

Owner:
 City of West Linn
 22500 Salamo Road
 West Linn, OR 97068
 PH: (503) 657-0331

Engineer:
 Theta Engineering
 PO Box 1345
 Lake Oswego, OR 97035
 PH: (503) 481-8822

Legal: 2S 1E 25AD 9900

Zoning: R-10

Water: City of West Linn

Sewer: City of West Linn

Street Tree:
 Red Sunset Maple

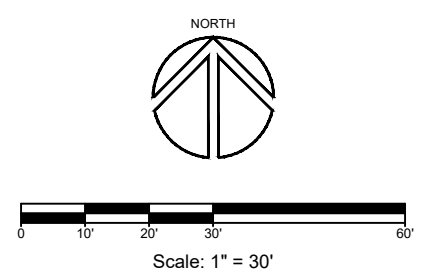
Contours: Centerline Concepts, Inc.

Site Area: 32,569 S.F.

DENSITY CALCULATIONS:

Gross Site Area: 32,569 square feet.
 Type I & II Lands: 312 square feet.
 ROW Dedication & Flag Strip 2,199 sq. ft.
 Net Site Type III & IV Area: 30,058 sq. ft.
 Maximum Density @ 1 Unit Per 10,000 sq. ft. = 3 lots.
 Three lots proposed. Both the minimum and maximum density standards are met.

SIGNIFICANT TREES: The City Arborist has determined that the entire grove of trees is significant, but expressed concern about trying to keep individual trees because of threat of windthrow once the grove is disturbed.



DESIGNED:	R.E.G.	12-13-18	1	Added off-site sidewalk by others.
DRAWN:	R.E.G.			
SCALE:	1" = 30'			
DATE:	September 2018			
FILE:	18-ICN-102	DATE	NO.	REVISION

Richard E. Givens, Planning Consultant
 18680 Sunblaze Dr.
 Oregon City, OR 97045
 PH: (503) 479-0097

APPLICANT: Icon Construction & Development, LLC
 1980 Willamette Falls Drive, Suite 200
 West Linn, OR 97068
 PH: (503) 657-0406

Partition Site Plan
 6123 Skyline Drive, West Linn, OR

SHEET:
 1/3