

ZTec Engineers, Inc.

Civil ♦ Structural ♦ Surveying

3737 SE 8th Ave.

Portland, OR 97202

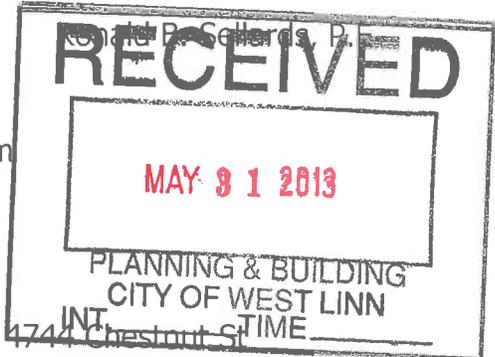
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John McL. Middleton, P.E.

Chris C. Fischborn, P.L.S.



May 7, 2013

WAP-13-03 Application for Water Resource Area 4744 Chestnut St
Incompleteness Response

- CD per Section 32.040(C) attached
- 32.040(G) Vegetation description and assessment added to site plan. % coverage by canopy added to site plan.
- 32.060 (B)(6) All trees on-site are located with diameter and species noted.
- 32.040(H) A mitigation plan is noted on Site Plan- to plant off-site an area, designated by City of West Linn, equivalent to the area permanently disturbed by future home, deck, patio and rain garden.
- 32.050(C) The proposed home development will disturb a portion of the Water Resource Area, part permanent and part temporary. The temporary area will be re-planted with vegetation from Metro plant list. An additional portion of the Water Resource area that would not be disturbed by construction will be re-vegetated in a similar manner.
- 32.070 MITIGATION PLAN
 - A. *All mitigation plans must contain an alternatives analysis demonstrating that:*
 1. *No practical alternatives to the requested development exist that will not disturb the water resource area; Site is zoned R4.5 and building location limited by required front setback. This means the west of end of the proposed building must encroach on the water resource area.*
 2. *Development in the water resource area has been limited to the area necessary for the proposed use; The future home is located as close to the front of the lot as zone setbacks allow. Development in Resource area is limited to area necessary to construct improvements plus minimal area around for construction activities.*
 3. *An explanation of rationale behind choosing alternative selected, including adverse impacts to water resource area will be avoided and/or minimized.*The site is only 50'x100' and the zone setback limitation leaves only the size of the building footprint as an alternative for siting the future home on the

property. The developer has determined the home chosen as the only viable development for the property based on market demand. Since the designated water resource area is currently in a degraded vegetated condition the only adverse impact will be reduction in Resource area caused by the permanent building incursion. Offsetting this will be the re-vegetation of the construction disturbance area that will replace the degraded vegetation with Resource appropriate planting, none of which are currently on-site. Locating the rain garden in the Resource area will enhance the Resource area by adding appropriate planting to the area which is currently in a degraded condition. We also plan to replant the Resource area, not permanently or temporarily disturbed by construction, with appropriate plantings in an area exceeding the permanent disturbance area.

B. A mitigation plan shall contain the following information:

1. A description of adverse impacts that will be caused as a result of development. Minimal adverse impacts are anticipated as the resource area will be planted with resource appropriate plantings where none currently exist. Two trees in the resource area will be removed, a 9" diameter oak and a 10" cherry. Replacement trees will be planted.

2. An explanation of how adverse impacts to resource areas will be avoided, minimized and/or mitigated in accordance with, but not limited to, the revegetation provisions of CDC 32.050(K). Adverse impacts are minimized by minimizing the area to be disturbed during construction. Locating the proposed home as close to zone front setback as possible also minimizes the impact on the resource area. Adverse impacts are mitigated by replanting construction disturbance area with resource appropriate plantings. Most of the existing trees in the resource area, outside the building envelope, will be maintained. The tree canopy covers more than 50% of the resource area as required by section CDC 32.050(K).

3. A list of all responsible parties including, but not limited to, the owner, applicant, contractor, or other persons responsible for work on the development site. The owner/applicant is listed on the site plan and he will be responsible, with all contractors he engages, for work on the development site.

4. A map showing where specific mitigation activities will occur. Mike Perkins of the City Parks Dept. has selected Fields Bridge park Wetland for Mitigation Planting. The planting will be part of a larger effort. No specific plan is available but this project will pay \$1 per sq. ft. for each sq. ft. of water resource area permanently disturbed, 486 sq. ft.

5. An implementation schedule, including timeline for construction, mitigation, mitigation maintenance, monitoring, reporting, and a contingency plan. All in-stream work in fish-bearing streams shall be done in accordance with Oregon Department of Fish and Wildlife water work periods. Implementation schedule will be during appropriate planting period after building construction completed. Creek is not fish bearing and no work is proposed in-stream. The off-site mitigation work at Fields Bridge Park Wetland planned, permitted, constructed, monitored and maintained as directed by City of West Linn.

6. Assurances shall be established to rectify any mitigation that are not successful. This may include bonding or other surety. Mitigation Plantings can be inspected by City of West Linn and the City establish whatever assurance program they require for the off-site mitigation area. This project will pay the mitigation assessment fee and be responsible for on-site planting and maintenance only.

7. Evidence that a Joint Permit Application, if impacts to wetlands are greater than 0.10 Acres, has been submitted and accepted for review. No wetlands will be disturbed onsite so no joint permit required. Entire Water Resource area on-site is only 0.06 Acres. The offsite mitigation area permit and impacts are the responsibility of City of West Linn.

C. Mitigation of any water resource areas that are not wetlands that are permanently disturbed shall be accomplished by creation of a mitigation area equal in size to the area being disturbed. Mitigation areas may be land that is either:

1. On-site, not within the water resource area, and is characterized by existing vegetation that does not meet the standard set forth in CDC 32.050(K); or

2. Offsite, and is characterized by existing vegetation that does not meet the standard set forth in CDC 32.050(K). Mitigation is proposed offsite in the area designated by City of West Linn equivalent to the area permanently disturbed.

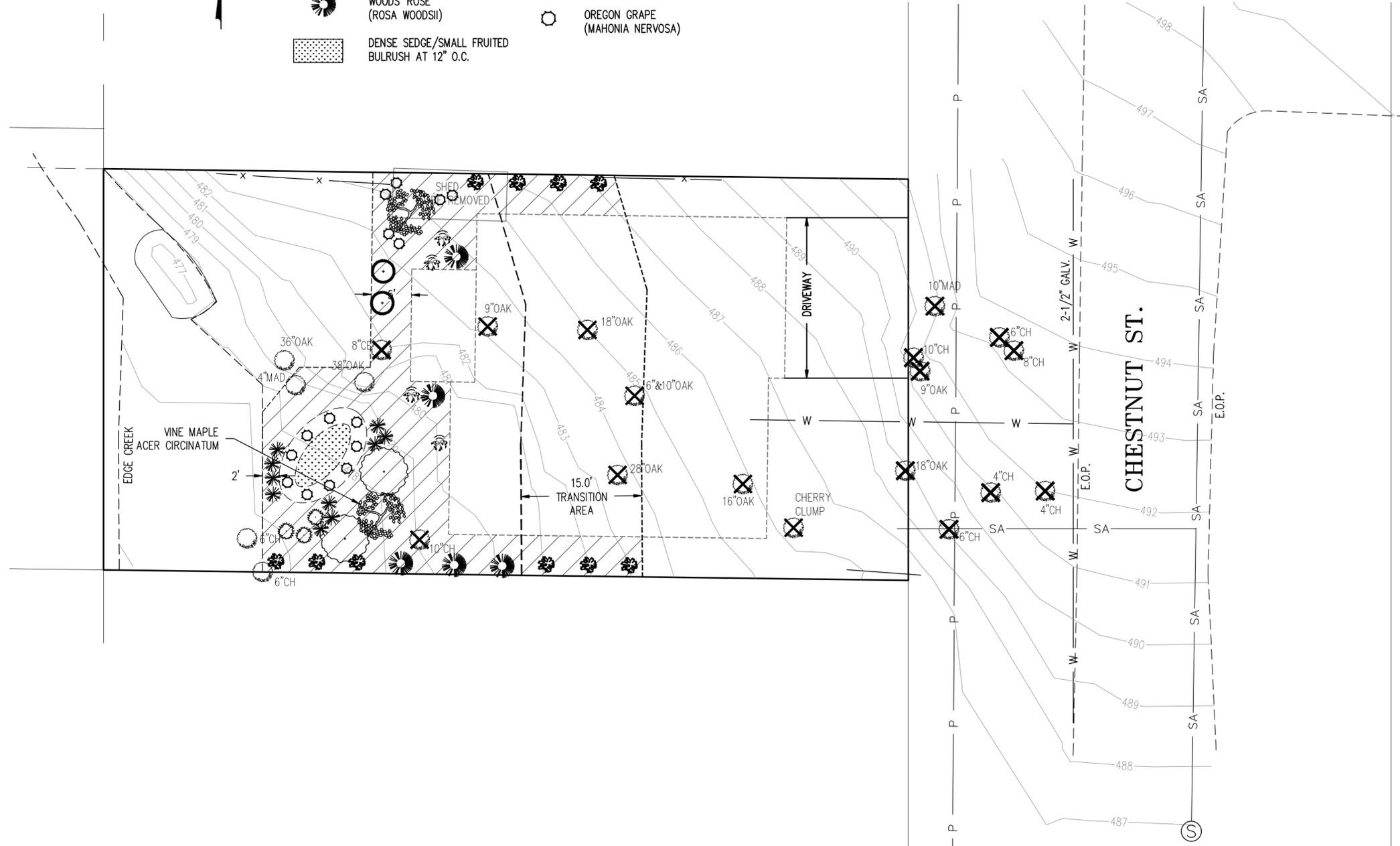
D. The mitigation plan for any wetland area to be disturbed.....No wetland area is proposed to be disturbed onsite. The offsite mitigation area at Fields Bridge Park Wetland is the responsibility of City of West Linn.

E. To ensure the mitigation area will be protected in perpetuity, proof that the area has been dedicated to the City or that a conservation easement has been placed on the property where the mitigation is to occur is required.

Mitigation area is offsite in area designated by City of West Linn. City ownership or easement issues to be resolved by City of West Linn.

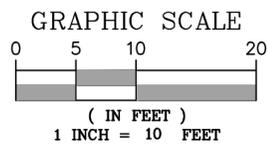
PLANT LEGEND:

-  VINE MAPLE (ACER CIRCINATUM)
-  BLUE BLOSSOM (CEANOTHUS THRYSIFLORUS)
-  SALAL (GAULTHERIA SHALLON)
-  WOODS' ROSE (ROSA WOODSII)
-  DENSE SEDGE/SMALL FRUITED BULRUSH AT 12" O.C.
-  SNWBERRY (SYMPHORICARPUS ALBA)
-  DOUGLAS ASTER (ASTER SUBSPICATUS)
-  PACIFIC BLEEDING HEART (DICENTRA FORMOSA)
-  YARROW (ACHILLEA MILLEFOLIUM)
-  OREGON GRAPE (MAHONIA NERVOSA)



NOTE: ELEVATIONS ARE ASSUMED

SITE ADDRESS: 4744 CHESTNUT ST., WEST LINN, OR 97068



JOB#:	W3095-1
DATE:	2-5-13
SCALE:	1"=10'
DRAWN:	JHH
CHKD:	CCF
FILE:	W3095-1
PLOT:	5-29-13

ZTEC ENGINEERS INC.

3737 S.E. 8TH AVE., PORTLAND, OREGON 97202
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LOT 2, BLOCK 4 OF "SUNSET CITY" LOCATED IN THE
N.W. 1/4 OF SECTION 33, T.2S., R.2E., W.M.,
IN THE CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

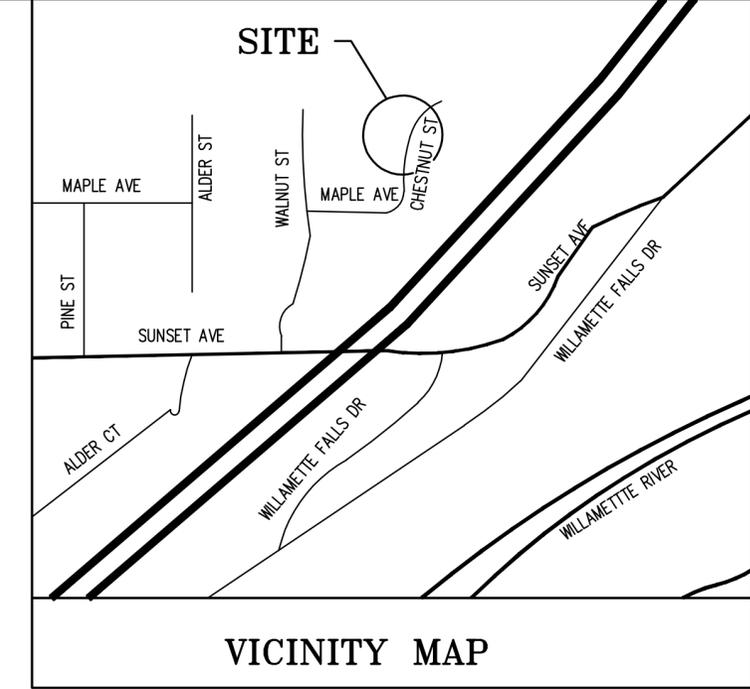
OREGON
JULY 17, 1981
CHRIS FISCHBORN
1944
RENEWAL DATE: 1/1/2014

DAVE BURNETT
2764 SUNSET AVE.
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PH: 307-248-0267

RE-VEGETATION PLAN

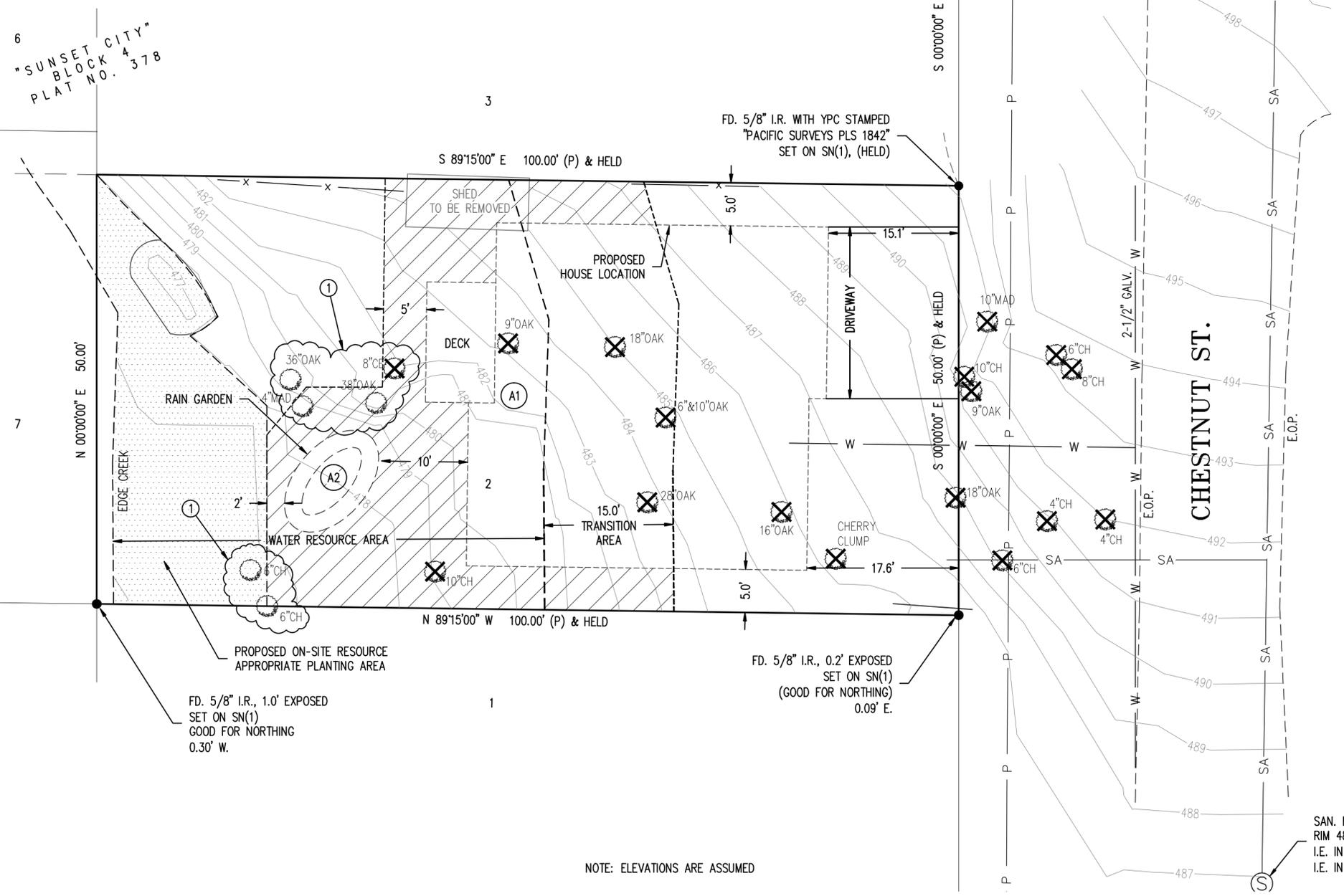
LEGEND:

- | | | | | | |
|-------|--------------------------|--------|-----------------------|----------|---------------------------|
| ● | MONUMENTS FOUND AS NOTED | ⊗ | EXISTING FIRE HYDRANT | (XXX.XX) | EXISTING SPOT ELEVATION |
| I.R. | IRON ROD | ☆ | EXISTING LIGHT POLE | -XXX- | EXISTING CONTOUR |
| I.P. | IRON PIPE | ⊕ | EXISTING POWER POLE | -SA- | EXISTING SEWER |
| FD. | FOUND | WV ⊕ | EXISTING WATER VALVE | CB □ | EXISTING CATCH BASIN |
| (M) | MEASURED | WM □ | EXISTING WATER METER | -W- | EXISTING WATER |
| YPC | YELLOW PLASTIC CAP | ⊙ | EXISTING TREE | -P- | EXISTING POWER |
| SN(1) | SN 19405 | CE | CEDAR | -x- | EXISTING FENCE |
| R(1) | B.T. ENTRY 2008-099 | CH | CHERRY | ⊙ | EXISTING STORM MANHOLE |
| (P) | PLAT OF "SUNSET CITY" | MAD | MAPLE | ⊙ | EXISTING SANITARY MANHOLE |
| | | E.O.P. | EDGE OF PAVEMENT | ▨ | REPAIR AREA |
| | | ⊗ | TREE TO REMOVE | | |



TOTAL WATER RESOURCE AREA = 2,576 SQ. FT.
 TOTAL PERMANENT DISTURBANCE AREA IN WATER RESOURCE AREA = 486 SQ. FT. (AREA A1) + (A2)
 (INCLUDES HOUSE, YARD, RAIN GARDEN)
 CONSTRUCTION DISTURBANCE AREA TO BE REVEGETATED PER REVEGETATION PLAN = 918 SQ. FT.
 WATER RESOURCE AREA EXISTING VEGETATION IS DEGRADED - WEEDS, LAWN PARTS, BARE GROUND AND TREES. CANOPY COVER = 90%.
 PROPOSED MITIGATION:
 REPLANT MIN. 486 SQ. FT. OF OFF-SITE WATER RESOURCE AREA WITH APPROPRIATE PLANTINGS, AS DIRECTED BY CITY OF WEST LINN.
 ZONE: R 4.5

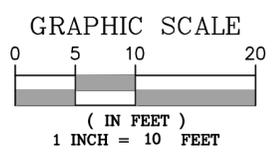
Ⓛ EXISTING TREES IN WATER RESOURCE AREA TO REMAIN.



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SAN. M.H.
 RIM 486.88
 I.E. IN (N) 482.88
 I.E. IN (E) OUT (S) 480.98

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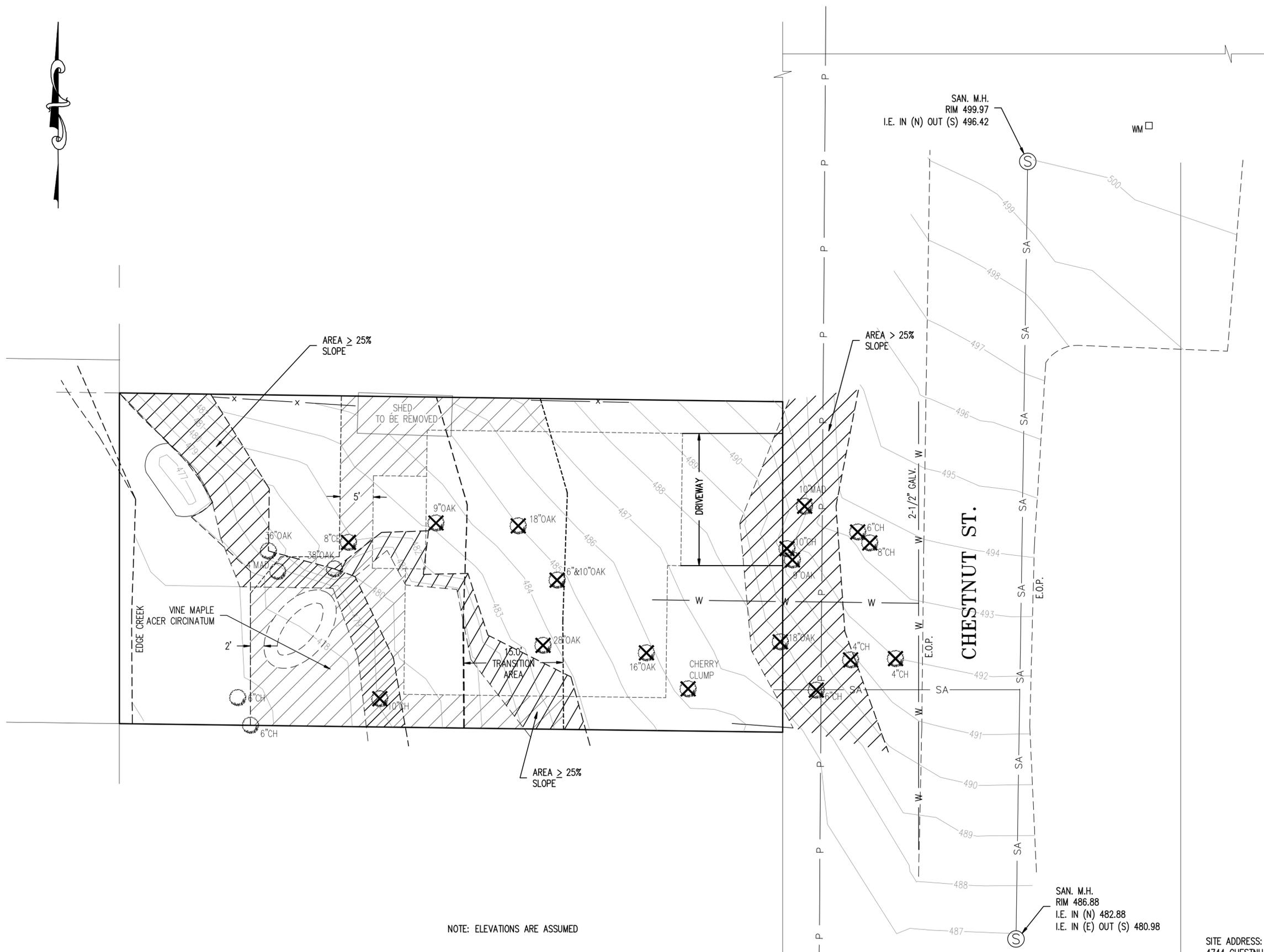
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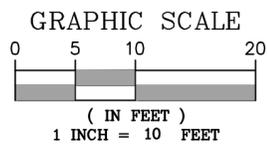
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SITE PLAN



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SLOPE AREA PLAN