City of West Linn
Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068
Telephone 503.656.4211 • Fax 503.656.4106 • westlinnoregon.gov

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT: TOM SOPPE	PROJECT NO(S).: SUB-13-01	
NON-REFUNDABLE FEE(S): ~~500~~ $500	REFUNDABLE DEPOSIT(S): 5600	TOTAL: ~~6100~~ $6,100.00

Type of Review (Please check all that apply):

- ☐ Annexation (ANX)
- ☐ Appeal and Review (AP) *
- ☐ Conditional Use (CUP)
- ☐ Design Review (DR)
- ☐ Easement Vacation
- ☐ Extraterritorial Ext. of Utilities
- ☐ Final Plat or Plan (FP)
- ☐ Flood Management Area
- ☐ Hillside Protection & Erosion Control
- ☐ Historic Review
- ☐ Legislative Plan or Change
- ☐ Lot Line Adjustment (LLA) */**
- ☐ Minor Partition (MIP) (Preliminary Plat or Plan)
- ☐ Non-Conforming Lots, Uses & Structures
- ☐ Planned Unit Development (PUD)
- ☐ Pre-Application Conference (PA) */**
- ☐ Street Vacation
- ☒ Subdivision (SUB)
- ☐ Temporary Uses *
- ☐ Time Extension *
- ☐ Variance (VAR)
- ☐ Water Resource Area Protection/Single Lot (WAP)
- ☐ Water Resource Area Protection/Wetland (WAP)
- ☐ Willamette & Tualatin River Greenway (WRG)
- ☐ Zone Change

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address: 1485 ROSEMONT ROAD, WEST LINN, OR

Assessor's Map No.: 2-1E-25BD
Tax Lot(s): 1000, 1001 & 1002
Total Land Area: 1.85 Ac

Brief Description of Proposal: Create a 7-lot subdivision with 2 tracts, two access points and 420 LF of associated public improvements.

Applicant Name: (please print) same
Address:
City State Zip:
Phone:
Email:

RECEIVED
JUL 12 2013
Revised

Owner Name (required): (please print) KELLY PYRCH
Address: 1332 STONEHAVEN DR.
City State Zip: WEST LINN, OR 97068
Phone: 503 697 4558
Email: KPYRCH@RHCONST.COM

Consultant Name: (please print) GROUP MACKENZIE
Address: 1515 SE WATER AVE #100
City State Zip: PORTLAND, OR 97214
Phone: 503 224 9560
Email: rhenderson@grpmack.com

RECEIVED
MAY 23 2013
PLANNING & BUILDING
CITY OF WEST LINN
INT. TIME

1. All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted on CD in PDF format. If large sets of plans are required in application please submit only two sets.**

* No CD required / ** Only one hard-copy set needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

Kelly A. Pyrch — Applicant's signature — 5.23.13 — Date

Kelly A. Pyrch — Owner's signature *(required)* — 5.23.13 — Date

WEST LINN SUBDIVISION – PYRCH PROPERTY 5/17/13
SUPPLEMENTAL INFORMATION FOR SUBDIVISION APPLICATION

85.170 SUPPLEMENTAL SUBMITTAL REQUIREMENTS FOR TENTATIVE SUBDIVISION OR PARTITION PLAN

A. General
   1. Narrative: The following narrative states how the plan meets each of the applicable approval criteria in each subsection below.
   2. The attached statement (***attachment A***) of ownership includes the County Assessors map and tax lot number(s).
   3. The attached (***attachment B***) is a legal description of the tract.
   4. The project is not intended to be phased.
   5. The land to be subdivided is all of the contiguous land owned by the developer.
   6. The land for the proposed subdivision does not include hillsides where potential erosion hazard exists, nor does it include Type I or II lands as defined in CDC 02.030. The site does not include any lands identified as a hazard site in the West Linn Comprehensive Inventory Plan Report, the standards and requirements of Chapter 24 CDC, Planned Unit Development. Erosion control will be provided per CDC 85.160[F](2). This will include sediment fencing, a construction entrance, and protection of the rain garden inlets and ditch outfall.
   7. The attached Table (sheet C3.0) indicates the allowable number of lots and the number of proposed lots.
   8. No slopes on the site exceed the first category of zero to 15 percent slope. Therefore the entire site falls within the zero to 15 percent classifications as identified in CDC 55.110(B)(3).

B. Transportation

   1. Centerline profiles with extensions will be provided beyond the limits of the proposed subdivision to the point where grades meet, showing the finished grade of Rosemont Road and the nature and extent of street construction. The Rosemont Road centerline profile will remain as existing. Public improvement plans are not part of this application.
   2. Traffic Impact Analysis (TIA)
      The proposed subdivision does not meet the criteria that would require a Traffic Impact Statement (TIA) (85.170 (B)(2)(c).

C. Grading

   1. The grading plan submitted shows location of, and detail of cuts for, the Rain Gardens for the site located in the NW and NE

corners of the site. In addition, grading design is provided to show how we propose to preserve the large Sequoia tree at the SE corner of the site adjacent to the Rosemont half-street improvements. This design has been completed in consultation with and the help of City Staff (engineering, planning and arborist). Also, a project arborist has been retained and his report and recommendations are attached.

2. The grading plan demonstrates that the grading meets the roadway standards as well as creates appropriate building sites with as minimal grading as possible.

D. Water

1. A plan for domestic water supply and related service facility as prepared by a licensed engineer is included in the submittal. This plan is consistent with the adopted Comprehensive Water System Plan and the most recently adopted updates and amendments.
2. The plan shows on site and off site extensions, and street stub outs. It has been determined by the City Engineer that the onsite extensions will not be required to be in the form of a looped system.
3. The off site system in Rosemont Road is adequately looped as determined by the City Engineer.
4. N/A …. Single family development.

E. Sewer (Sanitary)

1. A plan developed by a licensed engineer is included in the submittal. It shows that the proposed system is consistent with the Sanitary Sewer Master Plan and subsequent updates and amendments. Agreement between the plans demonstrates how the proposal is efficient and in the correct zone.
2. The document includes a plan view, existing manhole locations and depths, and shows how each lot is provided with sewer.
3. The main sanitary sewer line for the project is provided by a system extension completed in approximately 1970. The line is located in the general North edge of the site and is located within an existing 20ft easement established for sewer lines. Subsequent branches to connect proposed lots to this line will be located within individual lots, or in easements as approved by the City.
4. The existing sanitary sewer is of a sufficient depth to serve the property. There is no intent to extend the line to serve property other than that which was approved in 1970 and proposed herein.

5. The system as designed in 1970 results in the minimum amount of lineal feet required to serve the proposed lots.
6. The extension of the system is limited to connecting seven lots to the pre-existing sanitary sewer main. These connections will be done with no disturbance of natural areas.
7. The sanitary sewer will not be extended for the purpose of serving adjacent properties as they have been developed ahead of the subject property.
8. The sanitary sewer is already built (about 1970).

F. Storm Sewer

1. The proposal, as submitted, addresses the most recently adopted Storm Drainage Master Plan and includes all profiles, calculations and other details of the specific proposed system.
2. Group Mackenzie, licensed engineer for the project, has prepared a statement and provided factual data relative to the impacts of the proposal, particularly during a 25 year storm event.
3. The plans for the storm system are described in the attached documents and demonstrate how each lot will correlate with the 2, 5 and 10 year storm events and the requirements of the 25 year storm as described in the section above (F)(2).
4. Group Mackenzie has designed the detention system for the project, including vegetation plans, to meet City standards, as well as any applicable ordinances (Ord. 1382, 1995; Ord. 1401, 1997; Ord. 1425, 1998; Ord.1442, 1999; Ord. 1584, 2008; Ord. 1604 & 65, 2011). The rain gardens were designed with 18" of potential surface storage and control structures at the downstream end to restrict outflows to match the existing discharge rates for the 2, 5, 10 and 25-yr storm events. Rain gardens collect runoff from the impervious surfaces on site and allow the storm water to infiltrate through layers of topsoil and subsurface drain rock. Storm water pollutants such as debris, oils, sediment and chemical pollutants are collected, filtered and retained in the topsoil and broken down and digested by bacteria in the soil, plants and their roots as the storm water percolates through the soil. Filtered storm water that reaches the subsurface drain rock layer is collected through a perforated pipe which conveys the treated water out of the rain garden and to the storm pipe system.

85.180 REDIVISION PLAN REQUIREMENT …. Not applicable. No redivision is proposed.

85.190 ADDITIONAL INFORMATION REQUIRED AND WAIVER OF REQUIREMENTS

A. No additional information has been required as part of this application by the Planning Director (CDC 99.035)(A).
B. No waiver of any requirements has been requested for this application CDC 99.035(B) & (C).

85.200 APPROVAL CRITERIA

All public services are available or will be made available prior to final plat approval.

A. Streets
   1. General. The site consists of (3) individual tax lots, each with frontage on Rosemont Road, with nearest cross streets being Gregory Court and Linn Lane. The site is on the North side of Rosemont Rd. By utilizing the two private accesses (one serving three lots and one serving four lots), traffic from the access points is minimal and we preserve a better access spacing along Rosemont Road (two versus three).

      This proposed street/access system will preserve the integrity of Rosemont, and limit the private access streets to minimal length (approximately 100 ft). The property is shallow enough that there is only a two lot depth from the North property line to Rosemont on the South. This enables the circulation and connectivity of pedestrians and cyclists to utilize Rosemont and its proposed new half street improvement (including sidewalk).

      Due to the long axis of the property in the East-West direction, all of the sites will enjoy favorable passive solar orientation on either the front lot lines or on the long dimension of the lot.

      The street system is already established with the 420 ft. frontage On Rosemont. The access streets are located to preserve existing trees where possible. Close coordination with the City Planning and Engineering staff, as well as the City arborist, has allowed accommodation of the required half street improvement of Rosemont Road (along with additional ROW dedication), and the preservation of two large Sequoia trees located at the SW and SE corners of the site adjacent to Rosemont. The plans attached describe the modified half street and other precautions that have been agreed upon in order to best preserve these large trees. ***These include a tree protection plan with significant trees as noted by the City and project arborists (see arborist's report and recommendations).***

2. Right-of-way and roadway widths. Rosemont Road will be modified to include a half street improvement and ROW widening per the direction of the City Engineer. The private access roads will have 16 ft. of pavement width and 2 ft. shoulders.
3. Street Widths. As noted, Rosemont Road will be improved and widened according to the City Engineer's requirements. This will include sidewalk and the capacity for a future 73ft ROW. The access roads will be private and meet the width requirements for local streets (16 ft).
4. The development & design team for this project has met with City staff on numerous occasions, including in preparation for the pre-application conference, at the pre-app conference itself, and on site subsequently in preparation for our submittal of subdivision documents.

   There have been discussions with City staff concerning the Transportation Master Plan, traffic generation, parking requirements, sidewalk and bikeway development, utility placement, street lighting, slope and drainage impacts, street trees, landscaping, existing and future driveway grades, street geometry and associated requirements, and hydrants. In all cases, staff recommendations have been understood, and the resulting engineering and design documents have incorporated those recommendations.

5. Additionally, regarding street width:
   a. The street serving the residential area is Rosemont Road, an arterial , not a local street.
   b. Rosemont will be widened to the standards of the City and to match/align with adjacent and recent street improvements.
   c. There is no collector street adjacent to the property.
   d. Arterial street standards will be met.
6. No reserve strips or street plugs are proposed in this application.
7. Rosemont Road will be aligned with the established centerline and maximum spacing (in excess of 100 feet) is proposed on Rosemont between the two private streets.
8. No future extension of streets is contemplated since all adjacent land is either already developed with approved access, or is adjacent to a public street (Linn Lane).
9. There are no intersections created with this proposal. All driveways shall intersect Rosemont at right angles, with driveway cuts to meet City standards.
10. There are no existing street Rights of Way on the property.
11. No Cul-de Sacs are proposed.
12. No street names shall be used which will duplicate or be confused with the name of existing streets within the City.

13. Grades for Rosemont shall conform to the existing grades of the street. The proposed private streets shall not slope more than 8%.
14. The proposal calls for two private streets accessed from Rosemont.
15. No alleys are proposed.
16. Sidewalk on Rosemont Rd will be provided per CDC 92.010(H) with the exception of the walkway adjacent to the Southeast corner of the site. After meeting on site with City staff (planning, engineering and arborist) and the project arborist, the proposed modification of sidewalk in this area is the result of preserving a large (66" diameter) Sequoia.
17. Planter strip will be provided to match the existing to the west on Rosemont Rd.
18. No dedication of the private roads is anticipated. The land to widen Rosemont Rd will be dedicated.
19. All lots in the subdivision will have access to Rosemont Rd (see subdivision plan).
20. No gated streets are proposed.
21. Wall treatment along Rosemont Rd will be on private land. No landscaped islands are proposed. Maintenance of the entryway wall treatment shall be guaranteed through HOA bylaws, CC&Rs, etc. No subdivision monument signs are proposed.
22. With the widening of Rosemont Rd and the extension/provision of all utilities, the application proposes to exceed the rough proportion of impacts associated with a subdivision that will result in creating four additional lots beyond the three that now exist.

B. Blocks and Lots

1. General. No blocks are proposed as the project will only have seven lots. Traffic safety, access, circulation and control considerations, as well as solar access potential, have been evaluated and incorporated in this design proposal.
2. Block size N/A
3. Lot size and shape. The lot configuration utilizes the proportions of the entire property along with the natural slope. All lots are within the proportion of maximum one and one half width to average depth, and meet size requirements for R10 zoning.
4. Access conforms to chapter 48 CDC.
5. No through lots are proposed.
6. Lot and Parcel Side Lines. Where possible, all lot lines are proposed to be parallel to or at right angles to Rosemont Rd.
7. Flag Lots. Four flag lots are proposed in order to address street access requirements. Additionally, private streets will be created so that all seven

lots can share access from one or the other of them, and thereby eliminate the necessity of creating seven curb cuts on Rosemont Rd. Lot sizes are calculated exclusive of the access strip. Lot proportions will be maintained per CDC, and there will be a minimum 12 ft. wide accessway (CDC 48.030).

8. No large lots are proposed.

C. Pedestrian and Bicycle Trails.

1. Sidewalk and bicycle path area will be provided with the widening of Rosemont Rd. This will be done consistent with improvements of widened Rosemont Rd. to the West, and in compliance with City requirements. No trails are required per the Parks Master Plan.
2. No trails are proposed or required.
3. No trails are proposed or required.
4. No Bicycle or pedestrian trail that will traverse multi-family or commercial property is proposed.
5. N/A
6. N/A

D. Transit Facilities

1. No transit stops or pullouts are required nor recommended.
2. N/A
3. N/A
4. N/A

E. Lot Grading. Grading of building sites shall conform to the standards of this section of the CDC (85.200 E). With the exception of construction of the storm rain garden areas and minor street grading (existing contours will be utilized) all other grading will be accomplished with individual lot/residence construction. This grading will be proposed, reviewed and regulated with each individual residential building permit applicagtion, and is not proposed at this time.

1. All cuts and fills shall comply with the provisions of the Uniform Building Code.
   a. Cuts shall not exceed one and one half foot horizontal to one foot vertical.
   b. Fills shall not exceed 50%.
2. Fill soil shall be suitable for the purpose intended.
3. Any grading more than 4 ft. shall comply with CDC 85.170(C).
4. All grading shall be held to the minimum necessary.
5. No landslides or identification as a hazard site in the West Linn Comprehensive Plan Report.

6. All cuts and fills shall conform to the Uniform Building Code.
7. No land in this proposal with the exception of the rain garden in the NE corner of the site exceeds 12% slope (please refer to the detailed treatment of the NE corner in the attached engineering drawing.
   a. Toes of cuts shall be set back per section CDC 85.200 E7a.
   b. Cuts shall not remove the toe of any slope where a severe landslide or erosion hazard exists.
   c. Any structural fill will be designed by a registered Engineer in a manner consistent with this code and standard engineering practices.
   d. Retaining walls shall be constructed pursuant section 2308(b) of the Oregon State Structural Specialty Code.
   e. Roads will be of a width to provide safe vehicle access (16 ft), with minimal cut and fill and positive drainage.
8. No land on the site is over 50% slope. This section will not apply.

F. Water

1. The attached Water plan complies with the comprehensive Water System Plan updated March 1987, and subsequent revisions or updates
2. Adequate size and location of water lines are provided.
3. Looping is neither proposed nor required for the short extensions (approximately 100 ft.) from Rosemont Rd.
4. There is no non-single family development proposed
5. The pre-application conference notes by the City engineer regarding availability of water are attached.

G. Sanitary Sewer

1. The attached plans describe a proposal that is consistent with the Sanitary Sewer Master Plan (July 1989). The plan is gravity efficient and relies on the existing sewer lines which were previously constructed (about 1970) for this specific site.
2. The attached plans show plan view of the sewer lines with manhole locations and depths (invert elevations).
3. The existing sanitary sewer line shown on the plans is located in an existing easement given to the City (1970) for the purpose of providing sewer connections as lots develop.

Sanitary lead connections to individual residences will be placed in similar easements as required.

4. The connection depths for this property are predetermined since the Sanitary line was constructed in 1970. The depths and connections will not impact the system's ability to serve down system properties.
5. The sanitary sewer line exists and is efficient both in terms of gravity (slope of the site) and length.
6. The existing line does not disturb wetland (none present) nor drainageways.
7. The sanitary sewer exists, and already provides access for the adjacent properties to the East which may be redeveloped.
8. The system additions were designed by a licensed engineer pursuant to DEQ, City, and Tri-City Service District sewer standards.
9. The pre-application conference notes by the City engineer regarding availability of sewer are attached. The sanitary sewer has sufficient capacity to serve the proposed development and adequate sewage treatment plant capacity to serve this proposal is available to the City.

H. Storm Sewer/Treatment

1. The attached storm water plan demonstrates compliance with submittal criteria and approval standards of Chapter 33 CDC. Profiles of proposed and existing drainage ways are provided with reference to the adopted Storm Drainage Master Plan.
2. The attached plans demonstrate how the detention facility is sized to accommodate a 25year storm event. The design is provided by a licensed engineer who has also provided factual data that shows there will be no unmitigated adverse off-site impacts.
3. The plans demonstrate how storm drainage is collected and connected from each site to the larger system.
4. The storm system is a variation of the rain garden system and utilizes proven standards of other jurisdictions where such efficient systems have been is use for some time. These standards have previously been provided to the City engineering staff for review. The system is efficient and provides treatment and detention in a manner that exceeds the City requirements. We have included a table in the storm calculations showing that the proposed rain garden sizes exceed the minimum needed to provide required water quality treatment. The system consists of two collection / treatment / detention areas with overflows connected to the overall area drainage way via utilization of the existing sewer easement to the East of the site. This allows efficient use of an existing easement which also accommodates the existing sanitary sewer. Another feature of the storm system is its utilization of a large area

of the property encumbered by the sewer easement that is coincidentally of a grade that provides the most grade efficient collection and treatment for the site. The applicant proposes to be responsible for the repair of this storm system at any time that the City should require access to and/or repair of the sanitary line that exists in this location.

I. Utility Easements. Utility easements will be provided to accommodate the required service providers, including cable.

J. Supplemental Provisions

1. Wetland and natural drainage ways are protected (drainage) or are not present (wetlands) per chapter 32 CDC.
2. The site is not located in the Willamette or Tualatin greenways.
3. Street trees will be provided per chapter 54 CDC.
4. If required, street lighting will comply with this section.
5. The applicant understands that the City will require additional property dedication for the widening of Rosemont Rd.
6. All utilities are intended to be provided underground.
7. Density is provided at nearly 100% of the maximum allowed for this site. No density transfers are used.
8. The project is not subject to the mix requirement.
9. There are no Heritage trees present on the site.
10. The site is within the City of West Linn. No annexation is required.

85.210 Lot Line Adjustments – Approval Standards …… no lot line adjustments are requested.

GROUP MACKENZIE

STORMWATER REPORT

TREATMENT AND DETENTION DESIGN

To
City of West Linn
Department of Engineering

For
Rosemont Subdivision
West Linn, OR

Prepared
May 3, 2013

Project Number
2130073.00

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Table of Contents Page

1. SITE AND SYSTEM DESCRIPTION

The proposed subdivision will divide the existing 1.86 AC property to create 7 residential lots, two access driveways and two tracts for water quality and detention facilities. The proposed subdivision is located at 1485 Rosemont Road in West Linn, Oregon.

The city of West Linn requires stormwater detention facilities to provide enough storage to reduce peak flows up to the 25-year storm event with safe overflow conveyance of up to the 100-year storm event. Post development discharge rates for the 2, 5, 10 and 25-year storm events are not to exceed that of the pre-developed rates. West Linn also requires that stormwater is treated to reduce the discharge of pollutants.

Water quality and detention requirements are met by collecting and conveying stormwater from new impervious areas through one of two rain gardens at the north side of the site. Hydraflow Hydrographs Extension was used for detention calculations and the results have been included with this report.

Each new lot will be about 0.23 AC with an assumed impervious are of 4,400 sf per lot. Each access drive will by 16' wide x 145' long resulting in an additional 2,000 sf of impervious area each. See the Table 1 below for a summary of the catchments for each stormwater facility.

Table 1: Catchment Summary

Basin 1	Impervious Area (SF)
Lot 1	4,400
Lot 2	4,400
Lot 7	4,400
Access Drive 1	2,000
Total	**15,200**

Basin 2	Impervious Area (SF)
Lot 3	4,400
Lot 4	4,400
Lot 5	4,400
Lot 6	4,400
Access Drive 2	2,000
Total	**19,600**

2. DESIGN ASSUMPTIONS

Detention system:

1) Santa Barbara Unit Hydrograph Method used
2) 2yr, 5yr, 10yr, 25yr/24hr design storm
3) T_c calculated using sheet, shallow concentrated, and pipe flow methods
4) Intensity: 10 year and 25 year storms at Project Site
5) Mannings n=0.013 for storm pipe

3. WATER QUALITY

Stormwater runoff is treated on site through a system of rain gardens located in the northwest and northeast corners of the site. Rain Garden 1 collects runoff from proposed Lots 1, 2, and 7. Rain Garden 2 collects runoff from Lots 3, 4, 5, and 6.

Rain gardens collect runoff from the impervious surfaces on site and allow the stormwater to infiltrate through layers of topsoil and subsurface drain rock. Stormwater pollutants such as debris, oils, sediment, and chemical pollutants are collected, filtered, and retained in the topsoil and broken down and digested by bacteria in the plants and their roots as it percolates through the soil. Filtered stormwater that reaches the subsurface drain rock layer is collected through a perforated pipe which conveys the treated water out of the rain garden and to the storm pipe system.

The City of Portland Stormwater Management Manual simplified approach requires a water quality sizing factor of 6% for stormwater planters. This factor is applied to size a facility capable of treating the 10-year, 24 hour storm event. Clean Water Services (CWS) also requires a sizing factor of 6% for rain gardens in order to treat the water quality storm. The CWS water quality storm is defined as the event totaling 0.36 inches falling in 4 hours with an average storm return period of 96 hours. The proposed facility sizing ratios are summarized in Table 2 below.

The proposed rain gardens are sized to provide flow control detention storage of the developed site runoff. A control inlet located at the downstream outlet of each rain garden will control the outflow such that the peak developed stormwater runoff release rates will not exceed existing, pre-development runoff rates in accordance with City of West Linn standards. Additional detail regarding stormwater detention is provided in the following section.

Table 2: Water Quality Summary

Stormwater Facility ID	Contributing Impervious Area (SF)	Facility Bottom Area (SF)	Proposed Facility Percentage	Required Facility Percentage
Rain Garden 1	15,200	1,437	9.5%	6%
Rain Garden 2	19,600	1,218	6.2%	6%

4. DETENTION

The city of West Linn requires stormwater detention facilities to provide enough storage to reduce peak flows up to the 25-year storm event to pre-developed runoff rates with safe overflow conveyance of up to the 100-year storm event. Post development discharge rates for the 2, 5, 10 and 25-year storm events are not to exceed that of the pre-developed rates.

100% of the detention volume is provided above the soil. The rock beneath is considered just for collecting the treated water. There is a control inlet at the downstream side of each rain garden with orifices to restrict the release rate from the rain garden to the appropriate storm event.

The storm outflow pipe from the west rain garden bypasses the east rain garden, and the outflow from the east rain garden combines with the west just downstream of this rain garden, where it will then be conveyed through an existing easement to the existing ditch in Linn lane.

Hydraflow Hydrographs Extension was used to model the existing and proposed site conditions using these four storm events. Each basin was modeled with the proposed storm event runoff flowing into it, and storm water runoff from it restricted to the appropriate existing storm event (See Tables 3 and 4 for detention summary). This resulted in a required detention volume for each area, which determined the size of each basin. The full Hydraflow results are included in this report.

Table 3: Detention Summary

Basin Characteristics	Pre-Developed Conditions		Developed Conditions	
	Basin 1	Basin 2	Basin 1	Basin 2
Basin Area (ac)	0.74	0.97	0.74	0.97
Time of Concentration (min)	8.8	10.8	5	5
Composite Runoff Curve Number (CN)	75	77	98	98
Peak Runoff (cfs)	2-yr: 0.046 5-yr: 0.134 10-yr: 0.159 25-yr: 0.241	2-yr: 0.083 5-yr: 0.211 10-yr: 0.247 25-yr: 0.365	2-yr: 0.168 5-yr: 0.233 10-yr: 0.249 25-yr: 0.298	2-yr: 0.216 5-yr: 0.299 10-yr: 0.320 25-yr: 0.383
Detained Release Flow (cfs)	-	-	2-yr: 0.044 5-yr: 0.071 10-yr: 0.090 25-yr: 0.204	2-yr: 0.075 5-yr: 0.080 10-yr: 0.082 25-yr: 0.087

Table 4: Detention Summary

Stormwater Facility ID	Required Detention Volume (CF)	Detention Volume Provided (CF)	Additional Detention Provided
Rain Garden 1	1,521 (12.7" depth)	2,156 (18" depth)	29%
Rain Garden 2	1,035 (10.2" depth)	1,827 (18" depth)	43%

5. LINN LANE DITCH

The ditch in Linn Lane was evaluated relative to the new flow being added to it from the subdivision. The new flow was calculated to add a depth of about 4" of water to the ditch at a 25-year storm event. The following plan shows the ditch in plan and section. Also included are the calculations that determined the depth the flow from the subdivision would generate. The ditch will also be graded 10' upstream to match existing section, and graded to the downstream culvert as well.

Rosemont Subdivision - Linn Lane ditch sizing

25-year flow rate

Q = cIA

Q (cfs)	0.291	(This is the combined flow rate released from the 2 rain gardens at the 25-yr storm event)	

Ditch sizing

Solution for depth

Enter n (roughness), S (slope) and d (depth) or w (width)

	S	0.0072	(ft/ft)
	n	0.1	
Side	H	2	
slopes	V	1	
	θ	1.107149	63.4
	w	1	ft

AR^(2/3) = 0.23 =(Qn)/(1.4868S^.5) = (dw + d^2*tan θ)((dw + d^2*tan θ)/(w+2(d/cosθ)))^(2/3)

Solve AR^(2/3) for d

Enter a guess for d in C30,
then goal seek C32 to C23 by changing C30

Solved d 0.36 ft

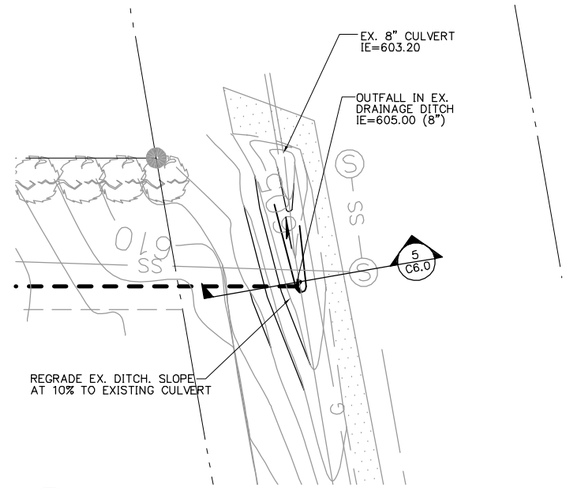
Guess AR^(2/3) = 0.237

30 0 15 30 60 120

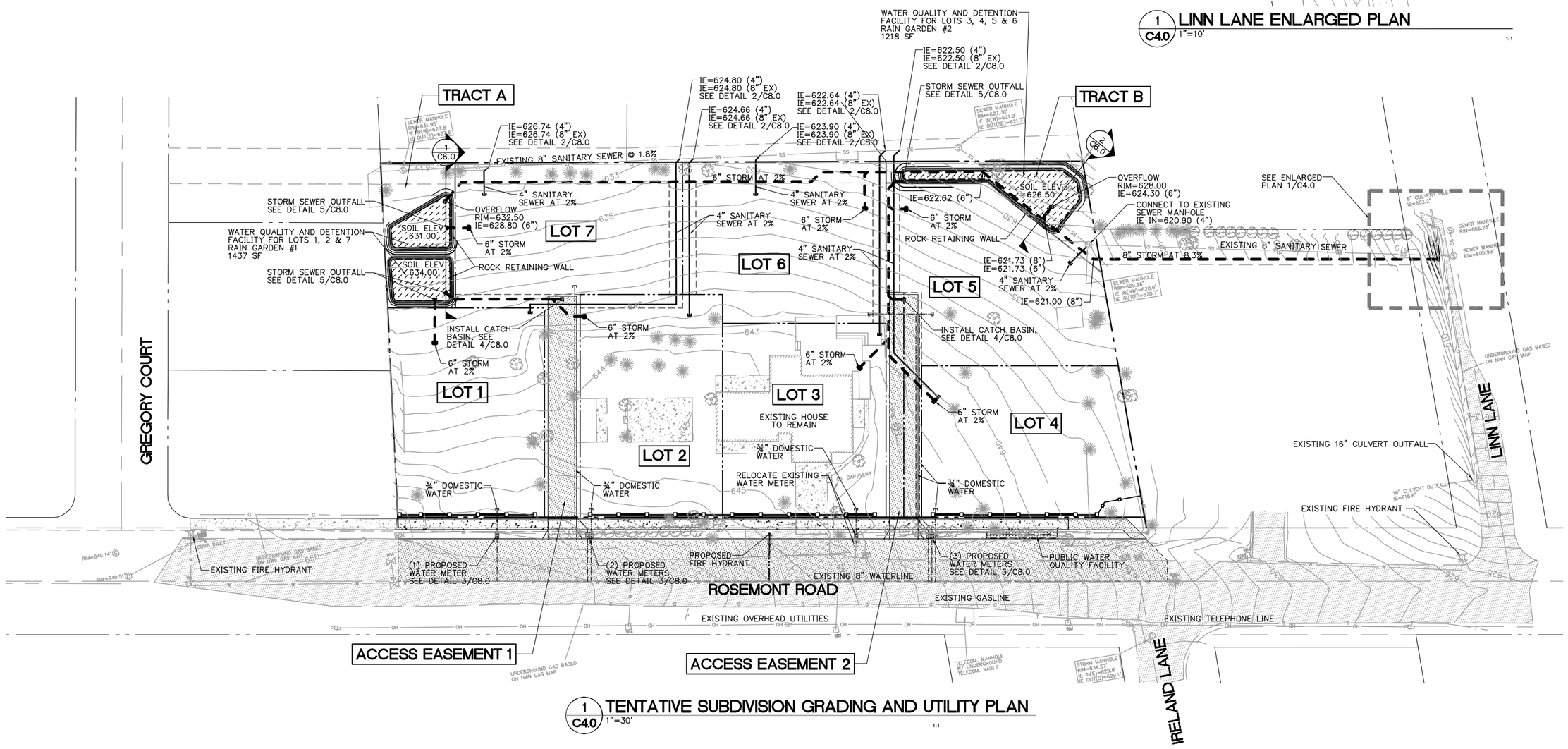
(IN FEET)
1 inch = 30 ft.

LEGEND

SEE LEGEND ON SHEET C1.0



1 / C4.0 LINN LANE ENLARGED PLAN
1"=10'



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

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

SUBDIVISION APPLICATION - MAY 15, 2013

2130073\00\CIVIL\073-C4.0.DWG MAG 05/22/13 14:51 1:10

GROUP MACKENZIE
Civil Engineering
Structural Engineering
Transportation Planning
Landscape Architecture
Architecture
Interior Design
Land Use Planning
Portland OR 503.224.9560
Vancouver WA 360.696.7879
Seattle WA 206.749.9993

Client
R+H CONSTRUCTION

Project
ROSEMONT SUBDIVISION

WEST LINN, OREGON

REVISIONS:

REVISION NO.	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE

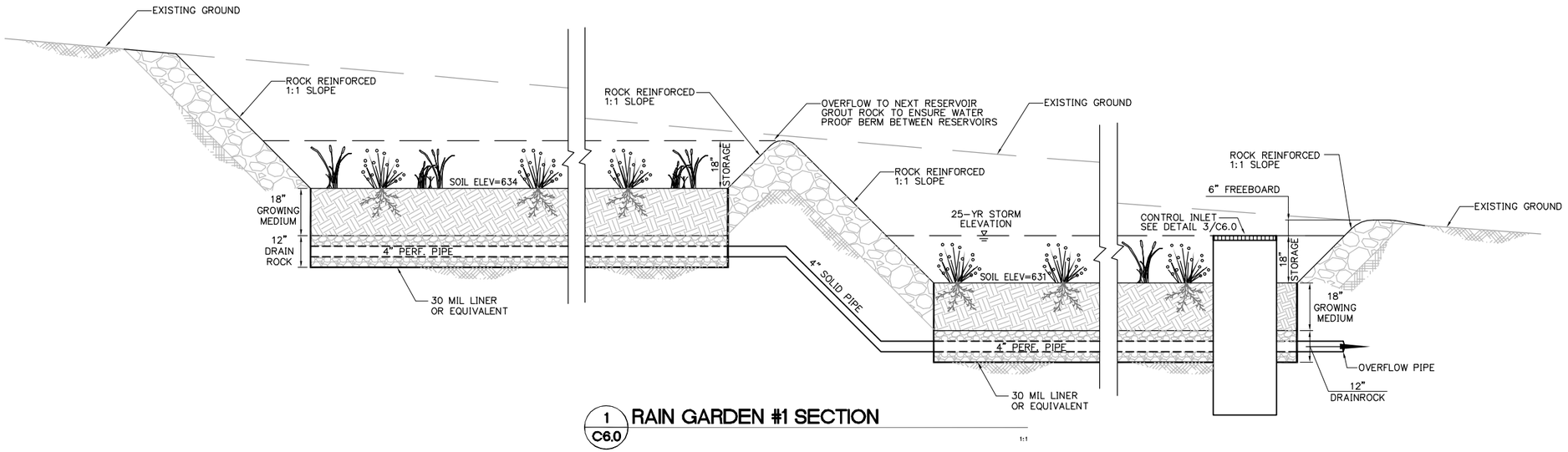
SHEET TITLE:
TENTATIVE SUBDIVISION GRADING AND UTILITY PLAN

DRAWN BY: MAG

CHECKED BY: RJH

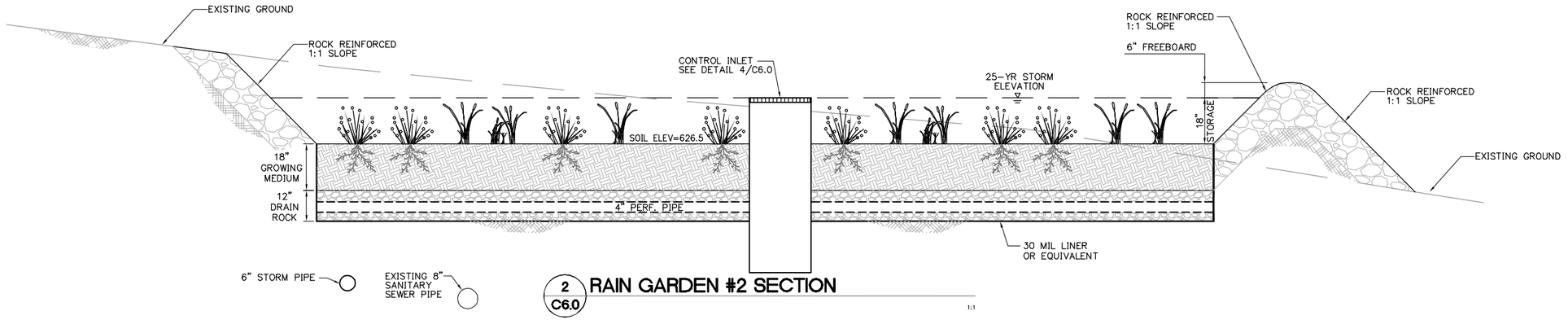
SHEET:
C4.0

JOB NO.
2130073.00



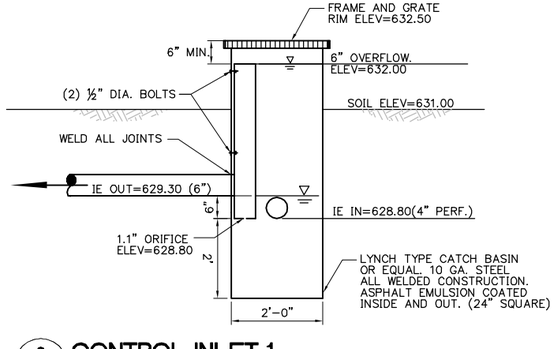
1 C6.0 **RAIN GARDEN #1 SECTION**

1:1



2 C6.0 **RAIN GARDEN #2 SECTION**

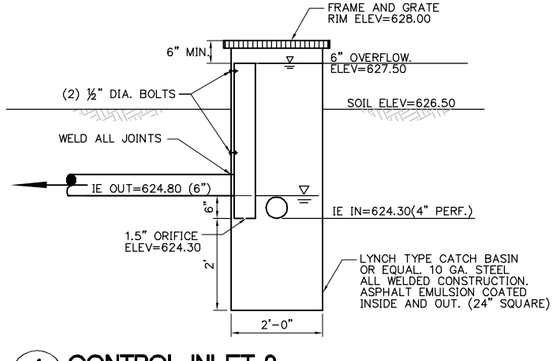
1:1



3 C6.0 **CONTROL INLET 1**

N.T.S.

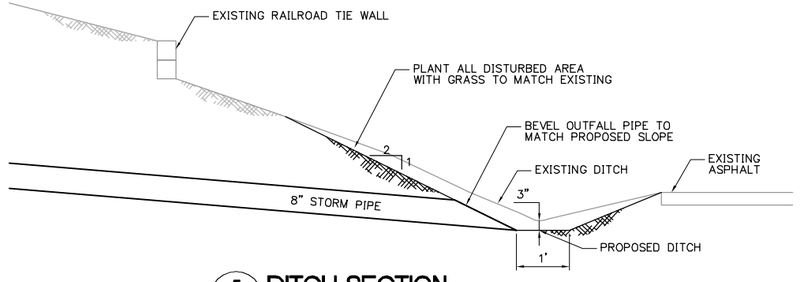
1:1



4 C6.0 **CONTROL INLET 2**

N.T.S.

1:1



5 C6.0 **DITCH SECTION**

N.T.S.

1:1

SUBDIVISION APPLICATION - MAY 15, 2013

GROUP MACKENZIE
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Client
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Project
ROSEMONT SUBDIVISION

WEST LINN, OREGON

REVISIONS:

REVISION NO.	REVISIONS TIMES SHEET	REVISION DELTA CLOSING DATE

SHEET TITLE:
RAIN GARDEN SECTIONS

DRAWN BY: MAG

CHECKED BY: RJH

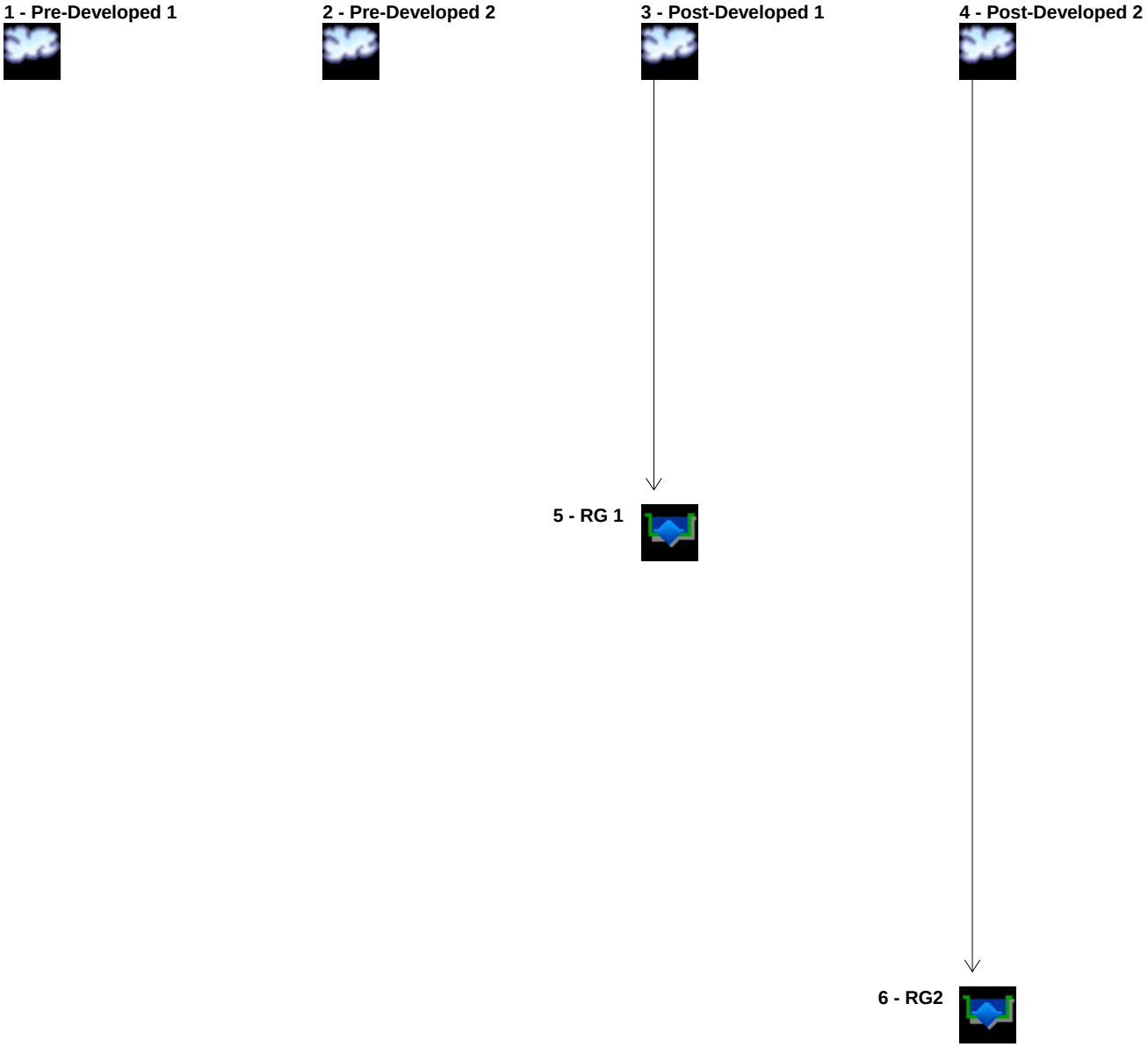
SHEET:
C6.0

JOB NO.
2130073.00

2130073\00\CIVIL\073-C6.0.DWG MAG 05/22/13 14:54 1:1

Watershed Model Schematic

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066



Legend

Hyd.	Origin	Description
1	SCS Runoff	Pre-Developed 1
2	SCS Runoff	Pre-Developed 2
3	SCS Runoff	Post-Developed 1
4	SCS Runoff	Post-Developed 2
5	Reservoir	RG 1
6	Reservoir	RG2

Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow Hyd(s)	Peak Outflow (cfs)								Hydrograph description
			1-Yr	2-Yr	3-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	
1	SCS Runoff	------	-------	0.046	-------	0.134	0.159	0.241	-------	-------	Pre-Developed 1
2	SCS Runoff	------	-------	0.083	-------	0.211	0.247	0.365	-------	-------	Pre-Developed 2
3	SCS Runoff	------	-------	0.168	-------	0.233	0.249	0.298	-------	-------	Post-Developed 1
4	SCS Runoff	------	-------	0.216	-------	0.299	0.320	0.383	-------	-------	Post-Developed 2
5	Reservoir	3	-------	0.044	-------	0.071	0.090	0.204	-------	-------	RG 1
6	Reservoir	4	-------	0.075	-------	0.080	0.082	0.087	-------	-------	RG2

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	SCS Runoff	0.046	2	482	1,298	------	------	------	Pre-Developed 1
2	SCS Runoff	0.083	2	484	2,032	------	------	------	Pre-Developed 2
3	SCS Runoff	0.168	2	470	2,350	------	------	------	Post-Developed 1
4	SCS Runoff	0.216	2	470	3,021	------	------	------	Post-Developed 2
5	Reservoir	0.044	2	554	2,349	3	631.52	350	RG 1
6	Reservoir	0.075	2	526	3,021	4	626.76	304	RG2

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	SCS Runoff	0.134	2	480	2,581	------	------	------	Pre-Developed 1
2	SCS Runoff	0.211	2	482	3,889	------	------	------	Pre-Developed 2
3	SCS Runoff	0.233	2	470	3,297	------	------	------	Post-Developed 1
4	SCS Runoff	0.299	2	470	4,239	------	------	------	Post-Developed 2
5	Reservoir	0.071	2	538	3,297	3	631.93	627	RG 1
6	Reservoir	0.080	2	550	4,239	4	627.01	607	RG2

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	SCS Runoff	0.159	2	480	2,939	------	------	------	Pre-Developed 1
2	SCS Runoff	0.247	2	482	4,400	------	------	------	Pre-Developed 2
3	SCS Runoff	0.249	2	470	3,535	------	------	------	Post-Developed 1
4	SCS Runoff	0.320	2	470	4,544	------	------	------	Post-Developed 2
5	Reservoir	0.090	2	522	3,534	3	631.95	643	RG 1
6	Reservoir	0.082	2	556	4,544	4	627.09	700	RG2

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	SCS Runoff	0.241	2	480	4,078	------	------	------	Pre-Developed 1
2	SCS Runoff	0.365	2	480	6,017	------	------	------	Pre-Developed 2
3	SCS Runoff	0.298	2	470	4,247	------	------	------	Post-Developed 1
4	SCS Runoff	0.383	2	470	5,460	------	------	------	Post-Developed 2
5	Reservoir	0.204	2	486	4,248	3	632.06	713	RG 1
6	Reservoir	0.087	2	586	5,460	4	627.35	1,003	RG2

Pond Report

Pond No. 1 - RG 1

Pond Data

Pond storage is based on user-defined values.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	625.00	n/a	0	0
6.00	631.00	n/a	1	1
7.50	632.50	n/a	1,011	1,011
9.00	634.00	n/a	0	1,011
10.50	635.50	n/a	1,144	2,155

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 6.00	1.10	Inactive	0.00
Span (in)	= 6.00	1.10	1.50	0.00
No. Barrels	= 1	1	1	0
Invert El. (ft)	= 629.30	628.80	630.60	0.00
Length (ft)	= 10.00	10.00	10.00	0.00
Slope (%)	= 2.00	2.00	2.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	Yes	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 3.14	0.00	0.00	0.00
Crest El. (ft)	= 632.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Riser	---	---	---
Multi-Stage	= Yes	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	625.00	0.00	0.00	0.00	---	0.00	---	---	---	---	---	0.000
0.60	0	625.60	0.00	0.00	0.00	---	0.00	---	---	---	---	---	0.000
1.20	0	626.20	0.00	0.00	0.00	---	0.00	---	---	---	---	---	0.000
1.80	0	626.80	0.00	0.00	0.00	---	0.00	---	---	---	---	---	0.000
2.40	0	627.40	0.00	0.00	0.00	---	0.00	---	---	---	---	---	0.000
3.00	0	628.00	0.00	0.00	0.00	---	0.00	---	---	---	---	---	0.000
3.60	0	628.60	0.00	0.00	0.00	---	0.00	---	---	---	---	---	0.000
4.20	0	629.20	0.00	0.00 ic	0.00	---	0.00	---	---	---	---	---	0.000
4.80	0	629.80	0.02 ic	0.02 ic	0.00	---	0.00	---	---	---	---	---	0.021
5.40	0	630.40	0.03 ic	0.03 ic	0.00	---	0.00	---	---	---	---	---	0.032
6.00	1	631.00	0.04 ic	0.04 ic	0.00	---	0.00	---	---	---	---	---	0.040
6.15	102	631.15	0.04 ic	0.04 ic	0.00	---	0.00	---	---	---	---	---	0.042
6.30	203	631.30	0.04 ic	0.04 ic	0.00	---	0.00	---	---	---	---	---	0.044
6.45	304	631.45	0.05 ic	0.05 ic	0.00	---	0.00	---	---	---	---	---	0.045
6.60	405	631.60	0.05 ic	0.05 ic	0.00	---	0.00	---	---	---	---	---	0.047
6.75	506	631.75	0.05 ic	0.05 ic	0.00	---	0.00	---	---	---	---	---	0.048
6.90	607	631.90	0.05 ic	0.05 ic	0.00	---	0.00	---	---	---	---	---	0.050
7.05	708	632.05	0.17 ic	0.05 ic	0.00	---	0.12	---	---	---	---	---	0.168
7.20	809	632.20	0.98 ic	0.04 ic	0.00	---	0.94	---	---	---	---	---	0.977
7.35	910	632.35	1.55 ic	0.01 ic	0.00	---	1.54 s	---	---	---	---	---	1.552
7.50	1,011	632.50	1.61 ic	0.01 ic	0.00	---	1.61 s	---	---	---	---	---	1.613
7.65	1,011	632.65	1.66 ic	0.00 ic	0.00	---	1.65 s	---	---	---	---	---	1.657
7.80	1,011	632.80	1.70 ic	0.00 ic	0.00	---	1.70 s	---	---	---	---	---	1.700
7.95	1,011	632.95	1.74 ic	0.00 ic	0.00	---	1.73 s	---	---	---	---	---	1.736
8.10	1,011	633.10	1.78 ic	0.00 ic	0.00	---	1.77 s	---	---	---	---	---	1.768
8.25	1,011	633.25	1.82 ic	0.00 ic	0.00	---	1.80 s	---	---	---	---	---	1.800
8.40	1,011	633.40	1.85 ic	0.00 ic	0.00	---	1.84 s	---	---	---	---	---	1.845
8.55	1,011	633.55	1.89 ic	0.00 ic	0.00	---	1.88 s	---	---	---	---	---	1.877
8.70	1,011	633.70	1.93 ic	0.00 ic	0.00	---	1.92 s	---	---	---	---	---	1.922
8.85	1,011	633.85	1.96 ic	0.00 ic	0.00	---	1.91 s	---	---	---	---	---	1.912
9.00	1,011	634.00	1.99 ic	0.00 ic	0.00	---	1.93 s	---	---	---	---	---	1.932
9.15	1,125	634.15	2.03 ic	0.00 ic	0.00	---	2.02 s	---	---	---	---	---	2.020
9.30	1,240	634.30	2.06 ic	0.00 ic	0.00	---	2.06 s	---	---	---	---	---	2.059
9.45	1,354	634.45	2.09 ic	0.00 ic	0.00	---	2.07 s	---	---	---	---	---	2.067
9.60	1,469	634.60	2.12 ic	0.00 ic	0.00	---	2.09 s	---	---	---	---	---	2.088
9.75	1,583	634.75	2.16 ic	0.00 ic	0.00	---	2.08 s	---	---	---	---	---	2.082
9.90	1,697	634.90	2.19 ic	0.00 ic	0.00	---	0.00 s	---	---	---	---	---	2.186
10.05	1,812	635.05	2.22 ic	0.00	0.00	---	0.00	---	---	---	---	---	2.217
10.20	1,926	635.20	2.25 ic	0.00	0.00	---	0.00	---	---	---	---	---	2.247
10.35	2,041	635.35	2.28 ic	0.00	0.00	---	0.00	---	---	---	---	---	2.277

Continues on next page...

RG 1

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
10.50	2,155	635.50	2.31 ic	0.00	0.00	---	0.00	---	---	---	---	---	2.306

...End

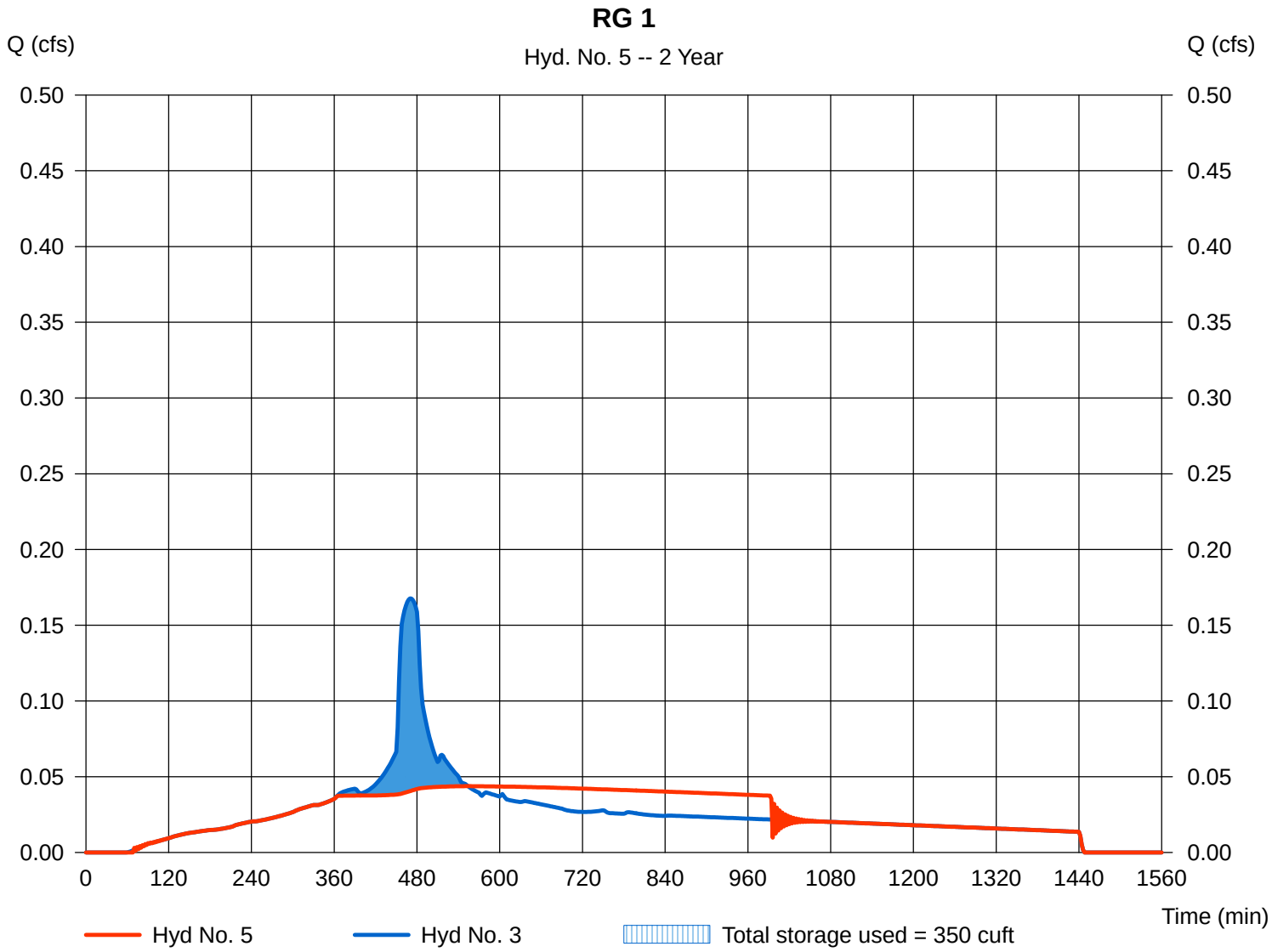
Hydrograph Report

Hyd. No. 5

RG 1

Hydrograph type	=	Reservoir	Peak discharge	=	0.044 cfs
Storm frequency	=	2 yrs	Time to peak	=	554 min
Time interval	=	2 min	Hyd. volume	=	2,349 cuft
Inflow hyd. No.	=	3 - Post-Developed 1	Max. Elevation	=	631.52 ft
Reservoir name	=	RG 1	Max. Storage	=	350 cuft

Storage Indication method used.



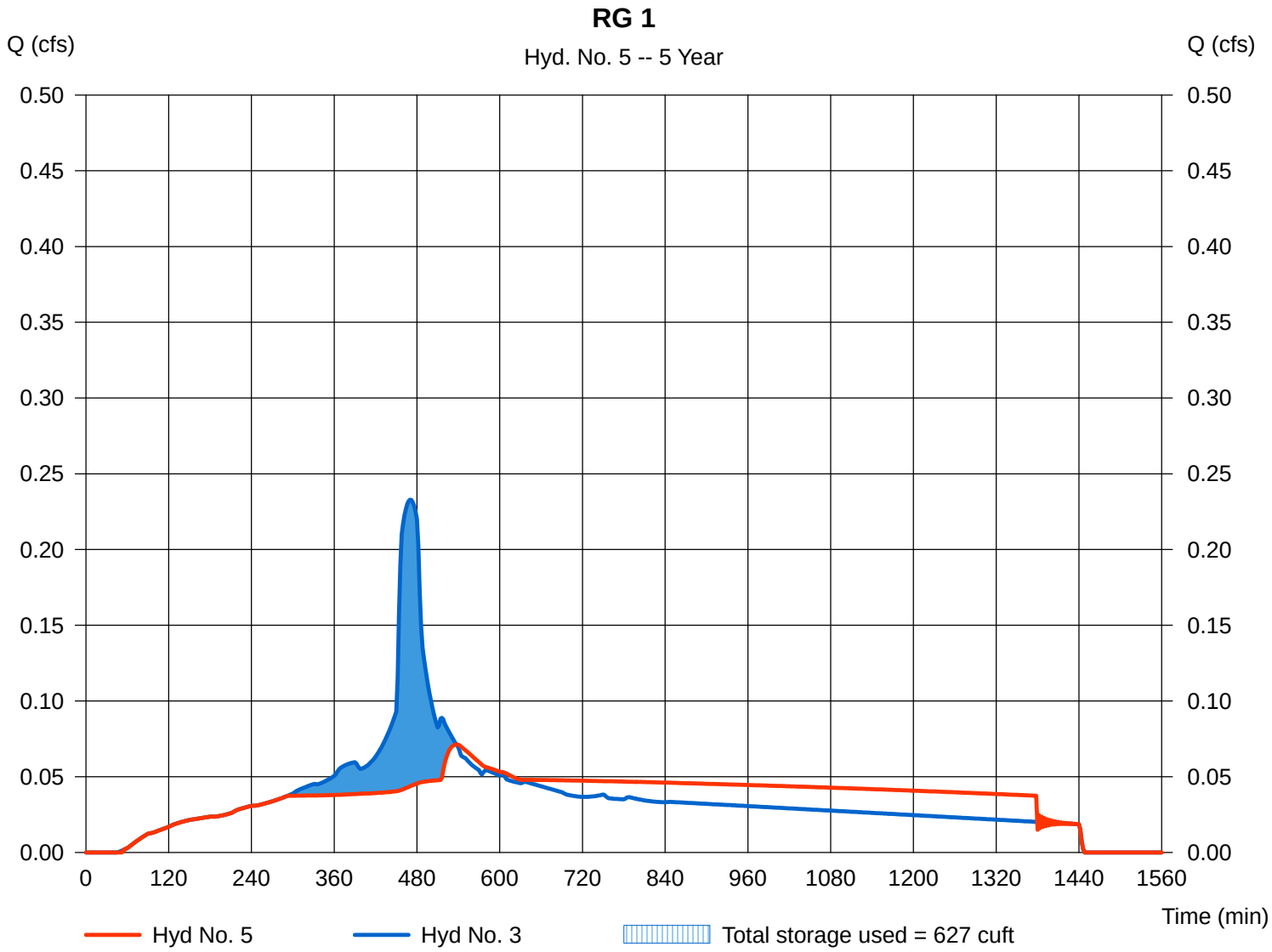
Hydrograph Report

Hyd. No. 5

RG 1

Hydrograph type	=	Reservoir	Peak discharge	=	0.071 cfs
Storm frequency	=	5 yrs	Time to peak	=	538 min
Time interval	=	2 min	Hyd. volume	=	3,297 cuft
Inflow hyd. No.	=	3 - Post-Developed 1	Max. Elevation	=	631.93 ft
Reservoir name	=	RG 1	Max. Storage	=	627 cuft

Storage Indication method used.



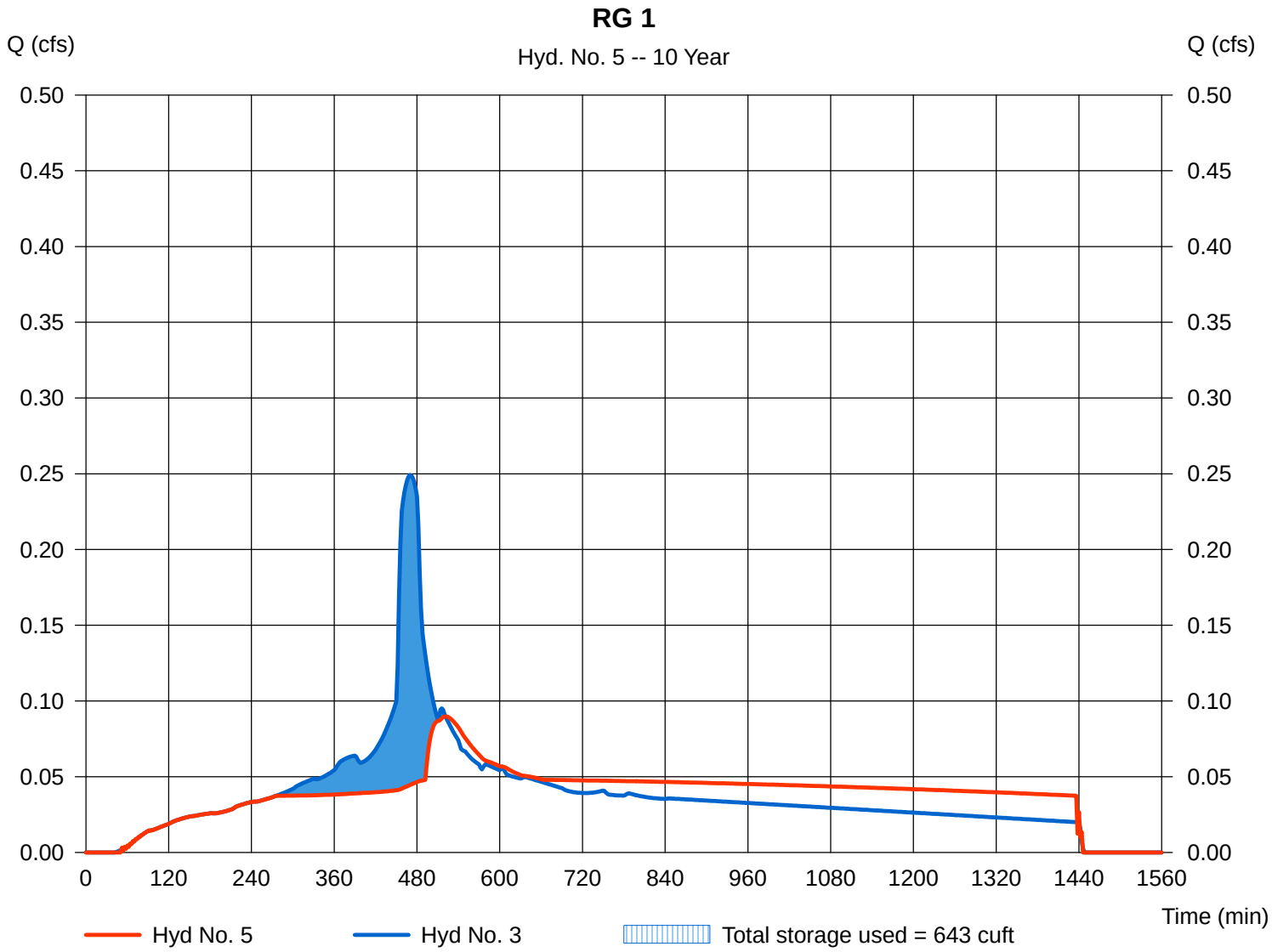
Hydrograph Report

Hyd. No. 5

RG 1

Hydrograph type	=	Reservoir	Peak discharge	=	0.090 cfs
Storm frequency	=	10 yrs	Time to peak	=	522 min
Time interval	=	2 min	Hyd. volume	=	3,534 cuft
Inflow hyd. No.	=	3 - Post-Developed 1	Max. Elevation	=	631.95 ft
Reservoir name	=	RG 1	Max. Storage	=	643 cuft

Storage Indication method used.



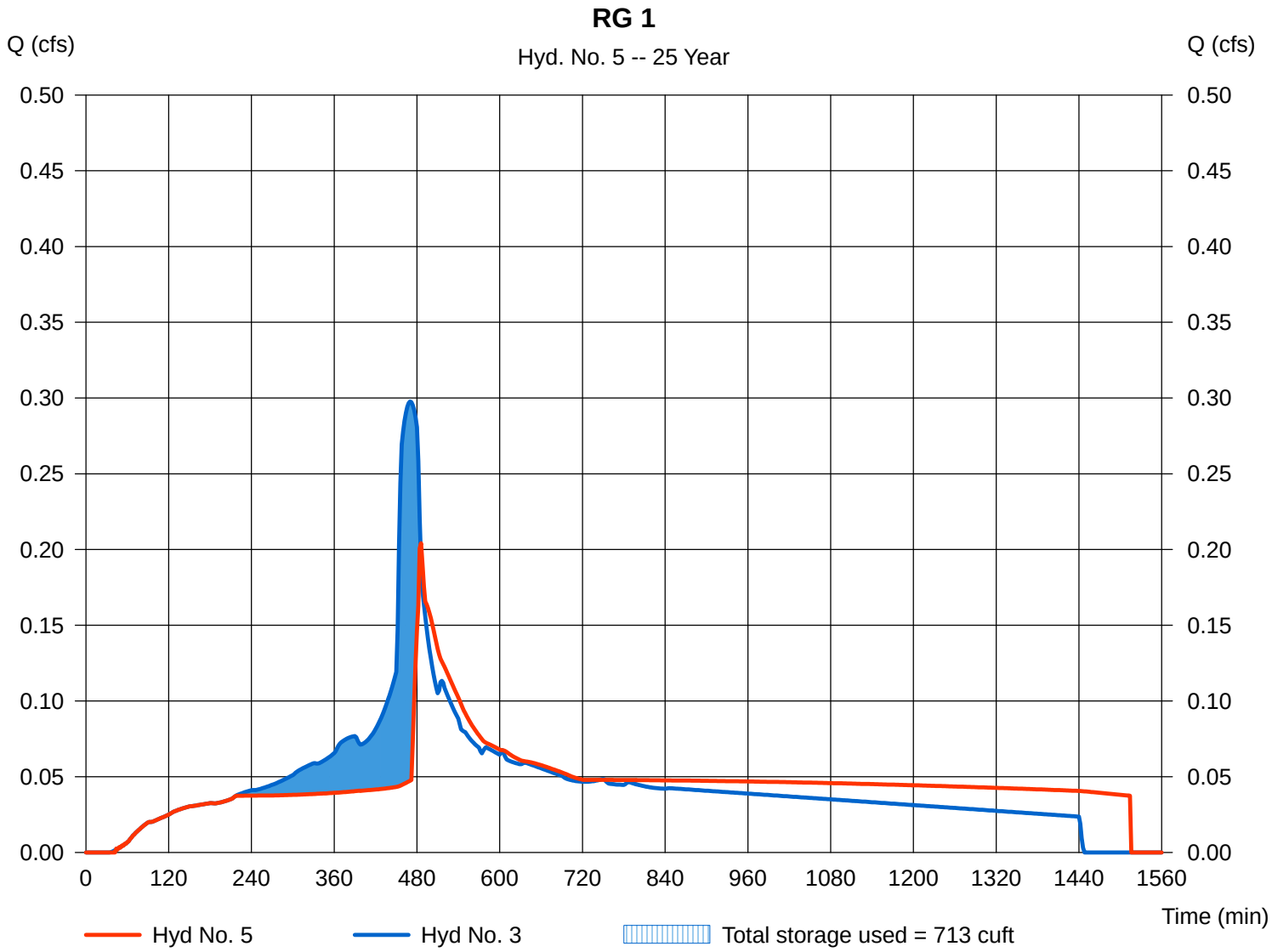
Hydrograph Report

Hyd. No. 5

RG 1

Hydrograph type	=	Reservoir	Peak discharge	=	0.204 cfs
Storm frequency	=	25 yrs	Time to peak	=	486 min
Time interval	=	2 min	Hyd. volume	=	4,248 cuft
Inflow hyd. No.	=	3 - Post-Developed 1	Max. Elevation	=	632.06 ft
Reservoir name	=	RG 1	Max. Storage	=	713 cuft

Storage Indication method used.



Pond Report

Pond No. 2 - RG2

Pond Data

Pond storage is based on user-defined values.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	620.00	n/a	0	0
6.50	626.50	n/a	1	1
8.00	628.00	n/a	1,770	1,770

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 6.00	1.50	0.00	0.00
Span (in)	= 6.00	1.50	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 624.80	624.30	0.00	0.00
Length (ft)	= 10.00	10.00	0.00	0.00
Slope (%)	= 2.00	2.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 3.14	0.00	0.00	0.00
Crest El. (ft)	= 627.50	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Riser	---	---	---
Multi-Stage	= Yes	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	620.00	0.00	0.00	---	---	0.00	---	---	---	---	---	0.000
0.65	0	620.65	0.00	0.00	---	---	0.00	---	---	---	---	---	0.000
1.30	0	621.30	0.00	0.00	---	---	0.00	---	---	---	---	---	0.000
1.95	0	621.95	0.00	0.00	---	---	0.00	---	---	---	---	---	0.000
2.60	0	622.60	0.00	0.00	---	---	0.00	---	---	---	---	---	0.000
3.25	0	623.25	0.00	0.00	---	---	0.00	---	---	---	---	---	0.000
3.90	0	623.90	0.00	0.00	---	---	0.00	---	---	---	---	---	0.000
4.55	0	624.55	0.00	0.00 ic	---	---	0.00	---	---	---	---	---	0.000
5.20	0	625.20	0.03 ic	0.03 ic	---	---	0.00	---	---	---	---	---	0.032
5.85	0	625.85	0.06 ic	0.06 ic	---	---	0.00	---	---	---	---	---	0.056
6.50	1	626.50	0.07 ic	0.07 ic	---	---	0.00	---	---	---	---	---	0.073
6.65	177	626.65	0.08 ic	0.08 ic	---	---	0.00	---	---	---	---	---	0.077
6.80	354	626.80	0.08 ic	0.08 ic	---	---	0.00	---	---	---	---	---	0.080
6.95	531	626.95	0.08 ic	0.08 ic	---	---	0.00	---	---	---	---	---	0.083
7.10	708	627.10	0.09 ic	0.09 ic	---	---	0.00	---	---	---	---	---	0.086
7.25	885	627.25	0.09 ic	0.09 ic	---	---	0.00	---	---	---	---	---	0.089
7.40	1,062	627.40	0.09 ic	0.09 ic	---	---	0.00	---	---	---	---	---	0.092
7.55	1,239	627.55	0.21 ic	0.09 ic	---	---	0.12	---	---	---	---	---	0.210
7.70	1,416	627.70	1.01 ic	0.07 ic	---	---	0.94	---	---	---	---	---	1.009
7.85	1,593	627.85	1.55 ic	0.02 ic	---	---	1.53 s	---	---	---	---	---	1.552
8.00	1,770	628.00	1.61 ic	0.01 ic	---	---	1.60 s	---	---	---	---	---	1.612

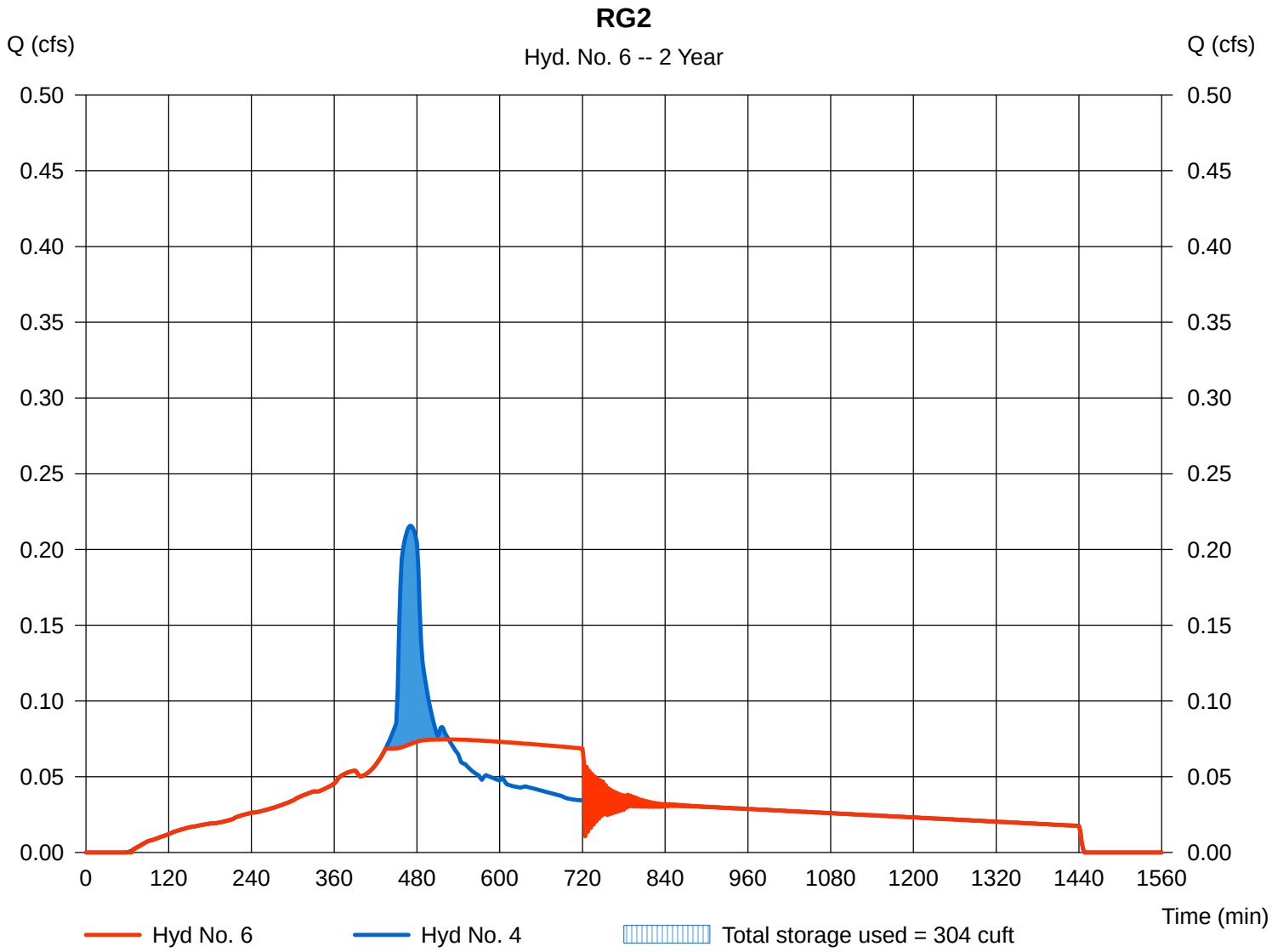
Hydrograph Report

Hyd. No. 6

RG2

Hydrograph type	=	Reservoir	Peak discharge	=	0.075 cfs
Storm frequency	=	2 yrs	Time to peak	=	526 min
Time interval	=	2 min	Hyd. volume	=	3,021 cuft
Inflow hyd. No.	=	4 - Post-Developed 2	Max. Elevation	=	626.76 ft
Reservoir name	=	RG2	Max. Storage	=	304 cuft

Storage Indication method used.



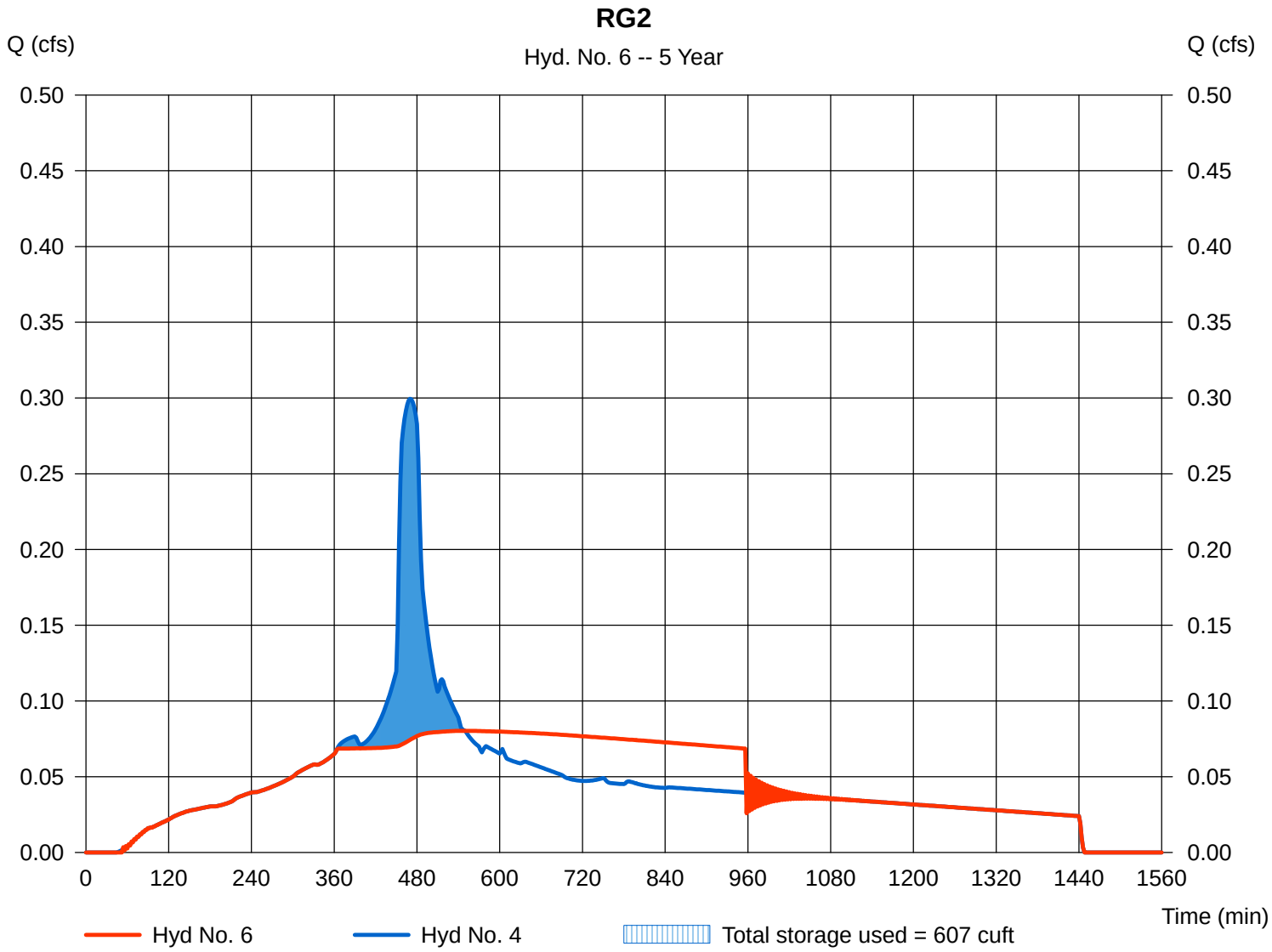
Hydrograph Report

Hyd. No. 6

RG2

Hydrograph type	=	Reservoir	Peak discharge	=	0.080 cfs
Storm frequency	=	5 yrs	Time to peak	=	550 min
Time interval	=	2 min	Hyd. volume	=	4,239 cuft
Inflow hyd. No.	=	4 - Post-Developed 2	Max. Elevation	=	627.01 ft
Reservoir name	=	RG2	Max. Storage	=	607 cuft

Storage Indication method used.



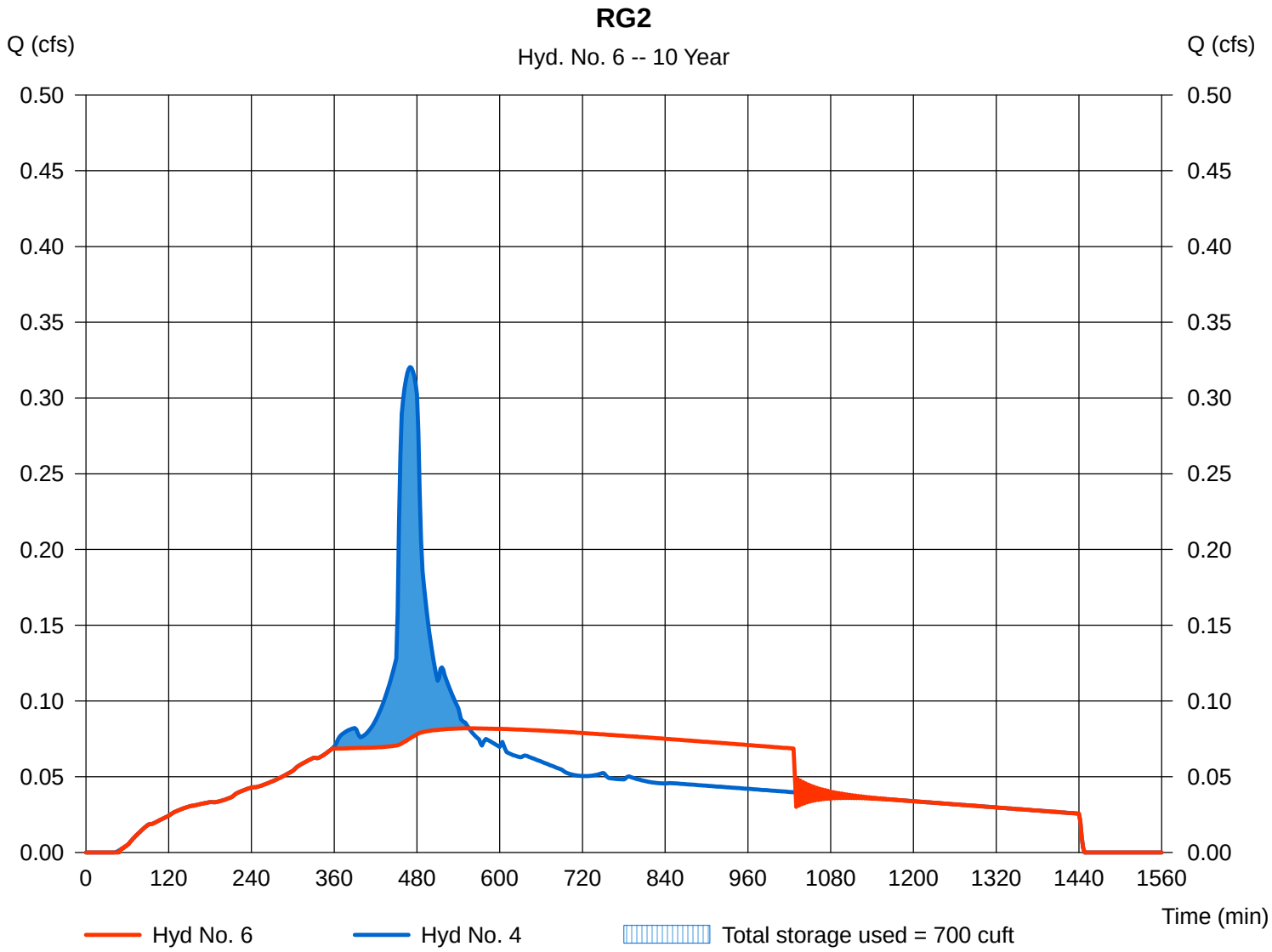
Hydrograph Report

Hyd. No. 6

RG2

Hydrograph type	=	Reservoir	Peak discharge	=	0.082 cfs
Storm frequency	=	10 yrs	Time to peak	=	556 min
Time interval	=	2 min	Hyd. volume	=	4,544 cuft
Inflow hyd. No.	=	4 - Post-Developed 2	Max. Elevation	=	627.09 ft
Reservoir name	=	RG2	Max. Storage	=	700 cuft

Storage Indication method used.



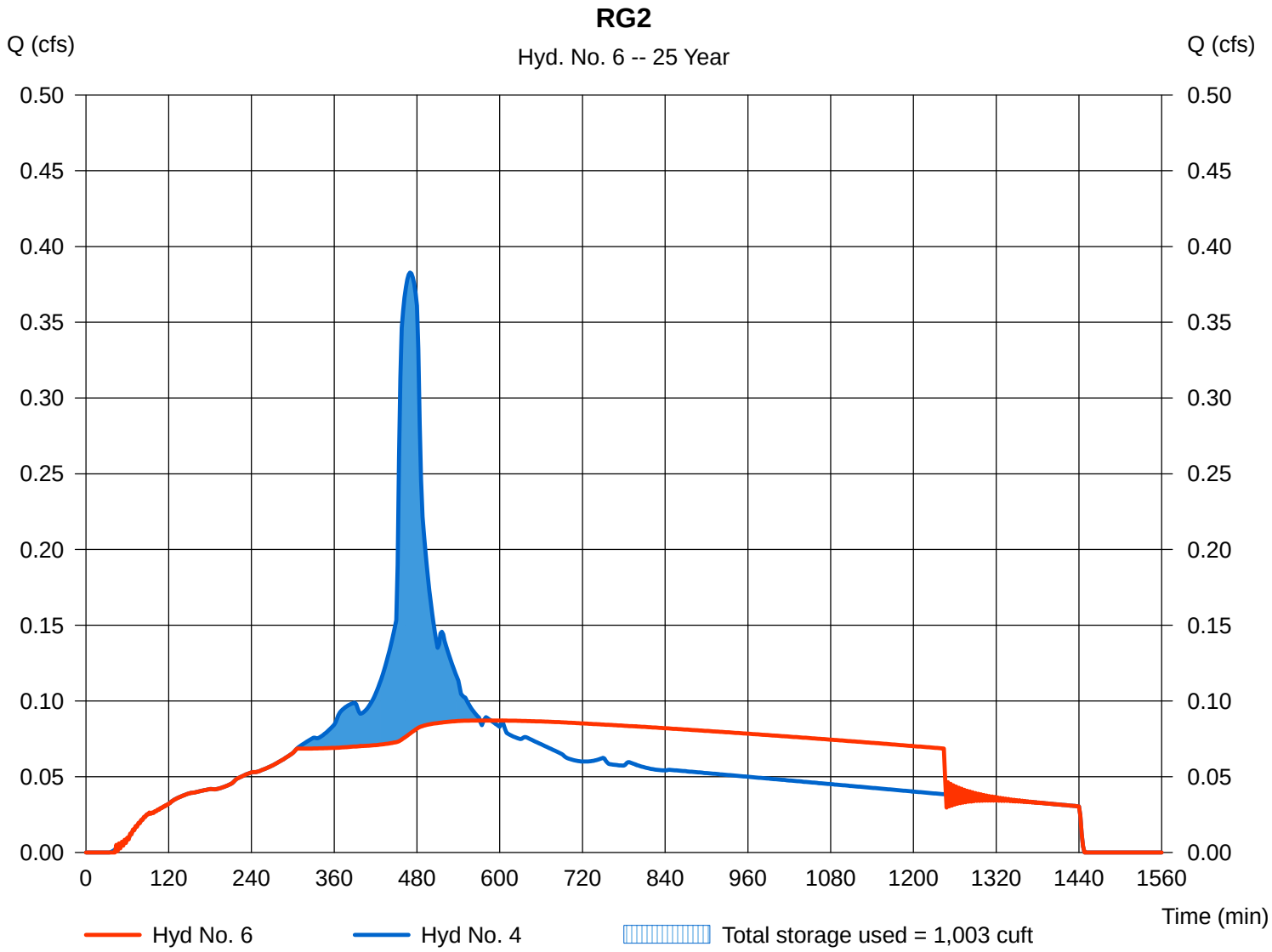
Hydrograph Report

Hyd. No. 6

RG2

Hydrograph type	=	Reservoir	Peak discharge	=	0.087 cfs
Storm frequency	=	25 yrs	Time to peak	=	586 min
Time interval	=	2 min	Hyd. volume	=	5,460 cuft
Inflow hyd. No.	=	4 - Post-Developed 2	Max. Elevation	=	627.35 ft
Reservoir name	=	RG2	Max. Storage	=	1,003 cuft

Storage Indication method used.



TOPOGRAPHIC/SITE SURVEY

FOR:

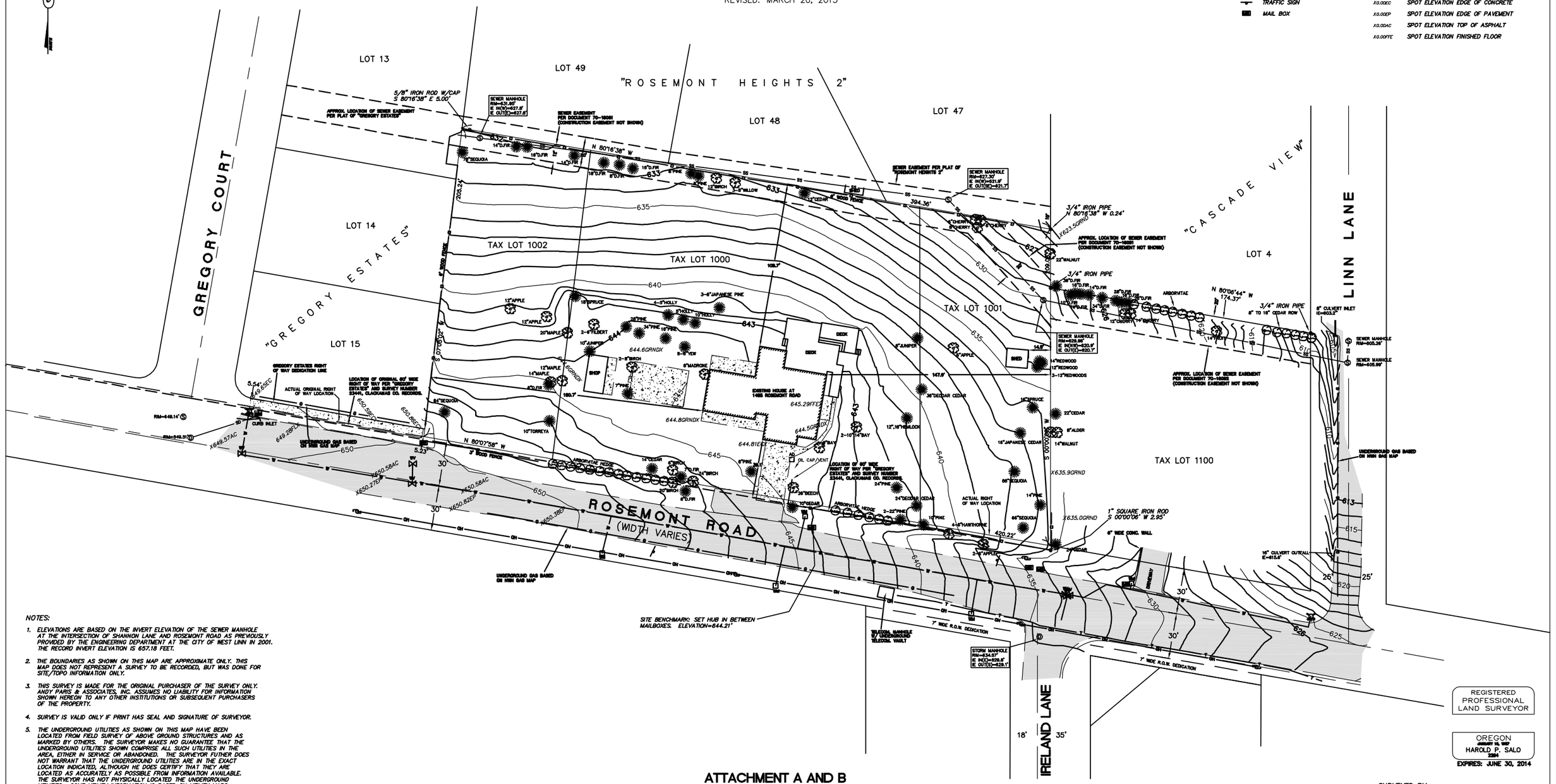
MARK PYRCH CONSTRUCTION

BEING TAX LOTS 1000, 1001 & 1002, TAX MAP 2-1E-25BD
IN THE NW 1/4 SECTION 25, T.2S., R.1E., W.M.
CITY OF WEST LINN
CLACKAMAS COUNTY, OREGON

MARCH 4, 2013
REVISED: MARCH 7, 2013
REVISED: MARCH 20, 2013

LEGEND:

●	FOUND MONUMENT AS NOTED	—W—	WATER LINE
WM	WATER METER	—G—	NATURAL GAS LINE
WV	WATER VALVE	—SS—	SANITARY SEWER LINE
FH	FIRE HYDRANT	—SD—	STORM DRAINAGE LINE
S	SANITARY SEWER MANHOLE	—OH—	OVERHEAD UTILITY LINES
AD	AREA DRAIN	—T—	UNDERGROUND TELPHONE LINE
UP	UTILITY POLE	X0.0GRND	SPOT ELEVATION GROUND
TS	TRAFFIC SIGN	X0.00EC	SPOT ELEVATION EDGE OF CONCRETE
MB	MAIL BOX	X0.00EP	SPOT ELEVATION EDGE OF PAVEMENT
		X0.00AC	SPOT ELEVATION TOP OF ASPHALT
		X0.00FFE	SPOT ELEVATION FINISHED FLOOR



NOTES:

1. 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.
2. THE BOUNDARIES AS SHOWN ON THIS MAP ARE APPROXIMATE ONLY. THIS MAP DOES NOT REPRESENT A SURVEY TO BE RECORDED, BUT WAS DONE FOR SITE/TOPO INFORMATION ONLY.
3. THIS SURVEY IS MADE FOR THE ORIGINAL PURCHASER OF THE SURVEY ONLY. ANDY PARIS & ASSOCIATES, INC. ASSUMES NO LIABILITY FOR INFORMATION SHOWN HEREON TO ANY OTHER INSTITUTIONS OR SUBSEQUENT PURCHASERS OF THE PROPERTY.
4. SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
5. THE UNDERGROUND UTILITIES AS SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD SURVEY OF ABOVE GROUND STRUCTURES AND AS MARKED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FUTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. SOME UTILITY INFORMATION IS BASED ON UTILITY MAPS.
6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. THERE MAY EXIST EASEMENTS, CONDITIONS, OR RESTRICTIONS THAT COULD AFFECT THE TITLE OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE IN THIS SURVEY TO SHOW SUCH MATTERS THAT MAY AFFECT TITLE.

ATTACHMENT A AND B

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 16, 1987
HAROLD P. SALO
2264
EXPIRES: JUNE 30, 2014

SURVEYED BY:
ANDY PARIS AND ASSOCIATES, INC.
16057 BOONES FERRY ROAD
LAKE OSWEGO, OREGON 97035
PH: 503-636-3341

PROJECT: 13019
DRAWING: 13019TP1.DWG
DRAFTED: A.M. 030413

ROSEMONT TENTATIVE SUBDIVISION PLAN

WEST LINN, OREGON

VICINITY MAP

0 100 200 400

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

SHEET INDEX

OWNER

KELLY PYRCH
C.O. R&H CONSTRUCTION
1530 SW TAYLOR STREET
PORTLAND, OR 97205
PHONE: 503-228-7177

SURVEYOR

ANDY PARIS AND ASSOCIATES, INC.
CONTACT: HAROLD P. SALO
16057 BOONES FERRY ROAD
LAKE OSWEGO, OR 97035
PHONE: 503-636-3341

CIVIL ENGINEER

GROUP MACKENZIE
CONTACT: RALPH HENDERSON
1515 SE WATER AVE. #100
PORTLAND, OR 97214
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
CLACKAMAS 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	MB	
WATER METER	WM	
FIRE HYDRANT		
WATER VALVE	WV	
SANITARY MANHOLE	S	
STORM MANHOLE	D	
CATCH BASIN		
OVERFLOW INLET		
POWER POLE		
DOMESTIC WATERLINE		
FIRE WATERLINE	W	
SANITARY SEWER LINE	SS	
STORM SEWER LINE	SD	
GAS LINE	G	
TELEPHONE LINE	T	
OVERHEAD POWER	OH	
ROCK REINFORCED SLOPE		
VERTICAL CURB		
STORMWATER FACILITY		
CONCRETE PAVEMENT		
ASPHALT PAVEMENT		

GROUP MACKENZIE
Civil Engineering
Structural Engineering
Transportation Planning
Landscape Architecture
Architecture
Interior Design
Land Use Planning
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Vancouver WA 360.695.7879
Seattle WA 206.749.9993

Client
R+H CONSTRUCTION

Project
ROSEMONT SUBDIVISION

WEST LINN, OREGON

REVISIONS:

REVISION NO.	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE

SHEET TITLE:
COVER SHEET

DRAWN BY: MAG

CHECKED BY: RJH

SHEET:
C1.0

JOB NO.
2130073.00

SUBDIVISION APPLICATION - MAY 15, 2013

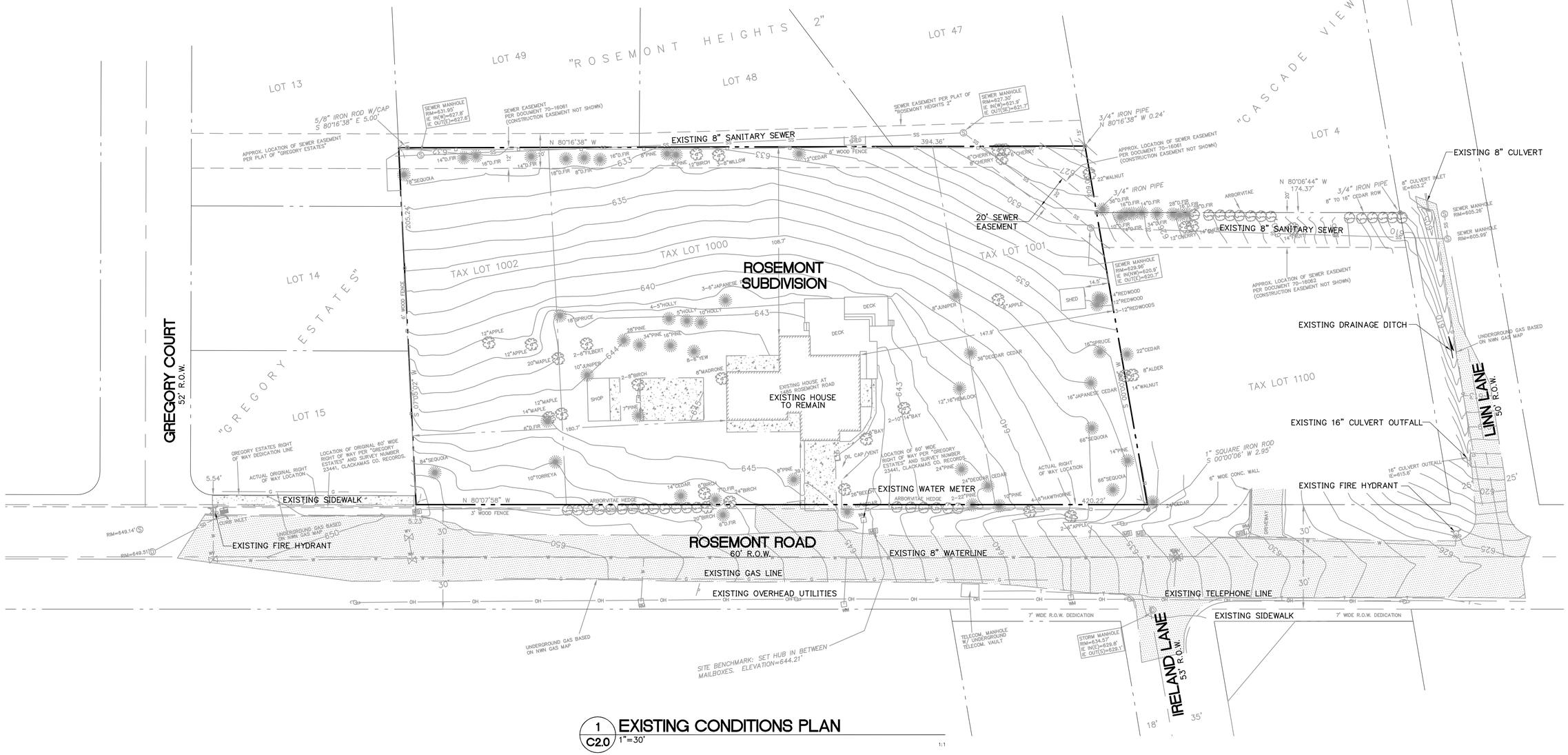
2130073001\CIVIL\073-C1.0.DWG MAG 05/23/13 11:40 1:200

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND

SEE SHEET C1.0 FOR LEGEND



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

1:1

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

SUBDIVISION APPLICATION - MAY 15, 2013

2130073\00\CIVIL\073-C2.0.DWG MAG 05/23/13 11:42 1:30

GROUP MACKENZIE
Civil Engineering
Structural Engineering
Transportation Planning
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Architecture
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Seattle WA 206.749.9993

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ROSEMONT SUBDIVISION

WEST LINN, OREGON

REVISIONS:

REVISION DELTA	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE

SHEET TITLE:
EXISTING CONDITIONS PLAN

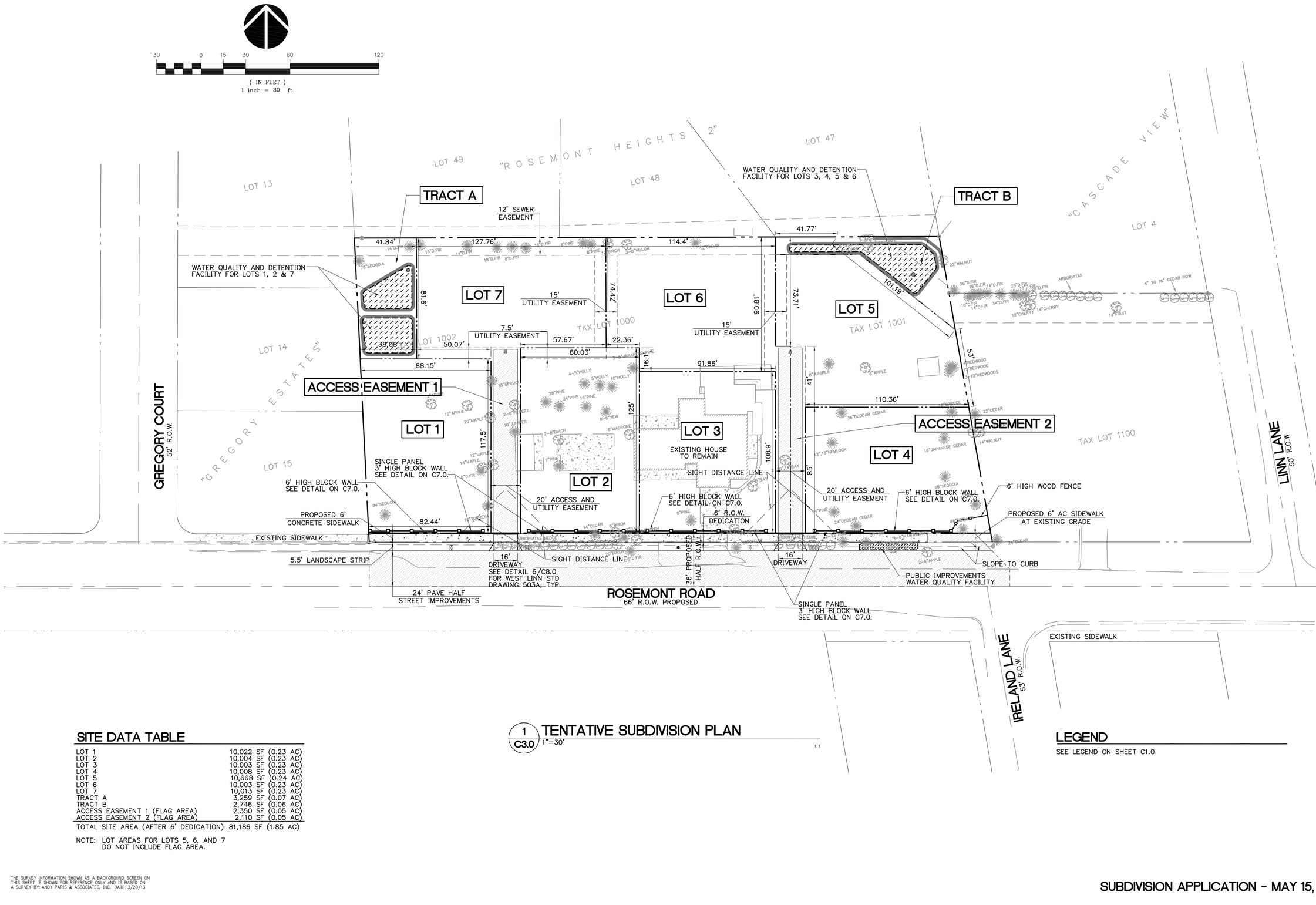
DRAWN BY: MAG

CHECKED BY: RJH

SHEET:

C2.0

JOB NO. 2130073.00



SITE DATA TABLE

LOT 1	10,022 SF (0.23 AC)
LOT 2	10,004 SF (0.23 AC)
LOT 3	10,003 SF (0.23 AC)
LOT 4	10,008 SF (0.23 AC)
LOT 5	10,668 SF (0.24 AC)
LOT 6	10,003 SF (0.23 AC)
LOT 7	10,013 SF (0.23 AC)
TRACT A	3,259 SF (0.07 AC)
TRACT B	2,746 SF (0.06 AC)
ACCESS EASEMENT 1 (FLAG AREA)	2,350 SF (0.05 AC)
ACCESS EASEMENT 2 (FLAG AREA)	2,110 SF (0.05 AC)
TOTAL SITE AREA (AFTER 6' DEDICATION)	81,186 SF (1.85 AC)

NOTE: LOT AREAS FOR LOTS 5, 6, AND 7 DO NOT INCLUDE FLAG AREA.

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

1:1

LEGEND

SEE LEGEND ON SHEET C1.0

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

SUBDIVISION APPLICATION - MAY 15, 2013

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WEST LINN, OREGON

REVISIONS:

REVISION NO.	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE

SHEET TITLE:
TENTATIVE SUBDIVISION PLAN

DRAWN BY: MAG

CHECKED BY: RJH

SHEET:
C3.0

JOB NO.
2130073.00

2130073\00\CIVIL\073-C3.0.DWG MAG 05/23/13 11:43 1:30

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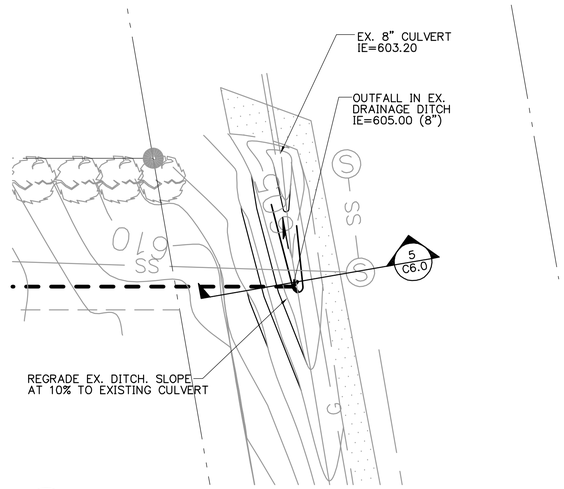
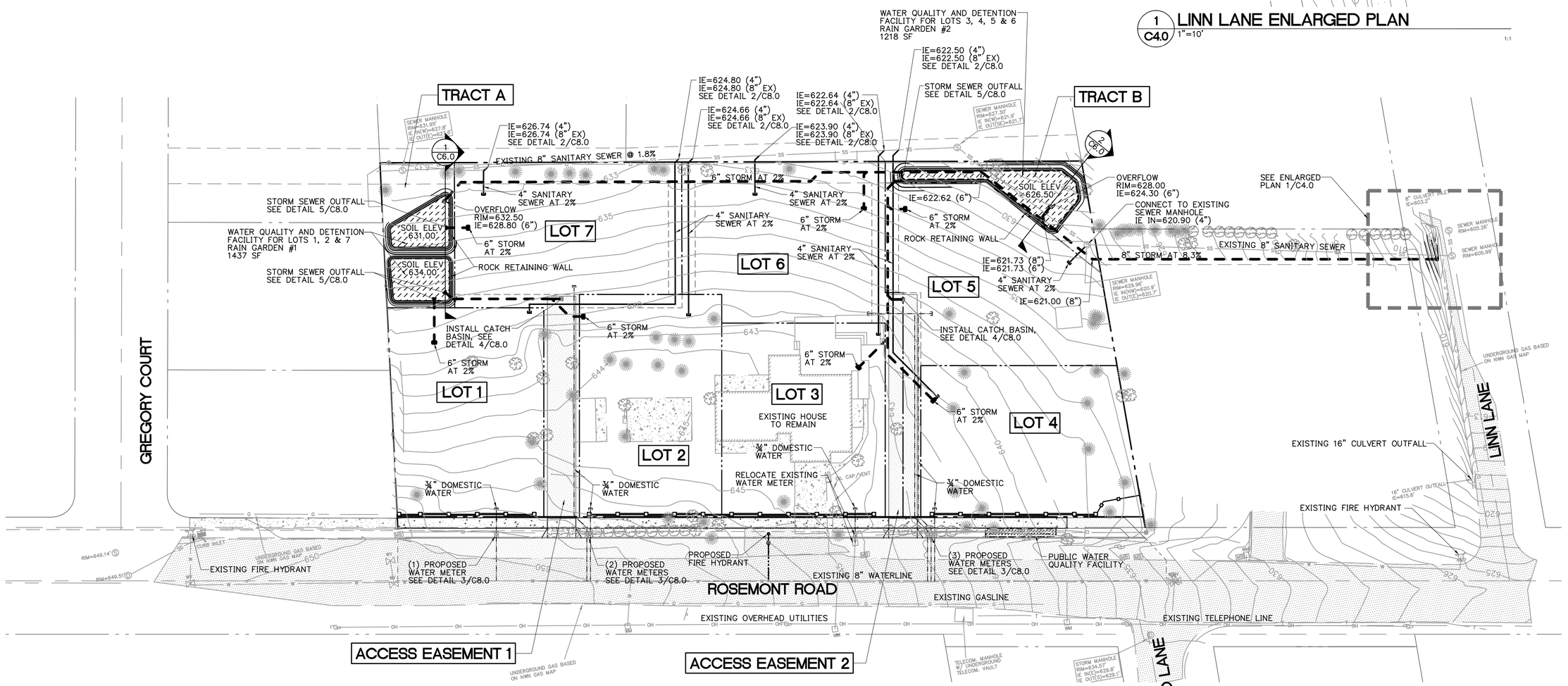
(IN FEET)
1 inch = 30 ft.

LEGEND

SEE LEGEND ON SHEET C1.0



1 / C4.0 LINN LANE ENLARGED PLAN
1"=10'



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

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

SUBDIVISION APPLICATION - MAY 15, 2013

2130073\00\CIVIL\073-C4.0.DWG MAG 05/23/13 11:43 1:10

GROUP MACKENZIE
Civil Engineering
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WEST LINN, OREGON

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SHEET TITLE:
TENTATIVE SUBDIVISION GRADING AND UTILITY PLAN

DRAWN BY: MAG

CHECKED BY: RJH

SHEET:
C4.0

JOB NO.
2130073.00

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND

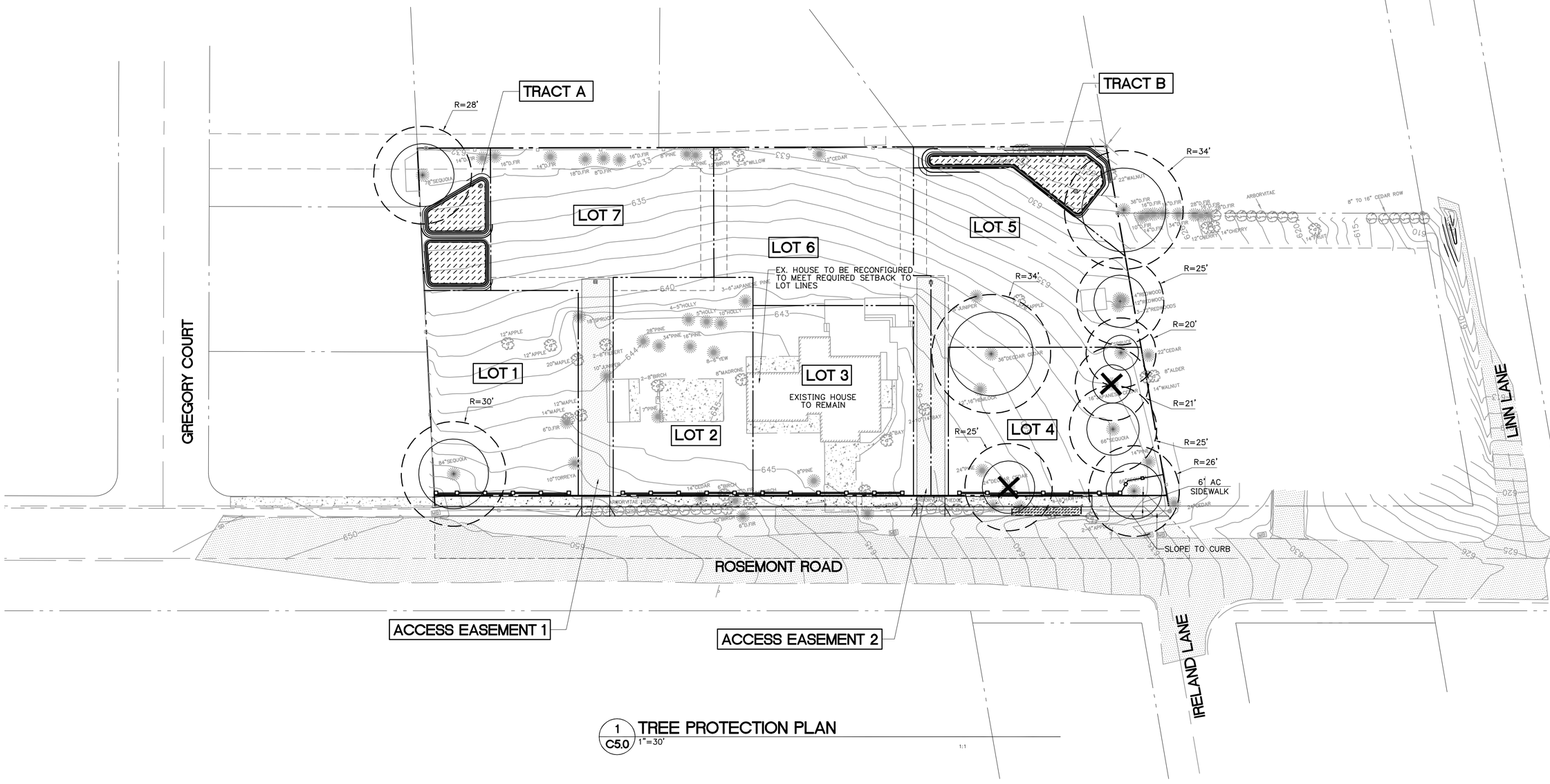
SIGNIFICANT TREE PROPOSED TO BE REMOVED

SIGNIFICANT TREE CANOPY

10' BEYOND TREE CANOPY

TREE INFORMATION

TOTAL SIGNIFICANT TREE AREA ON SITE:	21,290 SF
TOTAL SIGNIFICANT TREE AREA TO REMAIN ON SITE:	19,052 SF



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

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

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R-H-H CONSTRUCTION

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REVISIONS:

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SHEET TITLE:
TREE PROTECTION PLAN

DRAWN BY: MAG

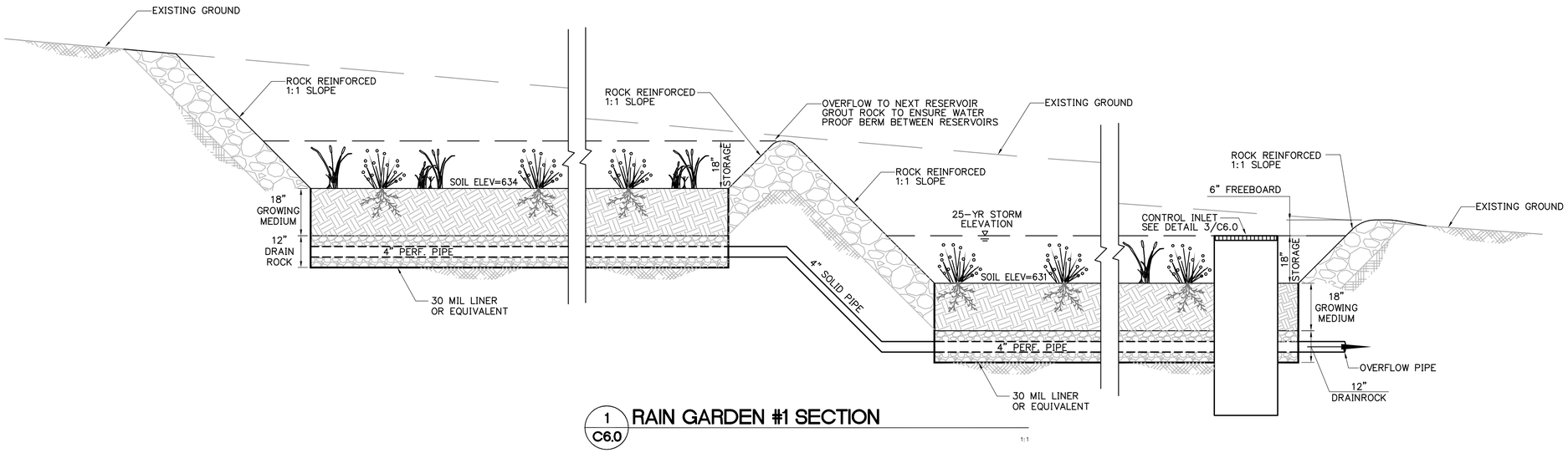
CHECKED BY: RJH

SHEET:
C5.0

JOB NO. 2130073.00

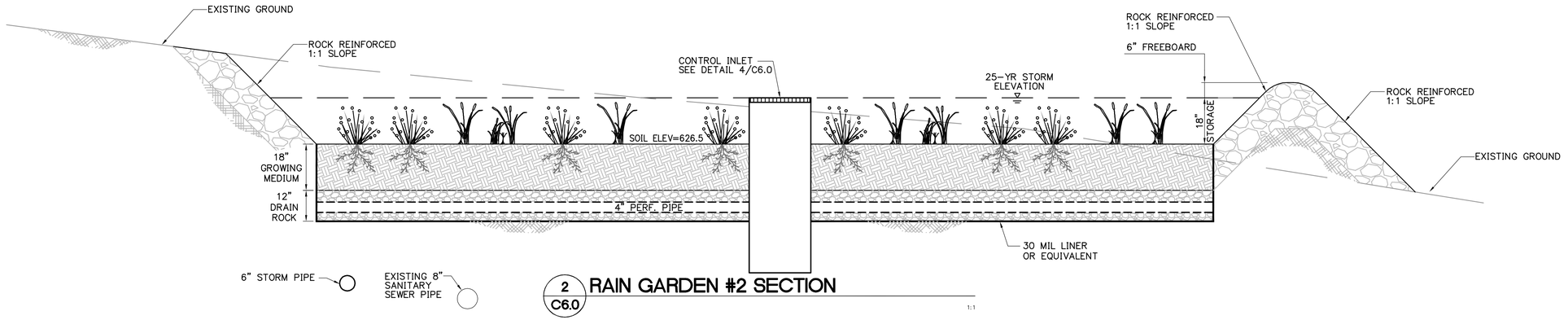
SUBDIVISION APPLICATION - MAY 15, 2013

2130073\00\CIVIL\073-C5.0.DWG MAG 05/23/13 11:43 1:30



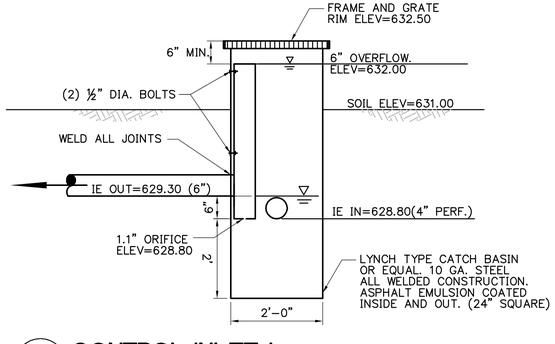
1 C6.0 **RAIN GARDEN #1 SECTION**

1:1



2 C6.0 **RAIN GARDEN #2 SECTION**

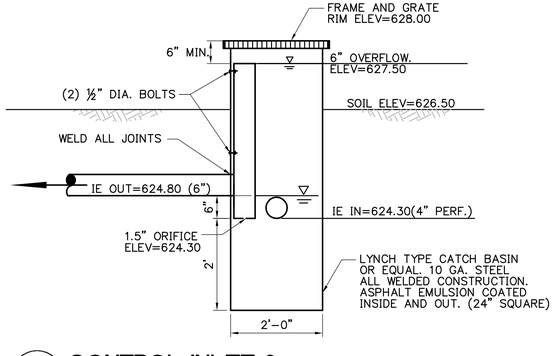
1:1



3 C6.0 **CONTROL INLET 1**

N.T.S.

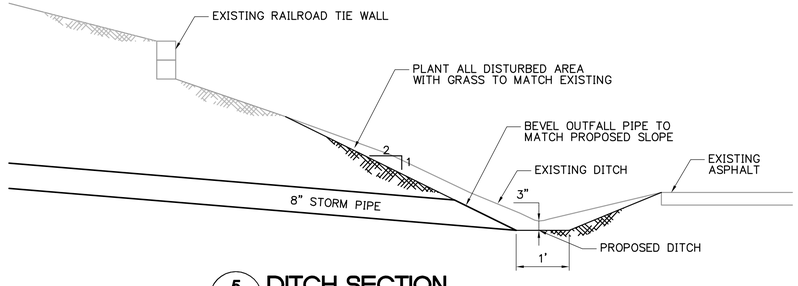
1:1



4 C6.0 **CONTROL INLET 2**

N.T.S.

1:1



5 C6.0 **DITCH SECTION**

N.T.S.

1:1

SUBDIVISION APPLICATION - MAY 15, 2013

GROUP MACKENZIE
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WEST LINN, OREGON

REVISIONS:

REVISION NO.	REVISIONS TMS SHEET	REVISION DELTA CLOSING DATE

SHEET TITLE:
RAIN GARDEN SECTIONS

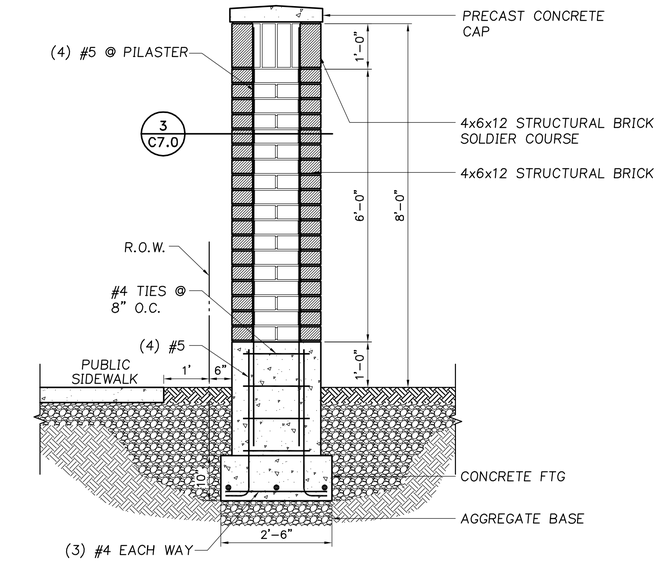
DRAWN BY: MAG

CHECKED BY: RJH

SHEET:
C6.0

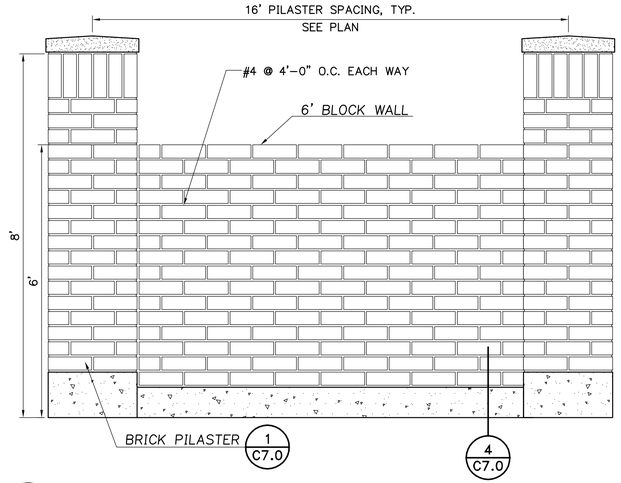
JOB NO.
2130073.00

2130073\00\CIVIL\073-C6.0.DWG MAG 05/23/13 11:43 1:1



1 C7.0 6' BRICK PILASTER

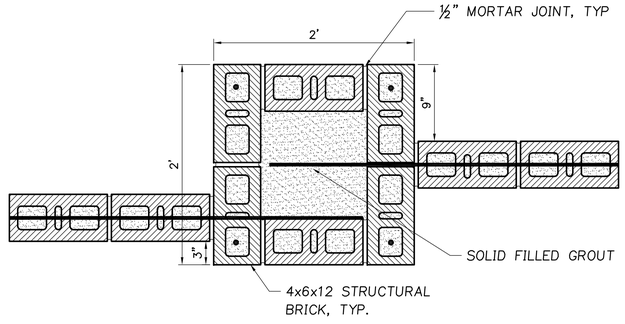
N.T.S.



2 C7.0 6' BRICK WALL ELEVATION

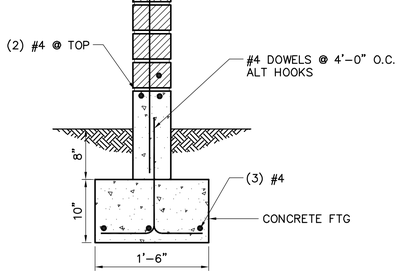
ELEVATION

N.T.S.



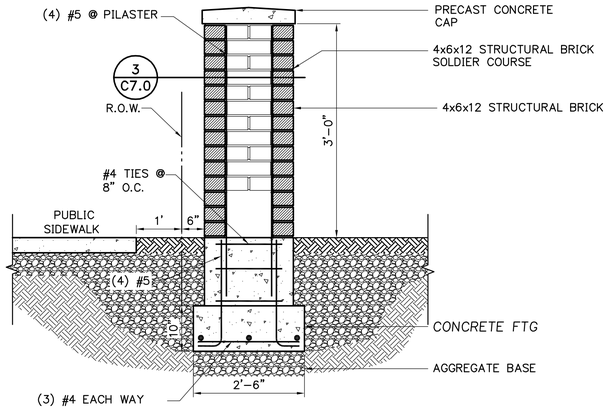
3 C7.0 BRICK PILASTER

N.T.S.



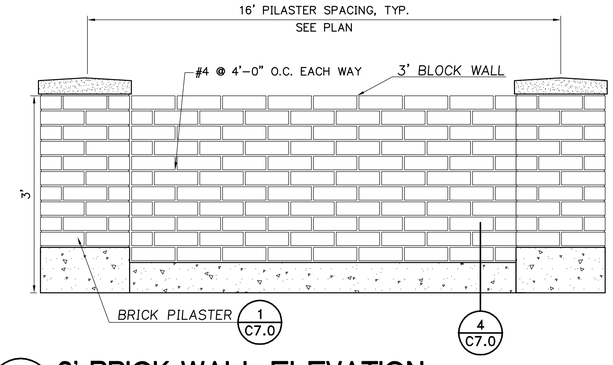
4 C7.0 BLOCK WALL FOOTING

N.T.S.



5 C7.0 3' BRICK PILASTER

N.T.S.



6 C7.0 3' BRICK WALL ELEVATION

ELEVATION

N.T.S.

GROUP MACKENZIE
Civil Engineering
Structural Engineering
Transportation Planning
Landscape Architecture
Architecture
Interior Design
Land Use Planning
Portland OR 503.224.9560
Vancouver WA 360.695.7879
Seattle WA 206.749.9993

Client
R+H CONSTRUCTION

Project
ROSEMONT SUBDIVISION

WEST LINN, OREGON

REVISIONS:

REVISION DELTA	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE

SHEET TITLE:
DETAIL SHEET

DRAWN BY: MAG

CHECKED BY: RJH

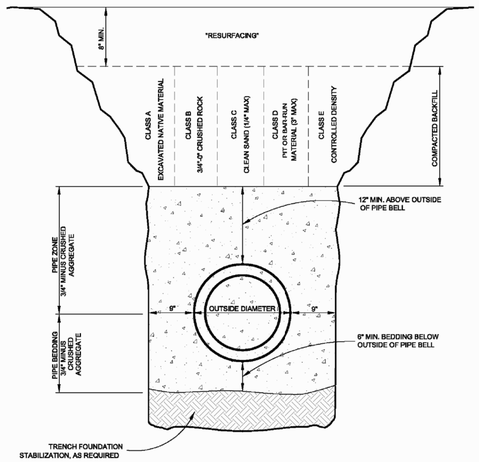
SHEET:

C7.0

JOB NO. **2130073.00**

SUBDIVISION APPLICATION - MAY 15, 2013

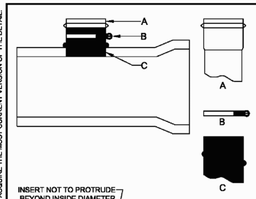
2130073\CIVIL\073-C7.0.DWG MAG 05/23/13 11:43 1:1



TRENCH BACKFILL BEDDING AND PIPE ZONE

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

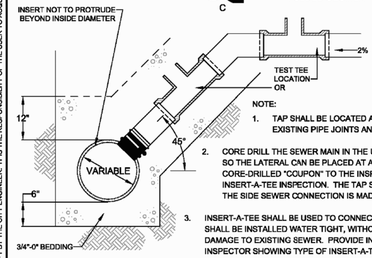
1 / C8.0



A. PVC HUB SHALL CONFORM TO ASTM 3034, SDR 35 DRIVE INTO CENTER OF RUBBER SLEEVE AFTER SLEEVE IS PLACED IN HOLE.

B. STAINLESS STEEL BAND SECURES UPPER HALF OF RUBBER SLEEVE TO THE PVC HUB. STAINLESS STEEL BAND SHALL BE 300 SERIES, 9/16" BAND WIDTH, CADMIUM PLATED CARBON STEEL, AND ATTACHED WITH HEX HEAD SLOTTED SCREW.

C. COMPLETE RUBBER SLEEVE INCLUDES A MOLDED SEGMENT THAT HOLDS IT IN PLACE.



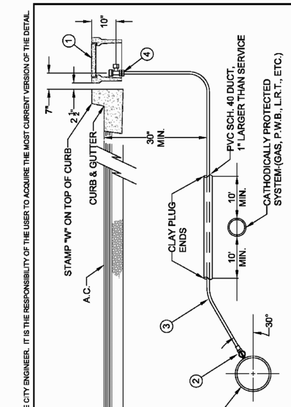
NOTE:

1. TAP SHALL BE LOCATED A MINIMUM OF 12" FROM EXISTING PIPE JOINTS AND 12" FROM OTHER TAPS.
2. CORE DRILL THE SEWER MAIN IN THE UPPER QUARANT OF THE PIPE SO THE LATERAL CAN BE PLACED AT A 45° ANGLE AND PRESENT THE CORE-DRILLED "COUPON" TO THE INSPECTOR AT TIME OF THE INSERT-A-TEE INSPECTION. THE TAP SHALL BE INSPECTED BEFORE THE SIDE SEWER CONNECTION IS MADE.
3. INSERT-A-TEE SHALL BE USED TO CONNECT LATERAL TO MAIN. TAP SHALL BE INSTALLED WATER TIGHT, WITHOUT PROTRUSION INTO OR DAMAGE TO EXISTING SEWER. PROVIDE INSERT-A-TEE PACKAGING TO INSPECTOR SHOWING TYPE OF INSERT-A-TEE INSTALLED.
4. LATERAL SHALL BE 4" (FOR STANDARD SINGLE FAMILY HOMES) GREEN ASTM3034 AND PLACE AT 2% SLOPE TO THE PROPERTY LINE. PLACE A TEST TEE WITHIN 3 FEET OF THE TAP.
5. PLACE GREEN TRACER WIRE OVER CENTERLINE OF SERVICE LATERAL.
6. COMPACT 6" OF 3/4-0" ROCK UNDER THE PIPE. HAUNCH WELL UNDER LATERAL.
7. ONCE APPROVED BY CITY INSPECTOR, PLACE 12" OF 3/4"-ROCK ABOVE THE TOP OF THE PIPE.
8. BACKFILL ABOVE THE PIPE ZONE (ABOVE 12" OF ROCK) SHALL BE CDF (DELIVER CDF RECEIPT TO THE ENGINEERING DEPT). ALTERNATELY, 3/4-0" GRAVEL BACKFILL MAY BE USED. COMPACTION TESTING BY A CERTIFIED TESTING AGENCY MUST OCCUR IN LIFTS AS SPECIFIED BY THE CITY INSPECTOR (DELIVER TEST RESULTS TO THE ENGINEERING DEPT). CITY RESERVES THE RIGHT TO FURTHER SPECIFY BACKFILL BASED ON SITE CONDITIONS.
9. T.V. INSPECTION OF THE LATERAL AND/OR MAIN MAY BE REQUIRED FOLLOWING BACKFILL, PRIOR TO FINAL APPROVAL.
10. 4" MAXIMUM TAP FOR 8" MAIN (CUT IN TEE TO BE USED FOR 6" LATERAL ON 8" MAIN).
11. ALL CONNECTIONS SHALL BE MADE WITH HARD FITTINGS, INCLUDING TRANSITIONS BETWEEN DISSIMILAR MATERIALS.

SEWER SERVICE TAP TO EXISTING SEWER FOR HOUSE LATERALS

DATE:	2010
DRAWING NO.	WL-303
FILE NO.	

2 / C8.0



NOTE:

1. MACHINE DRILLED AND TAPPED ONLY. NO HAND DRILLING IS ALLOWED.
2. SUBSTITUTES FOR ANY MATERIALS SHOWN SHALL BE APPROVED BY THE CITY ENGINEER.
3. ALL PIPE AND STRUCTURE ZONE SHALL BE BACKFILLED USING 3/4" MINUS CRUSHED AGG. AND COMPACTED TO 95% MAX DENSITY AS DETERMINED BY AASHTO T-180.
4. WHEN AN ACTIVE CATHODIC PROTECTED SYSTEM IS ENCOUNTERED, SCH. 40 PVC SHALL BE INSTALLED AS SHOWN ABOVE WITH CLAY PLUG.
5. METER BOX SHALL BE CENTERED OVER THE COMPLETED METER ASSEMBLY.
6. TAPS INTO MAIN TO HAVE 18" SEPARATION ON CENTER MINIMUM.
7. ANGLE METER STOPS TO BE 18" FROM PROPERTY LINE AND NOT IN DRIVEWAY APPROACH.
8. METER BOXES IN CURB TIGHT SIDEWALK AND THOSE SUBJECT TO INCIDENTAL AUTO TRAFFIC MUST HAVE METAL LIDS AND BE TRAFFIC RATED.

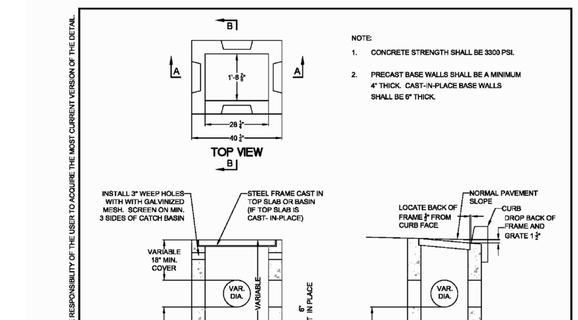
MATERIAL:

1. BROOKS METER BOX, BODY NO. 37, LID AND COVER NO.37-S.
2. MUELLER CORP. STOP NO. H-15008 OR FORD F1000-4Q CORP. STOP WITH OPERATING NUT AT 3 OR 9 O'CLOCK.
3. 1" SOFT TEMPER, TYPE "K" COPPER TUBING COMPLYING WITH ASTM B-88.
4. MUELLER ANGLE METER STOP NO. H-14258 (FORD NO. KV43-444W-Q).

STANDARD 1" WATER SERVICE

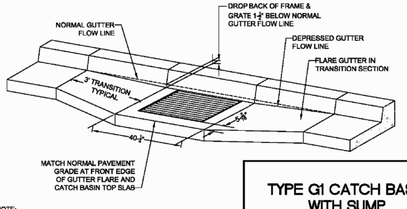
DATE:	2010
DRAWING NO.	WL-402
FILE NO.	

3 / C8.0



NOTE:

1. CONCRETE STRENGTH SHALL BE 3300 PSI.
2. PRECAST BASE WALLS SHALL BE A MINIMUM 4" THICK. CAST-IN-PLACE BASE WALLS SHALL BE 6" THICK.



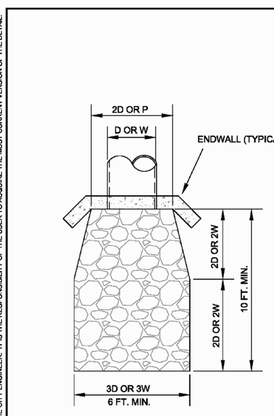
NOTE:

PRECAST TOP SLAB SHOWN WITH GUTTER TRANSITION FLARE IF THE TOP SLAB IS CAST-IN-PLACE, NO FLARE IS REQUIRED IN THE TRANSITION SECTION: MATCH THE TOP FRONT EDGE OF THE FRAME AND THE TOP FRONT EDGE OF THE CAST-IN-PLACE TOP SLAB TO THE NORMAL PAVEMENT GRADE.

TYPE G1 CATCH BASIN WITH SUMP

DATE:	2010
DRAWING NO.	WL-602A
FILE NO.	

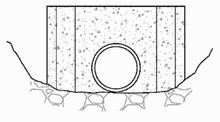
4 / C8.0



D = PIPE DIAMETER
W = BOTTOM WIDTH OF CHANNEL
P = WETTED PERIMETER OF CHANNEL

DESIGN VELOCITY FT./SEC	ROCK CLASSIFICATION BY WEIGHT
6 - 10	200 LBS.
10 - 12	1/4 TON
12 - 14	1/2 TON
14 - 16	1 TON
16 - 18	2 TON

SELECTION OF RIP RAP (SEE NOTE 1)



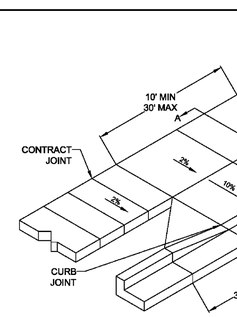
NOTE:

1. DIMENSIONS FOR RIP RAP APPLY TO FLOWS
   < 2 CFS RIP RAP FOR FLOWS
   > 2 CFS MUST BE DESIGNED BY AN ENGINEER
   FLOWS > 20 FPS SHALL USE ENERGY DISSIPATOR
2. TYPE OF RIP RAP
   A. REGULAR QUARRY STONE CLASS 50-200
   B. COBBLESTONE
   C. CONCRETE (ONLY ALLOWED UPON APPROVAL OF THE CITY)
3. PLACEMENT
   A. MINIMUM DEPTH = 1 1/2 TIMES AVERAGE STONE SIZE.
   B. ROCKS SHALL BE PLACED TO PROVIDE A MINIMUM OF VOIDS.
   C. SURFACE ROCKS OR CONCRETE SHALL PROTRUDE AT LEAST 1/2 THEIR VERTICAL DIMENSION.
   D. RIP RAP IS TO BE PLACED OVER A NATURAL BEDDING, OR IT MAY BE GROUTED OR PLACED OVER A GRAVEL BEDDING AS REQUIRED BY THE CITY.

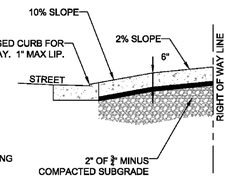
STORM SEWER OUTFALL

DATE:	2010
DRAWING NO.	WL-614
FILE NO.	

5 / C8.0



SIDEWALK AWAY FROM CURB



SECTION A-A

NOTE:

1. CONCRETE SHALL HAVE A MINIMUM BREAKING STRENGTH OF 3300 PSI AFTER 28 DAYS 6 SACK MIX
2. CURB SHALL BE TROWELED JOINT WITH MIN. 1/2" RADIUS ALONG BACK OF CURB
3. DRIVEWAY SHALL BE A MINIMUM 6" THICK
4. DRIVEWAY CURB CUT SHALL COMPLY WITH THE CONDITIONS OF 5.0070, "WIDTH AND LOCATION OF CURB CUTS"
5. FOR REPLACEMENT OF EXISITNG APPROACH:
   A. MUST MEET CURRENT ADA REQUIREMENTS TO GREATEST DEGREE POSSIBLE.
   B. DAMAGED ROADWAY MUST BE SAWCUT AND REPAVED WITH CLASS C HOT MIX ASPHALT

RESIDENTIAL DRIVEWAY WITH SIDEWALK AWAY FROM CURB

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

6 / C8.0

GROUP MACKENZIE
Civil Engineering
Structural Engineering
Transportation Planning
Landscape Architecture
Architecture
Interior Design
Land Use Planning
Portland OR 503.224.9560
Vancouver WA 360.695.7879
Seattle WA 206.749.9993

Client
R+H CONSTRUCTION

Project
ROSEMONT SUBDIVISION

WEST LINN, OREGON

REVISIONS:

REVISION DELTA	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE

SHEET TITLE:
DETAIL SHEET

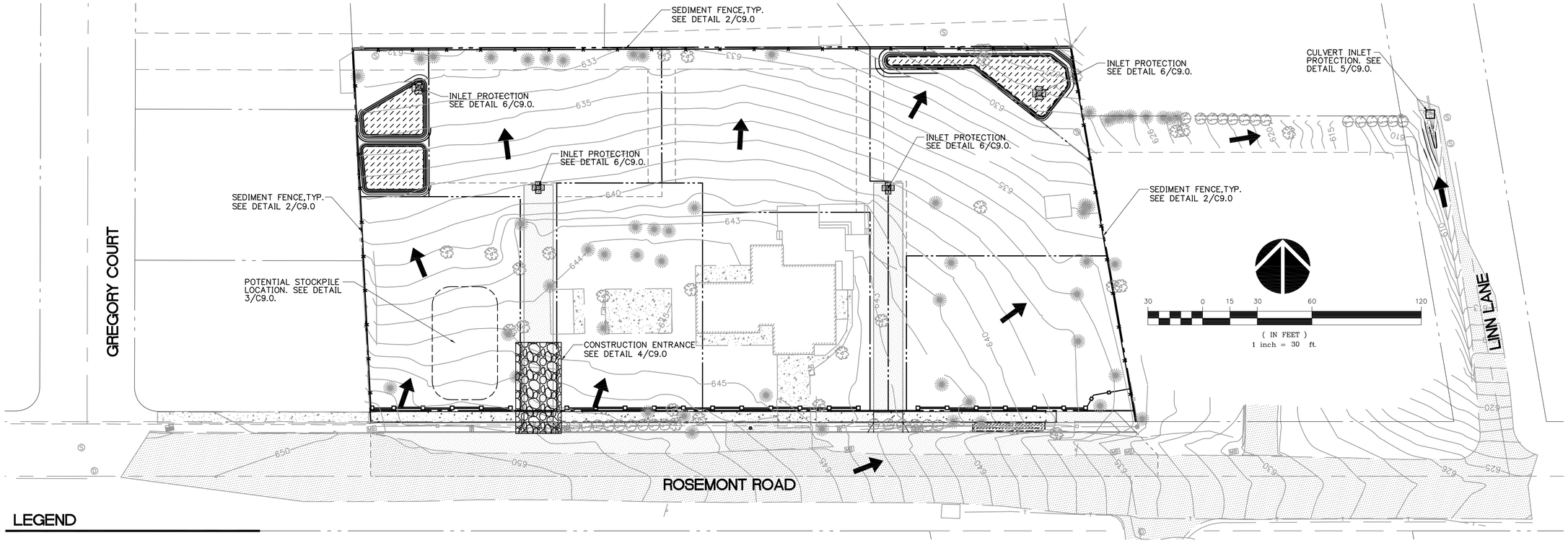
DRAWN BY: MAG

CHECKED BY: RJH

SHEET:
C8.0

JOB NO.
2130073.00

SUBDIVISION APPLICATION - MAY 15, 2013

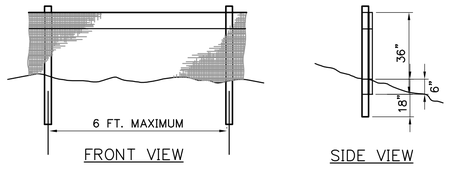


LEGEND

- INLET PROTECTION
- DRAINAGE FLOW DIRECTION
- SEDIMENT FENCE
- CONSTRUCTION ENTRANCE
- POTENTIAL STOCKPILE LOCATION

1 C9.0 EROSION CONTROL PLAN

1"=30'

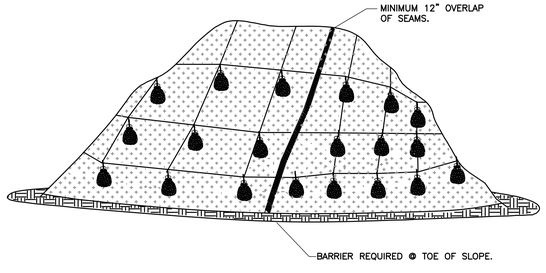


NOTES:

1. BURY BOTTOM OF FILTER FABRIC 6" MIN. VERTICALLY BELOW GRADE.
2. 2" x 2" FIR, PINE, OR STEEL FENCE POSTS.
3. STITCHED LOOPS TO BE INSTALLED UPHILL SIDE OF SLOPE.
4. COMPACT NATIVE FILL IN ALL AREAS OF FILTER FABRIC TRENCH.

2 C9.0 SEDIMENT FENCE

N.T.S.



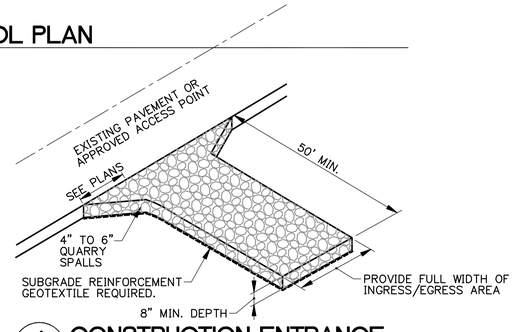
PLASTIC SHEETING

NOTES:

1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
2. BARRIER REQUIRED @ TOE OF STOCK PILE. COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A
3. MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS.

3 C9.0 PLASTIC SHEETING

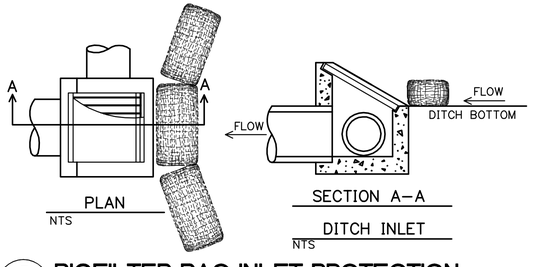
N.T.S.



4 C9.0 CONSTRUCTION ENTRANCE

N.T.S.

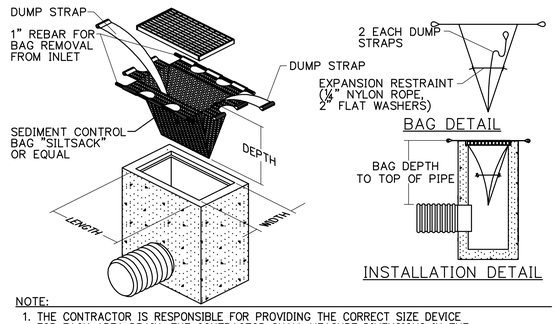
E-ENTRY



5 C9.0 BIOFILTER BAG INLET PROTECTION

N.T.S.

E-BIOBAG



NOTE:

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT SIZE DEVICE FOR EACH AREA DRAIN. THE CONTRACTOR SHALL MEASURE DIMENSIONS IN THE FIELD AND ORDER THE APPROPRIATE SIZE(S).
2. THE AREA DRAIN SEDIMENT CONTROL DEVICE SHALL BE OF REGULAR FLOW DESIGN (40 GAL/MIN/SF), AS PER THE MANUFACTURER'S SPECS.
3. THE SEDIMENT CONTROL DEVICE SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED A MINIMUM ONCE PER MONTH OR WITHIN THE 48 HOURS FOLLOWING A STORM EVENT.
4. SUBSTITUTION OF A SHEET OF FILTER FABRIC PLACED OVER THE OPENING OF THE AREA DRAIN IS NOT APPROVED.

6 C9.0 CATCH BASIN SEDIMENT FILTER BAG

N.T.S.

CBSACK3

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

GROUP MACKENZIE
Architecture
Interior Design
Land Use Planning
Civil Engineering
Structural Engineering
Transportation Planning
Landscape Architecture
Portland OR 503.224.9560
Vancouver WA 360.695.7879
Seattle WA 206.749.9993

Client
R+H CONSTRUCTION

Project
ROSEMONT SUBDIVISION

WEST LINN, OREGON

REVISIONS:

REVISION NO.	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE

SHEET TITLE:
EROSION CONTROL PLAN

DRAWN BY: MAG

CHECKED BY: RJH

SHEET:
C9.0

JOB NO.
2130073.00

SUBDIVISION APPLICATION - MAY 15, 2013

2130073\00\CIVIL\073-C9.0.DWG MAG 05/23/13 11:43 1:30

7011 0110 0000 0504 9272

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To: MR. DEAN SUHR
Street, Apt. No.; or PO Box No.: 21345 MILES DRIVE
City, State, ZIP+4: WEST LINN, OR 97068

PS Form 3800, August 2006 — See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MR. DEAN SUHR
ROSEMONT SUMMIT N/A
21345 MILES DRIVE
WEST LINN, OR 97068

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name): Dean Suhr
C. Date of Delivery: 6-11-13

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☒ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Transfer from service label)*: 7011 0110 0000 0504 9272

PS Form 3811, February 2004 — Domestic Return Receipt — 102595-02-M-1540

RECEIVED
JUL 12 2013
By _____

7011 0110 0000 0504 9265

U.S. Postal Service™
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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To: MR. BILL RELYEA
Street, Apt. No.; or PO Box No.: 3016 SABO LANE
City, State, ZIP+4: WEST LINN, OR, 97068

PS Form 3800, August 2006 — See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MR. BILL RELYEA
PARKER CREST N/A
3016 SABO LANE
WEST LINN, OR 97068

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) [signature] C. Date of Delivery JUN 13 2013

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☑ No

WEST LINN USPS

3. Service Type
☑ Certified Mail ☐ Express Mail
☑ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Transfer from service label)* 7011 0110 0000 0504 9265

PS Form 3811, February 2004 — Domestic Return Receipt — 102595-02-M-1540

RECEIVED
JUL 12 2013
By

AFFIDAVIT

The State of Oregon)
) S.S.
County of Multnomah)

I, KELLY PYRCH, of WEST LINN, Oregon, MAKE OATH AND SAY THAT:

1. THAT LETTERS WERE MAILED ON JUNE 10, 2013 TO ALL OF THE PERSONS AND ADDRESSES IDENTIFIED ON THE (ATTACHED) LIST GENERATED BY FIDELITY TRUST FOR RESIDENTS WITHIN 500' OF 1485 ROSEMONT DRIVE, WEST LINN, OR, 97068.

SUBSCRIBED AND SWORN TO)
BEFORE ME, on the)
7th day of June, 2013)
)
)
)
NOTARY PUBLIC)
My Commission expires: 7/1/14)
Change Country

Kelly C. Pyrch
6.10.13

OFFICIAL SEAL
STEPHANIE S MOULTON
NOTARY PUBLIC-OREGON
COMMISSION NO. 449440
MY COMMISSION EXPIRES JULY 01, 2014

RECEIVED
JUL 12 2013
By

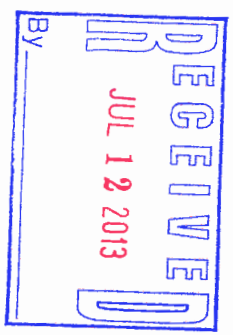
Notification Parcels

REFPARCEL	OWNER	MAILADDRES	MAILCITY	MAILSTATE	MAILZIP	SITEADDRES
21E25BC00100	Melvin & Marlene Ness	Po Box 32	West Linn	OR	97068	*no Site Address*
21E25BC00101	Melvin & Marlene Ness	Po Box 32	West Linn	OR	97068	1435 Rosemont Rd
21E25BC00102	Melvin & Marlene Ness	Po Box 32	West Linn	OR	97068	*no Site Address*
21E25BC00200	Roderick McLeod	1425 Rosemont Rd	West Linn	OR	97068	1425 Rosemont Rd
21E25BC00400	Joseph Trste McQueen	21950 Shannon Ln	West Linn	OR	97068	21950 Shannon Ln
21E25BD00200	City Of West Linn	22500 Salamo Rd #600	West Linn	OR	97068	*no Site Address*
21E25BD00300	James & Nancy Judd	5251 Linn Ln	West Linn	OR	97068	5251 Linn Ln
21E25BD00500	Robert Easton	21520 Lupine Ct	West Linn	OR	97068	5494 Linn Ln
21E25BD00601	Teresa Hearon	4130 Rosepark Dr	West Linn	OR	97068	4130 Rosepark Dr
21E25BD00602	Thomas & Sheryl Reis	4140 Rosepark Dr	West Linn	OR	97068	4140 Rosepark Dr
21E25BD00603	G Kevin Kiely	4150 Rosepark Dr	West Linn	OR	97068	4150 Rosepark Dr
21E25BD00604	Glenn & Nancy Puro	4160 Rosepark Dr	West Linn	OR	97068	4160 Rosepark Dr
21E25BD00605	William Bezio	4170 Rosepark Dr	West Linn	OR	97068	4170 Rosepark Dr
21E25BD00606	David & Deborah Mumford	4180 Rosepark Dr	West Linn	OR	97068	4180 Rosepark Dr
21E25BD00607	Karen Heisterkamp	4190 Rosepark Dr	West Linn	OR	97068	4190 Rosepark Dr
21E25BD00608	Allison Ittershagen	4195 Rosepark Dr	West Linn	OR	97068	4195 Rosepark Dr
21E25BD00609	John & Shannon Frysinger	4185 Rosepark Dr	West Linn	OR	97068	4185 Rosepark Dr
21E25BD00610	William Freund	4175 Rosepark Dr	West Linn	OR	97068	4175 Rosepark Dr
21E25BD00611	James & Pamela Frank	4165 Rosepark Dr	West Linn	OR	97068	4165 Rosepark Dr
21E25BD00612	Tamara & Dale Hoogestraat	4155 Rosepark Dr	West Linn	OR	97068	4155 Rosepark Dr
21E25BD00613	Richard & Linda DeClerck	4145 Rosepark Dr	West Linn	OR	97068	4145 Rosepark Dr
21E25BD00614	Robert & Sue Easton	21520 Lupine Ct	West Linn	OR	97068	21520 Lupine Ct
21E25BD01000	William Co-E Pyrch	1485 Rosemont Rd	West Linn	OR	97068	1485 Rosemont Rd
21E25BD01001	John Co-E Pyrch	1485 Rosemont Rd	West Linn	OR	97068	*no Site Address*
21E25BD01002	John Co-E Pyrch	1485 Rosemont Rd	West Linn	OR	97068	*no Site Address*
21E25BD01100	Myron & Joan Wallace	1515 Rosemont Rd	West Linn	OR	97068	1515 Rosemont Rd
21E25BD01200	J Thomas Pixton	5070 Linn Ln	West Linn	OR	97068	5070 Linn Ln
21E25BD01300	J Thomas Pixton	5070 Linn Ln	West Linn	OR	97068	*no Site Address*

REFPARCEL	OWNER	MAILADDRES	MAILCITY	MAILSTATE	MAILZIP	SITEADDRES
21E25BD01400	James Donald & Kathleen Jensen	5088 Linn Ln	West Linn	OR	97068	5088 Linn Ln
21E25BD01500	Rita Baseman	5152 Linn Ln	West Linn	OR	97068	5152 Linn Ln
21E25BD01600	Laurienne Cassella	5250 Linn Ln	West Linn	OR	97068	5250 Linn Ln
21E25BD01601	Edward Galli	5184 Linn Ln	West Linn	OR	97068	5184 Linn Ln
21E25BD01700	Bruce Jackson	5185 Linn Ln	West Linn	OR	97068	5185 Linn Ln
21E25BD01800	Mark Leroy & Amanda Rasmussen	5120 Linn Ln	West Linn	OR	97068	5120 Linn Ln
21E25BD01900	Michael & Karen Bonoff	5115 Linn Ln	West Linn	OR	97068	5115 Linn Ln
21E25BD02000	J Brendan & Angela Nichols	5085 Linn Ln	West Linn	OR	97068	5085 Linn Ln
21E25BD02100	O Jerry & Andrea Andersen	5055 Linn Ln	West Linn	OR	97068	5055 Linn Ln
21E25BD02200	Constantin & Floare Tudorache	1535 Rosemont Rd	West Linn	OR	97068	1535 Rosemont Rd
21E25BD02300	Stephanie Buth-Hall	18699 NE Marine Dr #K7	Portland	OR	97230	1545 Rosemont Rd
21E25BD02400	Jarett Grimmett	5012 Gregory Ct	West Linn	OR	97068	5012 Gregory Ct
21E25BD02500	John & Cynthia Geffel	3982 Wheeler Ln	West Linn	OR	97068	3982 Wheeler Ln
21E25BD02600	Jeffrey Lee Longtain	3904 Wheeler Ln	West Linn	OR	97068	3904 Wheeler Ln
21E25BD02700	Clem & Betty Grant	3987 Wheeler Ln	West Linn	OR	97068	3987 Wheeler Ln
21E25BD02800	Jason Bren	3905 Wheeler Ln	West Linn	OR	97068	3905 Wheeler Ln
21E25BD02900	Jeffrey Bouchard	5122 Gregory Ct	West Linn	OR	97068	5122 Gregory Ct
21E25BD03000	Randy Scott Wood	5146 Gregory Ct	West Linn	OR	97068	5146 Gregory Ct
21E25BD03100	Annette Gulati	5160 Gregory Ct	West Linn	OR	97068	5160 Gregory Ct
21E25BD03200	David & Paula Harkin	5163 Gregory Ct	West Linn	OR	97068	5163 Gregory Ct
21E25BD03300	Amy Oliver	5125 Gregory Ct	West Linn	OR	97068	5125 Gregory Ct
21E25BD03400	Dyann Marie Knutson Myers	5077 Gregory Ct	West Linn	OR	97068	5077 Gregory Ct
21E25BD03500	Jeffery & Lori Stuart	5053 Gregory Ct	West Linn	OR	97068	5053 Gregory Ct
21E25BD03600	John & Barbara Cahill	5045 Gregory Ct	West Linn	OR	97068	5045 Gregory Ct
21E25BD03700	David & Cynthia Kott	5039 Gregory Ct	West Linn	OR	97068	5039 Gregory Ct
21E25BD03800	Gerhard & Marlene Grieser	5011 Gregory Ct	West Linn	OR	97068	5011 Gregory Ct
21E25BD03900	City Of West Linn	22500 Salamo Rd #600	West Linn	OR	97068	*no Site Address*
21E25CA00600	Helen Lorraine Ekerson	1550 Rosemont Rd	West Linn	OR	97068	1550 Rosemont Rd
21E25CA00700	Mark & Ann Dagostino	1530 Rosemont Rd	West Linn	OR	97068	1530 Rosemont Rd

REFPARCEL	OWNER	MAILADDRES	MAILCITY	MAILSTATE	MAILZIP	SITEADDRES
21E25CA00800	Craig Norris	1520 Rosemont Rd	West Linn	OR	97068	1520 Rosemont Rd
21E25CA00900	Renaissance Custom Homes LLC	16771 Boones Ferry Rd	Lake Oswego	OR	97035	1510 Rosemont Rd
21E25CA00901	Theodore Chappell	4991 Ireland Ln	West Linn	OR	97068	4991 Ireland Ln
21E25CA00902	Martin & Michelle Plotner	4987 Ireland Ln	West Linn	OR	97068	4987 Ireland Ln
21E25CA00903	Rosemont Pointe Homeowners Assn	PO Box 23099	Tigard	OR	97281	*no Site Address*
21E25CA01000	Shannon Swim Club Inc	1590 Rosemont Rd	West Linn	OR	97068	*no Site Address*
21E25CA01200	Charles & Linda Mills	31053 SW Kensington Dr	Wilsonville	OR	97070	1490 Rosemont Rd
21E25CA01201	Brian Grant	4090 Ireland Ln	West Linn	OR	97068	4090 Ireland Ln
21E25CA01300	Ralph Hanson	1480 Rosemont Rd	West Linn	OR	97068	1480 Rosemont Rd
21E25CA01400	Ralph Hanson	1480 Rosemont Rd	West Linn	OR	97068	*no Site Address*
21E25CA01500	A Gregory & Susan McKenzie	1470 Rosemont Rd	West Linn	OR	97068	1470 Rosemont Rd
21E25CA01600	Margory Ulbricht	1460 Rosemont Rd	West Linn	OR	97068	1460 Rosemont Rd
21E25CA01700	Steve & Julie Schiefelbein	1450 Rosemont Rd	West Linn	OR	97068	1450 Rosemont Rd
21E25CA01800	Heather & Todd Bowerly	1440 Rosemont Rd	West Linn	OR	97068	1440 Rosemont Rd
21E25CA01900	Melinda Stoneking	3940 Ridge Ln	West Linn	OR	97068	3940 Ridge Ln
21E25CA02000	Craig & Janis Liddell	3950 Ridge Ln	West Linn	OR	97068	3950 Ridge Ln
21E25CA02100	Carl & Barbara Witt	PO Box 275	West Linn	OR	97068	4020 Ridge Ln
21E25CA02300	Guest Claudia	4027 S Ridge Ln	West Linn	OR	97068	4027 S Ridge Ln
21E25CA02400	Gary Huffman	4025 Ridge Ln	West Linn	OR	97068	4025 Ridge Ln
21E25CA02500	Tim Murphy	4960 Ireland Ln	West Linn	OR	97068	4960 Ireland Ln
21E25CA02503	Richard Parson	4880 Ireland Ln	West Linn	OR	97068	4880 Ireland Ln
21E25CA04300	Julio & Charlotte Pantoja	2787 Ridge Ln	West Linn	OR	97068	2787 Ridge Ln
21E25CA04400	Scott & Crisi Fromherz	2791 Ridge Ln	West Linn	OR	97068	2791 Ridge Ln
21E25CA04500	Lamont Jr & Nancy Boileau	2795 Ridge Ln	West Linn	OR	97068	2795 Ridge Ln
21E25CA04600	Randy & Stephanie Knapick	4975 Ireland Ln	West Linn	OR	97068	4975 Ireland Ln
21E25CA04700	Jeffrey & Katherine Jones	4862 Coho Ln	West Linn	OR	97068	4862 Coho Ln
21E25CA09100	Rosemont Pointe Homeowners Assn	PO Box 23099	Tigard	OR	97281	*no Site Address*
21E25CA09200	Rosemont Pointe Homeowners Assn	PO Box 23099	Tigard	OR	97281	*no Site Address*

REFPARCEL	OWNER	MAILADDRES	MAILCITY	MAILSTATE	MAILZIP	SITEADDRES
21E25CB00100	Jerry & Christine Burns	1430 Rosemont Rd	West Linn	OR	97068	1430 Rosemont Rd
21E25DB00800	Dale & Natalie Johnson	1555 Rosemont Rd	West Linn	OR	97068	1555 Rosemont Rd
21E25DB00817	Marcus & Julie Jones	5194 Nelco Cir	West Linn	OR	97068	5194 Nelco Cir
21E25DB00818	James & Deborah Beaty	5186 Nelco Cir	West Linn	OR	97068	5186 Nelco Cir
21E25DB00819	Daniel Nielsen	5182 Nelco Cir	West Linn	OR	97068	5182 Nelco Cir
21E25DB00820	Ronald & Judy Clarke	5178 Nelco Cir	West Linn	OR	97068	5178 Nelco Cir
21E25DB00821	Leroy & Donna Dunn	5170 Nelco Cir	West Linn	OR	97068	5170 Nelco Cir
21E25DB00900	Glacier Ice LLC	Po Box 1170	Coupeville	WA	98239	1560 Rosemont Rd



AFFIDAVIT

The State of Oregon)
) S.S.
County of MULTNOMAH)

I, KELLY PYRCH, of WEST LINN, Oregon, MAKE OATH AND SAY THAT:

1. A SIGN, NOTIFYING PASSERS-BY OF 1485 ROSEMONT ROAD POTENTIAL TO BE SUB-DIVIDED, WAS POSTED ON JUNE 10, 2013. SEE ATTACHED PHOTO.

SUBSCRIBED AND SWORN TO)
BEFORE ME, on the)
7th day of June, 2013)
)
)
Stephanie J Moulton)
NOTARY PUBLIC)
My Commission expires: 7/1/14)

Kelly A. Pyrch)
6.10.13)

Change Country

OFFICIAL SEAL
STEPHANIE S MOULTON
NOTARY PUBLIC-OREGON
COMMISSION NO. 449440
MY COMMISSION EXPIRES JULY 01, 2014

RECEIVED
JUL 12 2013
By

Posted June 10, 2013

As per City of West Linn CDC 99.038, notice is being given that this site, 1485 Rosemont Road, West Linn, OR 97068, may be subject to a proposed 7 lot subdivision. All lots are to be the minimum 10,000 square fee as per West Linn zoning requirements.

Kelly Pyrch is the applicant and can be reached at 503.248.5525, with any additional questions. Additionally, there will be a meetings held at West Linn City Hall on July 10, 2013 at 6:00pm and 7:00 with the Rosemont Summit and the Parker Crest Neighborhood Associations.


Posted June 10, 2013
As per City of West Linn CDC 99.038, notice is being given that
Rosemont Road, West Linn, OR 97068, may be subject to a
subdivision. All lots are to be the minimum 10,000 square fee
zoning requirements.
Kelly Pyrch is the applicant and can be reached at 503.248.5525, with any
additional questions. Additionally, there will be a meetings held at West Linn
City Hall on July 10, 2013 at 6:00pm and 7:00 with the Rosemont Summit and the
Parker Crest Neighborhood Associations.
RECEIVED
JUL 12 2013
By

Rosemont Summit Neighborhood AssociationMeeting re: proposal subdivision at 1485 Rosemont Rd.

Held Wednesday 7.10.13 at City Hall at 6pm

Attendees: Kelly Pyrch (owner), Rick Saito (potential home owner), Myron/Joan Wallace (Rosemont), Tom Pixton (Linn Lane), Jerry Andersen (Linn Lane), James Judd (Linn Lane), Bruce Jackson (Linn Lane), Rita Baseman (Linn Lane), Barbara Cahill(), Shannon Frysinger (Rosepark Dr.), Tom Pufor??? and Andy ???? - see attached list.

Meeting Notes:

- Introduction of subdivision to attendees by Kelly Pyrch and Rick Saito. 7 lots, single level homes, 2 driveways, remodel of existing residence, street improvements, sidewalks, trees, etc.
- The only concerns that were raised were about trees and water runoff. People were curious about which trees were staying and which might be removed. This did not appear to be much of an issue to anyone. The bulk of the time was spent discussing the water runoff and the effect it would have on Linn Lane residents. They are very concerned about any increase in volume as there is currently only a partial ditch to move runoff along. The residents on the east side of Linn Lane experience "flooding" during significant rain events. Residents were also curious about the method by which overflow water would be transported from the northeast rain garden to the city storm water system. Pyrch and Saito mentioned that the path of least resistance from the northeast rain garden to Linn Lane was via an existing easement on the north end of the Wallace property. Pixton was concerned about water content of soil and the effect it might have on existing trees. Wallace was also concerned about water runoff from an improved Rosemont Road migrating across his property. A list of items was given to Pyrch from Steve Lathrop who was unable to attend (see attached).
- Saito brought to light 3 variances that are being considered. 1) Additional tree removal on lot 4 to make the lot buildable. 2) The height of the sound walls that are being considered. 3) Depth of flag lots.

Parker Crest Neighborhood Association Meeting re: proposed subdivision at 1485 Rosemont Road

Held Wednesday 7.10.13 at 7:25pm

Attendees: Kelly Pyrch (owner), Rick Saito (potential home owner), Bill Relyea (Sabo Lane), Linda Mills (Rosemont Dr.) and Shannon Frysingen (Rosepark Dr.) – see attached list.

Meeting Notes:

- Introduction of subdivision to attendees by Kelly Pyrch and Rick Saito. 7 lots, single level homes, 2 driveways, remodel of existing residence, street improvements, sidewalks, trees, etc.
- Attendees did not express concern over any issues.
- Saito brought to light 3 variances that are being considered. 1) Additional tree removal on lot 4 to make the lot buildable. 2) The height of the sound walls that are being considered. 3) Depth of flag lots.

ROSEMONT SUMMIT 6 PM 7.10.13

Jerry Andersen
JAMES M. JUDD
Joan Wallace
Bruce Jackson
Myron Wallace
Rita Baseman
Rick Saito
Barbara Cahill
Shannon Frysinger
Joel Pfohman
KELLY PYRCH
Cindy Beaman

PARKER CREST 7PM 6.10.13

Kelly
Rich

SHANNON FRYSINGER 4135 ROSEPARK DR. 656-3296
LINDA MILLS 1490 ROSEMONT RD 989-5323
BILL MELYEA 396 SABO LANE 513 636-1292

Jim,

Here is a good article on "diversion of water" from one land owner to another.

1. We need to know what the documents, plans, designs, permit requests, grants, etc, have been submitted to the "city" for development of the property.
2. We need to know the scope of the development and how it might impact adjoining or down stream (lower) land owners, including the City (Park).
3. The upper land owner **may not divert** water onto adjoining or lower land owners that would not have otherwise flowed there.
4. Drainage design(s) must be submitted
5. What drainage designs are being considered?
6. What environmental or other impact reports have been submitted?
7. What is the scope of the potential diversion of water by the upper land owner?
8. The upper land owner must utilize a drainage design that satisfy Oregon law.
9. What steps have been taken to ensure compliance with Oregon law?
10. What steps have been taken, or will be taken, to aviod any damage to lower land owers?
11. Have the required easements been obtained from **all affected** property owners.
12. What provisions have been made to remedy any potential damage to any lower land owner.
13. What provisions have been made by the upper land owner or City to endemnify any lower land owner from all water related claims.

Linn Lane

Steve Lathrop

Concerns from another neighbor on Linn Lane that was out of town.