

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "CITY OF WEST LINN STREET/UTILITY DESIGN AND CONSTRUCTION STANDARDS", DATED JULY 14, 1988. ALL STREET, STORM SEWER AND SANITARY SEWER CONSTRUCTION THAT IS NOT ADDRESSED IN THE CITY'S STANDARDS SHALL BE IN ACCORDANCE WITH APWA STANDARDS. ALL WATER SYSTEM CONSTRUCTION THAT IS NOT ADDRESSED IN THE CITY'S STANDARDS SHALL BE IN ACCORDANCE WITH APWA STANDARDS. CONTRACTOR TO OBTAIN A COPY OF THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT PRIOR TO CONSTRUCTION. REPORT BY SQUIRE ASSOCIATES DATED NOVEMBER 12, 1998.
- PRIOR TO ANY CONSTRUCTION, LOCATIONS OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR. WHEN ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- ORGANIC AND NON-DESIRABLE MATERIALS SHALL BE REMOVED FROM THE CONSTRUCTION AREA AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- ALL FILL AREAS SHALL BE STRIPPED OF ORGANIC MATERIAL. FILL WILL BE PLACED IN 8-INCH LAYERS AND COMPACTED TO 95 PERCENT RELATIVE MAXIMUM DENSITY ACCORDING TO AASHTO T-99 STANDARDS. BASE ROCK IN THE STREET SHALL BE COMPACTED TO THE SAME STANDARD. LANDSCAPE AREAS SHALL BE COMPACTED TO 90 PERCENT. THE CONTRACTOR SHALL PROVIDE DENSITY TESTING, ONE FOR EVERY 10,000 SQUARE FEET OF AREA AND FOR EVERY 2 LAYERS OR 16" AND EVERY 100 LINEAR FEET OF FILL PLACED. COMPACTION REPORTS FROM A NATIONALLY ACCREDITED TESTING LAB SHALL BE SUPPLIED TO THE ENGINEER.
- CONTRACTOR SHALL LEAVE ALL AREAS OF THE PROJECT FREE OF DEBRIS AND UNUSED CONSTRUCTION MATERIALS.
 - AREAS TO BE LANDSCAPED SHALL BE SMOOTHED AND LEFT TO THE GRADES INDICATED ON THE GRADING PLAN, PLUS OR MINUS 0.1 FOOT.
 - ALL DISTURBED AREAS NOT TO BE LANDSCAPED SHALL BE SEEDED PER EROSION CONTROL NOTES ON SHEET 5 TO PREVENT EROSION.
- ANY CHANGES FROM THE APPROVED PLANS SHALL BE REQUESTED BY THE CONTRACTOR IN WRITING. THE DESIGN ENGINEER AND THE CITY OF WEST LINN'S PROJECT ENGINEER MUST APPROVE THE CHANGE PRIOR TO ITS IMPLEMENTATION. COMPLEXITY OF MODIFICATION WILL DETERMINE IF REVISED PLANS ARE REQUIRED.
- STANDARD SIDEWALK RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APWA DRAWING 206.
- THE FOLLOWING CITY OF WEST LINN DETAILS SHALL BE USED AS SPECIFIED IN THE PLANS:
 - STANDARD MANHOLE - DWG. NO. MH-209
 - SHALLOW MANHOLE - DWG. NO. MH-210
 - MANHOLE FRAME & COVER - DWG. NO. MH-212
 - GUTTER INLET - DWG. NO. GI-214
 - GUTTER INLET COVER - DWG. NO. GI-215
 - CURB AND GUTTER - DWG. NO. CG-265
 - CONCRETE SIDEWALK - DWG. NO. CS-270
 - SIDEWALK RAMP - APWA DWG. NO. 206
 - PEDESTRIAN PATH - DWG. NO. PP-272
 - STREET BARRICADE TYPE III - DWG. NO. SB-276
 - PIPE BEDDING & BACKFILL DETAILS - DWG. NO. PB-280
 - FIRE HYDRANT - ENCLOSED DETAIL
 - BLOWOFF - ENCLOSED DETAIL
 - THRUST BLOCKING - DWG. NO. TB-302
 - WATER METER - DWG. NO. WM-304
 - CATCH BASIN DETAIL DWG. NO. APWA.305 DWG
 - CLEAN OUT - APWA DWG. 303
 - CENTERLINE SURVEY MONUMENT - DWG. NO. 278
- DURING CONSTRUCTION, ALL EROSION CONTROL MEASURES SHALL CONFORM TO CLACKAMAS COUNTY EROSION CONTROL STANDARDS AND WILL BE STRICTLY ENFORCED.
- ALL AGGREGATE MATERIAL SHALL CONFORM TO APWA STANDARDS.
- IN CASE OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE FIGURES WRITTEN THEREON, THE FIGURES SHALL BE DEEMED TO GOVERN.
- THE OWNER WILL SUPPLY ONE SET OF STAKES FOR EACH CONSTRUCTION OPERATION AS DESCRIBED IN THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL DESIGNATE A REPRESENTATIVE OR REPRESENTATIVES WHO ARE AUTHORIZED TO REQUEST STAKES. STAKING REQUESTS FROM AUTHORIZED REPRESENTATIVES SHALL BE MADE TO DAVE LIDEN AT OTAK (503-2401) AT LEAST 24 HOURS IN ADVANCE OF THE NEED FOR SAID STAKES. ONLY REQUESTS FROM AUTHORIZED REPRESENTATIVES WILL BE HONORED. ANY RESTAKING WILL BE DONE AT THE EXPENSE OF THE CONTRACTOR.
- ALL PUBLIC CONSTRUCTION SHALL BE INSPECTED BY AN OREGON REGISTERED ENGINEER. THE CITY WILL NOT AUTHORIZE WORK TO BEGIN ON PUBLIC IMPROVEMENTS WITHOUT THE DESIGNATION OF AN INSPECTING ENGINEER BY THE OWNER OR DEVELOPER.
- WEEK DAY WORK HOURS ARE 7 AM TO 6 PM; SATURDAY, SUNDAY, AND HOLIDAY WORK HOURS ARE LIMITED TO 9 AM TO 6 PM.
- A SURVEY MONUMENT SHALL BE INSTALLED IN A BOX AT THE INTERSECTION OF ROSEMONT ROAD AND WESTVIEW DRIVE.
- CONSTRUCTION EASEMENTS FROM ADJACENT PROPERTY OWNERS SHALL BE OBTAINED BEFORE THE CITY WILL APPROVE THE PLANS FOR CONSTRUCTION.

STORM/SANITARY SEWERS:

- MANHOLE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WEST LINN'S STANDARD PLANS.
- TRENCH BACKFILL IN PAVED AREAS WILL BE 3/4-INCH TO 0-INCH CRUSHED ROCK COMPACTED TO 95 PERCENT RELATIVE MAXIMUM DENSITY, AASHTO T-99.
- ALL SANITARY SEWER AND ALL STORM PIPE SHALL BE MATERIALS IN ACCORDANCE WITH CITY OF WEST LINN SPECIFICATIONS D-3034. FOR STORM MAINS, USE "ULTRA-RIIB" PVC CONFORMING TO ASTM F-794 AND THE CITY OF WEST LINN SPECIFICATIONS.
- SANITARY SEWER SERVICES SHALL BE 4" PVC WITH A MINIMUM SLOPE OF 2%. STORM SEWER SERVICES SHALL BE 6" WITH A MINIMUM SLOPE OF 2%.
- PRIOR TO ACCEPTANCE, ALL PUBLIC SANITARY SEWERS SHALL BE TV, PRESSURE, AND DEFLECTION TESTED IN ACCORDANCE WITH THE CITY OF WEST LINN'S REQUIREMENTS. ALL PUBLIC STORM SEWERS SHALL BE TV AND DEFLECTION TESTED. ALL TESTS TO BE COMPLETED AND APPROVED PRIOR TO CONNECTION TO THE CITY SYSTEM.
- MANHOLE RIM ELEVATIONS SHOWN ARE APPROXIMATE AND FOR INFORMATION ONLY. FINAL ELEVATIONS SHALL BE SET TO MATCH CONSTRUCTED FINISH GRADE.

WATERLINES:

- ALL WATER PIPE AND FITTINGS SHALL BE DUCTILE IRON CLASS 52 AND CONFORM TO STANDARD CITY SPECIFICATIONS AND DETAILS.
- WATERLINES SHALL BE PRESSURE TESTED FOLLOWING COMPLETION. PRESSURE TESTS AT THE LOWEST POINT IN TEST SECTION SHALL BE IN ACCORDANCE TO THE CITY OF WEST LINN'S STANDARDS WITH A MINIMUM TEST PRESSURE OF 180 PSI. WHEN THE PRESSURE TEST IS PERFORMED, THE TEST PRESSURE OF 180 PSI SHALL STABILIZE BEFORE THE TEST BEGINS. SERVICE LINES WILL ALSO BE TESTED TO THE METER LOCATION IF INSTALLED BY THE CONTRACTOR.
- PRIOR TO BEING PLACED INTO SERVICE, THE WATERLINE SHALL BE FLUSHED, STERILIZED AND FLUSHED AGAIN ALL IN ACCORDANCE WITH STANDARD METHODS OF THE HEALTH DIVISION, DEPARTMENT OF HUMAN RESOURCES, STATE OF OREGON.
- PRIOR TO CONNECTION TO EXISTING WATERLINE, A SAMPLE SHALL BE TAKEN AND TESTED FOR BACTERIOLOGICAL QUALITY. RESULTS MUST BE WITHIN STANDARDS OF THE STATE OF OREGON.
- CONCRETE THRUST BLOCKING SHALL BE PROVIDED AT ALL WATERLINE FITTINGS AS REQUIRED BY CITY STANDARDS. BLOCKING SHALL BE POURED AGAINST UNDISTURBED EARTH AND CLEAR OF JOINT ACCESSORIES. BEARING AREA OF THRUST BLOCK SHALL BE COMPUTED ON THE BASIS OF ALLOWABLE SOIL BEARING PRESSURE. ALL PIPE FITTINGS IN CONTACT WITH CONCRETE SHALL BE WRAPPED IN PLASTIC.

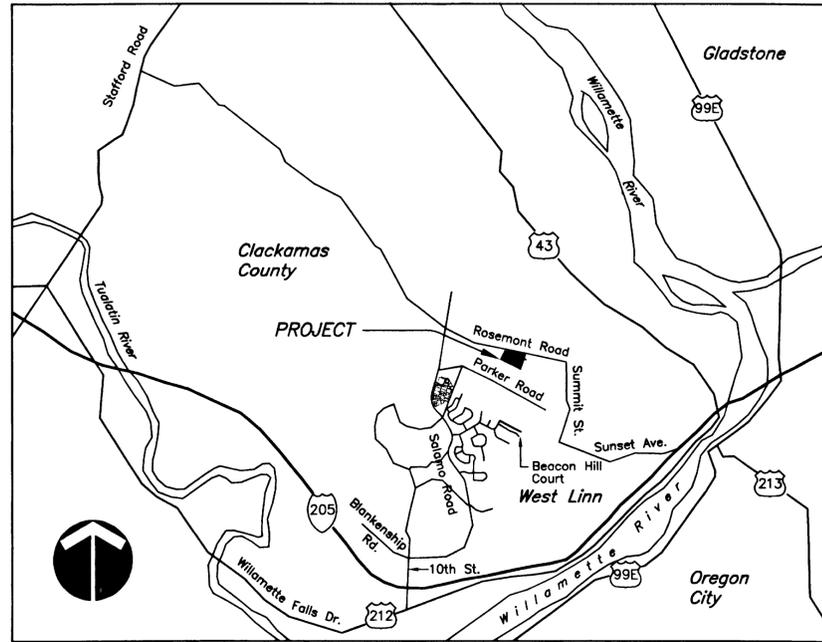
ROSEMONT SUMMIT SUBDIVISION I

24 LOT

CITY OF WEST LINN

SITE DEVELOPMENT PLANS

PROJECT TEAM
 - CLIENT: EMERALD DEVELOPMENT COMPANY
 - ENGINEER: OTAK
 PROJECT MANAGER - M. FARES KEKHIA 635-3618
 TEL: 503-635-3618
 FAX: 503-635-5395

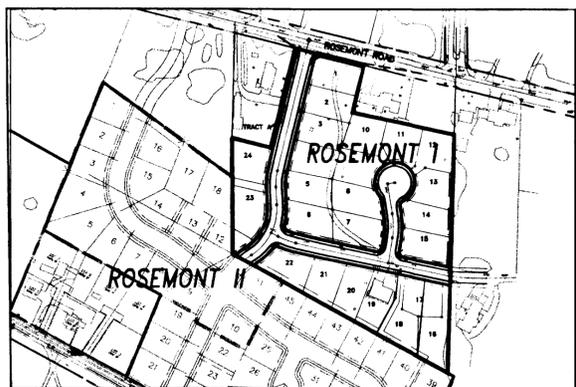


VICINITY MAP

"AS-BUILT"
 DATE 6/7/00 BY WJK

These As-built Plans were compiled from survey data, data collected from others, and periodic observation during construction. It is suggested that these plans be used in conjunction with field verification of location and elevations of improvements in question. These plans are an accurate record of public improvements to the best of my information, knowledge and belief.

Signature
 6/7/00
 Date



PROJECT MAP

SHEET INDEX

- AB01 COVER SHEET
- SC1A CONDITIONS OF APPROVAL
- SC1B TYPICAL STREET CROSS SECTIONS
- AB02 COMPOSITE UTILITY PLAN
- AB03 GRADING & EROSION CONTROL PLAN
- AB04 EROSION CONTROL NOTES AND DETAILS
- AB05 ROSEMONT HALF STREET IMPROVEMENT PLAN & PROFILE AND OFF-SITE STORM SYSTEM
- AB06 STREET AND STORM PLAN & PROFILE - WESTVIEW DRIVE
- AB07 STREET AND STORM PLAN & PROFILE RIDGE LANE & RIDGE COURT
- AB08 SANITARY SEWER & WATER PLAN & PROFILE - WESTVIEW DR
- AB09 SANITARY SEWER AND WATER PLAN & PROFILE - RIDGE COURT
- AB10 OFF-SITE SANITARY SEWER AND WATER PLAN & PROFILE
- SC11 DETAIL SHEET
- SC12 DETAIL SHEET
- SC13 DETAIL SHEET

PROPOSED		EXISTING	
---	ROW/PROPERTY LINE	---	EXISTING WATER LINE
---	EASEMENT	---	EXISTING EDGE OF PAVEMENT
---	LOT LINE	---	EXISTING 2' CONTOUR
---	PROPOSED SANITARY LINE	---	EXISTING 10' CONTOUR
---	PROPOSED STORM LINE	---	EXISTING TELEPHONE MANHOLE
---	PROPOSED WATER LINE	---	EXISTING WATER LINE
---	PROPOSED PRIVATE STORM LINE	---	EXISTING GAS LINE
---	PROPOSED STORM MANHOLE	---	EXISTING TELEPHONE LINE
---	PROPOSED SANITARY MANHOLE	---	EXISTING ELECTRIC LINE
---	GATE VALVE	---	
---	BLOW OFF	---	
---	FIRE HYDRANT	---	
---	WATER METER	---	
---	PROPOSED PRIVATE CLEAN OUT	---	
---	SILT FENCE	---	
---	SIDEWALK	---	
---	STREET LIGHT	---	
---	STREET BARRICADE TYPE III	---	
---	AIR RELEASE	---	
---	PERPENDICULAR CURB RAMP	---	
---	PARALLEL CURB RAMP	---	
---	CENTERLINE SURVEY MONUMENTS	---	
---	REDUCER	---	

BENCH MARK

BENCH MARK: CITY OF WEST LINN BENCH MARK "B" IS 93.5' EAST AND 17.0' SOUTH OF EDGE OF PAVEMENT FROM 5-WAY INTERSECTION OF ROSEMONT/SANTA ANA. 3" CAP ON PIPE WITH YELLOW WATER WORKS LID. ELEV. = 667.22.

LOCATING EXISTING UTILITIES

--- 48 HOUR NOTICE REQUIRED PRIOR TO EXCAVATION ---

- ONE CALL SYSTEM
 - (GENERAL TELEPHONE, NORTHWEST) 246-6699
 - NATURAL GAS, U.S. WEST, U.S. SPRINT) 246-6699
- PORTLAND GENERAL ELECTRIC 643-5454, EXT. 312, 313, 314
- TCI CABLE TELEVISION 243-7491
- REPAIR EMERGENCIES
 - NORTHWEST NATURAL GAS 226-4211, EXT. 4413
 - CITY OF WEST LINN
 - WATER OPERATIONS 656-3535
 - SANITARY SEWER OPERATIONS 656-6081

THE CONTRACTOR, IN LOCATING AND PROTECTING UNDERGROUND UTILITIES, MUST COMPLY WITH THE REGULATIONS OF O.R.S. 757.541 TO 757.571

ATTENTION EXCAVATORS: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of these rules from the Center by calling (503) 232-1987. If you have any questions about the rules, you may contact the call Center. YOU MUST NOTIFY THE CENTER AT LEAST 2 BUSINESS DAYS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL (503) 246-6699.

1/14/00
 Date
 MFK
 Designed
 RK
 Drawn
 MFK 6/7/00
 Checked By Date
 REVISIONS
 APPD
 DATE
 NO

Rosemont Summit I Subdivision
 Emerald Development Company
 14355 S.W. Allen Blvd., Suite 210
 Beaverton, Oregon 97005
 (503) 641-5102
 West Linn, Oregon
 COVER SHEET



17355 SW Boones Ferry Rd.
 Lake Oswego, Oregon 97035
 Phone: (503) 635-3618
 FAX: (503) 635-5395

L9604
 Project No.
 D604AB01
 File No.
AB01
 Sheet No.
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Rosemont Summit I '00

SPECIFIC PROPOSAL

The applicant requests approval of a 24-lot subdivision. Lot sizes vary from 10,000 to 13,000 square feet, with the average lot size approximately 10,500. The parcel is primarily flat with no natural drainageways or wetlands. The parcel to the south of this site is also under development review. The two sites are proposing a shared stormwater detention facility that will run along Parker Road.

BACKGROUND

The applicant purposes development of the parcel in a single phase. Ridge Lane will be continued west into the development and cul-de-saced into Ridge Court. Ponderay Drive will run through the site gaining access off of Rosemont Road and continue south into the next development. An existing home on the site is to remain.

MAJOR ISSUES

No major issues are associated with this proposal.

PUBLIC COMMENTS

As of June 16, 1999, staff has received no comments on this application.

RECOMMENDATION

Staff has reviewed the applicant's response to the approval criteria and finds there are sufficient grounds for the Hearings Officer to approve the application with the following conditions of approval:

- Ridge Lane shall have 52 feet of right-of-way with 28 feet of pavement the entire length of the street.
- The proposed final grade for Ridge Lane shall match existing Ridge Lane and provide through traffic.
- The intersection at Ponderay Drive and Ridge Court shall be closer to a 90 degree angle than the proposed 75 degree angle.
- The proposed street name "Ponderay Drive" shall be renamed, so as not to duplicate the already existing Ponderay Drive.
- The applicant shall comply with the modified grading plan submitted to the City of West Linn on June 2, 1999 (see Exhibit HO-6).
- All required sanitary sewer easements shall be submitted to the City with construction plans.
- No fill shall be placed along the east border of the property.
- All required storm system easements shall be submitted to the City with construction plans.
- Detention and pollution control pond shall be built prior to, or concurrently with, the construction of the subdivision.
- Design standards based on the United Sewerage Agency Handbook shall be acceptable for the flow control manhole with a 1.2 inch orifice. However, the applicant shall alter the design by running a pipe between the sump structure and orifice outfall structure below the outfall pipe. This additional pipe shall have a 2-1/4 inch gate valve so the manhole can be drained and cleaned. Please consult with the West Linn Public Works Department for further details on this design alteration.
- Slope to pond shall not exceed a 3:1 ratio.
- A temporary access road for the detention pond shall be constructed off of Parker Road until a permanent access can be constructed in the abutting development. Access to detention pond shall be constructed of an all weather surface, be no less than 12 feet in width and maintain a slope minimum of 4:1 per the applicant's June 2, 1999 submittal (see Exhibit HO-7).
- The detention pond shall be enclosed with a black matte chain link fence or other City approved barrier.
- A landscaping plan for the detention pond shall be submitted with construction plans and approved by City staff.
- Pollution control pond design including design improvements to the ditch along Parker Road and description of transmission lines shall be submitted with construction plans.
- All significant trees indicated for preservation on the Tree Preservation Plan shall be protected with orange field fencing 10 feet beyond dripline prior to excavation of the site, and approved by the City Arborist.
- The applicant shall submit a revised and detailed erosion control plan and narrative that is consistent with the "Erosion Prevention and Sediment Control Plans Technical Guidance Handbook" prepared by Clackamas County Department of Utilities (August 1994). The plan shall be submitted with the building plans and must be approved by the City prior to site work.

p:\dev\staff\reports\sub99-03

BEFORE THE LAND USE HEARINGS OFFICER OF THE CITY OF WEST LINN, OREGON

Regarding an application by Emerald Development Co.) **FINAL ORDER FILE**
for a tentative plan for a 24-lot subdivision in the R-10)
(Low Density Residential) zone south of Rosemont Road) SUB 99-03
and west of Shannon Lane in the City of West Linn) (Rosemont Summit)

I. SUMMARY

1. The applicant requests approval of a tentative plan to divide the approximately 7.82-acre site into 24 lots, including 4 flag lots, and 3 public street rights of way. The proposed density based on net developable area is 3.83 units/acre. All proposed lots exceed 10,000 square feet and other dimensional requirements of the R-10 zone. The average lot size is 10,500 square feet. Each lot will be developed with a detached single family dwelling; an existing dwelling on the site will be retained on one lot.

2. The applicant will dedicate right of way to comply with half-width standards for Rosemont Drive along the 200 feet of frontage at the site's north edge and will dedicate right of way for and construct three public streets on the site as follows. All proposed lots will have access to one or more of the interior public streets.

a. The applicant will dedicate a 56-foot wide right of way for and improve proposed Ponderay Drive with a 32-foot paved section between curbs, planter strips and sidewalks from Rosemont Drive along the west edge and through the southwest corner of the site to its south edge. The applicant will create two relatively small open space tracts abutting the west side of Ponderay Drive. Ponderay Drive can extend off-site to the south.

b. The applicant will dedicate a 52-foot wide right of way for and improve proposed Ridge Lane with a 28-foot paved section between curbs, planter strips and sidewalks from Ponderay Drive to the east edge of the site where it will join with a 30-foot partial-width right of way to the east.

c. The applicant will dedicate a 52-foot wide right of way for and improve proposed Ridge Court with a 28-foot paved section between curbs, planter strips and sidewalks from Ridge Lane north to a cul de sac turnaround in a 57-foot radius right of way.

3. Storm water from impervious areas will be collected by means of gravity-flow into storm water inlets and piped to a storm water quality and detention facility off-site to the south before being discharged into a Tanner Creek tributary at a controlled rate that is not greater than the existing discharge rate.

4. At a public hearing in this matter on June 21, 1999, City staff recommended approval subject to conditions in the Staff Analysis and Recommendation dated June 21, 1999 (the "Staff Report"). Certain changes in conditions of approval and findings were discussed. The applicant largely accepted the conditions of approval recommended by staff with the changes discussed at the hearing. One member of the public testified orally in favor of the application. One neighbor testified in writing against the application. The hearings officer held open the record for three days to enable City staff and the applicant to consider and respond to changes in recommended findings and conditions of approval.

5. For the reasons given herein, the hearings officer approves the application in this case subject to conditions listed and referenced at the end of this final order.

II. HEARING AND RECORD

1. Hearings Officer Larry Epstein (the "hearings officer") received testimony at the duly noticed public hearing about this application on June 21, 1999. A record of that testimony is included herein as Exhibit A (Parties of Record), Exhibit B (Taped Proceedings), and Exhibit C (Written Testimony). These exhibits are filed at the West Linn City Hall. The hearings officer made the requisite statutory announcements at the start of the hearing. The following testimony was offered at the hearing in relevant part:

a. City planner Connie Peters summarized the Staff Report and relevant approval criteria. She responded to suggested changes in conditions of approval. She supported deleting condition 7 and agreed to changes to conditions of approval 11 and 17 proposed by the applicant (see below). She noted that minimum density standards in the Tanner Creek basin are different than standards that apply elsewhere in the City. Only 70 percent of maximum density is required to comply with minimum density standards in the Tanner Creek basin.

b. Don Hanson appeared for the applicant. He largely accepted the changes in the conditions of approval suggested by the hearings officer. He proposed further changes as follows. He proposed that condition of approval 7 be deleted, because the applicant submitted exhibit HO6, which essentially fulfills the purpose of the condition. He requested clarification of condition of approval 11 to limit the grade near the pond. He proposed substituting the words "construction or development" for the word "building" in condition of approval 17, so it is more encompassing. He testified that the applicant did not extend Ridge Court north to the north edge of the site, because the street would not comply with intersection spacing standards if it is extended north to Rosemont Drive in the future. Shannon Lane is too close to the east. Therefore such a street extension is not desirable. Because the site has direct access to Rosemont Drive via proposed Ponderay Drive in a location that complies with intersection spacing standards, that is all that should be required. Regarding storm drainage, he testified that no public regional storm water facilities are planned for the site. The proposed off-site storm water detention pond will drain to the south into a future regional facility south of Parker Road. Mr. Hanson waived the applicant's right to have the record held open for a final argument.

c. Alice Richmond testified in support of the proposed development.

d. Robert and Maryann Dutton submitted a written statement dated June 16, 1999 against the proposed development, because of concerns about loss of view, privacy, property value and forced annexation. Other than their lay opinions, they did not submit any substantial evidence to support their concerns.

2. The hearings officer held the record open for three calendar days to allow City staff and the applicant to consider and respond to proposed changes in findings and conditions of approval discussed at the hearing. The record at 5 PM on June 24, 1999. While the record was held open, Ms. Peters submitted a written statement in which she states that the applicant joins.

III. DISCUSSION

1. City staff recommended approval of the application based on the findings and subject to the conditions of approval in the Staff Report as modified at the hearing and in Ms. Peter's June 24 letter to the hearings officer. The applicant accepted those conditions as modified. The hearings officer finds that the Staff Report, as modified at the hearing and in Ms. Peter's June 24 letter, accurately identifies all the applicable standards for the

Hearings Officer Final Order
SUB 99-03 (Rosemont Summit)

June 25, 1999
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application and contains sufficient findings showing the application does or can comply with those standards subject to conditions of approval. Those findings are not disputed in large part. To the extent this final order does not expressly provide otherwise, the hearings officer hereby adopts the findings and conclusions in the Staff Report, as modified at the hearing and in Ms. Peter's June 24 letter, as his own and incorporates them herein.

2. The hearings officer hereby amends the findings in the Staff Report to reflect Ms. Peter's June 24 letter by incorporating that letter into this final order by reference. This affects findings 1, 11, 23, 28, 35 and 43.

3. The hearings officer finds that the following changes should be made to the recommended conditions of approval for the reasons stated herein:

a. Condition of approval 2 should be amended to make it more clear that a transition needs to be provided between the portion of Ridge Lane on the site and the portion of that street east of the site.

b. Condition of approval 3 should be amended to make it more clear that the intersection of Ponderay Drive and Ridge Lane should be as near 90 degrees as practicable, because that is what the CDC requires.

c. Condition of approval 7 should be modified, because exhibit HO6 provides the information required by that condition of approval. In short, that exhibit shows fill will not be placed within 20 feet of the east edge of the site. The condition should be amended to require compliance with that exhibit or amendments thereto approved by the City Engineer.

d. Condition of approval 11 should be amended to be more clear that it applies only in the immediate vicinity of the off-site detention pond. The CDC does not require more.

e. Condition of approval 17 should be amended to be more clear that the erosion control plan must be submitted and approved before any development on the site, whether or not such development involves buildings, because that is what the CDC requires.

4. The hearings officer finds that the concerns raised in the Duttons' letter of June 16 are not relevant to the standards applicable to the subdivision. For instance, preservation of privacy, property value and "country" atmosphere are not standards for a subdivision. Neither are concerns about potential future annexation. Even if their concerns were relevant, they are not supported by substantial evidence in the record. For instance, there is no objective evidence or expert opinion that the proposed subdivision is reasonably likely to adversely affect the value of the Duttons' property or annexation of or delivery of public services to the Duttons' property.

¹ Although privacy and view impacts are relevant to the CDC standards for flag lots, the flag lots in this subdivision do not adjoin the Duttons' property. Therefore they are not relevant to the Duttons' concerns.

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SUB 99-03 (Rosemont Summit)

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IV. CONCLUSIONS

Based on the findings and conclusions adopted or incorporated herein, the hearings officer finds that the application for tentative plan approval does or can comply with the applicable standards of the City of West Linn Community Development Code and should be approved, subject to the conditions of approval in the Staff Report as modified at the hearing and herein.

V. ORDER

The hearings officer hereby approves File No. SUB 99-03 subject to the conditions of approval contained in the June 21, 1999 Staff Report with the following modifications:

- Recommended condition of approval 2 is hereby amended to read as follows:
 - The transition between Ridge Lane in this subdivision and existing Ridge Lane to the east shall allow for through traffic, and the transition shall be designed to meet City street standards as approved by the City Engineer.
- Recommended condition of approval 3 is hereby amended to read as follows:
 - The intersection of Ponderay Drive and Ridge Lane shall be as close to a 90 degree angle as practicable and approved by the City Engineer.
- Recommended condition of approval 7 is hereby amended to read as follows:
 - Fill may be placed on the property only if it is consistent with Exhibit HO6 or amendments to that exhibit approved by the City Engineer.
- Recommended condition of approval 11 is hereby amended to read as follows:
 - The finished grade near the storm water pond shall not exceed a 3:1 (horizontal:vertical) ratio.
- Recommended condition of approval 17 is hereby amended to read as follows:
 - The applicant shall submit a revised and detailed erosion control plan and narrative that is consistent with the "Erosion Prevention and Sediment Control Plans Technical Guidance Handbook" prepared by Clackamas County Department of Utilities (August 1994). The plan shall be submitted with the construction plans and must be approved by the City prior to site work.

DATED this 25th day of June, 1999.

Larry Epstein
Larry Epstein, AICP
City of West Linn Hearings Officer

Hearings Officer Final Order
SUB 99-03 (Rosemont Summit)

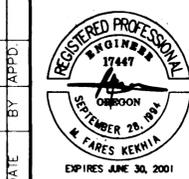
June 25, 1999
Page 3

CITY OF WEST LINN

APPROVED

DATE: 6/25/99 BY: [Signature]

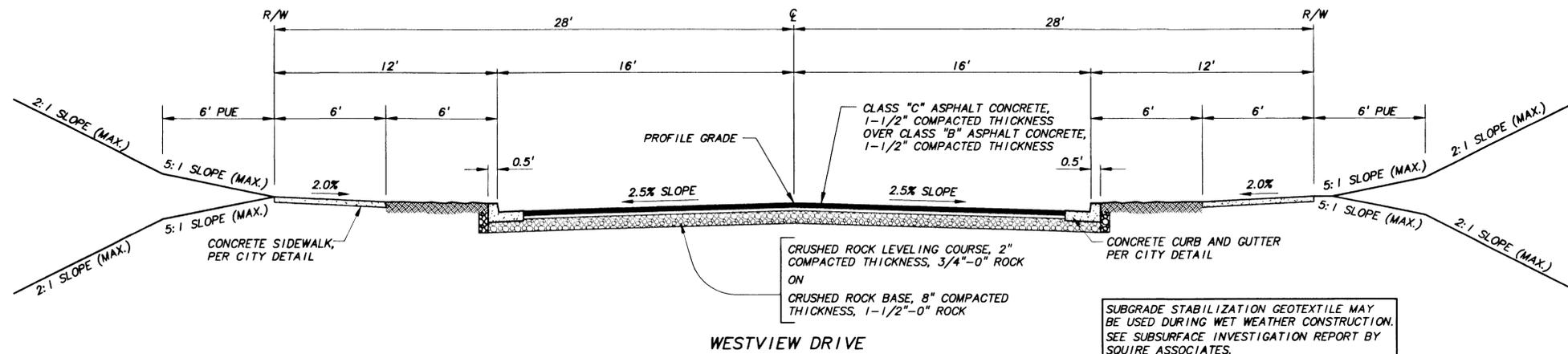
3/22/99
Date MFK
Designed RK
Drawn 8/11/99
Checked By Date



Rosemont Summit I Subdivision
Emerald Development Company
14355 S.W. Allen Blvd., Suite 210
Beaverton, Oregon 97005
(503) 641-5102
West Linn, Oregon
CONDITIONS OF APPROVAL

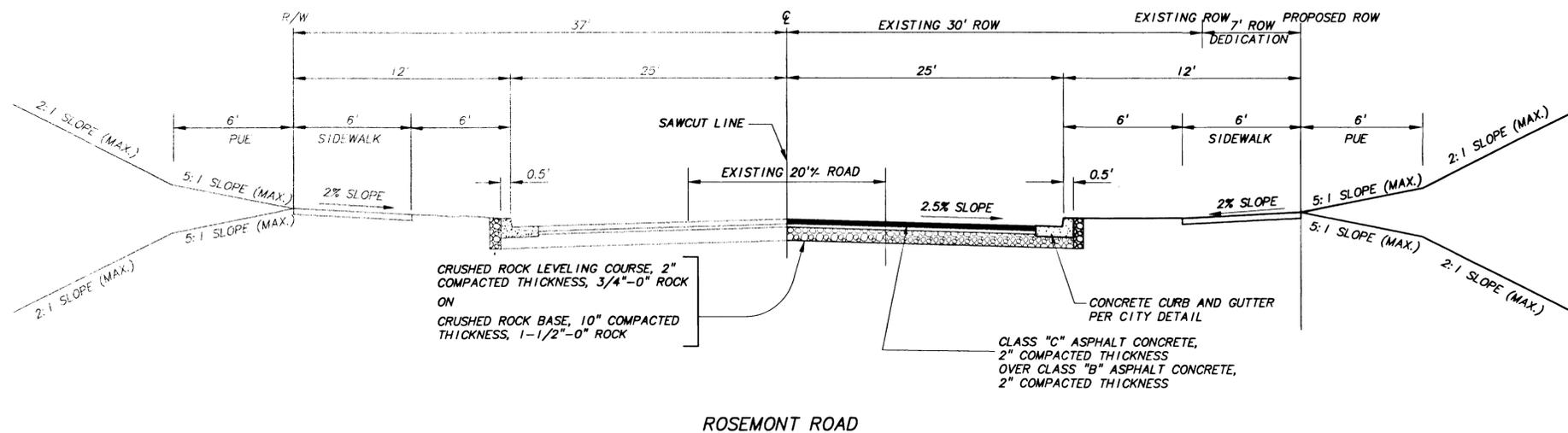
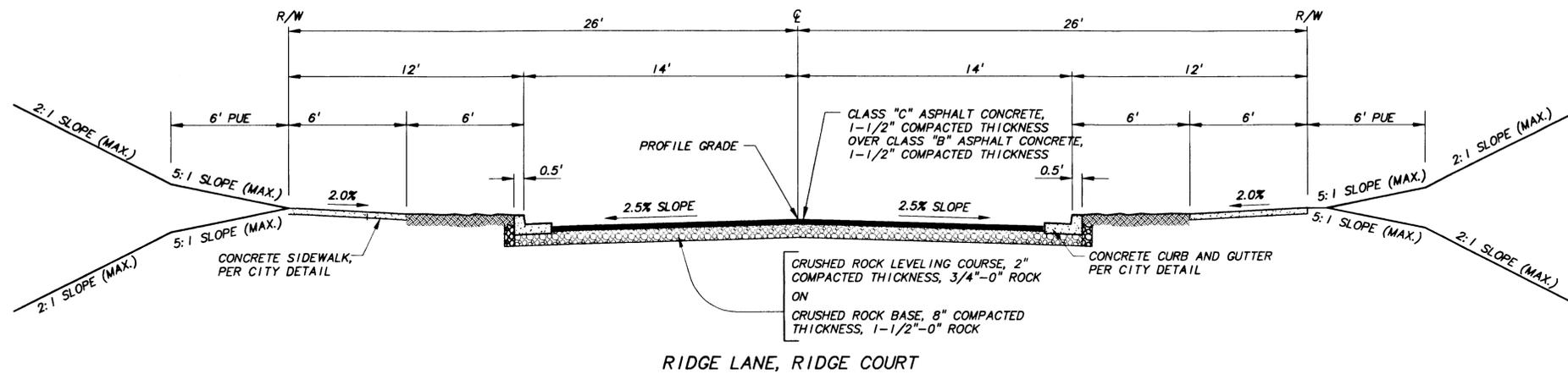
otak
Incorporated
17355 SW Boones Ferry Rd.
Lake Oswego, Oregon 97035
Phone: (503) 635-3618
FAX: (503) 635-5395

L9604
Project No.
D604SC1A
File No.
SC1A
Sheet No.
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SUBGRADE STABILIZATION GEOTEXTILE MAY BE USED DURING WET WEATHER CONSTRUCTION. SEE SUBSURFACE INVESTIGATION REPORT BY SQUIRE ASSOCIATES.

"AS-BUILT"
DATE 6/7/00 BY WJK



12/29/99
Date
MFK
Designed
RK
Drawn
MFK 6/7/00
Checked By Date

REVISIONS
BY
APPD
DATE
NO



Rosemont Summit I Subdivision

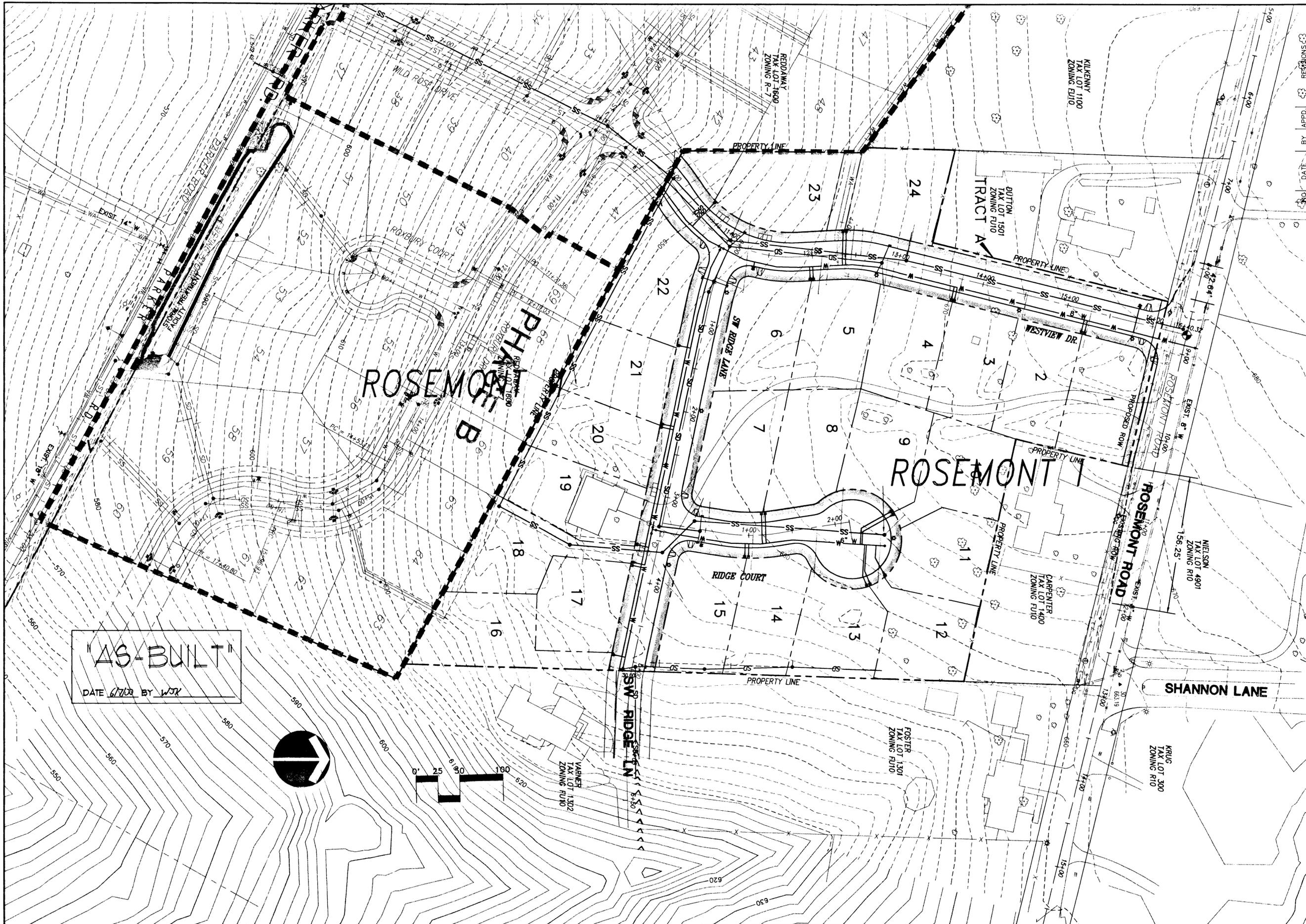
Emerald Development Company
14355 S.W. Allen Blvd., Suite 210
Beaverton, Oregon 97005
(503) 641-5102

West Linn, Oregon

TYPICAL STREET CROSS SECTIONS

otak
Incorporated
17355 SW Boones Ferry Rd.
Lake Oswego, Oregon 97035
Phone: (503) 635-3618
FAX: (503) 635-6396

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Project No.
D604AB1B
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AB1B
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"AS-BUILT"
DATE 6/7/00 BY WJK

Date 12/29/99
Designed MFK
Drawn RK
Checked By MFK 6/7/00
Date



Rosemont Summit I Subdivision

Emerald Development Company
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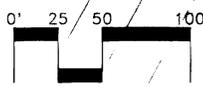
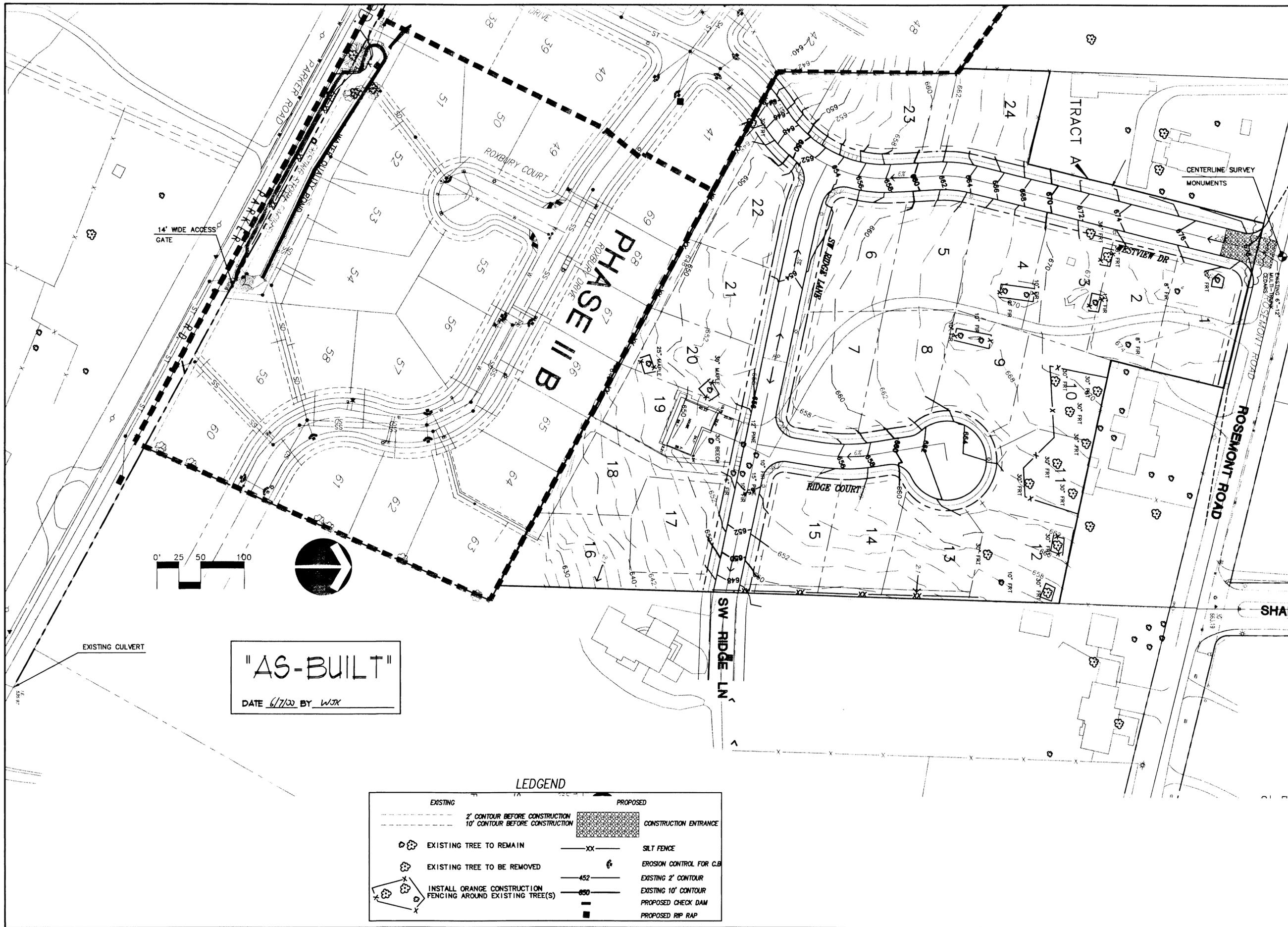
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COMPOSITE UTILITY PLAN



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"AS-BUILT"
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LEDGEND

EXISTING	PROPOSED
--- 2' CONTOUR BEFORE CONSTRUCTION	--- XX --- SILT FENCE
--- 10' CONTOUR BEFORE CONSTRUCTION	--- 452 --- EXISTING 2' CONTOUR
⊗ EXISTING TREE TO REMAIN	--- 650 --- EXISTING 10' CONTOUR
⊗ EXISTING TREE TO BE REMOVED	--- PROPOSED CHECK DAM
⊗ INSTALL ORANGE CONSTRUCTION FENCING AROUND EXISTING TREE(S)	■ PROPOSED RIP RAP
	■ CONSTRUCTION ENTRANCE

12/29/99
Date
MFK
Designed
RK
Drawn
MFK 6/7/00
Checked By Date

REVISIONS
NO. DATE BY APPD.

REGISTERED PROFESSIONAL ENGINEER
M. FARES KERKIA
SEPTEMBER 28, 1994
EXPIRES JUNE 30, 2001

Rosemont Summit I Subdivision

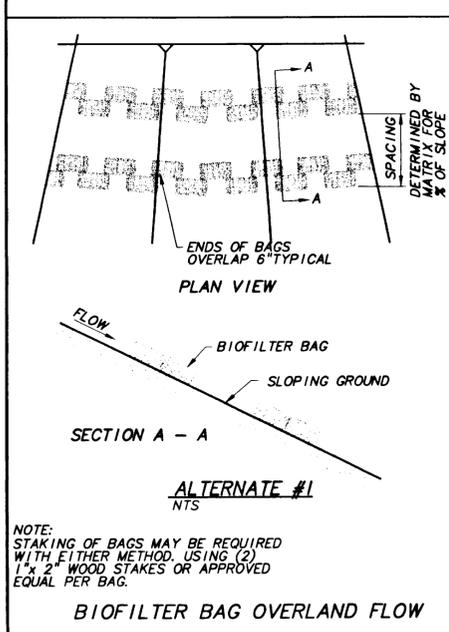
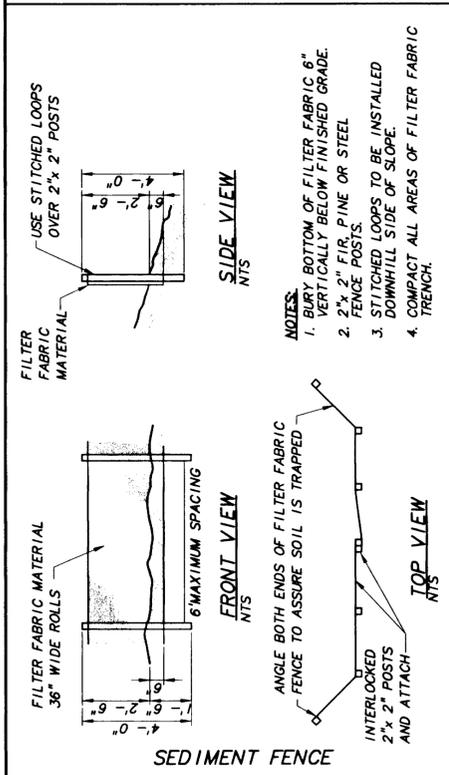
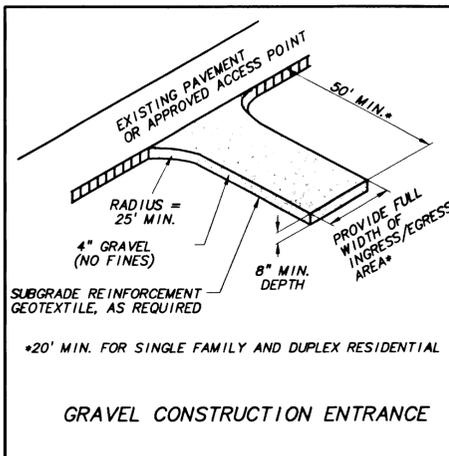
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GRADING AND EROSION CONTROL PLAN



EROSION AND POLLUTION CONTROL MEASURES

EROSION CONTROL GENERAL NOTES

APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).

THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.

THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THESE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.

THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS.

THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT LEAVE THE SITE.

THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.

THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A STORM EVENT.

AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.

STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT. MUD, DIRT, AND DEBRIS SHALL NOT BE ALLOWED ON PUBLIC ROADS. EXISTENCE OF SUCH SHALL BE CAUSE FOR STOPPAGE, AND IMMEDIATE CLEANUP.

EROSION CONTROL MEASURES FOR DISTURBED AREAS

ALL DISTURBED SLOPES GREATER THAN 3:1 THAT HAVE BEEN GRADED AND COMPACTED SHALL BE HYDROSEEDDED NO LATER THAN SEPTEMBER 1ST USING THE FOLLOWING SPECIFICATIONS UNLESS OTHERWISE AUTHORIZED BY THE CITY. AFTER SEPTEMBER 1ST THE CITY MAY REQUIRE OTHER MEANS OF RE-VEGETATION OF DISTURBED AREAS.

SEEDING SHALL NOT BE DONE DURING WINDY WEATHER OR WHEN THE GROUND IS FROZEN, EXCESSIVELY WET OR OTHERWISE UNTILLABLE.

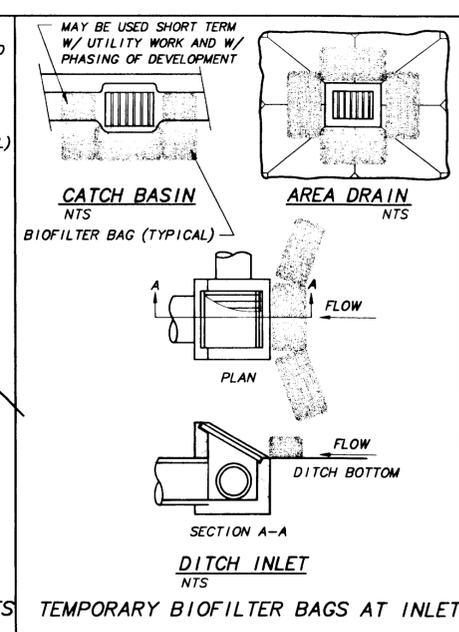
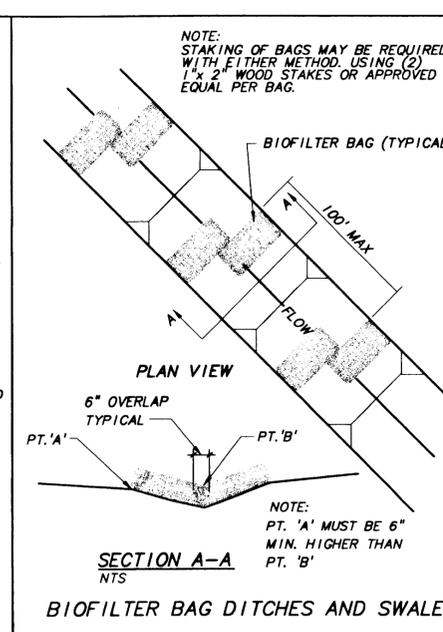
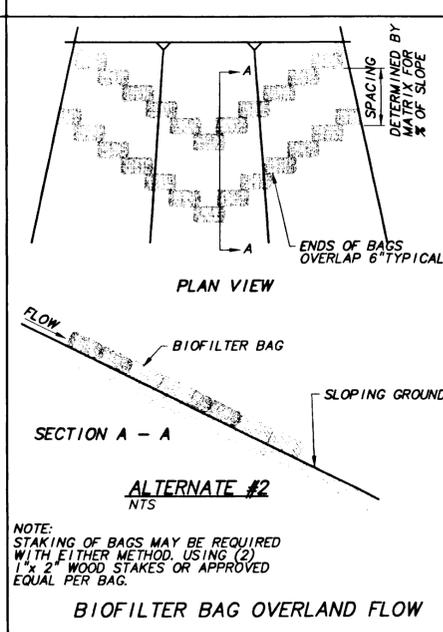
SEED MAY BE SOWN BY THE FOLLOWING METHOD:

HYDROSEEDING WHICH UTILIZES WATER AS THE CARRYING AGENT, AND MAINTAINS CONTINUOUS AGITATION THROUGH PADDLE BLADES. IT SHALL HAVE AN OPERATING CAPACITY SUFFICIENT TO AGITATE, SUSPEND AND MIX INTO A HOMOGENEOUS SLURRY OF THE SPECIFIED AMOUNT OF SEED AND WATER OR OTHER MATERIAL. DISTRIBUTION AND DISCHARGE LINES SHALL BE LARGE ENOUGH TO PREVENT STOPPAGE AND SHALL BE EQUIPPED WITH A SET OF HYDRAULIC DISCHARGE SPRAY NOZZLES WHICH WILL PROVIDE A UNIFORM DISTRIBUTION OF THE SLURRY.

GRASS SHALL BE SEEDDED AT THE RATE OF NOT LESS THAN ONE HUNDRED (100) POUNDS PER ACRE. SEED MIX SHALL INCLUDE:

DWARF GRASS MIX (LOW HEIGHT, LOW MAINTENANCE)
DWARF PERENNIAL RYEGRASS, 80% BY WEIGHT
CREEPING RED FESCUE, 20% BY WEIGHT
APPLICATION RATE 100 POUNDS MIN. PER ACRE

STANDARD HEIGHT GRASS MIX
ANNUAL RYEGRASS, 40% BY WEIGHT
TURF-TYPE FESCUE, 60% BY WEIGHT
APPLICATION RATE 100 POUNDS MIN. PER ACRE



FERTILIZER FOR GRASS SEED SHALL BE PER SUPPLIER'S RECOMMENDATIONS. DEVELOPMENT AREAS WITHIN 50 FEET OF WATER BODIES AND WETLANDS MUST USE A NON-PHOSPHORUS FERTILIZER.

THE EXACT TIME FOR SEEDING WILL BE DETERMINED BY ACTUAL WEATHER CONDITIONS. THE NORMAL SATISFACTORY PERIOD FOR SEEDING SHALL BE CONSIDERED BETWEEN MARCH 1 TO JUNE 1 UNLESS OTHERWISE AUTHORIZED BY THE CITY. CONTRACTOR MAY PERFORM SEEDING OPERATIONS FROM JUNE 1 TO SEPTEMBER 1 PROVIDED THAT HE WATERS THE NEW GRASS TO THE SATISFACTION OF THE OWNER.

HYDROSEEDING SHALL BE INITIATED AS SOON AS POSSIBLE AFTER GRADING OCCURS ON THE SITE.

THE CITY INSPECTOR MUST BE PRESENT WHEN SEEDING AND MULCH ARE APPLIED. IN AREAS OF STEEP SLOPES A TACTIFER AGENT OR NETTING AND ANCHORS SHALL BE USED.

ONCE THE HYDROSEEDING HAS BEEN APPLIED TO THE BARE TOP SOIL A MULCH LAYER SHALL BE UNIFORMLY APPLIED AT A DEPTH OF 2-3 INCHES.

HIGH QUALITY MIXED YARD DEBRIS COMPOST MATERIAL SHALL BE USED FOR A MULCH LAYER. FOR SLOPES LESS THAN 20% A FINE TO MEDIUM RANGE COMPOST SHALL BE USED, FOR GREATER THAN 20% A MORE COARSE COMPOST MULCH SHALL BE USED.

STRAW MULCH ALTERNATIVE CAN BE USED IF ANCHORED FIRMLY INTO THE GROUND BY HAND OR ROLLERS, CLEAT TACKS, ETC. AND IF STRAW IS WEEED FREE. SIMPLY SPREADING THE MATERIAL OUT OVER THE SITE IS NOT ACCEPTABLE.

WATER MUST BE PROVIDED DURING DRY MONTHS SO SEEDING IS GIVEN ADEQUATE MOISTURE TO ESTABLISH GRASS. AREAS WHICH FAIL TO ESTABLISH COVER MUST BE RE-SEEDDED AS SOON AS SUCH AREAS ARE IDENTIFIED.

WHEN DELAYS IN OPERATIONS CARRY THE WORK BEYOND THE MOST FAVORABLE PLANTING SEASON, OR WHEN WEATHER CONDITIONS ARE SUCH THAT SATISFACTORY RESULTS ARE NOT LIKELY TO BE OBTAINED FOR ANY STAGE OF THE SEEDING OPERATIONS, THE CONTRACTOR SHALL COVER THE BARE AREAS WITH MULCH AND SHALL SUSPEND THE SEEDING WORK AND IT SHALL BE RESUMED ONLY WHEN THE DESIRED RESULTS ARE LIKELY TO BE OBTAINED. IF OPERATIONS EXTEND PAST OCTOBER 1ST, CONTACT THE CITY OF WEST LINN.

THE CONTRACTOR SHALL PROTECT ALL SEEDING AREAS FROM EROSION UNTIL FINAL INSPECTION AND ACCEPTANCE HAS BEEN MADE. AREAS DAMAGED BY EROSION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.

GRASS COVER SHOULD BE ESTABLISHED BEFORE EROSION CONTROL MEASURES ARE REMOVED FROM THE SITE.

ADDITIONAL TEMPORARY EROSION CONTROL (DURING CONSTRUCTION):
BIO-FILTER BAGS WILL BE PLACED AT THE TOE OF ALL MAJOR FILL SLOPES WHEN NECESSARY TO PREVENT SILT FROM WASHING INTO EXISTING DRAINAGE WAYS. (SILTATION BARRIER)
TEMPORARY DITCHES WILL BE CONSTRUCTED AS NECESSARY TO ASSURE DRAINAGE IS CHANNIELED TO THE FACILITIES BEING PROVIDED.
BIO-FILTER BAGS WILL BE REQUIRED AT ALL STORM DRAINAGE INLETS UNTIL ROCKING OF STREET IS COMPLETED AND DISTURBED SLOPES STABILIZED BY HYDROSEEDING.

NOTES FOR SEDIMENT FENCE

THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST.

THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS WHERE FEASIBLE. THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 30 INCHES.

A TRENCH SHALL BE EXCAVATED, ROUGHLY 8 INCHES WIDE BY 12 INCHES DEEP, UPSLOPE AND ADJACENT TO THE WOOD POST TO ALLOW THE FILTER FABRIC TO BE BURIED.

WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRE OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 20 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 30 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.

WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF THE ABOVE STANDARD NOTE FOR STANDARD STRENGTH FILTER FABRIC APPLYING.

SEDIMENT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

SEDIMENT FENCES SHALL BE INSPECTED BY APPLICANT/CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
AT NO TIME SHALL MORE THAN A ONE FOOT DEPTH SEDIMENT BE ALLOWED TO ACCUMULATE BEHIND A SEDIMENT FENCE, SEDIMENT SHOULD BE REMOVED OR REGRADED INTO SLOPES AND THE SEDIMENT FENCES REPAIRED AND RE-ESTABLISHED AS NEEDED. SEDIMENT FENCE SPACING SHALL BE IN ACCORDANCE WITH THE EROSION CONTROL MATRIX.

GRADING NOTES

ALL ELEVATIONS AND GRADE LINES SHOWN ON THE PLANS ARE FINISHED GRADE OF PAVED AREAS OR FINISHED GROUND LINE

GRADING SHALL BE TO SUBGRADE. OUTSIDE PAVED, GRAVEL OR WALL AREAS, UNLESS SHOWN OTHERWISE ON THE PLANS, THE TOP 6 INCHES SHALL BE TOPSOIL APPROVED FOR PLACEMENT BY THE ENGINEER

SOFT SPOTS IN THE SUBGRADE OF PAVED AREAS WILL BE EXCAVATED TO A DEPTH OF 18 INCHES AND BACKFILLED WITH 4"-0" CRUSHED ROCK, COMPACTED AS DIRECTED BY THE ENGINEER AND CITY CONSTRUCTION MANAGER.

PERMITS REQUIRED TO HAUL MATERIAL FROM THE SITE SHALL BE OBTAINED BY THE CONTRACTOR FROM THE COUNTY, STATE, AND OTHER AGENCIES AS NEEDED. ALL FLAGGING AND TRAFFIC CONTROL REQUIRED SHALL BE PROVIDED BY THE CONTRACTOR. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL (BY THE CITY) BEFORE ANY WORK STARTS.

CONTRACTOR TO BE RESPONSIBLE FOR DUST CONTROL DURING CONSTRUCTION.

EROSION CONTROL MATRIX

EROSION MEASURES	1	2	3	4	5	6	7	8	9	10	11	12	13	14
GRAVEL CONSTRUCTION ENTRANCE														
SEDIMENT FENCE/BARRIER AT TOE OF DISTURBED AREA OR STOCKPILE														
SIDEWALK SUBGRADE GRAVEL BARRIER (SITE SLOPES TO STREET AT <5% GRADE) ALTERNATE TO #2														
UNDISTURBED BUFFER AT TOE OF DISTURBED AREAS (ALTERNATE TO #2) (SITE SLOPES <10%)														
SEDIMENT FENCE OR BARRIER INSTALLED ON CONTOURS (SPACING)														
TEMP. INTERCEPTOR DIKES/SWALES AROUND ACTIVE WORK AREAS														
CATCH BASINS														
STORM DRAIN INLET PROTECTION BARRIER														
6-MIL PLASTIC SHEET COVER														
2"- MIN. STRAW MULCH COVER														
ESTABLISH GRASS														
EROSION BLANKETS WITH ANCHORS														
SEDIMENT TRAP OR POND														
RE-ESTABLISH VEGETATION OR LANDSCAPE PER OTHER MEASURES OF EROSION CONTROL MEASURES														
SITE SITUATION														
SINGLE FAMILY/ DUPLEX RESIDENTIAL														
SLOPE <2%	X	X	A(2)											X
SLOPE >2%	X	X		A(2)										X
STOCK PILES									0					
COMMERCIAL, SUBDIVISION														
LARGE SITE CONSTRUCTION														
SITE SLOPE <2%	X	X												X
SITE SLOPE <10%	X	X		A(2)	X300'									X
SITE SLOPE <15%	X	X			X150'									X
SITE SLOPE <20%	X	X			X100'									X
SITE SLOPE <30%	X	X			X 50'									X
SITE SLOPE <50%	X	X			X 25'									X
STOCK PILE SLOPE >50%	X	X			X 25'									X
UTILITIES CONSTRUCTION														
CATCH BASIN DRAINAGE														
DITCH DRAINAGE								X	X					X
STOCK PILES														
STOCK PILES									0					
DITCHES/SWALES (CONSTRUCTION/PROTECTION)	X													X

KEY: X = BASE MEASURE A = ALTERNATE TO BASE MEASURE INDICATED IN PARENTHESIS # = OPTIONAL BASE MEASURE CAN USE AS APPLICABLE
* = SUPPLEMENTAL WET WEATHER MEASURE (NOVEMBER 1-APRIL 30) 0 = ALTERNATE WET WEATHER MEASURE TO *

Date 12/29/99
Designed MFK
Drawn MFK 6/7/00
Checked By Date

REVISIONS BY APPD. DATE

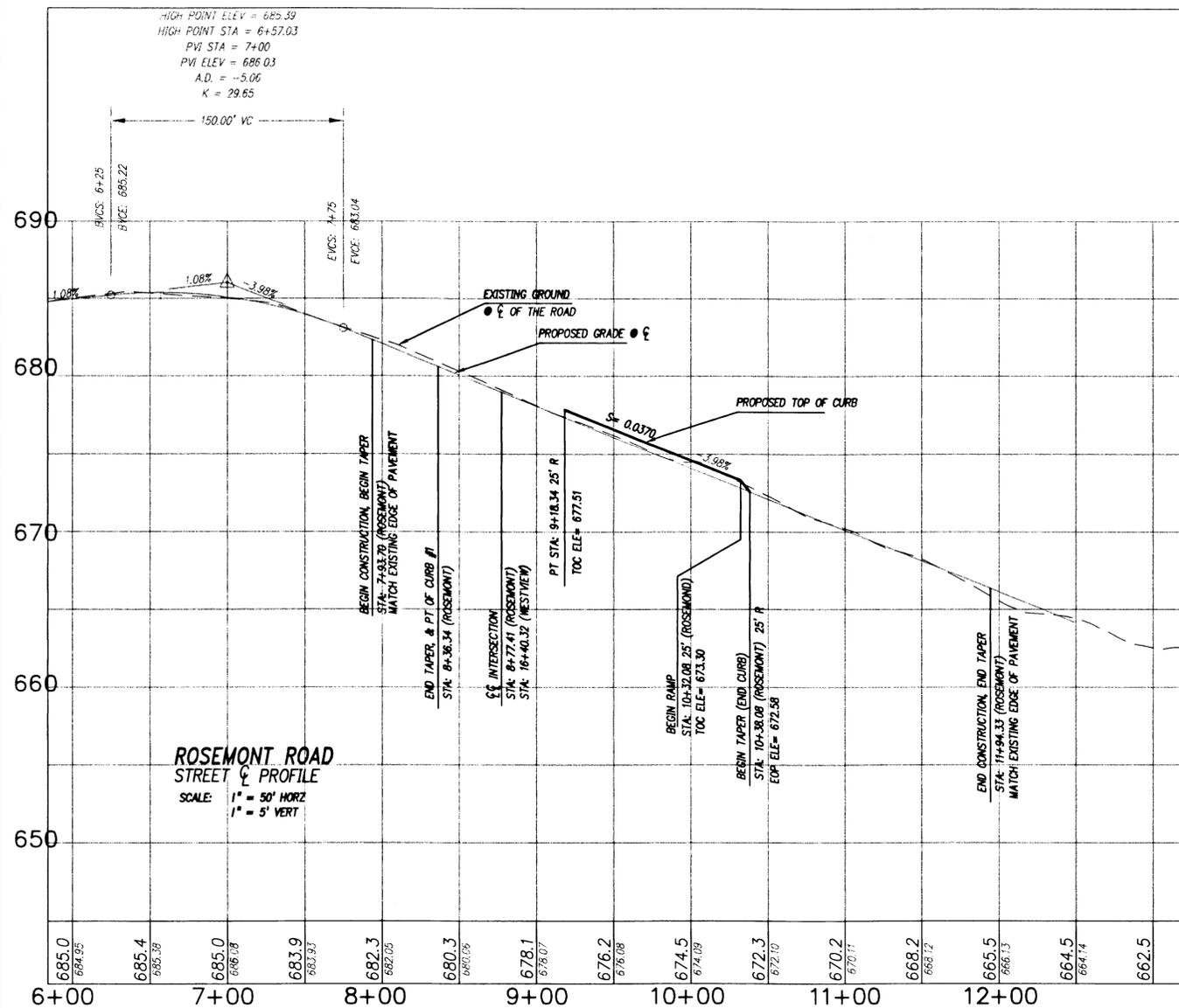
REGISTERED PROFESSIONAL ENGINEER
17447
SEPTEMBER 28, 1994
M. FARES KEKHIA
EXPIRES JUNE 30, 2001

Rosemont Summit I Subdivision
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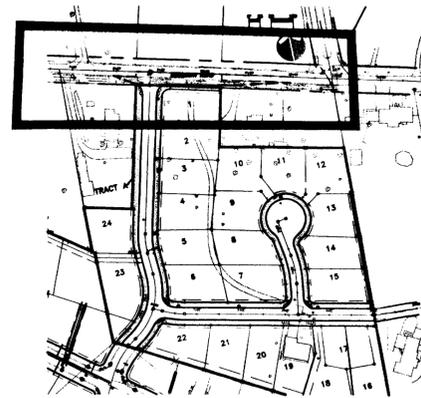
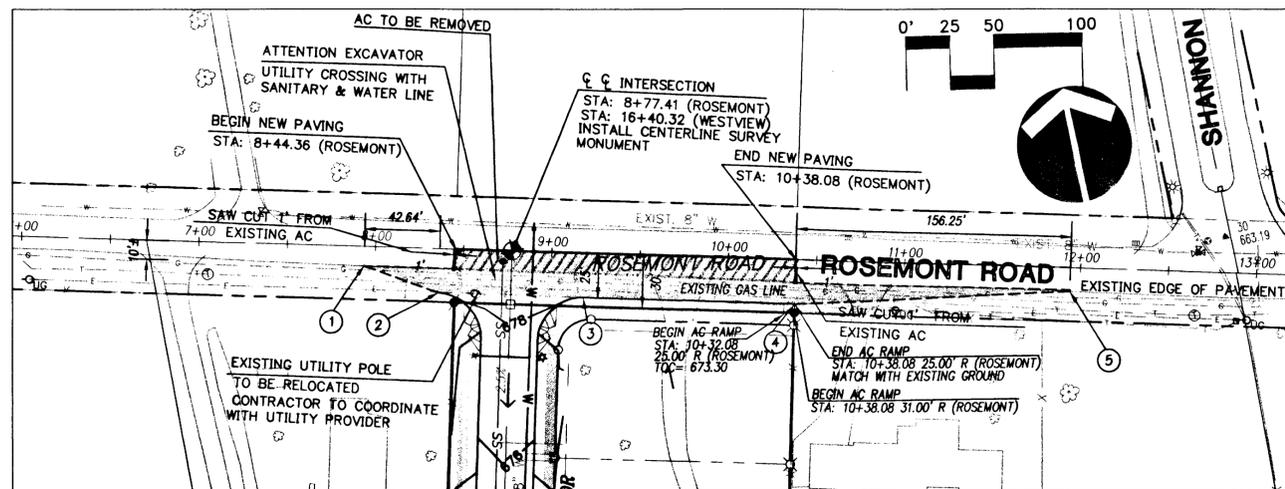
West Linn, Oregon
EROSION CONTROL NOTES AND DETAILS

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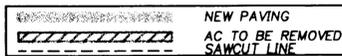


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DATE 6/7/00 BY WJK



HALF STREET IMPROVEMENT

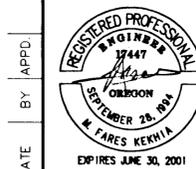
SCALE: 1" = 50' HORIZ.



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SC05

- STREET CONSTRUCTION NOTES**
- ① STA: 7+93.70 11.10' R (ROSEMONT)
BEGINNING CONSTRUCTION, SAWCUT.
BEGIN TAPER.
 - ② STA 8+36.34 25' R (ROSEMONT)
END TAPER.
TOC ELE= 680.75
 - ③ STA 9+18.34 25' R (ROSEMONT)
BEGIN NEW CURB & GUTTER
TOC ELE= 677.51
 - ④ STA 10+38.08 25' R (ROSEMONT)
END NEW CURB AND GUTTER, SIDEWALK
BEGIN TAPER
TOC ELE= 673.08
 - ⑤ STA : 11+94.33 13.43' R (ROSEMONT)
END CONSTRUCTION, END TAPER.

Date	12/29/99
Designed	MFK
Drawn	MFK 6/7/00
Checked By	RK



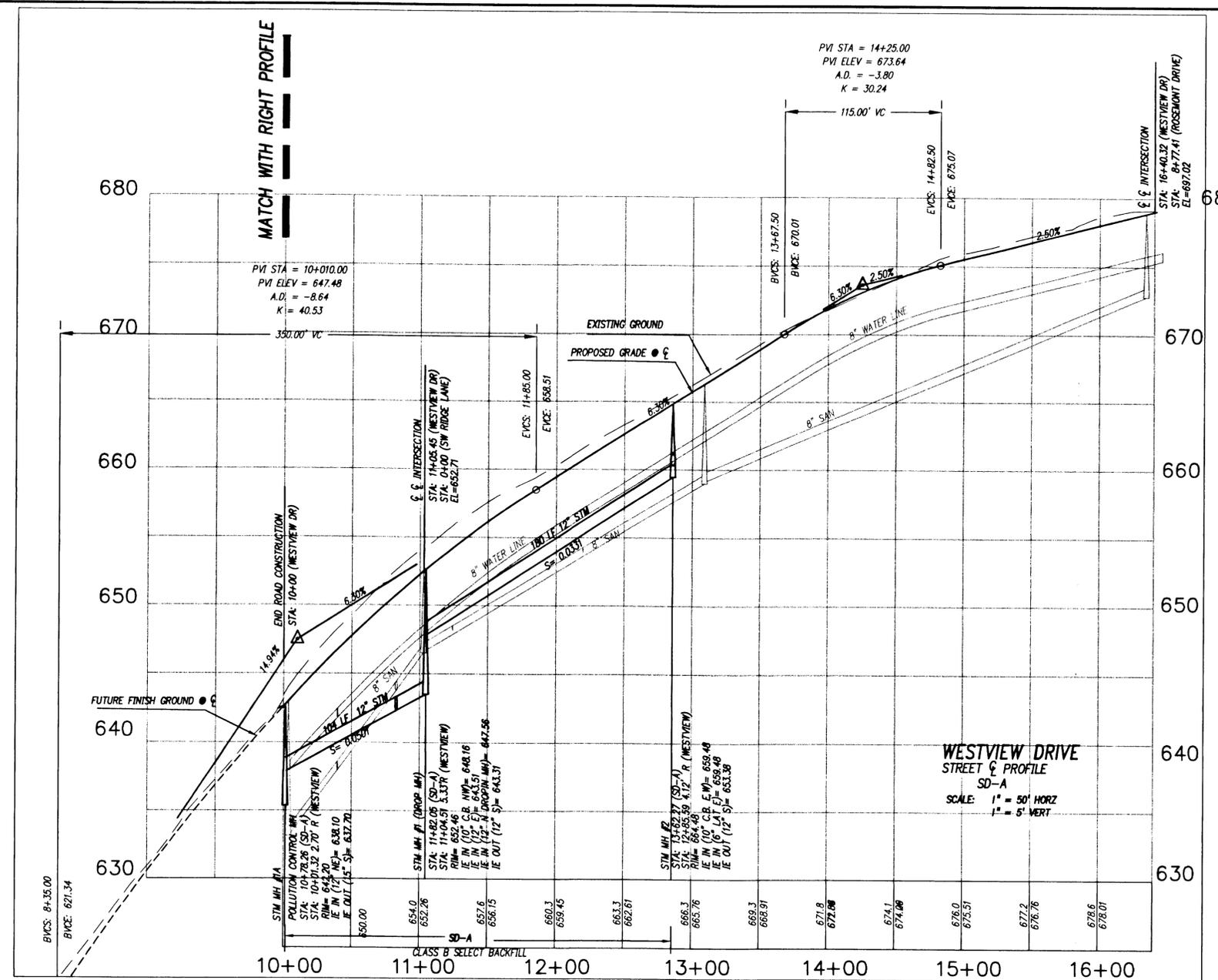
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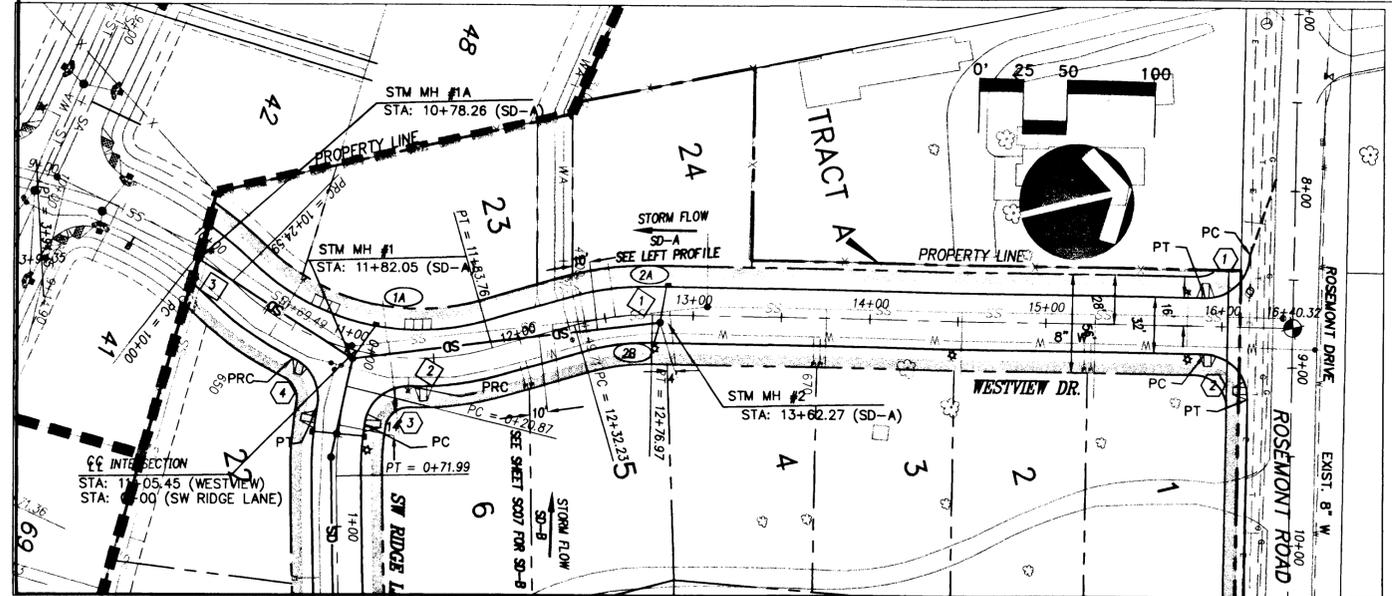
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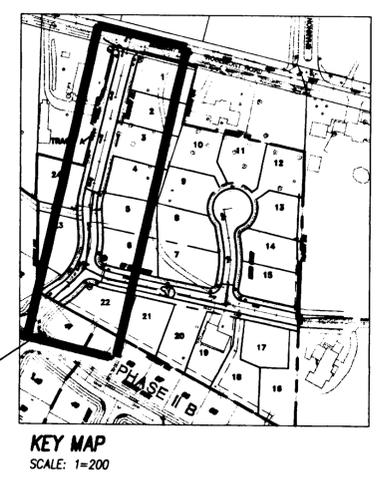
- CATCH BASIN INFORMATION**
- 1A STA: 11+14.03 16.00' L (WESTVIEW DR)
 TOC: 654.08
 IE OUT: 648.58
 23 LF 10" STM
 S = 0.0200
 - 2A STA: 12+85.59 16.00' L (WESTVIEW DR)
 TOC: 665.36
 IE OUT: 660.61
 20 LF 10" STM
 S = 0.0565
 - 2B STA: 12+85.59 16.00' R (WESTVIEW DR)
 TOC: 664.97
 IE OUT: 659.97
 12 LF 10" STM
 S = 0.0405

CENTERLINE CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	150.00	44.74	22.54	17°05'16"
2	150.00	159.17	88.00	60°47'57"
3	200.00	24.59	12.31	7°02'36"



- CURB INFORMATION (T.O.C ELEVATION)**
- 1 PC AT STA: 8+36.34 25' R (ROSEMONT DR)
 R = 25.00' PC: 880.75
 L = 39.30' 1/4: 880.03
 Δ = 90°4'35" 1/2: 878.31
 3/4: 878.59
 PT: 877.87
 PT AT STA: 15+90.27 16' L (WESTVIEW DR)
 - 2 PC AT STA: 15+90.27 16' R (WESTVIEW DR)
 R = 25.00' PC: 677.87
 L = 39.24' 1/4: 678.03
 Δ = 89°55'25" 1/2: 678.02
 3/4: 677.85
 PT: 677.51
 PT AT STA: 9+18.34 25' R (ROSEMONT DR)
 - 3 PC AT STA: 0+40.70 14' L (SW RIDGE LANE)
 R = 25.00' PC: 652.06
 L = 36.50' 1/4: 652.42
 Δ = 83°39'29" 1/2: 653.37
 3/4: 654.47
 PRC: 655.29
 PRC AT STA: 11+36.93 16' R (WESTVIEW DR)
 - 4 PRC AT STA: 10+75.05 16' R (WESTVIEW DR)
 R = 25.00' PRC: 650.19
 L = 32.50' 1/4: 650.92
 Δ = 74°29'41" 1/2: 651.62
 3/4: 652.03
 PT: 652.11
 PT AT STA: 0+34.45 14' R (SW RIDGE LANE)



WESTVIEW DR
SCALE: 1" = 50' HORIZ

1
SC06

12/29/99
Date
MFK
Designed
RK
Drawn
MFK 6/7/00
Checked By Date

REVISIONS
BY
DATE
NO.

APPD.
BY
DATE
NO.

REGISTERED PROFESSIONAL
ENGINEER
17447
M. FARRIS KEVHIA
SEPTEMBER 28, 1994
EXPIRES JUNE 30, 2001

Rosemont Summit I Subdivision

West Linn, Oregon

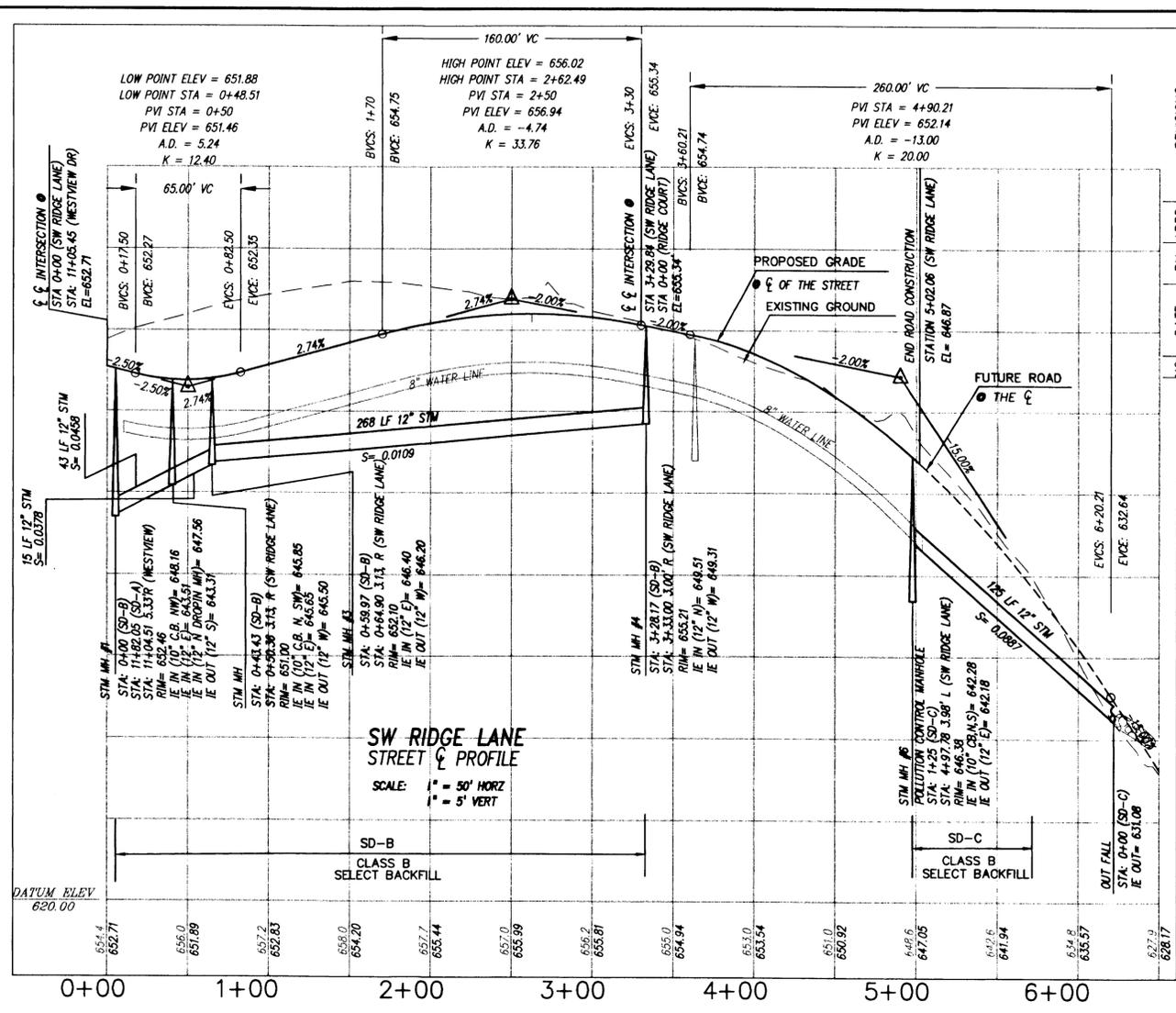
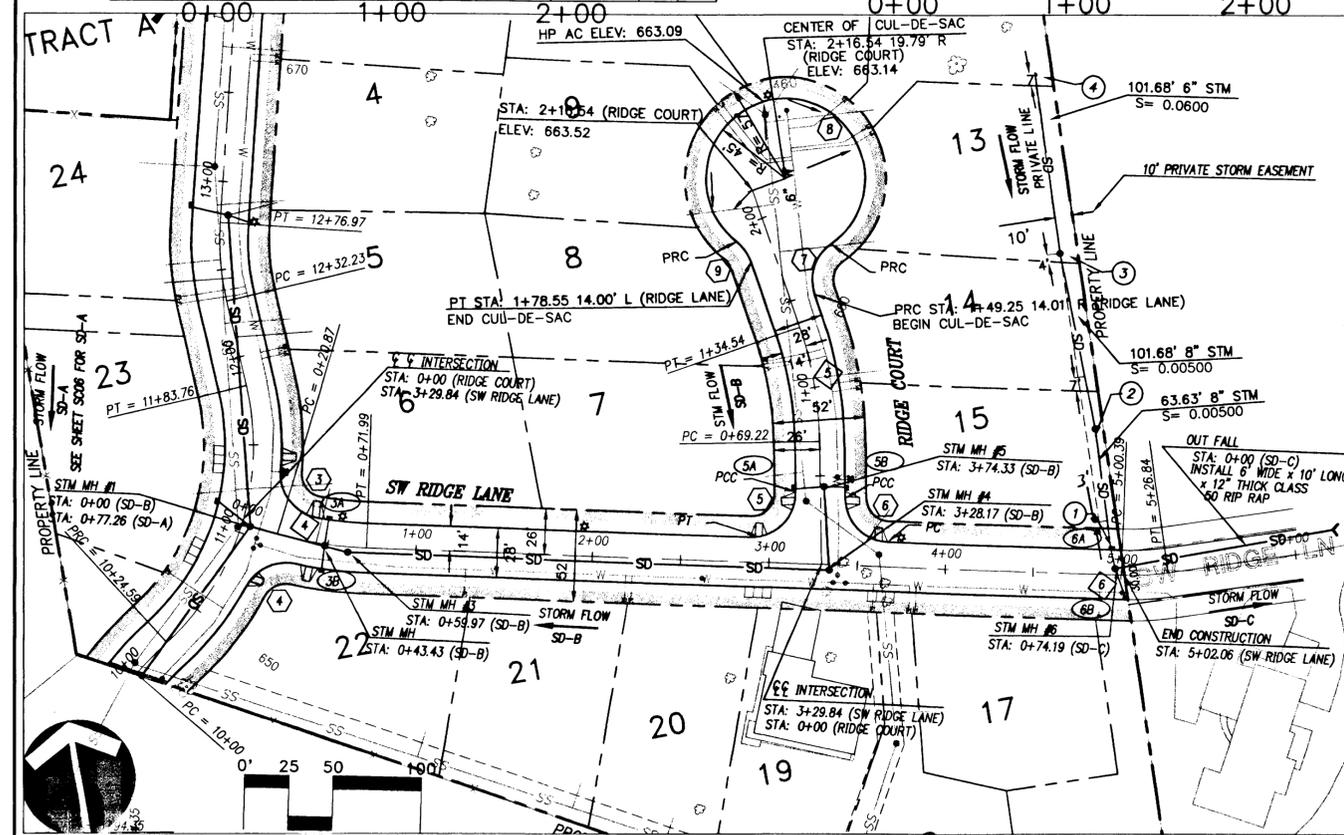
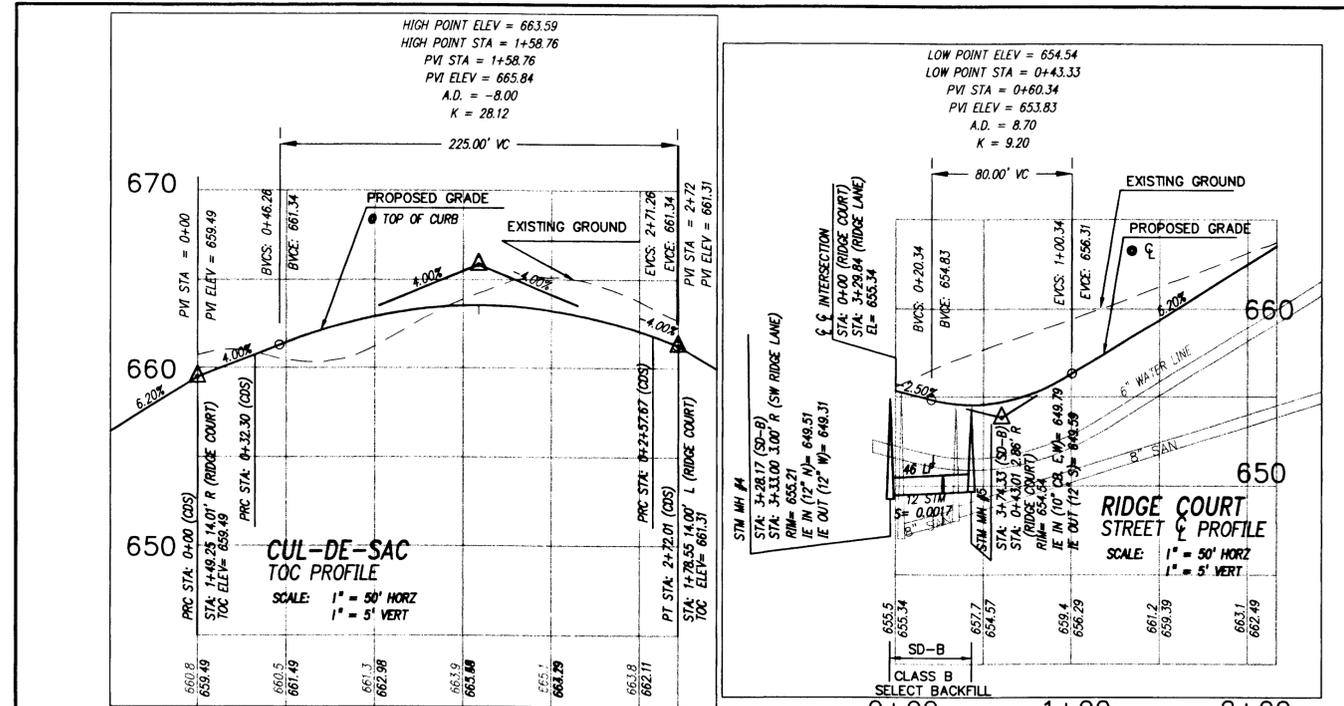
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STREET AND STORM PLAN & PROFILE
WESTVIEW DR.

otak
Incorporated

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Phone: (503) 635-3618
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CATCH BASIN INFORMATION

3A	STA: 0+48.51 14.00' L (RIDGE LANE) TOC: 652.71 IE OUT: 647.01 17 LF 10" STM S = 0.0768	3B	STA: 0+48.51 14.00' R (RIDGE LANE) TOC: 652.60 IE OUT: 646.60 15 LF 10" STM S = 0.0577
5A	STA: 0+43.33 14.00' L (RIDGE COURT) TOC: 655.19 IE OUT: 649.84 17 LF 10" STM S = 0.0030	5B	STA: 0+43.33 14.00' R (RIDGE COURT) TOC: 655.25 IE OUT: 649.65 11 LF 10" STM S = -0.0127
6A	STA: 4+94.42 14.00' L (RIDGE LANE) TOC: 648.44 IE IN (8" N): 642.54 IE OUT (10" S): 642.44 11 LF 10" STM S = 0.0145	6B	CATCH BASIN STA: 5+03.14 14.00' R (RIDGE LANE) TOC: 646.48 RIM: 646.48 IE OUT: 642.58 19 LF 10" STM S = 0.0158

CURB INFORMATION (T.O.C ELEVATION)

3	SEE SHEET 5006	4	SEE SHEET 5006
5	PCC AT STA: 0+41.03 14' L (RIDGE COURT) R = 25.00' L = 40.54' Δ = 92°54'36" PT AT STA: 2+88.81 14' L (SW RIDGE LANE)	6	PCC AT STA: 0+37.07 14' R (RIDGE COURT) R = 25.00' L = 38.00' Δ = 87°05'24"

PRIVATE STORM SEWER CONSTRUCTION NOTES

- STA: 0+00 (SD-PR) CLEANOUT (PRIVATE) IE OUT (8" S) = 642.74
- STA: 0+63.63 (SD-PR) CLEANOUT (PRIVATE) RIM = 650.83 IE IN (8" N) = 643.26 IE OUT (8" S) = 643.06
- STA: 1+65.31 (SD-PR) CLEANOUT (PRIVATE) RIM = 651.30 IE IN (6" N) = 643.97 IE OUT (8" S) = 643.77
- STA: 2+67.00 (SD-PR) END OF PRIVATE LINE IE OUT (6" S) = 650.07

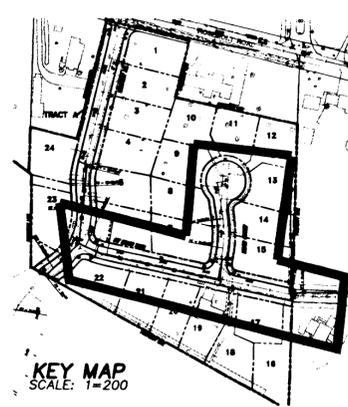
CENTERLINE CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
4	200.00	51.13	25.70	14°38'49"
5	206.00	65.32	32.94	18°10'04"
6	150.00	26.44	13.26	10°06'04"

CUL-DE-SAC CURB INFORMATION (T.O.C ELEVATION)

- PRC AT STA: 1+49.25 14.01' R (RIDGE COURT) R = 25.00' L = 32.30' Δ = 74°02'09"
- PRC AT STA: 1+73.27 32.14' R (RIDGE COURT) R = 45.00' L = 225.36' Δ = 286°56'2"
- PRC AT STA: 1+73.27 32.14' R (RIDGE COURT) R = 25.00' L = 14.34' Δ = 32°52'21"
- PT AT STA: 1+78.55 14.00' L (RIDGE COURT) STA: 2+72.01 (CDS)

"AS-BUILT"
DATE 6/7/00 BY WJK



12/29/99
Date
Designed MFK
Drawn MFK 6/7/00
Checked By Date
REVISIONS
NO. DATE BY APP'D

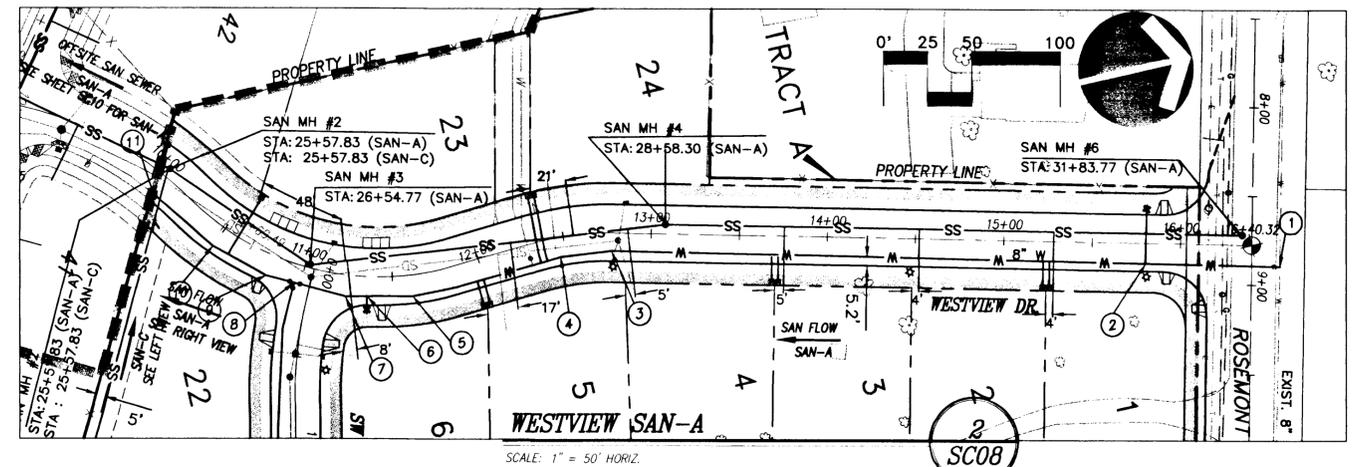
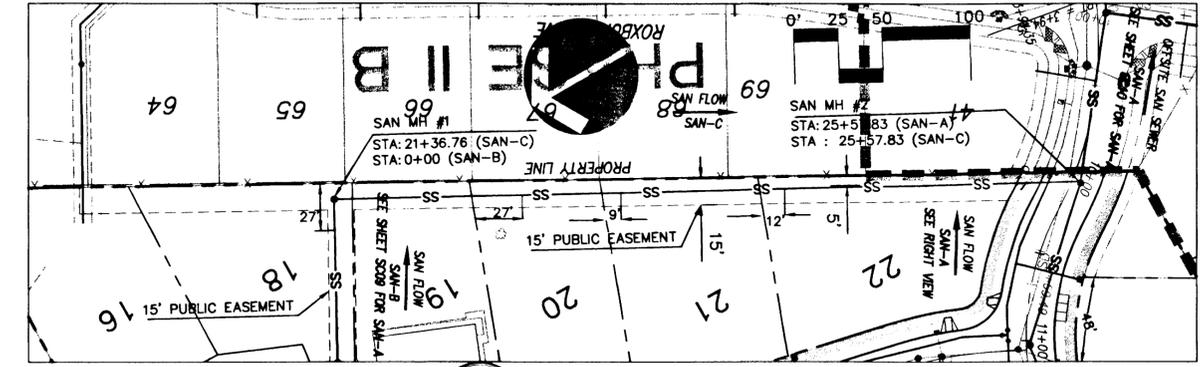
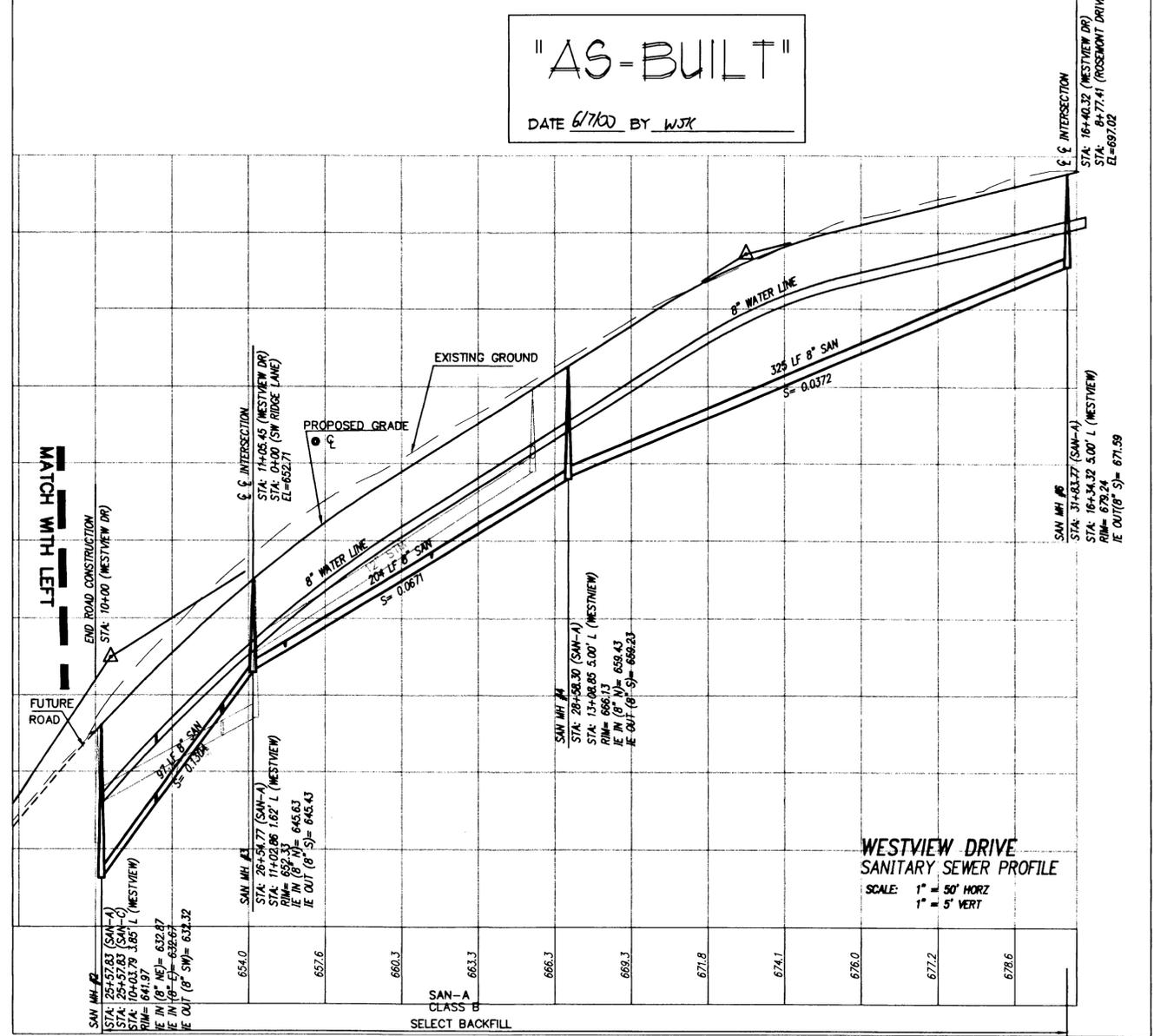
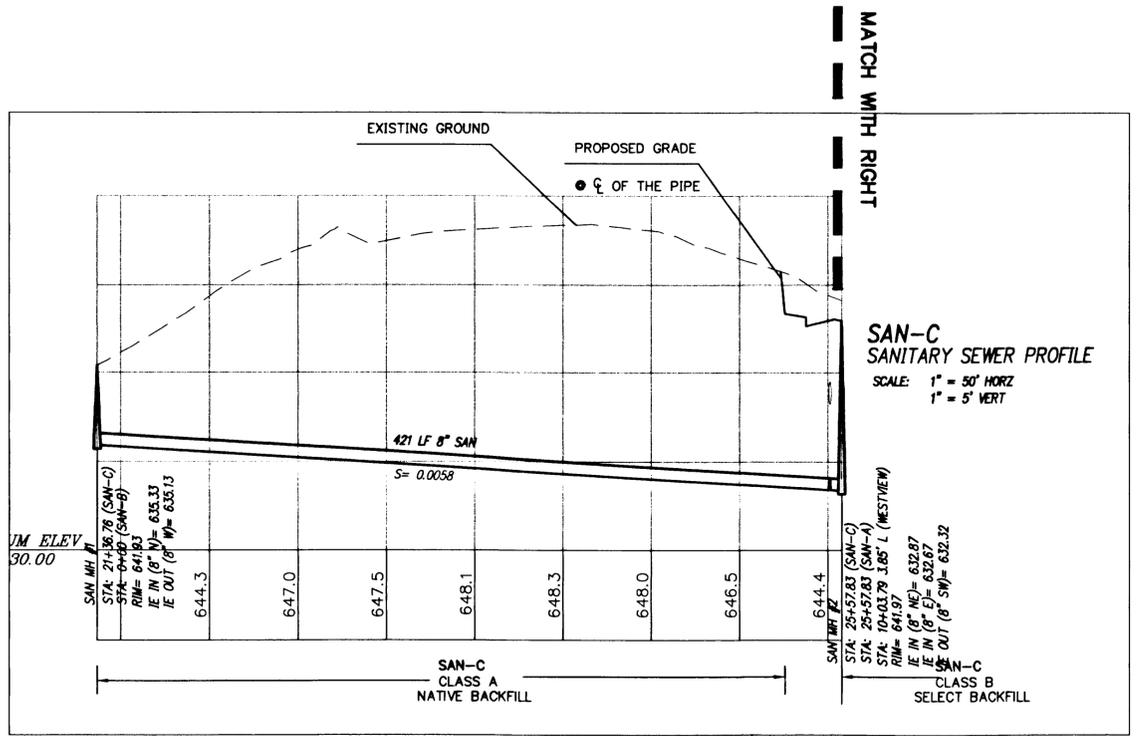


Rosemont Summit I Subdivision
Emerald Development Company
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(503) 641-5102

West Linn, Oregon
STREET AND STORM PLAN & PROFILE -
RIDGE LANE & RIDGE COURT

otak
Incorporated
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WATERLINE CONSTRUCTION NOTES

- ① STA: 8+89.47 16.01' L (ROSEMONT DR) CONNECT TO EXISTING WATER LINE. INSTALL 8" GATE VALVE, INSTALL 8" HOT TAP WITH STAINLESS STEEL TAPPING SLEEVE "JCM OR MUELLER"
- ② STA: 15+80.27 11.69' R (WESTVIEW DR) INSTALL FIRE HYDRANT
- ③ STA: 12+77.65 10.26' R (WESTVIEW DR) INSTALL BEND 11.25 WITH DEFLECTION ANGLE 8° 10'11"
- ④ STA: 12+46.45 11.38' R (WESTVIEW DR) INSTALL 11.25 BEND WITH DEFLECTION ANGLE 9°11'31"
- ⑤ STA: 11+60.34 12.00' R (WESTVIEW DR) INSTALL 11.25 BEND WITH DEFLECTION ANGLE 11°15'22"
- ⑥ STA: 11+36.08 11.02' R (WESTVIEW DR) INSTALL FIRE HYDRANT
- ⑦ STA: 11+24.82 12.00 R (WESTVIEW DR) INSTALL 11.25 BEND WITH DEFLECTION ANGLE 15°15'11"
- ⑧ STA: 10+96.98 10.46' R (WESTVIEW DR) INSTALL TEE 8"x8", AND 3-8" GATE VALVE
- ⑨ STA: 10+81.64 12.00' R (WESTVIEW DR) INSTALL 11.25 BEND WITH DEFLECTION ANGLE 14°19'29"
- ⑩ STA: 10+49.82 12.00 (WESTVIEW DR) INSTALL BEND 11.25 WITH DEFLECTION ANGLE 11°49'5"
- ⑪ STA: 10+05.09 11.92' R (WESTVIEW DR) INSTALL 4" BLOWOFF SEE DETAIL ON SHEET SC13

"AS-BUILT"
DATE 6/7/00 BY WJK

12/29/99
Date
MFK
Designed
RK
Drawn
MFK 6/7/00
Checked By Date

REVISIONS
BY
DATE
NO

REGISTERED PROFESSIONAL ENGINEER
17447
SEPTEMBER 28, 1991
M. FARIS KEKWA
EXPIRES JUNE 30, 2001

Rosemont Summit I Subdivision
West Linn, Oregon

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SANITARY SEWER AND WATER PLAN & PROFILE - WESTVIEW DRIVE

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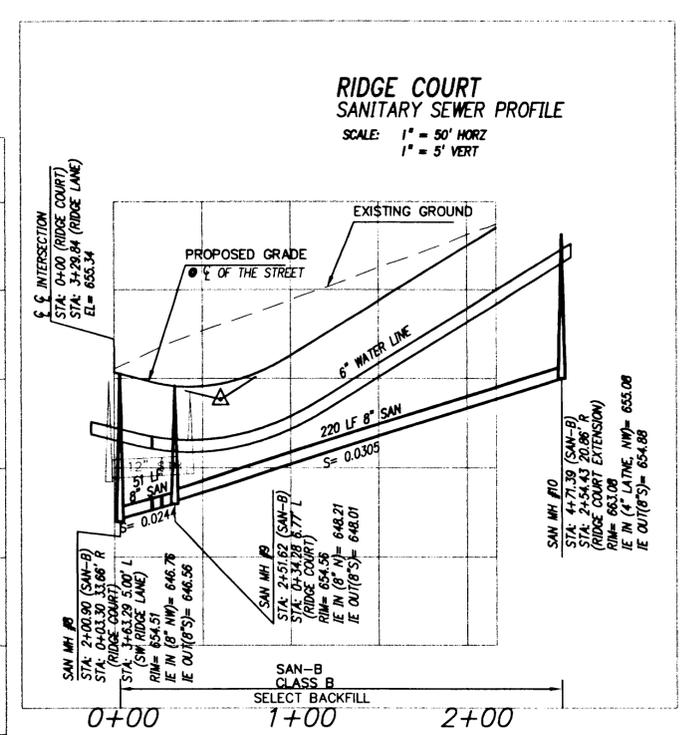
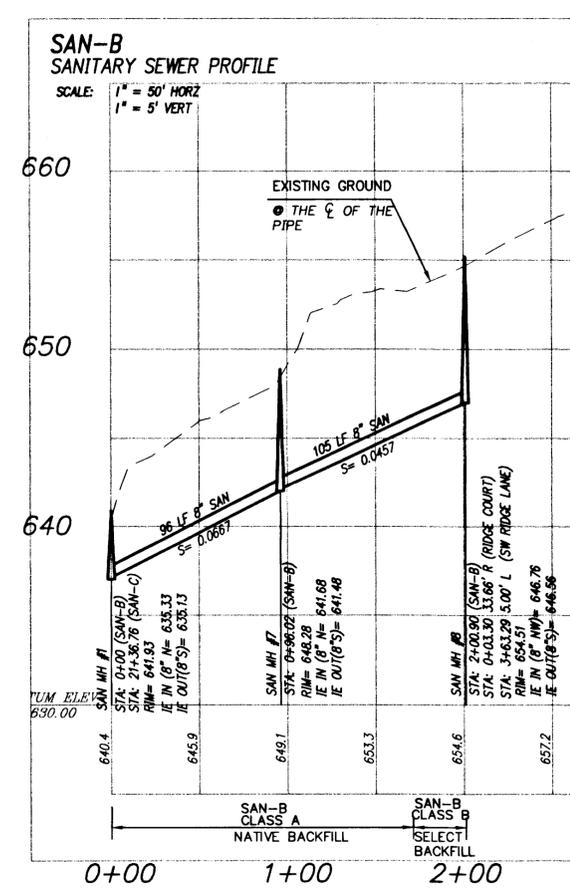
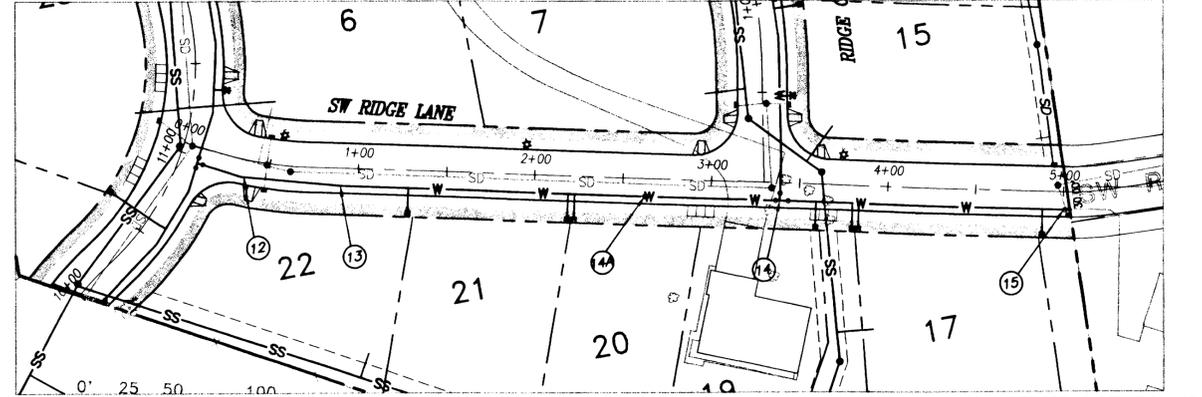
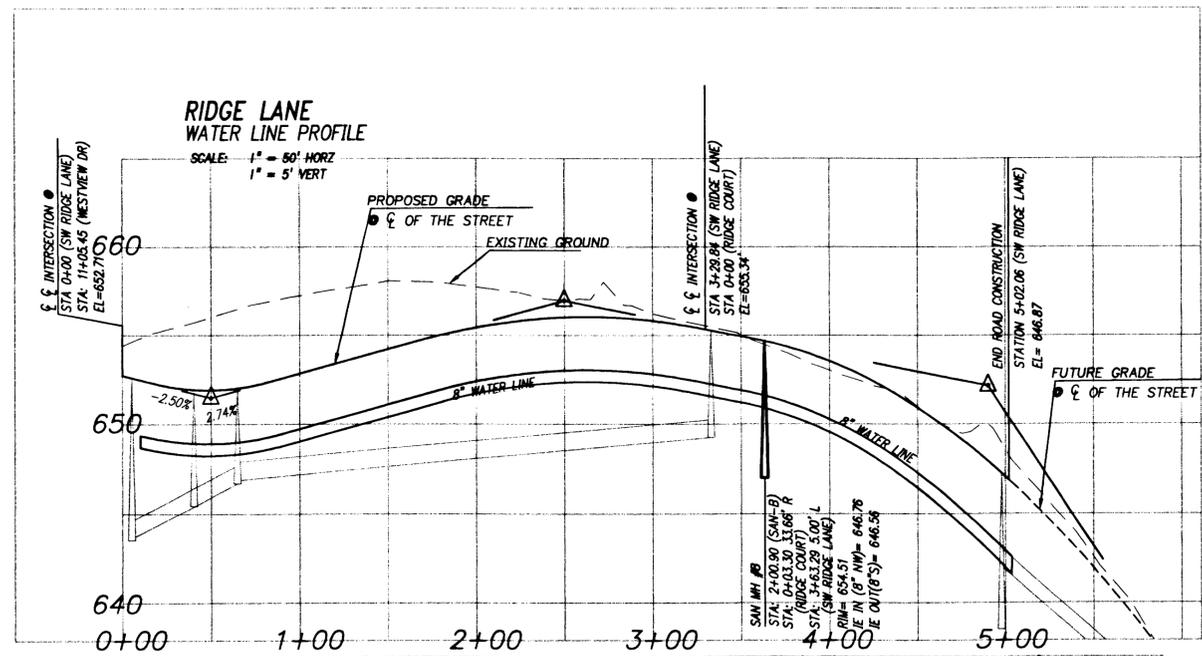
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 SANITARY SEWER AND WATER
 PLAN & PROFILE - RIDGE COURT



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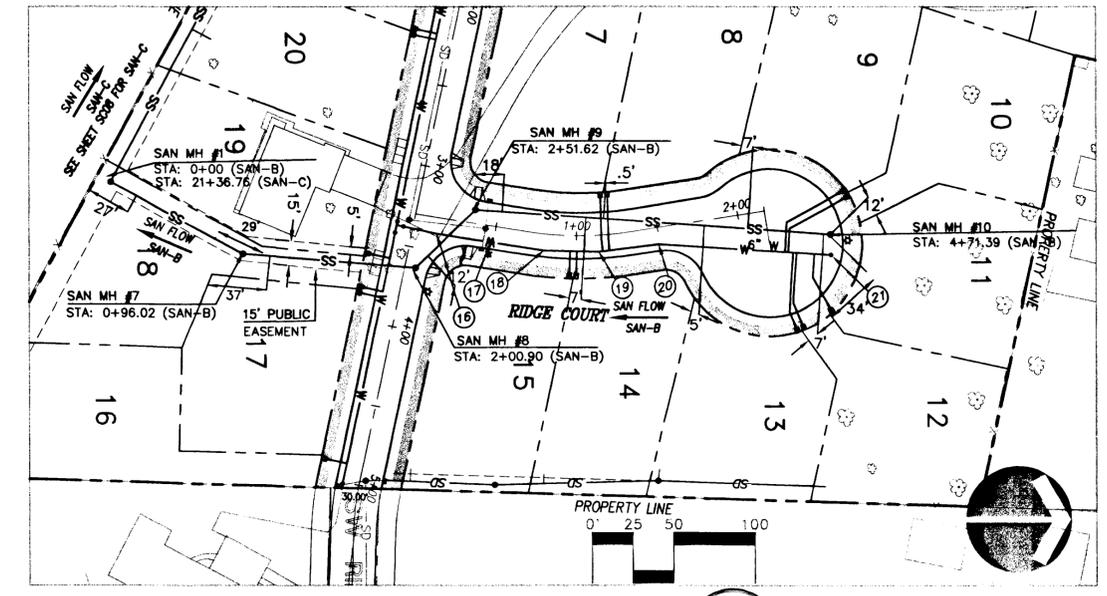
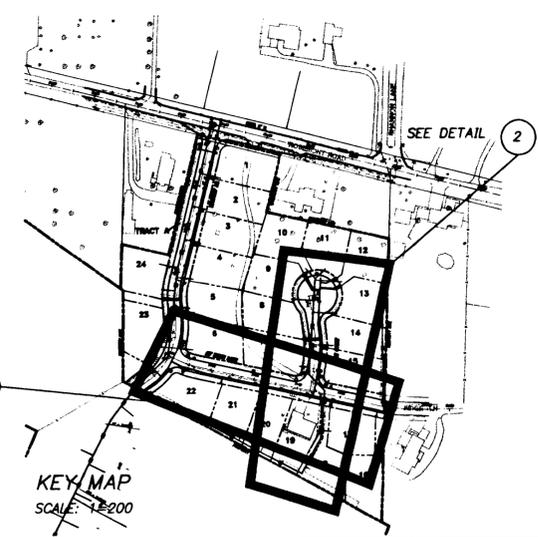
SW RIDGE LANE WATER NOTES
 SCALE: 1" = 50' HORIZ
 1 SC09

SANITARY SEWER LATERAL TABLE
 Sanitary Sewer SAN-B

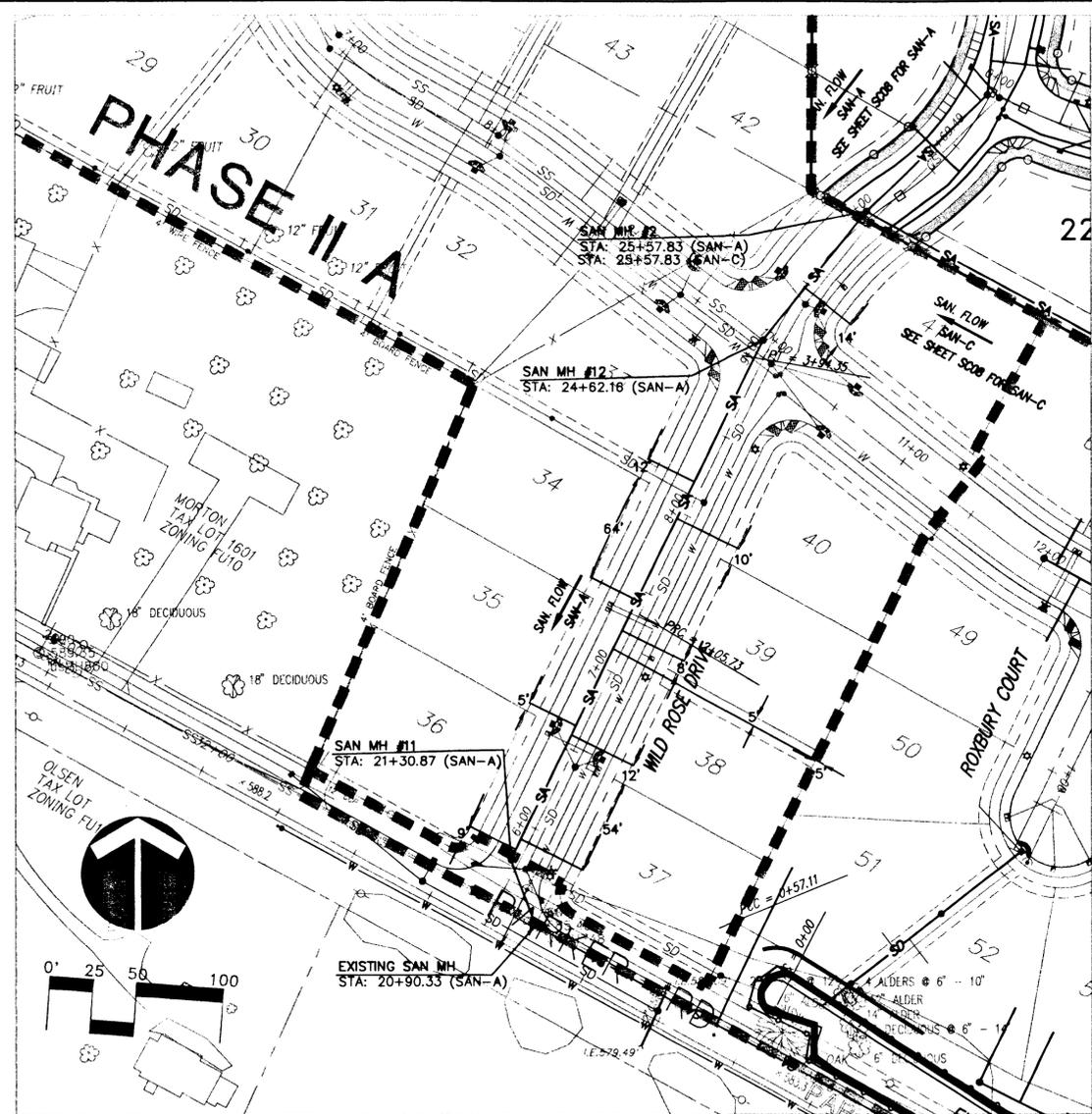
Lot No.	Sewer Station	Length (l.f.)	Invert main	Slope
7	2+66	23	648.65	0.0200
8	3+37	22	650.81	0.1100
9	4+20	50	653.35	0.0600
10	MH #10	32	655.08	0.0800
11	MH #10	32	655.08	0.0200
12	4+66	61	654.72	0.0200
13	3+94	54	652.55	0.0200
14	3+23	50	650.39	0.0200
15	2+10.24	24	646.97	0.0200
17	1+01.04	21	641.91	0.0200
18	15+00	11	636.33	0.0200
19	0+77	1	640.47	0.0200

WATERLINE CONSTRUCTION NOTES

- (12) STA: 0+35.47 10.00' R (SW RIDGE LANE) INSTALL 11.25 BEND WITH DEFLECTION ANGLE 11°55'39"
- (13) STA: 0+81.89 10.00' R (SW RIDGE LANE) LINE TO BE DEFLECTED 3°34'0"
- (14) STA: 2+62.48 10.00' R (SW RIDGE LANE) INSTALL AIR RELEASE
- (14) STA: 3+39.09 10.00' R (SW RIDGE LANE) INSTALL TEE 8"x8", 3"-8" GATE VALVE
- (15) STA: 5+03.66 10.00' R (SW RIDGE LANE) INSTALL 8" GATE VALVE AND 4" BLOWOFF
- (16) STA: 0+14.52 10.00' R (RIDGE COURT) LINE TO BE DEFLECTED 3°11'42"
- (17) STA: 0+47.83 10.00' R (RIDGE COURT) INSTALL FIRE HYDRANT, INSTALL 8"x6" REDUCER
- (18) STA: 0+80.63 10.00' R (RIDGE COURT) INSTALL 11.25 BEND WITH DEFLECTION ANGLE 7°24'77"
- (19) STA: 1+13.07 10.00' R (RIDGE COURT) INSTALL 11.25 BEND WITH DEFLECTION ANGLE 8°39'50"
- (20) STA: 1+49.25 10.01' R (RIDGE COURT) INSTALL 11.25 BEND WITH DEFLECTION ANGLE 10°41'33"
- (21) STA: 1+45.41 6.74' L (CUL-DE-SAC) INSTALL BLOW OFF



SAN-B
 SCALE: 1" = 50' HORIZ
 2 SC09



OFF-SITE SANITARY LINE

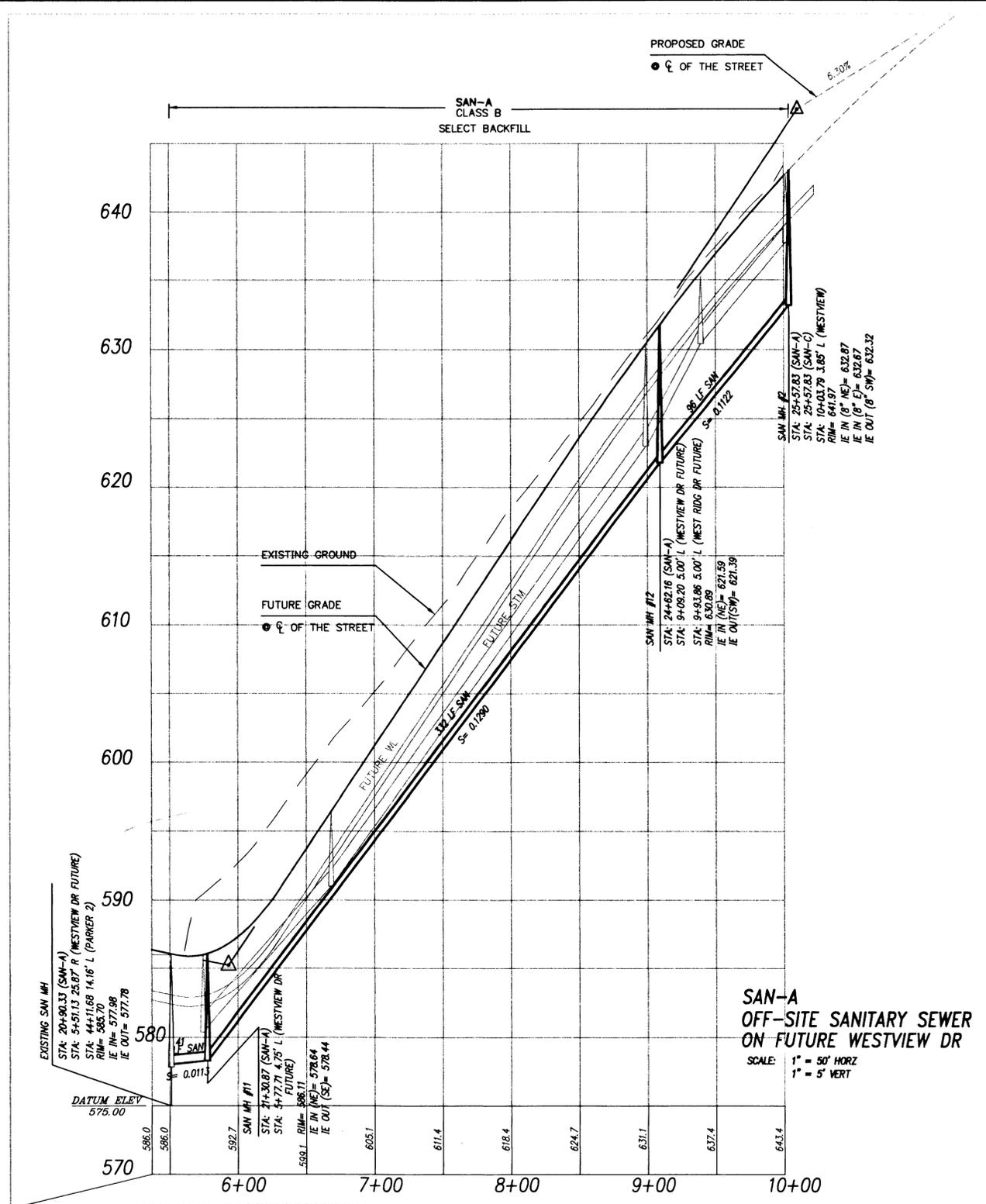
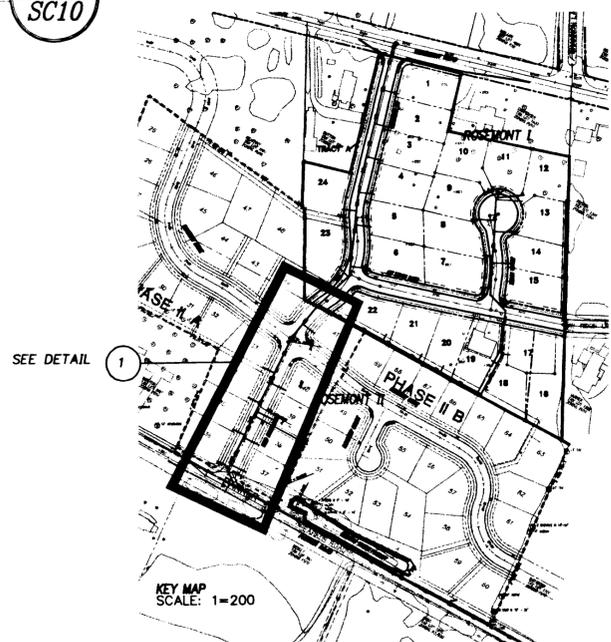
SCALE: 1" = 50' HORIZ
1" = 5' VERT.

1
SC10

SANITARY SEWER LATERAL TABLE
Sanitary Sewer SAN-A

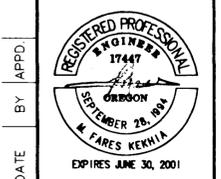
Lot No.	Sewer Station	Length (l.f.)	Invert main	Slope
33	23+72	28	610.01	0.0200
40	23+49	38	607.00	0.0200
41	25+01	32	626.54	0.0200
34	22+97	28	600.21	0.0200
35	22+16	28	589.63	0.0200
36	21+37	28	579.30	0.0200
39	22+77	38	597.60	0.0200
38	22+10	38	588.84	0.0200
37	21+44	38	580.21	0.0200
50	22+65	138	596.03	0.0200

NOTE: INSTALL TEES FOR FUTURE SANITARY SEWER LATERAL CONNECTION



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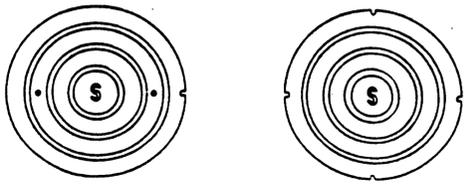
Date 12/29/99
Designed MFK
Drawn RK
Checked By MFK 6/7/00
Checked By Date



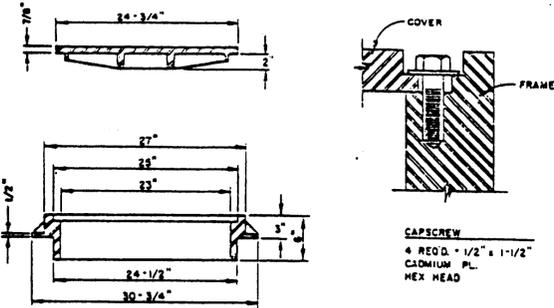
Rosemont Summit I Subdivision
West Linn, Oregon
OFF-SITE SANITARY SEWER
PLAN & PROFILE
Emerald Development Company
14355 S.W. Allen Blvd., Suite 210
Beaverton, Oregon 97005
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Incorporated
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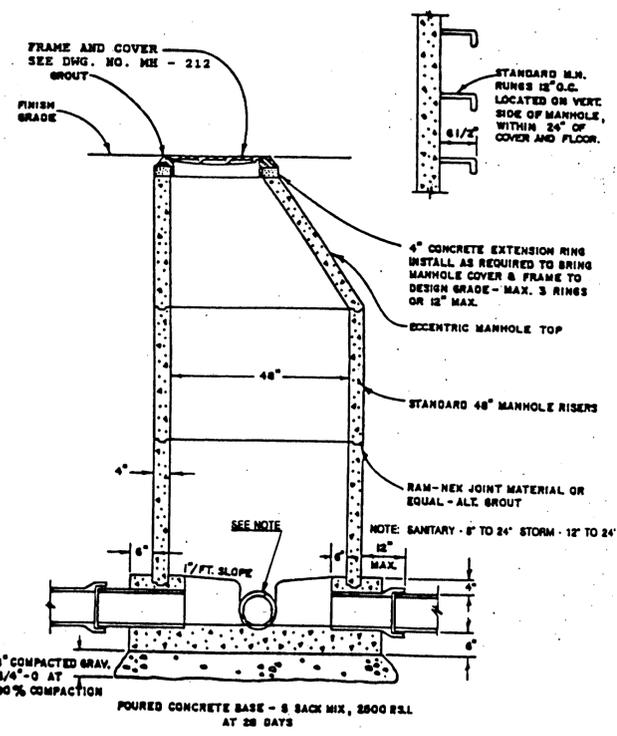
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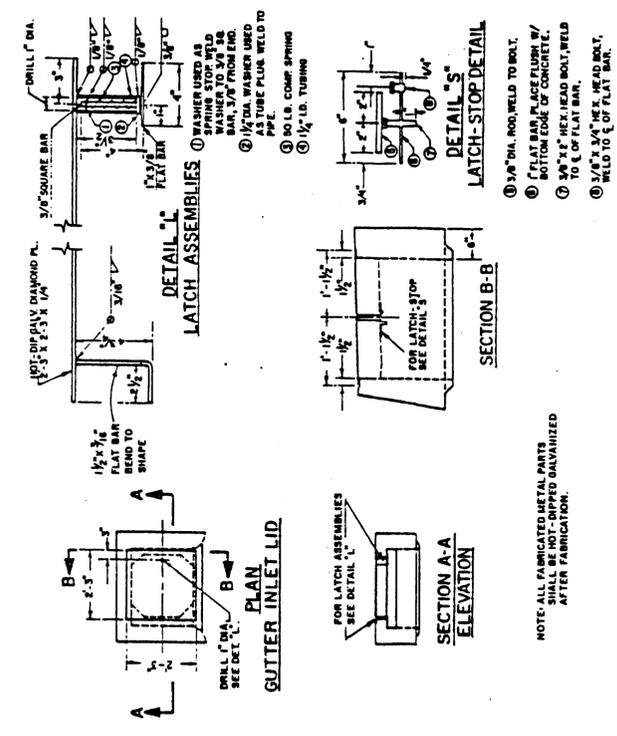
NOTE: LID CENTER MARKING SHALL BE "S" IF USED FOR WATER
STANDARD COVER PLAN VIEW **WATERTIGHT COVER PLAN VIEW**



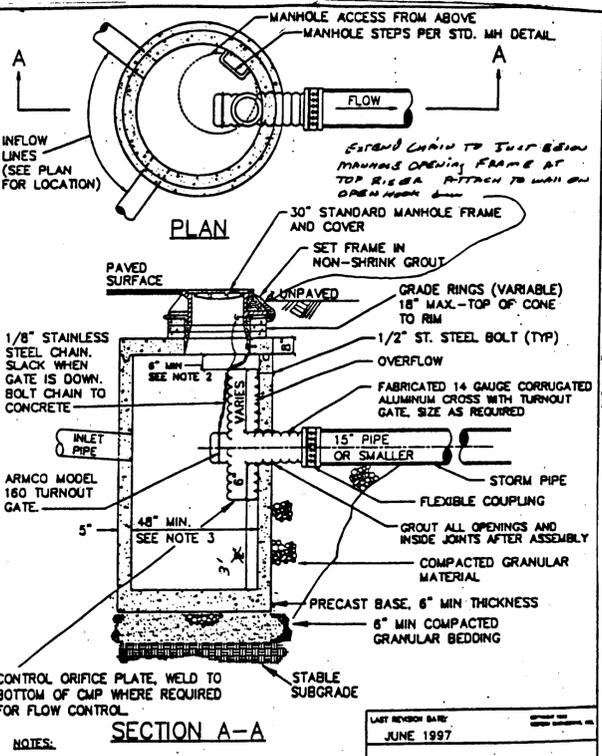
FRAME & COVER SECTION **WATERTIGHT FRAME & COVER DETAIL**



CITY OF WEST LINN **STANDARD MANHOLE**



CITY OF WEST LINN **GUTTER INLET COVER**



POLLUTION/FLOW CONTROL MANHOLE

CITY OF WEST LINN **MANHOLE FRAME & COVER**

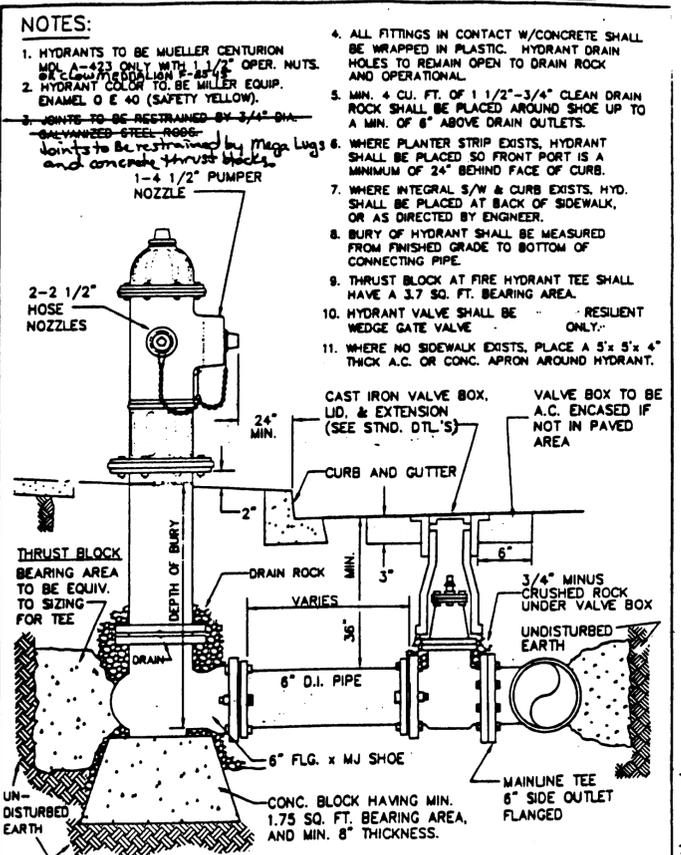
DRAWN BY: *DDP* DATE: *5-20-87*
 CHECKED BY: *DLL* DATE: *5-27-87*
 APPROVED BY: *Earl Reed* DATE: *5-27-87* DWG. NO. MH - 212

CITY OF WEST LINN **STANDARD MANHOLE**

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 CHECKED BY: *DLL* DATE: *5-27-87*
 APPROVED BY: *Earl Reed* DATE: *5-27-87* DWG. NO. MH - 209

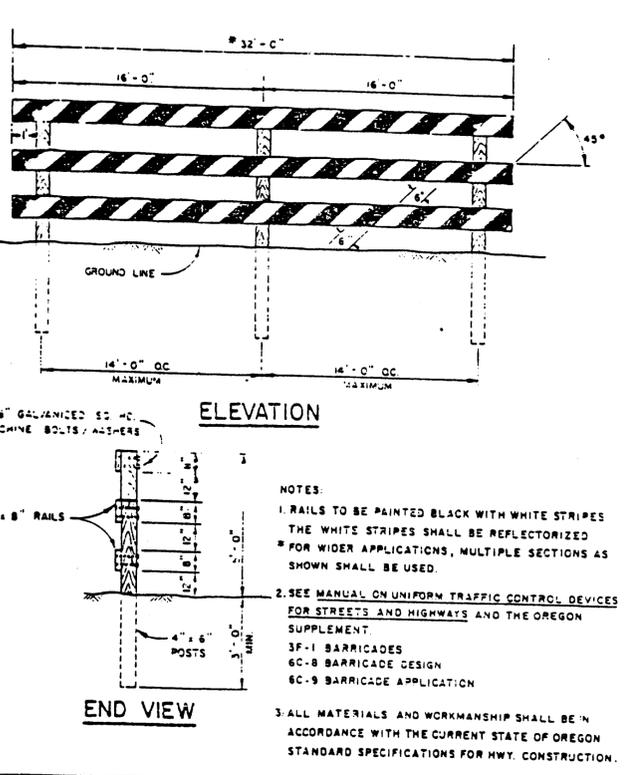
CITY OF WEST LINN **GUTTER INLET COVER**

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 CHECKED BY: *DLL* DATE: *5-27-87*
 APPROVED BY: *Earl Reed* DATE: *5-27-87* DWG. NO. GI - 215



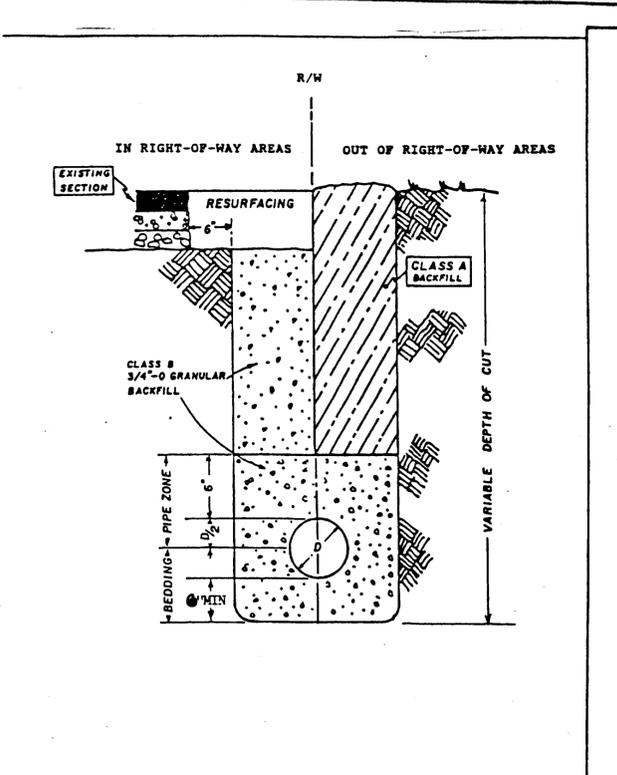
CITY OF WEST LINN **STREET BARRICADE -TYPE III**

DRAWN BY: *DDP* DATE: *5-20-87*
 CHECKED BY: *DLL* DATE: *5-27-87*
 APPROVED BY: *Earl Reed* DATE: *5-27-87* DWG. NO. SB - 276



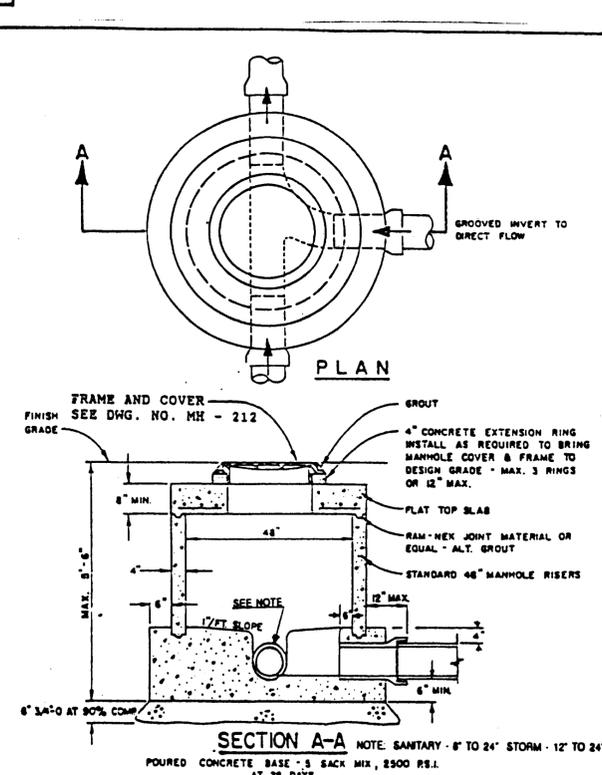
CITY OF WEST LINN **STREET BARRICADE -TYPE III**

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 CHECKED BY: *DLL* DATE: *5-27-87*
 APPROVED BY: *Earl Reed* DATE: *5-27-87* DWG. NO. SB - 276



CITY OF WEST LINN **PIPE BEDDING AND BACKFILL DETAILS**

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 CHECKED BY: *DLL* DATE: *5-27-87*
 APPROVED BY: *Earl Reed* DATE: *5-27-87* DWG. NO. PB - 280



CITY OF WEST LINN **SHALLOW MANHOLE**

DRAWN BY: *DDP* DATE: *5-20-87*
 CHECKED BY: *DLL* DATE: *5-27-87*
 APPROVED BY: *Earl Reed* DATE: *5-27-87* DWG. NO. CM OF WEST LINN

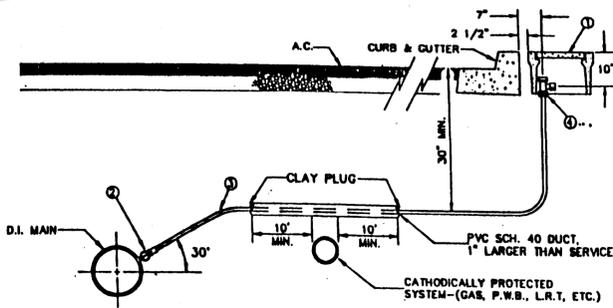
3/22/99
 Date: MFK
 Designed: RK
 Drawn:
 Checked By: Date:
 REGISTERED PROFESSIONAL ENGINEER
 SEPTEMBER 28, 1984
 W. FARES KERVIA
 EXPIRES JUNE 30, 2001

Rosemont Summit I Subdivision
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 (503) 641-5102

West Linn, Oregon
otak
 Incorporated
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 Lake Oswego, Oregon 97035
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 File No. SC11
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SUBMITTAL 6/6/00 APPROVED DATE: 6/6/00 BY: *R*

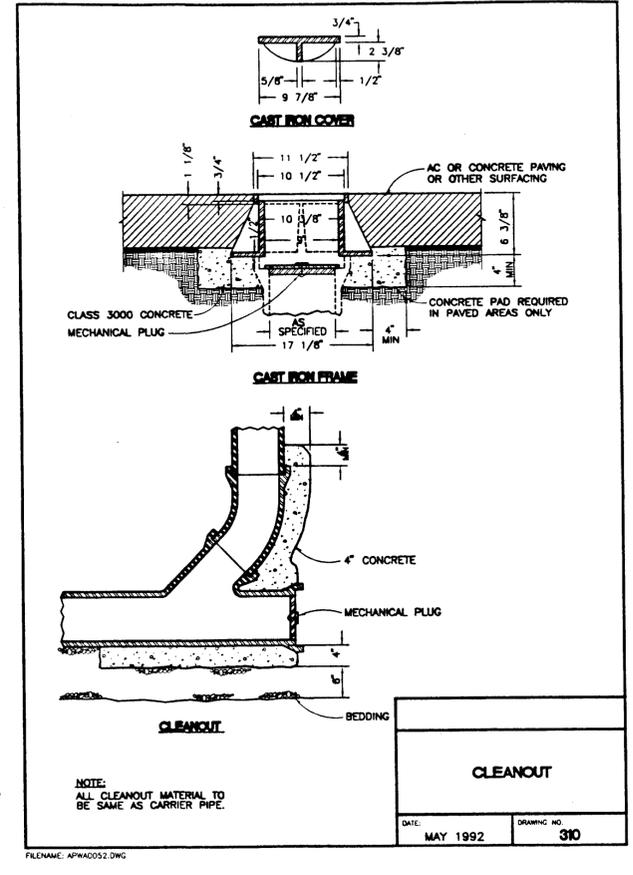
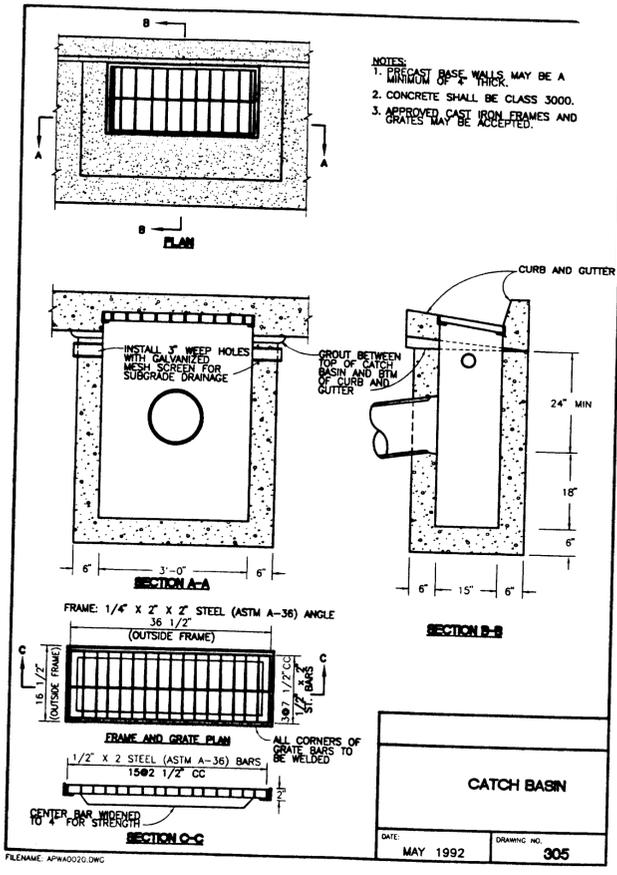
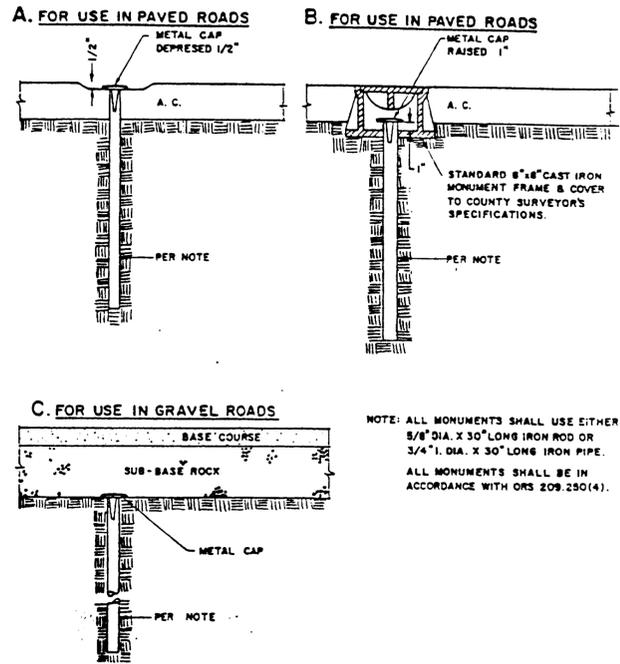


MATERIALS:

1. BROOKS METER BOX, BODY NO. 37, LID AND COVER NO. 37-S.
2. MUELLER CORP. STOP NO. 11-18000 OR FORD #900, SET CORP. STOP WITH OPERATING NUT AT 3 OR 9 O'CLOCK. H-15000.
3. 1" SOFT TEMPER, TYPE "K" COPPER TUBING COMPLYING WITH ASTM B-88.
4. MUELLER ANGLE METER STOP NO. 11-14255 (FORD NO. 4432-4440) H-14258 KV43-444W-6

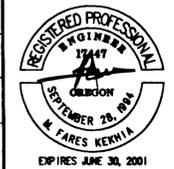
NOTES:

1. SUBSTITUTES FOR ANY MATERIALS SHOWN SHALL BE APPROVED BY THE CITY ENGINEER.
2. ALL PIPE AND STRUCTURE ZONES SHALL BE BACKFILLED USING 3/4" MINUS CRUSHED AGG. AND COMPACTED TO 95% MAX. DENS. AS DETERMINED BY AASHTO T-180.
3. WHEN AN ACTIVE CATHODIC PROTECTED SYSTEM IS ENCOUNTERED, SCH. 40 PVC SHALL BE INSTALLED AS SHOWN ABOVE WITH CLAY PLUG.
4. METER BOX SHALL BE CENTERED OVER THE COMPLETED METER ASSEMBLY.
5. FOR VACANT RESIDENTIAL LOTS, LOCATE SINGLE SERVICE 18" INSIDE SIDE LOT LINE.
6. Top of main line to be at 18" ± at main.
7. Angle curb over curb 18" from property line and out on each way approach.



CITY OF WEST LINN		CENTERLINE SURVEY MONUMENTS	
DRAWN BY: <i>DD</i>	DATE: 5-20-97	DWG. NO. SM - 278	166
CHECKED BY: <i>L.L.</i>	DATE: 5-27-97		
APPROVED BY: <i>Earl Reed</i>	DATE: 5-27-97		

REVISIONS	NO.	DATE	BY	APPD.
DESIGNED				
DRAWN				
CHECKED BY				



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 West Linn, Oregon
DETAIL SHEET



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CITY OF WEST LINN
APPROVED
 DATE: 6/6/00 BY: *[Signature]*

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