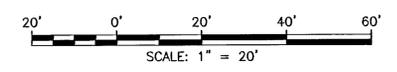


PLAN
SCALE: 1" = 20'



AS BUILT



SIGNATURE DATE: 12/13/2007

Existing Conditions

12/07/2007	3	AS-BUILT	DRAWN BJS	DESIGNED RCS	CHECKED RCS
10/18/2007	2	ADDED RAIN GARDEN DETAILS			
6/20/2007	1	PER CITY REVIEW COMMENTS DATED 6/4/07			
DATE	NO.	REVISION			

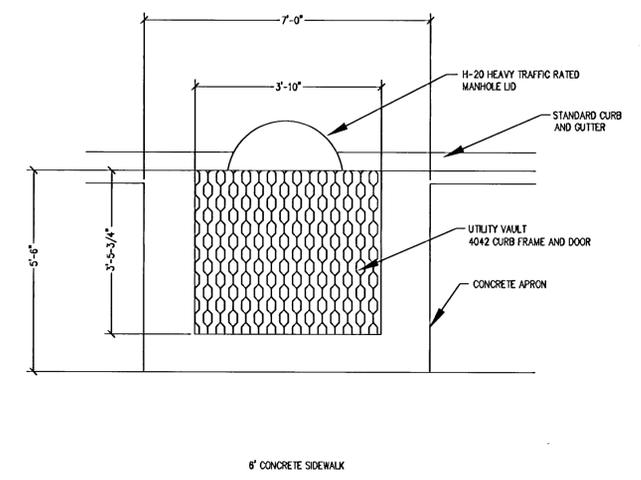
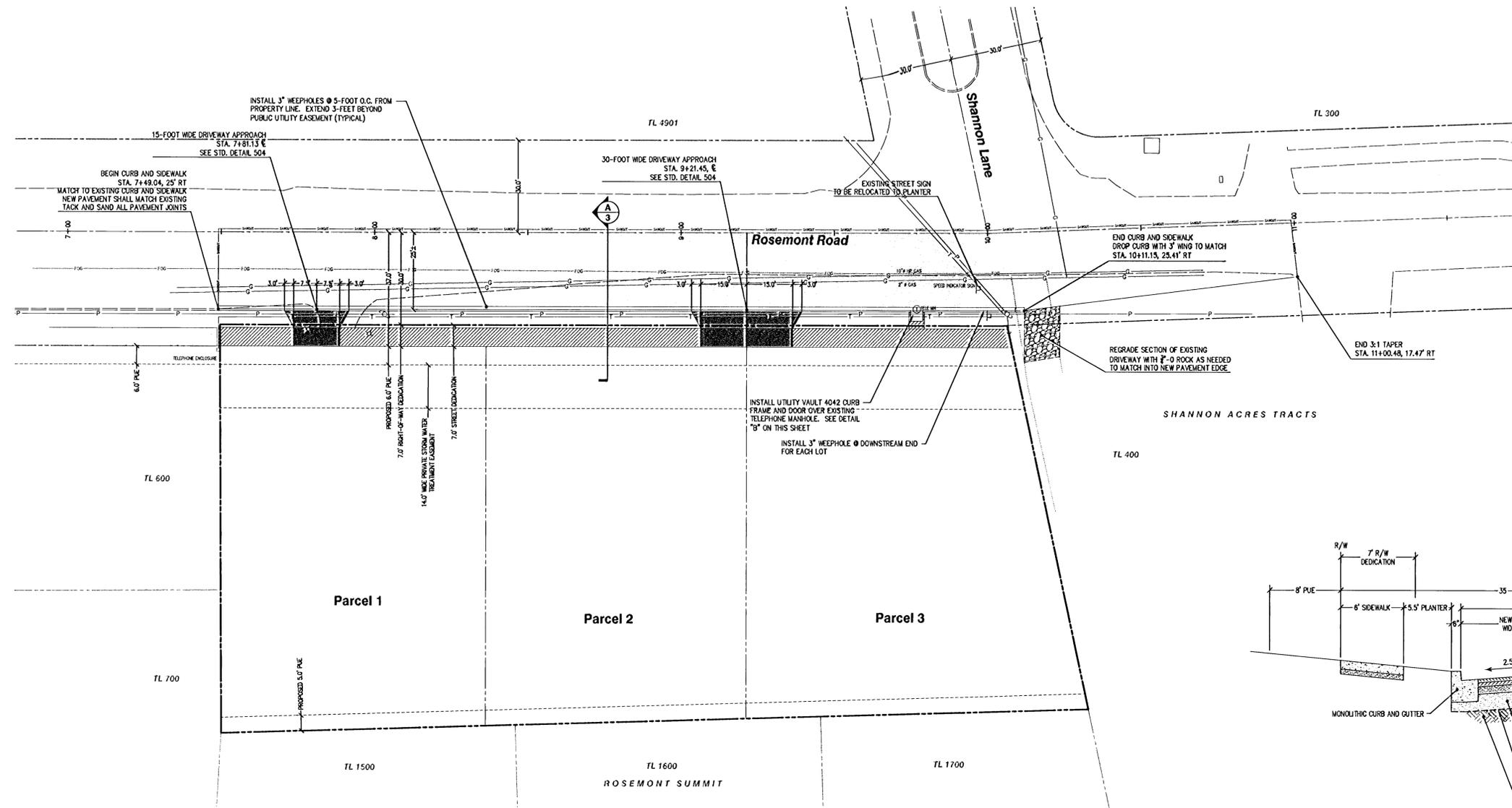


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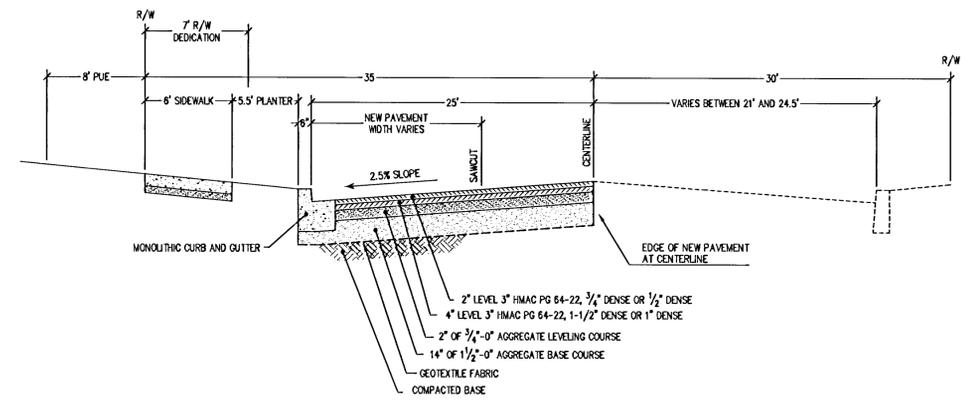
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4676 Commercial Street, SE, Ste. 433
Salem, Oregon 97302
(503) 585-1276

Three Lot Partition
1375 Rosemont Road - TL 500, Map 2S1E25CB
West Linn, Oregon

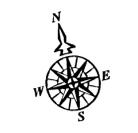
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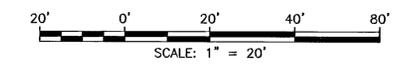
TELEPHONE MANHOLE CURB FRAME AND DOOR DETAIL
SCALE: NTS



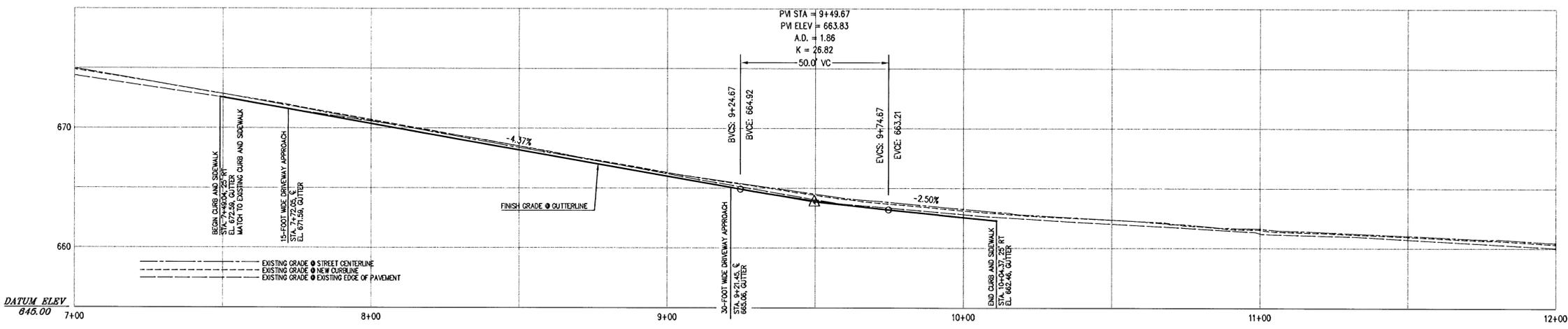
ROSEMONT ROAD TYPICAL STREET SECTION
SCALE: NTS



PLAN
SCALE: 1" = 20'



AS BUILT



SE ROSEMONT ROAD GUTTERLINE PROFILE
SCALE: 1" = 20' HORIZONTAL
1" = 5' VERTICAL

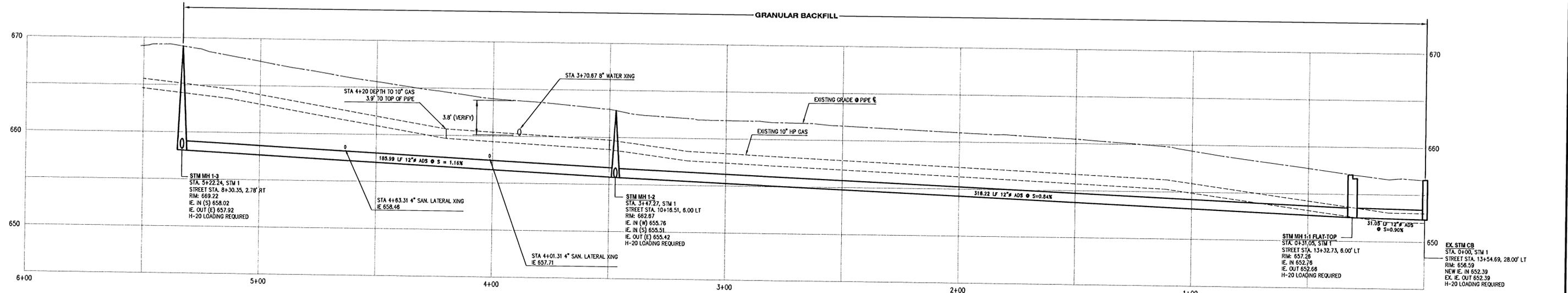
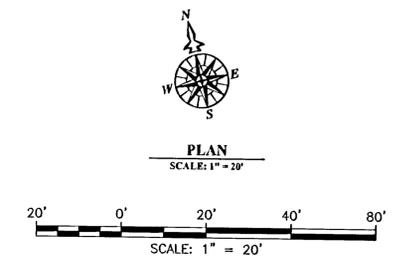
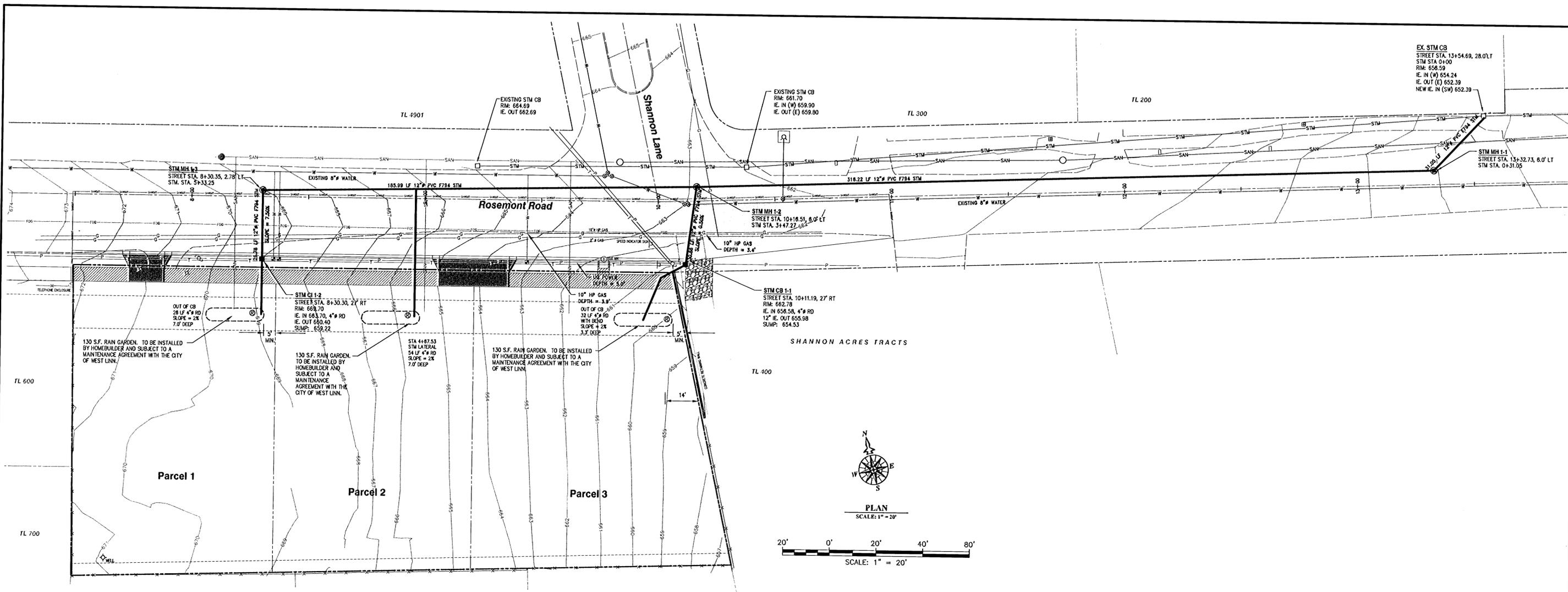
DATE	NO.	REVISION	PLAN	CHECKED
12/07/2007	3	AS-BUILT	08-6138-2-3081	RCS
10/18/2007	2	ADDED RAIN GARDEN DETAILS		RCS
6/20/2007	1	PER CITY REVIEW COMMENTS DATED 6/4/07		RCS

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1375 Rosemont Road - TL 500, Map 2S1E25CB
West Linn, Oregon

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**STM 1
STORM DRAINAGE PROFILE**
SCALE: 1" = 20' HORIZONTAL
1" = 5' VERTICAL

AS BUILT

Storm Drainage Plan

12/07/2007	3	AS-BUILT	DRAWN BJS	DESIGNED RCS	CHECKED RCS
10/18/2007	2	ADDED RAIN GARDEN DETAILS			
6/20/2007	1	PER CITY REVIEW COMMENTS DATED 6/4/07			
DATE	NO.	REVISION			

SCALE	1" = 20'
DATE	March, 2007
PLAN	08-6138-2-3081
	6138 AsBuilt

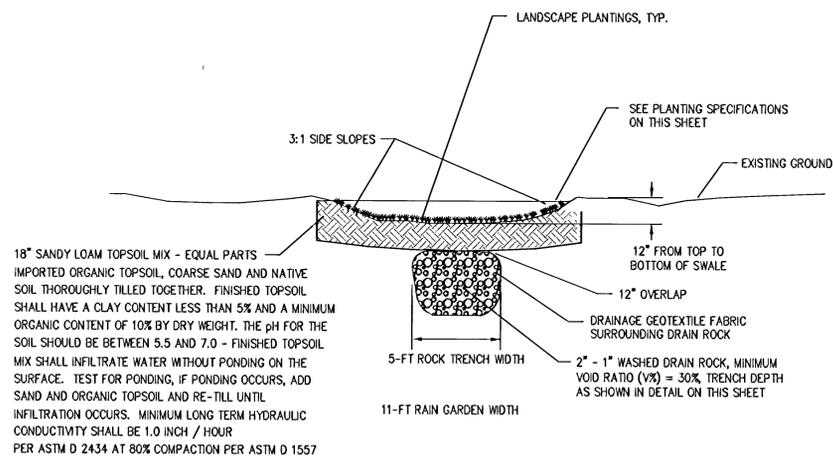
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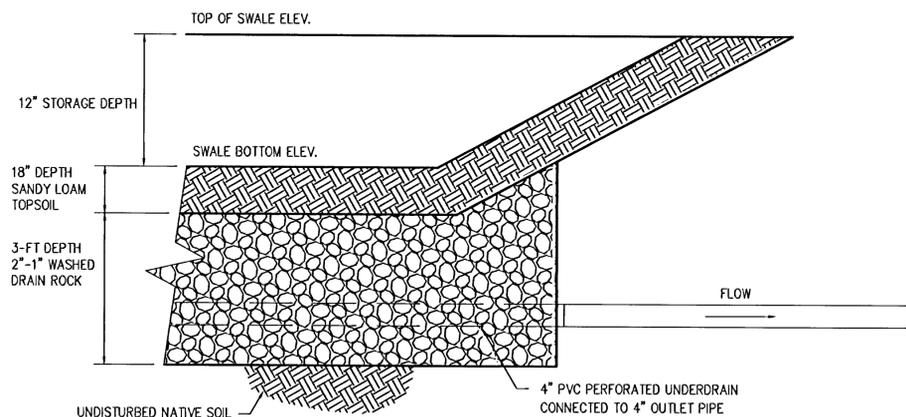
Three Lot Partition
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West Linn, Oregon



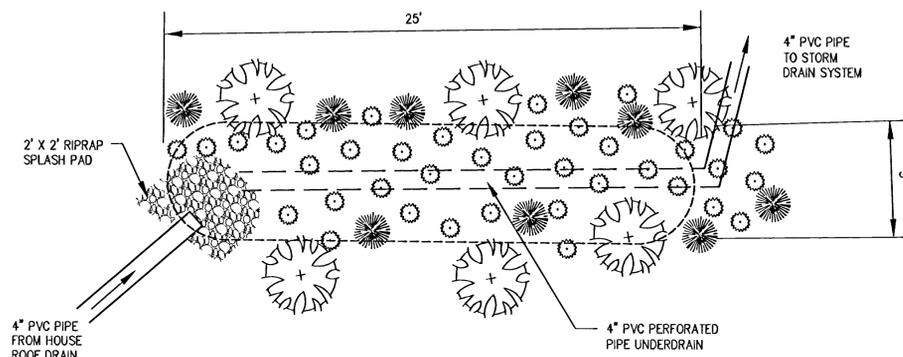
**4
7**



RAIN GARDEN CROSS SECTION
 SCALE: NTS



RAIN GARDEN OUTLET DETAIL
 SCALE: NTS



RAIN GARDEN PLANTING DETAIL
 SCALE: 1/4" = 1'



PLAN
 SCALE: 1/4" = 1'

NOTE: RAIN GARDEN SIZING IS APPROXIMATE ACTUAL SIZE TO BE DETERMINED AT TIME OF BUILDING PERMIT

RAIN GARDEN AREA = 130 SQUARE FEET
 MINIMUM STORAGE = 130 CUBIC FEET
 MINIMUM PERCOLATION RATE = 2 INCHES PER HOUR

PLANT LEGEND

- TREE / LARGE SHRUB (3 GALLON)
- SMALL SHRUB (1 GALLON)
- GROUNDCOVER / GRASS-LIKE PLANT (12" O.C.)

RAIN GARDEN PLANTING SCHEDULE

SPECIES	POT SIZE	NUMBER*	DIA. / SPACING
VINE MAPLE - <i>Acer circinatum</i>	3 GALLON	3	AS SHOWN
SITKA WILLOW - <i>Salix sitchensis</i>	3 GALLON	3	AS SHOWN
NOOTKA ROSE - <i>Rosa nutkana</i>	1 GALLON	4	AS SHOWN
SALAL - <i>Gaultheria shallon</i>	1 GALLON	5	AS SHOWN
CALIFORNIA BROME GRASS	4 INCH	55	12" O.C.
COLUMBIA BROME GRASS	4 INCH	55	12" O.C.

*NOTE: NUMBER SHOWN FOR EACH INDIVIDUAL RAIN GARDEN

AS BUILT



EXPIRES: 06/30/2009
 SIGNATURE DATE: 12/13/2007

Rain Garden Details

DATE	NO.	REVISION	DRAWN	DESIGNED	RCS	CHECKED	RCS
12/07/2007	3	AS BUILT	BJS	RCS	RCS	RCS	RCS
10/18/2007	2	ADDED RAIN GARDEN DETAILS					
8/20/2007	1	PER CITY REVIEW COMMENTS DATED 8/4/07					



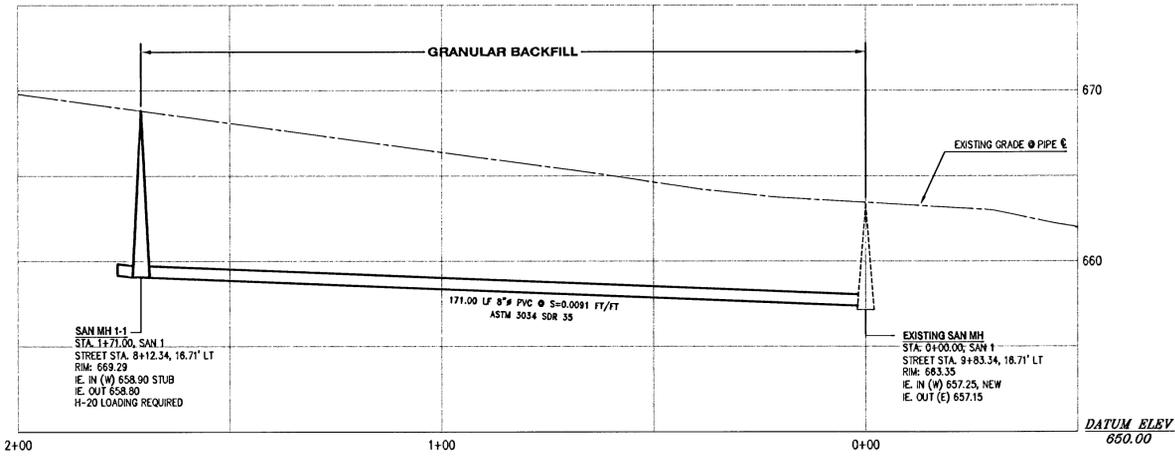
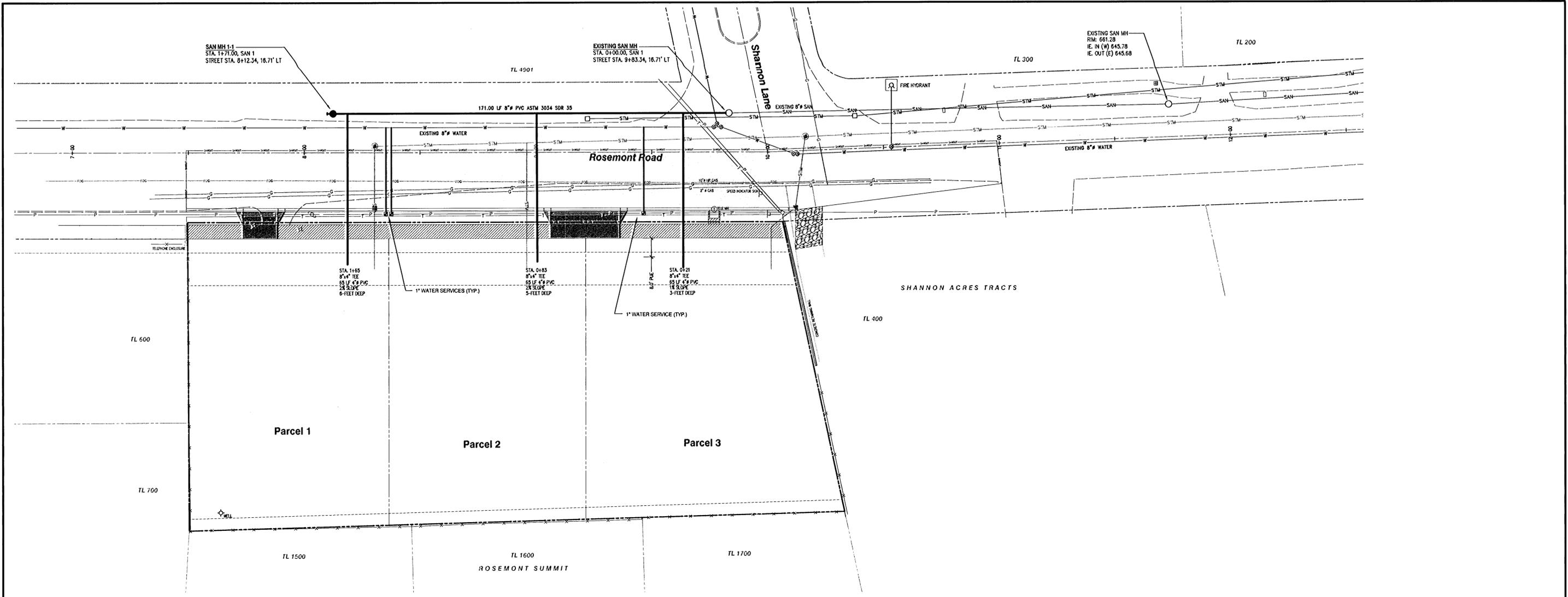
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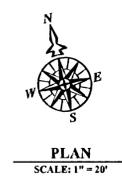
Three Lot Partition
 1375 Rosemont Road - TL 500, Map 2S1E25CB
 West Linn, Oregon

4A
7

P:\10010131-2\AutoCAD\Drawings\131 AS-Built.dwg Rain Garden, 12/13/2007 2:15:26 PM, ecd



**SAN 1
SANITARY SEWER PROFILE**
SCALE: 1" = 20' HORIZONTAL
1" = 5' VERTICAL

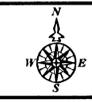


AS BUILT



Sanitary Sewer and Water Plan

12/07/2007	3	AS-BUILT	DRAWN BJS	DESIGNED RCS	CHECKED RCS
10/18/2007	2	ADDED RAIN GARDEN DETAILS			
8/20/2007	1	PER CITY REVIEW COMMENTS DATED 6/4/07			
DATE	NO.	REVISION	PLAN 08-6138.2-3081	6138 AsBuilt	

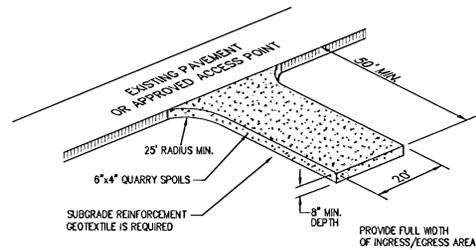


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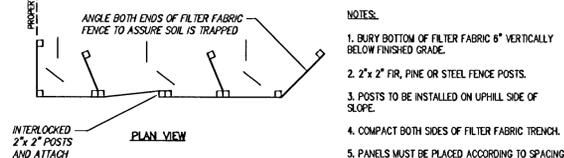
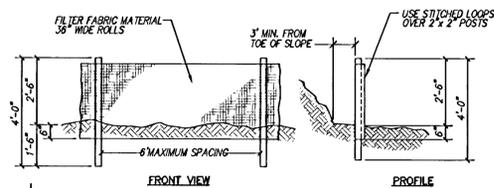
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1375 Rosemont Road - TL 500, Map 2S1E25CB
West Linn, Oregon

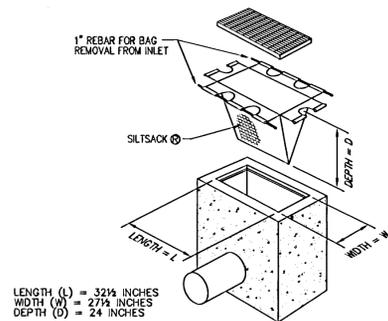
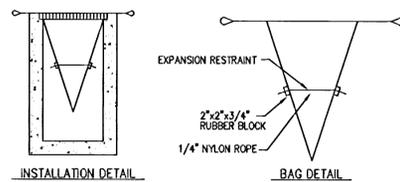
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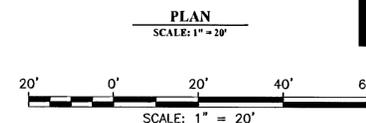
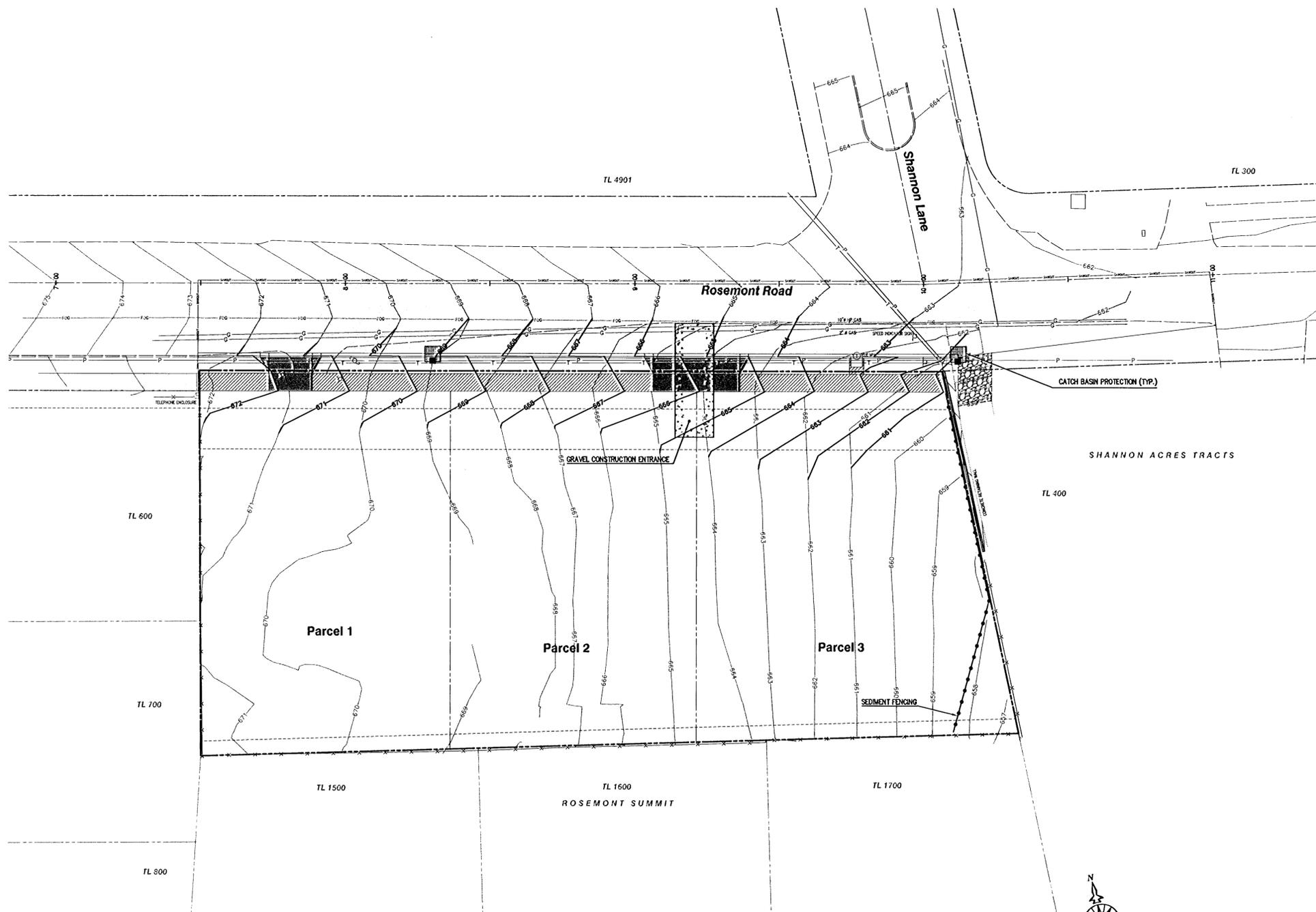
GRAVEL CONSTRUCTION ENTRANCE
SCALE: NTS



SEDIMENT FENCE
SCALE: NTS



FILTER BAG INLET ENTRANCE
SCALE: NTS



AS BUILT

NOTE: NO LOT GRADING PROPOSED.



Grading and Erosion Control Plan

12/07/2007	3	AS-BUILT	DRAWN BJS	DESIGNED RCS	CHECKED RCS
10/18/2007	2	ADDED RAIN GARDEN DETAILS	SCALE 1" = 20'		
6/20/2007	1	PER CITY REVIEW COMMENTS DATED 6/4/07	DATE March, 2007		
DATE	NO.	REVISION	PLAN 06-6138-2-3081	6138 AsBuilt	

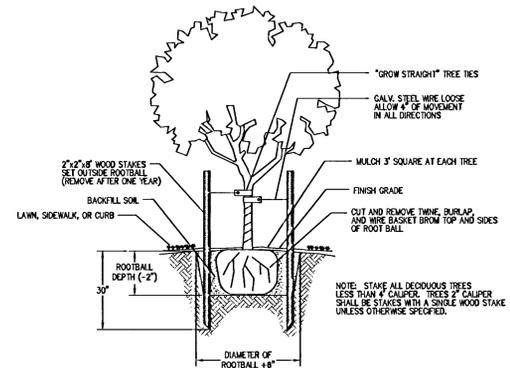
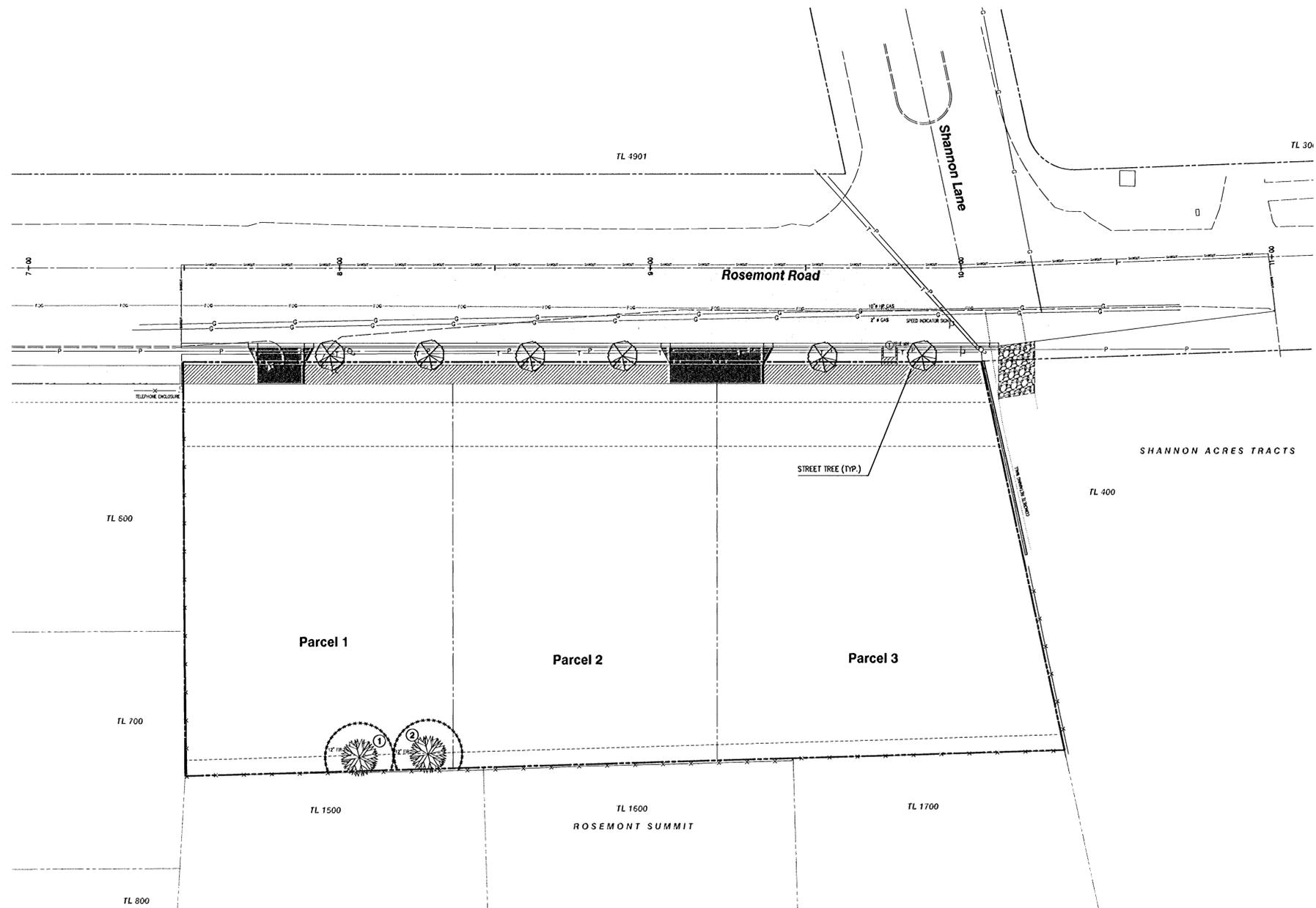


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Three Lot Partition
1375 Rosemont Road - TL 500, Map 2S1E25CB
West Linn, Oregon

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STREET TREE STAKING
SCALE: NTS

TREE PRESERVATION NOTES:

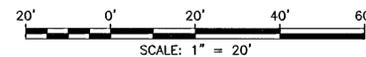
1. MAKE EVERY EFFORT TO PROTECT ALL TREES, SHRUBS, GROUND COVER AND OTHER VEGETATION EXISTING ON THE PROJECT SITE WITH THE EXCEPTION OF THAT INDICATED TO BE REMOVED.
2. MEET LOCAL JURISDICTION REQUIREMENTS FOR PROTECTION OF EXISTING TREES AND VEGETATIONS.
3. PROVIDE TEMPORARY FENCING, BARRICADES AND GUARDS AS REQUIRED TO PROTECT TREES AND OTHER PLANTS, WHICH ARE TO REMAIN, FROM ALL DAMAGE. ERECT PRIOR TO COMMENCEMENT OF CLEARING AND DEMOLITION WORK AND REMOVE ONLY AFTER ALL WORK POTENTIALLY INJURIOUS TO TREES AND OTHER PLANTS IS COMPLETE. FENCE SHALL BE PLACED AS FAR FROM TREES AS IS PRACTICAL, BUT IN NO INSTANCE CLOSER THAN ONE FOOT BEHIND REQUIRED CONSTRUCTION LIMITS. FENCE SHALL BE 4-FOOT VISIBILITY PLASTIC ON STEEL POSTS PLACES NO FURTHER THAN 6- FEET APART EXTENDING NO LESS THAN 4 1/2- FEET ABOVE THE GROUND, KEPT TAUT AT ALL TIMES.
4. PROTECT ALL TREES FROM STOCKPILING, MATERIAL STORAGE, VEHICLE PARKING AND DRIVING WITHIN THAT TREE DRIP LINE OR TREE PROTECTION FENCE AREA.
5. PROTECT ALL PLANT GROWTH INCLUDING ROOT SYSTEMS OF TREES AND PLANS FROM:
 - A. DUMPING OF REFUSE.
 - B. CHEMICALLY INJURIOUS MATERIALS AND LIQUIDS.
 - C. NOXIOUS MATERIALS IN SOLUTIONS CAUSED BY RUN-OFF AND SPILLAGE DURING MIXING AND PLACEMENT OF CONSTRUCTION MATERIALS, AND DRAINAGE FROM STORED MATERIALS.
 - D. CONTINUAL PUDDLING OF RUNNING WATER.
6. RESTRICT VEHICULAR AND FOOT TRAFFIC TO PREVENT COMPACTION OF SOIL OVER ROOT SYSTEM.

Tree Inventory:

		Save	Remove
1)	12" Fir	x	
2)	12" Fir	x	



PLAN
SCALE: 1" = 20'



AS BUILT



EXPIRES: 06/30/2009
SIGNATURE DATE: 12/13/2007

Tree Protection Plan

DATE	NO.	REVISION	DRAWN	DESIGNED	RCS	CHECKED	RCS
12/07/2007	3	AS-BUILT	BJS	RCS		RCS	
10/18/2007	2	ADDED RAIN GARDEN DETAILS					
6/20/2007	1	PER CITY REVIEW COMMENTS DATED 6/4/07					

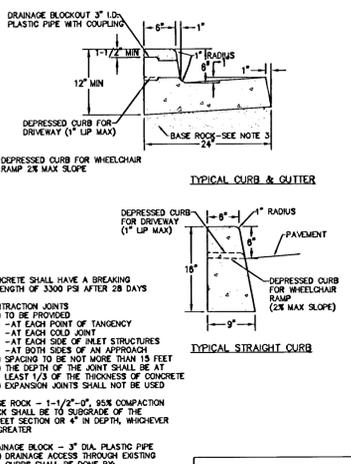
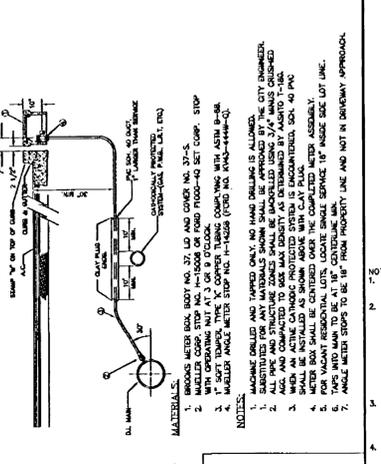
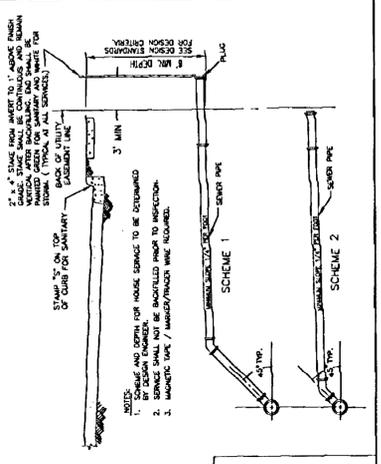
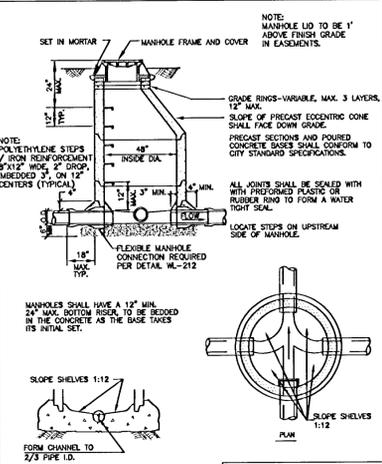
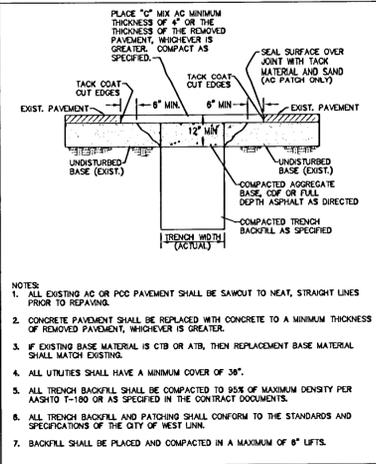
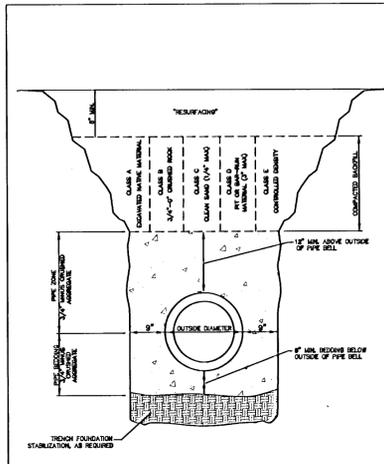


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Three Lot Partition
1375 Rosemont Road - TL 500, Map 2S1E25CB
West Linn, Oregon

7
7



Trench Backfill, Bedding and Pipe Zone	
DATE: JAN 2000	DESIGNED BY: RCS
DRAWING NO: WL-200	FILE NO: 00-200

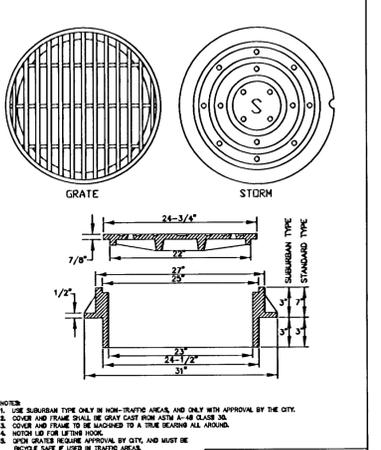
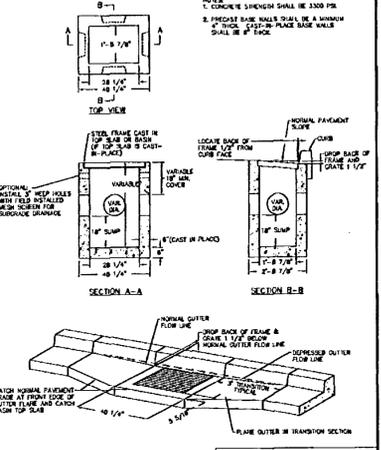
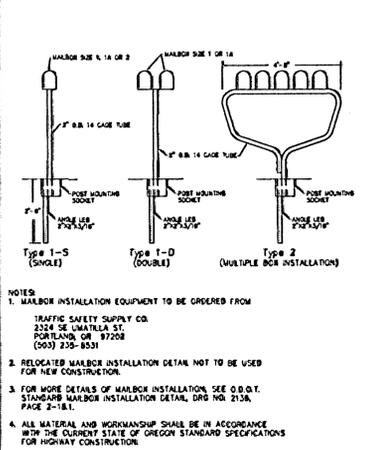
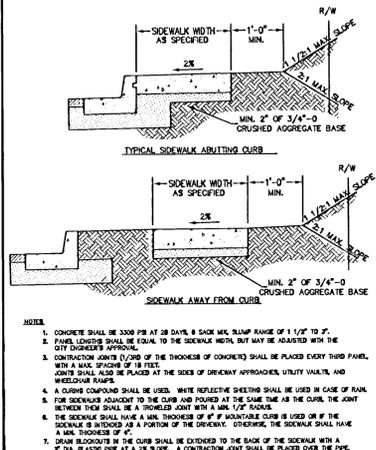
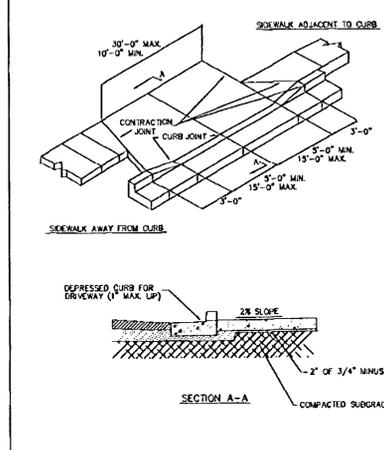
Street T-Cut	
DATE: JAN 2000	DESIGNED BY: RCS
DRAWING NO: WL-203	FILE NO: 00-203

Standard Manhole for Less than 36\"/>	
DATE: JAN 2000	DESIGNED BY: RCS
DRAWING NO: WL-207	FILE NO: 00-207

Service Branch	
DATE: JAN 2000	DESIGNED BY: RCS
DRAWING NO: WL-218	FILE NO: 00-218

Standard 1\"/>	
DATE: MAY 2005	DESIGNED BY: RCS
DRAWING NO: WL-402	FILE NO: 00-402

Typical Curbs	
DATE: JAN 2000	DESIGNED BY: RCS
DRAWING NO: WL-501	FILE NO: 00-501



Residential Driveway	
DATE: JAN 2000	DESIGNED BY: RCS
DRAWING NO: WL-503	FILE NO: 00-503

Concrete Sidewalk Cross Section	
DATE: JAN 2000	DESIGNED BY: RCS
DRAWING NO: WL-508	FILE NO: 00-508

Relocated Mailbox Installation	
DATE: JAN 2000	DESIGNED BY: RCS
DRAWING NO: WL-514	FILE NO: 00-514

Type G-1 Catch Basin with Sump	
DATE: JAN 2000	DESIGNED BY: RCS
DRAWING NO: WL-602	FILE NO: 00-602

Manhole Covers	
DATE: JAN 2000	DESIGNED BY: RCS
DRAWING NO: WL-605	FILE NO: 00-605

DATE	NO.	REVISION

DRAWN	DESIGNED	CHECKED
BJS	RCS	RCS
SCALE	DATE	
NTS	March, 2007	

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Standard Details

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1

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