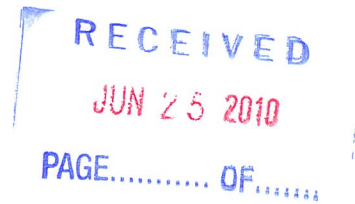




SFA Design Group, LLC

STRUCTURAL | CIVIL | LAND USE PLANNING | SURVEYING



June 25, 2010

Tom Soppe, Associate Planner
City of West Linn
22500 Salamo Road
West Linn, OR, 97068

RE: Response to Incomplete Application – Parker Road Extension MI-10-12

Dear Tom:

We are re-submitting with the items you listed, which are necessary to complete our application for the Parker Road Extension request. The following items are included:

1. CD, with application documents;
2. Email to Sunset NH, and waiver request to mailed notice;
3. Photo of Posted NH Meeting notice;
4. Replacement Plan Sheets, with corrected Developer Information.
 - a. Tentative Plat;
 - b. Construction Plans, Cover Sheet
 - i. Engineering Department Plat Punch List

If you have any questions, or need additional information, please give me a call, or just respond by email.

Sincerely,
SFA Design Group

A handwritten signature in blue ink that reads 'Ben Altman'.

Ben Altman
Senior Planner/Project Manager
503-641-8311
baltman@sfadg.com

Parker Rd. Subdivision

Engineer's Punch-list

Inspector: Joe Ficek; SFA Design Group

Date of Inspection: November 8, 2007

The following items were recorded during a walk-through inspection:

- 1) Install chain-link fence at WQ facility; including access gate.
- 2) Landscape WQ facility.
- 3) Install fence between Swale and sidewalk; including 2 access gates.
- 4) Landscape swale.
- 5) Clean debris from Flow Control manhole inside WQ facility.
- 6) Cut concrete form ties from retaining wall inside WQ facility.
- 7) Clean garbage from WQ facility.
- 8) Clean rip-rap storm laterals.
- 9) Install signage and striping.
- 10) Clean sand from Chinook Ct.
- 11) Fill/grade depression at top pedestrian pathway; right hand side as you enter first bridge.
- 12) Place erosion control straw over lot #1; include any other exposed areas onsite.
- 13) Install sidewalk barricade at west end of sidewalk along Parker Rd.
- 14) Place bollards at entrance to pedestrian pathway; requested by city.

NEIGHBORHOOD MEETING NOTICE



MEETING NOTICE
The meeting will be held on
[illegible]
at [illegible]
[illegible]
[illegible]



Ben Altman

From: Ben Altman [baltman@sfadg.com]
Sent: Friday, June 25, 2010 9:12 AM
To: 'Soppe, Tom'
Subject: FW: Notice of Neighborhood Meeting - Development Review

Tom:

Here is the email correspondence with the Sunset Neighborhood Association regarding Parker Road.

I am requesting a waiver of the mailed notice, because I was unable to get a mailing address, so I sent this email.

Thanks,
Ben Altman

SFA Design Group, LLC

STRUCTURAL | CIVIL | LAND USE PLANNING | SURVEYING
9020 SW Washington Square Dr., Ste. 350
Portland, OR 97223
P (503) 641-8311
F (503) 643-7905
www.sfadesigngroup.com

From: Troy Bowers [mailto:bowerst@msa-ep.com]
Sent: Friday, May 07, 2010 3:21 PM
To: Ben Altman
Cc: johns@jsremodel.com; 'Douglas Vokes'
Subject: RE: Notice of Neighborhood Meeting - Development Review

Thank you for the notice. After reviewing this with the other NA officers, we do not think we need to participate as this is outside of our NA boundary. We do appreciate the opportunity to be advised though as it is adjacent to our neighborhood. Thank you for working with the City and the other neighborhood as you go through the City process. Best of luck.

Troy

Troy L. Bowers, P.E. ■ Senior Vice President
Murray, Smith & Associates, Inc. ■ www.msa-ep.com
121 SW Salmon, Suite 900 ■ Portland, Oregon 97204-2919
Tel: 503.225.9010 ■ Cell: 503.703.7303 ■ Fax: 503.225.9022 ■ tib@msa-ep.com

2010 ■ CELEBRATING 30 YEARS SERVING THE PACIFIC NORTHWEST

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From: Ben Altman [mailto:baltman@sfadg.com]
Sent: Monday, May 03, 2010 2:11 PM
To: Troy Bowers
Subject: Notice of Neighborhood Meeting - Development Review

Troy:

6/25/2010

I am sending you this information by email, because I did not have your mailing address, and the City did not respond to my request for the information. I have attached a notice of a pending neighborhood meeting for review of an Extension for a prior approved 6-Lot subdivision.

The development site is not within the Sunset Neighborhood, but is within the distance which requires notice to adjacent Associations. You will note that the site improvements have mostly been constructed. However, the prior developer was unable to complete the work, prior to the expiration of the 2006 approval. Your client is now requesting an extension of the prior approval, to allow the construction to be completed and the Plat recorded.

Thanks,
Ben Altman

SFA Design Group, LLC

STRUCTURAL | CIVIL | LAND USE PLANNING | SURVEYING

9020 SW Washington Square Dr., Ste. 350

Portland, OR 97223

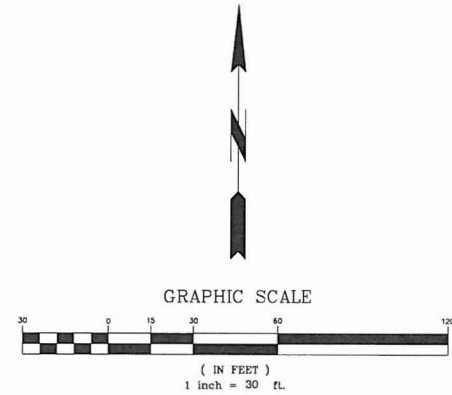
P (503) 641-8311

F (503) 643-7905

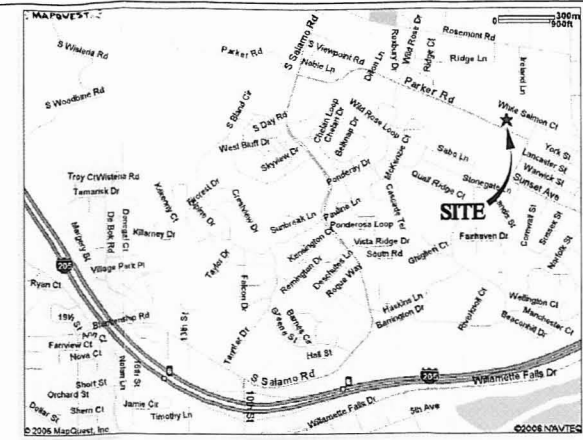
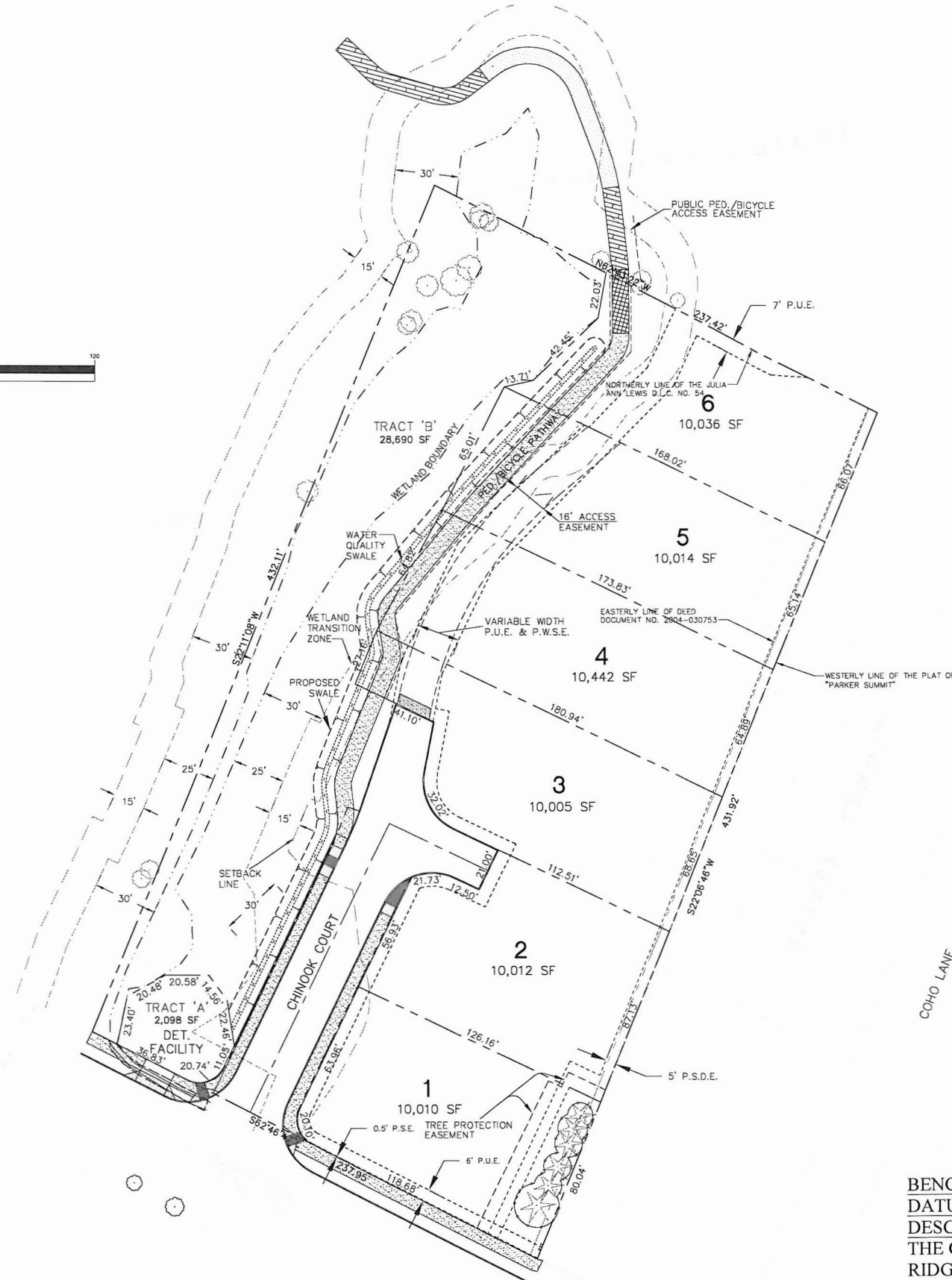
www.sfadesigngroup.com

PARKER ROAD

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



NOTE:
LOT SIZES ARE EXCLUSIVE OF
ACCESS STREET & EASEMENT.



APPLICANT:

MEL LEE
15746 S. HATTEN RD.
OREGON CITY, OR 97045
PHONE: (503)631-2479

PLANNING / ENGINEERING/SURVEYING:

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

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

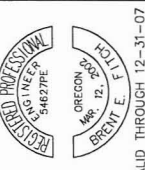
SHEET INDEX - PLANNING APPROVAL

- 1 TENTATIVE PLAT
- 2 SLOPE ANALYSIS
- 3 AERIAL AND CIRCULATION 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'



APPROVED SUB 06-03 / MIS 06-03
TENTATIVE PLAT
PARKER ROAD



NO.	DATE	REVISION	BY

DESIGNED BY	MS	DATE	9/08
DRAWN BY	AS	DATE	9/08
REVIEWED BY	MS	DATE	9/08
PROJECT NO.	106-011	REF.	
SCALE	HORIZ 1"=40'	VERT	N/A
106P1.PLT.dwg			

SHEET	1	OF	3
PROJECT	PARKER ROAD		
NO.	106-011		
TYPE	Planning		