

TANNER RIDGE AT ROSEMONT WEST LINN FUNDED 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
Icon Construction & Development, LLC
1980 Wilamette 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
Theira, 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

LEGEND

⊕	EXISTING DECIDUOUS TREE	---	EXISTING PROPERTY BOUNDARY
⊙	EXISTING CONIFEROUS TREE	---	EXISTING PROPERTY LINE
⊖	EXISTING SIGN	---	EXISTING RIGHT-OF-WAY
⊕	EXISTING GAS VALVE	---	EXISTING FENCELINE
⊕	EXISTING TRANSFORMER	---	EXISTING CURB
⊕	EXISTING SIGNAL BOX	---	EXISTING EDGE OF PAVEMENT
⊕	EXISTING SIGNAL POST	---	EXISTING SANITARY LINE
⊕	EXISTING POWER METER	---	EXISTING STREET LIGHT
⊕	EXISTING STREET POLE	---	EXISTING UTILITY RISER
⊕	EXISTING UTILITY RISER	---	EXISTING MAILBOX
⊕	EXISTING POWER METER	---	EXISTING OVERHEAD POWER
⊕	EXISTING UTILITY RISER	---	EXISTING GAS
⊕	EXISTING POWER METER	---	EXISTING TELEPHONE
⊕	EXISTING UTILITY RISER	---	EXISTING GRAVEL
⊕	EXISTING POWER METER	---	NEW PROPERTY LINE
⊕	EXISTING UTILITY RISER	---	NEW EASEMENT
⊕	EXISTING POWER METER	---	NEW CURB
⊕	EXISTING UTILITY RISER	---	NEW SANITARY LINE
⊕	EXISTING POWER METER	---	NEW STORM LINE
⊕	EXISTING UTILITY RISER	---	NEW WATER LINE
⊕	EXISTING POWER METER	---	EXISTING CONCRETE
⊕	EXISTING UTILITY RISER	---	NEW CONCRETE
⊕	EXISTING POWER METER	---	NEW AC PAVEMENT
⊕	EXISTING UTILITY RISER	---	NEW AC PAVEMENT

GENERAL NOTES:

- 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.

UTILITY PROVIDERS

WATER/STORM/SEWER
City of West Linn
Contact: Lais Ench
Phone: 503-722-5517
Email: elais@westlinnoregon.gov

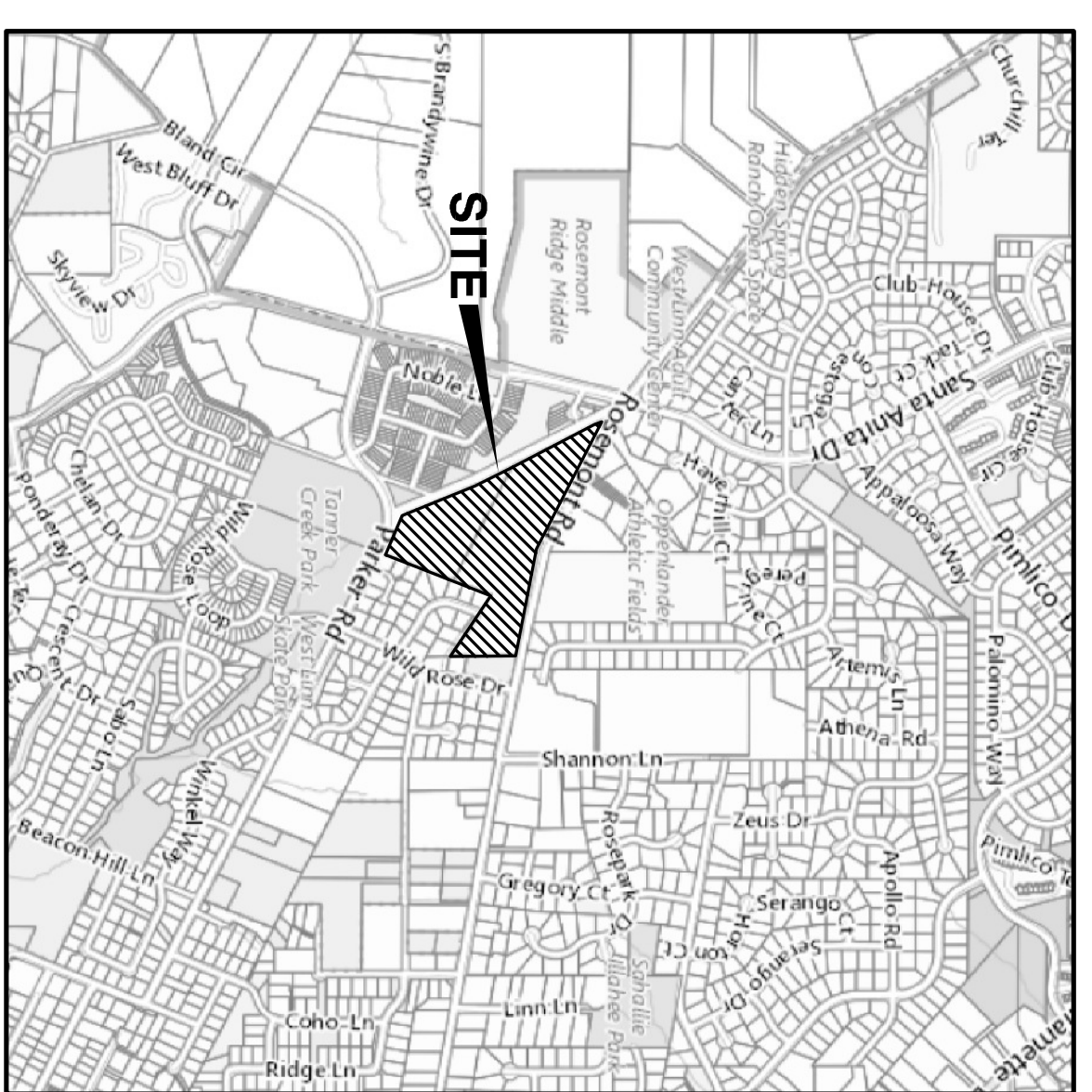
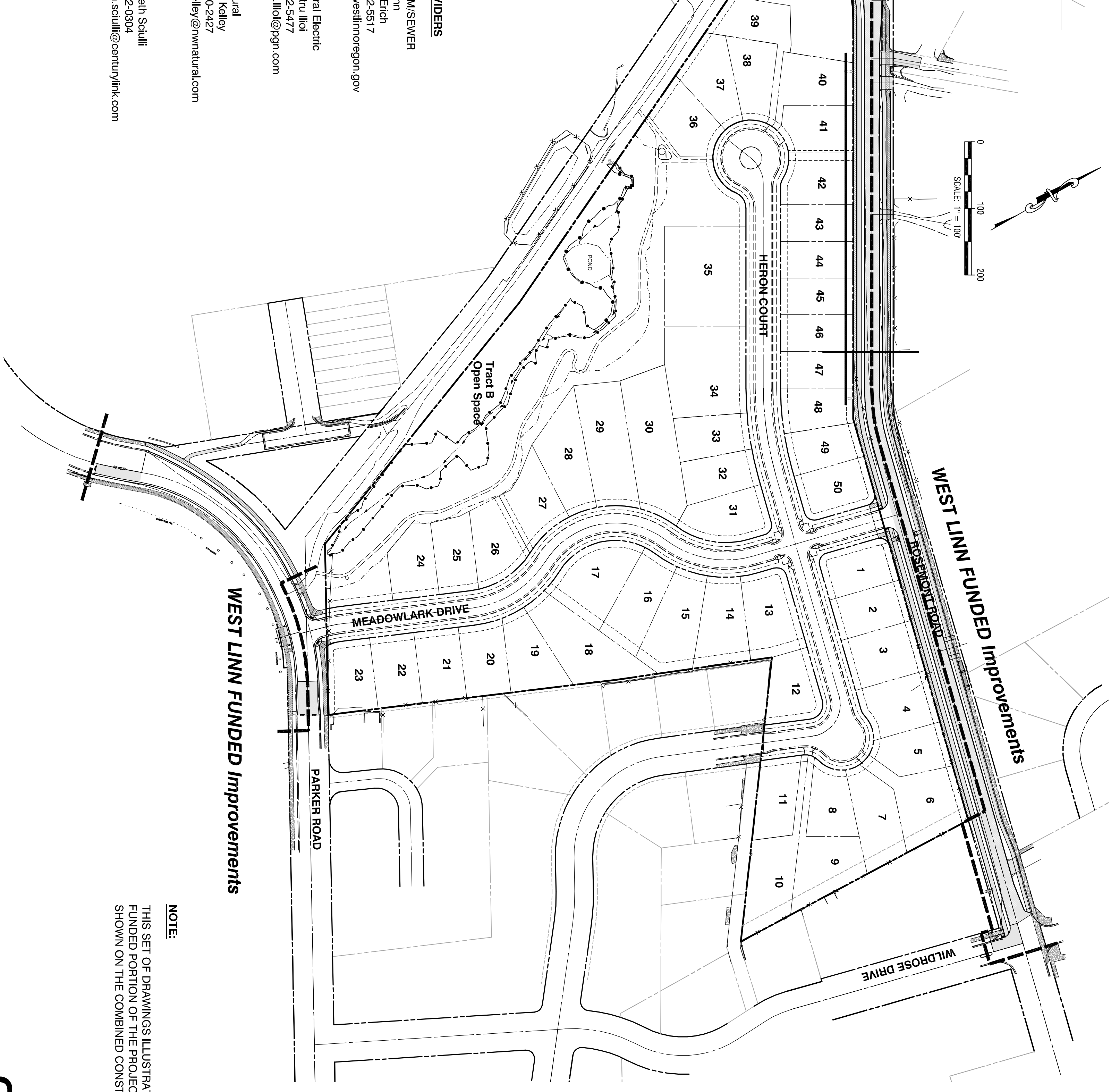
POWER
Portland General Electric
Contact: Dumitru Illoiu
Phone: 503-672-5477
Email: dumitru.illoiu@pge.com

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

CABLE
Centurylink
Contact: Kenneth Schull
Phone: 503-242-0304
Email: kenneth.schull@centurylink.com

2015-129M

DESIGNED:	BDS	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 - WL			



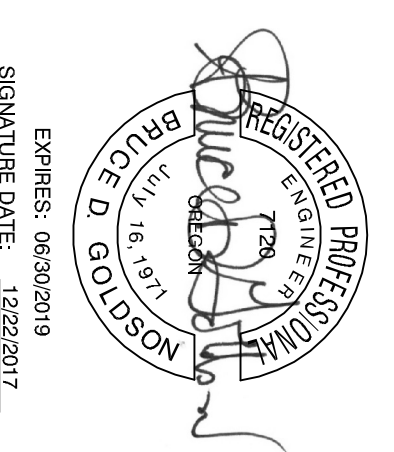
NOTE:
THIS SET OF DRAWINGS ILLUSTRATES THE LIMIT OF IMPROVEMENTS FOR THE CITY FUNDED PORTION OF THE PROJECT WITH SPECIFIC DETAILS, PROFILES AND NOTES SHOWN ON THE COMBINED CONSTRUCTION DRAWINGS.

SHEET INDEX

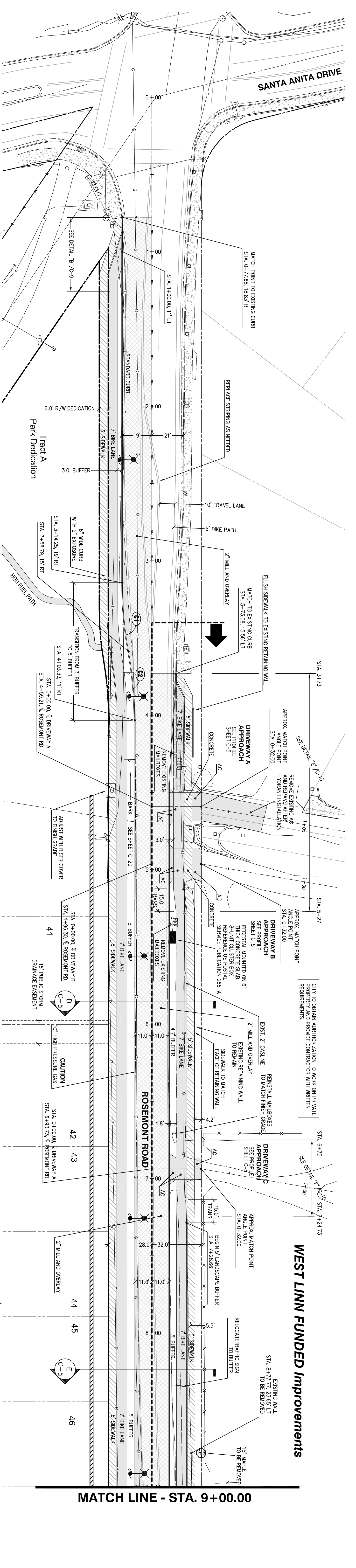
WL-1	Cover
WL-2	Rosemont Road Street Plan
WL-3	Parker Road Street Plan

CITY FUNDED

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



SHEET:
WL-1



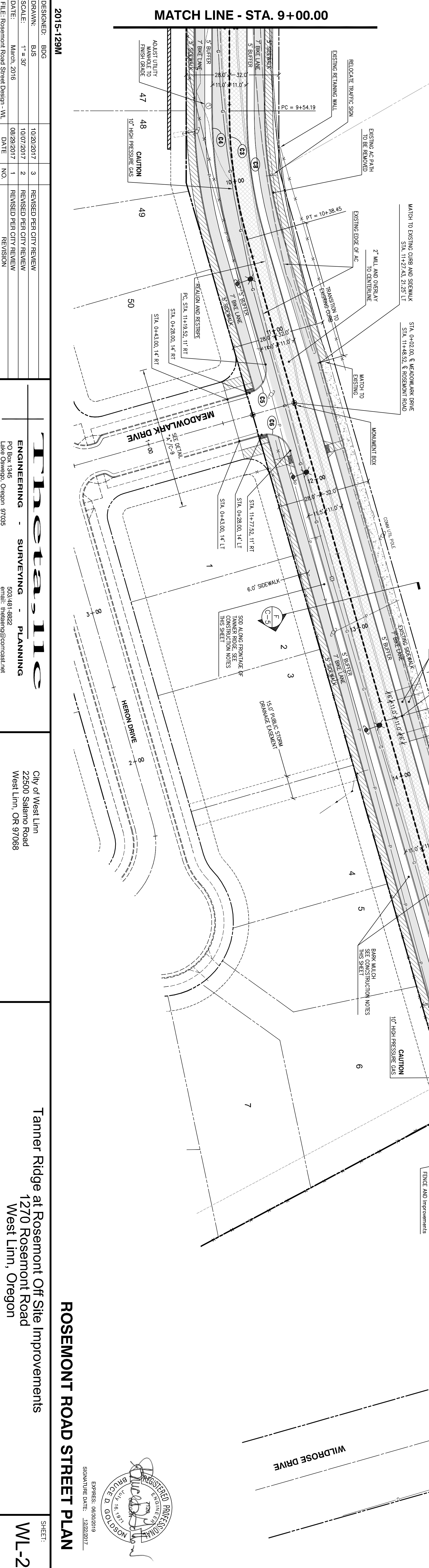
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	250.00	44.78	22.45	44.72	S65.22.44°E	10.15.47°
C2	250.00	44.78	22.45	44.72	N65.22.44°W	10.15.47°
C3	302.00	84.25	42.40	83.98	S68.14.23°E	15.59.04°
C4	313.00	97.22	48.95	97.04	S68.14.23°E	15.59.04°
C5	15.00	23.56	15.00	21.21	S58.48.02°W	90.00.00°
C6	15.00	23.56	15.00	21.23	N31.11.38°W	90.00.00°
C7	15.00	23.56	15.02	21.23	N31.11.38°W	90.00.00°
C8	279.50	80.36	40.46	80.08	S68.29.02°E	16.28.23°

CONSTRUCTION NOTES:

1. ADA RAMPS TO BE PER STANDARD DETAIL W. 5088
2. ASPHALT BIKE LANE AND CONCRETE SIDEWALK TO BE CONTINUOUS THROUGH DRIVEWAYS
3. CONCRETE WITHIN DRIVEWAYS TO BE 6-INCHES THICK
4. ALL EXISTING ASPHALT, CONCRETE, AND CRUSHED ROCK TO BE REMOVED FROM BUFFER AREAS AND REPLACED WITH TOPSOIL, WEED CONTROL GEOTEXTILE, LANDMASTERS COMMERICAL WEED CONTROL FABRIC OR AS APPROVED, AND 4-INCHES OF BARK OR 500 AS SHOWN ON THE PLAN TO MATCH THE CURB AND BIKE LANE (0001 0104.0, 500, AND 50A)

WEST LINN FUNDED Improvements



2015-129M

DESIGNED:	BDS	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 - WL			

THE BETA GROUP
ENGINEERING - SURVEYING - PLANNING
PO Box 1345
Lake Oswego, Oregon 97035
email: thebeta@comcast.net

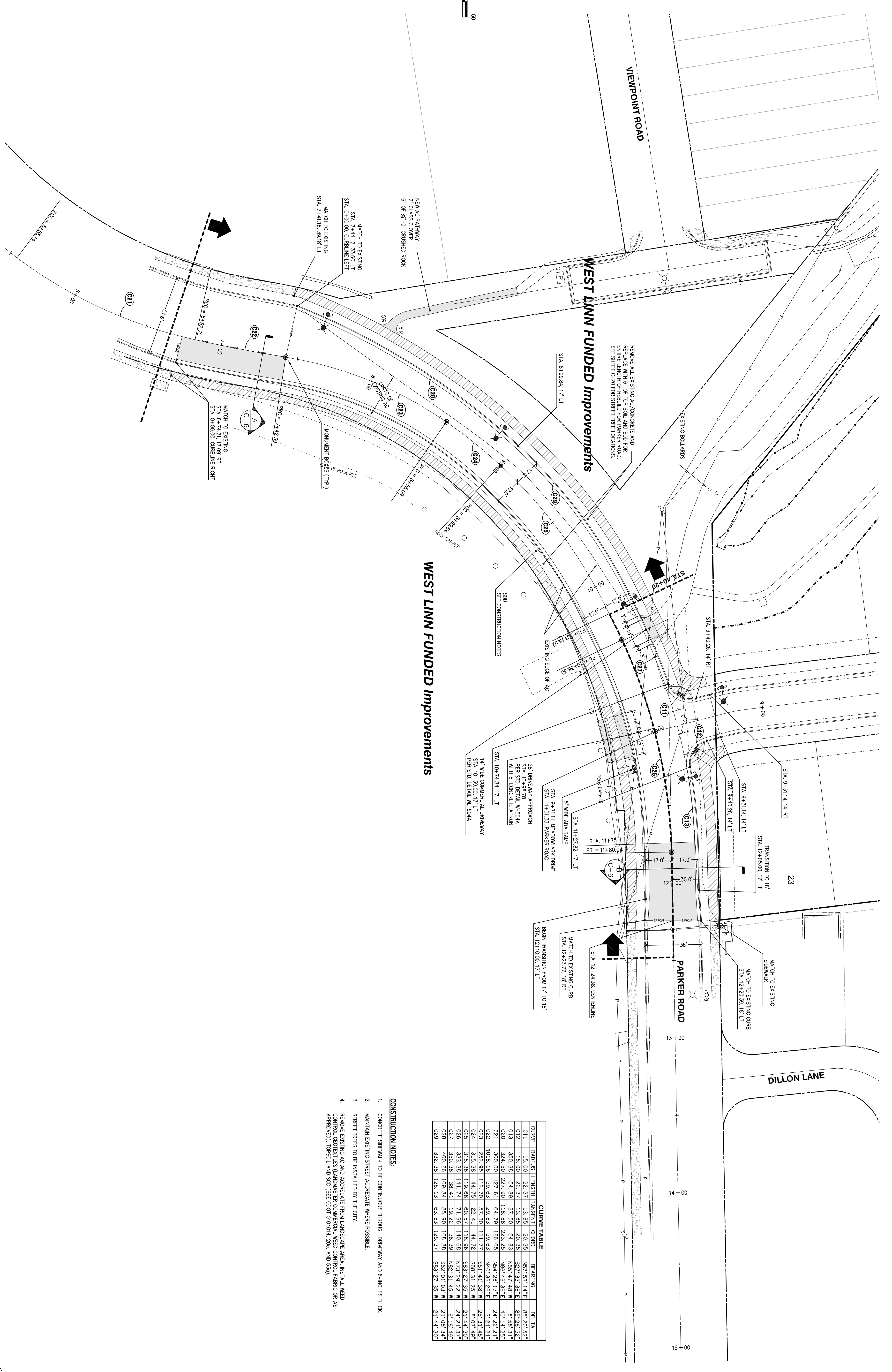
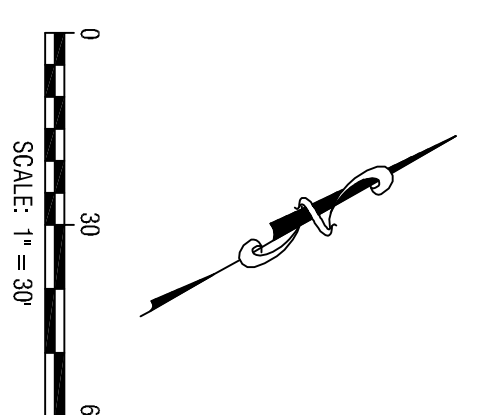
City of West Linn
22500 Salem Road
West Linn, OR 97068

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

ROSEMONT ROAD STREET PLAN

REGISTERED PROFESSIONAL ENGINEER
NO. 16174
BRUCE D. GOLDFORD
EXPIRES: 06/30/2019
SIGNATURE DATE: 12/28/2017

SHEET: **WL-2**



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C11	15.00	22.37	13.85	20.35	S57.53°14'E	85.28°52'
C12	15.00	22.37	13.85	20.35	S27.53°38'E	85.28°52'
C13	324.50	227.90	128.50	231.95	S65.47°48'E	87.58°51'
C20	324.50	227.90	128.50	231.95	N42.52°12'E	44.22°21'
C21	300.00	127.61	64.79	126.65	N64.28°17'E	24.22°21'
C22	1018.18	59.63	29.83	59.63	N40.36°26'E	3.21°21'
C23	252.95	112.70	57.30	111.77	S51.41°38'W	25.31°45'
C24	315.38	44.75	22.41	44.72	S68.31°25'W	8.07°49'
C25	315.38	119.69	60.57	118.96	S53.27°35'W	21.44°30'
C26	350.38	38.41	19.22	38.59	N63.29°22'W	24.21°32'
C27	350.38	38.41	19.22	38.59	S22.29°22'W	24.21°32'
C28	460.28	169.84	85.90	168.88	S62.01°03'W	21.08°34'
C29	332.38	126.13	63.83	125.37	S62.27°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 WED CONCRETE GEOTEXTILES (LANDMASTER COMMERCIAL WED CONCRETE FABRIC OR AS APPROVED), 10\"/>

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THE
ENGINEERING - SURVEYING - PLANNING

PO Box 1345
Lake Oswego, Oregon 97035
503.481-8822
email: thelbert@comcast.net

City of West Linn
22500 Salamo Road
West Linn, OR 97068

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

PARKER ROAD STREET PLAN

EXPIRES: 06/30/2019
SIGNATURE DATE: 12/28/2017

