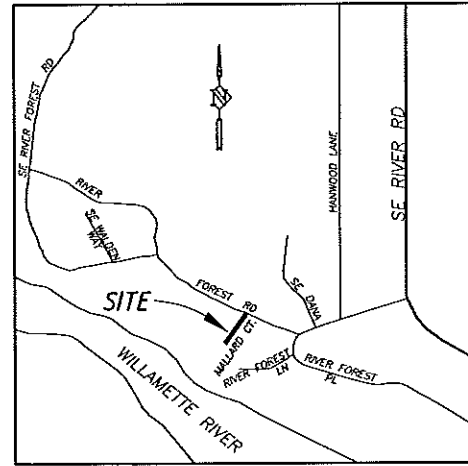


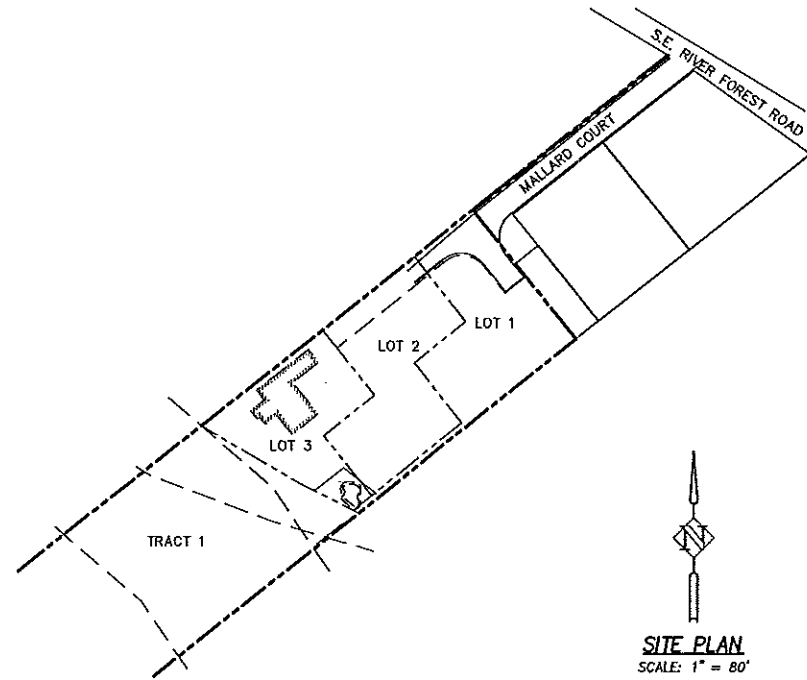
RIVER FOREST ESTATES

1230 SE RIVER FOREST ROAD

OAK GROVE, OREGON



VICINITY MAP
N.T.S.



SITE PLAN
SCALE: 1" = 80'

OWNER/APPLICANT

MARVIN J. LAPORTE
MARK A. HERRING
1777 SKYLAND DRIVE
LAKE OSWEGO, OREGON 97034
PHONE: 503 419-5807

SHEET INDEX

- 1 COVER SHEET
- 2 EXISTING CONDITIONS PLAN
- 3 PRELIMINARY PLAT
- 4 PRELIMINARY UTILITY PLAN

SURVEYOR

HARPER HOUF PETERSON RIGHELLIS INC.
CONTACT: PAT GAYLORD
205 SE SPOKANE STREET, SUITE 200
PORTLAND, OR 97202
PHONE: 503-221-1131
FAX: 503-221-1171

ENGINEER

HARPER HOUF PETERSON RIGHELLIS INC.
PE CONTACT: KEN VALENTINE
12901 SE 97TH AVE, SUITE 160
CLACKAMAS, OR 97015
PHONE: 503-785-1131
FAX: 503-785-1141

SITE INFORMATION

1230 SE RIVER FOREST ROAD
T2S, R1E SE 1/4 SECTION 11
ZONE = R10

WATER SOURCE = OAK LODGE WATER DISTRICT

SEWAGE DISPOSAL = OAK LODGE SANITARY DISTRICT

BENCHMARK = OAK LODGE SANITARY DISTRICT
MANHOLE 72+15.60 TRUNK A

ATTENTION EXCAVATORS

OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6699.

GENERAL NOTES

ALL WORK AND MATERIALS SHALL CONFORM TO THE "OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION" 2008 EDITION AS MODIFIED BY THE PROJECT SPECIAL PROVISIONS, PREPARED BY THE OREGON DEPARTMENT OF TRANSPORTATION AND THE OREGON CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION.

EXISTING UTILITIES SHOWN ON THE PLANS ARE PER SURFACE LOCATIONS AND AS-BUILT DRAWINGS. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY CONFLICTS TO THE ENGINEER. THE CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY UTILITY IN CONFLICT WITH THE PROPOSED CONSTRUCTION. TOPOGRAPHIC SURVEY BY HARPER HOUF PETERSON RIGHELLIS ENGINEERING DATED MARCH 2008. THE LOCATION OF THE RIGHT-OF-WAY IS APPROXIMATE. THE CONSTRUCTION CENTERLINE SHALL BE USED AS THE BASIS FOR CONSTRUCTION.

CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES BEFORE STARTING CONSTRUCTION. A CITY BUSINESS LICENSE IS REQUIRED.

CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE CLACKAMAS COUNTY INSPECTOR 48 HOURS BEFORE STARTING CONSTRUCTION AND 24 HOURS BEFORE RESUMING WORK AFTER SHUTDOWNS, EXCEPT FOR NORMAL RESUMPTION OF WORK FOLLOWING SATURDAYS, SUNDAYS, OR HOLIDAYS. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND CLACKAMAS COUNTY TO ELIMINATE UNNECESSARY INSPECTION TIME.

CONTRACTOR SHALL REMOVE AND DISPOSE OF TREES, STUMPS, BRUSH, ROOTS, TOPSOIL, AND OTHER MATERIAL IN THE RIGHT-OF-WAYS, EASEMENTS, AND WHERE INDICATED ON THE PLANS. MATERIAL SHALL BE DISPOSED OF IN SUCH A MANNER AS TO MEET LOCAL REGULATIONS.

CONSTRUCTION VEHICLES SHALL PARK ON THE CONSTRUCTION SITE. HOURS OF CONSTRUCTION SHALL BE 7:00 AM TO 6:00 PM, MONDAY THROUGH SATURDAY. CONSTRUCTION PROHIBITED ON SUNDAY.

CONTRACTOR SHALL KEEP AND MAINTAIN A CURRENT SET OF DRAWINGS FOR THE PROJECT ENGINEER SHOWING AS-CONSTRUCTED DATA. THE PROJECT ENGINEER SHALL SUBMIT TWO SETS OF AS-BUILTS/RECORD DRAWING MYLARS TO CLACKAMAS COUNTY. CONTRACTOR SHALL KEEP AN APPROVED SET OF PLANS ON THE PROJECT SITE AT ALL TIMES.

CONTRACTOR SHALL SUBMIT A MAINTENANCE BOND AS REQUIRED TO CLACKAMAS COUNTY.

CONTRACTOR SHALL ERECT AND MAINTAIN TRAFFIC CONTROL PER THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", PART VI, CONSTRUCTION AND MAINTENANCE, AS ADOPTED AND MODIFIED BY ODOT. THE CONTRACTOR SHALL SUBMIT A PLAN FOR THE TRAFFIC CONTROL TO APPROPRIATE CITY, COUNTY, AND STATE PERSONNEL FOR APPROVAL.

CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THIS PROJECT IN ACCORDANCE WITH THE PLANS INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET APPLICABLE AGENCY REQUIREMENTS AND OTHERS AS NECESSARY TO PROVIDE A COMPLETE PROJECT.

ANY ALTERATION OR VARIANCE FROM THESE PLANS, EXCEPT MINOR FIELD ADJUSTMENTS NEEDED TO MEET EXISTING FIELD CONDITIONS, SHALL FIRST BE APPROVED BY THE APPLICABLE AGENCY REPRESENTATIVE. ANY ALTERATION OR VARIANCE FROM THESE PLANS SHALL BE DOCUMENTED ON CONSTRUCTION FIELD PRINTS AND TRANSMITTED TO THE PROJECT ENGINEER.

CONTRACTOR SHALL PROVIDE THE NECESSARY EROSION PROTECTION TO MINIMIZE EROSION AND IMPACT TO ADJACENT PROPERTIES.

OPEN TRENCHES SHALL BE STRICTLY LIMITED TO A MAXIMUM OF 100 FEET WITHIN STREET RIGHT-OF-WAYS UNLESS LIMITED TO A LESSER AMOUNT BY PERMIT. NO TRENCHES WILL BE ALLOWED TO REMAIN OPEN AT NIGHT.

CONTRACTOR SHALL MAINTAIN AND COORDINATE ACCESS TO ALL AFFECTED PROPERTIES AT ALL TIMES AS PRACTICAL. PROPERTY OWNER'S SHALL BE NOTIFIED 24-HOURS IN ADVANCE OF ANY ACCESS CLOSURES.

EXCAVATOR(S) MUST COMPLY WITH O.R.S. 757.541 THROUGH 757.571; EXCAVATOR(S) SHALL NOTIFY ALL UTILITY COMPANIES FOR LINE LOCATIONS 72 HOURS (MIN.) PRIOR TO START OF WORK. DAMAGE TO UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

CONTRACTOR IS REQUIRED TO PROVIDE ALL REQUIRED SURVEY STAKING FOR THE PROJECT. REFER TO PROJECT SPECIFICATIONS FOR REQUIREMENTS.

AT THE END OF EACH WORK DAY THE CONTRACTOR SHALL CLEAN UP THE PROJECT AREA AND LEAVE IT IN A NEAT AND SECURED MANNER. UPON COMPLETION, THE CONTRACTOR SHALL LEAVE THE PROJECT AREA FREE OF DEBRIS AND UNUSED MATERIAL.

THE CONTRACTOR SHALL PRUNE ALL VEGETATION, AS NECESSARY, AWAY AND UP FROM THE STREET AND SIDEWALK AS WELL AS ANY ROOT PRUNING AS DETERMINED BY THE ENGINEER. THE CONTRACTOR SHALL PROTECT ALL EXISTING LANDSCAPING THAT IS TO REMAIN.

CONTRACTOR MAY CLOSE INDIVIDUAL STREETS TO ALL TRAFFIC WITHIN PROJECT LIMITS EXCEPT LOCAL TRAFFIC, SCHOOL BUSES, GARBAGE HAULERS AND EMERGENCY VEHICLES. CITY APPROVAL REQUIRED PRIOR TO STREET CLOSURE.

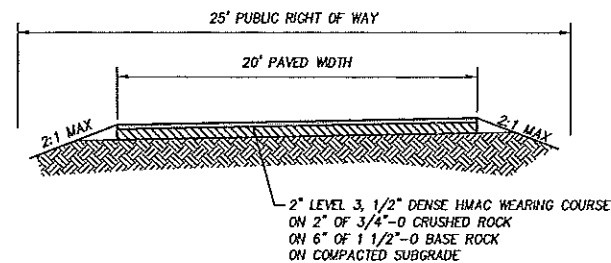
CONTRACTOR SHALL PROTECT EXISTING WATER SERVICE LINES. ALL DISTURBED WATER SERVICE LINES SHALL BE REPAIRED AS DIRECTED BY ENGINEER.

GRADING AND COMPACTION NOTES

ALL STRUCTURAL FILLS SHALL BE COMPACTED TO A DENSITY NOT LESS THAN 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 OR EQUIVALENT STANDARD (AASHTO T-180). SUBGRADE SHALL BE COMPACTED TO 92% RELATIVE DENSITY. ASPHALT CONCRETE SHALL BE COMPACTED TO 92% RELATIVE DENSITY. CRUSHED ROCK SHALL BE COMPACTED TO 95% RELATIVE DENSITY.

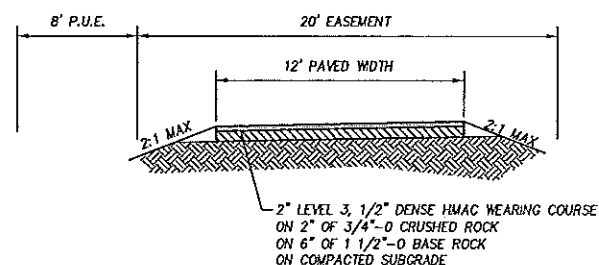
ALL FILL ON LOTS SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE COMPACTED TO REQUIREMENTS OF GEOTECHNICAL REPORT.

CONTRACTOR TO PROOF ROLL SUBGRADE, WITH ENGINEER AND COUNTY REPRESENTATIVE PRESENT, PRIOR TO CRUSHED ROCK PLACEMENT AND PRIOR TO PAVING AND CURB INSTALLATION.



MALLARD COURT

STA. 0+07 TO STA. 2+78 AND TURN AROUND
N.T.S.



MALLARD COURT

STA. 2+78 TO STA. 3+10
N.T.S.

COVER SHEET, LEGEND, INDEX
RIVER FOREST ESTATES PRE-PLAT
OAK GROVE, OREGON

Harper Houf Peterson Righellis Inc.
12901 SE 97TH AVENUE, SUITE 160, CLACKAMAS, OR 97015
TEL: 503.785.1131 www.hhpjr.com FAX: 503.785.1141

PROFESSIONAL SEAL: KEN VALENTINE, PE, LICENSE NO. 12901, EXPIRES 06/30/12

PRELIMINARY

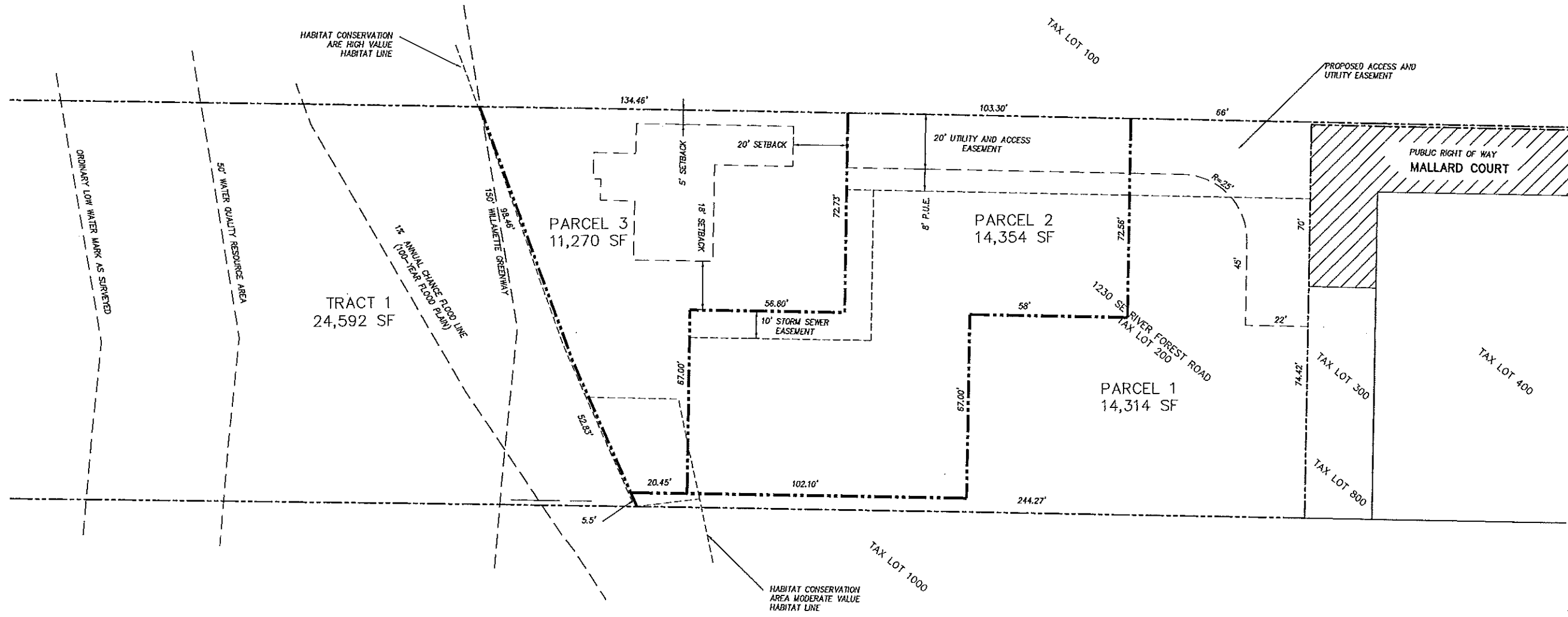
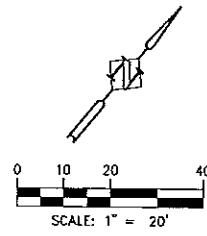
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DATE: JULY 2009

NO.	DATE	DESCRIPTION

SHEET NO. 1 OF 4
JOB NO. LAH-01

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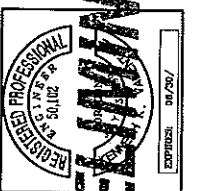
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- EXISTING PUBLIC RIGHT OF WAY
- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE

PRELIMINARY PLAT MAP
 RIVER FOREST ESTATES PRE-PLAT
 OAK GROVE, OREGON

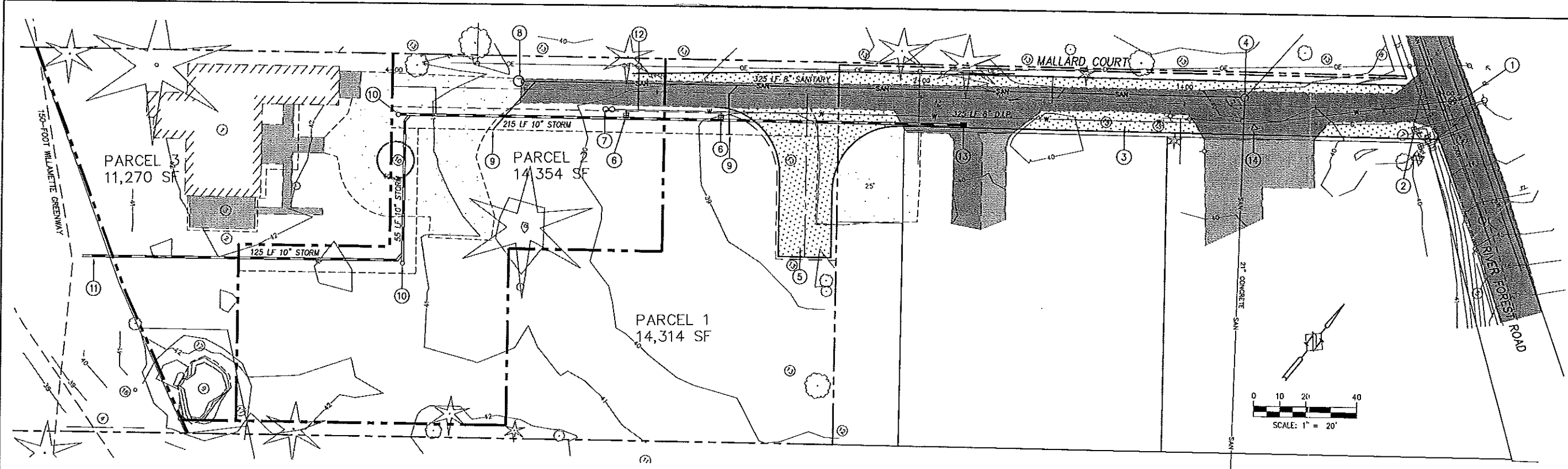
Harper
 Houf Peterson
 Righelisi Inc.
 2501 NE 28th Street, Astoria, OR 97103
 Tel: 503.765.1131 www.hphpr.com Fax: 503.765.2141



DESIGNED: HCV
 DRAWN: KAZ/INE
 CHECKED: [Signature]
 DATE: JULY 2009

DATE	NO.	DESCRIPTION

SHEET NO. **3** OF **4**
 JOB NO. LAH-01

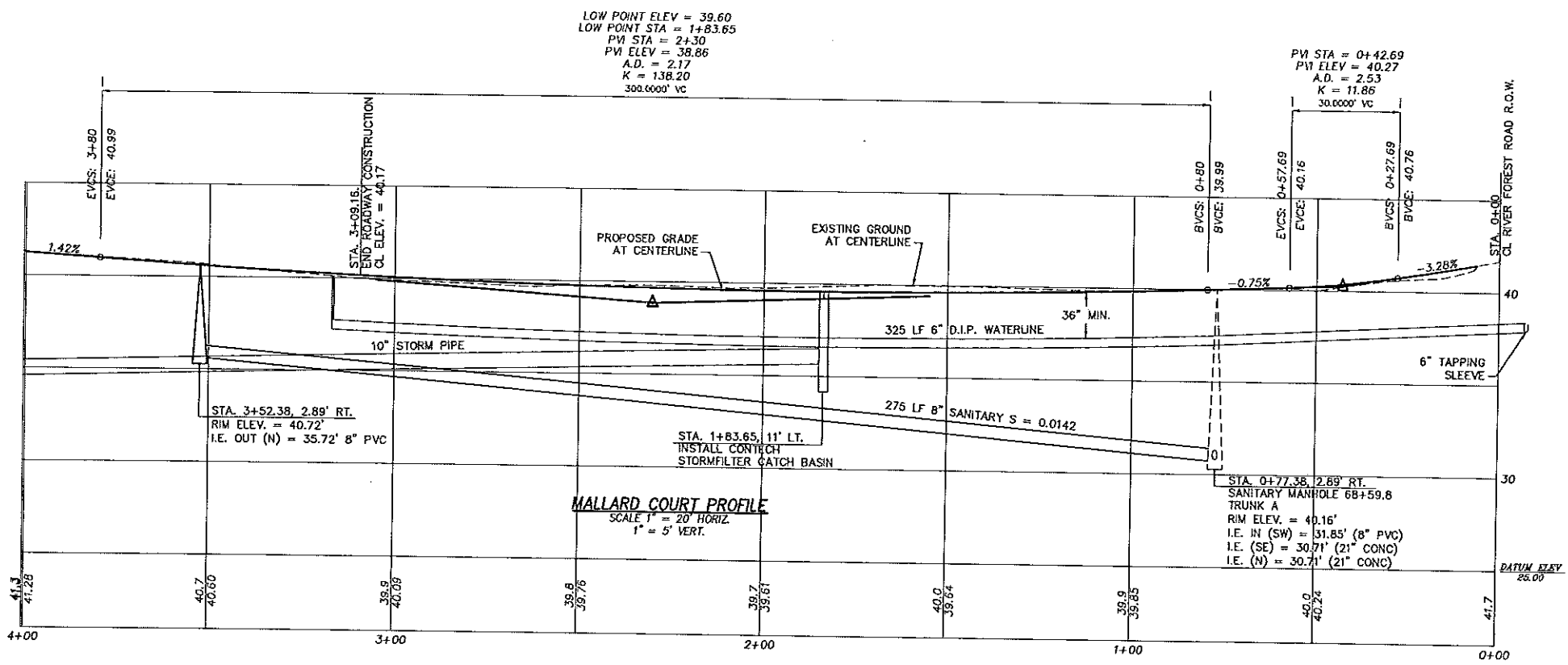


PRELIMINARY SITE/UTILITY PLAN
 RIVER FOREST ESTATES PRE-PLAT
 OAK GROVE, OREGON

Harper Houf Peterson
 Rightell's Inc.
 1000 NE Oregon Street, Suite 100, Clatskanie, OR 97015
 www.hhp.com FAX 503.785.1141

REGISTERED PROFESSIONAL ENGINEER
 No. 10122
 PRELIMINARY
 DATE: JULY 2009
 DESIGNER: KKV
 DRAWN: KKV/JMF
 SHEET NO. 4 OF 4
 JOB NO. LAH-01

- CONSTRUCTION NOTES:**
- INSTALL 6" TAPPING SLEEVE AND VALVE
 - RELOCATE EXISTING WATER METER
 - INSTALL ASPHALT AND GRAVEL BASE PER SECTION
 - STA 0+77.38, 2.89' RT. CONNECT TO EXISTING SANITARY SEWER MANHOLE
 - STA 2+45 CONSTRUCT PAVED TURNAROUND
 - INSTALL NEW 1" WATER METER
 - INSTALL STD. BLOWOFF ASSEMBLY STA. 3+18, 7' LT.
 - STA. 3+52.38, 2.89' RT. INSTALL SANITARY SEWER MANHOLE
 - STA. 3+46, 2.89' RT. STA. 2+61, 2.89' RT. INSTALL 4" SANITARY SEWER SERVICE LATERALS. 2% SLOPE TO EASEMENT LINE
 - INSTALL STANDARD CLEANOUT
 - ENGINEERED STORM OUTFALL
 - INSTALL STANDARD FIRE HYDRANT
 - STA. 1+83.65, 11' LT. INSTALL CONTECH STORMFILTER CATCH BASIN
 - STA. 0+73.78, 7' LT. INSTALL 1 1/4" BEND



P:\LAH-01\SHETS\LAH-01-4.0 Preliminary utility plan.dwg