



# LAND USE PRE-APPLICATION CONFERENCE

Thursday, September 1, 2016

City Hall  
22500 Salamo Road

Willamette Conference Room

**9:00 am** Proposed landscaping of the immediate back yard including the removal of cement and small grass area and replace with pavers. Level lower area and irrigate for grass. Formalize slope and step access from back yard to lower yard. No removal of materials within 100 feet of river bank.

**Applicant:** Sunrise Landscape Services

**Subject Property Address:** 18414 Old River Landing

**Neighborhood Assn:** Robinwood

**Planner:** Jennifer Arnold

**Project #:** PA-16-18





### PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: 9-1	TIME: 9:00	PROJECT #: PA-16-18
STAFF CONTACT: Jennifer Arnold		FEE: \$350

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): 18414 Old River Landing Lake Oswego

Brief Description of Proposal: landscape of immediate back yard include the removal of cement + small grass area + replace with pavers. level lower area + irrigate to have grass that matches the design of neighbors on both sides - formalize slope + stepping access from back yard to lower yard. NO removal of materials within 100 feet of river bank.

Applicant's Name: Sunrise Landscape Services Inc.  
Mailing Address: 3038 Juniper Dr. Newberg OR 97132  
Phone No: 5031537-6453 Email Address: noel@sunrisescapes.com

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:

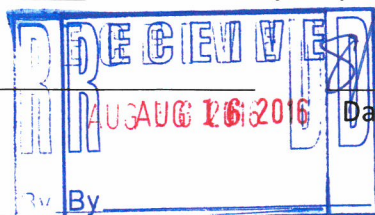
- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Easements (access, utility, all others)
- Access to and from the site, if applicable
- Location of existing trees, highly recommend a tree survey
- Location of creeks and/or wetlands, highly recommend a wetland delineation
- Location of existing utilities (water, sewer, etc.)

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.

Property owner's signature



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

Existing River bank

— boat Ramp

← Newly Installed natural path

property line

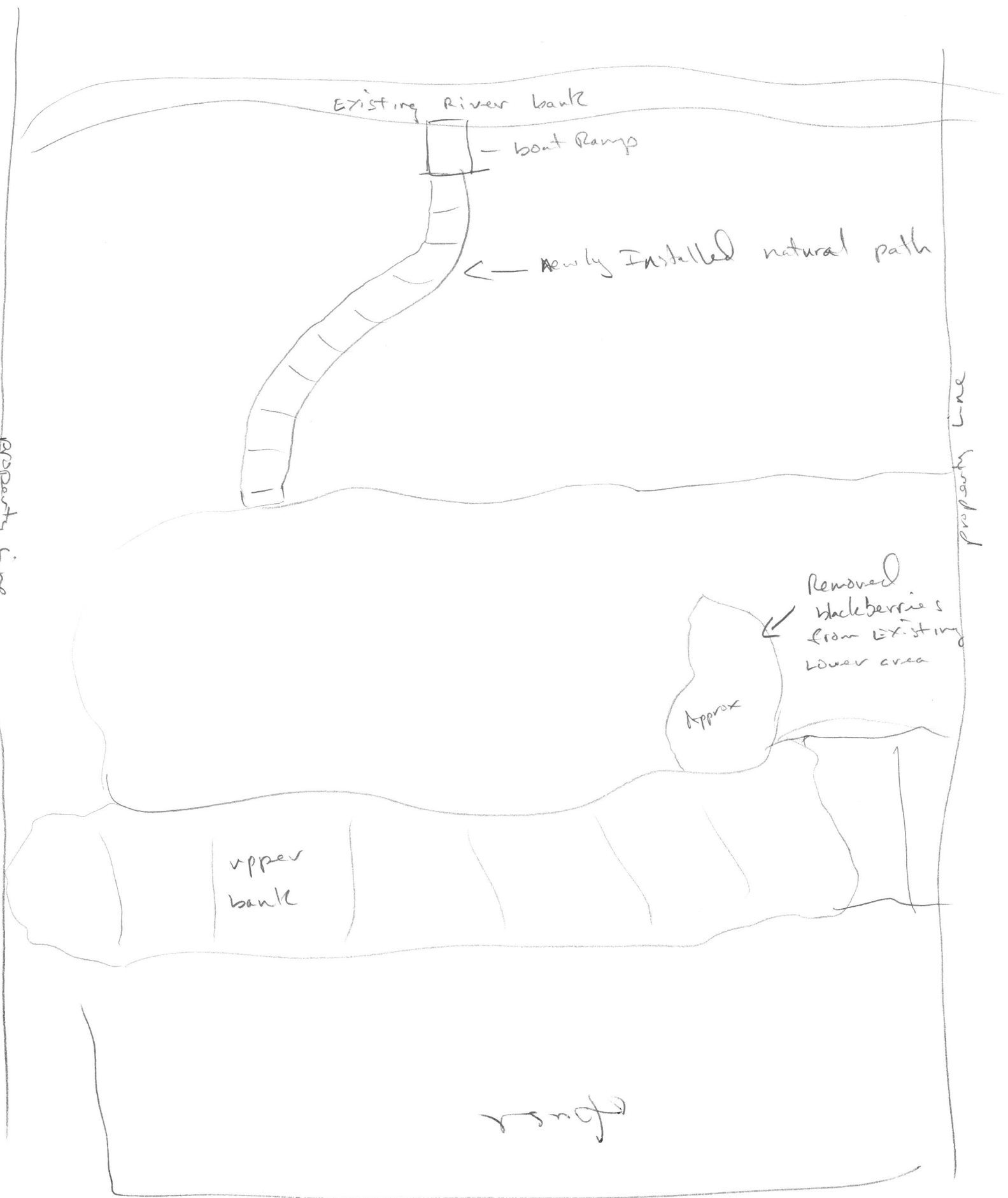
property line

← Removed  
blackberries  
from existing  
lower area

Approx

upper  
bank

grass



## Sunrise Landscape Services, Inc.

Items completed  
18414 Old River Landing  
West Linn OR 97034

- Installed a small pathway from grass area to boat ramp using existing small natural rocks
- Removed invasive blackberries – approximately 300 sq. ft.
- Leveled soil for new lawn and applied new grass seed
- Install 1 zone of irrigation, connecting to existing system for new lower lawn area
- Install a natural stair case using large flat rocks from upper patio area to lower lawn area
- Tore apart existing concrete patio and started to prep for new paver patio
- Removed approximately 8 large plants from existing slope - upper patio to lower lawn area where steps were placed for safe path to river access
- Removed some existing plants from along right side of house for access to back patio area
- Started to install a pathway on left bank area for handicap and/or mower access to lower lawn area for maintenance purposes
- Purchase and apply swale seed mixture created for clean water services from pro-time seed to other remaining soil areas that were disturbed during Landscape construction

## Sunrise Landscape Services, Inc.

Items to be completed  
18414 Old River Landing  
West Linn OR 97034

- Plant bank (bed area) with native plants and ground cover to help secure for erosion control and beautify river area
- Complete installation of pavers to back patio
- Replant along right side of house with native or other approved plants
- Plant additional native shrubs and grasses along edges of newly created lower lawn area to help establish boundaries between neighboring properties and secure soil

EXISTING LEDARS



EXISTING PATH



450K

20B

28F

16J

51F

40D

BOULDER SLAB STEPS

PAVER EX110

620K

HOT TUB

EXISTING UPPER DECK

EXISTING DECK

POOL

200K

20J

14A

18B

12J

STUDIO

GLOVER RESIDENCE  
18414 OLD RIVER LANDING



RECEIVED  
AUG 16 2016