

CONSTRUCTION PLANS STREET AND UTILITY IMPROVEMENTS GALLERY PLACE

SITUATED WITHIN THE WILLIAM ARMSTRONG D.L.C.
IN THE S.W. 1/4 OF THE N.W. 1/4 OF SEC. 23, T.2S., R.1E., W.M.,
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

NOTES :

- THE OWNERS ARE:
ARTHUR C. PICULELL, JR. AND DEE W. PICULELL
02008 S.W. MILITARY ROAD
PORTLAND, OREGON 97219
- THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE AND MONUMENT THAT TRACT OF LAND DESCRIBED IN DEED TO ARTHUR C. PICULELL, JR. AND DEE W. PICULELL, RECORDERS' FEE NO. 93-40131, CLACKAMAS COUNTY RECORDS. SUBDIVISION IS IN ACCORDANCE WITH APPROVAL, CITY OF WEST LINN, PLANNING DIRECTOR'S LAND USE DECISION, FILE NO. SUB-92-07.
- THE BOUNDARY OF THE LAND TO BE PLATTED WAS ESTABLISHED IN SURVEY BY BUFORD ASSOCIATES, INC., RECORDED AS P.S. 24993, 1-6-93. EXTERIOR BOUNDARY SURVEY WORK CONFORMS TO FEDERAL GEODETIC CONTROL COMMITTEE GUIDELINES FOR THIRD ORDER CLASS II.
- A 5-FOOT PERMANENT UTILITY EASEMENT SHALL BE RESERVED ON ALL SIDE AND REAR LOT LINES, UNLESS SHOWN OTHERWISE.
- A 5-FOOT PERMANENT EASEMENT FOR SIDEWALK AND PRIVATE UTILITIES SHALL BE RESERVED ON ALL LOT LINES ADJACENT STREET RIGHT-OF-WAY OF CARRIAGE WAY AND GALLERY WAY, EXCEPT IN CUL-DE-SAC BULB OF GALLERY WAY WHERE THE EASEMENT WIDTH SHALL BE 6 FEET.
- THE BASIS OF BEARINGS IS RECORD OF SURVEY P.S. 24993, EAST-WEST CENTER OF SECTION LINE, SECTION 23.
- THERE IS NO GEODETIC CONTROL MONUMENT WITHIN ONE HALF MILE OF THE BOUNDARY OF THIS PLAT ON RECORD AT THE OFFICE OF CLACKAMAS COUNTY SURVEYOR.
- MONUMENTATION WAS SET ON APRIL 5, 1993.

LEGEND:

- DENOTES 5/8" X 30" IRON ROD SET W/ YELLOW PLASTIC CAP MARKED "BUFORD ASSOC. PLS 1148"
- DENOTES 5/8" IRON ROD SET W/ YELLOW PLASTIC CAP MARKED "BUFORD ASSOC. PLS 1148" IN SURVEY OF P.S. 24993, OR MONUMENTATION FOUND, AS NOTED, IN SURVEY OF P.S. 24993.
- (R) RECORD DATA OF P.S. 24993, UNLESS OTHERWISE NOTED.
- P EXISTING POWER
- G EXISTING GAS

FD 5/8" IR. BENT
SOUTH 0.08
FD 1/2" IP
0.7' BELOW
SOUTH EDGE P.V.M.T.
HELD - P.S. 24993

CURVE DATA:

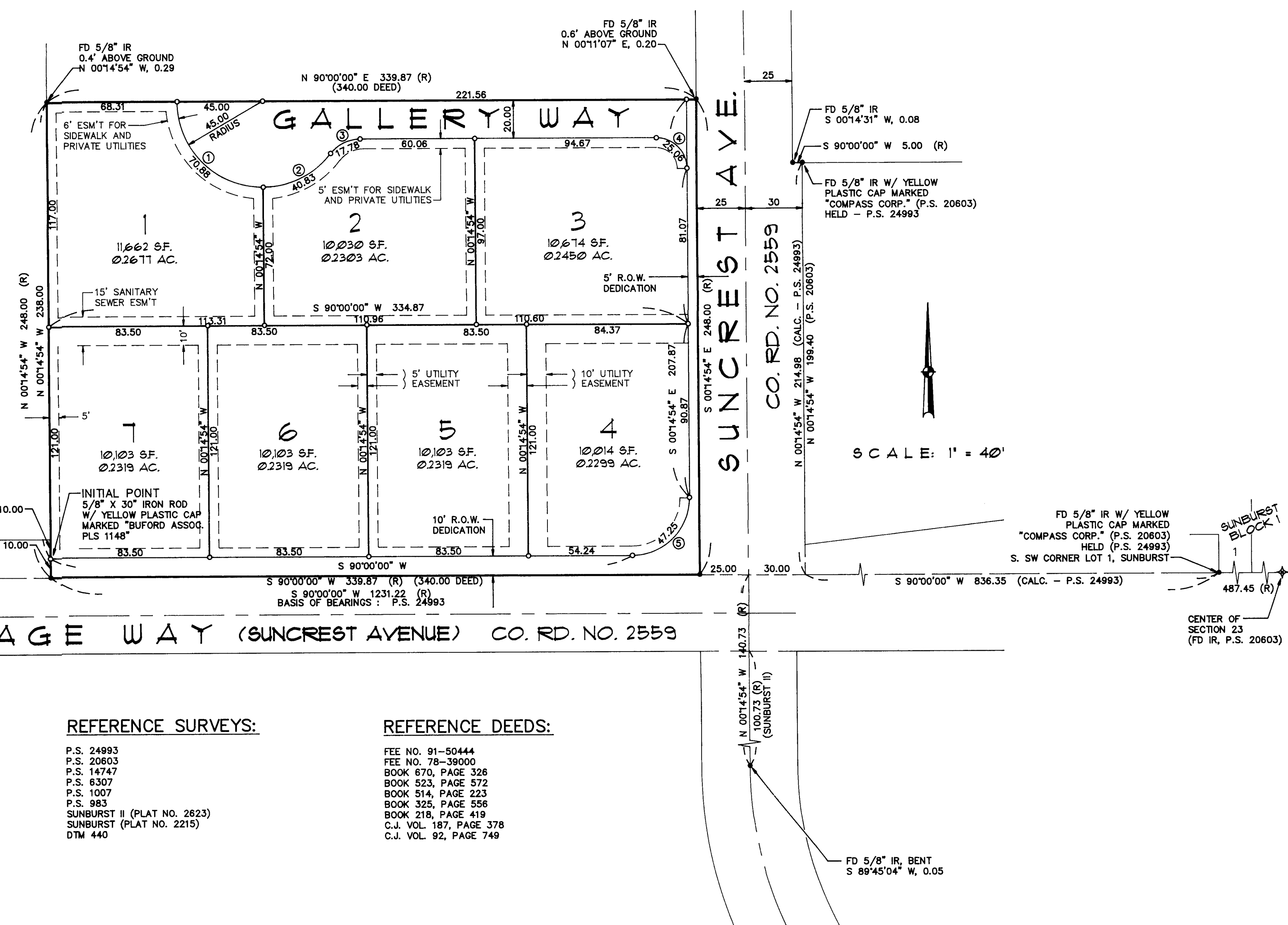
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
①	45.00	90°14'54"	70.88	63.78	S 45°07'27" E
②	45.00	51°59'18"	40.83	39.45	N 63°45'26" E
③	19.50	52°14'12"	17.78	17.17	N 63°52'54" E
④	16.00	89°45'06"	25.06	22.58	S 45°07'27" E
⑤	30.00	90°14'54"	47.25	42.52	S 44°52'33" W

REFERENCE SURVEYS:

P.S. 24993
P.S. 20603
P.S. 14747
P.S. 8307
P.S. 1007
P.S. 983
SUNBURST II (PLAT NO. 2623)
SUNBURST (PLAT NO. 2215)
DTM 440

REFERENCE DEEDS:

FEE NO. 91-50444
FEE NO. 78-39000
BOOK 670, PAGE 326
BOOK 523, PAGE 572
BOOK 514, PAGE 223
BOOK 325, PAGE 556
BOOK 218, PAGE 419
C.J. VOL. 187, PAGE 378
C.J. VOL. 92, PAGE 749



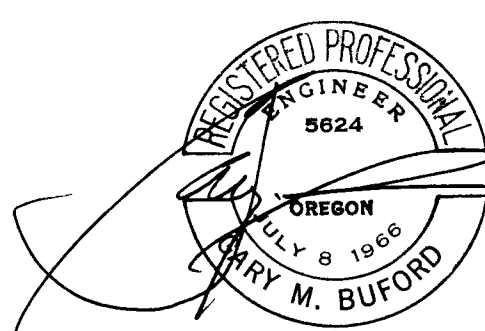
INDEX OF DRAWINGS :

SHEET

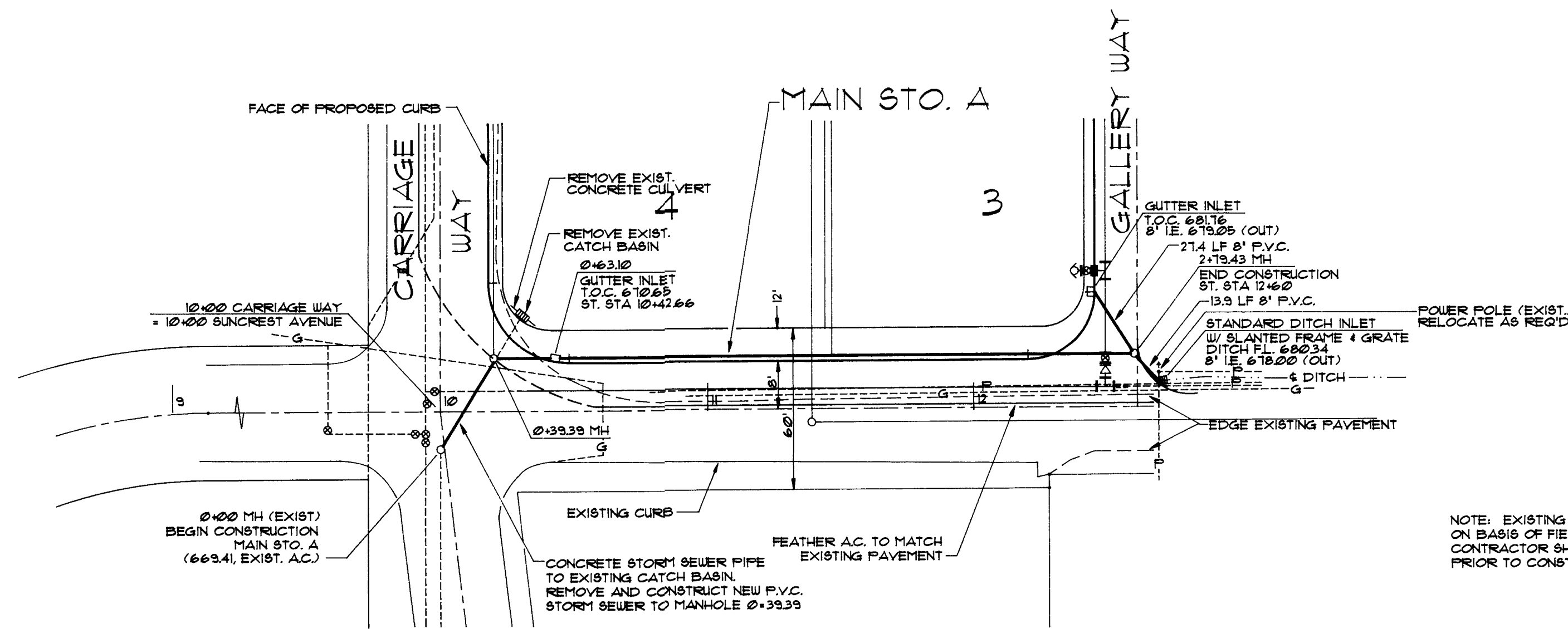
- COVER SHEET
- STREET AND STORM DRAINAGE IMPROVEMENTS
PLAN AND PROFILE
CARRIAGE WAY
- STREET AND STORM DRAINAGE IMPROVEMENTS
PLAN AND PROFILE
SUNCREST AVENUE AND GALLERY WAY
- RESIDENTIAL STORM COLLECTION SYSTEM
PLAN AND PROFILE
- SANITARY SEWER IMPROVEMENTS
PLAN AND PROFILE
MAIN SANITARY A
- WATERLINE IMPROVEMENTS
PLAN

GENERAL CONSTRUCTION NOTES :

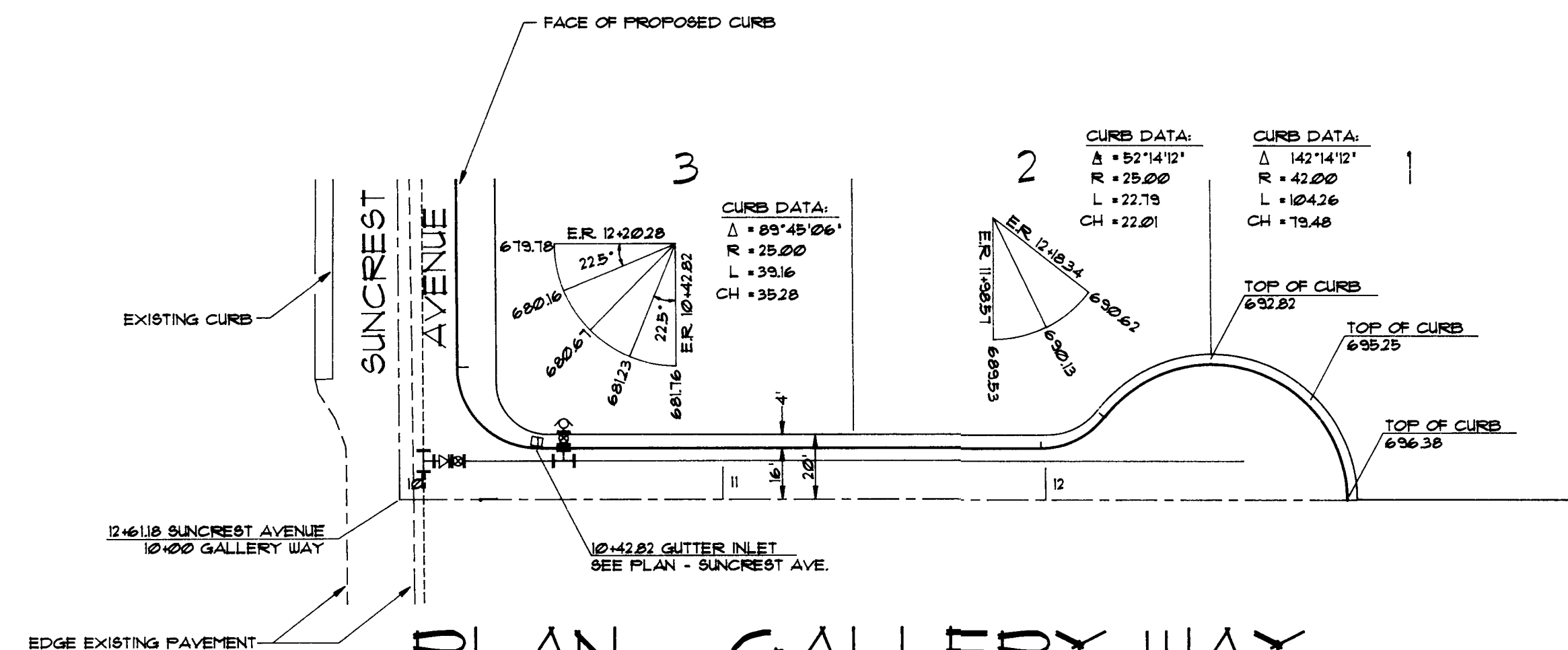
- CONSTRUCTION OF STREET, STORM DRAINAGE, SANITARY SEWER AND WATERLINE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THESE PLANS, CITY OF WEST LINN CONSTRUCTION STANDARDS AND DRAWINGS, AND STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, OREGON STATE HIGHWAY DIVISION.
- ELEVATION DATUM : TBM ON HYDRANT, NORTHEAST TOP BOLT, ON SOUTHWEST CORNER OF INTERSECTION, CARRIAGE WAY AND SUNCREST AVENUE, ELEVATION 671.12.
- LOCATIONS OF EXISTING UTILITIES ARE BASED ON AVAILABLE RECORDS AND FIELD LOCATE BY OTHERS. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY LOCATIONS OF UTILITIES AS APPROPRIATE AND SHALL NOTIFY THE ENGINEER OF CONDITIONS WHICH DIFFER FROM THOSE SHOWN ON THE PLANS PRIOR TO START OF CONSTRUCTION. DELAYS RESULTING FROM CONFLICTS WITH EXISTING UTILITIES SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO ADDITIONAL PAYMENT SHALL BE MADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES AND UNDERGROUND STRUCTURES, AND SHALL MAKE ALL REPAIRS AT HIS EXPENSE.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE WORK, AND SHALL BE RESPONSIBLE FOR CONDITIONS OF PERMITS.
- CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FORTY- EIGHT (48) HOURS IN ADVANCE PRIOR TO CONSTRUCTING ACROSS OR WITHIN FIVE (5) FEET OF THEIR UNDERGROUND OR ABOVE GROUND FACILITIES OR STRUCTURES.
- CONTRACTOR SHALL NOTIFY ENGINEER THREE (3) DAYS IN ADVANCE TO PROVIDE CONSTRUCTION STAKES FOR LINE AND GRADE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF ALL DAMAGED OR DESTROYED SURVEY MONUMENTATION OR CONSTRUCTION STAKES.



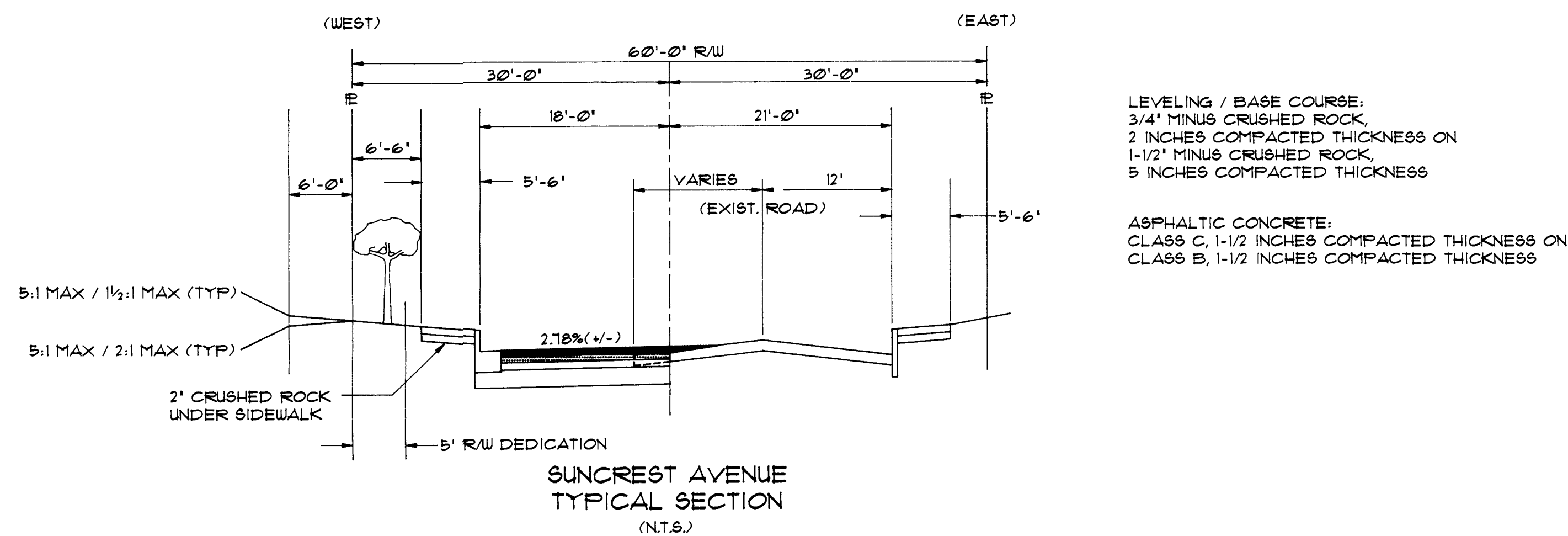
DESIGNED				LAND SURVEYORS				PREPARED FOR :				VICINITY MAP, INDEX OF DRAWINGS AND GENERAL CONSTRUCTION NOTES			
G.M.B.				C.A.E.				ARTHUR C. PICULELL, JR.				COVER SHEET			
4/19/94				7/15/93				02008 S.W. MILITARY ROAD				GALLERY PLACE WEST LINN, OREGON			
15 - FOOT SANITARY SEWER EASEMENT LOT 7				SCALE AS SHOWN				PORTLAND, OREGON 97219				SHEET 1			
NO.				FILE				(503) 243-3827				OF 6			



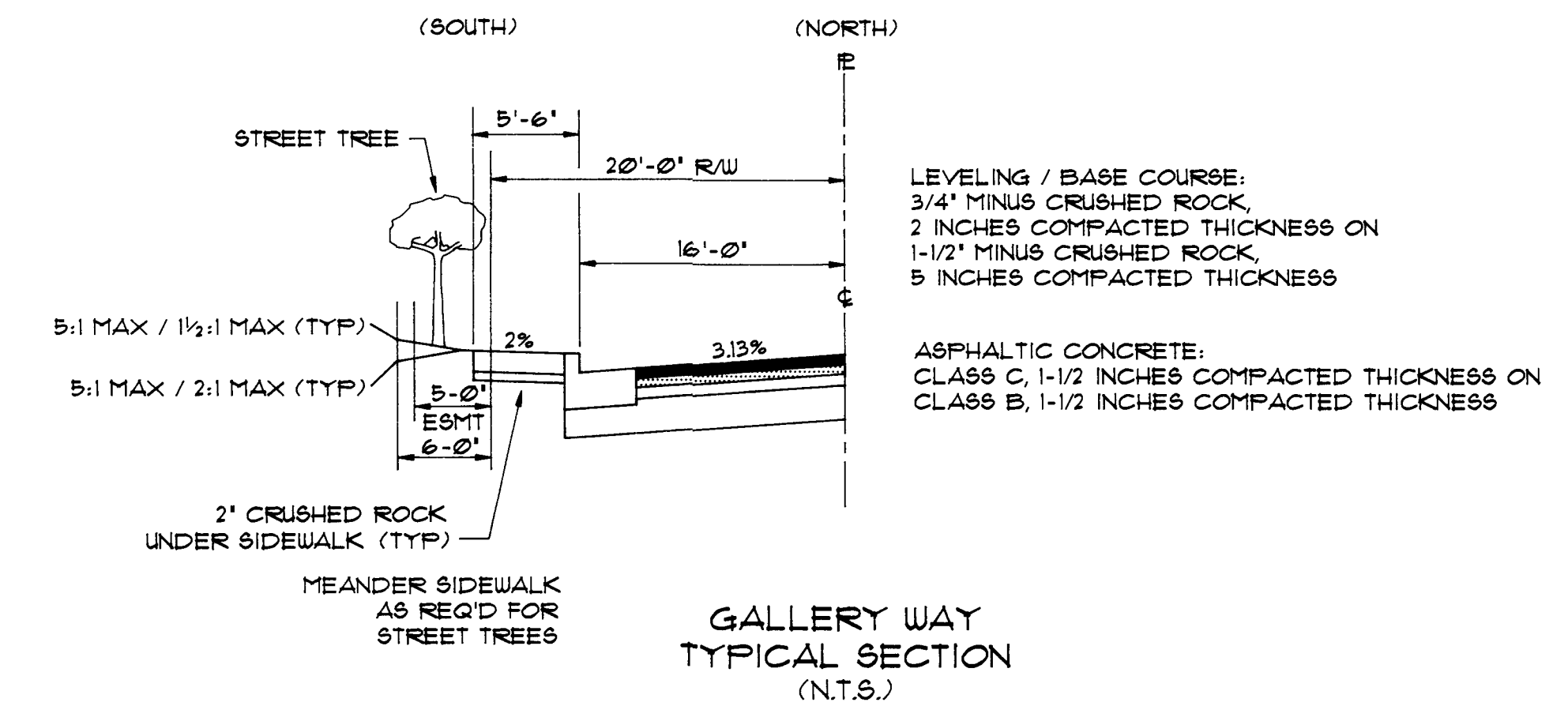
PLAN - SUNCREST AVENUE - MAIN STO. A



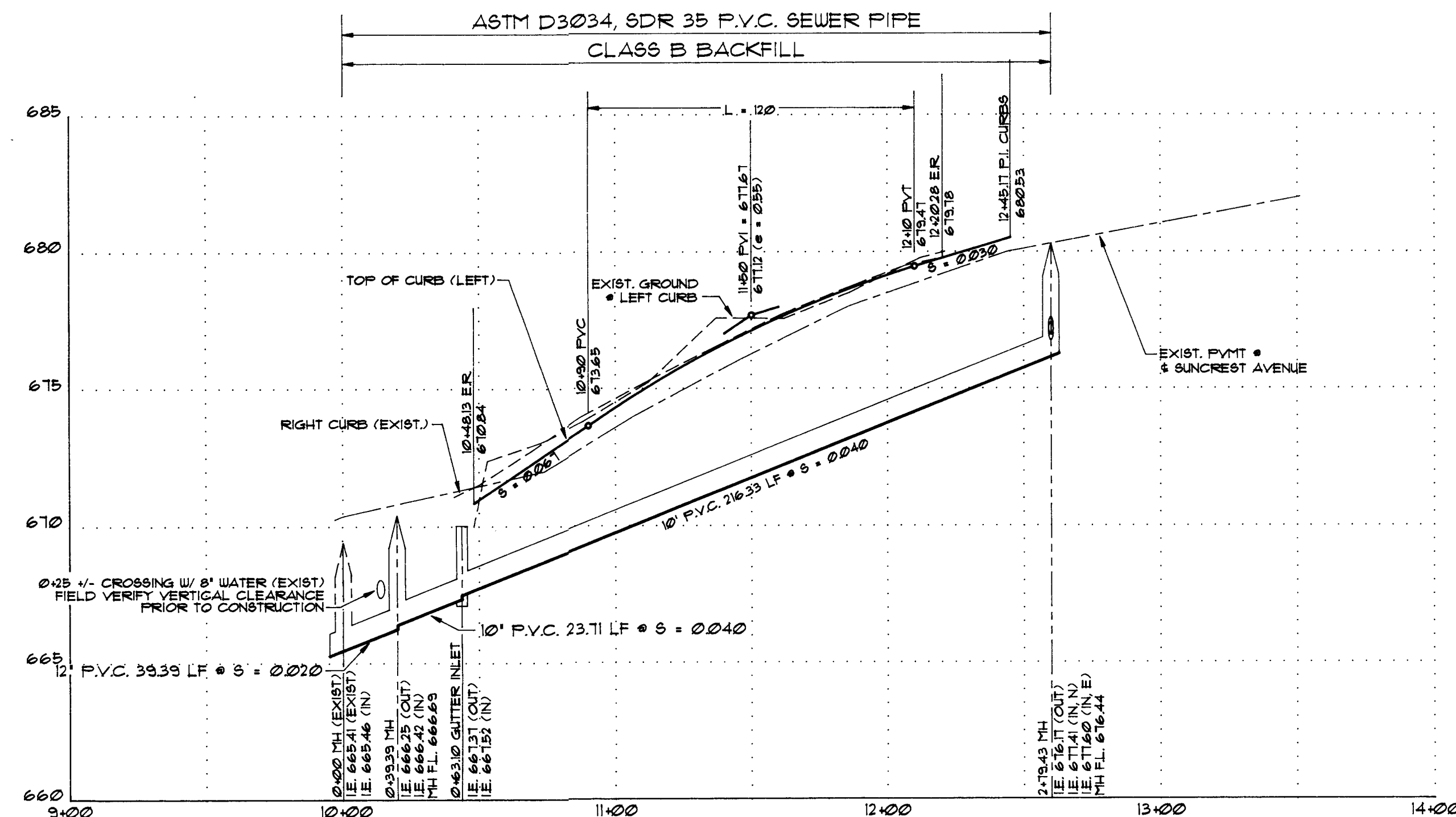
PLAN - GALLERY WAY



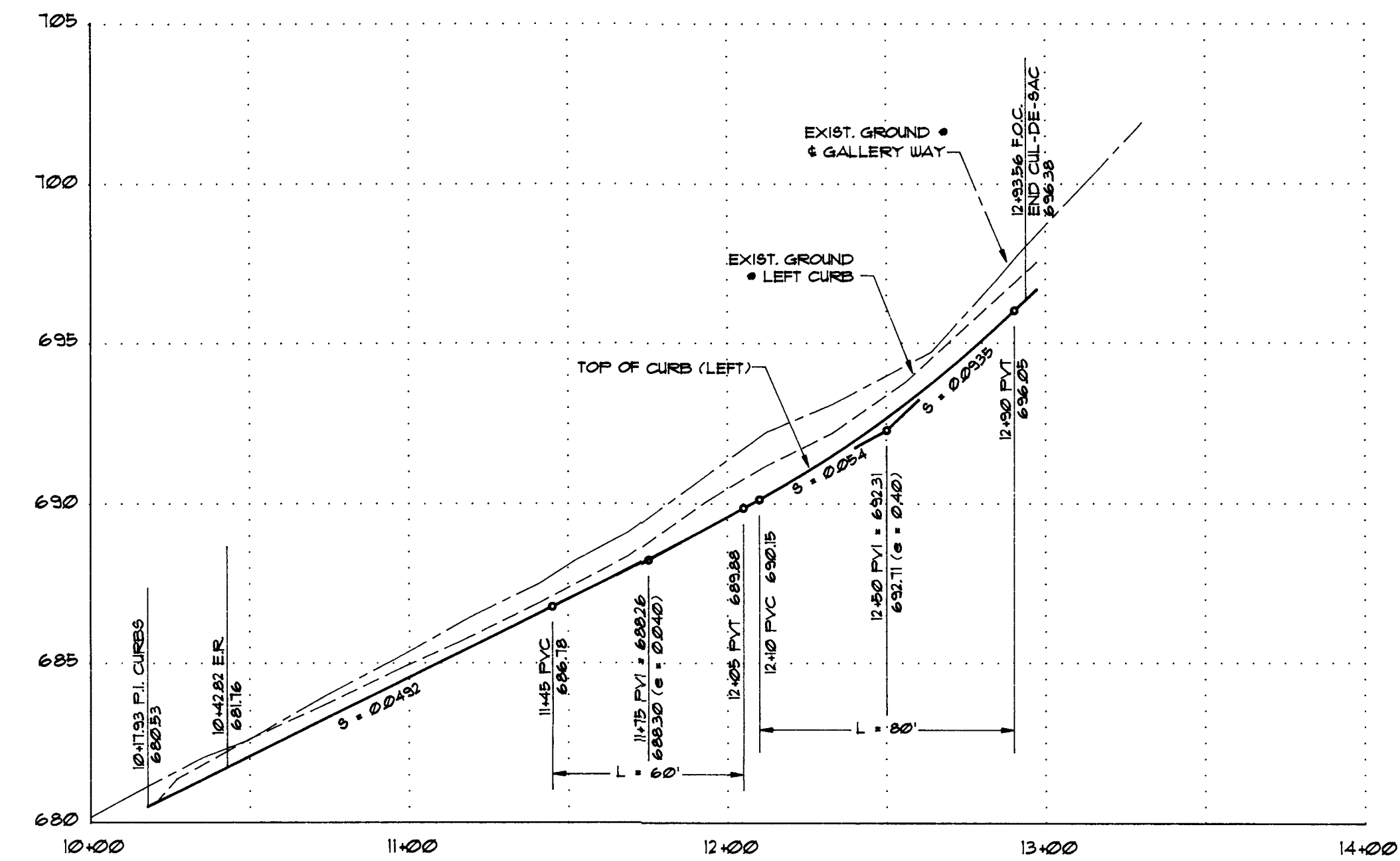
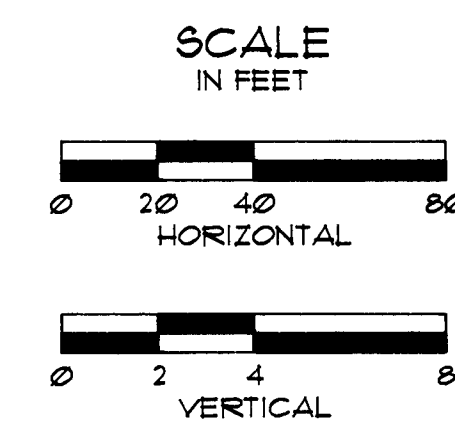
SUNCREST AVENUE
TYPICAL SECTION
(N.T.S.)



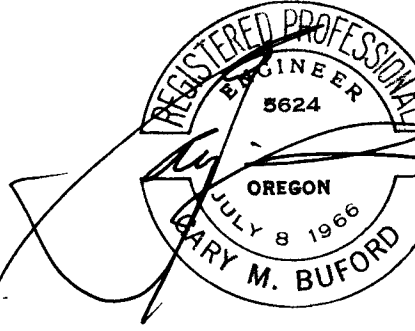
GALLERY WAY
TYPICAL SECTION
(N.T.S.)



PROFILE - SUNCREST AVENUE - MAIN STO. A

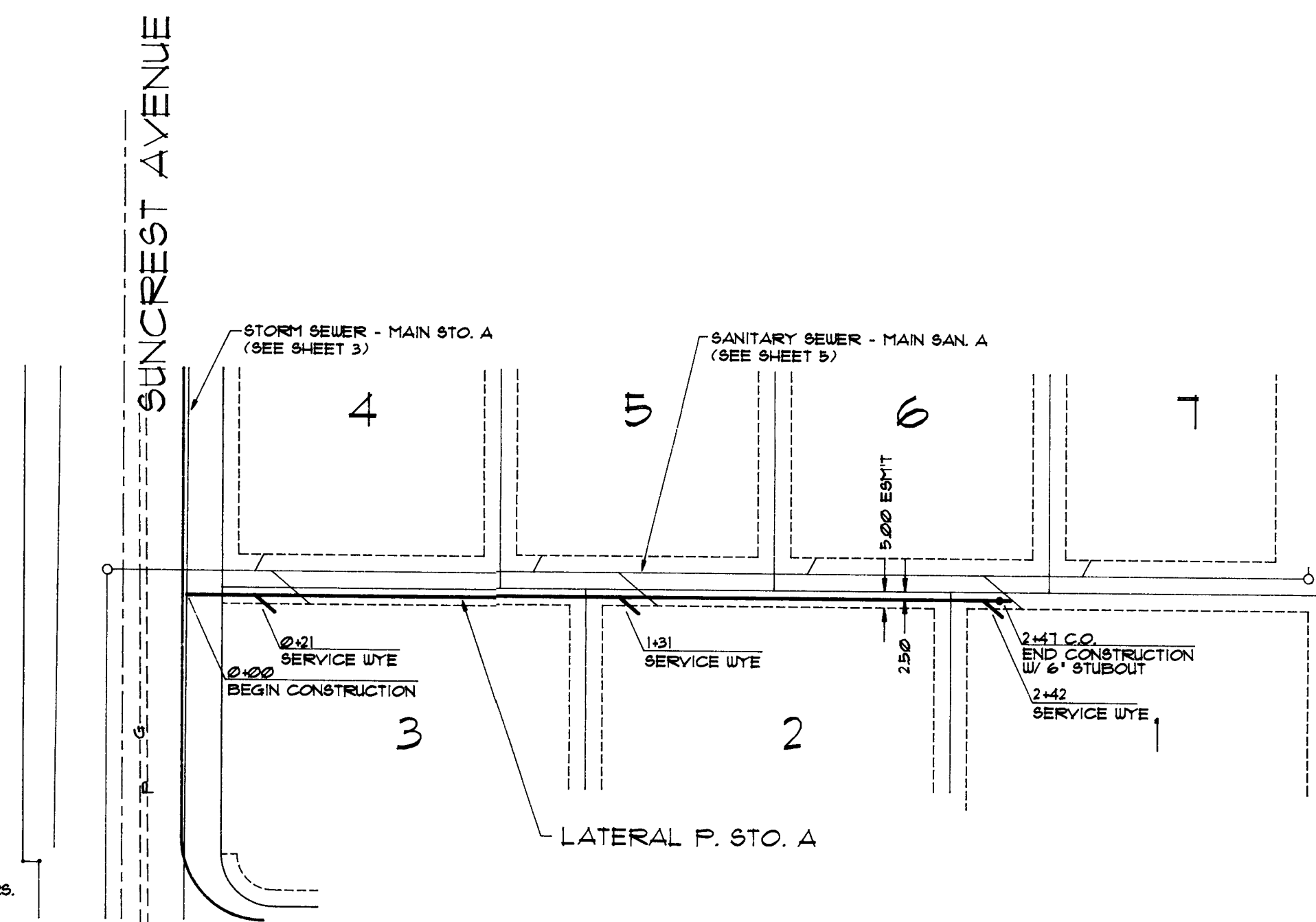


PROFILE - GALLERY WAY



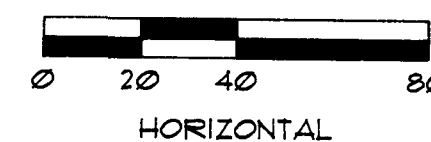


NOTE: EXISTING UTILITIES ARE SHOWN ON BASIS OF FIELD LOCATE BY OTHERS. CONTRACTOR SHALL FIELD VERIFY PRIOR TO CONSTRUCTION.



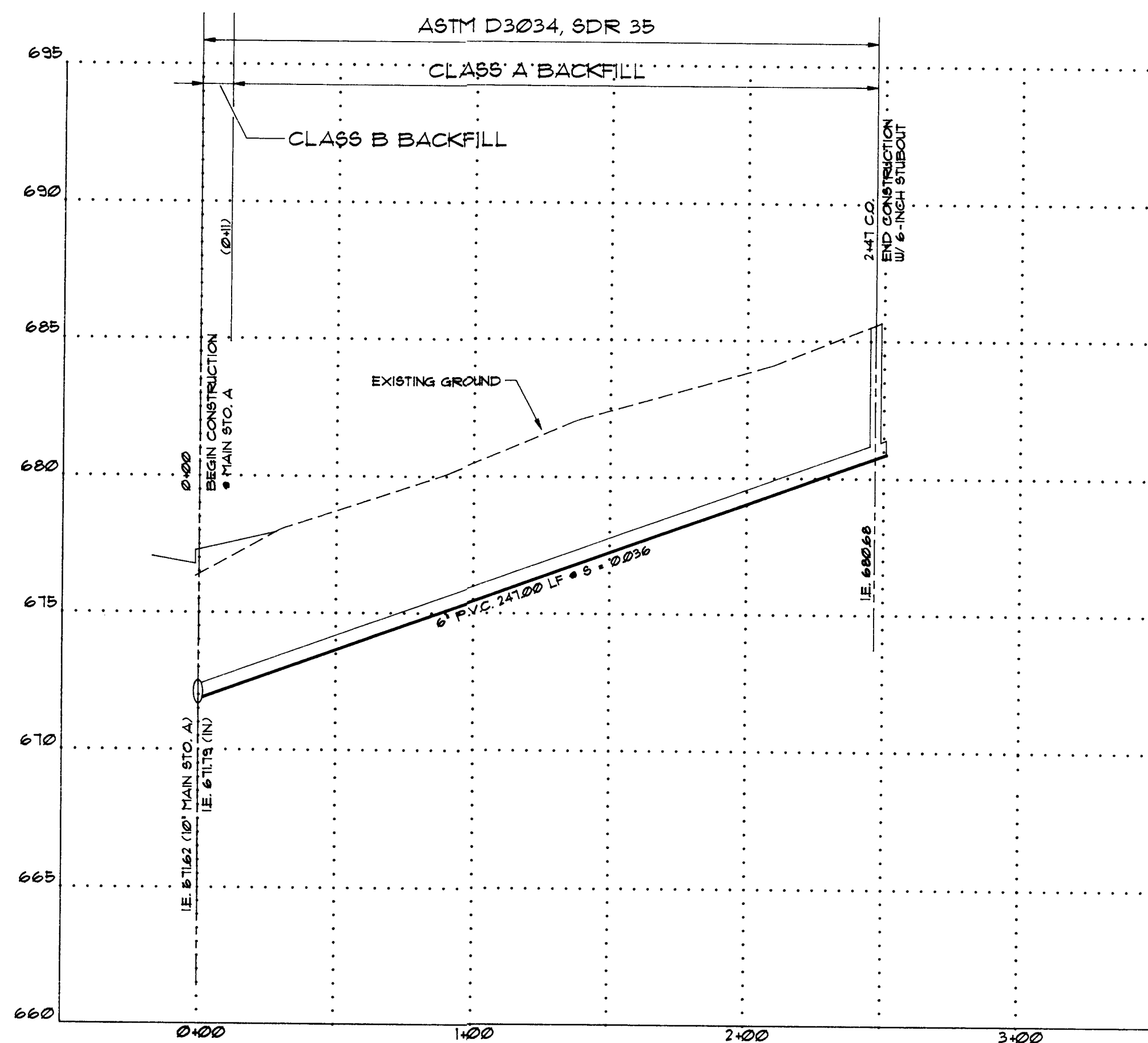
PLAN - LATERAL P. STO. A

SCALE
IN FEET

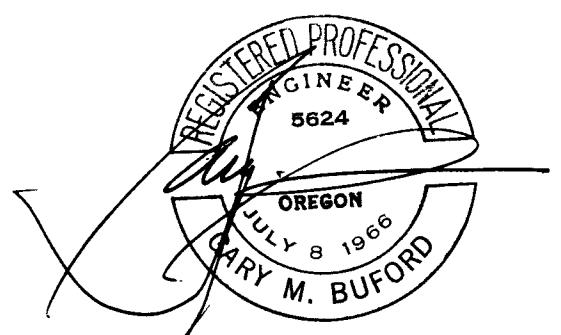


RESIDENTIAL STORM COLLECTION SYSTEM IMPROVEMENTS CONSTRUCTION NOTES

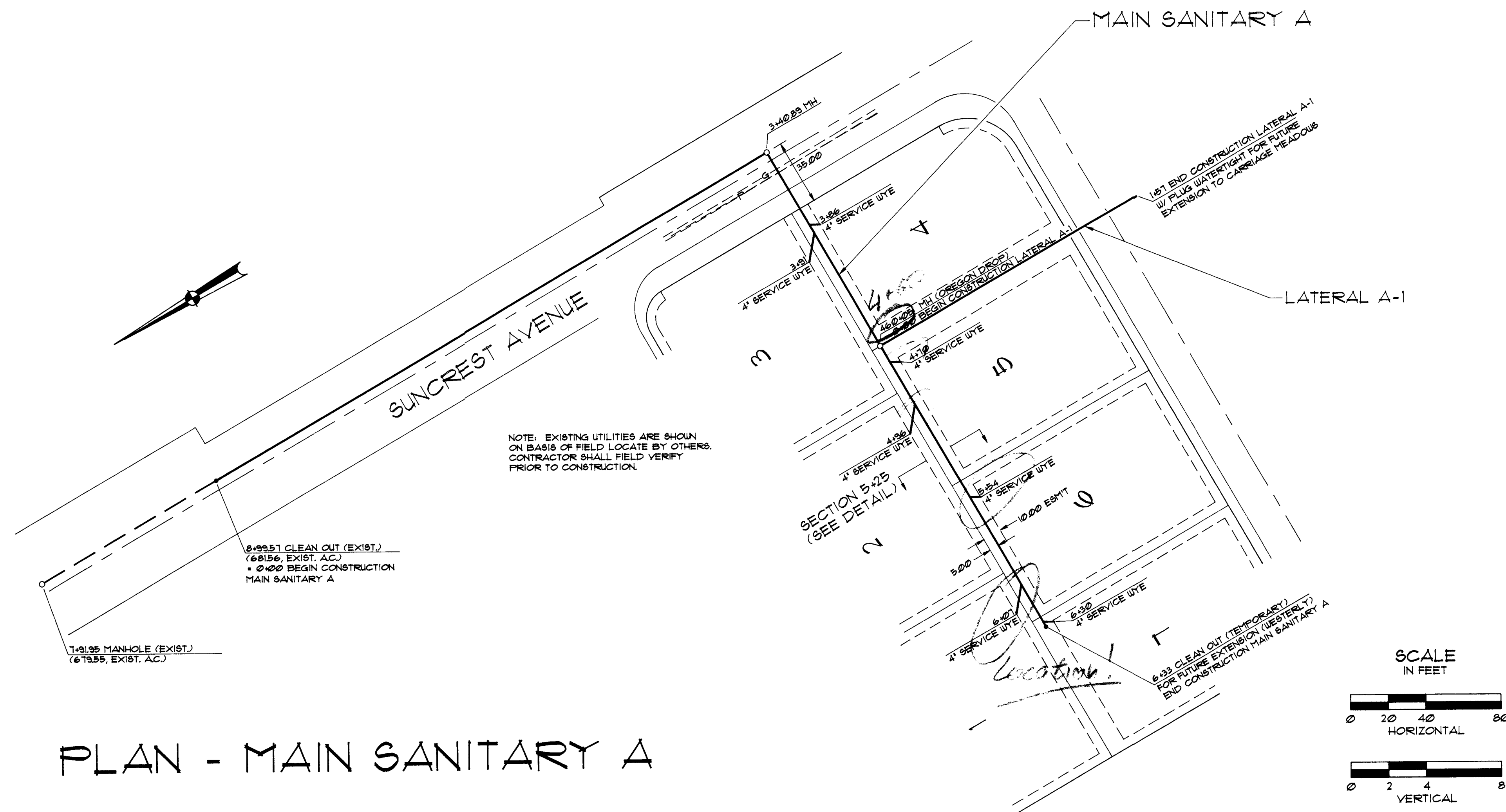
1. STORM COLLECTION SYSTEM IMPROVEMENTS CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST LINN CONSTRUCTION STANDARDS.
2. STORM COLLECTION SYSTEM PIPE AND FITTINGS SHALL BE 6-INCH DIAMETER P.V.C. (POLYVINYLCHLORIDE) CONFORMING TO ASTM SPECIFICATION D3034, SDR 35. JOINTS SHALL BE RUBBER RING TYPE CONFORMING TO ASTM SPECIFICATION D3212.
3. TRENCH EXCAVATION AND BACKFILL, AND WORKMANSHIP FOR CONSTRUCTION OF STORM COLLECTION SYSTEM SEWER SHALL BE ACCOMPLISHED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND AS SET FORTH IN CHAPTER IV, SANITARY SEWER DESIGN SPECIFICATIONS OF CITY OF WEST LINN CONSTRUCTION STANDARDS.
4. PIPE BASE AND PIPE ZONE MATERIALS, THICKNESS AND WORKMANSHIP SHALL CONFORM TO CITY OF WEST LINN SPECIFICATIONS AND STANDARD DRAWING NO. PB-280 PIPE, BEDDING AND BACKFILL DETAILS. SAND SHALL NOT BE USED WITHOUT WRITTEN APPROVAL FROM THE ENGINEER AND THE CITY OF WEST LINN.
5. MINIMUM DEPTH OF COVER SHALL BE 3.0 FEET
6. MINIMUM SLOPE SHALL BE 0.02 ft/ft.
7. CONSTRUCT CLEANOUT PER CITY OF WEST LINN STANDARD DRAWING NO. SS-4.
8. EXTEND SERVICES TO PROPERTY LINE OR AS SHOWN ON THE PLAN. PROVIDE PLUG AND MARK WITH 2' X 4'. THE 2' X 4' SHALL BE PAINTED GREEN.



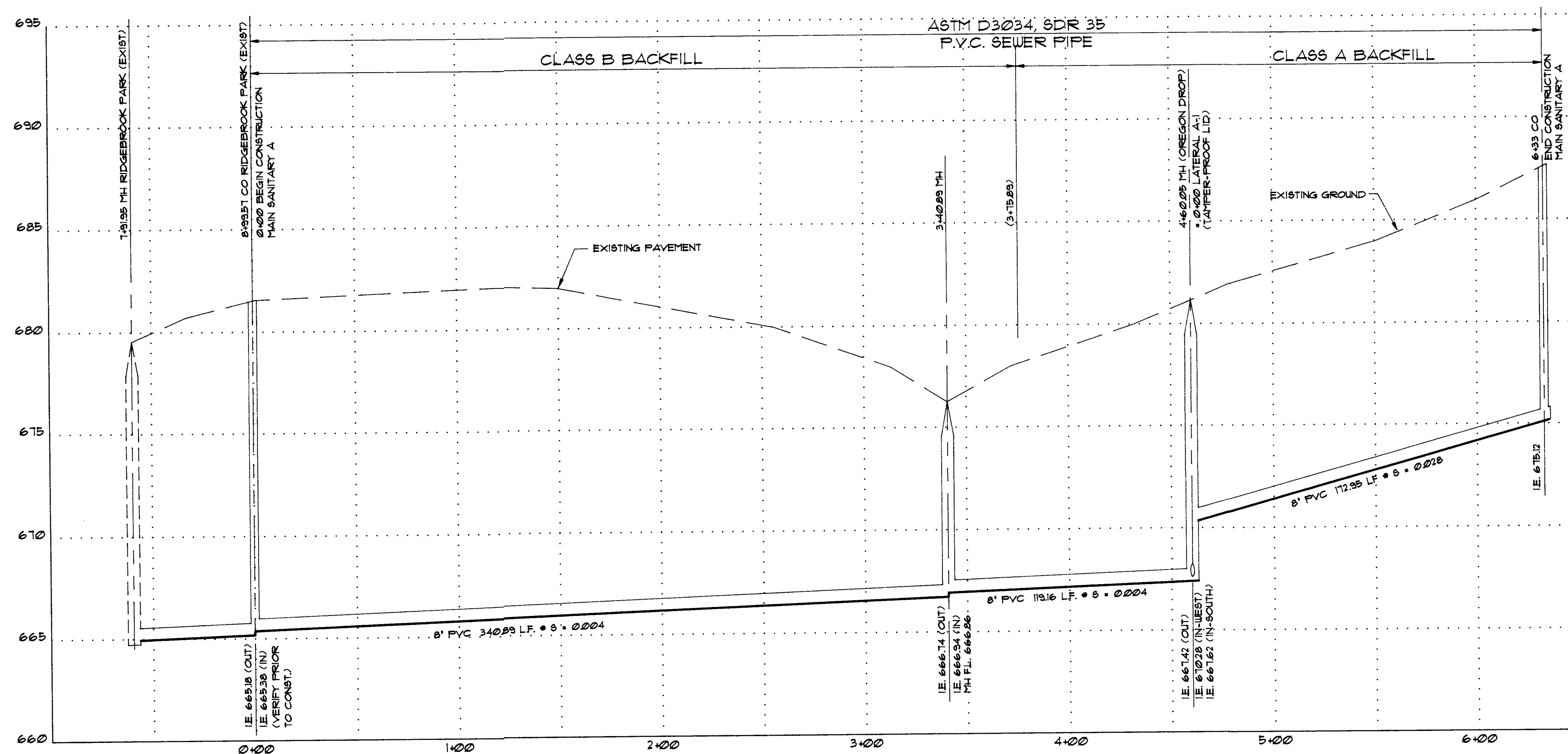
PROFILE - LATERAL P. STO. A



			DESIGNED G.M.B.	CIVIL ENGINEERS	LAND SURVEYORS	PREPARED FOR :	PLAN		SHEET 4
2	AS-BUILT	4/19/94	DRAWN C.A.E.	BUFORD ASSOCIATES, INC.		ARTHUR C. PICULELL, JR.		RESIDENTIAL STORM IMPROVEMENTS GALLERY PLACE WEST LINN, OREGON	
1	15 - FOOT SANITARY SEWER EASEMENT LOT 7	7/15/93	SCALE AS SHOWN	415 NORTH STATE STREET		02008 S.W. MILITARY ROAD			OF 6
NO.	REVISION	DATE	FILE	LAKE OSWEGO, OREGON 97034		PORTLAND, OREGON 97219			
			L1498506	(503) 635-3511		(503) 243-3827			



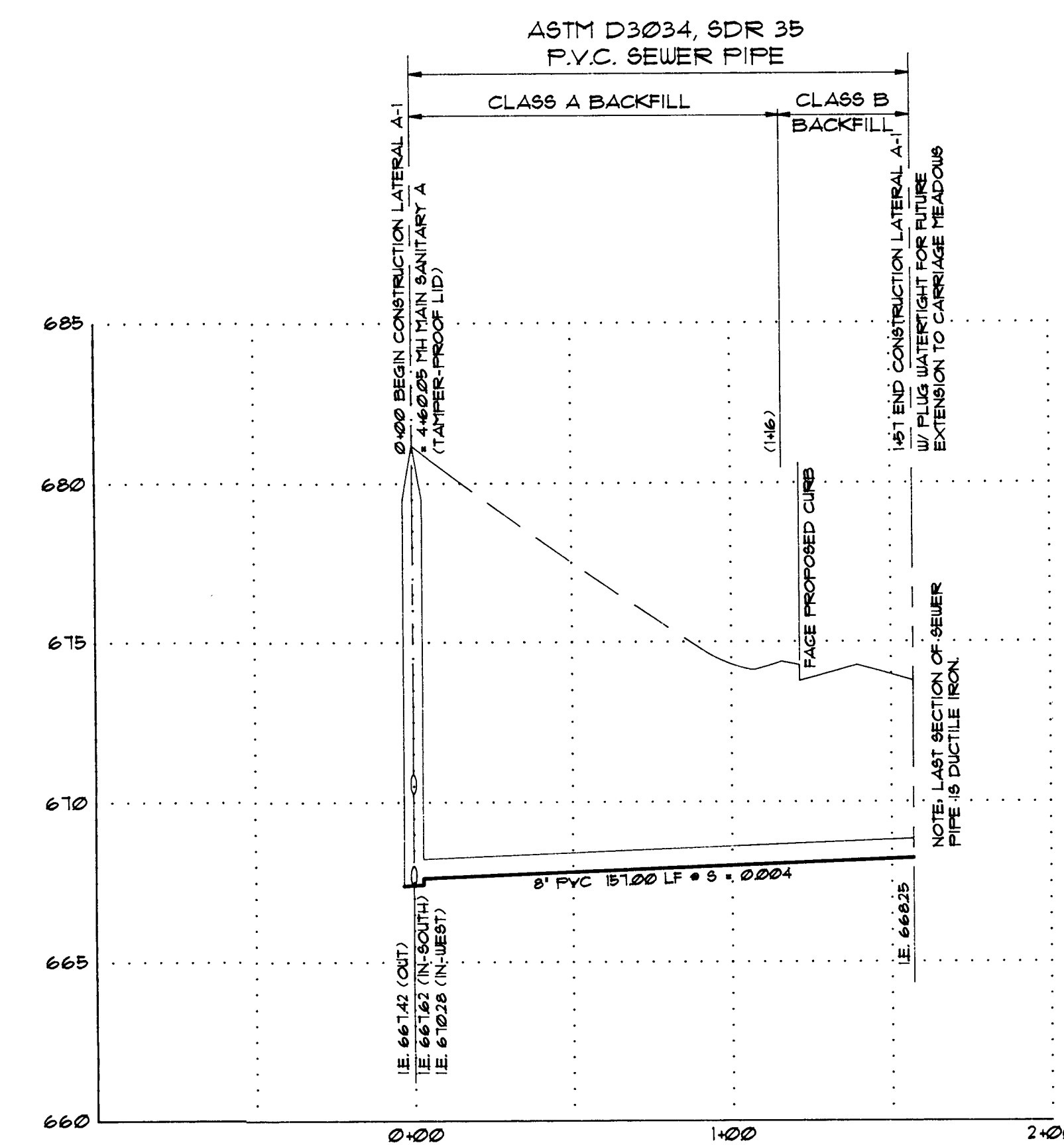
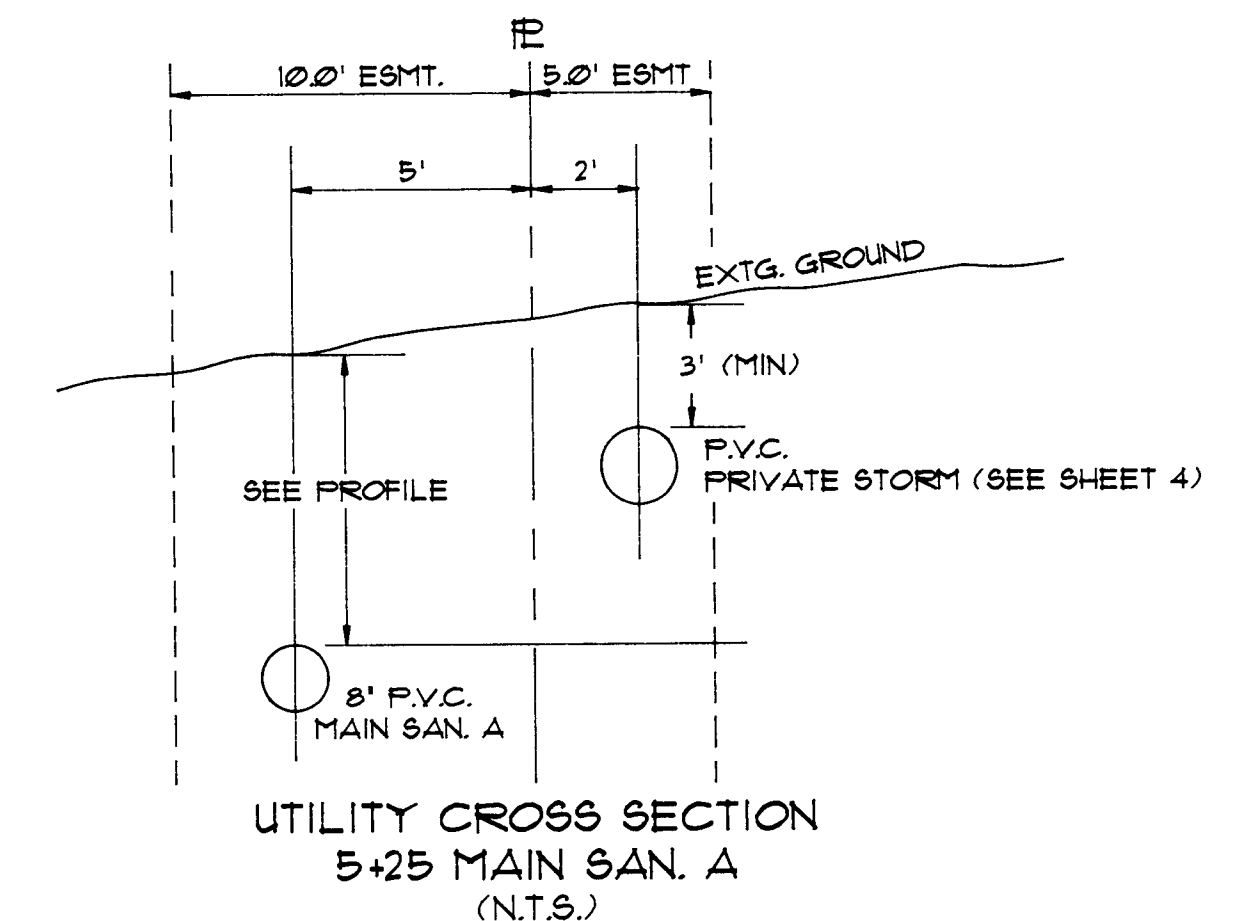
PLAN - MAIN SANITARY A



PROFILE - MAIN SANITARY A

SANITARY SEWER IMPROVEMENTS CONSTRUCTION NOTES :

1. SANITARY SEWER IMPROVEMENTS CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST LINN CONSTRUCTION STANDARDS.
2. SANITARY SEWER PIPE INCLUDING SEWER SERVICES SHALL BE P.V.C. (POLYVINYLCHLORIDE) CONFORMING TO ASTM SPECIFICATION D3034, SDR 35. JOINTS SHALL BE RUBBER RING TYPE CONFORMING TO ASTM SPECIFICATION D3212.
3. TRENCH EXCAVATION AND BACKFILL, AND WORKMANSHIP FOR CONSTRUCTION OF SANITARY SEWER SHALL BE ACCOMPLISHED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND AS SET FORTH IN CITY OF WEST LINN CONSTRUCTION STANDARDS AND DRAWING NO. PB - 200.
4. PIPE BASE AND PIPE ZONE MATERIAL, THICKNESS AND WORKMANSHIP SHALL CONFORM TO CITY OF WEST LINN SPECIFICATIONS. SAND SHALL NOT BE USED WITHOUT WRITTEN APPROVAL FROM THE ENGINEER AND THE CITY OF WEST LINN.
5. MANHOLE AND CLEANOUT CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST LINN CONSTRUCTION STANDARDS AND DRAWINGS MH - 203, MH - 210, AND SS - 4, AS APPROPRIATE. MANHOLE BASE SHALL BE POURED-IN-PLACE CONCRETE UNLESS APPROVED OTHERWISE IN WRITING BY THE ENGINEER AND THE CITY.
6. HYDROSTATIC AND AIR TESTING OF SANITARY SEWER AND MANHOLE CONSTRUCTION FOR ACCEPTANCE SHALL BE CONDUCTED IN ACCORDANCE WITH PROCEDURES SET FORTH IN CITY OF WEST LINN CONSTRUCTION STANDARDS. ALL TESTS SHALL BE WITNESSED BY THE ENGINEER AND A REPRESENTATIVE OF THE CITY.
7. SANITARY SEWER SERVICES SHALL CONFORM TO CITY OF WEST LINN CONSTRUCTION STANDARDS. WYE FITTINGS SHALL BE PROVIDED AT ALL SERVICE CONNECTIONS UNLESS APPROVED OTHERWISE BY THE ENGINEER. SERVICE CONNECTION PIPE SHALL NOT BE BACKFILLED UNTIL INSPECTED AND APPROVED BY THE ENGINEER AND THE CITY.
8. PAVEMENT REPLACEMENT FOR SANITARY SEWER CONSTRUCTION WITHIN SUNCREST AVENUE SHALL BE EQUAL OR BETTER THAN EXISTING PAVEMENT STRUCTURE, AND SHALL CONFORM TO STREET IMPROVEMENTS CONSTRUCTION NOTES OF SHEET 2.



PROFILE - LATERAL A-1

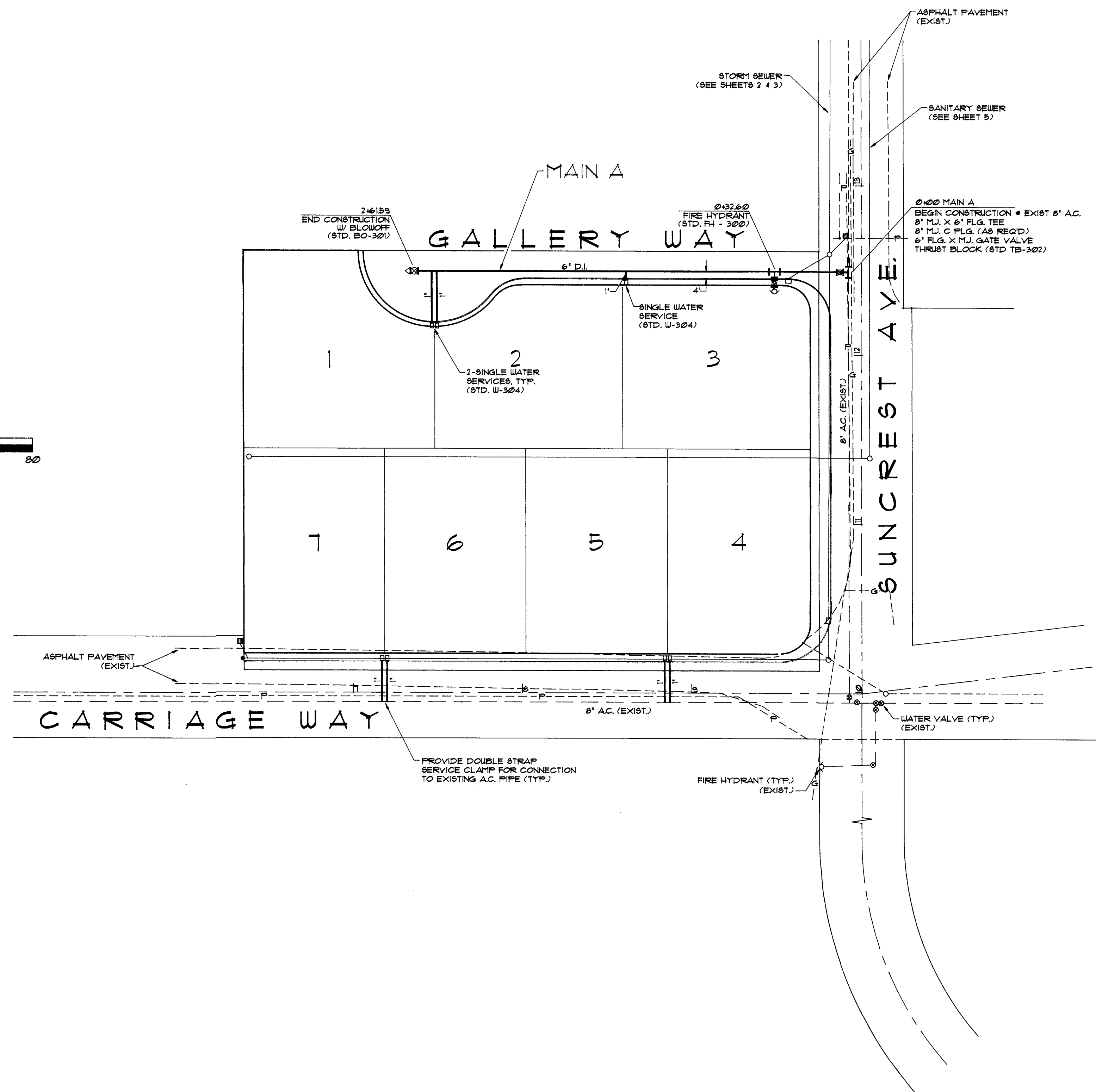
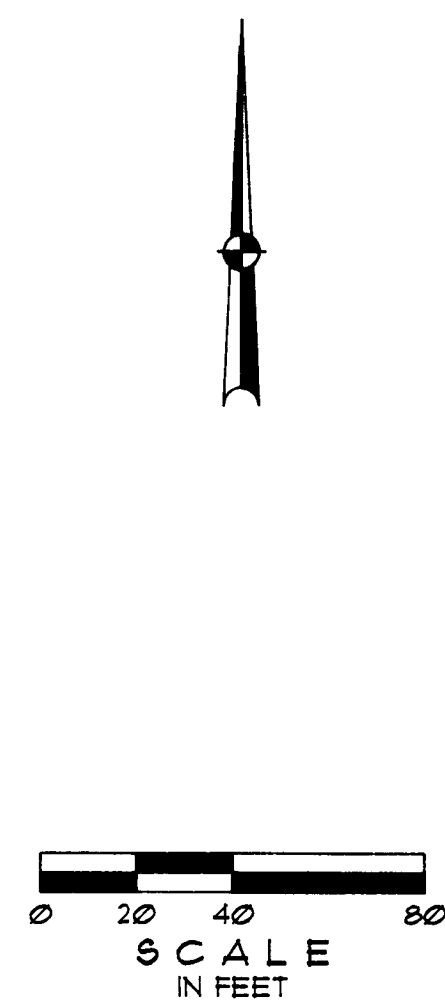
4	AS-BUILT	4/19/94	DESIGNED	G.M.B.
3	EXTEND SEWER TO SERVE CARRIAGE MEADOWS	8/31/93	DRAWN	C.A.E.
2	MANHOLE / FUTURE SEWER ALONG COMMON LINE OF LOTS 4 AND 5	8/13/93	DATE	5-7-93
1	15 - FOOT SANITARY SEWER EASEMENT LOT 7	7/15/93	SCALE	AS SHOWN
NO.	REVISION	DATE	FILE	L1498505

CIVIL ENGINEERS
BUFORD ASSOCIATES, INC.
 415 NORTH STATE STREET
 LAKE OSWEGO, OREGON 97034
 (503) 635-3511

LAND SURVEYORS
 PREPARED FOR :
ARTHUR C. PICULLEL, JR.
 02008 S.W. MILITARY ROAD
 PORTLAND, OREGON 97219
 (503) 243-3827

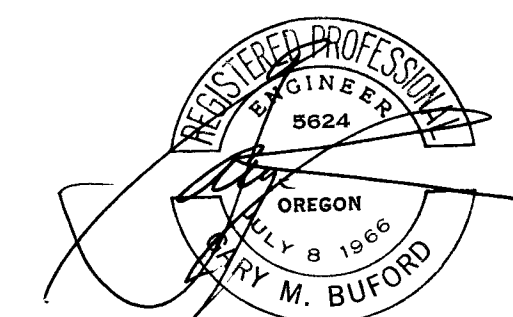
PLAN AND PROFILE
SANITARY SEWER IMPROVEMENTS
 GALLERY PLACE WEST LINN, OREGON

SHEET **5**
 OF **6**



WATERLINE IMPROVEMENTS CONSTRUCTION NOTES :

1. WATERLINE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF WEST LINN CONSTRUCTION STANDARDS AND DRAWINGS.
 2. TRENCH EXCAVATION AND BACKFILL, AND WORKMANSHIP FOR CONSTRUCTION OF WATERLINE SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND AS SET FORTH IN CITY CONSTRUCTION STANDARDS AND DRAWING NO. FB - 280. PIPE BASE AND PIPE ZONE MATERIALS, AND THICKNESSES SHALL CONFORM TO CITY STANDARDS AND DRAWING. SAND SHALL NOT BE USED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE ENGINEER AND THE CITY OF WEST LINN.
 3. WATERLINE PIPE SHALL BE CLASS 52 DUCTILE IRON CONFORMING TO USAS (ANSI) SPECIFICATION A21.51 AND CEMENT MORTAR LINED IN ACCORDANCE WITH USAS A21.4. JOINTS SHALL BE RUBBER RING PUSH-ON TYPE CONFORMING TO USAS A21.11.
 4. FITTINGS AND VALVES SHALL BE MECHANICAL AND/OR FLANGED JOINT AS NOTED ON THE PLANS, AND CONFORMING TO CITY CONSTRUCTION STANDARDS AND DRAWING NO. VL - 303, EXCEPT AS MODIFIED ON THE CONSTRUCTION PLANS.
 5. FIRE HYDRANTS AND BLOWOFFS SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THE PLANS CONFORMING TO CITY CONSTRUCTION STANDARDS AND DRAWING NOS. FH - 300 AND BO - 301 RESPECTIVELY.
 6. THRUST BLOCKING SHALL BE PROVIDED AT ALL FITTINGS, HYDRANTS, BLOWOFFS, ENDS OF WATERLINE, AND AS SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER IN ACCORDANCE WITH CITY CONSTRUCTION STANDARDS AND DRAWING NO. TB - 302, EXCEPT AS MODIFIED ON THE PLANS.
 7. HYDROSTATIC TESTING, FLUSHING AND STERILIZATION OF NEW WATERLINE IMPROVEMENTS CONSTRUCTION REQUIRED FOR ACCEPTANCE SHALL BE COMPLETED SATISFACTORILY PRIOR TO ANY PHYSICAL CONNECTION BY CONTRACTOR OF NEW WATERLINE TO EXISTING PUBLIC FACILITIES. IN ADDITION, NO WATERLINE VALVES OR HYDRANTS WITHIN THE EXISTING CITY SYSTEM SHALL BE OPERATED BY ANYONE OTHER THAN A CITY EMPLOYEE. THE CONTRACTOR SHALL PLAN CONSTRUCTION ACTIVITIES ACCORDINGLY.
- PROCEDURES AND SPECIFIC REQUIREMENTS FOR TEST PROCEDURES ARE SET FORTH IN CITY OF WEST LINN CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE TO COMPLY WITH ALL REQUIREMENTS. NO DEVIATION FROM THE REQUIREMENTS WILL BE ALLOWED.
8. WATER SERVICES SHALL BE CONSTRUCTED AT THE LOCATIONS SHOWN AND IN ACCORDANCE WITH THESE PLANS AND STD. DWG NO. W - 304. MATERIALS SHALL BE OF THE TYPE AND MANUFACTURE AS SET FORTH IN CITY CONSTRUCTION STANDARDS.
 9. PAVEMENT RESTORATION FOR WATERLINE CONSTRUCTION SHALL BE EQUAL OR BETTER THAN EXISTING PAVEMENT STRUCTURE, AND SHALL CONFORM TO STREET IMPROVEMENTS CONSTRUCTION NOTES OF SHEET 2.
 10. CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING WATERLINE PRIOR TO CONSTRUCTION.



		DESIGNED	G.M.B.	CIVIL ENGINEERS	LAND SURVEYORS	PREPARED FOR :	PLAN	WATERLINE IMPROVEMENTS	SHEET	6					
		DRAWN	C.A.E.												
		DATE	5-7-93	415 NORTH STATE STREET	LAKE OSWEGO, OREGON 97034	02008 S.W. MILITARY ROAD	PORTLAND, OREGON 97219	GALLERY PLACE	WEST LINN, OREGON	OF	6				
1 AS-BUILT		SCALE	AS SHOWN												
NO.		DATE	FILE												
		REVISION													