CARRIAGE PARK DEVELOPMENT

1750 S.W. HARBOR WAY, SUITE 340
PORTLAND, OREGON

HIDDEN SPRINGS VILLAGE

WEST LINN, OREGON

GENERAL NOTES

GENERAL

WORK SHALL CONFORM WITH CITY OF WEST LINN STANDARDS, WEST LINN WATER DISTRICT STANDARDS, THE UNIFORM BUILDING CODE (UBC), AND THE UNIFORM PLUMBING CODE (UPC).

EXISTING TOPOGRAPHIC INFORMATION AND UTILITIES SHOWN BASED ON TOPOGRAPHIC SURVEY PREPARED BY JOHNNIE M. SUMMERS, INC., 549 S.W. WALNUT ST., HILLSBORO, OR 97123, SUPPLIED BY CARRIAGE PARK DEVELOPMENT.

FIELD VERIFY ALL CURB & STREET GRADES, STORM & SANITARY SEWER INVERTS AT MATCH POINTS AND CONNECTIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING.

ACCESS TO EXISTING PROPERTIES SHALL BE MAINTAINED AT ALL TIMES, INCLUDING NORMAL DELIVERY SERVICE AND MAIL SERVICE AND IF NOT, SHALL BE CAUSE FOR WORK STOPPAGE UNTIL EFFECTIVE ACCESS IS ESTABLISHED.

TRAFFIC CONTROL DEVICES, FLAGPERSONS, ETC., SHALL BE IN PLACE PRIOR TO INITIATION OF CONSTRUCTION WORK AND SHALL BE EFFECTIVELY MAINTAINED.

THE CITY OF WEST LINN RESERVES THE RIGHT TO ADD TO OR MODIFY TRAFFIC CONTROL REQUIREMENTS AS MAY BE NECESSARY TO EFFECTIVELY CONTROL TRAFFIC AND TO ASSURE PUBLIC SAFETY.

EXCAVATOR(S) MUST COMPLY WITH O.R.S. 757.541 THROUGH 757.571; EXCAVATOR(S) SHALL NOTIFY ALL UTILITY COMPANIES FOR LINE LOCATIONS 72 HOURS (MIN.) PRIOR TO START OF WORK. DAMAGE TO UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

ADJUST ALL RIMS, COVERS AND FRAMES TO FINISH GRADE.

GRADING

ALL STRUCTURAL FILLS SHALL BE COMPACTED TO A DENSITY NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 698.

ALL EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM SITE. NO FILLING OR EXCAVATING ALLOWED ON LOTS, OR OPEN SPACES, WITHOUT PRIOR APPROVAL OF OWNER.

PAVING

ASPHALTIC CONCRETE (A.C.) PAVEMENT SHALL BE CLASS "C" AS DEFINED IN SECTION 745, 1991 STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, (ODOT) AND AS AMENDED PER CITY OF WEST LINN SPECIFICATIONS.

CRUSHED ROCK SHALL BE SIZED AS SHOWN ON PLAN AND SHALL BE AS DEFINED IN SECTION 642, 1991 STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (ODOT)

EROSION CONTROL

TEMPORARY EROSION CONTROL:

THE CONSTRUCTION NOTES AND DETAILS SHOWN ON THIS PLAN REFLECT RECOMMENDED PROCEDURES AS PER WASHINGTON COUNTY EROSION CONTROL PLANS TECHNICAL GUIDANCE BOOK, JANUARY 1991, OR ITS SUCCESSOR.

IT IS THE INTENT OF THESE PLANS TO SHOW POSSIBLE APPLICATIONS OF RECOMMENDED PROCEDURES IN THE EVENT THAT EROSION CONTROL IS NEEDED. ALL RECOMMENDED PROCEDURES ARE DEPENDENT ON CONSTRUCTION METHODS, STAGING, SITE CONDITIONS, WEATHER, AND SCHEDULING. THE PROCEDURES SHOWN ON THE PLANS ARE NOT INTENDED TO BE INCLUSIVE OF ALL THE PROTECTION REQUIRED IN AN AREA AT A PARTICULAR INSTANT. THEY SHOULD BE USED AS A GUIDELINE ONLY.

ALTERNATIVE METHODS OF EROSION CONTROL MAY BE USED IF THEY ARE APPROVED BY THE ENGINEER AND MEET THE S.C.S. UNIVERSAL SOIL LOSS EQUATION CRITERIA.

THE CONTRACTOR IS RESPONSIBLE FOR CONTROL OF SEDIMENT TRANSPORT WITHIN PROJECT LIMITS DURING CONSTRUCTION. IF AN INSTALLED EROSION CONTROL SYSTEM DOES NOT ADEQUATELY CONTAIN SEDIMENT ON SITE, THEN THE EROSION CONTROL MEASURES MUST BE FIELD ADJUSTED BY THE CONTRACTOR AS NECESSARY.

PERMANENT EROSION CONTROL:

TEMPORARY EROSION CONTROL METHODS MUST REMAIN AND BE MAINTAINED UNTIL PERMANENT EROSION CONTROL METHODS ARE IN PLACE AND OPERATIONAL.

VEGETATION ON ALL EMBANKMENTS AND DISTURBED AREAS SHOULD BE RE-ESTABLISHED AS SOON AS CONSTRUCTION IS COMPLETED.

ADDITIONAL INTERIM MEASURES WILL INCLUDE, AT A MINIMUM, INSTALLATION OF HAY BALE SEDIMENT BARRIERS OR SILT FENCES AS PER DETAIL SHOWN ON THE SHEET. THESE MEASURES WILL BE INSTALLED ALONG ALL EXPOSED EMBANKMENT AND CUT SLOPES TO PREVENT SEDIMENT TRANSPORT.

STORM DRAINAGE

STORM DRAIN PIPE SHALL BE A.S.T.M. F 405 SMOOTH INTERIOR, HIGH DENSITY POLYETHYLENE CORRUGATED PIPE WITH SOLID P.V.C. JOINTS AS PRODUCED AND SPECIFIED BY ADS, PRODUCT NAME N12(TM), OR ASTM D 3034, SDR35 PVC PIPE.

SANITARY SEWER

SANITARY SEWER PIPE SHALL BE PVC ASTM D 3034, SDR 35.

SANITARY SEWER PIPE SHALL BE 18" (MIN.) BELOW THE WATER LINE AT CROSSING. PIPE SECTIONS SHALL BE CENTERED ON THE CROSSING JOINT.

SANITARY SEWER LATERALS SHALL BE 4" GREEN PVC WITH A MINIMUM SLOPE OF 0.0200. (SEE TABLE PROVIDED) MARK LATERAL WITH A 2" x 4" PAINTED GREEN WITH "SANITARY AND DEPTH PAINTED ON IT.

WATER

ALL WATER LINE WORK SHALL BE IN ACCORDANCE WITH AWWA STANDARDS.

ALL WATER LINE WORK WILL BE INSPECTED AND APPROVED BY CITY OF WEST LINN.

ALL WATER PIPE AND FITTINGS SHALL BE DUCTILE IRON, CEMENT-LINED. PIPE WILL BE PUSH-ON DUCTILE IRON CLASS 52, EXCEPT DOMESTIC WATER SERVICE.

POURED CONCRETE THRUST BLOCKS ARE REQUIRED AT EACH TEE, CROSS, AND BEND PER WEST LINN STD. DWG. NO. TB-302.

FIRE HYDRANT ASSEMBLY PER WEST LINN STD. DWG. FH-300.

ALL WATER MAINS SHALL BE TESTED AT 150 PSI FOR ONE (1) HOUR PER WEST LINN HYDROSTATIC TEST PROCEDURES.

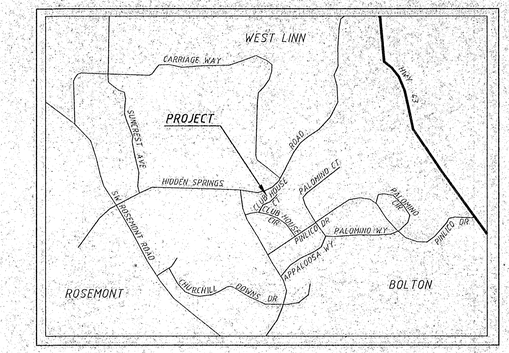
ALL WATER MAINS SHALL BE CLEANED, FLUSHED AND STERILIZED PER WEST LINN STERILIZATION (CHLORINATION) PROCEDURES.

CONTRACTOR WILL INSTALL ALL DOMESTIC COPPER SERVICES AND WATER METERS. DOUBLE SERVICES SHALL BE 1" DIAMETER TYPE "K" COPPER TUBING. METER SERVICES PER WEST LINN STD. DWG. W-304.

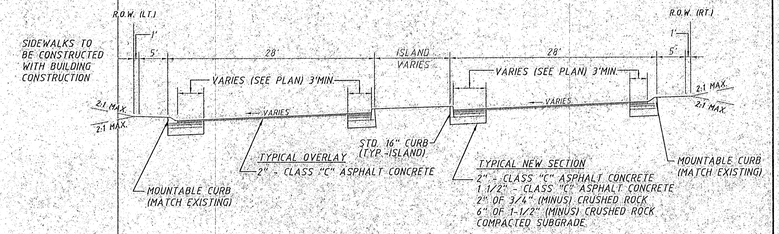
MISC. UTILITIES

ELECTRICAL, TELEPHONE, GAS, AND TV INSTALLATION SHALL BE COORDINATED BY THE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANY.

ALL PROPOSED POWER, TELEPHONE, GAS, AND TV SERVICES ON SITE SHALL BE PLACED UNDERGROUND.



VICINITY MAP
N.T.S.



STREET SECTION CLUB HOUSE COURT
NOT TO SCALE

GENERAL NOTES AND INFORMATION
HIDDEN SPRINGS VILLAGE
WEST LINN, OREGON

Harper Righellis, Inc.
ENGINEERS
6720 SW MACADAM AVENUE, SUITE 100, PORTLAND, OR 97219
(503) 244-4334 FAX (503) 244-4978

LEGAL DESCRIPTION
LOTS 2, 3, 4 OF "HIDDEN SPRINGS VILLAGE"

OWNER/DEVELOPER
CARRIAGE PARK DEVELOPMENT
1750 S.W. HARBOR WAY, STE. 340
PORTLAND, OREGON 97201
PHONE: (503) 224-7161

ARCHITECT
ANKROM MOISAN ASSOC. ARCHITECTS
6720 S.W. MACADAM AVE., STE. 100
PORTLAND, OREGON 97219
PHONE: (503) 245-7100

SURVEYOR
JOHNNIE SUMMERS, P.L.S., INC.
549 S.W. WALNUT STREET
HILLSBORO, OREGON 97123
PHONE: (503) 648-2019

ENGINEER
HARPER RIGHELLIS, INC.
5200 S.W. MACADAM AVENUE, STE. 580
PORTLAND, OREGON 97201
PHONE: (503) 221-1131

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 13, 1978
CHARLES L. HARPER
EXPIRES: 06/30/95

INDEX TO DRAWINGS

SHEET NO.	TITLE
1	GENERAL NOTES AND INFORMATION
2	SANITARY AND WATER PLAN
3	STREET IMPROVEMENT PLAN AND PROFILES
4	GRADING, DRAINAGE, AND EROSION CONTROL PLAN

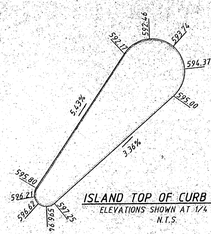
APPROVED FOR CONSTRUCTION BY
CITY OF WEST LINN
DATE 6/9/94 BY

NO.	DESCRIPTION	DATE
	REVISIONS	

DESIGNED: KKV/CLH
DRAWN: KKV
CHECKED: CLH
DATE: 4-20-94

SHEET NO. 1 OF 4
JOB NO. AMC-19

HIDDEN SPRINGS ROAD



ISLAND TOP OF CURB GRADES
ELEVATIONS SHOWN AT 1/4 POINTS
N.T.S.

Scale: 1" = 30'

CLUB HOUSE COURT

CLUB HOUSE CIRCLE

N 76° 31' 06" E 156.12'

CL STA 3+38.26, 41.91' LT = CUL-DE-SAC STA 1+43.25

CL STA 3+34.35, 13.55' LT

EXISTING RETAINING WALL TO BE REMOVED

EXISTING CURBED ISLAND TO BE REMOVED

SAWCUT LINES (TYP.)

STA 1+87.84, 4.98' LT

NEW ISLAND WITH STD. 16" CURB. SEE ABOVE FOR T.O.C. GRADES

REMOVE ASPHALT AND CONC. CURB AS SHOWN

NEW PAVEMENT SECTION, SEE STREET SECTION

CL STA 3+34.35, 13.55' RT

CL STA 3+38.26, 41.91' RT = CUL-DE-SAC STA 10+00

CL STA 4+63.58, 4.98' RT BEGIN ISLAND

CURB & GUTTER MATCH EXISTING

CL PC = 3+55.55, 14' LT

PC LT = 3+33.74, 19.77' LT

N 41° 05' 17" E 71.15'

CL STA 3+38.26, 41.91' LT BEGIN NEW CURB AND GUTTER MATCH EXISTING

CL PC = 2+26.98

PT RT = CL 3+33.74, 17.79' RT

PC RT = CL 3+37.92, 14.79' RT

PT = 1+68.82

STA 1+88 BEGIN OVERLAY

1+00

2+00

3+00

17.27'

16'

20.14'

PC = 0+67.21

CURVE DATA

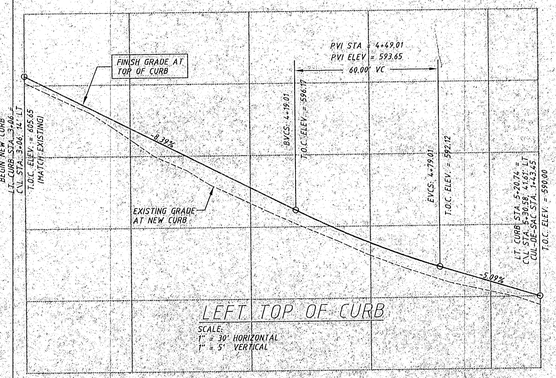
1. Δ = 42°31'49" R = 51.00' T = 19.85' L = 37.86'
2. Δ = 27°36'56" R = 79.00' T = 19.42' L = 38.08'
3. Δ = 165°16'27" R = 5.00' T = 38.69' L = 14.42'
4. Δ = 195°41'09" R = 14.00' T = 93.40' L = 46.76'
5. Δ = 195°41'09" R = 42.00' T = 304.92' L = 143.65'
6. Δ = 58°13'06" R = 100.00' T = 55.68' L = 101.61'
7. Δ = 27°36'56" R = 65.00' T = 20.55' L = 39.81'

LEGEND

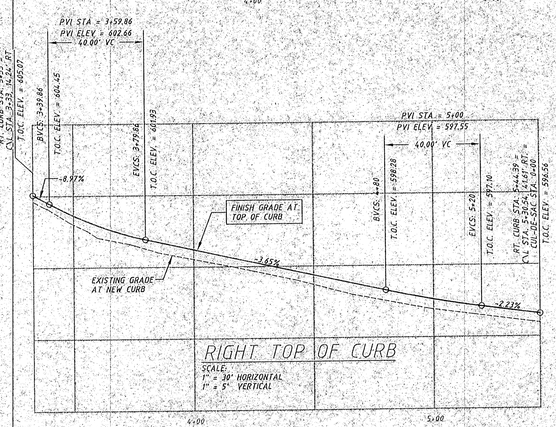
- PROPERTY LINE
- EASEMENT OR R.O.W. LINE
- EXISTING CURB
- SAWCUT LINE
- 3+00 PROPOSED CENTER LINE W/STATION
- PROPOSED CURB AND GUTTER
- PROPOSED 16" CURB
- ASPHALT AND CONCRETE TO BE REMOVED
- NEW ROAD SECTION AS PER SECTION DETAIL

NOTE: FIELD VERIFY ALL CURB AND STREET ELEVATIONS AT MATCH POINTS PRIOR TO CONSTRUCTION.

NOTIFY THE ENGINEER OF ANY DISCREPENCIES PRIOR TO PROCEEDING.



LEFT TOP OF CURB
SCALE:
1" = 30' HORIZONTAL
1" = 5' VERTICAL



RIGHT TOP OF CURB
SCALE:
1" = 30' HORIZONTAL
1" = 5' VERTICAL

CUL-DE-SAC TOP OF CURB
SCALE:
1" = 30' HORIZONTAL
1" = 5' VERTICAL

STREET IMPROVEMENTS
HIDDEN SPRINGS VILLAGE
WEST LINN, OREGON

Harper Righellis, Inc.
ENGINEERS
5200 SW MEADOW LANE, SUITE 150, PORTLAND, OR 97221
(503) 221-1131 FAX (503) 221-1171

REGISTERED PROFESSIONAL ENGINEER
OREGON JULY 25, 1980 CHARLES L. HEBERT 12,000
EXPIRES: 06/30/96

DESIGNED: KKV	DRAWN: KKV	CHECKED: CLH	DATE: 4-20-94

NO.	DESCRIPTION	DATE
	REVISIONS	

SHEET NO. 2 OF 4
JOB NO. HHV-19

SANITARY AND WATER PLAN
HIDDEN SPRINGS VILLAGE
WEST LINN, OREGON

SANITARY & WATER LEGEND

- FIRE HYDRANT ASSEMBLY
- BLOWOFF ASSEMBLY
- DOUBLE WATER METER ASSEMBLY
- PROPOSED DUCTILE IRON WATER LINE
- EXISTING DUCTILE IRON WATER LINE
- 4" PVC SANITARY SEWER LATERAL
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY MAIN

SANITARY SEWER LATERAL TABLE (LINE "A")

UNIT NO.	SIZE	SLOPE: %	PIPE LENGTH	SANITARY STA: @ MAIN	INV: @ MAIN	INV. @ P/L
1A	4"	39.24	33'	3+90.65	577.05	590.80
1B	4"	39.36	33'	3+88.65	577.01	590.00
2A	4"	36.15	34'	3+31.90	575.71	588.00
2B	4"	36.09	34'	3+29.90	575.66	586.00
3A	4"	86.75	8'	2+81.65	574.56	581.54
3B	4"	87.38	8'	2+79.65	574.51	581.50
4A	4"	31.80	5'	2+26.52	570.41	572.00
4B	4"	31.40	5'	2+28.52	570.42	572.00
5A	4"	36.60	10'	1+70.02	565.54	569.00
5B	4"	36.40	10'	1+68.02	565.36	569.00
6A	4"	37.00	12'	0+92.52	560.56	565.00
6B	4"	37.82	12'	0+80.52	560.46	565.00

SANITARY SEWER LATERAL TABLE (LINE "B")

UNIT NO.	SIZE	SLOPE: %	PIPE LENGTH	SANITARY STA: @ MAIN	INV: @ MAIN	INV. @ P/L
7A	4"	100.00	22.5'	0+22.70	558.84	581.18
7B	4"	29.46	25'	1+50.61	574.76	582.00
8A	4"	39.57	37'	1+55.45	575.36	590.00
8B	4"	39.28	37'	1+57.25	575.43	590.00
9A	4"	37.18	34'	1+95.57	580.36	593.00
9B	4"	37.55	33'	1+97.37	580.61	593.00
10A	4"	82.50	10'	2+38.63	585.75	594.00
10B	4"	100	8'	2+36.85	584.75	592.25
11A	4"	50.35	8'	2+95.90	591.99	596.00
11B	4"	40.75	8'	2+93.96	592.74	596.00
12A	4"	41.20	10'	3+56.99	595.38	599.50
12B	4"	42.30	10'	3+54.98	595.27	599.50
13A	4"	26.57	14'	4+02.85	598.28	602.00
13B	4"	27.64	14'	4+00.85	598.13	602.00
14A	4"	33.07	14'	4+59.86	602.35	607.08
14B	4"	33.71	14'	4+58.70	602.28	607.00
15A	4"	39.33	15'	5+18.95	606.60	612.50
15B	4"	40.27	15'	5+16.95	606.46	612.50

NOTE: VERIFY ALL INVERT ELEVATIONS OF EXISTING SANITARY SEWERS PRIOR TO CONSTRUCTION.

NOTIFY ENGINEER OF ANY DISCREPENCIES PRIOR TO PROCEEDING.

Harper Righellis, Inc.
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5200 SW MACADAM AVENUE, SUITE 360, PORTLAND, OR 97201
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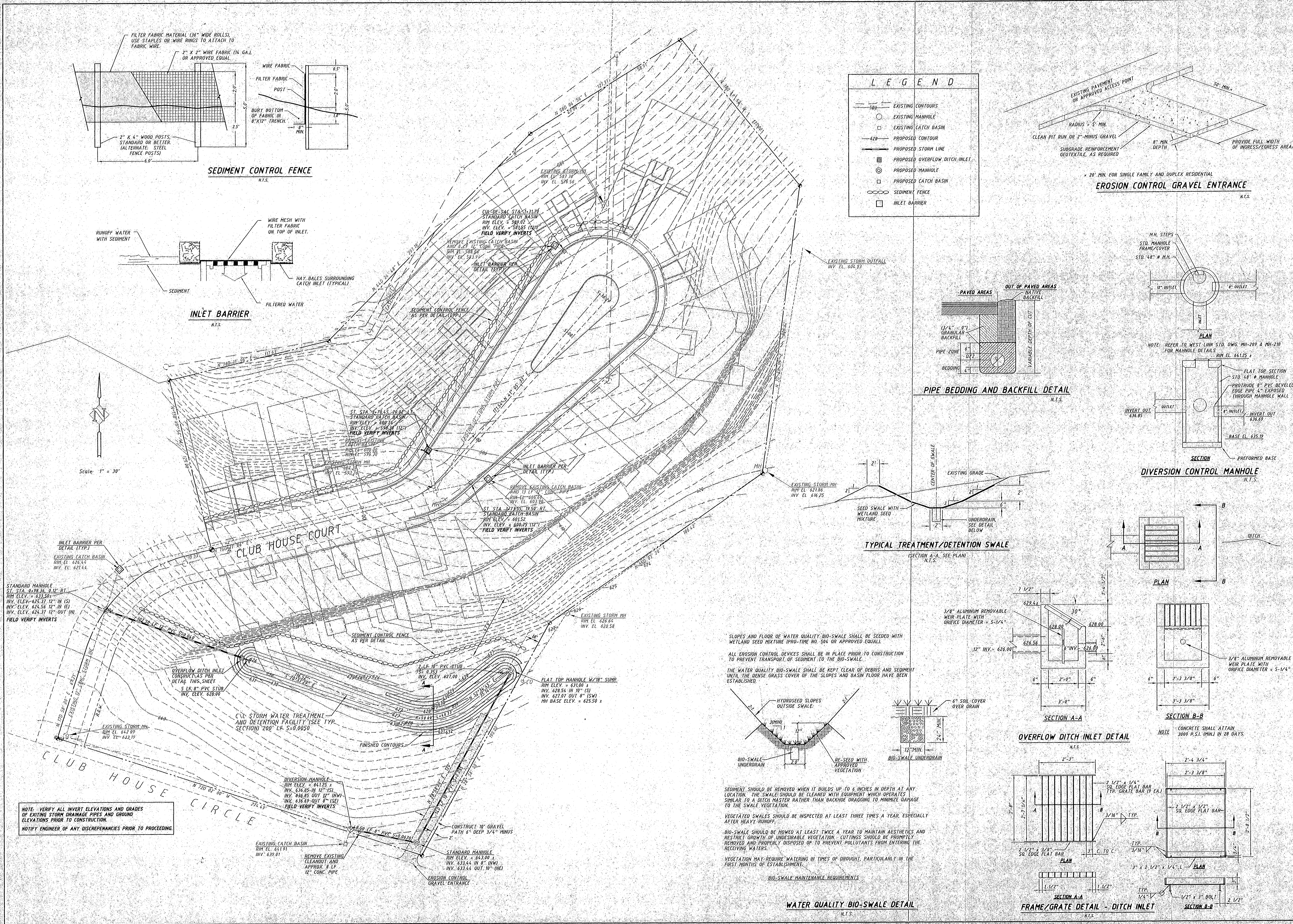
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 19, 1994
CHARLES L. HANSEN
EXPIRES: 06/30/96

DESIGNED:	KKV
DRAWN:	KKV
CHECKED:	CLH
DATE:	4-20-94

NO.	DESCRIPTION	DATE
	REVISIONS	

SHEET NO. 3 OF 4

JOB NO. AMK-19



GRADING, DRAINAGE AND EROSION CONTROL

HIDDEN SPRINGS VILLAGE

WEST LINN, OREGON

Harper Righellis, Inc.
ENGINEERS
5200 SW MACADAM AVENUE, SUITE 580, PORTLAND, OR 97201
(503) 221-1131 FAX (503) 221-1171

REGISTERED PROFESSIONAL ENGINEER 13,069 OREGON SEPT. 19, 1985 CHARLES L. HARPER
EXPIRES: 06/30/95

DESIGNED:	KKV
DRAWN:	KKV
CHECKED:	CLH
DATE:	4-20-94

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NO. 4 OF 4

JOB NO. ANK-19