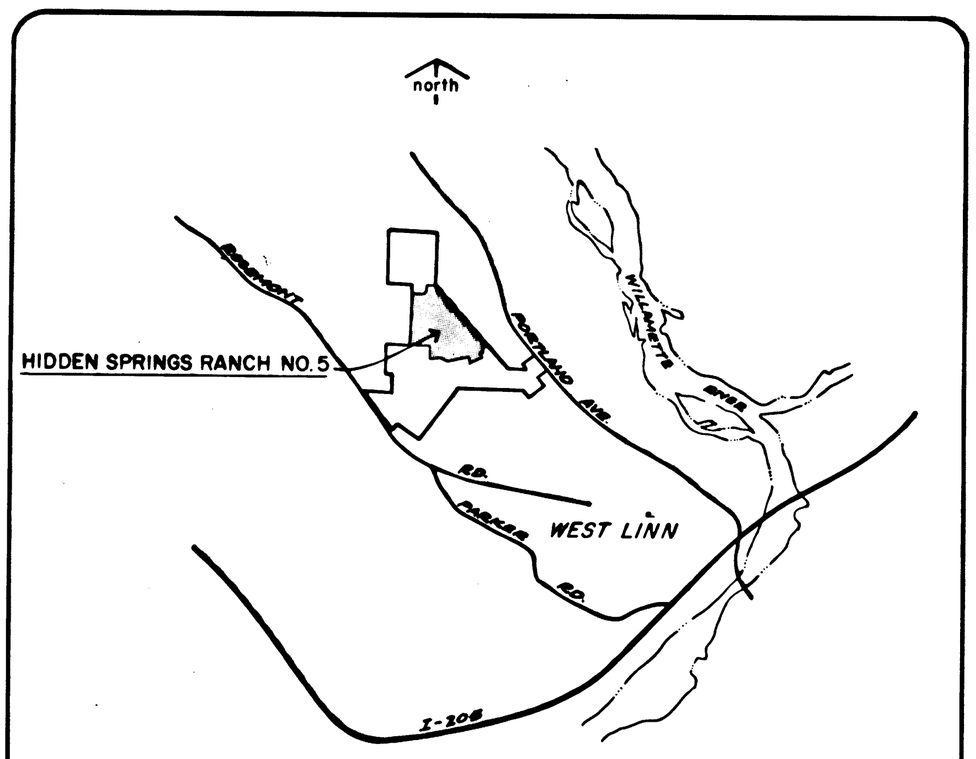
HIDDEN SPRINGS RANCH 5
28



vicinity map

OWNER - DEVELOPER
EDWARDS INDUSTRIES INC.
10350 S.W. FIFTH
BEAVERTON, OREGON

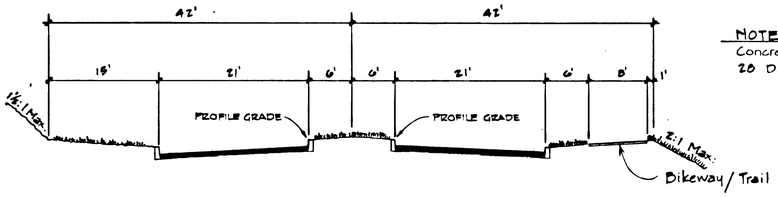
ENGINEER
WILSEY & HAM
PORTLAND CENTER
222 S.W. HARRISON SUITE 4
PORTLAND, OREGON

AS BUILT--AS OF 12-19-78

CONSTRUCTION DRAWINGS

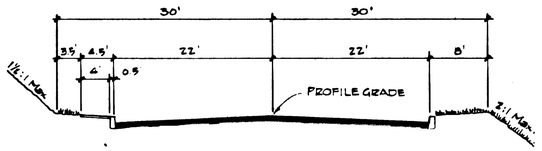
HIDDEN SPRINGS RANCH No. 5

WEST LINN, OREGON



TYPICAL STREET SECTION
HIDDEN SPRINGS ROAD
STA. 0+00 TO 7+47.65
BIKEWAY/TRAIL NOT APPLICABLE

NOTE:
Concrete shall be 3000 p.s.i.. 28 Day strength

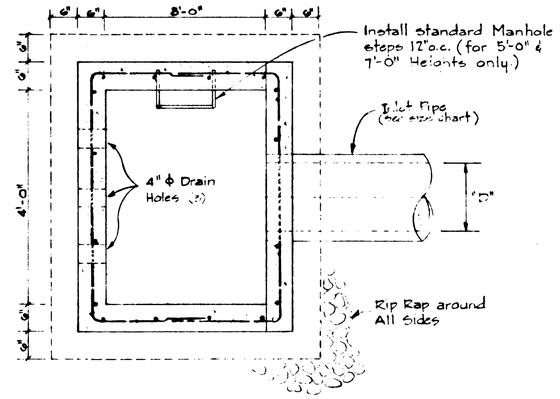


TYPICAL STREET SECTION
HIDDEN SPRINGS ROAD
STA. 7+47.65 TO 15+78.97
SIDEWALK NOT APPLICABLE

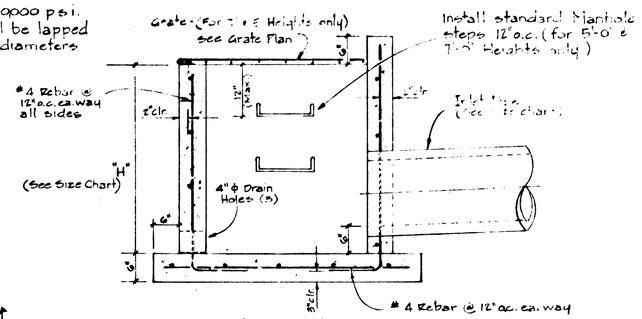
Storm Lat. Location	"D" (Pipe Dia)	"H" (Height)
"M"	12"	2'-6"
"B"	15"	3'-6"
"O"	18"	5'-0"
"D"	24"	7'-0"

SIZE CHART

NOTE:
Reinforcing steel shall be A.S.T.M A615, Grade 40 fy= 40,000 p.s.i. Reinforcing bars shall be lapped a minimum of 24 bar diameters



PLAN

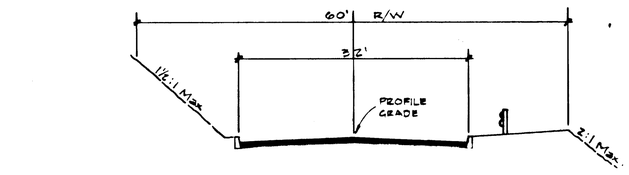


SECTION

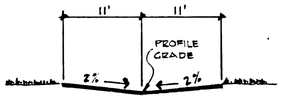
VELOCITY DISSIPATOR
(NOT CONSTRUCTED 12-19-78)

Notes:

1. All work shall conform to the Standards & Specifications of the City of West Linn.
2. Storm Sewer Pipe shall be Pre-Cast Concrete, Tongue & Grove, A.S.T.M. C-14-76, Class 2 without rubber gaskets. All Storm Sewers shall have Class "B" granular bedding. Outside of public roadway areas corrugated metal pipe may be used in lieu of Pre-Cast concrete pipe. Corrugated metal pipe shall be 14ga. Aluminum with helical corrugations or 14ga. steel, completely bituminous coated, with helical corrugations.
3. Joint opening for Storm Sewers laid on a curve shall not exceed that recommended by the manufacturer
4. All catch basins shall be Clackamas County type GB-1 unless otherwise specified on the plans.
5. Sanitary Sewer Pipe shall be Pre-Cast Concrete, Bell & Spigot, A.S.T.M. C-14-76, Class 2 or Class 3 as specified, with [illegible] gaskets. [illegible] shall have [illegible] bedding.
6. Sanitary Sewer laterals to downhill lots are to be laid at 1%. Laterals to uphill lots shall be 6' deep at the ℄.
7. Water Lines shall be Ductile Iron Pipe, Class 51 with Tyton Joints.
8. Water Lines shall have a min. 36" cover. Possible conflicts exist at Catch Basin Laterals. The contractor should expose these prior to water line construction.
9. Wheelchair ramps shall be installed at all intersections per the City of West Linn.
10. Two 4" dia. Curb Rain Drain outlets to be installed per lot, within 5' of the ℄, unless Storm Sewer service is provided.
11. All existing utilities shown are from record only. The Contractor shall expose these for verification prior to beginning construction where applicable.
12. All trenches in paved areas shall have granular backfill with proper compaction.

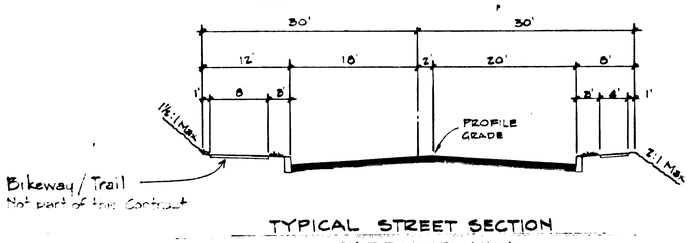


TYPICAL STREET SECTION
HIDDEN SPRINGS ROAD
STA. 16+25.47 TO 27+23.16
NOT PART OF THIS CONTRACT

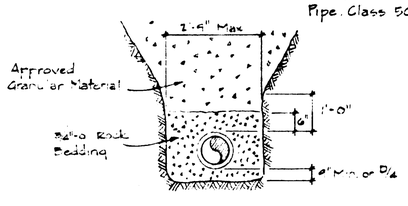


TYPICAL STREET SECTION
PRIVATE STREETS

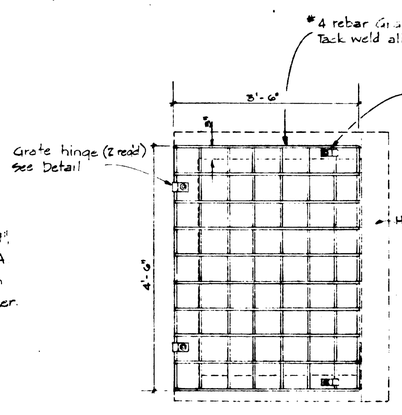
Where pipe depth exceeds 18', the max. trench width shall be 2'-9" at 1' above the top of the pipe. If greater than 2'-9", use Class A, arch encasement per P.C.A Design Manual or substitute Ductile Iron Pipe, Class 50 or as directed by Engineer.



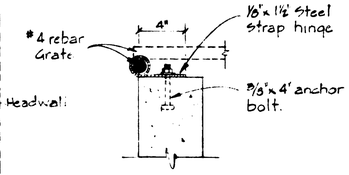
TYPICAL STREET SECTION
CARRIAGE WAY
SIDEWALK & BIKEWAY / TRAIL NOT APPLICABLE



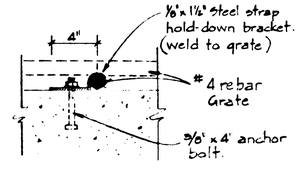
TYPICAL TRENCH SECTION



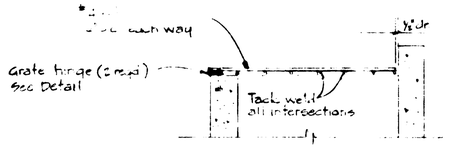
PLAN



GRATE HINGE DETAIL
NO SCALE

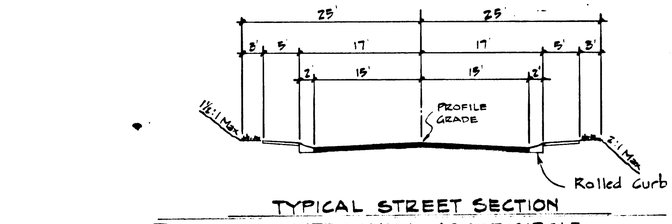


GRATE HOLD-DOWN BRACKET DETAIL
NO SCALE



SECTION

VELOCITY DISSIPATOR GRATE
FOR 5'-0" & 7'-0" HEIGHTS ONLY
NO SCALE



TYPICAL STREET SECTION
HUNTER WAY, ASCOT CIRCLE
& BLUE GRASS WAY.
SIDEWALKS NOT APPLICABLE

W&H WILSEY & HAM
Suite 4, Portland Center, 222 S.W. Harrison
Portland, Oregon 97201
503 227-0453

AS BUILT--AS OF 12-19-78

HIDDEN SPRINGS RANCH No. 5
WEST LINN, OREGON

NOTES & DETAILS

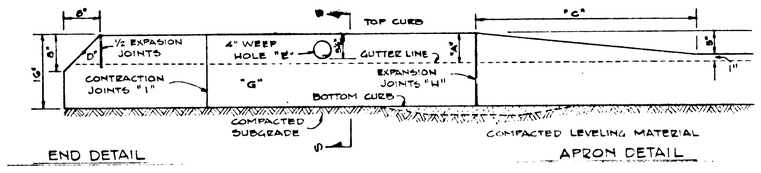
EDWARDS INDUSTRIES INC.

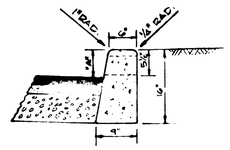
BEAVERTON, OREGON

7-7-78 REV PER CITY OF WEST LINN G.B.

REGISTERED PROFESSIONAL ENGINEER 8979 OREGON JAN 20, 1978 JERRY M. PAYNE

SHEET NO. 1/18
DESIGN
DRAWN May '78 BY G.B.
CHECKED BY
FILE NO. 4-1120-Gen1



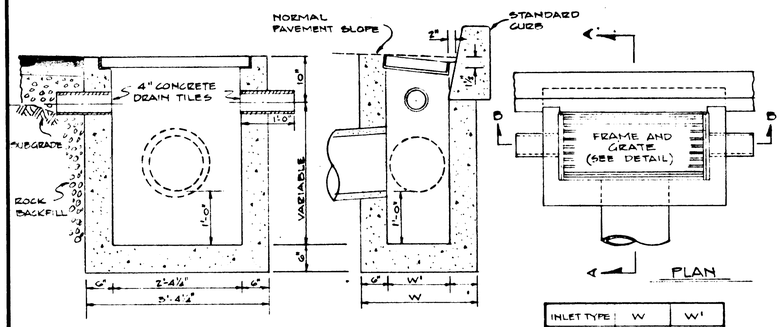


NOTES:

"A" CURB EXPOSURE STANDARD 6", VARY AS SHOWN ON TYPICAL SECTIONS OR AS DIRECTED.
"B" CURB EXPOSURE AT DRIVEWAY, STANDARD 1" OR AS DIRECTED
"C" DRIVEWAY APRON, STANDARD RESIDENTIAL 4", COMMERCIAL 8" OR AS DIRECTED
"D" END CURB SECTION, TOP TO BE REMOVE UPON EXTENSION OF CURB
"E" WEEP HOLE 4" PLASTIC DRAIN PIPE OR APPROVED EQUAL LOCATED AS INDICATED ON THE PLANS OR AS DIRECTED
"F" LEVELING COURSE, 3/4"-0" OR 1/2"-0" CRUSHED ROCK
"G" PORTLAND CEMENT CONCRETE CLASS "A" 3300 PSI
"H" EXPANSION JOINTS MAX. 45' AND LOCATIONS AS DIRECTED
"I" CONTRACTION JOINTS, MAX. 15' AND LOCATIONS AS DIRECTED

SPECIFICATIONS FOR CONCRETE AND MISC. MATERIALS USED IN CURB CONSTRUCTION SHALL CONFORM TO THE CURRENT O.S.H.D. STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION

GENERAL PURPOSE CURB TYPE "C"

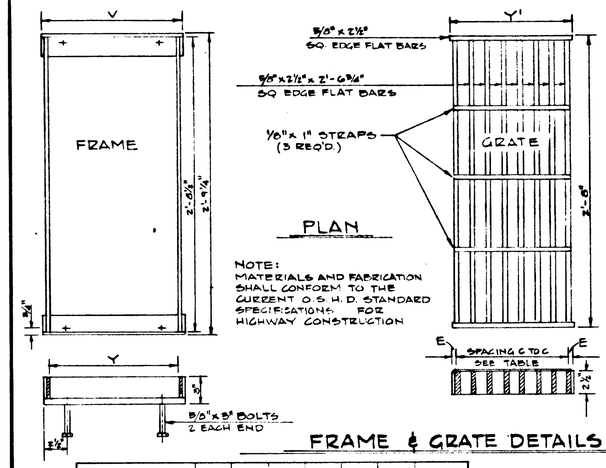


INLET TYPE	W	W'
GB-1	2'-0 7/8"	1'-8 7/8"
GB-2	3'-5 3/8"	2'-3 5/8"

TYPES GB-1 & GB-2

NOTE: A MAXIMUM DEVIATION FROM THE PLAN DIMENSIONS OF ONE INCH, AT THE INLET BLOCK, SHALL BE ALLOWED FOR THE TAPERING OF FORMS USED IN CONSTRUCTION OF CONCRETE INLETS

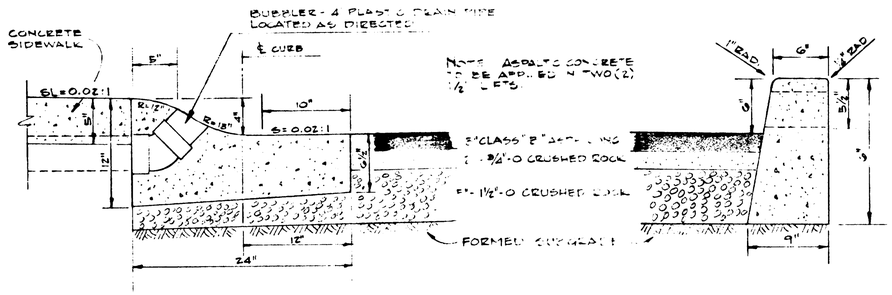
CONCRETE INLET DETAILS



NOTE:
MATERIALS AND FABRICATION SHALL CONFORM TO THE CURRENT O.S.H.D. STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION

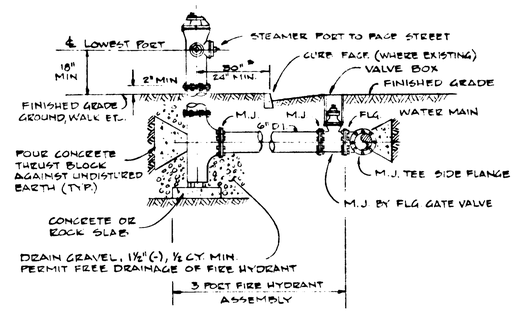
FRAME & GRATE DETAILS

INLET TYPE	V	Y	Y'	E	SPACING C TO C	NO. OF BARS	REMARKS
GB-1	1'-10 1/4"	1'-5 3/4"	1'-0 1/2"	5/8"	1 3/4"	12	
GB-2	2'-4 1/2"	2'-3 5/8"	2'-3"	5/8"	1 3/4"	8	2 GRATES

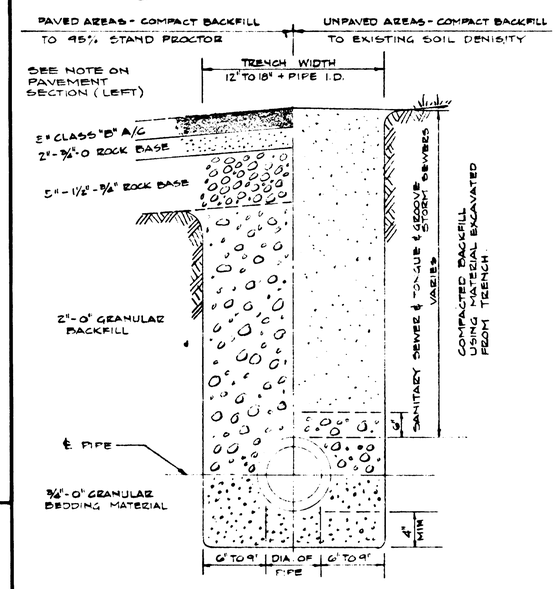


NOTE: SPECIFICATIONS FOR CONCRETE CURBS, ASPHALTIC CONCRETE, CRUSHED ROCK AND SUBGRADE CONSTRUCTION SHALL CONFORM TO THE CURRENT O.S.H.D. STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION.

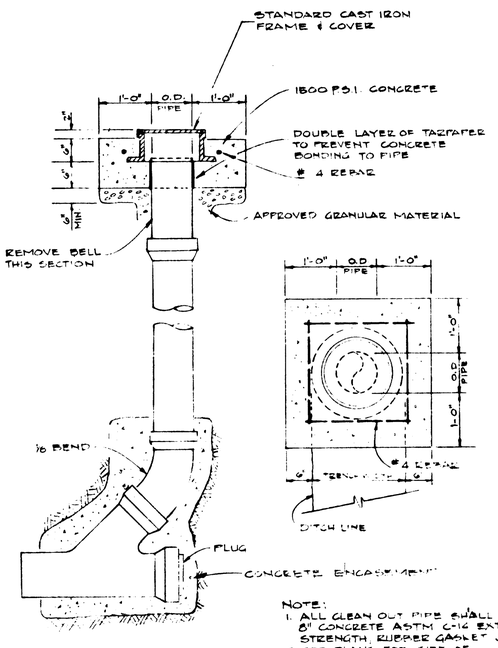
ROLLED CURB — PAVEMENT SECTION — VERTICAL CURB



STANDARD FIRE HYDRANT

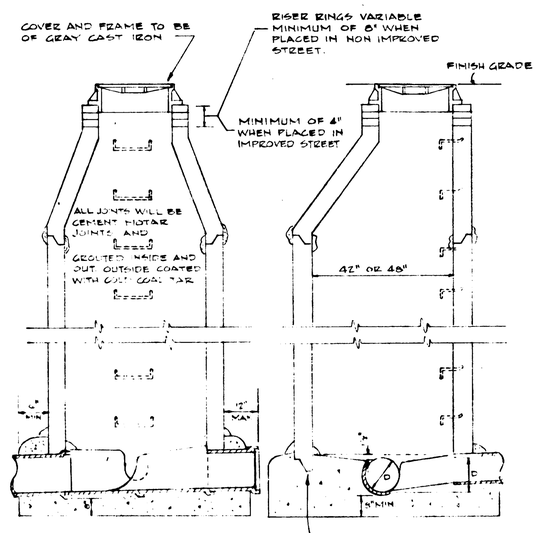


BEDDING & BACKFILL DETAIL STORM & SANITARY SEWERS



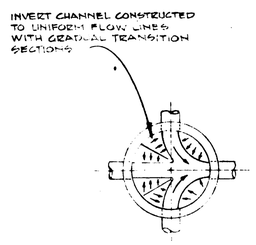
NOTE:
1. ALL CLEAN OUT PIPE SHALL BE 6" CONCRETE ASTM C-14 EXTRA STRENGTH, RUBBER GASKET JOINT
2. SEE PLANS FOR SIZE OF LATERAL.

STANDARD CLEANOUT

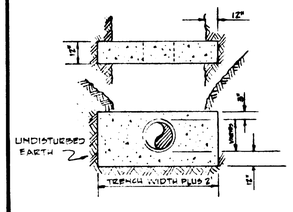


ALL PRECAST CONCRETE TO HAVE 28 DAY STRENGTH OF 4000 PSI AND ALL POURED IN PLACE CONCRETE TO HAVE A 28 DAY STRENGTH OF 3000 PSI A.S.T.M. 478-65T

STANDARD MANHOLE

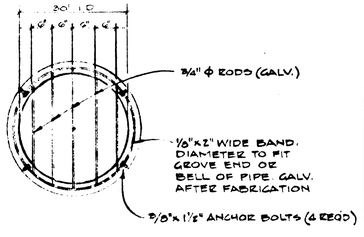


GENERAL PLAN OF MANHOLE CHANNEL INTERSECTION
NO SCALE



TYPICAL CONCRETE ANCHOR BLOCK
NO SCALE

SLOPE	MIN. ANCHOR SPACING CENTER TO CENTER
20-24%	35 FT.
25-50%	29 FT.
51 +	15 FT. OR CONC. ENCASEMENT



PIPE END GRATE FOR STORM LATERAL "E"
NO SCALE

W&H WILSEY & HAM
Suite 4, Portland Center, 222 S.W. Harrison
Portland, Oregon 97201 503 227-0455

AS BUILT-- AS OF 12-19-78

HIDDEN SPRINGS RANCH No. 5
WEST LINN OREGON

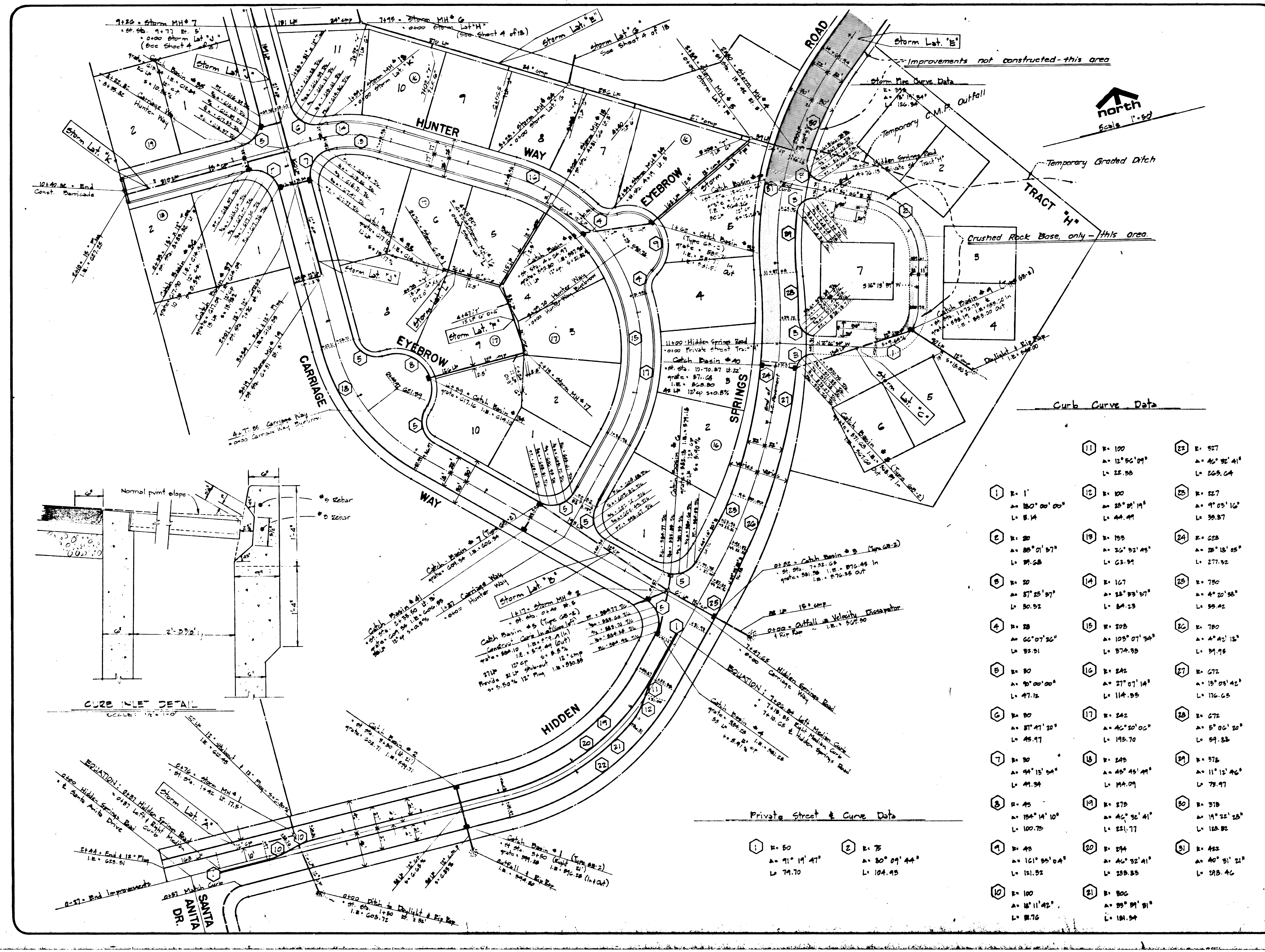
DETAILS

EDWARDS INDUSTRIES INC. OREGON

BEAVERTON,

7-7-78 REV. PER CITY OF WEST LINN C.B.

SHEET NO. 2/18
DESIGN
DRAWN May '78 BY C.B.
CHECKED BY
FILE NO. L-1102-6801



Curb Curve Data

Curve	R	Δ	L
1	1'	180°00'00"	3.14
2	20	88°01'37"	30.68
3	20	87°23'37"	30.52
4	28	66°07'26"	32.31
5	30	90°00'00"	47.12
6	30	87°47'20"	45.97
7	30	94°13'34"	49.34
8	43	134°14'10"	100.73
9	43	161°33'04"	121.32
10	100	18°11'42"	31.76
11	100	12°56'09"	22.58
12	100	25°29'19"	44.49
13	133	26°52'43"	62.39
14	167	28°53'57"	84.23
15	208	103°07'34"	374.38
16	242	27°07'14"	114.55
17	242	46°20'06"	195.70
18	243	45°43'49"	194.09
19	273	46°32'41"	221.77
20	294	46°32'41"	238.83
21	306	33°59'31"	181.54
22	327	46°32'41"	265.64
23	227	9°03'16"	35.87
24	628	25°18'05"	277.32
25	730	4°20'58"	55.42
26	780	4°42'13"	59.95
27	672	15°03'42"	176.65
28	672	5°06'20"	59.88
29	378	11°12'46"	73.97
30	378	19°22'28"	128.82
31	422	40°31'21"	298.46

Private Street & Curve Data

Curve	R	Δ	L
1	50	91°19'47"	79.70
2	75	80°09'44"	104.93

W&H WILSEY & HAM
Suite 4, Portland Center, 222 S.W. Harrison
Portland, Oregon 97201 503 227-0455

AS BUILT--STREET & STORM AS OF 12-19-78

HIDDEN SPRINGS RANCH No. 5

WEST LINN, OREGON

STREET & STORM PLAN

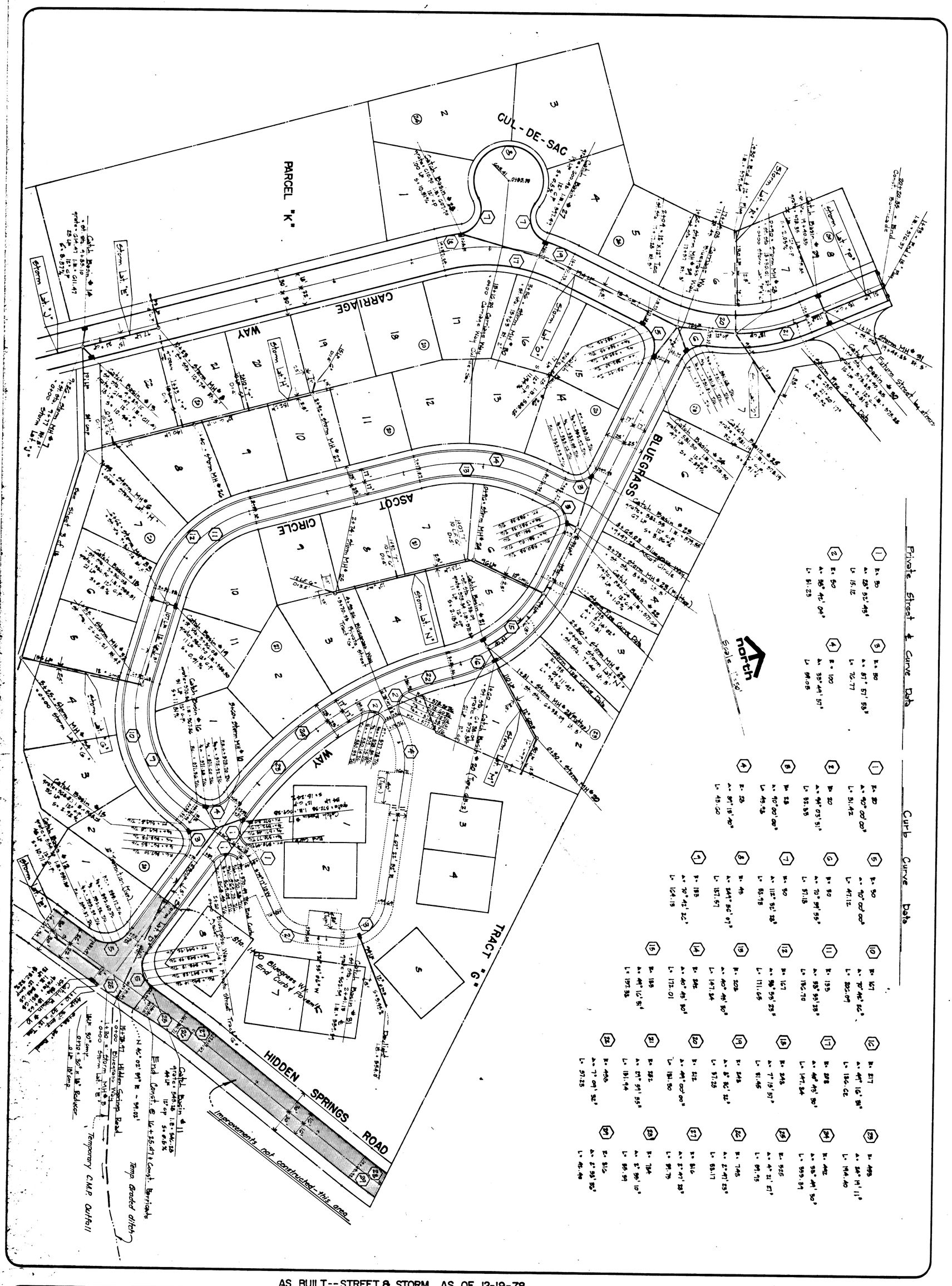
EDWARDS INDUSTRIES INC.

BEAVERTON, OREGON

REGISTERED PROFESSIONAL ENGINEER — OREGON — HENRY M. PALMER

12-5-78 AS BUILT
8-19-78 Rev. per City of West Linn RJP

SHEET NO. 3/18
DESIGN May '78 BY RJP
DRAWN May '78 BY RJP
CHECKED ____ BY ____
FILE NO. 4-1100-6301



AS BUILT--STREET & STORM AS OF 12-19-78

SHEET NO. 4/18

DESIGN May '78 BY RJP
DRAWN May '78 BY RJP
CHECKED ____ BY ____
FILE NO. 4-1100-6801

REGISTERED PROFESSIONAL ENGINEER 8079 OREGON JERRY M. PALMER

HIDDEN SPRINGS RANCH No. 5

WEST LINN, OREGON

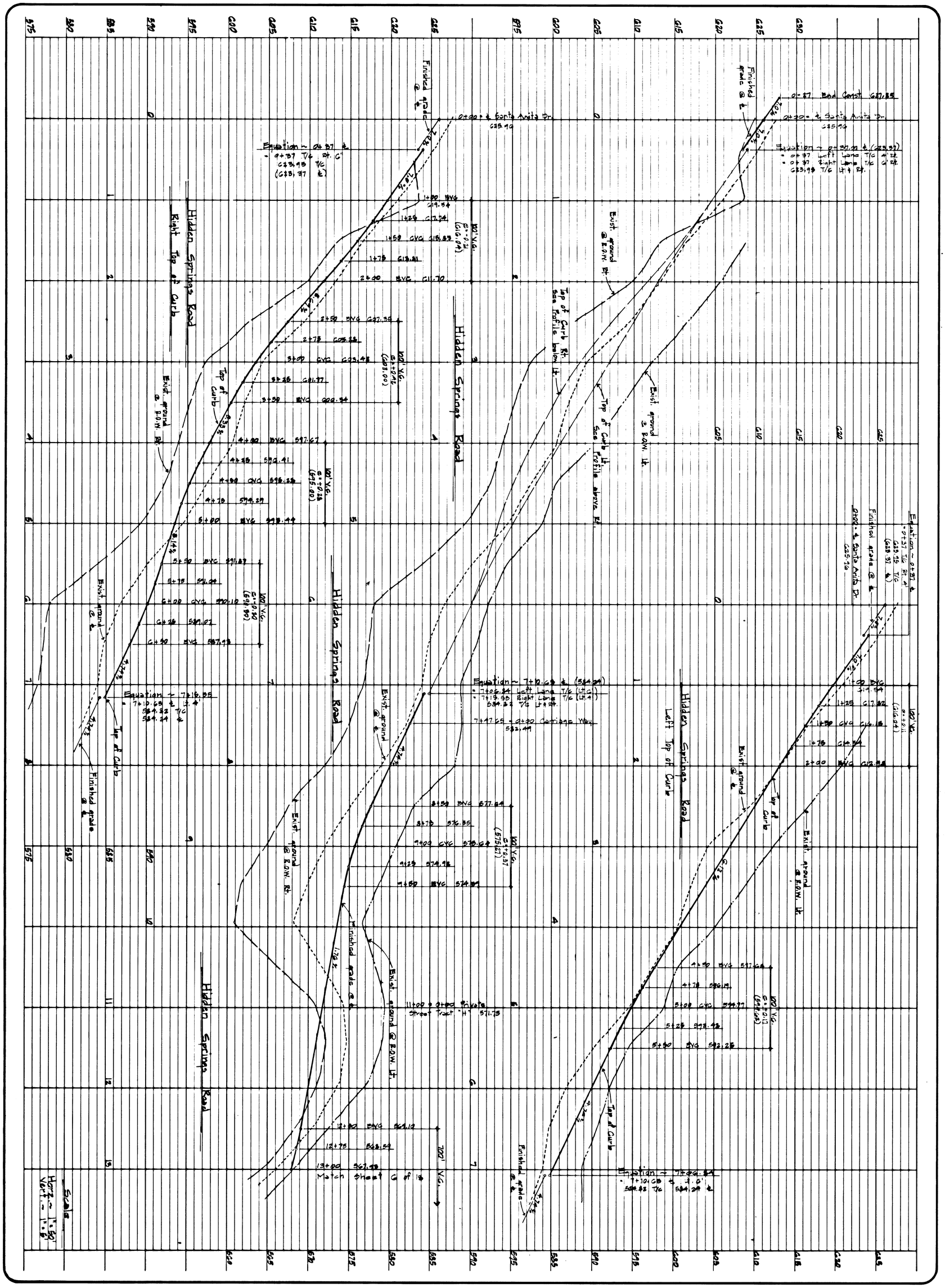
STREET & STORM PLAN

EDWARDS INDUSTRIES INC.

BEAVERTON, OREGON

W&H WILSEY & HAM

Suite 4, Portland Center, 222 S.W. Harrison
Portland, Oregon 97201 503 227-0455



AS BUILT--AS OF 12-19-78

SHEET NO. 5/18
DESIGN May '78 BY RJP
DRAWN May '78 BY RJP
CHECKED _____ BY _____
FILE NO. 4-1100-6801

REGISTERED PROFESSIONAL ENGINEER 8979 Jerry M. Palmer OREGON JAN 30, 1976 JERRY M. PALMER

HIDDEN SPRINGS RANCH No. 5

WEST LINN, OREGON

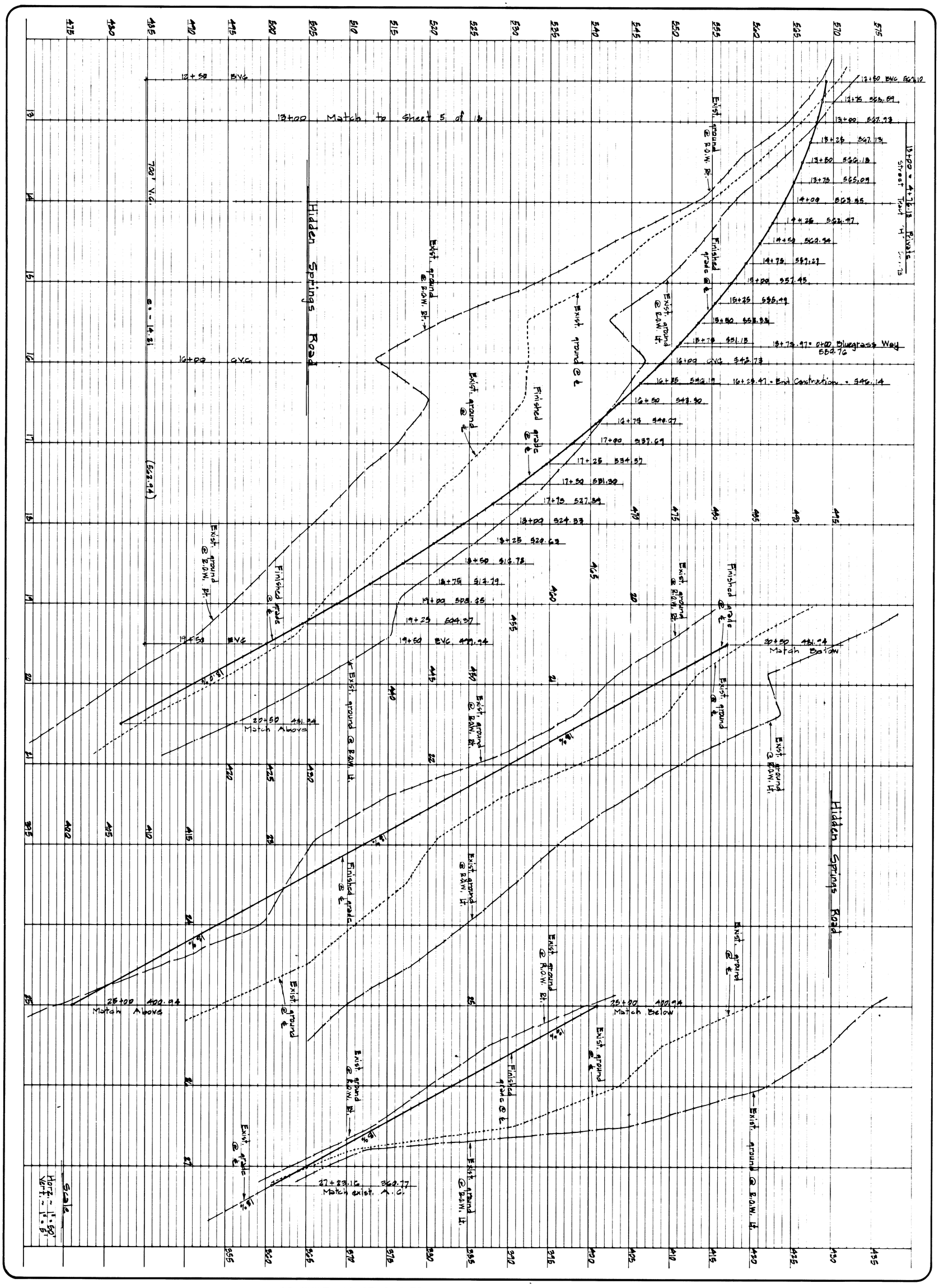
STREET PROFILE

EDWARDS INDUSTRIES INC.

BEAVERTON, OREGON

W&H WILSEY & HAM

Suite 4, Portland Center, 222 S.W. Harrison
Portland, Oregon 97201 503 227-0455



AS BUILT--AS OF 12-19-78

SHEET NO. 6/18

DESIGN May '78 BY RJP
DRAWN May '78 BY RJP
CHECKED _____ BY _____
FILE NO. 4-1100-6801

REGISTERED PROFESSIONAL ENGINEER 8979 OREGON JERRY M. FALMER

HIDDEN SPRINGS RANCH No. 5

WEST LINN, OREGON

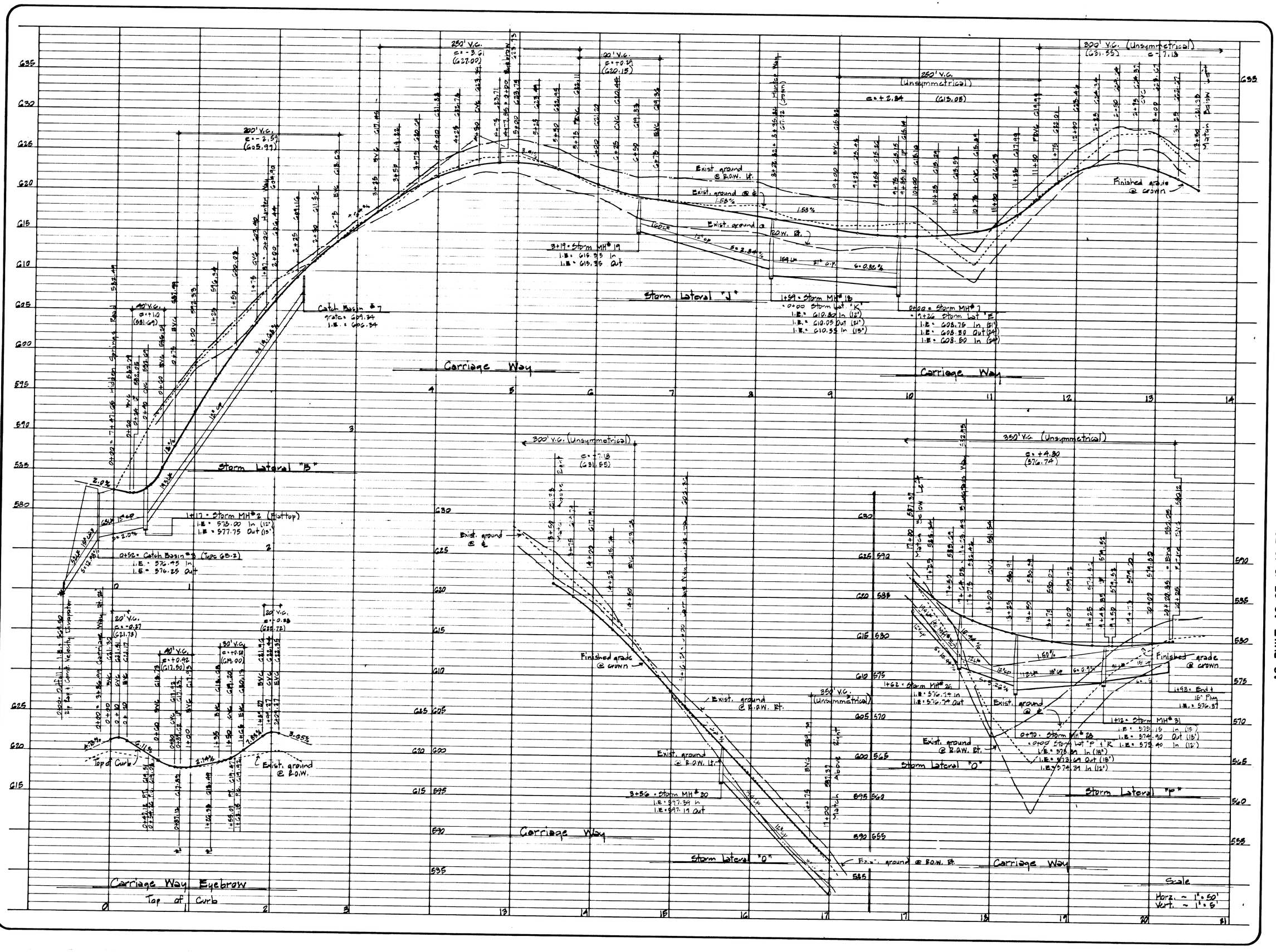
STREET PROFILE

EDWARDS INDUSTRIES INC.

BEAVERTON, OREGON

W&H WILSEY & HAM

Suite 4, Portland Center, 222 S.W. Harrison
Portland, Oregon 97201 503 227-0455



AS BUILT--AS OF 12-19-78

HIDDEN SPRINGS RANCH No. 5

WEST LINN, OREGON

STREET & STORM SEWER PROFILE

EDWARDS INDUSTRIES INC.

BEAVERTON, OREGON

W&H WILSEY & HAM

Suite 4, Portland Center, 222 S.W. Harrison
Portland, Oregon 97201 503 227-0455

REGISTERED PROFESSIONAL ENGINEER

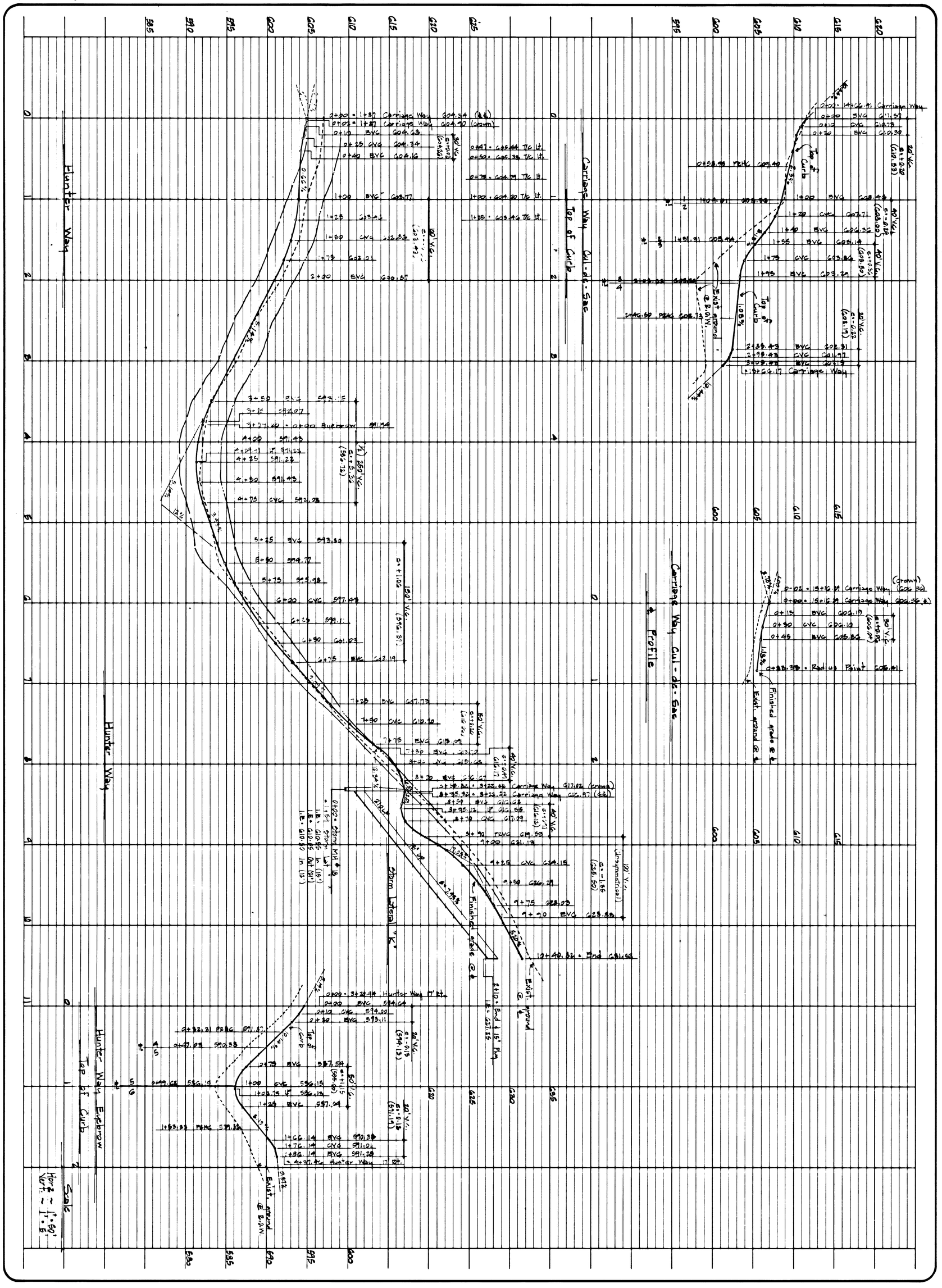
SHEET NO. 7/18

DESIGN May '78 BY RJP

DRAWN May '78 BY RJP

CHECKED BY

FILE NO. 4-1100-6201



AS BUILT--AS OF 12-19-78

SHEET NO. 8/18

DESIGN May '78 BY DJP

DRAWN May '78 BY DJP

CHECKED BY

FILE NO. 9-1100-6801

REGISTERED PROFESSIONAL ENGINEER 8979 OREGON DEC. 1976 HENRY M. PALMER

HIDDEN SPRINGS RANCH No. 5

WEST LINN, OREGON

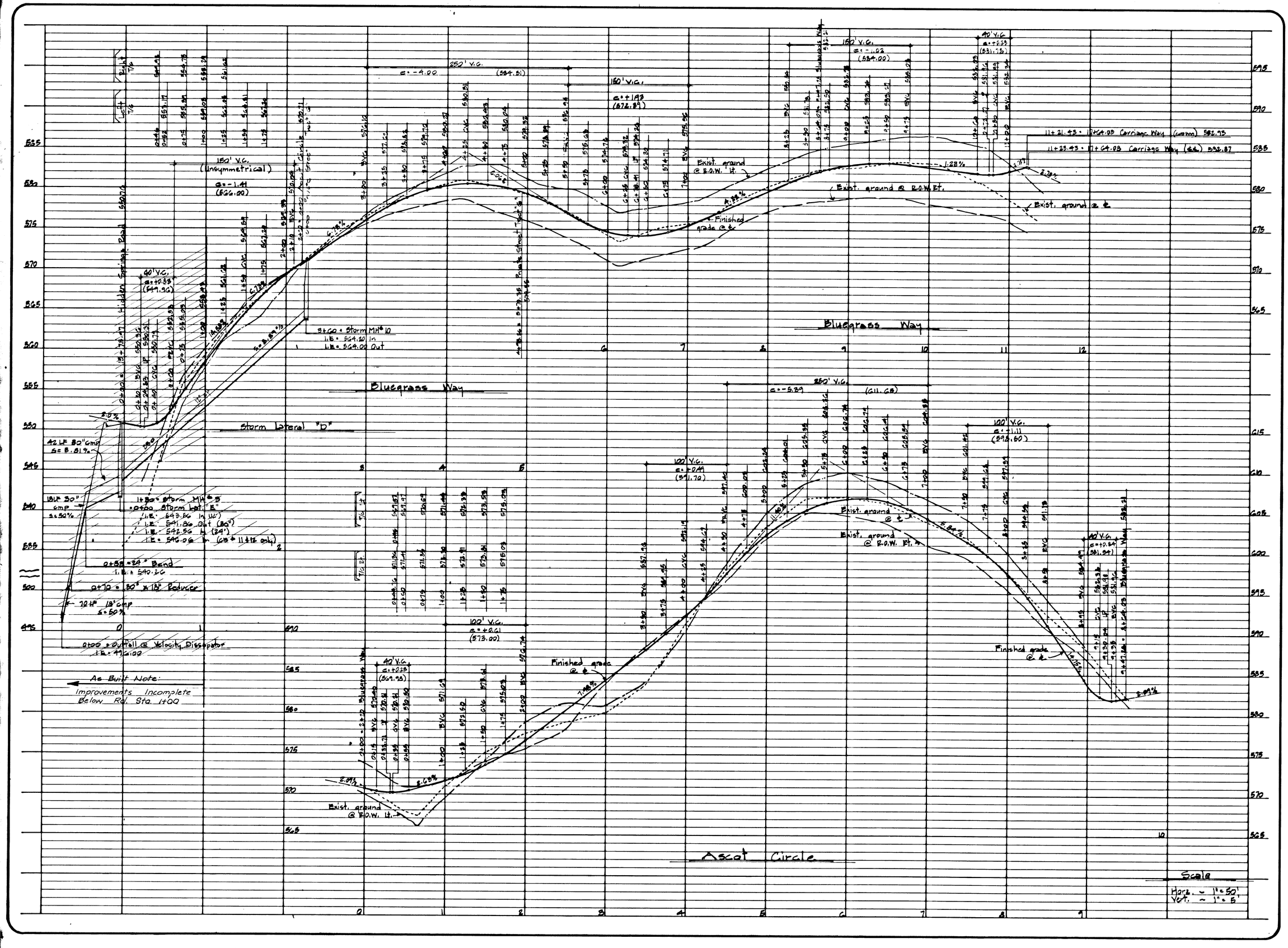
STREET & STORM SEWER PROFILE

EDWARDS INDUSTRIES INC.

BEAVERTON, OREGON

W&H WILSEY & HAM

Suite 4, Portland Center, 222 S.W. Harrison
Portland, Oregon 97201 503 227-0455



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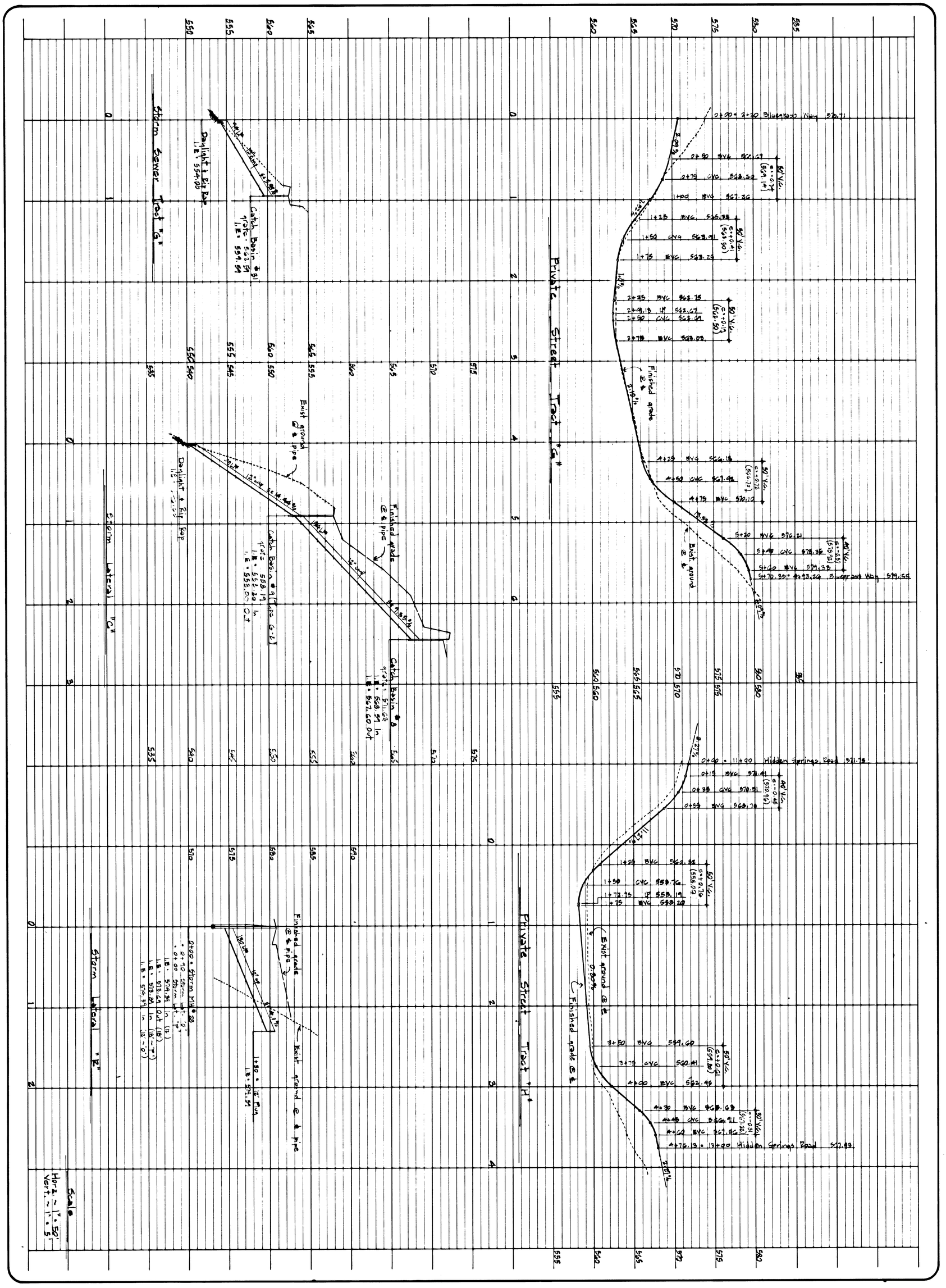
Portland, Oregon 97201
503 227-0455

AS BUILT--AS OF 12-19-78

HIDDEN SPRINGS RANCH No. 5
WEST LINN, OREGON
STREET & STORM SEWER PROFILE
EDWARDS INDUSTRIES INC.
BEAVERTON, OREGON

REGISTERED PROFESSIONAL ENGINEER 8979 OREGON JERRY M. PALMER

SHEET NO. 9/18
DESIGN May '78 BY RJP
DRAWN May '78 BY RJP
CHECKED BY
FILE NO. 4-1100-6801



AS BUILT--AS OF 12-19-78

SHEET NO. 10/18

DESIGN May '78 BY RJP
DRAWN May '78 BY RJP
CHECKED _____ BY _____
FILE NO. 4-1100-6801

REGISTERED PROFESSIONAL ENGINEER 8979 OREGON JAN. 26, 1978 VERRY M. PALMER

HIDDEN SPRINGS RANCH No. 5

WEST LINN, OREGON

STREET & STORM SEWER PROFILE

EDWARDS INDUSTRIES INC.

BEAVERTON, OREGON

W&H WILSEY & HAM

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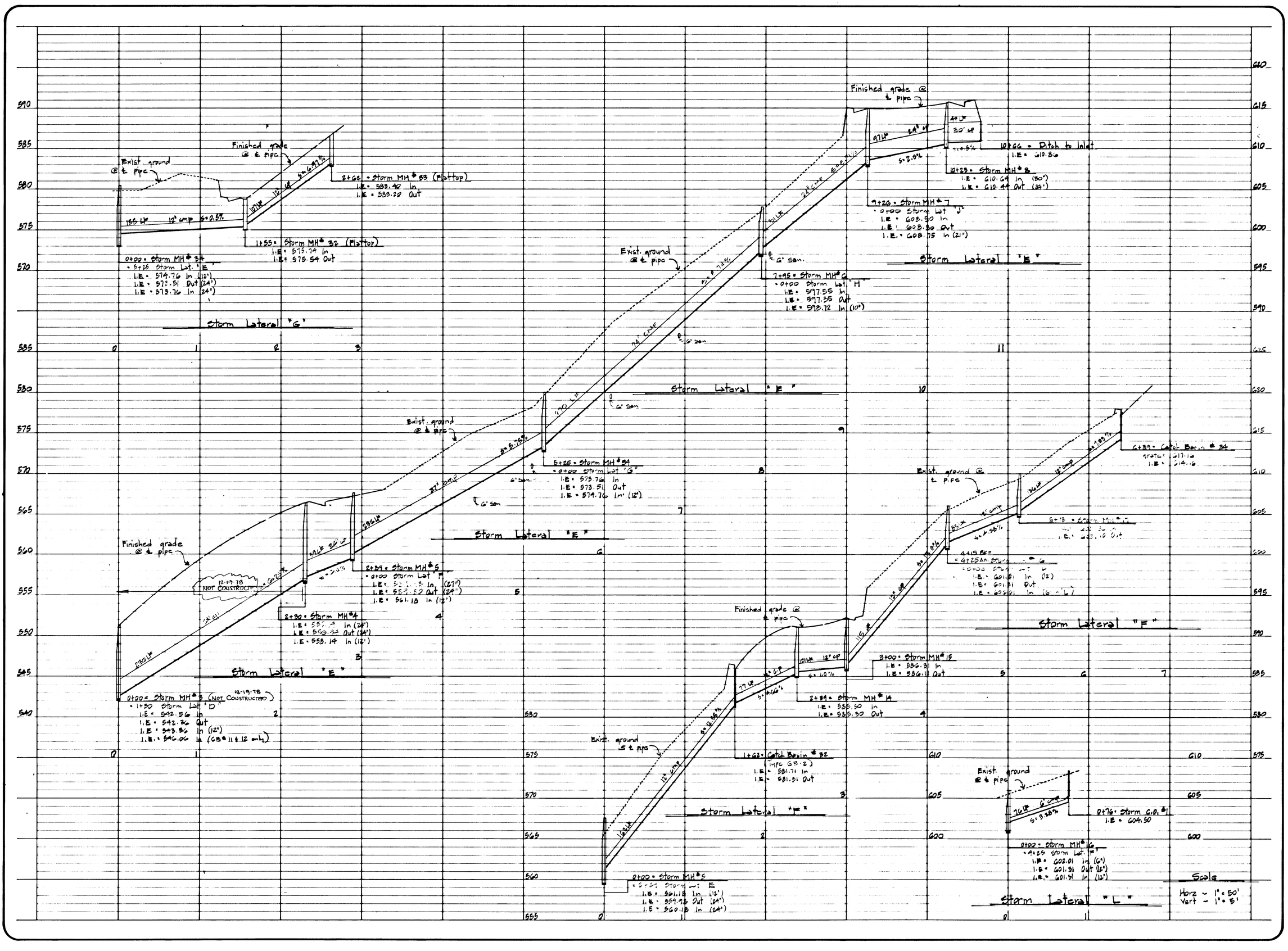
Portland, Oregon 97201 503 227-0455



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Portland, Oregon 97201 503 227-0455

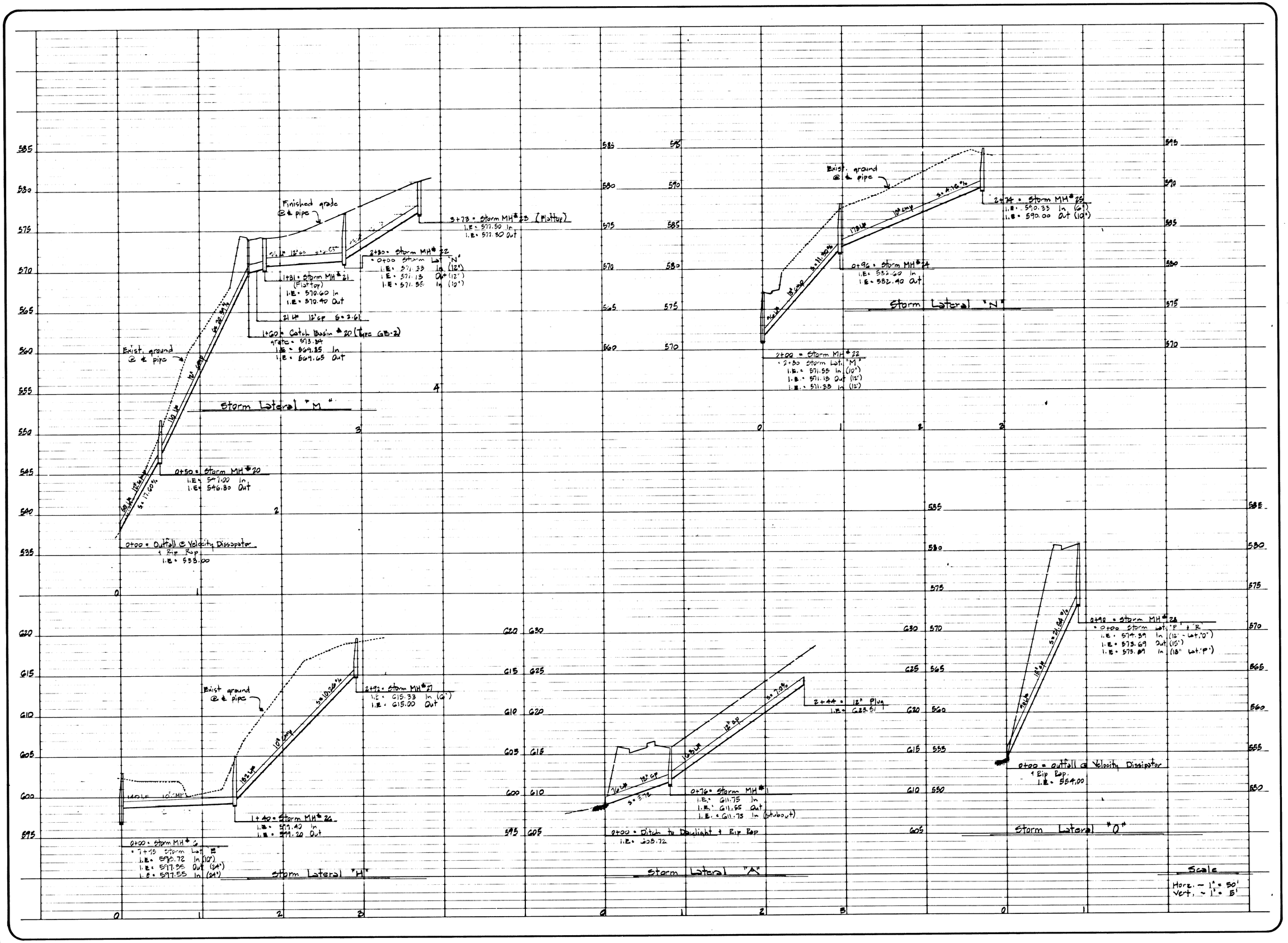
HIDDEN SPRINGS RANCH No. 5
WEST LINN, OREGON
STORM SEWER PROFILE
EDWARDS INDUSTRIES INC.
BEAVERTON, OREGON

AS BUILT--AS OF 12-19-78

REGISTERED PROFESSIONAL ENGINEER 8973 OREGON JAN. 26, 1971 JAMES M. KASER

7-19-78 Rev. Storm Lat. "E" EH

SHEET NO. 11/18
DESIGN May '78 BY BAP
DRAWN May '78 BY BAP
CHECKED BY
FILE NO. 4-1102-G&D1



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AS BUILT--AS OF 12-19-78

HIDDEN SPRINGS RANCH No. 5

WEST LINN, OREGON

STORM SEWER PROFILE

EDWARDS INDUSTRIES INC

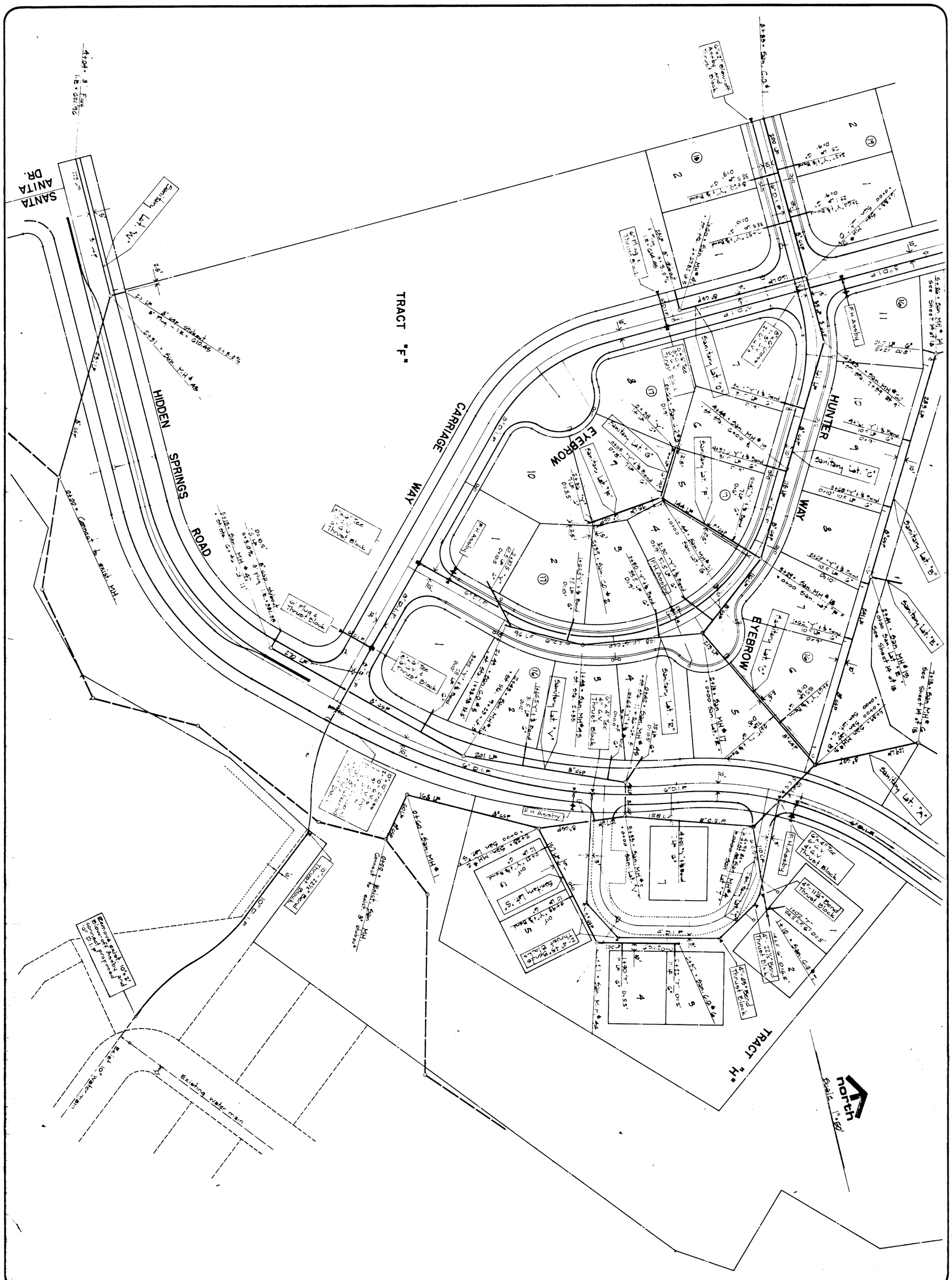
BEAVERTON, OREGON

REGISTERED PROFESSIONAL ENGINEER 8973 OREGON JERRY M. PALMER

SHEET NO. 12/78

DESIGN May '78 BY RJP
DRAWN May '78 BY RJP
CHECKED BY
FILE NO. 4-1100-6801

7-13-78 Rev. Storm Lat. "E" RH



7/7/78 Rev. S.S. per City of West Linn R.H
6/9/78 Rev. F.H.'s & Water Services C.B
5/25/78 Rev. 10" D.I.P. Alignment C.B

AS BUILT--SANITARY SEWER & WATER AS OF 12-19-78

SHEET NO. 13/18

DESIGN May '78 BY RJP
DRAWN May '78 BY RJP
CHECKED _____ BY _____
FILE NO. 4-1100-6801

REGISTERED PROFESSIONAL ENGINEER 8070 OREGON 30 1979 JERRY M. PALMER

HIDDEN SPRINGS RANCH No. 5

WEST LINN, OREGON

SANITARY SEWER & WATER PLAN

EDWARDS INDUSTRIES, INC.

BEAVERTON, OREGON

W&H WILSEY & HAM

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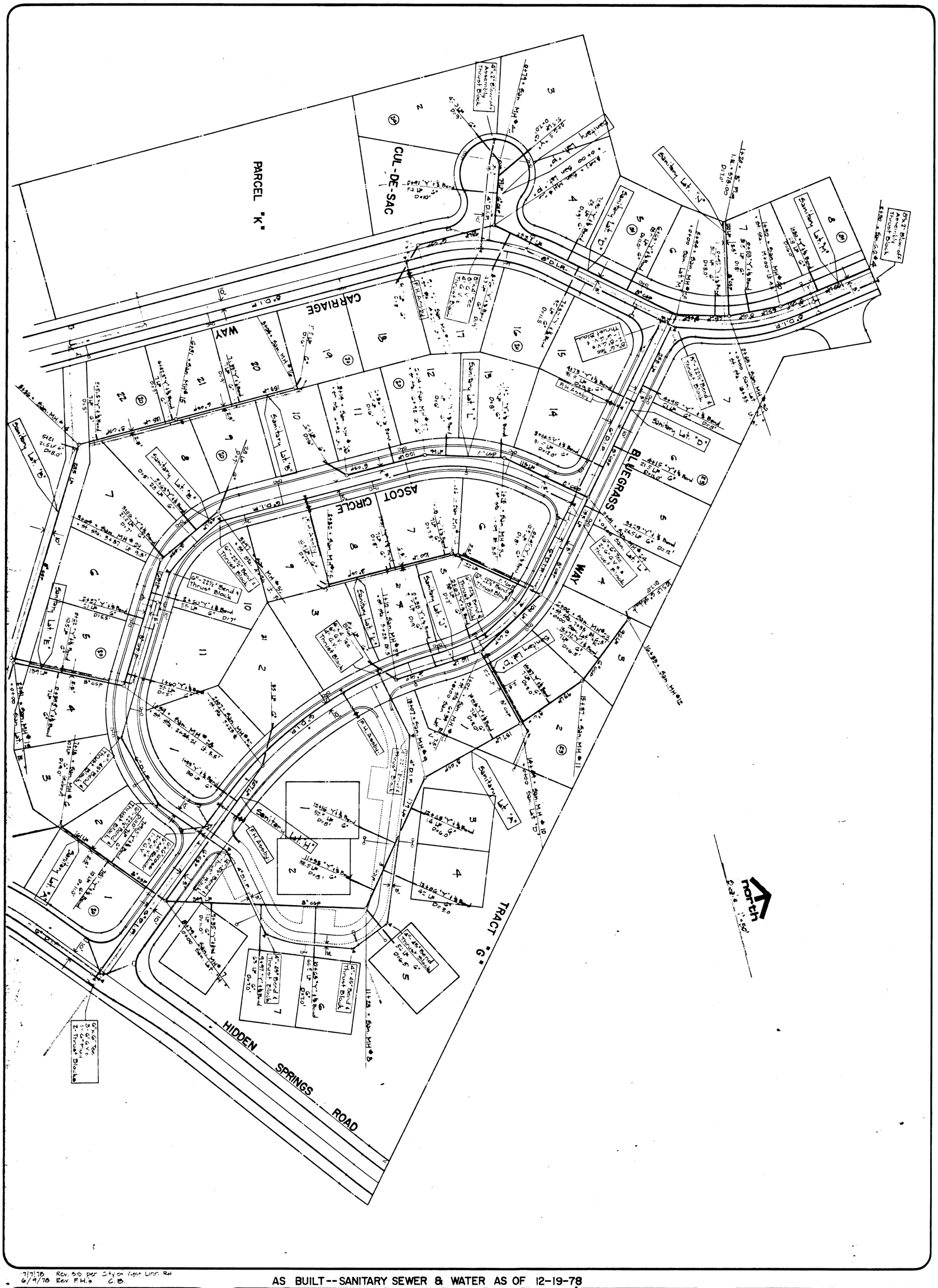
Portland, Oregon 97201 503 227-0455



7/7/78 Rev. S.S. per City of West Linn RH
6/9/78 Rev. F.H.'s C.B.

AS BUILT--SANITARY SEWER & WATER AS OF 12-19-78

SHEET NO. 14/18

DESIGN May '78 BY RJP
DRAWN May '78 BY RJP
CHECKED _____ BY _____
FILE NO. 4-1100-6801

REGISTERED PROFESSIONAL ENGINEER
Jerry M. Palmer
OREGON
JERRY M. PALMER

HIDDEN SPRINGS RANCH No. 5

WEST LINN, OREGON

SANITARY SEWER & WATER PLAN

EDWARDS INDUSTRIES INC.

BEAVERTON, OREGON

W&H WILSEY & HAM

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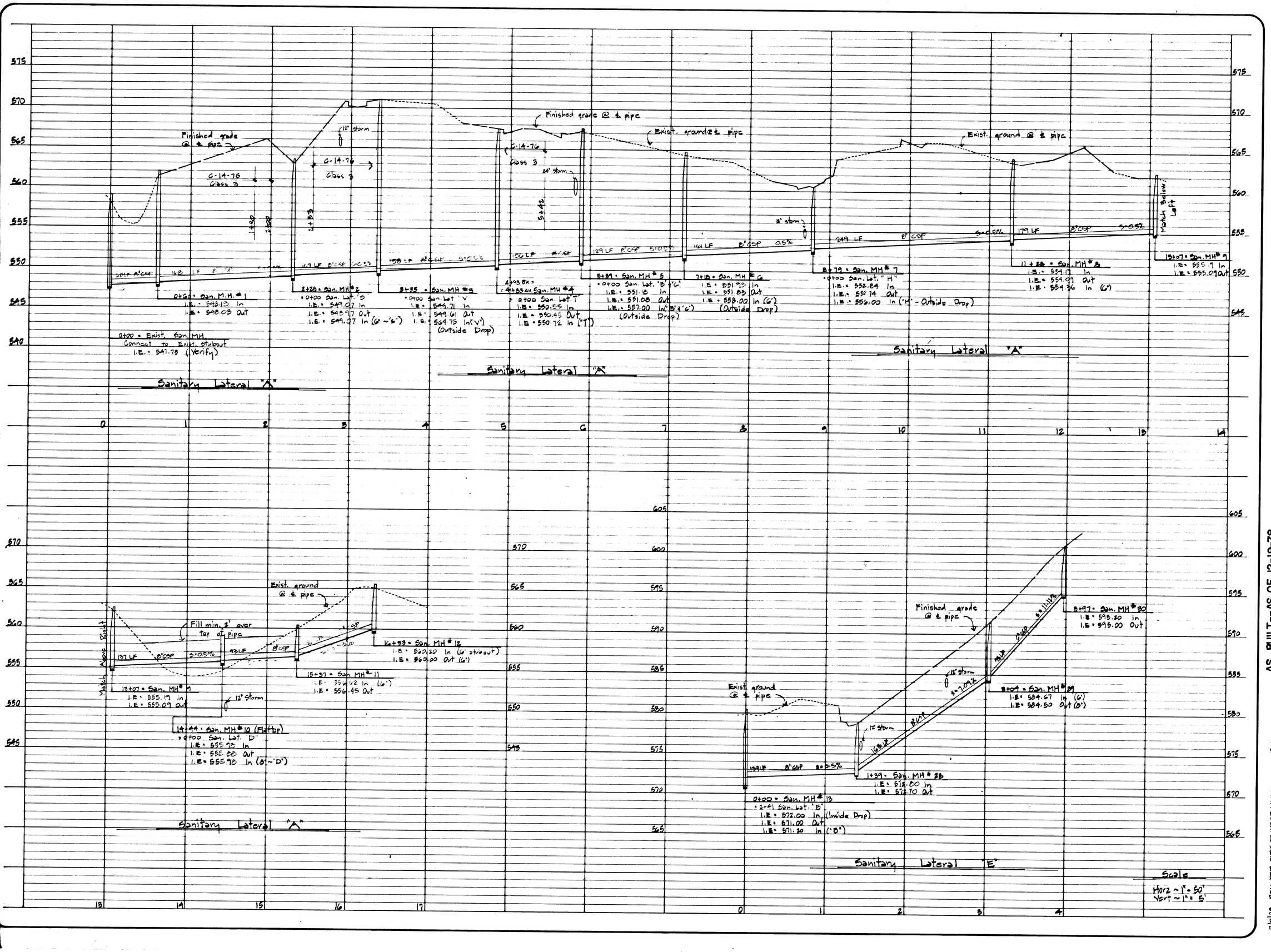
Portland, Oregon 97201 503 227-0455



AS BUILT--AS OF 12-19-78

HIDDEN SPRINGS RANCH No. 5

WEST LINN, OREGON

SANITARY SEWER PROFILES

EDWARDS INDUSTRIES INC.

BEAVERTON, OREGON

W&H WILSEY & HAM

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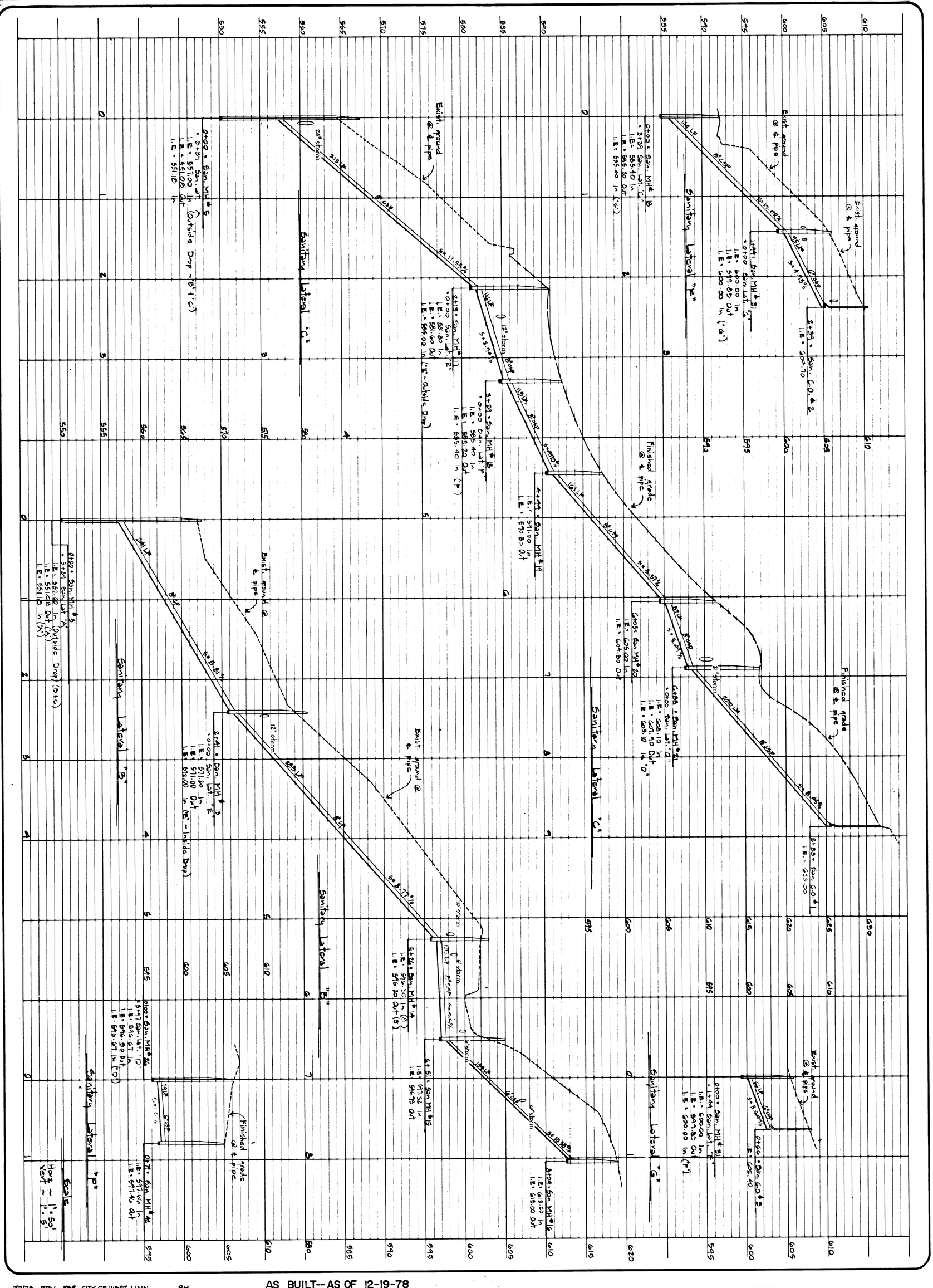
Portland, Oregon 97201 503 227-0455

REGISTERED PROFESSIONAL ENGINEER 8979 OREGON JERRY M. PALMER

7/7/78 REV PER CITY OF WEST LINN RH

SHEET NO. 15/18

DESIGN May '78 BY RJP
DRAWN May '78 BY RJP
CHECKED BY
FILE NO. 4-1100-6801



7/7/78 REV. PER CITY OF WEST LINN RH

AS BUILT--AS OF 12-19-78

SHEET NO. 16/18

DESIGN May '78 BY RJP
DRAWN May '78 BY RJP
CHECKED _____ BY _____
FILE NO. 4-1100-6801

REGISTERED PROFESSIONAL ENGINEER
OREGON
JERRY M. FALMER

HIDDEN SPRINGS RANCH No. 5

WEST LINN, OREGON

SANITARY SEWER PROFILE

EDWARDS INDUSTRIES INC.

BEAVERTON, OREGON

W&H WILSEY & HAM

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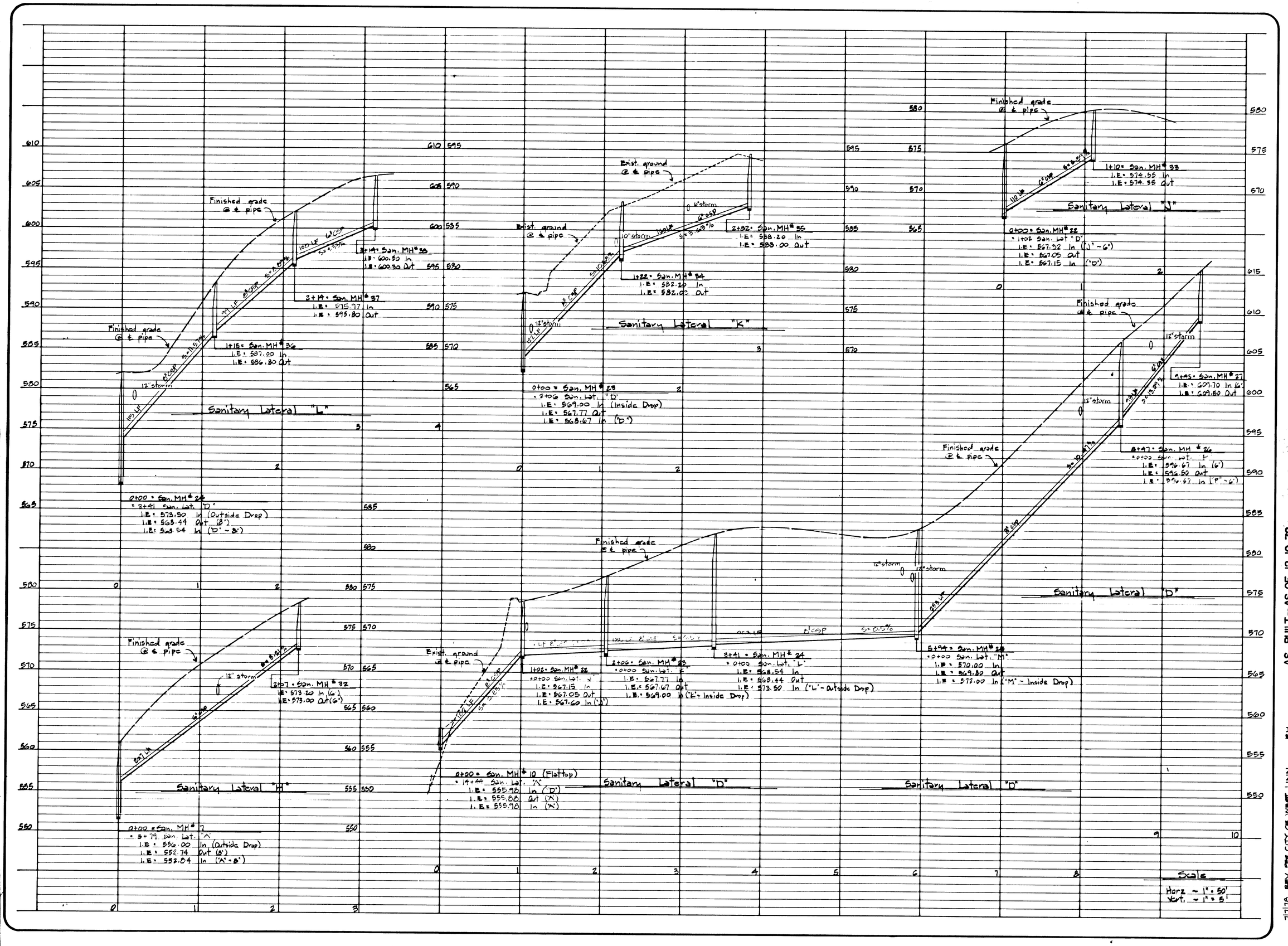

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AS BUILT - AS OF 12-19-78

HIDDEN SPRINGS RANCH No. 5
WEST LINN, OREGON
SANITARY SEWER PROFILE
EDWARDS INDUSTRIES INC.
BEAVERTON, OREGON

REGISTERED PROFESSIONAL ENGINEER 8979 OREGON JULY 10, 1978 JERRY M. PALMER

7/7/78 REV. PER CITY OF WEST LINN RH

SHEET NO. 17/18
DESIGN May '78 BY RJP
DRAWN May '78 BY RJP
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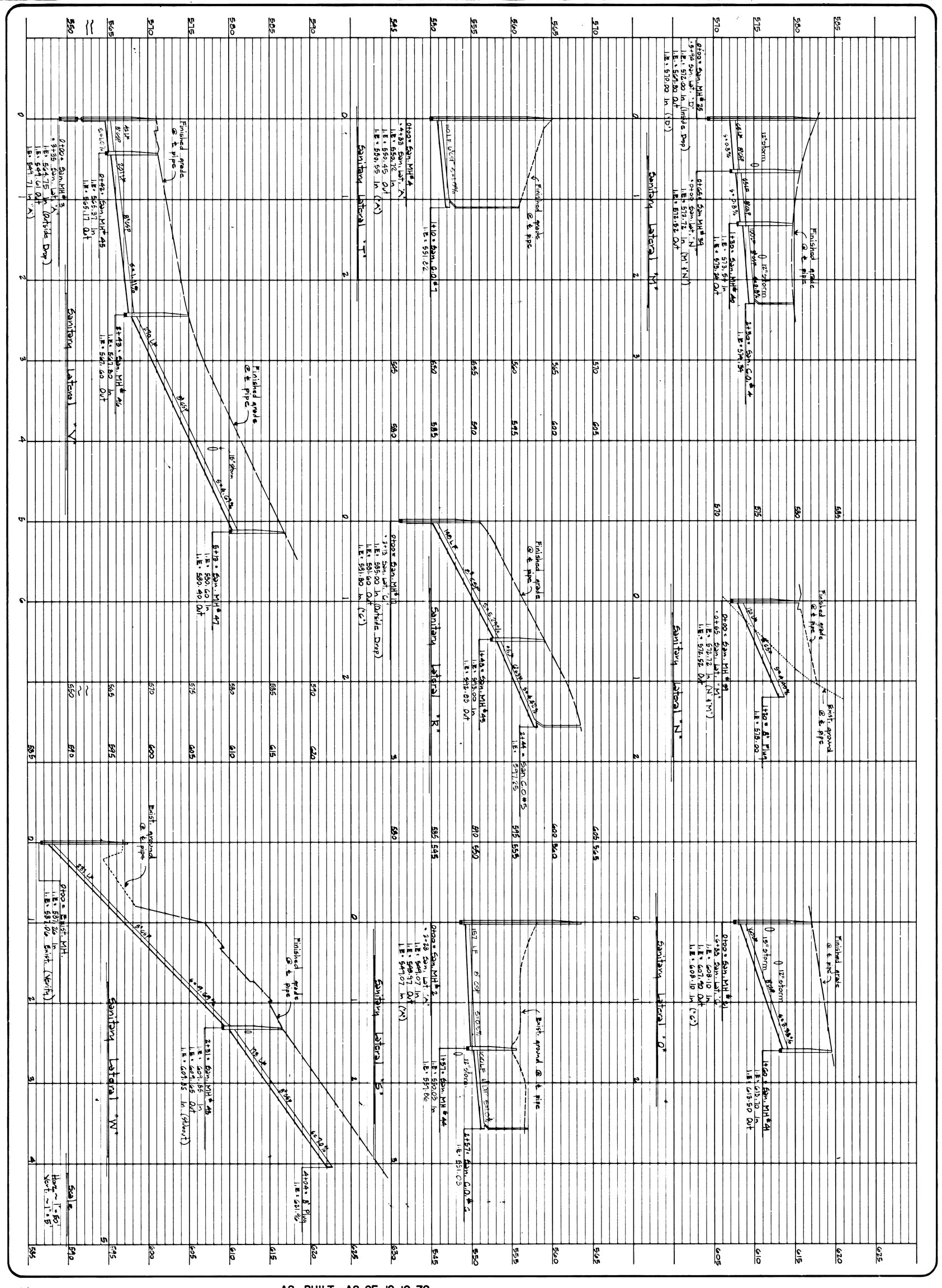

7/7/78 REV PER CITY OF WEST LINN RH

AS BUILT--AS OF 12-19-78

SHEET NO. 18/18

DESIGN May '78 BY RJP
DRAWN May '78 BY RJP
CHECKED BY
FILE NO. 4-1100-6301

REGISTERED PROFESSIONAL ENGINEER 8979 OREGON JUL 20, 1978 JERRY M. PALMER

HIDDEN SPRINGS RANCH No. 5

WEST LINN, OREGON

SANITARY SEWER PROFILE

EDWARDS INDUSTRIES INC.

BEAVERTON, OREGON

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