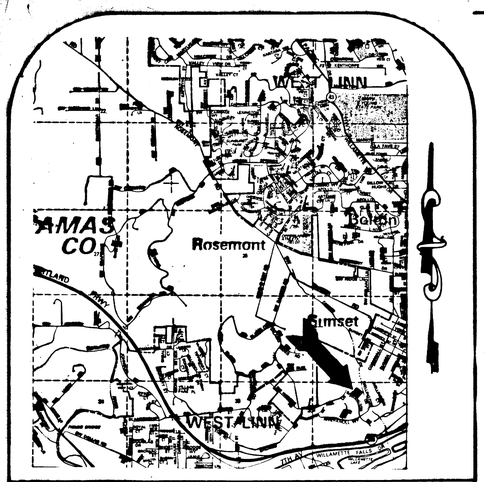


VICINITY MAP

SITE IMPROVEMENTS

FOR

TANNER WOODS

OWNER–DEVELOPER: GORDON E. DAVIS RETIREMENT TRUST

1020 TAYLOR BUILDING, SUITE 555

PORTLAND, OR 97207 PH: 248–1185

ENGINEER: ALPHA ENGINEERING, INC.

1750 S.W. SKYLINE BOULEVARD SUITE #19

PORTLAND, OREGON 97221 PH: 297–1458

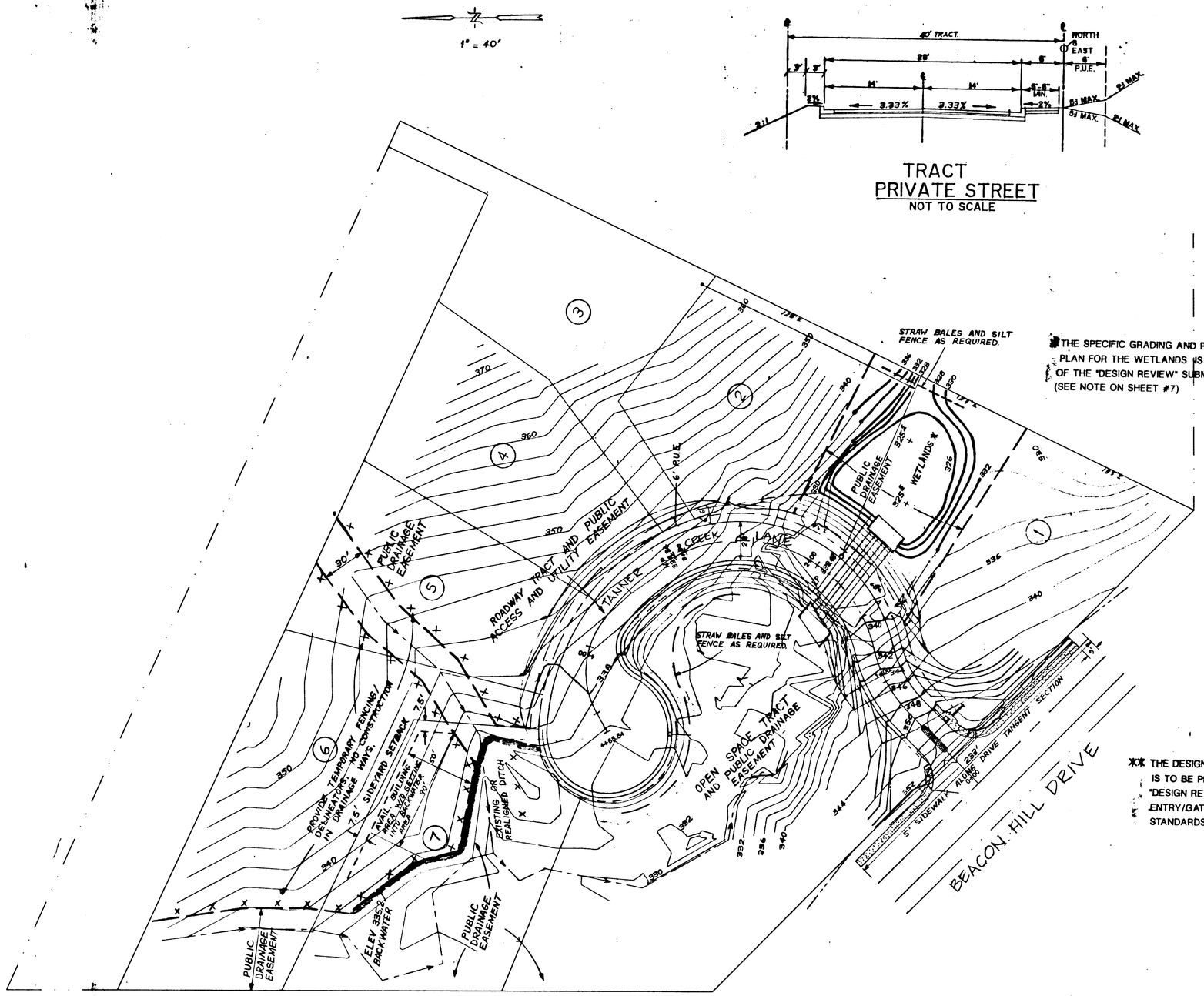
BENCHMARK: NORTH SIDE RIM OF SANITARY MANHOLE LOCATED APPROXIMATELY 6 FEET SOUTHWEST OF CURB AND 90 FEET SOUTHEAST OF CENTERLINE OF INTERSECTION OF THE PRIVATE ROAD AND BARRINGTON DRIVE.
ELEV: 350.88

4-12-91 AS-BUILT JMP/RLM

SHEET INDEX

1. TITLE SHEET
2. GRADING PLAN
3. STREET & STORM PLAN
4. STREET & STORM PROFILE
5. SANITARY & WATER PLAN
6. SANITARY SEWER PROFILE
7. STANDARD CONSTRUCTION DETAILS

PROJECT NO. 211–001
TANNER WOODS



* THE SPECIFIC GRADING AND PLANTING PLAN FOR THE WETLANDS IS A PART OF THE "DESIGN REVIEW" SUBMITTAL. (SEE NOTE ON SHEET #7)

** THE DESIGN OF THE TRAFFIC BARRIERS IS TO BE PROCESSED THROUGH "DESIGN REVIEW" ALONG WITH THE ENTRY/GATES AND SHALL MEET THE STANDARDS SET BY THE CITY ENGINEER.

ALPHA ENGINEERING, INC.
ENGINEERING · DEVELOPMENT SERVICES · SURVEYING
1750 S.W. SKYLINE BLVD. SUITE 19
PORTLAND, OREGON 97221
(503) 297-1458 FAX# 297-7880

No	Date	Revision	By
1	6.5.1990	REVISED PER DESIGN REVIEW DET.	TBT
2	8-6-90	ADD HEADWALLS	JMP/RLM
3	4-12-91	AS-BUILT	JMP/RLM

Designed By: RSM Date: MAY 90
Drawn By: RSM Date: MAY 90
Reviewed By: JMP Date: MAY 90
Project No. 211-001 Ref:
Scale: 1"=40'

REGISTERED PROFESSIONAL ENGINEER 8979 OREGON JERRY M. PALMER

TANNER WOODS
GRADING PLAN

Sheet 2 of 7

Project: TANNER WOODS
No: 211-001
Type: GRADING PLAN

TRACT
PRIVATE STREET
NOT TO SCALE

INLET HEADWALL DETAIL
NOT TO SCALE

CORNER

OUTLET HEADWALL DETAIL
NOT TO SCALE

NOTES:
1. ALL CONCRETE SHALL BE 3,000 P.S.I.
2. 3" RADIUS AROUND EDGE AT PIPE INLET.

ALPHA ENGINEERING, INC.
ENGINEERING · DEVELOPMENT SERVICES · SURVEYING
1750 S.W. SKYLINE BLVD. SUITE 19
PORTLAND, OREGON 97221
(503) 297-1458 FAX# 297-7982

No.	Date	Revision	By
1	6.5.1990	REVISED PER DESIGN REVIEW SET	TBT
2	8-6-90	ADD HEADWALLS	JMP/RLM
3	4-12-91	AS-BUILT	JMP/RLM

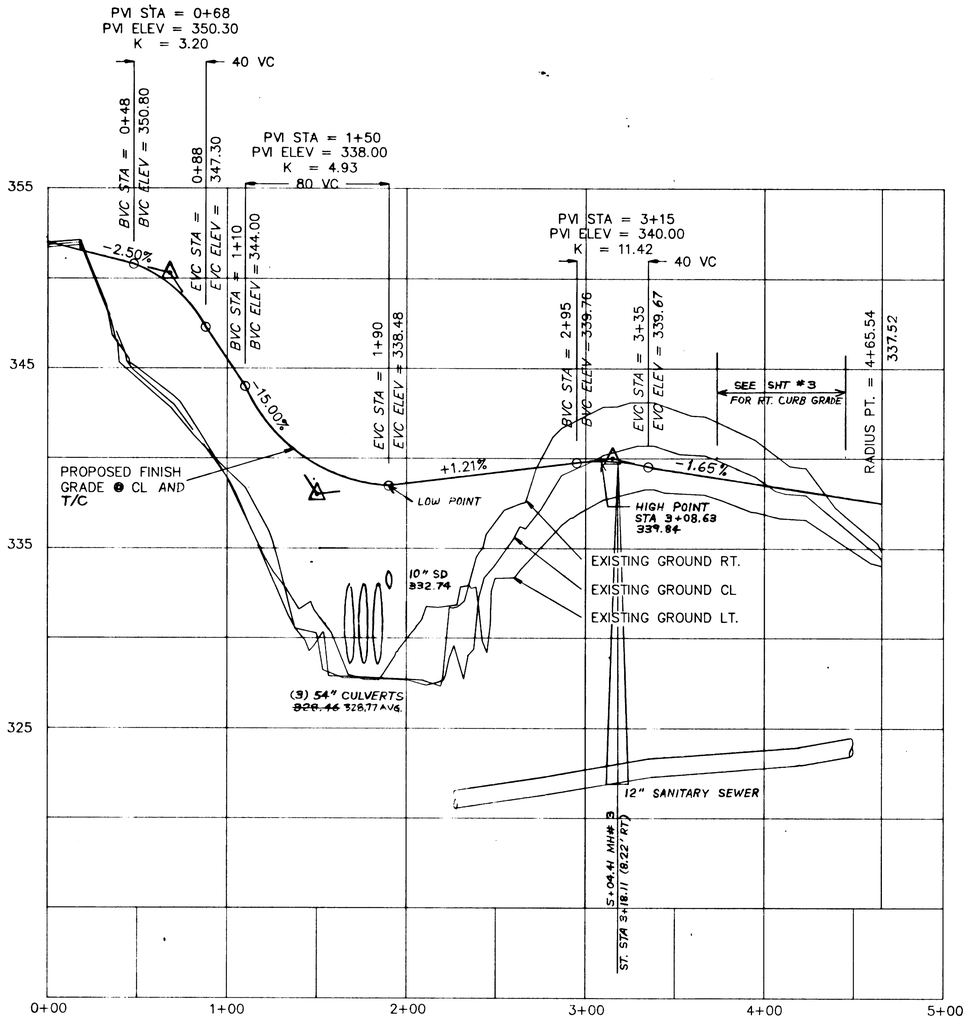
Designed By: RSM Date: MAY 90
Drawn By: RSM Date: MAY 90
Reviewed By: JMP Date: MAY 90
Project No. 25-001 Ref: ____
Scale: 1" = 20' ____

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 30, 1974
JERRY M. ALLEN

TANNER WOODS
STREET AND STORM PLAN

Sheet 3 of 7

Project: TANNER WOODS
No: 25-001
Type: STREET PLAN



ALPHA ENGINEERING, INC.
ENGINEERING · DEVELOPMENT SERVICES · SURVEYING
1780 S.W. SKYLINE BLVD. SUITE 19
PORTLAND, OREGON 97221
(503) 297-1458 FAX# 297-7880

No	Date	Revision	By

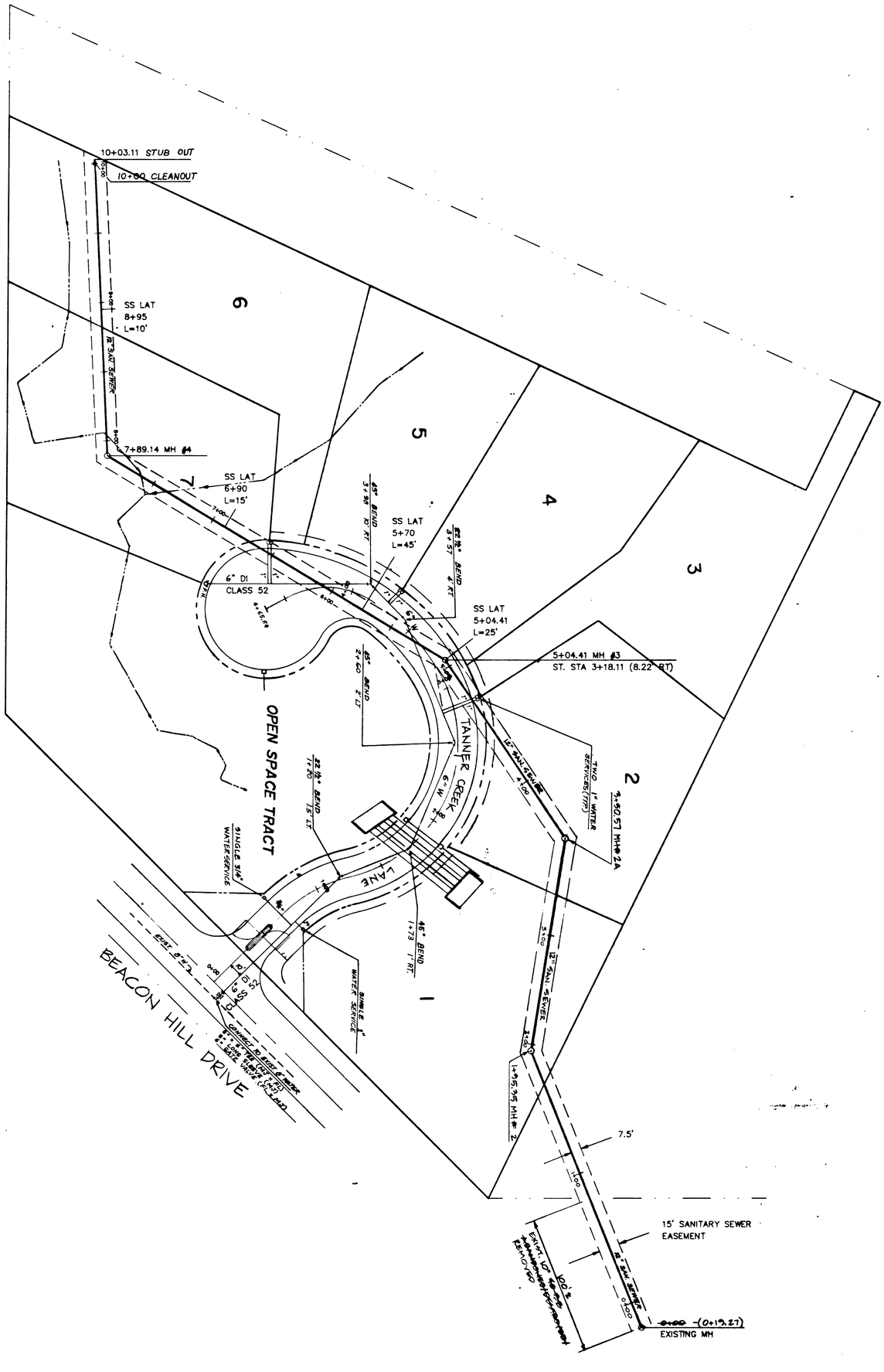
Designed By: RSM Date: MAY 90
Drawn By: RSM Date: MAY 90
Reviewed By: JMP Date: MAY 90
Project No. 2II-001 Ref:
Scale: 1" = 40' HORZ.
1" = 04' VERT.

REGISTERED PROFESSIONAL ENGINEER
8979
OREGON
JERRY M. PALMER

TANNER WOODS
STREET & STORM PROFILE

Sheet 4 of 7

Project: TANNER WOODS
No: 2II-001
Type: STREET PROFILE



Project: TANNER WOODS
No: 25-001
Type: UTLITY PLAN

Sheet 5 of 7

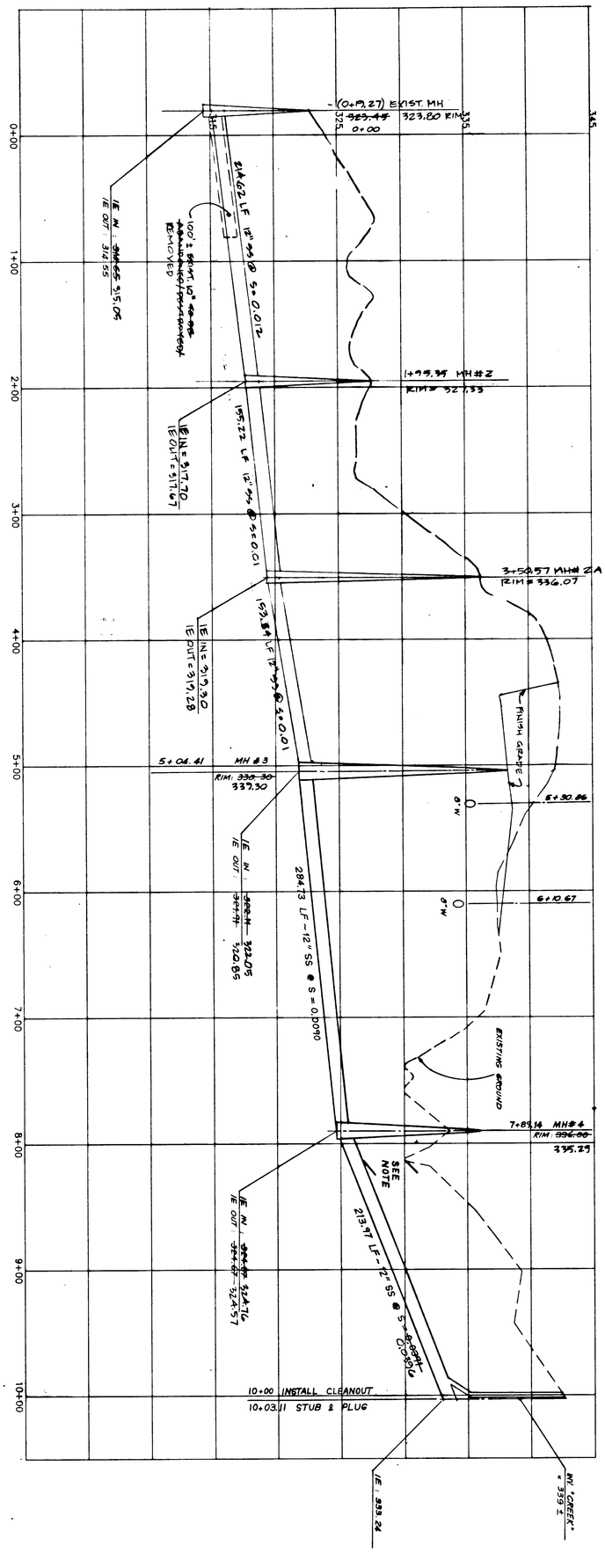
TANNER WOODS
SANITARY SEWER & WATER PLAN

REGISTERED PROFESSIONAL ENGINEER
8979
OREGON
JULY 30, 1976
HENRY M. PALMER

Designed By:	RSM
Drawn By:	RSM
Reviewed By:	JMP
Project No.	25-001
Scale:	1" = 40'
Date:	MAY 90
Date:	MAY 90
Date:	MAY 90
Ref:	

No	Date	Revision	By
1	6.5.1990	REVISED PER DESIGN REVIEW DET.	TBT
2	8-6-90	ADD EXIST. MH	JMP/RLM
3	4-12-91	AS-BUILT	JMP/RLM

ALPHA ENGINEERING, INC.
ENGINEERING · DEVELOPMENT SERVICES · SURVEYING
1790 S.W. SKYLINE BLVD. SUITE 19
PORTLAND, OREGON 97221
(503) 297-1456 FAX# 297-7880



NOTE: VERIFY COVER (3' MIN.) BEFORE STARTING ANY SEWER CONSTRUCTION.

Project: TANNER WOODS
No: 28-001
Type: SAN. SEW. PROF.

Sheet 6 of 7

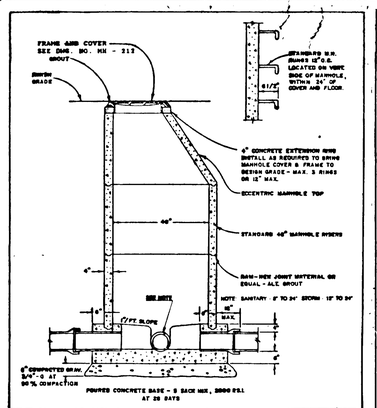
TANNER WOODS
SANITARY SEWER PROFILE

REGISTERED PROFESSIONAL ENGINEER
8979
OREGON
JULY 30, 1979
JERRY M. PALMER

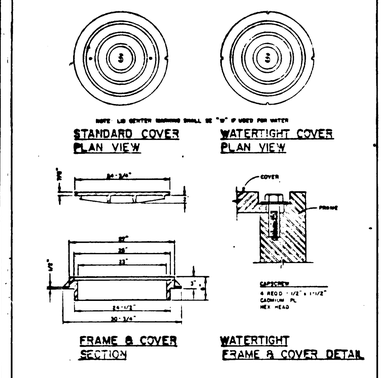
Designed By: RSM Date: MAY 90
Drawn By: TBT Date: MAY 90
Reviewed By: JMP Date: MAY 90
Project No. 28-001 Ref: -
Scale: 1" = 50' HORZ.
1" = 5' VERT.

No	Date	Revision	By
2	8-6-90	ADD EXIST. 10"	JMP/RLM
3	4-12-91	AS-BUILT	JMP/RLM

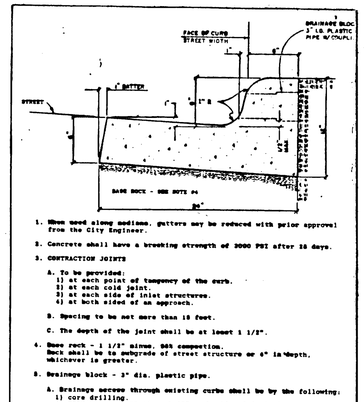
ALPHA ENGINEERING, INC.
ENGINEERING · DEVELOPMENT SERVICES · SURVEYING
1750 S.W. SKYLINE BLVD. SUITE 19
PORTLAND, OREGON 97221
(503) 297-1458 FAX# 297-7880



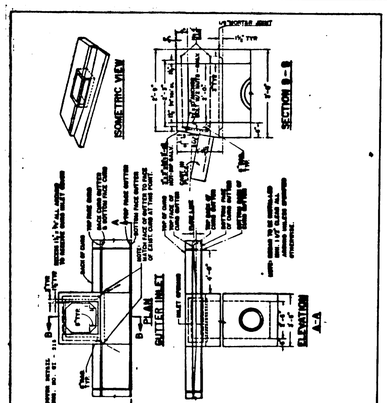
CITY OF WEST LINN	STANDARD MANHOLE
DRAWN BY DDT DATE 5-10-87	
CHECKED BY DLL DATE 5-27-87	DWG. NO. MH - 209
APPROVED BY Earl Reed DATE 5-27-87	



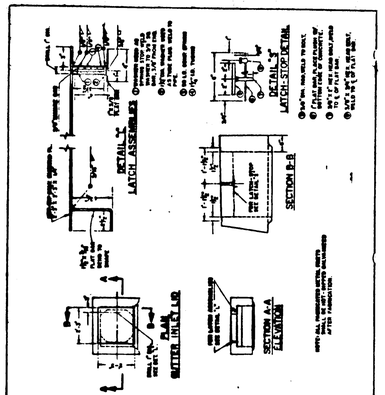
CITY OF WEST LINN	MANHOLE FRAME & COVER
DRAWN BY DDT DATE 5-10-87	
CHECKED BY DLL DATE 5-27-87	DWG. NO. MH - 212
APPROVED BY Earl Reed DATE 5-27-87	



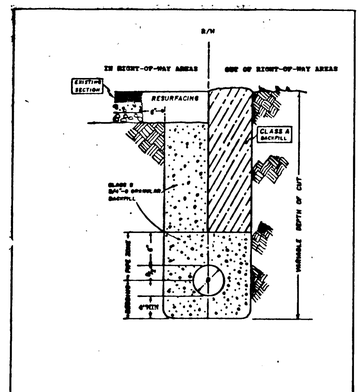
CITY OF WEST LINN	CURB & GUTTER
DRAWN BY DDT DATE 5-10-87	
CHECKED BY DLL DATE 5-27-87	DWG. NO. CG - 216
APPROVED BY Earl Reed DATE 5-27-87	



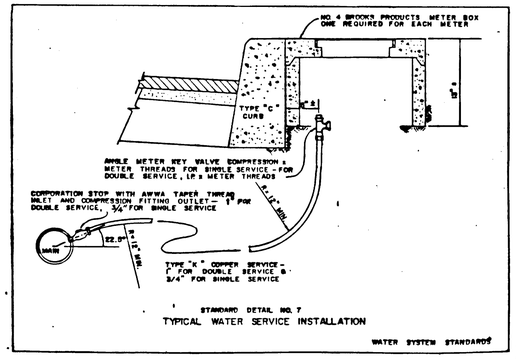
CITY OF WEST LINN	GUTTER INLET-2½A
DRAWN BY DDT DATE 5-10-87	
CHECKED BY DLL DATE 5-27-87	DWG. NO. GI - 214
APPROVED BY Earl Reed DATE 5-27-87	

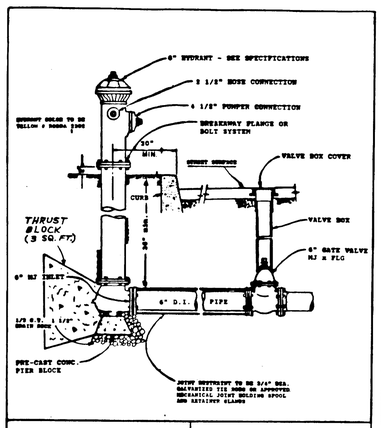


CITY OF WEST LINN	GUTTER INLET COVER
DRAWN BY DDT DATE 5-10-87	
CHECKED BY DLL DATE 5-27-87	DWG. NO. GI - 215
APPROVED BY Earl Reed DATE 5-27-87	

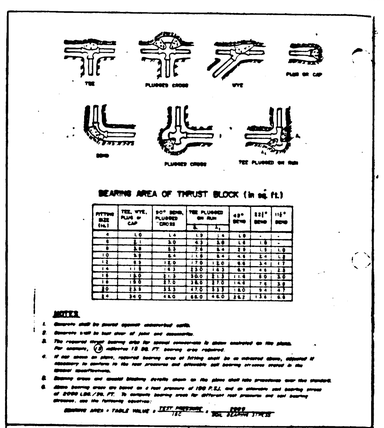


CITY OF WEST LINN	PIPE BEDDING AND BACKFILL DETAILS
DRAWN BY DDT DATE 5-10-87	
CHECKED BY DLL DATE 5-27-87	DWG. NO. PB - 206
APPROVED BY Earl Reed DATE 5-27-87	





CITY OF WEST LINN	FIRE HYDRANT
DRAWN BY DDT DATE 5-10-87	
CHECKED BY DLL DATE 5-27-87	DWG. NO. FH - 300
APPROVED BY Earl Reed DATE 5-27-87	

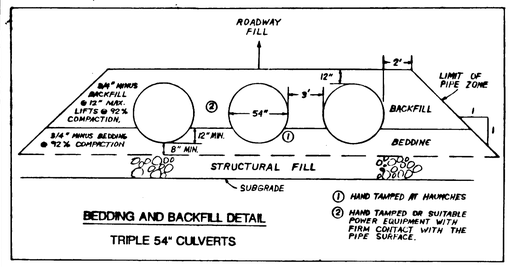


PIPE SIZE	TEE, WYE, CAP	90° BEND, PLUGGED CROSS	TEE PLUGGED ON RUN	45° BEND	22½° BEND	11¼° BEND
	N	E	N	E		
4	1.0	1.4	1.0	1.0	-	-
6	2.2	3.1	2.2	2.2	1.1	0.6
8	3.9	5.5	3.9	3.9	1.9	1.0
10	6.1	8.6	6.1	6.1	3.0	1.5
12	8.8	12.4	8.8	8.8	4.3	2.2
14	12.0	16.8	12.0	12.0	5.9	3.0
16	15.6	22.0	15.6	15.6	7.7	3.9
18	19.8	27.8	19.8	19.8	9.8	4.9
20	24.4	34.3	24.4	24.4	12.1	6.1
24	35.1	49.4	35.1	35.1	17.4	8.8

NOTES
1. Thrust shall be poured against undisturbed earth.
2. Concrete shall be mix class of 3000 psi minimum.
3. The required thrust bearing area for bends or tees of smaller diameters is given opposite in the table. For diameters (D) above 18 IN. FT. bearing area required.
4. If soil types at plug, required bearing area of fitting shall be as indicated above, adjusted if necessary to conform to the test pressure and allowable soil bearing pressure shown on the detail drawings.
5. Bearing areas shall be against a undisturbed soil. Where trench walls are less than undisturbed width of bearing area shall be increased by a factor equivalent of 100 P.S.I. soil or otherwise and bearing areas of 2000 LBS./SQ.FT. To maintain bearing areas for different soil pressures and test pressures and test bearing pressures, see the following equation:

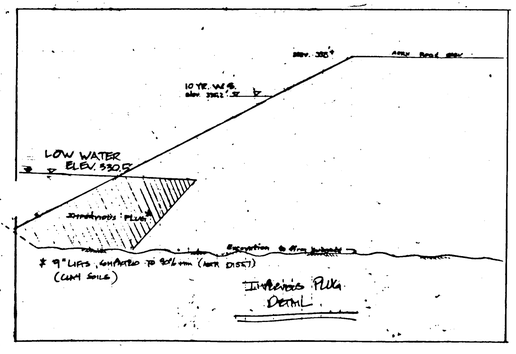
BEARING AREA = TABLE VALUE x TEST PRESSURE / 150 x SOIL BEARING STRESS

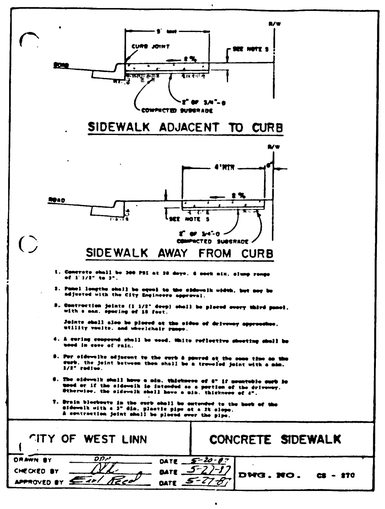
CITY OF WEST LINN	THRUST BLOCKING
DRAWN BY DDT DATE 5-10-87	
CHECKED BY DLL DATE 5-27-87	DWG. NO. TB - 302
APPROVED BY Earl Reed DATE 5-27-87	



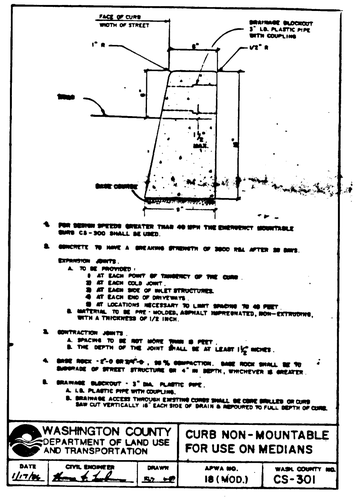
BEDDING AND BACKFILL DETAIL

TRIPLE 54" CULVERTS





CITY OF WEST LINN	CONCRETE SIDEWALK
DRAWN BY DDT DATE 5-10-87	
CHECKED BY DLL DATE 5-27-87	DWG. NO. CS - 210
APPROVED BY Earl Reed DATE 5-27-87	



WASHINGTON COUNTY DEPARTMENT OF LAND USE AND TRANSPORTATION	CURB NON-MOUNTABLE FOR USE ON MEDIANS
DATE 11/1/86	CIVIL ENGINEER [signature]
DRAWN SO	APWA NO. 18 (MOD.)
WASH. COUNTY NO. CS-301	

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIAL INCLUDED IN THIS CONTRACT SHALL COMPLY WITH "CITY OF WEST LINN STREET/UTILITY DESIGN AND CONSTRUCTION STANDARDS" AS ADOPTED JULY 14, 1989 AND WITH THE "1980 STANDARD SPECIFICATIONS AND DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OREGON CHAPTER APWA" IN CASE OF CONFLICT BETWEEN CITY STANDARDS AND APWA SPECIFICATIONS, THE CITY STANDARDS SHALL PREVAIL.

2. THE CONTRACTOR SHALL DO ALL WORK SHOWN ON THE DRAWINGS AND ALL TESTING AS REQUIRED IN CITY OF WEST LINN CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL DO ALL INCIDENTIAL WORK NECESSARY TO COMPLETE THE PROJECT IN AN ACCEPTABLE MANNER.

3. ALL EXISTING RUBBISH SHALL BE REMOVED FROM SITE AND TRANSPORTED TO A SUITABLE DISPOSAL AREA.

4. DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL USE SUCH EROSION CONTROL MEASURES AS NECESSARY TO PREVENT SILTING EXISTING PUBLIC STREETS, NATURAL DRAINAGE COURSES OR ADJACENT PROPERTIES. THESE MEASURES MAY INCLUDE PLACEMENT OF SILT FENCES, STRAW BALES OR OTHER MEANS APPROVED BY THE CITY ENGINEER AND AT THE LOCATION SHOWN ON SHEET 2.

5. AGGREGATE BASE AND TOP COURSE OF PRIVATE STREET SHALL BE COMPACTED TO NOT LESS THAN 95 PERCENT OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

6. SANITARY SEWER PIPE SHALL BE PVC PLASTIC ASTM D-3034, CONFORMING TO CITY OF WEST LINN CONSTRUCTION STANDARDS. LOT SERVICE LINES SHALL HAVE A MINIMUM GROUND COVER OF 3 FEET AND MINIMUM SLOPE OF 0.0060 FT/FT. (6").

7. TOPOGRAPHY SHOWN REPRESENTS EXISTING GROUND PRIOR TO CONSTRUCTION. TOPOGRAPHY MAY VARY.

8. ALL WATERLINE MAINS SHALL HAVE A MINIMUM GROUND COVER OF 3 FEET.

9. CONTRACTOR SHALL EXCAVATE THE EXISTING POND BELOW THE DIKE, BETWEEN PROPOSED LOTS 1 AND 2, DOWN AT LEAST 3 FEET AND SAVE THE ASSOCIATED SOIL AND VEGETATION. AFTER THE AREA BELOW THE ROAD HAS BEEN REGRADED, THIS MATERIAL SHALL BE REDISTRIBUTED INTO THE NEW WETLANDS AREA.

10. CULVERTS SHALL BE 54-INCH DIAMETER, 14 GAUGE, 8" X 1" CORRUGATED ALUMINUM PIPE WITH PARTIAL BEVEL END SECTIONS.

11. ALL FILL (EMBANKMENT) FOR THE PRIVATE ROAD WORK SHALL BE OBSERVED ON A DAILY BASIS, EITHER BY A CERTIFIED TESTING LAB OR BY A REPRESENTATIVE OF THE ENGINEERING FIRM TO ASSURE THE CONSTRUCTION MEETS OR EXCEEDS THE SPECIFICATIONS. SOIL TESTS WILL BE REQUIRED ON A DAILY BASIS TO ASSURE THE REQUIREMENTS FOR COMPACTION ARE BEING MET. REPORTS CERTIFYING THE WORK HAS BEEN DONE IN ACCORDANCE WITH SPECIFICATIONS WILL BE REQUIRED AND SHALL BE SIGNED BY A REGISTERED PROFESSIONAL ENGINEER AND SUBMITTED TO THE CITY UPON COMPLETION OF THIS PORTION OF THE WORK.

12. THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY L.R. SQUIER AND ASSOCIATES SHALL BE MET IN THE CONSTRUCTION OF THE PROJECT IMPROVEMENTS.

ALPHA ENGINEERING, INC.
ENGINEERING · DEVELOPMENT SERVICES · SURVEYING
1750 S.W. SKYLINE BLVD. SUITE 19
PORTLAND, OREGON 97221
(503) 297-1458 FAX 297-7860

No	Date	Revision	By
1	6-6-90	IMPROVEMENTS PLUS	JWP/RLH

Designed By: Date:
Drawn By: Date:
Reviewed By: RSH Date: MAY 90
Project No. 28-001 Ref:
Scale: NONE

REGISTERED PROFESSIONAL ENGINEER OREGON JULY 10, 1979 JERRY M. PALMER

TANNER WOODS
CONSTRUCTION DETAILS & NOTES

Sheet 7 of 7

Project: TANNER WOODS
No: 28-001
Type: STANDARD DETAILS