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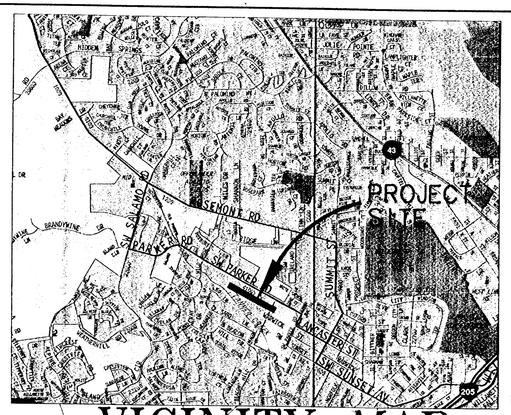
PARKER ROAD IMPROVEMENTS
MAXFIELD SUBDIVISION
WEST LINN, OREGON
STA: 32+26.24 - 46+87.74



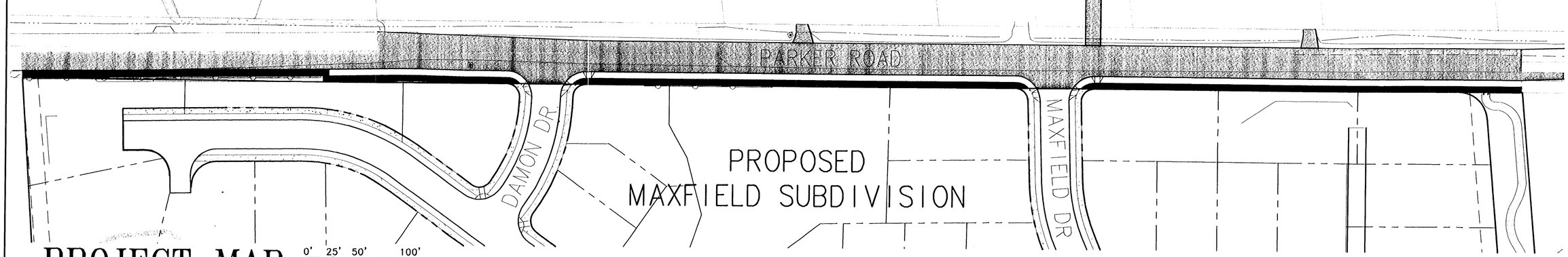
VICINITY MAP

N.T.S.

BENCH MARK
NOTE: City of West Linn Bench Mark "B" is 93.5' east and 17.0' south of the edge of pavement from 4-way intesection of Rosemont/Santa Anita. 3" cap on pipe with yellow water works lid elev = 667.22

SHEET INDEX

PR1 COVER SHEET
PR2 EXISTING CONDITIONS
PR3 CROSS SECTIONS AND CULVERT DETAILS
PR4 PARKER ROAD PLAN VIEW
PR5 PARKER ROAD PROFILE
PR6 PRIVATE DRIVEWAY PLAN AND PROFILES
PR7 STREET TREE/LANDSCAPING PLAN
PR8 DETAILS
PR9 GEOPACIFIC DETAILS - INLET AND OUTLET DETAILS
PR10 RESIDENTIAL DRIVEWAY B PLAN,PROFILE AND CROSS SECTION



PROJECT MAP 0' 25' 50' 100'

APPLICANT/DEVELOPER/OWNER

Name: Legend Homes/Matrix Development
Contact: Craig Brown
Address: 12755 SW 69th Avenue #100
Tigard, Oregon 97223
Phone: (503) 620-8080 ext. 222
Fax: (503) 598-8900

PLANNER/CIVIL ENGINEER

Name: Otak Incorporated
Contact: Fares Kekhia, P.E.
Phone: (503) 635-3618
Fax: (503) 635-5395
Address: 17355 SW Boones Ferry Rd.
Lake Oswego, Oregon 97035

GEOTECHNICAL ENGINEER

Name: GeoPacific Engineering
Contact: Jim Imbre
Phone: (503) 598-8445
Fax: (503) 598-8705

SITE INFORMATION
Tax Map: 2N 1E 25CC

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "CITY OF WEST LINN STREET/UTILITY DESIGN AND CONSTRUCTION STANDARDS", DATED MAY 2005 AND OAR'S CHAPTER 333. ALL STREET, STORM SEWER AND SANITARY SEWER CONSTRUCTION THAT IS NOT ADDRESSED IN THE CITY'S STANDARDS SHALL BE IN ACCORDANCE WITH APWA STANDARDS. ALL WATER SYSTEM CONSTRUCTION THAT IS NOT ADDRESSED IN THE CITY'S STANDARDS SHALL BE IN ACCORDANCE WITH AWWA STANDARDS. CONTRACTOR TO OBTAIN A COPY OF THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT PRIOR TO CONSTRUCTION.

2. PRIOR TO ANY CONSTRUCTION, LOCATIONS OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR. WHEN ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

3. ORGANIC AND NON-DESIRABLE MATERIALS SHALL BE REMOVED FROM THE CONSTRUCTION AREA AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

4. ALL FILL AREAS SHALL BE STRIPPED OF ORGANIC MATERIAL. FILL WILL BE PLACED IN 6-INCH LAYERS AND COMPACTED TO 95 PERCENT RELATIVE MAXIMUM DENSITY ACCORDING TO AASHTO T-180 STANDARDS. LANDSCAPE AREAS SHALL BE COMPACTED TO 90 PERCENT. THE CONTRACTOR SHALL PROVIDE COMPACTION TESTING, ONE FOR EVERY 10,000 SQUARE FEET OF AREA AND FOR EVERY 2 LAYERS OR 16" AND EVERY 100 LINEAR FEET OF FILL PLACED. COMPACTION REPORTS FROM A NATIONALLY ACCREDITED TESTING LAB SHALL BE SUPPLIED TO THE ENGINEER. A COPY OF THE REPORTS SHALL BE GIVEN TO THE CITY.

5. CONTRACTOR SHALL LEAVE ALL AREAS OF THE PROJECT FREE OF DEBRIS AND UNUSED CONSTRUCTION MATERIALS. a.) AREAS TO BE LANDSCAPED SHALL BE SMOOTHED AND LEFT TO THE GRADES INDICATED ON THE GRADING PLAN, PLUS OR MINUS 0.1 FOOT. b.) ALL DISTURBED AREAS NOT TO BE LANDSCAPED SHALL BE SEEDED PER EROSION CONTROL NOTES ON APPROVED GRADING PERMIT SET. c.) ALL EXCESS/EXTRA MATERIAL SHALL BE REMOVED FROM THE SITE.

6. ANY CHANGES FROM THE APPROVED PLANS SHALL BE REQUESTED BY THE CONTRACTOR IN WRITING. THE DESIGN ENGINEER AND THE CITY OF WEST LINN'S PROJECT ENGINEER MUST APPROVE THE CHANGE PRIOR TO ITS IMPLEMENTATION. COMPLEXITY OF MODIFICATION WILL DETERMINE IF REVISED PLANS ARE REQUIRED.

7. CITY OF WEST LINN DETAILS SHALL BE USED AT LOCATIONS AS SPECIFIED IN THE PLANS, SEE DETAIL SHEETS.

8. DURING CONSTRUCTION, ALL EROSION CONTROL MEASURES SHALL CONFORM TO CLACKAMAS COUNTY EROSION CONTROL STANDARDS.

9. IN CASE OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE FIGURES WRITTEN THEREON, THE FIGURES SHALL BE DEEMED TO GOVERN.

10. THE OWNER WILL SUPPLY ONE SET OF STAKES FOR EACH CONSTRUCTION OPERATION AS DESCRIBED IN THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL DESIGNATE A REPRESENTATIVE OR REPRESENTATIVES WHO ARE AUTHORIZED TO REQUEST STAKES. STAKING REQUESTS FROM AUTHORIZED REPRESENTATIVE SHALL BE MADE TO DAVE LIDEN AT OTAK (503-699-2401) AT LEAST 48 HOURS IN ADVANCE OF THE NEED FOR SAID STAKES. ONLY REQUESTS FROM AUTHORIZED REPRESENTATIVES WILL BE HONORED. ANY RESTAKING WILL BE DONE AT THE EXPENSE OF THE CONTRACTOR.

11. WEEK DAY WORK HOURS ARE 7 AM TO 7 PM; SATURDAY WORK HOURS ARE 9 AM TO 5 PM, AND NO WORK ON SUNDAYS OR HOLIDAYS

12. THE CITY OF WEST LINN SHALL BE PRESENT WHEN TESTING IS PERFORMED AND SUPPLIED WITH A COPY OF TEST RESULTS. ALL FACILITIES WILL BE ACCEPTED BY THE CITY PRIOR TO CONNECTION TO EXISTING SYSTEMS.

13. ALL FEES FOR STREET TREES SHALL BE PAID TO THE CITY OF WEST LINN PARKS AND RECREATION DEPT.

14. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN COMPLETED AND ACCEPTED

15. THE CONTRACTOR SHALL REMOVE ALL SOFT OR OTHERWISE UNSUITABLE MATERIAL AT SUBGRADE AND REPLACE WITH APPROVED MATERIAL AT THE DIRECTION OF THE PROJECT GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL COMPACT TO A LINE ONE FOOT BEHIND BACK OF CURB.
EXPANSIVE SOILS OCCUR AT SHALLOW DEPTHS IN THE LOWER ELEVATIONS (SOUTHERN SECTION) OF THE SITE. EXPANSIVE CLAY SHOULD NOT BE PRESENT WITHIN TO VERTICAL FEET FROM THE BOTTOM OF FOUNDATIONS. A MINIMUM OF 4 FEET OF ENGINEERED FILL SHOULD BE PLANNED OVERLYING AREAS OF EXPANSIVE CLAY OR THE CLAY SHOULD BE COMPLETELY REMOVED AND REPLACED WITH ENGINEERED FILL. CONTACT THE GEOTECHNICAL ENGINEER FOR MORE DETAILS.

16. FINAL SUBGRADE PROOF-ROLL WITH 10 CY TRUCK LOADED WITH ROCK IS REQUIRED PRIOR TO PLACING. AGGREGATE BASE.

17. FINAL BASE ROCK PROOF ROLL WITH 10 CY TRUCK LOADED WITH ROCK IS REQUIRED PRIOR TO PAVING. BASE ROCK TO BE COMPACTED TO 95 PERCENT RELATIVE MAXIMUM DENSITY ACCORDING TO AASHTO T-180 STANDARDS.

18. PLEASE NOTE CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATION SECTION 505.03.11 FOR WEATHER RELATED LIMITATIONS ON THE PLACEMENT OF ASPHALTIC CONCRETE.

19. THE DENSITY OF THE COMPACTED BASE LIFT OF AC SHALL BE AT LEAST 92% OF RICE IN CONFORMANCE WITH AASHTO T209 AS MODIFIED BY THE OREGON STATE HIGHWAY DEPARTMENT.

20. THE DENSITY OF THE COMPACTED TOP LIFT OF AC SHALL BE AT LEAST 92% OF RICE IN CONFORMANCE WITH AASHTO T209 AS MODIFIED BY THE OREGON STATE HIGHWAY DEPARTMENT.

21. DENSITY TESTS WILL BE REQUIRED FOR TRENCH BACKFILL AND ALPHALT, PER THE CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. COPIES OF ALL REPORTS ARE TO BE SUPPLIED TO THE CITY INSPECTOR AND DESIGN ENGINEER.

22. CONTRACTOR SHALL SUBMIT SCHEDULE DETAILING SEQUENCE OF CONSTRUCTION PRIOR TO THE PRE-CONSTRUCTION MEETING.

23. THE STRENGTH OF CONCRETE USED FOR CURBS, GUTTERS AND SIDEWALKS SHALL BE 3300 psi.

These As Built Plans were compiled from changes to permitted plans as denoted by contractor and periodic observation during construction. It is suggested that these plans be used in conjunction with field verification of location and elevations of improvements in question. These plans are an accurate record of site improvements to the best of my information, knowledge and belief.

Signature

January 11, 2007
Date

"AS BUILT DRAWING"
DATE 1/11/07 BY

NO.	DATE	BY	REVISION COMMENTS

Design Drawn Checked Date Initial Issue Date

BY:
DATE: 01/11/07

Permitted design drawings stamped by:
Fares M. Kekhia
Engineer 17447
June 30, 2007

LEGEND HOMES HOME BUILDER

MATRIX DEVELOPER

OFFSITE CONSTRUCTION DOCUMENTS JANUARY 11, 2007

PARKER RD IMPROVEMENTS
WEST LINN, OR
COVER SHEET

otak Incorporated

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13227 D227PR1
Project No. Drawing No.
PR1
Sheet No.

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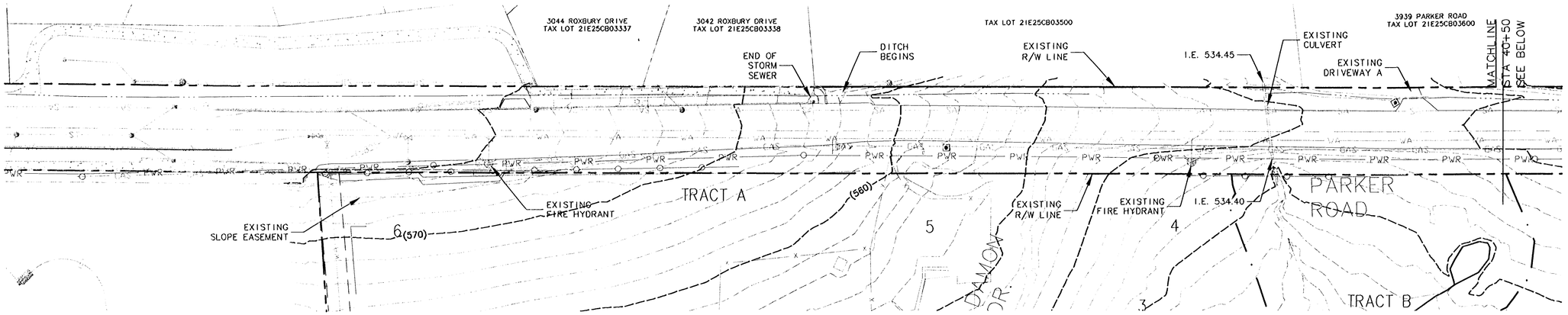

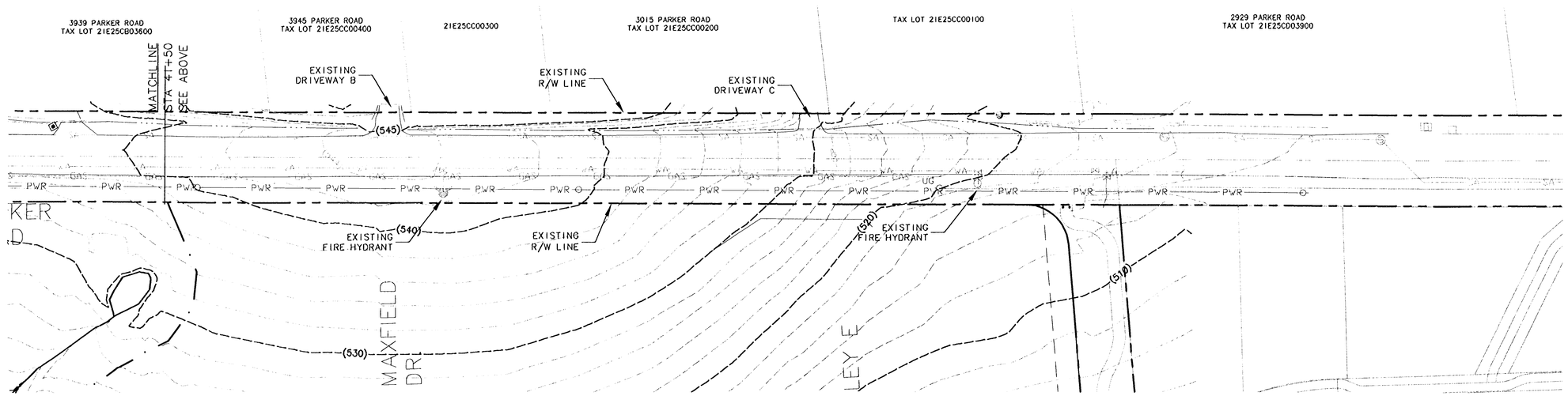

0' 20 40 80

LEGEND

(542)	EXISTING 2' CONTOUR LINE
(540)	EXISTING 10' CONTOUR LINE
SD	EXISTING STORM MAIN
WA	EXISTING WATER MAIN
SA	EXISTING SANITARY MAIN
GAS	EXISTING GAS LINE
PWR	EXISTING POWER LINE
	EXISTING FIRE HYDRANT
	EXISTING UTILITY POLE
	WETLAND BUFFER
	EXISTING SIDEWALK
	EXISTING MAILBOX

"AS BUILT DRAWING"
DATE 1/11/07 BY Carl Wyatt

NO.	DATE	BY	REVISION COMMENTS

Design Drawn Checked Date Initial Issue Date:

BY: Dave Williams
DATE: 01/11/07

Permitted design drawings stamped by:
Fares M. Kekhia
Engineer 17447
June 30, 2007

LEGEND HOMES
HOME BUILDER

MATRIX
DEVELOPER

OFFSITE CONSTRUCTION DOCUMENTS JANUARY 11, 2007

PARKER RD IMPROVEMENTS

WEST LINN, OR
EXISTING CONDITIONS

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13227 D227GP2
Project No. Drawing No.
PR2
Sheet No.

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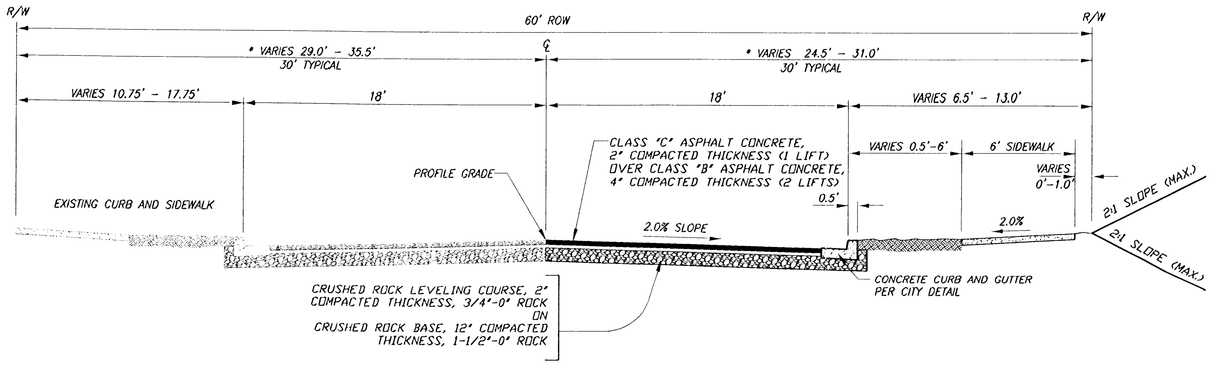
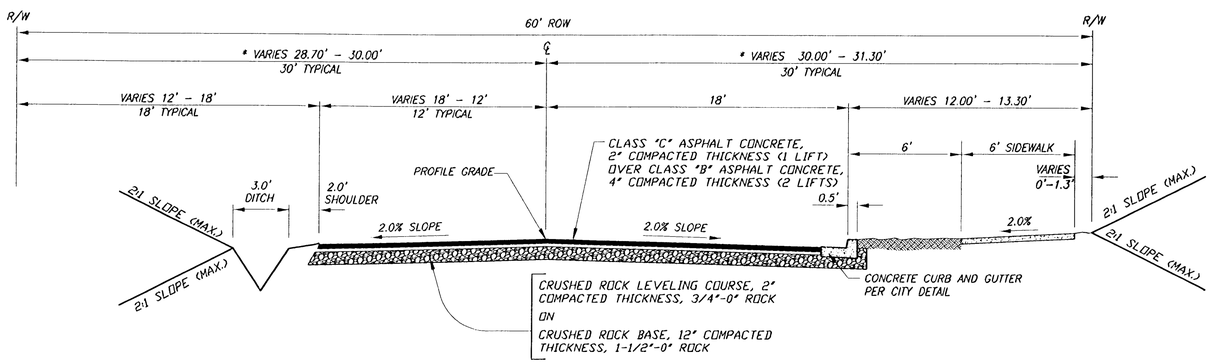


PARKER ROAD HALF STREET

SCALE: NTS STA: 32+26 - 35+73

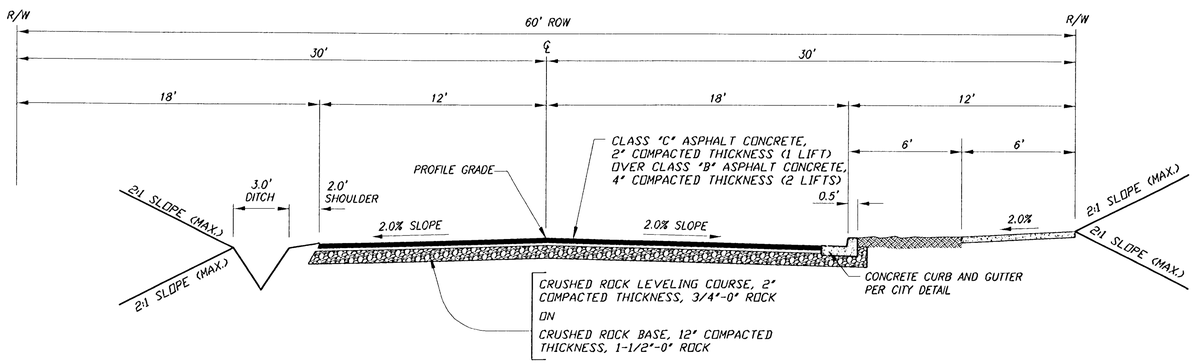
1 / PR3



PARKER ROAD TRANSITION

SCALE: NTS STA: 35+73 - 37+83

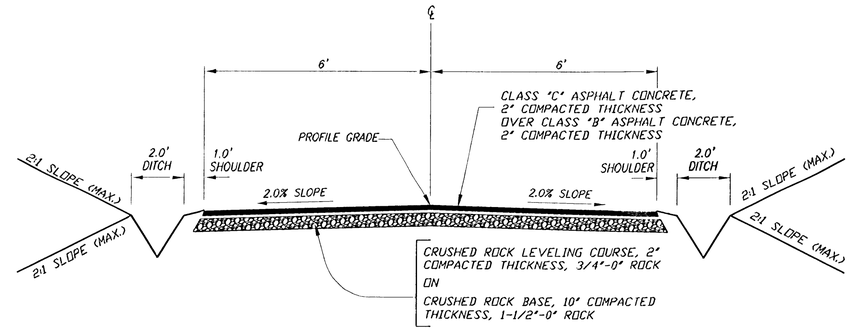
2 / PR3



PARKER ROAD FULL STREET

SCALE: NTS STA: 37+83 - 46+87

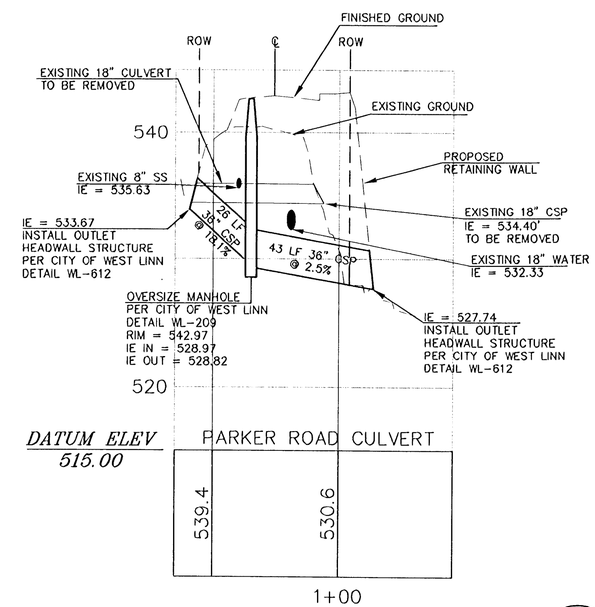
3 / PR3



DRIVEWAYS A & C

SCALE: NTS

4 / PR3



PARKER ROAD CULVERT PROFILE

SCALE: 1"=30'

5 / PR3

"AS BUILT DRAWING"
DATE 1/11/07 BY

NO.	DATE	BY	REVISION COMMENTS

Design | Drawn | Checked | Date | Initial Issue Date

BY: Carrie Evans
DATE: 01/11/07

Permitted design drawings stamped by:
Fares M. Kekhia
Engineer 17447
June 30, 2007

LEGEND HOMES
HOME BUILDER

MATRIX DEVELOPMENT
DEVELOPER

PARKER RD IMPROVEMENTS

WEST LINN, OR
CROSS SECTIONS
CULVERT PROFILE

OFFSITE CONSTRUCTION DOCUMENTS JANUARY 11, 2007

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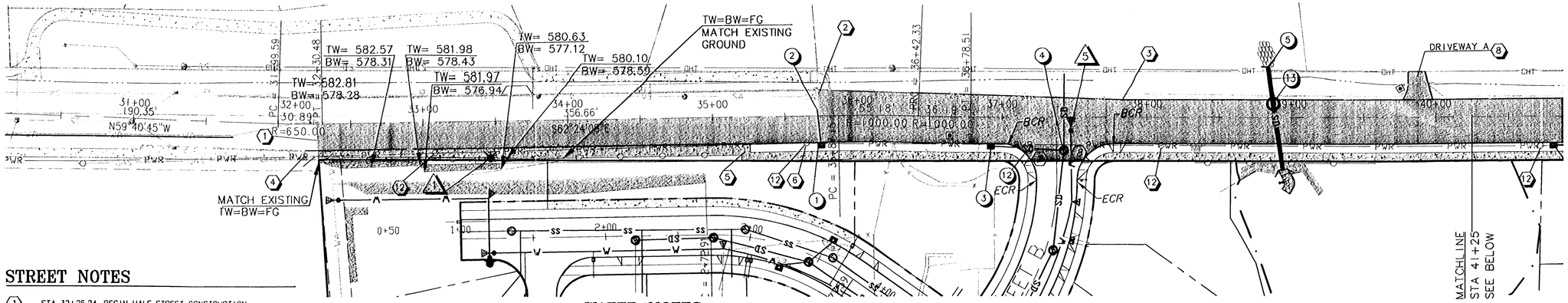


STREET NOTES

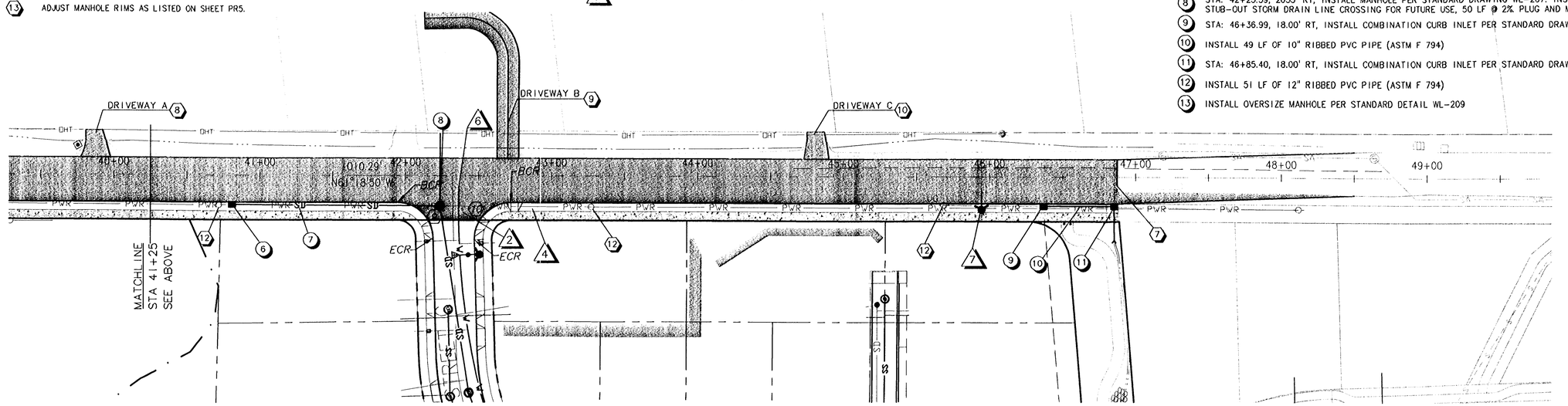
1. STA 32+26.24, BEGIN HALF STREET CONSTRUCTION
2. STA 35+73.20, BEGIN FULL STREET CONSTRUCTION, NORTH SIDE TAPER SECTION
3. STA 37+83.20, END TAPER, BEGIN STANDARD FULL STREET CONSTRUCTION SECTION
4. STA 32+18, CONNECT TO EXISTING SIDEWALK. BEGIN CURB TIGHT SIDEWALK CONSTRUCTION PER STANDARD DRAWING WL-508
5. SIDEWALK TRANSITIONS FROM CURB TIGHT TO 5.5' PLANTER STRIP
6. STA 35+64.88, OFF 21.25 RT, COORDINATE WITH PGE TO RELOCATE UTILITY POLE INTO PLANTER STRIP
7. STA: 46+87.74, END FULL STREET AND SIDEWALK CONSTRUCTION, TAPER PAVEMENT TO MATCH EXISTING AT STA: 48+50.00
8. DRIVEWAY A, SEE PROFILE ON SHEET PR6
9. DRIVEWAY B, SEE PROFILE ON SHEET PR10
10. DRIVEWAY C, SEE PROFILE ON SHEET PR6
11. NOT USED
12. STA: 42+02.38, 22.58 RT, INSTALL COBRAHEAD, DROP LENS, 200W HIGH PRESSURE SODIUM LAMP ON EXISTING POLES
13. ADJUST MANHOLE RIMS AS LISTED ON SHEET PR5.

WATER NOTES

1. STA: 33+46.30, 25.00 RT, RELOCATE EXISTING FIRE HYDRANT TO BACK OF PROPOSED SIDEWALK
2. STA: 42+36.53, 23.34 RT, REMOVE EXISTING FIRE HYDRANT ASSEMBLY. CUT AND CAP WATER LINE AT MAIN
3. NOT USED
4. STA: 42+86.00, 21.25 RT, INSTALL FIRE HYDRANT ASSEMBLY PER STANDARD DRAWING WL-401
5. STA: 37+47.37, 6.23 RT, HOT TAP EXISTING 18" WATER LINE, INSTALL THRUST BLOCK, 8" G.V. & 8" D.I. PIPE. SEE MAXFIELD ON-SITE PLANS FOR CONTINUATION.
6. STA: 42+36.56, 7.17 RT, REMOVE EXISTING FIRE HYDRANT ASSEMBLY. CONNECT PROPOSED 8" MAIN TO EXISTING 8x18" TEE. INSTALL THRUST BLOCK, 8" G.V. & 8" D.I. PIPE. SEE MAXFIELD ON-SITE PLANS FOR CONTINUATION.
7. STA: 45+94.52 OFF 22.00 RT, RELOCATE EXISTING HYDRANT TO FRONT OF PROPOSED SIDEWALK

STORM SEWER

1. STA: 35+75.00, 18.00 RT, INSTALL COMBINATION CURB INLET PER STANDARD DRAWING WL-601
2. INSTALL 24 LF OF 10" RIBBED PVC PIPE (ASTM F 794) AND CONNECT TO EXISTING STORM DRAIN LINE ON NORTH SIDE OF PARKER ROAD. APPROX IE: 561.25
3. STA: 36+92.21, 18.00' RT, INSTALL COMBINATION CURB INLET PER STANDARD DRAWING WL-601
4. STA: 37+42.68, 22.64' RT, INSTALL MANHOLE PER STANDARD DRAWING WL-207. INSTALL 12" STUB-OUT STORM DRAIN LINE CROSSING FOR FUTURE USE, 50 LF @ 2%. PLUG AND MARK STUB.
5. STA: 38+88.61, INSTALL 36" ROUND CMP CULVERT, SEE SHEET PR3 FOR PROFILE
6. STA: 40+80.99, 18.00' RT, INSTALL COMBINATION INLET PER STANDARD DRAWING WL-601
7. INSTALL 157 LF OF 12" RIBBED PVC PIPE (ASTM F 794)
8. STA: 42+23.59, 20.53' RT, INSTALL MANHOLE PER STANDARD DRAWING WL-207. INSTALL 12" STUB-OUT STORM DRAIN LINE CROSSING FOR FUTURE USE, 50 LF @ 2% PLUG AND MARK STUB.
9. STA: 46+36.99, 18.00' RT, INSTALL COMBINATION CURB INLET PER STANDARD DRAWING WL-601
10. INSTALL 49 LF OF 10" RIBBED PVC PIPE (ASTM F 794)
11. STA: 46+85.40, 18.00' RT, INSTALL COMBINATION CURB INLET PER STANDARD DRAWING WL-601
12. INSTALL 51 LF OF 12" RIBBED PVC PIPE (ASTM F 794)
13. INSTALL OVERSIZE MANHOLE PER STANDARD DETAIL WL-209



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LEGEND

- PROPOSED STORM DRAIN LINE
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED CULVERT
- PROPOSED FIRE HYDRANT
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT

CURB RETURN CURVE DATA

CURVE	BCR STR. STA.	BCR OFFSET	ECR STR. STA.	ECR OFFSET	ALIGN.	RADIUS	LENGTH	DELTA	TOP OF CURB ELEVATIONS BCR	1/4 PT.	1/2 PT.	3/4 PT.	ECR
7	36+99.02	18'R	1+43.27	14'R	PARKER, ST B	25'	39.44'	90°22'58"	554.20	553.20	551.94	550.69	549.76
8	37+77.02	18'R	1+42.85	14'L	PARKER, ST B	25'	39.17'	89°45'49"	548.74	549.36	549.88	550.07	549.73
9	41+94.16	18'R	1+41.85	14'R	PARKER, ST C	25'	38.52'	88°17'11"	540.55	540.57	540.36	539.98	539.48
10	42+72.20	18'R	1+44.19	14'L	PARKER, ST C	25'	40.02'	91°42'49"	540.65	540.61	540.33	539.89	539.35

"AS BUILT DRAWING"
DATE 1/11/07 BY

NO.	DATE	BY	REVISION COMMENTS	Date	Initial Issue Date:

Design Drawn Checked

BY: Darrin Stokes
DATE: 01/11/07

Permitted design drawings stamped by:
Fares M. Kekhla
Engineer 17447
June 30, 2007

LEGEND HOMES HOME BUILDER

MATRIX RESOURCES DEVELOPER

OFFSITE CONSTRUCTION DOCUMENTS JANUARY 11, 2007

PARKER RD IMPROVEMENTS

WEST LINN, OR
PARKER ROAD PLAN VIEW

otak Incorporated

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13227 D227GP2
Project No. Drawing No.

PR4
Sheet No.

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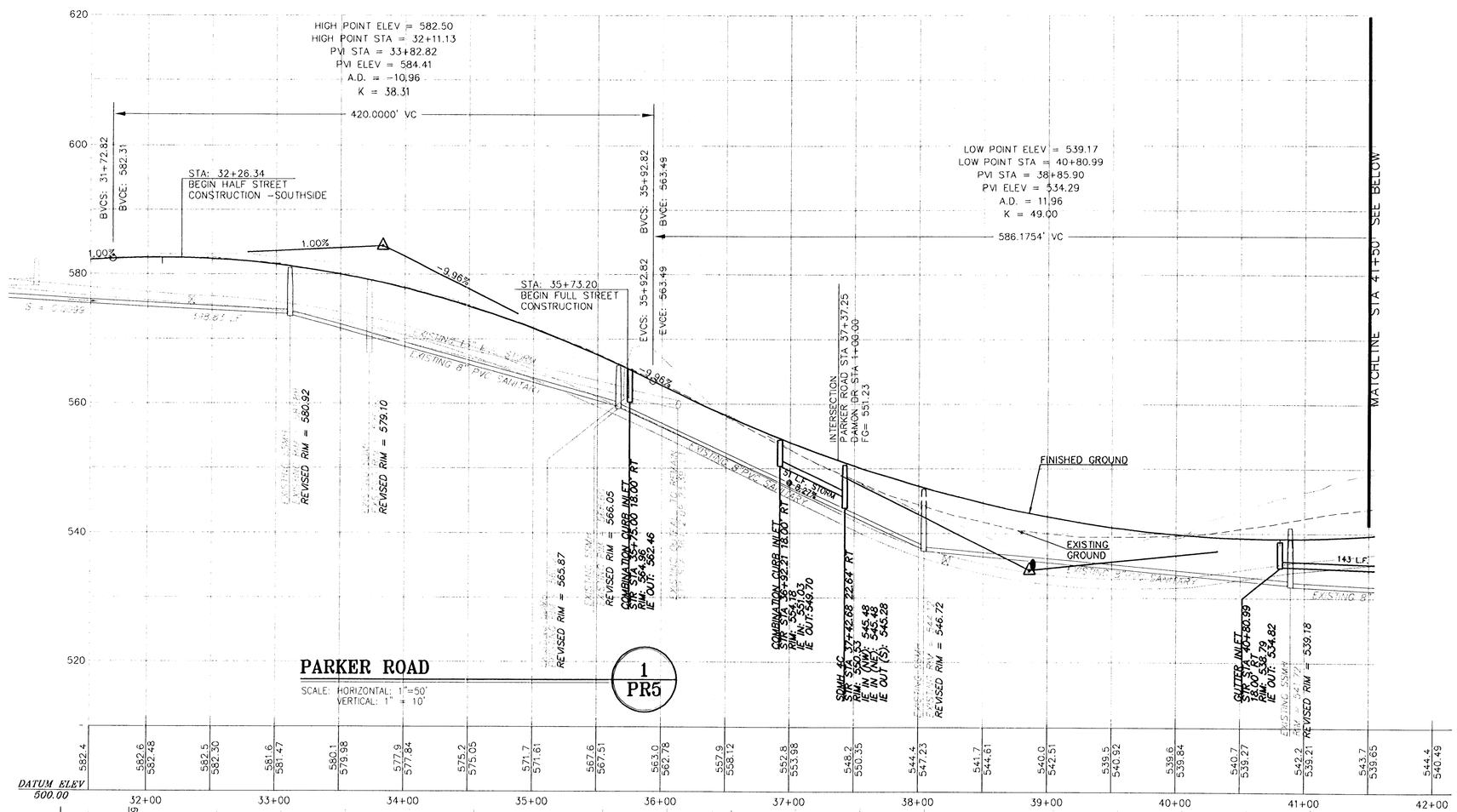

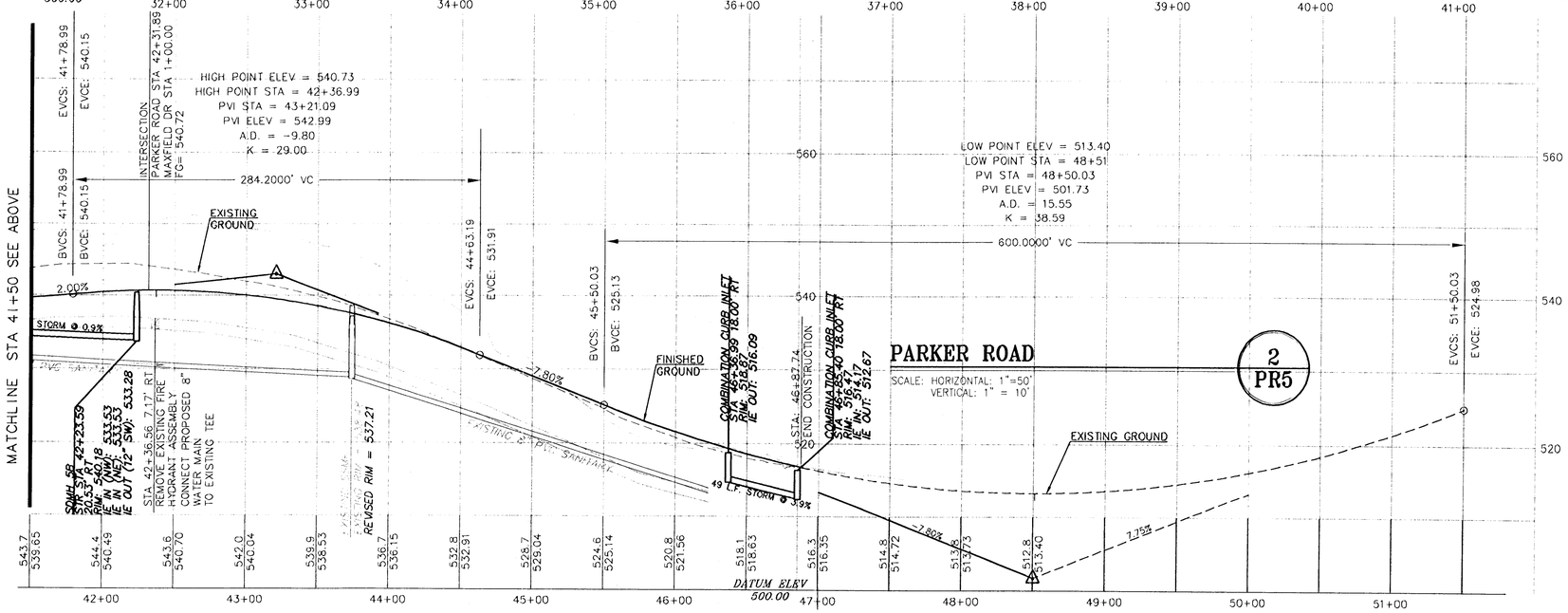

"AS BUILT DRAWING"
DATE 1/11/07 BY Carl Neufeld

NO.	DATE	BY	REVISION COMMENTS

Design | Drawn | Checked | Date | Initial Issue Date

BY: David Evans
DATE: 01/11/07

Permitted design drawings stamped by:
Fares M. Kekhia
Engineer 17447
June 30, 2007

LEGEND HOMES
HOME BUILDER

MATRIX
DEVELOPER

PARKER RD IMPROVEMENTS

WEST LINN, OR
PARKER ROAD PROFILE

OFFSITE CONSTRUCTION DOCUMENTS JANUARY 11, 2007

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Project No. Drawing No.
PR5
Sheet No.

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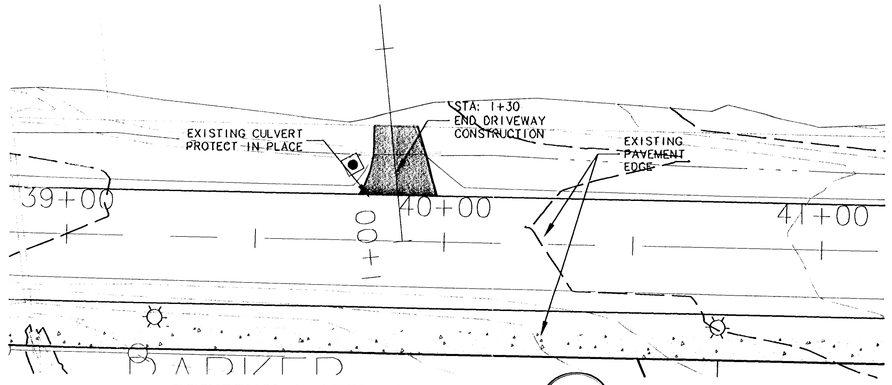
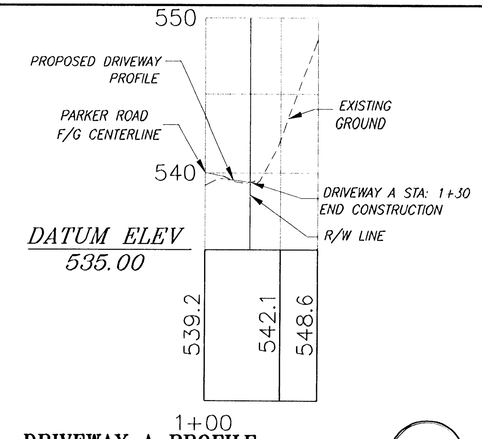


DRIVEWAY A SITE PLAN 1 PR6

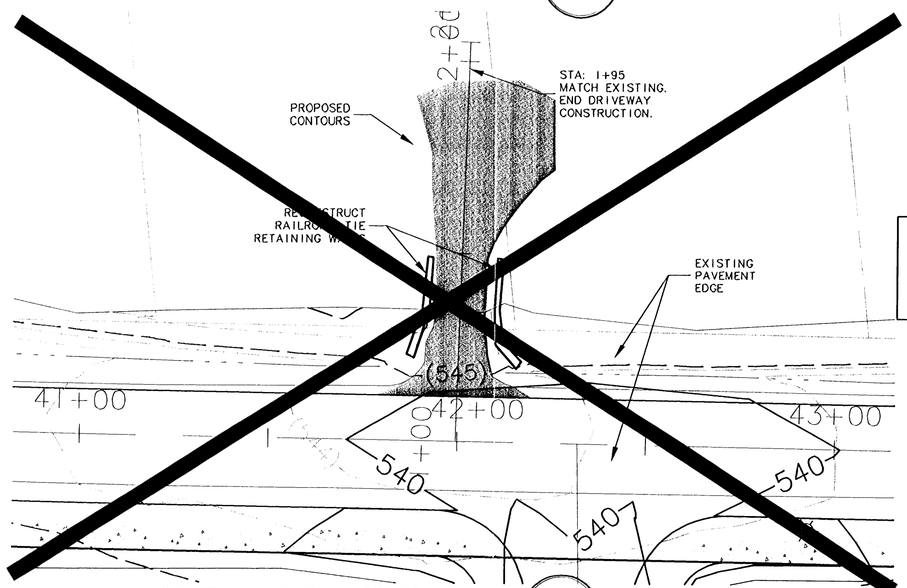
SCALE: HORIZONTAL: 1"=20'



DRIVEWAY A PROFILE 4 PR6

SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1" = 5'

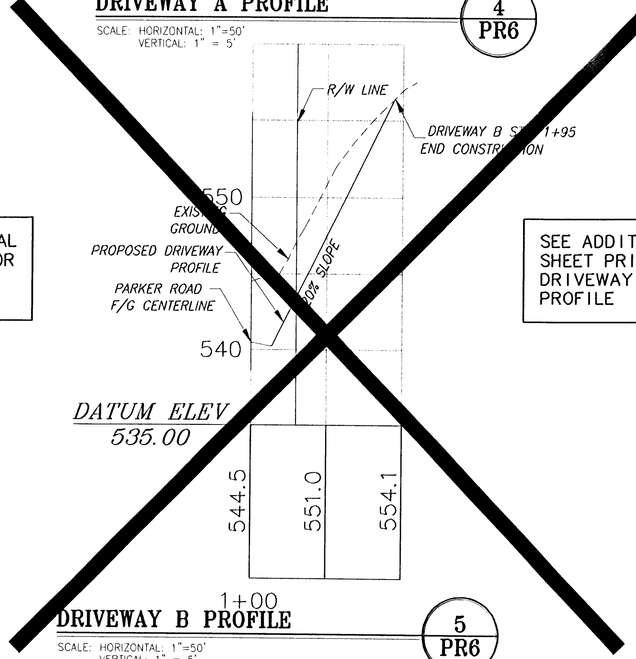
PROPOSED NEW DRIVEWAY PAVEMENT AREA



DRIVEWAY B SITE PLAN 2 PR6

SCALE: HORIZONTAL: 1"=20'

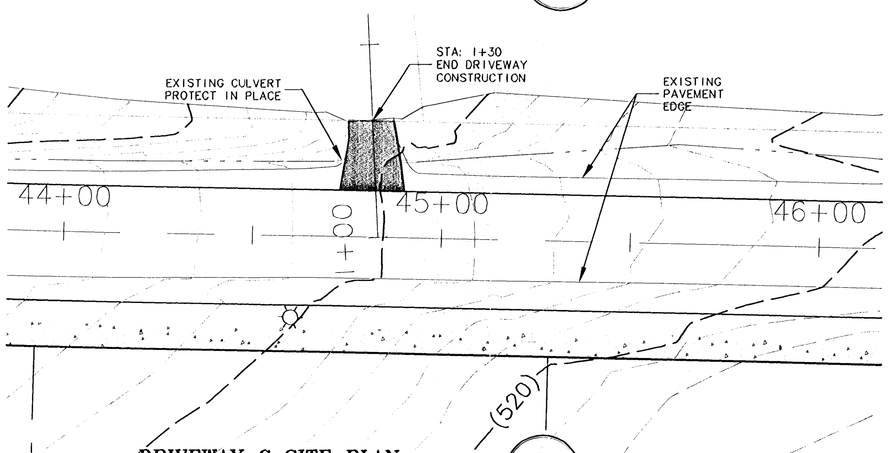
SEE ADDITIONAL SHEET PRIO FOR DRIVEWAY B SITE PLAN



DRIVEWAY B PROFILE 5 PR6

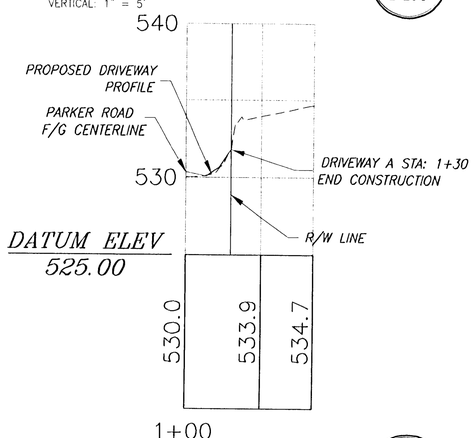
SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1" = 5'

SEE ADDITIONAL SHEET PRIO FOR DRIVEWAY B PROFILE



DRIVEWAY C SITE PLAN 3 PR6

SCALE: HORIZONTAL: 1"=20'



DRIVEWAY C PROFILE 6 PR6

SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1" = 5'

"AS BUILT DRAWING"
DATE 1/11/07 BY [signature]

OFFSITE CONSTRUCTION DOCUMENTS JANUARY 11, 2007

PARKER RD IMPROVEMENTS

WEST LINN, OR
DRIVEWAY PLAN AND PROFILES

NO.	DATE	BY	REVISION COMMENTS

Design | Drawn | Checked | Date | Initial Issue Date:

BY: [signature]
DATE: 01/11/07

Permitted design drawings stamped by:
Fares M. Kekhia
Engineer 17447
June 30, 2007

LEGEND HOMES — HOME BUILDER

MATRIX DEVELOPMENT CORPORATION — DEVELOPER

otak Incorporated
17355 SW Boones Ferry Rd.
Lake Oswego, Oregon 97035
Phone: (503) 635-3618
FAX: (503) 635-5395
Internet: WWW.Otak.COM

13227 D227PR6
Project No. Drawing No.
PR6
Sheet No.

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LKO: LISAB 01/10/2007 10:52am --> R:\DWG\PARKER ROAD - OFFSITE\D227PR6.DWG

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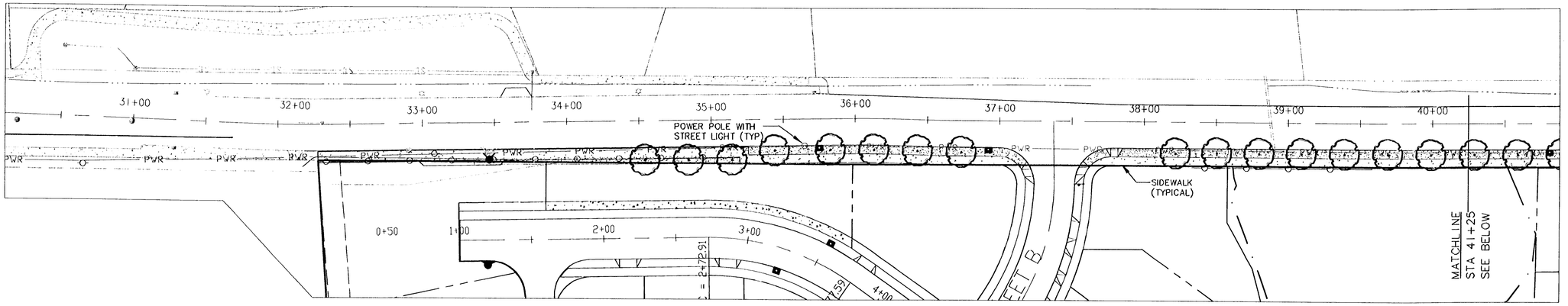
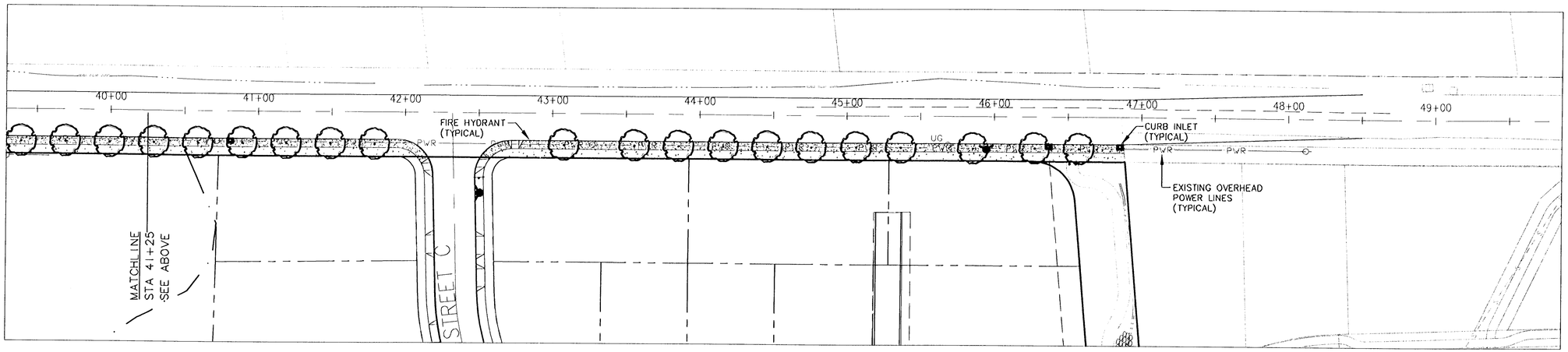




PLANTING LEGEND

TREES

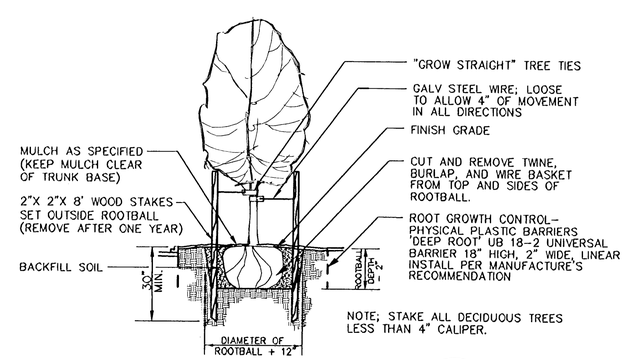
SYMBOL	QUANTITY	COMMON NAME / BOTANICAL NAME:	SIZE AND DESCRIPTION
	32	GOLDEN DESERT ASH / FRAXINUS EXCELSIOR 'AUREAFOLIA':	2" CAL., 30' O.C.

LAWN AND GROUND COVER:

LAWN (SEEDED) 6,282 S.F.	PRO-TIME 309 (SUPREME MIX) GRASS SEED BY HOBBS AND HOPKINS, LTD., AT A RATE OF 8 lbs./1000 SQUARE FEET.

NOTES:

1. ALL LANDSCAPE AREAS WILL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY CONTRACTOR IN CONFORMANCE TO LOCAL CITY AND STATE CODES. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE EXISTING WATER METER. SEE CIVIL PLANS FOR EXACT SIZE AND LOCATION OF IRRIGATION WATER METERS AND SLEEVES.
2. THE LANDSCAPE CONTRACTOR IS TO THOROUGHLY REVIEW THE SITE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN AND THE EXISTING CONDITIONS THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
3. IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY, THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION.
4. TOPSOIL: LANDSCAPE CONTRACTOR IS TO USE EXISTING STOCKPILED TOPSOIL FOR ALL LANDSCAPE BEDS AND LAWN AREAS, AND PLACED AT A DEPTH OF 6" (KEEP TOPSOIL WEED FREE). TOPSOIL SHALL BE OVER ROCK-FREE SUBGRADE. TOPSOIL TO BE RIPPED AND TILLED 6" INTO SUBGRADE.
5. MOUND PLANTING BED AREAS 3% GRADE FOR POSITIVE DRAINAGE AND AESTHETICS.
6. SOIL AMENDMENTS: ADD 2" 'GARDEN CARE' COMPOST (OR APPROVED EQUAL) TO TOPSOIL (TILL IN 6") FOR ALL PLANT BEDS.
7. BARK MULCH: SPREAD 2" DEEP FINE GRADE HEMLOCK BARK IN ALL TREE CUT OUTS. KEEP BARK CLEAR OF TREE TRUNK BASE.
8. PROVIDE A 36" DIAMETER LAWN CUT-OUT AROUND TRUNKS OF ALL TREES. PUT BARK MULCH IN TREE CUTOUT.
9. PLANTING POCKETS: REPLACE 1/3 OF EXISTING SOIL FROM PLANTING HOLES WITH 'GARDEN CARE' COMPOST (OR APPROVED EQUAL). MIX THOROUGHLY BEFORE BACK FILLING.
10. PLANT QUANTITIES SHOWN ARE INTENDED TO ASSIST THE CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS. IF THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES AND SYMBOLS SHOWN ON THE PLAN, USE THE LARGER OF THE TWO AMOUNTS. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES.
11. FOLLOW CITY OF WEST LINN STREET TREE STANDARDS.



NOTE; STAKE ALL DECIDUOUS TREES LESS THAN 4" CALIPER.

STREET TREE STAKING DETAIL WITH ROOT CONTROL BARRIER SCALE: N.T.S. — 1 / PR7

0' 20 40 80

NO.	DATE	BY	REVISION COMMENTS

Drawn DD Checked MFK Date 8/05
Design DD Initial Issue Date:

BY: [signature]
DATE: 01/11/07

Permitted design drawings stamped by:
W. David Dryer
Landscape Arch. 330

LEGEND HOMES — HOME BUILDER

MATRIX DEVELOPMENT CORPORATION — DEVELOPER

PARKER RD IMPROVEMENTS

WEST LINN, OR

PARKER ROAD STREET TREE PLAN

OFFSITE CONSTRUCTION DOCUMENTS JANUARY 11, 2007

otak Incorporated
17355 SW Boones Ferry Rd.
Lake Oswego, Oregon 97035
Phone: (503) 635-3618
FAX: (503) 635-5395
Internet: WWW.Otak.COM

13227 D227PR7
Project No. Drawing No.

PR7
Sheet No.

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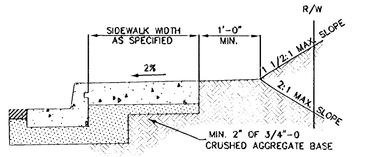
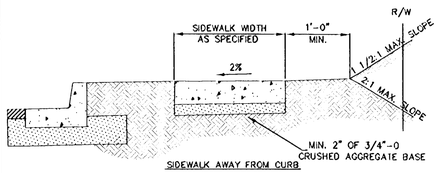
LKG: LISAB 01/11/2007 10:23am --> R:\DWG\PARKER ROAD - OFFSITE\D227PR7.DWG



TYPICAL SIDEWALK ABUTTING CURB



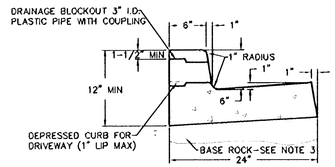
SIDEWALK AWAY FROM CURB

NOTES

1. CONCRETE SHALL BE 3300 PSI AT 28 DAYS, 6 SACK MIX, SLUMP RANGE OF 1 1/2" TO 3".
2. PANEL LENGTHS SHALL BE EQUAL TO THE SIDEWALK WIDTH, BUT MAY BE ADJUSTED WITH THE CITY ENGINEER'S APPROVAL.
3. CONTRACTION JOINTS (1/3RD OF THE THICKNESS OF CONCRETE) SHALL BE PLACED EVERY THIRD PANEL, WITH A MAX. SPACING OF 18 FEET. JOINTS SHALL ALSO BE PLACED AT THE SIDES OF DRIVEWAY APPROACHES, UTILITY VAULTS, AND WHEELCHAIR RAMPS.
4. A CURING COMPOUND SHALL BE USED. WHITE REFLECTIVE SHEETING SHALL BE USED IN CASE OF RAIN.
5. FOR SIDEWALKS ADJACENT TO THE CURB AND POURED AT THE SAME TIME AS THE CURB, THE JOINT BETWEEN THEM SHALL BE A TROWELED JOINT WITH A MIN. 1/2" RADIUS.
6. THE SIDEWALK SHALL HAVE A MIN. THICKNESS OF 6" IF MOUNTABLE CURB IS USED OR IF THE SIDEWALK IS INTENDED AS A PORTION OF THE DRIVEWAY. OTHERWISE, THE SIDEWALK SHALL HAVE A MIN. THICKNESS OF 4".
7. DRAIN BLOCKOUTS IN THE CURB SHALL BE EXTENDED TO THE BACK OF THE SIDEWALK WITH A 3" DIA. PLASTIC PIPE AT A 2% SLOPE. A CONTRACTION JOINT SHALL BE PLACED OVER THE PIPE.

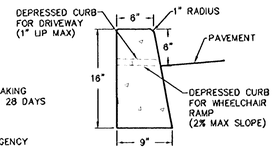
Concrete Sidewalk Cross Section

DATE:	JAN 2000
DRAWING NO.	WL-508
FILE NO.	00-508



DEPRESSED CURB FOR WHEELCHAIR RAMP 2% MAX SLOPE

TYPICAL CURB & GUTTER



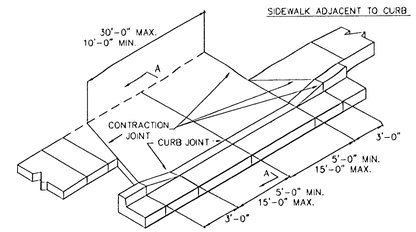
TYPICAL STRAIGHT CURB

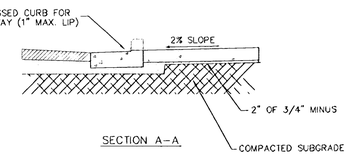
NOTES:

1. CONCRETE SHALL HAVE A BREAKING STRENGTH OF 3300 PSI AFTER 28 DAYS
2. CONTRACTION JOINTS
   A) TO BE PROVIDED
      -AT EACH POINT OF TANGENCY
      -AT EACH COLD JOINT
      -AT EACH SIDE OF INLET STRUCTURES
      -AT BOTH SIDES OF AN APPROACH
   B) SPACING TO BE NOT MORE THAN 15 FEET
   C) THE DEPTH OF THE JOINT SHALL BE AT LEAST 1/3 OF THE THICKNESS OF CONCRETE
   D) EXPANSION JOINTS SHALL NOT BE USED
3. BASE ROCK - 1-1/2"-0", 95% COMPACTION ROCK SHALL BE TO SUBGRADE OF THE STREET SECTION OR 4" IN DEPTH, WHICHEVER IS GREATER
4. DRAINAGE BLOCK - 3" DIA. PLASTIC PIPE
   A) DRAINAGE ACCESS THROUGH EXISTING CURBS SHALL BE DONE BY:
      -CORE DRILLING
      -VERTICAL SAWCUT OF CURB 18" EACH SIDE OF DRAIN AND RE-POURED TO FULL DEPTH OF CURB
5. STAMP TOP OF CURB WITH "W" AT WATER SERVICE CROSSING AND "S" AT SANITARY LATERAL CROSSING

Typical Curbs

DATE:	JAN 2000
DRAWING NO.	WL-501
FILE NO.	00-501





SECTION A-A

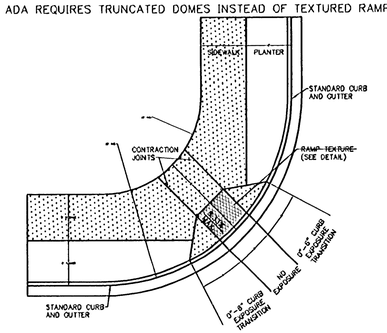
NOTES

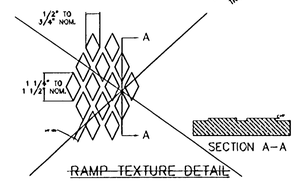
1. CONCRETE SHALL HAVE A MINIMUM BREAKING STRENGTH OF 3300 PSI AFTER 28 DAYS, 6 SACK MIX.
2. CURB SHALL BE TROWELED JOINT WITH A MIN. 1/2" RADIUS ALONG BACK OF CURB.
3. DRIVEWAY SHALL BE A MINIMUM 6" THICK.

Residential Driveway

DATE:	JAN 2000
DRAWING NO.	WL-503
FILE NO.	00-503

NOTE: ADA REQUIRES TRUNCATED DOMES INSTEAD OF TEXTURED RAMP





RAMP TEXTURE DETAIL

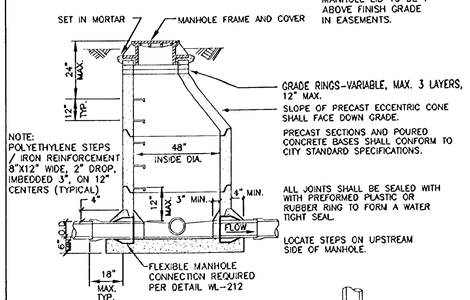
NOTES:

1. THE "AMERICANS WITH DISABILITIES ACT" (ADA) REQUIRES THAT ACCESS RAMPS TO SIDEWALKS CONFORM TO ALL FEDERAL GUIDELINES. EXCEPTIONS TO THE REQUIREMENTS IN THIS DRAWING MUST BE APPROVED BY THE CITY ENGINEER.
2. NO ABOVE GROUND UTILITIES ARE PERMITTED WITHIN RAMP AREA.
3. ~~RAMP SURFACE SHALL BE TEXTURED WITH RAISED DIAMOND TEXTURE. TEXTURING SHALL BE DONE WITH AN EXPANDED METAL GRATE STAMPED INTO THE CONCRETE.~~
4. CONCRETE STRENGTH SHALL BE 3300 PSI.
5. PLACE CONTRACTION JOINTS AS SHOWN ABOVE.
6. WHEN EITHER OPPOSING CURB RAMP HAS AN EXISTING TWIN RAMP, USE DETAIL WL-507B.

Single Curb Ramp (For Use At Intersection of (2) Local Streets Only)

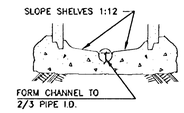
DATE:	JAN 2000
DRAWING NO.	WL-507A
FILE NO.	00-507A

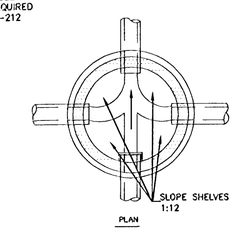
NOTE:
MANHOLE LID TO BE 1' ABOVE FINISH GRADE IN EASEMENTS.



NOTE:
POLYETHYLENE STEPS / IRON REINFORCEMENT 8"X12" WIDE, 2" DROP, IMBEDDED 3", ON 12" CENTERS (TYPICAL)

MANHOLES SHALL HAVE A 12" MIN. 24" MAX. BOTTOM RISER, TO BE BEDDED IN THE CONCRETE AS THE BASE TAKES ITS INITIAL SET.

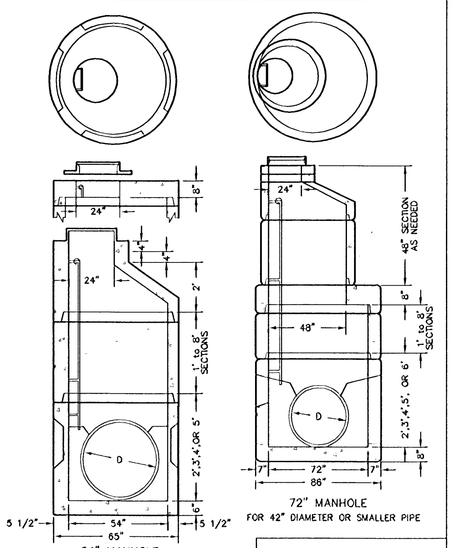




NOTE:
CHANNELS MUST BE ABLE TO PASS A 7"X30" CYLINDER INTO PIPES. SHELF SHALL NOT BE BELOW THE TOP OF THE PIPE.

Standard Manhole for Less than 36" Pipe

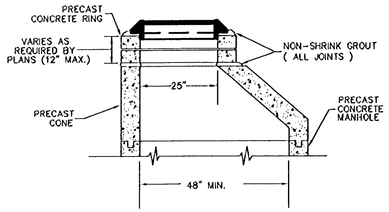
DATE:	JAN 2000
DRAWING NO.	WL-207
FILE NO.	00-207



NOTES: STANDARD MANHOLE STEPS OR LADDERS SHALL BE INSTALLED.

Special Oversize Manhole

DATE:	JAN 2000
DRAWING NO.	WL-209
FILE NO.	00-209



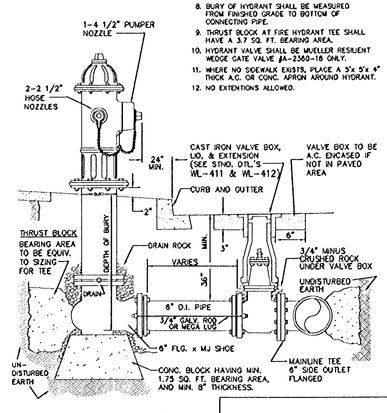
PRECAST RING EXTENSION FOR TYPICAL MANHOLE

Precast Ring Extension

DATE:	JAN 2000
DRAWING NO.	WL-213
FILE NO.	00-213

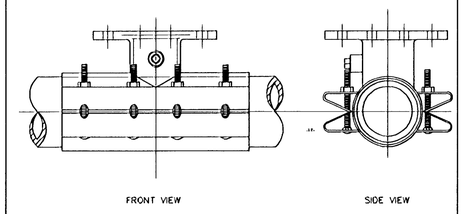
NOTES:

1. HYDRANTS TO BE MUELLER CENTURION MOL A-423 ONLY WITH 1 1/2" OPER. NUTS OR CLOW MEDGALON F-2545.
2. HYDRANT COLOR TO BE MILLER EQUIP. ENAMEL O E 40 (SAFETY YELLOW).
3. JOINTS TO BE RESTRAINED BY 3/4" DIA. GALVANIZED STEEL RODS AND THRUST BLOCKS OR MEGA LUGS AND THRUST BLOCKS.
4. ALL FITTINGS IN CONTACT W/CONCRETE SHALL BE WRAPPED IN PLASTIC. HYDRANT DRAIN HOLES TO REMAIN OPEN TO DRAIN ROCK AND OPERATIONAL.
5. MIN. 4 CU. FT. OF 1 1/2"-3/4" CLEAN DRAIN ROCK SHALL BE PLACED AROUND SHOE UP TO A MIN. OF 8" ABOVE DRAIN OUTLETS.
6. WHERE PLANTER STRIP EXISTS, HYDRANT SHALL BE PLACED SO FRONT PORT IS A MINIMUM OF 24" BEHIND FACE OF CURB.
7. WHERE INTEGRAL 5/4" & CURB EXISTS, HYD. SHALL BE PLACED AT BACK OF SIDEWALK, OR AS DIRECTED BY ENGINEER.
8. BURY OF HYDRANT SHALL BE MEASURED FROM FINISHED GRADE TO BOTTOM OF CONNECTING PIPE.
9. THRUST BLOCK AT FIRE HYDRANT TEE SHALL HAVE A 3.7 SQ. FT. BEARING AREA.
10. HYDRANT VALVE SHALL BE MUELLER RESILIENT WEDGE GATE VALVE #A-2360-18 ONLY.
11. WHERE NO SIDEWALK EXISTS, PLACE A 5'x 5'x 4" THICK A.C. OR CONC. APRON AROUND HYDRANT.
12. NO EXTENTIONS ALLOWED.



Standard Fire Hydrant Assembly

DATE:	JAN 2000
DRAWING NO.	WL-401
FILE NO.	00-401



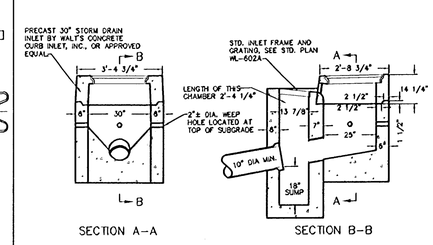
NOTES:

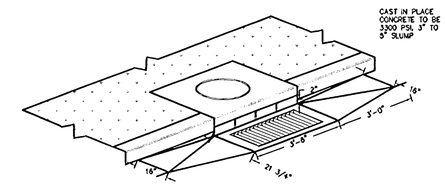
1. WATER MAIN SHALL BE CLEANED BEFORE ATTACHING SLEEVE.
2. SLEEVE AND VALVE SHALL BE PRESSURE TESTED BEFORE MAKING TAP.
3. PRESSURE TEST AND TAP SHALL BE MADE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.
4. PROPER TAPPING MACHINE SHALL BE USED TO MAKE TAP.
5. THRUST BLOCKING REQUIREMENTS SHALL BE DETERMINED BY THE ENGINEER OR PER DWG. WL-406.
6. TAP SHALL BE MADE NO CLOSER THAN 18 INCHES FROM THE NEAREST JOINT.
7. SLEEVE AND VALVE SHALL BE WRAPPED WITH 8 MIL PLASTIC.
8. SLEEVES TO BE USED ARE JCM OR MUELLER STAINLESS STEEL TAPPING SLEEVES. ALL NUTS AND BOLTS SHALL BE STAINLESS STEEL.
9. SLEEVE SHALL BE AS LEVEL AS POSSIBLE.
10. ALL BOLTS SHALL HAVE NEVER SIEZE ON THREADS.

Standard Wet Tap

DATE:	JAN 2000
DRAWING NO.	WL-410
FILE NO.	00-410

MANHOLE RIMS AND COVERS AS MANUFACTURED BY HEBRON IRON WORKS, COEUR D' ALENE, IDAHO. COVER PATTERN NO. 2312, RIM PATTERN NO. 2311 OR APPROVED EQUAL.





Combination Curb Inlet

DATE:	JAN 2000
DRAWING NO.	WL-601
FILE NO.	00-601

"AS BUILT DRAWING"
DATE 1/11/07 BY [illegible]

OFFSITE CONSTRUCTION DOCUMENTS JANUARY 11, 2007

PARKER RD IMPROVEMENTS

WEST LINN, OR
DETAILS

otak Incorporated
17355 SW Boones Perry Rd.
Lake Oswego, Oregon 97035
Phone: (503) 635-3618
FAX: (503) 635-5395
Internet: WWW.Otak.COM

13227 D227C6.0
Project No. Drawing No.
PR8
Sheet No.

NO.	DATE	BY	REVISION COMMENTS	Date	Initial	Issue Date:
Design		JML	Drawn	JML	Checked	MFK

BY: [signature]
DATE: 01/11/07

Permitted design drawings stamped by:
Fares M. Kekhia
Engineer 17447
June 30, 2007

LEGEND HOMES
HOME BUILDER

MATRIX
DEVELOPMENT CORPORATION
DEVELOPER

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XREF LIST
Ltscale: 1
Resolve
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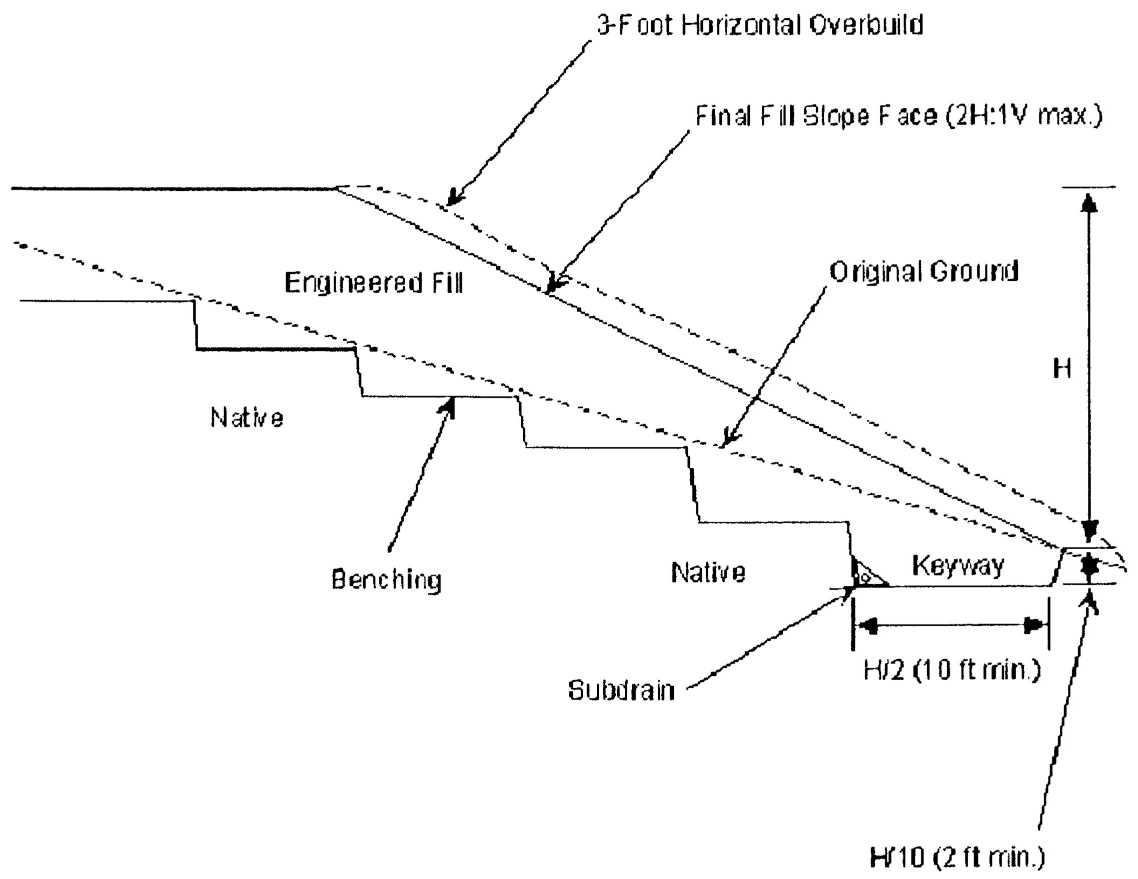
LKO: LISAB 01/08/2007 4:15pm --> R:\DWG\PARKER ROAD - OFFSITE\D227PR8.DWG

XREF_LIST
Ltscale: 1
Resolve
D227X034
MFKSTAMP

FILL SLOPE DETAIL

GeoPacific Engineering Inc.
7312 SW Durham Road
Portland, Oregon 97224
Tel: (503) 598-8445 Fax: (503) 598-8705

TYPICAL KEYWAY, BENCHING & FILL SLOPE DESIGN



Recommended subdrain is minimum 3-inch-diameter ADS Heavy Duty grade (or equivalent), perforated plastic pipe enveloped in a minimum of 3 cubic feet per lineal foot of 2" to 1/2" open-graded gravel drain rock wrapped with geotextile filter fabric (Mirafi 140N or equivalent).

Project: Sabo Property Subdivision West Linn, Oregon	Project No. 05 - 9118	FIGURE 3

7312 SW Durham Road
Portland, Oregon 97224
Tel: (503) 598-8445 Fax: (503) 598-8705

Maxfield Estates
Project No. 05-9118

ROCKERY WALL DETAIL

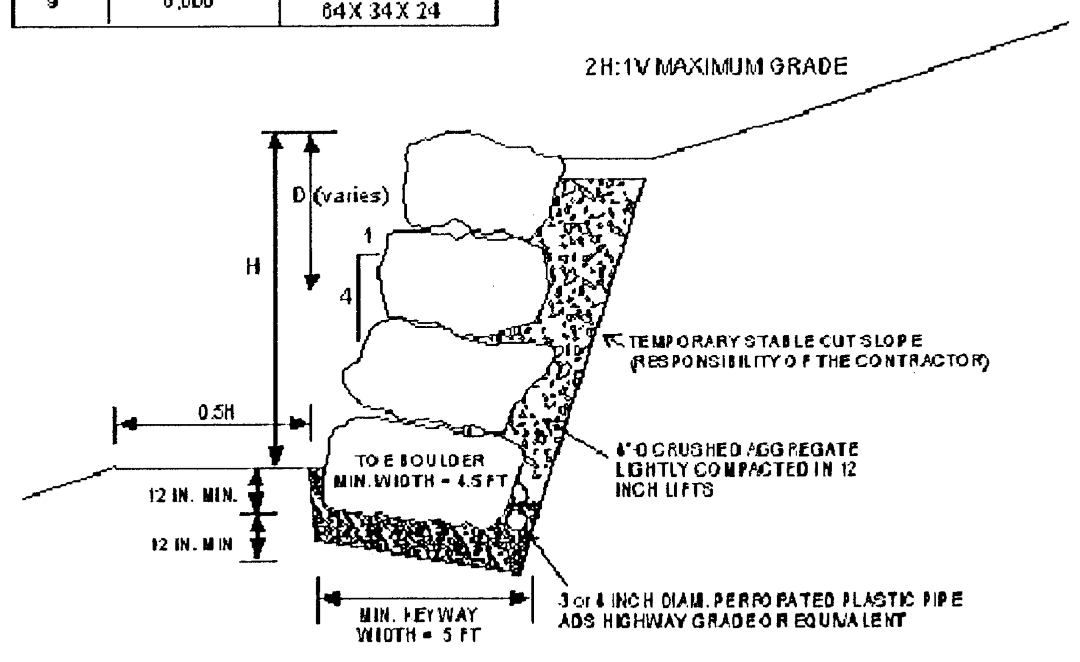
MAXIMUM WALL HEIGHT (H) = 10 FEET

DRAWING NOT TO SCALE

D is distance from base of boulder to top of wall (D = H for toe boulder)

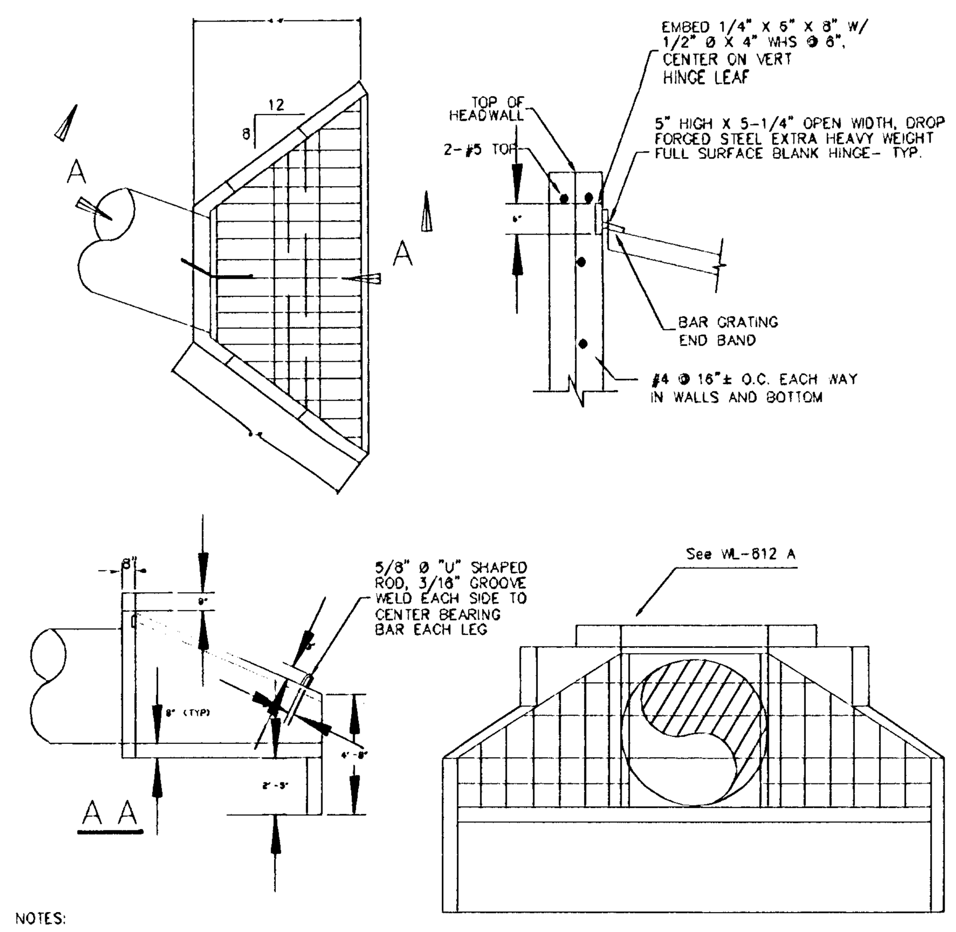
ROCK SIZE SCHEDULE (See note 4 below)

D (FT)	MIN. WT. (LBS.)	TYPICAL SIZE (IN.)
1	1,000	32 X 27 X 20 24 X 23 X 23
3	1,800	40 X 28 X 20 38 X 27 X 27
5	2,600	48 X 32 X 22 40 X 29 X 29
7	4,000	54 X 34 X 24 48 X 42 X 42
9	6,000	58 X 42 X 42 64 X 34 X 24



CONSTRUCTION NOTES:

1. Keyway embedment should be verified by GeoPacific Engineering, Inc.
2. Rocks should have a cubical, tabular, or semi-rectangular shape that roughly matches the space created by the previous rock course. Rocks should be installed tilting slightly downward toward the back of the wall with the long dimension oriented perpendicular to the wall and extending towards the excavation face. Rocks should be staggered such that each rock bears on at least two rocks below and vertical joints are discontinuous. Rock placement and wall integrity should be checked (by bucket) by lightly hammering on the top of each rock with excavator bucket.
3. Minimum rock sizes should be determined using the ROCK SIZE SCHEDULE above, where D is the distance from the base of the rock to be placed to the top of the wall. Rocks should be no smaller than 1,000 lbs.
4. Voids greater than 6 inches wide where there is no contact between adjacent rocks should be chinked with a small rock.
5. Backfill behind the rocks should consist of an average 12-inch-wide sheet of 4"-0 crushed aggregate with no more than 7% fines passing the U.S. Standard No. 200 sieve. Backfill should be placed in 12 inch lifts and lightly compacted to an unyielding state as each course of rocks is placed.



NOTES:

1. FOLLOW ODOT DETAIL 5-7.3 "ALTERNATIVE "A" INLET DETAILS – 2:1 FILL SLOPE". FOR REINFORCEMENT DETAIL USE 5'-0" BARREL HEIGHT. FORM WALL AROUND 54" PIPE.
2. ALL WALL THICKNESS ON THIS PAGE ARE 8" UNLESS OTHERWISE NOTED.

STEEL NOTES:

A. CODES SPECIFICATIONS: STEEL CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS AND STANDARDS AS CONTAINED IN THE 9TH EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION.

B. MATERIAL: STRUCTURAL SHAPES, BARS, PLATES, AND SHEETS INDICATED ON THE DRAWINGS SHALL BE STEEL MEETING ASTM A36 SPECIFICATIONS. BOLTS SHALL CONFORM TO ASTM A307.

C. WELDING: WELDING SHALL CONFORM TO AWS D1.1 CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION. ELECTRODE SHALL BE E70XX LOW HYDROGEN GROUP. WELDERS SHALL BE CONDUCTED BY WELDERS CERTIFIED BY THE AWS. ALL WELDS SHALL BE MIN 3/16" FILLET UNLESS OTHERWISE NOTED.

D. HOT DIP GALVANIZING: UNLESS OTHERWISE NOTED, ALL STEEL FABRICATIONS SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.

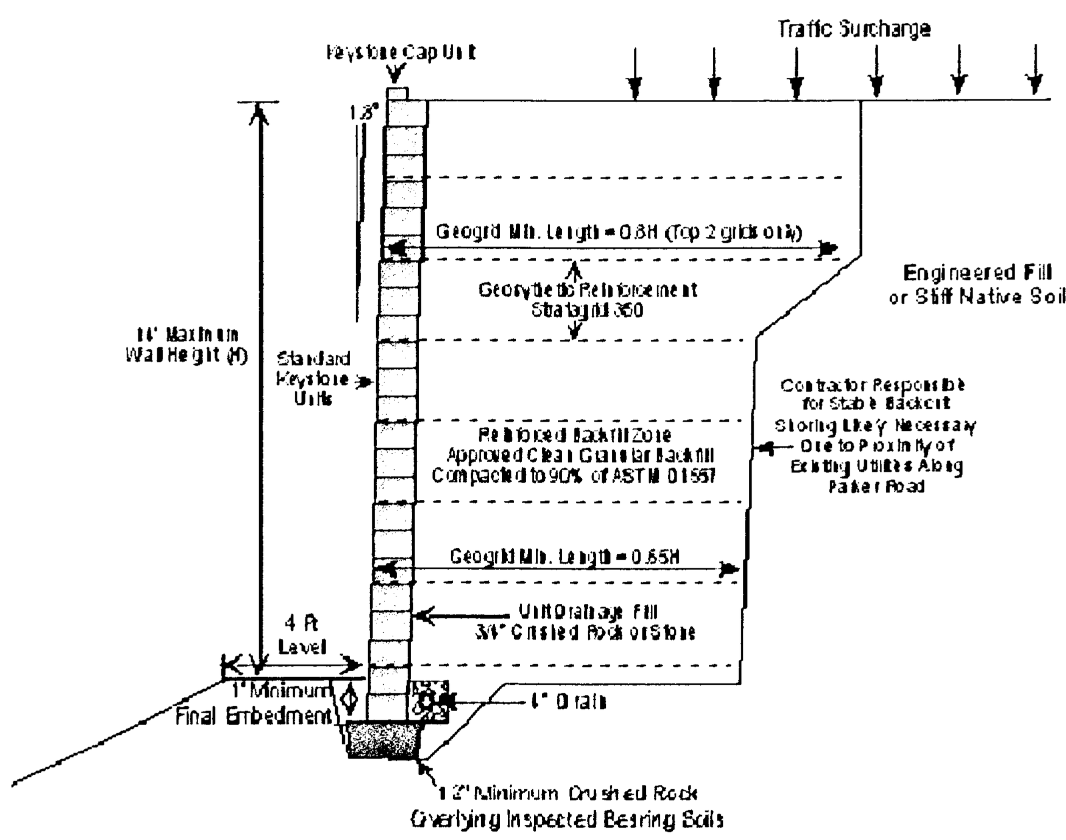
Standard Inlet and Outlet Headwall Structure (For Outlets of 36" Dia. or Greater)

West Linn
DATE: MAY 2005
DRAWING NO. WL-612
FILE NO. 00-612

KEYSTONE WALL TYPICAL DETAIL

GeoPacific Engineering Inc.
7312 SW Durham Road
Portland, Oregon 97224
Tel: 503.598.8445 Fax 503.598.8705

Keystone MSE Wall with Surcharge
Retained Height = 4 to 14 Feet



NOTES:
1. Wall Height (H) is the retained height.
2. Minimum wall embedment is 1 foot.
3. Unit core fill and leveling pad shall consist of 3/4" - 0 crushed aggregate.
4. Backfill in reinforced zone to consist of imported granular soil as approved by the geotechnical engineer.
5. Geotechnical Engineer should review subgrade soils.
6. Geogrids must be of appropriate type and length per the design calculations.
7. Finish grade must provide positive drainage.

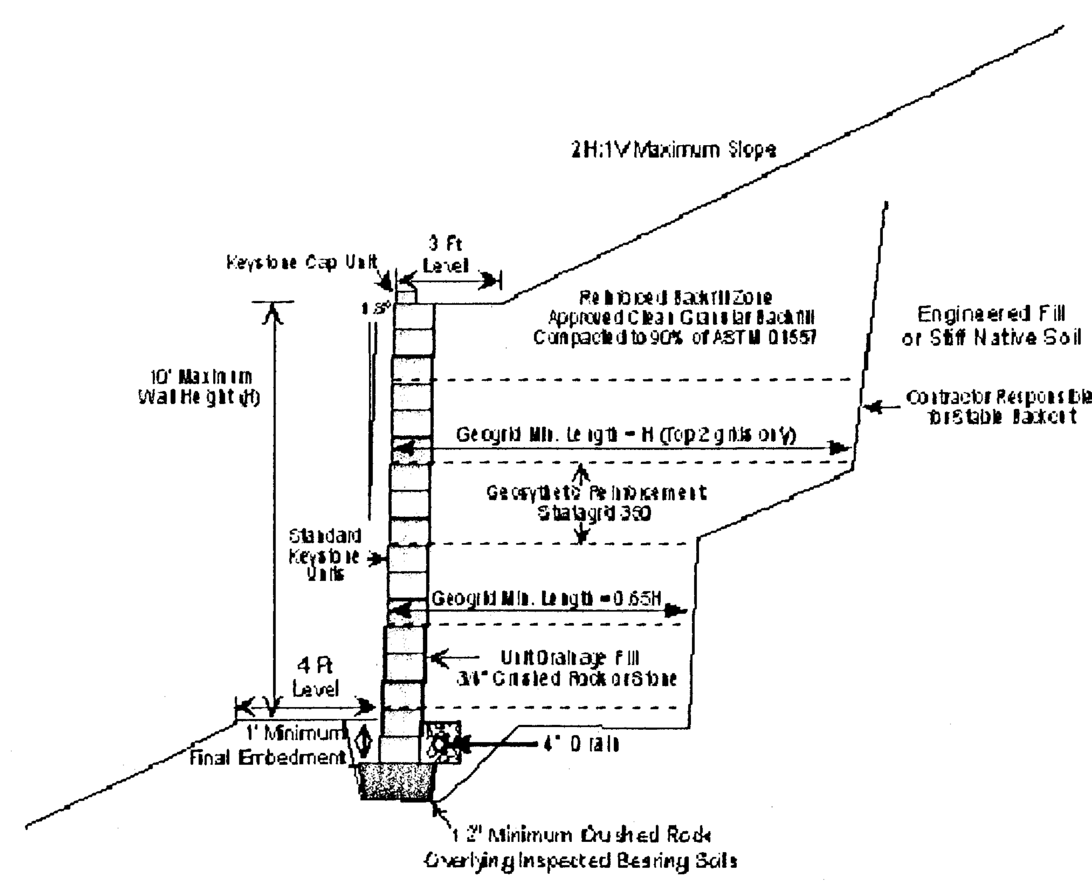
Date: 09/29/05
Drawn by: EJK

Project: Maxfield Estates West Linn, Oregon	Project No. 05-9112	FIGURE 1

KEYSTONE WALL TYPICAL DETAIL

GeoPacific Engineering Inc.
7312 SW Durham Road
Portland, Oregon 97224
Tel: 503.598.8445 Fax 503.598.8705

Keystone MSE Wall with Slope
Retained Height = 4 to 10 Feet



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3. Unit core fill and leveling pad shall consist of 3/4" - 0 crushed aggregate.
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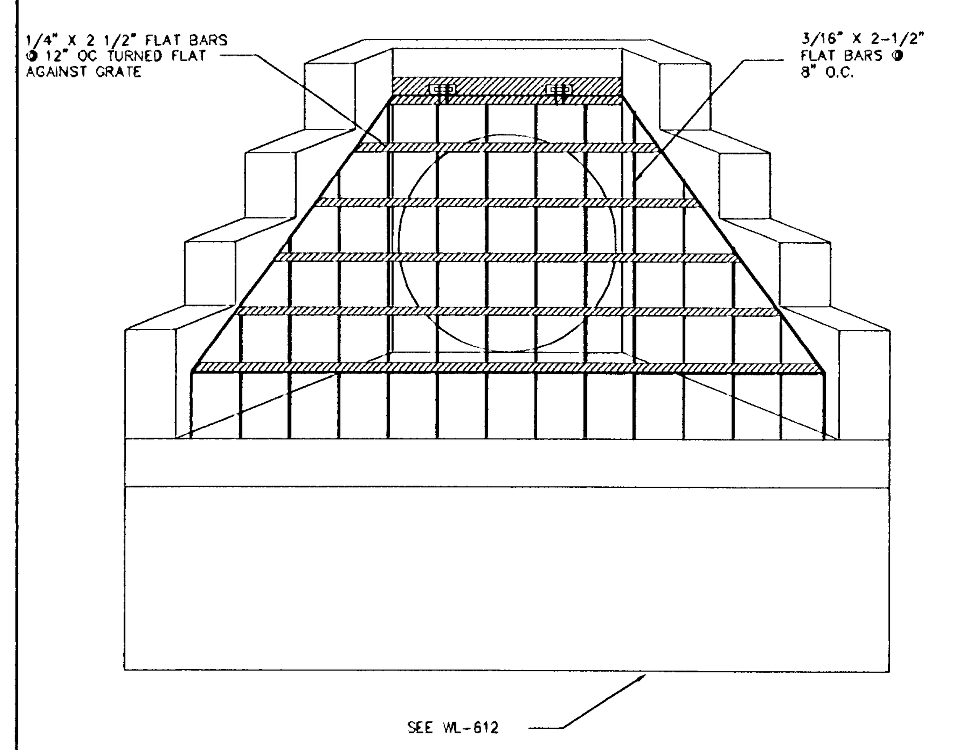
6. Geogrids must be of appropriate type and length per the design calculations.
7. Finish grade must provide positive drainage.

Date: 10.05.05
Drawn by: EJK

Project: Maxfield Estates West Linn, Oregon	Project No. 05-9118	FIGURE 1



NOTES:

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Standard Inlet and Outlet Headwall Structure (For Outlets of 36" Dia. or Greater)

West Linn
DATE: MAY 2005
DRAWING NO. WL-612A
FILE NO. 00-612A

"AS BUILT DRAWING"
DATE 1/11/07 BY [signature]

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NO.	DATE	BY	REVISION COMMENTS

Design	Drawn	Checked	Date	Initial Issue Date:
JML	JML	MFK	7.20.5	

BY: [signature]
DATE: 01/11/07

Permitted design drawings stamped by:
Fares M. Kekhia
Engineer 17447
June 30, 2007

LEGEND HOMES
HOME BUILDER

MATRIX DEVELOPMENT CORPORATION
DEVELOPER

OFFSITE CONSTRUCTION DOCUMENTS JANUARY 11, 2007

PARKER RD IMPROVEMENTS

WEST LINN, OR
DETAILS FROM GEOPACIFIC
INLET AND OUTLET DETAILS

otak Incorporated

17355 SW Boones Ferry Rd.
Lake Oswego, Oregon 97035
Phone: (503) 635-3618
FAX: (503) 635-5395
Internet: WWW.Otak.COM

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PR9
Sheet No.

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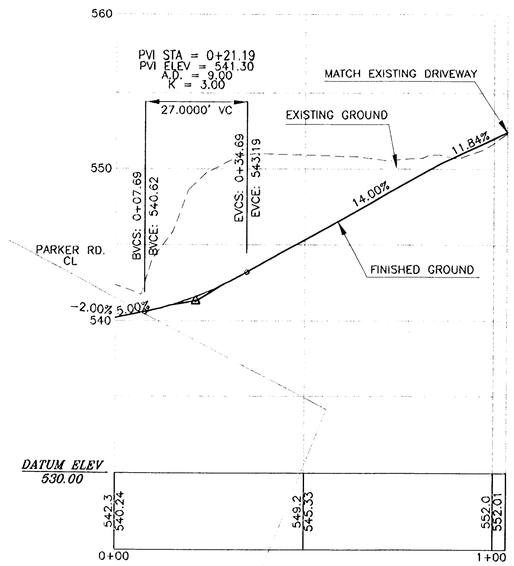
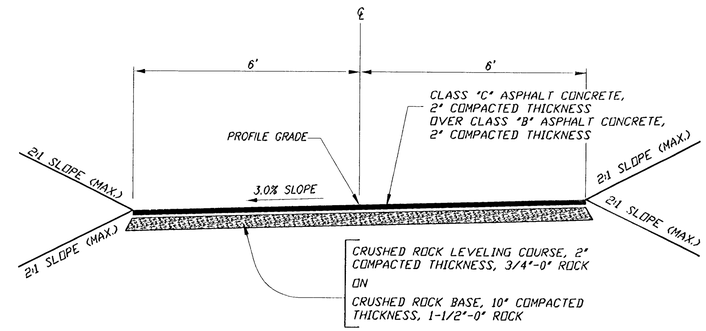


RESIDENTIAL DRIVEWAY B PROFILE

1 / PR10

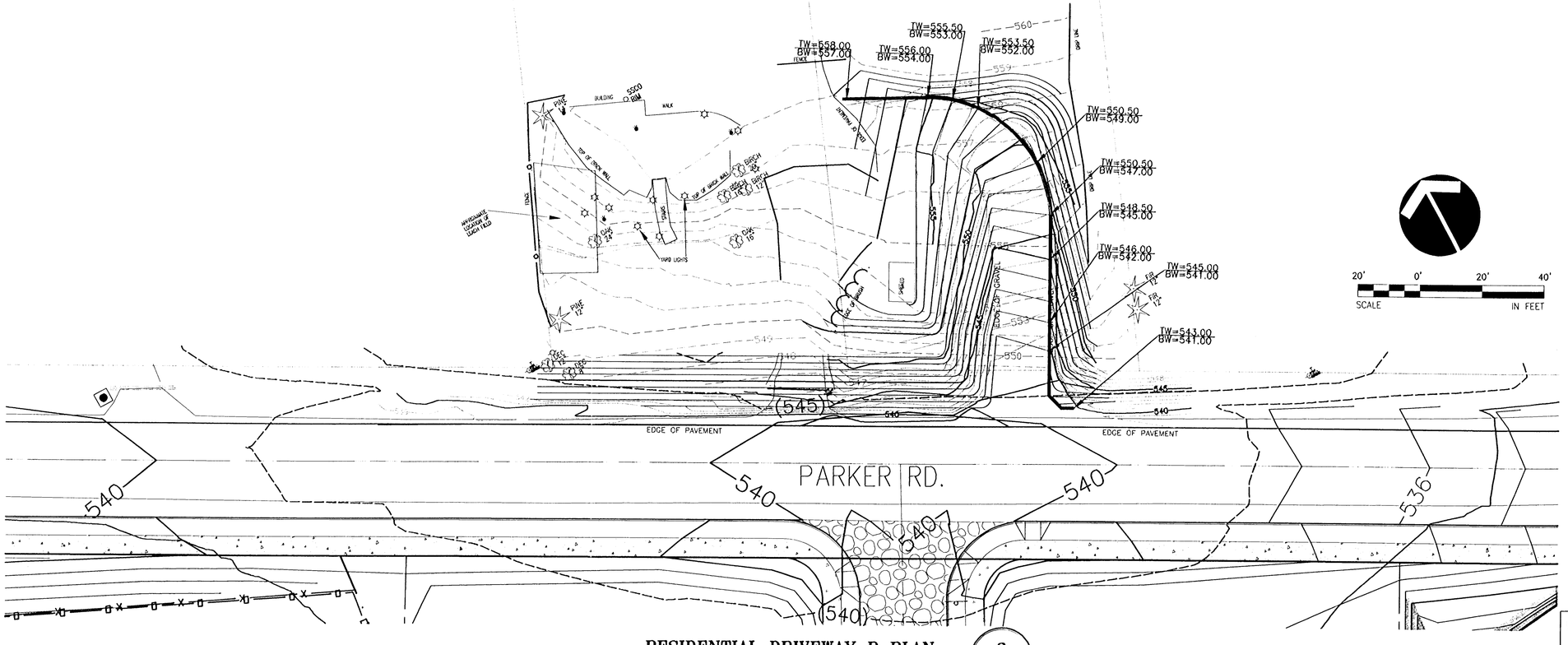
SCALE: HORIZONTAL: 1"=20'
VERTICAL: 1"=5'



DRIVEWAY B

2 / PR10

SCALE: NTS



RESIDENTIAL DRIVEWAY B PLAN

3 / PR10

SCALE: 1"=20'

"AS BUILT DRAWING"
DATE 1/11/07 BY [signature]

OFFSITE CONSTRUCTION DOCUMENTS JANUARY 11, 2007

PARKER RD IMPROVEMENTS

WEST LINN, OR

RESIDENTIAL DRIVEWAY B
PLAN, PROFILE, AND
CROSS SECTION

otak Incorporated

17355 SW Boones Ferry Rd.
Lake Oswego, Oregon 97035
Phone: (503) 635-3618
FAX: (503) 635-5395
Internet: WWW.Otak.COM

13227 D227PR10
Project No. Drawing No.
PR10
Sheet No.

NO.	DATE	BY	REVISION COMMENTS

Design | Drawn | Checked | Date | Initial Issue Date:

BY: [signature]
DATE: 01/11/07

Permitted design drawings stamped by:
Fares M. Kekhla
Engineer 17447
June 30, 2007

LEGEND HOMES HOME BUILDER

MATRIX PROFESSIONAL DEVELOPMENT CORPORATION DEVELOPER

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XREF LIST
Ltscale: 20
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D227X1 0
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