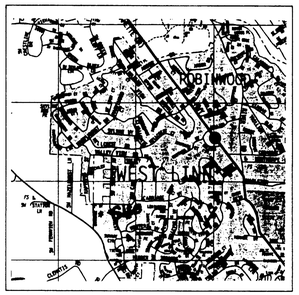
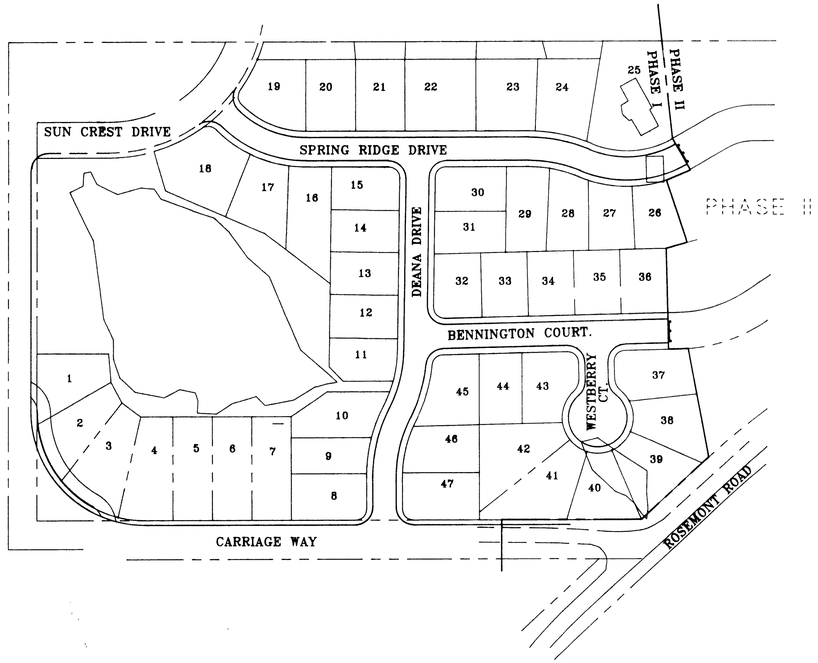
CARRIAGE MEADOWS
WEST LINN, OREGON



VICINITY MAP
N.T.S.

SCALE: 1" = 100'



GENERAL NOTES

*ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF WEST LINN SPECIFICATIONS, THE APWA (OREGON CHAPTER) STANDARD SPECIFICATION AND DRAWINGS (1990),THE STATE OF OREGON PLUMBING CODE, THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY, THE OREGON DEPARTMENT OF HUMAN RESOURCES, AND AS APPROVED AND NOTED ON THESE DRAWINGS.

*CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS AND LICENSES BEFORE STARTING CONSTRUCTION.

*CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL ARRANGE FOR THE RELOCATION OF ANY IN CONFLICT WITH THE PROPOSED CONSTRUCTION.

*EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND MUST BE VERIFIED BY THE CONTRACTOR, ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.

*ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND THE ACTUAL SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER AS SOON AS THEY BECOME APPARENT.

*CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF ALL DAMAGE OR DESTRUCTION OF PROPERTY MONUMENTATION OR CONSTRUCTION STAKES.

*THE ENGINEER HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED FOR CONTRACTOR TO PERFORM HIS WORK.

STREET CONSTRUCTION AND PAVING

*CONTRACTOR SHALL REMOVE AND DISPOSE OF TREES, STUMPS, ROOTS, BRUSH, AND OTHER ORGANIC MATERIAL IN THE WORK AREA AND WHERE INDICATED ON THE PLANS. THESE MATERIALS SHALL BE DISPOSED OF, OFF SITE, IN SUCH A MANNER AS TO MEET WITH LOCAL REGULATIONS.

*CONTRACTOR SHALL PROVIDE THE NECESSARY EROSION PROTECTION, TO INCLUDE GRADING, DITCHING, HAY BALES, AND SILT FENCING TO MINIMIZE EROSION AND ADJACENT PROPERTY.

*THE STREET SECTION SHALL BE GRADED TO THE ELEVATIONS SHOWN ON THE DRAWINGS WITH THE NECESSARY ADJUSTMENTS TO ACCOMMODATE THE FINISHED PAVEMENT AS SPECIFIED.

*MATERIAL IN SOFT SORTS WITHIN THE PAVED AREAS SHALL BE REMOVED TO A DEPTH REQUIRED TO PROVIDE A FIRM FOUNDATION AND SHALL BE REPLACED WITH PIT RUN CRUSHED ROCK. THE SUBGRADE SHALL BE "PROOF ROLLED", WITNESSED BY THE ENGINEER AND/OR THE CITY PRIOR TO PLACEMENT OF BASE ROCK. ADDITIONALLY, COMPACTION TESTING IS REQUIRED FOR THE FINISHED BASE ROCK. THE CONTRACTOR TO PROVIDE AND SHALL BE RESPONSIBLE FOR SUPPLYING THE RESULTS OF A MINIMUM TWO TESTS TO THE ENGINEER PRIOR TO PAVING. COMPACTION TO BE 95% OF MODIFIED PROCTOR DENSITY (T-180).

*CONTRACTOR TO NOTIFY CITY OF WEST LINN, AND THE ENGINEER, 24-HOURS PRIOR TO STARTING CONSTRUCTION ON WORK TO BE ACCEPTED BY THE CITY.

*ASPHALT CONCRETE PAVEMENT MIX TO BE DESIGNED FROM A MIX FORMULA APPROVED THE OREGON STATE HIGHWAY FOR MATERIALS USED. CONTRACTOR TO PROVIDE DENSITY TESTING RESULTS FOR ASPHALTIC CONCRETE PLACED IN PUBLIC STREETS.

*CONCRETE SHALL BE MIXED BASED ON A FORMULA WHICH WILL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28-DAYS.

STORM SEWER

*MATERIALS USED FOR PUBLIC IMPROVEMENTS TO MEET THE REQUIREMENTS OF THE CITY OF WEST LINN.

*ALL WORK & MATERIALS FOR PRIVATE STORM DRAINS TO MEET REQUIREMENTS OF THE STATE OF OREGON PLUMBING CODE.

*MATERIALS:

*CONCRETE CULVERT PIPE (CCP) SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-14, CLASS 3, NONREINFORCED CONCRETE PIPE (10 INCHES OR GREATER)

*CHLORIDE PIPE (PVC) SHALL CONFORM TO THE REQUIREMENTS OF ASTM D 3034 SDR 35 (10 INCHES OR LESS)

*HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL HAVE A CORRUGATED EXTERIOR & SMOOTH INTERIOR WITH A MANNINGS EQUALS OR BETTER THAN CONCRETE PIPE. MEETING REQUIREMENTS OF AASHTO M-294 (12-INCHES OR GREATER)

*DUCTILE IRON PIPE (D9) SHALL BE CLASS 52, PUSH-ON JOINT PIPE MEETING STANDARDS ASA STANDARD A-21.4.

*PIPE BEDDING AND TRENCH BACKFILL WITHIN PAVED AREAS TO BE 3/4"-0" CRUSHED ROCK. PIPE BEDDING TO EXTEND A MINIMUM OF 6-INCHES IN ALL DIRECTIONS FROM THE OUTSIDE OF THE PIPE.

*ALL MANHOLES OUTSIDE THE STREET RIGHT-OF-WAY SHALL HAVE TAMPER PROOF LIDS.

SANITARY SEWER

*ALL WORK AND MATERIALS TO CONFORM WITH THE CITY OF WEST LINN STANDARDS (1990, APWA, OREGON CHAPTER, STANDARD SPECIFICATIONS AND DRAWINGS), FOR ALL PUBLIC SANITARY SEWER LINES.

*ALL PRIVATE SERVICE CONNECTIONS SHALL BE A MINIMUM OF 4-INCH PVC AND INSTALLED AT A MINIMUM GRADE OF 2% UNLESS OTHERWISE NOTED.

*CONTRACTOR TO "POT HOLE" EXISTING SEWER AT CONNECTION POINT PRIOR TO ACTUAL CONSTRUCTION TO VERIFY INVERT ELEVATION.

*ALL PVC SANITARY SEWER PIPE SHALL CONFORM TO ASTM D-3034, SDR 35, UNLESS SHOWN OTHERWISE ON THE DRAWINGS. PVC SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDED INSTALLATION PROCEDURES. PVC SEWER PIPE SHALL BE CONNECTED TO CONCRETE MANHOLES BY MEANS OF AN APPROVED COUPLING WITH AN ELASTOMERIC GASKET, AN APPROVED WATERSTOP OR FLEXIBLE SLEEVE. IN ADDITION TO HYDROSTATIC OR AIR TESTING, SANITARY SEWER CONSTRUCTED OF PVC SEWER PIPE SHALL BE DEFLECTION TESTED NO LESS THAN 30-DAYS AFTER THE TRENCH BACKFILL AND COMPACTION HAS BEEN COMPLETED. THE TEST SHALL BE CONDUCTED BY PULLING AN APPROVED SOLID POINTED MANDREL (95% OF INSIDE DIAMETER) THROUGH THE COMPLETED PIPE LINE.

*CONTRACTOR SHALL CONDUCT A TV ACCEPTANCE INSPECTION UPON COMPLETION OF ALL SEWER CONSTRUCTION.

*PIPE BEDDING AND BACKFILL SHALL CONFORM TO THE APWA STANDARD DETAILS AND AS NOTED ON THE PLANS.

*TRENCHES WITHIN THE ROADWAY OF DRIVEWAYS SHALL BE BACKFILLED WITH GRANULAR MATERIALS. COMPACTION SHALL BE SUFFICIENT TO PREVENT SETTLEMENT. CONTRACTOR TO DETEMINE TYPE OF EQUIPMENT, METHOD AND EFFORT REQUIRED TO ACHIEVE REQUIRED COMPACTION. SUBSEQUENT SETTLEMENT OF THE FINISH SURFACE WITHIN THE WARRANTY PERIOD SHALL BE CONSIDERED TO BE A RESULT OF IMPROPER COMPACTION AND SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

*ALL MANHOLES OUTSIDE THE STREET RIGHT-OF-WAY SHALL HAVE TAMPER PROOF LIDS.

*CONTRACTOR SHALL MAINTAIN AS-CONSTRUCTED DATA INCLUDING STATION, LENGTH, AND DEPTH OF SERVICE CONNECTION, AND ANY CHANGES MADE DURING CONSTRUCTION.

WATER SYSTEM NOTES

*ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF WEST LINN STANDARDS AND SPECIFICATIONS, THE OREGON STATE HEALTH DIVISION ADMINISTRATIVE RULES CHAPTER 33 AND AWWA STANDARDS.

*ALL PIPE TO HAVE A MINIMUM COVER OF 36-INCHES BELOW THE FUTURE FINISH GRADES.

*DUCTILE IRON PIPE TO BE TYTON JOINT CEMENT MORTAR LINES, CLASS 52, AND SHALL CONFORM TO ASTM C-110, C-150, AND C-151.

*GATE VALVES TO BE DOUBLE DISK TYPE CONFORMING TO AWWA C-500, WITH RESILIENT SEATS PER AWWA C-509-80. VALVE BOXES TO BE CASE IRON, RICH MODEL 925 OR EQUAL.

*WATER SERVICES SHALL BE COPPER TUBING TYPE "K" 1-INCH DIAMETER FOR ALL SERVICES.

*COPPER TUBING SHALL BE TYPE SOFT FOR 1-INCH OR LESS SERVICES.

*THRUST BLOCKING: ALL TEES, PLUGS, CAPS BENDS, AND AT ALL OTHER LOCATIONS WHERE UNBALANCED FORCE EXIST SHALL REQUIRE SUITABLE THRUST BLOCKING. CONCRETE TO BE POURED AGAINST UNDISTURBED EARTH AND SHALL HAVE A STRENGTH AT 28-DAYS OF 3000PSI.

*HYDROSTATIC TESTS: THE TEST PRESSURE SHALL BE 150PSI AT THE LOWEST POINT IN ANY SECTION. THE DURATION SHALL BE 30-MINUTES AND SHALL BE MONITORED BY THE ENGINEER OR THE CITY OF WEST LINN.

*STERILIZATION: PIPELINES INTENDED TO CARRY POTABLE WATER SHALL BE FLUSHED AND STERILIZED BEFORE PLACING INTO SERVICE, STERILIZING PROCEDURE SHALL CONFORM TO AWWA C-601 OR AS MODIFIED OR EXPENDED BY GOVERNING AGENCY HAVING JURISDICTION.

*DISPOSAL OF THE STERILIZATION WATER SHALL BE DONE IN SUCH A WAY AS TO NOT CAUSE DAMAGE OR INJURY.

*FIRE HYDRANTS & BLOWOFFS SHALL BE INSTALLED AT THE LOCATION SHOWN ON THE PLANS CORNFORMING TO CITY CONSTRUCTION STANDARDS AND DRAWINGS # FH-300 & BO-301.

INDEX

SHEET	DESCRIPTION
1	COVER
2	ROAD & STORM
3	ROAD PROFILES
4	STORM PROFILES
5	GRADING & EROSION
6	SANITARY & WATER
7	SANITARY PROFILES
8	STANDARD DETAILS

REGISTERED PROFESSIONAL ENGINEER 7129 OREGON July 16, 1971 BRUCE D. GOLDSON

COVER SHEET

DATE	NO.	REVISION
10-5-94	2	AS BUILT
2/14/94	1	REVISE PER CITY

DRAWN JMB | DESIGNED BDG | CHECKED
SCALE 1" = 50' | DATE DEC. 1993
FILE 93-3195-1761

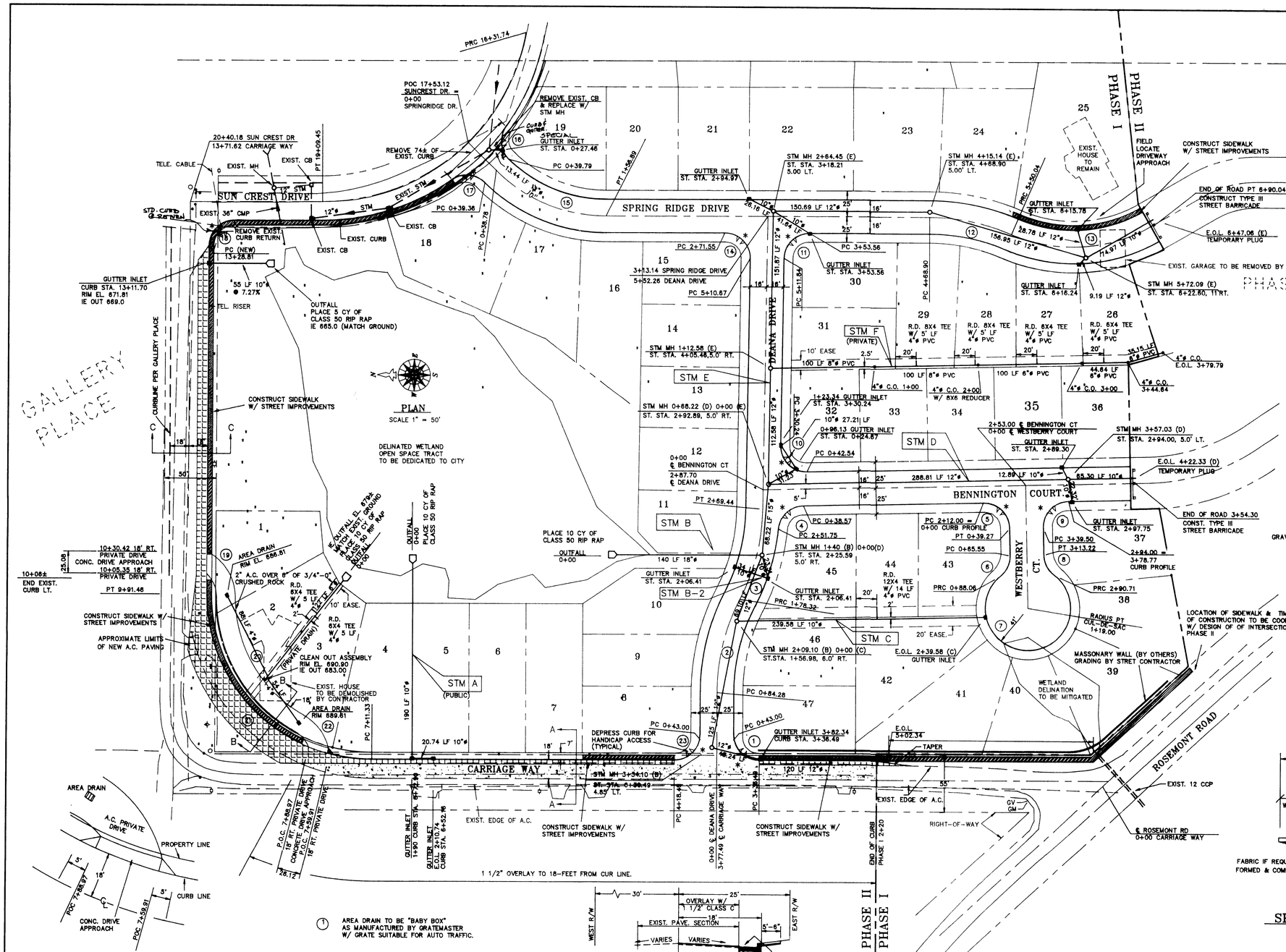
COMPASS CORPORATION
ENGINEERING - SURVEYING - PLANNING
6564 S. E. LAKE ROAD
MILWAUKIE, OREGON 97222
(503) 653-9093
FAX (503) 653-9095

MAYWOOD COMPANY
P.O. BOX 555
LAKE OSWEGO, OREGON 97034
PHONE: 635-2641

CARRIAGE MEADOWS 1/8

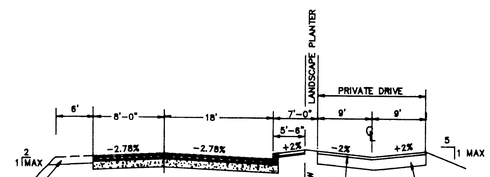
Carriage Meadows 94

CARRIAGE MEADOWS 1994

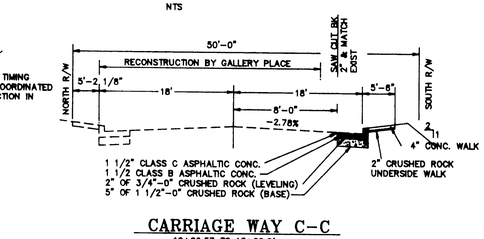


CURVE DATA

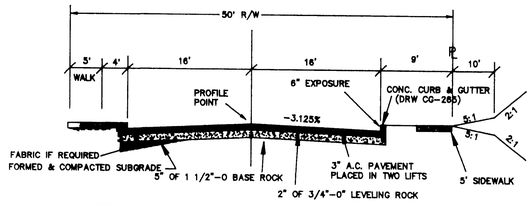
NO.	RAD	DELTA	LENGTH	LOCATION
1	25.00'	90° 00' 00"	39.27'	Curb Face
2	200.00'	26° 56' 23"	94.04'	Centerline Rd.
3	200.00'	26° 06' 17"	91.12'	Centerline Rd.
4	25.00'	82° 49' 11"	36.14'	Curb Face
5	25.00'	90° 00' 00"	39.27'	Curb Face
6	25.00'	51° 35' 43"	22.51'	Curb Face
7	41.00'	283° 11' 28"	202.65'	Curb Face
8	25.00'	51° 35' 43"	22.51'	Curb Face
9	25.00'	90° 00' 00"	39.27'	Curb Face
10	25.00'	92° 06' 43"	40.19'	Curb Face
11	25.00'	89° 11' 09"	38.91'	Curb Face
12	200.00'	23° 14' 38"	81.14'	Centerline
13	150.00'	53° 28' 29"	140.00'	Centerline
14	25.00'	90° 48' 51"	39.63'	Curb Face
15	150.00'	45° 06' 51"	118.11'	Centerline
16	25.00'	80° 40' 21"	35.20'	Curb Face
17	25.00'	80° 03' 57"	34.94'	Curb Face
18	25.00'	89° 45' 04"	39.16'	Curb Face
19	50.00'	57° 04' 16"	49.81'	Edge A.C. to bk approach
20	131.00'	60° 35' 47"	138.55'	Edge A.C.
21	178.00'	90° 10' 07"	280.13'	Centerline
22	50.00'	47° 31' 59"	41.48'	Edge A.C. to bk approach
23	25.00'	90° 00' 00"	39.27'	Curb Face



CARRIAGE WAY B-B
7+90 TO 9+45
NTS

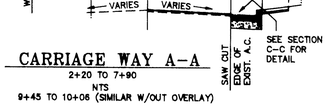


CARRIAGE WAY C-C
10+06.57 TO 13+28.81
NTS



WESTBERRY COURT, DEANA DRIVE, SPRING RIDGE DRIVE, BENNINGTON COURT TYPICAL ROAD SECTION
NTS

APPROACH DETAIL
1" = 20'



CARRIAGE WAY A-A
2+20 TO 7+90
NTS
9+45 TO 10+06 (SIMILAR W/OUT OVERLAY)

NOTE:
ALL CATCH BASINS ARE "2 1/2 A" PER WEST LINN STANDARDS U.O.N.

ROAD & STORM

DATE	NO.	REVISION
10-5-94	2	AS BUILT
2/14/94	1	REVISE PER CITY REVIEW

DRAWN JMB | DESIGNED BDG | CHECKED
SCALE 1" = 50' | DATE DEC. 1993
PLAN 93-3195-1761 | (COMPOSITE.DWG) RD-STM.DWG

COMPASS CORPORATION
ENGINEERING SURVEYING PLANNING
8584 S.E. LAKE ROAD
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(503) 653-9083 PHONE
(503) 653-9085 FAX

MAYWOOD COMPANY
P.O. BOX 555
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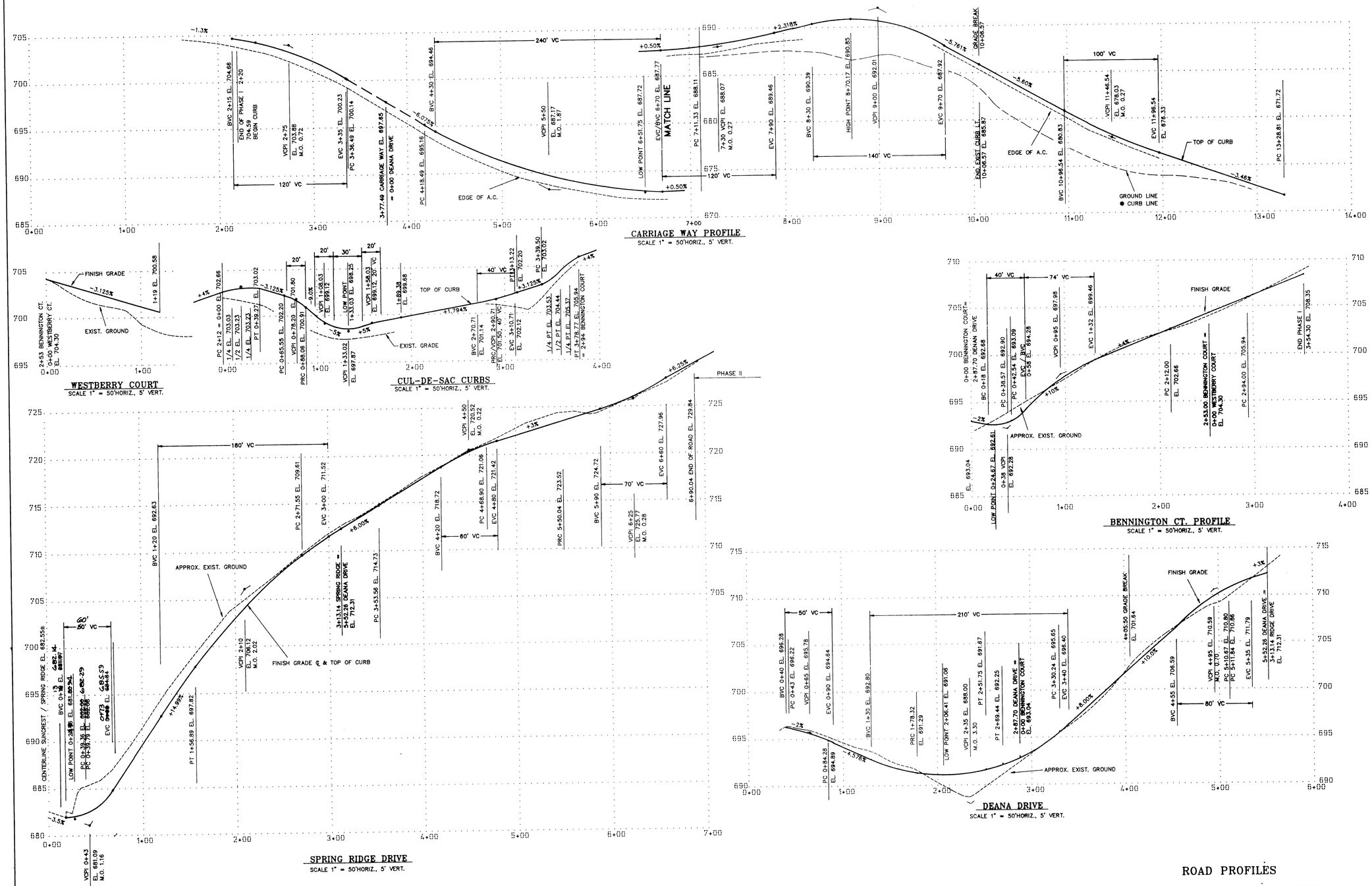
CARRIAGE MEADOWS
PHASE I



CURB RETURN # 1	
PC 3+36.47	700.14 TC
1/4 PT	699.30 TC
1/2 PT	697.98 TC
1/4 PT	696.78 TC
PC 0+43.00	696.22 TC
CURB RETURN # 4	
PC 2+51.75	691.67 TC
1/4 PT	691.93 TC
1/2 PT	692.23 TC
1/4 PT	692.55 TC
PC 0+38.57	692.90 TC
CURB RETURN # 5	
PC 2+12.00	702.66 TC
1/4 PT	703.03 TC
1/2 PT	703.43 TC
1/4 PT	703.23 TC
PC 0+39.2	702.02 TC
CURB RETURN # 9	
PC 3+39.50	703.02 TC
1/4 PT	703.53 TC
1/2 PT	704.44 TC
1/4 PT	705.37 TC
PC 3+78.77	705.94 TC
CURB RETURN # 10	
PC 0+42.54	693.08 TC
1/4 PT	692.10 TC
1/2 PT	693.30 TC
1/4 PT	694.50 TC
PC 3+30.24	695.65 TC
CURB RETURN # 11	
PC 5+11.84	700.66 TC
1/4 PT	711.62 TC
1/2 PT	712.78 TC
1/4 PT	713.95 TC
PC 3+53.56	714.73 TC
CURB RETURN # 14	
PC 2+71.55	709.61 TC
1/4 PT	710.35 TC
1/2 PT	710.97 TC
1/4 PT	711.13 TC
PC 5+10.67	710.80 TC
CURB RETURN # 16	
PC 0+39.79	682.08 TC
1/4 PT	682.42 TC
1/2 PT	684.08 TC
1/4 PT	685.94 TC
PC MATCH	687.22± TC
CURB RETURN # 17	
PC 0+39.36	682.08 TC
1/4 PT	681.12 TC
1/2 PT	680.08 TC
1/4 PT	678.94 TC
PC MATCH	677.85± TC
CURB RETURN # 23	
PC 0+43	696.22 TC
1/4 PT	696.38 TC
1/2 PT	694.14 TC
1/4 PT	695.14 TC
PC 4+18.49	695.16 TC

ROAD PROFILES

10-5-94	2	AS BUILT	
2/14/94	1	REVISE PER CITY REVIEW	
DATE	NO.	REVISION	

DRAWN JMB	DESIGNED BDG	CHECKED	
SCALE 1" = 50'	DATE DEC. 1993		
PLAN 93-3195-1761	PRO-RD.DWG		

COMPASS CORPORATION
ENGINEERING SURVEYING PLANNING
6564 S.E. LAKE ROAD
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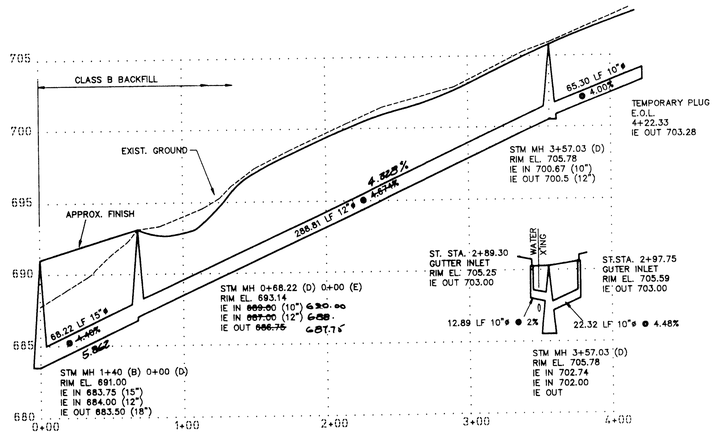
(503) 653-9095 FAX

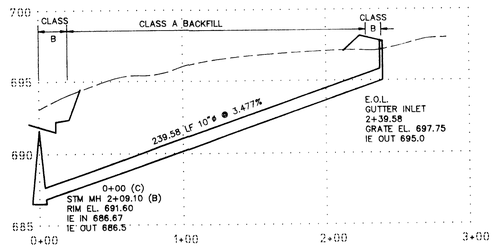
MAYWOOD COMPANY
P.O. BOX 555
LAKE OSWEGO, OREGON 97034
PHONE: 635-2641

CARRIAGE MEADOWS
PHASE I

3/8



STORM LAT D
SCALE 1" = 50'HORIZ., 5' VERT.



STORM LAT C
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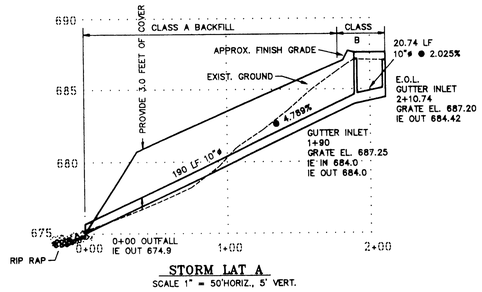

STORM LAT A
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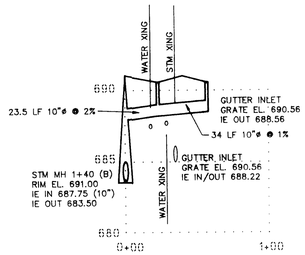

STORM LAT B-1
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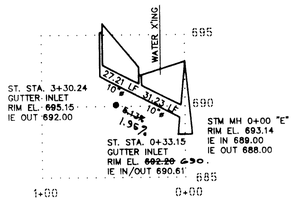

STORM LAT B-2
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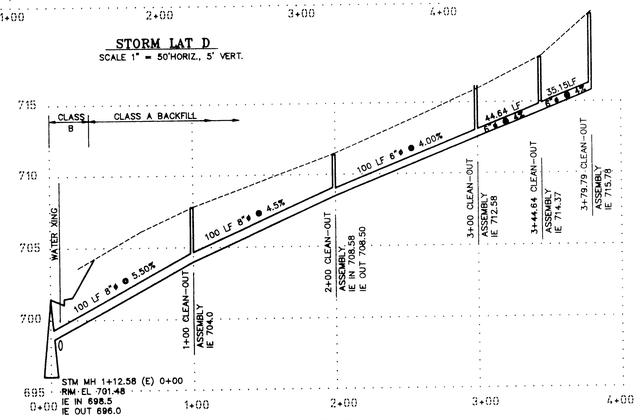

PRIVATE STORM LAT F
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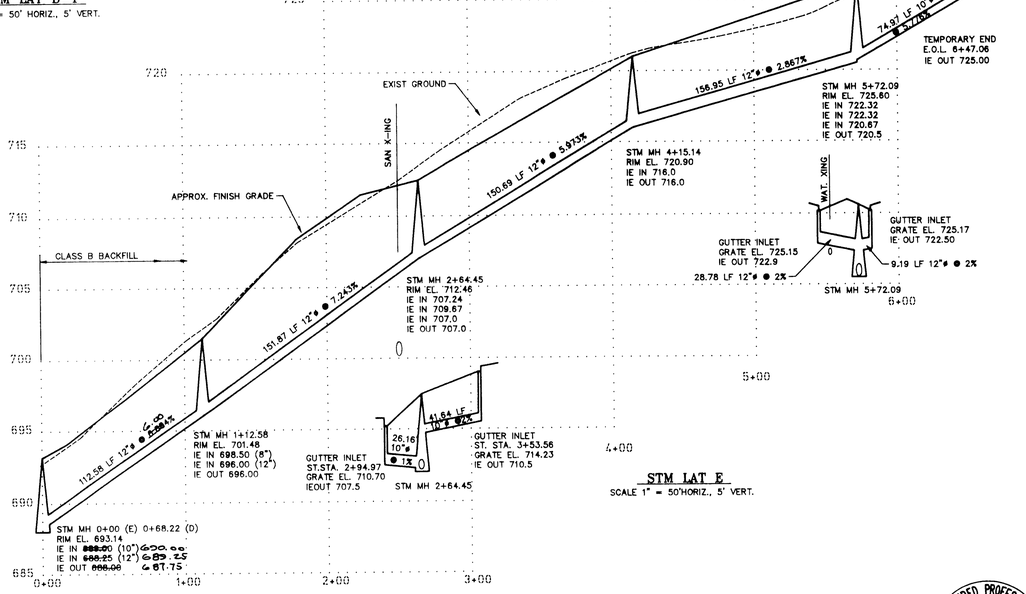

STM LAT E
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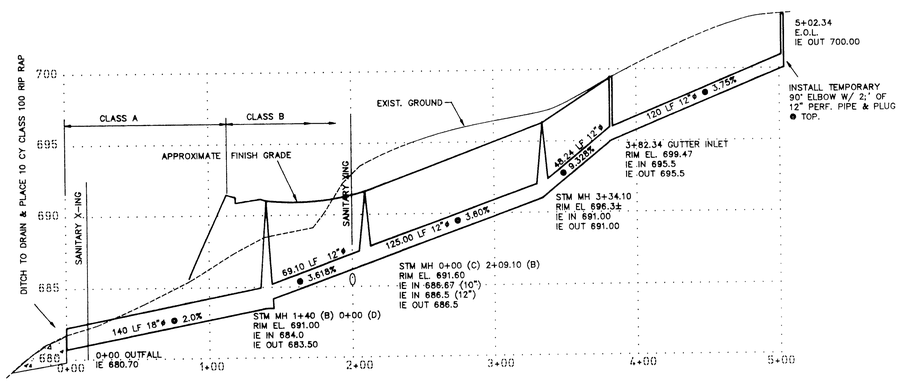

STORM SEWER B
SCALE 1" = 50'HORIZ., 5' VERT.

STORM PROFILES

			DRAWN JMB	DESIGNED BDG	CHECKED	
10-2-94	2	1994	SCALE 1" = 50'	DATE	DEC. 1993	
2/14/94	1	REVISE PER CITY REVIEW	PLAN 93-3195-1761		PRO-STM.DWG	
DATE	NO.	REVISION				

COMPASS CORPORATION
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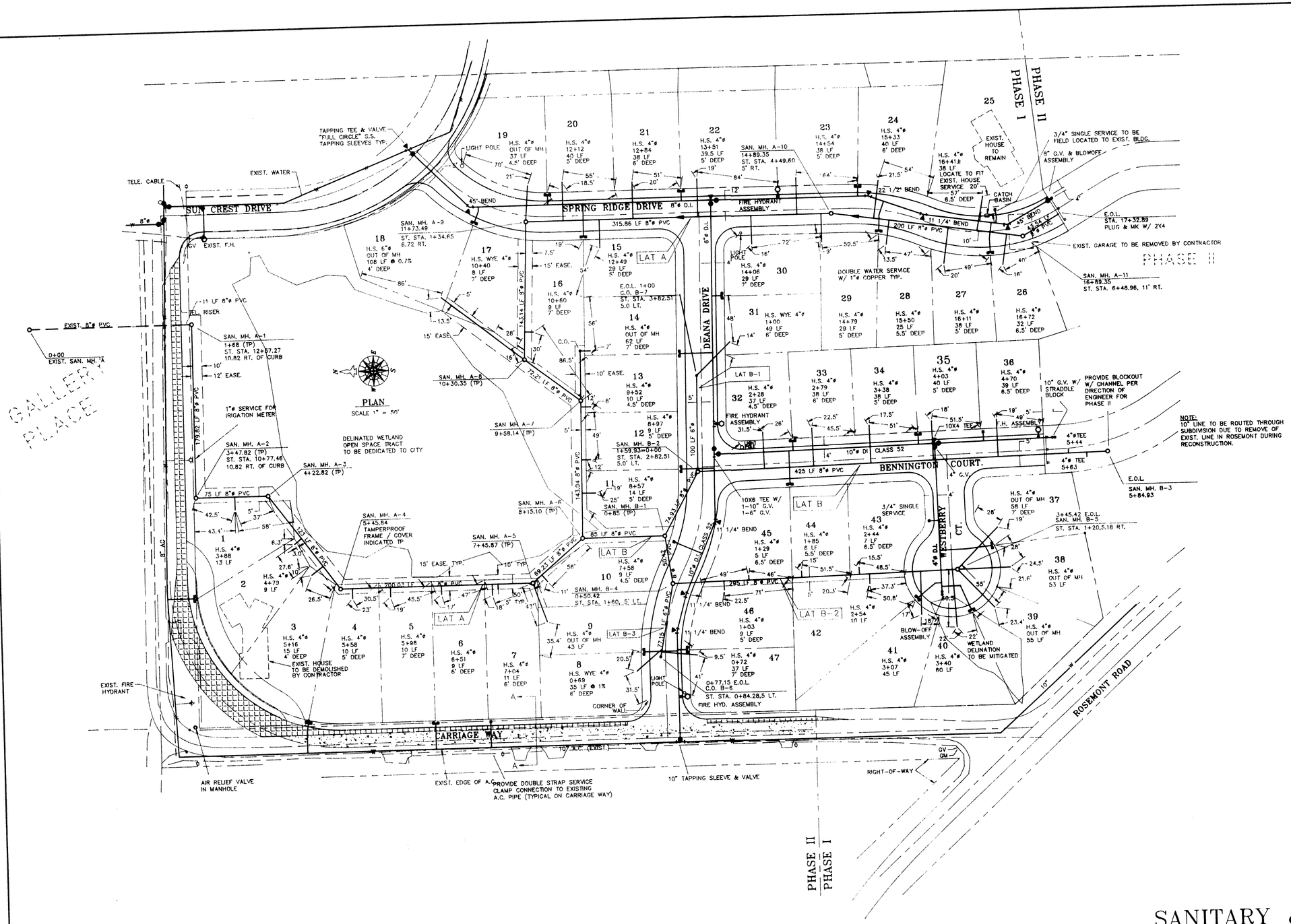
(503) 653-9095 FAX

MAYWOOD COMPANY
P.O. BOX 555
LAKE OSWEGO, OREGON 97034 PHONE: 635-2641

CARRIAGE MEADOWS
PHASE I

REGISTERED PROFESSIONAL ENGINEER
July 18, 1971
BRUCE D. GOLDSON



SANITARY & WATER

DATE	NO.	REVISION
12/6/94	3	AS BUILT-ADDED LOTS 1,2,9,39,40 & 42
10/5/94	2	AS BUILT
2/14/94	1	REVISE PER CITY REVIEW

DRAWN JMB	DESIGNED BDG	CHECKED	
SCALE 1" = 50'	DATE DEC. 1993		
PLAN 93-3195-1761	SAN-WAT.DWG		

COMPASS CORPORATION
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MAYWOOD COMPANY
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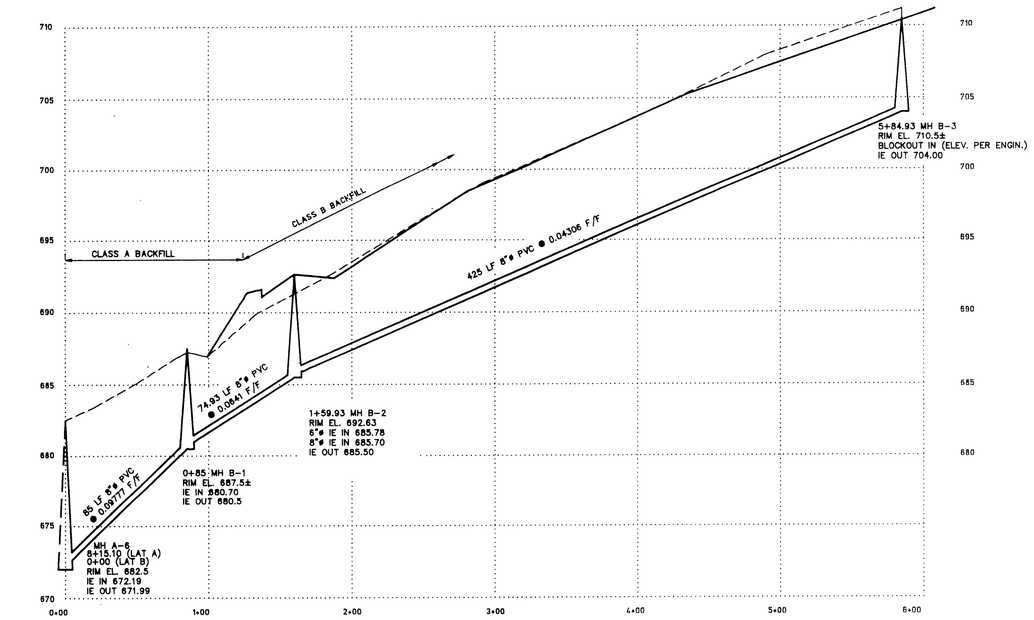
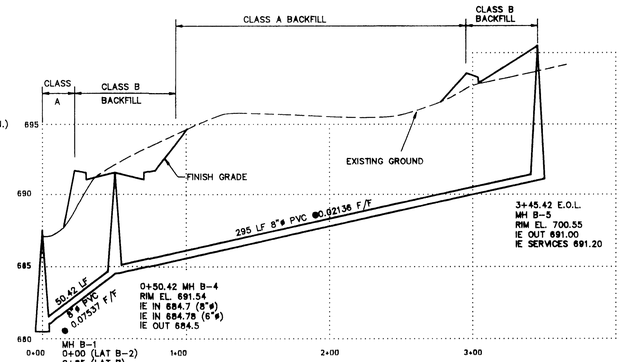
LAKE OSWEGO, OREGON 97034 PHONE: 635-2641

CARRIAGE MEADOWS
PHASE I

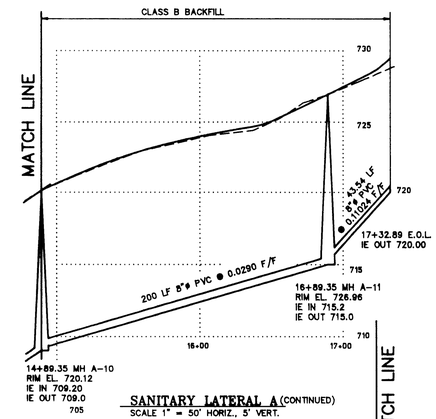
6/8



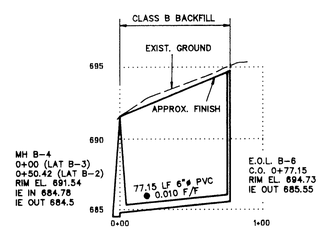
SANITARY LATERAL B
SCALE 1" = 50' HORIZ., 5' VERT.



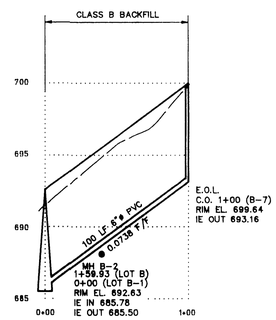
SANITARY LATERAL B-2
SCALE 1" = 50' HORIZ., 5' VERT.



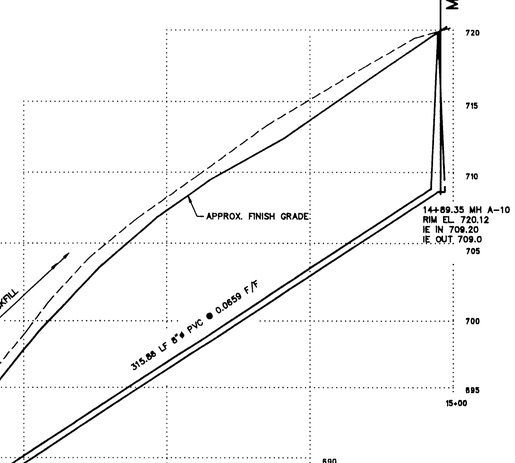
SANITARY LATERAL A (CONTINUED)
SCALE 1" = 50' HORIZ., 5' VERT.

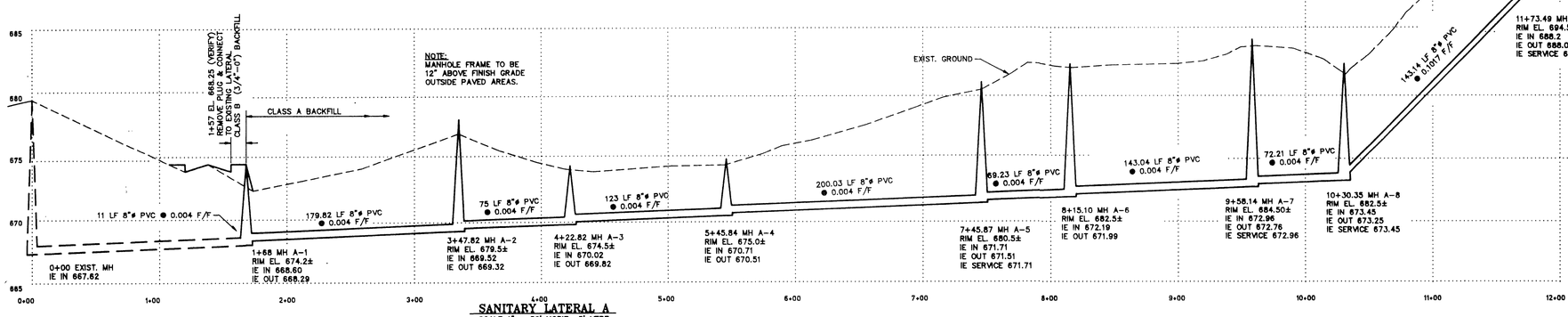


SANITARY LATERAL B-3
SCALE 1" = 50' HORIZ., 5' VERT.



SANITARY LATERAL B-1
SCALE 1" = 50' HORIZ., 5' VERT.





SANITARY LATERAL A
SCALE 1" = 50' HORIZ., 5' VERT.

REGISTERED PROFESSIONAL ENGINEER 7120 BRUCE D. GOLDSON July 16, 1971

SANITARY PROFILES

DATE	NO.	REVISION
10-5-94	2	AS BUILT
~~2/14/94~~	~~1~~	~~REVISE PER CITY~~

DRAWN JMB | DESIGNED BDG | CHECKED
SCALE 1" = 50' | DATE DEC. 1993
PLAN 93-3195-1761 | PRO-SAN.DWG

COMPASS CORPORATION
ENGINEERING SURVEYING PLANNING
6564 S.E. LAKE ROAD
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P.O. BOX 555
LAKE OSWEGO, OREGON 97034 PHONE: 635-2641

CARRIAGE MEADOWS
PHASE I