

CONSTRUCTION PLANS STREET AND UTILITY IMPROVEMENTS RIVER HEIGHTS I



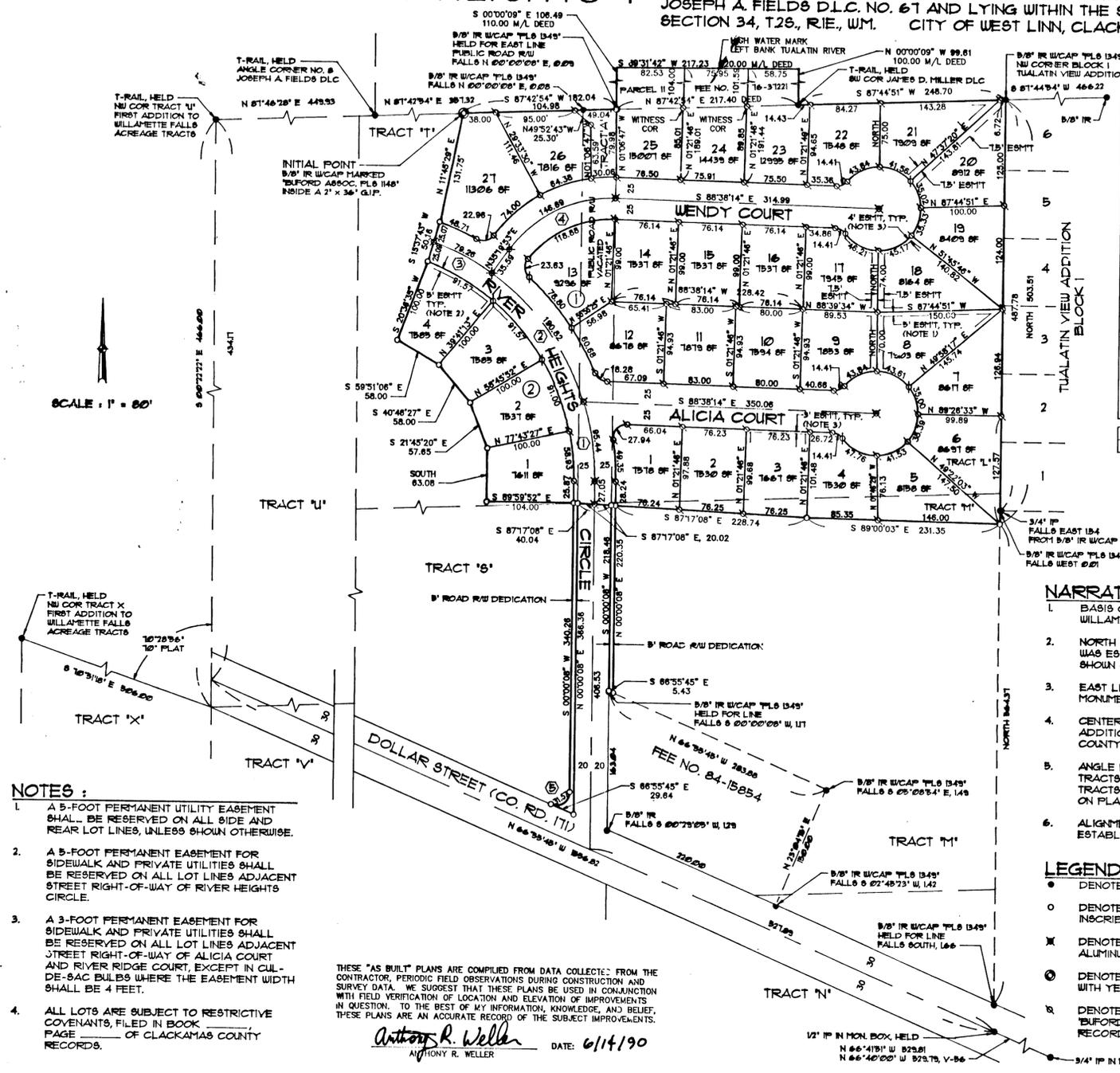
THESE DRAWINGS WERE DESIGNED & PREPARED BY GARY M. BUFORD, P.E. 5624. MR. BUFORD WOULD NOT RELEASE COPIES OF THE ORIGINALS TO PREPARE THESE ASBUILT DRAWINGS. CONSULTING ENGINEERING SERVICES HAS USED INFORMATION PROVIDED BY MR. BUFORD TO REDRAFT THE ORIGINALS AND PREPARE THESE ASBUILT RECORD DRAWINGS.

RIVER HEIGHTS I SITUATED IN THE FIRST ADDITION TO WILLAMETTE FALLS ACREAGE TRACTS AND THE JOSEPH A. FIELDS D.L.C. NO. 67 AND LYING WITHIN THE SE. 1/4 AND THE SW. 1/4 OF SECTION 34, T2S, R1E, W.M. CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

SIDE 1 OF 2

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LOT CURVE DATA

BLOCK	LOT	RADIUS	DELTA	ARC	CHORD	CH. BRNG.
1	1	375.00	08°42'04"	49.35	49.31	N 04°20'54" W
1	2	16.00	100°03'42"	21.94	24.52	N 41°19'55" E
1	3	16.00	51°35'43"	14.41	13.93	S 62°50'22" E
1	4	50.00	54°43'59"	41.76	49.91	S 64°24'30" E
1	5	50.00	41°35'54"	41.93	40.39	N 64°25'44" E
1	6	50.00	40°13'15"	39.39	34.66	N 20°21'01" E
1	7	50.00	40°06'25"	39.00	34.29	N 18°50'30" E
1	8	50.00	49°58'11"	43.61	42.24	N 65°00'52" W
1	9	50.00	50°19'51"	43.84	42.45	S 64°53'02" W
1	10	16.00	51°35'43"	14.41	13.93	S 65°33'55" W
1	11	16.00	65°28'10"	18.28	17.30	N 55°54'01" W
1	12	375.00	10°41'48"	60.68	60.59	N 28°30'58" W
1	13	375.00	13°53'31"	78.00	78.61	N 40°48'31" W
1	14	16.00	84°31'48"	23.63	21.84	N 05°26'28" W
1	15	16.00	54°29'20"	18.88	14.49	N 64°02'06" E
1	16	16.00	51°35'43"	14.41	13.93	S 62°50'22" E
1	17	50.00	52°57'29"	46.21	44.59	S 63°31'15" E
1	18	50.00	51°45'46"	49.11	43.65	N 64°02'07" E
1	19	50.00	40°23'21"	38.33	34.60	N 11°59'32" E
1	20	50.00	40°07'52"	38.02	34.30	N 22°18'55" W
1	21	50.00	41°31'20"	41.56	40.31	N 66°11'02" W
1	22	50.00	50°13'51"	43.84	42.49	S 64°53'02" W
1	23	16.00	51°35'43"	14.41	13.93	S 65°33'55" W
1	24	16.00	21°04'41"	14.38	64.02	S 48°19'40" W
1	25	16.00	24°13'40"	14.00	64.02	S 10°58'58" W
1	26	16.00	82°12'56"	22.36	21.04	S 11°19'18" W
1	27	375.00	08°35'16"	48.71	48.67	N 65°51'52" W
2	1	16.00	12°16'40"	16.93	16.82	N 06°20'13" W
2	2	16.00	18°51'35"	19.00	18.99	N 21°45'20" W
2	3	16.00	15°04'39"	19.57	19.14	N 40°46'21" W
2	4	16.00	15°04'39"	19.57	19.14	N 55°51'06" W

BOUNDARY & STREET & CURVE DATA

NO.	RADIUS	DELTA	ARC	CHORD	CH. BRNG.
1	300.00	18°13'38"	95.44	95.04	N 09°06'41" W
2	300.00	36°26'31"	190.82	191.62	N 36°26'49" W
3	300.00	15°08'16"	79.26	79.03	N 64°19'15" W
4	150.00	56°01'53"	146.69	140.91	N 63°22'50" E
5	16.00	13°04'07"	31.57	26.69	S 56°32'10" W

NARRATIVE :

- BASIS OF BEARING : NORTH (PLAT), EAST LINE OF FIRST ADDITION TO WILLAMETTE FALLS ACREAGE TRACTS.
- NORTH LINE OF FIRST ADDITION TO WILLAMETTE FALLS ACREAGE TRACTS WAS ESTABLISHED BY HOLDING T-RAIL AND IRON ROD MONUMENTATION SHOWN ON PLAT.
- EAST LINE OF SAID FIRST ADDITION WAS ESTABLISHED BY HOLDING TO MONUMENTATION SET IN P. 216.35.
- CENTERLINE OF DOLLAR STREET (C.R. 171) EASTERLY OF SAID FIRST ADDITION WAS ESTABLISHED BY HOLDING TO MONUMENTATION SET IN COUNTY SURVEY V-56.
- ANGLE PT IN SOUTH R/W OF DOLLAR STREET AT CORNER COMMON TO TRACTS U, V AND X, FIRST ADDITION TO WILLAMETTE FALLS ACREAGE TRACTS WAS ESTABLISHED USING FOUND T-RAIL MONUMENTATION SHOWN ON PLAT.
- ALIGNMENT OF DOLLAR STREET WESTERLY OF EAST LINE WAS ESTABLISHED AS A RESULT OF ITEMS 3 AND 4, ABOVE.

LEGEND :

- DENOTES MONUMENT FOUND, AS SPECIFIED
- DENOTES 5/8" x 30" IRON ROD SET WITH YELLOW PLASTIC CAP INSCRIBED "BUFORD ASSOC. PL. 6 1148"
- ✕ DENOTES CENTERLINE MONUMENTATION, SET 5/8" x 30" IRON ROD WITH ALUMINUM CAP INSCRIBED "BUFORD & ASSOC. PL. 6 1148"
- ⊙ DENOTES SET 2" x 36" GALVANIZED IRON PIPE AND 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "BUFORD ASSOC. PL. 6 1148"
- ⊖ DENOTES 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "BUFORD ASSOC. PL. 6 1148" TO BE SET BY POST MONUMENTATION AFTER RECORDATION OF PLAT AND CONSTRUCTION OF IMPROVEMENTS

NOTES :

- A 5-FOOT PERMANENT UTILITY EASEMENT SHALL BE RESERVED ON ALL SIDE AND REAR LOT LINES, UNLESS SHOWN OTHERWISE.
- A 5-FOOT PERMANENT EASEMENT FOR SIDEWALK AND PRIVATE UTILITIES SHALL BE RESERVED ON ALL LOT LINES ADJACENT STREET RIGHT-OF-WAY OF RIVER HEIGHTS CIRCLE.
- A 3-FOOT PERMANENT EASEMENT FOR SIDEWALK AND PRIVATE UTILITIES SHALL BE RESERVED ON ALL LOT LINES ADJACENT STREET RIGHT-OF-WAY OF ALICIA COURT AND RIVER RIDGE COURT, EXCEPT IN CUL-DE-SAC BUILDS WHERE THE EASEMENT WIDTH SHALL BE 4 FEET.
- ALL LOTS ARE SUBJECT TO RESTRICTIVE COVENANTS, FILED IN BOOK _____ PAGE _____ OF CLACKAMAS COUNTY RECORDS.

THESE "AS BUILT" 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: 6/11/90

GENERAL CONSTRUCTION NOTES :

- CONSTRUCTION OF STREET, STORM DRAINAGE, SANITARY SEWER AND WATERLINE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THESE PLANS, CITY OF WEST LINN CONSTRUCTION STANDARDS AND DRAWINGS, AND STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, OREGON STATE HIGHWAY DIVISION.
- ELEVATION DATUM : CITY OF WEST LINN TBM NO. 1, 1/2-INCH PIPE IN MONUMENT BOX IN CENTERLINE OF DOLLAR STREET AT INTERSECTION WITH EAST LINE OF RIVER HEIGHTS, ELEVATION 202.59.
- LOCATIONS OF EXISTING UTILITIES ARE BASED ON AVAILABLE RECORDS. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY LOCATIONS OF UTILITIES AS APPROPRIATE AND SHALL NOTIFY THE ENGINEER OF CONDITIONS WHICH DIFFER FROM THOSE SHOWN ON THE PLANS PRIOR TO START OF CONSTRUCTION. DELAYS RESULTING FROM CONFLICTS WITH EXISTING UTILITIES SHALL BE CONSIDERED TO THE PROJECT AND NO ADDITIONAL PAYMENT SHALL BE MADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES AND UNDERGROUND STRUCTURES, AND SHALL MAKE ALL REPAIRS AT HIS EXPENSE.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE WORK, AND SHALL BE RESPONSIBLE FOR CONDITIONS OF PERMITS.
- CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FORTY-EIGHT (48) HOURS IN ADVANCE PRIOR TO CONSTRUCTING ACROSS OR WITHIN FIVE (5) FEET OF THEIR UNDERGROUND OR ABOVE GROUND FACILITIES OR STRUCTURES.
- CONTRACTOR SHALL NOTIFY ENGINEER THREE (3) DAYS IN ADVANCE TO PROVIDE CONSTRUCTION STAKES FOR LINE AND GRADE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF ALL DAMAGED OR DESTROYED SURVEY MONUMENTATION OR CONSTRUCTION STAKES.

DESIGNED: S.G.F.	PREPARED BY: BUFORD ASSOC., INC.	ASBUILT BY: CONSULTING ENGINEERING SERVICES	PREPARED FOR: RIVER HEIGHTS JOINT VENTURE
DRAWN: G.M.B.	415 NORTH STATE STREET	P.O. BOX 758	BORING, OREGON 97201
DATE: 6-13-90	LAKE OSWEGO, OREGON 97034	(503) 635-3511	(503) 658-6440
SCALE: AS SHOWN			
FILE: 90-366			

VICINITY MAP, INDEX OF DRAWINGS AND GENERAL CONSTRUCTION NOTES

COVER SHEET

RIVER HEIGHTS I a planned unit development WEST LINN, OREGON

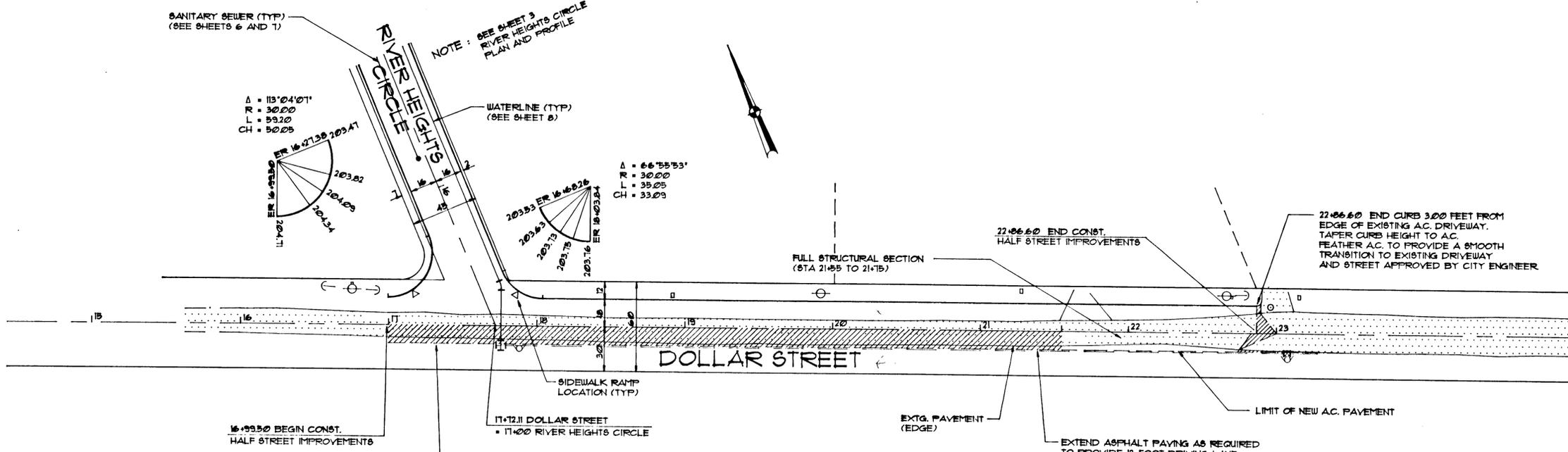
SHEET 1 OF 8

SANITARY SEWER (TYP)
(SEE SHEETS 6 AND 7)

NOTE: SEE SHEET 3
RIVER HEIGHTS CIRCLE
PLAN AND PROFILE

$\Delta = 113^{\circ}04'01''$
 $R = 30.00$
 $L = 59.20$
 $CH = 50.05$

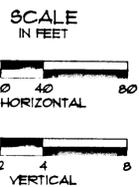
$\Delta = 66^{\circ}55'53''$
 $R = 30.00$
 $L = 35.05$
 $CH = 33.03$



PLAN

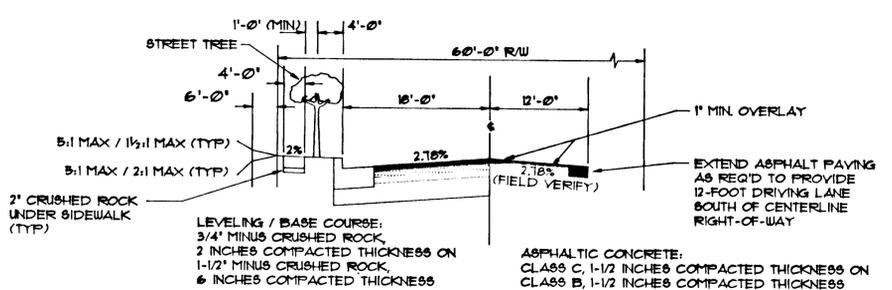
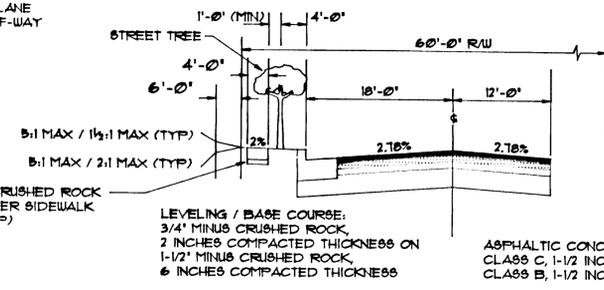


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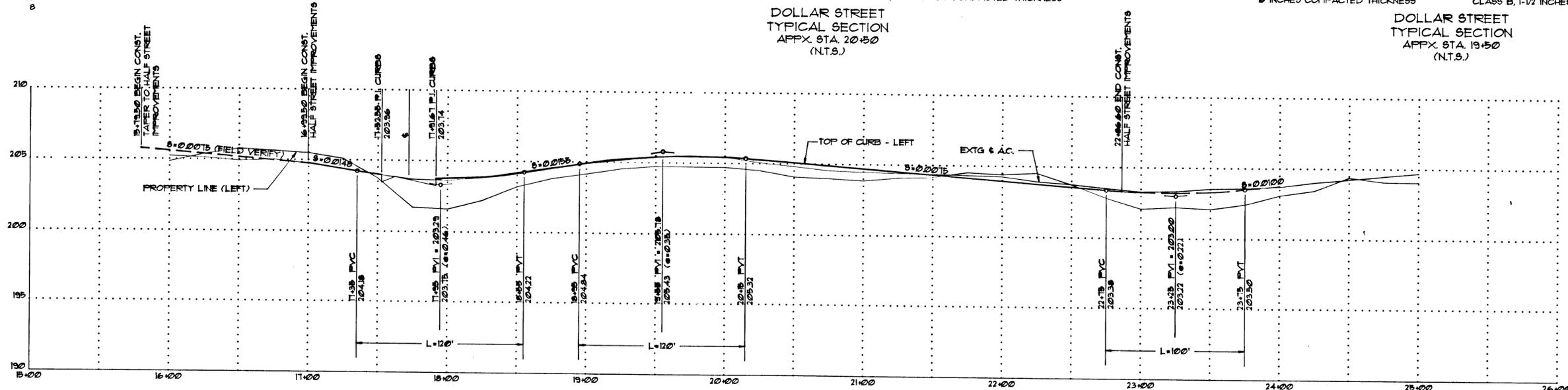
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Anthony R. Weller, DATE 6/14/90
ANTHONY R. WELLER



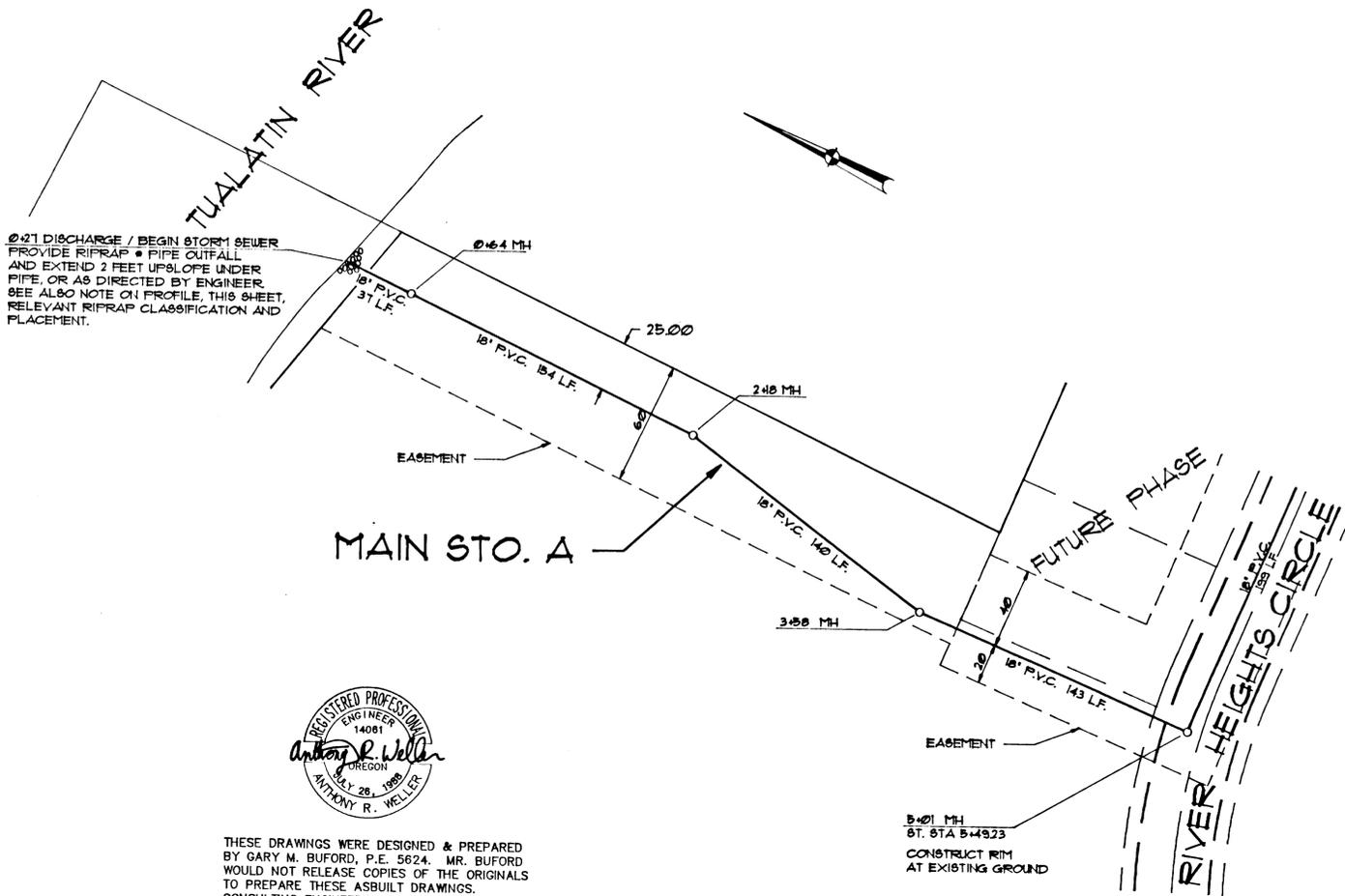
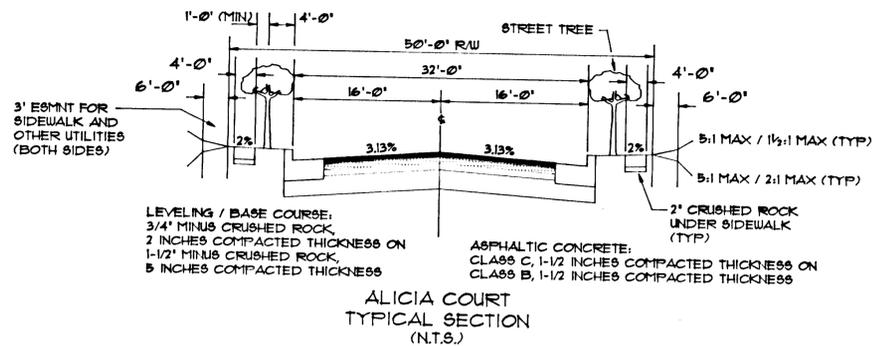
DOLLAR STREET
TYPICAL SECTION
APPX. STA. 20+50
(N.T.S.)

DOLLAR STREET
TYPICAL SECTION
APPX. STA. 19+50
(N.T.S.)



PROFILE - DOLLAR STREET

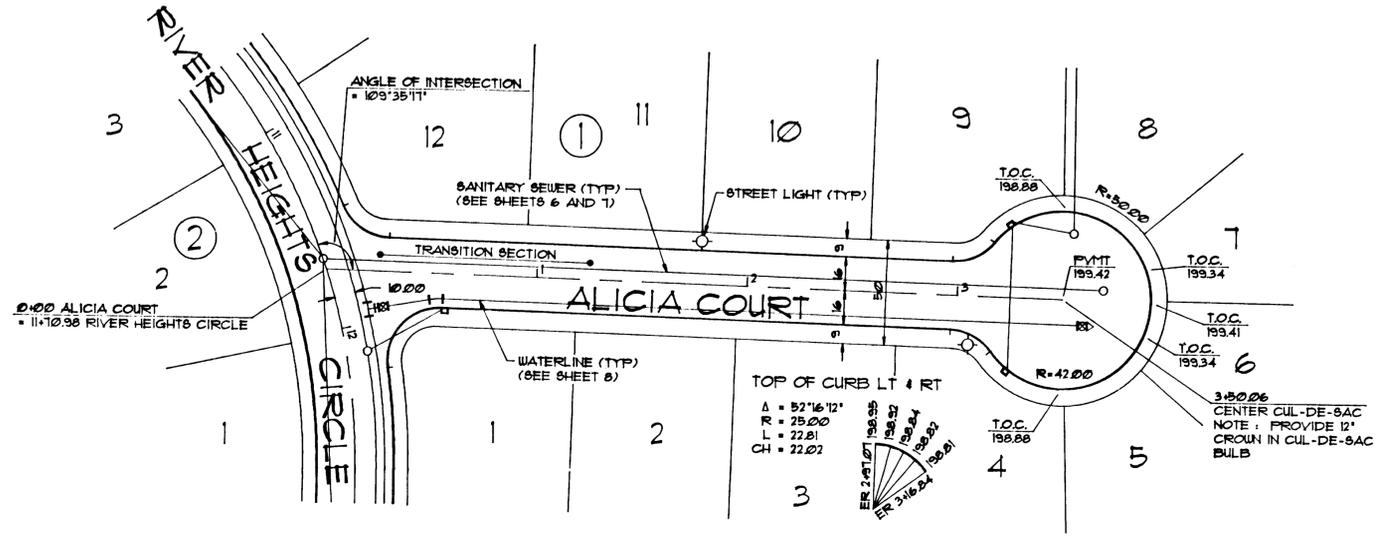
NO.	REVISIONS	DESIGNED	S.G.F.	PREPARED BY:	ASBUILT BY:	PREPARED FOR:	PLAN AND PROFILE	SHEET
		DATE	S.G.F.	BUFORD ASSOC., INC.				
1	ASBUILT	0-13-90	AS SHOWN	415 NORTH STATE STREET LAKE OSWEGO, OREGON 97034 (503) 635-3511	ENTER PLAZA WEST SUITE 300 (503) 646-4000 1805 S.W. CENTER ST., BEAVERTON, OR 97005-1001	P.O. BOX 758 BORING, OREGON 97201 (503) 658-6440	STREET AND STORM DRAINAGE IMPROVEMENTS RIVER HEIGHTS I a planned unit development WEST LINN, OREGON	OF
		DATE	FILE	90-366				8



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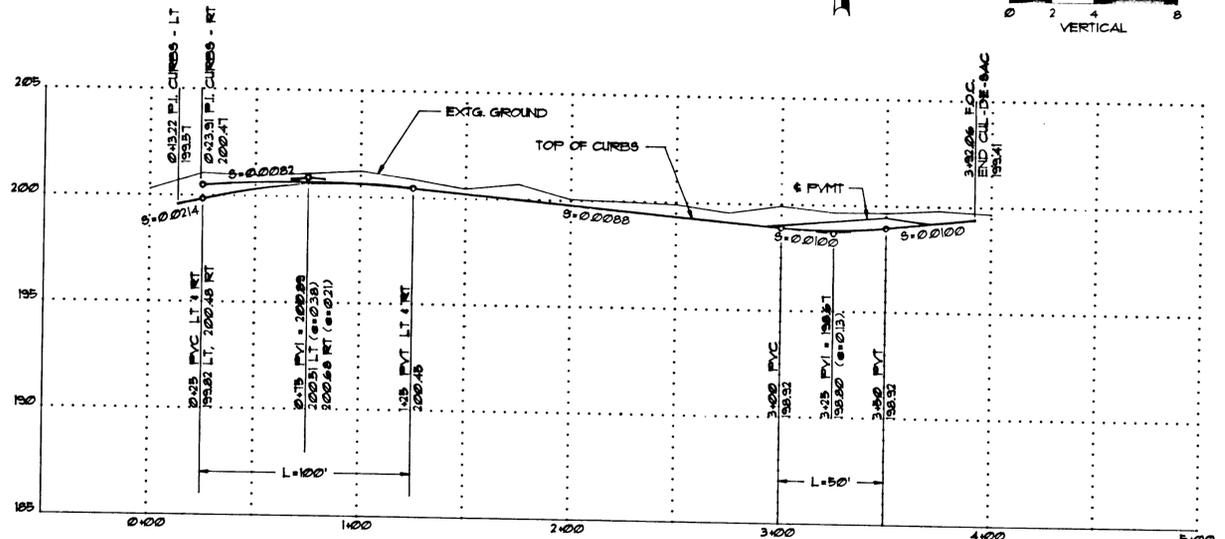
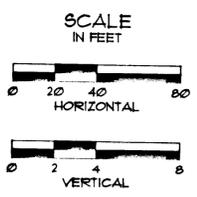
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Anthony R. Weller
ANTHONY R. WELLER DATE: 6/14/90

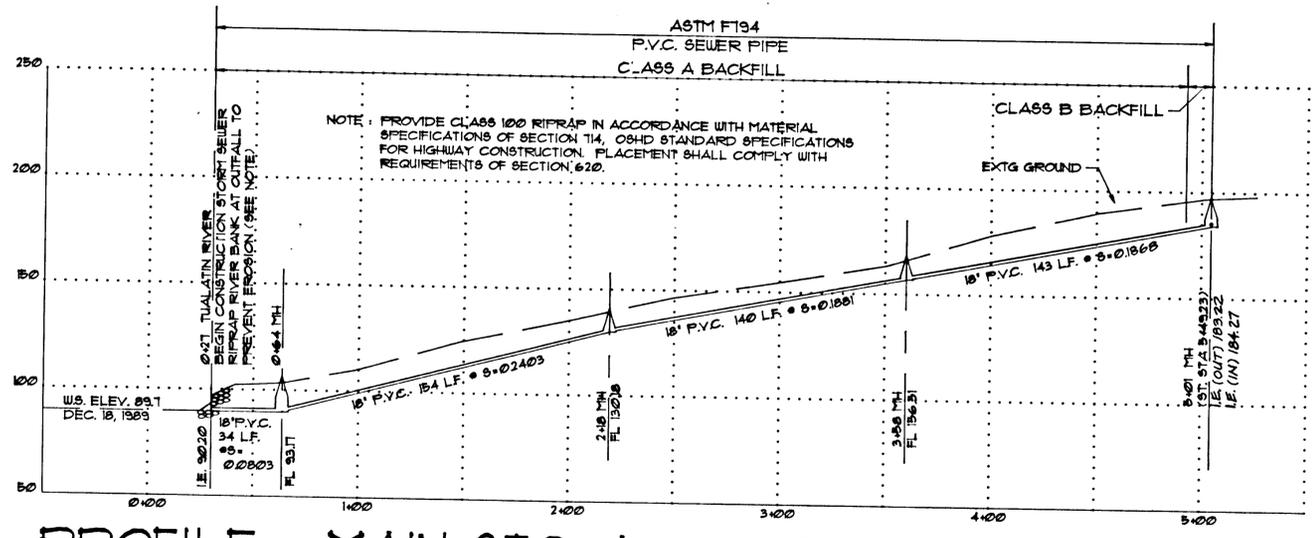


PLAN

NOTE: STREET LIGHTS WILL BE INSTALLED UNDER SEPARATE CONTRACT.



PROFILE - ALICIA COURT



PROFILE - MAIN STO. A 0+00 - 5+04

DESIGNED: S.G.F.	PREPARED BY: BUFORD ASSOC., INC.	ASBUILT BY: CONSULTING ENGINEERING SERVICES	PREPARED FOR: RIVER HEIGHTS JOINT VENTURE	PLAN AND PROFILE
DRAWN: S.G.F.	415 NORTH STATE STREET	CENTER PLAZA WEST SUITE 300	P.O. BOX 758	STREET AND STORM DRAINAGE IMPROVEMENTS
DATE: 12-23-89	LAKE OSWEGO, OREGON 97034	12855 S.W. CENTER ST., HEAVENLY, OR 97005-1801	BORING, OREGON 97201	RIVER HEIGHTS I a planned unit development WEST LINN, OREGON
SCALE: AS SHOWN	FILE: 90-366			SHEET 4
NO. REVISIONS	DATE			OF 8

STREET IMPROVEMENTS CONSTRUCTION NOTES :

- STREET IMPROVEMENTS CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST LINN CONSTRUCTION STANDARDS.
- STRUCTURAL SECTIONS OF STREET IMPROVEMENTS SHALL BE AS FOLLOWS :
 DOLLAR STREET
 BASE COURSE : 1-1/2" MINUS CRUSHED ROCK, 6 INCHES COMPACTED THICKNESS.
 LEVELING COURSE : 3/4" MINUS CRUSHED ROCK, 2 INCHES COMPACTED THICKNESS.
 ASPHALT CONCRETE : CLASS C, 1-1/2 INCHES COMPACTED THICKNESS ON CLASS B, 1-1/2 INCHES COMPACTED THICKNESS.
 CROSS SLOPE : 8" @ 27'10" FROM CENTERLINE TO GUTTER UNLESS SHOWN OTHERWISE ON PLANS.
 RIVER HEIGHTS CIRCLE
 BASE COURSE : 1-1/2" MINUS CRUSHED ROCK, 6 INCHES COMPACTED THICKNESS.
 LEVELING COURSE : 3/4" MINUS CRUSHED ROCK, 2 INCHES COMPACTED THICKNESS.
 ASPHALT CONCRETE : CLASS C, 1-1/2 INCHES COMPACTED THICKNESS ON CLASS B, 1-1/2 INCHES COMPACTED THICKNESS.
 CROSS SLOPE : 8" @ 27'10" FROM CENTERLINE TO GUTTER UNLESS SHOWN OTHERWISE ON PLANS.

- BASE COURSE AND LEVELING COURSE ROCK SHALL CONFORM TO APPLICABLE PORTIONS OF SECTIONS 304 AND 103 OF STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, OREGON STATE HIGHWAY CONSTRUCTION, OREGON STATE HIGHWAY DIVISION (OSHD SPECIFICATIONS).
- ASPHALT CONCRETE MIXES SHALL CONFORM TO SECTION 403 OF OSHD SPECIFICATIONS.
- ASPHALT EMULSION FOR THE TACK COAT SHALL CONFORM TO SECTION 407 OF OSHD SPECIFICATIONS.
- WORKMANSHIP IN PRODUCING, PLACING AND FINISHING ASPHALT CONCRETE PAVEMENT SHALL CONFORM TO APPLICABLE PORTIONS OF SECTION 403 OF OSHD SPECIFICATIONS.

WHEN JOINING NEW ASPHALTIC CONCRETE PAVEMENT WITH AN EXISTING EDGE OF PAVEMENT, THE EXISTING PAVEMENT SHALL BE CUT BACK TO PRODUCE A SLIGHTLY BEVELED VERTICAL EDGE FOR ITS FULL THICKNESS, AND THE OLD CUT AWAY MATERIAL SHALL BE REMOVED FROM THE WORK. THE NEWLY SAWCUT EDGE SHALL BE TACK COATED JUST BEFORE PLACING NEW PAVEMENT. THE NEW ASPHALTIC CONCRETE PAVEMENT SHALL BE PLACED OR RAKED AGAINST THE FRESH CUT, THOROUGHLY TAMPED, AND ROLLED TO PROVIDE A SMOOTH JOINT EXACTLY MEETING THE LINE AND GRADE OF ADJOINING ASPHALTIC CONCRETE PAVEMENT. ALL JOINTS BETWEEN NEW AND EXISTING ASPHALTIC CONCRETE PAVEMENT SHALL BE SANDED AFTER PAVING OPERATIONS ARE COMPLETED.

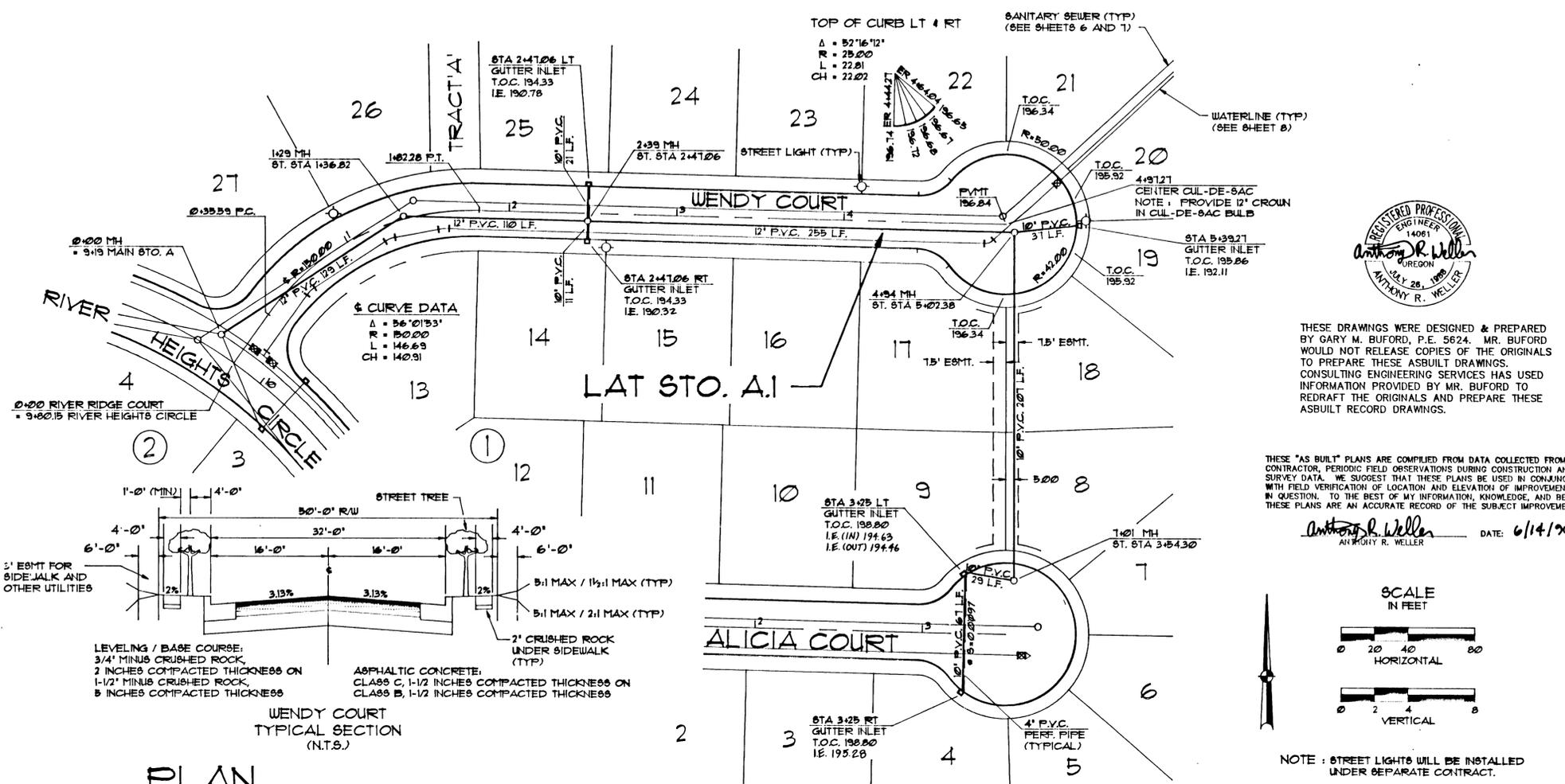
- THE HEIGHT OF ALL VALVE BOXES, MANHOLES AND SIMILAR APPURTENANCES WITHIN THE AREA TO BE PAVED SHALL BE ADJUSTED TO CONFORM TO THE NEW GRADES AND CROSS-SECTIONS. THE CONTRACTOR SHALL REMOVE THE EARTH AROUND THE BOX OR MANHOLE WITHOUT DISTURBING A GREATER AREA THAN NECESSARY AND RAISE OR LOWER THE BOX OR MANHOLE RING, AS THE CASE MAY REQUIRE, UNTIL THE TOP SURFACE IS AT THE CORRECT ELEVATION. THE HOLE SHALL BE BACKFILLED WITH GRANULAR MATERIAL IN SIX (6) INCH LAYERS AND EACH LAYER SHALL BE THOROUGHLY COMPACTED WITH A PNEUMATIC TAMPER BEFORE THE NEXT IS PLACED UNTIL THE BACKFILL IS UP TO SUBGRADE ELEVATION.
- CONCRETE CURBS AND GUTTER SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF WEST LINN CONSTRUCTION STANDARDS, DRAWING NO. CG - 265. FINISHED SURFACE OF THE CONCRETE SHALL NOT VARY MORE THAN 0.02 FEET (1/4 INCH) FROM THE ESTABLISHED LINE AND GRADE. WORKMANSHIP FOR MIXING, TRANSPORTING, PLACING, FINISHING, AND CURING CONCRETE SHALL CONFORM TO APPLICABLE PORTIONS OF SECTION 504 OF OSHD SPECIFICATIONS.
- CONCRETE SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF WEST LINN CONSTRUCTION STANDARDS, DRAWING NO. CS - 210. WORKMANSHIP FOR MIXING, TRANSPORTING, PLACING, FINISHING AND CURING CONCRETE SIDEWALK SHALL CONFORM TO APPLICABLE PORTIONS OF SECTIONS 504 AND 608 OF OSHD SPECIFICATIONS. FOR CURBS CUT AT SIDEWALK RAMPS, SEE STD. DWG. NO. CS - 211.

EARTHWORK CONSTRUCTION NOTES :

- EARTHWORK CONSTRUCTION AS SHOWN ON THESE PLANS SHALL CONFORM TO APPLICABLE PORTIONS OF SECTION 203 OF OSHD SPECIFICATIONS.
- EXCAVATION IS UNCLASSIFIED. THE CONTRACTOR SHALL REMOVE ALL MATERIAL REGARDLESS OF THE NATURE, TYPE OR CONDITION ENCOUNTERED.
- MOST OF THE ON-SITE SOILS MAY BE USED TO CONSTRUCT STRUCTURAL FILLS FOR STREET AREAS AND WITHIN LOTS, NO BRUSH, ROOTS, ORGANICS, DEBRIS, ROCK, CONCRETE OR ASPHALT FRAGMENTS GREATER THAN 12 INCHES IN SIZE, OR SIMILAR UNSUITABLE MATERIAL SHALL BE PLACED IN THE STRUCTURAL FILLS. EMBANKMENT CONSTRUCTION SHALL CONFORM TO SUBSECTION 203.39. COMPACT TO NOT LESS THAN 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 698. THE OWNER WILL PROVIDE CONSTRUCTION OBSERVATION AND FIELD TESTING DURING EARTHWORK CONSTRUCTION TO DETERMINE IN-PLACE DENSITIES.
- THE CONTRACTOR SHALL CLEAR THE SITE WITHIN ROAD RIGHT-OF-WAY AND EMBANKMENT AREAS, AND EASEMENTS IN ACCORDANCE WITH APPLICABLE PORTIONS OF SECTION 201 OF OSHD SPECIFICATIONS. BRUSH, TREE TRUNKS AND OTHER WASTE MATERIAL SHALL BE REMOVED FROM THE SITE. STRIPPING SHALL BE ACCOMPLISHED WITHIN ROADWAY AND EMBANKMENT AREAS TO A DEPTH OF APPROXIMATELY SIX (6) INCHES OR AS DIRECTED BY THE ENGINEER. STRIPPING MATERIALS MAY BE DISPOSED OF WITHIN THE SITE, AT AREAS DESIGNATED BY THE ENGINEER.

STORM DRAINAGE IMPROVEMENTS CONSTRUCTION NOTES :

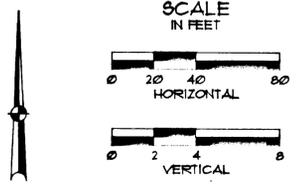
- STORM DRAINAGE IMPROVEMENTS CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST LINN CONSTRUCTION STANDARDS.
- PROVIDE THREE (3) INCH PLASTIC PIPE SET IN CURB DURING CONSTRUCTION FOR ROOF AND FOUNDATION DRAINAGE, TWO (2) FEET LOT, MIN. FIELD LOCATED. (SEE STD DWG NO. G-265)
- STORM SEWER PIPE THROUGH 18-INCH DIAMETER SHALL BE P.V.C. (POLYVINYLCHLORIDE) CONFORMING TO ASTM SPECIFICATION D3034, SDR 35. JOINTS SHALL BE RUBBER RING TYPE CONFORMING TO ASTM SPECIFICATION D3212. PIPE 18-INCH DIAMETER SHALL BE P.V.C. CONFORMING TO ASTM F194 SPECIFICATION FOR (P.V.C.) LARGE DIAMETER RIBBED GRAVITY SEWER PIPE BASED ON CONTROLLED INSIDE DIAMETER. PIPE STIFFNESS SHALL EQUAL OR EXCEED 46 PSI IN ACCORDANCE WITH ASTM SPECIFICATION D2412. JOINTS SHALL BE RUBBER RING CONFORMING TO ASTM SPECIFICATION D3212.
- TRENCH EXCAVATION AND BACKFILL, AND WORKMANSHIP FOR CONSTRUCTION OF STORM SEWER SHALL BE ACCOMPLISHED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND AS SET FORTH IN CHAPTER IV, SANITARY SEWER DESIGN SPECIFICATIONS OF CITY OF WEST LINN CONSTRUCTION STANDARDS.
- PIPE BASE AND PIPE ZONE MATERIALS, THICKNESS AND WORKMANSHIP SHALL CONFORM TO CITY OF WEST LINN SPECIFICATIONS. SAND SHALL NOT BE USED WITHOUT WRITTEN APPROVAL FROM THE ENGINEER AND THE CITY OF WEST LINN.
- MANHOLE AND GUTTER INLET CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST LINN SPECIFICATIONS AND STANDARD DRAWINGS. MANHOLES SHALL CONFORM TO STANDARD DRAWINGS NOS. MH - 209 AND MH - 210, AS APPROPRIATE. MANHOLES SHALL HAVE POURED-IN-PLACE CONCRETE BASES UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEER AND CITY OF WEST LINN. GUTTER INLET AND GUTTER INLET COVER SHALL CONFORM TO STANDARD DRAWINGS NOS. GI - 214 AND GI - 215, RESPECTIVELY. WORKMANSHIP FOR MIXING, TRANSPORTING, PLACING, FINISHING AND CURING CONCRETE OF MANHOLE AND GUTTER INLET CONSTRUCTION SHALL CONFORM TO APPLICABLE PORTIONS OF SECTION 504 OF OSHD SPECIFICATIONS.
- INSTALL 4-INCH PERFORATED P.V.C. PIPE BETWEEN GUTTER INLETS AS SHOWN ON THE PLANS. TRENCH GRADE SHALL BE 20 INCHES BELOW SUBGRADE. PROVIDE 4 INCH MINIMUM THICKNESS PIPE BEDDING AND EXTEND PIPE ZONE TO A POINT 12 INCHES ABOVE TOP OUTSIDE SURFACE OF PIPE BARREL.



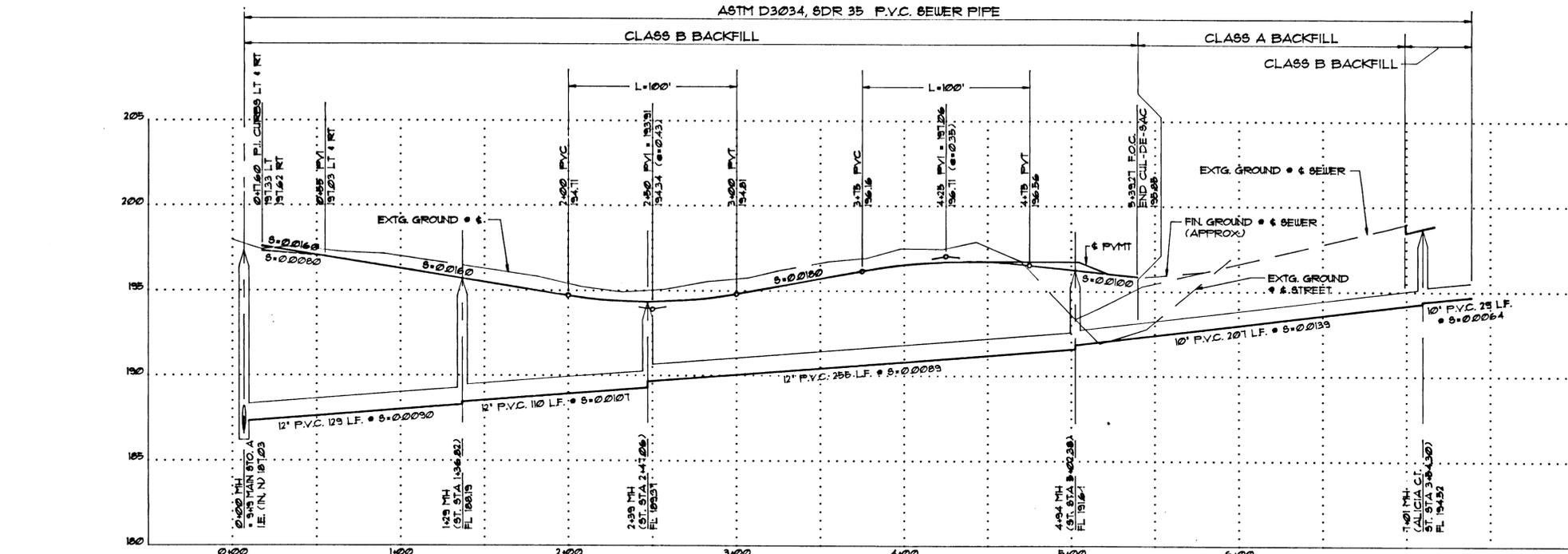
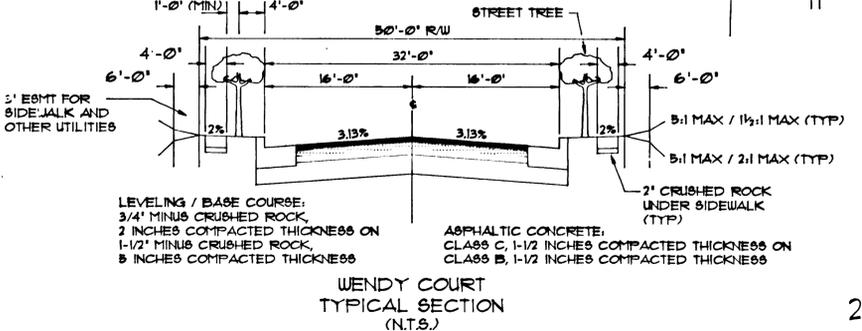
THESE DRAWINGS WERE DESIGNED & PREPARED BY GARY M. BUFORD, P.E. 5824. MR. BUFORD WOULD NOT RELEASE COPIES OF THE ORIGINALS TO PREPARE THESE ASBUILT DRAWINGS. CONSULTING ENGINEERING SERVICES HAS USED INFORMATION PROVIDED BY MR. BUFORD TO REDRAFT THE ORIGINALS AND PREPARE THESE ASBUILT RECORD DRAWINGS.

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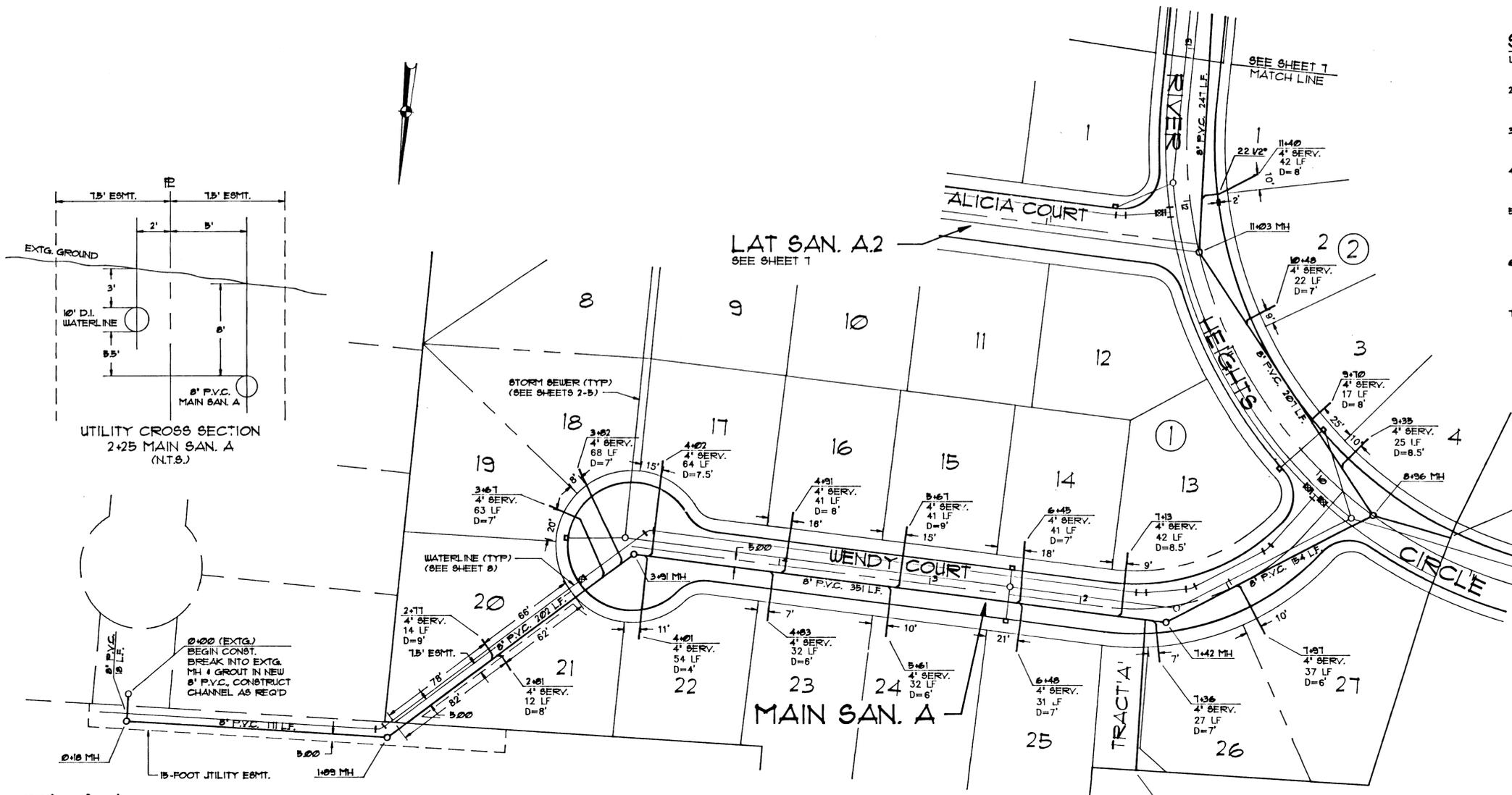
Anthony R. Weller DATE: 6/14/90
 ANTHONY R. WELLER



NOTE: STREET LIGHTS WILL BE INSTALLED UNDER SEPARATE CONTRACT.



PROFILE - WENDY COURT & LAT STO. A.I.



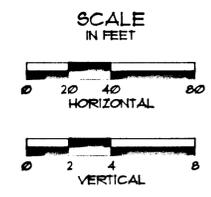
- SANITARY SEWER IMPROVEMENTS CONSTRUCTION NOTES:**
1. SANITARY SEWER IMPROVEMENTS CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST LINN CONSTRUCTION STANDARDS.
 2. SANITARY SEWER PIPE INCLUDING SEWER SERVICES SHALL BE P.V.C. (POLYVINYLCHLORIDE) CONFORMING TO ASTM SPECIFICATION D3034, SDR 35. JOINTS SHALL BE RUBBER RING TYPE CONFORMING TO ASTM SPECIFICATION D3212.
 3. TRENCH EXCAVATION AND BACKFILL, AND WORKMANSHIP FOR CONSTRUCTION OF SANITARY SEWER SHALL BE ACCOMPLISHED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND AS SET FORTH IN CITY OF WEST LINN CONSTRUCTION STANDARDS.
 4. PIPE BASE AND PIPE ZONE MATERIAL, THICKNESS AND WORKMANSHIP SHALL CONFORM TO CITY OF WEST LINN SPECIFICATIONS. SAND SHALL NOT BE USED WITHOUT WRITTEN APPROVAL FROM THE ENGINEER AND THE CITY OF WEST LINN.
 5. MANHOLE AND CLEANOUT CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST LINN CONSTRUCTION STANDARDS AND DRAWINGS MH - 203, MH - 210, AND 85 - 4, AS APPROPRIATE. MANHOLE BASE SHALL BE POURED-IN-PLACE CONCRETE UNLESS APPROVED OTHERWISE IN WRITING BY THE ENGINEER AND THE CITY.
 6. HYDROSTATIC AND AIR TESTING OF SANITARY SEWER AND MANHOLE CONSTRUCTION FOR ACCEPTANCE SHALL BE CONDUCTED IN ACCORDANCE WITH PROCEDURES SET FORTH IN CITY OF WEST LINN CONSTRUCTION STANDARDS. ALL TESTS SHALL BE WITNESSED BY THE ENGINEER AND A REPRESENTATIVE OF THE CITY.
 7. SANITARY SEWER SERVICES SHALL CONFORM TO CITY OF WEST LINN CONSTRUCTION STANDARDS. WYE FITTINGS SHALL BE PROVIDED AT SERVICE CONNECTIONS. SERVICE CONNECTION PIPE SHALL NOT BE BACKFILLED UNTIL INSPECTED AND APPROVED BY THE ENGINEER AND THE CITY.



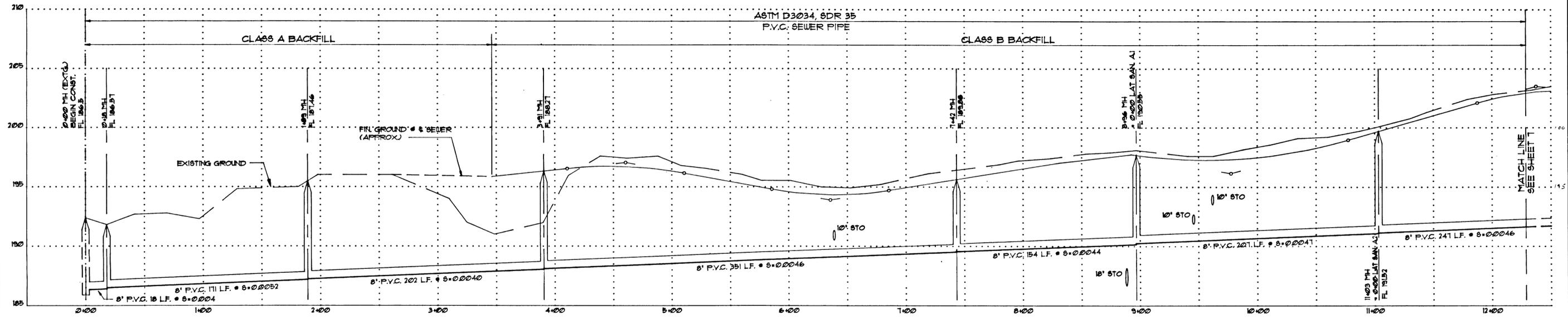
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Anthony R. Weller DATE: 6/14/90
 ANTHONY R. WELLER



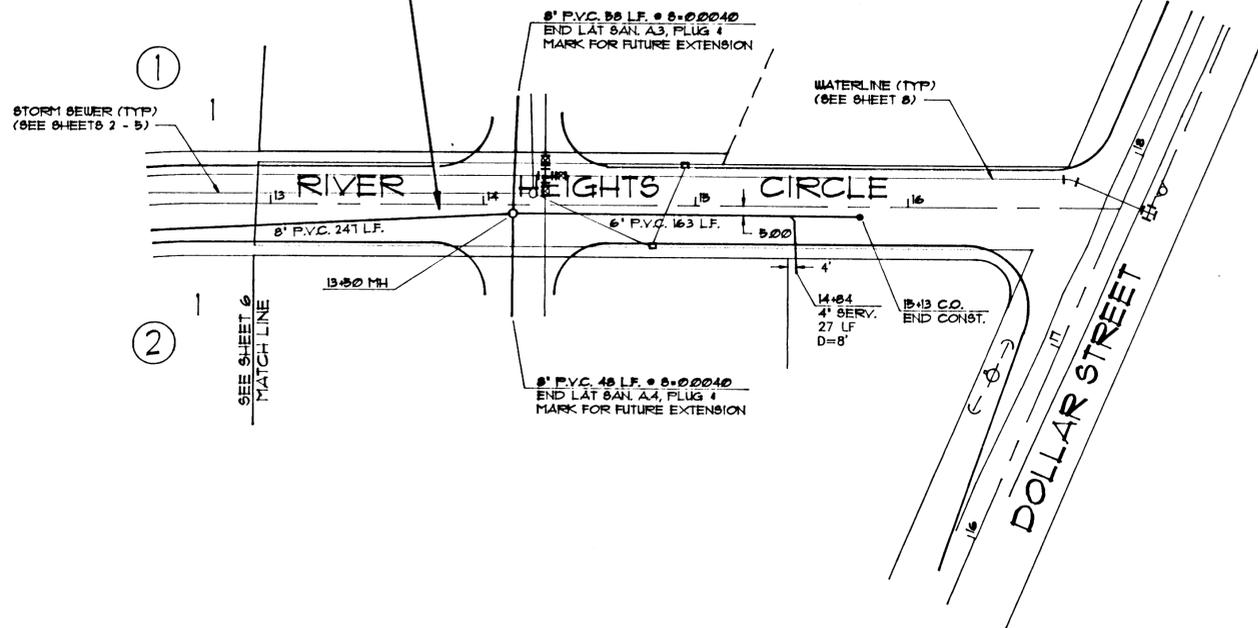
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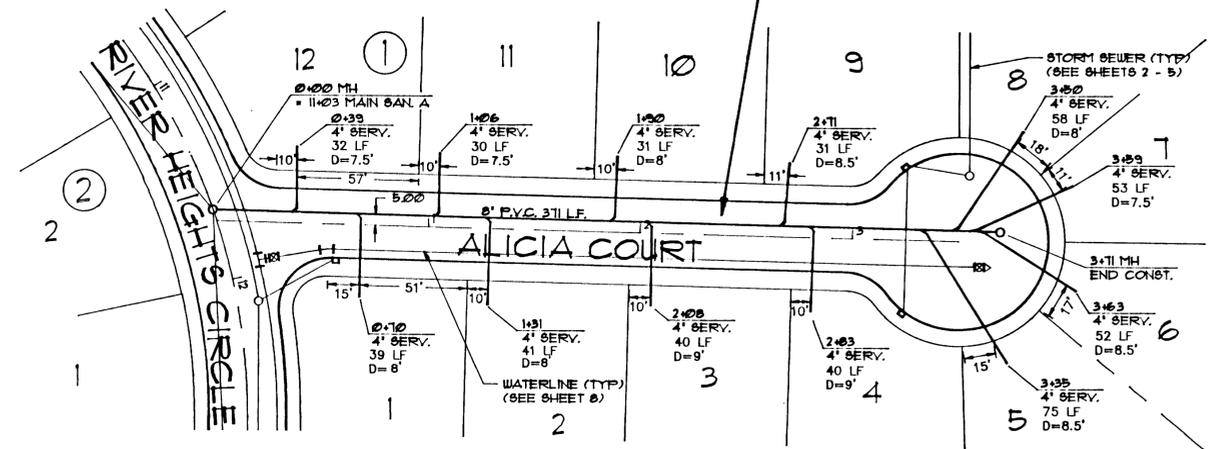
PROFILE - MAIN SAN. A 0+00 - 12+29

DESIGNED: S.G.F.	PREPARED BY: BUFORD ASSOC., INC.	ASBUILT BY: CONSULTING ENGINEERING SERVICES	PREPARED FOR: RIVER HEIGHTS JOINT VENTURE	PLAN AND PROFILE	SHEET 6 OF 8
DRAWN: S.G.F.	415 NORTH STATE STREET LAKE OSWEGO, OREGON 97034 (503) 635-3511	CENTER PLAZA WEST SUITE 300 12855 S.W. CENTER ST., BEAVERTON, OR 97005-1001	P.O. BOX 758 BORING, OREGON 97201 (503) 658-6440	SANITARY SEWER IMPROVEMENTS RIVER HEIGHTS I a planned unit development WEST LINN, OREGON	
NO. 1	ASBUILT	DATE: 12-28-89 SCALE: AS SHOWN FILE: 96-386			

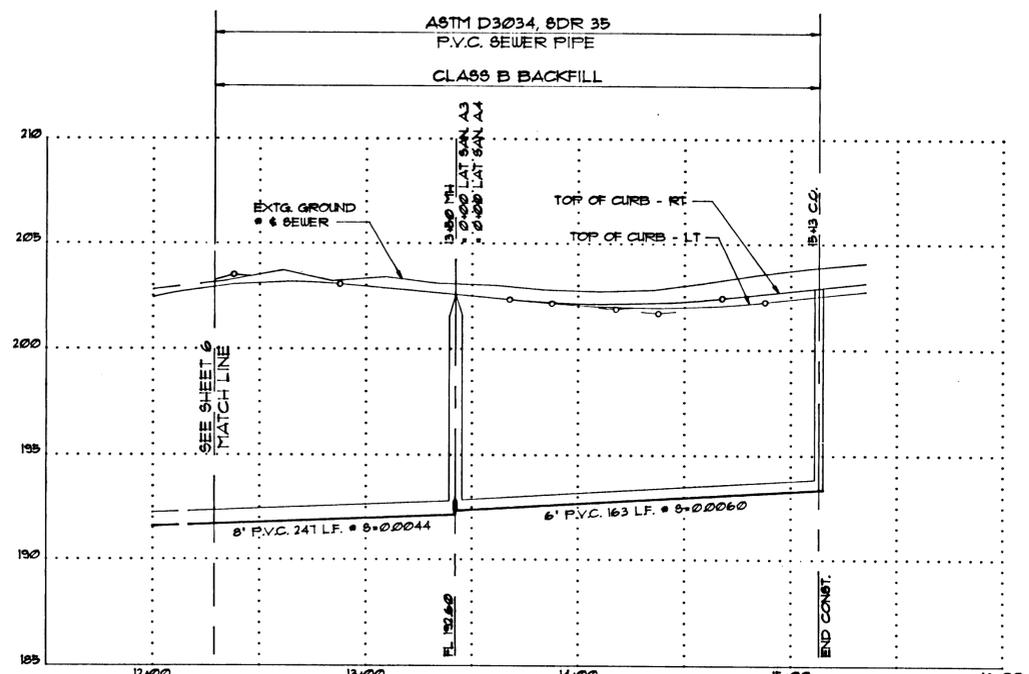
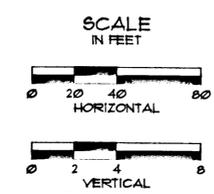
MAIN SAN. A



LAT SAN. A.2



PLAN



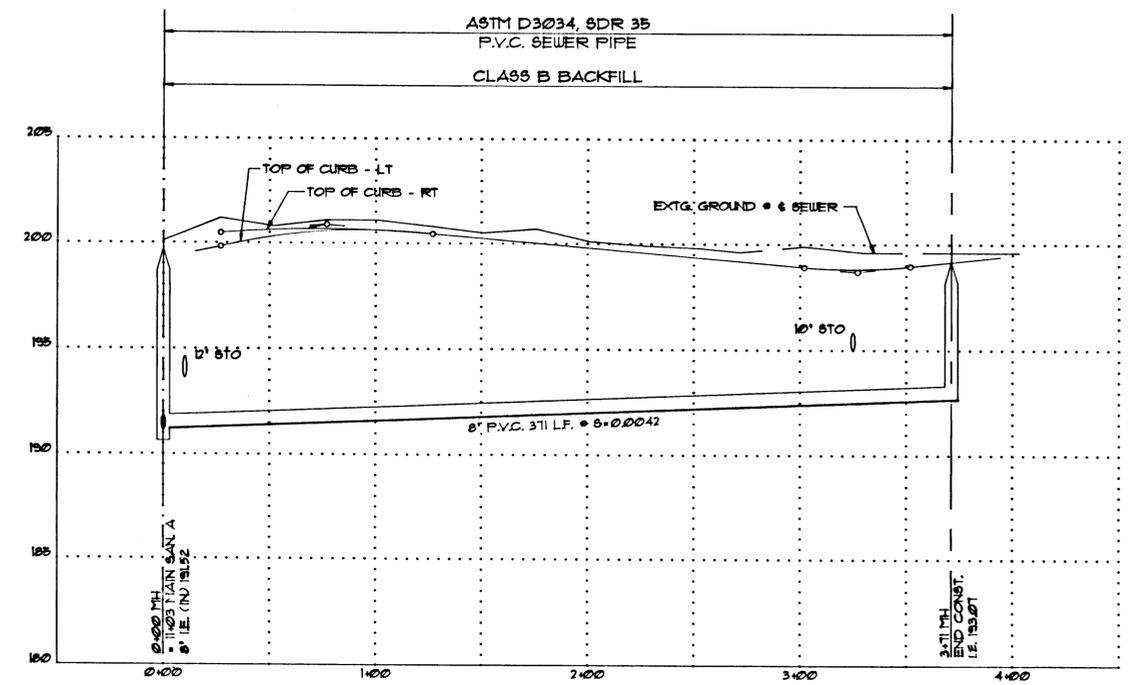
PROFILE - MAIN SAN. A 12+29 - END



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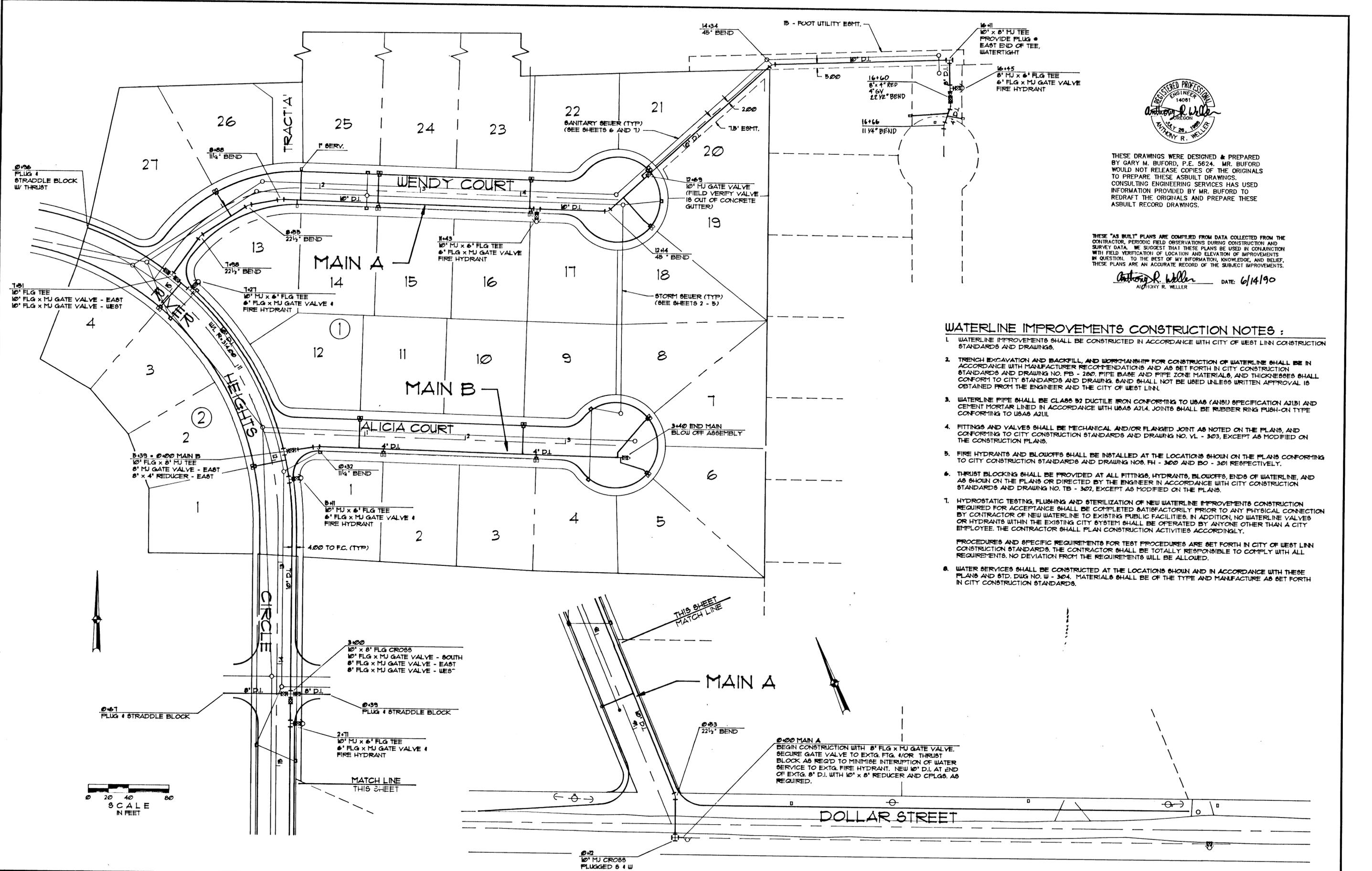
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Anthony R. Weller DATE: 6/14/90
 ANTHONY R. WELLER



PROFILE - LAT SAN. A.2

DESIGNED: S.G.F.		PREPARED BY: BUFORD ASSOC., INC.		ASBUILT BY: CONSULTING ENGINEERING SERVICES		PREPARED FOR: RIVER HEIGHTS JOINT VENTURE		PLAN AND PROFILE		SHEET 7 OF 8
DRAWN: S.G.F.		415 NORTH STATE STREET LAKE OSWEGO, OREGON 97034		CENTER PLAZA WEST SUITE 300 (503) 846-4501 12855 S.W. CENTER ST., BEAVERTON, OR 97005-1801		P.O. BOX 758 BORING, OREGON 97201 (503) 658-8440		SANITARY SEWER IMPROVEMENTS RIVER HEIGHTS I a planned unit development WEST LINN, OREGON		
DATE: 12-15-89		SCALE: AS SHOWN		FILE: 90-366						
1 ASBUILT		8-13-90								
REVISIONS		DATE								



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Anthony R. Weller
ANTHONY R. WELLER
DATE: 6/14/90

WATERLINE IMPROVEMENTS CONSTRUCTION NOTES :

1. WATERLINE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF WEST LINN CONSTRUCTION STANDARDS AND DRAWINGS.
 2. TRENCH EXCAVATION AND BACKFILL, AND WORKMANSHIP FOR CONSTRUCTION OF WATERLINE SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND AS SET FORTH IN CITY CONSTRUCTION STANDARDS AND DRAWING NO. FB - 202. PIPE BASE AND PIPE ZONE MATERIALS, AND THICKNESSES SHALL CONFORM TO CITY STANDARDS AND DRAWING. SAND SHALL NOT BE USED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE ENGINEER AND THE CITY OF WEST LINN.
 3. WATERLINE PIPE SHALL BE CLASS B2 DUCTILE IRON CONFORMING TO USAS (ANSI) SPECIFICATION A21.1 AND CEMENT MORTAR LINED IN ACCORDANCE WITH USAS A21.4. JOINTS SHALL BE RUBBER RING PUSH-ON TYPE CONFORMING TO USAS A21.1.
 4. FITTINGS AND VALVES SHALL BE MECHANICAL AND/OR FLANGED JOINT AS NOTED ON THE PLANS, AND CONFORMING TO CITY CONSTRUCTION STANDARDS AND DRAWING NO. VL - 303, EXCEPT AS MODIFIED ON THE CONSTRUCTION PLANS.
 5. FIRE HYDRANTS AND BLOWOFFS SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THE PLANS CONFORMING TO CITY CONSTRUCTION STANDARDS AND DRAWING NOS. FH - 300 AND BO - 301 RESPECTIVELY.
 6. THRUST BLOCKING SHALL BE PROVIDED AT ALL FITTINGS, HYDRANTS, BLOWOFFS, ENDS OF WATERLINE, AND AS SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER IN ACCORDANCE WITH CITY CONSTRUCTION STANDARDS AND DRAWING NO. TB - 302, EXCEPT AS MODIFIED ON THE PLANS.
 7. HYDROSTATIC TESTING, FLUSHING AND STERILIZATION OF NEW WATERLINE IMPROVEMENTS CONSTRUCTION REQUIRED FOR ACCEPTANCE SHALL BE COMPLETED SATISFACTORILY PRIOR TO ANY PHYSICAL CONNECTION BY CONTRACTOR OF NEW WATERLINE TO EXISTING PUBLIC FACILITIES. IN ADDITION, NO WATERLINE VALVES OR HYDRANTS WITHIN THE EXISTING CITY SYSTEM SHALL BE OPERATED BY ANYONE OTHER THAN A CITY EMPLOYEE. THE CONTRACTOR SHALL PLAN CONSTRUCTION ACTIVITIES ACCORDINGLY.
- PROCEDURES AND SPECIFIC REQUIREMENTS FOR TEST PROCEDURES ARE SET FORTH IN CITY OF WEST LINN CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE TO COMPLY WITH ALL REQUIREMENTS. NO DEVIATION FROM THE REQUIREMENTS WILL BE ALLOWED.
8. WATER SERVICES SHALL BE CONSTRUCTED AT THE LOCATIONS SHOWN AND IN ACCORDANCE WITH THESE PLANS AND STD. DUG NO. W - 304. MATERIALS SHALL BE OF THE TYPE AND MANUFACTURE AS SET FORTH IN CITY CONSTRUCTION STANDARDS.

DESIGNED: S.G.F. DRAWN: S.G.F. DATE: 12-29-89 SCALE: AS SHOWN FILE: 90-366		PREPARED BY: BUFORD ASSOC., INC. 415 NORTH STATE STREET LAKE OSWEGO, OREGON 97034 (503) 635-3511		ASBUILT BY:  CONSULTING ENGINEERING SERVICES, INC. CENTER PLAZA WEST SUITE 300 (503) 644-4001 2805 S.W. CENTER ST., BEAVERTON, OR 97005-1001		PREPARED FOR: RIVER HEIGHTS JOINT VENTURE P.O. BOX 758 BORING, OREGON 97201 (503) 658-6440		PLAN WATERLINE IMPROVEMENTS RIVER HEIGHTS I a planned unit development WEST LINN, OREGON		SHEET 8 OF 8
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