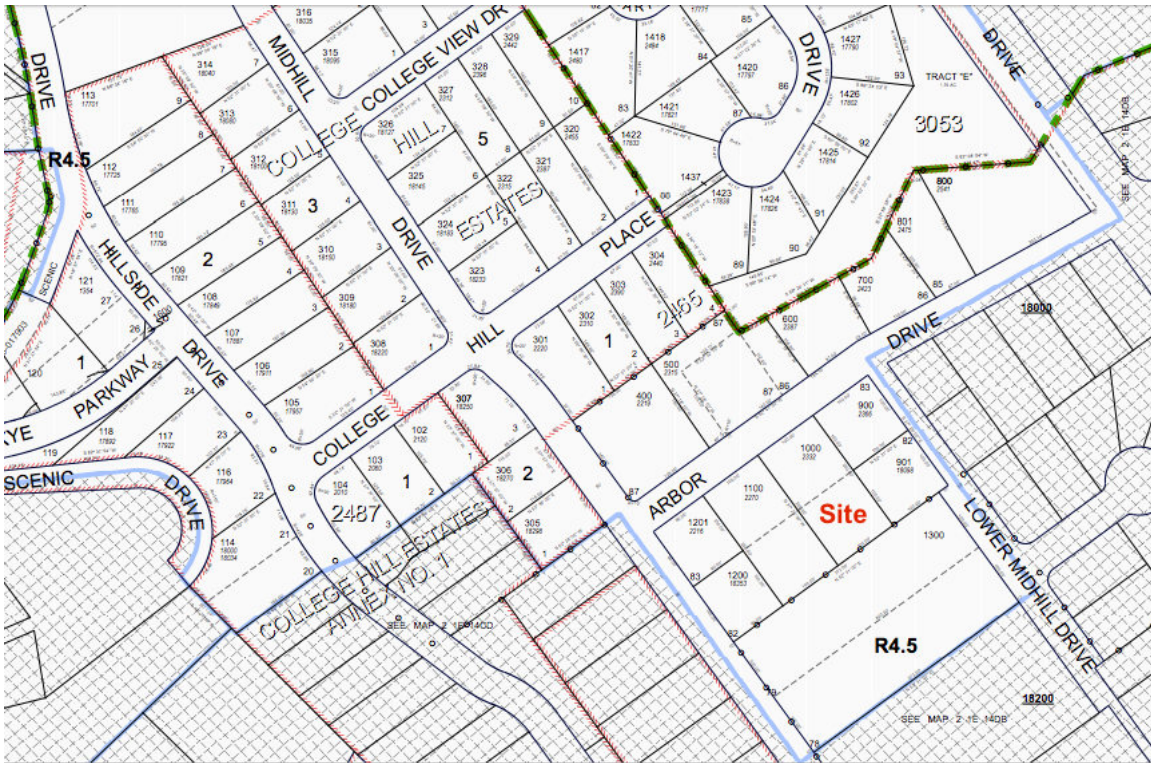


Partition Narrative

2332 Arbor Dr., West Linn

Proposal: This application requests approval of a 2-lot partition and Class 1 Variance for the aforementioned address. The property is situated on the south side of Arbor Drive, approximately 90 feet West of Lower Midhill Drive. The subject property is 19,888 sq. ft. in area and is presently developed with a demolished single-family home. The proposed partition will divide the property into 2 lots, with the new lot being created for the purpose of constructing a detached-single-family home. An additional one-foot dedication is required along the properties Arbor Drive frontage to accommodate a 52-foot right-of-way. This required dedication will make one proposed lot 112 square feet short of the 10,000 square foot minimum lot size and will require a Class 1 variance, which allows a 5% reduction in lot size. Access to the proposed rear lot will be by an access easement. The subject property is zoned R-10. The property is described as Tax Lot 1000 of Clackamas County Assessor’s Map 2S-1E-14CA.



Vicinity Map

The proposed development conforms to the applicable provisions of the CDC as follows:

Chapter 11 SINGLE-FAMILY RESIDENTIAL DETACHED, R-10

11.030 PERMITTED USES

The following are uses permitted outright in this zoning district:

1. Single-family detached residential unit.

Comment: The application is for the creation of two parcels to accommodate a new single-family detached residential unit on Parcel 1 and one new single-family detached residential unit on Parcel 2. This use is permitted use by this section. The criterion is met.

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

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

1. The minimum lot size shall be 10,000 square feet for a single-family detached unit.

Comment: Parcel 1 contains 10,000 sq. ft. Parcel 2 contains 9,888 sq. ft. A Class 1 variance allows a five percent reduction in lot size. The standard is met.

2. The minimum front lot line length or the minimum lot width at the front lot line shall be 35 feet.

Comment: Both proposed parcels will have a lot width of 100 feet. The standard is met.

3. The average minimum lot width shall be 50 feet.

Comment: Both proposed parcels will have a lot width of 100 feet. The standard is met.

4. *Repealed by Ord. 1622.*

5. Except as specified in CDC [25.070\(C\)\(1\)](#) through (4) for the Willamette Historic District, the minimum yard dimensions or minimum building setback area from the lot line shall be:

- a. For the front yard, 20 feet; except for steeply sloped lots where the provisions of CDC [41.010](#) shall apply.

- b. For an interior side yard, seven and one-half feet.
- c. For a side yard abutting a street, 15 feet.
- d. For a rear yard, 20 feet.

Comment: The property is not in the Willamette Historic District. Setbacks for the homes to be constructed will be reviewed at the time of building permit application, but will conform to these standards.

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

Comment: Building height for new homes will be reviewed with the building permit, but will conform to these standards.

7. The maximum lot coverage shall be 35 percent.

Comment: Lot coverage for the homes to be constructed will be reviewed and comply with this standard at the time of the building permit application.

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

Comment: The accessway to Parcel 2 is 20 feet in width. The standard is met.

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

Comment: Compliance to standards for the new construction will be reviewed with the building permits.

10. The sidewall provisions of Chapter [43](#) CDC shall apply.

Comment: Compliance of new homes will be reviewed with the building permits.

Chapter 85 GENERAL PROVISIONS

85.200 APPROVAL CRITERIA

No tentative subdivision or partition plan shall be approved unless adequate public facilities will be available to provide service to the partition or subdivision area prior to final plat

approval and the Planning Commission or Planning Director, as applicable, finds that the following standards have been satisfied, or can be satisfied by condition of approval.

A. Streets.

Comment: No new streets are proposed. Both parcels front on Arbor Drive. Parcel 2 will be accessed via a shared driveway with Parcel 1. There is no opportunity for additional local street connections. The plan calls for an additional 1 foot dedication along the Arbor Drive frontage to accommodate a 52 foot right-of-way, consistent with staff comments in the pre-application notes.

B. Blocks and lots.

1. General. The length, width, and shape of blocks shall be designed with due regard for the provision of adequate building sites for the use contemplated; consideration of the need for traffic safety, convenience, access, circulation, and control; and recognition of limitations and opportunities of topography and solar access.

Comment: As mentioned, there is no opportunity for additional local street connections. The development pattern in this area is already established.

2. Sizes. The recommended block size is 400 feet in length to encourage greater connectivity within the subdivision. Blocks shall not exceed 800 feet in length between street lines, except for blocks adjacent to arterial streets or unless topographical conditions or the layout of adjacent streets justifies a variation. Designs of proposed intersections shall demonstrate adequate sight distances to the City Engineer's specifications. Block sizes and proposed accesses must be consistent with the adopted TSP.

Comment: As mentioned, there is no opportunity for additional local street connections. The development pattern in this area is already established.

3. Lot size and shape. Lot or parcel size, width, shape, and orientation shall be appropriate for the location of the subdivision or partition, for the type of use contemplated, for potential utilization of solar access, and for the protection of drainageways, trees, and other natural features. No lot or parcel shall be dimensioned to contain part of an existing or proposed street. All lots or parcels shall be buildable. "Buildable" describes lots that are free of constraints such as wetlands, drainageways, etc., that would make home construction impossible. Lot or parcel sizes shall not be less than the size required by the zoning code unless as allowed by planned unit development (PUD).

Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street parking and service facilities required by the type of use proposed.

Comment: The proposed lots are consistent with the dimensional standards of the R-10 zone and provide reasonable building sites for single-family detached homes, including the potential utilization of solar access. The lots do not include portions of existing streets.

4. Access. Access to subdivisions, partitions, and lots shall conform to the provisions of Chapter 48 CDC, Access, Egress and Circulation.

Comment: See discussion of chapter 48, below.

5. Double frontage lots and parcels. Double frontage lots and parcels have frontage on a street at the front and rear property lines. Double frontage lots and parcels shall be avoided except where they are essential to provide separation of residential development from arterial streets or adjacent non-residential activities, or to overcome specific disadvantages of topography and orientation. A planting screen or impact mitigation easement at least 10 feet wide, and across which there shall be no right of access, may be required along the line of building sites abutting such a traffic artery or other incompatible use.

Comment: No double frontage lots or parcels are proposed.

6. Lot and parcel side lines. The lines of lots and parcels, as far as is practicable, should run at right angles to the street upon which they face, except that on curved streets they should be radial to the curve.

Comment: The proposed lot side lines are perpendicular to the Arbor Drive right-of-way.

7. Flag lots. Flag lots can be created where it can be shown that no other reasonable street access is possible to achieve the requested land division. A single flag lot shall have a minimum street frontage of 15 feet for its accessway.

Comment: No flag lot is proposed, rather access easement from Parcel 1 in benefit of Parcel 2 to proposed rear lot.

8. Large lots or parcels. In dividing tracts into large lots or parcels which, at some future time, are likely to be redivided, the approval authority may:

a. Require that the blocks be of such size and shape, and be so divided into building sites, and contain such easements and site restrictions as will provide for extension and opening of streets at intervals which will permit a subsequent division of any tract into lots or parcels of smaller size; or

b. Alternately, in order to prevent further subdivision or partition of oversized and constrained lots or parcels, restrictions may be imposed on the subdivision or partition plat.

Comment: Not applicable. None of the parcels proposed are large enough to be capable of being re-divided.

C. Pedestrian and bicycle trails.

Comment: No Pedestrian or bicycle trails exist or are planned in this area.

D. Transit facilities.

Comment: The closest Tri-Met bus service is .1 miles away on Arbor Drive so there is no need for transit facilities.

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

Comment: Any and all grading plans will be reviewed at the time of building permit application.

F. Water.

Comment: Water service will be provided from the existing water line in Arbor Drive. No new public water lines are proposed. A new water meter for Parcel 2 will be provided in the public right-of-way, with private water service lines extending to Parcel 2 via the access easement strip.

G. Sewer.

Comment: No new public sewer lines are proposed. Parcel 1 will utilize existing private service lateral and Parcel 2 will be serviced by a new service extended down the access easement strip from the existing sewer line in Arbor Drive.

H. Storm detention and treatment. All proposed storm detention and treatment facilities comply with the standards for the improvement of public and private drainage systems located in the West Linn Public Works Design Standards, there will be no adverse off-site impacts caused by the development (including impacts from increased intensity of runoff downstream or constrictions causing ponding upstream), and there is sufficient factual data to support the conclusions of the submitted plan.

Comment: Civil storm detention and treatment facility plan is outlined in attached drawings in accordance with the standards for the improvement of public and private drainage systems in the West Linn Public Works Design Standards. Supporting geotechnical engineering documentation supports the conclusions of the submitted plan.

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

Comment: There are no new public utilities proposed and, therefore, no new requirements for public utility easements.

J. Supplemental provisions.

1. Wetland and natural drainageways.

Comment: There are no wetlands or drainageways on the subject property or on adjacent parcels.

2. Willamette and Tualatin Greenways.

Comment: The subject property is not located within the Willamette or Tualatin Greenway areas. There are no Habitat Conservation Areas on the property.

3. Street trees.

Comment: Street trees will be provided along the frontage of Parcel 1 in adherence with Chapter 54 CDC and will be reviewed at the time of building permit application.

4. Lighting.

Comment: Streetlights currently exist on the Arbor Dr. street frontage in accordance with West Linn Public Works Design Standards.

5. Dedications and exactions.

Comment: The site plans provides for an additional one foot dedicated along the Arbor Dr. frontage to accommodate a 52 foot right-of-way, consistent with what was discussed at the pre-application conference. No other exactions are warranted.

6. Underground utilities.

Comment: All new utilities will be placed underground.

7. Density requirement.

Comment: The subject area measure 19,888 square feet in site area. The minimum lot size of the R-10 zone is 10,000 sq. ft. Therefore; a class 1 variance will be required to allow for a 5% reduction in lot size. The standard is then met.

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

Comment: The subject property does not fall into the applicable zoning so the provision does not apply.

9. Heritage trees/significant tree and tree cluster protection.

Comment: There are no heritage or significant trees on the property as confirmed by Mike Perkins [City Arborist]. Email confirmation is attached in partition application package.

Chapter 48 ACCESS, EGRESS AND CIRCULATION

48.025 ACCESS CONTROL

B. Access control standards.

1. Traffic impact analysis requirements. The City or other agency with access jurisdiction may require a traffic study prepared by a qualified professional to determine access, circulation and other transportation requirements. (See also CDC [55.125](#), Transportation Impact Analysis.)

Comment: Because of the small size of this project, the City did not require a traffic impact analysis.

2. The City or other agency with access permit jurisdiction may require the closing or consolidation of existing curb cuts or other vehicle access points, recording of reciprocal access easements (i.e., for shared driveways), development of a frontage

street, installation of traffic control devices, and/or other mitigation as a condition of granting an access permit, to ensure the safe and efficient operation of the street and highway system. Access to and from off-street parking areas shall not permit backing onto a public street.

Comment: There are no existing curb cuts that need to be closed. Both lots will share the existing single access onto Arbor Drive.

3. Access options. When vehicle access is required for development (i.e., for off-street parking, delivery, service, drive-through facilities, etc.), access shall be provided by one of the following methods (planned access shall be consistent with adopted public works standards and TSP). These methods are “options” as approved by the City Engineer.

a) Option 1. Access is from an existing or proposed alley or mid-block lane. If a property has access to an alley or lane, direct access to a public street is not permitted.

b) Option 2. Access is from a private street or driveway connected to an adjoining property that has direct access to a public street (i.e., “shared driveway”). A public access easement covering the driveway shall be recorded in this case to assure access to the closest public street for all users of the private street/drive.

c) Option 3. Access is from a public street adjacent to the development lot or parcel. If practicable, the owner/developer may be required to close or consolidate an existing access point as a condition of approving a new access. Street accesses shall comply with the access spacing standards in subsection (B)(6) of this section.

Comment: Access to Parcel 2 will be via a 20 foot access easement.

4. Subdivisions fronting onto an arterial street. New residential land divisions fronting onto an arterial street shall be required to provide alleys or secondary (local or collector) streets for access to individual lots. When alleys or secondary streets cannot be constructed due to topographic or other physical constraints, access may be provided by consolidating driveways for clusters of two or more lots (e.g., includes flag lots and mid-block lanes).

Comment: The site does not front onto an arterial street. Arbor Drive is classified as a collector street. Therefore, no alleys or secondary streets are required for access to the lots.

5. Double-frontage lots. When a lot or parcel has frontage onto two or more streets, access shall be provided first from the street with the lowest classification. For

example, access shall be provided from a local street before a collector or arterial street. When a lot or parcel has frontage opposite that of the adjacent lots or parcels, access shall be provided from the street with the lowest classification.

Comment: No double-frontage lots are proposed in this application.

6. Access spacing.

a. The access spacing standards found in the adopted Transportation System Plan (TSP) shall be applicable to all newly established public street intersections and non-traversable medians. Deviation from the access spacing standards may be granted by the City Engineer if conditions are met as described in the access spacing variances section in the adopted TSP.

b. Private drives and other access ways are subject to the requirements of CDC 48.060.

Comment: No new public street intersections are proposed. The shared access drive complies with the requirements of the CDC.

7. Number of access points. For single-family (detached and attached), two-family, and duplex housing types, one street access point is permitted per lot or parcel, when alley access cannot otherwise be provided; except that two access points may be permitted corner lots (i.e., no more than one access per street), subject to the access spacing standards in subsection (B)(6) of this section. The number of street access points for multiple family, commercial, industrial, and public/institutional developments shall be minimized to protect the function, safety and operation of the street(s) and sidewalk(s) for all users. Shared access may be required, in conformance with subsection (B)(8) of this section, in order to maintain the required access spacing, and minimize the number of access points.

Comment: Only one access point per lot is proposed.

8. Shared driveways. The number of driveway and private street intersections with public streets shall be minimized by the use of shared driveways with adjoining lots where feasible. The City shall require shared driveways as a condition of land division or site design review, as applicable, for traffic safety and access management purposes in accordance with the following standards:

a. Shared driveways and frontage streets may be required to consolidate access onto a collector or arterial street. When shared driveways or frontage streets are required, they shall be stubbed to adjacent developable parcels to indicate future extension. "Stub" means that a driveway or street temporarily ends at the property line, but may be extended in the future as the adjacent lot or parcel develops.

“Developable” means that a lot or parcel is either vacant or it is likely to receive additional development (i.e., due to infill or redevelopment potential).

- b. Access easements (i.e., for the benefit of affected properties) shall be recorded for all shared driveways, including pathways, at the time of final plat approval or as a condition of site development approval.
- c. Exception. Shared driveways are not required when existing development patterns or physical constraints (e.g., topography, lot or parcel configuration, and similar conditions) prevent extending the street/driveway in the future.

Comment: The proposed shared driveway will have an easement shown on the partition plat.

C. Street connectivity and formation of blocks required. In order to promote efficient vehicular and pedestrian circulation throughout the City, land divisions and large site developments shall produce complete blocks bounded by a connecting network of public and/or private streets, in accordance with the following standards:

- 1. Block length and perimeter. The maximum block length shall not exceed 800 feet or 1,800 feet along an arterial.
- 2. Street standards. Public and private streets shall also conform to Chapter 92 CDC, Required Improvements, and to any other applicable sections of the West Linn Community Development Code and approved TSP.
- 3. Exception. Exceptions to the above standards may be granted when blocks are divided by one or more pathway(s), in conformance with the provisions of CDC 85.200(C), Pedestrian and Bicycle Trails, or cases where extreme topographic (e.g., slope, creek, wetlands, etc.) conditions or compelling functional limitations preclude implementation, not just inconveniences or design challenges. (Ord. 1635 § 25, 2014; Ord. 1636 § 33, 2014; Ord. 1650 § 1 (Exh. A), 2016; Ord. 1675 § 40, 2018)

Comment: Adjacent properties to the East and West are fully developed. This development is not large enough to warrant a connecting network of public or private streets. Additionally, pathways divide blocks to the south. Because of this, it is not possible to extend a local street through the site to create a new block.

48.030 MINIMUM VEHICULAR REQUIREMENTS FOR RESIDENTIAL USES

A. Direct individual access from single-family dwellings and duplex lots to an arterial street, as designated in the transportation element of the Comprehensive Plan, is prohibited for lots or parcels created after the effective date of this code where an alternate access is either available or is expected to be available by imminent development application. Evidence of alternate or future access may include temporary cul-de-sacs, dedications or stubouts on adjacent lots or parcels, or tentative street layout plans submitted at one time by adjacent

property owner/developer or by the owner/developer, or previous owner/developer, of the property in question.

In the event that alternate access is not available as determined by the Planning Director and City Engineer, access may be permitted after review of the following criteria:

1. Topography.
2. Traffic volume to be generated by development (i.e., trips per day).
3. Traffic volume presently carried by the street to be accessed.
4. Projected traffic volumes.
5. Safety considerations such as line of sight, number of accidents at that location, emergency vehicle access, and ability of vehicles to exit the site without backing into traffic.
6. The ability to consolidate access through the use of a joint driveway.
7. Additional review and access permits may be required by State or County agencies.

Comment: Figure 17 in the TSP designates this stretch of Arbor Drive as a local street.

B. When any portion of any house is less than 150 feet from the adjacent right-of-way, access to the home is as follows:

1. One single-family residence, including residences with an accessory dwelling unit as defined in CDC [02.030](#), shall provide 10 feet of unobstructed horizontal clearance. Dual-track or other driveway designs that minimize the total area of impervious driveway surface are encouraged.
2. Two to four single-family residential homes equals a 14- to 20-foot-wide paved or all-weather surface. Width shall depend upon adequacy of line of sight and number of homes.
3. Maximum driveway grade shall be 15 percent. The 15 percent shall be measured along the centerline of the driveway only. Variations require approval of a Class II variance by the Planning Commission pursuant to Chapter [75](#) CDC. Regardless, the last 18 feet in front of the garage shall be under 12 percent grade as measured along the centerline of the driveway only. Grades elsewhere along the driveway shall not apply.
4. The driveway shall include a minimum of 20 feet in length between the garage door and the back of sidewalk, or, if no sidewalk is proposed, to the paved portion of the right-of-way.

Comment: The proposed driveway to Parcel 2 will comply with the minimum 10 foot unobstructed horizontal clearance standard. The grade is under 5 percent. The driveway complies with the 20 foot minimum length between garage and sidewalk. The proposed driveway will meet the criterion for minimum paved width.

C. When any portion of one or more homes is more than 150 feet from the adjacent right-of-way, the provisions of subsection B of this section shall apply in addition to the following provisions.

1. A turnaround may be required as prescribed by the Fire Chief.
2. Minimum vertical clearance for the driveway shall be 13 feet, six inches.
3. A minimum centerline turning radius of 45 feet is required unless waived by the Fire Chief.
4. There shall be sufficient horizontal clearance on either side of the driveway so that the total horizontal clearance is 20 feet.

Comment: If some portion of the home on Parcel 2 is more than 150 feet from Arbor Drive, the applicant will coordinate with the Fire Chief to determine whether a turnaround or other mitigating measures, such as sprinklers, are warranted. Compliance with other requirements of this section will be determined at the time of building permit application.

D. Access to five or more single-family homes shall be by a street built to full construction code standards. All streets shall be public. This full street provision may only be waived by variance.

Comment: The proposed access will not serve five or more single-family homes.

E. Access and/or service drives for multi-family dwellings shall be fully improved with hard surface pavement:

Comment: No multi-family development is proposed.

F. Where on-site maneuvering and/or access drives are necessary to accommodate required parking, in no case shall said maneuvering and/or access drives be less than that required in Chapters 46 and 48 CDC.

Comment: The proposed access drive complies with these standards.

G. The number of driveways or curb cuts shall be minimized on arterials or collectors. Consolidation or joint use of existing driveways shall be required when feasible.

Comment: The site consolidates access to make use of a single existing curb cut onto Arbor Drive.

H. In order to facilitate through traffic and improve neighborhood connections, it may be necessary to construct a public street through a multi-family site.

Comment: The site is not a multi-family site and there is no opportunity for a street connection due to development patterns to the North and South.

I. Gated accessways to residential development other than a single-family home are prohibited. (Ord. 1408, 1998; Ord. 1463, 2000; Ord. 1513, 2005; Ord. 1584, 2008; Ord. 1590 § 1, 2009; Ord. 1636 § 34, 2014)

Comment: No gated accessways are proposed.

48.040 MINIMUM VEHICLE REQUIREMENTS FOR NON-RESIDENTIAL USES

Comment: No non-residential uses are proposed.

48.050 ONE-WAY VEHICULAR ACCESS POINTS

Where a proposed parking facility plan indicates only one-way traffic flow on the site, it shall be accommodated by a specific driveway serving the facility, and the entrance drive shall be situated closest to oncoming traffic, and the exit drive shall be situated farthest from oncoming traffic.

Comment: No one-way traffic flow patterns are proposed.

48.060 WIDTH AND LOCATION OF CURB CUTS AND ACCESS SEPARATION REQUIREMENTS

A. Minimum curb cut width shall be 16 feet.

Comment: The existing curb cut for the proposed access drive complies with this minimum.

B. Maximum curb cut width shall be 36 feet, except along Highway 43 in which case the maximum curb cut shall be 40 feet. For emergency service providers, including fire stations, the maximum shall be 50 feet.

Comment: The proposed curb cut will not exceed 36 feet, as shown on the site plan.

C. No curb cuts shall be allowed any closer to an intersecting street right-of-way line than the following:

1. On an arterial when intersected by another arterial, 150 feet.
2. On an arterial when intersected by a collector, 100 feet.
3. On an arterial when intersected by a local street, 100 feet.

4. On a collector when intersecting an arterial street, 100 feet.
5. On a collector when intersected by another collector or local street, 35 feet.
6. On a local street when intersecting any other street, 35 feet.

Comment: Figure 17 in the TSP designates this section of Arbor Drive as a collector street and it intersects with Upper Midhill Drive, also a local street. This standard is met.

D. There shall be a minimum distance between any two adjacent curb cuts on the same side of a public street, except for one-way entrances and exits, as follows:

1. On an arterial street, 150 feet.
2. On a collector street, 75 feet.
3. Between any two curb cuts on the same lot or parcel on a local street, 30 feet.

Comment: The two parcels will share a single curb cut.

E. A rolled curb may be installed in lieu of curb cuts and access separation requirements.

Comment: Not proposed in this application.

F. Curb cuts shall be kept to the minimum, particularly on Highway 43. Consolidation of driveways is preferred. The standard on Highway 43 is one curb cut per business if consolidation of driveways is not possible.

Comment: The proposed plan makes use of a single curb cut to service both parcels, consistent with this provision.

G. Adequate line of sight pursuant to engineering standards should be afforded at each driveway or accessway. (Ord. 1270, 1990; Ord. 1584, 2008; Ord. 1636 § 35, 2014)

Comment: There are no obstructions to sight distance at the driveway location.

Chapter 55 DESIGN REVIEW

55.090 APPROVAL STANDARDS – CLASS I DESIGN REVIEW

The Planning Director shall make a finding with respect to the following criteria when approving, approving with conditions, or denying a Class I design review application:

A. The provisions of the following sections shall be met:

1. CDC [55.100\(B\)\(1\)](#) through (4), Relationship to the natural and physical environment, shall apply except in those cases where the proposed development site is substantially developed and built out with no remaining natural physical features that would be impacted.
2. CDC [55.100\(B\)\(5\)](#) and (6), architecture, et al., shall only apply in those cases that involve exterior architectural construction, remodeling, or changes.
3. Pursuant to CDC [55.085](#), the Director may require additional information and responses to additional sections of the approval criteria of this section depending upon the type of application.
4. The design standards or requirements identified in the base zone shall apply.

Comment: The provisions are met as described in this application and the proposed site plan.

B. An application may be approved only if adequate public facilities will be available to provide service to the property at the time of occupancy.

Comment: Evaluation of public facilities will be reviewed with the building permit application.

C. The Planning Director shall determine the applicability of the approval criteria in subsection A of this section. (Ord. 1408, 1998; Ord. 1544, 2007; Ord. 1675 § 44, 2018)

Comment: The criterion is met.

55.100 APPROVAL STANDARDS – CLASS II DESIGN REVIEW

The approval authority shall make findings with respect to the following criteria when approving, approving with conditions, or denying a Class II design review application:

B. Relationship to the natural and physical environment.

1. The buildings and other site elements shall be designed and located so that all heritage trees, as defined in the municipal code, shall be saved. Diseased heritage trees, as determined by the City Arborist, may be removed at his/her direction.
2. All heritage trees, as defined in the municipal code, all trees and clusters of trees (“cluster” is defined as three or more trees with overlapping driplines; however, native oaks need not have an overlapping dripline) that are considered significant by the City Arborist, either individually or in consultation with certified arborists or similarly qualified professionals, based on accepted arboricultural standards including consideration of their size, type, location, health, long term survivability, and/or

numbers, shall be protected pursuant to the criteria of subsections (B)(2)(a) through (f) of this section. In cases where there is a difference of opinion on the significance of a tree or tree cluster, the City Arborist's findings shall prevail. It is important to acknowledge that all trees are not significant and, further, that this code section will not necessarily protect all trees deemed significant.

Comment: There are no heritage or significant trees on the property and. Mike Perkins [City Arborist] email confirmation attached to partition package.

Chapter 75 VARIANCES AND SPECIAL WAIVERS

75.020 CLASSIFICATION OF VARIANCES

A. Class I Variance. Class I variances provide minor relief from certain code provisions where it can be demonstrated that the modification will not harm adjacent properties, and it conforms with any other code requirements. Class I variances are allowed for the following code provisions:

1. Required Yard and Minimum Lot Dimensional Requirements. Required yards may be modified up to 20 percent, lot dimensions by up to 10 percent and lot area by up to five percent if the decision-making authority finds that the resulting approval:
 - a. Provides for a more efficient use of the site;
 - b. Preserves and incorporates natural features into the overall design of the project;
 - c. Does not adversely affect adjoining properties in terms of light, air circulation, noise levels, privacy, and fire hazards; and
 - d. Provides for safe vehicular and pedestrian access to the site and safe on-site vehicular and pedestrian circulation.

Comment: Proposed lot dimensions of Parcel 1 meet the zoning minimum requirement, 10,000 sq. ft. Parcel 2 is 9,888 sq. ft., 112 sq. ft. below the R-10 zone minimum lot area. Parcel 2 will require a class 1 variance to allow for a 1-2% reduction in lot area below the minimum standard requirement. This allows for a more efficient use of the site. No adverse affect on adjoining properties will result from the creation of the additional parcel. Safe access to the site for vehicles and pedestrians is proposed via a 20 foot access easement to allow for pedestrian and vehicle circulation. All standards are met.

2. Off-street parking dimensional and minimum number of space requirements may be modified up to 10 percent if the decision-making authority finds that the use is designed for a specific purpose, which is intended to be permanent in nature.

Comment: Parking requirements are met. No deviations from dimensional and minimum number of space requirements are proposed.

3. Dimensional sign requirements may be modified up to 10 percent if the decision-making authority finds that the proposed larger sign is:

- a. Necessary for adequate identification of the use on the property; and
- b. Compatible with the overall site plan, the structural improvements, and with the structures and uses on adjoining properties.

Comment: No deviations from dimensional sign requirements are proposed.

4. Landscaping requirements in the applicable zone may be modified up to 10 percent if the decision-making authority finds that the resulting approval:

- a. Provides for a more efficient use of the site;
- b. Preserves and incorporates natural features into the overall design of the project; and
- c. Will have no adverse effect on adjoining property.

Comment: No deviations from landscaping requirements are proposed.

Chapter 92 REQUIRED IMPROVEMENTS

92.010 PUBLIC IMPROVEMENTS FOR ALL DEVELOPMENT

The following improvements shall be installed at the expense of the developer and meet all City codes and standards:

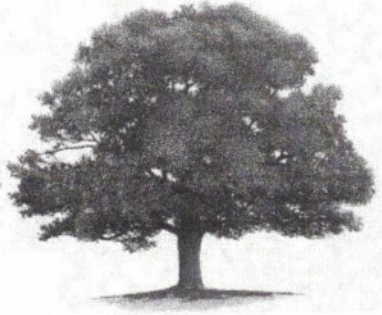
E. Storm detention and treatment. For Type I, II and III lands (refer to definitions in Chapter 02 CDC), a registered civil engineer must prepare a storm detention and treatment plan, at a scale sufficient to evaluate all aspects of the proposal, and a statement that demonstrates:

1. The location and extent to which grading will take place indicating general contour lines, slope ratios, slope stabilization proposals, and location and height of retaining walls, if proposed.
2. All proposed storm detention and treatment facilities comply with the standards for the improvement of public and private drainage systems located in the West Linn Public Works Design Standards.

3. There will be no adverse off-site impacts, including impacts from increased intensity of runoff downstream or constrictions causing ponding upstream.
4. There is sufficient factual data to support the conclusions of the plan.
5. Per CDC [99.035](#), the Planning Director may require the information in subsections (E)(1), (2), (3) and (4) of this section for Type IV lands if the information is needed to properly evaluate the proposed site plan.

Comment: The applicant proposes to provide a rain garden on Parcel 2 to accommodate runoff for the new home, to be included with the building permit application. There will be a rain garden on Parcel 1 to accommodate runoff for the new home, to be included with the building permit application. There will be a requirement to provide frontage improvements along Arbor Drive. The applicant will retain the services of a civil engineer to design these improvements, including storm water management. The use of independent storm drainage swales between the proposed home locations and the East property line may be the best solution.

Urban Forest PRO



2950 NW 29th Ave
Suite 400
Portland, OR 97210
Phone: (503) 226-7143
Email: tim@urbanforestpro.com

Arborist Report

April 02, 2019

To: Hamilton & Kashoro Group, LLC.

From: Matt Page, ISA Certified Arborist PN-6227A, ISA Tree Risk Assessment Qualified

Re: Tree Plan for Building 2 new homes at 2332 Arbor Dr. West Linn, Or 97068

Summary

This report provides recommendations for meeting the requirements from the “West Linn Tree Technical Manual” for the proposed construction of 2 buildings at 2332 Arbor Dr. West Linn, Or 97068. Included in this report is an updated site map showing tree protection plans (attachment 2). Out of the 21 trees on this property 4 trees will be retained. Trees to be retained shall have a root protection zone fence put in place in accordance with the “West Linn Tree Technical Manual”.

Site visit: I inspected the site on March 28, 2019. The purpose of this inspection was to take a tree inventory, tree survey, number, and tag the trees on this property.

The first thing I noticed was that an existing home had been removed down to a foundation at the front of the property closest to Arbor Dr. A small grove of native trees on the back 1/3rd of the property and one spruce on the front 1/3 (facing the property from the street). The middle 1/3rd of the property consists of mostly grass. This property is for the most part flat. Most of the trees are phototropic (reaching upward for the light because they are in the middle of a stand of trees) having the majority of there canopies in the top 1/3rd of the tree. Leaving most of the ash trees looking tall and spindly with little branch structure. The ground and trees in the back 1/3rd of the property are covered with ivy and decaying tree debris. Making it harder to determine trunk and root issues.

Inventory:

The condition of the trees surveyed are indicated as being Very Good, Good, Fair, Poor, Very Poor or Dead. Trees rated as Very Good are prime specimens with no visible defects. Trees rated as good may have minor defects but are stable trees in good health. Trees rated as Fair usually contain at least one visible defect that may become significant sometime in the future. Poor trees contain at least significant one visible defect that may be structural or cosmetic. Poor trees usually display reduced vigor and may be candidates for removal. Trees rated as Very Poor contain significant defects that are hazardous, or near hazardous and are recommended for removal.

Tree No.	Common Name	Scientific Name	DBH	Structure	Comments	Recommendation
001	Oregon Ash	<i>Fraxinus latifolia</i>	14"	poor	High canopy (all foliage at top 1/3 of tree). Trunk crowding. Severe lean. Ivy covered	Remove due to construction
002	Oregon Ash	<i>Fraxinus Latifolia</i>	15	Poor	High canopy. Trunk crowding. Severe lean. Ivy covered.	Remove due to construction
003	Oregon Ash	<i>Fraxinus Latifolia</i>	13	Poor	High canopy. Trunk crowding. Severe lean. Ivy covered. Excessive suckers.	Remove due to construction
004	Oregon Ash	<i>Fraxinus Latifolia</i>	12	Poor	High canopy. Trunk crowding. Severe lean. Ivy covered. Excessive suckers.	Remove due to construction
005	Oregon Ash	<i>Fraxinus Latifolia</i>	10	Poor	High canopy. Trunk crowding. Severe lean. Ivy covered. Excessive suckers.	Remove due to construction
006	Oregon Ash	<i>Fraxinus Latifolia</i>	11.5	Poor	High canopy. Trunk crowding. Severe lean. Ivy covered. Excessive suckers.	Remove due to construction
007	Oregon Ash	<i>Fraxinus Latifolia</i>	5	Poor	High canopy. Trunk crowding. Severe lean. Ivy covered. Excessive suckers.	Remove due to construction
008	Oregon Ash	<i>Fraxinus Latifolia</i>	15	Poor	High canopy. Ivy covered. Excessive suckers.	Remove due to construction

009	Hawthorn	<i>Crataegus</i>	4	Fair	Over full canopy. Slight lean.	Retain or remove *
010	Oregon Ash	<i>Fraxinus Latifolia</i>	9	Poor	High canopy. Trunk crowding. Ivy covered	Remove due to construction
011	Oregon Ash	<i>Fraxinus Latifolia</i>	11	Poor	High canopy. Trunk crowding. Ivy covered	Remove due to construction
012	Cottonwood	<i>Populus nigra</i>	26	Fair	High canopy. Ivy covered.	Remove due to construction
013	Oregon Ash	<i>Fraxinus Latifolia</i>	6.5	Poor	High canopy. Slight lean. Ivy covered.	Remove due to construction
014	Oregon Ash	<i>Fraxinus Latifolia</i>	7.5	Poor	High canopy. Trunk crowding. Severe lean. Ivy covered.	Remove due to construction
015	Oregon Ash	<i>Fraxinus Latifolia</i>	6	Very Poor	Top missing. Foliage suckers only. Trunk crowding. Severe lean. Ivy covered.	Remove due to condition
016	Cottonwood	<i>Populus nigra</i>	22.5	Fair	High canopy. Over corrected lean. Ivy covered.	Remove due to construction
017	Oregon Ash	<i>Fraxinus Latifolia</i>	9	Very Poor	Over-reaching top. Severe lean. Ivy covered.	Remove due to condition and construction
018	Cottonwood	<i>Populus nigra</i>	18	Poor	Severe lean. Over corrected trunk. Canopy heavy on lean side of tree.	Remove due to construction
019	Oregon Ash	<i>Fraxinus Latifolia</i>	11	Poor	High canopy. Severe lean. Trunk taper. Twisted trunk.	Retain
020	Oregon Ash	<i>Fraxinus Latifolia</i>	15	Fair	Severe lean. Heavy canopy on lean side of tree. Ivy covered.	Retain
021	Spruce	<i>Picea</i>	15	Fair	Co-dominate top. Over full. Signs of boring pests	Remove due to construction

* Tree # 009 Does not qualify as tree under "West Linn Tree Technical Manual" under tree definition (DBH is under 6.37 inches)

Tree Protection Recommendations

The prescriptive path for tree protection in “West Linn Tree Technical Manual” under “Specifications for tree protection during construction” in section “Tree protection Zone” encompasses a radius around a tree that is equivalent to 1/2 foot per inch of trunk diameter.

Trees # 013,014,019, and 020 should be adequately protected by placing tree protection fencing in the locations shown in attachment 2.

- A tree protection fence shall be placed at locations shown on site map and site plan.
- All heavy equipment is to stay outside root protection zone fencing.
- No digging or excavating will take place within the root zone.
- Any existing stockpiles within the tree protection zone shall be moved using hand tools only prior to the tree protection fence being installed.
- The tree protection fence shall remain in place until all construction activities are complete.
- Storage of equipment or materials (including soil) is prohibited inside the root protection zones.

Additional Tree Protection Requirements

The following additional tree protection standards are required in section:

- Protection fencing consisting of a minimum 6-foot-high metal chain link construction fence, secured with 8-foot metal posts shall be established at the edge of the root protection zone. Metal fence post shall be set at a depth of 2 feet under ground and post spacing shall not be more than 10 feet apart.
- When a root protection zone extends beyond the development site, protection fencing is not required to extend beyond the development site. Existing structures and/or existing secured fencing at least 3.5 feet tall can serve as the required protective fencing.
- Signage designating the protection zone and penalties for violations shall be secured in a prominent location on each protection fence.
- The following is prohibited within the root protection zone of each tree or outside the limits of the development impact area unless otherwise approved by project arborist: ground disturbance or construction activity including vehicle or equipment access (but excluding access on existing streets or driveways), storage of equipment or materials including soil, temporary or permanent stockpiling, proposed buildings, impervious surfaces, underground utilities, excavation or fill, trenching or other work activities.

Conclusion

The recommendations in this report meet the requirements in the "West Linn Tree Technical Manual" for the proposed construction at 2332 Arbor Dr. If the protection recommendations are adhered to during construction, the trees to be retained should be adequately protected.

Please contact me if you have Questions, concerns, or need any additional information.

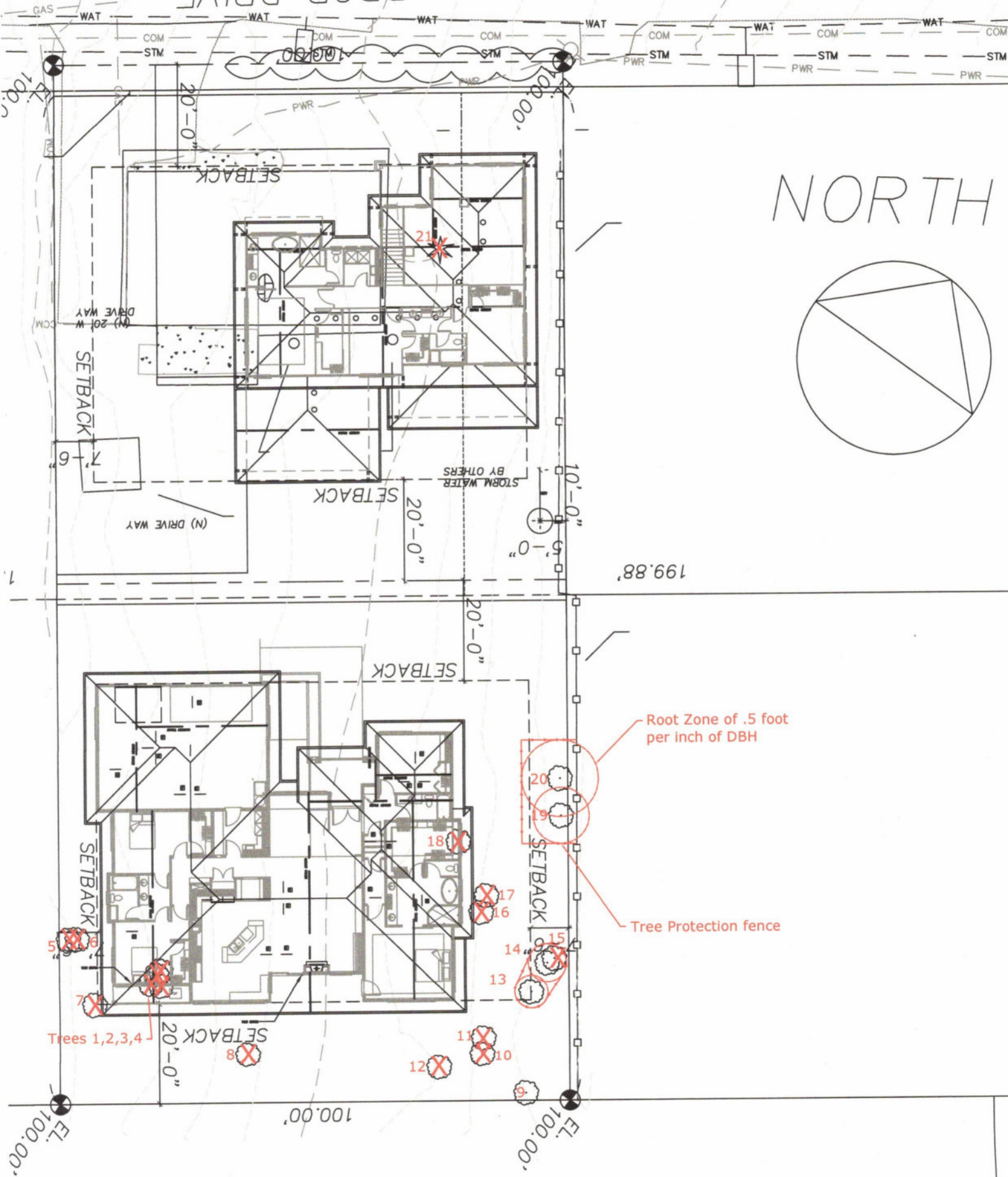
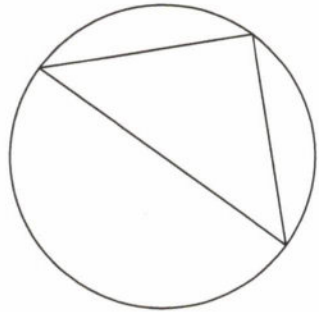
Sincerely, 

Matt Page
ISA Certified Arborist PN-6227A
ISA Tree Risk Assessment Qualified

Attachment 1: Site Plan with TPZ fencing shown
Attachment 2: Additional Tree Protection Recommendations
Attachment 3: Assumptions and Limiting Conditions

ARBOR DRIVE

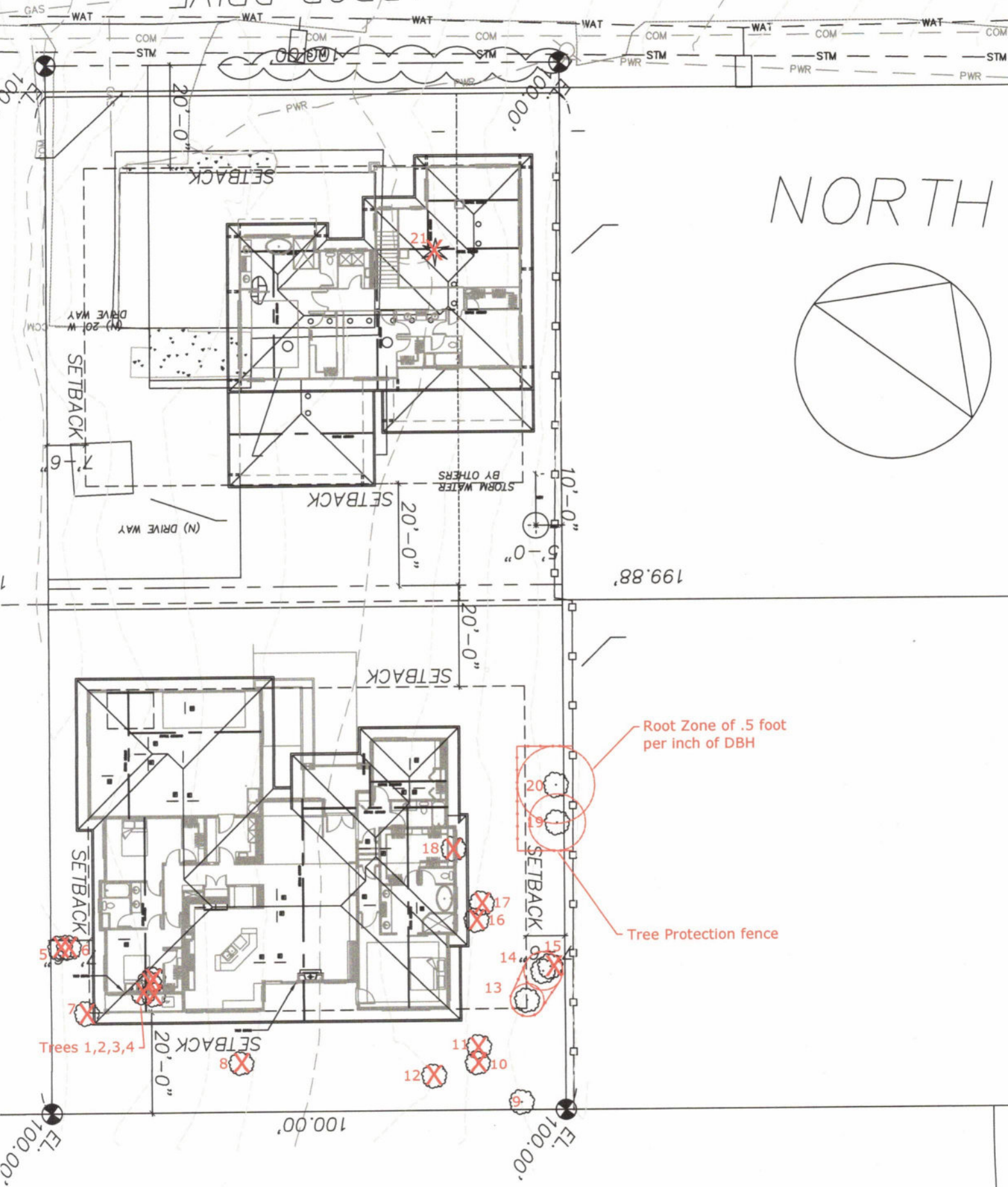
NORTH



Root Zone of .5 foot per inch of DBH

Tree Protection fence

Trees 1,2,3,4



Attachment 2

Tree Protection Recommendations

Before Construction Begins

1. Notify all contractors of tree protection procedures. For successful tree protection on a construction site, all contractors must know and understand the goals of tree protection.
 - a. Hold a tree protection meeting with all contractors to explain the goals of tree protection.
 - b. Have all contractors sign memoranda of understanding regarding the goals of tree protection. The memoranda should include a penalty for violating the tree protection plan. The penalty should equal the resulting fines issued by the local jurisdiction plus the appraised value of the tree(s) within the violated tree protection zone per the current Trunk Formula Technique as outlined in the current addition of the *Guide for Plant Appraisal* by the Council of Tree & Landscape Appraisers. The penalty should be paid to the owner of the property.
2. Fencing
 - a. Tree protection fencing should be set in the locations shown in attachment 2.
 - b. The fencing should be put in place before the ground is cleared in order to protect the trees and the soil around the trees from disturbances.
 - c. Fencing should be established by the project arborist based on the needs of the trees to be protected and to facilitate construction.
 - d. Fencing should be secured by metal posts to prevent it from being moved by contractors, sagging, or falling.
 - e. Fencing should remain in the position that is established by the project arborist until final project approval.
3. Signage
 - a. All tree protection fencing should have signage as follows so that all contractors understand the purpose of the fencing:

TREE PROTECTION ZONE

DO NOT REMOVE OR ADJUST THE LOCATION OF THIS TREE

PROTECTION FENCING

UNAUTHORIZED ENCROACHMENT MAY RESULT IN FINES

Please contact the project arborist if alterations to the location of the tree protection fencing are necessary.

- b. Signage should be placed every 50-feet or less.

During Construction

1. Protection guidelines within the tree protection zones:
 - a. No new buildings; grade change or cut and fill, during or after construction; new impervious surfaces; or utility or drainage field placement should be allowed within the tree protection zones.

- b. No traffic should be allowed within the tree protection zones. This includes but is not limited to vehicle, heavy equipment, even repeated foot traffic.
 - c. No storage of materials including but not limited to soil, construction material, or waste from the site should be permitted within the tree protection zones. Waste includes but is not limited to concrete washout, gasoline, diesel, paint, cleaner, thinners, etc.
 - d. Construction trailers should not be parked/placed within the tree protection zones.
 - e. No vehicles should be allowed to park within the tree protection zones.
 - f. No other activities should be allowed that will cause soil compaction within the tree protection zones.
2. The trees should be protected from any cutting, skinning, or breaking of branches, trunks, or woody roots.
 3. The project arborist should be notified prior to the cutting of woody roots from the trees that are to be retained to evaluate and oversee the proper cutting of roots with sharp cutting tools. Cut roots should be immediately covered with soil or mulch to prevent them from drying out.
 4. Trees that have woody roots cut should be provided supplemental water during the summer months.
 5. Any unnecessary passage of utilities through the tree protection zones should be by means of tunneling under woody roots by hand digging or boring with oversight by the project arborist.
 6. Any deviation from the recommendations in this section should receive prior approval from the project arborist.

After Construction

1. Carefully landscape the areas within the tree protection zones. Do not allow trenching for irrigation or other utilities within the tree protection zones.
2. Carefully plant new plants within the tree protection zones. Avoid cutting woody roots of trees that are retained.
3. Do not install permanent irrigation within the tree protection zones unless it is drip irrigation to support a specific planting or the irrigation is approved by the project arborist.
4. Provide adequate drainage within the tree protection zones and do not alter hydrology significantly from the existing conditions for the trees to be retained.
5. Pruning of retained trees should be one of the last steps of the landscaping process before the final placement of trees, shrubs, ground covers, mulch or turf.
6. Provide for the ongoing inspection and treatment of insect and disease populations that can damage the retained trees and plants.
7. The retained trees may need to be fertilized if recommended by the project arborist.
8. Any deviation from the recommendations in this section should receive prior approval from the project arborist.

Attachment 3

Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. The information provided by Hamilton & Kashoro Group; LLC was the basis for this report.
2. It is assumed that this property is not in violation of any other codes, statutes, ordinances, or other governmental regulations.
3. The consultant is not responsible for information gathered from others involved in various activities pertaining to this project. Care has been taken to obtain information from reliable sources.
4. Loss or alteration of any part of this delivered report invalidates the entire report.
5. Drawings and information contained in this report may not be to scale and are intended to be used as display points of reference only.
6. The consultant's role is only to make recommendations. Inaction on the part of those receiving the report is not the responsibility of the consultant.
7. The purpose of this report is to provide protection recommendations for the tree(s) to be retained that will have greater than 25% of their optimal root zones impacted by construction.



Ryan Pfeifer <ryan@hamiltonkashoro.com>

2332 Arbor Dr

Perkins, Michael <mperkins@westlinnoregon.gov>
To: Ryan Pfeifer <ryan@hamiltonkashoro.com>
Cc: "Wyss, Darren" <dwyss@westlinnoregon.gov>

Tue, Jun 11, 2019 at 3:43 PM

Hi Ryan – there are no significant trees at this site

[Quoted text hidden]

Michael Perkins

City Arborist/Park Development Coordinator
Parks and Recreation

[22500 Salamo Rd.](#)
West Linn, Oregon 97068
mperkins@westlinnoregon.gov
westlinnoregon.gov
503-742-6046

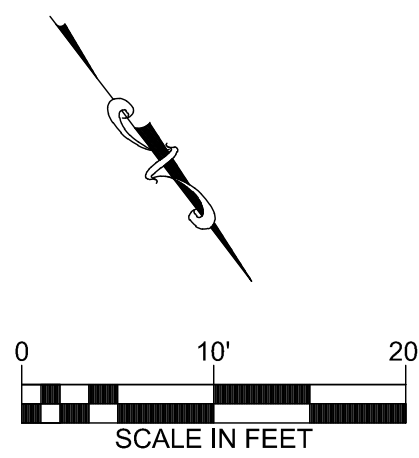
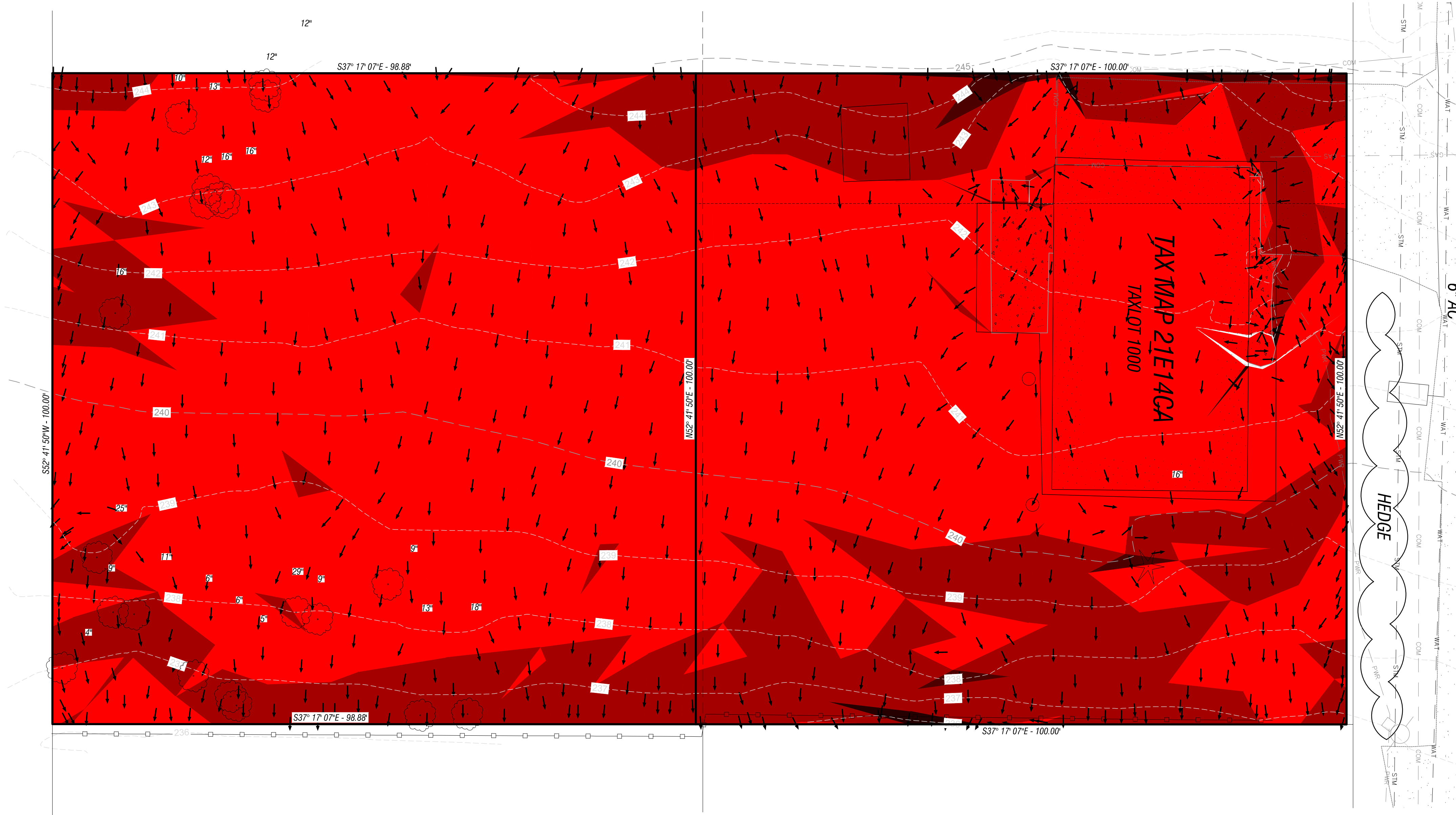


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Please consider the impact on the environment before printing a paper copy of this email.
This e-mail is subject to the State Retention Schedule and may be made available to the public

DATE PLOTTED: 11/14/2015 11:53:44 AM PLOT SCALE: 1"=10' PLOT SHEET: 15-162 TOTAL SHEETS: 1

TAX MAP 21E14CA
TAXLOT 1300



Slopes Table

Number	Minimum Slope	Maximum Slope	Area	% OF TOTAL AREA	Color
1	0.00%	10.00%	14747.42	74%	
2	10.00%	25.00%	4979.81	24%	
3	25.00%	50.00%	92.24	1%	
4	50.00%	100.00%	57.52	1%	

LEGEND:

- | | | |
|---|-----------------|-----------------|
| <p>DECIDUOUS TREE</p> <p>CONIFEROUS TREE</p> <p>FIRE HYDRANT</p> <p>IRRIGATION</p> <p>WATER METER</p> <p>WATER VALVE</p> <p>DOUBLE CHECK VALVE</p> <p>AIR RELEASE VALVE</p> <p>SANITARY SEWER CLEANOUT</p> <p>SANITARY SEWER MANHOLE</p> <p>SIGN</p> <p>STREET LIGHT</p> <p>MAILBOX</p> | <p>EXISTING</p> | <p>EXISTING</p> |
|---|-----------------|-----------------|



EXPIRES

NO.	DATE	REVISION	BY

2332 ARBOR DRIVE

PREPARED FOR:
H & K GROUP, LLC.

2564 19TH ST SE
Salem, OR 97302
(503) 999-3828
www.leiengineering.com

LEI ENGINEERING & SURVEYING
OF OREGON

SLOPE MAP

SCALE	1"=10'
PROJECT NO.	15-162
TOTAL SHEETS	1

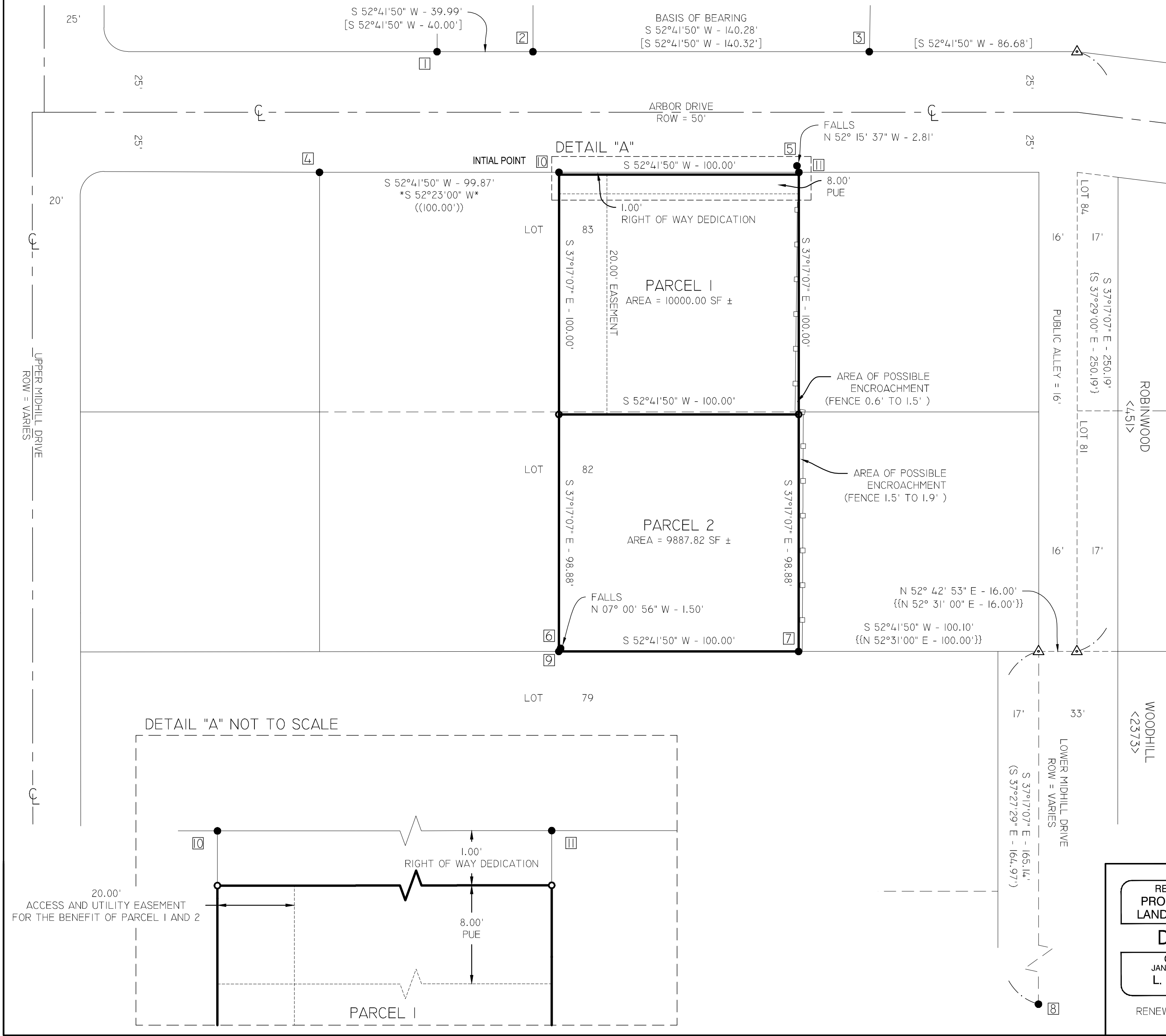
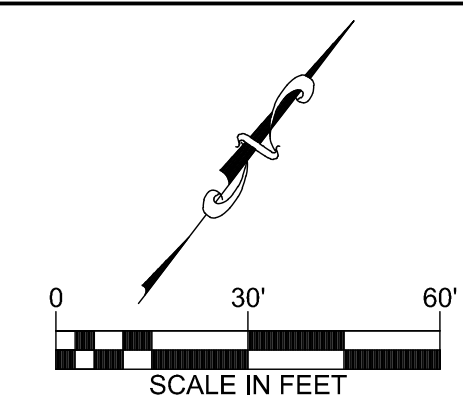
SM-1

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PARTITION PLAT
 A REPLAT OF PORTION OF LOT 82 & 83, "ROBINWOOD"
 LOCATED IN THE S.W. 1/4 OF SECTION 14,
 TOWNSHIP 2 SOUTH, RANGE 1 EAST, OF THE WILLAMETTE MERIDIAN,
 CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
 NOVEMBER 18, 2018
 SURVEYED FOR: H & K GROUP, LLC

CLACKAMAS COUNTY SURVEYOR

DATE RECEIVED: _____
 DATE ACCEPTED / FILED: _____
 SURVEY NUMBER: _____



MONUMENT TABLE	
1	FOUND 5/8" IRON ROD, WITH YPC MARKED, "PARIS & ASSOC. PLS 2264", FLUSH, SHOWN SET ON SN 26670
2	FOUND 3/4" IRON PIPE, UP 0.4', AS SHOWN FOUND ON SN 2022
3	FOUND 3/4" IRON PIPE, DOWN 0.2', AS SHOWN FOUND ON SN 2022
4	FOUND 5/8" IRON ROD, WITH ALUM. CAP MARKED, "ZAROSINSKI-TATONE", FLUSH, SHOWN SET ON SN I6034
5	FOUND 3/4" IRON PIPE, UP 0.2', AS SHOWN SET ON SN 2022
6	FOUND 3/4" IRON PIPE, DOWN 0.2', ORIGIN UNKNOWN
7	FOUND 3/4" IRON PIPE, DOWN 0.2', AS SHOWN SET ON SN 2022
8	FOUND 5/8" IRON ROD, NO CAP, DOWN 0.2', AS SHOWN ON SN 29475
9	FOUND 5/8" IRON ROD, WITH YPC MARKED, "LEI ENGINEERING & SURVEYING", AS SHOWN ON SN2019-009
10	FOUND 5/8" IRON ROD, WITH YPC MARKED, "LEI ENGINEERING & SURVEYING", AS SHOWN ON SN2019-009
11	FOUND 5/8" IRON ROD, WITH YPC MARKED, "LEI ENGINEERING & SURVEYING", AS SHOWN ON SN2019-009

LEGEND:	
●	FOUND MONUMENT. REFERENCE MONUMENT TABLE FOR DESCRIPTION.
○	SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED, "LEI ENGINEERING & SURVEYING", FLUSH WITH GROUND SET ON 10/09/2018
△	CALCULATED POINT
[]	RECORD DATA PER SN 26670
()	RECORD DATA PER SN 29475
{ }	RECORD DATA PER SN 25454
(())	RECORD DATA PER SN 3534
{ { }	RECORD DATA PER SN 3996
**	RECORD DATA PER PLAT 0451
< >	PLAT NUMBER
ROW -	RIGHT OF WAY
YPC -	YELLOW PLASTIC CAP
SN -	SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS
PUE -	PUBLIC UTILITY EASEMENT

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

DRAFT

OREGON
 JANUARY 17, 1995
L. M. ALLEN
 2688

RENEWAL 12/31/2019

LEI ENGINEERING & SURVEYING OF OREGON

2564 19TH ST. SE TEL 503-399-3828
 SALEM, OR. 97302 FAX 503-365-1852

CLIENT:
 H & K GROUP, LLC
 79 SW OAK ST.
 PORTLAND, OR 97204

DRAWN: R. MURRAY FIELD: T. DEVROE
 CALC'D: L.M. ALLEN CHECKED: L.M. ALLEN

PROJECT:	15-162
DRAWING No.:	15-162-PP
FIELD DATE:	11/12/2018
SCALE:	1"=30'
PAGE:	1 OF 2

PARTITION PLAT NO. _____

A PORTION OF LOT 82 & 83, "ROBINWOOD"
 LOCATED IN THE S.W. 1/4 OF SECTION 14,
 TOWNSHIP 2 SOUTH, RANGE 1 EAST, OF THE WILLAMETTE MERIDIAN,
 CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
 NOVEMBER 19, 2018
 SURVEYED FOR: H & K GROUP, LLC

CLACKAMAS COUNTY SURVEYOR

DATE RECEIVED: _____
 DATE ACCEPTED / FILED: _____
 SURVEY NUMBER: _____

SURVEYOR'S CERTIFICATE:

I, L. M. ALLEN, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THIS PLAT, BEING A RE-PLAT OF PORTIONS OF LOT 82 AND LOT 83 OF "ROBINWOOD" SUBDIVISION IN THE CITY OF WEST LINN, COUNTY OF CLACKAMAS IN THE STATE OF OREGON AS THE SAME ARE DESCRIBED IN THE DEED RECORDED AS 2011--033325 IN THE RECORDS OF CLACKAMAS COUNTY AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTIAL POINT MARKED BY A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LEI ENGINEERING & SURVEYING" MARKING THE SOUTHWEST CORNER OF LOT 83 IN "ROBINWOOD" SUBDIVISION IN THE CITY OF WEST LINN, THENCE S 37°17'07"E ON THE SOUTHWESTERLY LINE OF SAID LOT 83 A DISTANCE OF 100.00 TO THE SOUTHWEST CORNER OF LOT 82 OF SAID SUBDIVISION, THENCE CONTINUING S 37°17'07"E ON THE SOUTHWESTERLY LINE OF SAID LOT 82 A DISTANCE OF 98.88 FEET TO THE SOUTHEAST CORNER THEREOF, THENCE N 52°41'50"E ON THE SOUTHEASTERLY LINE OF SAID LOT 82 A DISTANCE OF 100.00 FEET , THENCE LEAVING SAID SOUTHEASTERLY LINE N 37°17'07" W PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 82 A DISTANCE OF 98.88 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 83, THENCE CONTINUING N 37°17'07" W PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 83 A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 83, THENCE S 52°41'50" W ON SAID NORTHWESTERLY LINE A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM: THE WESTERLY 1.00 FEET DECLARED DEDICATED FOR STREET WIDENING

AN EXCLUSIVE 20.00 FEET IN WIDTH ACCESS AND UTILITY EASEMENT OVER, ACROSS AND UPON PARCEL 1 BENEFITTING PARCEL 2 AS SHOWN HEREON IS CREATED AND GRANTED BY THIS PARTITION.

 L.M. ALLEN, PLS DATE

NARRATIVE:

THE PURPOSE OF THIS SURVEY PLAT IS TO PARTITION INTO TWO (2) PARCELS THAT TRACT OF LAND DESCRIBED IN THE DEED RECORD 2011--033325, RECORDS OF CLACKAMAS COUNTY, OREGON.

ALL FOUND MONUMENTS AS SHOWN HEREON, WERE ACCEPTED AS MARKING THE TRUE CORNERS WITHIN REASONABLE SURVEY MEASUREMENT TOLERANCES UNLESS OTHERWISE NOTED. THE BEARING OF S 52°41'50" W BETWEEN FOUND MONUMENT #11 AND FOUND MONUMENT #10 WAS ADOPTED CONFORMING TO CLACKAMAS COUNTY SURVEY RECORD SN2019--009.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT MONTE E NOTTON AND DEBORAH A NOTTON ARE THE OWNERS OF THE LAND REPRESENTED ON THIS PLAT AND DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS, WITH EASEMENTS GRANTED AND DEDICATE TO THE PUBLIC THE RIGHT-OF-WAY EXPANSION AS SHOWN HEREON.

IN WITNESS WHEREOF I SET MY HAND THIS ____ DAY OF _____, 2019.

 MONTE E NOTTON DATE

 DEBORAH A NOTTON DATE

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS.

COUNTY OF CLACKAMAS)
 KNOWN ALL PEOPLE BY THESE PRESENTS, ON THIS ____ DAY OF ____ 2019, PERSONALLY APPEARED MONTE E NOTTON, BEING DULY SWORN, AND BEING THE IDENTICAL PERSON MENTIONED IN THE FOREGOING INSTRUMENT, EXECUTED SAID INSTRUMENT BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, AND ACKNOWLEDGED THE FORGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

 NOTARY SIGNATURE

 NOTARY PUBLIC-OREGON COMMISSION NUMBER EXPIRES
 (PRINT NAME)

STATE OF OREGON)
) SS.

COUNTY OF CLACKAMAS)
 KNOWN ALL PEOPLE BY THESE PRESENTS, ON THIS ____ DAY OF ____ 2019, PERSONALLY APPEARED DEBORAH A NOTTON, BEING DULY SWORN, AND BEING THE IDENTICAL PERSON MENTIONED IN THE FOREGOING INSTRUMENT, EXECUTED SAID INSTRUMENT BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, AND ACKNOWLEDGED THE FORGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

 NOTARY SIGNATURE

 NOTARY PUBLIC-OREGON COMMISSION NUMBER EXPIRES
 (PRINT NAME)

CLACKAMAS COUNTY APPROVALS:

CLACKAMAS COUNTY PLANNING FILE NO. _____

APPROVED THIS __ DAY OF _____, 2019.

BY: _____ DATE
 CLACKAMAS COUNTY PLANNING COMMISSION DIRECTOR

APPROVED THIS __ DAY OF _____, 2019.

BY: _____ DATE
 CLACKAMAS COUNTY SURVEYOR; AND CLACKAMAS COUNTY BOARD OF COMMISSIONERS DELEGATE PER COUNTY CODE CHAPTER 11.02

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID THRU JUNE 30, _____. APPROVED THIS __ DAY OF _____, 2019.

CLACKAMAS COUNTY ASSESSOR AND TAX COLLECTOR
 BY: _____ DATE
 DEPUTY

STATE OF OREGON)
) SS.

COUNTY OF CLACKAMAS)

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON THE __ DAY OF _____, 2019 AT ____ O'CLOCK __.M.

AS PARTITION PLAT NO. _____ DOCUMENT NO. _____

SHERRY HALL, CLACKAMAS COUNTY CLERK

BY: _____ DATE
 DEPUTY

REGISTERED PROFESSIONAL LAND SURVEYOR DRAFT OREGON JANUARY 17, 1995 L. M. ALLEN 2688 RENEWAL 12/31/2019	LEI ENGINEERING & SURVEYING OF OREGON 2564 19TH ST. SE TEL 503-399-3828 SALEM, OR. 97302 FAX 503-365-1852	PROJECT: 15-162
	CLIENT: H & K GROUP, LLC 79 SW OAK ST. PORTLAND, OR 97204	DRAWING No.: 15-162-PP
	DRAWN: R. MURRAY FIELD: T. DEVROE	FIELD DATE: 2/14/2018
	CALC'D: L.M. ALLEN CHECKED: L.M. ALLEN	SCALE: 1"=30' PAGE: 2 OF 2