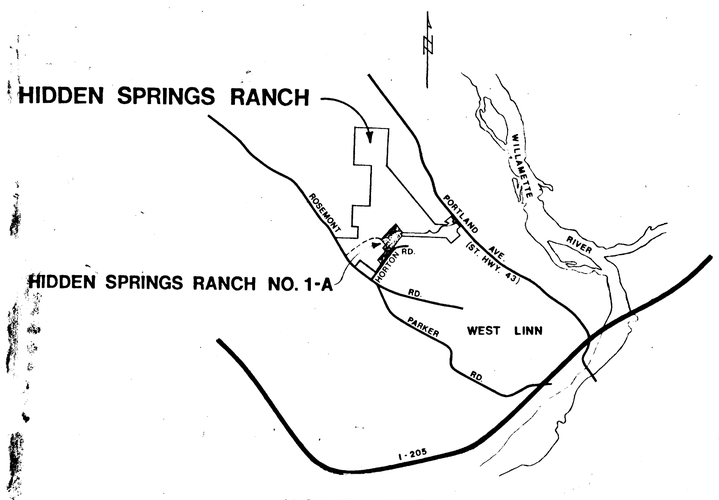
# CONSTRUCTION PLANS

# HIDDEN SPRINGS RANCH DIVISION NO. 1-A

## EDWARDS INDUSTRIES, INC.

10350 SW 5th BEAVERTON, OREGON 97005




VICINITY MAP

N.T.S.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND THE APPLICABLE REQUIREMENTS OF THE CITY OF WEST LINN.
2. BENCH MARK- BRASS CAP Z 211, ELEV. 191.911, 1950 LOCATED 1000' SOUTHEASTERLY OF THE ENTRANCE ROAD TO MARYLHURST COLLEGE ON THE WEST SIDE OF PORTLAND AVENUE.
3. AT STREET INTERSECTIONS AND ALL P.C.s AND P.T.s OF STREET CENTERLINES SHALL BE SURFACE MONUMENTED WITH AN IRON ROD AND ALUMINUM CAP.

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EDWARDS INDUSTRIES LAND DEVELOPMENT DIVISION

Land Planning · Engineering · Urban Design

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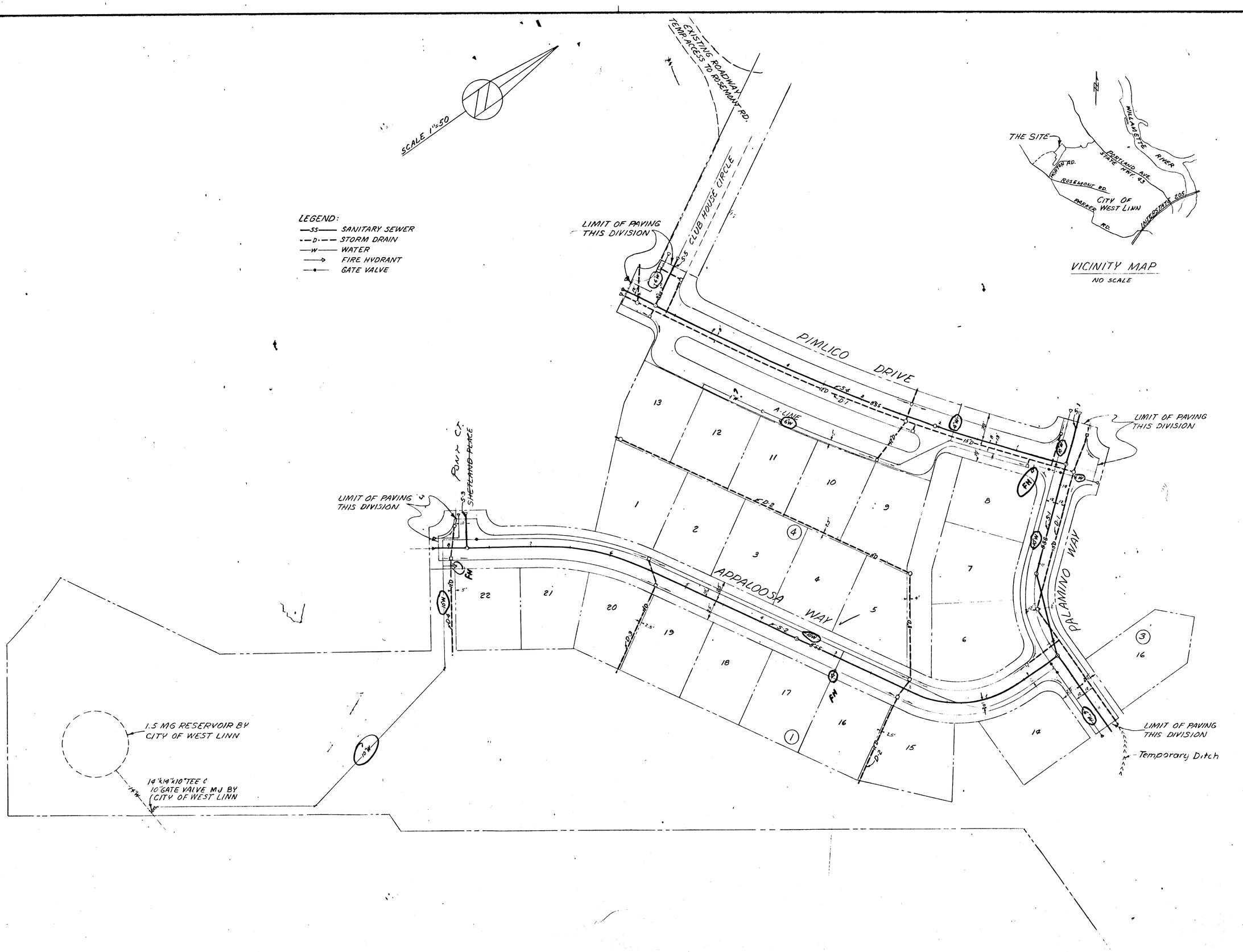
APPROVALS:
CITY OF WEST LINN
DEPARTMENT OF ENVIRONMENTAL QUALITY
STATE HEALTH DEPARTMENT




EDWARDS INDUSTRIES, INC.
10350 S.W. 5TH AVENUE
P.O. BOX 549
BEAVERTON, OREGON 97005

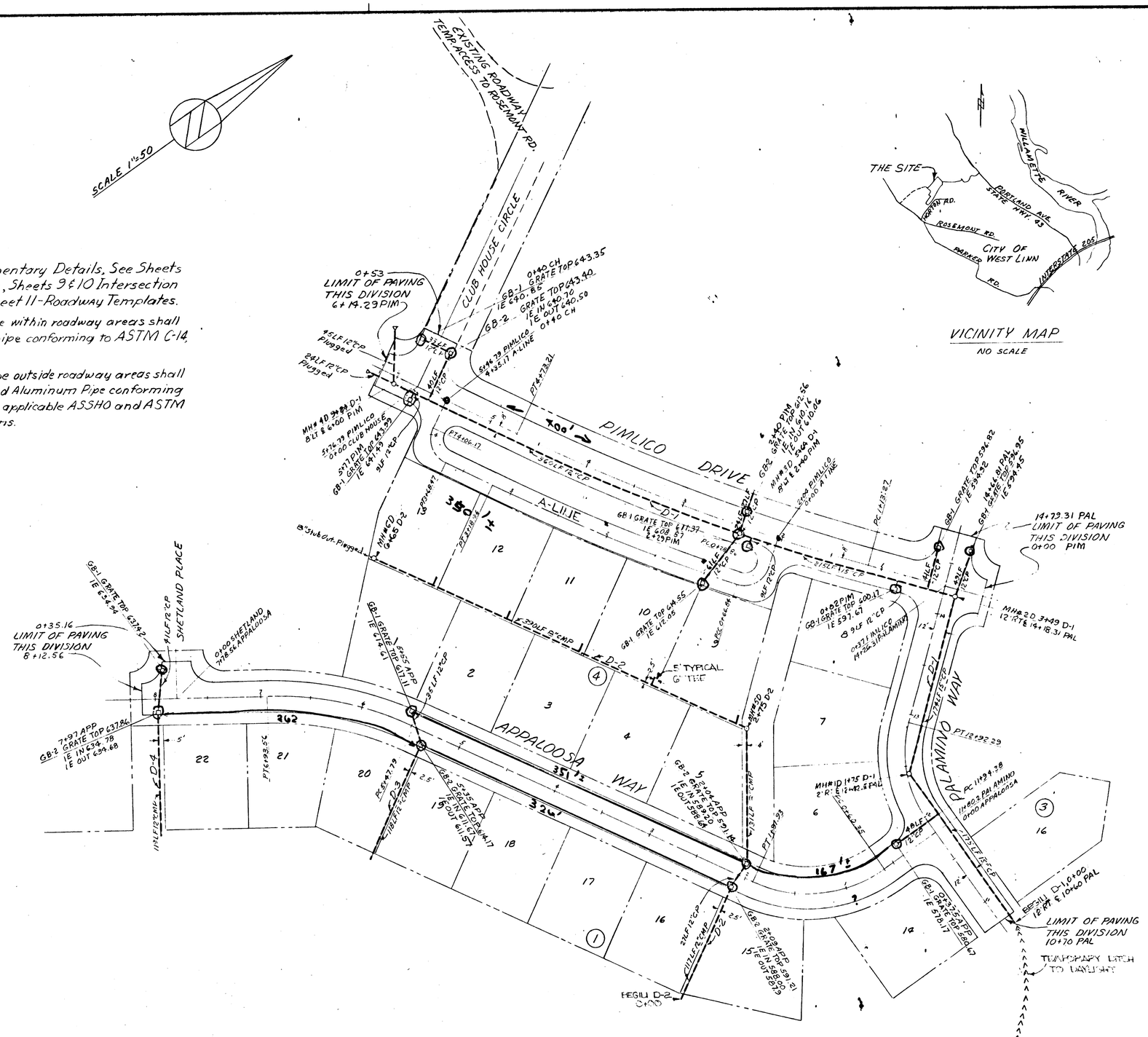
# COMPOSITE UTILITY PLAN
# HIDDEN SPRINGS RANCH DIVISION NO. 1-A
WEST LINN OREGON

| JOB: 10 083 | DR'N: JM | CH'D: JL | APP'D: EG |
|---|---|---|---|
| DATE: 10-73 | REVISIONS | BY | DATE |
| SHEET 1 OF 12 SHEETS | | | |

CAMPBELL-WEBB REPRODUCTIONS

NOTE

1. For Supplementary Details, See Sheets 3 & 4-Profiles, Sheets 9 & 10 Intersection Details & Sheet 11-Roadway Templates.
2. Drainage pipe within roadway areas shall be concrete pipe conforming to ASTM C-14, Class 2.
3. Drainage pipe outside roadway areas shall be Corrugated Aluminum Pipe conforming to the latest applicable ASSHO and ASTM specifications.



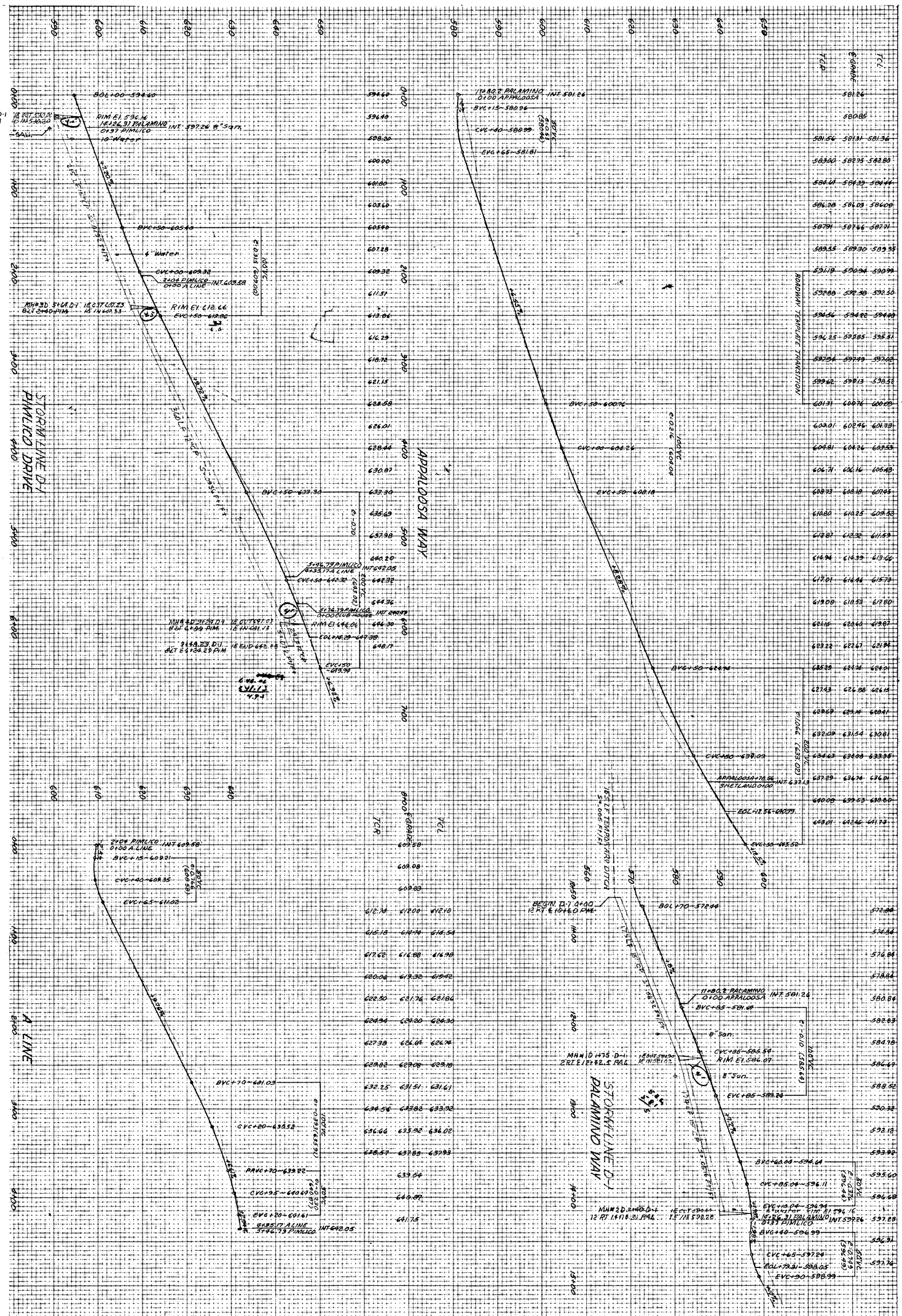

EDWARDS INDUSTRIES, INC.
10350 S.W. 5TH AVENUE
P.O. BOX 549
BEAVERTON, OREGON 97005

REGISTERED PROFESSIONAL ENGINEER — ERROL F. EDWARDS

# STREET & STORM DRAINAGE PLAN
# HIDDEN SPRINGS RANCH DIVISION NO. 1-A
## WEST LINN OREGON

| | | | |
|---|---|---|---|
| JOB 10 063 | DR'N JM | CH'D JL | APP'D EG |
| DATE 10-73 | REVISIONS | | BY DATE |
| SHEET 2 OF 12 SHEETS | | | |

CAMPBELL-WEBB REPRODUCIBLES




| JOB: 10 063 | DR'N JM CH'D JL APP'D EG | | |
|---|---|---|---|
| DATE: 10-73 | REVISIONS | BY | DATE |
| SHEET 3 OF 12 SHEETS | | | |

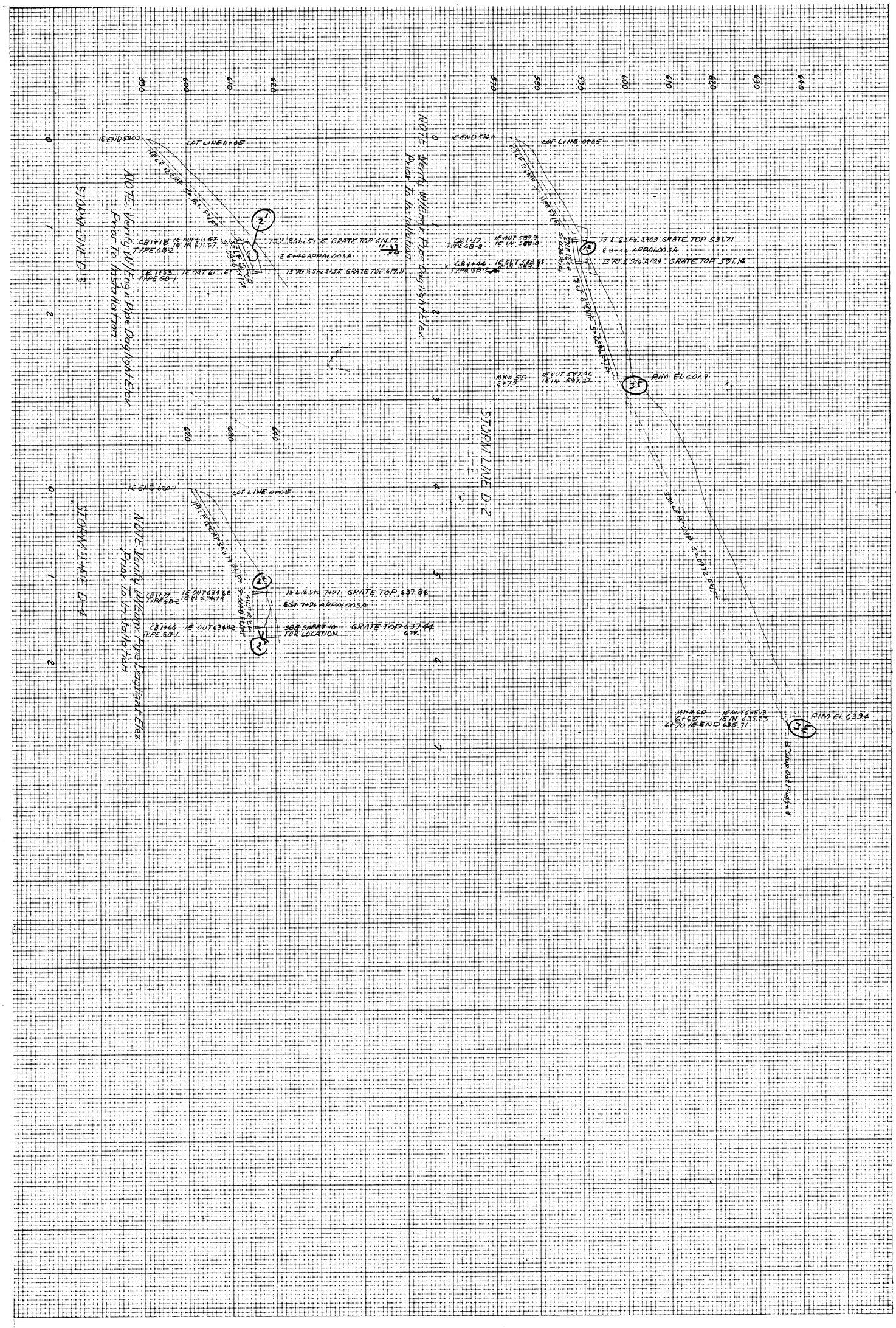
# STREET & STORM DRAINAGE PROFILE
# HIDDEN SPRINGS RANCH DIVISION NO. 1-A

WEST LINN OREGON

Earl F. Garr

EDWARDS INDUSTRIES, INC.
10350 S.W. 5TH AVENUE
P.O. BOX 549
BEAVERTON, OREGON 97005

CAMPBELL-WEISS REPROGRAPHICS



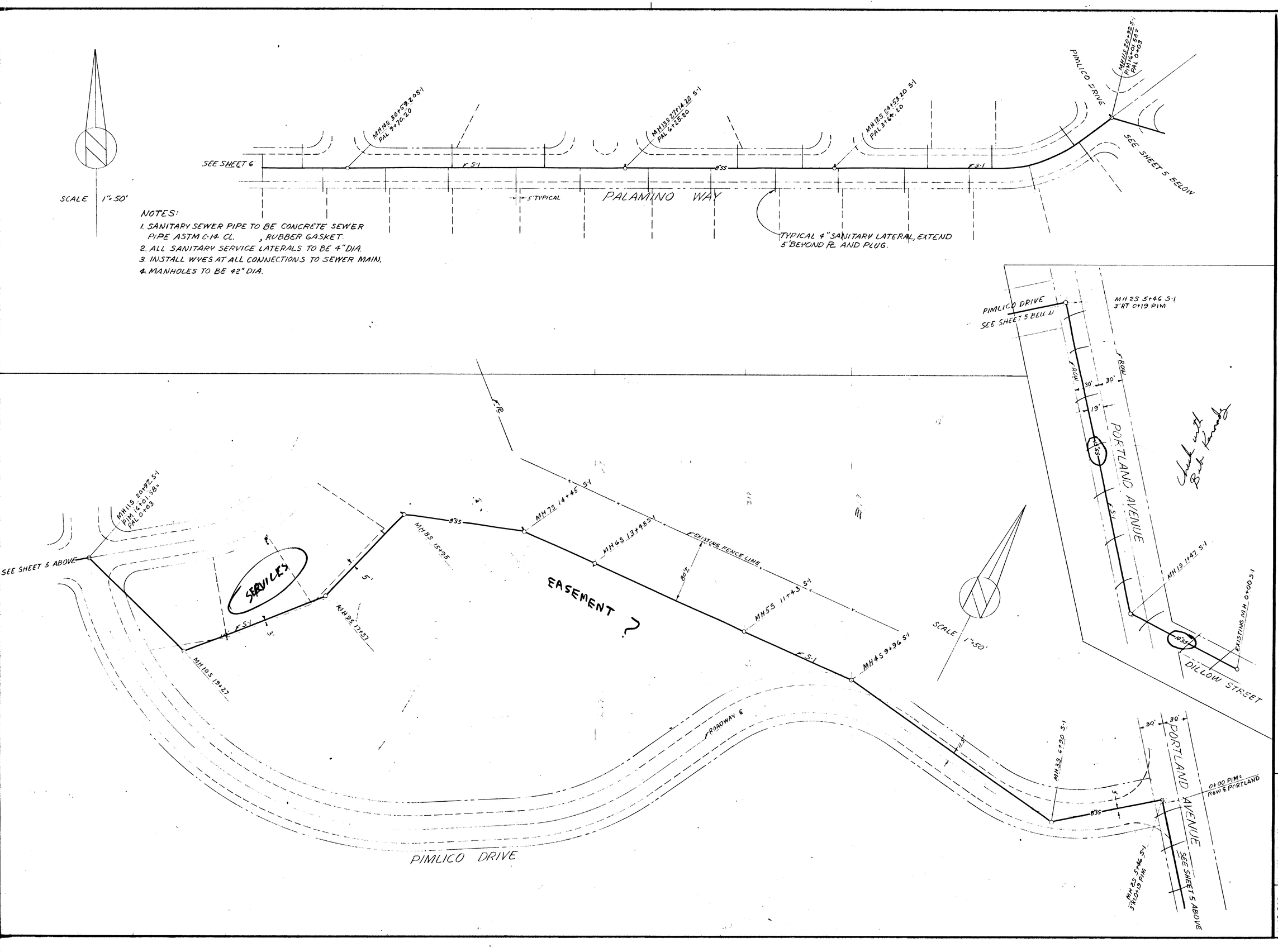

| JOB 10 063 | DR'N JM | CH'D JL | APP'D EG |
|---|---|---|---|
| DATE 10-73 | REVISIONS | BY | DATE |
| SHEET 4 OF 12 SHEETS | | | |

# STORM DRAINAGE PROFILE
## HIDDEN SPRINGS RANCH DIVISION NO. 1-A
WEST LINN OREGON

REGISTERED PROFESSIONAL ENGINEER — EROL F. GAIN

EDWARDS INDUSTRIES, INC.
10350 S.W. 5TH AVENUE
P.O. BOX 549
BEAVERTON, OREGON 97005

CAMPBELL-WEISS REPROGRAPHICS




NOTES:

1. SANITARY SEWER PIPE TO BE CONCRETE SEWER PIPE ASTM C-14 CL. , RUBBER GASKET.
2. ALL SANITARY SERVICE LATERALS TO BE 4" DIA.
3. INSTALL WYES AT ALL CONNECTIONS TO SEWER MAIN.
4. MANHOLES TO BE 42" DIA.

EDWARDS INDUSTRIES, INC.
10350 S.W. 5TH AVENUE
P.O. BOX 549
BEAVERTON, OREGON 97005

REGISTERED PROFESSIONAL ENGINEER
ERROL F. GARR

# SANITARY SEWER PLAN
# HIDDEN SPRINGS RANCH DIVISION NO. 1-A
WEST LINN OREGON

| JOB: 10 063 | DR'N JM | CH'D JL | APP'D EG |
|---|---|---|---|
| DATE: 10-73 | REVISIONS | BY | DATE |
| SHEET 5 OF 12 SHEETS | | | |

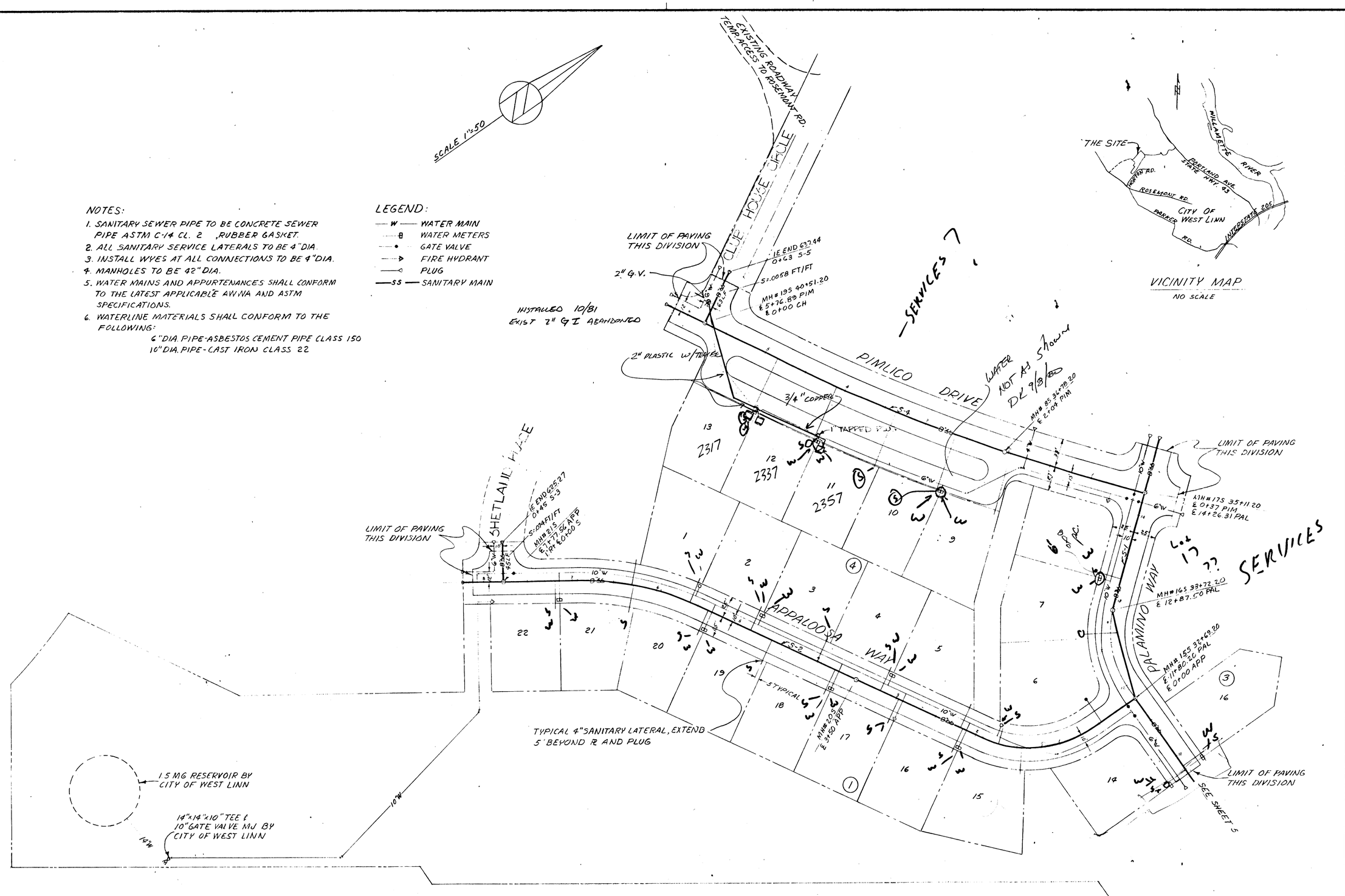
CAMPBELL-WEISS REPROGRAPHICS

NOTES:

1. SANITARY SEWER PIPE TO BE CONCRETE SEWER PIPE ASTM C-14 CL. 2 ,RUBBER GASKET.
2. ALL SANITARY SERVICE LATERALS TO BE 4" DIA.
3. INSTALL WYES AT ALL CONNECTIONS TO BE 4" DIA.
4. MANHOLES TO BE 42" DIA.
5. WATER MAINS AND APPURTENANCES SHALL CONFORM TO THE LATEST APPLICABLE AWWA AND ASTM SPECIFICATIONS.
6. WATERLINE MATERIALS SHALL CONFORM TO THE FOLLOWING:
   6" DIA. PIPE-ASBESTOS CEMENT PIPE CLASS 150
   10" DIA. PIPE-CAST IRON CLASS 22

LEGEND:

- —W— WATER MAIN
- WATER METERS
- GATE VALVE
- FIRE HYDRANT
- PLUG
- —SS— SANITARY MAIN

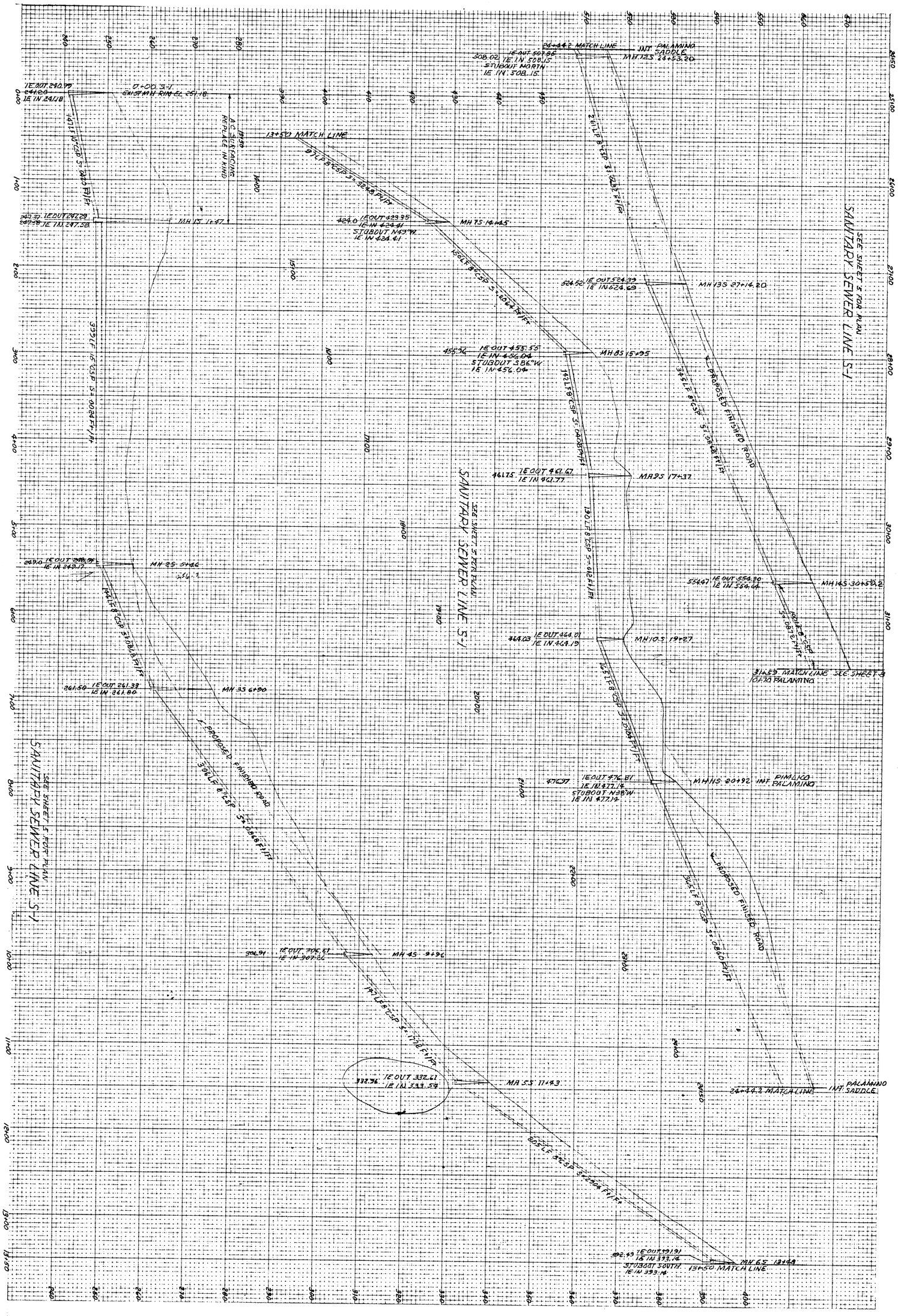



EDWARDS INDUSTRIES, INC.
10350 S.W. 5TH AVENUE
P.O. BOX 549
BEAVERTON, OREGON 97005

# SANITARY SEWER & WATER PLAN
# HIDDEN SPRINGS RANCH DIVISION NO. 1-A
WEST LINN OREGON

| | | | |
|---|---|---|---|
| JOB 10 063 | DR'N JM | CH'D JL | APP'D EG |
| DATE 10-73 | REVISIONS | | BY DATE |
| SHEET 6 OF 12 SHEETS | | | |

CORNELL, WEISS REPRODUCTIONS



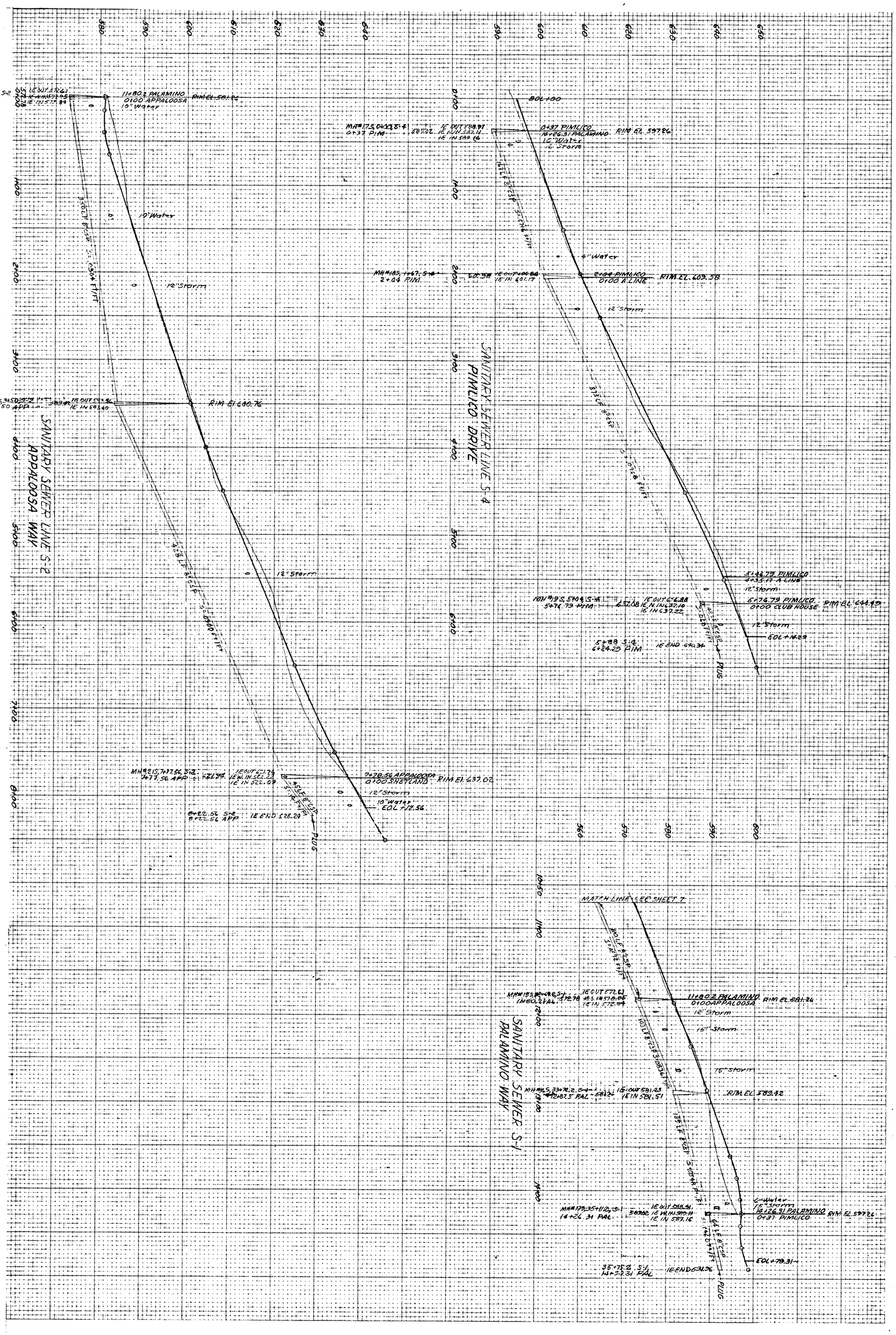

| JOB: 10 063 | DR'N JM CH'D JL APP'D EG | | |
|---|---|---|---|
| DATE: 10-73 | REVISIONS | BY | DATE |
| SHEET 7 OF 12 SHEETS | | | |

# SANITARY SEWER PROFILE
# HIDDEN SPRINGS RANCH DIVISION NO. 1-A
WEST LINN OREGON

REGISTERED PROFESSIONAL ENGINEER
Errol F. Gaar
ERROL F. GAAR

EDWARDS INDUSTRIES, INC.
10350 S.W. 5TH AVENUE
P.O. BOX 549
BEAVERTON, OREGON 97005

CAMPBELL WEISS REPROGRAPHICS




| JOB 10 063 | DR'N JM CH'D JL APP'D EG | |
|---|---|---|
| DATE 10-73 | REVISIONS | BY DATE |
| SHEET 8 OF 12 SHEETS | | |

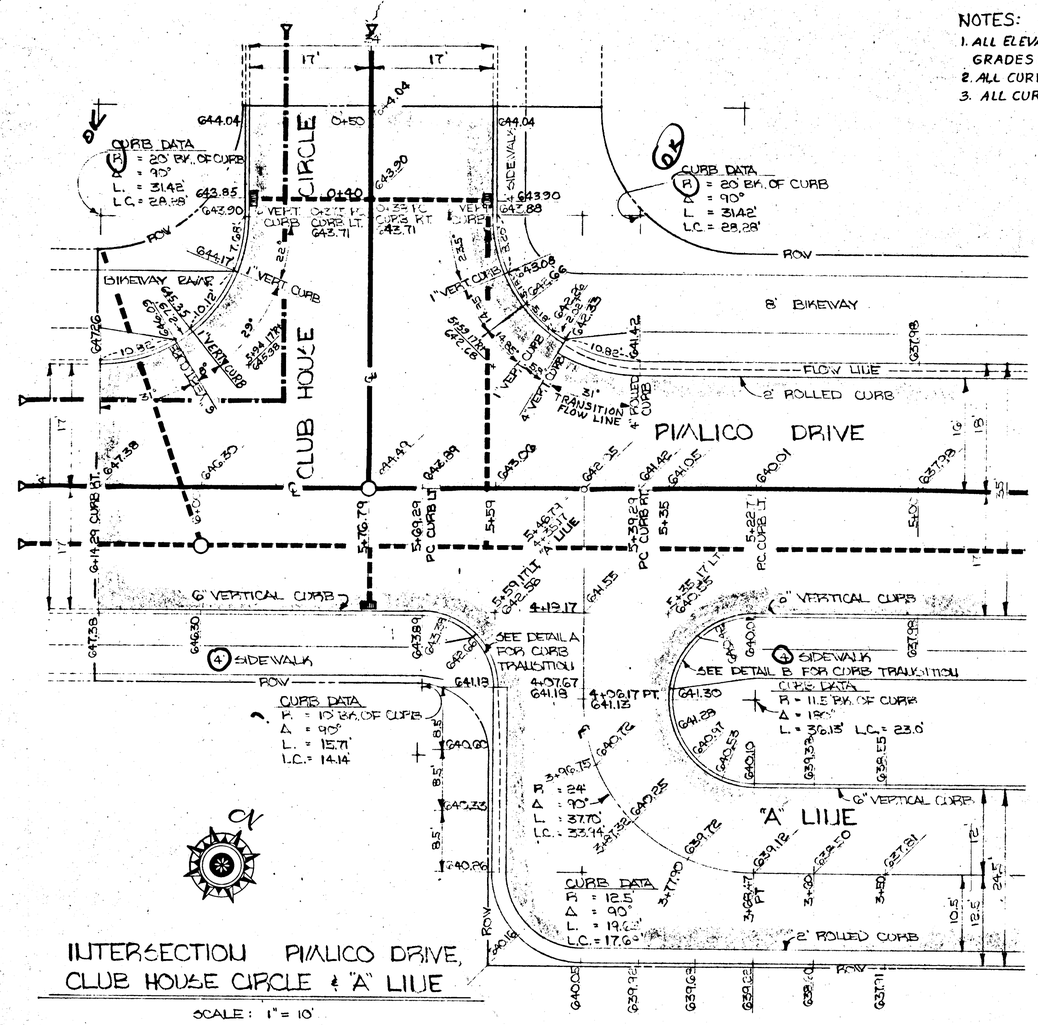
# SANITARY SEWER PROFILE
## HIDDEN SPRINGS RANCH DIVISION NO. 1-A
WEST LINN OREGON

REGISTERED PROFESSIONAL ENGINEER — CARROL F. GARK

EDWARDS INDUSTRIES, INC.
10350 S.W. 5TH AVENUE
P.O. BOX 549
BEAVERTON, OREGON 97005

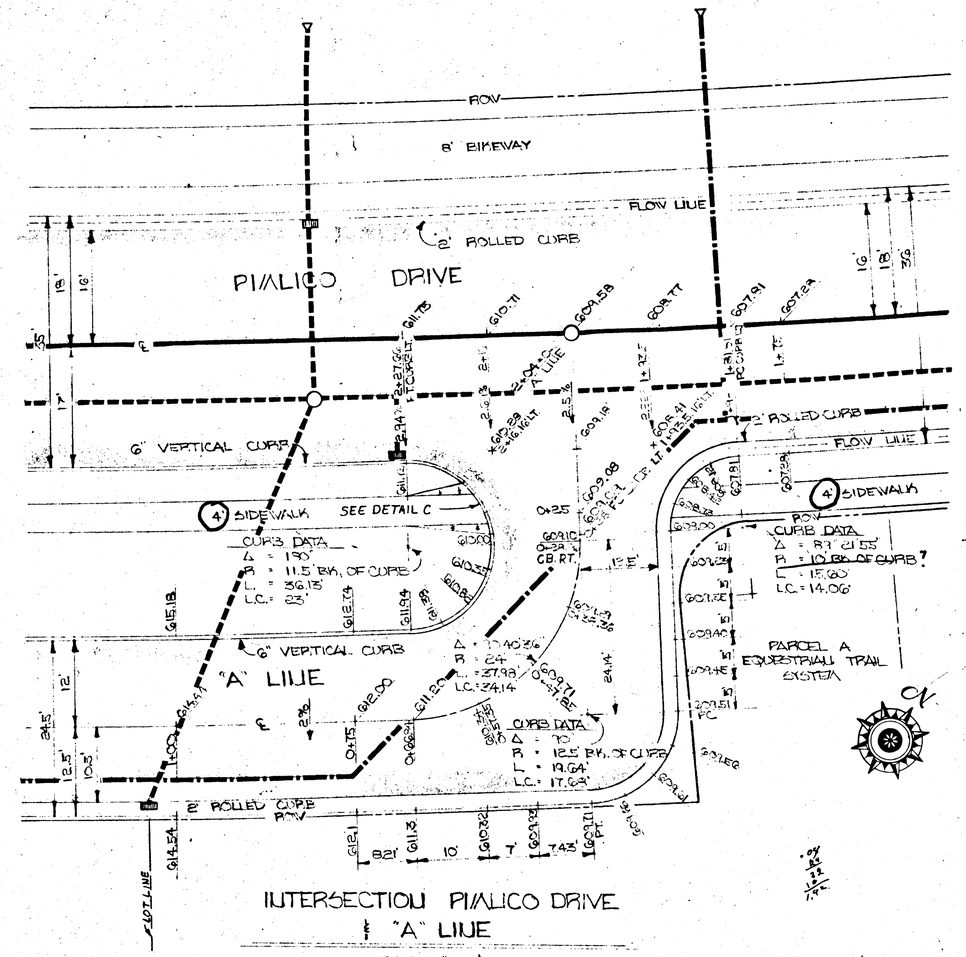
CAMPBELL WEISS REPROGRAPHICS

NOTES:
1. ALL ELEVATIONS IN PAVEMENT AREA ARE FINISHED GRADES (TOP OF 2"AC)
2. ALL CURB ELEVATIONS ARE TOP OF CURB.
3. ALL CURB RADII ARE BACK OF CURB.



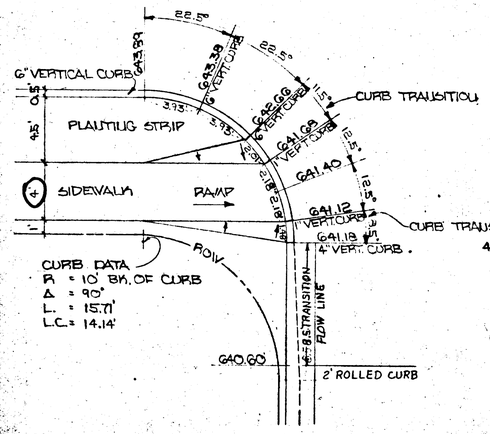

INTERSECTION PIMLICO DRIVE, CLUB HOUSE CIRCLE & "A" LINE

SCALE: 1" = 10'



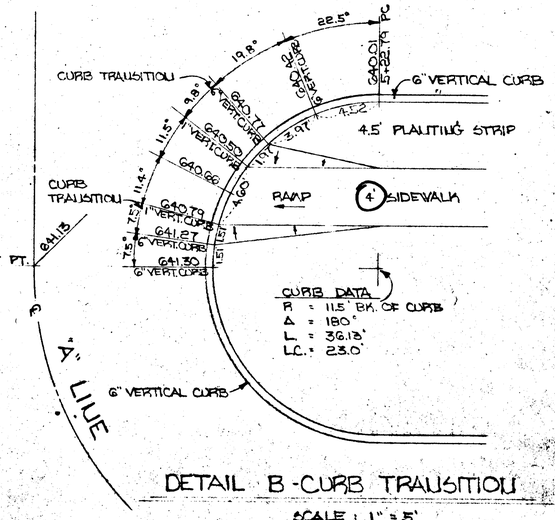

INTERSECTION PIMLICO DRIVE & "A" LINE

SCALE: 1" = 10'




DETAIL A - CURB TRANSITION

SCALE: 1" = 5'

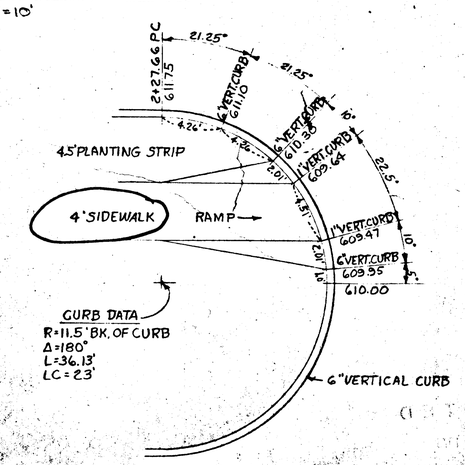



DETAIL B - CURB TRANSITION

SCALE: 1" = 5'

LEGEND

- WATER LINE
- FIRE HYDRANT
- SANITARY SEWER LINE
- STORM DRAINAGE LINE
- CATCH BASIN
- PLUGGED UTILITY LINES - 10' PAST LIMIT OF PAVING THIS DIVISION.




DETAIL C - CURB TRANSITION

SCALE: 1" = 5'

EDWARDS INDUSTRIES, INC.
10350 S.W. 5TH AVENUE
P.O. BOX 5000
BEAVERTON, OREGON 97005

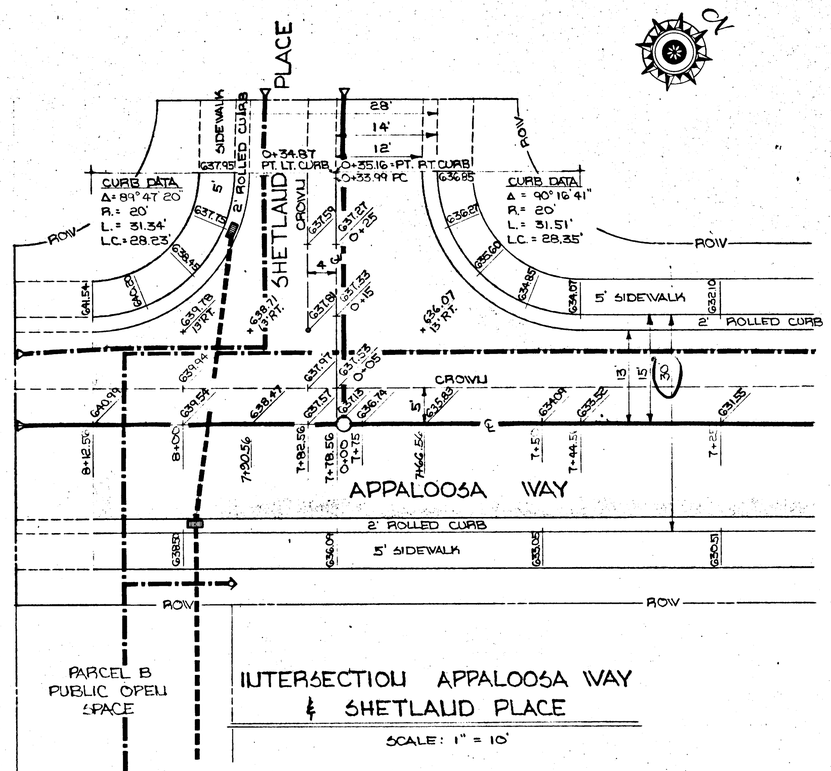
REGISTERED PROFESSIONAL ENGINEER
ERROL F. GARR

# INTERSECTION DETAILS
# HIDDEN SPRINGS RANCH DIVISION NO. 1-A
WEST LINN OREGON

| JOB: 10 083 | DR'N PK | CH'D JL | APP'D EG |
|---|---|---|---|
| DATE: 10-73 | REVISIONS | | BY DATE |
| SHEET 9 OF 12 SHEETS | | | |

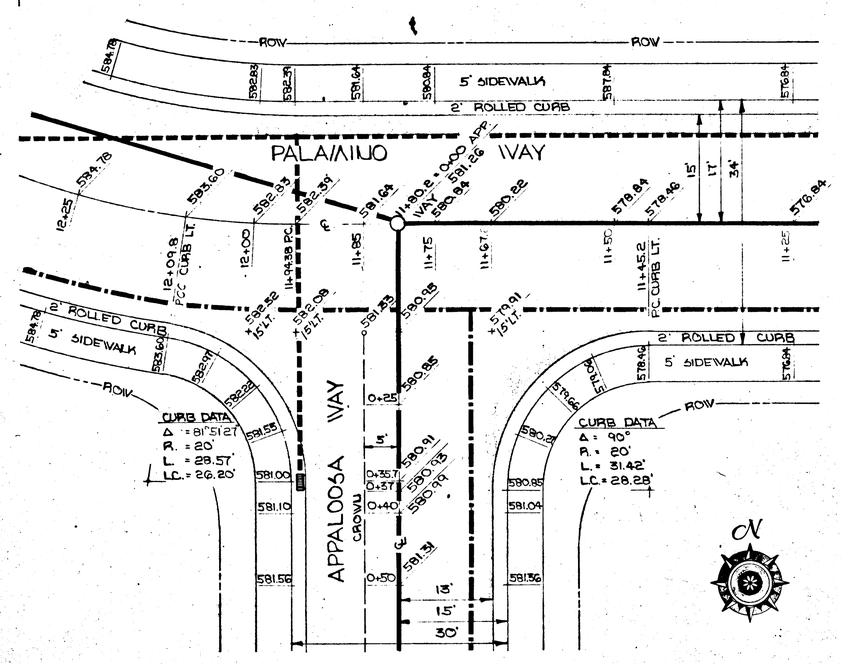
CAMPBELL-WEISS REPROGRAPHICS

NOTES:
1. ALL ELEVATIONS IN PAVEMENT AREA ARE FINISHED GRADE (TOP OF 2" AC)
2. ALL CURB ELEVATIONS ARE TOP OF CURB.
3. ALL CURB RADII ARE TO BACK OF CURB.



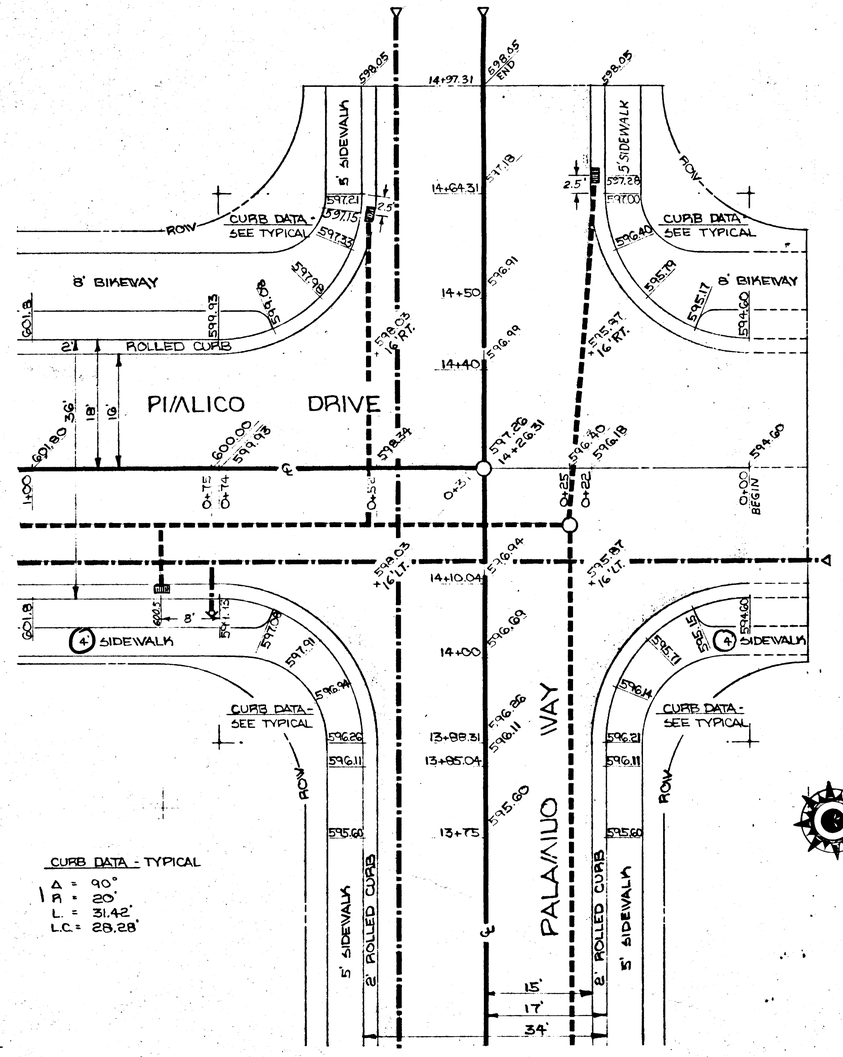

INTERSECTION APPALOOSA WAY & SHETLAND PLACE

SCALE: 1" = 10'




INTERSECTION PALAMINO WAY & APPALOOSA WAY

SCALE: 1" = 10'




CURB DATA - TYPICAL
Δ = 90°
R = 20'
L. = 31.42'
L.C. = 28.28'

INTERSECTION PIMLICO DRIVE & PALAMINO WAY

SCALE: 1" = 10'

LEGEND

- WATER LINE
- FIRE HYDRANT
- SANITARY SEWER LINE
- STORM DRAINAGE LINE
- CATCH BASIN
- PLUGGED UTILITY LINES - 10' PAST LIMIT OF PAVING THIS DIVISION.

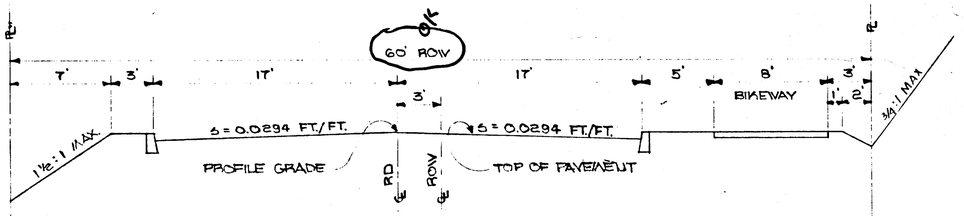
EDWARDS INDUSTRIES, INC.
10350 S.W. 5TH AVENUE
P.O. BOX 548
BEAVERTON, OREGON 97005

REGISTERED PROFESSIONAL ENGINEER
ERROL F. GARR

# INTERSECTION DETAILS
# HIDDEN SPRINGS RANCH DIVISION NO. 1-A
WEST LINN OREGON

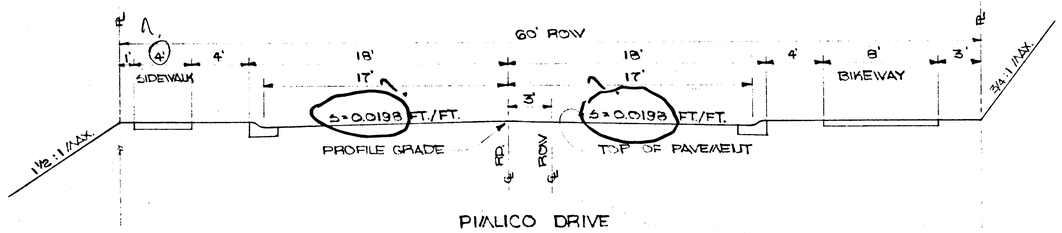
| JOB: 10 063 | DR'N PK CH'D JL APP'D EG | | |
|---|---|---|---|
| DATE: 10-73 | REVISIONS | BY | DATE |
| SHEET 10 OF 12 SHEETS | | | |

CAMPBELL-WEISS REPROGRAPHICS



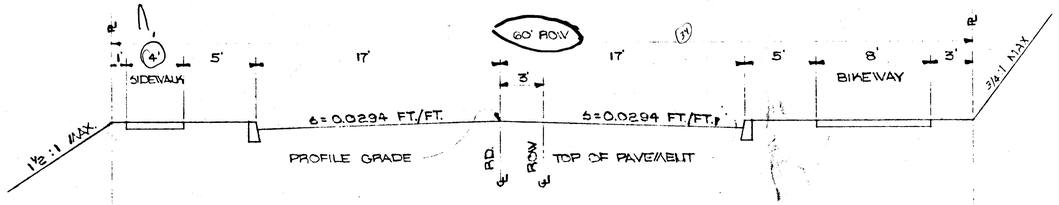

PIMLICO DRIVE

PORTLAND AVE. TO PALAMINO INT. NO. 1



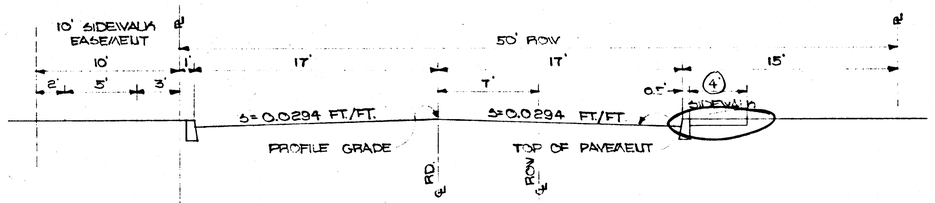

PIMLICO DRIVE

PALAMINO INT. NO. 1 TO STA. 2+04

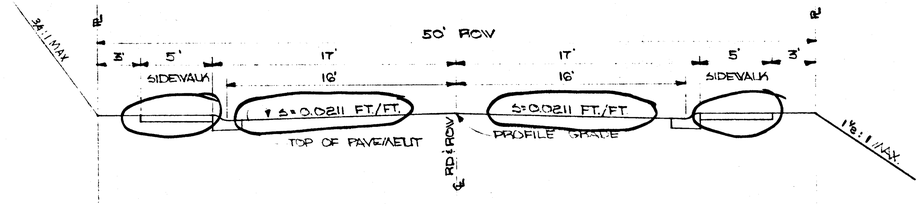



PIMLICO DRIVE

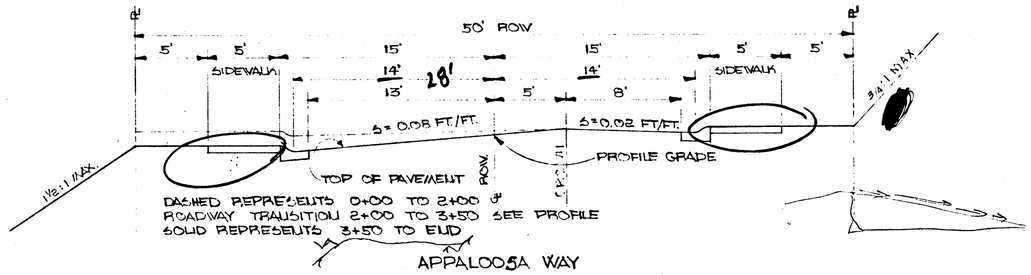
STA. 5+47.79 TO STA. 11+29.73 (SANTA ANITA DR.)



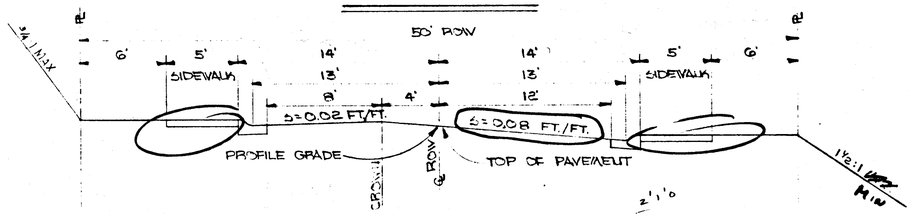

CLUB HOUSE CIRCLE



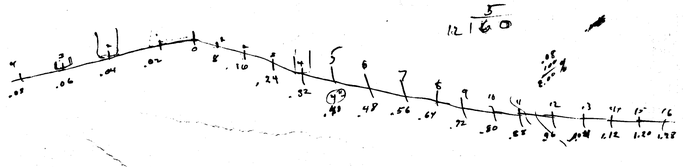

PALAMINO WAY



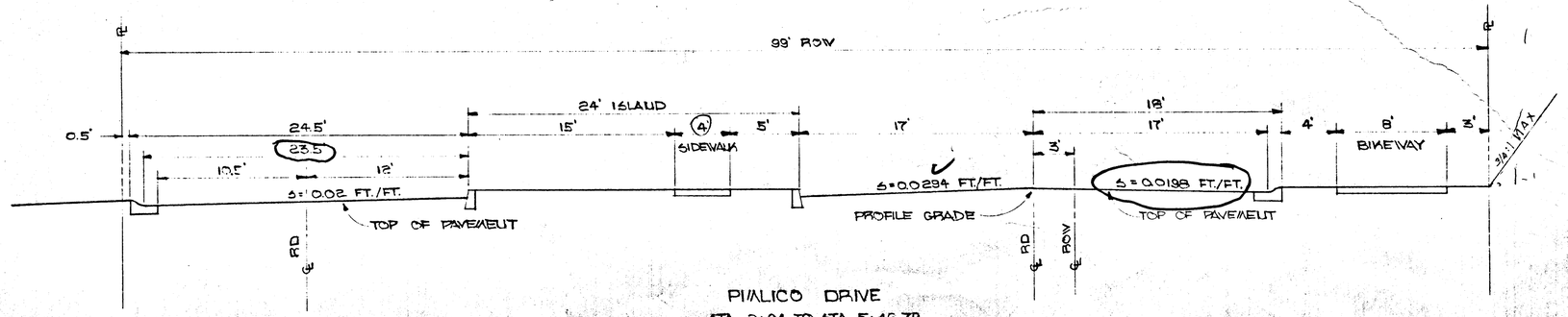

APPALOOSA WAY




SHETLAND PLACE



SCALE : 1" = 5' (TYPICAL)




PIMLICO DRIVE

STA. 2+04 TO STA. 5+46.79

EDWARDS INDUSTRIES, INC.
10350 S.W. 5TH AVENUE
P.O. BOX 549
BEAVERTON, OREGON 97005

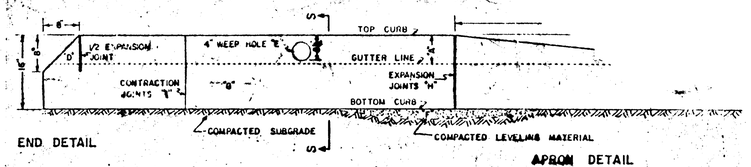
# ROADWAY TEMPLATES
# HIDDEN SPRINGS RANCH DIVISION NO. 1-A

WEST LINN OREGON

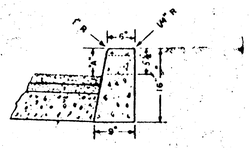
| JOB: 10 063 | DR'N PK | CH'D JL | APP'D EG |
|---|---|---|---|
| DATE 10-73 | REVISIONS | | BY DATE |

SHEET 11 OF 12

## GENERAL PURPOSE CURB




PLAN
SCALE: 1/16" = 1'




SECTION S-S

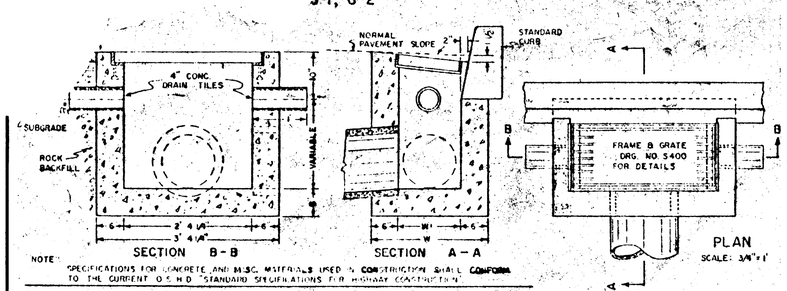
NOTES:
- "A" CURB EXPOSER, STANDARD 6", VARY AS SHOWN ON TYPICAL SECTIONS, OR AS DIRECTED.
- "B" CURB EXPOSER AT DRIVEWAY, STANDARD 1", OR AS DIRECTED.
- "C" DRIVEWAY APRON, STANDARD RESIDENTIAL 4", COMMERCIAL 5", OR AS DIRECTED.
- "D" END CURB SECTION, TO BE REMOVED UPON EXTENSION OF CURB.
- "E" WEEP HOLE, 4" PLASTIC DRAIN PIPE OR APPROVED EQUIVILANT, LOCATED AS INDICATED ON THE PLANS OR AS DIRECTED
- "F" LEVELING COURSE, 3/4" X 0" OR 1/2" X 0" CRUSHED ROCK.
- "G" PORTLAND CEMENT CONCRETE, "CLASS "A" 3,300 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".

CLACKAMAS COUNTY
DEPARTMENT OF PUBLIC WORK
STANDARD
GENERAL PURPOSE CUR
TYPE "C"
JOHN C McINTYRE
ENGINEER OF PUBLIC WORK

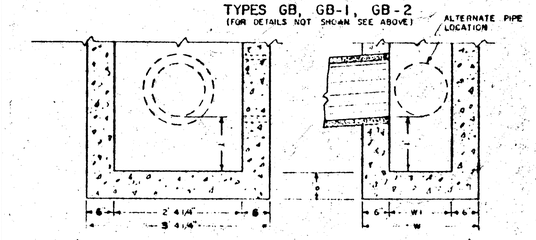
## G-1, G-2

DRG. S 200




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

### TYPES GB, GB-1, GB-2
(FOR DETAILS NOT SHOWN SEE ABOVE)

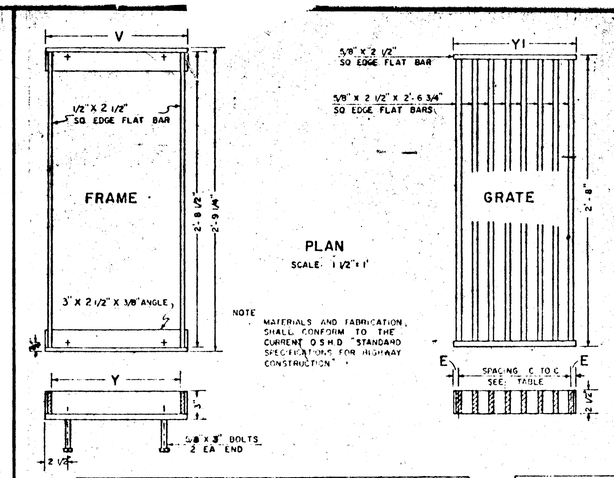



| INLET TYPE | W | W1 |
|---|---|---|
| GB-1 | 2' 6 1/8" | 1' 8 7/8" |
| GB-2 | 3' 5 3/8" | 2' 3 3/8" |

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

CLACKAMAS COUNTY
DEPARTMENT OF PUBLIC WORKS
STANDARD
CONCRETE INLET
DETAILS
JOHN C McINTYRE
ENGINEER OF PUBLIC WORKS

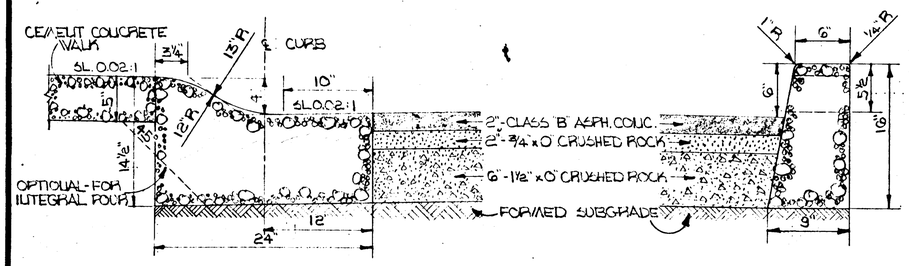
DRG. S 400




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

| INLET TYPE | V | Y | Y1 | E | HINGING C TO C | NO OF BARS | REMARKS |
|---|---|---|---|---|---|---|---|
| G, GB, CG | 1'-3 1/4" | 1'-1 7/8" | 1'-1 1/2" | 5/8" | 1 3/4 | 8 | |
| G-1, GB-1, CG-1 | 1'-10 3/4" | 1'-8 7/8" | 1'-8 1/2" | 5/8" | 3 3/4 | 12 | |
| G-2, GB-2, CG-2 | 2'-4 3/4" | 2'-3 3/8" | 1'-7 1/2" | 5/8 | 1 3/4 | 8 | 2 RATES |
| G-2M, D | 2'-4 3/4" | 2'-3 3/8" | 2'-3" | 1 1/2" | 3" | 8 | |

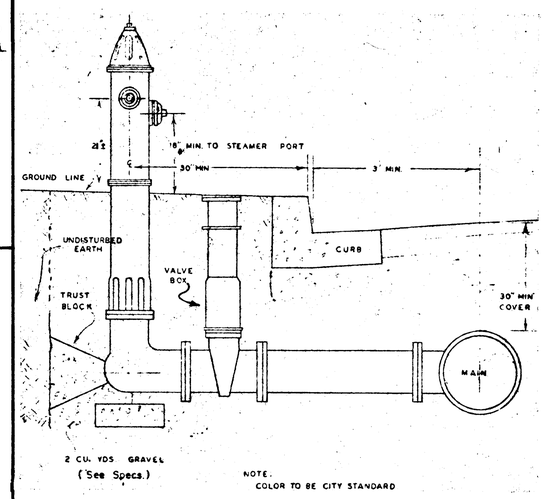
CLACKAMAS COUNTY
DEPARTMENT OF PUBLIC WORK
STANDARD
FRAME & GRATE
DETAILS
JOHN C McINTYRE
ENGINEER OF PUBLIC WORK




ROLLED CURB — PAVEMENT SECTION — VERTICAL CURB

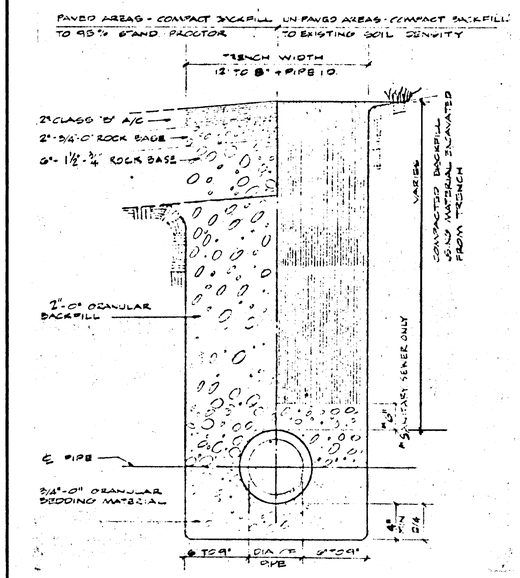
NOTE: SPECIFICATIONS FOR CONCRETE CURBS, ASPHALTIC CONCRETE, CRUSHED ROCK, AND SUBGRADE CONSTRUCTION SHALL CONFORM TO THE CURRENT O.S.H.D. "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION."

NOTE: FOR MONOLITHIC CURB AND SIDEWALK, PLACE HYDRANT 1'-6" BEHIND SIDEWALK AND VALVE IN PAVEMENT.

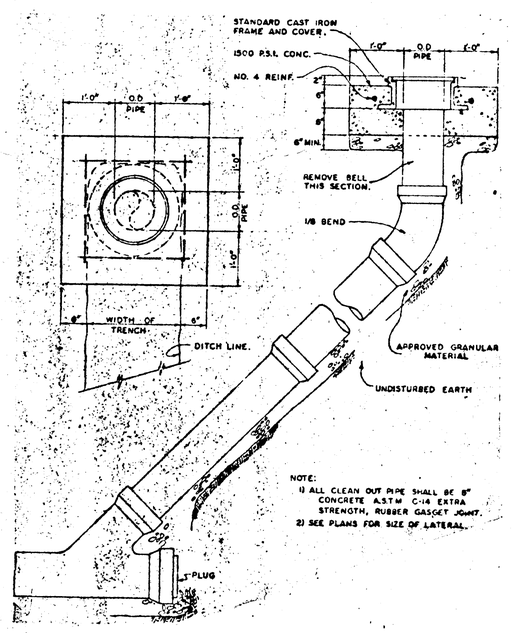



NOTE: COLOR TO BE CITY STANDARD

STANDARD FIRE HYDRANT

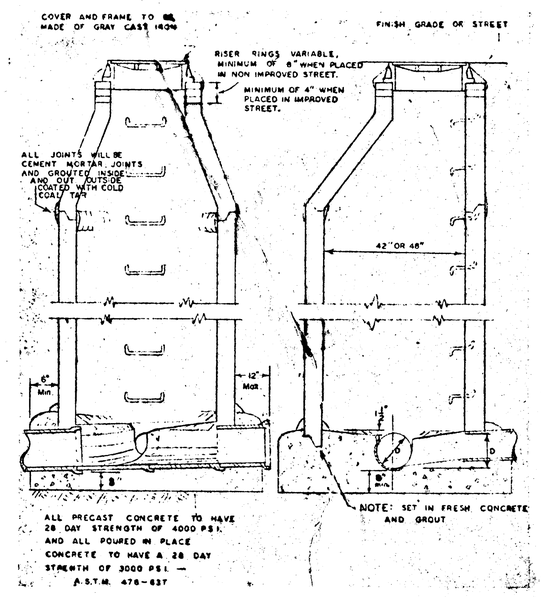



BEDDING & BACKFILL DETAIL
STORM & SANITARY SEWERS




NOTE:
1) ALL CLEAN OUT PIPE SHALL BE 8" CONCRETE A.S.T.M 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. 478-637

STANDARD MANHOLE

EDWARDS INDUSTRIES, INC.
10350 S.W. 5TH AVENUE
P.O. BOX 549
BEAVERTON, OREGON 97005

REGISTERED PROFESSIONAL ENGINEER — OREGON — ERROL F. GIBB

# STANDARD DETAILS
# HIDDEN SPRINGS RANCH DIVISION NO. 1-A
WEST LINN OREGON

| JOB 10 083 | DR'N PK | CH'D JL | APP'D EG |
|---|---|---|---|
| DATE 10-73 | REVISIONS | BY | DATE |
| SHEET 12 OF 12 SHEETS | | | |

CAMPBELL WEISS REPRODUCIBLE