



LAND USE PRE-APPLICATION CONFERENCE

Thursday, September 6, 2012

City Hall
22500 Salamo Road

Willamette Conference Room

9:00 am Development of three lots of record after lot line adjustments.
Driveway access down 3rd Avenue. Three single family residences to be
built in floodplain and wetlands.

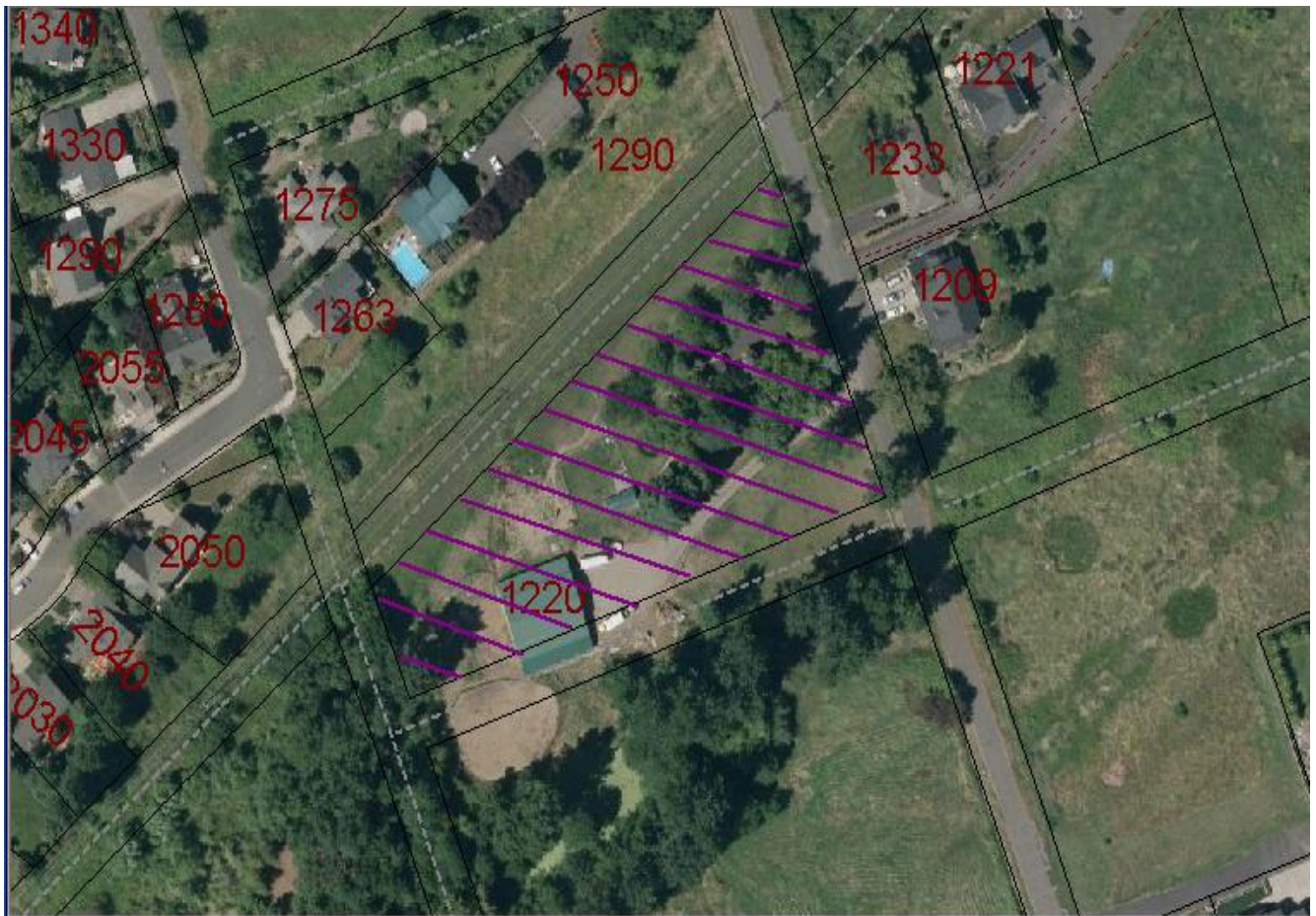
Applicant: Ed Brockman

Subject Property Address: 1220 9th Street

Neighborhood Assn: Willamette

Planner: Peter Spir

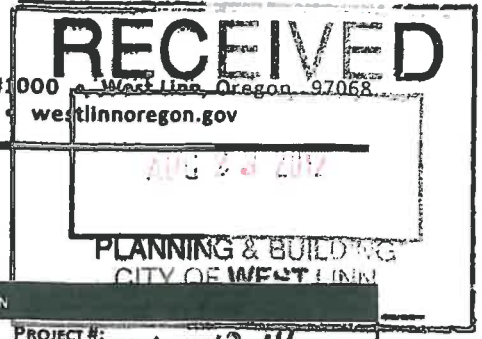
Project #: PA-12-14





City of
West Linn

Planning & Development • 22500 Salamo Rd #1000
Telephone 503.656.4211 • Fax 503.656.4106



PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION

CONFERENCE DATE: 9/6/12	TIME: 9 AM	PROJECT #: PA-12-14
STAFF CONTACT:		FEE: 350

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): 31 E 02 ACT L 800
1220 9th St. West Linn, OR. 97068
Brief Description of Proposal: Development of 3 lots of record after lot line adjustments. Driveway access down 3rd Ave. 3 single family residences to be built in flood plain + wetlands

Applicant's Name: Ed Brockman
Mailing Address: 504 10th St. Lake Oswego OR. 97034
Phone No: (971) 506-4148 Email Address: edbrockman@windermere.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:

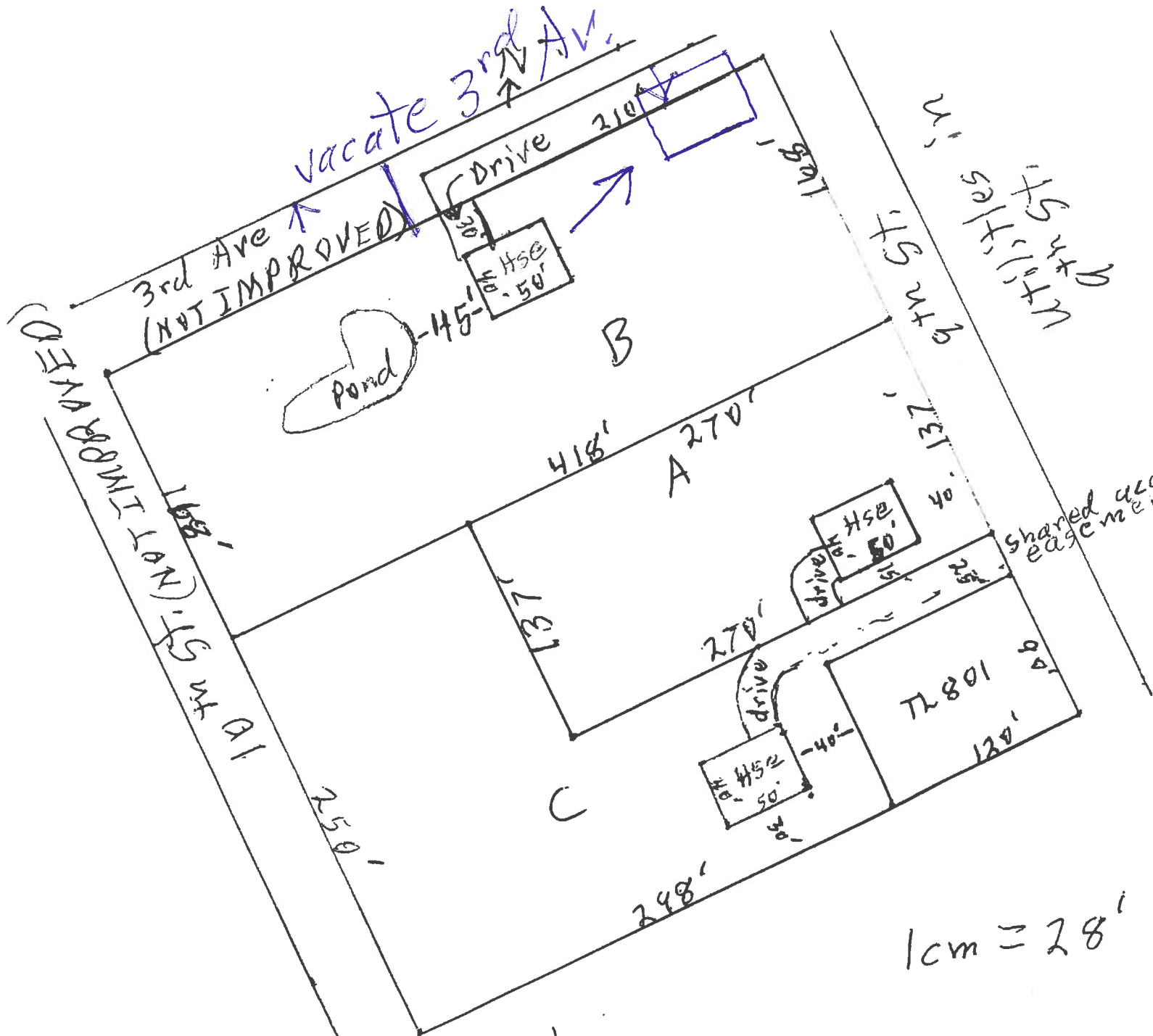
- > North arrow
- > Scale
- > Property dimensions
- > Streets abutting the property
- > Conceptual layout, design and/or building elevations
- > Access to and from the site, if applicable
- > General location of existing trees
- > Location of creeks and/or wetlands
- > Location of existing utilities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

Possible change of hm location + street vacation.
Please list any questions or issues that you may have for city staff regarding your proposal:
What involvement does DSH Army Corps have in this process. Do these lot line adjustments constitute a replat?

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: *[Signature]* Date: 8-23-12

Property owner's mailing address (if different from above): 1220 9th St. West Linn, OR. 97068



Conceptual layout

1cm = 28'



Current Configuration

C & D Combined

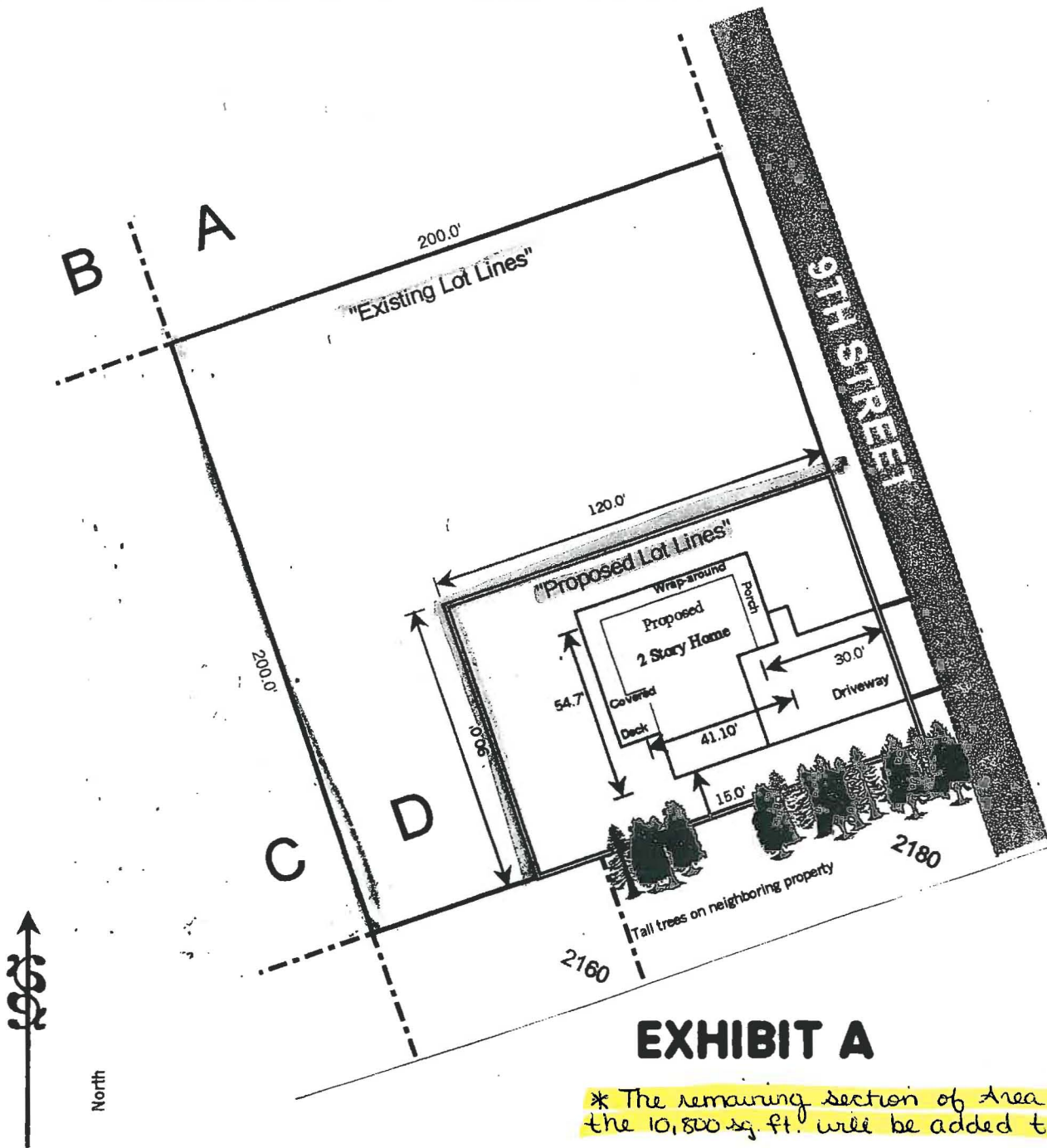


EXHIBIT A

* The remaining section of Area D outside the 10,800 sq. ft. will be added to Section C

* There are no existing structures of affected parcels.

Township, Range, Section, Tax Lot #: T.3 S. R.1 E. SEC. 02AC 00800 D*

Proposed Lot Line Adjustment Map

Sq. Footage of Proposed Site, 90' x 120', Total Land Area 10,800 sq. ft.
 Sq. Footage of Undeveloped Area, Total Land Area 29,200 sq. ft.

Tom & Sue Farwell -Casey & Daisy Clark
 1220 SE 9TH STREET, WEST LINN, OREGON
 (503) 657-6170 / (503) 799-9910

PROPERTY LINE ADJUSTMENT SURVEY

LOTS C AND D IN TRACT 20 OF THE WILLAMETTE & TUALATIN TRACTS,
 LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 3
 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF WEST LINN,
 CLACKAMAS COUNTY, OREGON
 DATE: DECEMBER 19, 2002

CREATED FOR
 HEATHER FARNELL
 1220 SW 8TH STREET
 WEST LINN, OR 97068

APPROVED THIS 9th DAY OF January, 2003
Sandra H. Howard
 CITY OF WEST LINN PLANNING DIRECTOR

NARRATIVE:
 THE PURPOSE OF THIS SURVEY IS TO SHOW THE MONUMENTATION OF A
 PROPERTY LINE ADJUSTMENT BETWEEN LOT C AND LOT D OF TRACT 20,
 "WILLAMETTE & TUALATIN TRACTS", PLAT NUMBER 198, CLACKAMAS
 COUNTY SURVEY RECORDS.

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND
 MONUMENTS PER PP 1996-93 ALONG THE SOUTH LINE OF SAID TRACT
 20, AS SHOWN.

THE WESTERLY LINE OF SAID TRACT 20 (BEING ON THE EASTERLY
 RIGHT-OF-WAY LINE OF 10TH STREET) WAS ESTABLISHED BY HOLDING
 THE SOUTHWESTERLY CORNER OF LOT F AND THE MOST SOUTHERLY
 CORNER OF PARCEL 2, PER PP 1999-133

NARRATIVE (CONTINUED):

THE CENTERLINE OF 9TH STREET WAS ESTABLISHED BY HOLDING THE
 MONUMENT AT THE CENTERLINE-CENTERLINE INTERSECTION OF 8TH
 STREET AND 9TH AVENUE AND AT A POINT 20 FEET NORTHEASTERLY AND
 AT A RIGHT ANGLE TO THE 9TH STREET CENTERLINE FROM THE HELD
 SOUTHEASTERLY CORNER OF SAID TRACT 20.

THE SOUTHERLY LINE OF SAID TRACT 20 (BEING ON THE NORTHERLY
 RIGHT-OF-WAY LINE OF VOLPP STREET) WAS ESTABLISHED BY HOLDING
 THE SOUTHWESTERLY CORNER OF LOT F AND THE SOUTHEASTERLY
 CORNER OF LOT E (AS PER PP 1996-93).

NARRATIVE (CONTINUED):
 THE CENTERLINE OF 3RD AVENUE WAS ESTABLISHED BY HOLDING THOSE
 FOUND MONUMENTS ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 3RD
 AVENUE AND OFFSETTING 25 FEET NORTHERLY, PER SURVEY NUMBER
 1998L. THE NORTHERLY LINE OF SAID TRACT 20 (BEING ON THE
 SOUTHERLY RIGHT-OF-WAY LINE OF 3RD AVENUE) WAS ESTABLISHED BY
 OFFSETTING THE CENTERLINE OF 3RD AVENUE 20 FEET SOUTHERLY.

THE CENTERLINE OF SAID TRACT 20 WAS ESTABLISHED BY HOLDING THE
 FOUND MONUMENT AT THE SOUTHEASTERLY CORNER OF LOT F AND THE
 PROPORTIONED NORTHERLY CORNER BETWEEN LOTS A AND B.

I HELD THE FOUND MONUMENTS AT THE SOUTHWESTERLY CORNER OF LOT C
 AND THE SOUTHEASTERLY CORNER OF LOT D FOR THE SOUTHERLY LINE
 OF SAID LOTS. I PROPORTIONED THE NORTHEASTERLY CORNER OF LOT D
 AND THE NORTHEASTERLY CORNER OF LOT C BETWEEN THE SOUTHERLY
 LINE OF SAID LOTS AND THE NORTHERLY LINE OF TRACT 20. I HELD
 THESE NORTHERLY CORNERS FOR THE NORTHERLY LINE OF LOTS C AND
 D.

THEN I SET MONUMENTS ACCORDING TO MY CLIENT'S INSTRUCTIONS AND
 THE CITY OF WEST LINN'S PLANNING APPROVAL FOR FILE NUMBER
 LLA-01-11.

CLACKAMAS COUNTY SURVEYOR

RECEIVED _____
 ACCEPTED FOR FILING _____
 SURVEY NUMBER _____

I CERTIFY THAT THIS PRODUCT WAS
 PREPARED USING INP PRODUCT #01645A
 CARTRIDGE OR CONTINENTAL APC042
 POLYESTER FILM

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Clinton W. Stovris, Jr.

OREGON
 LICENSE # 15,388
 CLINTON W. STOVRS, JR.
 92-09913

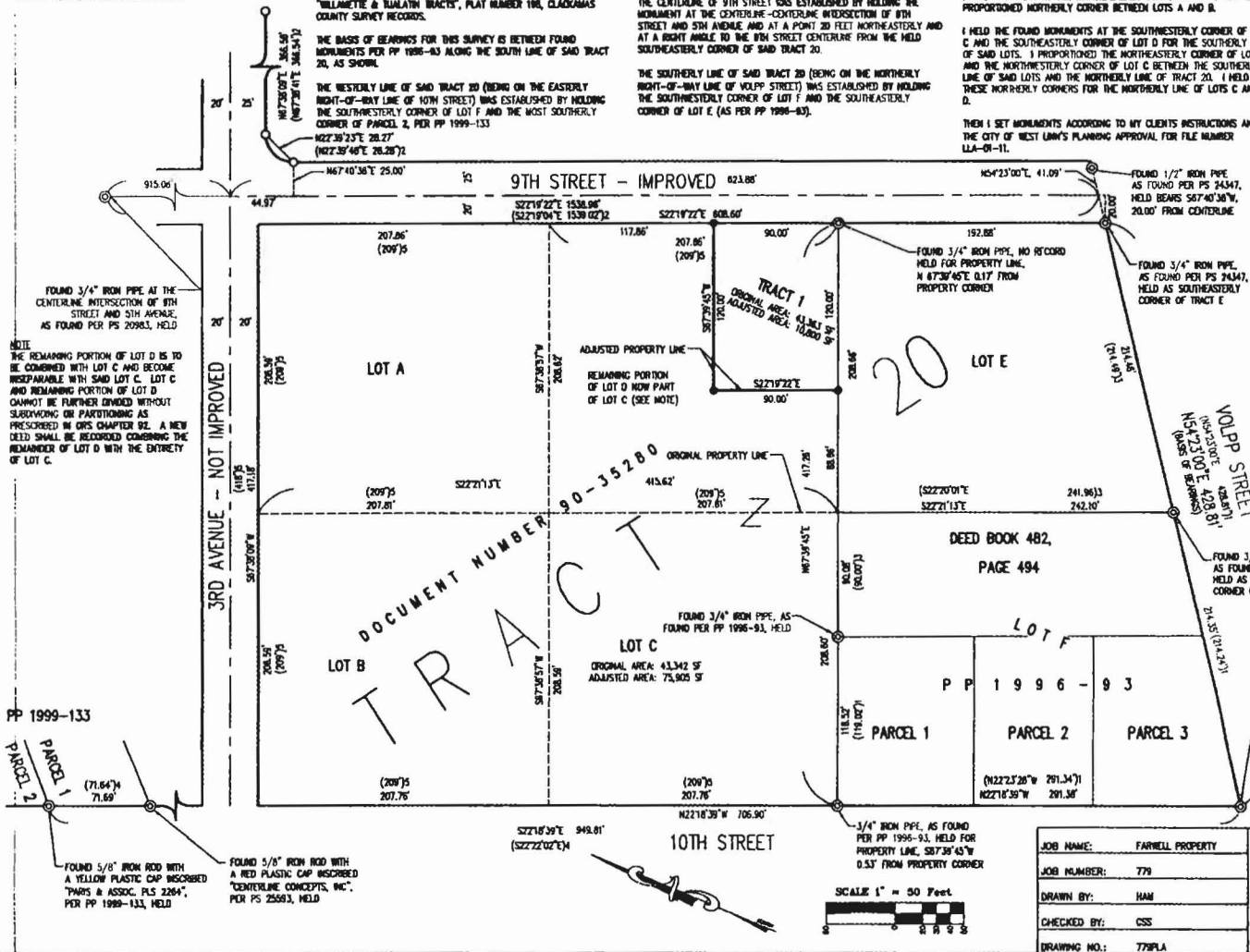
RENEWAL DATE: 06/30/04

LEGEND

- SET 5/8" x 30" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "ANS ENCL" SET OR. DECEMBER 18, 2002
- FOUND 5/8" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "LS 1570" PER PS 2098A, HELD
- ⊙ FOUND MONUMENT AS NOTED, HELD UNLESS OTHERWISE NOTED
- PP PARTITION PLAT NUMBER
- PS PROPERTY SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS
- SF SQUARE FEET
- RECORD INFORMATION
 (N) PER PP 1996-93
 (E) PER PS 2098B
 (D) PER PS 24347
 (M) PER PP 1999-133
- DS PLAT OF "WILLAMETTE & TUALATIN TRACTS", PLAT NUMBER 198

REFERENCE SURVEYS:
 WILLAMETTE & TUALATIN TRACTS (PLAT NUMBER 198)
 PP 1996-93
 PP 1999-133
 PS 2098B
 PS 24347
 PS 25563

FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "CATLORD PLS 929", PER PP 1996-93, HELD



JOB NAME: FARNELL PROPERTY
 JOB NUMBER: 779
 DRAWN BY: HAM
 CHECKED BY: CSS
 DRAWING NO.: 779PLA

ENGINEERING PLANNING SURVEYING FORESTRY
 LICENSED IN OR & WA

AKS
 ENGINEERING & FORESTRY

13910 SW GALBREATH
 DRIVE, SUITE 100
 SHERWOOD, OR 97140
 PHONE: (503) 825-8799
 FAX: (503) 925-8959

E-MAIL: aks@aks-eng.com

*Previous Lot Line
 Adjustment*



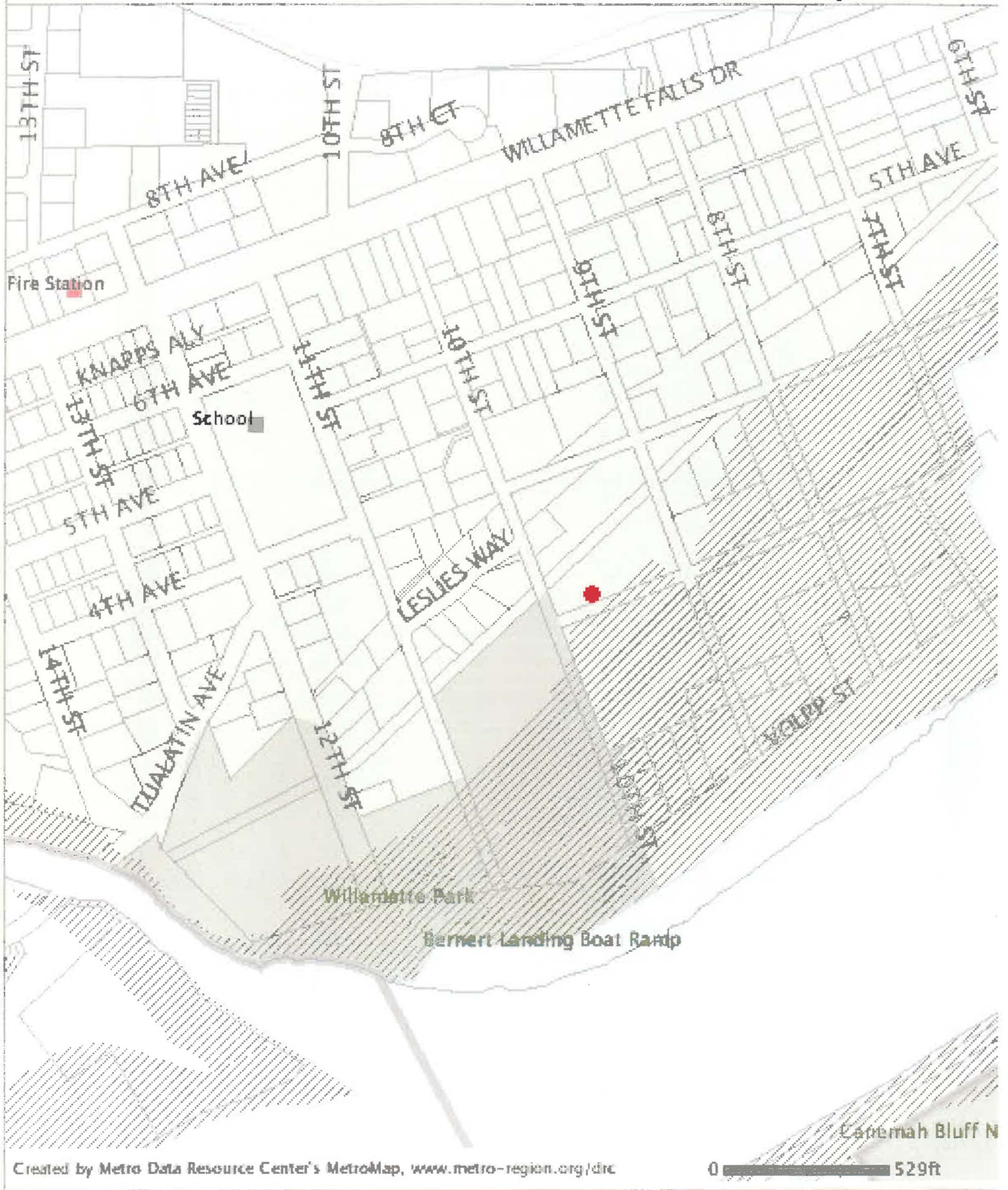
City of West Linn GIS (Geographic Information System), SnapMap Date: 8/13/2012

Scale: 200 Feet

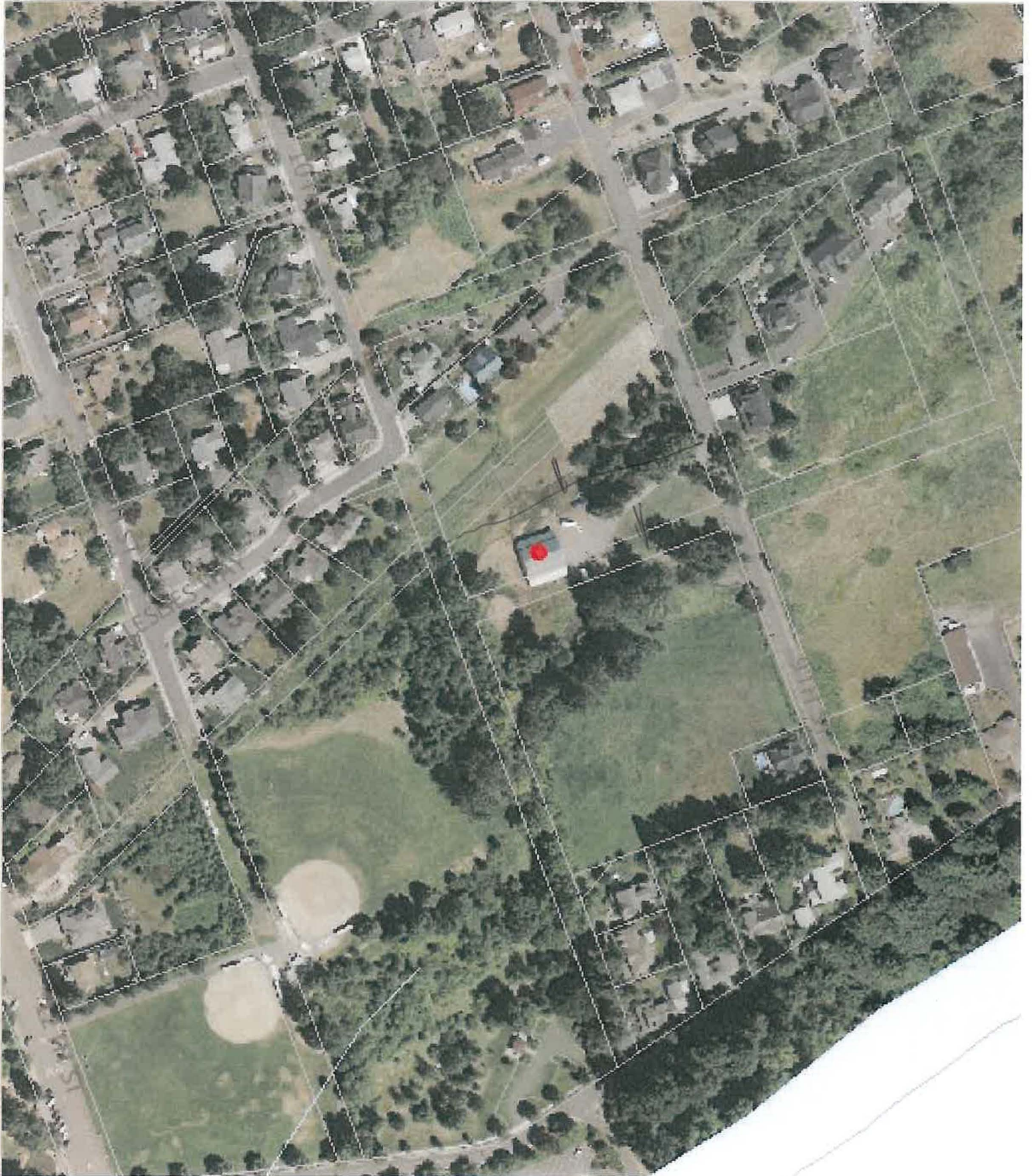
MAP DISCLAIMER:
 This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Wetland & Riparian

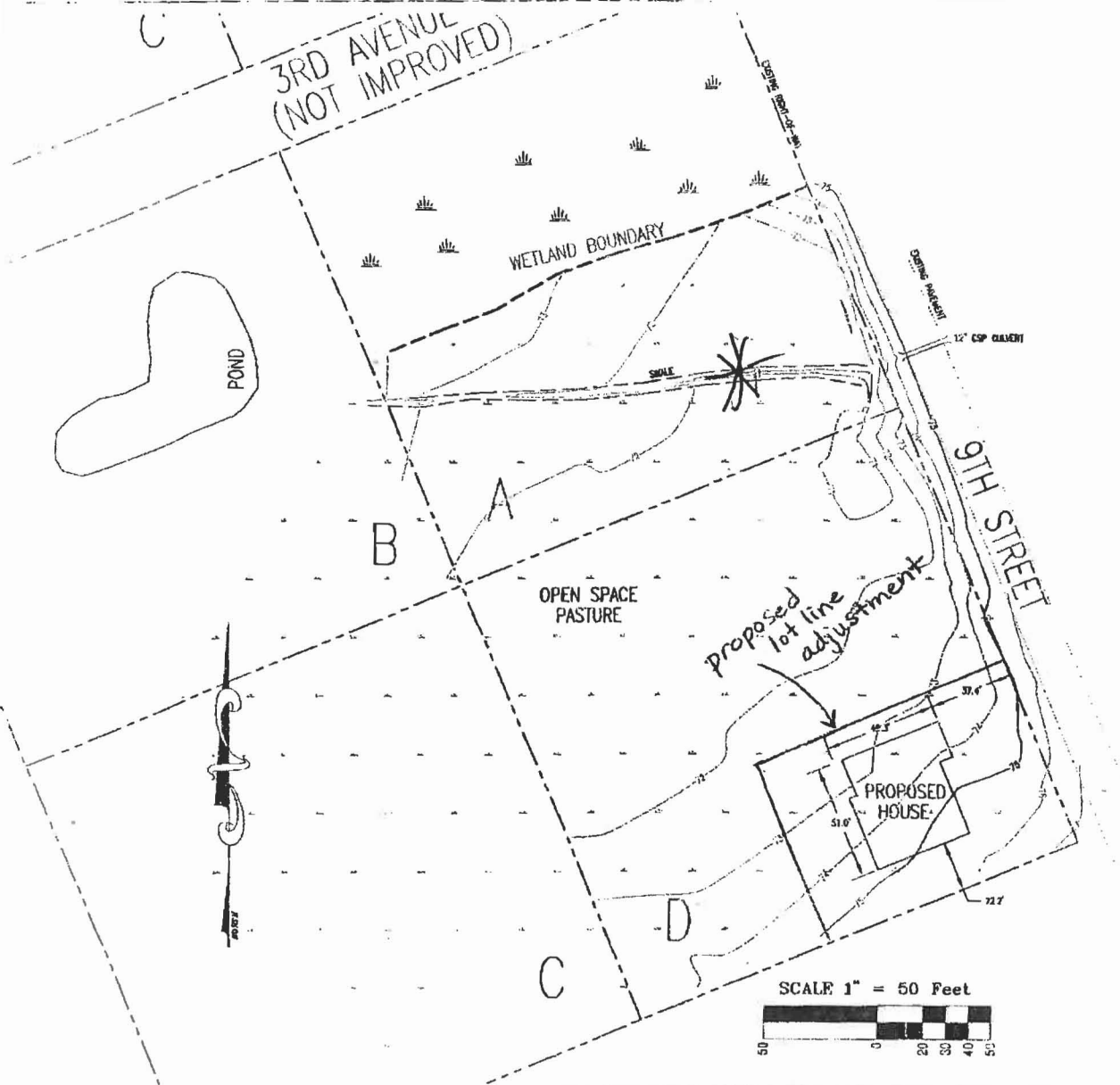
MetroMap



Flood Plain



Tree Location



THE BASIS OF ALL ELEVATIONS IS A BRASS DISK LOCATED AT THE PUBLIC BOAT RAMP NEAR VOLPP ROAD. THE BRASS DISK IS INSCRIBED "OSMB 0313 C3 1997" AND HAS AN ELEVATION=66.57 (MVD 1929)

THE 100-YEAR FLOOD PLAIN ELEVATION IS BETWEEN ELEVATION 71 AND 72.

THE FINISHED FLOOR ELEVATION OF THE PROPOSED STRUCTURE IS TO MAINTAIN A MINIMUM ELEVATION=73.00.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Anthony C. Benthin

OREGON
JULY 18, 1984
ANTHONY C. BENTHIN
2655
EXPIRES 12/31/01

REVISIONS

EXISTING CONDITIONS

AKS
ENGINEERING • PLANNING • SURVEYING • FORESTRY
LICENSED IN OR, WA & AK
13910 SW GALEBREATH DR., SUITE 100
SHERWOOD, OR 97140
PHONE: (503) 825-6796 FAX: (503) 825-6588

DESIGNED BY: N/A	DRAWN BY: TTR/PL
CHECKED BY: MSL	SCALE: AS SHOWN
DATE: 03/02	REVISIONS CHECKED BY: MSL
PREPARED FOR: BASTY CLARK	1700 BIRCH STREET WEST LINN, OR 97140 503-719-5118

FARWELL PROPERTY
WEST LINN
OREGON

JOB NUMBER
779
SHEET
1 OF 1

* Swale Location