



CITY OF  
**West  
Linn**

## LAND USE PRE-APPLICATION CONFERENCE

**Thursday, March 7, 2013**

**City Hall  
22500 Salamo Road**

**Willamette Conference Room**

**9:00 am** Convert service to convenience. Renovate store and add storage. Increase landscape to 15% to reduce impervious surfaces. Canopy, islands and fueling to remain as is.

**Applicant: Robert Montgomery**

**Subject Property Address: 22250 Willamette Dr**

**Neighborhood Assn: Bolton**

**Planner: Tom Soppe**

**Project #: PA-13-04**



Next date is March 7 for pre-app. Deadline is Feb 21 @ 4pm  
cost is \$350



CITY OF  
**West Linn**

Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068  
Telephone 503.656.4211 • Fax 503.656.4106 • westlinnoregon.gov

### PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: <u>3-7-13</u>	TIME: <u>9AM</u>	PROJECT #: <u>PA-13-04</u>
STAFF CONTACT: <u>TOM SOPPEE</u>		FEE: <u>350</u>

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): 22250 Willamette Dr.

Brief Description of Proposal: CONVERT SERVICE TO CONVENIENCE, RENOVATE STORE & ADD STORAGE. INCREASE LANDSCAPE TO 15% TO REDUCE IMPERVIOUS SURFACES, CANOPY, ISLANDS & FUELING TO REMAIN AS IS.

Applicant's Name: ROBERT MONTGOMERY

Mailing Address: P.O. Box 1315 Boring OR 97009

Phone No: (503) 784 8157 Email Address: rgm@MONTGOMERY A HOT MAIL

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:

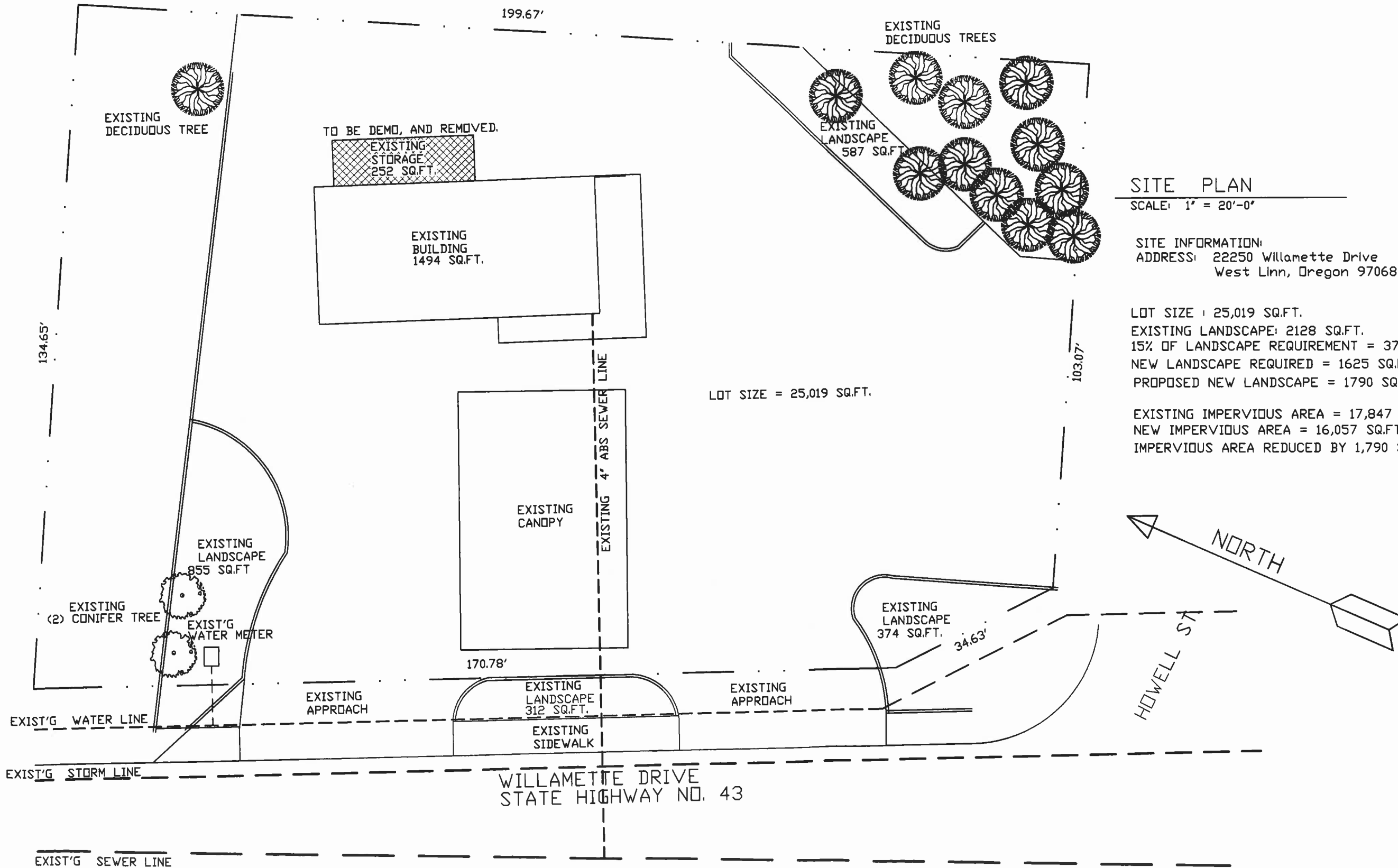
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Glenn Zwick, WSCO Petroleum Corp  
Property owner's signature President

2-8-13  
Date

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



**SITE PLAN**

SCALE: 1" = 20'-0"

SITE INFORMATION:  
 ADDRESS: 22250 Willamette Drive  
 West Linn, Oregon 97068

LOT SIZE : 25,019 SQ.FT.  
 EXISTING LANDSCAPE: 2128 SQ.FT.  
 15% OF LANDSCAPE REQUIREMENT = 3753 SQ.FT.  
 NEW LANDSCAPE REQUIRED = 1625 SQ.FT.  
 PROPOSED NEW LANDSCAPE = 1790 SQ.FT.

EXISTING IMPERVIOUS AREA = 17,847 SQ.FT.  
 NEW IMPERVIOUS AREA = 16,057 SQ.FT.  
 IMPERVIOUS AREA REDUCED BY 1,790 SQ.FT.

**DRAWING SCHEDULE**

A1	EXISTING SITE PLAN
A2	PROPOSED SITE PLAN, GENERAL NOTES
A3	PROPOSED FLOOR PLAN
A4	ELEL VATIONS
A5	ELEVATION, ADA DETAILS

**M/D**

MONTGOMERY DEVELOPMENT CO.  
 P.O. BOX 1315  
 BORING, OREGON 97009  
 CELL: 503-784-8157  
 OFFICE: 503-668-4847  
 EMAIL: rgmontgomery@hotmail.com

**West Linn WSCO**  
 22250 Willamette Drive  
 West Linn, Oregon 97068

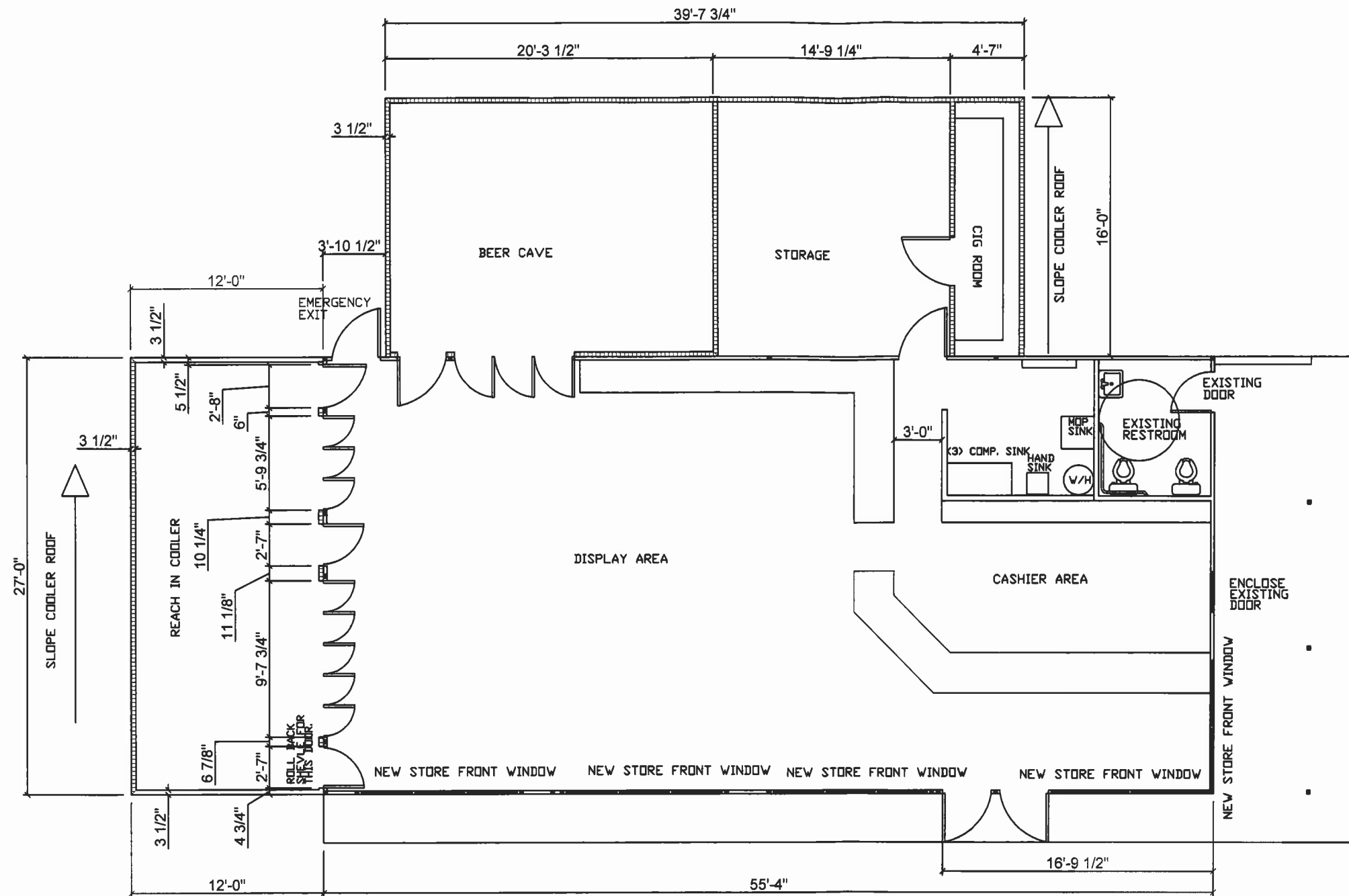
PROJECT #

0612

DWG BY: JTC  
 2/11/13

**SHEET**  
**A1**





EXISTING BUILDING SQ.FT. = 1494 SQ.FT.  
 EXISTING COOLER SQ.FT. = 252 SQ.FT. TO BE REMOVED  
 COOLER ADDITION SQ.FT. = 324 SQ.FT.  
 BEER CAVE, DRY STORAGE ADDITION = 634 SQ. FT.  
 TOTAL SQ.FT. = 2452 SQ.FT.

WALL LEGEND

EXISTING WALL



3-1/2' INSULATED COOLER WALLS



PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

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SHEET

A3

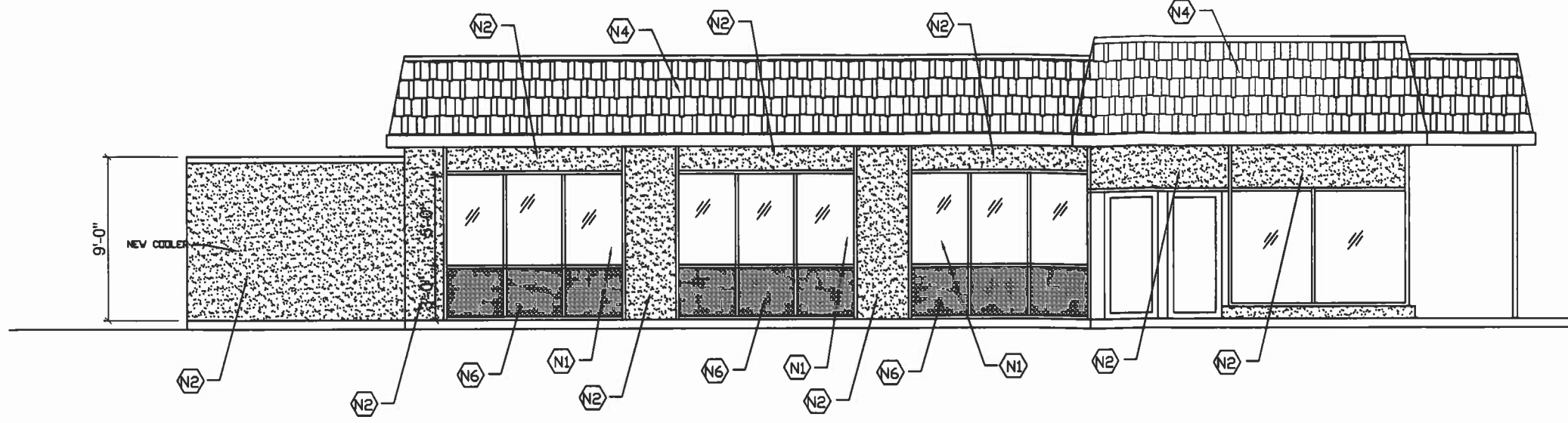
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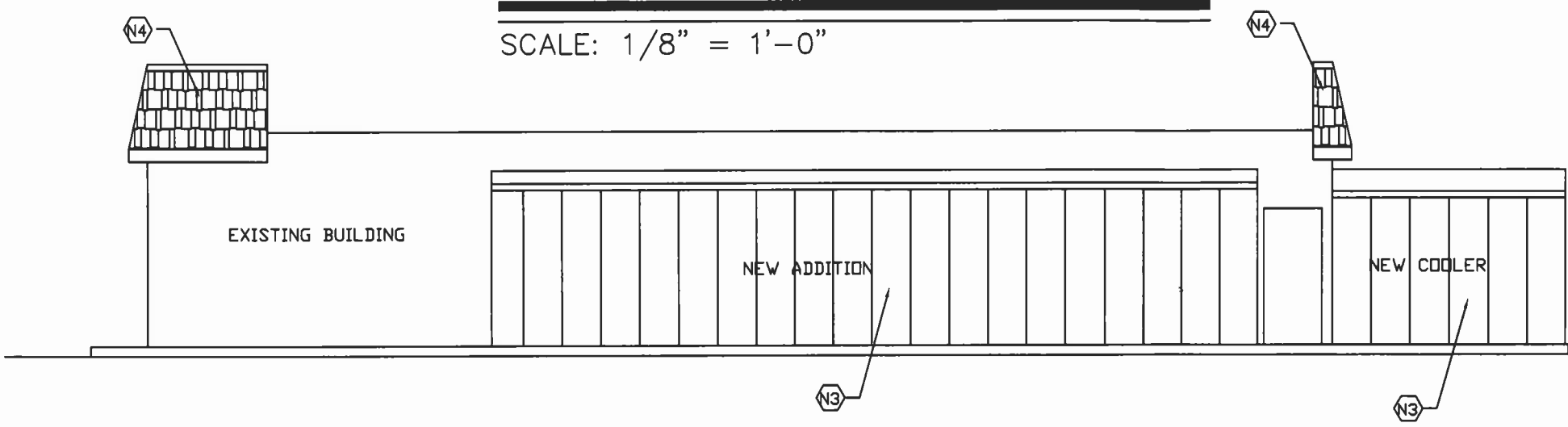
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SHEET  
A4



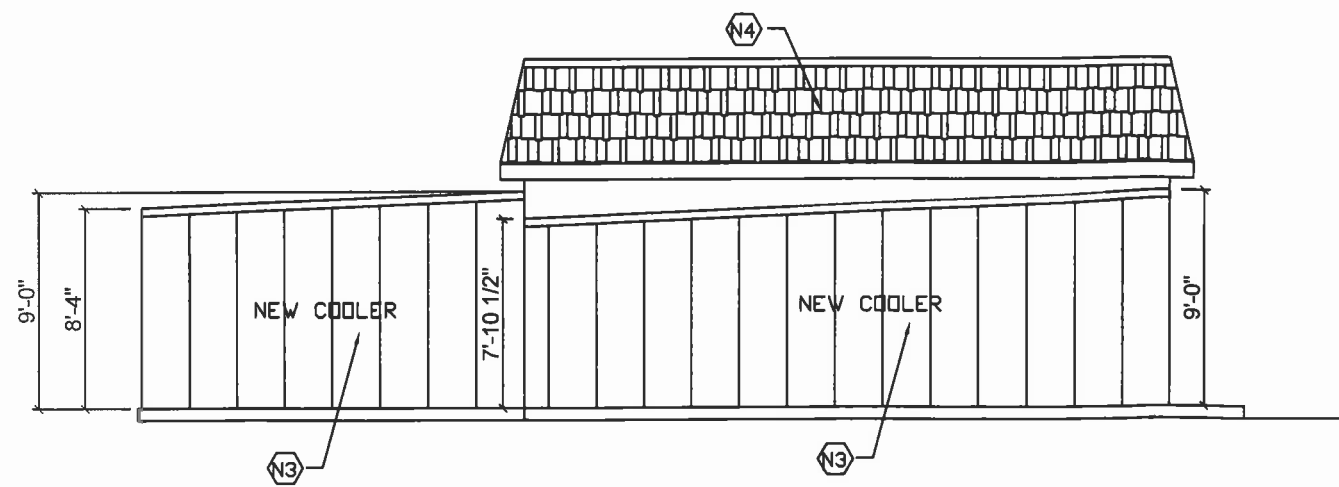
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION

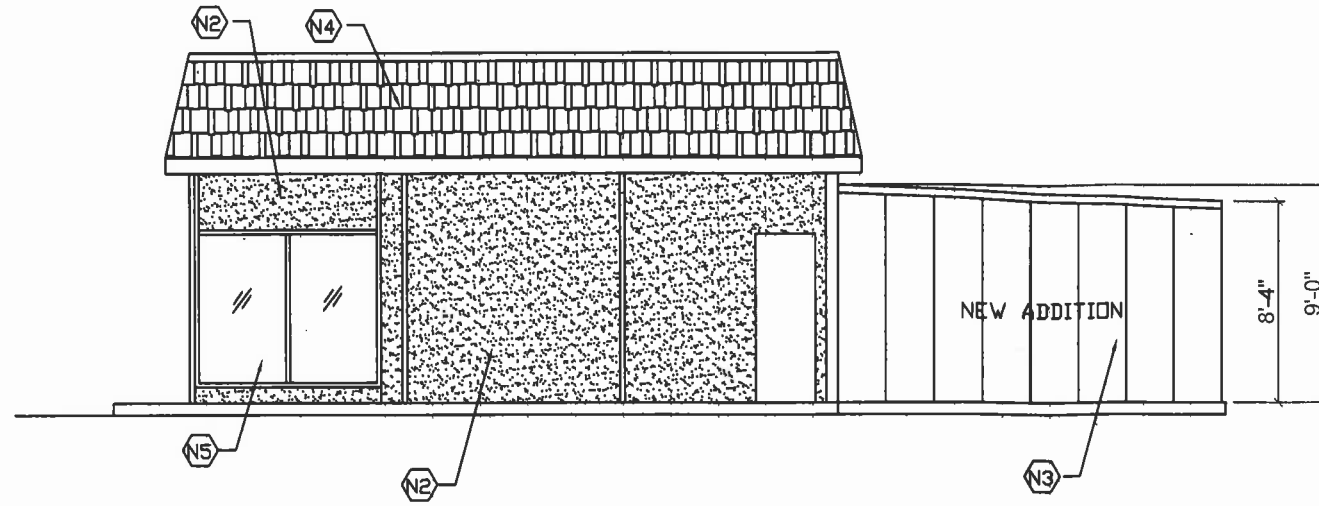
SCALE: 1/8" = 1'-0"

NOTES:

- N1 REPLACE GARAGE DOORS WITH STORE FRONT
- N2 INSTALL SAND FLOAT FINISH STUCCO
- N3 STIPPLED TEXTURE METAL
- N4 REPLACE EXISTING SIMULATED TILE
- N5 REPLACE STORE FRONT
- N6 TEXTURE PANELS

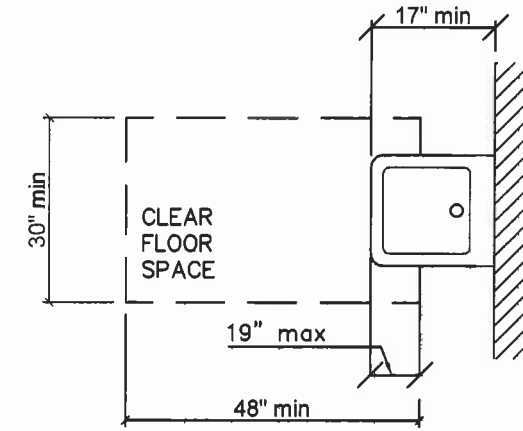
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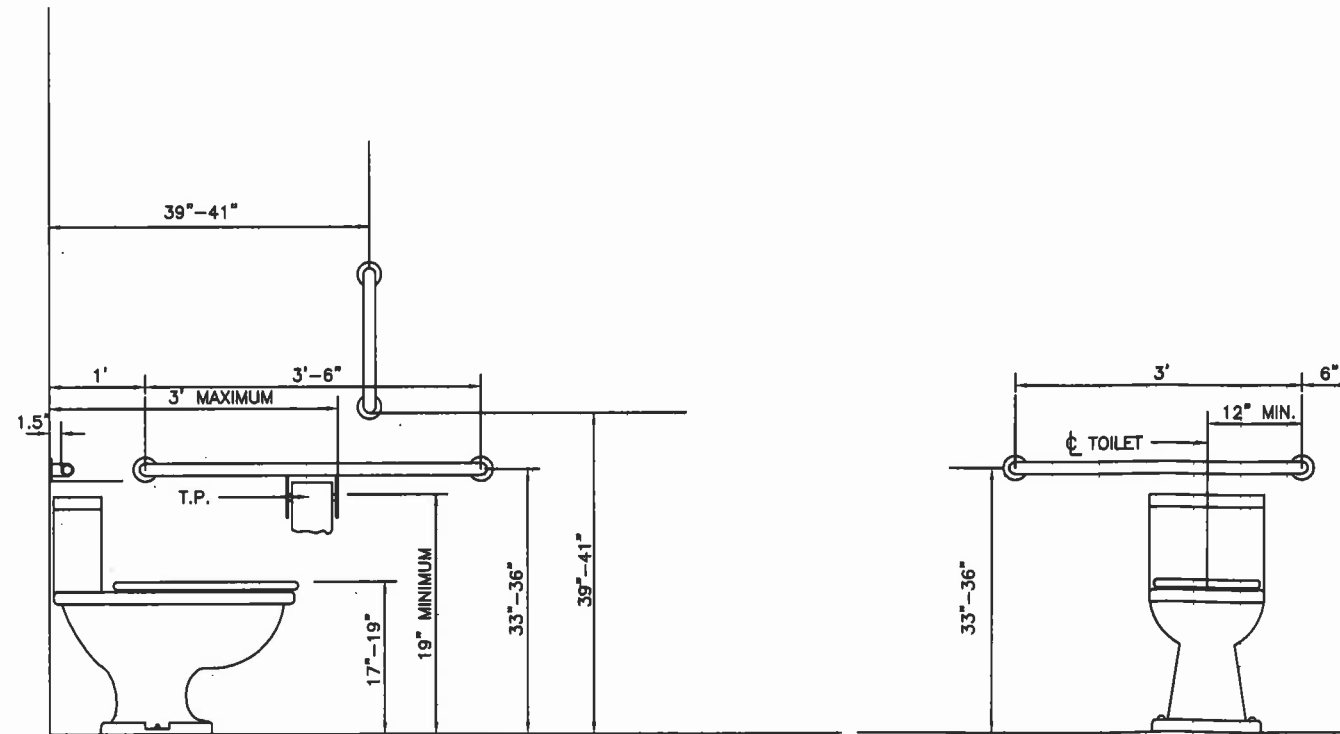


RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

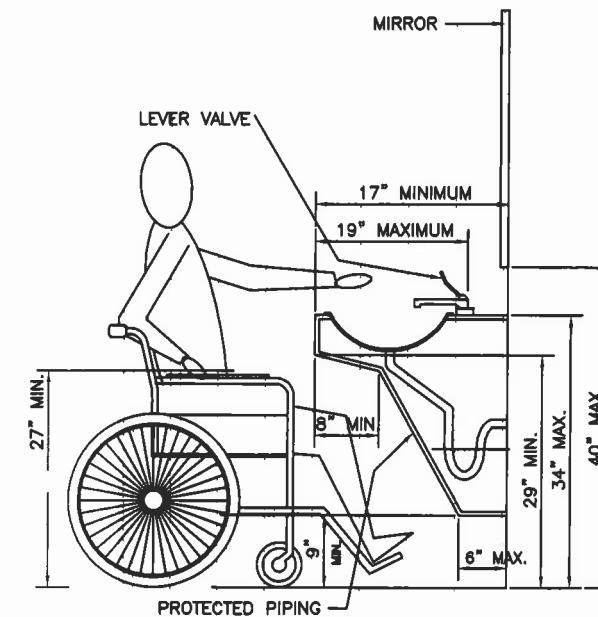


SIDE WALL GRAB BAR.  
ADAAG FIGURE 32



SIDE WALL GRAB BAR.  
ADAAG FIGURE 29  
ADAAG FIGURE 604.5.1

END WALL GRAB BAR.  
ADAAG FIGURE 604.5.2



LAVATORY CLEARANCE  
ADAAG FIGURE 31

M/D

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