



## LAND USE PRE-APPLICATION CONFERENCE

Wednesday, December 2, 2020

Webex\*

**9:00 am:** Proposed replacement of existing gravel parking lot on Volpp St with grasscrete, improve paddle craft launch access, add ADA pathway to launch area, and remove asphalt to improve access and restore habitat at the mouth of the Tualatin River.

**Applicant:** City of West Linn, Ken Warner, Park Director

**Property Address:** 1100 12<sup>th</sup> Street

**Neighborhood Assn:** Willamette

**Planner:** Jennifer Arnold [jarnold@westlinnoregon.gov](mailto:jarnold@westlinnoregon.gov)

**Project #:** PA-20-16





CITY OF

West Linn

Planning & Development · 22500 Salamo Rd #1000 · West Linn, Oregon 97068  
 Telephone 503.742.6060 · Fax 503.742.8655 · westlinnoregon.gov

## PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE <u>12-2-20</u>	TIME <u>900</u>	PROJECT #: <u>PA-20-16</u>
STAFF CONTACT: <u>Arnold</u>		FEE <u>\$0</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): Willamette Park, 1100 12<sup>th</sup> STREET

Brief Description of Proposal: Replace existing gravel parking on Volpp St/14<sup>th</sup> with grasscrete parking, improve paddle CRAS launch access, Add ADA pathway to launch area and remove asphalt/concrete to improve access and restore habitat at mouth of Tualatin River.

Applicant's Name: City of West Linn, Parks & Recreation - Ken Warner

Mailing Address: 22500 Salamo Rd #1100, WL OR 97068

Phone No: (503) 742-6047 Email Address: KWarner@westlinn.org

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:

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

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.

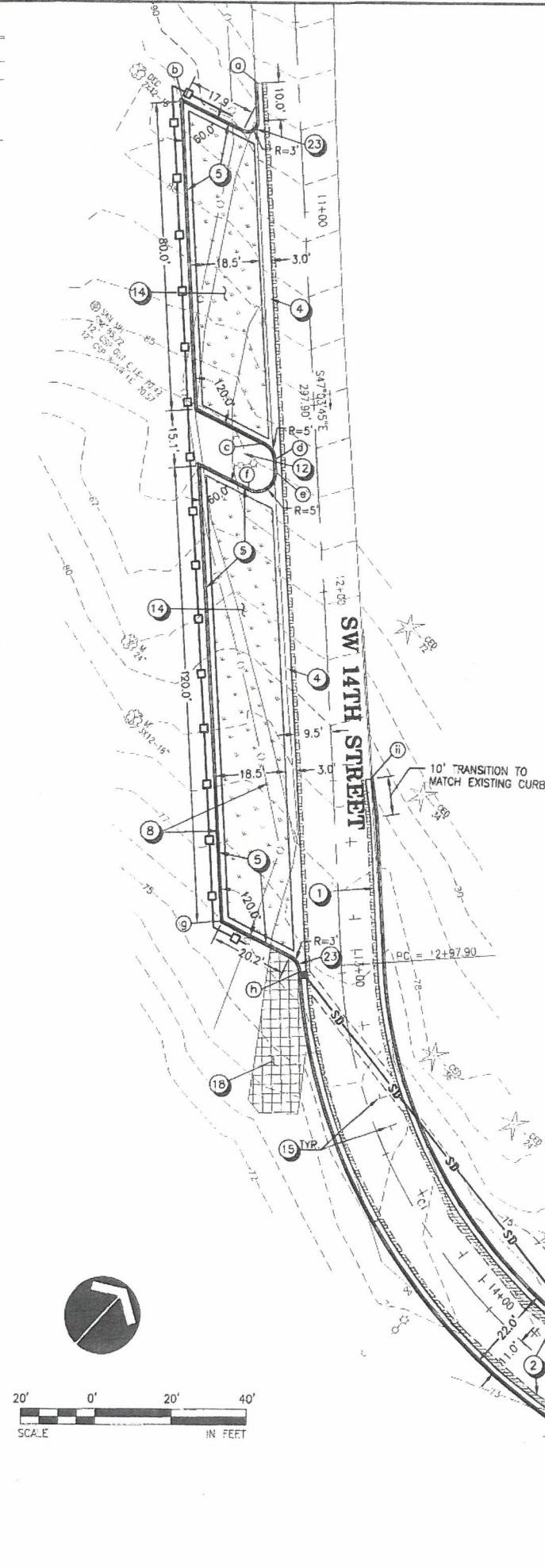
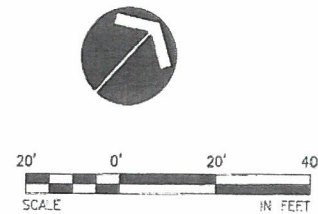
Property owner's signature

Date

11-10-2020

Ken Warner, 22500 Salamo Rd, West Linn OR 97068  
 Property owner's printed name and mailing address (if different from above)





	<b>STATION</b>	<b>OFFSET</b>	<b>NOTES</b>
a	10+65.56	11.00' RT	BEGIN CURB, MATCH EX.
b	10+69.21	31.00' RT	ANGLE POINT
c	11+59.31	13.50' RT	PC
d	11+63.64	11.00' RT	PT
e	11+67.18	11.00' RT	PC
f	11+71.51	18.50' RT	PT
g	12+84.29	31.00' RT	ANGLE POINT
h	12+98.64	11.00' RT	PRC
i	15+27.20	11.00' LT	ANGLE POINT
j	15+37.53	21.33' LT	ANGLE POINT
k	15+58.77	21.33' LT	ANGLE POINT
l	15+69.11	11.00' LT	ANGLE POINT
m	16+04.03	11.00' LT	PC
n	16+07.77	12.63' LT	END CURB, MATCH EX.
o	16+24.01	12.37' LT	BEGIN CURB, MATCH EX.
p	16+27.45	11.00' LT	PT
q	17+41.90	11.00' LT	PC
r	17+66.52	38.37' LT	END CURB, MATCH EX.
s	0+56.83	12.00' LT	PCC
t	0+67.28	17.52' LT	PT
u	2+09.17	30.00' LT	ANGLE POINT
v	2+12.09	12.00' LT	MID POINT
w	2+15.01	30.50' LT	BEGIN CURB
x	2+37.53	30.50' LT	BEGIN CURB
y	2+40.20	12.00' LT	MID POINT
z	2+43.55	30.00' LT	ANGLE POINT
aa	2+87.80	30.00' LT	ANGLE POINT
bb	18+63.62	11.00' RT	END CURB, MATCH EX.
cc	1+01.52	12.00' RT	PC
dd	1+04.52	15.00' RT	PT
ee	1+04.52	30.00' RT	ANGLE POINT
ff	2+04.70	30.00' RT	PC
gg	2+55.13	30.00' RT	PT
hh	2+87.80	30.00' RT	ANGLE POINT
ii	12+50.20	10.16' LT	BEGIN CURB, MATCH EX.

CURVE	DELTA	RADIUS	LENGTH
C1	59°26'34"	145.00'	150.43'
C2	02°40'31"	989.00'	46.18'
C3	06°15'39"	511.00'	55.84'
C4	91°26'12"	27.50'	43.89'
C5	6°15'39"	461.50'	50.43'

1. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CURRENT CITY OF WEST LINN STANDARD DRAWINGS AND SPECIFICATIONS.
2. EROSION CONTROL MUST BE INSTALLED AND MAINTAINED PER THE APPROVED EROSION CONTROL PLANS.
3. STATIONING IS FROM ROAD OR PARKING LOT CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL TREES SPECIFIED FOR REMOVAL SHALL BE DISPOSED DISPOSED OF OFF-SITE AT A LEGAL DUMP SITE, UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS AND STATION/OFFSET CALLOUTS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

CLASS "C" MIX AT MINIMUM THICKNESS OF 4" OR  
THE THICKNESS OF THE REMOVED PAVEMENT,  
WHICHEVER IS GREATER, OVER 12" COMPACTED  
AGGREGATE BASE.

REMOVE EXISTING ASPHALT PAVEMENT.

SAWCUT LINE

RELOCATED FENCE LOCATION

**CL CURVE TABLE**

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- 1 SAWCUT EXISTING PAVEMENT 1' FROM PROPOSED EDGE OF GUTTER. CONSTRUCT CURB AND GUTTER PER DETAIL WL-501. EDGE OF GUTTER GRADES TO MATCH EXISTING PAVEMENT ELEVATIONS AT EDGE OF GUTTER.
- 2 SAWCUT AND REMOVE PAVEMENT 1' FROM EXISTING EDGE OF PAVEMENT. CONSTRUCT NEW PAVEMENT BETWEEN SAWCUT AND GUTTER AFTER CURB AND GUTTER CONSTRUCTION.
- 3 CONSTRUCT CURB AND GUTTER PER DETAIL WL-501.
- 4 CONSTRUCT VALLEY GUTTER PER DETAIL 3/C4.1.
- 5 CONSTRUCT MODIFIED CURB AND REVERSE GUTTER PER DETAIL 2/C4.1.
- 6 REMOVE EXISTING TREE.
- 7 PROTECT EXISTING TREE.
- 8 RELOCATE EXISTING CABLE FENCE.
- 9 CONSTRUCT CURB RAMP PER DETAIL WL-507A.
- 10 CONSTRUCT 4' WIDE SIDEWALK PER DETAIL WL-508.
- 11 3.5' WIDE LANDSCAPE STRIP. PROVIDE 12" MIN. DEPTH TOPSOIL. LANDSCAPING BY OTHERS.
- 12 LANDSCAPED ISLAND. PROVIDE 12" MIN. DEPTH TOPSOIL. LANDSCAPING BY OTHERS.
- 13 CONSTRUCT 24' WIDE CONCRETE DRIVEWAY PER DETAIL WL-504.
- 14 CONSTRUCT TURFSTONE PAVING (OR APPROVED EQUAL) PER MANUFACTURER'S RECOMMENDATIONS.
- 15 INSTALL STRIPING FOR PARALLEL PARKING STALLS PER DETAIL 1/C4.1.
- 16 INSTALL STRIPING FOR ADA LOADING ZONE PER DETAIL 4/C4.1.
- 17 INSTALL ADA PARKING SIGN PER DETAIL 6/C4.1.

- (18) REMOVE EXISTING AC PAVING AND REPLACE WITH 12" MIN. DEPTH TOPSOIL.
- (19) 8" THICK CONCRETE DUMPSTER PAD, 15'x10'
- (20) CONSTRUCT PARALLEL CURB RAMP PER DETAIL WL-506.
- (21) CONSTRUCT CONCRETE PEDESTRIAN PATH PER DETAIL WL-510.
- (22) REMOVE TOP STAIR AND REPLACE TO MATCH TOP OF CURB ELEVATION.
- (23) TRANSITION FROM REVERSE CURB AND GUTTER AND VALLEY GUTTER TO STANDARD CURB AND GUTTER AROUND RADII.

FEBRUARY 3, 2006

WILLAMETTE PARK PARKING  
WEST LINN, OR  
SITE PLAN

**Otak**  
Incorporated  
17355 SW Boones Ferry Rd.  
Lake Oswego, Oregon 97035  
Phone: (503) 635-3618  
FAX: (503) 635-5395  
Internet: [WWW.Otak.COM](http://WWW.Otak.COM)  
13341 D341C1.0  
Project No. Drawing No.  
**C1.0**  
Sheet No.

REGISTERED PROFESSIONAL  
ENGINEER  
62938PE  
*Kristen Jean Ballou*  
OREGON  
JULY 13, 2008  
KRISTEN JEAN BALLOU  
EXPIRES: DEC. 31, 2007