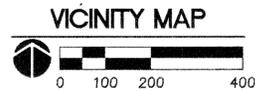
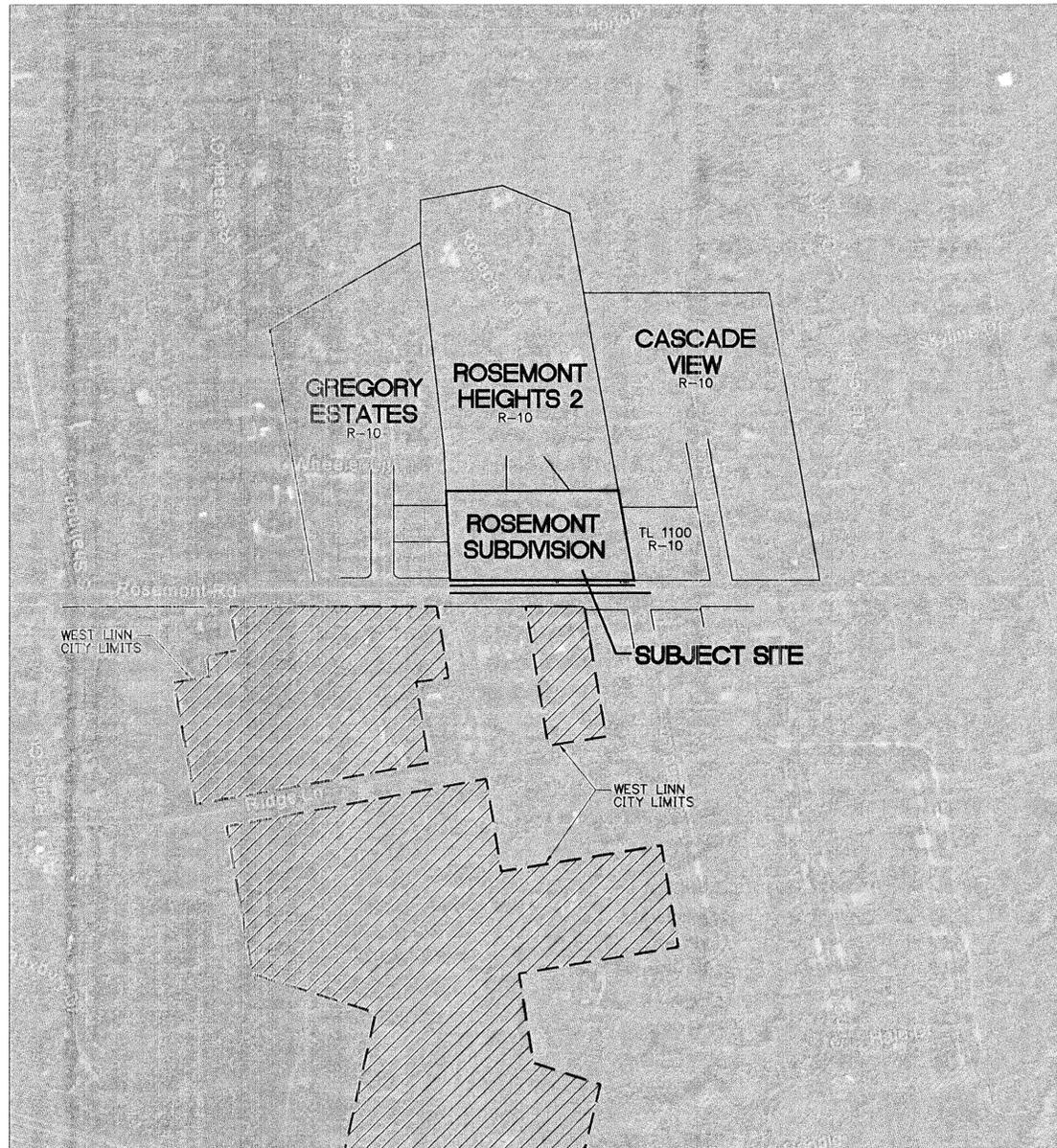


# ROSEMONT TENTATIVE SUBDIVISION PLAN

## WEST LINN, OREGON



### SHEET INDEX

COVER SHEET	C1.0
CONSTRUCTION NOTES AND CONDITIONS OF APPROVAL	C1.1
CONSTRUCTION NOTES	C1.2
EXISTING CONDITIONS PLAN	C2.0
DEMOLITION PLAN	C2.1
TENTATIVE SUBDIVISION PLAN	C3.0
TENTATIVE SUBDIVISION GRADING AND UTILITY PLAN	C4.0
TREE PROTECTION PLAN	C5.0
SECTION DETAILS	C6.0
DETAIL SHEET	C7.0
DETAIL SHEET	C8.0
STRIPING PLAN, PLANTING PLAN AND DETAIL SHEET	C9.0
ROSEMONT ROAD LIGHTING PLAN	C10.0
ROSEMONT ROAD PROFILE	C11.0

### OWNER

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### SURVEYOR

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### CIVIL ENGINEER

GROUP MACKENZIE  
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PHONE: 503-224-9560

### PROPERTY DESCRIPTION

TAX LOTS 1000, 1001 & 1002  
TAX MAP 2-1E-25BD  
IN NW 1/4 SECTION 25, T.2S, R.1E, W.M.  
CITY OF WEST LINN  
CLATSOP COUNTY, OREGON  
ZONING: SINGLE-FAMILY RESIDENTIAL DETACHED, R-10

### LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
LOT LINE	---	---
EASEMENT	---	---
TREE TO REMAIN		
REMOVE EXISTING TREE		
MAIL BOX		
WATER METER		
FIRE HYDRANT		
WATER VALVE		
SANITARY MANHOLE		
STORM MANHOLE		
CATCH BASIN		
OVERFLOW INLET		
POWER POLE		
STREET TREE		
STREET LIGHT		
DOMESTIC WATERLINE	---W---	---W---
FIRE WATERLINE	---F---	---F---
SANITARY SEWER LINE	---SS---	---SS---
STORM SEWER LINE	---SD---	---SD---
GAS LINE	---G---	---G---
TELEPHONE LINE	---T---	---T---
OVERHEAD POWER	---OH---	---OH---
VERTICAL CURB		
STORMWATER FACILITY		
CONCRETE PAVEMENT		
ASPHALT PAVEMENT		

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SHEET TITLE:  
**COVER SHEET**

DRAWN BY: MAG  
CHECKED BY: RJH  
SHEET:

**C1.0**

JOB NO. **2130073.00**

ROSEMONT SUBDIVISION 2014

THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS SHOWN FOR REFERENCE ONLY AND IS BASED ON A SURVEY BY ANDY PARIS & ASSOCIATES, INC. DATE: 3/20/13

**CONDITIONS OF APPROVAL**

1. **SITE PLAN**  
WITH THE EXCEPTION OF MODIFICATIONS REQUIRED BY THESE CONDITIONS, THE PROJECT SHALL CONFORM TO THE TENTATIVE SUBDIVISION PLAN, SHEET C3.0, DATED OCTOBER 9, 2013, ON PAGE 46 OF EXHIBIT PC-5.
2. **SIGNIFICANT TREES**
  - A) THE SIGNIFICANT 24-INCH CEDAR TREE PROPOSED FOR REMOVAL ALONG THE SOUTH EDGE OF LOT 4 SHALL BE MITIGATED FOR ON AN INCH-PER-INCH BASIS ON SITE, OR IF THAT WOULD RESULT IN EXCESS TREES ON SITE AT MATURITY, AS DETERMINED BY THE CITY'S ARBORIST, THEN OFF-SITE IN CITY-OWNED LAND.
  - B) AT THE CONSTRUCTION PHASE, THE CITY ARBORIST SHALL DO A FIELD ANALYSIS AS TO WHETHER IT IS NECESSARY TO MOVE THE SIDEWALK CLOSER TO THE STREET WITH THE CITY ENGINEER'S APPROVAL, WITHIN THE DRIPLINE-PLUS-10 AREA OF THE SEQUOIA TREE ON LOT 4. THE CITY ARBORIST'S RECOMMENDATIONS REGARDING THE PLANTER STRIP AND SIDEWALK WIDTH AND LOCATION AT THAT TIME SHALL BE FOLLOWED.
  - C) THE HOUSE ON LOT 4 SHALL HAVE I-BEAM CONSTRUCTION FOR THE FOUNDATION IN THE AREAS WHERE IT OVERLAPS WITH THE DRIPLINE-PLUS-10-FOOT AREA ANY SIGNIFICANT TREE AS DETERMINED TO THE SATISFACTION OF THE CITY ARBORIST AS A RESULT OF SPECIFIC FIELD INVESTIGATION AND CONSULTATION WITH THE PROJECT ARBORIST. THIS MAY ALLOW ALTERNATIVE MEANS OF CONSTRUCTION TO THE I-BEAM FOUNDATION IF THE CITY ARBORIST FINDS THAT THE MEANS WOULD RESULT IN EQUAL OR GREATER TREE PROTECTION.
  - D) ALL PRESERVED SIGNIFICANT TREES AND ALL OF THEIR DRIPLINE-PLUS-10-FOOT AREAS NOT TO BE DEVELOPED WITH A HOUSE, STREET, OR SIDEWALK/PLANTER FOOTPRINT SHALL BE PLACED IN A CONSERVATION EASEMENT SHOWN ON THE FINAL PLAT, USING THE CITY'S STANDARD LANGUAGE FOR CONSERVATION EASEMENTS FOR TREES, AS ADJUSTED TO ALLOW FOR I-BEAM CONSTRUCTION OR OTHER ALTERNATE MEANS OF CONSTRUCTION WITHIN THE EASEMENT AS ALLOWED BY CONDITION 2C.
  - E) THE APPLICANT MAY REMOVE THE 36" CEDAR AT THE NORTHWEST CORNER OF LOT 4 INSTEAD OF THE 16" JAPANESE CEDAR IN THE EAST AREA OF THIS LOT.
3. **FIRE FLOW TEST**  
THE APPLICANT SHALL PERFORM A FIRE FLOW TEST AND ACHIEVE RESULTS THAT MEET TVFR STANDARDS.
4. **STREET TREES**  
THE APPLICANT WILL PLANT STREET TREES AS REQUIRED TO COMPLY WITH THE MUNICIPAL CODE, CDC CHAPTER 54, AND APPLICABLE PARKS DEPARTMENT REQUIREMENTS.

**VERTICAL CONTROL**

ELEVATIONS ARE BASED ON THE INVERT ELEVATION OF THE SEWER MANHOLE AT THE INTERSECTION OF SHANNON LANE AND ROSEMONT ROAD AS PREVIOUSLY PROVIDED BY THE ENGINEERING DEPARTMENT AT THE CITY OF WEST LINN IN 2001. THE RECORD INVERT ELEVATION IS 657.18 FEET.

**CONSTRUCTION NOTES**

1. ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND REQUIREMENTS OF THE CITY OF WEST LINN, THE CURRENT AMERICAN PUBLIC WORKS ASSOCIATION STANDARDS FOR PUBLIC WORKS CONSTRUCTION, THE CURRENT EDITION OF THE UNIFORM PLUMBING CODE AND THE INTERNATIONAL BUILDING CODE.
2. THE WORKING DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY OFFSET, BEND OR ELBOW REQUIRED FOR INSTALLATION IN THE SPACE PROVIDED. THEY DO NOT SHOW EVERY DIMENSION, COMPONENT PIECE, SECTION, JOINT OR FITTING REQUIRED TO COMPLETE THE PROJECT. ALL LOCATIONS FOR WORK SHALL BE CHECKED AND COORDINATED WITH EXISTING CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. EXISTING UNDERGROUND UTILITIES LAYING WITHIN THE LIMITS OF EXCAVATION SHALL BE VERIFIED AS TO CONDITION, SIZE AND LOCATION BY UNCOVERING, PROVIDING SUCH IS PERMITTED BY LOCAL PUBLIC AUTHORITIES WITH JURISDICTION, BEFORE BEGINNING CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
3. EFFECTIVE EROSION PREVENTION AND SEDIMENT CONTROL IS REQUIRED. EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED TO MEET CITY OF WEST LINN REQUIREMENTS. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE EROSION CONTROL.
4. EFFECTIVE DRAINAGE CONTROL IS REQUIRED. DRAINAGE SHALL BE CONTROLLED WITHIN THE WORK SITE AND SHALL BE ROUTED SO THAT ADJACENT PRIVATE PROPERTY, PUBLIC PROPERTY, AND THE RECEIVING SYSTEM ARE NOT ADVERSELY IMPACTED. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE DRAINAGE CONTROL.
5. CONTRACTOR SHALL ADJUST ALL STRUCTURES IMPACTED BY CONSTRUCTION IMPROVEMENTS TO NEW FINISH GRADES.
6. WHERE CONNECTING TO AN EXISTING PIPE, AND PRIOR TO ORDERING MATERIALS, THE CONTRACTOR SHALL EXPOSE THE END OF THE EXISTING PIPE VERIFY THE LOCATION, SIZE, AND ELEVATION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
7. REQUEST BY THE CONTRACTOR FOR CHANGES TO THE PLANS MUST BE APPROVED BY THE ENGINEER.
8. **ROUGH GRADING:** BRING ALL FINISH GRADES TO APPROXIMATE LEVELS INDICATED. WHERE GRADES ARE NOT OTHERWISE INDICATED, FINISH GRADES ARE TO BE THE SAME AS ADJACENT SIDEWALKS, CURBS, OR THE OBVIOUS GRADE OF ADJACENT STRUCTURE. GRADE TO UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE GRADES ARE GIVEN. ROUND OFF SURFACES, AVOID ABRUPT CHANGES IN LEVELS. **ROUGH GRADE TO ALLOW FOR DEPTH OF CONCRETE SLABS, WALKS, AND THEIR BASE COURSES, GRADE FOR PAVED DRIVES AND PAVED PARKING AREAS AS INDICATED AND SPECIFIED HEREIN, AND PROVIDE FOR SURFACE DRAINAGE AS SHOWN, ALLOWING FOR THICKNESS OF SURFACING MATERIAL.**  
**FINISH GRADING:** AT COMPLETION OF JOB AND AFTER BACKFILLING BY OTHER CRAFTS HAS BEEN COMPLETED, REFILL AND COMPACT AREAS WHICH HAVE SETTLED OR ERODED TO BRING TO FINAL GRADES.  
**GRADING TOLERANCES:**  
ROUGH GRADE AT PAVED OR LANDSCAPED AREAS: ±0.1 FT.  
FINISH GRADE PRIOR TO PLACING FINAL SURFACING: ±0.03 FT.
9. **EXCAVATION:** EXCAVATE FOR SLABS, PAVING, AND OTHER IMPROVEMENTS TO SIZES AND LEVELS SHOWN OR REQUIRED. ALLOW FOR FORM CLEARANCE AND FOR PROPER COMPACTION OF REQUIRED BACKFILLING MATERIAL. 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 (MINIMUM) PRIOR TO START OF WORK. DAMAGE TO UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
10. SITE TOPSOIL SHALL BE STOCKPILED DURING CONSTRUCTION AND USED FOR LANDSCAPING.
11. THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS BASED ON A SURVEY BY ANDY PARIS AND ASSOCIATES, INC, AND IS SHOWN FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS WITH HIS OWN RESOURCES PRIOR TO START OF ANY CONSTRUCTION.
12. PROVIDE CLEANOUTS AS REQUIRED IN THE CURRENT UNIFORM PLUMBING CODE CHAPTER 7, SECTIONS 707 AND 719, AND CHAPTER 11, SECTION 1101.12. NOTE: NOT ALL REQUIRED CLEANOUTS ARE SHOWN ON THE PLANS.
13. ALL STORM PIPING IS SIZED FOR A MANNING'S "N" VALUE = 0.013 ALL STORM PIPING IS DESIGNED USING CONCENTRIC PIPE TO PIPE AND WYE FITTINGS, UNLESS OTHERWISE NOTED.
14. ANY BONDS FOR PERFORMANCE OR SURETY WILL BE AS DEEMED BY THE CITY OF WEST LINN.

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NOTES AND  
CONDITIONS OF  
APPROVAL**

DRAWN BY: MAG  
CHECKED BY: R/JH  
SHEET:

**C1.1**  
JOB NO. **2130073.00**

## GENERAL NOTES

1. THE DESIGN ENGINEER WILL BE RESPONSIBLE FOR INSPECTION OF THE PROPOSED IMPROVEMENTS WITH OVERSIGHT FROM THE CITY'S PUBLIC WORKS AND ENGINEERING STAFF.
2. A WORK SCHEDULE WILL BE REQUIRED FROM THE CONTRACTOR SO THAT THE ENGINEER CAN HAVE AN INSPECTOR ON-SITE AT THE APPROPRIATE TIMES. IF THE WORK SCHEDULE IS REVISED THE CONTRACTOR IS TO NOTIFY THE ENGINEER OF THE CHANGES. ADDITIONALLY, THE CONTRACTOR IS TO GIVE THE ENGINEER AT LEAST 24 HOURS NOTICE OF ANY TESTING REQUIRING THE PRESENCE OF THE ENGINEER AND/OR CITY STAFF.
3. THE CONTRACTOR IS TO RECEIVE THE APPROVAL OF THE ENGINEER OF ANY PROPOSED CHANGES TO THE PLANS OR STANDARD REQUIREMENTS.
4. A BUILDING DEPARTMENT PLUMBING PERMIT IS REQUIRED FOR UTILITIES BEYOND THE FIRST CLEANOUT OR METER ON PRIVATE PROPERTY.
5. A PUBLIC IMPROVEMENT GUARANTEE AGREEMENT, A PRE-CONSTRUCTION MEETING WITH THE CITY OF WEST LINN, AND INSTALLATION OF EROSION CONTROL MEASURES ARE REQUIRED PRIOR TO BEGINNING CONSTRUCTION.
6. PRIOR TO SITE CLEARING, CONSTRUCTION "SNOW" FENCING SHALL BE PLACED AROUND TREES TO BE PRESERVED 10 FEET BEYOND THE DRIPLINE OF THE TREES AND SHALL REMAIN IN PLACE THROUGHOUT THE INFRASTRUCTURE IMPROVEMENTS.

## STREET NOTES

1. NEW STREET SECTIONS ARE TO BE CLEARED OF ALL SURFACE VEGETATION AND OTHER MISCELLANEOUS STRUCTURES OR MATERIALS. GRUB IMPROVEMENT AREAS TO REMOVE ALL BURIED VEGETATIVE MATTER AND DEBRIS TO A DEPTH OF 8" BELOW SUBGRADE. PROPERLY DISPOSE OF ALL WASTE MATERIAL.
2. STREET SUBGRADE SHALL CONFORM TO APWA DIVISION II, SECTION 206. AREAS TO RECEIVE FILL ARE TO BE INSPECTED BY CITY OF WEST LINN PERSONNEL PRIOR TO PLACEMENT OF THE FILL. THE CONTRACTOR SHALL HAVE FILL AREAS TESTED FOR COMPACTION BY A CERTIFIED TESTING LAB IN ACCORDANCE WITH APWA DIVISION II, SECTION 206.3.05. SUCH TESTING WILL BE AT THE CONTRACTOR'S EXPENSE.
3. AGGREGATE BASE ROCK SHALL CONFORM TO THE REQUIREMENTS OF APWA DIVISION II, SECTION 207. BASE COURSE SHALL BE 1½"–0 CRUSHED ROCK AND LEVELING COURSE SHALL BE ¾"–0. CITY OF WEST LINN REQUIRES A PROOF ROLL WITH A LOADED TO YARD DUMP TRUCK OF THE SUBGRADE PRIOR PLACEMENT OF THE ROCK AND AGAIN AFTER PLACEMENT OF THE BASE ROCK AND PRIOR TO PAVING. ALL UNDERGROUND UTILITIES INCLUDING LATERALS SERVICES AND POWER OR GAS CONDUITS WILL BE IN PLACE BEFORE SUBGRADE PROOF ROLL WILL TAKE PLACE.
4. ASPHALT CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF APWA DIVISION II, SECTION 211. 3" BASE LIFT SHALL BE CLASS 'B' A.C. AND 2" FINAL LIFT SHALL BE CLASS 'C' A.C. AS PER APWA DIVISION II, SECTION 211.2.01. THE TOP LIFT OF ASPHALT CONCRETE SHALL NOT BE PLACED PRIOR TO RECEIVING PERMISSION FROM THE CITY OF WEST LINN ENGINEERING DEPARTMENT.
5. CONSTRUCT CURB AND GUTTER USING CLASS 'A' 3300 PSI CONCRETE WITH MAXIMUM 1½" AGGREGATE SIZE. CONTRACTION JOINTS AT 15' MAXIMUM ON CENTERS. THREE INCH WEEPHOLES ARE TO BE INSTALLED ON ALL LOTS UPHILL OR EVEN WITH THE STREET. GENERALLY WEEPHOLES SHALL BE LOCATED AT THE CENTER AND LOWEST EDGE OF CURB FOR EACH LOT. CONTRACTOR SHALL STAMP LOCATION OF SEWER AND WATER CROSSINGS WITH AN (S) OR A (W).
6. ALL MATERIALS, INSTALLATION, TESTS, AND INSPECTIONS TO BE IN STRICT ACCORDANCE WITH APWA'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND THE SUPPLEMENTAL STANDARDS AND SPECIFICATIONS OF THE CITY OF WEST LINN STREET/UTILITY DESIGN AND CONSTRUCTION STANDARDS.
7. A STREET CONSTRUCTION ENCROACHMENT PERMIT OR SIMILAR PERMIT MAY BE REQUIRED FROM THE CITY OF WEST LINN. CONSTRUCTION PERMIT FEES OR OTHER SIMILAR FEES OR BONDING REQUIRED OF THE CONTRACTOR WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN.

## DETENTION/WATER QUALITY NOTES

1. STORM DRAIN WATER QUALITY AND DETENTION FACILITY SHALL BE SPRING PER THE PLANT SCHEDULE CALLED OUT ON SHEET C9.0.
2. POND BOTTOM SHOULD BE MOWED AND CLEANED OF DEBRIS IN THE SPRING OF EACH YEAR, AS SOON AS PRACTICAL AFTER THE START OF THE GROWING SEASON (MARCH 1<sup>ST</sup>), BUT NO LATER THAN MAY 1<sup>ST</sup>.
3. SEDIMENT IN THE POND SHOULD BE REMOVED IF ACCUMULATIONS EXCEEDING 2" ARE IN EVIDENCE, OR EVERY TWO YEARS.
4. SEDIMENT ACCUMULATIONS IN THE INLET/OUTLET STRUCTURES SHALL BE REMOVED BIANNUALLY BY THE CITY OF WEST LINN PUBLIC WORKS PERSONNEL.
5. A FOUR-FOOT HIGH MATTE BLACK CHAIN LINK FENCE SHALL BE INSTALLED AROUND THE WATER QUALITY AND DETENTION FACILITY IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL.

## CONSTRUCTION STAKING NOTES

THE DEVELOPER HAS CONTRACTED WITH SURVEYOR TO PROVIDE CONSTRUCTION STAKING AS OUTLINED BELOW. THE CONTRACTOR IS TO GIVE THE SURVEYOR AT LEAST A WEEK NOTICE OF WHEN THE FIRST CONSTRUCTION STAKING WILL BE NEEDED. AFTER THE INITIAL STAKING ON THE PROJECT, REQUESTS FOR STAKING SHOULD BE GIVEN AT LEAST 3 WORKING DAYS (72 HOURS) IN ADVANCE OF WHEN STAKING IS DESIRED. WHEN CALLED TO THE SITE FOR STAKING THE SURVEYOR WILL STAKE EACH PHASE OF THE PROJECT IN A MANNER THAT IS MOST EFFICIENT FOR THE SURVEYOR. ADDITIONAL STAKING REQUESTED BY THE CONTRACTOR OR RE-STAKING REQUIRED DUE TO THE CONTRACTOR'S CARELESSNESS WILL BE CHARGED TO THE CONTRACTOR. IN ADDITION, IF SURVEY CONTROL MONUMENTS (WHICH WILL BE PLAINLY IDENTIFIED) ARE DESTROYED BY THE CONTRACTOR, THE CONTRACTOR WILL BE CHARGED FOR THE RE-ESTABLISHMENT OF THE MONUMENTS. STAKING TO BE PROVIDED IS AS FOLLOWS:

1. SANITARY SEWER CUT STAKES AT THE FOLLOWING STATIONS, 10', 25', 50', 100', AND EVERY 100' THEREAFTER, FOLLOWING EACH MANHOLE.
2. STORM DRAIN CUT STAKES AT THE FOLLOWING STATIONS, 10', 25', 50', 100', AND EVERY 100' THEREAFTER, FOLLOWING EACH MANHOLE OR CATCH BASIN.
3. ROUGH GRADE STAKES FOR STREET CORING SET ON CENTERLINE AT 50 FOOT STATIONS. EXTRA STAKES WILL BE PROVIDED IN CUL-DE-SACS AND STREET KNUCKLES.
4. SET TEMPORARY FRONT CORNERS AT WATER SERVICE LOCATIONS AND STAKE WATERLINE ANGLE POINTS AND FIRE HYDRANT LOCATIONS (AFTER STREET CORING).
5. SET CURB STAKES AT 50 FOOT STATIONS ON THE TANGENT AND 25 FOOT STATIONS IN THE CURVES.
6. MARK PROPERTY LINE LOCATIONS ON CURBS FOR PRIVATE UTILITIES.
7. ONCE THE CONTRACTOR HAS INSTALLED THE WATER SERVICES (AND PRIOR TO ROCKING AND PAVING THE STREET) HE IS TO NOTIFY THE SURVEYOR THAT SUCH HAS BEEN DONE SO THAT THE SURVEYOR CAN VERIFY THAT THE WATER SERVICES/METERS ARE IN THE CORRECT LOCATION.

## UTILITY NOTES

1. IF NOT NOTED ON THE PLANS UTILITY INFORMATION AND CROSSING LOCATIONS WILL HAVE TO BE OBTAINED FROM THE UTILITIES.
2. UTILITY CONTACTS ARE AS FOLLOWS: PGE – CINDY MANSSELLE, 650–1411; TCI CABLE – LINDA PETERSEN, 243–7497, U.S. WEST COMMUNICATIONS – JACKIE LOLLAR 242–8496.

## WATER SUPPLY NOTES

1. WATER MAINS SHALL BE DUCTILE IRON PIPE CONFORMING TO AWWA C151 CLASS 52. PIPE IS TO HAVE CEMENT MORTAR LINING AND BITUMINOUS SEAL COAT CONFORMING TO AWWA C104. JOINTS ARE TO BE PUSH-ON JOINT. PIPE FITTINGS ARE TO BE OF THE SAME MATERIAL AND CLASS AS PIPE AND OF DOMESTIC ORIGIN.
2. WATER MAINS TO HAVE A MINIMUM COVER OF 36".
3. THRUST BLOCKS ARE TO BE PROVIDED AT ALL CHANGES IN DIRECTION AND BRANCHES. THRUST BLOCKING CONCRETE STRENGTH IS TO BE 2000 PSI. SEE DETAILS FOR THRUST BLOCK SIZING. POUR THRUST BLOCKS AGAINST UNDISTURBED EARTH.
4. GATE VALVES SHALL BE A DOUBLE DISC TYPE CONFORMING TO AWWA C500. BUTTERFLY VALVES SHALL BE CLASS 150 B SHORT BODY TYPE IN CONFORMANCE WITH AWWA C504. VALVE BOXES SHALL BE VANCOUVER STYLE.
5. FIRE HYDRANTS SHALL CONFORM TO AND SHALL BE INSTALLED IN ACCORDANCE WITH AWWA DIVISION IV, SECTION 404. PUMPER OUTLET IS TO FACE THE DIRECTION OF ACCESS.
6. GRANULAR BACKFILL IS TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T99 TEST METHOD AND NATIVE MATERIAL SHALL BE COMPACTED TO 85% OF IN-PLACE DRY DENSITY OF SURROUNDING SOIL. BACKFILL UNDER STREETS SHALL BE IN ACCORDANCE WITH CLASS 'B' BACKFILL AS INDICATED ON THE DETAIL SHEET OF THE PLANS. EXCAVATION, BEDDING AND BACKFILL SHALL BE IN ACCORDANCE WITH APWA DIVISION IV, SECTION 401.
7. SERVICE LATERALS SHALL BE TYPE K. LATERAL SIZES SHALL BE 1", FOR DOUBLE SERVICES TWO 1" WATER SERVICES SHALL BE LAID SIDE BY SIDE. CORPORATION STOPS SHALL BE FORD OR APPROVED EQUAL. CURB STOP SHALL BE 1" FORD METER STOP. METER BOXES SHALL BE EQUAL TO BROOKS #31. METER BOXES ARE TO BE INSTALLED 3/4" ABOVE FINISH GRADE.
8. ALL WATERLINES WILL BE PRESSURE TESTED AND PURIFICATION TESTED BEFORE CONNECTION TO THE CITY WATER SYSTEM. PRESSURE TEST SHALL BE CONDUCTED AT 180 PSI AND SHALL MEET THE REQUIREMENTS OF APWA, DIVISION IV, SECTION 402.3.04.
9. DISINFECTION SHALL CONFORM WITH APWA DIVISION 4, SECTION 402.3.05.
10. DO NOT CONNECT NEW PIPE TO EXISTING PIPE PRIOR TO TESTING. THE CITY OF WEST LINN REQUIRES ACCEPTANCE OF NEW WATERLINE PRIOR TO CONNECTION TO EXISTING WATER SYSTEM.
11. AN EXISTING WATERLINE IS LOCATED APPROXIMATELY 3 FEET BELOW GROUND LEVEL IN ROSEMONT ROAD RIGHT-OF-WAY. COORDINATE NEW CONNECTIONS AND TEMPORARY SERVICE INTERRUPTIONS WITH THE CITY OF WEST LINN PUBLIC WORKS DEPARTMENT.
12. A PLUMBING PERMIT FROM THE CITY OF WEST LINN BUILDING DEPARTMENT IS REQUIRED FOR SERVICE LATERAL INSTALLATIONS BEYOND THE WATER METER.
13. ALL MATERIALS, INSTALLATION, TESTS, AND CHLORINATION TO BE IN STRICT ACCORDANCE WITH APWA'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE SUPPLEMENTAL STANDARDS AND CODES OF THE CITY OF WEST LINN, AND THE OREGON STATE HEALTH DIVISION ADMINISTRATIVE RULES, CHAPTER 333.

## STORM DRAIN NOTES

1. FOUR INCH TO 24 INCH STORM DRAIN PIPE SHALL BE CLASS 3, NON-REINFORCED, CONCRETE PIPE CONFORMING TO ASTM C14. PVC PIPE CONFORMING TO ASTM D-3034 OR SEAMLESS PVC PIPE CONFORMING TO ASTM F794 (PW RIB OR ULTRA RIB). RUBBER JOINTS ARE REQUIRED FOR ALL CONCRETE PIPE.
2. GUTTER INLETS SHALL BE POURED IN-PLACE CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH 3000 PSI. FRAME SHALL BE FABRICATED STRUCTURAL STEEL, ASTM A-7, A-36, A-273.
3. CLEANOUT PIPE, FITTINGS AND JOINTS SHALL BE THE SAME SPECIFICATIONS AS FOR PIPE CASTINGS ARE SHOWN ON DETAIL AND SHALL CONFORM TO ASTM A48 (GRADE 30). CLEANOUT RISER SHALL MATCH DOWNSTREAM PIPE DIAMETER.
4. GRANULAR BACKFILL IS TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T99 TEST METHOD AND NATIVE MATERIAL SHALL BE COMPACTED TO 85% OF IN-PLACE DRY DENSITY OF SURROUNDING SOIL.
5. STORM DRAINS SHALL BE TESTED FOR DEFLECTION WITH A MANDREL EQUAL TO 95% OF THE PIPE SIZE BEING TESTED. IN ADDITION, STORM LINES SHALL BE VIDEO INSPECTED BY THE CONTRACTOR PER APWA, DIVISION III, SECTION 303.3.11. ALL TESTS SHALL BE WITNESSED BY THE ENGINEER.
6. A PLUMBING PERMIT FROM THE CITY OF WEST LINN BUILDING DEPARTMENT IS REQUIRED FOR STORM DRAINS BEYOND THE FIRST CLEANOUT.
7. ALL MATERIALS, INSTALLATION, TESTS, AND INSPECTIONS TO BE IN STRICT ACCORDANCE WITH APWA'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND THE SUPPLEMENTAL STANDARDS AND SPECIFICATIONS OF THE CITY OF WEST LINN STREET/UTILITY DESIGN AND CONSTRUCTION STANDARDS.

## GENERAL GRADING AND EROSION CONTROL NOTES

1. CLEAN WASTE MATERIAL EXCAVATED FROM ROAD CUT OR TRENCHING AREAS NOT USED IN STREET FILL AREAS MAY BE SPREAD EVENLY ACROSS LOT AREAS IN DEPTHS OF LESS THAN ONE FOOT, EXCEPT WHERE NOTED OTHERWISE ON THE PLANS.
2. DURING CONSTRUCTION, STRAW BALES, CUTOFF TRENCHES OR SOME OTHER METHOD OF RUNOFF CONTROL SHALL BE USED TO PREVENT EROSION AND/OR SILTATION FROM CROSSING OUTSIDE THE WORK AREA BOUNDARIES.
3. LARGE ORGANIC MATERIAL, MISCELLANEOUS PIPE OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
4. NO FILLING OR CUTTING SHALL BE DONE OUTSIDE OF APPROVED GRADING AREAS.
5. ALL EROSION CONTROL FACILITIES SHALL MEET THE REQUIREMENTS OF THE CLACKAMAS COUNTY DEPARTMENT OF UTILITIES, EROSION PREVENTION AND SEDIMENT CONTROL PLANS TECHNICAL GUIDANCE HANDBOOK, REVISED AUGUST, 1994 AND THE OREGON ADMINISTRATIVE RULES.

## SANITARY SEWER NOTES

1. PIPE SHALL BE PVC SEWER PIPE CONFORMING TO ASTM D-3034-SDR 35. MINIMUM STIFFNESS SHALL BE 46 PSI AND JOINT TYPE SHALL BE ELASTOMERIC GASKET CONFORMING TO ASTM D-3212.
2. CLEANOUT PIPE, FITTINGS, AND JOINTS SHALL BE THE SAME SPECIFICATIONS AS FOR PIPE. CASTINGS ARE AS SHOWN ON DETAIL AND SHALL CONFORM TO ASTM A48 (GRADE 30). CLEANOUT RISER SHALL MATCH DOWNSTREAM PIPE DIAMETER.
3. GRANULAR BACKFILL IS TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-99 TEST METHOD AND NATIVE MATERIAL SHALL BE COMPACTED TO 85% OF IN-PLACE DRY DENSITY OF SURROUNDING SOIL.
4. PVC SERVICE LATERALS SHALL BE 4" PIPE CONFORMING TO THE SAME SPECIFICATIONS AS THE SEWER MAINS. SERVICE LATERALS SHALL BE INSTALLED TO A POINT BEYOND THE LINE OF THE SEWER OR UTILITY EASEMENT AS SHOWN ON THE PLAN. THE SERVICE LATERAL SHALL BE PLUGGED WITH A 4" RUBBER RING PLUG, AND THE LOCATION OF THE LATERAL IS END MARKED WITH A 2"x4" STAKE.
5. SANITARY SEWER PIPE AND APPURTENANCES SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH APWA DIVISION III REQUIREMENTS. LEAKAGE TESTS WILL INCLUDE REQUIRED APWA AIR PRESSURE TEST FOR SEWER LINES AND REQUIRED APWA VACUUM TEST OF MANHOLES. ALL PVC PIPE SHALL BE TESTED FOR DEFLECTION. DEFLECTION SHALL BE TESTED WITH A MANDREL EQUAL TO 95% OF THE PIPE SIZE BEING TESTED. IN ADDITION, SEWER LINES SHALL BE VIDEO INSPECTED BY THE CONTRACTOR PER APWA, DIVISION III, SECTION 303.3.11. ALL TESTS SHALL BE WITNESSED BY THE ENGINEER AND THE CITY OF WEST LINN.
6. A PLUMBING PERMIT FROM THE CITY OF WEST LINN BUILDING DEPARTMENT IS REQUIRED FOR SANITARY SEWER LATERALS BEYOND THE FIRST CLEANOUT.
7. ALL MATERIALS, INSTALLATION, TESTS, AND INSPECTIONS TO BE MADE IN STRICT ACCORDANCE WITH CITY OF WEST LINN'S STREET/UTILITY CONSTRUCTION STANDARDS, WITH APWA'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND WITH THE UNIFORM PLUMBING CODE.

## STRUCTURAL FILL NOTES

1. BESIDES THE STRUCTURAL FILL THAT WILL BE REQUIRED FOR CONSTRUCTION OF STREET IMPROVEMENTS A STRUCTURAL FILL IS ALSO TO BE BUILT ON LOTS WHERE NOTED ON THE PLANS TO THE SPECIFICATIONS NOTED BELOW.
2. ALL MISCELLANEOUS MATERIALS AND THE ORGANIC LAYER UNDER THE FILL AREA SHALL BE STRIPPED OR REMOVED. ALL STUMPS IN THE FILL AREA MUST BE REMOVED IN THEIR ENTIRETY.
3. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A GEOTECHNICAL ENGINEER AND TESTING LAB TO INSPECT AND PROVIDE TESTING SERVICES AND TO CERTIFY THAT THE STRUCTURAL FILL MEETS THE COMPACTION REQUIREMENTS APPROPRIATE FOR HOME CONSTRUCTION AND THE REQUIREMENTS OF THE CITY OF WEST LINN GRADING PERMIT FOR THIS PROJECT. THE CONTRACTOR MUST OBTAIN THE GRADING PERMIT PRIOR TO BEGINNING WORK ON THE PROJECT.
4. FILL MATERIAL SHOULD BE PLACED IN HORIZONTAL LIFTS APPROXIMATELY 10 INCHES THICK (LOOSE) AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY, AS DETERMINED BY ASTM D 698, EXCEPT AS MODIFIED BY THE GEOTECHNICAL ENGINEER. MOISTURE CONTENT OF THE STRUCTURAL FILL SHALL BE CONTROLLED TO WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT AT THE TIME OF COMPACTION, UNLESS MODIFIED BY THE GEOTECHNICAL ENGINEER.
5. INSPECTIONS BY CITY OF WEST LINN PERSONNEL WILL BE REQUIRED AFTER STRIPPING OF TOPSOIL AND PRIOR TO FILL PLACEMENT, AFTER EACH LIFT COMPLETED UNDER A ROADWAY AND AFTER ALL FILL IS COMPLETED. TO REQUEST AN INSPECTION, CALL CITY OF WEST LINN AT LEAST 24 HOURS IN ADVANCE.
6. AT THE COMPLETION OF FILL ACTIVITIES A FINAL REPORT TO THE CITY OF WEST LINN BY THE GEOTECHNICAL ENGINEER IS REQUIRED.



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**CONSTRUCTION  
NOTES**

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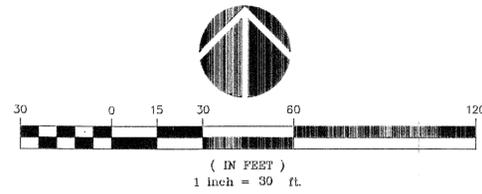
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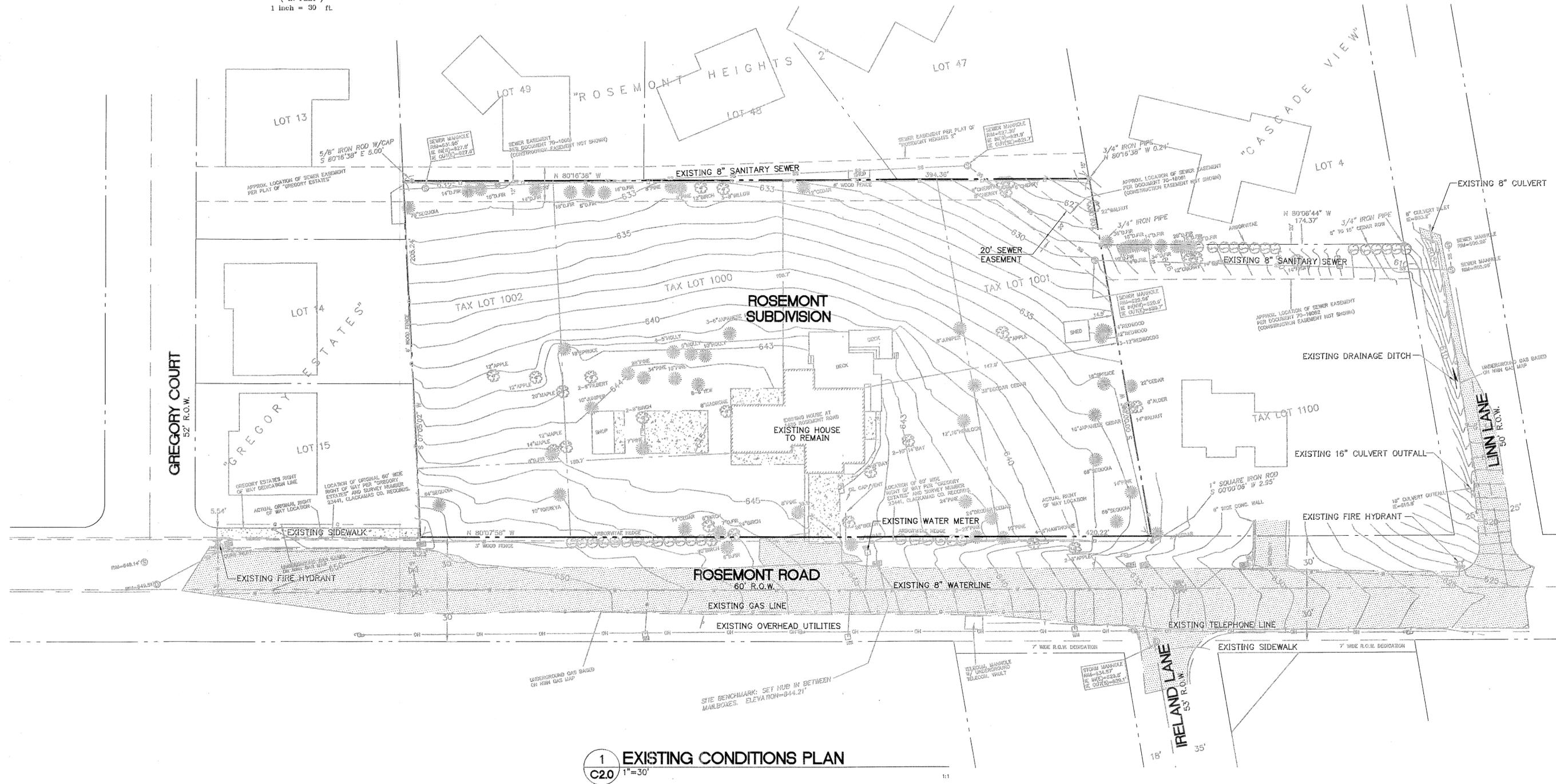
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JOB NO. **2130073.00**

RECORD DRAWINGS - JULY 21, 2014



**LEGEND**  
SEE SHEET C1.0 FOR LEGEND

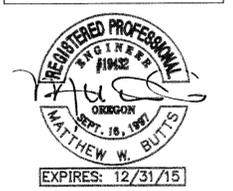


**1** EXISTING CONDITIONS PLAN  
C2.0 1"=30'

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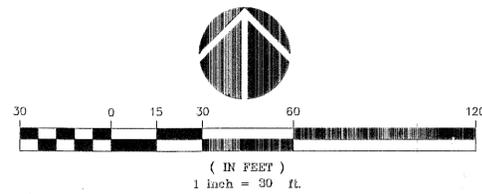
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SHEET TITLE:  
**EXISTING CONDITIONS PLAN**

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**C2.0**  
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**LEGEND**  
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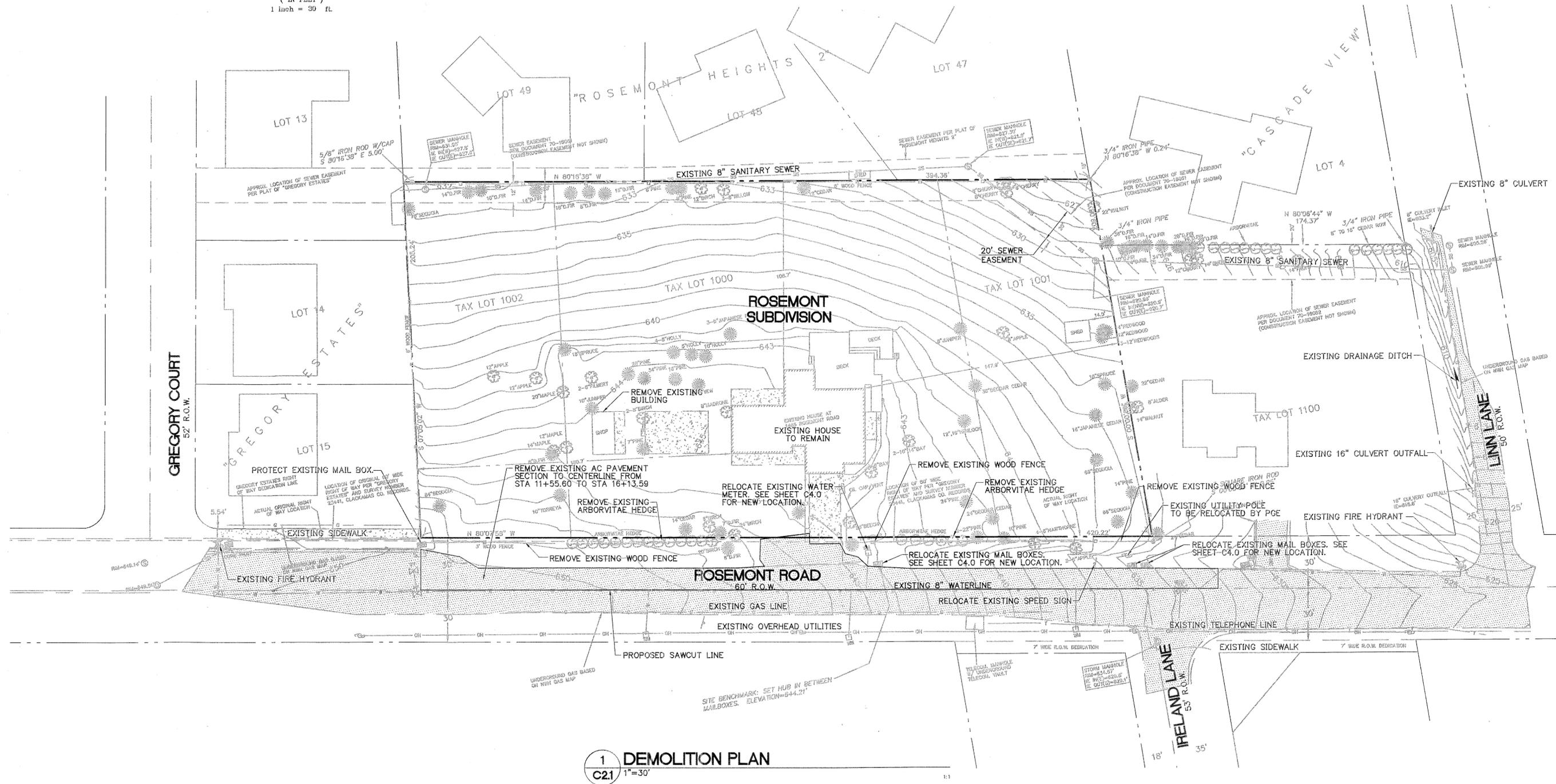
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**DEMOLITION PLAN**

DRAWN BY: MAG  
CHECKED BY: RJH  
SHEET:

**C2.1**

JOB NO. **2130073.00**

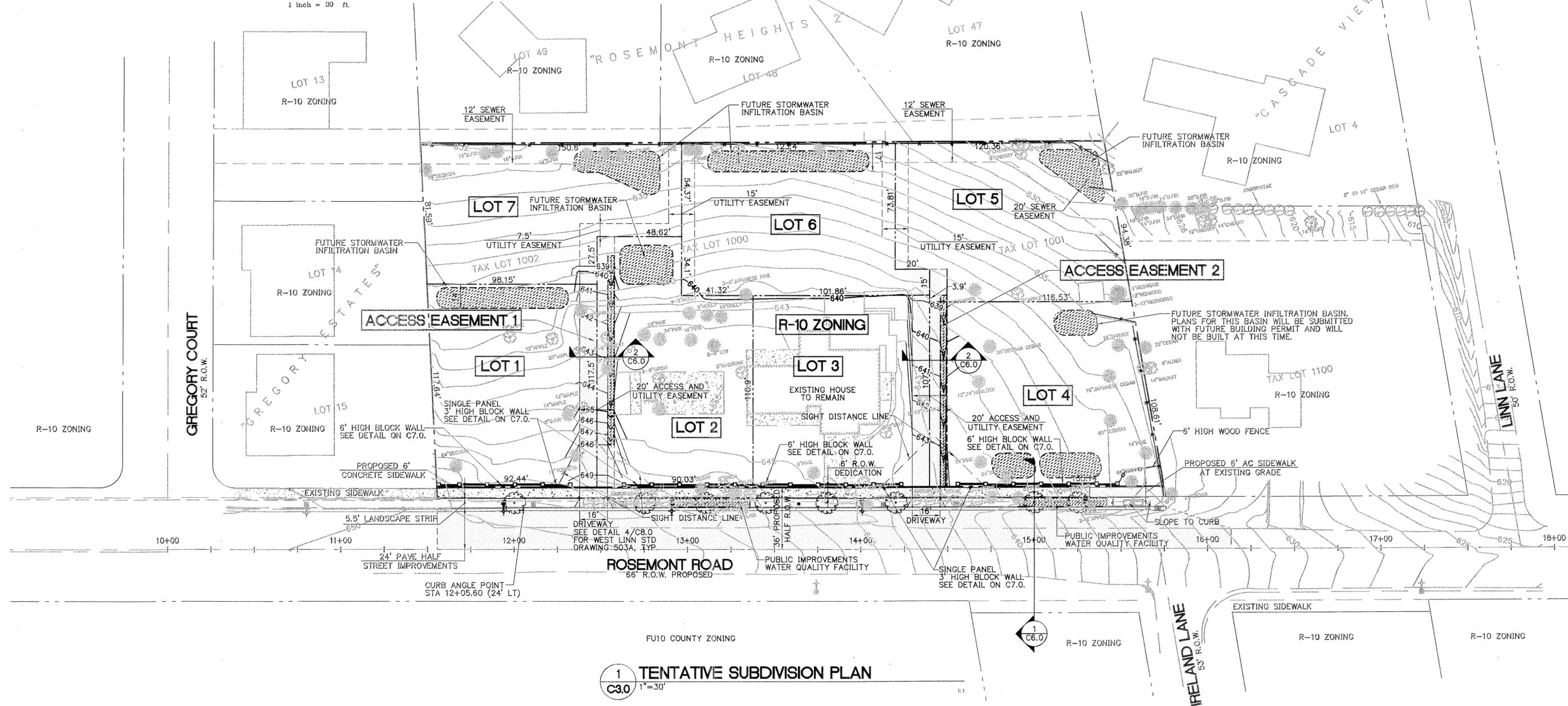
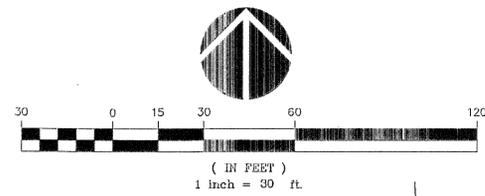
RECORD DRAWINGS - JULY 21, 2014



**1 DEMOLITION PLAN**  
C2.1 1"=30'

EXISTING TREE TO BE REMOVED

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**1 TENTATIVE SUBDIVISION PLAN**  
C3.0 1"=30'

**SITE DATA TABLE**

LOT 1	11,197 SF (0.25 AC)
LOT 2	11,644 SF (0.27 AC)
LOT 3	11,296 SF (0.26 AC)
LOT 4	13,464 SF (0.31 AC)
LOT 5	11,543 SF (0.27 AC)
LOT 6	11,227 SF (0.26 AC)
LOT 7	10,810 SF (0.25 AC)
<b>TOTAL SITE AREA (AFTER 6' DEDICATION)</b>	<b>81,186 SF (1.86 AC)</b>
ACCESS EASEMENT 1	2,900 SF (0.07 AC)
ACCESS EASEMENT 2	2,518 SF (0.06 AC)

**TREE INFORMATION**

PERCENTAGE OF SITE COVERED BY SIGNIFICANT TREE PROTECTION AREA:	15.5%
PERCENTAGE OF NON-TYPE I AND TYPE-II LANDS COVERED BY SIGNIFICANT TREE PROTECTION AREA (NO TYPE I AND TYPE-II LANDS ON SITE):	15.5%

**LEGEND**

SEE LEGEND ON SHEET C1.0

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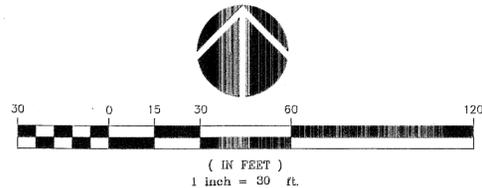
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**TENTATIVE SUBDIVISION PLAN**

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 SHEET:

**C3.0**  
 JOB NO. **2130073.00**

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**LEGEND**

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SHEET TITLE:  
**TENTATIVE SUBDIVISION GRADING AND UTILITY PLAN**

DRAWN BY: MAG

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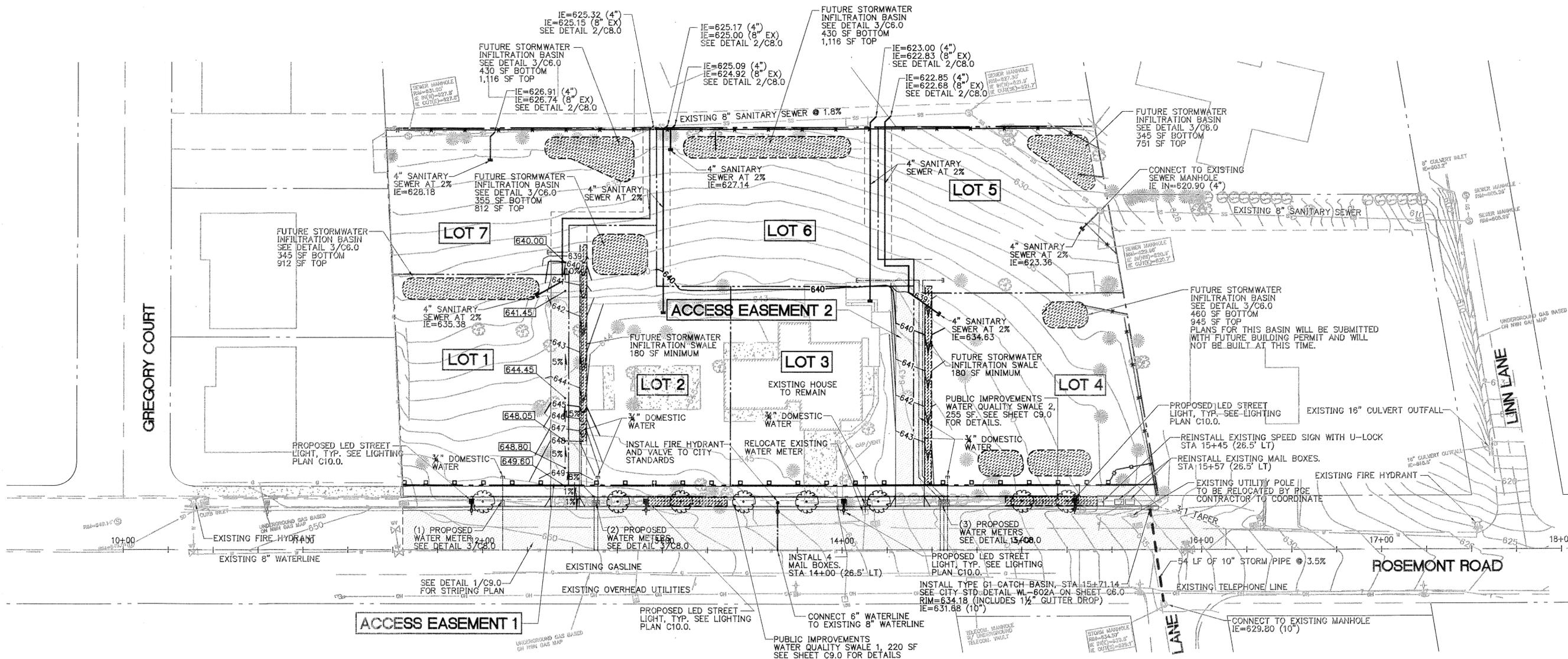
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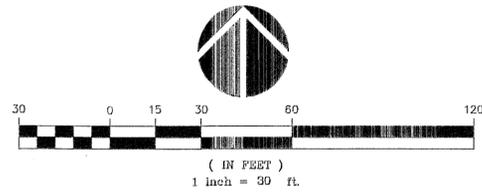
RECORD DRAWINGS - JULY 21, 2014

**RECORD DRAWING**  
 THE RECORD DRAWING INFORMATION SHOWN ON THIS SHEET IS BASED ON THE DESIGN DRAWINGS AND INFORMATION SUPPLIED BY THE CONTRACTOR



**1 TENTATIVE SUBDIVISION GRADING AND UTILITY PLAN**  
 C4.0 1"=30'

NOTE:  
 CITY SHALL INSTALL WATER SERVICE AND WATER METERS. DEVELOPER SHALL PAY THE CITY DIG-IN AND DROP-IN FEE FOR INSTALLATION. CONTRACTOR TO COORDINATE WITH CITY WATER OPERATIONS DIVISION TO SCHEDULE INSTALLATION.

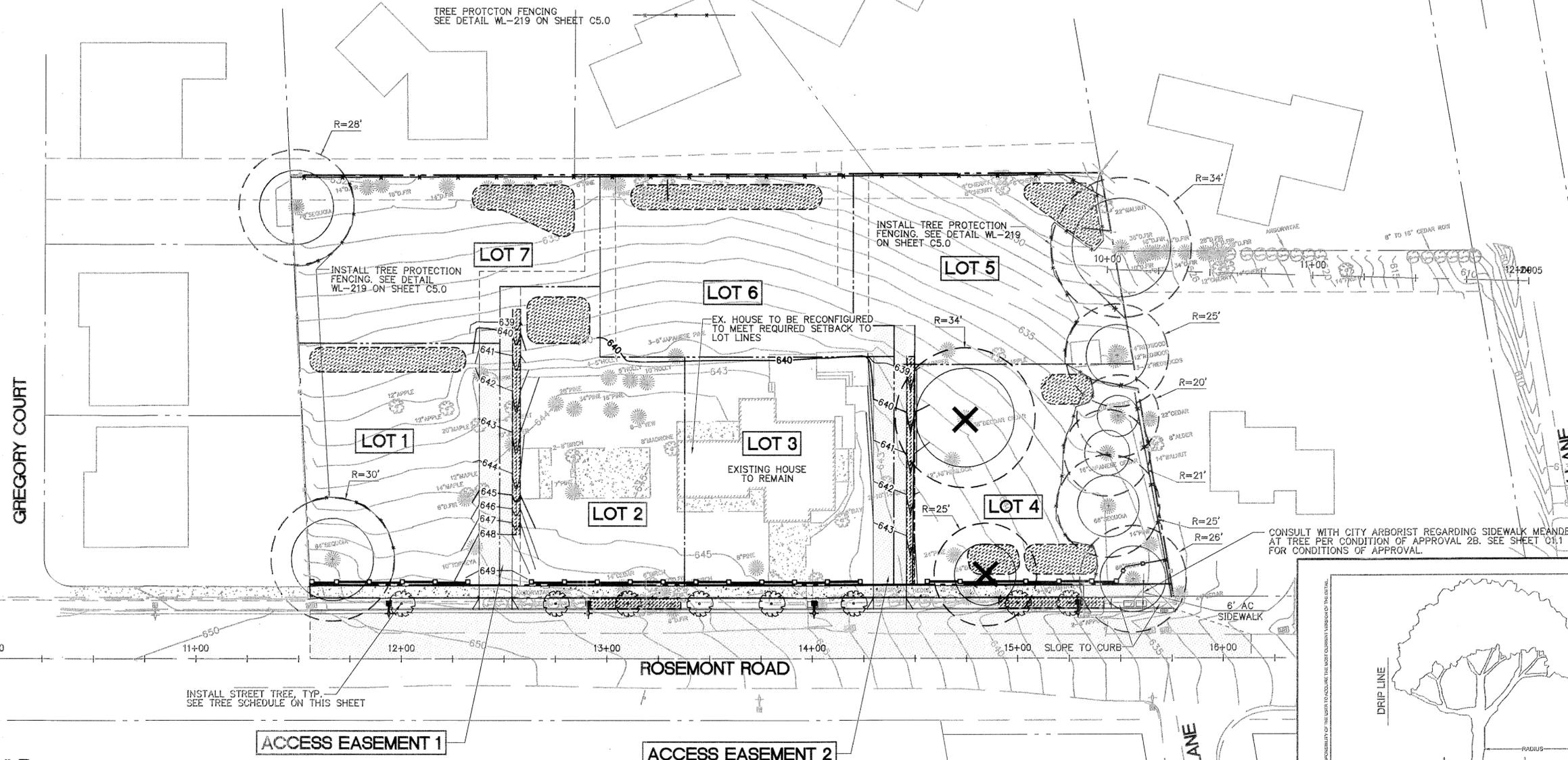


**LEGEND**

- SIGNIFICANT TREE PROPOSED TO BE REMOVED
- SIGNIFICANT TREE CANOPY
- 10' BEYOND TREE CANOPY
- TREE PROTECTION FENCING SEE DETAIL WL-219 ON SHEET C5.0

**TREE INFORMATION**

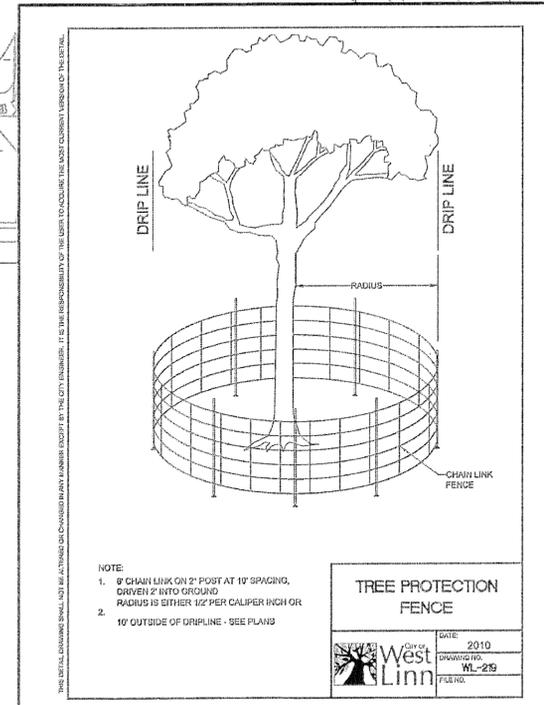
TOTAL SIGNIFICANT TREE AREA ON SITE (CANOPY PLUS 10 FT):	14,049 SF
TOTAL SITE AREA (NET OF DEDICATION):	81,185 SF
PERCENTAGE OF SITE COVERED BY SIGNIFICANT TREE AREA:	17%
TOTAL SIGNIFICANT TREE AREA TO REMAIN ON SITE:	12,558 SF
PERCENTAGE OF SITE COVERED BY SIGNIFICANT TREE PROTECTION AREA:	15.5%
PERCENTAGE OF NON-TYPE I AND TYPE-II LANDS COVERED BY SIGNIFICANT TREE PROTECTION AREA (NO TYPE I AND TYPE-II LANDS ON SITE):	15.5%



**TREE SCHEDULE**

LOCATION	CALIPER	TREE TYPE
STA 12+00 (27' LT)	2 1/2"	COORDINATE WITH PARKS DEPARTMENT FOR TREE SPECIES.
STA 12+75 (27' LT)	2 1/2"	
STA 13+10 (27' LT)	2 1/2"	
STA 13+45 (27' LT)	2 1/2"	
STA 13+80 (27' LT)	2 1/2"	
STA 14+20 (27' LT)	2 1/2"	
STA 15+00 (27' LT)	2 1/2"	
STA 15+25 (27' LT)	2 1/2"	

**1 TREE PROTECTION PLAN**  
C5.0 1"=30'



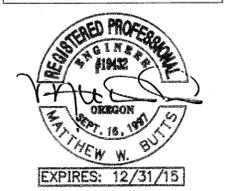
NOTE:  
1. 6" CHAIN LINK ON 2" POST AT 10' SPACING, GROWN 2" INTO GROUND  
RADIUS IS EITHER 1/2" PER CALIPER INCH OR  
2. 10' OUTSIDE OF DRIPLINE - SEE PLANS

TREE PROTECTION FENCE	
CITY OF <b>West Linn</b>	DATE: 2010 DRAWING NO.: WL-219 FILE NO.:

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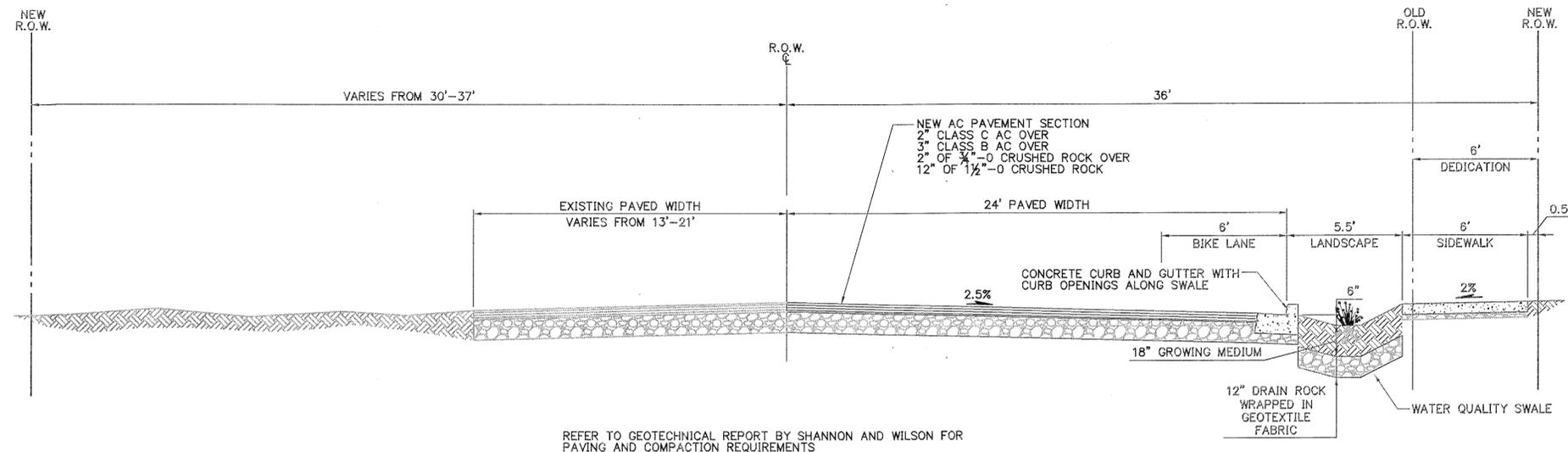
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**TREE PROTECTION PLAN**

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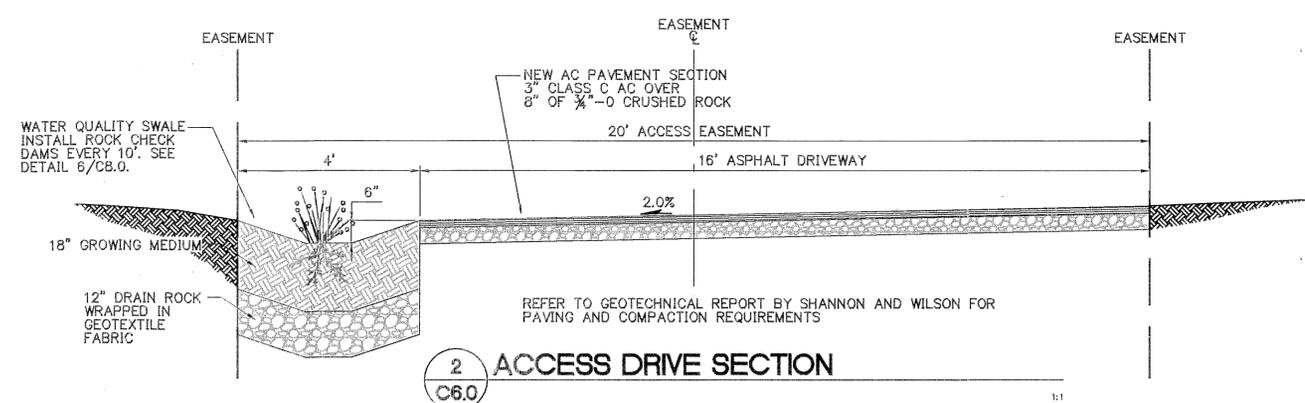
**C5.0**

JOB NO. 2130073.00

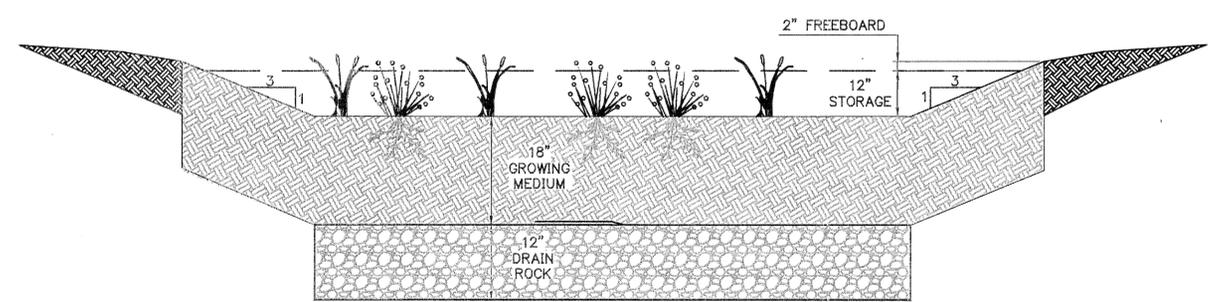
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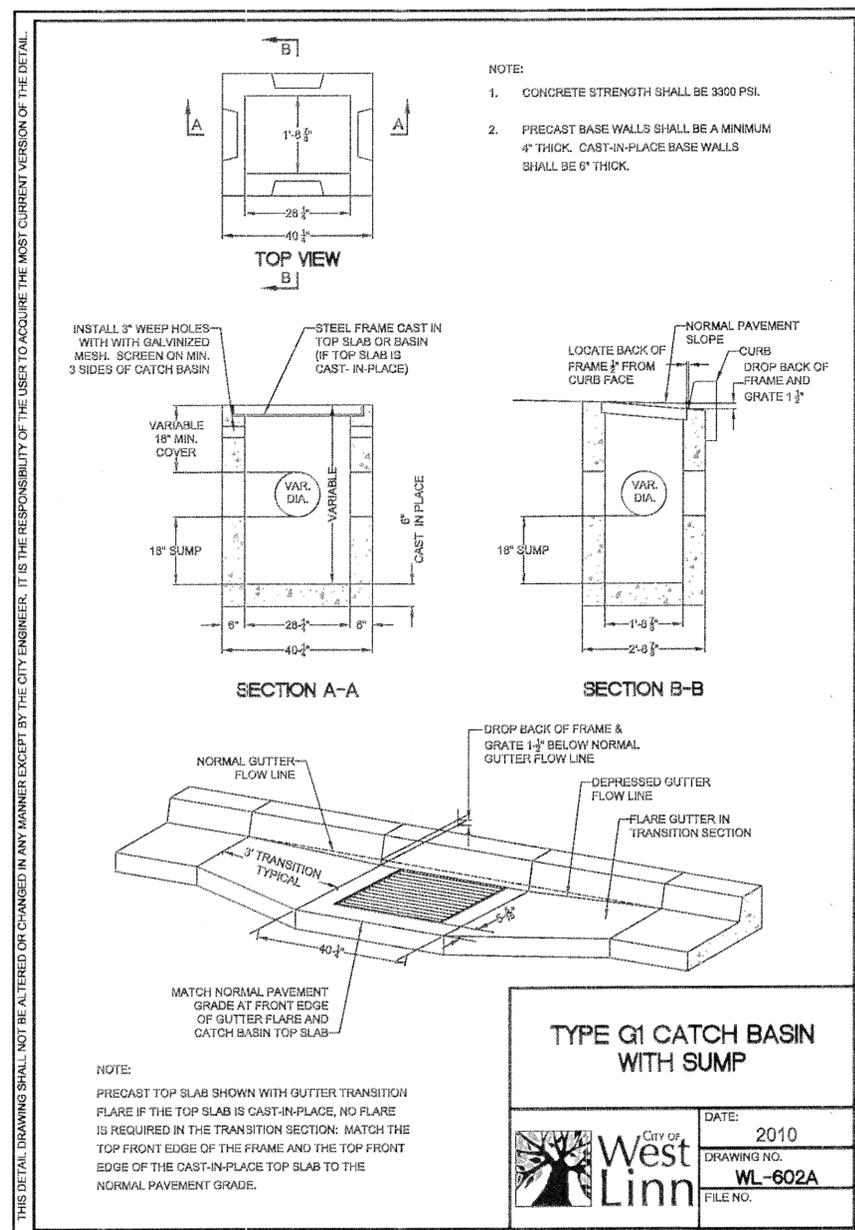
**1 PROPOSED ROSEMONT ROAD SECTION**  
 C6.0 N.T.S.



**2 ACCESS DRIVE SECTION**  
 C6.0



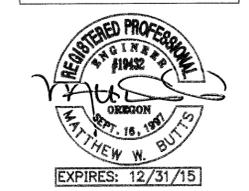
**3 INFILTRATION BASIN TYPICAL SECTION**  
 C6.0



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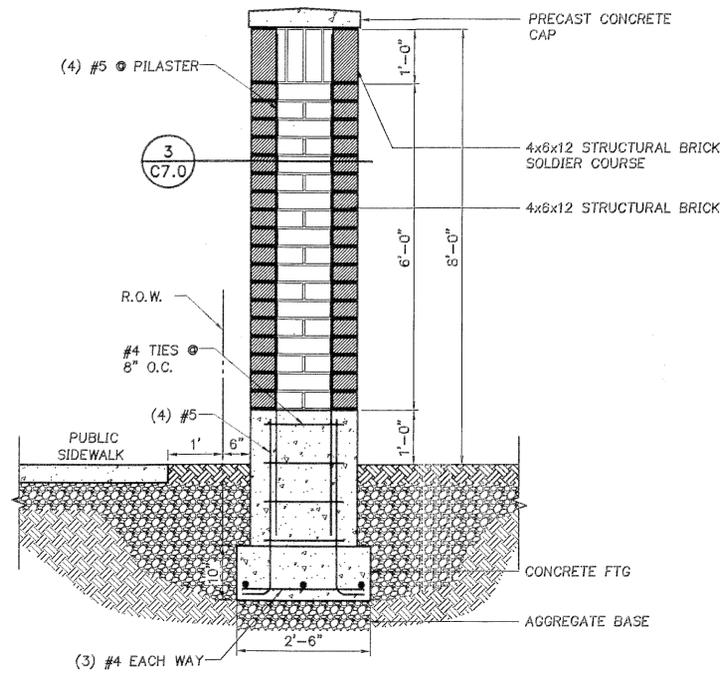
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**SECTION DETAILS AND LIGHTING PLAN**

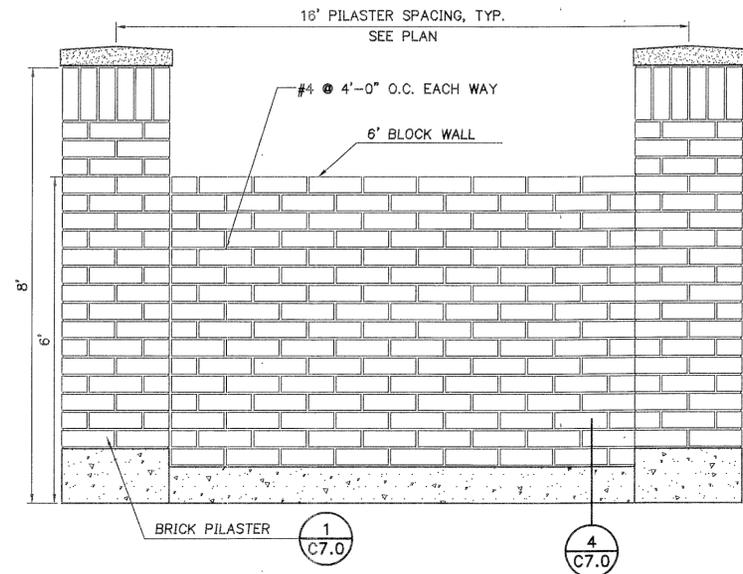
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**C6.0**

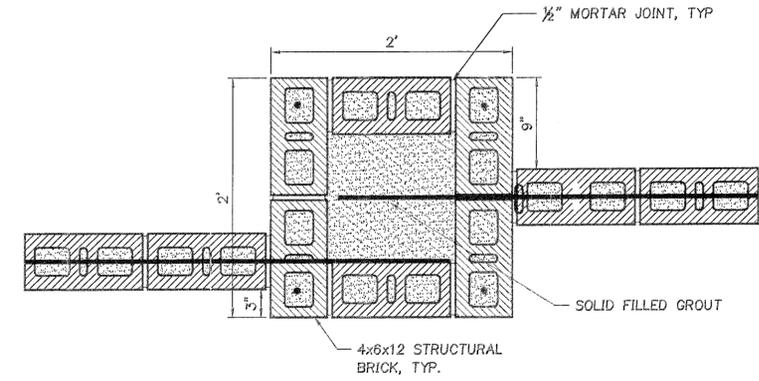
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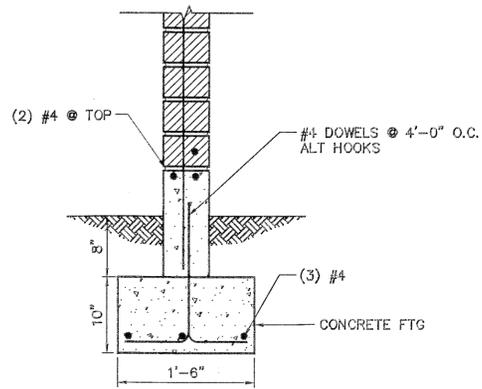
**1 6' BRICK PILASTER**  
C7.0 N.T.S.



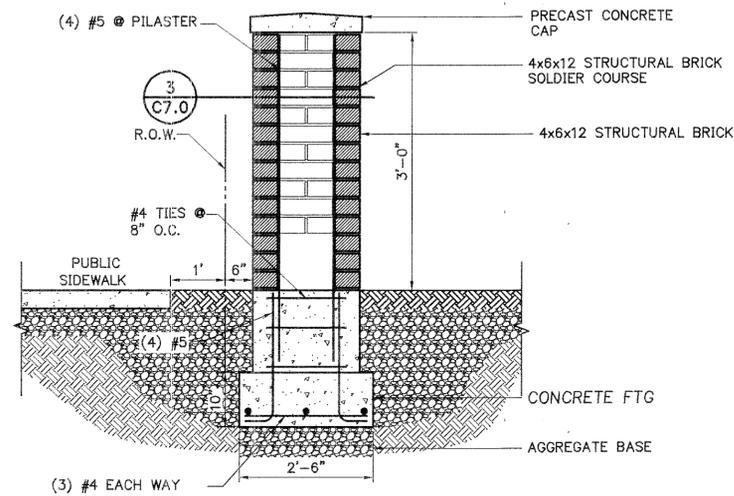
**2 6' BRICK WALL ELEVATION**  
C7.0 N.T.S.



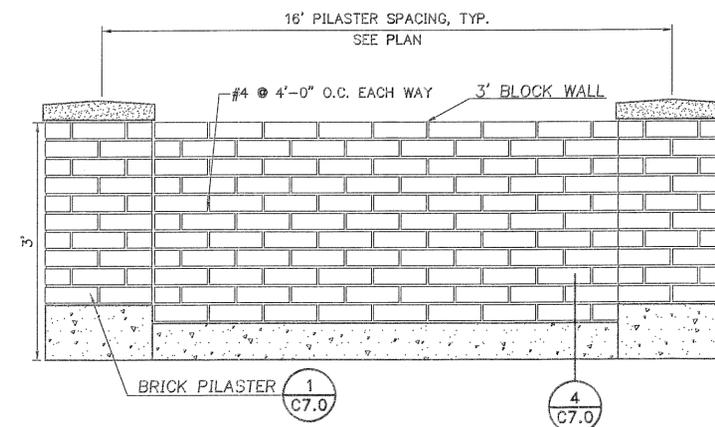
**3 BRICK PILASTER**  
C7.0 N.T.S.



**4 BLOCK WALL FOOTING**  
C7.0 N.T.S.



**5 3' BRICK PILASTER**  
C7.0 N.T.S.



**6 3' BRICK WALL ELEVATION**  
C7.0 N.T.S.

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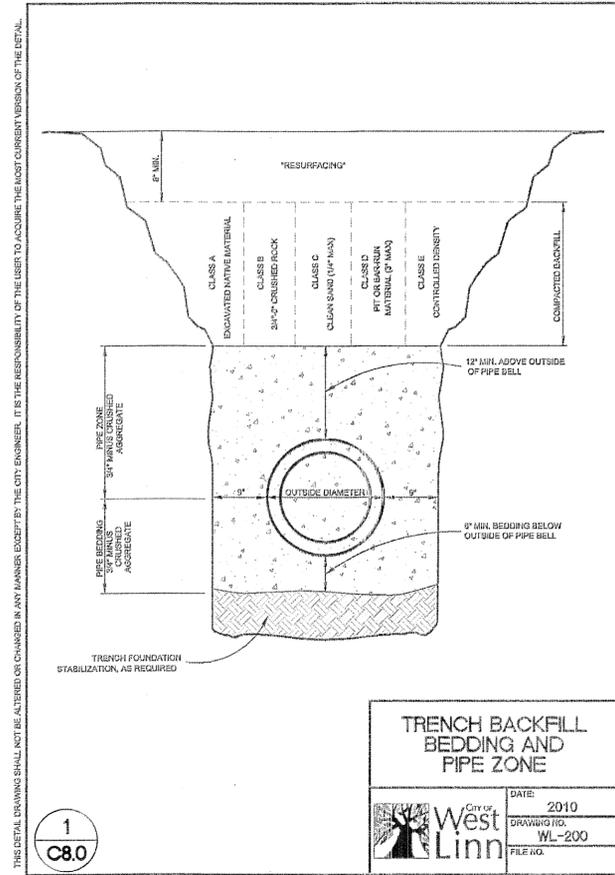
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**DETAIL SHEET**

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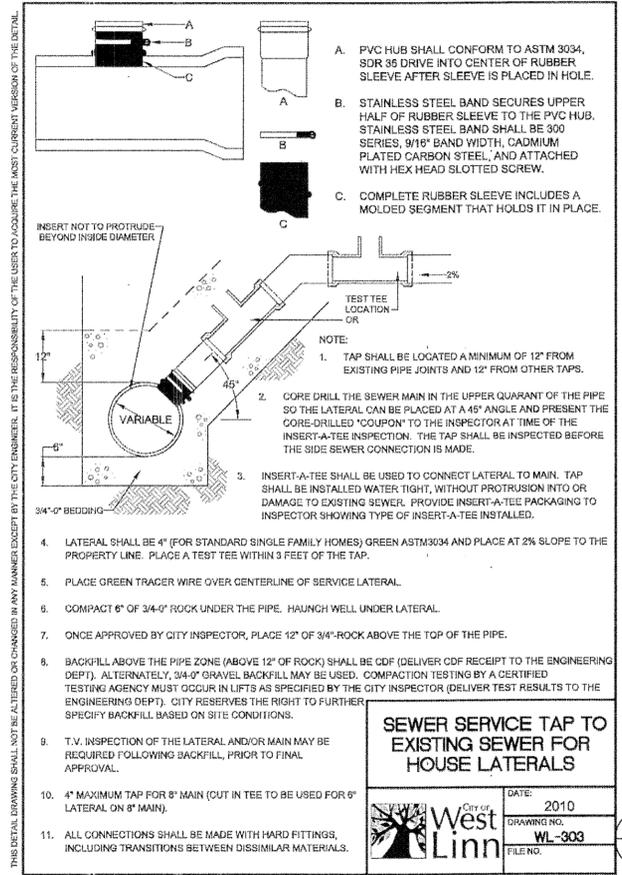


**TRENCH BACKFILL BEDDING AND PIPE ZONE**

DATE: 2010  
DRAWING NO. WL-200  
FILE NO.

City of West Linn

1  
C8.0

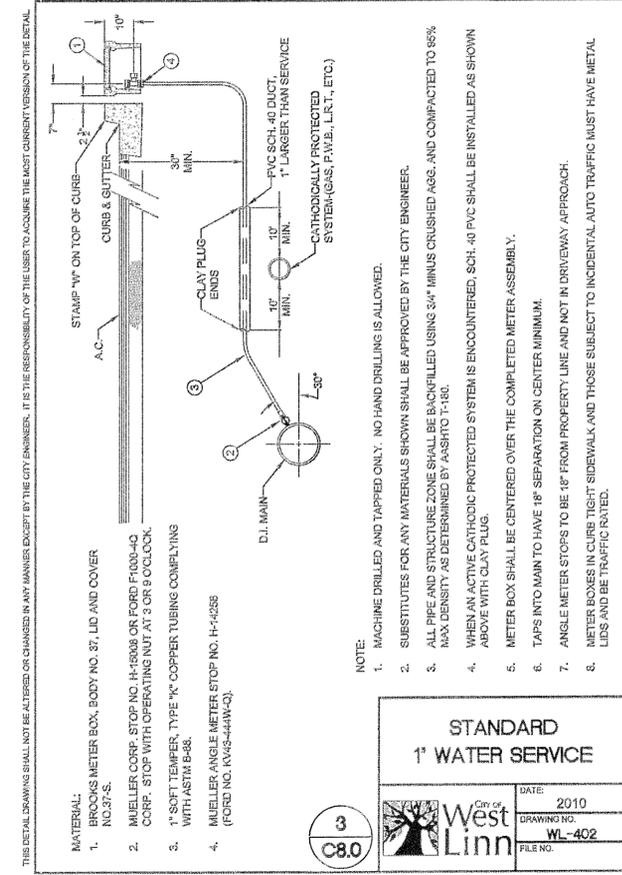


**SEWER SERVICE TAP TO EXISTING SEWER FOR HOUSE LATERALS**

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DRAWING NO. WL-303  
FILE NO.

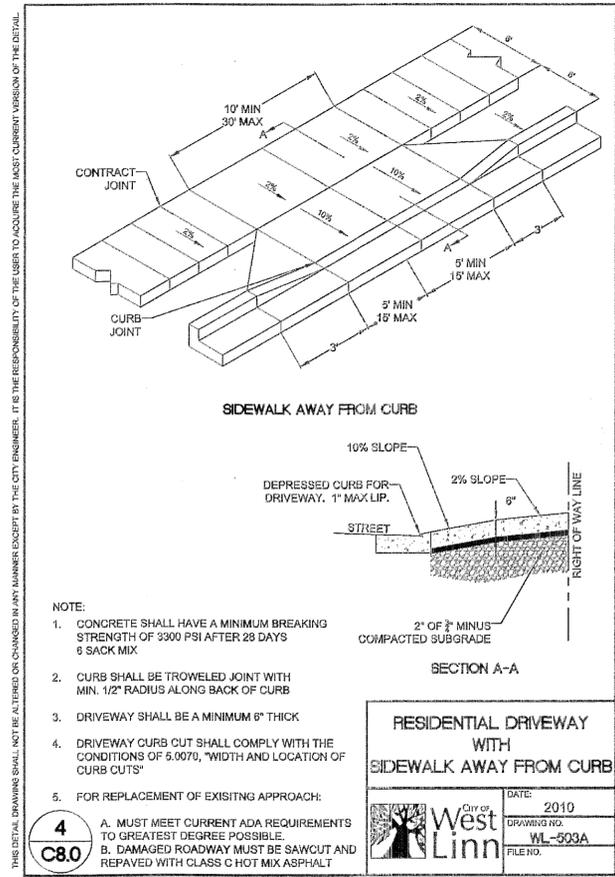
City of West Linn

2  
C8.0



**STANDARD 1\"/>**

3  
C8.0

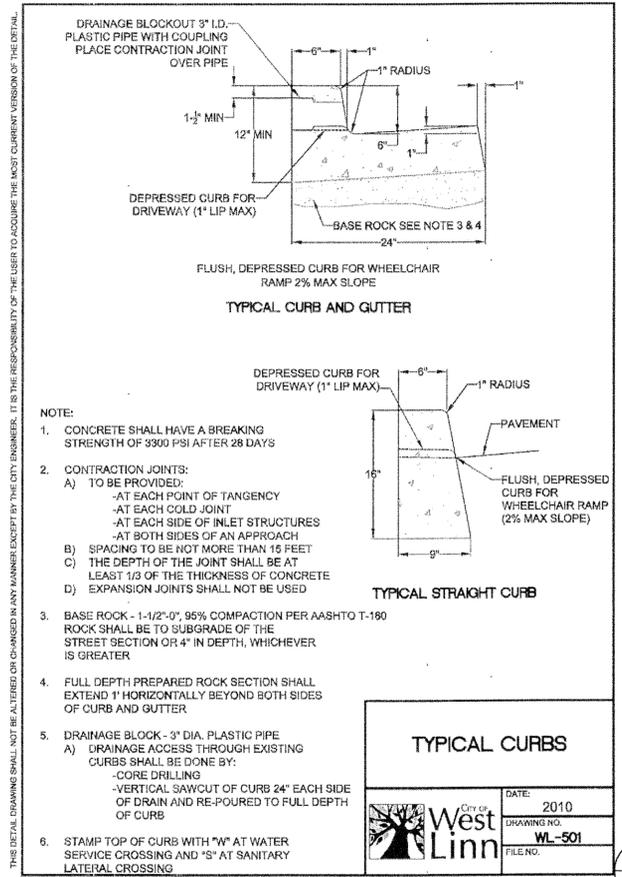


**RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB**

DATE: 2010  
DRAWING NO. WL-503A  
FILE NO.

City of West Linn

4  
C8.0

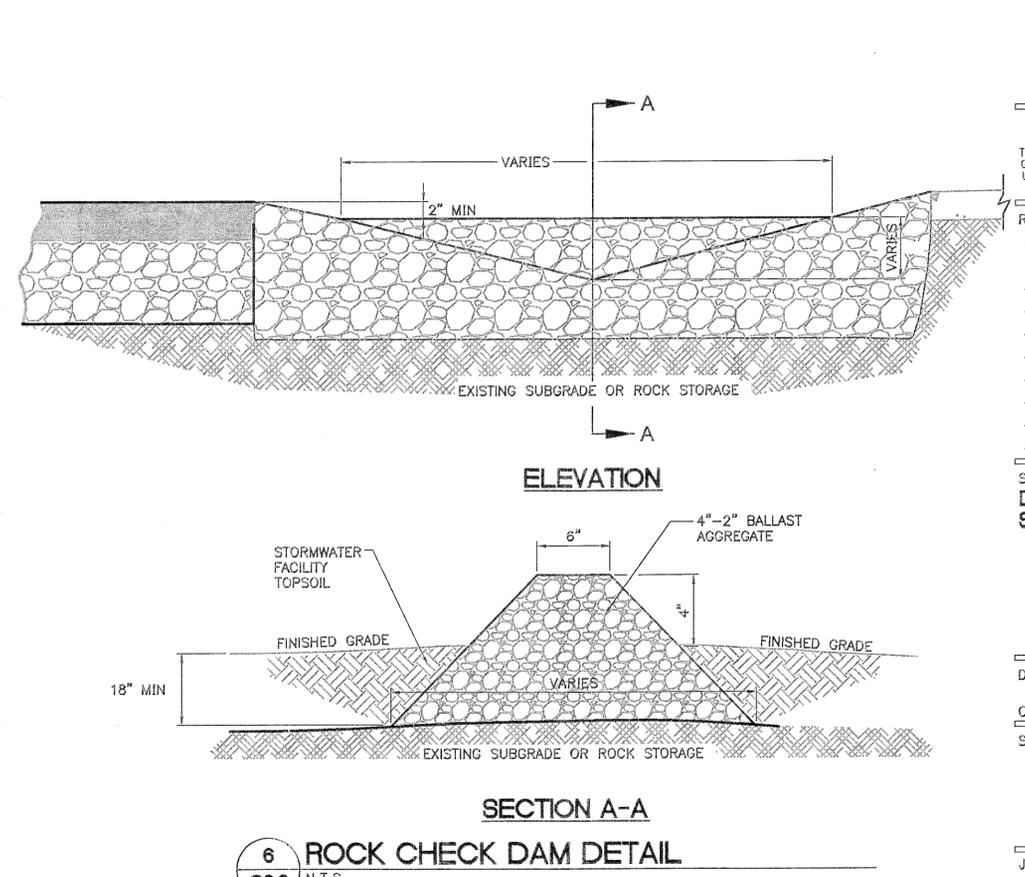


**TYPICAL CURBS**

DATE: 2010  
DRAWING NO. WL-501  
FILE NO.

City of West Linn

5  
C8.0



**ROCK CHECK DAM DETAIL**

DATE: 2010  
DRAWING NO. WL-501  
FILE NO.

City of West Linn

6  
C8.0

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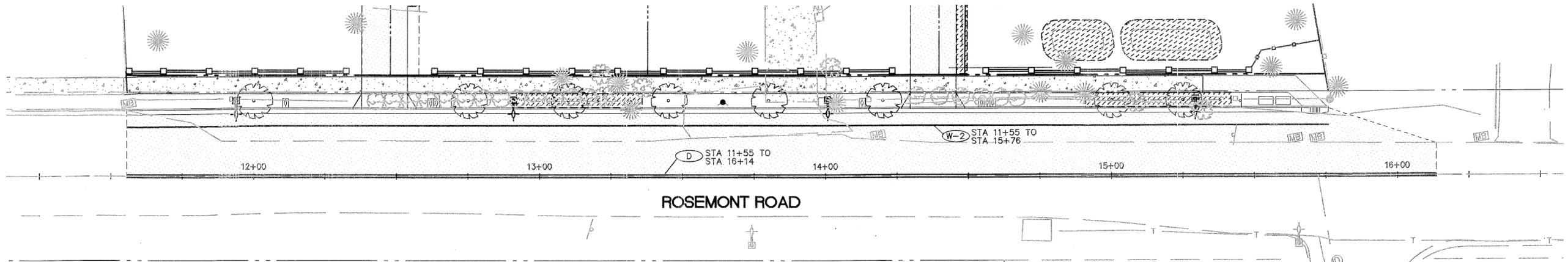
REVISIONS:

REVISION	REVISIONS	REVISION DELTA	CLOSING DATE

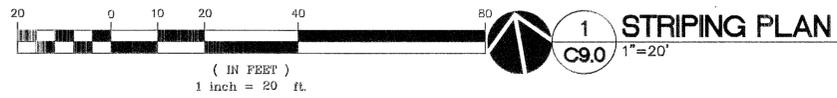
SHEET TITLE:  
**DETAIL SHEET**

DRAWN BY: MAG  
 CHECKED BY: RJH  
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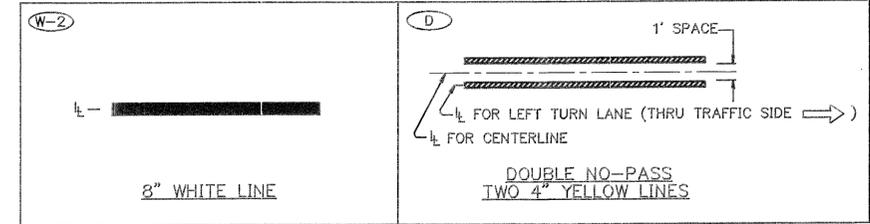
**C8.0**  
 JOB NO. 2130073.00



NOTE:  
DEVELOPER SHALL PAY THE CITY A FEE FOR INSTALLATION OF STRIPING.

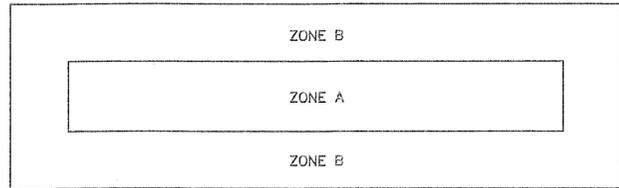


**STRIPING DETAILS**

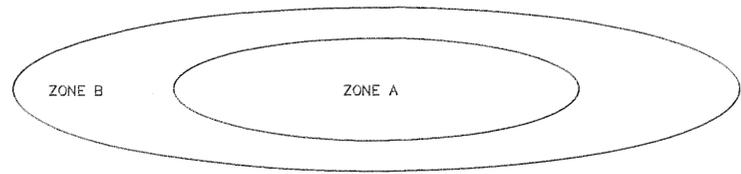


**PLANT SCHEDULE**

PLANT LIST	SPACING	QUANTITY OF PLANTS							
		ROSEMONT SWALE 1	ROSEMONT SWALE 2	LOT 1 BASIN	LOT 2 BASIN	LOT 4 BASIN	LOT 5 BASIN	LOT 6 BASIN	LOT 7 BASIN
<b>ZONE A</b>		82 SF	96 SF	345 SF	355 SF	460 SF	345 SF	430 SF	430 SF
CAREX Densa, DENSE SEDGE	12" O.C.	41 PLANTS	48 PLANTS	172 PLANTS	177 PLANTS	230 PLANTS	172 PLANTS	215 PLANTS	215 PLANTS
JUNCUS PATENS, SPREADING RUSH	12" O.C.	41 PLANTS	48 PLANTS	172 PLANTS	177 PLANTS	230 PLANTS	172 PLANTS	215 PLANTS	215 PLANTS
<b>ZONE B</b>		138 SF	159 SF	587 SF	457 SF	485 SF	406 SF	686 SF	686 SF
DESCHAMPSIA CESPITOSA, TUFTED HAIR GRASS	12" O.C.	69 PLANTS	79 PLANTS	283 PLANTS	228 PLANTS	243 PLANTS	203 PLANTS	343 PLANTS	343 PLANTS
CORNUS SERICEA, 'KELSEYII', KELSEY DOGWOOD	24" O.C.	17 PLANTS	19 PLANTS	70 PLANTS	57 PLANTS	60 PLANTS	50 PLANTS	85 PLANTS	85 PLANTS



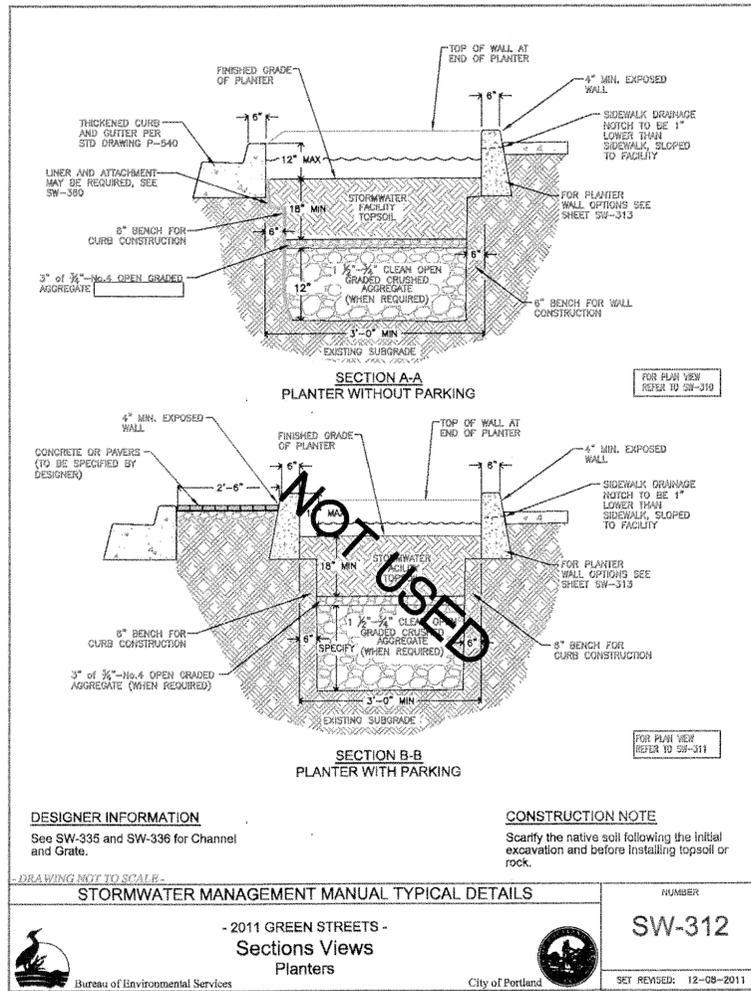
**ROSEMONT SWALE PLANTING ZONES**



**PRIVATE BASIN PLANTING ZONES**

NOTE:  
ZONE A IS BOTTOM AREA CALLED OUT ON C4.0.  
ZONE B IS SIDE SLOPES, SO TOP AREA MINUS  
BOTTOM AREA.

**2 PLANTING PLAN**  
C9.0 N.T.S.



**DESIGNER INFORMATION**  
See SW-335 and SW-336 for Channel and Grate.

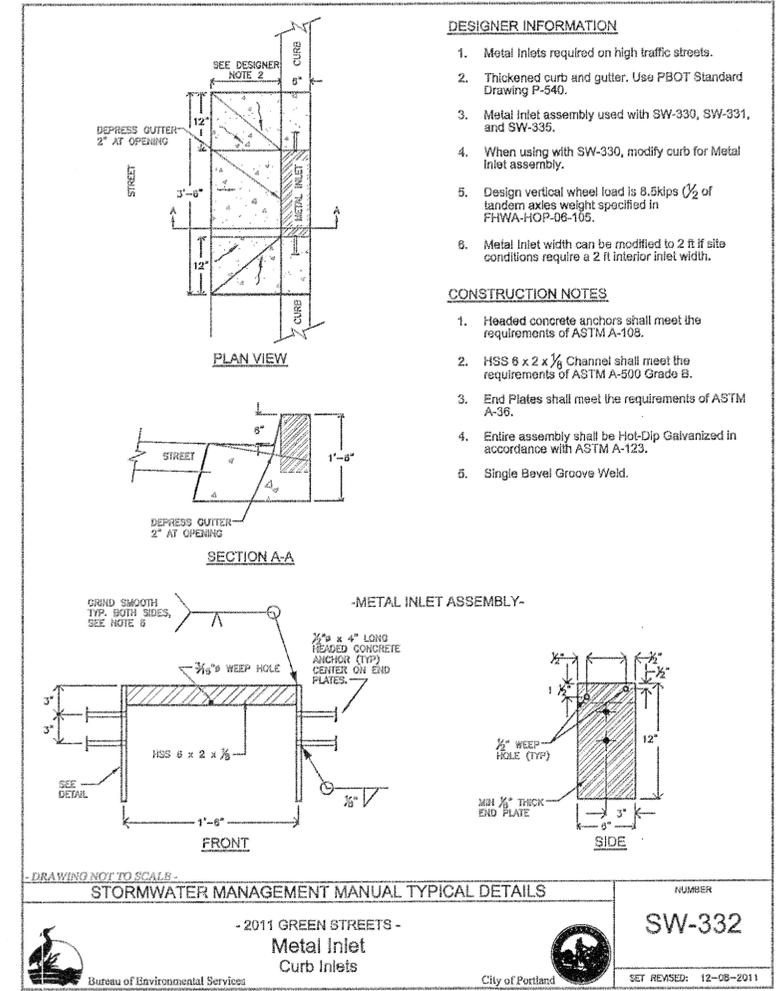
**CONSTRUCTION NOTE**  
Scarify the native soil following the initial excavation and before installing topsoil or rock.

- DRAWING NOT TO SCALE -  
STORMWATER MANAGEMENT MANUAL TYPICAL DETAILS

NUMBER: SW-312

- 2011 GREEN STREETS -  
Sections Views  
Planters

Bureau of Environmental Services City of Portland SET REVISED: 12-08-2011



**DESIGNER INFORMATION**

1. Metal Inlets required on high traffic streets.
2. Thickened curb and gutter. Use PBOT Standard Drawing P-540.
3. Metal Inlet assembly used with SW-330, SW-331, and SW-335.
4. When using with SW-330, modify curb for Metal Inlet assembly.
5. Design vertical wheel load is 8.5kips (1/2 of tandem axle weight specified in FHWA-HOP-06-105).
6. Metal Inlet width can be modified to 2 ft if site conditions require a 2 ft interior inlet width.

**CONSTRUCTION NOTES**

1. Headed concrete anchors shall meet the requirements of ASTM A-108.
2. HSS 6 x 2 x 1/8 Channel shall meet the requirements of ASTM A-500 Grade B.
3. End Plates shall meet the requirements of ASTM A-36.
4. Entire assembly shall be Hot-Dip Galvanized in accordance with ASTM A-123.
5. Single Bevel Groove Weld.

- DRAWING NOT TO SCALE -  
STORMWATER MANAGEMENT MANUAL TYPICAL DETAILS

NUMBER: SW-332

- 2011 GREEN STREETS -  
Metal Inlet  
Curb Inlets

Bureau of Environmental Services City of Portland SET REVISED: 12-08-2011

Client  
**R+H CONSTRUCTION**

Project  
**ROSEMONT SUBDIVISION**

**WEST LINN, OREGON**



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CONSENT.

**REVISIONS:**

REVISION	DESCRIPTION	DATE	BY	CHECKED

**SHEET TITLE:**  
STRIPING PLAN  
PLANTING PLAN  
AND DETAIL S

DRAWN BY: MA

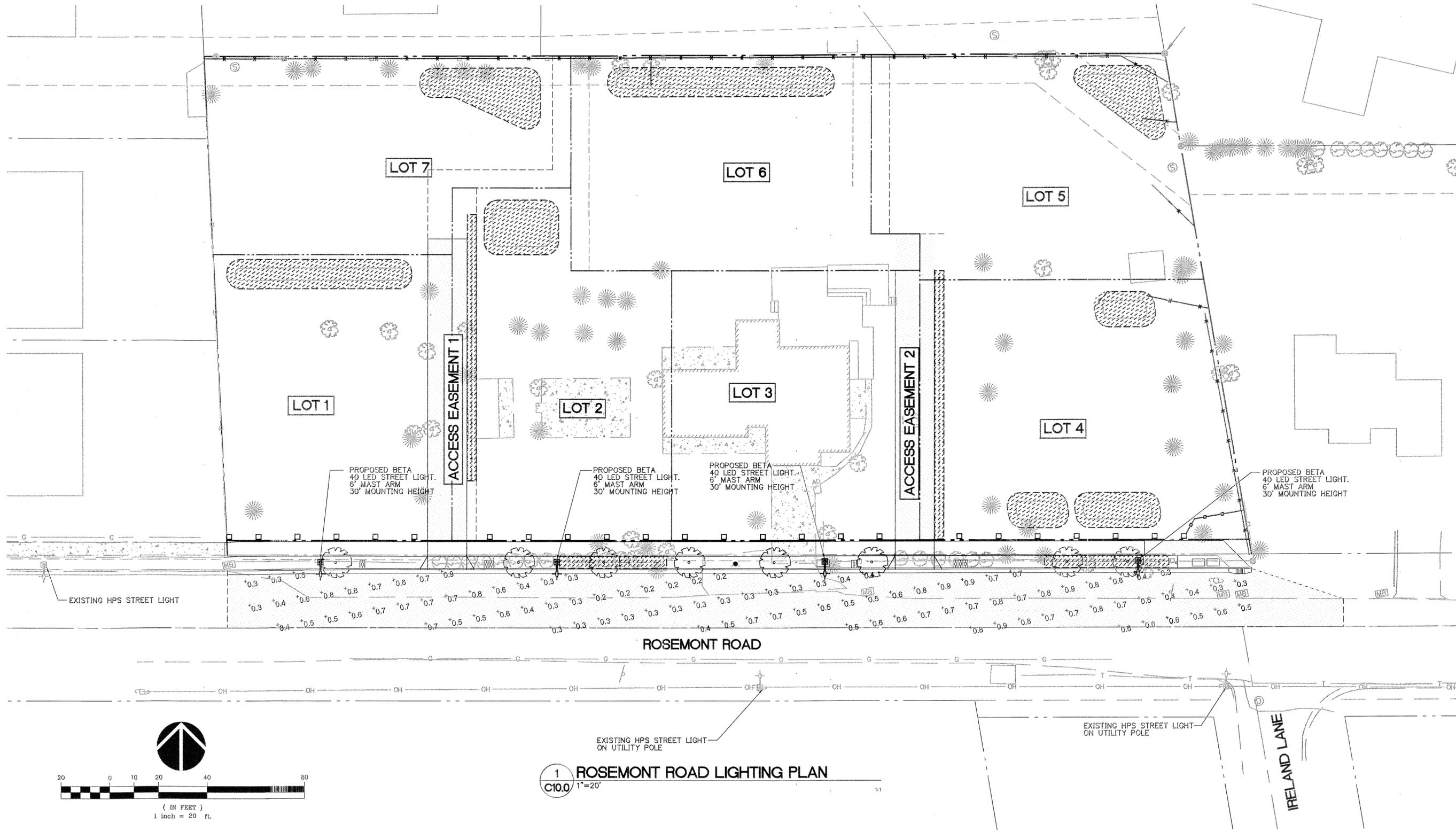
CHECKED BY: RJ

SHEET:

**C9.0**

JOB NO. 213007

THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS SHOWN FOR REFERENCE ONLY AND IS BASED ON A SURVEY BY ANDY PARIS & ASSOCIATES, INC. DATE: 3/24/13



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Client  
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Project  
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REVISIONS:

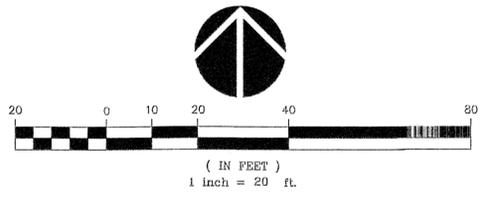
REVISION	REVISIONS THIS SHEET	REVISION SHEET	DELTA	CLOSING DATE

SHEET TITLE:  
**ROSEMONT ROAD LIGHTING PLAN**

DRAWN BY: MAG  
 CHECKED BY: RJH  
 SHEET:

**C10.0**  
 JOB NO. 2130073.00

**1 ROSEMONT ROAD LIGHTING PLAN**  
 C10.0 1"=20'



**LEGEND**  
 SEE LEGEND ON SHEET C1.0

**ROSEMONT ROAD HALF STREET PHOTOMETRICS SUMMARY**

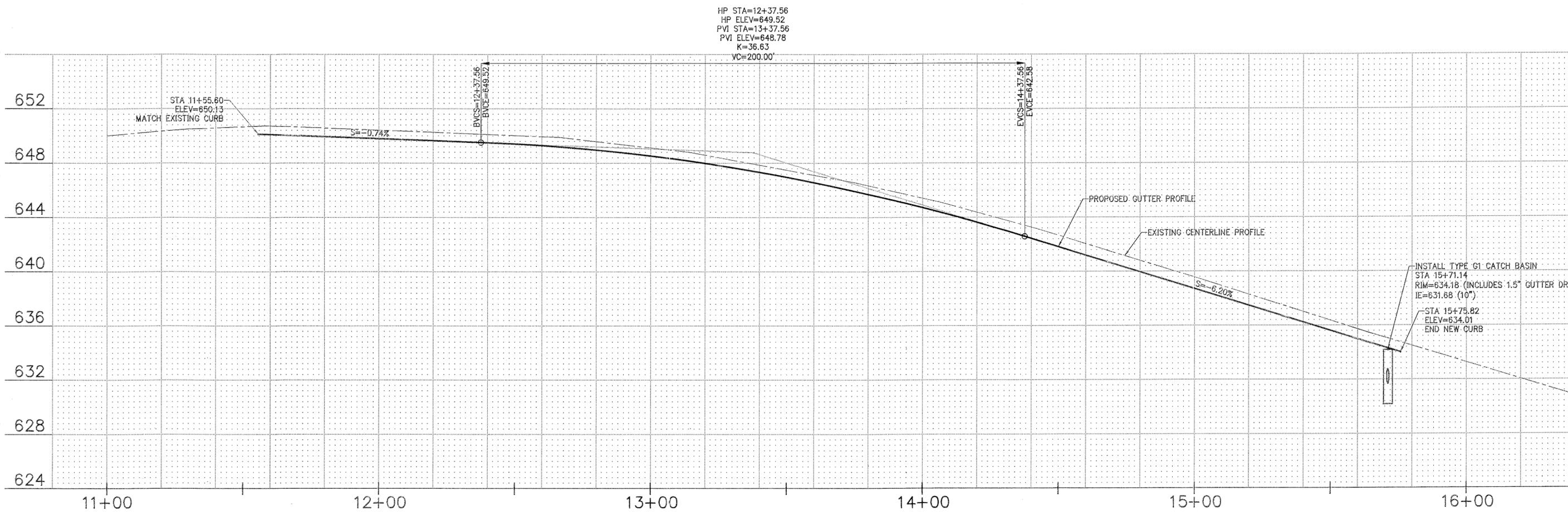
	REQUIRED	PROVIDED
AVERAGE	0.6 fc	0.5 fc
MINIMUM	-	0.2 fc
UNIFORMITY (AVG:MIN)	4:1	4.5:1

\* ROSEMONT ROAD IS A COLLECTOR STREET IN RESIDENTIAL AREA

**RECORD DRAWING**  
 THE RECORD DRAWING INFORMATION SHOWN ON THIS SHEET IS BASED ON THE DESIGN DRAWINGS AND INFORMATION SUPPLIED BY THE CONTRACTOR

**RECORD DRAWINGS - JULY 21, 2014**

THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS SHOWN FOR REFERENCE ONLY AND IS BASED ON A SURVEY BY ANDY PARIS & ASSOCIATES, INC. DATE: 3/20/13



**1 ROSEMONT ROAD PROFILE**  
 C11.0

HORIZ SCALE: 1"=20'  
 VERT SCALE: 1"=4'

