CONDITIONS OF APPROVAL

1. THE APPLICANT SHALL DEDICATE AN ADDITIONAL SIX FEET OF RIGHT-OF WAY WITHIN THE CUL-DE-SAC WITH DESIGN DETAILS THAT DEMONSTRATE THE SIX-FOOT SIDEWALK AND 6-FOOT PLANTER STANDARD IS SATISFIED.
2. COHO LANE SHALL CONTAIN A 56-FOOT RIGHT-OF-WAY AND 32-FOOT CURB-TO-CURB PAVED SURFACE.
3. THE APPLICANT SHALL BE REQUIRED TO PARTICIPATE IN A TRAFFIC STUDY TO IDENTIFY HOW BEST TO REALIGN PARKER ROAD WITHIN THE EXISTING AND FUTURE RIGHT-OF-WAY.
4. THE APPLICANT SHALL INCLUDE WITH THE FINAL PLAT A ONE-FOOT NO ACCESS RESERVE STRIP ALONG LOTS 1, 27, AND 34 FOR THE EXPRESS PURPOSE OF PREVENTING DIRECT ACCESS TO PARKER ROAD. A ONE-FOOT RESERVE STRIP SHALL BE PROVIDED AT THE EAST END OF LOT 18 ALONG OXFORD STREET TO PREVENT ACCESS. ADDITIONALLY, A ONE-FOOT RESERVE STRIP SHALL BE ESTABLISHED ALONG THE COHO LANE STUB STREET ON THE NORTH. ALL RESERVE STRIPS SHALL BE DEDICATED TO THE CITY OF WEST LINN.
5. THE APPLICANT SHALL ADJUST LOT 26 (E.G., MOVE REAR LOT LINE TOWARD THE WEST) TO MEET THE REQUIRED 2.5 LOT WIDTH-TO-DEPTH STANDARD.
6. THE APPLICANT SHALL BE REQUIRED TO APPLY FOR AND RECEIVE PERMITS FOR ALL SEWER IMPROVEMENTS INVOLVED WITH CONNECTING SEWER BETWEEN THE SUBJECT SITE AND THE SEWER STUB AT CASCADE SUMMIT PHASE III.
7. THE APPLICANT SHALL BE REQUIRED TO PROVIDE ACCESS FOR ALL LOTS DIRECTLY TO THE INTERIOR CIRCULATION STREETS OF THE DEVELOPMENT SITE. SPECIFICALLY, LOT 18 SHALL BE REQUIRED TO ACCESS WHITE SALMON COURT AND NOT OXFORD STREET.
8. LOTS 18 AND 17 SHALL BE COMBINED INTO ONE LOT WITH ACCESS OFF SUMMER RUN DRIVE.
9. THE APPLICANT SHALL SUBMIT, FOR PLANNING DIRECTOR APPROVAL, LIGHT FIXTURES PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
10. THE APPLICANT SHALL BE REQUIRED TO PRESERVE ALL TREES LOCATED IN TRACT B UNLESS REMOVAL IS REQUIRED TO LOCATE THE EIGHT-FOOT TRAIL, SUBJECT TO APPROVAL BY THE CITY ARBORIST. IN ADDITION, A 50-FOOT WIDE TREE PRESERVATION EASEMENT SHALL BE ESTABLISHED ALONG THE EASTERN LOT LINE OF LOT 18. THE APPLICANT SHALL INSTALL SNOW FENCES AROUND THE ROOT ZONE OF ALL DOUGLAS FIR TREES AS IDENTIFIED IN THE SITE PLAN. THE APPLICANT SHALL RECEIVE APPROVAL OF THIS INSTALLATION PRIOR TO RECEIPT OF A SITE GRADING PERMIT. AFTER SITE DEVELOPMENT, NO TREES SHALL BE REMOVED FROM LOT 17/18 WITHOUT A TREE CUTTING PERMIT FROM THE CITY ARBORIST.
11. THE APPLICANT SHALL BE REQUIRED TO CONSTRUCT A HALF-STREET PLUS A LANE ALONG THE ENTIRE PARKER ROAD RIGHT-OF-WAY. IMPROVEMENTS SHALL INCLUDE A STRIPED BICYCLE LANE.
12. THE APPLICANT SHALL BE REQUIRED TO UNDERGROUND ALL UTILITIES THAT FRONT THE SITE.
13. THE APPLICANT SHALL DEDICATE FIVE-FOOT UTILITY EASEMENTS ALONG ALL FRONT AND REAR PROPERTY LINES.
14. THE APPLICANT SHALL PLANT STREET TREES ALONG PARKER ROAD AS WELL AS INTERIOR STREETS PURSUANT TO THE MUNICIPAL CODE.
15. THE APPLICANT SHALL HAVE ONE YEAR TO FILE A FINAL PLAT FROM THE DATE OF THIS DECISION, OR SHALL APPLY FOR A ONE-YEAR EXTENSION AT THAT TIME.
16. TRACT B SHALL BE DEDICATED TO THE CITY AND AN EIGHT-FOOT TRAIL WITH LANDSCAPING SHALL BE INSTALLED ALONG THIS CORRIDOR. A FOUR-FOOT HIGH BLACK VINYL FENCE SHALL BE CONSTRUCTED ALONG BOTH SIDES OF TRACT B.
17. UTILITIES SHALL BE STUBBED TO THE EDGE OF THE PROJECT SITE AS DEEMED APPROPRIATE BY THE CITY ENGINEER.

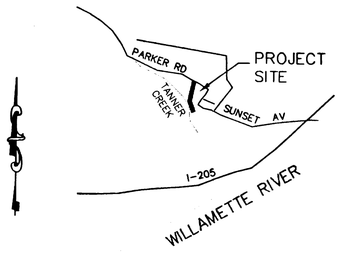
SHEET LEGEND

NUMBER	DESCRIPTION
1	TITLE SHEET
2	SITE PLAN
3	GRADING & EROSION CONTROL PLAN
4	STREET PLAN
5	STREET PROFILES
6	STORM SEWER PLAN
7	STORM SEWER PROFILES
8	SANITARY SEWER PLAN
9	SANITARY SEWER PROFILES
10	WATER PLAN
10A	OFFSITE WATER PLAN
11	DETAILS
12	DETAILS

AS-BUILT PLANS FOR

PARKER SUMMIT

WEST LINN, OREGON



VICINITY MAP
N.T.S.

THESE "RECORD" PLANS ARE COMPILED FROM DATA COLLECTED FROM THE CONTRACTOR, PERIODIC FIELD OBSERVATIONS DURING CONSTRUCTION AND SURVEY DATA. WE SUGGEST THAT THESE PLANS BE USED IN CONJUNCTION WITH FIELD VERIFICATION OF LOCATION AND ELEVATION OF IMPROVEMENTS IN QUESTION. TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF, THESE PLANS ARE AN ACCURATE RECORD OF THE SUBJECT IMPROVEMENTS.

Anthony R. Weller
ANTHONY R. WELLER DATE: 8/21/97

PREPARED FOR:

RENAISSANCE DEVELOPEMENT CORP.
1672 SW WILLAMETTE FALLS DRIVE
WEST LINN, OREGON 97068

PREPARED BY:

CONSULTING ENGINEERING SERVICES, INC.
15256 N.W. GREENBRIER PARKWAY
BEAVERTON, OREGON 97006 690-6600

REGISTERED PROFESSIONAL ENGINEER 14061 OREGON JULY 25, 1986 ANTHONY R. WELLER
RENEWS: 6/30/98

CONSTRUCTION NOTES:

A. GENERAL

1. ALL PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WEST LINN CONSTRUCTION STANDARDS.
2. ELEVATION DATUM: CITY OF WEST LINN BM, BRASS TABLET LOCATED AT N.E. CORNER LANCASTER AND CORNWALL STREET. ELEVATION 553.08
3. THE CONTRACTOR SHALL PERFORM ALL THE WORK SHOWN ON THE DRAWINGS AND ALL INCIDENTAL WORK NECESSARY TO COMPLETE THE PROJECT IN AN ACCEPTABLE MANNER. ALL INCIDENTAL WORK SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE ITEMS OF WORK LISTED IN THE PROPOSAL. ANY ITEM NOT LISTED IN THE PROPOSAL IS CONSIDERED INCIDENTAL.
4. THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL HAVE A MINIMUM OF ONE (1) SET OF APPROVED CONSTRUCTION PLANS ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION PHASES.
5. ALL MATERIAL SUPPLIER(S) SHALL, UPON REQUEST, SUBMIT TO THE ENGINEER PROOF OF MATERIAL(S) TESTED IN ACCORDANCE WITH THE SPECIFICATIONS. BY ACCEPTANCE OF THE CONTRACT WITH THE OWNER/DEVELOPER, THE CONTRACTOR CERTIFIES THAT ALL MATERIALS DELIVERED TO THE JOB SITE OR INCORPORATED INTO THE WORK WILL MEET OR EXCEED SPECIFICATIONS. ANY MATERIAL NOT CONFORMING SHALL BE REMOVED AT NO ADDITIONAL COST TO THE OWNER.
6. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY SIGNIFICANT DISCREPANCIES. UTILITIES HAVE BEEN LOCATED FROM AVAILABLE RECORDS AND MAY NOT BE AS SHOWN HEREON. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT 48 HOURS PRIOR TO BEGINNING EXCAVATION.

B. STREETS AND STRUCTURAL FILLS

1. ALL TREES, BRUSH AND DEBRIS WITHIN LIMITS OF THE RIGHT-OF-WAY AND ON THE AREAS TO BE FILLED SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL AREAS OF CONSTRUCTION SHALL BE STRIPPED. STRIPPING SHALL CONSIST OF REMOVING THE TOPSOIL HUMUS. STRIPPING MATERIALS MAY BE PLACED ON LOT AREAS UP TO A MAXIMUM OF 12 INCHES IN DEPTH, WITHIN THE BUILDING ENVELOPE. EXCESS STRIPPING MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR, OFF-SITE.
3. EMBANKMENTS OR STRUCTURAL FILLS FOR STREET CONSTRUCTION OR FILLS TO BE CONSTRUCTED ON BUILDABLE AREAS SHALL BE CONSTRUCTED FROM EXCAVATED MATERIALS ACCEPTABLE TO THE ENGINEER AND SHALL BE BROUGHT TO GRADE IN LIFTS NOT TO EXCEED 8" LOOSE MEASURE. EACH LIFT SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY AS OBTAINED BY AASHTO T-99 COMPACTION TEST.

   FILLS SHALL NOT BE CONSTRUCTED ON NATURAL SLOPES STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL. ALL FILL SLOPES SHALL NOT EXCEED TWO HORIZONTAL TO ONE VERTICAL. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12" SHALL BE BURIED OR PLACED IN THE FILLS.

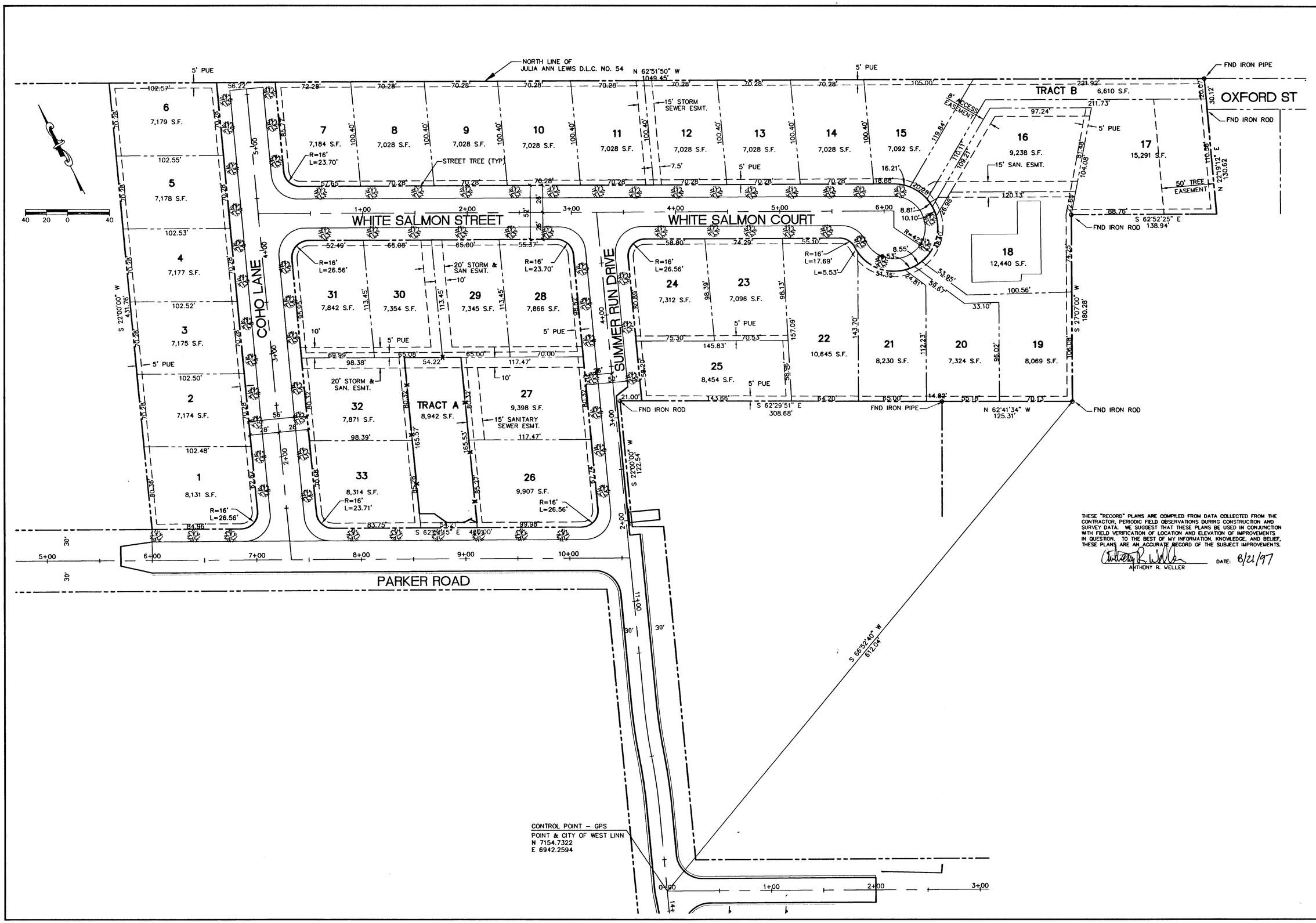
   IF SPRINGS OR GROUND WATER ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL ADVISE THE ENGINEER OF THE CONDITION FOUND AND COORDINATE HIS ACTIVITIES IN A MANNER THAT WILL ALLOW THE ENGINEER TIME TO REVIEW THE SITUATION AND PREPARE A PLAN TO PROPERLY DISPOSE OF THE WATER ENCOUNTERED.
4. ROCK BASE, ASPHALTIC CONCRETE PAVEMENT, CURB AND SIDEWALK CONSTRUCTION SHALL BE AS SHOWN ON THE TYPICAL SECTIONS AND IN ACCORDANCE WITH THE ABOVE REFERENCED SPECIFICATIONS.
5. PROVIDE A MINIMUM OF TWO 3-INCH PLASTIC PIPES PER LOT DURING CURB AND GUTTER CONSTRUCTION PER DETAIL SHOWN ON PLANS.
6. CONTRACTOR TO STAMP CURBS DURING CURB CONSTRUCTION WITH "W" TO DENOTE WATER SERVICE AND "S" TO DENOTE SANITARY SEWER SERVICE LOCATIONS.

C. UTILITIES

1. ALL TRENCH BACKFILL WITHIN RIGHT-OF-WAY AREAS SHALL BE CLASS 'B' (GRANULAR). TRENCH BACKFILL OUTSIDE OF RIGHT-OF-WAY AREAS SHALL BE CLASS 'A' (NATIVE).
2. STORM SEWER PIPE SHALL BE OF THE SIZE NOTED ON THE PLANS. PVC STORM SEWER SHALL CONFORM TO ASTM D-3034 WITH RUBBER GASKETS. CORRUGATED POLYETHLENE (CPE) SHALL BE SMOOTHED LINED,WITH GASKETED JOINTS.
3. SANITARY SEWER SHALL BE OF THE SIZE NOTED ON THE PLANS. PVC SANITARY SEWERS SHALL CONFORM TO ASTM D-3034 WITH RUBBER GASKETS. SANITARY SEWERS SHALL BE AIR TESTED IN ACCORDANCE WITH CITY OF WEST LINN STANDARDS.
4. SANITARY SEWER SERVICE LATERALS SHALL BE 4-INCH PVC AND SHALL BE INSTALLED AT 2% MINIMUM SLOPE UNLESS OTHERWISE NOTED ON THE PLANS. MARK ALL LATERAL ENDS WITH 2"x4" MARKER THAT IS LABELED TO INDICATE DEPTH.
5. ALL SANITARY SEWER MANHOLES WILL BE HYDROSTATICALLY TESTED. TEST PROCEDURES SHALL CONFORM TO THE CITY OF WEST LINN STANDARDS.
6. TELEVISION INSPECTION OF UNDERGROUND PIPING IS REQUIRED. CONTRACTOR SHALL OBTAIN TELEVISION INSPECTION SERVICES FROM A QUALIFIED INDEPENDENT COMPANY. THE CONTRACTOR SHALL SUPPLY BOTH COLOR VIDEO AND WRITTEN REPORTS PER THE REQUIREMENTS OF THE LOCAL AGENCY, STATE AND ENGINEER.
7. WATERLINE SHALL BE OF THE SIZE NOTED ON THE PLANS. DUCTILE IRON PIPE SHALL BE CLASS 52, CEMENT LINED CONFORMING TO ANSI A21.51, WITH PUSH-ON TYPE JOINTS. CAST IRON FITTINGS SHALL BE MECHANICAL JOINT CONFORMING TO ANSI A-21.10. ALL WATER PIPE SHALL HAVE A MINIMUM 36" OF COVER MEASURED FROM FINISHED GRADE.
8. ALL WATERLINE SERVICES SHALL BE 1-INCH OR 1 1/2-INCH COPPER, TYPE K AS NOTED ON THE PLANS. ALL CORPORATION STOPS, TEES AND ANGLE METER STOPS SHALL BE COMPRESSION FITTINGS.
9. ALL TEES, BENDS, ELBOWS AND CHANGES IN DIRECTION OF MORE THAN 11 1/4 DEGREES SHALL BE SECURELY THRUST BLOCKED USING 3000 PSI CONCRETE POURED AGAINST UNDISTURBED GROUND, OR APPROVED ALTERNATE.
10. TESTING, FLUSHING AND STERILIZATION OF ALL NEW WATERLINE IMPROVEMENTS SHALL BE APPROVED BY THE CITY OF WEST LINN PRIOR TO ANY PHYSICAL CONNECTION OF THE NEW WATERLINE TO THE EXISTING CITY WATERLINE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE CITY OF WEST LINN FOR ANY USE OF CITY WATER SYSTEM FOR TESTING, FLUSHING AND STERILIZATION.

D. APPROVALS

1. CHANGES TO THESE PLANS MUST BE APPROVED BY THE CITY OF WEST LINN AND THE ENGINEER PRIOR TO IMPLEMENTATION.
2. CONTRACTOR TO ACQUIRE ALL REQUIRED PERMITS BEFORE WORKING IN THE PUBLIC RIGHT OF WAY.



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ANTHONY R. WELLER DATE: 8/21/97

REGISTERED PROFESSIONAL ENGINEER 14061 OREGON MAY 25, 1988 ANTHONY R. WELLER

RENEWS: 6/30/98

PARKER SUMMIT

RENAISSANCE DEVELOPMENT CORP.
1672 SW WILLAMETTE FALLS DR.
WEST LINN, OR 97068
(503) 557-8000

CONSULTING ENGINEERING SERVICES, INC.
15256 N.W. GREENBRIER PARKWAY
BEAVERTON, OR 97006 (503) 690-6600

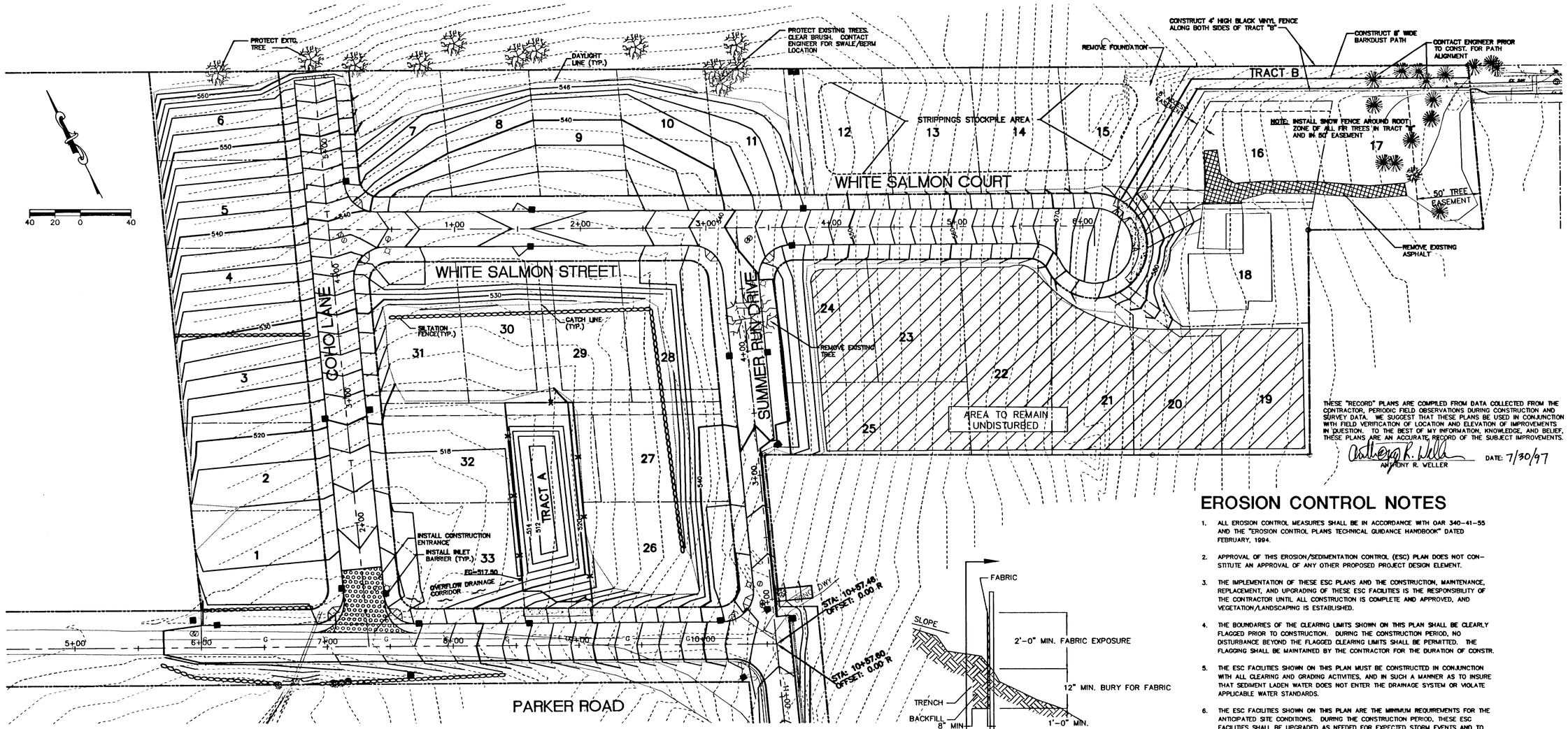
REVISIONS	DATE:	DRAWN BY:
1. RECORD DRAWING	2/19/97	JAV

PROJECT NO.: 914
DESIGNED BY: JAV
DATE: 7/5/96
DRAWN BY: JAV

914-SHO2.DWG

SITE PLAN

SHEET 2
OF 12



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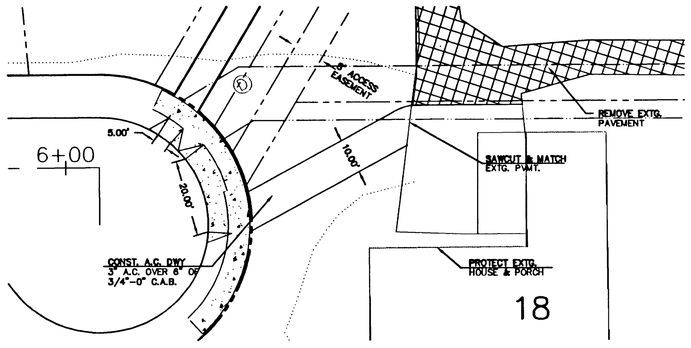
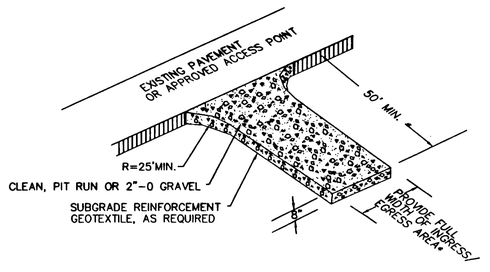
ANTHONY R. WELLER DATE: 7/30/97

EROSION CONTROL NOTES

1. ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH OAR 340-41-55 AND THE "EROSION CONTROL PLANS TECHNICAL GUIDANCE HANDBOOK" DATED FEBRUARY, 1994.
2. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER PROPOSED PROJECT DESIGN ELEMENT.
3. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETE AND APPROVED, AND VEGETATION/LANDSCAPING IS ESTABLISHED.
4. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTR.
5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS.
6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR EXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE.
7. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
8. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
9. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.
10. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
11. PLACE GRASS SEED OVER BARREN SOIL; 60/40 BLEND OF PERENNIAL RYE AND CHEWING FESCUE, 5#/1500SF. APPLY 20-10-10 FERTILIZER EVENLY AT 10#/1500 SF.

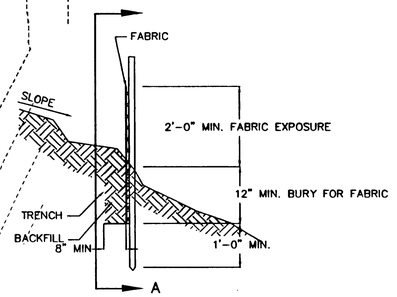


DRIVEWAY RECONSTRUCTION DETAIL
N.T.S.

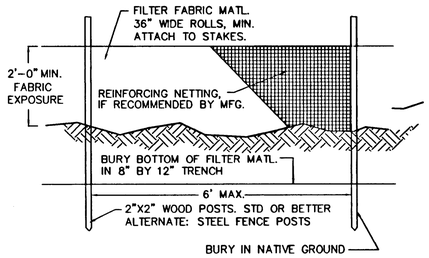


* 20' MIN. FOR SINGLE FAMILY AND DUPLEX RESIDENTIAL

STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



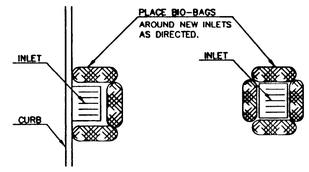
PROFILE VIEW



SECTION A-A

1. INSTALLATION SHALL FOLLOW THE MANUFACTURERS RECOMMENDATIONS.
2. POSTS SHALL BE INSTALLED SO THAT A MIN. OF 3' - 0" EXTENDS ABOVE THE GROUND WITH A MIN. OF 2' - 0" EMBEDMENT.

SEDIMENT FENCE DETAIL
N.T.S.



INLET PROTECTION DETAIL
NTS

REGISTERED PROFESSIONAL ENGINEER 14061 OREGON JULY 25, 1986 ANTHONY R. WELLER
RENEWS: 6/30/98

PARKER SUMMIT

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CONSULTING ENGINEERING SERVICES, INC.
15256 N.W. GREENBRIER PARKWAY
BEAVERTON, OR 97006 (503) 690-6600

REVISIONS	DATE	DRAWN BY
1. REVISE GRADING AT INTERSECTION OF PARKER ROAD & COHO LANE. DELETE PARKER RD GRADING.	2/19/97	
2. RECORD DRAWING		

PROJECT NO: 914
DESIGNED BY: JAV
DATE: 8/19/96
DRAWN BY: JAV
914-SHO3.DWG

GRADING & EROSION CONTROL PLAN

SHEET 3
OF 12

THESE "RECORD" PLANS ARE COMPILED FROM DATA COLLECTED FROM THE CONTRACTOR, PERIODIC FIELD OBSERVATIONS DURING CONSTRUCTION AND SURVEY DATA. WE SUGGEST THAT THESE PLANS BE USED IN CONJUNCTION WITH FIELD VERIFICATION OF LOCATION AND ELEVATION OF IMPROVEMENTS IN QUESTION. TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF, THESE PLANS ARE AN ACCURATE RECORD OF THE SUBJECT IMPROVEMENTS.

ANTHONY R. WELLER DATE: 7/30/97

REGISTERED PROFESSIONAL ENGINEER 14061 OREGON MAY 26, 1989 ANTHONY R. WELLER

RENEWS: 6/30/98

40 20 0 40

5+55 END STREET IMPROVEMENT INSTALL BARRICADE

4+35.33 COHO LANE = 0+00 WHITE SALMON STREET

3+24.29 WHITE SALMON STREET = 4+98.99 SUMMER RUN STREET

WHITE SALMON STREET

WHITE SALMON COURT

COHO LANE

SUMMER RUN DRIVE

TRACT A

TRACT B

INSTALL SIDEWALK RAMP PER ADA STANDARDS

REMOVE PAVEMENT SEE GRADING PLAN, SHEET 3.

CONST. 100 LF SIDEWALK

CURB DATA
Δ = 84°52'42"
R = 25.00'
L = 37.04'

CURB DATA
Δ = 95°07'18"
R = 25.00'
L = 41.50'

CURB DATA
Δ = 95°04'54"
R = 25.00'
L = 41.49'

CURB DATA
Δ = 84°55'06"
R = 25.00'
L = 37.05'

CURB DATA
Δ = 245°23'25"
R = 30.00'
L = 128.46'

CURB DATA
Δ = 65°16'49"
R = 25.00'
L = 28.48'

NOTE:
STREET LIGHTS SHALL BE "COBRA HEAD" STYLE 100W, HPS LUMINAIRES MOUNTED ON 30' GRAY, DIRECT BURY POLE W/25' MOUNTING HEIGHT & 8' MAST ARM

STREET LIGHT, TYP. SEE NOTE, THIS SHEET.

3+30.00, 14' RT END A.C. TAPER, BEGIN CURB

3+21.00, 2' RT BEGIN A.C. TAPER

2+03.00, 2' RT CONST. 10' WIDE
10' WIDE A.C. DRIVEWAY 3" A.C. OVER 6" OF 3/4"-0" C.A.B.

SAWCUT & MATCH EXTG CONC. DRIVEWAY

REMOVE EXTG CONC. DRIVEWAY (48 SY)

10+57.46 PARKER ROAD = 1+63.89 SUMMER RUN STREET

GUY WIRES TO BE RELOCATED BY OTHERS (TYP.)

MATCH LINE 10+57.00 SEE SHEET 5

5+70 BEGIN AC TAPER 11' LT.

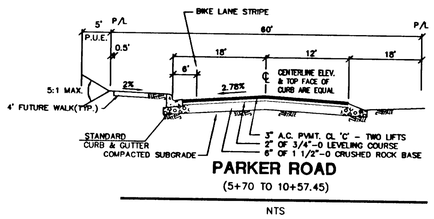
6+00 BEGIN CURB & GUTTER 18' LT. END AC TAPER 12' RT

7+33.18 PARKER ROAD = 1+00 COHO LANE

CONST. 85 LF 5' WIDE SIDEWALK

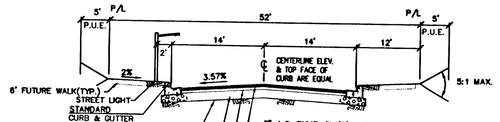
POWER POLE TO BE RELOCATED BY OTHERS

REMOVE EXTG ASPHALT 7+50 TO END



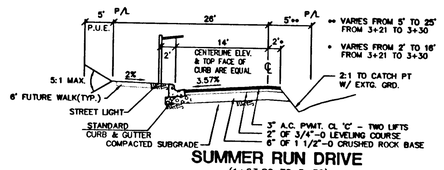
PARKER ROAD
(5+70 TO 10+57.45)

NTS



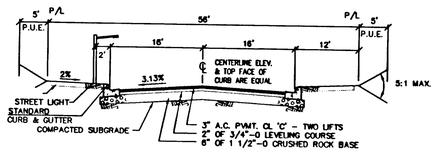
SUMMER RUN DRIVE
(3+30 TO END)
WHITE SALMON STREET
WHITE SALMON COURT

NTS



SUMMER RUN DRIVE
(1+63.89 TO 3+30)

NTS



COHO LANE

NTS

PARKER SUMMIT

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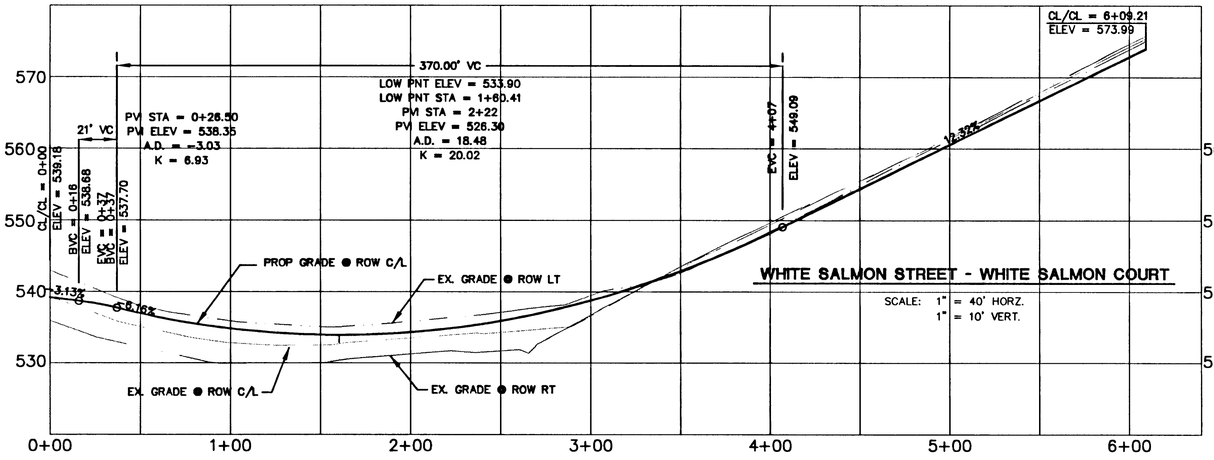
REVISIONS
1. REUSE GRADES AT INTERSECTION PARKER RD AND COHO LANE. DELETE PARKER RD REALIGNMENT. 2/19/97
2. MOVE OFFSITE IMPROVEMENTS TO PARKER RD TO SEPARATE SHEET 4A. 2/19/97
3. RECORD DRAWING 7/30/97

914-SHOA.DWG

PROJECT NO.: 914
DESIGNED BY: JAV
DATE: 8/19/96
DRAWN BY: JAV

STREET PLAN

SHEET 4
OF 12

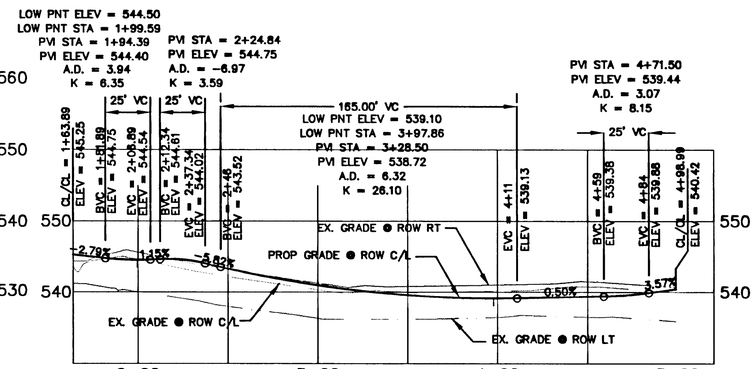


WHITE SALMON STREET - WHITE SALMON COURT

SCALE: 1" = 40' HORZ.
1" = 10' VERT.

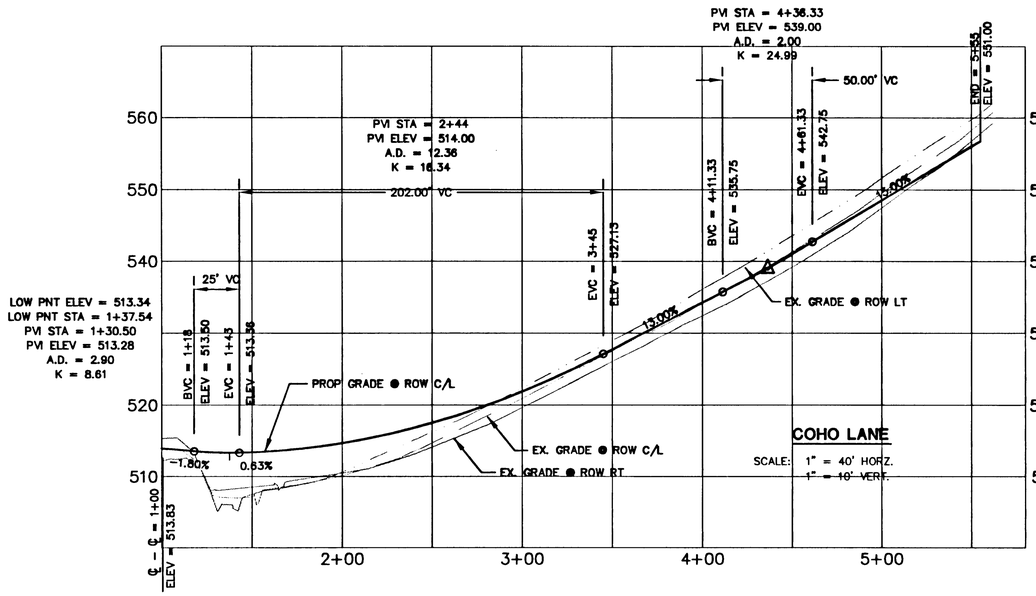
THESE "RECORD" PLANS ARE COMPILED FROM DATA COLLECTED FROM THE CONTRACTOR, PERIODIC FIELD OBSERVATIONS DURING CONSTRUCTION AND SURVEY DATA. WE SUGGEST THAT THESE PLANS BE USED IN CONJUNCTION WITH FIELD VERIFICATION OF LOCATION AND ELEVATION OF IMPROVEMENTS IN QUESTION. TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF, THESE PLANS ARE AN ACCURATE RECORD OF THE SUBJECT IMPROVEMENTS.

ANTHONY R. WELLER DATE: 7/30/97



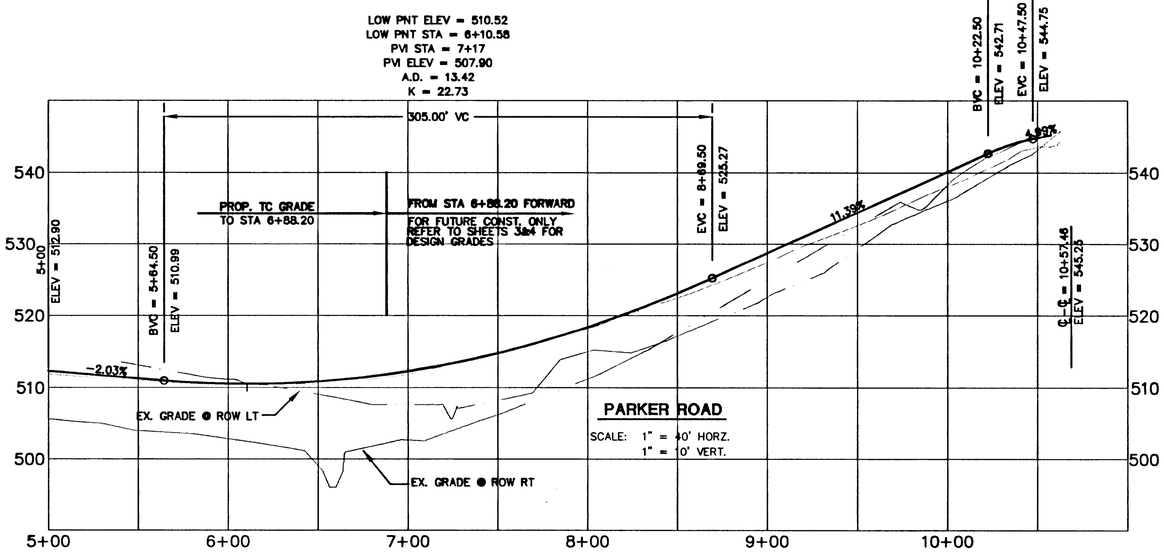
SUMMER RUN STREET

SCALE: 1" = 40' HORZ.
1" = 10' VERT.



COHO LANE

SCALE: 1" = 40' HORZ.
1" = 10' VERT.



PARKER ROAD

SCALE: 1" = 40' HORZ.
1" = 10' VERT.

REGISTERED PROFESSIONAL ENGINEER
14061
OREGON
JULY 26, 1996
ANTHONY R. WELLER
RENEWS: 6/30/98

PARKER SUMMIT

RENAISSANCE DEVELOPEMENT CORP.
1672 SW WILLAMETTE FALLS DR.
WEST LINN, OR 97068
(503) 557-8000

CONSULTING ENGINEERING SERVICES, INC.
15236 N.W. GREENBRIER PARKWAY
BEAVERTON, OR 97006 (503) 690-6600

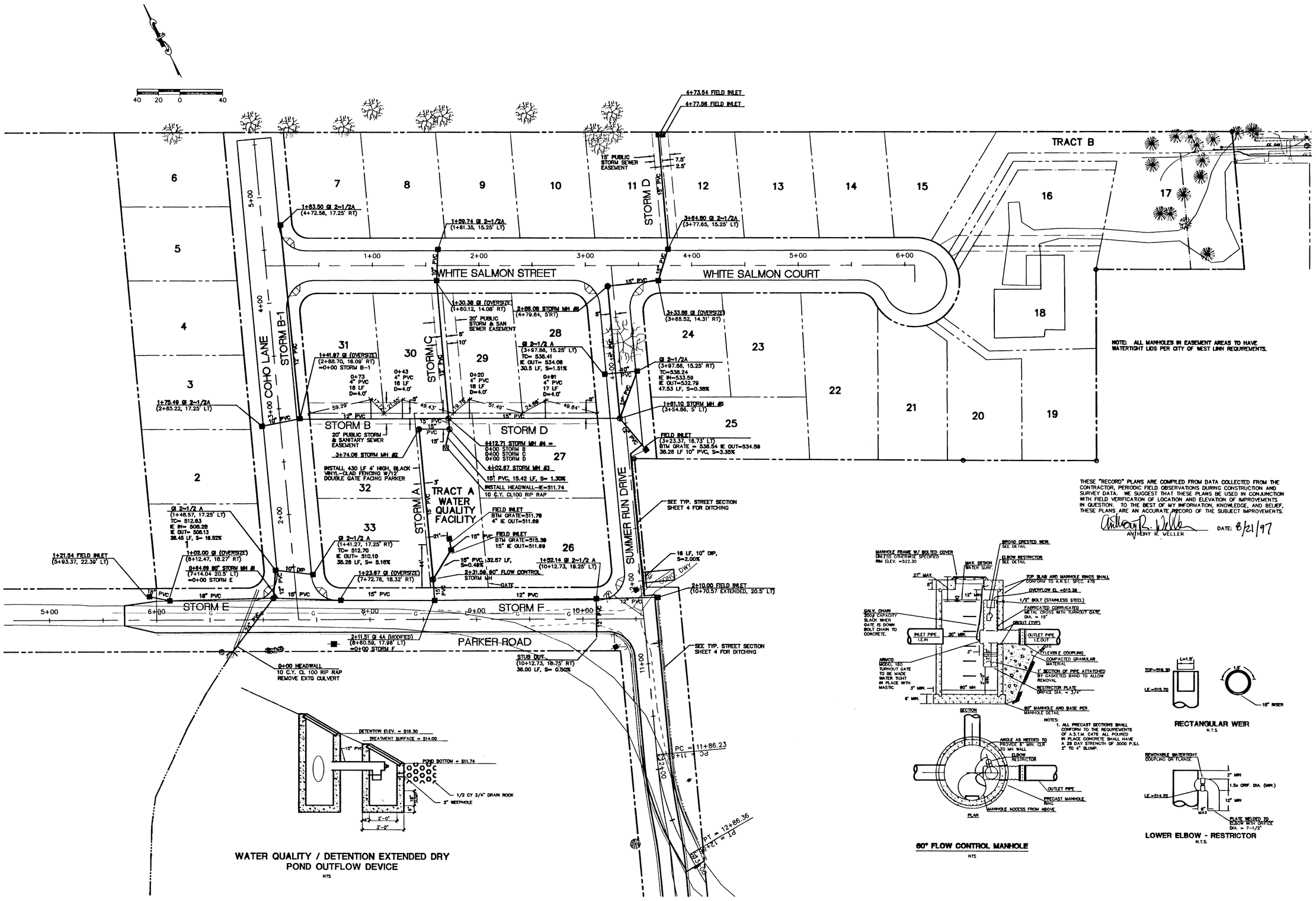
REVISIONS	DATE	BY
1. REVISED COHO LANE PROFILE 1+00 - 3+50	7/5/96	JAV
2. REVISED PARKER ROAD PROFILE	2/19/97	
2. RECORD DRAWING		

914-SHO5.DWG

PROJECT NO.: 914
DESIGNED BY: JAV
DRAWN BY:

STREET PROFILES

SHEET 5
OF 12



WATER QUALITY / DETENTION EXTENDED DRY POND OUTFLOW DEVICE
NTS

60" FLOW CONTROL MANHOLE
NTS

RECTANGULAR WEIR
N.T.S.

LOWER ELBOW - RESTRICTOR
N.T.S.

THESE "RECORD" PLANS ARE COMPILED FROM DATA COLLECTED FROM THE CONTRACTOR, PERIODIC FIELD OBSERVATIONS DURING CONSTRUCTION AND SURVEY DATA. WE SUGGEST THAT THESE PLANS BE USED IN CONJUNCTION WITH FIELD VERIFICATION OF LOCATION AND ELEVATION OF IMPROVEMENTS IN QUESTION. TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF, THESE PLANS ARE AN ACCURATE RECORD OF THE SUBJECT IMPROVEMENTS.

ANTHONY R. WELLER DATE: 8/21/97

REGISTERED PROFESSIONAL ENGINEER
14061
OREGON
JULY 26, 1996
ANTHONY R. WELLER
RENEWS: 6/30/98

PARKER SUMMIT

RENAISSANCE DEVELOPEMENT CORP.
1672 SW WILLAMETTE FALLS DR.
WEST LINN, OR 97068
(503) 557-8000

CONSULTING ENGINEERING SERVICES, INC.
15256 N.W. GREENBRIER PARKWAY
BEAVERTON, OR 97006 (503) 690-6600

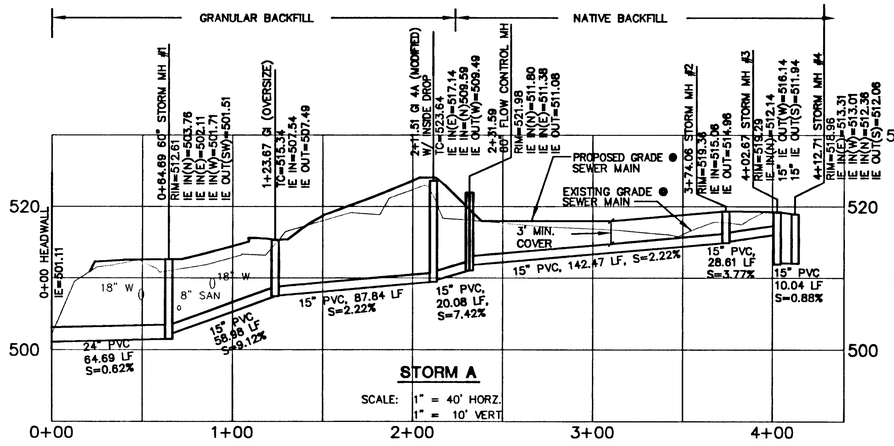
REVISIONS	DATE:	DRAWN BY:
1. RECORD DRAWING	8/16/96	JAV
	2/19/97	

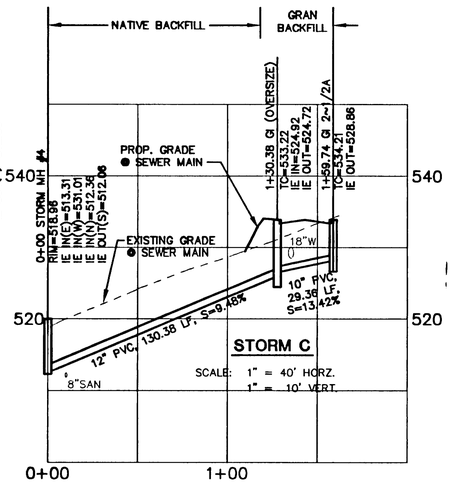
PROJECT NO.: 914
DESIGNED BY: JAV

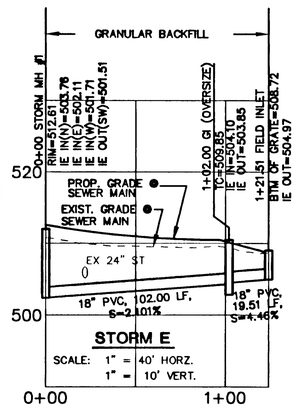
914-SHO6.DWG

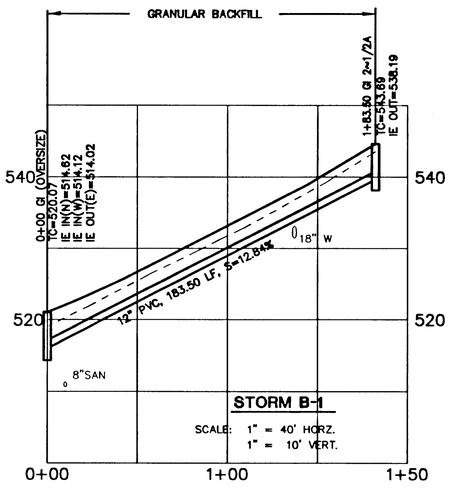
STORM SEWER PLAN

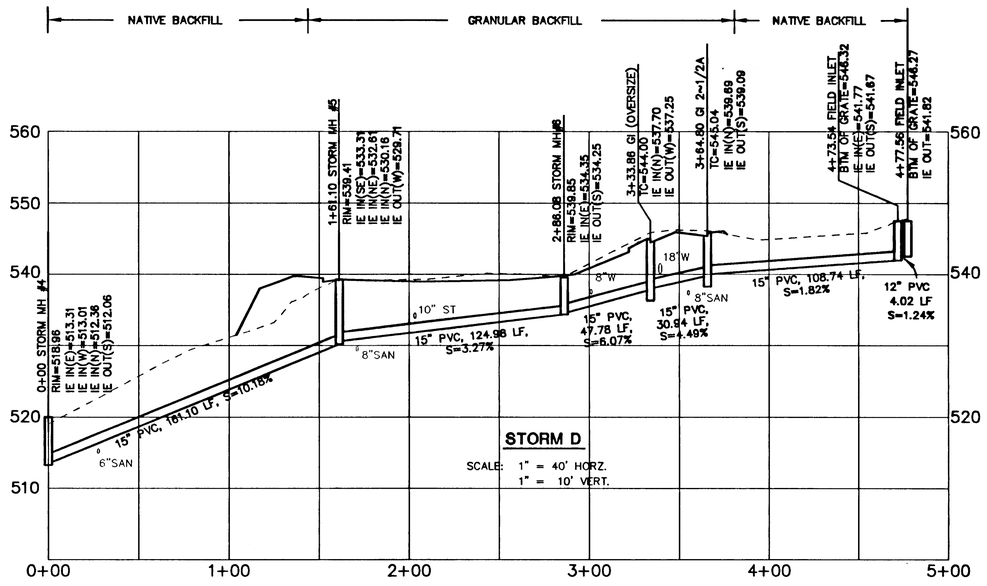
SHEET 6
OF 12

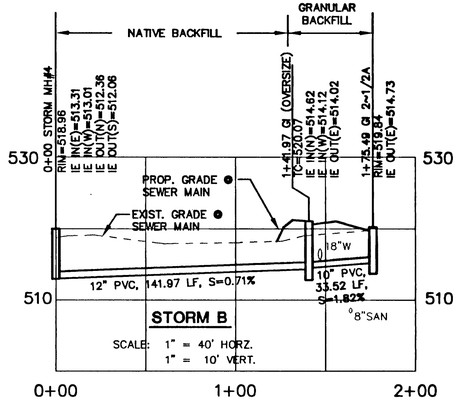


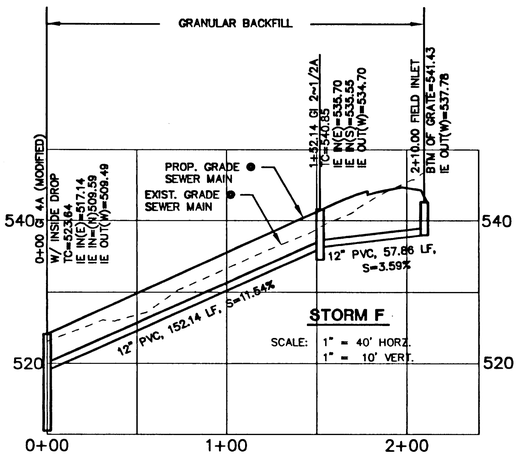












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ANTHONY R. WELLER DATE: 7/30/97

REGISTERED PROFESSIONAL ENGINEER 14061 OREGON JULY 26, 1988 ANTHONY R. WELLER

RENEWS: 6/30/98

PARKER SUMMIT

RENAISSANCE DEVELOPEMENT CORP.
1672 SW WILLAMETTE FALLS DR.
WEST LINN, OR 97068
(503) 557-8000

CONSULTING ENGINEERING SERVICES, INC.
15255 N.W. GREENBRIER PARKWAY
BEAVERTON, OR 97006 (503) 690-6600

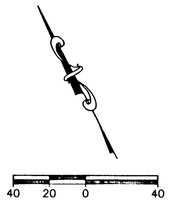
REVISIONS	DATE:
1. RECORD DRAWING	2/19/97

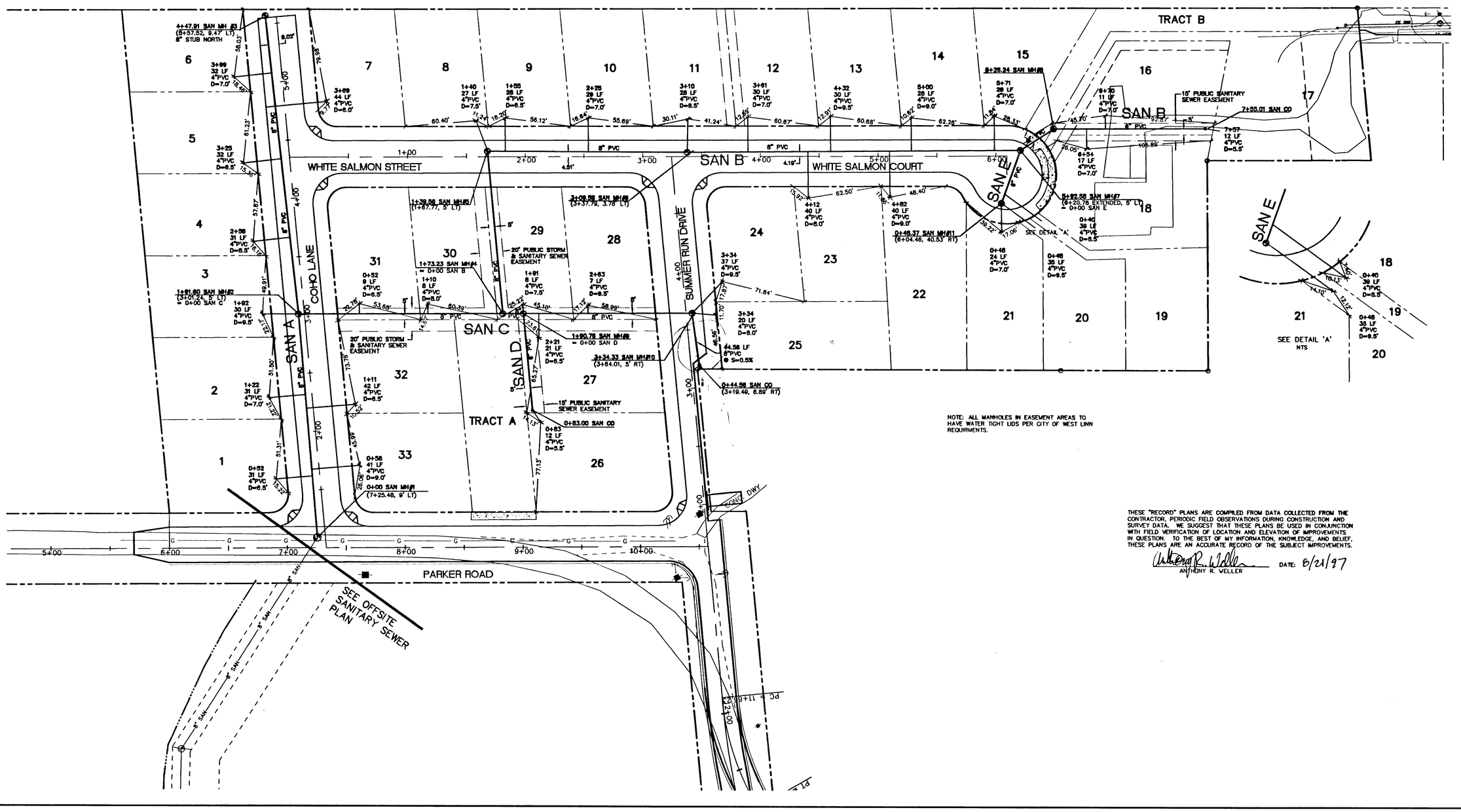
914-SHO7.DWG

PROJECT NO.: 914
DESIGNED BY: JAV
DATE: 8/19/96
DRAWN BY: JAV

STORM SEWER PROFILES

SHEET 7
OF 12





NOTE: ALL MANHOLES IN EASEMENT AREAS TO HAVE WATER TIGHT LIDS PER CITY OF WEST LINN REQUIRMENTS.

THESE "RECORD" PLANS ARE COMPILED FROM DATA COLLECTED FROM THE CONTRACTOR, PERIODIC FIELD OBSERVATIONS DURING CONSTRUCTION AND SURVEY DATA. WE SUGGEST THAT THESE PLANS BE USED IN CONJUNCTION WITH FIELD VERIFICATION OF LOCATION AND ELEVATION OF IMPROVEMENTS IN QUESTION. TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF, THESE PLANS ARE AN ACCURATE RECORD OF THE SUBJECT IMPROVEMENTS.

ANTHONY R. WELLER DATE: 8/21/97

REGISTERED PROFESSIONAL ENGINEER
14061
OREGON
MAY 25, 1989
ANTHONY R. WELLER
RENEWS: 6/30/98

PARKER SUMMIT

RENAISSANCE DEVELOPEMENT CORP.
1672 SW WILLAMETTE FALLS DR.
WEST LINN, OR 97068
(503) 557-8000

CONSULTING ENGINEERING SERVICES, INC.
15256 N.W. GREENBRIER PARKWAY
BEAVERTON, OR 97006 (503) 690-6600

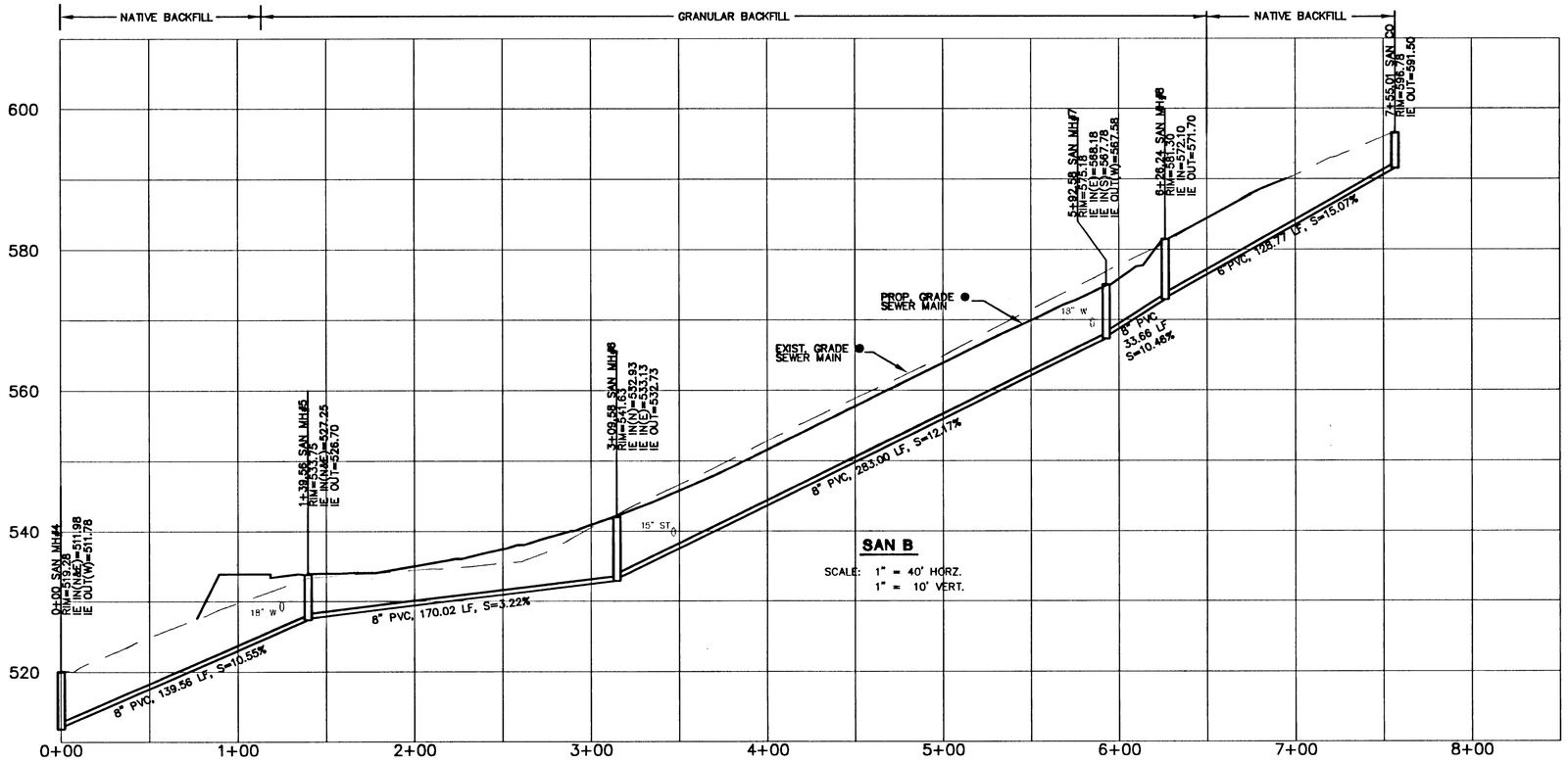
REVISIONS	
1. ADD CLEANOUT AND 46 LF 8" PVC SANITARY MAIN C. 10/18/96	2/19/97
2. RECORD DRAWING	

914-SHOR.DWG

PROJECT NO.:	914
DESIGNED BY:	JAV
DRAWN BY:	JAV
DATE:	8/19/96

SANITARY SEWER PLAN

SHEET 8
OF 12



SAN B

SCALE: 1" = 40' HORZ.
1" = 10' VERT.

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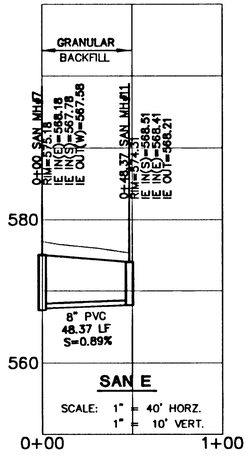
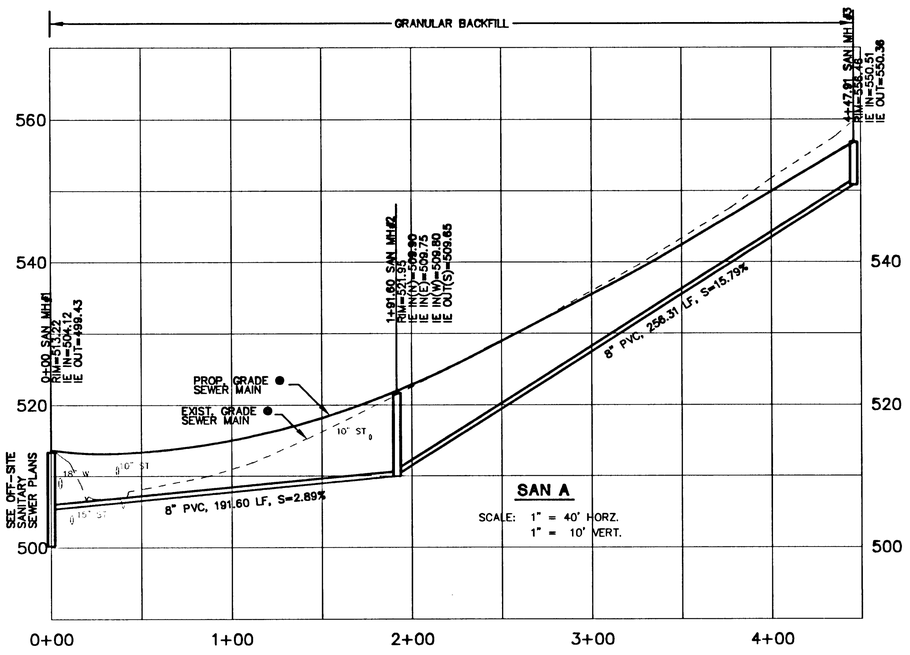
ANTHONY R. WELLER DATE: 7/30/97



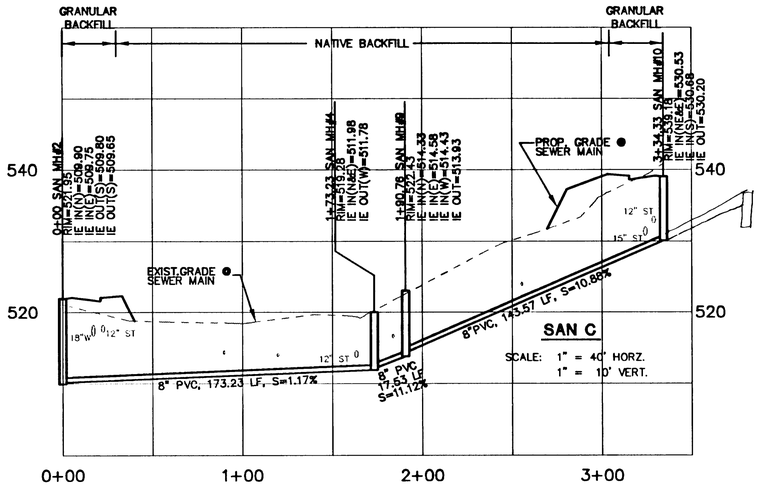
SAN E

SCALE: 1" = 40' HORZ.
1" = 10' VERT.



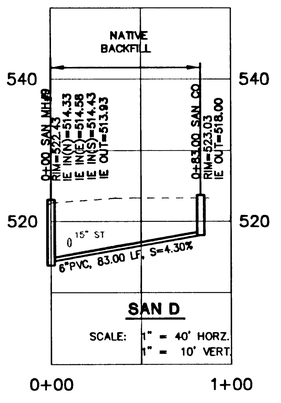
SAN A

SCALE: 1" = 40' HORZ.
1" = 10' VERT.



SAN C

SCALE: 1" = 40' HORZ.
1" = 10' VERT.



SAN D

SCALE: 1" = 40' HORZ.
1" = 10' VERT.

REGISTERED PROFESSIONAL ENGINEER
14061
OREGON
JULY 26, 1985
ANTHONY R. WELLER
RENEWS: 6/30/98

PARKER SUMMIT

RENAISSANCE DEVELOPEMENT CORP.
1672 SW WILLAMETTE FALLS DR.
WEST LINN, OR 97068
(503) 557-8000

CONSULTING ENGINEERING SERVICES, INC.
15256 N.W. GREENBRIER PARKWAY
BEAVERTON, OR 97006 (503) 690-8600

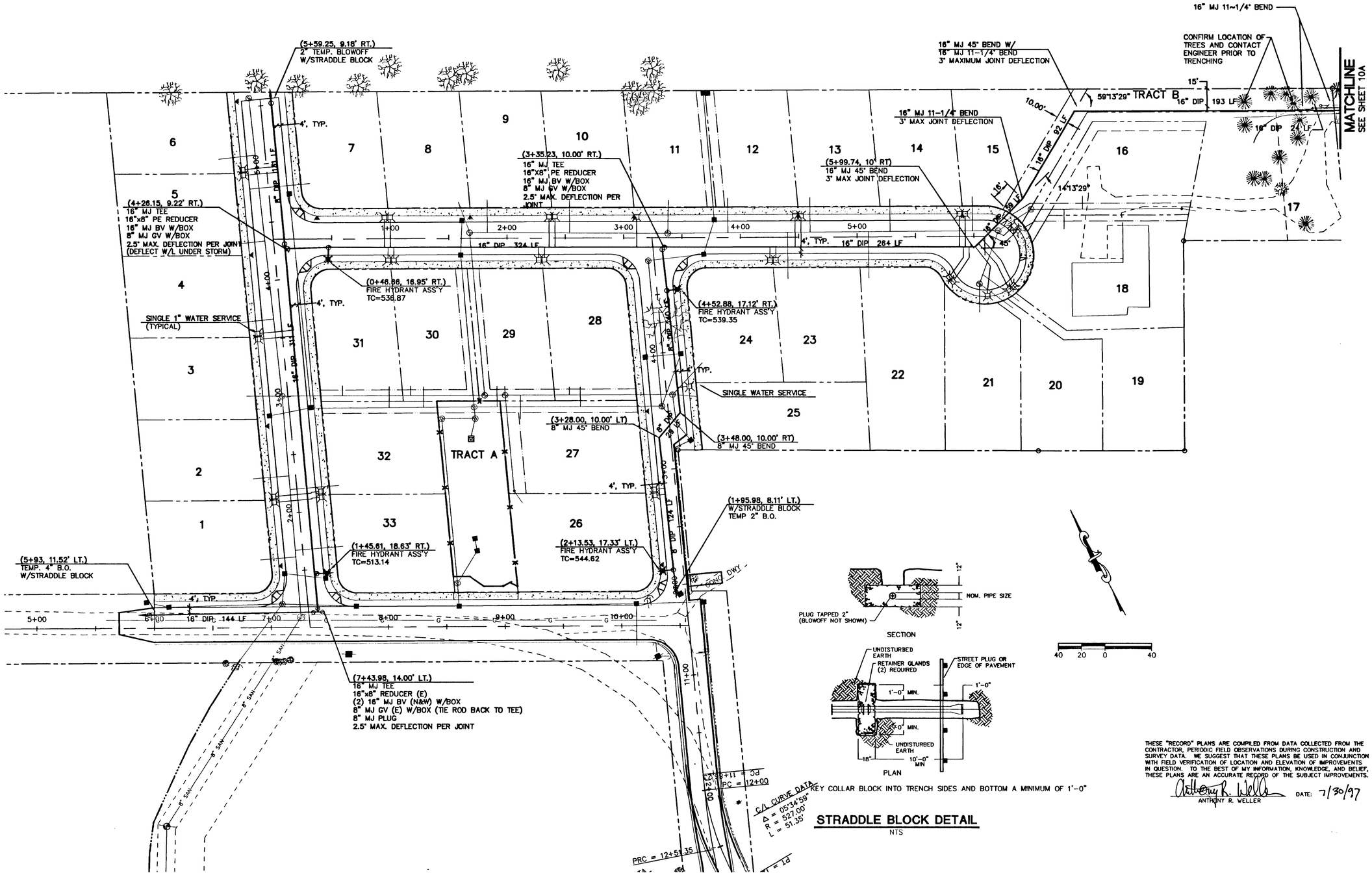
REVISIONS	DATE	DRAWN BY:
1. RECORD DRAWING	2/19/97	
	5/14/96	JAV

PROJECT NO.: 914
DESIGNED BY: JAV

SANITARY SEWER PROFILES

914-SH09.DWG

SHEET 9
OF 12



STRADDLE BLOCK DETAIL

NTS

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ANTHONY R. WELLER DATE: 7/30/97

REGISTERED PROFESSIONAL ENGINEER
OREGON
MAY 26, 1995
ANTHONY R. WELLER
14061
RENEWS: 6/30/98

PARKER SUMMIT

RENAISSANCE DEVELOPEMENT CORP.
1672 SW WILLAMETTE FALLS DR.
WEST LINN, OR 97068
(503) 557-8000

CONSULTING ENGINEERING SERVICES, INC.
15256 N.W. GREENBRIER PARKWAY
BEAVERTON, OR 97006 (503) 690-6600

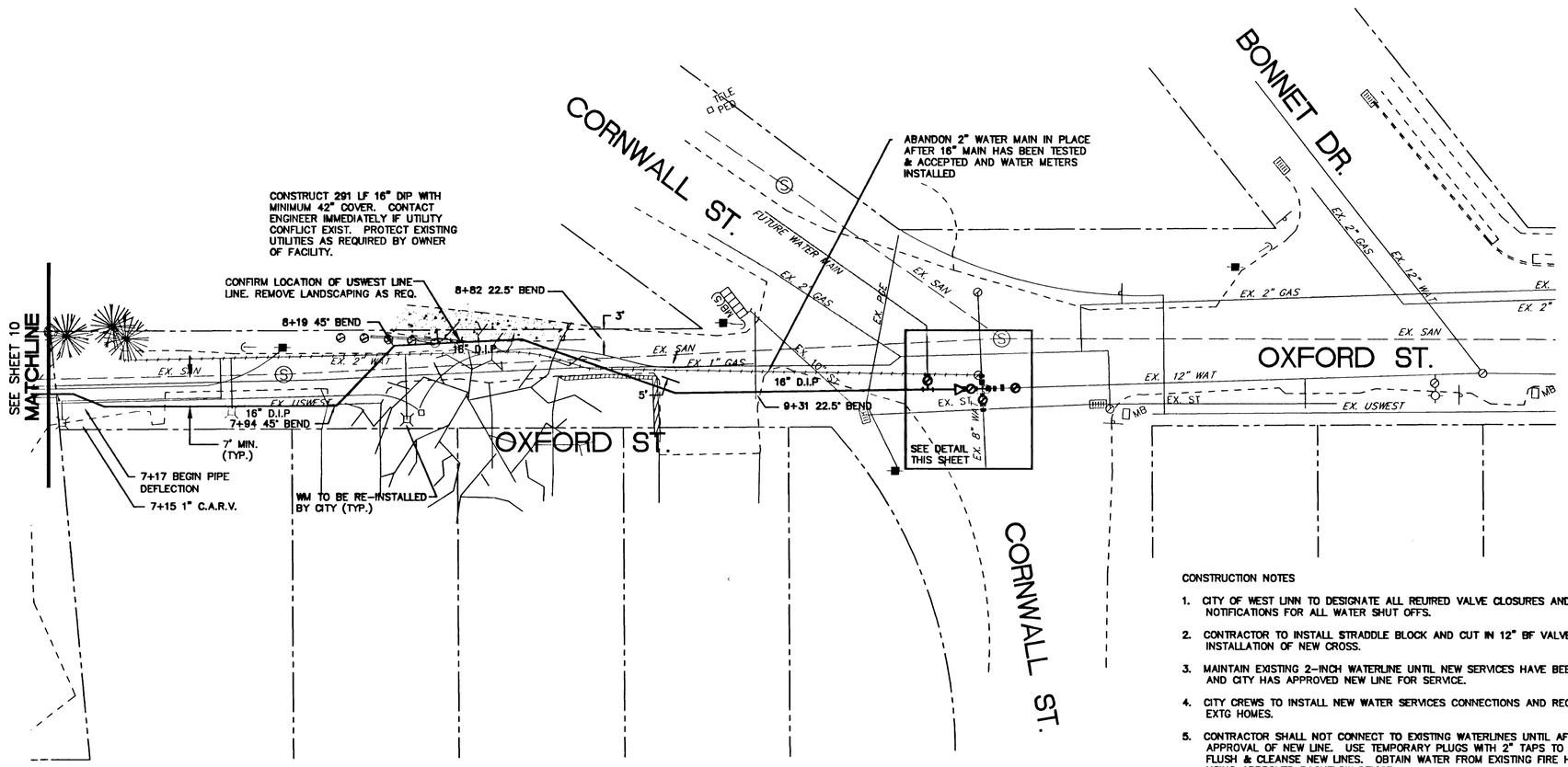
REVISIONS	DATE:	DRAWN BY:
1. RECORD DRAWING	2/19/97	
	8/20/96	JAV

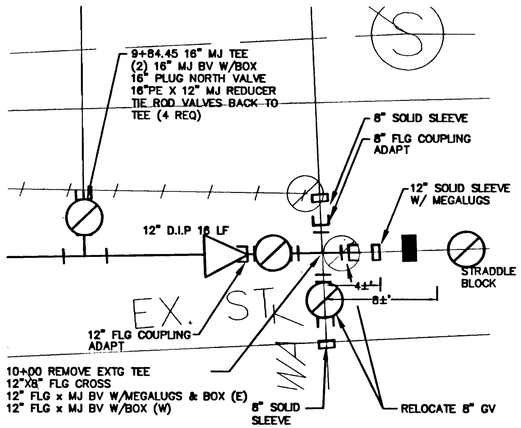
914-SHT.DWG

PROJECT NO.: 914
DESIGNED BY: JAV

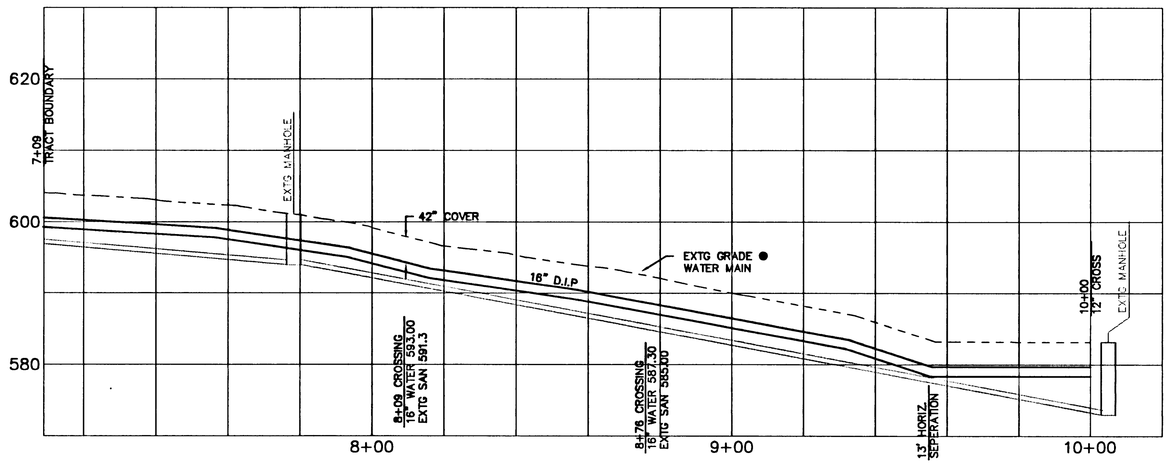
WATER PLAN

SHEET 10
OF 12



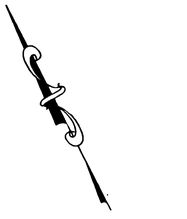


WATER CONNECTION DETAIL



CONSTRUCTION NOTES

1. CITY OF WEST LINN TO DESIGNATE ALL REUIRED VALVE CLOSURES AND PROPERTY OWNER NOTIFICATIONS FOR ALL WATER SHUT OFFS.
2. CONTRACTOR TO INSTALL STRADDLE BLOCK AND CUT IN 12" BF VALVE PRIOR TO INSTALLATION OF NEW CROSS.
3. MAINTAIN EXISTING 2-INCH WATERLINE UNTIL NEW SERVICES HAVE BEEN INSTALLED AND CITY HAS APPROVED NEW LINE FOR SERVICE.
4. CITY CREWS TO INSTALL NEW WATER SERVICES CONNECTIONS AND RECONNECT EXTG HOMES.
5. CONTRACTOR SHALL NOT CONNECT TO EXISTING WATERLINES UNTIL AFTER CITY APPROVAL OF NEW LINE. USE TEMPORARY PLUGS WITH 2" TAPS TO CHARGE, FLUSH & CLEANSE NEW LINES. OBTAIN WATER FROM EXISTING FIRE HYDRANTS USING APPROVED BACKFLOW DEVICE.
6. CONTRACTOR TO PROVIDE ADEQUATE THRUST BLOCKING TO FLUSH AND CLEANSE NEW LINES, AS APPROVED BY THE CITY. USE A SHORT SECTION OF PIPE AND COUPLER TO CONNECT TO EXISTING LINE.
7. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS TO DISPOSE OF CHLORINATED WATER PER STATE AND CITY REQUIREMENTS.



THESE "RECORD" PLANS ARE COMPILED FROM DATA COLLECTED FROM THE CONTRACTOR, PERIODIC FIELD OBSERVATIONS DURING CONSTRUCTION AND SURVEY DATA. WE SUGGEST THAT THESE PLANS BE USED IN CONJUNCTION WITH FIELD VERIFICATION OF LOCATION AND ELEVATION OF IMPROVEMENTS IN QUESTION. TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF, THESE PLANS ARE AN ACCURATE RECORD OF THE SUBJECT IMPROVEMENTS.

ANTHONY R. WELLER DATE: 7/30/97

REGISTERED PROFESSIONAL ENGINEER 14061 OREGON JULY 26, 1988 ANTHONY R. WELLER
RENEWS: 6/30/98

PARKER SUMMIT

RENAISSANCE DEVELOPEMENT CORP.
16772 SW WILLAMETTE FALLS DR.
WEST LINN, OR 97068
(503) 557-8000

CONSULTING ENGINEERING SERVICES, INC.
15256 N.W. GREENBRIER PARKWAY
BEAVERTON, OR 97006 (503) 690-6600

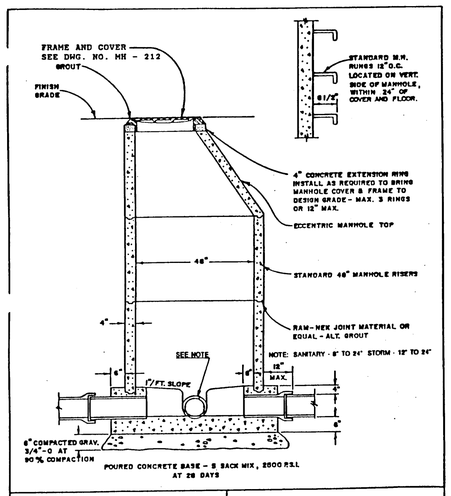
REVISIONS	DATE:	PROJECT NO.:
1. RECORD DRAWING	8/20/98	914
2/19/97	DRAWN BY: JAV	DESIGNED BY: JAV

914-SW10A.DWG

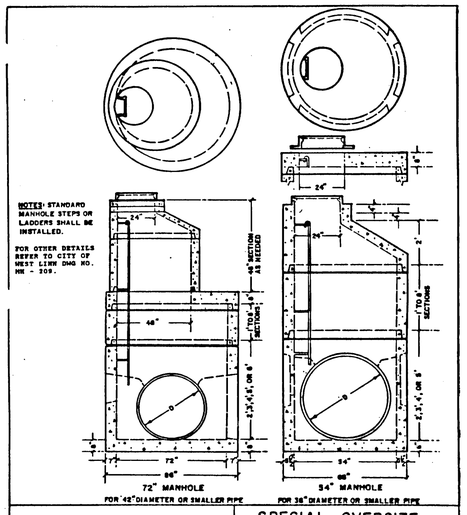
OFFSITE WATER PLAN

SHEET 10A

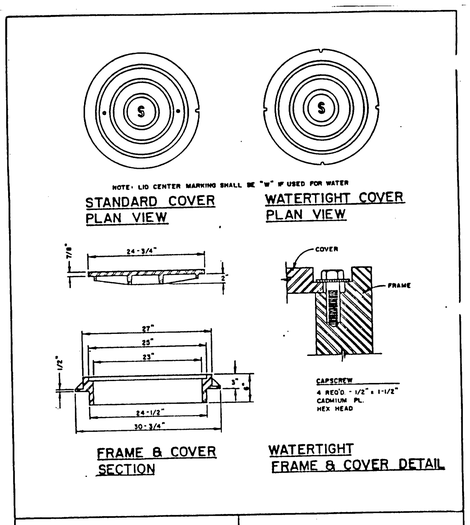
OF 12



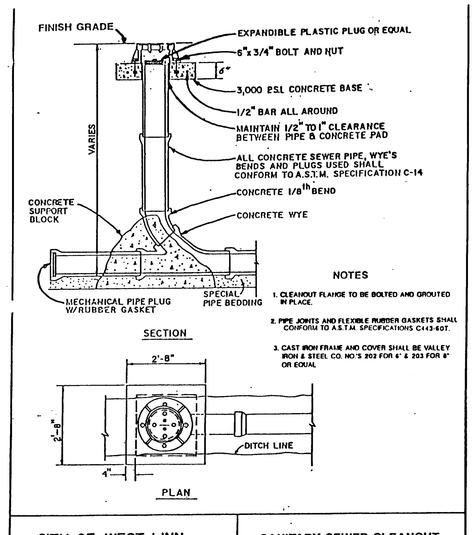
CITY OF WEST LINN	STANDARD MANHOLE
DRAWN BY DDP DATE 5-20-87	DWG. NO. MH - 209
CHECKED BY DLK DATE 5-27-87	
APPROVED BY Earl Reed DATE 5-27-87	



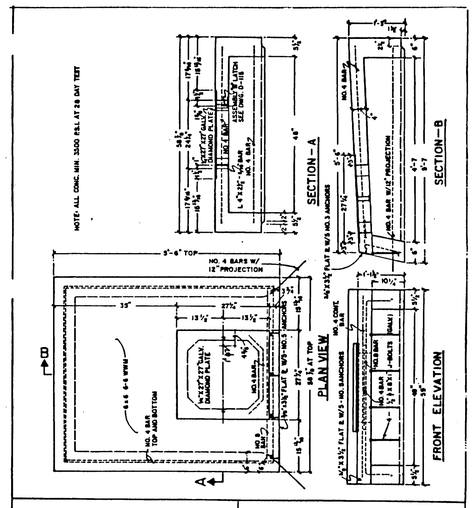
CITY OF WEST LINN	SPECIAL OVERSIZE MANHOLE
DRAWN BY DDP DATE 5-20-87	DWG. NO. MH - 211
CHECKED BY [illegible] DATE [illegible]	
APPROVED BY Earl Reed DATE 5-27-87	



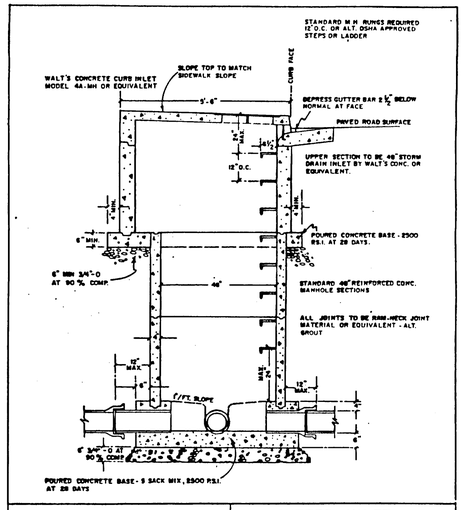
CITY OF WEST LINN	MANHOLE FRAME & COVER
DRAWN BY DDP DATE 5-20-87	DWG. NO. MH - 212
CHECKED BY [illegible] DATE [illegible]	
APPROVED BY Earl Reed DATE 5-27-87	



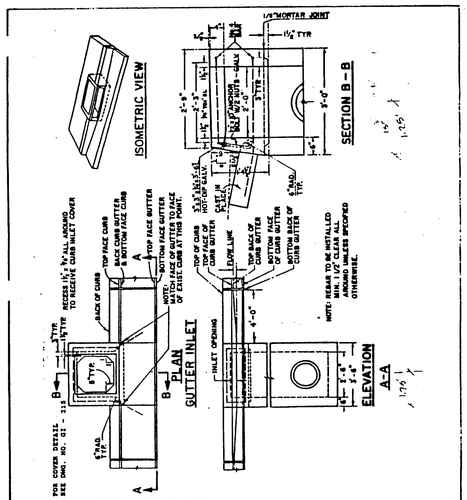
CITY OF WEST LINN	SANITARY SEWER CLEANOUT
DRAWN BY DDP DATE 12-9-88	DWG. NO. SS-4
CHECKED BY DLL DATE 10-5-88	
APPROVED BY Earl Reed DATE 10-12-88	



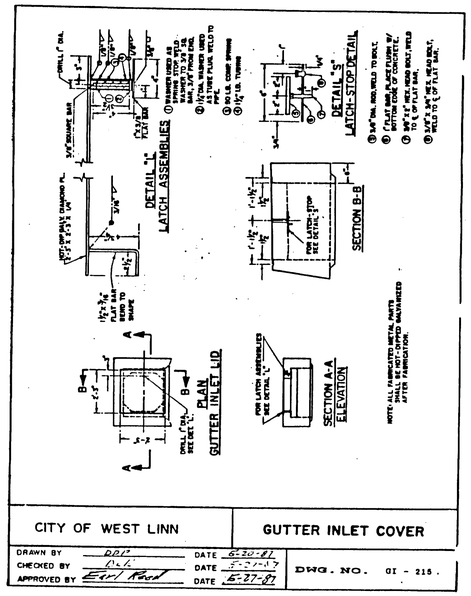
CITY OF WEST LINN	GUTTER INLET - 4A
DRAWN BY DDP DATE 5-20-87	DWG. NO. GI - 213
CHECKED BY [illegible] DATE [illegible]	
APPROVED BY Earl Reed DATE 5-27-87	



CITY OF WEST LINN	GUTTER INLET 4A (MODIFIED)
DRAWN BY DDP DATE 5-20-87	DWG. NO. GI - 213.1
CHECKED BY [illegible] DATE [illegible]	
APPROVED BY Earl Reed DATE 5-27-87	



CITY OF WEST LINN	GUTTER INLET-2½A
DRAWN BY DDP DATE 5-20-87	DWG. NO. GI - 214
CHECKED BY [illegible] DATE [illegible]	
APPROVED BY Earl Reed DATE 5-27-87	



CITY OF WEST LINN	GUTTER INLET COVER
DRAWN BY DDP DATE 6-20-87	DWG. NO. GI - 215
CHECKED BY [illegible] DATE [illegible]	
APPROVED BY Earl Reed DATE 6-27-87	

THESE "RECORD" PLANS ARE COMPILED FROM DATA COLLECTED FROM THE CONTRACTOR, PERIODIC FIELD OBSERVATIONS DURING CONSTRUCTION AND SURVEY DATA. WE SUGGEST THAT THESE PLANS BE USED IN CONJUNCTION WITH FIELD VERIFICATION OF LOCATION AND ELEVATION OF IMPROVEMENTS IN QUESTION. TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF, THESE PLANS ARE AN ACCURATE RECORD OF THE SUBJECT IMPROVEMENTS.

Anthony R. Weller
ANTHONY R. WELLER DATE: 7/30/97

REGISTERED PROFESSIONAL ENGINEER 14061 OREGON JULY 26, 1988 ANTHONY R. WELLER
RENEWS: 6/30/96

PARKER SUMMIT

RENAISSANCE DEVELOPEMENT CORP.
16772 SW MILLAMETTE FALLS DR.
WEST LINN, OR 97068
(503) 557-8000

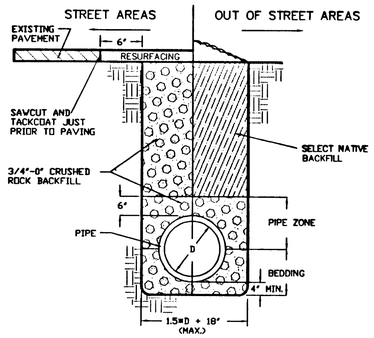
CONSULTING ENGINEERING SERVICES, INC.
15256 N.W. GREENBRIER PARKWAY
BEAVERTON, OR 97006 (503) 690-6600

PROJECT NO.: 914	DATE: 1/4/96	REVISIONS	2/13/97
DESIGNED BY: JAV	DRAWN BY: JAV	1. RECORD DRAWING	

914-SH11.DWG

DETAILS

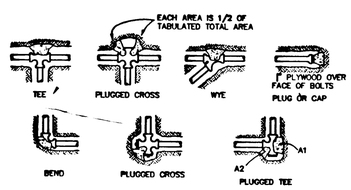
SHEET 11
OF 12



BACKFILL IN STREET AREAS:
1. IF S/W IS AGAINST CURB, FILL ROCK TO BACK OF S/W.
2. IF S/W IS NOT AGAINST CURB, FILL ROCK 2' FROM BACK OF CURB.

TRENCH DETAIL

NTS



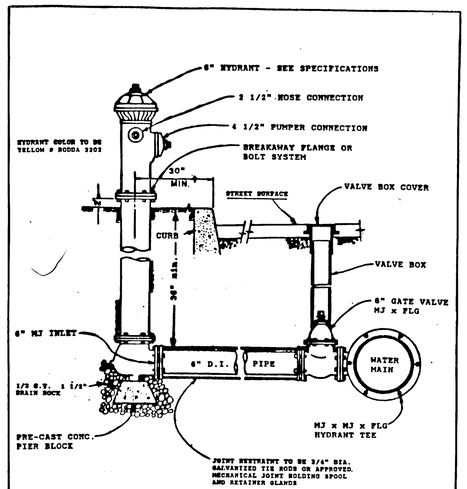
NOTES:

1. CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
2. KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES.
3. IF NOT SHOWN ON PLANS REQUIRED BEARING AREAS AT FITTING SHALL BE AS INDICATED BELOW, ADJUSTED IF NECESSARY, TO CONFORM TO THE TEST PRESSURE(S) AND ALLOWABLE SOIL BEARING STRESS(ES) STATED IN THE SPECIAL SPECIFICATIONS.
4. BEARING AREAS AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER BEARING AREAS AND BLOCKING DETAILS SHOWN ON THIS STANDARD DETAIL.
5. BUILDING PAPER OR VISQUINE SHALL BE PLACED BETWEEN CONCRETE AND FITTINGS.
6. ALL POUR IN PLACED CONCRETE SHALL HAVE A (28) DAY STRENGTH OF 3,000 P.S.I. AND 2" TO 4" SLUMP.
7. ABOVE BEARING AREAS BASED ON TEST PRESSURE OF 150 P.S.I. AND AN ALLOWABLE SOIL BEARING STRESS OF 2,000 POUNDS PER SQUARE FOOT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION: BEARING AREA = (TEST PRESSURE/150) X (2000/SOIL BEARING STRESS) X (TABLE VALUE).

FITTING SIZE	TEE, WYE, PLUG, OR CAP	90° BEND PLUGGED CROSS	TEE PLUGGED ON RUN A1	TEE PLUGGED ON RUN A1	45° BEND	22 1/2° BEND	11 1/4° BEND
4	1.0	1.4	1.9	1.4	1.0	--	--
6	2.1	3.0	4.2	3.0	1.6	1.0	--
8	3.8	5.3	7.6	5.4	2.9	1.5	1.0
10	5.9	8.4	11.8	8.4	4.6	2.4	1.2
12	8.5	12.0	17.0	12.0	6.6	3.4	1.4
14	11.5	16.3	23.0	16.3	8.9	4.6	2.3
16	15.0	21.3	30.0	21.3	11.6	6.0	3.0
18	19.0	27.0	38.0	27.0	14.8	7.6	3.8
20	23.5	33.3	47.0	33.3	18.1	9.4	4.7
24	34.0	48.0	68.0	48.0	26.2	13.6	6.8

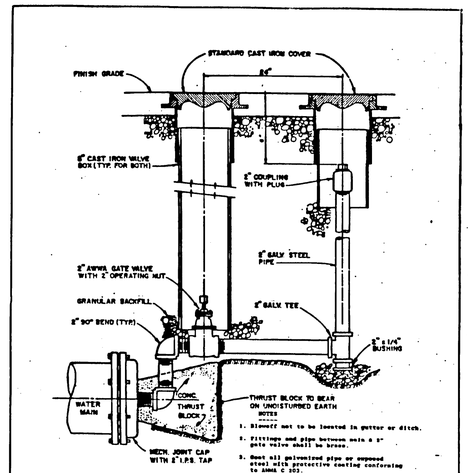
THRUST BLOCK DETAILS

NTS

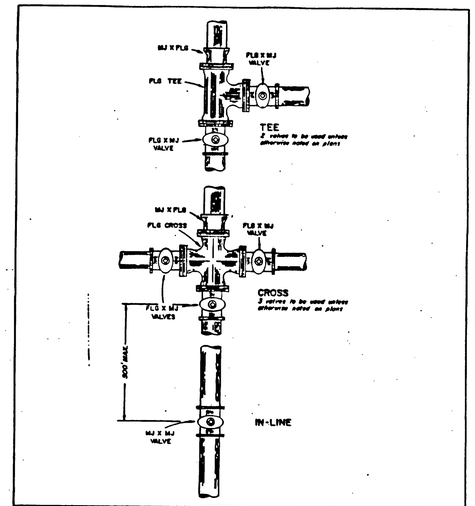


CITY OF WEST LINN	FIRE HYDRANT
DRAWN BY DDP DATE 5-20-87	
CHECKED BY [illegible] DATE 5-27-87	
APPROVED BY Earl Reed DATE 5-27-87	DWG. NO. FH - 300

175



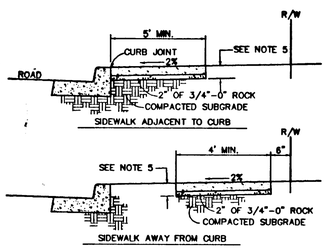
CITY OF WEST LINN	BLOWOFF
DRAWN BY DDP DATE 5-20-87	
CHECKED BY [illegible] DATE [illegible]	
APPROVED BY Earl Reed DATE 5-27-87	DWG. NO. BO - 301



CITY OF WEST LINN	VALVE LOCATION
DRAWN BY DDP DATE 5-20-87	
CHECKED BY [illegible] DATE [illegible]	
APPROVED BY Earl Reed DATE 5-27-87	DWG. NO. VL - 303

THESE "RECORD" PLANS ARE COMPILED FROM DATA COLLECTED FROM THE CONTRACTOR, PERIODIC FIELD OBSERVATIONS DURING CONSTRUCTION AND SURVEY DATA. WE SUGGEST THAT THESE PLANS BE USED IN CONJUNCTION WITH FIELD VERIFICATION OF LOCATION AND ELEVATION OF IMPROVEMENTS IN QUESTION. TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF, THESE PLANS ARE AN ACCURATE RECORD OF THE SUBJECT IMPROVEMENTS.

Anthony R. Weller
ANTHONY R. WELLER DATE: 7/30/97

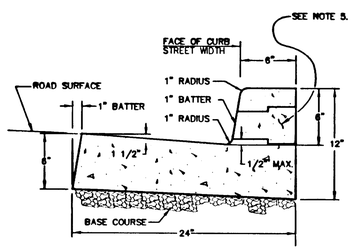


NOTES:

1. CONCRETE SHALL BE 3000 P.S.I. AT 28 DAYS, SLUMP RANGE OF 1" TO 3".
2. PANELS TO BE 5 FEET LONG.
3. EXPANSION JOINTS TO BE PLACED AT SIDES OF DRIVEWAY APPROACHES, UTILITY VAULTS, SIDEWALK RAMPS AND AT SPACING NOT TO EXCEED 45 FEET.
4. 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. 1/4" RADIUS.
5. SIDEWALK SHALL HAVE A MIN. THICKNESS OF 6 INCHES IF IT IS INTENDED AS PORTION OF A DRIVEWAY. OTHERWISE, SIDEWALK SHALL HAVE A MIN. THICKNESS OF 4 INCHES.
6. DRAIN BLOCKOUTS IN CURBS SHALL BE EXTENDED TO BACK OF SIDEWALK WITH 3" DIA. PLASTIC PIPE AT 2% SLOPE. CONTRACTION JOINT TO BE PLACED OVER PIPE.
7. FINISH WITH BROOM AND EDGE ALL JOINTS.

SIDEWALK DETAIL

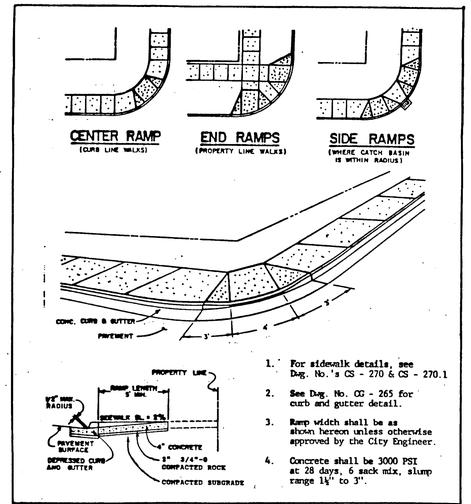
NTS



1. CONCRETE SHALL HAVE A 28 DAY STRENGTH OF 3300 PSI.
2. EXPANSION JOINTS.
   A. TO BE PROVIDED:
      1) AT EACH COLD JOINT.
      2) AT EACH END OF DRIVEWAYS.
      3) AT EACH SIDE OF INLET STRUCTURES.
      4) AT EACH POINT OF TANGENCY OF THE CURB.
      5) AT LOCATIONS NECESSARY TO LIMIT SPACING TO 45 FEET.
3. CONSTRUCTION JOINTS.
   A. SPACING TO BE NOT MORE THAN 15 FEET.
   B. THE DEPTH OF THE JOINT SHALL BE AT LEAST 1-1/2 INCHES.
4. BASE ROCK TO BE 1 1/2"-0 OR 3/4"-0 COMPACTED TO 95% OF AASHTO T-99 AND SHALL BE FULL DEPTH TO SUBGRADE.
5. DRAINAGE BLOCKOUT
   A. 3" I.D. PLASTIC PIPE WITH COUPLING.
   B. DRAINAGE ACCESS THRU EXISTING CURB SHALL BE CORE DRILLED OR CURB SAW CUT VERTICALLY 18" EACH SIDE OF DRAINED AND REPOURED TO FULL DEPTH OF CURB.

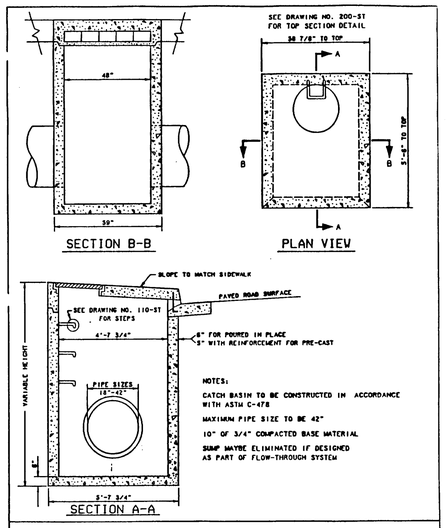
STANDARD CURB AND GUTTER

NTS

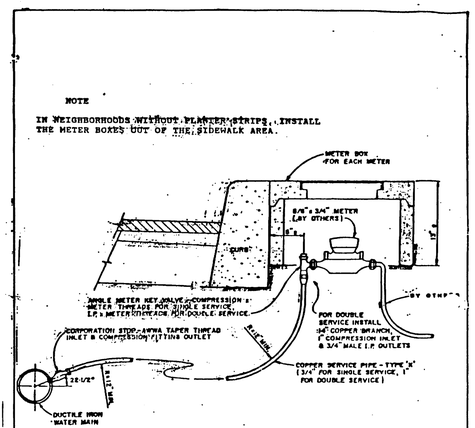


1. For sidewalk details, see Dwg. No.'s CS - 270 & CS - 270.1
2. See Dwg. No. CG - 265 for curb and gutter detail.
3. Ramp width shall be as shown hereon unless otherwise approved by the City Engineer.
4. Concrete shall be 3000 PSI at 28 days, 6 sack mix, slump range 1½" to 3".

CITY OF WEST LINN	SIDEWALK RAMP
DRAWN BY DDP DATE 5-20-87	
CHECKED BY [illegible] DATE [illegible]	
APPROVED BY Earl Reed DATE 5-27-87	DWG. NO. CS - 271



GUTTER INLET - (OVERSIZE)



CITY OF WEST LINN	WATER METER
DRAWN BY DDP DATE 5-20-87	
CHECKED BY [illegible] DATE 5-27-87	
APPROVED BY Earl Reed DATE 5-27-87	DWG. NO. WM - 304

REGISTERED PROFESSIONAL ENGINEER 14061 OREGON JULY 26, 1985 ANTHONY R. WELLER
RENEWS: 6/30/96

CONSULTING ENGINEERING SERVICES, INC.
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PARKER SUMMIT

RENAISSANCE DEVELOPEMENT CORP.
1672 SW MILLAMETTE FALLS DR.
WEST LINN, OR 97068
(503) 557-8000

REVISIONS	DATE	DRAWN BY:	PROJECT NO:	DESIGNED BY:
1. RECORD DRAWING	2/19/97			
	1/4/96	JAV	914	JAV

914-SHT1.DWG

DETAILS

SHEET 12 OF 12