

Meeting Type: Re-platting of tract C to create tract D of Arbor Cove for the purpose making the adjoining lots large enough to accommodate duplexes, gives portion of the property to HOA and a portion to conservation area.

Time: 9:00 a.m.

November 20, 2008

Address: Arbor Cove Tract C, Tax Lot Number 21E34DC01054

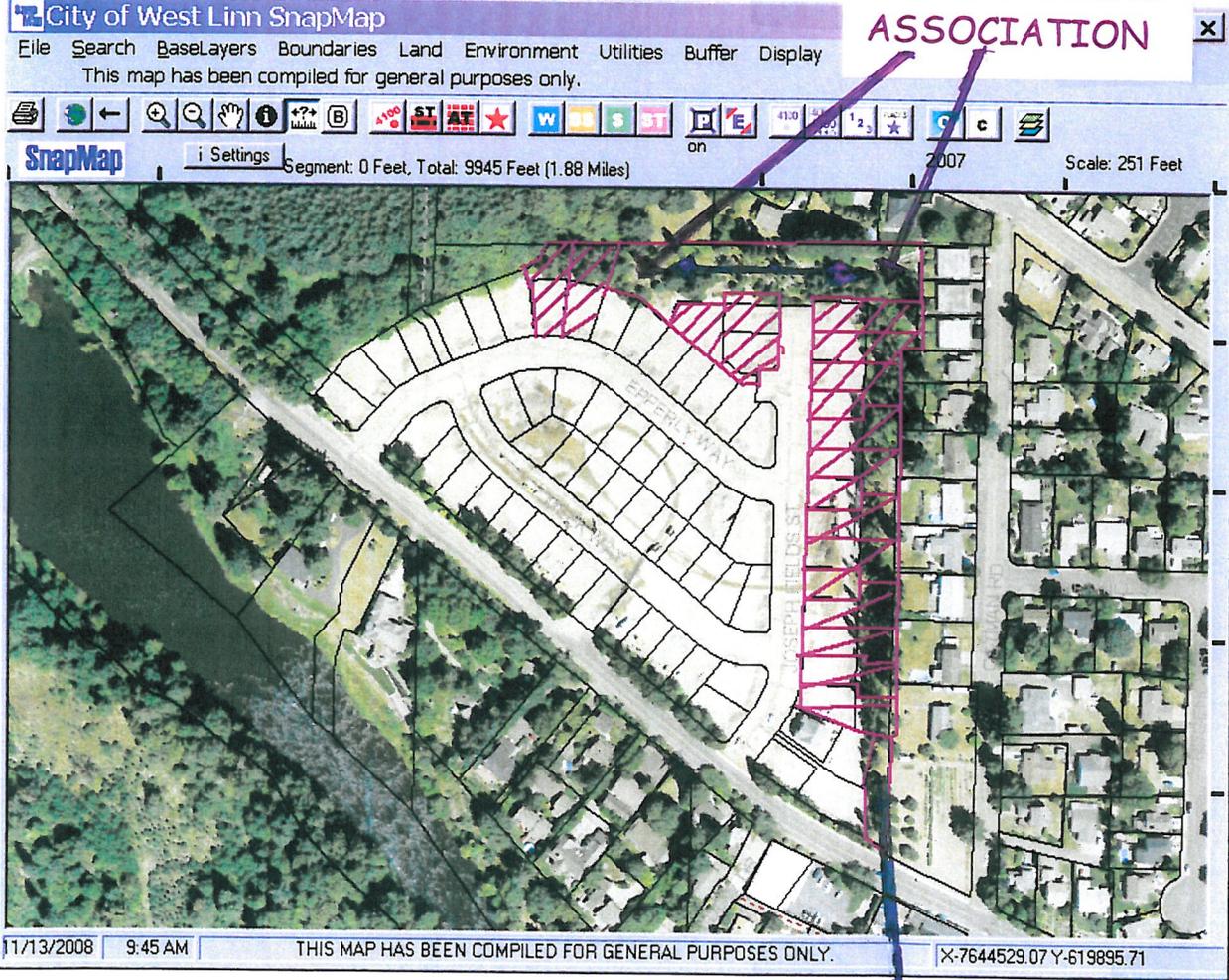
Applicant Name(s): Brad Kilby, Otak Inc.

Neighborhood Association: Willamette

Case Number: PA-08-34

Planner: Tom Soppe

HOME OWNERS ASSOCIATION



CONSERVATION EASEMENT

**CITY OF WEST LINN
PRE-APPLICATION CONFERENCE**

DATE OF CONFERENCE <u>11/20/08</u>	TIME OF CONFERENCE <u>11/20/08 9:00am</u>	
FEE <u>350⁰⁰</u>	PROJECT # <u>PA-08-34</u>	STAFF CONTACT <u>J. Sappe</u>

(This section to be filled in by staff)

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.

APPLICANT'S NAME Brad Kilby, Otak, Inc PHONE NO. 503-699-2495

ADDRESS (or map/tax lot) OF SUBJECT PROPERTY Arbor Cove subdivision—numerous addresses

APPLICANT'S MAILING ADDRESS 17355 SW Boones Ferry Road; Lake Oswego, OR 97035

APPLICANT'S E-MAIL ADDRESS brad.kilby@otak.com

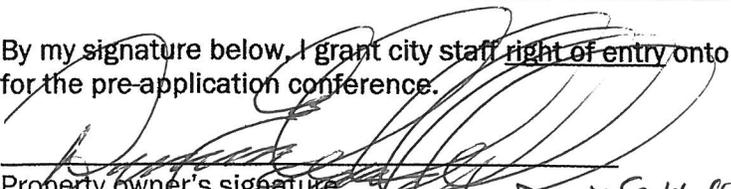
BRIEF DESCRIPTION OF PROPOSAL: subdivision preliminary plat approval is requested to allow re-platting of tract C of Arbor Cove into the adjacent lots. The purpose of the re platting is to make the adjoining lots large enough to accommodate duplexes.

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 | ➤ Access to and from the site, if applicable |
| ➤ Scale | ➤ General location of existing trees |
| ➤ Property dimensions | ➤ Location of creeks and/or wetlands |
| ➤ Streets abutting the property | ➤ Location of existing utilities (water, sewer, etc.) |
| ➤ Conceptual layout, design and/or building elevations | ➤ Easements (access, utility, all others) |

Please list any questions or issues that you may have for city staff regarding your proposal:

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

 Property owner's signature Dennis Sackhoff Date 11-5-08

West Hills Development; 735 SW 158th Avenue; Beaverton, OR 97006
Property owner's mailing address (if different from above)

DATE: 11/14/08
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DESIGNED BY: [Name]
 CLASSIFIED BY: [Name]
 CLEARED BY: [Name]

NO.	DATE	BY	REVISION COMMENTS

APPROVED VARIANCE

15' FRONT
LOTS 19-21,
29-32

10' FRONT
LOTS 22-28
7,18

GRADING LEGEND:

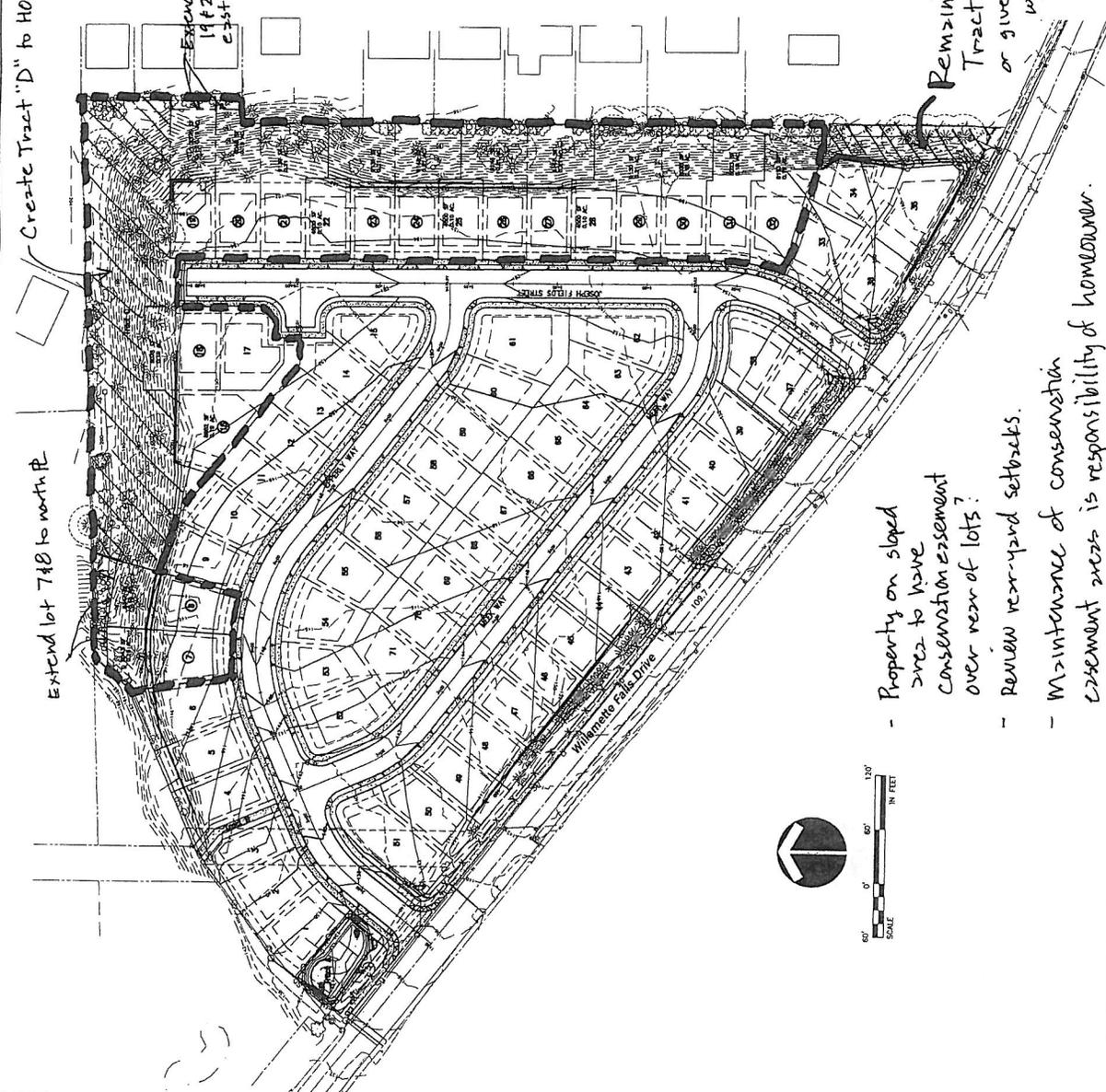
--- 270 --- EXISTING 10' CONTOUR
 --- 268 --- EXISTING 2' CONTOUR
 --- 270 --- PROPOSED 10' CONTOUR
 --- 268 --- PROPOSED 2' CONTOUR
 --- --- PROPOSED RETAINING WALL
 --- X --- PROPOSED SEDIMENT FENCE

INLET PROTECTION
 TREES TO REMAIN

Extend lot 718 to north R

Extend lots 19-20 to east R

Remains Tract C? or give to 34,35 w/ conservation easement.



ARBOR COVE
 SITE/GRADING PLAN - DUPLEX OPTION

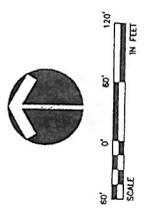
LOTS 16-18 HAVE STANDARD 20' FRONT YARD

ALL GARAGES AT 20'

PRELIMINARY ONLY - 11/4/08

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 Fax: 770.428.5818
 Internet: www.oiak.com

14165 CLASSIFIED
 Project No. Drawing No.
DUPLEX-1
 Sheet No. Georgia 2007 ©



- Property on sloped area to have conservation easement over rear of lots?
- Review rear-yard setbacks.
- Maintenance of conservation easement area is responsibility of homeowner.