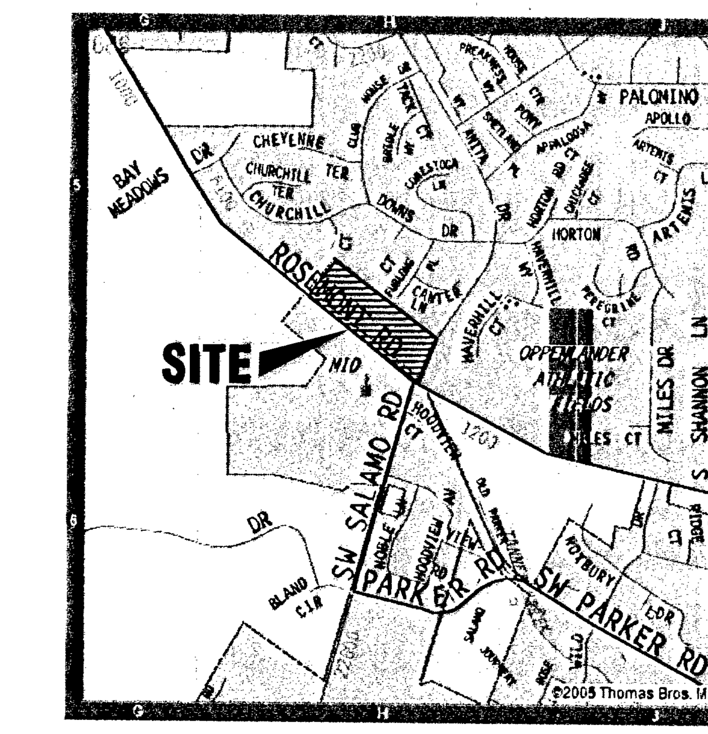
ROSEMONT CROSSING

City File No. SUB-06-08\ZC0607



VICINITY MAP
SCALE: NTS

GENERAL NOTES:

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 AND 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 OR PROCEDURES REQUIRED FOR CONTRACTOR TO PERFORM HIS WORK.
8. ALL UTILITY TRENCHES WITHIN EXISTING OR PROPOSED RIGHT-OF-WAY SHALL BE BACKFILLED WITH 3/4"-0" GRANULAR BACKFILL WHICH IS COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180.
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 CLACKAMAS COUNTY EROSION MANUAL.
11. ALL TRENCHES SHALL BE BACKFILLED, COMPACTED AND COMPACTION TESTED PRIOR TO PIPE TESTING.

STREET CONSTRUCTION AND PAVING:

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 WITH LOCAL REGULATIONS.
3. CONTRACTOR SHALL PROVIDE THE NECESSARY EROSION PROTECTION, TO INCLUDE GRADING, DITCHING, HAY BALES, AND SILT FENCING TO MINIMIZE EROSION ONTO ADJACENT PROPERTIES.
4. THE STREET SECTION SHALL BE GRADED TO THE ELEVATIONS SHOWN ON THE DRAWINGS WITH THE NECESSARY ADJUSTMENTS TO ACCOMMODATE THE FINISHED 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. THE SUBGRADE SHALL BE "PROOF ROLLED", WITNESSED BY THE ENGINEER AND THE CITY PRIOR TO PLACEMENT OF BASE ROCK. ADDITIONALLY, COMPACTION TESTING FOR AT LEAST TWO LOCATIONS IS REQUIRED FOR THE FINISHED BASE ROCK. COMPACTION TO BE 95% OF MODIFIED PROCTOR DENSITY (T-180). 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 ASPHALT.
6. CONTRACTOR TO NOTIFY CITY OF WEST LINN, AND THE ENGINEER, 24-HOURS PRIOR TO STARTING CONSTRUCTION OF 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.

STORM SEWER:

1. ALL WORK AND MATERIALS USED FOR PUBLIC IMPROVEMENTS TO CONFORM WITH THE REQUIREMENTS OF THE CITY OF WEST LINN.
2. ALL WORK & MATERIALS FOR PRIVATE STORM DRAINS TO MEET REQUIREMENTS OF THE STATE OF OREGON PLUMBING CODE.
3. MATERIALS:

   • POLYVINYLCHLORIDE PIPE (PVC) SHALL CONFORM TO THE REQUIREMENTS OF ASTM D 3034 SDR 35 (6 INCHES OR LESS)

   • RIBBED PVC PIPE CONFORMING TO ASTM F-794.

   • DUCTILE IRON PIPE (DI) SHALL BE CLASS 150, CEMENT-MORTAR LINED PUSH-ON JOINT PIPE MEETING THE LATEST REVISIONS OF ANSI SPECIFICATIONS A 21.4/AWWA C-104.
4. PIPE BEDDING AND TRENCH BACKFILL WITHIN PAVED AREAS TO BE 3/4"-0" CRUSHED ROCK. PIPE BEDDING TO EXTEND A MINIMUM OF 9-INCHES ON THE SIDES AND 6-INCHES UNDER THE PIPE.
5. ALL MANHOLES OUTSIDE THE STREET RIGHT-OF-WAY SHALL HAVE TAMPER PROOF LIDS.
6. ALL STORM LINES SHALL BE MANDREL TESTED IN PRESENCE OF CITY INSPECTOR AND T.V. ACCEPTANCE INSPECTION SHALL BE COMPLETED BY THE CONTRACTOR WITH VIDEO SUPPLIED TO THE CITY
7. ALL PIPE SHALL HAVE RUBBER GASKET JOINTS.
8. STORM DETENTION SHALL BE TESTED PER 2.0045 WEST LINN CONSTRUCTION STANDARDS.
9. ALL MANHOLE CONNECTIONS SHALL BE PROVIDED WITH A FLEXIBLE CONNECTION WITH THE STORM LINES.

SANITARY SEWER:

1. ALL WORK AND MATERIALS TO CONFORM WITH THE CITY OF WEST LINN STANDARDS (1990, APWA, OREGON CHAPTER, STANDARD SPECIFICATIONS AND DRAWINGS WITH 1992 AND 1996 AMENDMENTS), AND THE DEQ, FOR ALL PUBLIC SANITARY SEWER LINES.
2. ALL PRIVATE SERVICE CONNECTIONS SHALL BE A MINIMUM OF 4-INCH PVC AND INSTALLED AT A MINIMUM GRADE OF 2% UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO "POT HOLE" EXISTING SEWER AT CONNECTION POINT PRIOR TO ACTUAL CONSTRUCTION TO VERIFY INVERT ELEVATION.
4. ALL PVC SANITARY SEWER PIPE SHALL CONFORM TO ASTM D-3034, SDR 35, UNLESS SHOWN OTHERWISE ON THE DRAWINGS. PVC SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDED INSTALLATION PROCEDURES. PVC SEWER PIPE SHALL BE CONNECTED TO CONCRETE MANHOLES BY MEANS OF AN APPROVED COUPLING WITH AN ELASTOMERIC GASKET, AN APPROVED WATERSTOP OR FLEXIBLE SLEEVE. IN ADDITION TO AIR TESTING, SANITARY SEWER CONSTRUCTED OF 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 SOLID POINTED MANDREL (95% OF INSIDE DIAMETER) THROUGH THE COMPLETED PIPE LINE.
5. CONTRACTOR SHALL CONDUCT A TV ACCEPTANCE INSPECTION UPON COMPLETION OF ALL SEWER CONSTRUCTION AND SUBMIT TO CITY. THE NEW SYSTEM SHALL BE DISCONNECTED FROM THE EXISTING SYSTEM DURING TESTING.
6. PIPE BEDDING AND BACKFILL SHALL CONFORM TO THE APWA 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.
8. ALL MANHOLES SHALL BE VACUUM TESTED IN THE PRESENCE OF THE CITY INSPECTOR AND ALL OUTSIDE THE STREET RIGHT-OF-WAY SHALL HAVE TAMPER PROOF LIDS.
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. ALL MANHOLE CONNECTIONS SHALL PROVIDE A FLEXIBLE CONNECTION WITH THE SANITARY PIPING.

WATER SYSTEM NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF WEST LINN STANDARDS AND SPECIFICATIONS, THE OREGON STATE HEALTH DIVISION ADMINISTRATIVE RULES CHAPTER 333.
2. ALL PIPE TO HAVE A MINIMUM COVER OF 36-INCHES BELOW THE FUTURE FINISH GRADES.
3. DUCTILE IRON PIPE TO BE TYTON JOINT CEMENT MORTAR LINED, CLASS 52, AND SHALL CONFORM TO ASTM C-110, C-150, AND C-151.
4. GATE VALVES TO BE PER WEST LINN STANDARDS. VALVE BOXES TO BE CAST IRON, RICH MODEL 925 OR EQUAL.
5. WATER SERVICES SHALL BE COPPER TUBING TYPE "K" 1-INCH DIAMETER FOR ALL SERVICES.
6. THRUST BLOCKING: ALL TEES, PLUGS, CAPS BENDS, AND AT ALL OTHER LOCATIONS WHERE UNBALANCED FORCE EXIST SHALL REQUIRE SUITABLE THRUST BLOCKING. CONCRETE TO BE POURED AGAINST UNDISTURBED EARTH AND SHALL HAVE A STRENGTH AT 28-DAYS OF 3000 PSI. RESTRAINED JOINS CAN BE USED IN LIEU OF THRUST BLOCKING.
7. HYDROSTATIC TESTS: THE TEST PRESSURE SHALL BE 180 PSI AT THE HIGHEST POINT IN ANY SECTION. THE DURATION SHALL BE 60-MINUTES WITHOUT PRESSURE DROP AND SHALL BE MONITORED BY THE ENGINEER AND THE CITY OF WEST LINN. NEW SYSTEM BE TO DISCONNECTED FROM EXISTING SYSTEM DURING TESTING.
8. STERILIZATION: PIPELINES INTENDED TO CARRY POTABLE WATER SHALL BE FLUSHED AND STERILIZED BEFORE PLACING INTO SERVICE, STERILIZING PROCEDURE SHALL CONFORM TO WEST LINN STANDARDS OR AS MODIFIED OR EXPANDED BY GOVERNING AGENCY HAVING JURISDICTION. WATERLINES MUST PASS BACTERIOLOGICALTEST PRIO TO CONNECTION.
9. DISPOSAL OF THE STERILIZATION WATER SHALL BE DONE IN CONFORMANCE WITH DEQ REGULATIONS IN SUCH A WAY AS TO NOT CAUSE DAMAGE OR INJURY.
10. FIRE HYDRANTS & BLOWOFFS SHALL BE INSTALLED AT THE LOCATION SHOWN ON THE PLANS CONFORMING TO CITY CONSTRUCTION STANDARDS AND DRAWINGS. FIRE HYDRANTS SHALL BE A CLOW "MEDALLION" MODEL F-2545 OR MUELLER "CENTURION" MODEL A-423.

CONDITIONS OF APPROVAL:

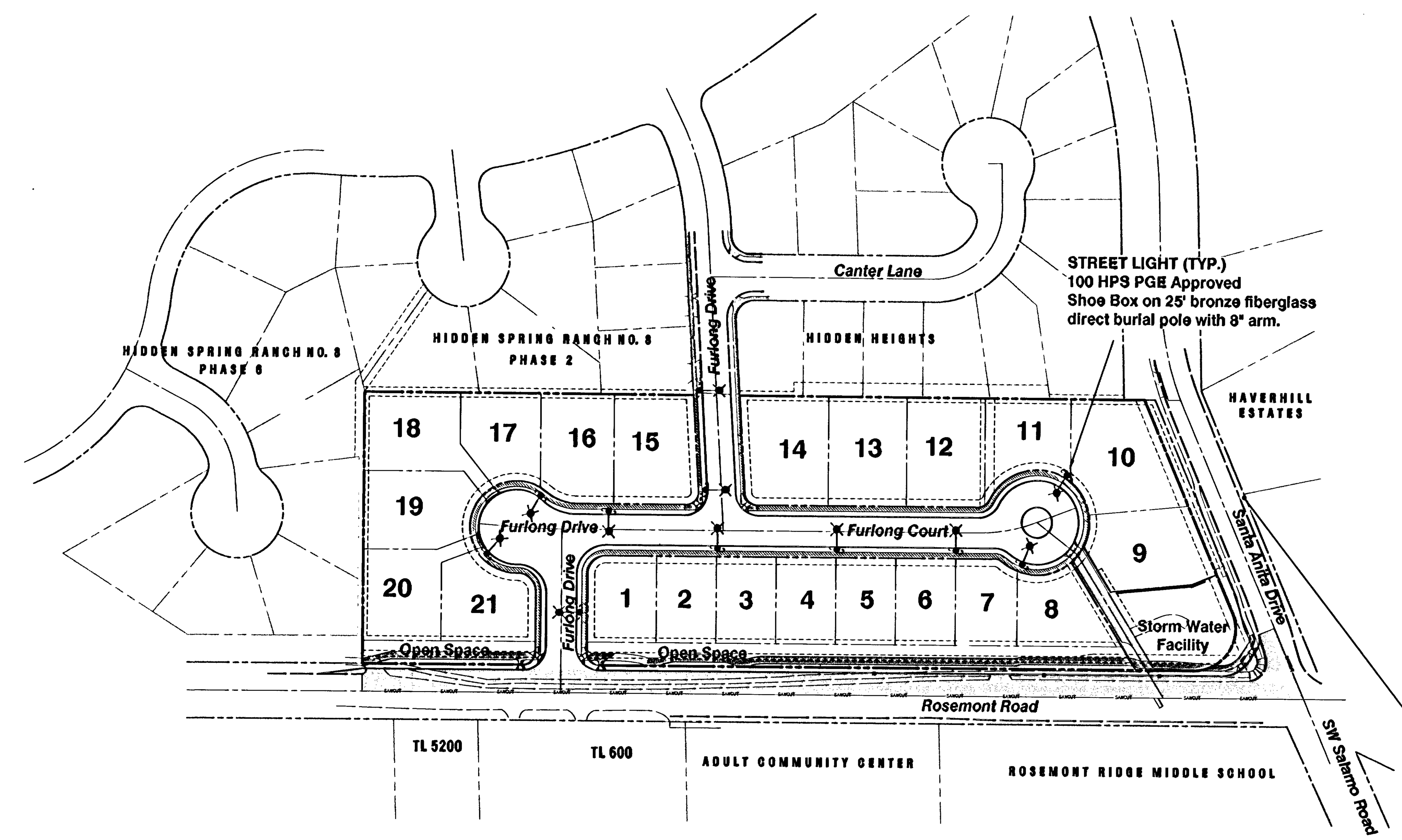
1. A MITIGATION PLAN SHALL BE PROPOSED TO REPLACE SIGNIFICANT TREES SCHEDULED FOR REMOVAL FROM AREAS WHERE ROW AND UTILITY EASEMENT PLACEMENT WILL NECESSITATE THEIR REMOVAL (TREES 2047-9,2233, 2059-60). THE MITIGATION PLAN SHALL BE SUBMITTED TO THE CITY ARBORIST. THE MITIGATION PLAN SHALL PROPOSE TO REPLACE THESE SIGNIFICANT TREES ON AN INCH BY INCH BASIS AS EXPLAINED IN CDS 55.100(B)(2)(F).
2. TREES 2050-53 AND 2055, CURRENTLY SCHEDULED FOR REMOVAL ON THE APPLICANT'S PLAN, ARE SIGNIFICANT AND SHOULD BE PRESERVED, AS SHOULD THEIR ¼DRIPLINE + 10%• AREAS PER COMMUNITY DEVELOPEMENT CODE (CDC) 55.100(B)(2)(A).
3. TREES 2056, 2155, AND 2222 HAVE BEEN DETERMINED BY THE CITY ARBORIST TO BE NOT QUITE SIGNIFICANT, BUT WORTH PRESERVING IF POSSIBLE. THE APPLICANT SHALL PROPOSE HOME AND DRIVEWAY PLANS FOR LOTS 17, 19, AND 21 THAT MINIMIZE IMPACTS ON TREES 2056, 2155 AND 2222. THESE PLANS SHALL BE REVIEWED BY THE CITY ARBORIST. IF THE ARBORIST DETERMINES THAT NO HOME PLAN COULD SUFFICIENTLY PROTECT TREES 2155, 2222, AND/OR 2056 TREES FROM ADVERSE IMPACTS, THE TREE(S) IN QUESTION SHALL BE REMOVED AND REPLACED ON A TWO-INCH-PER-ONE-INCH BASIS (TWO INCHES OF NEW TREE DIAMETER FOR EVERY INCH OF DIAMETER OF REMOVED TREE) ON SITE.
4. PRIOR TO COMMENCEMENT OF ANY SITE CLEARING OR GRADING, THE APPLICANT SHALL PLACE ANCHORED AND SECURED CHAIN LINK FENCING AROUND THE DRIPLINE + 10 AREAS OF TREES 2050-53, 2055-56, 2155, AND 2222. THE CITY ARBORIST SHALL INSPECT AND APPROVE THIS LOCATION PRIOR TO THE START OF WORK. THE FENCING SHALL REMAIN IN PLACE THROUGHOUT THE DEVELOPMENT OF THE SITE AND CONSTRUCTION OF THE HOMES, TO BE REMOVED ONLY UPON THE COMPLETION OF ALL CONSTRUCTION ACTIVITY.
5. APPLICANT MUST LOOP WATERLINE FROM BRITAIN COURT TO ROSEMONT ROAD THROUGH ACCESS EASEMENT ADJACENT TO STORMWATER DETENTION POND.
6. APPLICANT SHALL CONSTRUCT 1/2 STREET IMPROVEMENTS TO ROSEMONT ROAD TO MEET CITY STANDARDS FOR AN ARTERIAL. THIS WILL INCLUDE PROVIDING 1/2 OF THE NECESSARY 48 FOOT PAVED SURFACE WITHIN THE EXISTING 60 FOOT RIGHT OF WAY. IN LIEU OF A SIDEWALK, APPLICANT SHALL CONSTRUCT A TRAIL ALONG ROSEMONT WITHIN THE OPEN SPACE AREA ONLY, NOT WITHIN THE RIGHT-OF-WAY. APPLICANT SHALL DEDICATE 11 FEET OF RIGHT-OF-WAY ALONG THE FULL FRONTAGE OF SANTA ANITA DRIVE FOR ASSURANCE OF AN EVENTUAL 72 FOOT WIDE ARTERIAL STREET. THE APPLICANT WILL VOLUNTARILY CONSTRUCT 1/2 OF THE CITY DEFINED ARTERIAL STREET INTERSECTION IMPROVEMENTS, EXCEPT FOR THE CENTER LANDSCAPE MEDIAN WHICH WILL BE STRIPED FOR EVENTUAL COMPLETION OF THE MEDIAN WHEN THE CITY OBTAINS NECESSARY RIGHT-OF-WAY ON THE OTHER SIDE OF THE STREET SOMETIME IN THE FUTURE. CONSTRUCTION OF THESE IDENTIFIED IMPROVEMENTS SHALL NOT BE REQUIRED UNLESS AND UNTIL THE APPLICANT OBTAINS AN SDC CREDIT CERTIFICATE OR OTHER WRITTEN CERTAINLY FROM THE CITY THAT SDC CREDITS WILL ISSUE TO OFFSET THE COSTS OF THESE IMPROVEMENTS.
7. APPLICANT SHALL CONSTRUCT FIFTEEN-FOOT PAVED ACCESS ROAD FROM BRITAIN COURT TO STORMWATER DETENTION FACILITY; ACCESS ROAD SECTION MUST MEET LOCAL STREET SECTION.
8. APPLICANT SHALL PROVIDE STREET ILLUMINATION STUDY FOR ROSEMONT AND SANTA ANITA PROPERTY FRONTAGES. IF DEFICIENT, APPLICANT SHALL PROVIDE PGE APPROVED STREETLIGHTS TO MEET CITY PW CONSTRUCTION AND ILLUMINATION STANDARDS.
9. ALL PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN CONFORMANCE TO CITY OF WEST LINN PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS.
10. THE ENTIRETY OF THE OPEN SPACE ON SITE SHALL HAVE A HOMEOWNER'S ASSOCIATION DESIGNATED FOR ITS CARE AND MAINTENANCE.
11. THE TRAIL THROUGH THE OPEN SPACE AREAS ALONG ROSEMONT ROAD SHALL BE EIGHT FEET WIDE.
12. THE APPLICANT SHALL MAKE A PROPORTIONAL CONTRIBUTION, BASED ON PM PEAK HOUR TRIPS GENERATED, TOWARDS FUTURE SIGNAL INSTALLATION AT SALAMO/ROSEMONT/SANTA ANITA, WITH THE CURRENT AMOUNT OF $1,071.43/PEAK HOUR TRIP INFLATION ADJUSTED BY ENR CCI AT TIME OF BUILDING PERMIT ISSUANCE WITH A PEAK HOUR TRIP DETERMINATION OF 7 TRIPS.
13. THE NAME OF THE NEW STREET ON SITE SHALL HAVE AN EQUINE NAME. THE APPLICANT SHALL CHOOSE AN EQUINE NAME TO BE APPROVED BY STAFF.
14. ON LOTS 10, 18, AND 20, NEW HOME PLACEMENT SHALL RESPECT A MINIMUM SIDE YARD SETBACK OF 15 FEET ON THE SIDES OF EACH RESPECTIVE LOT THAT DIRECTLY BORDER EXISTING RESIDENTIAL DEVELOPMENT OF SITE.
15. THE OPEN SPACE AREA ALONG ROSEMONT ABUTTING LOTS 20 AND 21 SHALL BE 25 FEET WIDE TO MATCH THE OPEN SPACE AREA SOUTHEAST PORTION OF THE PROPERTY.
16. THE TRAIL THROUGH THE OPEN SPACE ALONG ROSEMONT ROAD SHALL BE CONSTRUCTED OF CONCRETE.

SEEDING/MULCHING

- ALL AREAS DISTURBED DURING CONSTRUCTION TO BE GRADED TO DRAIN AND COMPACTED TO A MINIMUM OF STANDARDS IMMEDIATELY AFTER INSTALLATION UTILITIES OR GRADING.
- RECOMMENDED SEED MIXTURE:

TYPE	PERCENT BY WEIGHT
ELKA DWARF PERENNIAL RYEGRASS	80
CREEPING RED FESCUE	20

  APPLICATION RATE: 100 POUNDS MINIMUM PER ACRE ANNUAL RYEGRASS RECOMMENDED WHEN RAPID GERMINATION IS REQUIRED.
- 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.
- SEED AND MULCH AT A RATE OF 2000 LB/AC/WITH HEAVY BONDING AGENT OR NETTING AND ANCHORS. MULCH SHALL BE A WOOD CELLULOSE FIBER OR OTHER MATERIAL SUITABLE FOR HYDROMULCHING.
- TEMPORARY/PERMANENT HYDROSEEDING OR ACCEPTABLE SEEDING AND MULCHING MUST BE PROVIDED WHENEVER PERENNIAL COVER CANNOT BE ESTABLISHED ON SITES WHICH WILL BE EXPOSED FOR 60 DAYS OR MORE.



OWNER:
George Adams
1165 Rosemont Road
West Linn, Oregon 97068

DEVELOPER:
Centurion Homes
7128 SW Gonzaga Street, Suite 100
Portland, Oregon 97223
503-620-2047

ENGINEER/SURVEYOR:
Compass Engineering
4105 SE International Way, Suite 501
Milwaukie, Oregon 97222
503-653-9093
Contact: Bruce Goldson

STREET LIGHTING DESIGN:
Lightworks Electric Company
19290 SW Conzelmann Rd.
Sherwood, Oregon 97140
Ph: 503-625-1953
Fax: 503-625-2890

LANDSCAPE ARCHITECT:
Anne Miller, RLA
Beighley Architects
503-643-4796

GEOTECHNICAL:
Geo Design, Inc.
1201 SE Tech Center Drive, Suite 160
Vancouver, Washington 98683
360-693-8416
Contact: Scott Mills

UTILITY CONTACTS:

Water:	City of West Linn
Power:	PGE, Service & Design 503-736-5452
Sewer:	City of West Linn
Phone:	Qwest Communications 503-242-2793
Cable:	Comcast 503-605-6147
Gas:	NW Natural 503-721-2449

LEGEND

Symbol	Line type
EXISTING CONIFEROUS TREE	EXISTING RIGHT-OF-WAY
EXISTING POWER METER	EXISTING PROPERTY LINE
EXISTING UTILITY RISER	EXISTING CENTERLINE
EXISTING STORM MANHOLE	EXISTING CURB
EXISTING CATCH BASIN	EXISTING EASEMENT
EXISTING WATER VALVE	EXISTING FENCE LINE
EXISTING BLOW OFF ASSEMBLY	EXISTING POWER LINE
EXISTING WATER METER	EXISTING GAS LINE
EXISTING FIRE HYDRANT	EXISTING STORM SEWER LINE
EXISTING WELL	EXISTING SANITARY SEWER LINE
NEW STORM MANHOLE	EXISTING WATER LINE
NEW CATCH BASIN	PROPERTY BOUNDARY
NEW SANITARY MANHOLE	NEW RIGHT-OF-WAY
NEW BLOW OFF ASSEMBLY	NEW PROPERTY LINE
	NEW CURB
	NEW SANITARY SEWER LINE
	NEW STORM SEWER LINE
	NEW WATER LINE
	NEW SIDEWALK

SHEET INDEX

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L1	Landscape Plan

PLAN
SCALE: 1" = 40'

REGISTERED PROFESSIONAL ENGINEER 7120 OREGON July 16, 1971 BRUCE D. GOLDSON
EXPIRES: 06/30/2009
SIGNATURE DATE: 02/18/2009

AS-BUILT
DATE: December, 2008

100' 0' 100' 200' 300'
SCALE: 1" = 100'

Cover

DATE	NO.	REVISION
02/28/08	4	NO IMPROVEMENTS ON SANTA ANITA DRIVE
10/22/07	3	REVISED PER CITY REVIEW
09/17/07	2	REVISED PER CITY REVIEW
08/30/07	1	REVISED PER CITY REVIEW

DRAWN BJS	DESIGNED BDG / CHECKED BDG
SCALE 1" = 40'	DATE September, 2006
PLAN 06-6179-3030	6179 Civil

COMPASS ENGINEERING
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Portland, Oregon 97223
503-620-2047

Rosemont Crossing
1165 Rosemont Road - TL 1900 & 2000 Map 2S1E26A
West Linn, Oregon

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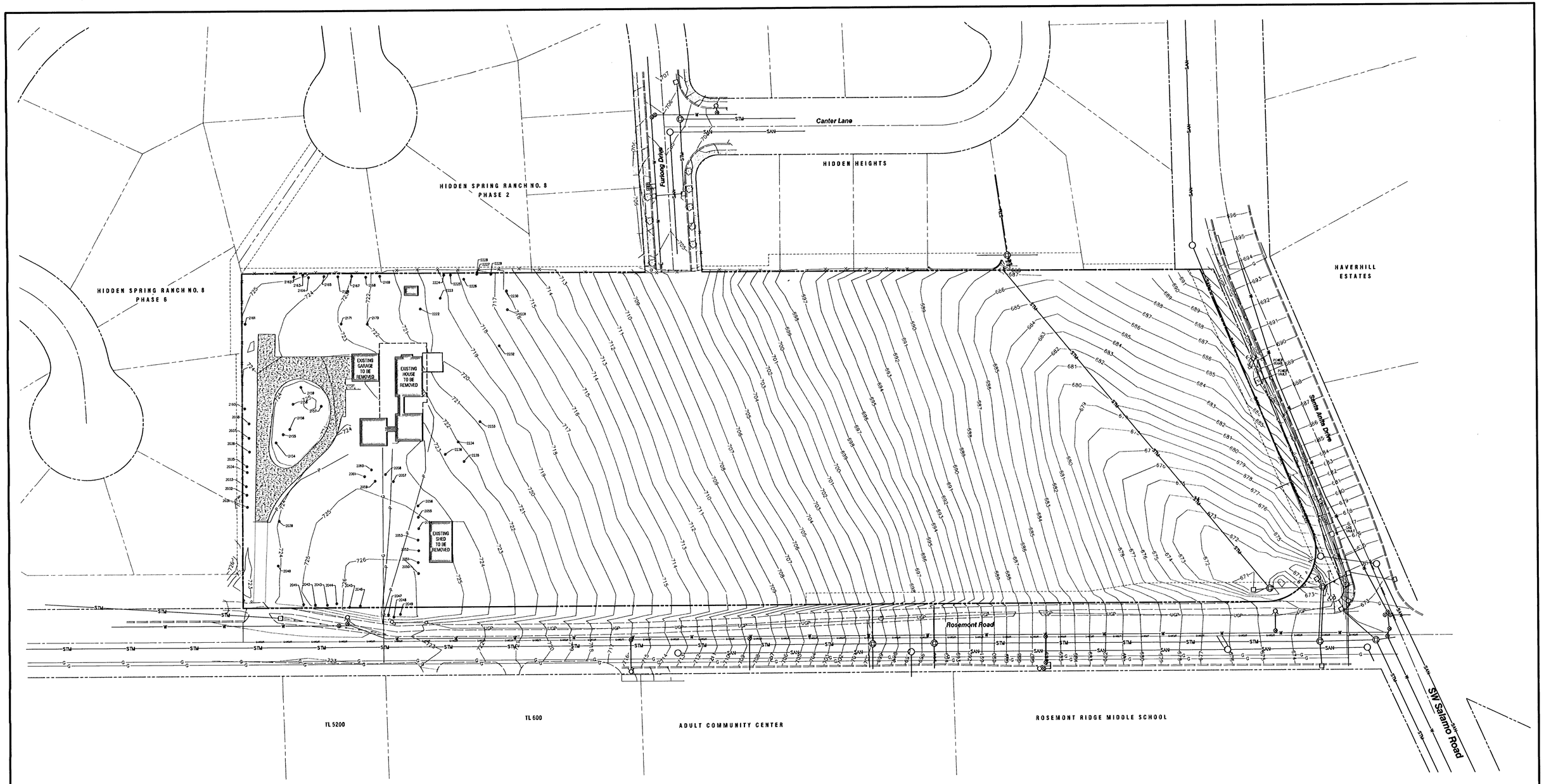

AS-BUILT
DATE: December, 2008

Existing Conditions

DATE	NO.	REVISION
10/22/07	2	REVISED PER CITY REVIEW
08/21/07	1	REVISED PER CITY REVIEW

DRAWN BJS | DESIGNED BDG | CHECKED BDG
SCALE 1" = 40' | DATE September, 2006
PLAN 06-6179-3030 | 6179 Civil

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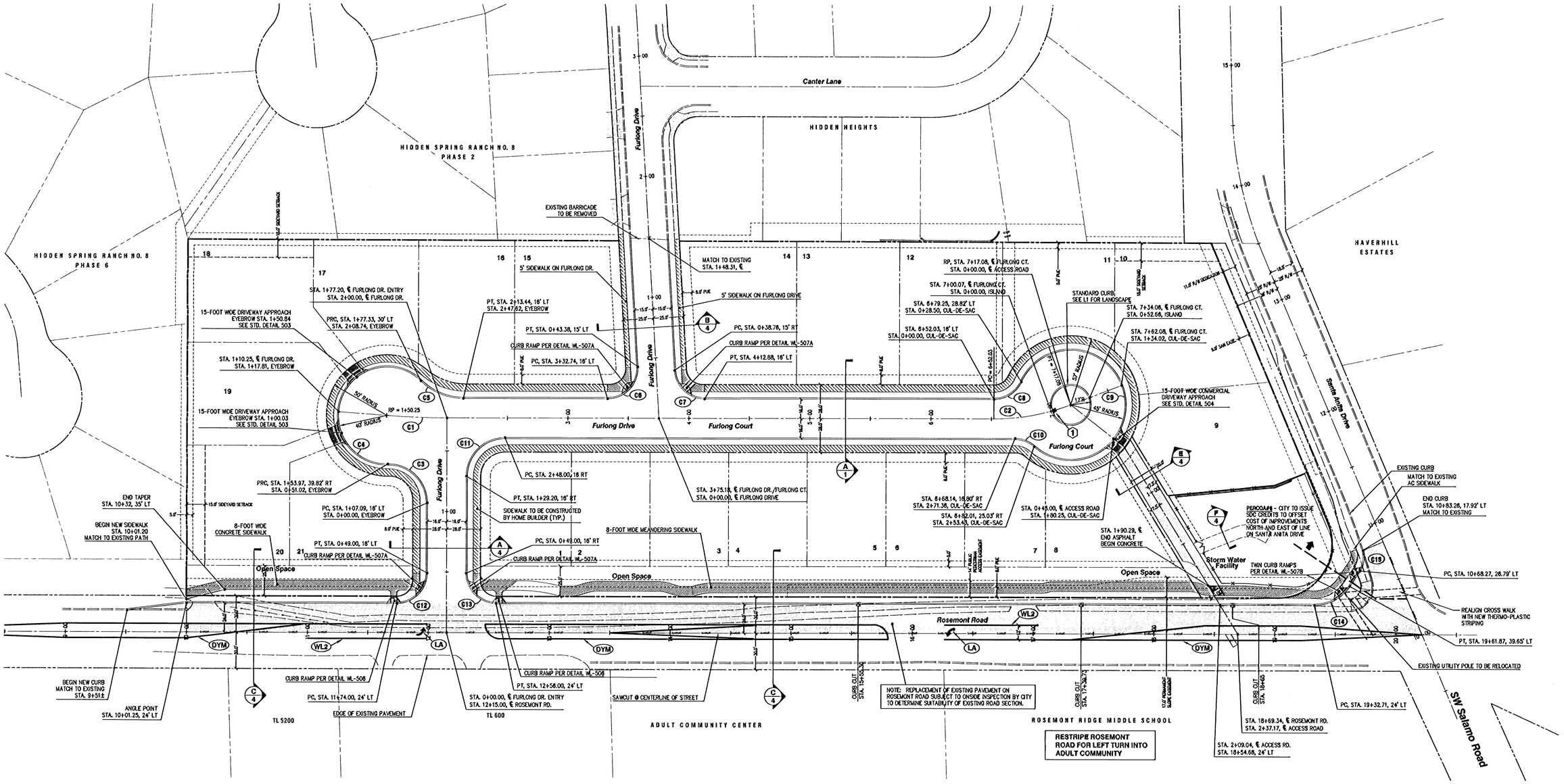
Rosemont Crossing
1165 Rosemont Road - TL 1900 & 2000 Map 2S1E26A
West Linn, Oregon

2/13



AS-BUILT
DATE: December, 2008

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	661.76	49.75	24.89	49.74	S50° 47' 53"E	4° 18' 26"
C2	177.79	65.04	32.89	64.68	S63° 25' 56"E	20° 57' 40"
C3	32.00	51.02	32.77	45.79	N08° 37' 42"W	91° 21' 13"
C4	40.00	157.71	94.44	73.67	S58° 38' 58"W	225° 54' 34"
C5	50.00	38.88	20.48	37.91	S30° 40' 25"E	44° 33' 21"
C6	25.00	40.71	28.48	36.36	N80° 23' 46"E	93° 18' 15"
C7	25.00	37.83	23.60	34.32	S09° 36' 14"E	86° 41' 45"
C8	25.00	28.50	16.02	26.98	S85° 36' 33"E	65° 18' 54"
C9	45.00	224.93	33.67	53.92	N24° 55' 50"E	286° 23' 40"
C10	25.00	17.92	9.37	17.54	N32° 24' 43"W	41° 04' 47"
C11	32.00	50.27	32.00	45.25	S82° 02' 54"W	90° 00' 00"
C12	25.00	39.27	25.00	35.36	N82° 02' 54"E	90° 00' 00"
C13	25.00	39.27	25.00	35.36	S07° 57' 06"E	90° 00' 00"
C14	35.00	34.47	18.78	33.09	S81° 09' 57"E	56° 25' 42"
C15	20.00	18.02	9.67	17.42	N44° 48' 21"E	51° 37' 42"

CURB RETURN DATA	
C6 PC, STA. 3+32.74, 16' LT FURLONG DRIVE ℄ CUT. = 712.10 1/4 CUT. = 711.28 1/2 CUT. = 709.97 3/4 CUT. = 708.76 1 CUT. = 708.17 PT, STA. 0+43.38, 15' LT FURLONG DRIVE	C7 PC, STA. 0+38.78, 15' RT FURLONG DRIVE ℄ CUT. = 708.29 1/4 CUT. = 708.38 1/2 CUT. = 708.12 3/4 CUT. = 707.52 1 CUT. = 706.68 PT, STA. 4+12.88, 16' LT FURLONG DRIVE
C11 PT, STA. 1+29.20, 16' RT FURLONG DRIVE ℄ CUT. = 719.74 1/4 CUT. = 719.40 1/2 CUT. = 718.69 3/4 CUT. = 717.93 1 CUT. = 717.18 PC, STA. 2+48.00, 16 RT FURLONG DRIVE	C14 PC, STA. 19+32.71, 24' LT ROSEMONT ROAD ℄ CUT. = 673.72 1/4 CUT. = 673.27 1/2 CUT. = 672.89 3/4 CUT. = 673.94 1 CUT. = 675.20 PT, STA. 10+88.90, 24' LT SANTA ANITA DRIVE
C12 PC, STA. 11+74.00, 24' LT ROSEMONT ROAD ℄ CUT. = 721.81 1/4 CUT. = 721.64 1/2 CUT. = 721.23 3/4 CUT. = 720.80 1 CUT. = 720.59 PT, STA. 0+49.00, 18' LT FURLONG DRIVE	C13 PC, STA. 0+49.00, 18' RT FURLONG DRIVE ℄ CUT. = 720.59 1/4 CUT. = 720.81 1/2 CUT. = 720.45 3/4 CUT. = 720.12 1 CUT. = 719.64 PT, STA. 12+58.00, 24' LT ROSEMONT ROAD

GENERAL NOTES:

1. THIS PLAN ACCURATE FOR SIGNING AND STRIPING ONLY.

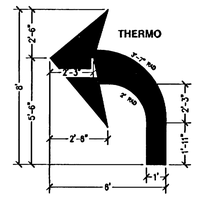
2. ALL SIGNING AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), LATEST EDITION, AND PER SECTION 02840 OF THE OREGON DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. ALL PAINT AND PAVEMENT MARKINGS SHALL BE FROM THE ODOT QUALIFIED PRODUCTS LISTING. FOR DETAILS NOT SHOWN, SEE SECTION TM500 SERIES OF THE OREGON STANDARD DRAWINGS.

3. DIMENSIONS ARE APPROXIMATE. ALL TRAFFIC SIGN POSITIONS AND PAVEMENT MARKINGS SHALL BE APPROVED IN THE FIELD BY THE CITY ENGINEER PRIOR TO INSTALLATION. FOR RESTRIPE CONDITIONS, IF DIMENSIONS FOR EXISTING STRIPING VARY FROM THOSE SHOWN ON PLANS, CONTRACTOR WILL PROVIDE ENGINEER THE EXISTING DIMENSIONS AND GAIN ENGINEER APPROVAL PRIOR TO RESTRIPING.

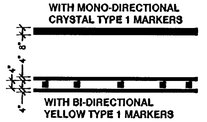
4. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SIGNING AND STRIPING DURING CONSTRUCTION.

5. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

6. STRIPING AND MARKING REMOVAL TO BE BY SANDBLASTING. SANDBLAST AND REMOVE ALL EXISTING STRIPING WHICH CONFLICTS WITH THIS PLAN.



LA LEFT TURN ARROW (WHITE)



WL2 8" WIDE, WHITE

DYM NARROW DOUBLE TWO 4" WIDE, YELLOW (FOR MEDIANS)

KEEP RIGHT (1) TYPE: R4-7B

PLAN
SCALE: 1" = 40'

REGISTERED PROFESSIONAL ENGINEER 7120 OREGON JULY 16, 1971 BRUCE D. GOLDSON
EXPIRES: 06/30/2009
SIGNATURE DATE: 02/18/2009

40' 0' 40' 80' 120'
SCALE: 1" = 40'

Street Plan

DATE	NO.	REVISION
02/28/08	4	NO IMPROVEMENTS ON SANTA ANITA DRIVE
10/22/07	3	REVISED PER CITY REVIEW
09/17/07	2	REVISED PER CITY REVIEW
08/30/07	1	REVISED PER CITY REVIEW

DRAWN BJS | DESIGNED BDG | CHECKED BDG
SCALE 1" = 40' | DATE September, 2008
PLAN 06-6179-3030 | 6179 Civil

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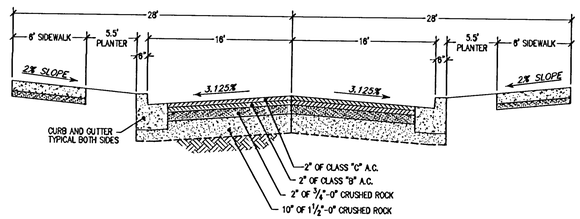
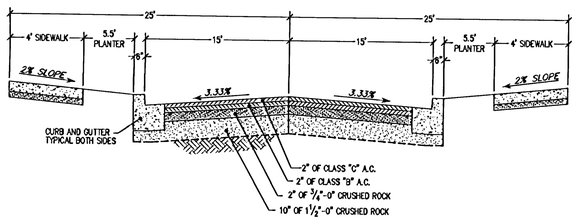
503-620-2047

Rosemont Crossing
1165 Rosemont Road - TL 1900 & 2000 Map 2S1E26A
West Linn, Oregon

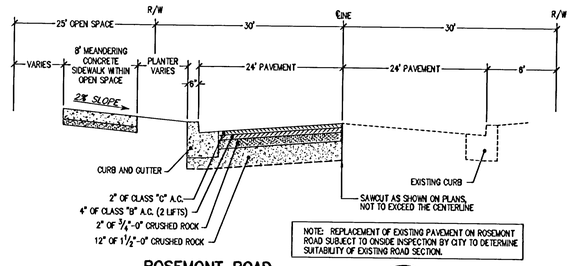
P:\61005\179\AutoCAD\Drawings\6179 Civil.dwg, Street, 2/18/2009 3:46:23 PM, ewalkus



FURLONG COURT
TYPICAL STREET SECTION A/4
SCALE: NTS

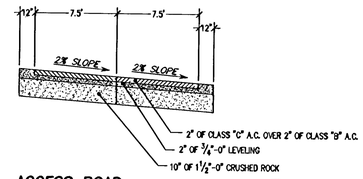


FURLONG DRIVE
TYPICAL STREET SECTION B/4
SCALE: NTS

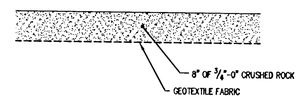


NOTE: REPLACEMENT OF EXISTING PAVEMENT ON ROSEMONT ROAD SUBJECT TO ONSIDE INSPECTION BY CITY TO DETERMINE SUITABILITY OF EXISTING ROAD SECTION.

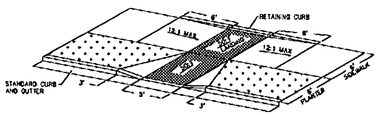
ROSEMONT ROAD
TYPICAL STREET SECTION C/4
SCALE: NTS



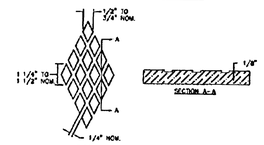
ACCESS ROAD
TYPICAL STREET SECTION E/4
SCALE: NTS



POND ACCESS ROAD
TYPICAL SECTION F/4
SCALE: NTS



PARALLEL CURB RAMP

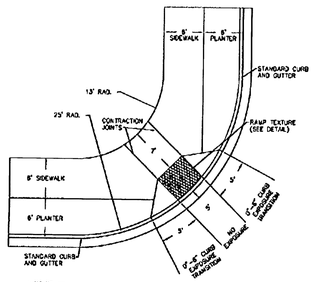


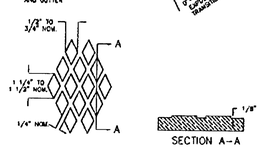
RAMP TEXTURE DETAIL

NOTES:
1. THE AMERICANS WITH DISABILITIES ACT" (ADA) REQUIRES THAT ACCESS RAMPS TO SIDEWALKS CONFORM TO ALL FEDERAL GUIDELINES. EXCEPTIONS TO THE REQUIREMENTS IN THIS DRAWING MUST BE APPROVED BY THE CITY ENGINEER AND MUST COMPLY WITH ADA.
2. NO ABOVE GROUND UTILITIES ARE PERMITTED WITHIN RAMP AREA.
3. LANDINGS SHALL BE PLACED AT THE TOP OF EACH RAMP. LANDING SLOPES SHALL NOT EXCEED 50:1 IN ANY DIRECTION. THE SLOPE OF THE SURFACING AT THE BOTTOM OF THE RAMP SHALL NOT EXCEED 20:1 FOR A DISTANCE OF 2' (SEE TYPICAL SECTION ABOVE).
4. MINIMUM LANDING DIMENSIONS SHALL BE 4' X 4'.
5. RAMP SURFACE SHALL BE TEXTURED WITH RAISED DIAMOND TEXTURE. TEXTURING SHALL BE DONE WITH AN EXPANDED METAL GRATE STAMPED INTO THE CONCRETE.
6. CONCRETE STRENGTH SHALL BE 3300 PSI.

Parallel Curb Ramp

West Linn — DATE: JAN 2000 — DRAWING NO. WL-506 — FILE NO. 00-506



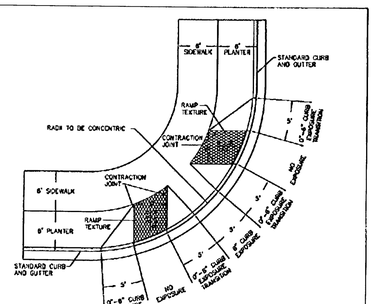


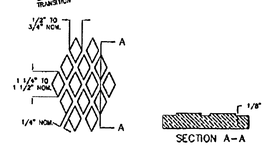
RAMP TEXTURE DETAIL

NOTES:
1. THE "AMERICANS WITH DISABILITIES ACT" (ADA) REQUIRES THAT ACCESS RAMPS TO SIDEWALKS CONFORM TO ALL FEDERAL GUIDELINES. EXCEPTIONS TO THE REQUIREMENTS IN THIS DRAWING MUST BE APPROVED BY THE CITY ENGINEER.
2. NO ABOVE GROUND UTILITIES ARE PERMITTED WITHIN RAMP AREA.
3. RAMP SURFACE SHALL BE TEXTURED WITH RAISED DIAMOND TEXTURE. TEXTURING SHALL BE DONE WITH AN EXPANDED METAL GRATE STAMPED INTO THE CONCRETE.
4. CONCRETE STRENGTH SHALL BE 3300 PSI.
5. PLACE CONTRACTION JOINTS AS SHOWN ABOVE.
6. WHEN EITHER OPPOSING CURB RAMP HAS AN EXISTING TWIN RAMP, USE DETAIL WL-507B.

Single Curb Ramp (For Use At Intersection of (2) Local Streets Only)

West Linn — DATE: JAN 2000 — DRAWING NO. WL-507A — FILE NO. 00-507A





RAMP TEXTURE DETAIL

NOTES:
1. THE "AMERICANS WITH DISABILITIES ACT" (ADA) REQUIRES THAT ACCESS RAMPS TO SIDEWALKS CONFORM TO ALL FEDERAL GUIDELINES. EXCEPTIONS TO THE REQUIREMENTS IN THIS DRAWING MUST BE APPROVED BY THE CITY ENGINEER.
2. NO ABOVE GROUND UTILITIES ARE PERMITTED WITHIN RAMP AREA.
3. RAMP SURFACE SHALL BE TEXTURED WITH RAISED DIAMOND TEXTURE. TEXTURING SHALL BE DONE WITH AN EXPANDED METAL GRATE STAMPED INTO THE CONCRETE.
4. CONCRETE STRENGTH SHALL BE 3300 PSI.
5. PLACE CONTRACTION JOINTS AS SHOWN ABOVE.
6. FOR INTERSECTING LOCAL STREETS USE DETAIL WL-507A.

Twin Curb Ramp

West Linn — DATE: JAN 2000 — DRAWING NO. WL-507B — FILE NO. 00-507B

REGISTERED PROFESSIONAL ENGINEER — 7120 — OREGON — JULY 18, 1972 — BRUCE D. GOLDSON
EXPIRES: 06/30/2009
SIGNATURE DATE: 02/18/2009

AS-BUILT
DATE: December, 2008

40' 0' 40' 80' 120'
SCALE: 1" = 40'

Street Sections and Details

DATE	NO.	REVISION
10/22/07	2	REVISED PER CITY REVIEW
08/21/07	1	REVISED PER CITY REVIEW

DRAWN BJS | DESIGNED BDG | CHECKED BDG
SCALE 1" = 40' | DATE September, 2008
PLAN 06-6179-3030 | 6179 Civil

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503-620-2047

Rosemont Crossing
1165 Rosemont Road - TL 1900 & 2000 Map 2S1E26A
West Linn, Oregon

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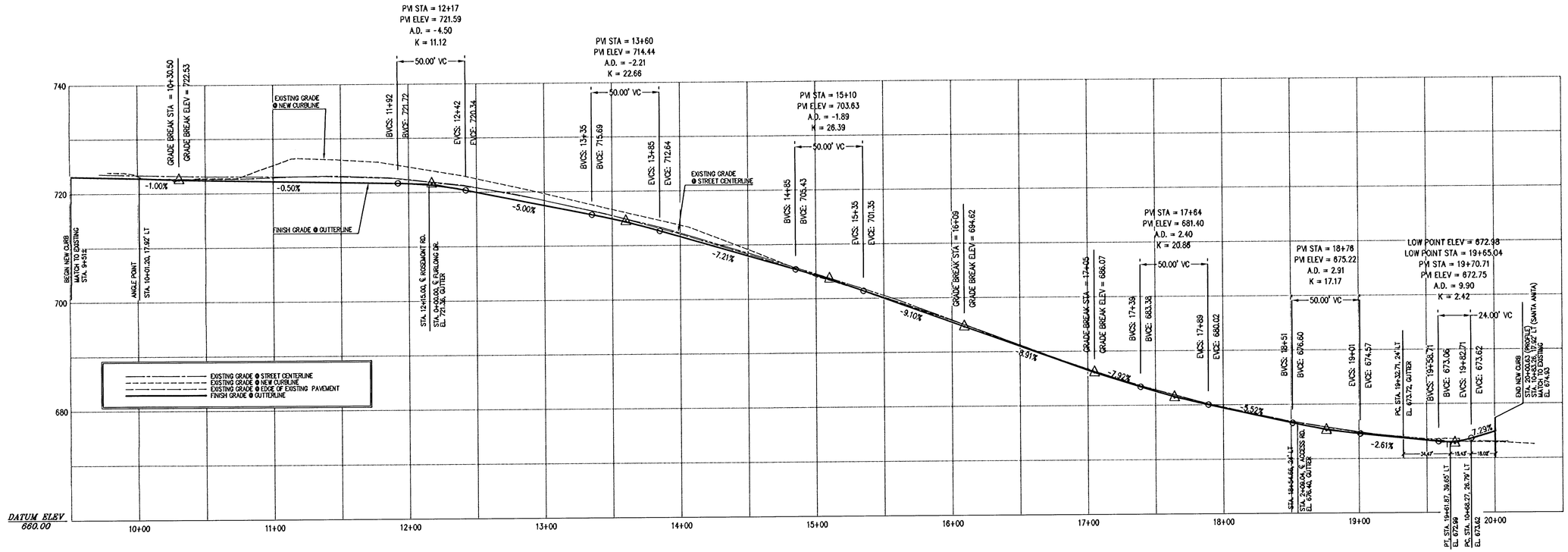
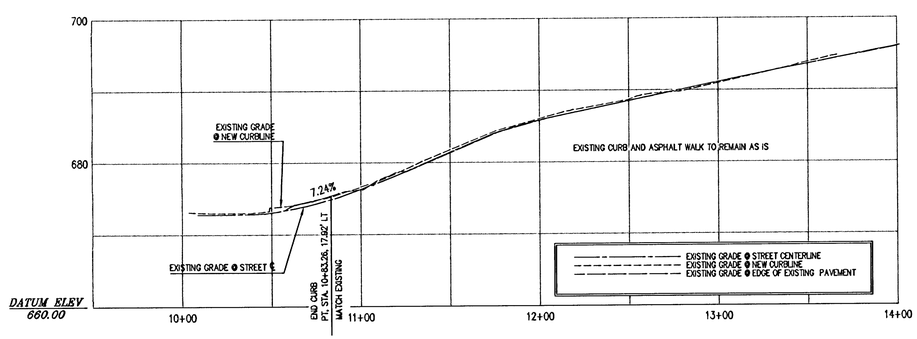


ROSEMONT ROAD GUTTERLINE PROFILE

1/5

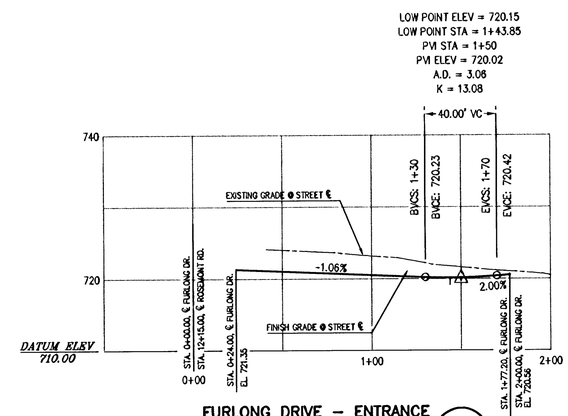
SCALE: 1" = 40' HORIZONTAL
1" = 10' VERTICAL



SANTA ANITA DRIVE GUTTERLINE PROFILE

2/5

SCALE: 1" = 40' HORIZONTAL
1" = 10' VERTICAL



FURLONG DRIVE – ENTRANCE CENTERLINE PROFILE

3/5

SCALE: 1" = 40' HORIZONTAL
1" = 10' VERTICAL

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

EXPIRES: 06/30/2009
SIGNATURE DATE: 02/18/2009

AS-BUILT
DATE: December, 2008

40' 0' 40' 80' 120'
SCALE: 1" = 40'

Street Profiles 1

DATE	NO.	REVISION
02/28/08	2	NO IMPROVEMENTS ON SANTA ANITA DRIVE
08/21/07	1	REVISED PER CITY REVIEW

DRAWN BJS | DESIGNED BDG | CHECKED BDG
SCALE 1" = 40' | DATE September, 2006
PLAN 06-6179-3030 | 6179 Civil

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Rosemont Crossing
1165 Rosemont Road - TL 1900 & 2000 Map 2S1E26A
West Linn, Oregon

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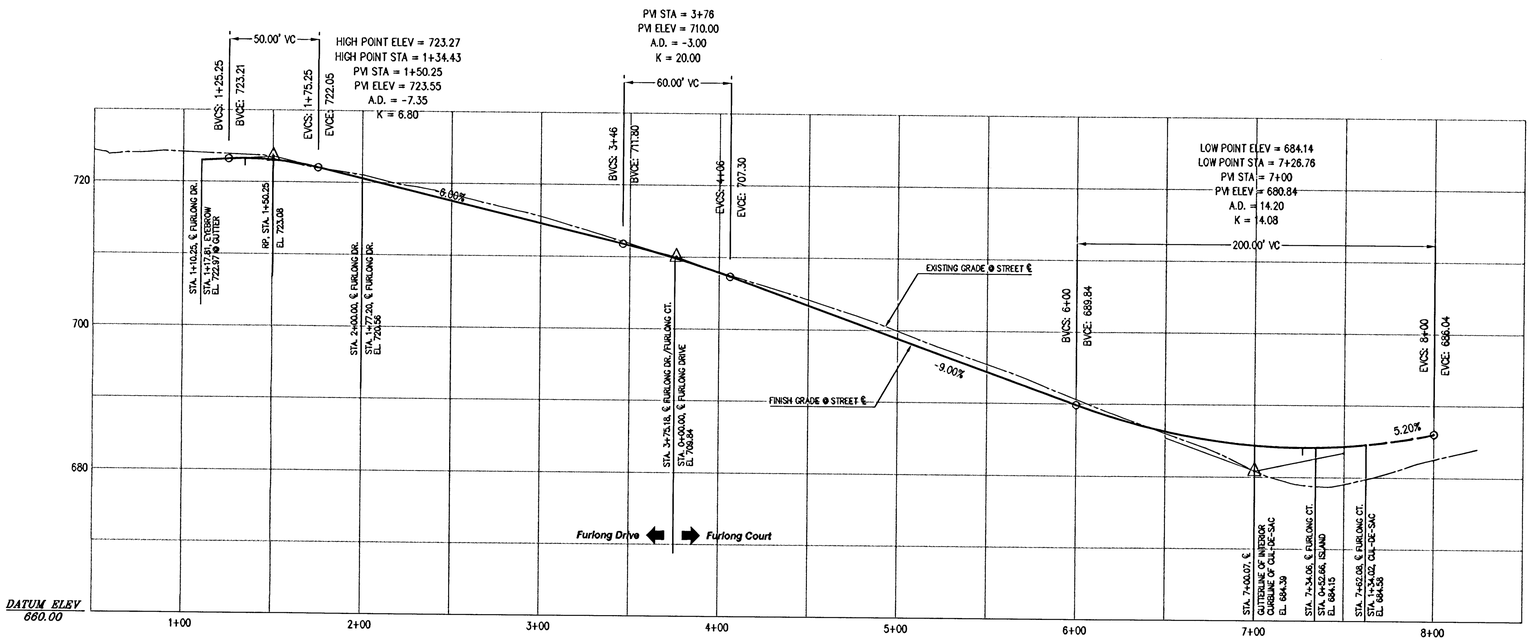
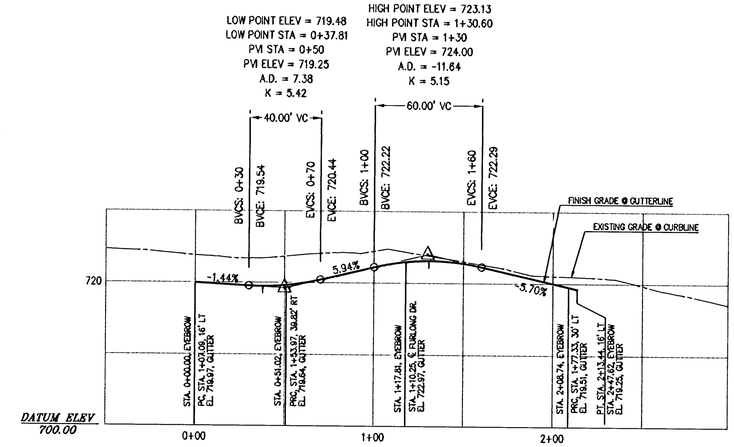


FURLONG DR./FURLONG CT. CENTERLINE PROFILE

1/6

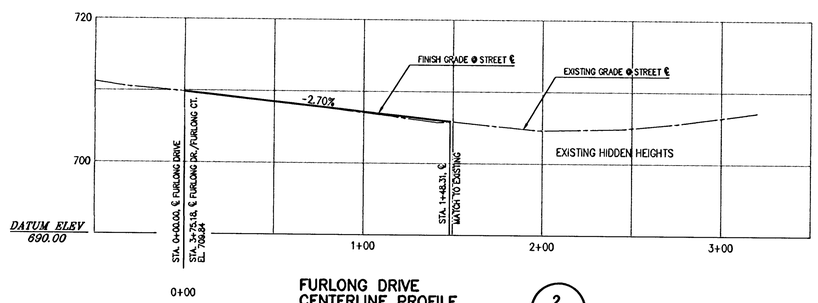
SCALE: 1" = 40' HORIZONTAL
1' = 10' VERTICAL



FURLONG DRIVE EYEBROW GUTTERLINE PROFILE

4/6

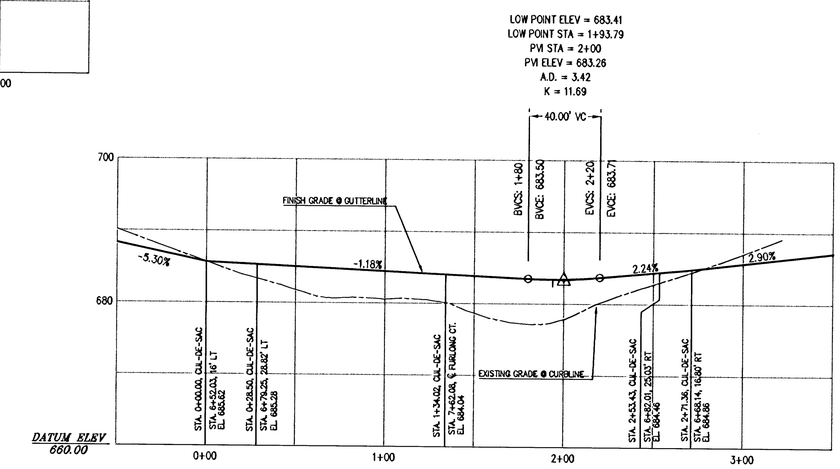
SCALE: 1" = 40' HORIZONTAL
1' = 10' VERTICAL



FURLONG DRIVE CENTERLINE PROFILE

2/6

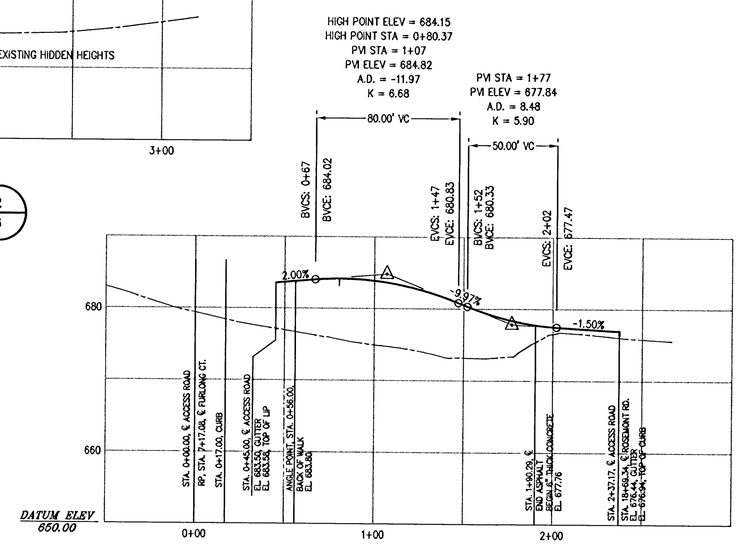
SCALE: 1" = 40' HORIZONTAL
1' = 10' VERTICAL



FURLONG COURT CUL-DE-SAC GUTTERLINE PROFILE

5/6

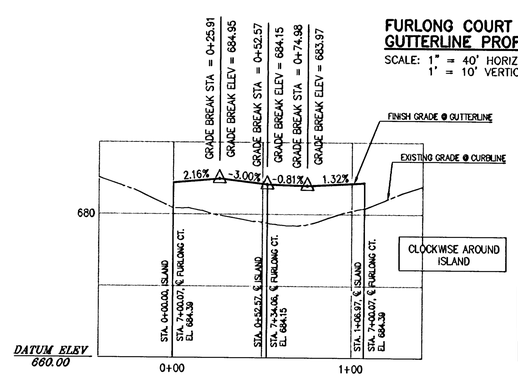
SCALE: 1" = 40' HORIZONTAL
1' = 10' VERTICAL



ACCESS ROAD CENTERLINE PROFILE

3/6

SCALE: 1" = 40' HORIZONTAL
1' = 10' VERTICAL



INTERIOR ISLAND GUTTERLINE PROFILE

5/6

SCALE: 1" = 40' HORIZONTAL
1' = 10' VERTICAL

AS-BUILT
DATE: December, 2008

REGISTERED PROFESSIONAL ENGINEER 7122 OREGON JULY 18, 1971 BRUCE D. GOLDSON

EXPIRES: 06/30/2009
SIGNATURE DATE: 02/18/2009

40' 0' 40' 80' 120'
SCALE: 1" = 40'

Street Profiles 2

DATE	NO.	REVISION
08/21/07	1	REVISED PER CITY REVIEW

DRAWN BJS | DESIGNED BDG | CHECKED BDG
SCALE 1" = 40' | DATE September, 2008
PLAN 06-6179-3030 | 6179 Civil

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6/13

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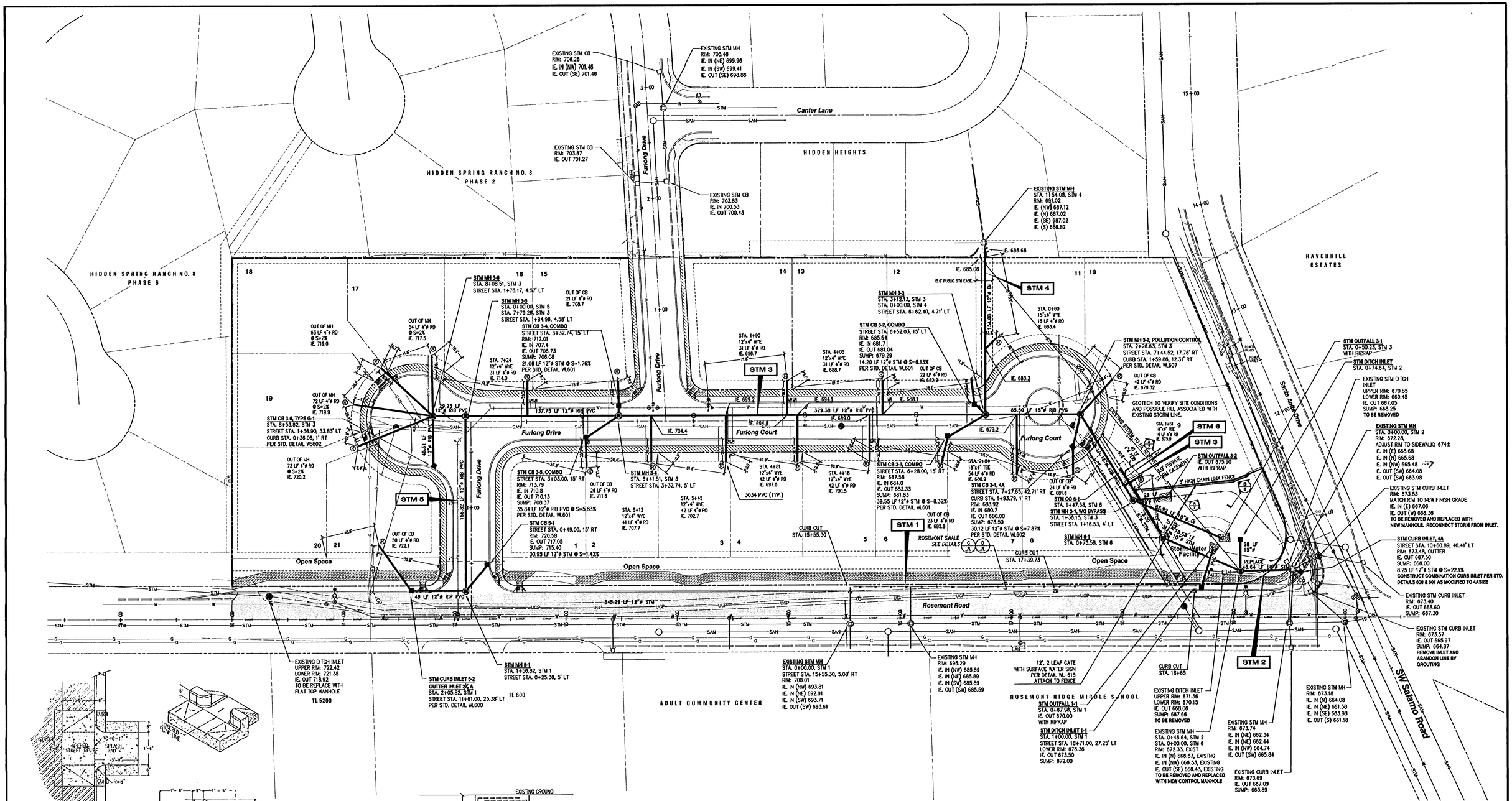
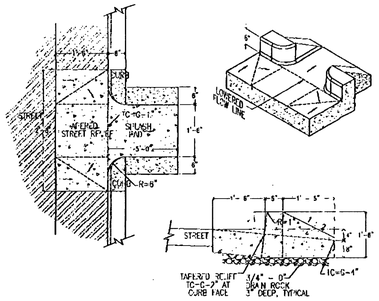
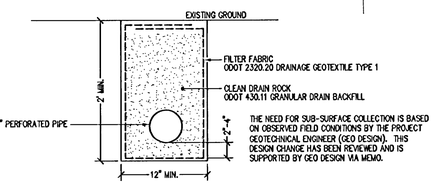




1. CONCRETE SPLASH PAD NECESSARY WHERE WATER ENTERS AND/OR EXITS RAIN GARDEN.
2. INSTALL STORM INLET NEAR LOWER RAIN GARDEN CURB OPENING, INSIDE OR OUTSIDE OF THE RAIN GARDEN.

CURB CUT
SCALE: NTS



THE NEED FOR SUB-SURFACE COLLECTION IS BASED ON OBSERVED FIELD CONDITIONS BY THE PROJECT GEOTECHNICAL ENGINEER (GEO DESIGN). THIS DESIGN CHANGE HAS BEEN REVIEWED AND IS SUPPORTED BY GEO DESIGN VIA MEMO.

STORM SUBDRAIN LATERAL SECTION
SCALE: NTS

A / 7

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

EXPIRES: 06/30/2009
SIGNATURE DATE: 02/18/2009

AS-BUILT
DATE: December, 2008

PLAN
SCALE: 1" = 40'

40' 0' 40' 80' 120'
SCALE: 1" = 40'

Storm Drainage Plan

DATE	NO.	REVISION
02/18/2009	9	REVISED AS-BUILTS PER CITY OF WEST LINN
12/05/2008	8	AS-BUILTS
02/28/08	7	NO IMPROVEMENTS ON SANTA ANITA DRIVE
11/30/07	6	REVISED PER CITY REVIEW
11/08/07	5	REVISED STORM NOTES
10/30/07	4	REVISED PER CITY REVIEW
10/22/07	3	REVISED PER CITY REVIEW
09/17/07	2	REVISED PER CITY REVIEW
08/30/07	1	REVISED PER CITY REVIEW

DRAWN BJS	DESIGNED BDG	CHECKED BDG
SCALE 1" = 40'	DATE September, 2008	
PLAN 08-6179-3030	6179 Civil	

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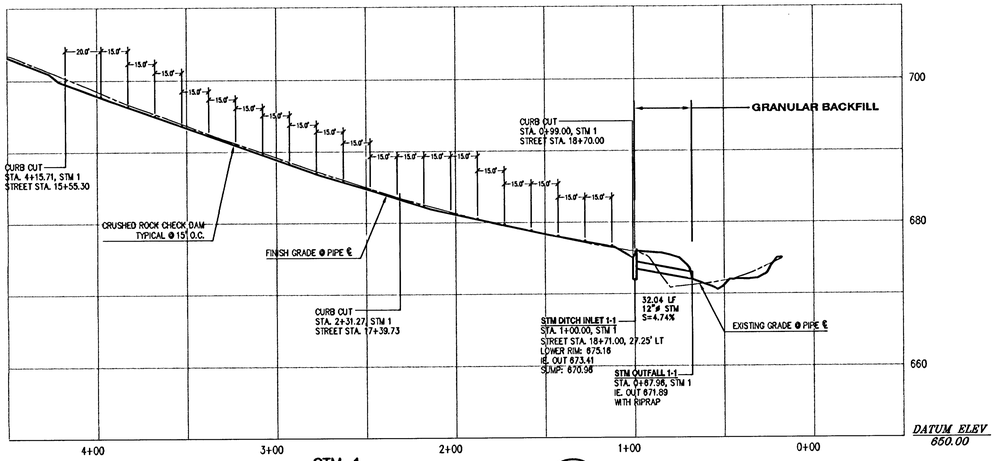
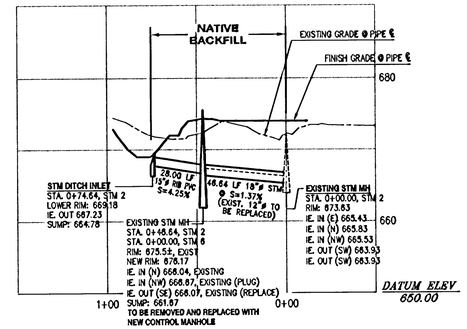
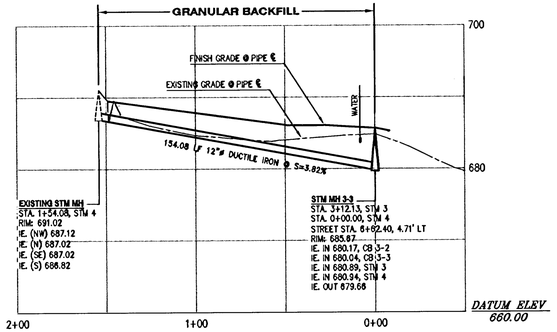


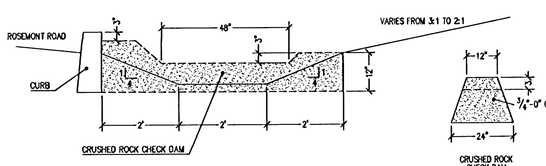
STM 1
STORM DRAINAGE PROFILE (1/8)
SCALE: 1" = 40' HORIZONTAL
1' = 10' VERTICAL



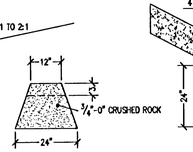
STM 2
STORM DRAINAGE PROFILE (2/8)
SCALE: 1" = 40' HORIZONTAL
1' = 10' VERTICAL

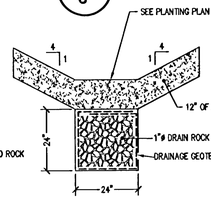


STM 4
STORM DRAINAGE PROFILE (4/8)
SCALE: 1" = 40' HORIZONTAL
1' = 10' VERTICAL

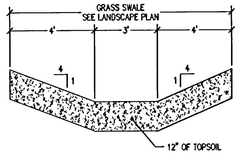


ROSEMONT ROAD
WATER QUALITY SWALE (D/8)
SCALE: NTS

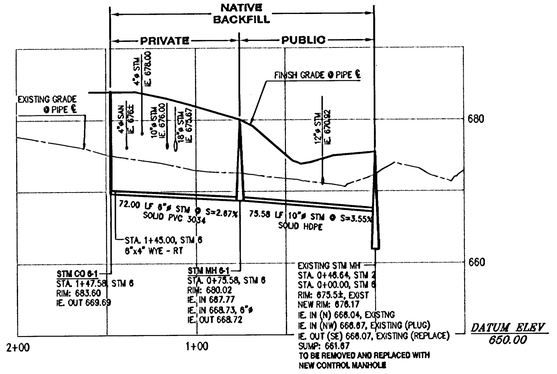




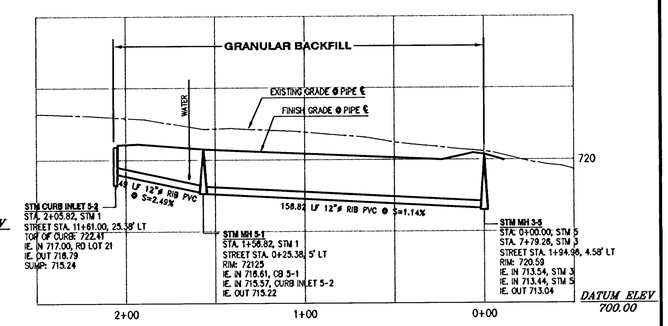
ROSEMONT ROAD
SWALE SECTION (C/8)
SCALE: NTS



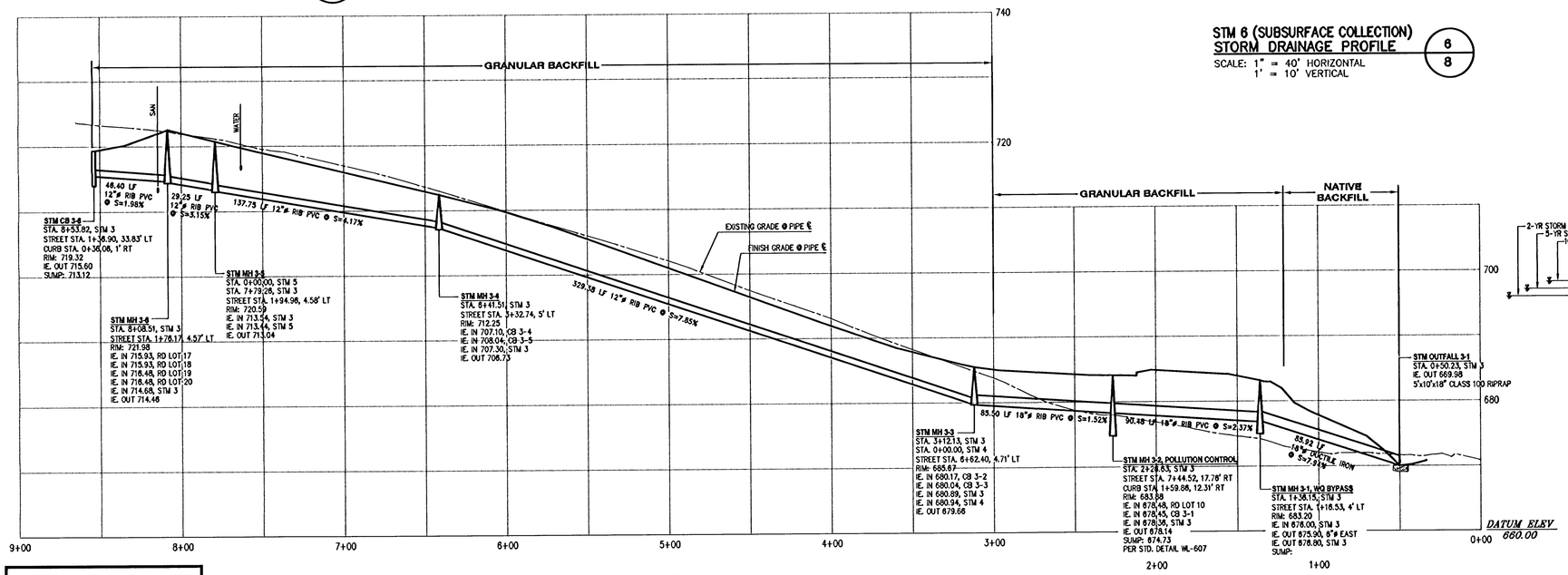
POND
WATER QUALITY SWALE (B/8)
SCALE: NTS



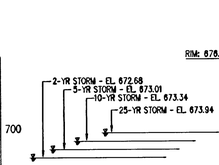
STM 6 (SUBSURFACE COLLECTION)
STORM DRAINAGE PROFILE (6/8)
SCALE: 1" = 40' HORIZONTAL
1' = 10' VERTICAL

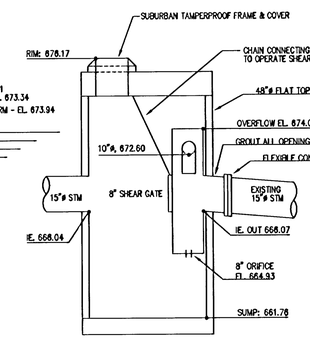


STM 5
STORM DRAINAGE PROFILE (5/8)
SCALE: 1" = 40' HORIZONTAL
1' = 10' VERTICAL



STM 3
STORM DRAINAGE PROFILE (3/8)
SCALE: 1" = 40' HORIZONTAL
1' = 10' VERTICAL





SEE STANDARD WEST LINN
DETAIL WL-607

STM MH 2-1
FLOW CONTROL MANHOLE (A/8)
SCALE: NTS

REGISTERED PROFESSIONAL ENGINEER
BRUCE D. GOLDSON
OREGON
July 16, 1971
EXPIRES: 06/30/2009
SIGNATURE DATE: 02/18/2009

40' 0' 40' 80' 120'
SCALE: 1" = 40'

AS-BUILT
DATE: December, 2008

Storm Drainage Profiles

DATE	NO.	REVISION
12/05/2008	5	AS-BUILTS
11/30/07	4	REVISED PER CITY REVIEW
11/08/07	3	REVISED PIPE MATERIAL
10/30/07	2	REVISED PER CITY REVIEW
08/30/07	1	REVISED PER CITY REVIEW

DRAWN BJS | DESIGNED BDG | CHECKED BDG
SCALE 1" = 40' | DATE September, 2008
PLAN 06-6179-3030 | 6179 Civil

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Portland, Oregon 97223
503-620-2047

Rosemont Crossing
1165 Rosemont Road - TL 1900 & 2000 Map 2S1E26A
West Linn, Oregon

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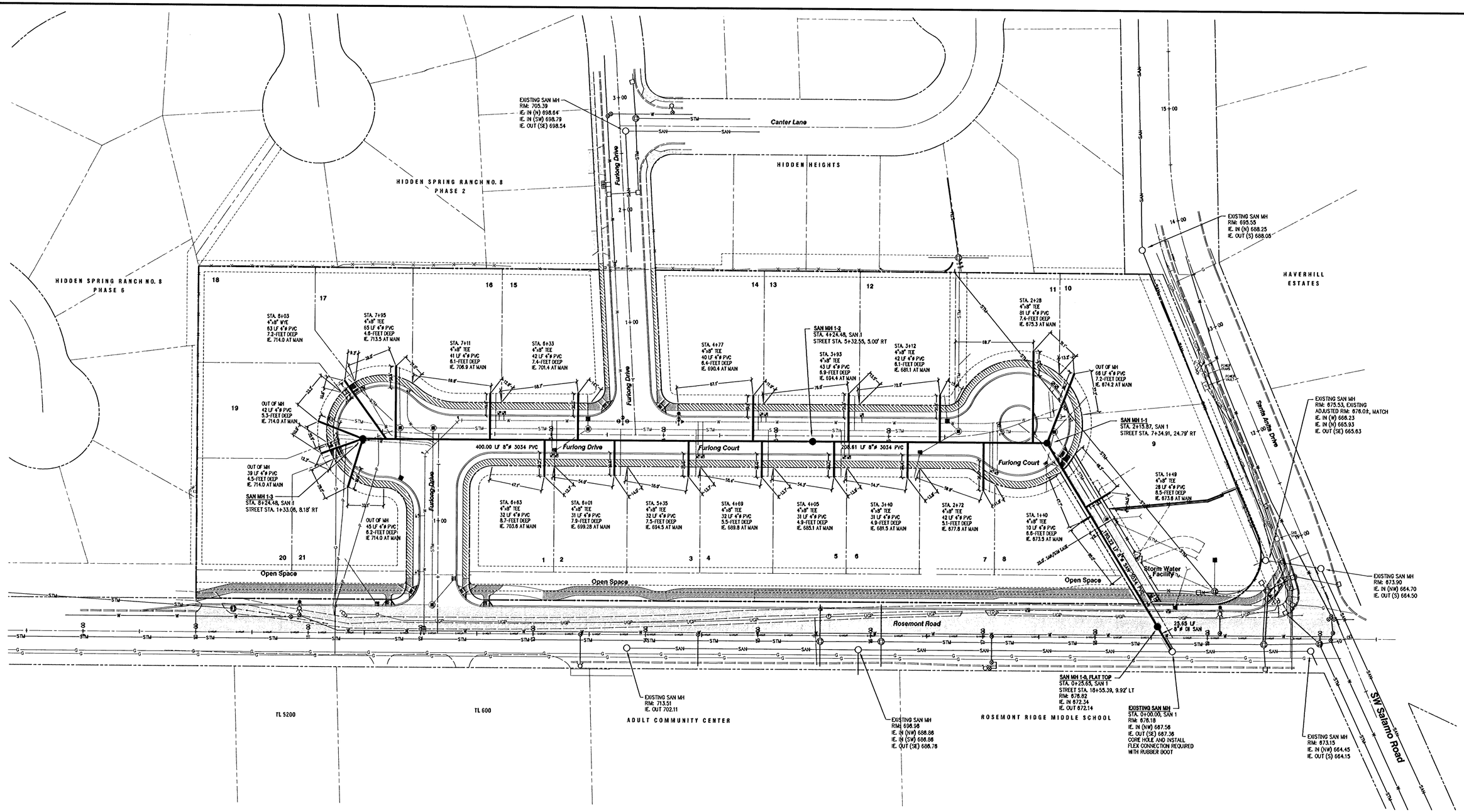

AS-BUILT
DATE: December, 2008

DATE	NO.	REVISION
12/05/2008	5	AS-BUILTS
10/30/07	4	REVISED PER CITY REVIEW
10/22/07	3	REVISED PER CITY REVIEW
09/17/07	2	REVISED PER CITY REVIEW
08/30/07	1	REVISED PER CITY REVIEW

DRAWN BJS	DESIGNED BDG	CHECKED BDG
SCALE 1" = 40'	DATE September, 2008	
PLAN 06-6179-3030	6179 Civil	

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Rosemont Crossing
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West Linn, Oregon

9 / 13

PLAN
SCALE: 1" = 40'

40' 0' 40' 80' 120'
SCALE: 1" = 40'

REGISTERED PROFESSIONAL ENGINEER 7120 OREGON JULY 16, 1971 BRUCE D. GOLDSON
EXPIRES: 06/30/2009
SIGNATURE DATE: 02/18/2009

Sanitary Sewer Plan

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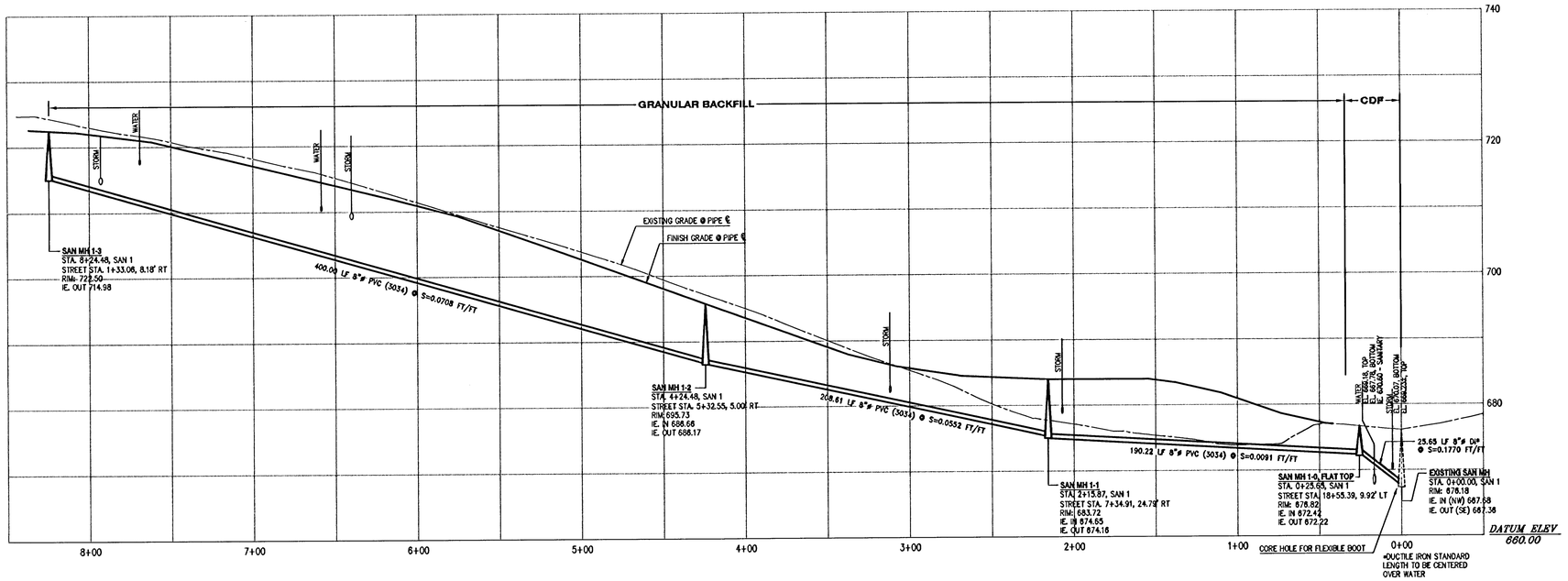

SAN 1
SANITARY SEWER PROFILE (2/6)
SCALE: 1" = 40' HORIZONTAL
1' = 10' VERTICAL

REGISTERED PROFESSIONAL ENGINEER 7120 OREGON July 16, 1971 BRUCE D. GOLDSON
EXPIRES: 06/30/2009
SIGNATURE DATE: 02/18/2009

40' 0' 40' 80' 120'
SCALE: 1" = 40'

AS-BUILT
DATE: December, 2008

Sanitary Sewer Profile

DATE	NO.	REVISION
12/05/2008	3	AS-BUILTS
10/30/07	2	REVISED PER CITY REVIEW
08/30/07	1	REVISED PER CITY REVIEW

DRAWN BJS | DESIGNED BDG | CHECKED BDG
SCALE 1" = 40' | DATE September, 2006
PLAN 06-6179-3030 | 6179 Civil

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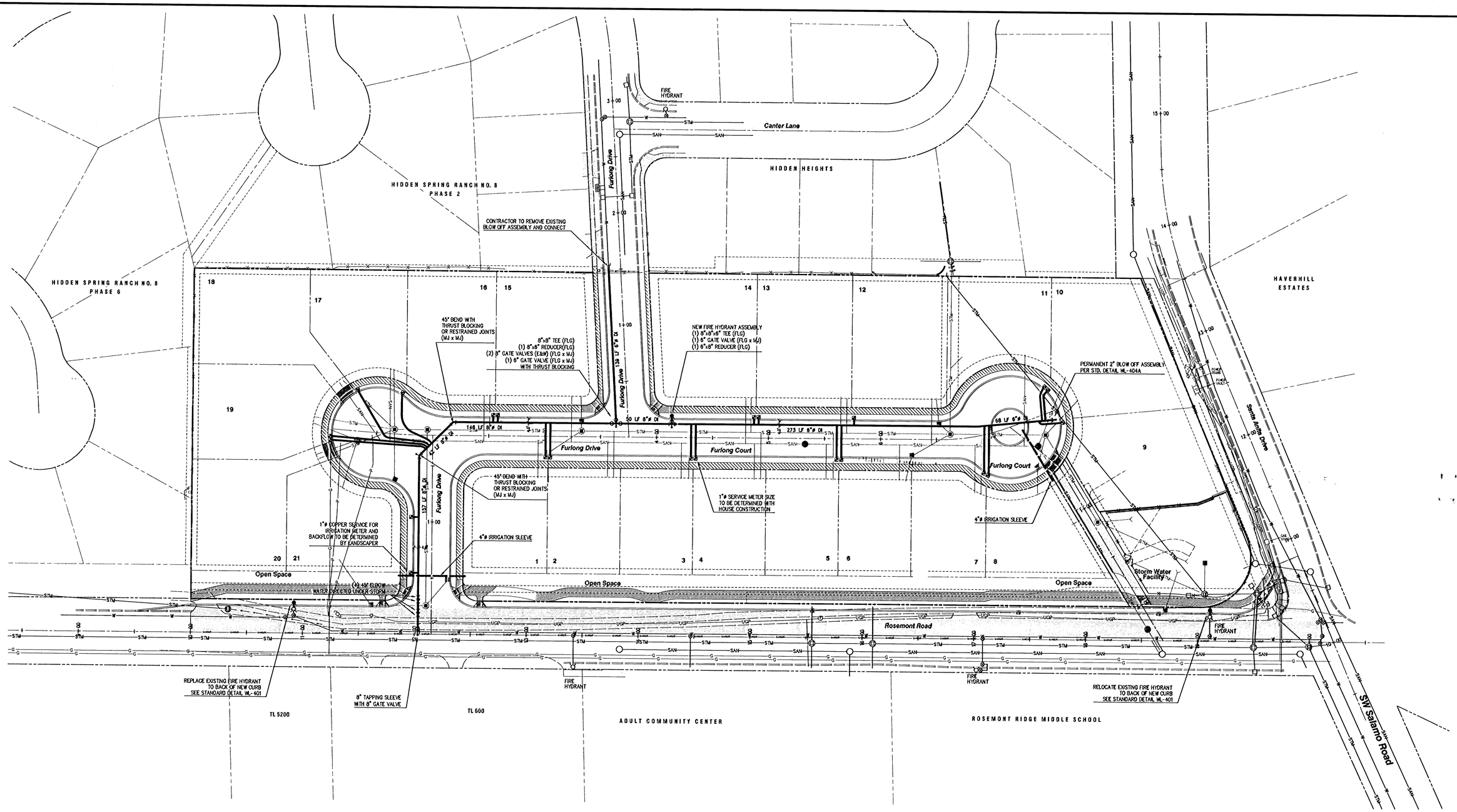
West Linn, Oregon

10/13



AS-BUILT
DATE: December, 2008

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

EXPIRES: 06/30/2009
SIGNATURE DATE: 02/18/2009

PLAN
SCALE: 1" = 40'

40' 0' 40' 80' 120'
SCALE: 1" = 40'

Water Plan

DATE	NO.	REVISION
10/30/07	5	REVISED STORM
10/22/07	4	REVISED PER CITY REVIEW
09/21/07	3	REVISED WATER PER CITY REVIEW
09/17/07	2	REVISED PER CITY REVIEW
08/30/07	1	REVISED PER CITY REVIEW

DRAWN BJS | DESIGNED BDG | CHECKED BDG
SCALE 1" = 40' | DATE September, 2006
PLAN 06-6179-3030 | 6179 Civil

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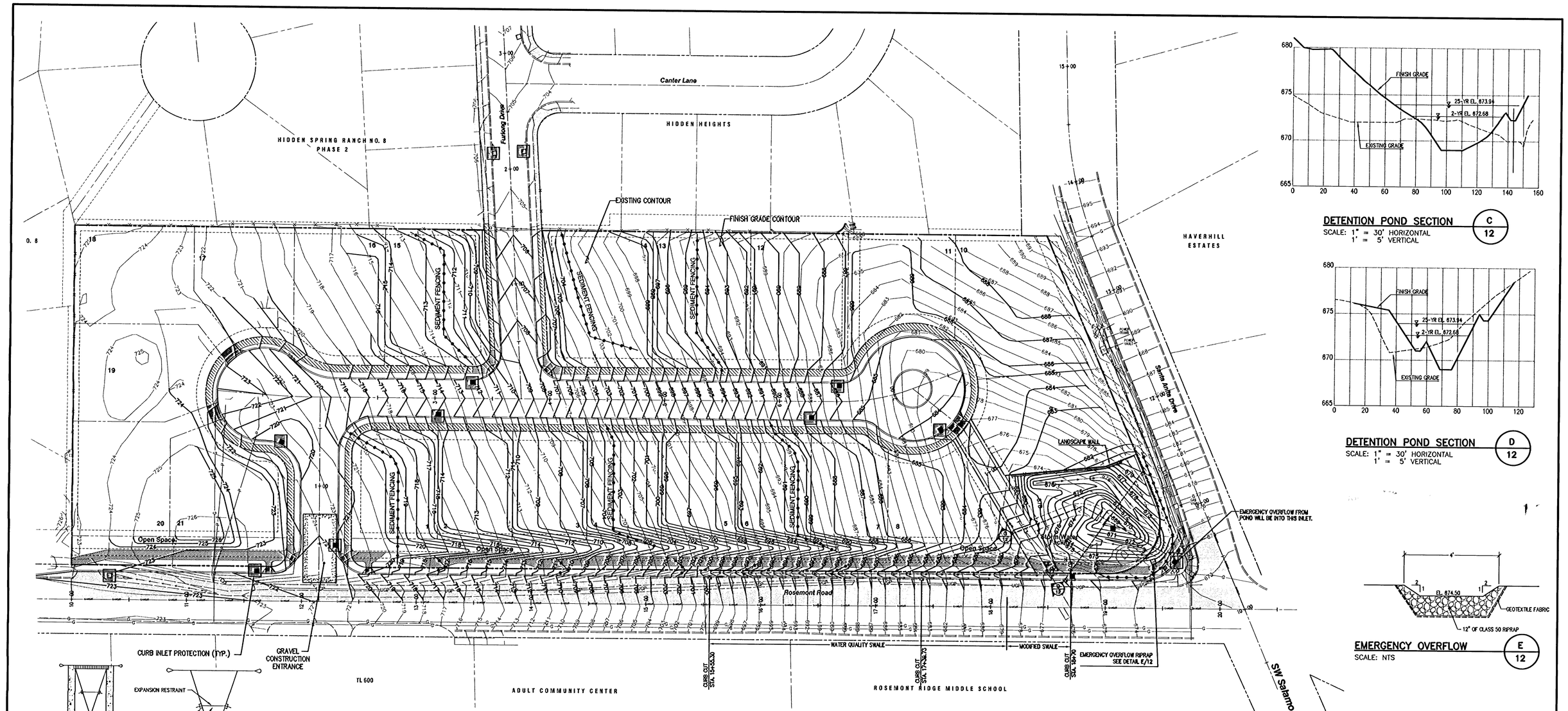
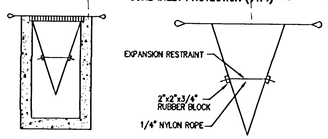
West Linn, Oregon

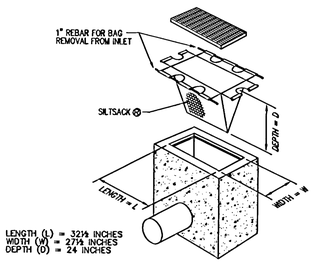


DETENTION POND SECTION C/12
SCALE: 1" = 30' HORIZONTAL
1' = 5' VERTICAL

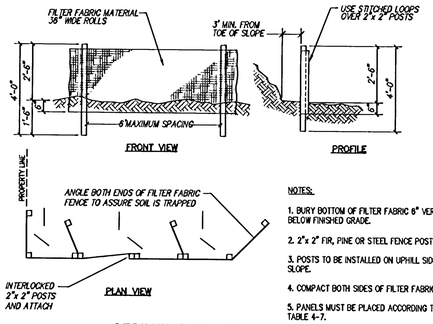
DETENTION POND SECTION D/12
SCALE: 1" = 30' HORIZONTAL
1' = 5' VERTICAL

EMERGENCY OVERFLOW E/12
SCALE: NTS





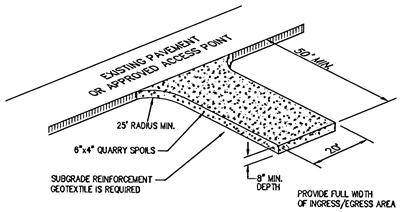
FILTER BAG INLET ENTRANCE
SCALE: NTS
FILTER80



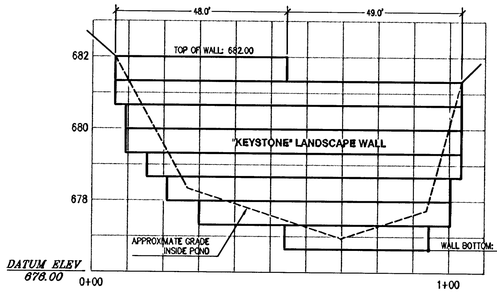
NOTES:

1. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
2. 2"x 2" FIR, PINE OR STEEL FENCE POSTS.
3. POSTS TO BE INSTALLED ON UPHILL SIDE OF SLOPE.
4. COMPACT BOTH SIDES OF FILTER FABRIC TRENCH.
5. PANELS MUST BE PLACED ACCORDING TO SPACING TABLE 4-7.

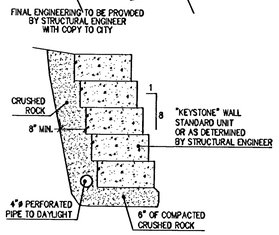
SEDIMENT FENCE
SCALE: NTS



GRAVEL CONSTRUCTION ENTRANCE
SCALE: NTS



LANDSCAPE WALL PROFILE A/12
SCALE: 1" = 20' HORIZONTAL
1" = 2' VERTICAL



LANDSCALE WALL SECTION
SCHEMATIC DESIGN B/12
SCALE: NTS
OTHER MATERIAL OPTIONS CAN BE APPROVED WITH STRUCTURAL CALCULATIONS

PLAN
SCALE: 1" = 40'

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

EXPIRES: 06/30/2009
SIGNATURE DATE: 02/18/2009

40' 0' 40' 80' 120'
SCALE: 1" = 40'

AS-BUILT
DATE: December, 2008

Grading and Erosion Control Plan

DATE	NO.	REVISION
02/28/08	7	NO IMPROVEMENTS ON SANTA ANITA DRIVE
11/30/07	6	REVISED PER CITY REVIEW
11/08/07	5	ADD NOTES AND REVISED POND SECTIONS
10/30/07	4	ADD POND SECTIONS
10/22/07	3	REVISED PER CITY REVIEW
09/17/07	2	REVISED PER CITY REVIEW
08/30/07	1	REVISED PER CITY REVIEW

DRAWN BJS	DESIGNED BDG	CHECKED BDG	
SCALE 1" = 40'	DATE September, 2006		
PLAN 08-6179-3030	6179 Civil		

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Rosemont Crossing
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West Linn, Oregon

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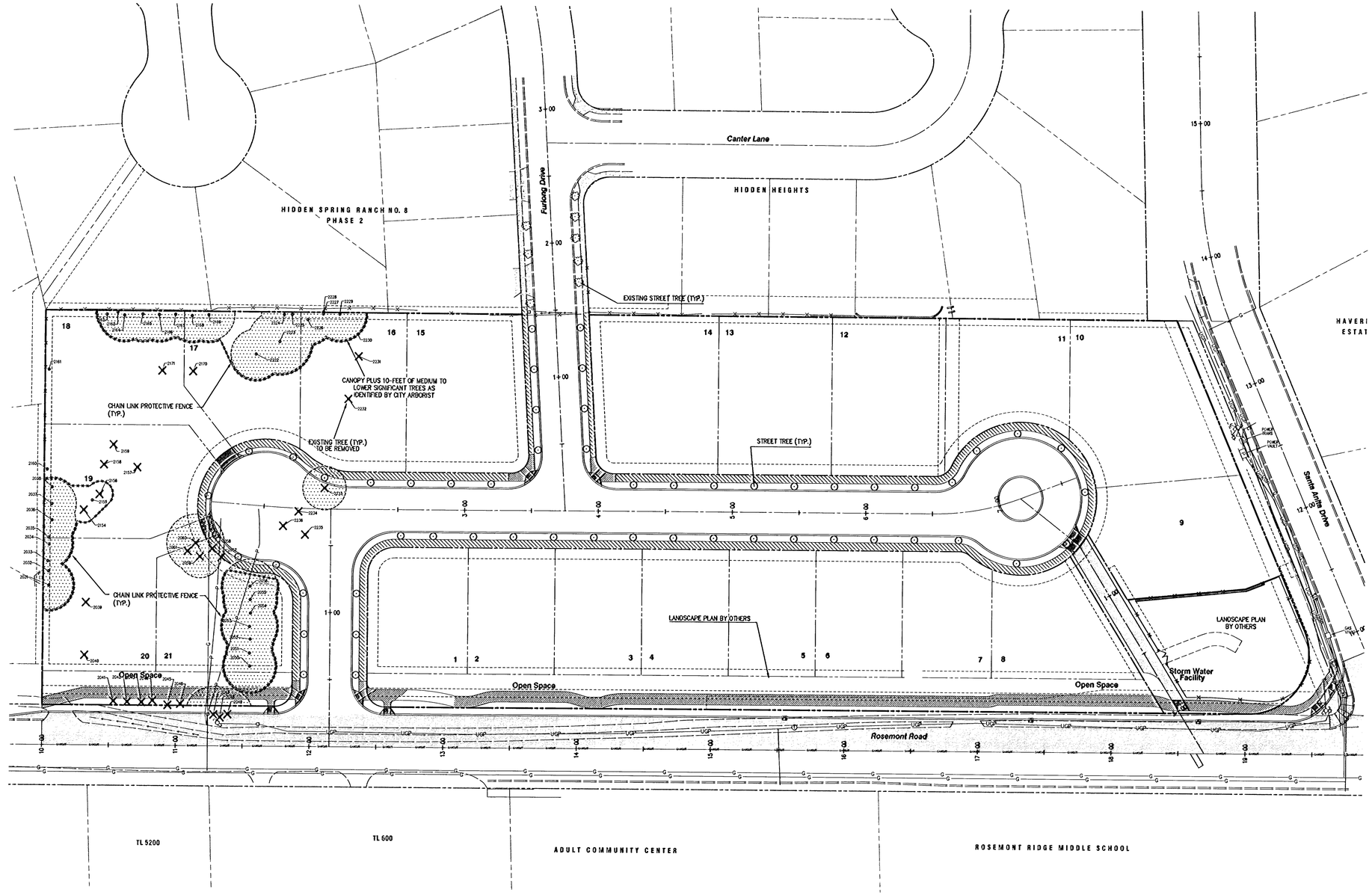
TREE TABLE

Tree Number	Significant	Arborist No.	Tree Description	Size	Condition	Remove/Save
2031	S	37	FIR	16.0" Dia.	Fair	Save
2032		36	FIR	10.5" Dia.	Fair	Save
2033		35	FIR	11.0" Dia.	Fair	Save
2034	S	34	CEDAR	14.0" Dia.	Fair	Save
2035	S	33	CEDAR	14.0" Dia.	Fair	Save
2036	S	32	FIR	15.5" Dia.	Fair	Save
2037	S	31	FIR	17.0" Dia.	Fair	Save
2038		30	FIR	10.5" Dia.	Fair	Save
2039		43	CHERRY	9.5" Dia.	Fair	Remove
2040		42	CHERRY	10.0" Dia.	Fair	Remove
2041		68	FIR	9.5" Dia.	Fair	Remove
2042		67	FIR	11.0" Dia.	Fair	Remove
2043		66	FIR	11.0" Dia.	Fair	Remove
2044		65	FIR	11.5" Dia.	Fair	Remove
2045		64	FIR	12.0" Dia.	Fair	Remove
2046		63	FIR	9.0" Dia.	Fair	Remove
2047	S	62	CEDAR	22.0" Dia.	Fair	Remove
2048	S	61	CEDAR	15.5" Dia.	Fair	Remove
2049	S	60	CEDAR	18.0" Dia.	Fair	Remove
2050	S	59	CEDAR	18.0" Dia.	Fair	Save
2051	S	58	CEDAR	13.0" Dia.	Fair	Save
2052	S	57	CEDAR	13.5" Dia.	Fair	Save
2053	S	56	CEDAR	20.5" Dia.	Fair	Save
2054		55	CEDAR	19.5" Dia.	Fair	Remove
2055	S	54	CEDAR	18.5" Dia.	Fair	Save
2056	S	53	CEDAR	20.5" Dia.	Fair	Remove
2057		52A	CEDAR	17.5" Dia.	Fair	Remove
2058		51A	CEDAR	23.0" Dia.	Fair	Remove
2059	S	52	CEDAR	20.0" Dia.	Fair	Remove
2060	S	51	CEDAR	23.0" Dia.	Fair	Remove
2061		50	CEDAR	22.0" Dia.	Fair	Remove
2154		44	MAPLE	9.5"x11.0"x15.5" Dia.	Fair	Remove
2155		45	FIR	18.0" Dia.	Fair	Save
2156		46	FIR	9.0" Dia.	Fair	Remove
2157		47	FIR	13.5" Dia.	Fair	Remove
2158		47A	SPRUCE	7.5" Dia.	Fair	Remove
2159		49A	MAPLE	8.5"x9.5"x12.0" Dia.	Fair	Remove
2160		29	HAWTHORNE	8.0"x9.5" Dia.	Fair	Save
2161		1	HAWTHORNE	9.0"x10" Dia.	Fair	Save
2162		2	CEDAR	16.5"x18.0" Dia.	Fair	Save
2163	S	3	OAK	10.5" Dia.	Fair	Save
2164	S	4	CEDAR	17.5" Dia.	Fair	Save
2165	S	5	CEDAR	19.0" Dia.	Fair	Save
2166	S	6	CEDAR	18.5" Dia.	Fair	Save
2167		7	CEDAR	13.5" Dia.	Fair	Save
2168	S	8	CEDAR	18.0" Dia.	Fair	Save
2169	S	9	CEDAR	19.0" Dia.	Fair	Save
2170		28	PLUM	18.0" Dia.	Fair	Remove
2171		25A	HAWTHORNE	9.0"x9.5"x12.0" Dia.	Fair	Remove
2222	S	25	PINE	17.5" Dia.	Fair	Save
2223	S	24	PINE	27.5" Dia.	Fair	Save
2224	S	10	FIR	14.0" Dia.	Fair	Save
2225	S	11	SITKA SPRUCE	14.5" Dia.	Fair	Save
2226	S	12	FIR	16.5" Dia.	Fair	Save
2227		13	FIR	8.5" Dia	Fair	Save
2228		14	FIR	11.5" Dia.	Fair	Save
2229	S	15	FIR	19.0" Dia.	Fair	Save
2230		16	PINE	16.0" Dia.	Fair	Save
2231		18	PINE	14.0" Dia.	Fair	Remove
2232		19	PINE	17.5" Dia.	Fair	Remove
2233	S	20	DEODAR CEDAR	12.5" Dia.	Fair	Remove
2234		21	PINE	20.5" Dia.	Fair	Remove
2235		22	PINE	17.0" Dia.	Fair	Remove
2236		23	PINE	14.0" Dia.	Fair	Remove

City Arborist determination as medium to lower significance

Dripline plus 10-feet of significant trees = 13,498 sq.ft. = 5%
Total area of Non-Type I & II Lands = 270,072 sq.ft.
55.100.B.2 (c&e) Trees = 2233, 2060, 2048, 2047, 2049
Removal due to street and P.U.E. = 2,802 sq.ft.
Area of saved significant trees = 4,803 sq.ft. = 36%



PLAN
SCALE: 1" = 40'

REGISTERED PROFESSIONAL ENGINEER 7120 OREGON July 18, 1971 BRUCE D. GOLDSON
EXPIRES: 06/30/2009
SIGNATURE DATE: 02/18/2009

AS-BUILT
DATE: December, 2008

40' 0' 40' 80' 120'
SCALE: 1" = 40'

Tree Protection Plan

DATE	NO.	REVISION
02/28/08	3	NO IMPROVEMENTS ON SANTA ANITA DRIVE
09/17/07	2	REVISED PER CITY REVIEW
08/21/07	1	REVISED PER CITY REVIEW

DRAWN BJS | DESIGNED BDG | CHECKED BDG
SCALE 1" = 40' | DATE September, 2006
PLAN 06-6179-3030 | 6179 Civil

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West Linn, Oregon

13/13

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