



DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Darran Wyss</i>	PROJECT No(s). <i>MIP-16-01</i>	
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S) <i>2800.00</i>	TOTAL <i>2800-</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 type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input 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: <i>1925 19TH STREET</i> <i>WEST LINN</i>	Assessor's Map No.: <i>21E34DD</i>
	Tax Lot(s): <i>1300</i>
	Total Land Area: <i>.48 AC</i>

Brief Description of Proposal: *REMOVE EXISTING HOUSE, 2 PARCEL PARTITION PLAT. FEE IN LIEU FOR FRONTAGE.*

Applicant Name: (please print) <i>ADAM HOESLY, MATT EDWARDS</i> Address: <i>14102 GOODALL ROAD</i> City State Zip: <i>LAKE OSWEGO, OR 97034</i>	Phone: <i>503 752 6572</i> Email: <i>adamhresly@gmail.com</i>
Owner Name (required): (please print) <i>EDWARDS GROUP LLC</i> Address: <i>14102 GOODALL ROAD</i> City State Zip: <i>LAKE OSWEGO, OR 97034</i>	Phone: Email:
Consultant Name: (please print) <i>TRISHA CLARK - NW LAND PLANNING</i> Address: <i>PO BOX 230121</i> City State Zip: <i>TIGARD, OR 97281</i>	Phone: <i>503 330 2019</i> Email: <i>trisha_clark@hotmail.com</i>

- All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- 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.

<i>[Signature]</i>	<i>4/1/16</i>	<i>Rebecca J. Edwards</i>	<i>4-1-16</i>
Applicant's signature	Date	Owner's signature (required)	Date
		managing member	
		Edwards Group LLC	

**LAND USE APPLICATION
2 PARCEL MINOR PARTITION**

1925 19th STREET

Submitted to:
City of West Linn
Planning & Development
22500 Salamo Road #1000
West Linn, Oregon 97068

Submitted on Behalf of:
Adam Hoesly / Matt Edwards
14102 Goodall Road
Lake Oswego, Oregon 97034

Prepared by:
NW Land Planning
PO Box 230121, Tigard, OR 97281
trisha_clark@hotmail.com

Professional Land Surveying By:
Ferguson Land Surveying
646 SE 106th Ave., Portland, OR 97216

Professional Civil Engineering By:
THETA LLC
PO Box 1345, Lake Oswego, OR 97035

March 31, 2016

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1925 19th Street
2 Parcel Minor Partition

Contacts

APPLICANT:	ADAM HOESLY / MATT EDWARDS 14102 Goodall Road Lake Oswego, Oregon 97034 503.752.6572 adamhoesly@gmail.com
APPLICANT'S REPRESENTATIVE:	NW LAND PLANNING Trisha Clark PO Box 230121 Tigard, Oregon 97281 phone: 503.330.2019 email: trisha_clark@hotmail.com
PROPERTY OWNER:	EDWARDS GROUP LLC 14102 Goodall Road Lake Oswego, Oregon 97034
LAND SURVEYOR:	FERGUSON LAND SURVEYING Joe Ferguson, PLS 646 SE 106 th Avenue Portland, Oregon 97216 503.408.0601
CIVIL ENGINEER:	THETA LLC Bruce Goldson, PE PO Box 1345 Lake Oswego, Oregon 97035 thelaeng@comcast.net

Application Summary

SUBJECT PROPERTY:	Tax Lot 1300, Assessor's Map 2 1E 34DD City of West Linn, Clackamas Co., Oregon
SITE ADDRESS:	1925 19 th Street
SITE SIZE:	0.48 Acres Total
ZONING:	R-10

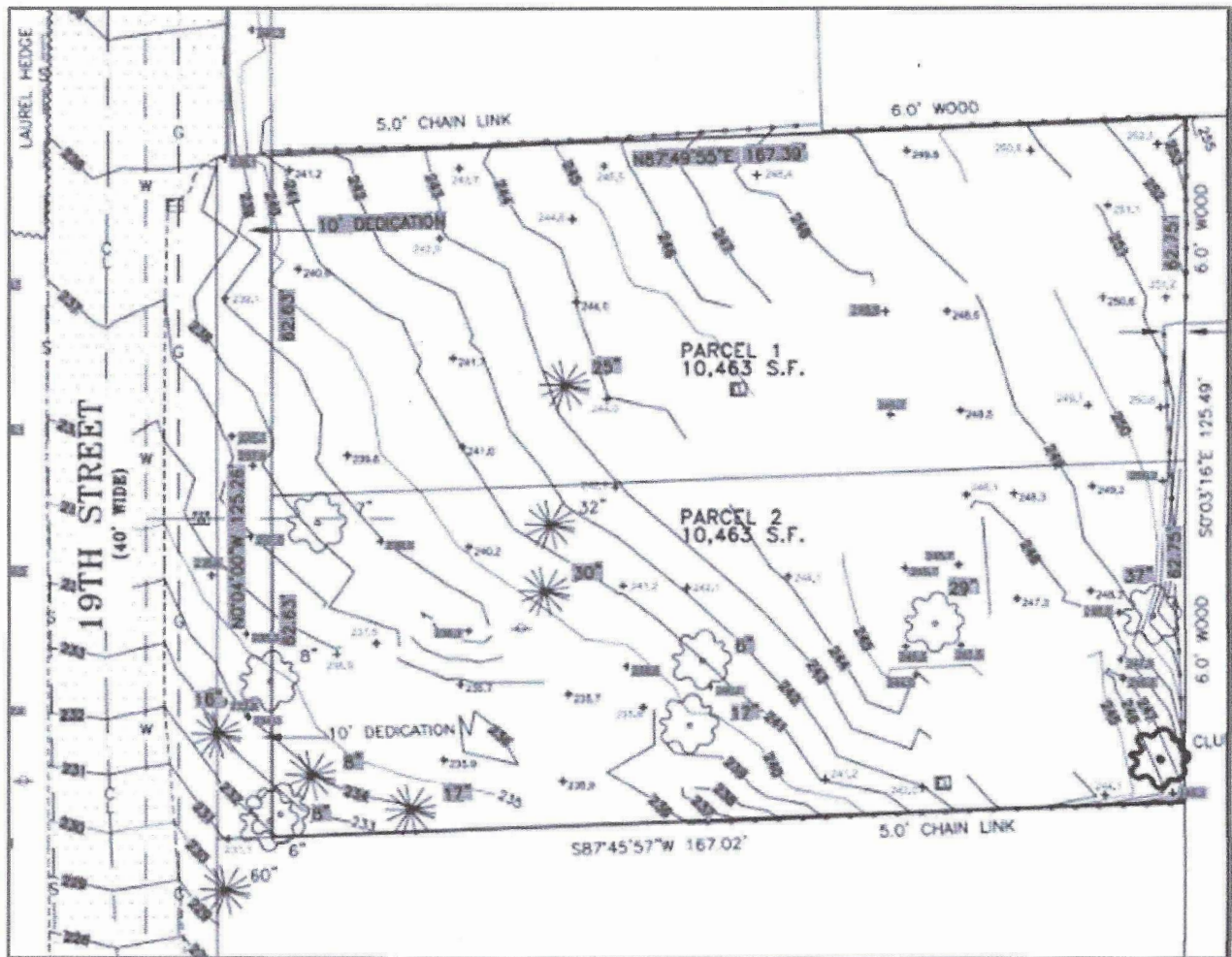


Figure 1 PROPOSED PRELIMINARY PLAT

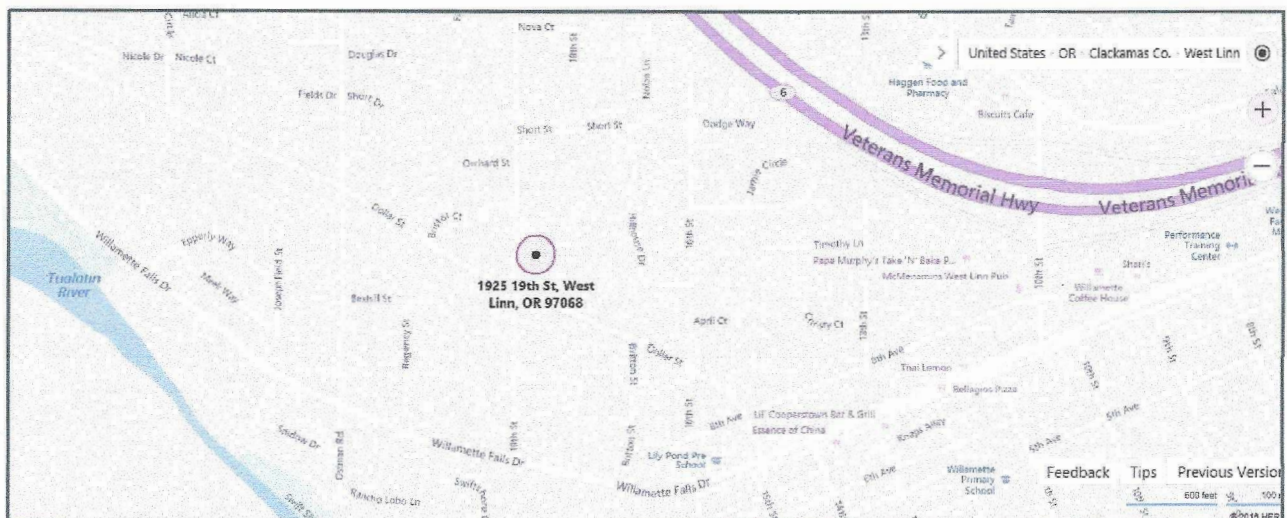


Figure 2 PROJECT VICINITY MAP

SITE DESCRIPTION

The subject site is identified on Assessor's Tax Map 2 1E 34DD Tax Lot 01300, in the city of West Linn, in Clackamas County, Oregon and is addressed as 1925 19th Street. The parcel contains approximately 20,926 square feet and is within the city's R-10 land use zone.

There is an existing house on the site located upon the north side of the site which will be removed as a part of the development of this property. The site is slightly sloped from northeast to southwest, with a high elevation of approximately 253 feet at the northeast corner of the site and a low elevation of approximately 231 feet at the southwest corner of the site, near 19th Street.

The parcel has a number of large and small trees, and other vegetation related to landscaping for the existing house, as shown on the Existing Conditions Plan included with this request. Trees will be retained where possible, trees to be removed will be within the building pad and driveway areas.

SUMMARY OF PROPOSAL

The applicant is requesting approval of a two (2) parcel partition of the site, which is within the R-10 zoning. The site contains approximately .48 acres or 20,926 square feet, allowing the site to be divided into two parcels of 10,463 square feet each for the placement of single family detached dwelling units.

The applicant met with the city for a pre-application conference, where it was determined that the applicant can propose a fee in lieu of construction of the improvements for 19th Street. The applicant has included with this request the required engineering plans to demonstrate 60% to determine the fee amount, to be paid by the applicant before recording the final partition plat. Additionally, there will be 10.00 feet of right of way dedication along the frontage to 19th Street. The Pre-Application Notes are included as Exhibit "A" within the Appendices of this application package.

As demonstrated within the Preliminary Plans, the new parcels will be served with all public services. Public water is available from the City of West Linn by the water mainline within the right of way of 19th Street. The existing house is already provided water service by individual meter, which will be retained for the new house on Parcel 1 and the Parcel 2 will be serviced by a new individual meter connected to the existing line within 19th Street, as shown on the Preliminary Utility Plan. Sanitary sewer from the City of West Linn is available to the site from a line within the right of way of 19th Street. Parcel 1 will retain the exiting lateral that serve the existing house for the use of the new house on Parcel 1 and the new parcel will be connected to the public sanitary sewer for individual service by a 4" lateral from this public line.

The two parcels will be developed with the required and appropriate utilities in compliance with the requirements of the City of West Linn, as demonstrated within the Preliminary Site Plan and within the appropriate sections of this narrative. Within this application, the applicant's representative has addressed the appropriate code sections of the City of West Linn's Development Code for the R-10 zone, along with all other applicable code sections of the Development Code.

Chapter 11 - SINGLE-FAMILY RESIDENTIAL DETACHED, R-10

11.030 PERMITTED USES

The following are uses permitted outright in this zoning district

1. Single-family detached residential unit.

Response: The applicant is proposing the new parcel for the placement of a Single-family detached dwelling, which is an allowed Use in the R10 Zone, therefore this standard is met.

11.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

Except as may be otherwise provided by the provisions of this code, the following are the requirements for uses within this zone:

1. The minimum lot size shall be 10,000 square feet for a single-family detached unit.
2. The minimum front lot line length or the minimum lot width at the front lot line shall be 35 feet.
3. The average minimum lot width shall be 50 feet.
4. *Repealed by Ord. 1622.*

Response: The proposed parcels are 10,463 square feet and 62.63 feet wide, exceeding the dimensional requirements of the R-10 zone, therefore this standard is met.

5. Except as specified in CDC 25.070(C)(1) through (4) for the Willamette Historic District, the minimum yard dimensions or minimum building setback area from the lot line shall be:
 - a. For the front yard, 20 feet; except for steeply sloped lots where the provisions of CDC 41.010 shall apply.
 - b. For an interior side yard, seven and one-half feet.
 - c. For a side yard abutting a street, 15 feet.
 - d. For a rear yard, 20 feet.

Response: The applicant or assigns will comply with the required setbacks with the placement of the future homes on the new parcels.

6. The maximum building height shall be 35 feet, except for steeply sloped lots in which case the provisions of Chapter 41 CDC shall apply.

Response: The applicant or assigns will comply with the required building heights for the future homes on the new parcels.

7. The maximum lot coverage shall be 35 percent.

Response: The new parcels will be 10,643 square feet, therefore the lot coverage for the new parcels will be 3725.05 square feet, the applicant or assigns will be sure the future homes will comply with this requirement with the Building Permits for each of the new parcels.

8. The minimum width of an accessway to a lot which does not abut a street or a flag lot shall be 15 feet.

Response: No accessways not abutting a street are proposed with this request, this standard is not applicable.

9. The floor area ratio shall be 0.45. Type I and II lands shall not be counted toward lot area when determining allowable floor area ratio, except that a minimum floor area ratio of 0.30 shall be allowed regardless of the classification of lands within the property. That 30 percent shall be based upon the entire property including Type I and II lands. Existing residences in excess of this standard may be replaced to their prior dimensions when damaged without the requirement that the homeowner obtain a non-conforming structures permit under Chapter 66 CDC.

10. The sidewall provisions of Chapter 43 CDC shall apply. (Ord. 1175, 1986; Ord. 1298, 1991; Ord. 1377, 1995; Ord. 1538, 2006; Ord. 1614 § 2, 2013; Ord. 1622 § 24, 2014)

Response: The applicant will comply with the provided of the city's building and zoning codes for the design and placement of the new homes and will not exceed the floor area ratio as required by the city.

DIVISION 8. LAND DIVISION
Chapter 85 - GENERAL PROVISIONS

85.150 APPLICATION – TENTATIVE PLAN

A. The applicant shall submit a completed application which shall include:

1. The completed application form(s).
2. Copies of the tentative plan and supplemental drawings shall include one copy at the original scale plus one copy reduced in paper size not greater than 11 inches by 17 inches. The applicant shall also submit one copy of the complete application in a digital format acceptable to the City. When the application submittal is determined to be complete, additional copies may be required as determined by the Community Development Department.
3. A narrative explaining all aspects of land division per CDC 85.200.

B. The applicant shall pay the requisite fee. (Ord. 1401, 1997; Ord. 1408, 1998; Ord. 1442, 1999; Ord. 1613 § 19, 2013; Ord. 1621 § 25, 2014; Ord. 1622 § 19, 2014)

Response: The completed application form, copies of the Tentative Plans and supplemental information and narrative along with the required fee amount are all included with this packet.

85.160 SUBMITTAL REQUIREMENTS FOR TENTATIVE PLAN

A. A City-wide map shall identify the site. A vicinity map covering one-quarter-mile radius from the development site shall be provided in the application showing existing subdivisions, streets, and unsubdivided land ownerships adjacent to the proposed subdivision and showing how proposed streets and utilities may be extended to connect to existing streets and utilities.

Response: A Vicinity Map is included within the appendices as Exhibit B. All of the surrounding properties to the site are fully developed with single family homes and adjacent parcels cannot be further divided.

B. The tentative subdivision plan shall be prepared by a registered civil engineer and/or a licensed land surveyor. A stamp and signature of the engineer or surveyor shall be included on the tentative subdivision plan. A tentative minor partition plan (three lots or less) is only required to be drawn to scale and does not have to be prepared by an engineer or surveyor.

Response: The site has been surveyed by Joe Ferguson, PLS and the Preliminary Plans are based on that information.

C. The tentative plan of a subdivision or partition shall be drawn at a scale not smaller than one inch equals 100 feet, or, for areas over 100 acres, one inch equals 200 feet.

Response: The included Preliminary plans are at 1" = 20'.

D. The following general information shall be shown on the tentative plan of subdivision or partition:

1. Proposed name of the subdivision and streets; these names shall not duplicate nor resemble the name of any other subdivision or street in the City and shall be determined by the City Manager or designee. Street names should be easily spelled, pronounced, and of limited length. All new street names must, to the greatest extent possible, respect and be representative of the surrounding geography and existing street names. Street names should consider any prominent historical City figures or neighborhood themes that exist. Subdivision street names may not reference names of the builder or developer.
2. Date, north arrow, scale of drawing, and graphic bar scale.
3. Appropriate identification clearly stating the drawing as a tentative plan.
4. Location of the proposed division of land, with a tie to the City coordinate system, where established, and a description sufficient to define its location and boundaries, and a legal description of the tract boundaries.
5. Names and addresses of the owner, developer, and engineer or surveyor.

Response: The included plans include the information as required by D.1-5 above.

E. The following existing conditions shall be shown on the tentative plan of a subdivision or partition:

1. The location, widths, and names of all existing or platted streets and rights-of-way within or adjacent to the tract (within 50 feet), together with easements and other important features such as section lines, donation land claim corners, section corners, City boundary lines, and monuments.
2. Contour lines related to the U.S. Geological Survey datum or some other established benchmark, or other datum approved by the Planning Director and having the following minimum intervals:
 - a. Two-foot contour intervals for ground slopes less than 20 percent.
 - b. Five-foot contour intervals for ground slopes exceeding 20 percent.

Response: The included plans include the information as required by E.1 and 2 above, contours are at one foot intervals.

3. The location of any control points that are the basis for the applicant's mapping.

4. The location, by survey, and direction of all watercourses and areas subject to periodic inundation or storm drainageway overflow or flooding, including boundaries of flood hazard areas as established by the U.S. Army Corps of Engineers or the City zoning ordinance.

Response: *There are no water courses on the site.*

5. Natural features such as rock outcroppings, wetlands tied by survey, wooded areas, heritage trees, and isolated trees (six-inch diameter at five feet above grade) identified by size, type, and location. All significant trees and tree clusters identified by the City Arborist using the criteria of CDC 55.100(B)(2), and all heritage trees, shall be delineated. Trees on non-Type I and II lands shall have their "dripline plus 10 feet" protected area calculated per CDC 55.100(B)(2) and expressed in square feet, and also as a percentage of total non-Type I and II area.

Response: *All trees larger than 6" are shown on the Site Map and also are denoted in the Tree Inventory that is Exhibit "C" within the appendices of this package.*

6. Existing uses of the property, including location of all existing structures. Label all structures to remain on the property after platting.

Response: *The existing uses and structures are shown on the Preliminary Plans; all buildings are to be removed as a part of the development of the site.*

7. Identify the size and location of existing sewers, water mains, culverts, drain pipes, gas, electric, and other utility lines within the site, and in the adjoining streets and property.

Response: *The engineering plan from the applicant's civil engineer shows the information required above and is included with this request.*

8. Zoning on and adjacent to the tract.
9. Existing uses to remain on the adjoining property and their scaled location.
10. The location of any existing bicycle or pedestrian ways.
11. The location of adjacent transit stops.

Response: *The included plans include the information as required by D.8 and 9 above. There are no existing bicycle or pedestrian ways or transit stops near the site.*

F. The following proposed improvements shall be shown on the tentative plan or supplemental drawings:

1. The street – street location, proposed name, right-of-way width, and approximate radius of curves of each proposed street and street grades. Proposed street names shall comply with the street naming method explained in CDC 85.200(A)(12).

2. The type, method, and location of any erosion prevention and sediment control measures and/or facilities in accordance with the most current version of Clackamas County's *Erosion/Sedimentation Control Plans Technical Guidance Handbook*, which are necessary to prevent and control visible or measurable erosion as determined by the following criteria:

- a. Deposition of soil, sand, dirt, dust, mud, rock, gravel, refuse, or any other organic or inorganic material exceeding one cubic foot in volume in a public right-of-way or public property, or into the City surface water management system either by direct deposit, dropping, discharge, or as a result of erosion; or
- b. Flow of water over bare soils, turbid or sediment-laden flows, or evidence of on-site erosion such as rivulets or bare soil slopes, where the flow of water is not filtered or captured on the development site; or
- c. Earth slides, mud flows, land slumping, slope failure, or other earth movement that is likely to leave the property of origin.

Additional on-site measures may later be required if original measures prove to be inadequate in meeting these attainment standards. For the purposes of this code, "one cubic foot in volume" is defined to include the volume of material, wet or dry, at the time of deposition and includes any water of a discolored or turbid nature.

3. Any proposed infrastructure improvements that address those identified in the City Transportation System Plan.

Response: The engineering plan from the applicant's civil engineer shows the information required above and is included with this request.

4. Any proposed bicycle or pedestrian paths. The location of proposed transit stops.

Response: There are no existing bicycle or pedestrian ways or transit stops near the site.

5. Any easement(s) – location, width, and purpose of the easement(s).

Response: There are not any known easements on the subject site.

6. The configuration including location and approximate dimensions and area of each lot or parcel, and in the case of a subdivision, the proposed lot and block number.

Response: The proposed parcels location, dimensions and square footages are shown on the Tentative Site Plan, included with this request.

7. A street tree planting plan and schedule approved by the Parks Department.

Response: No street trees are proposed.

8. Any land area to be dedicated to the City or put in common ownership.

Response: The 10 foot right of way dedication is shown on the Tentative Site Plan.

9. Phase boundaries shall be shown. (Ord. 1382, 1995; Ord. 1403, 1997; Ord. 1544, 2007; Ord. 1565, 2008; Ord. 1636 §§ 53, 54, 2014)

Response: The partition will be completed in one phase.

85.170 SUPPLEMENTAL SUBMITTAL REQUIREMENTS FOR TENTATIVE SUBDIVISION OR PARTITION PLAN

The following information shall be submitted to supplement the tentative subdivision plan:

A. General.

1. Narrative stating how the plan meets each of the applicable approval criteria and each subsection below.

Response: This report addresses the applicable standards and criteria of the city's development code.

2. Statement or affidavit of ownership of the tract (County Assessor's map and tax lot number).
3. A legal description of the tract.

Response: A copy of the latest deed is included in the appendices, Exhibit "D". The deed includes a legal description of the subject site.

4. If the project is intended to be phased, then such a proposal shall be submitted at this time with drawing and explanation as to when each phase will occur and which lots will be in each phase.
5. Where the land to be subdivided or partitioned contains only a part of the contiguous land owned by the developer, the Commission or Planning Director, as applicable, shall require a master plan of the remaining portion illustrating how the remainder of the property may suitably be subdivided.

Response: The partition will be completed in one phase. The owner of the site does not own any contiguous properties.

6. Where the proposed subdivision site includes hillsides, as defined in CDC 02.030 Type I and II lands, or any lands identified as a hazard site in the West Linn Comprehensive Inventory Plan Report, the requirements for erosion control as described in CDC 85.160(F)(2) shall be addressed in a narrative.

Response: The site does not contain any hillsides.

7. Table and calculations showing the allowable number of lots under the zone and how many lots are proposed.

Response: The Tentative Site Plan includes the density calculations for the site.

8. Map and table showing square footage of site comprising slopes by various classifications as identified in CDC 55.110(B)(3).

Response: The site does not contain any hillsides or significant slopes.

B. Transportation.

1. Centerline profiles with extensions shall be provided beyond the limits of the proposed subdivision to the point where grades meet, showing the finished grade of streets and the nature and extent of street construction.

Response: The engineering plan from the applicant's civil engineer shows the information required above and is included with this request.

2. Traffic Impact Analysis (TIA).

c. When required. A Traffic Impact Analysis may be required to be submitted to the City with a land use application, when the following conditions apply:

1) The development application involves one or more of the following actions:

(A) A change in zoning or a plan amendment designation; or

(B) Any proposed development or land use action that ODOT states may have operational or safety concerns along a State highway; and

(C) The development shall cause one or more of the following effects, which can be determined by field counts, site observation, traffic impact analysis or study, field measurements, crash history, Institute of Transportation Engineers Trip Generation manual; and information and studies provided by the local reviewing jurisdiction and/or ODOT:

(1) An increase in site traffic volume generation by 250 average daily trips (ADT) or more (or as required by the City Engineer); or

- (2) An increase in use of adjacent streets by vehicles exceeding the 20,000-pound gross vehicle weights by 10 vehicles or more per day; or
- (3) The location of the access driveway does not meet minimum intersection sight distance requirements, or is located where vehicles entering or leaving the property are restricted, or such vehicles queue or hesitate on the State highway, creating a safety hazard; or
- (4) The location of the access driveway does not meet the access spacing standard of the roadway on which the driveway is located; or
- (5) A change in internal traffic patterns that may cause safety problems, such as backup onto the highway or traffic crashes in the approach area.

Response: *It was determined at the time of the Pre-Application meeting that the site does not meet the threshold for a TIA, this standard is not applicable to this request.*

C. Grading.

1. If areas are to be graded, a plan showing the location of cuts, fill, and retaining walls, and information on the character of soils shall be provided. The grading plan shall show proposed and existing contours at intervals per CDC 85.160(E)(2).
2. The grading plan shall demonstrate that the proposed grading to accommodate roadway standards and create appropriate building sites is the minimum amount necessary.

Response: *No grading is proposed. Any grading for the site will be in conjunction with the placement of the new homes and will be reviewed with the Building Permits for the future homes.*

D. Water.

1. A plan for domestic potable water supply lines and related water service facilities, such as reservoirs, etc., shall be prepared by a licensed engineer consistent with the adopted Comprehensive Water System Plan and most recently adopted updates and amendments.
2. Location and sizing of the water lines within the development and off-site extensions. Show on-site water line extensions in street stubouts to the edge of the site, or as needed to complete a loop in the system.
3. Adequate looping system of water lines to enhance water quality.

4. For all non-single-family developments, calculate fire flow demand of the site and demonstrate to the Fire Chief. Demonstrate to the City Engineer how the system can meet the demand.

Response: *The new homes will be connected to the existing public water system within 19th Street, no new water systems are proposed.*

E. Sewer.

1. A plan prepared by a licensed engineer shall show how the proposal is consistent with the Sanitary Sewer Master Plan and subsequent updates and amendments. Agreement with that plan must demonstrate how the sanitary sewer proposal will be accomplished and how it is efficient. The sewer system must be in the correct zone.
2. Sanitary sewer information will include plan view of the sanitary sewer lines, including manhole locations and depths. Show how each lot or parcel would be sewerred.
3. Sanitary sewer lines shall be located in the public right-of-way, particularly the street, unless the applicant can demonstrate why the alternative location is necessary and meets accepted engineering standards.
4. Sanitary sewer line should be at a depth that can facilitate connection with down-system properties in an efficient manner.
5. The sanitary sewer line should be designed to minimize the amount of lineal feet in the system.
6. The sanitary sewer line shall minimize disturbance of natural areas and, in those cases where that is unavoidable, disturbance shall be mitigated pursuant to the appropriate chapters (e.g., Chapter 32 CDC, Water Resource Area Protection).
7. Sanitary sewer shall be extended or stubbed out to the next developable subdivision or a point in the street that allows for reasonable connection with adjacent or nearby properties.
8. The sanitary sewer system shall be built pursuant to Department of Environmental Quality (DEQ), City, and Tri-City Service District sewer standards. This report should be prepared by a licensed engineer, and the applicant must be able to demonstrate the ability to satisfy these submittal requirements or standards at the pre-construction phase.

Response: *The new homes will be connected to the existing public sanitary sewer system within 19th Street, no new sewer systems are proposed.*

F. Storm. A proposal shall be submitted for storm drainage and flood control including profiles of proposed drainageways with reference to the most recently adopted Storm Drainage Master Plan. (Ord. 1382, 1995; Ord. 1401, 1997; Ord. 1425, 1998; Ord. 1442, 1999; Ord. 1584, 2008; Ord. 1604 § 65, 2011; Ord. 1635 § 33, 2014; Ord. 1636 § 54, 2014)

Response: The new homes will have rain gardens for storm water management, to be reviewed and approved with the Building Permit for the future homes.

85.200 APPROVAL CRITERIA

No tentative subdivision or partition plan shall be approved unless adequate public facilities will be available to provide service to the partition or subdivision area prior to final plat approval and the Planning Commission or Planning Director, as applicable, finds that the following standards have been satisfied, or can be satisfied by condition of approval.

A. Streets.

1. General. The location, width and grade of streets shall be considered in their relation to existing and planned streets, to the generalized or reasonable layout of streets on adjacent undeveloped lots or parcels, to topographical conditions, to public convenience and safety, to accommodate various types of transportation (automobile, bus, pedestrian, bicycle), and to the proposed use of land to be served by the streets. The functional class of a street aids in defining the primary function and associated design standards for the facility. The hierarchy of the facilities within the network in regard to the type of traffic served (through or local trips), balance of function (providing access and/or capacity), and the level of use (generally measured in vehicles per day) are generally dictated by the functional class. The street system shall assure an adequate traffic or circulation system with intersection angles, grades, tangents, and curves appropriate for the traffic to be carried. Streets should provide for the continuation, or the appropriate projection, of existing principal streets in surrounding areas and should not impede or adversely affect development of adjoining lands or access thereto.

To accomplish this, the emphasis should be upon a connected continuous pattern of local, collector, and arterial streets rather than discontinuous curvilinear streets and cul-de-sacs. Deviation from this pattern of connected streets should only be permitted in cases of extreme topographical challenges including excessive slopes (35 percent-plus), hazard areas, steep drainageways, wetlands, etc. In such cases, deviations may be allowed but the connected continuous pattern must be reestablished once the topographic challenge is passed. Streets should be oriented with consideration of the sun, as site conditions allow, so that over 50 percent of the front building lines of homes are oriented within 30 degrees of an east-west axis.

Internal streets are the responsibility of the developer. All streets bordering the development site are to be developed by the developer with, typically, half-street improvements or to City standards prescribed by the City Engineer. Additional travel lanes may be required to be consistent with adjacent road widths or to be consistent with the adopted Transportation System Plan (TSP) and any adopted updated plans.

An applicant may submit a written request for a waiver of abutting street improvements if the TSP prohibits the street improvement for which the waiver is requested. Those areas with numerous (particularly contiguous) under-developed or undeveloped tracts will be required to install street improvements. When an applicant requests a waiver of street improvements and the waiver is granted, the applicant shall pay an in-lieu fee equal to the estimated cost, accepted by the City Engineer, of the otherwise required street improvements. As a basis for this determination, the City Engineer shall consider the cost of similar improvements in recent development projects and may require up to three estimates from the applicant. The amount of the fee shall be established prior to the Planning Commission's decision on the associated application. The in-lieu fee shall be used for in kind or related improvements.

Streets shall also be laid out to avoid and protect tree clusters and significant trees, but not to the extent that it would compromise connectivity requirements per this subsection (A)(1), or bring the density below 70 percent of the maximum density for the developable net area. The developable net area is calculated by taking the total site acreage and deducting Type I and II lands; then up to 20 percent of the remaining land may be excluded as necessary for the purpose of protecting significant tree clusters or stands as defined in CDC 55.100(B)(2).

Response: The applicant has included with this request the required engineering plans to determine the amount for a fee in lieu of construction of street improvements and request that the city allow them to pay the fee in place of actually building out the improvements. The applicant will pay the appropriate fee amount before the final plat can be released to be recorded with the Clackamas County Surveyor.

2. Right-of-way and roadway widths. In order to accommodate larger tree-lined boulevards and sidewalks, particularly in residential areas, the standard right-of-way widths for the different street classifications shall be within the range listed below. But instead of filling in the right-of-way with pavement, they shall accommodate the amenities (e.g., boulevards, street trees, sidewalks). The exact width of the right-of-way shall be determined by the City Engineer or the approval authority. The following ranges will apply:

Additional rights-of-way for slopes may be required. Sidewalks shall not be located outside of the right-of-way unless to accommodate significant natural features or trees.

Response: The included plans show the required 10 feet of right of way dedication to 19th Street, which will be dedicated to the public with the final plat.

3. Street widths. Street widths shall depend upon which classification of street is proposed. The classifications and required cross sections are established in Chapter 8 of the adopted TSP. Streets are classified as follows.

Local streets have the sole function of providing access to immediately adjacent land. Service to through traffic movement on local streets is deliberately discouraged by design.

The following table identifies appropriate street width (curb to curb) in feet for various street classifications. The desirable width shall be required unless the applicant or his engineer can demonstrate that site conditions, topography, or site design require the reduced minimum width.

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:

5. Additionally, when determining appropriate street width, the decision-making body shall consider the following criteria:

- a. When a local street is the only street serving a residential area and is expected to carry more than the normal local street traffic load, the designs with two travel and one parking lane are appropriate.
- b. Streets intended to serve as signed but unstriped bike routes should have the travel lane widened by two feet.
- c. Collectors should have two travel lanes and may accommodate some parking. Bike routes are appropriate.
- d. Arterials should have two travel lanes. On-street parking is not allowed unless part of a Street Master Plan. Bike lanes are required as directed by the Parks Master Plan and Transportation Master Plan.

Response: The applicant will dedicate 10 feet of right of way, meeting the required street width for local streets.

6. Reserve strips. Reserve strips or street plugs controlling the access to streets are not permitted unless owned by the City.

Response: No reserve strips are requested or needed with this partition.

. Alignment. All streets other than local streets or cul-de-sacs, as far as practical, shall be in alignment with existing streets by continuations of the centerlines thereof. The staggering of street alignments resulting in "T" intersections shall, wherever practical, leave a minimum distance of 200 feet between the centerlines of streets having approximately the same direction and otherwise shall not be less than 100 feet.

8. Future extension of streets. Where necessary to give access to or permit a satisfactory future subdivision of adjoining land, streets shall be extended to the boundary of the subdivision and the resulting dead-end streets may be approved without turnarounds. (Temporary turnarounds built to Fire Department standards are required when the dead-end street is over 100 feet long.)

9. Intersection angles. Streets shall be laid out to intersect angles as near to right angles as practical, except where topography requires lesser angles, but in no case less than 60 degrees unless a special intersection design is approved. Intersections which are not at right angles shall

have minimum corner radii of 15 feet along right-of-way lines which form acute angles. Right-of-way lines at intersections with arterial streets shall have minimum curb radii of not less than 35 feet. Other street intersections shall have curb radii of not less than 25 feet. All radii shall maintain a uniform width between the roadway and the right-of-way lines. The intersection of more than two streets at any one point will not be allowed unless no alternative design exists.

Response: No streets are proposed.

10. Additional right-of-way for existing streets. Wherever existing street rights-of-way adjacent to or within a tract are of inadequate widths based upon the standards of this chapter, additional right-of-way shall be provided at the time of subdivision or partition.

Response: The applicant will dedicate 10 feet of right of way, meeting the required street width for local streets.

11. Cul-de-sacs.

Response: No cul de sacs are proposed.

12. Street names. No street names shall be used which will duplicate or be confused with the names of existing streets within the City. Street names that involve difficult or unusual spellings are discouraged. Street names shall be subject to the approval of the Planning Commission or Planning Director, as applicable. Continuations of existing streets shall have the name of the existing street. Streets, drives, avenues, ways, boulevards, and lanes shall describe through streets. Place and court shall describe cul-de-sacs. Crescent, terrace, and circle shall describe loop or arcing roads.

Response: No street names are required for this partition.

13. Grades and curves. Grades shall not exceed 8 percent on major or secondary arterials, 10 percent on collector streets, or 15 percent on any other street unless by variance. Willamette Drive/Highway 43 shall be designed to a minimum horizontal and vertical design speed of 45 miles per hour, subject to Oregon Department of Transportation (ODOT) approval. Arterials shall be designed to a minimum horizontal and vertical design speed of 35 miles per hour. Collectors shall be designed to a minimum horizontal and vertical design speed of 30 miles per hour. All other streets shall be designed to have a minimum centerline radii of 50 feet. Super elevations (i.e., banking) shall not exceed four percent. The centerline profiles of all streets may be provided where terrain constraints (e.g., over 20 percent slopes) may result in considerable deviation from the originally proposed alignment.

14. Access to local streets. Intersection of a local residential street with an arterial street may be prohibited by the decision-making authority if suitable alternatives exist for providing interconnection of proposed local residential streets with other local streets. Where a subdivision or partition abuts or contains an existing or proposed major arterial street, the decision-making authority may require marginal access streets, reverse-frontage lots with suitable depth, visual barriers, noise barriers, berms, no-access reservations along side and rear property lines, and/or

other measures necessary for adequate protection of residential properties from incompatible land uses, and to ensure separation of through traffic and local traffic.

15. Alleys. Alleys shall be provided in commercial and industrial districts unless other permanent provisions for access to off-street parking and loading facilities are made as approved by the decision-making authority. While alley intersections and sharp changes in alignment should be avoided, the corners of necessary alley intersections shall have radii of not less than 10 feet. Alleys may be provided in residential subdivisions or multi-family projects. The decision to locate alleys shall consider the relationship and impact of the alley to adjacent land uses. In determining whether it is appropriate to require alleys in a subdivision or partition, the following factors and design criteria should be considered:

Response: No streets or alleys are proposed.

16. Sidewalks. Sidewalks shall be installed per CDC 92.010(H), Sidewalks. The residential sidewalk width is six feet plus planter strip as specified below. Sidewalks in commercial zones shall be constructed per subsection (A)(3) of this section. See also subsection C of this section. Sidewalk width may be reduced with City Engineer approval to the minimum amount (e.g., four feet wide) necessary to respond to site constraints such as grades, mature trees, rock outcroppings, etc., or to match existing sidewalks or right-of-way limitations.

17. Planter strip. The planter strip is between the curb and sidewalk providing space for a grassed or landscaped area and street trees. The planter strip shall be at least 6 feet wide to accommodate a fully matured tree without the boughs interfering with pedestrians on the sidewalk or vehicles along the curbline. Planter strip width may be reduced or eliminated, with City Engineer approval, when it cannot be corrected by site plan, to the minimum amount necessary to respond to site constraints such as grades, mature trees, rock outcroppings, etc., or in response to right-of-way limitations.

Response: The applicant has proposed a fee in lieu of street improvements, so these criteria will be met with the payment to the city of the appropriate amount, to be completed before the final plat can be recorded.

18. Streets and roads shall be dedicated without any reservations or restrictions.

Response: The applicant will dedicate 10 feet of right of way with the final partition plat.

19. All lots in a subdivision shall have access to a public street. Lots created by partition may have access to a public street via an access easement pursuant to the standards and limitations set forth for such accessways in Chapter 48 CDC.

Response: The new parcels will both front onto 19th Street.

20. Gated streets. Gated streets are prohibited in all residential areas on both public and private streets. A driveway to an individual home may be gated.

Response: No gated streets are proposed.

21. Entryway treatments and street isle design. When the applicant desires to construct certain walls, planters, and other architectural entryway treatments within a subdivision, the following standards shall apply:

Response: No entry treatments or street isles are proposed.

B. Blocks and lots.

Response: No blocks are created or proposed.

C. Pedestrian and bicycle trails.

Response: No trails are proposed.

D. Transit facilities.

Response: No transit facilities are proposed.

E. Grading. Grading of building sites shall conform to the following standards unless physical conditions demonstrate the propriety of other standards:

1. All cuts and fills shall comply with the excavation and grading provisions of the Uniform Building Code and the following:

a. Cut slopes shall not exceed one and one-half feet horizontally to one foot vertically (i.e., 67 percent grade).

b. Fill slopes shall not exceed two feet horizontally to one foot vertically (i.e., 50 percent grade). Please see the following illustration.

2. The character of soil for fill and the characteristics of lot and parcels made usable by fill shall be suitable for the purpose intended.

3. If areas are to be graded (more than any four-foot cut or fill), compliance with CDC 85.170(C) is required.

4. The proposed grading shall be the minimum grading necessary to meet roadway standards, and to create appropriate building sites, considering maximum allowed driveway grades.

5. Type I lands shall require a report submitted by an engineering geologist, and Type I and Type II lands shall require a geologic hazard report.

6. *Repealed by Ord. 1635.*

7. On land with slopes in excess of 12 percent, cuts and fills shall be regulated as follows:

8. Land over 50 percent slope shall be developed only where density transfer is not feasible. The development will provide that:

Response: *No cuts or fills are required for this site. All grading will be in relation to the placement of the building pads and driveways for the future new homes.*

F. Water.

1. A plan for domestic water supply lines or related water service facilities shall be prepared consistent with the adopted Comprehensive Water System Plan, plan update, March 1987, and subsequent superseding revisions or updates.
2. Adequate location and sizing of the water lines.
3. Adequate looping system of water lines to enhance water quality.
4. For all non-single-family developments, there shall be a demonstration of adequate fire flow to serve the site.
5. A written statement, signed by the City Engineer, that water service can be made available to the site by the construction of on-site and off-site improvements and that such water service has sufficient volume and pressure to serve the proposed development's domestic, commercial, industrial, and fire flows.

Response: *No new water systems are proposed.*

G. Sewer.

1. A plan prepared by a licensed engineer shall show how the proposal is consistent with the Sanitary Sewer Master Plan (July 1989). Agreement with that plan must demonstrate how the sanitary sewer proposal will be accomplished and how it is gravity-efficient. The sewer system must be in the correct basin and should allow for full gravity service.
2. Sanitary sewer information will include plan view of the sanitary sewer lines, including manhole locations and depth or invert elevations.
3. Sanitary sewer lines shall be located in the public right-of-way, particularly the street, unless the applicant can demonstrate why the alternative location is necessary and meets accepted engineering standards.
4. Sanitary sewer line should be at a depth that can facilitate connection with down-system properties in an efficient manner.

5. The sanitary sewer line should be designed to minimize the amount of lineal feet in the system.
6. The sanitary sewer line shall avoid disturbance of wetland and drainageways. In those cases where that is unavoidable, disturbance shall be mitigated pursuant to Chapter 32 CDC, Water Resource Area Protection, all trees replaced, and proper permits obtained. Dual sewer lines may be required so the drainageway is not disturbed.
7. Sanitary sewer shall be extended or stubbed out to the next developable subdivision or a point in the street that allows for reasonable connection with adjacent or nearby properties.
8. The sanitary sewer system shall be built pursuant to DEQ, City, and Tri-City Service District sewer standards. The design of the sewer system should be prepared by a licensed engineer, and the applicant must be able to demonstrate the ability to satisfy these submittal requirements or standards at the pre-construction phase.
9. A written statement, signed by the City Engineer, that sanitary sewers with sufficient capacity to serve the proposed development and that adequate sewage treatment plant capacity is available to the City to serve the proposed development.

H. *Deleted during July 2014 supplement.*

Response: *No new sanitary sewer systems are proposed.*

I. Utility easements. Subdivisions and partitions shall establish utility easements to accommodate the required service providers as determined by the City Engineer. The developer of the subdivision shall make accommodation for cable television wire in all utility trenches and easements so that cable can fully serve the subdivision.

Response: *Nany required easements will be shown and dedicated to the public with the final partition plat.*

J. Supplemental provisions.

1. Wetland and natural drainageways. Wetlands and natural drainageways shall be protected as required by Chapter 32 CDC, Water Resource Area Protection. Utilities may be routed through the protected corridor as a last resort, but impact mitigation is required.
2. Willamette and Tualatin Greenways. The approval authority may require the dedication to the City or setting aside of greenways which will be open or accessible to the public. Except for trails or paths, such greenways will usually be left in a natural condition without improvements. Refer to Chapter 28 CDC for further information on the Willamette and Tualatin River Greenways.

Response: *There are no wetlands or natural drainage ways on the site, nor is it in the Willamette and Tualatin Greenways, J.1 and 2 do not apply to this request.*

3. Street trees. Street trees are required as identified in the appropriate section of the municipal code and Chapter 54 CDC.

Response: No street trees are proposed.

4. Lighting. To reduce ambient light and glare, high or low pressure sodium light bulbs shall be required for all subdivision street or alley lights. The light shall be shielded so that the light is directed downwards rather than omni-directional.

Response: No streets lights are proposed.

5. Dedications and exactions. The City may require an applicant to dedicate land and/or construct a public improvement that provides a benefit to property or persons outside the property that is the subject of the application when the exaction is roughly proportional. No exaction shall be imposed unless supported by a determination that the exaction is roughly proportional to the impact of development.

Response: All land to be dedicated for the public right of way of 19th Street will be dedicated to the public with the recording of the final partition plat.

6. Underground utilities. All utilities, such as electrical, telephone, and television cable, that may at times be above ground or overhead shall be buried underground in the case of new development. The exception would be in those cases where the area is substantially built out and adjacent properties have above-ground utilities and where the development site's frontage is under 200 feet and the site is less than one acre. High voltage transmission lines, as classified by Portland General Electric or electric service provider, would also be exempted. Where adjacent future development is expected or imminent, conduits may be required at the direction of the City Engineer. All services shall be underground with the exception of standard above-grade equipment such as some meters, etc.

Response: All utilities to the site will be underground from the point of connection to the each of the new houses.

7. Density requirement. Density shall occur at 70 percent or more of the maximum density allowed by the underlying zoning. These provisions would not apply when density is transferred from Type I and II lands as defined in CDC 02.030. Development of Type I or II lands are exempt from these provisions. Land divisions of three lots or less would also be exempt.

Response: The site contains 20,926 square feet, the R10 zone requires 10,000 square feet per lot. The new parcels are proposed to be 10,463 square feet, meeting the density requirements of the R10 zone.

8. Mix requirement. The “mix” rule means that developers shall have no more than 15 percent of the R-2.1 and R-3 development as single-family residential. The intent is that the majority of the site shall be developed as medium high density multi-family housing.

Response: The mix rule does not apply to this request.

9. Heritage trees/significant tree and tree cluster protection. All heritage trees, as defined in the Municipal Code, shall be saved. Diseased heritage trees, as determined by the City Arborist, may be removed at his/her direction. All non-heritage trees and clusters of trees (three or more trees with overlapping dripline; however, native oaks need not have an overlapping dripline) that are considered significant by virtue of their size, type, location, health, or numbers shall be saved pursuant to CDC 55.100(B)(2). Trees are defined per the municipal code as having a trunk six inches in diameter or 19 inches in circumference at a point five feet above the mean ground level at the base of the trunk. (Ord. 1377, 1995; Ord. 1382, 1995; Ord. 1401, 1997; Ord. 1403, 1997; Ord. 1408, 1998; Ord. 1425, 1998; Ord. 1442, 1999; Ord. 1463, 2000; Ord. 1526, 2005; Ord. 1544, 2007; Ord. 1584, 2008; Ord. 1590 § 1, 2009; Ord. 1604 § 64, 2011; Ord. 1613 § 20, 2013; amended during July 2014 supplement; Ord. 1635 § 34, 2014; Ord. 1636 § 56, 2014)

Response: There are no Heritage Trees or significant trees on the site.

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APPENDIX
&
SUPPORT INFORMATION

EXHIBIT "A"

PRE-APPLICATION NOTES

City of West Linn
PRE-APPLICATION CONFERENCE MEETING
SUMMARY NOTES
December 17, 2015

SUBJECT: Proposed two lot minor partition of 1925 19th Street.

FILE: PA-15-46

ATTENDEES: Applicants: Adam Hoesly, Matt Edwards, Trisha Clark
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: 1925 19th Street
Lot Area: 21,881 square feet
Neighborhood: Willamette 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 11: R-10

Project Details: The applicant proposes a two lot minor partition. The existing house is proposed to be removed. That task will have to be completed prior to recording the final plat. The new lots would each have direct frontage onto 19th Street. Constructing a new house on the property during the partition process would be permitted so long as the house meets the setbacks from the future lot line(s).

The ROW abutting this site is inadequate: 36 feet wide. Additional ROW is needed plus street, curb and sidewalk improvements. Payment of fees in lieu for improvements is an option.

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 the 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. (85.150, 85.160, 85.170 and 85.200) There is a deposit fee of \$2,800 plus a final plat fee of \$1,500 and a final inspection fee of \$500. 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.

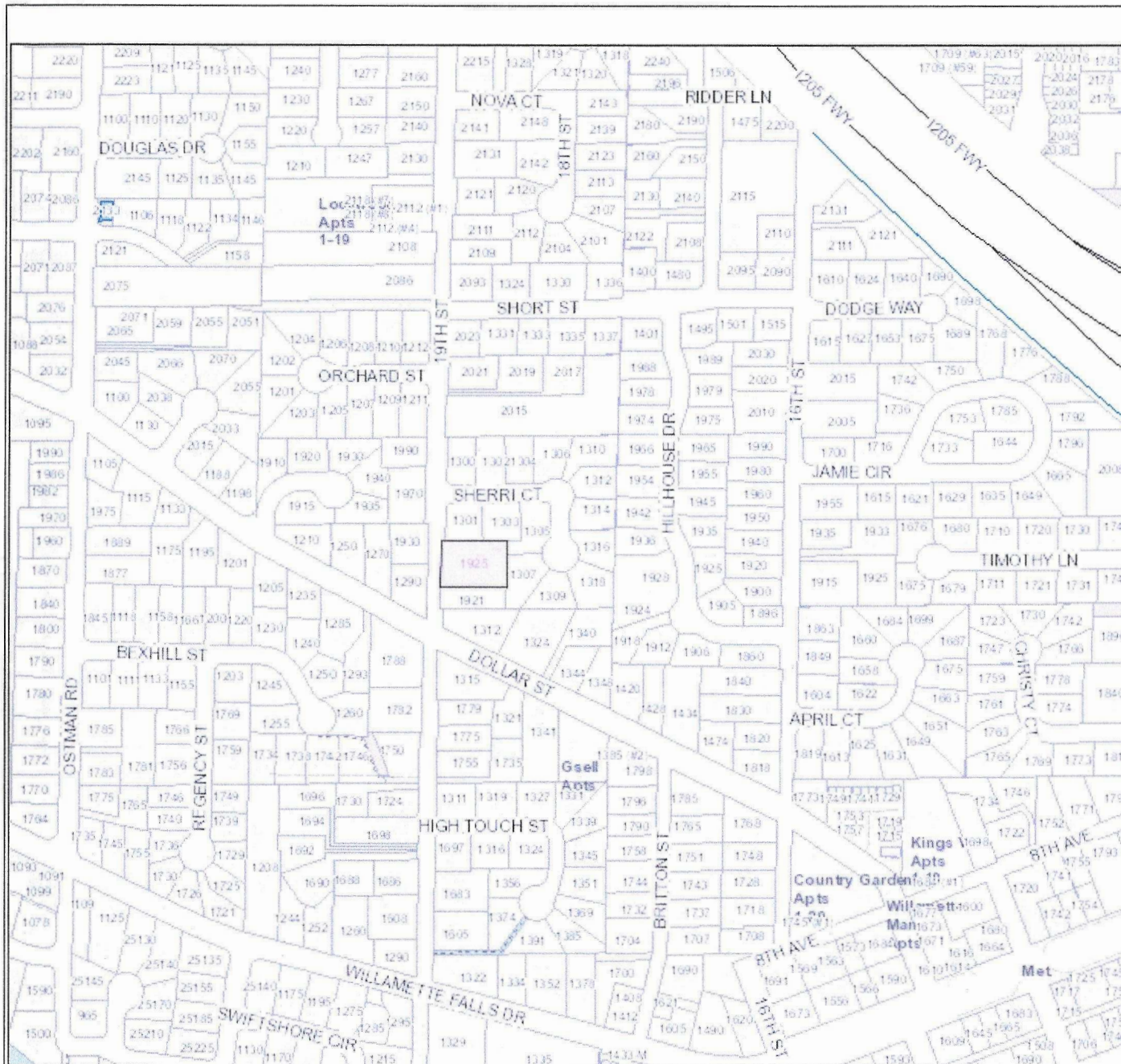
Pre-application notes are void after 18 months. After 18 months with no application approved or in process, a new pre-application conference is required.

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

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.***

EXHIBIT "B"

VICINTY MAP and TAX MAP



Legend

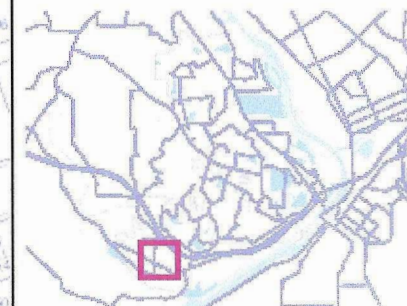
West Linn City Limits



Zoning Black Outlines



Scale 1:4,800 - 1 in = 400 ft
Scale is based on 8-1/2 x 11 paper size



Map created by: public
Date Created: 01-Apr-16 10:30 AM

WEST LINN GIS

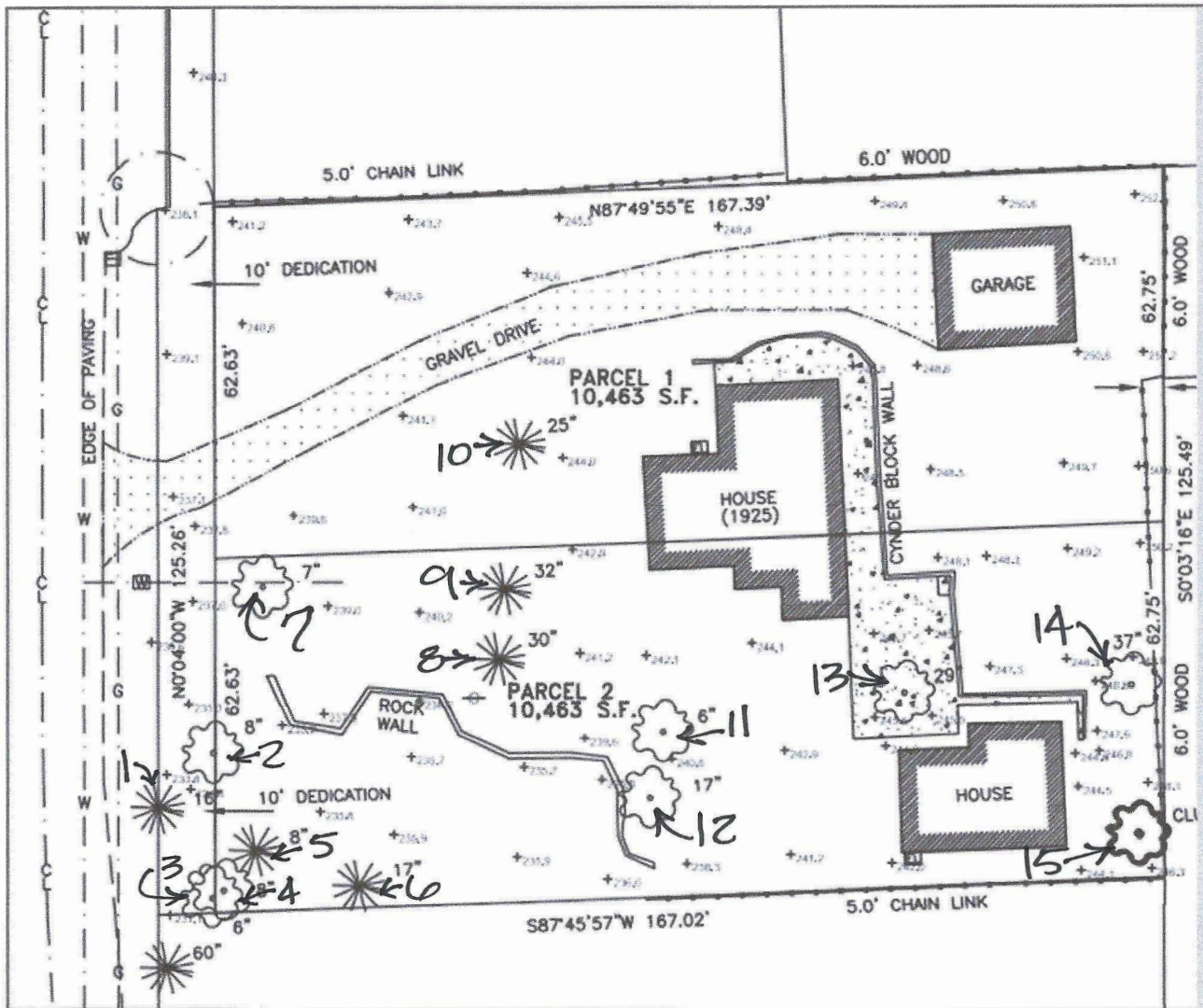
DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Source: West Linn GIS (Geographic Information System) MapOptix.

EXHIBIT "C"

TREE INVENTORY

TREE INVENTORY

1925 19th Street Minor Partition



TREE TABLE

1) 16" Conifer	9) 32" Conifer
2) 8" Deciduous	10) 25" Conifer
3) 6" Deciduous	11) 6" Deciduous
4) 8" Deciduous	12) 17" Deciduous
5) 8" Conifer	13) 29" Deciduous
6) 17" Conifer	14) 37" Deciduous
7) 7" Deciduous	15) Clump Deciduous
8) 30" Conifer	

EXHIBIT "D"

OWNERSHIP INFORMATION

RECORDING REQUESTED BY:

GRANTOR:

Miles E. McCoy and Carla M. Laurent

GRANTEE:

Edwards Group, LLC

14102 Goodall Rd.

Lake Oswego, OR 97034

SEND TAX STATEMENTS TO:

Edwards Group, LLC

14102 Goodall Rd.

Lake Oswego, OR 97034

AFTER RECORDING RETURN TO:

Edwards Group, LLC

14102 Goodall Rd.

Lake Oswego, OR 97034

Escrow No: 3626081247DER-TTPOR45

1925 19th Street

West Linn, OR 97068

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Miles E. McCoy and Carla M. Laurent, Grantor, conveys and warrants to

Edwards Group, LLC, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clackamas, State of Oregon:

Part of Tract "I", WILLAMETTE FALLS ACREAGE TRACTS, in the City of West Linn, County of Clackamas and State of Oregon, described as follows:

Beginning at the Northwest corner of said Tract "I"; thence Southerly along the West line of said tract 281.31 feet to a point that is South 89°21'11" West of the Southwest corner of Lot 14, SHERRI PARK, and the true point of beginning of the tract herein to be described; thence North 89°21'11" East along a South line of said plat, 177.00 feet to a point on a West boundary of the plat of SHERRI PARK; thence South 01°33'36" West along said West boundary, 125.39 feet to the Northeast corner of Parcel I in the Deed to Robert L. Rolfe, Sr., recorded August 10, 1972 in Recorder's Fee No. 72 23744, Film Records; thence West along the Northerly boundary of said Parcel I, 177.00 feet to the Northwest corner of said Parcel I and a point on the West boundary of Tract "I"; thence Northerly along said West boundary 125.39 feet to the true point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$299,900.00. (See ORS 93.030)

Subject to and excepting:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

3626081247DER-TTPOR45
Deed (Warranty-Statutory)

Recorded by TICOR TITLE 3626081247DER

DATED: 1/21/2016

Miles E. McCoy
Miles E. McCoy
Carla M. Laurent
Carla M. Laurent

State of OREGON

COUNTY of Clatsop

This instrument was acknowledged before me on 1-21, 20 16

by Miles E. McCoy And Carla M. Laurent

[Signature]
Notary Public - State of Oregon

My commission expires: 7-15-2017

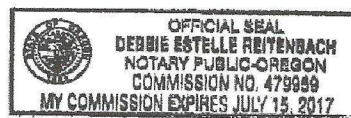
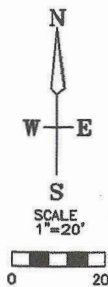


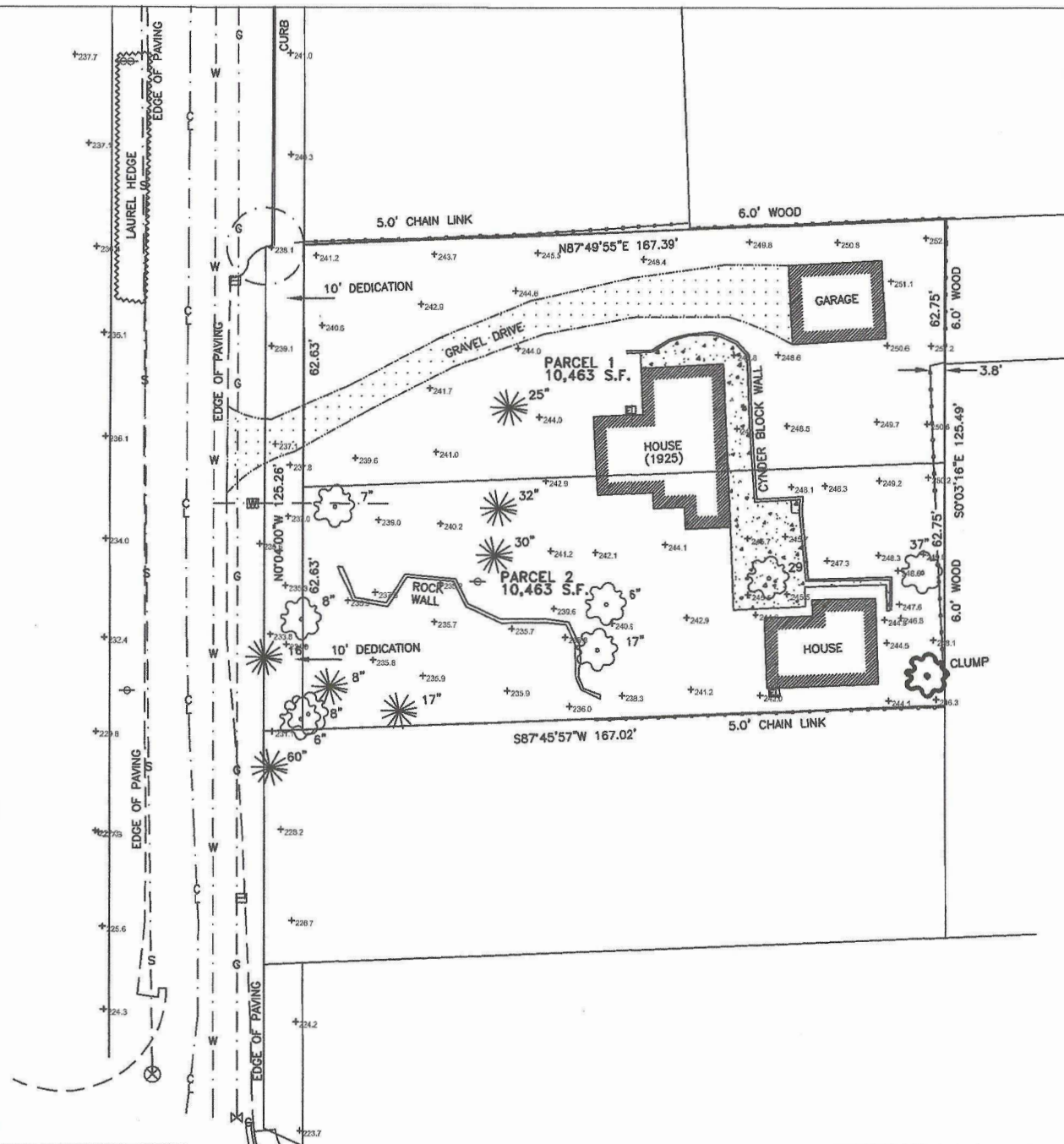
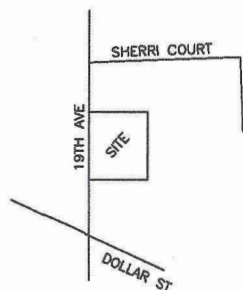
EXHIBIT "E"

REDUCED PLANS



NOTE: ELEVATION DATUM IS PER
NAVD 88 NGS DATA SHEET #EPF 7

VICINITY MAP
NO SCALE



SYMBOLS

- = POWER POLE
- = GUY ANCHOR
- = WATER METER
- = GAS METER
- = ELECTRIC METER
- = WATER VALVE
- = GAS VALVE
- = MANHOLE
- = CLEAN OUT
- = CATCH BASIN
- = FIRE HYDRANT
- = DOWN SPOUTS
- = LINE TO CONFIRM
- = WATER LINE
- = GAS LINE
- = ELECTRIC LINE
- = SAN. SEWER
- = DECIDUOUS
- = CONIFER

Ferguson Land Surveying, Inc.

646 SE 106TH AVE. PORTLAND, OR 97216
Phone (503) 408-0601 Fax (503) 408-0602
www.FergusonLandSurveying.com

SITE MAP

PART OF TRACT 1, "WILLAMEETE FALLS ACREAGE TRACTS"
SITUATED IN THE SE 1/4, SECTION 34, T.2S., R.1E., W.M.
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

CLIENT:
AF HOESLY INC
ADAM HOESLY
1325 SE CLATSOP ST
PORTLAND OR 97202

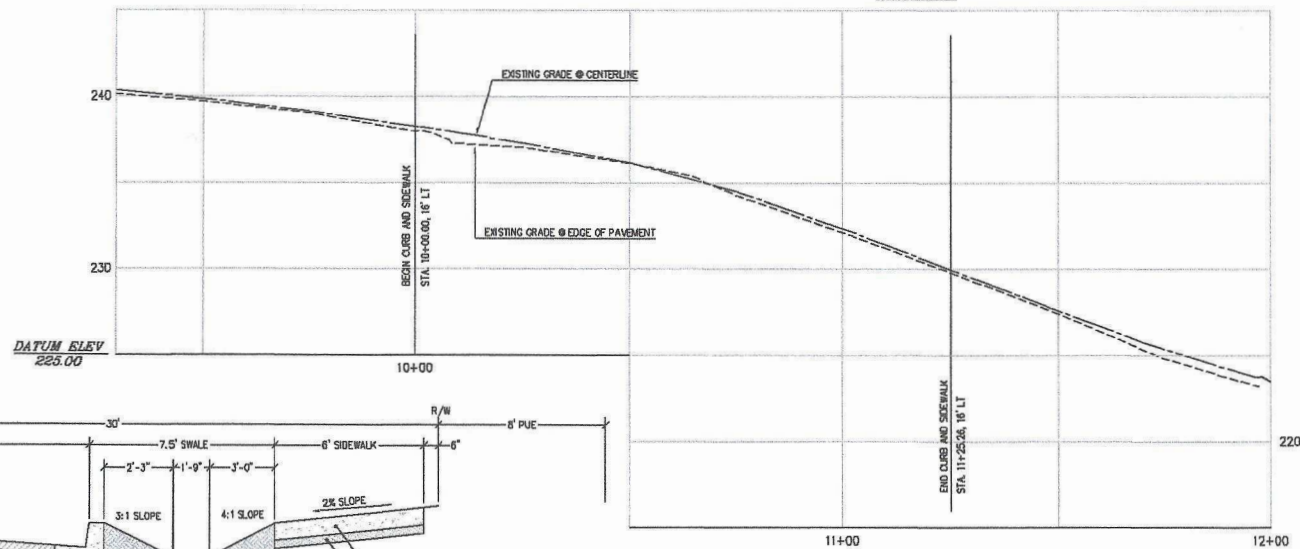
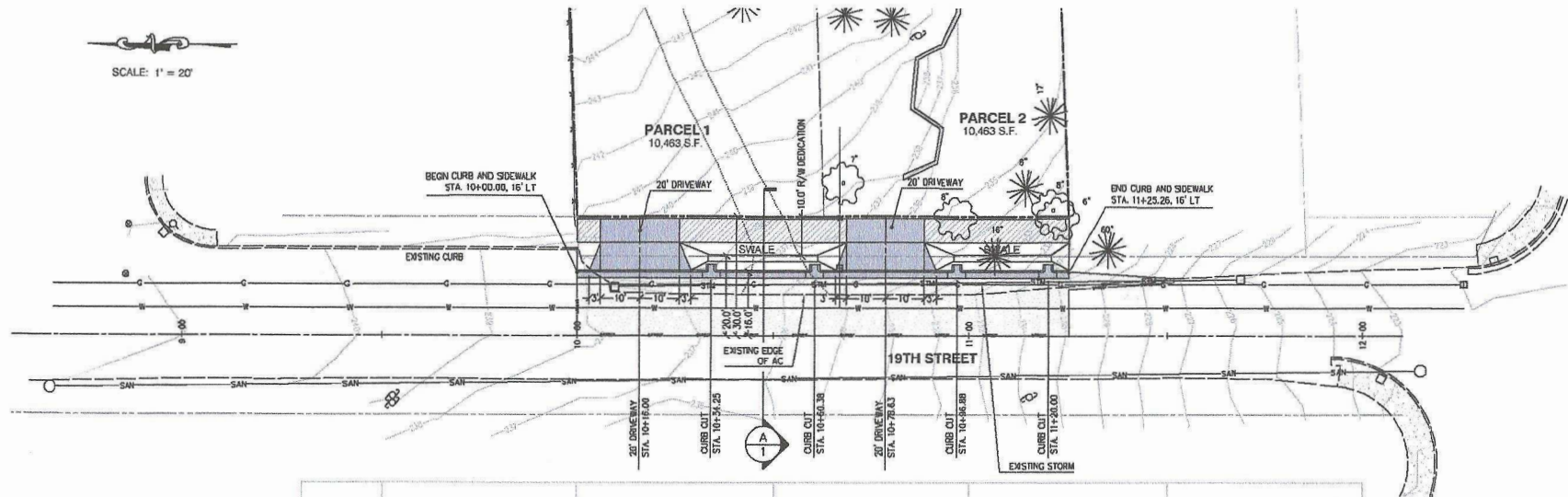
DATE: FEBRUARY 23, 2016

REVISED
REVISED
REVISED

JOB NO. 16-008
DRAFTED 2.23.16

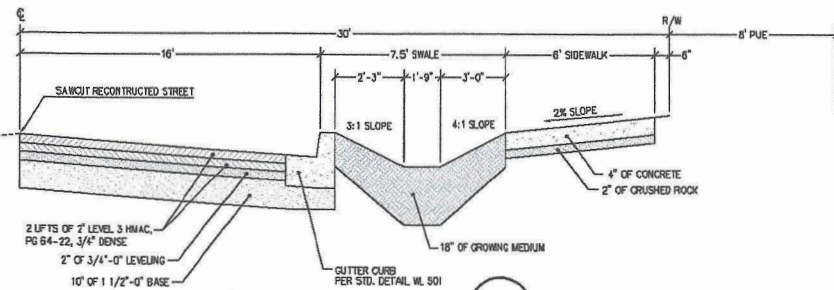
SHEET 1 OF 1

SCALE: 1" = 20'



19TH STREET
GUTTERLINE PROFILE

SCALE: 1" = 20' HORIZONTAL
1" = 5' VERTICAL



19TH STREET SECTION

SCALE: NTS

2016-182

DESIGNED:	BDG			
DRAWN:	BJS			
SCALE:	1" = 20'			
DATE:	March, 2016			
FILE:	Adam Hoesly Prelim1	DATE	NO.	REVISION

Theta, LLC
ENGINEERING - SURVEYING - PLANNING
PO Box 1345
Lake Oswego, Oregon 97035
503.461-8922
email: theta@comcast.net

AF HOESLY INC
ADAM HOESLY
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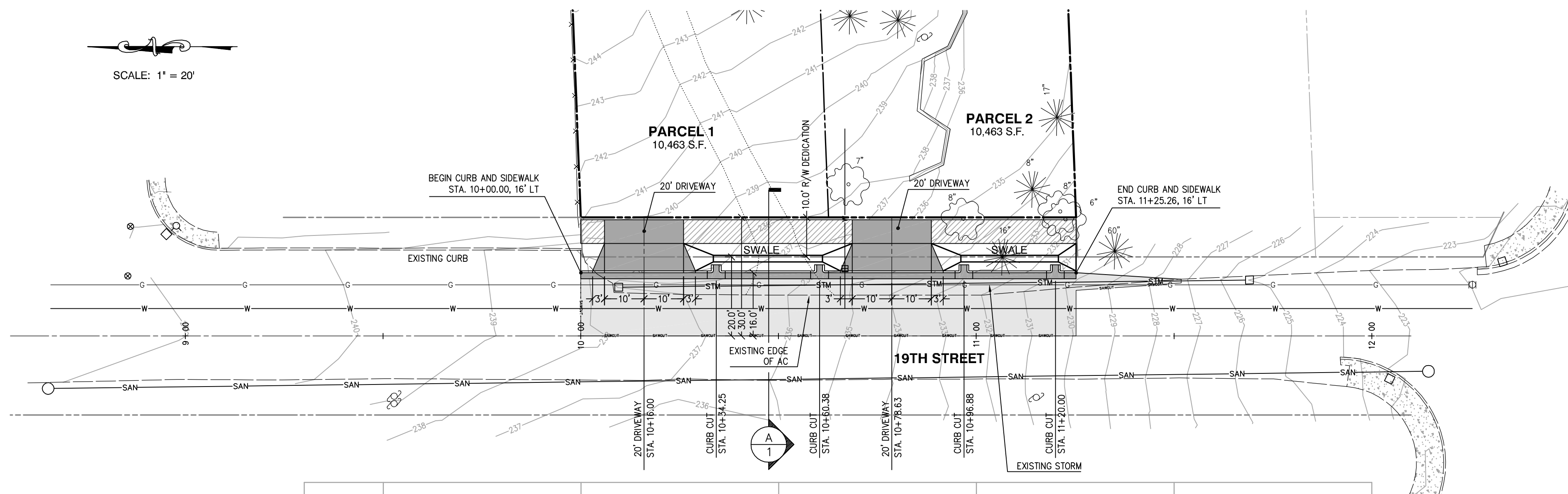
PART OF TRACT I, "WILLAMETE FALLS ACREAGE TRACTS"
SITUATED IN THE SE 1/4, SECTION 34, T.2S., R.1E., W.M.
1925 19TH ST., WEST LINN, OREGON

SHEET:

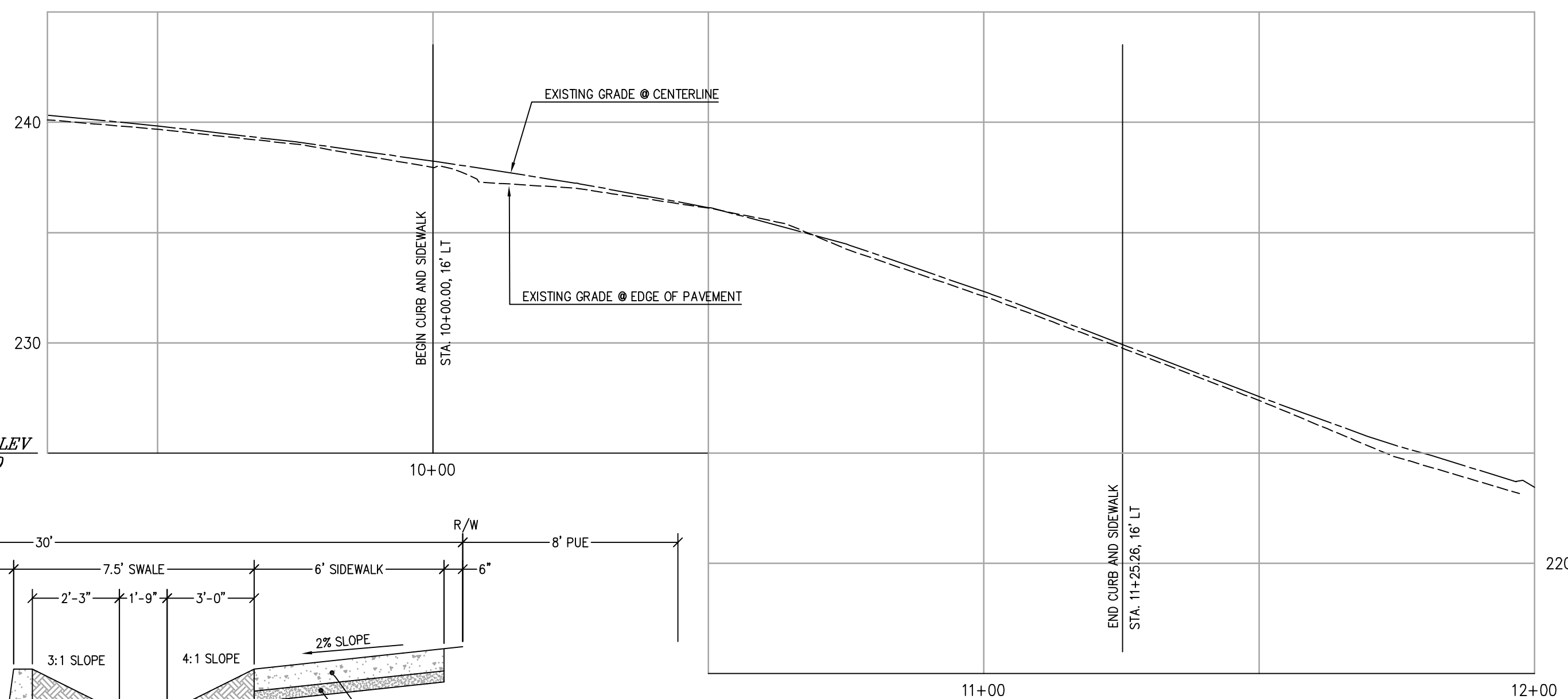
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SCALE: 1" = 20'



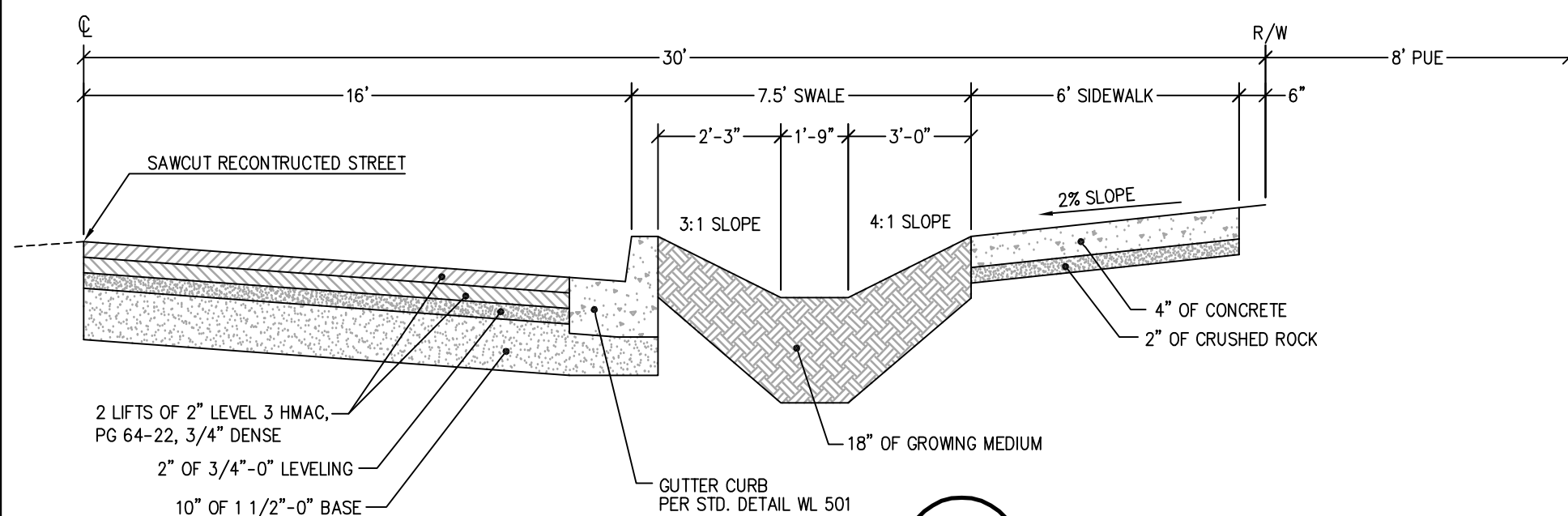
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19TH STREET GUTTERLINE PROFILE

SCALE: 1" = 20' HORIZONTAL
1" = 5' VERTICAL

1
1



19TH STREET SECTION

SCALE: NTS

A
1

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SHEET:

1/1