

VICINITY MAP  
SCALE 1" = 200'



# ROSE BANK ESTATES

PROPERTY LEGAL DESCRIPTION:  
1.06 ACRES NW 1/4 SW 1/4 SEC 30, T1S, R2E, W.M.

OWNER / APPLICANT:  
JULIAN ILLINGWORTH  
4543 SE LOGUS ROAD, MILWAUKIE OR 97202  
PH: 503-349-9733  
EMAIL: JULIAN.ILLINGWORTH@GMAIL.COM

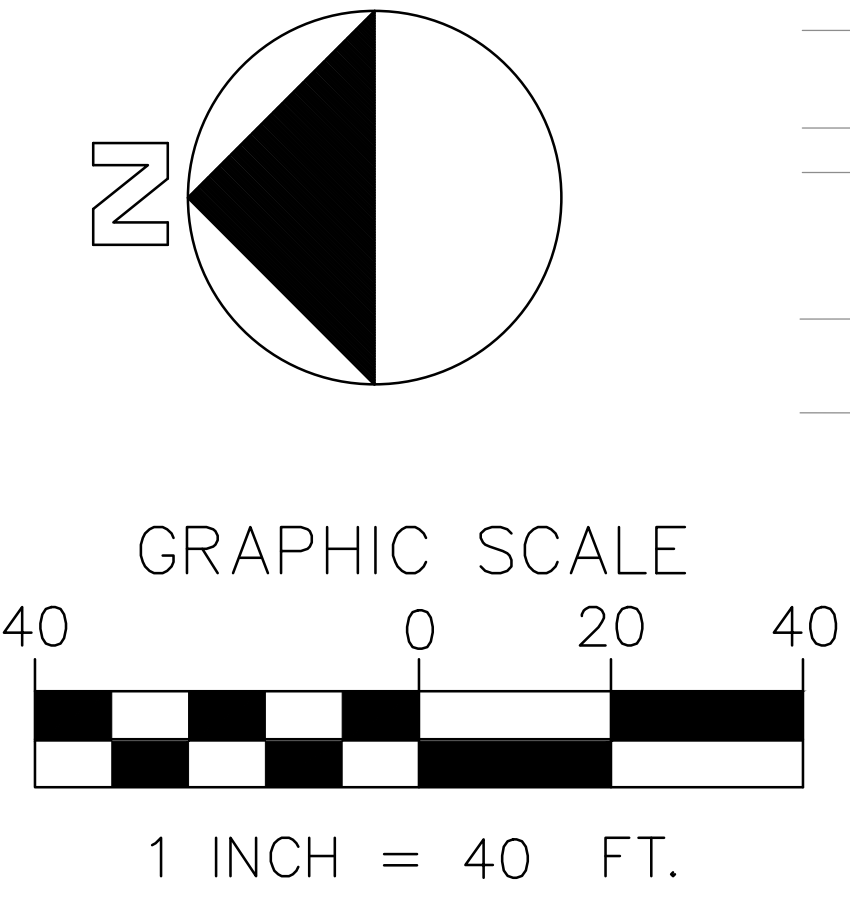
ENGINEER / SURVEYOR:  
BMP DESIGN LLC  
ATTN: BOGDAN POPESCU, P.E., P.L.S.  
12214 SE MILL PLAIN BLVD SUITE 203  
VANCOUVER WA 98684-6019  
PH: 360-936-8426  
EMAIL: BOGDAN@BMPDESIGN.US

### LEGEND

- |  |                                 |  |                                |
|--|---------------------------------|--|--------------------------------|
|  | EX. RIGHT-OF-WAY LINE           |  | PROP. STORM DRAIN LINE         |
|  | EX. EDGE OF ASPHALT PAVING      |  | PROP. SANITARY LINE            |
|  | EX. FENCE LINE                  |  | PROP. WATER LINE               |
|  | EX. CENTER LINE                 |  | PROP. CURB LINE                |
|  | EX. CURB LINE                   |  | SEDIMENT FENCE                 |
|  | EX. CONTOUR (FEET)              |  | SAWCUT LINE                    |
|  | EX. HIGH PRESSURE GAS           |  | PROP. ELEVATION CONTOUR (FEET) |
|  | EX. ELECTRIC POLE               |  | PROP. STREET CENTERLINE        |
|  | EX. OVERHEAD ELECTRIC           |  | PROP. STORM DRAIN MANHOLE      |
|  | EX. STORM LINE                  |  | PROP. SANITARY SEWER MANHOLE   |
|  | EX. STORM MANHOLE               |  | PROP. SANITARY SEWER CLEANOUT  |
|  | EX. STORM CATCH BASIN           |  | PROP. GATE VALVE               |
|  | EX. SANITARY LINE               |  | PROP. DOMESTIC WATER SERVICE   |
|  | EX. SANITARY MANHOLE            |  | PROP. BLOW OFF VALVE           |
|  | EX. DUCTILE IRON WATERLINE      |  | PROP. FIRE HYDRANT ASSEMBLY    |
|  | EX. WATER VALVE                 |  | FLOW DIRECTION                 |
|  | EX. WATER LINE WITH PLUG        |  | PROP. CATCH BASIN              |
|  | EX. F.H. ASSEMBLY               |  | GUTTER FLOW LINE               |
|  | EX. STREET LIGHT                |  | RIM ELEVATION                  |
|  | EX. CONCRETE                    |  | CATCH BASIN                    |
|  | EX. TREE: DECIDUOUS / EVERGREEN |  | GRAVEL CONSTRUCTION ENTRANCE   |
|  | EX. TREE: TO BE REMOVED         |  | PROPOSED STREET LIGHT          |
|  |                                 |  | NEW ASPHALT                    |

### ABBREVIATIONS

- |      |                        |        |                               |
|------|------------------------|--------|-------------------------------|
| EX   | EXISTING               | SW     | SIDEWALK SPOT ELEVATION       |
| PROP | PROPOSED               | DS     | DOWNSPOUT                     |
| FG   | FINISH GROUND          | TW     | TOP OF WALL                   |
| FF   | FINISH FLOOR ELEVATION | BW     | BACK OF WALL                  |
| T    | TOP OF CURB            | AC     | ASPHALT/CONCRETE FG ELEVATION |
| G    | GUTTER FLOW LINE       | MH     | MANHOLE                       |
| R    | RIM ELEVATION          | SS,SAN | SANITARY                      |
| CB   | CATCHBASIN             | WAT    | WATER                         |
| STM  | STORM                  | SD     | STORM DRAIN                   |
| R/W  | RIGHT OF WAY           | ℙ      | PROPERTY LINE                 |
|      |                        | ℄      | CENTER LINE                   |



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Civil Engineering & Land Surveying  
12214 SE MILL PLAIN BLVD, # 203, VANCOUVER, WA 98684  
PH: 360-936-8426, FAX: 360-253-6054  
www.bmpdesign.us

5/28/2017  
REGISTERED PROFESSIONAL  
**BOGDAN M. POPESCU**  
P.L.S.  
EXPIRATION DATE 12/31/18

ROSE BANK ESTATES, MILWAUKIE OREGON  
**EXISTING CONDITIONS**  
4543 LOGUS ROAD, MILWAUKIE, CLACKAMAS COUNTY, OREGON  
NW 1/4 SW 1/4 SECTION 30, T1S, R2E, W.M.

REVISION/DATE	DESCRIPTION	DRAFT BY	DESIGN BY	CHECK BY

PRELIMINARY, SUBJECT TO REVIEWS AND REVISIONS, NOT FOR CONSTRUCTION

SHEET **1** OF

PROJECT No. 15122  
15122\_BASE.dwg

ROOF DRAIN, CRAWL SPACE DRAIN, AND FOUNDATION DRAINS FLOW TO CATCH BASIN  
 2' BY 2' CATCH BASIN WITH 2' SUMP, SOLID LID, AND FINE MESH SCREEN FLOW TO DRYWELL  
 ONE DRYWELL PER LOT - 10' DEEP / 48" Ø (PER SW-170) WITH MODIFIED 36" ROCK SECTION  
 TO BE INSTALLED UNDER SEPARATE PERMIT AT TIME OF HOME CONSTRUCTION.  
 LOCATION MAY VARY AS APPROVED - 10' FROM STRUCTURE AND 5' FROM PROPERTY LINES

VICINITY MAP  
 SCALE 1" = 200'



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5/28/2017  
 REGISTERED PROFESSIONAL  
 ENGINEER  
 49718PE  
 BOGDAN M. POPESCU  
 BOGDAN M. POPESCU  
 EXPIRATION DATE 12/31/18

ROSE BANK ESTATES, MILWAUKIE OREGON  
**PRELIMINARY PLAT**  
 4543 LOGUS ROAD, MILWAUKIE, CLACKAMAS COUNTY, OREGON  
 NW 1/4 SW 1/4 SECTION 30, T15, R2E, W.M.

# ROSE BANK ESTATES

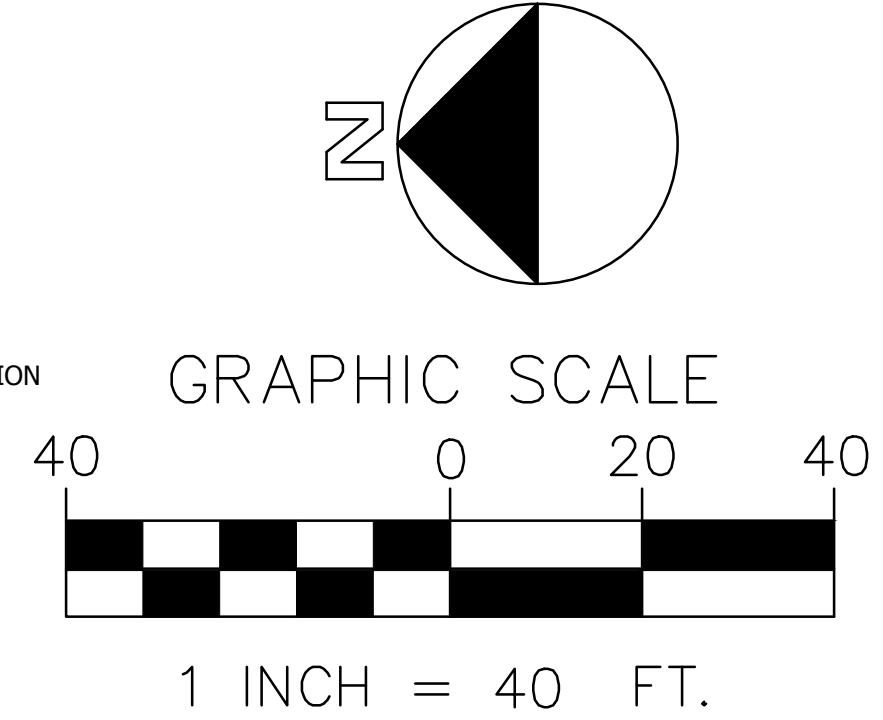
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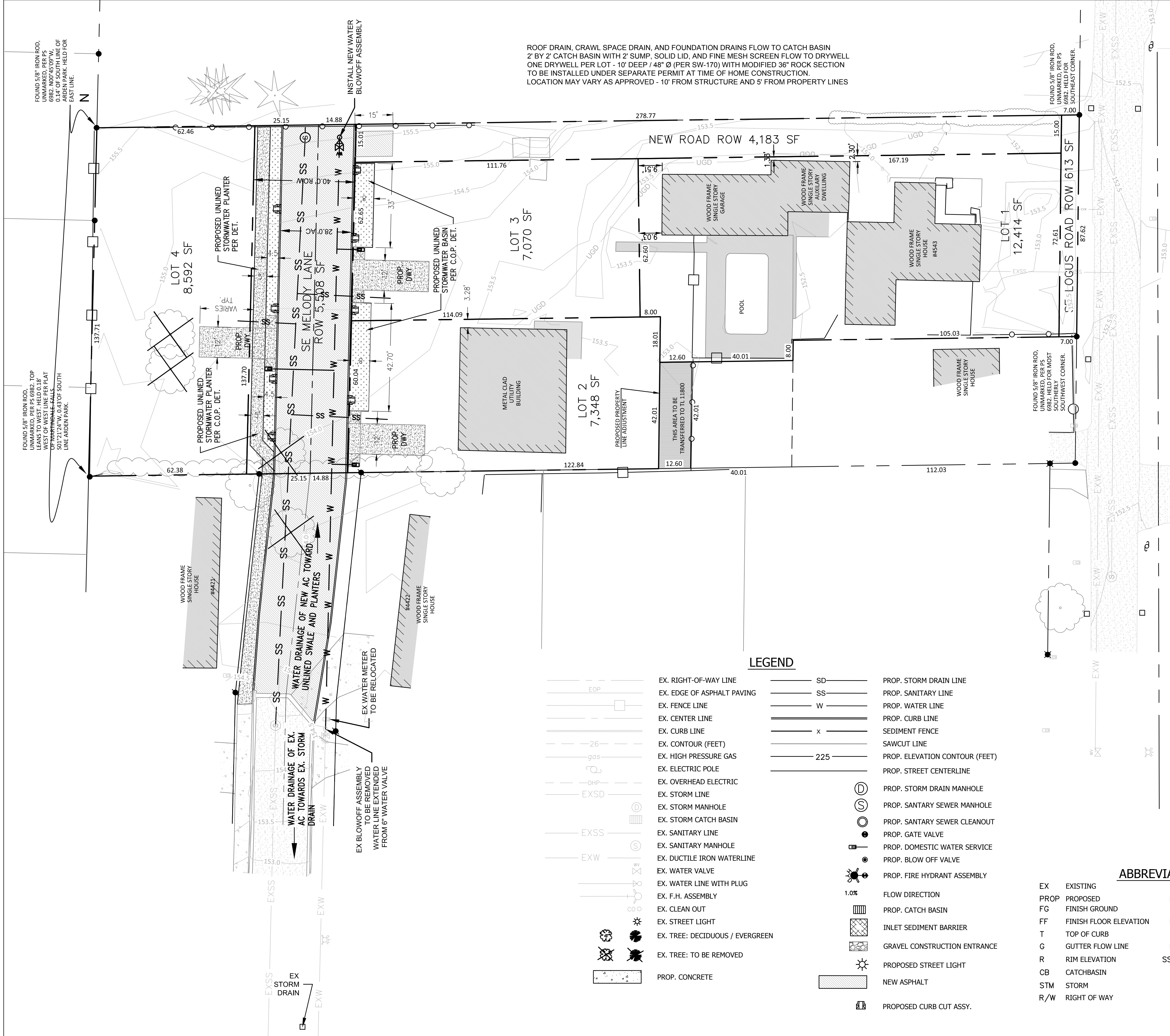
### ABBREVIATIONS

EX	EXISTING	SW	SIDEWALK SPOT ELEVATION
PROP	PROPOSED	DS	DOWNSPOUT
FG	FINISH GROUND	TW	TOP OF WALL
FF	FINISH FLOOR ELEVATION	BW	BACK OF WALL
T	TOP OF CURB	AC	ASPHALT/CONCRETE FG ELEVATION
G	GUTTER FLOW LINE	MH	MANHOLE
R	RIM ELEVATION	SS,SAN	SANITARY
CB	CATCHBASIN	WAT	WATER
STM	STORM	SD	STORM DRAIN
R/W	RIGHT OF WAY	ℓ	PROPERTY LINE
		℄	CENTER LINE



### LEGEND

	EX. RIGHT-OF-WAY LINE		PROP. STORM DRAIN LINE
	EX. EDGE OF ASPHALT PAVING		PROP. SANITARY LINE
	EX. FENCE LINE		PROP. WATER LINE
	EX. CENTER LINE		PROP. CURB LINE
	EX. CURB LINE		SEDIMENT FENCE
	EX. CONTOUR (FEET)		SAWCUT LINE
	EX. HIGH PRESSURE GAS		PROP. ELEVATION CONTOUR (FEET)
	EX. ELECTRIC POLE		PROP. STREET CENTERLINE
	EX. OVERHEAD ELECTRIC		PROP. STORM DRAIN MANHOLE
	EX. STORM LINE		PROP. SANITARY SEWER MANHOLE
	EX. STORM MANHOLE		PROP. SANITARY SEWER CLEANOUT
	EX. STORM CATCH BASIN		PROP. GATE VALVE
	EX. SANITARY LINE		PROP. DOMESTIC WATER SERVICE
	EX. SANITARY MANHOLE		PROP. BLOW OFF VALVE
	EX. DUCTILE IRON WATERLINE		PROP. FIRE HYDRANT ASSEMBLY
	EX. WATER VALVE		1.0% FLOW DIRECTION
	EX. WATER LINE WITH PLUG		PROP. CATCH BASIN
	EX. F.H. ASSEMBLY		INLET SEDIMENT BARRIER
	EX. CLEAN OUT		GRAVEL CONSTRUCTION ENTRANCE
	EX. STREET LIGHT		PROPOSED STREET LIGHT
	EX. TREE: DECIDUOUS / EVERGREEN		NEW ASPHALT
	EX. TREE: TO BE REMOVED		PROPOSED CURB CUT ASSY.
	PROP. CONCRETE		

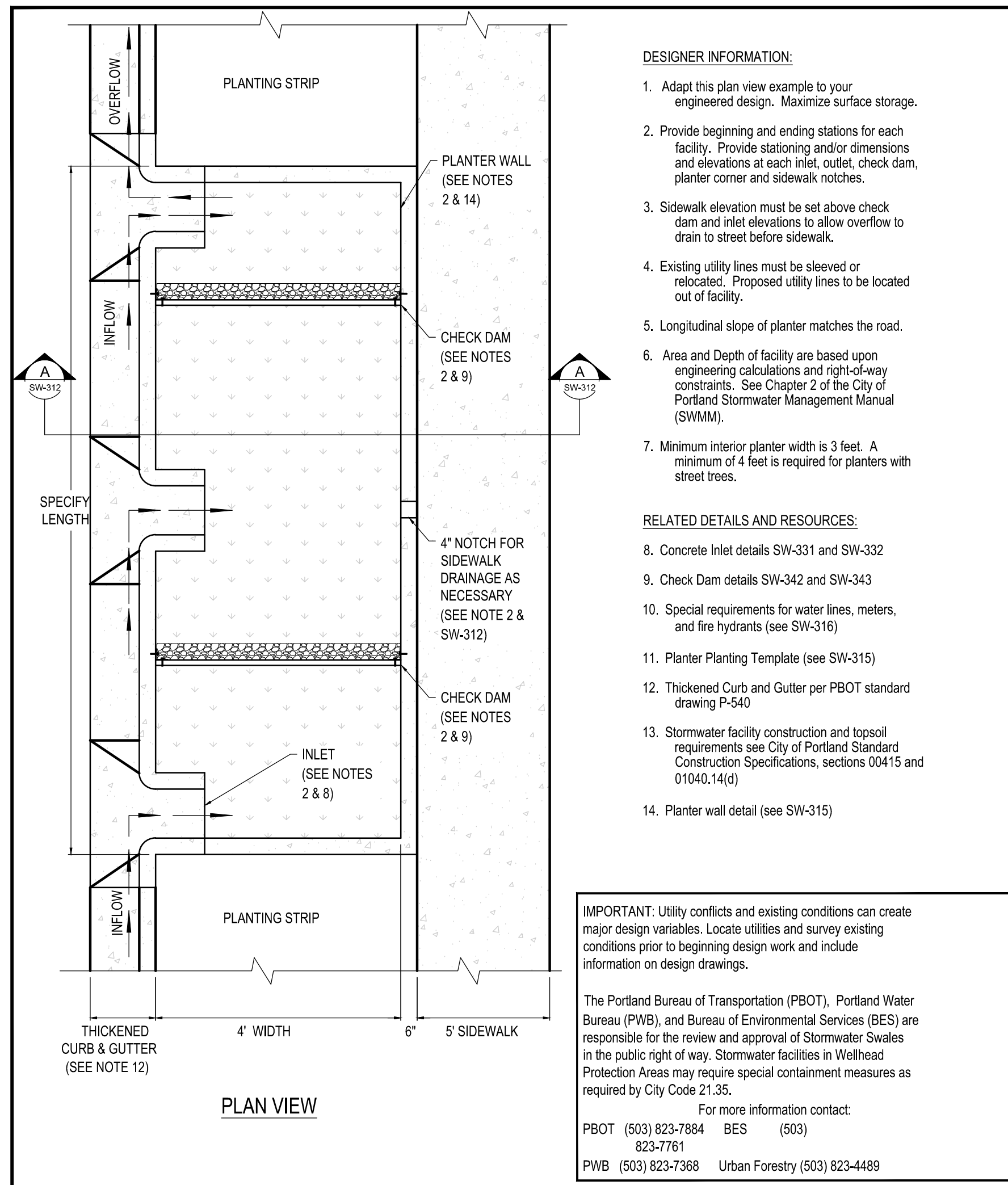


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REVISION/DATE	DESCRIPTION	DRAFT BY	DESIGN BY	CHECK BY
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SHEET 2 OF

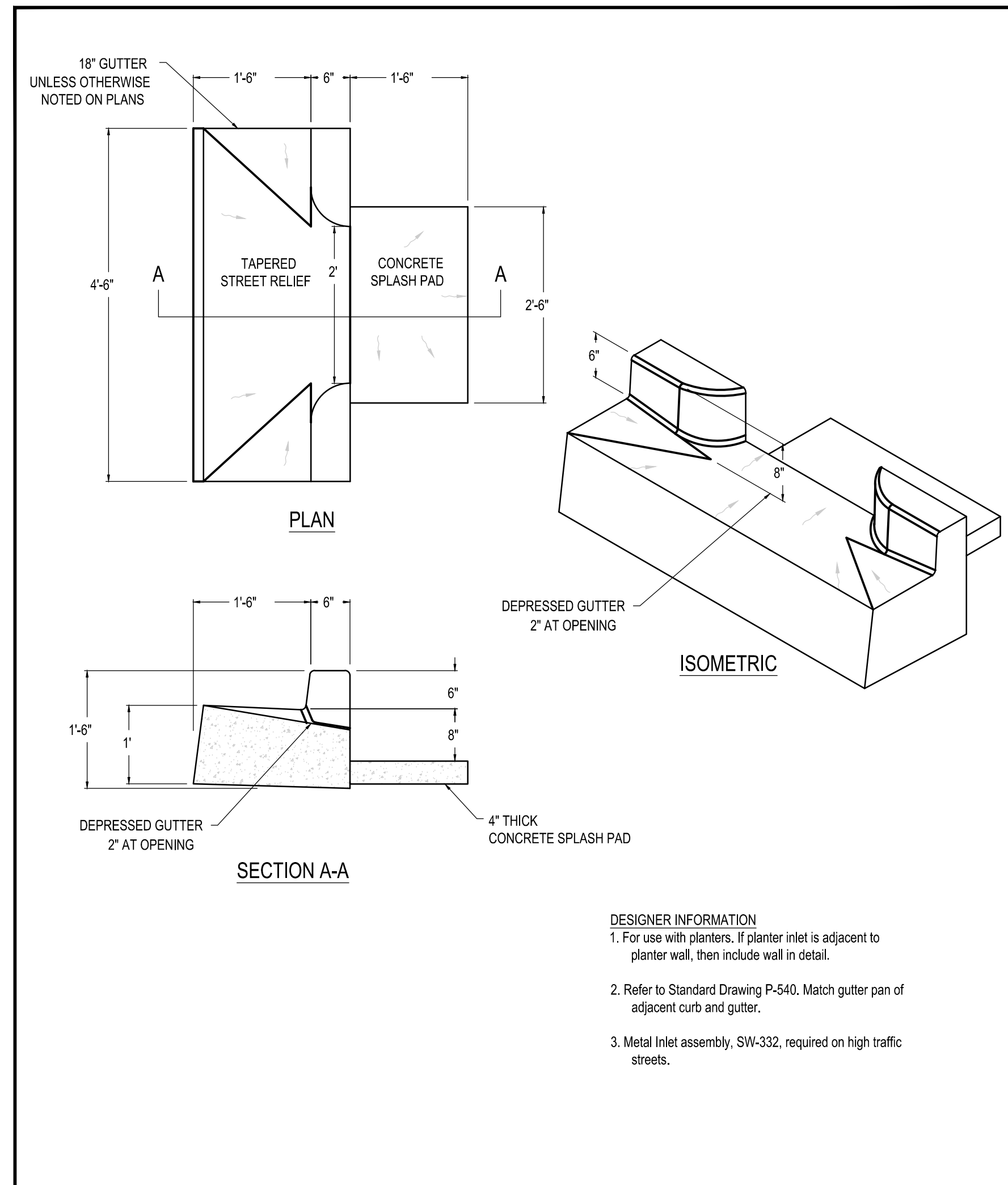
PROJECT No. 15122  
 15122\_BASE.dwg



STORMWATER MANAGEMENT MANUAL TYPICAL DETAILS

- Green Streets -  
Plan View without Parking  
Planters

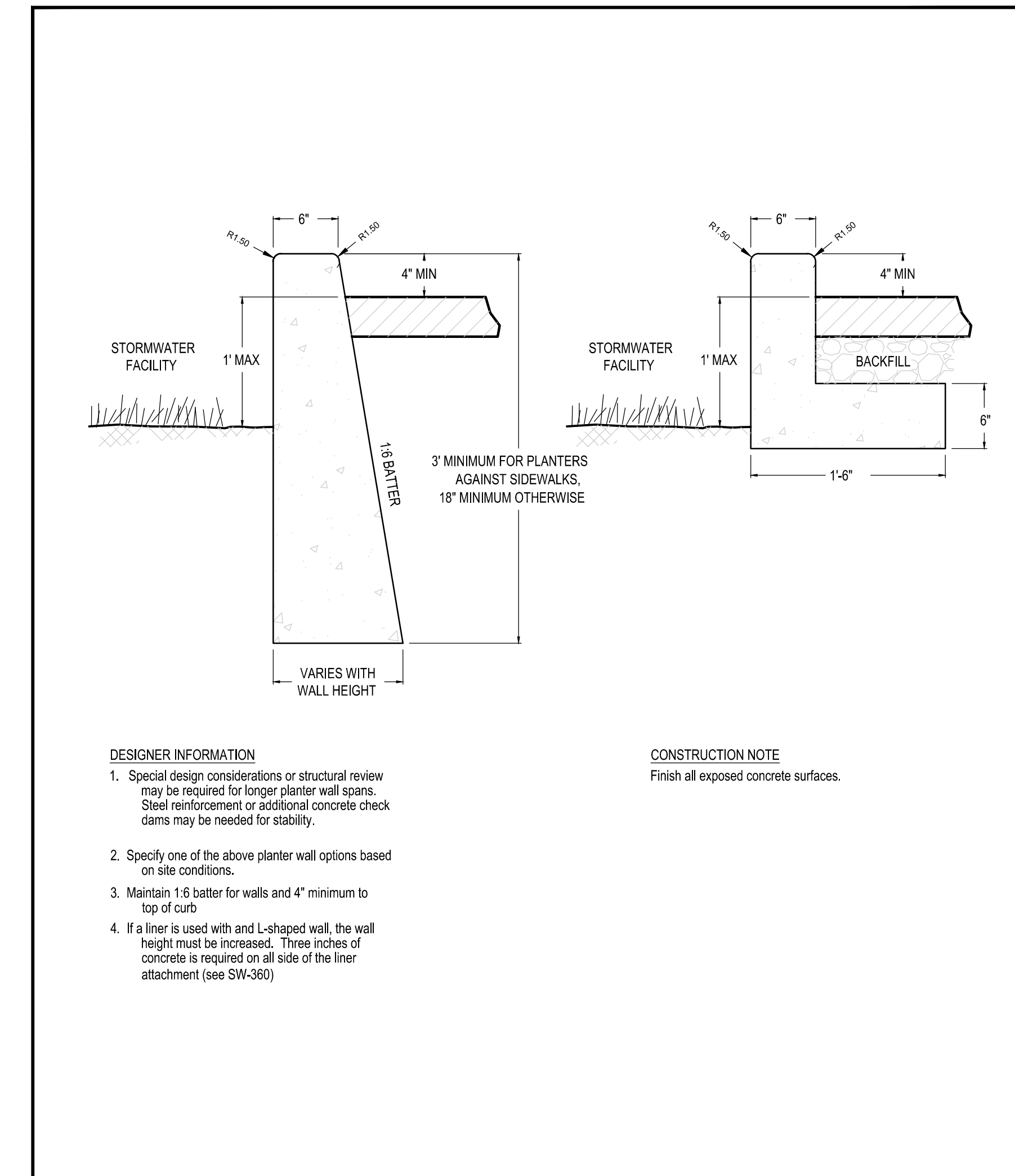
NUMBER  
**SW-310**



STORMWATER MANAGEMENT MANUAL TYPICAL DETAILS

- Green Streets -  
Concrete Inlet  
Curb Inlets

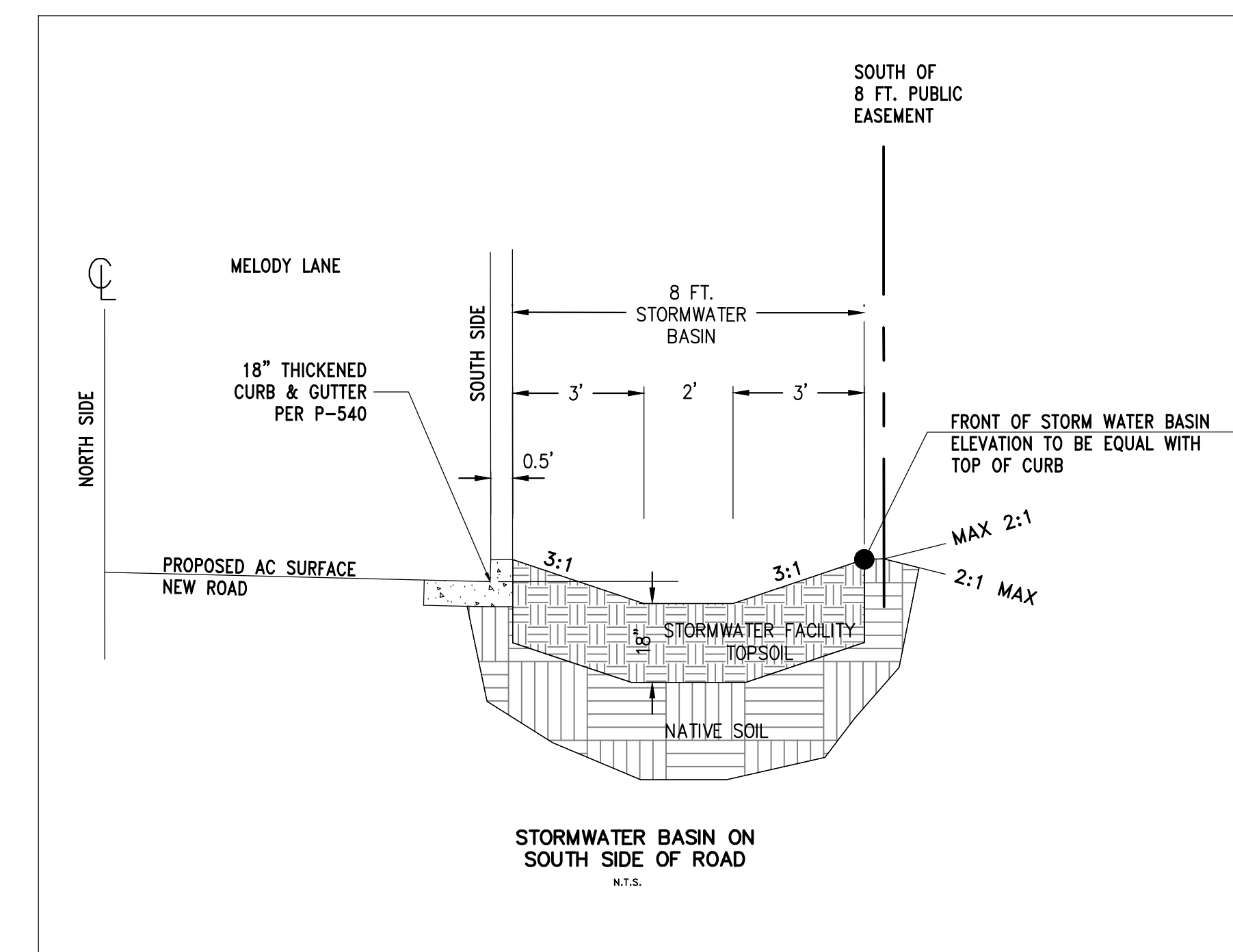
NUMBER  
**SW-331**



STORMWATER MANAGEMENT MANUAL TYPICAL DETAILS

- Green Streets -  
Planter Wall Details  
Planters

NUMBER  
**SW-313**



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**STORMWATER DETAILS**  
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 NW 1/4 SW 1/4 SECTION 30, T15, R2E, W.M.

5/28/2017  
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SHEET **3** OF

PROJECT No. 15122  
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