

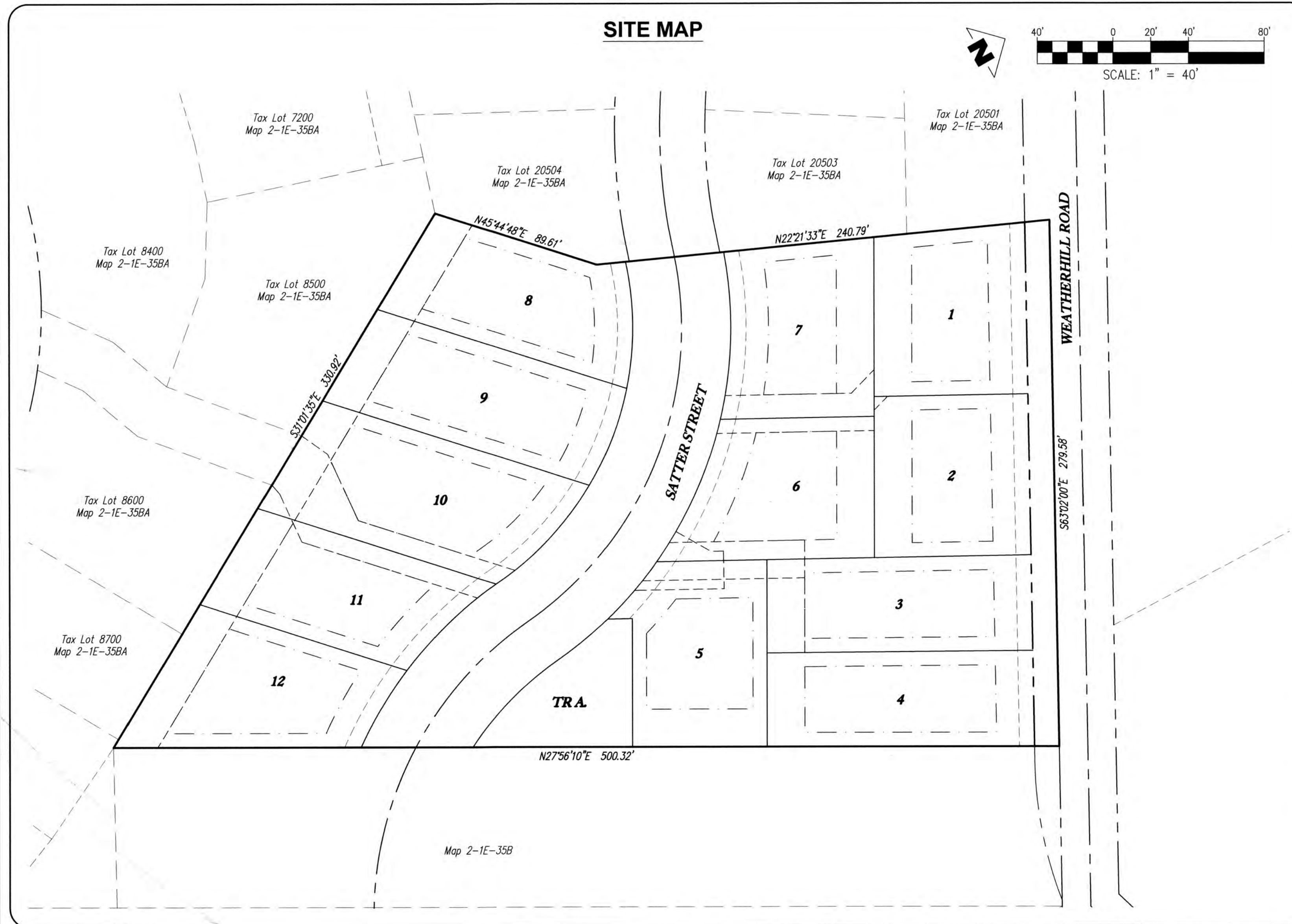
WEATHERHILL ROAD SUBDIVISION

12 LOT SUBDIVISION NW 1/4 SECTION 13, T. 3S, R. 1W, W.M. CITY OF WEST LINN, OREGON

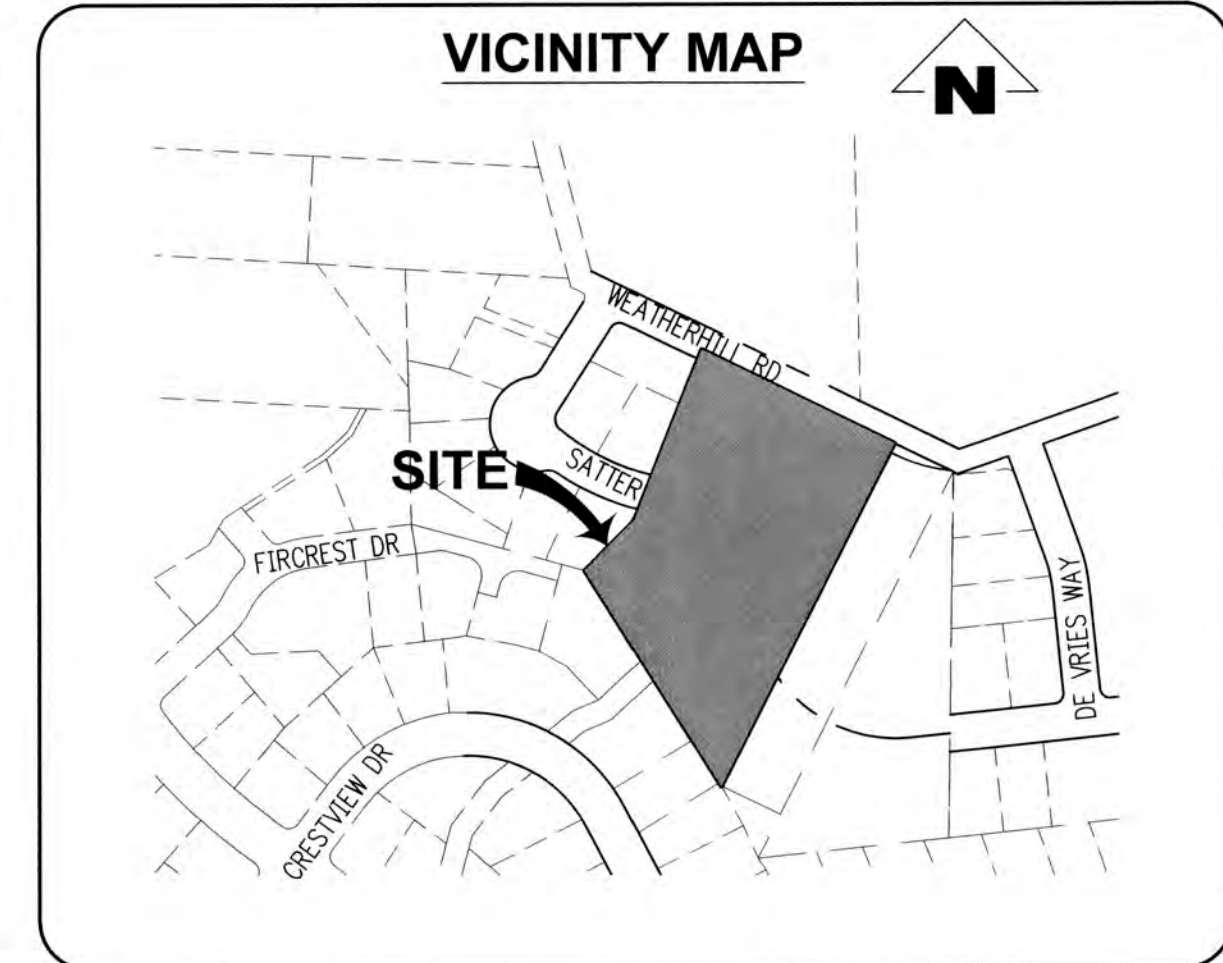
GENERAL LEGEND

| | |
|--|---|
| | LANDSCAPE HEDGE |
| | FLOW LINE |
| | FENCE |
| | EXISTING MAJOR CONTOUR LINE |
| | EXISTING MINOR CONTOUR LINE |
| | PROPOSED MAJOR CONTOUR LINE |
| | PROPOSED MINOR CONTOUR LINE |
| | SIGNIFICANT RESOURCE OVERLAY ZONE (SROZ) |
| | SANITARY SEWER LINE |
| | STORM DRAIN LINE |
| | GAS LINE |
| | WATER LINE |
| | OVERHEAD UTILITIES LINE |
| | UNDERGROUND UTILITIES LINE |
| | COMMUNICATIONS LINE |
| | ELECTRIC LINE |
| | FIRE HYDRANT |
| | AIR RELEASE |
| | WATER BLOWOFF |
| | WATER METER/SERVICE |
| | WATER VAULT |
| | IRRIGATION SPRINKLER HEAD |
| | CULVERT / OUTFALL |
| | STORM DRAIN MANHOLE |
| | CATCH BASIN / AREA DRAIN |
| | SANITARY SEWER MANHOLE |
| | UTILITY MANHOLE |
| | UTILITY CLEAN OUT |
| | UTILITY VALVE |
| | UTILITY POLE |
| | UTILITY GUY POLE |
| | UTILITY GUY WIRE |
| | UTILITY/LIGHT POLE |
| | LIGHT POLE |
| | LIGHT POLE WITH ARM |
| | LIGHT SIGNAL JUNCTION BOX |
| | JUNCTION BOX |
| | ELECTRIC METER/SERVICE |
| | ELECTRIC PEDESTAL |
| | ELECTRIC VAULT |
| | TELEPHONE MANHOLE |
| | COMMUNICATIONS PEDESTAL |
| | COMMUNICATIONS VAULT |
| | GAS METER/SERVICE |
| | GAS PEDESTAL |
| | DECIDUOUS TREE |
| | EVERGREEN TREE |
| | SIGN POST |
| | MAILBOX |
| | SIDEWALK TO BE INSTALLED AT TIME OF STREET CONSTRUCTION |

SITE MAP



VICINITY MAP



DRAWING INDEX

| NO. | TITLE |
|-----|--|
| 01 | COVER SHEET |
| 02 | CONDITIONS OF APPROVAL |
| 03 | CONSTRUCTION NOTES |
| 04 | EXISTING CONDITIONS & DEMOLITION PLAN |
| 05 | TREE PRESERVATION PLAN |
| 06 | TREE PRESERVATION DETAILS |
| 07 | GRADING PLAN |
| 08 | GRADING SECTIONS |
| 09 | PRELIMINARY PLAT |
| 10 | COMPOSITE UTILITY PLAN |
| 11 | STORM LINE SD-00 PLAN & PROFILE |
| 12 | STORM LINE SD-01 PLAN & PROFILE |
| 13 | WQ FACILITY PLAN & PROFILE |
| 14 | WQ FACILITY PLANTING PLAN |
| 15 | TYPICAL STREET SECTIONS |
| 16 | SATTER ST & STORM LINE SD-02 PLAN & PROFILE |
| 17 | SATTER WALL PLAN & PROFILE |
| 18 | STORM LINES SD-03 & SD-04 PLAN & PROFILE |
| 19 | PRIVATE STORM LINE SD-05 PLAN & PROFILE |
| 20 | WEATHERHILL ROAD & STORM LINE SD-06 PLAN & PROFILE |
| 21 | SANITARY LINE SS-A PLAN & PROFILE |
| 22 | SANITARY LINE SS-B, SS-C & WATER LINE PLAN & PROFILE |
| 23 | SANITARY LINES SS-D & SS-E PLAN & PROFILE |
| 24 | PRIVATE SANITARY LINE SS-F PLAN & PROFILE |
| 25 | STREET TREE & STRIPING & SIGNAGE PLAN |
| 26 | LIGHTING PLAN |
| 27 | STREET & WATER CONSTRUCTION DETAILS |
| 28 | STREET CONSTRUCTION DETAILS |
| 29 | STORM & SANITARY CONSTRUCTION DETAILS |
| EC1 | COVER SHEET |
| EC2 | EXISTING CONDITIONS AND DEMOLITION PLAN |
| EC3 | GRADING & EROSION CONTROL PLAN |
| EC4 | EROSION AND SEDIMENT CONTROL DETAILS |
| EC5 | EROSION AND SEDIMENT CONTROL DETAILS |

ENGINEER'S NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

BENCHMARK INFORMATION

THE DATUM FOR THIS SURVEY IS BASED UPON OREGON REAL-TIME GNSS NETWORK (ORGN).

DATUM = NAVD 88

SITE DATA

| | |
|--------------|-----------|
| AREA: | 2.57 Ac. |
| ZONING: | R-7 |
| TAX MAP: | T2SR1E35B |
| TAX LOT: | 405 |
| NO. OF LOTS: | 12 |

NOTICE TO EXCAVATORS:

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.
(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987.)

POTENTIAL UNDERGROUND FACILITY OWNERS

Dig Safely.

Call the Oregon One-Call Center
DIAL 811 or 1-800-332-2344

EMERGENCY TELEPHONE NUMBERS

| | |
|--------------------------------|-----------------------|
| NW NATURAL GAS | |
| M-F 7am-6pm | 503-226-4211 Ext.4313 |
| AFTER HOURS | 503-226-4211 |
| PGE | 503-464-7777 |
| CENTURY LINK | 1-800-491-0118 |
| FRONTIER | 1-800-921-8101 |
| CITY OF WEST LINN PUBLIC WORKS | 503-635-0238 |

PROJECT CONTACTS

APPLICANT:

EMERIO DESIGN, LLC
6445 SW FALLBROOK PL, SUITE 100
BEAVERTON, OR 97008
(503) 746-8812

OWNER:

22870 WEATHERHILL, LLC
PARTNERSHIP ADMINISTRATOR:
ROD FREISEN
(971) 235-3314

LAND USE, CIVIL ENGINEER AND SURVEYOR:

EMERIO DESIGN, LLC
6445 SW FALLBROOK PL, SUITE 100
BEAVERTON, OR 97008
ENGINEER CONTACT: ERIC EVANS
SURVEYOR CONTACT: DWAYNE KUFCHAK
(503) 746-8812 (P)
(503) 639-9592 (F)

** LOTS 5 THROUGH 12 TO BE CONSTRUCTED WITH FIRE SPRINKLERS UNLESS SATTER STREET IS CONNECTED THROUGH FROM THE EAST PRIOR TO HOME OCCUPANCY.

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

CITY OF WEST LINN ENGINEERING
APPROVED
DATE 11/22/21 BY E.L.

WEATHERHILL RD SUBDIVISION
22870 S WEATHERHILL ROAD
TAX LOT 405
TAX MAP T2S R1E 35B
WEST LINN, OREGON

COVER SHEET

| NO. | DATE | DESCRIPTION |
|-----|---------|---------------|
| 0 | 04/2021 | 1ST SUBMITTAL |

EMERIO
ENGINEERING • SURVEYING • DESIGN
6445 SW FALLBROOK PLACE, SUITE 100
BEAVERTON, OREGON 97008
TEL: (503) 746-8812
WWW.EMERIODSIGN.COM

REGISTERED PROFESSIONAL ENGINEER
ERIC DANIEL EVANS
EXPIRES: 12/31/2021

SHEET
01
OF
34

WEST LINN PLANNING COMMISSION
FINAL DECISION AND ORDER
SUB-18-04/WAP-18-05

IN THE MATTER OF A PROPOSAL TO DEVELOP A 12-LOT SUBDIVISION
at 22870 Weatherhill Road

I. Overview

At their meeting of August 21, 2019, the West Linn Planning Commission ("Commission") held a public hearing to consider the request by 22870 Weatherhill LLC, property owner, to approve a proposal to develop a 12-lot subdivision. The approval criteria for land division are found in Chapter 85 of the Community Development Code (CDC). Other criteria applicable to this application are found in CDC Chapters 12, 32, 48, 55 and 92. The hearing was conducted pursuant to the provisions of CDC Chapter 99.

The hearing commenced with a staff report presented by Jennifer Arnold, Associate Planner. Steve Miller and Eric Evans from Emerio Design, LLC, made a presentation on behalf of the applicant. Joe Lockridge testified to express concern regarding road width, safety, and traffic for the area. Steve Kelly testified about traffic safety and tree protection. Mr. Kelly also noted that he could support the application if a detailed traffic study is done and reviewed. Following public testimony, the public hearing was closed.

A motion was made by Commissioner King to continue the action to September 18, 2019 with a limited open record to allow Public Works a chance to provide an answer to Vice Chair Mathews regarding safety on Weatherhill Road (record was left open until September 4, 2019 for Public Works to respond and then open until September 11, 2019 for the applicant to respond). The motion was seconded by Commissioner Farrell and the motion passed unanimously 6-0-0.

At their meeting of September 18, 2019 the Commission heard the continued action. After discussion with City Attorney Tim Ramis, the Commission decided to reopen the public record and allow testimony by members of the audience and the applicant. The applicant provided an extension to the 120-day-clock period, entered material into the record, and then proceeded with testimony. The public hearing was again closed. Commissioner Farrell moved to continue the action to October 16, 2019 leaving the record open to allow Public Works or any member of the public to respond to additional questions posed by the Planning Commission (deadline 9/25/19) and to allow the public to address information submitted during this open record period (deadline 10/2/19). The applicant was provided final rebuttal on any additional information submitted during this open period (deadline 10/9/19). The motion was seconded by Commissioner Kelly and passed unanimously 7-0-0.

At their meeting of October 16, 2019, the Chair recognized the hearing was closed, the record was closed, and the Planning Commission was in deliberations. Commissioner Pellett made a motion to approve the application with the Staff recommended conditions of approval as modified by the Planning Commission, which was seconded by Commissioner Mathews. The motion was passed 7 - 0.

II. The Record

The record was finalized at the October 16, 2019, hearing. The record includes the entire file from SUB-18-04.

III. Findings of Fact

- 1) The Overview set forth above is true and correct.
- 2) The applicant is Emerio Design, LLC.
- 3) The Commission finds that it has received all information necessary to make a decision based on the Staff Report and attached findings; public comment, if any; and the evidence in the whole record, including any exhibits received at the hearing.

IV. Findings

The Commission adopts the Staff Report for August 21, 2019, with attachments, along with the supplemental record submittals provided on 9/25/19, 10/2/19 and 10/9/19 as its findings, which are incorporated by this reference. The Commission concludes that all of the required approval criteria are met subject to the following conditions of approval:

1. **Site Plan.** With the exception of modifications required by these conditions, the final plat shall conform to the submitted Preliminary Plat and Preliminary Site Plan, (Sheets 6/13 and 7/13, dated 8/8/2019).
 - a. The Planning Commission applied Figure 6 of the Staff Report for the August 21, 2019 hearing for the final plat configuration that included no flag lot.
2. **Engineering Standards.** All public improvements and facilities including street improvements, utilities, grading, onsite storm water design, driveway placement and construction, pavement mitigation, street lighting, street trees, easements, and easement locations are subject to the City Engineer's review, modification, and approval per the City adopted Public Works standards. All improvements must be designed, constructed, and completed prior to final plat approval. The Director of Public Works may allow a waiver of improvements as allowed by Code.
3. **Sewer Easement.** The Applicant shall record a sewer easement to utilize a City owned tract for the proposed sewer extension to the subject property. This easement shall be shown on the face of the plat. Alternatively, the easement may be recorded separately and the recorded number shall be referenced on the face of the plat.

4. **Mitigation and Re-Vegetation.** Prior to recording of the final plat, all on-site mitigation and revegetation shall be completed per the Schott and Associates "Natural Resource Assessment" dated February 2019.
5. **Water Quality Tract.** The applicant shall dedicate the water quality tract to the City of West Linn and reference this dedication on the face of the plat.
6. **Weatherhill Road:** Construction activities shall not proceed until improvements to Weatherhill Road are made in accordance with the Applicant's letter dated October 9, 2019. The applicable improvements to Weatherhill Road are presented on page 3, paragraph 4 of the referenced letter. Roadway improvements include those performed by the applicant and the City of West Linn.
7. **Construction Parking:** On the portion of Satter Street that adjoins the proposed development, where Satter Street is 24 feet wide, no construction parking shall be allowed consistent with West Linn Code and the Transportation System Plan.
8. **Parking:** Satter Street as extended into the proposed development shall be posted no parking consistent with TVFR regulations prior to approval of the final plat.
9. **Access:** Construction traffic to/from the proposed development shall be restricted to an access from Weatherhill Road to the construction site until such time the Director of Public Works determines that the access would prohibit or impair construction actions.

V. Order

The Commission concludes that SUB-18-04 is approved based on the Record, Findings of Fact and Findings above.

Gary Walvatne
GARY WALVATNE, CHAIR
WEST LINN PLANNING COMMISSION

October 17, 2019
DATE

This decision may be appealed to the City Council pursuant to the provisions of Chapter 99 of the Community Development Code and any other applicable rules and statutes. This decision will become effective 14 days from the date of mailing of this final decision as identified below.

Mailed this 18 day of October, 2019.

Therefore, this decision becomes effective at 5 p.m., November 1, 2019.

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

CITY OF WEST LINN ENGINEERING
APPROVED
DATE 11/21/21 BY EL



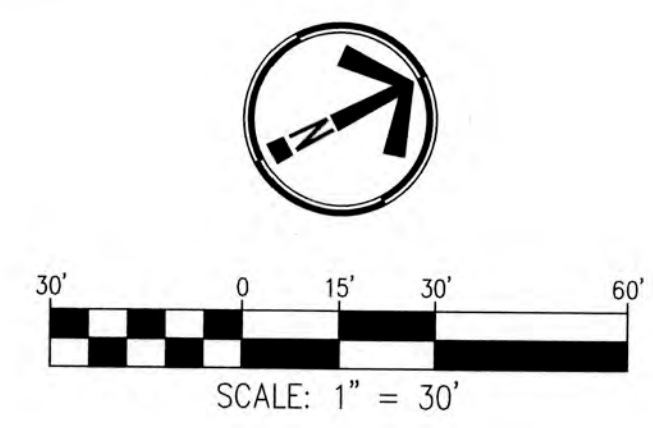
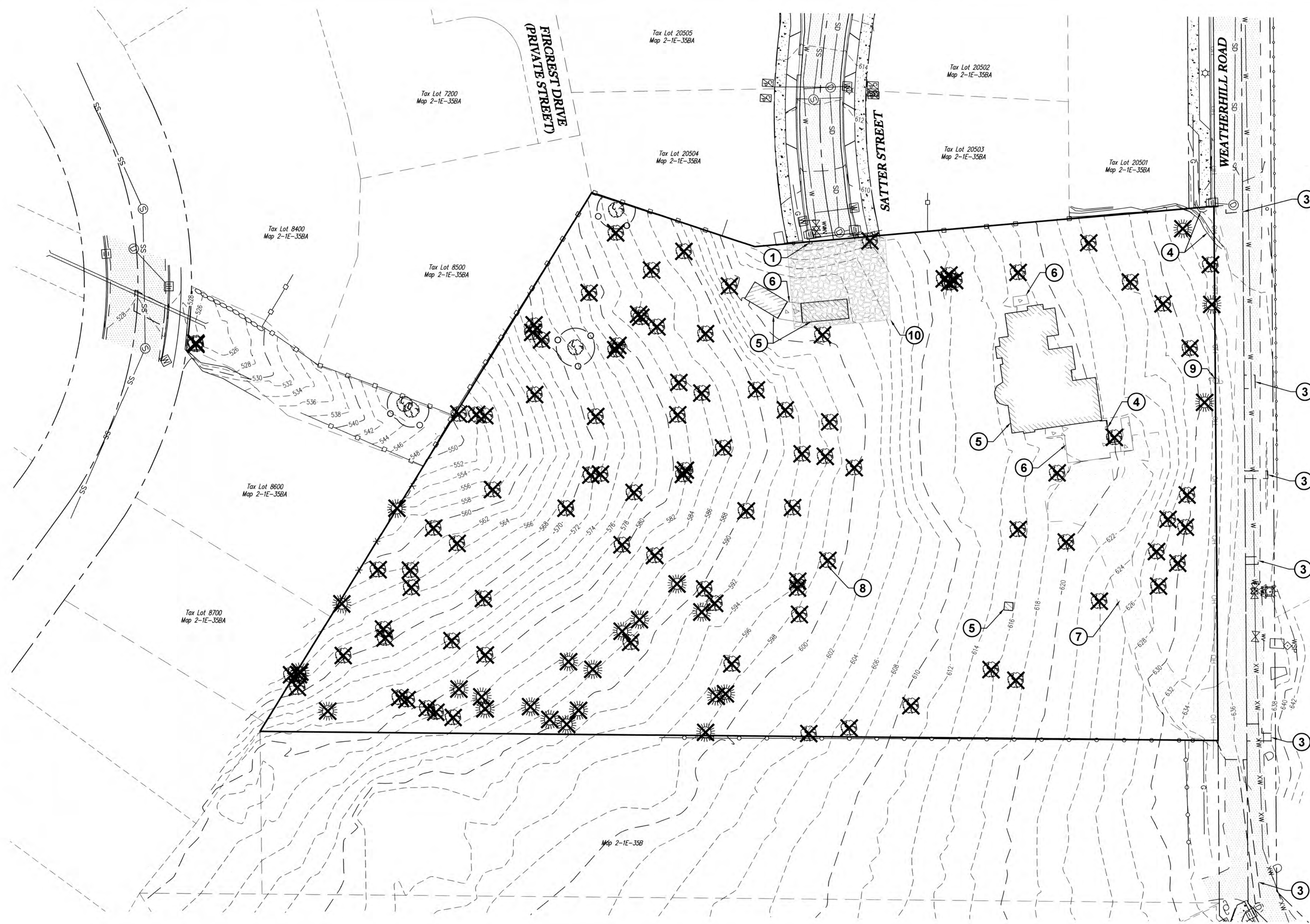
SHEET
02
OF
34

CONDITIONS OF
APPROVAL

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|---------|---------------|
| 0 | 04/2021 | 1ST SUBMITTAL |

WEATHERHILL RD SUBDIVISION
22870 S WEATHERHILL ROAD
TAX LOT 405
TAX MAP T2S R1E 35B
WEST LINN, OREGON



LEGEND:

- SITE BOUNDARY
- LIMITS OF CONSTRUCTION
- EXISTING FENCE
- SILT FENCE
- TREE PROTECTION FENCE

DEMOLITION KEY NOTES

- ① REMOVE EXISTING END OF ROAD SIGN.
- ② POT HOLE END OF SANITARY LINE AND REMOVE EXISTING PLUG. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING SANITARY INVERT ELEVATION IS DIFFERENT THAN STATED ON THESE PLANS.
- ③ SAWCUT AND REMOVE EXISTING AC.
- ④ REMOVE EXISTING WALL.
- ⑤ REMOVE EXISTING BUILDING/STRUCTURE.
- ⑥ REMOVE EXISTING CONCRETE AREAS.
- ⑦ REMOVE EXISTING AC DRIVEWAY.
- ⑧ REMOVE EXISTING TREE (TYP). SEE SHEET 05 & 06 FOR DETAILED TREE PLANS.
- ⑨ REMOVE EXISTING POWER POLE. POWER TO BE UNDERGROUNDED.
- ⑩ INSTALL CONSTRUCTION ENTRANCE.

GENERAL NOTES:

A. SEE SHEETS 3 AND 4 FOR TREE PRESERVATION PLAN. TREE PROTECTION TO BE INSTALLED BEFORE ANY SITE DEMOLITION, GRUBBING, OR CLEARING.

SURVEYOR'S NOTES:

THE DATUM FOR THIS SURVEY IS BASED UPON OREGON REAL-TIME GNSS NETWORK (ORGN). NAVD88.

A TOPCON PS104B, TRIMBLE RS INSTRUMENTS WERE USED TO COMPLETE THIS SURVEY.

BOUNDARIES WERE DRAWN PER PLAT AND MONUMENTS FOUND. NO PROPERTY CORNERS WERE SET IN THIS SURVEY.

NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE, ETC.

THE UNDERGROUND UTILITIES AS SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD SURVEY OF ABOVE GROUND STRUCTURES AND AS MARKED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPROMISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.

NO TITLE REPORT WAS SUPPLIED OR USED IN THE PREPARATION OF THIS MAP. THERE MAY EXIST EASEMENTS, CONDITIONS, OR RESTRICTIONS THAT COULD AFFECT THE TITLE OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE IN THIS SURVEY TO SHOW SUCH MATTERS THAT MAY AFFECT TITLE.

WEATHERHILL RD SUBDIVISION
22870 S WEATHERHILL ROAD
TAX LOT 405
TAX MAP T2S R1E 35B
WEST LINN, OREGON

EXISTING CONDITIONS & DEMOLITION PLAN

| REVISIONS | |
|-----------|---------------|
| NO. | DESCRIPTION |
| 0 | 1ST SUBMITTAL |

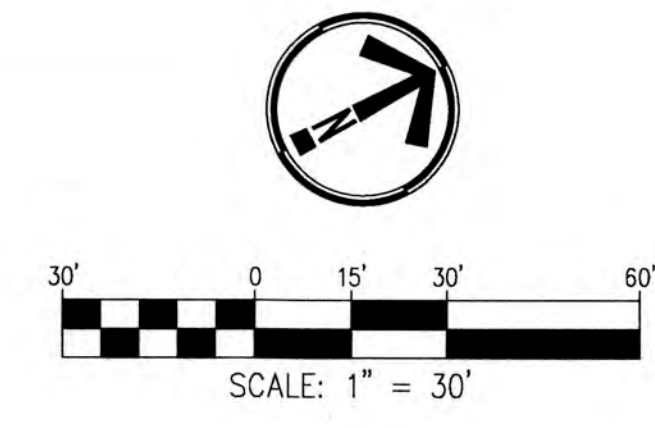
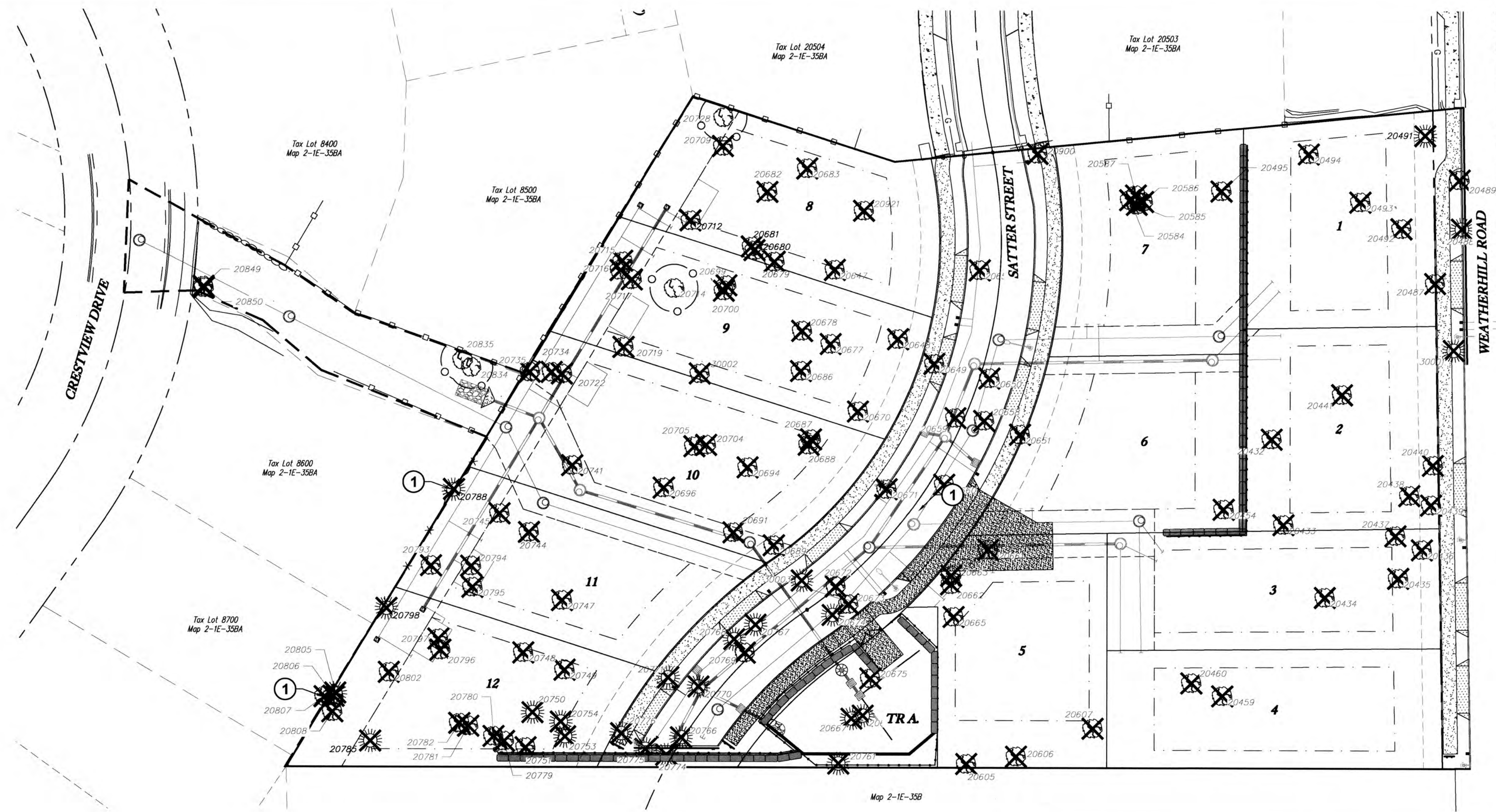
EMERIO
 ENGINEERING • SURVEYING • DESIGN
 8445 SW FALLBROOK PLACE, SUITE 100
 BEAVERTON, OREGON 97008
 TEL: (503) 746-8812
 FAX: (503) 746-8813
 www.emeriodesign.com

REGISTERED PROFESSIONAL ENGINEER
 ERIC DANIEL EVANS
 LICENSE NO. 51668
 EXPIRES: 12/31/2021

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

CITY OF WEST LINN ENGINEERING APPROVED
 DATE 11/22/21 BY *E*

SHEET
04
 OF
34



LEGEND:

- RETAIN EVERGREEN TREE
- RETAIN DECIDUOUS TREE
- REMOVE EVERGREEN TREE
- REMOVE DECIDUOUS TREE
- TREE PROTECTION FENCING (DETAIL THIS SHEET)

GENERAL TREE INVENTORY

| | |
|--|-------------------------|
| TOTAL PROPERTY AREA | 112,060 SF (2.57 AC) |
| TOTAL TREE INVENTORY | 124 |
| ONSITE TREES (INCLUDES ON BOUNDARY TREE) | 120 |
| OFFSITE TREES | 4 |
| TOTAL TREES RETAINED | 4 |
| TOTAL TREES REMOVED | 120 |
| ONSITE TREES RETAINED | 2 |
| OFFSITE TREES RETAINED | 2 |

TREE PROTECTION NOTES

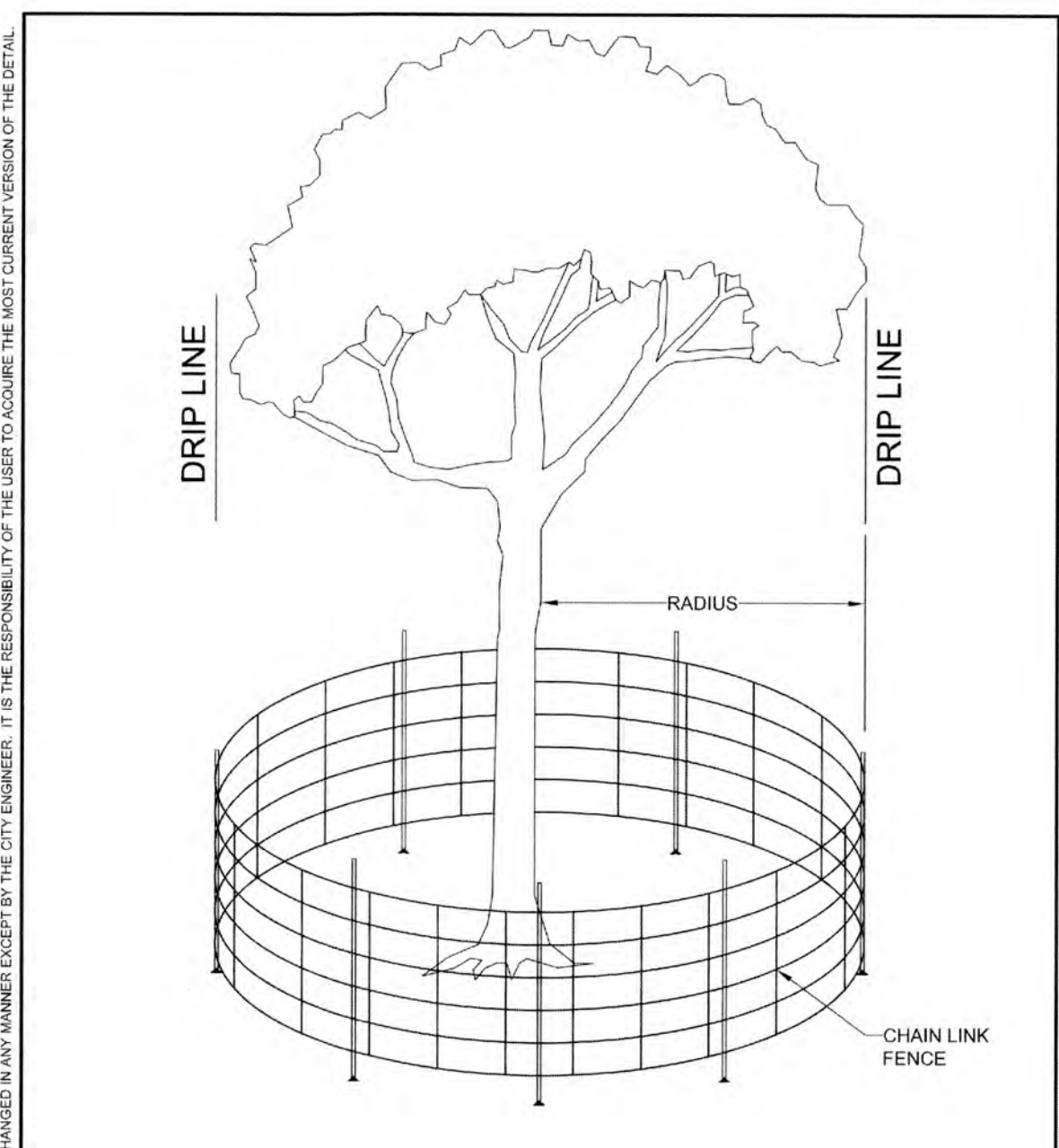
- TREE PROTECTION ZONE. THE STANDARD TREE PROTECTION ZONE (TPZ) FOR EACH TREE TO BE PROTECTED SHALL BE ESTABLISHED 1/2-FOOT RADIUS PER INCH OF TRUNK DIAMETER FOR NON-SIGNIFICANT TREES AND AT THE DRIPLINE PLUS 10-FOOT FOR SIGNIFICANT TREES. WHERE INFRASTRUCTURE (PLANTER BOX, UNDERGROUND UTILITIES AND MANHOLES, BLOCK WALL) MUST BE INSTALLED CLOSER TO THE TREE(S), PROTECTION FENCING MAY BE ESTABLISHED WITHIN THE TPZ IN ACCORDANCE WITH THE TREE PROTECTION PLAN.
- PROTECTION FENCING. PROTECTION FENCING SHALL BE INSTALLED AS DEPICTED ON THE TREE PRESERVATION PLAN BEFORE DEMOLITION GRUBBING, GRADING, OR CONSTRUCTION BEGINS. ALL TREES TO BE RETAINED SHALL BE PROTECTED BY SIX-FOOT-HIGH CHAIN LINK FENCES INSTALLED PER PLAN. PROTECTION FENCING SHALL BE SECURED TO TWO-INCH DIAMETER GALVANIZED IRON POSTS, DRIVEN TO A DEPTH OF AT LEAST TWO FEET, PLACED NO FURTHER THAN 10-FOOT APART. IF FENCING IS LOCATED ON PAVEMENT, POSTS MAY BE SUPPORTED BY AN APPROPRIATE GRADE LEVEL CONCRETE BASE. PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL FINAL INSPECTION OF THE PROJECT PERMIT, OR IN CONSULTATION WITH THE PROJECT ARBORIST.
- SIGNAGE. A 8.5X11 INCH SIGN STATING "WARNING: TREE PROTECTION ZONE," SHALL BE DISPLAYED ON EACH PROTECTION FENCE AT ALL TIMES.
- DESIGNATION OF CUT TREES. TREES TO BE REMOVED SHALL BE CLEARLY MARKED WITH CONSTRUCTION FLAGGING, TREE-MARKING PAINT, OR OTHER METHODS APPROVED IN ADVANCE BY THE PROJECT ARBORIST. TREES SHALL BE CAREFULLY REMOVED SO AS TO AVOID EITHER ABOVE OR BELOW GROUND DAMAGE TO THOSE TREES TO BE PRESERVED. ROOTS OF STUMPS THAT ARE ADJACENT TO RETAINED TREES SHALL BE CAREFULLY SEVERED PRIOR TO STUMP EXTRACTION.
- PRECONSTRUCTION CONFERENCE. THE PROJECT ARBORIST SHALL BE ON SITE TO DISCUSS METHODS OF TREE REMOVAL AND TREE PROTECTION PRIOR TO ANY CONSTRUCTION.
- VERIFICATION OF TREE PROTECTION MEASURES. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE PROJECT ARBORIST SHALL VERIFY IN WRITING TO THE CITY ARBORIST THAT TREE PROTECTION FENCING HAS BEEN SATISFACTORILY INSTALLED.
- TREE PROTECTION ZONE MAINTENANCE. THE PROTECTION FENCING SHALL NOT BE MOVED, REMOVED, OR ENTERED BY EQUIPMENT EXCEPT UNDER DIRECTION OF THE PROJECT ARBORIST, IN COORDINATION WITH THE CITY ARBORIST.
- STORAGE OF MATERIAL OR EQUIPMENT. THE CONTRACTOR SHALL NOT STORE MATERIALS OR EQUIPMENT WITHIN THE TPZ.
- CROWN PRUNING. CROWN PRUNING MAY BE NEEDED TO PROVIDE OVERHEAD CLEARANCE AND REMOVED DEAD AND DEFECTIVE BRANCHES FOR SAFETY. PRUNING SHOULD BE PERFORMED IN ACCORDANCE WITH THE WEST LINN TREE TECHNICAL MANUAL, BEST MANAGEMENT PRACTICES FOR TREE PRUNING AND ANSI A300 STANDARDS, AND CONDUCTED BY A QUALIFIED TREE SERVICE.
- QUALITY ASSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE PROJECT ARBORIST AS NEEDED, IN A TIMELY MANNER, PRIOR TO CONSTRUCTION ACTIVITIES THAT COULD ENROACH ON PROTECTED TREES. THE PROJECT ARBORIST SHOULD MONITOR CONSTRUCTION ACTIVITIES AND PROGRESS ON-CALL AND PROVIDE WRITTEN REPORTS TO THE DEVELOPER AND THE CITY FOLLOWING EACH SITE VISIT.
- FINAL REPORT. AFTER THE PROJECT HAS BEEN COMPLETED, THE PROJECT ARBORIST SHALL PROVIDE A FINAL REPORT TO THE CLIENT AND CITY ARBORIST. THE FINAL REPORT SHALL INCLUDE CONCERNS ABOUT ANY TREES NEGATIVELY IMPACTED DURING CONSTRUCTION, AND DESCRIBE THE MEASURES NEEDED TO MAINTAIN AND PROTECT THE REMAINING TREES FOR A MINIMUM OF TWO YEARS AFTER PROJECT COMPLETION.

TREE PROTECTION NOTES

- 1 SEE ARBORIST REPORT FOR TREE #20788 & 20807

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

CITY OF WEST LINN ENGINEERING
APPROVED
 DATE 11/27/21 BY *[Signature]*



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

TREE PROTECTION FENCE

West Linn logo and drawing information:

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

WEATHERHILL RD SUBDIVISION
 22870 S WEATHERHILL ROAD
 TAX LOT 405
 TAX MAP T2S R1E 35B
 WEST LINN, OREGON

TREE PRESERVATION PLAN

REVISIONS

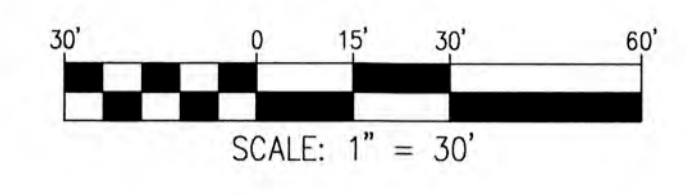
| NO. | DATE | DESCRIPTION |
|-----|---------|---------------|
| 0 | 04/2021 | 1ST SUBMITTAL |

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 ENGINEERING • SURVEYING • DESIGN
 6445 SW FALLBROOK PLACE, SUITE 110
 BEAVERTON, OREGON 97008
 TEL: (503) 746-8812
 FAX: (503) 638-9682
 www.emeriodesign.com

REGISTERED PROFESSIONAL

 ERIC DANIEL EVANS
 LICENSE: 12751/2021

SHEET
05
 OF
34



LEGEND:

- 220 — PROPOSED MAJOR CONTOUR LINE
- 219 — PROPOSED MINOR CONTOUR LINE
- - - 195 - - EXISTING MAJOR CONTOUR LINE
- - - 194 - - EXISTING MINOR CONTOUR LINE
- — — — — PROPERTY BOUNDARY LINE
- - - - - SIGNIFICANT RESOURCE OVERLAY ZONE (SROZ)
- — — — — PROPOSED LOT LINE
- — — — — PROPOSED RIGHT-OF-WAY LINE
- — — — — PROPOSED PUE EASEMENT
- — — — — PROPOSED SANITARY SEWER LINE
- — — — — PROPOSED STORM DRAIN LINE
- — — — — PROPOSED WATER LINE
- ● — TREE PROTECTION FENCE (6' HIGH CHAIN LINK W/ METAL POSTS)
- ■ — ULTRA-BLOCK RETAINING WALL
- ⊙ PROPOSED SANITARY SEWER MANHOLE
- ⊕ PROPOSED STORM DRAIN MANHOLE
- ⊕ PROPOSED CURB INLET CATCH BASIN
- ⊕ PROPOSED FIRE HYDRANT
- ■ — PROPOSED SIDEWALK & DRIVEWAYS TO BE INSTALLED AT TIME OF STREET CONSTRUCTION
- ■ — PROPOSED SIDEWALK TO BE INSTALLED BY HOMEBUILDER
- ■ — PROPOSED LIDA PLANTER TO BE INSTALLED W/ HOME CONSTRUCTION

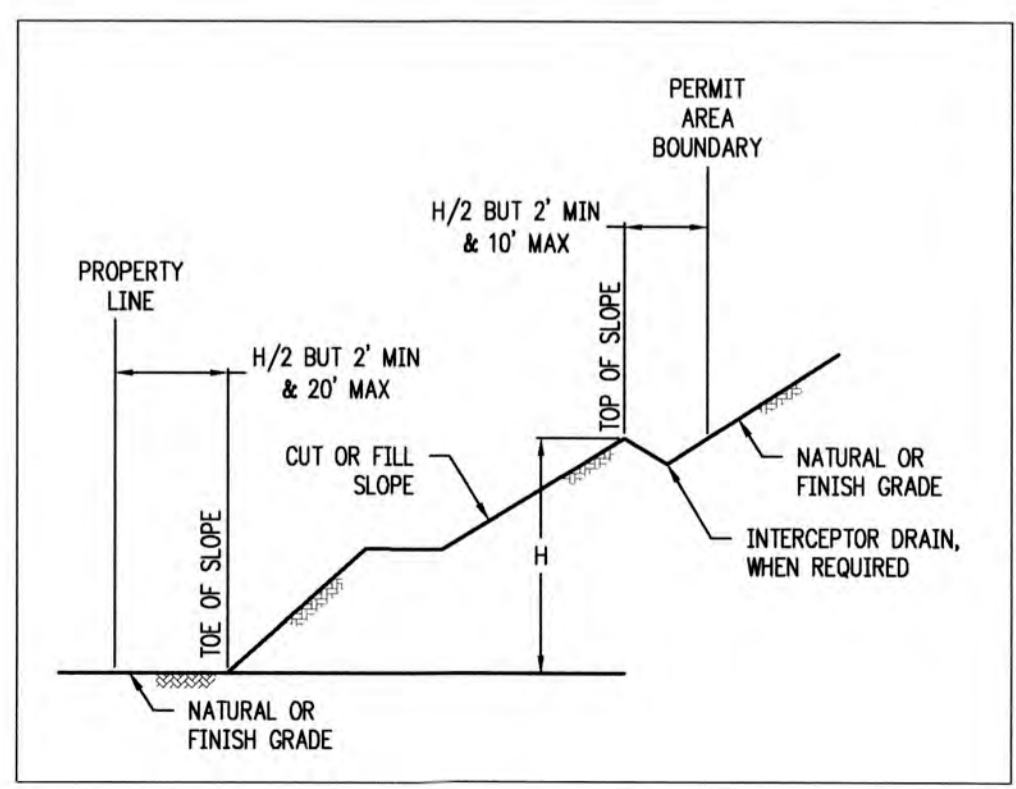
EARTHWORK SUMMARY

| | VOLUME IN CY |
|------------|--------------|
| CUT | 1,470 |
| FILL | 11,310 |
| NET (FILL) | 9,840 |

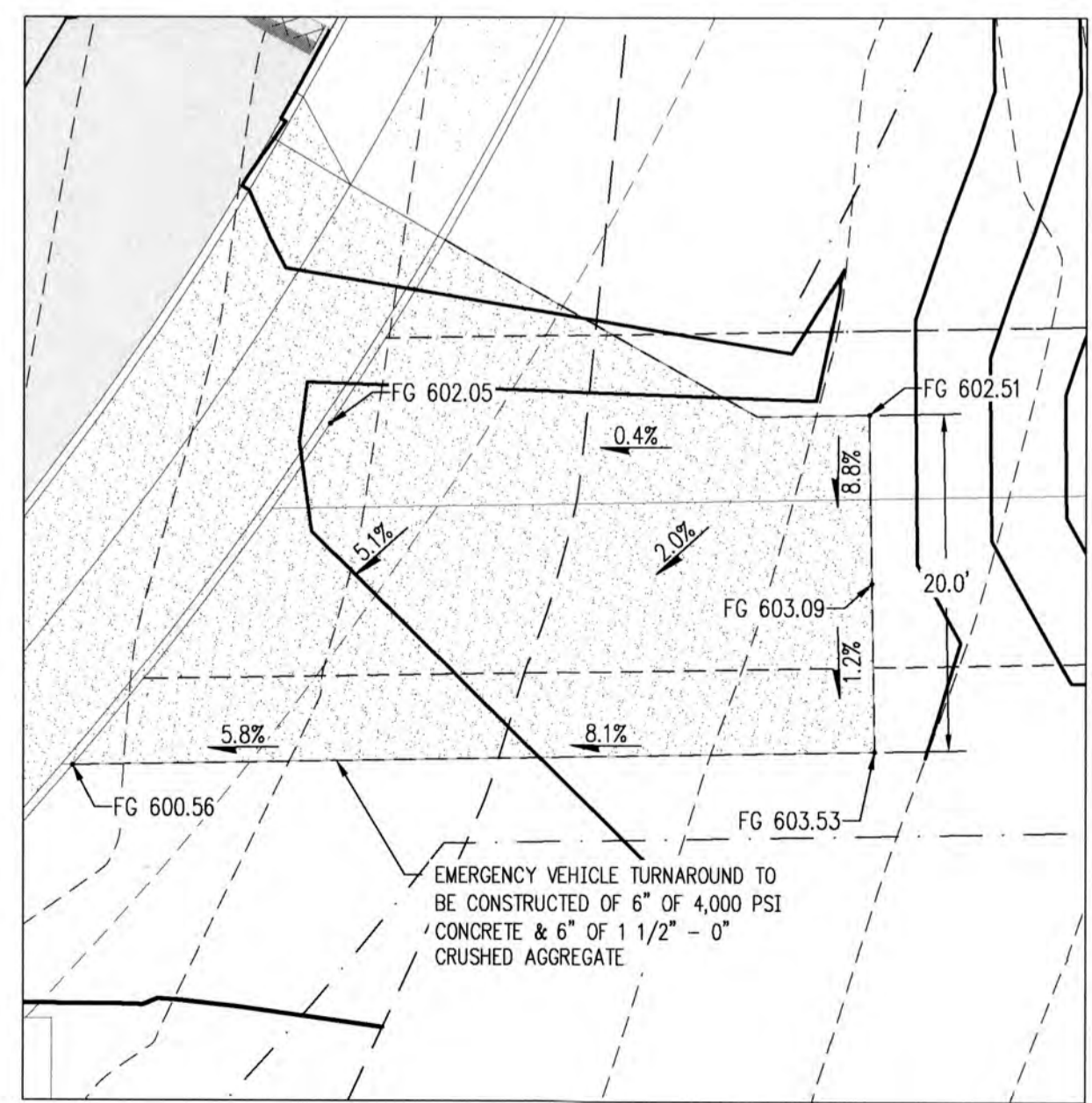
NOTE: STRIPPING AND TRENCH SPOILS ARE NOT INCLUDED IN THIS CALCULATION. CONTRACTOR SHALL INDEPENDENTLY VERIFY VOLUMES.

GENERAL NOTES:

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



SETBACK LIMITATIONS
SCALE: NTS



EMERGENCY TURNAROUND
SCALE: 1"=10'
CITY OF WEST LINN SUB-18-04/WAP-18-05

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

CITY OF WEST LINN ENGINEERING
APPROVED
DATE: 11/22/21 BY: EC

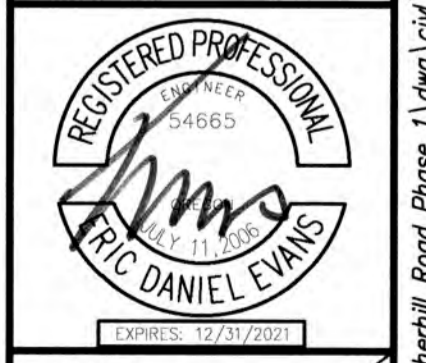
WEATHERHILL RD SUBDIVISION
22870 S WEATHERHILL ROAD
TAX LOT 405
TAX MAP T2S R1E 35B
WEST LINN, OREGON

GRADING PLAN

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|---------|---------------|
| 0 | 04/2021 | 1ST SUBMITTAL |

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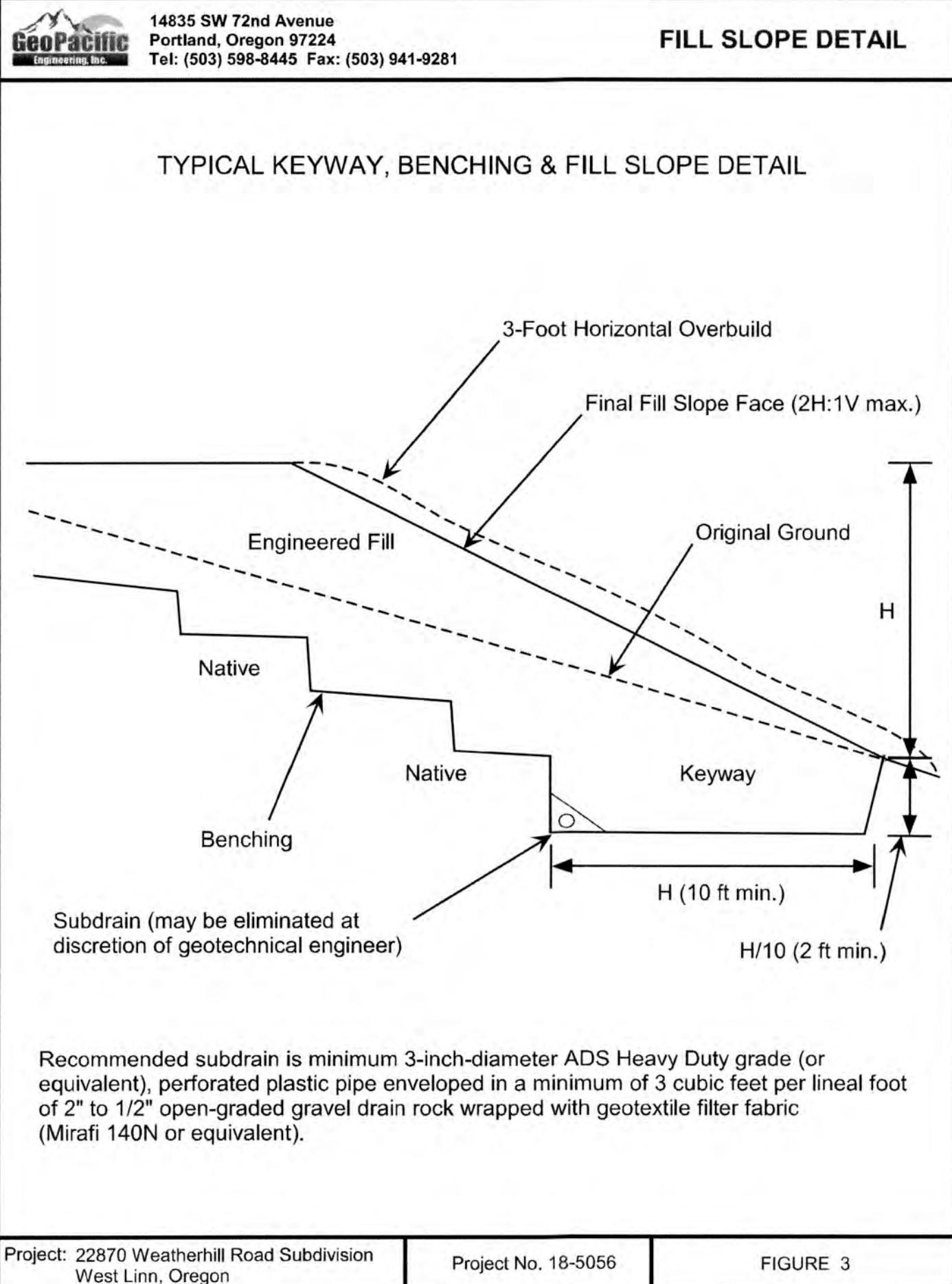
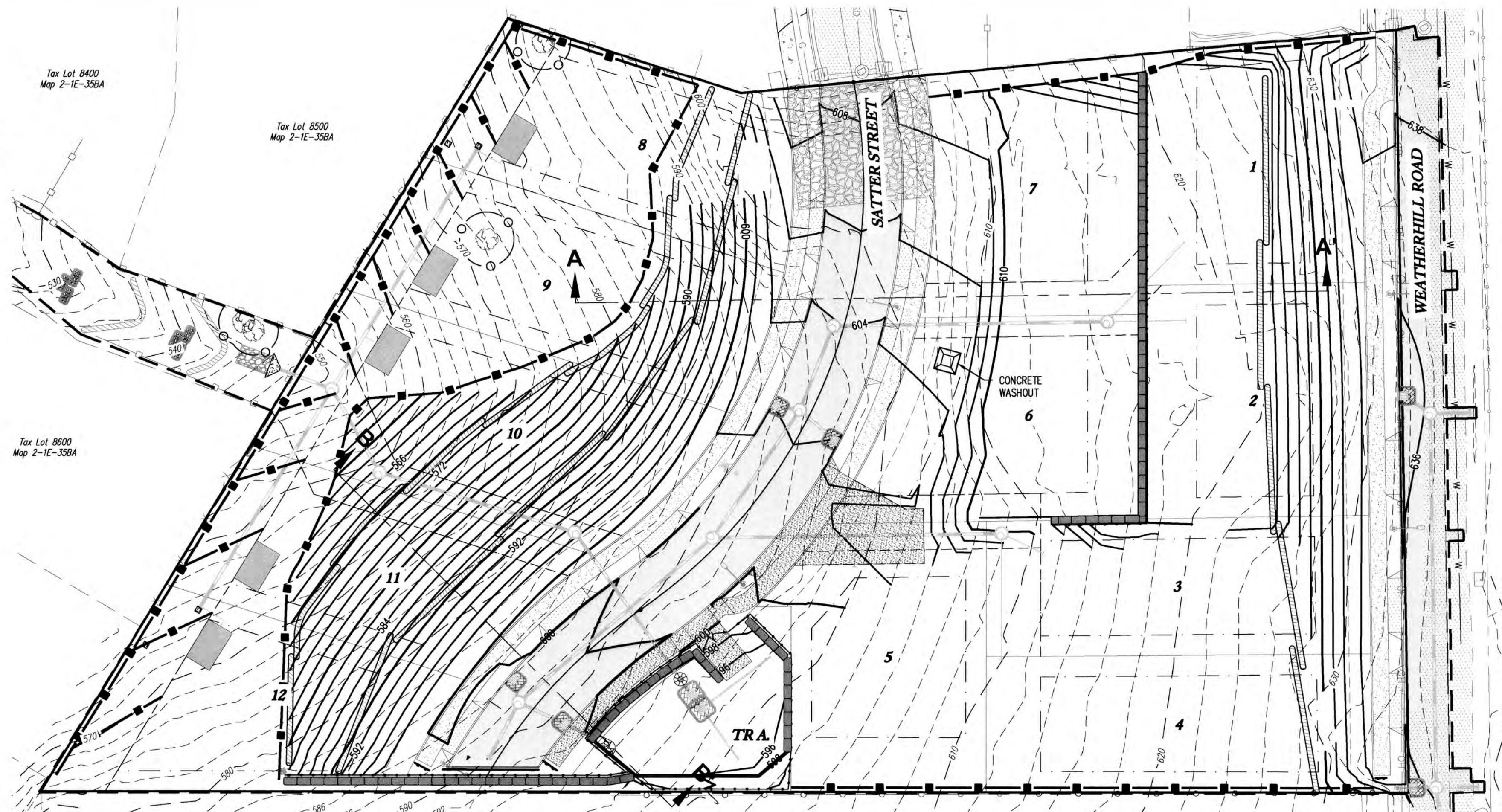
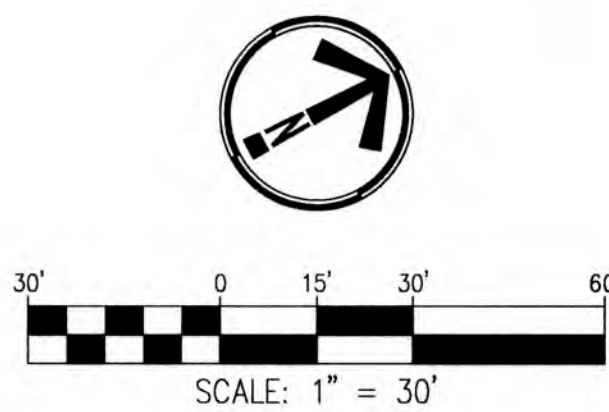
SHEET
07
OF
34

LEGEND:

- 220 — PROPOSED MAJOR CONTOUR LINE
- 219 — PROPOSED MINOR CONTOUR LINE
- - - 195 - - - EXISTING MAJOR CONTOUR LINE
- - - 194 - - - EXISTING MINOR CONTOUR LINE
- — — — — PROPERTY BOUNDARY LINE
- - - - - SIGNIFICANT RESOURCE OVERLAY ZONE (SROZ)
- — — — — PROPOSED LOT LINE
- — — — — PROPOSED RIGHT-OF-WAY LINE
- - - - - PROPOSED PUE EASEMENT
- - - - - PROPOSED SANITARY SEWER LINE
- - - - - PROPOSED STORM DRAIN LINE
- - - - - PROPOSED WATER LINE
- — ● — TREE PROTECTION FENCE (6' HIGH CHAIN LINK W/ METAL POSTS)
- ▬ — ▬ — ULTRA-BLOCK RETAINING WALL
- — ○ — PROPOSED SANITARY SEWER MANHOLE
- ⊙ — ⊙ — PROPOSED STORM DRAIN MANHOLE
- — ■ — PROPOSED CURB INLET CATCH BASIN
- ⊛ — ⊛ — PROPOSED FIRE HYDRANT
- ▨ — ▨ — PROPOSED SIDEWALK & DRIVEWAYS TO BE INSTALLED AT TIME OF STREET CONSTRUCTION
- ▨ — ▨ — PROPOSED SIDEWALK TO BE INSTALLED BY HOMEBUILDER
- ▨ — ▨ — PROPOSED LIDA PLANTER TO BE INSTALLED W/ HOME CONSTRUCTION

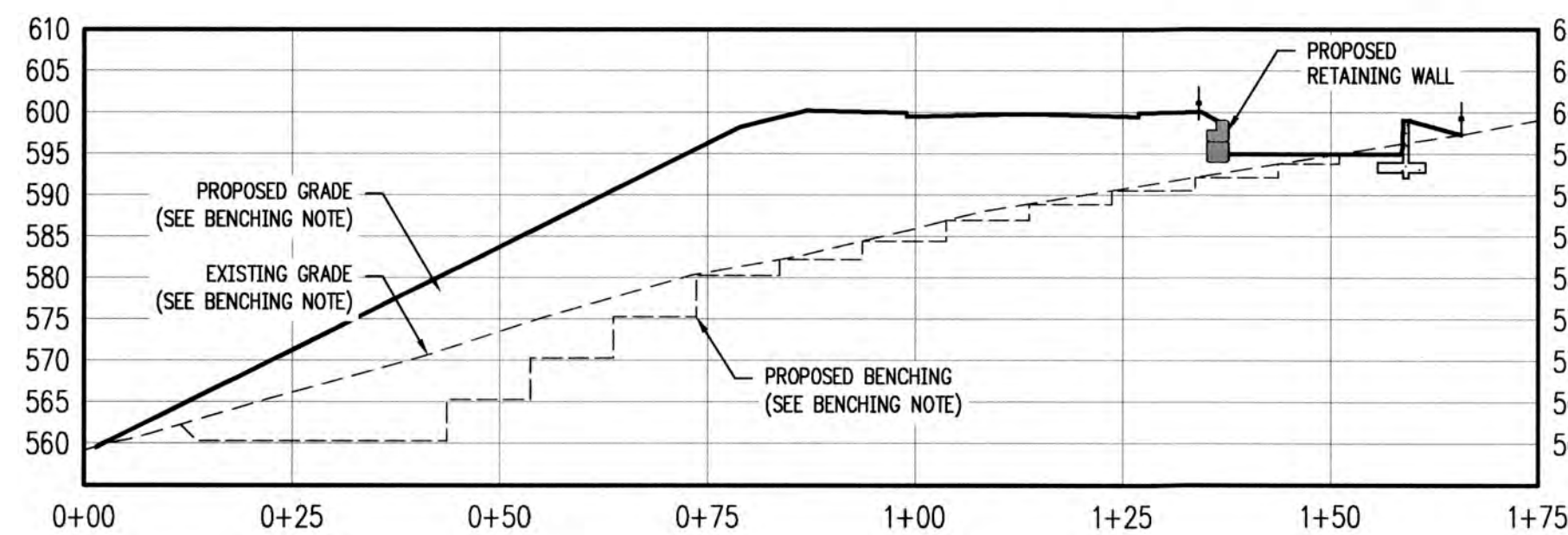
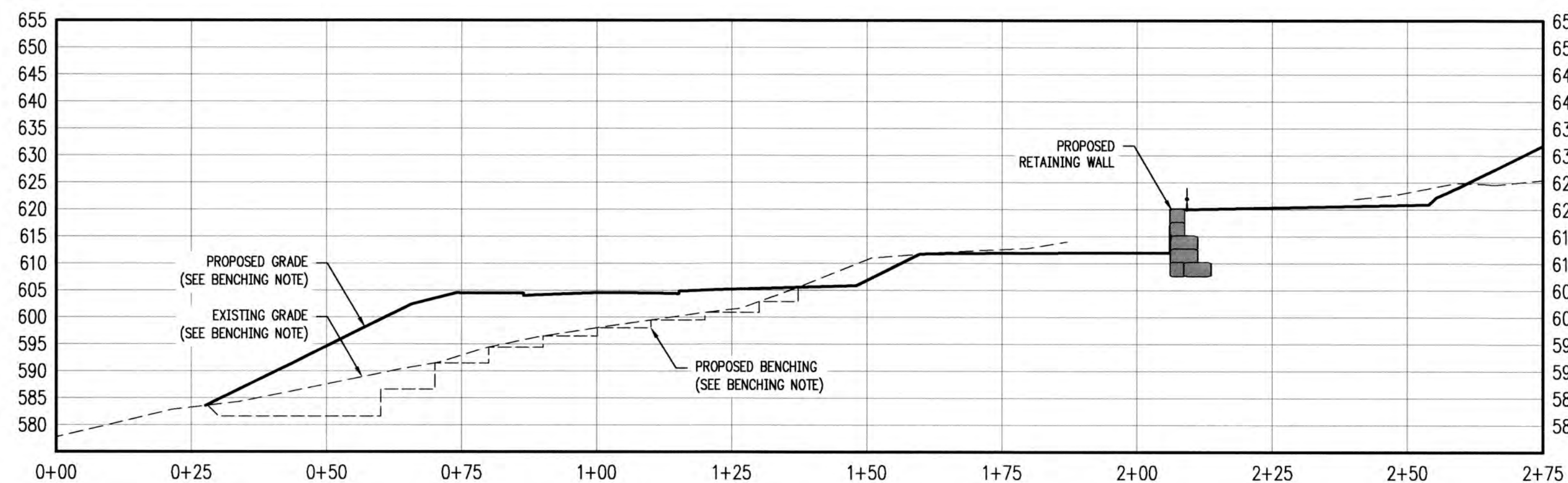
BENCHING NOTE:

1. REFER TO BENCHING DETAIL (LEFT) AND GEOTECHNICAL REPORT FOR BENCHING DETAILS.



BENCHING REQUIREMENTS

SCALE: NTS



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

CITY OF WEST LINN ENGINEERING APPROVED
DATE 11/22/24 BY *EL*

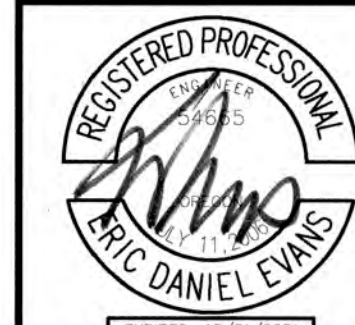
GRADING SECTIONS

WEATHERHILL RD SUBDIVISION
22870 S WEATHERHILL ROAD
TAX LOT 405
TAX MAP T2S R1E 35B
WEST LINN, OREGON

| NO. | DATE | DESCRIPTION |
|-----|---------|---------------|
| 0 | 04/2021 | 1ST SUBMITTAL |

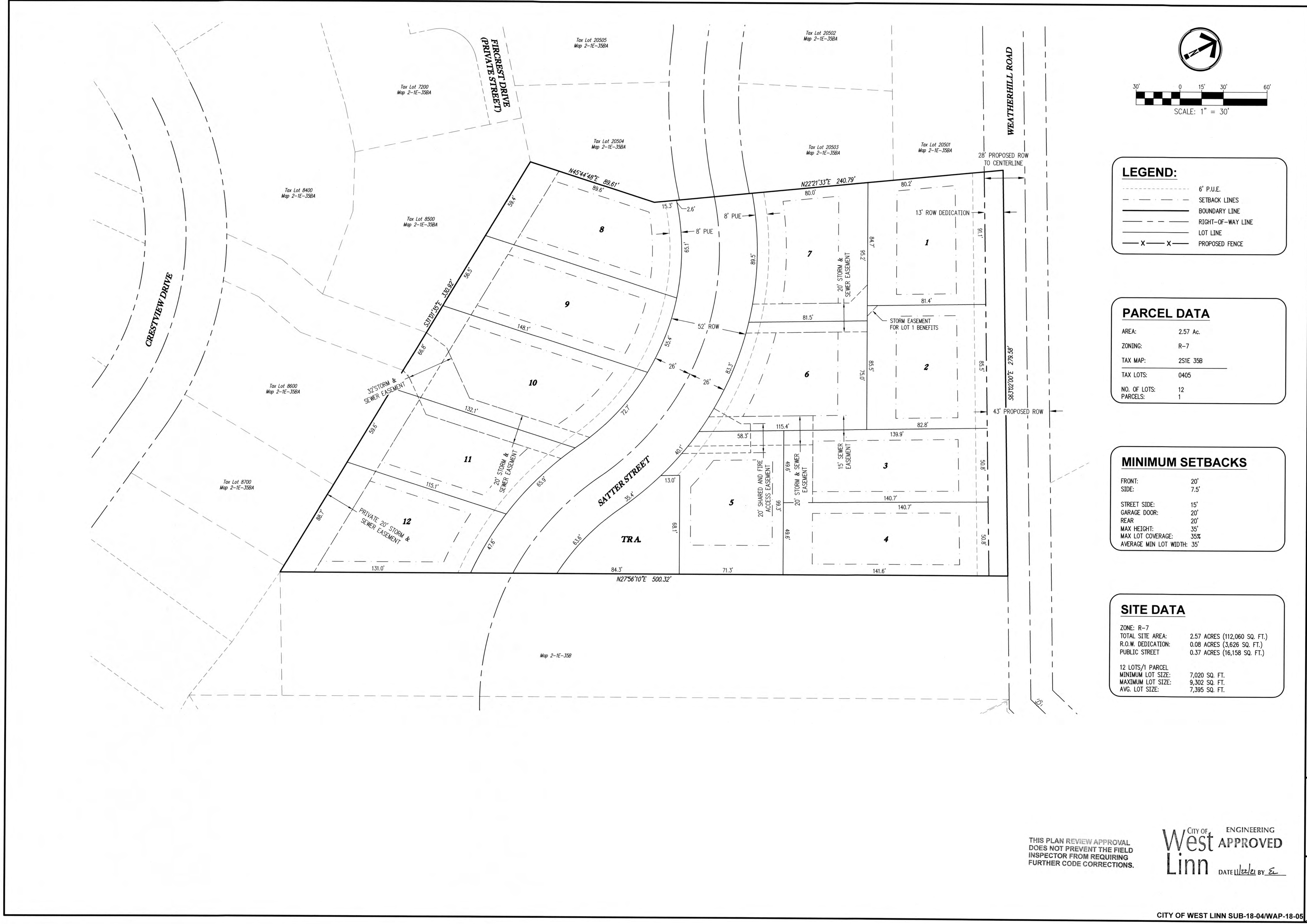
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SHEET 08

OF 34



LEGEND:

- - - - - 6' P.U.E.
- - - - - SETBACK LINES
- BOUNDARY LINE
- - - - - RIGHT-OF-WAY LINE
- LOT LINE
- X - X - PROPOSED FENCE

PARCEL DATA

AREA: 2.57 Ac.
 ZONING: R-7
 TAX MAP: 251E 35B
 TAX LOTS: 0405
 NO. OF LOTS: 12
 PARCELS: 1

MINIMUM SETBACKS

FRONT: 20'
 SIDE: 7.5'
 STREET SIDE: 15'
 GARAGE DOOR: 20'
 REAR: 20'
 MAX HEIGHT: 35'
 MAX LOT COVERAGE: 35%
 AVERAGE MIN LOT WIDTH: 35'

SITE DATA

ZONE: R-7
 TOTAL SITE AREA: 2.57 ACRES (112,060 SQ. FT.)
 R.O.W. DEDICATION: 0.08 ACRES (3,626 SQ. FT.)
 PUBLIC STREET: 0.37 ACRES (16,158 SQ. FT.)

12 LOTS/1 PARCEL
 MINIMUM LOT SIZE: 7,020 SQ. FT.
 MAXIMUM LOT SIZE: 9,302 SQ. FT.
 AVG. LOT SIZE: 7,395 SQ. FT.

WEATHERHILL RD SUBDIVISION
22870 S WEATHERHILL ROAD
TAX LOT 405
TAX MAP T2S R1E 35B
WEST LINN, OREGON

PRELIMINARY PLAT

| REVISIONS | |
|-----------|---------------|
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| | 1ST SUBMITTAL |

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REGISTERED PROFESSIONAL
 ENGINEER
 No. 10665
ERIC DANIEL EVANS
 EXPIRES: 12/31/2021

SHEET
09
 OF
34

THIS PLAN REVIEW APPROVAL
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 INSPECTOR FROM REQUIRING
 FURTHER CODE CORRECTIONS.

CITY OF WEST LINN ENGINEERING
APPROVED
 DATE 11/22/21 BY EC

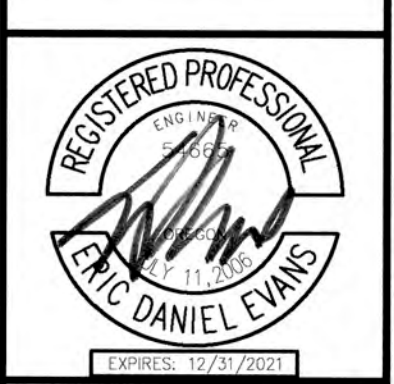
FILE:P:\463-003 Weatherhill Road Phase 1\dwg\civil\463-003_09plot_Layout: 07 PRELIMINARY PLAT, Plot Date: 11/2/2021 10:52 AM, by: Bart Anderson

WEATHERHILL RD SUBDIVISION
 22870 S WEATHERHILL ROAD
 TAX LOT 405
 TAX MAP T2S R1E 35B
 WEST LINN, OREGON

COMPOSITE UTILITY PLAN

| REVISIONS | |
|-----------|---------------|
| NO. | DATE |
| 0 | 04/2021 |
| | DESCRIPTION |
| | 1ST SUBMITTAL |

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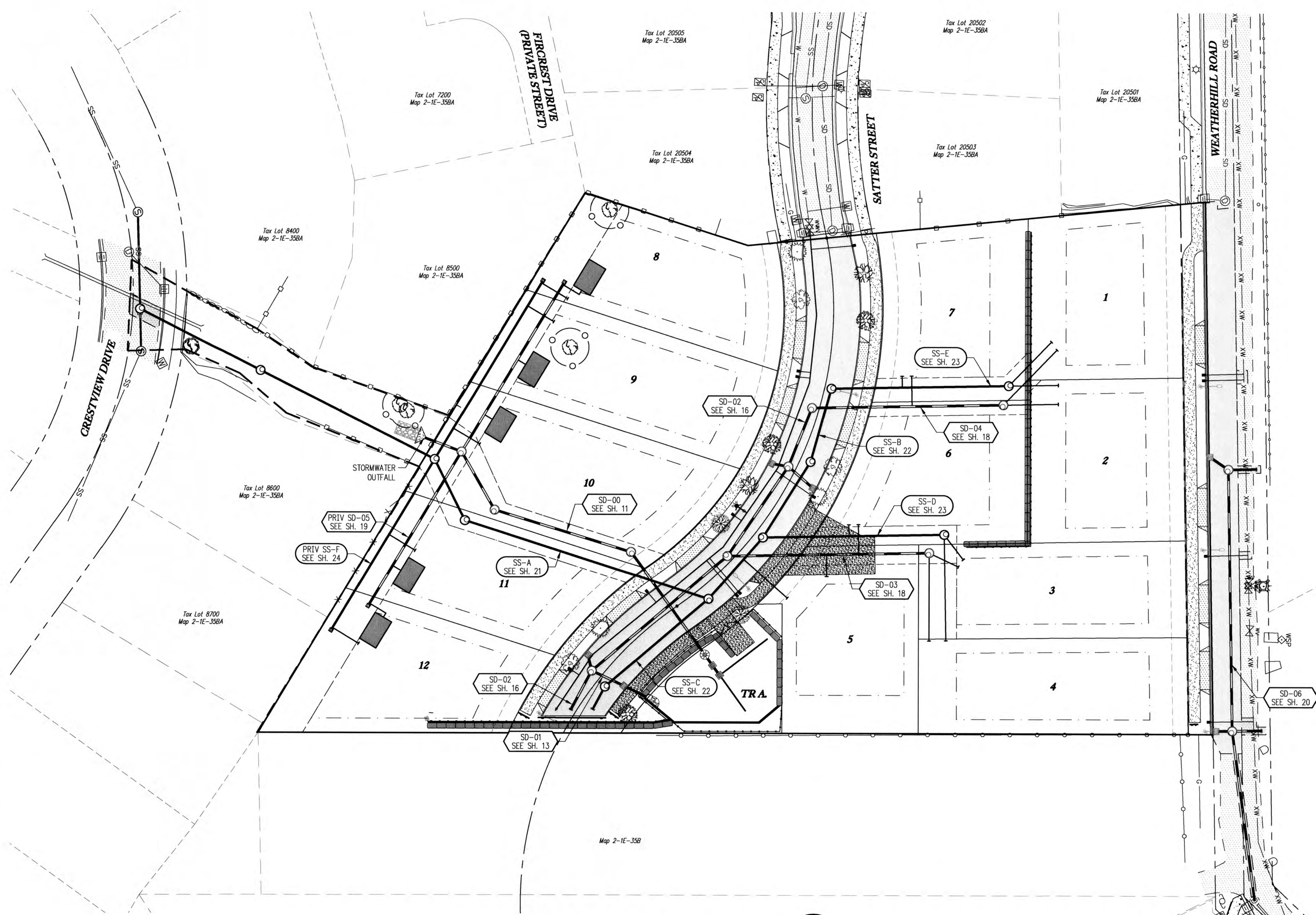
SHEET
10
 OF
34

LEGEND:

- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED WATER LINE
- PROPOSED PUE EASEMENT
- ULTRA-BLOCK RETAINING WALL
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED FIRE HYDRANT
- PROPOSED BLOW-OFF
- PROPOSED WATER METER
- ON LOT LIDA PLANTER (INSTALL AT TIME OF HOME CONSTRUCTION)

LOT DRAINAGE NOTE:

1. LOTS 8-12 SHALL HAVE AN ON SITE LIDA PLANTER TO TREAT ON SITE STORM DRAINAGE.



COMPOSITE UTILITY PLAN
 SCALE: 1"=30'

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

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 ENGINEERING APPROVED
 DATE 11/22/21 BY: EC

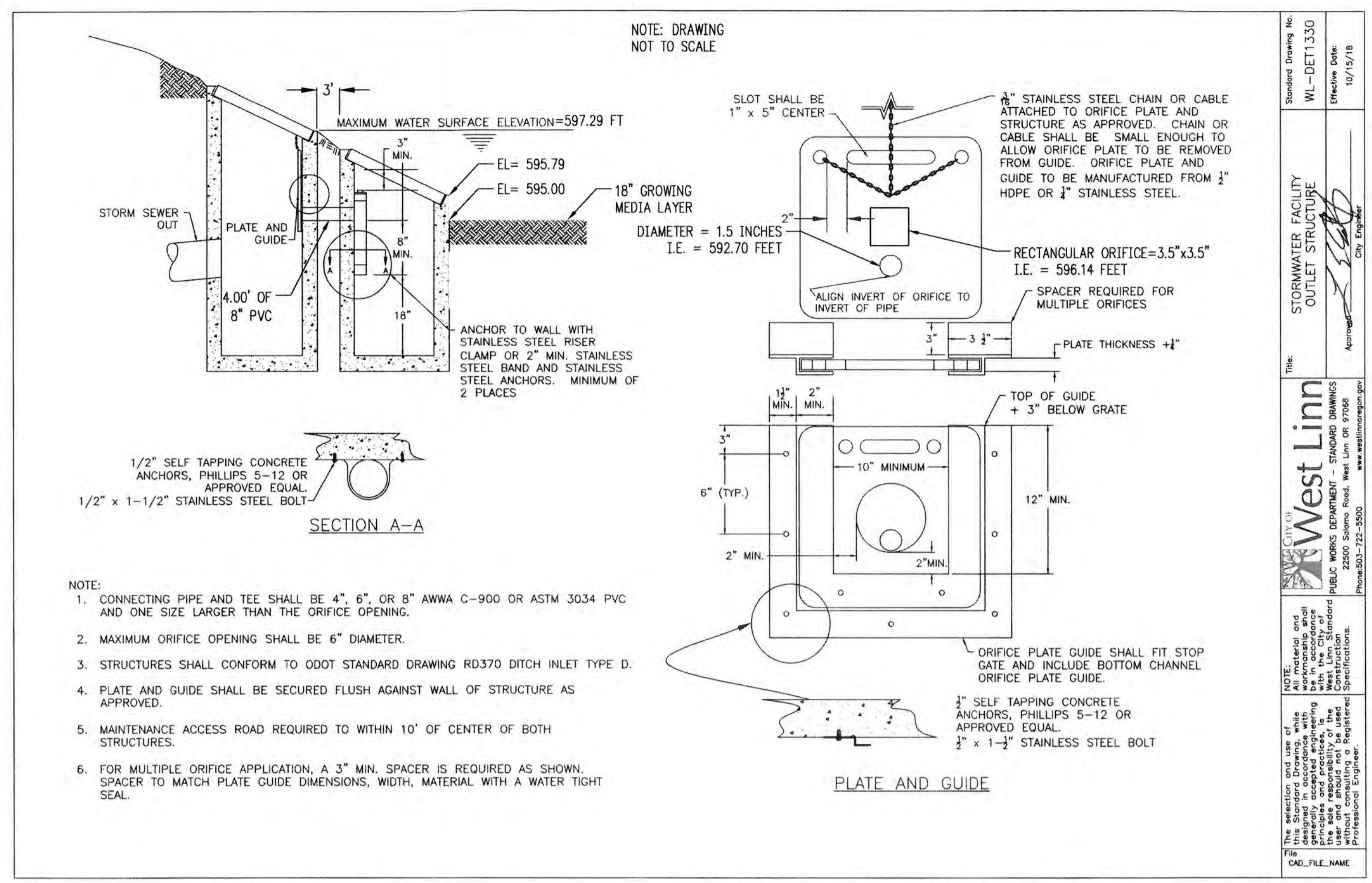
FILE-P:\463-003 Weatherhill Road Phase 1\dwg\civ\463-003_10cup_Layout: 08 COMPOSITE UTILITY PLAN, Plot Date: 11/22/2021 10:53 AM, By: Bart Anderson

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

| NO. | DATE | DESCRIPTION |
|-----|---------|---------------|
| 0 | 04/2021 | 1ST SUBMITTAL |

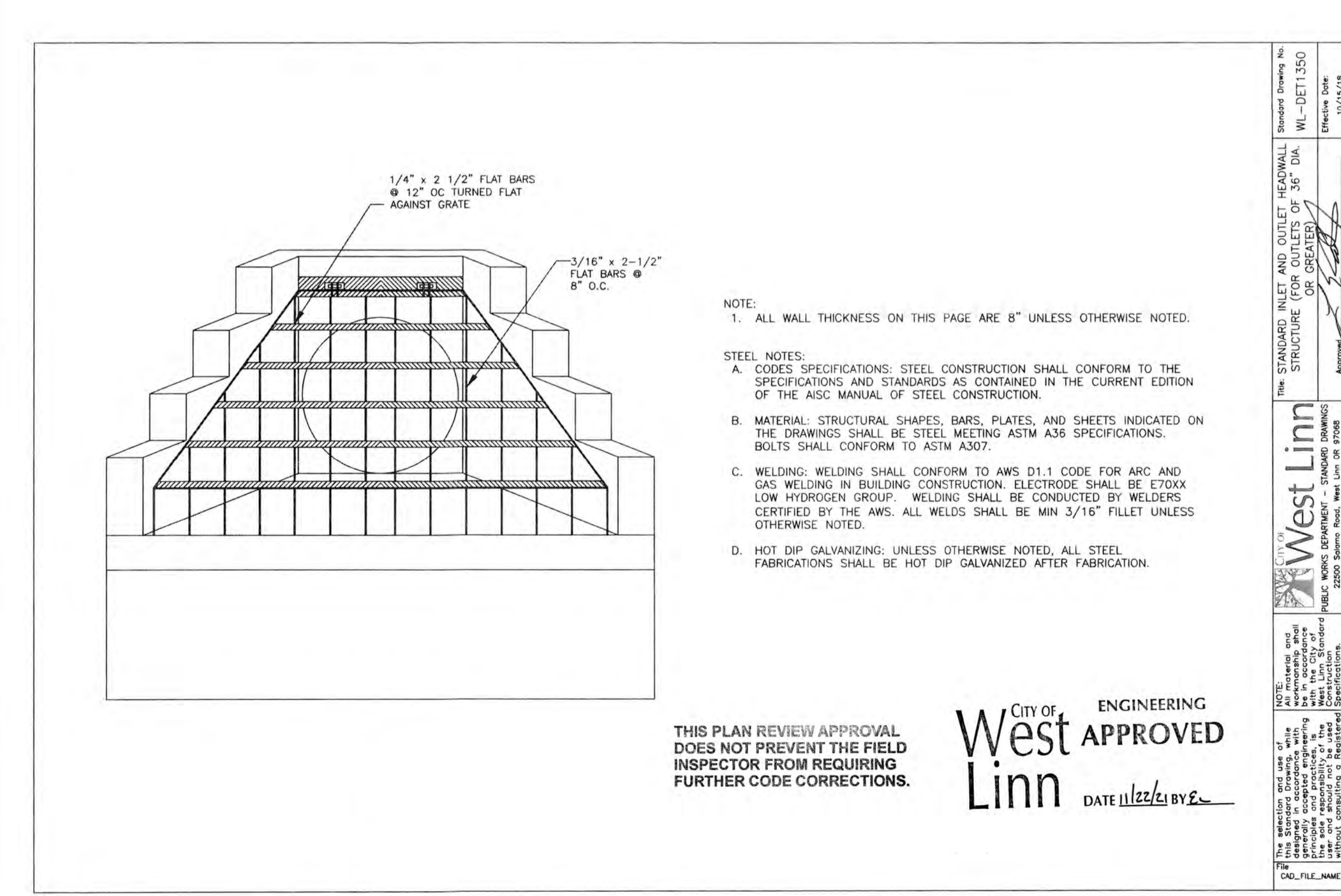
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REGISTERED PROFESSIONAL
 ERIC DANIEL EVANS
 EXPIRES: 12/31/2021

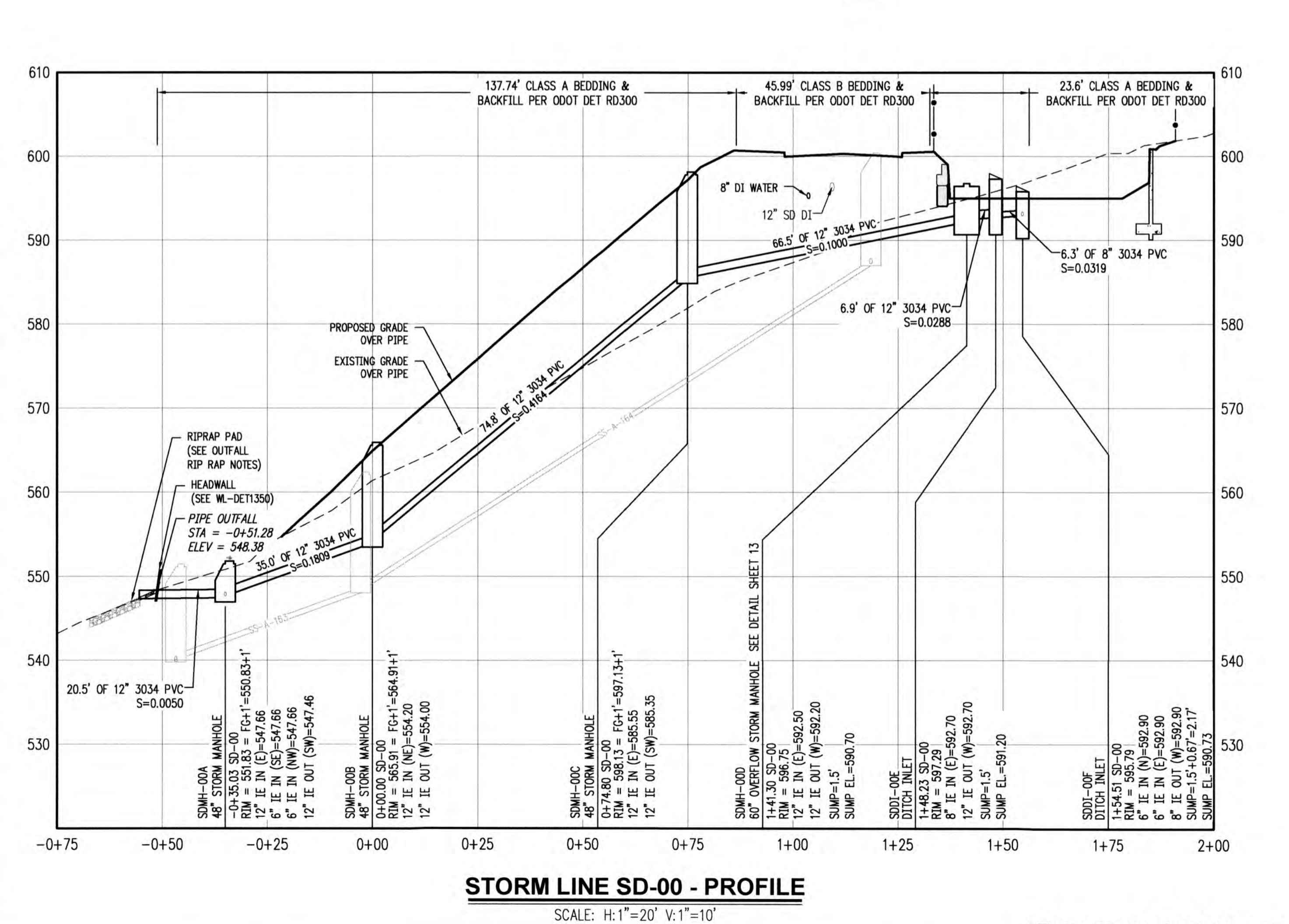
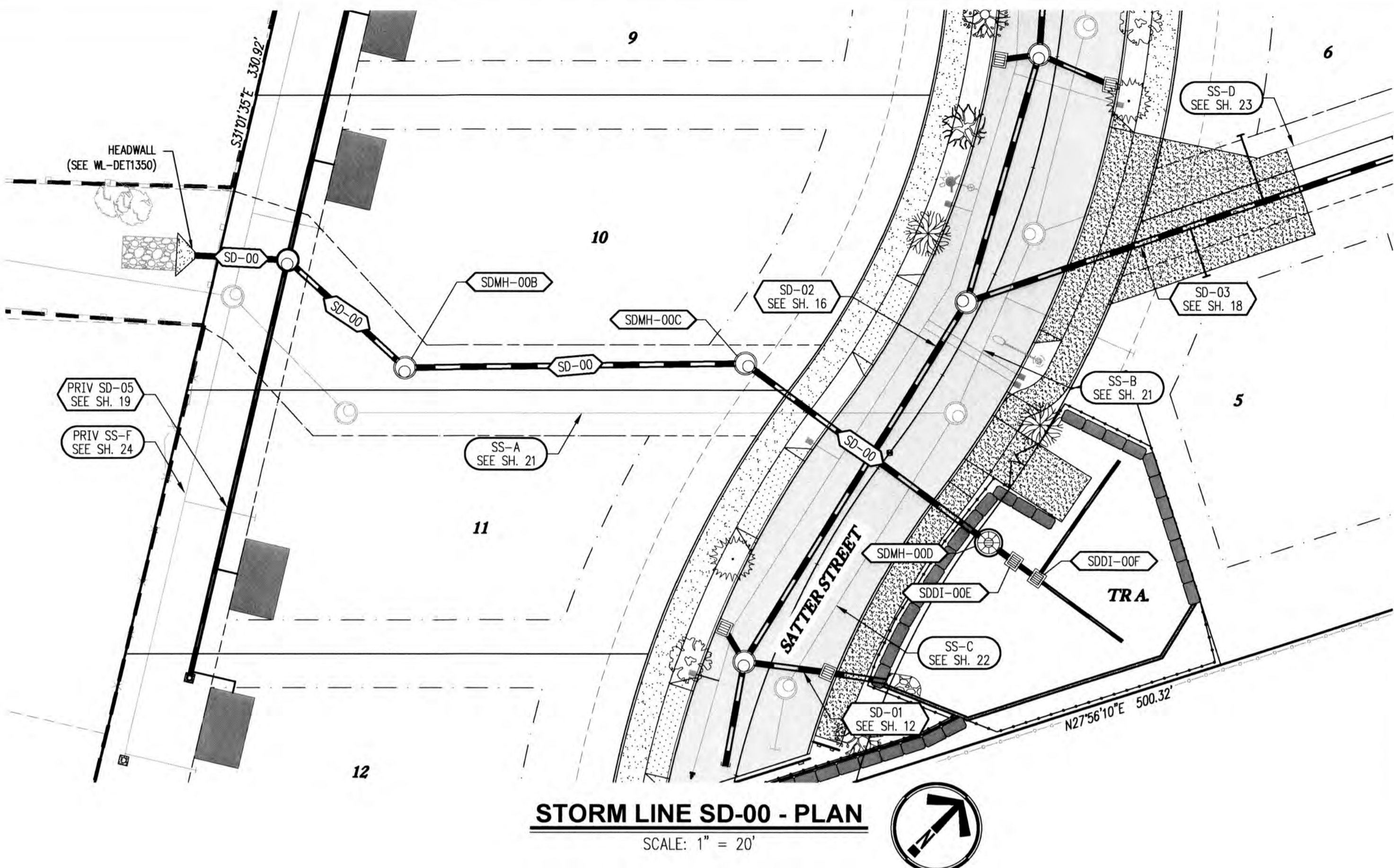


Standard Drawing No. WL-DET1330
 Effective Date: 10/15/18
 City Engineer: [Signature]
 City of West Linn
 PUBLIC WORKS DEPARTMENT - STORM DRAINAGE
 22800 Salem Road, West Linn, OR 97146
 Phone: 503-722-5500
 www.westlinn.gov

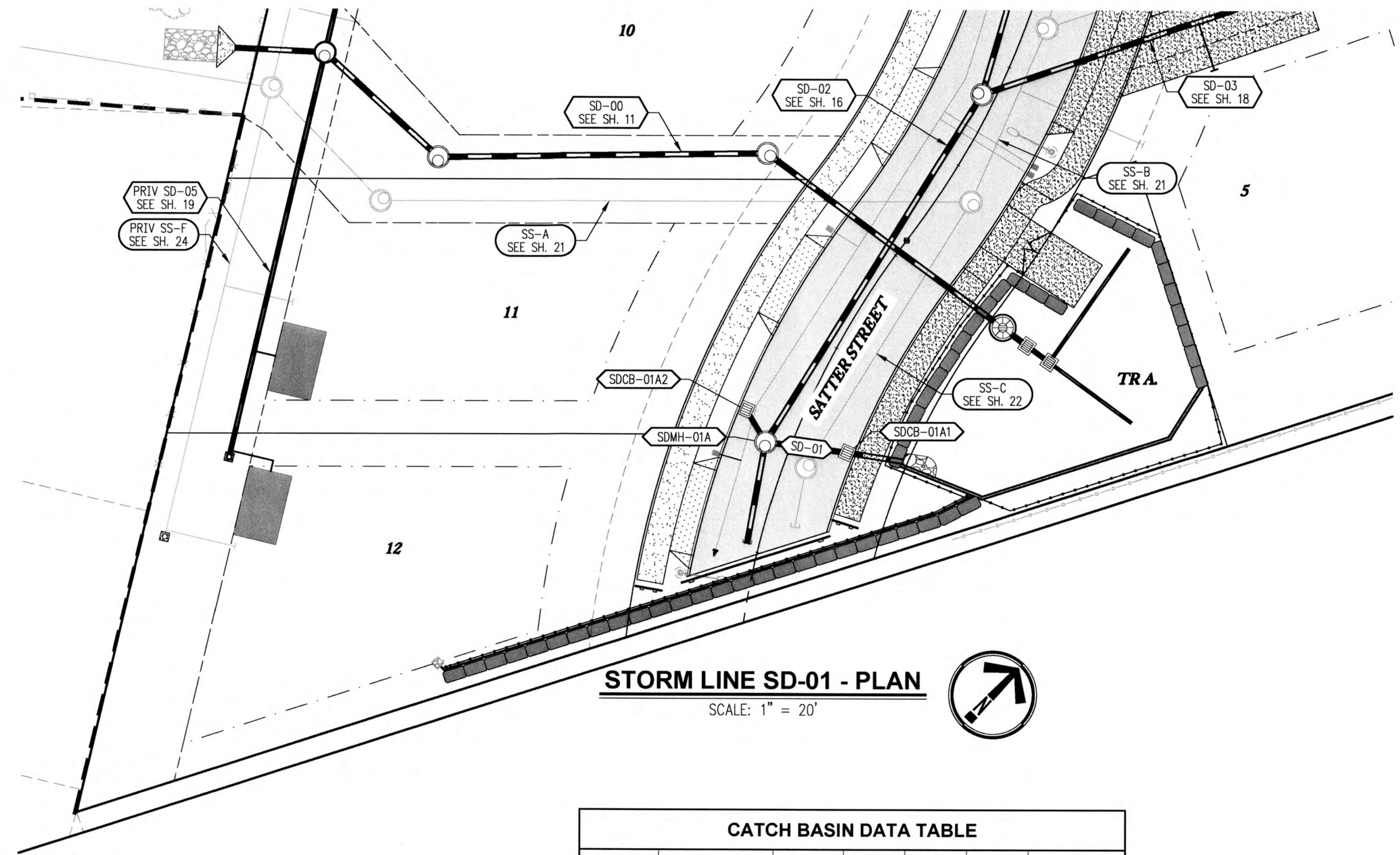
OUTFALL RIP RAP NOTES:
 MINIMUM DEPTH = 1.5' THICK
 ROCKS SHALL BE PLACED TO PROVIDE A MINIMUM OF VOIDS.
 SURFACE ROCKS SHALL PROTRUDE AT LEAST 1/2 THEIR VERTICAL DIMENSION.
 RIP RAP IS TO BE PLACED OVER A NATURAL BEDDING, GROUDED, OR PLACED OVER A GRAVEL BEDDING AS REQUIRED BY THE CITY.



Standard Drawing No. WL-DET1350
 Effective Date: 12/15/18
 City Engineer: [Signature]
 City of West Linn
 PUBLIC WORKS DEPARTMENT - STORM DRAINAGE
 22800 Salem Road, West Linn, OR 97146
 Phone: 503-722-5500
 www.westlinn.gov

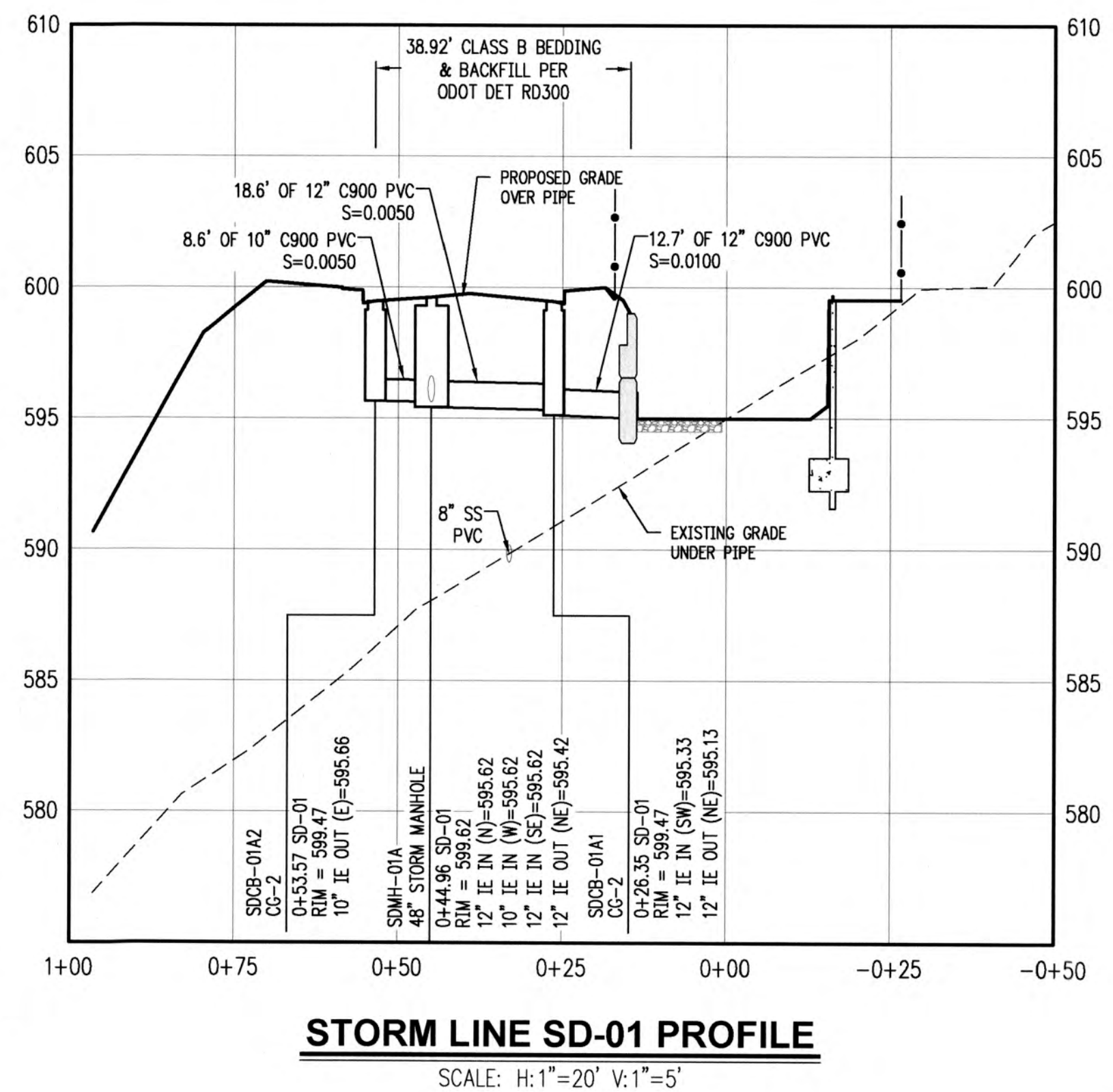


Standard Drawing No. WL-DET1350
 Effective Date: 12/15/18
 City Engineer: [Signature]
 City of West Linn
 PUBLIC WORKS DEPARTMENT - STORM DRAINAGE
 22800 Salem Road, West Linn, OR 97146
 Phone: 503-722-5500
 www.westlinn.gov



STORM LINE SD-01 - PLAN
SCALE: 1" = 20'

| CATCH BASIN DATA TABLE | | | | | | |
|------------------------|-----------|-----------------------|-----------|----------|--------|--------------------------|
| CATCH BASIN | C.B. TYPE | STREET STA | RIM ELEV. | I.E. OUT | SLOPE | PIPE DATA |
| SDCB-01A1 | CG-2 | 12+71.19 12.43' LT | 599.47 | 595.13 | 0.0100 | 12.74 LF 12" C900 PVC |
| SDCB-01A2 | CG-2 | 12+70.85 12.45' RT | 599.47 | 595.66 | 0.0050 | 8.61 LF 10" C900 PVC |



STORM LINE SD-01 PROFILE
SCALE: H:1"=20' V:1"=5'

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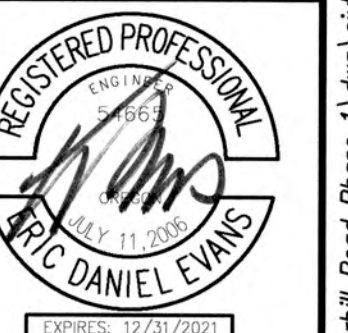
CITY OF **West Linn** ENGINEERING APPROVED
DATE 11/22/21 BY *EC*

WEATHERHILL RD SUBDIVISION
22870 S WEATHERHILL ROAD
TAX LOT 405
TAX MAP T2S R1E 35B
WEST LINN, OREGON

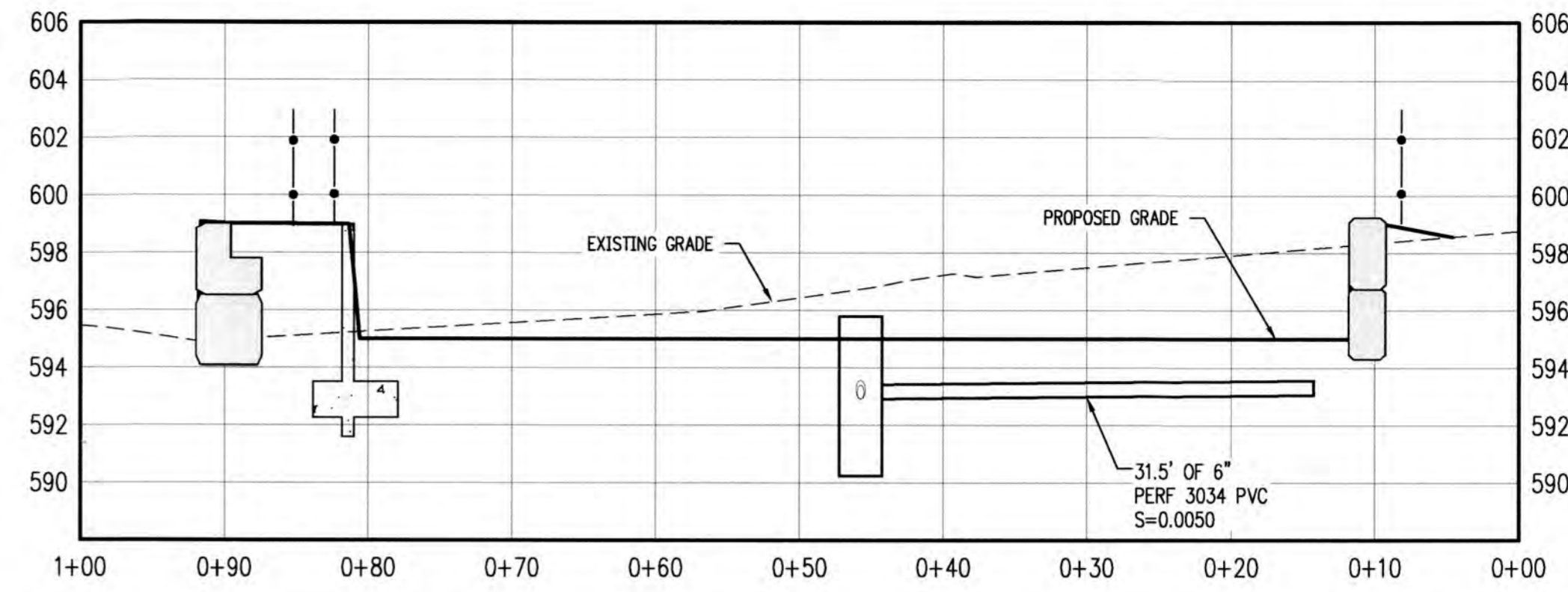
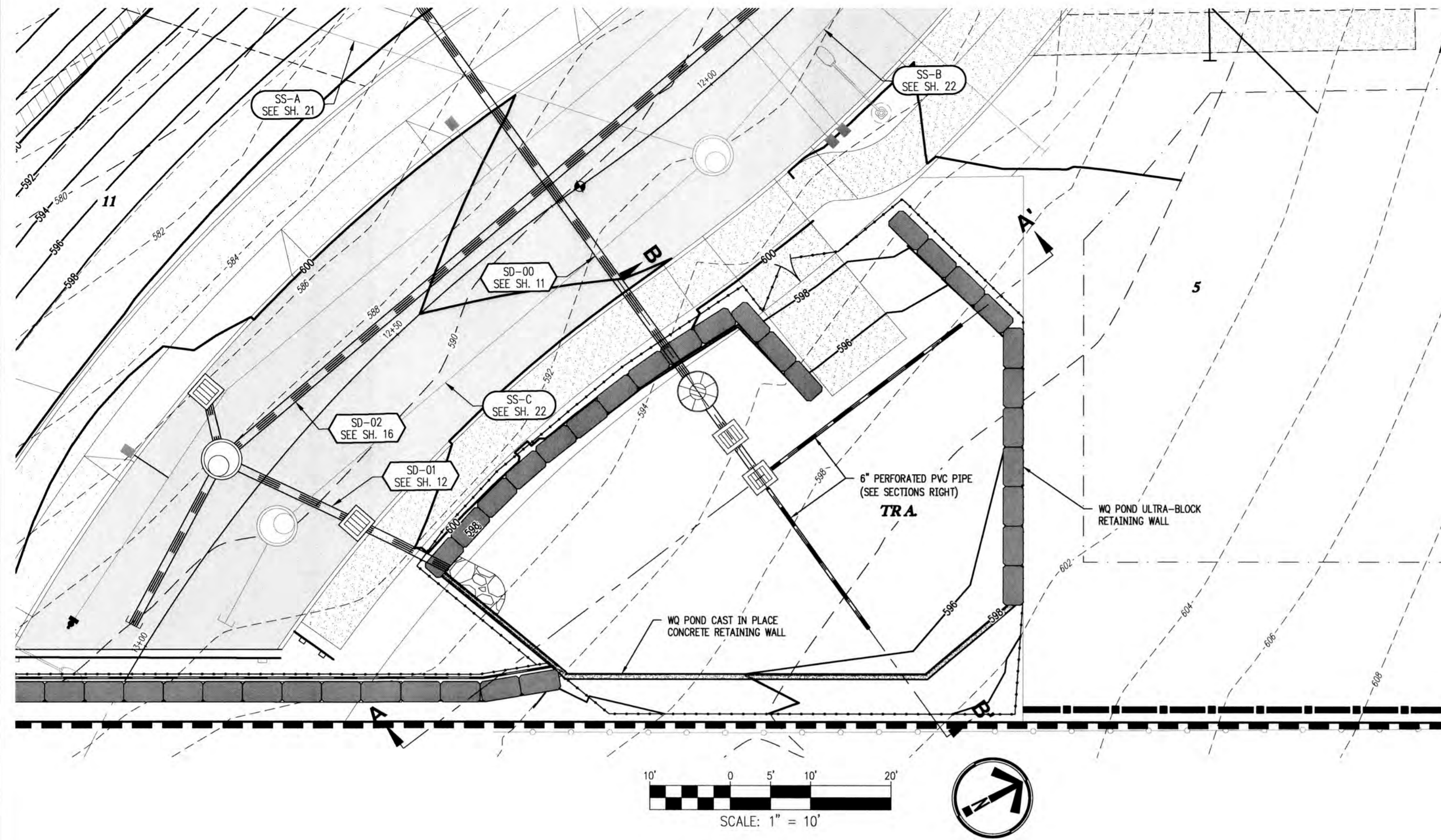
STORM LINE SD-01
PLAN & PROFILE

| REVISIONS | | |
|-----------|---------|---------------|
| NO. | DATE | DESCRIPTION |
| 0 | 04/2021 | 1ST SUBMITTAL |

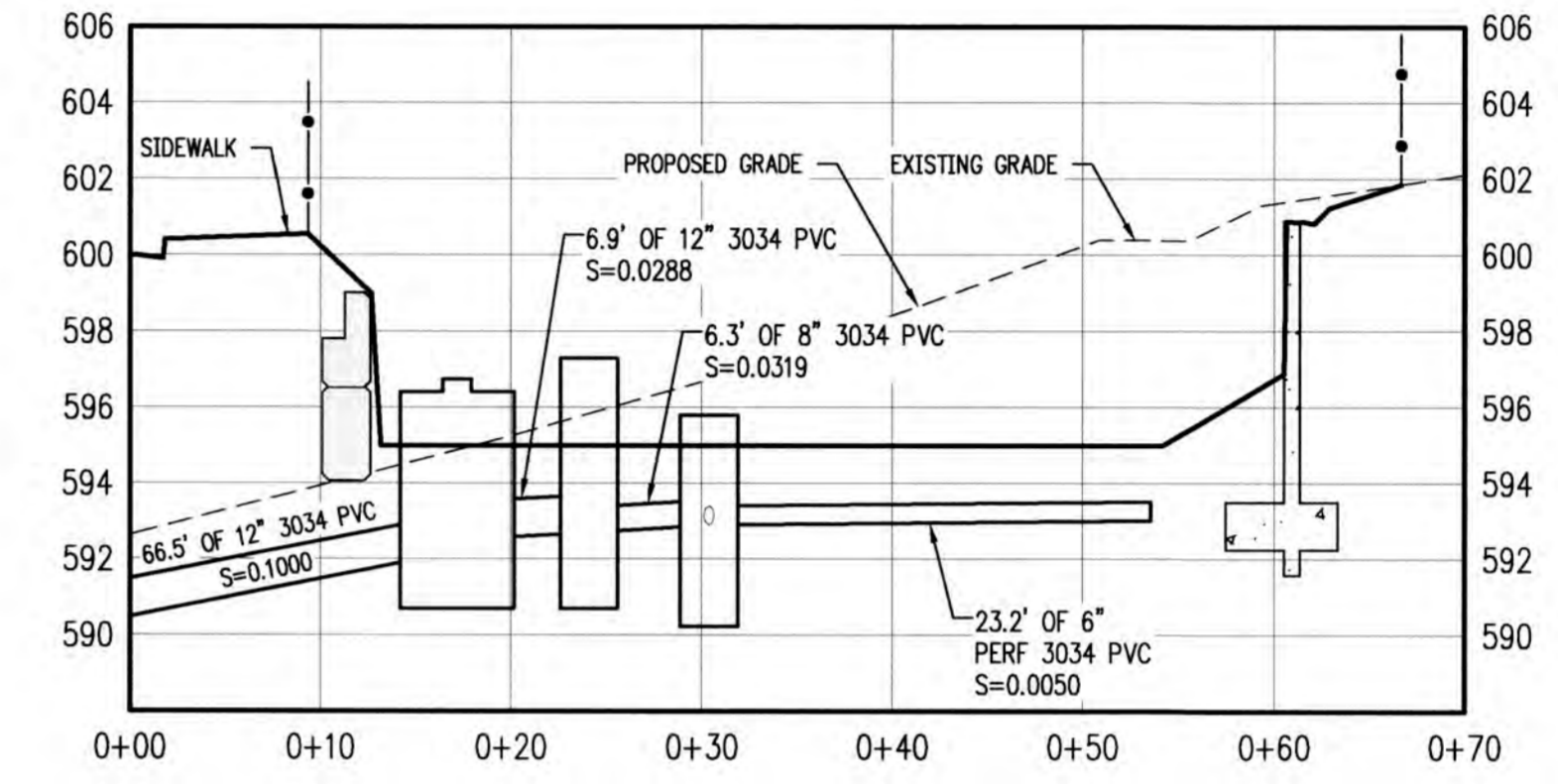
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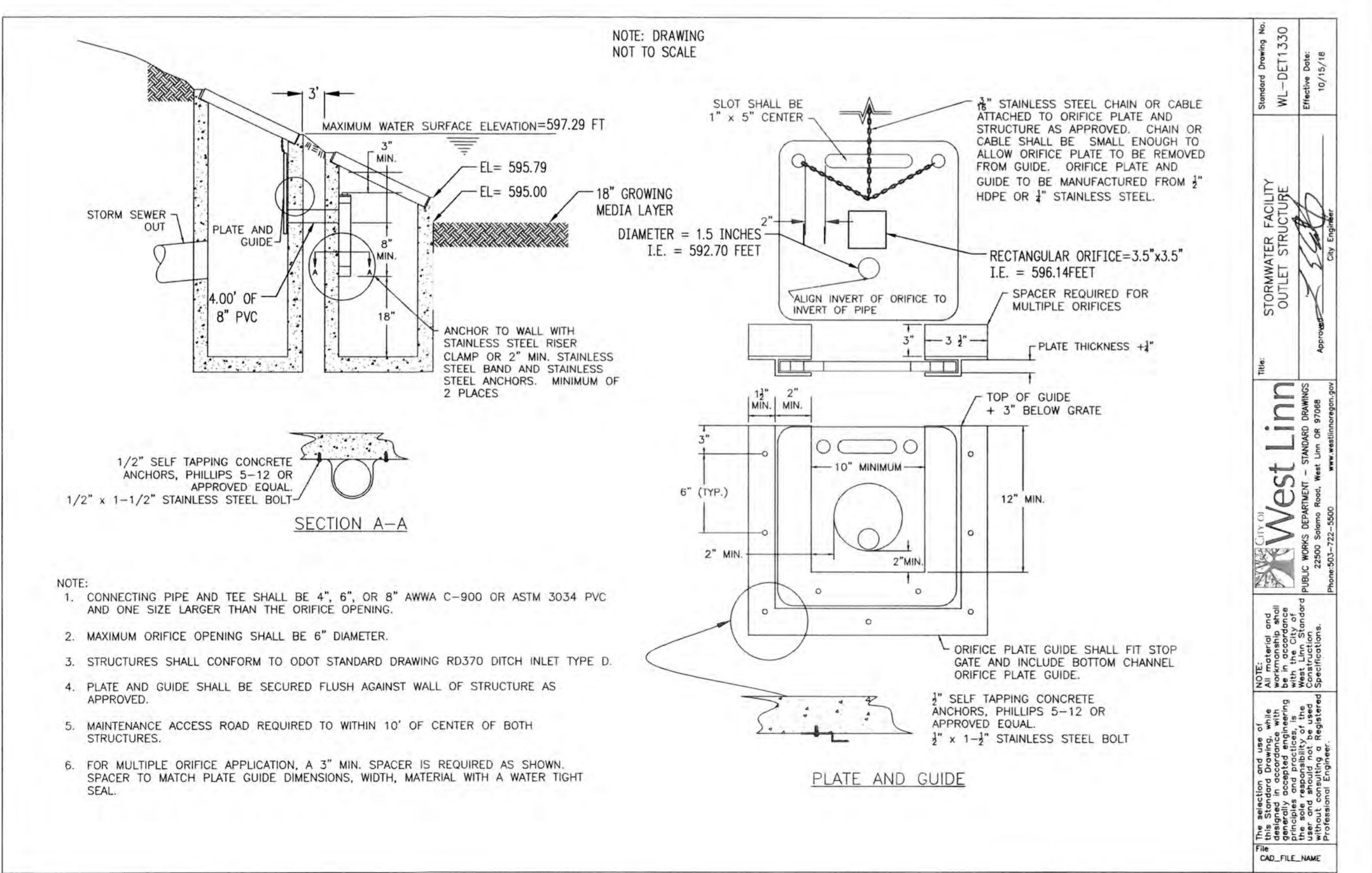
SHEET
12
OF
34



GRADING SECTION A-A'
SCALE: H:1"=10' V:1"=5'



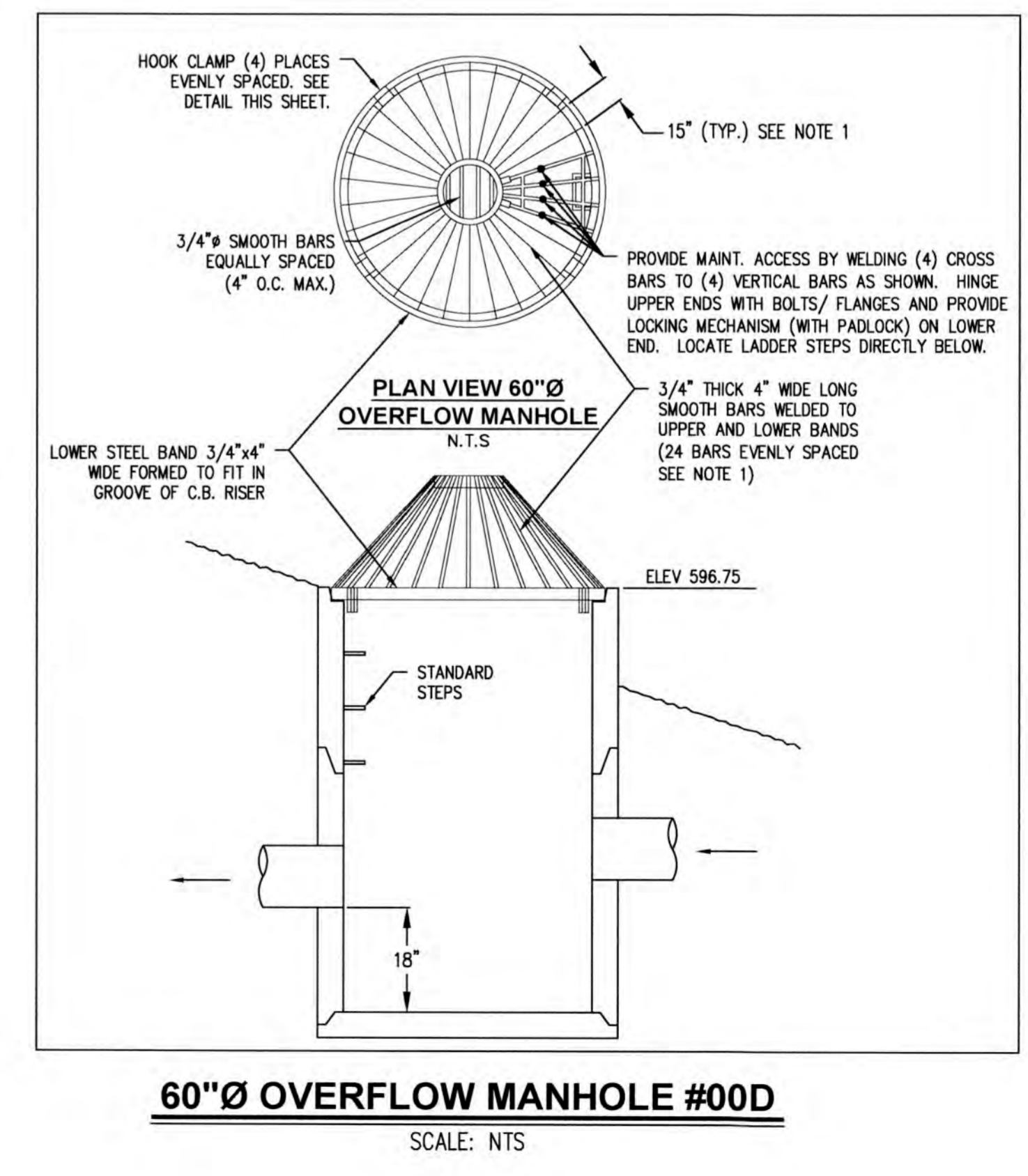
GRADING SECTION B-B'
SCALE: H:1"=10' V:1"=5'



| | |
|----------------------|--------------------------------------|
| Standard Drawing No. | WL-DET1330 |
| Effective Date | 10/15/18 |
| This Drawing is for | STORMWATER FACILITY OUTLET STRUCTURE |
| City Engineer | [Signature] |
| City Engineer | [Signature] |

CITY OF WEST LINN ENGINEERING APPROVED
DATE 11/22/21 BY EC

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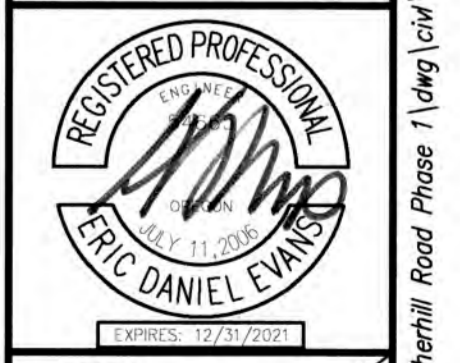


WEATHERHILL RD SUBDIVISION
22870 S WEATHERHILL ROAD
TAX LOT 405
TAX MAP T2S R1E 35B
WEST LINN, OREGON

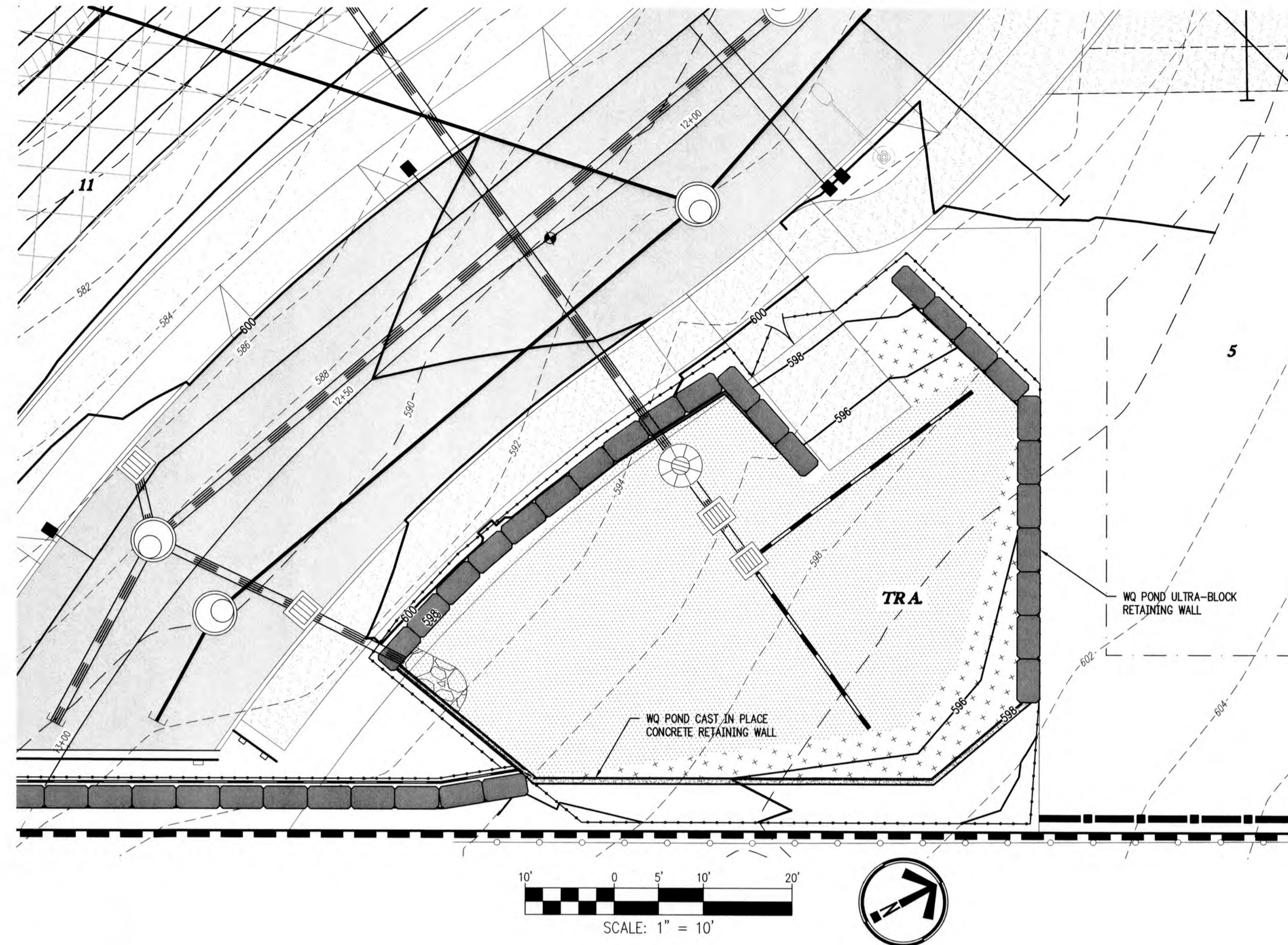
WQ FACILITY PLAN & PROFILE

| NO. | DATE | DESCRIPTION |
|-----|---------|---------------|
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FILE P: 1463-003 Weatherhill Road Phase 1 (wg) (w) 1463-003_13wp01 Layout: 13 WQ FACILITY & STORM LINE SD-01 PLAN & PROFILE, Plot Date: 11/22/2021 10:56 AM, by: Bart Anderson



WATER QUALITY PLANTING REQUIREMENTS

STORMWATER QUALITY SWALE
 TOTAL AREA = 1,945 SF
 PLANTS REQUIRED:
 115 HERBACEOUS PER 100 SF = 2,237 HERBACEOUS

SIDE SLOPES
 TOTAL AREA = 379 SF
 TREES REQUIRED:
 (EV. OR DECID.)
 1 TREE PER 300 SF = 1 (EV. OR DECID.)
 SHRUBS REQUIRED:
 LARGE SHRUBS:
 4 PER 100 SF = 16 LARGE SHRUBS
 MEDIUM TO SMALL SHRUBS:
 6 PER 100 SF = 23 MED. TO SM. SHRUBS
 GROUNDCOVER:
 70 PER 100 SF = 266 GROUNDCOVER

WEATHERHILL RD SUBDIVISION
22870 S WEATHERHILL ROAD
TAX LOT 405
TAX MAP T2S R1E 35B
WEST LINN, OREGON

WQ FACILITY PLANTING PLAN

| REVISIONS | |
|-----------|---------------|
| NO. | DESCRIPTION |
| 0 | 1ST SUBMITTAL |
| 0 | 04/2021 |

| PLANTING SCHEDULE | | | | | | | | |
|--------------------------|-----------------------|--------------------------------|--------------------|--------------|----------|-----|--|----------|
| SYMBOL | COMMON NAME | SCIENTIFIC NAME | PLANT TYPE | SIZE | SPACING | E/D | COMMENTS | QUANTITY |
| POND BOTTOM (1945 SF) | | | | | | | | |
| | SPREADING RUSH | <i>JUNCUS PATENS</i> | HERBACEOUS | 4" POT | 12" O.C. | E | PLANT IN SAME SPECIES GROUPS OF 5-7 PLANTS | 1118 |
| | SMALL FRUITED BULRUSH | <i>SCIRPUS MICROCARPUS</i> | HERBACEOUS | 4" POT | 12" O.C. | E | | 1119 |
| | NATIVE BIO-FILTER MIX | HYDROSEED PROTOME 440 | SEED | 1 LB/1000 SF | | | | |
| HERB SUBTOTAL | | | | | | | | 2,237 |
| SWALE AREA TOTAL | | | | | | | | 2,237 |
| SIDE SLOPE AREA (379 SF) | | | | | | | | |
| | VINE MAPLE | <i>ACER CIRCINATUM</i> | TREE | #2 1/2 HT. | SINGLE | D | | 1 |
| | OREGON ASH | <i>FRAXINUS LATIFOLIA</i> | TREE | #2 1/2 HT. | SINGLE | D | | 0 |
| | RED-TWIG DOGWOOD | <i>CORNUS SERICEA</i> | LARGE SHRUB | #1 | 36" O.C. | D | PLANT IN SAME SPECIES GROUPS OF 5-7 PLANTS | 8 |
| | NOOTKA ROSE | <i>ROSA NUTKANA</i> | LARGE SHRUB | #1 | 48" O.C. | D | | 8 |
| | OREGON GRAPE | <i>MAHONIA AQUIFOLIUM</i> | MEDIUM/SMALL SHRUB | #1 | 36" O.C. | D | | 12 |
| | SNOWBERRY | <i>SYMPHORICARPOS ALBA</i> | MEDIUM/SMALL SHRUB | #1 | 36" O.C. | D | | 11 |
| | KINNICKINICK | <i>ARCTOSTAPHYLOS UVA-URSI</i> | GROUNDCOVER | 4" POT | 12" O.C. | E | | 133 |
| | CREeping MAHONIA | <i>MAHONIA REPENS</i> | GROUNDCOVER | 4" POT | 12" O.C. | E | | 133 |
| | NATIVE BIO-FILTER MIX | HYDROSEED PROTOME 440 | SEED | 1 LB/1000 SF | | | | |
| SHRUB SUBTOTAL | | | | | | | | 39 |
| TREE SUBTOTAL | | | | | | | | 1 |
| GROUNDCOVER SUBTOTAL | | | | | | | | 266 |
| SIDE-SLOPE AREA TOTAL | | | | | | | | 306 |
| FACILITY TOTAL | | | | | | | | 2,543 |

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

CITY OF WEST LINN ENGINEERING
APPROVED
 DATE 11/22/21 BY EC

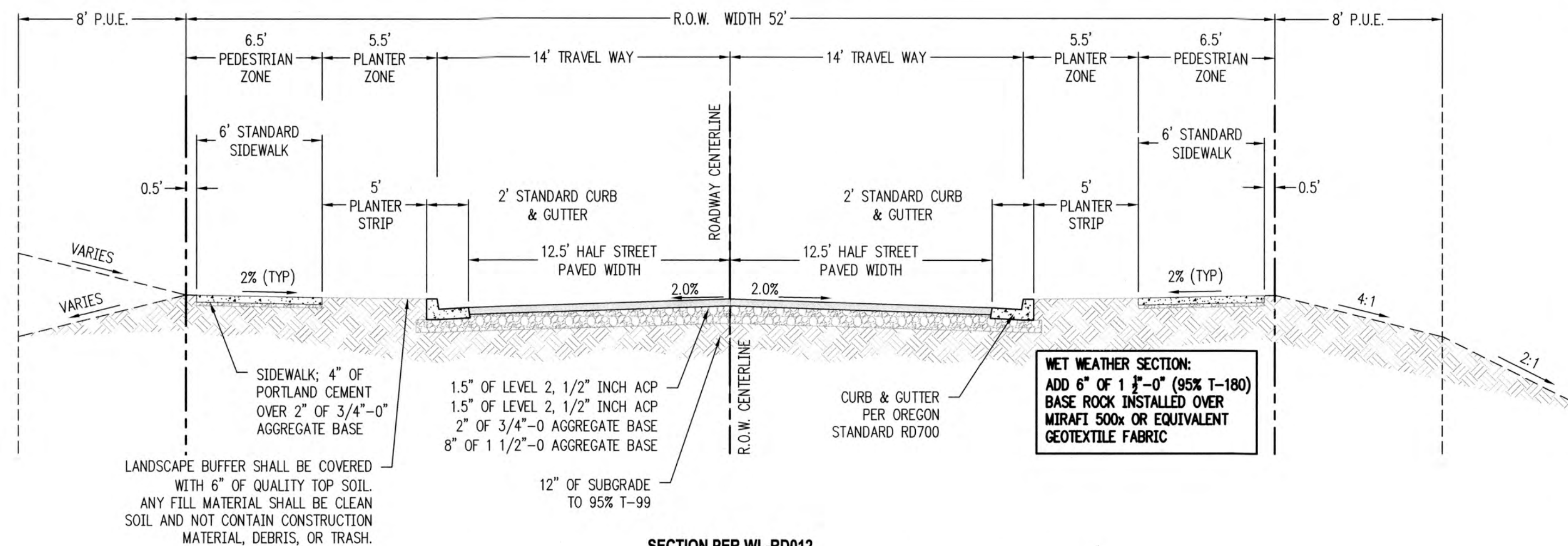
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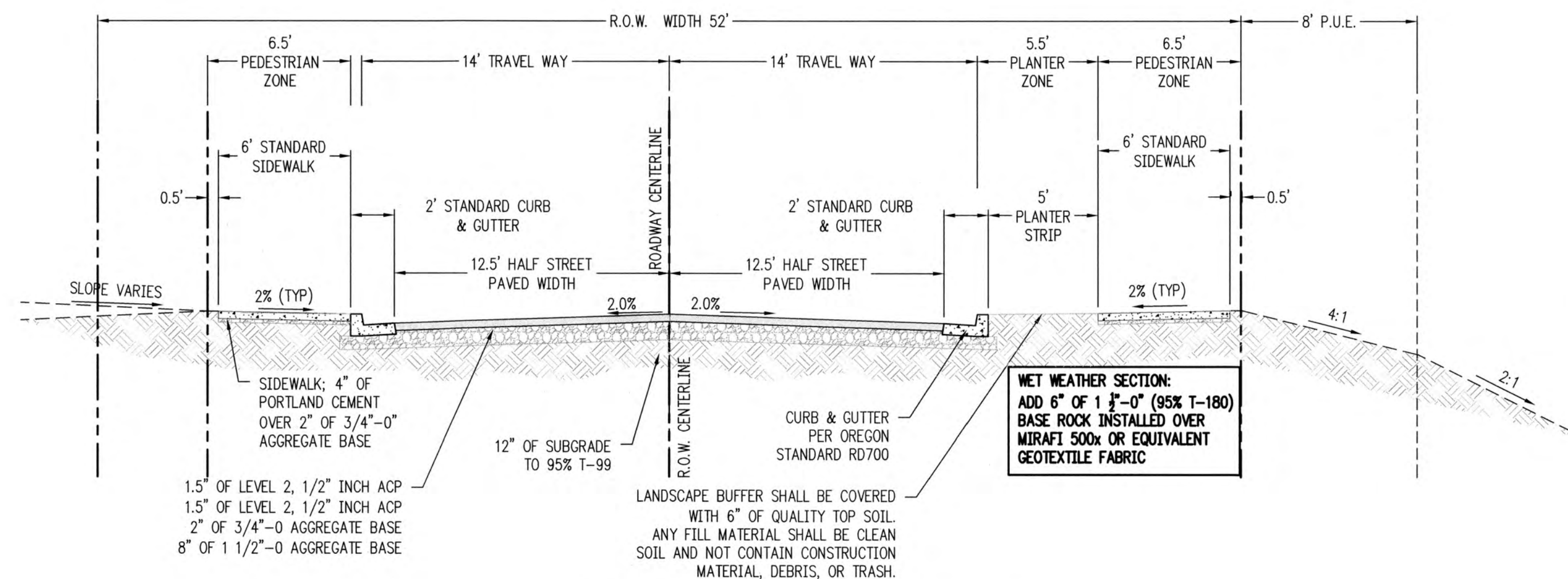
 ERIC DANIEL EVANS
 EXPIRES: 12/31/2021

SHEET
14 OF **34**



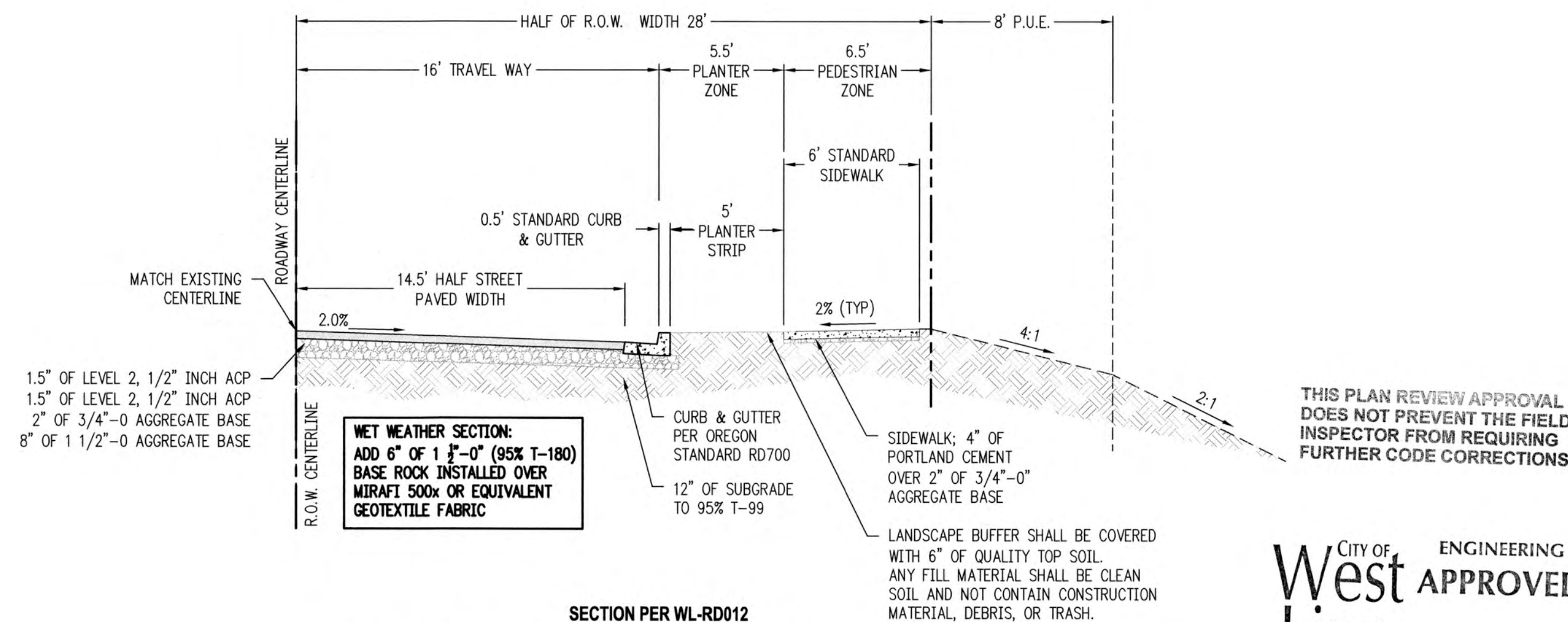
SECTION PER WL-RD012
SATTER STREET: 28' LOCAL ROAD W/ DETACHED SIDEWALKS
STA: 10+00.00 TO 11+99.65 - TYPICAL SECTION

SCALE: NTS



SECTION PER WL-RD012
SATTER STREET: 28' LOCAL ROAD W/ ATTACHED SIDEWALK
STA: 11+99.65 TO 12+86.27 - TYPICAL SECTION

SCALE: NTS



SECTION PER WL-RD012
WEATHERHILL ROAD: HALF STREET IMPROVEMENTS LOCAL ROAD - TYPICAL SECTION

SCALE: NTS

CITY OF WEST LINN ENGINEERING
APPROVED
 DATE 11/22/21 BY *EL*

WEATHERHILL RD SUBDIVISION
22870 S WEATHERHILL ROAD
TAX LOT 405
TAX MAP T2S R1E 35B
WEST LINN, OREGON

TYPICAL STREET SECTIONS

| NO. | DATE | DESCRIPTION |
|-----|---------|---------------|
| 0 | 04/2021 | 1ST SUBMITTAL |

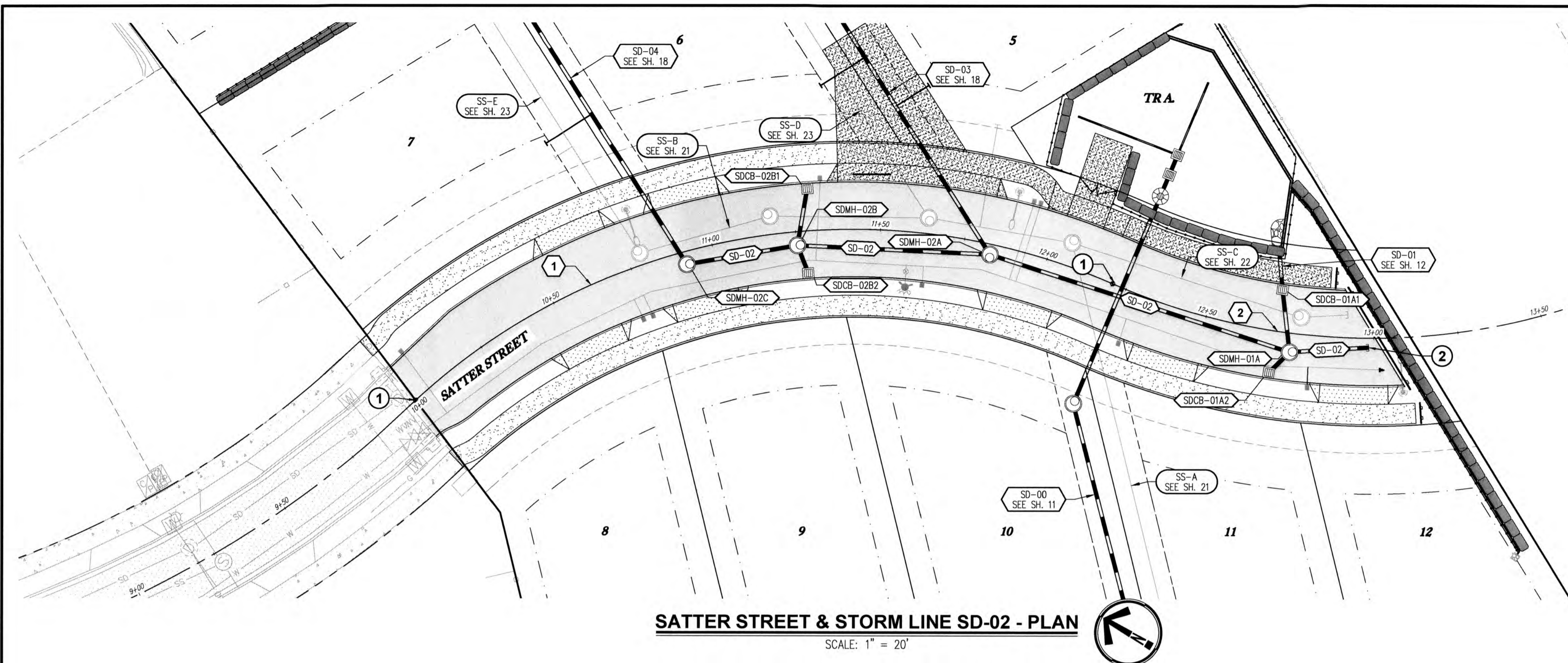
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REGISTERED PROFESSIONAL
 ENGINEER
 ERIC DANIEL EVANS
 LICENSE NO. 11,232
 EXPIRES 12/31/2021

SHEET
15
 OF
34

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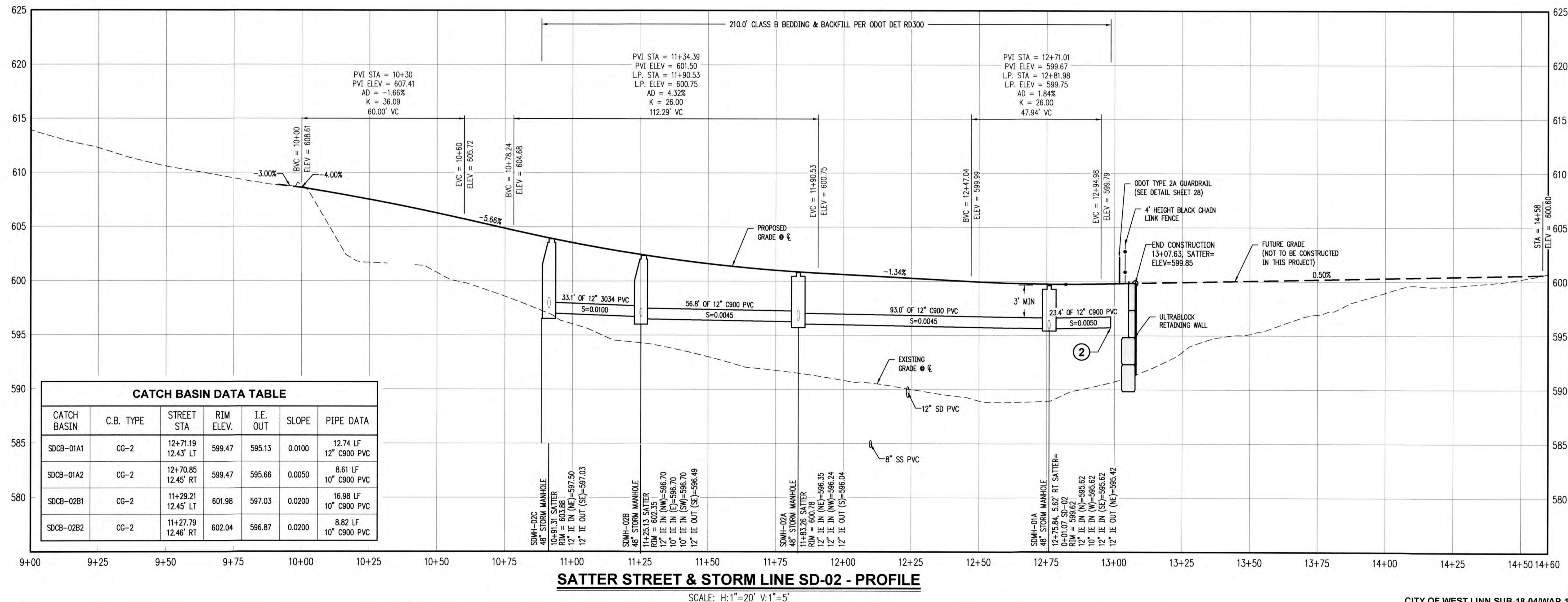
CITY OF West Linn ENGINEERING APPROVED
 DATE 11/23/21 BY *EL*



- CONSTRUCTION NOTES:**
- 1 INSTALL STANDARD CENTERLINE MONUMENT BOX
 - 2 INSTALL 12" C900 CAP

CENTERLINE CURVE DATA

| | |
|---|---|
| 1 | $\Delta = 66^{\circ}33'42''$ $R = 190.00'$ $T = 124.72'$ $L = 220.73'$ |
| 2 | $\Delta = 88^{\circ}26'32''$ $R = 190.01'$ $T = 184.91'$ $L = 293.30'$ |



CATCH BASIN DATA TABLE

| CATCH BASIN | C.B. TYPE | STREET STA | RIM ELEV. | I.E. OUT | SLOPE | PIPE DATA |
|-------------|-----------|-----------------------|-----------|----------|--------|--------------------------|
| SDCB-01A1 | CG-2 | 12+71.19 12.43' LT | 599.47 | 595.13 | 0.0100 | 12.74 LF 12" C900 PVC |
| SDCB-01A2 | CG-2 | 12+70.85 12.45' RT | 599.47 | 595.66 | 0.0050 | 8.61 LF 10" C900 PVC |
| SDCB-02B1 | CG-2 | 11+29.21 12.45' LT | 601.98 | 597.03 | 0.0200 | 16.98 LF 10" C900 PVC |
| SDCB-02B2 | CG-2 | 11+27.79 12.46' RT | 602.04 | 596.87 | 0.0200 | 8.82 LF 10" C900 PVC |

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|---------|---------------|
| 0 | 04/2021 | 1ST SUBMITTAL |

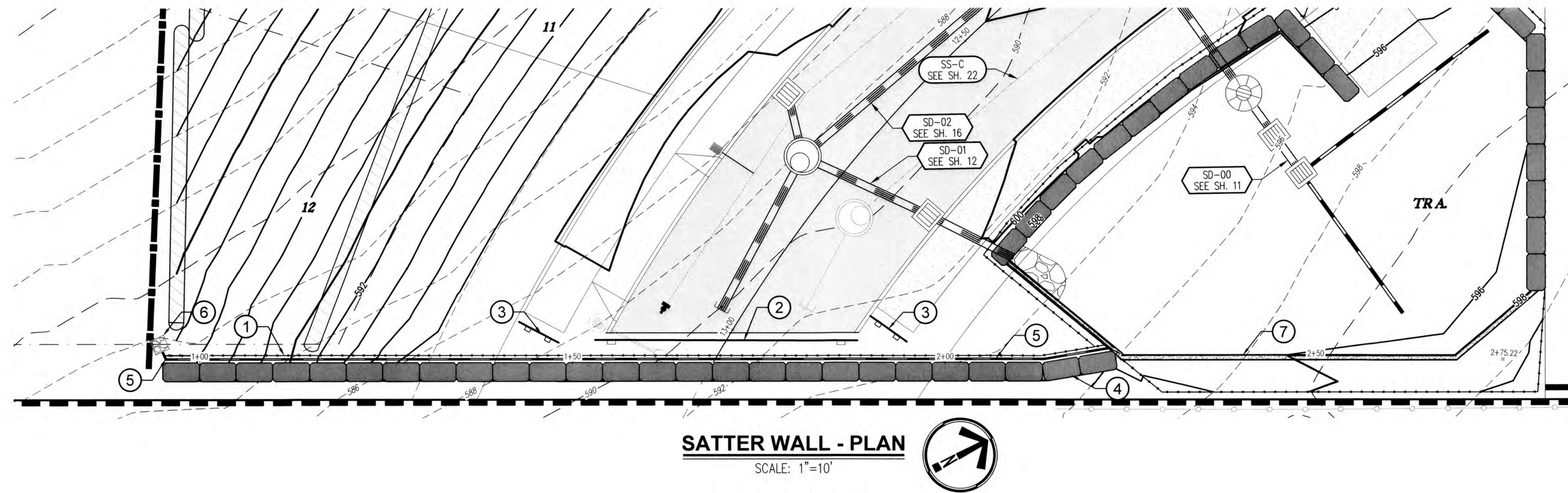
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FILE P:\463-003 Weatherhill Road Phase 1\dwg\1463-003_16s002_16 Satter St & Storm Line SD-02 Plan & Profile.dwg Plot Date: 11/2/2021 10:57 AM, by: Bart Anderson

RETAINING WALL NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO CITY OF WEST LINN CONSTRUCTION STANDARDS.
- ALL CONSTRUCTION SHALL CONFORM TO OREGON STRUCTURAL SPECIALTY CODE (OSSC) 2019.
- STREET/SIDEWALK SURCHARGE TAKEN AT 250 PSF PER OSSC T1607.1.
- PER OSSC SECTION 1807.2.2, SEISMIC LOADING SHALL BE APPLIED TO WALLS EXCEEDING 6-FT IN HEIGHT.
- ALL CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 301 (2016).
- CONCRETE SHALL HAVE F'C = 4000 PSI, MINIMUM;
- CONCRETE REINFORCEMENT SHALL CONFORM TO ASTM A615 (FY = 60,000 PSI);
- EXPOSED CONCRETE CORNERS SHALL HAVE 1/4-IN CHAMFER.
- GEOPACIFIC REPORT 18-5056 (09 NOV 2018):
ALLOWABLE SOIL BEARING PRESSURE, PA = 1500 PSF;
ALLOWABLE SHORT-TERM INCREASE: ONE-THIRD (WIND AND/OR SEISMIC, TYP);
COEFFICIENT OF FRICTION = 0.42;
PASSIVE PRESSURE, PP = 320 PCF (NEGLECT UPPER 12-IN OF BACKFILL FOR DESIGN);
LEVEL BACKFILL - EFP = 35 PCF;
SEISMIC LOADING - PE = 6.5H;
SPECIFIC WEIGHT OF NATIVE SOILS G = 117 PCF;
- CONSTRUCTION SHALL BE IN STRICT CONFORMANCE WITH ALL RECOMMENDATIONS IN GEOPACIFIC REPORT 18-5056, DATED 09 NOV 2018, INCLUDING RECOMMENDATIONS FOR SITE PREPARATION, FOOTING & WALL INSTALLATION, BACKFILL AND COMPACTION, AND DRAINAGE DETAILS.
- BACKFILL SLOPE SHALL BE LEVEL, UNO.
- FOOTINGS SHALL BE INSTALLED FLAT AND LEVEL.
- WHEN A DISCREPANCY EXISTS BETWEEN TWO OR MORE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. THE MOST STRINGENT STANDARD SHALL CONTROL.
- REFER TO CIVIL DRAWINGS FOR FENCING, ETC.
- PERF PIPE TO BE WRAPPED IN FILTER FABRIC, MIRAFI 140N, OR APPROVED EQUAL, PER SOILS REPORT.
- PER GEOPACIFIC 18-5056 (09 NOV 2017):
SOILS TO RECEIVE C.I.P. FOOTING SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER (INCL. MATERIALS AND COMPACTION) PRIOR TO INSTALLATION OF FORMWORK. CONTRACTOR SHALL PLACE A 12- TO 18-INCH WIDE ZONE OF SAND AND GRAVEL CONTAINING LESS THAN 5 PERCENT PASSING THE NO. 200 SIEVE AGAINST THE WALLS. A 3-INCH MINIMUM DIAMETER PERFORATED PLASTIC DRAIN PIPE SHOULD BE INSTALLED AT THE BASE OF THE WALLS AND CONNECTED TO A SUITABLE DISCHARGE POINT TO REMOVE WATER IN THIS ZONE OF SAND AND GRAVEL. THE DRAIN PIPE SHALL BE WRAPPED IN FILTER FABRIC (MIRAFI 140N OR APPROVED EQUAL), PER SOILS REPORT. WALL BACKFILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER.



SATTER WALL - PLAN

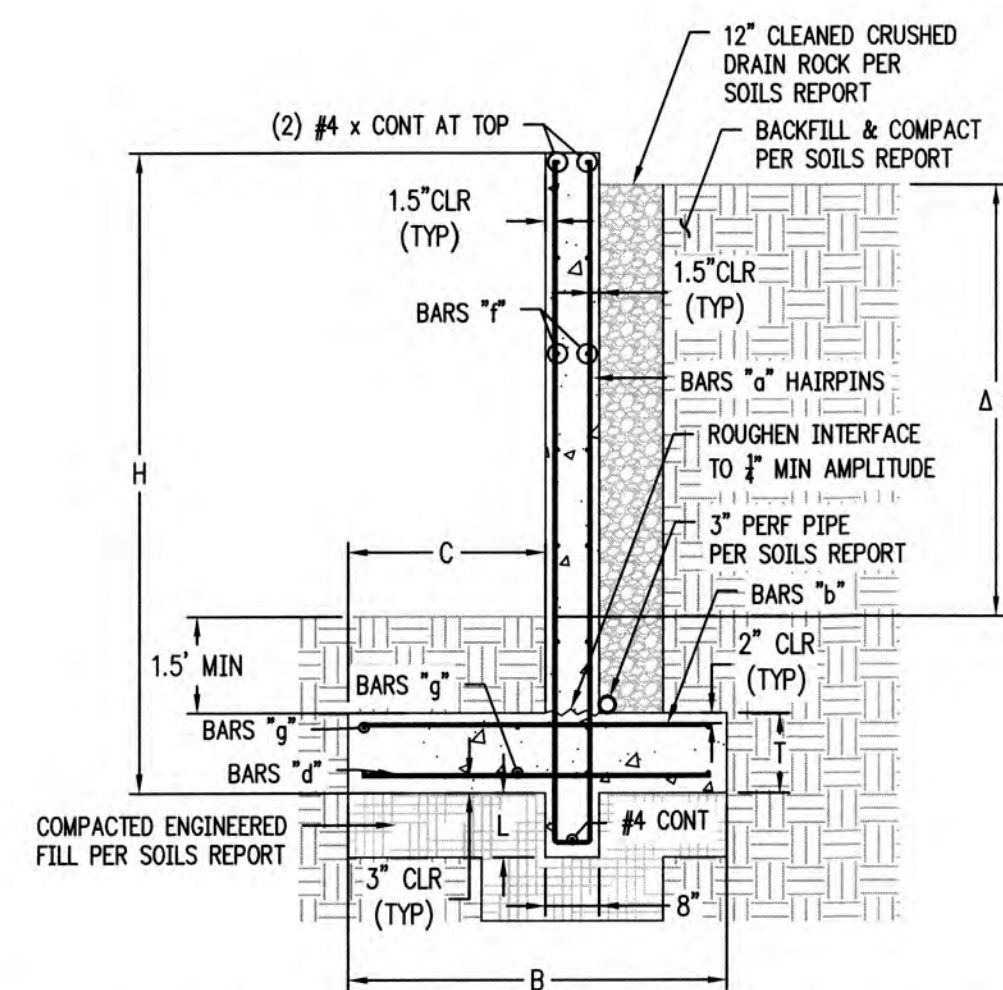
SCALE: 1"=10'

CONSTRUCTION NOTES:

- INSTALL 4' TALL BLACK CHAIN LINK FENCE
- INSTALL STREET BARRICADE PER ODOT DRAWING TM 820
- INSTALL SIDEWALK BARRICADE PER ODOT DRAWING TM 820
- INSTALL ULTRABLOCK WALL
- INSTALL WALL DRAIN PIPE PER GEOTECHNICAL REPORT.
- INSTALL 2'x2' ROCK PAD
- INSTALL CAST IN PLACE RETAINING WALL (SEE NOTES & DETAIL THIS SHEET).

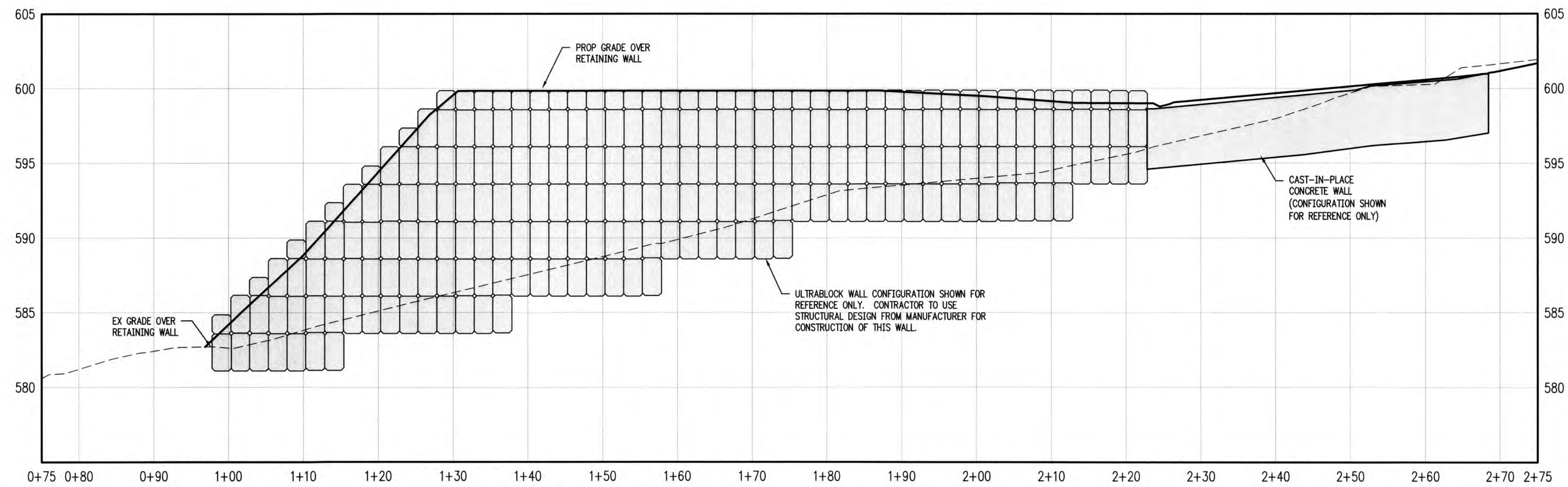
WALL SCHEDULE

| WALL ID | MAX Δz (FT) | MAX H (FT) | B (FT) | C (FT) | T (IN) | L (IN) | a (BAR @ SPACE) | b,d (BAR @ SPACE) | g (BAR @ SPACE) | e,f (BAR @ SPACE) |
|---------|-------------|------------|--------|--------|--------|--------|-----------------|-------------------|-----------------|-------------------|
| WQ POND | 6.75 | 9.50 | 5.75 | 2.00 | 15.00 | 8.00 | #4 @ 6" EF | #4 @ 6" EF | #4 @ 12" EF | #4 @ 12" EF |



CAST IN PLACE RETAINING WALL - TYPICAL SECTION

SCALE: NTS



SATTER WALL - PROFILE

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

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CITY OF WEST LINN ENGINEERING APPROVED
DATE 11/22/21 BY E

WEATHERHILL RD SUBDIVISION
22870 S WEATHERHILL ROAD
TAX LOT 405
TAX MAP T2S R1E 35B
WEST LINN, OREGON

**SATTER WALL
PLAN & PROFILE**

| NO. | DATE | DESCRIPTION |
|-----|---------|---------------|
| 0 | 04/2021 | 1ST SUBMITTAL |

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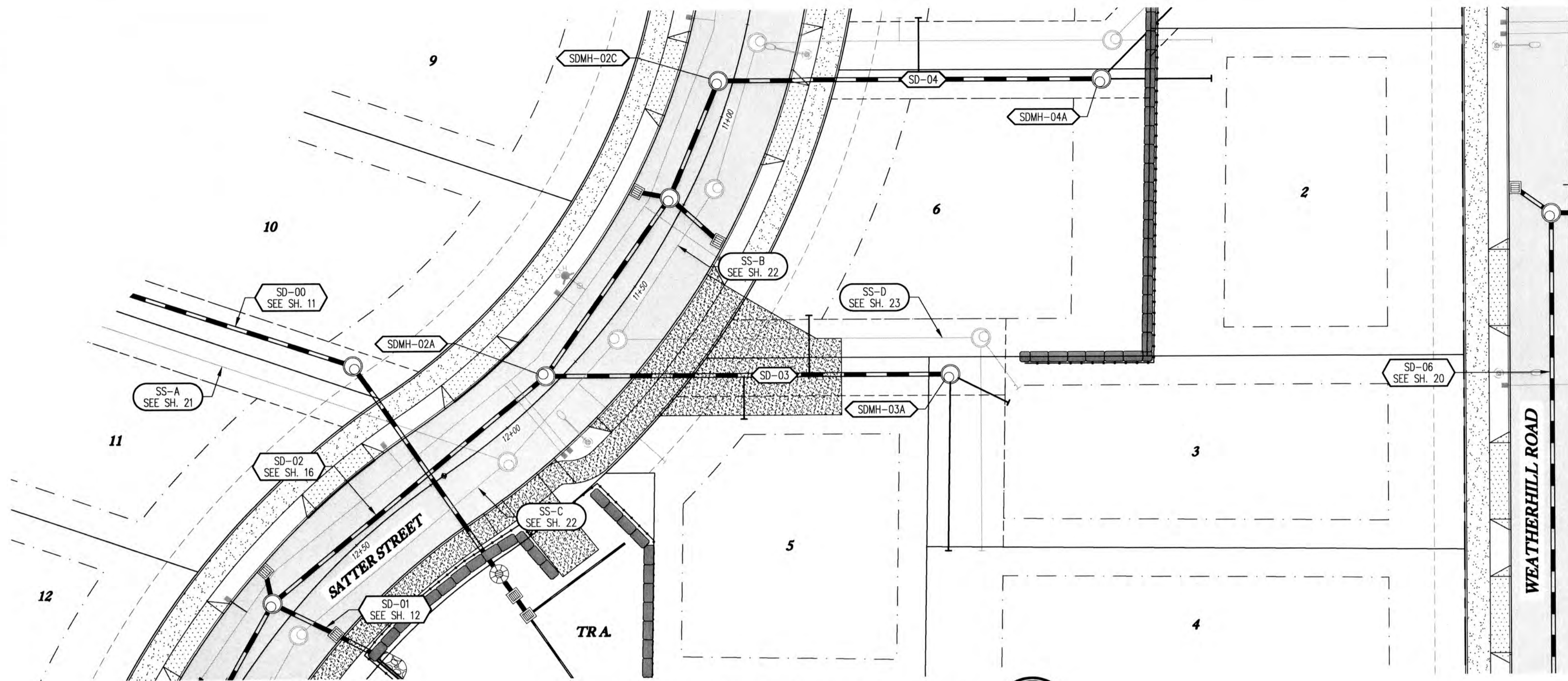


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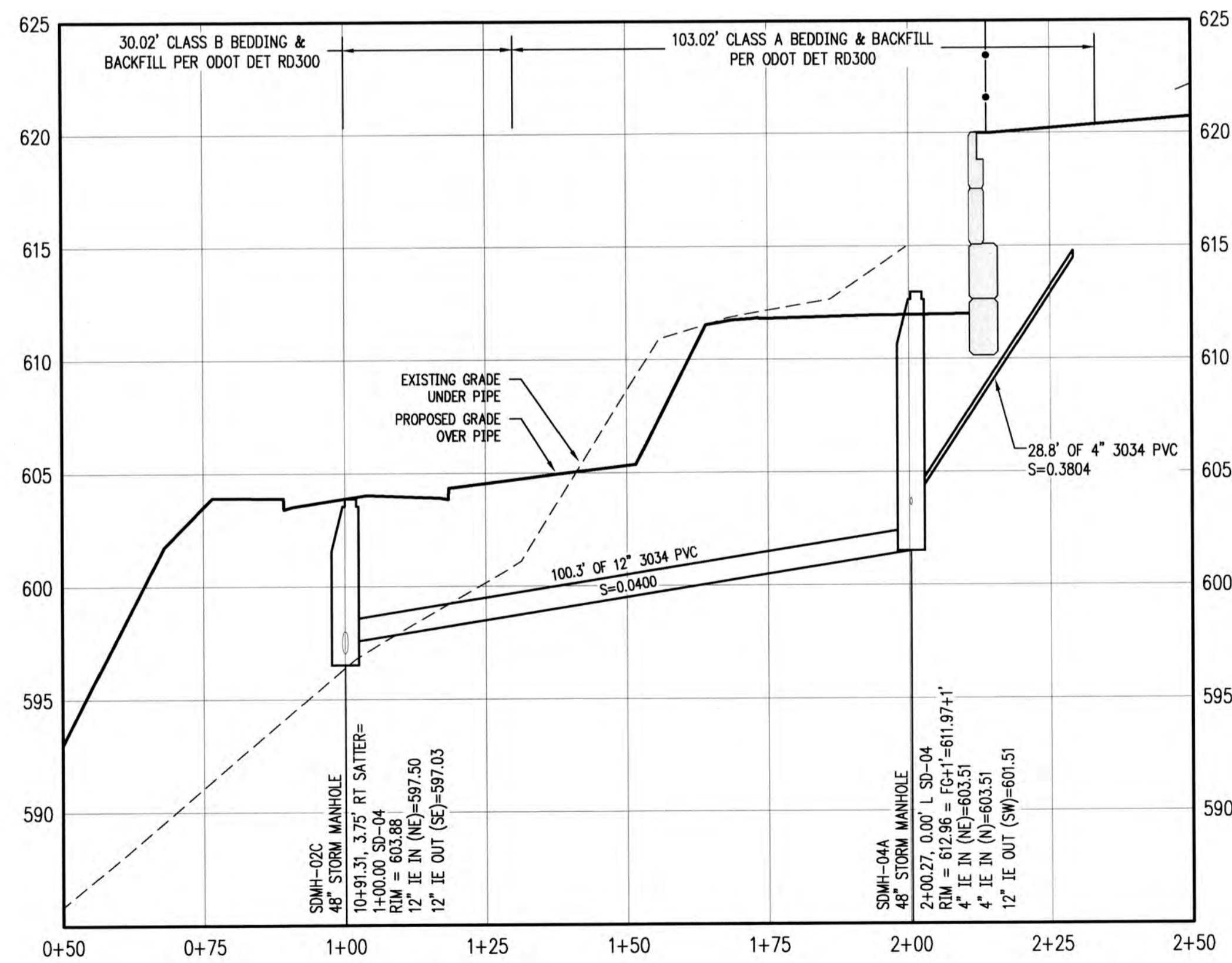
OF 34

| STORM SEWER LATERAL TABLE | | | | | | | | | | | |
|---------------------------|------------|-----------------|-------|-------------|--------|-------------|-----|--------|-----|--------------|-----|
| LOT NUM. | STA @ M.L. | SIZE & MATERIAL | LEN | I.E. @ M.L. | ASB | I.E. @ PLUG | ASB | SL | ASB | COVER @ PLUG | ASB |
| 1 | 2+00 | 4" 3034 PVC | 40.4' | 603.51 | 614.44 | | | 0.2708 | | 5.5' | |
| 2 | 2+00 | 4" 3034 PVC | 28.8' | 603.51 | 614.46 | | | 0.3804 | | 5.5' | |
| 3 | 2+06 | 4" 3034 PVC | 16.9' | 597.67 | 606.56 | | | 0.5263 | | 4.0' | |
| 4 | 2+06 | 4" 3034 PVC | 46.2' | 597.67 | 605.61 | | | 0.1719 | | 4.0' | |
| 5 | 1+52 | 4" 3034 PVC | 11.5' | 597.33 | 597.56 | | | 0.0200 | | 3.8' | |
| 6 | 1+69 | 4" 3034 PVC | 15.5' | 597.54 | 598.46 | | | 0.0590 | | 4.0' | |
| 7 | 1+52 | 4" 3034 PVC | 16.0' | 599.93 | 601.72 | | | 0.1117 | | 4.0' | |



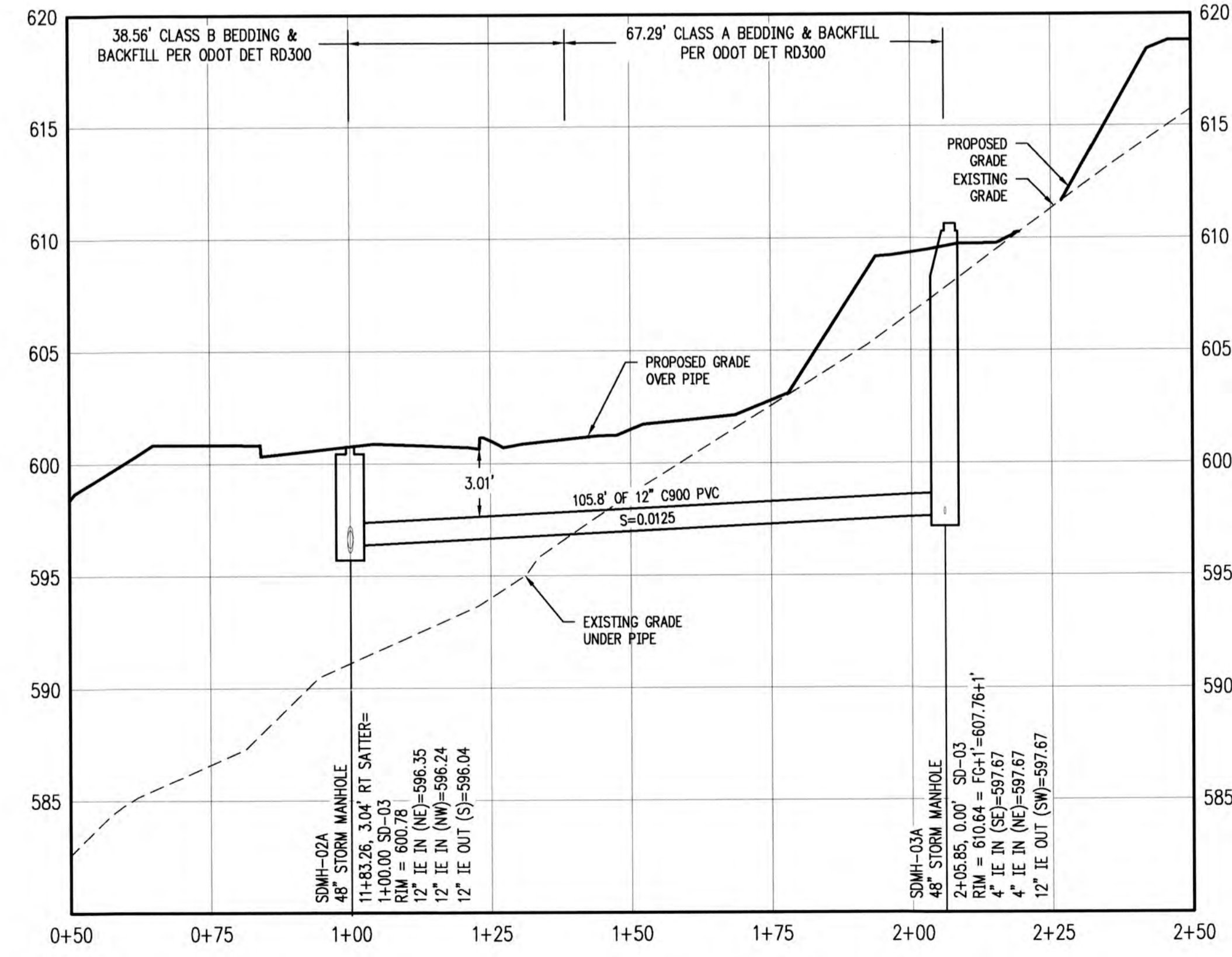
STORM LINE SD-03 & SD-04 - PLAN

SCALE: 1" = 20'



STORM LINE SD-04 - PROFILE

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



STORM LINE SD-03 - PROFILE

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

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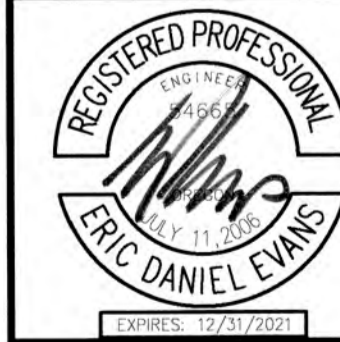
CITY OF West Linn ENGINEERING APPROVED
DATE 11/22/21 BY *ec*

WEATHERHILL RD SUBDIVISION
22870 S WEATHERHILL ROAD
TAX LOT 405
WEST LINN, OREGON

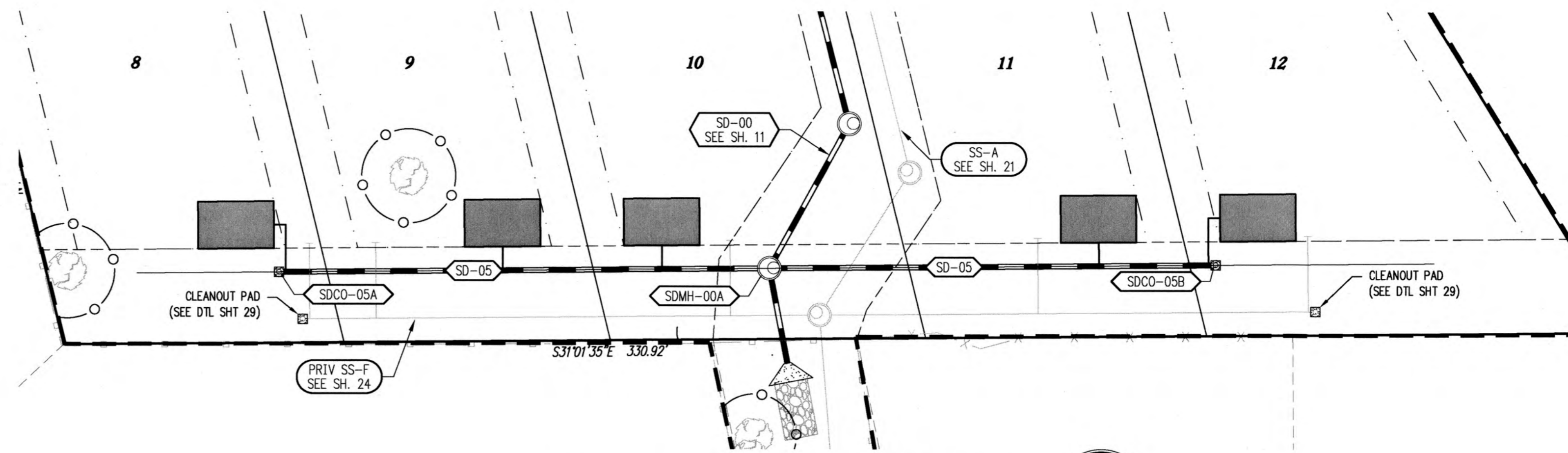
STORM LINES SD-03 & SD-04 PLAN & PROFILE

| REVISIONS | |
|-----------|---------------|
| NO. | DESCRIPTION |
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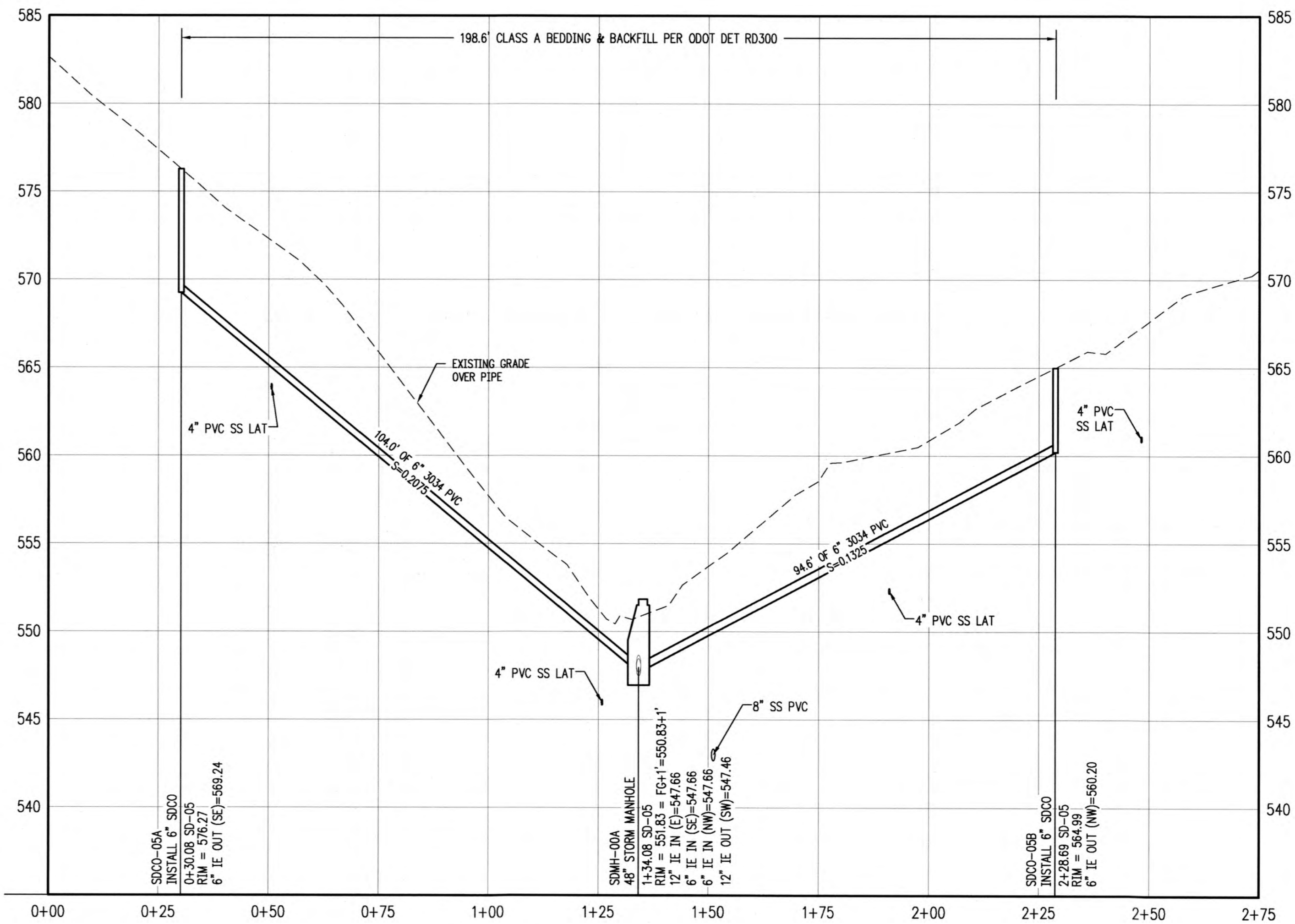


PRIVATE STORM LINE SD-05 - PLAN

SCALE: 1" = 20'



| STORM SEWER LATERAL TABLE | | | | | | | | | | | |
|---------------------------|------------|-----------------|-------|-------------|-----|-------------|-----|--------|-----|--------------|-----|
| LOT NUM. | STA @ M.L. | SIZE & MATERIAL | LEN | I.E. @ M.L. | ASB | I.E. @ PLUG | ASB | SL | ASB | COVER @ PLUG | ASB |
| 8 | 0+32 | 4" 3034 PVC | 10.0' | 569.01 | | 573.28 | | 0.4263 | | 4.0' | |
| 9 | 0+78 | 4" 3034 PVC | 5.0' | 559.72 | | 561.47 | | 0.3505 | | 4.0' | |
| 10 | 1+11 | 4" 3034 PVC | 5.0' | 552.71 | | 552.81 | | 0.0200 | | 2.6' | |
| 11 | 2+04 | 4" 3034 PVC | 5.0' | 557.25 | | 557.91 | | 0.1324 | | 4.0' | |
| 12 | 2+27 | 4" 3034 PVC | 10.0' | 560.08 | | 562.41 | | 0.2330 | | 4.0' | |



PRIVATE STORM LINE SD-05 - PROFILE

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

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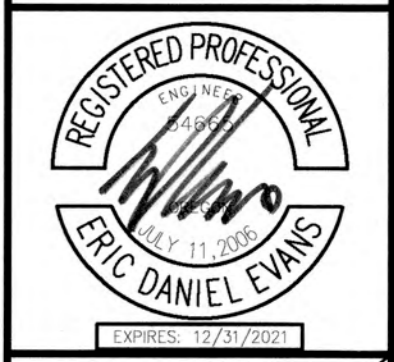
CITY OF ENGINEERING
West Linn APPROVED
DATE 11/22/21 BY EC

WEATHERHILL RD SUBDIVISION
22870 S WEATHERHILL ROAD
TAX LOT 405
TAX MAP T2S R1E 35B
WEST LINN, OREGON

PRIVATE STORM LINE
SD-05 PLAN & PROFILE

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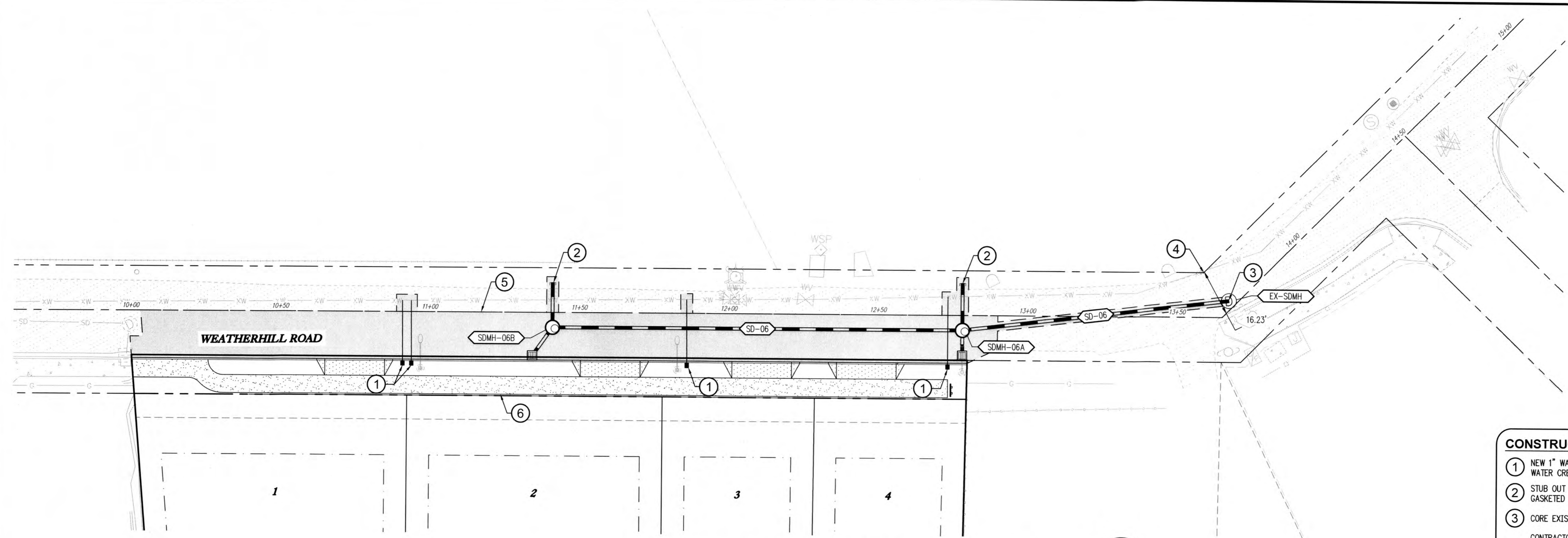
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OF
34

**WEATHERHILL ROAD &
 STORM LINE SD-06 PLAN
 & PROFILE**

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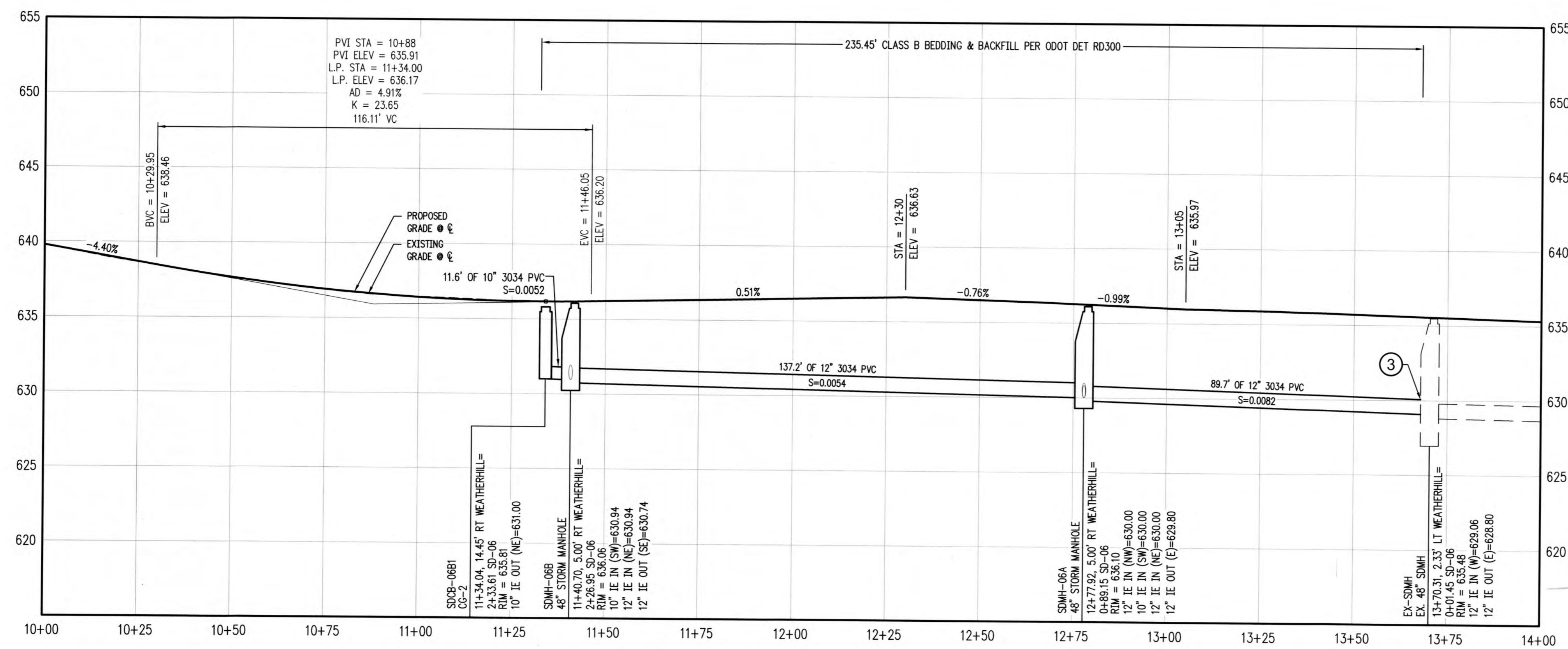
REGISTERED PROFESSIONAL ENGINEER
 ERIC DANIEL EVANS
 LICENSE NO. 111205
 EXPIRES: 12/31/2021



WEATHERHILL ROAD & STORM LINE SD-06 - PLAN

SCALE: 1" = 20'

- CONSTRUCTION NOTES:**
- NEW 1" WATER SERVICE TO BE INSTALLED BY CITY WATER CREW.
 - STUB OUT FOR FUTURE CONNECTION. INSTALL 12" GASKETED CAP.
 - CORE EXISTING MANHOLE FOR PROPOSED STORM LINE.
 - CONTRACTOR TO COORDINATE WITH PROPERTY OWNER TO THE NORTH PER AGREEMENT TO PROVIDE ADDITIONAL PAVEMENT TO THE NORTH SIDE OF WEATHERHILL ROAD TO WIDEN USEABLE ROAD SURFACE TO 18' MINIMUM.
 - CONSTRUCT HALF STREET PAVING PER COM. DRAWING WL-RD012 SHEET 27.
 - INSTALL CONCRETE SIDEWALK PER ODOT DRAWING RD720 SHEET 28.



WEATHERHILL ROAD & STORM LINE SD-06 - PROFILE

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

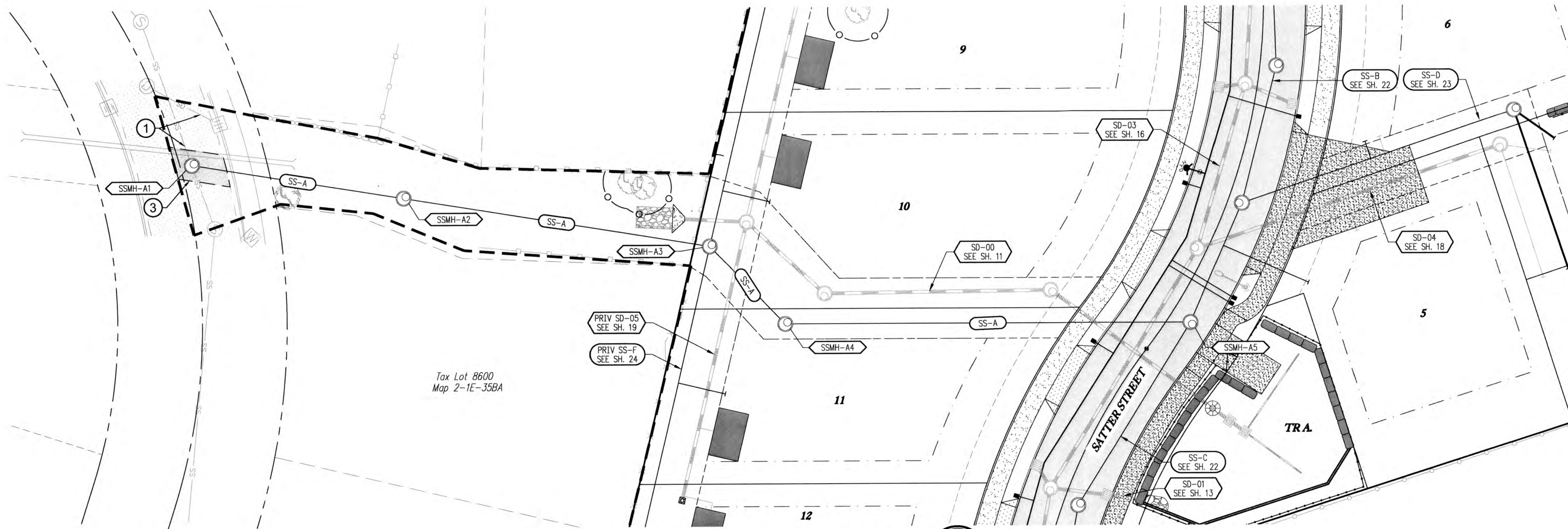
CATCH BASIN DATA TABLE

| CATCH BASIN | C.B. TYPE | STREET STA | RIM ELEV. | I.E. OUT | SLOPE | PIPE DATA |
|-------------|-----------|-----------------------|-----------|----------|--------|--------------------------|
| SDCB-06A1 | CG-2 | 12+77.92 13.45' RT | 635.73 | 630.70 | 0.0828 | 8.45 LF 10" 3034 PVC |
| SDCB-06B1 | CG-2 | 11+34.04 14.45' RT | 635.81 | 631.00 | 0.0052 | 11.56 LF 10" 3034 PVC |

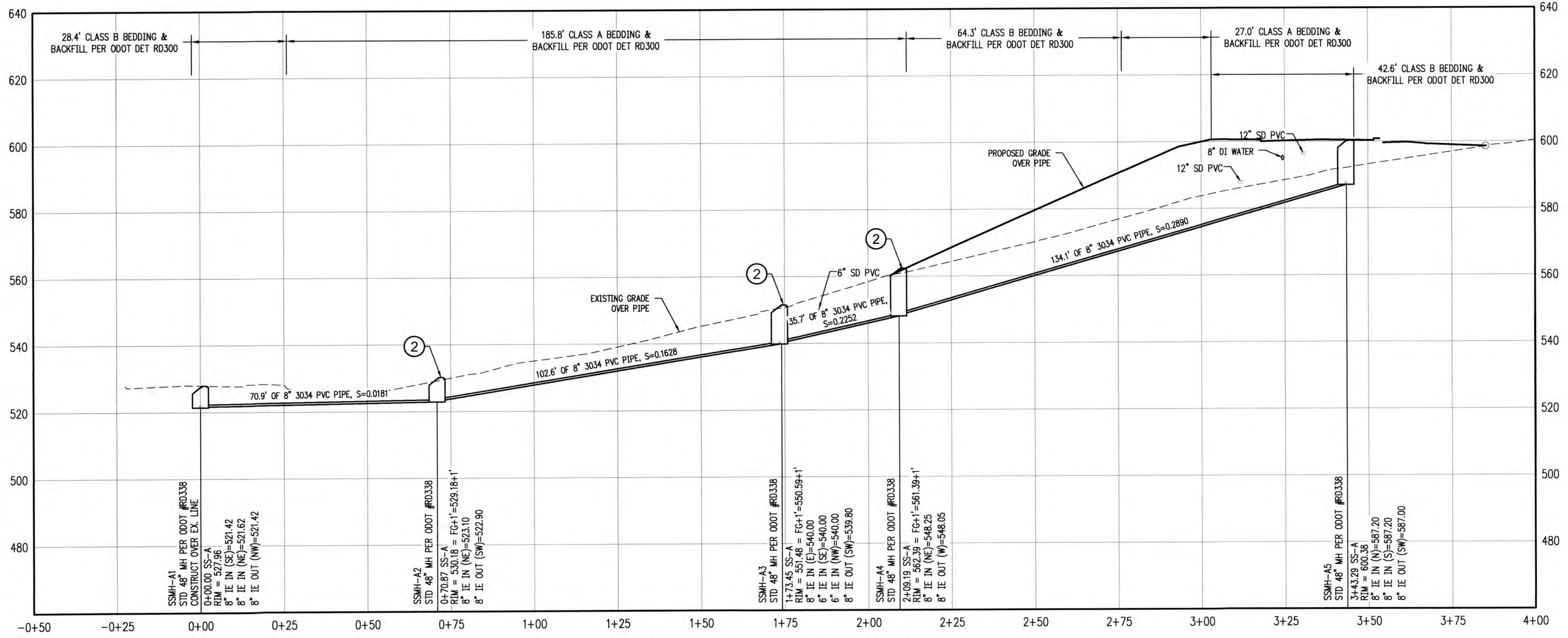
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CITY OF WEST LINN ENGINEERING
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 DATE 11/24/21 BY *EL*

FILE: P:\463-003 Weatherhill Road Phase 1.dwg (Civil) 463-003_20st05 Layout: 19 WEATHERHILL ROAD & STORM LINE SD-06 PLAN & PROFILE, Plot Date: 11/2/2021 11:01 AM, by: Bart Anderson



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



- CONSTRUCTION NOTES:**
- 1 PRIOR TO CONSTRUCTION CONTRACTOR TO POTHOLE & VERIFY DEPTHS OF EXISTING UTILITIES IN THE PUE & ROW.
 - 2 OFFROAD MH'S SHALL BE PLACED W/ RIM 1' ABOVE EXISTING GRADE W/ TEMP WATERTIGHT LID (TYP).
 - 3 RESTORE PAVEMENT PER CITY'S STANDARDS.

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

CITY OF WEST LINN ENGINEERING APPROVED
DATE 11/21/21 BY *EL*

WEATHERHILL RD SUBDIVISION
22870 S WEATHERHILL ROAD
TAX LOT 405
TAX MAP T2S R1E 35B
WEST LINN, OREGON

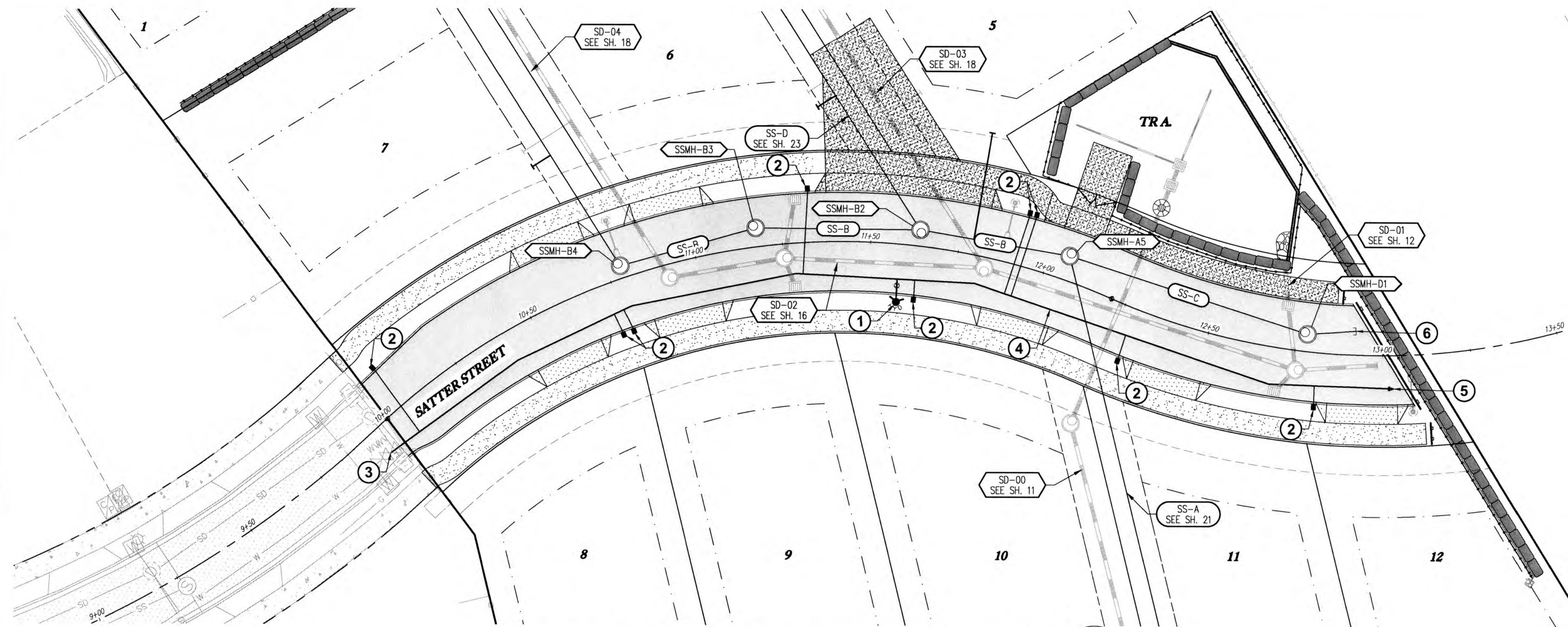
**SANITARY LINE SS-A
PLAN & PROFILE**

| NO. | DATE | DESCRIPTION |
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REGISTERED PROFESSIONAL ENGINEER
ERIC DANIEL EVANS
EXPIRES 12/31/2022

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21
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34

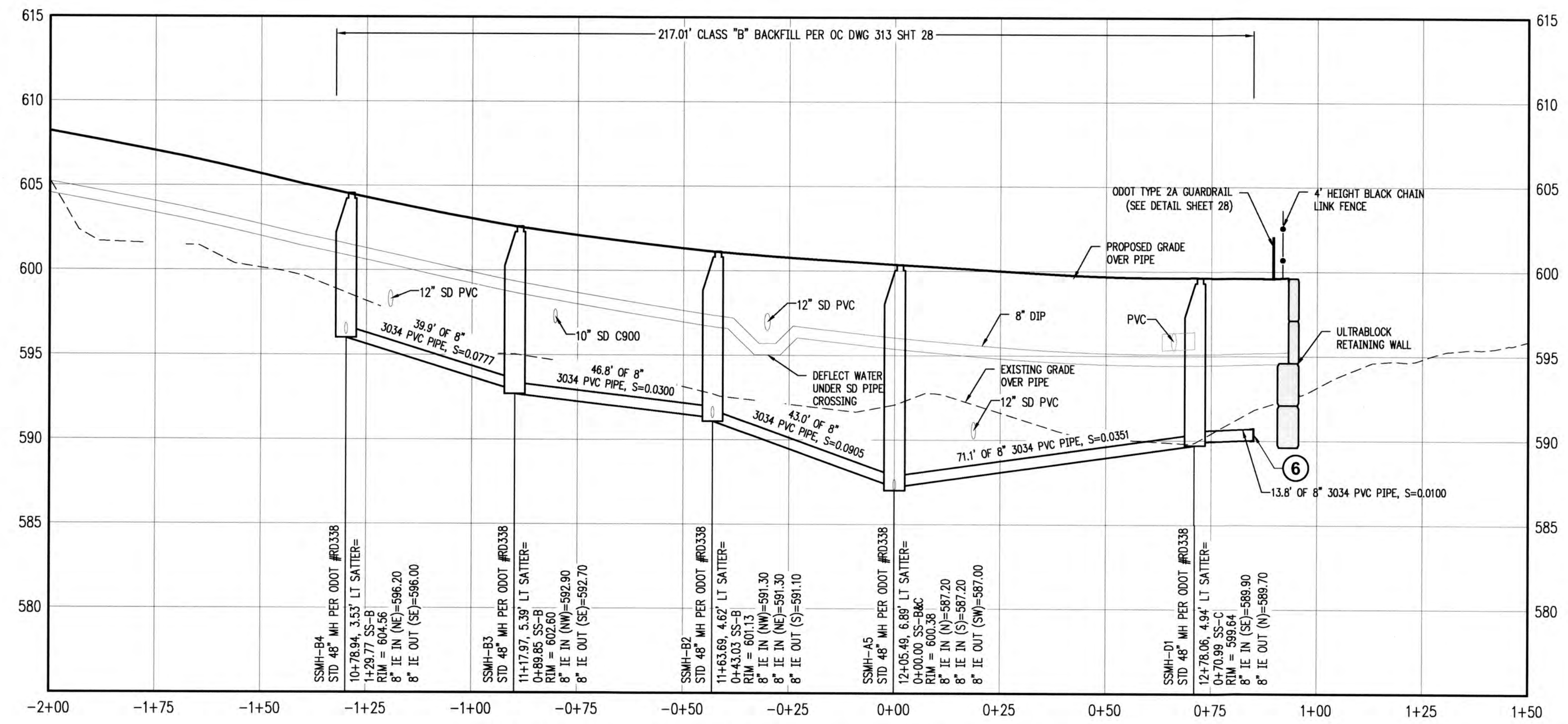


- CONSTRUCTION NOTES:**
- 1 INSTALL FIRE HYDRANT PER WL-RD254
 - 2 INSTALL 1" WATER SERVICE PER WL-RD274
 - 3 REMOVE EXISTING BLOWOFF AND CONNECT TO EXISTING 8" LINE
 - 4 INSTALL 8" CLASS 52 DIP WATERLINE
 - 5 INSTALL 2" BLOW OFF PER WL-RD262
 - 6 INSTALL 8" GASKETED CAP

SANITARY SEWER LATERAL TABLE

| LOT NUM. | STA @ M.L. | SIZE & MATERIAL | LEN | I.E. @ M.L. | ASB | I.E. @ PLUG | ASB | SL | ASB | COVER @ PLUG | ASB |
|----------|------------|-----------------|-------|-------------|-----|-------------|-----|--------|-----|--------------|-----|
| 5 | 0+28 | 4" 3034 PVC | 30.7' | 590.00 | | 593.96 | | 0.1293 | | 6.0' | |

SANITARY LINES SS-B, SS-C & WATER LINE - PLAN
SCALE: 1" = 20'



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

WEATHERHILL RD SUBDIVISION
22870 S WEATHERHILL ROAD
TAX LOT 405
WEST LINN, OREGON

**SANITARY LINE SS-B,
SS-C & WATER LINE
PLAN & PROFILE**

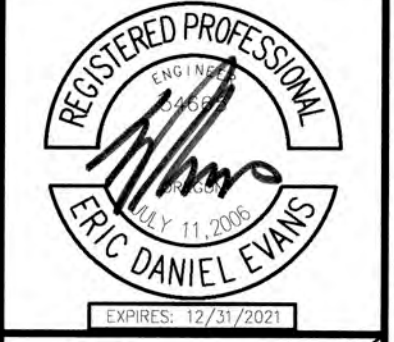
REVISIONS

| NO. | DATE | DESCRIPTION |
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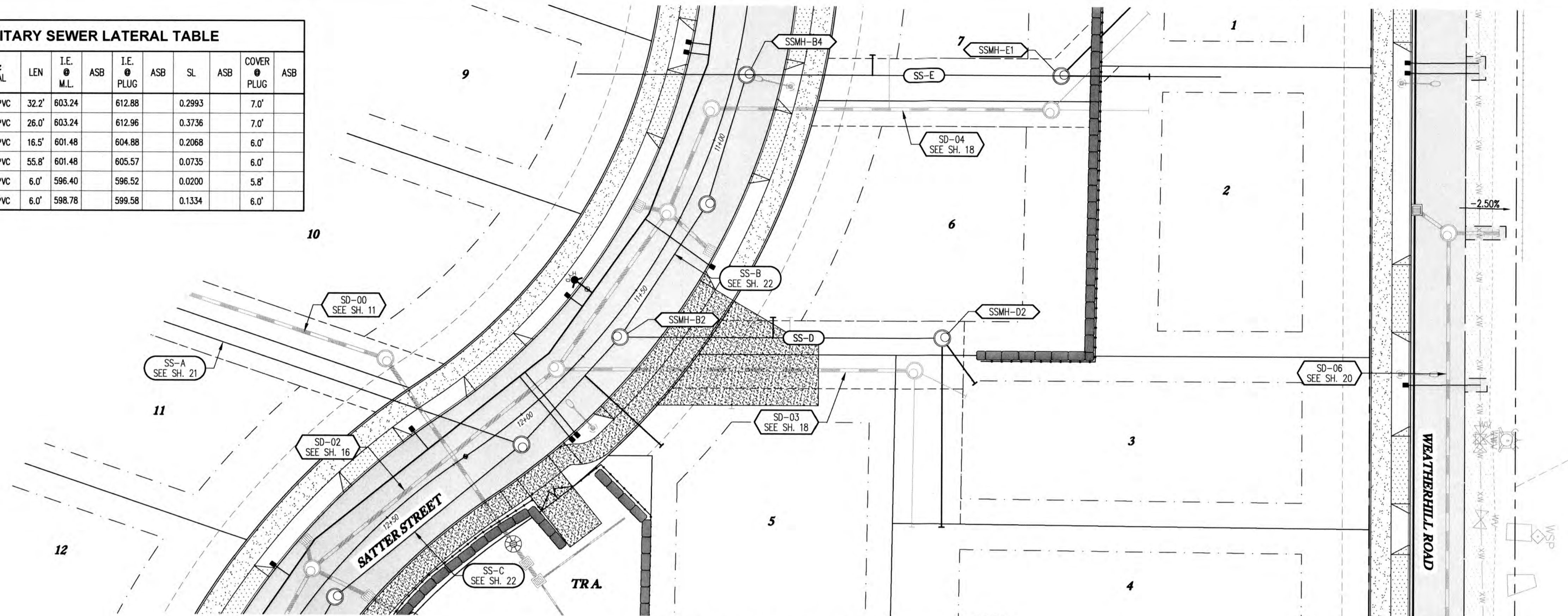
CITY OF WEST LINN
ENGINEERING APPROVED
DATE 11/2/2021 BY EL



SHEET 22 OF 34

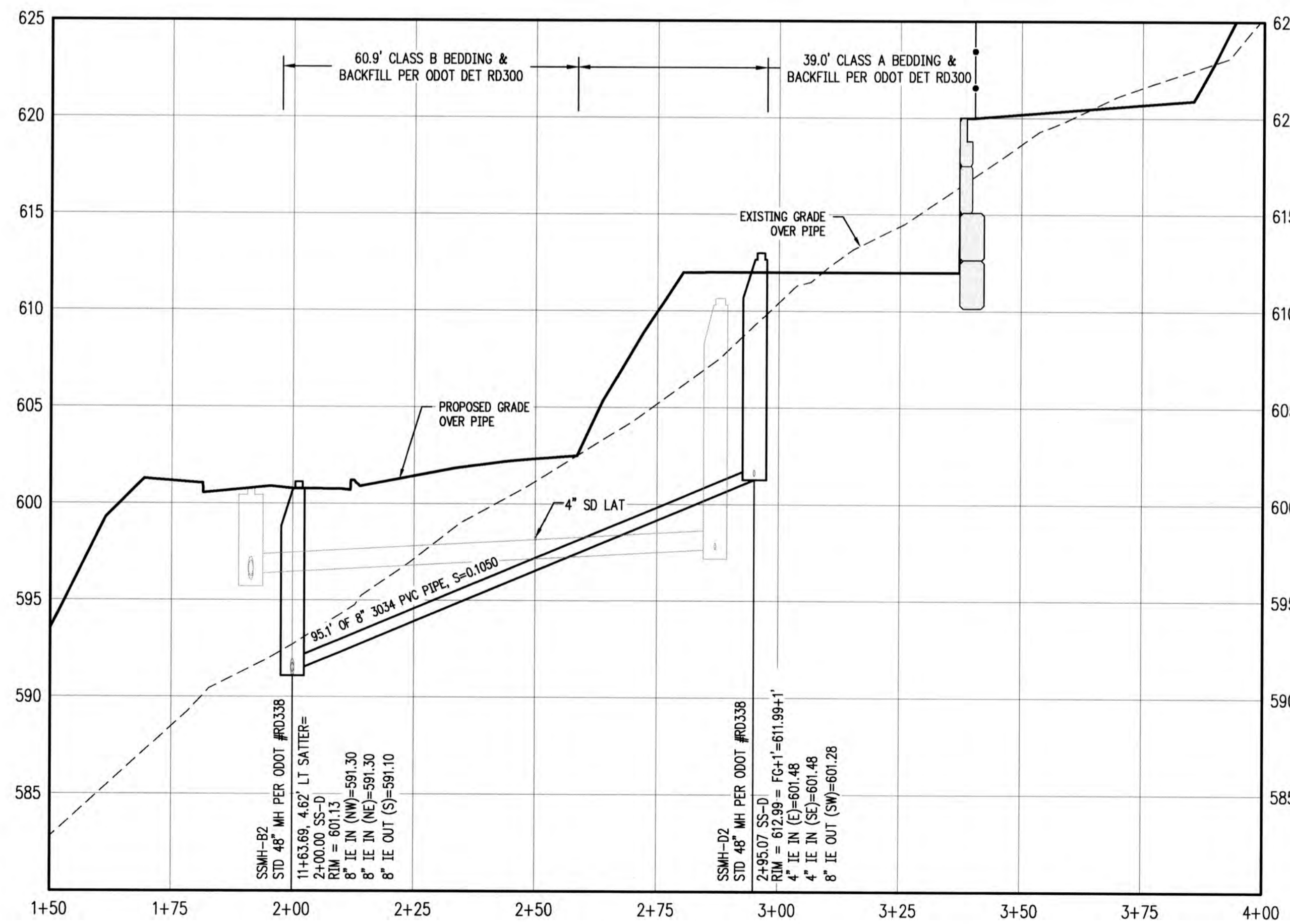
FILE-P:\463-003 Weatherhill Road Phase 1.dwg | civil | 463-003_22s02 Layout: 22 SANITARY LINE SS-B & SS-C & WATER LINE PLAN & PROFILE, Plot Date: 11/2/2021 11:03 AM, by: Bart Anderson

| SANITARY SEWER LATERAL TABLE | | | | | | | | | | | |
|------------------------------|------------|-----------------|-------|-------------|--------|-------------|-----|--------|-----|--------------|-----|
| LOT NUM. | STA @ M.L. | SIZE & MATERIAL | LEN | I.E. @ M.L. | ASB | I.E. @ PLUG | ASB | SL | ASB | COVER @ PLUG | ASB |
| 1 | 2+03 | 4" 3034 PVC | 32.2' | 603.24 | 612.88 | | | 0.2993 | | 7.0' | |
| 2 | 2+03 | 4" 3034 PVC | 26.0' | 603.24 | 612.96 | | | 0.3736 | | 7.0' | |
| 3 | 2+95 | 4" 3034 PVC | 16.5' | 601.48 | 604.88 | | | 0.2068 | | 6.0' | |
| 4 | 2+95 | 4" 3034 PVC | 55.8' | 601.48 | 605.57 | | | 0.0735 | | 6.0' | |
| 6 | 2+45 | 4" 3034 PVC | 6.0' | 596.40 | 596.52 | | | 0.0200 | | 5.8' | |
| 7 | 1+47 | 4" 3034 PVC | 6.0' | 598.78 | 599.58 | | | 0.1334 | | 6.0' | |



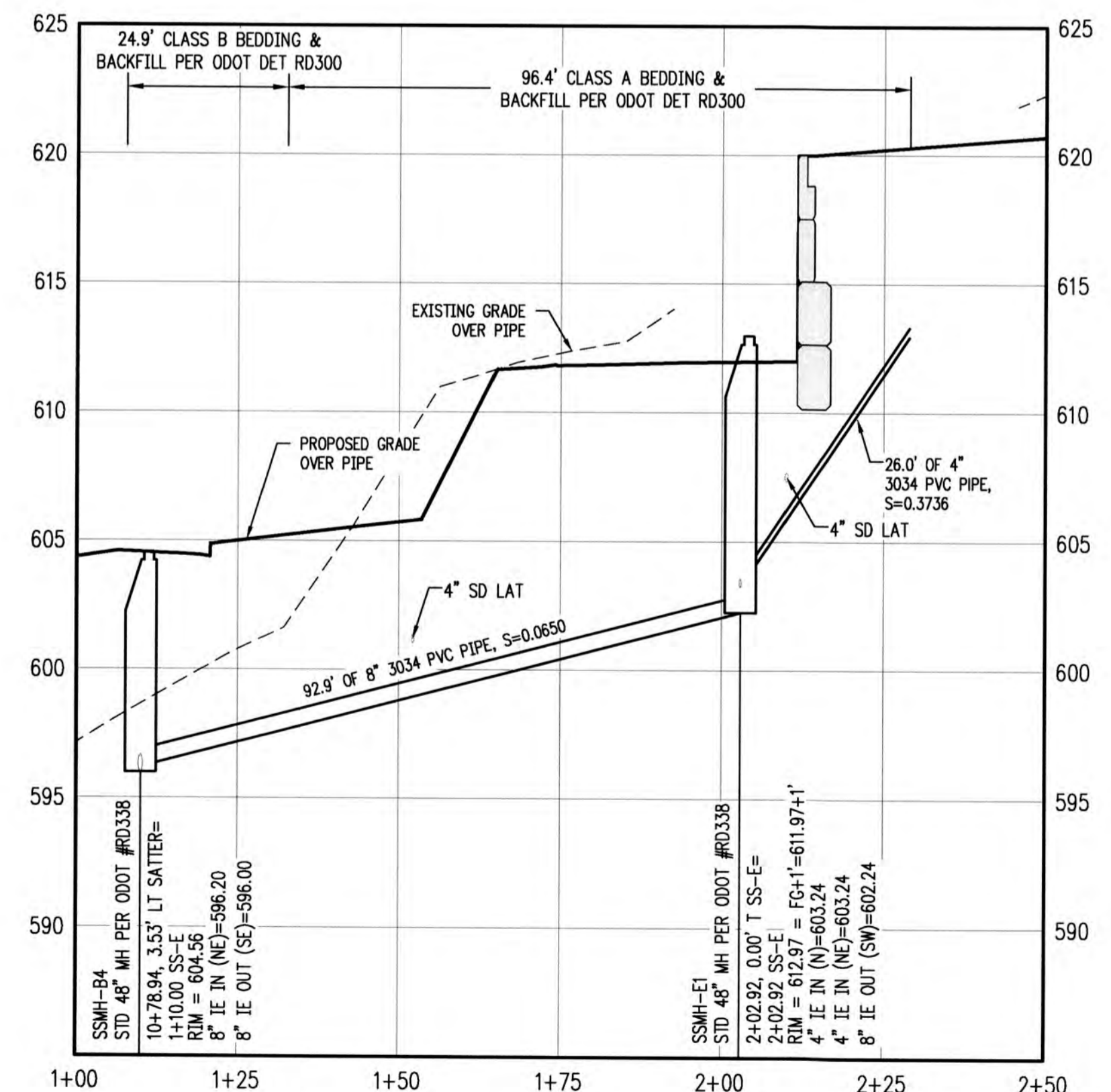
SANITARY LINES SS-D & SS-E - PLAN

SCALE: 1" = 20'



SANITARY LINE SS-D PROFILE

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



SANITARY LINE SS-E PROFILE

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

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

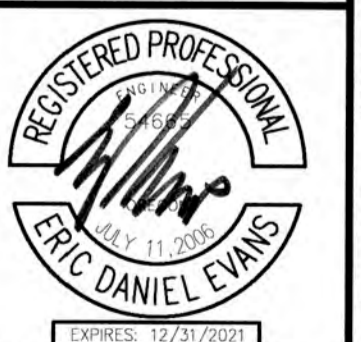
CITY OF WEST LINN ENGINEERING APPROVED
DATE 11/22/21 BY EC

WEATHERHILL RD SUBDIVISION
22870 S WEATHERHILL ROAD
TAX LOT 405
TAX MAP T2S R1E 35B
WEST LINN, OREGON

SANITARY LINES SS-D & SS-E PLAN & PROFILE

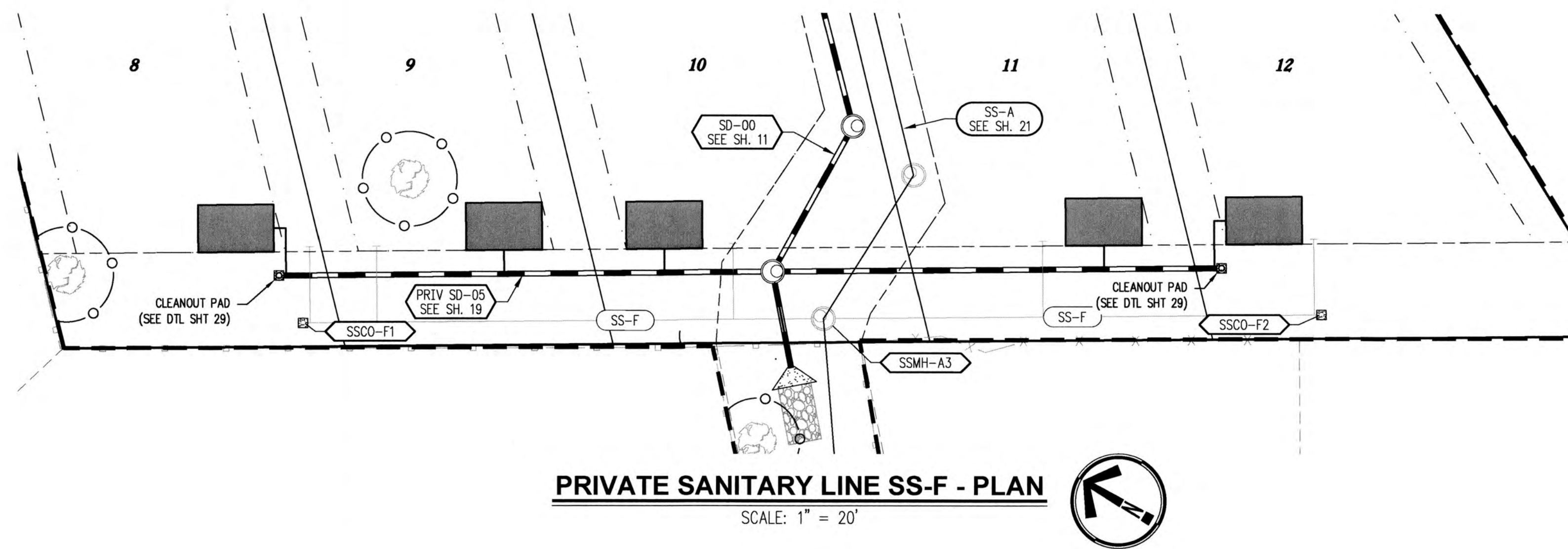
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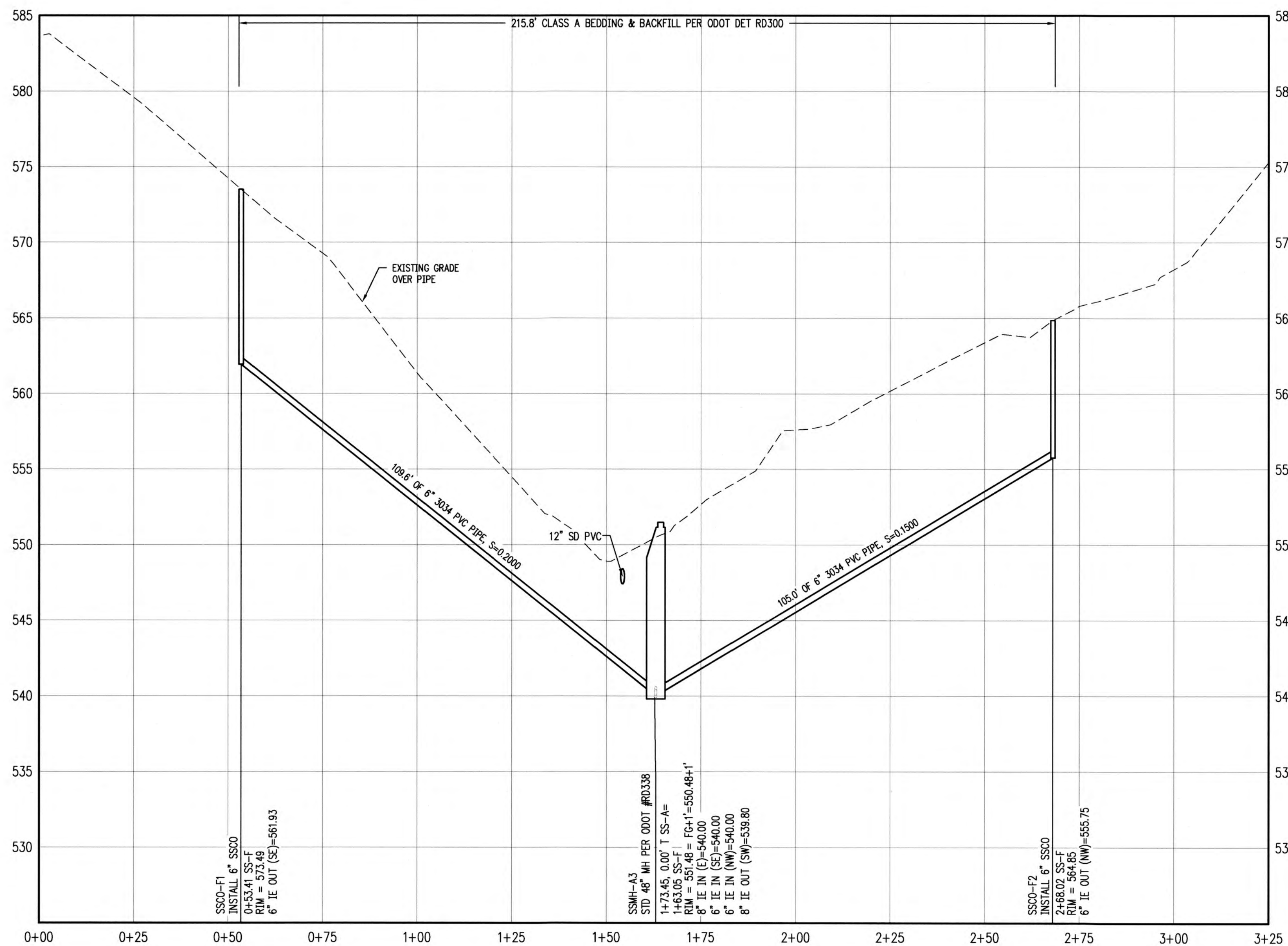


SHEET
23
OF
34

| SANITARY SEWER LATERAL TABLE | | | | | | | | | | | |
|------------------------------|------------|-----------------|-------|-------------|-----|-------------|-----|--------|-----|--------------|-----|
| LOT NUM. | STA @ M.L. | SIZE & MATERIAL | LEN | I.E. @ M.L. | ASB | I.E. @ PLUG | ASB | SL | ASB | COVER @ PLUG | ASB |
| 8 | 0+55 | 4" 3034 PVC | 16.0' | 561.71 | | 569.50 | | 0.4865 | | 6.0' | |
| 9 | 0+69 | 4" 3034 PVC | 16.0' | 558.98 | | 566.58 | | 0.4753 | | 6.0' | |
| 10 | 1+44 | 4" 3034 PVC | 16.0' | 543.95 | | 546.93 | | 0.1860 | | 6.0' | |
| 11 | 2+09 | 4" 3034 PVC | 16.0' | 547.11 | | 555.16 | | 0.5033 | | 6.0' | |
| 12 | 2+67 | 4" 3034 PVC | 16.0' | 557.78 | | 562.60 | | 0.3011 | | 6.0' | |



PRIVATE SANITARY LINE SS-F - PLAN
SCALE: 1" = 20'



PRIVATE SANITARY LINE SS-F - PROFILE
SCALE: H:1"=20' V:1"=5'

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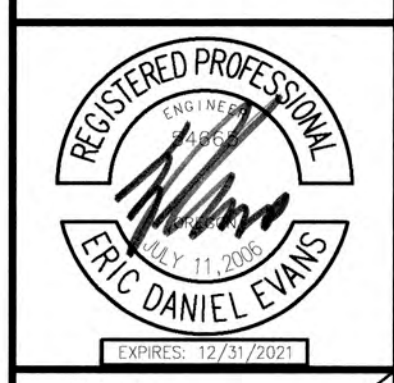
CITY OF **West Linn** ENGINEERING APPROVED
DATE 11/22/21 BY EC

WEATHERHILL RD SUBDIVISION
22870 S WEATHERHILL ROAD
TAX LOT 405
TAX MAP T2S R1E 35B
WEST LINN, OREGON

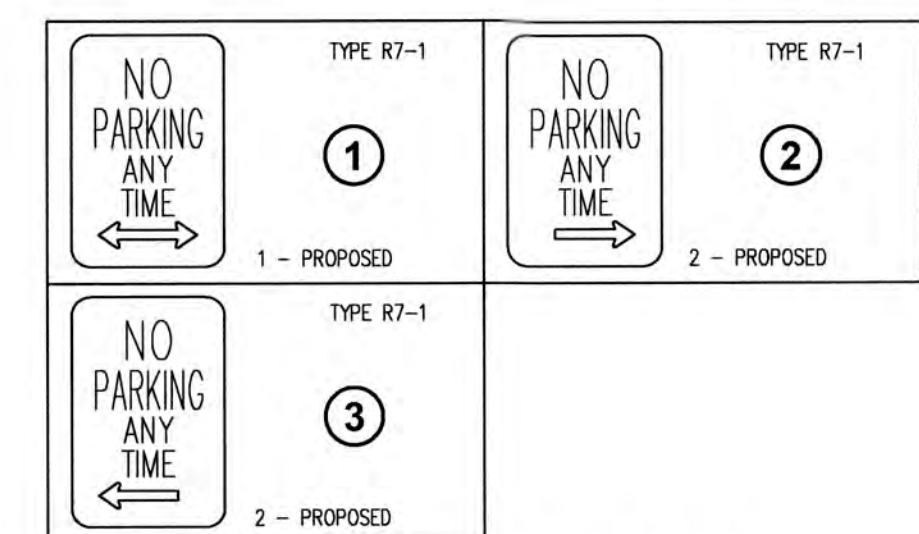
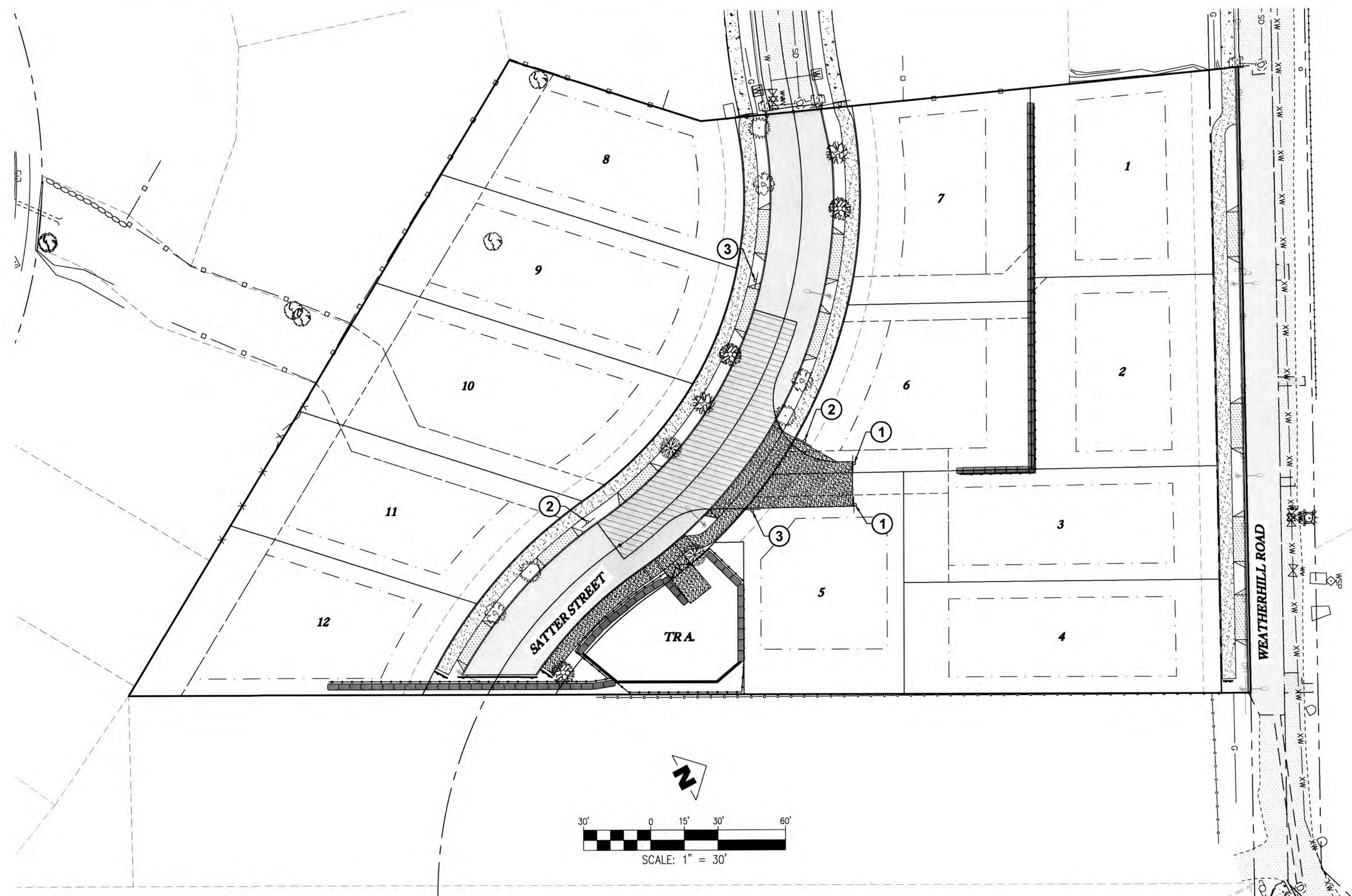
**PRIVATE SANITARY LINE
SS-F PLAN & PROFILE**

| REVISIONS | | |
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SHEET **24** OF **34**

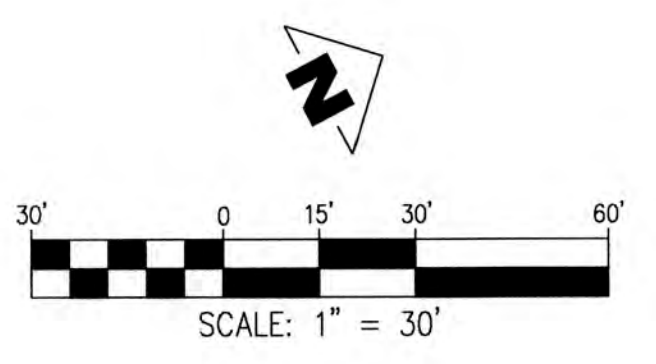


PROPOSED SIGNS
INSTALL BY CITY FORCES

- CONSTRUCTION NOTES:**
- ① INSTALL "NO PARKING ANY TIME" SIGN AS SHOWN ABOVE
 - ② INSTALL "NO PARKING ANY TIME" SIGN AS SHOWN ABOVE
 - ③ INSTALL "NO PARKING ANY TIME" SIGN AS SHOWN ABOVE

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

CITY OF WEST LINN ENGINEERING
APPROVED
DATE 1/22/21 BY EC

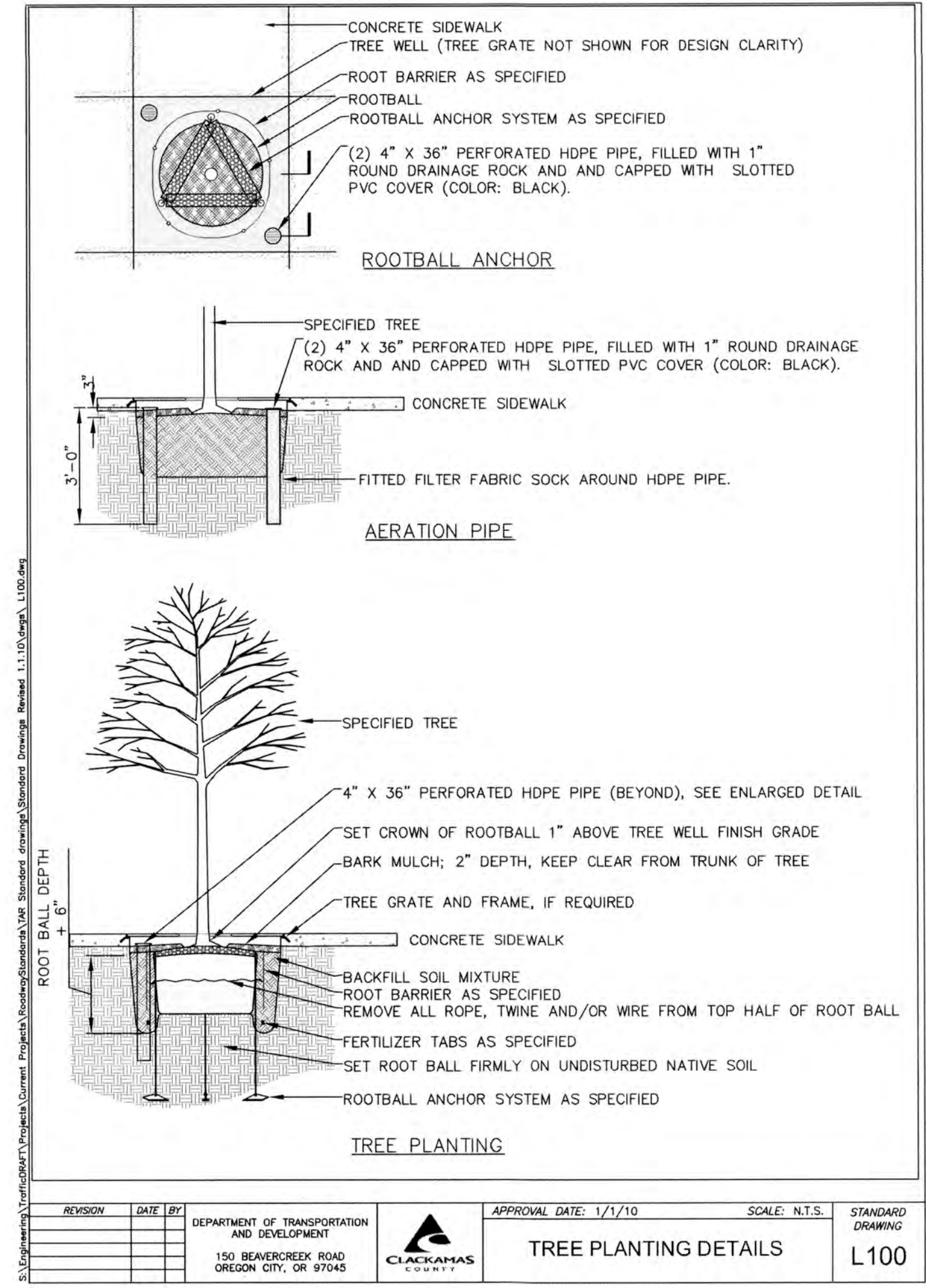


PLANTING NOTES:

1. SEE SHEET 11 FOR WATER QUALITY FACILITY PLANTING PLAN.
2. CONTRACTOR TO COORDINATE WITH CITY OF WEST LINN ARBORIST BEFORE PLANTING TO DETERMINE EXACT SPECIES AND LOCATION OF STREET TREES.
3. CONTRACTOR TO VERIFY LOCATION OF EXISTING TREES INDICATED TO REMAIN PRIOR TO SOIL PREPARATION. PROTECT ALL TREES AND SHRUBS INDICATED TO REMAIN. COORDINATE WITH THE OWNER'S REPRESENTATIVE.
4. PLANTING AREAS TO BE SUFFICIENTLY CLEANED OF ALL CONSTRUCTION MATERIALS, INCLUDING IMPORTED ROCK, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE BEFORE BEGINNING ANY LANDSCAPE WORK.
5. IDENTIFY ALL PLANTING AREAS IN FIELD WITH WHITE FIELD-MARKING CHALK OR APPROVED EQUAL PLANTING BEDS TO BE ADJUSTED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANT LOCATION.
6. FOR PLANTING OCCURRING IN MASSES OF SAME SPECIES PLANT, LABELING REFERS TO ALL ADJACENT IDENTICAL SYMBOLS. REFER TO DETAILS AND LEGEND FOR SPACING INFORMATION.
7. THE OWNER'S REPRESENTATIVE WILL APPROVE INDIVIDUAL PLANT MATERIAL AND LOCATION OF PLANT MATERIAL PRIOR TO INSTALLATION. REFER TO SPECIFICATIONS FOR PROCEDURE.
8. SHRUBS AND GROUNDCOVER TO BE PLANTED A MINIMUM OF ONE HALF THEIR ON CENTER SPACING AWAY FROM PAVEMENT EDGES; UNLESS OTHERWISE NOTED.
9. PROVIDE ROOT BARRIER AROUND ALL TREES WITHIN 5' OF PAVING, CURBS, WALLS, BUILDINGS, UTILITY DUCTS, AND OTHER APPURTENANCES.
10. PLANT QUANTITIES INDICATED ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANTS IN QUANTITIES AND LOCATIONS SHOWN ON DRAWINGS.

PLANT LEGEND:

| SYMBOL | COMMON NAME/BOTANICAL | SIZE | QTY |
|--------------|--|----------|-----|
| TREES | | | |
| | AUTUMN PURPLE ASH / FRAXINUS AMERICANA 'JUNGINGER' | 1.5" CAL | 3 |
| | OREGON ASH / FRAXINUS LATIFOLIA | 1.5" CAL | 3 |
| | RAYWOOD ASH / FRAXINUS OXYCARPA 'RAYWOOD' | 1.5" CAL | 3 |
| | COPPER BEECH / FAGUS SYLVATICA 'ATROPURPUREA' | 1.5" CAL | 2 |
| | VILLAGE GREEN JAPANESE ZELKOVA / ZELKOVA SERRATA 'VILLAGE GREEN' | 1.5" CAL | 3 |



REVISIONS

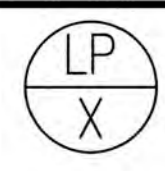
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REGISTERED PROFESSIONAL
ERIC DANIEL EVANS
EXPIRES: 11/31/2021

| | | | | | | |
|----------|------|----|---|-----------------------|---------------|--------------------------|
| REVISION | DATE | BY | DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT 150 BEAVERCREEK ROAD OREGON CITY, OR 97045 | APPROVAL DATE: 1/1/10 | SCALE: N.T.S. | STANDARD DRAWING L100 |
|----------|------|----|---|-----------------------|---------------|--------------------------|

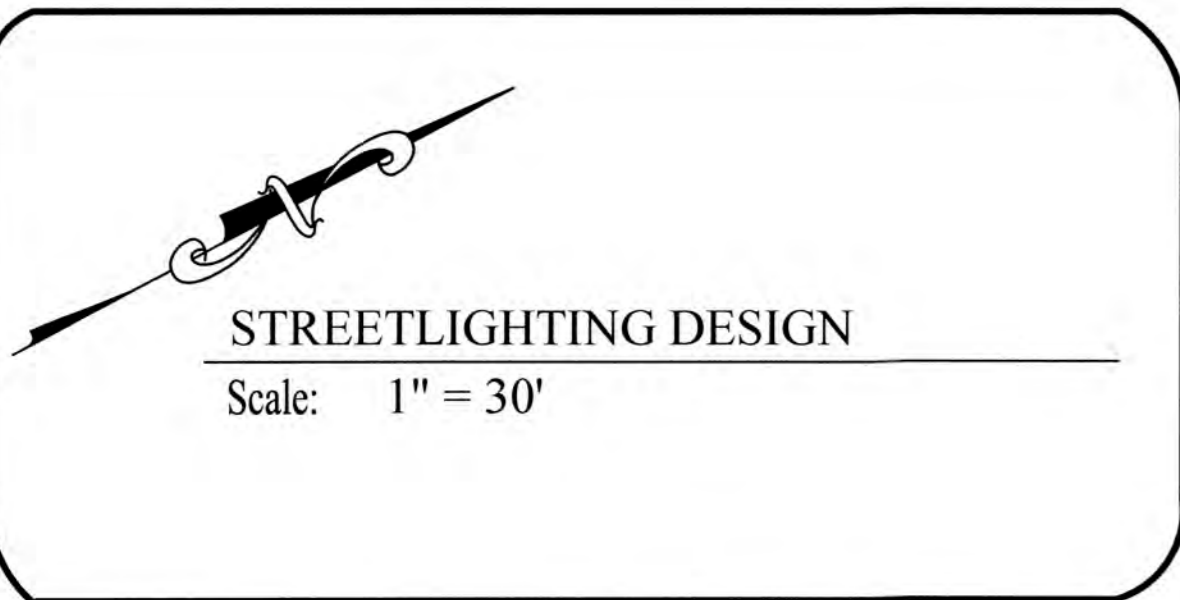
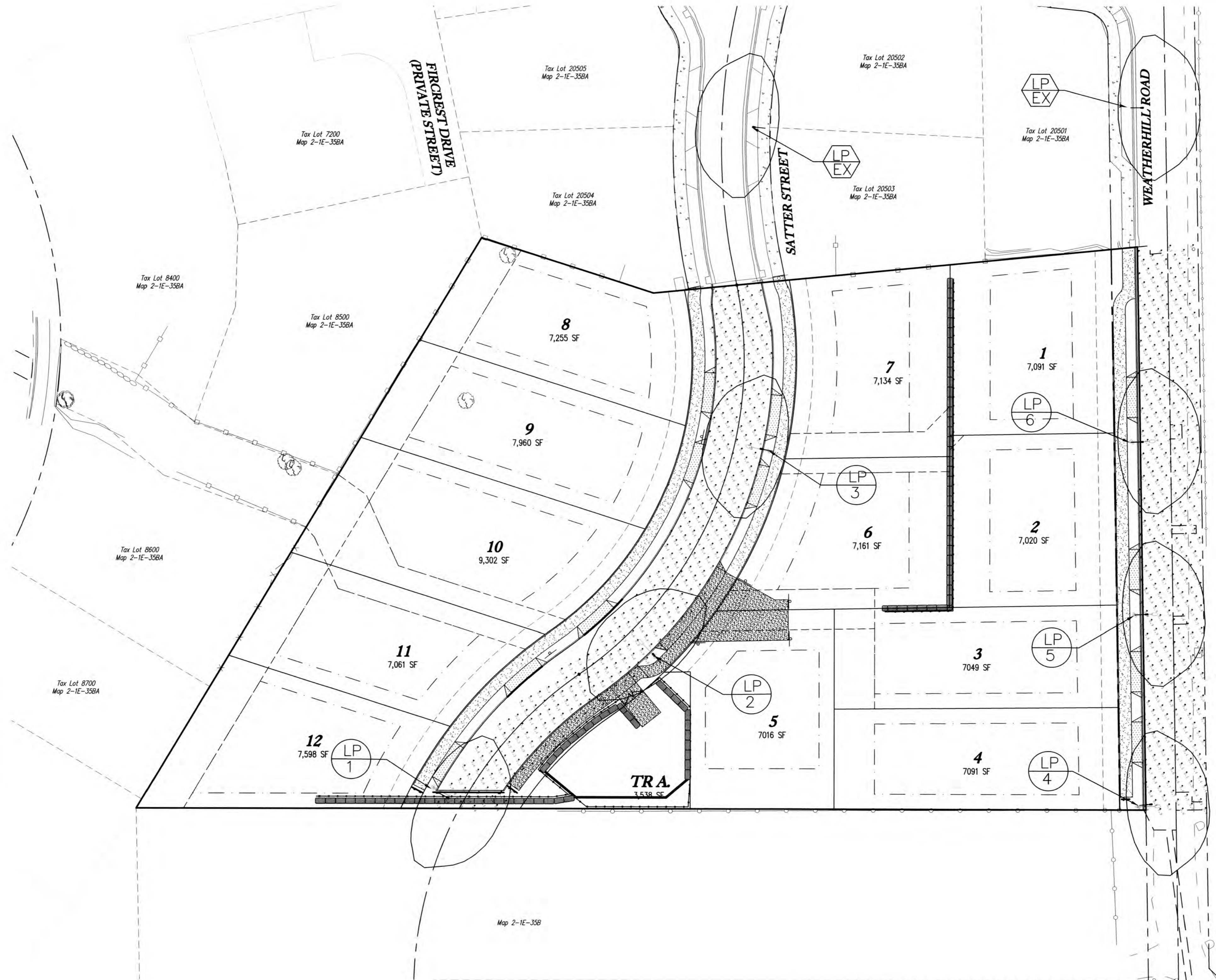
FILE: P:\463-003 Weatherhill Road Phase 1.dwg | CIVIL | 463-003-25sign1, Layout: 25 STREET TREE & STRIPING & SIGNAGE PLAN, Plot Date: 11/2/2021 11:05 AM, by: Bart Anderson

 = INSTALL NEW LUMINAIRE ON POLE #.
(X = POLE #).

 = EXISTING LED LUMINAIRE ON POLE.

PUBLIC STREET LIGHTING OPTION "A" NOTES:

- LIGHT POLE SHALL BE 35-FOOT DIRECT BURIED, 30-FOOT MOUNTING HEIGHT, TWO-PIECE BRONZE, FIBERGLASS LIGHT POLE.
PGE APPROVED LIGHT POLES ARE:
SHAKESPEARE BXT3599S5BL9901
PGE APPROVED STUBS ARE:
SHAKESPEARE 30-STUB-UP
- JUNCTION BOXES SHALL BE PGE APPROVED SPLICE BOXES.
PGE APPROVED JUNCTION BOXES ARE:
NEWBASIS FCA132418T-00043
QUAZITE A4213418A017
ARMORCAST A6001946TAX18-PGE
HIGHLINE CHA132418HE1
"ELECTRIC" OR "POWER" SHALL BE IN THE LID MARKING AREA.
- LUMINAIRES SHALL BE PGE APPROVED 33 WATT LED, 240V, MAST-ARM MOUNTED, BRONZE SHOEBOX FIXTURE WITH TWISTLOCK P.E. RECEPTACLE.
PGE APPROVED SHOEBOX LUMINAIRES ARE:
33W CREE XSPSM-D-HT-3ME-5L-40K7-UL-BZ-X4
- THE PHOTOELECTRIC CONTROL SHALL BE PGE APPROVED EXTENDED LIFE TWISTLOCK, FAIL-ON, ELECTRONIC, 105-300 VAC, 60 HZ, PER ANSI 136.10, BRONZE HOUSING, 1.5 LUMEN TURN-ON, RATED 1000W TUNGSTEN (1800 VA BALLAST) 1.5:1 TURN-OFF/TURN-ON RATIO, SOLID BRASS PLUG BLADES, CONFORMABLY COATED CDS CELL, 160 JOULE MOV, 2-4 SEC. TURN-OFF DELAY.
PGE APPROVED PHOTOELECTRIC CONTROLS ARE:
RIPLEY RD8645
DTL DLL 1271.5 J50
- THE WIRING FROM THE SPLICE BOX TO THE LUMINAIRE SHALL BE PGE APPROVED #10AWG, 600-VOLT, 3-CONDUCTOR, CLASS B STANDING TYPE TC WITH 45-MIL SUNLIGHT RESISTANT PVC JACKET, SUITABLE FOR DIRECT BURIED APPLICATIONS. RATED 90°C DRY AND 75°C WET.
FOR 240-VOLT APPLICATIONS, THE PGE WIRING CONFIGURATION IS:
BLACK AND RED (HOT)
GREEN (GROUND)
- MAST ARMS SHALL BE, 6-FOOT, BRONZE FINISH MAST ARMS.
PGE APPROVED MAST ARMS ARE:
WHATLEY MA-72DBL
VALMONT IMA0632B475-BRZ
SHAKESPEARE OPAR-6-BRONZE
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO P.G.E. SCHEDULE "95" OPTION "A" SPECIFICATIONS. ALL MATERIALS AND INSTALLATION SHALL BE APPROVED BY P.G.E. LIGHT POLES AND STREET LIGHTS TO BE INSTALLED BY P.G.E.
- LIGHTING CONTRACTOR/INSTALLER IS SOLELY RESPONSIBLE FOR INSTALLATION OF CORRECT MATERIAL BASED ON CURRENT PGE APPROVED MATERIAL LIST AND JURISDICTION SPECIFICATIONS AND STANDARDS. LIGHT POLE AND FIXTURE SUBMITTAL TO PROPER JURISDICTION RECOMMENDED.



| NUMERIC SUMMARY | | | | | | |
|----------------------|-------------|-------|------|------|------|---------|
| PROJECT: WEATHERHILL | | | | | | |
| LABEL | CALC TYPE | UNITS | AVG | MAX | MIN | AVG/MIN |
| SATTER STREET | ILLUMINANCE | FC | 0.42 | 0.90 | 0.10 | 4.20 |
| SW WEATHERHILL ROAD | ILLUMINANCE | FC | 0.49 | 0.90 | 0.10 | 2.45 |

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

CITY OF WEST LINN ENGINEERING APPROVED
DATE 11/22/21 BY *EL*

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



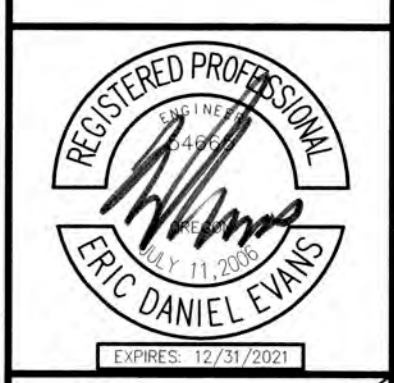
WEATHERHILL
WEST LINN, OR

WEATHERHILL RD SUBDIVISION
22870 S WEATHERHILL ROAD
TAX LOT 405
TAX MAP T2S R1E 35B
WEST LINN, OREGON

LIGHTING PLAN

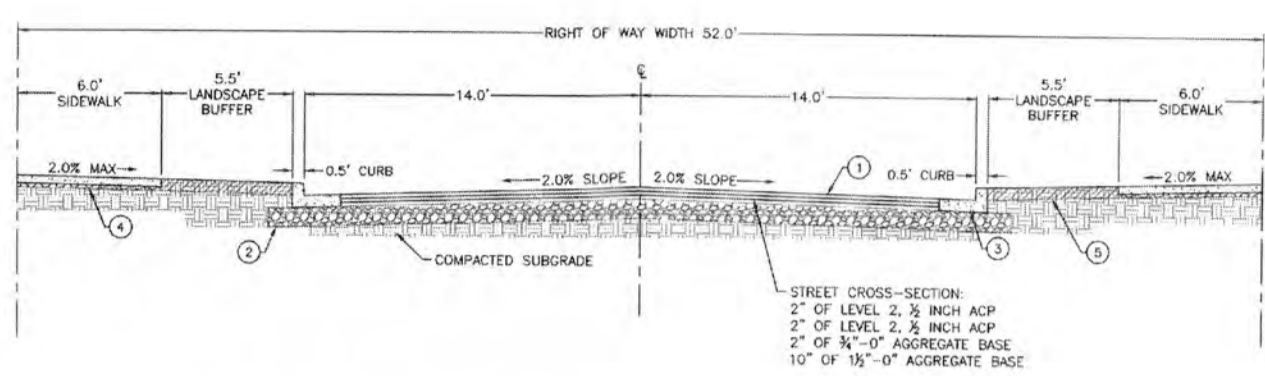
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| NO. | DATE | DESCRIPTION |
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DWG. NO
EL1

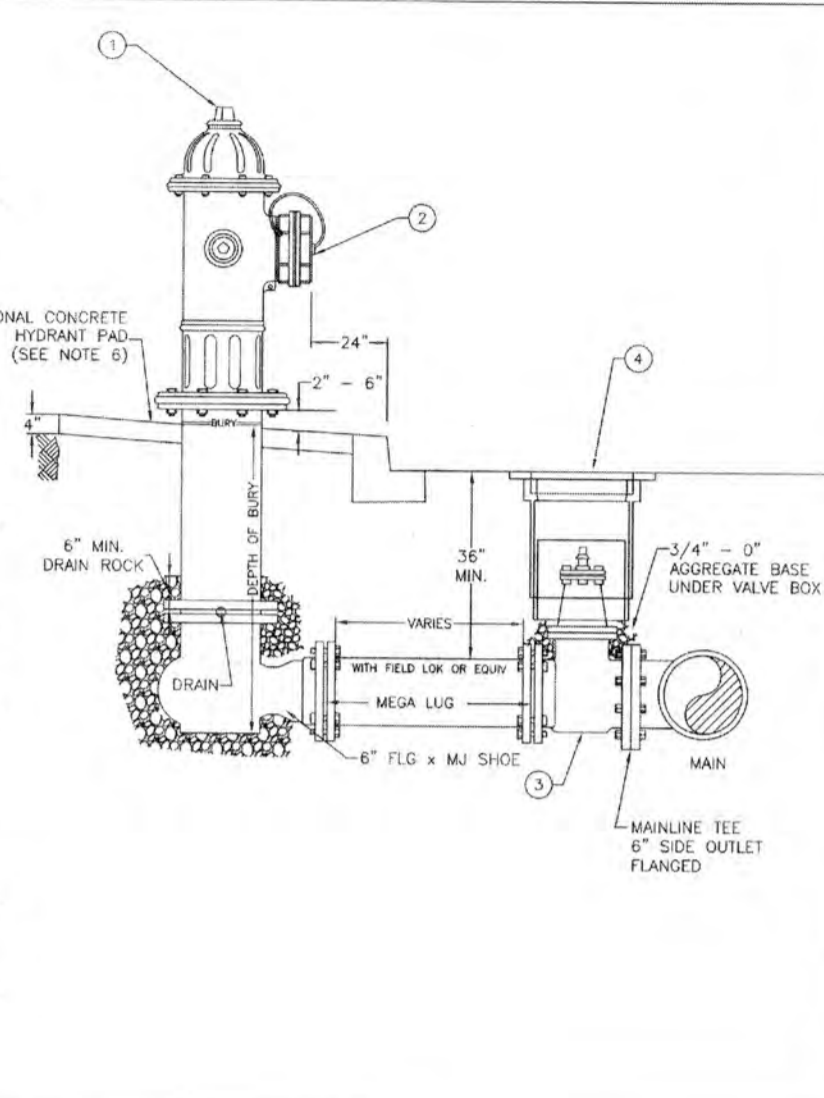
SHEET
26
OF
34



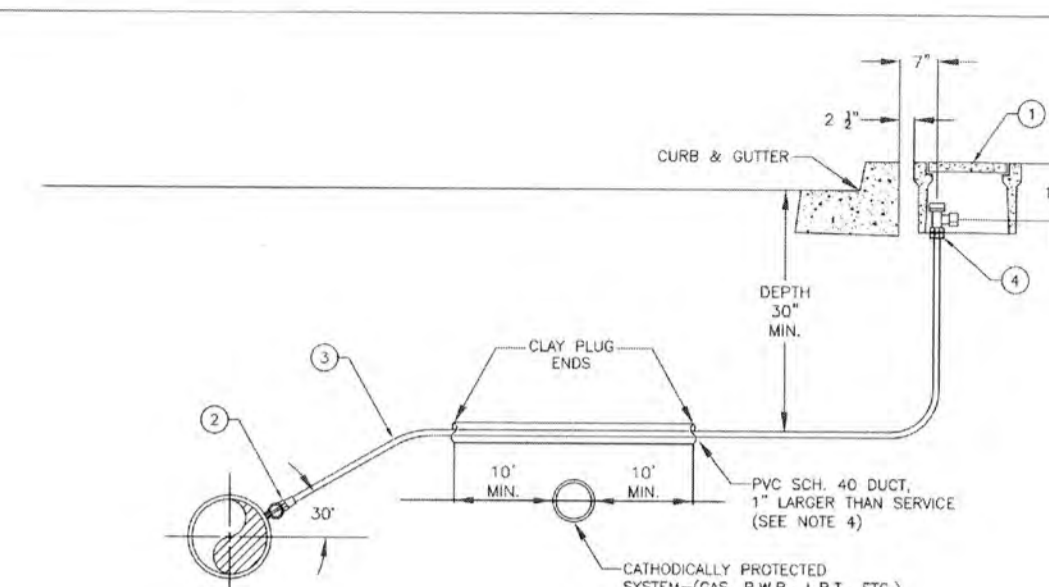
- NOTE:
- UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, STREETS SHALL BE PAVED TO FINAL GRADE USING 2 OR MORE LIFTS. FINAL LIFT SHALL BE PLACED ONLY AFTER ACCEPTANCE OF THE FIRST LIFT AT A TIME AS DIRECTED OR APPROVED BY THE CITY ENGINEER. A PLAN CONCRETE PAVEMENT ALTERNATIVE CROSS-SECTION, CONSISTING OF 6 INCH PCC ON COMPACTED SUBGRADE, IS ALLOWED WITH APPROVAL OF CITY ENGINEER.
 - ROAD BASE SHALL BE PREPARED 1 FOOT BEHIND CURB.
 - 24" CURB AND GUTTER PER ODOT R2070.
 - 4" OF PORTLAND CEMENT OVER 2" OF 3/4"-0" AGGREGATE BASE.
 - LANDSCAPE BUFFER SHALL BE COVERED WITH 6" OF QUALITY TOP SOIL.

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- MATERIALS:
- HYDRANT - MUELLER SUPER CENTURION MODEL A423 OR CLOW MEDALLION F2545 (OR APPROVED EQUAL). COLOR SHALL BE SAFETY YELLOW.
 - STORZ ADAPTER - REMOVE SAFETY CHAINS AND INSTALL 5X4.5 NPT STORZ AD WITH CAP.
 - VALVE - 6" MUELLER RESILIENT WEDGE GATE VALVE MODEL A-2361-19 (OR APPROVED EQUAL).
 - VALVE BOX - 18" TALL CAST IRON VALVE BOX WITH "W" COVER AND PVC EXTENSION, PER ODOT R2026.
- NOTES:
- ALL JOINTS SHALL BE RESTRAINED WITH MEGALUG MECHANICAL JOINT RESTRAINTS OR APPROVED EQUAL.
 - HYDRANT DRAIN OUTLETS SHALL REMAIN OPEN AND OPERATIONAL. PLACE CLEAN, 1 1/2" - 3/4" DRAIN ROCK AROUND SHOE TO AT LEAST 6" ABOVE DRAIN OUTLETS.
 - HYDRANTS SHALL BE PLACED ACCORDING TO THE FOLLOWING STANDARDS:
 - WHERE A PLANTER STRIP EXISTS BETWEEN THE CURB AND SIDEWALK, A HYDRANT SHALL BE PLACED WITHIN THE PLANTER STRIP SO THAT THE FRONT PORT IS 24" BEHIND THE FACE OF THE CURB.
 - WHERE THE SIDEWALK IS ADJACENT TO THE CURB, A HYDRANT SHALL BE PLACED BEHIND THE SIDEWALK.
 - WHERE CURB AND SIDEWALK DO NOT EXIST, A HYDRANT SHALL BE PLACED ACCORDING TO THE DIRECTION OF CITY STAFF.
 - CONCRETE HYDRANT PADS ARE OPTIONAL AND SHALL BE INSTALLED AT THE DIRECTION OF CITY STAFF. ALL FITTINGS THAT CONTACT CONCRETE SHALL BE WRAPPED IN PLASTIC.
 - PROVIDE 2" TO 6" OF CLEARANCE BETWEEN THE TOP OF THE HYDRANT PAD OR GROUND SURFACE AND THE BOTTOM OF THE FLANGED BOLT PATTERN OF THE HYDRANT.
 - A 3-FOOT MINIMUM CLEAR ZONE SHALL BE MAINTAINED AROUND ALL HYDRANTS. NO TREES, POLES, OR FURNITURE ARE ALLOWED WITHIN THIS ZONE.

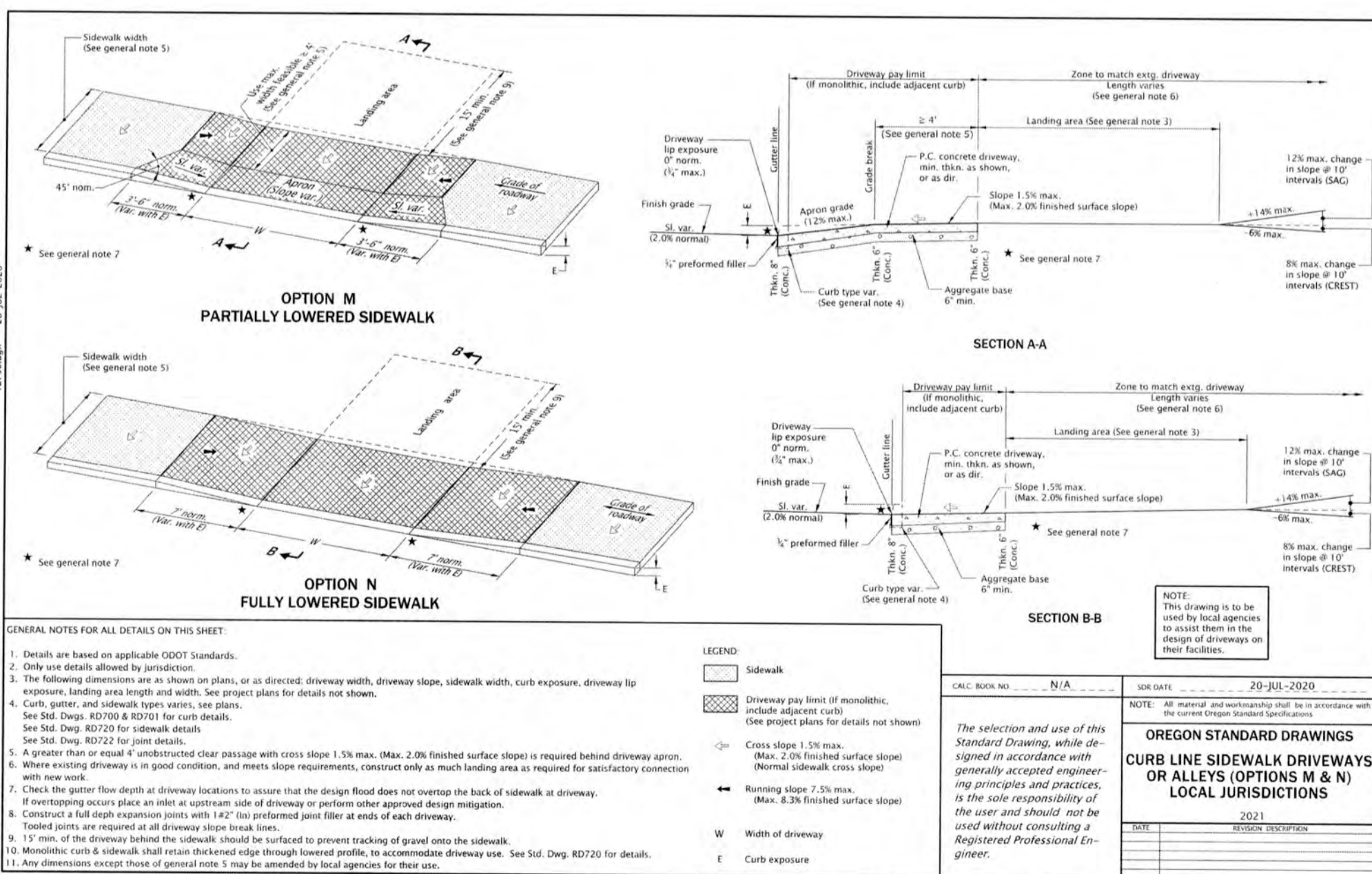


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- MATERIALS:
- METER BOX: DFW PLASTICS MODEL DFW48WB4, OR APPROVED EQUAL.
 - CORPORATION STOP: MUELLER 1" B-25008 300 PSI BALL TYPE CORP. OR APPROVED EQUAL.
 - COPPER TUBING: 1" SEAMLESS SOFT TEMPER, TYPE "K", COMPLYING WITH ASTM B-88.
 - ANGLE STOP: 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 WITH 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 LAY 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.

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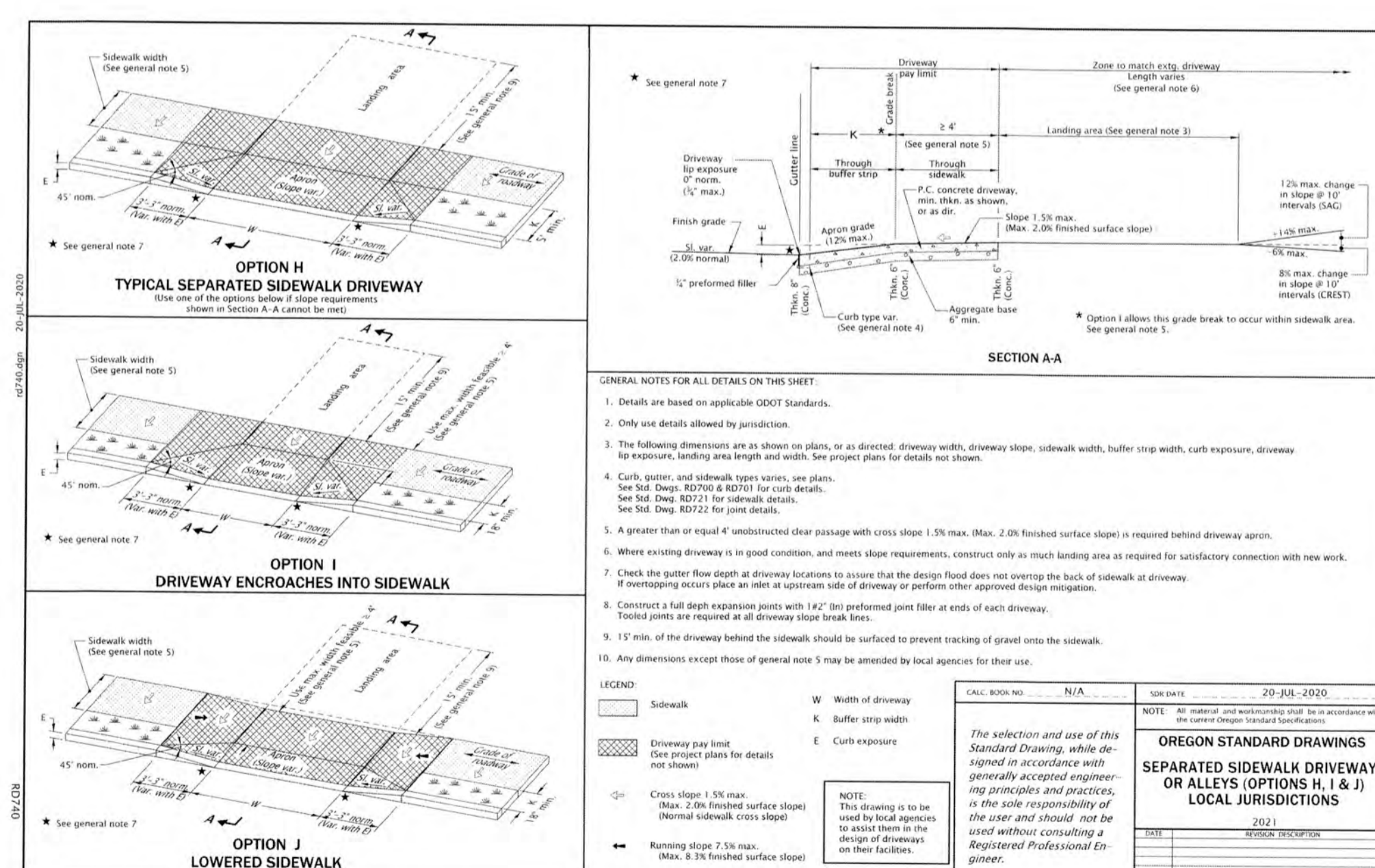
GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

- Details are based on applicable ODOT Standards.
- Only use details allowed by jurisdiction.
- The following dimensions are as shown on plans, or as directed: driveway width, driveway slope, sidewalk width, curb exposure, driveway lip exposure, landing area length and width. See project plans for details not shown.
- Curb, gutter, and sidewalk types varies, see plans. See Sid. Dwg. RD700 & RD701 for curb details. See Sid. Dwg. RD722 for joint details. See Sid. Dwg. RD723 for joint details.
- A greater than or equal 4" unobstructed clear passage with cross slope 1.5% max. (Max. 2.0% finished surface slope) is required behind driveway apron.
- Where existing driveway is in good condition, and meets slope requirements, construct only as much landing area as required for satisfactory connection with new work.
- Check the gutter flow depth at driveway locations to assure that the design flood does not overlap the back of sidewalk at driveway. If overlapping occurs place an inlet at upstream side of driveway or perform other approved design mitigation.
- Construct a full depth expansion joint with 1/2" preformed joint filler at ends of each driveway.
- 15' min. of the driveway behind the sidewalk should be surfaced to prevent tracking of gravel onto the sidewalk.
- Any dimensions except those of general note 5 may be amended by local agencies for their use.

LEGEND:

- Sidewalk
- Driveway pay limit (if monolithic, include adjacent curb)
- Cross slope 1.5% max. (Max. 2.0% finished surface slope)
- Running slope 7.5% max. (Max. 8.3% finished surface slope)
- Width of driveway
- Curb exposure

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



GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

- Details are based on applicable ODOT Standards.
- Only use details allowed by jurisdiction.
- The following dimensions are as shown on plans, or as directed: driveway width, driveway slope, sidewalk width, buffer strip width, curb exposure, driveway lip exposure, landing area length and width. See project plans for details not shown.
- Curb, gutter, and sidewalk types varies, see plans. See Sid. Dwg. RD700 & RD701 for curb details. See Sid. Dwg. RD722 for joint details. See Sid. Dwg. RD723 for joint details.
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LEGEND:

- Sidewalk
- Width of driveway
- Buffer strip width
- Curb exposure
- Cross slope 1.5% max. (Max. 2.0% finished surface slope)
- Running slope 7.5% max. (Max. 8.3% finished surface slope)

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

WEATHERHILL RD SUBDIVISION
 22870 S WEATHERHILL ROAD
 TAX LOT 405
 TAX MAP T2S R1E 35B
 WEST LINN, OREGON

STREET & WATER
 CONSTRUCTION DETAILS

REVISIONS

| NO. | DATE | DESCRIPTION |
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REGISTERED PROFESSIONAL
 ERIC DANIEL EVANS
 LICENSE: 07317/2021

CITY OF WEST LINN ENGINEERING APPROVED
 DATE 11/22/21 BY Ec

SHEET 27 OF 34

THRUST BLOCKING

| TABLE A CONCRETE THRUST BLOCKING (HORIZONTAL) | | | | | |
|--|----------------------|--------------|--------------|----------------|-----------------|
| Pipe Dia. | Table Pressure (PSF) | 90 deg. Bend | 45 deg. Bend | 22.5 deg. Bend | 11.25 deg. Bend |
| 4" | 250 | 3095 | 4320 | 7315 | 1215 |
| 6" | 250 | 8880 | 9735 | 15215 | 2720 |
| 8" | 250 | 13185 | 17010 | 24690 | 4035 |
| 10" | 250 | 19045 | 27045 | 44480 | 7560 |
| 12" | 250 | 27405 | 38940 | 67880 | 10880 |
| 14" | 250 | 37220 | 52010 | 92475 | 14850 |
| 16" | 250 | 48740 | 69245 | 123000 | 20355 |

| TABLE C CONCRETE THRUST BLOCKING FOR CONVEX VERTICAL BENDS | | | | | |
|---|----------------------|------------------|-------------------------|------------------|---------------------|
| Pipe Dia. in. | Table Pressure (PSF) | Bend Angle (deg) | Concrete Volume (cu yd) | Cure Time (days) | Strip Spacing (in.) |
| 4" | 250 | 22.5 | 0.43 | 2.3 | 1/4" |
| 6" | 250 | 22.5 | 0.89 | 2.4 | 1/4" |
| 8" | 250 | 22.5 | 1.35 | 2.5 | 1/4" |
| 10" | 250 | 22.5 | 1.81 | 2.6 | 1/4" |
| 12" | 250 | 22.5 | 2.27 | 2.7 | 1/4" |
| 14" | 250 | 22.5 | 2.73 | 2.8 | 1/4" |
| 16" | 250 | 22.5 | 3.19 | 2.9 | 1/4" |

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

- Contractor to provide blocking adequate to withstand full test pressure.
- Pour concrete blocking against undisturbed earth.
- All concrete shall be commercial grade concrete.
- Wrap pipe and/or fittings with 2 layers of polyethylene film where in contact with concrete.
- Keep concrete clear of all joints and accessories.
- Straps shall be deformed galvanized cold rolled steel AASH/ASTM A615, Grade 60. Coat with coal tar epoxy after installation.
- See project plans for details not shown.

OREGON STANDARD DRAWINGS
2021
THRUST BLOCKING

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

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

- See appropriate standard drawings for details not shown.
- Use "Alternate Detail Installation" at bridge ends (see Std. Desg. RD704) adjacent to P.C. points for temporary guardrail to maintain existing geometry for Type 1 rail or as directed.
- See Std. Desg. RD701 for drainage curbs, where required.
- Lap guardrail in direction of adjacent traffic.

OREGON STANDARD DRAWINGS
2021
GUARDRAIL AND METAL MEDIAN BARRIER (29" RAIL HEIGHT)

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

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

- Curbs shall be cast in place concrete.
- Dimensions of curb shall be as shown on plans or as directed.
- Curbs shall be cast in place concrete.
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OREGON STANDARD DRAWINGS
2021
CURBS

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

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

- Include additional joint or expansion 2" away from vertical faces higher than 2" such as retaining walls, sound walls, fences and buildings.
- Curbs and sidewalks shall be cast in place concrete.
- Curbs shall be cast in place concrete.
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OREGON STANDARD DRAWINGS
2021
CURB LINE SIDEWALKS

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

WEATHERHILL RD SUBDIVISION
22870 S WEATHERHILL ROAD
TAX LOT 405
TAX MAP T2S R1E 35B
WEST LINN, OREGON

STREET CONSTRUCTION
DETAILS

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|---------|---------------|
| 0 | 04/2021 | 1ST SUBMITTAL |

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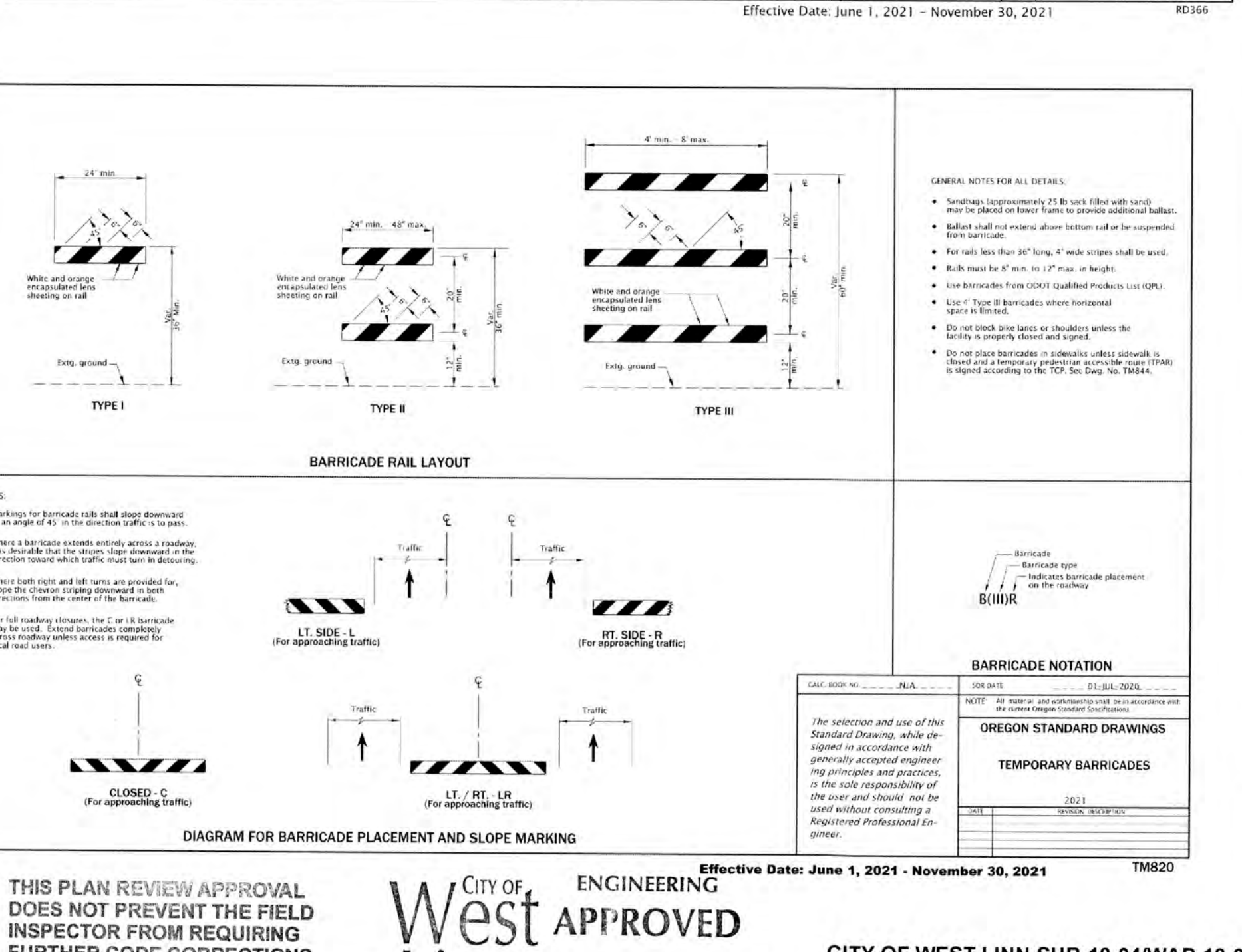
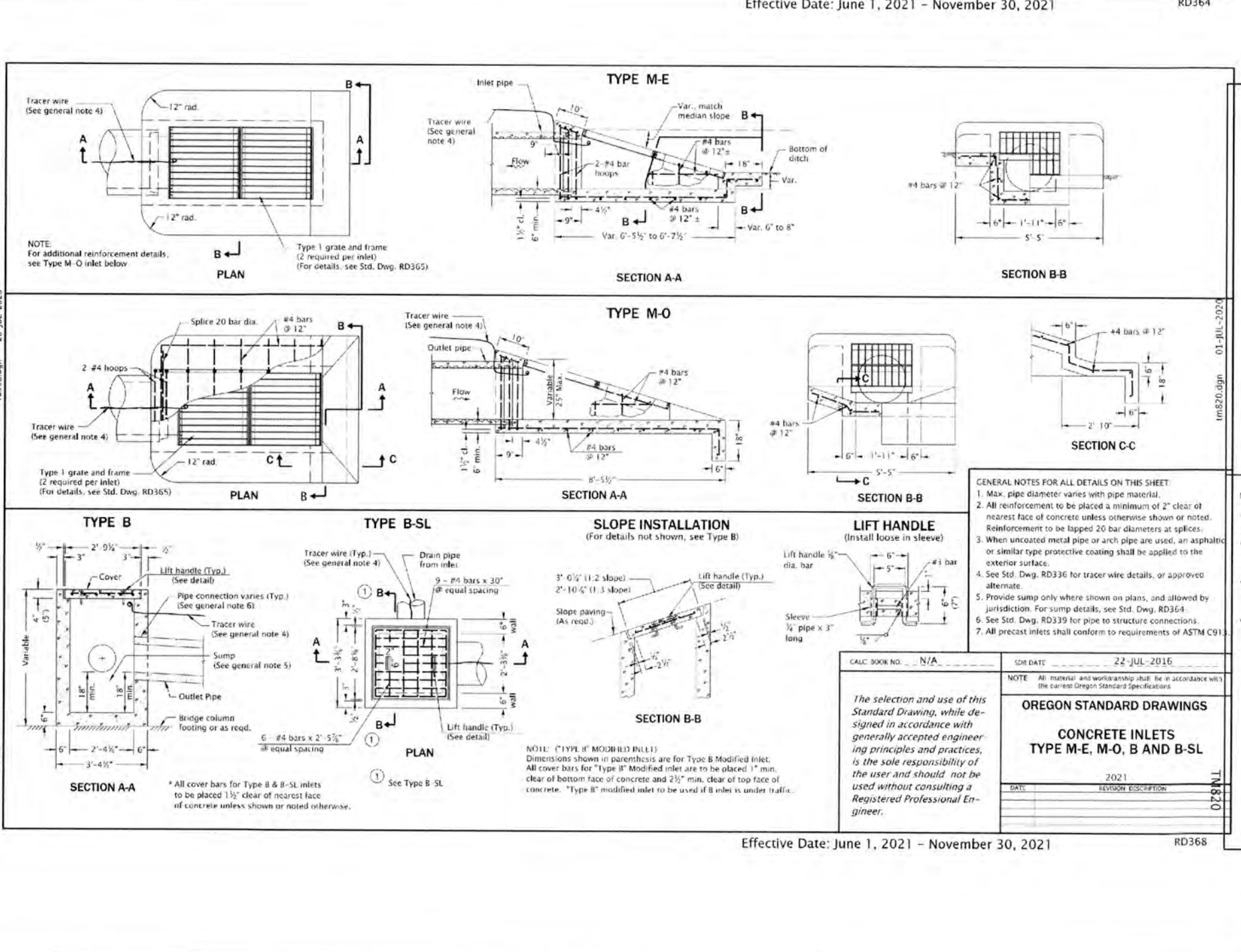
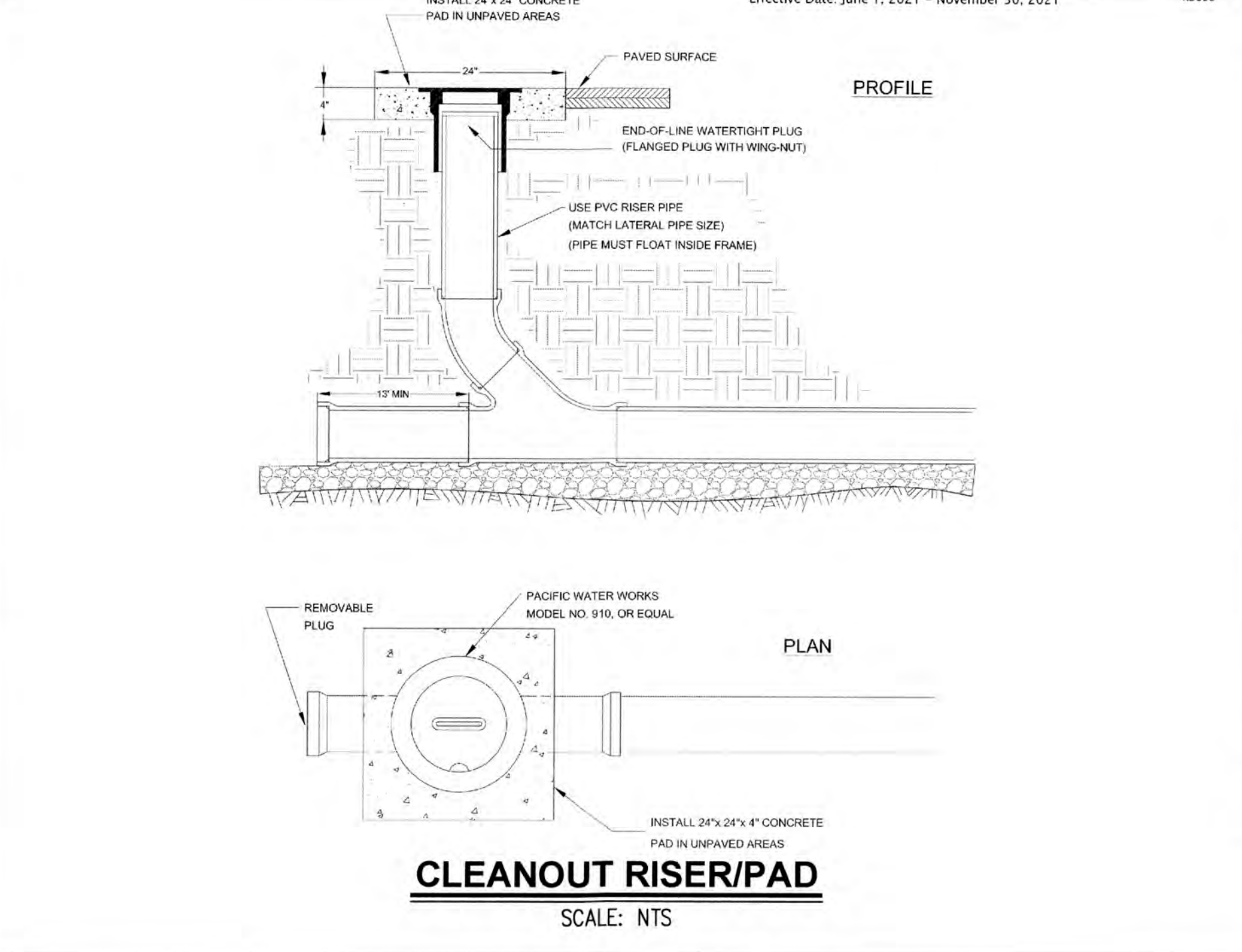
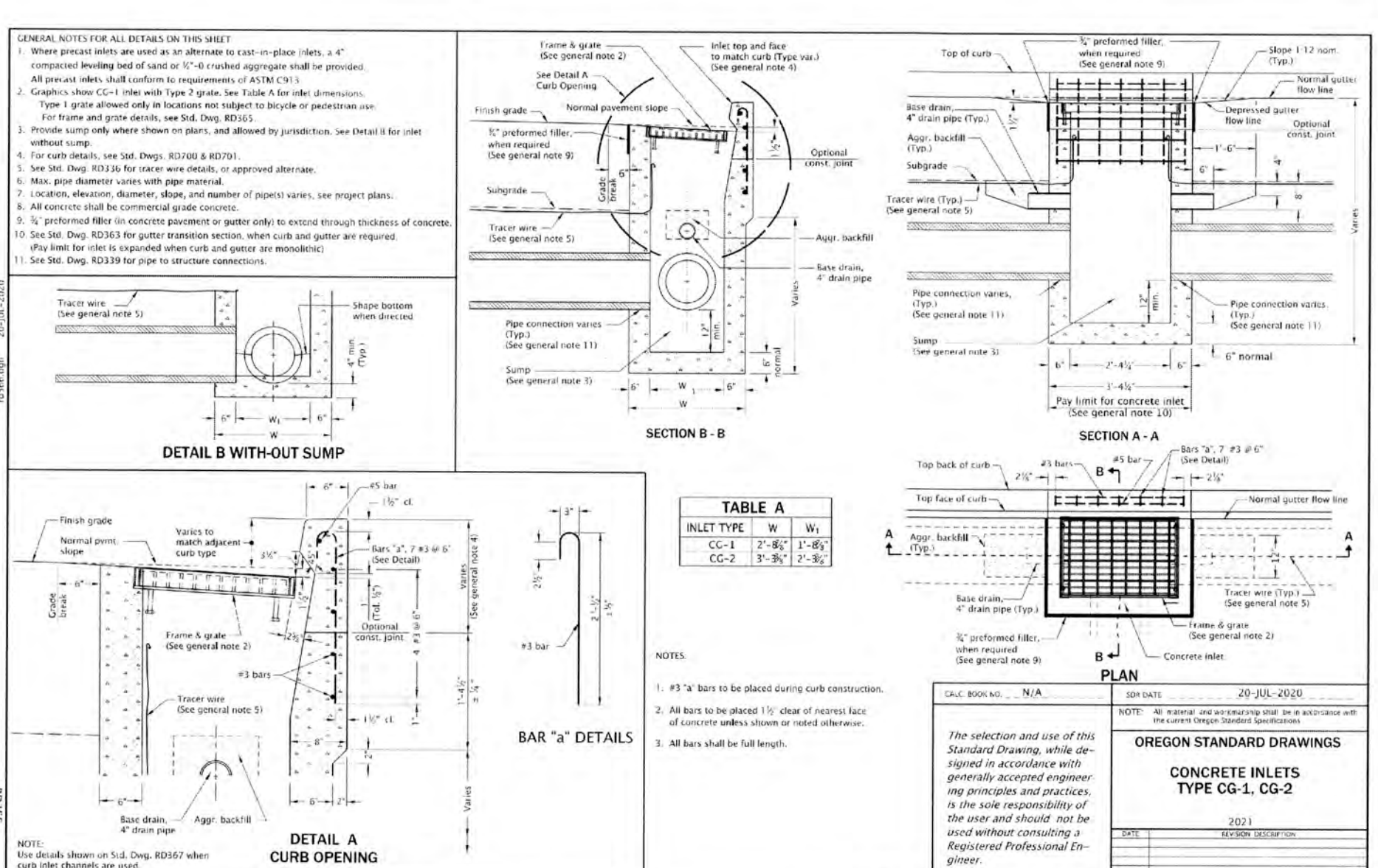
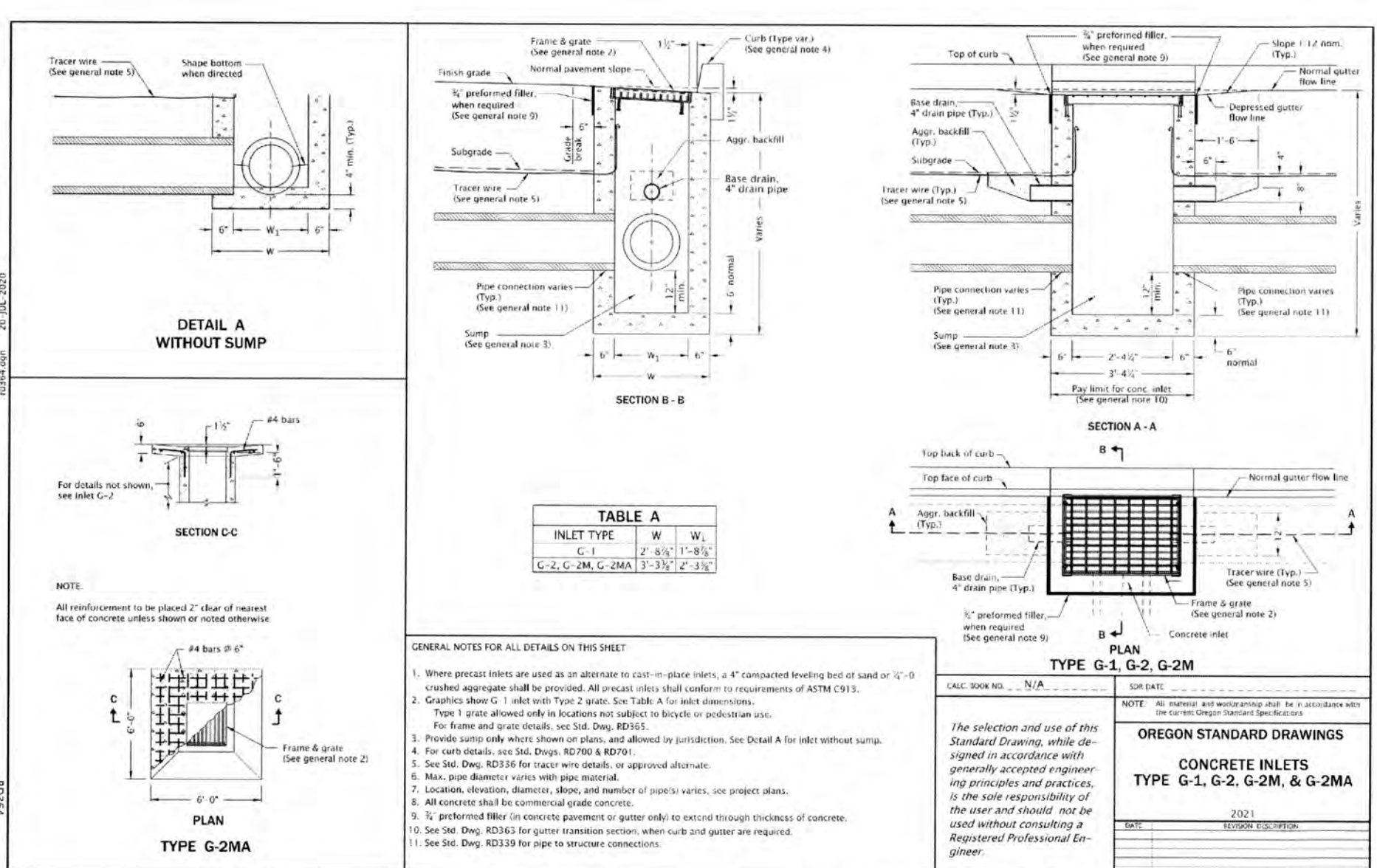
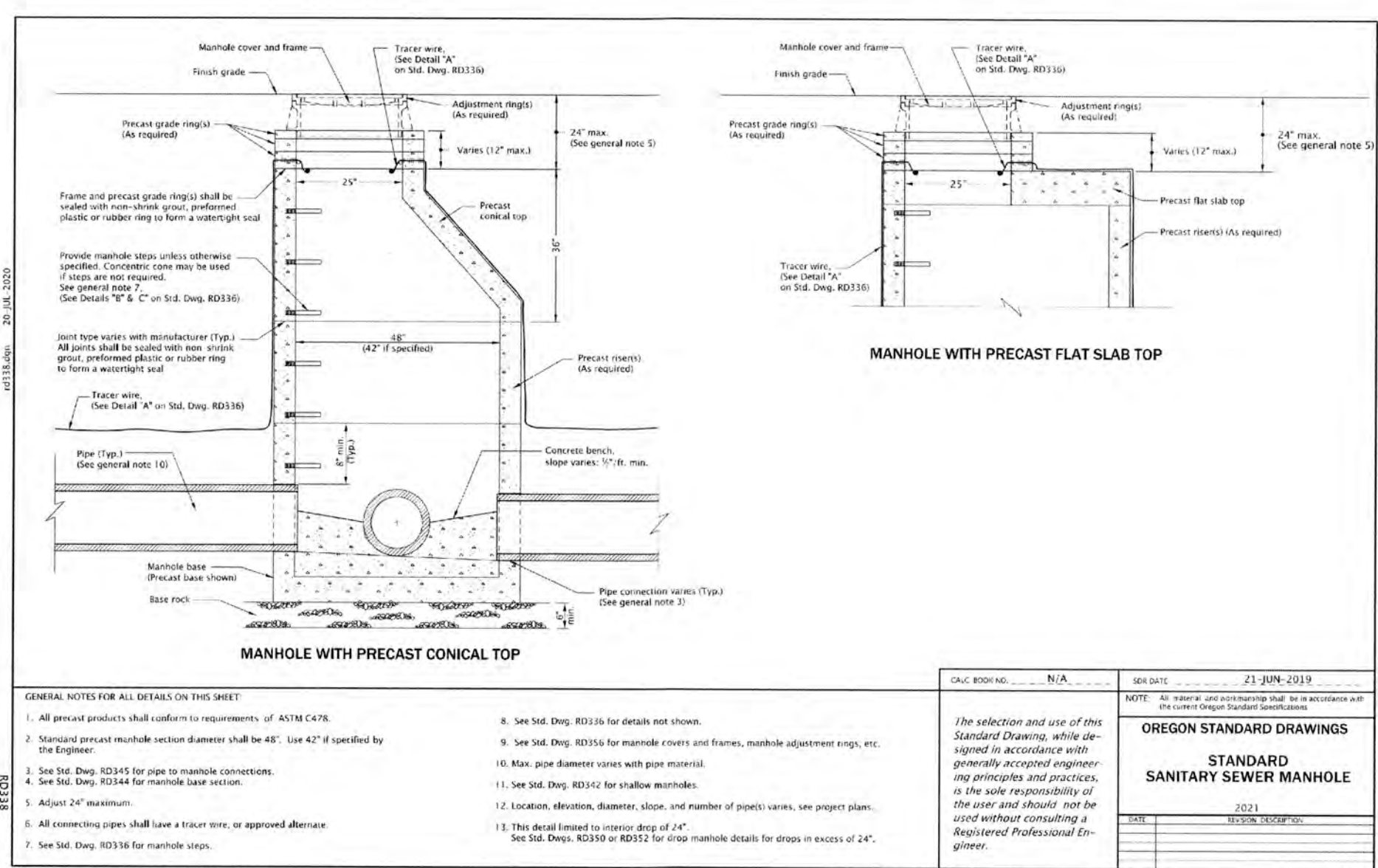
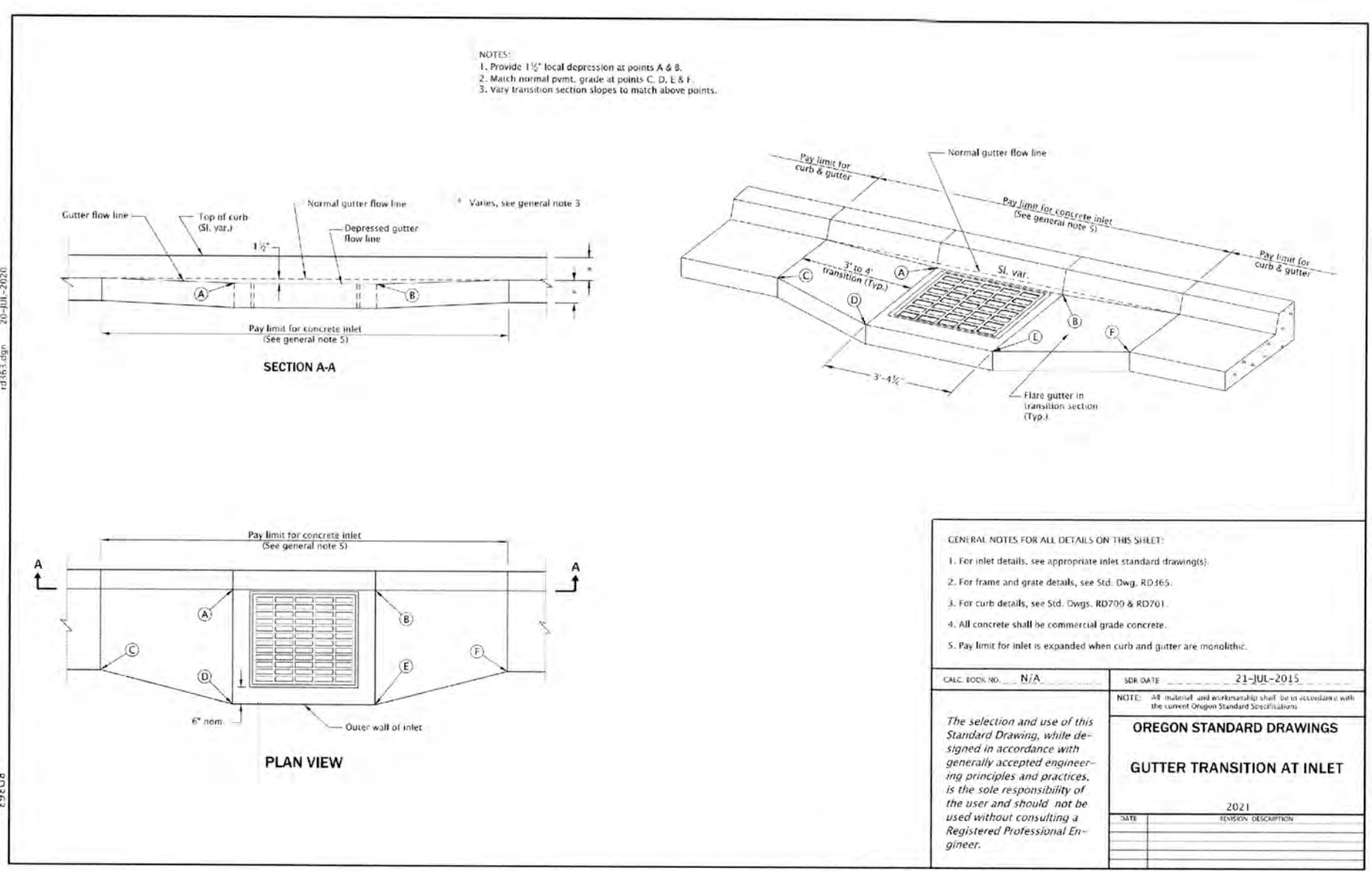
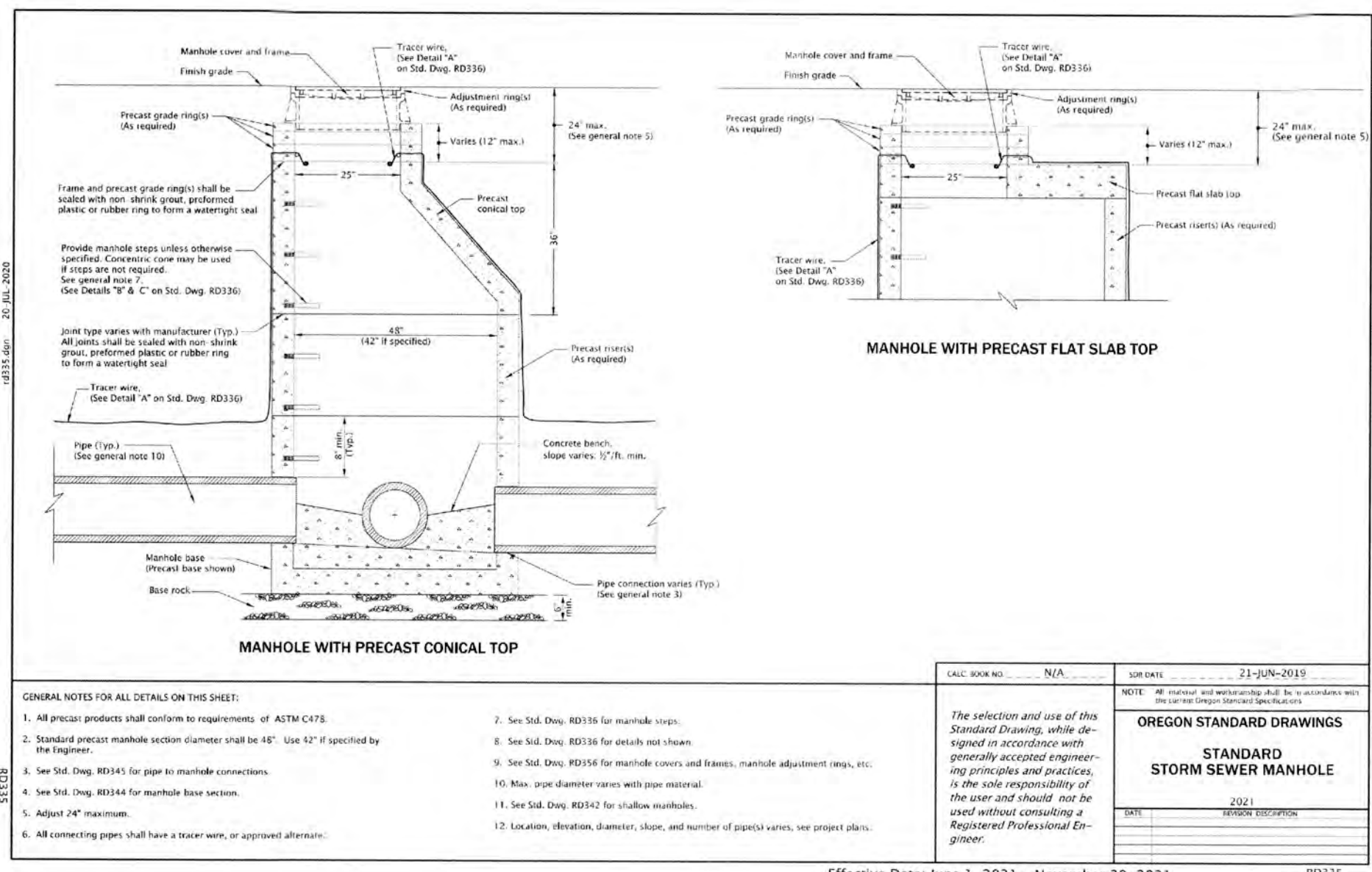
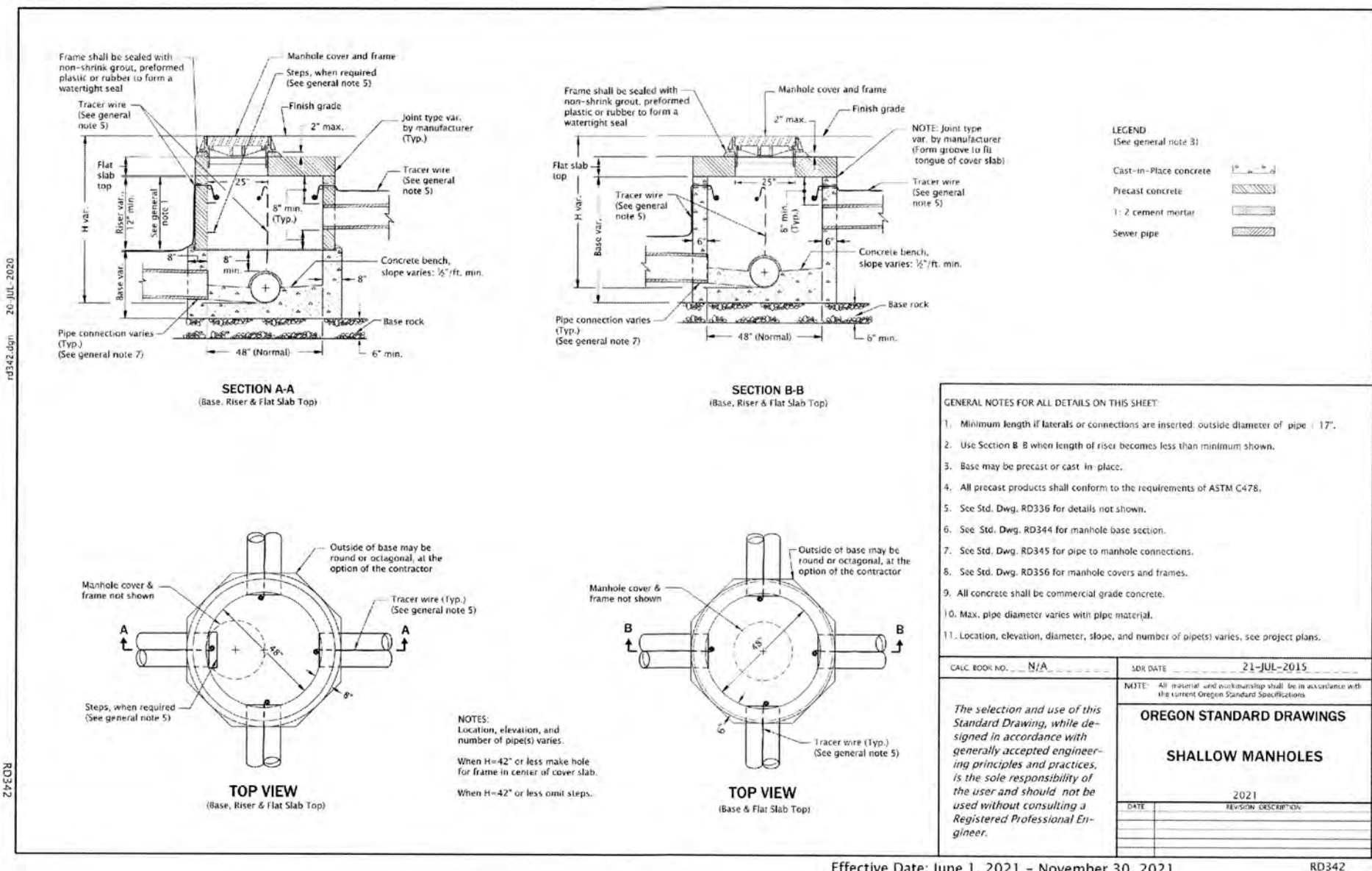
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www.emeriobeam.com

REGISTERED PROFESSIONAL ENGINEER
ERIC DANIEL EVANS

CITY OF WEST LINN SUB-18-04/WAP-18-05

ENGINEERING APPROVED
DATE 11/21/21 BY: EL

SHEET 28 OF 34



WEATHERHILL RD SUBDIVISION
22870 S WEATHERHILL ROAD
TAX LOT 405
TAX MAP T2S R1E 35B
WEST LINN, OREGON

STORM & SANITARY CONSTRUCTION DETAILS

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|---------|---------------|
| 0 | 04/2021 | 1ST SUBMITTAL |

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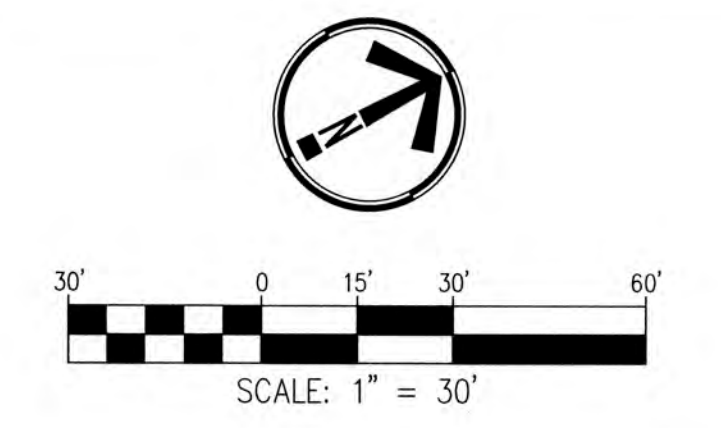
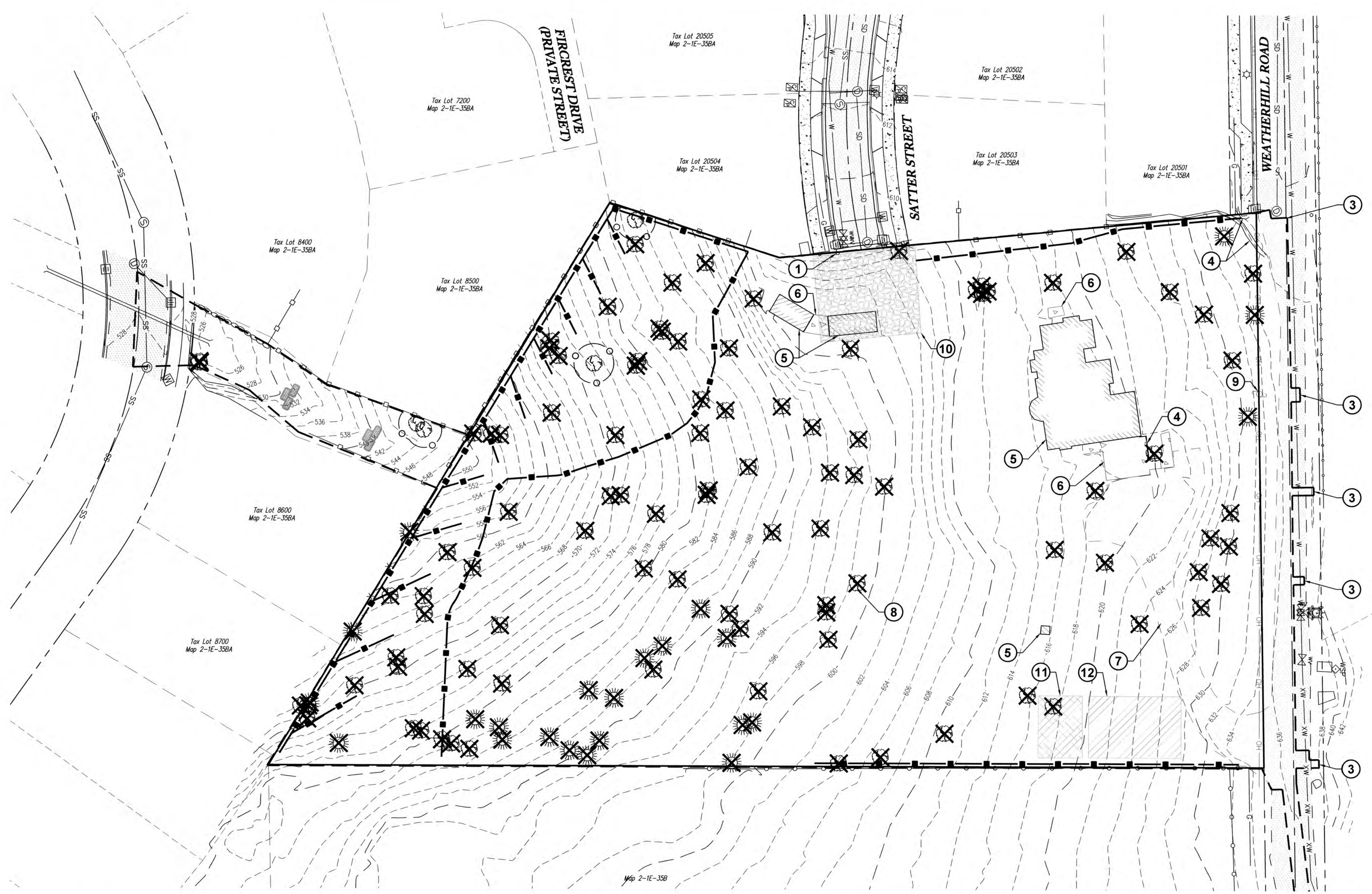
REGISTERED PROFESSIONAL ENGINEER
ERIC DANIEL EVANS
EXPIRES: 12/31/2021

CITY OF WEST LINN ENGINEERING APPROVED
DATE: 11/22/21 BY: ec

SHEET 29 OF 34

CITY OF WEST LINN SUB-18-04/WAP-18-05

FILE-P: 1463-003 Weatherhill Road Phase 1.dwg (v1) 1463-003-29det3, Layout: 29 STORM & SANITARY CONSTRUCTION DETAILS, Plot Date: 11/22/2021 11:07 AM, By: Bart Anderson



LEGEND:

| | |
|--|---|
| | SITE BOUNDARY |
| | ADJOINING OR INTERIOR PROPERTY LINE |
| | RIGHT-OF-WAY CENTERLINE |
| | EXISTING CURB LINE |
| | EXISTING BUILDING LINE |
| | EXISTING DECIDUOUS TREE |
| | EXISTING EVERGREEN TREE |
| | REMOVE TREE - TAG TO BE REMOVED |
| | EXISTING FIRE HYDRANT |
| | EXISTING WATER METER |
| | EXISTING WATER VALVE |
| | EXISTING STORM STRUCTURE |
| | EXISTING STORM MANHOLE |
| | EXISTING UTILITY POLE |
| | BIO-FILTER BAG |
| | EXISTING WATER LINE |
| | SANITARY SEWER LINE |
| | STORM DRAIN LINE |
| | GAS LINE |
| | EXISTING FENCE |
| | SILT FENCE |
| | TREE PROTECTION FENCE |
| | LIMITS OF CONSTRUCTION |
| | STAGING AREA |
| | STOCKPILE AREA, WITH PLASTIC SHEETING AS NECESSARY DURING WET WEATHER |
| | CONSTRUCTION ENTRANCE |

GENERAL NOTES:

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

PRE-CONSTRUCTION, CLEARING, AND DEMOLITION NOTES:

- ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- SEDIMENT BARRIERS APPROVED FOR USE INCLUDE SEDIMENT FENCE, BERMS CONSTRUCTED OUT OF MULCH, CHIPPINGS, OR OTHER SUITABLE MATERIAL, STRAW MATS, OR OTHER APPROVED MATERIALS.
- 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.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, STREET SWEEPING AND VACUUMING, MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- 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.

- DEMOLITION KEY NOTES**
- 1 REMOVE EXISTING END OF ROAD SIGN.
 - 2 POT HOLE END OF SANITARY LINE AND REMOVE EXISTING PLUG. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING SANITARY INVERT ELEVATION IS DIFFERENT THAN STATED ON THESE PLANS.
 - 3 SAWCUT AND REMOVE EXISTING AC.
 - 4 REMOVE EXISTING WALL.
 - 5 REMOVE EXISTING BUILDING/STRUCTURE.
 - 6 REMOVE EXISTING CONCRETE AREAS.
 - 7 REMOVE EXISTING AC DRIVEWAY.
 - 8 REMOVE EXISTING TREE (TYP.). SEE SHEET 3 & 4 FOR DETAILED TREE PLANS.
 - 9 REMOVE EXISTING POWER POLE. POWER TO BE UNDERGROUNDED.
 - 10 INSTALL CONSTRUCTION ENTRANCE.
 - 11 STOCKPILE AREA.
 - 12 STAGING AREA.

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

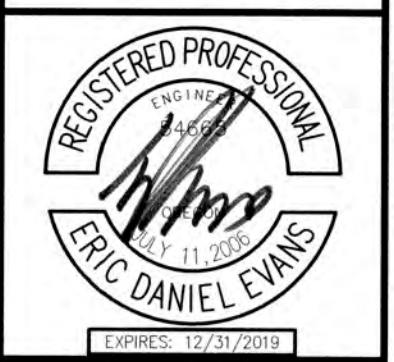
CITY OF WEST LINN ENGINEERING APPROVED
 DATE 11/14/21 BY EL

22870 S WEATHERHILL ROAD
 TAX MAP T2S R1E 35B
 TAX LOT 405
 WEST LINN, OREGON

EXISTING CONDITIONS AND DEMOLITION PLAN
 1200C PERMIT SET

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|-----------|---------------|
| NO. | DATE |
| 0 | 04/2021 |
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SHEET
 EC2 OF
 EC5

LEGEND

- 220 ——— PROPOSED MAJOR CONTOUR LINE
- 219 ——— PROPOSED MINOR CONTOUR LINE
- 195 - ——— EXISTING MAJOR CONTOUR LINE
- 194 - ——— EXISTING MINOR CONTOUR LINE
- — — — — PROPERTY BOUNDARY LINE
- — — — — SIGNIFICANT RESOURCE OVERLAY ZONE (SROZ)
- — — — — PROPOSED LOT LINE
- — — — — PROPOSED RIGHT-OF-WAY LINE
- — — — — PROPOSED PUE EASEMENT
- — — — — PROPOSED SANITARY SEWER LINE
- — — — — PROPOSED STORM DRAIN LINE
- — — — — PROPOSED WATER LINE
- — ○ — CONSTRUCTION TREE PROTECTION FENCE (6' HIGH CHAIN LINK WITH METAL POSTS)
- ■ — ■ — SILT FENCE
- — ○ — PROPOSED SANITARY SEWER MANHOLE
- — ○ — PROPOSED STORM DRAIN MANHOLE
- — — — — DIRECTION OF STORMWATER FLOW
- ▨ — — — — GRAVEL CONSTRUCTION ENTRANCE
- ▨ — — — — STOCKPILE AREA (COVER WITH PLASTIC SHEETING, AS NECESSARY)
- ▨ — — — — CONSTRUCTION STAGING AREA
- ▨ — — — — GEOJUTE MATTING
- ▨ — — — — BIO-FILTER BAG
- — — — — CONCRETE WASHOUT

GRADING, STREET AND UTILITY EROSION AND SEDIMENT CONSTRUCTION NOTES:

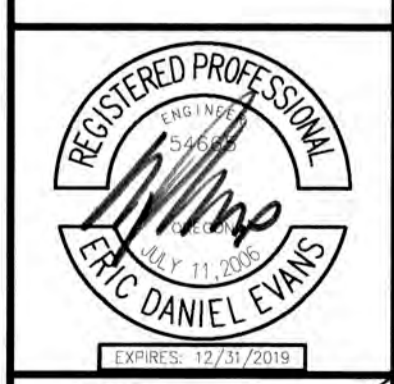
1. USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED.
 - A. VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX.
 - B. DWARF GRASS MIX (MIN. 100 LB./AC.)
 - 1. DWARF PERENNIAL RYEGRASS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

22870 S WEATHERHILL ROAD
 TAX MAP T2S R1E 35B
 TAX LOT 405
 WEST LINN, OREGON

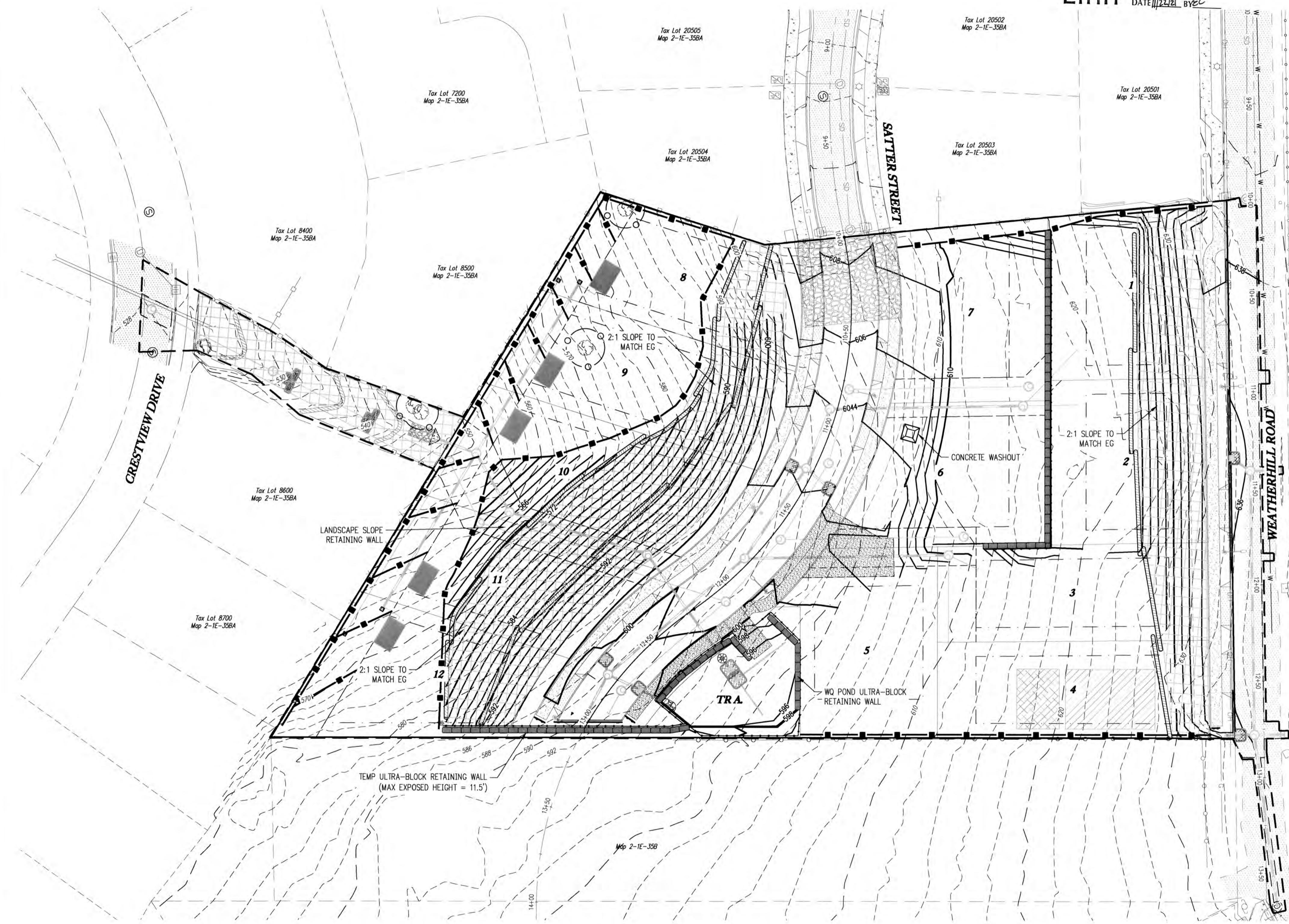
GRADING & EROSION CONTROL PLAN 1200C PERMIT SET

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| NO. | DESCRIPTION |
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SHEET
EC3
 OF
EC5



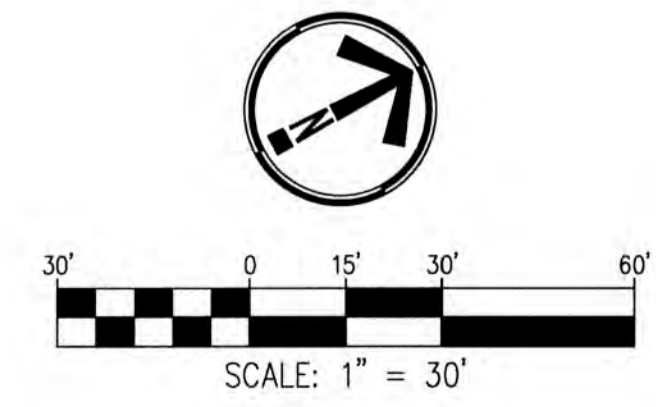
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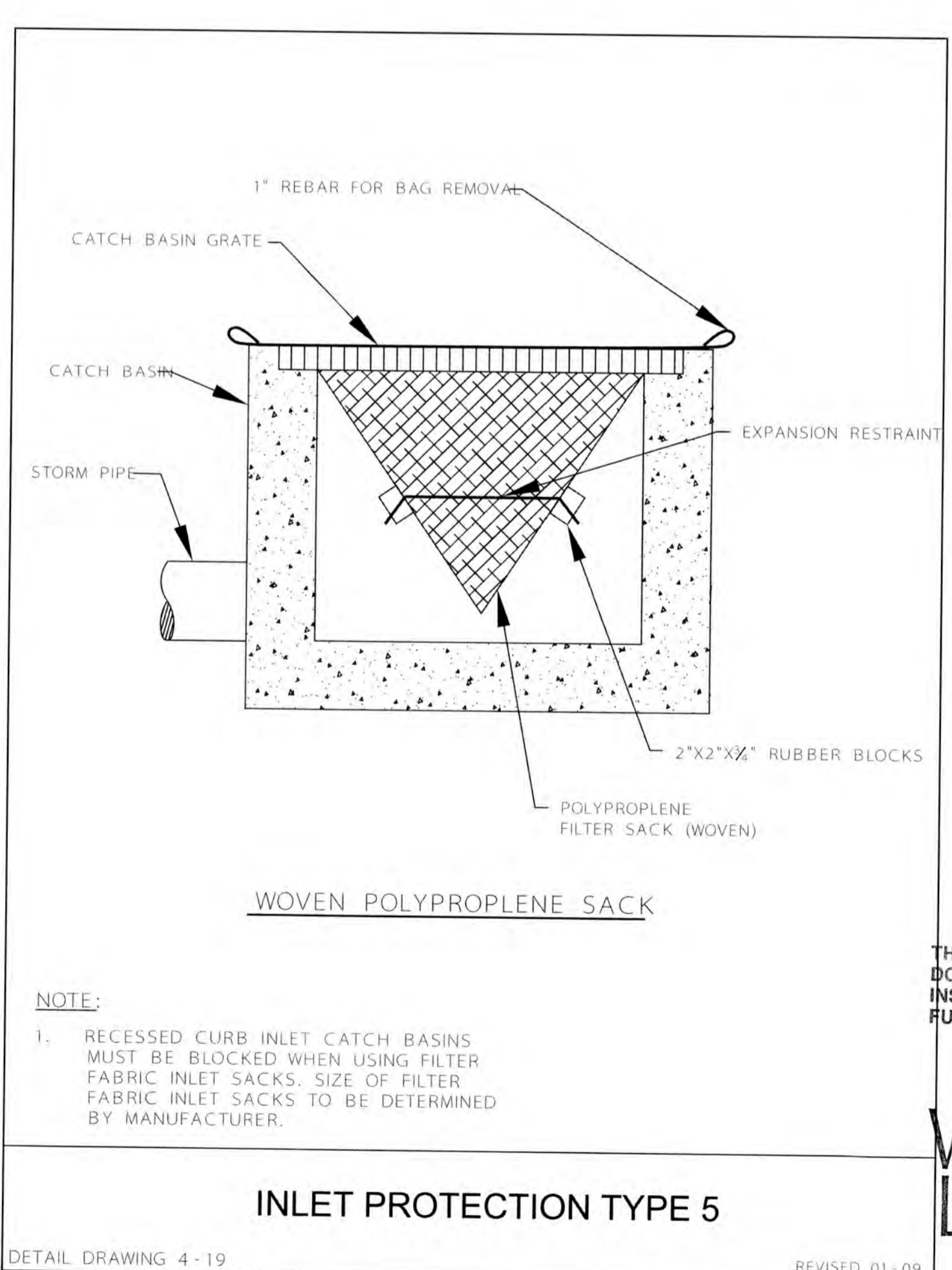
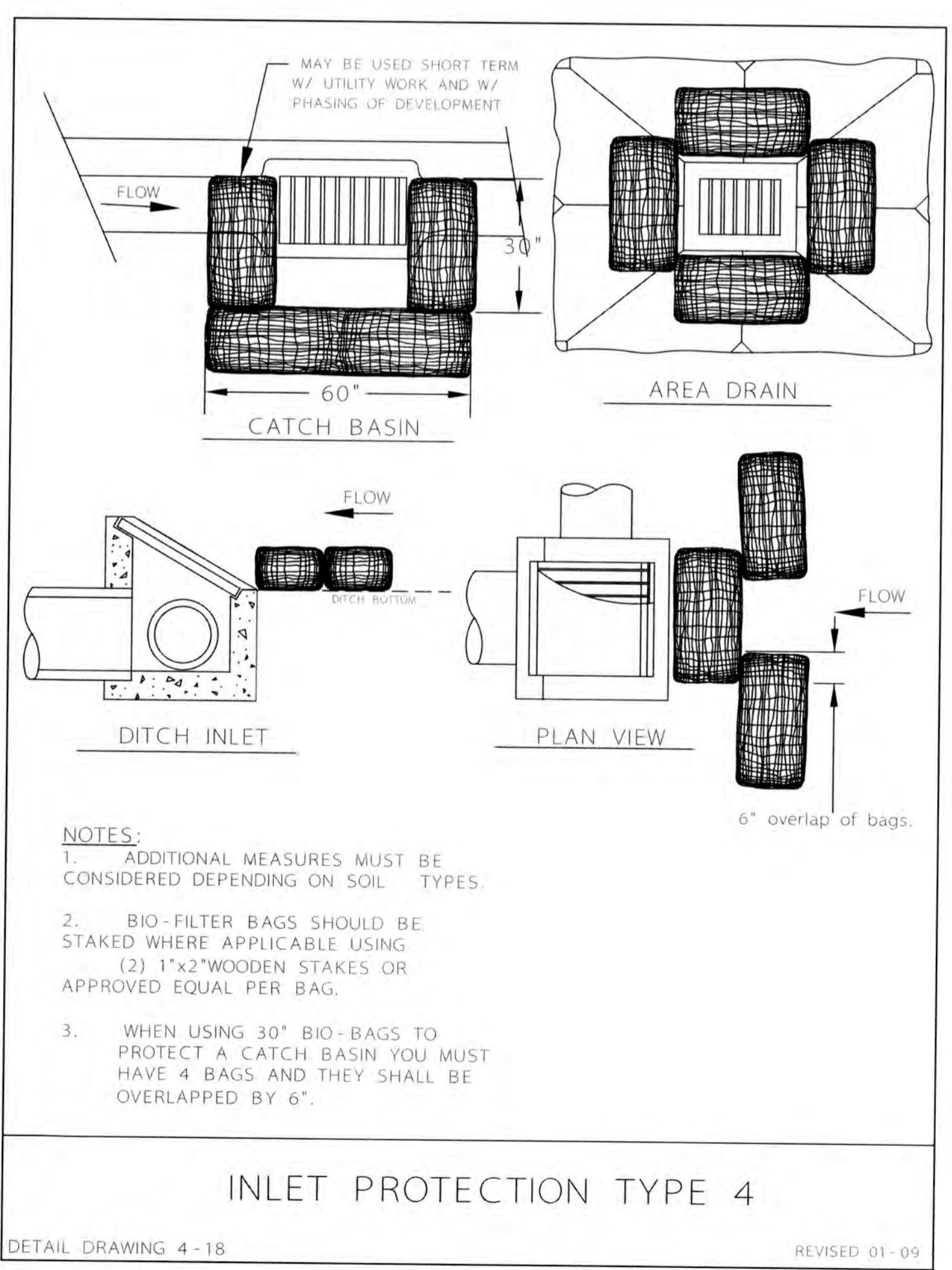
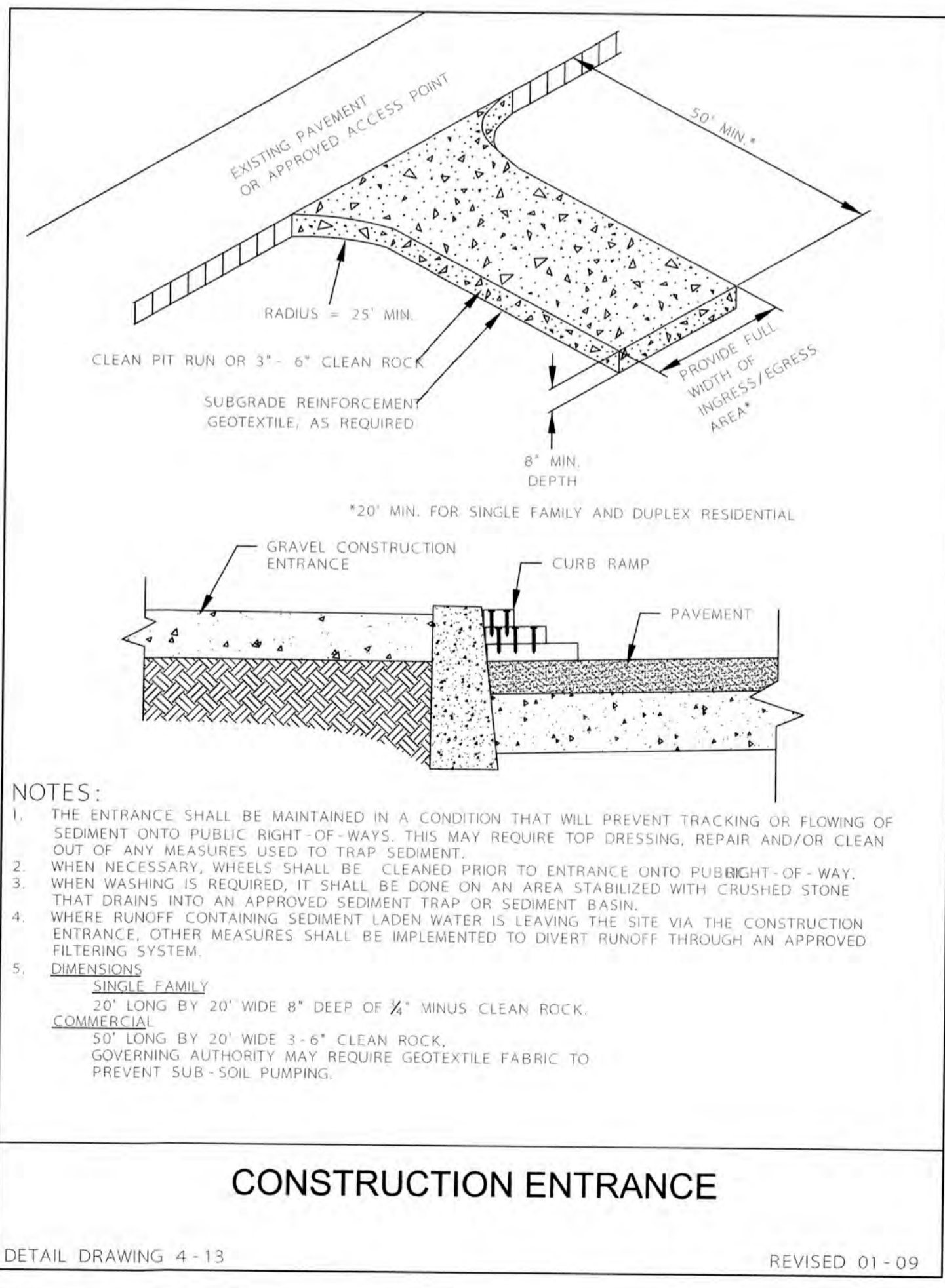
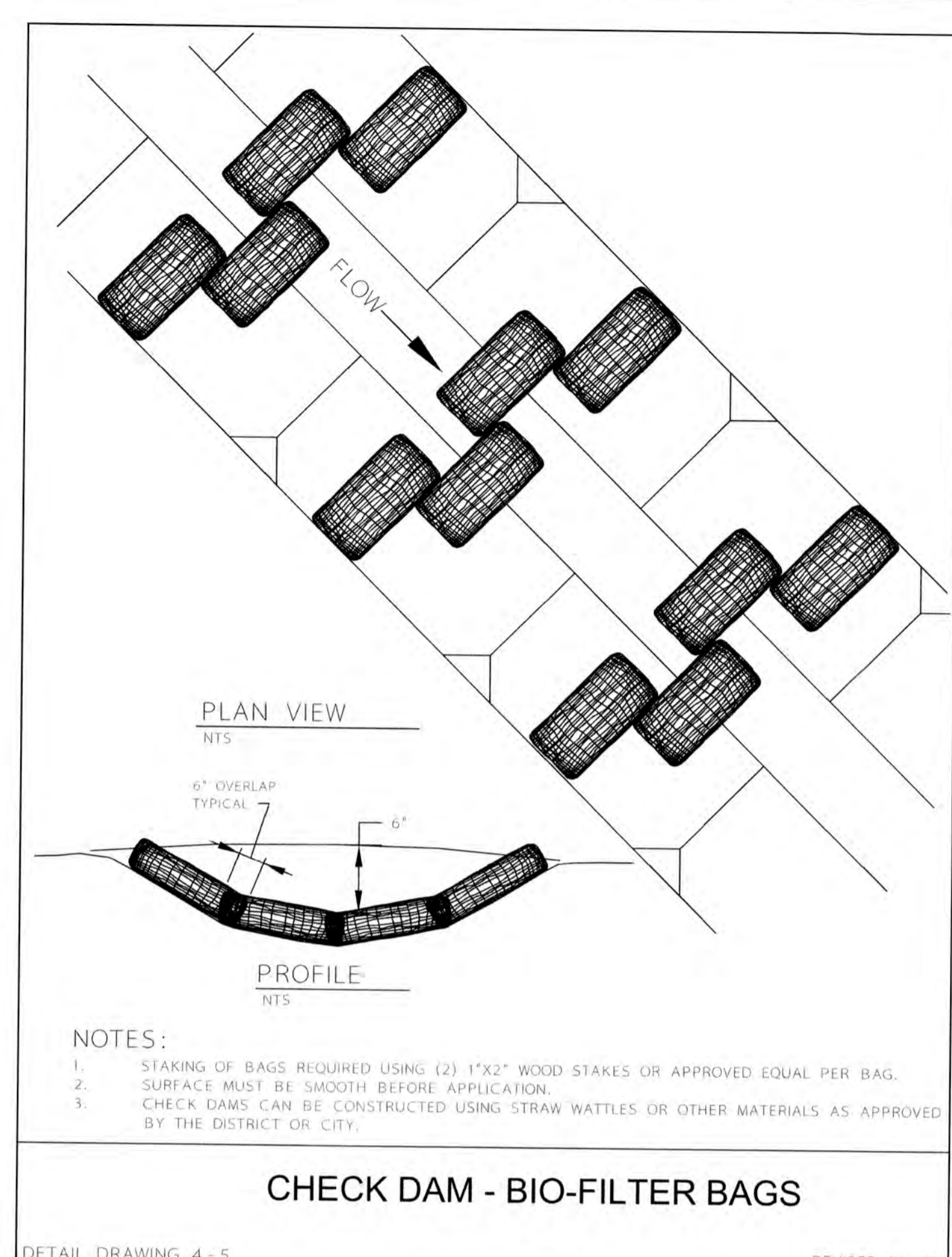
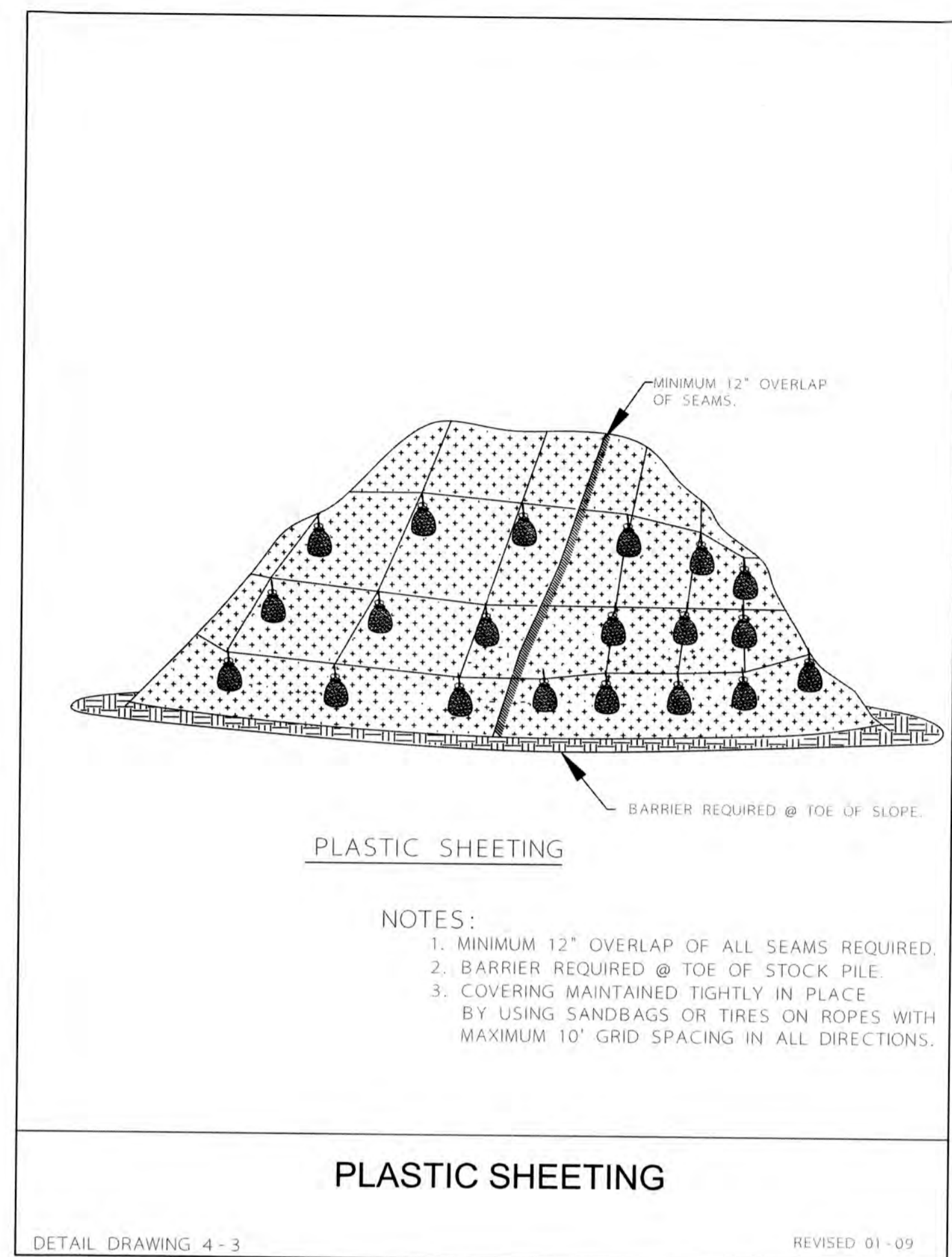
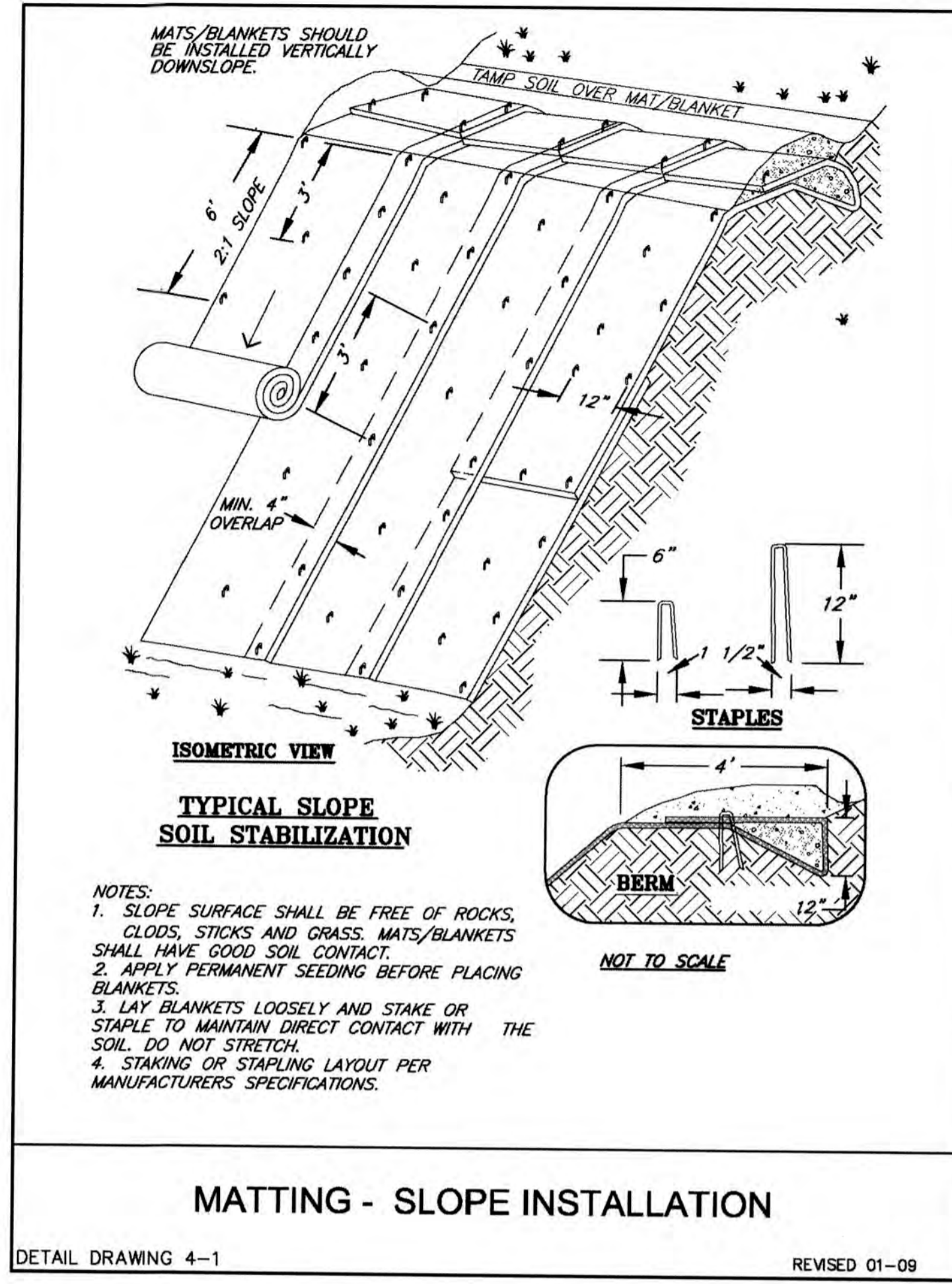
1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. "STOCK PILE AREA 1" SHALL BE MOVED TO "STOCK PILE AREA 2" FOLLOWING THE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

SOLID WASTE AND HAZARDOUS MATERIALS BMPs:
 REUSE AND RECYCLE CONSTRUCTION WASTES WHERE PRACTICAL. PROPERLY STORE, APPLY, AND DISPOSE OF TOXIC OR OTHER HAZARDOUS MATERIALS. PROVIDE WRITTEN SPILL PREVENTION PLAN AND RESPONSE PROCEDURES. TRAIN EMPLOYEES ON SPILL PREVENTION AND PROPER DISPOSAL PROCEDURES. PROVIDE REGULAR MAINTENANCE SCHEDULE FOR VEHICLES AND MACHINERY. PROVIDE MATERIAL DELIVERY AND STORAGE CONTROLS, TRAINING AND SIGNAGE, MATERIAL USE, AND COVERED STORAGE AREAS FOR WASTE AND SUPPLIES.

STOCKPILE BMPs:
 STABILIZE SOIL STOCKPILE AT END OF EACH DAY. DIVERT UNCONTAMINATED FLOWS AROUND STOCKPILE. INSTALL SEDIMENT FENCE AROUND STOCKPILE. COVER STOCKPILE, AS NECESSARY.

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



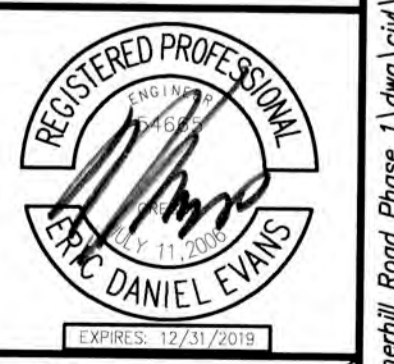


22870 S WEATHERHILL ROAD
 TAX MAP T2S R1E 35B
 TAX LOT 405
 WEST LINN, OREGON

EROSION AND SEDIMENT CONTROL DETAILS
1200C PERMIT SET

| NO. | DATE | DESCRIPTION |
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| 0 | 04/2021 | 1ST SUBMITTAL |

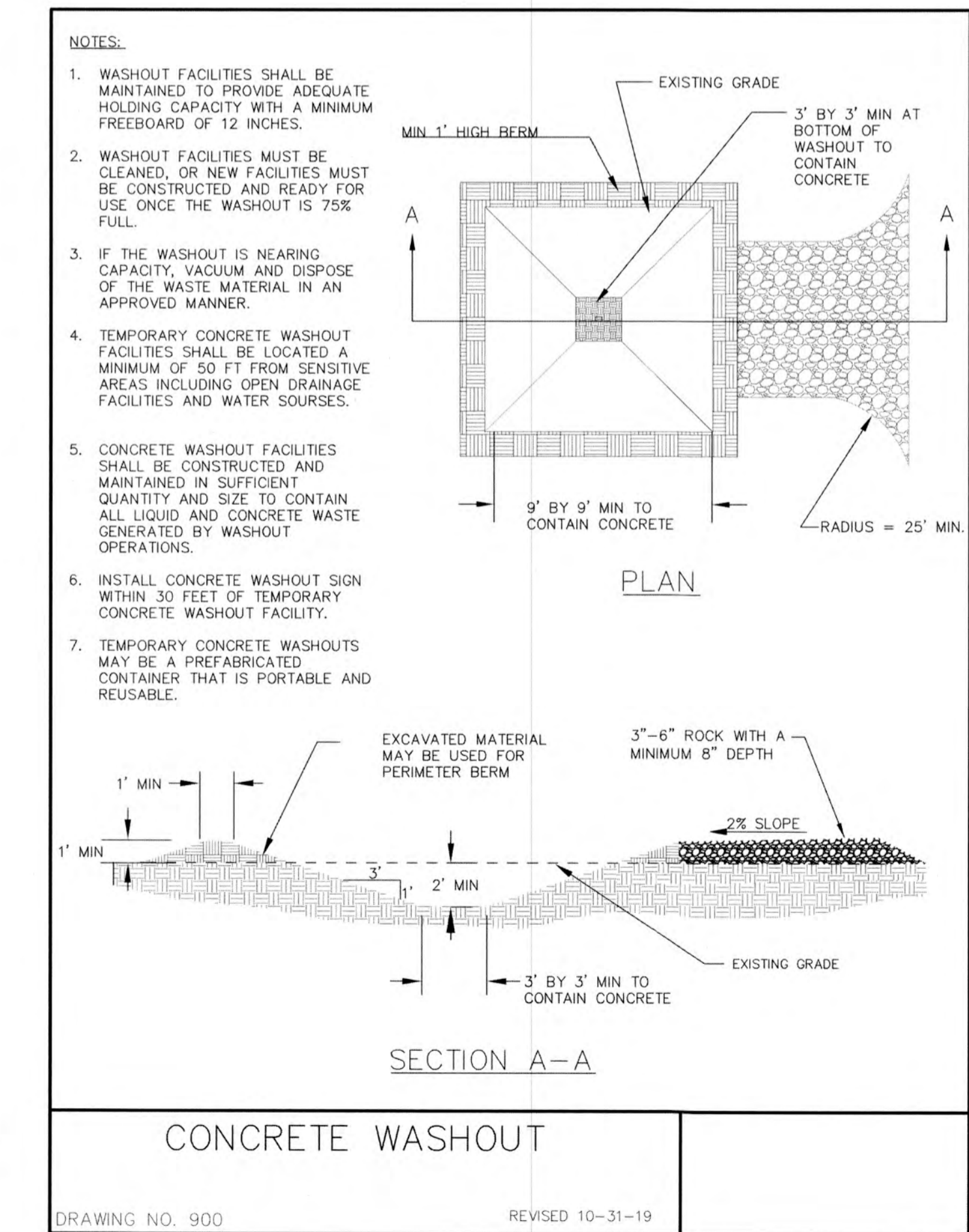
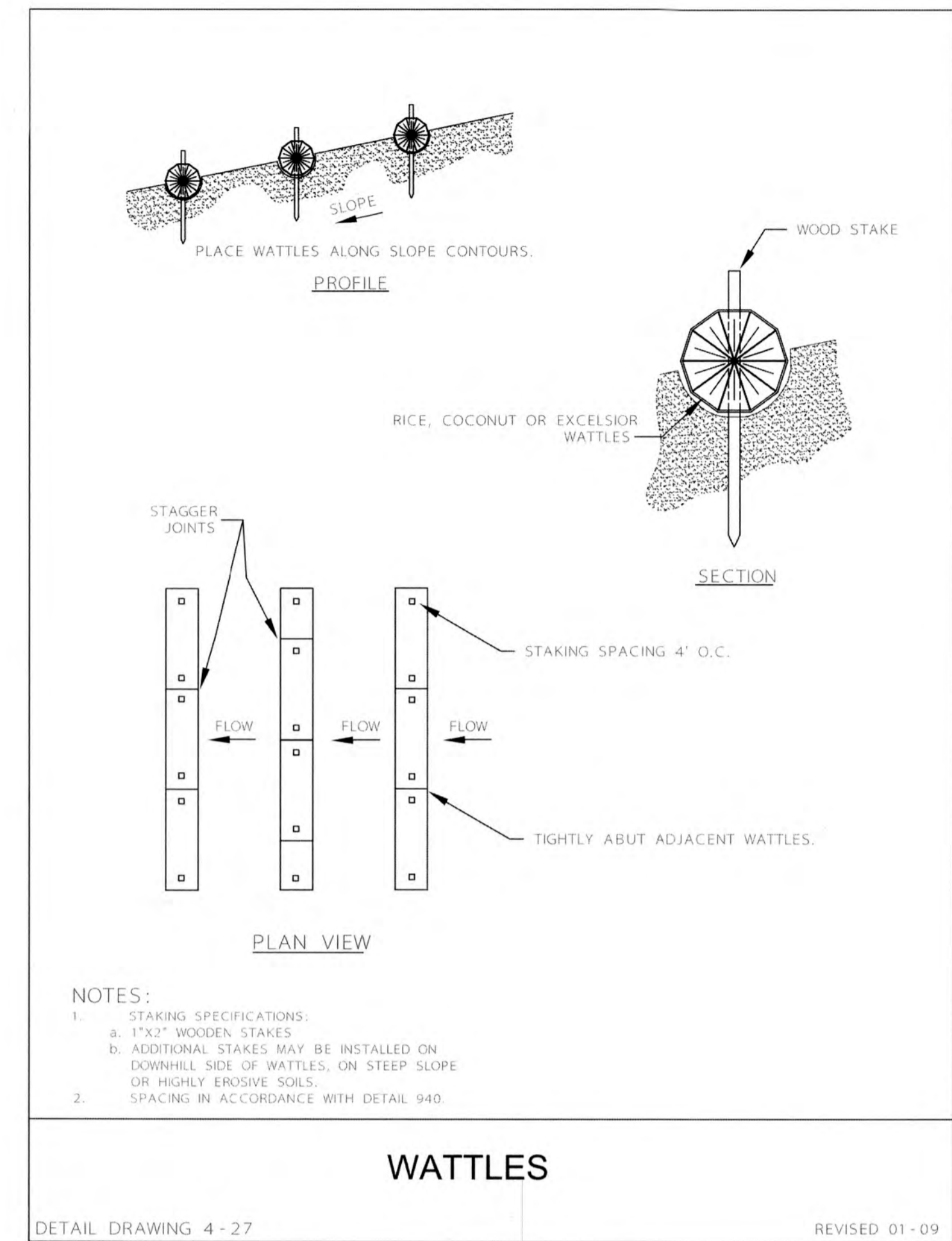
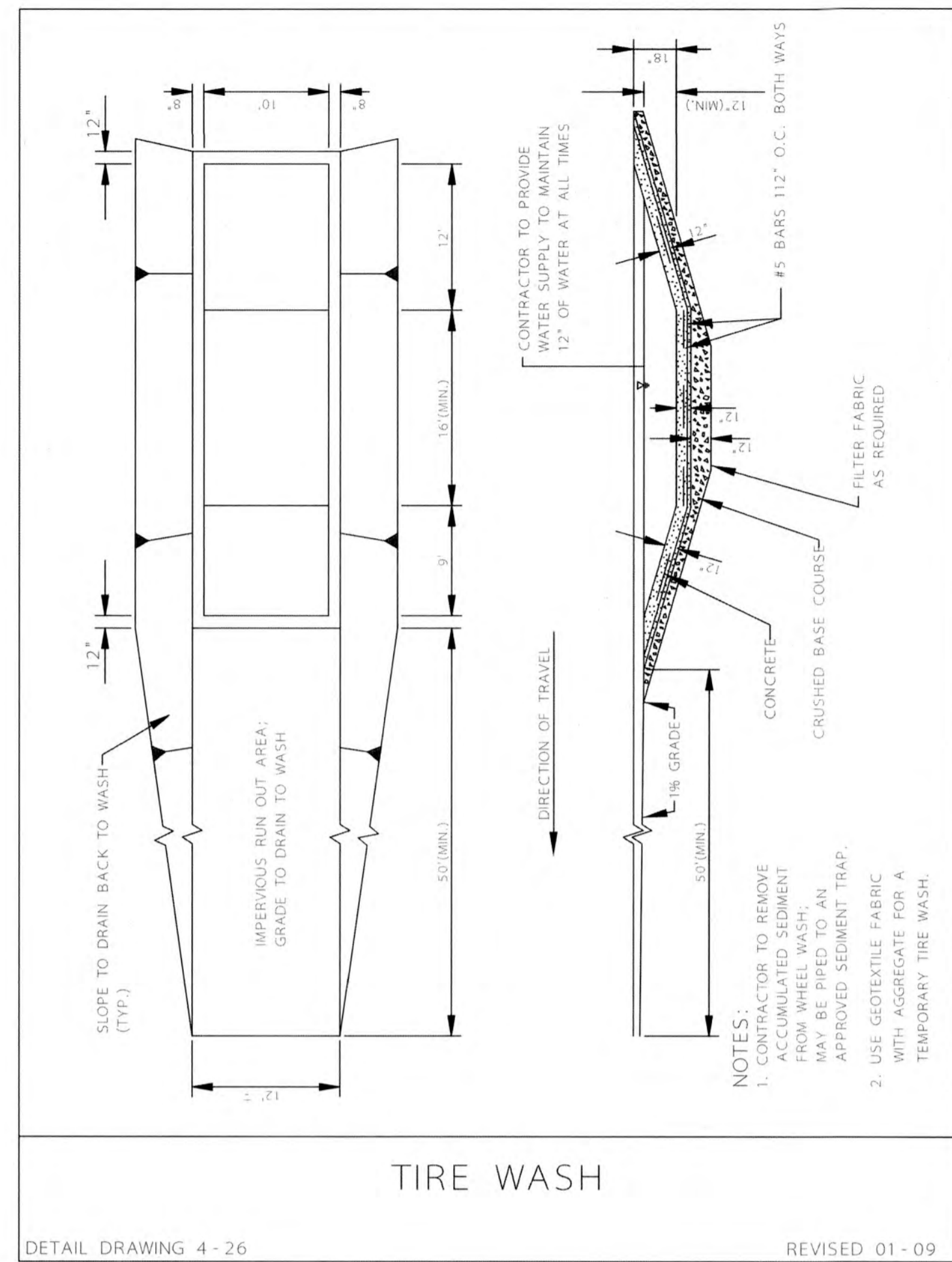
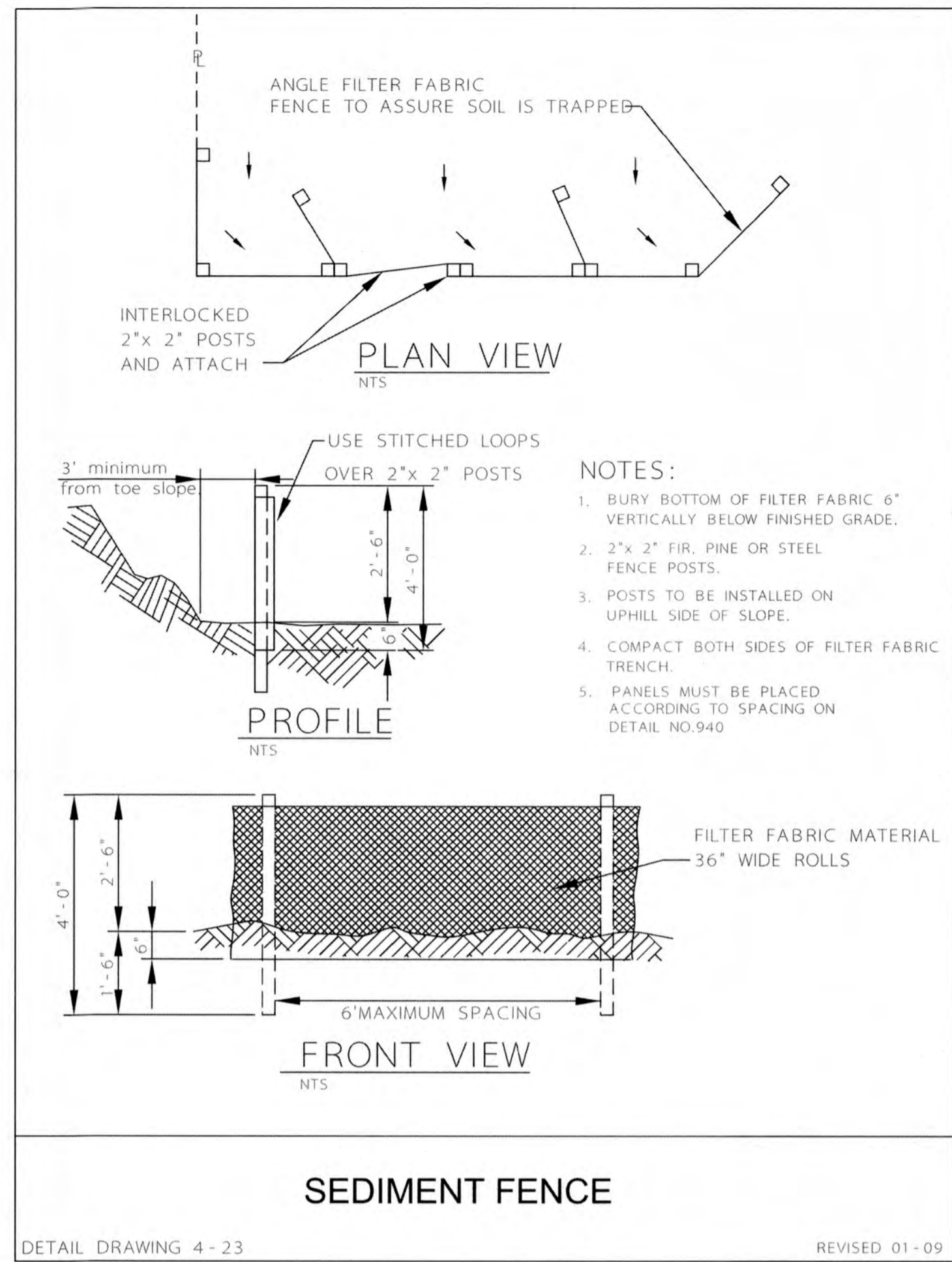
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CITY OF WEST LINN
 ENGINEERING APPROVED
 EC4 OF EC5
 DATE 11/2/2021 BY [Signature]

FILE-P: 1463-003 Weatherhill Road Phase 1 (wp) (wp) 1463-003-EC4ec4.dwg, Layout: EC4 EROSION AND SEDIMENT CONTROL DETAILS - Plot Date: 11/2/2021 11:09 AM, by: Bert Anderson



CITY OF WEST LINN ENGINEERING
APPROVED
DATE 11/22/21 BY: [Signature]

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

22870 S WEATHERHILL ROAD
TAX MAP T2S R1E 35B
TAX LOT 405
WEST LINN, OREGON

EROSION AND SEDIMENT CONTROL DETAILS
1200C PERMIT SET

| REVISIONS | | DESCRIPTION |
|-----------|---------|---------------|
| NO. | DATE | |
| 0 | 04/2021 | 1ST SUBMITTAL |

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

SHEET
EC5
OF
EC5