



CITY OF
**West
Linn**

LAND USE PRE-APPLICATION CONFERENCE

Thursday, June 7, 2018

**City Hall
22500 Salamo Road**

Willamette Conference Room

8:00 am Proposed Water Resource Protection Area permit for new home construction

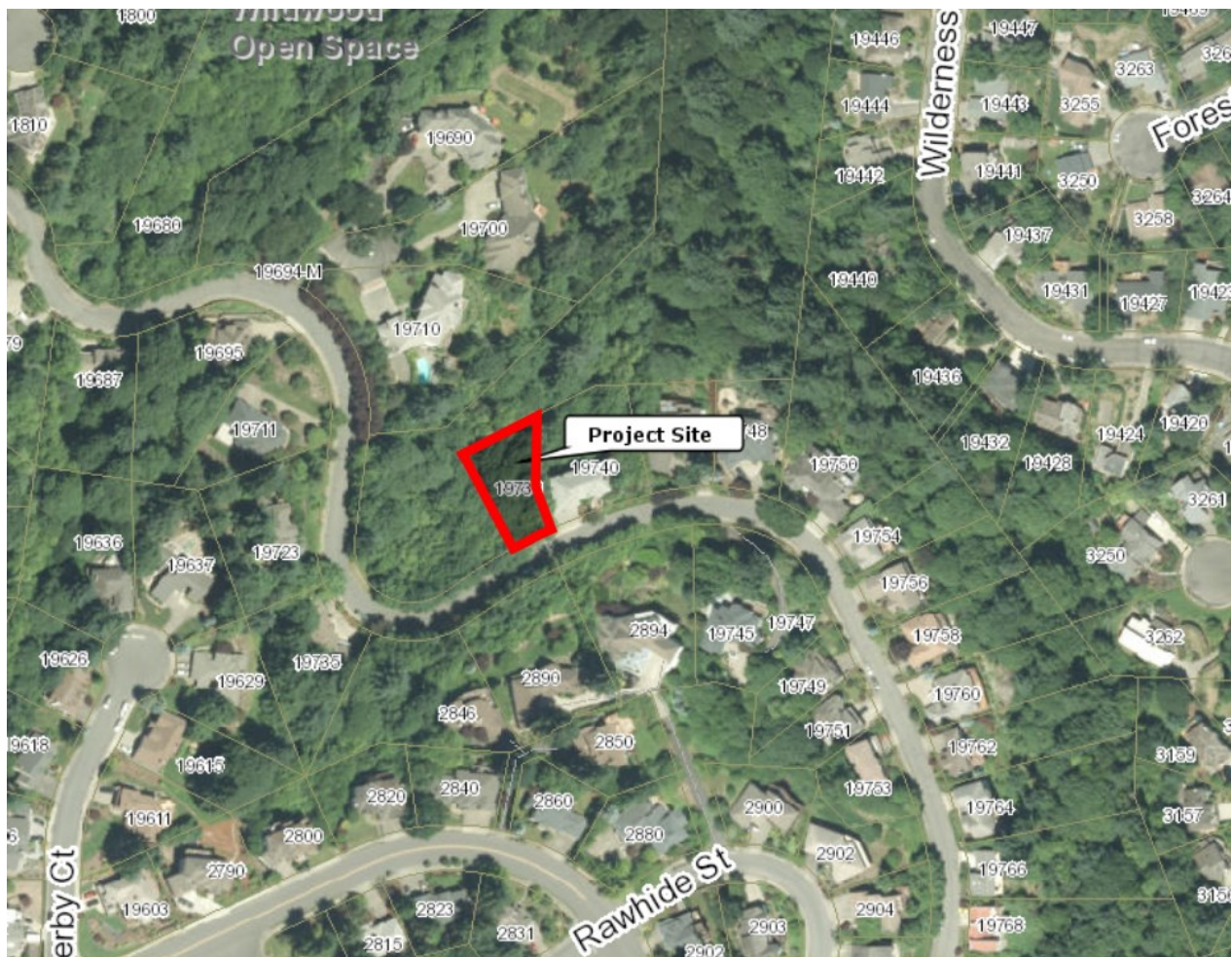
Applicant: Max and Jessica Eckelman

Subject Property Address: 19738 Wildwood Drive

Neighborhood Assn: Hidden Springs and Robinwood

Planner: Darren Wyss

Project #: PA-18-19





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: <u>6-7-18</u>	TIME: <u>8:00</u>	PROJECT #: <u>PA-18-19</u>
STAFF CONTACT: <u>Darren Wyss</u>		FEE: <u>350</u>

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): 19738 Wildwood Dr

Brief Description of Proposal: New single family home build, roughly 2000sqft, if budget allows will finish 300sqft basement bonus room. We propose to keep all foundation systems 65' from the creek running parallel to the northern property boundry. See attached WRA proposal from AKS Engineering.

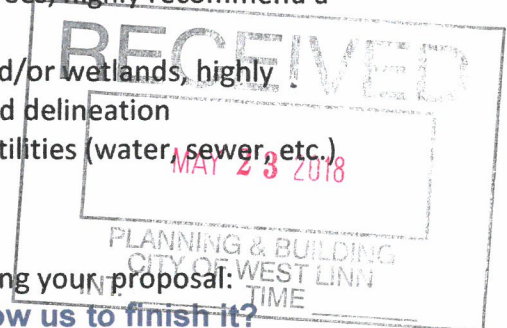
Applicant's Name: Max and Jessica Eckelman

Mailing Address: 509 Washington St Oregon city OR 97045

Phone No: (503) 572-0239 Email Address: Max@eckwork.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.

How to notate unfinished basement incase budget will not allow us to finish it?

How to notate unfinished fireplace on east exterior wall if budget allows?

Any other restrictions or notations I need to know about?

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]
Property owner's signature

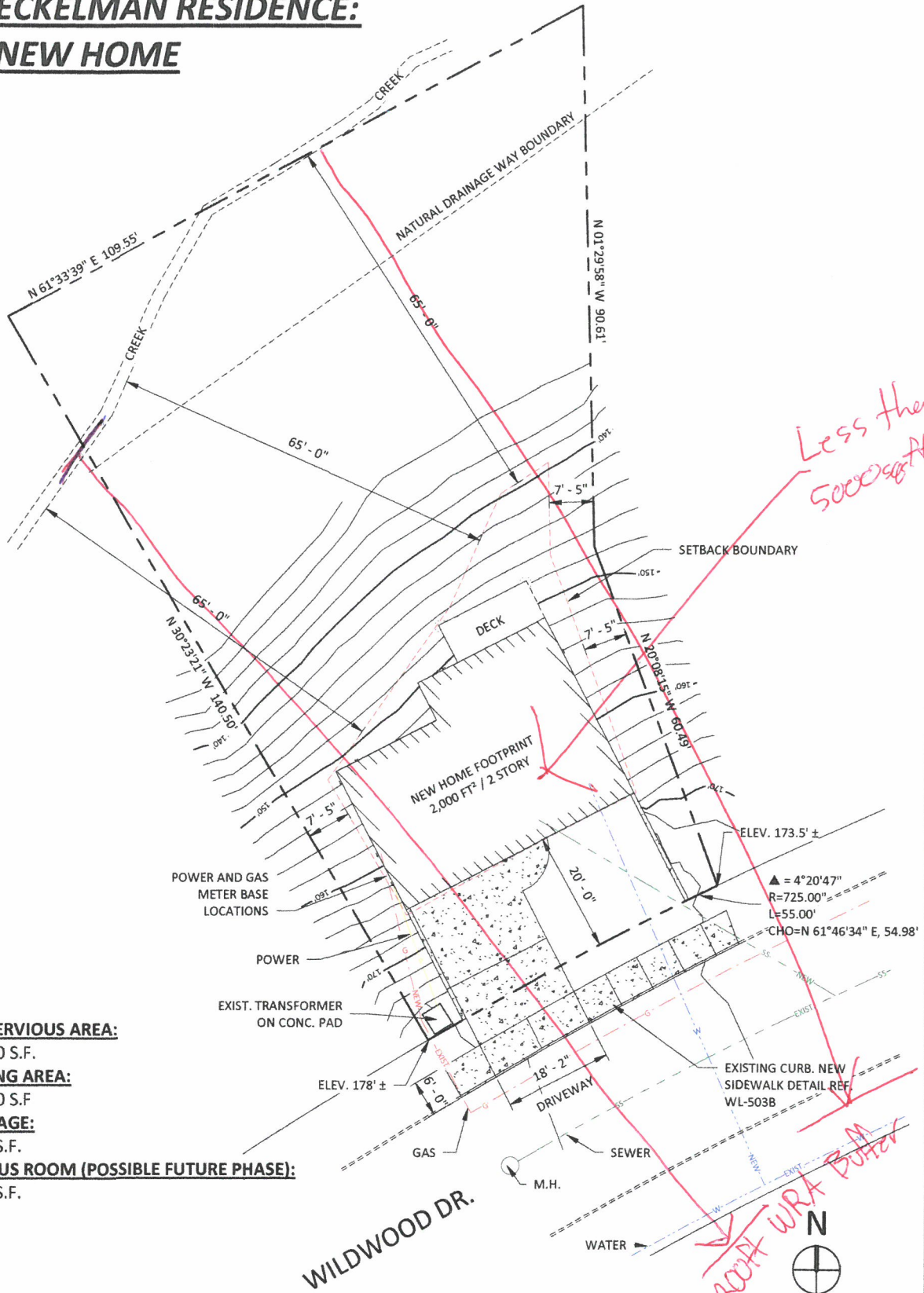
5/23/18
Date

Max Eckelman 509 Washington st Oregon City OR 97045
Property owner's printed name and mailing address
(if different from above)

AKS Engineering proposal for 19738 Wildwood Dr:

A headwater, non-fish bearing ephemeral/intermittent creek (protected water resource) flows northeasterly at the bottom of a steep sided ravine on the site. The slopes adjacent to the creek are >25% for more than 30 feet, with no distinct top of slope, requiring a 200 foot wide WRA buffer. The WRA consumes the majority of the site, making avoidance impossible. The site was a lot of record prior to January 1, 2006, qualifying for a hardship variance per West Linn CDC 32.110 Hardship Provisions. The preliminary site plan proposes less than 5,000 SF of MDA within the WRA, maintaining a minimum 65 foot wide undisturbed WRA buffer. AKS Engineering & Forestry, LLC has been retained to prepare a natural resource assessment to ensure the project meets the qualifying criteria listed under Section 32.110 of West Linn CDC. Off-site mitigation through a payment to City Parks or an analysis documenting the width of the WRA can be reduced to 65 feet while still protecting/maintaining the functions of the creek, may be proposed in the AKS submittal through the Alternate Review Process (Section 32.070 of West Linn CDC).

ECKELMAN RESIDENCE:
NEW HOME



- IMPERVIOUS AREA:**
2,200 S.F.
- SIDING AREA:**
3,000 S.F.
- GARAGE:**
378 S.F.
- BONUS ROOM (POSSIBLE FUTURE PHASE):**
300 S.F.

1 SITE PLAN
1/16" = 1'-0"

ECKELMAN

GARY ECKELMAN, ARCHITECT
4529 SE 67TH AVE. PORTLAND, OR 97206
P. (503) 572-1247

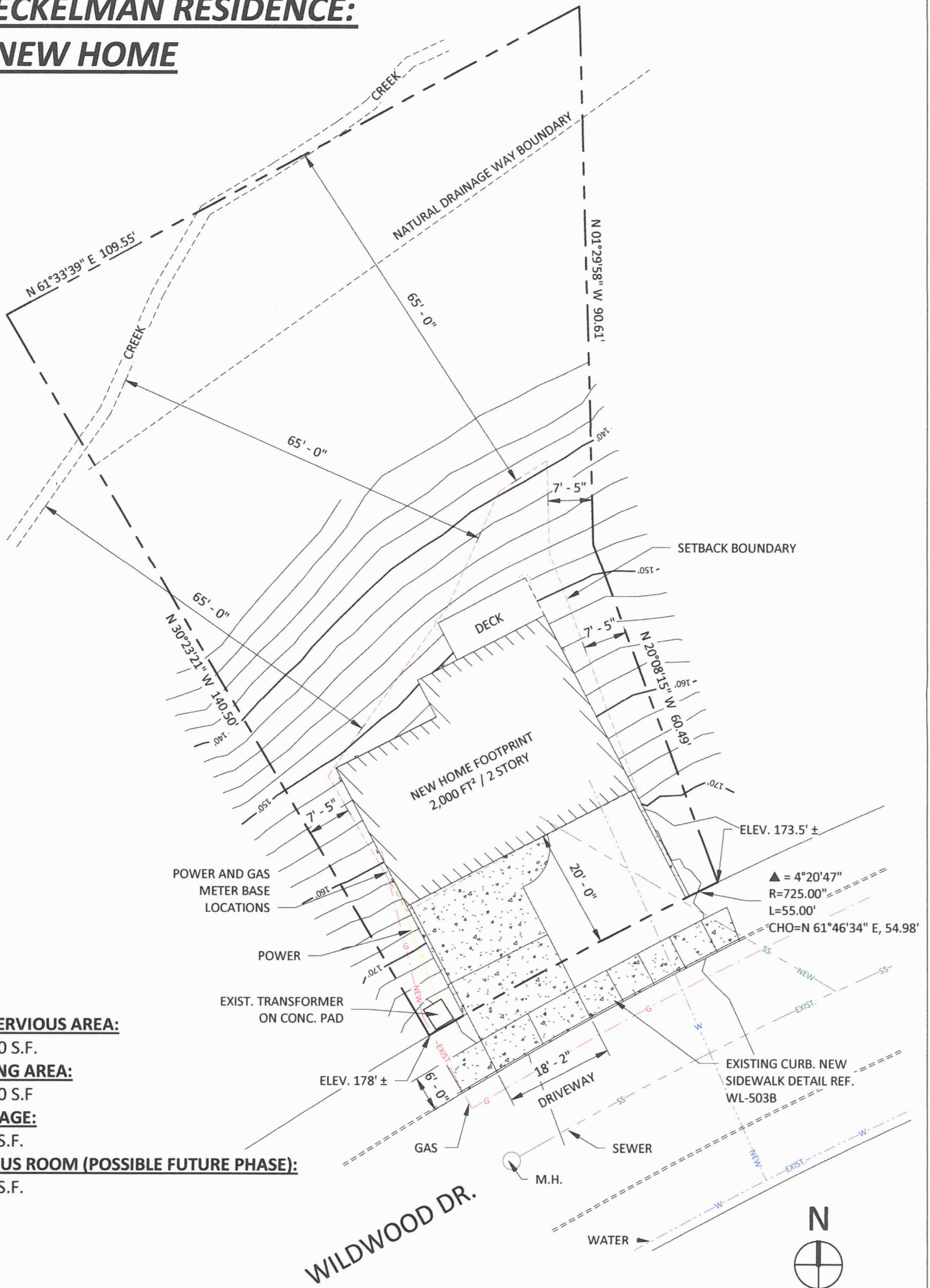
ECKELMAN - NEW SINGLE FAMILY HOME

19738 WILDWOOD DR, WEST LINN, OR 97068

SITE PLAN

Project number	18-102	A1
Date	5/21/18	
Drawn by	CE	
Checked by	GE	
		Scale 1/16" = 1'-0"
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ECKELMAN RESIDENCE: NEW HOME



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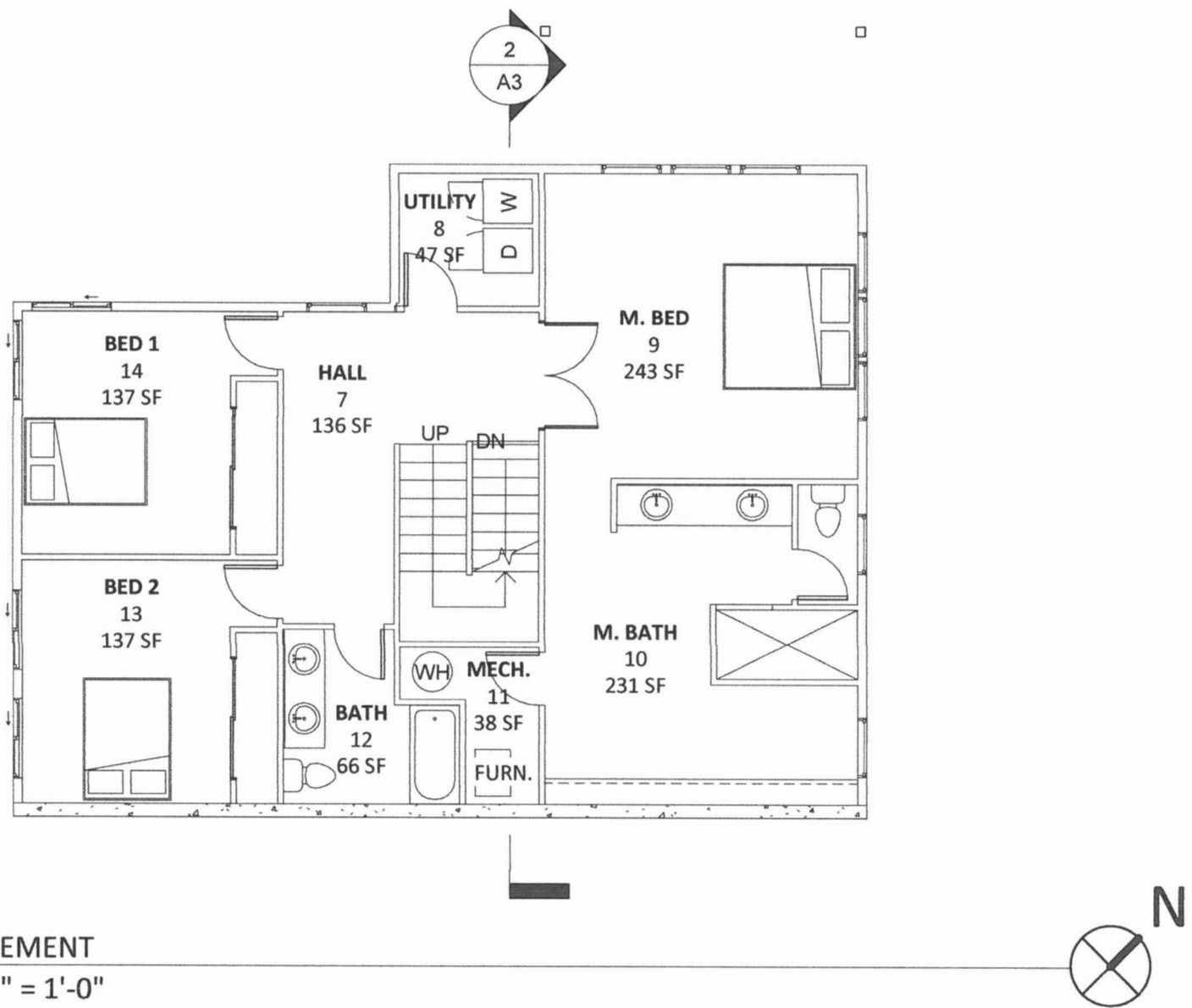
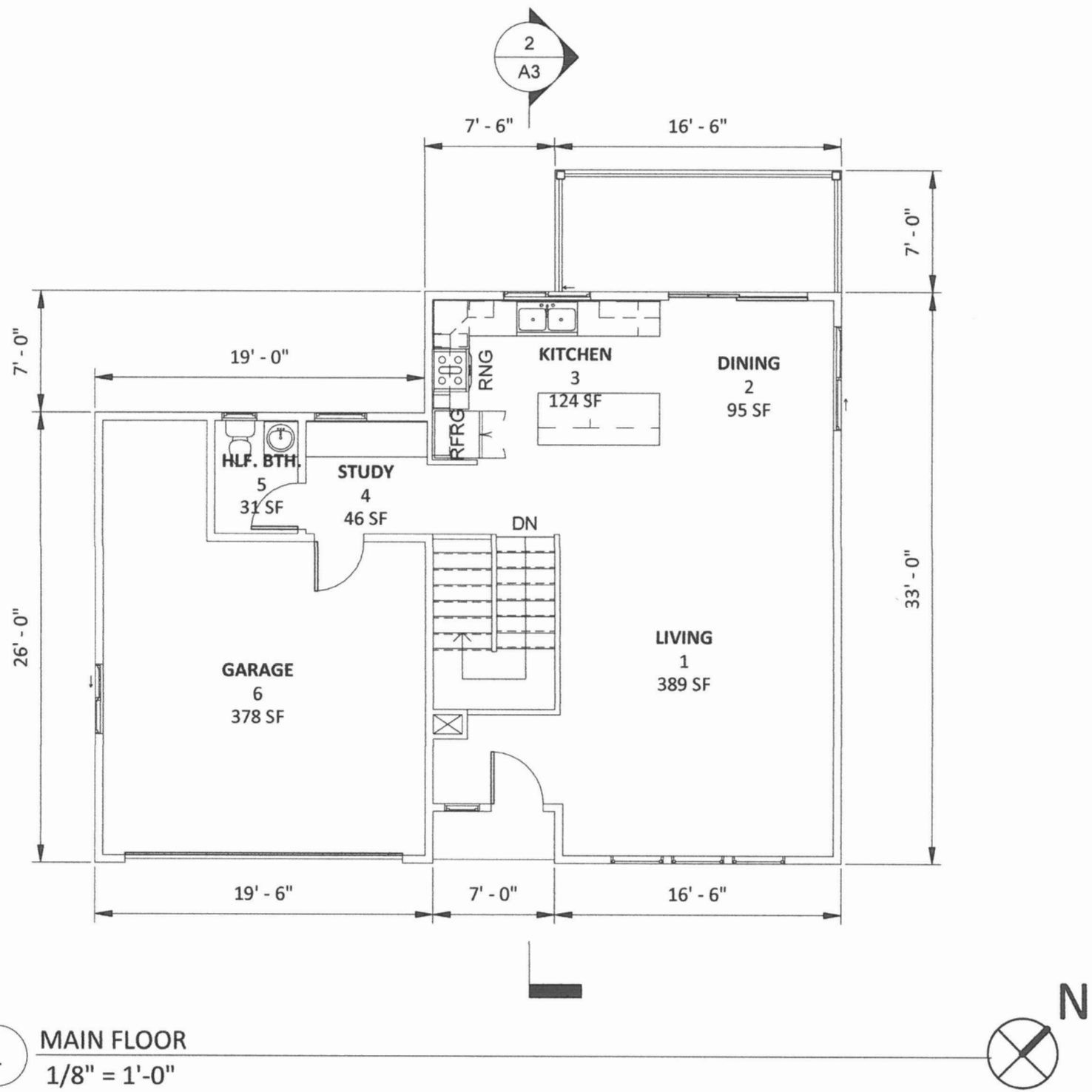
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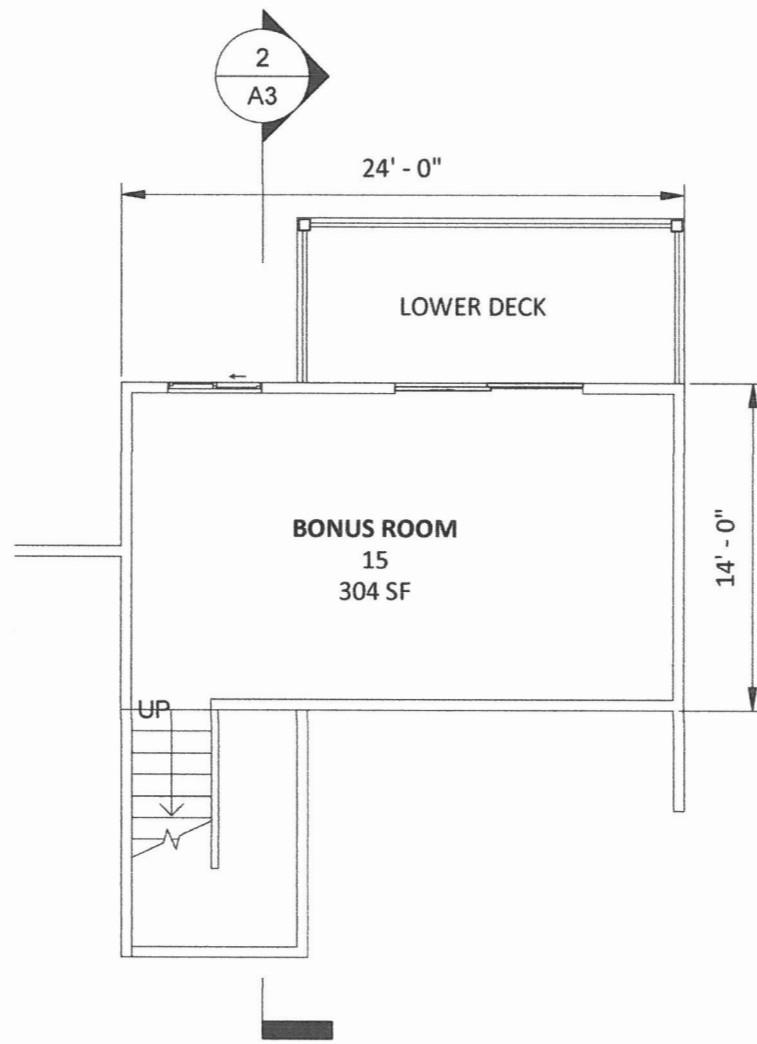
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FLOOR PLANS

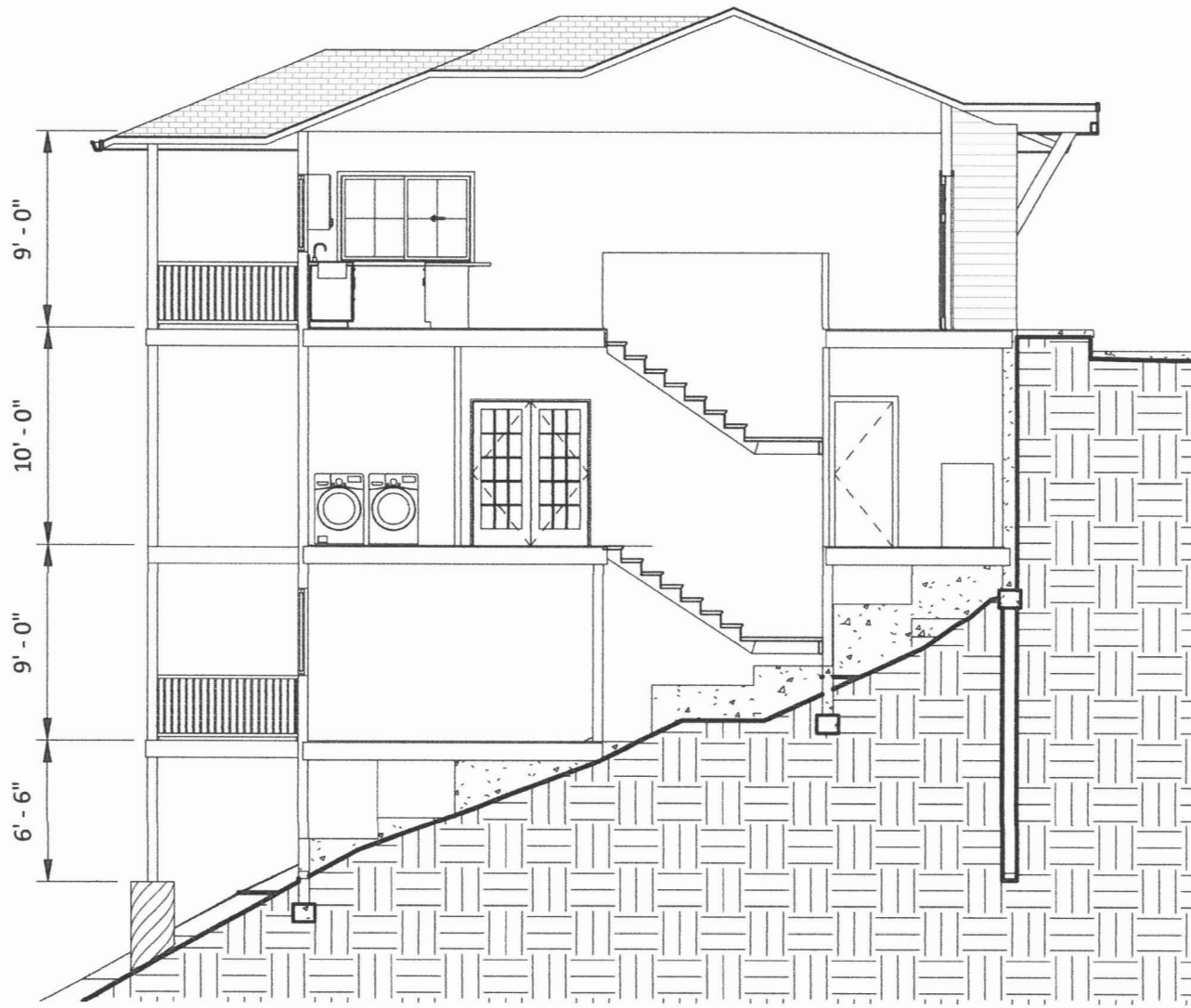
Project number 18-102
 Date 5/21/18
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 Checked by GE

A2

Scale 1/8" = 1'-0"
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1 BONUS FLOOR
1/8" = 1'-0"



2 ROUGH SECTION
1/8" = 1'-0"

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BONUS ROOM / SECTION

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A3

Scale 1/8" = 1'-0"
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2 SOUTH (STREET FACING)
1/8" = 1'-0"



1 NORTH
1/8" = 1'-0"

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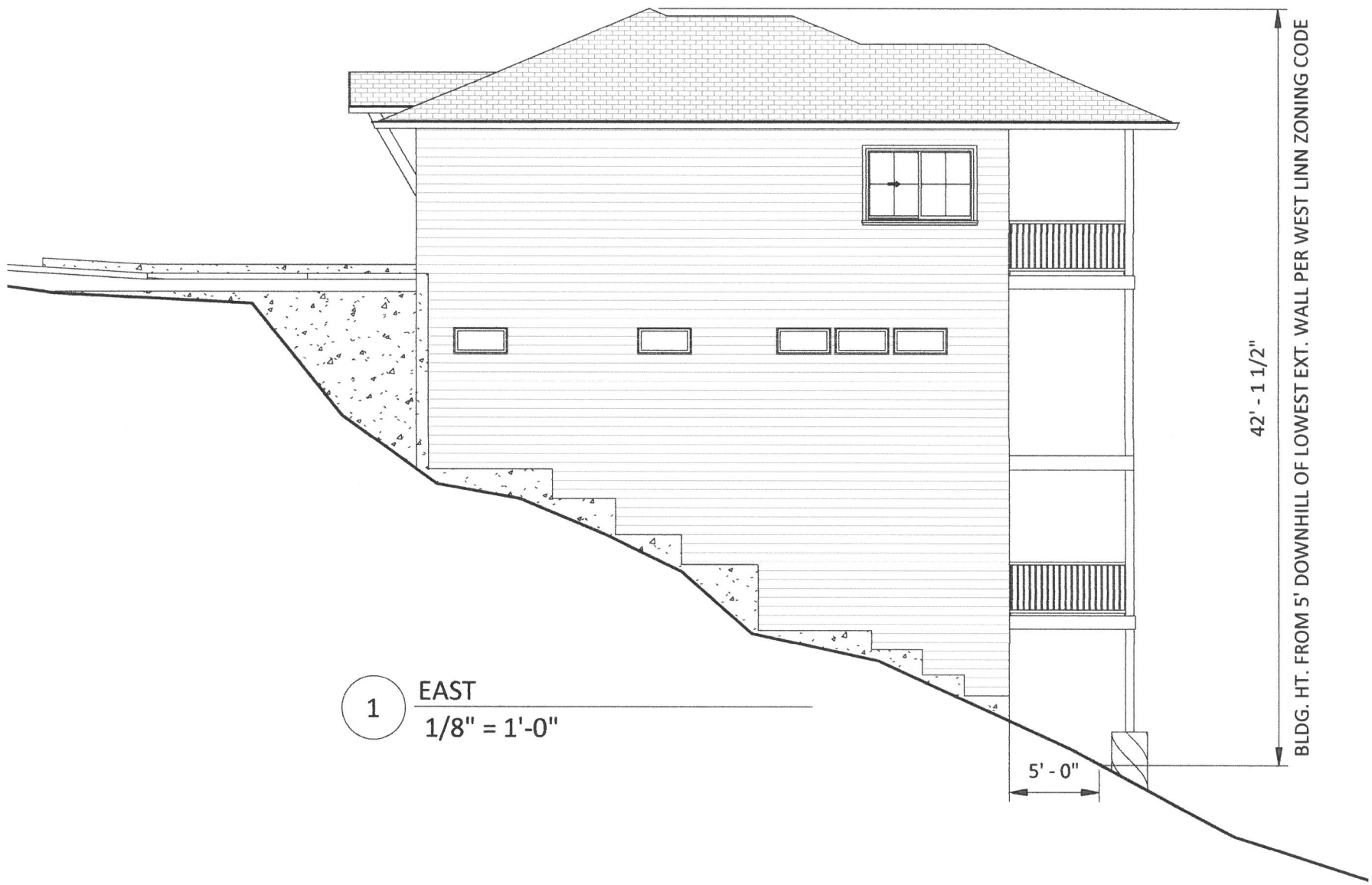
19738 WILDWOOD DR, WEST LINN, OR 97068

N/S ELEVATIONS

Project number	18-102
Date	5/21/18
Drawn by	CE
Checked by	GE

A4.1

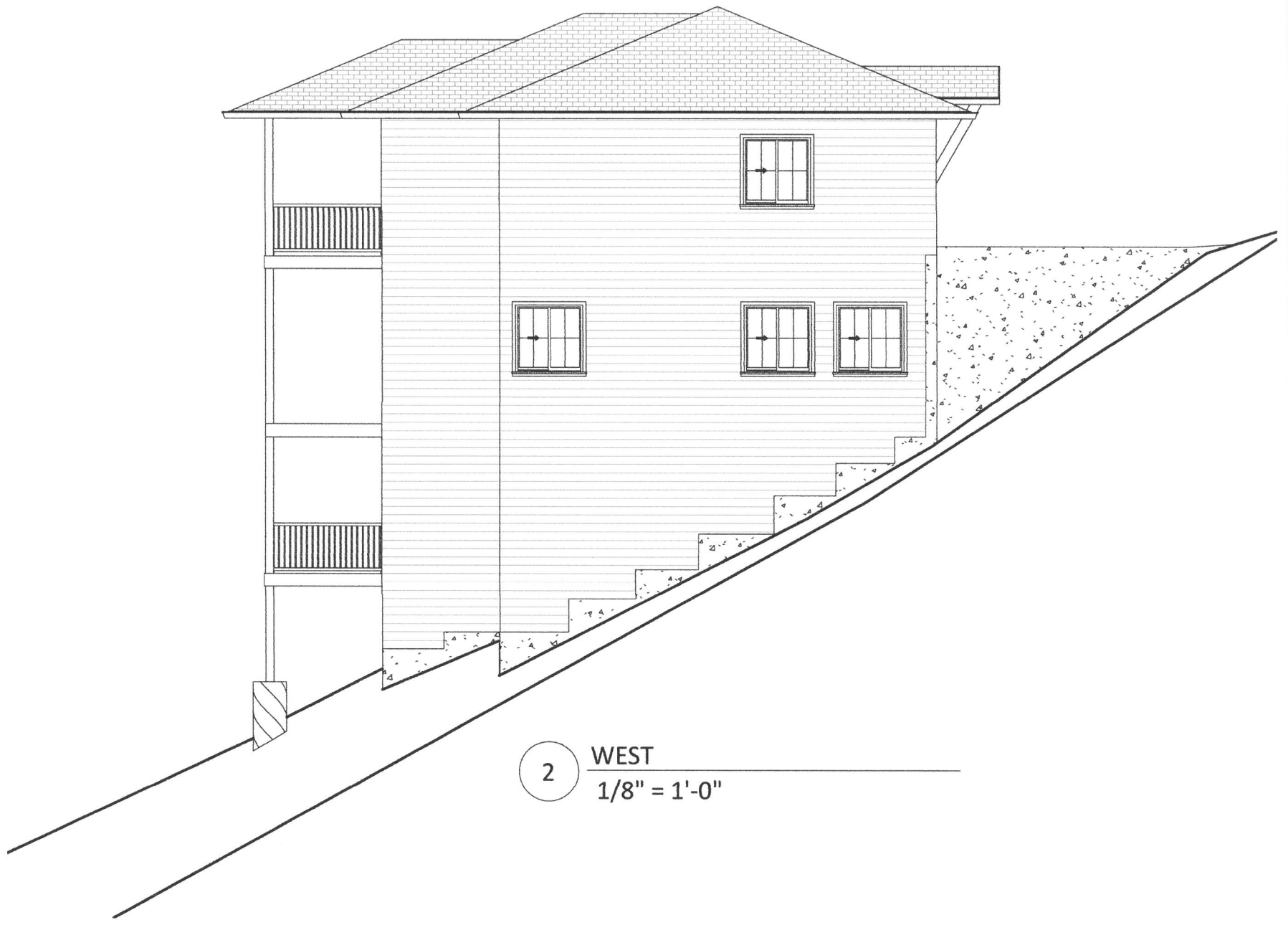
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1 EAST
1/8" = 1'-0"

5' - 0"

42' - 1 1/2"
BLDG. HT. FROM 5' DOWNHILL OF LOWEST EXT. WALL PER WEST LINN ZONING CODE



2 WEST
1/8" = 1'-0"

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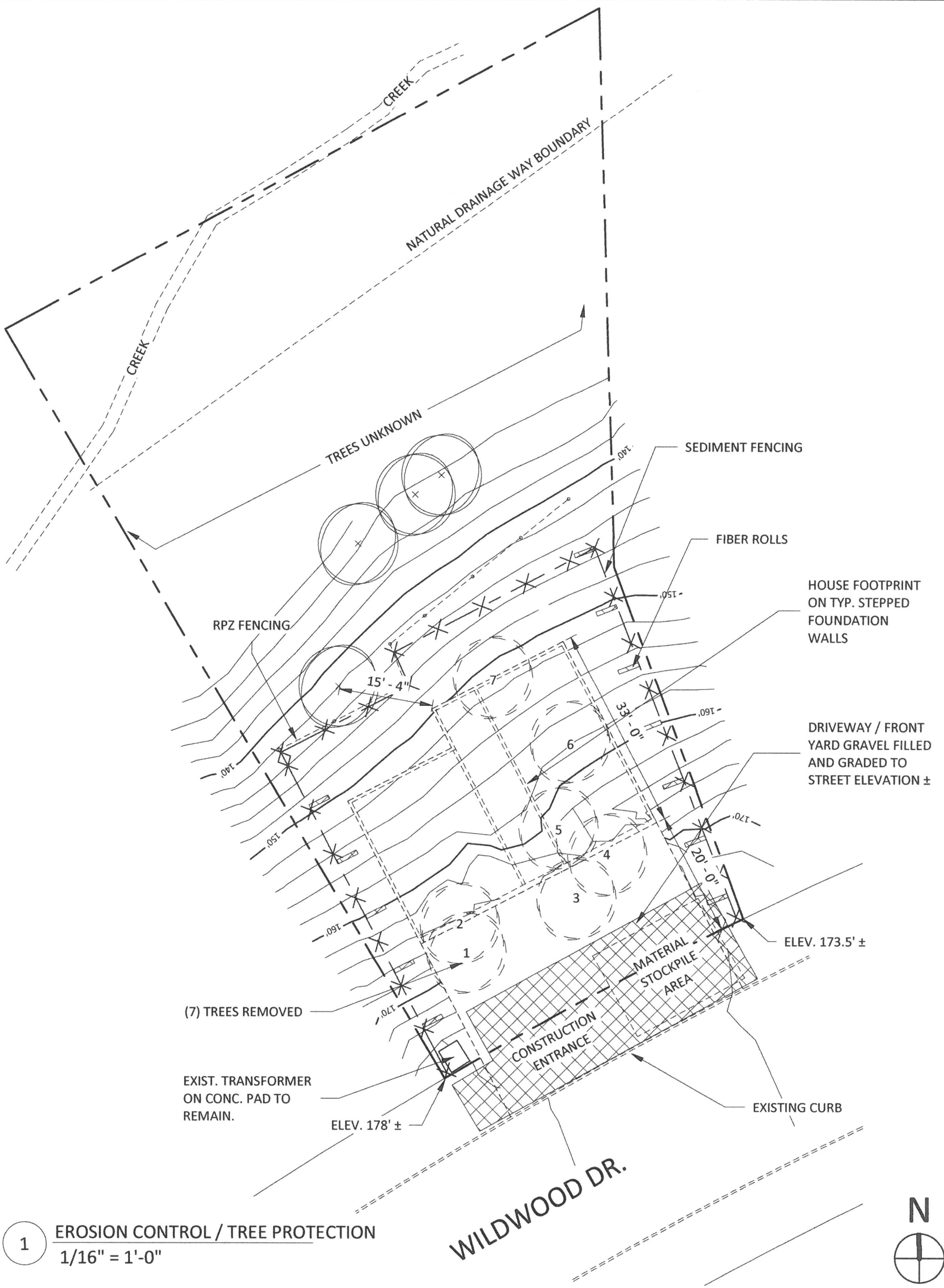
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E/W ELEVATIONS

Project number 18-102
Date 5/21/18
Drawn by CE
Checked by GE

A4.2

Scale 1/8" = 1'-0"
5/21/2018 11:13:39 PM



1 EROSION CONTROL / TREE PROTECTION
1/16" = 1'-0"

EROSION CONTROL / TREE PROTECTION NOTES:

- 1. RPZ FENCING: 6' CHAINLINK FENCING W/ 8' METAL POSTS DRIVEN 2' IN GROUND @ 10' MAX O.C. SPACING.
- 2. COVER EXPOSED TOPSOIL ON SITE WITH STRAW AT ALL TIMES. TOPSOIL STOCKPILE AREAS TO BE COVERED AND PROTECTED WITH PLASTIC.
- 3. SITE MUST RECEIVE 100% GROUND COVER ON ALL DISTURBED AREA BEFORE FINAL INSPECTION APPROVAL.

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EROSION CONTROL / TREE PROT.

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Checked by	GE	
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