

TANNER RIDGE AT ROSEMONT OFF SITE Improvements

1270 ROSEMONT ROAD
TAX LOT 1100, LOCATED IN THE SE 1/4 OF SECTION 36.
T.2S, R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

OWNER/APPLICANT

Icom Construction & Development, LLC
1980 Willamette Falls Drive, Suite 200
West Linn, Oregon 97068
Phone 503-657-0406

Planner

Richard E. Givens, Planning Consultant
11303 Brandow St.
Oregon City, Oregon 97045
Phone 503-479-0097

Engineering

Bruce D. Goldson, PE
Theia, LLC
PO Box 1345
Lake Oswego, Oregon 97035
Phone 503-481-8822

Surveying

Centerline Concepts, land surveying, Inc.
729 Molalla Ave, Suite 1 & 2
Oregon City, Oregon 97045
Phone 503-650-0188

City of West Linn Benchmark "Salamo"
NAVD-88, with Identification No.
PID-AJ8196 and elevation of 672.72

GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS, INCLUDING BUT NOT LIMITED TO THE CURRENT CITY OF WEST LINN PUBLIC WORKS STANDARD CONSTRUCTION SPECIFICATIONS, UNIFORM BUILDING CODE AND THE A.P.W.A. STANDARDS WHICH ARE HEREBY REFERENCED AS PART OF THESE PLANS.

LEGEND

	EXISTING DECIDUOUS TREE		EXISTING PROPERTY BOUNDARY
	EXISTING CONIFEROUS TREE		EXISTING PROPERTY LINE
	EXISTING SIGN		EXISTING RIGHT-OF-WAY
	EXISTING GAS VALVE		EXISTING FENCE/INLET
	EXISTING TRANSFORMER		EXISTING CURB
	EXISTING SIGNAL BOX		EXISTING EDGE OF PAVEMENT
	EXISTING SIGNAL POST		EXISTING SANITARY LINE
	EXISTING POWER METER		EXISTING STORM LINE
	EXISTING STREET LIGHT		EXISTING WATER LINE
	EXISTING UTILITY POLE		EXISTING RETAINING WALL
	EXISTING UTILITY METER		EXISTING OVERHEAD POWER
	EXISTING MANHOLE		EXISTING GAS
	EXISTING CATCH BASIN		EXISTING TELEPHONE
	EXISTING SANITARY MANHOLE		EXISTING GRAVEL
	EXISTING WATER METER		NEW EASEMENT
	NEW STORM MANHOLE		NEW CURB
	NEW STORM CATCH BASIN		NEW SANITARY LINE
	NEW COMBO CURB INLET		NEW STORM LINE
	NEW SANITARY MANHOLE		NEW WATER LINE
	NEW FIRE HYDRANT		EXISTING CONCRETE
	PROPOSED WATER BLOWOFF VALVE		NEW CONCRETE
	PROPOSED WATER VALVE		NEW AC PAVEMENT
	PROPOSED STREET LIGHT		

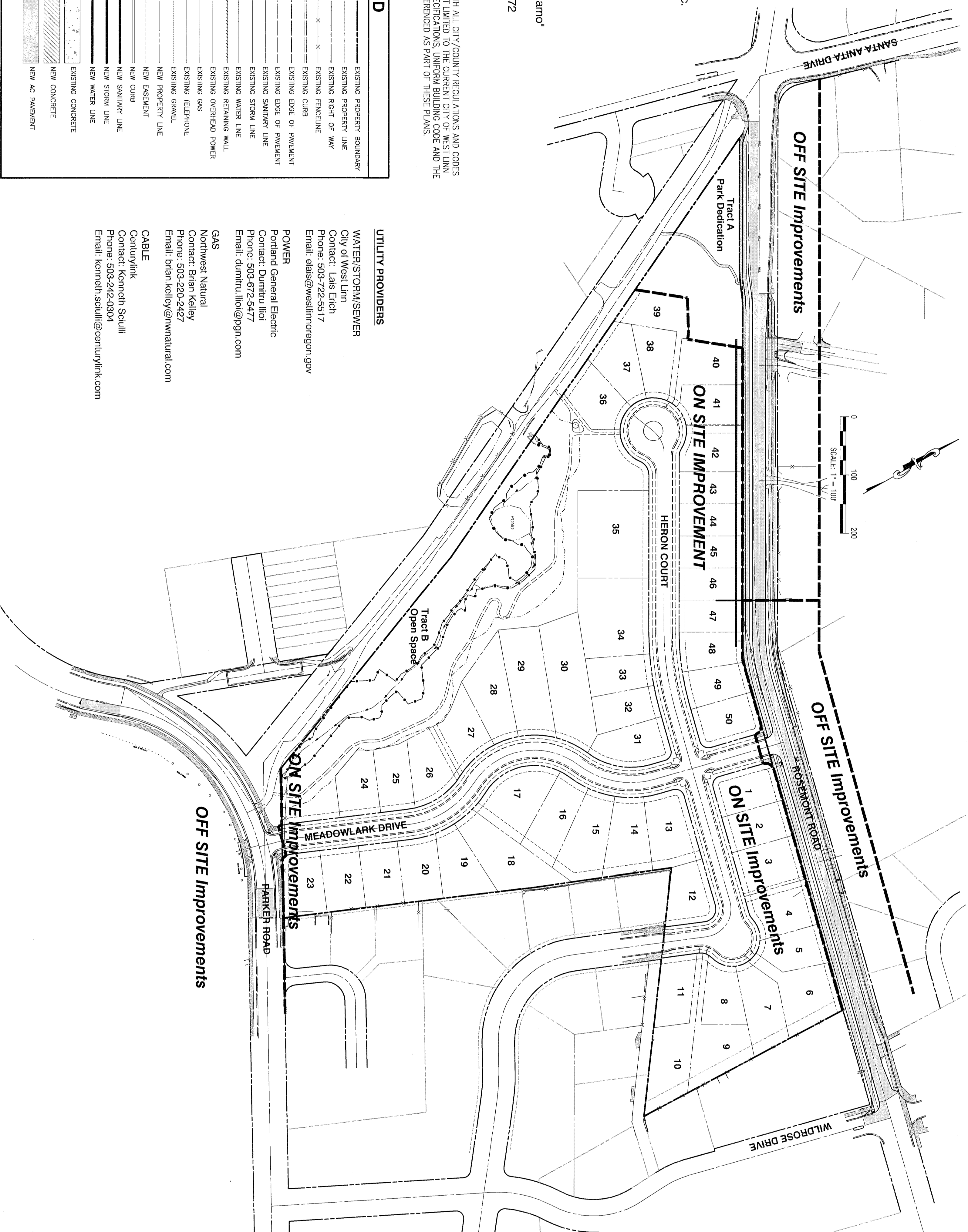
UTILITY PROVIDERS

WATER/STORM/SEWER
City of West Linn
Contact: Lais Elch
Phone: 503-722-5517
Email: lais@westlinn.gov

POWER
Portland General Electric
Contact: Durnitlu Ilii
Phone: 503-672-5477
Email: durnitlu.ili@pge.com

GAS
Northwest Natural
Contact: Brian Kelley
Phone: 503-220-2427
Email: brian.kelley@nwnatural.com

CABLE
CenturyLink
Contact: Kenneth Scullin
Phone: 503-242-0304
Email: kenneth.scullin@centurylink.com

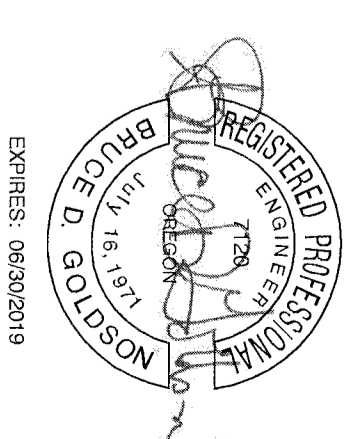


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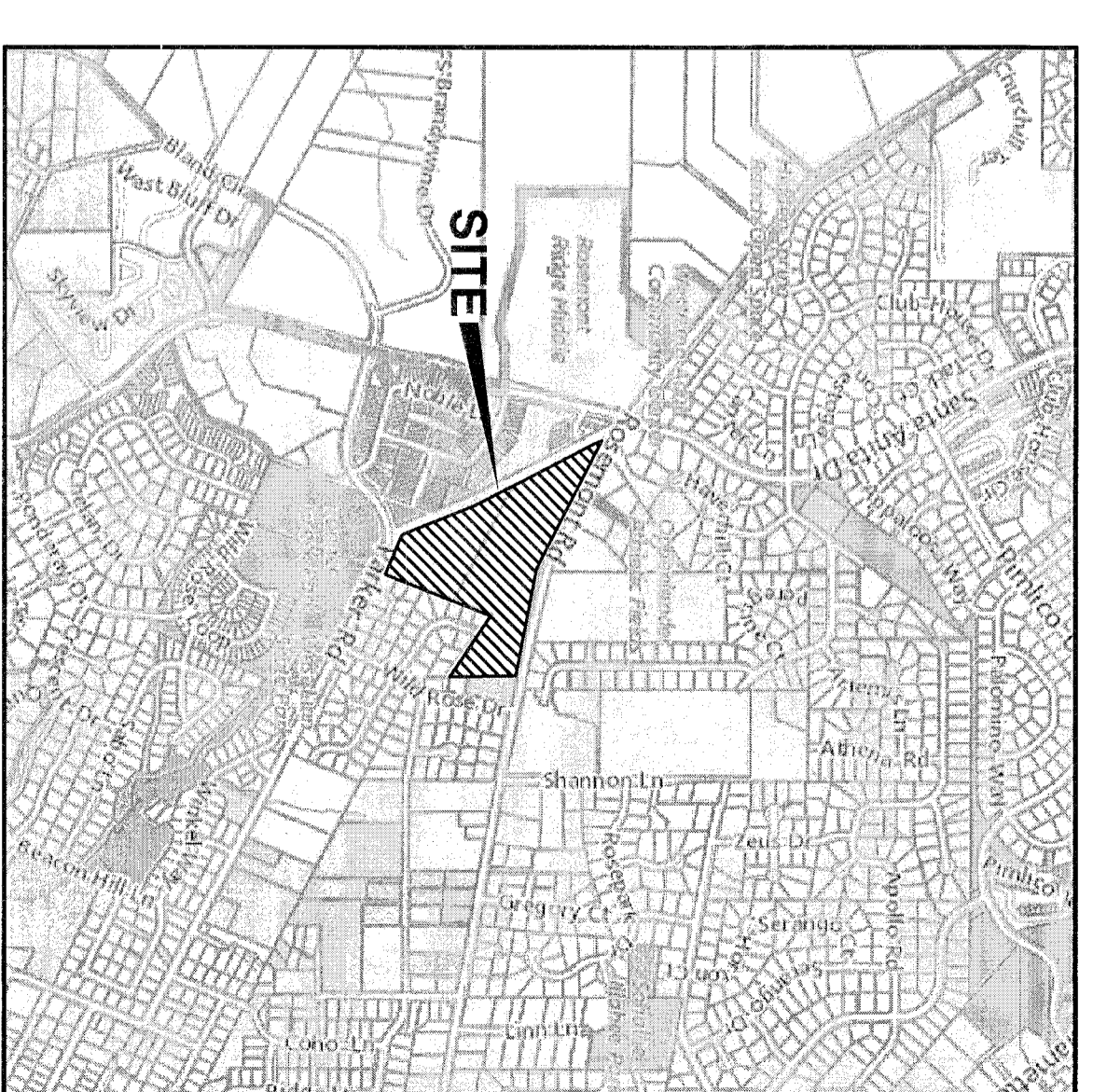
THIS PLAN REVIEW APPROVAL DOES NOT PREVENT THE FIELD INSPECTOR FROM REQUIRING FURTHER CODE CORRECTIONS.

CITY OF
West Linn
ENGINEERING
APPROVED
DATE: 11/15/18 BY: [Signature]



EXPIRES: 06/30/2019
SIGNATURE DATE: 01/10/2018

COVER



VICINITY MAP
SCALE: NTS

DESIGNED	BDG	10/20/2017	3	REVISED PER CITY REVIEW
DRAWN	BJS	10/07/2017	2	REVISED PER CITY REVIEW
SCALE:	1" = 100'	08/29/2017	1	REVISED PER CITY REVIEW
DATE:	March 2016			REVISION
FILE:	Rosemont Road Street Design			

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Tanner Ridge at Rosemont Off Site Improvements
1270 Rosemont Road
West Linn, Oregon

SHEET:
C-1

GENERAL NOTES

1. ALL REFERENCES TO THE CITY OF WEST LINN STANDARDS REFER TO THE CURRENT STANDARDS AND SPECIFICATIONS.
2. THE CITY OF WEST LINN WILL BE RESPONSIBLE FOR INSPECTION FOR THE PROJECT WITH OVERSIGHT FOR THE DESIGN ENGINEER.
3. THE CONTRACTOR SHALL PROVIDE A WORK SCHEDULE TO THE ENGINEER AND CITY AND PROVIDE 24-HOUR NOTICE OF ANY TESTING REQUIREMENTS WISE TO THE CITY OF ENGINEER.
4. ANY CHANGES TO THE PLANS MUST RECEIVE APPROVAL BY THE ENGINEER AND CITY IN WRITING BEFORE PROCEEDING WITH THE WORK.
5. A PUBLIC IMPROVEMENT GUARANTEE AGREEMENT, PUBLIC WORKS PERMIT, A PRE-CONSTRUCTION MEETING, INSTALLATION OF THE EROSION CONTROL MEASURES, ARE ALL REQUIRED PRIOR TO BEGINNING CONSTRUCTION.
6. PRIOR TO SITE CLEARING A 6-FOOT TALL CHAIN-LINK FENCE SHALL BE ADDED AT THE TREE EXISTING FOUNDRIES PRIOR TO SITE GRADING. THE CITY ARBORIST SHALL INSPECT AND APPROVE ALL THE TREE PROTECTION MEASURES PRIOR TO THE START OF THE SITE WORK. ALL TREE PROTECTION MEASURES SHALL REMAIN IN PLACE AND FUNCTIONAL FOR THE ENTIRE DURATION OF CONSTRUCTION.
7. A CITY AND ENGINEER REPRESENTATIVE MUST BE PRESENT FOR ALL TESTING AND THE CITY SHALL BE FURNISHED A COPY OF ALL TEST RESULTS.
8. CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES AND POINTS OF CONNECTION PRIOR TO ORDERING MATERIALS. OTHER EXISTING UTILITIES MAY EXIST AND IF DISCREPANCIES ARE FOUND THE CONTRACTOR SHALL NOTIFY THE ENGINEER. THE CONTRACTOR SHALL PREPARE AND MAINTAIN TRAFFIC CONTROL PER THE CONDOT TEMPORARY TRAFFIC CONTROL HANDBOOK AND PLAN TO THE MANUAL OF URBAN TRAFFIC CONTROL DEVICES, PART M, CONSTRUCTION AND MAINTENANCE AND SUBMIT A TRAFFIC PLAN TO THE CITY PRIOR TO BEGINNING WORK.
9. THE MANUAL OF URBAN TRAFFIC CONTROL DEVICES, PART M, CONSTRUCTION AND MAINTENANCE AND SUBMIT A TRAFFIC PLAN TO THE CITY PRIOR TO BEGINNING WORK.
10. OREGON LAW REQUIRES THAT THE RULES ADOPTED BY OREGON UTILITY NOTIFICATION CENTER BE FOLLOWED. THESE RULES SET FORTH IN OAR 900-0000, CHAPTERS OF THE RULES ARE AVAILABLE BY CALLING THE CENTER OR ACCESSING VIA INTERNET AT WWW.OREGONUTILITYNOTIFICATIONCENTER.ORG, OR CALLING THE CENTER AT 503-248-8899.
11. THE CITY TO OBTAIN AUTHORIZATION TO WORK ON PRIVATE PROPERTY AND PROVIDE THE CONTRACTOR WITH WRITTEN REQUIREMENTS.

STREET NOTES

1. ALL STREET SECTIONS TO BE CURBED AND GRADED TO A MINIMUM OF 8-INCHES BELOW THE SUBGRADE.
2. THE STREET SUBGRADE SHALL CONFORM TO DIVISION 501 OF THE CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS FOR STREETS AND SIDEWALKS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO PLACEMENT OF FILL. THE PROJECT GEOTECHNICAL SHALL TEST FOR COMPACTION PER DIVISION 501/510/519 OF THE WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS.
3. ASBESTATE BASE ROCK SHALL CONFORM TO THE REQUIREMENTS OF DIVISION 205 OF THE WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. BASE COURSE IS 1 1/2" - 0" CRUSHED ROCK AND EXISTING COURSE IS 3/4" - 0" CRUSHED ROCK. THE CITY OF WEST LINN REQUIRES A PROOF ROLL WITH A LOADED 10-TOUR YARD DUMP TRUCK OF THE SUBGRADE PRIOR TO PLACEMENT OF THE BASE ROCK AND AT TOP OF ROCK LAYS PRIOR TO PAVING.
4. ASPHALT CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS, DIVISION 206. THE BASE LIFT SHALL BE CLASS "B" AND THE TOP LIFT SHALL BE CLASS "C". AT MEETING THE WEST LINN STANDARD AUTHORIZATION FROM THE CITY OF WEST LINN.
5. CURB AND GUTTER SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI AND MAXIMUM 1 1/2" AGGREGATE PER DIVISION 205 OF THE WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. THE CURB SHALL BE 18-INCH HIGH WITH A 12-INCH RADIUS. THE CONTRACTOR IS TO STAMP LOCATION OF SEWER AND WATER LINES CROSSING THE CURB LINE WITH AN "S" OR "W".
6. A STREET CONSTRUCTION ENCROACHMENT PERMIT OF SIMILAR PERMIT MAY BE REQUIRED FROM THE CITY OF WEST LINN.

STORM SEWER NOTES

1. GOAT TO NOTIFY OWNER FROM STORM DRAIN PIPE SHALL BE CLASS 3, NON-REINFORCED CONCRETE TO ASTM C914 OR REINFORCED CONCRETE TO ASTM C561, CLASS "B" OR CLASS "C" AND SHALL BE 18-INCHES TO 24-INCHES IN DIAMETER. RUBBER JOINTS REQUIRED. STORM DRAINS 5-INCHES AND LESS SHALL CONFORM TO ASTM D 3034, PER PPE AND SHALL CONFORM TO DIVISION 600 OF THE CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS.
2. GUTTER INLETS SHALL BE POURED IN PLACE CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI. FRAMES SHALL BE FABRICATED OF STRUCTURAL STEEL, ASTM A-7-7A-59, A-3753.
3. MANHOLE BASES MAY BE POURED IN PLACE CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI OR PRECAST CONCRETE EXCEPT WHERE THERE IS INSUFFICIENT HEADROOM REQUIRES A FLAT TOP. THE INTERIOR DIMENSIONS NOTED ON THE PLANS WITH THE MANHOLE MANUFACTURER FOR THE ACTUAL SIZE OF MANHOLE. HEDD FOR THE PIPE AND SIZE OF PIPE TO BE USED. INVERTS SHALL BE CONSTRUCTED SO AS TO PROVIDE A SMOOTH FLOW AND PIPES SHALL BE CONNECTED TO THE MANHOLE BY MEANS OF A FLEXIBLE CONNECTION AND SHALL HAVE A SMOOTH JOINT LOCATED 18-INCH OUTSIDE THE MANHOLE.
4. MANHOLES LOCATED IN EXPOSED AREAS SHALL REQUIRE A TAMPER PROOF FRAME AND COVER AND SET 12-INCHES ABOVE FINISHED GRADE IN UNPAVED AREAS.
5. CLEANOUT PIPE AND FITTING SHALL BE THE SAME SPECIFICATIONS AS THE PIPE. CASTINGS ARE SHOWN ON DETAILS AND SHALL CONFORM TO ASTM A48 (GRADE 30). CLEANOUT RISER SHALL MATCH THE DOWNSTREAM PIPE DIAMETER.
6. GRANULAR BACKFILL (3/4"-0") IS TO BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER ASTM T-99 TEST METHOD AND MANHOLE MATERIAL SHALL BE COMPACTED TO 95% OF IN-PLACE DRY DENSITY OF SURROUNDING SOIL.
7. STORM DRAIN SERVICE LATERALS SHALL BE 4-INCH CONCRETE TO ASTM D 3034 PVC AND BE INSTALLED TO A POINT BEYOND THE UTILITY EASEMENT AS SHOWN ON THE PLANS. THE LATERAL WILL BE TYPED WITH A RUBBER BAND FIELD AND THE LOCATION MARKED WITH A 2x4 PAINTED WHITE.
8. A VIDEO INSPECTION IN ACCORDANCE WITH DIVISION 601.02.11.02, THE WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. ALL TESTS SHALL BE WITNESSED BY THE ENGINEER AND A REPRESENTATIVE OF THE CITY.
9. A PLUMBING PERMIT IS REQUIRED FOR ALL STORM DRAINS BEYOND THE FIRST CLEANOUT.

SANITARY SEWER NOTES

1. PVC SHALL BE PVC SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35, MINIMUM STIFFNESS SHALL BE 46 PSI AND JOINT TYPE SHALL BE ELASTOMERIC CASKET CONFORMING TO ASTM D-3272.
2. MANHOLE BASE SHALL BE POURED IN PLACE CONCRETE BASE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI OR PRECAST CONCRETE EXCEPT WHERE THERE IS INSUFFICIENT HEADROOM REQUIRES FLAT TOP SECTIONS. INVERTS SHALL BE CONSTRUCTED TO BE CONFORMED TO THE MANHOLE MANUFACTURER FOR THE ACTUAL SIZE OF MANHOLE. HEDD FOR THE PIPE AND SIZE OF PIPE TO BE USED. INVERTS SHALL BE CONSTRUCTED SO AS TO PROVIDE A SMOOTH FLOW AND PIPES SHALL BE CONNECTED TO THE MANHOLE BY MEANS OF A FLEXIBLE CONNECTION AND SHALL HAVE A SMOOTH JOINT LOCATED 18-INCHES OUTSIDE THE MANHOLE. EXCEPT ABOUT FOR CONNECTING PVC SEWER PIPE WILL NOT BE PERMITTED.
3. ALL MANHOLES LOCATED IN EXPOSED AREAS WILL HAVE TAMPER PROOF FRAMES AND COVERS WITH THE COVER SET 12-INCHES ABOVE THE FINISH GRADE IN UNPAVED AREAS.
4. CLEANOUT PIPE FITTINGS AND JOINTS SHALL BE THE SAME SPECIFICATION AS FOR THE PIPE. CASTING ARE SHOWN ON THE STANDARD DETAILS AND SHALL CONFORM TO ASTM A48 (GRADE 30). CLEANOUT RISER SHALL MATCH THE PIPE DIAMETER. FRAME SHALL BE APPROPRIATELY WITH 24" X 24" CONCRETE PWD.
5. GRANULAR BACKFILL (3/4"-0") IS TO BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OF ASTM T-99 TEST METHOD. MANHOLE MATERIAL SHALL BE COMPACTED TO 95% OF IN-PLACE DRY DENSITY OF SURROUNDING SOIL.
6. SERVICE LATERALS SHALL BE 4-INCH CONCRETE TO ASTM D 3034 PVC AND EXISTING STREETS SHALL BE CLASS E. PVC SHALL BE INSTALLED TO A POINT BEYOND THE UTILITY EASEMENT AS SHOWN ON THE PLAN. THE SERVICE LATERALS SHALL BE PROBED WITH THE LOCATION MARKED WITH 2x4 PAINTED GREEN.
7. SANITARY SEWER PIPE, INCLUDING SERVICE LATERALS SHALL BE TESTED FOR IN ACCORDANCE WITH WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS, DIVISION 301.03.09 AND MANHOLES TO BE VACUUM TESTED IN ACCORDANCE WITH DIVISION 301.03.09. THE CONTRACTOR SHALL SUBMIT A TESTING PLAN TO THE CITY OF WEST LINN. CONTRACTOR IS RESPONSIBLE FOR COORDINATE THE TESTING AND PROVIDING ACCESS TO THE DRAINAGE SYSTEM.
8. A PLUMBING PERMIT FROM THE CITY IS REQUIRED FOR SANITARY SEWER LATERALS BEYOND THE FIRST CLEANOUT.
9. ALL MATERIALS, INSTALLATION, TESTING AND INSPECTIONS TO BE IN STRICT ACCORDANCE WITH THE CITY OF WEST LINN PUBLIC WORK STANDARDS AND THE REG.

WATER NOTES

1. WATER MAINS SHALL BE DUCTILE IRON PIPE CONFORMING TO AWWA C151, CLASS 52, PIPE IS TO HAVE COGNIT WATER LIME AND BITUMINOUS SEAL COAT CONFORMING TO AWWA C104. JOINTS ARE TO BE FISH-TAIL RUBBER CASKET JOINTS UNLESS OTHERWISE NOTED ON THE PLANS. PIPE FITTINGS ARE TO BE THE SAME MATERIAL AND CLASS AS THE PIPE AND OF DOMESTIC ORIGIN.
2. WATER MAINS TO HAVE A MINIMUM COVER OF 36-INCHES.
3. RESTORED MECHANICAL JOINTS ARE TO BE PROVIDED AT ALL CHANGES IN DIRECTION AND BRANCHES. SEE WEST LINN STANDARD DIVISION 402.
4. DATE VALVES SHALL BE RESILIENT SEAT, NON-RISING STEEL WITH "C" RING PACKING, METING AWWA CLASS "C" SPECIFICATIONS. DATE VALVES SHALL BE INSTALLED TO A POINT BEYOND THE UTILITY EASEMENT AS SHOWN ON THE PLANS. THE DATE VALVE SHALL HAVE A TWO-INCH ABOVE) SHALL BE RUBBER SEAT TYPE AND BUBBLE-TIGHT AT 150 PSI, CONFORMING TO AWWA C504. BUTTERFLY VALVES SHALL BE WELDED OR APPROVED EQUAL WITH THE 2-INCH OPERATING NUT BEING LOCATED ON THE SIDE OF THE MAIN SHOWN ON THE PLANS. VALVE BODIES SHALL BE "VANCOUVER" PATTERN.
5. GRANULAR BACKFILL (3/4"-0") IS TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM T-99 TEST METHOD AND MANHOLE MATERIALS SHALL BE COMPACTED TO 95% OF IN-PLACE DRY DENSITY OF SURROUNDING SOIL. EXCAVATION, BRIDGING AND NEW STREETS SHALL BE CLASS 3 WITH CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS, DIVISION 204, BUCKFILL IN NEW STREETS SHALL BE CLASS 3.
6. SERVICES SHALL BE 1/2-INCH TYPE K COPPER FOR DOUBLE SERVICES TWO 1/2-INCH COPPER LINES SHALL BE INSTALLED SIDE BY SIDE WITH A MINIMUM COVER OF 36-INCHES. THE COVER IN PLANTER STRIPS OR FLUSH WITH SIDEWALK SURFACE IN A SIDEWALK SHALL BE 1" X 4 1/2" X 4 1/2" W/4-4 W/4. METER BOXES SHALL BE BROS 487 WITH 3/4" I.D. AND COVER OF EQUAL. METER BOXES ARE TO BE INSTALLED AT FINISH GRADE AND 2 1/2" FROM THE CURB IN PLANTER STRIPS OR FLUSH WITH SIDEWALK SURFACE IN A SIDEWALK.
7. ALL WATERLINES SHALL BE PRESSURE TESTED AND ADEQUATELY TESTED BEFORE CONNECTION TO THE CITY WATER SYSTEM. CHLORINATION SHALL BE PER DIVISION 403.13 OF THE CITY OF WEST LINN STANDARD CONSTRUCTION SPECIFICATIONS. PRESSURE TESTING PRESSURE WILL BE 180 PSI OR 1.3 TIMES THE NOMINAL WORKING PRESSURE, WHICHEVER IS HIGHER.
8. CONNECTION OF THE NEW PIPE SYSTEMS WILL NOT BE MADE UNTIL ALL TESTS ARE MADE AND THE CITY OF WEST LINN ACCEPTANCE.
9. A PLUMBING PERMIT IS REQUIRED FOR EXTENSIONS OF WATERLINES BEYOND THE METER.
10. ALL MATERIALS, INSTALLATION, TESTS TO BE IN STRICT ACCORDANCE WITH THE CITY OF WEST LINN PUBLIC WORKS STANDARD CONSTRUCTION SPECIFICATIONS AND THE DESIGN STATE IN THE DIVISION ADMINISTRATION RULES, DIVISION 303.

2015-129M

DESIGNED:	BDG		
DRAWN:	BJS	10/20/2017	REVISED PER CITY REVIEW
SCALE:	N/A	10/07/2017	2 REVISED PER CITY REVIEW
DATE:	March, 2016	08/29/2017	1 REVISED PER CITY REVIEW
FILE:	Rosemont Road Street Design		NO REVISION

Tanner Ridge
ENGINEERING - SURVEYING - PLANNING
PO Box 1345
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Icon Construction & Development, LLC
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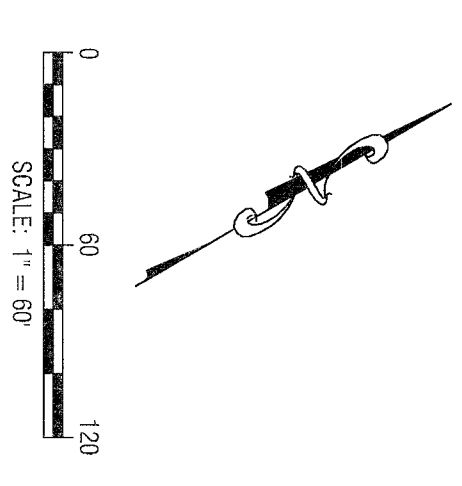
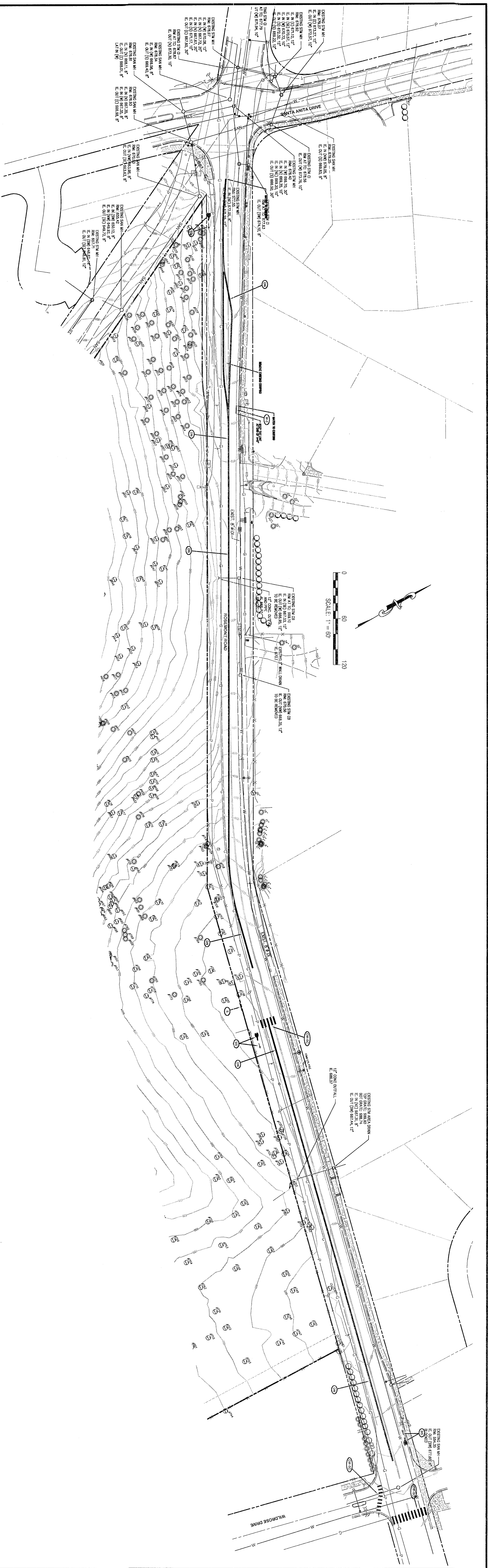
Tanner Ridge at Rosemont Off Site Improvements
1270 Rosemont Road
West Linn, Oregon

THIS PLAN REVIEW APPROVAL
DOES NOT PREVENT THE FIELD
INSPECTOR FROM REQUIRING
FURTHER CODE CORRECTIONS.

CITY OF
West Linn
ENGINEERING
APPROVED
Date 11/18/17

GENERAL NOTES

SHEET:
C-2



CENTERLINE CONCEPTS SURVEY NOTES

THE DATUM FOR THIS SURVEY IS BASED UPON MARK 88, BENCH MARK, SALMON WITH AN IDENTIFICATION NUMBER OF 8P-4895. THE ELEVATION OF THIS BENCH MARK IS 6727.2 FEET.

A TRIMBLE 56-SERIES ROBOTIC INSTRUMENT WAS USED TO COMPLETE A CLOSED LOOP FIELD TRAVERSE.

THE BASIS OF BEARINGS FOR THIS SURVEY IS PER MONUMENTS FOUND AND FIELD PER THE PLAT OF "ROSEMONT SUMMIT NO. 2", RECORDS OF CLATSOP COUNTY.

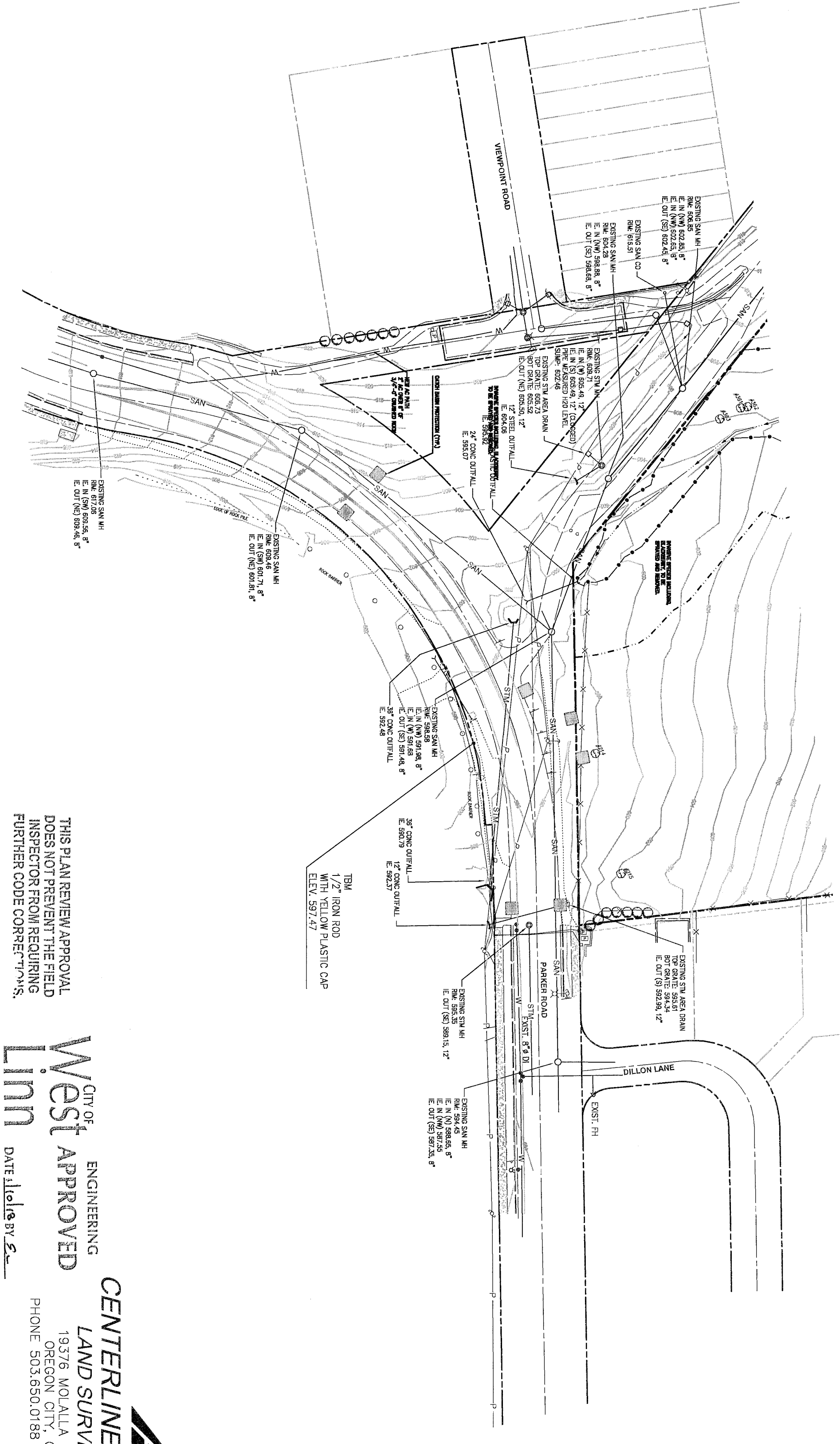
THE PURPOSE OF THIS SURVEY IS TO RESOLVE AND OBTAIN THE PROPER BEARINGS OF THE SUBJECT PROPERTY TO SHOW ALL PERTINENT BOUNDARY SIZES AND DISPOSITIONS. NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSION, ESTOPPEL, ACQUISITION, ETC.

FOR CITY REVIEW, THE COMPANY OF OREGON HAS MANY TITLE REPORT NUMBERS 451419333, DATED NOVEMBER 27, 2015 AS PROVIDED HAS BEEN USED AND REFERENCED IN PREPARATION OF THIS MAP. PLEASE REFER TO THIS DOCUMENT FOR DESCRIPTION OF EXCEPTIONS TO TITLE INSURANCE.

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 WARRANTY AS TO THE ACCURACY OF THESE UTILITIES. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THESE UTILITIES. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THESE UTILITIES. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THESE UTILITIES. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THESE UTILITIES.

LEGEND

	EXISTING DECIDUOUS TREE		EXISTING PROPERTY BOUNDARY
	EXISTING CONIFEROUS TREE		EXISTING RIGHT-OF-WAY
	EXISTING SIGN		EXISTING CENTERLINE
	EXISTING GAS VALVE		EXISTING FENCELINE
	EXISTING TRANSFORMER		EXISTING CURB
	EXISTING SIGNAL BOX		EXISTING EDGE OF PAVEMENT
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	EXISTING POWER METER		EXISTING RETAINING WALL
	EXISTING UTILITY POLE		EXISTING OVERHEAD POWER
	EXISTING UTILITY RISER		EXISTING GAS
	EXISTING MAILBOX		EXISTING CATCH BASIN
	EXISTING STORM MANHOLE		EXISTING CLEANOUT
	EXISTING CATCH BASIN		EXISTING SANITARY MANHOLE
	EXISTING CLEANOUT		EXISTING FIRE HYDRANT
	EXISTING SANITARY MANHOLE		EXISTING WATER METER
	EXISTING FIRE HYDRANT		
	EXISTING WATER METER		



THIS PLAN REVIEW APPROVAL DOES NOT PREVENT THE FIELD INSPECTOR FROM REQUIRING FURTHER CODE CORRECTIONS.

City of
West Linn
ENGINEERING
DATE 10/16/15 BY [Signature]

CENTERLINE CONCEPTS
LAND SURVEYING, INC.
19376 MCALLA AVE., SUITE 120
WEST LINN, OREGON 97146
PHONE 503.650.0188 FAX 503.650.0189

EXISTING CONDITIONS

2015-129M

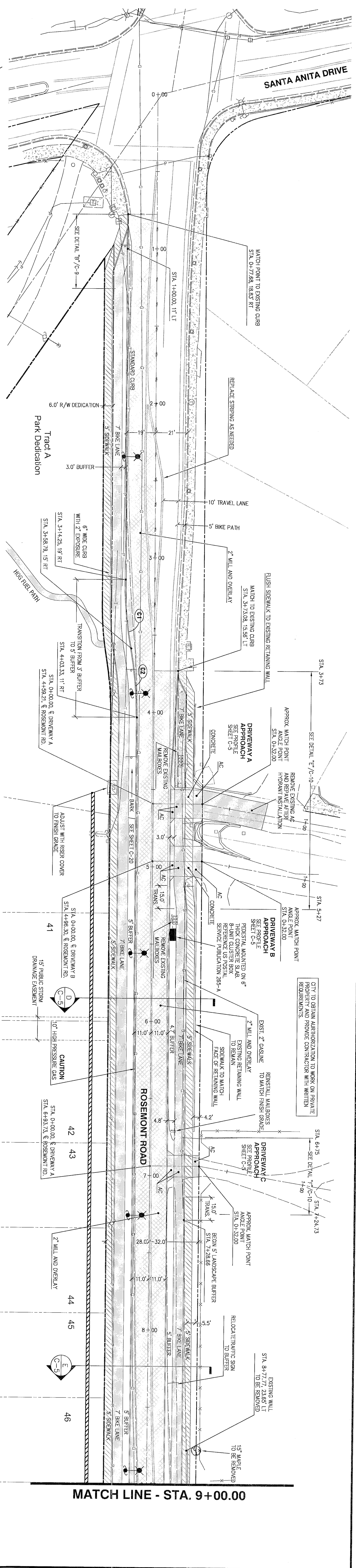
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DRAWN: BJS	10/07/2017	2	REVISED PER CITY REVIEW
SCALE: 1" = 80'	08/29/2017	1	REVISED PER CITY REVIEW
DATE: March 2016			
FILE: Rosemont Road Street Design			

THE BATAILLO ENGINEERING - SURVEYING - PLANNING
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tbatail@bataillotri.com

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PH: (503) 657-0406

Tanner Ridge at Rosemont Off Site Improvements
1270 Rosemont Road
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SHEET: **C-3**



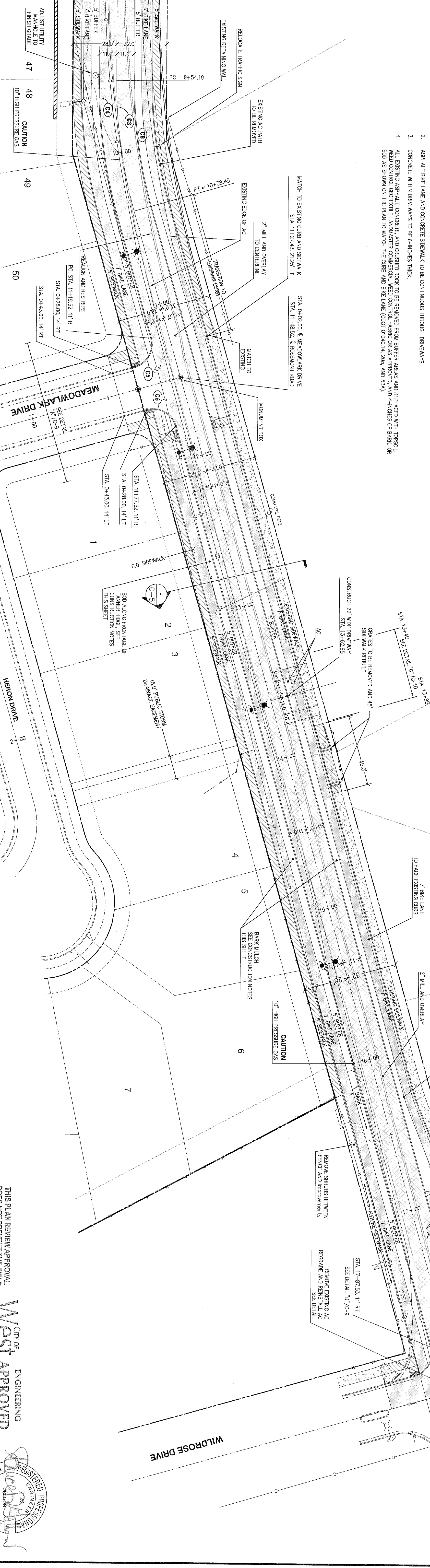
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	250.00	44.72	22.45	44.72	S85°22'44"E	10°15'47"
C2	250.00	44.72	22.45	44.72	N85°22'44"W	10°15'47"
C3	302.00	84.25	42.40	83.98	S88°14'23"E	19°59'04"
C4	313.00	27.32	13.95	87.04	S88°14'23"E	18°59'04"
C5	15.00	23.58	15.00	21.21	S87°44'55"W	90°00'00"
C6	15.00	23.58	15.00	21.21	S87°44'55"W	90°00'00"
C7	15.00	23.58	15.00	21.21	N81°11'38"W	90°00'00"
C8	279.50	80.35	40.45	80.09	S89°29'02"E	16°28'23"

CONSTRUCTION NOTES:

- ADA RAMP TO BE PER STANDARD DETAIL W-5088.
- ASPHALT BIKE LANE AND CONCRETE SIDEWALK TO BE CONTINUOUS THROUGH DRIVEWAYS.
- CONCRETE WITH DIMENSIONS TO BE 6-INCHES THICK.
- ALL EXISTING ASPHALT, CONCRETE, AND CASHED ROCK TO BE REMOVED FROM BUFFER AREAS AND REPLACED WITH TORSION WED CONTROL GEOTEXTILE LANDMASTER COMPOUND WED CONTROL FABRIC OR AS APPROVED, AND 4-INCHES OF BANK, OR SOIL AS SHOWN ON THE PLAN TO MATCH THE CURB AND BONE LANE (DO NOT OVERLAY, 20G, AND 35A).

MATCH LINE - STA. 9+00.00



2015-129M

DESIGNED:	BOG	10/20/2017	3	REVISED PER CITY REVIEW
DRAWN:	BJS	10/07/2017	2	REVISED PER CITY REVIEW
SCALE:	1" = 30'	08/29/2017	1	REVISED PER CITY REVIEW
DATE:	March, 2016			REVISION
FILE:	Rosemont Road Street Design			

THE
ENGINEERING - SURVEYING - PLANNING

Icon Construction & Development, LLC
1980 Willamette Falls Drive, Suite 200
West Linn, OR 97068
PH: (503) 657-0406
email: thelincorp@comcast.net

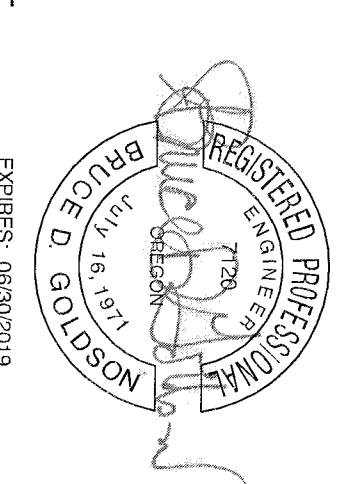
THIS PLAN REVIEW APPROVAL DOES NOT PREVENT THE FIELD INSPECTOR FROM REQUIRING FURTHER CODE CORRECTIONS.

West Linn
CITY OF
ENGINEERING APPROVED
DATE: 10/16/17 BY: [Signature]

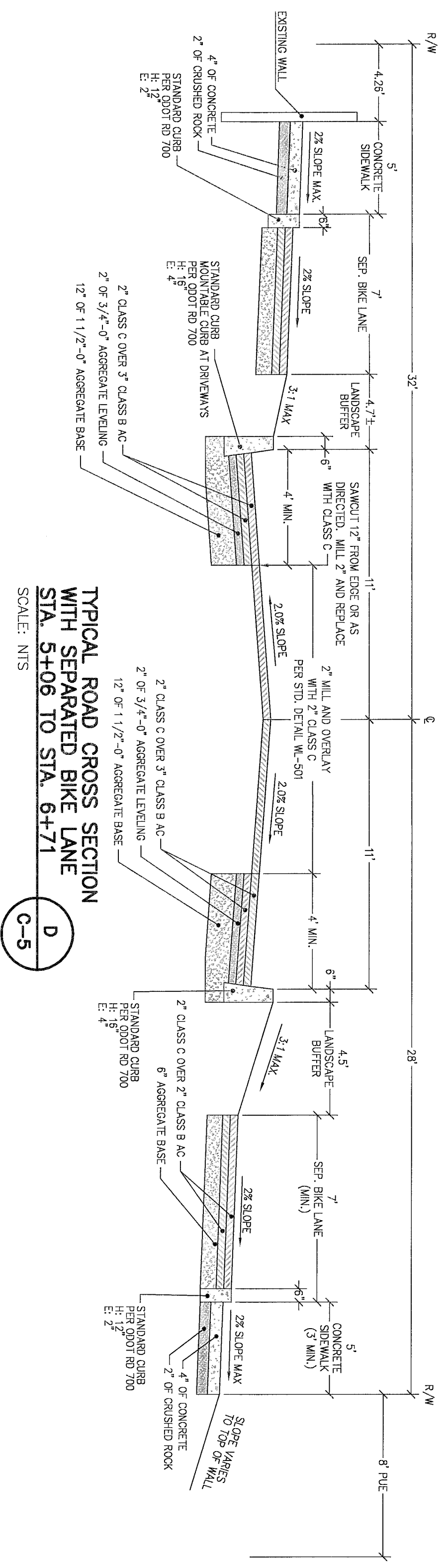
ROSEMONT ROAD STREET PLAN

Tanner Ridge at Rosemont Off Site Improvements
1270 Rosemont Road
West Linn, Oregon

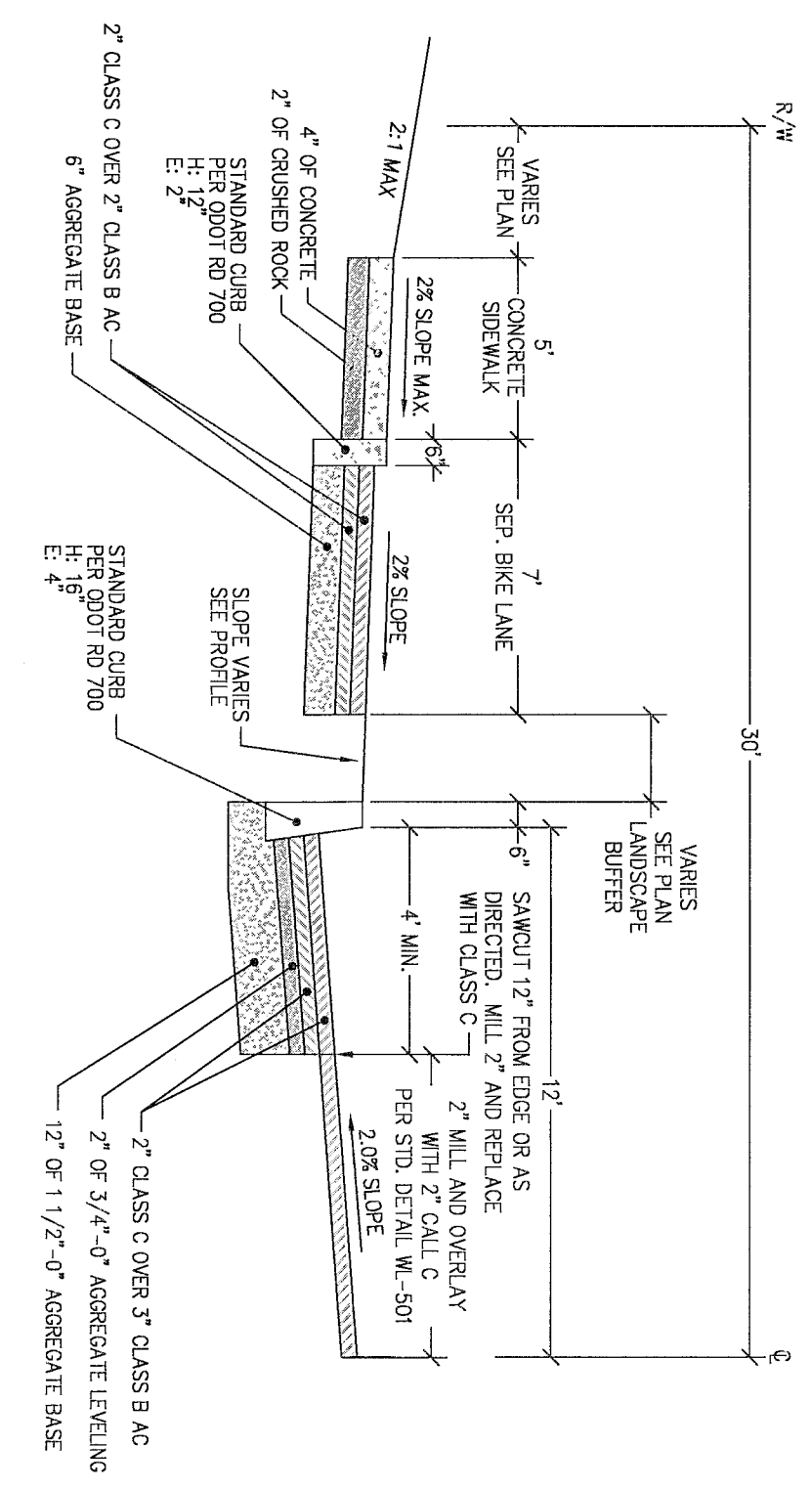
SHEET: C-4



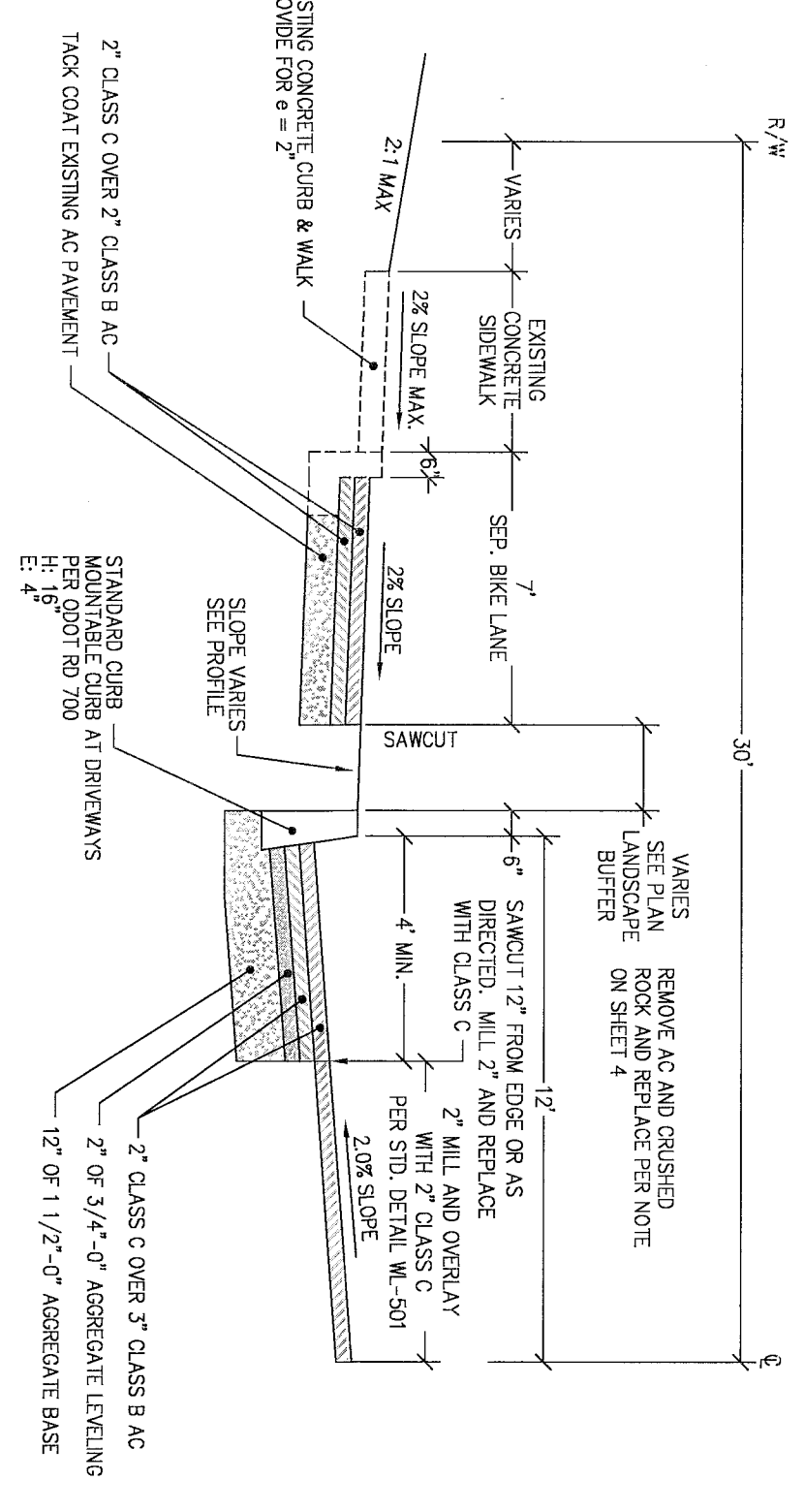
EXPIRES: 06/30/2019
SIGNATURE DATE: 10/08/2016



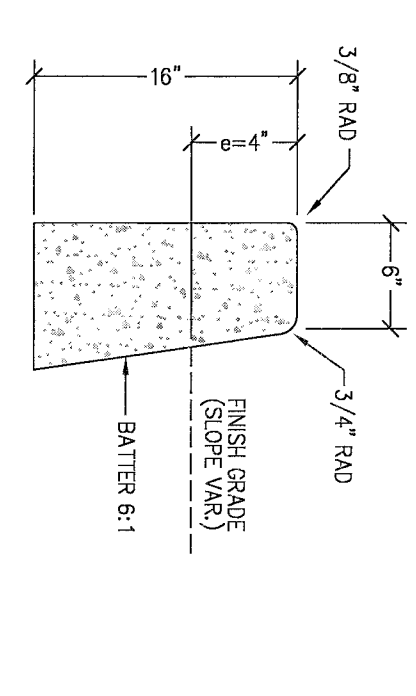
TYPICAL ROAD CROSS SECTION WITH SEPARATED BIKE LANE
STA. 5+06 TO STA. 6+71
SCALE: NTS



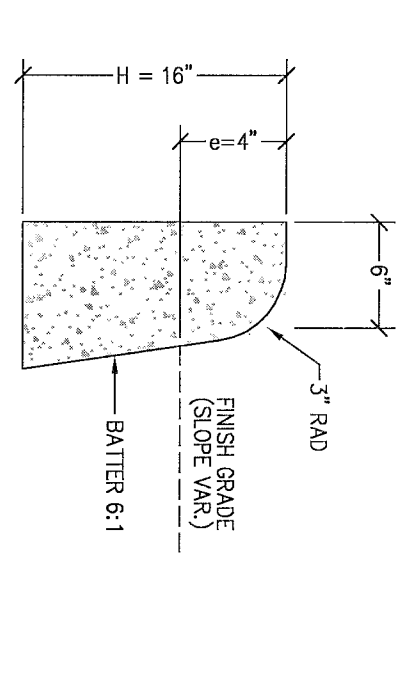
TYPICAL ROAD CROSS SECTION (NORTH)
SCALE: NTS



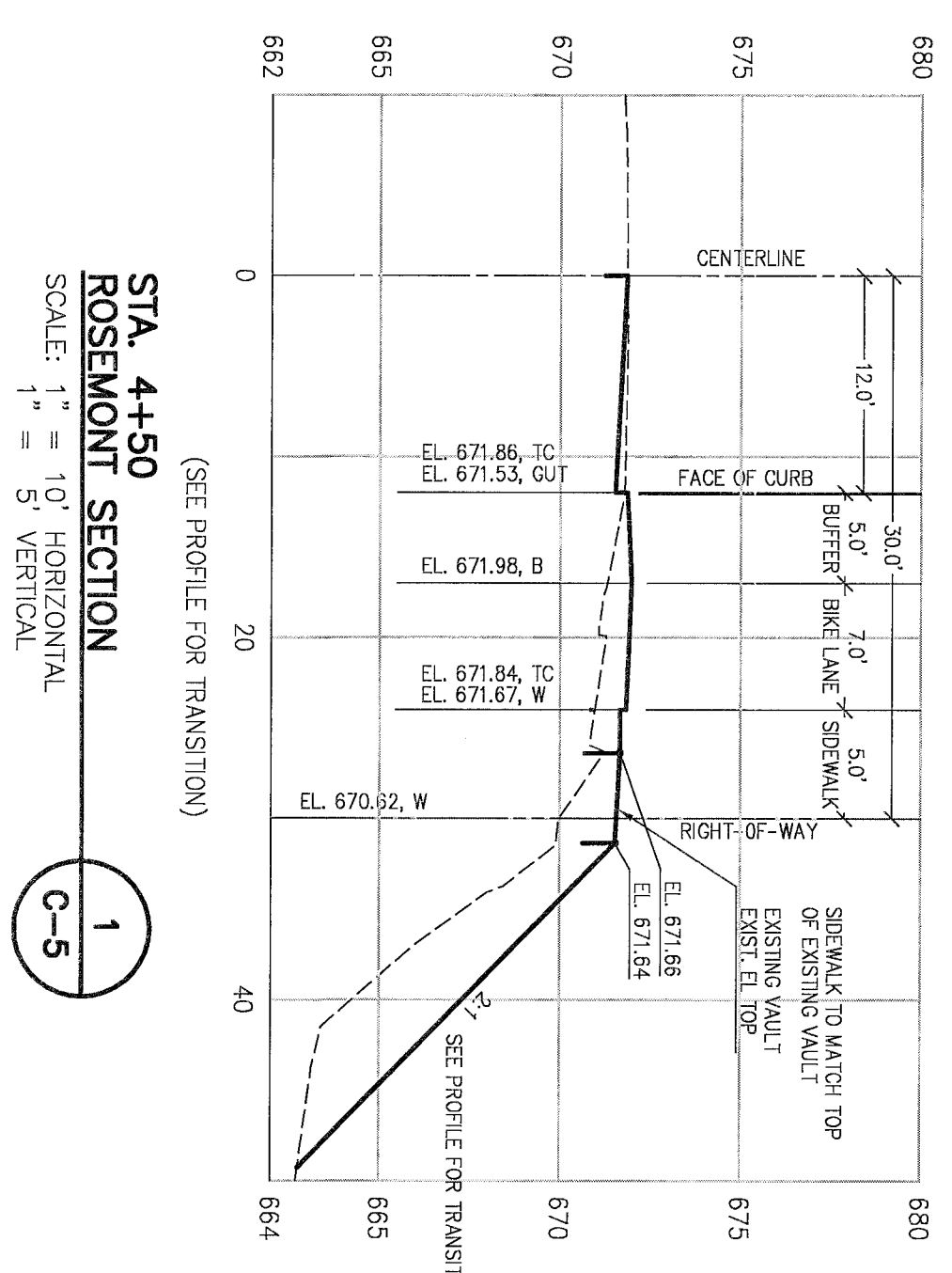
NORTH SIDE TYPICAL ROAD CROSS SECTION WITH EXISTING CURB & WALK
STA. 11+28 TO STA. 17+80
SCALE: NTS



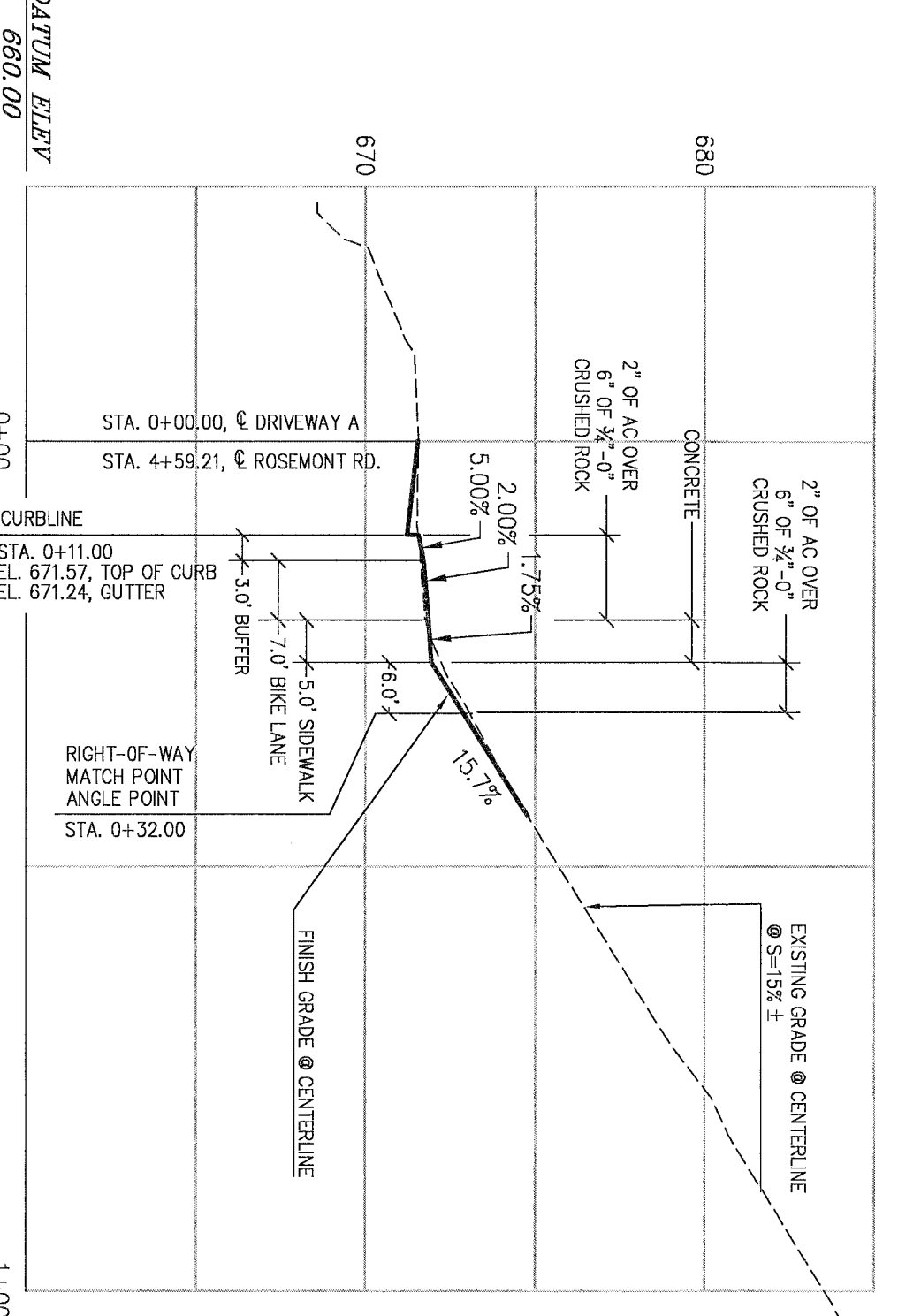
ODOT RD 700 STANDARD CURB
SCALE: NTS



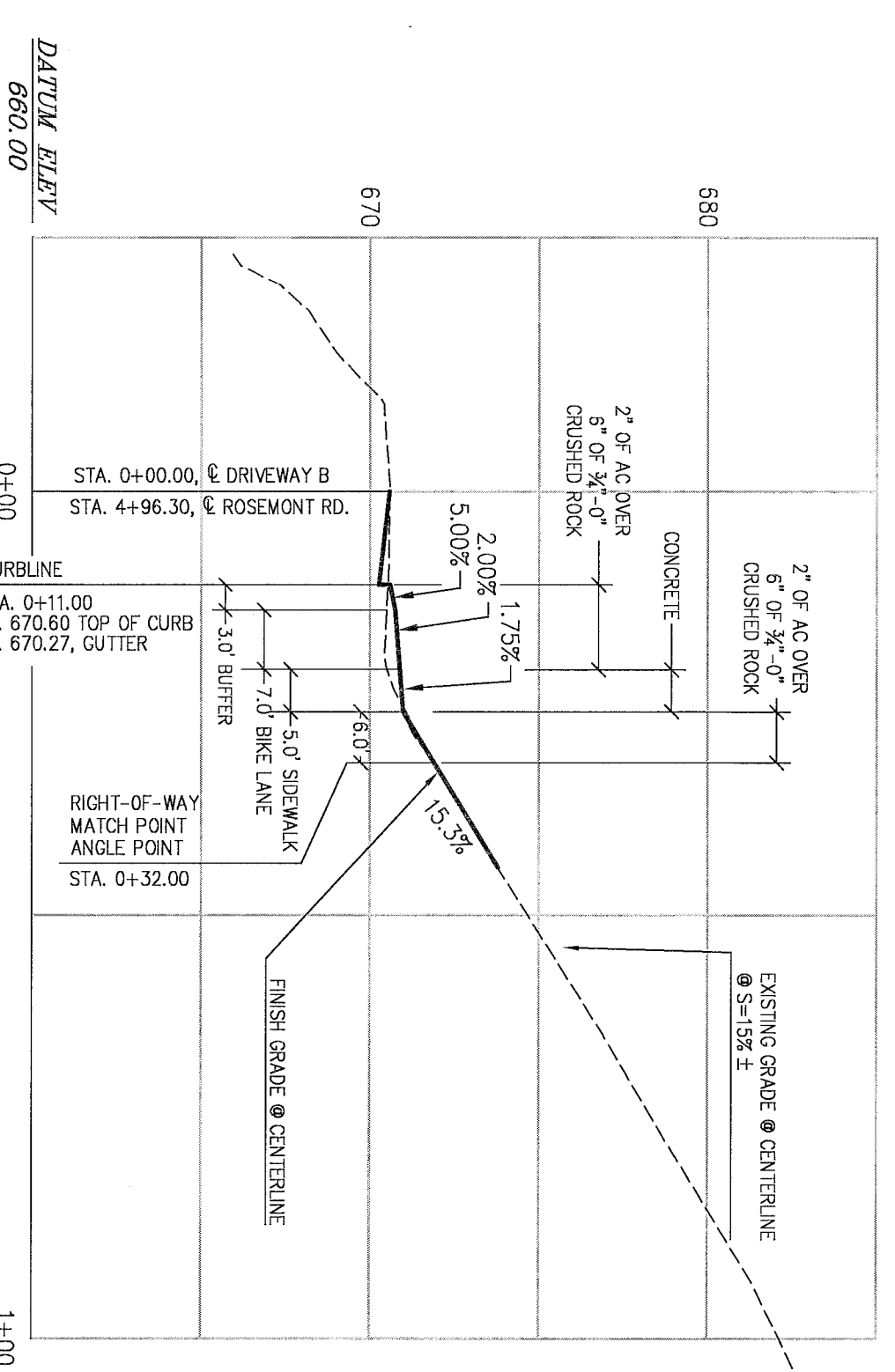
ODOT RD 700 MOUNTABLE CURB
SCALE: NTS



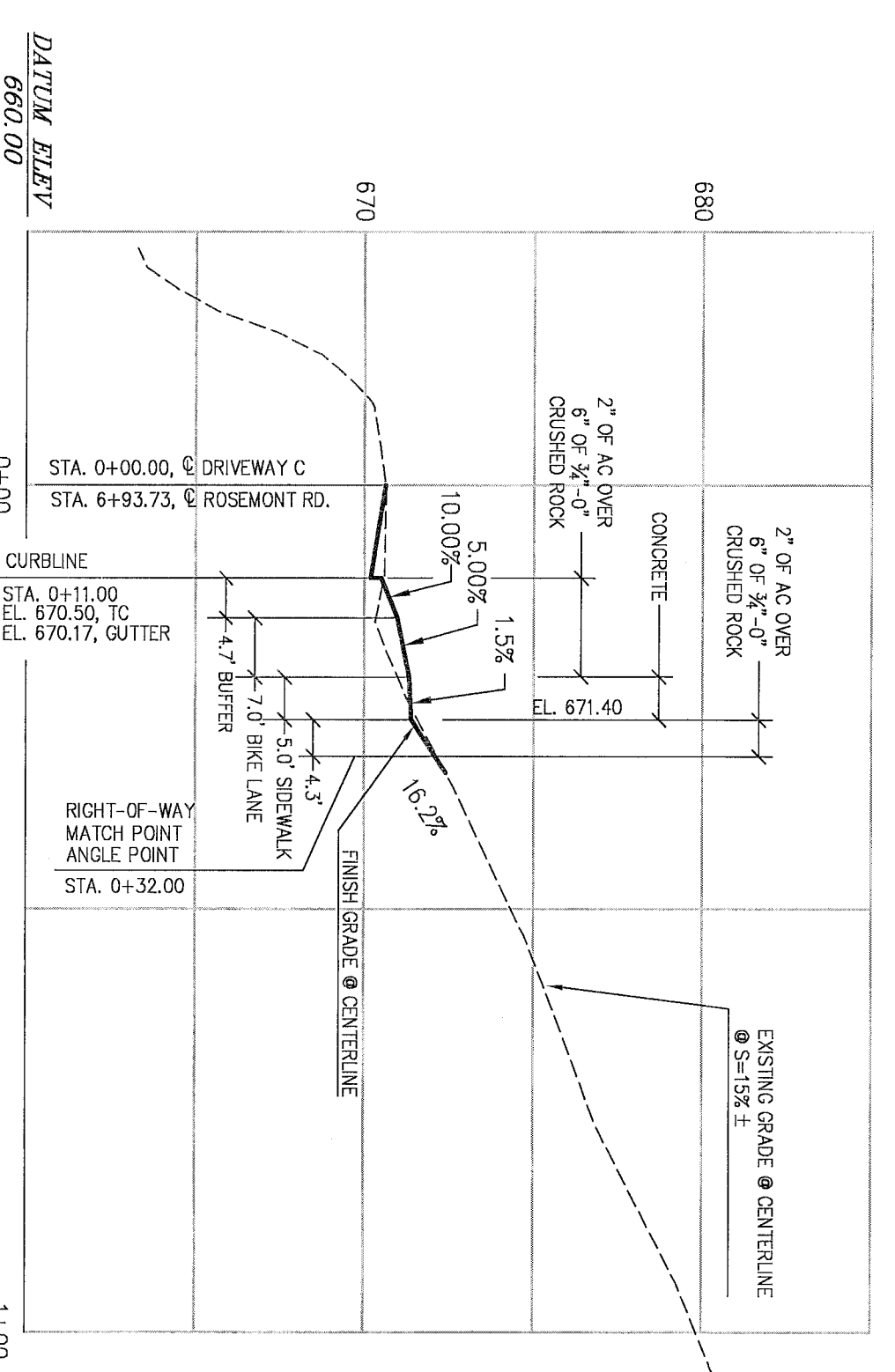
STA. 4+50 ROSEMONT SECTION
SCALE: 1" = 10' HORIZONTAL, 1" = 5' VERTICAL



DRIVEWAY A CENTERLINE PROFILE
SCALE: 1" = 20' HORIZONTAL, 1" = 5' VERTICAL



DRIVEWAY B CENTERLINE PROFILE
SCALE: 1" = 20' HORIZONTAL, 1" = 5' VERTICAL



DRIVEWAY C CENTERLINE PROFILE
SCALE: 1" = 20' HORIZONTAL, 1" = 5' VERTICAL

2015-129M

DESIGNED: BDG	10/20/2017	3	REVISED PER CITY REVIEW
DRAWN: RJS	10/07/2017	2	REVISED PER CITY REVIEW
SCALE: AS NOTED	08/29/2017	1	REVISED PER CITY REVIEW
DATE: March 2016			REVISION
FILE: Rosemont Road Street Design			

Tanner Ridge at Rosemont Off Site Improvements
1270 Rosemont Road
West Linn, Oregon 97008

Icon Construction & Development, LLC
1980 Willamette Falls Drive, Suite 200
West Linn, OR 97008
PH: (503) 657-0406

ROSEMONT ROAD STREET SECTIONS

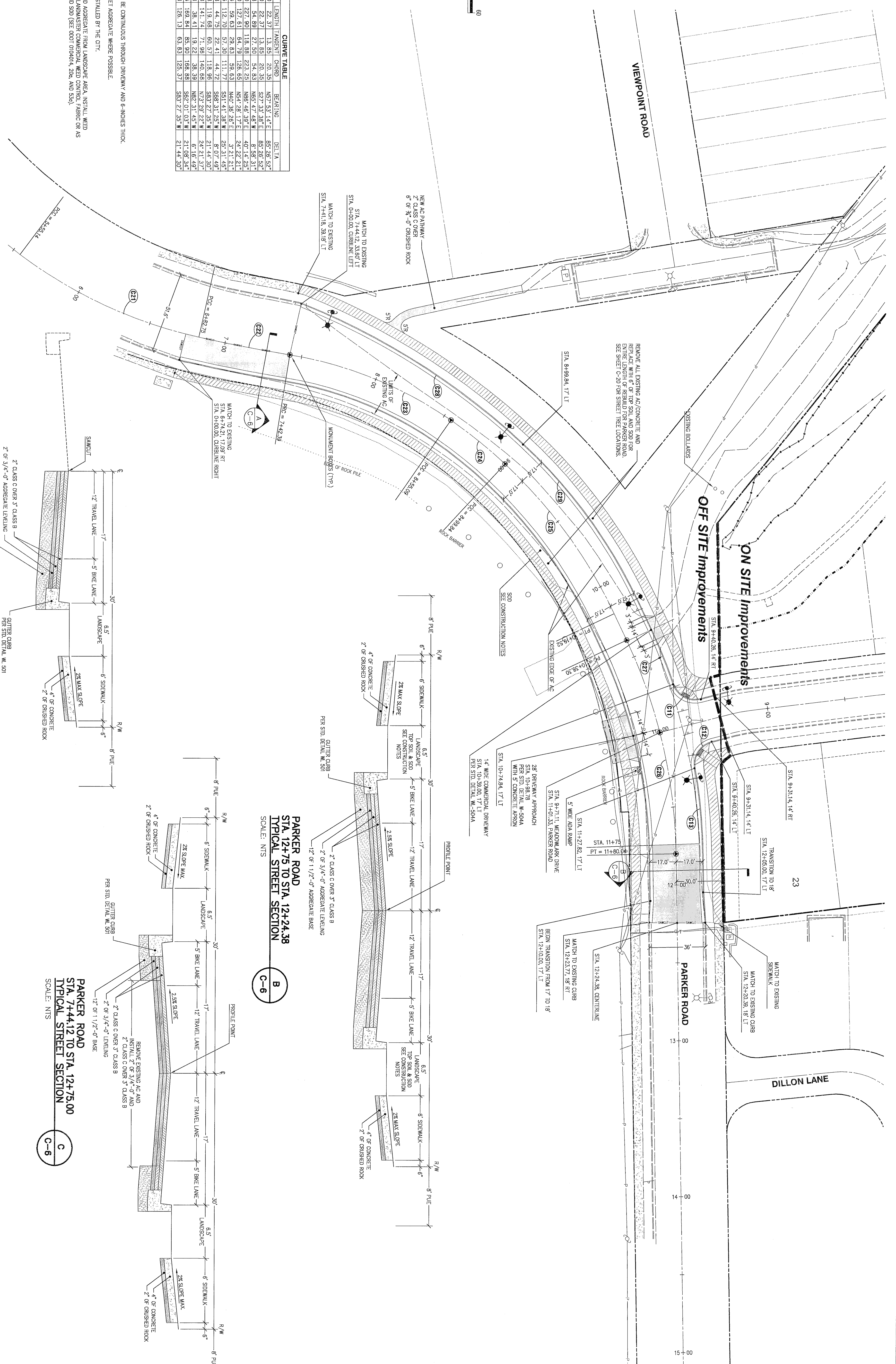
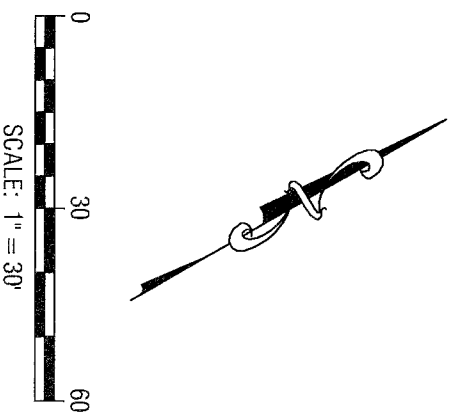
West Linn
ENGINEERING
DATE: 11/16/17 BY: E.L.

THIS IS AN REVIEW/APPROVAL
DOES NOT PRESENT THE FIELD
INSPECTOR FROM REQUIRING
FURTHER CODE CORRECTIONS.

REGISTERED PROFESSIONAL ENGINEER
NO. 1734
WEST LINN, OREGON
BRUCE D. GOSWOLD

EXPIRES: 08/30/2019
SIGNATURE DATE: 02/02/2018

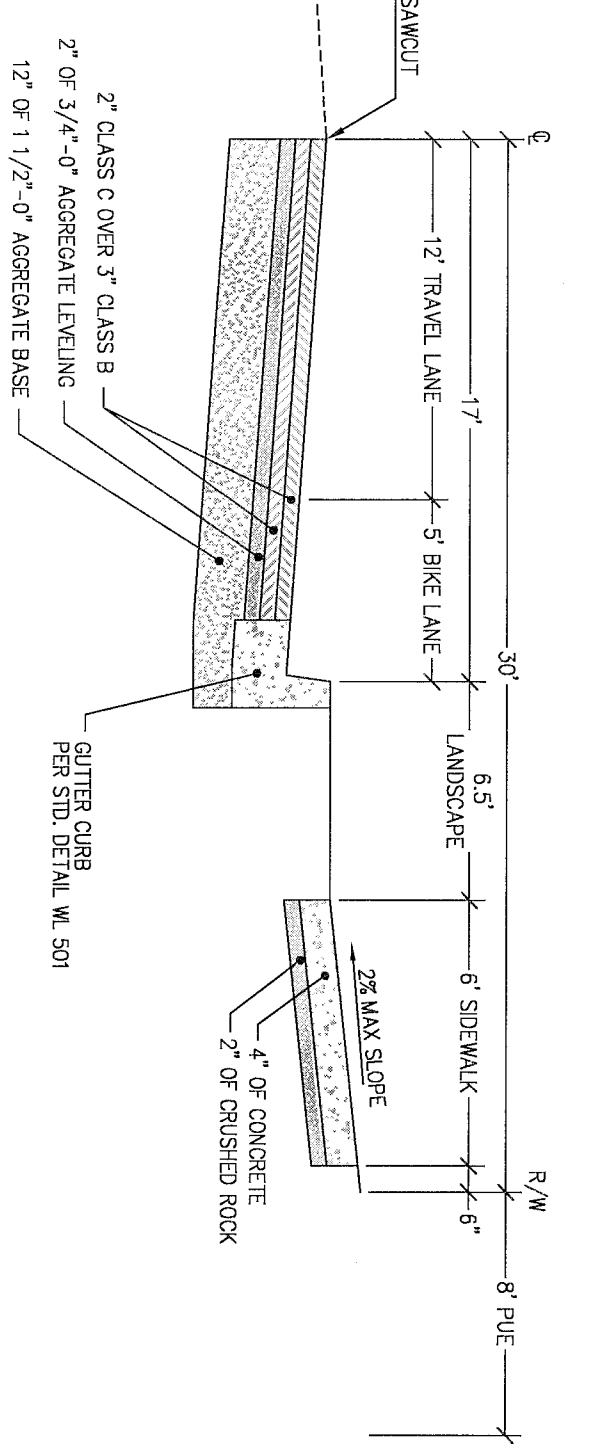
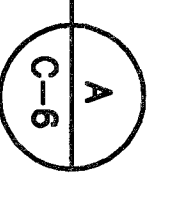
SHEET: **C-5**



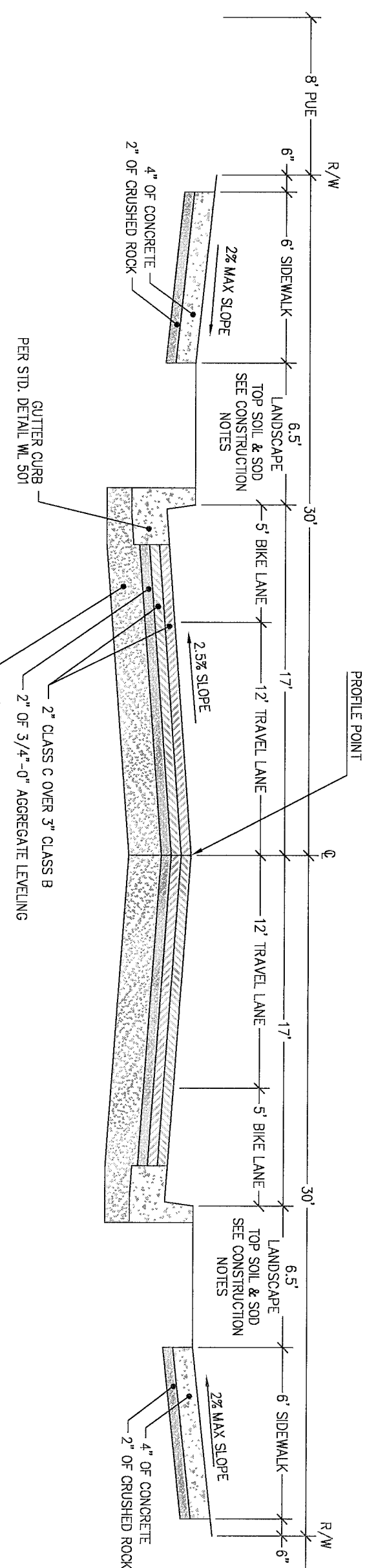
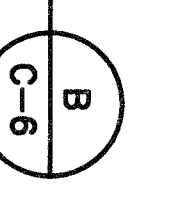
CURVE	RAJOUR	LENGTH	INCHES	CONVD	BEARING	DELT
C11	15.00	22.37	13.50	20.30	S27°33'38"E	85°26'52"
C12	15.00	22.37	13.50	20.30	S27°33'38"E	85°26'52"
C13	350.38	54.89	27.50	54.83	N65°47'48"W	8°39'31"
C14	324.50	227.90	118.88	223.25	N86°46'39"E	40°14'25"
C21	300.00	127.61	64.79	126.65	N54°28'17"E	24°22'21"
C22	1018.18	126.63	29.63	126.63	N40°36'26"E	3°21'21"
C23	1018.18	126.63	29.63	126.63	N40°36'26"E	3°21'21"
C24	315.38	119.68	60.57	118.96	S89°27'35"W	21°44'30"
C25	315.38	119.68	60.57	118.96	S89°27'35"W	21°44'30"
C26	333.38	141.74	71.98	140.58	N72°29'22"W	24°21'37"
C27	350.38	38.41	18.22	38.39	N82°31'45"W	6°16'49"
C28	400.28	169.84	85.90	168.88	S82°01'03"W	21°08'34"
C29	422.38	128.13	63.83	125.37	S83°27'35"W	21°44'30"

- CONSTRUCTION NOTES**
1. CONCRETE SIDEWALK TO BE CONTINUOUS THROUGH DRIVEWAY AND 6-INCHES THICK.
 2. MAINTAIN EXISTING STREET AGREEMENT WHERE POSSIBLE.
 3. STREET TREES TO BE INSTALLED BY THE CITY.
 4. REMOVE EXISTING AC AND AGGREGATE FROM LANDSCAPE AREA, INSTALL MED CONTROL GEOTEXTILES (LANDMASTER COMMERCIAL MED CONTROL FABRIC OR AS APPROVED), TOPSOIL AND SOD (SEE DDOT D09D04, 20a, AND 55g).

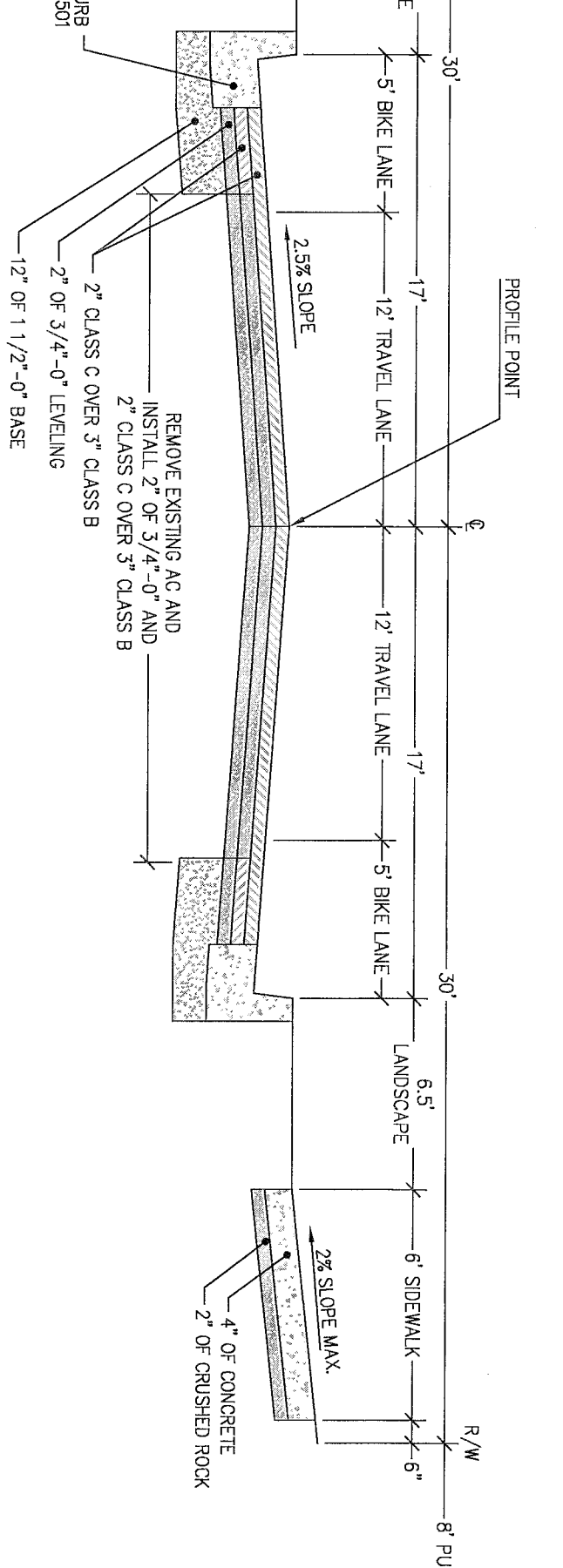
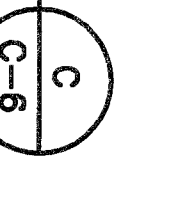
**PARKER ROAD
STA. 6+74.21 TO STA. 7+44.12
STREET SECTION**
SCALE: NTS



**PARKER ROAD
STA. 12+75 TO STA. 12+24.38
TYPICAL STREET SECTION**
SCALE: NTS

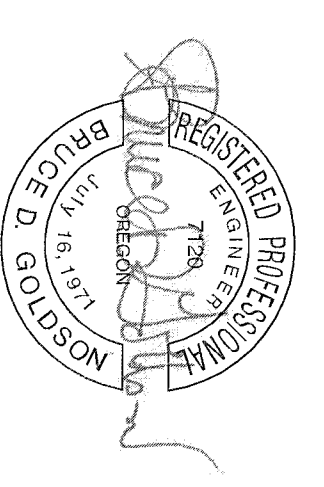


**PARKER ROAD
STA. 7+44.12 TO STA. 12+75.00
TYPICAL STREET SECTION**
SCALE: NTS



THIS PLAN REVIEW APPROVAL
DOES NOT PREVENT THE FIELD
INSPECTOR FROM REQUIRING
FURTHER CODE CORRECTIONS.

WEST Linn
DATE 11/16/16 BY [Signature]



PARKER ROAD STREET PLAN

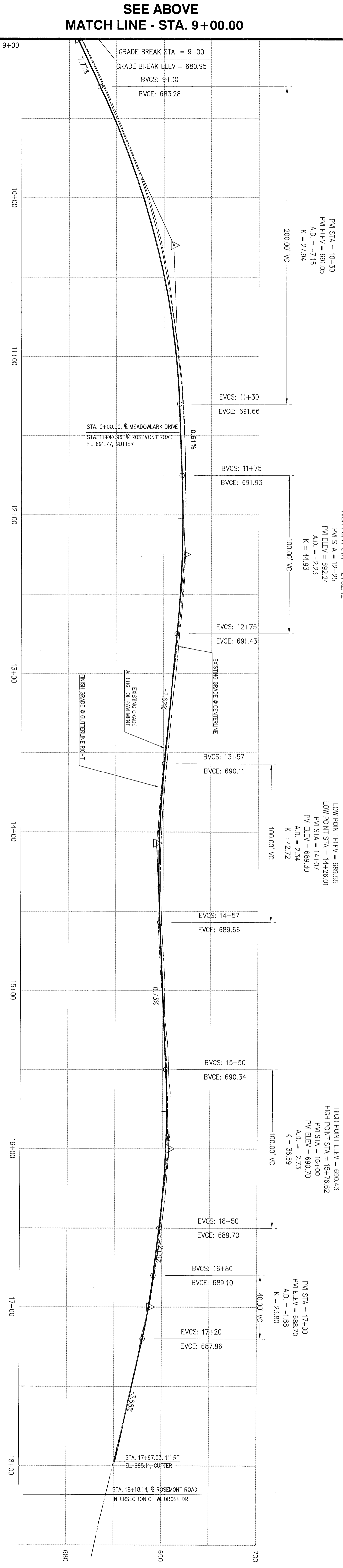
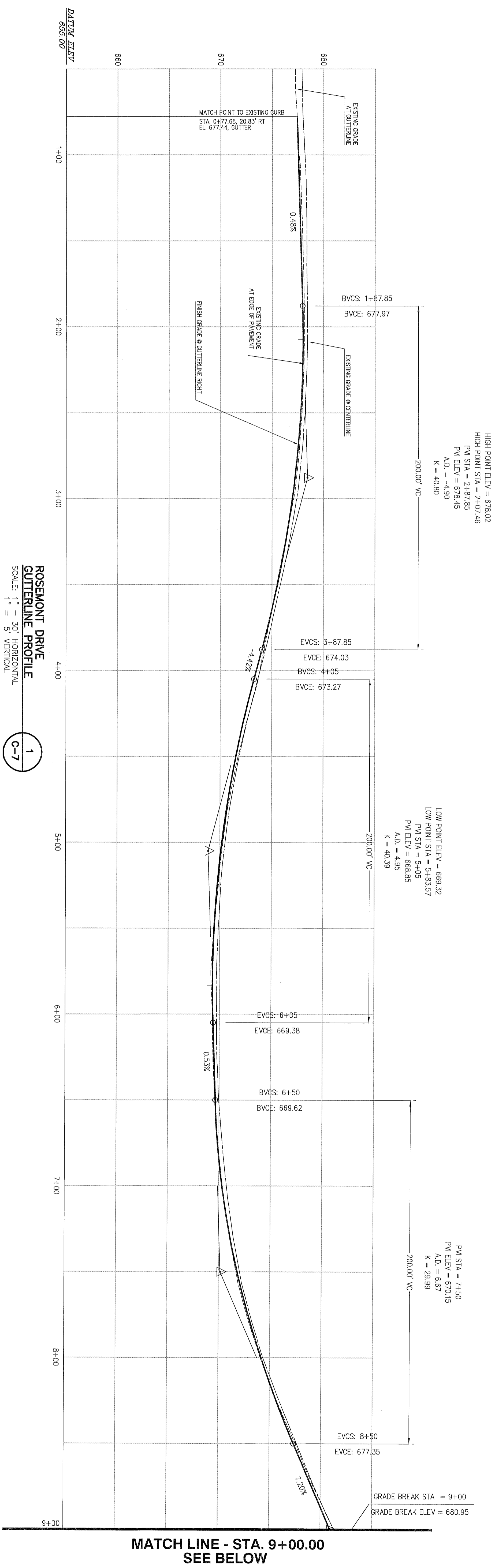
2015-129M

DESIGNED	BDC	10/20/2017	3	REVISED PER CITY REVIEW
DRAWN	BJS	10/07/2017	2	REVISED PER CITY REVIEW
SCALE:	1" = 30'	08/29/2017	1	REVISED PER CITY REVIEW
DATE:	March 2016			REVISION
FILE:	Rosemont Road Street Design			

Tanner Ridge
ENGINEERING - SURVEYING - PLANNING
PO Box 1345
Lane Oswego, Oregon 97055
503.481.8822
email: tanner@tannerridge.com

Icon Construction & Development, LLC
1980 Willamette Falls Drive, Suite 200
West Linn, OR 97088
PH: (503) 657-0406

Tanner Ridge at Rosemont Off Site Improvements
1270 Rosemont Road
West Linn, Oregon



SEE ABOVE
MATCH LINE - STA. 9+00.00

MATCH LINE - STA. 9+00.00
SEE BELOW

2015-129M

DESIGNED: BDG	10/20/2017	3	REVISED PER CITY REVIEW
DRAWN: BJS	10/07/2017	2	REVISED PER CITY REVIEW
SCALE: 1" = 30'	08/29/2017	1	REVISED PER CITY REVIEW
DATE: March, 2016			REVISION
FILE: Rosemont Road Street Design			

Tanner Ridge at Rosemont Off Site Improvements
 1270 Rosemont Road
 West Linn, Oregon

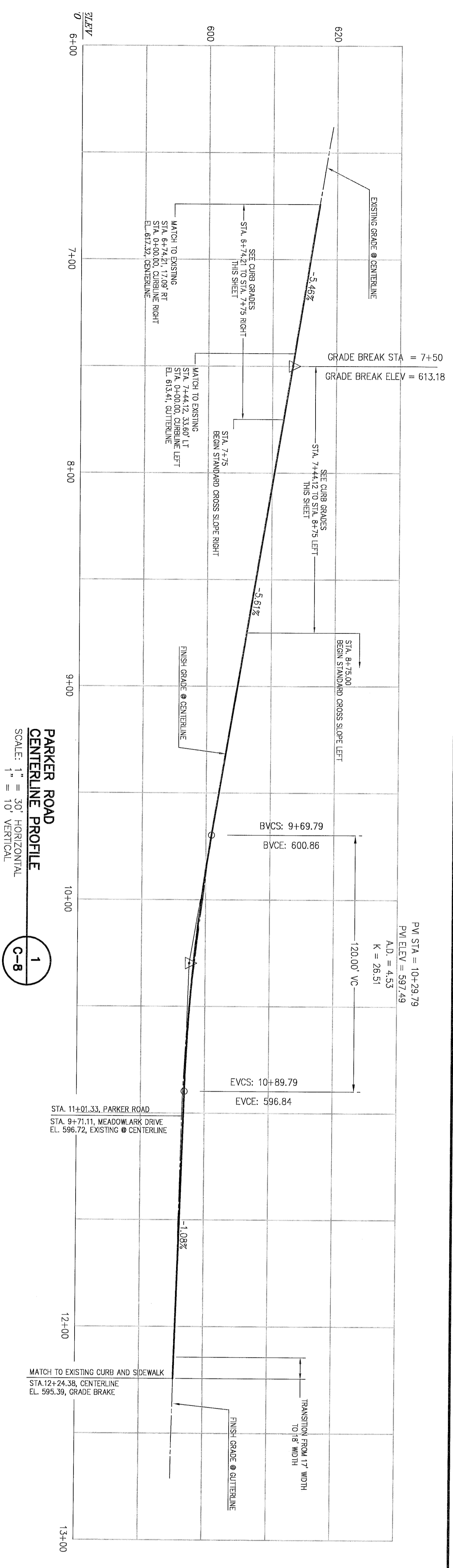
Icon Construction & Development, LLC
 1980 Willamette Falls Drive, Suite 200
 West Linn, OR 97008
 PH: (503) 657-0406

West Linn ENGINEERING
 DOES NOT PREVENT THE FIELD INSPECTOR FROM REQUIRING FURTHER CODE CORRECTIONS.
 DATE: 11/10/15 BY: [Signature]

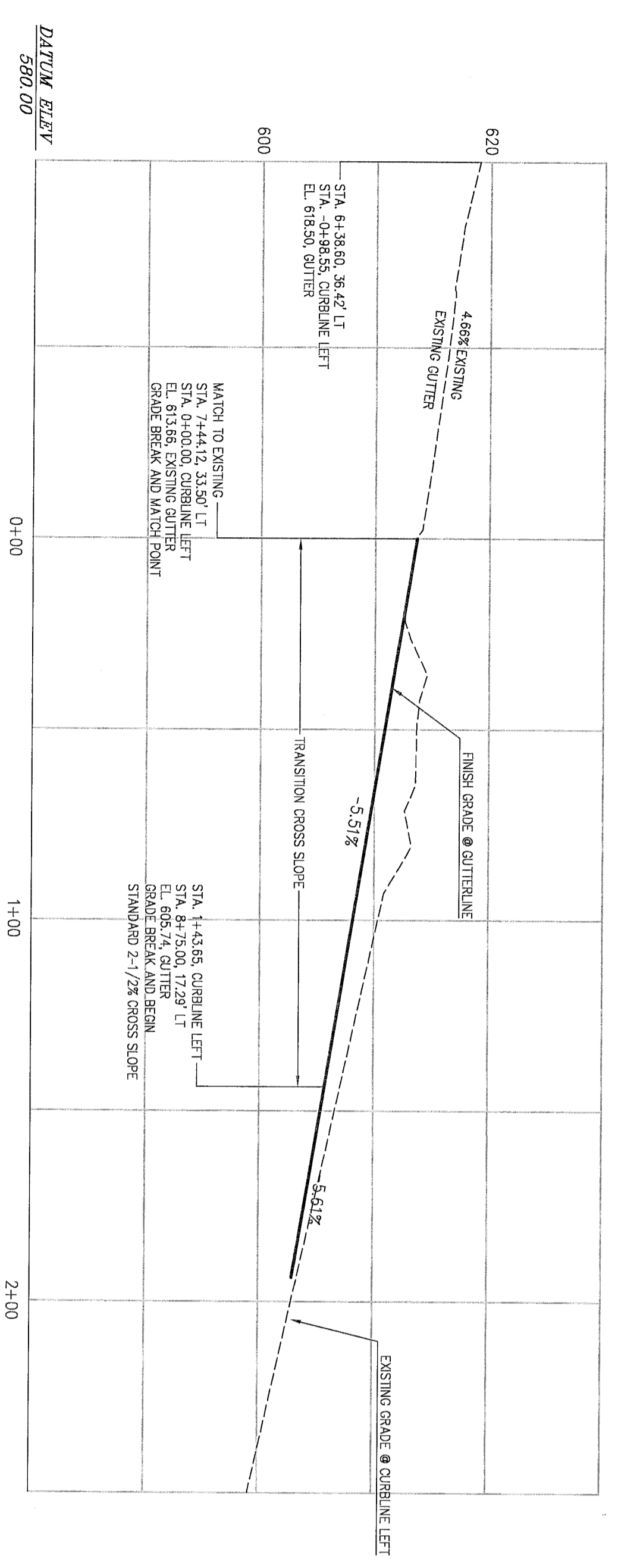
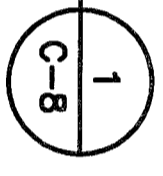
ROSEMONT ROAD STREET PROFILE

EXPIRES: 08/30/2019
 SIGNATURE DATE: 10/26/2015

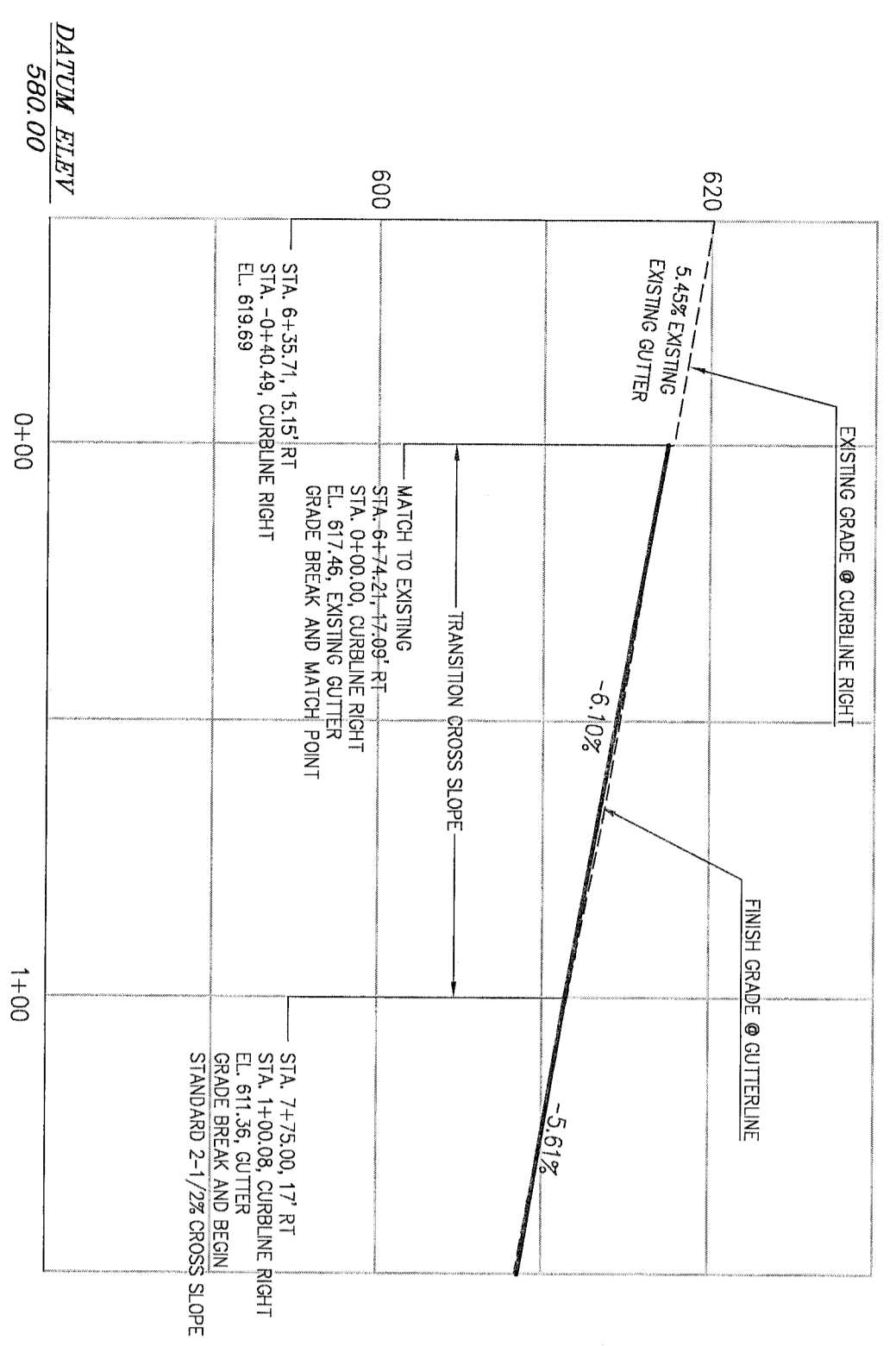
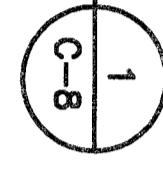
SHEET: C-7



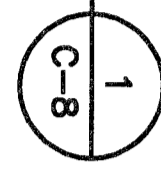
PARKER ROAD CENTERLINE PROFILE
 SCALE: 1" = 30' HORIZONTAL
 1" = 10' VERTICAL



PARKER ROAD LEFT GUTTERLINE PROFILE
 SCALE: 1" = 30' HORIZONTAL
 1" = 10' VERTICAL



PARKER ROAD RIGHT GUTTERLINE PROFILE
 SCALE: 1" = 30' HORIZONTAL
 1" = 10' VERTICAL



DESIGNED:	BDG	10/20/2017	3	REVISED PER CITY REVIEW
DRAWN:	BLS	10/07/2017	2	REVISED PER CITY REVIEW
SCALE:	1" = 30'	08/29/2017	1	REVISED PER CITY REVIEW
DATE:	March, 2016			REVISION
FILE:	Rosemont Road Street Design			

THORNTON ENGINEERING - SURVEYING - PLANNING
 PO Box 1345
 Lake Oswego, Oregon 97035
 503.481.8822
 email: thredeng@thorntons.com

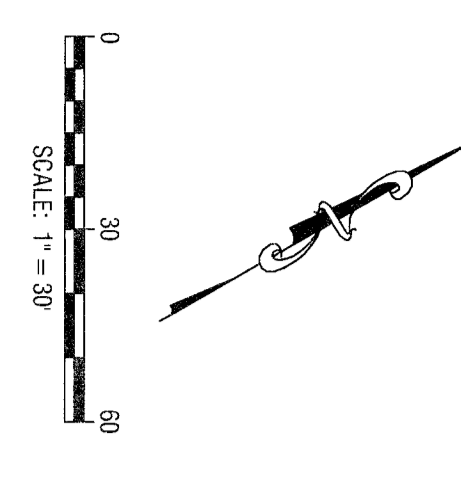
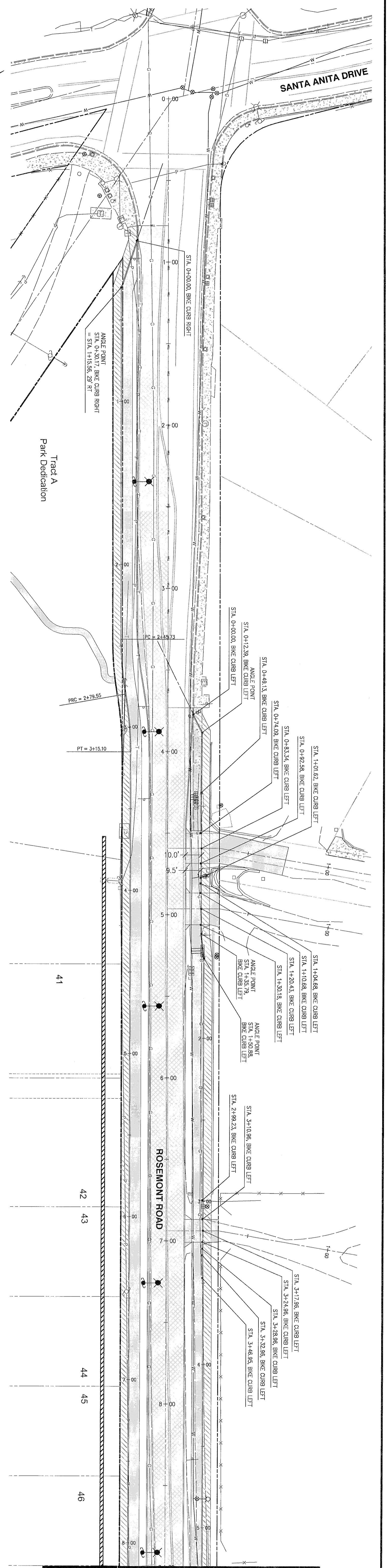
Icon Construction & Development, LLC
 1980 Williamette Falls Drive, Suite 200
 West Linn, OR 97068
 PH: (503) 657-0406

Tanner Ridge at Rosemont Off Site Improvements
 1270 Rosemont Road
 West Linn, Oregon

THIS PLAN REVIEW APPROVAL DOES NOT PREVENT THE FIELD INSPECTOR FROM REQUIRING FURTHER CODE CORRECTIONS.

CITY OF
West Linn
 ENGINEERING
 DATE: 11/16/17
 SIGNATURE: [Signature]
 EXP. DATE: 09/30/2019
 SIGNATURE DATE: 03/02/2018

PARKER ROAD STREET PROFILE



MATCH LINE - STA. 9+00.00

MATCH LINE - STA. 9+00.00

DESIGNED: BDG	10/20/2017	3	REVISED PER CITY REVIEW
DRAWN: BUS	10/07/2017	2	REVISED PER CITY REVIEW
SCALE: 1" = 30'	08/29/2017	1	REVISED PER CITY REVIEW
DATE: March, 2016			REVISION
FILE: Rosemont Road Street District			

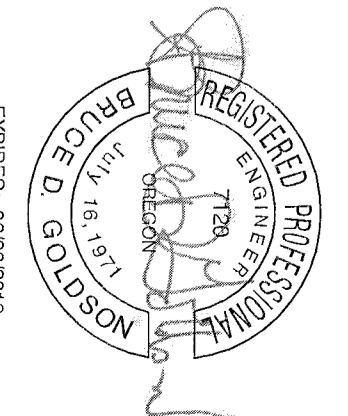
Tanner Ridge
 ENGINEERING - SURVEYING - PLANNING
 PO Box 1345
 Lake Oswego, Oregon 97035
 503.461.6822
 email: ttrader@tannerridge.com

Icon Construction & Development, LLC
 1980 Willamette Falls Drive, Suite 200
 West Linn, OR 97068
 PH: (503) 657-0406

Tanner Ridge at Rosemont Off Site Improvements
 1270 Rosemont Road
 West Linn, Oregon

THIS PLAN REVIEW APPROVAL
 DOES NOT PREVENT THE FIELD
 INSPECTOR FROM REQUIRING
 FURTHER CODE CORRECTIONS.

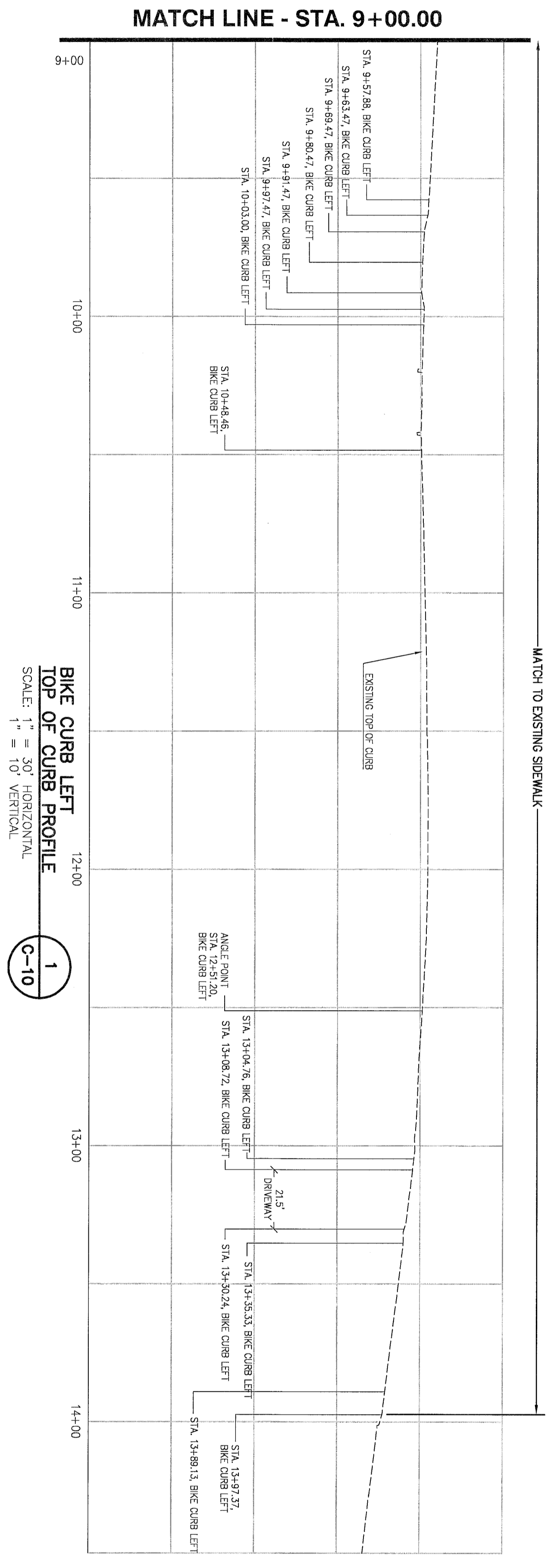
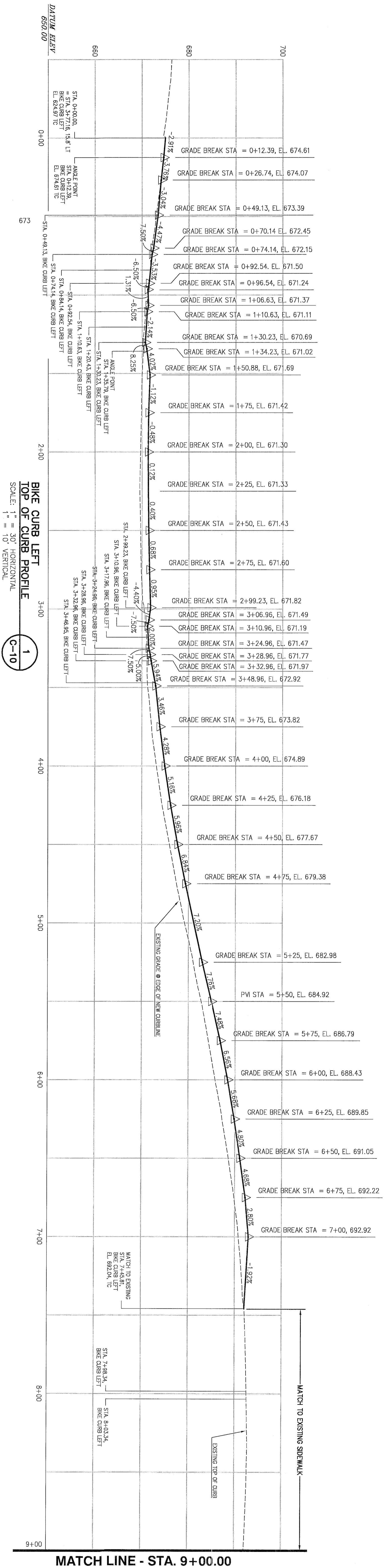
CITY OF
West Linn
 ENGINEERING
 APPROVED
 DATE: 10/16/18 BY: *[Signature]*



EXPENSE: 06/28/2019
 SIGNATURE DATE: 10/16/2018

ROSEMONT BIKE PATH STREET PLAN

Icon Construction & Development, LLC
 1980 Willamette Falls Drive, Suite 200
 West Linn, OR 97068
 PH: (503) 657-0406



2015-129M

DESIGNED: BDC	10/20/2017	3	REVISED PER CITY REVIEW
DRAWN: BJS	10/07/2017	2	REVISED PER CITY REVIEW
SCALE: 1" = 30'	08/29/2017	1	REVISED PER CITY REVIEW
DATE: March, 2016			REVISION
FILE: Rosemont Road Street Design			

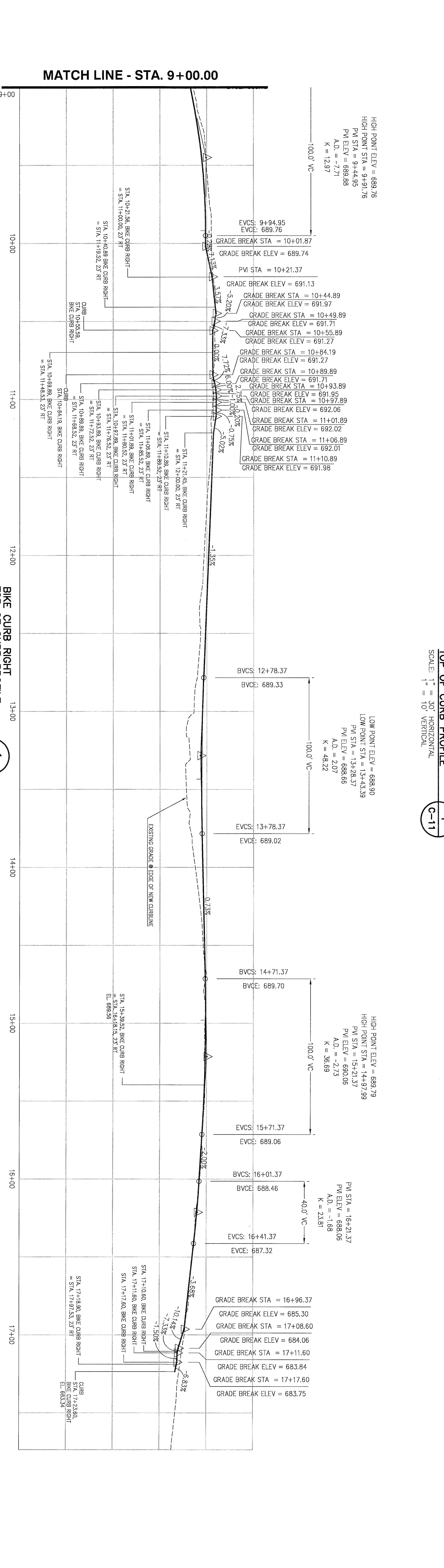
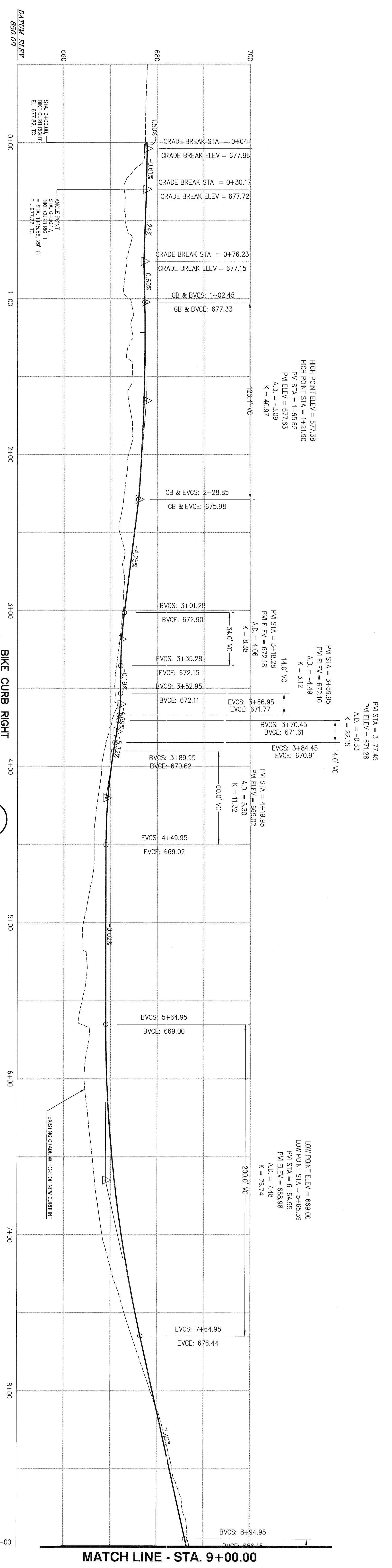
Tanner Ridge
 ENGINEERING - SURVEYING - PLANNING
 PO Box 1345
 Lake Oswego, Oregon 97035
 503.461.8822
 email: tanner@tanner.com

Icon Construction & Development, LLC
 1980 Willamette Falls Drive, Suite 200
 West Linn, OR 97008
 PH: (503) 657-0406

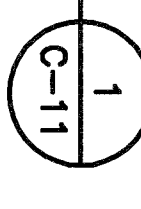
Tanner Ridge at Rosemont Off Site Improvements
 1270 Rosemont Road
 West Linn, Oregon

THIS PLAN REVIEW APPROVAL
 DOES NOT PREVENT THE FIELD
 INSPECTOR FROM REQUIRING
 FURTHER CODE CORRECTIONS.

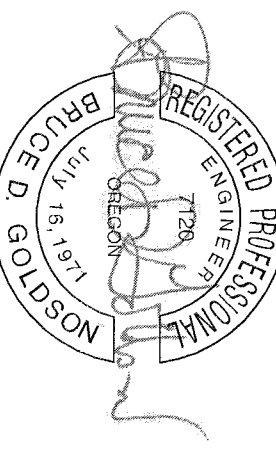
CITY OF
West Linn
 ENGINEERING
 APPROVED
 DATE: 11/16/16 BY: [Signature]
 EXPENSE: 08/29/16
 SIGNATURE DATE: 01/28/2016



**BIKE CURB RIGHT
TOP OF CURB PROFILE**
SCALE: 1" = 30' HORIZONTAL
1" = 10' VERTICAL



West Linn
CITY OF
ENGINEERING
APPROVED
DATE: 11/14/18 BY: [Signature]



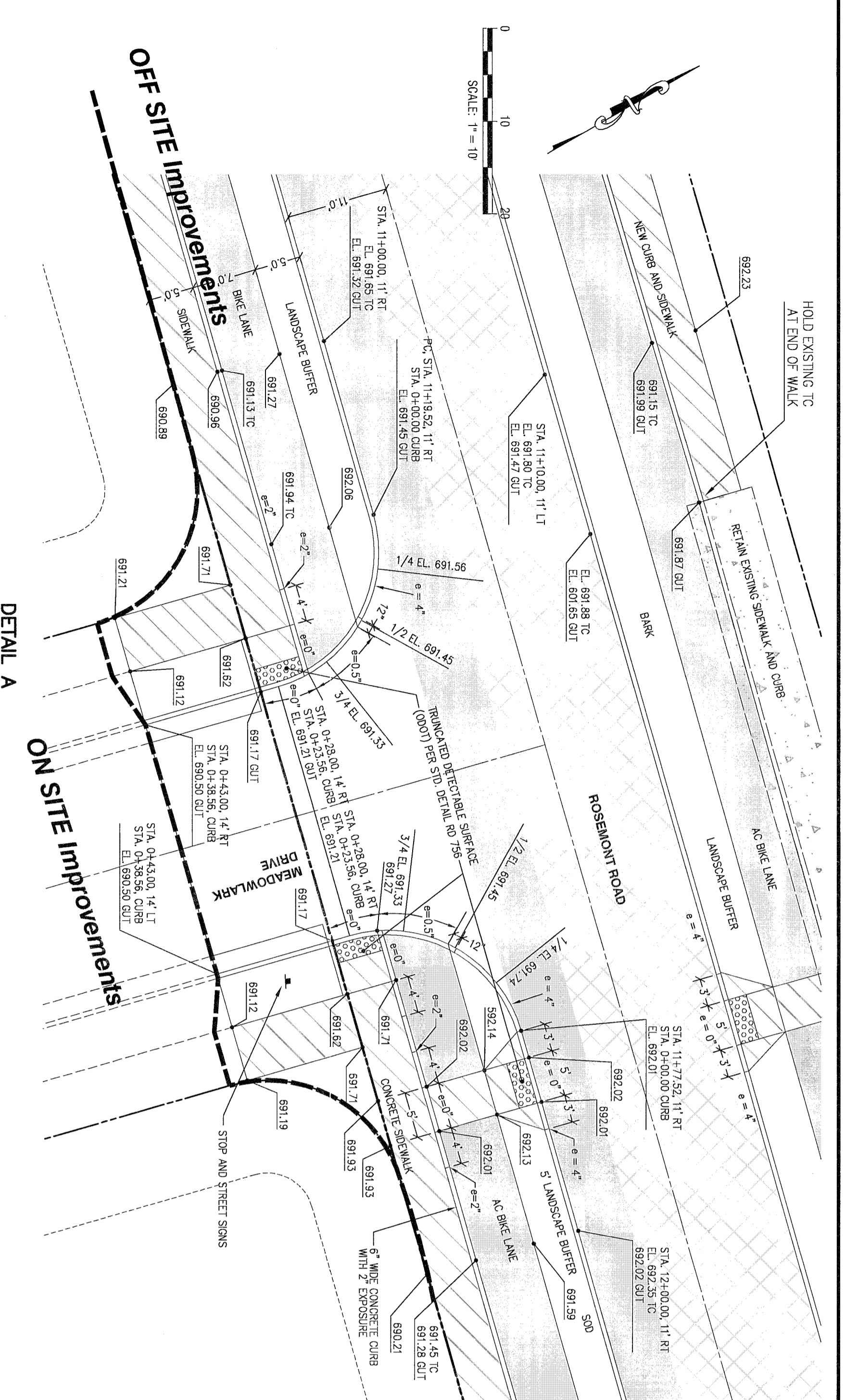
ROSEMONT BIKE PATH RIGHT SIDE PROFILE

Tanner Ridge at Rosemont Off Site Improvements
1270 Rosemont Road
West Linn, Oregon

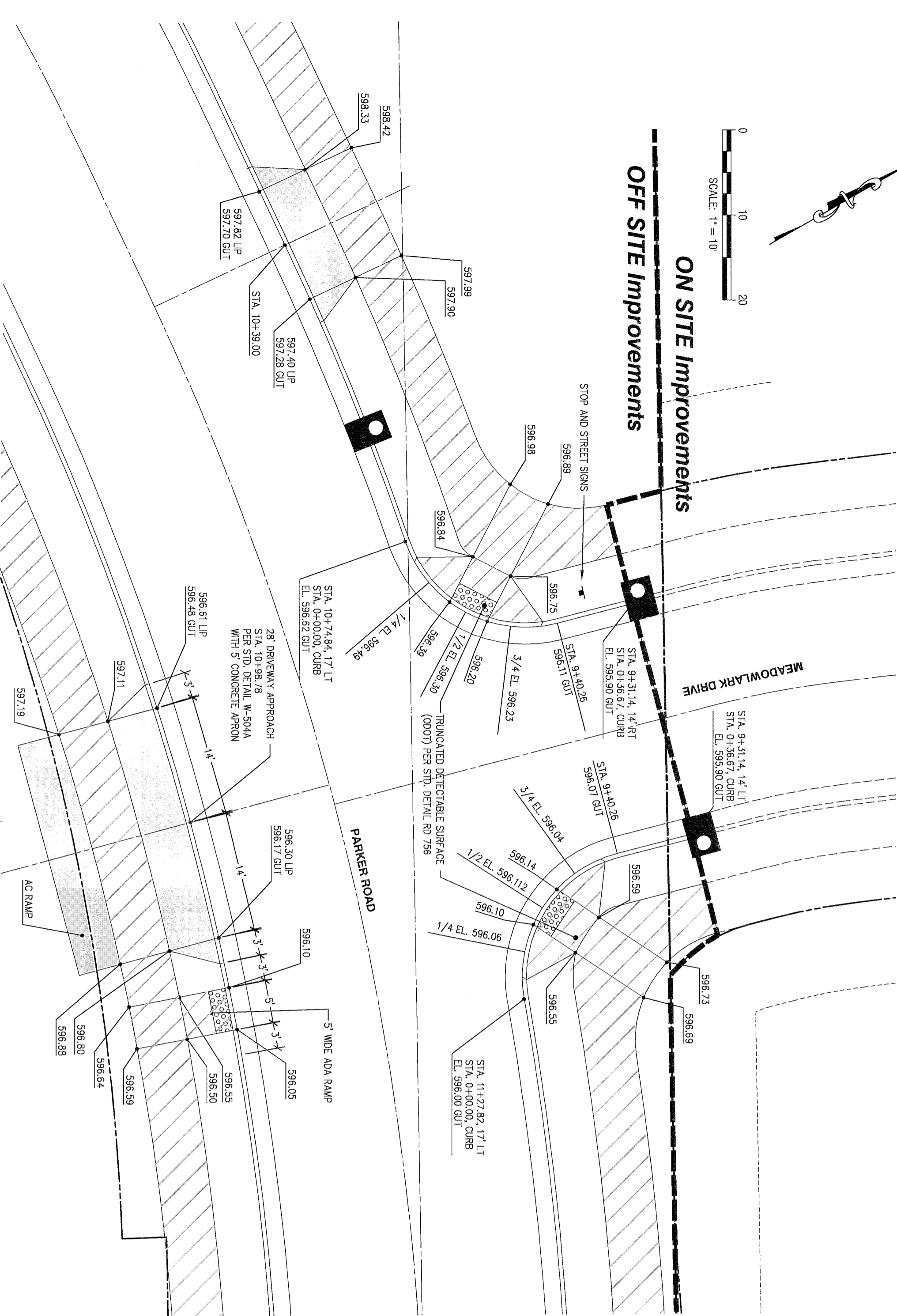
DESIGNED: BDC	10/20/2017	3	REVISED PER CITY REVIEW
DRAWN: BIS	10/07/2017	2	REVISED PER CITY REVIEW
SCALE: 1" = 30'	08/29/2017	1	REVISED PER CITY REVIEW
DATE: March 2016			
FILE: Rosemont Road Street Design			

Therata LLC
ENGINEERING - SURVEYING - PLANNING
PO Box 1346
Lake Oswego, Oregon 97035
503.468.8882
therata@therata.com

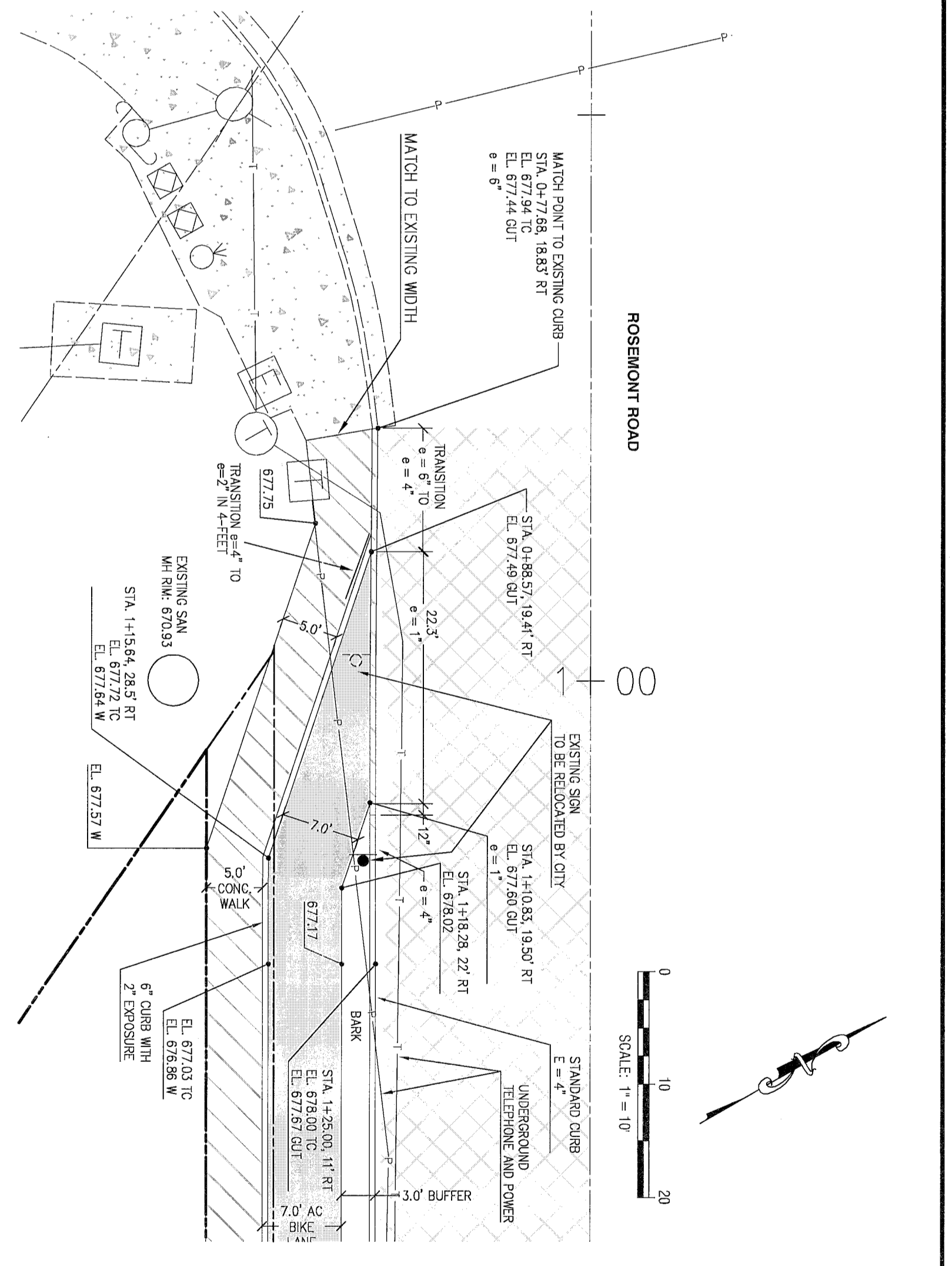
Icon Construction & Development, LLC
1980 Willamette Falls Drive, Suite 200
West Linn, OR 97068
PH: (503) 657-0406



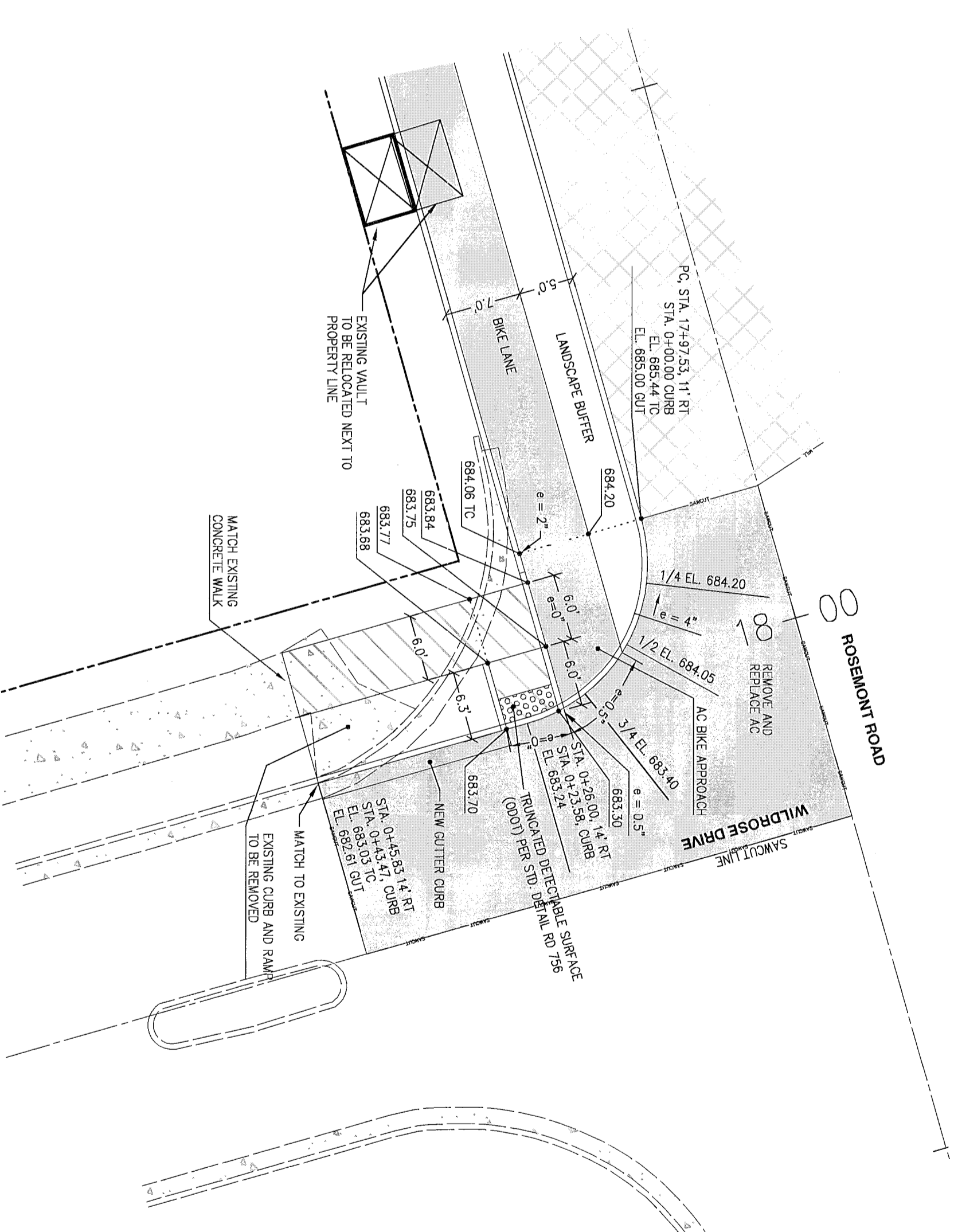
DETAIL A
SCALE: 1" = 10'



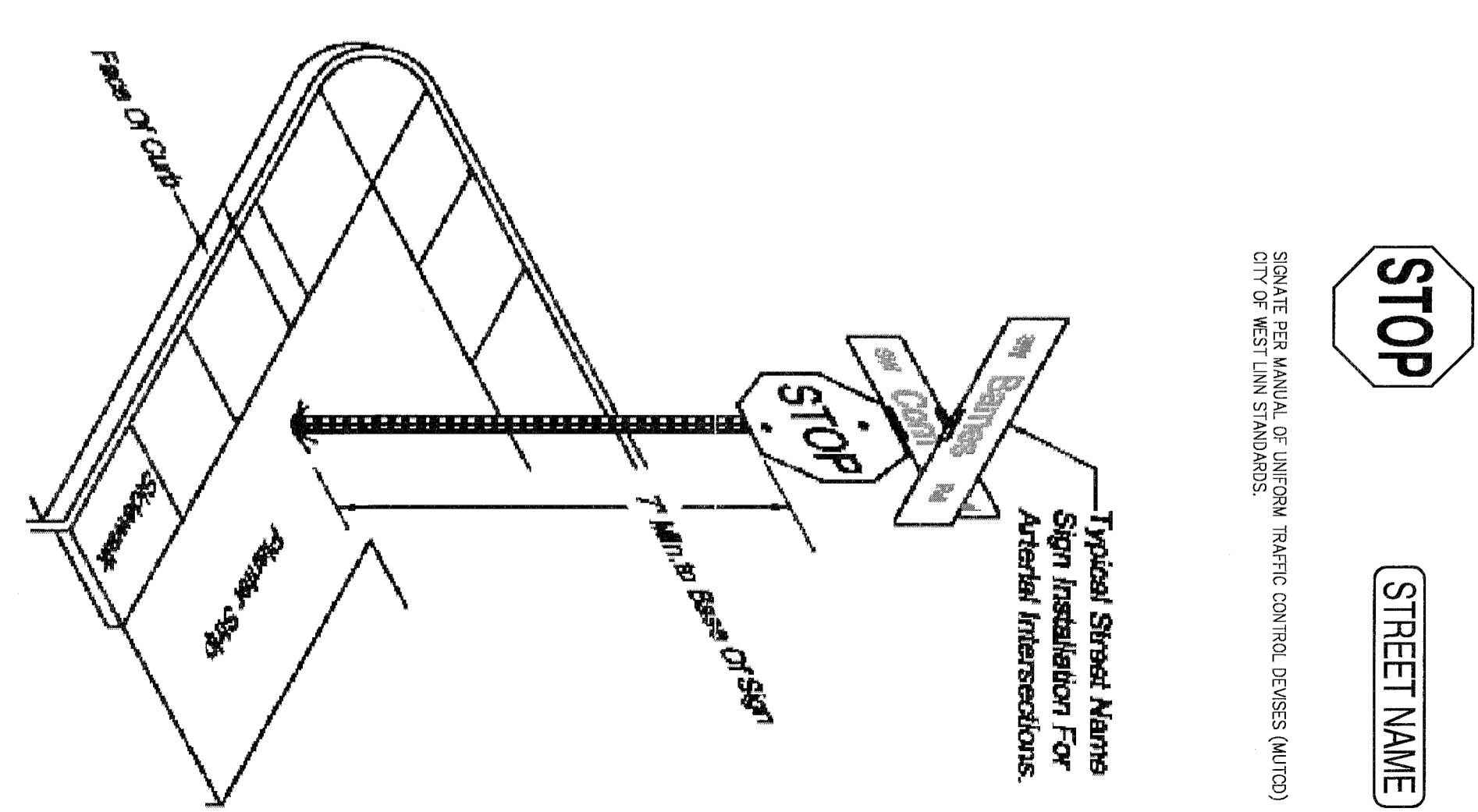
DETAIL C
SCALE: 1" = 10'



DETAIL B
SCALE: 1" = 10'



DETAIL D
SCALE: 1" = 10'



STREET NAME SIGNS
SCALE: NTS
NOTE: ALL SIGNS TO BE INSTALLED / RELOCATED BY CITY PUBLIC WORKS

2015-129M

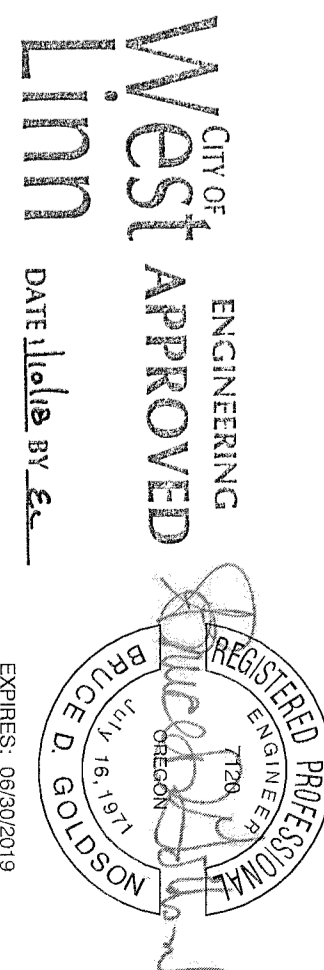
DESIGNED: BDG	10/20/2017	4	REVISED PER CITY REVIEW
DRAWN: BJS	10/07/2017	3	REVISED PER CITY REVIEW
SCALE: 1" = 10'	08/29/2017	2	REVISED PER CITY REVIEW
DATE: March, 2016	04/10/2017	1	REVIEW PER INITIAL CITY REVIEW
FILE: Rosemont Road Street Design		NO.	REVISION

Tanner Ridge
ENGINEERING - SURVEYING - PLANNING
PO Box 1345
Lake Oswego, Oregon 97035
503.481.8822
email: tanner@tanner.com

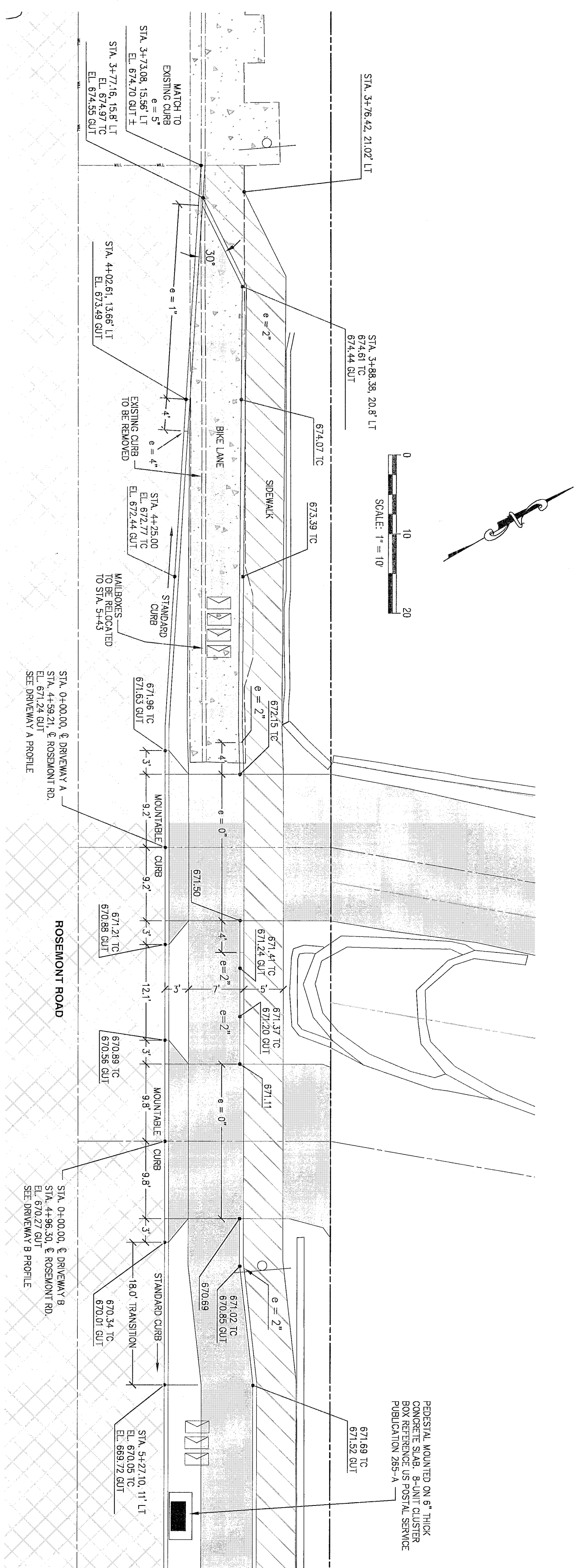
Icon Construction & Development, LLC
1980 Willamette Falls Drive, Suite 200
West Linn, OR 97008
PH: (503) 657-0406

Tanner Ridge at Rosemont Off Site Improvements
1270 Rosemont Road
West Linn, Oregon

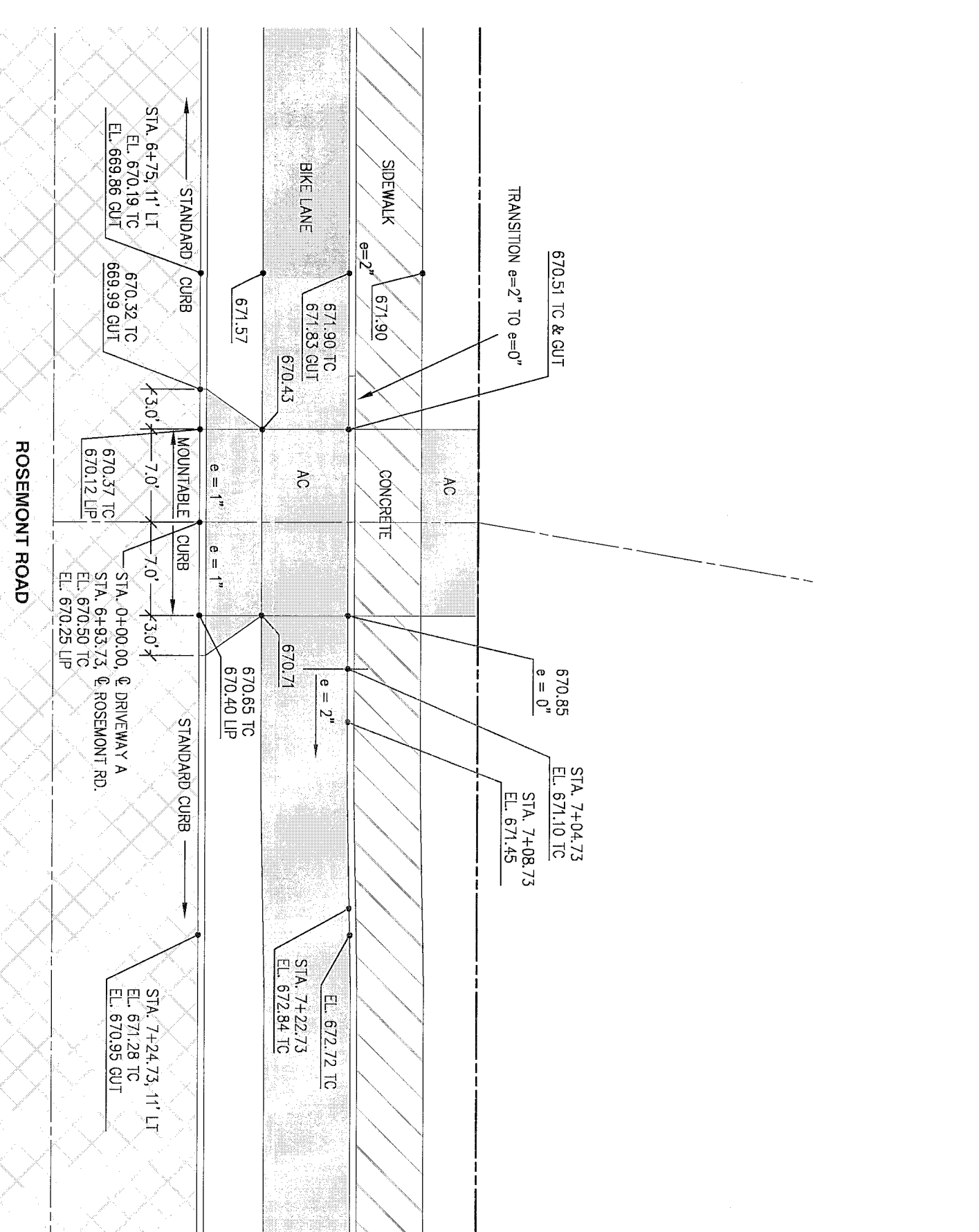
CITY OF
West Linn
ENGINEERING
APPROVED
DATE: 11/16/17
DATE: 11/16/17
SIGNATURE DATE: 01/02/2018



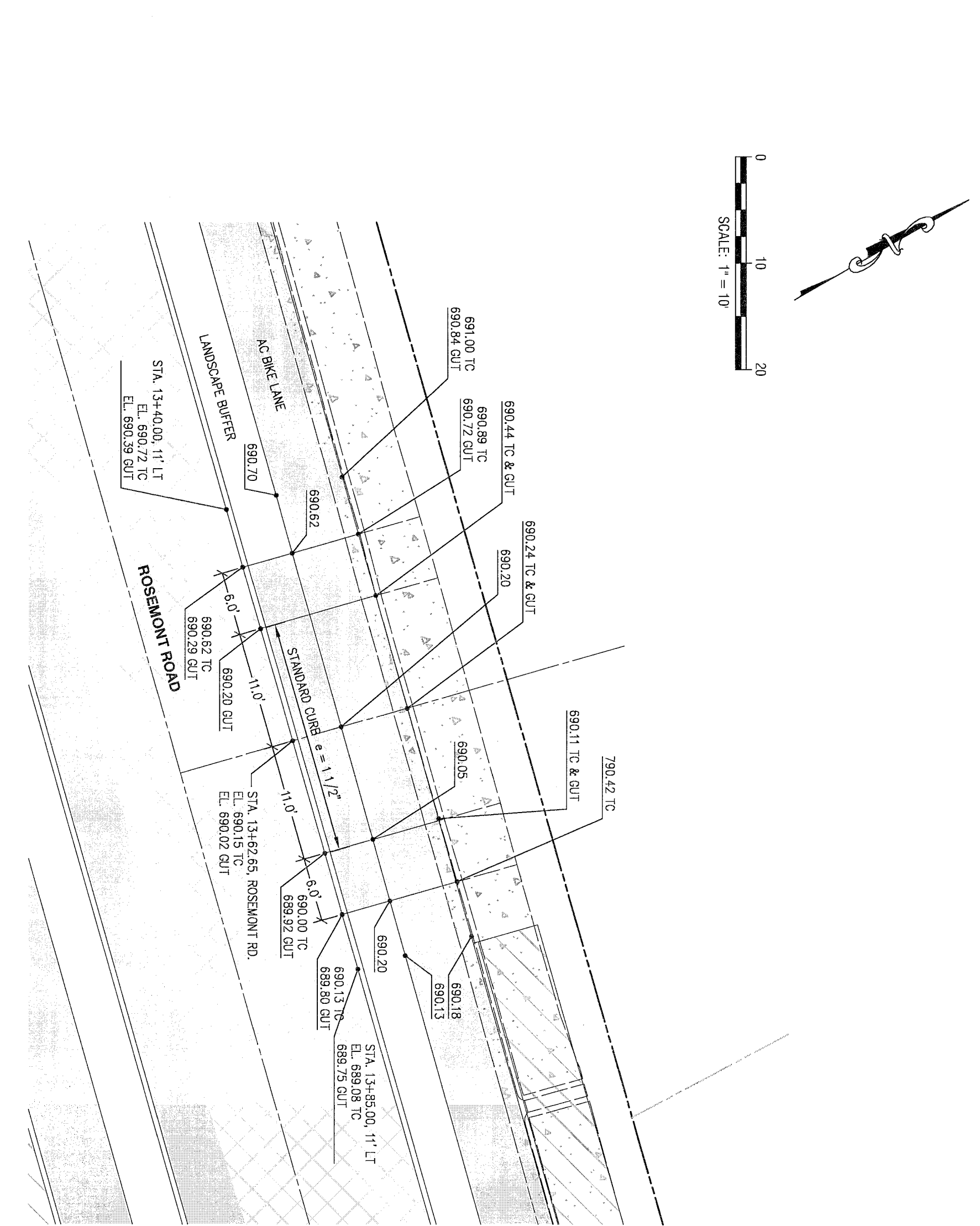
SIGNAGE AND INTERSECTION DETAILS



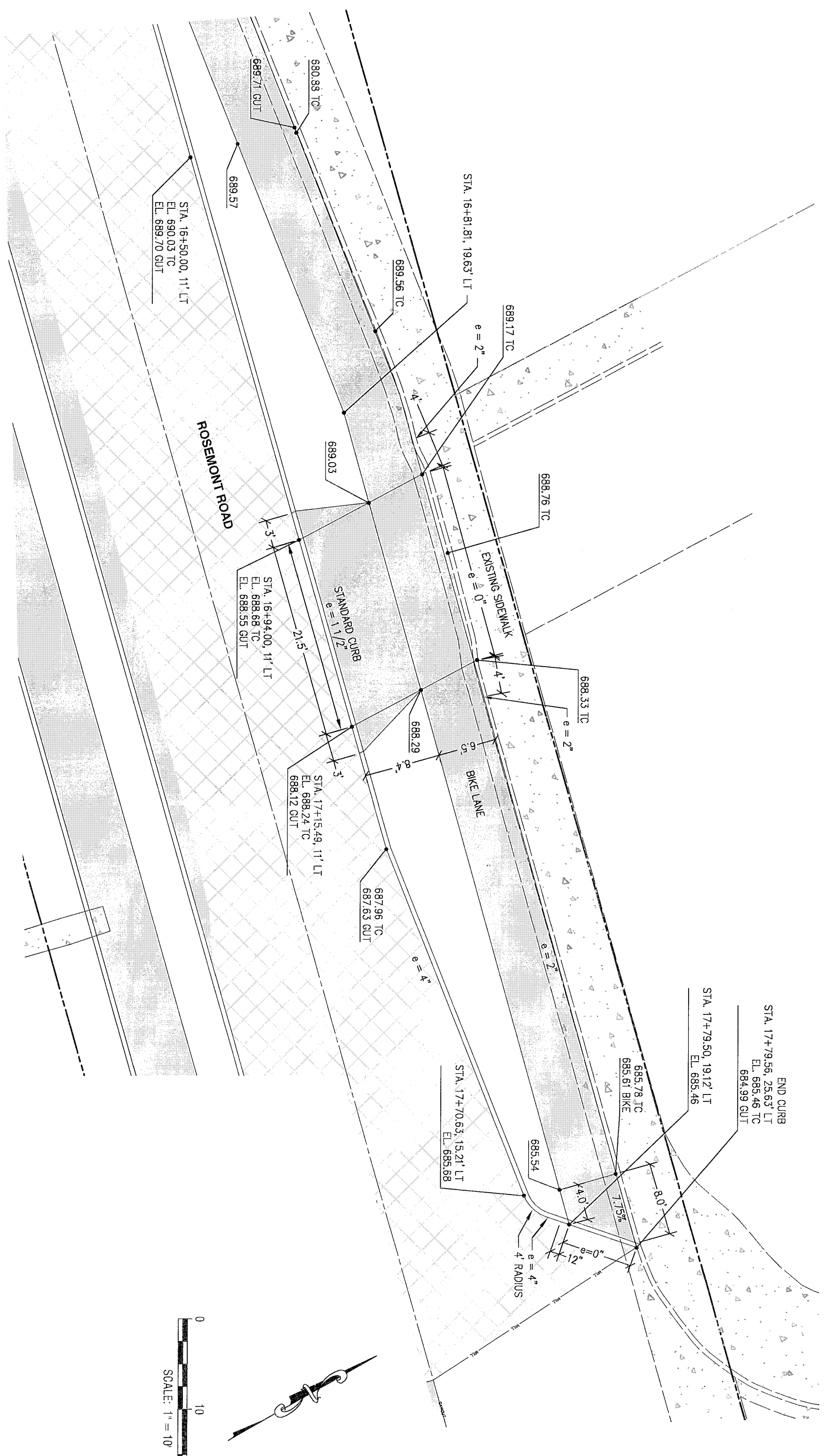
DETAIL E
SCALE: 1" = 10'



DETAIL F
SCALE: 1" = 10'



DETAIL G
SCALE: 1" = 10'

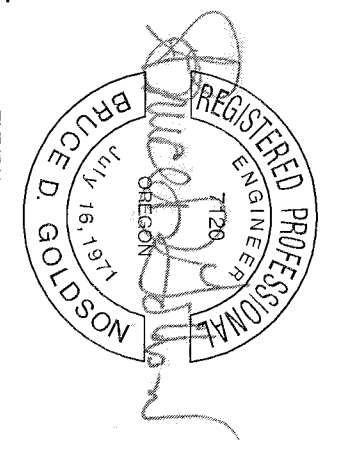


DETAIL H
SCALE: 1" = 10'

THIS PLAN REPRESENTS AN APPROVAL DOES NOT PREVENT THE FIELD INSPECTOR FROM REQUIRING FURTHER CODE CORRECTIONS.

FOR ALL CITY ENGINEERING APPROVAL REQUIREMENTS, REFER TO THE CITY ENGINEERING DEPARTMENT WEBSITE FOR THE LATEST REQUIREMENTS. FIELD WORK SHOULD CORRECT THESE.

CITY OF
West Linn
ENGINEERING
DATE: 04/18/2018
SIGNATURE DATE: 04/18/2018



2015-129M

DESIGNED: BDS	10/20/2017	4	REVISED PER CITY REVIEW
DRAWN: BIS	10/07/2017	3	REVISED PER CITY REVIEW
SCALE: 1" = 10'	08/29/2017	2	REVISED PER CITY REVIEW
DATE: March, 2016	04/10/2017	1	REVIEW PER INITIAL CITY REVIEW
FILE: Rosemont Road Street Design			REVISION

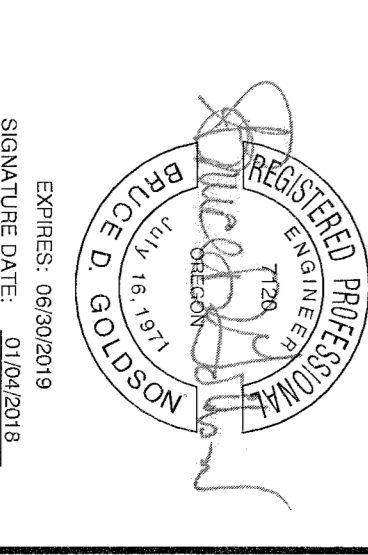
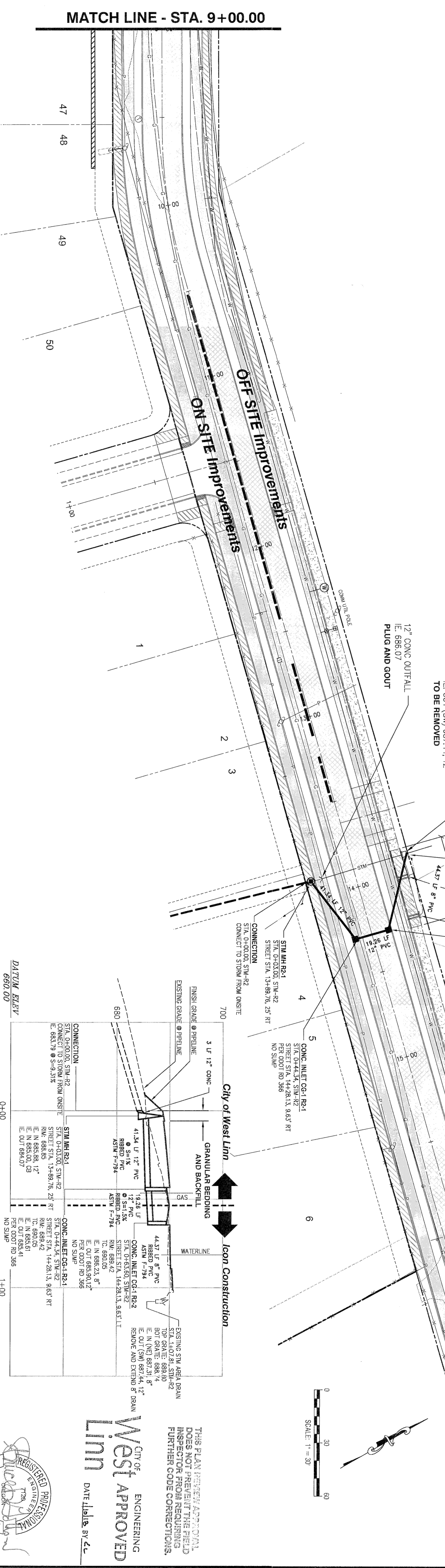
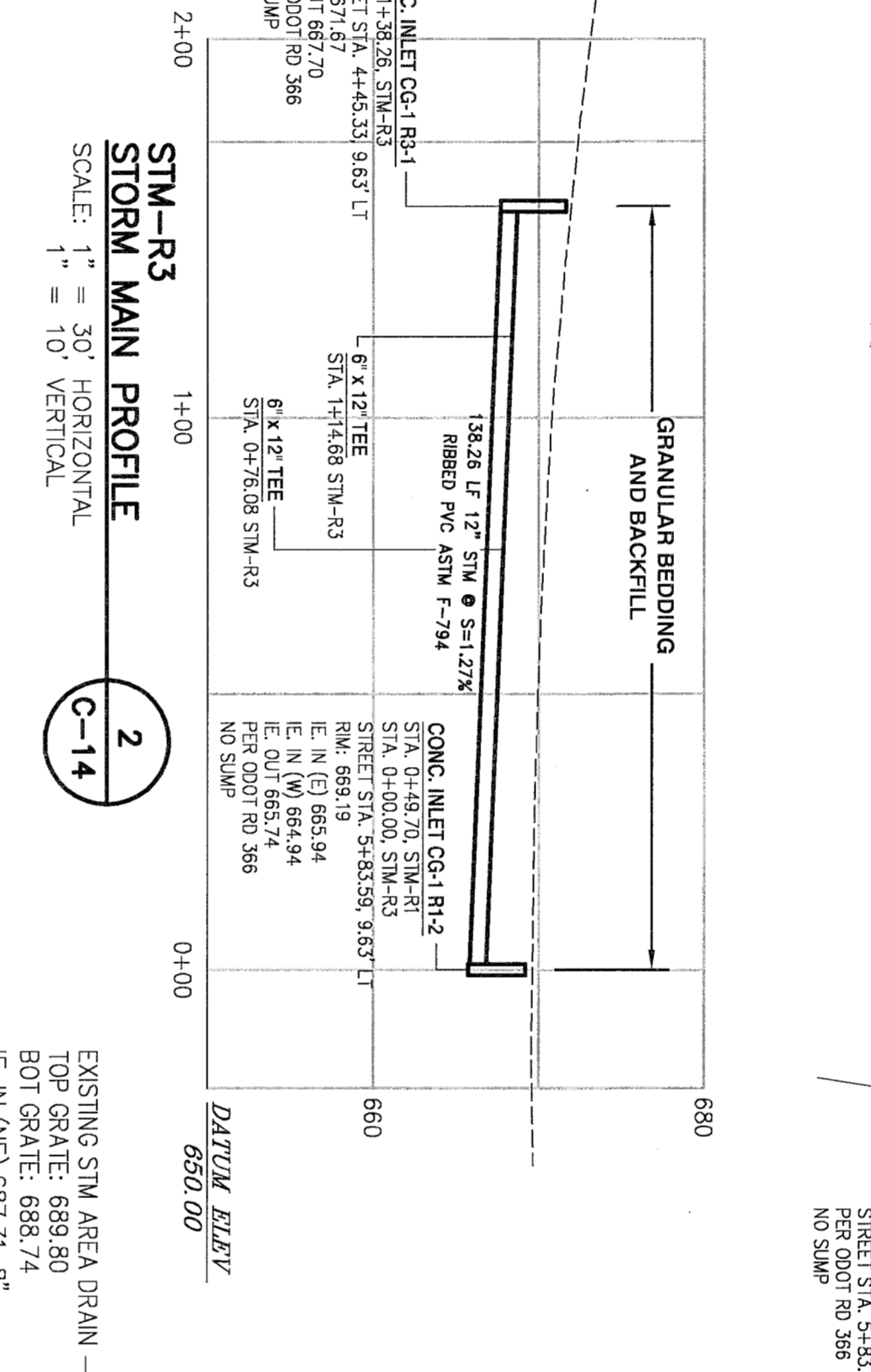
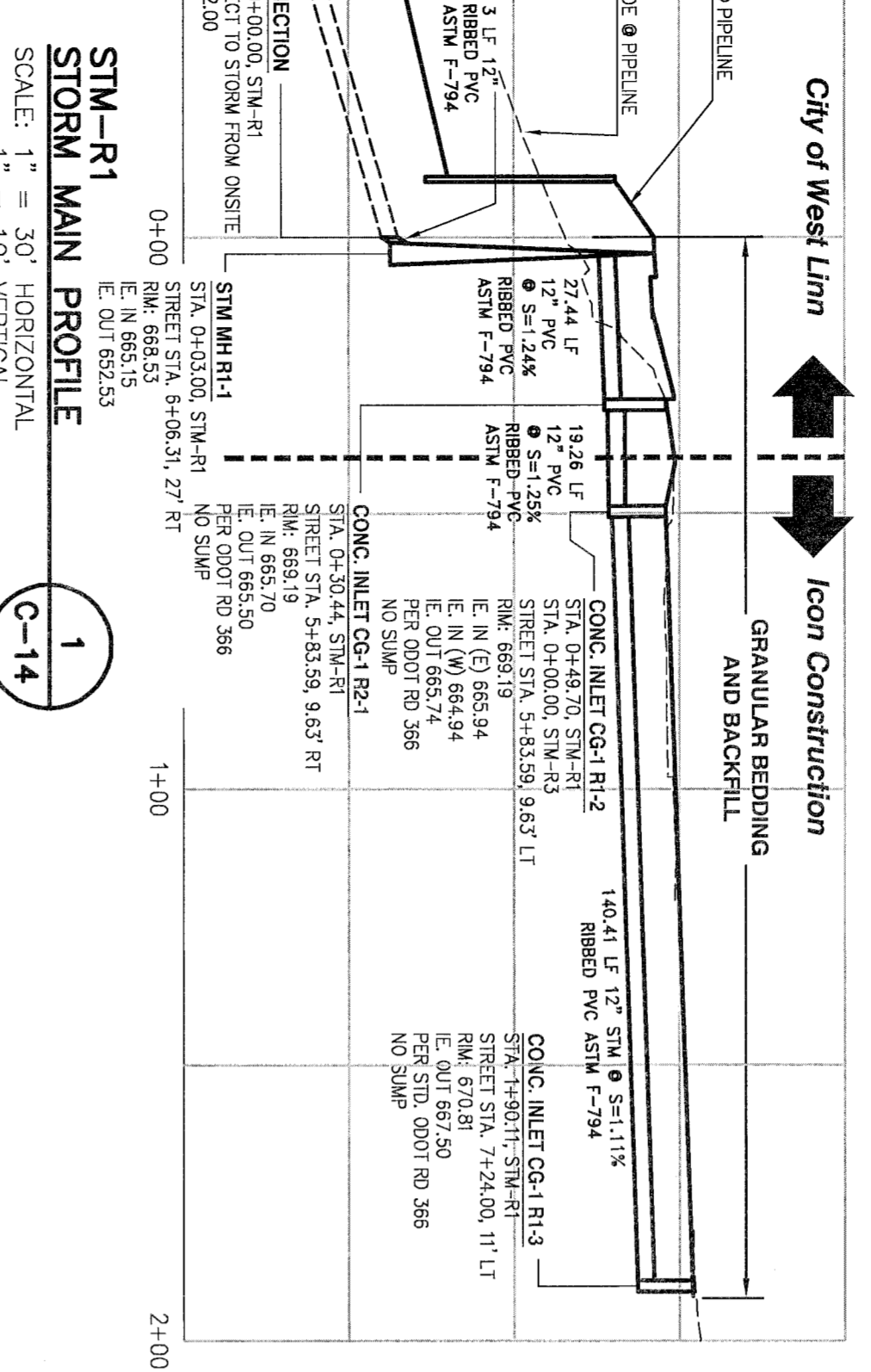
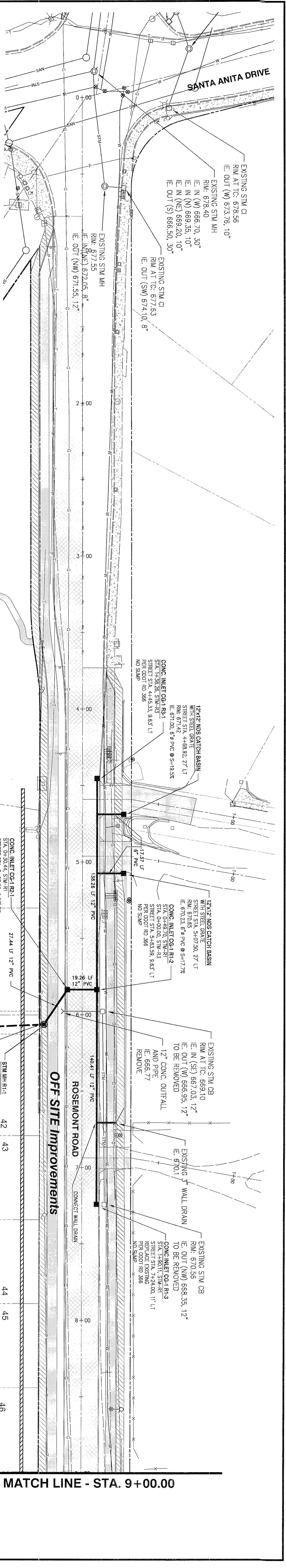
TANNER RIDGE
ENGINEERING - SURVEYING - PLANNING
PO Box 1345
Lake Oswego, Oregon 97035
503.481.8822
tanner@tanner-engineering.com

Icon Construction & Development, LLC
1980 Williams Falls Drive, Suite 200
West Linn, OR 97068
PH: (503) 657-0406

Tanner Ridge at Rosemont Off Site Improvements
1270 Rosemont Road
West Linn, Oregon

SHEET:
C-13

DRIVEWAY AND SIDEWALK DETAILS



THIS PLAN REPRESENTS AN APPROXIMATE FIELD LAYOUT AND DOES NOT PREVENT THE FIELD ENGINEER FROM REQUIRING FURTHER CODE CORRECTIONS.

CITY OF
West Linn
ENGINEERING
DATE: 02/28/2018
BY: [Signature]

DESIGNED: BOG	10/20/2017	3	REVISU PER CITY REVIEW
DRAWN: BUS	10/07/2017	2	REVISU PER CITY REVIEW
SCALE: 1" = 30'	08/29/2017	1	REVISU PER CITY REVIEW
DATE: March, 2016			REVISION
FILE: Rosemont Road Street Design			

2015-129M	Icon Construction & Development, LLC 1980 Williamette Falls Drive, Suite 200 West Linn, OR 97068 PH: (503) 657-0406
-----------	--

ENGINEERING - SURVEYING - PLANNING	503.481.8822 email: tfrereng@iconast.net
------------------------------------	---

ROSEMONT ROAD - STORM DRAINAGE PLAN AND PROFILES	Tanner Ridge at Rosemont Off Site Improvements 1270 Rosemont Road West Linn, Oregon
--	---

SHEET: C-14

DESIGNED:	BDS	10/20/2017	3	REVISOR PER CITY REVIEW
DRAWN:	BIS	10/07/2017	2	REVISOR PER CITY REVIEW
SCALE:	1" = 30'	08/29/2017	1	REVISOR PER CITY REVIEW
DATE:	March, 2016			
FILE:	Rosemont Road Street Design			

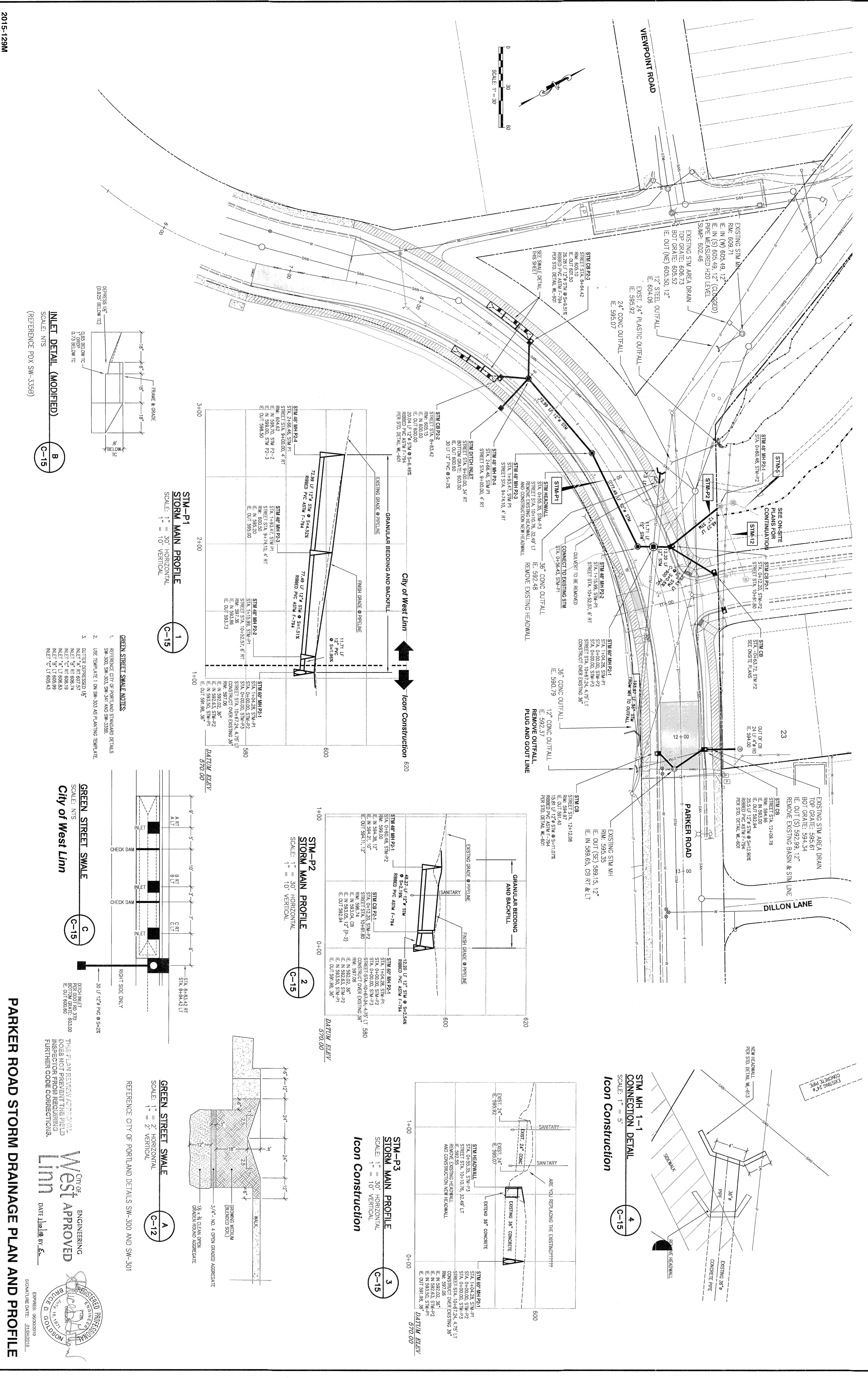
2015-129M

THE
WETA
ENGINEERING - SURVEYING - PLANNING

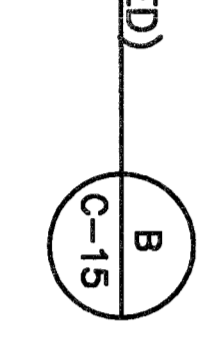
503.481.8822
PO Box 1345
Eliel Drive, Rosemont, Oregon 97035
email: theweta@comcast.net

Icon Construction & Development, LLC
1980 Willamette Falls Drive, Suite 200
West Linn, OR 97008
PH: (503) 657-0406

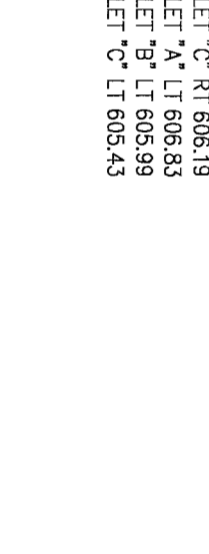
SHEET: C-15



INLET DETAIL (MODIFIED)
SCALE: NTS
(REFERENCE PDx SW-3358)



STM-P1 STORM MAIN PROFILE
SCALE: 1" = 30' HORIZONTAL
1" = 10' VERTICAL



GREEN STREET SWALE NOTES

- REFERENCE CITY OF PORTLAND STANDARD DETAILS SW-300, SW-303, SW-341 AND SW-358.
- USE TEMPLATE 1 ON SW-303 AS PLATING TEMPLATE.
- GUTTER DEPRESSION 1/2"



GREEN STREET SWALE
SCALE: NTS
City of West Linn

GREEN STREET SWALE
SCALE: 1" = 2' HORIZONTAL
1" = 2' VERTICAL
REFERENCE CITY OF PORTLAND DETAILS SW-300 AND SW-301

CITY OF
West Linn
ENGINEERING
DATE: 11/16/17
BY: [Signature]

REGISTERED PROFESSIONAL ENGINEER
NO. 1785
DATE: 11/16/17
BY: [Signature]

PARKER ROAD STORM DRAINAGE PLAN AND PROFILE

Tanner Ridge at Rosemont Off Site Improvements
1270 Rosemont Road
West Linn, Oregon

Icon Construction

City of West Linn

DATE: 11/16/17

BY: [Signature]

REGISTERED PROFESSIONAL ENGINEER

NO. 1785

DATE: 11/16/17

BY: [Signature]

REGISTERED PROFESSIONAL ENGINEER

NO. 1785

DATE: 11/16/17

BY: [Signature]

REGISTERED PROFESSIONAL ENGINEER

NO. 1785

DATE: 11/16/17

BY: [Signature]

REGISTERED PROFESSIONAL ENGINEER

NO. 1785

DATE: 11/16/17

BY: [Signature]

REGISTERED PROFESSIONAL ENGINEER

NO. 1785

DATE: 11/16/17

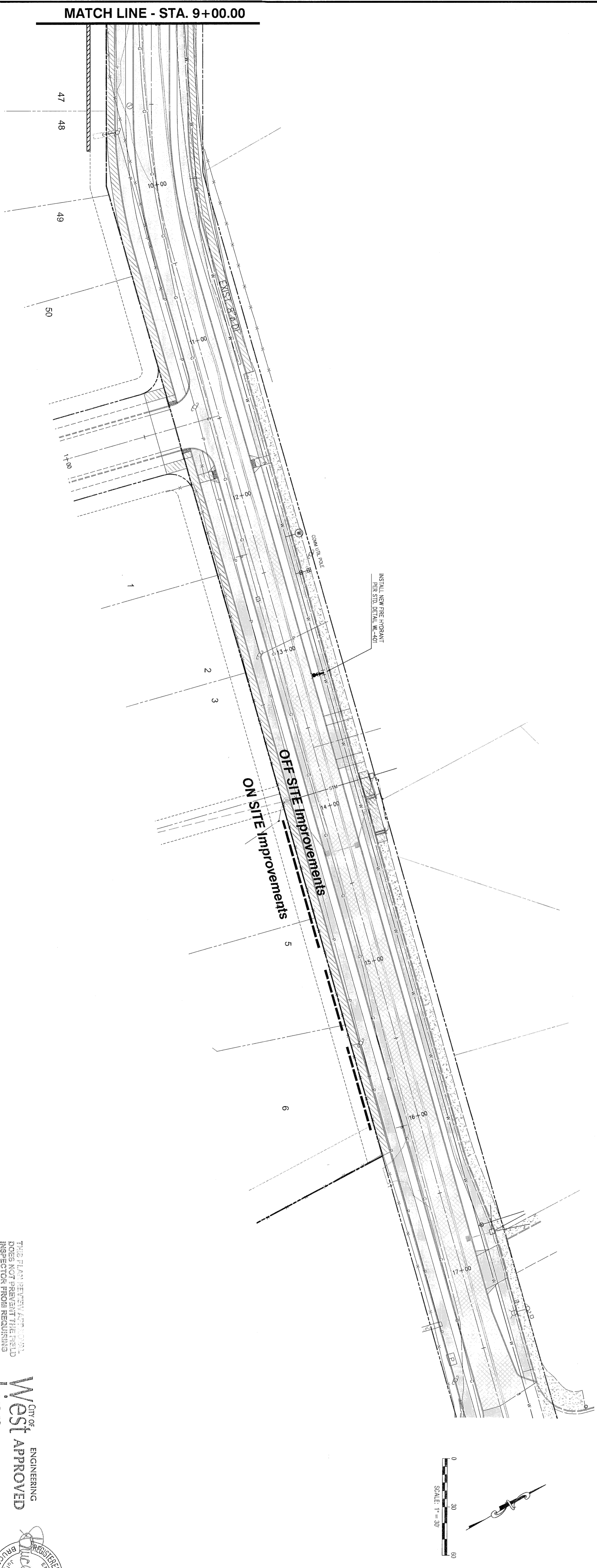
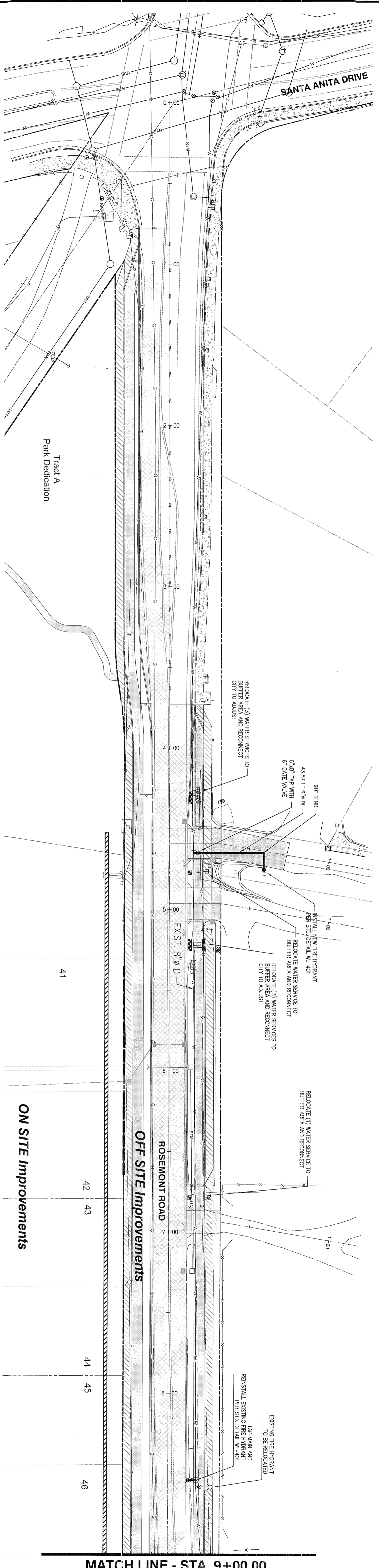
BY: [Signature]

REGISTERED PROFESSIONAL ENGINEER

NO. 1785

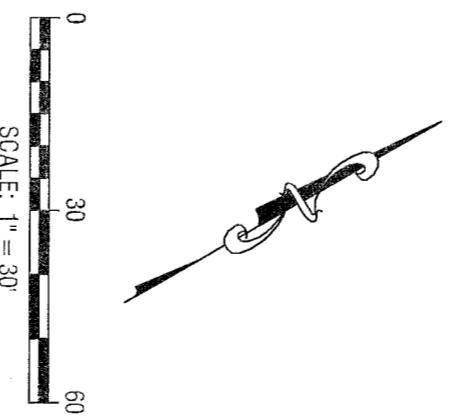
DATE: 11/16/17

BY: [Signature]



MATCH LINE - STA. 9+00.00

MATCH LINE - STA. 9+00.00



2015-129M

DESIGNED:	BOS	10/20/2017	3	REVISED PER CITY REVIEW
DRAWN:	BIS	10/07/2017	2	REVISED PER CITY REVIEW
SCALE:	1" = 30'	08/29/2017	1	REVISED PER CITY REVIEW
DATE:	March, 2016			REVISION
FILE:	Rosemont Road Street Design	DATE	NO.	

THE TRIANGLE
ENGINEERING - SURVEYING - PLANNING
P.O. Box 1345
Lake Oswego, Oregon 97035
503.481.8822
trial@triangle.com

Icon Construction & Development, LLC
1980 Willamette Falls Drive, Suite 200
West Linn, OR 97068
PH: (503) 657-0406

Tanner Ridge at Rosemont Off Site Improvements
1270 Rosemont Road
West Linn, Oregon

THIS PLAN REVIEW/APPROVAL DOES NOT PREVENT THE FIELD INSPECTOR FROM REQUIRING FURTHER CODE CORRECTIONS.

CITY OF
West Linn
ENGINEERING
APPROVED
DATE 10/16/17 BY *[Signature]*



ROSEMONT ROAD - WATER PLAN

SHEET: C-16

DESIGNED:	BDS	10/20/2017	3	REVISED PER CITY REVIEW
DRAWN:	BIS	10/07/2017	2	REVISED PER CITY REVIEW
SCALE:	1" = 30'	08/29/2017	1	REVISED PER CITY REVIEW
DATE:	March, 2016			REVISION
FILE:	Rosemont Road Street Design	DATE	NO.	

2015-129M

THEORETIC
ENGINEERING - SURVEYING - PLANNING
PO Box 1345
Lake Oswego, Oregon 97035
503.481.8882
email: theoretic@comcast.net

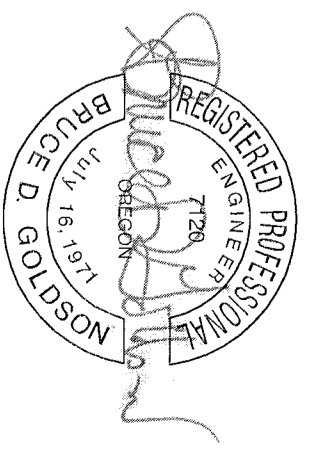
Icon Construction & Development, LLC
1980 Willamette Falls Drive, Suite 200
West Linn, OR 97068
PH: (503) 657-0406

Tanner Ridge at Rosemont Off Site Improvements
1270 Rosemont Road
West Linn, Oregon

SHEET:
C-17

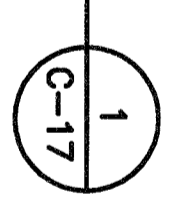
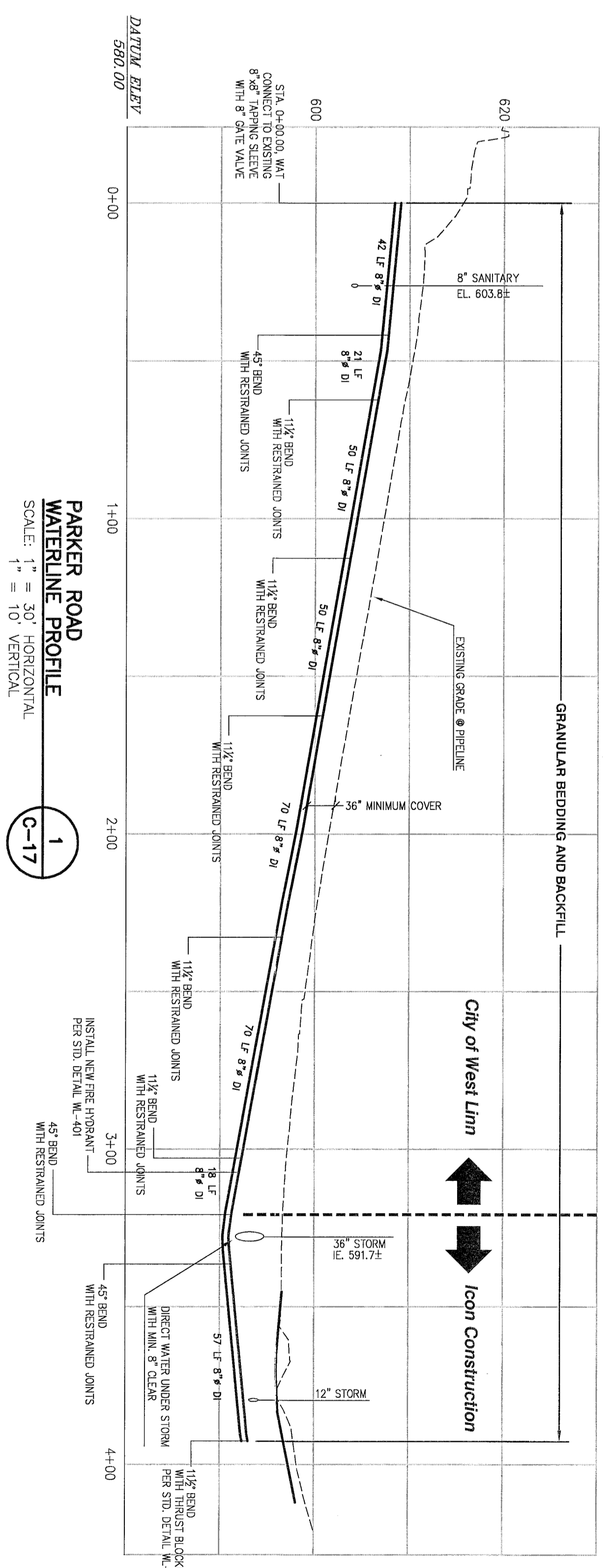
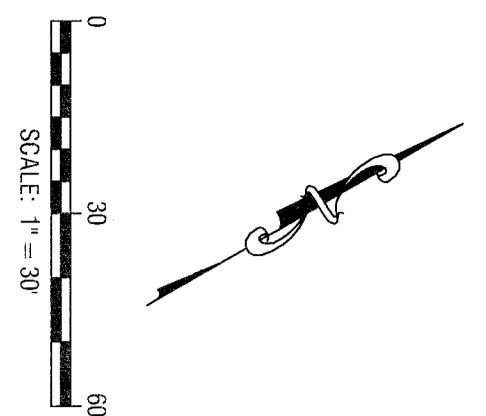
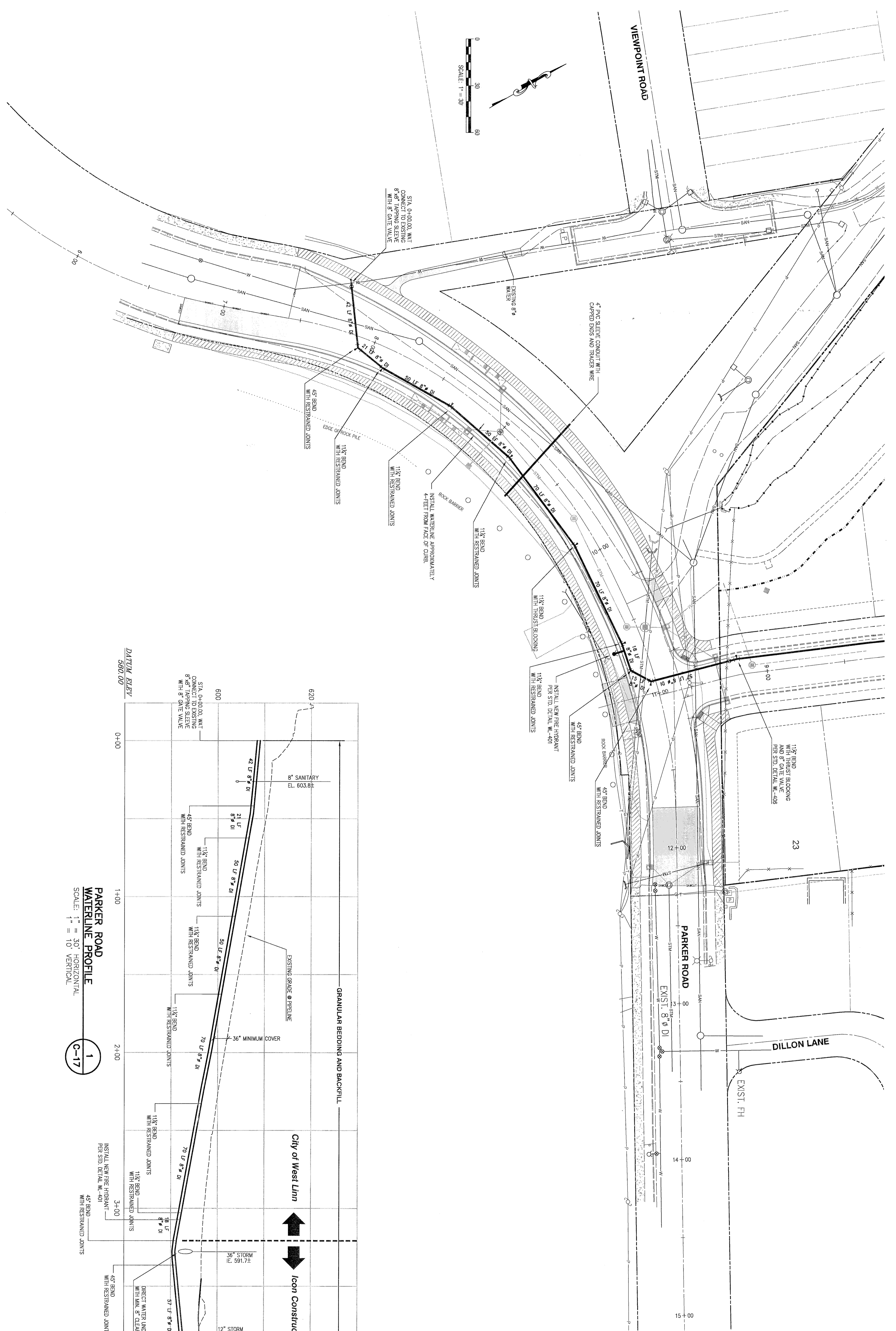
THE PLAN REVIEW APPROVAL DOES NOT PREVENT THE FIELD INSPECTOR FROM REQUIRING FURTHER CODE CORRECTIONS.

West Linn ENGINEERING
DATE: March 17, 2017 BY: DL



EXPIRES: 06/30/2019
SIGNATURE DATE: 03/16/2017

PARKER ROAD WATER PLAN AND PROFILE



EXPIRES: 06/30/2019
SIGNATURE DATE: 03/16/2017

DESIGNED:	B0G	10/20/2017	3	REUSED PER CITY REVIEW
DRAWN:	BIS	10/07/2017	2	REUSED PER CITY REVIEW
SCALE:	1" = 30'	08/29/2017	1	REUSED PER CITY REVIEW
DATE:	March, 2016			REVISION
FILE:	Rosemont Road Street Design	DATE	NO.	

THE
ENGINEERING - SURVEYING - PLANNING

PO Box 1345
Lake Oswego, Oregon 97035
email: thefirm@comcast.net

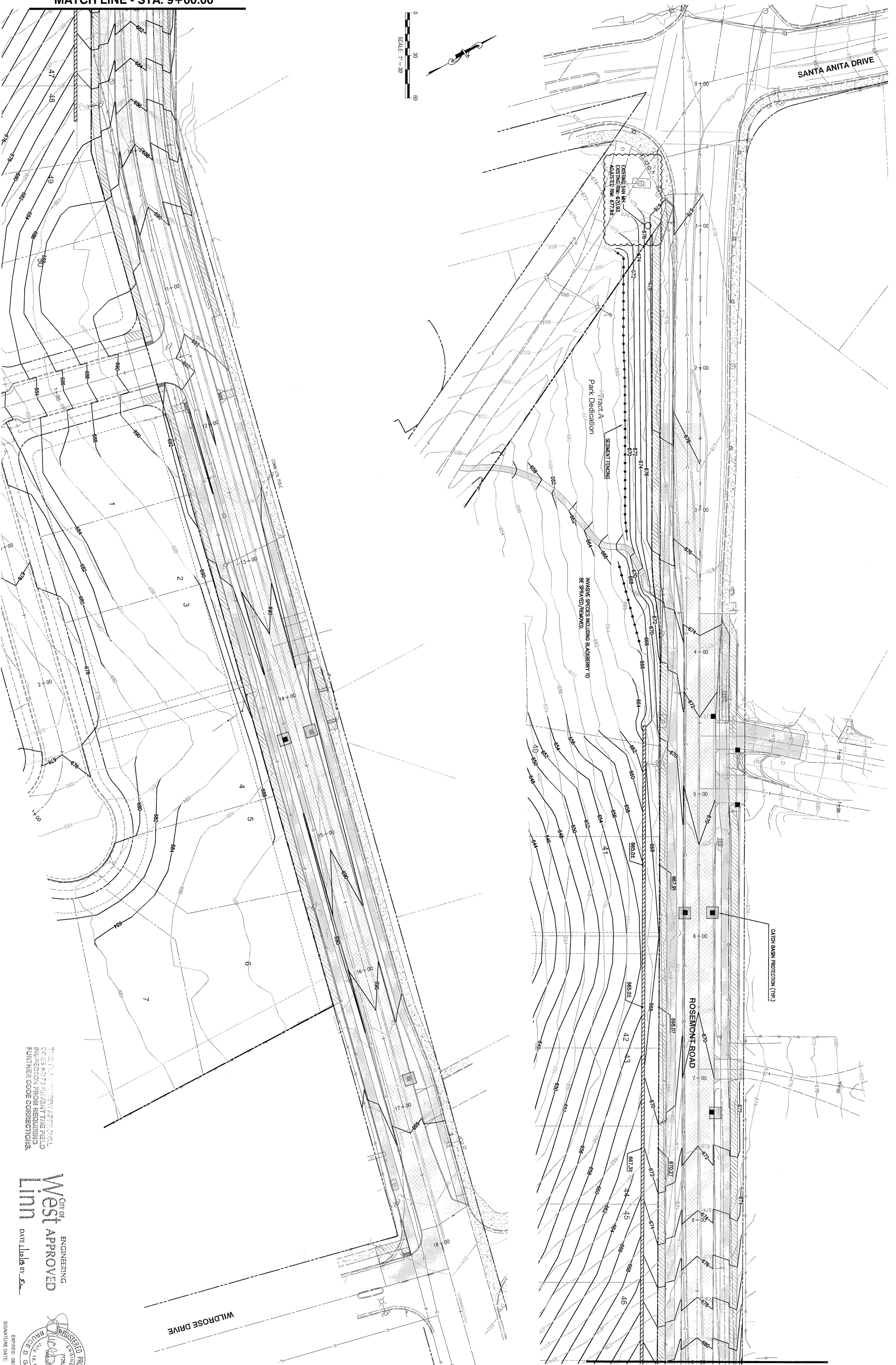
Icon Construction & Development, LLC
1980 Willamette Falls Drive, Suite 200
West Linn, OR 97068
PH: (503) 657-0406

Tanner Ridge at Rosemont Off Site Improvements
1270 Rosemont Road
West Linn, Oregon

SHEET:
C-18

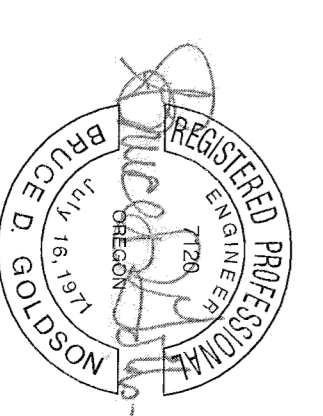
2015-129M

MATCH LINE - STA. 9+00.00



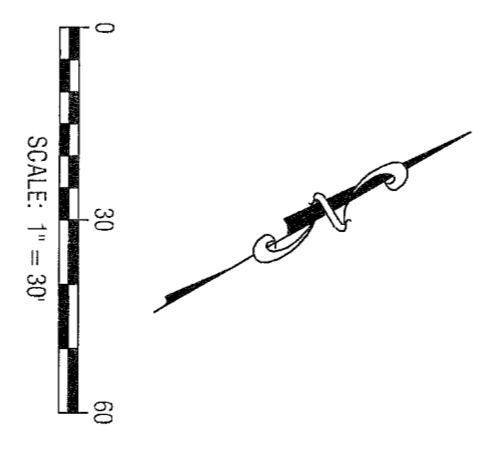
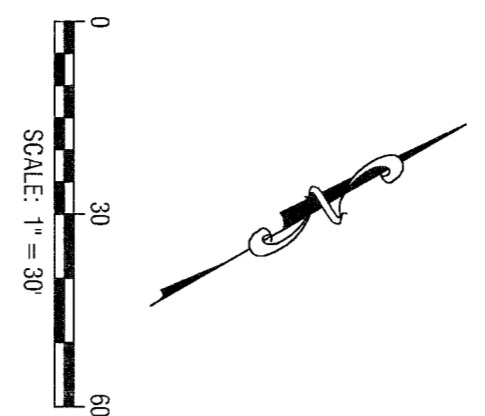
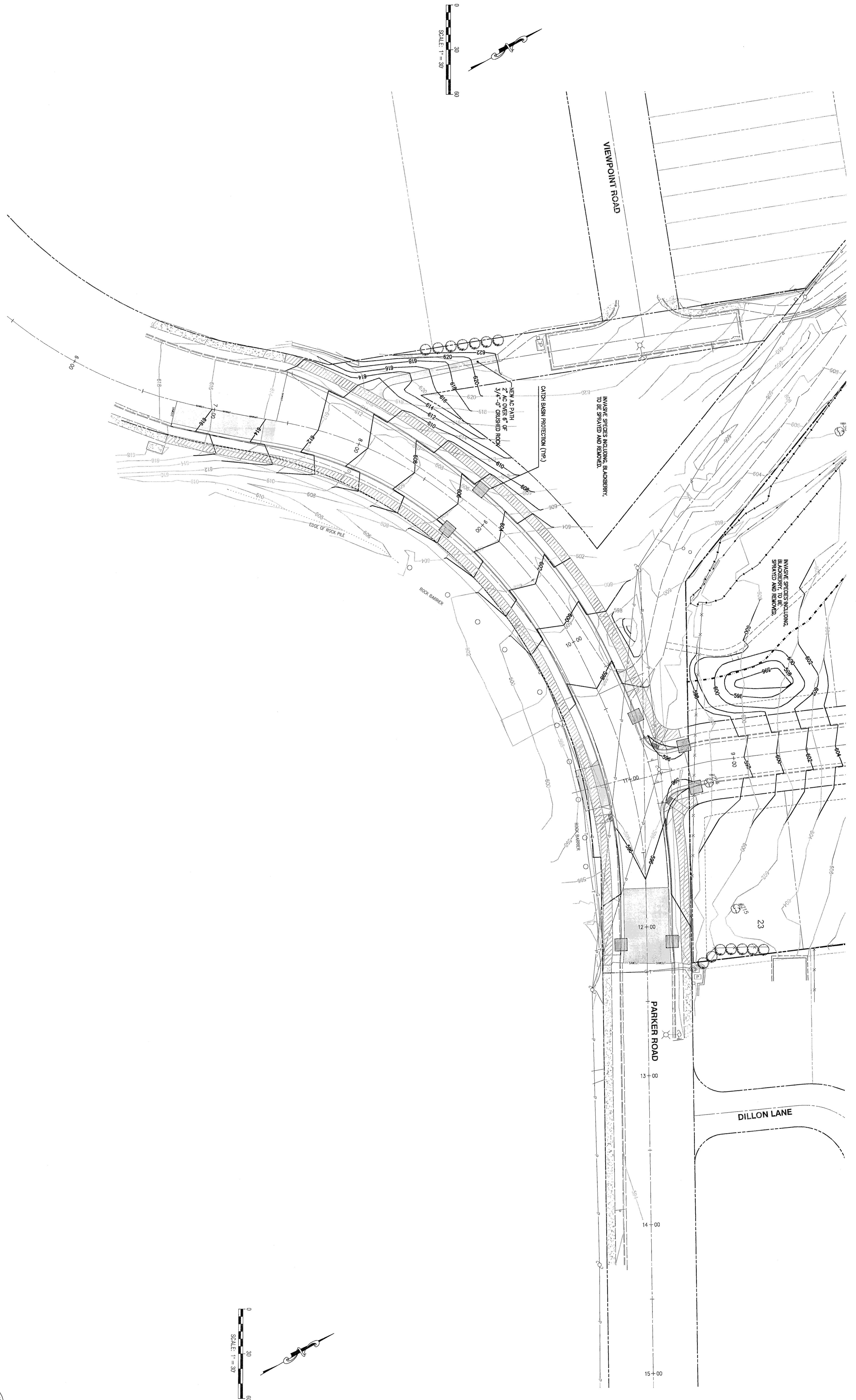
THE PLAN REVIEW APPROVAL DOES NOT PREVENT THE FIELD INSPECTION FROM REQUIRING FURTHER CODE CORRECTIONS.

CITY OF
West Linn
ENGINEERING
APPROVED
DATE: 12/18/17 BY: [Signature]



EXPIRES: 06/30/2019
SIGNATURE DATE: 01/09/2018

ROSEMONT ROAD GRADING, STREET AND EROSION CONTROL PLAN



2015-129M

DESIGNED:	BDC	10/20/2017	3	REUSED PER CITY REVIEW
DRAWN:	BIS	10/07/2017	2	REUSED PER CITY REVIEW
SCALE:	1" = 30'	08/29/2017	1	REUSED PER CITY REVIEW
DATE:	March, 2016			REVISION
FILE:	Rosemont Road Street Design			

THE
ETA
LLC

ENGINEERING - SURVEYING - PLANNING

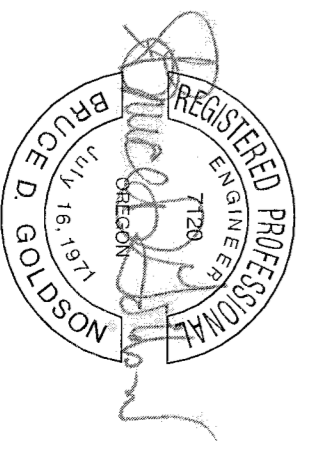
PO Box 1345
Lake Oswego, Oregon 97035

503.461.8822
eta@theeta.com

Icon Construction & Development, LLC
1980 Willamette Falls Drive, Suite 200
West Linn, OR 97068
PH: (503) 657-0406

THIS PLAN REVIEW APPROVAL
DOES NOT PREVENT THE FIELD
INSPECTOR FROM REQUIRING
FURTHER CODE CORRECTIONS.

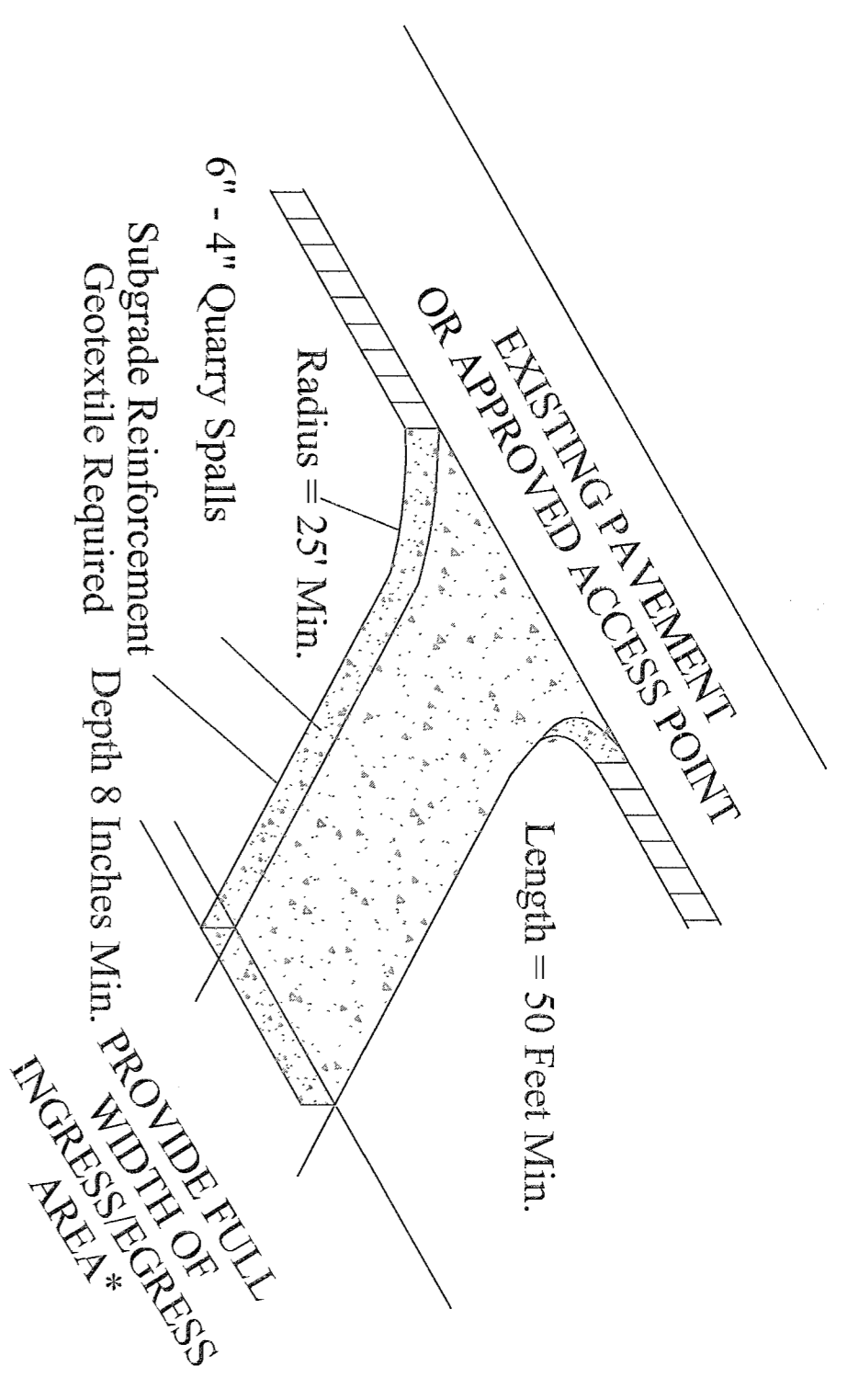
CITY OF
West Linn
ENGINEERING
APPROVED
Linn
DATE: 11/16/17 BY: [Signature]



EXPIRES: 06/30/2019
SIGNATURE DATE: 02/09/2018

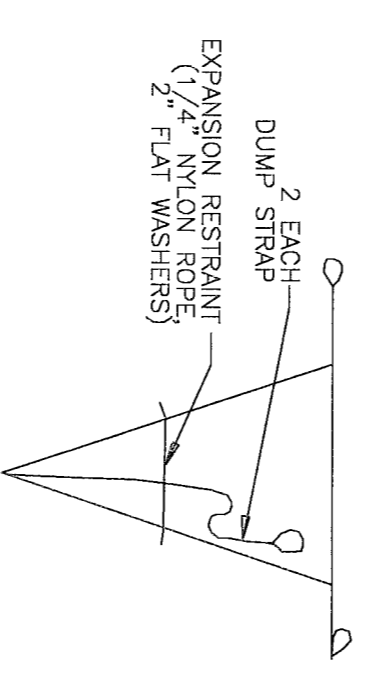
PARKER ROAD GRADING, STREET AND EROSION CONTROL PLAN

Tanner Ridge at Rosemont Off Site Improvements
1270 Rosemont Road
West Linn, Oregon

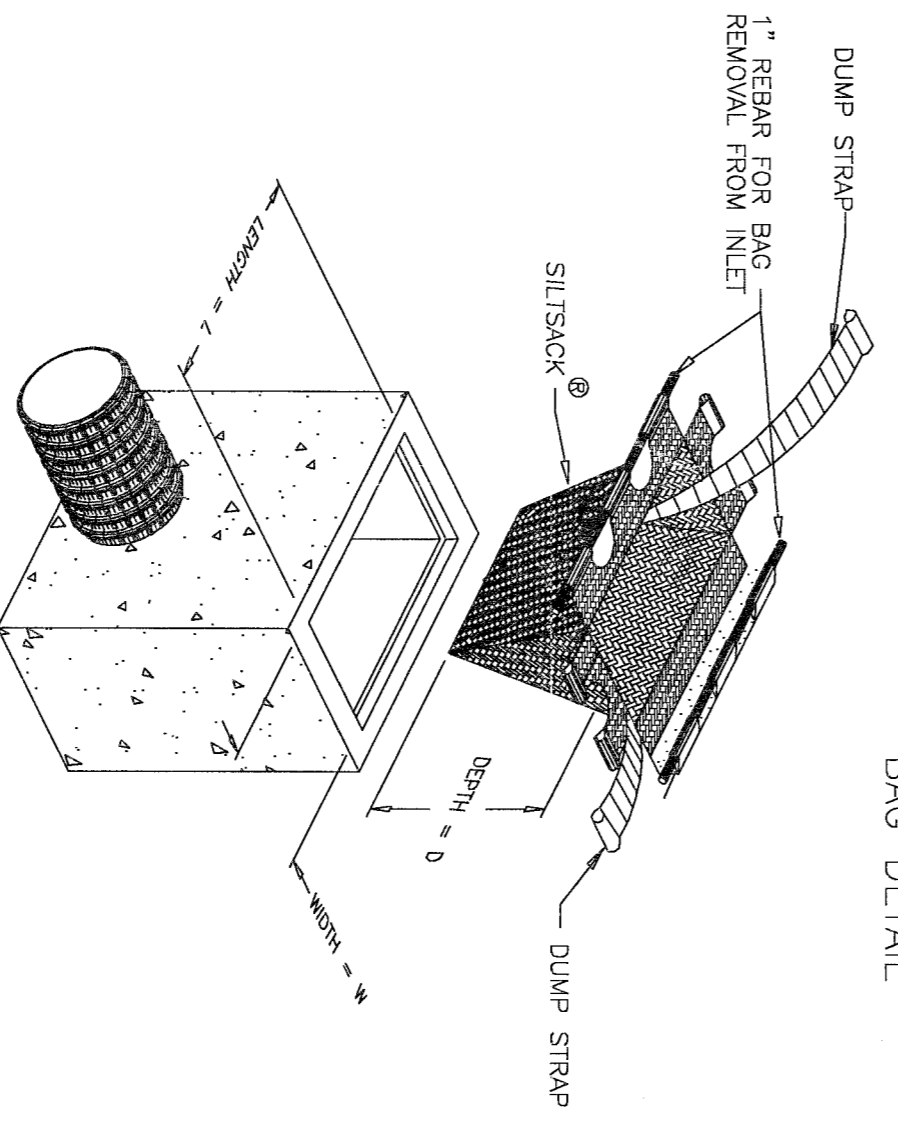


*20' MIN. FOR SINGLE FAMILY AND DUPLEX RESIDENTIAL AND ALL CONSTRUCTION SITES

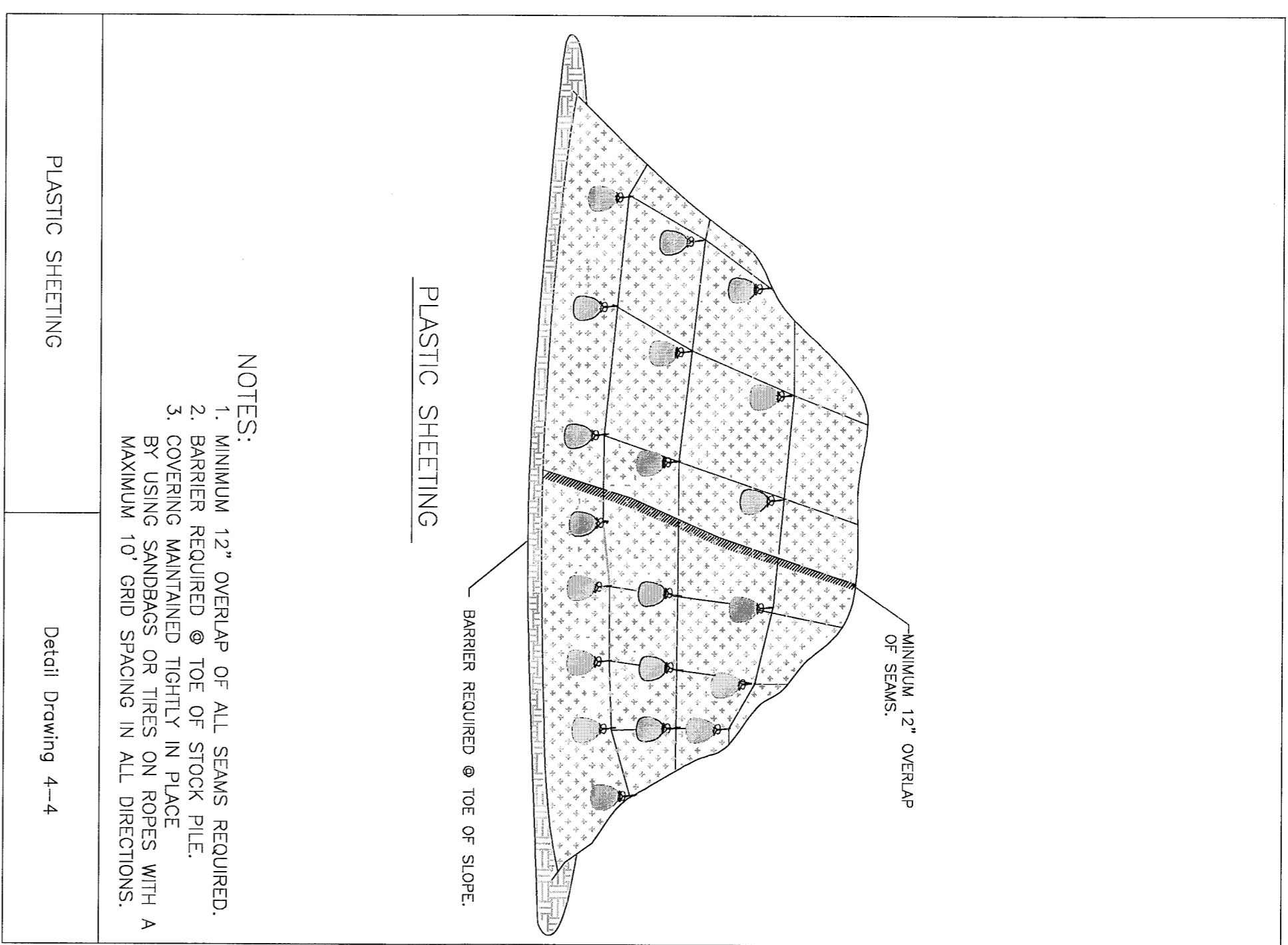
Construction Entrance



BAG DETAIL



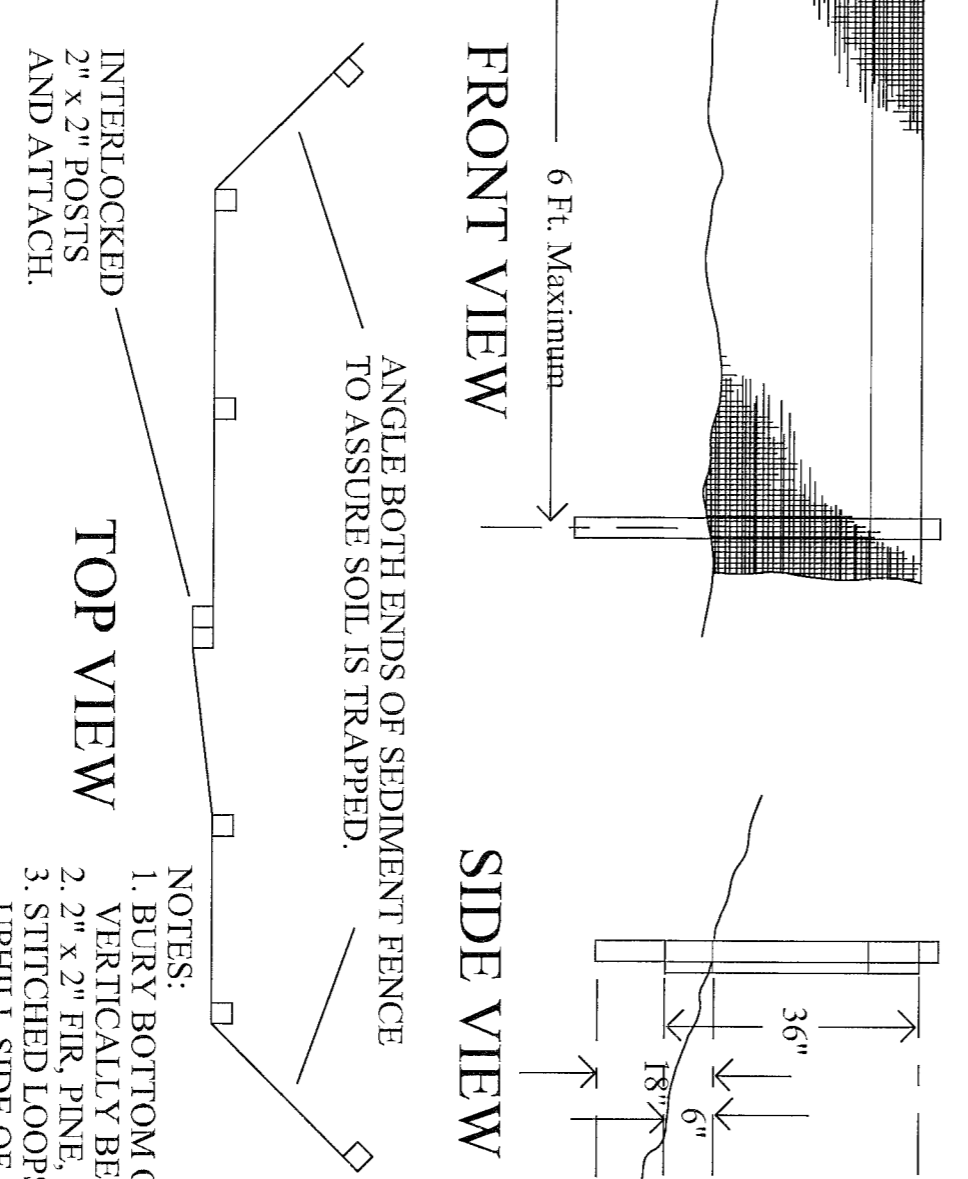
Regular Flow Only
Do not use High Flow Insert Bags.
Catch Basin Insert Bag



- NOTES:
1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
 2. BARRIER REQUIRED @ TOE OF SLOPE.
 3. COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TREES ON TOPES WITH A MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS.

Detail Drawing 4-4

Sediment Fence



- 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.

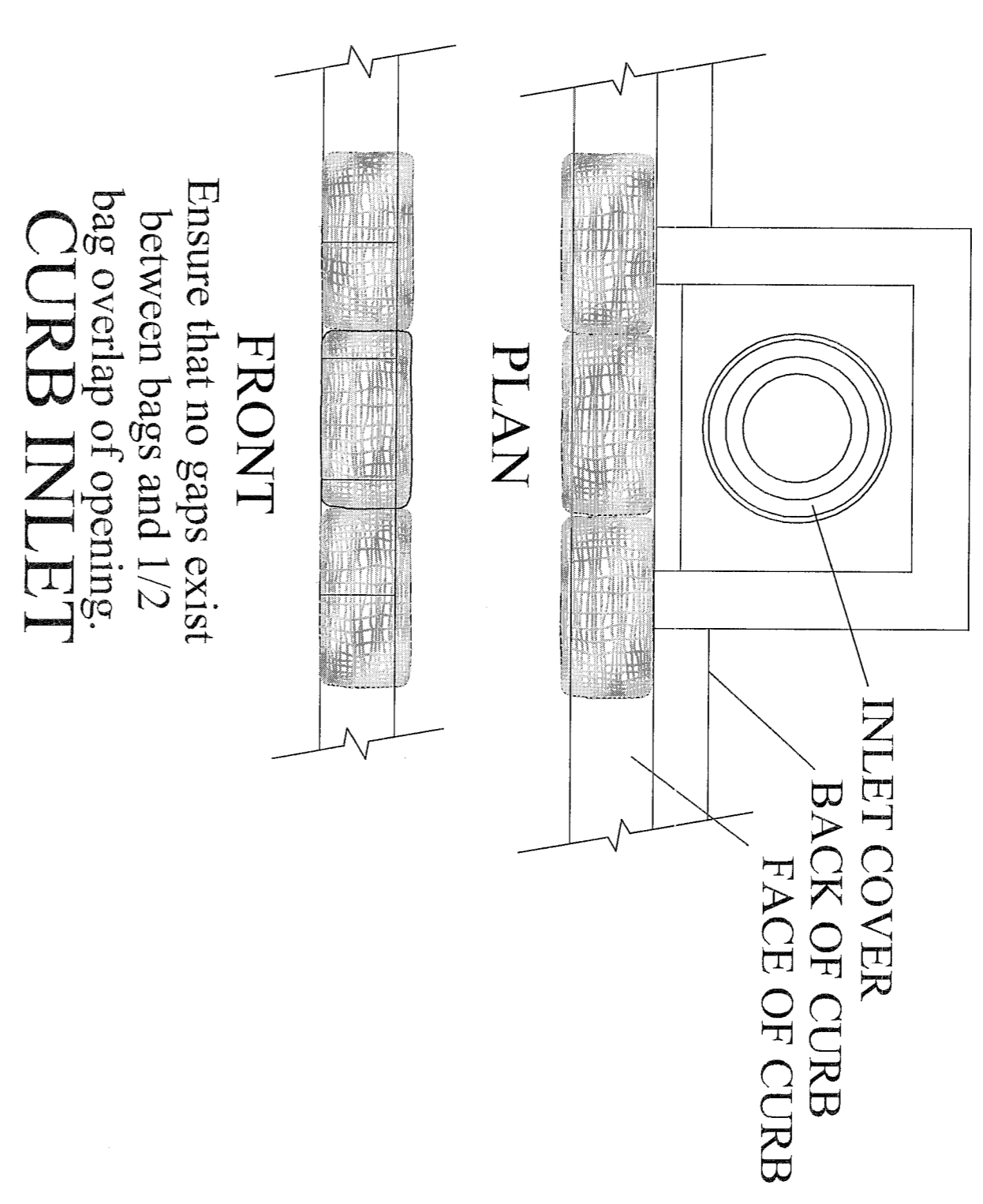
INTERLOCKED 2" x 2" POSTS AND ATTACH.

ANGLE BOTH ENDS OF SEDIMENT FENCE TO ASSURE SOIL IS TRAPPED.

TOP VIEW

THIS PLAN REVIEW APPROVAL DOES NOT PREVENT THE FIELD INSPECTOR FROM REQUIRING FURTHER CODE CORRECTIONS.

CITY OF
West Linn
ENGINEERING
APPROVED
DATE: 11/16/18 BY: [Signature]



Ensure that no gaps exist between bags and 1/2 bag overlap of opening.
CURB INLET

2015-129M

DESIGNED:	BDG		
DRAWN:	BJS		
SCALE:	NTS		
DATE:	July, 2017		
FILE:	Rosemont Street Design Details		
REVISION	NO.	DATE	DESCRIPTION
	1	08/04/2017	REUSED PER CITY REVIEW
	2	10/07/2017	REUSED PER CITY REVIEW

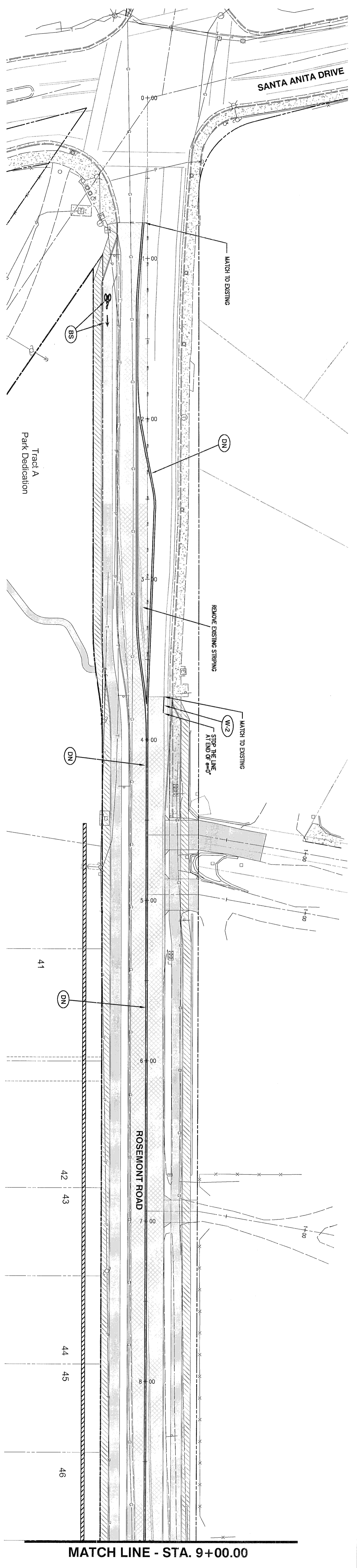
THE
ENGINEERING - SURVEYING - PLANNING
PO Box 1345
Lake Oswego, Oregon 97035
503.481.8822
email: thelinc@comcast.net

Icon Construction & Development, LLC
1980 Wilamette Falls Drive, Suite 200
West Linn, OR 97008
PH: (503) 657-0406

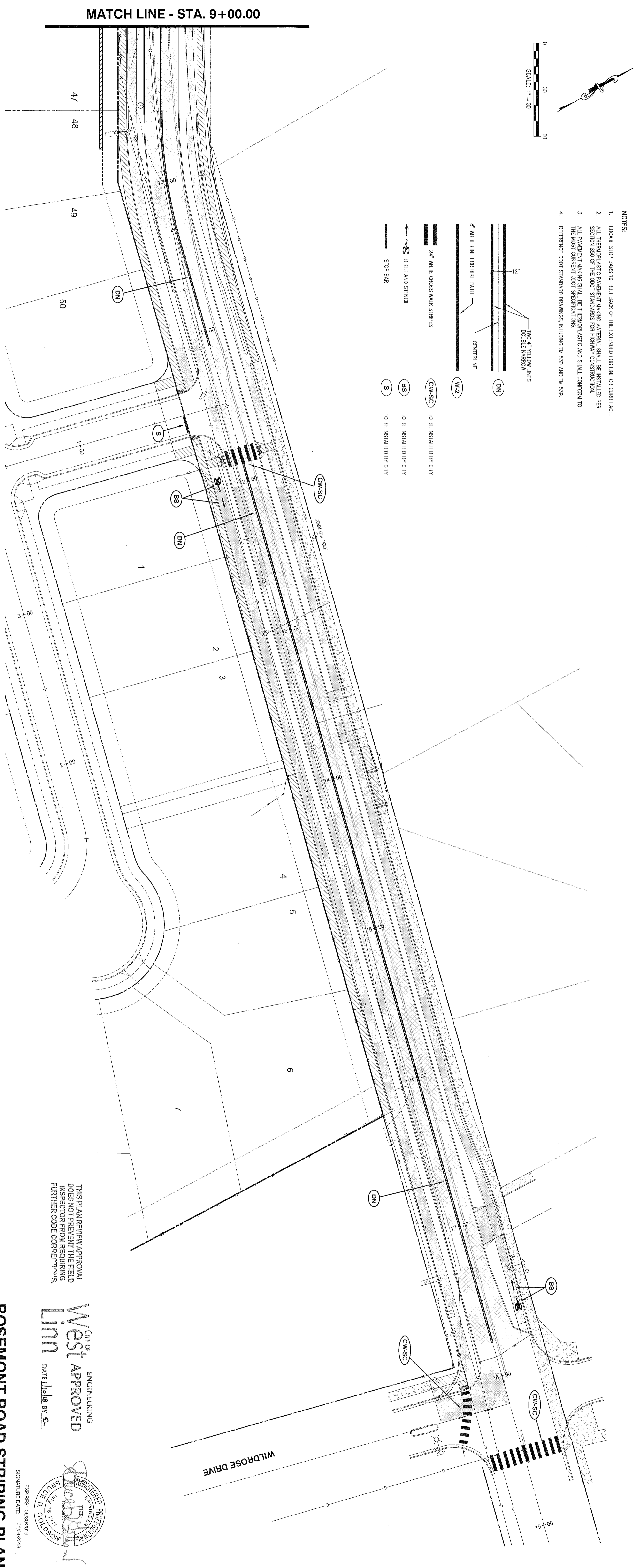
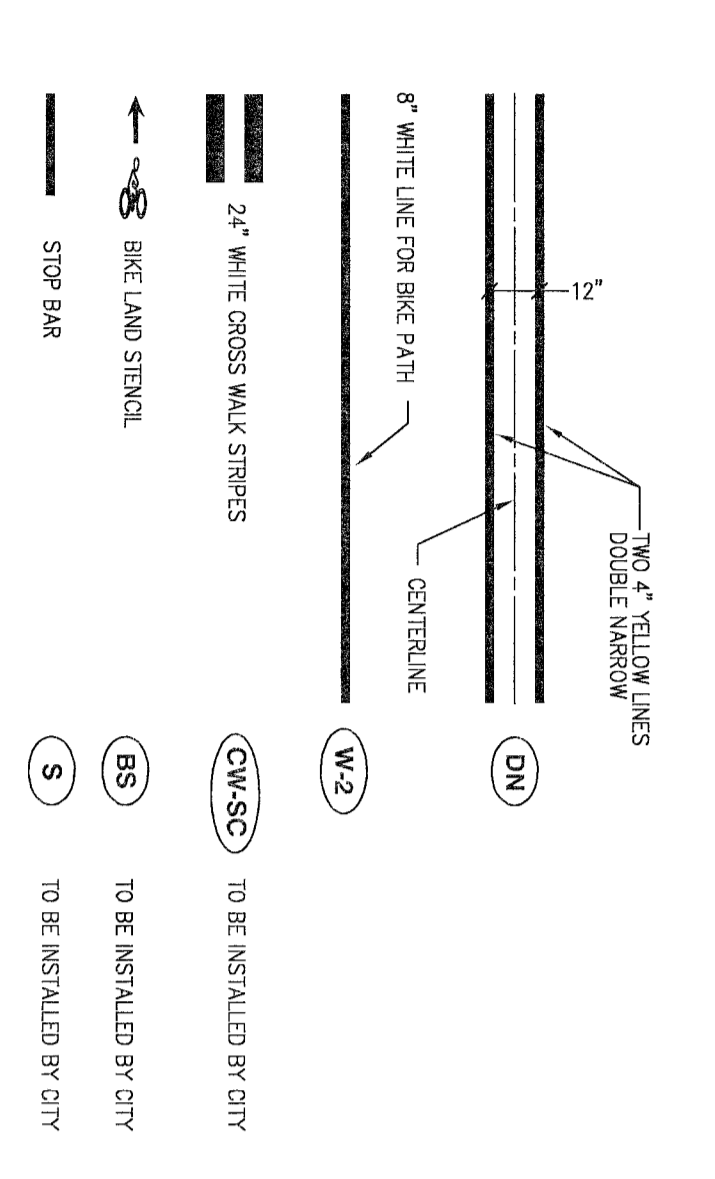
Tanner Ridge at Rosemont Off Site Improvements
1270 Rosemont Road
West Linn, Oregon

SHEET:
C-20

EROSION CONTROL DETAILS

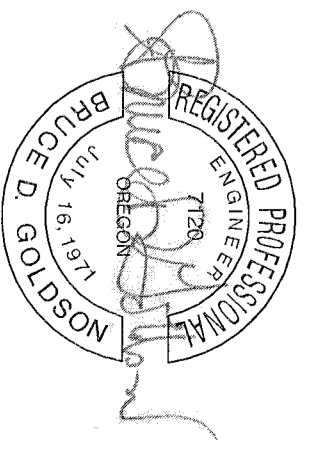


- NOTES**
1. LOCATE STOP BARS 10-FEET BACK OF THE EXTENDED FOG LINE OR CURB FACE.
 2. ALL THERMOPLASTIC PAVEMENT MARKING MATERIAL SHALL BE INSTALLED PER SECTION 850 OF THE ODOT STANDARDS FOR HIGHWAY CONSTRUCTION.
 3. ALL PAVEMENT MARKING SHALL BE THERMOPLASTIC AND SHALL CONFORM TO THE MOST CURRENT ODOT SPECIFICATIONS.
 4. REFERENCE ODOT STANDARD DRAWINGS, INCLUDING TM 530 AND TM 539.



THIS PLAN REVIEW APPROVAL DOES NOT PREVENT THE FIELD INSPECTION FROM REQUIRING FURTHER CODE CORRECTIONS.

CITY OF
West Linn ENGINEERING
DATE: 06/22/2016



EXPIRES: 06/22/2019
SIGNATURE DATE: 06/22/2016

ROSEMONT ROAD STRIPING PLAN

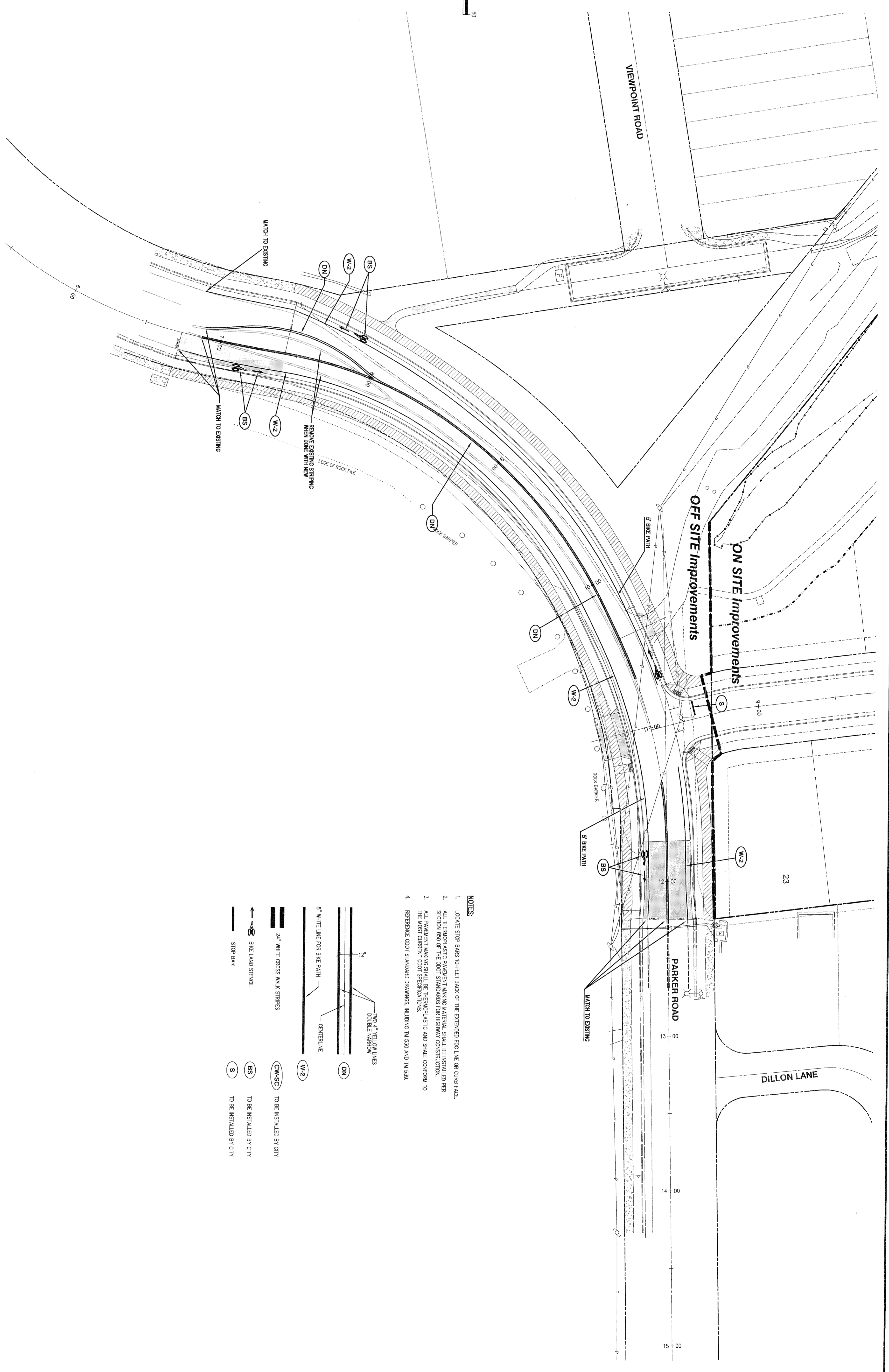
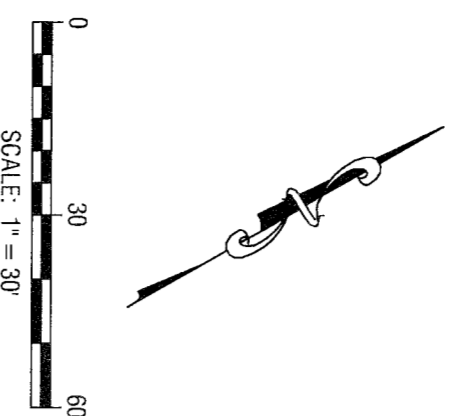
2015-129M

DESIGNED: B03	10/20/2017	3	REVISED PER CITY REVIEW
DRAWN: B15	10/07/2017	2	REVISED PER CITY REVIEW
SCALE: 1" = 30'	08/29/2017	1	REVISED PER CITY REVIEW
DATE: March, 2016			
FILE: Rosemont Road Street Design	DATE	NO.	REVISION

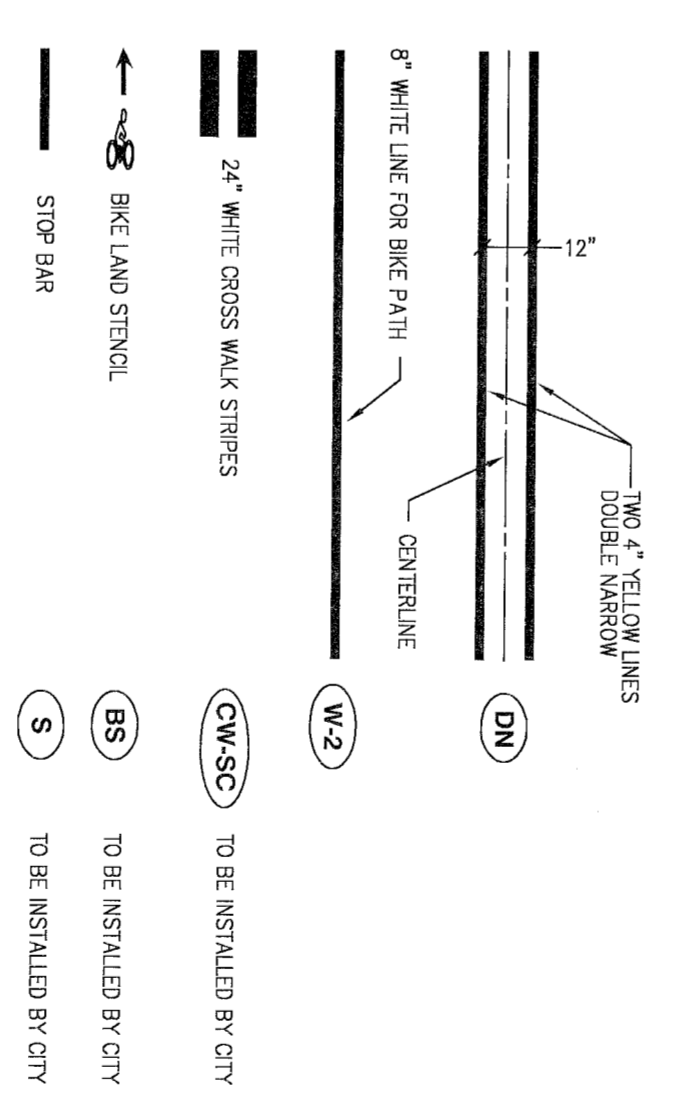
TANNER ENGINEERING & SURVEYING - PLANNING
P.O. Box 1345
Lake Oswego, Oregon 97035
email: tanner@tannereng.com

Icon Construction & Development, LLC
1980 Willamette Falls Drive, Suite 200
West Linn, OR 97068
PH: (503) 657-0406

Tanner Ridge at Rosemont Off Site Improvements
1270 Rosemont Road
West Linn, Oregon



- NOTES**
1. LOCATE STOP BARS 10-FEET BACK OF THE EXTENDED FORG LINE OR CURB FACE.
 2. ALL THERMOPLASTIC PAVEMENT MARKING MATERIAL SHALL BE INSTALLED PER SECTION 850 OF THE ODOT STANDARDS FOR HIGHWAY CONSTRUCTION.
 3. ALL PAVEMENT MARKING SHALL BE THERMOPLASTIC AND SHALL CONFORM TO THE MOST CURRENT ODOT SPECIFICATIONS.
 4. REFERENCE ODOT STANDARD DRAWINGS, INCLUDING TM 530 AND TM 539.



THIS PLAN REVIEW APPROVAL DOES NOT PREVENT THE FIELD INSPECTOR FROM REQUIRING FURTHER CODE CORRECTIONS.

CITY OF
West Linn ENGINEERING
APPROVED
DATE: 11/16/16 BY: *[Signature]*
BRUCE D. GOLDSON
REGISTERED PROFESSIONAL ENGINEER
NO. 1294
EXPIRES: 09/30/19
SIGNATURE DATE: 01/26/2016

PARKER ROAD STRIPING PLAN

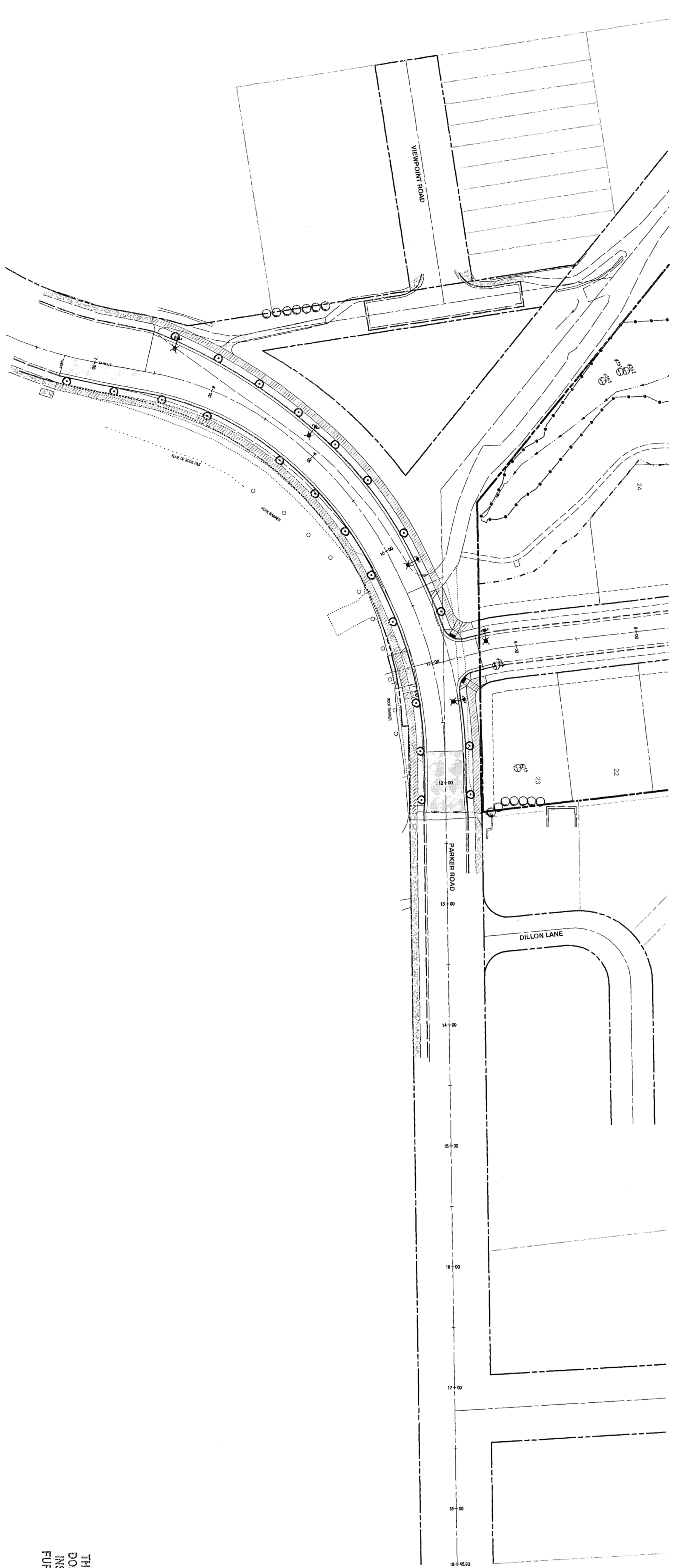
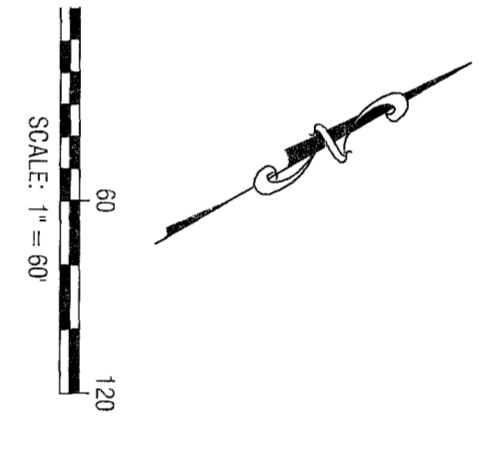
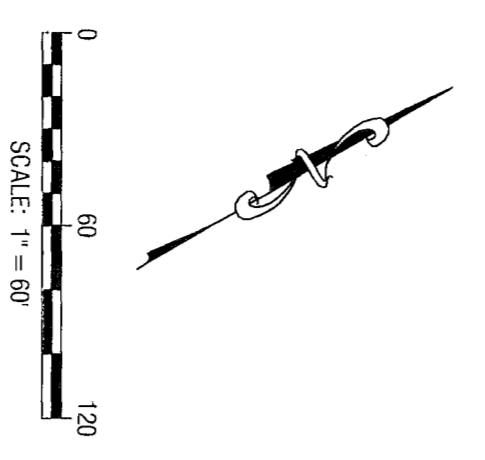
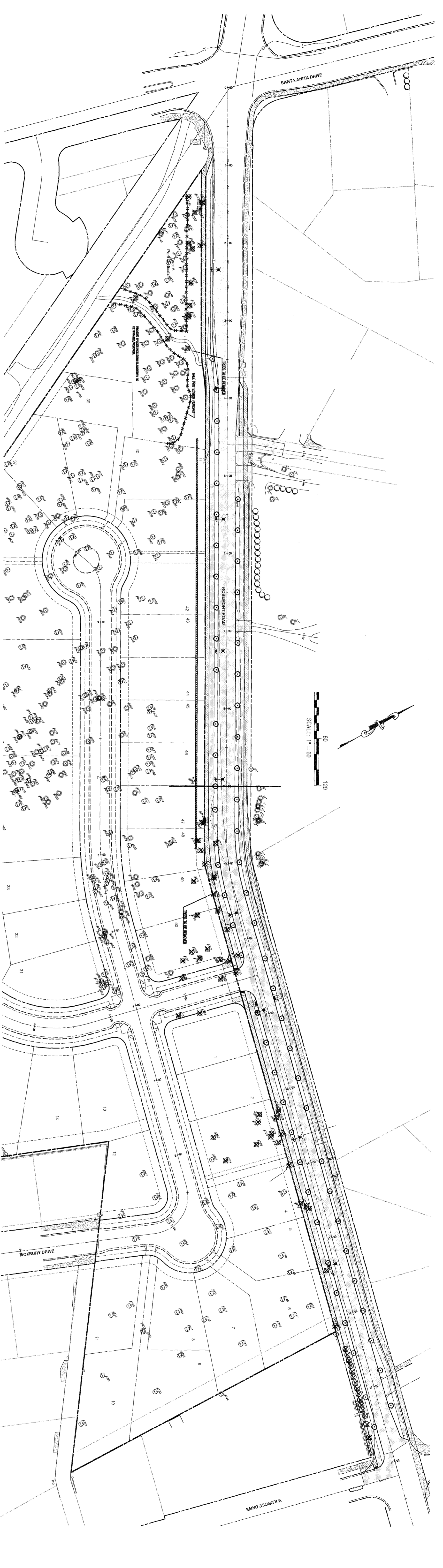
2015-129M

DESIGNED: BDG	10/20/2017	3	REVISED PER CITY REVIEW
DRAWN: BJS	10/07/2017	2	REVISED PER CITY REVIEW
SCALE: 1" = 30'	08/29/2017	1	REVISED PER CITY REVIEW
DATE: March, 2016			REVISION
FILE: Rosemont Road Street Design			

TANNER RIDGE
ENGINEERING - SURVEYING - PLANNING
PO Box 1345
Lake Oswego, Oregon 97035
503.481.1822
email: hntdeng@tannerri.net

Icon Construction & Development, LLC
1980 Willamette Falls Drive, Suite 200
West Linn, OR 97008
PH: (503) 657-0406

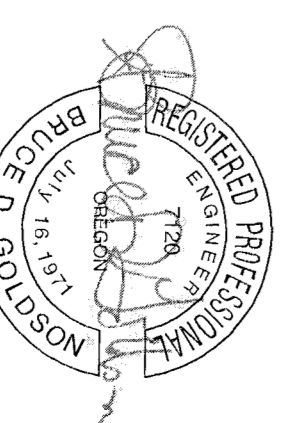
Tanner Ridge at Rosemont Off Site Improvements
1270 Rosemont Road
West Linn, Oregon



- NOTES:**
1. WEST Linn TO INSTALL STREET TREES.
 2. TENTATIVE STREET LIGHT PLAN SUBJECT TO FINAL ADJUSTMENTS BY P.E.
 3. INITIALLY ALL LANDSCAPE AREAS TO RECEIVE 2-INCHES OF DARK MULCH.
- FUTURE PLANNING PLANS TO BE DETERMINED.

THIS PLAN REVIEW/APPROVAL DOES NOT PREVENT THE FIELD INSPECTOR FROM ASKING FOR FURTHER CODE CORRECTIONS.

WEST CITY OF
West APPROVED
Linn
 DATE: 11/16/17 BY: E.L.



ENGINEER: BRUCE D. GORDON
 SIGNATURE DATE: 01/06/2018

STREET LIGHT AND STREET TREE WITH TREE REMOVAL AND PROTECTION PLAN

Tanner Ridge at Rosemont Off Site Improvements
 1270 Rosemont Road
 West Linn, Oregon

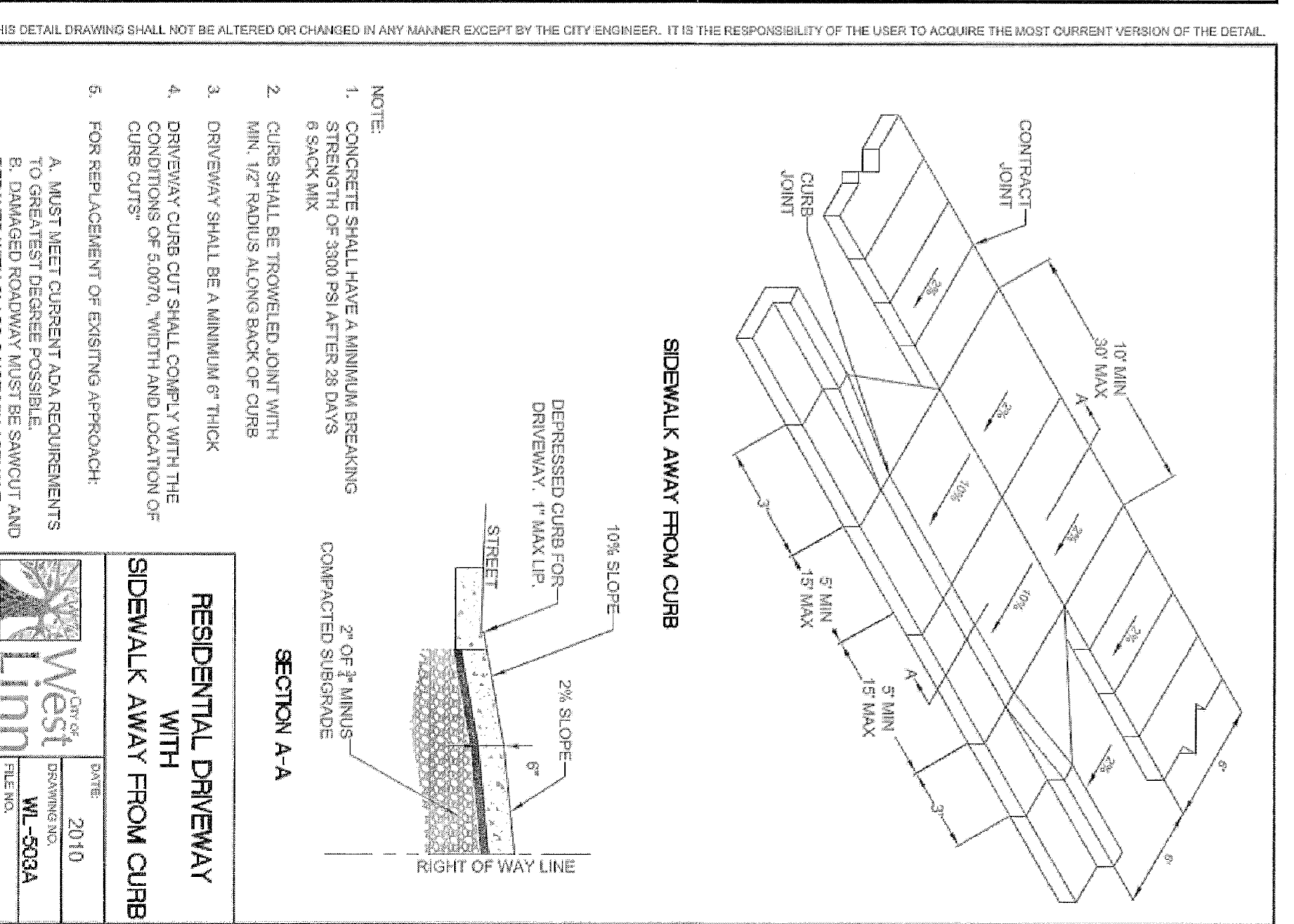
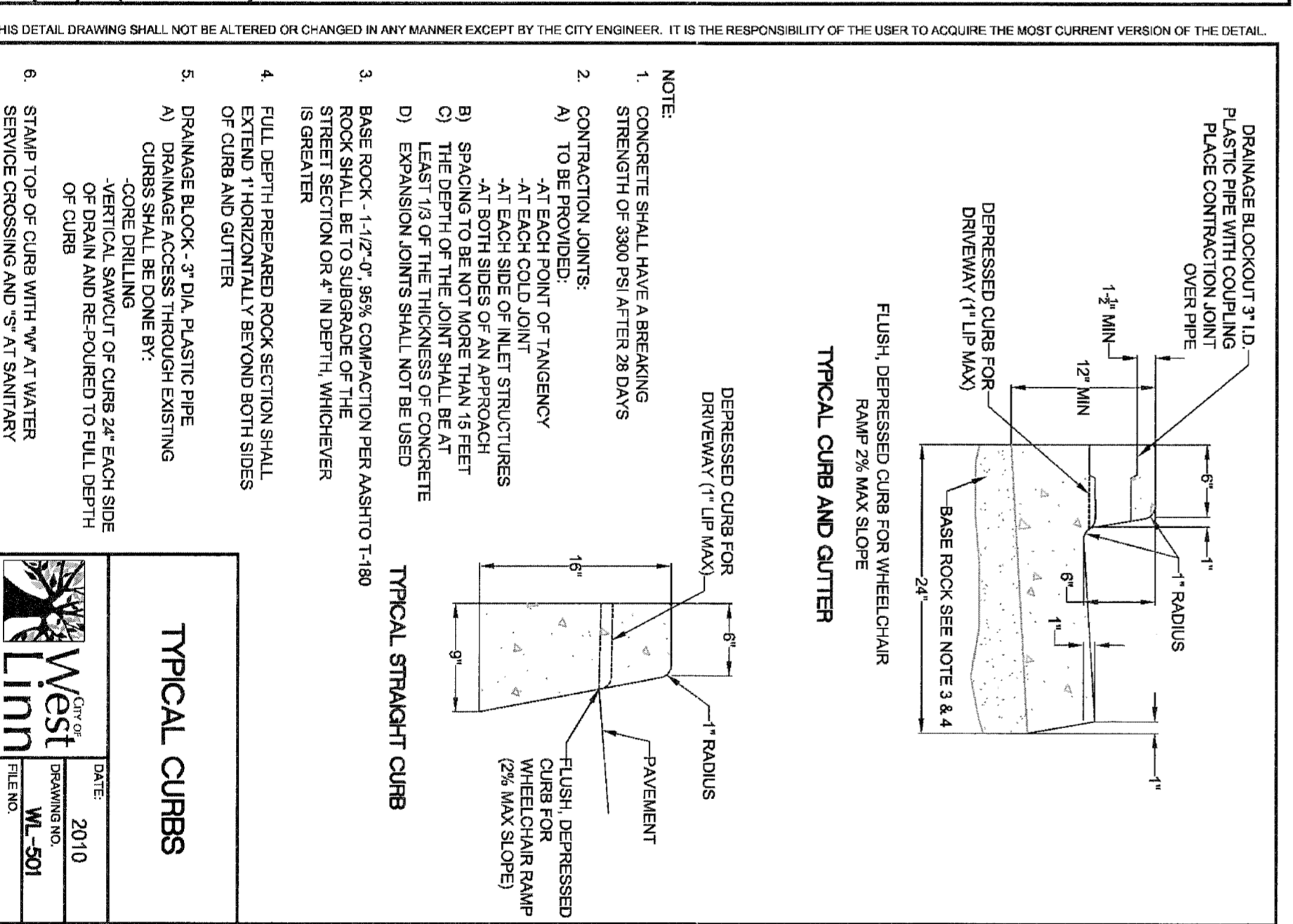
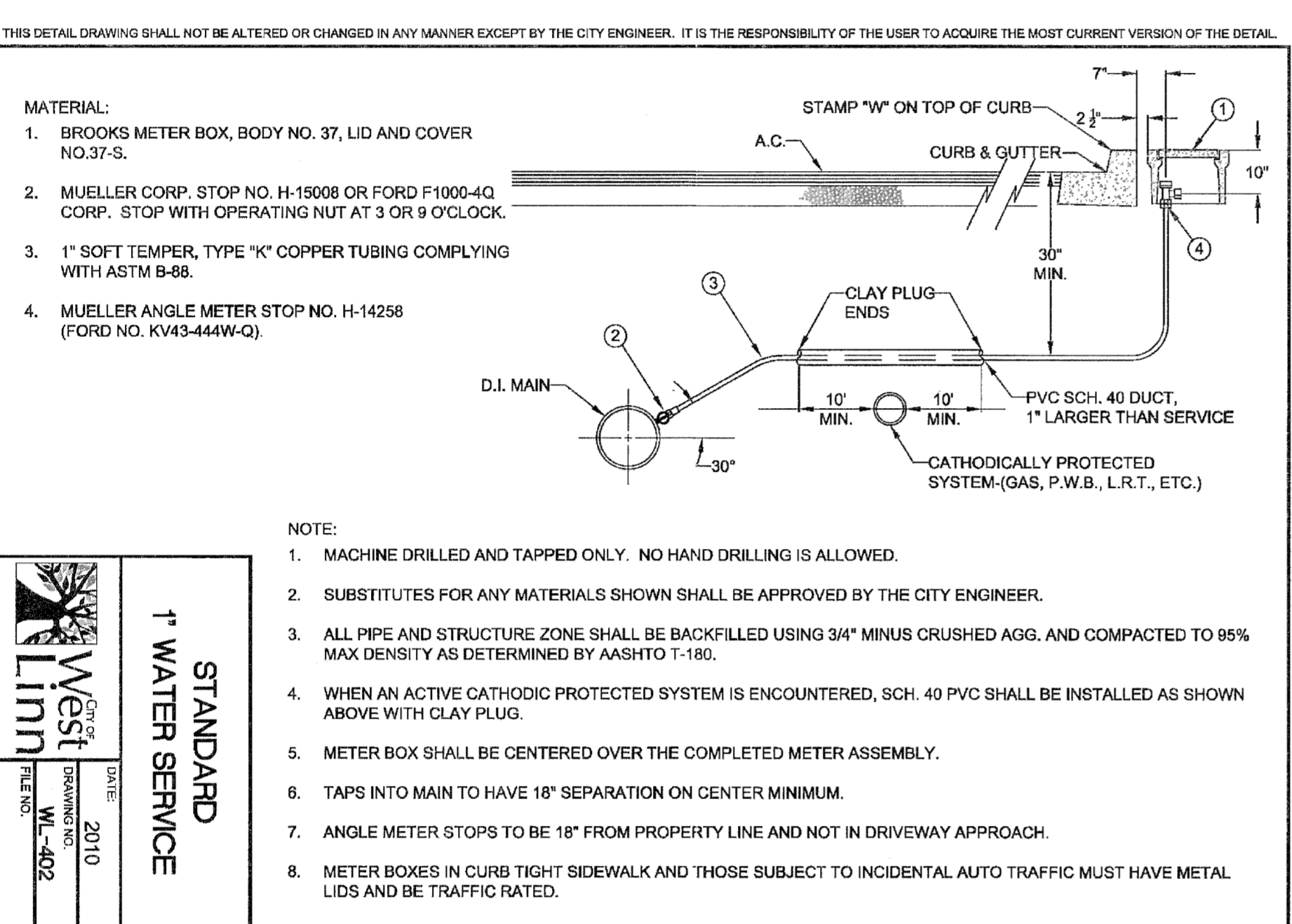
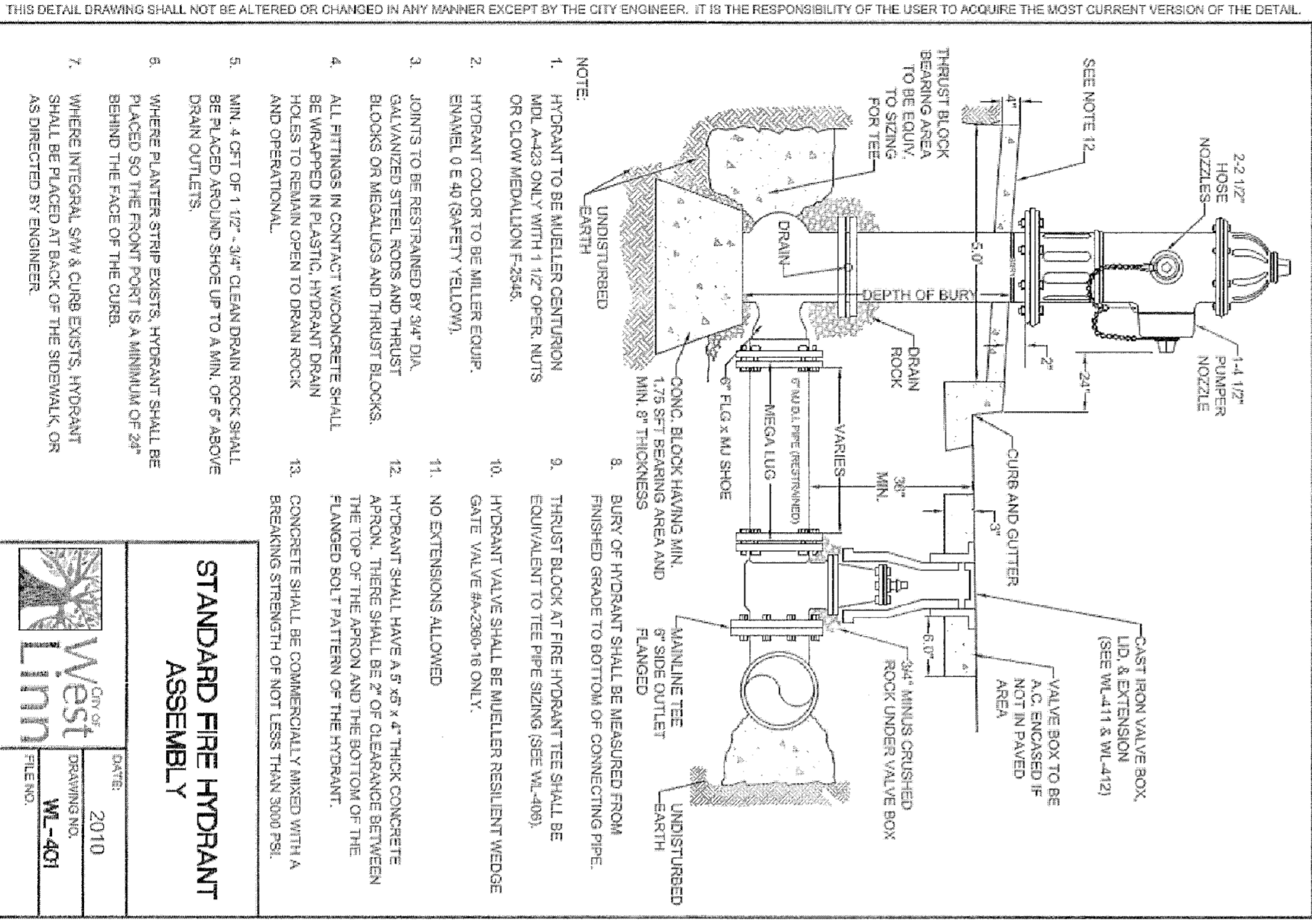
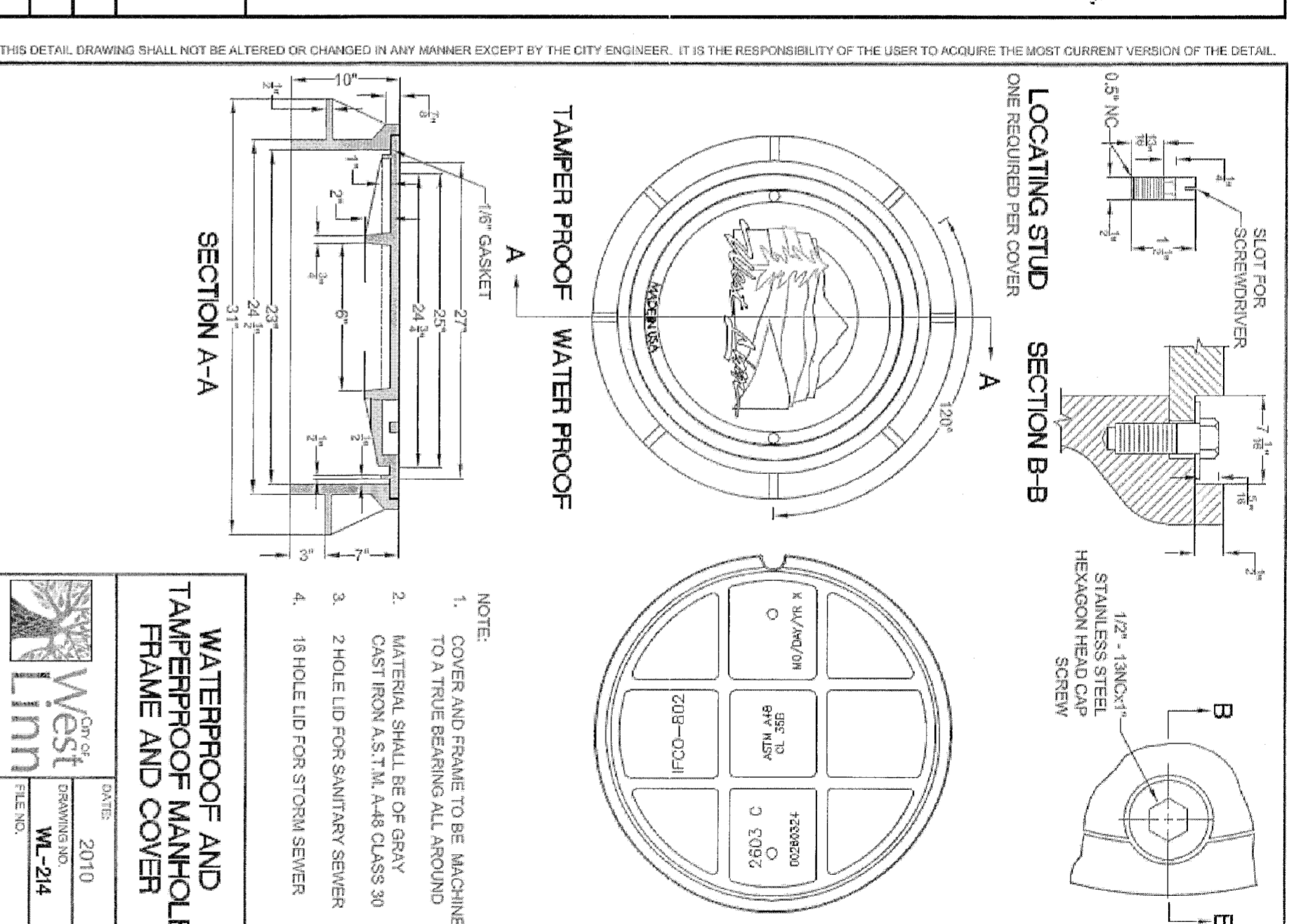
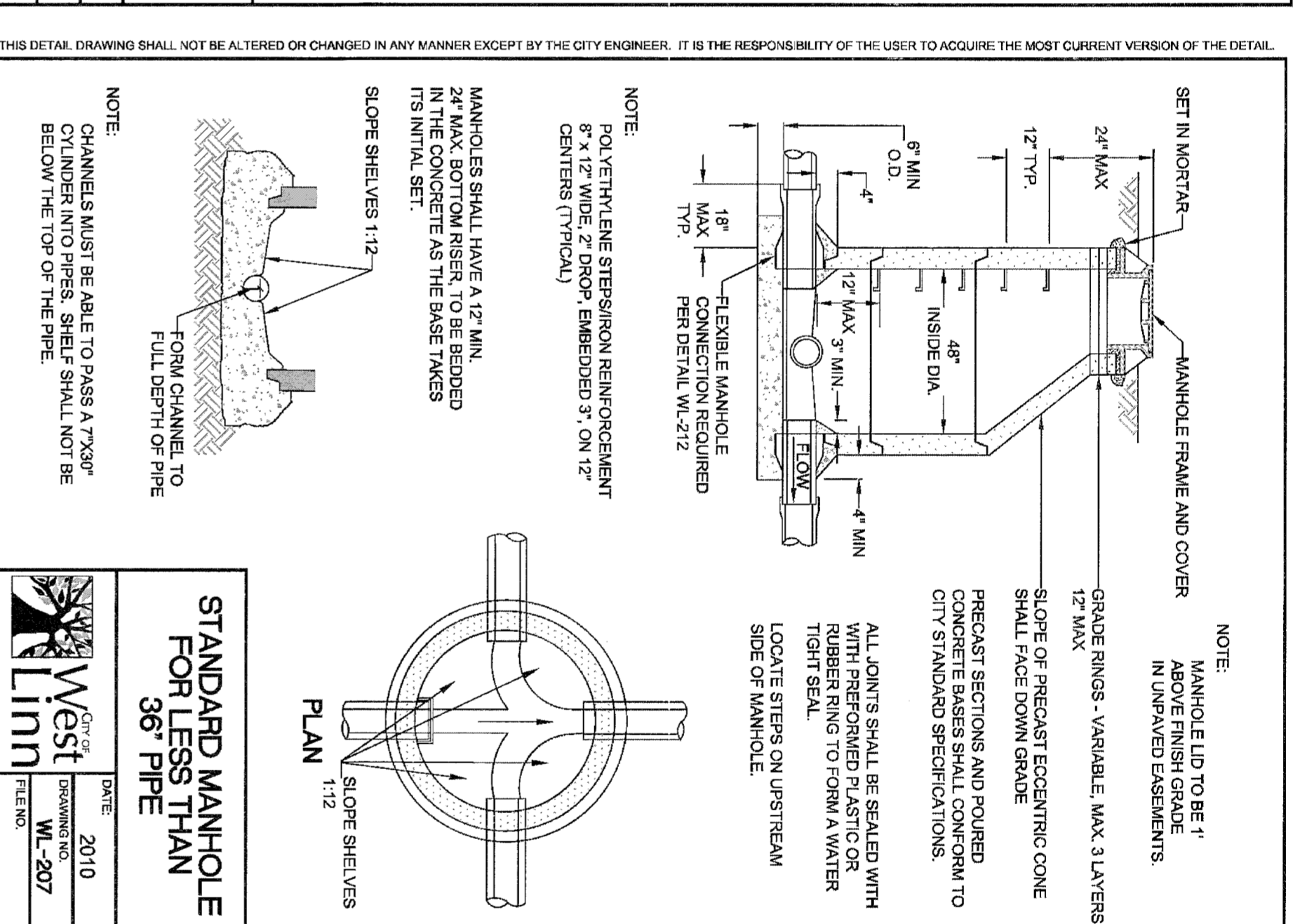
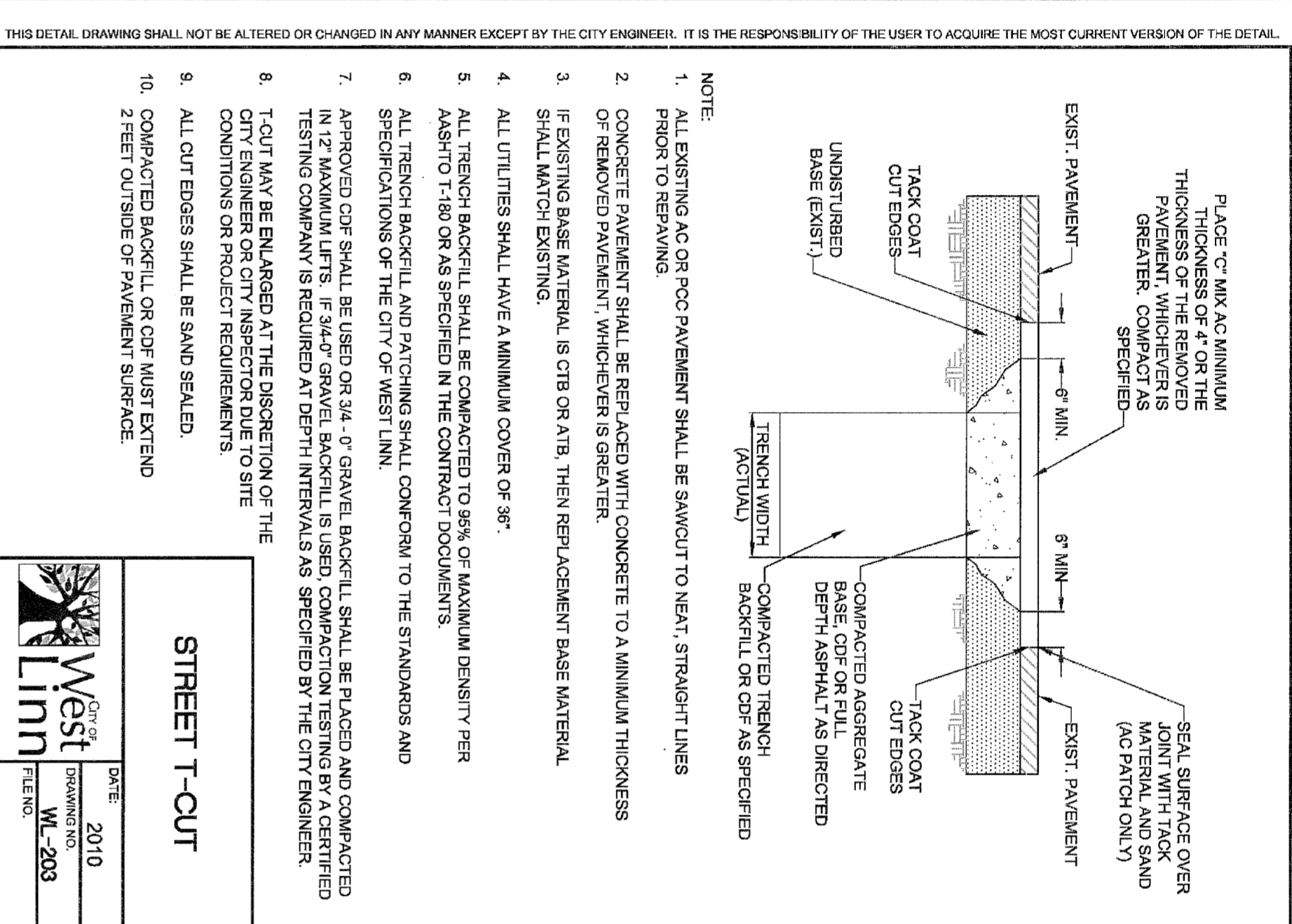
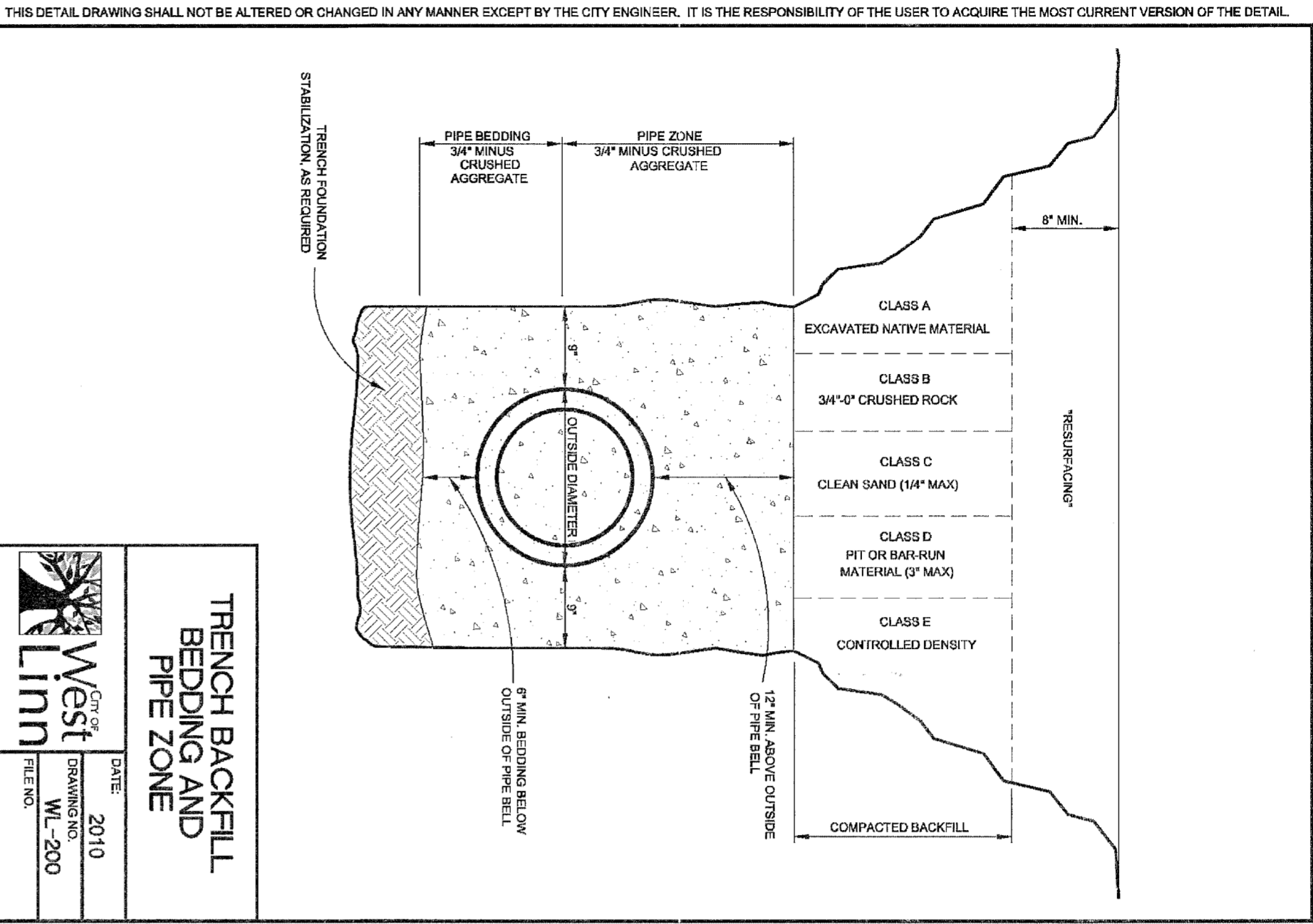
2015-129M

DESIGNED	BDG	10/26/2017	3	REVISED PER CITY REVIEW
DRAWN	BJS	10/07/2017	2	REVISED PER CITY REVIEW
SCALE	1" = 80'	08/29/2017	1	REVISED PER CITY REVIEW
DATE	March, 2016			REVISION
FILE:	Rosemont Road Street Design			

Therrell
 ENGINEERING SURVEYING PLANNING
 PO Box 1246
 Lake Oswego, Oregon 97035
 503.441.8820
 email: therrell@therrell.com

Icon Construction & Development, LLC
 1980 Willamette Falls Drive, Suite 200
 West Linn, OR 97068
 PH: (503) 657-0406

SHEET:
C-23



THIS PLAN REVIEW APPROVAL DOES NOT PREVENT THE FIELD INSPECTOR FROM REQUIRING FURTHER CODE CORRECTIONS.

DATE: 11/16/17 BY: [Signature]

2015-129M

DESIGNED: BOC	DATE: 10/07/2017	2	REVISION PER CITY REVIEW
DRAWN: BIS	DATE: 08/04/2017	1	REVISION PER CITY REVIEW
SCALE: NTS	DATE: 08/04/2017	1	REVISION PER CITY REVIEW
FILE: Rosemont Street Design Details	DATE: 08/04/2017	1	REVISION PER CITY REVIEW

West Linn CITY OF WEST LINN ENGINEERING & SURVEYING - PLANNING

1980 Willamette Falls Drive, Suite 200
West Linn, OR 97068
PH: (503) 657-0406

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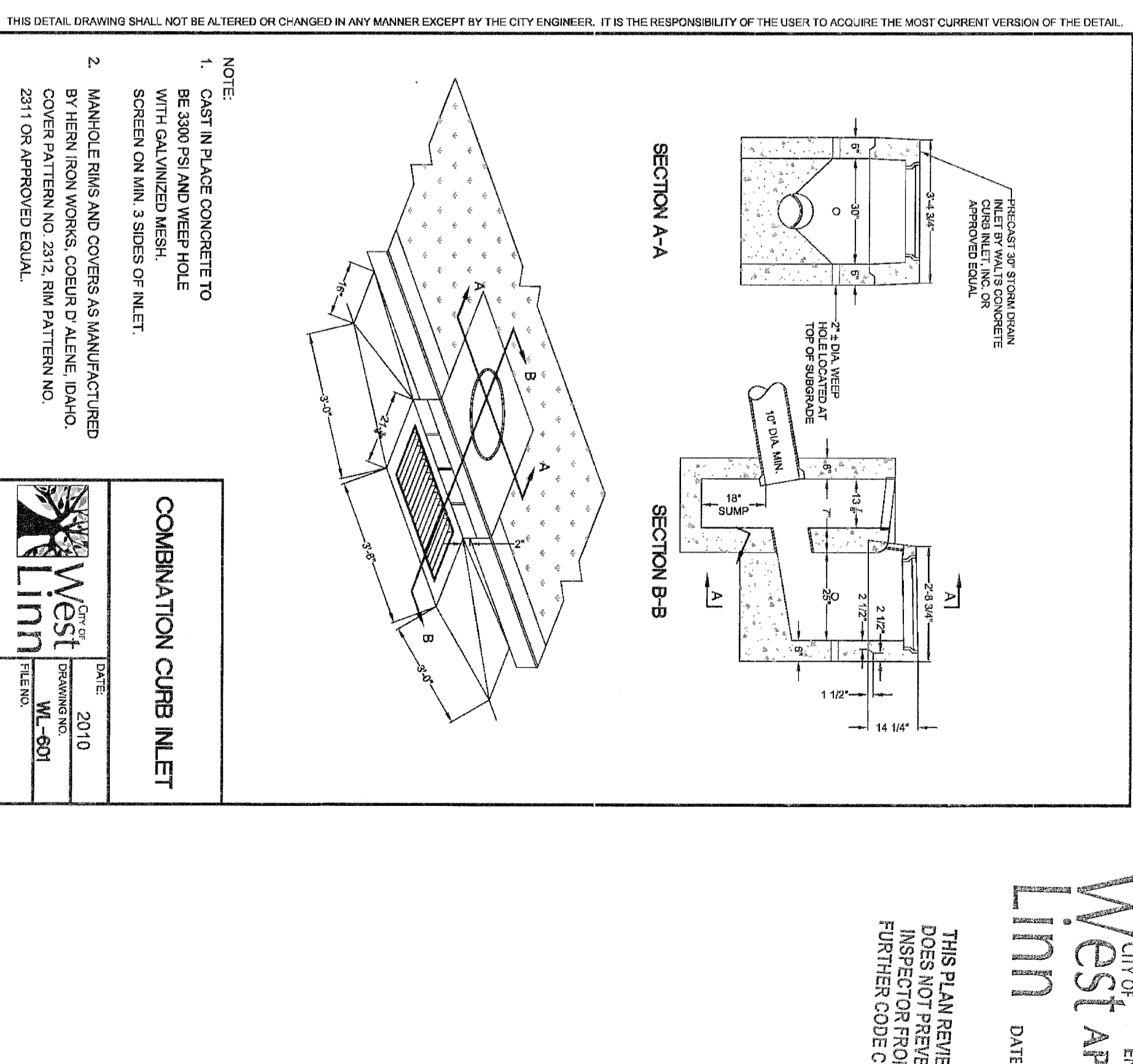
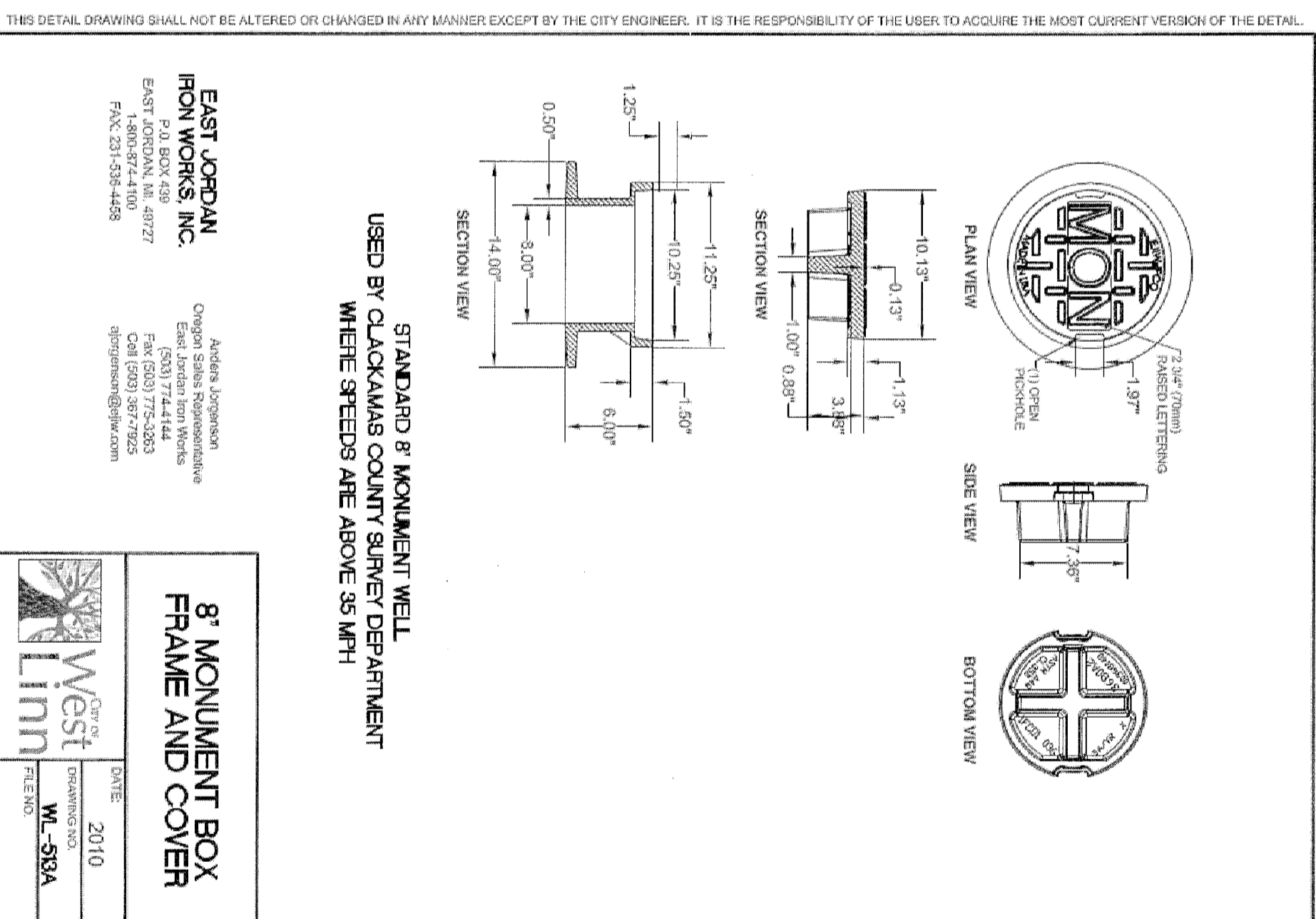
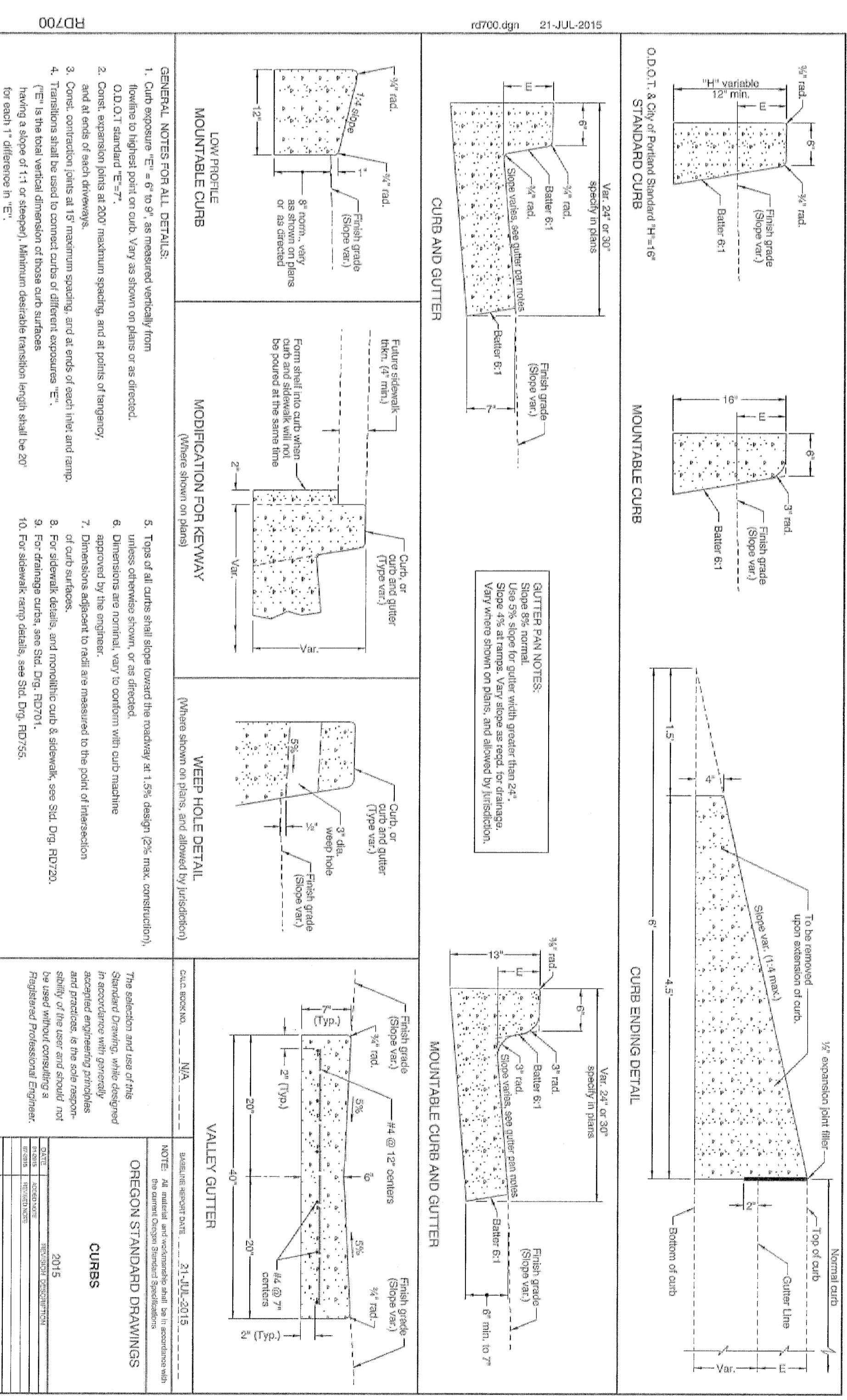
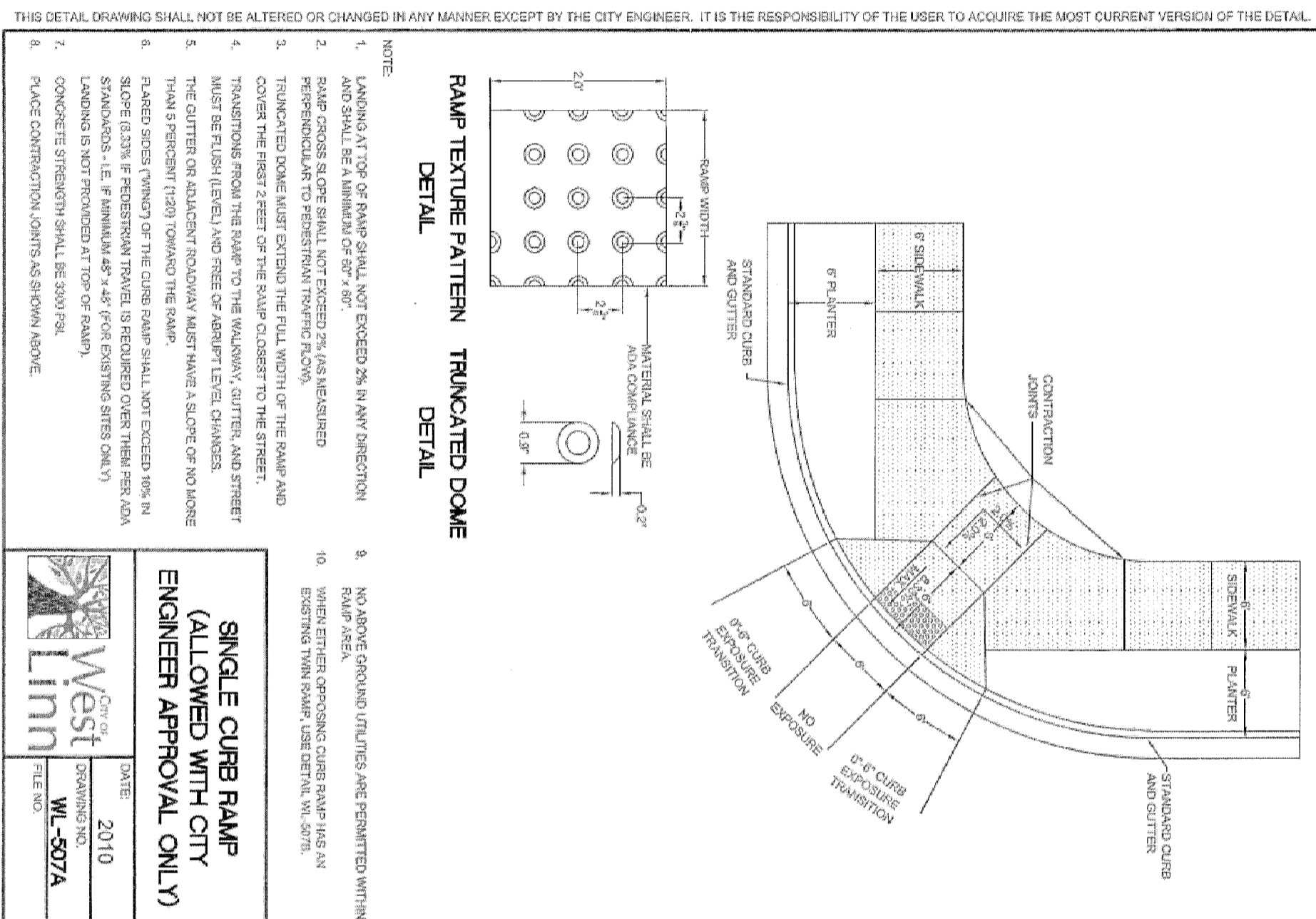
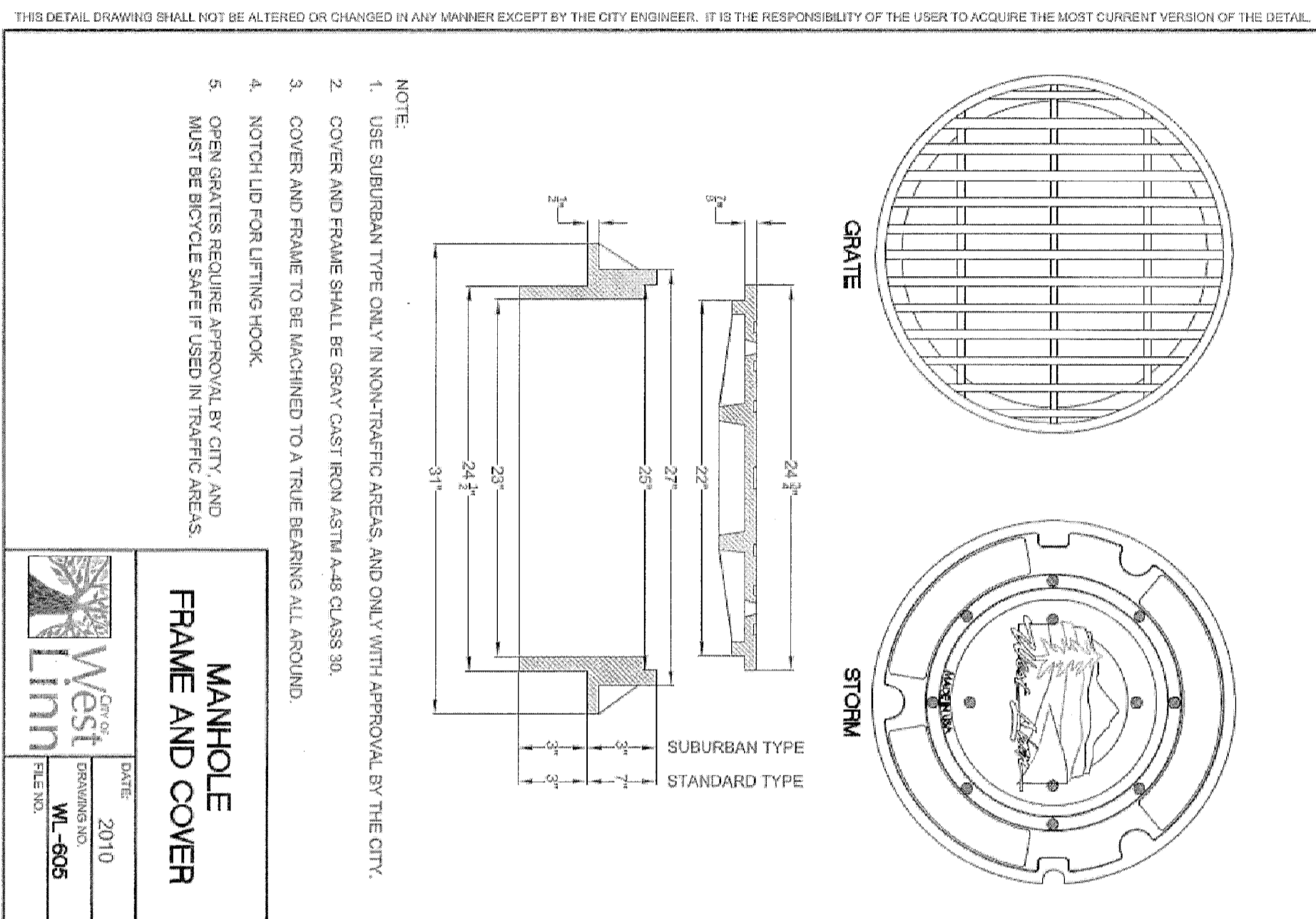
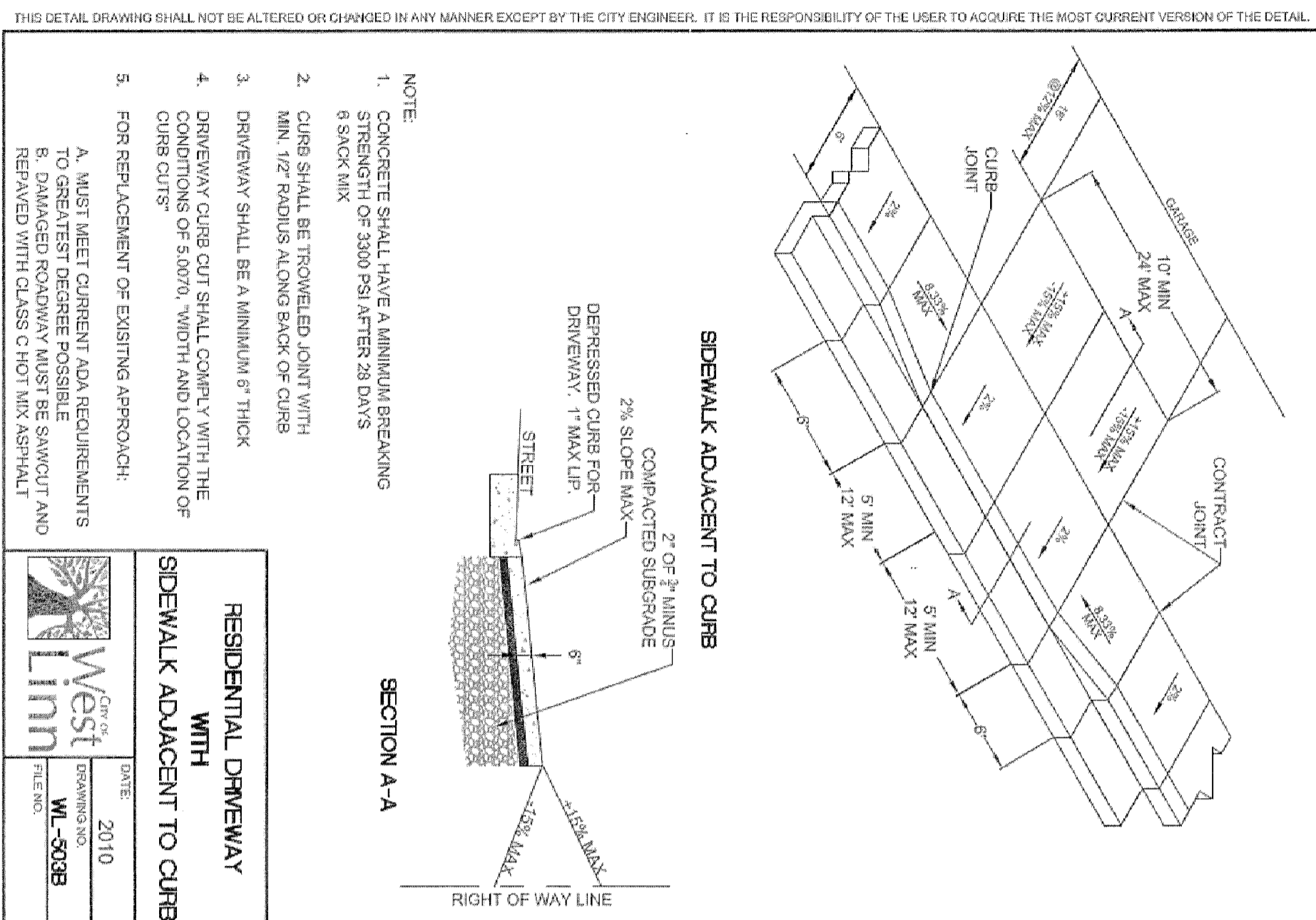
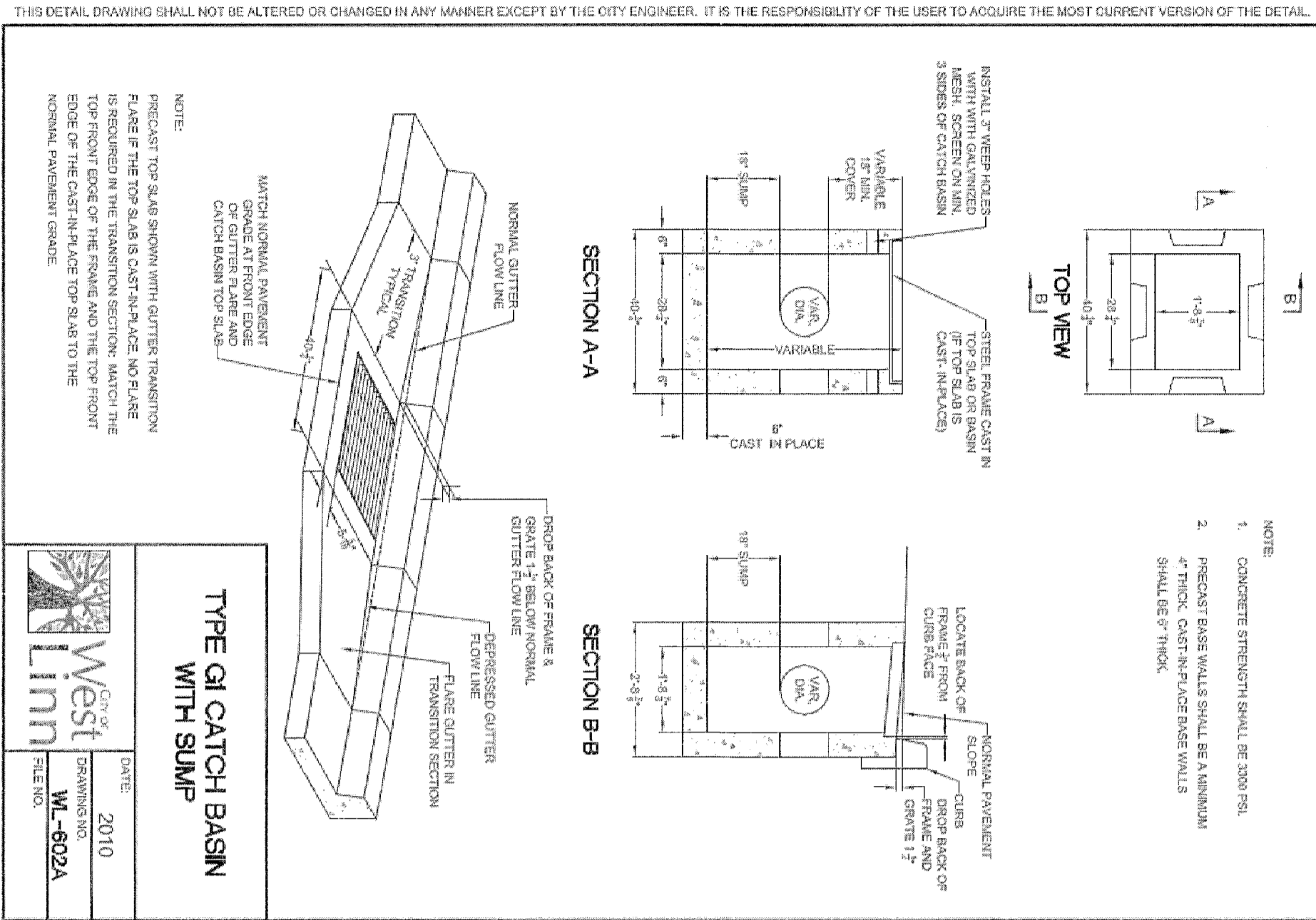
THIS PLAN REVIEW APPROVAL DOES NOT PREVENT THE FIELD INSPECTOR FROM REQUIRING FURTHER CODE CORRECTIONS.

DESIGNED: BDC	10/07/2017	2	REVISID PER CITY REVIEW
DRAWN: BJS	08/04/2017	1	REVISID PER CITY REVIEW
SCALE: NTS			
DATE: July, 2017			
FILE: Rosemont Street Design Details			

Tanner Ridge
 ENGINEERING - SURVEYING - PLANNING
 PO Box 1345
 Lake Oswego, Oregon 97035
 503.461.8822
 email: tanner@tanner.net

Icon Construction & Development, LLC
 1980 Williamette Falls Drive, Suite 200
 West Linn, OR 97008
 PH: (503) 657-0406

Tanner Ridge at Rosemont Off Site Improvements
 1270 Rosemont Road
 West Linn, Oregon



DATE: 2010	NO. 605	REVISION: MANHOLE FRAME AND COVER
DATE: 2010	NO. 602A	REVISION: TYPE GI CATCH BASIN WITH SUMP
DATE: 2010	NO. 507A	REVISION: SINGLE CURB RAMP (ALLOWED WITH CITY ENGINEER APPROVAL ONLY)
DATE: 2010	NO. 509B	REVISION: SIDEWALK ADJACENT TO CURB WITH RESIDENTIAL DRIVEWAY
DATE: 2010	NO. 507A	REVISION: SIDEWALK ADJACENT TO CURB WITH RAMP TEXTURE PATTERN
DATE: 2010	NO. 598A	REVISION: 8' MONUMENT BOX FRAME AND COVER WITH STANDARD & MONUMENT WELL
DATE: 2010	NO. 801	REVISION: COMBINATION CURB INLET
DATE: 2015	NO. 2515	REVISION: OREGON STANDARD DRAWINGS CURBS

Effective Date: December 1, 2015 - May 31, 2016

RD700

THIS PLAN REVIEW/ APPROVAL DOES NOT PREVENT THE FIELD INSPECTOR FROM REQUIRING FURTHER CODE CORRECTIONS.

DESIGNER INFORMATION

1. Metal inlets required on high traffic streets.
2. Thickened curb and gutter. Use P907 Standard Drawing P-340.
3. Metal inlet assembly used with SW-330, SW-331, and SW-332.
4. When using with SW-330, modify curb for Metal Inlet Assembly.
5. Design vertical wheel load is 8 Skew, 1/2" of bottom metal weight specified in P907 (P-340).
6. Metal Inlet width can be modified to 24" if site conditions require a 2" thicker metal width.

CONSTRUCTION NOTES

1. Headed concrete anchors shall meet the requirements of ASTM A-108.
2. HSS 8 x 2 x 1/2 Channel shall meet the requirements of ASTM A-500 Grade B.
3. End Pullets shall meet the requirements of ASTM A-336.
4. Entire assembly shall be Hot-Dip Galvanized in accordance with ASTM A-123.
5. Single Bevel Groove Weld.

DESIGNER INFORMATION

1. About this plan view example by your engineered design. Maximize surface storage.

2. Provide hatching and grading notation for each facility. Provide stationing and/or dimensions and elevations at each inlet, outlet, and check dam.

3. Slope/ elevation must be set above check dam and hydraulic elevations to allow overflow to drain to street surface.

4. Edding/ lining lines must be shown or indicated. Proposed lining lines to be located out of safety for site access.

5. End slopes 1:4. See slope sections in SW-301 for site access.

6. Longitudinal slope of grate matches road.

7. Area and depth of facility are based upon engineering specifications and (provisional) Stormwater Management Manual (SWM).

RELATED DETAILS AND RESOURCES

8. Concrete flat detail, SW-330.
9. Check dam detail, SW-340 and SW-241.
10. Special requirements for water flow, velocity, and fire hydrants detail, SW-304.
11. Swale planting template, SW-333.
12. Thickened curb and gutter use P907 Standard Drawing P-340.
13. Stormwater facility construction and layout Construction Specifications sections 00445 and 07041, 0701.

For more information contact:
P907 (503) 823-7894
P908 (503) 823-7988
RES (503) 823-2781
Urban Forestry (503) 823-4489

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2015-129M

DESIGNED: BDG
DRAWN: BUS
SCALE: NTS
DATE: July 2017

REVISIONS:

NO.	DATE	REVISION
1	08/04/2017	REVISION PER CITY REVIEW
2	10/07/2017	REVISION PER CITY REVIEW

PROJECT: Rosemont Street Design Details

NO. DATE REVISION

2015-129M

DESIGNED: BDG
DRAWN: BUS
SCALE: NTS
DATE: July 2017

REVISIONS:

NO.	DATE	REVISION
1	08/04/2017	REVISION PER CITY REVIEW
2	10/07/2017	REVISION PER CITY REVIEW

PROJECT: Rosemont Street Design Details

NO. DATE REVISION

2015-129M

DESIGNED: BDG
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SCALE: NTS
DATE: July 2017

REVISIONS:

NO.	DATE	REVISION
1	08/04/2017	REVISION PER CITY REVIEW
2	10/07/2017	REVISION PER CITY REVIEW

PROJECT: Rosemont Street Design Details

NO. DATE REVISION

STANDARD DETAILS

Tanner Ridge at Rosemont Off Site Improvements
1270 Rosemont Road
West Linn, Oregon

PH: (503) 657-0406

ION Construction & Development, LLC
1980 Willamette Falls Drive, Suite 200
West Linn, OR 97008
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email: ttr@ttrinc.com

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