



CITY OF  
**West  
Linn**

## LAND USE PRE-APPLICATION CONFERENCE

**Thursday, May 20, 2010**

**City Hall  
22500 Salamo Road**

**Willamette Conference Room**

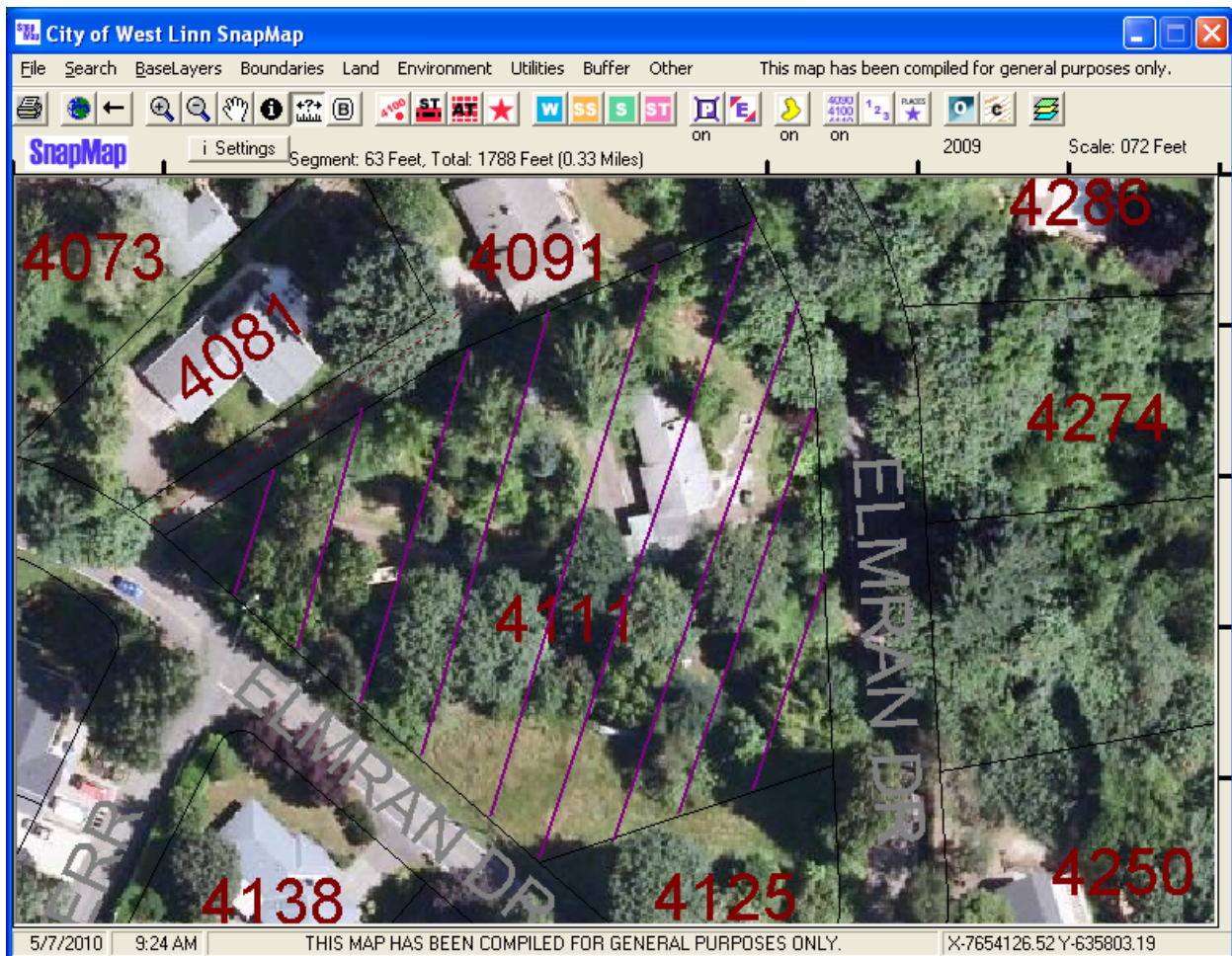
**9:00am** Extension of approval of (6) lot subdivision

**Applicant:** Garrin Royer/Melynda Retallack

**Address:** PO Box 42310, Portland, OR 97045

**Neighborhood Assn:** *Robinwood*

**PA-10-14**                      **Planner:** Tom Soppe





RECEIVED

PRE-APPLICATION CONFERENCE

PLANNING & BUILDING  
CITY OF WEST LINN  
INT. TIME

THIS SECTION FOR STAFF COMPLETION

CONFERENCE DATE:	5/20/10	TIME:	9 AM	PROJECT #:	PA-10-14
STAFF CONTACT:	Tom Soppe			FEE:	\$1000 <sup>00</sup>

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): 4111 Elmran Drive

Brief Description of Proposal: **Site development of the existing (2) lots into (6) lots including public improvements to Elmran Drive and addition of a private drive.**

Applicant's Name: **Garrin Royer/Melynda Retallack**

Mailing Address: **PO Box 42310 Portland, Oregon 97045**

Phone No: **(503) 239-2000**

Email Address: **mel@redsidedevelopment.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
- 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:

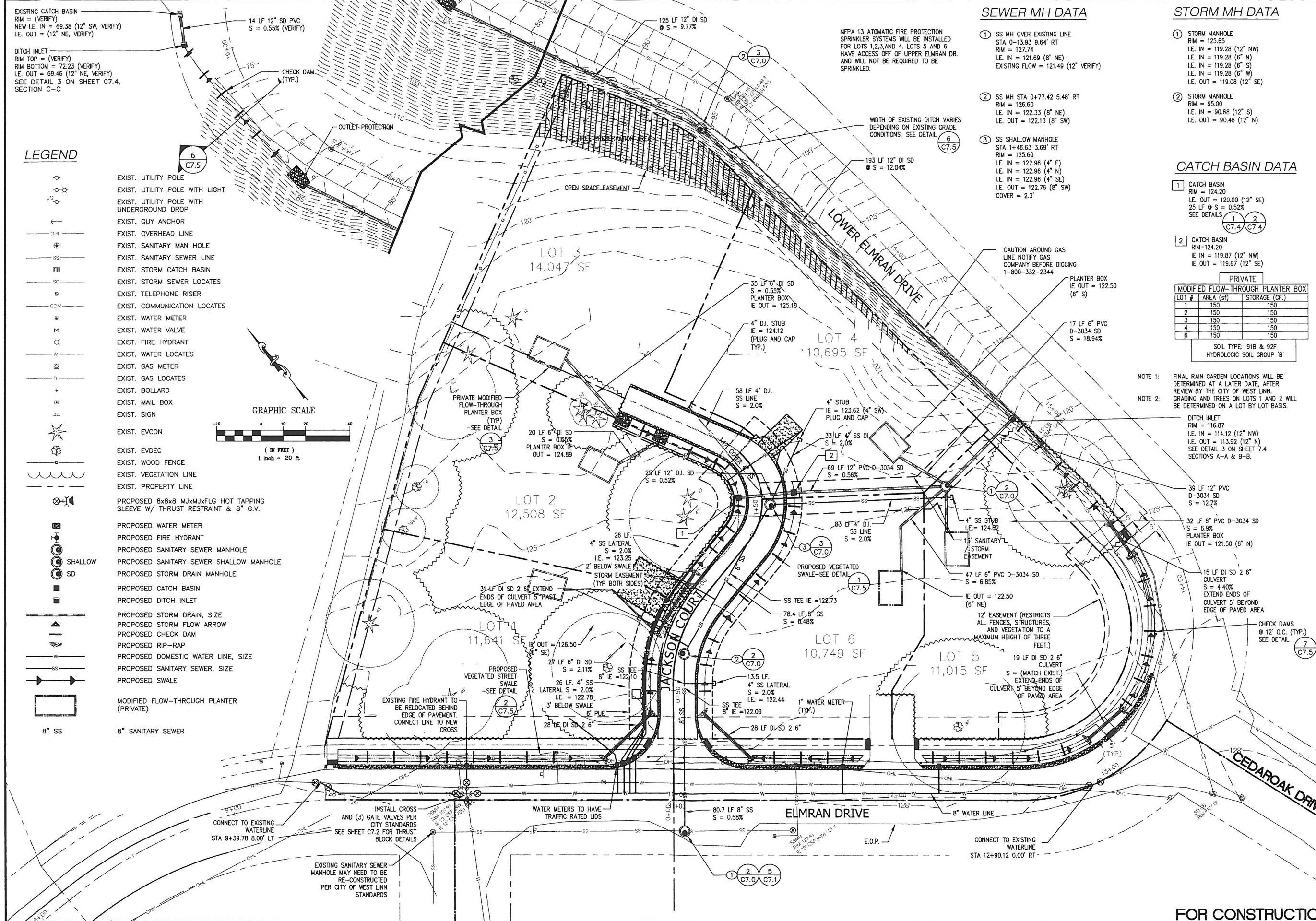
**Please verify that only the following sections of the CDC have changed since 11/1/07: 85.160(F)(3), 85.170(F)-supplemental submittal requirements, 85.200(A)-the streets criteria section, has changed in (1-3) and (22), 85.200(2)(B), 85.200(J)(10)**

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

5/6/10  
Date

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

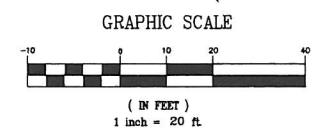


EXISTING CATCH BASIN  
RIM = (VERIFY)  
NEW I.E. IN = 69.38 (12" SW, VERIFY)  
I.E. OUT = (12" NE, VERIFY)

DITCH INLET  
RIM TOP = (VERIFY)  
RIM BOTTOM = 72.23 (VERIFY)  
I.E. OUT = 69.46 (12" NE, VERIFY)  
SEE DETAIL 3 ON SHEET C7.4,  
SECTION C-C

**LEGEND**

- EXIST. UTILITY POLE
- EXIST. UTILITY POLE WITH LIGHT
- EXIST. UTILITY POLE WITH UNDERGROUND DROP
- EXIST. GUY ANCHOR
- EXIST. OVERHEAD LINE
- EXIST. SANITARY MAN HOLE
- EXIST. SANITARY SEWER LINE
- EXIST. STORM CATCH BASIN
- EXIST. STORM SEWER LOCATES
- EXIST. TELEPHONE RISER
- EXIST. COMMUNICATION LOCATES
- EXIST. WATER METER
- EXIST. WATER VALVE
- EXIST. FIRE HYDRANT
- EXIST. WATER LOCATES
- EXIST. GAS METER
- EXIST. GAS LOCATES
- EXIST. BOLLARD
- EXIST. MAIL BOX
- EXIST. SIGN
- EXIST. EVCON
- EXIST. EVDEC
- EXIST. WOOD FENCE
- EXIST. VEGETATION LINE
- EXIST. PROPERTY LINE
- PROPOSED 8x8x8 MJX MJFLG HOT TAPPING SLEEVE W/ THRUST RESTRAINT & 8" G.V.
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER SHALLOW MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED DITCH INLET
- PROPOSED STORM DRAIN, SIZE
- PROPOSED STORM FLOW ARROW
- PROPOSED CHECK DAM
- PROPOSED RIP-RAP
- PROPOSED DOMESTIC WATER LINE, SIZE
- PROPOSED SANITARY SEWER, SIZE
- PROPOSED SWALE
- MODIFIED FLOW-THROUGH PLANTER (PRIVATE)
- 8" SS 8" SANITARY SEWER



**SEWER MH DATA**

- ① SS MH OVER EXISTING LINE  
STA 0+13.93 9.64' RT  
RIM = 127.74  
I.E. IN = 121.69 (8" NE)  
I.E. OUT = 121.49 (12" VERIFY)
- ② SS MH STA 0+77.42 5.48' RT  
RIM = 126.60  
I.E. IN = 122.33 (8" NE)  
I.E. OUT = 122.13 (8" SW)
- ③ SS SHALLOW MANHOLE  
STA 1+46.63 3.69' RT  
RIM = 125.60  
I.E. IN = 122.96 (4" E)  
I.E. IN = 122.96 (4" N)  
I.E. IN = 122.96 (4" SE)  
I.E. OUT = 122.76 (8" SW)  
COVER = 2.3'

**STORM MH DATA**

- ① STORM MANHOLE  
RIM = 125.65  
I.E. IN = 119.28 (12" NW)  
I.E. IN = 119.28 (6" S)  
I.E. IN = 119.28 (6" S)  
I.E. IN = 119.28 (6" W)  
I.E. OUT = 119.08 (12" SE)
- ② STORM MANHOLE  
RIM = 95.00  
I.E. IN = 90.68 (12" S)  
I.E. OUT = 90.48 (12" N)

**CATCH BASIN DATA**

- ① CATCH BASIN  
RIM = 124.20  
I.E. OUT = 120.00 (12" SE)  
25 LF 6" S S = 0.52%  
SEE DETAILS ① ②
- ② CATCH BASIN  
RIM = 124.20  
I.E. IN = 119.87 (12" NW)  
I.E. OUT = 119.67 (12" SE)

PRIVATE  
MODIFIED FLOW-THROUGH PLANTER BOX

LOT #	AREA (sf)	STORAGE (CF)
1	150	150
2	150	150
3	150	150
4	150	150
6	150	150

SOIL TYPE: 91B & 92F  
HYDROLOGIC SOIL GROUP 'B'

NOTE 1: FINAL RAIN GARDEN LOCATIONS WILL BE DETERMINED AT A LATER DATE, AFTER REVIEW BY THE CITY OF WEST LINN. GRADING AND TREES ON LOTS 1 AND 2 WILL BE DETERMINED ON A LOT BY LOT BASIS.

NOTE 2: DITCH INLET  
RIM = 116.87  
I.E. IN = 114.12 (12" NW)  
I.E. OUT = 113.92 (12" N)  
SEE DETAIL 3 ON SHEET 7.4 SECTIONS A-A & B-B.

REVISIONS


5/4/10

BELLA FLATS SUBDIVISION  
4111 ELMRAN DRIVE  
WEST LINN, OREGON

UTILITY MASTER PLAN

**cushing**  
Don Cushing Associates  
Civil Engineers  
4677 SE Pinehurst Ave  
Suite 201  
Milwaukie, OR 97267  
Voice: (503) 387-5331  
Fax: (360) 286-2164

DATE: 4-6-2010  
SCALE: 1" = 20'  
DRAWN: JEG  
JOB: 06-011  
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2010

SHEET  
**C5.0**  
OF 19

FOR CONSTRUCTION