

Applicant/Owner:
Ben Roland
6223 Haverhill Court
West Linn, OR 97068
PH: (425) 214-3112

Legal: 2S 1E 26AD Tax Lot 3005

Parcel 1 Lot Coverage:
3,094 sq. ft. = 13.5%

Water: City of West Linn

Sewer: City of West Linn

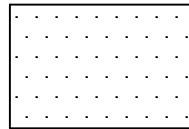
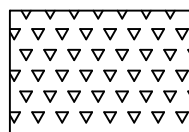
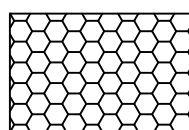
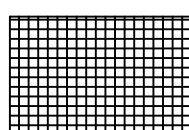
Surveyor:
Centerline Concepts
19376 Molalla Ave., Suite 120
Oregon City, Oregon 97045
PH: (503) 650-0188

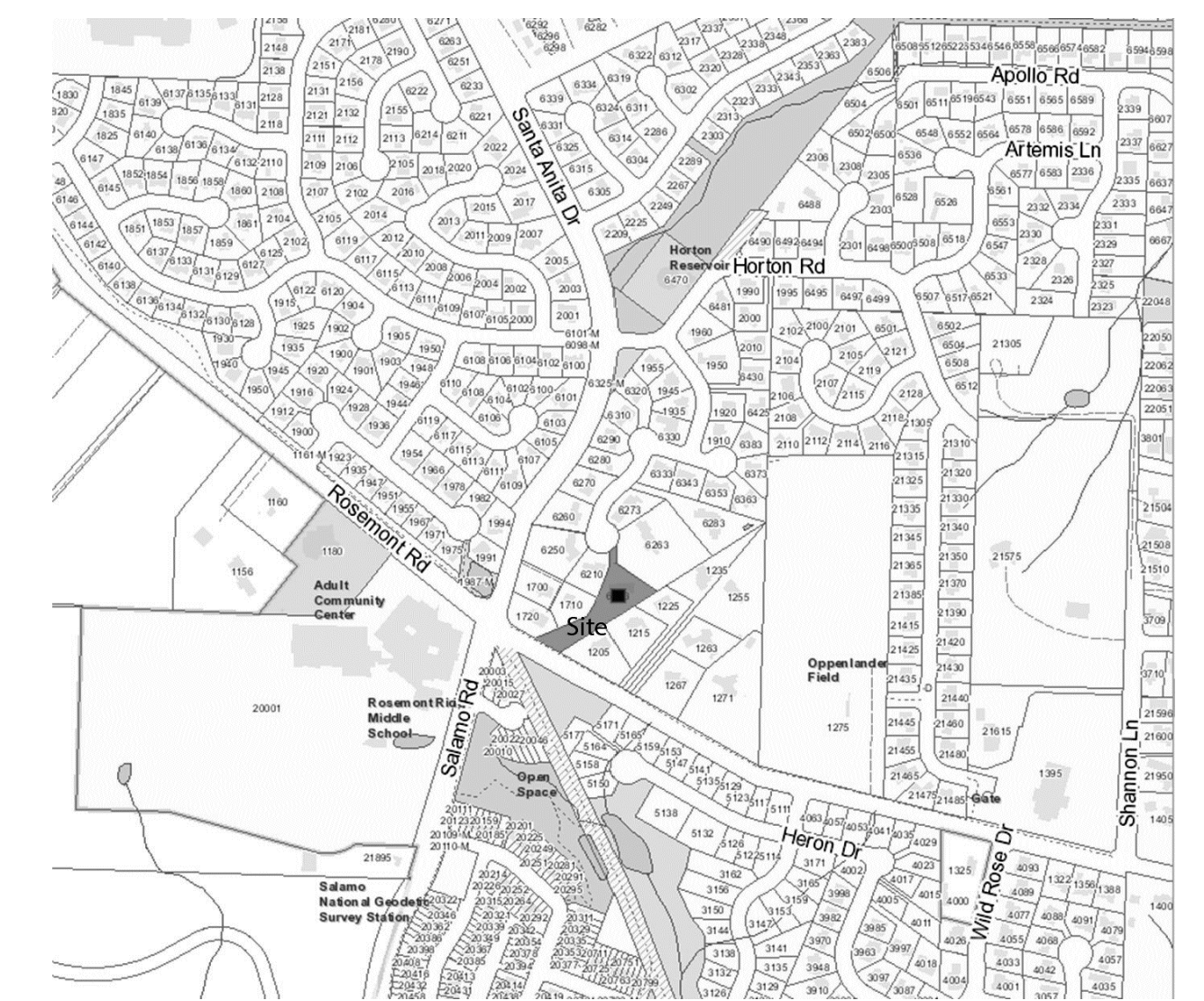
Contours: Centerline Concepts, Inc.

Site Area: 34,035 sq. ft.

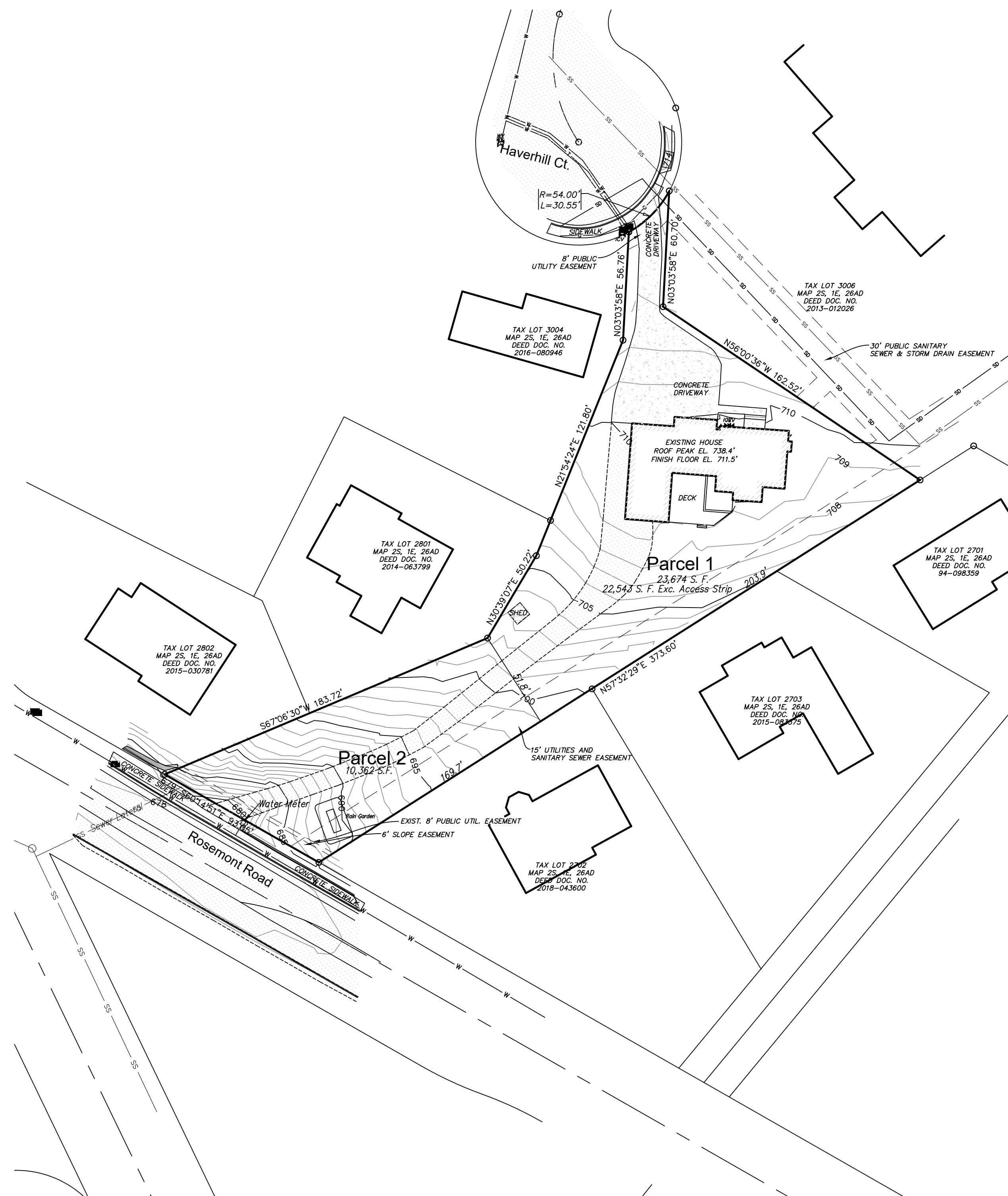
Zoning: R-10

Parcel 1 FAR:
3,123 sq. ft. = 29.7%

-  Slopes 0-9.99% Grade
26,813 sq. ft., 78.8%
-  Slopes 10-24.99% Grade
5,897 sq. ft., 17.3%
-  Slopes 25-34.99% Grade
356 sq. ft., 1%
-  Slopes 35% + Grade
967 sq. ft., 2.8%



Vicinity Map



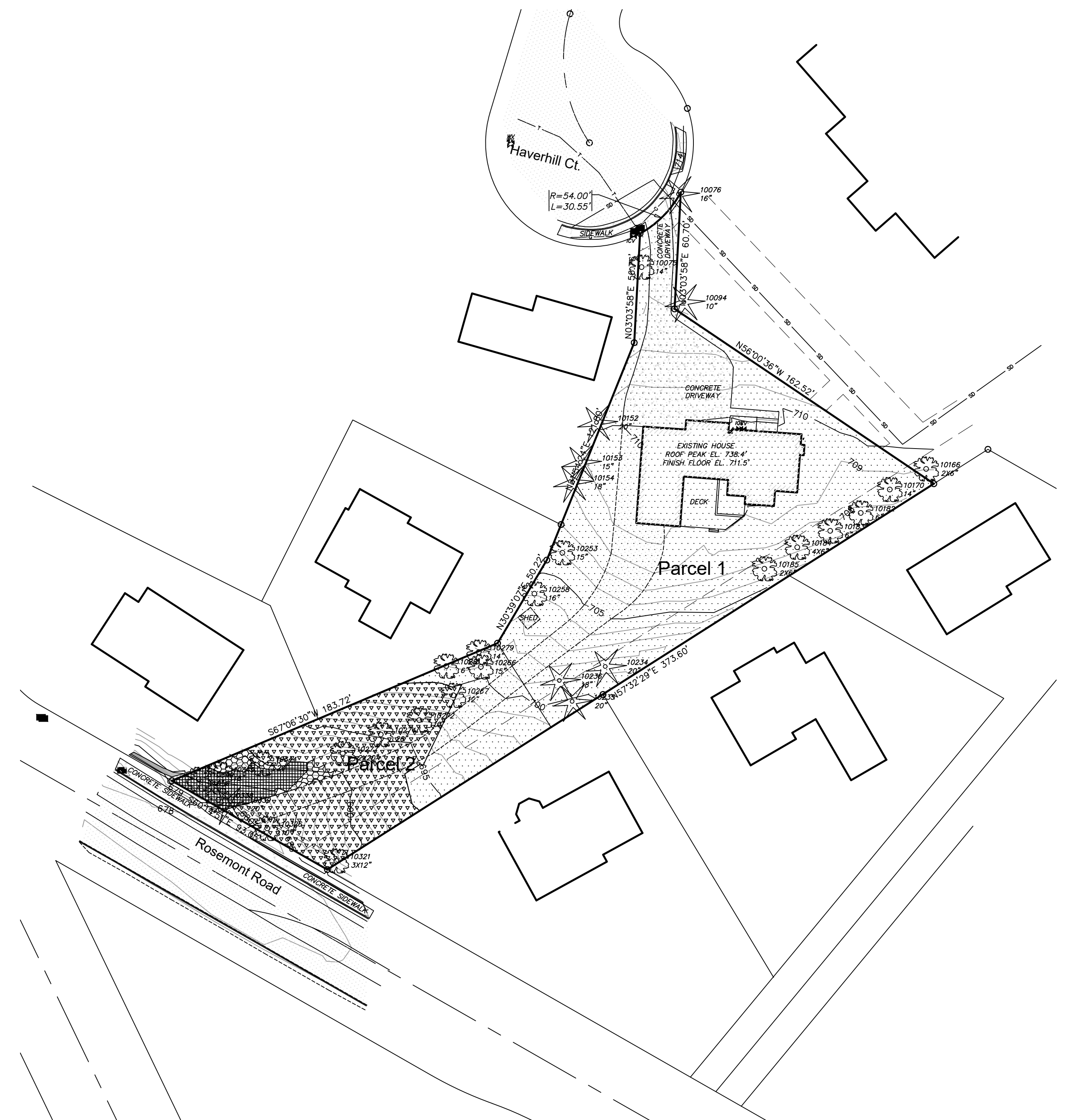
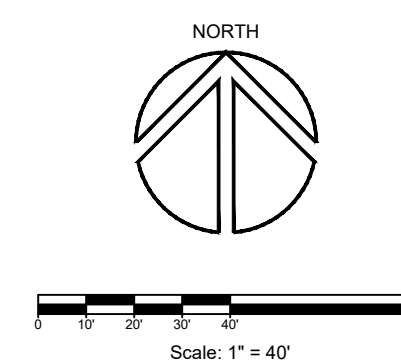
Tentative Plan

DENSITY CALCULATIONS:

Gross Site Area: 34,035 square feet.
Type I & II Lands: 0 square feet.
ROW Dedication & Flag Strip: 1,131 sq. ft.
Net Site Area: 32,904 sq. ft.
Maximum Density @ 1 Unit Per 10,000 sq. ft. = 3 lots.
Minimum Density - Not applicable for partitions.

SIGNIFICANT TREES:

None on property per City Arborist.



Slope Analysis

DESIGNED: REG	9-16-19	1	Revised to address incompleteness letter.
DRAWN: REG			
SCALE: 1" = 40'			
DATE: August 2019			
FILE: 19-ROL-100	DATE	NO.	REVISION

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

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6223 Haverhill Ct. Partition
Tentative Plan