VARIANCE REQUESTS
FOR

WILLAMETTE VISTAS SUBDIVISION
1555 6TH STREET
WEST LINN, OREGON

Prepared by:

Ralph Tahran, Architect
13741 Knaus Road
Lake Oswego, OR 97034

The following narrative is an application for two Class II Variances for the Willamette Vistas Subdivision located at 1555 6th Street in West Linn, Oregon. The narrative specifically addresses variances to code requirements, one to Section 85.200(B) (7) (d), the lot depth requirement for definition for "flag lots" and two; to Section 92.010H., sidewalk requirements for new developments. The following is the response to "The Approval Criteria" Section 75.060.

Class II Variance request from Section 85.200(B) (7) (d)

1. Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, legally existing prior to the date of this ordinance, topography, or other circumstances over which the applicant has no control.

Section 85.200(B)(7)(d) requires "lot depth" of 90 feet on "flag lots" to be measured from the "parcel which substantially separates the flag lot from the street from which the flag lot gains access," meaning in this case, our "lot 9," lot depth would be measured from west to east as 6th Street is where our flag, ("access easement") gains access, even though the established, prevailing development pattern of the existing neighborhood measures lot depth in a north to south direction off the existing access easement. In this case, our Lot 9 is 78.61 feet wide along the "access easement" and 94.5 feet deep along the north-south axis. Adjoining developed lots and existing developed lots across the access easement are narrower from east to west and deeper north to south where "lot depth" is measured. We maintain that lot depth for "Lot 9" should be measured from north to south, where we have 94.5 feet deep, meeting code requirements to be consistent with the existing immediate pattern of the neighborhood.

Section 85.200(B) (7) (b) allows: "Front yard setbacks may be based on the rear property line of the parcel which substantially separates the flag lot from the street from which the flag lot gains access. Alternately, the house and its front yard may be oriented in other directions so long as some measure of privacy is ensured or it is part of a pattern of development or it better fits the topography of the site." In this case the other developed lots on the "flag access easement" were not subject to this "lot depth" and is measured in a north-south direction as we are requesting to be consistent with the existing pattern of development. Since the subject site falls topographically 6 to 8 feet from north to south, the north to south orientation for lot depth better fits the topography of the site. The north to south orientation is also an ideal solar orientation for Lot 9.

Section 85.200(B) 3. Lot Size and Shape states: "Lot size, width, shape and orientation shall be appropriate for the location of the subdivision, for the type of use contemplated, for potential utilization of solar access, and for the protection of drainage ways, trees, and other natural features..." Lot 9 has a north-south orientation to fit the existing immediate neighborhood pattern of north-south orientation along the "access easement flag." The north-south orientation offers the maximum potential for solar orientation for this lot. The narrower (78.61 ft.) east-west "width" of the Lot 9 also allows Lot 8 to have an acceptable "building area" while preserving a grove of existing "significant" trees to the east of the sites.

2. The variance is necessary for the preservation of a property right of the applicant, which is substantially the same as a right possessed by owners of other property in the same zone or vicinity.

2. The variance is necessary for the preservation of a property right of the applicant, which is substantially the same as a right possessed by owners of other property in the same zone or vicinity.

The variance request or waiver by the City Engineer for the special site conditions is the same code exception available to any other property owner in the same vicinity with similar site conditions. This waiver or exception request is a property right available to those that meet the special site conditions outlined in the above code reference.

3. The authorization of the variance will not be materially detrimental to the purposes and standards of this Code, will not be inconsistent with all other regulatory requirements, and will not conflict with the goals and policies of the West Linn Comprehensive Plan.

Authorizing the variance will not be detrimental to the purposes and standards of the code as a sidewalk on one side of this low-density, dead-end street will provide a practical, safe pedestrian way for the very few residences along 5th Street. A sidewalk constructed on the west side would require an obtrusive, unattractive alternative, that we feel would be detrimental to the purposed of an attractive streetscape and the immediate neighborhood.

4. The variance request is the minimum variance, which would alleviate the exceptional and extraordinary circumstance.

The variance request to allow an extension of a sidewalk on one side of the street to serve only 4 to 5 residences is the minimum variance to minimize disruption of a steep bank and the necessity to build a long continuous obtrusive retaining wall.

5. The exceptional and extraordinary circumstance does not arise from the violation of this ordinance.

The extraordinary circumstance is an existing condition. The variance or waiver requested is a practical and efficient method to allow practical solutions to extremely difficult special site conditions. The ordinance, as outlined above, anticipated special site situations as this and outlines in this section a method for addressing these special site conditions.

6. The variance will not impose physical limitations on other properties or uses in the area, and will not impose physical limitations on future use of neighboring vacant or underdeveloped properties as authorized by the underlying zoning classification.

The variance or allowance to extend an existing sidewalk on one side of the street, completes a pedestrian route and in no way limits other properties or uses in the immediate neighborhood. In fact, the improvement would improve safety and future use of adjoining properties by completing a substandard street.

secondary arterials, or special type industrial districts, or special site conditions, the Planning Commission may approve a subdivision without sidewalks if alternate pedestrian routes are available."

We believe "special site conditions" exist along 5th Street as very difficult topography exists on the west side of 5th Street, making sidewalk construction very difficult without the construction of 6 to 8 foot high retaining walls, only four homes will front and access on 5th Street and the existence of a sidewalk on the east side of 5th Street which we feel is a more practical, useable and desirable sidewalk to extend our property boundary. The details will be more specifically discussed in this narrative.

Section 92.010H.5.) states: "The City Engineer may allow the installation of sidewalks on one side of any street only if the City Engineer finds that the presence of any of the factors listed below justifies such waiver:

a.) The street has, or is projected to have, very low-volume traffic density;

Response: Fifth Street is a "dead-end" street that only will provide access to a maximum of 8 residences. The street dead-ends at a major drainage corridor to the immediate north of the site. The street will always be extremely low volume traffic.

b.) The street is a dead-end street:

Response: As previously mentioned, Fifth Street dead-ends approximately 150 feet to the north of the subject site at a major drainage corridor. Due to the physical constraints and designation of a major drainage corridor, Fifth Street will never continue past the drainage corridor.

c.) The housing along the street is very low-density; or,

Response: A total of 8 residences on both sides of the street (7 on the west side, 1 on the east side) will use the approximately 350 lineal feet of Fifth Street, an extremely low density on a public street. Due to only one residence on the east side, it makes sense to extend the existing sidewalk to the north for an uninterrupted sidewalk section.

d.) The street contains exceptional topographic conditions such as steep slopes, unstable soils, or other similar conditions making the location of a sidewalk undesirable.

Response: The west side of the street has an existing bank of approximately 5 to 8 feet, requiring a continuous retaining wall of 4 to 8 feet high, 200 feet long along the west side of the street to construct a curb tight sidewalk to serve a maximum of 4 residences. We believe the continuous retaining wall would be unattractive, insensitive to the existing neighborhood for a sidewalk that would only serve 4 residences. Alternatively, we would propose extending the sidewalk on the other side of the street to provide a continuous sidewalk for a maximum of 4 to 5 residences along this dead-end street. Although this section of the ordinance allows the City Engineer to waiver sidewalks on one side for any one of these factors, we believe we have the presence of all four of the factors warranting consideration of a sidewalk on one side. These extraordinary circumstances apply to the existing street pattern and topography over which the applicant has no control.

Lots directly across the existing access easement are oriented from north to south and have their lot depth measured in this direction, as is the adjoining lot to the west that has direct frontage on 6th Street. The requested "lot depth" definition and requested lot depth variance for Lot 9 would allow this application the same right possessed by owners of other property in the immediate vicinity.

3. The authorization of the variance will not be materially detrimental to the purposes and standards of the Code, will not be inconsistent with all other regulatory requirements, and will not conflict with the goals and policies of the West Linn Comprehensive Plan.

The authorization of the variance will not be materially detrimental to the purposes and standards of this Code as other sections of the Code require and encourage the orientation of Lot 9 as proposed to better fit the topography of the land, maximum solar orientation and to maintain the prevailing pattern of the immediate neighborhood to be consistent with development goals and policies of the West Linn Comprehensive Plan.

4. The variance request is the minimum variance, which would alleviate the exceptional and extraordinary circumstance.

The variance request is the minimum variance that allows Lot 9 to be consistent with the existing pattern of the neighborhood, allows maximum solar orientation, better fits the existing topography and allows the property owner the same right as possessed by owner of adjoining property.

5. The exceptional and extraordinary circumstance does not arise from the violation of this ordinance.

The variance request is a request to allow a development pattern that is consistent with surrounding development and allows Lot 9 to be oriented in accordance with other code requirements of solar orientation, tree preservation, and a better fit with the existing topography; all existing physical characteristics of the site, circumstances that do not arise from the request for this variance.

6. The variance will not impose physical limitations on other properties or uses in the area, and will not impose physical limitations on future use of neighboring vacant or underdeveloped properties as authorized by the underlying zoning classification.

The variance will not impose any physical limitations on any other property or use in the area. The allowance of the variance will allow Lot 9 to be consistent with surrounding existing development and allow the preservation of a property right of the applicant which is the same as a right possessed by adjoining property owners. There are no neighboring vacant or underdeveloped properties surrounding the subject site to influence in any way.

Class II Variance request from Section 92.010H

1. Exceptional or extraordinary circumstance apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, legally existing prior to the date of this ordinance, topography, or other circumstances over which the applicant has no control.

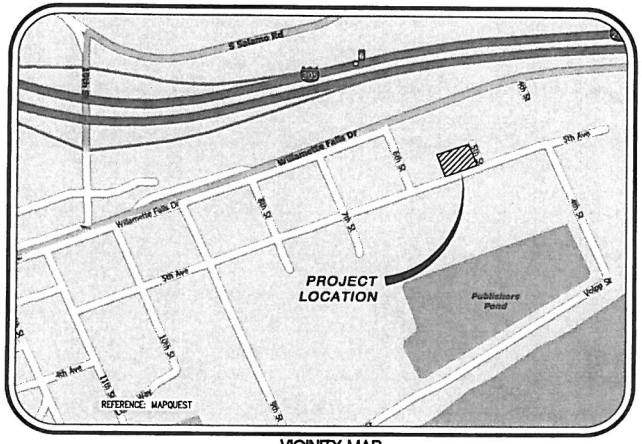
The referenced Section 92.010H. 1.) Requires: "Sidewalks shall be installed on both sides of a public street and in any special pedestrian way within the subdivision, except that in the case of primary or

WILLAMETTE VISTAS SUBDIVISION

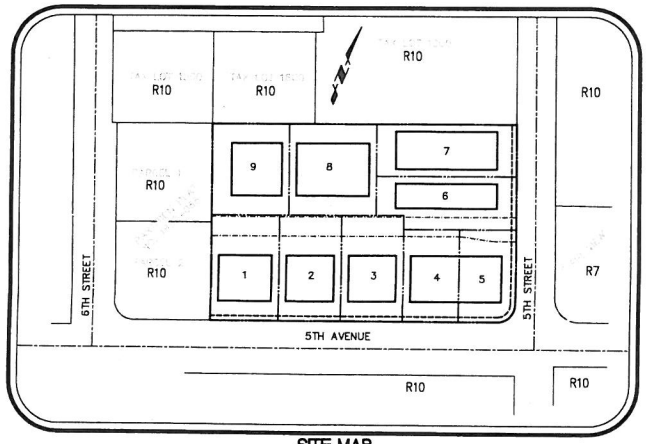
9 LOTS (9 UNITS)

WEST LINN, OREGON

PRELIMINARY DEVELOPMENT PLANS



VICINITY MAP
N.T.S.



SITE MAP
N.T.S.

ZONING
R-7

DESIGN ENGINEER
DON CUSHING ASSOCIATES
CIVIL ENGINEERS
6650 SW REDWOOD LANE
SUITE 235
PORTLAND, OR 97224
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(503) 620-2771 (fax)

APPLICANT/ OWNER
RALPH TAHRAN
13741 KNAUS ROAD
LAKE OSWEGO, OR 97034
PH: (503) 539-8802
FX: (503) 697-1958

TOTAL SITE AREA
63,931 SQ FEET = 1.47 ACRES

PROJECT LOCATION
CLACKAMAS COUNTY,
WEST LINN, OREGON

EXISTING LAND USE
R10 SINGLE-FAMILY RESIDENTIAL: DETACHED AND ATTACHED

PROPERTY DESCRIPTION:
BEING LOT 'D' & A PORTION OF LOT 'C', BLOCK 10, "WILLAMETTE & TUALATIN TRACTS" AND THE PROPOSED VACATED PORTION OF 5TH AVENUE. CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON IN THE SE 1/4 SEC. 35, T.2S, R.1E., W.M.

BENCHMARK
ELEVATIONS ARE ON NGVD 1929 DATUM USING GPS DERIVED HEIGHTS BASED ON AN OPUS SOLUTION. ELEVATIONS AS SHOWN ARE +/- 0.2'. BENCHMARK IS A SET RR SPIKE IN POLE AT THE INTERSECTION OF 5TH AVENUE AND 5TH STREET. ELEVATION = 104.56'.

	EXISTING	PROPOSED
DECIDUOUS TREE		N/A
CONIFEROUS TREE		N/A
WATER VALVE		
WATER THRUST BLOCK	N/A	
FIRE HYDRANT		
WATER METER		M
BLOW-OFF VALVE	N/A	
DITCH INLET		
CATCH BASIN		
INFILTRATION PLANTER BOX	N/A	I.P.B.
STORM MANHOLE	N/A	
AREA DRAIN	N/A	
STORM CLEAN OUT	N/A	
SANITARY SEWER MANHOLE		
SANITARY CLEAN OUT		
UTILITY POLE		N/A
ELECTRIC METER		N/A
GUY WIRE AND ANCHOR		N/A
ROAD SIGN		N/A
IRRIGATION CONTROL BOX		N/A
MAILBOX		N/A
PROPERTY LINE		
LOTLINE	N/A	
5' CONTOUR LINE	110	120
1' CONTOUR LINE	115	118
CENTERLINE	N/A	
WALL		
STORM LINE	50	
SANITARY LINE	55	
GAS LINE		N/A
WATER LINE	W	
EASEMENT		
FENCE	X	N/A
SIDEWALK		
SLOPE LINE	N/A	
EDGE OF PAVEMENT		
OVERHEAD TELEPHONE LINE	OH	N/A

LEGEND

SHEET INDEX

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4 PRELIMINARY TREE PRESERVATION AND TREE REMOVAL PLAN
5 PRELIMINARY DEMOLITION PLAN
6 PRELIMINARY SITE DIMENSION PLAN
7 PRELIMINARY EROSION CONTROL PLAN
8 PRELIMINARY GRADING PLAN
9 PRELIMINARY UTILITY PLAN
10 PRELIMINARY SANITARY AND WATER MASTER PLAN
11 PRELIMINARY STORM DRAINAGE MASTER PLAN
12 PRELIMINARY 5TH AVENUE IMPROVEMENTS PLAN AND PROFILE
13 PRELIMINARY 5TH STREET IMPROVEMENTS PLAN AND PROFILE
14 CROSS SECTIONS
15 CROSS SECTIONS

PRELIMINARY DEVELOPMENT SUB-08-04

REVISIONS

REGISTERED PROFESSIONAL ENGINEER 14896 OREGON 07-09-09 DON CUSHING
PRELIMINARY COPY
RENEWAL DATE 12/31/09

WILLAMETTE VISTAS SUBDIVISION
TAHRAN/WONG
1555 6TH STREET
WEST LINN, OREGON

COVER SHEET AND INDEX

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Don Cushing Associates
Civil Engineers
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Fax: (503) 620-2771

DATE:	3/13/2009
SCALE:	NTS
DRAWN:	JEG
JOB:	07017

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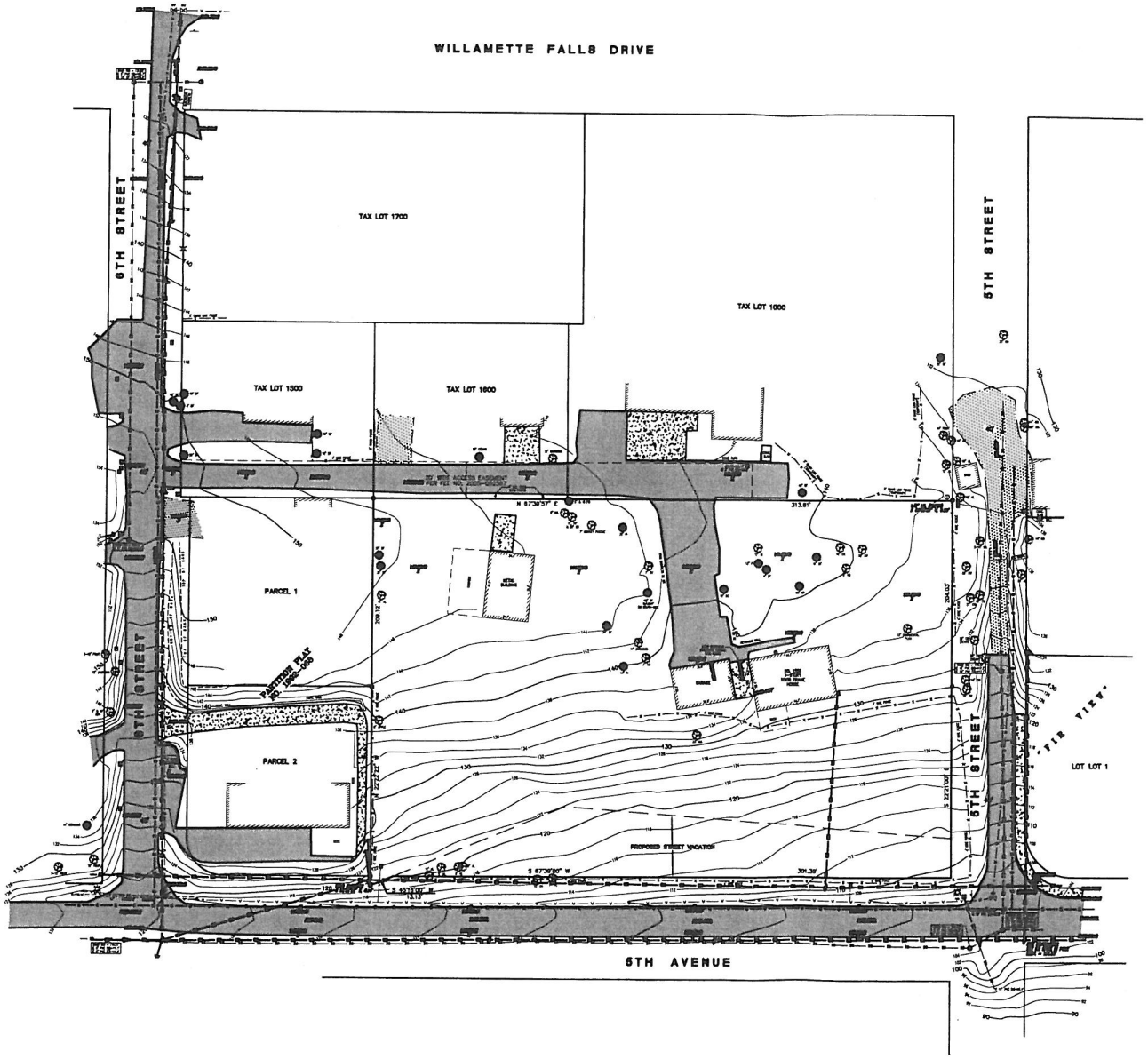
SHEET 1 OF 15

X:\07-017 Ralph Tahran - 5th Ave & 5th St-West Linn\Civil\Plans\07017-SHEET 1 COVER SHEET.dwg Mar 16, 2009 - 10:10am dpurd



TOPOGRAPHIC SURVEY

FOR:
RALPH TAHRAN

BEING LOT 'D' & A PORTION OF LOT 'C', BLOCK 10,
"WILLAMETTE & TUALATIN TRACTS"
AND THE PROPOSED VACATED PORTION OF 5TH AVENUE

IN THE SE 1/4 SEC. 35, T.2S., R.1E., W.M.
CITY OF WEST LINE
CLACKAMAS COUNTY, OREGON

DECEMBER 1, 2008 MAP 2S 1E 3500
UPDATED: JANUARY 3, 2008

SCALE: 1" = 30'

LEGEND:

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
WILLIAM H. SHEEK
2693

EXPIRES JUNE 30, 2009

PREPARED BY:
ABEY PAYNE AND ASSOCIATES, INC.
19357 S.W. BOONES FERRY ROAD
LAKE OSWEGO, OREGON 97035
PH: 503-635-3341

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
OREGON
DON CUSHING
RENEWAL DATE 12/31/09

WILLAMETTE VISTAS SUBDIVISION
TAHRAN/WONG
1555 6TH STREET
WEST LINN, OREGON

EXISTING CONDITION PLAN
SCALE: 1" = 30'

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DATE:	3/13/2009
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SHEET 2 OF 15

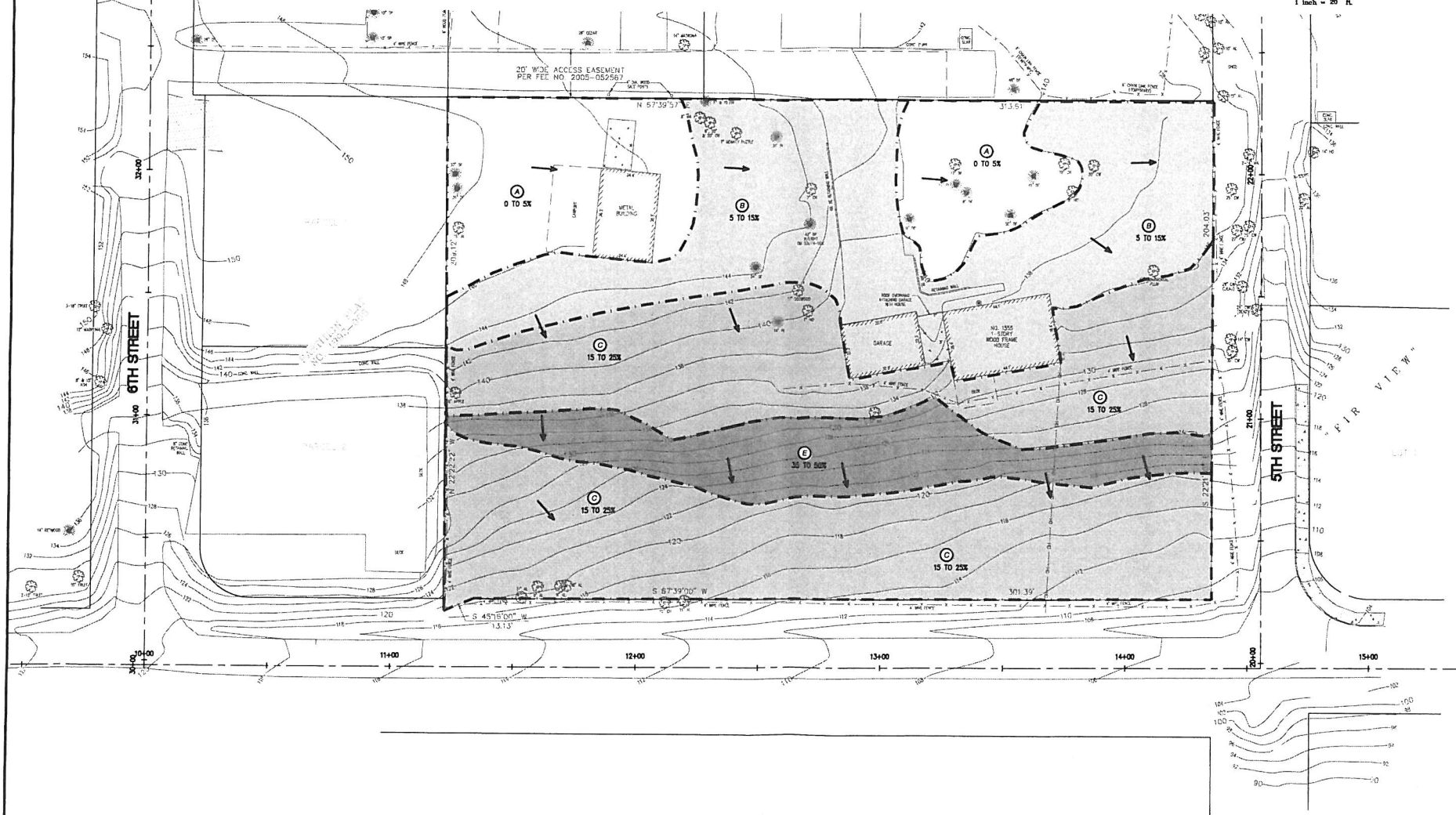
PRELIMINARY DEVELOPMENT SUB-08-04

X:\07-017 Ralph Tahran - 5th Ave & 5th St-West Linn\Civil\Plans\07017\ 07017-Sheet 2 EXISTING CONDITION.dwg Mar 16, 2009 - 12:18am david

EXISTING SLOPE ANALYSIS TABLE

TOTAL SITE AREA - 63,931 SF (1.47 AC)

(A)	0 TO 5% SLOPES (10,418 SF - 0.24 AC)	16.3%
(B)	5 TO 15% SLOPES (17,952 SF - 0.41 AC)	28.1%
(C)	15% TO 25% SLOPES (28,609 SF - 0.66 AC)	44.7%
(D)	25% TO 35% SLOPES (0 SF - 0 AC)	0.0%
(E)	35% TO 50% SLOPES (6,952 SF - 0.16 AC)	10.9%
(F)	50% AND GREATER SLOPES (0 SF - 0 AC)	0.0%



REVISIONS

REGISTERED PROFESSIONAL ENGINEER 14404 DON CUSHING 07 JAN 09 OREGON

PRELIMINARY

RENEWAL DATE 12/31/09

WILLAMETTE VISTAS SUBDIVISION
TAHRAN/WONG
1555 6TH STREET
WEST LINN, OREGON

PRELIMINARY
SLOPE ANALYSIS PLAN

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SCALE:	1" = 20'
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SHEET 3 OF 15

PRELIMINARY DEVELOPMENT SUB-08-04

X:\07-017 Ralph Tahran - 5th Ave & 6th St-West Linn\Civil\Plans\C01\ 07017-SHEET 3 SLOPE ANALYSIS PLAN.dwg Mar 16, 2009 - 10:19am dpavid

TREE LIST AND INVENTORY KEYNOTES:

1. 37" DF TO REMAIN
2. 35" DF TO REMAIN
3. 17" DW TO REMAIN
4. 7" RA TO BE REMOVED
5. 8" CH TO BE REMOVED
6. 20" CH TO BE REMOVED
7. 8" RA TO BE REMOVED
8. 7" MP TO REMAIN
9. 30" PP TO REMAIN
10. 7" CH TO BE REMOVED
11. 42" DF TO REMAIN
12. 54" DF TO REMAIN
13. 8" DW TO REMAIN
14. 7" HO TO BE REMOVED
15. 14" PP TO BE REMOVED
16. 19" DC TO REMAIN
17. 13" SP TO BE REMOVED
18. 8" DF TO BE REMOVED
19. 17" CSW TO BE REMOVED
20. 24" YW TO REMAIN
21. 50" DF TO REMAIN
22. 41" DF TO REMAIN
23. 46" DF TO REMAIN
24. 10" CH TO BE REMOVED
25. 6" HO TO BE REMOVED
26. 20" CW TO BE REMOVED
27. 12" RA TO REMAIN
28. 14" BLM TO BE REMOVED
29. 25" CW TO BE REMOVED
30. 25" CW TO BE REMOVED
31. 27" CW TO BE REMOVED
32. 25" CW TO BE REMOVED
33. 8" CH TO BE REMOVED
34. 16" CW TO BE REMOVED
35. 30" CW TO BE REMOVED
36. 33" CW TO BE REMOVED
37. 11" RA TO BE REMOVED
38. 10" CH TO BE REMOVED
39. 10" CH TO BE REMOVED
40. 8" RA TO BE REMOVED
41. 8" RA TO BE REMOVED
42. 9" RA TO BE REMOVED
43. 9" RA TO BE REMOVED
44. 8" A TO BE REMOVED
45. 8" DW TO BE REMOVED
46. 13" FP TO BE REMOVED

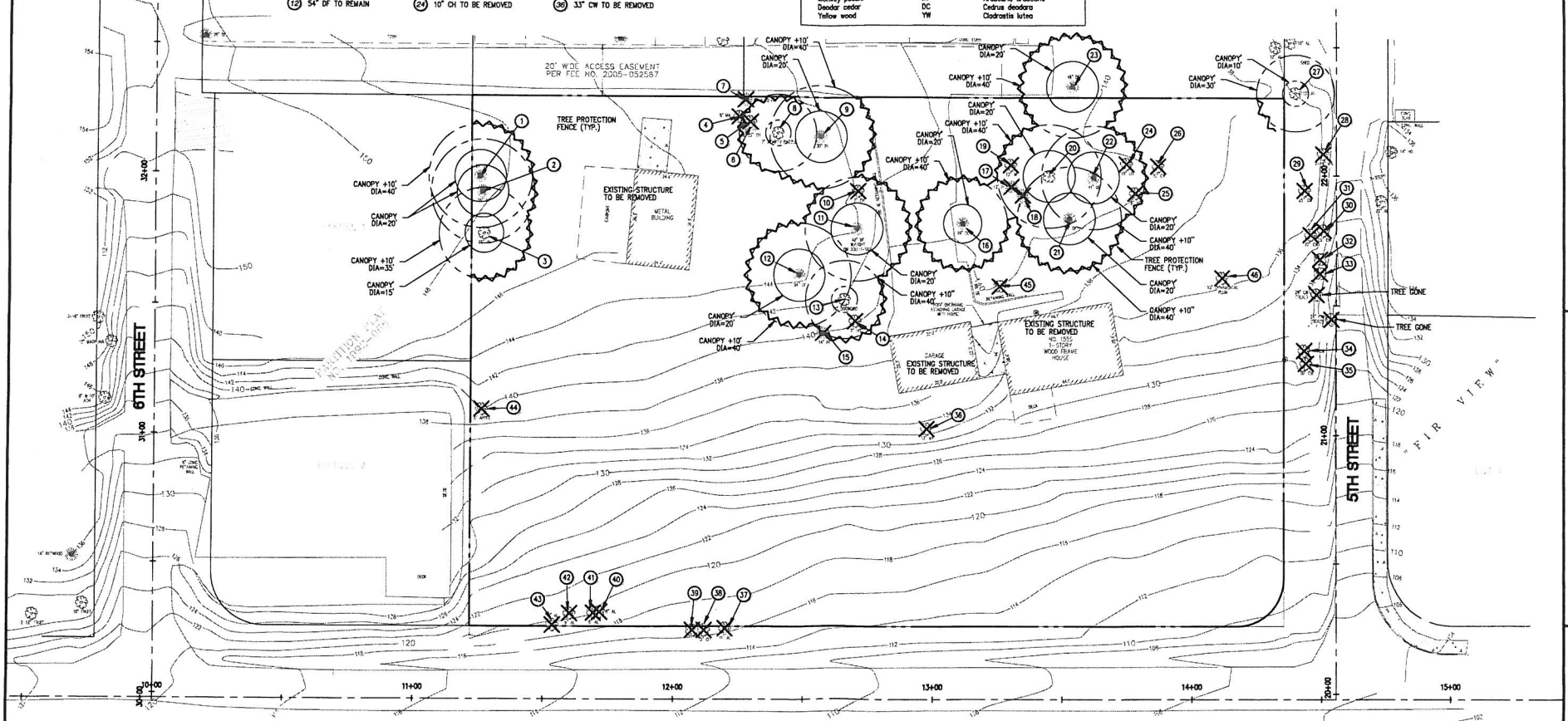
Tree Identification

Common Name	Code	Scientific Name
Big leaf maple	BLM	Acer macrophylum
Douglas fir	DF	Pseudotsuga menziesii
Cherry	CH	Prunus avium
Ponderosa pine	PP	Pinus ponderosa
Shore pine	SP	Pinus contorta
Red alder	RA	Alnus rubra
Willow	WL	Salix lasiandra
Hawthorn	HT	Crataegus douglasii
Apple	A	Malus spacies
Cottonwood	CW	Populus deltoides
Dogwood	DW	Cornus nuttallii
Flowering plum	FP	Prunus cerasifera
Holly	HO	Ilex aquifolium
Corkscrew willow	CS	Salix matsudana
Monkey puzzle	MP	Araucaria araucana
Deodar cedar	DC	Cedrus deodara
Yellow wood	YW	Cladrastis lutea

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

DAVID D. HUNTER
ASCA REGISTERED CONSULTING ARBORIST #408
ISA CERTIFIED ARBORIST #PN-1068 A
PNW ISA CERTIFIED TREE RISK ASSESSOR #0150
PROFESSIONAL FORESTER
PO BOX 324
FOREST GROVE, OR 97116
OFFICE: 503-357-4344
CELL: 503-319-0380
FAX: 503-992-0169
EMAIL: DOHUNTERARBORIST@AOL.COM



LEGEND

- TREE TO BE PROTECTED W/ DRIPLINE
- TREE TO BE REMOVED
- 120 EXISTING 10' CONTOUR LINE
- 122 EXISTING 2' CONTOUR LINE
- TREE PROTECTION FENCE (6' TALL CHAINLINK)

TREE SUMMARY

TOTAL TREES ON SITE = 46
TOTAL TREES REMOVED = 32

TREES REQUIRED FOR MITIGATION = 32

NOTE:

THE SURVEY TREE IDENTIFICATION DOESN'T MATCH THE ARBORIST TREE IDENTIFICATION.

PRELIMINARY DEVELOPMENT SUB-08-04

REVISIONS

REGISTERED PROFESSIONAL ENGINEER 14408 OREGON 07 1993 DON CUSHING
PRELIMINARY
RENEWAL DATE 12/31/09

WILLAMETTE VISTAS SUBDIVISION
TAHRAN/WONG
1555 6TH STREET
WEST LINN, OREGON

PRELIMINARY
TREE PRESERVATION
AND
TREE REMOVAL PLAN

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DATE:	3/13/2009
SCALE:	1" = 20'
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JOB:	07017

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SHEET 4 OF 15

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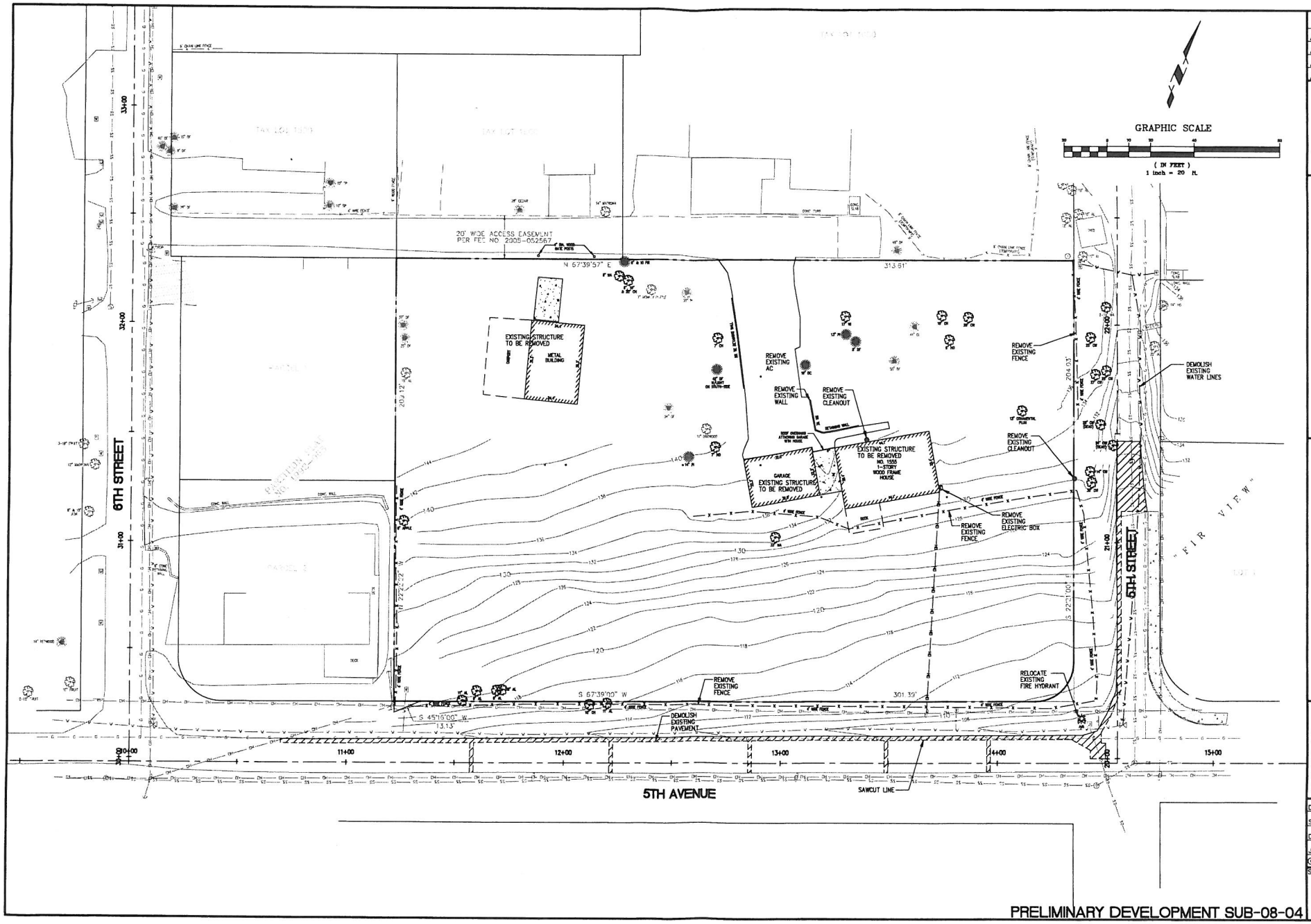

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
OREGON
DON CUSHING

RENEWAL DATE 12/31/09

WILLAMETTE VISTAS SUBDIVISION
TAHRAN/WONG
1555 6TH STREET
WEST LINN, OREGON

PRELIMINARY
DEMOLITION PLAN

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SHEET 5 OF 15

PRELIMINARY DEVELOPMENT SUB-08-04

X:\07-017 Robert Tahran - 5th Ave & 6th St-West Linn\Civil\Plans\07017-SHEET 5 DEMOLITION PLAN.dwg Mar 16, 2009 - 10:26am david

AREAS:

ZONE:	R-10	
GROSS AREA:	63,931	SF
R.O.W. DEDICATION AREA:	0	SF
NET AREA:	63,931	SF
TRACTS (OPEN SPACE):	0	SF
TRACTS (PRIVATE DRIVE):	0	SF
% OPEN SPACE:	0	%
AVERAGE LOT AREA:	7,103	SF
MAX DENSITY:	9	LOTS
MIN DENSITY:	8	LOTS
PROPOSED DENSITY:	9	LOTS

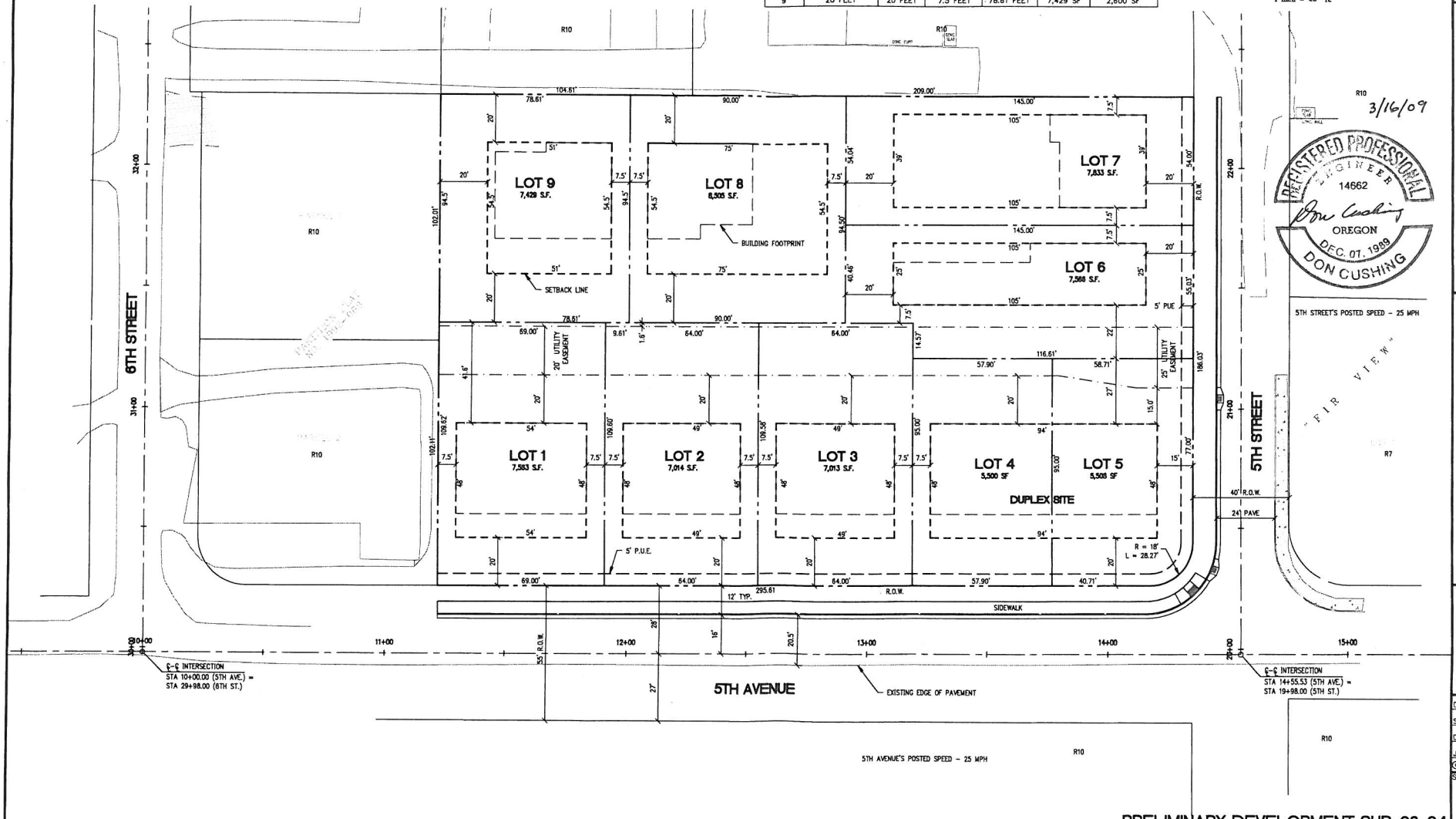
NOTE:

SEE PROJECT NARRATIVE FOR ADDITIONAL INFORMATION ON LOT SETBACKS, FLOOR AREA RATIO'S AND LOT COVERAGE'S.

THE PURPOSE OF THIS PRELIMINARY SITE DIMENSION PLAN IS TO SHOW THE PROPOSED LOT DIMENSIONS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.

LOTS

LOT #	FRONT SETBACK HOUSE/GARAGE	REAR SETBACK	SIDE SETBACK	LOT WIDTH	LOT AREA	MAX. LOT COVERAGE (35%)
1	20 FEET	20 FEET	7.5 FEET	69.00 FEET	7,563 SF	2,647 SF
2	20 FEET	20 FEET	7.5 FEET	64.00 FEET	7,014 SF	2,455 SF
3	20 FEET	20 FEET	7.5 FEET	64.00 FEET	7,013 SF	2,454 SF
4	20 FEET	20 FEET	7.5/0 FEET	57.90 FEET	5,500 SF	1,925 SF
5	20 FEET	20 FEET	0/15 FEET	58.71 FEET	5,508 SF	1,927 SF
6	20 FEET	20 FEET	7.5 FEET	55.03 FEET	7,566 SF	2,648 SF
7	20 FEET	20 FEET	7.5 FEET	54.00 FEET	7,833 SF	2,742 SF
8	20 FEET	20 FEET	7.5 FEET	90.00 FEET	8,505 SF	2,977 SF
9	20 FEET	20 FEET	7.5 FEET	78.61 FEET	7,429 SF	2,600 SF



3/16/09

REGISTERED PROFESSIONAL ENGINEER 14662 OREGON DEC. 07, 1989 DON CUSHING

PRELIMINARY DEVELOPMENT SUB-08-04

REVISIONS

REGISTERED PROFESSIONAL ENGINEER 14662 OREGON DEC. 07, 1989 DON CUSHING

RENEWAL DATE 12/31/09

WILLAMETTE VISTAS SUBDIVISION
TAHRAN/WONG
1555 6TH STREET
WEST LINN, OREGON

TENTATIVE
SITE DIMENSION PLAN

cushing
Don Cushing Associates
Civil Engineers
6650 SW Redwood Lane
Suite 235
Portland, OR 97224
Voice: (503) 620-7884
Fax: (503) 620-2771

DATE:	3/13/2009
SCALE:	1" = 20'
DRAWN:	JEG
JOB:	07017

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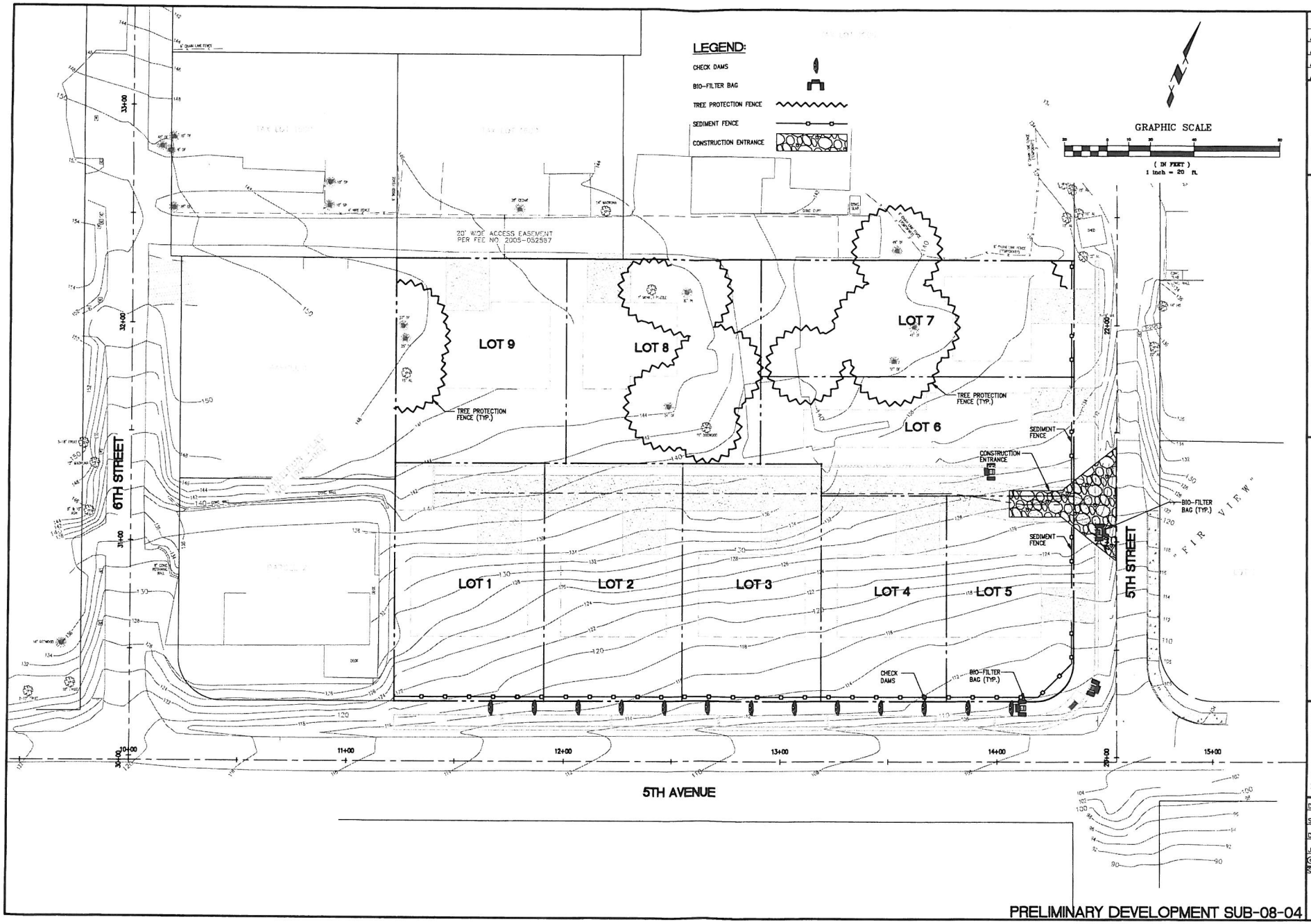
SHEET 6 OF 15

X:\07-017 Ralph Tahran - 5th Ave & 6th St-West Linn\Civil\Plans\07017-SHEET 6 SITE DIMENSION PLAN.dwg - Mar 16, 2009 - 10:00am - david



REVISIONS

REGISTERED PROFESSIONAL ENGINEER
DON CUSHING
PROFESSIONAL ENGINEER
RENEWAL DATE 12/31/09

WILLAMETTE VISTAS SUBDIVISION
TAHRAN/WONG
1555 6TH STREET
WEST LINN, OREGON

PRELIMINARY
EROSION CONTROL PLAN

cushing
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Civil Engineers
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Suite 235
Portland, OR 97224
Voice: (503) 620-7884
Fax: (503) 620-2771

DATE:	3/13/2009
SCALE:	1" = 20'
DRAWN:	JEG
JOB:	07017

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SHEET 7 OF 15

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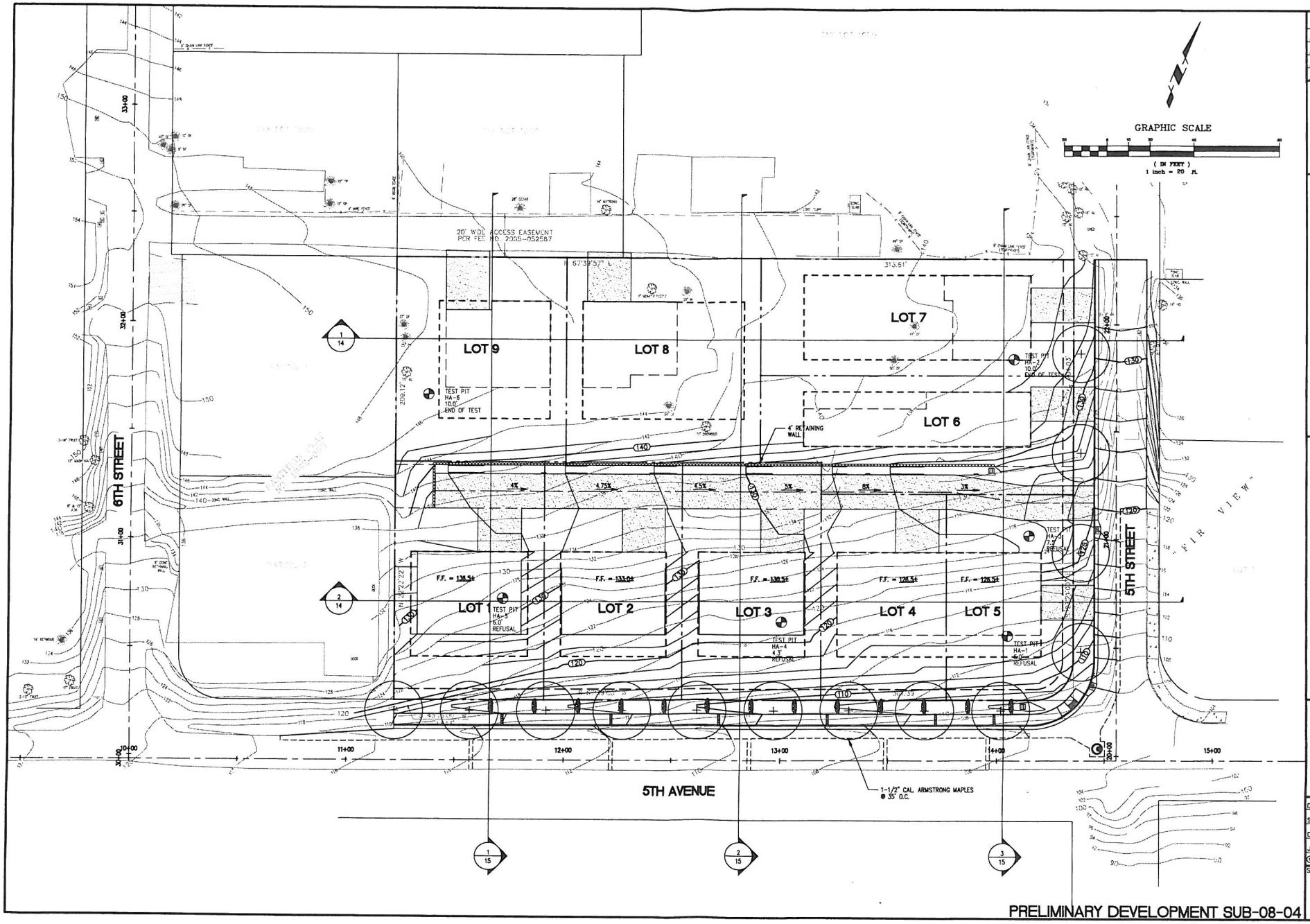

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
DON CUSHING
07 1982
OREGON
PROPRIETARY
RENEWAL DATE 12/31/09

WILLAMETTE VISTAS SUBDIVISION
TAHRAN/WONG
1555 6TH STREET
WEST LINN, OREGON

PRELIMINARY
GRADING PLAN

cushing
Don Cushing Associates
Civil Engineers
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Suite 235
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Voice: (503) 620-7884
Fax. (503) 620-2771

DATE:	3/13/2009
SCALE:	1" = 20'
DRAWN:	JEG
JOB:	07017

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SHEET 8 OF 15

PRELIMINARY DEVELOPMENT SUB-08-04

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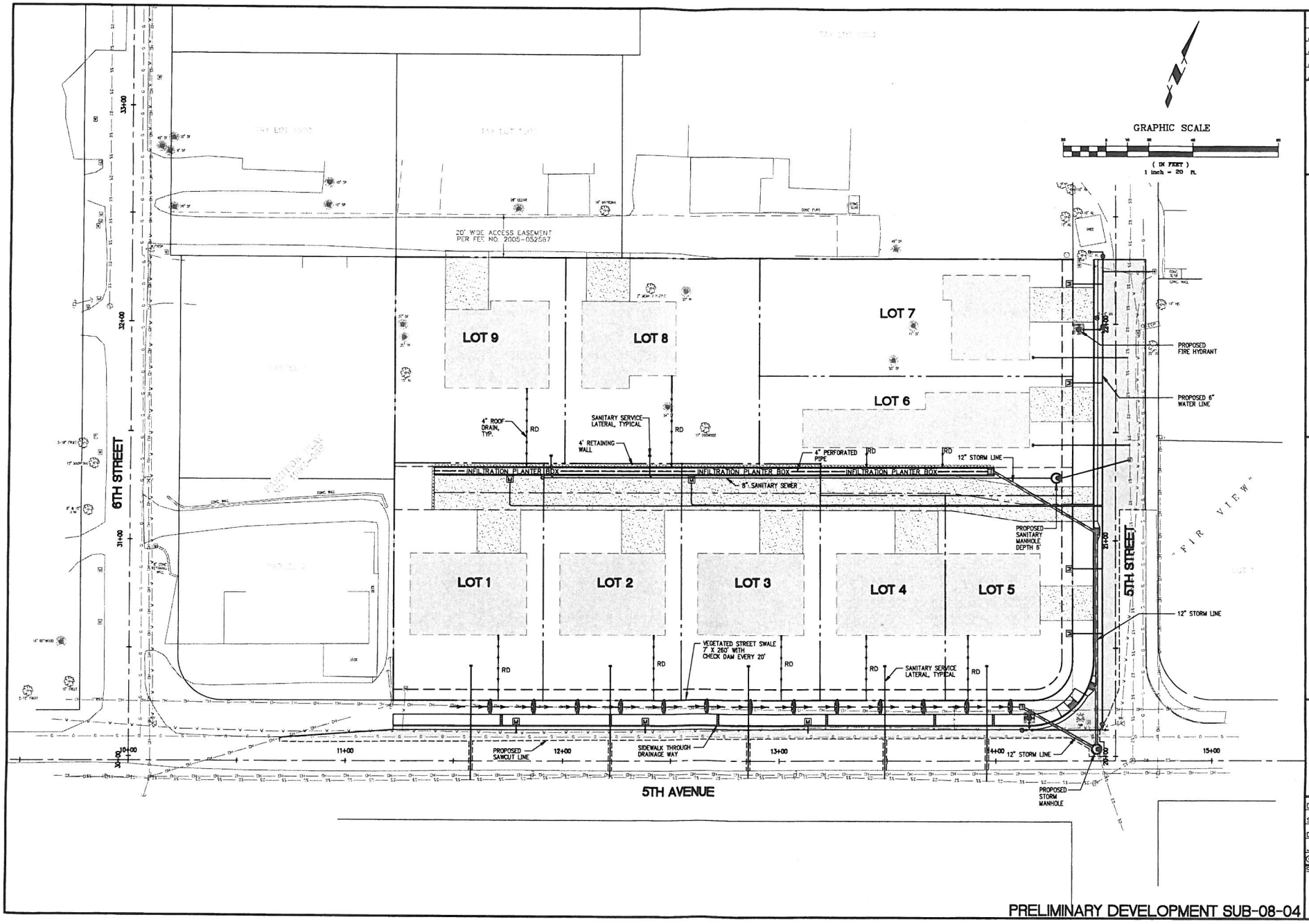

PRELIMINARY DEVELOPMENT SUB-08-04

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
DON CUSHING
RENEWAL DATE 12/31/09

WILLAMETTE VISTAS SUBDIVISION
TAHRAN/WONG
1555 6TH STREET
WEST LINN, OREGON

PRELIMINARY
UTILITY PLAN

cushing
Don Cushing Associates
Civil Engineers
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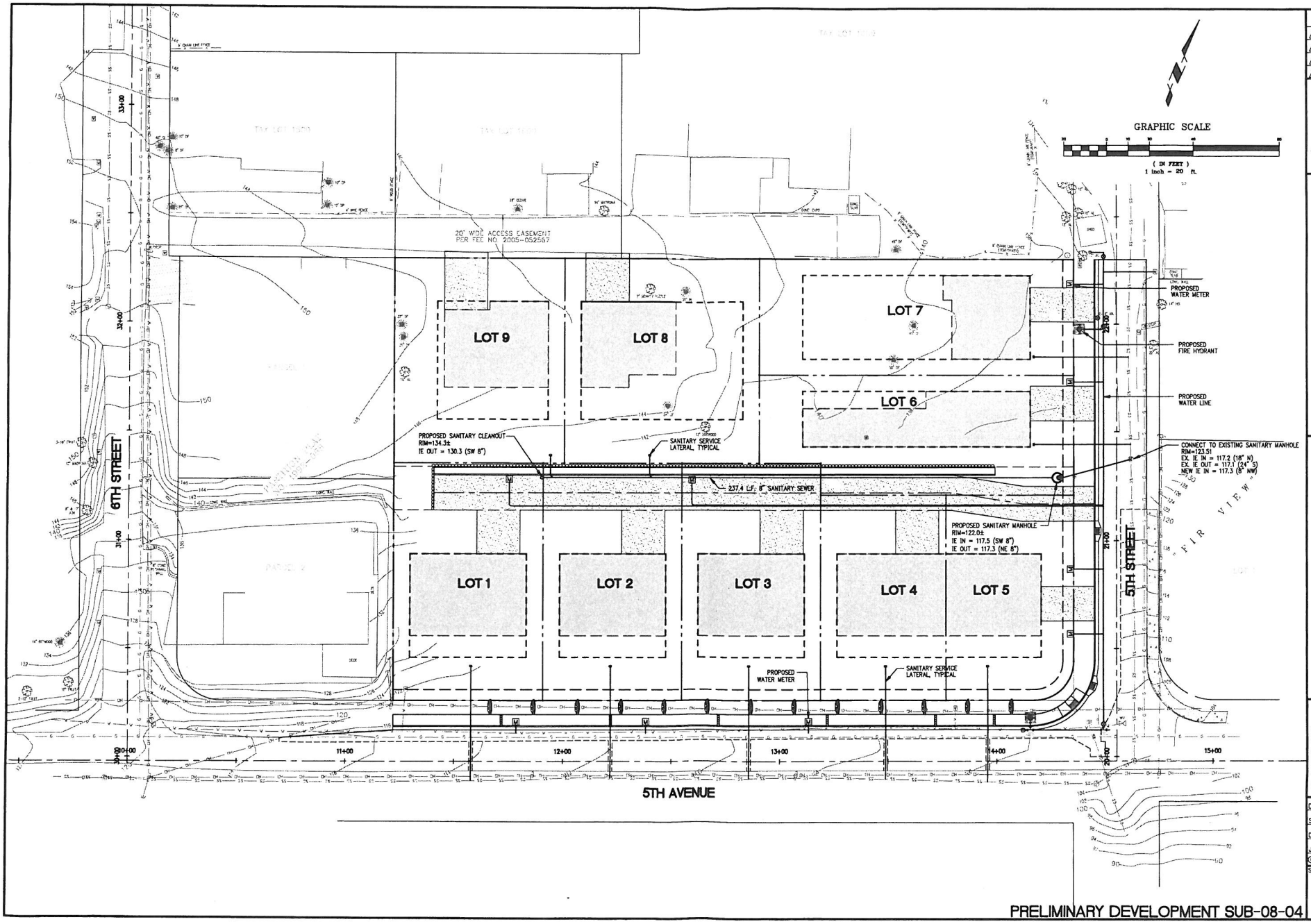
Suite 235
Portland, OR 97224
Voice: (503) 620-7884
Fax: (503) 620-2771

DATE:	3/13/2009
SCALE:	1" = 20'
DRAWN:	JEG
JOB:	07017

SHEET 9 OF 15

X:\07-017 Ralph Tahran - 5th Ave & 5th St-West Linn\Civil\Plans\07017-SHEET 9 SITE UTILITIES PLAN.dwg Mar 16, 2009 - 11:01am david



REVISIONS

REGISTERED PROFESSIONAL ENGINEER
DON CUSHING
RENEWAL DATE 12/31/09

WILLAMETTE VISTAS SUBDIVISION
TAHRAN/WONG
1555 6TH STREET
WEST LINN, OREGON

SANITARY AND WATER
MASTER PLAN

cushing
Don Cushing Associates
Civil Engineers
6650 SW Redwood Lane
Suite 235
Portland, OR 97224
Voice: (503) 620-7884
Fax: (503) 620-2771

DATE:	3/13/2009
SCALE:	1" = 20'
DRAWN:	JEG
JOB:	07017

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SHEET 10 OF 15

PRELIMINARY DEVELOPMENT SUB-08-04

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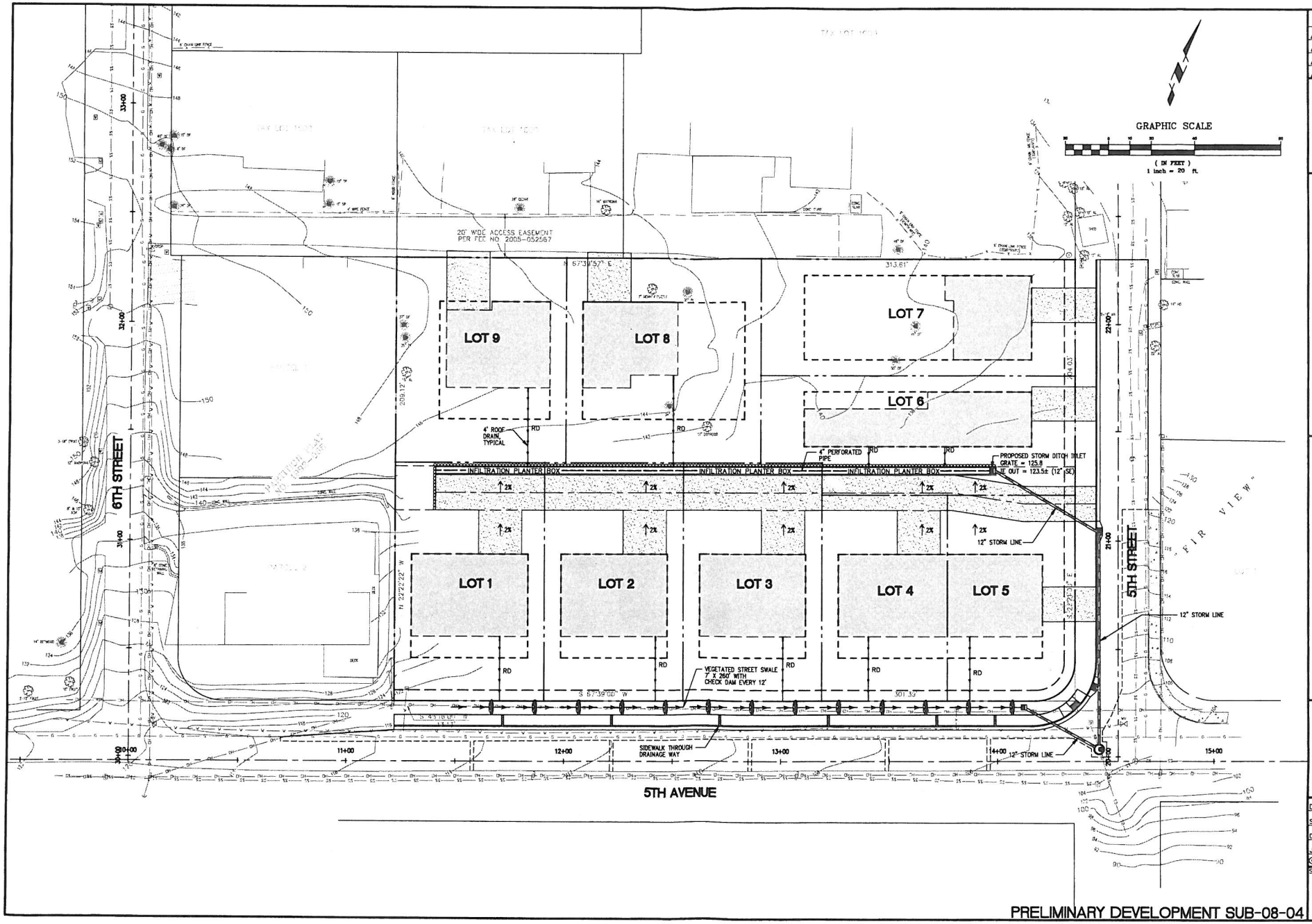

REVISIONS

RENEWAL DATE 12/31/09

WILLAMETTE VISTAS SUBDIVISION
TAHRAN/WONG
1555 6TH STREET
WEST LINN, OREGON

STORM DRAINAGE
MASTER PLAN

cushing
Don Cushing Associates
Civil Engineers
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Suite 235
Portland, OR 97224
Voice: (503) 620-7884
Fax: (503) 620-2771

DATE:	3/13/2009
SCALE:	1" = 20'
DRAWN:	JEG
JOB:	07017

SHEET 11 OF 15

PRELIMINARY DEVELOPMENT SUB-08-04

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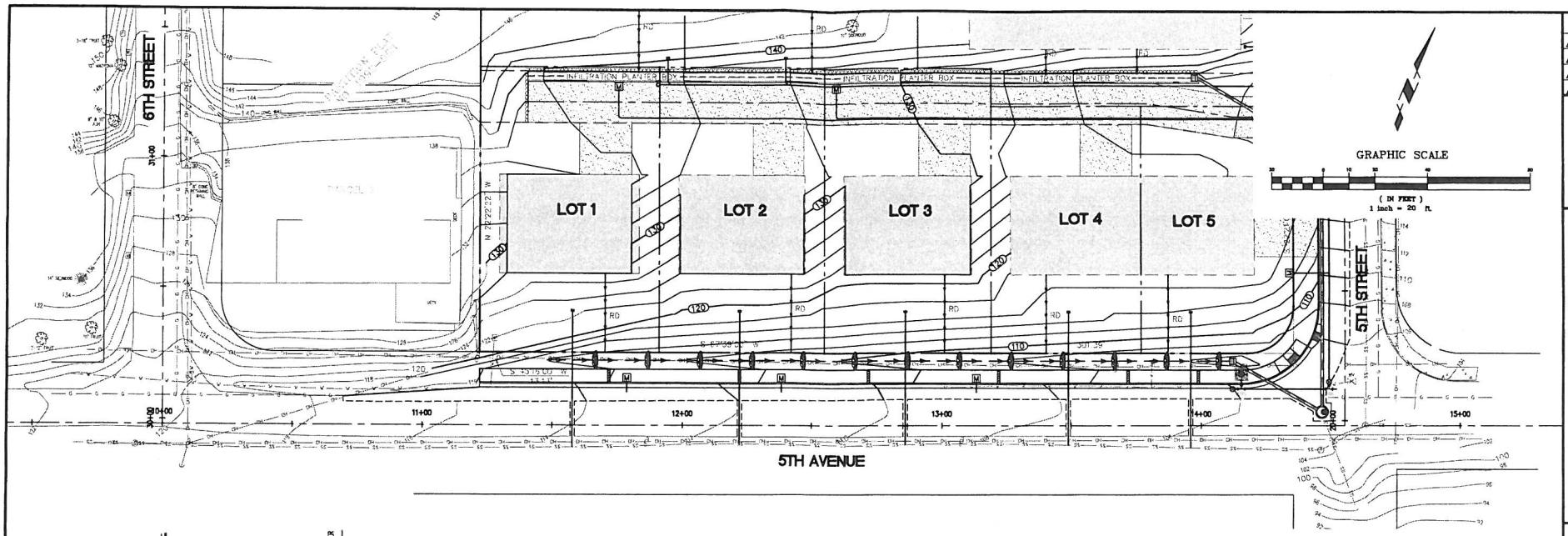
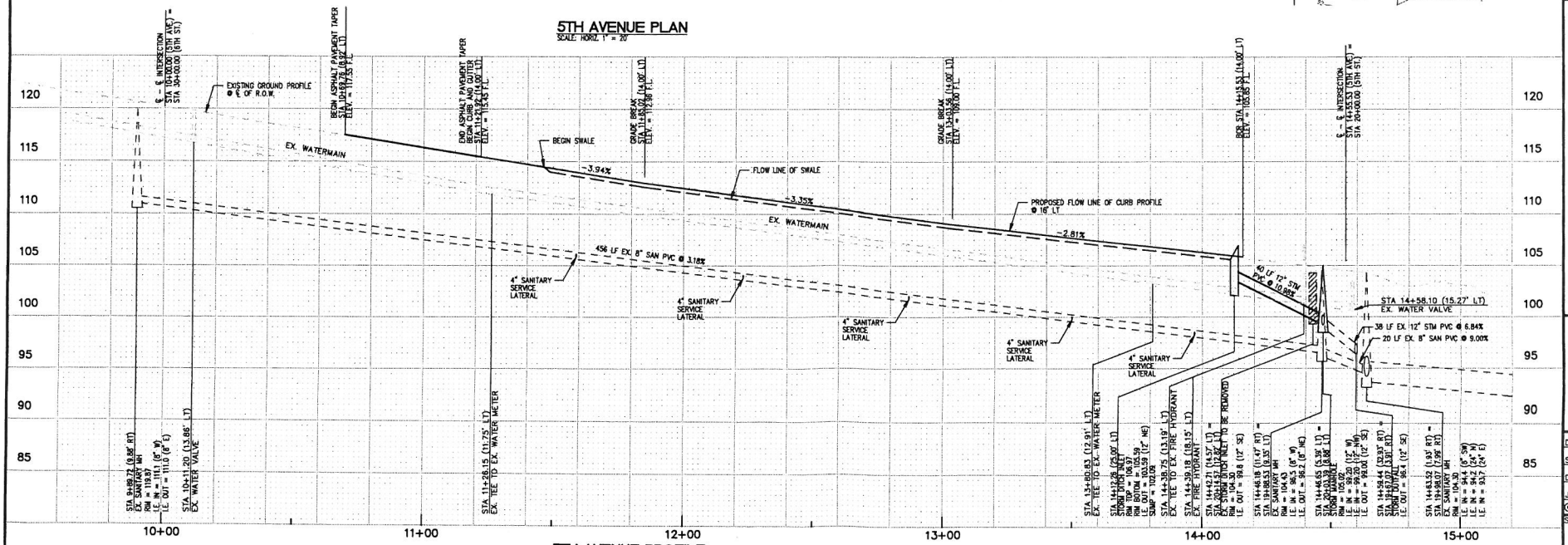


5TH AVENUE PLAN

SCALE: HORIZ. 1" = 20'



5TH AVENUE PROFILE

SCALE: HORIZ. 1" = 20'
VERT. 1" = 5'

PRELIMINARY DEVELOPMENT SUB-08-04

REVISIONS

REGISTERED PROFESSIONAL ENGINEER — DON CUSHING — 07-1861 — OREGON — PRELIMINARY

RENEWAL DATE 12/31/09

WILLAMETTE VISTAS SUBDIVISION
TAHRAN/WONG
1555 6TH STREET
WEST LINN, OREGON

PRELIMINARY
5TH AVENUE
IMPROVEMENTS PLAN AND PROFILE

cushing
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Civil Engineers
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Fax: (503) 620-2771

DATE: 3/13/2009
SCALE: 1" = 20'
DRAWN: JEG
JOB: 07017

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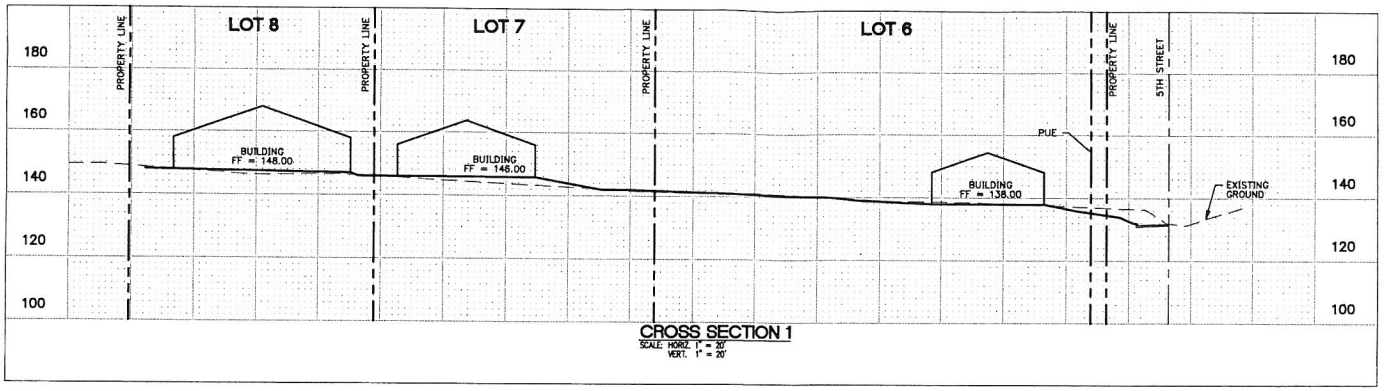
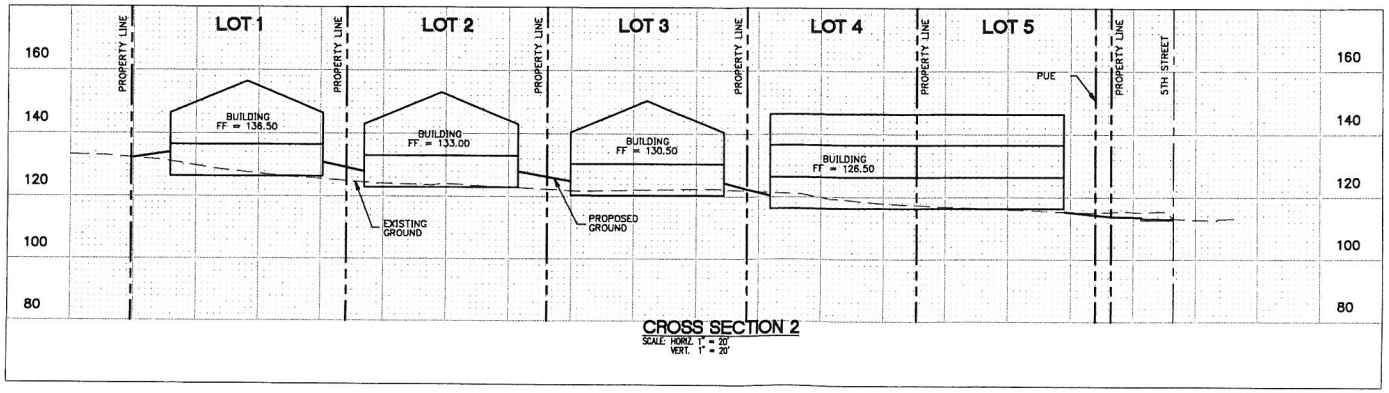
SHEET 12 OF 15

X:\07-017 Ralph Tahran - 5th Ave & 5th St-West Linn\Civil\Plans\07\ 07017-SHEET 12 5TH AVENUE.dwg Mar 16, 2009 - 11:14am david



CROSS SECTION 1
SCALE: HORIZ. 1" = 20'
VERT. 1" = 20'



CROSS SECTION 2
SCALE: HORIZ. 1" = 20'
VERT. 1" = 20'

NOTE:
PROPOSED BUILDING ARE SHOWN FOR REFERENCE ONLY.
SEE SHEET 8 FOR PROPOSED GRADING PLAN.

PRELIMINARY DEVELOPMENT SUB-08-04

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
OREGON
DON CUSHING
RENEWAL DATE 12/31/09
PRELIMINARY

WILLAMETTE VISTAS SUBDIVISION
TAHRAN/WONG
1555 6TH STREET
WEST LINN, OREGON

CROSS SECTIONS

cushing
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Civil Engineers
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Fax: (503) 620-2771

DATE:	3/13/2009
SCALE:	1" = 20'
DRAWN:	JEG
JOB:	07017

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SHEET 14 OF 15

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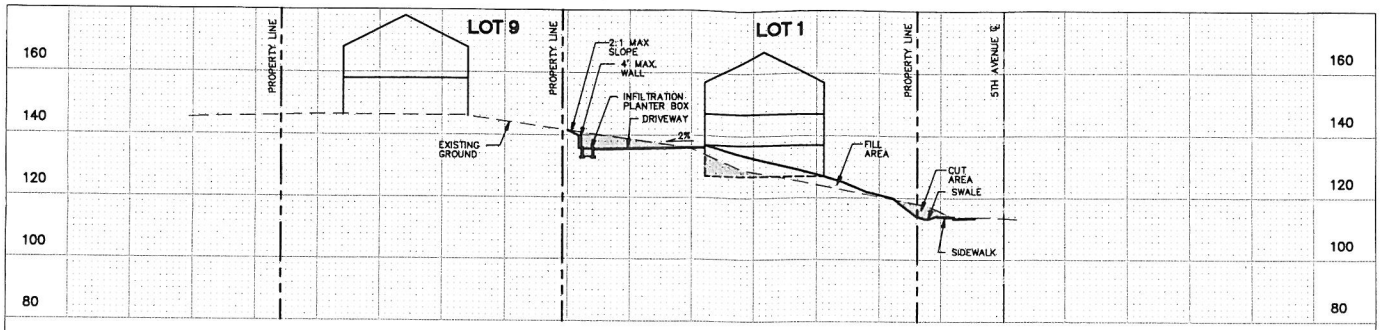
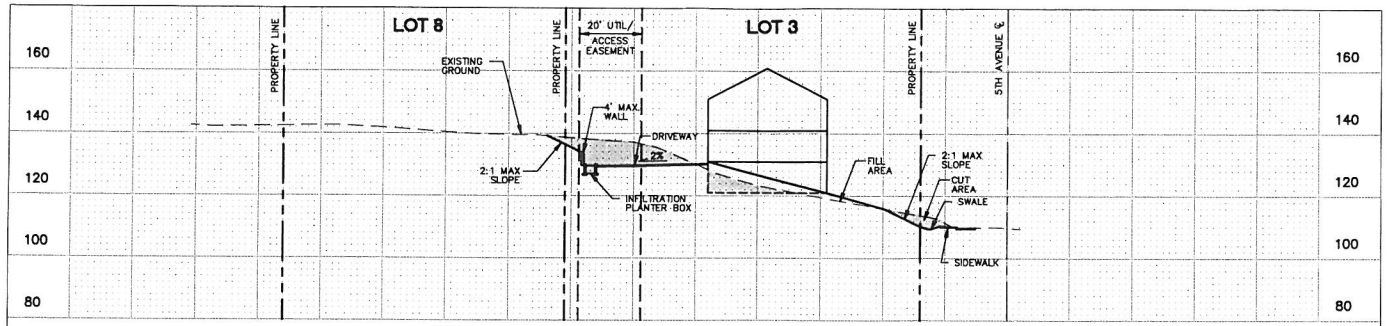
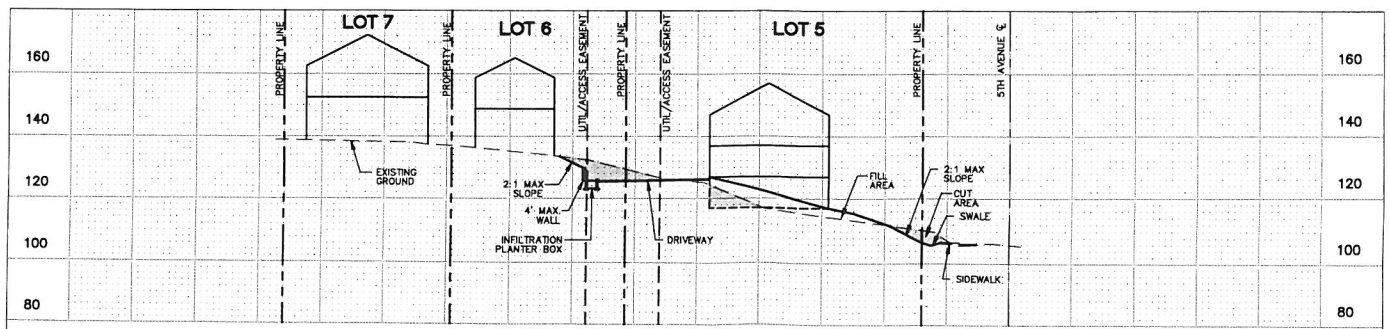


CROSS SECTION 1
SCALE: HORIZ. 1" = 20'
VERT. 1" = 20'



CROSS SECTION 2
SCALE: HORIZ. 1" = 20'
VERT. 1" = 20'

NOTE:
PROPOSED BUILDING ARE SHOWN FOR REFERENCE ONLY.
SEE SHEET 8 FOR PROPOSED GRADING PLAN.



CROSS SECTION 3
SCALE: HORIZ. 1" = 20'
VERT. 1" = 20'

PRELIMINARY DEVELOPMENT SUB-08-04

REVISIONS

REGISTERED PROFESSIONAL ENGINEER 14811 OREGON 07-08-09 DON CUSHING
PRELIMINARY
RENEWAL DATE 12/31/09

WILLAMETTE VISTAS SUBDIVISION
TAHRAN/WONG
1555 6TH STREET
WEST LINN, OREGON

CROSS SECTIONS

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Civil Engineers
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Suite 235
Portland, OR 97224
Voice: (503) 620-7884
Fax: (503) 620-2771

DATE:	3/13/2009
SCALE:	1" = 20'
DRAWN:	JEG
JOB:	07017

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SHEET
15
OF 15

X:\07-017 Ralph Tahran - 5th Ave & 5th St-West Linn\Civil\Plans\07017-SHEET 15 CROSS SECTIONS.dwg Mar 13, 2009 - 11:28am dawid