



CITY OF
**West
Linn**

LAND USE PRE-APPLICATION CONFERENCE

Thursday, March 20, 2014

**City Hall
22500 Salamo Road**

Willamette Conference Room

9:00 am Discuss minor partition as previously approved in MIP-08-01 with condition of stormwater hook up placement.

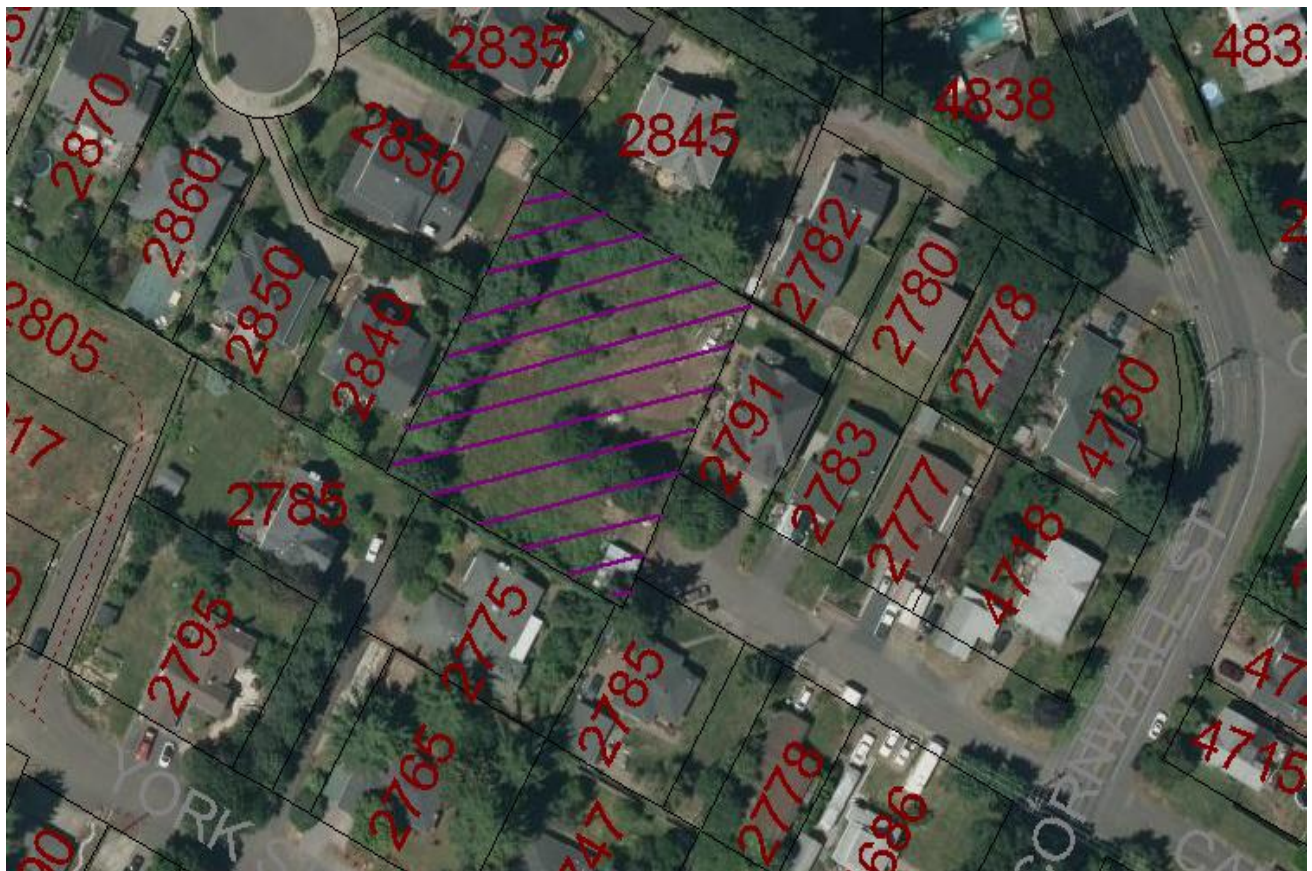
Applicant: Monica Lorts

Subject Property Address: Next to 2791 Cambridge St

Neighborhood Assn: Sunset and Parker Crest

Planner: Tom Soppe

Project #: PA-14-14





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: 3/20/14	TIME: 9AM	PROJECT #: PA-14-14
STAFF CONTACT: TOM SOPPE		FEE: 1000-

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted at least 14 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

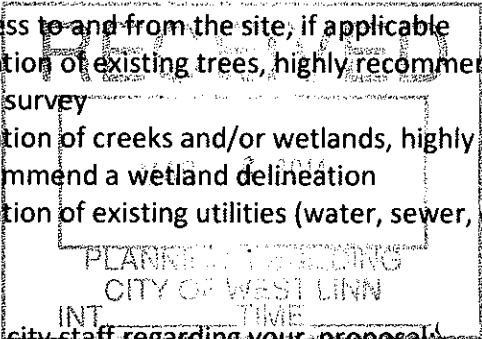
Address of Subject Property (or map/tax lot): _____

Brief Description of Proposal: MIP0801 repeat of 3 lot partition @ 2791 Cambridge St, West Linn, OR 97068

Applicant's Name: Monica Lorts
 Mailing Address: 2791 Cambridge St
 Phone No: (503) 866-3895 Email Address: toby.maizye@gmail.com

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Easements (access, utility, all others)
- Access to and from the site, if applicable
- Location of existing trees, highly recommend a tree survey
- Location of creeks and/or wetlands, highly recommend a wetland delineation
- Location of existing utilities (water, sewer, etc.)



Please list any questions or issues that you may have for city staff regarding your proposal:
reapplication that was approved with conditions but expired

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

Monica Lorts _____ 2/25/14
 Property owner's signature Date

Property owner's mailing address (if different from above) _____



PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: 12/5/13	TIME: 9AM	PROJECT #: PA-13-29
STAFF CONTACT: Tom Soppe	FEE:	

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted at least 14 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 2791 Cambridge St. WL OR 97068

Brief Description of Proposal: refer to minor partition partition as stated MIP-0801. which was approved with condition of STORM WATER HOOK-UP PLACEMENT.

Applicant's Name: Monica Lorts
 Mailing Address: 2791 Cambridge St.
 Phone No: (503) 866-3895 Email Address: tobymarily@gmail.com

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Access to and from the site, if applicable
- Location of existing trees, highly recommend a tree survey
- Location of creeks and/or wetlands, highly recommend a wetland delineation
- Location of existing utilities (water, sewer, etc.)
- Easements (access, utility, all others)

Please list any questions or issues that you may have for city staff regarding your proposal:
storm water location are any 3ok Khoi we would not answer this question (possible 3 way to go) need to know if any is OK c WL city

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

Monica Lorts _____ 11/7/13
 Property owner's signature Date

D

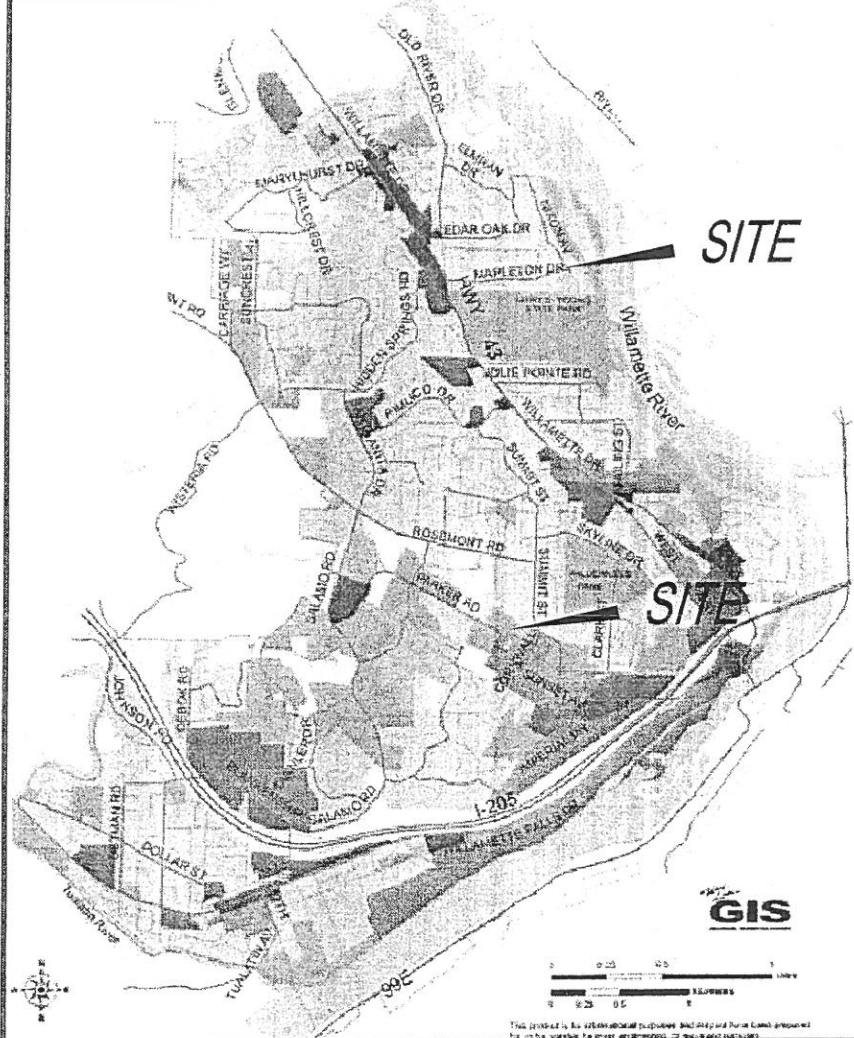
 Property owner's mailing address (if different from above)

LORTS PARTITION

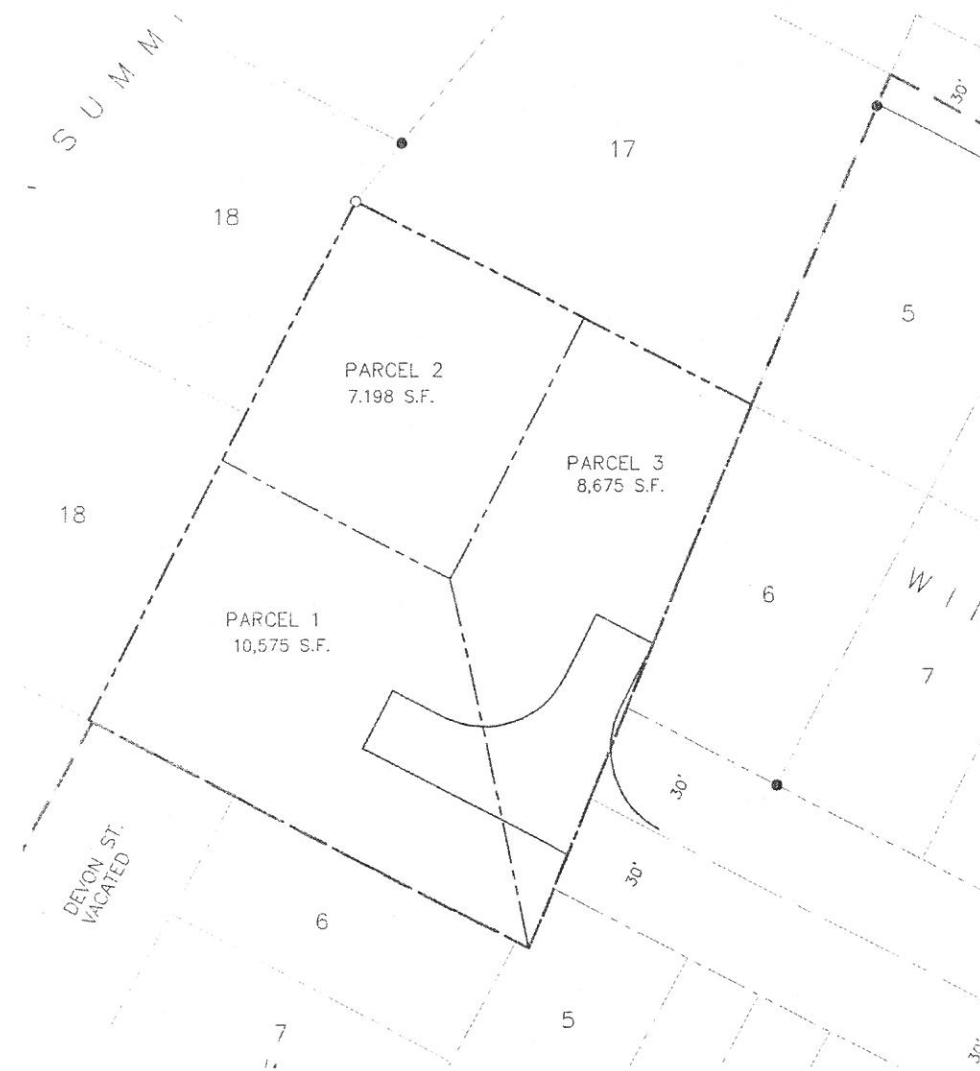
DRAWINGS:

1. COVER / INDEX OF DRAWINGS / VICINITY MAP
2. PRELIMINARY PLAT
3. EXISTING CONDITIONS PLAN
4. PRELIMINARY UTILITY PLAN
5. GRADING/EROSION CONTROL

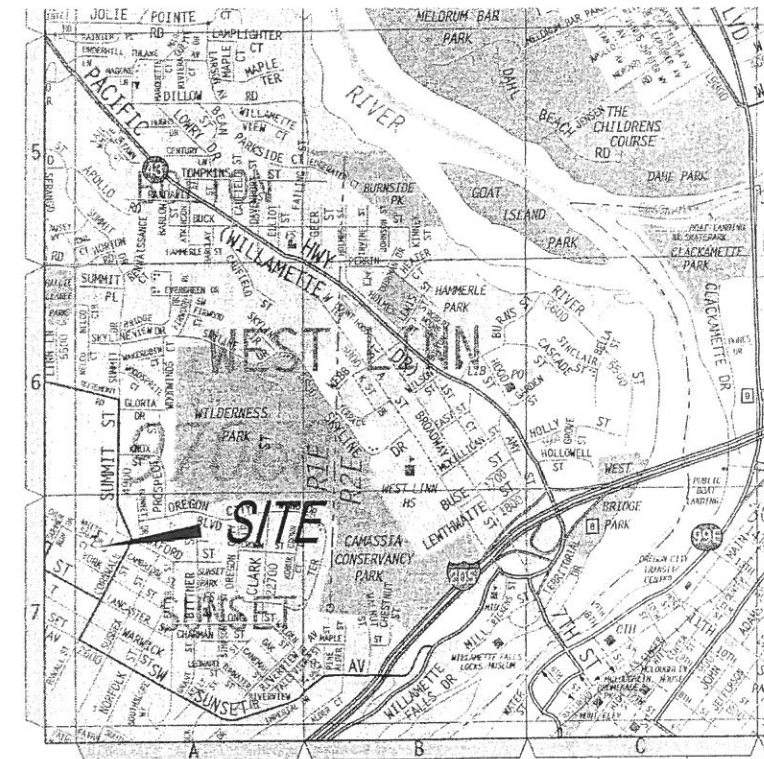
CITY MAP



N.T.S.



VICINITY MAP



N.T.S.

APPLICANT: ZACK AND MONICA LORTS
 OWNER: 2791 CAMBRIDGE STREET
 WEST LINN, OR 97068
 PHONE: 503-241-0748

ENGINEER/
 SURVEYOR/
 PLANNER: W.B. WELLS & ASSOCIATES, ATTN: MARK PERSON
 4230 NE FREMONT STREET
 PORTLAND, OR 97213
 PHONE: 503-84-5896

PROPOSAL: 3-LOT SINGLE-FAMILY PARTITION

LAND USE: R-7

SIZE: 26,448 S.F.

TOPOGRAPHY: FIELD SURVEY BY WB WELLS & ASSOCIATES

LEGAL
 DESCRIPTION: TAX LOT 2400
 OF TAX MAP 2 1E 25CD

STORM AND
 SANITARY SEWER: CITY OF WEST LINN

FIRE: CITY OF WEST LINN/T.V.F.R.

WATER: CITY OF WEST LINN

W.B. WELLS
 & Associates, Inc.
 ENGINEERS-SURVEYORS-PLANNERS
 4230 NE FREMONT STREET
 PORTLAND, OREGON 97213
 PHONE: (503) 254-5896 FAX: (503) 254-4536
 e-mail address: info@wbwells.com



COVER SHEET
 LORTS PARTITION
 FOR
 ZACK AND MONICA LORTS
 WEST LINN, OREGON

Zack and Monica
 Lorts

2791 Cambridge Street
 West Linn, OR 97068
 503-866-3895

REVISIONS:

DESIGNED BY: M.D.P.
 DRAWN BY: M.D.P.
 CHECKED BY:
 FILE ID: 05-000-ENG-DWG
 PLOT DATE: 2-26-08
 JOB NO: 07-155

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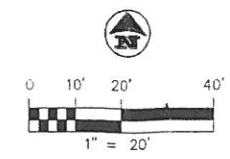
SHEET 1 OF 5

Drawing Name: P:\Pario_Share\07-107-155\04\DWG\07155-base.dwg Feb. 26, 2008 - 11:37am - marksp



LEGEND

- GAS — EXISTING GAS LINE
- SS — EXISTING SANITARY SEWER AND MH
- ST — EXISTING STORM SEWER, MH AND CATCH BASIN
- O — EXISTING OVERHEAD UTILITY
- — — — — EXISTING EDGE OF PAVEMENT
- — — — — EXISTING CURB
- — — — — EXISTING WATER LINE, METER, & GATE VALVE
- — — — — EXISTING CENTERLINE
- — — — — EXISTING R.O.W.
- — — — — EXISTING LOT LINE
- — — — — PROJECT BOUNDARY
- — — — — PROPOSED R.O.W.
- — — — — PROPOSED LOT LINE
- — — — — PROPOSED CENTERLINE
- — — — — PROPOSED CURB
- SS — PROPOSED SANITARY SEWER
- ST — PROPOSED STORM SEWER, INLET & MH
- W — PROPOSED WATERMETER & SERVICE LINE
- - - - - PROPOSED SETBACKS



W.B. WELLS & Associates, Inc.
 ENGINEERS-SURVEYORS-PLANNERS
 4230 NE FREMONT STREET
 PORTLAND, OREGON 97213
 PHONE: (503) 284-5886 FAX: (503) 284-4530
 e-mail address: info@wbwells.com

TENTATIVE PLAT
LORTS PARTITION
 FOR
ZACK AND MONICA LORTS
WEST LINN, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR

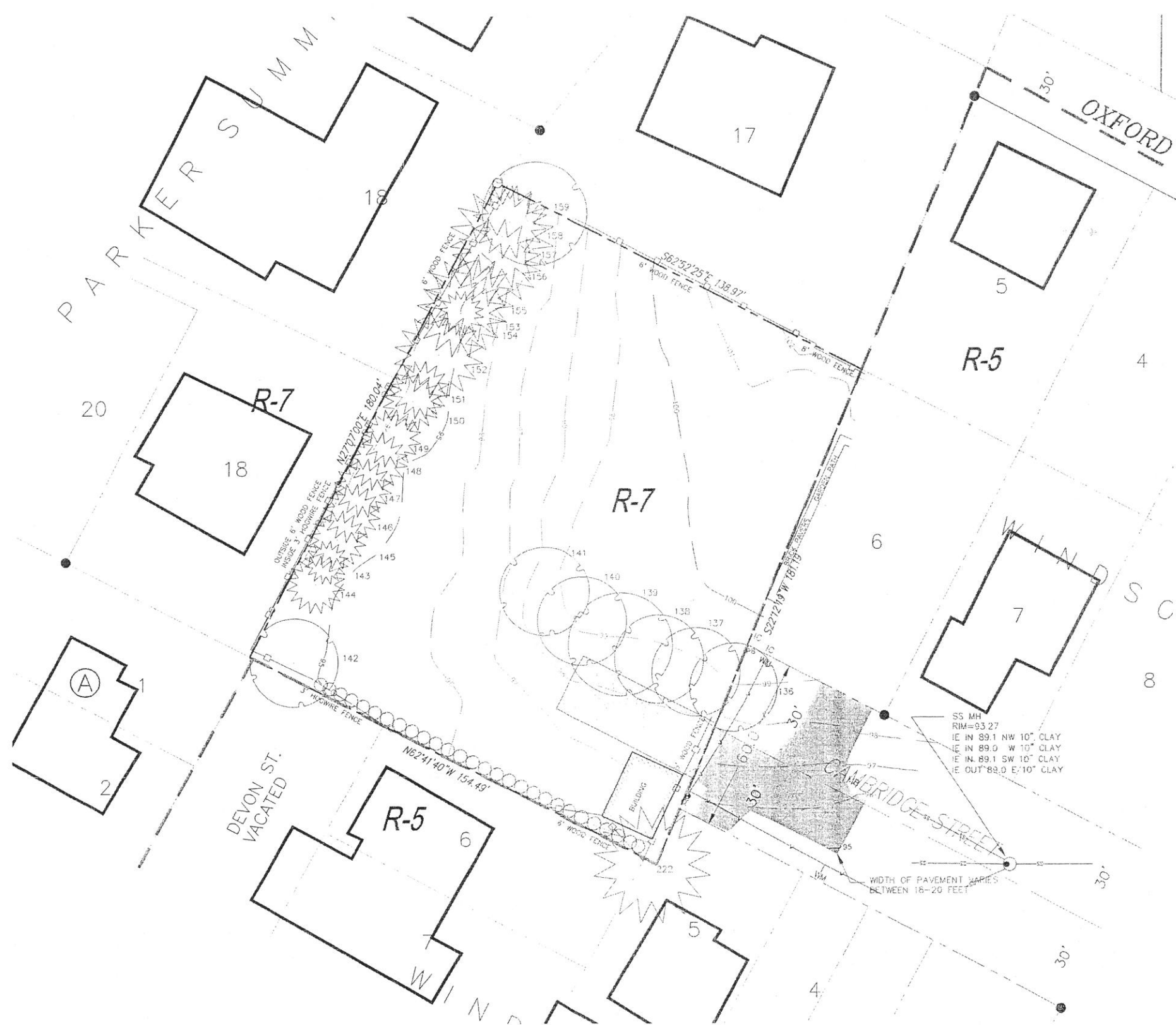
OREGON
 JULY 17, 1981
 BRADLEY S. SCHLEINING
 # 1952
 EXPIRES 06-30-08

Zack and Monica Lorts
 2791 Cambridge Street
 West Linn, OR 97068
 503-866-3895

REVISIONS:
 REVISED 2/08 PER
 2-4-08 LETTER
 OF INCOMPLETE

DESIGNED BY: M.D.P.
 DRAWN BY: M.D.P.
 CHECKED BY:
 FILE ID: 05-000-ENG-DWG
 PLOT DATE: 2-26-08
 JOB NO: 07-155
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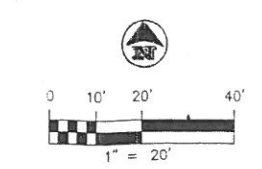


LEGEND

- EXISTING GAS LINE
- EXISTING SANITARY SEWER AND MH
- EXISTING STORM SEWER, MH AND CATCH BASIN
- EXISTING OVERHEAD UTILITY
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- EXISTING WATER LINE, METER, & GATE VALVE
- EXISTING CENTERLINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- PROJECT BOUNDARY
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- PROPOSED CURB
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER, INLET & MH
- PROPOSED WATERMETER & SERVICE LINE

TREE TABLE

NO.	TRUNK SIZE	TYPE	Ø DRIP
136	8.5"	DECIDUOUS	30'
137	11"	DECIDUOUS	30'
138	11"	DECIDUOUS	30'
139	11.5"	DECIDUOUS	35'
140	7.5"	DECIDUOUS	30'
141	8"	DECIDUOUS	30'
142	7 X 3"-7"	DECIDUOUS	30'
143	11.5"	CONIFER	15'
144	11.5"	CONIFER	20'
145	11"	CONIFER	20'
146	8.5"	CONIFER	20'
147	10.5"	CONIFER	20'
148	11"	CONIFER	20'
149	8.5"	CONIFER	20'
150	12"	CONIFER	20'
151	9.5"	CONIFER	20'
152	13.5"/6.5"	CONIFER	30'
153	10.5"/8.5"	CONIFER	30'
154	10"	CONIFER	15'
155	9"/7"	CONIFER	30'
156	7.5"/7"	CONIFER	30'
157	8.5"/9"/6"	CONIFER	35'
158	10"/8.5"	CONIFER	25'
159	16"	DECIDUOUS	35'
222	26"	CONIFER	40'



W.B. WELLS & Associates, Inc.
 ENGINEERS SURVEYORS PLANNERS
 4230 NE FREMONT STREET
 PORTLAND, OREGON 97213
 PHONE (503) 284-5106 FAX (503) 254-8330
 e-mail address: info@wbwells.com



EXISTING CONDITIONS PLAN
LORTS PARTITION
 FOR
ZACK AND MONICA LORTS
WEST LINN, OREGON

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

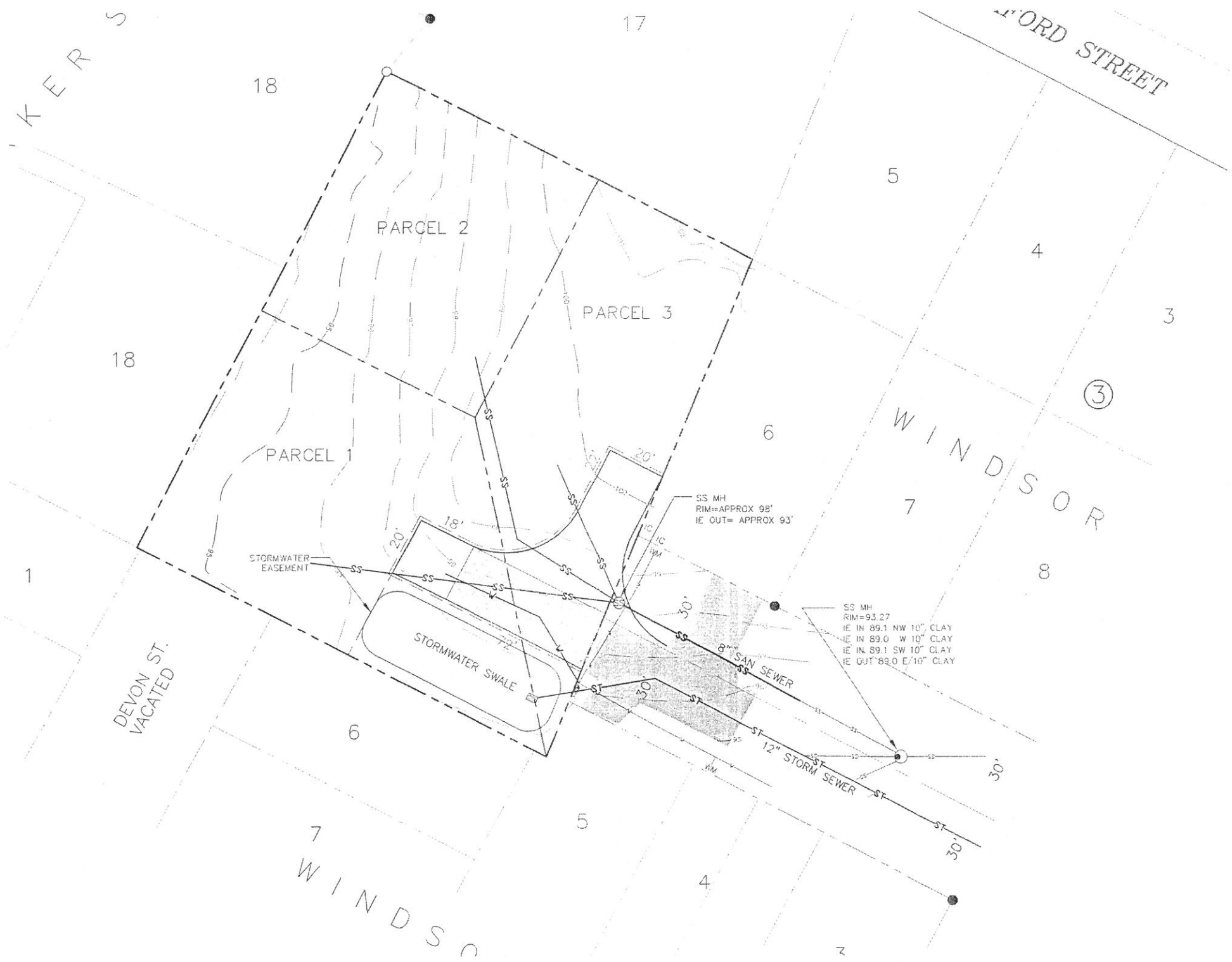
OREGON
 JULY 17, 1981
 BRADLEY S. SCHLEINING
 #1553
 EXPIRES 06-30-08

Zack and Monica Lorts
 2791 Cambridge Street
 West Linn, OR 97068
 503-866-3895

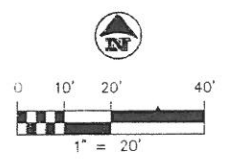
REVISIONS:
 REVISED 2/08 PER
 2-4-08 LETTER
 OF INCOMPLETE

DESIGNED BY: M.D.P.
 DRAWN BY: M.D.P.
 CHECKED BY:
 FILE ID: 05-000-ENG-DWG
 PLOT DATE: 2-26-08
 JOB NO: 07-155

Drawing Name: P:\Data_Share\07-155\PLANS\DWG\07155-base.dwg Feb. 26, 2008 - 11:36am - mwp



LEGEND	
— GAC —	EXISTING GAS LINE
⊕ SS	EXISTING SANITARY SEWER AND MH
⊕ ST	EXISTING STORM SEWER, MH AND CATCH BASIN
— OH —	EXISTING OVERHEAD UTILITY
— EOP —	EXISTING EDGE OF PAVEMENT
— C —	EXISTING CURB
— W —	EXISTING WATER LINE, METER, & GATE VALVE
— CL —	EXISTING CENTERLINE
— ROL —	EXISTING R.O.W.
— L —	EXISTING LOT LINE
— PB —	PROJECT BOUNDARY
— PROL —	PROPOSED R.O.W.
— PL —	PROPOSED LOT LINE
— PCL —	PROPOSED CENTERLINE
— PC —	PROPOSED CURB
— SS —	PROPOSED SANITARY SEWER
— ST —	PROPOSED STORM SEWER, INLET & MH
— V —	PROPOSED WATERMETER & SERVICE LINE



W.B. WELLS & Associates, Inc.
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 4230 NE FREMONT STREET
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 PHONE (503) 284-5596 FAX (503) 284-5538
 e-mail address: info@wbwells.com

PRELIMINARY UTILITY PLAN
LOTS PARTITION
 FOR
ZACK AND MONICA LORTS
 WEST LINN, OREGON

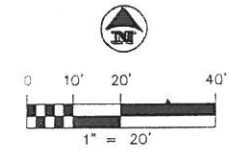
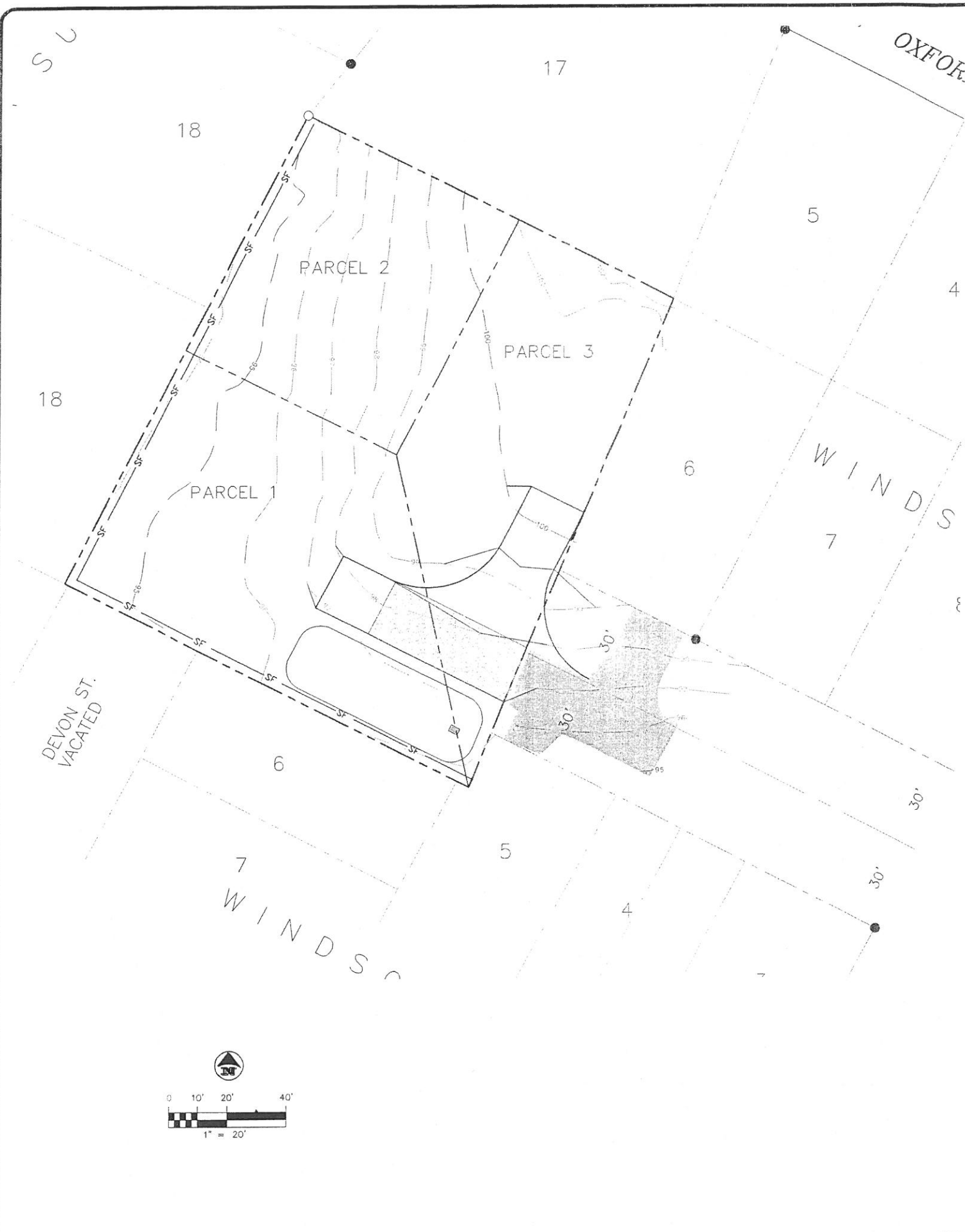


Zack and Monica Lorts
 2791 Cambridge Street
 West Linn, OR 97068
 503-866-3895

REVISIONS:
REVISED 2/08 PER
2-4-08 LETTER
OF INCOMPLETE

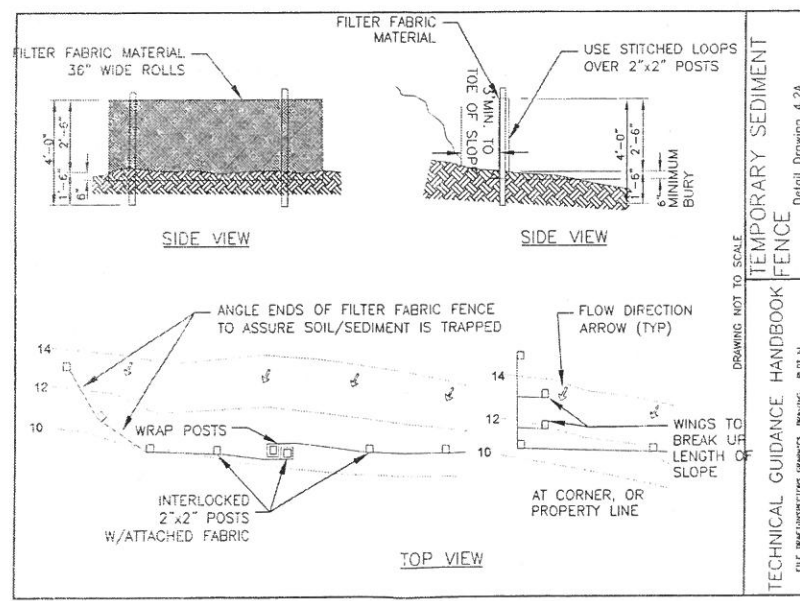
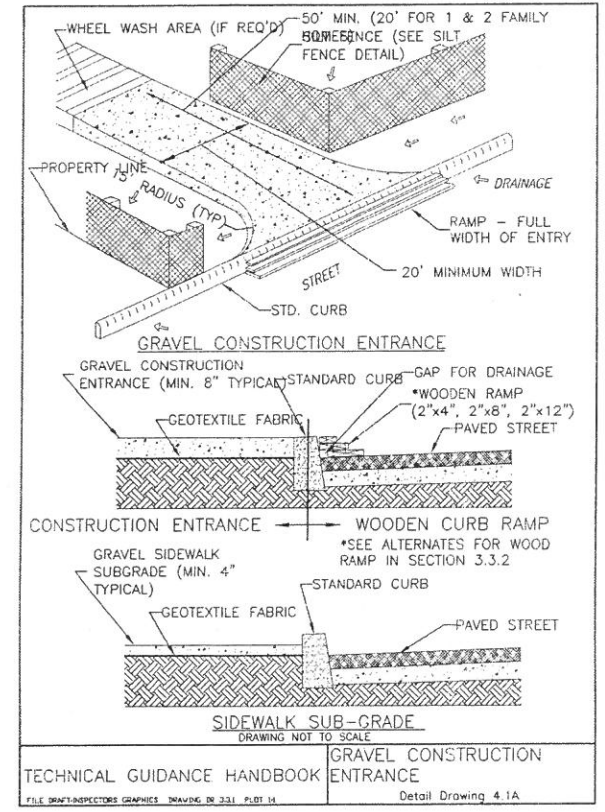
DESIGNED BY:	M.D.P.
DRAWN BY:	M.D.P.
CHECKED BY:	
FILE ID:	05-000-ENG-.DWG
PLOT DATE:	2-26-08
JOB NO.:	07-155
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Drawing Name: P:\Data_Share\107-155\PLAN\DWG\107155-base.dwg Feb 26, 2008 11:34am - marep



LEGEND

- EXISTING GAS LINE
- EXISTING SANITARY SEWER AND MH
- EXISTING STORM SEWER, MH AND CATCH BASIN
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- PROPOSED WATERMETER & SERVICE LINE



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 PORTLAND, OREGON 97213
 PHONE (503) 284-5866 FAX (503) 284-6530
 e-mail address: info@wbwells.com

**GRADING-EROSION CONTROL
 LORTS PARTITION**
 FOR
**ZACK AND MONICA LORTS
 WEST LINN, OREGON**

Zack and Monica Lorts
 2791 Cambridge Street
 West Linn, OR 97088
 503-866-3895

REVISIONS:
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