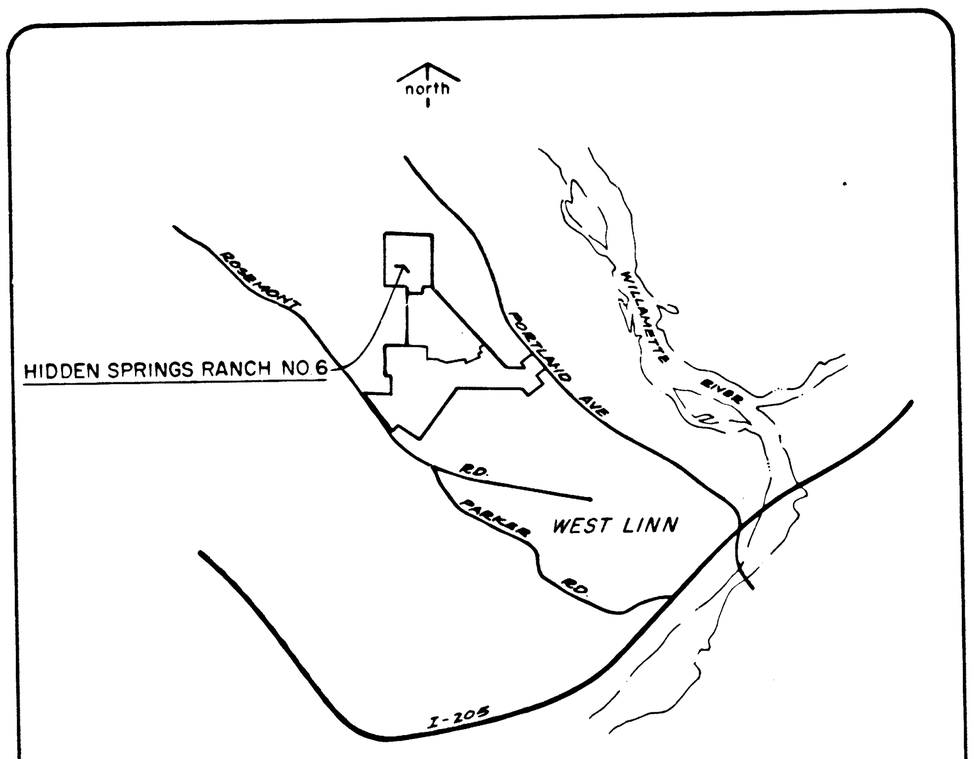


vicinity map

AS-BUILTS
5-24-84

OWNER - DEVELOPER
EDWARDS INDUSTRIES INC.
6800 S.W. 105TH
BEAVERTON, OREGON

ENGINEER
WILSEY & HAM
521 S. W. 11TH AVENUE
PORTLAND, OREGON

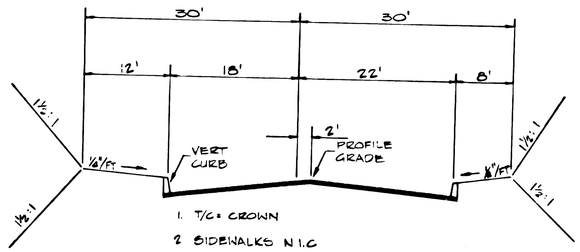
CONSTRUCTION DRAWINGS

HIDDEN SPRINGS RANCH No. 6

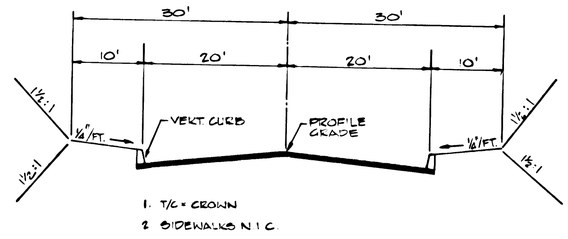
WEST LINN, OREGON

Notes:

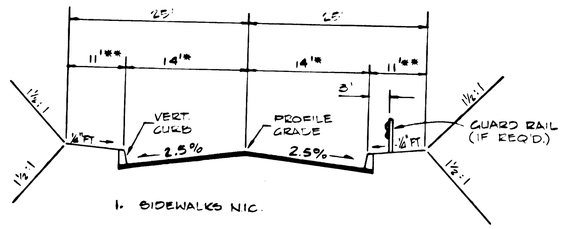
1. All work shall conform to the standards and specifications of the City of West Linn.
2. Storm Sewer pipe shall be pre-cast Concrete Tongue & Groove, A.S.T.M. C-14 Class 2 or A.S.T.M. C-76 Class 3 without rubber gaskets. All storm sewers shall have granular bedding. Outside public roadway areas corrugated metal pipe may be used in lieu of pre-cast concrete pipe. Corrugated metal pipe shall be 14 ga. aluminum with helical corrugations or 14 ga. steel, completely bituminous coated, with helical corrugations.
3. Joint opening of storm sewers laid on a curve shall not exceed that recommended by the manufacturer.
4. All catch basins shall be Type GB-1 unless otherwise specified on the plans.
5. Sanitary Sewer pipe shall be pre-cast concrete, bell and spigot, A.S.T.M. C-14 Class 2 or Class 3, with rubber gaskets. All sanitary sewer shall have granular bedding.
6. All storm sewer lateral plugs shall be painted green and the lateral shall be identified by a 2" x 4" marker extending from the end of the lateral at the flowline to a point not less than 2' above the finished ground surface.
7. All sanitary sewer lateral plugs shall be painted red and the lateral shall be identified by a 2" x 4" marker extending from the end of the lateral at the flowline to a point not less than 2' above the finished ground surface.
8. Waterline shall be Ductile Iron Pipe, Class 51 with Tyton Joints. All waterline trenches in paved areas shall have 100% granular backfill. Waterlines shall have 36" cover (minimum).
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 property line unless storm sewer service is provided.
11. All existing utilities shown are from record and the contractor shall expose these for verification prior to beginning work where applicable.
12. If during construction actual site elevations are found to differ from those shown on the plans or profiles and that difference adversely affects construction, the contractor shall notify the engineer prior to construction of that portion of the work so affected.
13. Existing underground power, telephone, and gas lines not shown on the plans. The Contractor shall notify all utility companies to field locate any existing utilities prior to construction.
14. All trenches in paved areas shall have granular backfill and shall be properly compacted.
15. Bench Mark - Brass Cap Z 211 Elev. = 191.50, 1950. Located approximately 1,000' southeasterly of the entrance road to Marylhurst College on the west side of Portland Avenue.
16. Riprap shall be reasonably well graded from the smallest to the maximum sizes specified. Riprap shall be hard durable, angular in shape, and resistant to weathering. Rounded stone or boulders will not be accepted. Minimum weight of the stone shall be 150 lbs. per cubic foot. Prior to placing riprap, soil shall be excavated to a depth equal to 1½ times the largest riprap diameter specified. Then riprap shall be placed such that the in-place gradation is uniform throughout the in-place riprap bed.



TYPICAL SECTION - CARRIAGE WAY
NO SCALE

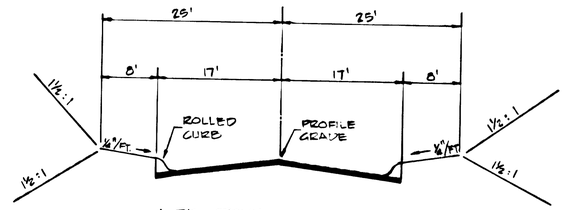


TYPICAL SECTION - DERBY ST
NO SCALE

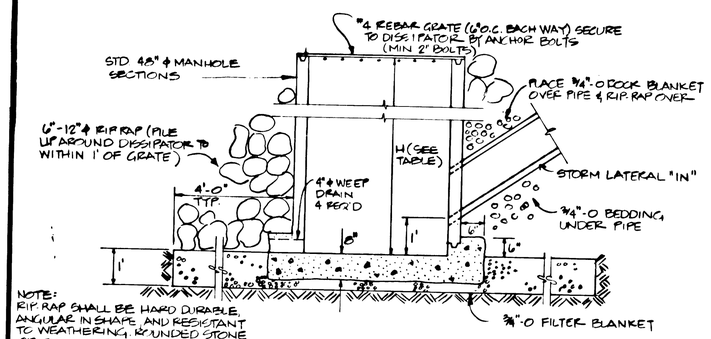


TYPICAL SECTION - WILDWOOD DRIVE
NO SCALE

* VARIES TO 17', STA 24+86.71 TO STA 25+86.71
** VARIES TO 8', STA 24+86.71 TO STA 25+86.71



TYPICAL SECTION
DERBY COURT
RAWHIDE COURT
NO SCALE

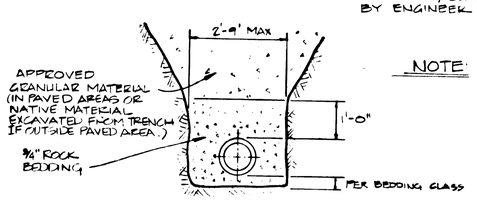


NOTE:
RIP RAP SHALL BE HARD DURABLE, ANGULAR IN SHAPE, AND RESISTANT TO WEATHERING. ROUNDED STONE OR BOULDERS WILL NOT BE ACCEPTED. MINIMUM WEIGHT OF THE STONE SHALL BE 150 LBS. PER CUBIC FOOT

VELOCITY DISSIPATOR DETAIL
NO SCALE

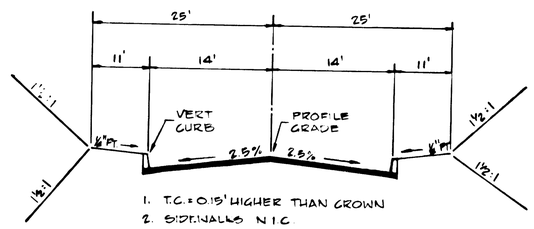
VELOCITY DISSIPATOR TABLE	
LOCATION	H
LATERAL "E"	5'
LATERAL "B"	7'
LATERAL "G"	5'

WHERE PIPE DEPTH EXCEEDS 18', THE MAX. TRENCH WIDTH SHALL BE 2'-9' AT 1' ABOVE THE TOP OF PIPE. IF GREATER THAN 2'-9', USE CLASS A, ARC ENLASEMENT PER P.C.A. DESIGN MANUAL OR SUBSTITUTE DUCTILE IRON PIPE, CLASS 50 OR AS DIRECTED BY ENGINEER

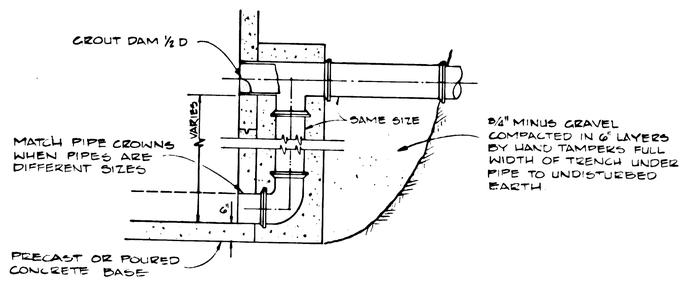


NOTE: CLASS "B" BEDDING SHALL BE REQUIRED WHERE DEPTH FROM FINISHED GRADE TO INVERT EXCEEDS 14'.
CLASS "C" BEDDING SHALL BE REQUIRED WHERE DEPTH FROM FINISHED GRADE TO INVERT IS LESS THAN 14'.

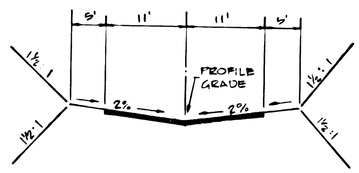
TYPICAL TRENCH SECTION
NO SCALE



TYPICAL SECTION - RAWHIDE STREET
NO SCALE



TYPICAL OUTSIDE DROP
NO SCALE



TYPICAL SECTION - PRIVATE ROADS
NO SCALE

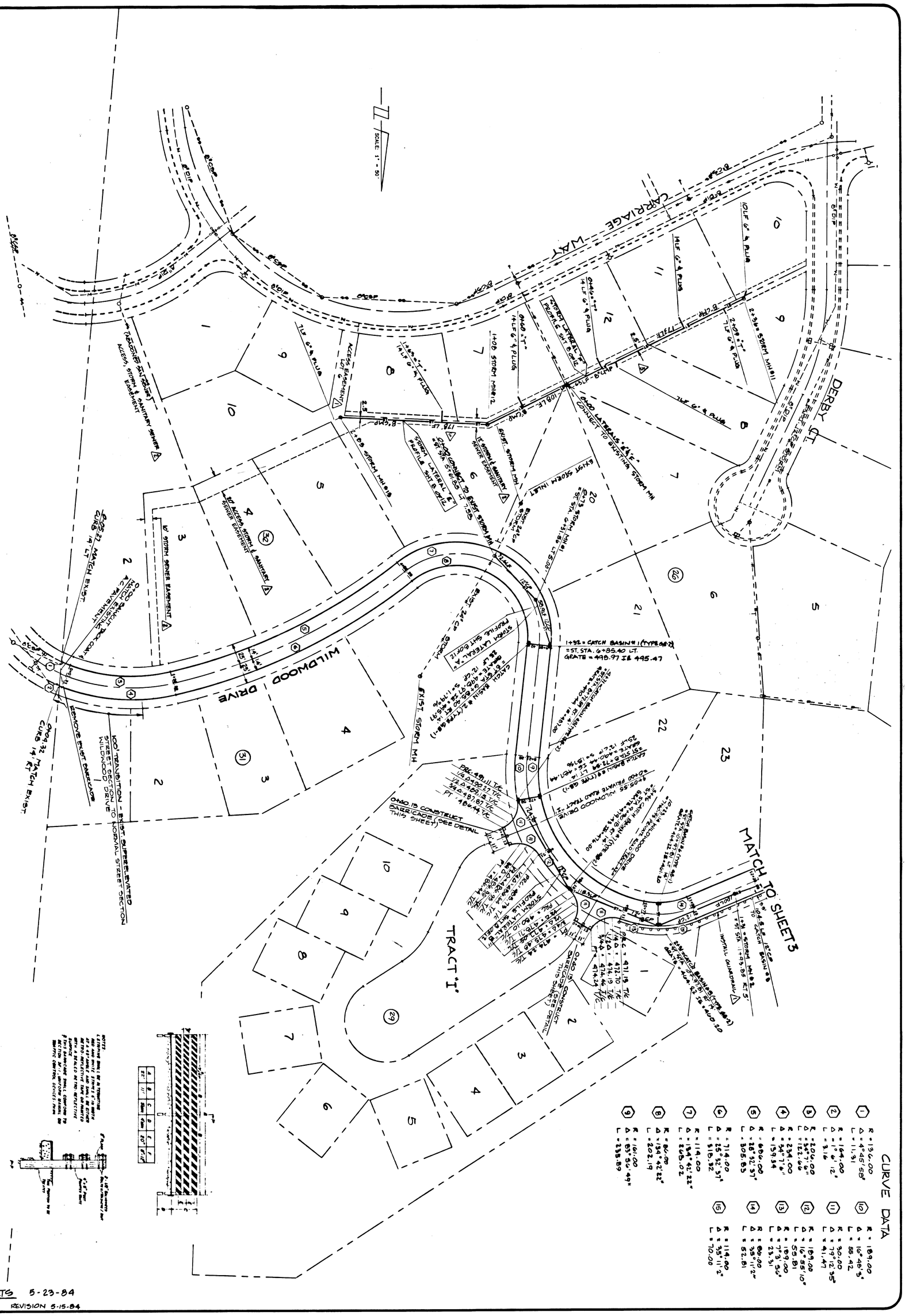
W&H WILSEY & HAM
521 S.W. 11th AVE. Portland, Oregon 97205
4th floor 503 227-0455

HIDDEN SPRINGS RANCH NO. 6
WEST LINN, OREGON
BEAVERTON, OREGON
DETAILS
EDWARDS INDUSTRIES, INC.

AS-BUILTS 5-24-84

REGISTERED PROFESSIONAL ENGINEER JERRY M. PALMER

SHEET No. 1 OF 12
DESIGN JUNE 1983 BY R.J.C.
DRAWN JUNE 1983 BY C.B.
CHECKED JUNE 1983 BY R.J.C.
FILE No. 4-1100-7402


SCALE: 1" = 50'
CARRIAGE WAY
DERBY CT
WILDWOOD DRIVE
MATCH TO SHEET 3
TRACT "I"
CURVE DATA
STANDARD STREET BARRICADE:
NO SCALE
AS-BUILTS 5-23-84
REVISION 5-15-84
REVIS. 7.29.83 - EASEMENTS ADDED.
REVIS. 6.22.83 - GUARD-RAIL ADDED.
SHEET NO. 2 OF 12
DESIGN JUNE, 1983 BY D.C.B.
DRAWN JUNE, 1983 BY C.P.
CHECKED JUNE, 1983 BY R.J.P.
FILE NO. 4-1100-7402
HIDDEN SPRINGS RANCH No. 6
WEST LINN OREGON
STREET & STORM SEWER PLAN
EDWARDS INDUSTRIES INC.
BEAVERTON, OREGON
WILSEY & HAM
521 S.W. 11th AVE. 4th floor
Portland, Oregon 97205 503 227-0455

CURVE DATA

(16) R= 116.00' Δ= 107° 33' 03" L= 218.99'	(19) R= 114.00' Δ= 36° 35' 43" L= 70.82'	(22) R= 186.00' Δ= 90° 00' 00" L= 292.17'	(25) R= 214.00' Δ= 61° 19' 36" L= 229.05'
(17) R= 86.00' Δ= 107° 33' 03" L= 161.45'	(20) R= 30.00' Δ= 73° 27' 28" L= 38.46'	(23) R= 214.00' Δ= 09° 19' 36" L= 34.83'	
(18) R= 86.00' Δ= 84° 00' 18" L= 126.29'	(21) R= 114.00' Δ= 19° 27' 28" L= 38.76'	(24) R= 30.00' Δ= 80° 19' 36" L= 42.06'	

AS-BUILTS 5-23-84
REVISED: GUARDRAIL ADDED 6 22 86.

BASE 2 PLOT INSTRUCTIONS - 1879 [22, 38] PF: MSR6 21 13-Jun-83 16:21 / 4.1100.7402-125

WILSEY & HAM
521 S.W. 11th AVE. 4th floor
Portland, Oregon 97205 503 227-0455

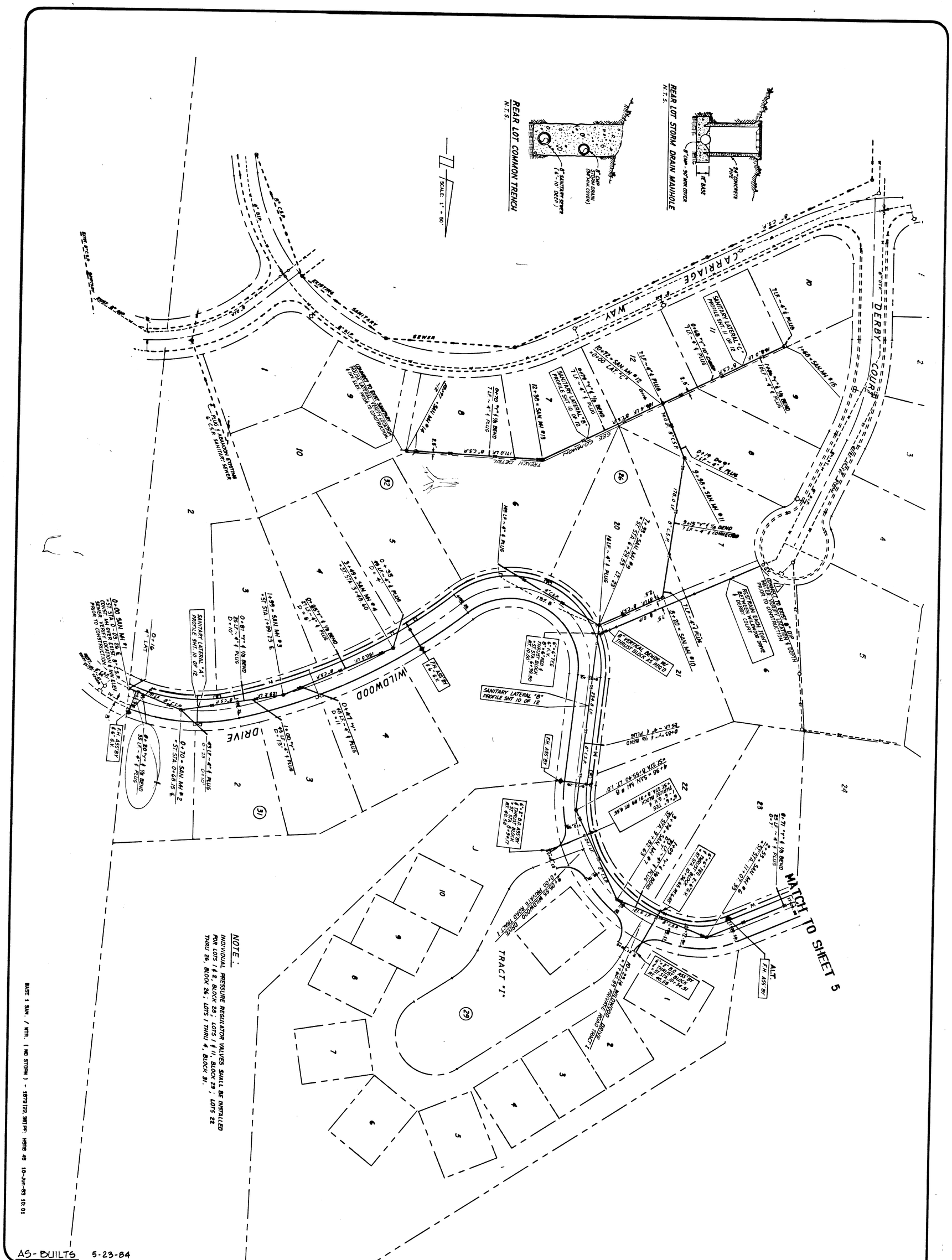
HIDDEN SPRINGS RANCH No. 6
WEST LINN OREGON

STREET & STORM SEWER PLAN

EDWARDS INDUSTRIES INC.

BEAVERTON, OREGON

SHEET NO. 3 OF 12
DESIGN JUNE 1983 BY D.C.B.
DRAWN JUNE 1983 BY C.P.
CHECKED JUNE 1983 BY A.J.P.
FILE NO. 4-1100-7402



AS-BUILTS 5-23-84

REVIS. 3.15.84 - WATERLINE RELOCATED

REVIS. 7.29.83 - G.V. ADDED.

SHEET NO. 4 OF 12

DESIGN JUNE, 1983 BY D.C.B.

DRAWN JUNE, 1983 BY S.A.

CHECKED JUNE, 1983 BY R.P.

FILE NO. 4-1100-7402

HIDDEN SPRINGS RANCH No. 6

WEST LINN OREGON

SANITARY SEWER & WATER PLAN

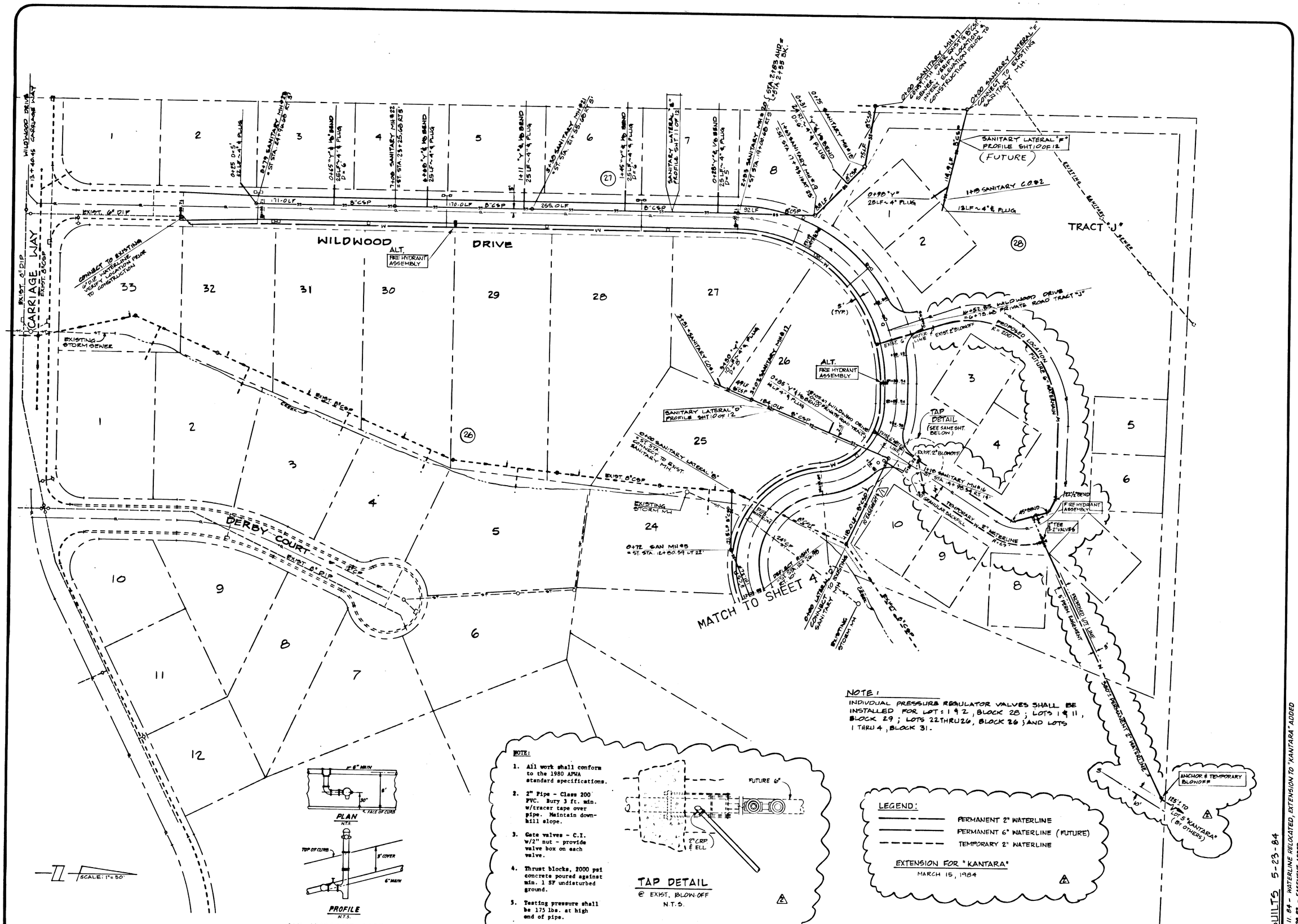
EDWARDS INDUSTRIES INC.

BEAVERTON, OREGON

WILSEY & HAM

521 S.W. 11th AVE. 4th floor

Portland, Oregon 97205 503 227-0455



NOTE:

INDIVIDUAL PRESSURE REGULATOR VALVES SHALL BE INSTALLED FOR LOT: 1 & 2, BLOCK 28; LOTS 1 & 11, BLOCK 29; LOTS 22 THRU 26, BLOCK 26; AND LOTS 1 THRU 4, BLOCK 31.

NOTE:

1. All work shall conform to the 1980 APWA standard specifications.
2. 2" Pipe - Class 200 PVC. Bury 3 ft. min. w/tracer tape over pipe. Maintain downhill slope.
3. Gate valves - C.I. w/2" nut - provide valve box on each valve.
4. Thrust blocks, 2000 psi concrete poured against min. 1 SF undisturbed ground.
5. Testing pressure shall be 175 lbs. at high end of pipe.

TAP DETAIL
@ EXIST. BLOW-OFF
N.T.S.

PLAN
N.T.S.

PROFILE
N.T.S.

ALT. HYDRANT ASSEMBLY

LEGEND:

- PERMANENT 2" WATERLINE
- PERMANENT 6" WATERLINE (FUTURE)
- TEMPORARY 2" WATERLINE

EXTENSION FOR "KANTARA"
MARCH 15, 1984

BASE 2 SAN. / WTR. (NO STORM) - 1879 [22.36] PF: HSR6 47 10-Jun-83 10:34 / 4.1100.7402-125

AS-BUILTS 5-23-84

REVIS. 4.11.84 - WATERLINE RELOCATED, EXTENSION TO "KANTARA" ADDED

REVIS. 7.29.83 - EASEMENT ADDED

SHEET NO. 5 OF 12

DESIGN JUNE, 1983 BY D.C.B.

DRAWN JUNE, 1983 BY C.P.

CHECKED JUNE, 1983 BY R.L.P.

FILE NO. 4-1100-7402

HIDDEN SPRINGS RANCH No. 6

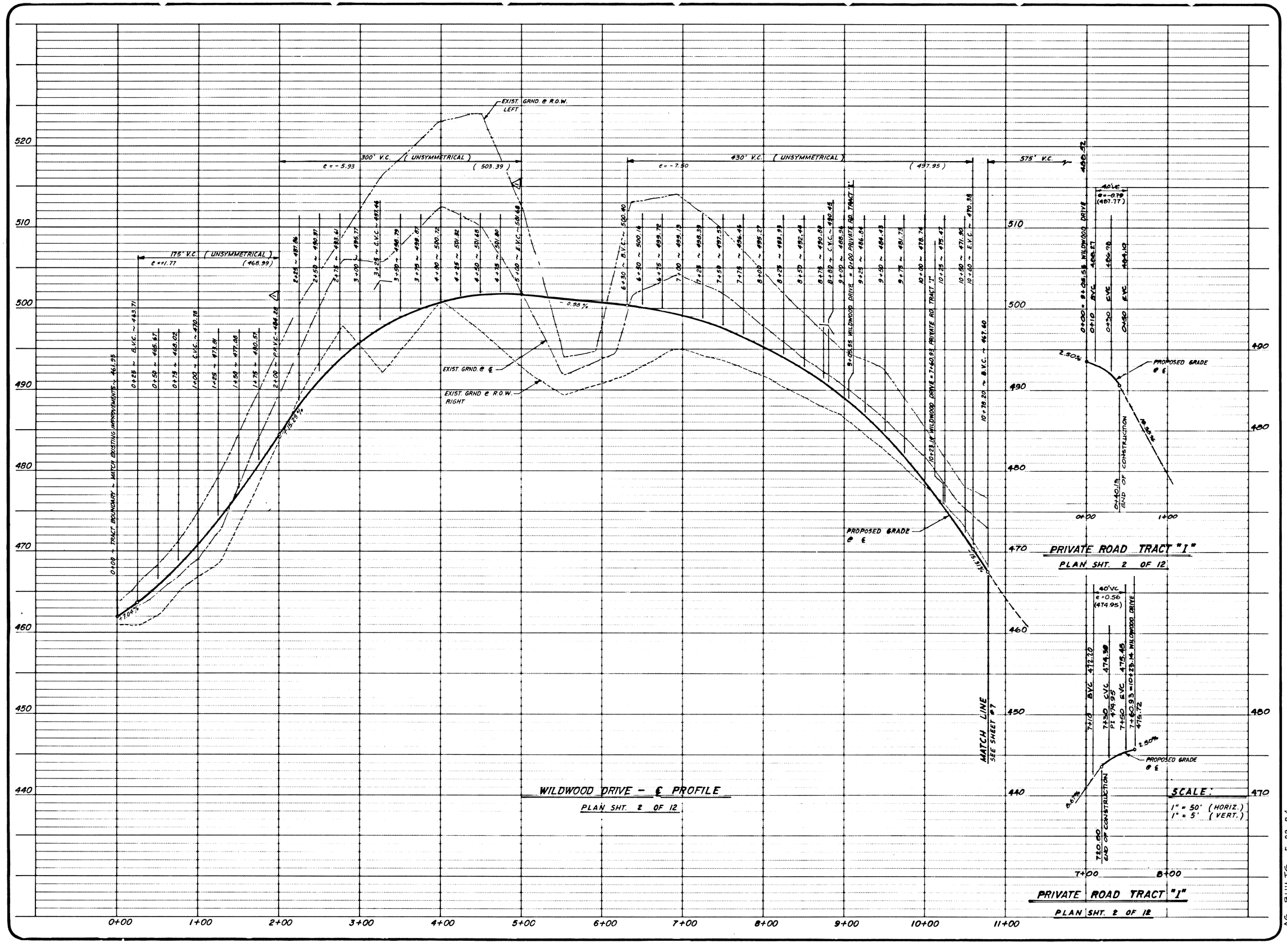
WEST LINN OREGON

SANITARY SEWER & WATER PLAN

EDWARDS INDUSTRIES INC. OREGON

BEAVERTON,

WILSEY & HAM
521 S.W. 11th AVE. 4th floor
Portland, Oregon 97205 503 227-0455



AS-BUILTS 5-23-84
REVIS. 7.29.83. - PROPOS. GRADE @ ℄

SHEET NO. 6 OF 12
DESIGN JUNE, 1983 BY D.L.B.
DRAWN JUNE, 1983 BY S.A.L.C.P.
CHECKED JUNE, 1983 BY R.L.R.
FILE NO. 4-1100-7402

HIDDEN SPRINGS RANCH No. 6

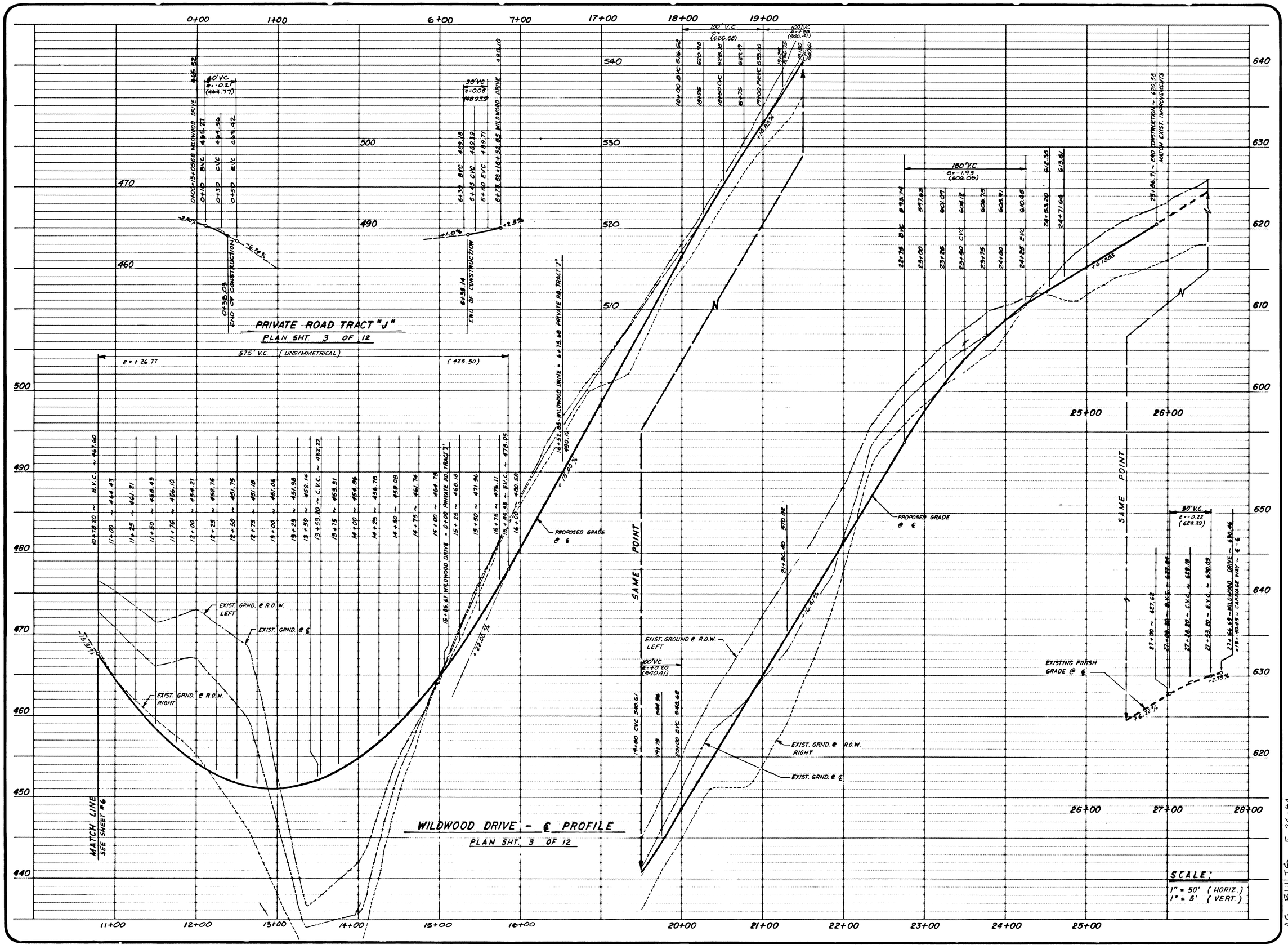
WEST LINN OREGON

STREET PROFILES

EDWARDS INDUSTRIES INC.

BEAVERTON, OREGON

WILSEY & HAM
521 S.W. 11th AVE.
Portland, Oregon 97205
4th floor
503 227-0455

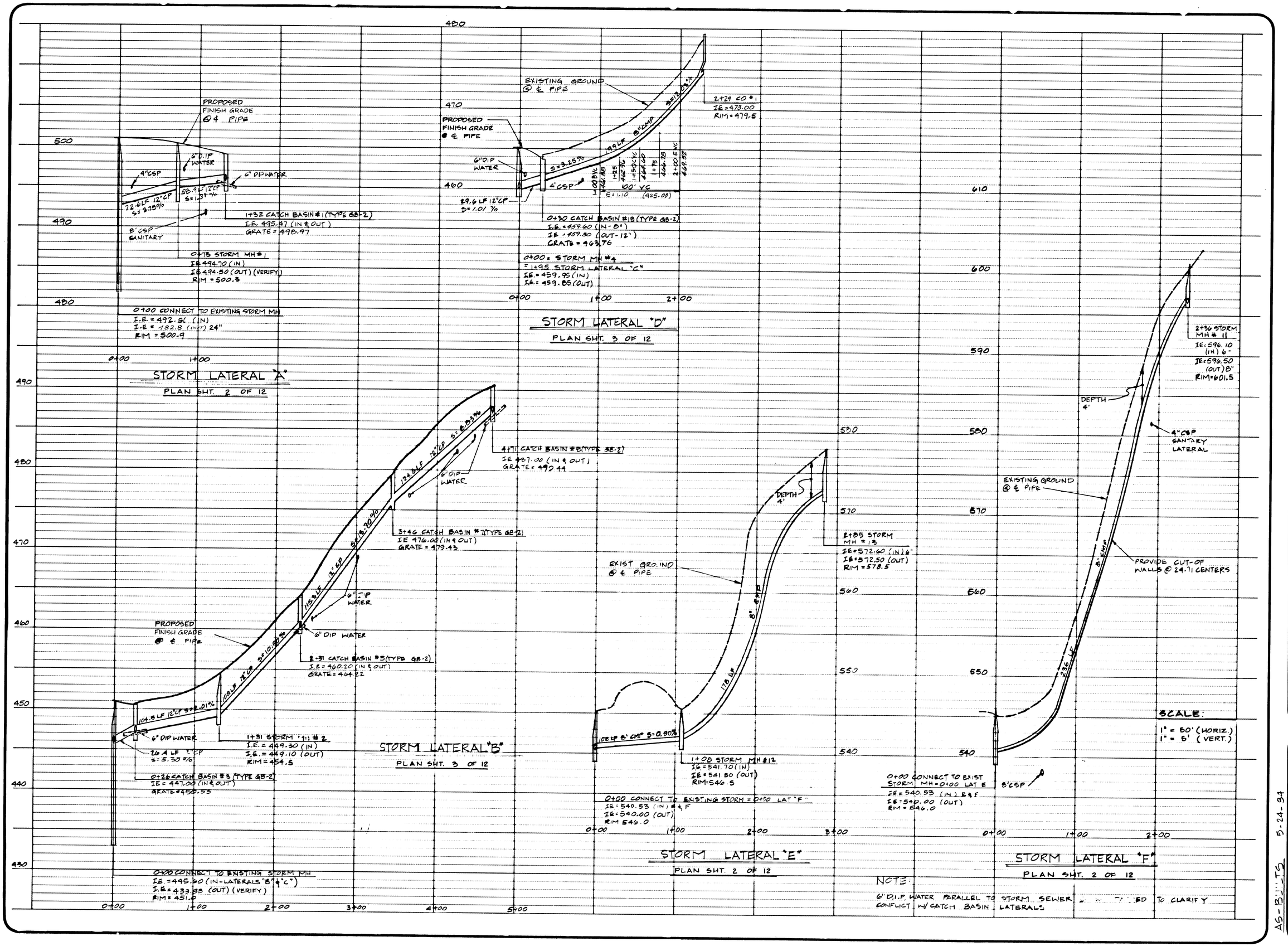


WILSEY & HAM
521 S.W. 11th AVE.
Portland, Oregon 97205
4th floor
503 227-0455

HIDDEN SPRINGS RANCH No. 6
WEST LINN OREGON
STREET PROFILES
EDWARDS INDUSTRIES INC.
BEAVERTON, OREGON

AS-BUILTS 5-24-94
REV 1 PROFILE FROM 18+00 TO 25+36.71 10-14-93

SHEET NO. 7 OF 12
DESIGN JUNE 1993 BY D.C.B.
DRAWN JUNE 1993 BY S.A.S.C.R.
CHECKED JUNE 1993 BY R.T.P.
FILE NO. 4-1100-7402



AS-BUILTS 5-24-84

SHEET NO. 8 OF 12
DESIGN JUNE 1983 BY R.C.B.
DRAWN JUNE 1983 BY C.R.L.C.A.
CHECKED JUNE 1983 BY R.J.P.
FILE NO. 4-1100-7402

HIDDEN SPRINGS RANCH No. 6
OREGON

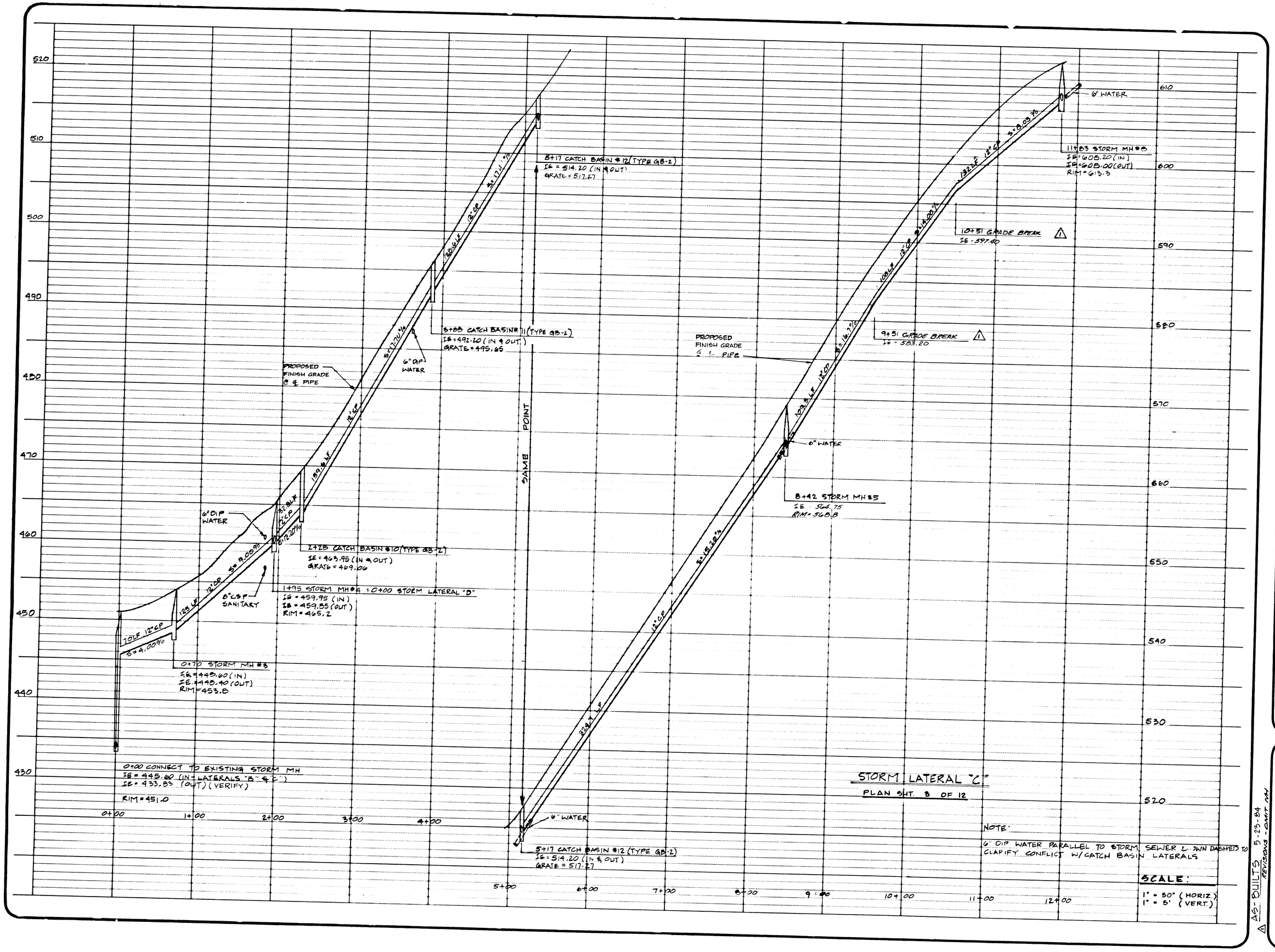
WEST LINN

STORM SEWER PROFILES

EDWARDS INDUSTRIES INC.

BEAVERTON, OREGON

W&H WILSEY & HAM
521 S.W. 11th AVE. 4th floor
Portland, Oregon 97205 503 227-0455

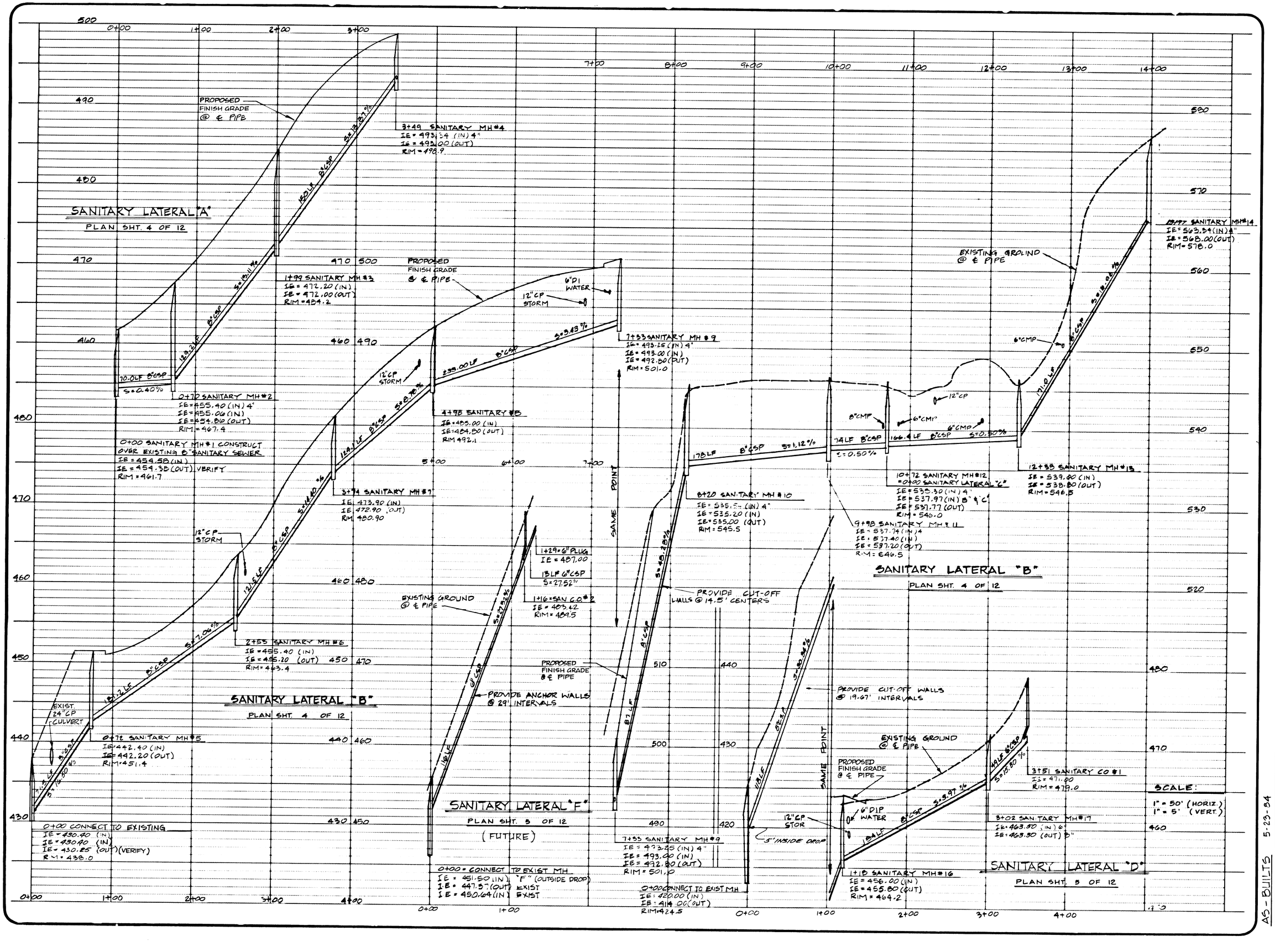


WILSEY & HAM
521 S.W. 11th AVE.
Portland, Oregon 97205
4th floor
503 227-0455

HIDDEN SPRINGS RANCH No. 6
WEST LINN OREGON
STORM SEWER PROFILES
EDWARDS INDUSTRIES INC.
BEAVERTON, OREGON

AS-BUILTS 5-23-84
REVISIONS - EMIT NM

SHEET NO. 9 OF 12
DESIGN JUNE 1983 BY D.C.B.
DRAWN JUNE 1983 BY G.P.
CHECKED JUNE 1983 BY R.F.P.
FILE NO. 4-1100-7402



W&H WILSEY & HAM
521 S.W. 11th AVE.
Portland, Oregon 97205
4th floor
503 227-0455

HIDDEN SPRINGS RANCH No. 6

WEST LINN OREGON

SANITARY SEWER PROFILES

EDWARDS INDUSTRIES INC. OREGON

BEAVERTON, OREGON

AS-BUILTS 5-23-84

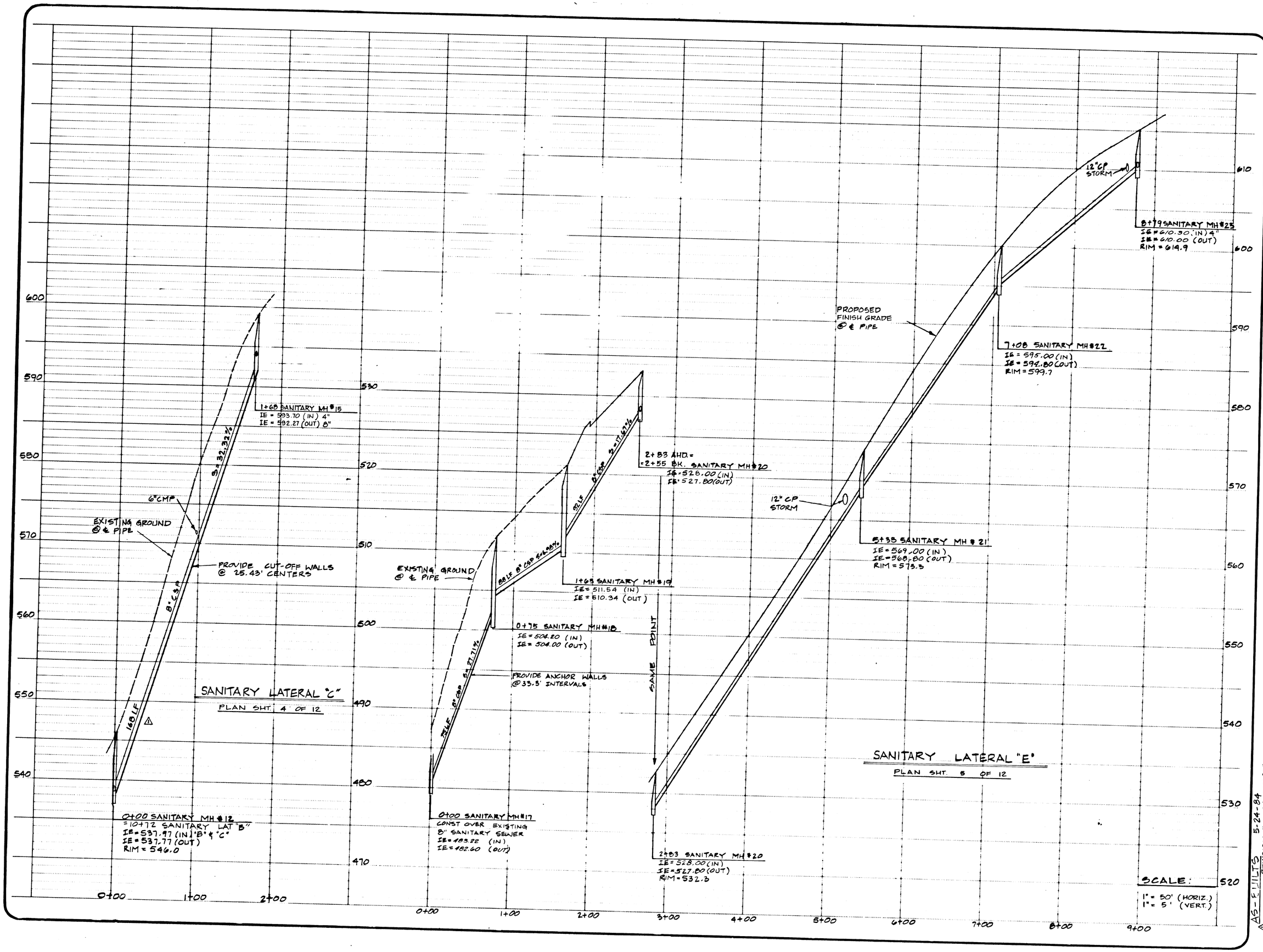
SHEET NO. 10 OF 12

DESIGN JUNE 1983 BY DCB

DRAWN JUNE 1983 BY CR

CHECKED JUNE 1983 BY R.T.P.

FILE NO. 4-1100-7402



AS-BUILTS 5-24-84
REVISION 3-16-84 LAT "C"

SHEET NO. 11 OF 12
DESIGN JUNE, 1983 BY D.C.B.
DRAWN JUNE, 1983 BY C.B.
CHECKED JUNE, 1983 BY R.L.P.
FILE NO. 4-1100-7402

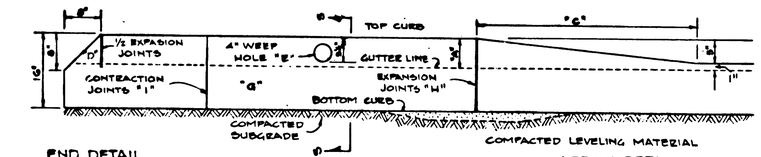
HIDDEN SPRINGS RANCH No. 6
WEST LINN OREGON

SANITARY SEWER PROFILES

EDWARDS INDUSTRIES INC. OREGON

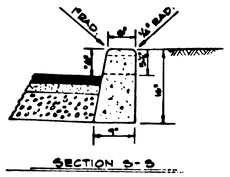
BEAVERTON,

W&H WILSEY & HAM
521 S.W. 11th AVE. 4th floor
Portland, Oregon 97205 503 227-0455



END DETAIL

PLAN



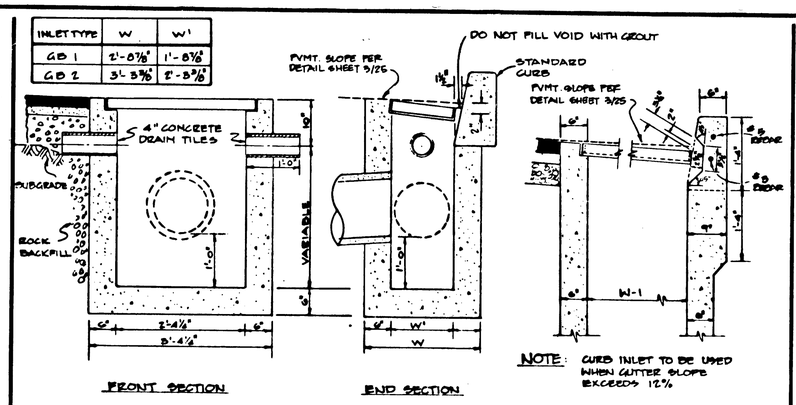
NOTES:

"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 EQUIVALENT, LOCATED AS INDICATED ON THE PLANS OR AS DIRECTED.
"F" LEVELING COURSE, 3/4"-0" OR 1½"-0" CRUSHED ROCK
"G" PORTLAND CEMENT CONCRETE, CLASS "A" 3500 P.S.I.
"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'-8⅞"	1'-8⅞"
GB 2	3'-3⅝"	2'-3⅝"



NOTE: CURB INLET TO BE USED WHEN GUTTER SLOPE EXCEEDS 12%

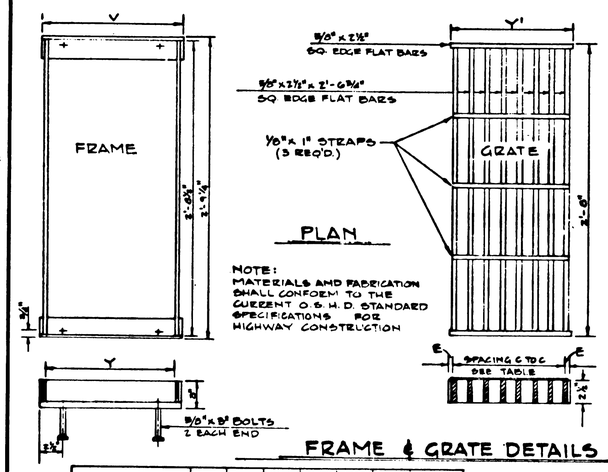
TYPES GB-1 & GB-2
NO SCALE

CURB INLET
NO SCALE

NOTES

1. PROVIDE 8" EXPOSURE CATCH BASINS WHEN USING VERT. CURB. PROVIDE 6" EXPOSURE AT CATCH BASINS WHEN USING ROLLED CURB.
2. A MAXIMUM DEVIATION FROM THE PLAN DIMENSIONS OF ONE INCH, AT THE INLET FLOOR, SHALL BE ALLOWED FOR THE TAPERING OF FORMS USED IN CONSTRUCTION OF CONCRETE INLETS

CONCRETE INLET DETAILS

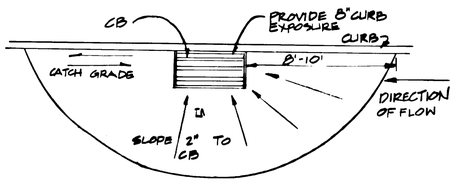


PLAN

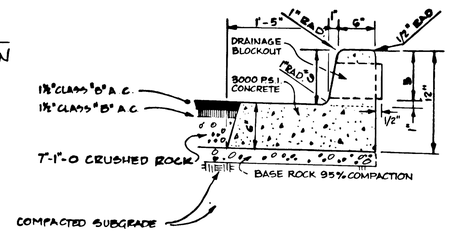
NOTE:
MATERIALS AND FABRICATION SHALL CONFORM TO THE CURRENT O.S.H.D. STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION

FRAME & GRATE DETAILS

INLET TYPE	V	Y	Y'	E	SPACING C TO C	NO OF BARS	REMARKS
GB-1	1'-10¼"	1'-8⅞"	1'-8⅞"	5/8"	1⅜"	12	
GB-2	2'-4½"	2'-3⅝"	2'-3⅝"	5/8"	1⅜"	8	2 GRATES



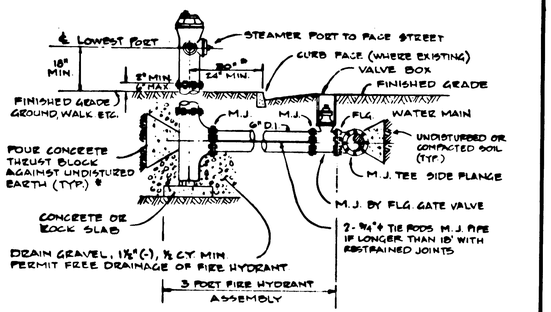
TYPICAL CATCH BASIN LOCATION
NO SCALE



NOTE: SPECIFICATIONS FOR CONCRETE CURBS, ASPHALTIC CONCRETE, CRUSHED ROCK AND SUBGRADE CONSTRUCTION SHALL CONFORM TO THE CURRENT A.P.W.S. STANDARD SPECIFICATIONS.

TYPICAL SECTION CURB, GUTTER & PAVEMENT
N.T.S.

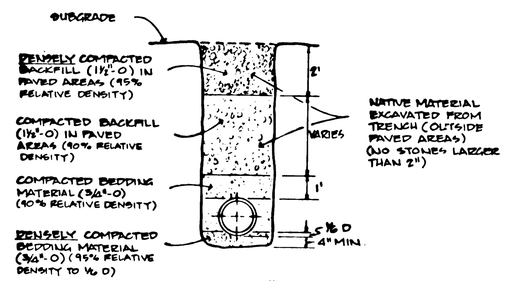
* WHERE SIDEWALK IS ADJACENT TO CURB, LOCATE FIRE HYDRANT 1.5' BEHIND EDGE OF SIDEWALK.



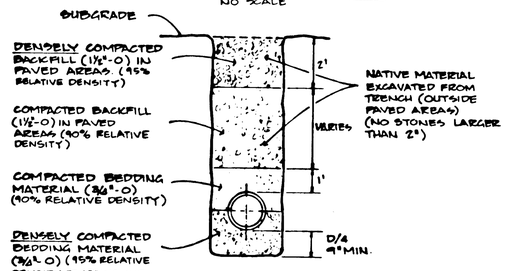
STANDARD FIRE HYDRANT

* NOTE: THRUST BLOCKS NOT REQUIRED IF TIE RODS ARE USED. USE M.J. PIPE IF F.H. LINE IS LONGER THAN 18'

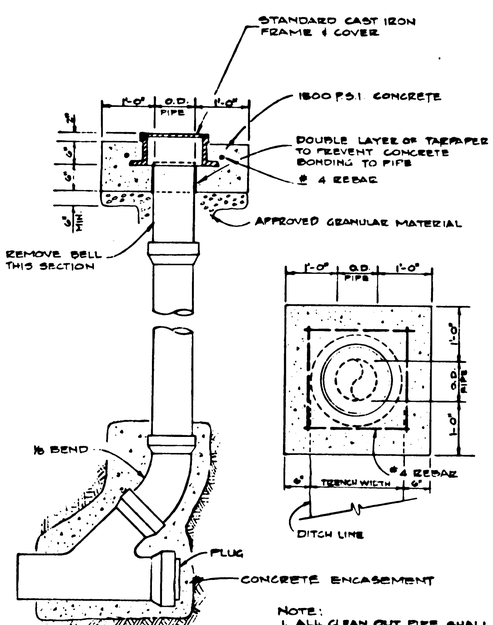
NOTE: SEE ALT. ASSEMBLY SHT. 5/12



CLASS "C" BEDDING DETAIL
NO SCALE

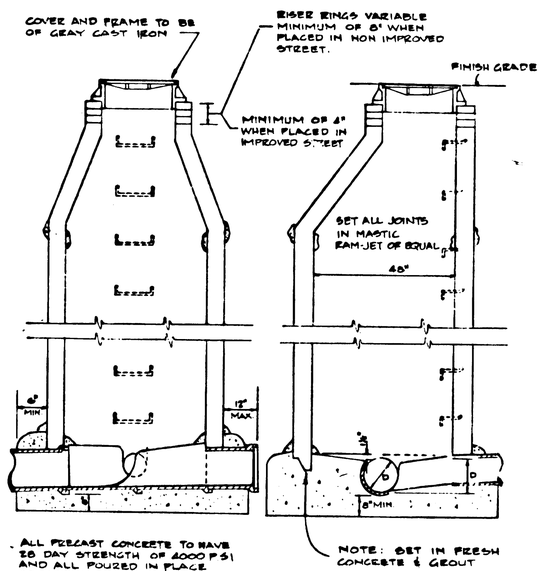


CLASS "B" BEDDING DETAIL
NO SCALE



NOTE:
1. ALL CLEAN OUT PIPE SHALL BE 8" CONCRETE ASTM C-14 EXTRA STRENGTH, RUBBER GASKET JOINT
2. SEE PLANS FOR SIZE OF LATERAL.

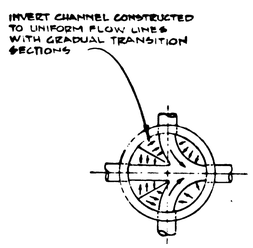
STANDARD CLEANOUT



ALL PRECAST CONCRETE TO HAVE 28 DAY STRENGTH OF 4000 P.S.I. AND ALL POURED IN PLACE CONCRETE TO HAVE A 28 DAY STRENGTH OF 3000 P.S.I. A.S.T.M. 478-63T

NOTE: SET IN FRESH CONCRETE & GROUT

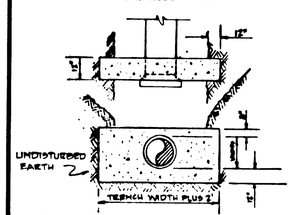
STANDARD MANHOLE



GENERAL PLAN OF MANHOLE CHANNEL INTERSECTION
NO SCALE

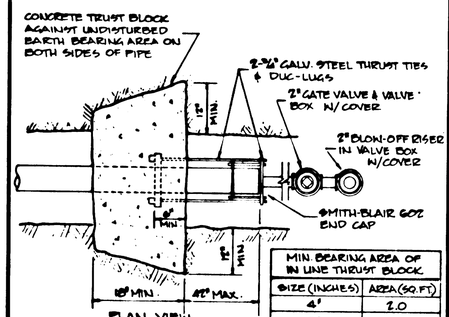
NOTE

1. ANCHOR WALL TO BE POURED AGAINST PIPE BELL IF POSSIBLE.
2. PIPE SHALL BE SCRUBBED FREE OF DIRT AND FOREIGN MATERIAL AND MOISTENED PRIOR TO POURING ANCHOR WALL.
3. PLACE ANCHOR AT EACH BELL WHEN P.V.C. PIPE IS USED △1



TYPICAL CONCRETE ANCHOR WALL
NO SCALE

SLOPE	MIN ANCHOR SPACING CENTER TO CENTER
20-34%	35 FT
35-50%	25 FT.
51 +	15 FT. OR CONC. ENCASEMENT



PLAN VIEW

MIN BEARING AREA OF IN LINE THRUST BLOCK	
SIZE (INCHES)	AREA (SQ. FT)
4"	2.0
6"	3.5
8"	6.5

TYPICAL BLOWOFF ASSEMBLY DETAIL
NO SCALE

△ AS-BUILTS 5-23-94
△ REVIS. 7.29.83 - SLOPE ANCHOR NOTE ADDED.

SHEET NO. 12 OF 12
DESIGN JUNE, 1983 BY D.C.B.
DRAWN JUNE, 1983 BY C.B./C.P.
CHECKED JUNE, 1983 BY R.J.P.
FILE NO. 4-1100-7402

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4th floor 503 227-0455

HIDDEN SPRINGS RANCH No. 6
WEST LINN OREGON

DETAILS

EDWARDS INDUSTRIES INC. OREGON

BEAVERTON, OREGON