



CITY OF
**West
Linn**

LAND USE PRE-APPLICATION CONFERENCE

Thursday, December 5, 2013

**City Hall
22500 Salamo Road**

Willamette Conference Room

9:00 am Discuss minor partition as previously approved in MIP-08-01 with condition of stormwater hook up placement.

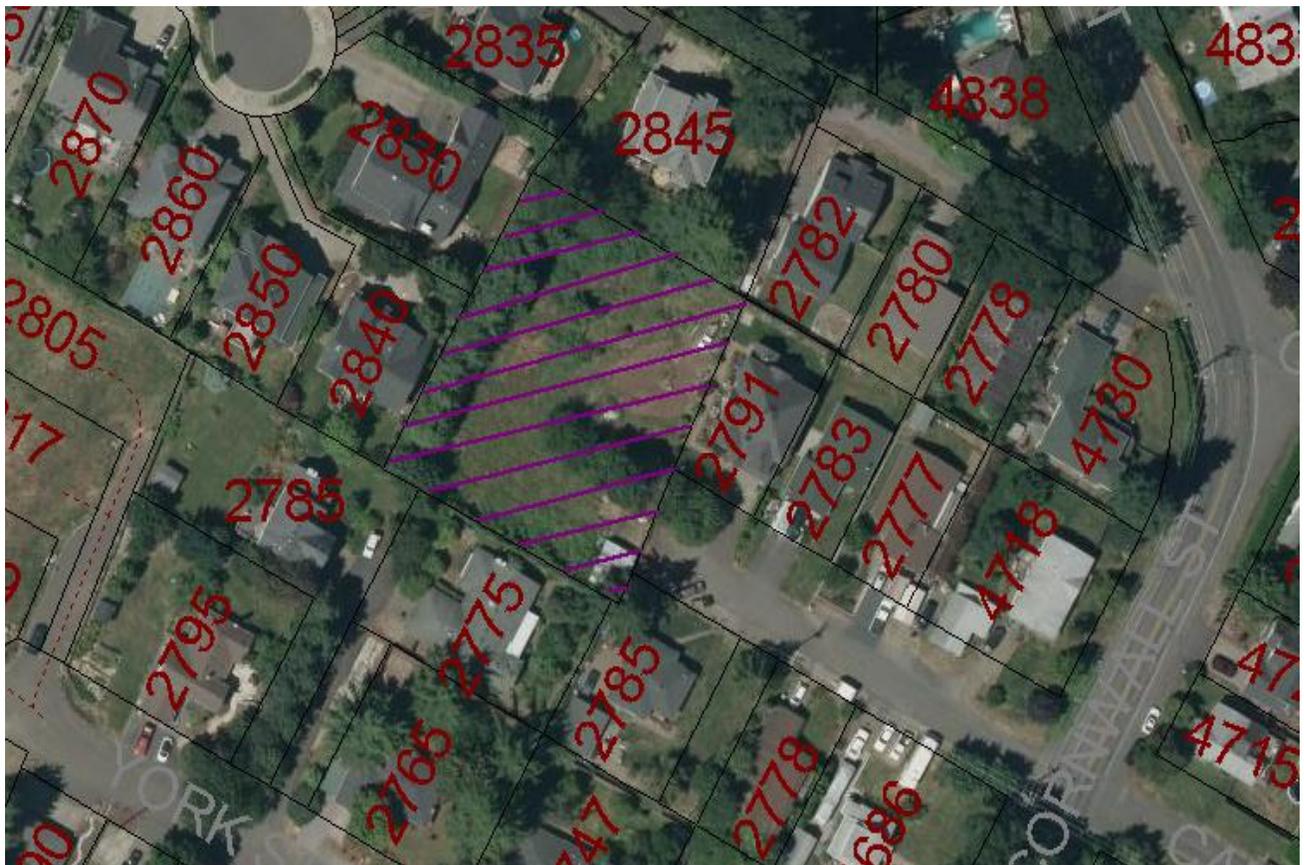
Applicant: Monica Lorts

Subject Property Address: Next to 2791 Cambridge St

Neighborhood Assn: Sunset and Parker Crest

Planner: Tom Soppe

Project #: PA-13-29





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: 12/5/13	TIME: 9Am	PROJECT #: PA-13-29
STAFF CONTACT: Tom Soppe	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 14 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 2791 Cambridge St. WL OR 97068

Brief Description of Proposal: refer to minor partition partition as stated MIP-0801. which was approved with condition of STORM WATER HOOK-UP PLACEMENT.

Applicant's Name: Monica Lorts

Mailing Address: 2791 Cambridge St.

Phone No: (503) 866-3895 Email Address: tobymarily@gmail.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
- 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.)
- Easements (access, utility, all others)

Please list any questions or issues that you may have for city staff regarding your proposal:
storm water location are any 3ok Khoi we would not answer this question (possible 3 way to go) need to know if any is OK c WL city

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

Monica Lorts
Property owner's signature

11/7/13
Date

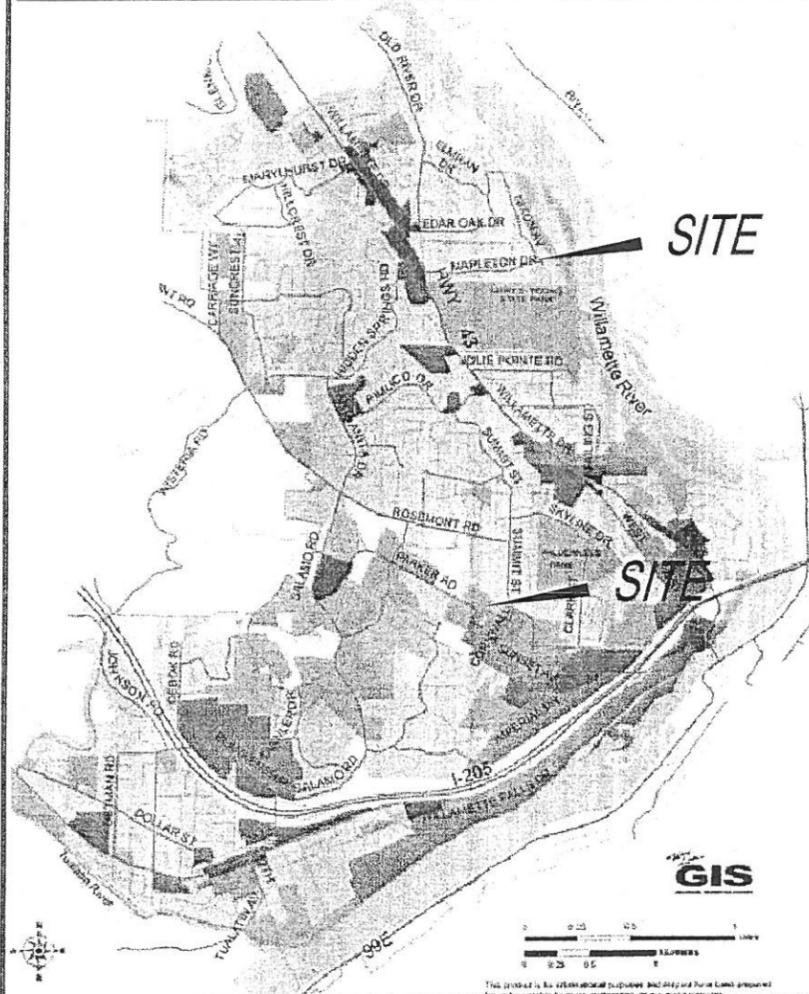
D
Property owner's mailing address (if different from above)

LORTS PARTITION

DRAWINGS:

1. COVER / INDEX OF DRAWINGS / VICINITY MAP
2. PRELIMINARY PLAT
3. EXISTING CONDITIONS PLAN
4. PRELIMINARY UTILITY PLAN
5. GRADING/EROSION CONTROL

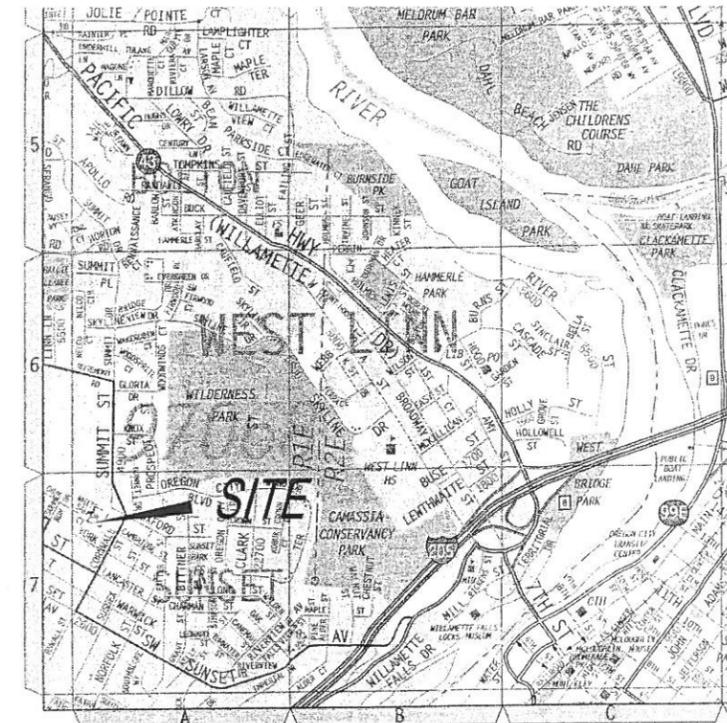
CITY MAP



N.T.S.



VICINITY MAP



N.T.S.

APPLICANT: ZACK AND MONICA LORTS
 OWNER: 2791 CAMBRIDGE STREET
 WEST LINN, OR 97068
 PHONE: 503-241-0748

ENGINEER/
 SURVEYOR/
 PLANNER: W.B. WELLS & ASSOCIATES, ATTN: MARK PERSON
 4230 NE FREMONT STREET
 PORTLAND, OR 97213
 PHONE: 503-84-5896

PROPOSAL: 3-LOT SINGLE-FAMILY PARTITION
 LAND USE: R-7
 SIZE: 26,448 S.F.
 TOPOGRAPHY: FIELD SURVEY BY WB WELLS & ASSOCIATES
 LEGAL DESCRIPTION: TAX LOT 2400
 OF TAX MAP 2 1E 25CD

STORM AND
 SANITARY SEWER: CITY OF WEST LINN
 FIRE: CITY OF WEST LINN/T.V.F.R.
 WATER: CITY OF WEST LINN

W.B. WELLS
 & Associates, Inc.
 ENGINEERS-SURVEYORS-PLANNERS
 4230 NE FREMONT STREET
 PORTLAND, OREGON 97213
 PHONE: (503) 254-5896 FAX: (503) 254-4536
 e-mail address: info@wbwells.com



COVER SHEET
 LORTS PARTITION
 FOR
 ZACK AND MONICA LORTS
 WEST LINN, OREGON

Zack and Monica
 Lorts

2791 Cambridge Street
 West Linn, OR 97088
 503-866-3895

REVISIONS:

DESIGNED BY: M.D.P.
 DRAWN BY: M.D.P.
 CHECKED BY:
 FILE ID: 05-000-ENG-DWG
 PLOT DATE: 2-26-08
 JOB NO: 07-155

© W.B. WELLS 2008

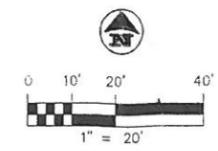
SHEET 1 OF 5

Drawing Name: P:\Pario_Share\07-107-155\04\DWG\07155-base.dwg Feb. 26, 2008 - 11:37am - marksp



LEGEND

- EXISTING GAS LINE
- EXISTING SANITARY SEWER AND MH
- EXISTING STORM SEWER, MH AND CATCH BASIN
- EXISTING OVERHEAD UTILITY
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- EXISTING WATER LINE, METER, & GATE VALVE
- EXISTING CENTERLINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- PROJECT BOUNDARY
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- PROPOSED CURB
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER, INLET & MH
- PROPOSED WATERMETER & SERVICE LINE
- PROPOSED SETBACKS



W.B. WELLS & Associates, Inc.
 ENGINEERS-SURVEYORS-PLANNERS
 4230 NE FREMONT STREET
 PORTLAND, OREGON 97213
 PHONE: (503) 284-5886 FAX: (503) 284-4530
 e-mail address: info@wbwells.com

TENTATIVE PLAT
LORTS PARTITION
 FOR
ZACK AND MONICA LORTS
 WEST LINN, OREGON

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

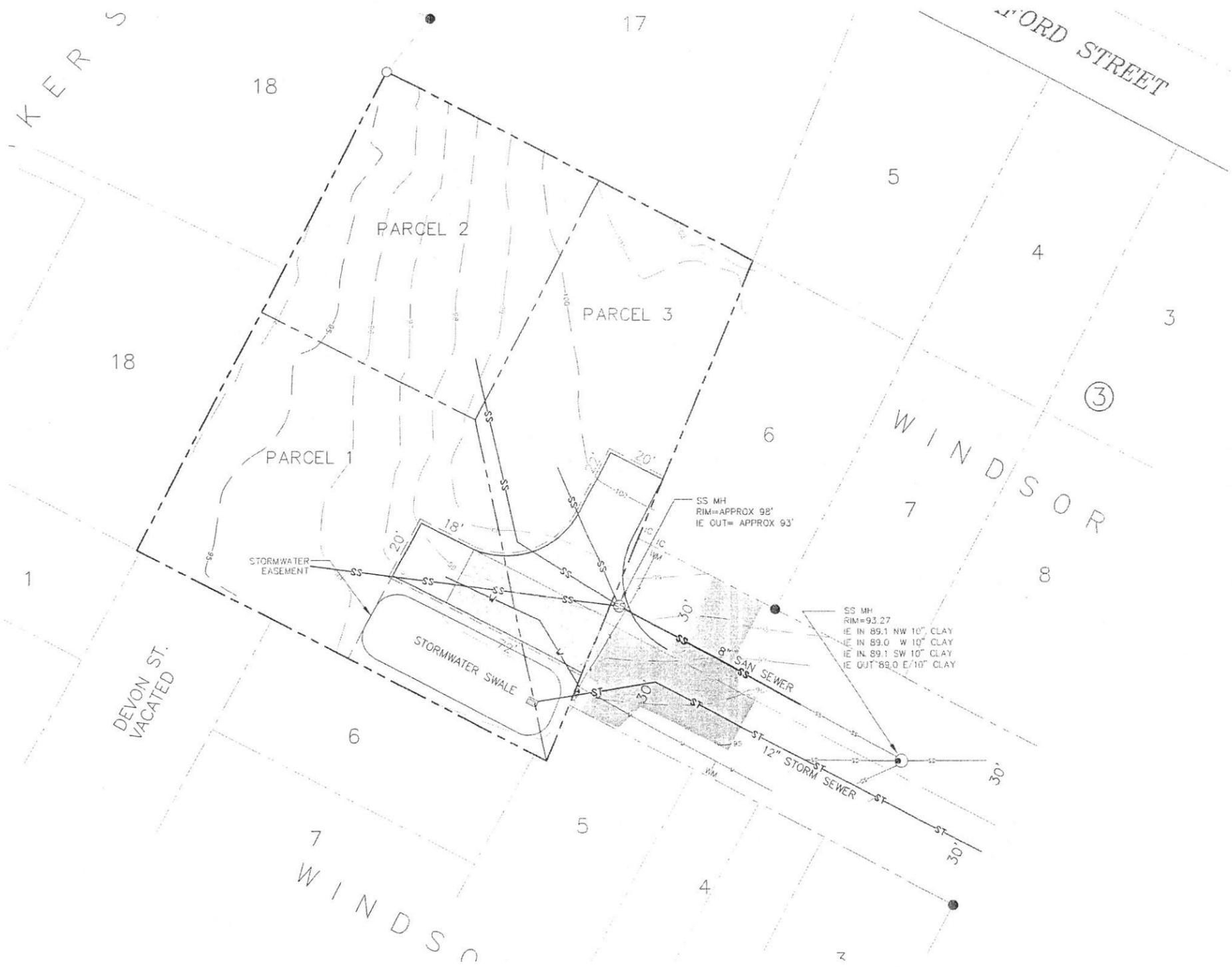
OREGON
 JULY 17, 1981
 BRADLEY S. SCHLEINING
 # 1952
 EXPIRES 06-30-08

Zack and Monica
 Lorts
 2791 Cambridge Street
 West Linn, OR 97068
 503-866-3895

REVISIONS:
 REVISED 2/08 PER
 2-4-08 LETTER
 OF INCOMPLETE

DESIGNED BY: M.D.P.
 DRAWN BY: M.D.P.
 CHECKED BY:
 FILE ID: 05-000-ENG-.DWG
 PLOT DATE: 2-26-08
 JOB NO: 07-155
 © W.B. WELLS 2008

Drawing Name: P:\Data_Share\07-107-155\PLANS\DWG\07155-base.dwg Feb. 26, 2008 - 11:36am - mwp



LEGEND

- GAC — EXISTING GAS LINE
- ⊕ SS — EXISTING SANITARY SEWER AND MH
- ⊕ ST — EXISTING STORM SEWER, MH AND CATCH BASIN
- OH — EXISTING OVERHEAD UTILITY
- EP — EXISTING EDGE OF PAVEMENT
- C — EXISTING CURB
- W — EXISTING WATER LINE, METER, & GATE VALVE
- CL — EXISTING CENTERLINE
- R.O.W. — EXISTING R.O.W.
- L.O. — EXISTING LOT LINE
- P.B. — PROJECT BOUNDARY
- P.R.O.W. — PROPOSED R.O.W.
- P.L.O. — PROPOSED LOT LINE
- P.C.L. — PROPOSED CENTERLINE
- P.C. — PROPOSED CURB
- SS — PROPOSED SANITARY SEWER
- ST — PROPOSED STORM SEWER, INLET & MH
- W — PROPOSED WATERMETER & SERVICE LINE

W.B. WELLS & Associates, Inc.
 ENGINEERS SURVEYORS PLANNERS
 4230 NE FREMONT STREET
 PORTLAND, OREGON 97213
 PHONE (503) 284-5596 FAX (503) 284-5538
 e-mail address: info@wbwells.com



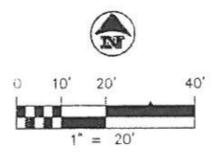
PRELIMINARY UTILITY PLAN
FOR
ZACK AND MONICA LORTS
WEST LINN, OREGON



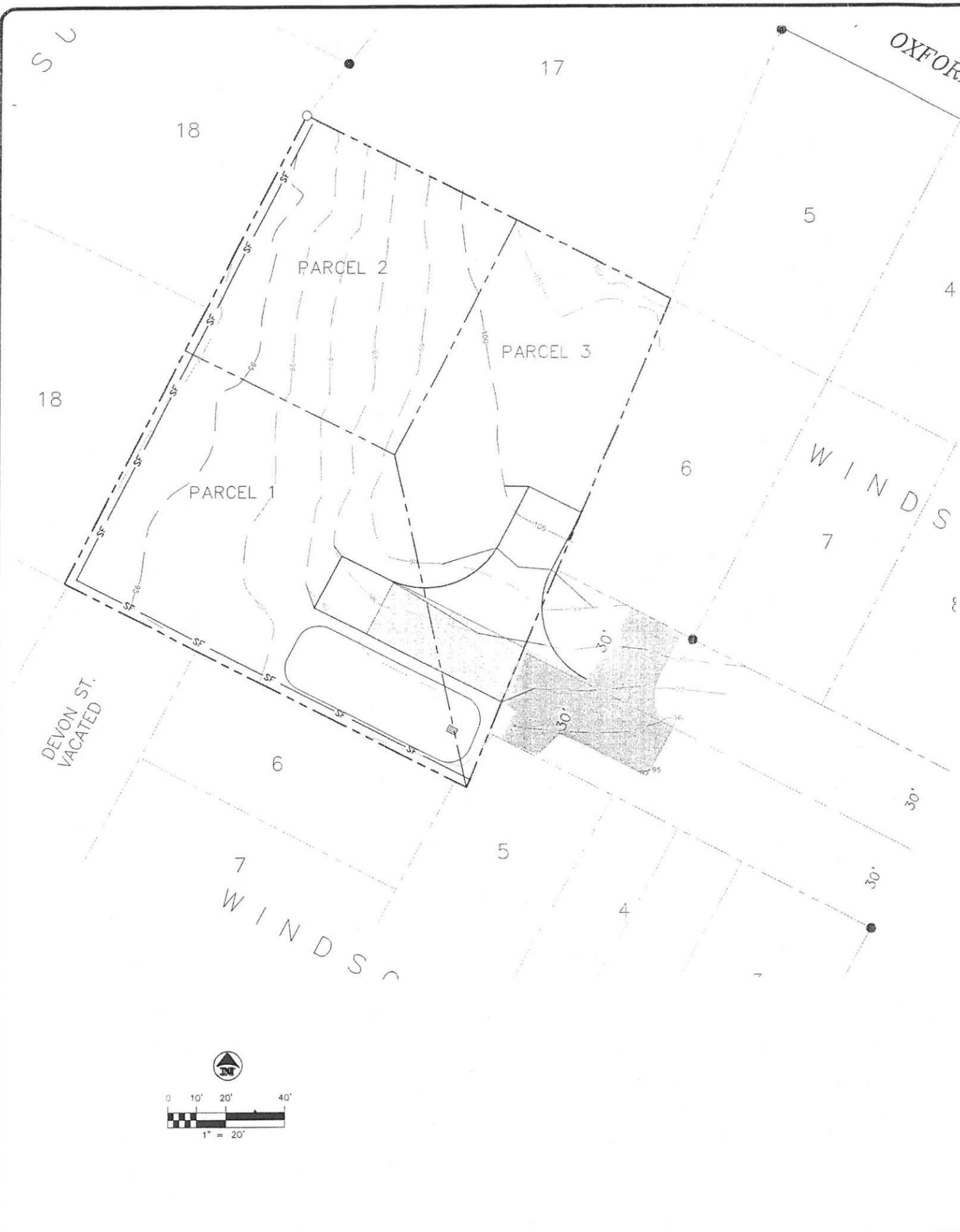
Zack and Monica Lorts
 2791 Cambridge Street
 West Linn, OR 97068
 503-866-3895

REVISIONS:
 REVISED 2/08 PER
 2-4-08 LETTER
 OF INCOMPLETE

DESIGNED BY: M.D.P.
 DRAWN BY: M.D.P.
 CHECKED BY:
 FILE ID: 05-000-ENG-DWG
 PLOT DATE: 2-26-08
 JOB NO: 07-155
 © W.B. WELLS 2005

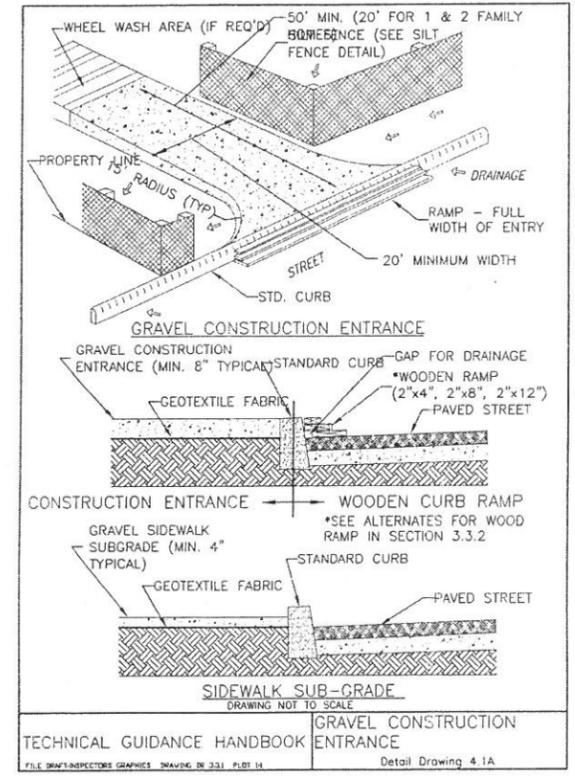


Drawing Name: P:\Data_Share\107-155\PLAN\DWG\107155-base.dwg Feb 26, 2008 11:34am - marep

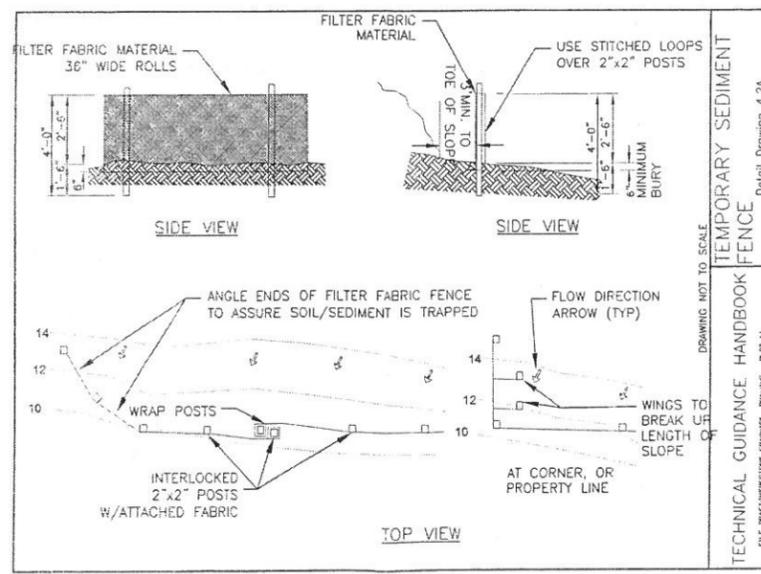


LEGEND

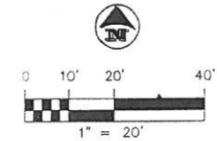
- EXISTING GAS LINE
- EXISTING SANITARY SEWER AND MH
- EXISTING STORM SEWER, MH AND CATCH BASIN
- EXISTING OVERHEAD UTILITY
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- EXISTING WATER LINE, METER, & GATE VALVE
- EXISTING CENTERLINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- PROJECT BOUNDARY
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- PROPOSED CURB
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER, INLET & MH
- PROPOSED WATERMETER & SERVICE LINE



TECHNICAL GUIDANCE HANDBOOK
FILE: DWG\INSPECTORS\GRAPHICS\DRAWING IN 3.31_PLOT 14
Detail Drawing 4.1A



TECHNICAL GUIDANCE HANDBOOK
FILE: DWG\INSPECTORS\GRAPHICS\DRAWING IN 3.31_PLOT 14
DRAWING NOT TO SCALE
TEMPORARY SEDIMENT FENCE
Detail Drawing 4.2A



W.B. WELLS & Associates, Inc.
ENGINEERS-SURVEYORS-PLANNERS
4230 NE FREMONT STREET
PORTLAND, OREGON 97213
PHONE (503) 284-5866 FAX (503) 284-6530
e-mail address: info@wbwells.com

**GRADING-EROSION CONTROL
LORTS PARTITION**
 FOR
**ZACK AND MONICA LORTS
WEST LINN, OREGON**

Zack and Monica Lorts
2791 Cambridge Street
West Linn, OR 97088
503-866-3895

REVISIONS:

REVISED 2/08 PER
2-4-08 LETTER
OF INCOMPLETE

DESIGNED BY: M.D.P.
DRAWN BY: M.D.P.
CHECKED BY:
FILE ID: 05-000-ENG-DWG
PLOT DATE: 2-26-08
JOB NO: 07-155