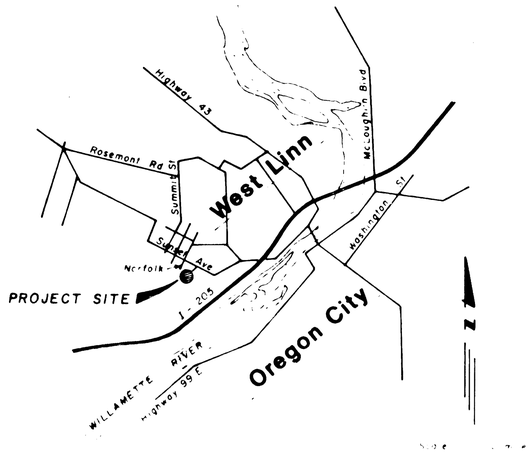


VICINITY MAP

SITE IMPROVEMENTS

FOR

FOWLER'S OAK VIEW ESTATES

SUBDIVISION

OWNER - DEVELOPER : Abernethy Development, Inc.

415 17th Street Suite 6

Oregon City, Oregon 97045

SURVEYOR : Gaylord Land Surveying

15000 S.E. Linden Lane

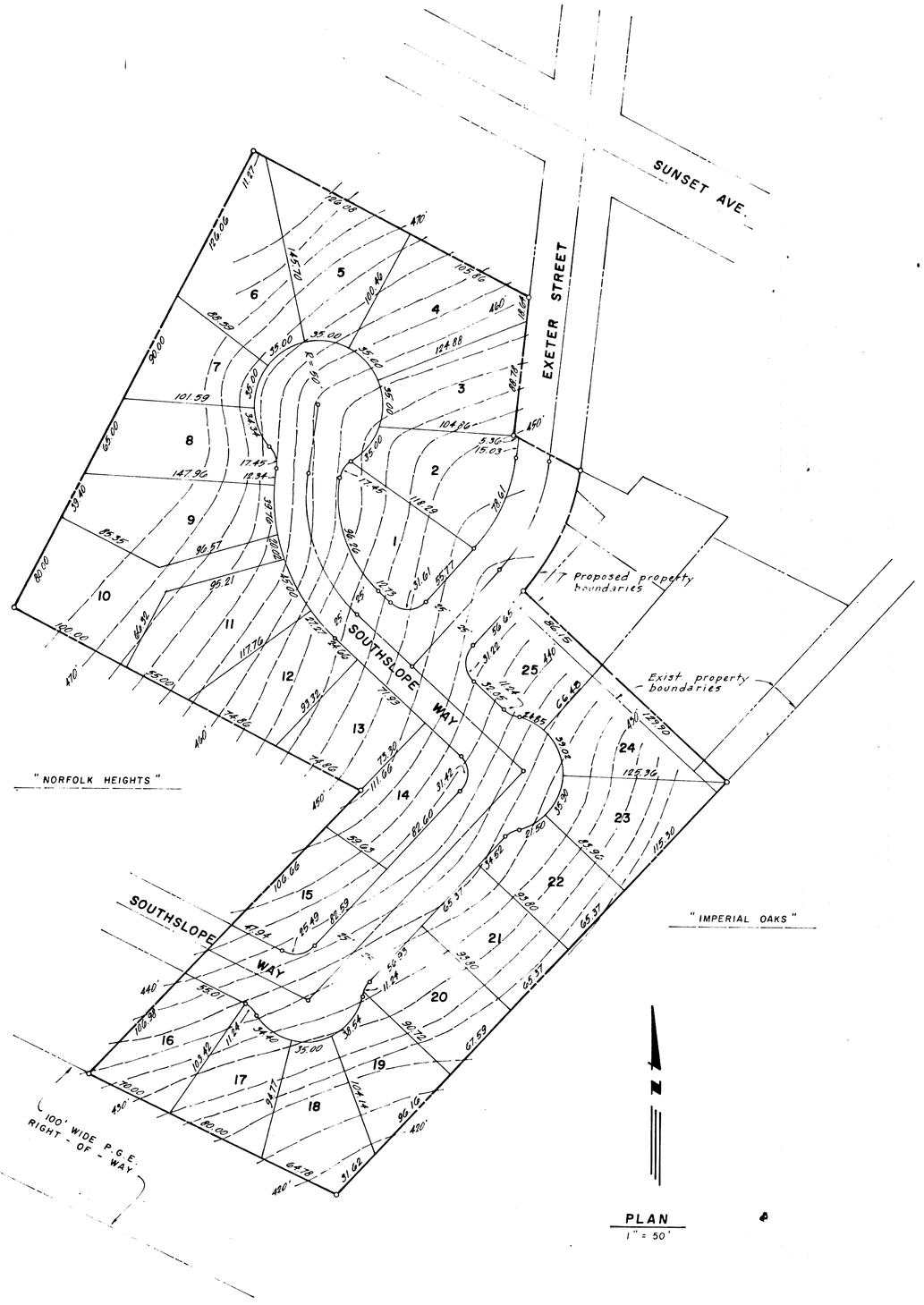
Milwaukie, Oregon 97222 (503) 654-1492

ENGINEER : Technical Engineering Corporation

8835 S.W. Canyon Lane Suite 405

Portland, Oregon 97225 (503) 297-3721

FOWLER'S OAK VIEW ESTATES



PLAN
1" = 50'

CONSTRUCTION NOTES

A. GENERAL

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF WEST LINN STANDARDS AND ALL APPLICABLE SECTIONS OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" OF THE OREGON CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION, 1980 EDITION.
2. THE CONTRACTOR SHALL DO ALL THE WORK SHOWN ON THE PLANS AND ALL INCIDENTAL WORK CONSIDERED NECESSARY TO COMPLETE THE PROJECT IN AN ACCEPTABLE MANNER.
3. THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL HAVE A MINIMUM OF ONE (1) SET OF APPROVED CONSTRUCTION PLANS ON THE JOB SITE AT ALL TIMES DURING THE CONSTRUCTION PHASES.

B. STREET CONSTRUCTION

1. ALL TREES, BRUSH AND DEBRIS WITHIN THE LIMITS OF THE RIGHT-OF-WAY SHALL BE REMOVED AND DISPOSED OF [redacted]. OFF-SITE BY THE CONTRACTOR.
2. ALL AREAS OF CONSTRUCTION SHALL BE STRIPPED. STRIPPING SHALL CONSIST OF REMOVING THE TOPSOIL HUMUS. STRIPPED MATERIALS SHALL BE DISPOSED OF ON THE SITE IN AREAS DESIGNATED BY THE ENGINEER.
3. EMBANKMENTS SHALL BE CONSTRUCTED FROM EXCAVATED MATERIAL ACCEPTABLE TO THE ENGINEER AND SHALL BE BROUGHT TO GRADE IN LIFTS NOT TO EXCEED 8" LOOSE MEASURE. EACH LIFT SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS OBTAINED BY AASHO T-99 COMPACTION TEST.
4. STREET BASE, ASPHALTIC CONCRETE PAVEMENT, CURB AND GUTTER SHALL BE AS SHOWN ON THE DETAIL SHEET AND AS OUTLINED IN THE ABOVE MENTIONED SPECIFICATIONS.

C. STORM SEWERS

1. STORM SEWER PIPE SHALL BE OF THE SIZE NOTED ON THE PLANS. PIPE SHALL BE TONGUE AND GROOVE CONCRETE PIPE AND SHALL CONFORM TO ASTM C-14 SPECIFICATIONS FOR EXTRA STRENGTH CONCRETE PIPE. CATCH BASINS SHALL BE OF THE TYPE SHOWN ON THE DETAIL SHEET.
2. INSTALLATION OF THE STORM SEWER SYSTEM SHALL BE DONE ACCORDING TO STANDARD PRACTICES. ALL BACKFILL IN PUBLIC RIGHT-OF-WAY SHALL BE 2" - 0 COMPACTED CRUSHED ROCK.

D. SANITARY SEWER

1. SANITARY SEWER PIPE SHALL BE OF THE SIZE NOTED ON THE PLANS. PIPE SHALL BE PLASTIC [redacted] SEWER PIPE AND SHALL CONFORM TO ASTM [redacted] D-3034.
2. INSTALLATION OF THE SANITARY SEWER PIPE AND CONSTRUCTION OF MANHOLES SHALL BE DONE ACCORDING TO STANDARD PRACTICES. ALL BACKFILL IN PUBLIC RIGHT-OF-WAY SHALL BE GRANULAR MATERIAL (SELECT).
3. AFTER STREET CONSTRUCTION, BUT PRIOR TO PAVING, SANITARY SEWER SHALL BE AIR PRESSURE TESTED.

E. WATER SYSTEM

1. ALL WATER PIPE SHALL BE DUCTILE CAST IRON, CLASS 52, WITH PUSH-ON JOINTS. ALL FITTINGS SHALL BE MECHANICAL JOINT CONFORMING TO ANSI A-21.11. ALL FITTINGS SHALL BE CLASS 250.
2. HYDRANTS SHALL CONFORM TO AWWA C-502 AND SHALL BE APPROVED BY THE CITY OF WEST LINN.
3. ALL PIPE SHALL HAVE A MINIMUM 36" COVER MEASURED FROM FINISHED GRADE. ALL TEES, BENDS, ELBOWS AND CHANGES IN DIRECTION OF 11¼ DEGREES OR GREATER SHALL BE SECURELY BLOCKED USING 3,000 PSI CONCRETE POURED AGAINST UNDISTURBED GROUND AS SHOWN ON THE DETAIL SHEET.
4. ALL BACKFILL IN PUBLIC RIGHT-OF-WAY SHALL BE APPROVED GRANULAR MATERIAL.
5. UPON COMPLETION OF INSTALLATION OF THE WATER SYSTEM, ALL LINES SHALL BE TESTED, FLUSHED AND DISINFECTED IN CONFORMANCE WITH HEALTH DIVISION GUIDELINES.

Oct 86	As-Built

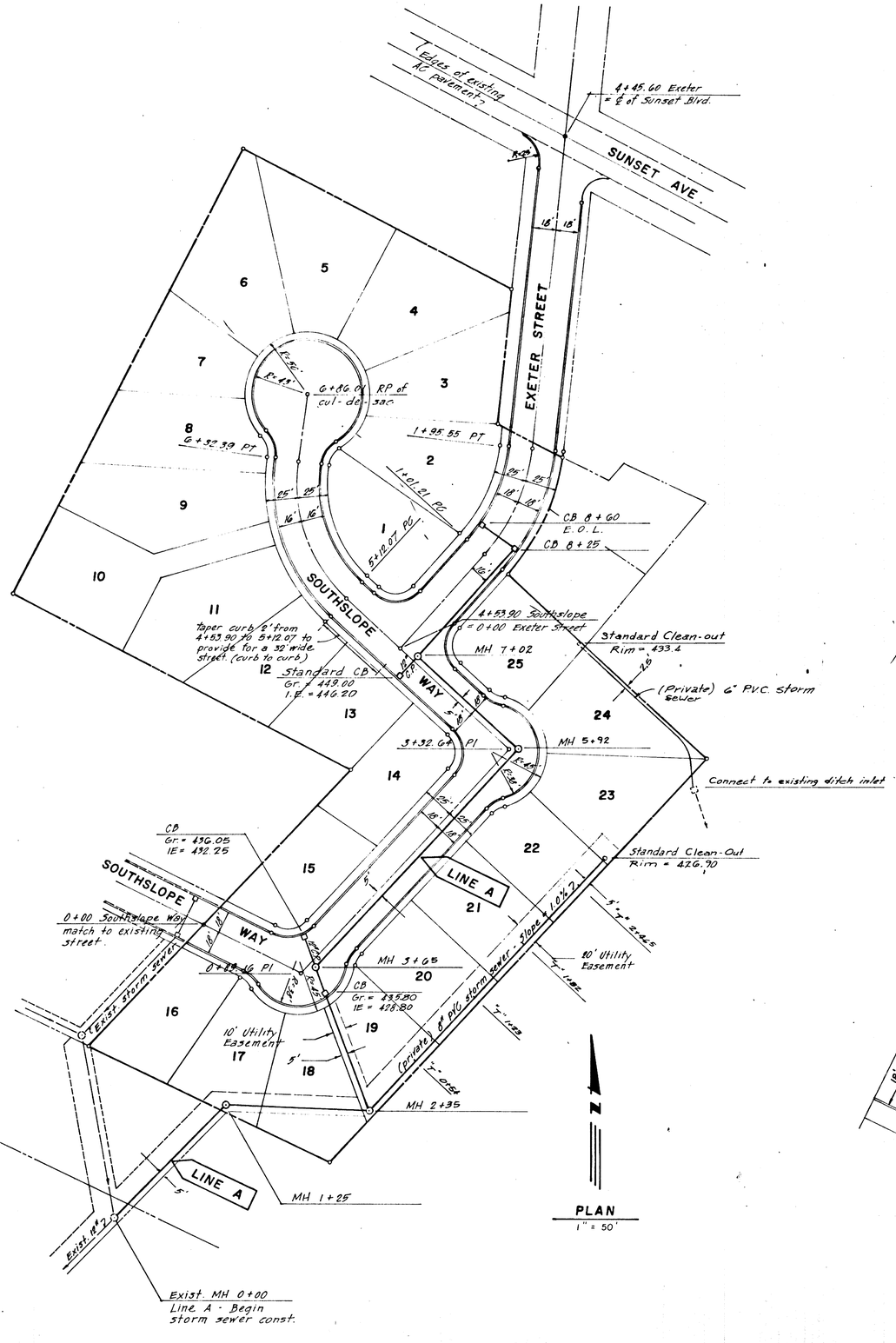
TECHNICAL ENGINEERING CORP.
8835 S.W. CANYON LANE
SUITE 405
PORTLAND, OREGON 97225
(503) 297-3721

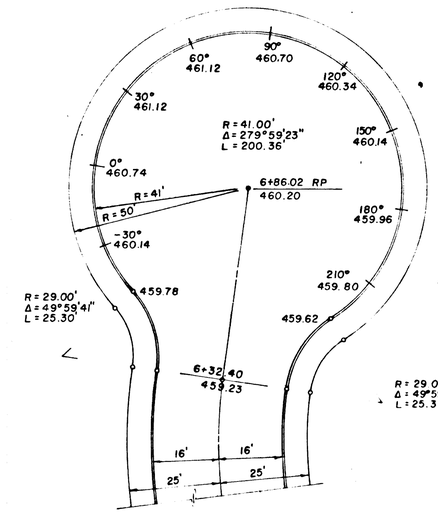
CLIENT:
ABERNATHY DEVELOPMENT, INC.
415 17th Street Oregon City

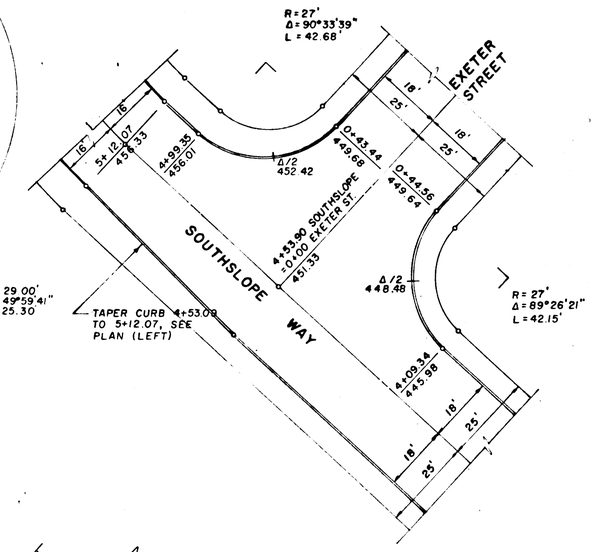
PROJECT:
FOWLER'S OAK VIEW ESTATES
West Linn Oregon

DRAWING TITLE:
SITE PLAN and CONSTRUCTION NOTES

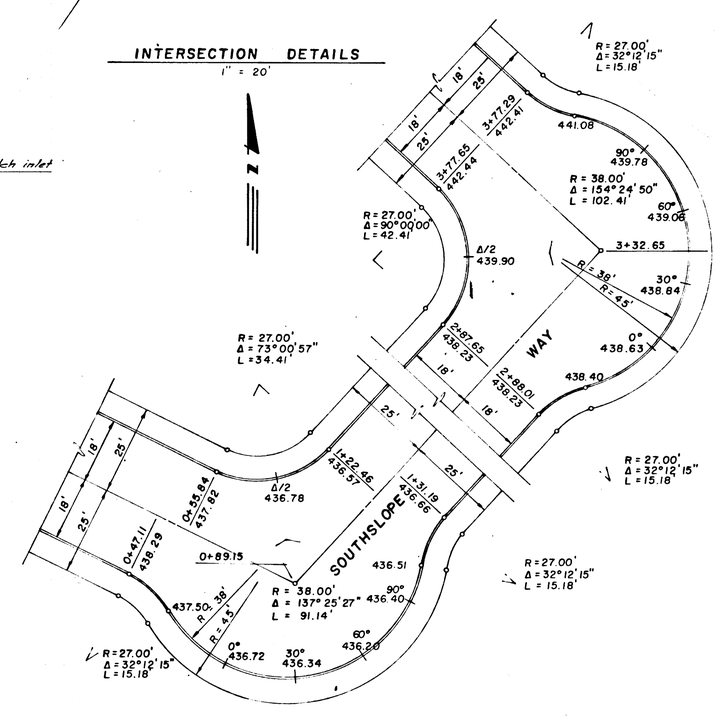
DRAWN BY: JDJ
CHECKED BY: TLA
SCALE: AS SHOWN
MAY, 86 | 86-319
SHEET 1 OF 6







INTERSECTION DETAILS
1" = 20'



Oct. 86	As-Built

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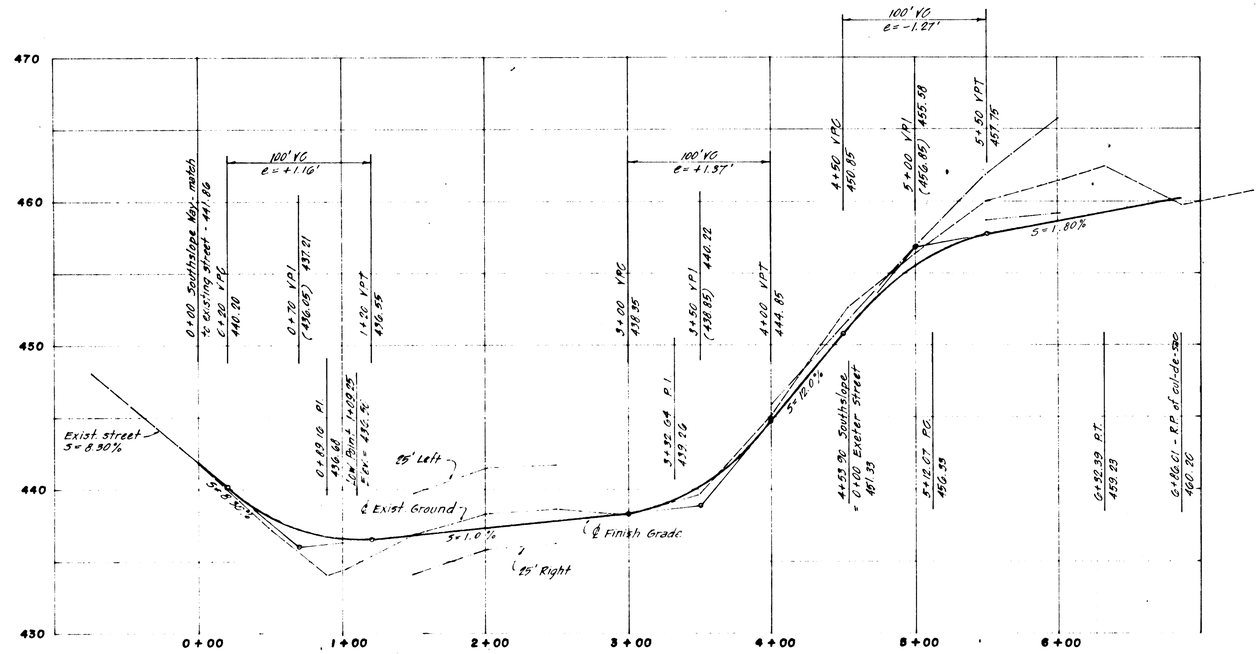
PORTLAND, OREGON 97225
(503) 297-3721

CLIENT: ABERNATHY DEVELOPMENT, INC.
415 17th Street Oregon City

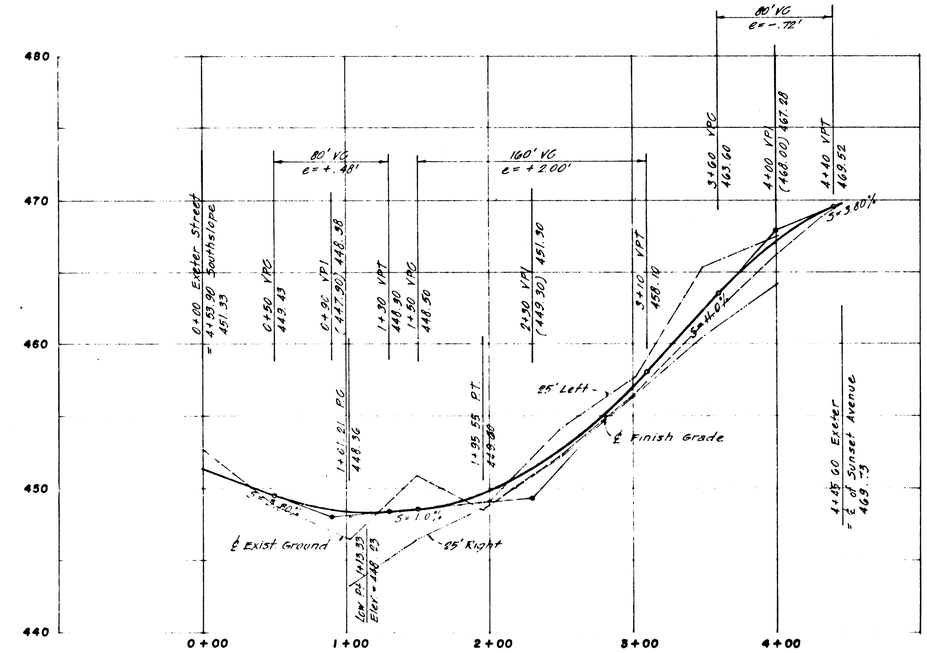
PROJECT: FOWLER'S OAK VIEW ESTATES
West Linn Oregon

DRAWING TITLE: STREET and STORM SEWER PLAN
INTERSECTION DETAILS

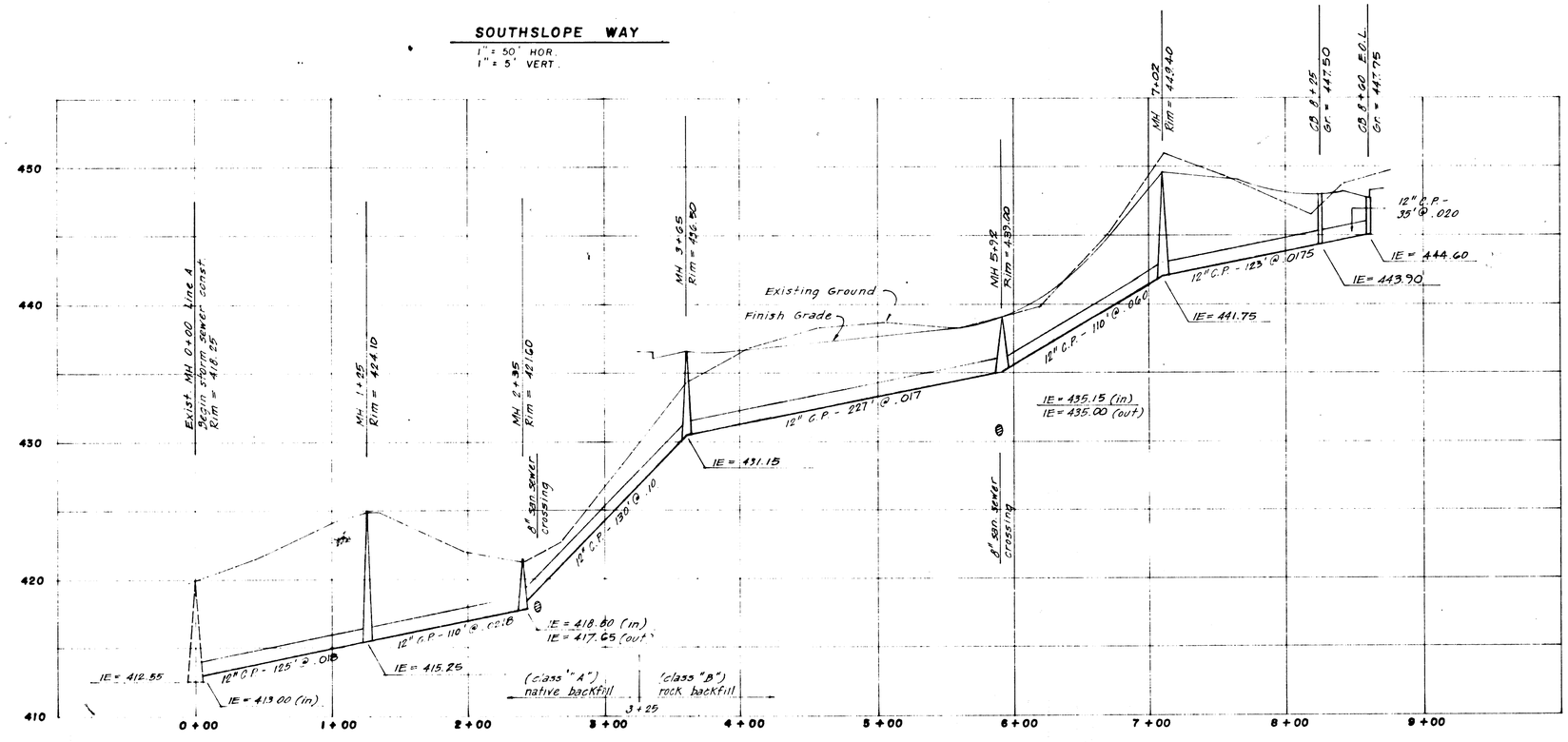
DRAWN BY: JDJ
CHECKED BY: TLA
SCALE: AS SHOWN
MAY, 86 | 86-319
SHEET 2 OF 6



SOUTHSLOPE WAY
1" = 50' HOR.
1" = 5' VERT.



EXETER STREET
1" = 50' HOR.
1" = 5' VERT.



LINE A : STORM SEWER
1" = 50' HOR.
1" = 5' VERT.

Oct. 86	As - Built

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SUITE 405
PORTLAND, OREGON 97225
(503) 297-3721

CLIENT:
ABERNATHY DEVELOPMENT, INC.
415 17th Street Oregon City

PROJECT:
FOWLER'S OAK VIEW ESTATES
West Linn Oregon

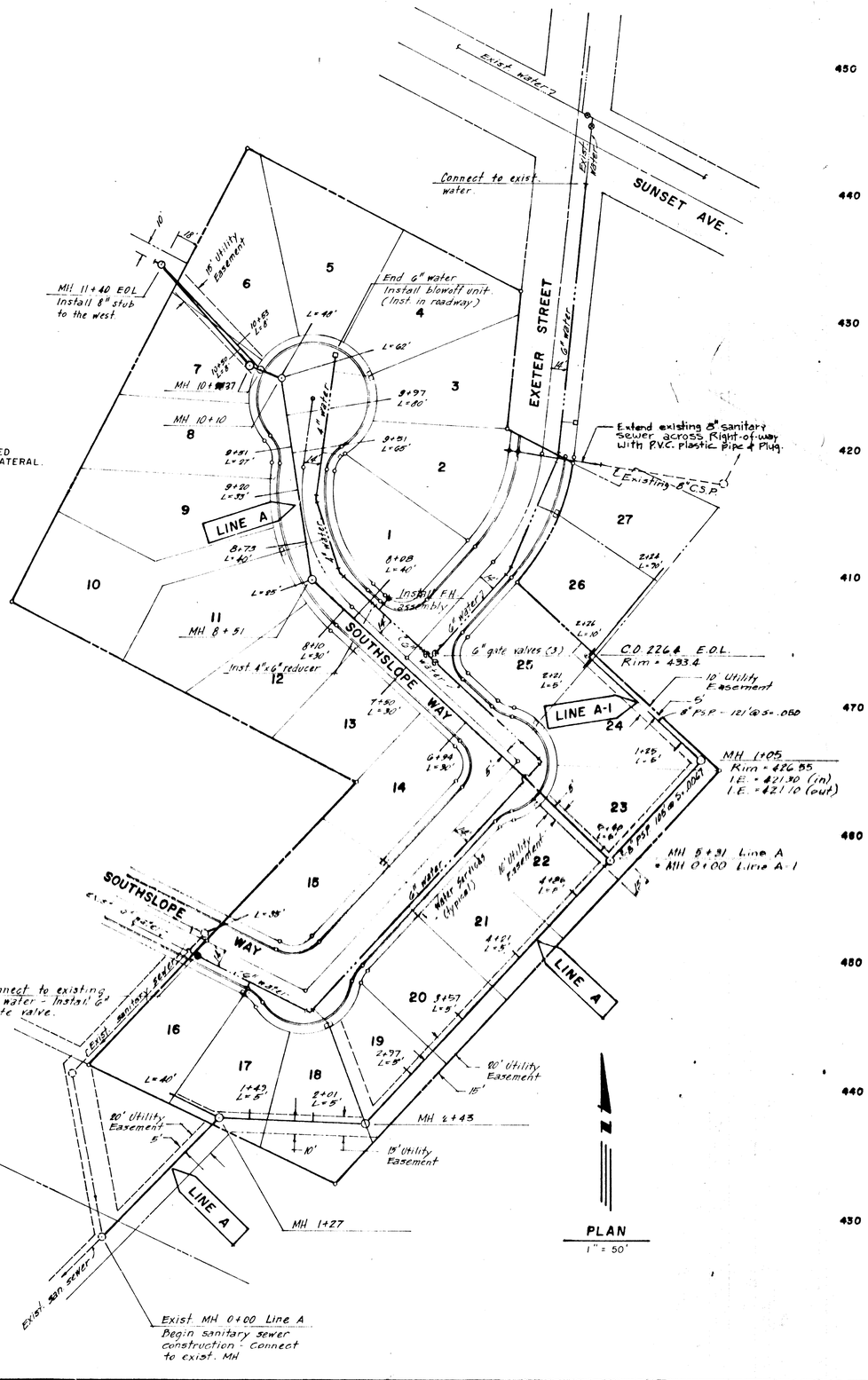
DRAWING TITLE:
STREET and STORM SEWER PROFILES

DRAWN BY: JDJ
CHECKED BY: TLA
SCALE: AS SHOWN
MAY, 86 | 86-319
SHEET 3 OF 6

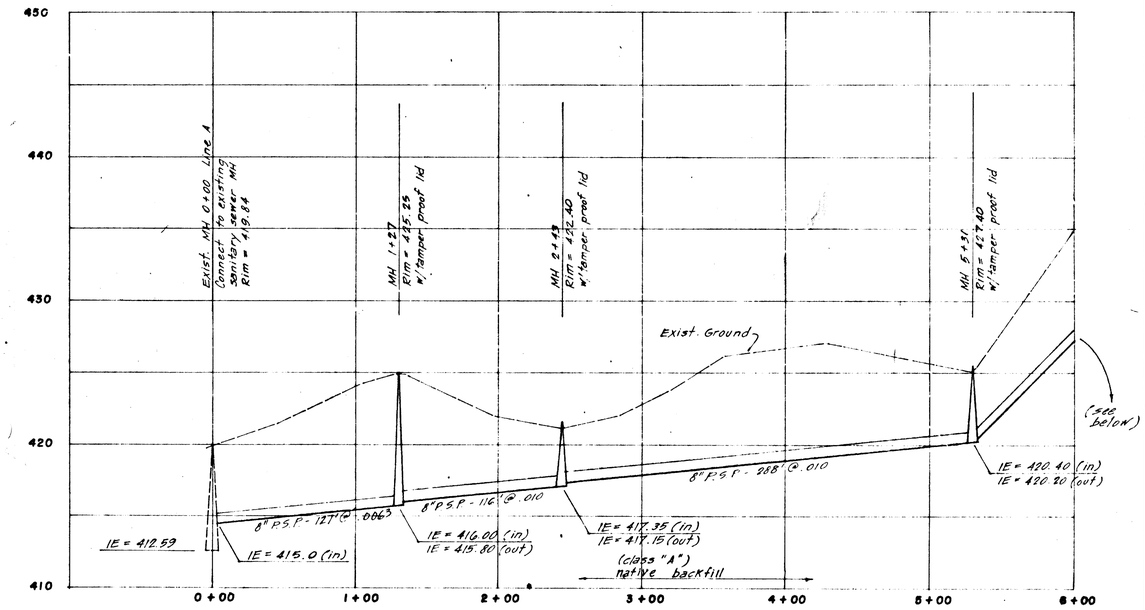
SANITARY SEWER LATERALS

Lot	Station	Length	Depth
1	8+08	40'	7'
2	9+51	65'	5'
3	9+97	80'	6'
4	10+10	62'	6'
5	10+12	48'	6'
6			
7			
8	9+51	27'	8'
9	9+20	33'	7'
10	8+73	40'	7'
11	8+51	25'	8'
12	8+10	30'	7'
13	7+50	30'	6'
14	6+94	30'	6'
15		35'	4'
16	1+27	40'	8'
17	1+49	5'	8'
18	2+01	5'	5'
19	2+97	5'	6'
20	3+57	5'	8'
21	4+21	5'	8'
22	4+86	5'	8'
23	5+40	5'	5'
24	1+25	5'	5'
25	2+21	5'	5'
26	2+26	10'	5'
27	2+24	90'	3'

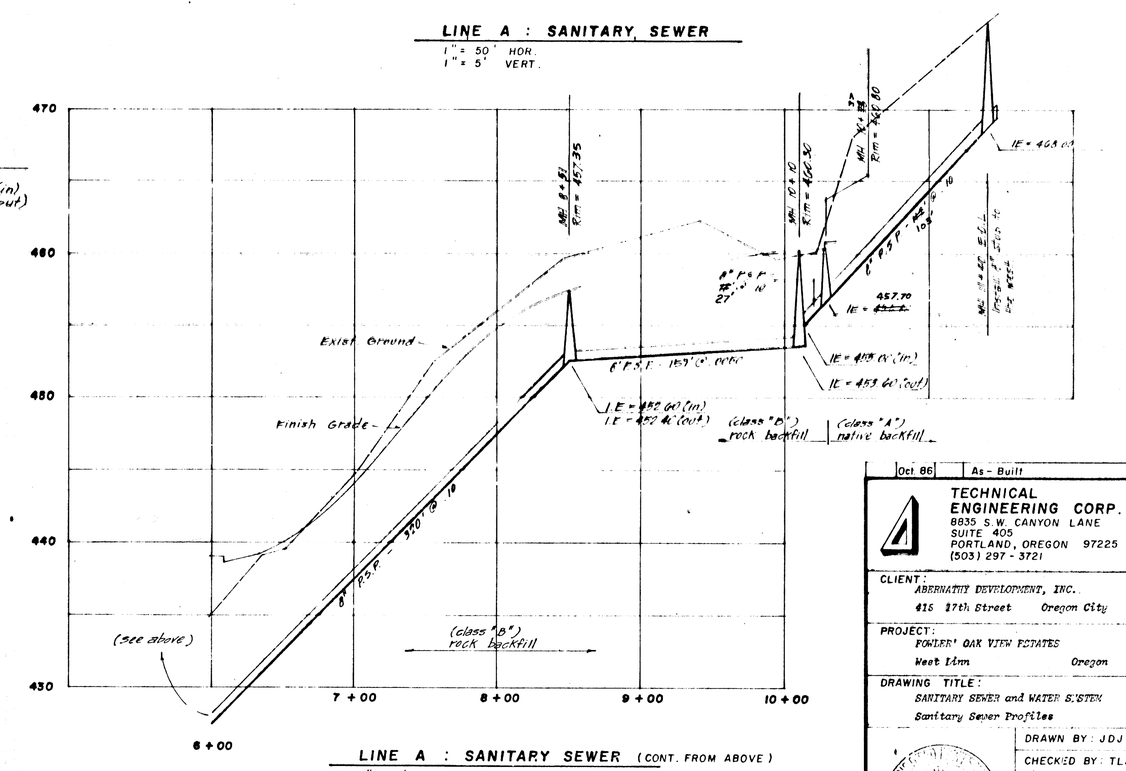
NOTE: SEWER LATERAL DEPTH IS MEASURED FROM EXISTING GROUND AT END OF LATERAL.



PLAN
1" = 50'



LINE A : SANITARY SEWER
1" = 50' HOR.
1" = 5' VERT.



LINE A : SANITARY SEWER (CONT. FROM ABOVE)
1" = 50' HOR.
1" = 5' VERT.

Oct 86	As - Built

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CLIENT: ABERNATHY DEVELOPMENT, INC.
415 17th Street Oregon City

PROJECT: POWLER' OAK VIEW ESTATES
West Linn Oregon

DRAWING TITLE: SANITARY SEWER and WATER SYSTEM
Sanitary Sewer Profiles

DRAWN BY: JDJ
CHECKED BY: TLA
SCALE: AS SHOWN
MAY, 86 | 86-319
SHEET 4 OF 6