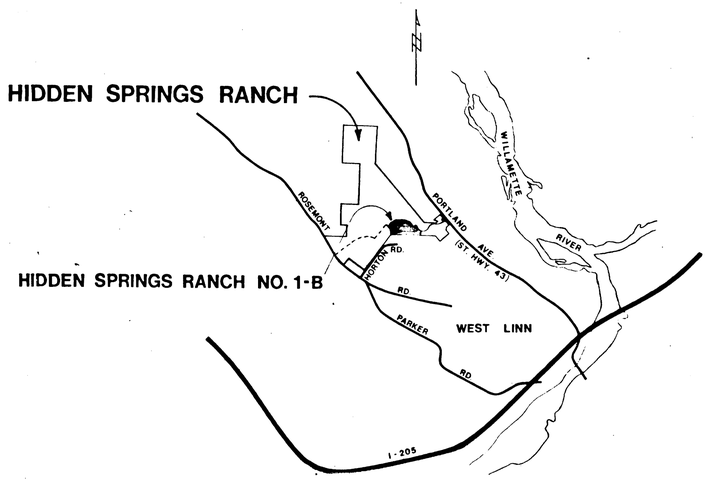
HSR 1-B COVER

CONSTRUCTION PLANS

HIDDEN SPRINGS RANCH DIVISION NO. 1-B

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.

INDEX

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COMPOSITE UTILITY PLAN	1
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FEB 26 1974

EDWARDS INDUSTRIES, INC.
LAND DEVELOPMENT DIVISION

HIDDEN SPRINGS RANCH 1B

EDWARDS INDUSTRIES LAND DEVELOPMENT DIVISION

Land Planning, Engineering, Urban Design

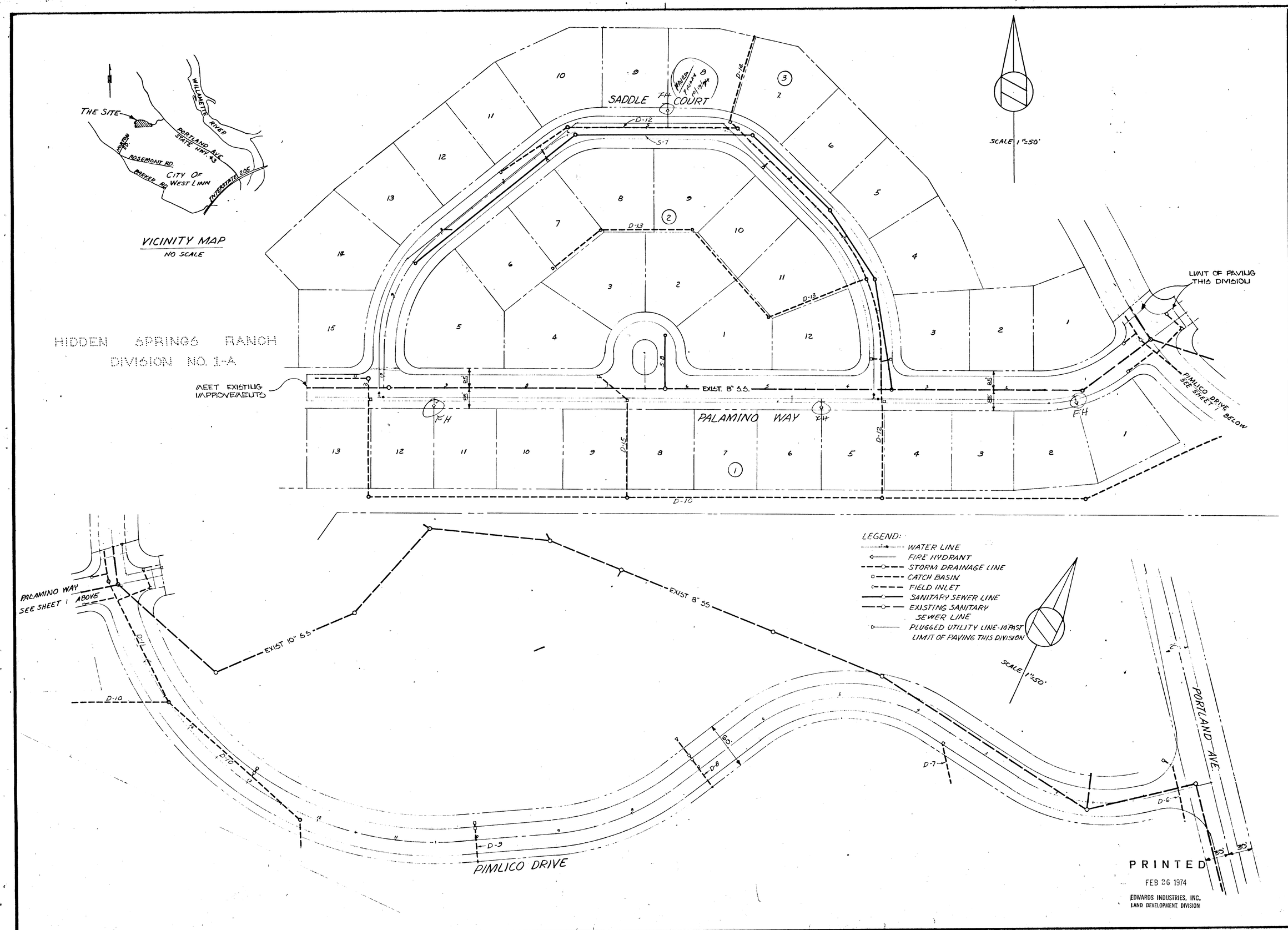
APPROVALS:

CITY OF WEST LINN _____

DEPARTMENT OF ENVIRONMENTAL QUALITY _____

STATE HEALTH DEPARTMENT _____

HSR 1-B, 1



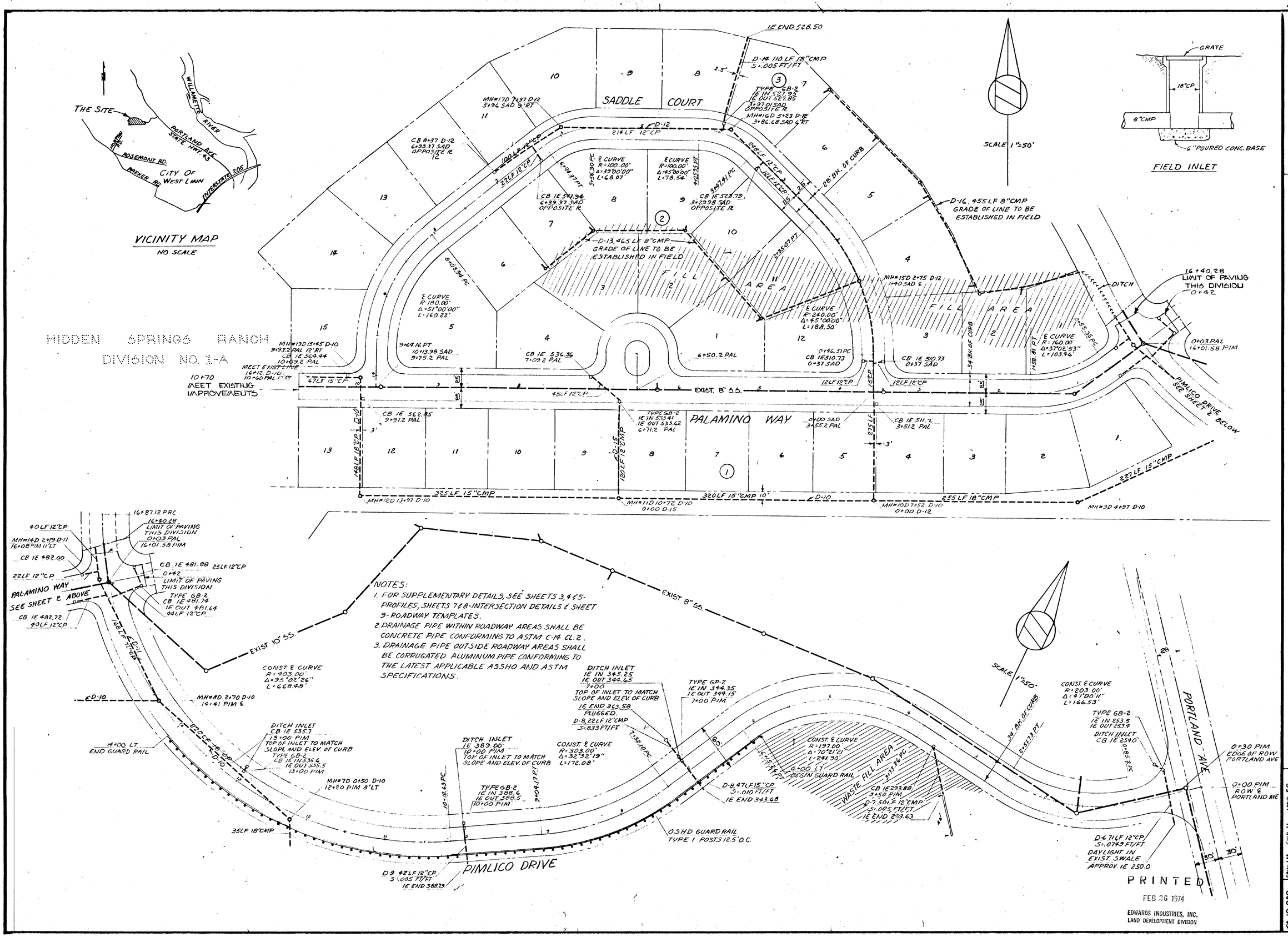
EDWARDS INDUSTRIES, INC.
10350 S.W. 5TH AVENUE
P.O. BOX 549
BEAVERTON, OREGON 97005

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 11, 1973
ERROL F. GARR

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

JOB 10 060	DR'N JM	CH'D JL	APP'D EG
DATE 2-74	REVISIONS	BY	DATE
SHEET 1 OF 10 SHEETS			

CAMPBELL-WEISS REPROGRAPHICS



NOTES:

1. FOR SUPPLEMENTARY DETAILS, SEE SHEETS 3, 4 & 5- PROFILES, SHEETS 7 & 8-INTERSECTION DETAILS & SHEET 9-ROADWAY TEMPLATES.
2. DRAINAGE PIPE WITHIN ROADWAY AREAS SHALL BE CONCRETE PIPE CONFORMING TO ASTM C-14 CL. 2.
3. DRAINAGE PIPE OUTSIDE ROADWAY AREAS SHALL BE CORRUGATED ALUMINUM PIPE CONFORMING TO THE LATEST APPLICABLE ASSHO AND ASTM SPECIFICATIONS.

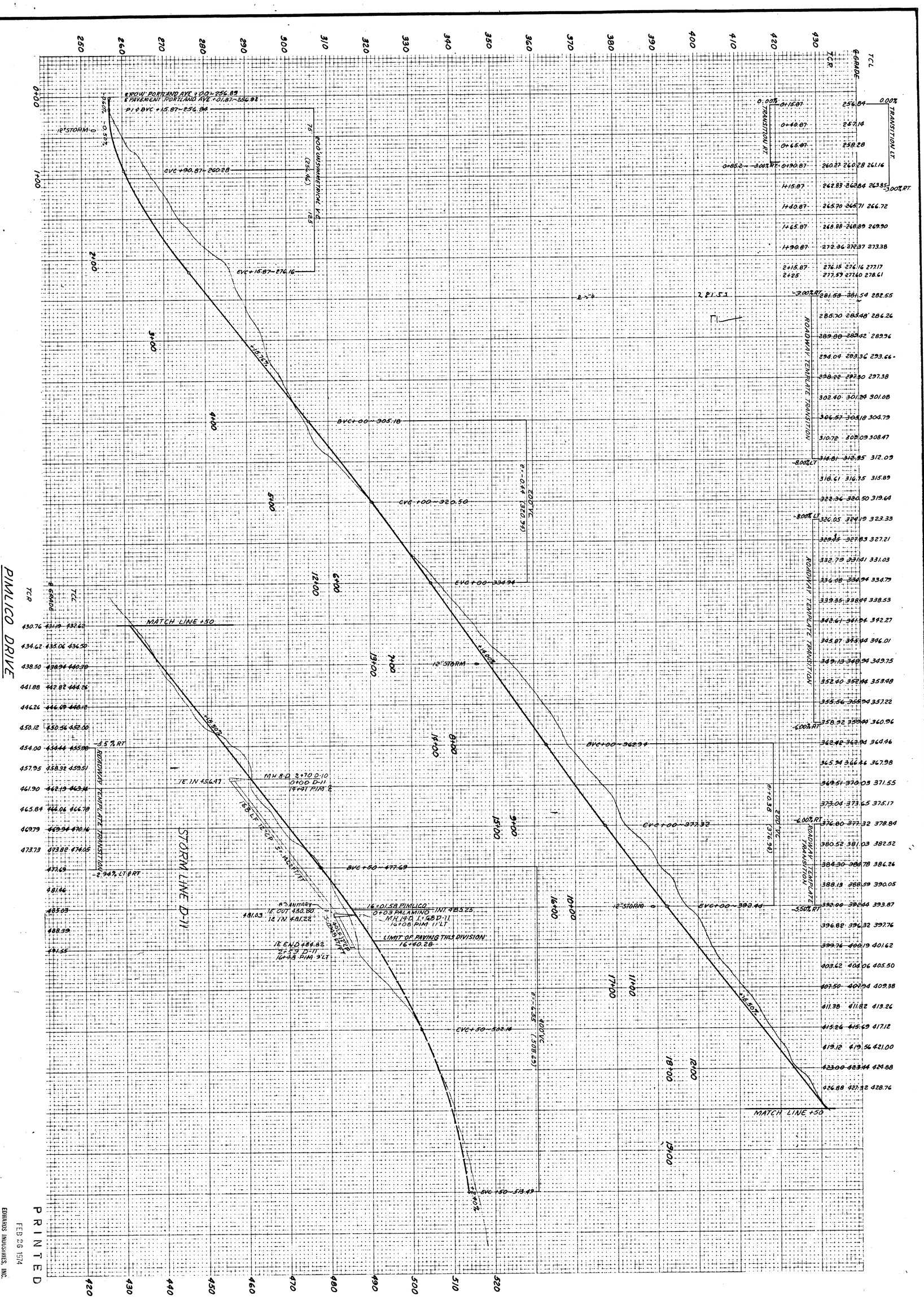
EDWARDS INDUSTRIES, INC.
10350 S.W. 5TH AVENUE
P.O. BOX 849
BEAVERTON, OREGON 97005

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 11, 1972
CAROL F. GANO

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

JOB 10 080	DR'N JM	CH'D JL	APP'D EG
DATE 2-74	REVISIONS		BY DATE
SHEET 2 OF 10 SHEETS			

CAMPBELL-WEISS REPROGRAPHICS



JOB 10 063	DR'N JM	CH'D JL	APP'D EG
DATE 2-74	REVISIONS	BY	DATE
SHEET 3 OF 10 SHEETS			

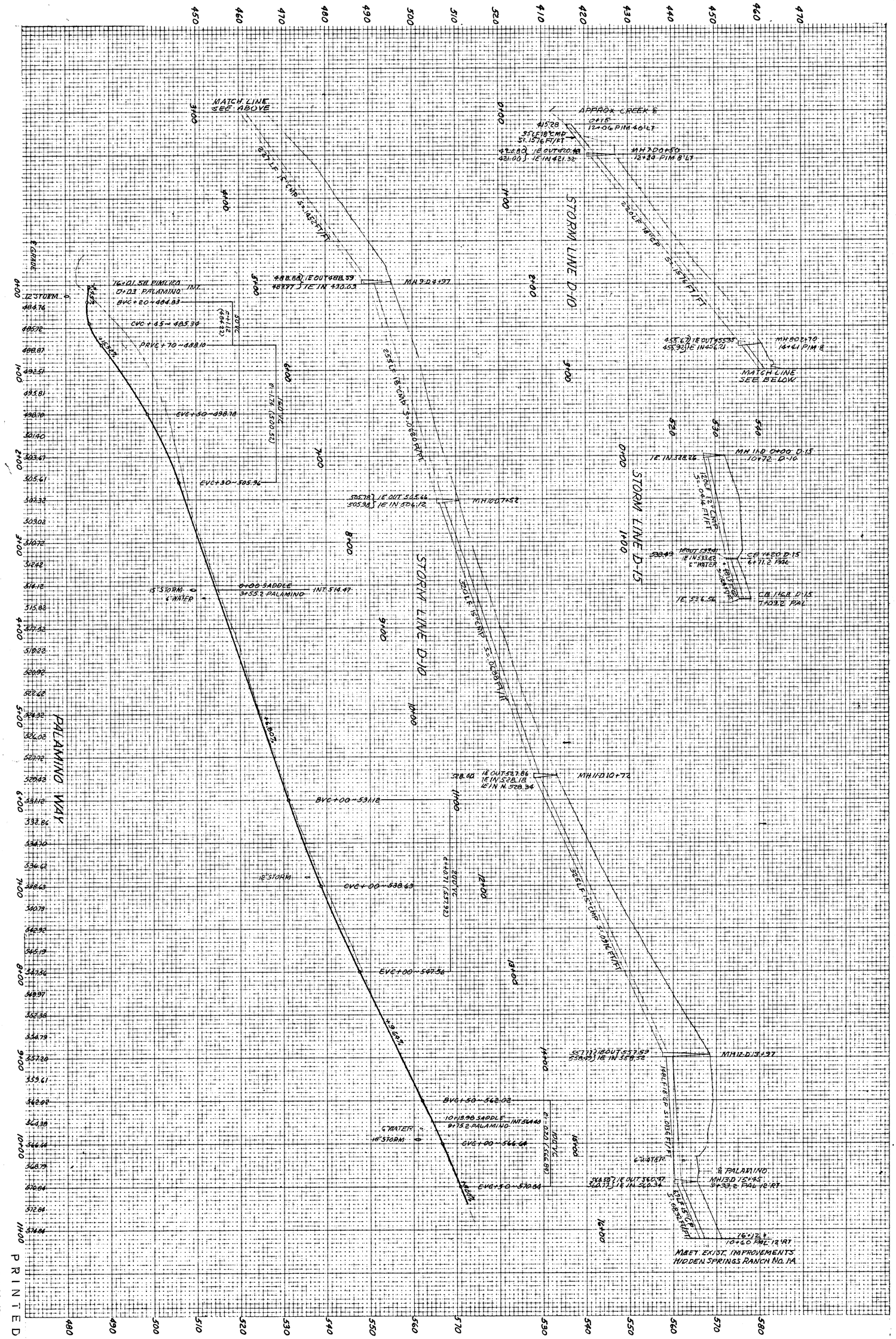
STREET & STORM DRAINAGE PROFILE
HIDDEN SPRINGS RANCH DIVISION NO. 1-B
WEST LINN OREGON

REGISTERED PROFESSIONAL ENGINEER OREGON JULY 11, 1963 ERROL F. GARR

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

HSR 1-B.3

CAMPBELL WEISS REPROGRAPHICS



JOB: 10 063	DR'N JM	CH'D JL	APP'D EG
DATE 2-74	REVISIONS	BY	DATE
SHEET 4 OF 10 SHEETS			

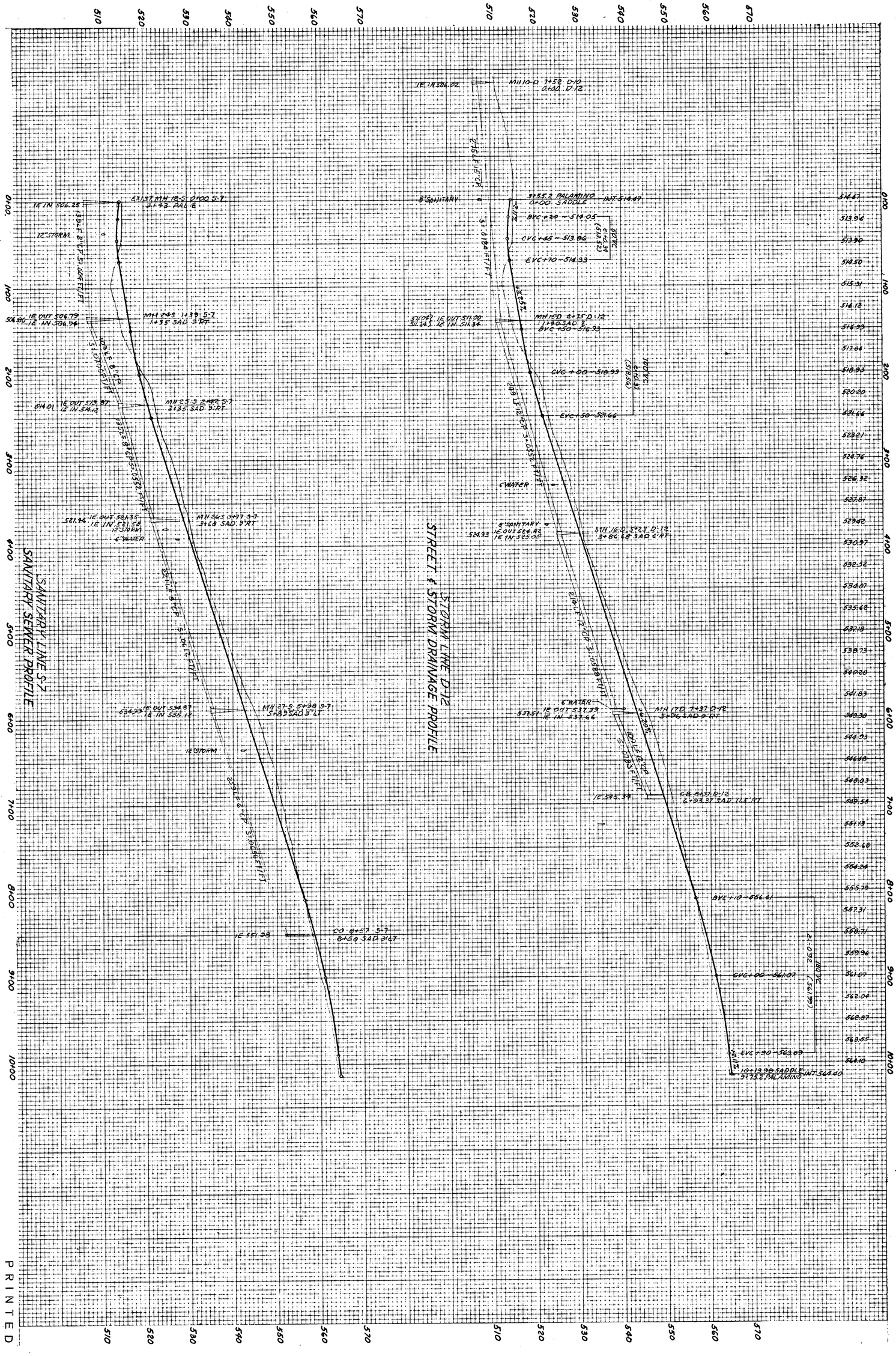
STREET & STORM DRAINAGE PROFILE
HIDDEN SPRINGS RANCH DIVISION NO. 1-B
WEST LINN OREGON

REGISTERED PROFESSIONAL ENGINEER — OREGON — JULY 11, 1969 — ERROL F. CARR

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

HSR 1-B, 4

CAMPBELL WAISS REPROGRAPHICS



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EDWARDS INDUSTRIES, INC.
LAND DEVELOPMENT DIVISION

JOB: 10 060	DR'N JM CH'D JL APP'D EG		
DATE 2-74	REVISIONS	BY	DATE
SHEET 5 OF 10 SHEETS			

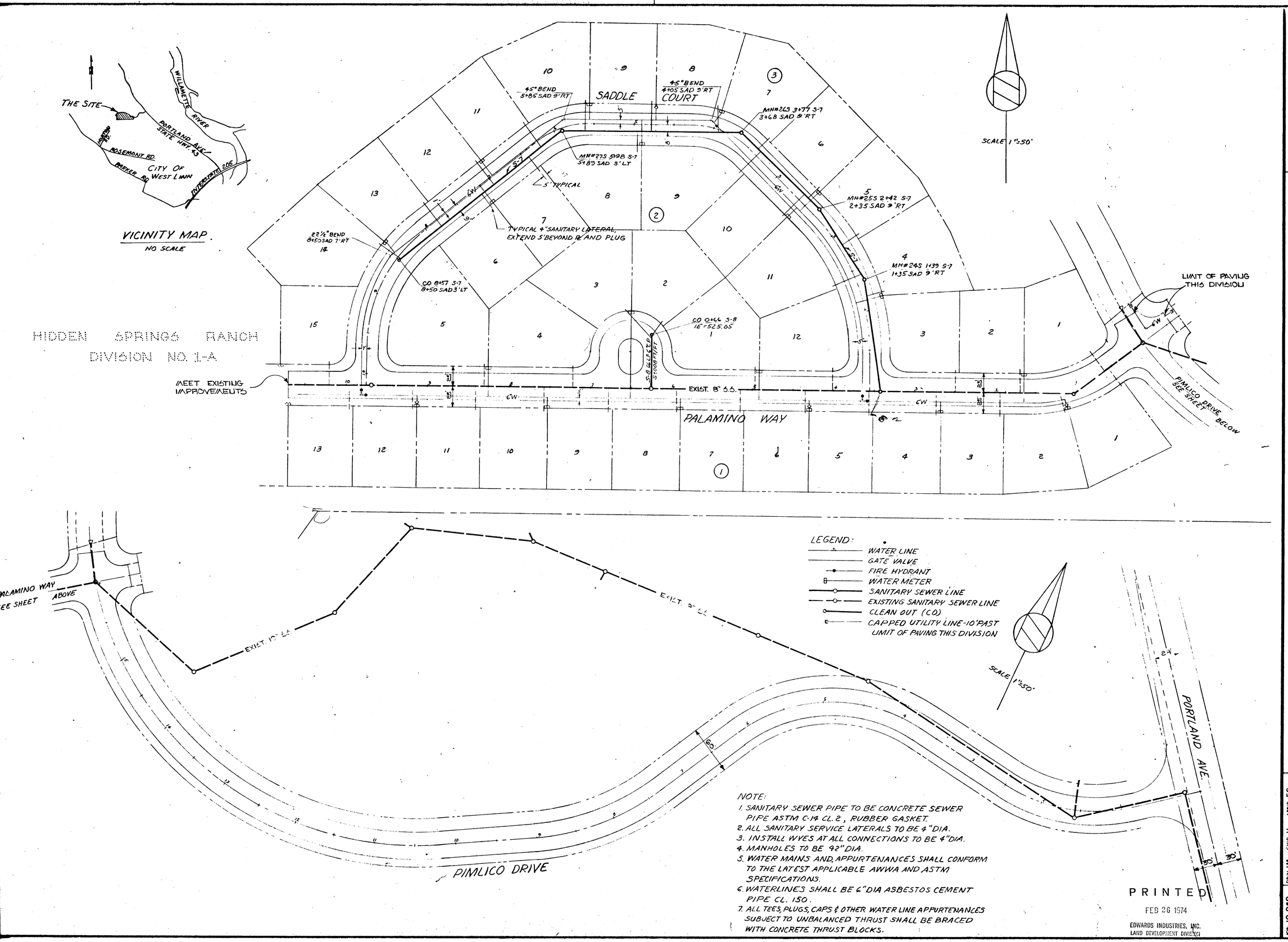
SADDLE COURT IMPROVEMENTS
HIDDEN SPRINGS RANCH DIVISION NO. 1
WEST LINN OREGON

REGISTERED PROFESSIONAL ENGINEER 6467 Errol F. Garr OREGON JULY 11, 1969 ERROL F. GARR

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

HSR 1-B, 5

CAMPBELL-WEISS REPROGRAPHICS



NOTE:
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. WATERLINES SHALL BE 6" DIA ASBESTOS CEMENT PIPE CL. 150.
7. ALL TEES, PLUGS, CAPS & OTHER WATER LINE APPURTENANCES SUBJECT TO UNBALANCED THRUST SHALL BE BRACED WITH CONCRETE THRUST BLOCKS.

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FEB 26 1974
EDWARDS INDUSTRIES, INC.
LAND DEVELOPMENT DIVISION

EDWARDS INDUSTRIES, INC.
10350 S.W. 5TH AVENUE
P.O. BOX 349
BEAVERTON, OREGON 97005

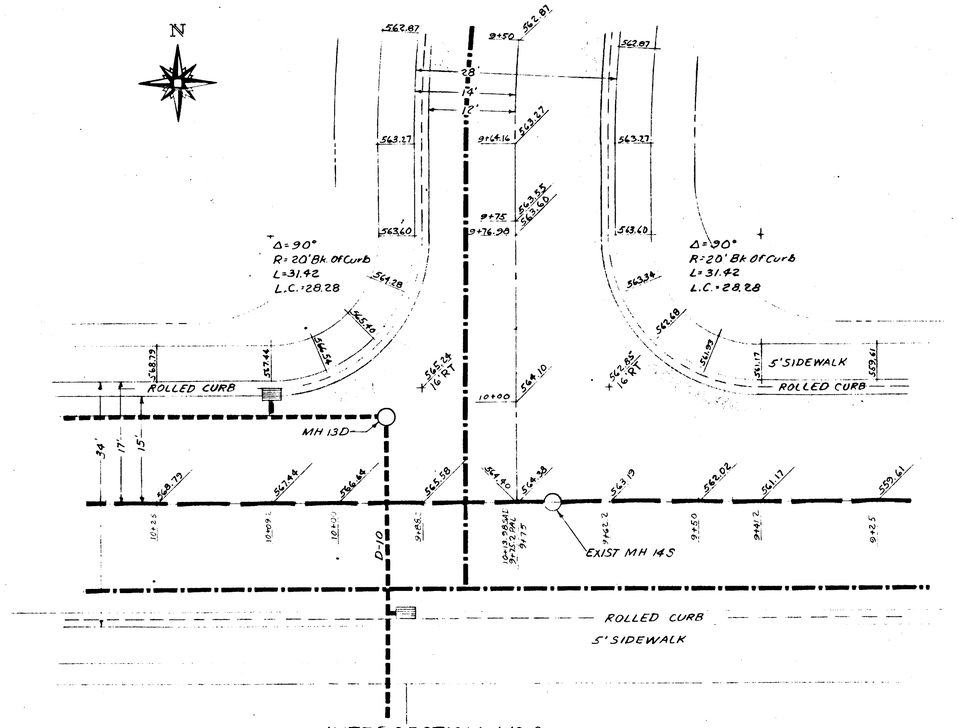
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 11, 1969
ERROL F. GARR

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

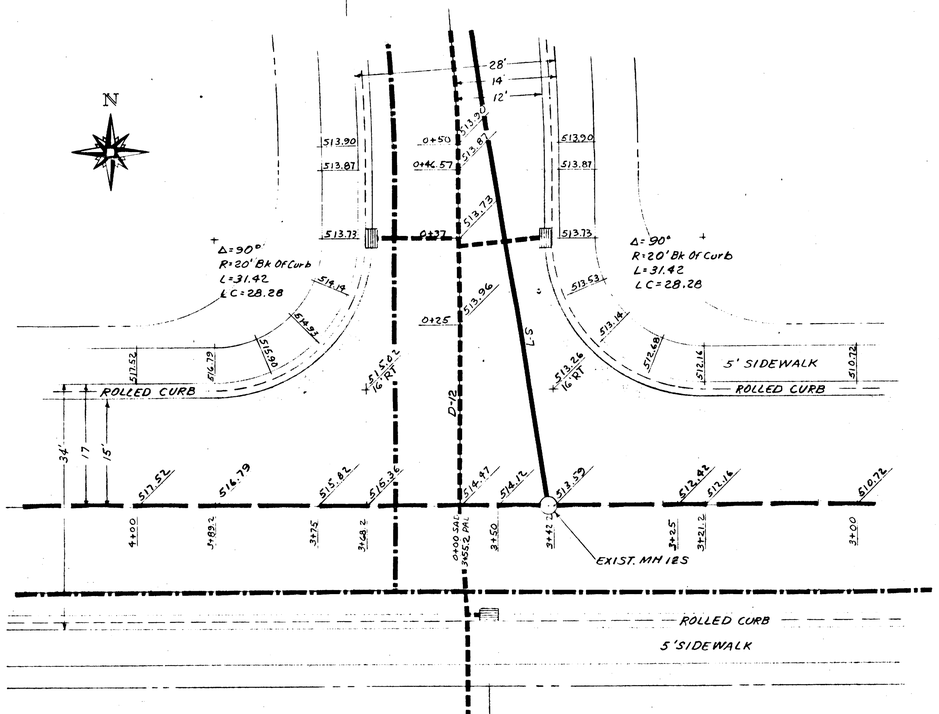
JOB 10 060	DR'N JM	CH'D JL	APP'D EG
DATE 2-74	REVISIONS	BY	DATE
SHEET 6 OF 10 SHEETS			

CAMPBELL-WEISS REPROGRAPHICS

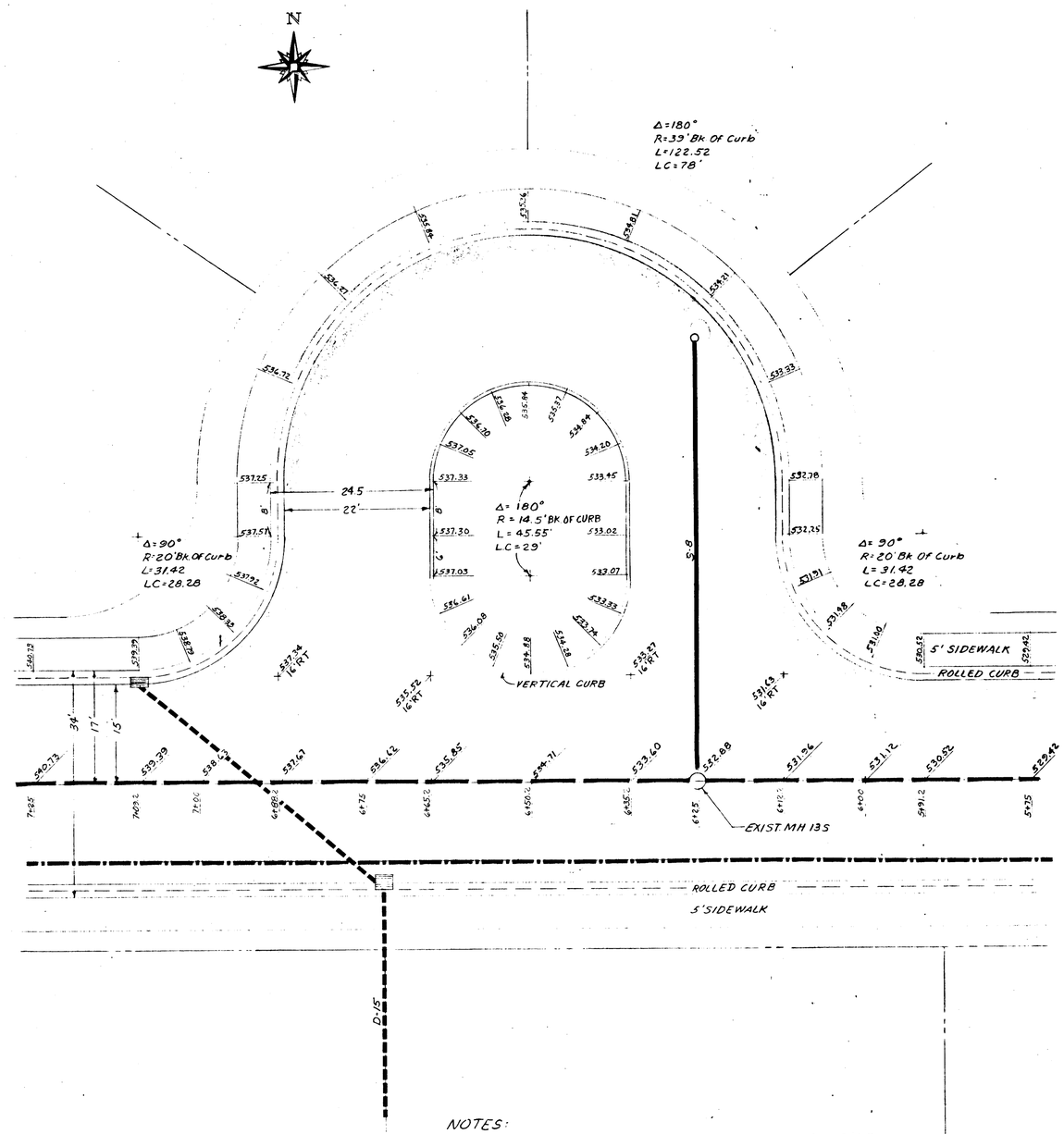
HSR 1-B, 7



INTERSECTION NO. 2
PALAMINO WAY & SADDLE COURT
SCALE 1"=10'



INTERSECTION NO. 1
PALAMINO WAY & SADDLE COURT
SCALE 1"=10'



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

LEGEND:
- WATER LINE
- STORM DRAINAGE LINE
- CATCH BASIN
- SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE

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EDWARDS INDUSTRIES, INC.
LAND DEVELOPMENT DIVISION

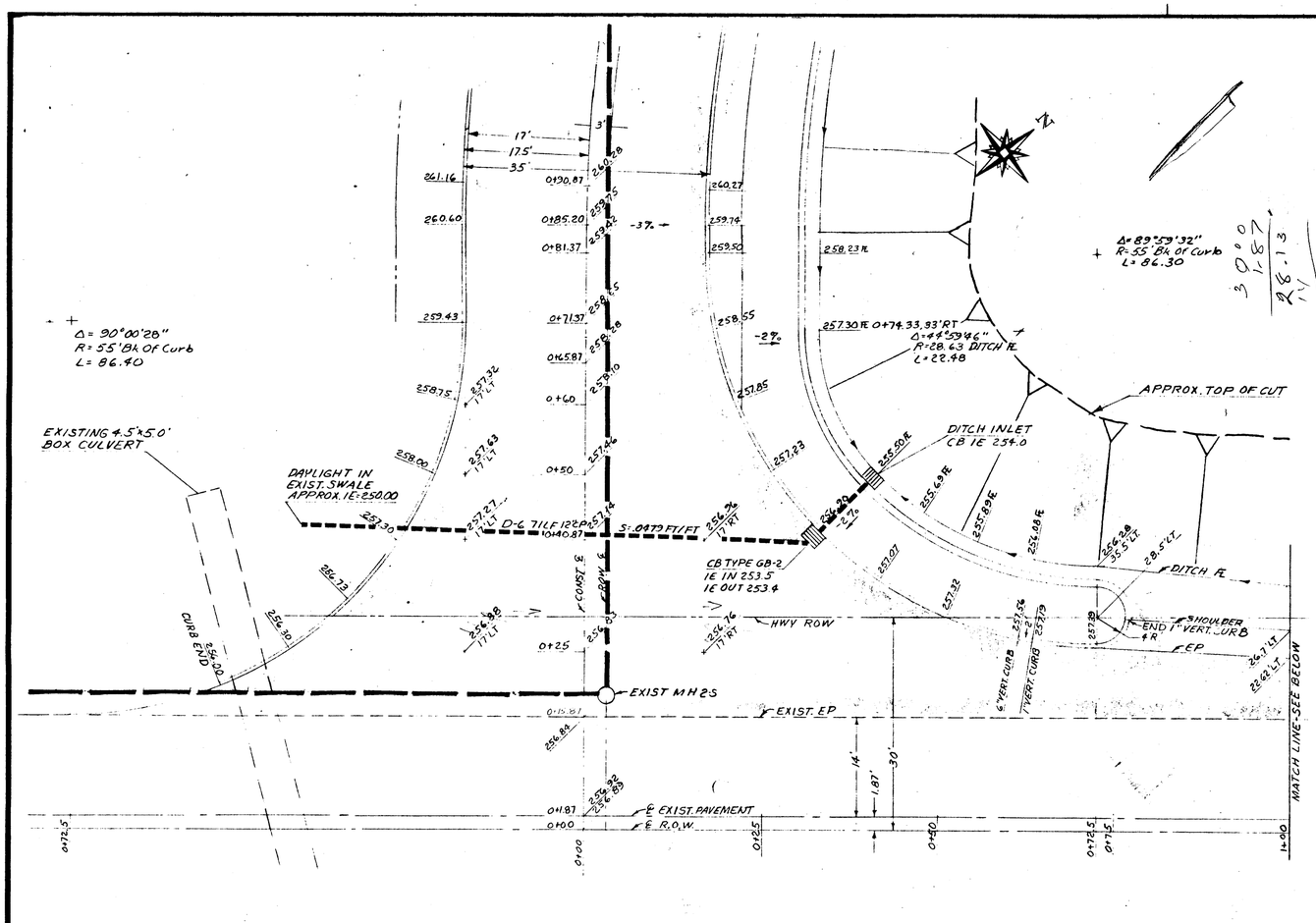
EDWARDS INDUSTRIES, INC.
10350 S.W. 5TH AVENUE
P.O. BOX 349
BEAVERTON, OREGON 97005

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 11, 1969
ERROL F. GARR

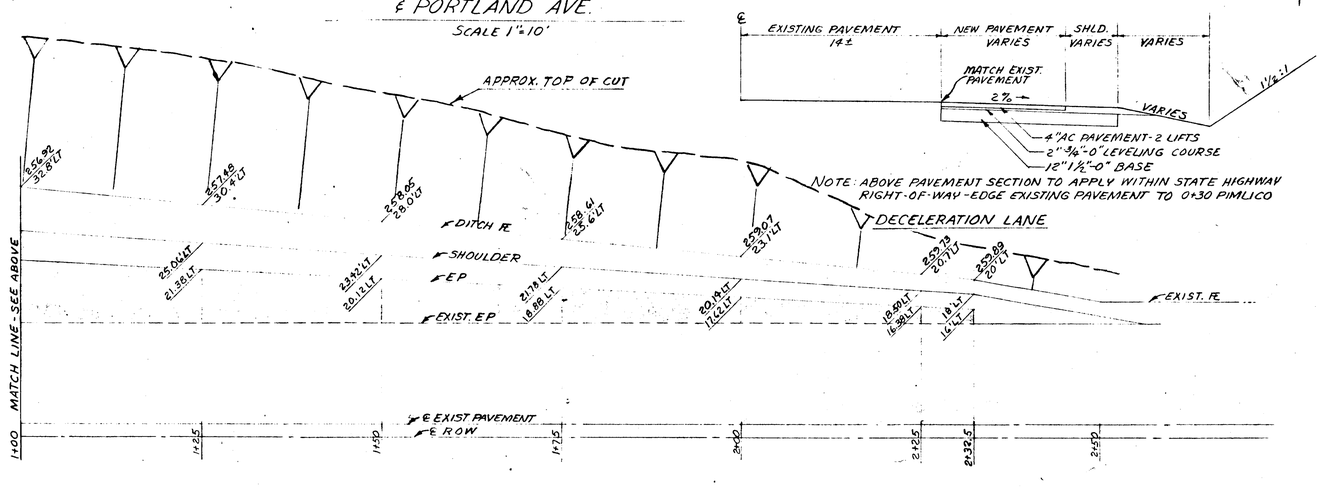
INTERSECTION DETAILS
HIDDEN SPRINGS RANCH DIVISION NO. 1-B
WEST LINN OREGON

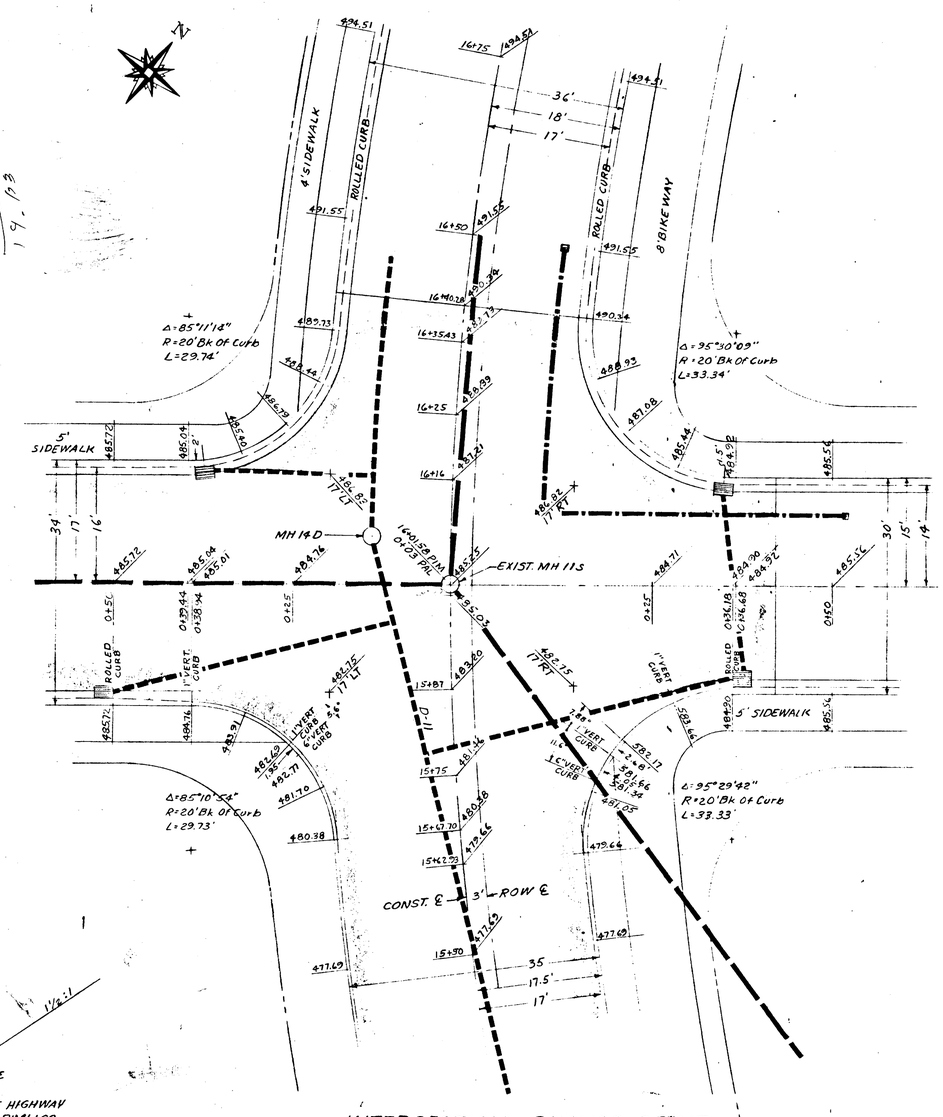
JOB: 10 063	DR'N PK	CH'D JL	APP'D EG
DATE: 2-74	REVISIONS	BY	DATE
SHEET 7 OF 10 SHEETS			

CAMPBELL-WEISS REPROGRAPHICS



INTERSECTION PIMLICO DRIVE
& PORTLAND AVE.
SCALE 1"=10'





INTERSECTION PIMLICO DRIVE
& PALAMINO WAY
SCALE 1"=10'

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

LEGEND:
- WATER LINE
- STORM DRAINAGE LINE
- CATCH BASIN
- SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- CAPPED UTILITY LINES - 10' PAST LIMIT OF PAVING THIS DIVISION

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LAND DEVELOPMENT DIVISION

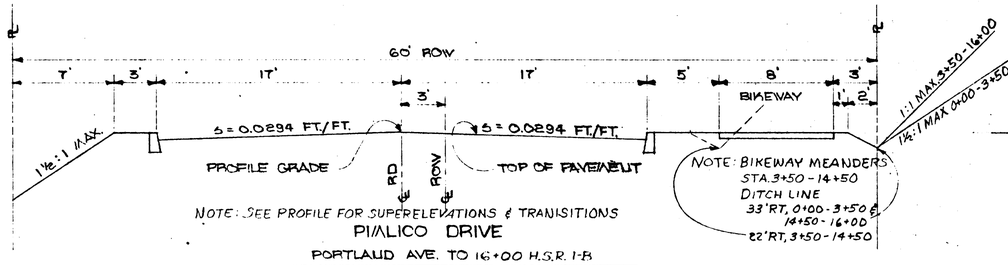
EDWARDS INDUSTRIES, INC.
10350 S.W. 5TH AVENUE
P.O. BOX 549
BEAVERTON, OREGON 97005

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 11, 1969
ERROL F. GARR

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

JOB: 10 063	DR'N PK	CH'D JL	APP'D EG
DATE: 2-74	REVISIONS	BY	DATE
SHEET 8 OF 10 SHEETS			

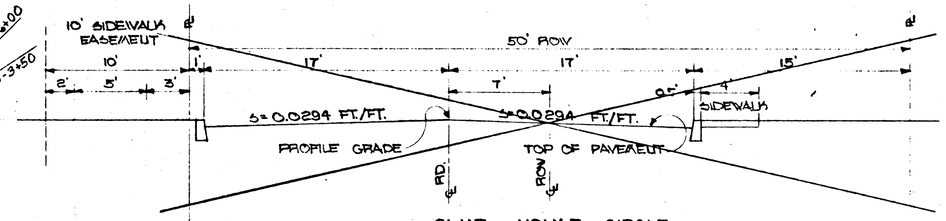
CAMPBELL-WEISS REPROGRAPHICS



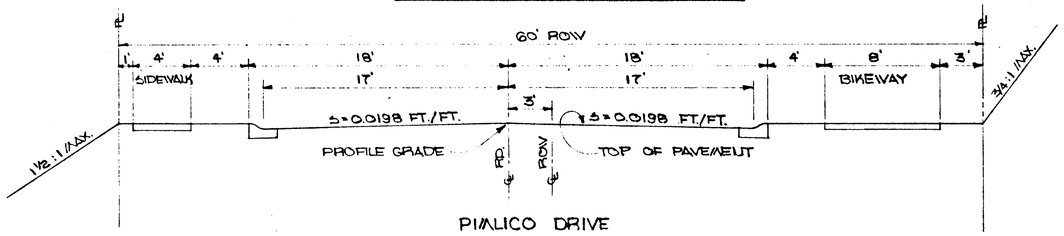
NOTE: SEE PROFILE FOR SUPERELEVATIONS & TRANSITIONS

PIMLICO DRIVE

PORTLAND AVE. TO 16+00 H.S.R. 1-B

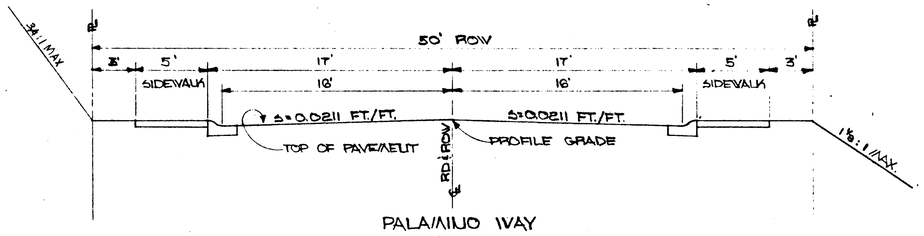


CLUB HOUSE CIRCLE

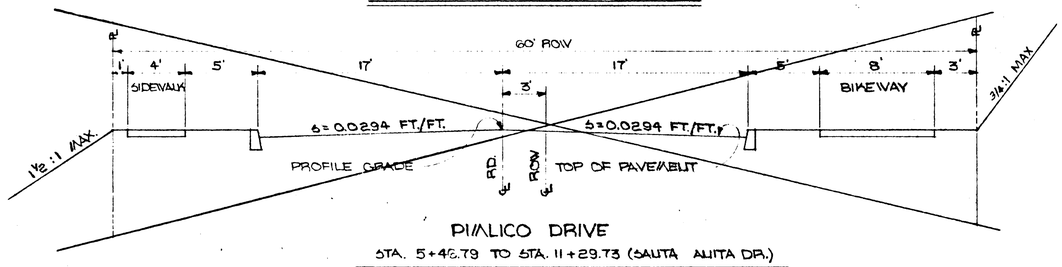


PIMLICO DRIVE

16+00 H.S.R 1-B TO 2+04 H.S.R. 1-A

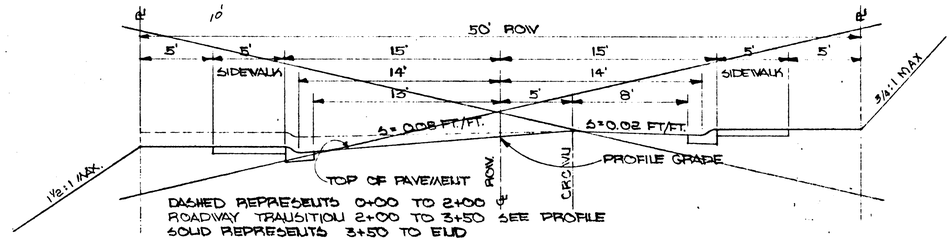


PALAMINO WAY



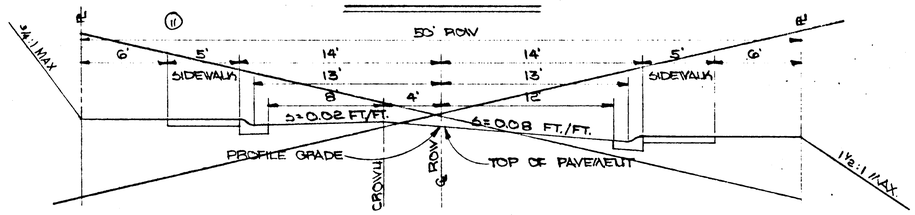
PIMLICO DRIVE

STA. 5+46.79 TO STA. 11+29.73 (SANTA ANITA DR.)

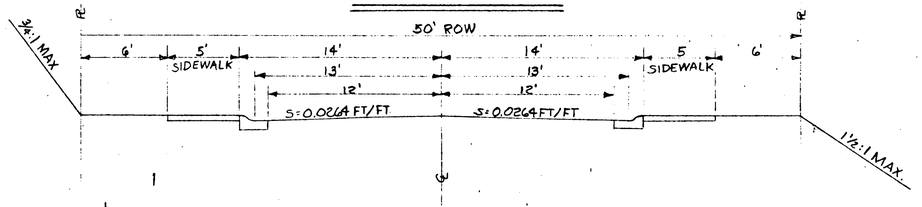


DASHED REPRESENTS 0+00 TO 2+00
ROADWAY TRANSITION 2+00 TO 3+50 SEE PROFILE
SOLID REPRESENTS 3+50 TO END

APPALOOSA WAY

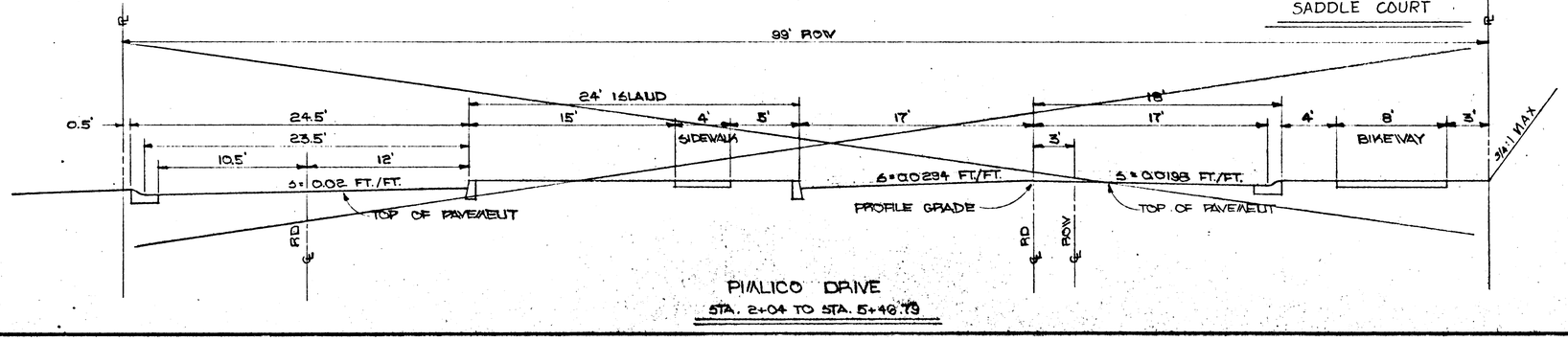


SHETLAND PLACE



SADDLE COURT

SCALE: 1" = 5' (TYPICAL)



PIMLICO DRIVE

STA. 2+04 TO STA. 5+46.79

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EDWARDS INDUSTRIES, INC.
LAND DEVELOPMENT, OREGON

EDWARDS INDUSTRIES, INC.
10350 S.W. 5TH AVENUE
P.O. BOX 344
BEAVERTON, OREGON 97005

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 11, 1972
ERROL F. GUNTER

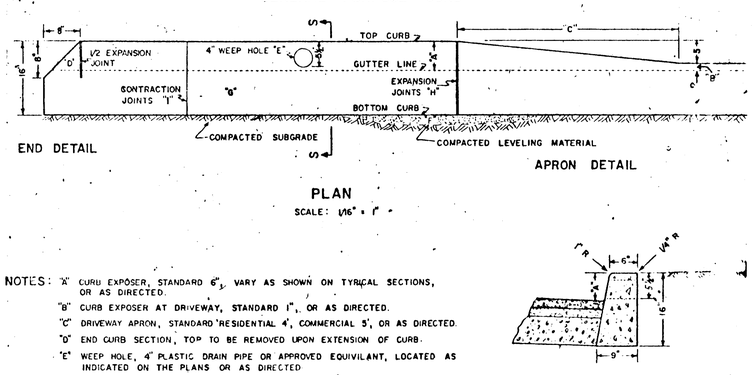
ROADWAY TEMPLATES
HIDDEN SPRINGS RANCH DIVISION NO. 1-B
WEST LINN OREGON

JOB: 10 063	DR'N PK CH'D JL APP'D EG	REVISIONS	BY DATE
DATE: 2-74	SHEET 9 OF 10 SHEETS		

CAMPBELL-WEISS REPROGRAPHICS

GENERAL PURPOSE CURB

DRG. S200



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, TOP 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

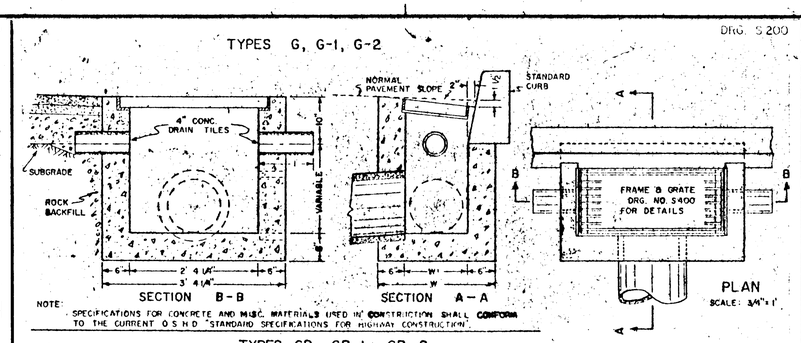
"I" CONTRACTION JOINTS, MAX. 15' AND LOCATIONS AS DIRECTED.

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
DIRECTOR OF PUBLIC WORKS

TYPES G, G-1, G-2

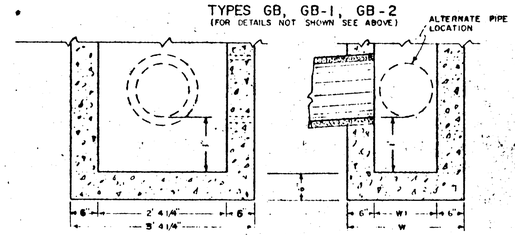
DRG. S200



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)

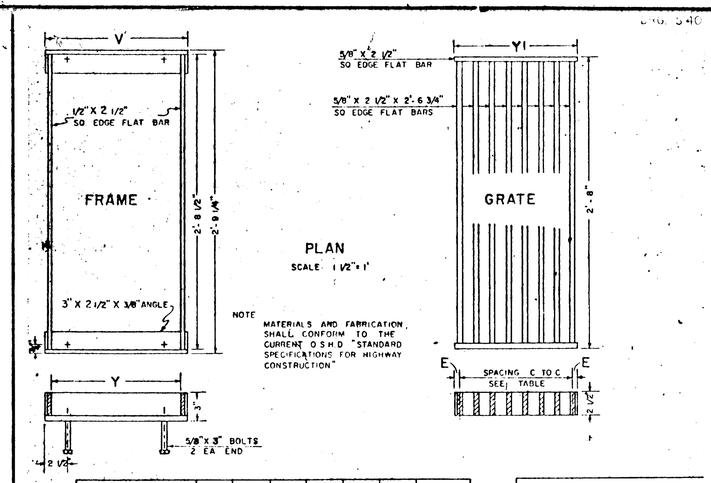


INLET TYPE	W	W1
GB-1	2' 0 7/8"	1' 8 7/8"
GB-2	3' 5 3/8"	2' 3 3/8"

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
DIRECTOR OF PUBLIC WORKS

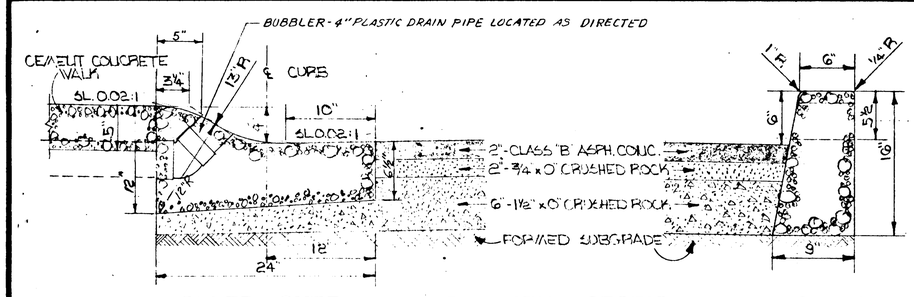
DRG. S400



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

INLET TYPE	V	Y	Y1	E	SPACING 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 1/4"	1'-8 7/8"	1'-8 1/2"	5/8"	1 3/4"	12	
G-2, GB-2, CG-2	2'-4 3/4"	2'-3 3/8"	2'-3"	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	

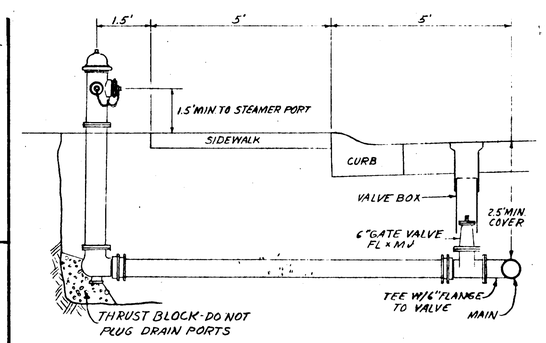
CLACKAMAS COUNTY
DEPARTMENT OF PUBLIC WORK
STANDARD
FRAME & GRATE
DETAILS
JOHN C. McINTYRE
DIRECTOR OF PUBLIC WORKS



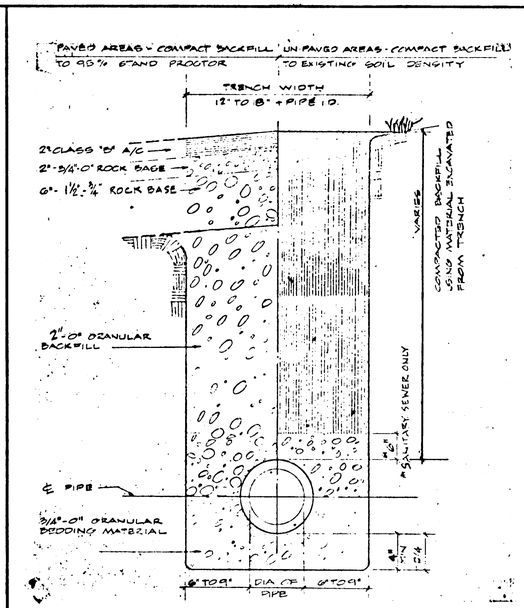
NOTE: SPECIFICATIONS FOR CONCRETE CURBS, ASPHALTIC CONCRETE, CRUSHED ROCK, AND SUBGRADE CONSTRUCTION SHALL CONFORM TO THE CURRENT O.S.H.D. "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION"

ROLLED CURB — PAVEMENT SECTION — VERTICAL CURB

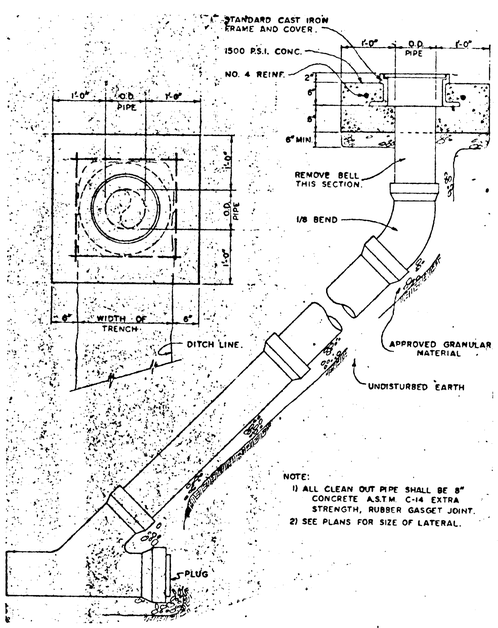
NOTE: WHERE PARKWAY EXISTS BETWEEN SIDEWALK & CURB, PLACE HYDRANT 2 FEET BACK OF CURB.



STANDARD FIRE HYDRANT

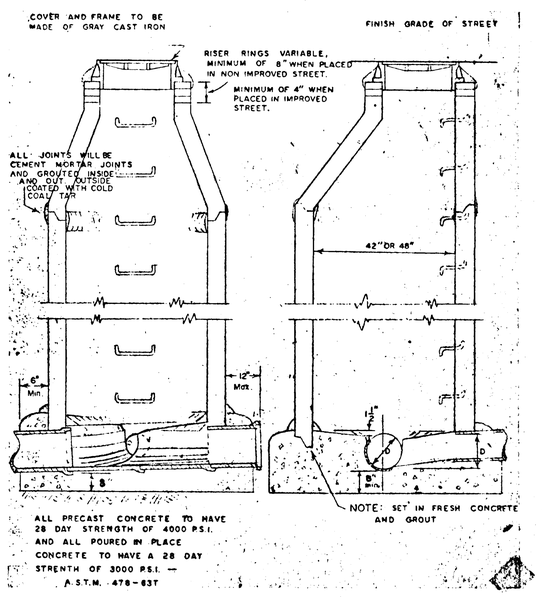


BEDDING & BACKFILL DETAIL
STORM & SANITARY SEWERS



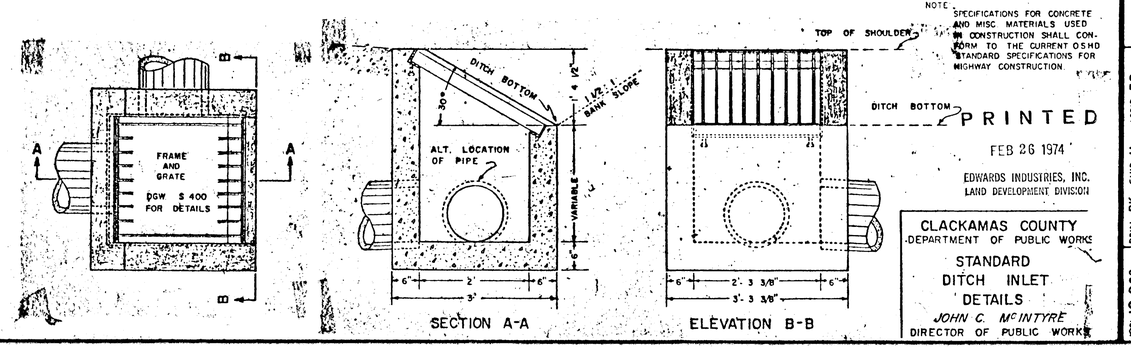
NOTE:
1) ALL CLEAN OUT PIPE SHALL BE 8" CONCRETE A.S.T.M. C-14 EXTRA STRENGTH, RUBBER GASKET JOINT.
2) SEE PLANS FOR SIZE OF LATERAL.

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 STRENTH OF 3000 P.S.I. — A.S.T.M. 478-63T

STANDARD MANHOLE



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

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FEB 26 1974
EDWARDS INDUSTRIES, INC.
LAND DEVELOPMENT DIVISION

CLACKAMAS COUNTY
DEPARTMENT OF PUBLIC WORKS
STANDARD
DITCH INLET
DETAILS
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DIRECTOR OF PUBLIC WORKS

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

JOB 10 063	DR'N PK	CH'D JL	APP'D EG
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SHEET 10 OF 10 SHEETS			

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