

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT: <u>Jennifer</u>	PROJECT NO(S): <u>WR-16-07/MIS-16-05</u>	
NON-REFUNDABLE FEE(S): <u>\$250</u>	REFUNDABLE DEPOSIT(S): <u>\$2750</u>	TOTAL: <u>\$3000</u>

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 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 <u>1050</u> | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change <u>1700</u> |
| <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: 18414 Old River Landing Lake Oswego, OR 97034	Assessor's Map No.: 21E4AD Tax Lot(s): 600 Total Land Area: 1.20 ac (52390 sq ft)
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Brief Description of Proposal: Removal of invasive, nonnative vegetation and subsequent replanting of native vegetation; restoring original slope grade, installation of two walkways and a staircase, replacement of concrete patio with paver patio

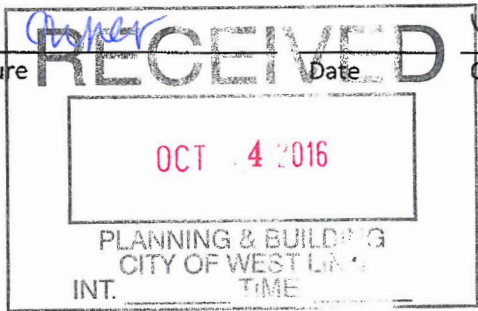
Applicant Name: Tamara & Brian Glover <small>(please print)</small> Address: 18414 Old River Landing City State Zip: Lake Oswego, OR 97034	Phone: 559-696-4165 Email: 2tamaraglover@gmail.com
Owner Name (required): Tamara & Brian Glover <small>(please print)</small> Address: 18414 Old River Landing City State Zip: Lake Oswego, OR 97034	Phone: 559-696-4165 Email: 2tamaraglover@gmail.com
Consultant Name: Sunrise Landscape Services, Inc. <small>(please print)</small> Address: 26085 SW Chehalem Station Rd. City State Zip: Sherwood, OR 97140	Phone: 503-538-2386 Email: noel@sunrisescapescapes.com

- 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.

Same as above Applicant's signature [Signature] Date 10-3-16
 Owner's signature (required) [Signature] Date 10-3-16



Brian & Tamara Glover
18414 Old River Landing
Lake Oswego, OR 97034

Jennifer Arnold
Planning Dept.
City of West Linn
22500 Salamo Rd #1000
West Linn, OR 97068

September 29, 2016
Re: Land Use Applications: FMA, WAP, WRG

Dear Mrs. Arnold,

We are submitting a Development Review Application for proposed landscape changes on the property located at 18414 Old River Landing, Lake Oswego, OR 97034.

Enclosed are the following documents to support our application:

- Development Review Application Form
- Chapter 27: Flood Management Areas Submittal Requirements
- Chapter 28: Willamette and Tualatin River Protection Submittal Requirements
- Chapter 32: Water Resource Area Protection Exemption Support Requirements
- Elevation Certificate
- Existing Conditions Plan/Site Plan
- Landscape Plan/Mitigation Plan
- Revegetation List/ "Glover Plant List"
- FIRM/OHW Map
- Habitat Conservation Area Map
- Slope Map
- Topographic Map (with plain basemap)
- Topographic Map (with airphoto)

Please do not hesitate to contact us with questions or concerns regarding our project. Thank you for your time and consideration.

Sincerely,

Tamara Glover & Brian Glover

Flood Management Areas

27.050 APPLICATION

Applications for a flood management area permit must include the following:

- A. A pre-application conference as a prerequisite to the filing of the application.

The pre-application conference was held on September 1, 2016.

- B. An application initiated by the property owner, or the owner's authorized agent, and accompanied by the appropriate fee.

The application fee shall be submitted to the City.

- C. An application submittal that includes the completed application form, one copy of written responses addressing CDC 27.060, 27.070, 27.080 (if applicable), and 27.090 (if applicable), one copy of all maps and plans at the original scale, one copy of all maps and plans reduced to a paper size not greater than 11 inches by 17 inches, and a copy in a digital format acceptable to the City.

The application materials include responses to CDC 27.060. The project does not include substantial structural improvements and thus CDC Sections 070, 080, and 090 have been omitted.

- D. A map of the property indicating the nature of the proposed alteration and its relationship to property zones, structures, trees, and any other pertinent features.

An existing conditions map indicating the nature of the proposed alteration and its relationship to property zones, structures, trees, and other pertinent features has been included with the application.

- E. Information regarding the elevation of the site prior to development, the base flood elevation data for subdivisions (if applicable), and a description of water course alterations, if proposed.

An Elevation Certificate, dated September 9, 2016, indicating the base flood elevation of 44.0 feet has been included with the application.

- F. A topographic map of the site at contour intervals of five feet or less showing a delineation of the flood management area, which includes, but is not limited to, areas shown on the Flood Management Area map. The City Engineer or Building Official, as applicable, may, at his/her discretion, require the map to be prepared by a registered land surveyor to ensure accuracy. A written narrative explaining the reason why the owner wishes to alter the floodplain shall accompany the site plan map.

A Topographic map of the site has been included with the application.

- G. The elevation in relation to mean sea level, of the lowest floor (including basement) of all structures.

The proposed project is not structural in nature, thus there is no lowest floor of structures. Additional elevation information is included in the Elevation Certificate.

H. The elevation in relation to mean sea level to which any structure has been flood-proofed (non-residential only). (Ord. 1622 § 10, 2014; Ord. 1636 § 24, 2014)

The proposed project is not structural in nature, thus there is no lowest floor of structures. Additional elevation information is included in the Elevation Certificate.

27.060 APPROVAL CRITERIA

The Planning Director shall make written findings with respect to the following criteria when approving, approving with conditions, or denying an application for development in flood management areas:

A. Development, excavation, and fill shall be performed in a manner to maintain or increase flood storage and conveyance capacity and not increase designated flood elevations.

No work is proposed that will increase designated flood elevations.

B. No net fill increase in any floodplain is allowed. All fill placed in a floodplain shall be balanced with an equal amount of soil material removal. Excavation areas shall not exceed fill areas by more than 50 percent of the square footage. Any excavation below the ordinary high water line shall not count toward compensating for fill.

No change in fill is proposed on the property.

C. Excavation to balance a fill shall be located on the same lot or parcel as the fill unless it is not reasonable or practicable to do so. In such cases, the excavation shall be located in the same drainage basin and as close as possible to the fill site, so long as the proposed excavation and fill will not increase flood impacts for surrounding properties as determined through hydrologic and hydraulic analysis.

There is no proposed use of fill or excavation to balance the fill.

D. Minimum finished floor elevations must be at least one foot above the design flood height or highest flood of record, whichever is higher, for new habitable structures in the flood area.

There are no new habitable structures being built in this project.

E. Temporary fills permitted during construction shall be removed.

No temporary fills are proposed.

F. Prohibit encroachments, including fill, new construction, substantial improvements, and other development in floodways unless certification by a professional civil engineer licensed to practice in the State of Oregon is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.

There will be no encroachments in the floodway.

G. All proposed improvements to the floodplain or floodway which might impact the flood-carrying capacity of the river shall be designed by a professional civil engineer licensed to practice in the State of Oregon.

There are no improvements which might impact the flood-carrying capacity of the river.

H. New culverts, stream crossings, and transportation projects shall be designed as balanced cut and fill projects or designed not to significantly raise the design flood elevation. Such projects shall be designed to minimize the area of fill in flood management areas and to minimize erosive velocities. Stream crossings shall be as close to perpendicular to the stream as practicable. Bridges shall be used instead of culverts wherever practicable.

There are no new culverts, stream crossings, or transportation projects in the proposed project.

I. Excavation and fill required for the construction of detention facilities or structures, and other facilities, such as levees, specifically shall be designed to reduce or mitigate flood impacts and improve water quality. Levees shall not be used to create vacant buildable land.

There are no detention facilities or structures in the proposed project.

J. The applicant shall provide evidence that all necessary permits have been obtained from those federal, State, or local governmental agencies from which prior approval is required. (Ord. 1522, 2005; Ord. 1635 § 15, 2014; Ord. 1636 § 25, 2014)

The applicant will provide evidence of relevant permits.

27.070 CONSTRUCTION MATERIALS AND METHODS

A. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage using methods and practices that minimize flood damage.

There are no substantial improvements being proposed.

B. Electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

There are no electrical, heating, ventilation, plumbing, and air conditioning equipment being proposed.

C. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.

There are no new or replacement water supply systems being proposed.

D. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters.

There are no new or replacement sanitary sewage systems being proposed.

E. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

There are no new or replacement waste disposal systems being proposed.

F. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure.

There are no new substantial improvements being proposed.

Willamette and Tualatin River Protection

28.110 APPROVAL CRITERIA

No application for development on property within the protection area shall be approved unless the decision-making authority finds that the following standards have been met or can be met by conditions of approval. The development shall comply with the following criteria as applicable:

A. Development: All sites.

1. Sites shall first be reviewed using the HCA Map to determine if the site is buildable or what portion of the site is buildable. HCAs shall be verified by the Planning Director per CDC 28.070 and site visit. Also, “tree canopy only” HCAs shall not constitute a development limitation and may be exempted per CDC 28.070(A). The municipal code protection for trees and Chapters 55 and 85 CDC tree protection shall still apply.

The project site is within the Habitat Conservation Area.

2. HCAs shall be avoided to the greatest degree possible and development activity shall instead be directed to the areas designated “Habitat and Impact Areas Not Designated as HCAs,” consistent with subsection (A)(3) of this section.

There is no new development in the Habitat Conservation Area, rather the site is being restored to its original, native condition.

3. If the subject property contains no lands designated “Habitat and Impact Areas Not Designated as HCAs” and development within HCA land is the only option it shall be directed towards the low HCA areas first, then medium HCA areas and then to high HCA as the last choice. The goal is to, at best, avoid or, at least, minimize disturbance of the HCAs. (Water-dependent uses are exempt from this provision.)

The project is restoring the site to its original condition and thus is minimizing disturbance of the HCA.

4. All development, including exempted activities of CDC 28.040, shall have approved erosion control measures per Clackamas County Erosion Prevention and Sediment Control Planning and Design Manual, rev. 2008, in place prior to site disturbance and be subject to the requirements of CDC 32.070 and 32.080 as deemed applicable by the Planning Director.

The project site is within the Habitat Conservation Area.

B. Single-family or attached residential. Development of single-family homes or attached housing shall be permitted on the following HCA designations and in the following order of preference with “a” being the most appropriate and “d” being the least appropriate:

The project does not include a single-family or attached residential dwelling.

C. Setbacks from top of bank.

The project does not include a single-family or attached residential dwelling.

D. Development of lands designated for industrial, commercial, office, public and other non-residential uses.

The project does not include non-residential development.

E. Hardship provisions and non-conforming structures.

The project does not include a non-conforming structure and the applicant is not seeking a hardship provision.

F. Access and property rights.

Access and property rights are recognized in this project.

G. Incentives to encourage access in industrial, multi-family, mixed use, commercial, office, public and non-single-family residential zoned areas.

The project does not include non-residential development.

H. Partitions, subdivisions and incentives.

Partitions, subdivisions, and activities qualifying for incentives are not sought in this project.

I. Docks and other water-dependent structures.

There are no docks in the project proposal.

J. Joint docks.

There are no docks in the project proposal.

K. Non-conforming docks and other water-related structures. Pre-existing non-conforming structures, including docks, ramps, boat houses, etc., as defined in this chapter may remain in place. Replacement in kind (e.g., replacement of decking and other materials) will be allowed provided the replacement meets the standards of this chapter. However, if any non-conforming structure that is damaged and destroyed or otherwise to be replaced to the extent that the rebuilding or replacing (including replacement in kind) would exceed 50 percent of the current replacement cost of the entire structure, the owner shall be required to meet all the standards of this chapter.

There are no water-related structures in the project proposal.

L. Roads, driveways, utilities, or passive use recreation facilities. Roads, driveways, utilities, public paths, or passive use recreation facilities may be built in those portions of HCAs that include wetlands, riparian areas, and water resource areas when no other practical alternative exists but shall use water-permeable materials unless City engineering standards do not allow that. Construction to the minimum dimensional standards for roads is required. Full mitigation and revegetation is required, with the applicant to submit a mitigation plan pursuant to CDC

32.070 and a revegetation plan pursuant to CDC 32.080. The maximum disturbance width for utility corridors is as follows:

Pursuant to CDC 32.070 & 32.080, a Vegetation Mitigation Plan and Revegetation List has been included in the application.

M. Structures. All buildings and structures in HCAs and riparian areas, including all exterior mechanical equipment, should be screened, colored, or surfaced so as to blend with the riparian environment. Surfaces shall be non-polished/reflective or at least expected to lose their luster within a year. In addition to the specific standards and criteria applicable to water-dependent uses (docks), all other provisions of this chapter shall apply to water dependent uses, and any structure shall be no larger than necessary to accommodate the use.

No structures are being proposed in the HCA and riparian areas.

N. Water-permeable materials for hardscapes. The use of water-permeable materials for parking lots, driveways, patios, and paths as well as flow-through planters, box filters, bioswales and drought tolerant plants are strongly encouraged in all "a" and "b" land classifications and shall be required in all "c" and "d" land classifications. The only exception in the "c" and "d" classifications would be where it is demonstrated that water-permeable driveways/hardscapes could not structurally support the axle weight of vehicles or equipment/storage load using those areas. Flow through planters, box filters, bioswales, drought tolerant plants and other measures of treating and/or detaining runoff would still be required in these areas.

Water-permeable pavers are proposed as a replacement surface for the existing concrete patio. A staircase is being built to connect the upper patio area to the lower lawn area, using large flat rocks. A small pathway from the grass area to the boat ramp will be installed using existing natural rocks and an additional pathway is proposed on the left bank area for handicap and/or mower access to lower lawn for maintenance purposes.

O. Signs and graphics. No sign or graphic display inconsistent with the purposes of the protection area shall have a display surface oriented toward or visible from the Willamette or Tualatin River. A limited number of signs may be allowed to direct public access along legal routes in the protection area.

There are no signs or graphics in the project proposal.

P. Lighting. Lighting shall not be focused or oriented onto the surface of the river except as required by the Coast Guard. Lighting elsewhere in the protection area shall be the minimum necessary and shall not create off-site glare or be omni-directional. Screens and covers will be required.

There are no permanent lighting fixtures in the project proposal.

Q. Parking. Parking and unenclosed storage areas located within or adjacent to the protection area boundary shall be screened from the river in accordance with Chapter 46 CDC, Off-Street Parking, Loading and Reservoir Areas. The use of water-permeable material to construct the parking lot is either encouraged or required depending on HCA classification per CDC 28.110(N)(4).

No parking areas are in the project proposal.

R. Views. Significant views of the Willamette and Tualatin Rivers shall be protected as much as possible as seen from the following public viewpoints: Mary S. Young Park, Willamette Park, Cedar Oak Park, Burnside Park, Maddox Park, Cedar Island, the Oregon City Bridge, Willamette Park, and Fields Bridge Park.

Where options exist in the placement of ramps and docks, the applicant shall select the least visually intrusive location as seen from a public viewpoint. However, if no options exist, then the ramp, pilings and dock shall be allowed at the originally proposed location.

The property is not visible from any of the above listed public viewing points.

S. Aggregate deposits. Extraction of aggregate deposits or dredging shall be conducted in a manner designed to minimize adverse effects on water quality, fish and wildlife, vegetation, bank stabilization, stream flow, visual quality, noise and safety, and to promote necessary reclamation.

There is no extraction of aggregate deposits or dredging activities in the project proposal.

T. Changing the landscape/grading.

1. Existing predominant topographical features of the bank line and escarpment shall be preserved and maintained except for disturbance necessary for the construction or establishment of a water related or water dependent use. Measures necessary to reduce potential bank and escarpment erosion, landslides, or flood hazard conditions shall also be taken.

Any construction to stabilize or protect the bank with rip rap, gabions, etc., shall only be allowed where there is clear evidence of erosion or similar hazard and shall be the minimum needed to stop that erosion or to avoid a specific and identifiable hazard. A geotechnical engineer's stamped report shall accompany the application with evidence to support the proposal.

A previous homeowner modified the landscape by terracing the back yard into upper and lower flat areas. This project encompasses the restoration of the back yard's original grade and will not be adding or removing any materials within 100ft. of the riverbank.

2. The applicant shall establish to the satisfaction of the approval authority that steps have been taken to minimize the impact of the proposal on the riparian environment (areas between the top of the bank and the low water mark of the river including lower terrace, beach and river edge).

There will be no removal of materials within 100ft. of the riverbank. Native plants & grasses will be planted.

3. The applicant shall demonstrate that stabilization measures shall not cause subsequent erosion or deposits on upstream or downstream properties.

Erosion control measures have been taken and are noted on the Landscape Mitigation plan.

4. Prior to any grading or development, that portion of the HCA that includes wetlands, creeks, riparian areas and water resource area shall be protected with an anchored chain link fence (or approved equivalent) at its perimeter and shall remain undisturbed except as specifically allowed by an approved Willamette and Tualatin River Protection and/or water resource area (WRA) permit. Such fencing shall be maintained until construction is complete. That portion of the HCA that includes wetlands, creeks, riparian areas and water resource area shall be identified with City-approved permanent markers at all boundary direction changes and at 30- to 50-foot intervals that clearly delineate the extent of the protected area.

A WRA permit is being filed with this application.

5. Full erosion control measures shall be in place and approved by the City Engineer prior to any grading, development or site clearing.

Erosion control measures have been taken and are noted on the Landscape Mitigation plan.

U. Protect riparian and adjacent vegetation. Vegetative ground cover and trees upon the site shall be preserved, conserved, and maintained according to the following provisions:

1. Riparian vegetation below OHW removed during development shall be replaced with indigenous vegetation, which shall be compatible with and enhance the riparian environment and approved by the approval authority as part of the application.

Non-native blackberries are being removed and native vegetation is being planted throughout the project site. See Plant List for more information.

2. Vegetative improvements to areas within the protection area may be required if the site is found to be in an unhealthy or disturbed state by the City Arborist or his or her designated expert. "Unhealthy or disturbed" includes those sites that have a combination of native trees, shrubs, and groundcover on less than 80 percent of the water resource area and less than 50 percent tree canopy coverage in the primary and secondary habitat conservation area to be preserved. "Vegetative improvements" will be documented by submitting a revegetation plan meeting CDC 28.160 criteria that will result in the primary and secondary habitat conservation area to be preserved having a combination of native trees, shrubs, and groundcover on more than 80 percent of its area, and more than 50 percent tree canopy coverage in its area. The vegetative improvements shall be guaranteed for survival for a minimum of two years. Once approved, the applicant is responsible for implementing the plan prior to final inspection.

A vegetation mitigation plan and revegetation list has been submitted with the application.

3. Tree cutting shall be prohibited in the protection area except that:

No trees are to be removed in the project.

28.120 SITE PLAN

A. All site plans and maps shall include the name, address and telephone number of the applicant, a lineal scale of the plot plan, a north arrow and a vicinity map.

B. The applicant shall submit a site plan drawn to an appropriate scale (in order of preference: one inch equals 10 feet to one inch equals 30 feet), which contains the following information:

An Existing Conditions Site Plan is included in the application.

1. Assessor's Map number and tax lot number.
2. The lot or parcel boundaries, dimensions and gross area.
3. The applicant's property and the surrounding property to a distance sufficient to determine the relationship between the applicant's property and proposed development to the adjacent property and development.
4. The location, dimensions, and names of all existing and platted streets and other public ways and easements on adjacent property and on the site.
5. The location, dimensions and setback distances of all:
 - a. Existing structures, improvements, utility facilities and drainageways on site and on adjoining properties;
 - b. Proposed structures or changes to existing structures, improvements, utility facilities and drainageways on the site.
6. All developments shall define and map existing public access rights on, and adjacent to, the subject property.
7. A slope contour map at minimum two-foot intervals showing slope classifications of zero to 25 percent and greater than 25 percent.

A Slope Map is included in the application.

8. If a wetland on the West Linn Local Wetland Inventory is identified on the property and the proposed activity is expected to encroach within 25 feet of the wetland, a delineation of the precise boundaries of that wetland prepared by a wetland biologist.
9. The location of the ordinary high water mark and the ordinary low water mark on the property and on abutting properties.

A FIRM map is included with the application.

10. The delineation of areas designated “Habitat and Impact Areas Not Designated as HCAs” and HCA areas by low, medium and high designation shall be mapped based on the HCA Map and any necessary verification shall be done by the Planning Director. (Ord. 1576, 2008; Ord. 1604 § 37, 2011; Ord. 1636 § 28, 2014)

A HCA Designation map is included in the application.

28.130 GRADING PLAN

Docks shall be reviewed and approved by the Department of State Lands for the area within their jurisdiction. The grading plan shall be at the same scale as the site plan (CDC 28.120) and shall show or attach:

There are no docks in the project proposal.

- A. The location and extent to which grading will take place indicating general contour lines, slope ratios, and slope stabilization proposals.
- B. The location of the proposed drainageways.
- C. FEMA elevation certificate.
- D. “No rise analysis” for potential impacts to the designated floodplain or floodway, if necessary. (Ord. 1576, 2008; Ord. 1635 § 18, 2014)

28.140 ARCHITECTURAL DRAWINGS

There are no structures requiring architectural drawings in the project proposal.

- A. Architectural drawings shall be submitted at the same scale as the site plan scale, as described in the site plan, showing:
 - 1. Elevations of structure(s). For additions, the drawings should clearly distinguish between existing structure and proposed addition and show distance from addition and existing structure to the protected water resource.
 - 2. The exterior building materials: type, color, and texture.
 - 3. For docks, all pilings and their heights shall be shown. The applicant shall indicate the depth from the end of the dock to the river bottom during typical summer months. The applicant shall also provide any available product literature and photographs from the manufacturer or installer.
 - 4. For docks, the applicant shall provide a plan view of the structure in relation to the shoreline and river. The plans shall also indicate graphically the OLW and the OHW and the DSL’s preference rights and authorized areas. (Ord. 1576, 2008)

28.150 LANDSCAPE PLAN

A. The landscape plan shall be prepared per site plan standards (CDC 28.120) and in addition shall show:

The Landscape Plan has been included in the application.

B. Revegetation plan per CDC 32.080. (Ord. 1576, 2008)

A revegetation plan is included in the application. See "Glover Plant List".

28.160 MITIGATION PLAN

If any HCA is permanently disturbed as a result of the proposed development of any uses or structures, the applicant shall prepare and implement a revegetation and mitigation plan pursuant to the provisions of CDC 32.070 and 32.080. (Ord. 1576, 2008)

The aforementioned Landscape Plan serves as the Mitigation plan when used in conjunction with the revegetation plan.

Water Resource Area Protection

32.040 EXEMPTIONS

The following development, activities or uses are exempt from a WRA permit but must conform to any applicable requirements of this section.

A. Vegetation maintenance, planting and removal.

The project includes the removal of nonnative vegetation and the subsequent replanting of native vegetation. See the Landscape/Mitigation Plan and Plant List for more information.

1. The routine maintenance of any existing WRA, consistent with the provisions of this chapter such as, but not limited to, removing pollutants, trash, unauthorized fill, and dead or dying vegetation that constitutes a hazard to life or property.

2. Removal of plants identified as nuisance, invasive or prohibited plants; provided, that after plant removal, re-vegetation of disturbed areas is performed pursuant to CDC 32.100.

The project includes the removal of nonnative and invasive vegetation and the subsequent replanting of native vegetation. See the Landscape/Mitigation Plan and Plant List for more information.

3. The planting or propagation of plants identified as native plants on the Portland Plant List.

The project includes replanting of native vegetation. See the Landscape/Mitigation Plan and Plant List for more information.

4. Maintenance of existing gardens, pastures, lawns, and landscape perimeters, including the installation of new irrigation systems within existing gardens, lawns, and landscape perimeters.

The project includes the installation of a new irrigation system and maintenance of lawns and existing gardens.

5. The use of pesticides and herbicides with applicable state (e.g., Oregon DEQ) permits.

B. Building, paving, grading, and testing.

1. Maintenance. Routine repair, maintenance and replacement of legally established above and below ground utilities and related components (including storm water catch basins, intakes, etc.), roads, driveways, paths, trails, fences and manmade water control facilities such as constructed ponds, wastewater facilities, and storm water treatment facilities that do not expand the disturbed area at grade or footprint, provided re-vegetation of disturbed areas or corridors is performed pursuant to CDC 32.100.

2. Trails. The establishment of unpaved trails constructed of non-hazardous, pervious materials with a maximum width of four feet in generalized corridors approved in a parks or trails master plan; provided, that:

a. The trail is set back from the water resource at least 30 feet, except at stream crossing points or at points where the topography forces the trail closer to the stream.

b. Foot bridge crossings shall be kept to a minimum. When the stream bank adjacent to the foot bridge is accessible (e.g., due to limited vegetation or topography), fences or railings shall be installed from the foot bridge and extend 15 feet beyond the terminus of the foot bridge to discourage trail users and pets from accessing the stream bank, disturbing wildlife and habitat areas, and causing vegetation loss, stream bank erosion and stream turbidity.

c. Trails shall be designed to minimize disturbance to existing vegetation, work with natural contours, avoid the fall line on slopes where possible, and avoid areas with evidence of slope failure to ensure that trail runoff does not create channels in the WRA.

The project includes the maintenance and creation of small footpaths and a staircase that does not disturb existing vegetation and does work with natural contours to minimize the potential for slope failure.

3. Site investigations. Temporary and minor clearing outside of wetlands not to exceed 200 square feet per acre or site, whichever is more; provided, that no individual area is greater than 200 feet in size, for the purpose of site investigations and pits for preparing soil profiles; provided, that such areas are restored to their original condition when the investigation is complete. While such temporary and minor clearing is exempt from the provisions of this chapter, it is subject to all other City codes, including provisions for erosion control and tree removal.

The project does not encompass site investigations.

4. Support structures for overhead power or communication lines where the support structures are outside of the WRA.

The project does not add support structures for overhead power or communication lines.

5. The installation, within the developed portions of street rights-of-way, of new utilities, the maintenance or replacement of existing utilities and street repaving projects.

The project does not include the installation of new utilities or the maintenance of existing utilities.

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION					FOR INSURANCE COMPANY USE	
A1. Building Owner's Name BRIAN P. GLOVER & TAMARA L. GLOVER					Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 18414 OLD RIVER LANDING					Company NAIC Number:	
City WEST LINN		State OR		ZIP Code <input checked="" type="checkbox"/> 97034		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) TAX LOT 600 OF CLACKAMAS COUNTY TAX MAP 2 1E 14AD						
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL						
A5. Latitude/Longitude: Lat. 45°23'54"N Long. 122°38'22"W Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983						
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.						
A7. Building Diagram Number 3						
A8. For a building with a crawlspace or enclosure(s):						
a) Square footage of crawlspace or enclosure(s) _____ sq ft						
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____						
c) Total net area of flood openings in A8.b _____ sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No						
A9. For a building with an attached garage:						
a) Square footage of attached garage _____ sq ft						
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____						
c) Total net area of flood openings in A9.b _____ sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No						
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
B1. NFIP Community Name & Community Number CLACKAMAS COUNTY, OREGON 41005C			B2. County Name CLACKAMAS COUNTY		B3. State OR <input checked="" type="checkbox"/>	
B4. Map/Panel Number 0019	B5. Suffix D	B6. FIRM Index Date JUNE 17, 2008	B7. FIRM Panel Effective/ Revised Date JUNE 17, 2008	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 44.0'	
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____						
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____						
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA						

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 18414 OLD RIVER LANDING			Policy Number:
City WEST LINN	State OR	ZIP Code 97034	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: **ZON-3** Vertical Datum: **CONVERTED TO NAVD 88**

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 42.17 feet meters
- b) Top of the next higher floor 51.56 feet meters
- c) Bottom of the lowest horizontal structural member (V Zones only) _____ feet meters
- d) Attached garage (top of slab) 50.60 feet meters
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 48.83 feet meters
- f) Lowest adjacent (finished) grade next to building (LAG) 41.48 feet meters
- g) Highest adjacent (finished) grade next to building (HAG) 50.57 feet meters
- h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support _____ feet meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name **DARREN S. HARR** License Number **56181**

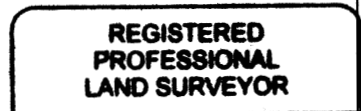
Title **PROJECT SURVEYOR**

Company Name **TERRACALL LAND SURVEYING**

Address **1615 N.E. MILLER STREET**

City **MC MINNVILLE** State **OR** ZIP Code **97128**

Signature **[Signature]** Date **9/22/16** Telephone **(503) 729-2112**



EXPIRATION DATE: **6/30/17**

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

THE LOWEST ELEVATION OF EQUIPMENT SERVICING THE BUILDING AS PROVIDED IN ITEM C2(e) IS THE TOP OF THE CONCRETE PAD FOR AN HVAC UNIT LOCATED ON THE SOUTH SIDE OF THE BUILDING.

Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 18414 Old River Landing		
City West Linn	State OR	ZIP Code 97034

FOR INSURANCE COMPANY USE
Policy Number:
Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

WEST SIDE OF HOUSE



SOUTH SIDE OF HOUSE



Building Photographs

Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
18414 Old River Landing.

City West Linn

State OR

ZIP Code 97034

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

EAST SIDE OF HOUSE



NORTH SIDE OF HOUSE



TAX LOT 21E14AD 500

N 60°51'32" E 15.94' (S1)

BASE FLOOD ELEVATION LINE (44.00')

S 57°46'32" W 430.66' (S1)

GREENWAY EASEMENT PER (S1)

PLAYHOUSE

OUTFALL 4"

ROCK PATH

TOP OF BANK

N 23°06'08" W 150.20' (S1)

EDGE OF POOL DECK

TOE OF SLOPE

18414 OLD RIVER LANDING WEST LINN, OR 97068
TAX LOT 600 OF TAX MAP 2 1E1 4AD

ABOVE GROUND CONDUIT

ELECTRICAL BOX

SANITARY PAINT LINE

SSC

SS

ROCK PATH

15' WIDE SANITARY SEWER EASEMENT PER DOCUMENT NO. 94-088733

TOP OF SLOPE

S 65°03'25" W 396.13' (S1)

BASE FLOOD ELEVATION LINE (44.00')

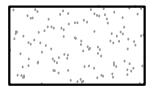
TRACT "A" OLD RIVER WOODS SUBDIVISION
TRACT "C" OLD RIVER WOODS SUBDIVISION
N 48°59'59" W 103.35' (S1)

15' ROADWAY AND UTILITY EASEMENT

PM

PARCEL I
PARTITION PLAT NO. 1990-38
TAX LOT 21E14AD 700

LEGEND:



EXISTING GRAVEL

SS - SANITARY SEWER LINE

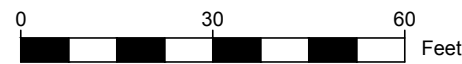
SSC - SANITARY SEWER CLEANOUT

S - SANITARY SEWER MANHOLE

PM - ELECTRICAL METER

□ - GAS METER

⊗ - HVAC UNIT



SCALE: 1" = 30'

NARRATIVE:

EXISTING SURVEY MONUMENTS WERE FOUND AND HELP PER CLACKAMAS COUNTY SURVEY NUMBER 27609, DENOTED HEREON AS (S1).

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
DARREN S. HARR
56,181

RENEWAL DATE: 6-30-17

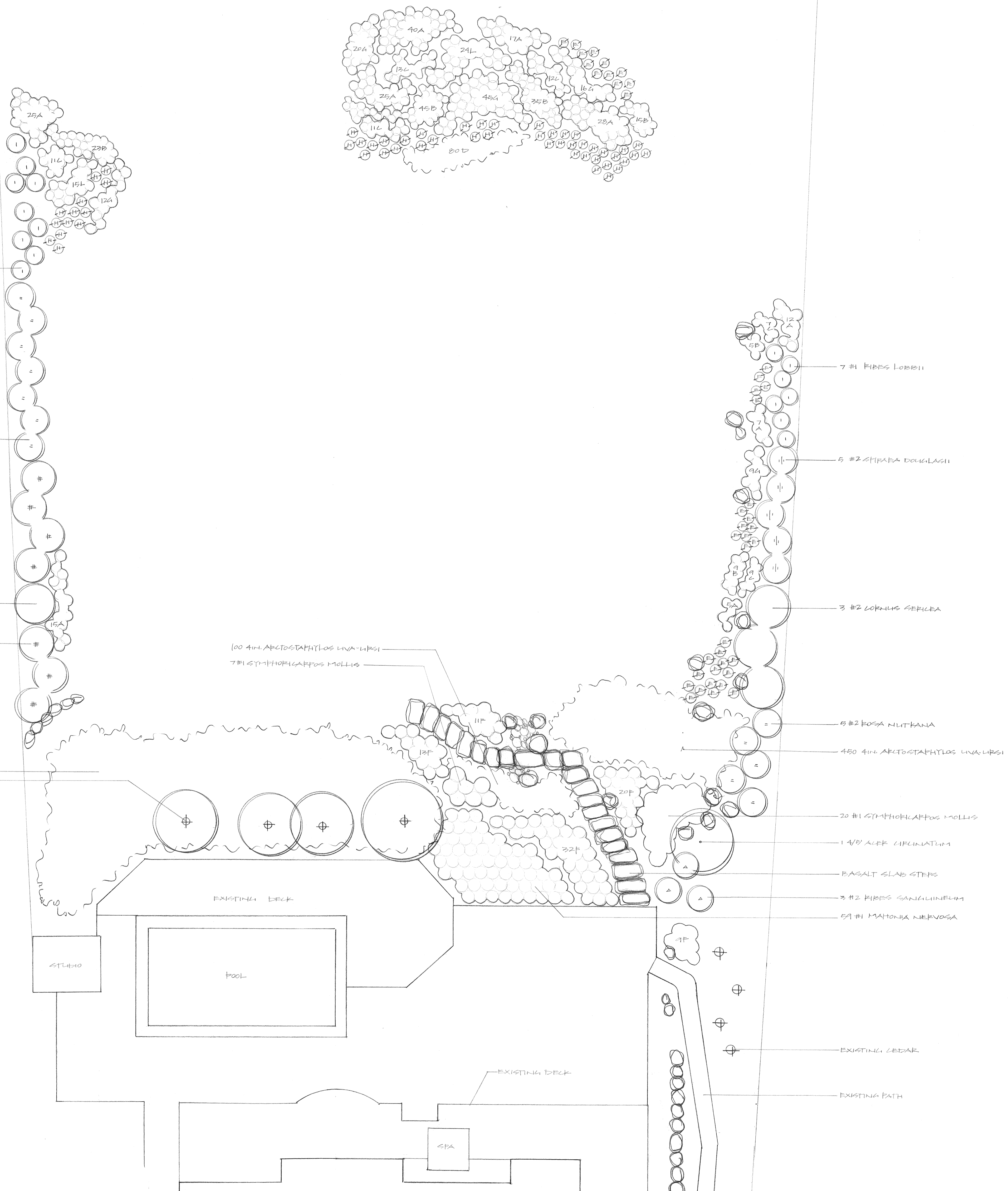
TAMARA GLOVER PROPERTY
EXISTING CONDITIONS SITE PLAN

TerraCalc
Land Surveying Inc.

1615 N.E. Miller Street
McMinnville, OR 97128
(503) 857-0935
www.Terra-calc.com

SURVEYED:
08/17/2016

DRAWN BY:
H.G.S.



1 #1 FIBES LOBBII

7 #2 ROSA NUTKANA

1 #2 CORNUS SERICEA

7 #2 SYMPHORICARPOS ALBUS

EXISTING VINE MAPLES

NATIVE HERBACEOUS LEGEND

- A 4" SYMPHYOTRICHUM SUBSPICATUM
- B 4" AGUILEGIA FORMOSA
- C BULB CAMASSIA HEICHTLINII
- D 4" VERONICA AMERICANA
- E 4" SAXIFraga OPUNTIA
- F 4" POLYSTICHUM MUNITUM
- G 4" HELM MACROPHYLLUM
- H 4" DESCHAMPSIA CESTITOSA
- L 4" LIPINKUS ENULARES

100 #14 ARCTOSTAPHYLOS LUNATA

7 #1 SYMPHORICARPOS MOLLIS

7 #1 FIBES LOBBII

5 #2 SPIRAEA DOUGLASSII

3 #2 CORNUS SERICEA

8 #2 ROSA NUTKANA

450 #14 ARCTOSTAPHYLOS LUNATA

20 #1 SYMPHORICARPOS MOLLIS

1 4/8" ALEE ZIPULINUM

BASALT SLAB STEPS

3 #2 FIBES SANGLINIFLUM

59 #1 MAHONIA NERVOSA

EXISTING DECK

EXISTING DECK

EXISTING CEDAR

EXISTING PATH

GLOVER

10414 OLD RIVER LANDING, WEST LINN, OR

DRAWN	
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	

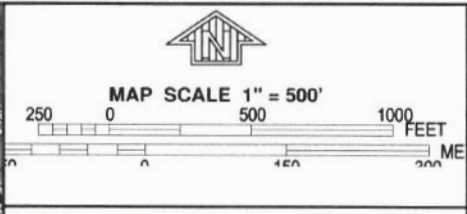
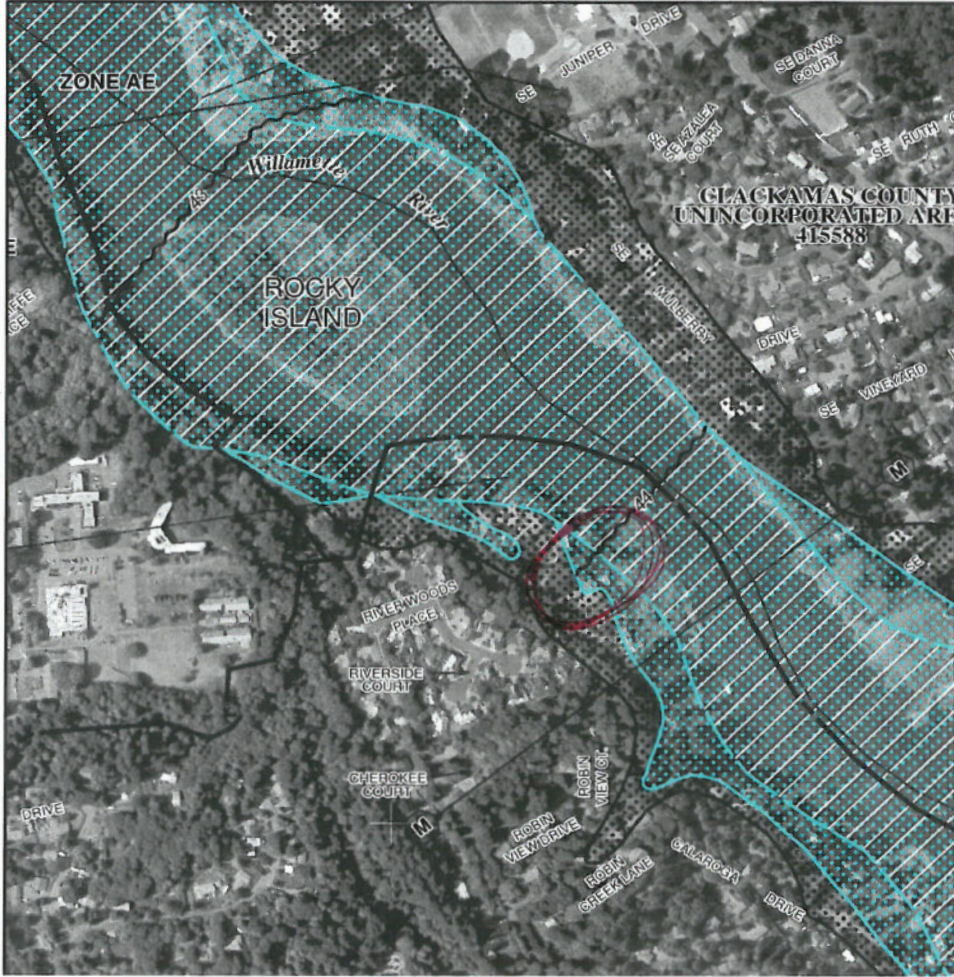
REVISIONS	
BY	

Glover Plant List				
	Quantity	Size	Common Name	Botanical Name
	1	4/5'	Vine Maple	Acer circinatum
	135	4 in.	Western Columbine	Aquilegia fromosa
	550	4 in.	Kinnikinnik	Arctostaphylos uva-ursi
	65	bulb	Camassia	Camassia leichtlinii
	45	4 in.	Slough Sedge	Carex obnupta
	4	#2	Red Osier Dogwood	Cornus sericea
	55	4 in.	Tufted Hairgrass	Deschampsia cespitosa
	105	4 in.	Oregon Avens	Geum macrophyllum
	40	4 in.	Stream Lupin	Lupin rivularis
	59	#1	Cascade Mahonia	Mahonia nervosa
	85	#1	Sword Fern	Polystichum munitum
	16	#1	Fuschia Flowered Gooseberry	Ribes lobbii
	3	#2	Red Flowering Currant	Ribes sanguineum
	12	#2	Nootka Roes	Rosa nutkana
	5	#1	Douglas' Spiraea	Spiraea douglasii
	7	#2	Snowberry	Symphoricarpos albus
	20	#1	Creeping Snowberry	Symphoricarpos mollis
	175	4 in.	Douglas Aster	Symphyotricum subspicatum
	80	4 in.	American Brooklime	Veronica americana



Save your FIRMette

Back



NFP

PANEL 0019D

FIRM
FLOOD INSURANCE RATE MAP
CLACKAMAS COUNTY,
OREGON
AND INCORPORATED AREAS

PANEL 19 OF 1175
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
CLACKAMAS COUNTY	415588	0019	D
LAKE OSWEGO, CITY OF	430018	0019	D
WEST Linn, CITY OF	430024	0019	D

Notes to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
41005C0019D

EFFECTIVE DATE
JUNE 17, 2008

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes

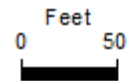
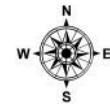
HCA Designation



Legend

Metro Habitat Protection
Published October 2005

- Habitat Conservation Area
- Allow Development



Scale 1:1,200 - 1 in = 100 ft
Scale is based on 8-1/2 x 11 paper size



Map created by: public
Date Created: 29-Sep-16 08:43 AM

WEST LINN GIS

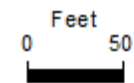
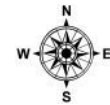
DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Map scale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

Steep Slopes



Legend

Steep Slope 10-25 and greater than 25 pct



Scale 1:1,200 - 1 in = 100 ft
Scale is based on 8-1/2 x 11 paper size

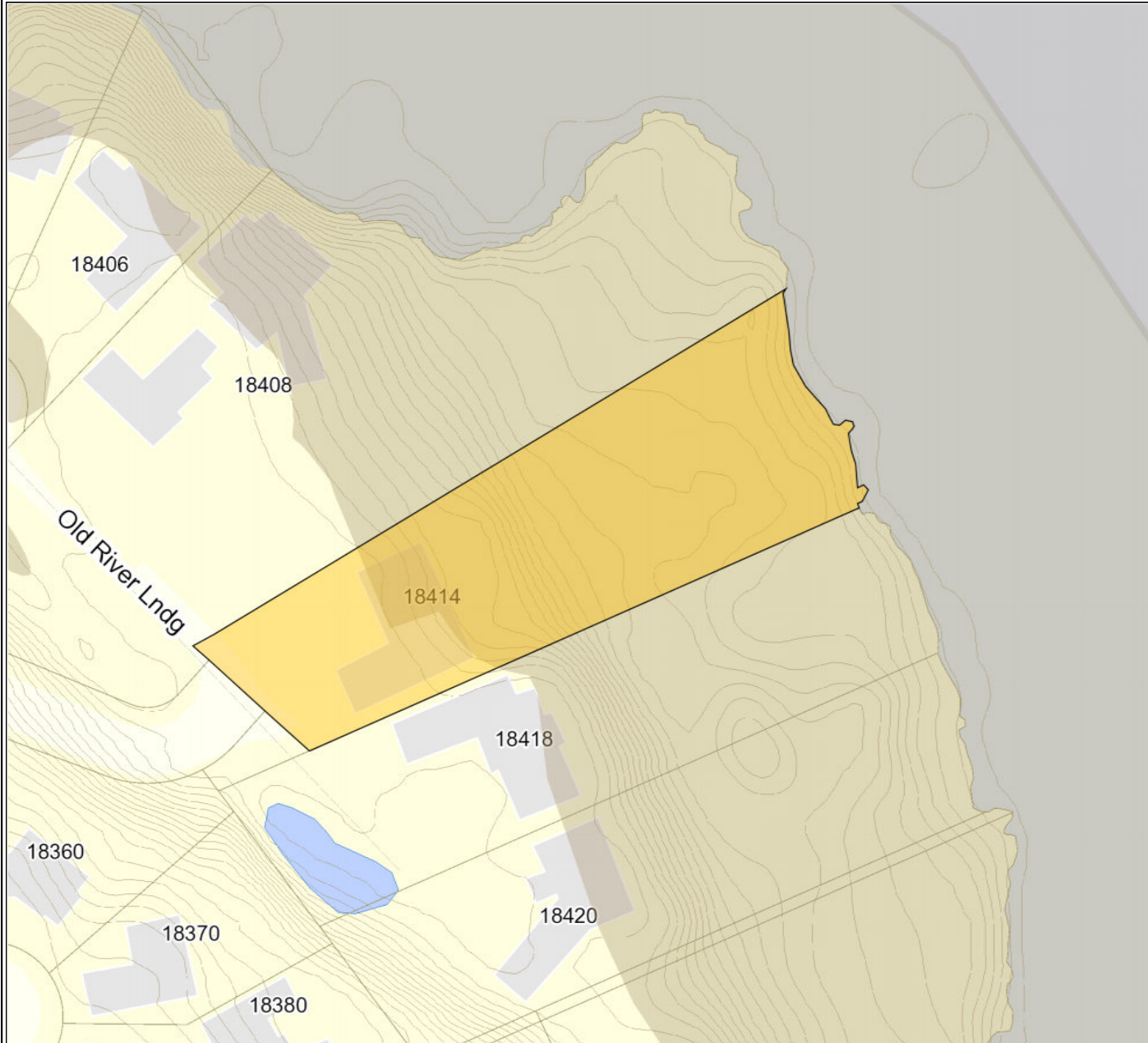


Map created by: public
Date Created: 29-Sep-16 08:45 AM

WEST LINN GIS

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18414 Old River Landing Topography

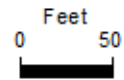


Legend

Flood Management Areas



Contours 2 Foot Interval



Scale 1:1,200 - 1 in = 100 ft
Scale is based on 8-1/2 x 11 paper size



Map created by: public
Date Created: 27-Sep-16 04:38 PM

WEST LINN GIS

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Topography & Flood Management Area

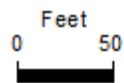
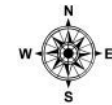


Legend

Flood Management Areas



Contours 2 Foot Interval



Scale 1:1,200 - 1 in = 100 ft
Scale is based on 8-1/2 x 11 paper size



Map created by: public
Date Created: 29-Sep-16 08:51 AM

WEST LINN GIS

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