

July 8, 2010

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

Re: *Bella Flats Subdivision Approval Extension at 4111 Elmran Drive*

Tom,

Please find attached three sets of the (4) four revised drawings, C1.0, C2.0, C6.0 and C6.1 addressing your comments in the incompleteness letter dated July 6th, 2010. In addition we have provided copies of the affidavit of mailing and affidavit of posting.

We look forward to being deemed complete and moving forward with the extension approval process.

Sincerely,
Canyon Development, LLC



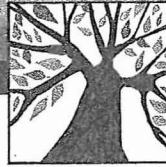
Melynda Retallack, AIA, NCARB
Development Services

File: 100708.BellaFlats-IncompResponse.doc



C A N Y O N D E V E L O P M E N T

PO Box 42310 Portland, OR 97242-2310 ▪ T: 503.239.2000 ▪ F: 503.296.5707



CITY OF
West Linn

RECEIVED
JUL 07 2010

July 6, 2010

Melynda Retallack/Garrin Royer
Canyon Development
221 Molalla Ave., Ste. 220
Oregon City, OR 97045

SUBJECT: MIS-10-15- Extension for Bella Flats Subdivision approval

Dear Ms. Retallack and Mr. Royer:

You submitted this application on June 15, 2010. The Planning and Engineering departments find that this application is **incomplete**. You have 180 days from your submittal date (until December 12, 2010) to make this application complete.

Incomplete items per the Planning Department, as listed by their Community Development Code section, are as follows. Engineering's comment is at the end of this list.

Section 85.160(D)(3)

Put "tentative plan" on Site Dimension Plan.

Section 85.160(D)(5)

Put Redside Development information on tentative plan.

Section 85.160(E)(5)

Show requested tree information on tentative plan.

Section 85.160(E)(8)

Put zoning on tentative plan.

Section 85.160(E)(9)

Show location of structures on adjoining property on tentative plan.

Section 85.170(A)(7)

Show this table on tentative plan.

Engineering Comments

Show proposed crosswalk on site plan.

Please contact me at 503-742-8660, or at tsoppe@westlinnoregon.gov if you have any questions or comments, or if you wish to meet with Planning or Engineering staff regarding these issues.

Sincerely,

Tom Soppe
Associate Planner

C: Don Cushing, Don Cushing Associates, 4677 SE Pinehust Ave., Ste. 201, Milwaukie, OR
97267

p:/devrww/projects folder/projects 2010/MIS-10-15/incompl-mis-10-15

AFFIDAVIT OF POSTING

I, Garrin W. Royer hereby affirm that my company, Canyon Development LLC posted notice in two places on the property at 4111 Elmran Drive in West Linn. Notice was posted on May 17, 2010, the same day of mailing notice to the Robinwood Neighborhood Association and the neighbors within 500 feet of the property and asking them to attend the next neighborhood association meeting where the proposed extension application will be discussed.

Signed:

Date:

Garrin W. Royer

6-28-10

Garrin Royer, Member

Canyon Development, LLC

State of OREGON

County of Clatsop

Signed and sworn to (or affirmed) before me on 6-28, 20 10 by Garrin W. Royer.

Brittney D. Marble
Notary Public - State of Oregon



AFFIDAVIT OF MAILING

I, Garrin W. Royer hereby affirm that my company, Canyon Development LLC mailed a copy of the letter briefly describing the nature and location of the proposed development, and inviting the association and interested persons to a meeting to discuss the proposal in more detail on May 17, 2010. This letter was mailed to the officers of the association and to property owners within 500 feet.

A copy of this letter, the list of neighbors and copies of the certified mail receipts are included with this application.

Signed:

Date:

Garrin W. Royer

6-28-10

Garrin Royer, Member

Canyon Development, LLC

State of OREGON

County of Clatsop

Signed and sworn to (or affirmed) before me on 6-28, 20 10 by Garrin W. Royer.

Brittney O. Masde
Notary Public - State of Oregon

BELLA FLATS 6-LOT SUBDIVISION

4111 ELMRAN DRIVE
WEST LINN, OREGON

REVISIONS

7/8/10



RENEWAL DATE 12/31/11

BELLA FLATS SUBDIVISION
4111 ELMRAN DRIVE

WEST LINN, OREGON

COVER SHEET

WEST LINN PLANNING COMMISSION
FINAL DECISION NOTICE
SUB 07-01

IN THE MATTER OF A PROPOSED SIX-LOT SUBDIVISION ON 1.7 ACRES LOCATED AT 4111 ELMRAN DRIVE

At their meeting of May 10, 2007 the West Linn Planning Commission held a public hearing to consider the request by Canyon Development (Garrin Royer) to approve the development of a six-lot subdivision on 1.7 acres at 4111 Elmaran Drive. The site is located in the Robinwood Neighborhood of West Linn, north of the intersection of Elmaran and Cedar Oak Drives. The approval criteria for the subdivision application are found within Chapter 85 of the West Linn Community Development Code (CDC). The hearing was conducted pursuant to the provisions of CDC Chapter 99.

The hearing commenced with a staff report presented by Gordon Howard. The applicant's presentation was made by Garrin Royer, Matt Hastic of Cogan Owens Cogan, and Civil Engineer Don Cushing. Alice Richmond and Tom Baker testified in support of the application. Providing neutral testimony were the representative of the Robinwood Neighborhood Association and Michael Berger. Written testimony was received from Mr. Berger, the Robinwood Neighborhood Association, Gregory Morse, and Anne Morse.

FINDINGS

At the conclusion of the public hearing, the Planning Commission adopted the findings provided by the applicant, as supplemented in the staff report, and made the following additional findings:

A. The Planning Commission determined that the applicant's proposed "green street" design on Upper Elmaran Drive was appropriate. The Planning Commission determined that design of the paved pathway for pedestrians should properly balance the need for a smooth surface to ensure safe access for all individuals with the need to reduce storm runoff from the additional paved surface. The Planning Commission determined that the applicant should provide a paving surface that accommodates both needs, consistent with a reasonable cost.

B. The Planning Commission determined that the prudent approach of city staff in requiring replacement of the asbestos cement water line under Elmaran Drive in association with frontage street improvements was appropriate. The Commission was not presented evidence regarding the proportionality of the applicant's impact to the existing water system, nor specific findings related to the safety issues associated with trying to leave the existing water line in place during road construction. Therefore, the Commission determined that the precise share of the applicant vs. the city's costs of

SUB 07-01 Final Decision 1

replacement needed further city analysis. This could be accomplished by amending the relevant condition of approval to require such analysis.

C. The Planning Commission determined that the staff-proposed condition to require Lower Elmaran Drive was not proportional to impacts caused by the applicant's proposed subdivision, since none of the proposed lots take access to Lower Elmaran. Therefore, the Commission deleted this proposed condition of approval.

D. The Planning Commission determined that the staff-recommended public stairway down the steep slope between Lots 3 and 4 to Upper Elmaran Drive was unwise because 1) it would result in pedestrians being deposited at the bottom of the stairway along Upper Elmaran at a spot where walking in either direction from the end of the stairway would be on the street and unsafe, and 2) the stairway would require significant grading and creation of retaining walls, resulting in removal of native vegetation, potential erosion issues, and an unsightly placement of large amounts of concrete along the bank.

The proposal of the Robinwood Neighborhood Association, agreed to by the applicant, would extend the pathway from Upper Elmaran around the corner to Lower Elmaran to a terminus near Tree #41 as shown on the site plan. At this point, pedestrians would have a clear view up and down Lower Elmaran, and could continue on the downhill (east) side of the street to Nixon Avenue and the Willamette River. The Commission determined that the applicant's proposed clearing of the existing right-of-way for the path and, clearing on the property itself for placement of storm drainage facilities, will help to improve site distance for both pedestrians and vehicles at the intersection of Elmaran and Cedar Oak Drives. Additionally, the Planning Commission determined that an additional "clear vision area" twelve feet wide within the subject property was appropriate to maintain additional site distance for pedestrians and vehicles above and beyond clearance of the right-of-way.

While the Planning Commission acknowledged that there exist significant additional issues with traffic at the intersection of Cedar Oak and Elmaran, the Commission did not believe that requiring this applicant to fix all existing problems at this intersection was justified by the proportionality of the applicant's additional traffic placed upon the existing situation at the intersection. The Commission urged the City Engineering Department to coordinate additional improvements that may be necessary at this intersection with those improvements required of the applicant.

E. The Planning Commission determined that the staff's recommendations regarding trees #5 and #6 were essentially the same as the applicant's proposals for those trees, but amended the staff condition of approval to clarify that the applicant will be permitted to remove those trees if necessary to place an appropriate residential structure on Lot 1, and also if upon further analysis, these two trees represent a hazard justifying removal. In addition, the Commission accepted testimony that Tree #2, located on the north property line, should be further evaluated at the time of home construction on Lot 1 to determine if it constitutes a hazard and should also be removed.

SUB 07-01 Final Decision 2

F. The Planning Commission determined that the Robinwood Neighborhood Association's request to prohibit construction vehicles from parking in the public street right-of-way during construction of the project was not appropriate and unenforceable. However, the Commission acknowledged the narrow nature of the streets in the area and the traffic associated with Cedar Oak School to the south, and included a condition of approval requiring the applicant to provide enough space on the site itself during construction to accommodate all vehicles associated with the construction.

DECISION

Based upon the findings discussed above, a motion was made by Commissioner Kovach and seconded by Commissioner Wittebrink to approve the proposed subdivision with the following conditions of approval.

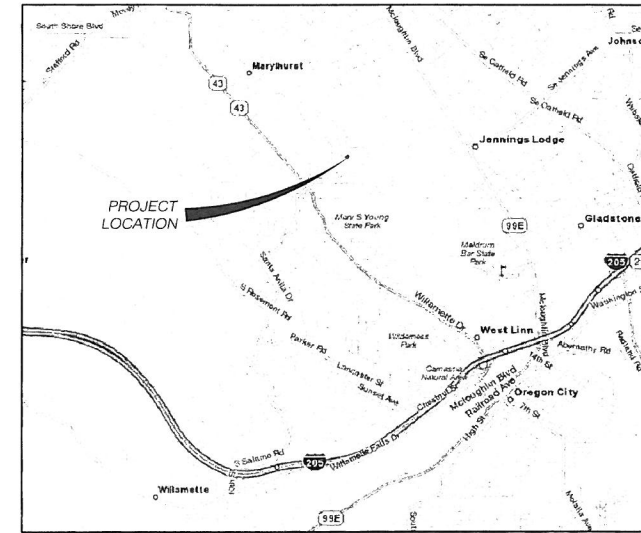
1. The applicant shall construct street improvements to Upper Elmaran Drive as shown on the tentative plan, and in addition shall repave the half-street of Upper Elmaran Drive along the project frontage. The pedestrian pathway shall be constructed with materials that maintain wheelchair accessibility and provide cost-effective reductions in storm runoff.

2. The applicant shall replace the existing asbestos cement water line under Upper Elmaran Drive with a new water line built to current city standards as part of the construction activities along the frontage. The applicant's share of the cost shall be determined through a proportionality analysis prepared by the city with the participation of the applicant.

3. The applicant shall extend the pedestrian pathway from Upper Elmaran Drive around on Lower Elmaran Drive to the point where the path meets the root zone for Tree #41 as shown on the site plan, at which point the path shall end. The applicant shall also place an easement over that portion of the property within twelve feet of the Elmaran Drive right-of-way between Tree #41 and Tree #62 as shown on the site plan that restricts all fences, structures, and vegetation to a maximum height of three feet.

4. The applicant's final storm drainage plan shall be approved by the City Engineer and be required to meet all requirements of the City's Storm Drainage definition and treatment requirements. The applicant shall place a public drainage easement on all elements of the proposed storm drainage system. The applicant shall also specifically prohibit any landscaping, grading, or structures that would interfere with the storm drainage functions of these areas. The storm drainage facilities in the vicinity of the intersection of Lower Elmaran Drive, Upper Elmaran Drive, and Cedar Oak Drive shall also prohibit any vegetation, grading, or other alterations, that would interfere with clear vision at this intersection (no structures or landscaping or earth berms over three feet in height). The final storm drainage plan shall also include improvements to the existing open channel along the uphill side of Lower Elmaran Drive to slow the velocity of storm flows.

SUB 07-01 Final Decision 3



AREA MAP
N.T.S.

5. The applicant will be responsible for undergrounding (or fee in-lieu) all utilities along all property frontages.

6. Prior to commencement of any site development or construction work on the site, the applicant shall place anchored chain-link fencing around all trees designated as significant and to be protected, with locations of the fencing to be approved by the City Arborist. The chain link fencing shall remain in place on each individual lot until all construction activities are complete on that lot.

7. Prior to commencement of any site development or construction work on the site, the applicant shall place anchored chain-link fencing around Trees #5 and #6 as shown on the Tentative Plat, with locations of the fencing to be approved by the City Arborist. The ultimate fate of these trees, and tree #2 along the property's northern boundary, shall be determined at the time a building permit is issued for this lot, and the trees may be removed if necessary to place a desired residence on Lot 1, or for safety reasons.

8. The private street shown on the final plat shall not be placed into a separate tract, but will be divided among the adjacent lots, and subject to a reciprocal access easement along with a public pedestrian easement.

9. The applicant shall dedicate an open space easement over the area of steeply sloped bank (over 25% slope) along Lower Elmaran Drive. The easement shall prohibit removal of existing trees or vegetation without city arborist approval.

10. As part of public improvement plans, the applicant shall provide an off-street parking area on site during construction activities sufficient to park vehicles associated with project construction on the site, rather than on adjacent streets.

The motion was approved, with three in favor (Kovach, Wittebrink Bonoff), and one opposed (Babbitt).

SUB 07-01 Final Decision 4

This decision will become effective 14 days from the date of mailing of this final decision as identified below. Those parties with standing (i.e., those individuals who submitted letters into the record, or provided oral or written testimony during the course of the hearing, or signed in on the stenographic sheet at the hearing, or who have contacted City Planning staff and made their identities known to staff) may appeal this decision to the West Linn City Council within 14 days of the mailing of this decision pursuant to the provisions of Chapter 99 of the Community Development Code. Such appeals would require a fee of \$400 and a completed appeal application form together with the specific grounds for appeal to the Planning Director prior to the appeal-filing deadline.

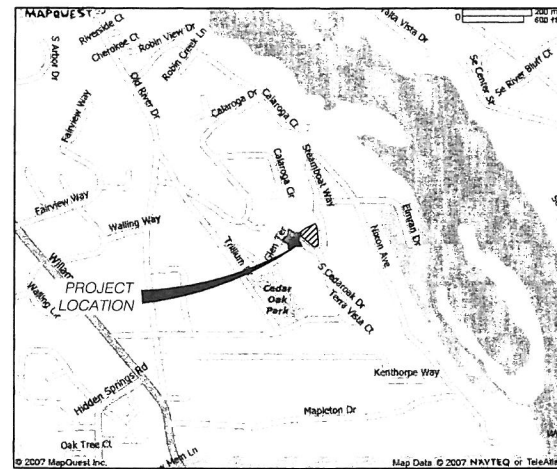
Michael Jones 5/21/07
MICHAEL JONES, CHAIR
WEST LINN PLANNING COMMISSION

Mailed this 23rd day of May, 2007.

Therefore, this decision becomes final at 5 p.m., June 6, 2007.

Dennis P. Hastic/0070705UB 07-01 Final Decision

SUB 07-01 Final Decision 5



VICINITY MAP
N.T.S.

SHEET INDEX	
Sheet Number	SHEET TITLE
C1.0	COVER SHEET
C1.1	GENERAL NOTES
C1.2	DEMOLITION AND TREE REMOVAL PLAN
C2.0	SITE DIMENSION PLAN
C3.0	EROSION CONTROL & TREE PROTECTION PLAN
C3.1	EROSION CONTROL DETAILS
C4.0	GRADING PLAN
C5.0	UTILITY MASTER PLAN
C6.0	PLAN & PROFILE - JACKSON COURT
C6.1	PLAN & PROFILE - ELMRAN DRIVE 9+00.00 - 13+66.26
C6.2	PLAN & PROFILE - ELMRAN DRIVE 13+66.26 - 17+50.00
C6.3	PLAN & PROFILE - ELMRAN DRIVE 17+50.00 - 19+50.00
C7.0	SITE DETAILS - SANITARY
C7.1	SITE DETAILS - SANITARY
C7.2	SITE DETAILS - WATER & STREET
C7.3	SITE DETAILS - WATER & STREET
C7.4	SITE DETAILS - MISC.
C7.5	SITE DETAILS - MISC.
VI.0	TOPOGRAPHIC SURVEY

IMPERVIOUS AREAS	
EXISTING	PROPOSED
13,806 sf	22,874 SF

TOTAL SITE AREA = 69,125 sf
TOTAL SLOPE EASEMENT AND TREE PRESERVATION AREA = 2,851 sf

PROJECT LOCATION

4111 ELMRAN DRIVE
WEST LINN, OR 97068

PROPERTY DESCRIPTION:

"PARTITION PLAT CEDAR OAK PARK"
SW 1/4 SEC 13, T 2 S, R 1 E, W. M.

BENCHMARK INFORMATION

THERE ARE NO AGENCY BENCHMARKS WITHIN 1/2 MILE OF THE SITE. THE VERTICAL DATUM IS NAVD 88 PER THE ONLINE POSITIONING USER SERVICE "OPUS". THE HORIZONTAL DATUM IS ASSUMED.

APPLICANT/OWNER

GARRIN ROYER
RESIDUE DEVELOPMENT
221 MOLALLA AVENUE SUITE 220
OREGON CITY, OR 97045

DATE: 6/1/2010

SCALE: NONE

DRAWN: JEG

JOB: 06-011

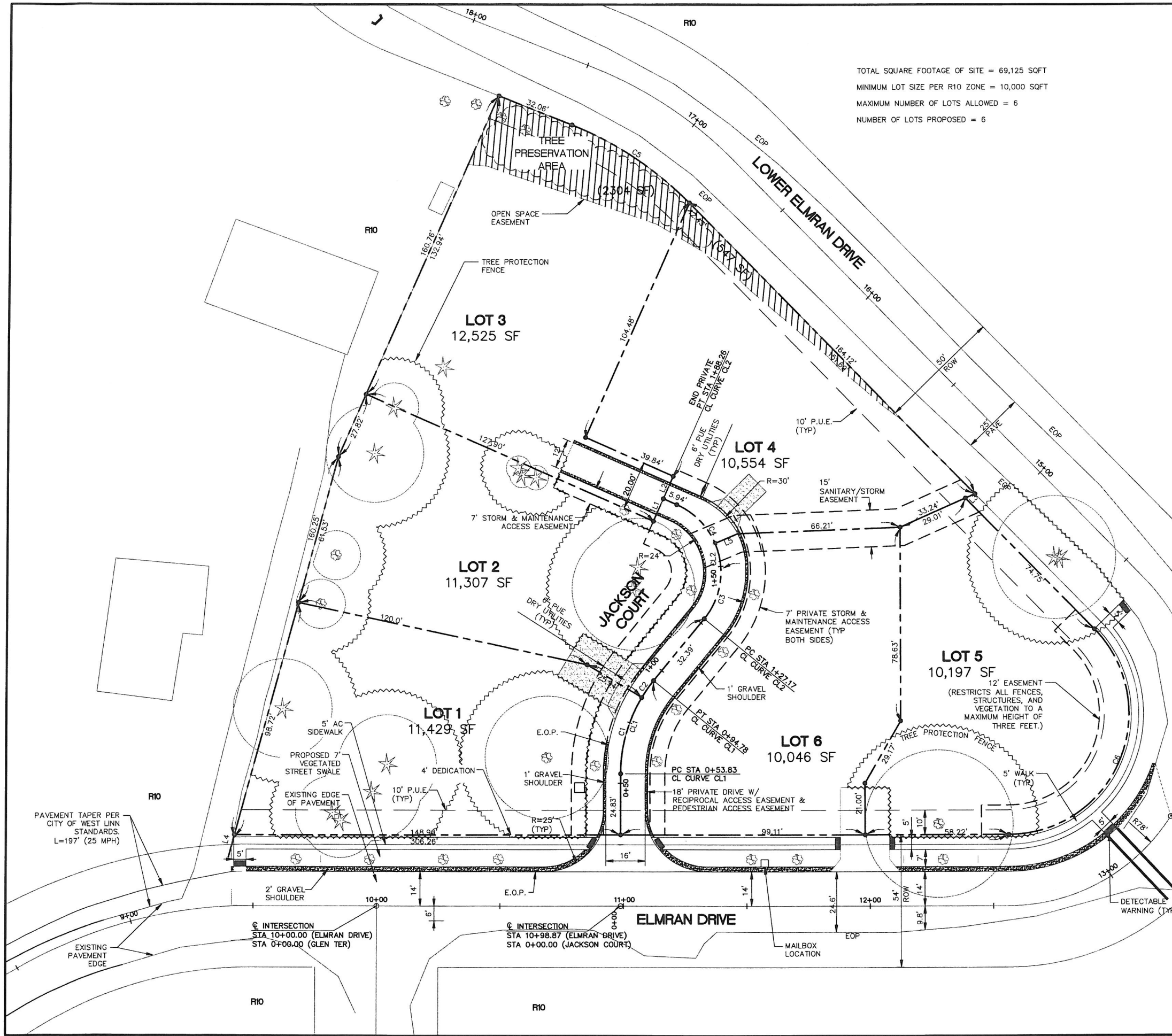
© COPYRIGHT DON CUSHING ASSOCIATES
SHEET

CITY PROJECT# PI-07-14
K/J 0591005.00

FOR CONSTRUCTION

C1.0

OF 19

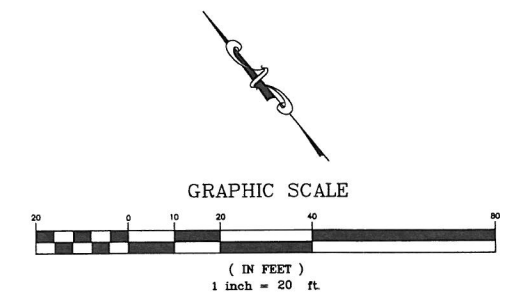


TOTAL SQUARE FOOTAGE OF SITE = 69,125 SQFT
 MINIMUM LOT SIZE PER R10 ZONE = 10,000 SQFT
 MAXIMUM NUMBER OF LOTS ALLOWED = 6
 NUMBER OF LOTS PROPOSED = 6

CURVE DATA			
#	Δ	R	L
C1	31°6'13"	60.0'	32.57'
C2	8°0'21"	60.0'	8.38'
C3	62°9'31"	30.0'	32.55'
C4	43°08'44"	30.0'	22.59'
C5	24°00'00"	139.6'	58.50'
C6	134°21'11"	49.0'	114.96'

CENTERLINE CURVE DATA			
#	Δ	R	L
CL1	38°57'17"	60.0'	40.96'
CL2	105°18'15"	30.0'	55.14'

PROPERTY LINE LENGTH DATA		
#	L	DIRECTION
L1	10.0'	S63°39'54"W
L2	10.0'	S63°39'54"W
L3	4.23'	S74°09'20"E
L4	4.15'	N54°43'57"E
L5	9.96'	S73°11'57"E



TOTAL AREA = 69,125 SF
 ZONING IS R10 SINGLE FAMILY RESIDENTIAL

RESIDE DEVELOPMENT
 221 MOLALLA AVENUE, SUITE 220
 OREGON CITY, OREGON 97045
 MAILING: P.O. BOX 42310
 PORTLAND, OREGON 97242-2310
 T: 503.239.2000
 F: 503.2993.5707

TOTAL AREA OF NON-TYPE I OR II LANDS PER CDC SECTION 55.100(B)(2)	65,793 SQFT
TOTAL AREA OF NON-TYPE I OR II LANDS WITHIN DRIPLINE +10'	18,698 SQFT OR 28%

NOTE:
 ACTUAL SAW CUT LINE TO BE DETERMINED IN FIELD (TYP), CITY OF WEST LINN TO PAINT NEW CENTERLINE AS NECESSARY AT DEVELOPERS EXPENSE

FOR CONSTRUCTION

REVISIONS

7/2/10

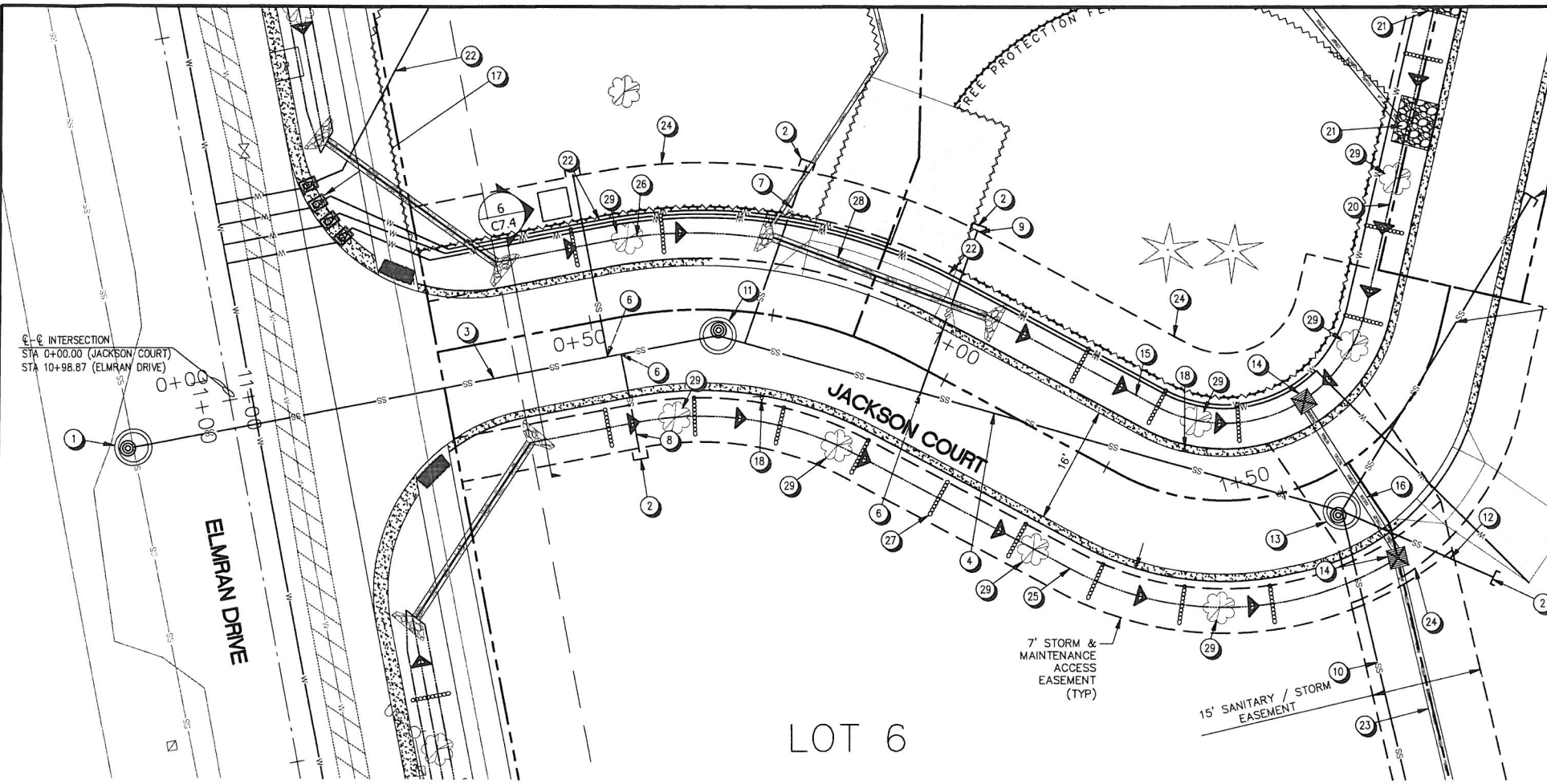
BELLA FLATS SUBDIVISION
 4TH ELMRAN DRIVE
 WEST LINN, OREGON

SITE DIMENSION PLAN
 TENTATIVE PLAN

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

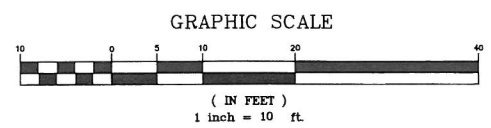
DATE: 6/1/2010
 SCALE: 1" = 20'
 DRAWN: JEG
 JOB: 06-011
 COPYRIGHT DON CUSHING ASSOCIATES
 2010

SHEET
C2.0
 OF 19



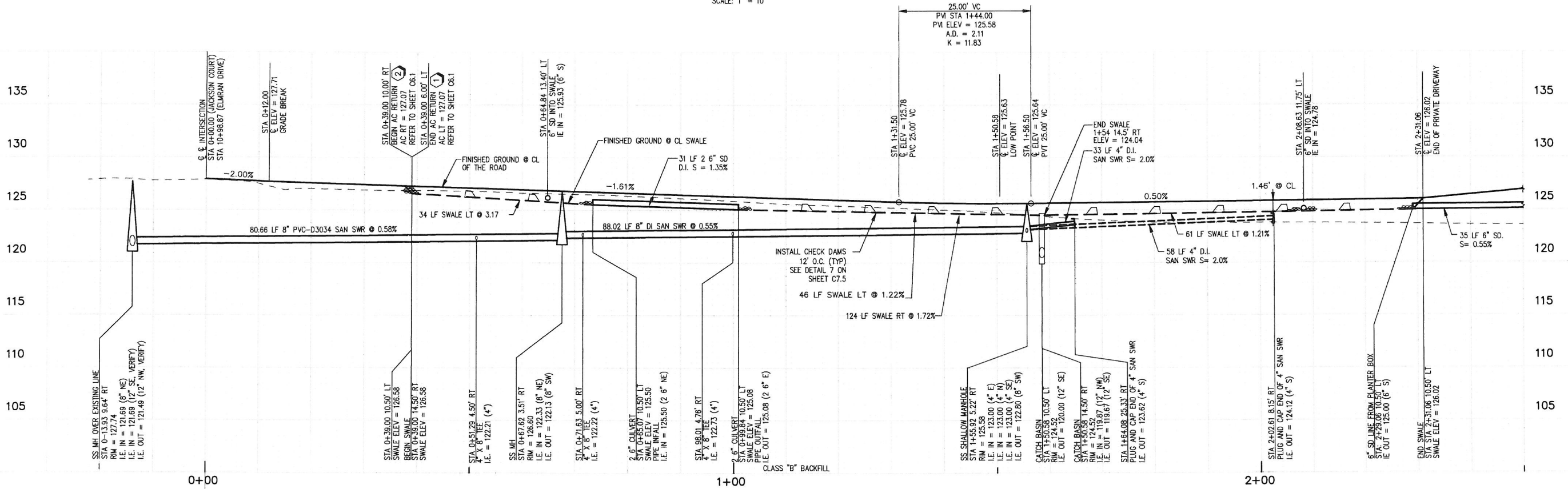
KEYNOTES #

- 1 MANHOLE - SEE PROFILE & DETAIL (CONSTRUCT OVER EXISTING LINE)
- 2 PLUG AND CAP END OF 4" SAN SWR
- 3 81 LF 8" PVC-D3034 SAN SWR @ 0.58%
- 4 88 LF 8" DI SAN SWR @ 0.55%
- 5 50 LF 4" D.I. SAN SWR @ 2.0%
- 6 8" X 4" TEE
- 7 26 LF 4" DI SAN SWR @ 2.00% MIN.
- 8 14 LF 4" DI SAN SWR @ 2.00% MIN.
- 9 23 LF 4" DI SAN SWR @ 2.00% MIN.
- 10 79 LF 4" DI SAN SWR @ 2.00% MIN.
- 11 STD. SS MANHOLE - SEE PROFILE & DETAIL
- 12 23 LF 4" D.I. SAN SWR @ 2.00% MIN.
- 13 SHALLOW MANHOLE - SEE PROFILE & DETAIL
- 14 CATCH BASIN - SEE PROFILE & DETAIL
- 15 46 LF SWALE SEE DETAIL
- 16 23 LF 12" D.I. SD @ 0.52%; TOP OF STORM PIPE IS 1.74' BELOW SANITARY CROSSINGS
- 17 1" WATER METER SEE DETAIL
- 18 INSTALL "NO PARKING - FIRE LANE" SIGNS ON BOTH SIDES OF JACKSON COURT ROADWAY, 7' ABOVE GRADE; SEE GENERAL NOTES
- 19 NOT USED
- 20 61 LF SWALE SEE DETAIL
- 21 6'X10' CLASS 20 RIP-RAP PAD
- 22 1-1/2" SCH. 40 PVC WATER SERVICE LINES (MIN. 3' COVER)
- 23 62 LF 12" PVC SD @ 0.56%
- 24 6" PUE, DRY UTILITIES
- 25 124 LF SWALE SEE DETAIL
- 26 38 LF SWALE SEE DETAIL
- 27 INSTALL CHECK DAMS 12' O.C. (TYP) SEE DETAIL
- 28 31 LF 2 6" SD D.I. PIPE
- 29 INSTALL STREET TREE. TYPE OF TREE TO BE DETERMINED BY THE CITY.



LOT 6

JACKSON COURT PLAN
SCALE: 1" = 10'



JACKSON COURT PROFILE
SCALE: HORIZ. 1" = 10'
VERT. 1" = 5'

REVISIONS

7/8/10

REGISTERED PROFESSIONAL ENGINEER
14868
DON CUSHING
OREGON
DEC. 07, 1988
RENEWAL DATE 12/31/11

BELLA FLATS SUBDIVISION
4111 ELMRAN DRIVE
WEST LINN, OREGON

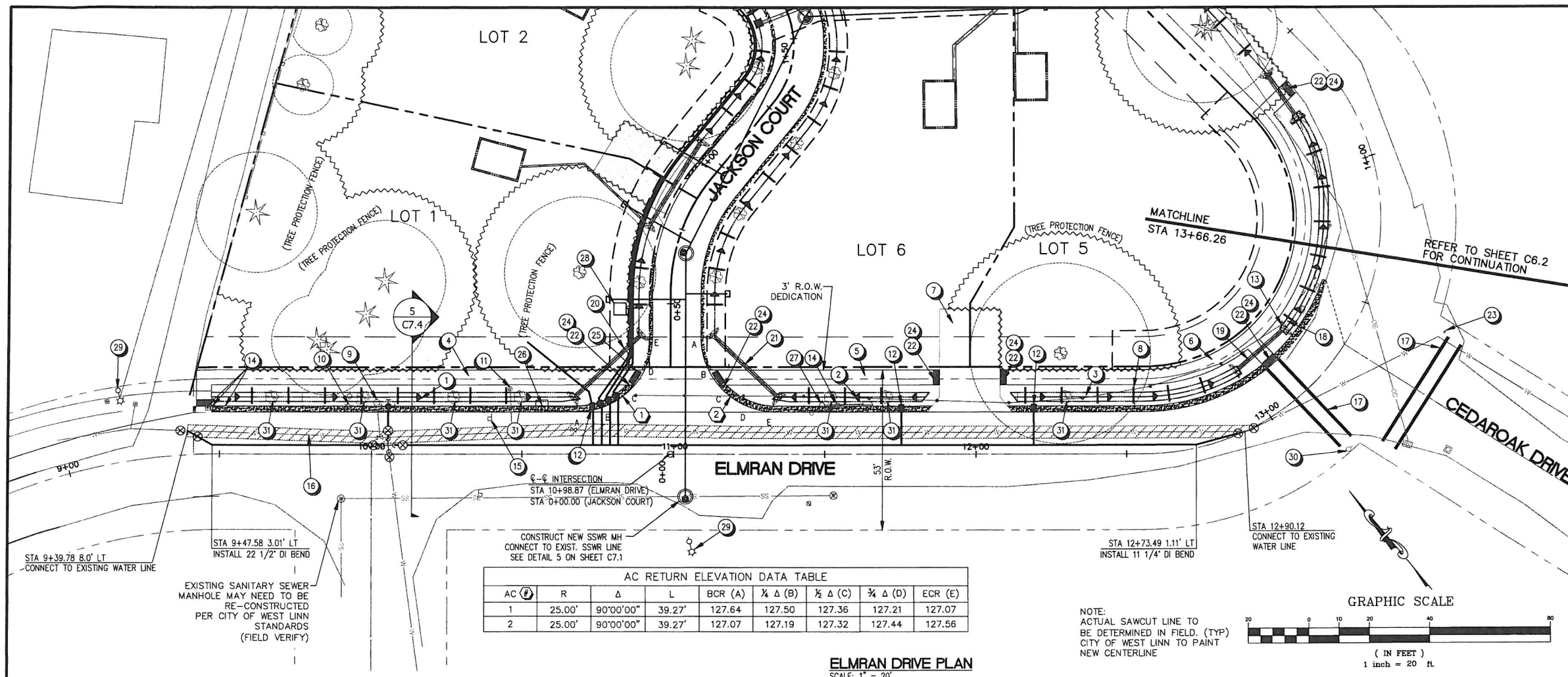
PLAN AND PROFILE
JACKSON COURT

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

DATE: 6/1/2010
SCALE: 1" = 10'
DRAWN: JEG
JOB: 06-011
© 2010 DON CUSHING ASSOCIATES
SHEET

C6.0
OF 19

FOR CONSTRUCTION

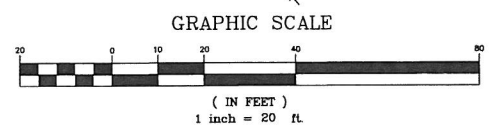


KEYNOTES

- 1 124 LF SWALE SEE DETAIL
- 2 50 LF SWALE SEE DETAIL
- 3 76 LF SWALE SEE DETAIL
- 4 148 LF 5' WIDE ASPHALT SEE NOTE 22 THIS SHEET
- 5 76 LF 5' WIDE ASPHALT SEE NOTE 22 THIS SHEET
- 6 126 LF 5' WIDE ASPHALT SEE NOTE 22 THIS SHEET
- 7 CONSTRUCT NEW DRIVEWAY SEE DETAIL
- 8 INSTALL CHECK DAMS 12' O.C. (TYP) SEE DETAIL
- 9 REMOVE & RELOCATE FIRE HYDRANT TO BACK OF SIDEWALK
- 10 RELOCATE EXISTING POLE WITH EXISTING 100 HPS DROP LENS COBRA HEAD AT 30' MOUNTING HEIGHT
- 11 RELOCATE WATER SERVICE METER ABANDON EXISTING SERVICE
- 12 1" WATER METER. SEE DETAIL
- 13 REMOVE EXISTING GUARDRAIL
- 14 REMOVE & RELOCATE MAILBOX
- 15 REMOVE & REPLACE SIGN
- 16 ABANDON IN-PLACE ASBESTOS CEMENT WATER LINE & INSTALL 8" DUCT IRON
- 17 STRIPING CROSS WALK SEE DETAIL
- 18 31 LF SWALE SEE DETAIL
- 19 19 LF 2 6" SD D.I. PIPE
- 20 28 LF 2 6" SD D.I. PIPE
- 21 28 LF 2 6" SD D.I. PIPE
- 22 BIKE / PEDESTRIAN RAMPS MUST BE ADA COMPLIANT W/ A MAXIMUM SLOPE OF 1V:12H. SEE DETAILS
- 23 REMOVE AND REPLACE EXISTING STOP SIGN PER CITY OF WEST LINN STANDARDS.
- 24 INSTALL ADA RAMP TEXTURE PER DETAIL
- 25 INSTALL STOP SIGN PER CITY OF WEST LINN STANDARDS.
- 26 PROPOSED CBU TYPE 1, F CLASS, 8 TENANT +2 PARCEL MAILBOX
- 27 EXISTING POLE WITH NEW 100W HPS FLAT LENS COBRA HEAD AT 30' MOUNTING HEIGHT TO BE RELOCATED ACROSS THE STREET.
- 28 APPROXIMATE LOCATION OF NEW TRANSFORMER ALL DRY UTILITIES (ELEC, CABLE, GAS, PHONE) ARE TO BE INSTALLED UNDERGROUND. TRENCH AS REQUIRED. EXISTING POLES WILL REMAIN FOR LIGHTING WHILE UTILITIES ARE BEING PLACED UNDERGROUND.
- 29 NEW POWER POLE AND STREET LIGHT LOCATIONS COORDINATE EXACT LOCATION OF POWER POLES WITH PGE
- 30 EXISTING POWER POLE TO REMAIN
- 31 INSTALL STREET TREE. TYPE OF TREE TO BE DETERMINED BY THE CITY OF WEST LINN.

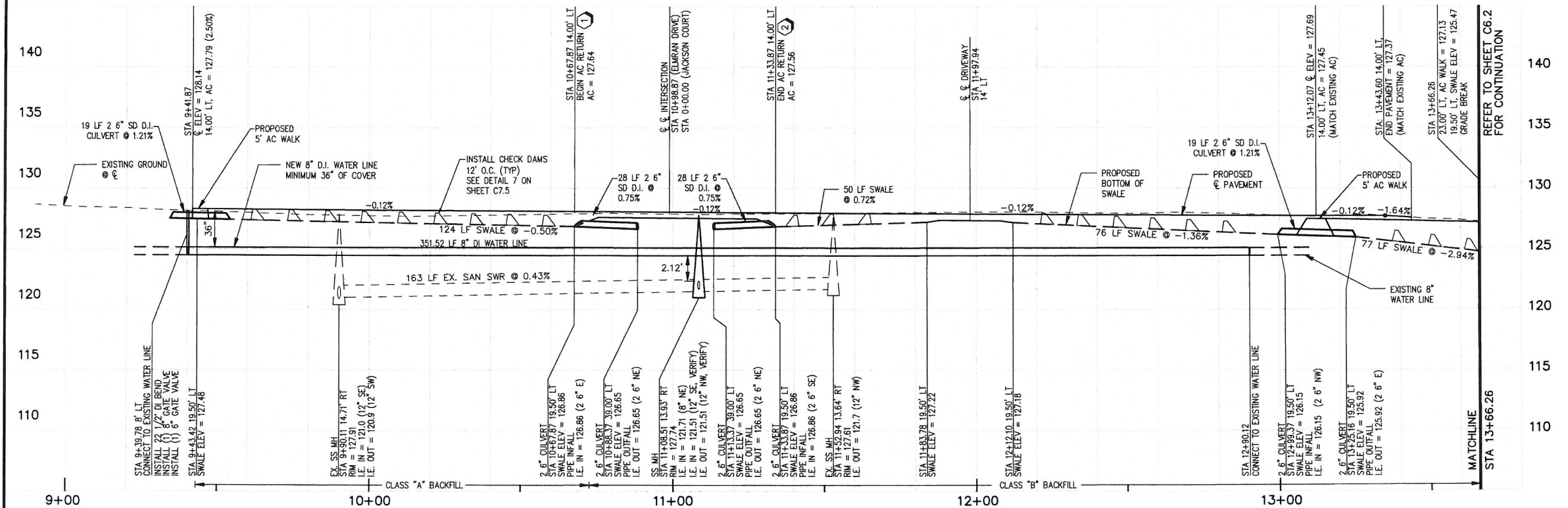
AC RETURN ELEVATION DATA TABLE

AC (A)	R	Δ	L	BCR (A)	½ Δ (B)	¼ Δ (C)	¾ Δ (D)	ECR (E)
1	25.00'	90°00'00"	39.27'	127.64	127.50	127.36	127.21	127.07
2	25.00'	90°00'00"	39.27'	127.07	127.19	127.32	127.44	127.56



NOTE: ACTUAL SAWCUT LINE TO BE DETERMINED IN FIELD. (TYP) CITY OF WEST LINN TO PAINT NEW CENTERLINE

ELMRAN DRIVE PLAN
SCALE: 1" = 20'



ELMRAN DRIVE PROFILE
SCALE: HORIZ. 1" = 20'
VERT. 1" = 5'

REVISIONS

7/8/10

REGISTERED PROFESSIONAL ENGINEER
14882
DON CUSHING
OREGON DEC. 07, 2009
RENEWAL DATE 12/31/11

BELLA FLATS SUBDIVISION
4111 ELMRAN DRIVE
WEST LINN, OREGON

PLAN AND PROFILE
ELMRAN DRIVE
STA 9+00.00 TO STA 13+66.26

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

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

C6.1
OF 19

FOR CONSTRUCTION