



CITY OF  
**West  
Linn**

## LAND USE PRE-APPLICATION CONFERENCE

**Thursday, April 15, 2010**

**City Hall  
22500 Salamo Road**

**Willamette Conference Room**

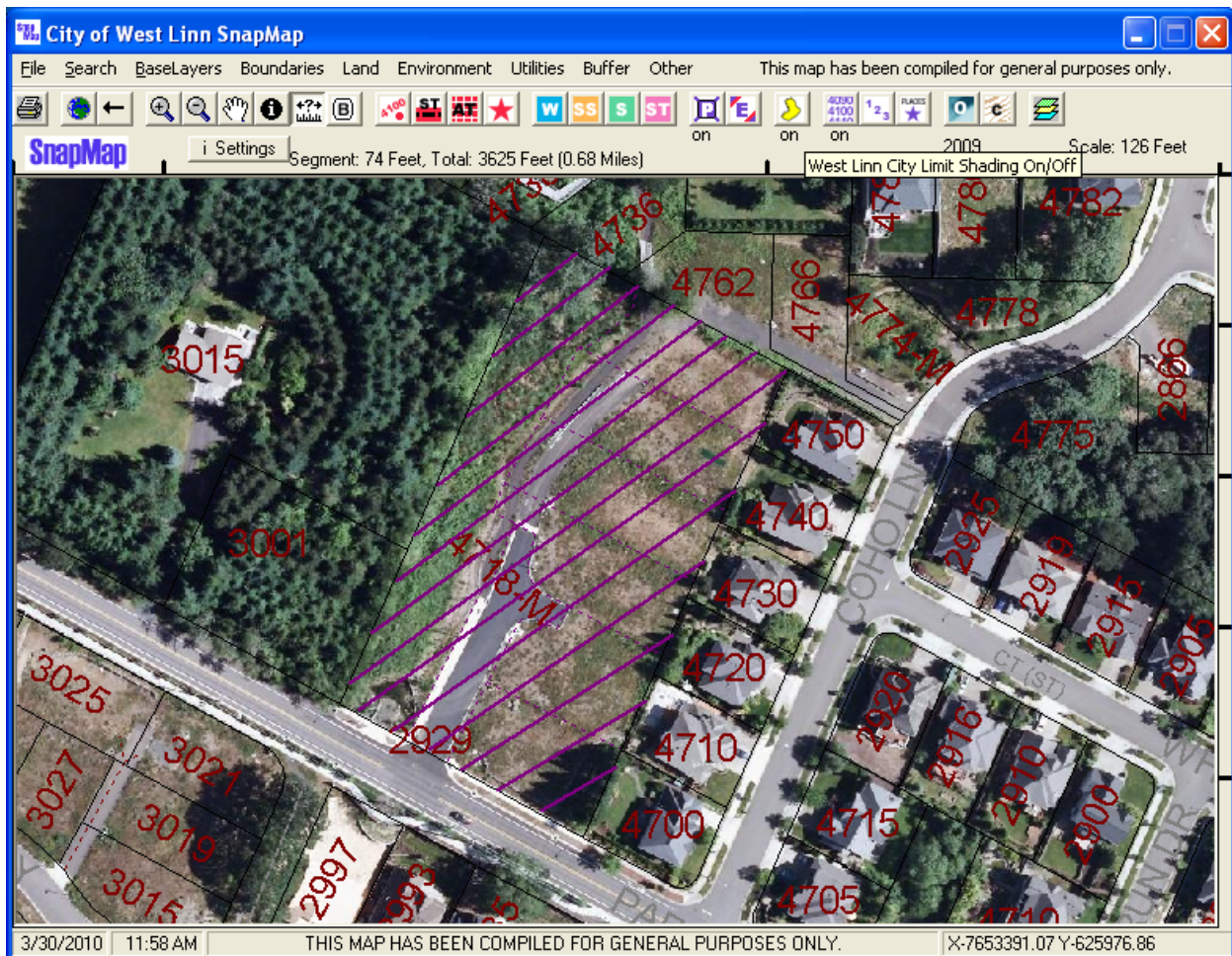
**10:00am** Extension and complete subdivision (6 lots)

**Applicant:** Mel Lee

**Address:** 2929 Parker Rd.

**Neighborhood Assn:** *Parker Crest and Sunset*

**PA-10-07** **Planner:** Tom Soppe



CITY OF WEST LINN  
PRE-APPLICATION CONFERENCE

RECEIVED

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PAGE..... OF.....

DATE OF CONFERENCE 4-15-10 TIME OF CONFERENCE 10 AM  
FEE 1000.00 PROJECT # PA-10-07 STAFF CONTACT Tom Sappe  
(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 Mel Lee PHONE NO. 503-631-2459 *Cell# 503-936-1492*

ADDRESS (or map/tax lot) OF SUBJECT PROPERTY 2929 South Parker Road

APPLICANT'S MAILING ADDRESS 15746 South Hatten Road Oregon City, Oregon 97045

APPLICANT'S E-MAIL ADDRESS \_\_\_\_\_  
BRIEF DESCRIPTION OF PROPOSAL: apply for extension and complete sub-division (6 lots)

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
- General location of existing trees
- Location of creeks and/or wetlands
- 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Mel Lee  
Property owner's signature

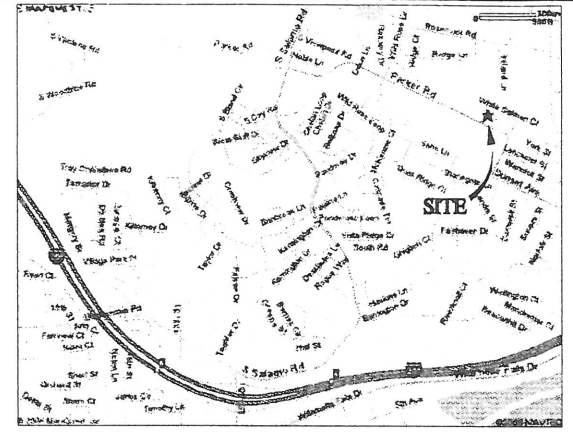
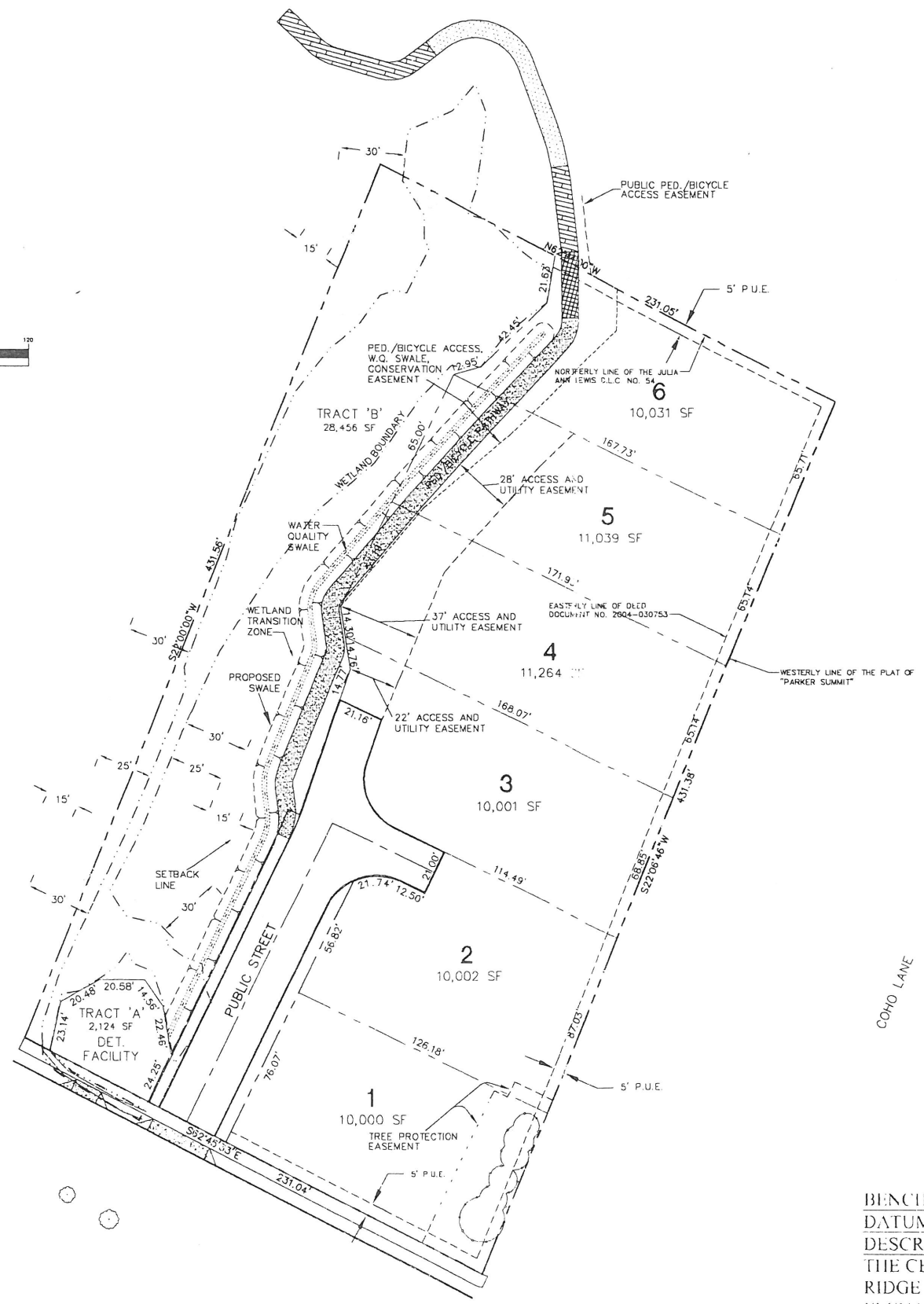
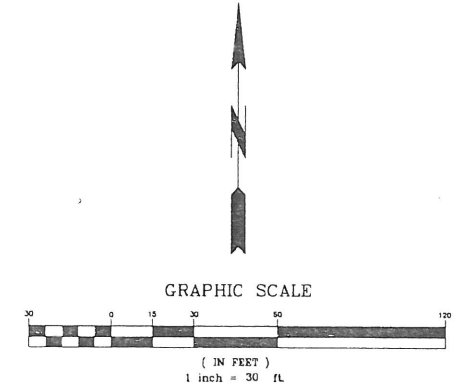
3-30-2010  
Date

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

B:\Land Projects 2004\106-011\dwg\planning\10611PLAT(12-14-06).dwg, 9/27/2006 5:25:01 PM, asf

# PARKER ROAD

A 6-LOT SUBDIVISION OF TAX MAP 21E25CD, TAX LOT 3900



VICINITY MAP  
N.T.S.

**APPLICANT:**  
RENAISSANCE HOMES, INC.  
16771 BOONES FERRY ROAD  
LAKE OSWEGO, OR 97035  
PHONE: (503)636-5600 / FAX: (503)635-8400  
CONTACT: JEFF SHROPE

**PLANNING / ENGINEERING:**  
SFA DESIGN GROUP, LLC  
9020 SW WASHINGTON SQUARE DR., SUITE 350  
PORTLAND, OR 97223  
PHONE: (503)641-8311 / FAX: (503)643-7905  
CONTACTS: MATTHEW SPRAGUE

**SURVEYOR:**  
G+L LAND SURVEYING, INC.  
9255 SW NIMBUS AVE.  
BEAVERTON, OR 97008  
PHONE: (503)641-0308 / FAX: (503)671-0877  
CONTACT: DARREN HARR

**SITE INFORMATION:**  
SITE AREA: 2.28 ACRES  
ZONING: R-10  
TAX MAP: T2 R1E SEC 25CD  
TAX LOTS: 3900  
NUMBER OF LOTS: 6

**UTILITIES AND SERVICES:**  
WATER: CITY OF WEST LINN  
STORM: CITY OF WEST LINN  
SEWER: CITY OF WEST LINN  
POWER: PGE  
GAS: NORTHWEST NATURAL  
CABLE: VERIZON  
FIRE: TVF&R  
POLICE: CITY OF WEST LINN  
SCHOOL: CITY OF WEST LINN  
ROADS: CITY OF WEST LINN  
PARKS: CITY OF WEST LINN

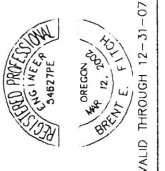
**SHEET INDEX**

1	TENTATIVE PLAT
2	EXISTING CONDITIONS PLAN
3	TENTATIVE STREET AND UTILITY PLAN
4	TENTATIVE STREET PROFILE
5	TENTATIVE GRADING, STORM AND EROSION CONTROL PLAN
6	TENTATIVE MITIGATION AND CONSTRUCTION MANAGEMENT PLAN
7	SLOPE ANALYSIS
8	AERIAL AND CIRCULATION PLAN
L1	LANDSCAPE PLAN

BENCHMARK: SALAMO (NGS GEODETIC CONTROL MONUMENT)  
DATUM: CITY OF WEST LINN (THIRD ORDER CLASS II VERTICAL NAVD 88)  
DESCRIPTION: 2-1/2" BRONZE DISK IN CONCRETE INSIDE A MONUMENT BOX, LOCATED IN THE CENTERLINE OF SALAMO ROAD NEAR THE SOUTHEAST CORNER OF THE ROSEMONT RIDGE MIDDLE SCHOOL PROPERTY, 0.2 MILES NORTHERLY OF PARKER ROAD.  
ELEVATION: 693.00'

**SFA Design Group, LLC**  
STRUCTURAL, CIVIL, LANDSCAPE ARCHITECTURE  
9020 SW WASHINGTON SQUARE DR., SUITE 350  
PORTLAND, OREGON 97223  
P: (503) 641-8311 F: (503) 643-7905  
sfaesigngroup.com

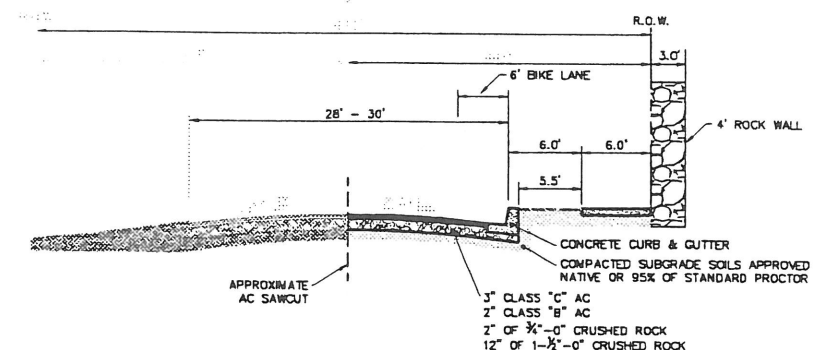
**TENTATIVE PLAT**  
PARKER ROAD



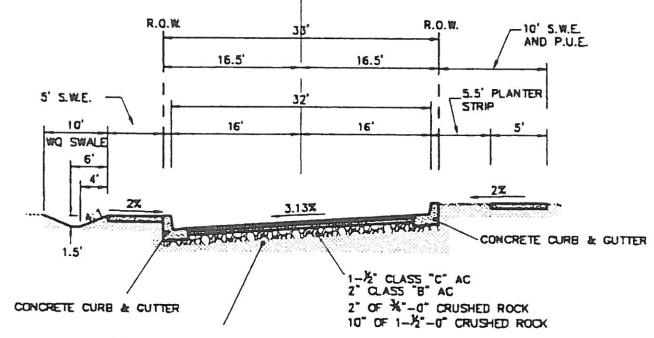
NO.	DATE	REVISION	BY

DESIGNED BY: M.S. DATE: 9/05  
DRAWN BY: AS DATE: 9/05  
REVIEWED BY: M.S. DATE: 9/05  
PROJECT NO.: 056-001 REF.:  
SCALE: HORIZ: 1"=40' VERT: N/A  
106PLAT.dwg

SHEET 1 OF 8  
PROJECT PARKER ROAD  
NO. 106-01



TYPICAL STREET SECTION B-B  
PARKER ROAD



TYPICAL STREET SECTION A-A  
PUBLIC STREET

UTILITY NOTES (PRIVATE)

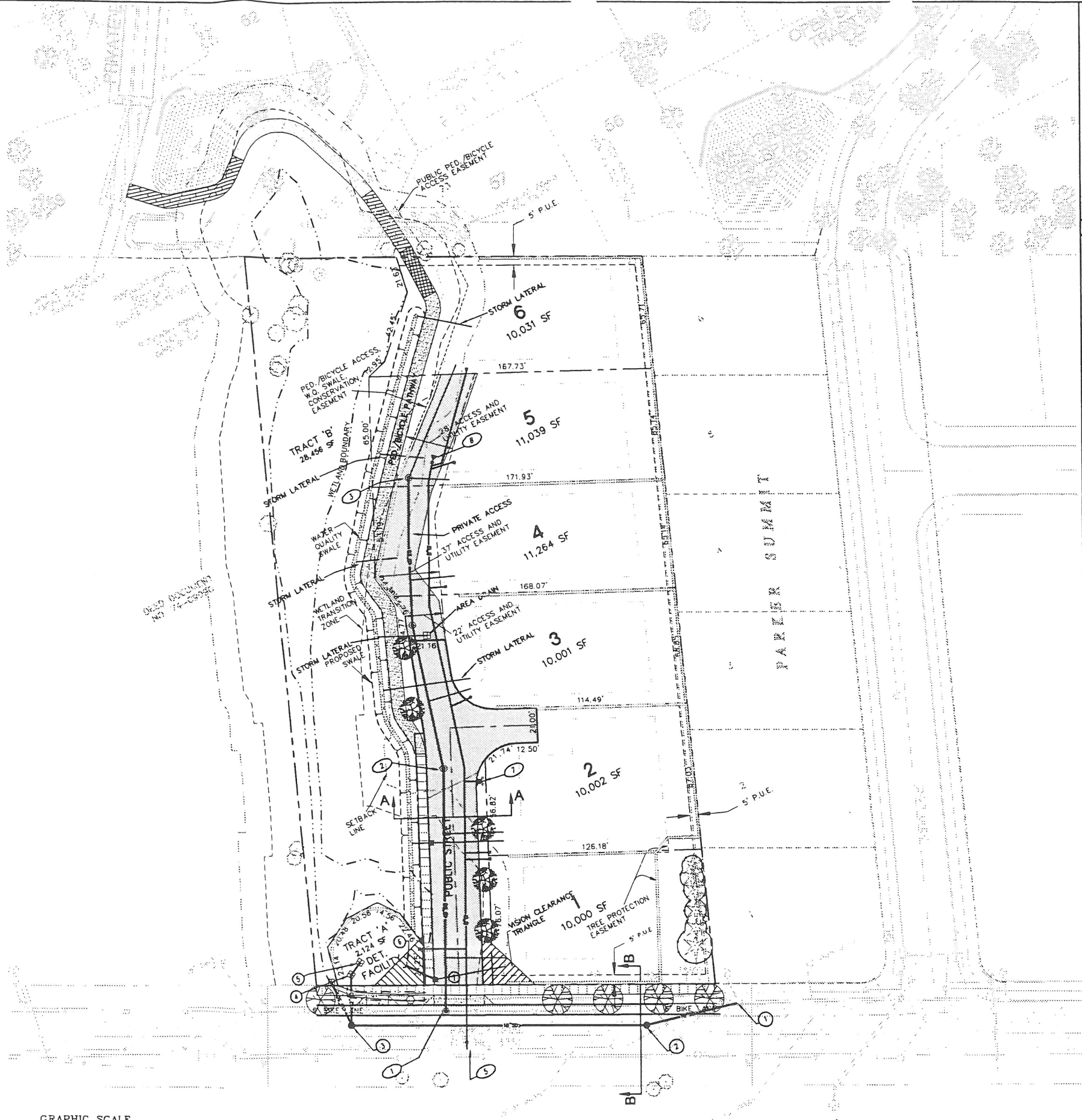
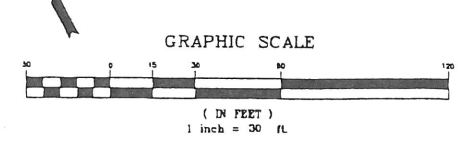
- |   |   |   |
|---|---|---|
| <p>1 CONNECT TO EXISTING INLET<br/>STA. 1+00.00, SDUM-2<br/>EX. GRATE = 527.04<br/>12" IE IN (N/W) = 526.84<br/>18" (EX) IN (SE) = 526.94<br/>18" (EX) OUT (N/W) = 520.89</p> <p>2 SSWM #1<br/>STA. 1+55.10, SDUM-2<br/>RW = 527.44<br/>12" IE IN (N/W) = 521.90<br/>12" IE OUT(SE) = 521.70<br/>SLOPE @ .0138</p> <p>3 SSWM #5<br/>STA. 3+28.04, SDUM-2<br/>RW = 531.70<br/>12" IE IN (N/W) = 524.82<br/>12" IE OUT(SE) = 524.63<br/>SLOPE @ .0255</p> <p>4 FLOW CONTROL STRUCTURE<br/>STA. 3+57.87, SDUM-2<br/>GRATE = 528.50<br/>6" IE IN (N/W) = 525.91<br/>12" IE OUT(S) = 525.71<br/>SLUMP ELEV. = 521.21<br/>SLOPE @ .0321</p> <p>5 AREA DRAIN #1<br/>STA. 3+84.91, SDUM-2<br/>GRATE = 528.00<br/>6" IE OUT(SE) = 528.00</p> | <p>6 CATCH BASIN<br/>STA. 1+00.00, SDUM-1<br/>12" IE = 526.50<br/>INSTALL CONCRETE<br/>INGRESS WALL<br/>INSTALL 3 CY OF ROP RAP CL 100<br/>12" STORM PIPE = 31 LF<br/>SLOPE @</p> <p>7 SSWM #1 - 80" HD HD<br/>STA. 1+31.11, SDUM-1<br/>RW = 530.99<br/>12" IE IN = 528.83<br/>12" IE OUT = 528.65<br/>SLOPE @ .0030</p> <p>8 SSWM #2<br/>STA. 2+38.15, SDUM-1<br/>RW = 540.97<br/>12" IE IN = 535.17<br/>12" IE OUT = 534.97<br/>SLOPE @ .0030</p> <p>9 SSWM #3 - SLOTTED MH UD<br/>STA. 2+85.02, SDUM-1<br/>RW = 542.98<br/>4" IE IN = 537.48<br/>12" IE IN = 537.18<br/>12" IE OUT = 536.98<br/>SLOPE @ .0020</p> <p>10 SSWM #4<br/>STA. 4+07.55, SDUM-1<br/>RW = 560.97<br/>4" IE IN = 555.35<br/>12" IE OUT = 554.85<br/>SLOPE @ .1442</p> | <p>1 SSWM #1 STA. 1+00.00, SDUM-A<br/>RW = 530.14<br/>6" IE IN (N) = 521.12<br/>12" (EX) IN (N/W) = 521.12<br/>12" (EX) OUT (SE) = 521.82<br/>CONNECT MANHOLE OVER EXISTING</p> <p>2 SSWM #2 STA. 2+43.23, SDUM-A<br/>RW = 540.01<br/>6" IE IN (N) = 532.88<br/>6" IE OUT = 532.09<br/>SLOPE @ .0210</p> <p>3 SSWM #3 STA. 2+88.75, SDUM-A<br/>RW = 543.22<br/>6" IE IN (N) = 533.20<br/>6" IE OUT = 536.08<br/>SLOPE @ .0500</p> <p>4 SSWM #4 STA. 4+09.89, SDUM-A<br/>RW = 561.28<br/>6" IE IN (N) = 553.46<br/>6" IE OUT = 553.20<br/>SLOPE @ .1442</p> <p>5 CONNECT NEW 8" WATER LINE<br/>TO EXISTING 18" LINE.</p> <p>6 INSTALL 6" GATE VALVE AND<br/>8"X4" REDUCER.</p> <p>7 INSTALL FIRE HYD.</p> <p>8 INSTALL 2" BLOW OFF ASSY.</p> |
|---|---|---|

LEGEND

- |   |  |
|---|--|
| <p>PROPOSED SIDEWALK</p> <p>PROPOSED A.C. PAVEMENT</p> <p>EXISTING RIGHT-OF-WAY</p> <p>EXISTING CENTERLINE</p> <p>PROPOSED LOT LINE</p> <p>EXISTING PROPERTY BOUNDARY</p> <p>PROPOSED CONCRETE CURB</p> <p>PROPOSED ROCK RETAINING WALL</p> | <p>PROPOSED SANITARY SEWER LINE (P.V.C. PIPE)</p> <p>PROPOSED STORM LINE</p> <p>PROPOSED WATER LINE</p> <p>PROPOSED SANITARY MANHOLE</p> <p>PROPOSED STORM MANHOLE</p> <p>PROPOSED WATER VALVE</p> <p>PROPOSED WATER METER</p> <p>PROPOSED STREET LIGHT</p> <p>PROPOSED STREET TREES</p> |
|---|--|

PLANT LIST

QUANTITY	COMMON PLANT NAME SCIENTIFIC PLANT NAME	SIZE/COND.	SPACING
5	CANADIAN REDBUD CERCIS CANADENSIS	1 1/2" CAL/BR	MIN. 30' O.C.
5	GINKGO 'AUTUMN GOLD' GINKGO BILOBA	1 1/2" CAL/BR	MIN. 30' O.C.



- NOTE: 1) ALL STORM MAINS AND LATERAL PIPING SHALL BE PVC CONFORMING TO ASTM F 794 (SPIRAL RIBBED).  
2) ALL SANITARY MAINS AND LATERALS SHALL BE PVC SEWER PIPING CONFORMING TO ASTM D 3034 SDR35.  
3) ALL EXISTING ONSITE OVERHEAD UTILITIES TO BE RELOCATED UNDERGROUND.

**SFA Design Group, LLC**  
STRUCTURAL / CIVIL / LAND USE PLANNING  
8028 SW Washington Square Dr., Suite 350  
Portland, Oregon 97223  
P: (503) 841-8111 F: (503) 843-7945  
sfa@sfaingroup.com

**TENTATIVE STREET AND UTILITY PLAN**  
PARKER ROAD

DESIGNED BY: [ ] DATE: [ ]  
DRAWN BY: [ ] DATE: [ ]  
REVIEWED BY: [ ] DATE: [ ]  
PROJECT NO.: 106-011 REF.: [ ]  
SCALE: HORIZ: 1"=30' VERT: 1"=4'  
SHEET 3 OF 8  
PROJECT PARKER ROAD  
NO. 106-011  
TYPE Planning

REGISTERED PROFESSIONAL ENGINEER  
STATE OF OREGON  
NO. 12345  
DATE 09/27/06  
VALID THROUGH 12-31-07