



PRE-APPLICATION CONFERENCE

| THIS SECTION FOR STAFF COMPLETION | | |
|-----------------------------------|------------|------------|
| CONFERENCE DATE: | 5/17/18 | TIME: 1:30 |
| PROJECT #: | PA-18-14 | |
| STAFF CONTACT: | Peter Spiv | FEE: |

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 **15** days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 19310 Suncrest Drive

Brief Description of Proposal: Applicant seeks approval of an application of a subdivision to create four residential lots. The proposal would create four lots of more than 10,000 square feet.

Applicant's Name: 3J Consulting, Inc.

Mailing Address: 5075 SW Griffith Drive, Suite 150

Phone No: 503-545-1907 Email Address: andrew.tull@3j-consulting.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:

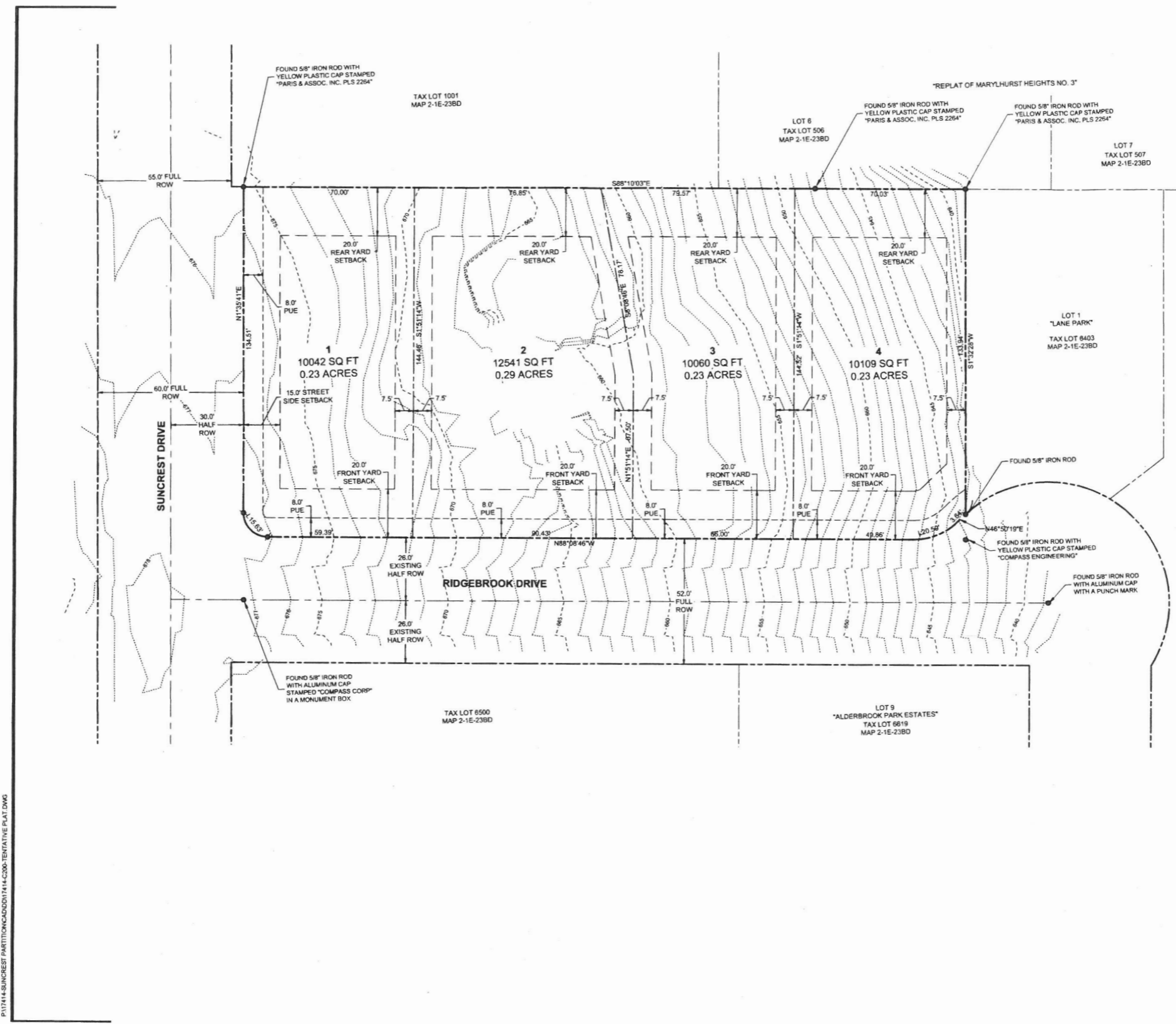
- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Easements (access, utility, all others)
- Access to and from the site, if applicable
- Location of existing trees, highly recommend a tree survey
- Location of creeks and/or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

[Signature] _____ Date 5/30/18

Kathleen Dailey, 19310 Suncrest Drive, West Linn, OR 97068
Property owner's printed name and mailing address (if different from above)



LEGEND

| | |
|-----|---------------------------------|
| --- | PROJECT BOUNDARY |
| --- | RIGHT-OF-WAY LINE |
| --- | RIGHT-OF-WAY CENTERLINE |
| --- | EASEMENT LINE |
| --- | EXISTING LOT LINE |
| --- | EXISTING ADJACENT PROPERTY LINE |
| --- | PROPOSED SETBACK LINE |
| --- | PROPOSED LOT LINE |
| --- | EXISTING MAJOR CONTOUR |
| --- | EXISTING MINOR CONTOUR |
| --- | 50.0' LINEAR DIMENSION |
| --- | 150.0' LENGTH AROUND CURVE |

SITE STATISTICS

| | |
|-------------------------|---|
| SITE ADDRESS | 19310 SUNCREST DRIVE WEST LINN, OR 97068 |
| TAXLOT | 21E23BD 6401 |
| JURISDICTION | CITY OF WEST LINN |
| BUILDABLE SITE AREA | 0.98 ACRES |
| PROPERTY ZONING | R-10 |
| FLOOD HAZARD MAP NUMBER | 41005C 0019D ZONE X |

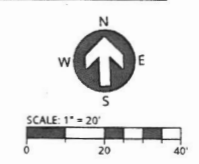
SUBDIVISION STATISTICS

| | |
|-------------------------|-----------|
| MINIMUM LOT SIZE | 10,000 SF |
| MAXIMUM LOT COVERAGE | 35% |
| MINIMUM LOT WIDTH | 35 FT |
| REQUIRED AVG. LOT WIDTH | 50 FT |
| SETBACKS: | |
| FRONT | 20 FEET |
| SIDE | 7.5 FEET |
| REAR | 20 FEET |
| STREET SIDE | 15 FEET |
| MAX. HEIGHT | 35 FEET |

PROJECT TEAM

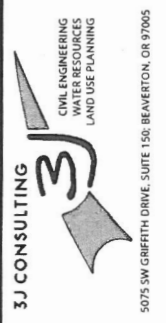
| | |
|--|---|
| OWNER/APPLICANT KATHLEEN DALEY 19310 SUNCREST DRIVE WEST LINN, OR 97068 PHONE: (503) 705-0634 EMAIL: kathdaley@yahoo.com | LAND SURVEYOR COMPASS LAND SURVEYORS 4107 SE INTERNATIONAL WAY, SUITE 705 MILWAUKIE, OR 97222 CONTACT: DON DEVLAMINCK, PLS PHONE: (503) 653-9093 EMAIL: don@compasslandsurveyors.com |
| CIVIL ENGINEER 3J CONSULTING, INC. 5075 SW GRIFFITH DRIVE, SUITE 150 BEAVERTON, OR 97005 CONTACT: CHASE WELBORN, PE PHONE: (503) 946-9355 EMAIL: chase.welbom@3j-consulting.com | PLANNING CONSULTANT 3J CONSULTING, INC. 5075 SW GRIFFITH DRIVE, SUITE 150 BEAVERTON, OR 97005 CONTACT: ANDREW TULL PHONE: (503) 946-9355 EMAIL: andrew.tull@3j-consulting.com |

PARCEL 1 OF TAXLOT 6401 LOCATED IN THE
SE 1/4 OF SECTION 23, T.2S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY,
OREGON



PUBLISH DATE
04-20-18
ISSUED FOR
LAND USE SET
REVISIONS

TENTATIVE PLAT
SUNCREST SUBDIVISION
 19310 SUNCREST DRIVE
 KATHLEEN DALEY
 WEST LINN, OREGON



PROJECT INFORMATION
3J PROJECT # | 17414
TAX LOT(S) | 21E23BD 6401
LAND USE # | N/A
DESIGNED BY | CKW
CHECKED BY | AJM

SHEET NUMBER
C200

P:\17414-SUNCREST\PARTITION\040001\14-C200-TENTATIVE PLAT.DWG