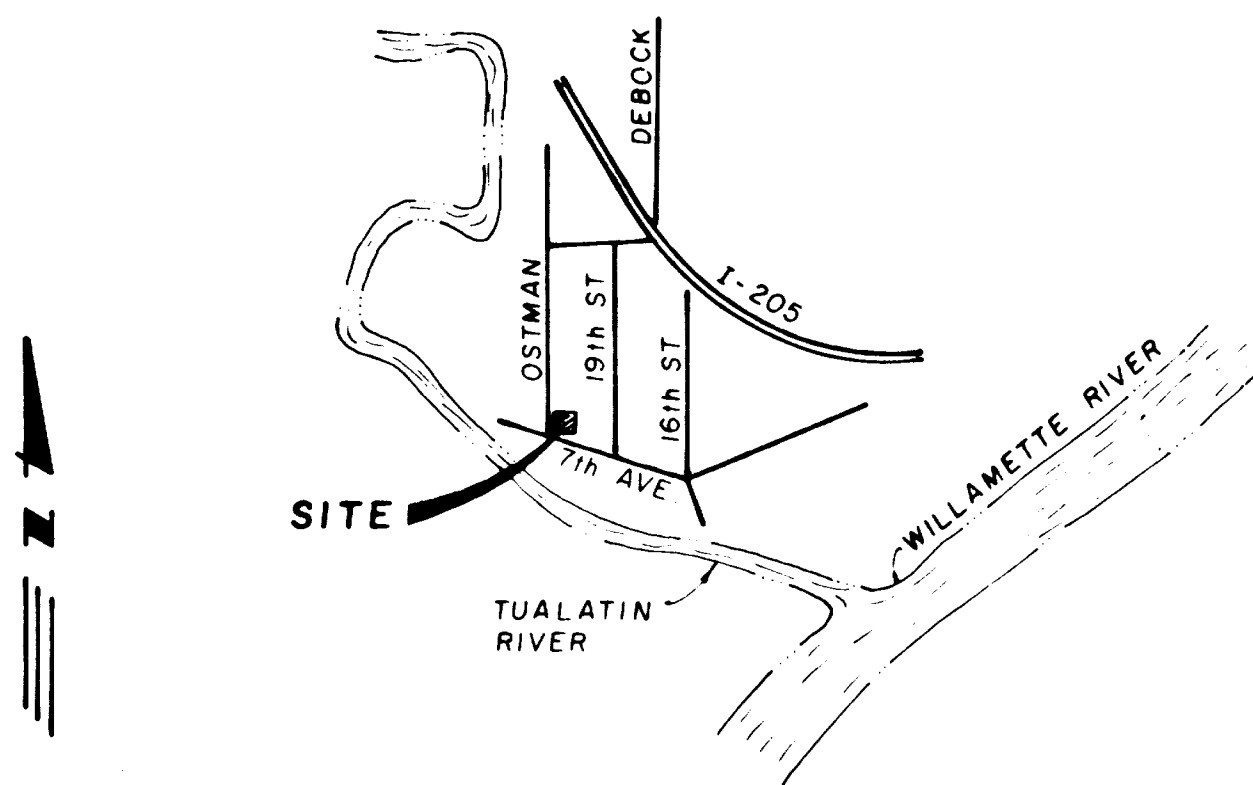
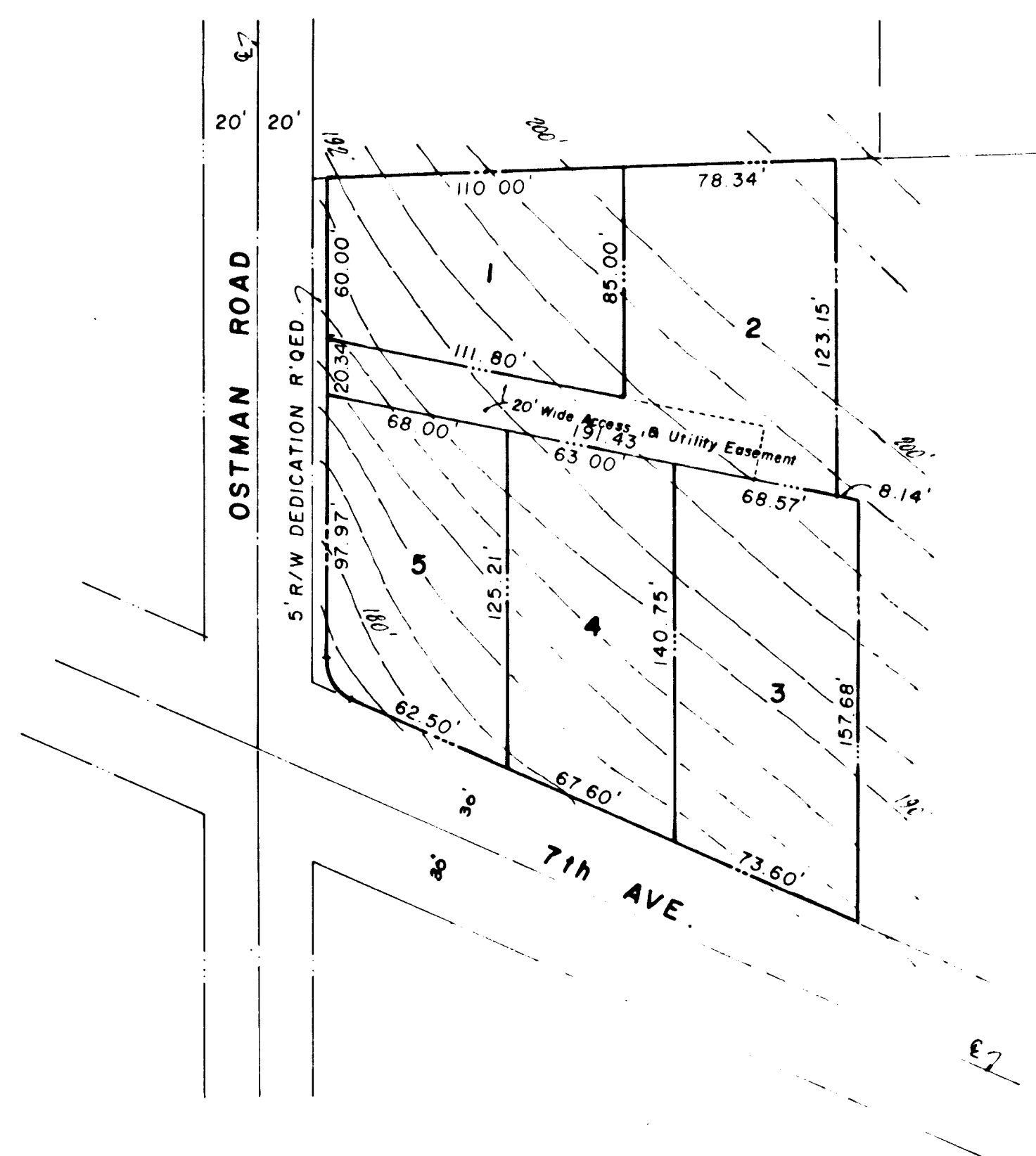




Vicinity Map

1" = 1/2 mile



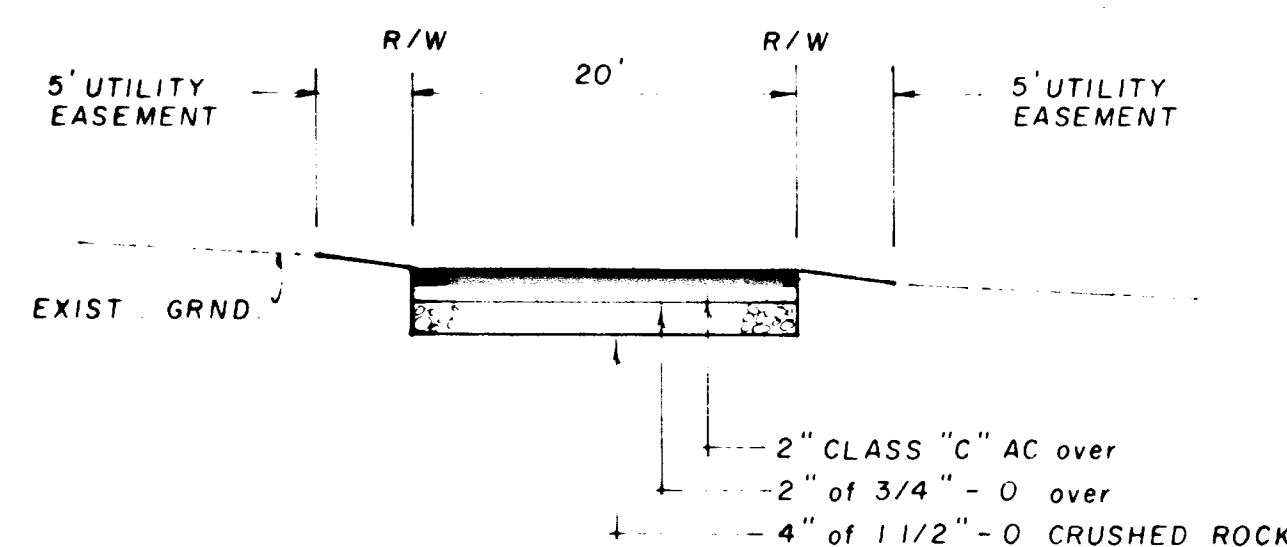
Site Plan

1" = 50'

SITE IMPROVEMENTS

For

OSTMAN CORNER



TYP. PRIVATE DRIVE SECTION

NO SCALE

OWNER - DEVELOPER : Masters Company Northwest

9 MONROE PARKWAY No. 150

LAKE OSWEGO, OREGON 97034

PHONE (503) 635-1441

ENGINEER : Technical Engineering Corporation

8835 SW CANYON LANE No. 405

PORTLAND, OREGON 97225

PHONE (503) 297-3721

CONSTRUCTION NOTES

A. GENERAL

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF WEST LINN STANDARDS AND 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 LIMITS OF 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 MATERIALS SHALL BE DISPOSED OF ON 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 PERCENT OF MAXIMUM DENSITY AS OBTAINED BY AASHTO 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

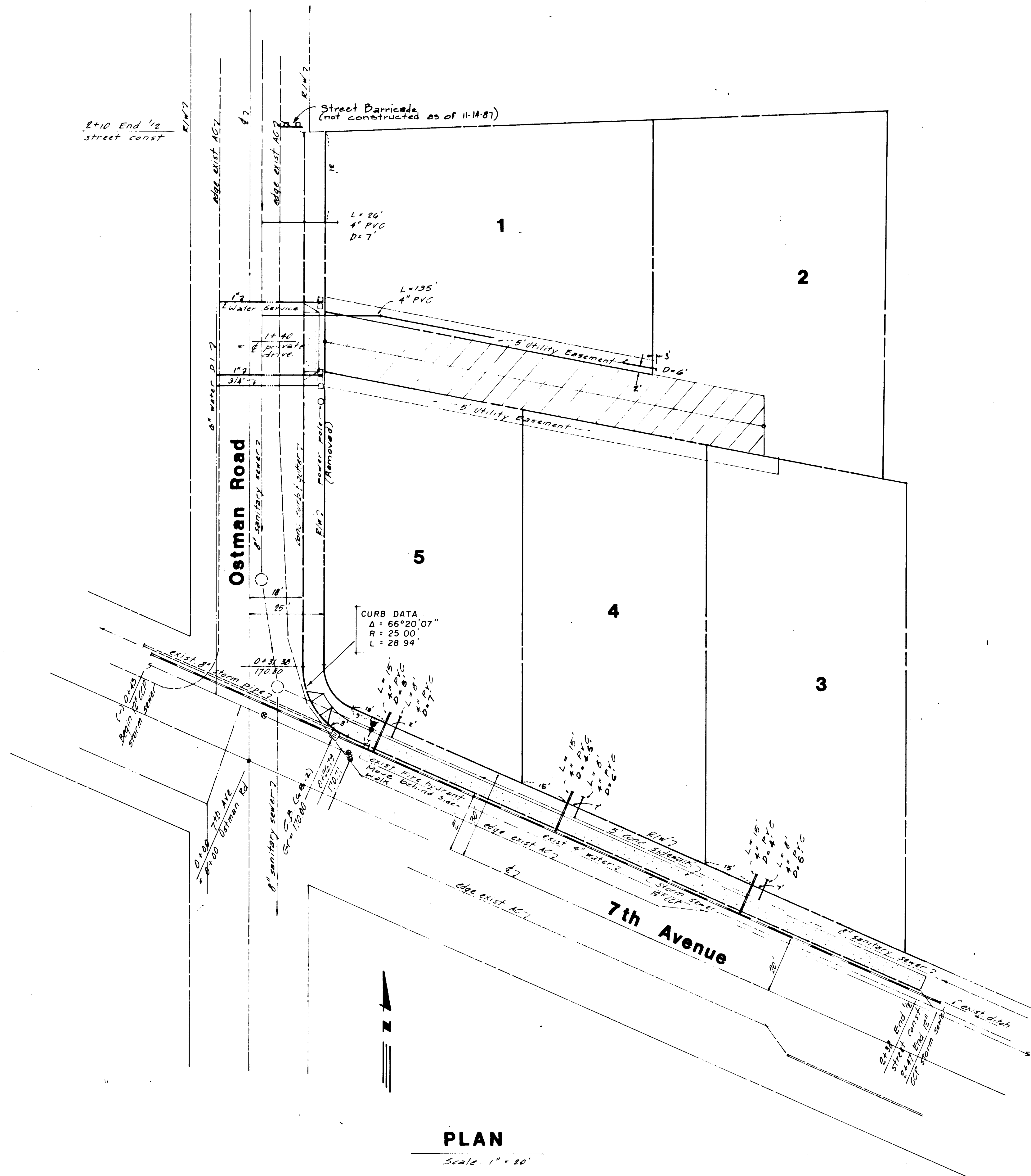
1. STORM SEWER PIPE SHALL BE OF THE SIZE NOTED ON THE PLANS. PIPE SHALL BE TONGUE AND GROOVE CONCRETE PIPE AND SHALL CONFORM TO ASTM C-14 SPECIFICATION FOR EXTRA STRENGTH CONCRETE PIPE, EXCEPT AS NOTED. CATCH BASINS SHALL BE OF THE TYPE SHOWN ON THE DETAIL SHEET.
2. INSTALLATION OF THE STORM SEWER SHALL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



SHEET OF

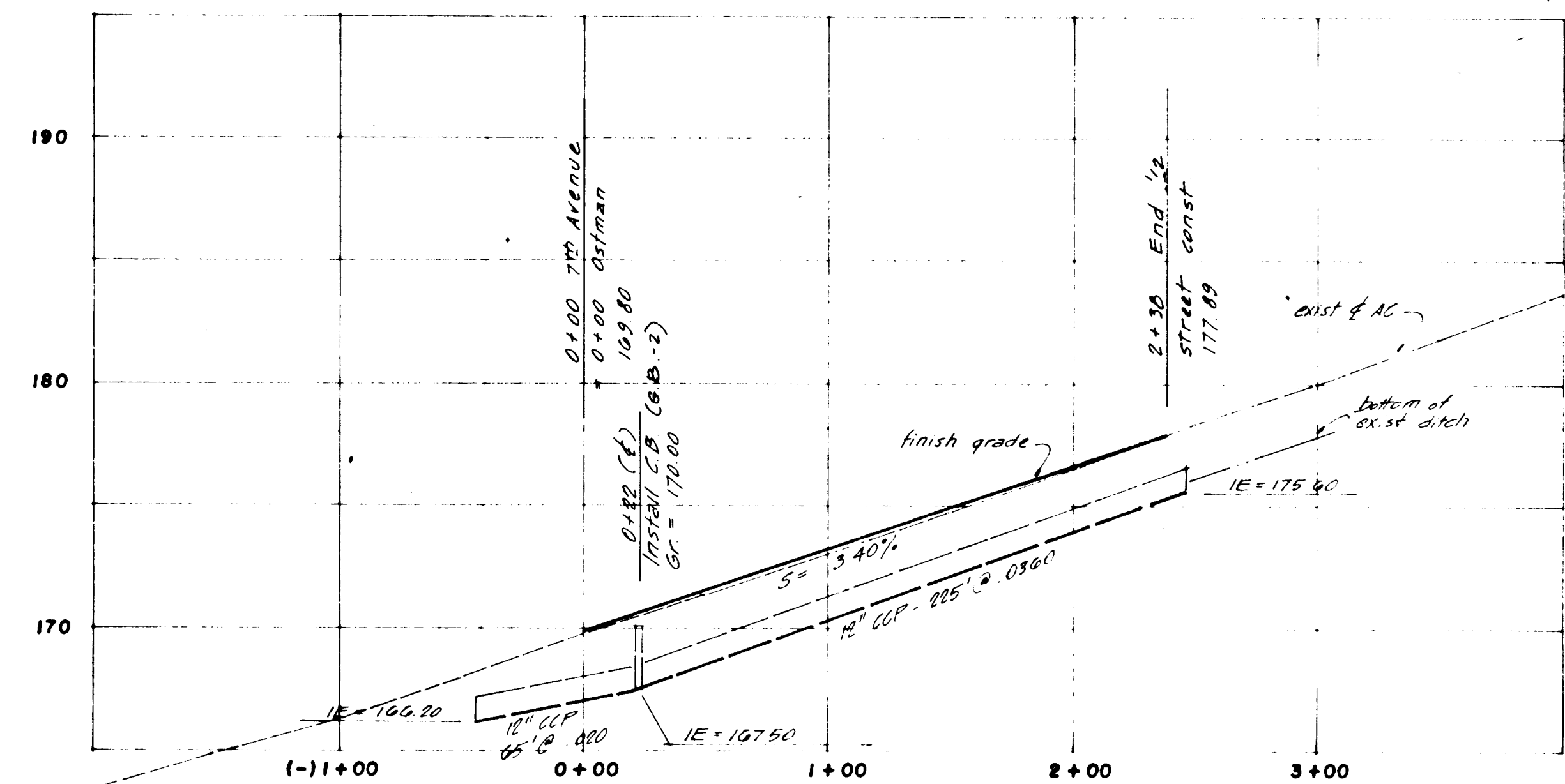
1 3

AS-BUILT 11-14-87



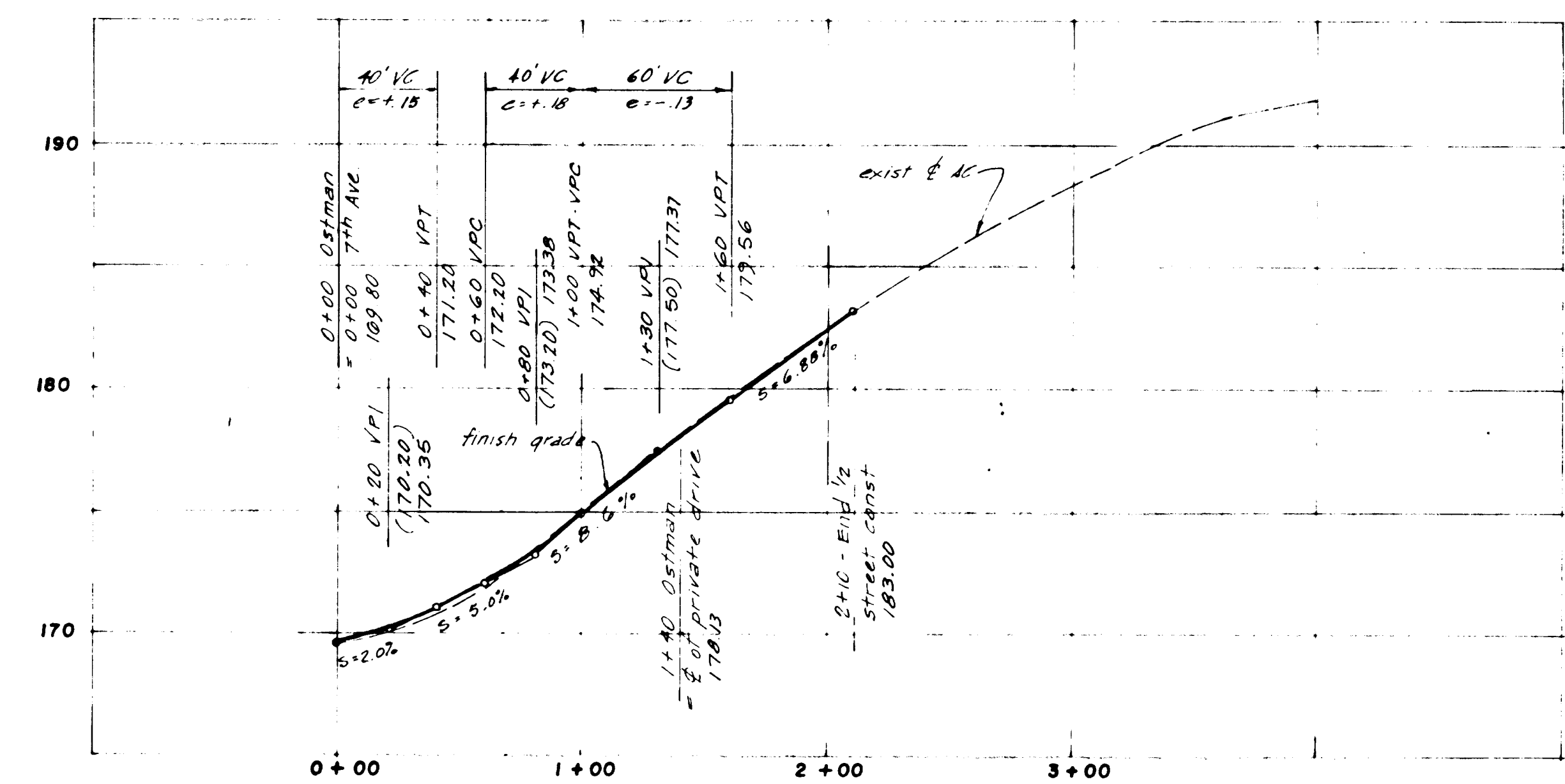
PLAN

Scale 1" = 20'



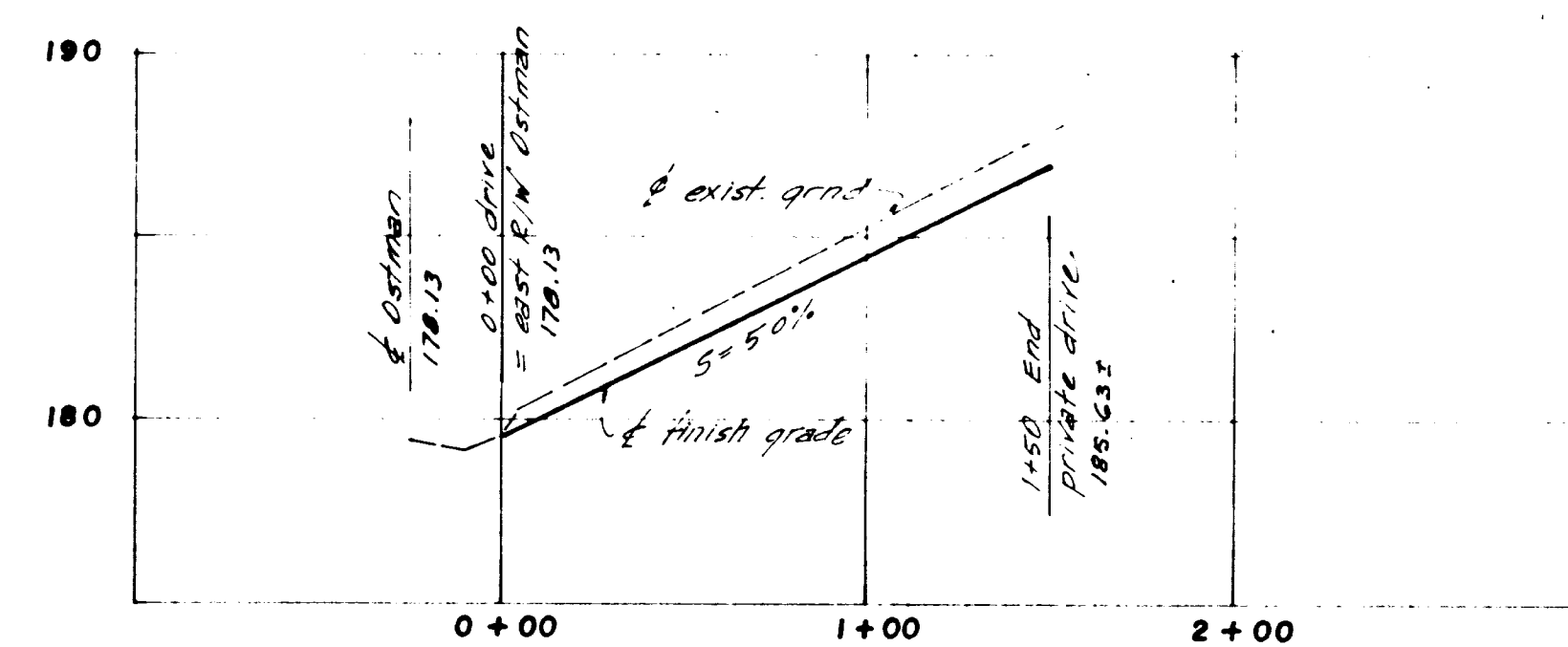
7th AVENUE and STORM SEWER

1" = 50' HOR
1" = 5' VERT



OSTMAN ROAD

1" = 50' HOR
1" = 5' VERT



PRIVATE DRIVE

1" = 50' HOR
1" = 5' VERT

11-14-87		AS-BUILT	
 TECHNICAL ENGINEERING CORP. 8835 S.W. CANYON LANE SUITE 405 PORTLAND, OREGON 97225 (503) 297-3721			
CLIENT:		MASTERS COMPANY NORTHWEST Lake Oswego Oregon	
PROJECT:		OSTMAN CORNER West Linn Oregon	
DRAWING TITLE:		STREET and UTILITY PLAN Street Profiles	
		DRAWN BY: JDJ	
		CHECKED BY: TLA	
		SCALE: AS SHOWN	
		JULY, 87 87-340	
		SHEET OF 3	