OWNER/DEVELOPER

Icon Development & Construction 1969 Willamette Falls Drive, Suite 260 West Linn, Oregon 97068 Ph: 503-657-0406, office Ph: 503-655-5991, fax

PLANNING

Rick Givens 18680 Sunblaze Drive Oregon City, Oregon 97045

GEOTECHNICAL

GeoPacific 14835 SW 72nd Avenue Portland, Oregon 97224

ENGINEER

Bruce D. Goldson, PE Theta, LLC PO Box 1345 Lake Oswego, Oregon 97035 Phone 503-481-8822

SURVEYOR

James Brown, PLS Centerline Concepts, Land Surveying, Inc. 19376 Molalla Ave Suite 120 Oregon City, Oregon 97045 Phone 503-650-0188

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

APPROVED By Maryna Asuncion at 4:18:52 PM, 07/08/2022

	LEGEND	
CONIFEROUS TREE		- EXISTING PROPERTY BOUNDARY
DECIDUOUS TREE		- EXISTING PROPERTY LINE
EXISTING UTILITY POLE		- EXISTING RIGHT-OF-WAY
EXISTING MAILBOX		- EXISTING CENTERLINE
EXISTING SANITARY MANHOLE		
EXISTING CLEANOUT		- EXISTING EDGE OF PAVEMENT
EXISTING WATER VALVE		- EXISTING SANITARY LINE
EXISTING WATER METER		- EXISTING STORM LINE
PROPOSED STORM MANHOLE		- EXISTING WATER LINE
PROPOSED STORM CATCH BASIN		- EXISTING WATER LINE
PROPOSED WATER METER		
PROPOSED STREET LIGHT		– EXISTING GAS – EXISTING TELEPHONE
V3.		- PROPOSED PROPERTY LINE
TO BE REMOVED		- PROPOSED EASEMENT
		= PROPOSED CURB
STREET TREE	SAN	- PROPOSED SANITARY LINE
Sectors:	>STM	- PROPOSED STORM LINE
RIPRAP		- PROPOSED WATER LINE
		EXISTING CONCRETE
		PROPOSED CONCRETE
		PROPOSED AC PAVEMENT
		PROPOSED MILL/OVERLAY
	100	- EXISTING CONTOUR
	100	- PROPOSED CONTOUR
		PROPOSED CONSTRUCTION ENTRY
		PROPOSED – SILT FENCING
		EXISTING ROCK WALL

UTILITY PROVIDERS

WATER/STORM/SEWER City of West Linn Contact: Erich Lais Phone: 503-722-3435 Email: elais@westinnoregon.gov

POWER Portland General Electric

Contact: Andrew Rollstin Phone: 503-736-5418 Email: andrew.rollstin@pgn.com

GAS Northwest Natural Contact: Brian Kelly Phone: 503-2200-2427 Email: brian.kelly@nwnatural.com

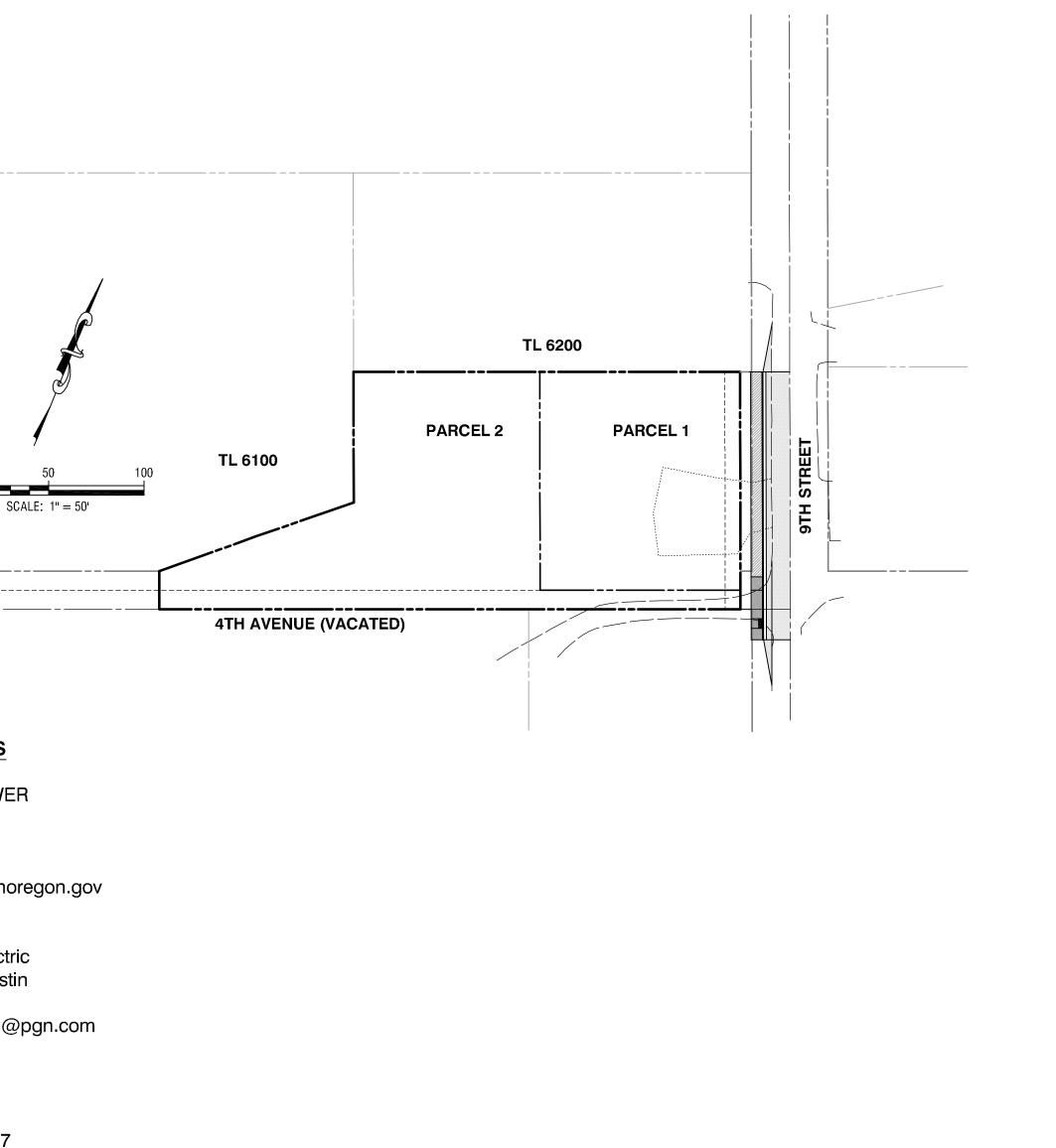
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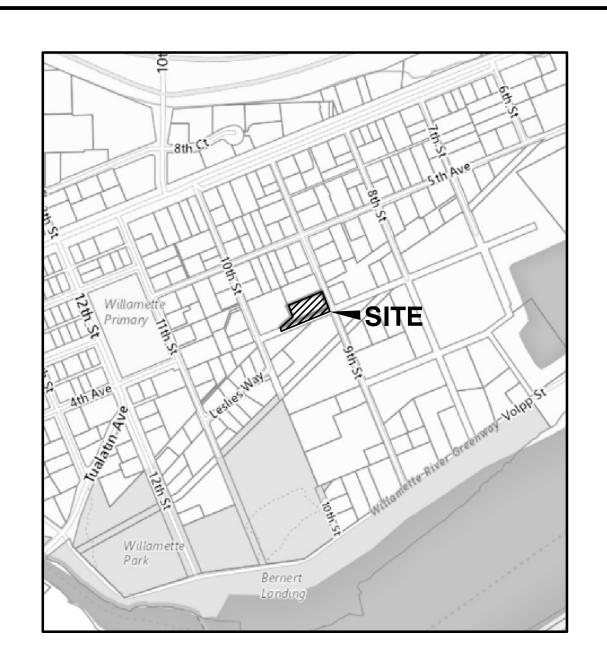
Centurylink Contact: Sean Kinger Phone: 503-242-2828 Email: sean.kigeri@centurylink.com Comcast Contact: Ken Parris Phone: 503-596-3811 Email: parris@cable.comcast.com

2014-129X

DESIGNED DRAWN:						con Construction & Develoment, LLC 969 Willamette Falls Dr., Suite 260
SCALE:	1" = 50'	05/25/2022	2	ADJUSTMENTS PER CITY		Vest Linn, OR 97068
DATE:	April, 2022	05/16/2022	1	REQUESTED REDLINE CHANGED FROM WEST LINN		PH: (503) 657-0406
FILE:	9th Street 129X Civil1	DATE	NO.	REVISION	Lake Oswego, Oregon 97035 email: thetaeng@comcast.net	11. (303) 037-0400

1310 9TH STREET PARTITION WEST LINN, OREGON **PROJECT NO. MIP 21-02**





VICINITY MAP

SCALE: NTS

SHEET INDEX

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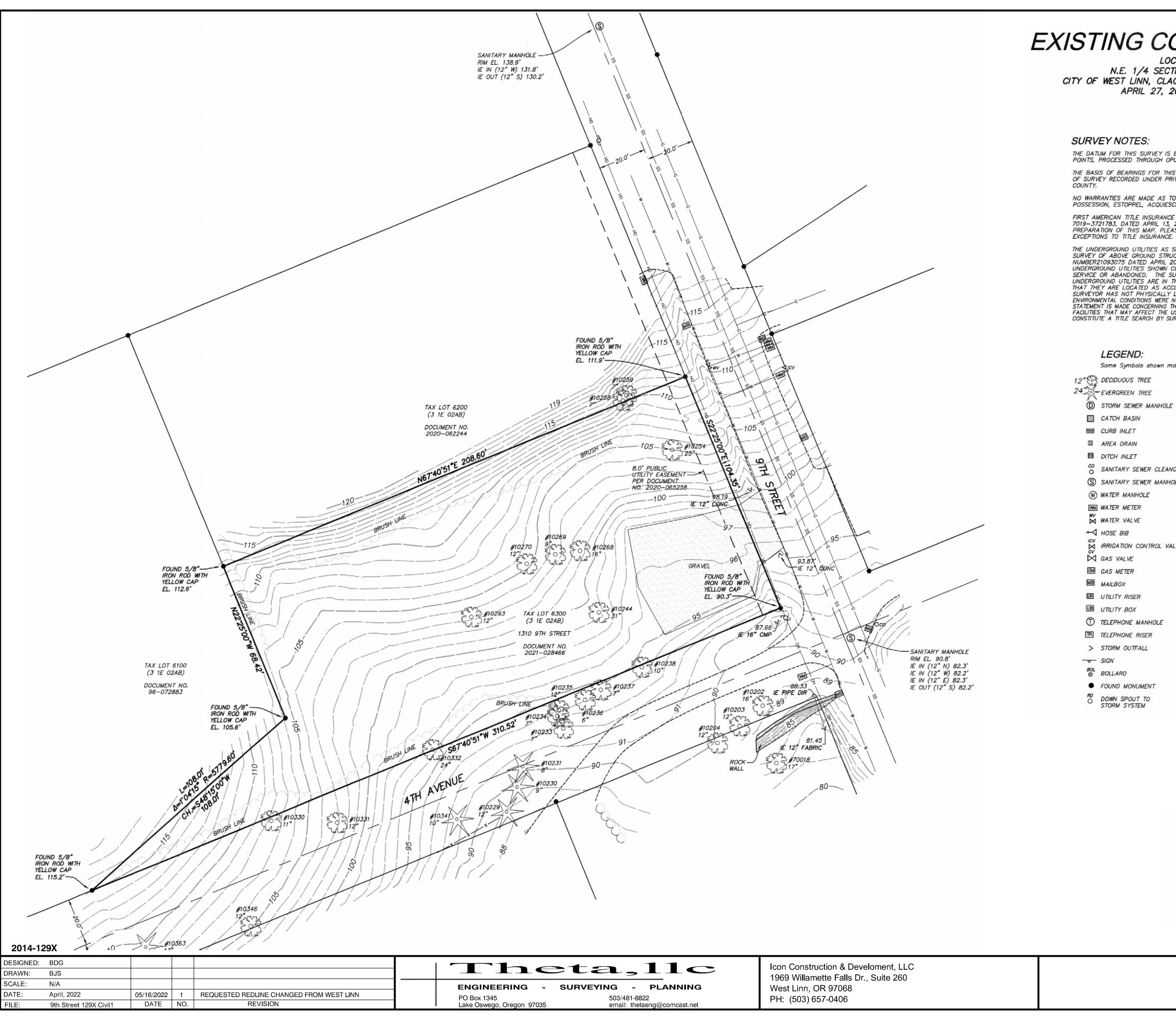
COVER **EXISTING CONDITIONS GENERAL NOTES AND CONDITIONS OF APPROVAL** STREET PLAN UTILITY PLAN STREET AND UTILITY PROFILES **GRADING AND EROSION CONTROL PLAN** PRELIMINARY PLAT STANDARD DETAILS D-2 STANDARD DETAILS



COVER

1310 9th Street West Linn, Oregon 31E02AB06300 SHEET:





EXISTING CONDITIONS MAP

LOCATED IN THE N.E. 1/4 SECTION 2, T.3S., R.1E., W.M. CITY OF WEST LINN, CLACKAMAS COUNTY COUNTY, OREGON APRIL 27, 2021 SCALE 1"=20'

THE DATUM FOR THIS SURVEY IS BASED UPON A STATIC GPS OBSERVATION OF LOCAL CONTROL POINTS, PROCESSED THROUGH OPUS. DATUM IS NAVD 88.

THE BASIS OF BEARINGS FOR THIS SURVEY IS PER MONUMENTS FOUND AND HELD PER RECORD OF SURVEY RECORDED UNDER PRIVATE SURVEY NUMBER 2020–151, RECORDS OF CLACKAMAS

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

FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT NUMBER 7019–3721783, DATED APRIL 13, 2021 AS PROVIDED HAS BEEN USED AND REFERENCED IN PREPARATION OF THIS MAP. PLEASE REFER TO THIS DOCUMENT FOR DESCRIPTIONS OF

THE UNDERGROUND UTILITIES AS SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD SURVEY OF ABOVE GROUND STRUCTURES AND AS MARKED BY ONE CALL TICKET NUMBER21093075 DATED APRIL 20, 2021. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE 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 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.

Some Symbols shown may not be used o	n map		
CECIDUOUS TREE	SGP	TRAFFIC SIGNAL POLE	
- EVERGREEN TREE	ъ.	UTILITY POLE	
STORM SEWER MANHOLE	☆	LIGHT POLE	
CATCH BASIN	GUY	GUY WIRE	
CURB INLET	Ē	ELECTRIC BOX	
AREA DRAIN	EM	ELECTRIC METER	
DITCH INLET	TFM	TRANSFORMER	
SANITARY SEWER CLEANOUT	ER	ELECTRIC RISER	
SANITARY SEWER MANHOLE	ACU	HEAT PUMP	
WATER MANHOLE	GTP	GATE POST	
WATER METER	TVB	CABLE TV BOX	
WATER VALVE	CR	CABLE TV RISER	
HOSE BIB	OH	OVERHEAD LINE	
IRRIGATION CONTROL VALVE	G	GAS LINE	
GAS VALVE	E	ELECTRICAL LINE	
GAS METER	F0	COMMUNICATIONS LINE	
MAILBOX	SS	SANITARY SEWER LINE	
UTILITY RISER	SD	STORM DRAIN LINE	
UTILITY BOX	W	WATER LINE	
TELEPHONE MANHOLE	xx	FENCELINE	
TELEPHONE RISER	0	HANDRAIL	
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	2001	LAND SURVEYING, INC.	
	GON 3, 2004 BOLDEN	19376 MOLALLA AVE., SUITE 120	
	77LS	OREGON CITY, OREGON 97045 PHONE 503.650.0188 FAX 503.650.0	189
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GENERAL NOTES:

- 1. THESE PLANS REPRESENT PUBLIC IMPROVEMENTS ASSOCIATED WITH THE FERNDELL ESTATES SUBDIVISION CITY PLANNING FILE MIP
- 2. ALL REFERENCES TO THE CITY OF WEST LINN STANDARDS REFER TO THE CURRENT STANDARDS AND SPECIFICATIONS.
- 3. THE DESIGN ENGINEER WILL BE RESPONSIBLE FOR INSPECTION OF THE PROPOSED IMPROVEMENTS WITH OVERSIGHT FROM THE CITY OF WEST LINN.
- 4. THE CONTRACTOR SHALL PROVIDE A WORK SCHEDULE TO THE ENGINEER AND CITY AND PROVIDE 24-HOUR NOTICE OF ANY TESTING REQUIRING WITNESSING BY THE CITY OF ENGINEER.
- ANY CHANGES TO THE PLANS MUST RECEIVE APPROVAL BY THE ENGINEER AND CITY IN WRITING BEFORE PROCEEDING WITH THE WORK.
- 6. A PUBLIC IMPROVEMENT GUARANTEE AGREEMENT, PUBLIC WORKS PERMIT, A PRE-CONSTRUCTION MEETING, INSTALLATION OF THE EROSION CONTROL MEASURES, ARE ALL REQUIRED PRIOR TO BEGINNING CONSTRUCTION.
- 7. PRIOR TO SITE CLEARING A 6-FOOT TALL CHAIN-LINK FENCE SHALL BE PLACED AT THE TREE EASEMENT BOUNDARIES PRIOR TO SITE GRADING. THE CITY ARBORIST SHALL INSPECT AND APPROVE ALL THE TREE PROTECTION MEASURES PRIOR TO THE START OF THE SITE WORK. ALL TREE PROTECTION MEASURES SHALL REMAIN IN PLACE AND FUNCTIONAL FOR THE ENTIRE DURATION OF CONSTRUCTION.
- 8. A CITY AND ENGINEER REPRESENTATIVE MUST BE PRESENT FOR ALL TESTING, AND THE CITY SHALL BE FURNISHED A COPY OF ALL TEST RESULTS.
- 9. CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES AND POINTS OF CONNECTION PRIOR TO ORDERING MATERIALS. OTHER EXISTING UTILITIES MAY EXIST AND IF DISCREPANCIES ARE FOUND THE CONTRACT SHALL NOTIFY THE ENGINEER.
- 10. THE CONTACTOR SHALL ERECT AND MAINTAIN TRAFFIC CONTROL PER THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, PART VI. CONSTRUCTION AND MAINTENANCE AND SUBMIT A TRAFFIC PLAN TO THE CITY PRIOR TO BEGINNING WORK.
- 10. OREGON LAW REQUIRES THAT THE RULES ADOPTED BY OREGON UTILITY NOTIFICATION CENTER BE FOLLOWED THOSE RULES SET FORTH IN OAR 952-001-0090. COPIES OF THE RULES ARE AVAILABLE BY CALLING THE CENTER OR ACCESSING VIA INTERNET AT WWW.CALLBEFOREYOUDIG.ORG < HTTP: //WWW.CALLBEFOREYOUDIG.ORG>, PORTLAND METRO AREA 503-248-6699

STREET NOTES:

- 1. ALL STREET SECTIONS TO BE GRUBBED AND GRADED TO A MINIMUM OF 8-INCHES BELOW THE SUBGRADE.
- 2. THE STREET SUBGRADE SHALL CONFORM TO DIVISION 501 OF THE CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. AREAS TO RECEIVE FILL ARE TO BE INSPECTED BY THE CITY OF WEST LINN PERSONNEL AND PROJECT GEOTECHNICAL PRIOR TO PLACEMENT OF FILL. THE PROJECT GEOTECHNICAL SHALL TEST FOR COMPACTION PER DIVISION 501.03.08 OF THE WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS.
- 3. AGGREGATE BASE ROCK SHALL CONFORM TO THE REQUIREMENTS OF DIVISION 205 OF THE WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. BASE COURSE IS 1 1/2" - 0" CRUSHED ROCK AND LEVELING COURSE IS 3/4"-0" CRUSHED ROCK. THE CITY OF WEST LINN REQUIRES A PROOF ROLL WITH A LOADED 10-CUBIC, OR LARGEST USED (IE SUPER SOLO) YARD DUMP TRUCK OF THE SUBGRADE PRIOR TO PLACEMENT OF THE BASE ROCK AND AT TOP OF ROCK JUST PRIOR TO PAVING.
- 4. ASPHALT CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS, DIVISION 205. THE BASE LIFT SHALL BE CLASS "B" AC AND THE TOP LIFT SHALL BE CLASS "C" AC MEETING THE WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS, DIVISION 505. THE TOP LIFT OF ASPHALT CONCRETE SHALL NOT BE PLACED PRIOR TO RECEIVING AUTHORIZATION FROM THE CITY OF WEST LINN.
- 5. CURB AND GUTTER SHALL HAVE A COMPRESSIVE STRENGTH OF 3300 PSI, AND MAXIMUM AGGREGATE. PER DIVISION 205 OF THE WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. A PROOF ROLL OF THE CURB LINES IS REQUIRED PRIOR TO CURB PLACEMENT. CONTRACTION JOINTS ARE TO BE INSTALLED AT 15-FOOT MAXIMUM.

STORM SEWER NOTES:

- 1. GUTTER INLETS SHALL BE POURED IN PLACE CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3300 PSI. FRAMES SHALL BE FABRICATED OF STRUCTURAL STEEL, ASTM A-7,A-36 A-3733.
- MANHOLE BASES MAY BE POURED IN PLACE CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3300PSI OR PRECAST. MANHOLE RISERS AND TOPS SHALL BE PRECAST WITH MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. TOPS SHALL BE ECCENTRIC COMES EXCEPT WHERE THERE IS INSUFFICIENT HEADROOM REQUIRES A FLAT TOP. THE INTERIOR DIMENSIONS NOTED ON THE PLANS ARE MINIMUMS, AND SOME OR ALL OF THE STORM MANHOLES ARE REQUIRED TO BE OVERSIZED. THE CONTRACTOR SHALL VERIFY WITH THE MANHOLE MANUFACTURER FOR THE ACTUAL SIZE OF MANHOLE NEEDED FOR TYPE AND SIZE OF PIPE TO BE USED. INVERTS SHALL BE CONSTRUCTED SO AS TO PROVIDE A SMOOTH FLOW AND PIPES SHALL BE CONNECTED TO THE MANHOLE BY MEANS OF A FLEXIBLE CONNECTION AND SHALL HAVE A SHEAR JOINT LOCATED 18-INCH OUTSIDE THE MANHOLE.
- MANHOLES LOCATED IN EASEMENTS SHALL REQUIRED A TAMPER PROOF FRAME AND COVER AND SET 12-INCHES ABOVE FINISHED GRADE IN UNPAVED AREAS.
- 4. GRANULAR BACKFILL (3/4"-0") IS TO BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER ASHTO T-180 TEST METHOD AND NATIVE MATERIAL SHALL BE COMPACTED TO 95% OF IN-PLACE DRY DENSITY OF SURROUNDING SOIL.
- STORM DRAIN SERVICE LATERALS SHALL BE 4-INCH CONFORMING TO ASTM D 3034 PVC AND BE INSTALLED TO A POINT BEYOND THE UTILITY EASEMENT AS SHOWN ON THE PLANS. THE LATERAL WILL BE PLUGGED WITH A RUBBER RING PLUG AND THE LOCATION MARKED WITH A 2X4 PAINTED WHITE.
- 6. A VIDEO INSPECTION IN ACCORDANCE WITH DIVISION 601.03.11 PER THE WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. ALL TESTS SHALL BE WITN3ESSED BY THE ENGINEER AND A REPRESENTATIVE OF THE CITY.
- 7. A PLUMBING PERMIT IS REQUIRED FOR ALL STORM DRAINS BEYOND THE FIRST CLEANOUT.

2014-129X

DESIGNED:	BDG						
DRAWN:	BJS						
SCALE:	N/A					ENGINEE	
DATE:	April, 2022	05/16/2022	1	REQUESTED REDLINE CHANGED FROM WEST LINN		PO Box 1345	
FILE:	9th Street 129X Civil1	DATE	NO.	REVISION		Lake Oswego,	

SANITARY SEWER NOTES:

- PIPE SHALL BE PVC SEWER PIPE CONFORMING TO ASTM D-3034 SDR 35, MINIMUM STIFFNESS SHALL BE 46 PSI AND JOINT TYPE SHALL BE ELASTOMERIC GASKET CONFORMING TO ASTM D-3212
- MANHOLE BASE SHALL BE POURED IN PLACE CONCRETE BASE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3300 PSI OR PRECAST. MANHOLE RISERS AND TOPS SHALL BE PRECAST SECTIONS WITH MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. TOPS SHALL BE ECCENTRIC CONES EXCEPT WHERE INSUFFICIENT HEADROOM REQUIRES FLAT TOP SECTIONS. INVERTS SHALL BE CONSTRUCTED TO AS TO PROVIDE A SMOOTH FLOW WITH THE CHANNEL BEING ABLE TO PASS A 6"X36" CYLINDER INTO THE PIPES. PVC PIPE SHALL BE CONNECTED TO THE MANHOLE BY MEANS OF A FLEXIBLE CONNECTION AND SHALL BE A SHEAR JOINT LOCATED 18-INCHES OUTSIDE THE MANHOLE. CEMENT GROUT FOR CONNECTING PVC SEWER PIPE WILL NOT BE PERMITTED.
- 3. ALL MANHOLES LOCATED IN EASEMENT AREAS WILL HAVE TAMPER PROOF FRAMES AND COVERS WITH THE COVER SET 12-INCHES ABOVE THE FINISH GRADE IN UNPAVED AREAS.
- GRANULAR BACKFILL (3/4"-0") IS TO BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OF AASHTO T-180 TEST METHOD. NATIVE BACKFILL MATERIALS SHALL BE COMPACTED TO 95% OF IN-PLACE DRY DENSITY OF SURROUNDING SOIL. EXCAVATION, BEDDING AND BACKFILL TO BE IN ACCORDANCE WITH DIVISION 204 OF THE WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. BACKFILL WITHIN NEW AND EXISTING STREETS SHALL BE CLASS B.
- PVC SERVICE LATERALS SHALL BE 4-INCH CONFORMING TO THE SAME MATERIALS AS THE MAINLINE SEWERS. SERVICE LATERALS 5. SHALL BE INSTALLED TO A POINT BEYOND THE UTILITY EASEMENT AS SHOWN ON THE PLAN. THE SERVICE LATERALS SHALL BE PLUGGED WITH THE LOCATION MARKED WITH 2X4 PAINTED GREEN.
- SANITARY SEWER PIPE, INCLUDING SERVICE LATERALS SHALL BE TESTED FOR IN ACCORDANCE WITH WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS, DIVISION 301.03.09 AND MANHOLES TO BE VACUUM TESTED IN ACCORDANCE WITH DIVISION 302.03.07. TESTS SHALL BE WITNESSED BY THE ENGINEER AND THE CITY OF WEST LINN. CONTRACTOR IS RESPONSIBLE FOR COORDINATED THE TESTING AND PROVIDING PASSING TESTS PRIOR TO CONNECTION TO THE EXISTING SYSTEM.
- 7. A PLUMBING PERMIT FROM THE CITY IS REQUIRED FOR SANITARY SEWER LATERALS BEYOND THE FIRST CLEANOUT.
- ALL MATERIALS, INSTALLATION, TESTING AND INSPECTIONS TO BE IN STRICT ACCORDANCE WITH THE CITY OF WEST LINN PUBLIC WORK STANDARDS AND THE DEQ.

WATER NOTES:

- WATER MAINS SHALL BE DUCTILE IRON PIPE CONFORMING TO AWWA C151, CLASS 52. PIPE IS TO HAVE CEMENT MORTAR LINING AND BITUMINOUS SEAL COAT CONFORMING TO AWWA C104. JOINTS ARE TO BE PUSH-ON RUBBER GASKETED JOINTS UNLESS OTHERWISE NOTED ON THE PLANS. PIPE FITTINGS ARE TO BE THE SAME MATERIAL AND CLASS AS THE PIPE AND OF DOMESTIC ORIGIN.
- 2. WATER MAINS TO HAVE A MINIMUM COVER OF 36-INCHES
- ALL TEES, BEND (HORIZONTAL AND VERTICAL), OR SIGNIFICANT CHANGES IN DIRECTION IN ALIGNMENT SHALL BE RESTRAINED WITH 3. FIELD LOCK GASKETS AND MEGA LUG FITTINGS (SEE SPEC. 4.0014).
- GATE VALVES SHALL BE RESILIENT SEAT, NON-RISING STEM WITH "O" RING PACKING, MEETING AWWA CLASS "C" SPECIFICATIONS. THE VALVES SHALL BE DESIGNED TO WITHSTAND A WORKING PRESSURE OF 150 PSI. GATE VALVES SHALL HAVE A TWO-INCH SQUARE OPERATING NUT AND SHALL OPEN COUNTERCLOCKWISE WHEN VIEWED FROM ABOVE. BUTTERFLY VALVES (10-INCHES AND ABOVE) SHALL BE RUBBER SEAT TYPE AND BUBBLE-TIGHT AT 150 PSI, CONFORMING TO AWWA C504. BUTTERFLY VALVES SHALL BE MUELLER OR APPROVED EQUAL WITH THE 2-INCH OPERATING NUT BEING LOCATED ON THE SIDE OF THE MAIN SHOWN ON THE PLANS. VALVE BOXES SHALL BE "VANCOUVER" PATTERN.
- GRANULAR BACKFILL (3/4'-0") IS TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD AND NATIVE MATERIALS SHALL BE COMPACTED TO 95% OF IN-PLACE DRY DENSITY OF SURROUNDING SOIL. EXCAVATION, BEDDING AND BACKFILL SHALL BE IN ACCORDANCE WITH CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS, DIVISION 204. BACKFILL IN NEW AND EXISTING STREETS SHALL BE CLASS B.
- SERVICES SHALL BE PER STD. DETAIL WL RD-274, 1-INCH, TYPE K, COPPER. CORPORATION STOPS SHALL BE MUELLER B 250008, ANGLE STOPS SHALL BE MUELLER B 24258, METER BOXES SHALL BE DEF 486WBC4, OR EQUAL. METER BOXES ARE TO BE INSTALLED $\frac{3}{4}$ " ABOVE FINISH GRADE AND 2½" FORM THE CURB IN PLANTER STRIPS OR FLUSH WITH SIDEWALK SURFACE IN A SIDEWALK. METER BOX LOCATION TO BE DETERMINED IN THE FIELD.
- ALL WATERLINES SHALL BE PRESSURE TESTED AND BIOLOGICALLY TESTED BEFORE CONNECTION TO THE CITY WATER SYSTEM. CHLORINATION SHALL BE PER DIVISION 403.13 OF THE CITY OF WEST LINN CONSTRUCTION SPECIFICATIONS. PRESSURE TESTING SHALL BE IN ACCORDANCE WITH THE CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS, DIVISION 403.14. TEST PRESSURE WILL BE 180PSI OR 1.5 TIMES THE NORMAL WORKING PRESSURE, WHICHEVER IS HIGHER.
- CONNECTION OF THE NEW PIPE SYSTEMS WILL NOT BE MADE UNTIL ALL TESTS ARE MADE AND THE CITY OF WEST LINN 8. ACCEPTANCE.
- 9. A PLUMBING PERMIT IS REQUIRED FOR EXTENSIONS OF WATERLINES BEYOND THE METER.
- 10. ALL MATERIALS, INSTALLATION, TESTS, TO BE IN STRICT ACCORDANCE WITH THE CITY OF WEST LINN PUBLIC WORKS STANDARD CONSTRUCTION SPECIFICATIONS, DIVISION 204 AND THE OREGON STATE HEALTH DIVISION ADMINISTRATION RULES, CHAPTER 333.
- 11. ALL SURPLUS APPURTENANCES SHALL BE RETURNED TO THE CITY OF WEST LINN WATER DEPARTMENT.

CONDITIONS OF APPROVAL FILE NO .: MIP 21-02

- SUBMITTED.

heta,11c ERING - SURVEYING - PLANNING 503/481-8822 o, Oregon 97035 email: thetaeng@comcast.net

Icon Construction & Develoment, LLC 1969 Willamette Falls Dr., Suite 260 West Linn, OR 97068 PH: (503) 657-0406

1. SITE PLAN. THE FINAL PLAT SHALL SHOW ALL MODIFICATIONS REQUIRED BY THESE CONDITIONS, AS WELL AS THE 4TH AVENUE RIGHT-OF-WAY VACATION (ORDINANCE 1734).

2. ENGINEERING STANDARDS. ALL PUBLIC IMPROVEMENTS AND FACILITIES ASSOCIATED WITH THE APPROVED SITE DESIGN, INCLUDING BUT NOT LIMITED TO STREET IMPROVEMENTS, DRIVEWAY APPROACHES, CURB CUTS, UTILITIES, GRADING, ONSITE AND OFFFSITE STORM WATER, STREET LIGHTING, EASEMENTS, EASEMENT LOCATIONS, AND CONNECTIONS FOR FUTURE EXTENSIONS OF UTILITIES ARE SUBJECT TO CONFORMANCE WITH THE CITY MUNICIPAL CODE AND COMMUNITY DEVELOPMENT CODE. THESE MUST BE DESIGNED, CONSTRUCTED, AND COMPLETED PRIOR TO FINAL PLAT APPROVAL. THE CITY MAY PARTNER WITH THE APPLICANT TO FUND ADDITIONAL IMPROVEMENTS AS PART OF THE PROJECT.

3. RECIPROCAL ACCESS AND UTILITY EASEMENT. PRIOR TO FINAL PLAT APPROVAL, THE APPLICANT SHALL RECORD A RECIPROCAL ACCESS AND UTILITY EASEMENT AND A MUTUAL MAINTENANCE AGREEMENT FOR THE SHARED USE OF THE DRIVEWAY. THE EASEMENT RECORDING NUMBER SHALL BE PROVIDED ON THE FACE OF THE FINAL PLAT.

STORMWATER FACILITY. ALL STORMWATER FACILITIES SHALL BE LOCATED ON APPLICANT'S PROPERTY. DUE TO THE RECENT RIGHT-OF-WAY VACATION OF 4TH AVENUE THE APPLICANT MAY NEED TO MOVE THE PROPOSED STORMWATER FACILITY AS

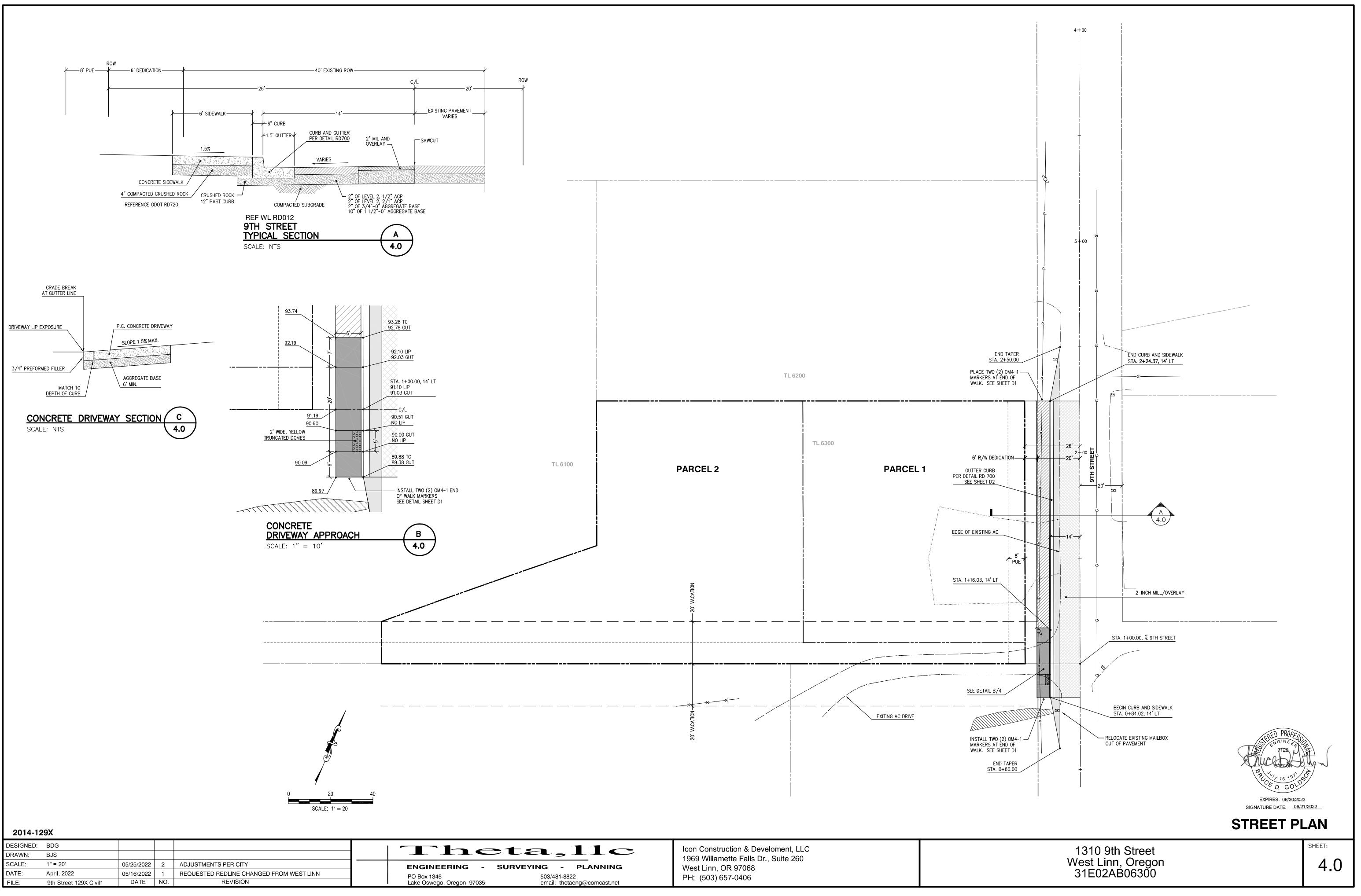


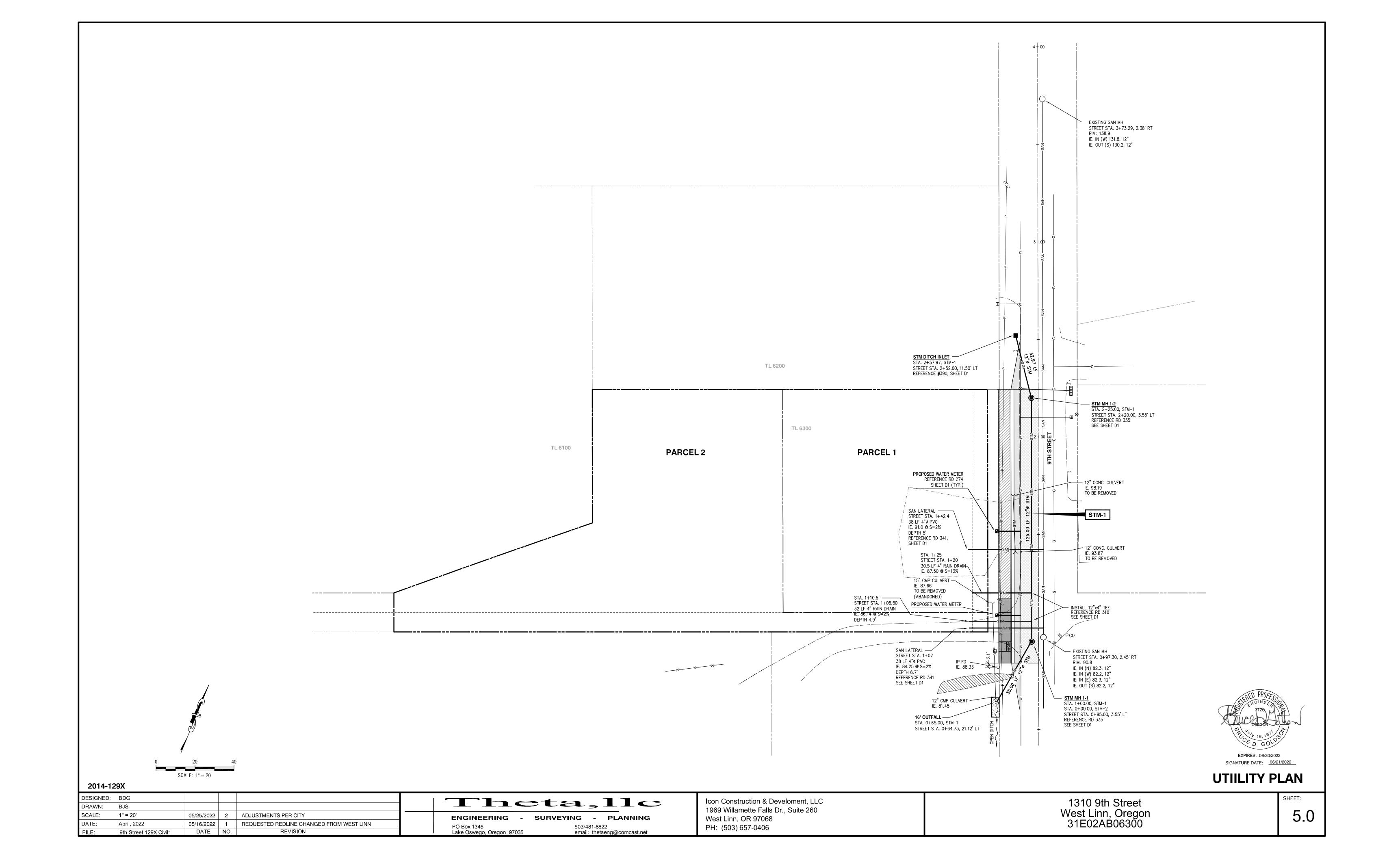
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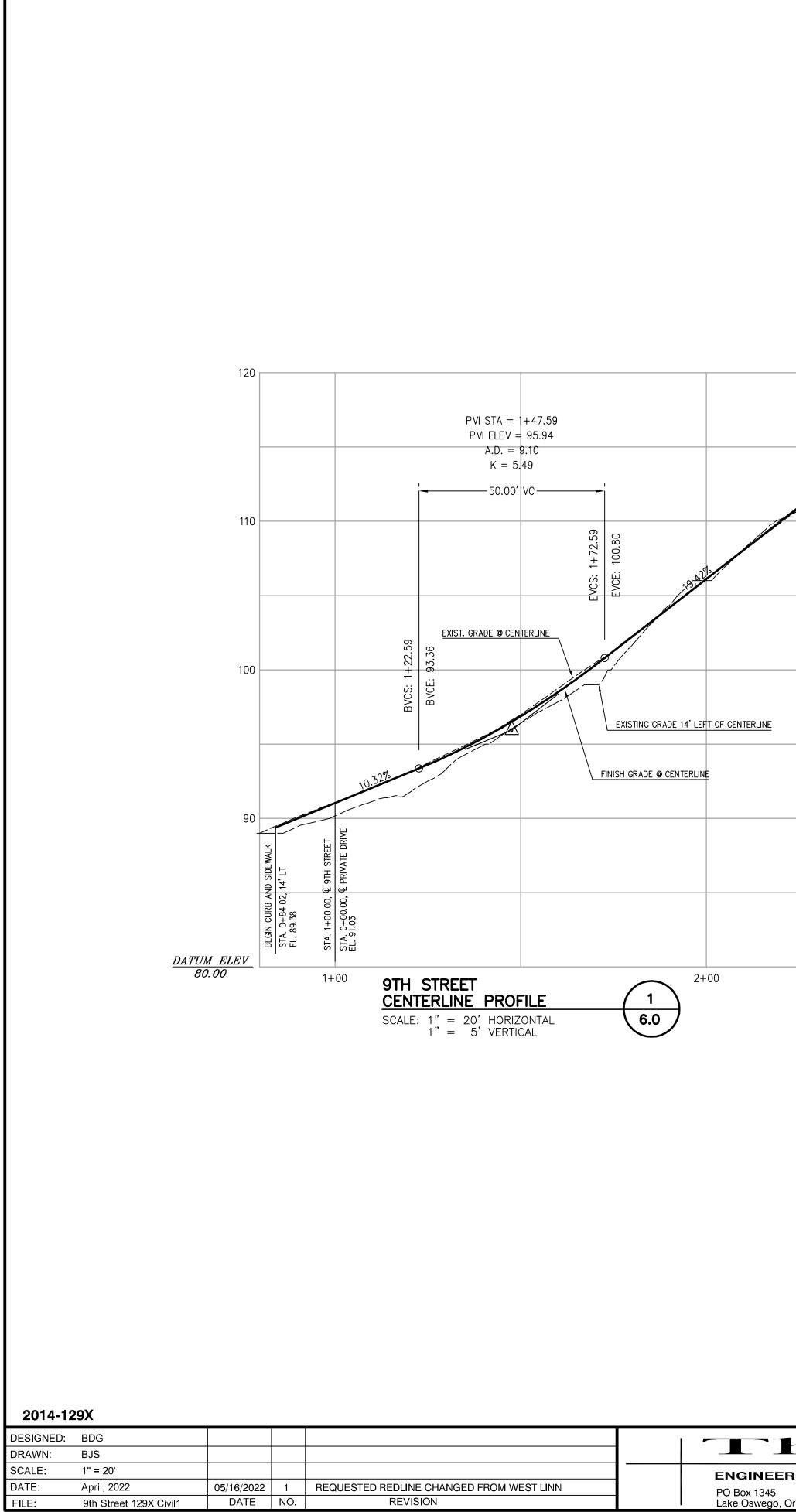
GENERAL NOTES AND CONDITIONS OF APPROVAL

1310 9th Street West Linn, Oregon 31E02AB06300 SHEET:

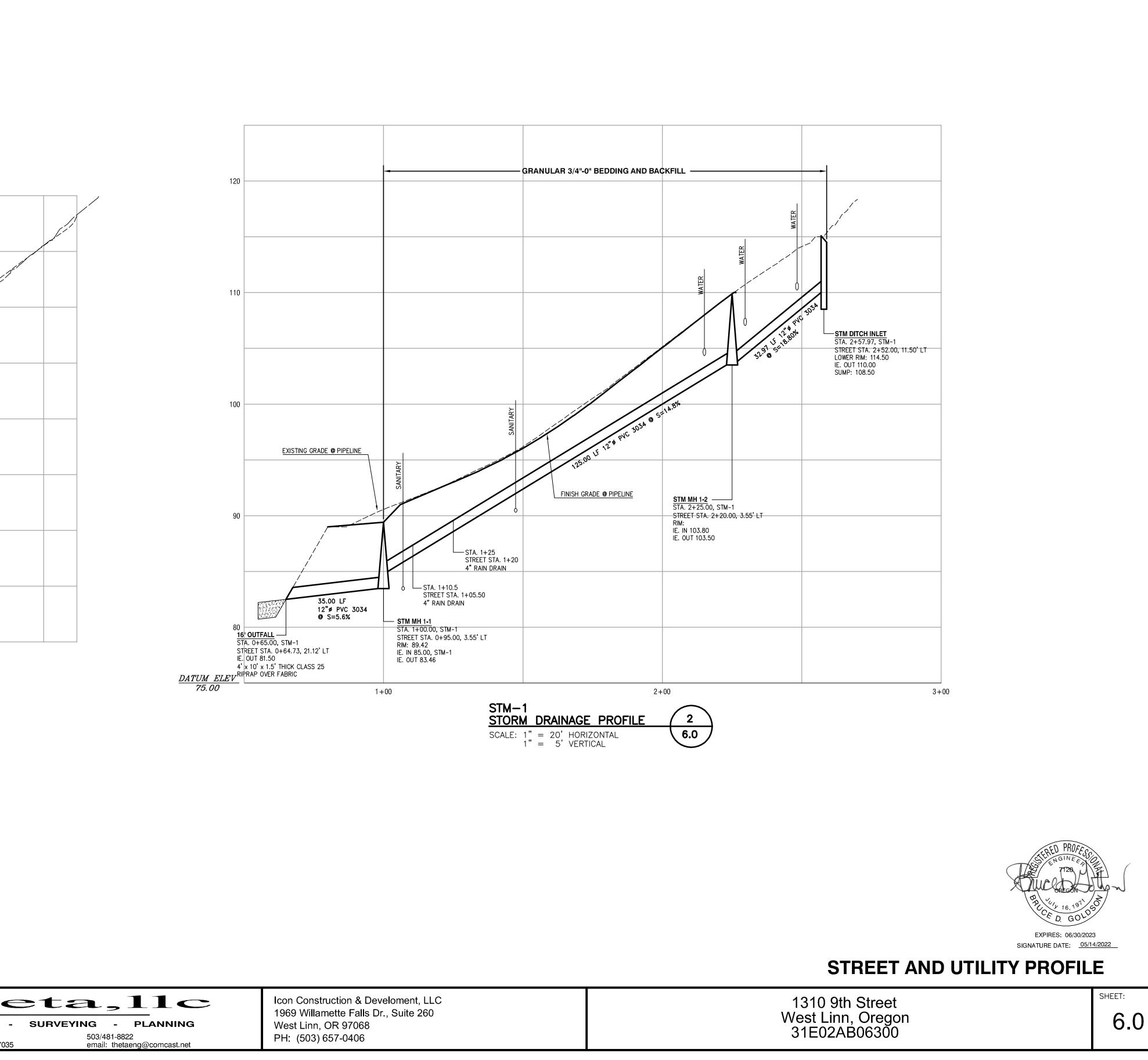
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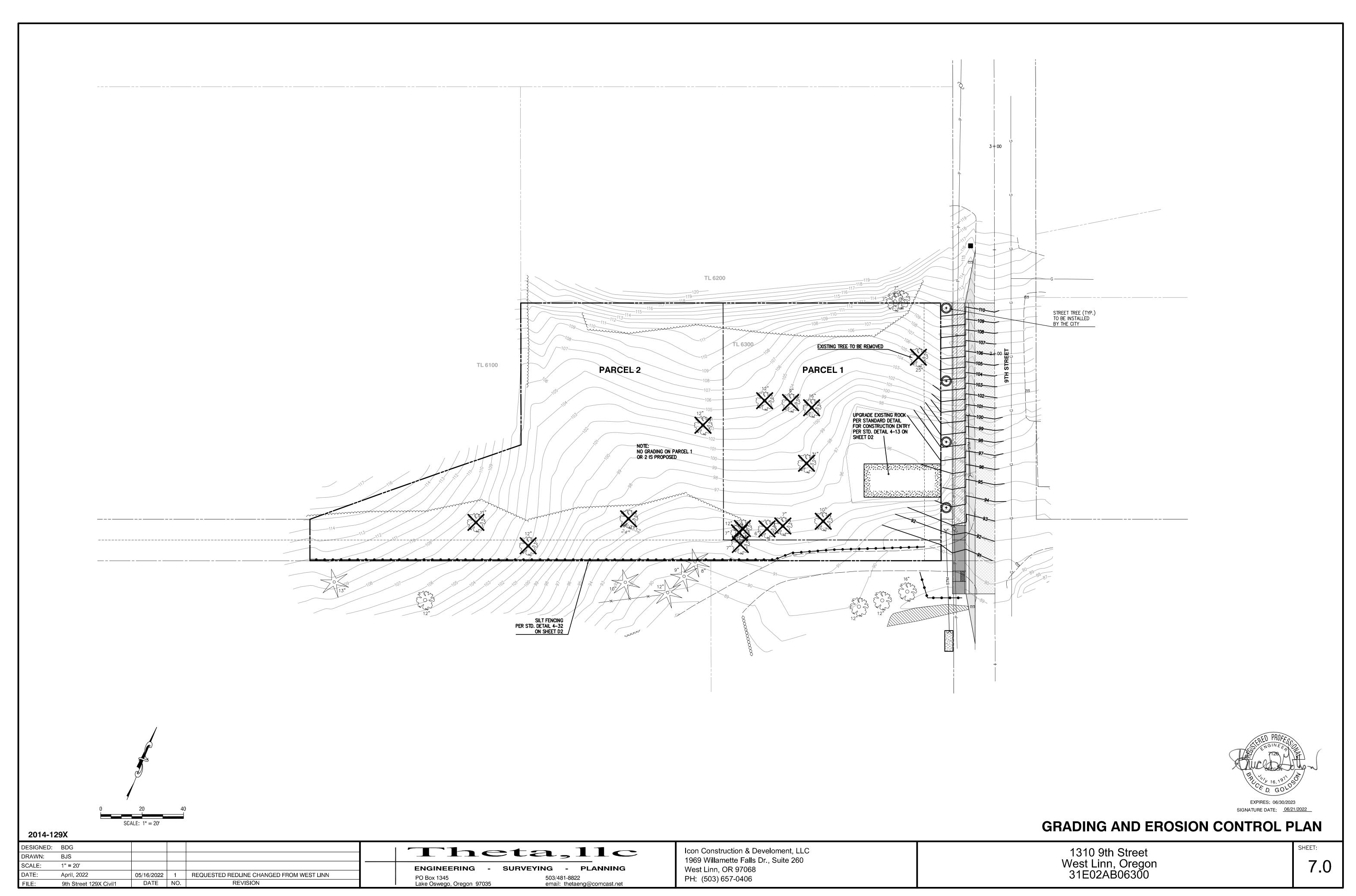




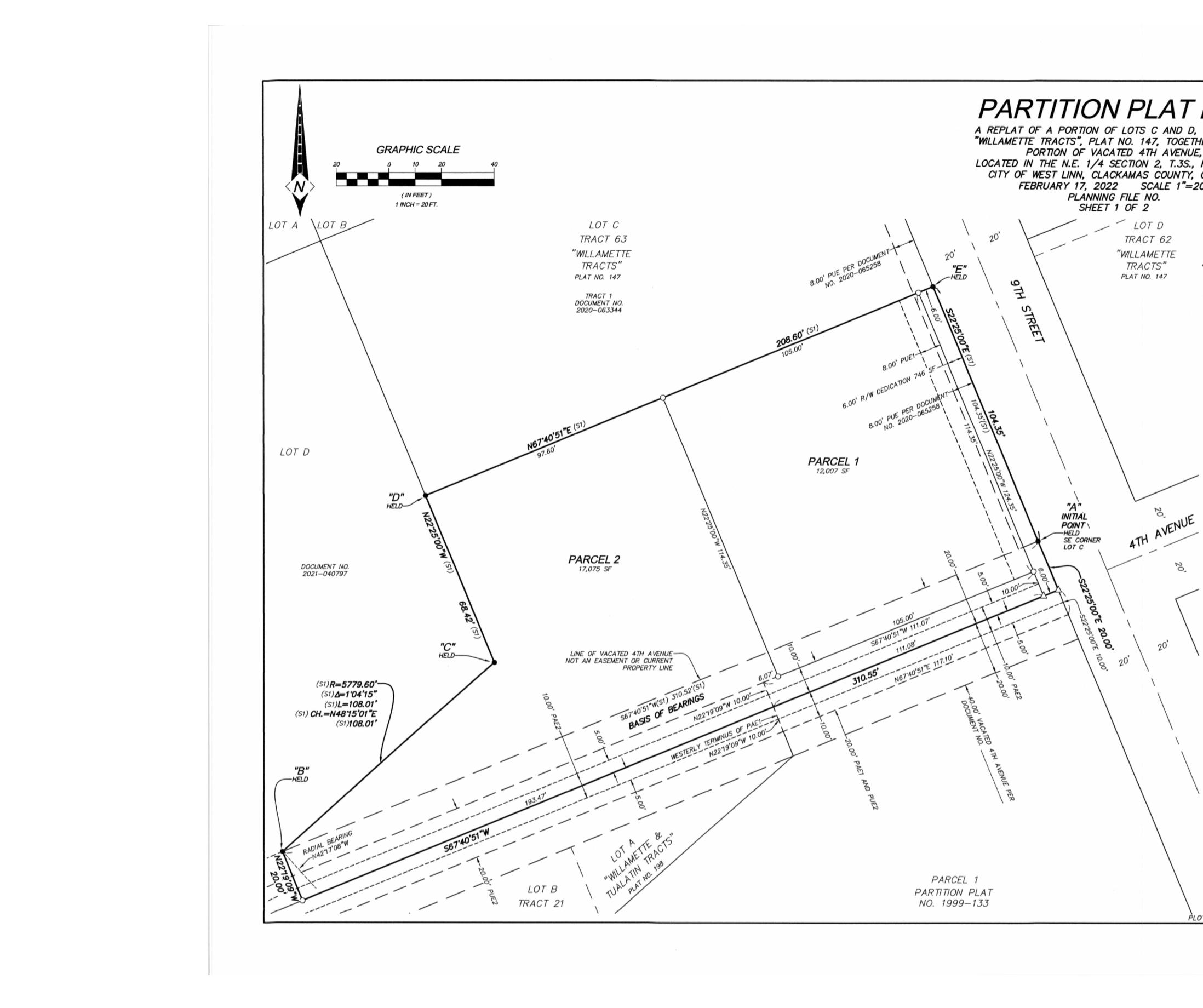
FILE:



heta,11c	Icon Construction & Develoment, LLC 1969 Willamette Falls Dr., Suite 260			
ERING - SURVEYING - PLANNING	West Linn, OR 97068			
503/481-8822 o, Oregon 97035 email: thetaeng@comcast.net	PH: (503) 657-0406			



neta,11c	Icon Construction & Develoment, LLC 1969 Willamette Falls Dr., Suite 260
NG - SURVEYING - PLANNING	West Linn, OR 97068
503/481-8822 gon 97035 email: thetaeng@comcast.net	PH: (503) 657-0406

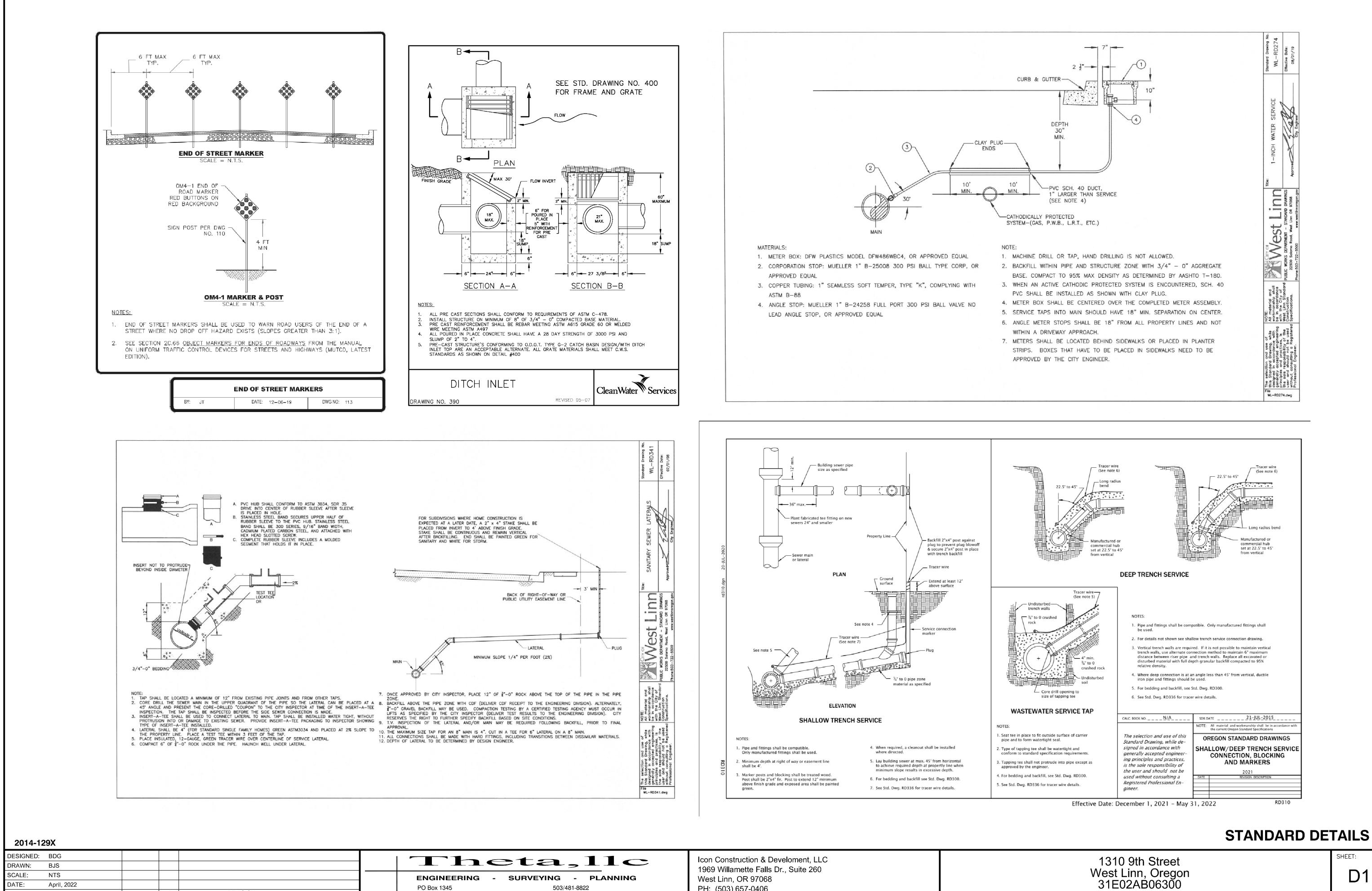


2014-129X

DESIGNED:	BDG				
DRAWN:	BJS				Theta,11
SCALE:	1" = 20'				ENGINEERING - SURVEYING - PLANNIN
DATE:	April, 2022	05/16/2022	1	REQUESTED REDLINE CHANGED FROM WEST LINN	PO Box 1345 503/481-8822
FILE:	9th Street 129X Civil1	DATE	NO.	REVISION	Lake Oswego, Oregon 97035 email: thetaeng@comcast.r

Icon Construction & Develoment, LLC 1969 Willamette Falls Dr., Suite 260 West Linn, OR 97068 PH: (503) 657-0406

NO. 2022–		
TRACT 63,		
HER WITH A E, R.1E., W.M.		
OREGON		
LEGEND: • SET 5/8" × 30" IRON ROD W/ RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS" ON, 2022		
△ SET 5/8" × 30" IRON ROD W/ 2" ALUMINUM CAP MARKED "CENTERLINE CONCEPTS LAND SURVEYING"		
ON, 2022 • FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP MARKED "ANDY PARIS & ASSOC. INC" FROM S1		
() = HELD RECORD DISTANCES & BEARINGS (XXX.XX'(X)) = RECORD DISTANCES & BEARINGS		
W/ = WITH FD = FOUND SF = SQUARE FEET R/W = RIGHT OF WAY		
PAE1 = PRIVATE ACCESS EASEMENT BENEFITING PARCELS 1 AND 2 OF THIS PLAT, AND PARCEL 1 OF PARTITION PLAT NO. 1999–133, CLACKAMAS COUNTY PLAT RECORDS, PER DOCUMENT NO,		
CLACKAMAS COUNTY DEED RECORDS. SEE NOTE 2 ON SHEET 2. PAE2 = PUBLIC ACCESS EASEMENT PER DOCUMENT NO. , CLACKAMAS COUNTY		
DEED RECORDS. PUE1 = PUBLIC UTILITY EASEMENT PUE2 = PUBLIC UTILITY EASEMENT PER DOCUMENT NO. 		
DEED RECORDS. DOCUMENT NO. = DEED DOCUMENT NUMBER, CLACKAMAS COUNTY DEED RECORDS		
SN = SURVEY NUMBER, CLACKAMAS COUNTY SURVEYOR'S OFFICE S1 = SN 2020-151		
REGISTERED		
PROFESSIONAL LAND SURVEYOR		
OREGON JULY 13, 2004		
TOBY G. BOLDEN 60377LS RENEWS: DECEMBER 31, 2023		
CENTERLINE CONCEPTS		
LAND SURVEYING, INC. 19376 MOLALLA AVE., SUITE 120		
OREGON CITY, OREGON 97045 PHONE 503.650.0188 FAX 503.650.0189 OTTED: M: \PROJECTS\ICON-9TH ST-1310\DWG\PART-C3D.dwg		
	PRELIMINARY I	οι στ
1010 Oth Others		SHEET:
1310 9th Street West Linn, Oregon 31E02AB06300		8.0

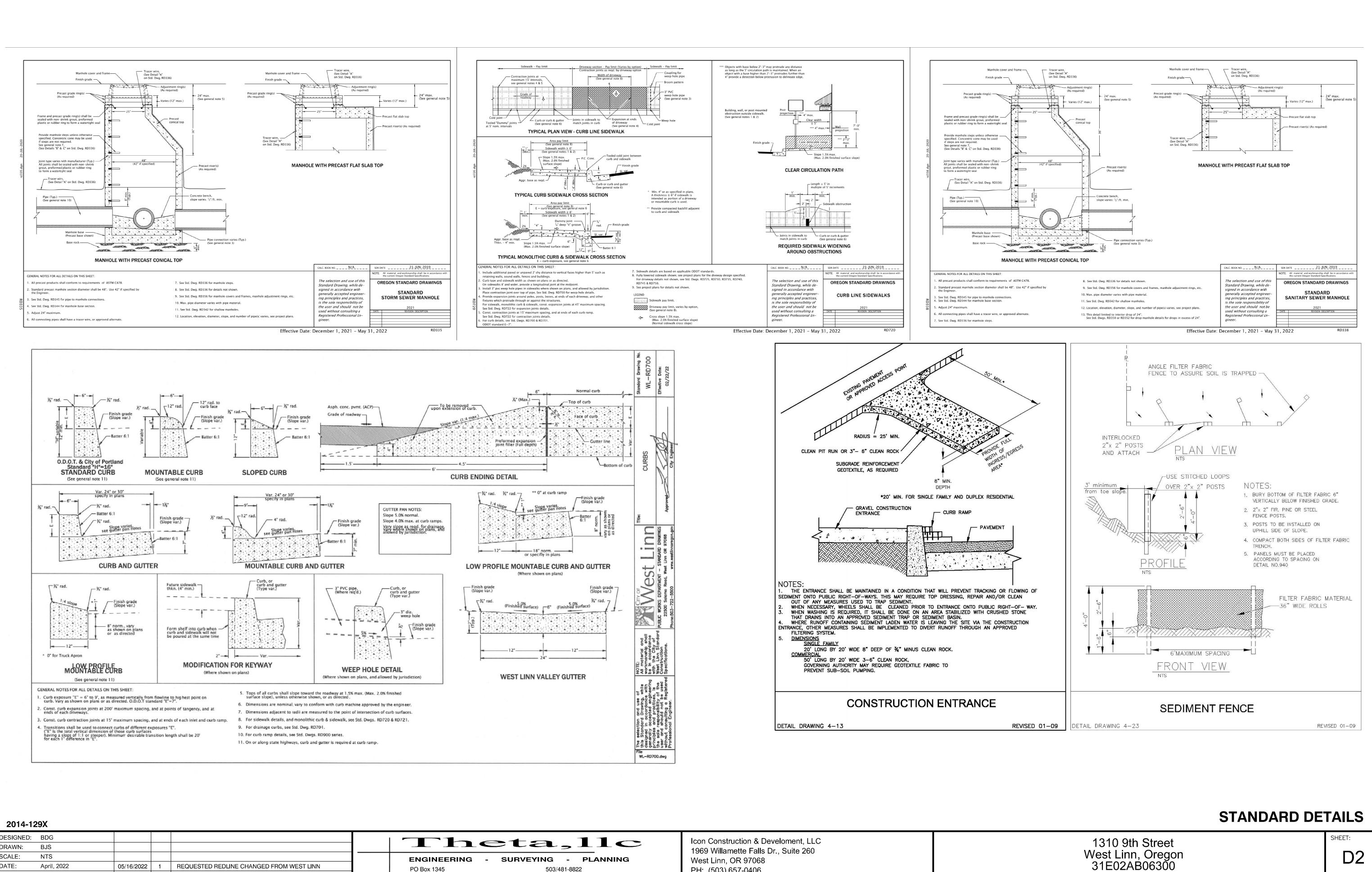


The	eta,11c	Icon Construction & E 1969 Willamette Falls
ENGINEERING -	SURVEYING - PLANNING	West Linn, OR 97068
PO Box 1345 Lake Oswego, Oregon 97035	503/481-8822 email: thetaeng@comcast.net	PH: (503)657-0406

REVISION

9th Street 129X Details | DATE | NO. |

FILE:



			4		
				BDG	DESIGNED:
				BJS	DRAWN:
ENGINEER				NTS	SCALE:
PO Box 1345	REQUESTED REDLINE CHANGED FROM WEST LINN	1	05/16/2022	April, 2022	DATE:
Lake Oswego, Or	REVISION	NO.	DATE	9th Street 129X Details	FILE:
					-



PH: (503) 657-0406