

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>PETER SPIN</i>	PROJECT NO(S). <i>MIP-15-03</i>	
NON-REFUNDABLE FEE(S) <i>2800-</i>	REFUNDABLE DEPOSIT(S) <i>500-</i>	TOTAL <i>3300-</i>

Type of Review (Please check all that apply):

- | | | |
|--|--|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Historic Review | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal and Review (AP) * | <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Lot Line Adjustment (LLA) */** | <input type="checkbox"/> Time Extension * |
| <input type="checkbox"/> Design Review (DR) | <input checked="" type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Pre-Application Conference (PA) */** | <input checked="" type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input checked="" type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Hillside Protection & Erosion Control | | |

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address:

18480 NIXON AVE, WEST LINN

Assessor's Map No.: *21E 13CD*

Tax Lot(s): *700*

Total Land Area: *96,989*

Brief Description of Proposal: *A THREE LOT MINOR PARTITION. EACH LOT HAS DIRECT FRONTAGE ON NIXON AVE AND EXTENDS TO THE WILLAMETTE RIVER. THE EXISTING HOME WILL BE REMOVED. THREE NEW HOMES WOULD BE CONSTRUCTED W/ONE BELONGING TO CURRENT OWNER*

Applicant Name: *Peter W. Jameson*
(please print)

Phone: *503-320-1880*

Address: *18480 Nixon Ave*

Email: *Peter@JrProp.net*

City State Zip: *West Linn, OR 97068*

Owner Name (required): *Peter W Jameson / Pamela J. Jameson*
(please print)

Phone:

Address: *Same As Above*

Email:

City State Zip:

Consultant Name:
(please print)

Phone:

Address:

Email:

City State Zip:

1. All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application.
One (1) complete set of digital application materials must also be submitted on CD in PDF format.
If large sets of plans are required in application please submit only two sets.

* No CD required / ** Only one hard-copy set needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

[Signature]
Applicant's signature

8/29/15
Date

[Signature]
Owner's signature (required)

8/29/15
Date

City of West Linn
PRE-APPLICATION CONFERENCE MEETING
SUMMARY NOTES
August 20, 2015

SUBJECT: Proposed three lot minor partition of 18480 Nixon Avenue plus subsequent Willamette and Tualatin River Protection (WRG) and Flood Management Area (FMA) permits.

FILE: PA-15-30

ATTENDEES: Applicants: Peter Jameson
Staff: Peter Spir (Planning), Khoi Le (Engineering)

The following is a summary of the meeting discussion provided to you from staff meeting notes. Additional information may be provided to address any "follow-up" items identified during the meeting. These comments are PRELIMINARY in nature. Please contact the Planning Department with any questions regarding approval criteria, submittal requirements, or any other planning-related items. Please note disclaimer statement below.

Site Information

Site Address: 18480 Nixon Avenue
Site Area: 96,989 square feet
Neighborhood: Robinwood NA
Comp. Plan: Low density residential
Zoning: R-10 (Single family residential detached / 10,000 square foot minimum lot size)
Applicable code: CDC Chapter 85: Land Division
CDC Chapter 28: Willamette and Tualatin River Protection (WRG)*
CDC Chapter 27: Flood Management Area (FMA)*
CDC Chapter 11: R-10

Project Details: The applicant proposes a three lot minor partition. Each lot would have direct frontage on Nixon Avenue and extend towards the river where each lot would have river frontage. The existing house at this address would be removed. If the development site's square footage comprises more than 25% Type I or II lands (e.g. 100 year floodplain) then a Planned Unit Development would be required. By directing development away from Type I and II lands, (e.g. 100 year floodplain) the applicant may not be required to apply for a PUD.

*The property is also within the WRG and FMA boundaries. Because the WRG and FMA permitting process deals specifically with structures and not land divisions, those permits will be required only when actual building permits are being sought. Those permits are not required at the time of the minor partition.

Site Analysis: The property that will be partitioned is flat. Forty-five feet from the rear of the house, the river embankment slopes steeply down to the ordinary high water mark. The 100-year floodplain extends west about 40 feet from the top of bank. The applicant must inventory and map all trees on the property by location, type, size and tag them in the field. Mike Perkins, the City Arborist, will then make a determination of significance for these trees (mperkins@westlinnoregon.gov).

Engineering Division Comments

Contact Khoi Le at kle@westlinnoregon.gov or 503-722-5517 for engineering requirements. Contact Ty Darby from Tualatin Valley Fire and Rescue (TVF&R) at ty.darby@tvfr.com for their requirements.

Process

For the minor partition, address the submittal requirements and provide responses to the approval criteria of CDC Chapter 85. There is a deposit fee of \$2,800 plus a final plat fee of \$1,500 and a final inspection fee of \$500. For future reference, the WRG permit requires addressing the submittal requirements and approval criteria of CDC Chapter 28 and the FMA submittal requirements and approval criteria of CDC Chapter 27. The WRG deposit fee is \$1,700 and the FMA deposit fee is \$1,050. The CDC is online at <http://westlinnoregon.gov/cdc>.

N/A is not an acceptable response to the approval criteria. The submittal requirements may be waived, but the applicant must first identify the specific submittal requirement and request, in letter form, that it be waived by the Planning Manager and must identify the specific grounds for that waiver.

Once the application and deposit/fee are submitted, the City has 30 days to determine if the application is complete or not. If the application is not complete, the applicant has 180 days to make it complete or provide written notice to staff that no other information will be provided.

Once the submittal is deemed complete, staff will provide notice per CDC Chapter 99 and schedule a decision date by the Planning Manager. There is no public hearing required. Appeals of the Planning Manager's decision are heard by City Council.

Pre-application notes are void after 18 months. After 18 months with no application approved or in process, a new pre-application conference is required.

Typical land use applications can take 6-10 months from beginning to end.

<p>DISCLAIMER: This summary discussion covers issues identified to date. It does not imply that these are the only issues. The burden of proof is on the applicant to demonstrate that all approval criteria have been met. These notes do not constitute an endorsement of the proposed application or provide any assurance of potential outcomes. Staff responses are based on limited material presented at this pre-application meeting. New issues, requirements, etc. could emerge as the application is developed. A new pre-application conference would have to be scheduled one that period lapses and these notes would no longer be valid. Any changes to the CDC standards may require a different design or submittal.</p>
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Chapter 11

SINGLE-FAMILY RESIDENTIAL DETACHED, R-10

18480 Nixon Ave, West Linn

File: PA – 15–30

Sections:

- 11.010 PURPOSE – Understood
- 11.020 PROCEDURES AND APPROVAL PROCESS –
 - A. Understood
 - B. Agreed
 - C. Understood
 - D. No non-conforming uses or variances anticipated in partition or construction process.
- 11.030 PERMITTED USES – Use will be for 3 single family detached units
- 11.040 ACCESSORY USES – Accessory units may be included
- 11.050 USES AND DEVELOPMENT PERMITTED UNDER PRESCRIBED CONDITIONS – No additional uses under prescribed conditions anticipated.
- 11.060 CONDITIONAL USES – No conditional uses being anticipated
- 11.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS – Property and proposed partition and construction meets all dimensional requirements and all specified standards for development will be met.
- 11.080 DIMENSIONAL REQUIREMENTS, CONDITIONAL USES – No conditional uses anticipated.
- 11.090 OTHER APPLICABLE DEVELOPMENT STANDARDS – Understood

18480 NIXON AVE, WEST LINN

FILE: PA-15-30

ANSWERS CH.27 – FLOOD MANAGEMENT AREAS

Sections:

27.010 PURPOSE – Agreed

27.020 APPLICABILITY – Understood

27.030 EXEMPTIONS – No exemptions requested or implied

27.040 PROHIBITED USES – No prohibited uses will be created with this plan

27.045 CRITICAL FACILITIES – No critical facilities will be created as part of this project

27.050 APPLICATION –

- A. Pre-application conference has been completed on 8/20/2015 stating that the project meets the necessary requirements for approval.
- B. Included
- C. Included
- D. Included
- E. Included
- F. Included
- G. Included
- H. This is a residential plan

27.060 APPROVAL CRITERIA –

- A. Agreed and will be submitted with building plan for structures no other excavation is required
- B. Agreed no fill is anticipated to be required.
- C. Agreed
- D. Agreed and shall be included in construction plans
- E. No temporary fill required or anticipated
- F. All required setbacks will be met minimum 20' from top of bank and 20' from roadway.
- G. No flood plain improvements or changes anticipated or required.
- H. No culverts, crossings or water transportation needed for plan.
- I. No change to flood impacts anticipated and natural drainage on property should continue to be adequate.
- J. Permit will be paid for upon submission of accepted completed application.

27.065 INTERPRETATION OF FLOOD BOUNDARIES – Existing boundaries included in submission.

27.070 CONSTRUCTION MATERIALS AND METHODS – All construction materials and methods will be performed by licensed contractors and will be required to meet the demands of flood plain construction.

27.080 RESIDENTIAL CONSTRUCTION –

- A. Agreed
- B. Agreed
- C. All Crawl spaces will meet required (SFHA and BFE) construction standards.

D. This may be an option considered during the construction permit process to alleviate the situation.

E. No pier or piling construction is anticipated.

27.090 NON-RESIDENTIAL CONSTRUCTION – This is a residential plan being proposed

27.100 SUBDIVISION PROPOSAL – This is not a subdivision being proposed

27.110 MANUFACTURED HOMES – No manufactured homes

27.120 ALTERATION OF WATERCOURSES – No alteration being considered

27.130 VARIANCES – No variances anticipated being required.

27.140 ABROGATION AND GREATER RESTRICTIONS – Agreed

27.150 WARNING AND DISCLAIMER OF LIABILITY – Understood

27.160 MAP ADMINISTRATION – Understood

27.170 CONSISTENCY – Understood

Chapter 28

WILLAMETTE AND TUALATIN RIVER PROTECTION

Sections:

- 28.010 PURPOSE – Understood
- 28.020 *REPEALED* – Acknowledged
- 28.030 APPLICABILITY – This plan and property is applicable and within said Greenway
- 28.040 EXEMPTIONS/USES PERMITTED OUTRIGHT – Understood and all necessary permits will be secured
- 28.050 PROHIBITED USES – No prohibited uses will be part of this project
- 28.060 ADMINISTRATION AND APPROVAL PROCESS – Agreed
- 28.070 PLANNING DIRECTOR VERIFICATION OF METRO HABITAT PROTECTION MAP BOUNDARIES – This process was completed at the pre-application meeting
- 28.080 TIME LIMIT ON APPROVAL – Understood
- 28.090 SUBMITTAL REQUIREMENTS: APPLICATION –
 - A. Included
 - B. Completed
 - C. All included where applicable at this time
- 28.100 ADDITIONAL SUBMITTAL INFORMATION REQUIRED, WAIVER OF SUBMITTAL REQUIREMENTS – Understood and agreed
- 28.110 APPROVAL CRITERIA – Each proposed lot conforms with set standards and construction will meet all set standards set forth in section 28.110
- 28.120 SITE PLAN – Included – exhibit “ A”
- 28.130 GRADING PLAN – No grading anticipated in proposed partition
- 28.140 ARCHITECTURAL DRAWINGS – Understood and will be part of the construction permit process
- 28.150 LANDSCAPE PLAN – No changes proposed for partition. Existing tree and vegetation plan included. Future landscape plans will be included in construction permitting process.
- 28.160 MITIGATION PLAN – No current mitigation anticipated for partition process.
- 28.170 PENALTIES – Understood

Prior legislation: Ordinances 1474 and 1549.

Sections: 18480 Nixon Ave, West Linn – LOT 700 File: PA-15-30

- 85.010 PURPOSE – The purpose of this minor partition is to develop three riverfront lots from one very large existing lot. Each lot will front on Nixon Ave and extend through to the low water line of the Willamette river in parallel.
- 85.020 SCOPE – CONFORMITY REQUIRED – The scope of this division meets all the subject criteria for the city of West Linn Planning department for this type of minor partition.
- 85.030 SALE OR NEGOTIATION TO SELL LOT OR PARCEL PRIOR TO APPROVAL OF TENTATIVE PLAN – No sale will occur prior to approval of tentative plan.
- 85.040 *REPEALED*
- 85.050 APPROVAL REQUIRED BEFORE CREATING STREET OR ROAD TO PARTITION LAND – No new streets will be created with this plan
- 85.060 INCOMPLETE APPLICATIONS – DECISION-MAKING PERIOD – Agreed
- 85.070 ADMINISTRATION AND APPROVAL PROCESS – Agreed
- 85.080 SUBSTANTIAL DEVIATION FROM APPROVED PLAN PROHIBITED – Agreed
- 85.085 SUBDIVISION/PARTITION AMENDMENT TRIGGER – There will only be three homes built one on each parcel created.
- 85.090 EXPIRATION OR EXTENSION OF APPROVAL – Understood
- 85.100 NON-COMPLIANCE – BOND – Understood
- 85.110 STAGED DEVELOPMENT – Understood, each parcel will be built as an individual site with one home.
- 85.120 PARTIAL DEVELOPMENT – Each home will be built but the Minor partition will be complete
- 85.130 LAND DIVISION APPLICATION IN CONJUNCTION WITH OTHER LAND USE APPLICATIONS – Only one application is being submitted
- 85.140 PRE-APPLICATION CONFERENCE REQUIRED – Completed, August 20,2015
- 85.150 APPLICATION – TENTATIVE PLAN – Included
- 85.160 SUBMITTAL REQUIREMENTS FOR TENTATIVE PLAN –Included
- 85.170 SUPPLEMENTAL SUBMITTAL REQUIREMENTS FOR TENTATIVE SUBDIVISION OR PARTITION PLAN – Included
- 85.180 REDIVISION PLAN REQUIREMENT – That is what is being submitted the redivision of one existing lot into three.
- 85.190 ADDITIONAL INFORMATION REQUIRED AND WAIVER OF REQUIREMENTS – Included
- 85.200 APPROVAL CRITERIA –Included
- 85.210 PROPERTY LINE ADJUSTMENTS – APPROVAL STANDARDS – No Property Line adjustments being made

18480 Nixon Ave,

FILE PA-15-30

85.200 Approval Criteria

A. Streets: No new street are being created, current Nixon Ave has just been resurfaced with all required signage, safety and engineering requirements being met. No additional right of way or width changes necessary. There are no sidewalks, curbs or gutters in this area. This plan connects to a local street. A 12 foot planer strip will separate the site from the roadway.

4. The decision-making body shall consider the City Engineer's recommendations on the desired right-of-way width, pavement width and street geometry of the various street types within the subdivision after consideration by the City Engineer of the following criteria:

- a. The type of road as set forth in the Transportation Master Plan. – *A newly repaved neighborhood road*
- b. The anticipated traffic generation. – *Three to four more cars per day coming and going from home*
- c. On-street parking requirements. – *None required*
- d. Sidewalk and bikeway requirements. – *Not present in this neighborhood. The local roads provide*
- e. Requirements for placement of utilities. – *Per Khoi Le in the engineering department the site meets all necessary requirements. Water lines are new. Two new meters will be added in addition to the sewer connections for two additional homes. Electrical requirements will come from PGE*
- f. Street lighting. – *Existing*
- g. Drainage and slope impacts. – *Based on Planning review there are none.*
- h. Street trees. – *Non-existing however there are many on the site being developed*
- i. Planting and landscape areas. – *Existing*
- j. Existing and future driveway grades. – *Existing and future driveway grades are flat*
- k. Street geometry. – *Street geometry will not change*
- l. Street furniture needs, hydrants. – *Existing*

5. *Street with remains unchanged and was just widened by 4 feet to accommodate for items A.B.C. D.*

6. Agreed
 7. Agreed and conforms with existing
 8. No future extension required
 9. No intersection angles change, project conforms with existing
 10. No additional right of way required.
 11. No cul-de-sac. Being created with plan
 12. No new street names required.
 13. No new grades or curves being created.
 14. Current access to local streets is adequate to serve the plan and lots being created.
 15. No ally's being created or needed.
 16. Sidewalks are not present in the neighborhood and would not conform with existing street or development in the area.
 17. Planter strip existing currently exceed the development requirements.
 18. No new street or roads to dedicate
 19. All lots have access to Nixon Ave.
 20. Gated Streets are not present in the area and are not part of this development.
 21. All entryway treatments will meet setback and construction standards required. There are no CC&R's or common areas.
 22. Agreed subject to proposed costs.
- B. LOTS – lots being created meet the depth, with and all setback standards that apply see attached tentative plan.
- C. PEDESTRIAN AND BICYCLE TRAILS – Currently Nixon avenue, which has been newly surfaces acts as both pedestrian and bicycle friendly. No new additions to be required or created.
- D. TRANSIT FACILITIES – There are no transit facilities in the neighborhood. All currently exist on HWY 43 which is within walking distance to proposed lots.
- E. GRADING – No grading required. All proposed lots will be on flat, level property with natural drainage to the river.

F. WATER – All water lines on Nixon have been replaced within the last 3 years to meet local and future requirements. The engineer has confirmed. Two additional meters will be attached to the new existing line to serve each lot.

G. SEWER – Existing sewer line has been completely redone in the area this year per city engineer and will service the proposed partition. Two new sewer connections to the main line will be made per development requirements. All slope, grade and size requirements will be met.

H. N/A

I. UTILITY EASEMENT – Electrical utilities will provide necessary engineering to meet the needs of the two additional lots. PGE is the service provider in the area. Per WL Engineering the Utility companies plan will be required to be met.

J. SUPPLEMENTAL PROVISION REQUIRED TO BE MET PER PRE-APP CONFERENCE.

2. Willamette River Greenway (WRG) permit must be obtained and CDC Ch. 27 & 28 criteria met. Agreed

FMA fee made – \$1050.00

WRG Deposit fee \$1700.00

CDC Ch. 85 Deposit fee \$2800.00

Final Plat Fee \$1500.00

Final inspection fee \$500.

85.210 – this section is not relevant to the project as no lot lines are being adjusted.



September 18, 2015

Peter Jameson
18480 Nixon Avenue
West Linn, OR 97068

Re: 18480 Nixon Avenue / 3-lot subdivision
Tax Lot ID# 21E13CD00700

Dear Mr. Jameson,

Thank you for the opportunity to review the proposed site plan surrounding the above named development project. Tualatin Valley Fire & Rescue endorses this proposal predicated on the following criteria and conditions of approval:

1. **FIRE APPARATUS ACCESS ROAD DISTANCE FROM BUILDINGS:** Access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. (OFC 503.1.1)
2. **GATES:** Gates securing fire apparatus roads shall comply with all of the following (OFC D103.5, and 503.6):
 1. Gates serving single-family dwellings shall be a minimum of 12 feet in width.
 2. Gates shall be set back at minimum of 30 feet from the intersecting roadway or as approved.
 3. Electric gates shall be equipped with a means for operation by fire department personnel
 4. Electric automatic gates shall comply with ASTM F 2200 and UL 325.
3. **ACCESS DURING CONSTRUCTION:** Approved fire apparatus access roadways shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. Temporary address signage shall also be provided during construction. (OFC 3309 and 3310.1)
4. **SINGLE FAMILY DWELLINGS - REQUIRED FIRE FLOW:** The minimum available fire flow for one and two-family dwellings served by a municipal water supply shall be 1,000 gallons per minute. If the structure(s) is (are) 3,600 square feet or larger, the required fire flow shall be determined according to OFC Appendix B. (OFC B105.2)
5. **FIRE FLOW WATER AVAILABILITY:** Applicants shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 600 feet of residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. (OFC Appendix B)

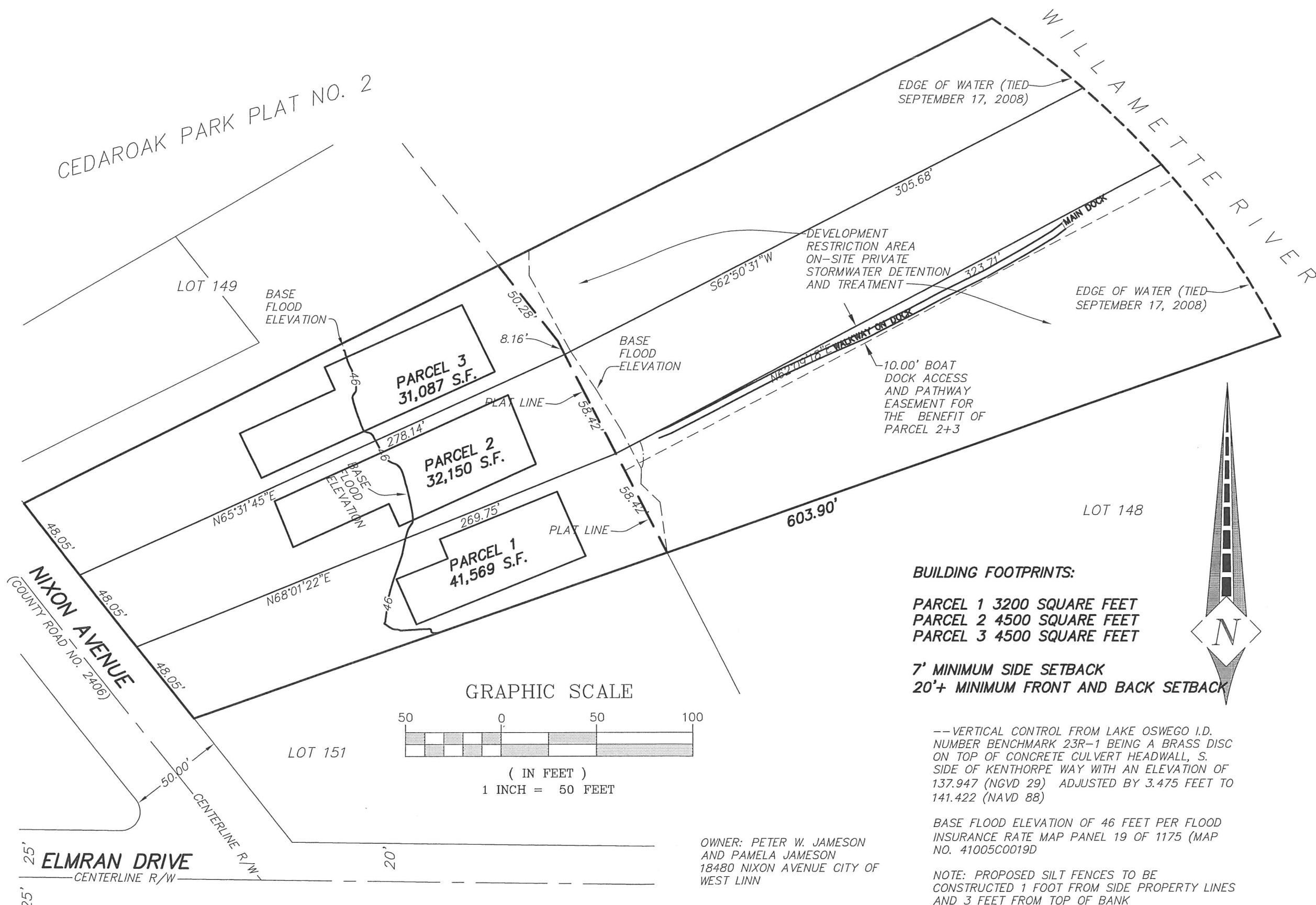
If you have questions or need further clarification, please feel free to contact me at (503) 649-8577.

Sincerely,

Ty Darby

Ty Darby
Deputy Fire Marshal II

Cc: file



BUILDING FOOTPRINTS:

PARCEL 1 3200 SQUARE FEET
PARCEL 2 4500 SQUARE FEET
PARCEL 3 4500 SQUARE FEET

7' MINIMUM SIDE SETBACK
20'+ MINIMUM FRONT AND BACK SETBACK

--VERTICAL CONTROL FROM LAKE OSWEGO I.D.
NUMBER BENCHMARK 23R-1 BEING A BRASS DISC
ON TOP OF CONCRETE CULVERT HEADWALL, S.
SIDE OF KENTHORPE WAY WITH AN ELEVATION OF
137.947 (NGVD 29) ADJUSTED BY 3.475 FEET TO
141.422 (NAVD 88)

BASE FLOOD ELEVATION OF 46 FEET PER FLOOD
INSURANCE RATE MAP PANEL 19 OF 1175 (MAP
NO. 41005C0019D)

NOTE: PROPOSED SILT FENCES TO BE
CONSTRUCTED 1 FOOT FROM SIDE PROPERTY LINES
AND 3 FEET FROM TOP OF BANK

OWNER: PETER W. JAMESON
AND PAMELA JAMESON
18480 NIXON AVENUE CITY OF
WEST LINN

CENTERLINE CONCEPTS
LAND SURVEYING, INC.
729 MOLALLA AVE., SUITE 1 & 2
OREGON CITY, OREGON 97045
PHONE 503.650.0188 FAX 503.650.0189

TENTATIVE PLAN - PROPOSED FOOTPRINTS
TAX LOT 700, T.2S, R.1E, SECTION 13CD
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
SCALE: 1"=50'

CLIENT: JAMESON
ORIG. DATE: 9/11/2015
DRAWN BY: CJB
SHEET No. 1 OF 1

CEDAROAK PARK PLAT NO. 2

LEGEND:

- DECIDUOUS TREE
- EVERGREEN TREE
- ARBORVITAE
- UTILITY POLE
- WATER METER

- XG GAS LINE
- XSS SANITARY SEWER LINE
- XW WATER LINE

EDGE OF WATER (TIED
SEPTEMBER 17, 2008)

DEVELOPMENT
RESTRICTION AREA
ON-SITE PRIVATE
STORMWATER DETENTION
AND TREATMENT

EDGE OF WATER (TIED
SEPTEMBER 17, 2008)

TREE LEGEND:

- 1-3 SMALL 4-6" CEDAR
- 4-7 38-42" LOCUST
- 8 60-72" COTTONWOOD
- 9-11 24" RIVER TREES

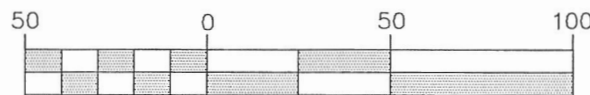
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BASE FLOOD ELEVATION OF 46 FEET PER FLOOD
INSURANCE RATE MAP PANEL 19 OF 1175 (MAP
NO. 41005C0019D)

NOTE: PROPOSED SILT FENCES TO BE
CONSTRUCTED 1 FOOT FROM SIDE PROPERTY LINES
AND 3 FEET FROM TOP OF BANK

OWNER: PETER W. JAMESON
AND PAMELA JAMESON
18480 NIXON AVENUE CITY OF
WEST LINN

GRAPHIC SCALE



(IN FEET)
1 INCH = 50 FEET

CLIENT: JAMESON
ORIG. DATE: 9/11/2015
DRAWN BY: CJB
SHEET No. 1 OF 1

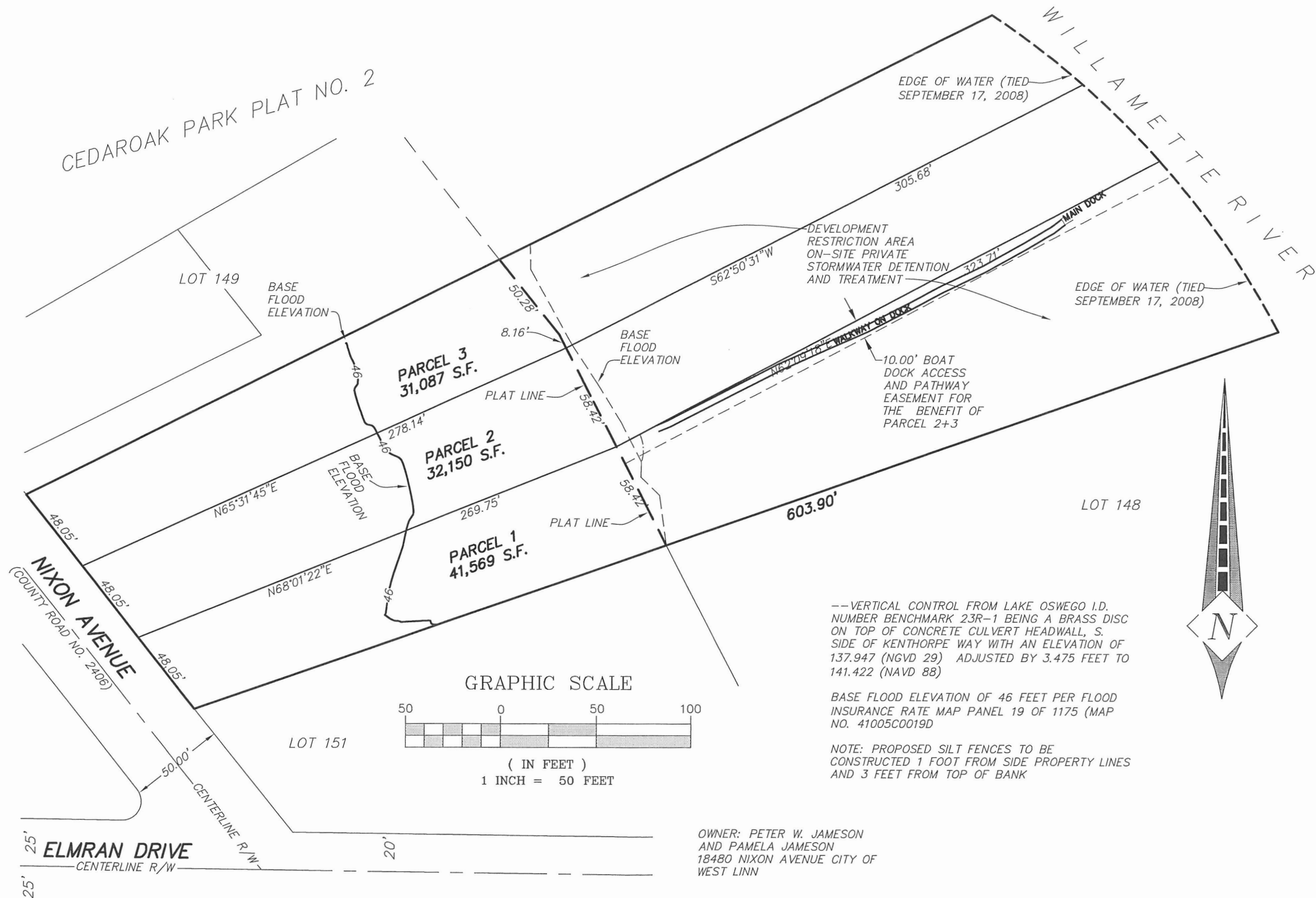
TENTATIVE PLAN-TREES AND CURRENT UTILITIES

TAX LOT 700, T.2S, R.1E, SECTION 13CD

CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

SCALE: 1"=50'

CENTERLINE CONCEPTS
LAND SURVEYING, INC.
729 MOLALLA AVE., SUITE 1 & 2
OREGON CITY, OREGON 97045
PHONE 503.650.0188 FAX 503.650.0189



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TENTATIVE PLAN
TAX LOT 700, T.2S, R.1E, SECTION 13CD
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
SCALE: 1"=50'

CLIENT: JAMESON
ORIG. DATE: 9/11/2015
DRAWN BY: CJB
SHEET No. 1 OF 1



Request for Multifamily and Residential Development

Portland General Electric

Applicant Information Date 9/16/15 PGE Work Request No. _____

Project/Customer Name Jameson Email Peter@Jrprop.net

Service address 19490 Nixon Ave City West Linn

Nearest cross street Elmman Zip _____

Billing information

Name Peter Jameson Company name _____

Mailing Address 19490 Nixon Ave City West Linn

Zip 97069

Phone Number(s) 503 320 1990 Email Peter@Jrprop.net

Contact Information (if different from Billing Information, such as on-site electrical contractor, engineer, or architect)

Name _____ Company name _____

Mailing address _____ City _____ Zip _____

Phone number(s) _____ Email _____

Multifamily Information

Estimated Connection Date TDD ~ 6-9 mo

Subdivision <input type="checkbox"/>	Minor partition <input checked="" type="checkbox"/>	Manufactured home park <input type="checkbox"/>	Number of lots <u>3</u>
Apt/Condo <input type="checkbox"/>	Rowhouse/Townhomes <input type="checkbox"/>	Number of units _____	Number of house services _____
		Number of bldgs _____	
		Amps per unit _____	Service size (amps) _____
		Sq.Ft. per unit _____	Service voltage _____

Service Type Requested: Overhead ☐ Underground ☐ If existing, will service be: Conversion ☒ Relocate ☐

Customer Load	Electric/KW	Gas
Lighting	<input checked="" type="checkbox"/>	
Water heater		<input checked="" type="checkbox"/>
Range		<input checked="" type="checkbox"/>
Space heat/furnace		<input checked="" type="checkbox"/>
Air conditioning/Heat pump Tons _____ Lock rotor amps _____	<input checked="" type="checkbox"/>	
Number of AC/HP units	<u>3</u>	
Largest motor		
Electric vehicle charging unit	<input checked="" type="checkbox"/>	
Number of EV units _____	<u>3</u>	
Other		

A Scaled Site Plan Showing Preferred Ground Level Service and Meter Location is Required along with a Detailed Drawing of Switchgear and Electrical Room Specifications, if Applicable.

****Please see attached Requirements for Electronic Files****

B | Appendix B, Commercial Service

Cost of design changes due to inadequate/inaccurate information will be borne by the property owner or electrician. Load data forms without plans may be delayed and/or not processed. Site, grading, utility and landscaping plans are required to complete PGE electrical design.

Customer Signature [Signature] Date 9/16/15
(Must have signature to process)

Service Coordinators: 7800 SW Mohawk St., Tualatin, OR 97062 Office: 503-736-5450 or 800-542-8818
Fax 503-736-5451 or 503-736-5452

Note: I HAVE met onsite w/Chris Jewett
His recommendation is put a new riser for
Replacement power for Parcel #1 & Run an
ADDITIONAL riser TO 3" UNDERGROUND TO Service
Parcel 2 & 3 placing VAULT AT property line
Between lots 2 & 3

3 - Lot Credits 1600-1700 RECH

3" line Buried 3' From existing Pole
To Service Lots 2 & 3

meeting 9:30 AM 9/17/15

PWS

Requirements for Obtaining Electric Service for Multifamily and Residential Development

Customer Responsibilities

1. Obtain building and electrical permits from the appropriate municipality. Obtain easements and tree-trimming permits if required.
2. Complete the *Request for Multifamily and Residential Development* form. See page B-5 for the form.
3. Provide the scaled plot or site plan that was submitted for the building permit. Include a detail of the electrical room(s) and switchboard(s) for PGE acceptance. Refer to *Requirements for Electronic Files* in Appendix A.
4. All pertinent documents, such as the signed Line Extension Cost Agreement and any permits or easements—as well as any money owed to PGE—must be received by PGE prior to the final inspection of your service by PGE and before a PGE line crew can be scheduled to connect your service.
5. Before digging a trench, contact the Service and Design Project Manager for design approval.
6. All costs associated with digging trenches, installing pads, vaults, conduit, handling road crossings, and permits are the responsibility of the Customer.
7. Right-of-way excavation must be performed by a PGE-approved contractor. Contact the Service and Design Project Manager for further information.
8. Arrange a preconstruction meeting between the excavation contractor and PGE at the job site.
9. Obtain an inspection by PGE and approval of the trench, conduit, and vault before backfilling.
10. After passing the appropriate municipal electrical inspection, request an inspection by PGE by contacting a Service Coordinator at 800-542-8818 or 503-736-5450 in the Portland metro area. PGE will not energize the service until all inspections have been performed.
11. Contact the Oregon Utility Notification Center (OUNC) for location of underground utilities. Call 8-1-1, 800-332-2344, or 503-246-6699 in the Portland metro area, or visit www.callbeforeyoudig.org.

PGE Responsibilities

1. PGE prepares an installation design and determines the Customer costs from PGE, if any. Allow 60 days for preparation of an installation design.
2. PGE inspects all electrical services, trenches, conduits, and vault systems upon Customer request.
3. PGE schedules the connection of service after all Customer responsibilities have been met.

ESTIMATE

FETTIG

OR - 186990 □ WA - FETTICC907J7

COMMERCIAL CONSTRUCTION

INC.

RESIDENTIAL / COMMERCIAL

OFFICE: 503.692.0598 FAX: 503.625.6954

DATE

9/21/2015

ESTIMATE #

1

CUSTOMER

Pahlisch Homes Inc.
63088 NE 18th St., Suite 100
Bend, OR 97701
PH#541-385-6762

JOB ADDRESS

18480 Nixon Ave
West Linn, OR

ITEM	MEASUREMENTS	QTY	UNITS	RATE	TOTAL
City Sidewalk	estimated from plans provided	900	sq.ft.	\$ 3.25	\$ 2,925.00
Curb & Gutter	24" combo	100	ln.ft.	\$ 22.00	\$ 2,200.00
Rock	3/4 - supplied by builder	0	load	\$ 280.00	\$ -
Concrete Additives	Cold Weather Additives \$.15 sq.ft.	20	yds.	\$ 243.00	\$ 243.00

Notes: all excavation and site prep done by others.

All material guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of ----->>>

\$ 5,368.00

With payments to be made as follows: Terms on Record

Questions About This Quote, Please Call: Josh Delafield at 503-519-9216

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and public Liability Insurance on above work to be taken out by Fettig Construction, Inc.

Fettig Construction, Inc. will complete the work described in this proposal in a workmanlike manner and to industry standards. Work is guaranteed to be within the standards set by the Construction Contractors Board for the state of Oregon & Washington for 1 year from date of completion. Cracks of less than 1/8 inch vertical separation or less than 1/4 inch horizontal separation are within industry standards for this job.

ACCEPTANCE OF PROPOSAL NUMBER**1****DATED: 9/21/2015**

The above prices, specifications and conditions are satisfactory and are hereby accepted. Fettig is authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____

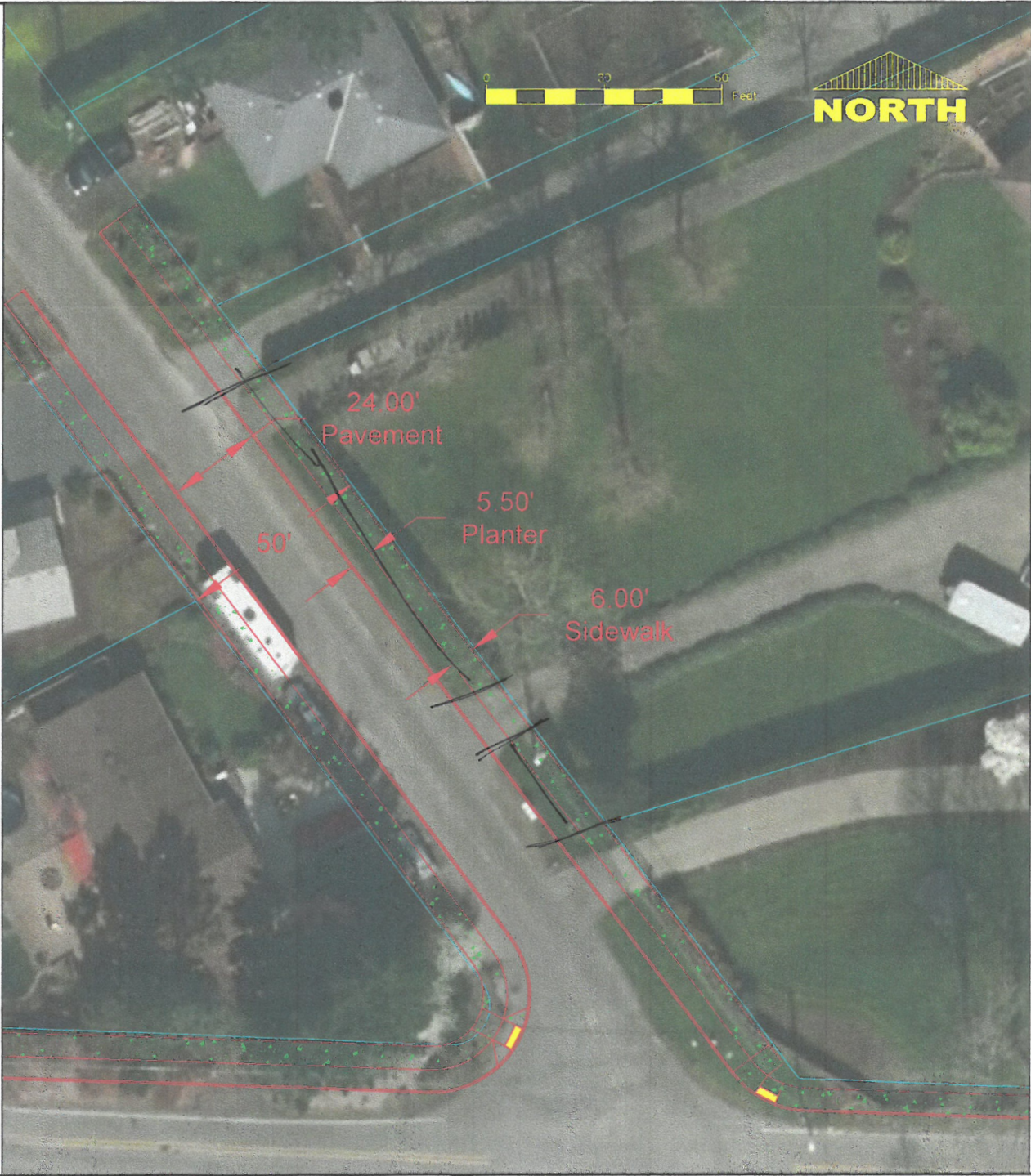
Name: Pahlisch Homes Inc.

Date: _____

Applicant has the option of request to pay a fee in lieu of street improvement.

Applicant should contact PGE to discuss placing existing overhead utilities underground.

PGE Contact Information:
Chris Jewett
503-672-5481



GENERAL NOTE All work within the project limits shall conform to the City of West Linn Public Works Design Standards, Standard Construction Specifications, and Standard Drawings.		GIS BASE MAP INFORMATION Data Source: Western GIS ODGC Disclaimer: This map is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.		ATTENTION Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center (OUNC) for locating underground utilities. You may obtain copies of the rules by calling the center. (Note the telephone number for the Oregon Utility Notification Center is (503) 232-1987).			
REVISION DATE DESCRIPTION		18480 NIXON AVE		CONSULTANT OR CONTRACTOR NAME: ADDRESS: PHONE: FAX:		CITY OF WEST LINN 22500 SALAMO ROAD WEST LINN, OREGON 97140 WWW.WESTLINN.ORG PHONE: (503) 567-0311 FAX: (503) 650-9041	
COVER SHEET E1		STREET IMPROVEMENT EXHIBIT		PROJECT NO.: KLE DESIGNED BY: NMB DRAWN BY: CHECKED BY: DATE: JANUARY 26, 2015			
SHEET 1 OF 1							