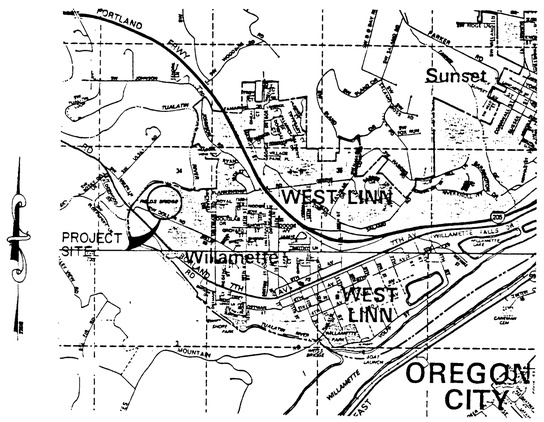


VICINITY MAP
N.T.S.

CONSTRUCTION PLANS FOR

STREET & UTILITY IMPROVEMENTS

RIVER HEIGHTS 3

WEST LINN, OREGON

SHEET LEGEND

NUMBER	DESCRIPTION
1	TITLE SHEET
2	GRADING AND EROSION CONTROL PLAN
3	STREET PLAN
4	STREET PROFILE - DOLLAR STREET
5	STREET PROFLIES - RIVER HTS CIR/JOHNYNE CT
6	STREET PROFILES - NICOLE DRIVE
7	STORM SEWER PLAN & PROFILE
8	SANITARY SEWER PLAN & PROFILE
9	WATERLINE PLAN
10	DETAILS

PREPARED BY:

CONSULTING ENGINEERING SERVICES
14780 S.W. OSPREY DRIVE, SUITE 395
BEAVERTON, OREGON 646-4509

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 TBM NUMBER 7, 1/2-INCH PIPE IN MONUMENT BOX IN CENTERLINE OF DOLLAR STREET AT INTERSECTION WITH EAST LINE OF RIVER HEIGHTS, ELEVATION 202.58.
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. 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.

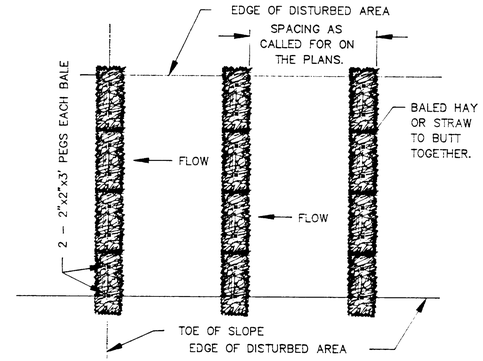
C. UTILITIES

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 AND ASTM 789 (T-1) WITH RUBBER GASKETS.
3. SANITARY SEWER SHALL BE OF THE SIZE NOTED ON THE PLANS. PVC SANITARY SEWERS SHALL CONFORM TO ASTM D-3034 AND ASTM 789 (T-1) 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. 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.
7. ALL WATERLINE SERVICES SHALL BE 3/4-INCH OR 1-INCH COPPER, TYPE K AS NOTED ON THE PLANS. ALL CORPORATION STOPS, TEES AND ANGLE METER STOPS SHALL BE COMPRESSION FITTINGS.
8. 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.
9. 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.

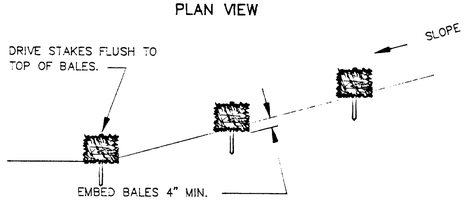
D. APPROVALS

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.

RIVER HEIGHTS 3

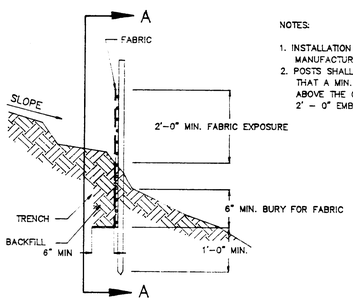


PLAN VIEW



PROFILE VIEW

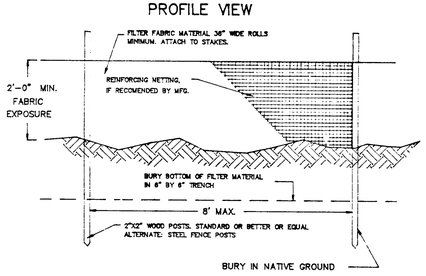
STRAW BALE SEDIMENT BARRIER
N.T.S.



PROFILE VIEW

NOTES:

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.



SECTION A–A

SEDIMENT FENCE DETAIL
N.T.S.

EROSION/SEDIMENTATION CONTROL NOTES

THE EROSION/SEDIMENTATION CONTROL (ESC) FACILITIES SHOWN ON THESE PLANS ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT–LADEN WATER DOES NOT LEAVE THE SITE.

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 COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.

THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THESE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD 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 CONSTRUCTION.

THE ESC FACILITIES SHOWN ON THESE PLANS MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT–LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS.

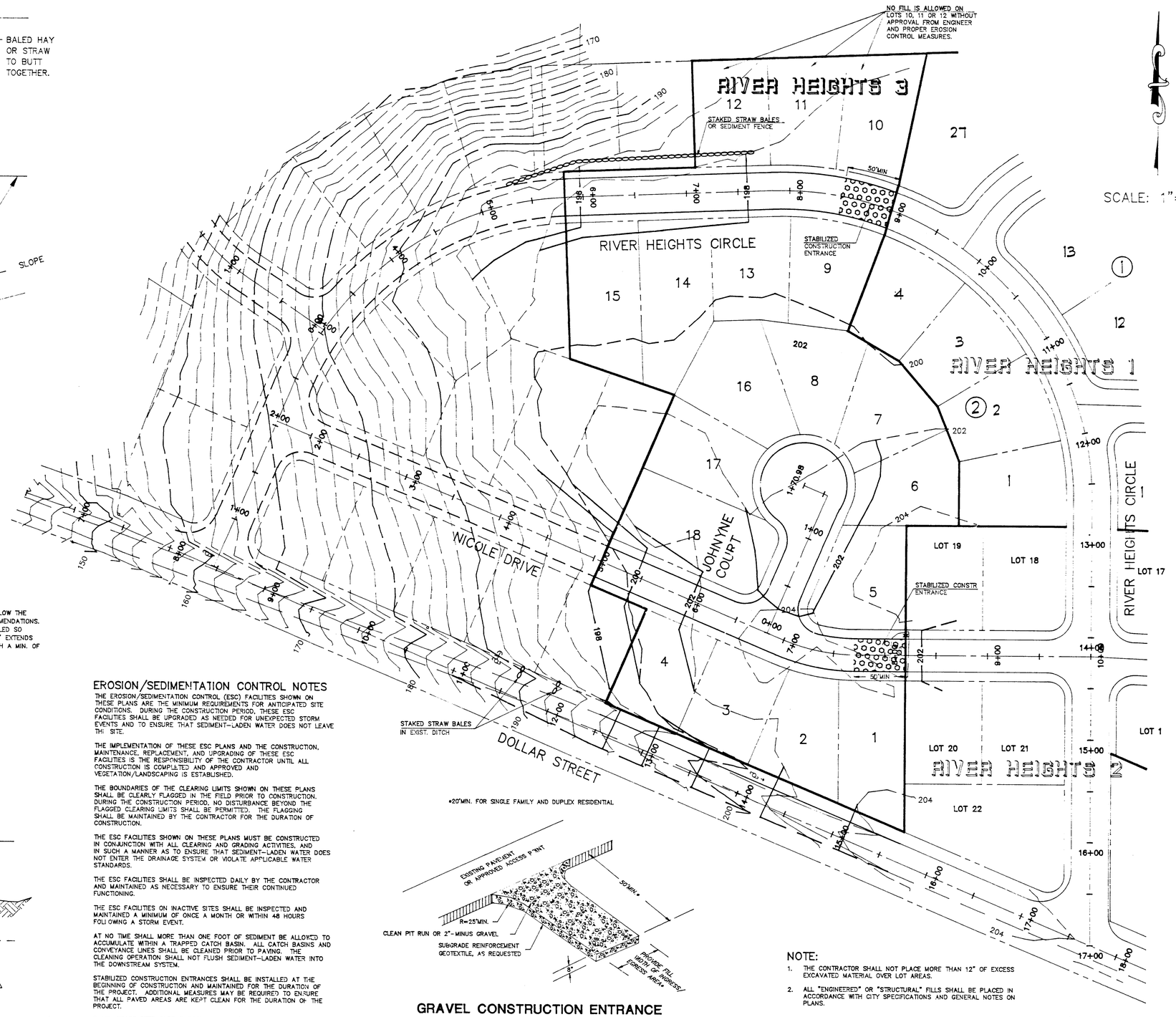
THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.

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.

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.

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 ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

PLACE GRASS SEED OVER BARREN SOIL; 60/40 BLEND OF PERENNIAL RYE AND CHEWING FESCUE, 5#/150 SF. APPLY 20–10–10 FERTILIZER EVENLY AT 50#/1000 SF.



SCALE: 1"=50'

GRAVEL CONSTRUCTION ENTRANCE
N.T.S.

NOTE:

1. THE CONTRACTOR SHALL NOT PLACE MORE THAN 12" OF EXCESS EXCAVATED MATERIAL OVER LOT AREAS.
2. ALL "ENGINEERED" OR "STRUCTURAL" FILLS SHALL BE PLACED IN ACCORDANCE WITH CITY SPECIFICATIONS AND GENERAL NOTES ON PLANS.

THESE "AS BUILT" PLANS ARE COMPILED FROM DATA COLLECTED FROM THE CONTRACTOR AND PREVIOUS PLANS. WE CANNOT GUARANTEE THE ACCURACY OF THE SURVEY DATA. WE SUGGEST THAT THESE PLANS BE USED IN CONJUNCTION WITH FIELD VERIFICATION OF LOCATION AND ELEVATION OF IMPROVEMENTS WHICH WERE NOT OBSERVED OR WERE OBSCURED AT THE TIME OF SURVEY. THESE PLANS ARE AN ACCURATE RECORD OF THE SUBJECT IMPROVEMENTS.

Anthony R. Weller
ANTHONY R. WELLER
DATE: 10/10/91

REGISTERED PROFESSIONAL ENGINEER 14061 OREGON JULY 26, 1989 ANTHONY R. WELLER
Anthony R. Weller
10/31/90

RIVER HEIGHTS 3

RIVER HEIGHTS JOINT VENTURE
P.O. BOX 758
BORING, OR 97201
(503) 658-6440

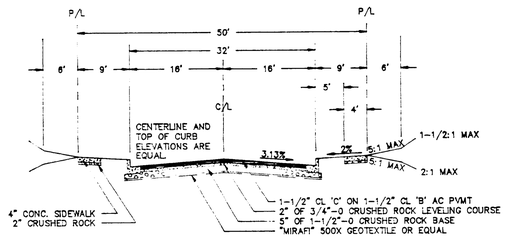
CONSULTING ENGINEERING SERVICES, INC.
14780 S.W. OSPREY DRIVE, SUITE 305
BEAVERTON, OR 97007 (503) 646-4509

REVISIONS

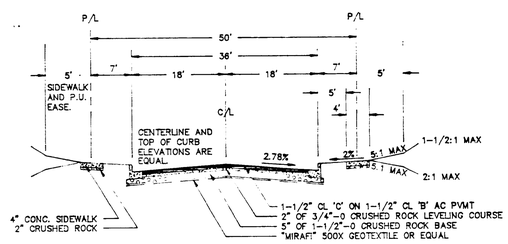
DATE: OCT 29, 1990
DRAWN BY: ARW
PROJECT NO. 90-399
DESIGNED BY: ARW

GRADING & EROSION CONTROL PLAN

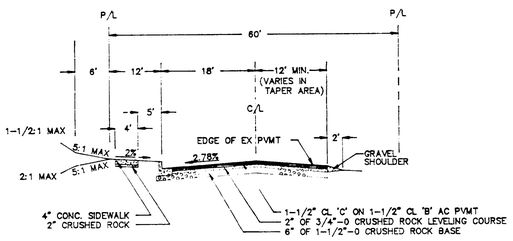
SHEET 2 OF 10



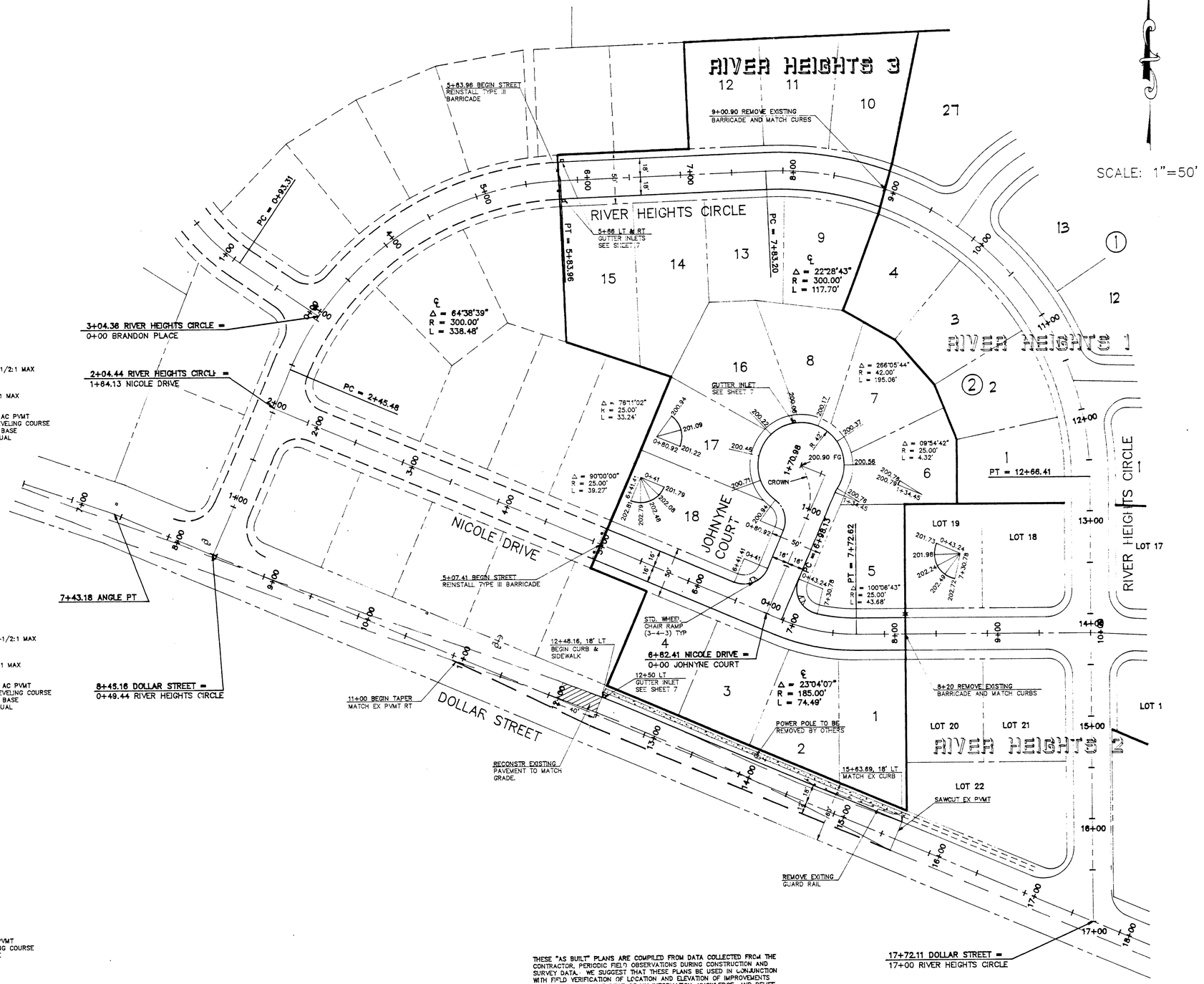
NICOLE DRIVE/JOHNYNE COURT
TYPICAL SECTION
NTS



RIVER HEIGHTS CIRCLE
TYPICAL SECTION
NTS



DOLLAR STREET
TYPICAL SECTION
NTS



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Anthony R. Weller DATE: 10/10/91
ANTHONY R. WELLER

REGISTERED PROFESSIONAL ENGINEER 14061 OREGON JULY 26, 1988 ANTHONY R. WELLER
Anthony R. Weller 10/31/90

RIVER HEIGHTS 3

RIVER HEIGHTS JOINT VENTURE
P.O. BOX 758
BORING, OR 97201
(503) 658-6440

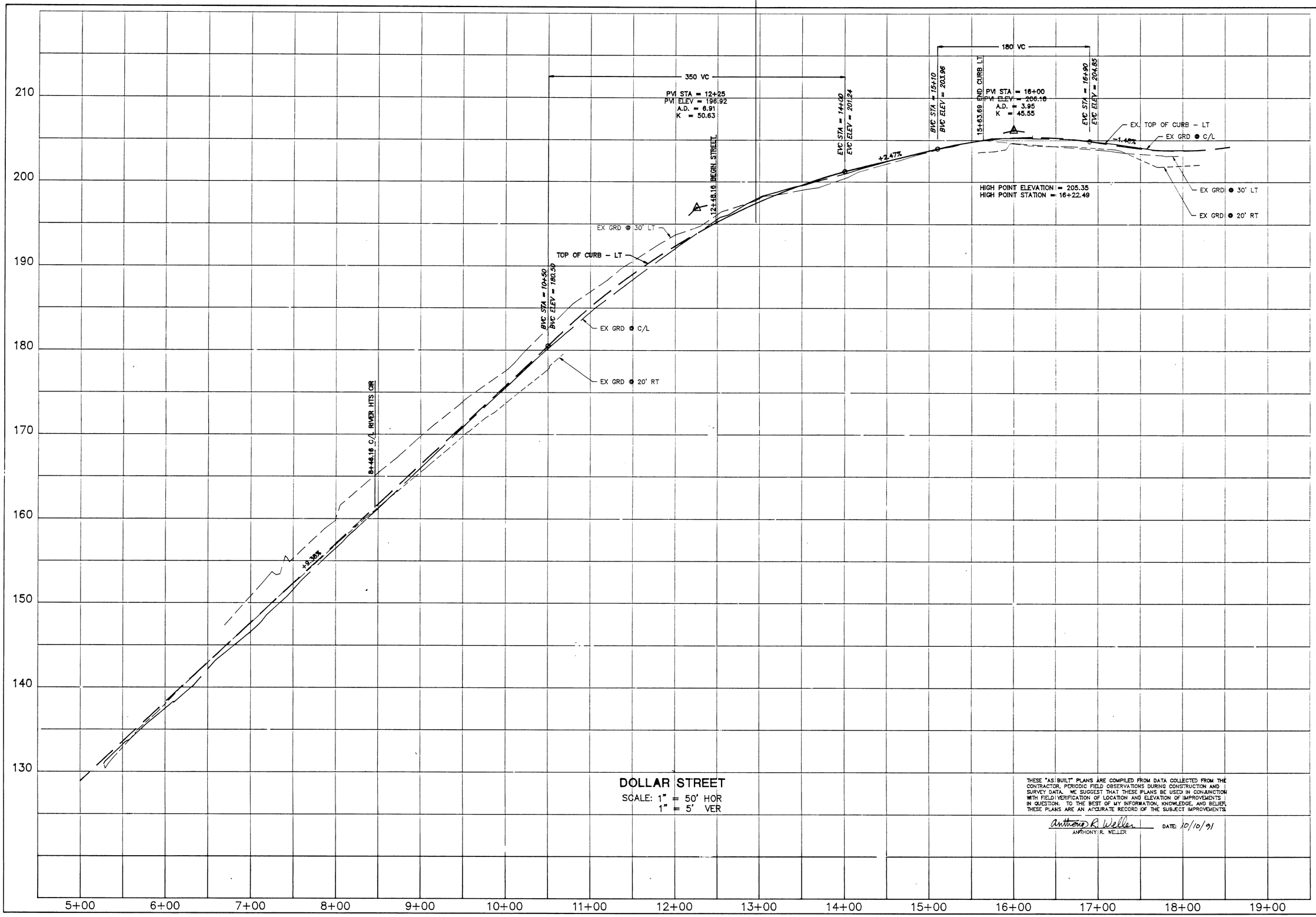
CONSULTING ENGINEERING SERVICES, INC.
14700 S.W. GORMAY DRIVE, SUITE 395
BEAVERTON, OR 97007 (503) 646-5099

REVISIONS

DATE: OCT 29, 1990
DRAWN BY: ARW
PROJECT NO. 90-399
DESIGNED BY: ARW

STREET PLAN

SHEET 3 OF 10



DOLLAR STREET
SCALE: 1" = 50' HOR
1" = 5' VER

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Anthony R. Weller
ANTHONY R. WELLER
DATE: 10/10/91

REGISTERED PROFESSIONAL ENGINEER 14061 OREGON JULY 26, 1989 ANTHONY R. WELLER
Anthony R. Weller
9/24/90

RIVER HEIGHTS 3

RIVER HEIGHTS JOINT VENTURE
P.O. BOX 758
BORING, OR 97201
(503) 658-6440

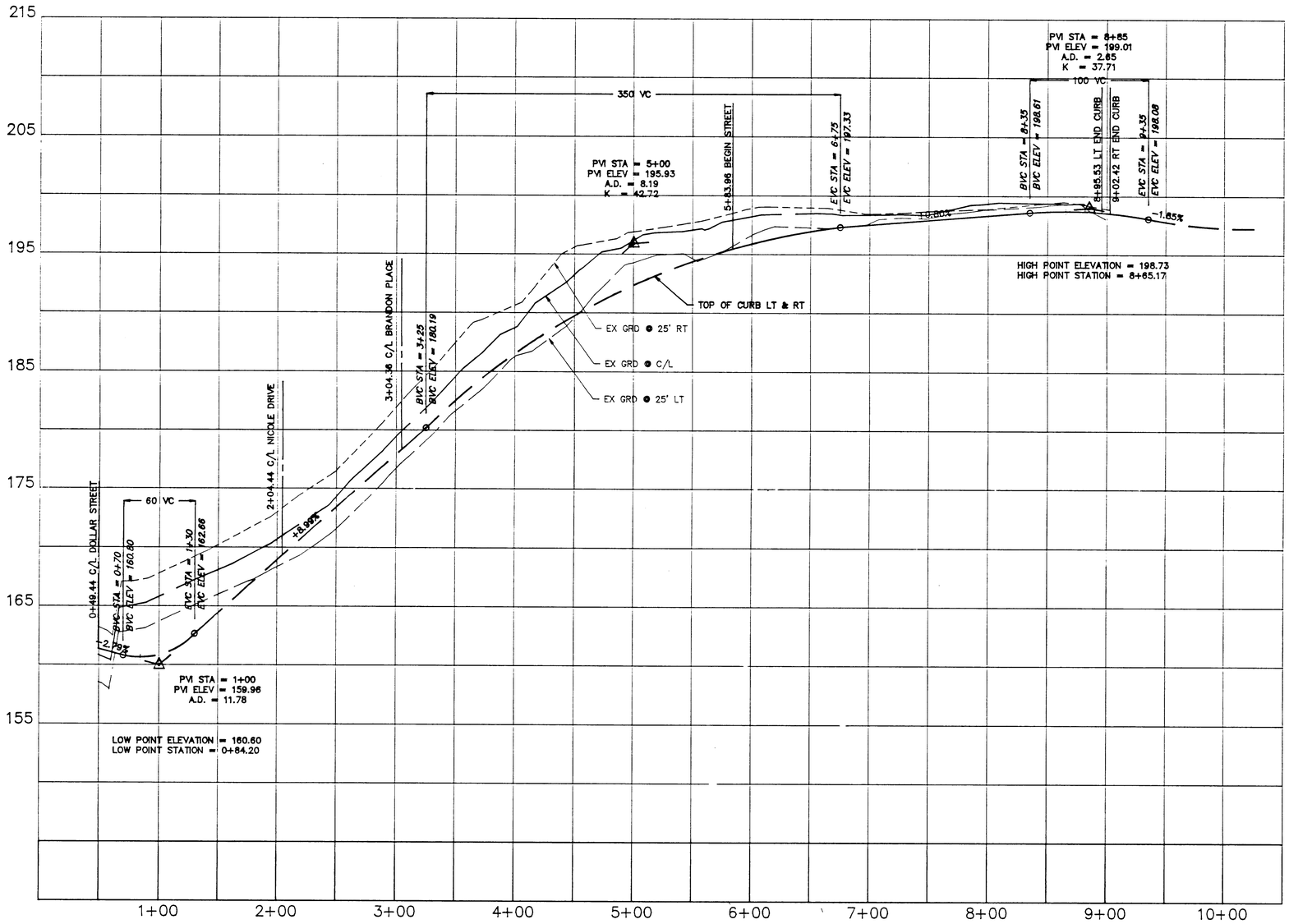
CONSULTING ENGINEERING SERVICES
14760 S.W. OSPREY DRIVE, SUITE 395
BEAVERTON, OR 97007 (503) 646-4509

REVISIONS

DATE: SEPT 13, 1990
DRAWN BY: ARW
DESIGNED BY: ARW
PROJECT NO. 90-399

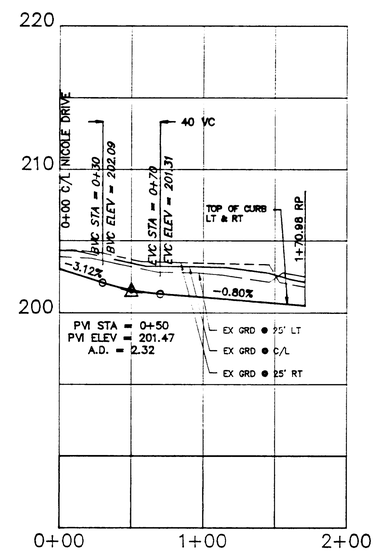
STREET PROFILES
DOLLAR STREET

SHEET 4 OF 10



RIVER HEIGHTS CIRCLE

SCALE: 1" = 50' HOR
1" = 5' VER



JOHNYNE COURT

SCALE: 1" = 50' HOR
1" = 5' VER

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Anthony R. Weller
ANTHONY R. WELLER
DATE: 10/10/91

REGISTERED PROFESSIONAL ENGINEER 14061 OREGON MAY 26, 1998 ANTHONY R. WELLER
Anthony R. Weller
9/24/90

RIVER HEIGHTS 3

RIVER HEIGHTS JOINT VENTURE
P.O. BOX 758
BORING, OR 97201
(503) 658-6440

CONSULTING ENGINEERING SERVICES, INC.
14780 S.W. OSPREY DRIVE, SUITE 395
BEAVERTON, OR 97007 (503) 646-4509

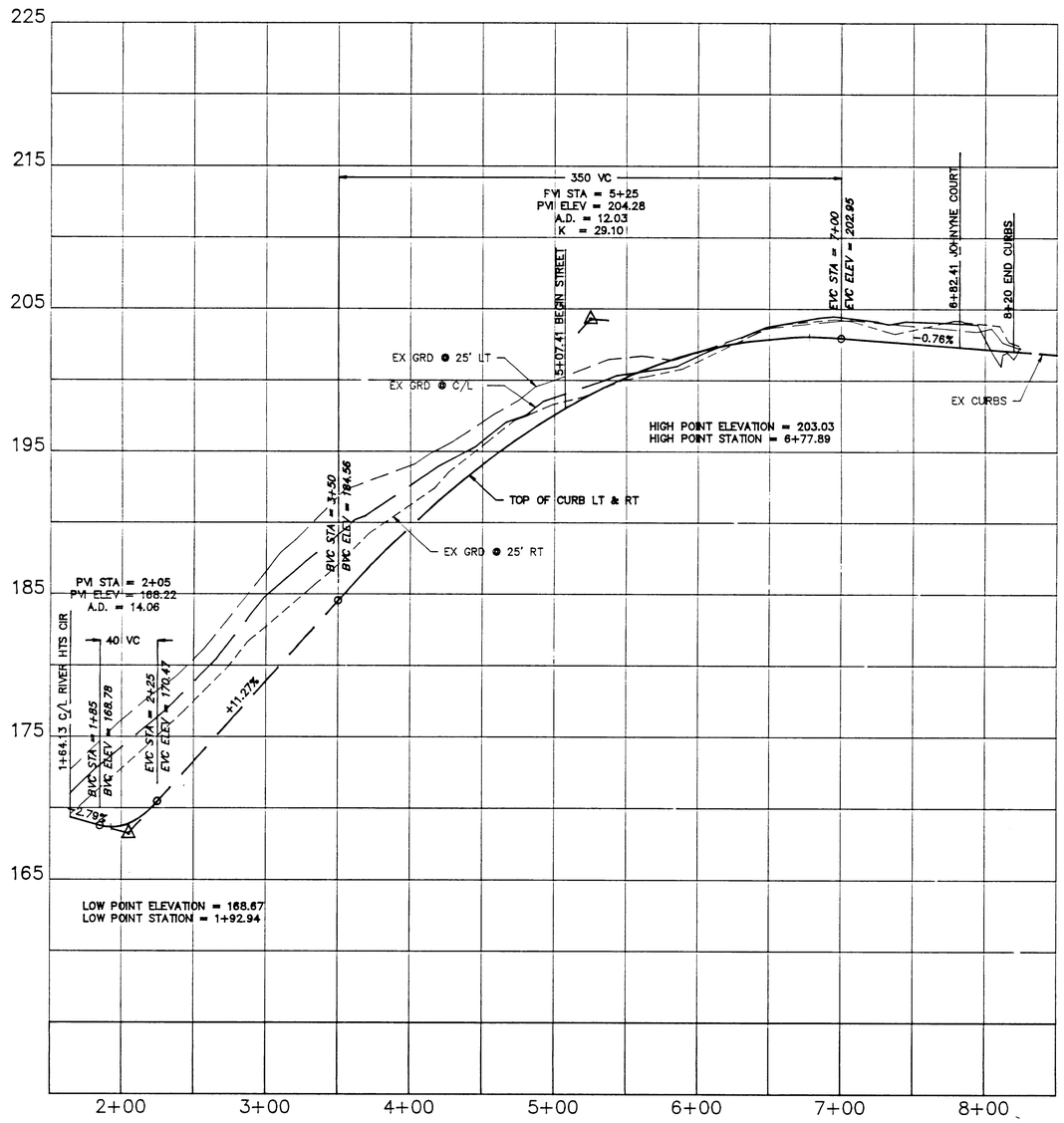
REVISIONS

PROJECT NO. 90-399
DESIGNED BY: ARW
DATE: SEPT 13, 1990
DRAWN BY: ARW

STREET PROFILES

RIVER HEIGHTS CIRCLE
JOHNYNE COURT

SHEET 5 OF 10



NICOLE DRIVE

SCALE: 1" = 50' HOR
1" = 5' VER

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Anthony R. Weller
ANTHONY R. WELLER
DATE: 10/10/91

REGISTERED PROFESSIONAL ENGINEER 14061
Anthony R. Weller
OREGON
JULY 26, 1988
ANTHONY R. WELLER
9/24/90

RIVER HEIGHTS 3

RIVER HEIGHTS JOINT VENTURE
P.O. BOX 758
BORING, OR 97201
(503) 658-6440

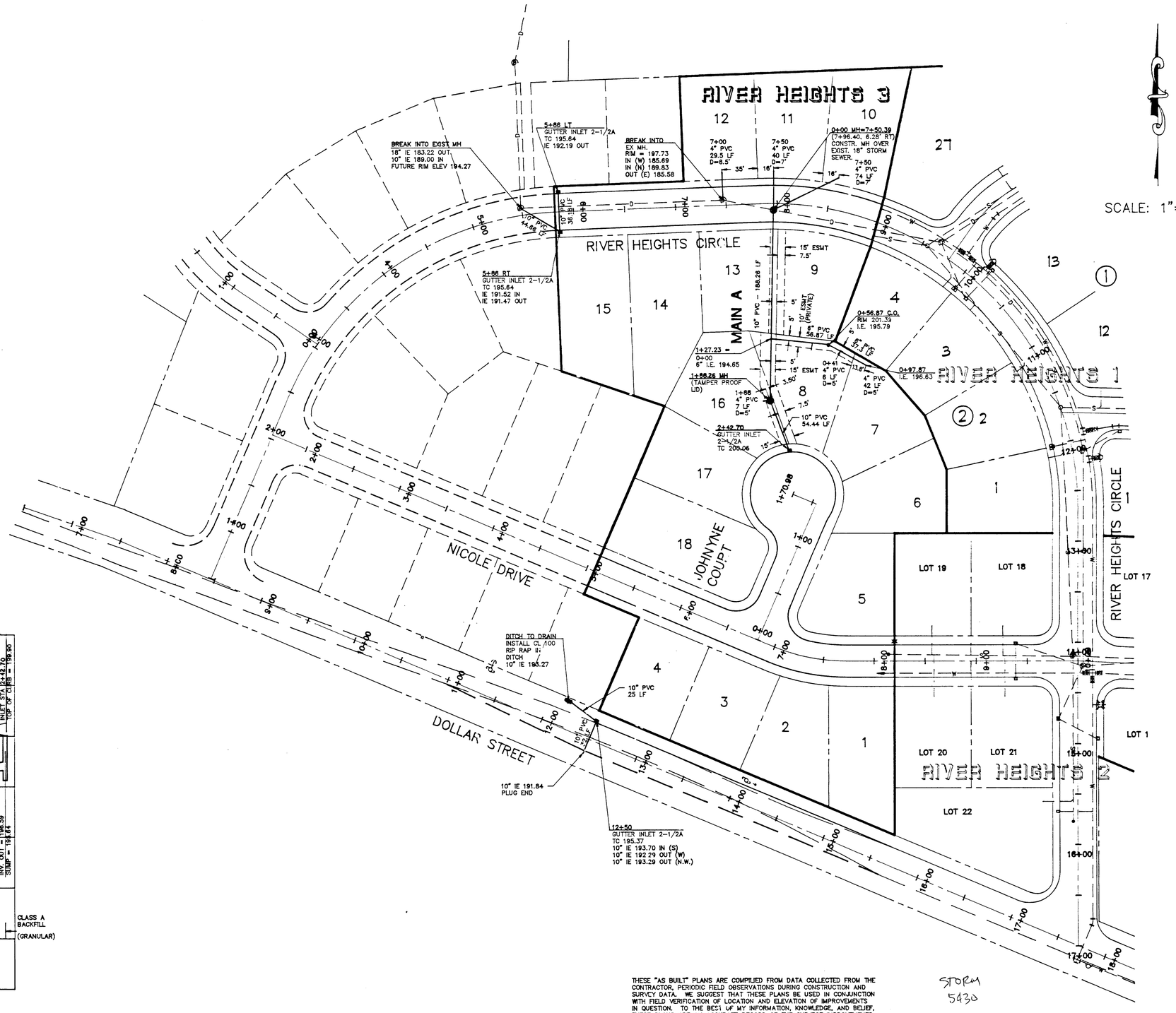
CONSULTING ENGINEERING SERVICES
14780 S.W. OSPREY DRIVE, SUITE 395
BEAVERTON, OR 97007 (503) 646-4509

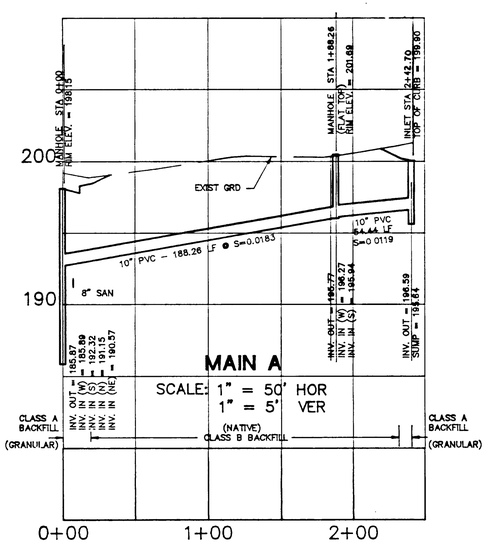
REVISIONS

PROJECT NO. 90-399
DESIGNED BY: ARW
DATE: SEPT 13, 1990
DRAWN BY: ARW

STREET PROFILES
NICOLE DRIVE

SHEET 6 OF 10





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Anthony R. Weller DATE: 10/10/91
ANTHONY R. WELLER

STORM
5430

REGISTERED PROFESSIONAL ENGINEER 14061 OREGON MAY 26, 1988 ANTHONY R. WELLER
Anthony R. Weller 10/10/91

RIVER HEIGHTS 3

RIVER HEIGHTS JOINT VENTURE
P.O. BOX 758
BORING, OR 97201
(503) 658-6440

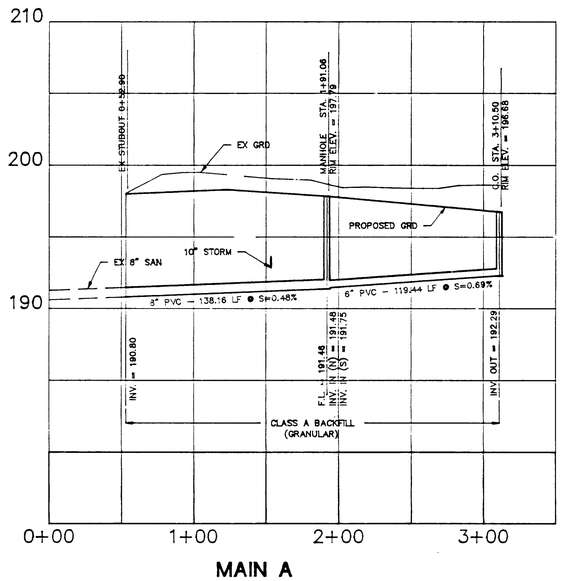
CONSULTING ENGINEERING SERVICES
14780 S.W. OSPREY DRIVE, SUITE 395
BEAVERTON, OR 97007 (503) 646-4509

REVISIONS 1. "AS BUILT" J.R.O. 10/91

PROJECT NO. 90-399 DATE: OCT 29, 1990
DESIGNED BY: ARW DRAWN BY: ARW

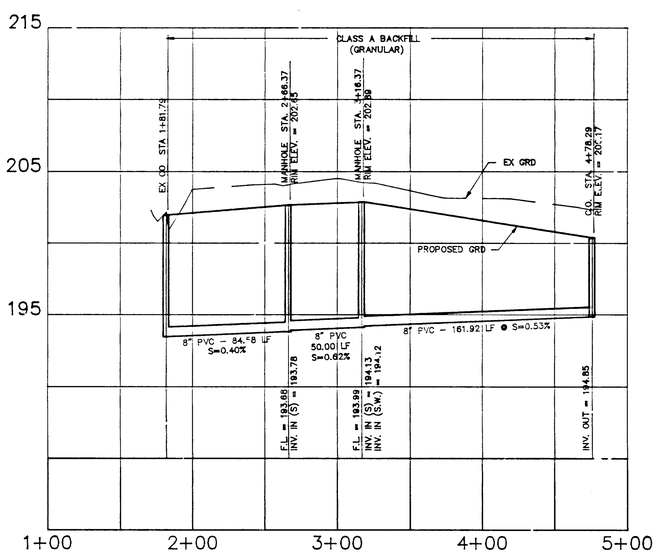
STORM SEWER PLAN & PROFILE

SHEET 7 OF 10



MAIN A

SCALE: 1" = 50' HOR
1" = 5' VER



MAIN B

SCALE: " = 50' HOR
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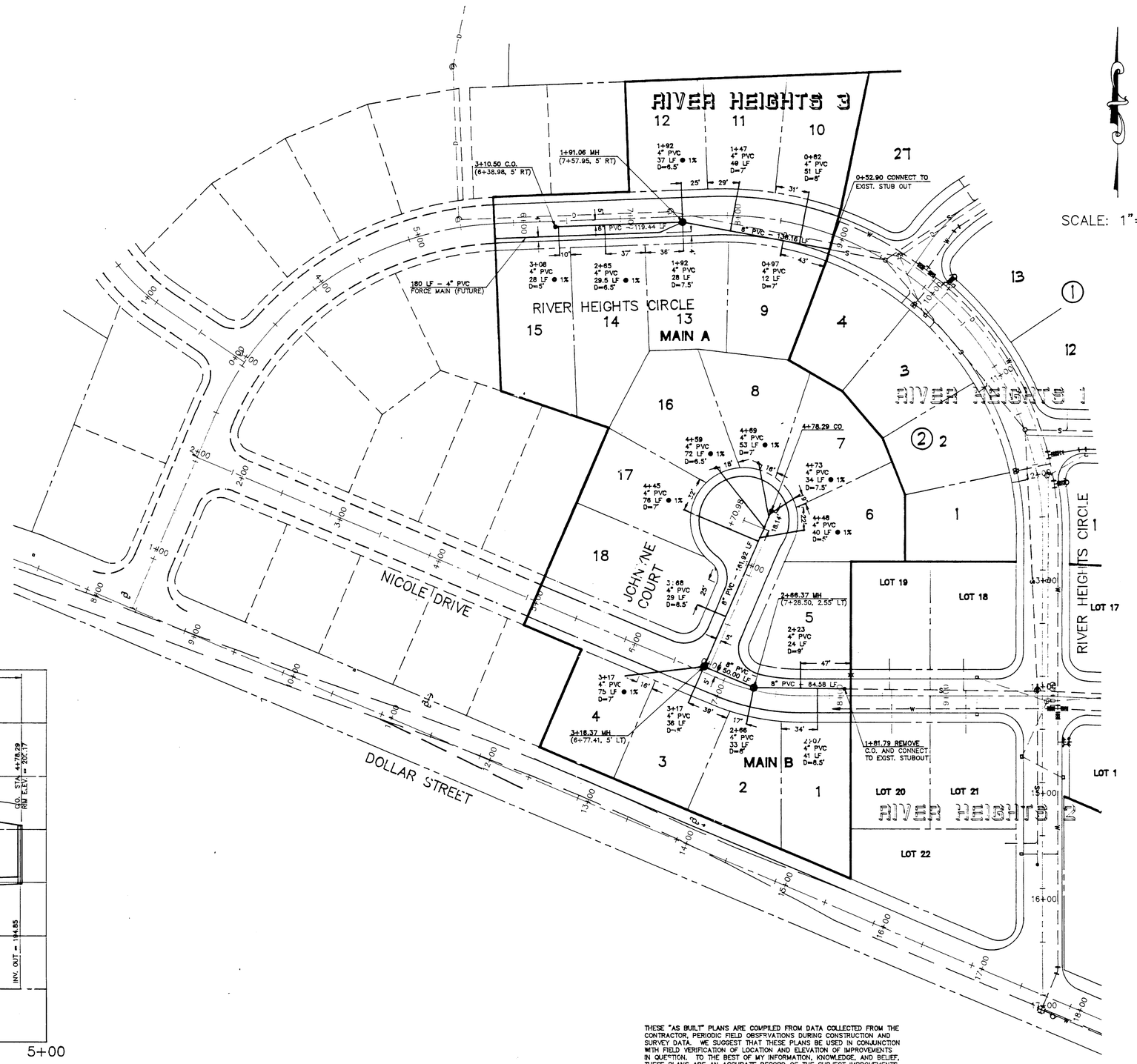

SCALE: 1"=50'

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Anthony R. Weller
ANTHONY R. WELLER
DATE: 10/10/91

Sgn Sewer
5930

REGISTERED PROFESSIONAL ENGINEER
14061
OREGON
JULY 26, 1988
ANTHONY R. WELLER
10/10/91

RIVER HEIGHTS 3

RIVER HEIGHTS JOINT VENTURE
P.O. BOX 758
BORING, OR 97201
(503) 658-6440

CONSULTING ENGINEERING SERVICES
14780 S.W. OSPREY DRIVE, SUITE 395
BEAVERTON, OR 97007 (503) 646-0609

J.R.O. 10/91

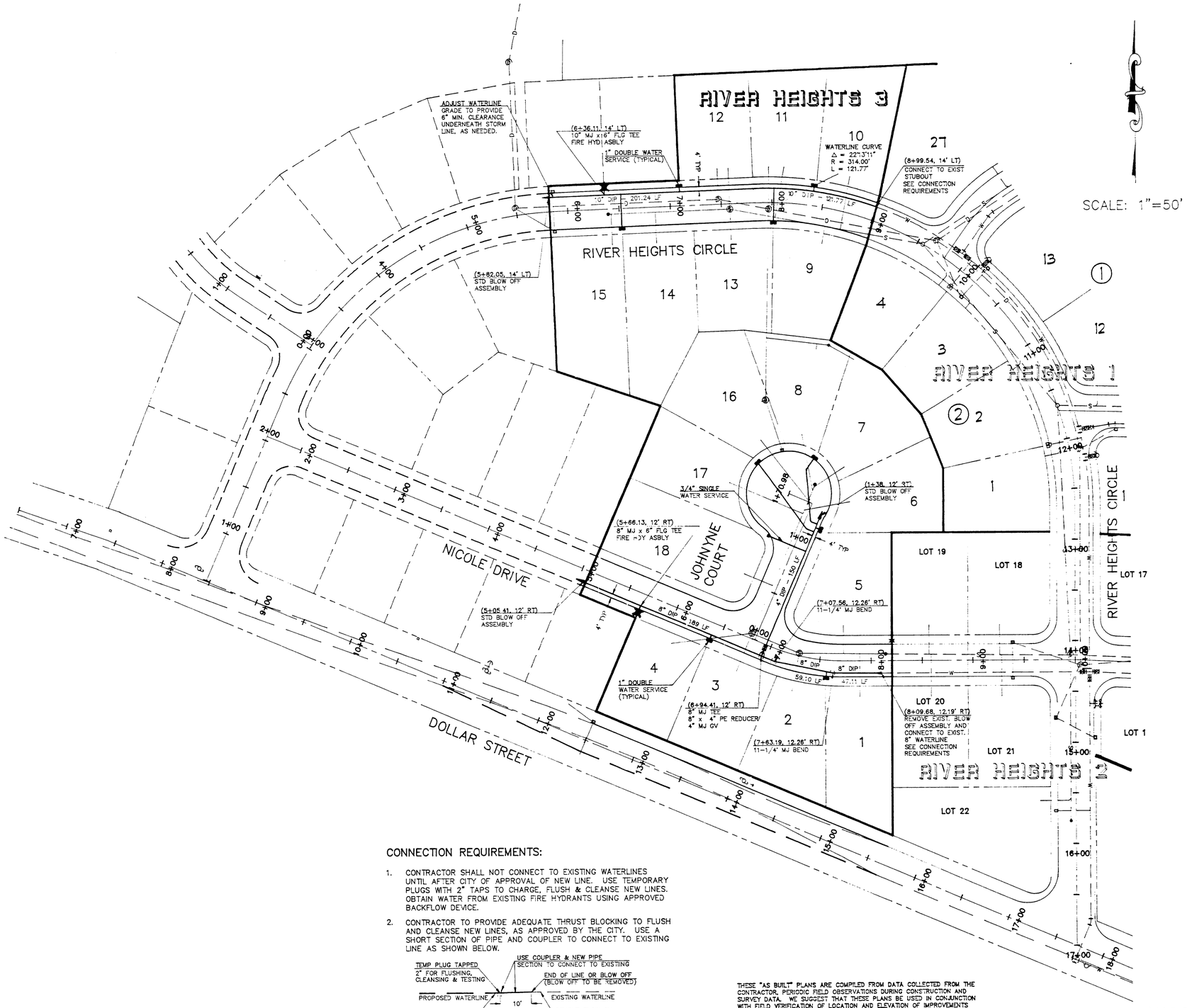
REVISIONS 1. "AS BUILT"

DATE: SEPT 13, 1990
DRAWN BY: ARW

PROJECT NO. 90-399
DESIGNED BY: ARW

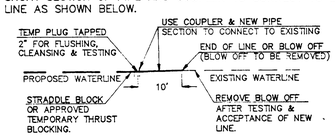
SANITARY SEWER PLAN & PROFILE

SHEET 8 OF 10



CONNECTION REQUIREMENTS:

1. CONTRACTOR SHALL NOT CONNECT TO EXISTING WATERLINES UNTIL AFTER CITY OF 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.
2. 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 AS SHOWN BELOW.



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 DATE: 10/10/91
ANTHONY R. WELLER

WATER 5430

REGISTERED PROFESSIONAL ENGINEER 14061 OREGON JULY 26, 1988 ANTHONY R. WELLER
Anthony R. Weller 10/31/90

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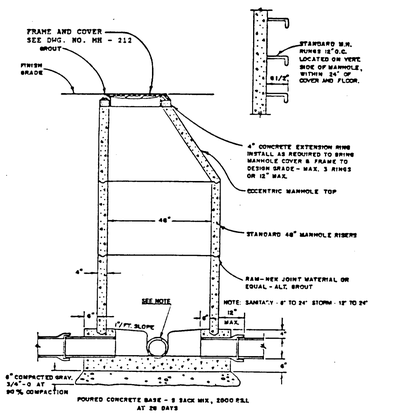
CONSULTING ENGINEERING SERVICES
14780 S.W. OSPREY DRIVE, SUITE 395
BEAVERTON, OR 97007 (503) 646-1509

REVISIONS

DATE: OCT 30, 1990
DRAWN BY: ARW
PROJECT NO. 90-399
DESIGNED BY: ARW

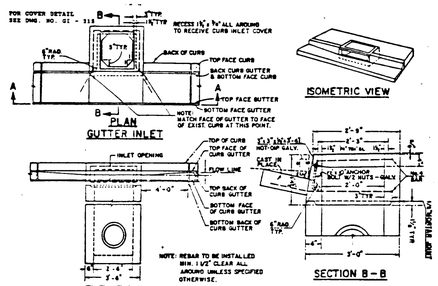
WATERLINE PLAN

SHEET 9 OF 10



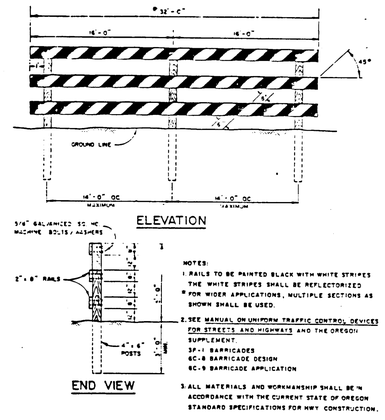
STANDARD MANHOLE

CITY OF WEST LINN DWG NO MH-209
NTS



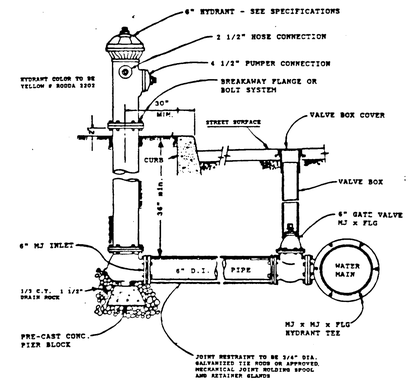
GUTTER INLET 2-1/2A

CITY OF WEST LINN DWG NO GI-214
NTS



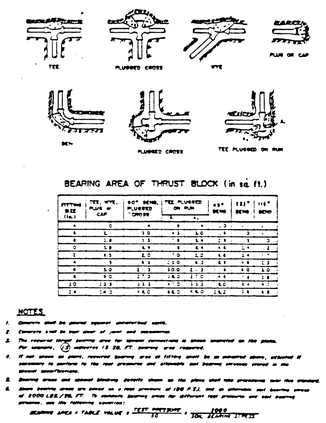
STREET BARRICADE - TYPE III

CITY OF WEST LINN DWG NO SB-276
NTS



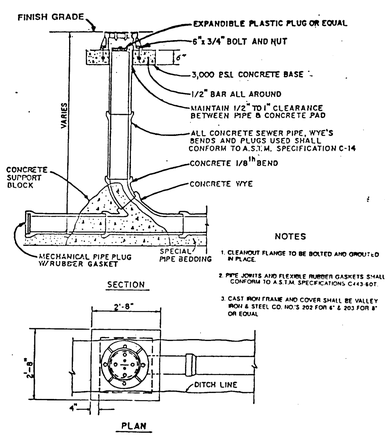
FIRE HYDRANT

CITY OF WEST LINN DWG NO FH-300
NTS



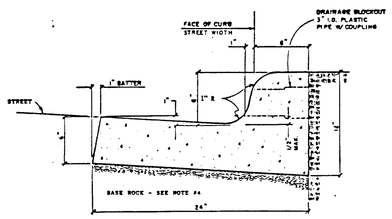
THRUST BLOCKING

CITY OF WEST LINN DWG NO TB-302
NTS



SANITARY SEWER CLEANOUT

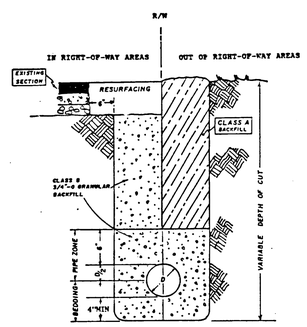
CITY OF WEST LINN DWG NO SS-4
NTS



1. When used along medians, gutters may be reduced with prior approval from the City Engineer.
2. Concrete shall have a breaking strength of 3000 PSI after 28 days.
3. CONTRACTION JOINTS
   A. To be provided:
      1) at each point of tangency of the curb.
      2) at each cold joint.
      3) at each side of inlet structures.
      4) at both sided of an approach.
   B. Spacing to be not more than 15 feet.
   C. The depth of the joint shall be at least 1 1/2".
4. Base rock - 1 1/2" minus, 95% compaction. Rock shall be to subgrade of street structure or 4" in depth, whichever is greater.
5. Drainage block - 3" dia. plastic pipe.
   A. Drainage access through existing curbs shall be by the following:
      1) core drilling.
      2) vertical saw-cut of curb 18" each side of drain & repoured to full depth of curb.

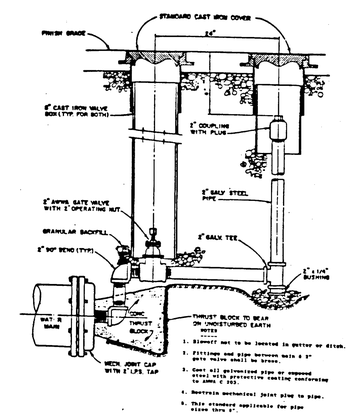
CURB & GUTTER

CITY OF WEST LINN DWG NO CG-265
NTS



PIPE BEDDING & BACKFILL

CITY OF WEST LINN DWG NO PB-280
NTS

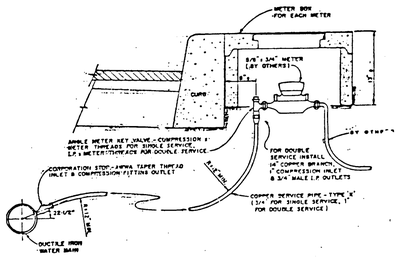


BLOWOFF

CITY OF WEST LINN DWG NO BO-301
NTS

NOTE

IN NEIGHBORHOODS WITHOUT PLANTER STRIPS, INSTALL THE METER BOXES OUT OF THE SIDEWALK AREA.



WATER METER

CITY OF WEST LINN DWG NO WM-304
NTS

REGISTERED PROFESSIONAL ENGINEER 14061 OREGON JULY 26, 1988 ANTHONY R. WELLER
Anthony R. Weller 9/24/90

RIVER HEIGHTS 3

RIVER HEIGHTS JOINT VENTURE
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CONSULTING ENGINEERING SERVICES, INC.
14785 S.W. OSPREY DRIVE, SUITE 340
BEAVERTON, OR 97007 (503) 646-4509

REVISIONS

DATE: SEPT 13, 1990
DRAWN BY: ARW
DESIGNED BY: ARW
PROJECT NO. 90-399

DETAILS

SHEET 10 OF 10