



LAND USE PRE-APPLICATION CONFERENCE

Thursday, August 17, 2017

City Hall
22500 Salamo Road

Willamette Conference Room

9:00 am Proposed removal of existing home and partition into two lots

Applicant: Ed Swartz, ESCM, Inc

Subject Property Address: 4120 Mapleton Drive

Neighborhood Assn: Robinwood

Planner: Jennifer Arnold

Project #: PA-17-34





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE:	8-17-17	TIME: 9:00am
PROJECT #:	PA-17-34	
STAFF CONTACT:	Jennifer Arnold	FEE: 1000-

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): 4120 Mapleton Drive

Brief Description of Proposal: Remove the existing dwelling shown on attached topographic survey and partition the site into 2 lots. The attached site plan illustrates proposed building footprints and setbacks for the the future single-family detached dwellings.

Applicant's Name: ESCM, Inc. (Attn: Ed Swartz)

Mailing Address: 95 Foothills Road, Lake Oswego, OR 97034

Phone No: (971) 219-7461 Email Address: escminc@comcast.net

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:

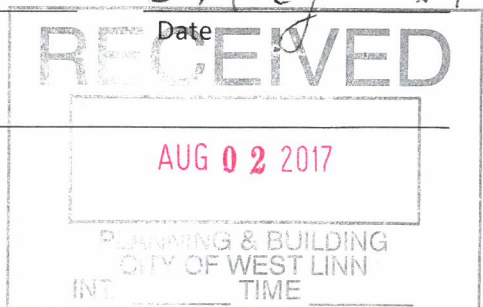
The applicant would like to explore the option of a waiver of remonstrance or a fee-in-lieu of installing required frontage improvements along Mapleton Drive.

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

Joan Swartz
Property owner's signature

1 Aug 2017
Date

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





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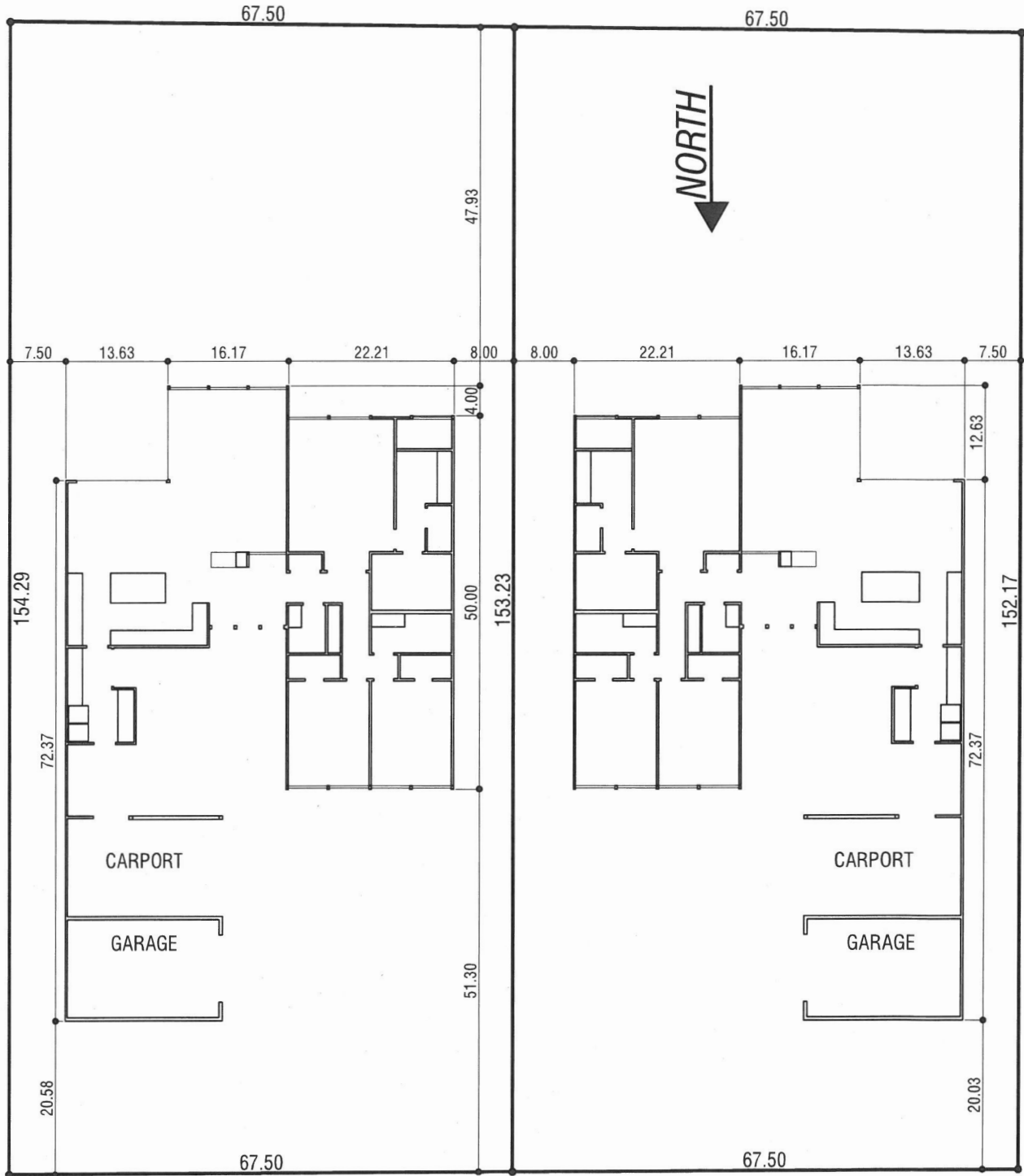
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Property owner's signature

Date

Same as above

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4120 MAPLETON DR

PRELIMINARY SITE PLAN

SCALE 1" = 20'-0"

TOPOGRAPHIC SURVEY
 FOR:
 E.S.C.M.
 BEING PARCEL 1, "PARTITION PLAT NO. 1992-20"
 SITUATED IN THE NW 1/4 OF SECTION 124
 T.2S, R.1E, W.M.
 CITY OF WEST LINN
 CLACKAMAS COUNTY, OREGON

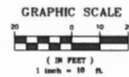
TAX MAP 2 1E 248D
 APRIL 27, 2017

NOTES:

1. VERTICAL DATUM IS NAVD 83
2. THE BOUNDARIES AS SHOWN ON THIS MAP ARE BASED ON RECORD DATA AND FOUND MONUMENTS. THIS MAP DOES NOT REPRESENT A SURVEY TO BE RECORDED, BUT IS FOR SITE/STAKE INFORMATION ONLY.
3. THIS SURVEY IS MADE FOR THE ORIGINAL PURCHASER OF THE SURVEY ONLY. ANDY PARRIS & ASSOCIATES, INC. ASSUMES NO LIABILITY FOR INFORMATION SHOWN HEREON TO ANY OTHER INSTITUTIONS OR SUBSEQUENT PURCHASERS OF THE PROPERTY.
4. SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
5. THE LOCATION AND OR EXISTENCE OF UTILITY SERVICE LINES AS SHOWN ON THIS MAP ARE BASED ON FIELD OBSERVATION ONLY. THERE MAY EXIST ADDITIONAL SERVICE LINES NOT SHOWN ON THIS SURVEY.
6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. THERE MAY EXIST EASEMENTS, CONDITIONS, OR RESTRICTIONS THAT COULD AFFECT THE TITLE OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE BY THIS SURVEY TO SHOW SUCH MATTERS THAT MAY AFFECT TITLE.

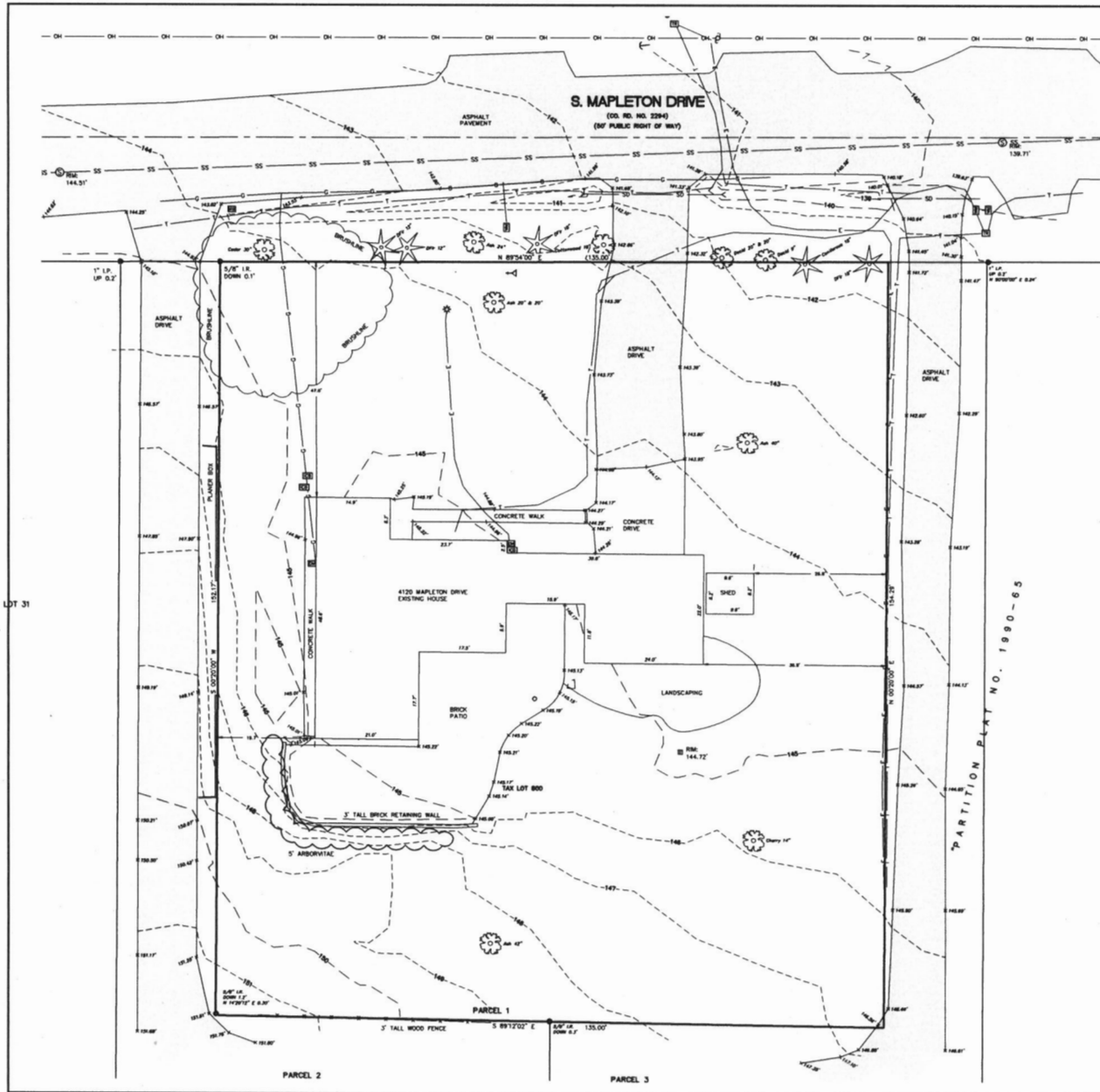
LEGEND:

- FOUND SURVEY MONUMENT
- SANITARY SEWER MANHOLE
- ⊠ CATCH BASIN
- ⊞ WATER METER
- ⊞ IRRIGATION CONTROL BOX
- ⊞ CUT ANCHOR
- ⊞ UTILITY POLE
- ⊞ STREET LIGHT
- ⊞ ELECTRIC METER
- ⊞ COMMUNICATIONS RISER
- ⊞ HOSE END
- ⊞ GAS METER
- ⊞ WALKOFF
- OVERHEAD ELECTRIC LINE
- UNDERGROUND SANITARY LINE
- UNDERGROUND ELECTRIC LINE
- △— UNDERGROUND COMMUNICATION LINE
- ×— UNDERGROUND GAS LINE
- x— FENCE LINE AS NOTED
- ⊞ SPOT ELEVATION



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 ANDY PARRIS
 OREGON
 JANUARY 15, 1987
 HAROLD P. BALD
 2284
 EXPIRES: JUNE 30, 2018

(SINCE 1952)
 ANDY PARRIS AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
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 www.andyparris.com
 PROJECT: 17006
 DRAWING: 17006 BY: JWG
 DRAFTED: SES 04/27/17



LOT 31