

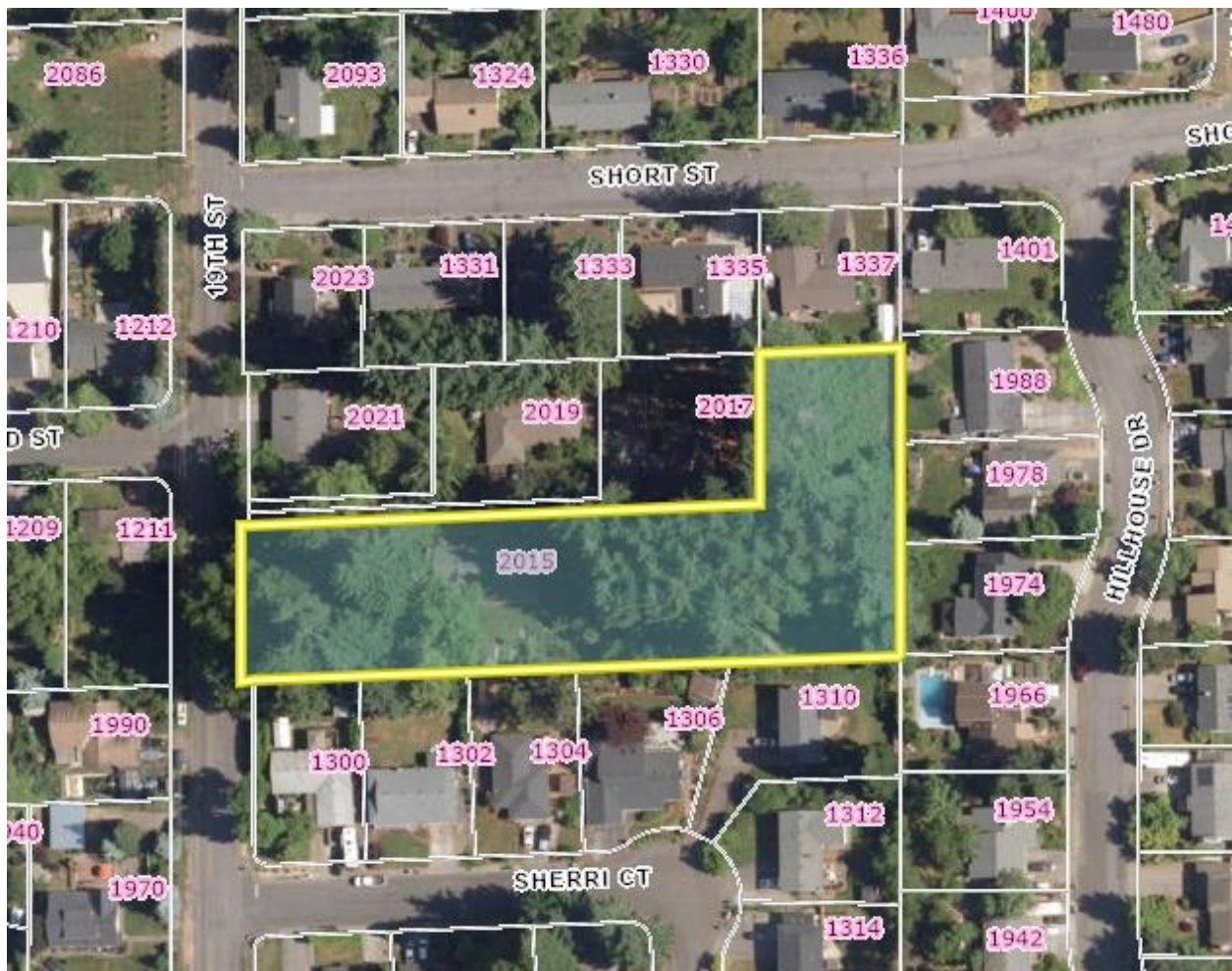


PRE-APPLICATION CONFERENCE

Thursday, May 2, 2024

Willamette Room
City Hall
22500 Salamo Rd
West Linn

11:00 am: Proposed Land Divisions
Applicant: Tom Watton, applicant
Property Address: 2015 19th Street
Neighborhood Assn: Willamette Neighborhood Association
Planner: Chris Myers **Project #:** PA-24-08





CITY OF

West Linn

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

Pre-Application Conference Request

For Staff to Complete:

PA 24-08

Conference Date: 5/2/24

Time: 11:00 am

Staff Contact: Chris Myers

Fee: \$1,200

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.

Property Owner Information

Name: DON BURKE

Email: DON@BURKEDVELOPMENT.NET

Phone #: 503.512.8522

Address: 1980 WILLAMETTE FALLS DR. SUITE 120
PH13 #172 WEST LINN, 97060

Address of Subject Property (or tax lot): 2015 19TH STREET

Applicant Information

Name: WATTON DESIGN WORKS, INC. TOM WATTON

Email: THOMAS@WATTONDESIGN.COM

Phone #: 503.504.7775

Address: 1980 WILLAMETTE FALLS DR. SUITE 200D
WEST LINN, OR. 97048

REQUIRED ATTACHMENTS:

TAX LOT: 21E3400-01200

- A project narrative with a detailed description of the proposed project. Briefly describe the physical context of the site.
- A list of questions or issues the applicant would like the City to address.
- A dimensional site plan that shows:
 - North arrow and scale
 - Location of existing trees (a tree survey is highly recommended)
 - Streets Abutting the property and width of right of way
 - Location of creeks and/or wetlands (a wetland delineation is highly recommended)
 - Property Dimensions, existing buildings, and building setbacks
 - Slope map (if slope is 25% or more)
 - Location of existing utilities (water, sewer, etc.)
 - Conceptual layout, design, proposed buildings, building elevations, and setbacks
- Location of all easements (access, utility, etc.)
- Vehicle and bicycle parking layout (including calculation of required number of spaces, based on use and square footage of building), if applicable
- Location of existing and proposed access and driveways. Include the proposed circulation system for vehicles, pedestrians, and bicycles, if applicable.
- Proposed stormwater detention system with topographic contours

I certify that I am the owner or authorized agent of the owner:

APPLICANT:

DATE: 4.3.2024

The undersigned property owner authorizes the requested conference and grants city staff the right of entry onto the property to review the application.

PROPERTY OWNER:

DATE: 4-3-2024



1880 Willamette Falls Dr.
Suite 200-D
West Linn, Or. 97068
503.655.1001
thomas@wattondesign.com
wattondesign.com

Client Information:

Burke Dev. Inc.
Don Burke

Project Address:

2015 19th Street
West Linn, Or 97068

Date: 4-3-2024

Objective of meeting :

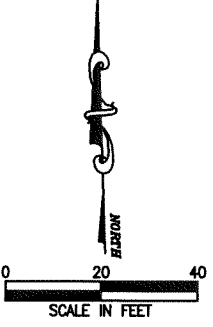
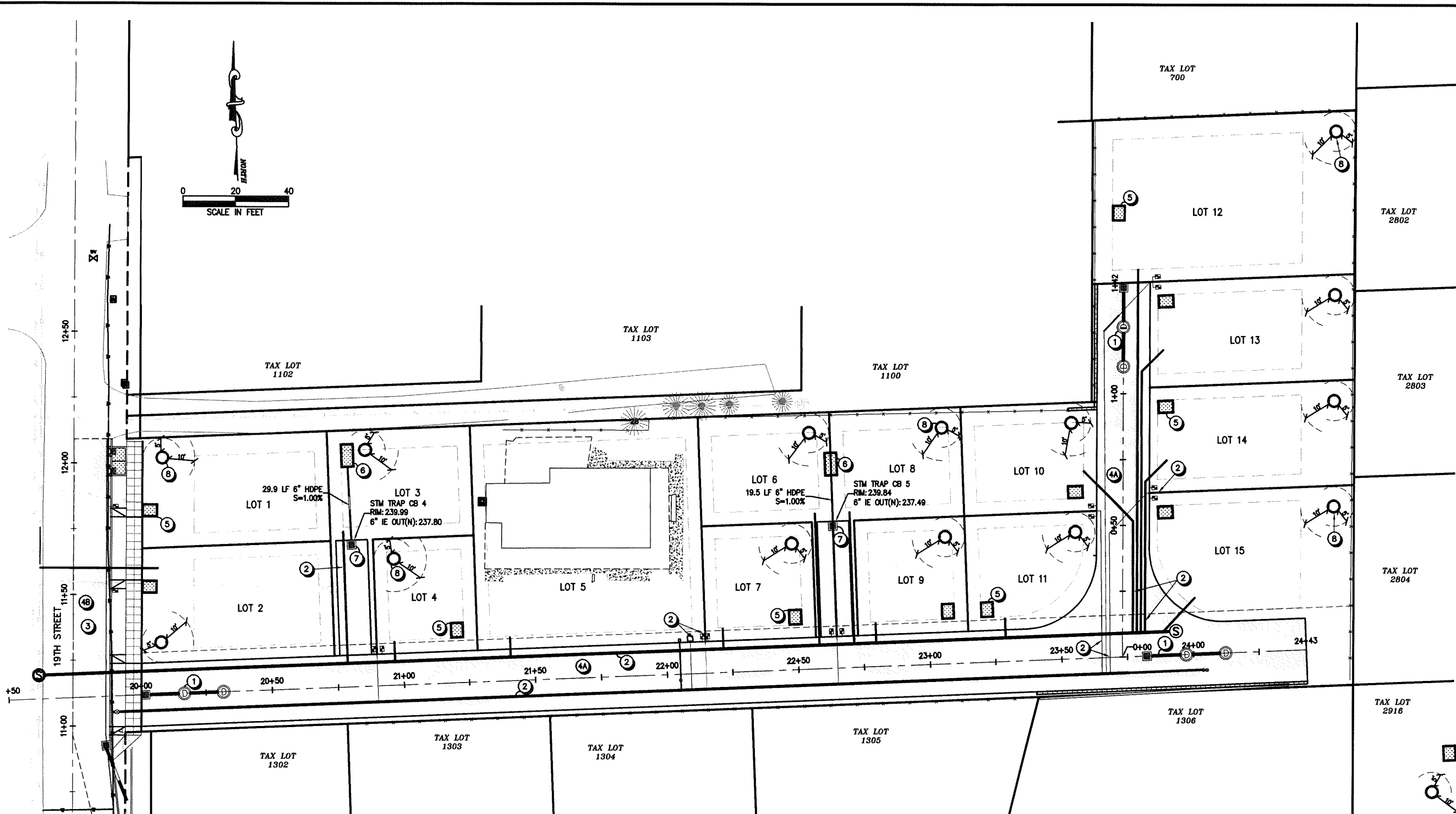
The owner is planning to develop this 1.42 Acre parcel under the middle housing code. There is a site plan attached that represents our current goals. We have consulted with a Civil Engineering firm in order to address items like firetruck access, utility availability for example. We look forward to the opportunity to sit down together and talk through our proposal. Our goal to avoid any variances.

Regards/

A handwritten signature in black ink, appearing to read "T. Watton", is written over a horizontal line.

Tom Watton

3/4/2024 4:52:45 PMBBB:\projects\projects\23-061_burke_19th_st_west_linn\cadd\sheets\23-061_composite_site_plan.dwg



PROPOSED LEGEND

- CURB AND GUTTER
- PUBLIC SIDEWALK
- CONCRETE CURB INLET FOR STREETSIDE STORMWATER PLANTER
- CHECK DAM
- WATER METER
- BLOW OFF
- SAWCUT LINE
- SANITARY SERVICE
- SANITARY MAINLINE
- WATERLINE
- RIGHT-OF-WAY
- ON-SITE STORMWATER INFILTRATION PLANTER, (CONCEPTUAL LOCATION)
- ON-SITE STORMWATER DRYWELL FOR ROOF DRAINS ONLY WITH REQUIRED OFFSETS, (CONCEPTUAL LOCATION)

KEY NOTES

- ① SEE SHEETS 10 AND 11 FOR STREET AND STORMWATER MANAGEMENT PLAN FOR MAIN DRIVEWAY, TYPICAL. SEE SHEET 14 FOR TRAP CATCH BASIN, SEDIMENTATION MH, AND DRYWELL (SUMP) DETAILS, TYPICAL
- ② SEE SHEET 12 FOR SEWER AND WATER PLAN IN MAIN DRIVEWAY, TYPICAL
- ③ SEE SHEET 5 FOR 19TH STREET PLAN, TYPICAL
- ④A SEE SHEET 4 FOR TYPICAL DRIVEWAY SECTION DETAILS
- ④B SEE SHEET 4 FOR TYPICAL 19TH STREET SECTION DETAIL AND DETAIL WL-RD102
- ⑤ ON-SITE INFILTRATION PLANTER FOR INDIVIDUAL LOT DRIVEWAY SIZED TO COMPLETELY INFILTRATE THE 10 YEAR STORM, (CONCEPT LOCATION), TYPICAL
- ⑥ ON-SITE INFILTRATION PLANTER FOR INTERNAL LOT ENTRY DRIVEWAY (LOTS 3, 6, AND 8) SIZED TO INFILTRATE THE 10 YEAR STORM, (CONCEPT LOCATION), TYPICAL
- ⑦ TRAP CATCH BASIN FOR PRIVATE LOT DRIVEWAY ACCESS, SEE DETAIL ON SHEET 14
- ⑧ 5' DEEP DRYWELL FOR ROOF DRAINS ONLY, 5' MIN DEPTH, 28" DRYWELL FOR 1000 SF AND 48" DRYWELL FOR 2,500 SF BASED ON SIMPLIFIED METHOD, DRYWELL TO BE 5' MIN FROM PROPERTY LINE AND 10' MIN FROM BUILDING FOUNDATIONS, TYPICAL


 PRELIMINARY
 OREGON
 No. 67149PE
 TELLI A. GROVER
 EXPIRES: 06/30/25
 SIGNATURE DATE:

DATE:	NO.	REVISION	DRAWN:	DESIGNED:	CHECKED:
			PROJECT NO. E23-061		


FIRWOOD DESIGN GROUP
 Reliable Engineering Solutions

359 EAST HISTORIC COLUMBIA RIVER HIGHWAY
 TROUTDALE, OREGON 97060
 (503) 668-3737

DON BURKE
 2015 19TH STREET, WEST LINN, OR 97068
 503-572-8522

COMPOSITE SITE AND UTILITY PLAN
 15 LOT SUBDIVISION

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