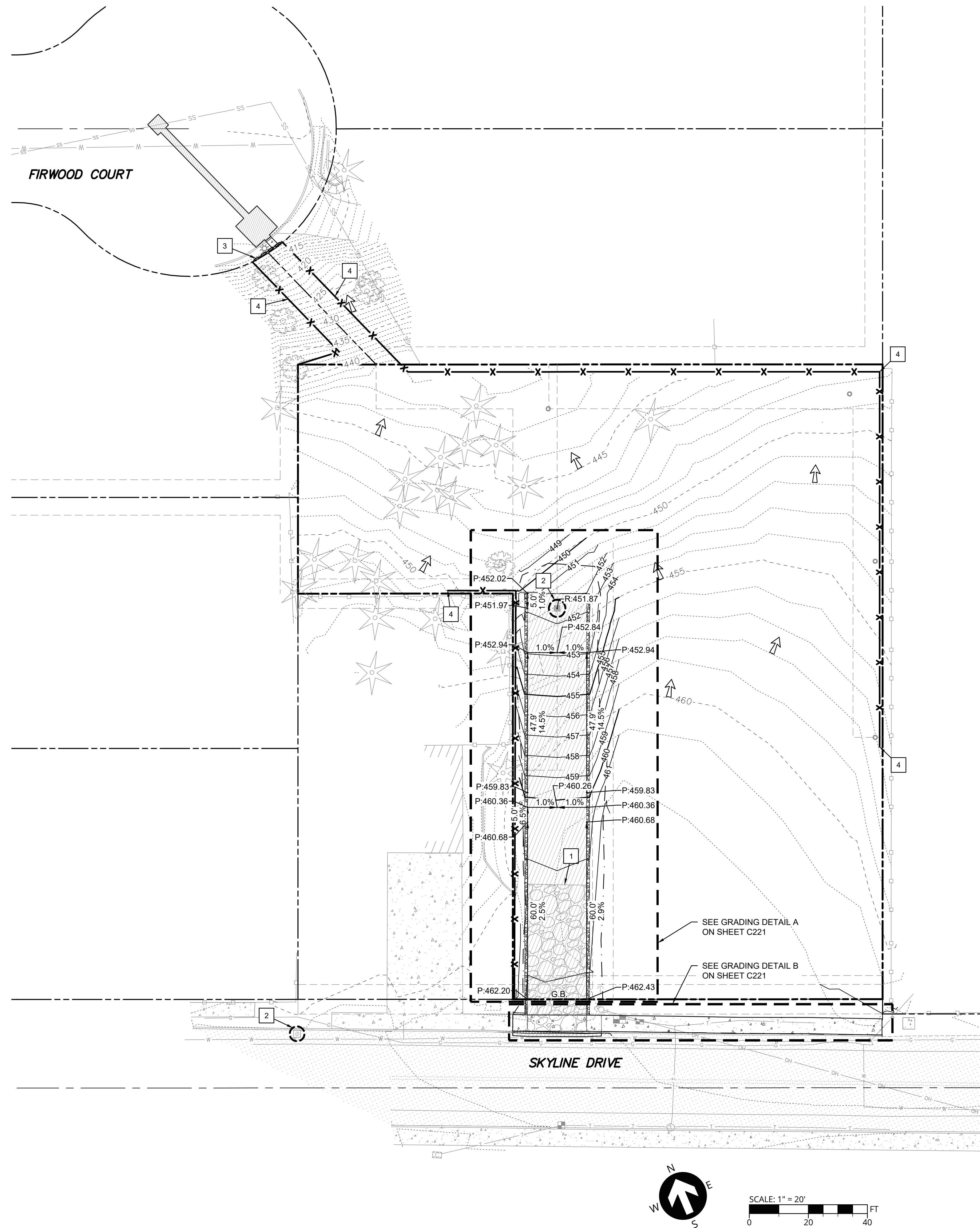
9600 SW NIMBUS AVE., SUITE 100, BEAVERTON, OR 97008



**PROJECT INFORMATION**  
 3J PROJECT # | 20657  
 TAX LOT(S) | 9900  
 LAND USE # | MIP-18-05  
 DESIGNED BY | LEO, KDO, JCR  
 CHECKED BY | BKF

SHEET NUMBER  
**C210**

P:120657-SKYLINE PARTITION CAD/CDD/20657-GRADING PLAN.DWG

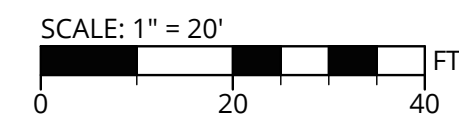
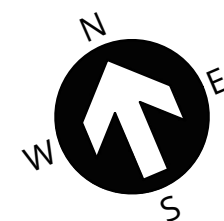


**LEGEND**

- - - - - PROPOSED LIMITS OF DISTURBANCE
- - - - -100- - - EXISTING MAJOR CONTOUR
- - - - -92- - - EXISTING MINOR CONTOUR
- 110 — PROPOSED MAJOR CONTOUR
- 108 — PROPOSED MINOR CONTOUR
- - - - - G.B. - - - PROPOSED GRADE BREAK
- - - - - EXISTING 25' EG2c ENCROACHMENT BOUNDARY
- SURFACE RUN-OFF FLOW ARROW
- (XXX.XX) EXISTING SURFACE SPOT ELEVATION
- TW: XXX.XX TOP OF WALL ELEVATION
- FF: XXX.XX FINISH FLOOR ELEVATION
- FG: XXX.XX FINISH GRADE ELEVATION
- BC: XXX.XX BOTTOM FACE OF CURB, 6" TYP. EXPOSURE
- FC: XXX.XX FLUSH CURB, 0" TYP. EXPOSURE
- C: XXX.XX CONCRETE ELEVATION
- FL: XXX.XX FLOWLINE (GUTTER, SWALE, ETC)
- P: XXX.XX PAVEMENT ELEVATION
- R: XXX.XX RIM ELEVATION
- [ - - - ] GRADING DETAIL REGION
- PROPOSED INLET PROTECTION
- - - - - PROPOSED STRAW WATTLE
- - - - - X - - - PROPOSED SILT FENCE

**EROSION CONTROL KEY NOTES**

1	CONSTRUCT GRAVEL CONSTRUCTION ENTRANCE PER OREGON STANDARD DWG. RD1000 ON SHEET C921.
2	INSTALL INLET PROTECTION TYPE 3 PER OREGON STANDARD DWG. RD1010 ON SHEET C921.
3	INSTALL SEDIMENT BARRIER TYPE 8 PER OREGON STANDARD DWG. RD1030 ON SHEET C922.
4	INSTALL SEDIMENT FENCING PER OREGON STANDARD DWG. RD1040 ON SHEET C922.



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**GRADING PLAN & ESCP PHASE II  
SKYLINE PARTITION**

CITY OF WEST LINN,  
WEST LINN, OREGON

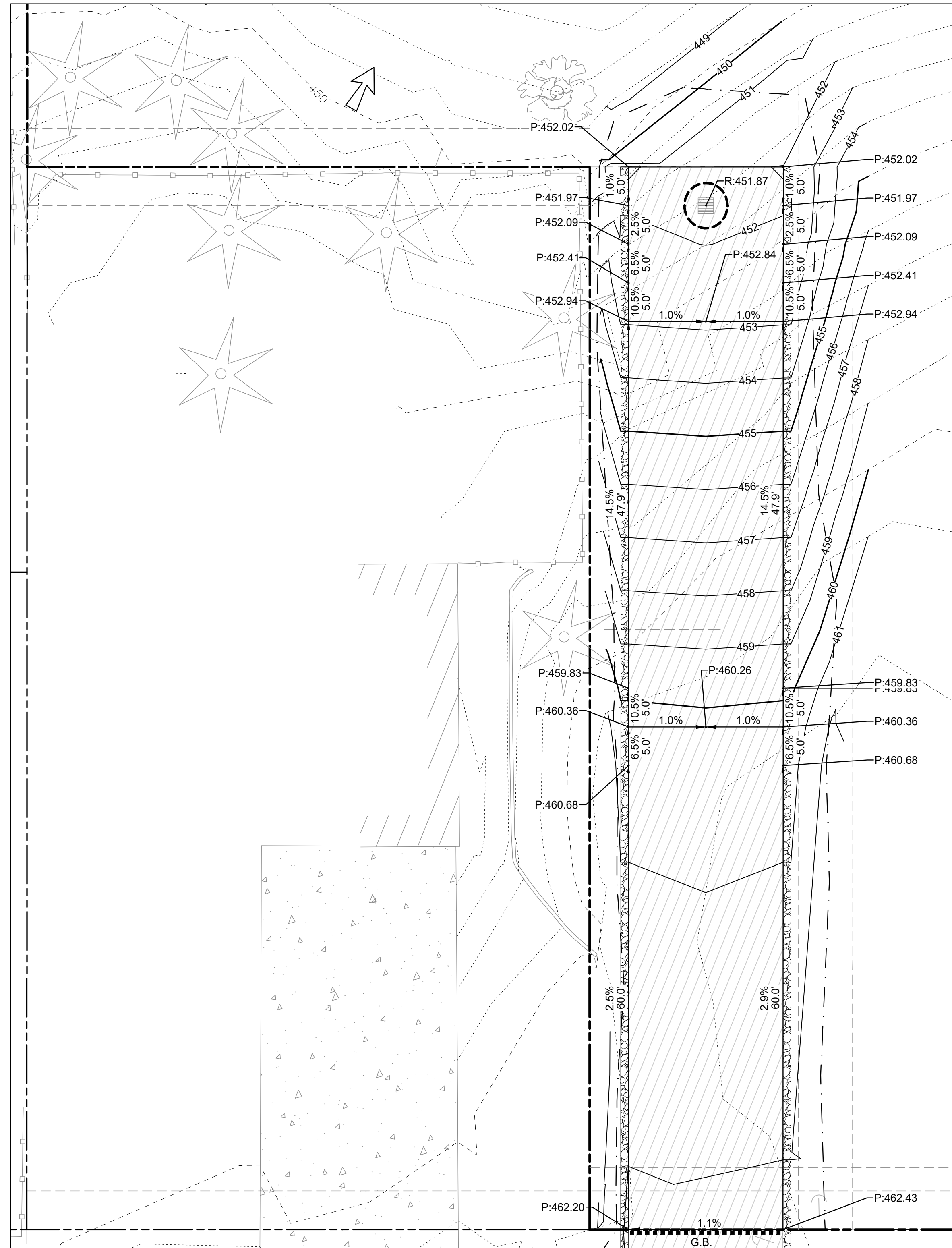
**3J CONSULTING**  
CIVIL ENGINEERING  
WATER RESOURCES  
COMMUNITY PLANNING

9600 SW NIMBUS AVE., SUITE 100, BEAVERTON, OR 97008

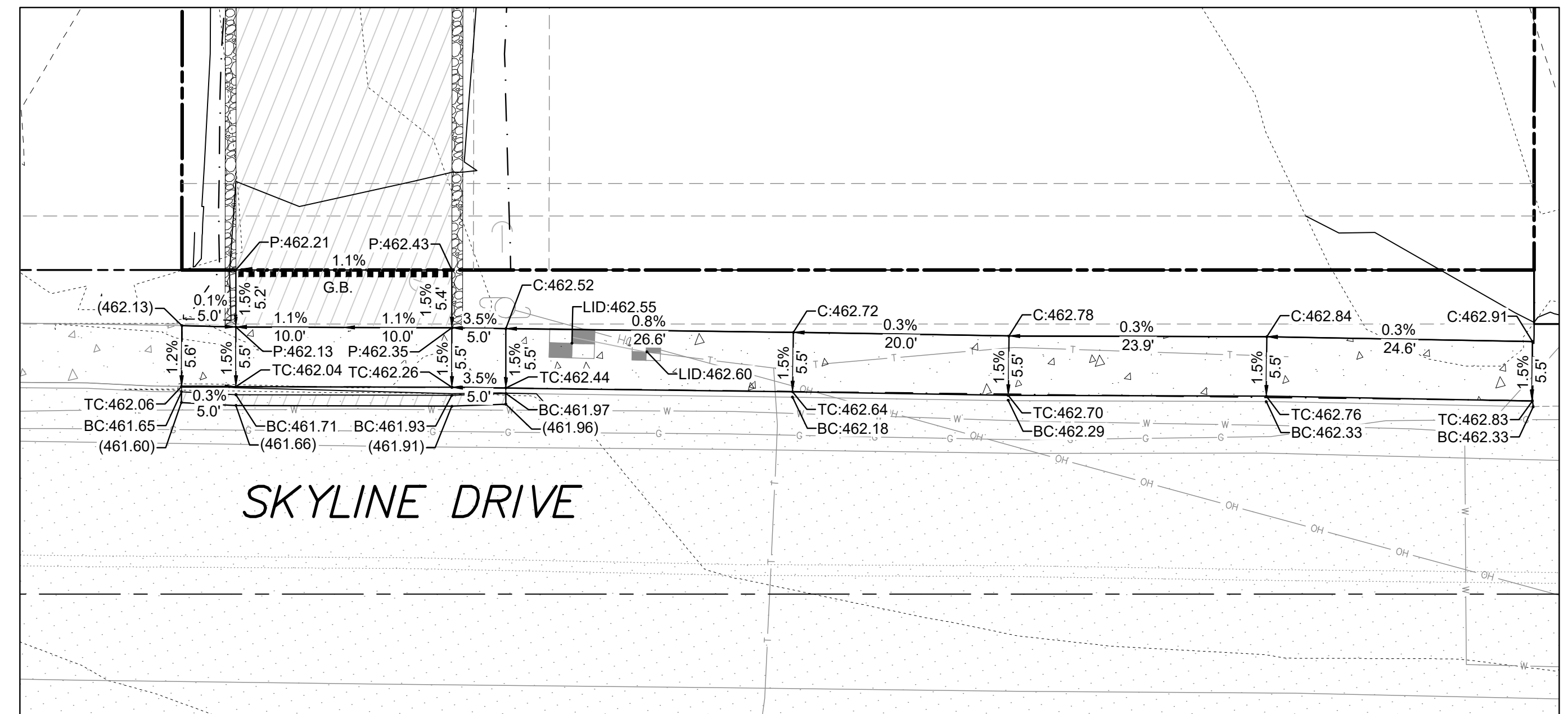
PROJECT INFORMATION  
3J PROJECT # | 20657  
TAX LOT(S) | 9900  
LAND USE # | MIP-18-05  
DESIGNED BY | LEO, KDO, JCR  
CHECKED BY | BKF



SHEET NUMBER  
**C220**



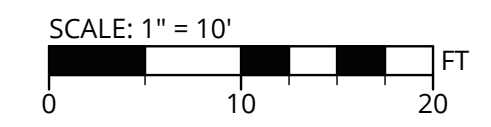
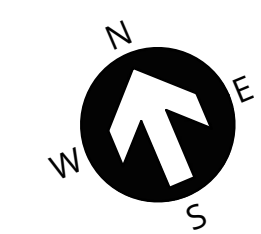
**GRADING DETAIL A**



**GRADING DETAIL B**

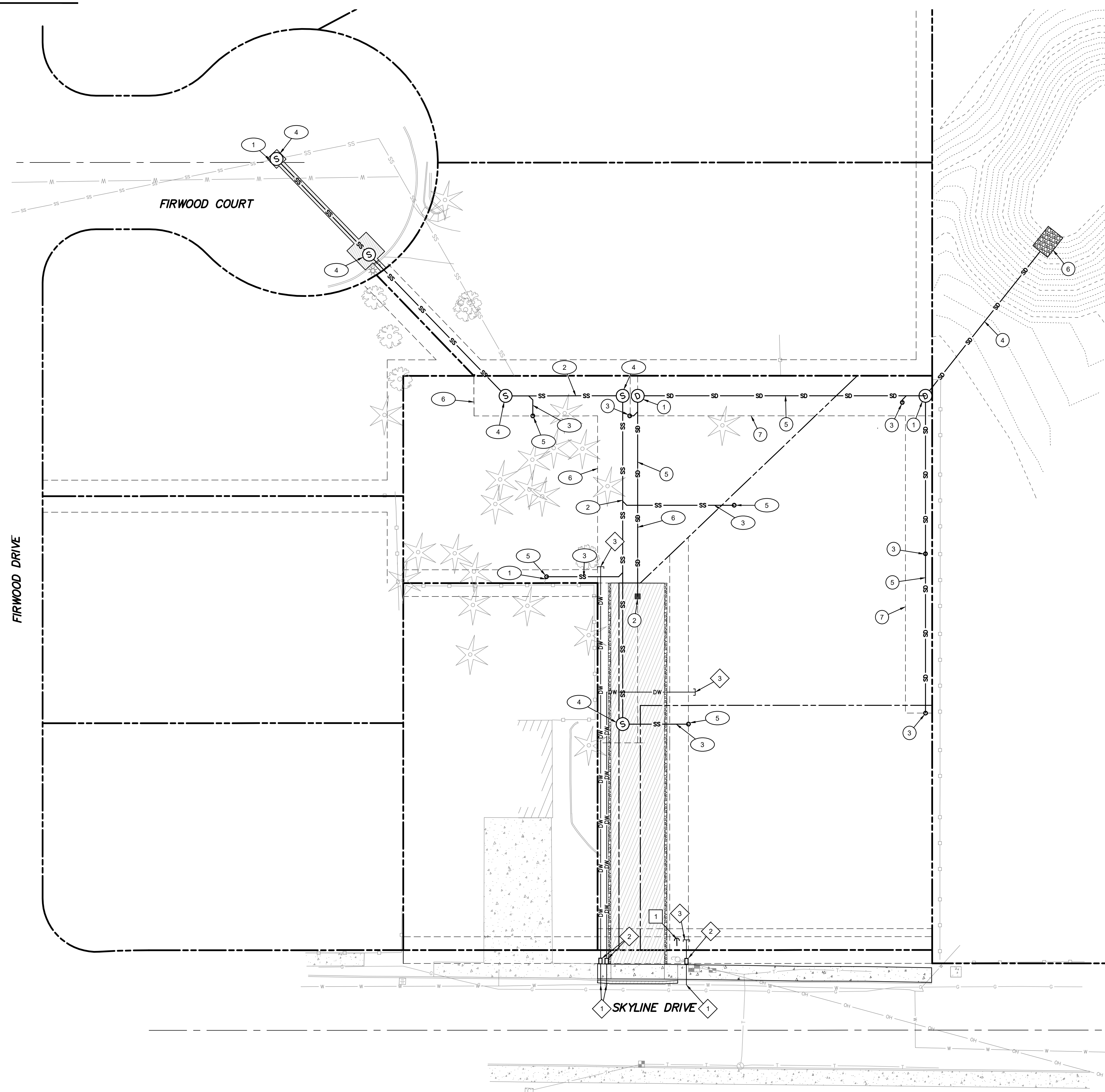
**LEGEND**

- - - - - PROPOSED LIMITS OF DISTURBANCE
- 100- - - - - EXISTING MAJOR CONTOUR
- 92- - - - - EXISTING MINOR CONTOUR
- 110 - - - - - PROPOSED MAJOR CONTOUR
- 108 - - - - - PROPOSED MINOR CONTOUR
- - - - - G.B. PROPOSED GRADE BREAK
- - - - - EXISTING 25' EG2c ENCROACHMENT BOUNDARY
- ⇒ SURFACE RUN-OFF FLOW ARROW
- (XXX.XX) EXISTING SURFACE SPOT ELEVATION
- TW: XXX.XX TOP OF WALL ELEVATION
- FF: XXX.XX FINISH FLOOR ELEVATION
- FG: XXX.XX FINISH GRADE ELEVATION
- BC: XXX.XX BOTTOM FACE OF CURB, 6" TYP. EXPOSURE
- FC: XXX.XX FLUSH CURB, 0" TYP. EXPOSURE
- C: XXX.XX CONCRETE ELEVATION
- FL: XXX.XX FLOWLINE (GUTTER, SWALE, ETC)
- P: XXX.XX PAVEMENT ELEVATION
- R: XXX.XX RIM ELEVATION
- [ ] GRADING DETAIL REGION
- [ ] PROPOSED INLET PROTECTION
- - - - - PROPOSED STRAW WATTLE
- - - - - PROPOSED SILT FENCE





P:\20657-SKYLINE PARTITION\CAD\CDD\0657-COMPOSITE UTILITY.DWG



**LEGEND**

- — — — — PROPERTY BOUNDARY
- — — — — PROPOSED EASEMENT LINE
- — — — — PROPOSED LOT LINE
- W — — — — PROPOSED WATER MAIN
- DW — — — — PROPOSED WATER DOMESTIC SERVICE
- □ — — — — PROPOSED WATER METER
- SD — — — — PROPOSED STORM PIPE
- — — — — PROPOSED CATCH BASIN
- — — — — PROPOSED STORM MANHOLE
- — — — — PROPOSED STORM CLEANOUT
- SS — — — — PROPOSED SANITARY PIPE
- — — — — PROPOSED SEWER MANHOLE
- — — — — PROPOSED SEWER CLEANOUT

**CONSTRUCTION KEY NOTES**

- |   |   |
|---|---|
| 1 | RELOCATE EXISTING GUY ANCHOR TO NEW LOCATION AS SHOWN IN PLAN. COORDINATE WITH PRIVATE UTILITY CONTRACTOR FOR RELOCATION. |
|---|---|

**WATER SYSTEM KEY NOTES**

- |   |  |
|---|--|
| 1 | PROPOSED CONNECTION TO EXISTING WATER MAIN |
| 2 | PROPOSED PUBLIC DOMESTIC WATER METER       |
| 3 | PROPOSED PRIVATE DOMESTIC WATER SERVICE    |

**STORM DRAIN KEY NOTES**

- |   |  |
|---|--|
| 1 | PROPOSED 48" STANDARD MANHOLE          |
| 2 | PROPOSED 24" SQUARE CATCH BASIN        |
| 3 | PROPOSED 6" STORM CLEANOUT             |
| 4 | PROPOSED 12" PUBLIC STORM MAIN PIPE    |
| 5 | PROPOSED 6" PRIVATE STORM LATERAL PIPE |
| 6 | PROPOSED RIPRAP ENERGY DISSIPATOR      |
| 7 | PROPOSED PUBLIC STORM EASEMENT         |
| 8 | PROPOSED PRIVATE STORM EASEMENT        |

**SANITARY SEWER KEY NOTES**

- |   |   |
|---|---|
| 1 | PROPOSED CONNECTION TO EXISTING SANITARY SEWER LINE |
| 2 | PROPOSED 8" PUBLIC SEWER MAIN PIPE                  |
| 3 | PROPOSED 4" PRIVATE SEWER LATERAL PIPE              |
| 4 | PROPOSED PUBLIC 48" STANDARD MANHOLE                |
| 5 | PROPOSED 4" SEWER CLEANOUT                          |
| 6 | PROPOSED PUBLIC SANITARY SEWER EASEMENT             |

**GENERAL NOTES:**

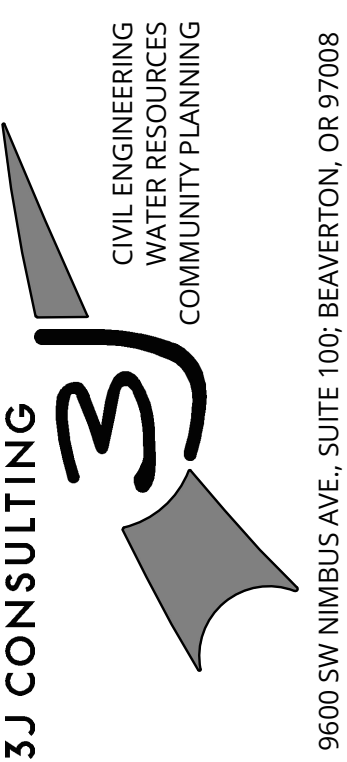
- SEE SHEET C400 FOR FURTHER WATER AND SANITARY SEWER INFORMATION
- SEE SHEET C500 FOR FURTHER STORM DRAIN INFORMATION



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**COMPOSITE UTILITY**  
**SKYLINE PARTITION**

CITY OF WEST LINN  
 WEST LINN, OREGON



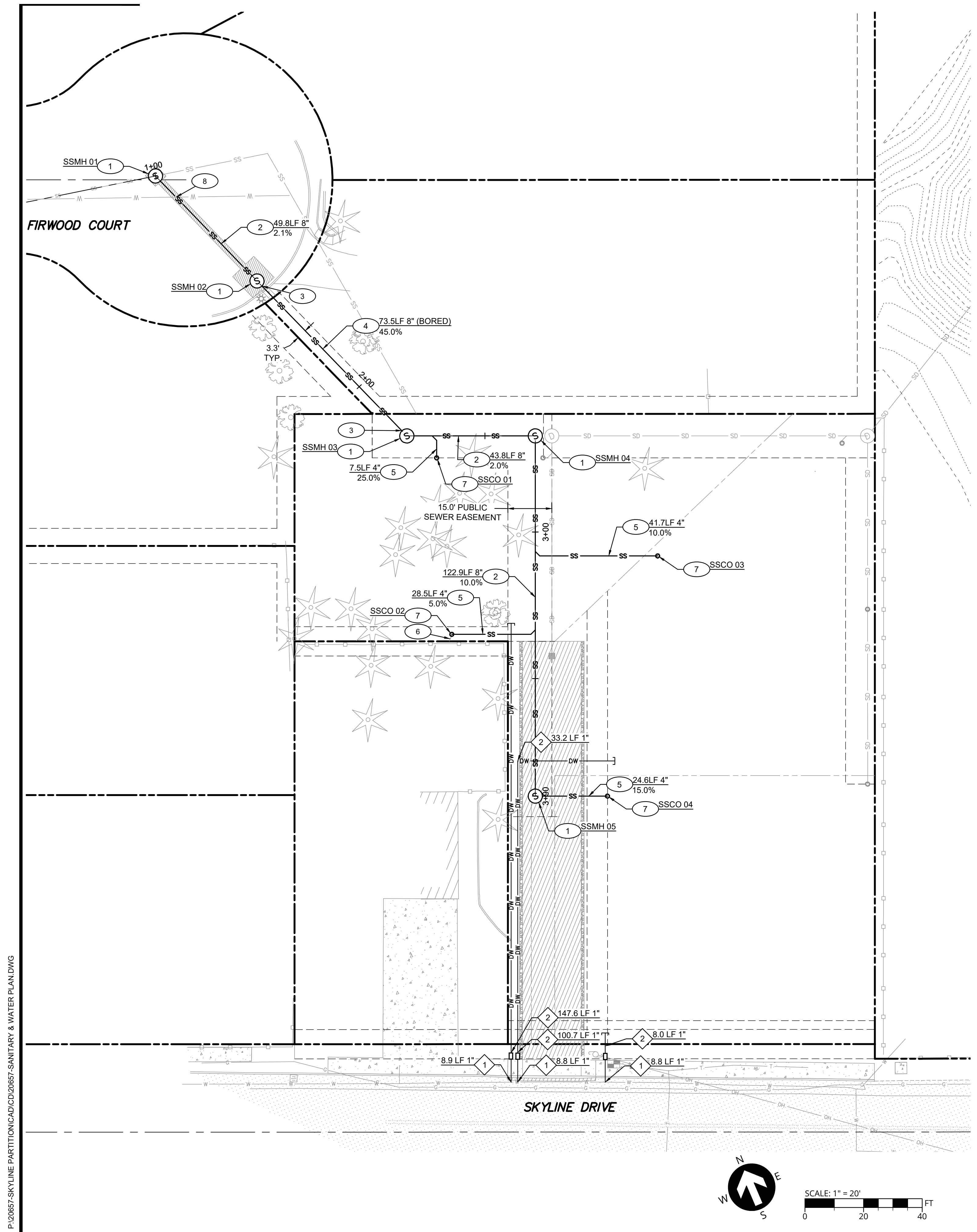
PROJECT INFORMATION  
 3J PROJECT # | 20657  
 TAX LOT(S) | 9900  
 LAND USE # | MIP-18-05  
 DESIGNED BY | LEO, KDO, JCR  
 CHECKED BY | BKF

SHEET NUMBER  
**C300**

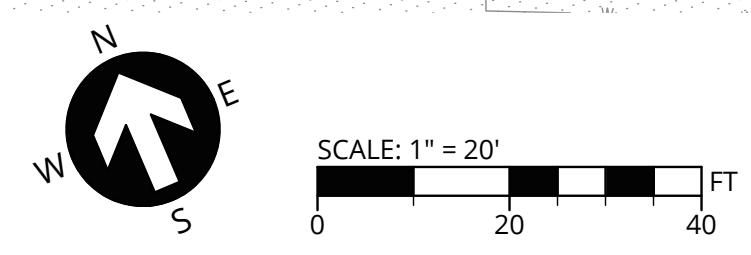


SCALE: 1" = 20'  
 0 20 40 FT





P:\20657-SKYLINE PARTITION\CADD\20657-SANITARY & WATER PLAN.DWG



**WATER SYSTEM KEY NOTES**

- CITY FORCES TO HOT TAP EXISTING WATER MAIN AT LOCATION SHOWN. CONTRACTOR TO INSTALL WATER METER BOX AT LOCATION SHOWN PER CITY OF WEST LINN STD. DWG. WL-RD274 ON SHEET C941. CONTRACTOR SHALL COORDINATE WITH CITY FOR INSTALLATION OF WATER SERVICES TO THE METER.
- INSTALL 1" SEAMLESS SOFT TEMPER, TYPE "K" (ASTM B-88) COPPER DOMESTIC SERVICE AT SIZE AND LOCATION SHOWN PER CITY OF WEST LINN STD. DWG. WL-RD274 ON SHEET C941. RESTORE TRENCH TO EXISTING GRADE AFTER SERVICE INSTALLATION.

**SANITARY SEWER KEY NOTES**

- INSTALL PUBLIC 48" STANDARD MANHOLE AT LOCATION SHOWN. SEE OREGON STANDARD DWG. RD338 ON SHEET C933. SEE ELEVATION DATA IN PROFILE AND IN TABLE ON THIS SHEET.
- INSTALL PUBLIC SANITARY SEWER MAIN (ASTM D3034, SDR35) AT SIZE AND LOCATION SHOWN. SEE OREGON STANDARD DWG. RD300 ON SHEET C931 FOR TRENCH BACKFILL DETAIL. SEE ELEVATION DATA IN PROFILE AND IN TABLE ON THIS SHEET.
- INSTALL FLEXIBLE TRANSITION COUPLER (FERROCO OR APPROVED EQUAL) TO CONNECT TO BORED PIPE. PIPE SIZE AND INVERT AS NOTED.
- BORE PUBLIC SANITARY SEWER MAIN (DUAL WALL HDPE) AT SIZE AND LOCATION SHOWN. FINISHED BORE LENGTH AND SLOPE AS NOTED.
- INSTALL PRIVATE SANITARY SEWER LATERAL (ASTM D3034, SDR35) AT SIZE, SLOPE, ELEVATIONS, AND LOCATION SHOWN IN PLAN AND IN CONNECTION TABLE ON THIS SHEET. SEE OREGON STANDARD DWG. RD300 ON SHEET C931 FOR TRENCH BACKFILL DETAIL. SEWER LATERAL CONNECTION PER CITY OF WEST LINN STD. DWG. WL-RD341 ON SHEET C934.
- LOCATE AND INTERCEPT EXISTING SANITARY SEWER LATERAL AND CONNECT TO PROPOSED SEWER LATERAL WITHIN PUE AS SHOWN. NOTIFY ENGINEER IF EXISTING SEWER LATERAL DIFFERS FROM LOCATION AS SHOWN IN PLAN.
- INSTALL PRIVATE TERMINAL CLEANOUT AT SIZE AND LOCATION SHOWN PER DETAIL 1 ON SHEET C937. SEE ELEVATION DATA ON CONNECTION TABLE ON THIS SHEET.
- PRIOR TO UTILITY INSTALLATION, CROSSING TO BE POTHOLED TO CONFIRM PROPOSED AND EXISTING UTILITIES ARE NOT IN CONFLICT. NOTIFY THE ENGINEER IF CONFLICT EXIST.

**LEGEND**

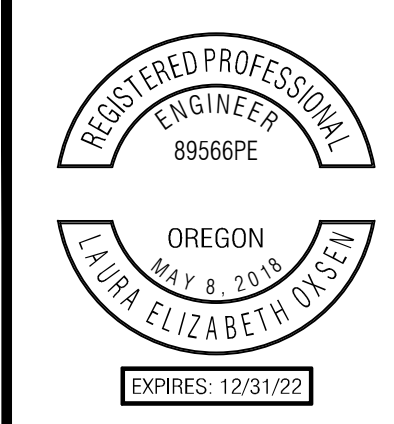
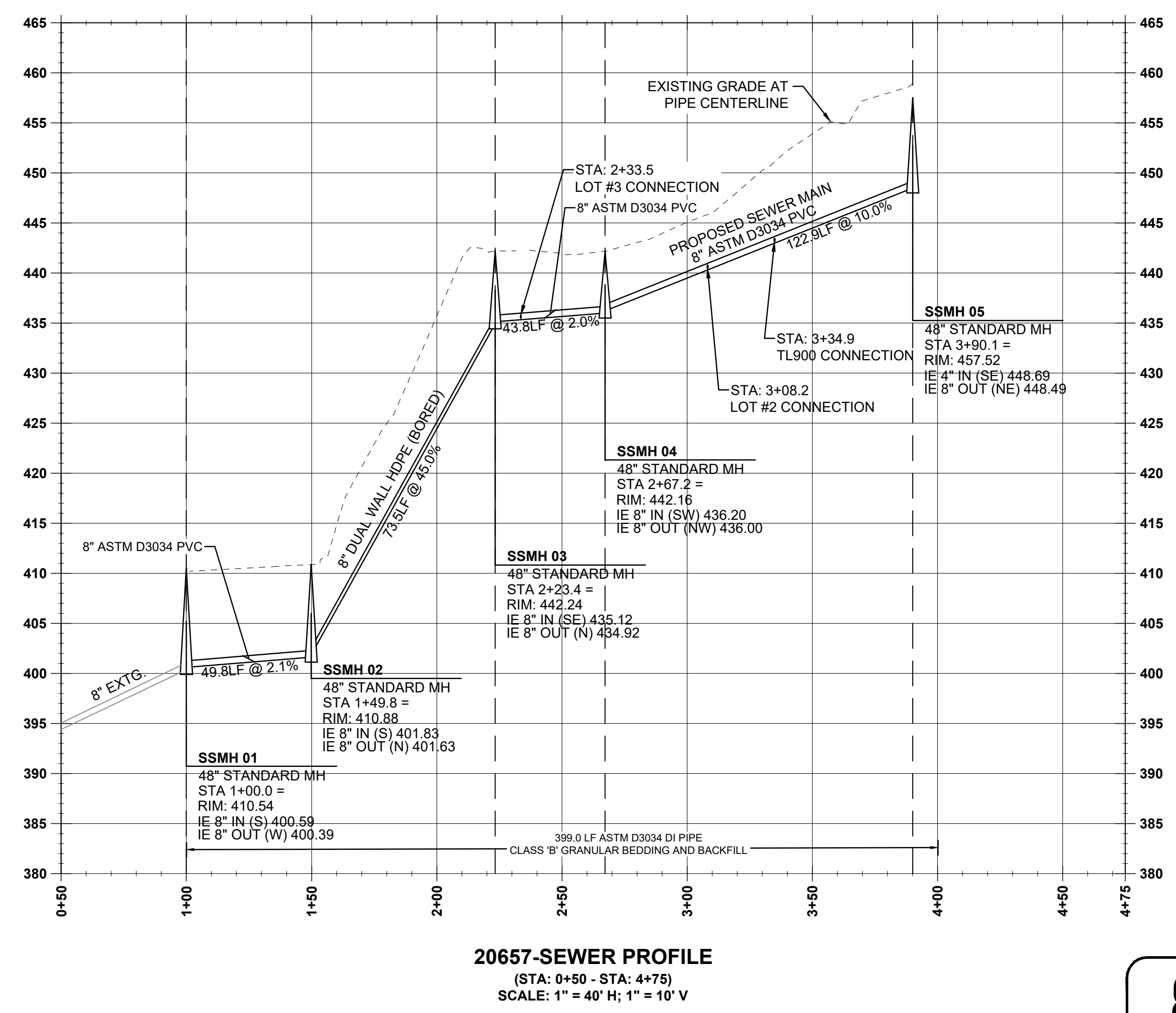
- PROPERTY BOUNDARY
- - - PROPOSED EASEMENT LINE
- - - PROPOSED LOT LINE
- SS --- PROPOSED SANITARY PIPE
- (S) --- PROPOSED SEWER MANHOLE
- (O) --- PROPOSED SEWER CLEANOUT
- W --- PROPOSED WATER MAIN
- DW --- PROPOSED WATER DOMESTIC SERVICE
- --- PROPOSED WATER METER

**MANHOLE TABLE**

<b>SSMH 01</b> 48" STANDARD MH RIM: 410.54 8" IE IN (S): 400.59 8" IE OUT (W): 400.39
<b>SSMH 02</b> 48" STANDARD MH RIM: 410.88 8" IE IN (S): 401.83 8" IE OUT (N): 401.63
<b>SSMH 03</b> 48" STANDARD MH RIM: 442.24 8" IE IN (SE): 435.12 8" IE OUT (N): 434.92
<b>SSMH 04</b> 48" STANDARD MH RIM: 442.16 8" IE IN (SW): 436.20 8" IE OUT (NW): 436.00
<b>SSMH 05</b> 48" STANDARD MH RIM: 457.52 4" IE IN (SE): 448.69 8" IE OUT (NE): 448.49

**CLEANOUT TABLE**

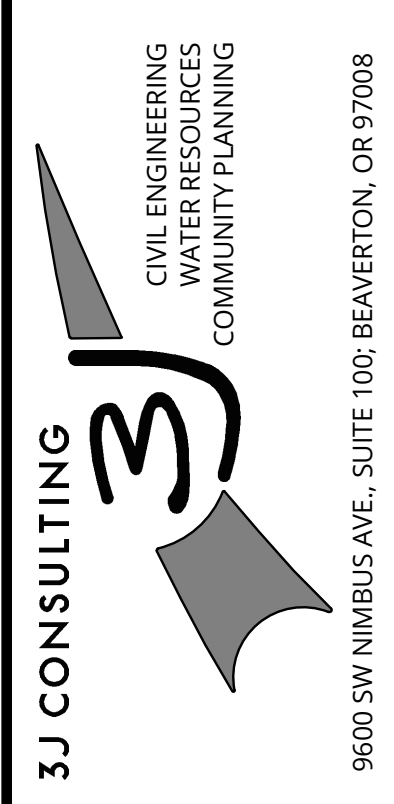
<b>SSCO 01</b> 4" CLEANOUT RIM: 443.11 4" IE OUT (NE): 437.36
<b>SSCO 02</b> 4" CLEANOUT RIM: 449.98 4" IE OUT (SE): 444.56
<b>SSCO 03</b> 4" CLEANOUT RIM: 450.11 4" IE OUT (NW): 444.64
<b>SSCO 04</b> 4" CLEANOUT RIM: 460.67 4" IE OUT (NW): 452.38



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**SANITARY & WATER PLAN**  
**SKYLINE PARTITION**

CITY OF WEST LINN,  
WEST LINN, OREGON



PROJECT INFORMATION  
3J PROJECT # | 20657  
TAX LOT(S) | 9900  
LAND USE # | MIP-18-05  
DESIGNED BY | LEO, KDO, JCR  
CHECKED BY | BKF



SHEET NUMBER  
**C400**



PUBLISH DATE  
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**STORM PLAN**  
**SKYLINE PARTITION**  
CITY OF WEST LINN,  
WEST LINN, OREGON

**3J CONSULTING**  
CIVIL ENGINEERING  
WATER RESOURCES  
COMMUNITY PLANNING  
9600 SW NIMBUS AVE., SUITE 100, BEAVERTON, OR 97008

PROJECT INFORMATION  
3J PROJECT # | 20657  
TAX LOT(S) | 9900  
LAND USE # | MIP-18-05  
DESIGNED BY | LEO, KDO, JCR  
CHECKED BY | BKF

SHEET NUMBER  
**C500**

**LEGEND**

- — — — — PROPERTY BOUNDARY
- - - - - PROPOSED EASEMENT LINE
- — — — — PROPOSED LOT LINE
- SD — PROPOSED STORM PIPE
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED STORM CLEANOUT

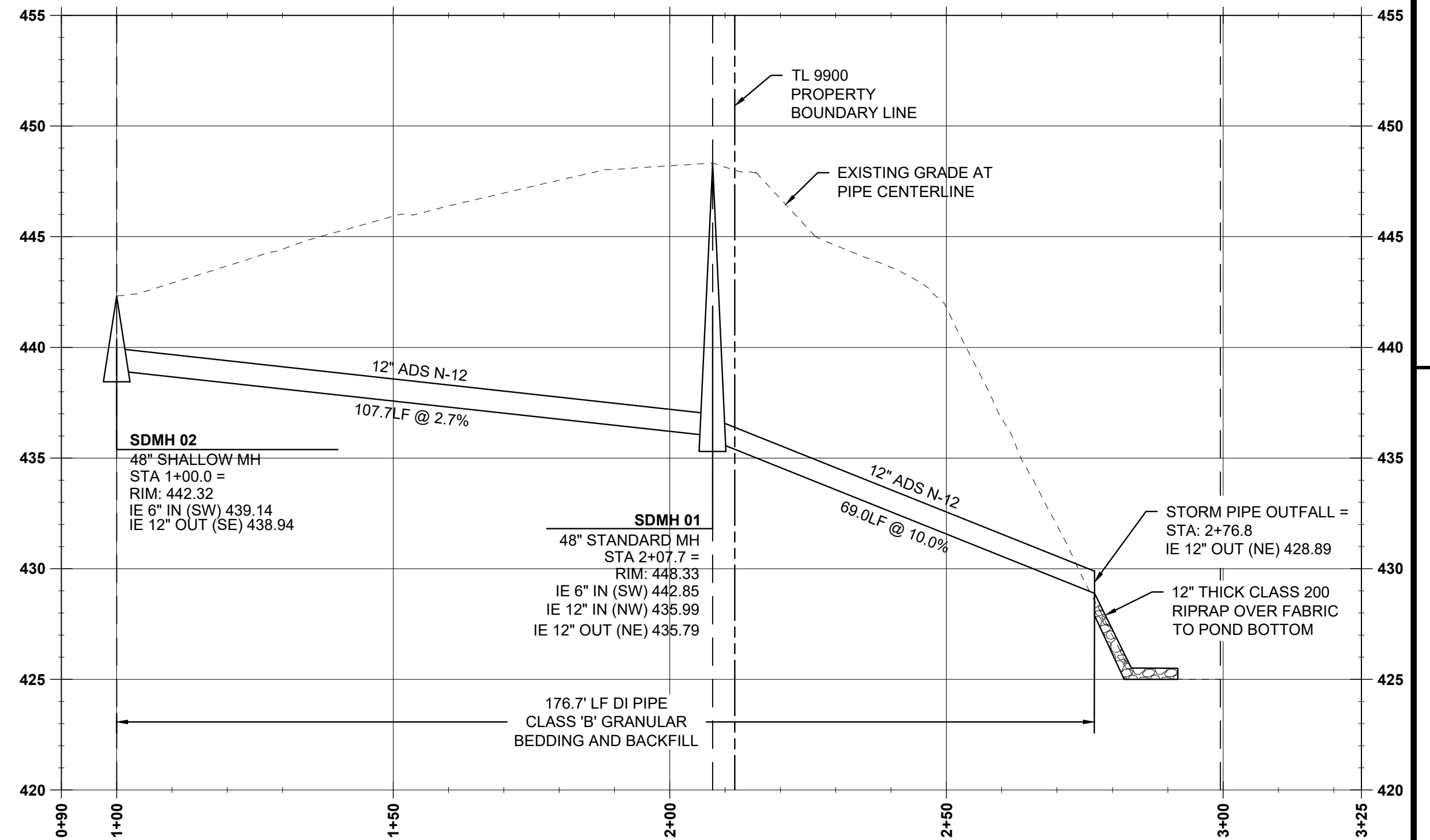
**STORM DRAIN KEY NOTES**

- 1 INSTALL 48" STANDARD MANHOLE. SEE ELEVATION DATA IN MANHOLE TABLE ON THIS SHEET. SEE OREGON STANDARD DWG. RD335 ON SHEET C932. INSTALL PIPED INSIDE DROP CONNECTION FOR INCOMING 6" PIPE PER OREGON STANDARD DWG. RD350 ON SHEET C936
- 1A INSTALL 48" SHALLOW MANHOLE. SEE ELEVATION DATA IN MANHOLE TABLE ON THIS SHEET. SEE OREGON STANDARD DWG. RD342 ON SHEET C934.
- 2 INSTALL PRIVATE 24" CATCH BASIN AT LOCATION SHOWN. SEE DETAIL 2 ON SHEET C937. SEE ELEVATION DATA IN INLET TABLE ON THIS SHEET.
- 3 INSTALL PRIVATE ASTM D3034 STORM PIPE AT SIZE, LOCATION AND SLOPE SHOWN. SEE OREGON STANDARD DWG. RD300 ON SHEET C931 FOR TRENCH BACKFILL DETAIL.
- 4 INSTALL PUBLIC ADS N-12 STORM PIPE AT SIZE, LOCATION AND SLOPE SHOWN. PRIOR TO STORM PIPE INSTALLATION, CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF NEARBY EXISTING STORM PIPE TO CONFIRM PROPOSED AND EXISTING UTILITIES ARE NOT IN CONFLICT. REPORT CONFLICTS TO PROJECT ENGINEER. SEE OREGON STANDARD DWG. RD300 ON SHEET C931 FOR TRENCH BACKFILL DETAIL.
- 5 INSTALL PRIVATE CLEANOUT. SEE ELEVATION DATA IN CLEANOUT TABLE ON THIS SHEET. SEE DETAIL 1 ON SHEET C937.
- 6 INSTALL 12" DEEP, CLASS 200 RIPRAP ENERGY DISSIPATOR OVER GEOTEXTILE FILTER FABRIC AT SIZE AND LOCATION SHOWN.

MANHOLE TABLE
<b>SDMH 01</b> 48" STANDARD MH RIM: 448.33 6" IE IN (SW): 442.85 12" IE IN (NW): 435.99 12" IE OUT (NE): 435.79
<b>SDMH 02</b> 48" SHALLOW MH RIM: 442.32 6" IE IN (SW): 439.14 12" IE OUT (SE): 438.94

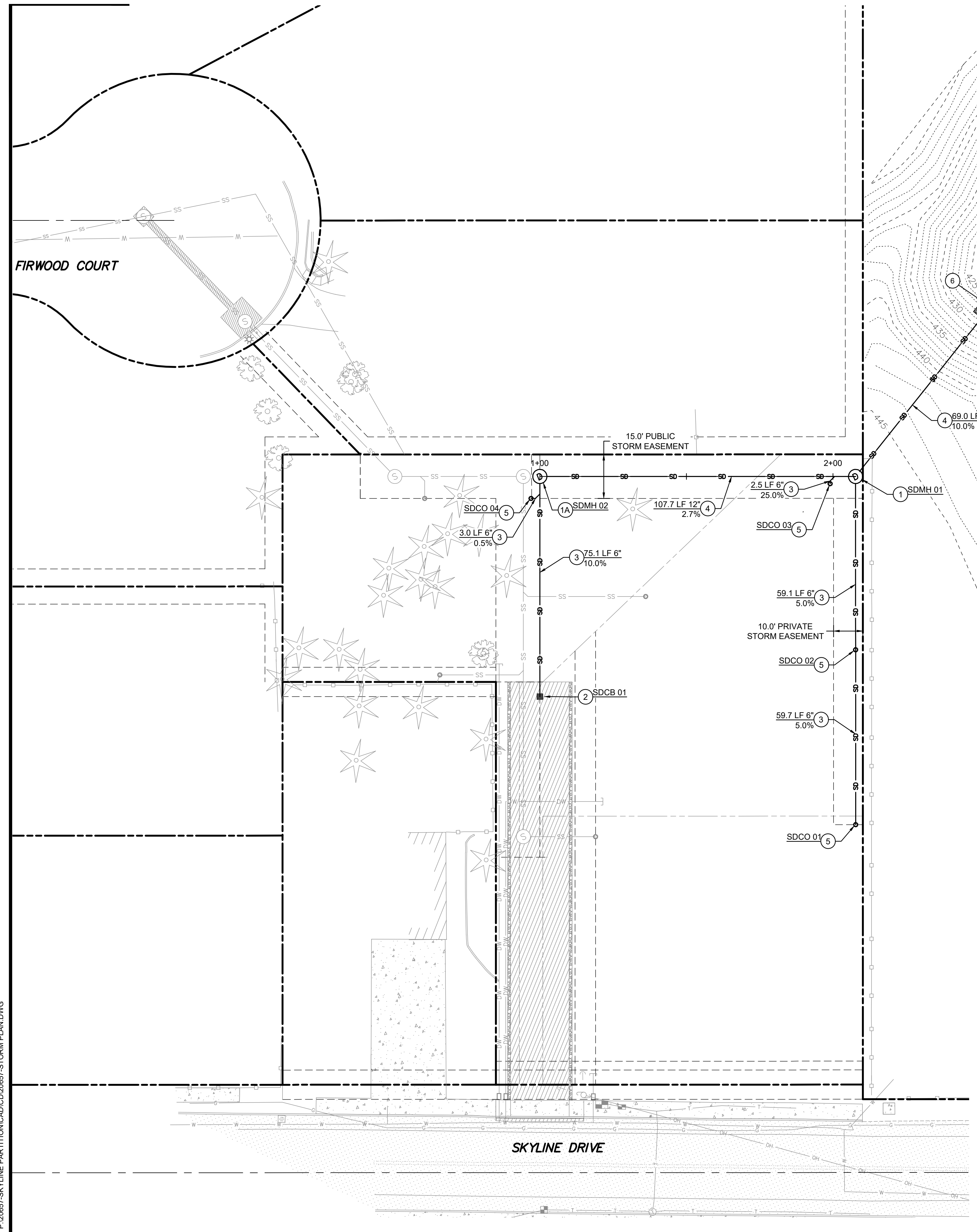
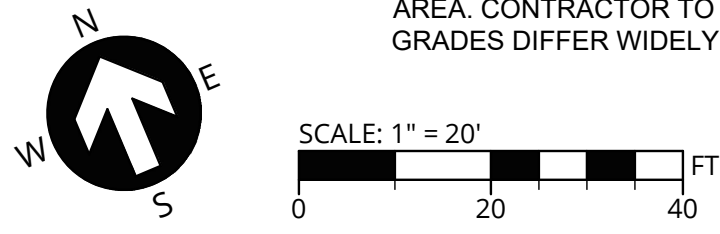
INLET TABLE
<b>SDCB 01</b> 24" SQUARE CATCH BASIN RIM: 451.87 6" IE OUT (NE): 446.65

CLEANOUT TABLE
<b>SDCO 01</b> 6" CLEANOUT RIM: 457.06 6" IE OUT (NE): 448.79
<b>SDCO 02</b> 6" CLEANOUT RIM: 453.55 6" IE IN (SW): 445.81 6" IE OUT (NE): 445.81
<b>SDCO 03</b> 6" CLEANOUT RIM: 448.48 6" IE OUT (NE): 436.90
<b>SDCO 04</b> 6" CLEANOUT RIM: 442.75 6" IE OUT (SE): 440.01

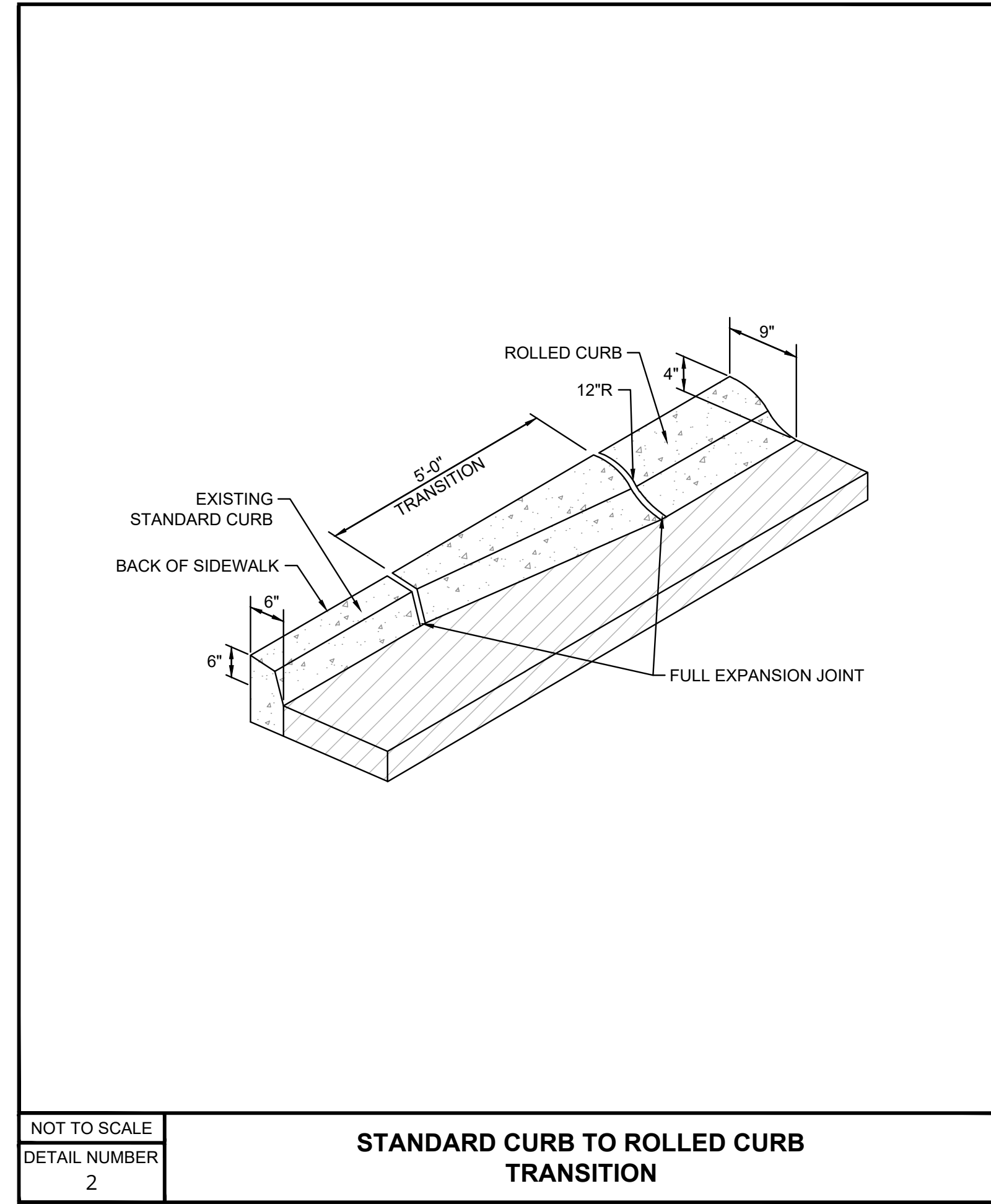
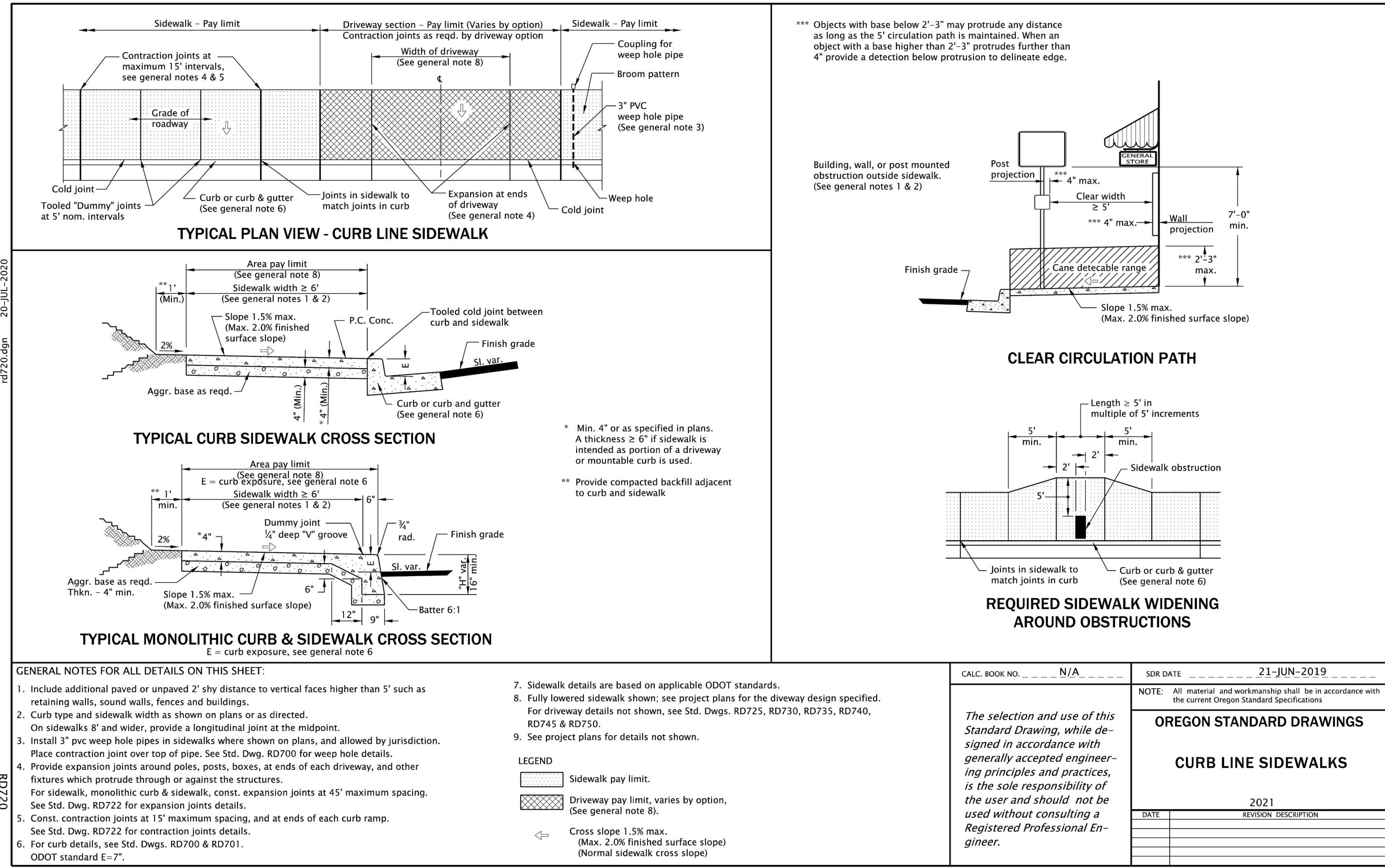
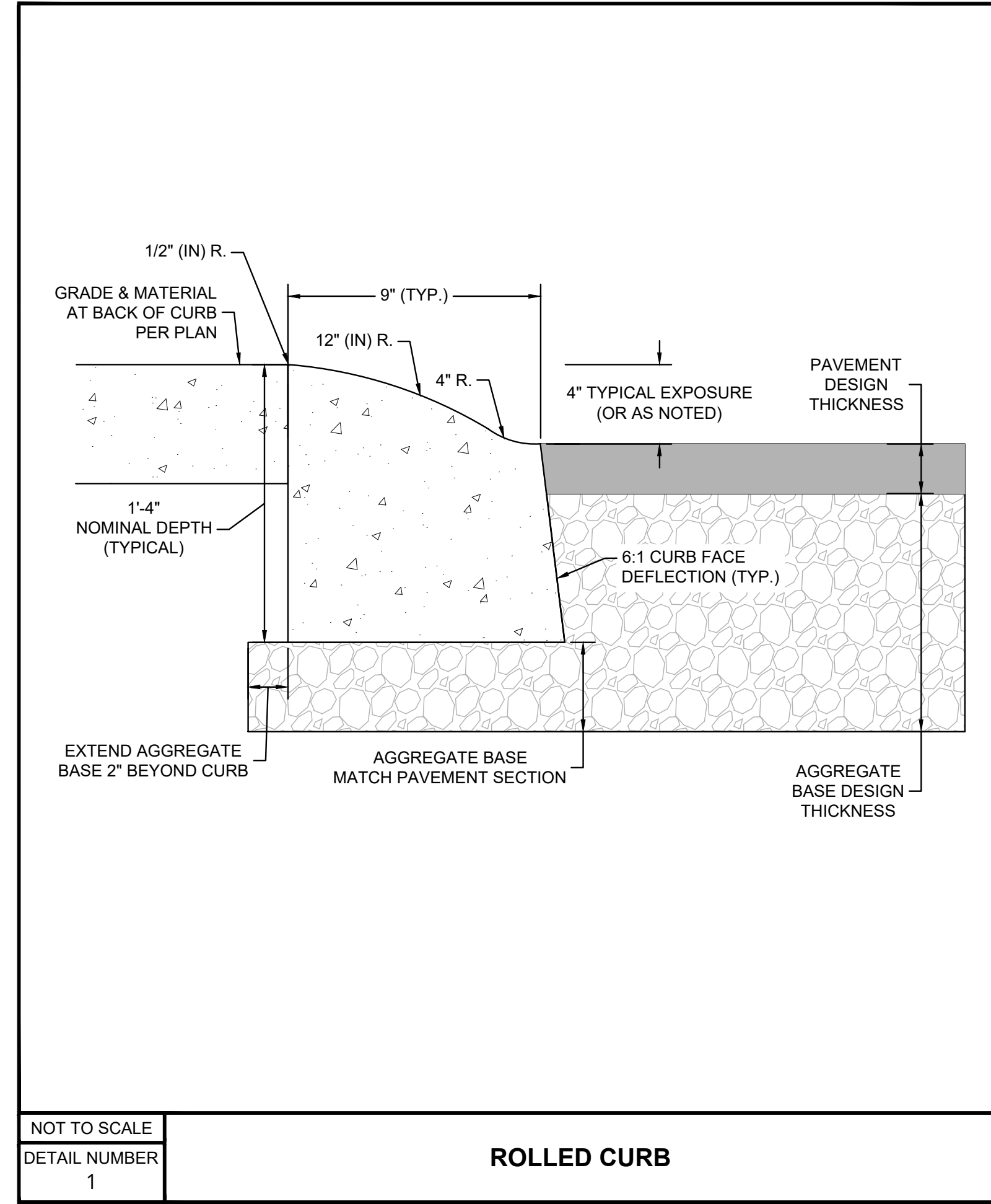
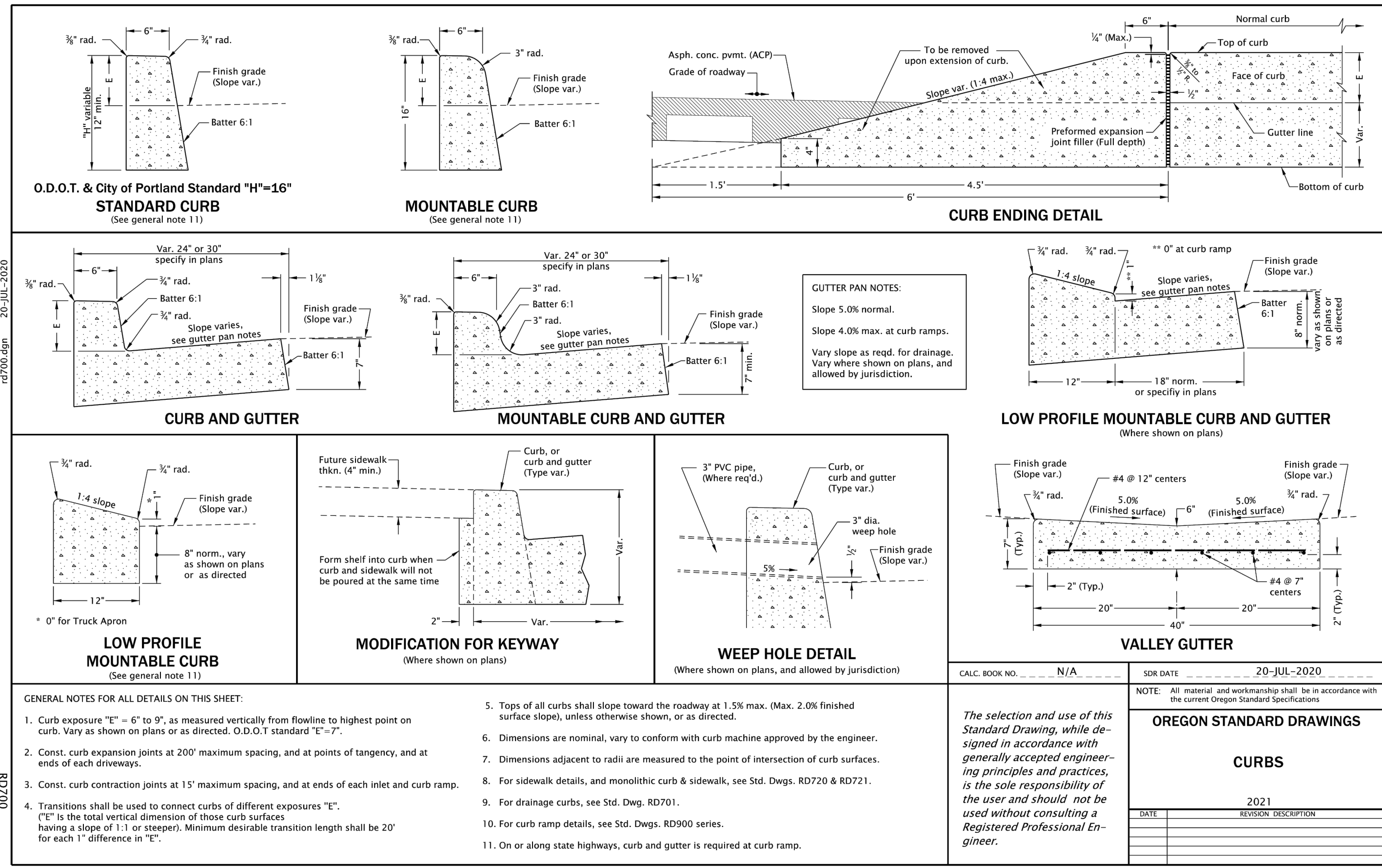


**PUBLIC STORM MAIN PROFILE**  
(STA: 0+90 - STA: 3+25)  
SCALE: 1" = 20' H; 1" = 5' V

NOTE: EXISTING GRADE AT PIPE CENTERLINE SHOWN IN ABOVE PROFILE AND EXISTING STORM POND CONTOURS SHOWN IN PLAN ARE REFERENCED FROM LAND USE PLAN SET (FILE: MIP-18-05). TOPOGRAPHIC SURVEY DID NOT INCLUDE THIS AREA. CONTRACTOR TO VERIFY ELEVATIONS AND UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IF EXISTING GRADES DIFFER WIDELY AND/OR IF CONFLICTS EXIST.



P:\20657-SKYLINE PARTITION\CADD\20657-STORM PLAN.DWG



PUBLISH DATE  
2022-05-02  
ISSUED FOR  
BID SET  
REVISIONS

**SITE DETAILS I**  
**SKYLINE PARTITION**

CITY OF WEST LINN,  
WEST LINN, OREGON

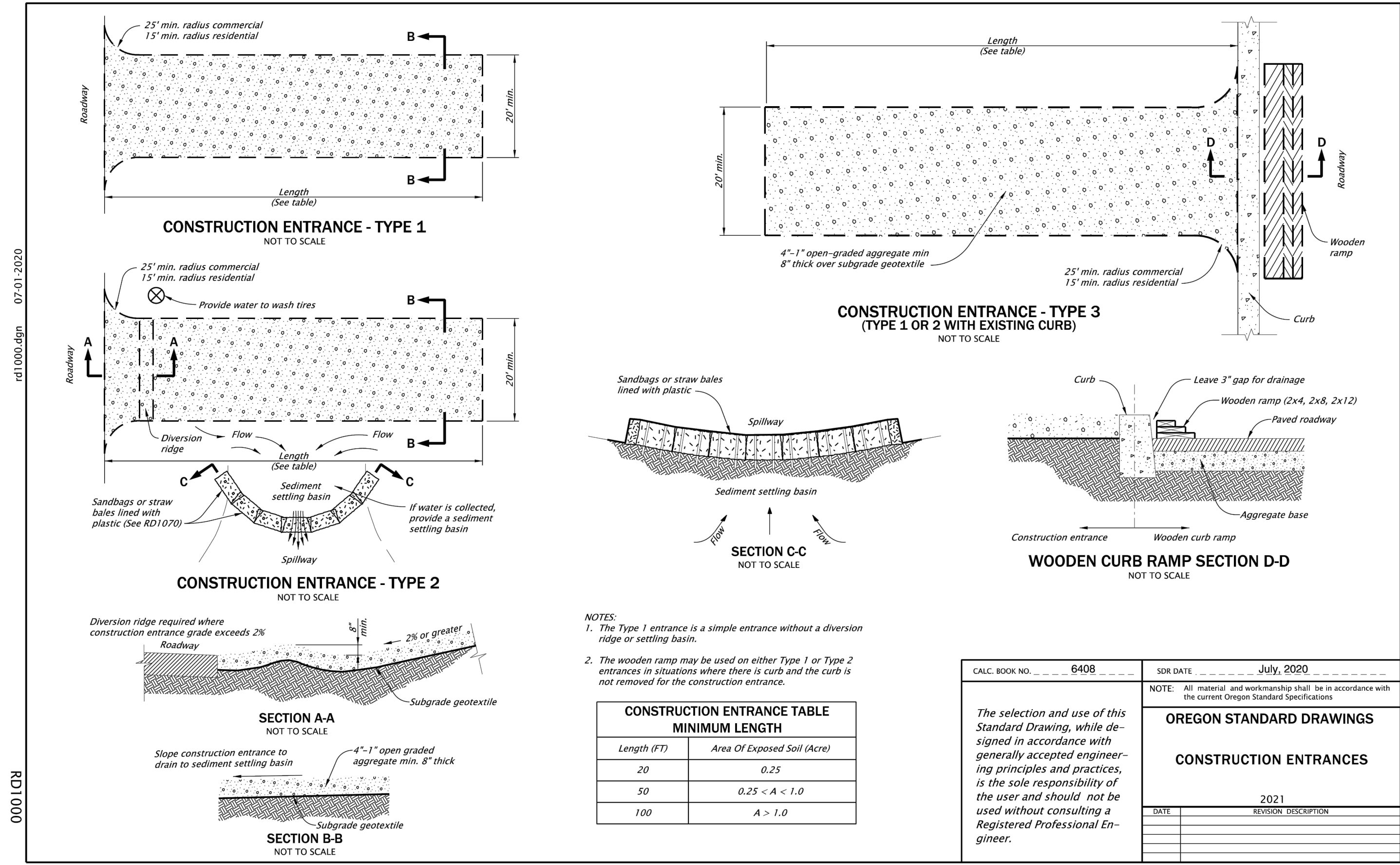
**3J CONSULTING**  
CIVIL ENGINEERING  
WATER RESOURCES  
COMMUNITY PLANNING

9600 SW NIMBUS AVE., SUITE 100, BEAVERTON, OR 97008

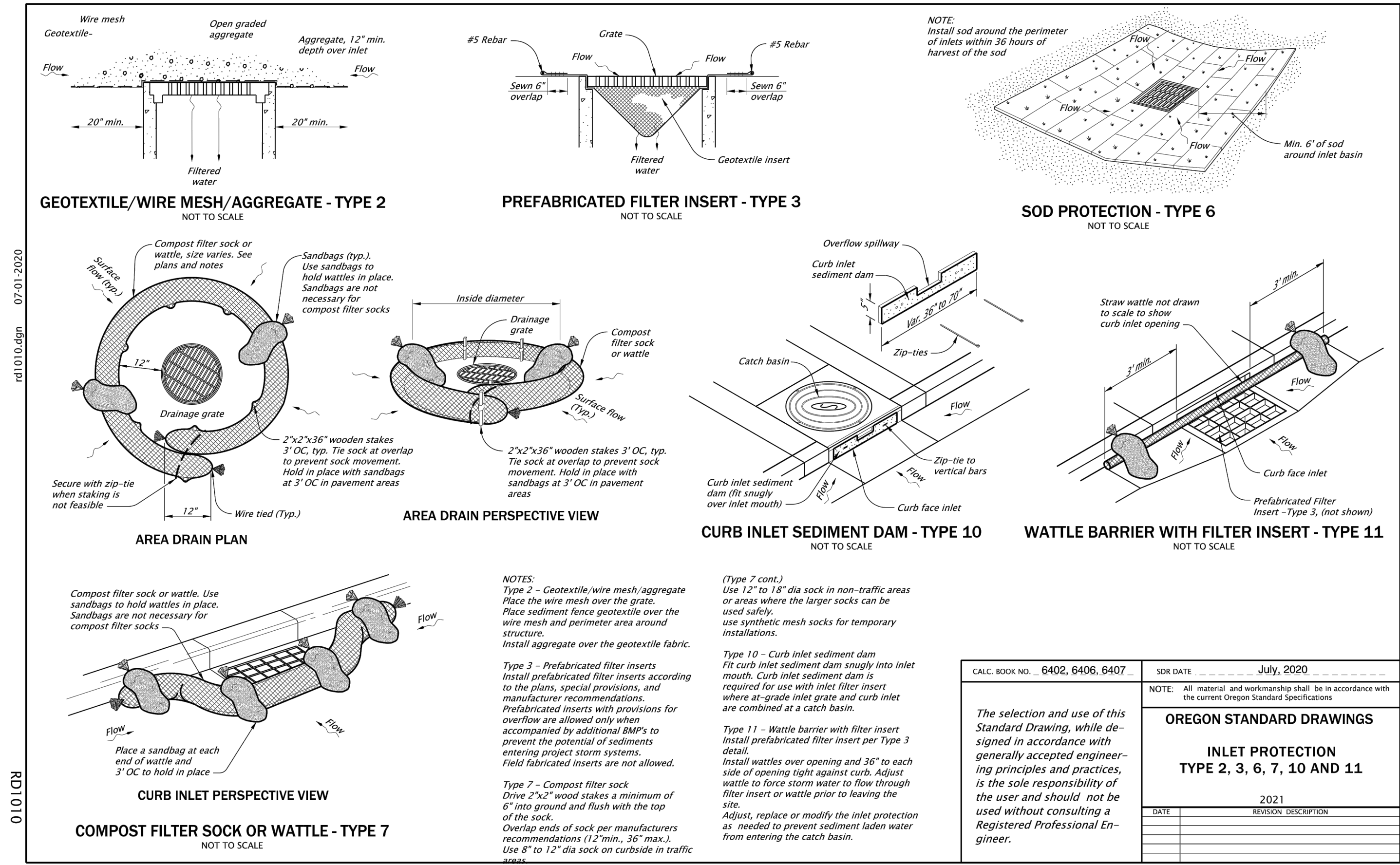
**PROJECT INFORMATION**  
3J PROJECT # | 20657  
TAX LOT(S) | 9900  
LAND USE # | MP-18-05  
DESIGNED BY | LEO, KDO, JCR  
CHECKED BY | BKF

**SHEET NUMBER**  
**C901**

P:\20657-SKYLINE PARTITION\CADD\CD\20657-DETAILS-FRONTAGE.DWG



Effective Date: December 1, 2020 - May 31, 2021 RD1000



Effective Date: December 1, 2020 - May 31, 2021 RD1010

P:\20657-SKYLINE PARTITION\CAD\CDD\0657-DETAILS-ESC.DWG

PUBLISH DATE  
2022-05-02  
ISSUED FOR  
BID SET  
REVISIONS

EROSION AND SEDIMENT CONTROL DETAILS I  
**SKYLINE PARTITION**

CITY OF WEST LINN  
WEST LINN, OREGON

3J CONSULTING  
CIVIL ENGINEERING  
WATER RESOURCES  
COMMUNITY PLANNING

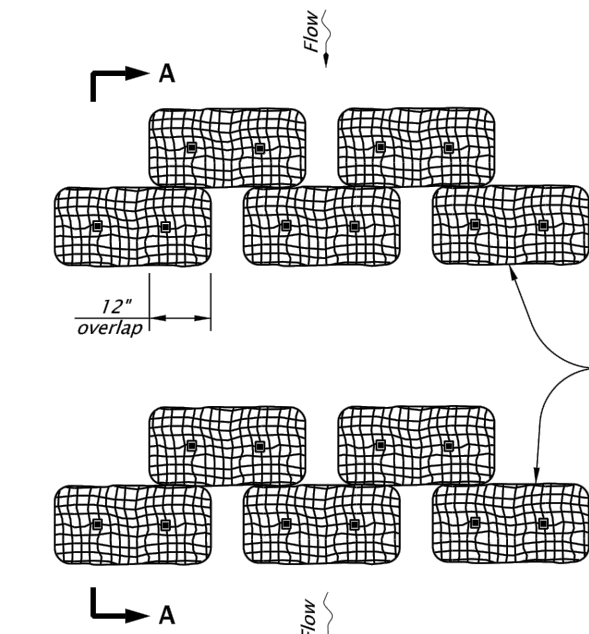
9600 SW NIMBUS AVE., SUITE 100, BEAVERTON, OR 97008

PROJECT INFORMATION  
3J PROJECT # | 20657  
TAX LOT(S) | 9900  
LAND USE # | MP-18-05  
DESIGNED BY | LEO, KDO, JCR  
CHECKED BY | BKF

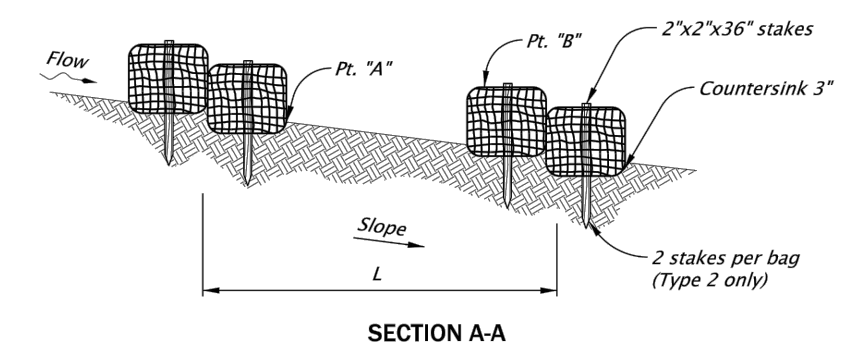
SHEET NUMBER  
**C921**

rd1030.dgn 01-20-2021

RD1030



PLAN

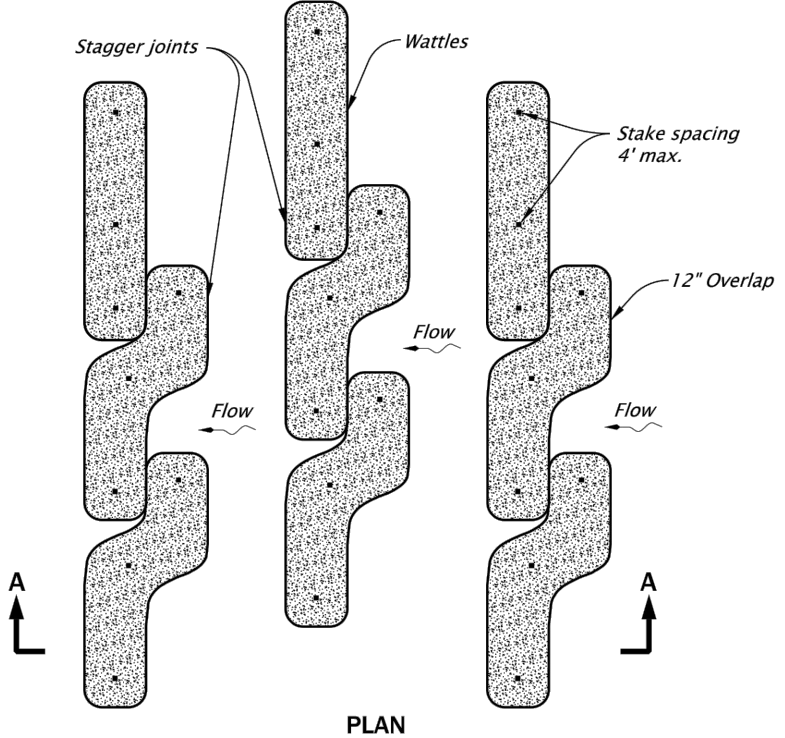


SECTION A-A

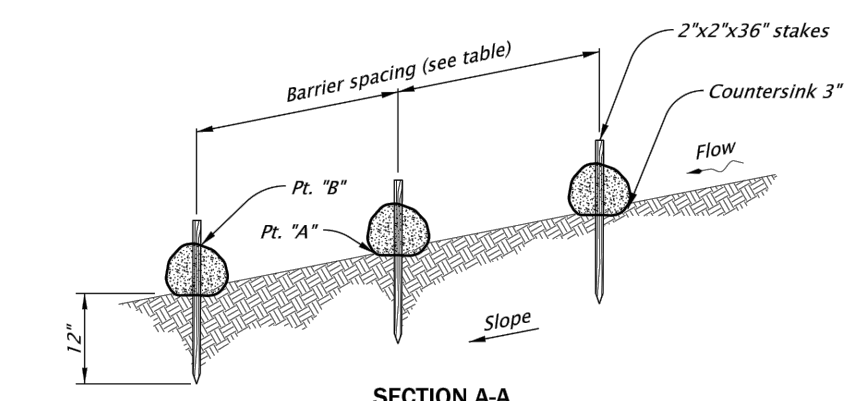
BIOFILTER BAG / SAND BAG BARRIER - TYPE 2 AND 4  
NOT TO SCALE

**NOTES:**  
 1. For Type 2 barrier, drive stakes flush with top of bag and into undisturbed ground a min. of 12". Omit stakes if bags are placed on paved surface.  
 2. For Type 2 and Type 4 barriers, space bags (L) so that the elevation of point "A" is less than or equal to the elevation of point "B".  
 Type 2 - Biofilter bags  
 Type 3 - Wattles  
 Type 4 - Sand bags

BARRIER SPACING		
INSTALL PARALLEL ALONG CONTOURS AS FOLLOWS		
% SLOPE	% SLOPE	MAXIMUM SPACING ON SLOPE
10% Flatter	1:10 or Flatter	300'
10 > % ≥ 15	10 > X ≥ 7.5	150'
15 > % ≥ 20	7.5 > X ≥ 5	100'
20 > % ≥ 30	5 > X ≥ 3	50'
Steeper than 30%	Steeper than 1:3	25'



PLAN



SECTION A-A

FIBER ROLL BARRIER - TYPE 3  
NOT TO SCALE

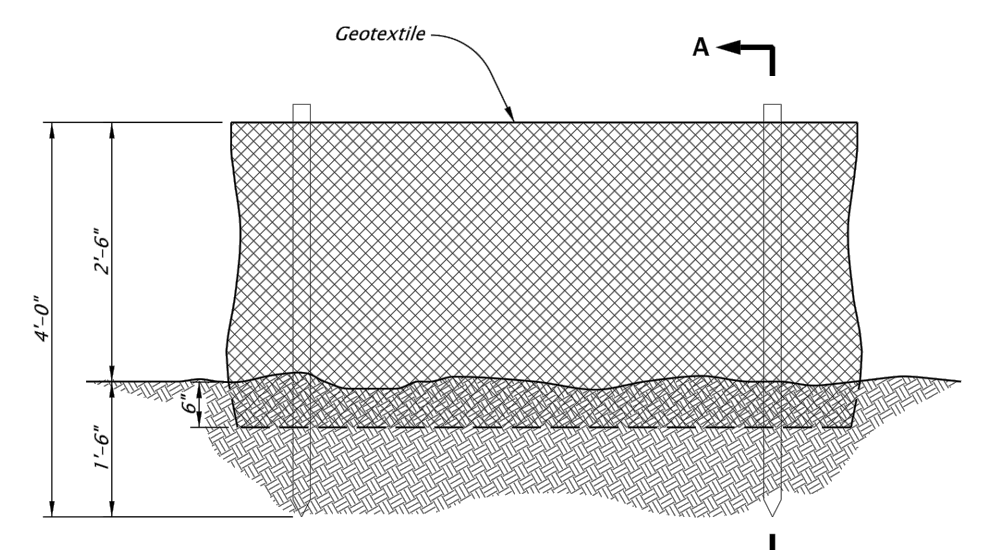
CALC. BOOK NO. N/A	SDR DATE January, 2021
NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications	
<b>OREGON STANDARD DRAWINGS</b>	
<b>SEDIMENT BARRIER TYPE 2, 3 AND 4</b>	
2021	
DATE	REVISION DESCRIPTION
JAN 2021	Removed Calc book numbers

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.

Effective Date: June 1, 2021 - November 30, 2021 RD1030

rd1040.dgn 07-01-2020

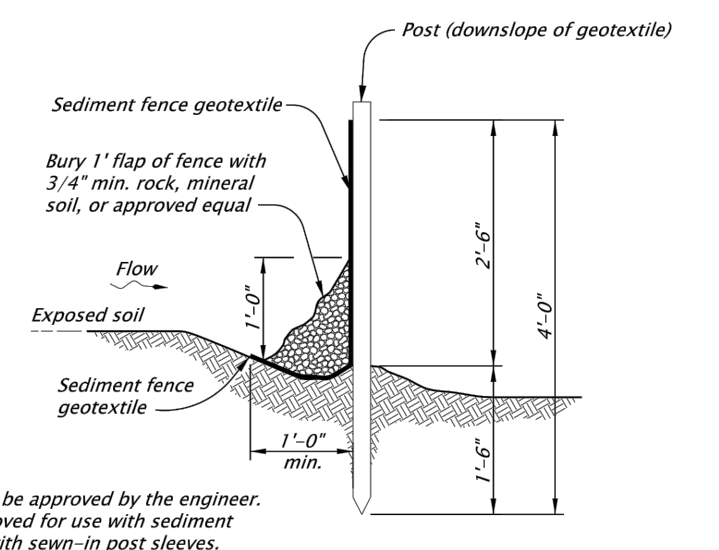
RD1040



FRONT VIEW

SECTION A-A

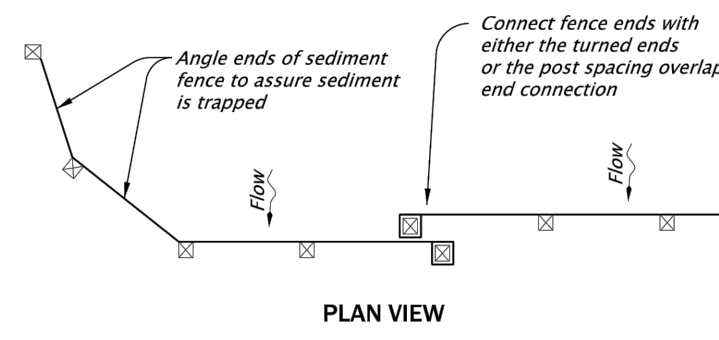
SEDIMENT FENCE AND GEOTEXTILE BURY DETAIL - TYPE 1  
NOT TO SCALE



SECTION A-A

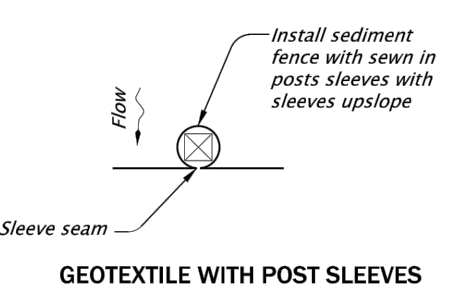
ALTERNATE SEDIMENT FENCE WITHOUT TRENCHING - TYPE 2  
NOT TO SCALE

**NOTES:**  
 1. Use must be approved by the engineer.  
 2. Not approved for use with sediment fencing with sewn-in post sleeves.

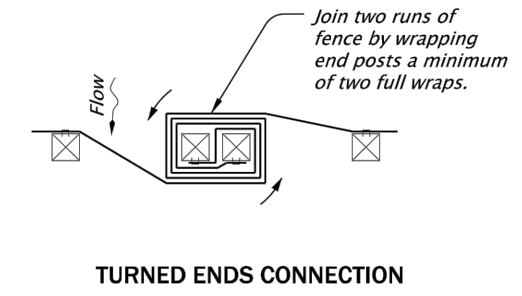


PLAN VIEW

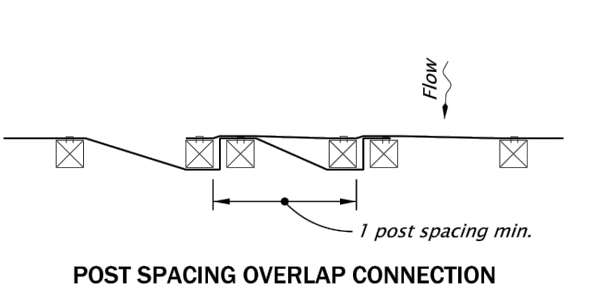
TERMINATION AT CORNER OR PROPERTY LINE



GEOTEXTILE WITH POST SLEEVES



TURNED ENDS CONNECTION



POST SPACING OVERLAP CONNECTION

GEOTEXTILE END CONNECTIONS  
NOT TO SCALE

**GENERAL NOTES:**  
 1. Use 2"x2" wood fence posts.  
 2. Posts to be installed on downhill side of sediment fence geotextile. Position posts to prevent separation from geotextile.  
 3. Compact filter fabric trench backfill and soil on uphill side of fence.  
 4. Locate fence no closer than three feet to the toe of a slope.  
 5. Wing spacing shall comply with 'Fence Spacing for General Application Table'.

FENCE SPACING FOR GENERAL APPLICATION TABLE	
GRADE	MAXIMUM SPACING ON GRADE
Grade < 10%	300'
10% < Grade < 15%	150'
15% < Grade < 20%	100'
20% < Grade < 30%	50'
30% < Grade	25'

POST SPACING TABLE	
6'	Sediment Fence with Geotextile elongation less than 50%
4'	Sediment Fence with Geotextile elongation 50% or more

CALC. BOOK NO. 6403, 6404, 6405	SDR DATE July, 2020
NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications	
<b>OREGON STANDARD DRAWINGS</b>	
<b>SEDIMENT FENCE</b>	
2021	
DATE	REVISION DESCRIPTION

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.

Effective Date: December 1, 2020 - May 31, 2021 RD1040

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PUBLISH DATE  
2022-05-02  
ISSUED FOR  
BID SET  
REVISIONS

EROSION AND SEDIMENT CONTROL DETAILS II  
**SKYLINER PARTITION**

CITY OF WEST LINN,  
WEST LINN, OREGON

3J CONSULTING  
CIVIL ENGINEERING  
WATER RESOURCES  
COMMUNITY PLANNING

9600 SW NIMBUS AVE., SUITE 100, BEAVERTON, OR 97008

PROJECT INFORMATION  
3J PROJECT # | 20657  
TAX LOT(S) | 9900  
LAND USE # | MIP-18-05  
DESIGNED BY | LEO, KDO, JCR  
CHECKED BY | BKF

SHEET NUMBER  
**C922**

rd300.dgn 20-JUL-2020

**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.

**MULTIPLE INSTALLATIONS**

DIAMETER	MIN. SPACE BETWEEN PIPES
Up to 48"	24"
48" to 72"	One half (1/2) dia. of pipe

**GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:**

- Surfacing of paved areas shall comply with street cut Std. Dwg. RD302.
- For pipe installation in embankment areas where the trench method will not be used and the pipe is  $\geq 36"$  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).

CALC. BOOK NO. N/A	SOR DATE 14-JUL-2014	NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications
<b>OREGON STANDARD DRAWINGS</b>		<b>TRENCH BACKFILL, BEDDING, PIPE ZONE AND MULTIPLE INSTALLATIONS</b>
2021		DATE REVISION DESCRIPTION

Effective Date: December 1, 2020 – May 31, 2021 RD300

rd302.dgn 20-JUL-2020

**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.

**MULTIPLE INSTALLATIONS**

DIAMETER	MIN. SPACE BETWEEN PIPES
Up to 48"	24"
48" to 72"	One half (1/2) dia. of pipe

**GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:**

- All existing AC or PCC pavement shall be sawcut prior to repaving.
- Concrete pavement shall be replaced with concrete to a minimum thickness of 8" or to the thickness of removed pavement, whichever is greater.
- For joining new concrete to existing concrete, see contract plans for septic details.
- Place AC mix minimum thkn. of 6" or the thkn. of the removed pavement, whichever is greater. Compact as specified.

CALC. BOOK NO. N/A	SOR DATE 12-JUN-2008	NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications
<b>OREGON STANDARD DRAWINGS</b>		<b>STREET CUT</b>
2021		DATE REVISION DESCRIPTION

Effective Date: December 1, 2020 – May 31, 2021 RD302

**STORM DRAIN & SANITARY SEWER DETAILS I**  
**SKYLINER PARTITION**

**3J CONSULTING**

CIVIL ENGINEERING  
WATER RESOURCES  
COMMUNITY PLANNING

9600 SW NIMBUS AVE., SUITE 100, BEAVERTON, OR 97008

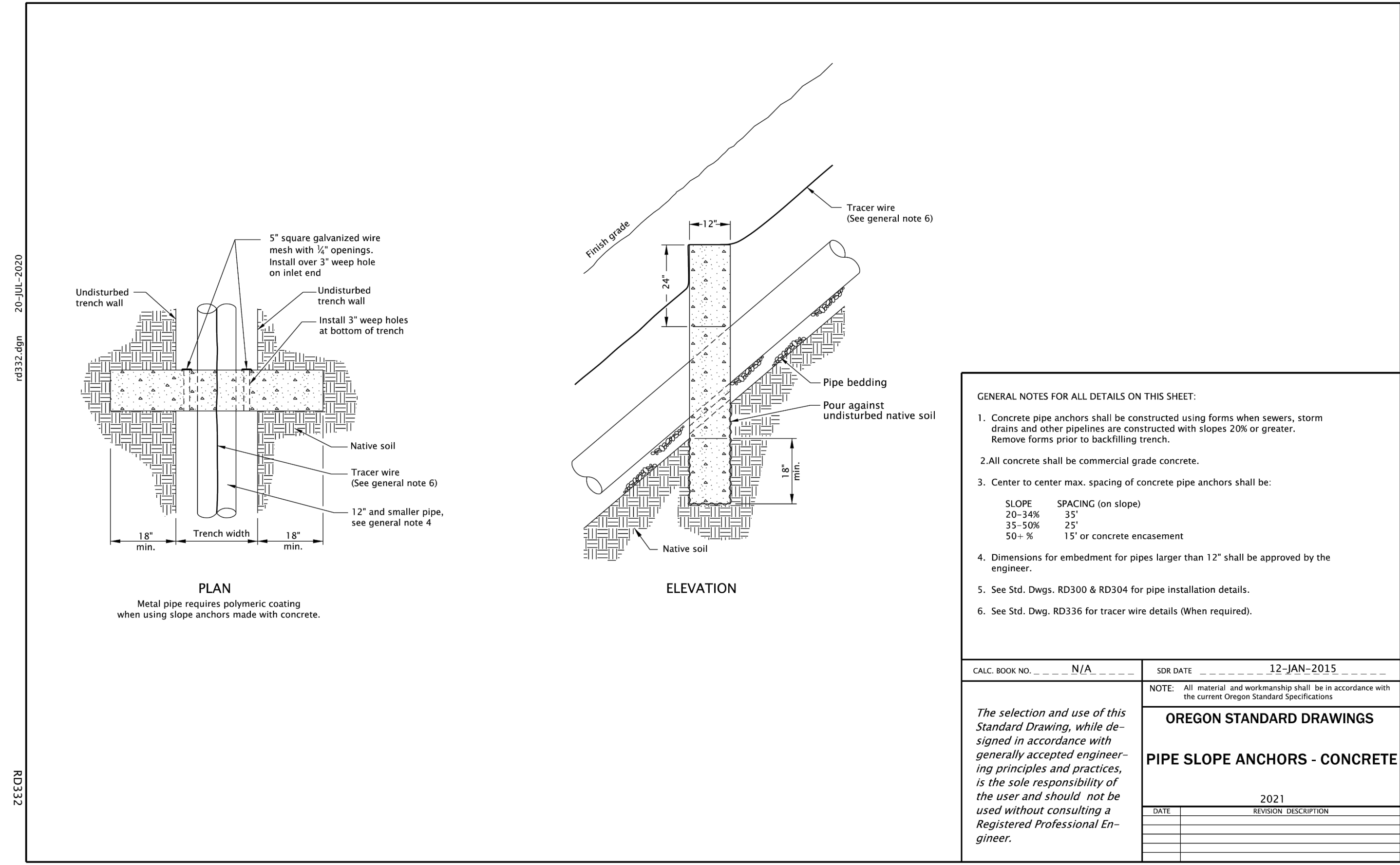
**PROJECT INFORMATION**

3J PROJECT # | 20657  
TAX LOT(S) | 9900  
LAND USE # | MIP-18-05  
DESIGNED BY | LEO, KDO, JCR  
CHECKED BY | BKF

SHEET NUMBER  
**C931**

PUBLISH DATE  
2022-05-02  
ISSUED FOR  
BID SET  
REVISIONS

CITY OF WEST LINN  
WEST LINN, OREGON



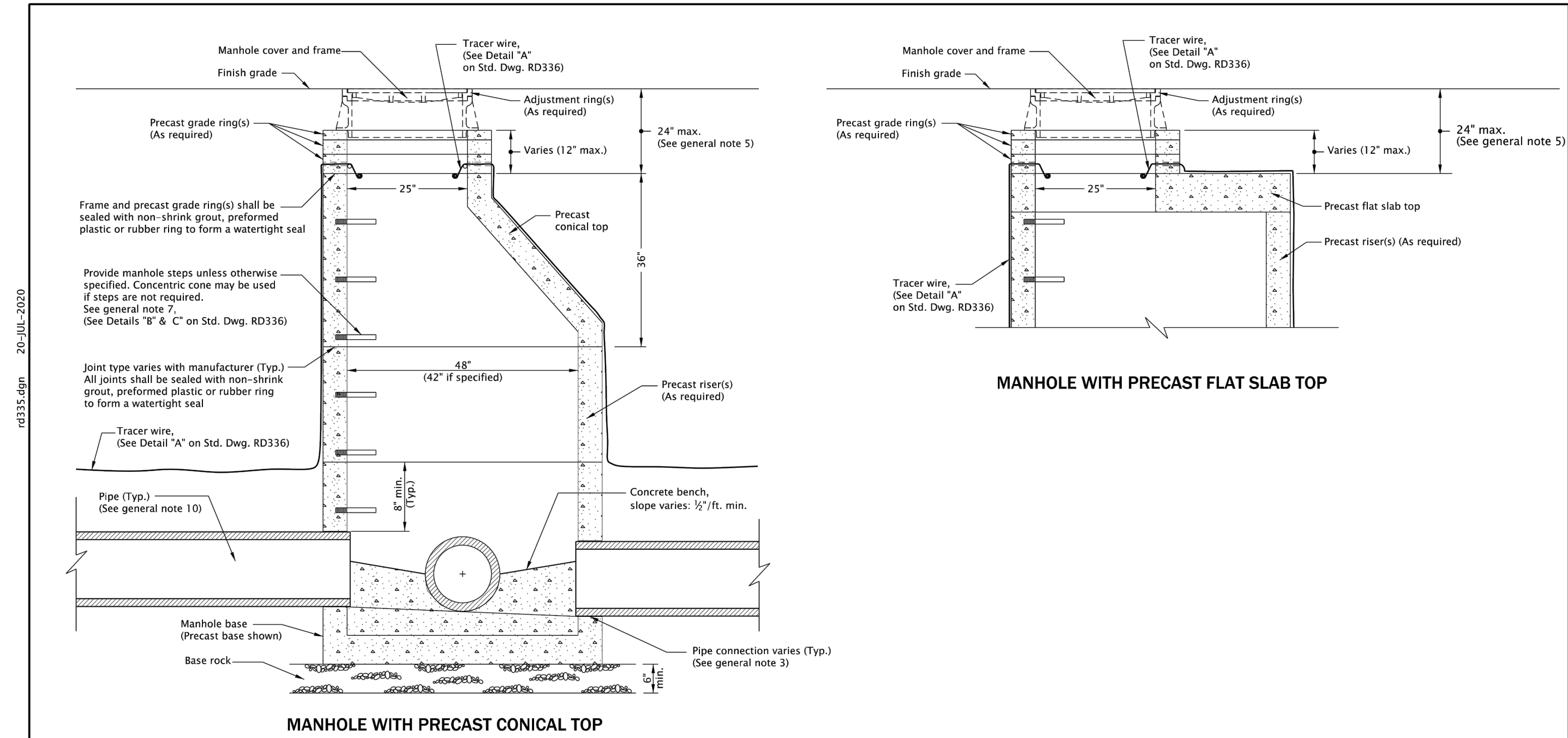
GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

- Concrete pipe anchors shall be constructed using forms when sewers, storm drains and other pipelines are constructed with slopes 20% or greater. Remove forms prior to backfilling trench.
- All concrete shall be commercial grade concrete.
- Center to center max. spacing of concrete pipe anchors shall be:
 

SLOPE	SPACING (on slope)
20-34%	35'
35-50%	25'
50+ %	15' or concrete encasement
- Dimensions for embedment for pipes larger than 12" shall be approved by the engineer.
- See Std. Dwg. RD300 & RD304 for pipe installation details.
- See Std. Dwg. RD336 for tracer wire details (When required).

CALC. BOOK NO. --- N/A ---	SDR DATE --- 12-JAN-2015 ---
NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications	
<b>OREGON STANDARD DRAWINGS</b>	
<b>PIPE SLOPE ANCHORS - CONCRETE</b>	
2021	
DATE	REVISION DESCRIPTION

Effective Date: December 1, 2020 - May 31, 2021 RD332



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 pipe(s) varies, see project plans.

CALC. BOOK NO. --- N/A ---	SDR DATE --- 21-JUN-2019 ---
NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications	
<b>OREGON STANDARD DRAWINGS</b>	
<b>STANDARD STORM SEWER MANHOLE</b>	
2021	
DATE	REVISION DESCRIPTION

Effective Date: December 1, 2020 - May 31, 2021 RD335

rd332.dgn 2020-JUL-20 RD332

rd335.dgn 2020-JUL-20 RD335

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PUBLISH DATE  
2022-05-02  
ISSUED FOR  
BID SET  
REVISIONS

**STORM DRAIN & SANITARY SEWER DETAILS II**  
**SKYLINE PARTITION**

CITY OF WEST LINN,  
WEST LINN, OREGON

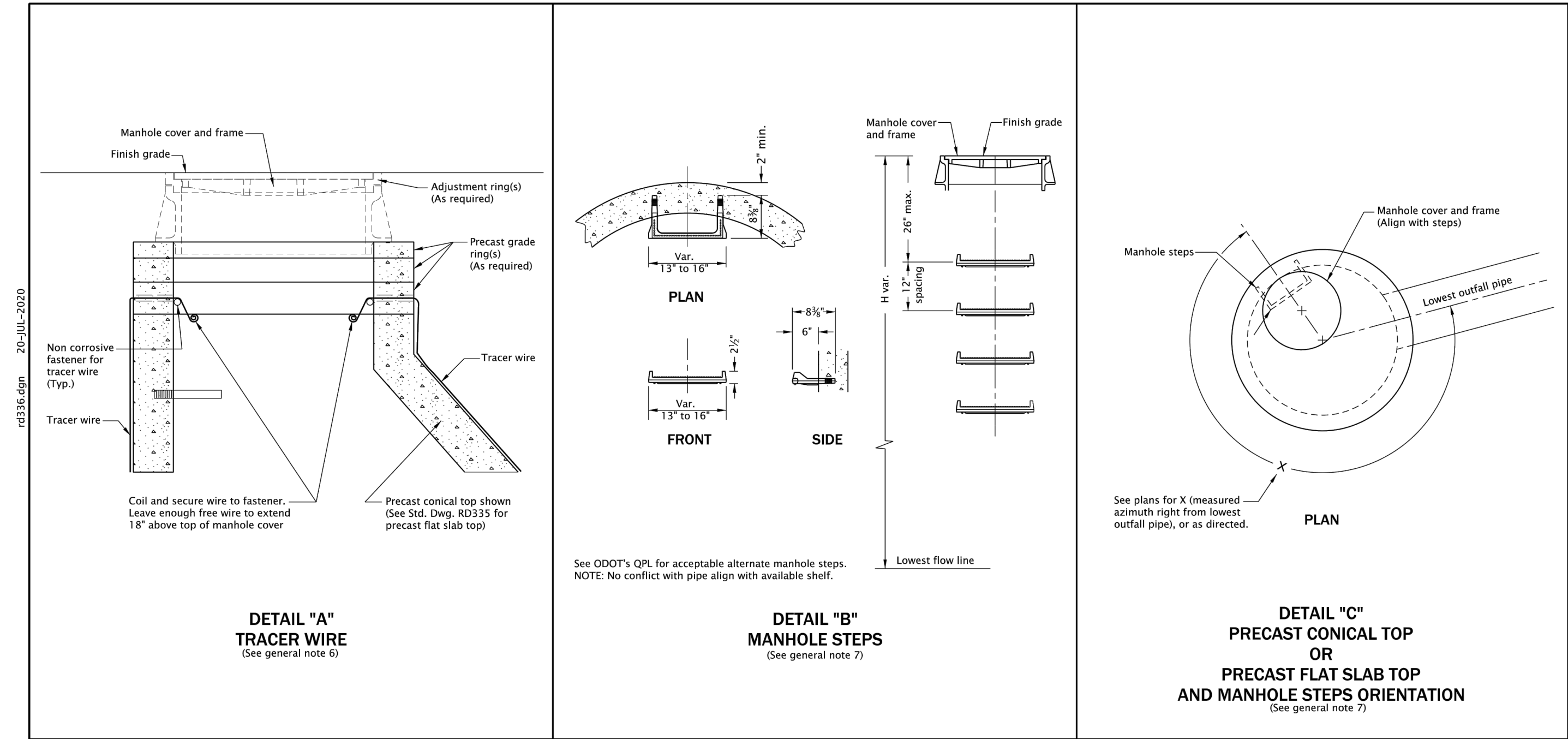
**3J CONSULTING**  
CIVIL ENGINEERING  
WATER RESOURCES  
COMMUNITY PLANNING

9600 SW NIMBUS AVE., SUITE 100, BEAVERTON, OR 97008

PROJECT INFORMATION  
3J PROJECT # | 20657  
TAX LOT(S) | 9900  
LAND USE # | MIP-18-05  
DESIGNED BY | LEO, KDO, JCR  
CHECKED BY | BKF

SHEET NUMBER  
**C932**

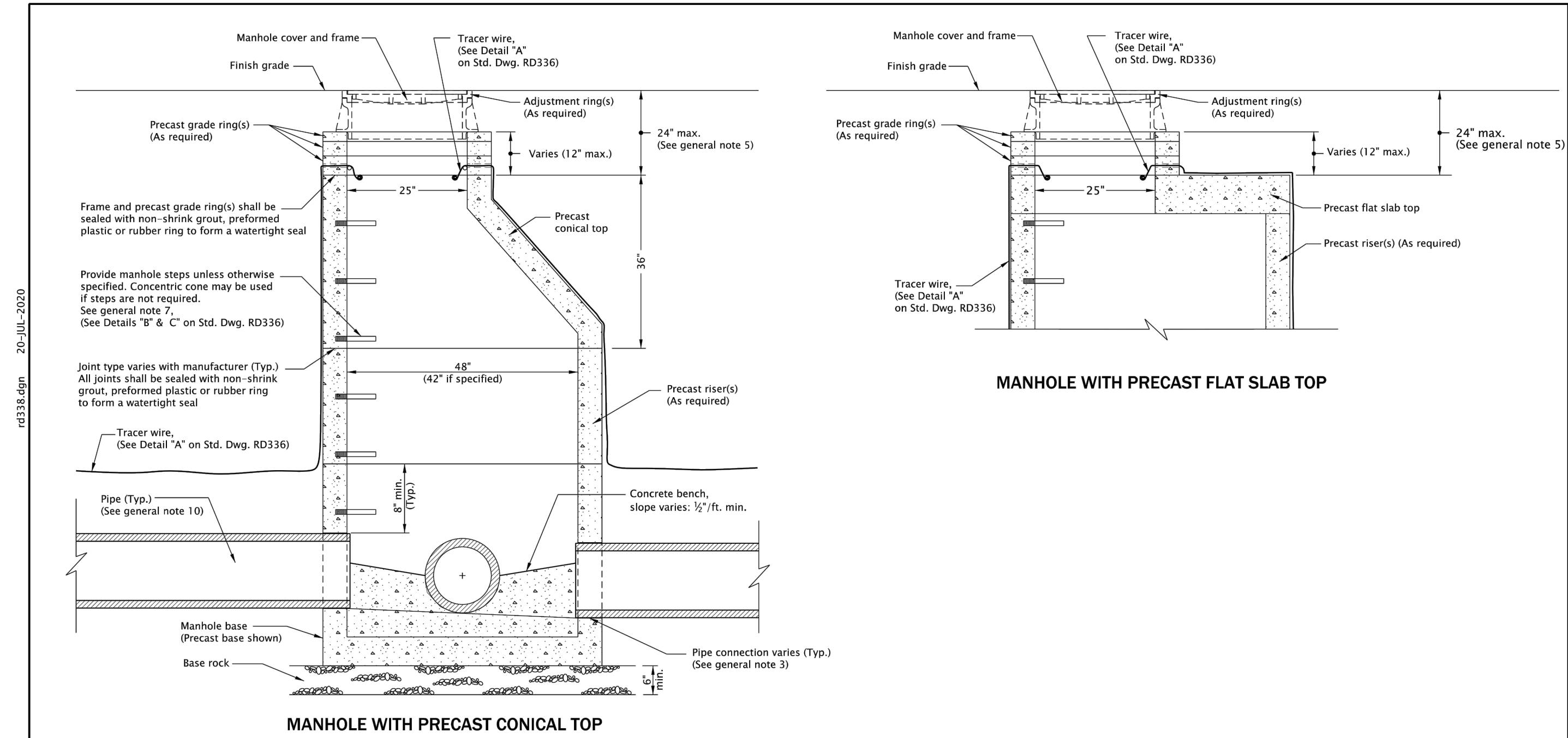




**GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:**

- 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. Place tracer wire directly over pipe centerline and on top of the pipe zone material.
- Steps shall conform to requirements of ASTM C478. When H=42" or less omit steps. See Detail "C" for alignment of steps, and manhole cover and frame.
- See Std. Dwg. RD335 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.
- See project plans for details not shown.

Effective Date: December 1, 2020 – May 31, 2021



**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 pipe(s) varies, see project plans.
- This detail limited to interior drop of 24". See Std. Dwgs. RD350 or RD352 for drop manhole details for drops in excess of 24".

Effective Date: December 1, 2020 – May 31, 2021

rd336.dgn 20-JUL-2020

RD336

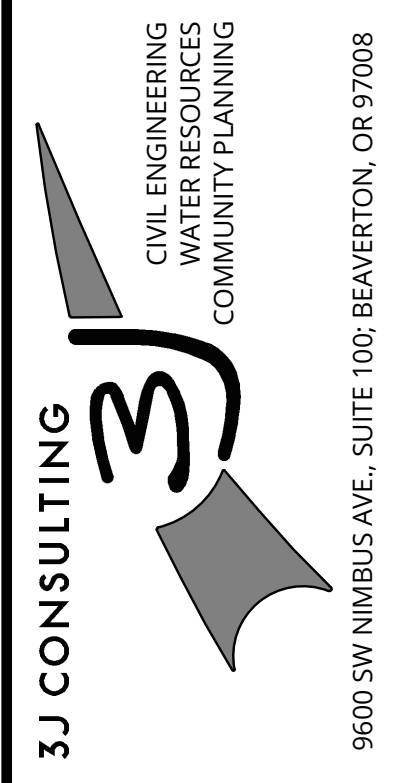
rd338.dgn 20-JUL-2020

RD338

PUBLISH DATE  
2022-05-02  
ISSUED FOR  
BID SET  
REVISIONS

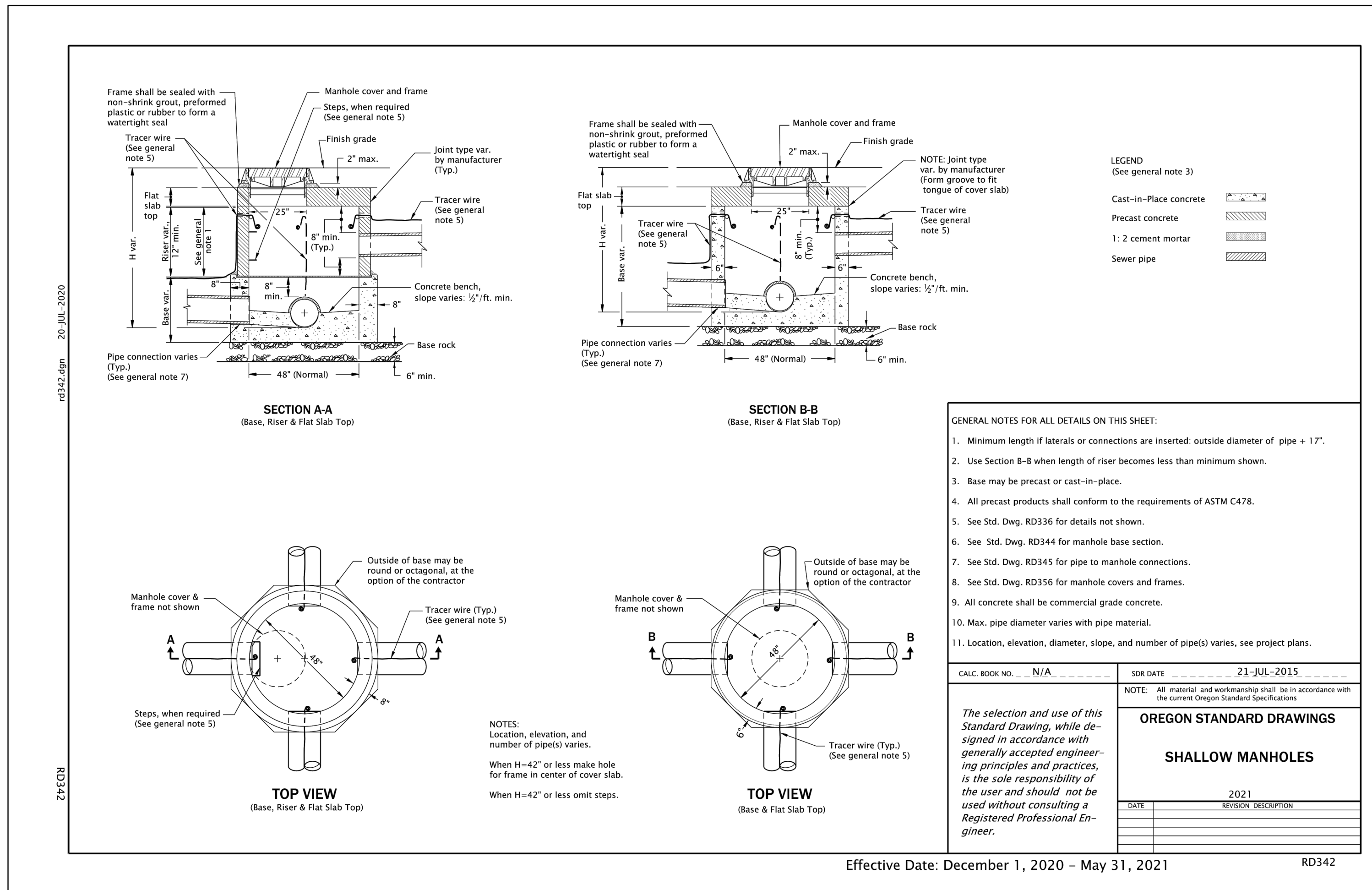
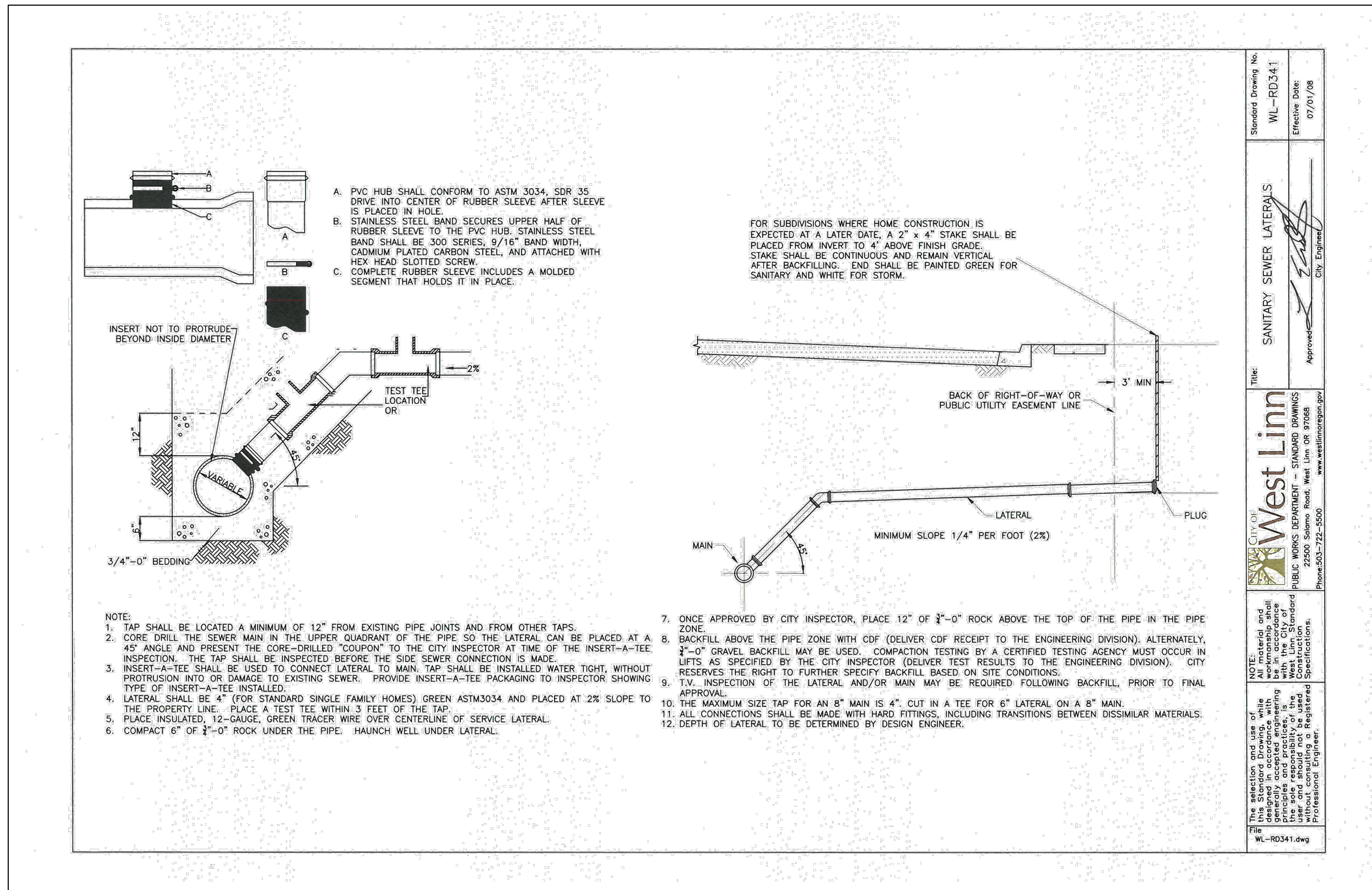
**STORM DRAIN & SANITARY SEWER DETAILS III**  
**SKYLINE PARTITION**

CITY OF WEST LINN,  
WEST LINN, OREGON



**PROJECT INFORMATION**  
3J PROJECT # | 20657  
TAX LOT(S) | 9900  
LAND USE # | MIP-18-05  
DESIGNED BY | LEO, KDO, JCR  
CHECKED BY | BKF

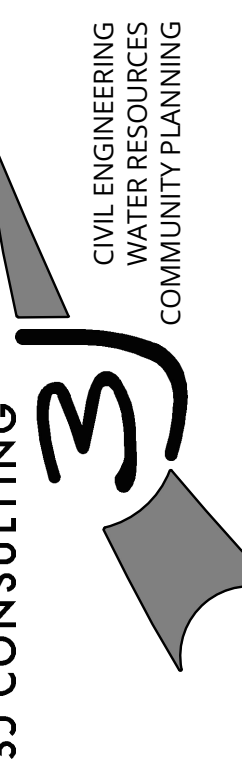
SHEET NUMBER  
**C933**



PUBLISH DATE  
 2022-05-02  
 ISSUED FOR  
 BID SET  
 REVISIONS

STORM DRAIN & SANITARY SEWER DETAILS IV  
**SKYLINER PARTITION**

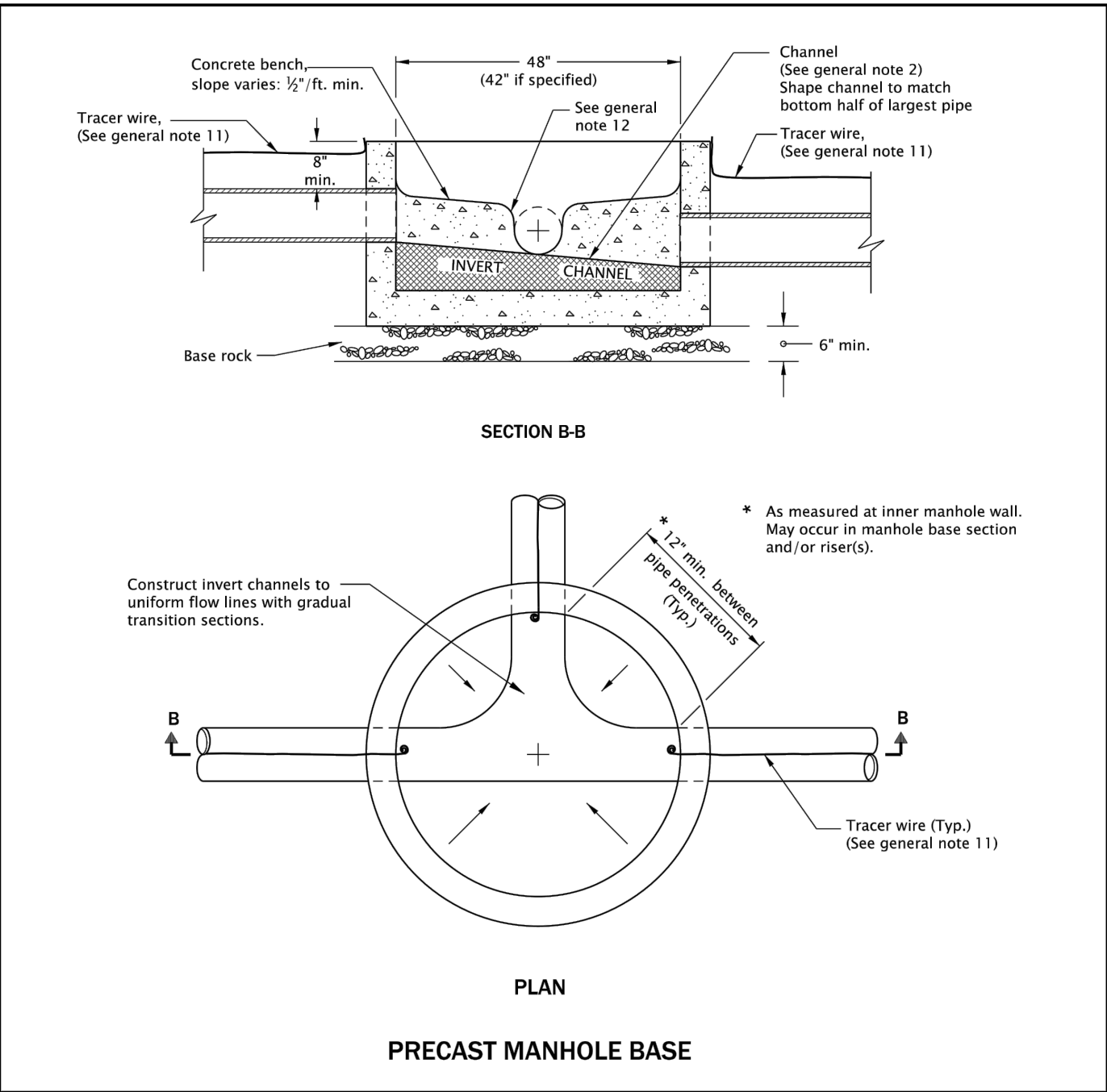
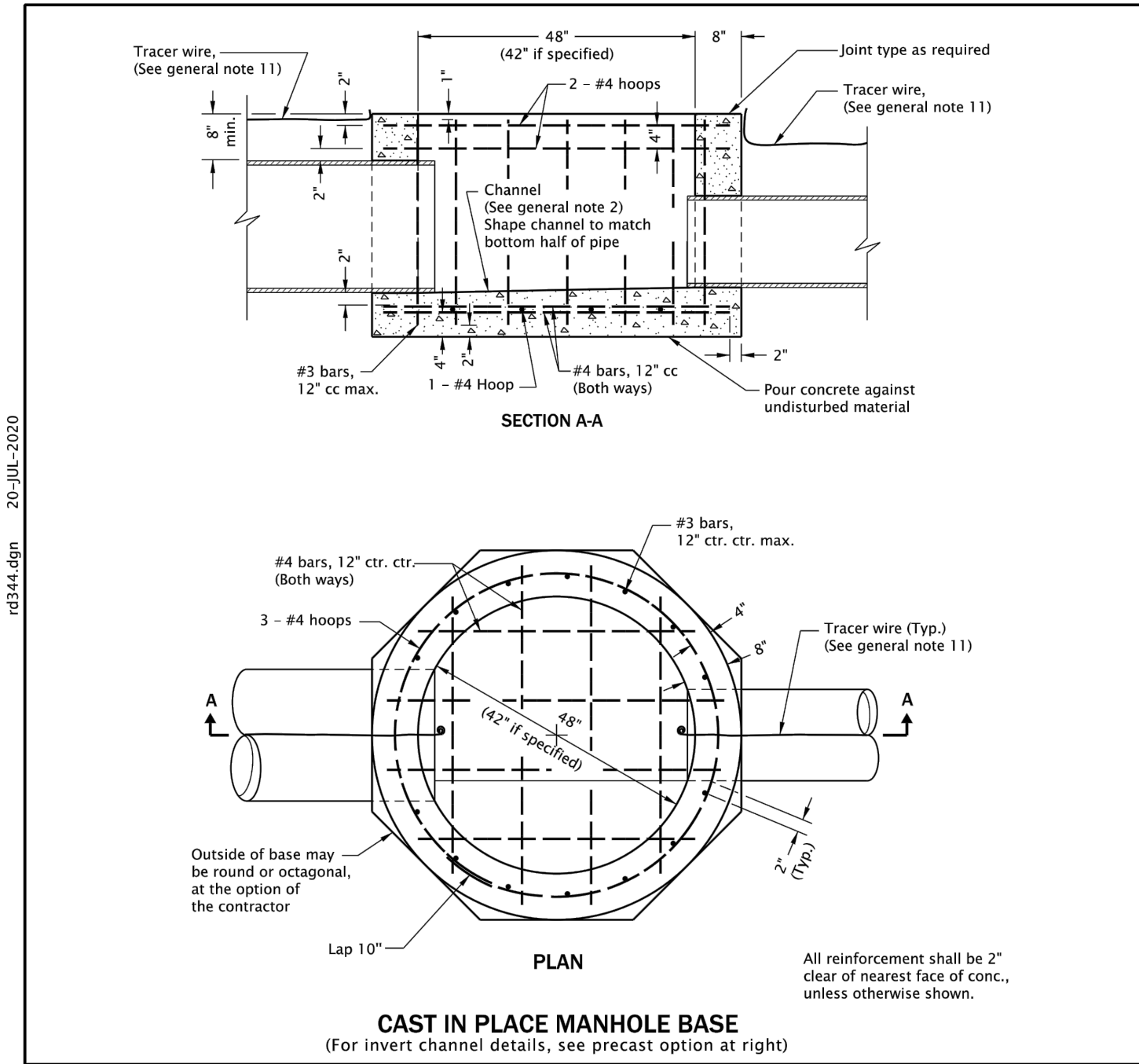
CITY OF WEST LINN,  
 WEST LINN, OREGON



9600 SW NIMBUS AVE., SUITE 100, BEAVERTON, OR 97008

**PROJECT INFORMATION**  
 3J PROJECT # | 20657  
 TAX LOT(S) | 9900  
 LAND USE # | MIP-18-05  
 DESIGNED BY | LEO, KDO, JCR  
 CHECKED BY | BKF

SHEET NUMBER  
**C934**

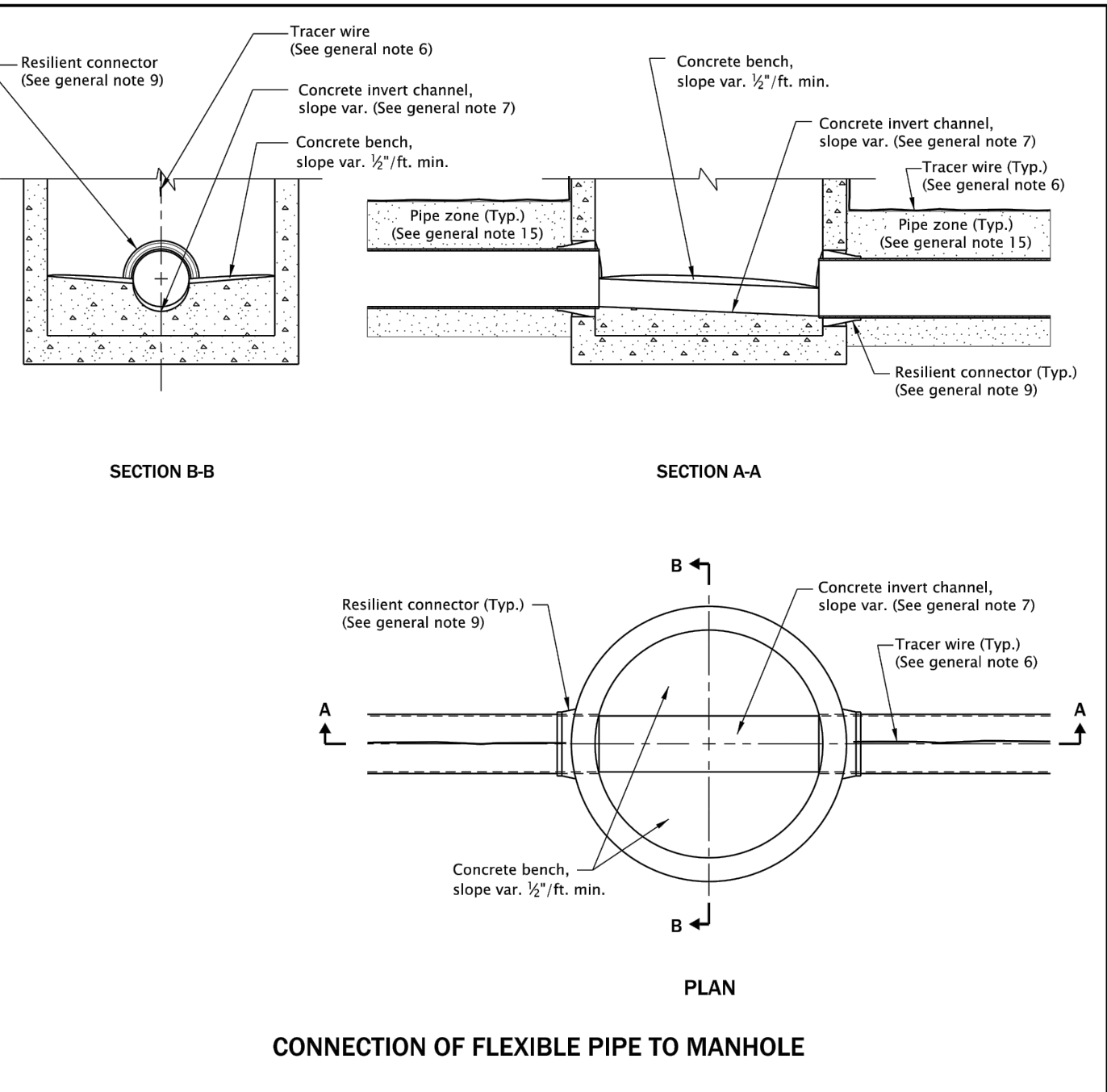
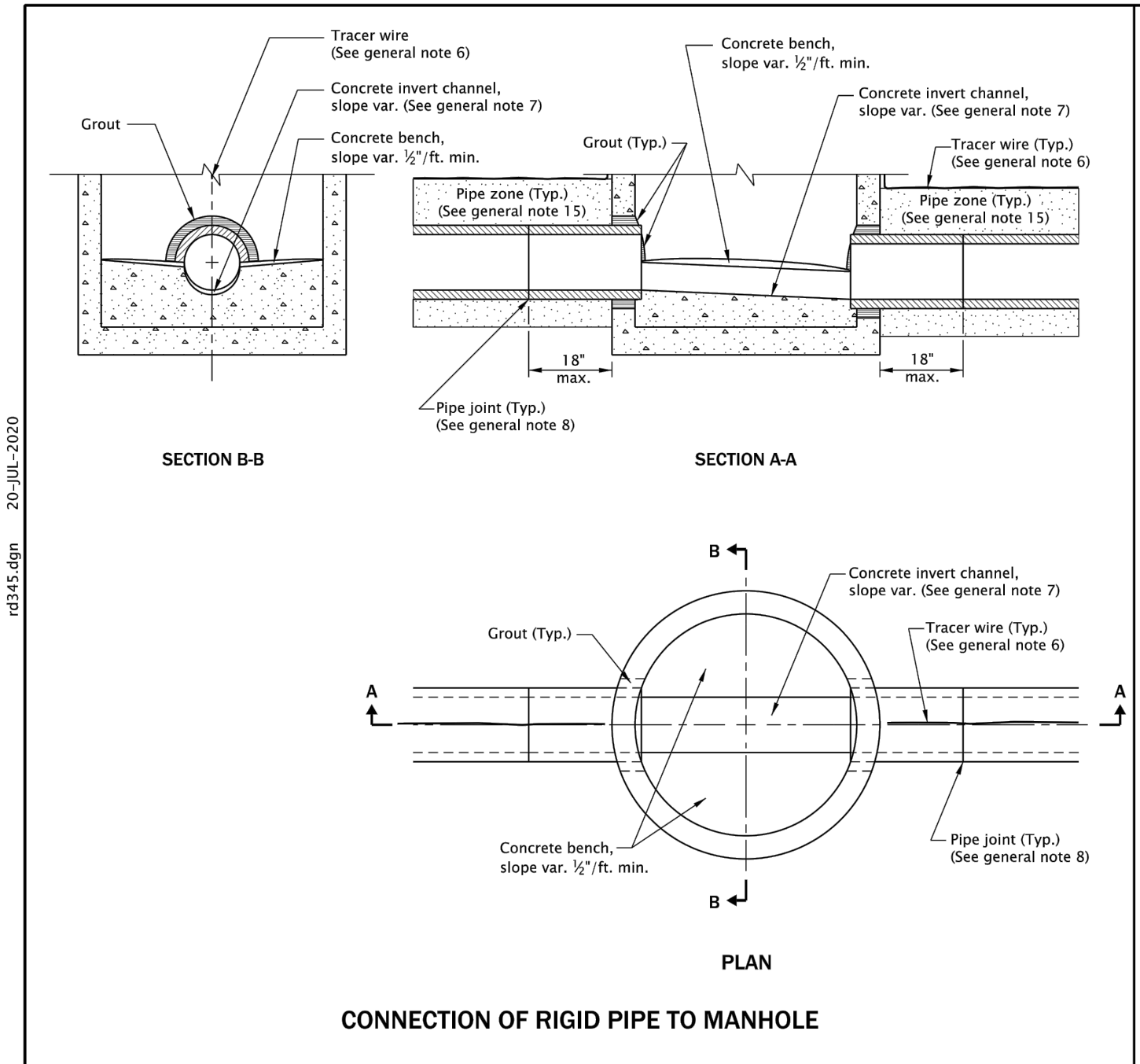


**GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:**

1. All concrete shall be commercial grade concrete.
2. Channels shall be constructed to provide smooth slopes and radii to outlet pipe.
3. Bases may be precast or cast in place.
4. Max. pipe diameter varies with pipe material.
5. Use on 42" and 48" diameter manhole.
6. Extend pipe into manhole and grout smooth. Pipe(s) may extend 2" max. beyond the interior manhole wall.
7. Location, elevation, diameter, slope, and number of pipe(s) varies, see project plans.
8. All precast products shall conform to the requirements of ASTM C478.
9. See Std. Dwg. RD345 for pipe to manhole connections.
10. See Std. Dwg. RD336 for manhole steps details.
11. See Std. Dwg. RD336 for tracer wire details.
12. At spring line of pipe, extend channel up to crown line on 12:1 batter.

**OREGON STANDARD DRAWINGS**  
**STANDARD MANHOLE BASE SECTION**  
 2021  
 DATE REVISION DESCRIPTION

Effective Date: December 1, 2020 – May 31, 2021 RD344



**GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:**

1. All precast sections shall conform to requirements of ASTM C478.
2. Manhole base sections may be precast or cast-in-place.
3. All concrete shall be commercial grade concrete.
4. Location, elevation, diameter, slope, and number of pipe(s) varies, see project plans.
5. Max. pipe diameter varies with pipe material.
6. All connecting pipes shall have a tracer wire, or approved alternate. See Std. Dwg. RD336 for tracer wire details.
7. Invert channels shall be constructed to provide smooth slopes and radii to outlet pipe.
8. When rigid pipe is used, the connecting pipe shall have a flexible, gasketed and unrestrained joint within 18" of manhole wall. Joint type varies with manufacturer.
9. When flexible pipe is used, install resilient connectors conforming to requirements of ASTM C923.
10. See Std. Dwg. RD335, RD336, and RD338 for details not shown.
11. See Std. Dwg. RD336 for manhole steps details.
12. See Std. Dwg. RD342 for shallow manholes.
13. See Std. Dwg. RD344 for manhole base section.
14. See Std. Dwg. RD356 for manhole covers and frames, manhole adjustment rings, etc.
15. Pipe zone varies, see Std. Dwg. RD300.

**OREGON STANDARD DRAWINGS**  
**PIPE TO MANHOLE CONNECTIONS**  
 2021  
 DATE REVISION DESCRIPTION

Effective Date: December 1, 2020 – May 31, 2021 RD345

rd344.dgn 20-JUL-2020

RD344

rd345.dgn 20-JUL-2020

RD345

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PUBLISH DATE  
2022-05-02  
ISSUED FOR  
BID SET  
REVISIONS

**STORM DRAIN & SANITARY SEWER DETAILS V**  
**SKYLINE PARTITION**

CITY OF WEST LINN,  
WEST LINN, OREGON

**3J CONSULTING**  
 CIVIL ENGINEERING  
 WATER RESOURCES  
 COMMUNITY PLANNING

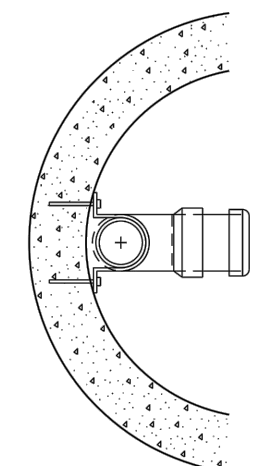
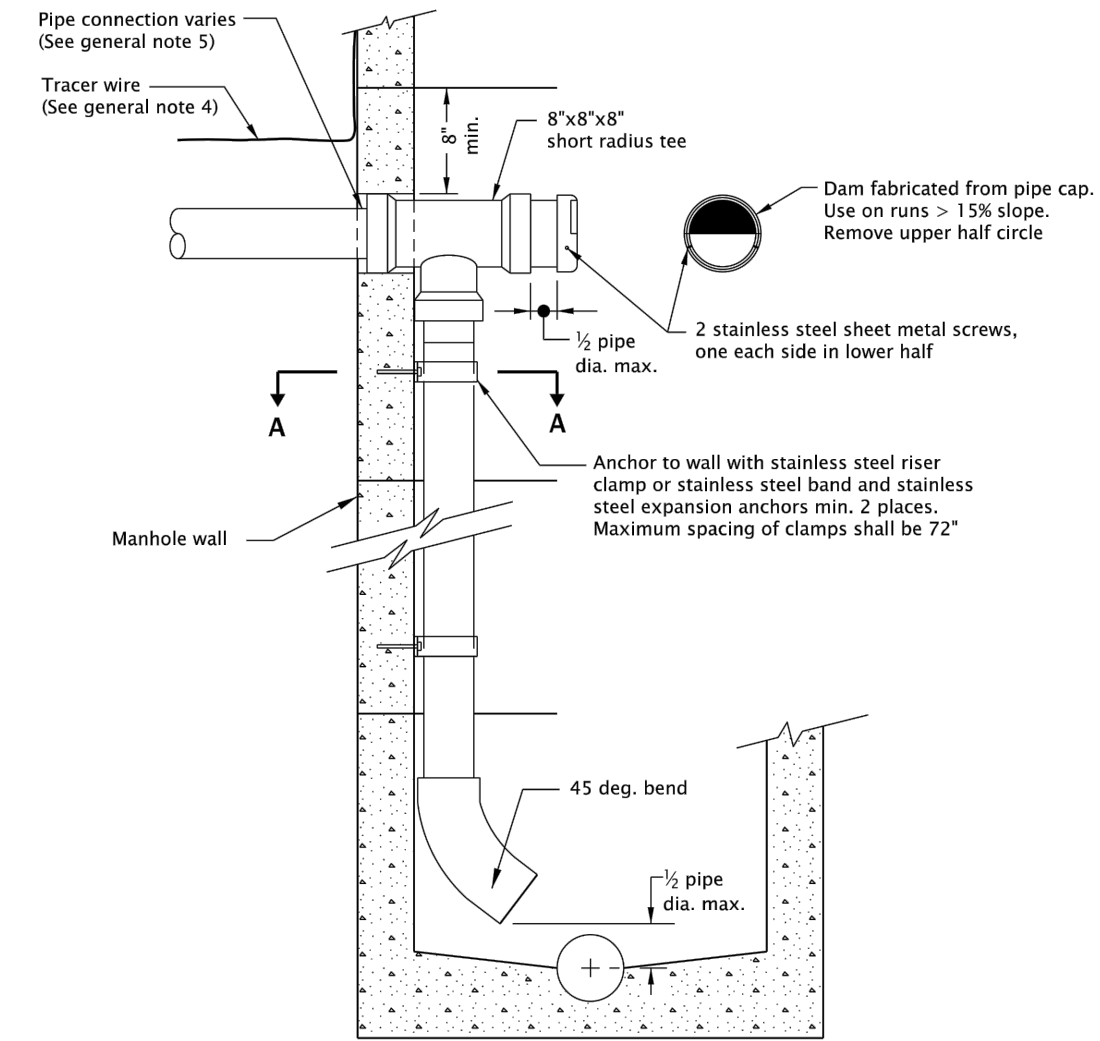
9600 SW NIMBUS AVE., SUITE 100, BEAVERTON, OR 97008

**PROJECT INFORMATION**  
 3J PROJECT # | 20657  
 TAX LOT(S) | 9900  
 LAND USE # | MIP-18-05  
 DESIGNED BY | LEO, KDO, JCR  
 CHECKED BY | BKF

**SHEET NUMBER**  
**C935**

rd350.dgn 20-JUL-2020

055E09



SECTION A-A  
CLAMP DETAIL

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

- Only one inside drop per manhole.
- PVC shall be ASTM D3034 SDR35.
- See Std. Dwg. RD336 for manhole steps details.
- See Std. Dwg. RD336 for tracer wire details.
- See Std. Dwg. RD345 for pipe to manhole connections.
- See appropriate manhole standard drawings for details not shown.
- Max. incoming pipe diameter 8". Drop pipe and fittings shall match incoming pipe.
- Location, elevation, diameter, and slope of incoming pipe varies, see project plans.

CALC. BOOK NO. N/A	SDR DATE 14-JUL-2014
NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications	
<b>OREGON STANDARD DRAWINGS</b>	
<b>SANITARY SEWER PIPED INSIDE DROP CONNECTION FOR MANHOLES</b>	
2021	
DATE	REVISION DESCRIPTION

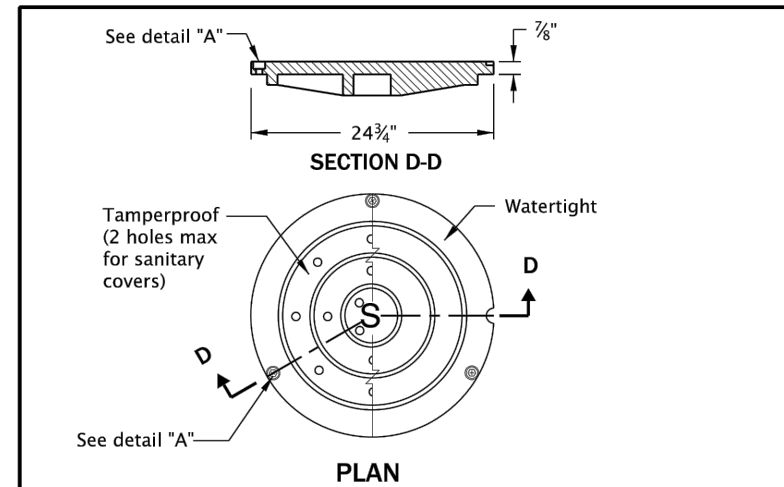
*The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without consulting a Registered Professional Engineer.*

Effective Date: December 1, 2021 - May 31, 2022

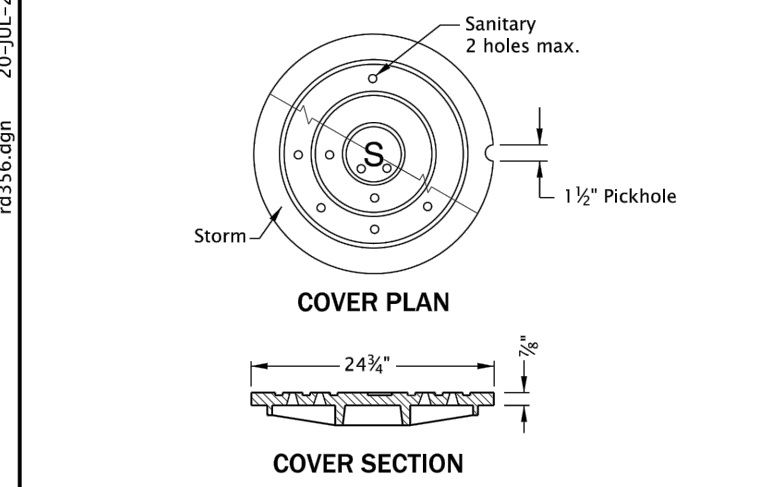
RD350

rd356.dgn 20-JUL-2020

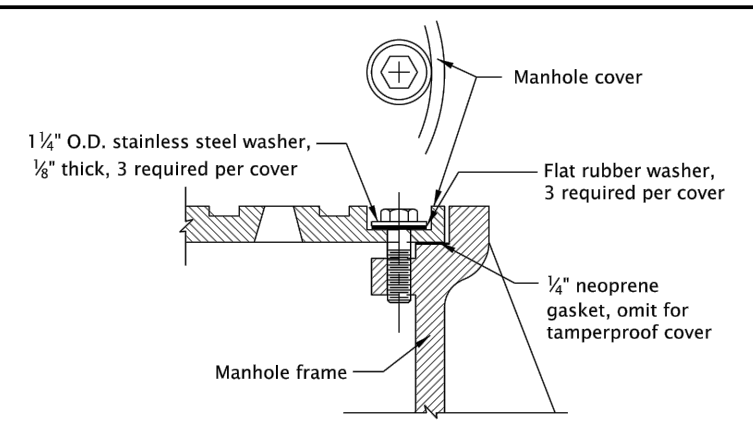
RD356



SECTION D-D  
PLAN  
CAST IRON TAMPERPROOF & WATERTIGHT COVER  
(Frames available in standard or suburban pattern)

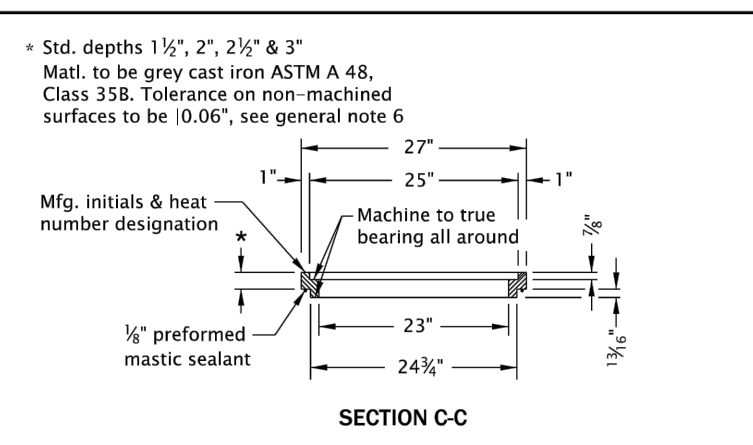


COVER PLAN  
COVER SECTION  
FRAME SECTION  
CAST IRON SUBURBAN MANHOLE COVER & FRAME  
For use on local streets only, as specified

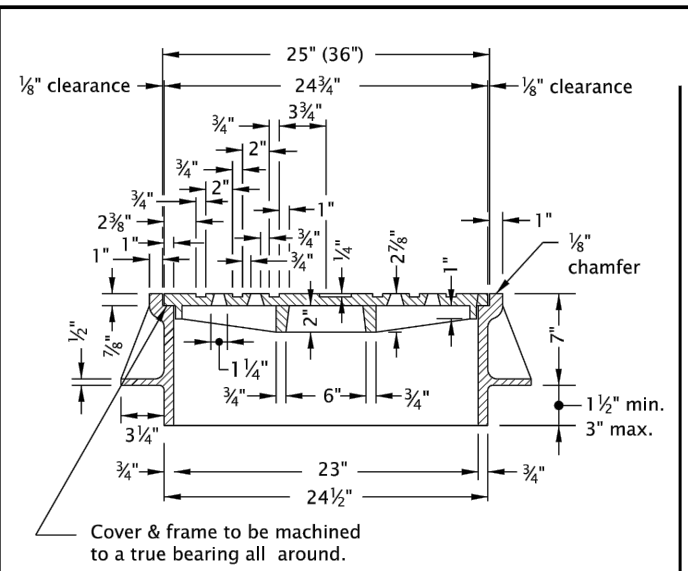


NOTE:  
3 required, equally spaced, 1/2"x1 1/2" pentagonal or hexagonal head, bronze or stainless steel. Install frame so that one bolt boss is located over the manhole steps (See general note 8).

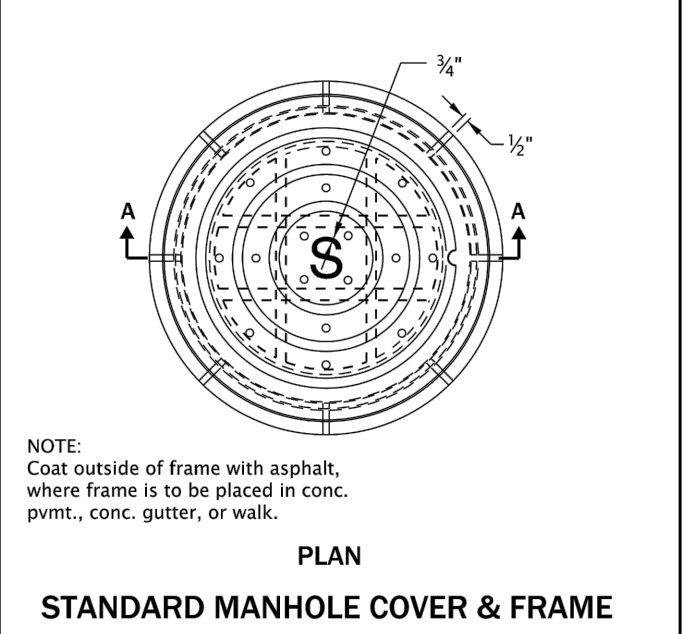
BOLT-DOWN (FOR TAMPERPROOF AND WATERTIGHT)  
DETAIL "A"



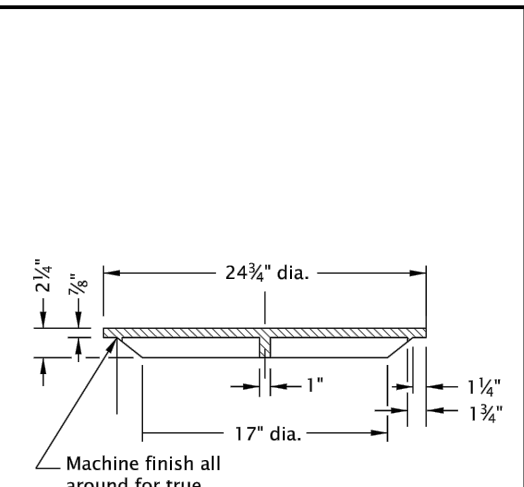
MANHOLE ADJUSTMENT RING  
For use with Standard Manhole Frame



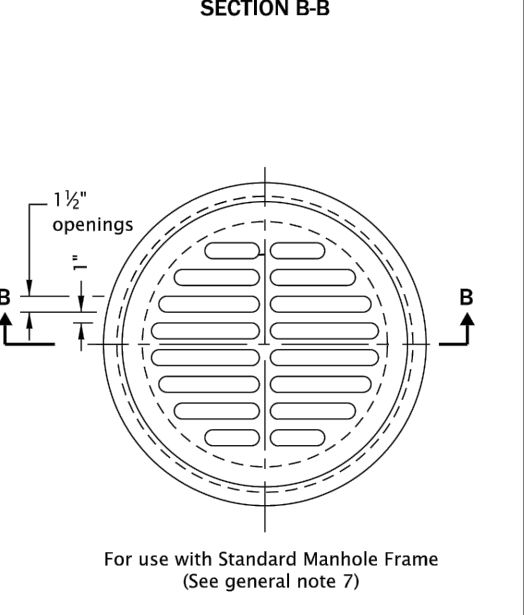
SECTION A-A  
36" min. diameter cover is required for manholes with depths of 20' or greater. (See general note 4)



PLAN  
STANDARD MANHOLE COVER & FRAME



SECTION B-B  
Machine finish all around for true bearing on frame



PLAN  
STANDARD MANHOLE GRATE  
For use with Standard Manhole Frame (See general note 7)

CALC. BOOK NO. N/A	SDR DATE 21-JUN-2019
NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications	
<b>OREGON STANDARD DRAWINGS</b>	
<b>MANHOLE COVERS AND FRAMES</b>	
2021	
DATE	REVISION DESCRIPTION

*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.*

Effective Date: December 1, 2020 - May 31, 2021

RD356

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PUBLISH DATE  
2022-05-02  
ISSUED FOR  
BID SET  
REVISIONS

STORM DRAIN & SANITARY SEWER DETAILS VI  
**SKYLINE PARTITION**

CITY OF WEST LINN,  
WEST LINN, OREGON

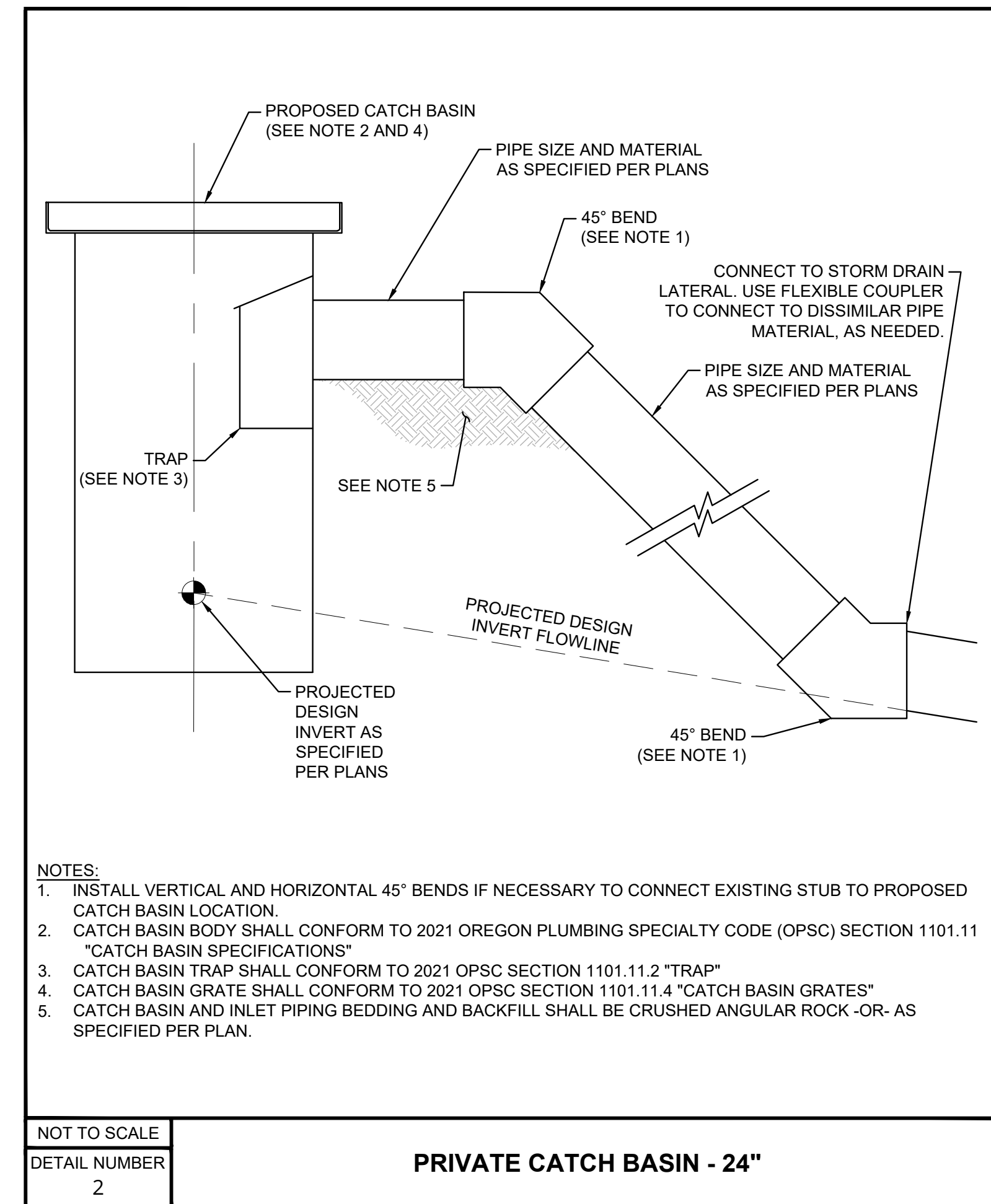
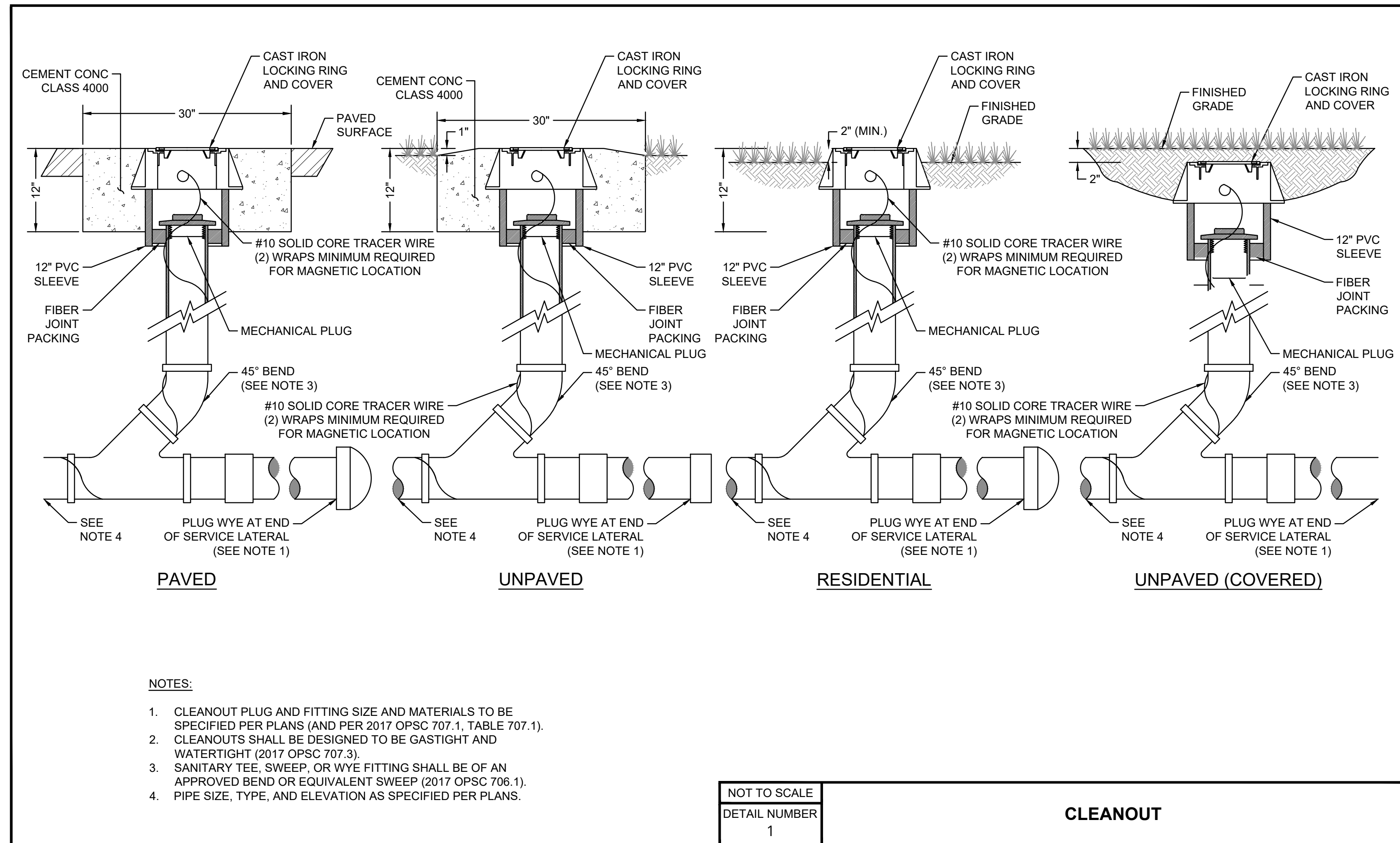
3J CONSULTING  
CIVIL ENGINEERING  
WATER RESOURCES  
COMMUNITY PLANNING

9600 SW NIMBUS AVE., SUITE 100, BEAVERTON, OR 97008

PROJECT INFORMATION  
3J PROJECT # | 20657  
TAX LOT(S) | 9900  
LAND USE # | MIP-18-05  
DESIGNED BY | LEO, KDO, JCR  
CHECKED BY | BKF

SHEET NUMBER  
**C936**

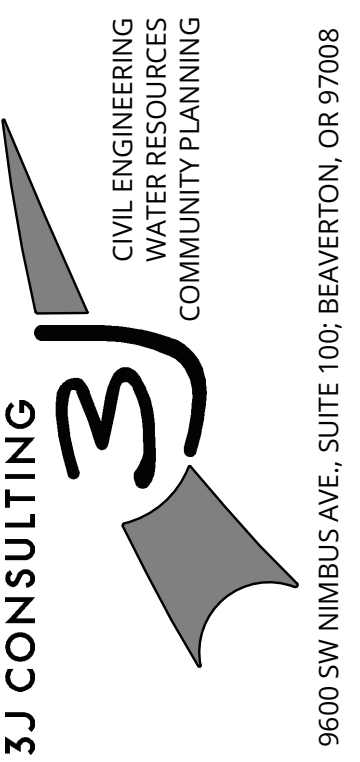
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PUBLISH DATE  
2022-05-02  
ISSUED FOR  
BID SET  
REVISIONS

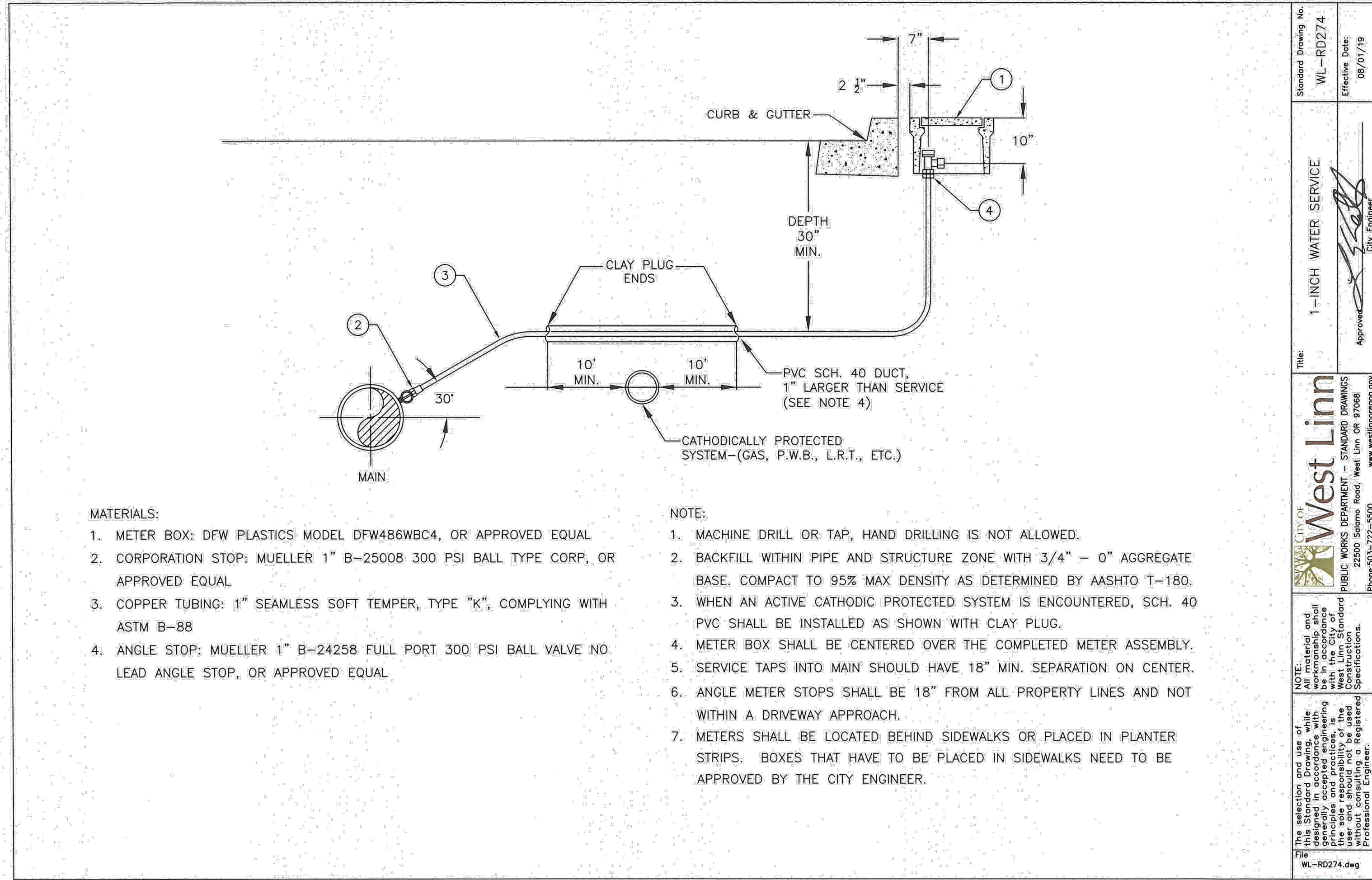
**STORM DRAIN & SANITARY SEWER DETAILS VII**  
**SKYLINE PARTITION**

CITY OF WEST LINN,  
WEST LINN, OREGON



PROJECT INFORMATION  
3J PROJECT # | 20657  
TAX LOT(S) | 9900  
LAND USE # | MIP-18-05  
DESIGNED BY | LEO, KDO, JCR  
CHECKED BY | BKF

SHEET NUMBER  
**C937**



Standard Drawing No. WL-RD274	Title 1-INCH WATER SERVICE
Effective Date: 08/01/19	Approved: <i>[Signature]</i> City Engineer
City of West Linn PUBLIC WORKS DEPARTMENT STANDARDS DIVISION 22600 Saline Road, West Linn, OR 97148 Phone: 503-722-5000 www.westlinn.org	
NOTE: The selection and use of this Standard Drawing, while not intended to constitute a contract, shall be in accordance with the principles and standards of good engineering practice and shall not be used for construction purposes.	
File: WL-RD274.dwg	

**WATER SYSTEM DETAILS I**  
**SKYLINER PARTITION**

PUBLISH DATE  
2022-05-02  
ISSUED FOR  
BID SET  
REVISIONS

**3J CONSULTING**  
CIVIL ENGINEERING  
WATER RESOURCES  
COMMUNITY PLANNING

9600 SW NIMBUS AVE., SUITE 100, BEAVERTON, OR 97008

PROJECT INFORMATION  
3J PROJECT # | 20657  
TAX LOT(S) | 9900  
LAND USE # | MIP-18-05  
DESIGNED BY | LEO, KDO, JCR  
CHECKED BY | BKF

SHEET NUMBER  
**C941**

CITY OF WEST LINN  
WEST LINN, OREGON