

1. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF WEST LINN EXISTING STANDARDS, THE APWA (OREGON CHAPTER) STANDARD SPECIFICATION AND DRAWINGS (1990, WITH 1992 & 1996 AMENDMENTS), THE STATE OF OREGON PLUMBING CODE, THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ), THE OREGON DEPARTMENT OF HUMAN RESOURCES, AND AS APPROVED AND NOTED ON THESE DRAWINGS.
2. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS AND LICENSES BEFORE STARTING CONSTRUCTION.
3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL ARRANGE FOR THE RELOCATION OF ANY IN CONFLICT WITH THE PROPOSED CONSTRUCTION.
4. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND MUST BE VERIFIED BY THE CONTRACTOR, ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
5. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND THE ACTUAL SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER AS SOON AS THEY BECOME APPARENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF ALL DAMAGE OR DESTRUCTION OF PROPERTY, MONUMENTATION OR CONSTRUCTION STAKES.
7. THE ENGINEER HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES FOR PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM HIS/HER WORK.
8. ALL UTILITY TRENCHES WITHIN EXISTING OR PROPOSED RIGHT-OF-WAY'S SHALL BE BACKFILLED WITH 3/4"-0" GRANULAR BACKFILL PER CITY OF WEST LINN STANDARD SPECIFICATIONS SECTION 204.02.06 AND COMPACTED PER SECTION 204.03.13.
9. CONTRACTOR SHALL PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN AND RECEIVE APPROVAL PRIOR TO WORKING WITHIN THE PUBLIC RIGHT-OF-WAY.
10. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CLACKAMAS COUNTY EROSION MANUAL.

1. ALL WORK AND MATERIALS SHALL CONFORM WITH EXISTING CITY OF WEST LINN STANDARDS.
2. CONTRACTOR SHALL REMOVE AND DISPOSE OF TREES, STUMPS, ROOTS, BRUSH, AND OTHER ORGANIC MATERIAL IN THE WORK AREA AND WHERE INDICATED ON THE PLANS. THESE MATERIALS SHALL BE DISPOSED OF OFF SITE IN SUCH A MANNER AS TO MEET LOCAL REGULATIONS.
3. CONTRACTOR SHALL PROVIDE THE NECESSARY EROSION PROTECTION, TO INCLUDE GRADING, DITCHING, STRAW OR HAY BALES, AND SILT FENCING TO MINIMIZE EROSION UNTIL ADJACENT PROPERTIES.
4. THE STREET SECTION SHALL BE GRADED TO THE ELEVATIONS SHOWN ON THE DRAWINGS WITH THE NECESSARY ADJUSTMENTS TO ACCOMMODATE THE FINISH PAVEMENT AS SPECIFIED.
5. MATERIAL IN SOFT SPOTS WITHIN THE PAVED AREAS SHALL BE REMOVED TO THE DEPTH REQUIRED TO PROVIDE A FIRM FOUNDATION AND SHALL BE REPLACED WITH PIT RUN CRUSHED ROCK (6" MAXIMUM) OVER FABRIC, THE SUB-GRADE SHALL BE "PROOF ROLLED", WITNESSED BY THE ENGINEER AND THE CITY PRIOR TO PLACEMENT OF THE BASE ROCK. COMPACTION TESTING SHALL CONFORM TO THE CITY OF WEST LINN STANDARD SPECIFICATIONS, SECTION 501.03.08. ASPHALT SHALL HAVE A MINIMUM DENSITY OF 92%. TESTING WILL BE BY AN INDEPENDENT LABORATORY WITH RESULTS TO THE CITY AND DESIGN ENGINEER. FINISH BASE ROCK SHALL BE "PROOF ROLLED" WITNESSED BY THE ENGINEER AND CITY PRIOR TO PLACEMENT OF THE ASPHALT.
6. THE CONTRACTOR TO NOTIFY CITY OF WEST LINN AND ENGINEER, 24-HOURS PRIOR TO STARRING CONSTRUCTION OR WORK TO BE ACCEPTED BY THE CITY.
7. ASPHALT CONCRETE PAVEMENT TO BE FROM A MIX DESIGN APPROVED BY THE OREGON DEPARTMENT OF TRANSPORTATION, CONTRACTOR TO PROVIDE DENSITY TESTING RESULTS FOR ASPHALTIC CONCRETE PLACED IN PUBLIC STREETS. COMPLETION TESTING IS REQUIRED PER THE CITY OF WEST LINN STANDARD SPECIFICATION SECTION 509.03.04D.
8. CONTRACT CURB AND GUTTER USING 3300 PSI CONCRETE MEETING THE SPECIFICATIONS OF W.L.S.C.S. DIVISION 205 (AFTER 28DAY'S) WITH A MAXIMUM 1/2" AGGREGATE SIZE. A PROOF ROLL OF THE CURB LINES IS REQUIRED PRIOR TO PLACING CURBS. PLACE CONSTRUCTION JOINTS AT 15' MAXIMUM ON CENTERS. CONTRACTOR SHALL STAMP LOCATION OF SEWER, STORM AND WATER CROSSINGS WITH AN (S), (ST), OR (W).

1. ALL WORK AND MATERIALS USED FOR PUBLIC IMPROVEMENT TO CONFORM TO THE REQUIREMENTS OF THE CITY OF WEST Linn PUBLIC WORKS STANDARDS.
2. ALL WORK AND MATERIALS FOR PRIVATE STORM DRAINS TO MEET REQUIREMENTS OF THE STATE OF OREGON PLUMBING CODE.
3. MATERIALS
 - A. POLYVINYLCHLORIDE PIPE (PVC) SHALL CONFORM TO THE REQUIREMENTS OF ASTM D 3034 SDR 35 (6 INCHES OR LESS)
 - B. RIBBED PVC PIPE TO CONFORM WITH ASTM F-794
 - C. DUCTILE IRON PIPE (DI) SHALL BE CLASS 150, CEMENT-MORTAR LINED PUSH-ON JOINT PIPE MEETING THE LATEST REVISIONS TO ANSI SPECIFICATIONS A 21.4/AWWA C-104.
4. PIPE BEDDING AND TRENCH BACKFILL WITHIN PAVED AREAS TO BE $3\frac{3}{4}$ " CRUSHED ROCK, PIPE BEDDING AND BACKFILL TO EXTEND A MINIMUM OF 6" BELOW PIPE AND 9" ALONG SIDES AND 12" ABOVE.
5. ALL MANHOLES OUTSIDE THE STREET RIGHT-OF-WAY SHALL HAVE TAMPER PROOF LIDS AND SHALL BE 12" ABOVE THE FINISHED GRADE IF NOT IN PAVED AREA.
6. ALL STORM LINES SHALL BE MANDREL TESTED AND VIDEO ACCEPTANCE INSPECTION TO BE COMPLETED BY THE CONTRACTOR.
7. ALL PIPE SHALL HAVE RUBBER GASKET JOINTS PER ASTM F477.
8. ALL CONNECTIONS TO MANHOLES AND CATCH BASIN/INLETS SHALL BE PRECAST OR CORE DRILLED HOLES.
9. INSTALL CONTINUOUS INSULATED COPPER TRACER WIRE AS REQUIRED BY THE UPC AND CITY STANDARDS.

1. ALL WORK AND MATERIALS TO CONFORM WITH THE CITY OF WEST LINN STANDARDS (1990-APWA OGCN CHAPTER STANDARD SPECIFICATIONS AND DRAWINGS WITH 1992 AND 1996 AMENDMENTS) AND THE DEQ FOR ALL PUBLIC SEWER LINES.
2. ALL PRIVATE SERVICE CONNECTIONS SHALL BE A MINIMUM OF 4-INCH PVC AND INSTALLED AT A MINIMUM SLOPE OF $\frac{1}{8}$ UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO "POt HOLE" EXISTING SEWER A CONNECTION POINTS PRIOR TO ACTUAL CONSTRUCTION TO VERIFY INVERT ELEVATIONS.
4. ALL PVC SANITARY SEWER PIPE SHALL CONFORM TO ASTM D-3034, SDR 35, AND SHALL BE GREEN IN COLOR, UNLESS SHOWN OTHERWISE ON THE DRAWINGS. PVC SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES. PVC SEWER PIPE SHALL BE DEFLECTION TESTED NO LESS THAN 30-DAYS AFTER THE TRENCH BACKFILL AND COMPACTION HAS BEEN COMPLETED. THE TEST SHALL BE CONDUCTED BY PULLING AN APPROVED SOLD POINTED MANDREL (95% OF INSIDE DIAMETER) THROUGH THE COMPLETED PIPE LINE.
5. CONTRACTOR SHALL CONDUCT A VIDEO INSPECTION UPON COMPLETION OF ALL SEWER CONSTRUCTION AND SUBMIT TO THE CITY OF WEST LINN.
6. PIPE BEDDING AND BACKFILL SHALL CONFORM TO THE CITY OF WEST LINN STANDARD DETAILS AND AS NOTED ON THE PLANS.
7. TRENCHES WITHIN THE ROADWAY OR DRIVEWAYS SHALL BE BACKFILLED WITH GRANULAR MATERIALS, COMPACTION SHALL BE SUFFICIENT TO PREVENT SETTLEMENT. CONTRACTOR TO DETERMINE TYPE OF EQUIPMENT, METHOD, AND EFFORT REQUIRED TO ACHIEVE REQUIRED COMPACTION. SUBSEQUENT SETTLEMENT OF THE FINISH SURFACE WITHIN THE WARRANTY PERIOD SHALL BE CONSIDERED THE RESULT OF IMPROPER COMPACTION AND SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER. COMPACTION TESTING IS REQUIRED AND SHALL BE PER CITY OF WEST LINN STANDARD SPECIFICATIONS SECTION 204.03.13.
8. ALL MANHOLES SHALL BE VACUUM TESTED AND ALL OUTSIDE THE STREET RIGHT-OF-WAY MANHOLES SHALL HAVE TAMPER PROOF LIDS, WITH RIGID 12 INCHES ABOVE FINISH GRADE IN UNPAVED AREAS.
9. CONTRACTOR SHALL MAINTAIN AS-CONSTRUCTED DATA, INCLUDING STATION, LENGTH, AND DEPTH OF SERVICE CONNECTION, AND ANY CHANGES MADE DURING CONSTRUCTION. THAT DATA SHALL BE SUBMITTED TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION.
10. INSTALL CONTINUOUS INSULATED COPPER TRACER WIRE AS REQUIRED BY THE UPC AND CITY STANDARDS

1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF WEST UNLV STANDARDS AND SPECIFICATIONS AND THE OREGON STATE HEALTH DIVISION ADMINISTRATIVE RULES, CHAPTER 333.
2. ALL PIPE TO HAVE A MINIMUM COVER OF 36-INCHES BELOW FINISH GRADES.
3. WATER SERVICES SHALL BE COPPER TUBING TYPE "K" 1-INCH DIAMETER FOR ALL SERVICES
4. WATER IMPROVEMENTS SHALL CONSIST OF THE INSTALLATION OF THREE (3) 1" SERVICES. CONTRACTOR SHALL PROVIDE THE EXCAVATION, AND BACKFILLING. THE CITY WILL PROVIDE THE TAPPING AND INSTALL THE SERVICES.

1. ALL AREAS DISTURBED DURING CONSTRUCTION TO BE GRADED TO DRAIN AND COMPACTED TO A MINIM OF REQUIRED STANDARDS IMMEDIATELY AFTER INSTALLATION OF UTILITIES OR GRADING.
2. SURFACE RESTORATION SHALL BE PER THE CITY OF WEST UNIN STANDARD SPECIFICATIONS SECTION 206.
3. RECOMMENDED SEED MIX: HOBBS AND HOPKINS COMPANION MIX, WITH APPLICATION RATE OF 100 POUNDS PER ACRE ANNUAL RYEGRASS REQUIRED WHEN RAPID GERMINATION IS REQUIRED.
4. FERTILIZER SHALL BE 12-16-8 WITH 50% OF THE NITROGEN DERIVED FROM UREA-FORMALDEHYDE , AND APPLIED AT A RATE OF 400 POUNDS PER ACRE.
5. SEED AND MULCH AT A RATE OF 2000 LB/ACRE / WITH HEAVY BONDING AGENT OR NETTING AND ANCHORS. MULCH SHALL BE WOOD CELLULOSE FIVER OR OTHER MATERIALS SUITABLE FOR HYDRO-MULCHING
6. TEMPORARY/PERMANENT HYDRO- SEEDING OR ACCEPTABLE SEEDING AND MULCHING MUST BE PROVIDED WHEREVER PERENNIAL COVER CANNOT BE ESTABLISHED ON SITES WHICH WILL BE EXPOSED FOR 60-DAYS OF MORE.
7. INLET PROTECTION, INSPECTION AND MAINTENANCE
 - A. BIO - FILTER BAGS SHALL BE INSTALLED IN DOWNSTREAM CATCH BASINS
 - B. INLET PROTECTION WILL ALLOW FOR OVERTLOW IN SEVERE STORM EVENTS.
 - C. INSPECT ONCE PER WEEK ON ACTIVE SITES AND CLEAN AFTER EACH SIGNIFICANT STORM EVENT

1. **SITE PLANS:** THE IMPROVEMENTS SHALL CONFORM TO THE THREE LOT PARTITION TENTATIVE PLAN (SHEET 1/3) ON PAGE 71 OF EXHIBIT PD-4, DATED APRIL 2013 (STAMPED RECEIVED JUNE 17, 2013), EXCEPT AS MODIFIED BY THESE CONDITIONS OF APPROVAL.
2. **DRIVEWAY WIDTH:** THE SHARED DRIVEWAY SHALL BE AT LEAST 14 FEET WIDE IN THE SECTIONS SERVING MORE THAN ONE PARCEL, AND AT LEAST 12 FEET WIDE IN THE SECTION SERVING ONLY PARCEL 3.
3. **DEMOLITION OF HOUSE:** THE EXISTING HOUSE SHALL BE DEMOLISHED BEFORE THE PLAT IS RECORDED. (THIS WILL REQUIRE A DEMOLITION PERMIT FROM THE BUILDING DIVISION.)
4. **DRIVEWAY GRADES:** THE APPLICANT SHALL GRADE AS NECESSARY TO ENSURE THE WEST END OF THE SHARED DRIVEWAY HAS NO SECTION WHERE THE GRADE EXCEEDS 15%. THE APPLICANT SHALL ALSO GRADE AS NECESSARY TO ENSURE THAT ALL AREAS OF PARCEL 3'S DRIVEWAY HAVE A GRADE OF 12% OR LESS. ALL GRADING SHALL COMPLY WITH THE STANDARDS OF SECTIONS 85.200(E), LOT GRADING.
5. **UTILITY EASEMENTS:**
 - A) THE APPLICANT SHALL PROVIDE EASEMENTS AS NECESSARY ACROSS PARCEL 3 TO CONNECT WATER LATERALS FROM THE PROPOSED WATER METERS TO PARCELS 1 AND 2.
 - B) THE APPLICANT SHALL PROVIDE EASEMENTS AS NECESSARY ACROSS PARCEL 3 TO CONNECT SANITARY SEWER LATERALS FROM PARCEL 1 AND 2 TO THE PROPOSED THREE LATERALS STUBS AT THE SOUTH END OF PARCEL 3
 - C) THE APPLICANT SHALL DEDICATE AN 8-FOOTWIDE PUBLIC UTILITY EASEMENT FOR FRANCHISE UTILITIES ALONG ROSEMONT ROAD FRONTAGE.
6. **CLEAR VISION AREAS:**
 - A) THE APPLICANT SHALL REMOVE GRADING AND VEGETATION AS NECESSARY TO ACHIEVE THE REQUIRED CLEAR VISION AREA FOR THE INTERSECTION OF SANTA ANITA DRIVE AND ROSEMONT ROAD CONSISTENT WITH SECTION 42.040. THE TRIANGLE SHALL BE MEASURED FROM THE GENERAL TRAJECTORY OF BOTH STRIGHT RIGHT OF WAYS AS THEY ALIGN THE SITE, REGARDLESS OF THE CURVE OF THE RIGHT OF WAY ALONG THE INTERSECTION ITSELF.
 - B) GRADING SHALL OCCUR SOUTH OF THE ACCESSWAY INGRESS/EGRESS FROM SANTA ANITA DRIVE, RESULTING IN NO RETAINING WALL BEING OVER THREE FEET IN HEIGHT WITHIN THE CLEAR VISION AREA DIMENSION THAT ARE PROVIDED BY SECTION 42.050. ALSO WITHIN THIS REQUIRED CLEAR VISION TRIANGLE, VEGETATION SHALL BE REMOVED AND TRIMMED AS NECESSARY TO ELIMINATE ANY VISUAL OBSTRUCTION TO CLEAR VISION BETWEEN THREE AND EIGHT FEET OFF THE GROUND.
7. **EMERGENCY RESPONSE:**
 - A) THE APPLICANT SHALL INSTALL A MONUMENT LISTING ALL THREE PROPOSED LOTS' HOUSE NUMBERS, NEAR THE INTERSECTION OF THE SHARED DRIVEWAY WITH SANTA ANITA DRIVE, COMPLYING WITH CLEAR VISION TRIANGLE REQUIREMENTS OF SECTION 42.050. THE NUMBERS SHALL BE VISIBLE FROM SANTA ANITA DRIVE.
8. **STREET TREES:** THE APPLICANT SHALL PLANT STREET TREES ALONG BOTH STREET FRONTAGES CONSISTENT WITH WEST LINN MUNICIPAL CODE SUBSECTION 8.720, STREET TREES, AND THE TREE TECHNICAL MANUAL, AS APPROVED BY THE CITY ARBORIST.
9. **TREES AND HEDGES ALONG NORTH EDGE:** WITH THE EXCEPTION OF ANY AT THE WEST END OF THE PARCEL THAT REQUIRE REMOVAL DUE TO CLEAR VISION AREA COMPLIANCE PER CONDITION OF APPROVAL 6 ABOVE, THE APPLICANT SHALL PRESERVE THE TREES AND TREES ALONG THE NORTH EDGE OF THE SITE THAT PROVIDE SCREENING TO PROPERTIES TO THE NORTH.




SURVEYOR
Centerline Concepts
729 Molalla Avenue No. 1&2
Oregon City, Oregon 97045
Ph. 503-650-0188

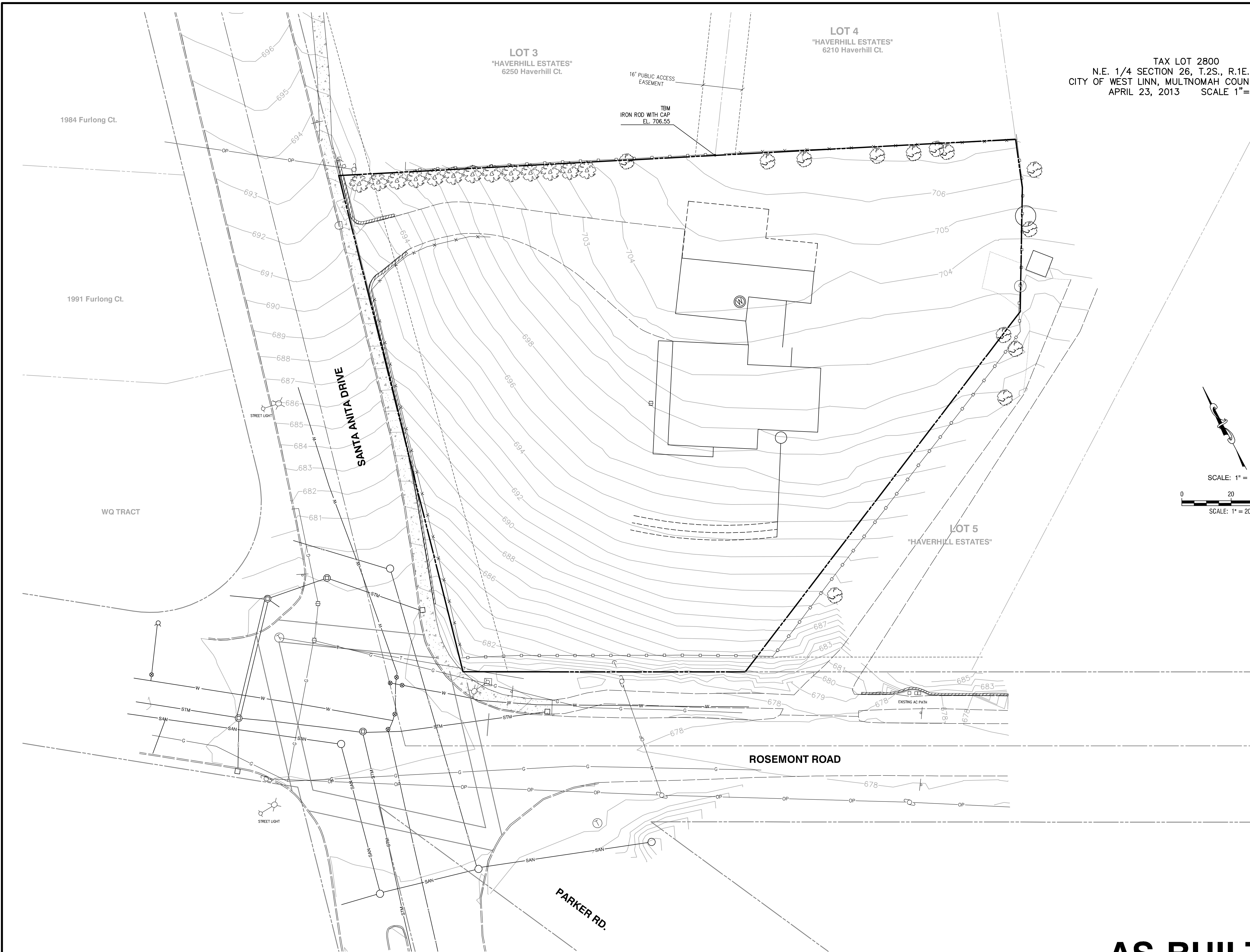
1 COVER
2 EXISTING CONDITIONS
3 STREET PLAN AND PROFILE
4 UTILITIES PLAN AND DETAILS
5 GRADING AND EROSION CONTROL PLAN
6 STANDARD DETAILS

REGISTERED PROFESSIONAL
ENGINEER
7120
OREGON
JULY 16, 1971
BRUCE D. GOLDSON
EXPIRES: 06/30/2015
SIGNATURE DATE: 03/20/2015

COVER

SHEET:
1/6

2013-96.1				AS BUILT				SHEET: 1/6			
DESIGNED: BDG	03/20/2014	4	AS-BUILT	 <p>Theta, LLC</p> <p>ENGINEERING - SURVEYING - PLANNING</p> <p>PO Box 1345 Lake Oswego, Oregon 97035</p> <p>503/481-8822 email: thetaeng@comcast.net</p>				Centurion Homes Phil Gentemann 7128 SW Gonzaga No. 200 Portland, Oregon 97223 Ph. 503-620-2047		1700 Santa Anita Drive West Linn, Oregon T.2S., R.1E., Section 26A TL 2800	
DRAWN: BJS	10/24/2013	3	ISSUED FOR CONSTRUCTION								
SCALE: 1" = 50'	10/21/2013	2	REVISED LANDSCALE WALL								
DATE: July, 2013	09/20/2013	1	UPDATE PER CITY REVIEW								
FILE: Santa Anita AsBuilt	DATE	NO.	REVISION								



TAX LOT 2800
N.E. 1/4 SECTION 26, T.2S., R.1E., W.M.,
CITY OF WEST LINN, MULTNOMAH COUNTY, OREGON
APRIL 23, 2013 SCALE 1"=30'

SURVEY NOTES:

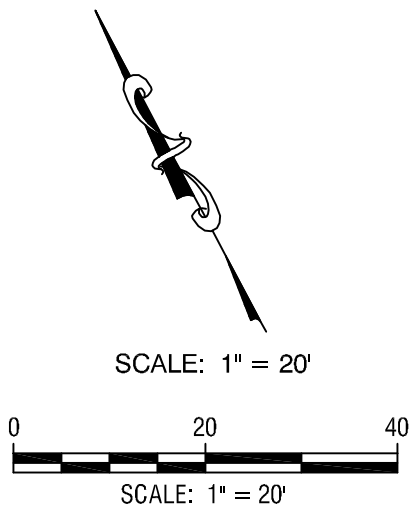
THE DATUM FOR THIS SURVEY IS BASED UPON NAVD-88, BENCH MARK "SALAMO" WITH AN IDENTIFICATION NUMBER OF PID-AJB196. THE ELEVATION OF THIS BENCH MARK IS 672.72 FEET.

A TRIMBLE 5600-SERIES ROBOTIC INSTRUMENT WAS USED TO COMPLETE A CLOSED LOOP FIELD TRAVERSE.

THE BASIS OF BEARINGS FOR THIS SURVEY IS PER MONUMENTS FOUND AND HELD PER THE PLAT OF HAVERHILL ESTATES, RECORDS OF CLACKAMAS COUNTY.

THE PURPOSE OF THIS SURVEY IS TO RESOLVE AND DETERMINE THE PERIMETER BOUNDARY OF THE SUBJECT PROPERTY, TO SHOW ALL PERTINENT BOUNDARY ISSUES AND ENCROACHMENTS. NO PROPERTY CORNERS WERE SET IN THIS SURVEY.

NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE, ETC.



SIGNED ON:

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 30, 2007
JAMES BURTON BROWN
60379

VALID THROUGH DECEMBER 31, 2013



CENTERLINE CONCEPTS
LAND SURVEYING, INC.

729 MOLALLA AVE., SUITE 1 & 2
OREGON CITY, OREGON 97045

PHONE 503.650.0188 FAX 503.650.0189

DRAWN BY:MPW CHECKED BY: JBB ACCOUNT # 150-M: \PROJECTS\

AS-BUILT

EXISTING CONDITIONS

2013-96.1

DESIGNED: BDG	03/20/2014	4	AS-BUILT
DRAWN: BJS			
SCALE: 1" = 20'	10/24/2013	2	ISSUED FOR CONSTRUCTION
DATE: July, 2013	09/20/2013	1	UPDATE PER CITY REVIEW
FILE: Santa Anita AsBuilt	DATE	NO.	REVISION

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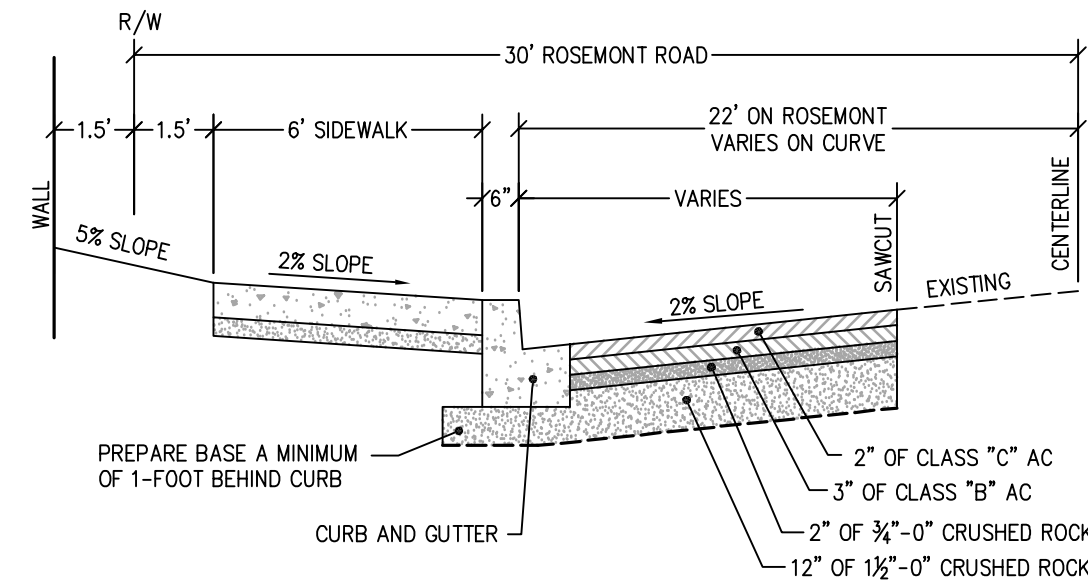
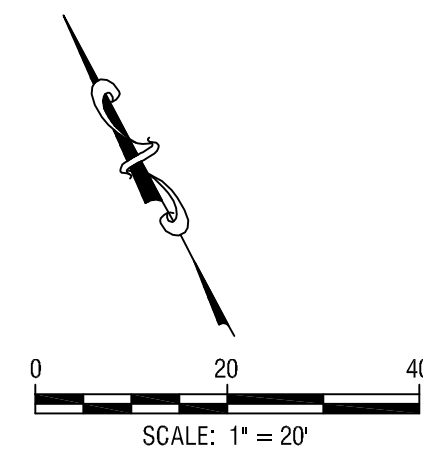
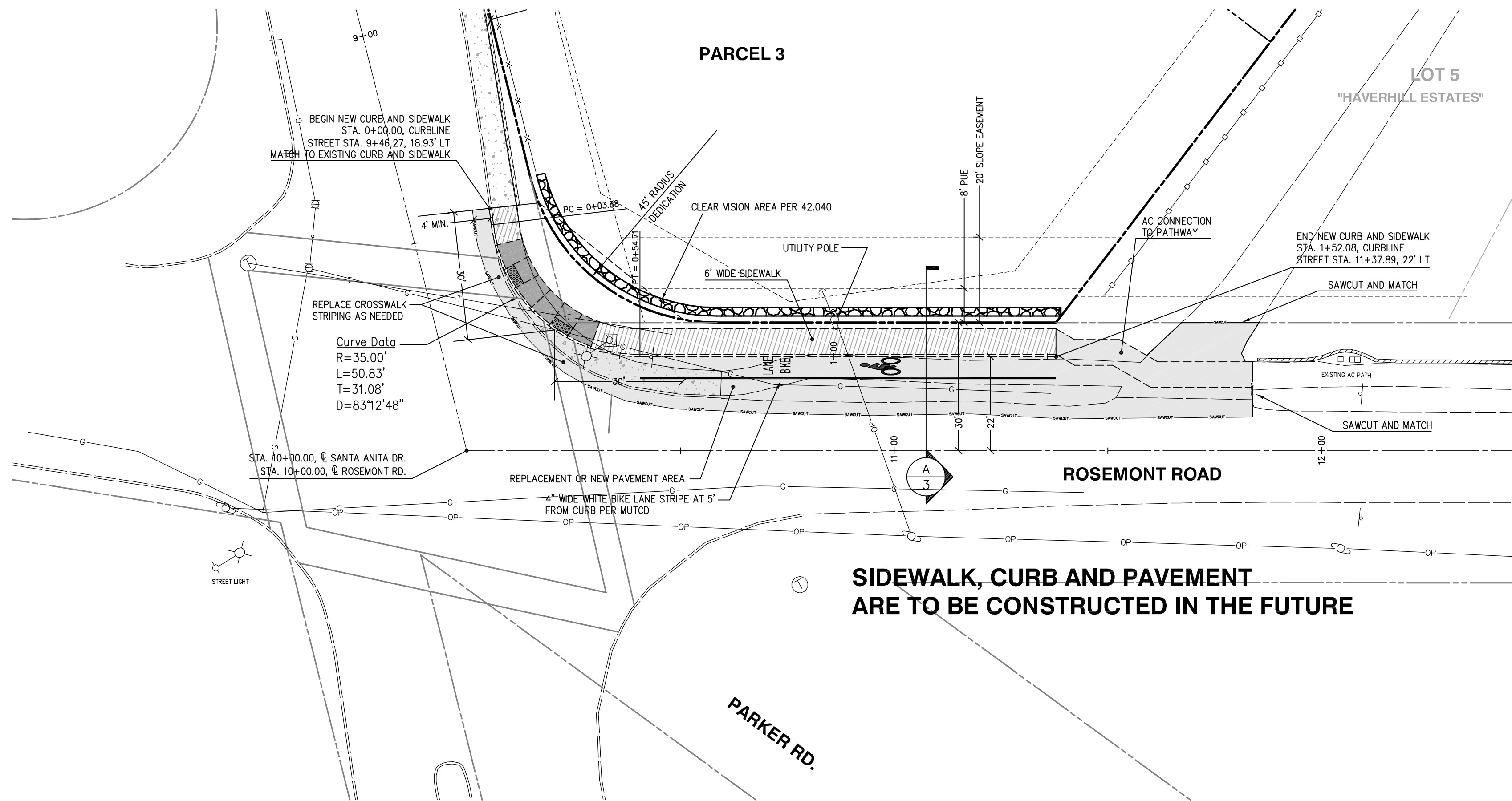
503/481-8822
email: thetaeng@comcast.net

Centurion Homes
Phil Gentemann
7128 SW Gonzaga No. 200
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Ph. 503-620-2047

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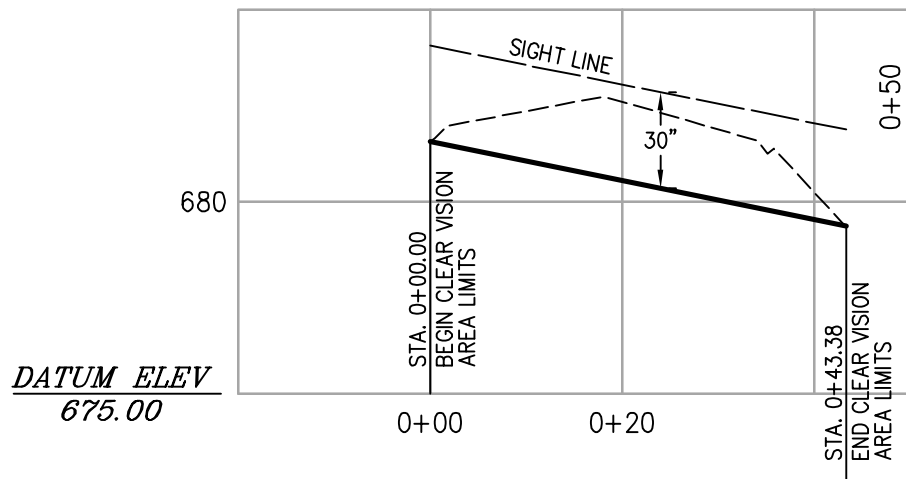
SHEET:

2/6



ROSEMONT ROAD
TYPICAL STREET SECTION

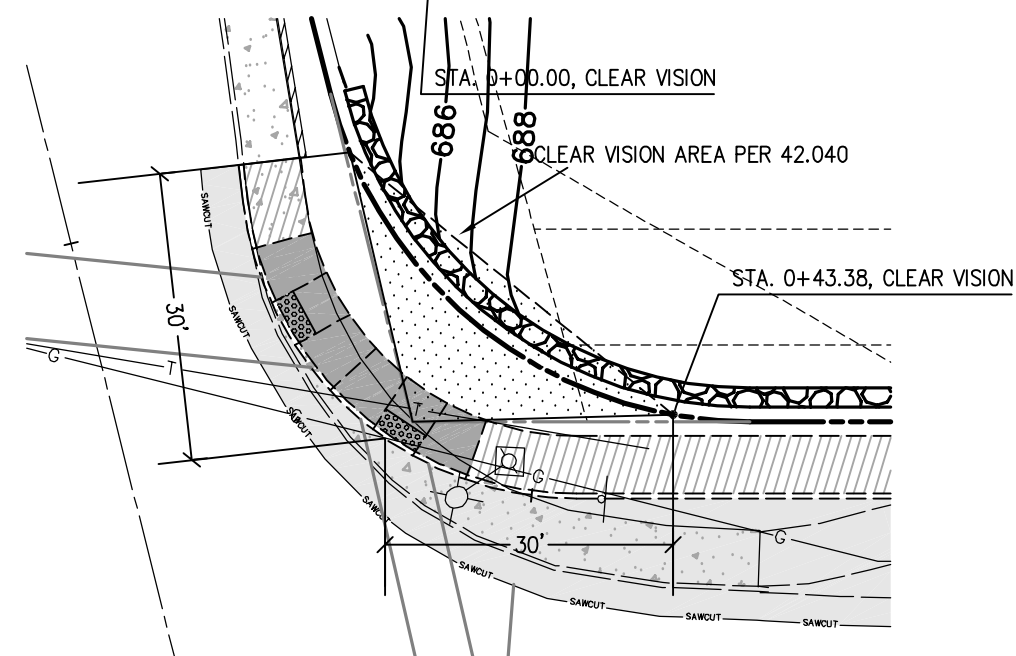
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CLEAR VISION
LIMITS PROFILE

SCALE: 1" = 20' HORIZONTAL
1" = 5' VERTICAL

D
3

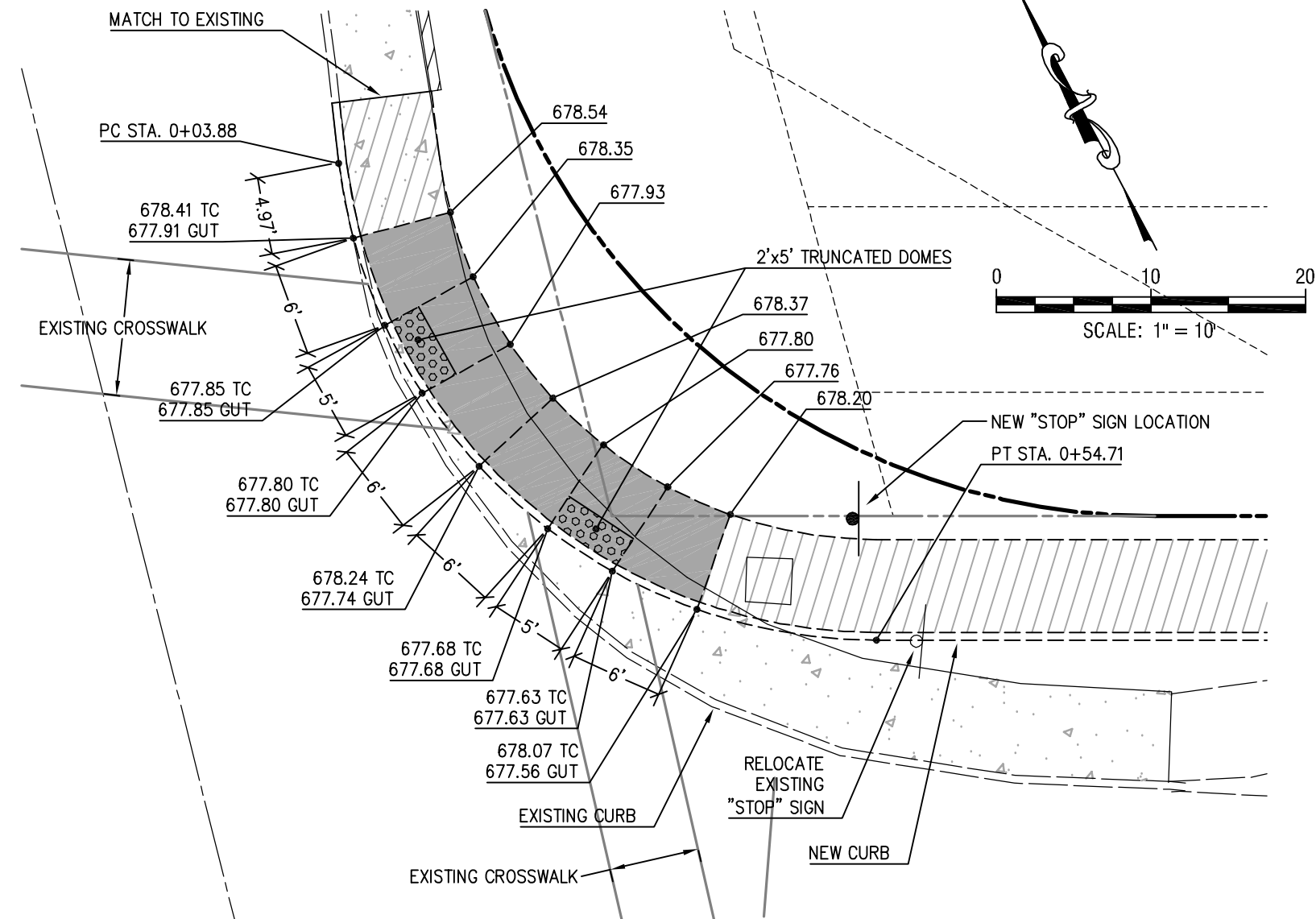


CLEAR VISION AREA

SCALE: 1" = 20'

C
3

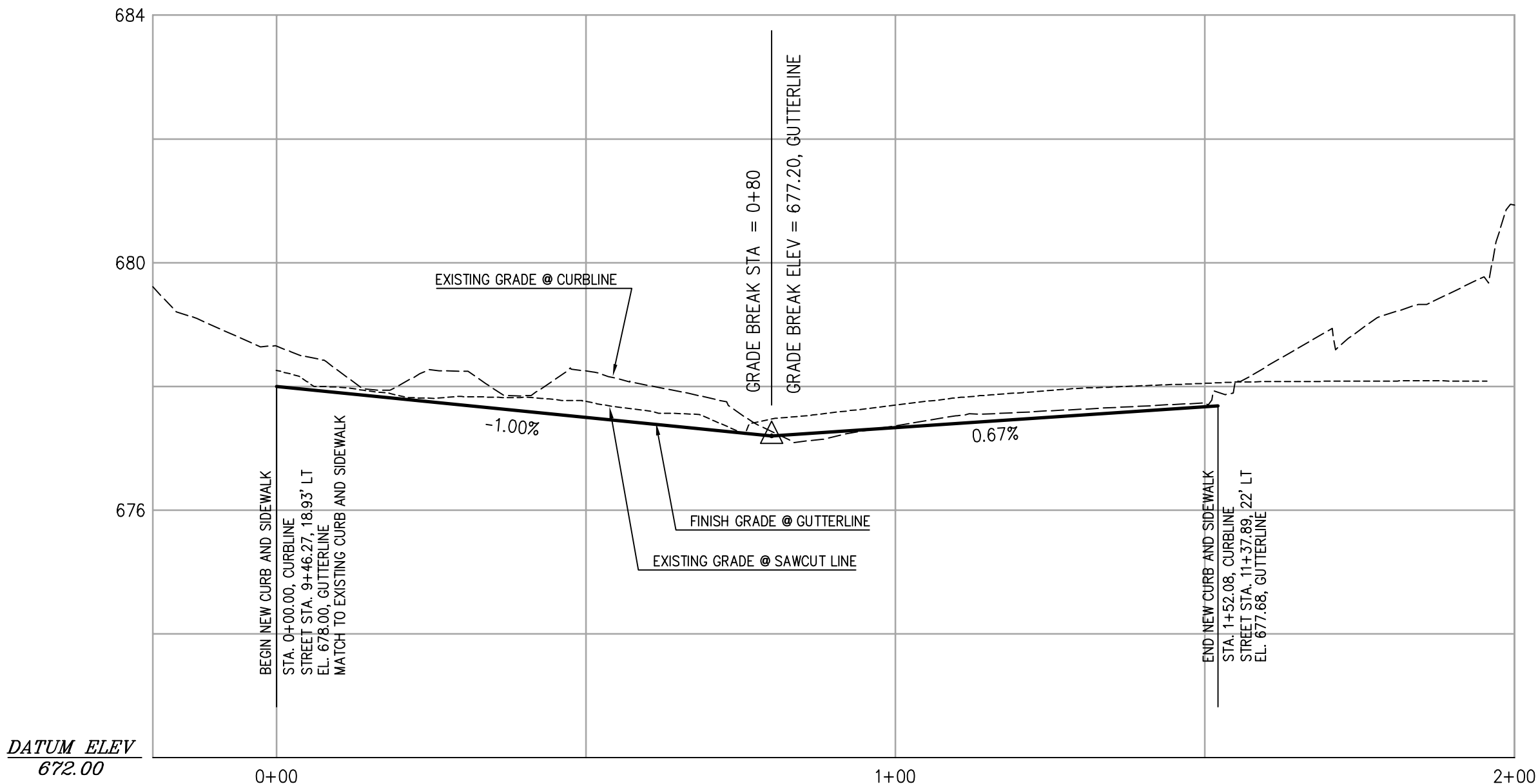
SIDEWALK, CURB AND PAVEMENT
ARE TO BE CONSTRUCTED IN THE FUTURE



ADA RAMP DETAILS

SCALE: 1" = 10'

B
3



ROSEMONT ROAD
GUTTERLINE PROFILE

SCALE: 1" = 20' HORIZONTAL
1" = 2' VERTICAL

1
3

AS-BUILT

STREET PLAN AND PROFILE

DESIGNED: BDG	03/20/2014	4	AS-BUILT
DRAWN: BJS	10/24/2013	3	ISSUED FOR CONSTRUCTION
SCALE: 1" = 20'	10/21/2013	2	REVISED LANDSCAPE WALL
DATE: July, 2013	09/20/2013	1	UPDATE PER CITY REVIEW
FILE: Santa Anita AsBuilt	DATE	NO.	REVISION

Theta, llc

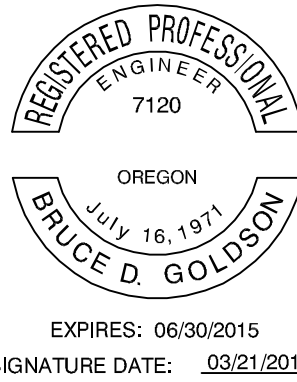
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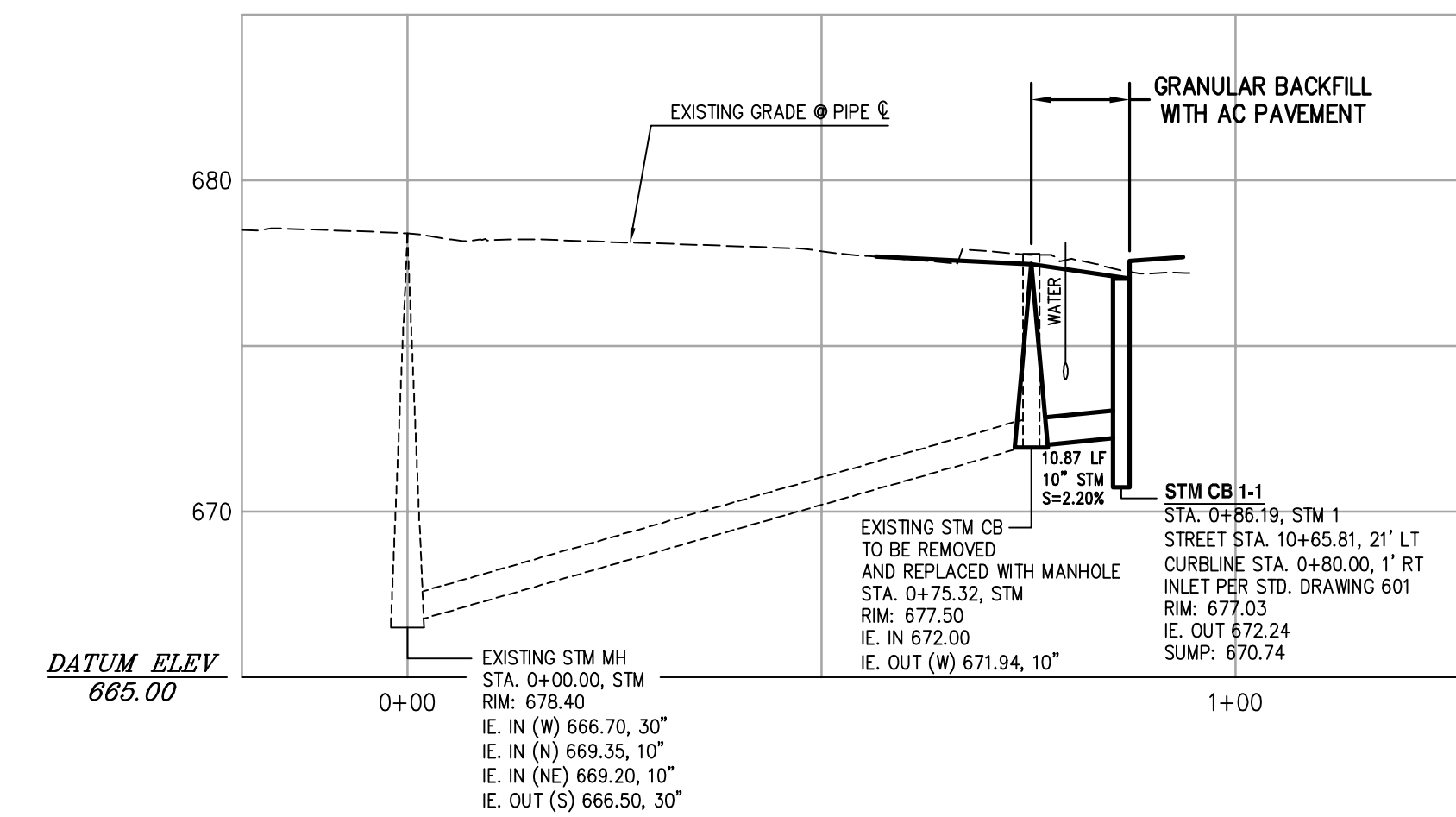
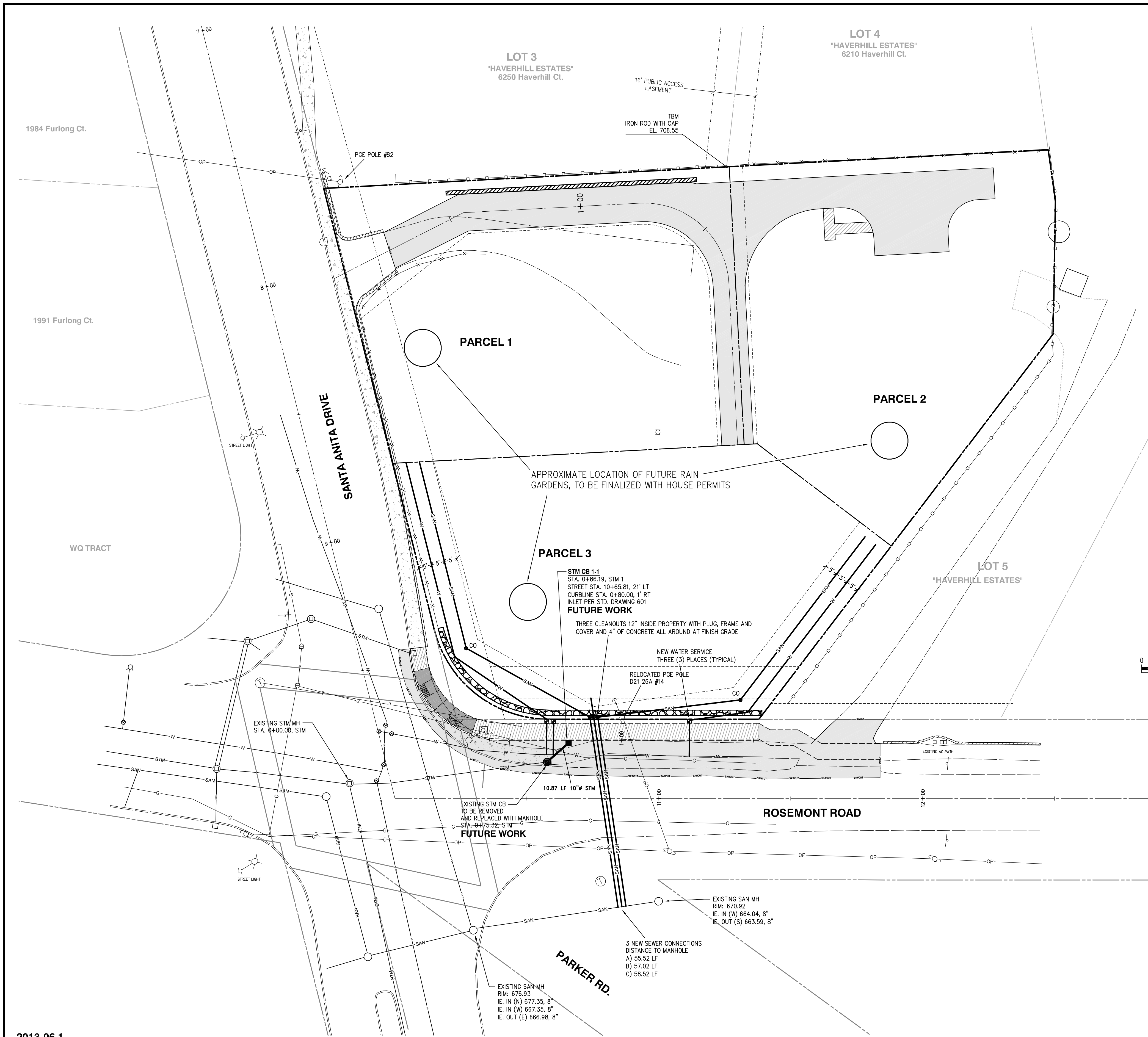
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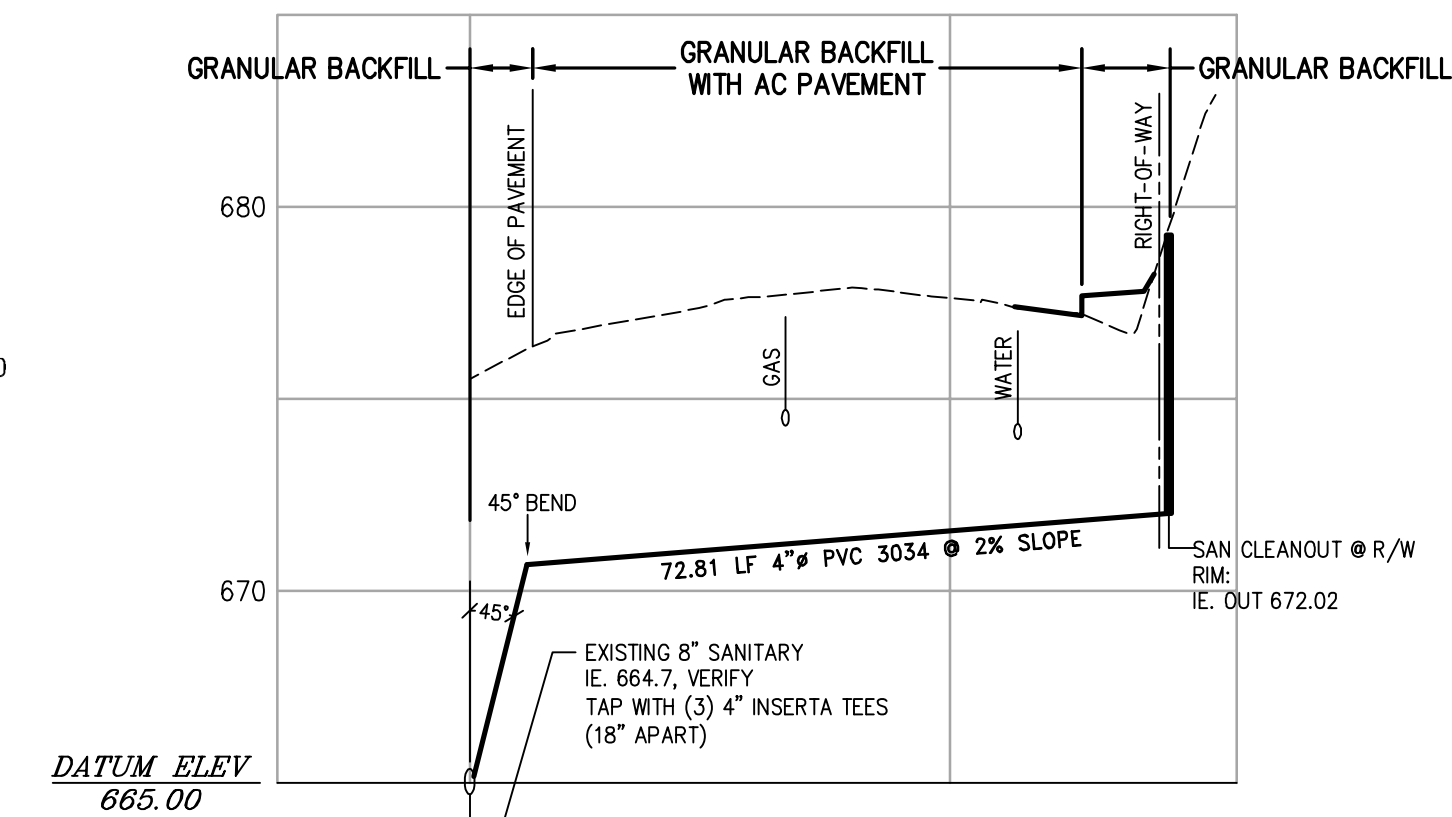
SHEET:



**STM-1
STORM DRAINAGE PROFILE**

SCALE: 1" = 20' HORIZONTAL
1" = 5' VERTICAL

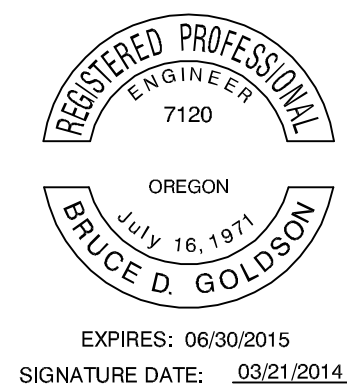
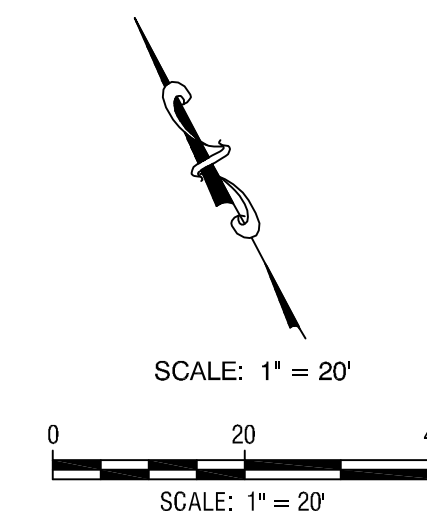
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**PUBLIC SANITARY
LATERAL PROFILE**

SCALE: 1" = 20' HORIZONTAL
1" = 5' VERTICAL

2
4



EXPIRES: 06/30/2015
SIGNATURE DATE: 03/21/2014

AS-BUILT

UTILITIES PLAN

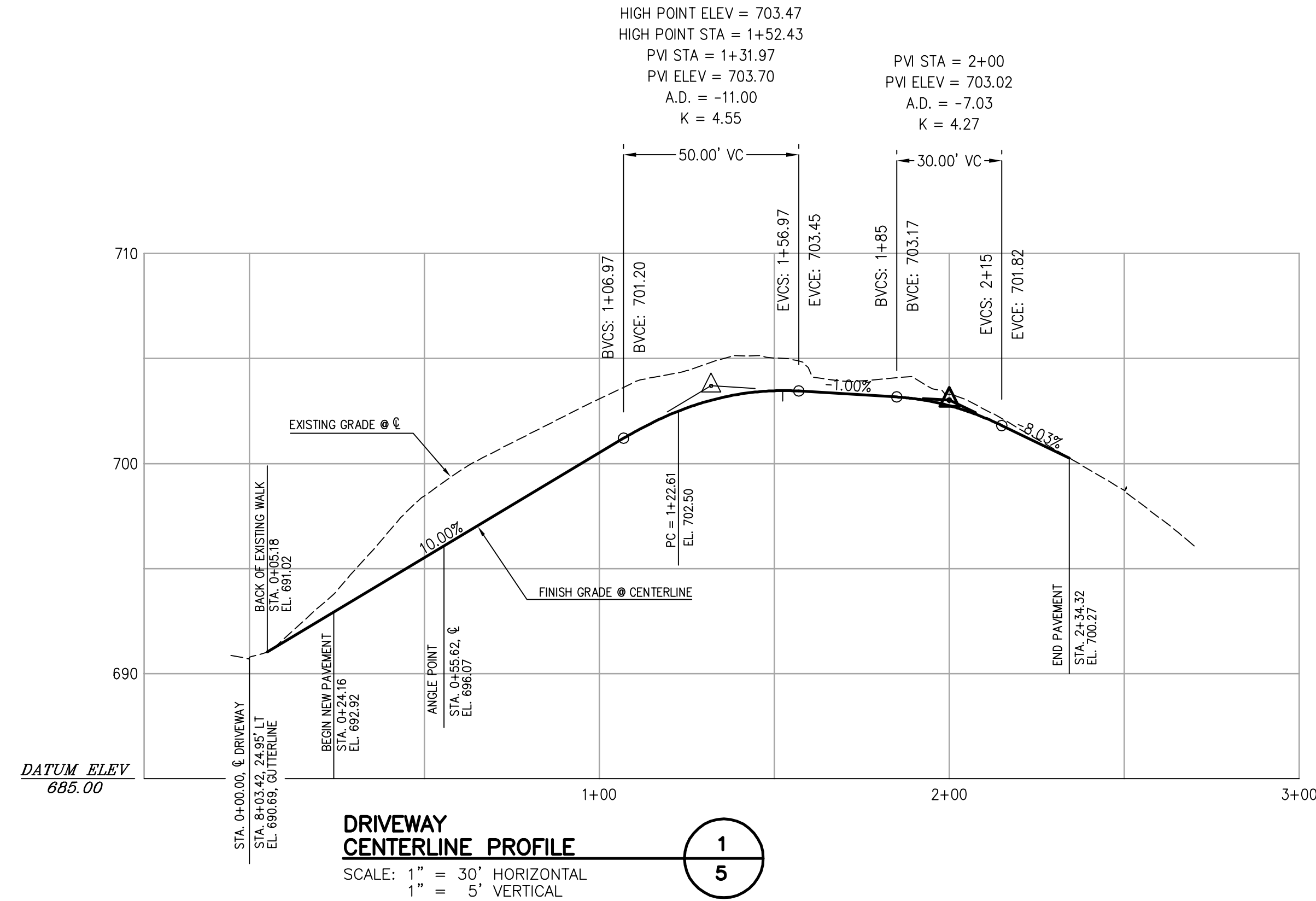
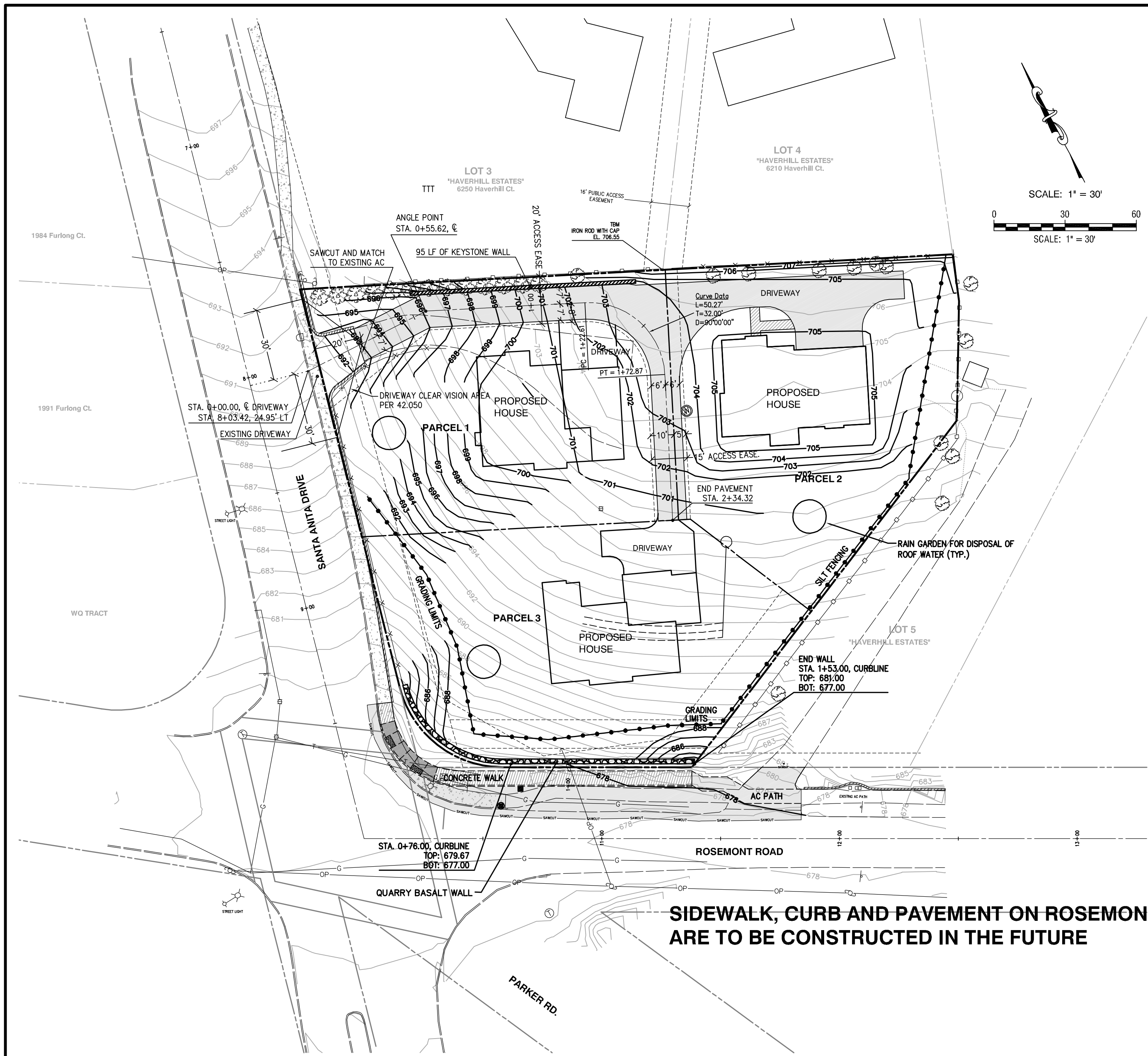
DESIGNED: BDG	03/20/2014	4	AS-BUILT
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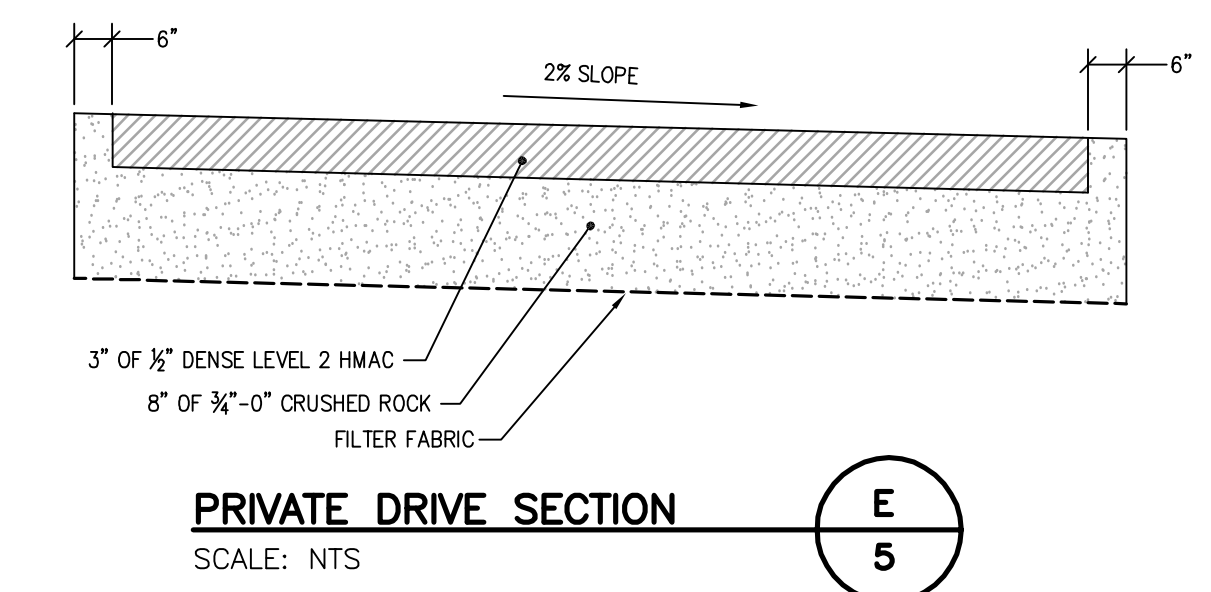
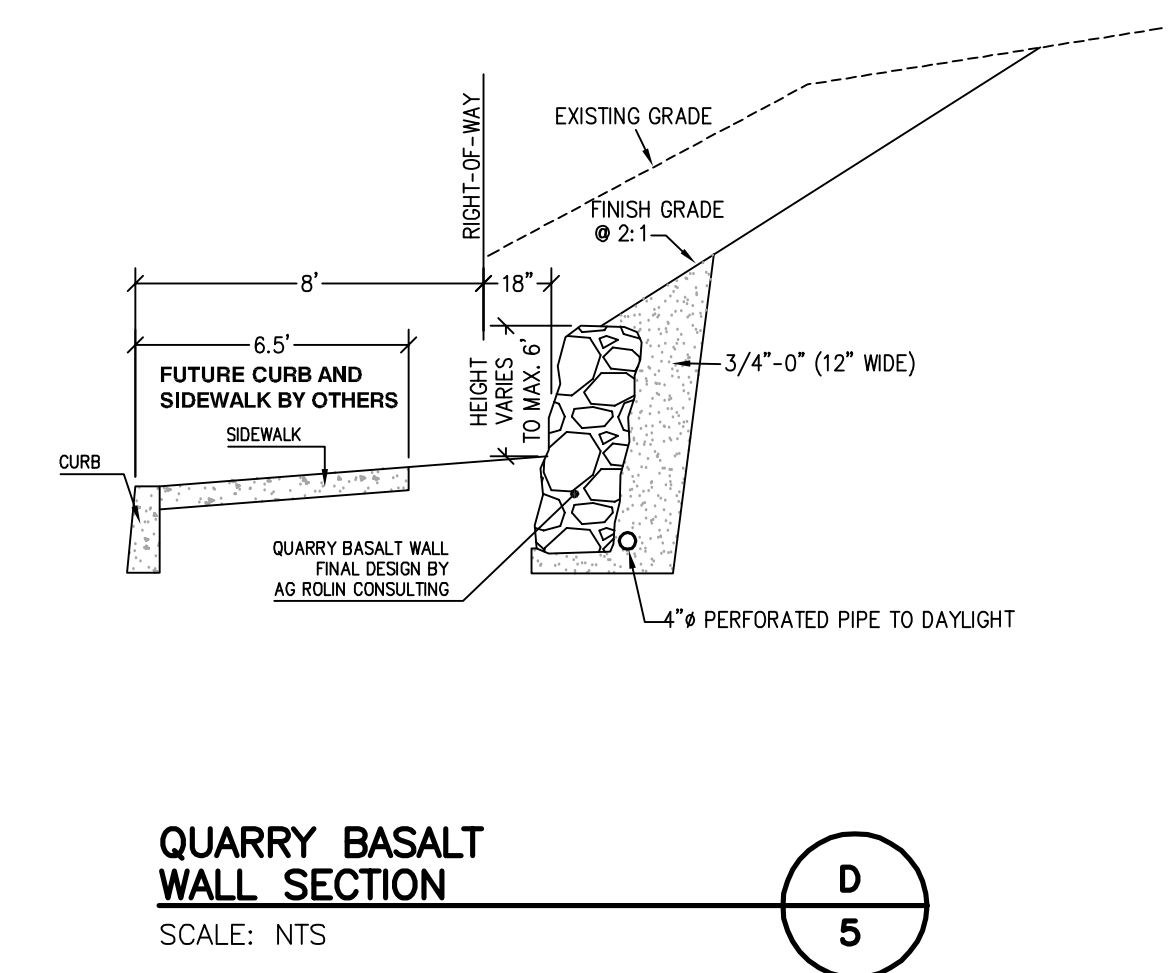
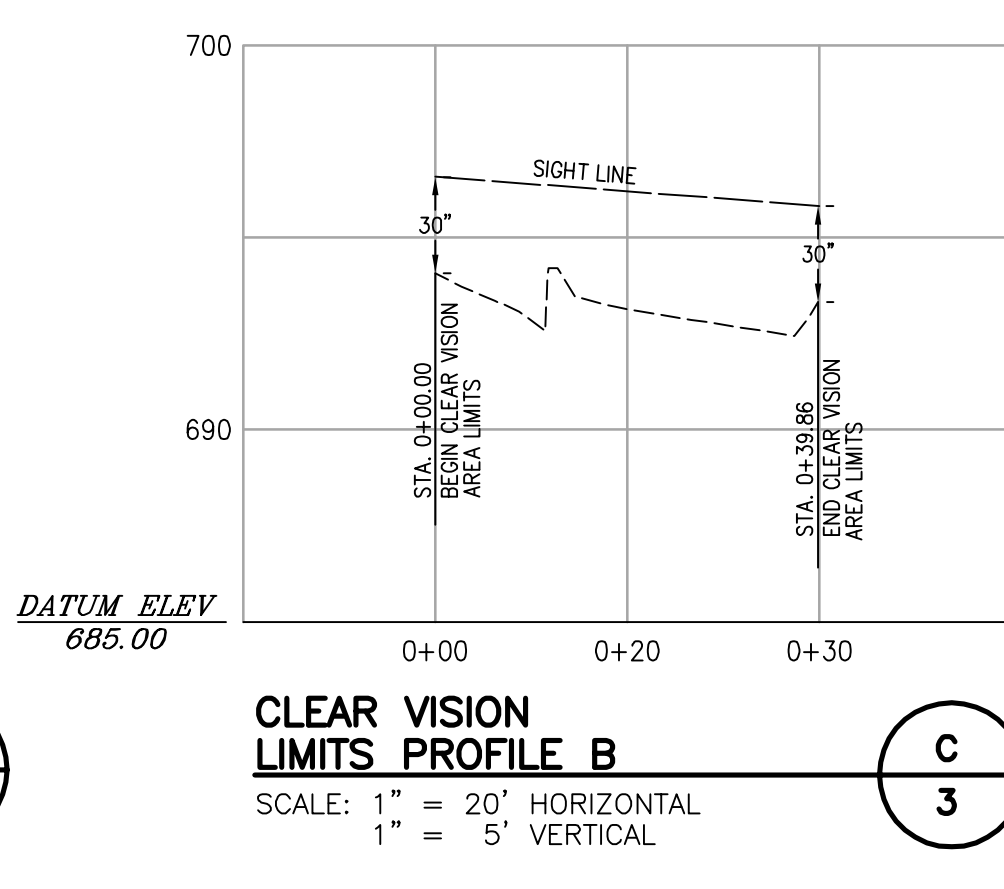
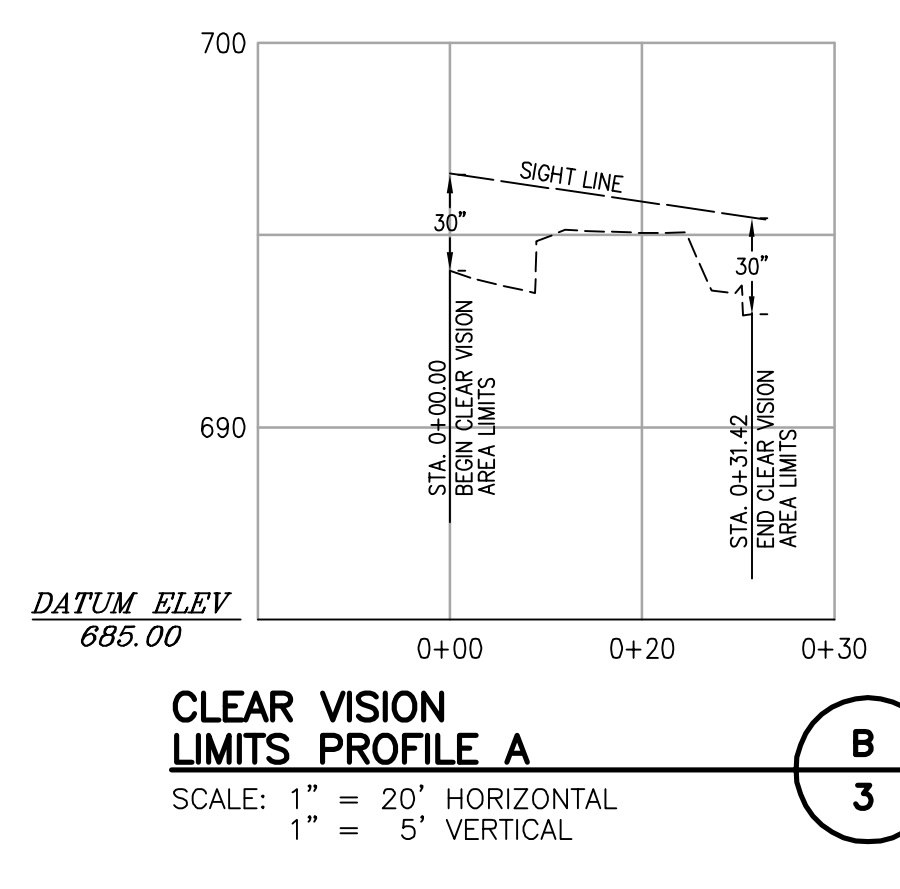
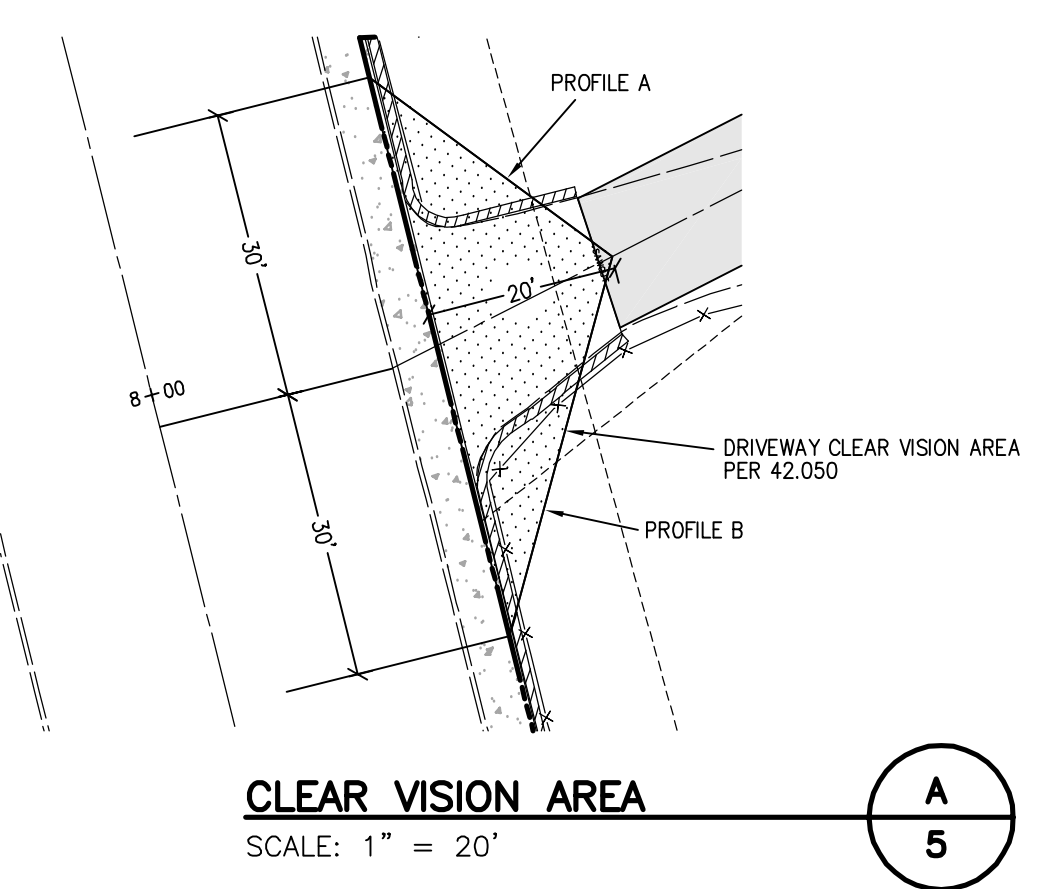
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TL 2800

SHEET:
4/6



SIDEWALK, CURB AND PAVEMENT ON ROSEMONT ROAD ARE TO BE CONSTRUCTED IN THE FUTURE



DESIGNED:	BDG	03/20/2014	4	AS-BUILT
DRAWN:	BJJS	10/24/2013	3	ISSUED FOR CONSTRUCTION
SCALE:	1" = 30'	10/21/2013	2	REVISED LANDSCAPE WALL
DATE:	July, 2013	09/20/2013	1	UPDATE PER CITY REVIEW
FILE:	Santa Anita AsBuilt	DATE	NO.	REVISION

Theta, LLC

ENGINEERING - SURVEYING - PLANNING

PO Box 1345
Lake Oswego, Oregon 97035

503/481-8822
email: thetaeng@comcast.net

Centurion Homes
Phil Gentemann
7128 SW Gonzaga No. 200
Portland, Oregon 97223
Ph. 503-620-2047

AS-BUILT GRADING AND EROSION CONTROL PLAN

1700 Santa Anita Drive
West Linn, Oregon
T.2S., R.1E., Section 26A
TL 2800

EXPIRES: 06/30/2015
SIGNATURE DATE: 03/21/2014

REGISTERED PROFESSIONAL ENGINEER
7120
OREGON
JULY 16, 1971
BRUCE D. GOLDSON

SHEET: 5/6

