



SCALE 1" = 30'

ZONING R-10

MINIMUM LOT SIZE = 10,000 SQ FT
 TOTAL AREA = 26,445 SQ FT
 26,445 / 10,000 = 2.64
 MAX LOTS = 2
 PARCEL 1 = 13,171 SQ FT
 PARCEL 2 = 13,273 SQ FT

MISC NOTES

DRIVEWAY - 3" C MIX ASPHALT OVER 6" OF 3/4 MINUS BASE ROCK. 12" CULVERT CONCRETE 1' BELOW ROAD SUBGRADE.
 6" PAVED PATH - 2" C MIX ASPHALT OVER 6" OF 3/4 MINUS BASE ROCK.
 DRAINAGE DITCH - 6" PERF. PIPE MINIMUM 2' DEEP WITH 1-1/2" DRAIN ROCK BACKFILL & 1/4" PER FOOT GRAVITY FLOW TO DITCH.

IMPERVIOUS SURFACE NOTES

- EXISTING IMPERVIOUS SURFACE TO BE REMOVED = 7463 SQ FT.
- ESTIMATED NEW IMPERVIOUS SURFACE FOR EACH LOT = 4000 SQ FT.
- 4000 SQ FT x .06 = 240 SQ FT OF TREATMENT REQUIRED PER SIMPLIFIED APPROACH FOR STORMWATER MANAGEMENT.

UTILITY NOTES

- EXISTING SANITARY AND STORM TAPS TO BE CAPPED DURING DEMOLITION.
- NEW SANITARY AND STORM TAPS TO BE INSTALLED DURING NEW HOME CONSTRUCTION USING A 4" INSERT A TEE AND 4" 3034.
- TRENCHES TO BE BACKFILLED WITH 3/4" GRAVEL.
- WATER LATERALS ARE 1" COPPER.
- STORM LATERALS ARE 4" PIPE.
- FLOW THROUGH PLANTER TO BE FULLY PLANTED ACCORDING TO METROS NATIVE PLANT LIST, AT THE TIME OF NEW HOME CONSTRUCTION.

EROSION CONTROL NOTES

- SILT FENCE PERIMETER AS REQUIRED DURING DEMOLITION AND CONSTRUCTION.
- INSTALL GRAVEL CONSTRUCTION ENTRANCE FOR MATERIAL STORAGE AND VEHICLE MANEUVERING.
- INSTALL OTHER EROSION CONTROL MEASURES AS DETERMINED BY CITY EROSION CONTROL INSPECTOR.

LEGEND

- TREE PROTECTION FENCE AS REQUIRED BY ARBORIST
- EXISTING DECIDUOUS TREE W/ TRUNK DIAMETER IN INCHES (CL = CLUSTER)
- EXISTING SIGN
- EXISTING CULVERT
- POWER AND PHONE
- SANITARY SEWER LINE
- APPROX LOCATION SANITARY MANHOLE
- STORM SEWER LINE
- APPROX LOCATION CATCH BASIN
- EXISTING MAILBOX
- EXISTING POWER POLE
- EXISTING WALL
- EXISTING GAS METER
- EXISTING WATER METER
- FOUND MONUMENTS
- EXISTING GRAVEL
- PROPOSED PAVEMENT

SURVEYOR'S NOTES

- THE PURPOSE OF THIS MAP WAS TO SHOW THE PROPOSED PARTITION FOR TAX LOT 2000 MAPLETON DRIVE.
- THE BASIS OF BEARINGS WAS PER PARTITION PLAT NO. 1995-69 CLACKAMAS COUNTY RECORDS.
- LOCAL DATUM WAS ESTABLISHED BY AS BUILT INFORMATION PROVIDED BY THE CITY OF WEST LINN GIS DEPARTMENT, FOUND SANITARY SEWER MANHOLE ON MAPLETON DRIVE, ELEVATION = 134.00'.
- THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF LEGACY HOMES FOR PLANNING.
- THIS MAP WAS PREPARED BY PLAT RECORDS, CALCULATED DATA, AND FIELD MEASUREMENTS, A RECORDED PARTITION PLAT WILL BE FILED AT A DATE TO BE DETERMINED.
- ALL UTILITY LOCATIONS ARE SHOWN BY ABOVE GROUND FEATURES AND MAPS PROVIDED BY CITY OF WEST LINN'S WEBSITE. CMT TAKES NO RESPONSIBILITY OF UNDERGROUND LOCATION. PLEASE NOTIFY THE UTILITY NOTIFICATION CENTER BEFORE ANY DIGGING 1-800-332-2344.
- NO GRADING IS PROPOSED.

SURVEYED FOR

PROPERTY OWNER/DEVELOPER
 BRAD MILLER
 17825 S FIELDSTONE LANE
 OREGON CITY OR 97045
 503-544-6783

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Shaun P. Fidler
 OREGON
 JULY 12, 2005
 SHAUN P. FIDLER
 50333

RENEWAL DATE DECEMBER 31, 2007

SUPPLEMENTAL AND TENTATIVE PLAN

TAX LOT 2000

NW 1/4 SEC 24, T2S, R1E, W.M.

CITY OF WEST LINN
 CLACKAMAS COUNTY, OREGON
 MARCH 27, 2006

DRAWN: DMR CHECKED: SPF
 SCALE 1"=30' ACCOUNT # 107
 Z:\107-002\DWG\SUPPLEMENTAL

CONSTRUCTION

MAPPING TEAM

14910 SE MORNING WAY
 SUITE 202 CLACKAMAS, OR 97015
 PHONE 503-558-9686 FAX 503-558-9293