



CITY OF
**West
Linn**

PRE-APPLICATION CONFERENCE

Thursday, June 16, 2022

City Hall*
22500 Salamo Road

9:00 am: **Proposed Road Improvement**
Applicant: **COWL Engineering**
Property Address: **Willamette Falls Drive at Fields Bridge**
Neighborhood Assn: **Willamette Neighborhood Association**
Planner: Darren Wyss

Project #: PA-22-18



*Pre-application conferences will be conducted in a hybrid format, with some staff and participants attending remotely via Webex and others attending in-person at City Hall.



PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE:	6/16/22	TIME: 9:00am
		PROJECT #: PA-22-18
STAFF CONTACT:	Darren Wyss	FEE: \$0

Pre-application conferences are held on the first and third Thursdays of the month between 9:00 am and 1:00 pm. Appointments must be made by 5:00 pm, 15 days before the meeting date. The applicant has a choice of an in-person or virtual meeting. To schedule a conference, submit this form, a site plan, and accompanying materials through the [Submit a Land Use Application](#) web page. The City will contact you to collect payment. Pre-application notes are valid for 18 months.

Address of Subject Property (or map/tax lot): Willamette Falls Dr. at Ridge Fields Park

Description of Proposal: Requesting a pre-app conference to discuss the criteria and requirements for obtaining a Water Resource Area Permit (buffer from wetlands), Tualatin River Greenway Permit, and a Flood Management Area Permit along Willamette Falls Dr. in Ridge Fields Park adjacent to the new Athey Creek Middle School site.

Applicant's Name: Maryna Asuncion (City of West Linn)

Mailing Address: 22500 Salamo Rd., West Linn, OR 97068

Phone No: 503-722-3436 Email Address: masuncion@westlinnoregon.gov

Please attach a site plan on 11 x 17 inches paper depicting the following items:

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

Please list any questions or issues that you would like the planner to address: What analysis/reports will be required when we submit a development review application? Planning to hire consultants to obtain necessary information.

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

Property owner's signature (**REQUIRED**): _____ City of West Linn Date: 6/6/22

Exhibit A - General Area Map

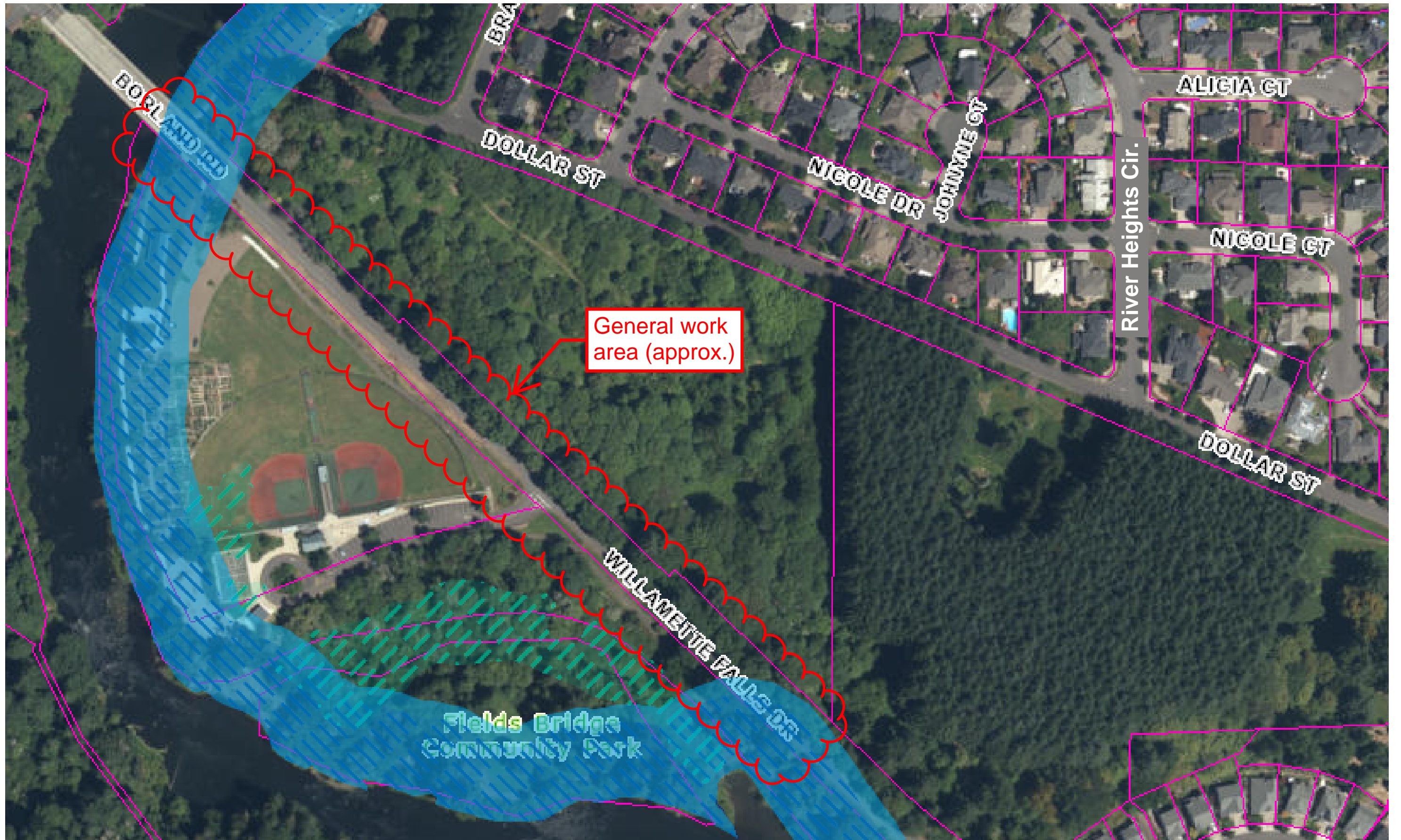
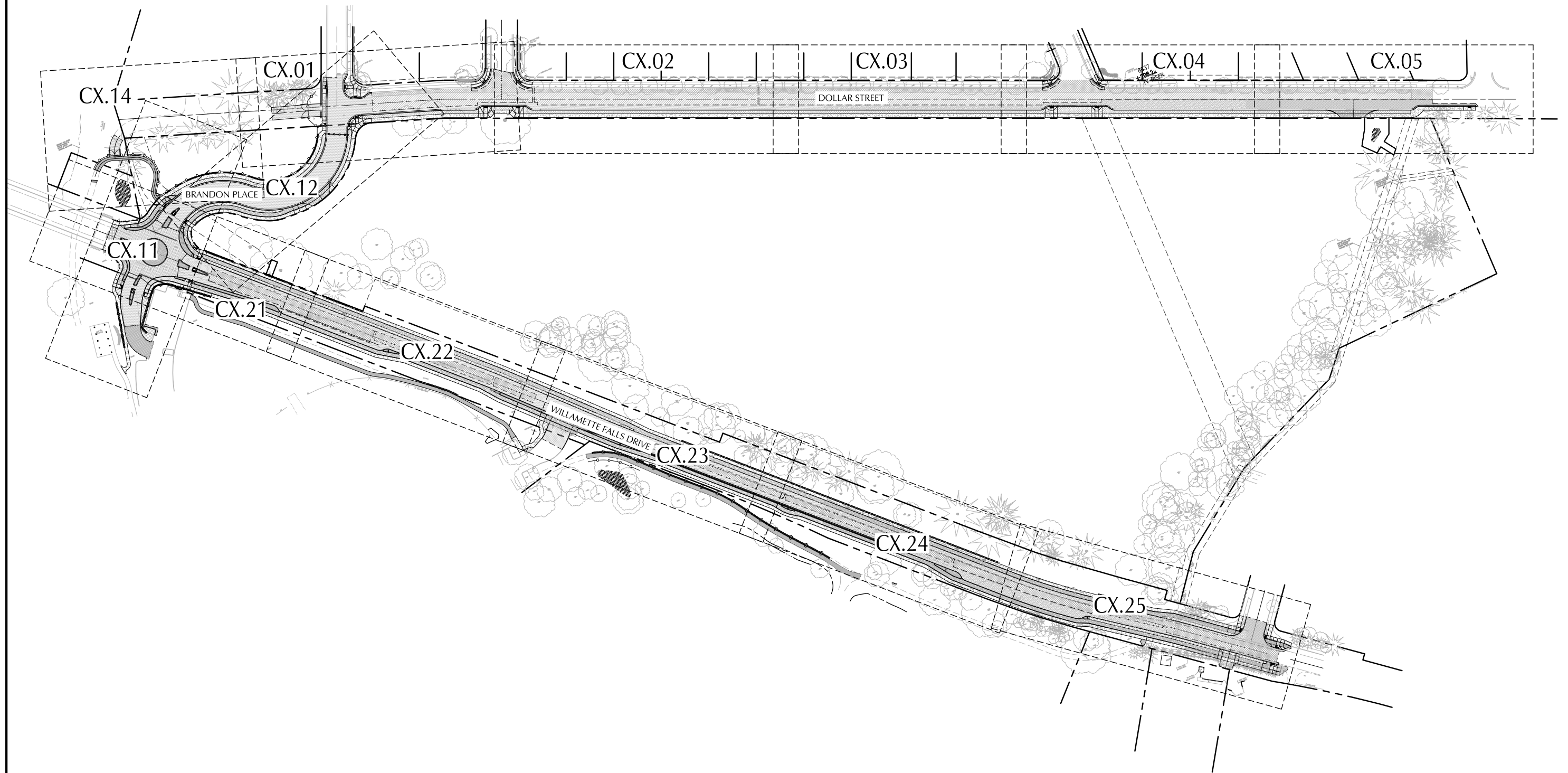


Exhibit B - General Site Plan



File: N:\proj\2020\000067-Dollar-Street\MS\CAD\PILOT\PUBLIC\2000067-C0.04-GENL.dwg TAB: C0.03
 Plotted: 5/26/22 at 8:19am By: mmanzer
 22x34

REVISION	DATE	DESCRIPTION



111 SW Fifth Ave., Suite 2600
 Portland, OR 97204
 O: 503.542.3860
 F: 503.224.4681
 www.kpff.com



JOB No.: 2000067
 DESIGNED BY: LB/TK/MM/JG/NP
 DRAWN BY: SB/RC
 CHECKED BY: DP/CV
 PLOT DATE: 5/26/22 8:19am
 PLOTTED BY: mmanzer
 DWG NAME: 2000067-C0.04-GENL.dwg
 TAB NAME: C0.03

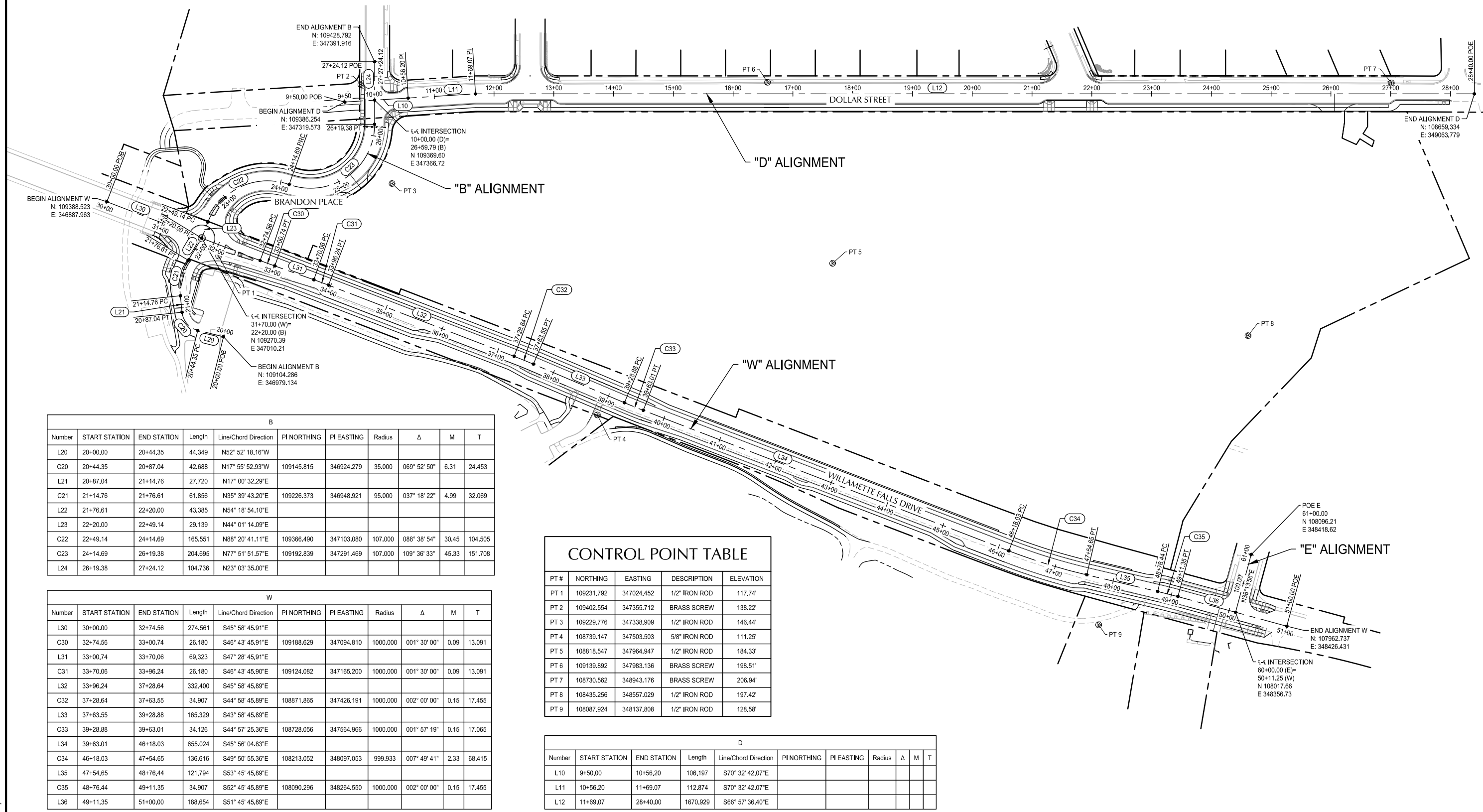
West Linn, OR 97068

NEW ATHEY CREEK MIDDLE SCHOOL
 PUBLIC IMPROVEMENT PLANS

GENERAL ARRANGEMENT PLAN

SHEET NO.
C0.03
 SHEET 4 OF 153
 RECORD NO.
 2000067-4

Exhibit C - Proposed Alignment Plan



B										
Number	START STATION	END STATION	Length	Line/Chord Direction	PI NORTHING	PI EASTING	Radius	Δ	M	T
L20	20+00.00	20+44.35	44.349	N52° 52' 18.16"W						
C20	20+44.35	20+87.04	42.688	N17° 55' 52.93"W	109145.815	346924.279	35.000	069° 52' 50"	6.31	24.453
L21	20+87.04	21+14.76	27.720	N17° 00' 32.29"E						
C21	21+14.76	21+76.61	61.856	N35° 39' 43.20"E	109226.373	346948.921	95.000	037° 18' 22"	4.99	32.069
L22	21+76.61	22+20.00	43.385	N54° 18' 54.10"E						
L23	22+20.00	22+49.14	29.139	N44° 01' 14.09"E						
C22	22+49.14	24+14.69	165.551	N88° 20' 41.11"E	109366.490	347103.080	107.000	088° 38' 54"	30.45	104.505
C23	24+14.69	26+19.38	204.695	N77° 51' 51.57"E	109192.839	347291.469	107.000	109° 36' 33"	45.33	151.708
L24	26+19.38	27+24.12	104.736	N23° 03' 35.00"E						

W										
Number	START STATION	END STATION	Length	Line/Chord Direction	PI NORTHING	PI EASTING	Radius	Δ	M	T
L30	30+00.00	32+74.56	274.561	S45° 58' 45.91"E						
C30	32+74.56	33+00.74	26.180	S46° 43' 45.91"E	109188.629	347094.810	1000.000	001° 30' 00"	0.09	13.091
L31	33+00.74	33+70.06	69.323	S47° 28' 45.91"E						
C31	33+70.06	33+96.24	26.180	S46° 43' 45.90"E	109124.082	347165.200	1000.000	001° 30' 00"	0.09	13.091
L32	33+96.24	37+28.64	332.400	S45° 58' 45.89"E						
C32	37+28.64	37+63.55	34.907	S44° 58' 45.89"E	108871.865	347426.191	1000.000	002° 00' 00"	0.15	17.455
L33	37+63.55	39+28.88	165.329	S43° 58' 45.89"E						
C33	39+28.88	39+63.01	34.126	S44° 57' 25.36"E	108728.056	347564.966	1000.000	001° 57' 19"	0.15	17.065
L34	39+63.01	46+18.03	655.024	S45° 56' 04.83"E						
C34	46+18.03	47+54.65	136.616	S49° 50' 55.36"E	108213.052	348097.053	999.933	007° 49' 41"	2.33	68.415
L35	47+54.65	48+76.44	121.794	S53° 45' 45.89"E						
C35	48+76.44	49+11.35	34.907	S52° 45' 45.89"E	108090.296	348264.550	1000.000	002° 00' 00"	0.15	17.455
L36	49+11.35	51+00.00	188.654	S51° 45' 45.89"E						

CONTROL POINT TABLE				
PT #	NORTHING	EASTING	DESCRIPTION	ELEVATION
PT 1	109231.792	347024.452	1/2" IRON ROD	117.74'
PT 2	109402.554	347355.712	BRASS SCREW	138.22'
PT 3	109229.776	347338.909	1/2" IRON ROD	146.44'
PT 4	108739.147	347503.503	5/8" IRON ROD	111.25'
PT 5	108818.547	347964.947	1/2" IRON ROD	184.33'
PT 6	109139.892	347983.136	BRASS SCREW	198.51'
PT 7	108730.562	348943.176	BRASS SCREW	206.94'
PT 8	108435.256	348557.029	1/2" IRON ROD	197.42'
PT 9	108087.924	348137.808	1/2" IRON ROD	128.58'

D										
Number	START STATION	END STATION	Length	Line/Chord Direction	PI NORTHING	PI EASTING	Radius	Δ	M	T
L10	9+50.00	10+56.20	106.197	S70° 32' 42.07"E						
L11	10+56.20	11+69.07	112.874	S70° 32' 42.07"E						
L12	11+69.07	28+40.00	1670.929	S66° 57' 36.40"E						

File: N:\proj\2000067-Dollar-Street\AS\CAD\PLT\PUBLIC\2000067-C0.05-HC.dwg TAB: C0.04
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REVISION	DATE	DESCRIPTION

SCALE

1 INCH = 80 FEET

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West Linn, OR 97068

NEW ATHEY CREEK MIDDLE SCHOOL
 PUBLIC IMPROVEMENT PLANS

HORIZONTAL CONTROL PLAN

SHEET NO.

C0.04

SHEET 5 OF 153
 RECORD NO.
 2000067-5