

March 9, 2018

Peter Spir
Associate Planner
City of West Linn
Planning Department
22500 Salamo Rd, West Linn, OR 97068

RE: Application for 2-Lot Minor Partition Between Evah Lane and 14th Street (MIP-18-01, WAP 18-01, WRG-18-01)

Dear Mr. Spir,

As a follow-up to your February 23, 2018 incompleteness letter regarding the above referenced project, we would like to submit the following responses:

Staff Comment No. 1: The City Arborist is in the process of identifying significant trees on the site. That information will be forwarded to the applicant to make the necessary calculations and submittal revisions.

Response: Our January 29, 2018 submittal included details regarding the location of all trees on site. If the City Arborist determines that significant trees are present on site, we will update our plans to include this additional detail. Further, the site is located on Type I and II lands and therefore the obligation to calculate the dripline plus 10-feet is not required as described above for projects on non-Type I and II land.

Staff Comment No. 2: This application shows an existing driveway in the Evah Lane ROW being used for access to lot 2, with lot 1 using that same ROW plus the existing driveway off 14th Street. This arrangement does not satisfy CDC 85.200(A) or CDC Chapter 92.010 and 92.020. Two options are available:

- 1.) Construct a TSP "local constrained" street design from Evah Lane (starting near the required improvements associated with MIP-17-03) connecting with 14th Street. (Engineered drawings will be required for this option.); or,
- 2.) Vacate the Evah Lane ROW south of the required improvements associated with MIP-17-03 and limit access for both lots to the driveway from 14th Street. Redesign tentative plat map to show a 15 foot wide flag lot connection from Lot 2 to 14th Street. (The street ROW vacation fee is \$6,000 and the standards of ORS 271 will apply.)

Please note that with either option, improvements will be required for the 14th Street ROW frontage including transitions. (Engineered drawings will be required for 14th Street improvements.) All designs will accommodate access as required by TVFR.

Also, if Option 1 is selected, construction and installation of an eight-inch ductile iron waterline connecting the waterlines in Evah Lane and 14th Street is required per 85.200(F) and 92.010(G). Additionally, storm water facilities will be required for the additional impervious surface.

Response: The Applicant wishes to revise the preliminary plans to eliminate access to Lot 1 from Evah Lane. Under the revised plan, Lot 2 will have access to Evah Lane only and Lot 1 will have access to 14th Street only. The partition will therefore result in no net increase in access/egress to either Evah Lane or 14th Street.

Regarding Option 1 above, the Applicant met with Engineering staff in 2016 and 2017 to discuss options for providing access to Lots 1 and 2. Following these conversations, City Engineering staff concluded that it would be infeasible to create a new public street connection between Evah Lane and 14th Street. Attachment A includes an email thread between the Applicant's planner and the City Engineer affirming that a through street connection between Evah Lane and 14th Street would not be required.

Regarding Option 2 above, the Applicant does not believe that a flag lot configuration of Lot 2, which provides sole access from 14th Street, is an effective or safe way to provide access to Lot 2. As mentioned above, Lot 2 is now planned to utilize the existing access from Evah Lane and therefore results in no net increase in access or vehicle trips on Evah Lane and results in two lots that have only one frontage on a public street.

Regarding the option to require the Applicant to complete a vacation of the Evah Lane public right-of-way: The City recently approved access to serve two residential lots immediately northeast, and three new lots immediately northwest of the subject property, in a manner that does not meet the City's standard for a local street. A partition in the City of West Linn is a Type I Decision that is reviewed and decided by staff and which is based exclusively on clear and objective criteria. The City is obligated to approve such applications where an applicant demonstrates compliance with all applicable criteria.

The standards applicable to partitions in the City of West Linn do not authorize the City to require an applicant to vacate adjacent public right-of-way because the right-of-way vacation process does not rely solely on clear and objective criteria but rather includes significant discretion on behalf of the City Council and affected property owners abutting the subject right-of-way as well as property owners in the nearby vicinity who must consent to the vacation. If the City determines that a public benefit is no longer realized by this portion of the Evah Lane public right-of-way, the City may initiate such a right-of-way vacation at its own volition.

The Applicant is aware of the City's authority to require street frontage improvements in proportion to new impacts that are anticipated by a land division. As a condition of the City's approval for a 3-parcel partition located northwest of the subject site, and after the City determined that frontage improvements would be impractical, the Applicant agreed to make off-site site improvements on Evah Lane in exchange for similar improvements that would have otherwise been required along the property frontage. Considering that the frontage of Lot 2 is located in this same area, the Applicant is willing to construct or pay a fee in lieu of proportionate impacts to Evah Lane that will be generated from a new home on Lot 2. A completed waiver of street frontage improvements, in response to those proportionate impacts from Lot 2, is included in Attachment B.

We disagree with the City's assessment that improvements to the site's 14th Street frontage should be required as a condition of this partition. As mentioned above, the partition will result in no net impacts to 14th Street and therefore, there exists no proportionality between the cost of such improvements and impacts to the adjacent street system as is required to be demonstrated by the City for exactions under *Dolan v. City of Tigard*, 512 US 374.

Staff Comment No. 3: Review of the proposed development and CDC Chapter 27 finds that a Flood Management Area permit is not required. You will be refunded the \$1,050 deposit fee (less any billed hour fees on the other deposits) after the Planning Manager's decision on this partition application is completed.

Response: Please mail this refund to the address listed on the application form.

Staff Comment No. 4: Lot 1 could potentially be partitioned to yield an additional lot. To that end, the applicant may choose to:

- 1.) Exercise the option of an "Alternate Review" process (CDC 32.080) which might allow an additional lot on the hillside east of the existing house. This would also require another redesignation of the HCA boundary (CDC 28.070 (B));
- 2.) Submit a redivision plan consistent with 85.180; or,
- 3.) Provide a written statement that affirms the findings contained in the Exhibit D of the application and that no future partition of lot 1 is possible.

Response: As staff describes below, there are a number of factors, in addition to lot size and dimension, that determine whether a lot may be divided. In this case, and following a thorough review of the on-site conditions, it has been determined that the topography on the site creates a Water Resource Area boundary on the eastern half of the subject property that will not accommodate an additional buildable lot. As confirmed by staff's comment below, east of the existing home the Water Resource Area boundary extends approximately 200-feet north from the edge of the resource and leaves no additional buildable area on Lot 1. The parcel may therefore not be divided in the future under the City's current Water Resource Area regulations. A redivision plan is subsequently not warranted.

Staff Comment No. 5: If the vacation of Evah Lane ROW is proposed, the applicant should anticipate a requirement for a public access easement in that ROW and provide and identify a public access easement and path from the southern terminus of Evah Lane ROW to 14th Street. (If the local constrained street option is proposed, that design would be expected to accommodate pedestrian and bike access.)

Response: The Applicant is not proposing to vacate Evah Lane. Additionally, we have determined, as part of our previous analysis (which concluded that a street connection between Evah Lane and 14th Street was not feasible) that a discrete pedestrian connection is not feasible for similar reasons and which are due, in major part, to the existing topography and pattern of development in the area.

Staff Comment No. 6: The placement of lot 2's home and raingarden on 25 percent slopes/Type I Lands will require grading which will trigger the need for a geologic study. (If the option of a local constrained street between Evah Lane and 14th Street is selected, the geologic study must also address grading associated with those improvements. See also Staff Comment 7.)

Response: The Applicant is not proposing to construct a new home at this time. Subsequently, new impervious areas that would warrant the abovementioned storm facilities are not included in this application. At such time a new home is proposed on Lot 2, the City will review the building permit application to ensure appropriate stormwater management facilities are proposed and that they can be constructed in light of the environmental considerations on the property.

Staff Comment No. 7: The requirement is that all lots are “buildable”. In the absence of a definition of “buildable” in the CDC Definitions Chapter 2, CDC 02.010(D) defers to the Merriam Webster’s definition: “suitable for building... buildable land; especially: capable of being built”. Staff finds that because lot 2’s area of development is a Type I Land and the fact that the City of West Linn’s Natural Hazard Mitigation Plan, Map 17, identifies the hillside on lot 2 as a “Landslide Hazard Area”, a geologic study is appropriate to demonstrate that lot 2 is buildable.

Response: We request that staff add a condition to the approval of this partition which requires satisfactory demonstration, via a geotechnical report prepared by a licensed geotechnical engineer, attesting to the suitability of the site to accommodate new residential construction and specific construction methods and materials that shall be used in response to any hazardous soil conditions on site.

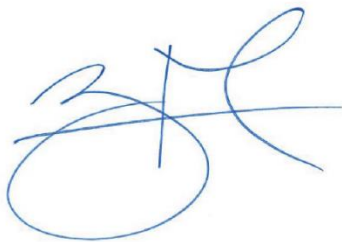
Staff Comment 8: The WRA is associated with a delineated wetland/natural resource boundary near the southern edge of the property. To the east of the existing house on lot 1, where the slope is also over 25 percent but with no top of bank in the first 150 feet, a transition of 200 feet is required per Figure 32-5. Sheet P04 only shows a 170-foot transition as measured from the delineated natural resource boundary. The transition on the east portion of lot 1 needs to be increased to 200 feet.

Response: We will update our exhibits to show this boundary as described.

With this information we have fully addressed the preliminary staff comments from your February 23, 2018 incompleteness letter. We look forward to working with the City through the implementation of this project. Please do not hesitate to call or email with additional questions.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC



Zach Pelz, AICP
(503) 563-6151
pelzz@aks-eng.com

- Attachment A: Email Correspondence Between Applicant’s Planner and City Engineer Regarding Local Street Connection Between Evah Lane and 14th Street
- Attachment B: Request for Waiver of Street Frontage Improvements
- Attachment C: Revised Preliminary Partition Plat Plan Set

cc: Erich Lais, Assistant City Engineer, City of West Linn
Pat O’Brien

Zach Pelz

From: Lais, Erich <elais@westlinnoregon.gov>
Sent: Friday, May 19, 2017 1:53 PM
To: Zach Pelz
Cc: Jon Morse; Spir, Peter
Subject: RE: 14th Street Garbage Truck Turnaround Exhibit

Categories: Filed by Newforma

Zach,

I'm fine with the proposal as that is probably the best solution given the existing driveways and landscaping. I'd like the existing driveway to be built to City standards back to the edge of the right of way. They could saw cut and remove what is there and put back 4" of AC on 10" of ¾" rock. This will give adequate structure for the garbage trucks to turn around on.

Let me know if you have any questions.

Thanks!

From: Zach Pelz [mailto:pelzz@aks-eng.com]
Sent: Tuesday, May 09, 2017 11:26 AM
To: Lais, Erich <elais@westlinnoregon.gov>
Cc: Jon Morse <jonm@aks-eng.com>
Subject: FW: 14th Street Garbage Truck Turnaround Exhibit

Good morning, Erich –

I wanted to follow-up to make sure you received the attached preliminary truck turnaround layout for Evah Lane (emailed last week) and ask if you have any questions; please don't hesitate to call or email if so.

Thanks,

Zach Pelz, AICP



AKS ENGINEERING & FORESTRY, LLC

P: 503.563.6151 Ext. 218 | F: 503.563.6152 | www.aks-eng.com | PelzZ@aks-eng.com
Offices in: Tualatin, OR | Salem-Keizer, OR | Vancouver, WA

From: Zach Pelz
Sent: Thursday, May 04, 2017 10:38 AM
To: Lais, Erich <elais@westlinnoregon.gov>
Cc: Jon Morse <jonm@aks-eng.com>
Subject: FW: 14th Street Garbage Truck Turnaround Exhibit

Good morning, Erich –

Attachment A

Please find attached our preliminary truck turn around layout per our previous conversation. You'll notice that the turnaround relies on the use of an existing driveway; however, this driveway is in the public right-of-way and the design results in the least disruption to their existing driveway and landscaping.

Don't hesitate to let me know of any questions. Thanks,

Zach Pelz, AICP



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From: Lawrence Pankey
Sent: Thursday, May 04, 2017 10:35 AM
To: Zach Pelz <pelzz@aks-eng.com>
Cc: Jon Morse <jonm@aks-eng.com>
Subject: 14th Street Garbage Truck Turnaround Exhibit

See attached.

Lawrence Pankey, EI, LSI



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Erich Lais

Assistant City Engineer

Public Works Support

22500 Salamo Road
West Linn, Oregon 97068
elais@westlinnoregon.gov
westlinnoregon.gov
503-722-3434



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Attachments: 5579 20170504 TRUCK TURNAROUND.pdf

Categories: Filed by Newforma

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Zach Pelz

From: Lais, Erich <elais@westlinnoregon.gov>
Sent: Wednesday, April 19, 2017 4:27 PM
To: Zach Pelz
Subject: RE: 1236 14th Street West Linn

Categories: Filed by Newforma

Zach,

Hope to have you something by the end of the week. Have you guys drawn up or planned how a cul-de-sac would fit at the end?

Thanks!

From: Zach Pelz [mailto:pelzz@aks-eng.com]
Sent: Wednesday, April 19, 2017 1:26 PM
To: Lais, Erich <elais@westlinnoregon.gov>
Subject: RE: 1236 14th Street West Linn

Thanks, Erich.

Can you please give me an idea of when we can expect a response regarding the turnaround and ½ street improvements?

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From: Lais, Erich [mailto:elais@westlinnoregon.gov]
Sent: Wednesday, April 19, 2017 1:21 PM
To: Zach Pelz <pelzz@aks-eng.com>
Subject: RE: 1236 14th Street West Linn

Zach,

You can ignore my voicemail request about sending me a site plan. I found your site plan from the October preapp meeting.

Thanks

From: Zach Pelz [mailto:pelzz@aks-eng.com]
Sent: Tuesday, March 28, 2017 12:51 PM
To: Spir, Peter <pspir@westlinnoregon.gov>; Calvert, Lance <lcalvert@westlinnoregon.gov>; Lais, Erich <elais@westlinnoregon.gov>

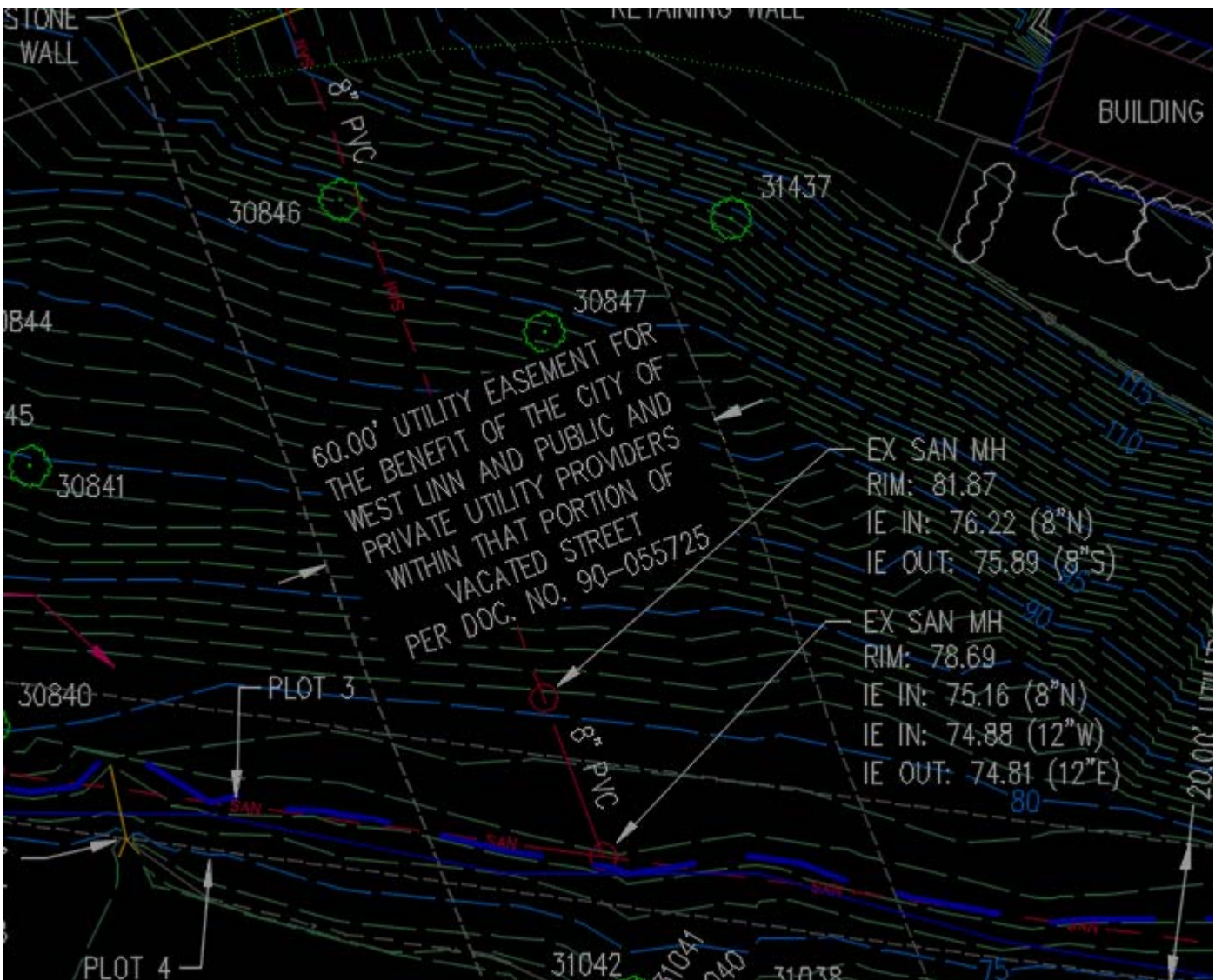
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Subject: 1236 14th Street West Linn

Peter, Lance, and Erich –

As a follow-up to our conversation from last week, we wanted to confirm that the easement which was put in place of the old Evah Lane right-of-way on this property is for the benefit of general utility providers and is not limited to sanitary sewer. We will coordinate with all local and franchise utilities in reducing the width of this easement. Does the City have a form or documentation that can help us in the process?

Also, we wanted to thank you again for taking time to meet last week to discuss the feasibility of a through street connection. We look forward to hearing back from you regarding the requirements for a garbage truck turnaround at the south end of Evah Lane.



Zach Pelz, AICP
Land Use Planner



AKS ENGINEERING & FORESTRY, LLC

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Attachment A

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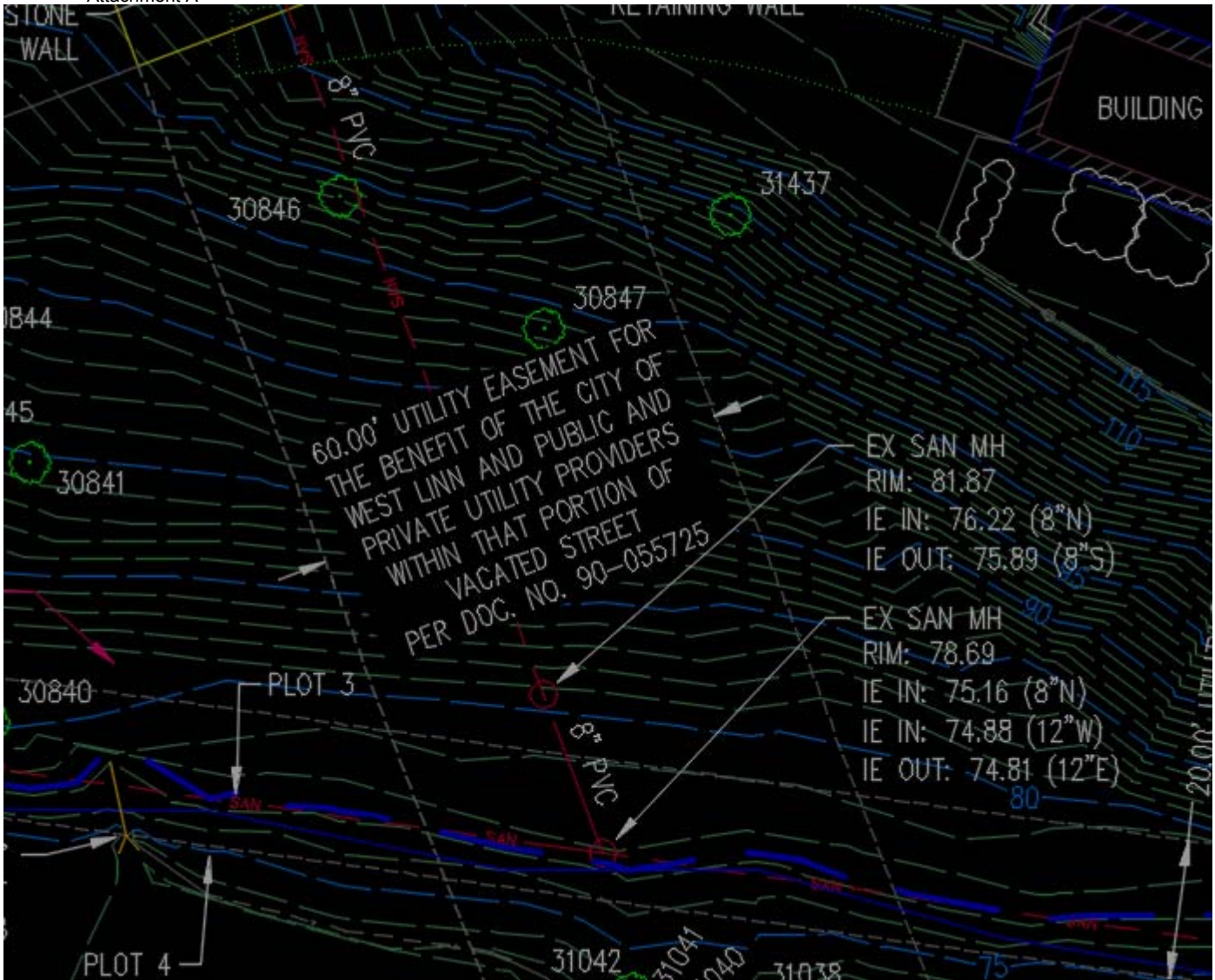
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Cc: Jon Morse <jonm@aks-eng.com>
Subject: 1236 14th Street West Linn

Peter, Lance, and Erich –

As a follow-up to our conversation from last week, we wanted to confirm that the easement which was put in place of the old Evah Lane right-of-way on this property is for the benefit of general utility providers and is not limited to sanitary sewer. We will coordinate with all local and franchise utilities in reducing the width of this easement. Does the City have a form or documentation that can help us in the process?

Also, we wanted to thank you again for taking time to meet last week to discuss the feasibility of a through street connection. We look forward to hearing back from you regarding the requirements for a garbage truck turnaround at the south end of Evah Lane.



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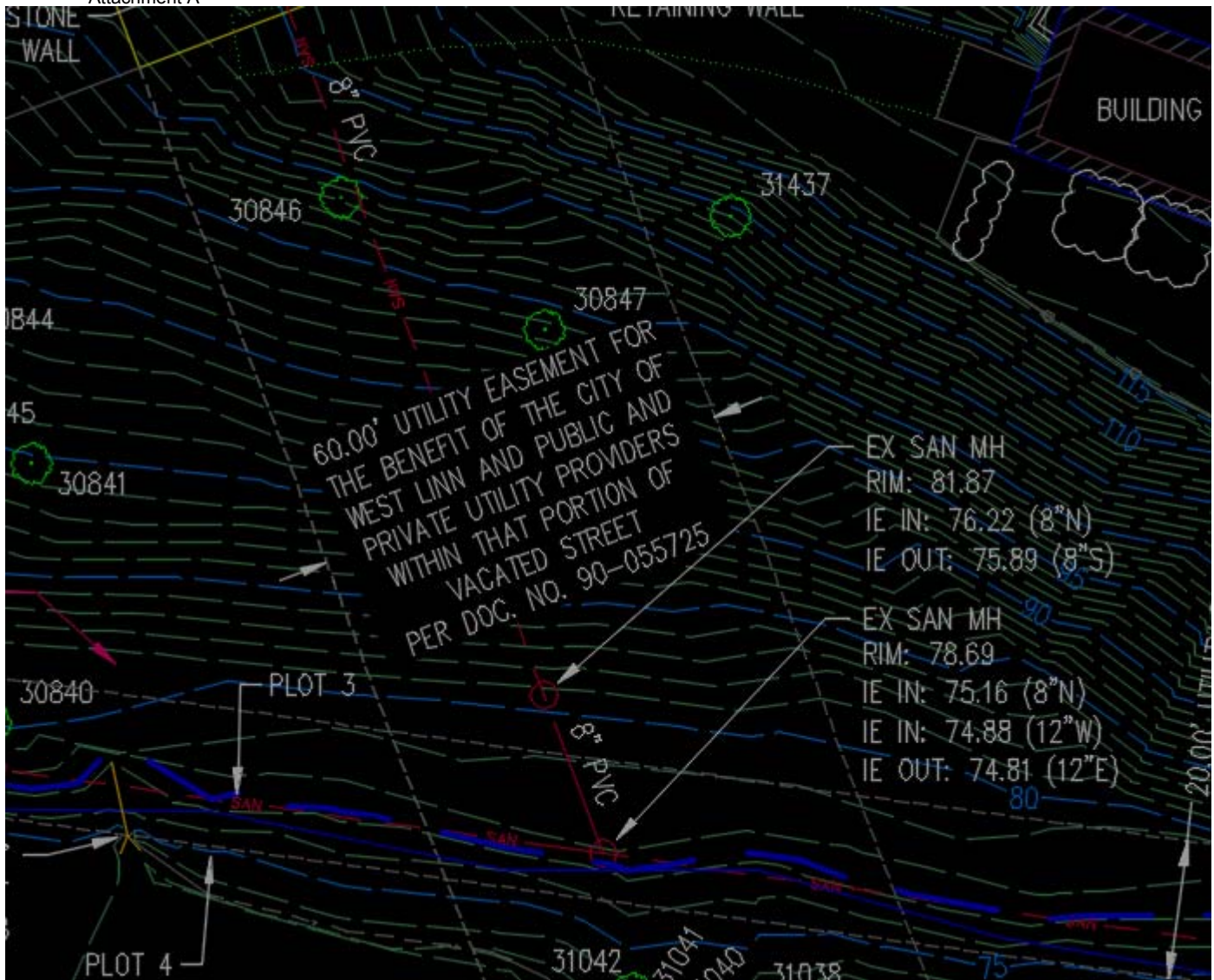
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 Public Works Support

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**REQUEST FOR WAIVER OF STREET IMPROVEMENTS
PAYMENT OF FEE-IN-LIEU**

22500 Salamo Rd. Box 800; West Linn, OR 97068
Phone: (503)722-5500 Fax: (503)656-4106
Email: cwl_rowpermits@westlinnoregon.gov




Complete and sign all fields and the statement below indicating your application for a waiver of street improvements and the option to make a payment in lieu of construction of street improvements as allowed by West Linn Community Development Code section 96.010.

APPLICANT INFORMATION						PROJECT INFORMATION		
Applicant Name:		Pat O'Brien				Project Address		South terminus of Evah Lane
Address:		PO Box 4008				Permit #		MIP-18-01/WAP-18-01/WRG-18-01
City:	Wilsonville	State:	OR	Zip:	97070	Project description		2-parcel partition
Phone:	(503) 563-6151	Fax:	(503) 563-6152					
Email:	jonm@aks-eng.com - consultant							

I, Pat O'Brien, the legal owner(s) of property at Clackamas County Assessor's Map 3-1E-02BC Tax Lot 4100 hereby apply for a waiver of street improvements in accordance with section 96.010 of the West Linn Community Development Code and agree to make a modified set of improvements in recognition of existing development in the area and following consultation with the City Engineer and Tualatin Valley Fire & Rescue.

Applicant may provide three cost estimates to the City for approval or provide quantities to be assessed by City staff at recent construction values. A final payment calculation will be provided by the City.

PROJECT QUANTITIES				
	Quantity	Unit	Cost/Unit	Total Cost
Sidewalk				
Curb				
Asphalt				
Gravel				

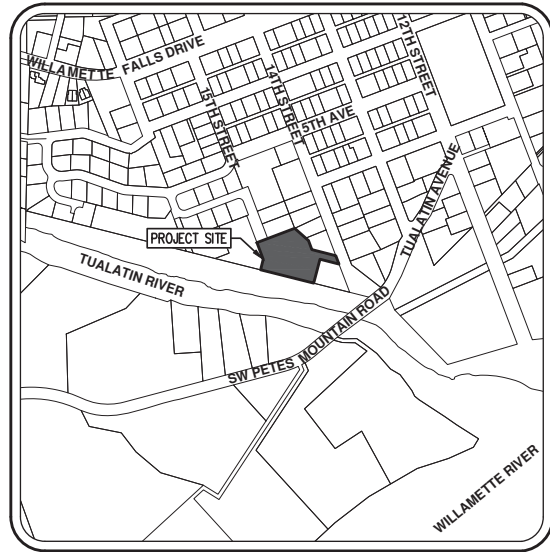
Owner(s) Signature:  Signature
Pat O'Brien Print Date: 3-6-18

Print Signature Date

PUBLIC WORKS – ENGINEERING DIVISION – STAFF ONLY			
<input type="checkbox"/>	The West Linn Transportation System Plan does not include street improvements in this area and a fee-in-lieu payment is approved .		
<input type="checkbox"/>	The West Linn Transportation System Plan includes street improvements in this area and a waiver of construction is not approved .		
Total final street/sidewalk fee-in-lieu for this project is:			\$
CITY APPROVAL			
PI Program Manager Approval:		Date:	

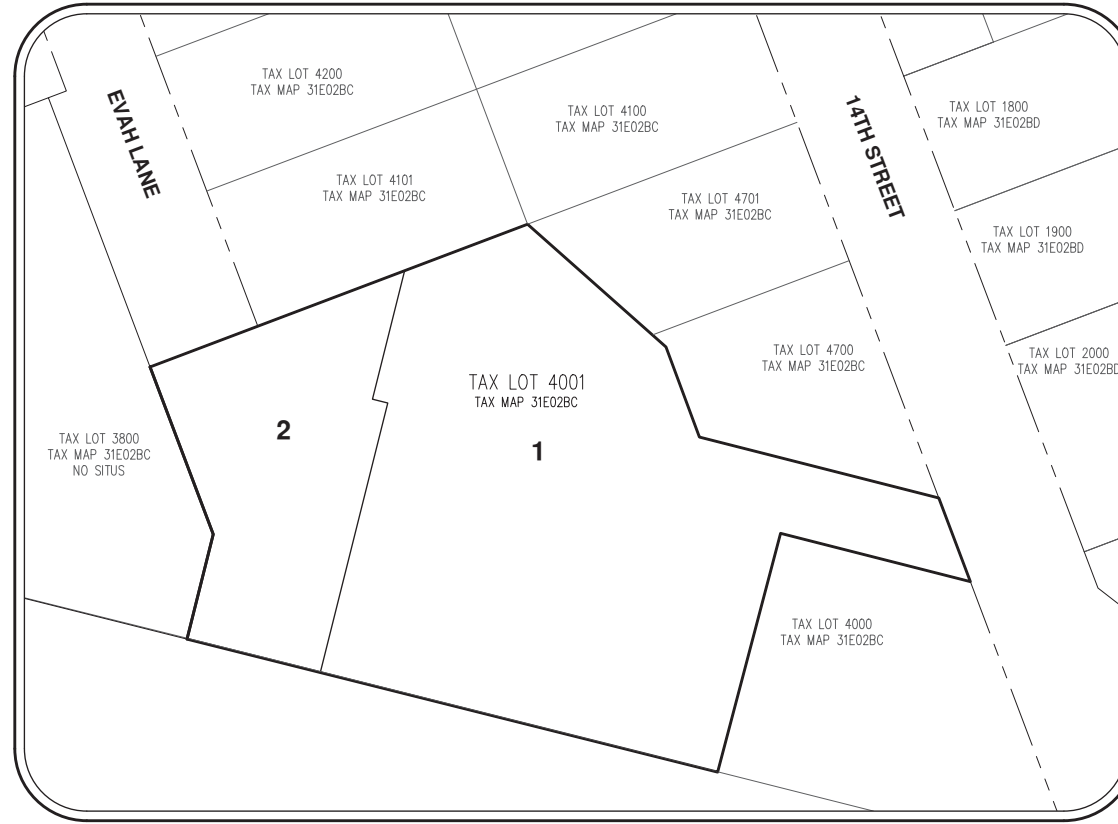
EVAH LANE PARTITION

PRELIMINARY PLANS



VICINITY MAP

SCALE: 1" = 500'



SITE MAP

SCALE: 1" = 50'



LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
DECIDUOUS TREE			STORM SEWER CLEAN OUT		
CONIFEROUS TREE			STORM SEWER CATCH BASIN		
FIRE HYDRANT			STORM SEWER MANHOLE		
WATER BLOWOFF			GAS METER		
WATER METER			GAS VALVE		
WATER VALVE			GUY WIRE ANCHOR		
DOUBLE CHECK VALVE			POWER POLE		
AIR RELEASE VALVE			POWER VAULT		
SANITARY SEWER CLEAN OUT			POWER JUNCTION BOX		
SANITARY SEWER MANHOLE			POWER PEDESTAL		
SIGN			COMMUNICATIONS VAULT		
STREET LIGHT			COMMUNICATIONS JUNCTION BOX		
MAILBOX			COMMUNICATIONS RISER		
RIGHT-OF-WAY LINE					
BOUNDARY LINE					
PROPERTY LINE					
CENTERLINE					
DITCH					
CURB					
EDGE OF PAVEMENT					
EASEMENT					
FENCE LINE					
GRAVEL EDGE					
POWER LINE					
OVERHEAD WIRE					
COMMUNICATIONS LINE					
FIBER OPTIC LINE					
GAS LINE					
STORM SEWER LINE					
SANITARY SEWER LINE					
WATER LINE					

APPLICANT:
O'BRIEN AND COMPANY, LLC
PO BOX 4008
WILSONVILLE, OR 97070

**PLANNING/CIVIL ENGINEERING/SURVEYING/
LANDSCAPE ARCHITECTURE/ARBORISTS
(APPLICANT'S CONSULTANT):**

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN ROAD, SUITE 100
TUALATIN, OR 97062
PHONE: (503) 563-6151
FAX: (503) 563-6152
CONTACT: JONATHON MORSE/ZACH PELZ

SITE LOCATION AND ZONING:
1236 14TH STREET
WEST LINN, OR 97068
ZONING: R-10

SITE DESCRIPTION:
TAX LOT 4001, CLACKAMAS COUNTY ASSESSOR'S MAP 3 1E 02BC.
LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE
MERIDIAN, CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

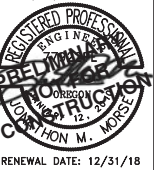
PROJECT PURPOSE:
TWO PARCEL PARTITION OF EXISTING TAX
LOT 4001 LOCATED IN THE R-10 ZONE.

BENCHMARK:
VERTICAL DATUM: ELEVATIONS ARE BASED ON NGS
BENCHMARK Y723 WITH AN ELEVATION OF 81.25 FEET
(NAVD 88).

TOTAL SITE AREA:
65,431 SF± (1.50 ACRES±)

SHEET INDEX

- P01 COVER SHEET WITH VICINITY AND SITE MAP
- P02 EXISTING CONDITIONS PLAN
- P03 PRELIMINARY SLOPE ANALYSIS
- P04 NATURAL RESOURCES BUFFER DETERMINATION
- P05 PRELIMINARY DEMOLITION, TREE REMOVAL, AND TREE PRESERVATION PLAN
- P06 PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE EAST
- P07 PRELIMINARY PARTITION PLAT WITH BUILDING SETBACKS
- P08 PRELIMINARY GRADING, EROSION AND SEDIMENT CONTROL PLAN
- P09 PRELIMINARY COMPOSITE UTILITY PLAN
- P10 PRELIMINARY STREET PLAN
- P11 PRELIMINARY AERIAL PHOTOGRAPHY PLAN

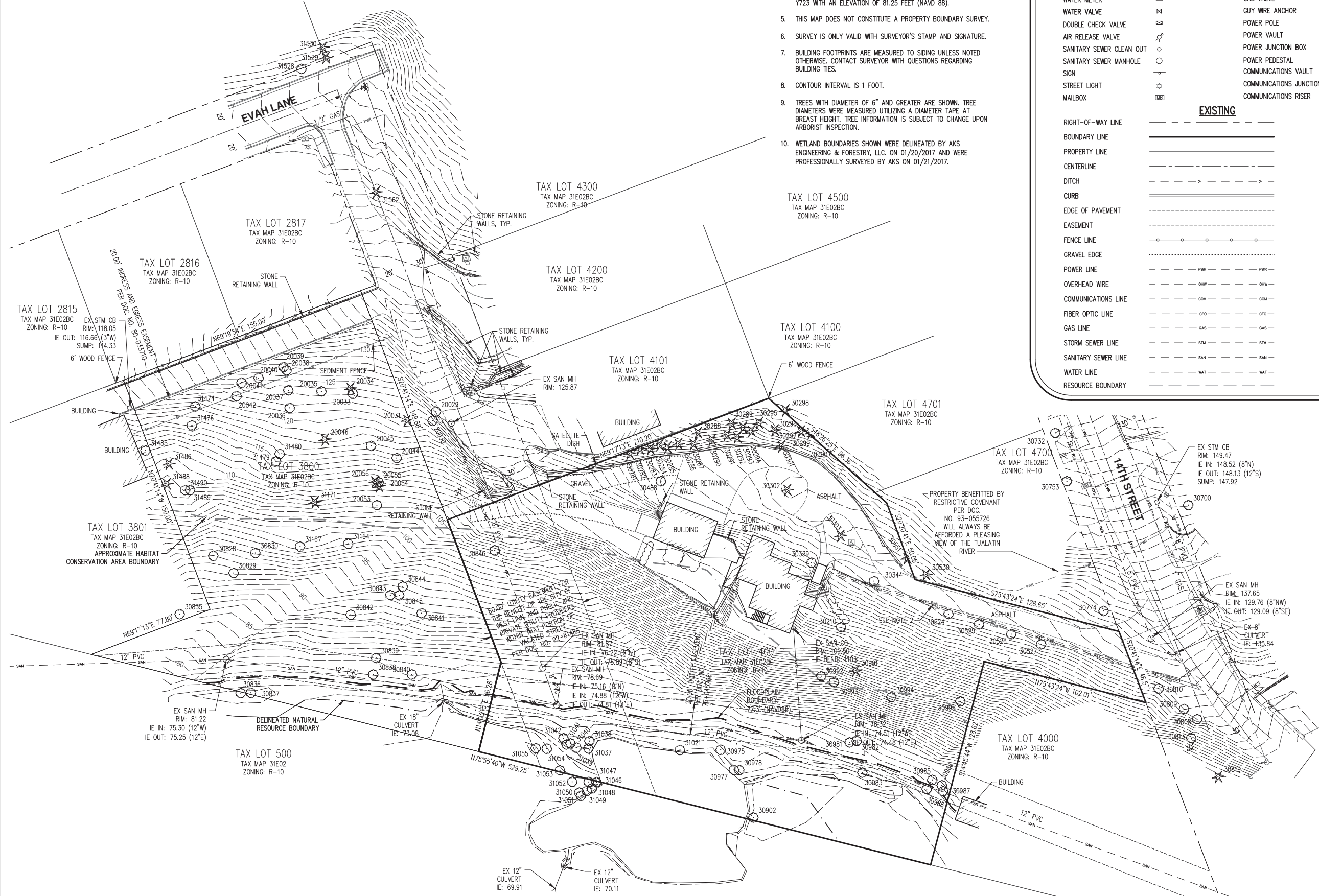


NOTES:

- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED PER UTILITY LOCATE TICKET NUMBER 17010983. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- UTILITIES ON TAX LOT 4001 SHOWN PER CLIENT DIRECTION AND ARE NOT BASED ON LOCATE MARKINGS.
- FIELD WORK WAS CONDUCTED JANUARY 21-30, 2017.
- VERTICAL DATUM: ELEVATIONS ARE BASED ON NGS BENCHMARK Y723 WITH AN ELEVATION OF 81.25 FEET (NAVD 88).
- THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
- SURVEY IS ONLY VALID WITH SURVEYOR'S STAMP AND SIGNATURE.
- BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
- CONTOUR INTERVAL IS 1 FOOT.
- TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
- WETLAND BOUNDARIES SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC. ON 01/20/2017 AND WERE PROFESSIONALLY SURVEYED BY AKS ON 01/21/2017.

LEGEND

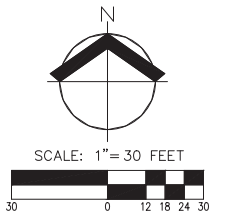
EXISTING	EXISTING
DECIDUOUS TREE	STORM SEWER CLEAN OUT
CONIFEROUS TREE	STORM SEWER CATCH BASIN
FIRE HYDRANT	STORM SEWER AREA DRAIN
WATER BLOWOFF	STORM SEWER MANHOLE
WATER METER	GAS METER
WATER VALVE	GAS VALVE
DOUBLE CHECK VALVE	GUY WIRE ANCHOR
AIR RELEASE VALVE	POWER POLE
SANITARY SEWER CLEAN OUT	POWER VAULT
SANITARY SEWER MANHOLE	POWER JUNCTION BOX
SIGN	POWER PEDESTAL
STREET LIGHT	COMMUNICATIONS VAULT
MAILBOX	COMMUNICATIONS JUNCTION BOX
	COMMUNICATIONS RISER
RIGHT-OF-WAY LINE	
BOUNDARY LINE	
PROPERTY LINE	
CENTERLINE	
DITCH	
CURB	
EDGE OF PAVEMENT	
EASEMENT	
FENCE LINE	
GRAVEL EDGE	
POWER LINE	
OVERHEAD WIRE	
COMMUNICATIONS LINE	
FIBER OPTIC LINE	
GAS LINE	
STORM SEWER LINE	
SANITARY SEWER LINE	
WATER LINE	
RESOURCE BOUNDARY	



**EXISTING
 CONDITIONS PLAN**

DESIGNED BY: MEB
 DRAWN BY: MEB
 CHECKED BY: RDR
 SCALE: AS NOTED
 DATE: 02/09/2017
 REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 ROBERT D. RETTIG
 60124LS
 REVISIONS: 12/31/18

JOB NUMBER
5579
 SHEET
P02



Attachment C

TAX LOT 2817
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 4200
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 4500
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 4100
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 4101
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 4701
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 4700
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 3800
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 500
TAX MAP 31E02
ZONING: R-10

TAX LOT 4001
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 4000
TAX MAP 31E02BC
ZONING: R-10

SLOPES TABLE					
NUMBER	MIN SLOPE	MAX SLOPE	AREA (SQ FT)	ACRES	COLOR
1	0.000%	10.000%	15703.06 ±	0.36 ±	
2	10.001%	20.000%	7804.24 ±	0.18 ±	
3	20.001%	25.000%	5355.16 ±	0.12 ±	
4	25.001%	>25.001%	36463.25 ±	0.84 ±	

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ENGINEERING • SURVEYING • NATURAL RESOURCES
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

EVAH LANE
2 PARCEL PARTITION
WEST LINN OREGON
CLACKAMAS COUNTY TAX MAP 3 1E 02BC
TAX LOT 4001

PRELIMINARY SLOPE ANALYSIS

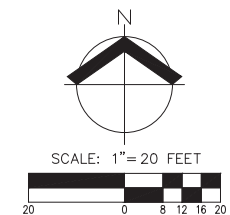
DESIGNED BY: GSH
DRAWN BY: GSH
CHECKED BY: JMM
SCALE: AS NOTED
DATE: 03/07/2018



RENEWAL DATE: 12/31/18
REVISIONS

JOB NUMBER
5579

SHEET
P03



TAX LOT 2817
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 4300
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 4500
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 4200
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 4100
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 4101
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 4701
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 4700
TAX MAP 31E02BC
ZONING: R-10

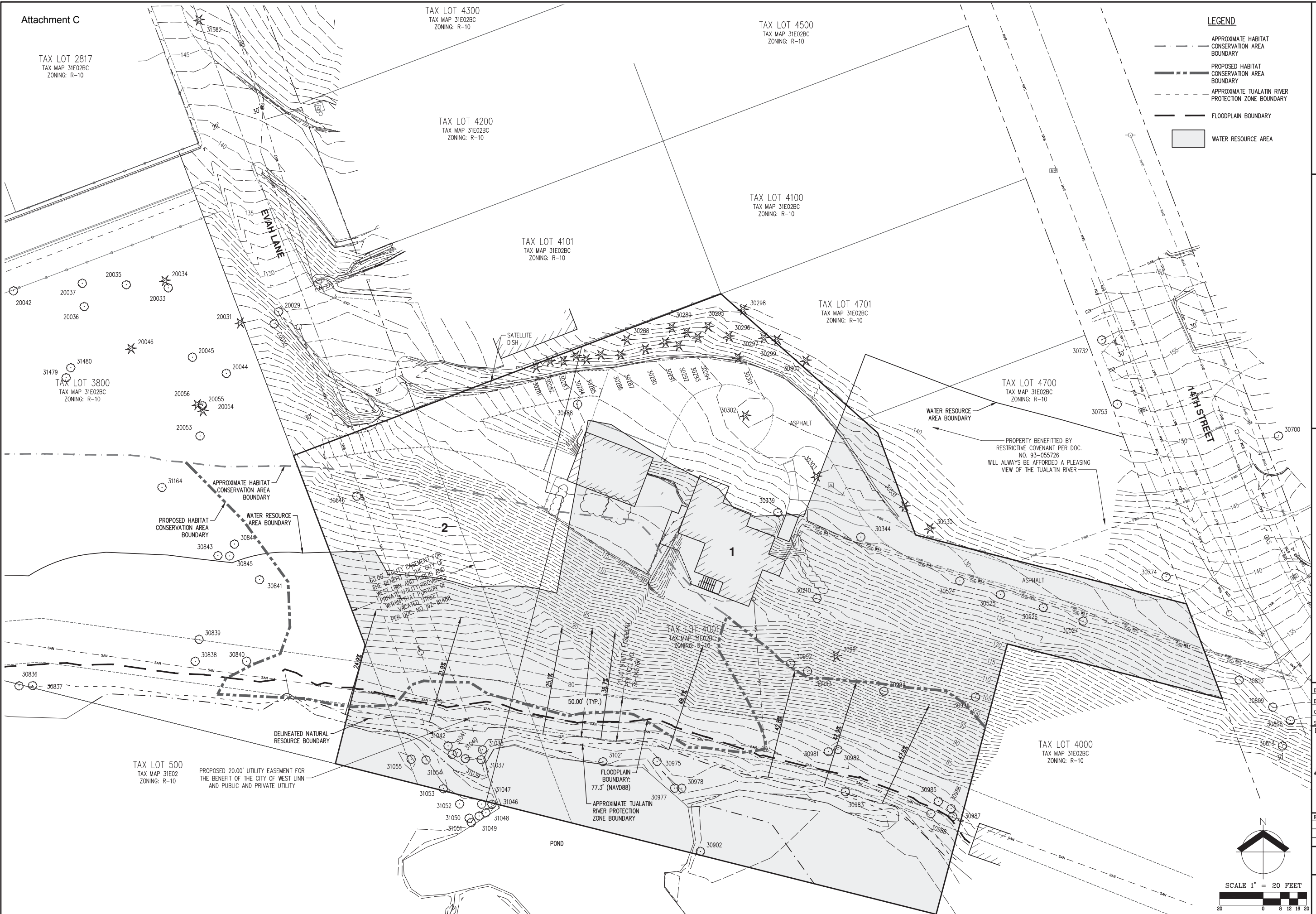
TAX LOT 3800
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 500
TAX MAP 31E02
ZONING: R-10

TAX LOT 4000
TAX MAP 31E02BC
ZONING: R-10

LEGEND

- APPROXIMATE HABITAT CONSERVATION AREA BOUNDARY
- - - PROPOSED HABITAT CONSERVATION AREA BOUNDARY
- - - APPROXIMATE TUALATIN RIVER PROTECTION ZONE BOUNDARY
- FLOODPLAIN BOUNDARY
- WATER RESOURCE AREA



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 FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

EVVAH LANE
2 PARCEL PARTITION
WEST LINN
 OREGON
 CLATSOP COUNTY TAX MAP 31E 02BC
 TAX LOT 4001

NATURAL RESOURCES
BUFFER DETERMINATION

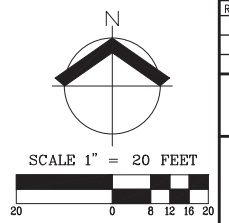
DESIGNED BY: GSH
 DRAWN BY: GSH
 CHECKED BY: JMM
 SCALE: AS NOTED
 DATE: 03/07/2018

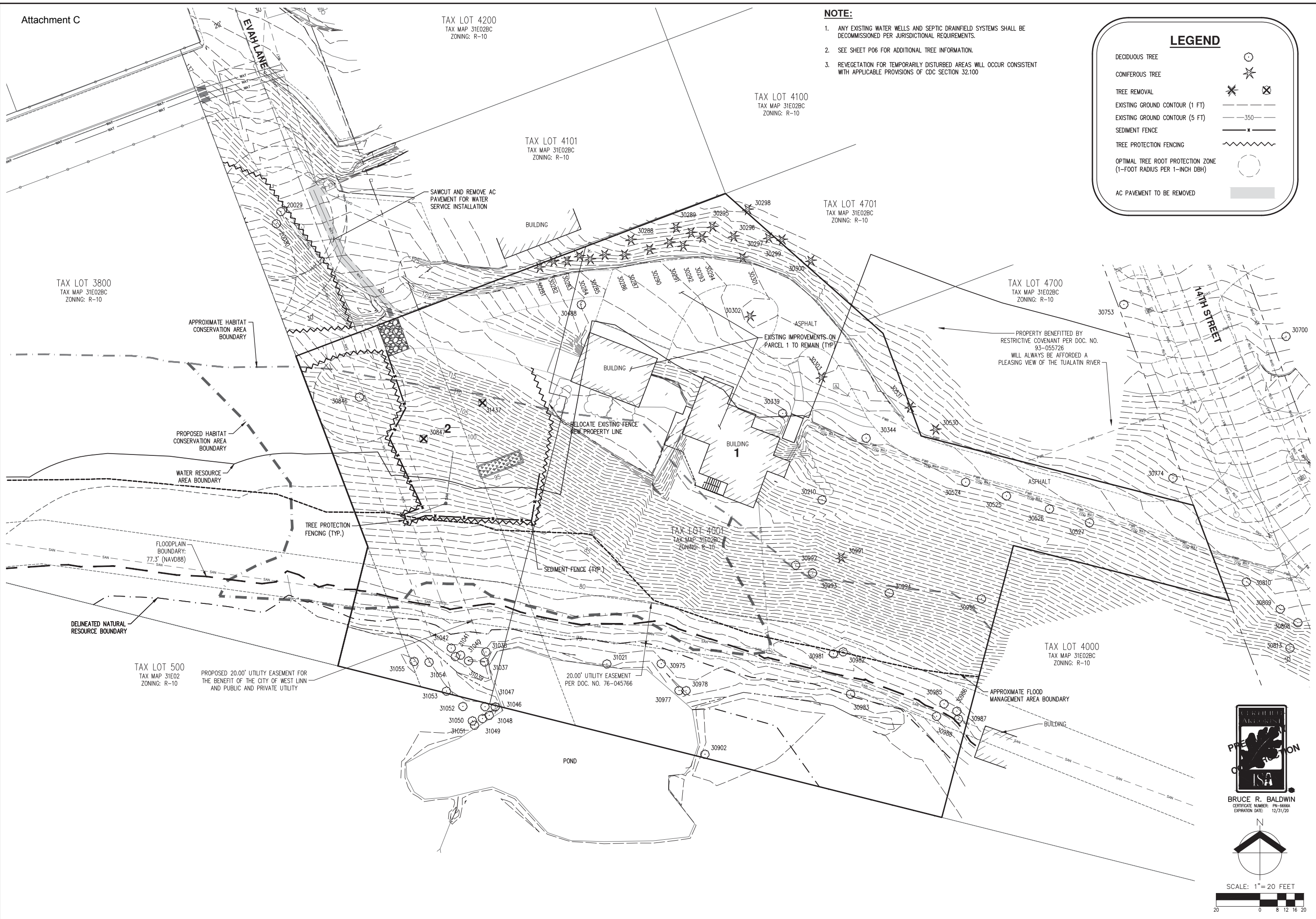
RENEWAL DATE: 12/31/18

REVISIONS:

JOB NUMBER
5579

SHEET
P04





LEGEND

- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE REMOVAL
- EXISTING GROUND CONTOUR (1 FT)
- EXISTING GROUND CONTOUR (5 FT)
- SEDIMENT FENCE
- TREE PROTECTION FENCING
- OPTIMAL TREE ROOT PROTECTION ZONE (1-FOOT RADIUS PER 1-INCH DBH)
- AC PAVEMENT TO BE REMOVED

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EVAH LANE
2 PARCEL PARTITION
WEST LINN
 CLACKAMAS COUNTY TAX MAP 31E 02BC
TAX LOT 4001

**PRELIMINARY DEMOLITION,
 TREE REMOVAL, AND TREE
 PRESERVATION PLAN**

DESIGNED BY: GSH
 DRAWN BY: GSH
 CHECKED BY: JMM
 SCALE: AS NOTED
 DATE: 03/07/2018

BRUCE R. BALDWIN
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 12123
 EXPIRES 12/31/20

RENEWAL DATE: 12/31/18

SCALE: 1" = 20 FEET

Detailed Tree Inventory for Evah Lane 2 Parcel Partition

AKS Job No. 5579

Tree #	DBH (in.)	Tree Species Common Name (Scientific name)	Comments	Health Rating*	Structure Rating**	Exempt Tree***	Remove / Preserve
20029	13, 15, 15, 16	Bigleaf Maple (<i>Acer macrophyllum</i>)	OFFSITE; Codominant; Lean (N); Crooked; Canopy one sided (N)	1	2	No	Preserve
20030	11, 24	Bigleaf Maple (<i>Acer macrophyllum</i>)	OFFSITE; Codominant; Lean (S); Canopy on sided (S); Some dead branches	2	2	No	Preserve
30210	10	Deciduous	Not evaluated by an Arborist	-	-	-	Preserve
30281	11	Coniferous	Not evaluated by an Arborist	-	-	-	Preserve
30282	16	Coniferous	Not evaluated by an Arborist	-	-	-	Preserve
30283	16	Coniferous	Not evaluated by an Arborist	-	-	-	Preserve
30284	16	Coniferous	Not evaluated by an Arborist	-	-	-	Preserve
30285	16	Coniferous	Not evaluated by an Arborist	-	-	-	Preserve
30286	16	Coniferous	Not evaluated by an Arborist	-	-	-	Preserve
30287	19	Coniferous	Not evaluated by an Arborist	-	-	-	Preserve
30288	9	Coniferous	Not evaluated by an Arborist	-	-	-	Preserve
30289	6	Coniferous	Not evaluated by an Arborist	-	-	-	Preserve
30290	19	Coniferous	Not evaluated by an Arborist	-	-	-	Preserve
30291	13	Coniferous	Not evaluated by an Arborist	-	-	-	Preserve
30292	6	Coniferous	Not evaluated by an Arborist	-	-	-	Preserve
30293	11	Coniferous	Not evaluated by an Arborist	-	-	-	Preserve
30294	10	Coniferous	Not evaluated by an Arborist	-	-	-	Preserve
30295	8	Coniferous	Not evaluated by an Arborist	-	-	-	Preserve
30296	20	Coniferous	Not evaluated by an Arborist	-	-	-	Preserve
30297	20	Coniferous	Not evaluated by an Arborist	-	-	-	Preserve
30298	18	Coniferous	OFFSITE; Not evaluated by an Arborist	-	-	-	Preserve
30299	21	Coniferous	OFFSITE; Not evaluated by an Arborist	-	-	-	Preserve
30300	19	Coniferous	OFFSITE; Not evaluated by an Arborist	-	-	-	Preserve
30301	7	Coniferous	Not evaluated by an Arborist	-	-	-	Preserve
30302	6, 7	Coniferous	Not evaluated by an Arborist	-	-	-	Preserve
30303	11, 13, 13	Coniferous	Not evaluated by an Arborist	-	-	-	Preserve
30339	7, 8	Deciduous	Not evaluated by an Arborist	-	-	-	Preserve
30344	6, 11	Deciduous	Not evaluated by an Arborist	-	-	-	Preserve
30488	5, 5, 6	Deciduous	Not evaluated by an Arborist	-	-	-	Preserve
30524	9	Deciduous	Not evaluated by an Arborist	-	-	-	Preserve
30525	11	Deciduous	Not evaluated by an Arborist	-	-	-	Preserve
30526	15	Deciduous	Not evaluated by an Arborist	-	-	-	Preserve
30527	13	Deciduous	Not evaluated by an Arborist	-	-	-	Preserve
30530	8, 13	Coniferous	OFFSITE; Not evaluated by an Arborist	-	-	-	Preserve
30531	12	Coniferous	Not evaluated by an Arborist	-	-	-	Preserve
30700	10, 13	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	-	Preserve
30753	6, 7, 8, 9	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	-	Preserve
30774	8, 11, 13	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	-	Preserve
30808	15	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	-	Preserve
30809	12	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	-	Preserve
30810	10, 13	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	-	Preserve
30813	22	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	-	Preserve
30846	21	Bigleaf Maple (<i>Acer macrophyllum</i>)	Large bulges on bole	1	2	No	Preserve
30847	11	European White Birch (<i>Betula pendula</i>)	Many bore holes	2	2	Yes	Remove
30902	9, 12	Deciduous	Not evaluated by an Arborist	-	-	-	Preserve
30975	8, 10	Deciduous	Not evaluated by an Arborist	-	-	-	Preserve
30977	13	Deciduous	Not evaluated by an Arborist	-	-	-	Preserve
30978	6, 9	Deciduous	Not evaluated by an Arborist	-	-	-	Preserve
30981	24	Deciduous	Not evaluated by an Arborist	-	-	-	Preserve
30982	17, 31	Deciduous	Not evaluated by an Arborist	-	-	-	Preserve
30983	8, 22	Deciduous	Not evaluated by an Arborist	-	-	-	Preserve
30985	12	Deciduous	Not evaluated by an Arborist	-	-	-	Preserve
30986	22	Deciduous	Not evaluated by an Arborist	-	-	-	Preserve
30987	22	Deciduous	Not evaluated by an Arborist	-	-	-	Preserve
30988	5	Deciduous	Not evaluated by an Arborist	-	-	-	Preserve
30991	53	Coniferous	Not evaluated by an Arborist	-	-	-	Preserve
30992	27	Deciduous	Not evaluated by an Arborist	-	-	-	Preserve
30993	13	Deciduous	Not evaluated by an Arborist	-	-	-	Preserve
30994	24, 27	Deciduous	Not evaluated by an Arborist	-	-	-	Preserve
30995	11	Deciduous	Not evaluated by an Arborist	-	-	-	Preserve
31021	5, 12	Deciduous	Not evaluated by an Arborist	-	-	-	Preserve
31037	10	Deciduous	Not evaluated by an Arborist	-	-	-	Preserve
31038	10	Deciduous	Not evaluated by an Arborist	-	-	-	Preserve
31039	6	Deciduous	Not evaluated by an Arborist	-	-	-	Preserve
31040	6	Deciduous	Not evaluated by an Arborist	-	-	-	Preserve
31041	7	Deciduous	Not evaluated by an Arborist	-	-	-	Preserve
31042	11	Deciduous	Not evaluated by an Arborist	-	-	-	Preserve
31046	5	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	-	Preserve
31047	6	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	-	Preserve
31048	5	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	-	Preserve
31049	5	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	-	Preserve
31050	5	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	-	Preserve
31051	6	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	-	Preserve
31052	6	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	-	Preserve
31053	5, 7	Deciduous	Not evaluated by an Arborist	-	-	-	Preserve
31054	6	Deciduous	Not evaluated by an Arborist	-	-	-	Preserve
31055	7	Deciduous	Not evaluated by an Arborist	-	-	-	Preserve
31437	5, 7, 14	Apple (<i>Malus sp.</i>)	Codominant	2	2	No	Remove

Total # of Existing Trees Inventoried = 78

Total # of Existing Onsite Trees = 58

Total # of Existing Onsite Trees to be Preserved = 56
Total # of Existing Onsite Trees to be Removed = 2

Total # of Existing Offsite Trees = 20

Total # of Existing Offsite Trees to be Preserved = 20
Total # of Existing Offsite Trees to be Removed = 0

***Health Rating:**

- 1 = Good Health - A tree that exhibits typical foliage, bark, a root characteristics, for its respective species, shows no signs of infection or infestation, an has a high level of vigor and vitality.
- 2 = Fair Health - A tree that exhibits some abnormal health characteristics and/or shows some signs of infection or infestation, but may be reversed or abated with supplemental treatment.
- 3 = Poor Health - A tree that is in significant decline, to the extent that supplemental treatment would not likely result in reversing or abating its decline.

****Structure Rating:**

- 1 = Good Structure - A tree that exhibits typical physical form characteristics, for its respective species, shows no signs of structural defects of the canopy, trunk, and/or root system.
- 2 = Fair Structure - A tree that exhibits some abnormal physical form characteristics and/or some signs of structural defects, which reduce the structural integrity of the tree, but are not indicative of imminent physical failure, an may be corrected using arboricultural abatement methods.
- 3 = Poor Structure - A tree that exhibits extensively abnormal physical form characteristics and/or significant structural defects that substantially reduces the structural viability of the tree, cannot feasibly be abated, an are indicative of imminent physical failure.

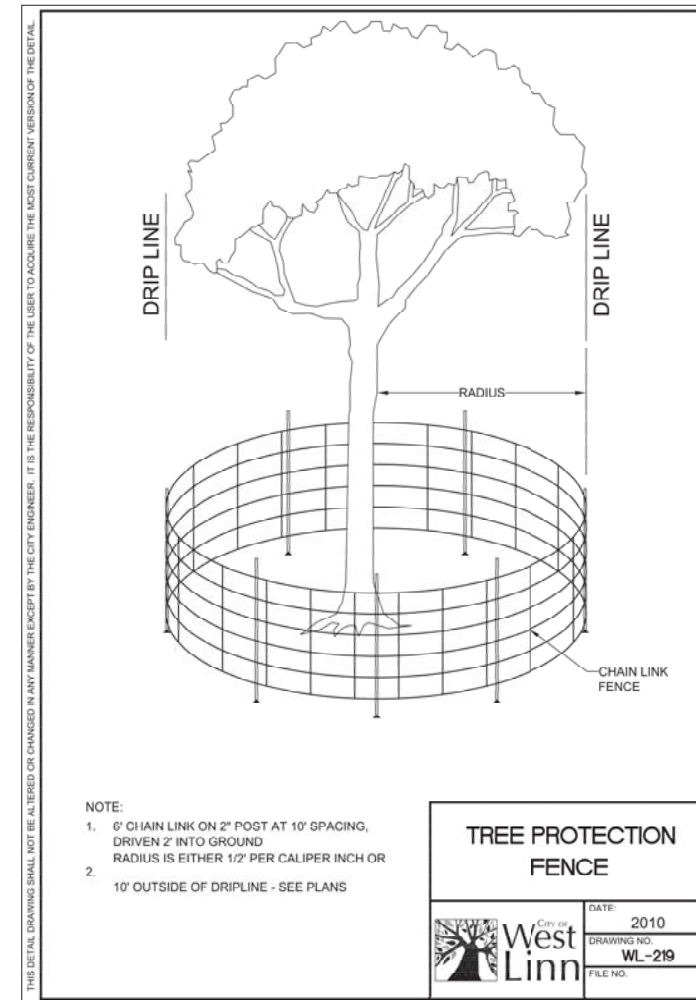
*****Exempt Tree:**

Per the City of West Linn's Community Tree Ordinance, Chapter 8.510, trees listed above as exempt do not meet the City's definition of a tree. A tree is defined as: "Any woody, perennial plant, deciduous, evergreen, or coniferous, having a main stem or trunk of a minimum of 6 inch DBH for Oregon white oak, Pacific madrone, and Pacific dogwood, and 12 inch DBH for all other tree species."

Arborist Disclosure Statement:

Arborists are tree specialists who use their education, knowledge, training, an experience to examine trees, recommend measures to enhance the health of trees, an attempt to reduce the risk of living near trees. The Client an Jurisdiction may choose to accept or disregard the recommendations of the arborist, or seek additional advice. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees an below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees. Neither this author nor AKS Engineering & Forestry, LLC have assumed any responsibility for liability associated with the trees on or adjacent to this site.

At the completion of construction, all trees should once again be reviewed. Lan clearing an removal of adjacent trees can expose previously unseen defects an otherwise healthy trees can be damaged during construction.



- NOTE:
1. 6" CHAIN LINK ON 2" POST AT 10' SPACING, DRIVEN 2' INTO GROUND
 2. RADIUS IS EITHER 1/2" PER CALIPER INCH OR 10' OUTSIDE OF DRIFLINE - SEE PLANS

TREE PROTECTION FENCE

DATE: 2010
DRAWING NO.: WL-219
FILE NO.:



BRUCE R. BALDWIN
CERTIFICATE NUMBER: PA-8666
EXPIRATION DATE: 12/31/20

DESIGNED BY: GSH
DRAWN BY: GSH
CHECKED BY: JMM
SCALE: AS NOTED
DATE: 03/07/2018



RENEWAL DATE: 12/31/18

JOB NUMBER
5579

SHEET
P06

Attachment C

TAX LOT 2817
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 4200
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 4100
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 4101
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 4701
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 4700
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 3800
TAX MAP 31E02BC

TAX LOT 500
TAX MAP 31E02
ZONING: R-10

TAX LOT 4000
TAX MAP 31E02BC
ZONING: R-10

PROPOSED 20.00' UTILITY EASEMENT FOR THE BENEFIT OF THE CITY OF WEST LINN AND PUBLIC AND PRIVATE UTILITY

PROPOSED HABITAT CONSERVATION AREA BOUNDARY

NOTE:
PRELIMINARY PARTITION PLAT IS NOT AN OFFICIAL RECORDED PLAT. DIMENSIONS ARE SUBJECT TO CHANGE, AND IT IS NOT TO BE USED FOR SURVEYING PURPOSES.

PARCEL SUMMARY				
	MIN LOT SIZE IN R-10 DISTRICT	NET LOT SIZE AS SHOWN	MIN. LOT SIZE MET?	MIN. DENSITY
PARCEL 1	10,000 SF	49,088 SF	YES	NOT APPLICABLE PER CDC SECTION 85.200.J.7
PARCEL 2	10,000 SF	16,343 SF	YES	

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FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

EVVAH LANE
2 PARCEL PARTITION
WEST LINN
OREGON
CLACKAMAS COUNTY TAX MAP 3 1E 02BC
TAX LOT 4001

PRELIMINARY
PARTITION PLAT WITH
BUILDING SETBACKS

DESIGNED BY: GSH
DRAWN BY: GSH
CHECKED BY: JMM
SCALE: AS NOTED

DATE: 03/07/2018

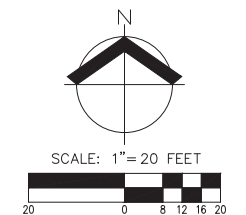


RENEWAL DATE: 12/31/18

REVISIONS

JOB NUMBER
5579

SHEET
P07



TAX LOT 2817
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 4200
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 4100
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 4701
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 4700
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 3800
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 4001
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 4000
TAX MAP 31E02BC
ZONING: R-10

LEGEND

EXISTING GROUND CONTOUR (1 FT)	
EXISTING GROUND CONTOUR (5 FT)	
FINISHED GRADE CONTOUR (1 FT)	
FINISHED GRADE CONTOUR (5 FT)	
SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING)	
LIMITS OF DISTURBANCE	
TREE PROTECTION/CONSTRUCTION FENCE	

AKS
AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
P: 503.563.6151
F: 503.563.6152
aks-eng.com

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EVVAH LANE
2 PARCEL PARTITION
WEST LINN
CLACKAMAS COUNTY TAX MAP 3 1E 02BC
TAX LOT 4001

**PRELIMINARY GRADING,
EROSION AND SEDIMENT
CONTROL PLAN**

DESIGNED BY: GSH
DRAWN BY: GSH
CHECKED BY: JMM
SCALE: AS NOTED
DATE: 03/07/2018

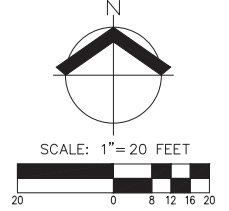
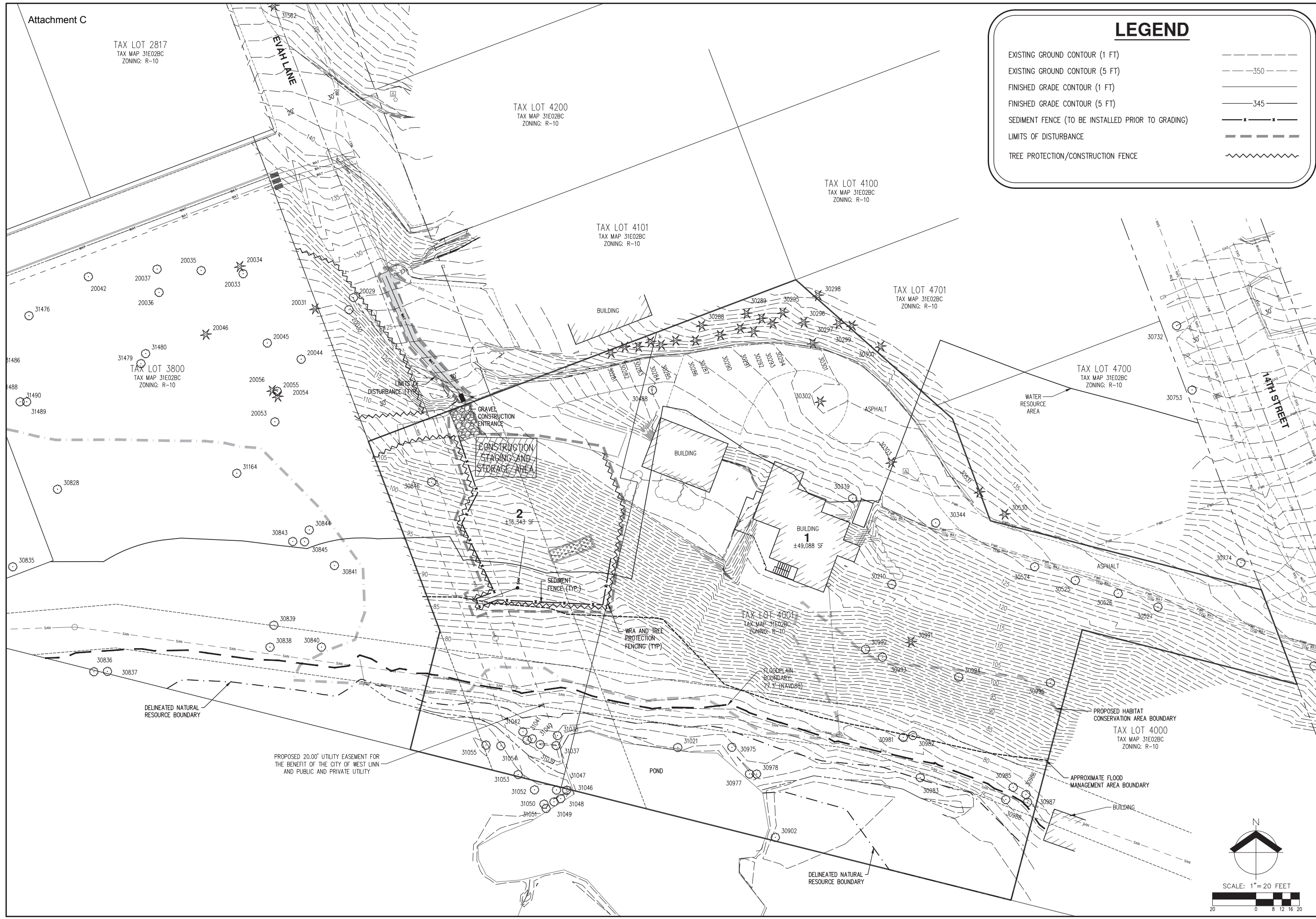
REGISTERED PROFESSIONAL
LAND SURVEYOR
CLACKAMAS COUNTY, OREGON
COURTNEY M. MORSE

RENEWAL DATE: 12/31/18

REVISIONS

JOB NUMBER
5579

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P08



NOTE
1. UTILITIES SHOWN SERVING PARCEL 1 IS CONCEPTUAL AND FOR PLANNING PURPOSES ONLY.
2. PRIVATE STORMWATER FACILITY SHOWN IS CONCEPTUAL AND FOR PLANNING PURPOSES ONLY.

CONCEPTUAL PRIVATE STORMWATER INFILTRATION CHAMBER, TRENCH, RAIN GARDEN, OR APPROVED EQUIVALENT WITH OUTFLOW PER CITY ENGINEERING DIVISION REQUIREMENTS (TO BE INSTALLED WITH FUTURE BUILDING PERMIT) (TYP.).

PROPOSED 20.00' UTILITY EASEMENT FOR THE BENEFIT OF THE CITY OF WEST LINN AND PUBLIC AND PRIVATE UTILITY

APPROXIMATE HABITAT CONSERVATION AREA BOUNDARY

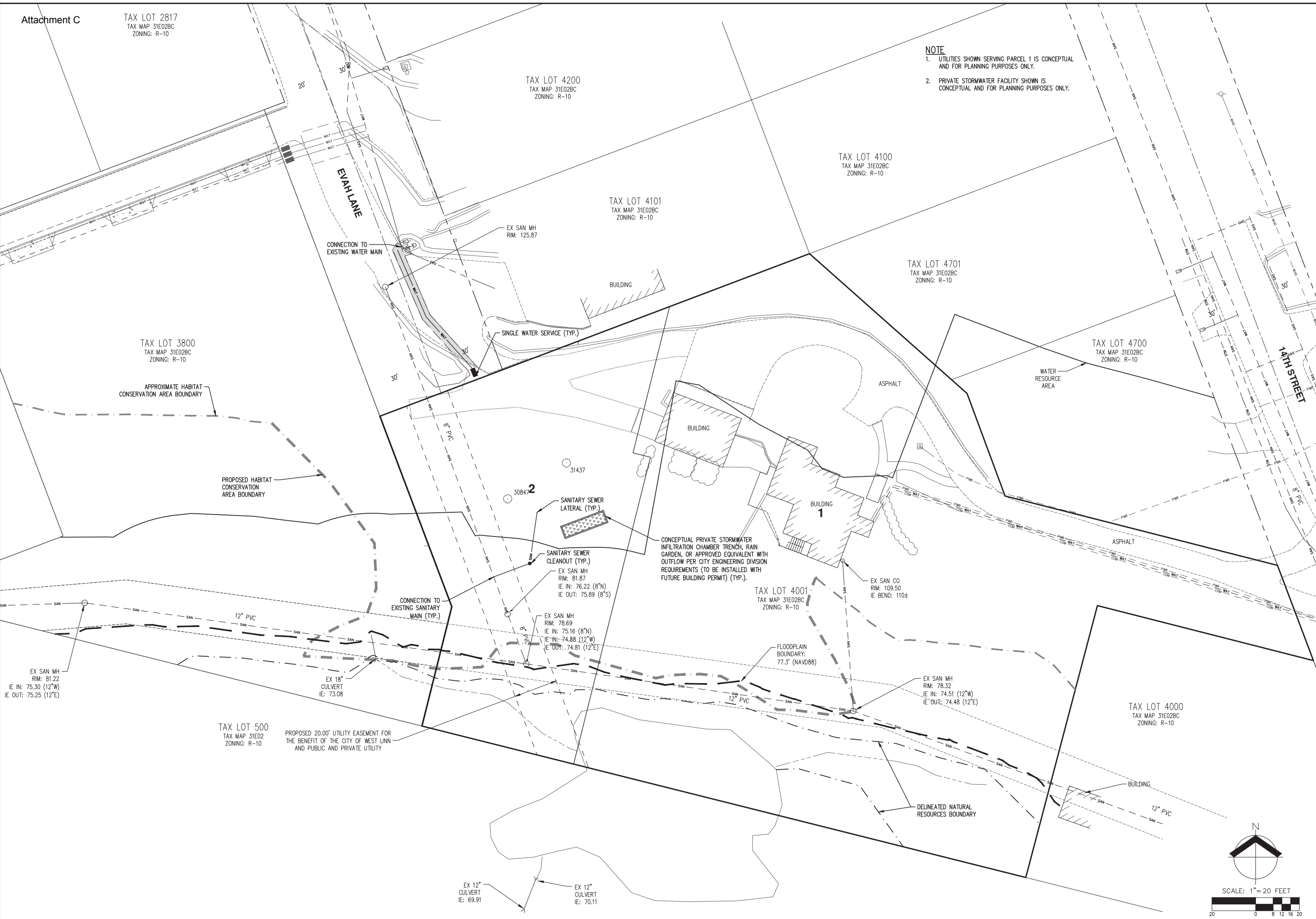
PROPOSED HABITAT CONSERVATION AREA BOUNDARY

ASPHALT

WATER RESOURCE AREA

ASPHALT

DELINEATED NATURAL RESOURCES BOUNDARY



DESIGNED BY: GSH
DRAWN BY: GSH
CHECKED BY: JMM
SCALE: AS NOTED
DATE: 03/07/2018

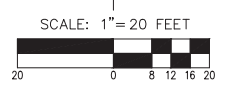


RENEWAL DATE: 12/31/18

REVISIONS

JOB NUMBER
5579

SHEET
P09



TAX LOT 2817
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 4300
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 4200
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 4101
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 4100
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 4701
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 4700
TAX MAP 31E02BC
ZONING: R-10

TAX LOT 3800
TAX MAP 31E02BC
ZONING: R-10

APPROXIMATE HABITAT
CONSERVATION AREA
BOUNDARY

PROPOSED HABITAT
CONSERVATION AREA
BOUNDARY

APPROXIMATE FLOOD
MANAGEMENT AREA
BOUNDARY

TAX LOT 500
TAX MAP 31E02
ZONING: R-10

PROPOSED 20.00' UTILITY EASEMENT FOR
THE BENEFIT OF THE CITY OF WEST LINN
AND PUBLIC AND PRIVATE UTILITY

REPAIR EXISTING PAVEMENT AS
NECESSARY FOR WATER
SERVICE INSTALLATION

SAWCUT LINE (TYP.)

BUILDING

BUILDING

BUILDING 1

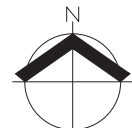
TAX LOT 4001
TAX MAP 31E02BC
ZONING: R-10

20.00' UTILITY EASEMENT
PER DOC. NO.
78-045766

WATER
RESOURCE
AREA

DELINEATED NATURAL
RESOURCE BOUNDARY

TAX LOT 4000
TAX MAP 31E02BC
ZONING: R-10



SCALE: 1"=20 FEET

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EVVAH LANE
2 PARCEL PARTITION
WEST LINN
CLACKAMAS COUNTY TAX MAP 3 1E 02BC
TAX LOT 4001

**PRELIMINARY STREET
PLAN**

DESIGNED BY: GSH
DRAWN BY: GSH
CHECKED BY: JMM
SCALE: AS NOTED
DATE: 03/07/2018



RENEWAL DATE: 12/31/18

REVISIONS

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P10



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EVAH LANE
2 PARCEL PARTITION
WEST LINN
 OREGON
 CLACKAMAS COUNTY TAX MAP 3 1E 02BC
 TAX LOT 4001

**PRELIMINARY AERIAL
 PHOTOGRAPHY PLAN**

DESIGNED BY: GSH
 DRAWN BY: GSH
 CHECKED BY: JMM
 SCALE: AS NOTED
 DATE: 03/07/2018



RENEWAL DATE: 12/31/18

REVISIONS

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