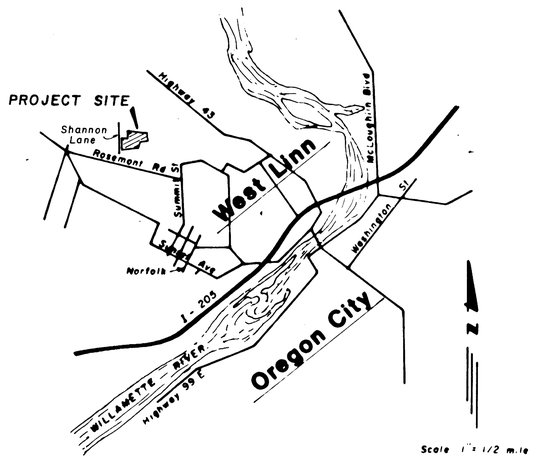


VICINITY MAP

SITE IMPROVEMENTS

FOR

ROSEMONT HEIGHTS

SUBDIVISION

OWNER - DEVELOPER : Abernethy Development, Inc.

1785 7th Avenue

West Linn, Oregon 97068

SURVEYOR : Gaylord Land Surveying

15000 S.E. Linden Lane

Milwaukie, Oregon 97222 (503) 654-1492

ENGINEER : Technical Engineering Corporation

8835 S.W. Canyon Lane Suite 405

Portland, Oregon 97225 (503) 297-3721

AS-BUILT DRAWING, DEC. 1987

CONSTRUCTION NOTES

A. GENERAL

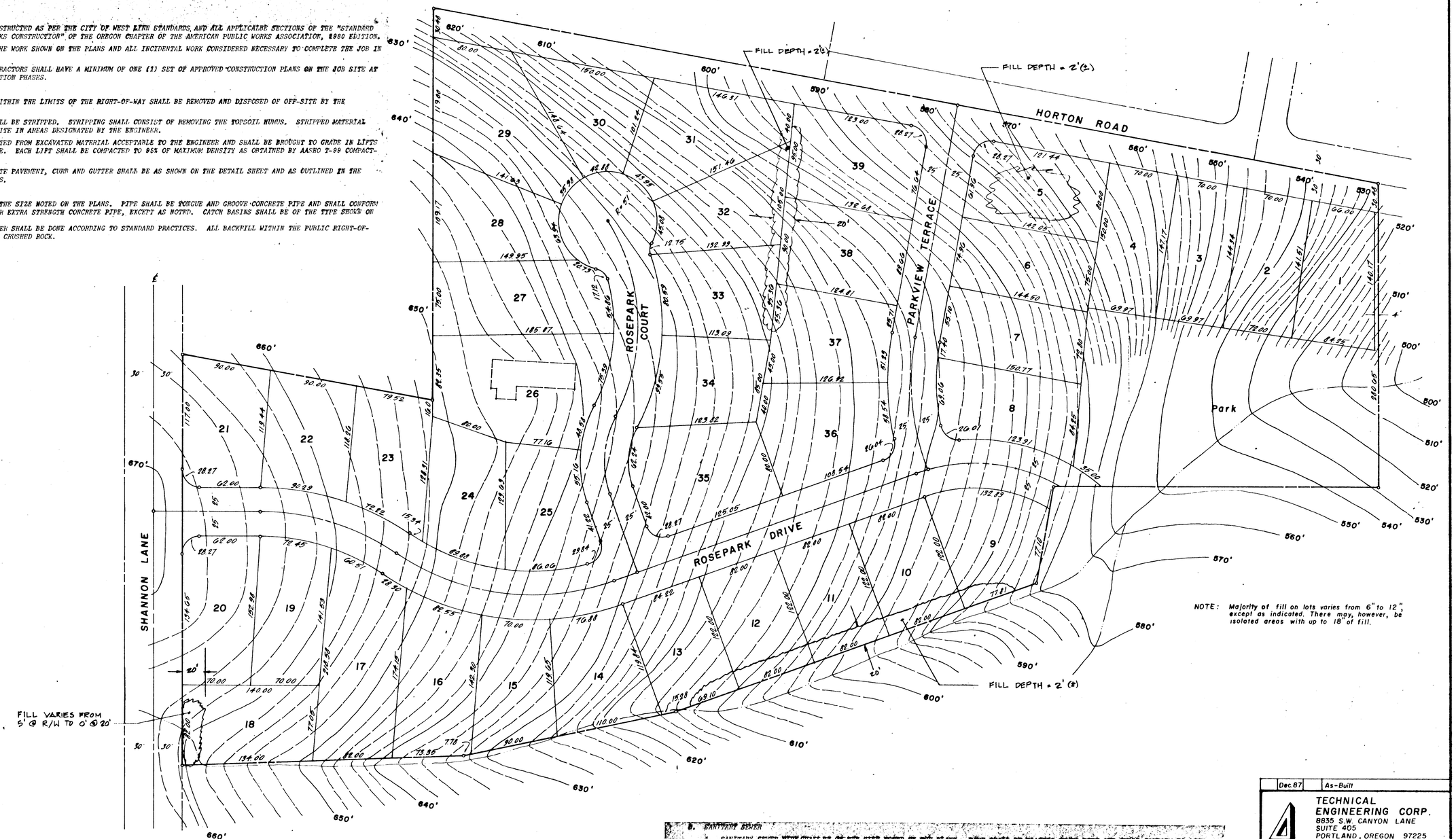
1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF WEST LINN STANDARDS, AND ALL APPLICABLE SECTIONS OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" OF THE OREGON CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION, 1980 EDITION.
2. THE CONTRACTOR SHALL DO ALL THE WORK SHOWN ON THE PLANS AND ALL INCIDENTAL WORK CONSIDERED NECESSARY TO COMPLETE THE JOB IN AN ACCEPTABLE MANNER.
3. THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL HAVE A MINIMUM OF ONE (1) SET OF APPROVED CONSTRUCTION PLANS ON THE JOB SITE AT ALL TIMES DURING THE CONSTRUCTION PHASES.

B. STREET CONSTRUCTION

1. ALL TREES, BRUSH AND DEBRIS WITHIN THE LIMITS OF THE RIGHT-OF-WAY SHALL BE REMOVED AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.
2. ALL AREAS OF CONSTRUCTION SHALL BE STRIPPED. STRIPPING SHALL CONSIST OF REMOVING THE TOPSOIL HUMUS. STRIPPED MATERIAL SHALL BE DISPOSED OF ON THE SITE IN AREAS DESIGNATED BY THE ENGINEER.
3. EMBANKMENTS SHALL BE CONSTRUCTED FROM EXCAVATED MATERIAL 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% OF MAXIMUM DENSITY AS OBTAINED BY AASHO T-99 COMPACTION TESTS.
4. STREET BASE, ASPHALTIC CONCRETE PAVEMENT, CURB AND GUTTER SHALL BE AS SHOWN ON THE DETAIL SHEET AND AS OUTLINED IN THE ABOVE MENTIONED SPECIFICATIONS.

C. STORM SEWERS

1. STORM SEWER PIPE SHALL BE OF THE SIZE NOTED ON THE PLANS. PIPE SHALL BE TONGUE AND GROOVE CONCRETE PIPE AND SHALL CONFORM TO ASTM C-14 SPECIFICATION FOR EXTRA STRENGTH CONCRETE PIPE, EXCEPT AS NOTED. CATCH BASINS SHALL BE OF THE TYPE SHOWN ON THE DETAIL SHEET.
2. INSTALLATION OF THE STORM SEWER SHALL BE DONE ACCORDING TO STANDARD PRACTICES. ALL BACKFILL WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE 3/4"-0 COMPACTED CRUSHED ROCK.



NOTE: Majority of fill on lots varies from 6" to 12", except as indicated. There may, however, be isolated areas with up to 18" of fill.

PLAN
1" = 50'

B. SANITARY SEWER

1. SANITARY SEWER PIPE SHALL BE OF THE SIZE NOTED ON THE PLANS. PIPE SHALL BE PLASTIC SEWER PIPE AND SHALL CONFORM TO ASTM-D-3034.
2. INSTALLATION OF THE SANITARY SEWER PIPE AND CONSTRUCTION OF MANHOLES SHALL BE DONE ACCORDING TO STANDARD PRACTICES. ALL BACKFILL IN PUBLIC RIGHT-OF-WAY SHALL BE GRANULAR MATERIAL (SELECT).
3. AFTER STREET CONSTRUCTION, BUT PRIOR TO PAVING, SANITARY SEWER SHALL BE AIR PRESSURE TESTED.

E. WATER SYSTEM

1. ALL WATER PIPE SHALL BE DUCTILE CAST IRON, CLASS 52, WITH PUSH-ON JOINTS. ALL FITTINGS SHALL BE MECHANICAL JOINT CONFORMING TO ANSI A-21.11. ALL FITTINGS SHALL BE CLASS 250. HYDRANTS SHALL CONFORM TO AWWA C-502 AND SHALL BE APPROVED BY THE CITY OF WEST LINN.
2. ALL PIPE SHALL HAVE A MINIMUM OF 36" COVER MEASURED AT FINISH GRADE. ALL TEES, BENDS, ELBOWS AND CHANGES IN DIRECTION OF 11½ DEGREES OR GREATER SHALL BE SECURELY BLOCKED USING 3,000 PSI CONCRETE POURED AGAINST UNDISTURBED GROUND AS SHOWN ON THE DETAIL SHEET.
3. ALL BACKFILL IN PUBLIC RIGHT-OF-WAY SHALL BE APPROVED GRANULAR MATERIAL.
4. UPON COMPLETION OF INSTALLATION OF THE WATER SYSTEM, ALL LINES SHALL BE TESTED, FLUSHED AND DISINFECTED IN CONFORMANCE WITH HEALTH DIVISION GUIDELINES.
5. USE SINGLE STRAP SERVICE SADDLES ON ALL WATER SERVICES.

Dec.87	As-Built

TECHNICAL ENGINEERING CORP.
8835 S.W. CANYON LANE
SUITE 405
PORTLAND, OREGON 97225
(503) 297-3721

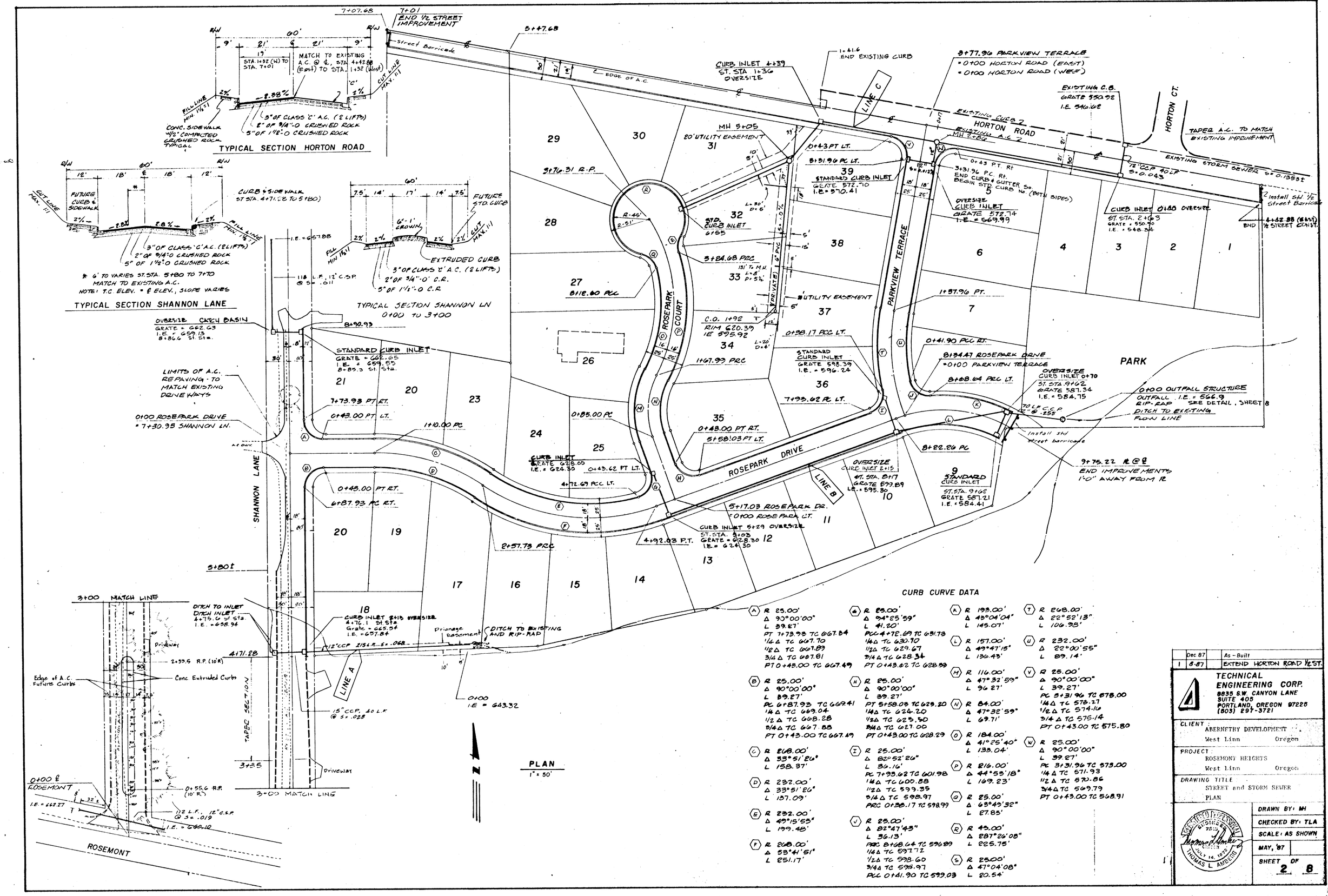
CLIENT: ABERNETHY DEVELOPMENT
West Linn Oregon

PROJECT: ROSEMONT HEIGHTS
West Linn Oregon

DRAWING TITLE: SITE PLAN and CONSTRUCTION NOTES

REGISTERED PROFESSIONAL ENGINEER 7341 JULY 14, 1972 THOMAS L. AMBERG

DRAWN BY: JDJ	
CHECKED BY: TLA	
SCALE: AS SHOWN	
MAY, 87	87-343
SHEET 1 OF 8	



	Dec 87	As-Built
1	8-87	EXTEND HORTON ROAD 1/2 ST.

TECHNICAL ENGINEERING CORP.
8835 S.W. CANYON LANE
SUITE 405
PORTLAND, OREGON 97225
(503) 297-3721

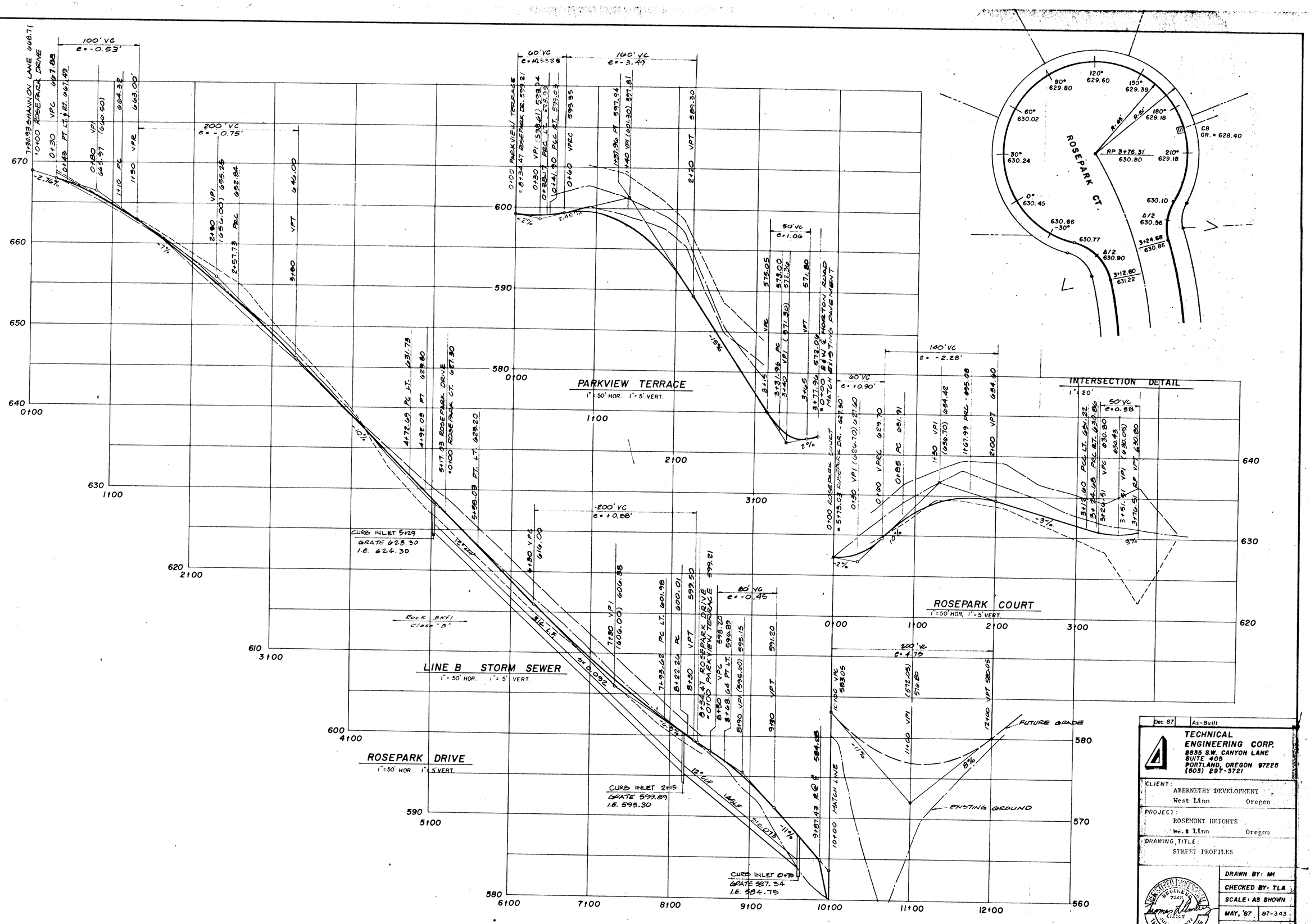
CLIENT: ABERNETHY DEVELOPMENT
West Linn Oregon

PROJECT: ROSEMONT HEIGHTS
West Linn Oregon

DRAWING TITLE: STREET and STORM SEWER PLAN

REGISTERED PROFESSIONAL ENGINEER — OREGON — JULY 14, 1972 — THOMAS L. AMBERG

DRAWN BY: MH
CHECKED BY: TLA
SCALE: AS SHOWN
MAY, '87
SHEET 2 OF 8



Dec. 87 | As-Built

TECHNICAL ENGINEERING CORP.
8835 S.W. CANYON LANE
SUITE 405
PORTLAND, OREGON 97225
(503) 297-3721

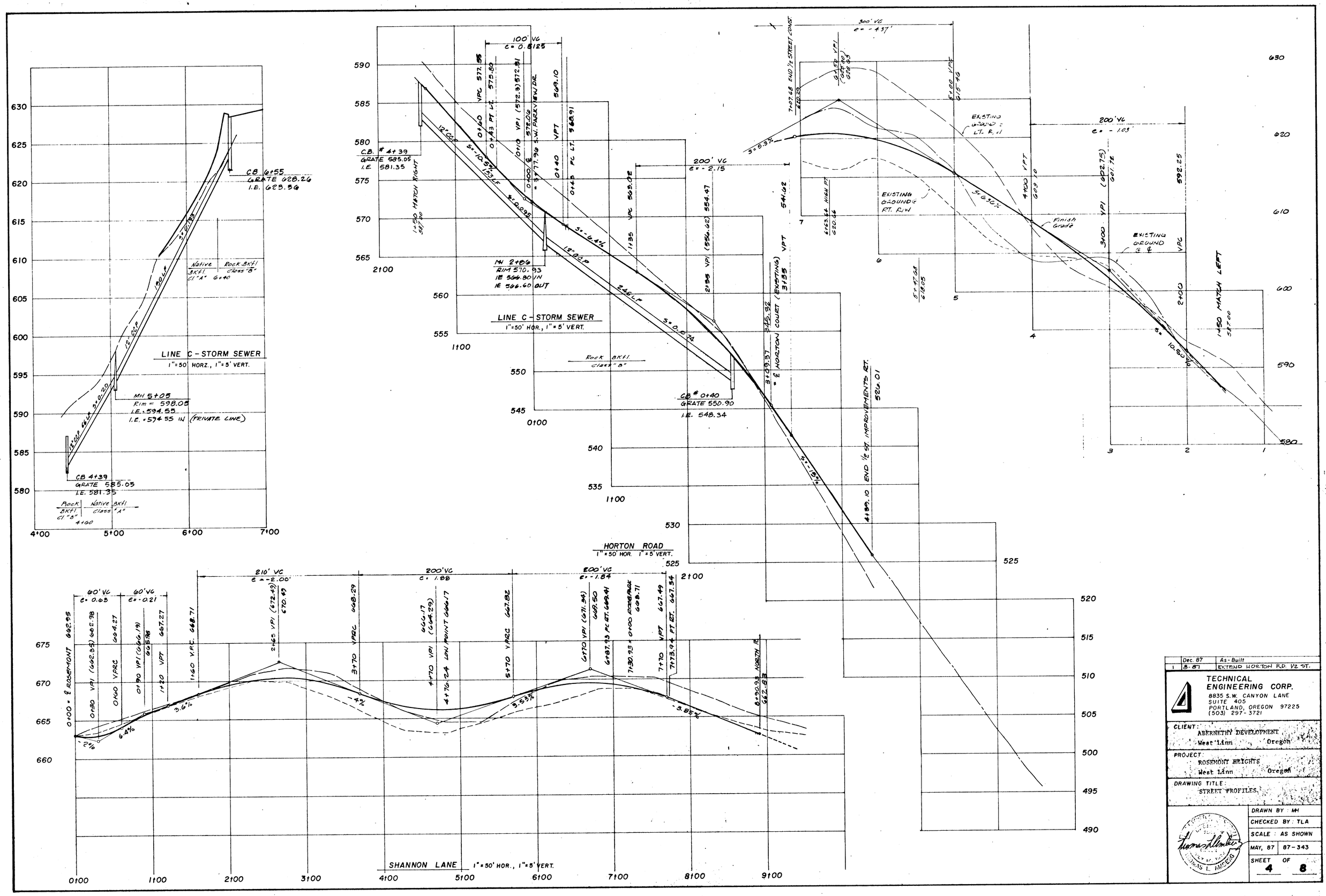
CLIENT: ABERNETHY DEVELOPMENT
West Linn Oregon

PROJECT: ROSEMONT HEIGHTS
West Linn Oregon

DRAWING TITLE: STREET PROFILES

REGISTERED PROFESSIONAL ENGINEER 7548 OREGON JULY 14, 1972 THOMAS L. AMBERG

DRAWN BY: MH
CHECKED BY: TLA
SCALE: AS SHOWN
MAY, '87 | 87-343
SHEET 3 OF 8



1	Dec. 87	As-Built
	8-87	EXTEND HORTON RD. 1/2 ST.

TECHNICAL ENGINEERING CORP.
8835 S.W. CANYON LANE
SUITE 405
PORTLAND, OREGON 97225
(503) 297-3721

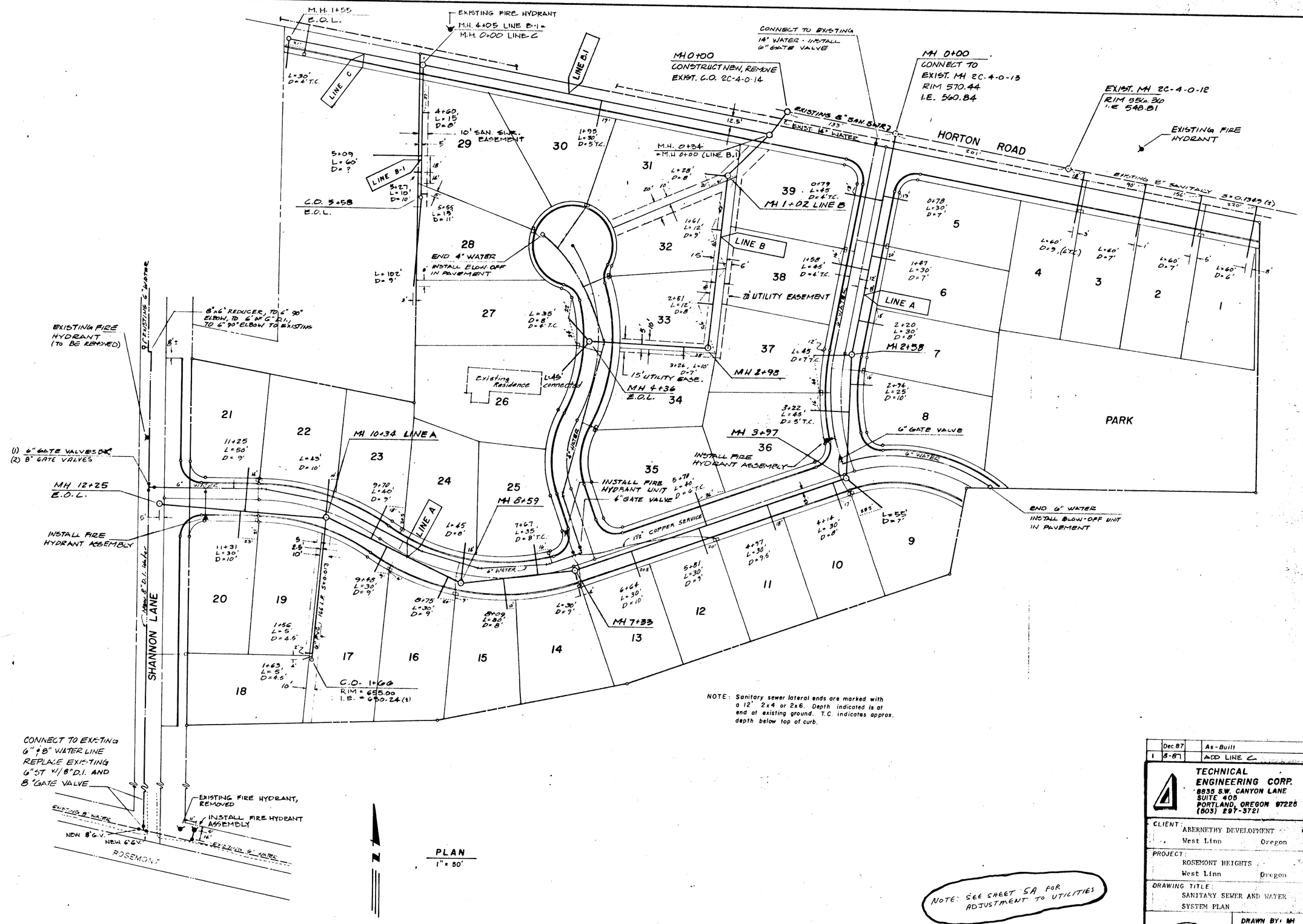
CLIENT: ABERNETHY DEVELOPMENT
West Linn Oregon

PROJECT: ROSEMONT HEIGHTS
West Linn Oregon

DRAWING TITLE: STREET PROFILES

DRAWN BY: MH	
CHECKED BY: TLA	
SCALE: AS SHOWN	
MAY, 87	87-343
SHEET 4	OF 8

THOMAS L. AMBERG



NOTE: Sanitary sewer lateral ends are marked with a 12' 2x4 or 2x6. Depth indicated is at end at existing ground. T.C. indicates approx. depth below top of curb.

PLAN
1" = 50'

NOTE: SEE SHEET 5A FOR ADJUSTMENT TO UTILITIES

	Dec. 87	As-Built
1	8-87	ADD LINE C

TECHNICAL ENGINEERING CORP.
8835 S.W. CANYON LANE
SUITE 405
PORTLAND, OREGON 97225
(503) 297-3721

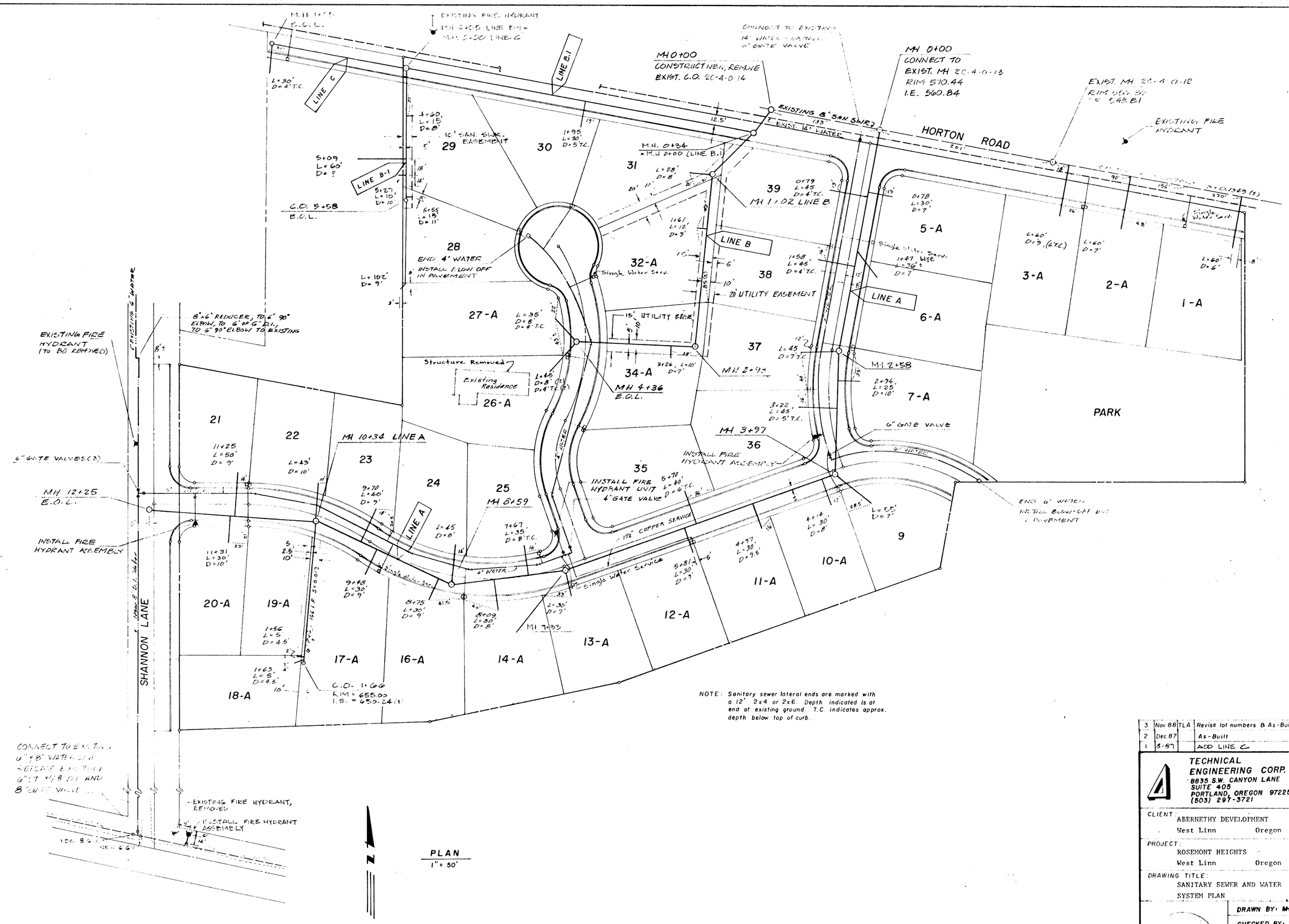
CLIENT: ABERNETHY DEVELOPMENT
West Linn Oregon

PROJECT: ROSEMONT HEIGHTS
West Linn Oregon

DRAWING TITLE: SANITARY SEWER AND WATER SYSTEM PLAN

DRAWN BY: MH
CHECKED BY: TLA
SCALE: AS SHOWN
MAY, '87 87-343
SHEET 5 OF 8

THOMAS L. AMBERG



NOTE: Sanitary sewer lateral ends are marked with a 12' 2x4 or 2x6. Depth indicated is at end at existing ground. T.C. indicates approx. depth below top of curb.

PLAN
1" = 50'

3	Nov 88	TLA	Revise lot numbers & As-Builts
2	Dec 87		As-Built
1	8-87		ADD LINE C

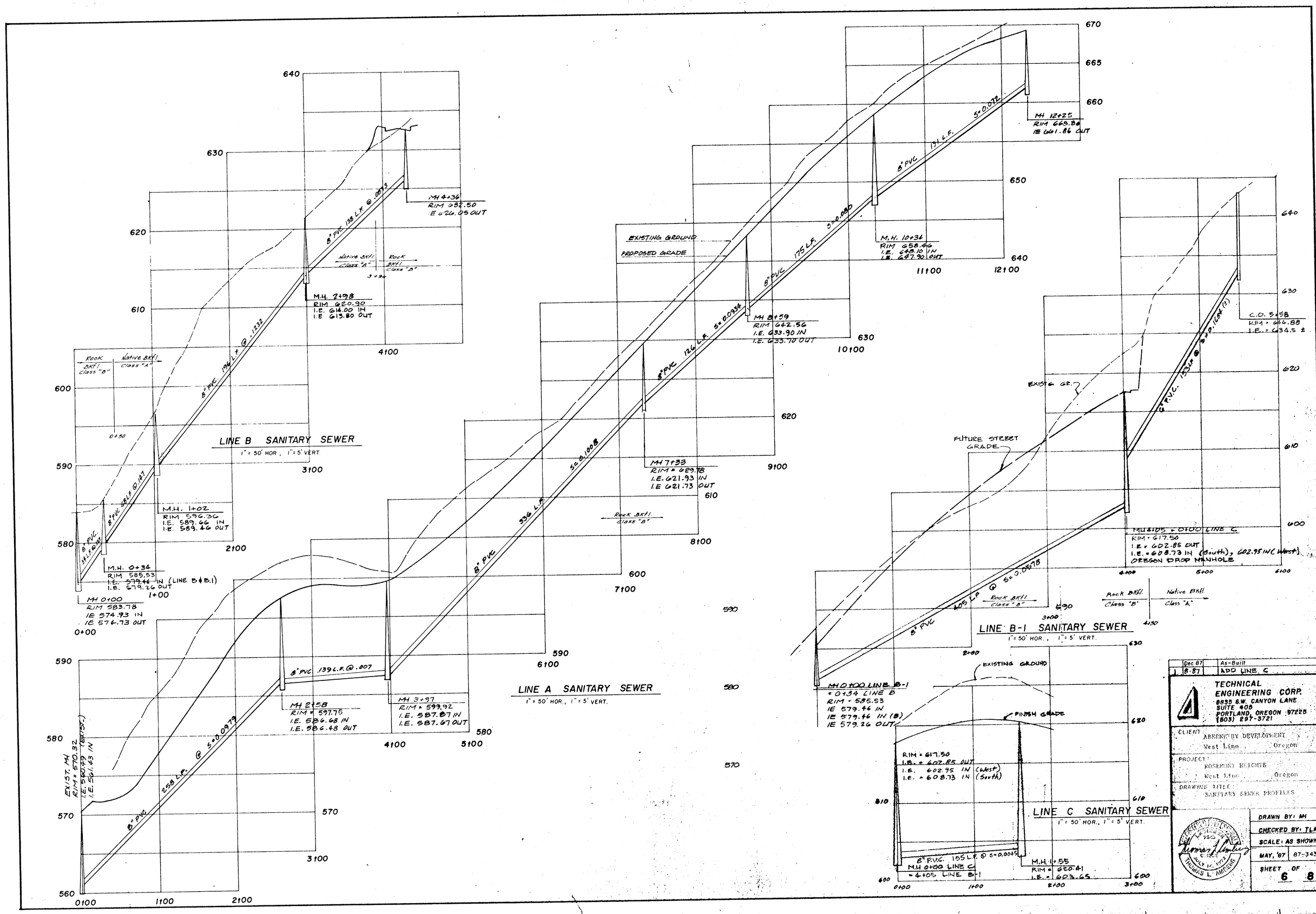
TECHNICAL ENGINEERING CORP.
8835 S.W. CANYON LANE
SUITE 405
PORTLAND, OREGON 97225
(503) 297-3721

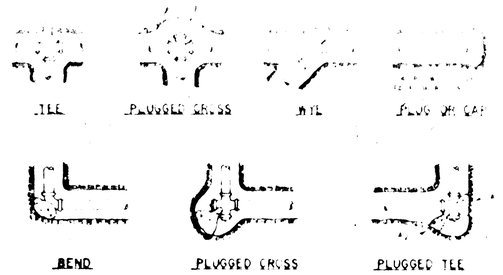
CLIENT: ABERNETHY DEVELOPMENT
West Linn Oregon

PROJECT: ROSEMONT HEIGHTS
West Linn Oregon

DRAWING TITLE: SANITARY SEWER AND WATER SYSTEM PLAN

DRAWN BY: MH
CHECKED BY: TLA
SCALE: AS SHOWN
MAY, '87 | 87-343
SHEET 5A OF 8


LINE B SANITARY SEWER
1" = 50' HOR., 1" = 5' VERT.
MH 4+36
RIM 632.50
IE 626.05 OUT
8" PVC 138 L.F. @ .0873
Native BKfl Class "A"
Rock BKfl Class "B"
M.H. 2+98
RIM 620.90
I.E. 614.00 IN
I.E. 613.80 OUT
8" PVC 196 L.F. @ .1232
Rock BKfl Class "B"
Native BKfl Class "A"
M.H. 1+02
RIM 596.36
I.E. 589.66 IN
I.E. 589.46 OUT
8" PVC 68 L.F. @ .147
M.H. 0+34
RIM 585.53
I.E. 579.46 IN (LINE B & B.1)
I.E. 579.26 OUT
MH 0+00
RIM 583.78
IE 574.93 IN
IE 574.73 OUT
LINE A SANITARY SEWER
1" = 50' HOR., 1" = 5' VERT.
EXISTING GROUND
PROPOSED GRADE
MH 12+25
RIM 668.86
IE 661.86 OUT
8" PVC 191 L.F. S=0.072
M.H. 10+34
RIM 658.46
I.E. 648.10 IN
I.E. 647.90 OUT
8" PVC 175 L.F. S=0.080
MH 8+59
RIM 642.56
I.E. 633.90 IN
I.E. 633.70 OUT
8" PVC 126 L.F. S=0.0934
MH 7+33
RIM = 629.78
I.E. 621.93 IN
I.E. 621.73 OUT
8" PVC 336 L.F. S=0.1008
Rock BKfl Class "B"
MH 2+58
RIM = 597.75
I.E. 586.68 IN
I.E. 586.48 OUT
8" PVC 139 L.F. @ .007
MH 3+97
RIM = 599.92
I.E. 587.87 IN
I.E. 587.67 OUT
8" PVC 258 L.F. @ S=0.0979
EXIST. MH
RIM = 570.32
I.E. 560.49 (EXIST.)
I.E. 561.43 IN
LINE B-1 SANITARY SEWER
1" = 50' HOR., 1" = 5' VERT.
C.O. 5+58
RIM = 644.88
I.E. = 634.5 ±
6" P.V.C. 153 L.F. @ S=0.1684 (±)
EXISTG GR.
FUTURE STREET GRADE
MH 4+05 = 0+00 LINE C
RIM = 617.50
I.E. = 602.85 OUT
I.E. = 608.73 IN (South), 602.95 IN (West)
OREGON DROP MANHOLE
8" PVC 405 L.F. @ S=0.0578
Rock BKfl Class "B"
Native BKfl Class "A"
MH 0+00 LINE B-1
= 0+34 LINE B
RIM = 585.53
IE 579.46 IN
IE 579.46 IN (B)
IE 579.26 OUT
LINE C SANITARY SEWER
1" = 50' HOR., 1" = 5' VERT.
EXISTING GROUND
FINISH GRADE
RIM = 617.50
I.E. = 602.85 OUT
I.E. 602.95 IN (West)
I.E. = 608.73 IN (South)
8" P.V.C. 155 L.F. @ S=0.0045
M.H. 0+00 LINE C
= 4+05 LINE B-1
M.H. 1+55
RIM = 620.41
I.E. = 603.65
Dec 87 | As-Built
1 | 8-87 | ADD LINE C
TECHNICAL ENGINEERING CORP.
8835 S.W. CANYON LANE
SUITE 405
PORTLAND, OREGON 97225
(503) 297-3721
CLIENT: ABERNETHY DEVELOPMENT
West Linn Oregon
PROJECT: ROSEMONT HEIGHTS
West Linn Oregon
DRAWING TITLE: SANITARY SEWER PROFILES
DRAWN BY: MH
CHECKED BY: TLA
SCALE: AS SHOWN
MAY, '87 | 87-343
SHEET 6 OF 8
THOMAS L. AMBERG
JULY 16, 1972



BEARING AREA, A, OF THRUST BLOCKS IN SQ. FT.*						
FITTING SIZE	TEE, WYE, PLUG OR CAP A	90° BEND, PLUGGED CROSS A	TEE, PLUGGED ON RUN A_1	TEE, PLUGGED ON RUN A_2	45° BEND A	22 1/2° BEND A	11 1/4° BEND A
4	4	9	2.7	9			
6	2.8	4	5.6	4			
8	4.6	6.8	9.6	6.8	3.3	9	1.9
10	7.3	5.3	4.5	5.3	5.6	2.8	4
12	10.3	4.5	20.4	4.5	7.9	4.7	2.7
14	13.8	9.5	27.5	9.5	7.9	5.4	4.5
16	17.8	25.2	36.5	27.2	11.2	7.2	4.5
18	22.4	3	44	3		8.1	4.4
20	27.5	38.9	54.8	38.9	2	9.1	4.4
24	39.2	55.5	78.5	55.5	3	5.5	4.4

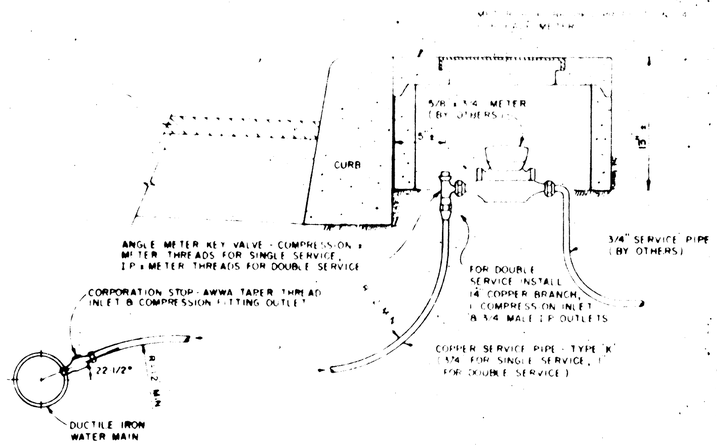
*ABOVE BEARING AREAS BASED UPON TEST PRESSURE OF 150 PSI AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 POUNDS PER SQUARE FOOT. TO COMPUTE BEARING AREAS FOR OTHER TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION: BEARING AREA = (TEST PRESSURE IN PSI / 150) × (2000 / SOIL BEARING STRESS) × TABLE VALUE.

NOTES

1. CONCRETE THRUST BLOCKING SHALL BE POURED AGAINST UNDISTURBED EARTH.
2. KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES.
3. THE REQUIRED THRUST BEARING AREAS FOR SPECIAL CONNECTIONS ARE SHOWN ENCIRCLED ON THE PLANS, e.g. (5) INDICATES 15 SQUARE FEET BEARING AREA REQUIRED.
4. IF NOT SHOWN ON PLANS, REQUIRED BEARING AREAS AT FITTING SHALL BE AS INDICATED IN ABOVE TABLE, ADJUSTED, IF NECESSARY, TO CONFORM TO THE TEST PRESSURES AND ALLOWABLE SOIL BEARING STRESSES STATED IN THE SPECIFICATIONS.
5. BEARING AREAS AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER BEARING AREAS AND BLOCKING DETAILS SHOWN ON THIS DETAIL.

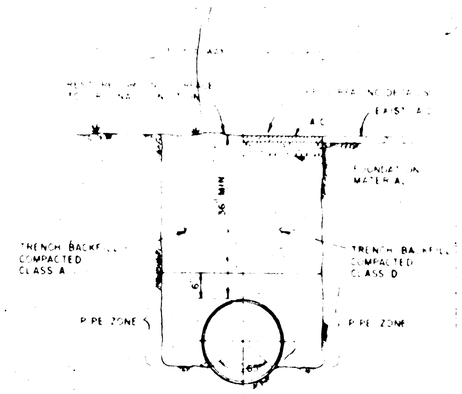
Thrust Blocking Details

N.T.S.



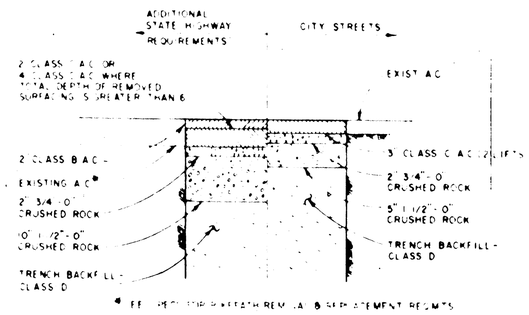
Typical Water Service Connection

N.T.S.



Typical Trench Section

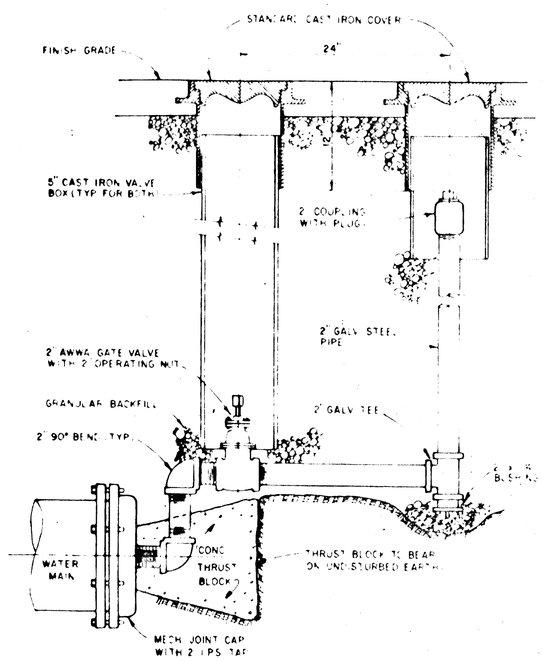
N.T.S.



Typical Surfacing Details

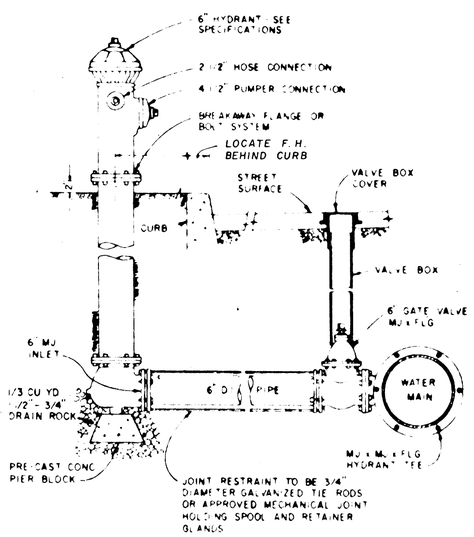
N.T.S.

Notes



Typical Blow-off Assembly

N.T.S.



Fire Hydrant Assembly Details

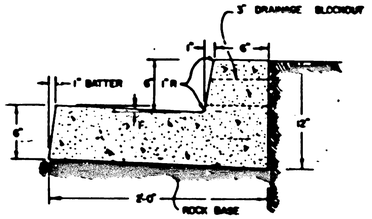
N.T.S.

TYPICAL DETAILS
WATER IMPROVEMENTS

ROSEMONT HEIGHTS
West Linn Oregon

CITY OF WEST LINN

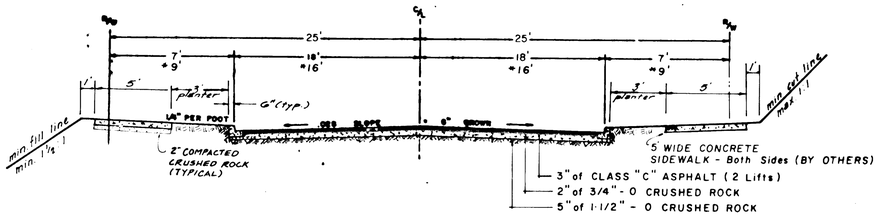
7 8



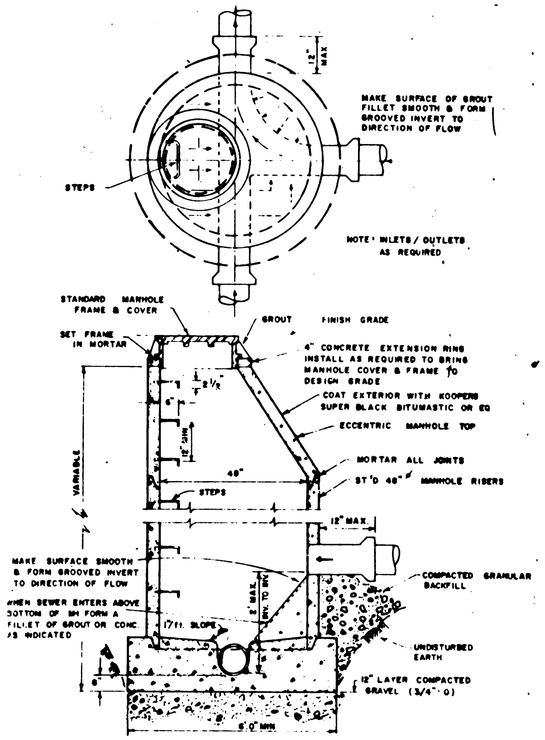
1. CONCRETE TO HAVE A BREAKING STRENGTH OF 3000 P.S.I. AFTER 28 DAYS.

2. EXPANSION JOINTS
   A. TO BE PROVIDED AT EACH POINT OF TANGENCY OF THE CURB
      1.) AT EACH COLD JOINT
      2.) ON EACH SIDE OF INLETS
      3.) AT EACH END OF DRIVEWAYS

CURB & GUTTER DETAILS

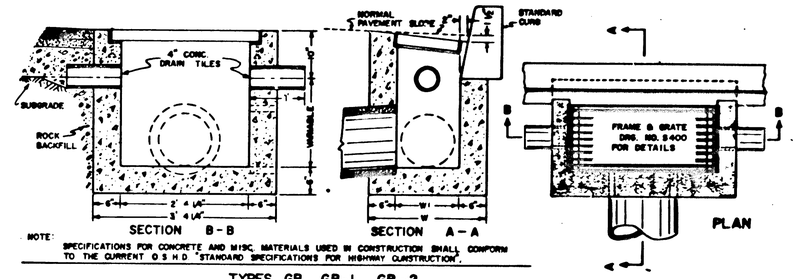


TYPICAL SECTION
ROSEPARK DRIVE & PARKVIEW TERR.
*ROSEPARK COURT



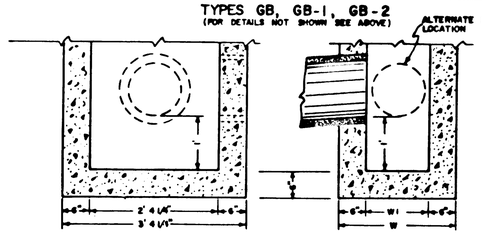
STANDARD MANHOLE

TYPES G, G-1, G-2

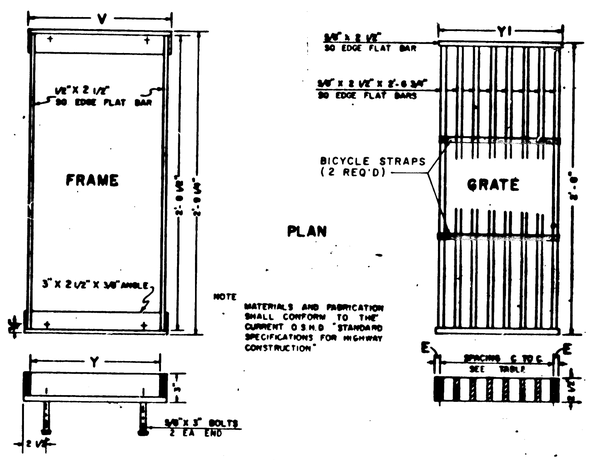


NOTE: SPECIFICATIONS FOR CONCRETE AND MISC. MATERIALS USED IN CONSTRUCTION SHALL CONFORM TO THE CURRENT O.S.H.D. "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION".

TYPES GB, GB-1, GB-2
(FOR DETAILS NOT SHOWN SEE ABOVE)

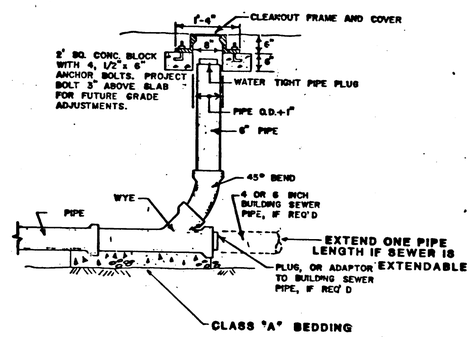


INLET TYPE	W	W1
G, GB	2' 1 7/8"	1' 1 7/8"
G-1, GB-1	2' 8 7/8"	1' 8 7/8"
G-2, GB-2	3' 3 5/8"	2' 3 5/8"

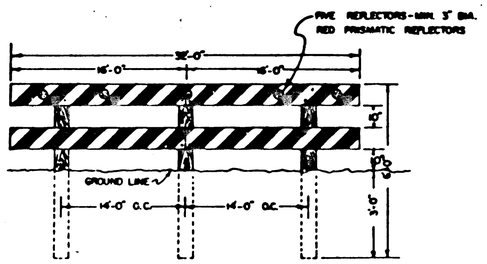


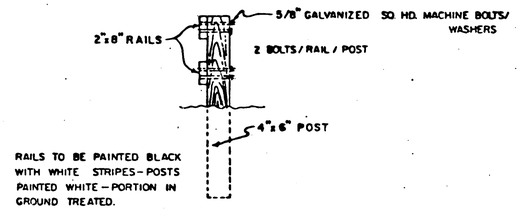
NOTE: MATERIALS AND FABRICATION SHALL CONFORM TO THE CURRENT O.S.H.D. "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION"

STANDARD CATCH BASIN DETAILS



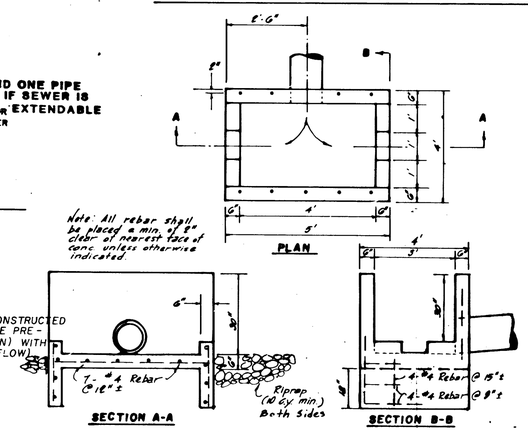
STANDARD CLEANOUT





RAILS TO BE PAINTED BLACK WITH WHITE STRIPES - POSTS PAINTED WHITE - PORTION IN GROUND TREATED.

STANDARD STREET BARRICADE



OUTLET STRUCTURE

Dec 87	As-Built

TECHNICAL ENGINEERING CORP.
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CLIENT: ABERNETHY DEVELOPMENT
West Linn Oregon

PROJECT: ROSEMONT HEIGHTS
West Linn Oregon

DRAWING TITLE: STANDARD DETAILS

DRAWN BY: JDJ
CHECKED BY: TLA
SCALE: NO SCALE

THOMAS L. ANDERSON

SHEET 8 OF 8