Application for
Class I Design Review and Conditional Use review

2330 Debok Road, West Linn Oregon
Taxlot ID #: 21E35BC03000

UrbanLens Planning

Table 1, General Information

Submittal date:	January 13, 2021, REVISED August 4, 2021
Project:	Rose Linn Care Center
Location:	2330 Debok Road
Property ID:	21E35BC03000
Applicant's Representative:	Robin Scholetzky, UrbanLens Planning
Owner:	Terri Waldroff, Benicia Senior Living LLC
Architecture Firm:	Mark Miller, Ankrom Moisan Architects
Zoning:	Zoning: R4.5
Request:	Class I Design Review and Conditional Use Review
Submittal includes:	Application Narrative/Approval Criteria (this narrative) City of West Linn Application Form PreApplication Conference Meeting Summary Notes, PA 20-08 Neighborhood Outreach: Copy of letter to Neighborhood Association and residents Map of mailing area Mailing list Certified mail receipt for Willamette Neighborhood Association Affidavit of Mailing Notice Affidavit of Posting Notice Meeting minutes/attendees list from neighborhood meeting Email thread to Neighborhood Association requesting meeting Photograph of posted notice Meeting minutes from Willamette Neighborhood Association Engineering Plan Set: General Notes, C0.1 Existing Conditions, C0.2 Demolition Plan, C0.3 Hardscape Plan, C1.0 Grading and Erosion Control Plan, C2.0 Grading Plan, Enlargement, C2.1 Utility Plan, C.3 Details, C4.0, C4.1 Slope Analysis of Existing Grading, EX1 Slope Analysis of Proposed Grading, EX2 Landscape Plan Set: Tree Protection Plan, L1.0 Landscape Plan, L2.0 Specifications and Details, L3.0

	Architectural Plan Set: Site & Level 1 SNF Wing Demolition Plan, A1.00 Site Plan, A1.01 South Retaining Wall/Fence, A1.03 Level 1 Addition Floor Plan, A2.01 Level 1 Addition Roof Plan, A2.31 Building Elevations Color, A3.11 Building Elevations, Color, A3.12 Other: Stormwater Report and Calculations, December 17, 2020 Floor Area Calculations, August 2, 2021

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I. Introduction

This application proposes a small addition (the "Project," as further described below) to the existing development at 2330 Debok Road (the "Site").

The existing development on the Site (the "Facility") includes two distinct, but related operations. While both are long term care facilities serving seniors, the levels of assistance and requirements for each differ. In 1962, the Rose Linn Care Facility ("RLCC") was originally developed as a 71-bed nursing home (skilled nursing facility). In 1998 the RLCC expanded to include 115 total beds (expansion of the 71 bed nursing home and new 44 unit assisted living facility), permitted under CUP 98-05 and DR 98-19 (the "98-CU"). As a skilled nursing facility, the RLCC is regulated by the State of Oregon Department of Human Services. The 98-CU also authorized new development and construction of the Rose Linn Vintage Place ("RLVP") assisted living facility on the Site. The RLVP is an assisted living facility with 44 assisted living units and is connected to the RLCC building to form the full Facility. The RLCC, RLVP and full Facility are shown on the Site Plan.[1]

The two portions of the Facility share the same Site, were both authorized under the 98-CU, and are within common operation. However, due to their separate initial development (two separate platted lots which were merged in 2018 pursuant to MIP 18-03) and the differing level of care provided, the RLCC and RLVP each have distinct features such as parking needs and staffing levels. The 98-CU recognized and accounted for these differences and applied different standards to each part of the Facility under the Code. We carry forward the interpretations from the 98-CU within this application as noted below.

[1] The 98-CU approved a substantial addition to the existing Nursing Home and a new Assisted Living Facility

II. Project Overview

The Project will add 2,756 square feet to the ground floor level of the RLCC portion of the Facility. No changes to the RLVP portion of the Facility are proposed by the Project.

The RLCC currently contains 35,532 square feet of floor area while the Facility overall contains 57,963 square feet of floor area. After construction the RLCC portion of the Facility will contain 22,126 square feet of floor area and the Facility overall will contain 60,719 square feet of floor area.

The Project will allow for internal reconfiguration of the RLCC's existing nursing beds to create semi-private and private units and add one additional bathroom. The goal of the interior renovation is to improve infection control practices and resident privacy and dignity. The number of beds within the RLCC is not proposed to change from the 71 beds permitted under the 98-CU and licensed for the RLCC facility (and, as noted above, no changes of any kind of proposed for the RVLP portion of the Facility, which will remain at the identical capacity to what was permitted under the 98-CU). The Project will also allow for indoor storage of Facility-related items.

Finally, the Project will involve minor changes to pedestrian improvements and stormwater facilities within the existing parking lot, which, upon completion, will contain parking for 58 vehicles. Loading will remain at its current location on the west side of the Facility.

Site Land Use History
The Facility as it exists today was permitted under the 98-CU. Construction of the improvements approved in 1998 were completed in 2001. In 2019, the Site received approval via MP 18-03 to rectify a mapping error and consolidate the two underlying parcels into one. With the exception of the changes detailed above and shown on the **Site Plan, A1.01,** the Facility will remain identical to the use and development permitted under the 98-CU.

Street Designations
The Site has access from Debok Road, classified by the City as a Neighborhood Route. Summerlinn Drive is a private street which forms an intersection at the Site. Additionally, the Site is adjacent to Interstate 205, but the Site does not have access or direct frontage on I-205 due to grade changes.

III. Conditional Use Criteria (CDC Chapter 60)

The Project meets the criteria for a conditional use, as demonstrated below.

60.030 Administration and Approval Process

A. Conditional use applications shall be decided by the Planning Commission in the manner set forth in CDC 99.060(B). A petition for review by the Council may be filed as provided by CDC 99.240(B).
B. All approved conditional use applications in new buildings, or buildings with a major modification, shall be subject to design review under the provisions of Chapter 55 CDC, and in the manner set forth in CDC 99.060(B).
C. All approved conditional use applications within existing buildings shall not be subject to design review. (Ord. 1635 § 28, 2014)

Response: City staff have determined that the Project constitutes a "major modification" to the RLCC building, and therefore design review is required. The criteria for design review under the Class I process are addressed in Section IV below.

60.070 Approval Standards and Conditions

A. The Planning Commission shall approve, approve with conditions, or deny an application for a conditional use, except for a manufactured home subdivision in which case the approval standards and conditions shall be those specified in CDC 36.030, or to enlarge or alter a conditional use based on findings of fact with respect to each of the following criteria:

1. The site size and dimensions provide:
a. Adequate area for the needs of the proposed use; and
b. Adequate area for aesthetic design treatment to mitigate any possible adverse effect from the use on surrounding properties and uses.

Response: Today, the Site is developed with the Facility, which contains both the RLCC and RLVP establishments. The Site size is existing and was found to be adequate for the Facility use under the 98-CU. The Project will add 2,756 square feet of floor area to the RLCC portion of the Facility in a single-story addition. The addition is a low-scale building and its placement on the Site decreases its prominence due to adjacent grades. The location of the Project addition continues to allow for adequate setbacks and maintains the ample landscaping found on-site as well as providing adequate area for continued pedestrian pathways. Each of these elements help to mitigate any impacts of the Facility on surrounding properties and uses.

2. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, and natural features.

Response: The Facility is an approved conditional use at the Site pursuant to the 98-CU. The Project will add 2,756 square feet of floor area to the Facility to allow for reconfiguration of internal areas within the RLCC portion of the Facility. The Site's size is large enough to accommodate the existing Facility as well as the small Project addition and accommodates the required amounts of parking and landscaping and does not exceed maximum building coverage limits, as explained in Section V below.

3. The granting of the proposal will produce a facility that provides an overall benefit to the City.

Response: The Facility is an approved conditional use at the Site pursuant to the 98-CU. The Project, a small addition to the RLCC, will allow for improved infection control and resident privacy and dignity within the RLCC portion of the Facility, thereby creating a safer home for senior members of the community, Facility staff, and the potential for improved public health in the community.

4. Adequate public facilities will be available to provide service to the property at the time of occupancy.

Response: The Facility is an approved conditional use at the Site pursuant to the 98-CU. The Project, a small addition, will allow for an internal reconfiguration of an existing use and all of the public facilities needed for the on-going operation for the development are existing (water, sanitary sewer, and transportation). No changes are proposed which would affect the provision of these services.

5. The applicable requirements of the zone are met, except as modified by this chapter.

Response: As noted in Section V, the Project meets the applicable Development Standards with the exception of Floor Area Ratio (FAR). The existing Facility exceeds the Site's base FAR level and the Project, which is an addition of 2,756 square feet, will add an additional 0.02 FAR to the Site. This is considered a minor addition.

6. The supplementary requirements set forth in Chapters 52 to 55 CDC and CDC 92.010(E) are met, if applicable.

Response: Chapters 52 to 55, as applicable, are met as follows:

Chapter 52, Signs: There are no changes to signage on-site
Chapter 53, Sidewalks: There are no changes to public sidewalks proposed by the Project.
Chapter 54, Landscaping: The Facility's existing landscaping will be retained and as noted in Section V meets the requirements of CDC Chapter 54. Minor updates to Site landscaping are shown on the **Site Plan, A1.01.**
Chapter 55 Design Review: A Type I Design Review application has been included within this land use application package.
Chapter 92.010 Public Improvements: Existing utilities serve the Site and stormwater improvements have been proposed for the affected portion of the Site.

7. The use will comply with the applicable policies of the Comprehensive Plan.

Response: The Facility is an approved conditional use pursuant to the 98-CU and no change to the use type is proposed by the Project. The Project involves a small expansion of the Facility to allow for reconfiguration of the RLCC resident areas to provide an improved living experience. The Facility provides for a needed form of supportive housing enabling residents of West Linn and the surrounding area to age close to home. Comprehensive Plan policies for Land Use, specifically Goal 1 reflect this consideration: *Maintain land use and zoning policies that continue to provide for a variety of living environments and densities within the city limits.*

60.070.B. An approved conditional use or enlargement or alteration of an existing conditional use shall be subject to the development review provisions set forth in Chapter 55 CDC.

Response: The Project alters the existing Facility, a conditional use approved under the 98-CU. This application includes a concurrent request for Class I Design Review.

60.070.C. The Planning Commission may impose conditions on its approval of a conditional use which it finds are necessary to assure the use is compatible with other uses in the vicinity. These conditions may include, but are not limited to, the following: ….
1. Limiting the hours, days, place, and manner of operation.
2. Requiring design features which minimize environmental impacts such as noise, vibration, air pollution, glare, odor, and dust.
3. Requiring additional setback areas, lot area, or lot depth, or width.
4. Limiting the building height, size or lot coverage, or location on the site.
5. Designating the size, number, location and design of vehicle access points.
6. Requiring street right-of-way to be dedicated and the street to be improved including all steps necessary to address future street improvements identified in the adopted Transportation System Plan.
7. Requiring participation in making the intersection improvement or improvements identified in the Transportation System Plan when a traffic analysis (compiled as an element of a conditional use application for the property) indicates the application should contribute toward.
8. Requiring landscaping, screening, drainage, and surfacing of parking and loading areas.
9. Limiting the number, size, location, height, and lighting of signs.
10. Limiting or setting standards for the location and intensity of outdoor lighting.

11. Requiring berming, screening, or landscaping and the establishment of standards for their installation and maintenance.
12. Requiring and designating the size, height, location, and materials for fences.
13. Requiring the protection and preservation of existing trees, soils, vegetation, watercourses, habitat areas, and drainage areas.

Response: The Facility is an approved conditional use at the Site pursuant to the 98-CU. The Project involves a small addition to the RLCC portion of the Facility to accommodate internal reconfiguration of nursing beds, an additional bathroom and interior storage.

No changes to the operation of the facility are proposed as part of the Project. The Project will include improvements for landscaping, fencing and stormwater facilities.

IV. Design Review Criteria (CDC Chapter 55)

The Project meets the criteria for Class I Design Review as demonstrated below.

55.020 Classes of Design Review

A. Class I Design Review. The following are subject to Class I Design Review:

1. Modification of an office, commercial, industrial, public or multi-family structure for purposes of enhancing the aesthetics of the building and not increasing the interior usable space (e.g., covered walkways or entryways, addition of unoccupied features such as cupolas, clock towers, etc.).

2. Significant road realignment (when not part of a subdivision or partition plat process). "Significant" shall be defined by the length of the realignment and/or extent of redesign, and/or the natural features or human-made structures that will be impacted or removed.

3. Addition or reduction of less than five percent of total square footage of a commercial, office, public, multi-family, or industrial building.

[remaining omitted]

Response: The Facility will increase by 2,756 square feet, which is less than a 5% change. Therefore, Class I Design Review is required.

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.

Response: The Site is substantially developed with the Facility and no natural physical features will be impacted by the Project, therefore, CDC 55.100(B) 1 through 4 do not apply to the Project. CDC 55.100(B) 5 and 6 are applicable since the Project involves an exterior architectural construction and are addressed below. The Director has not identified additional sections of the Guidelines that must be addressed for this application. Finally, compliance with the development standards under the R4.5 base zone are addressed in Section V of this application.

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.

Response: As noted on **Utility Plan, C3.0,** the Facility is already served by public facilities (water, sanitary). The existing infrastructure is adequate to serve the Facility and the Project will not intensify the Facility's use. Although square footage is being added to the Facility, this area with be used to accommodate an additional bathroom, reconfigure existing RLCC resident beds, and provide storage area for Facility items.

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)

Response: Staff has not requested that any additional approval criteria be addressed as part of this application.

55.100 - ***Approval Standards – Class II Design Review (as relevant pursuant to 55.090.A above)***

B. Relationship to the natural and physical environment.

(5) There shall be adequate distance between buildings and on adjoining properties to provide for adequate light and air circulation and for fire protection. There shall be adequate distance between on-site buildings and on-site and off-site buildings

Response: The Site contains two adjoining buildings (the RLCC and RLVP) which form an L shape. The Project adds a small amount of building area on the south end of the RLCC building, in the opposite direction of the RLVP building, such that distances between the two, connected on-site buildings is not impacted. The Project addition extends the existing RLCC portion of the Facility to the south and east from its current terminus. The distance between the overall Facility and off-site buildings to the east and south, therefore, will decrease nominally. However, grade changes between the Site and adjacent properties, streets separating the Site from the adjacent properties and maintenance of a five-foot side setback for the Facility will ensure adequate air and light separation between structures to the east and south.

In regards to fire protection, in a preliminary communication from Tualatin Valley Fire and Rescue on December 22, 2020, Jason Arn, noted that TVF&R has no concerns with the Project.

(6) Architecture (contextual design, human scale, depth and roofline)

a. The proposed structure(s) scale shall be compatible with the existing structure(s) on site and on adjoining sites. Contextual design is required. Contextual design means respecting and incorporating prominent architectural styles, building lines, roof forms, rhythm of windows, building scale and massing of surrounding buildings in the proposed structure. The materials and colors shall be complementary to the surrounding buildings.

Response: The Project involves a small addition along the southern edge of the existing Facility. The addition will align with the existing Facility roofline. The Project will provide a stronger pedestrian

environment along Debok Road, by creating a strong, yet not overwhelming, building wall at the street. This will provide a stronger sense of enclosure for the public realm, while the grade changes and maintenance of landscaping will help to ensure privacy and separation for the residents. The materials and colors in a neutral palette as shown on **Building Elevations Color, A3.11 and A3.12** are compatible with the existing buildings and surrounding projects.

b. While there has been discussion in Chapter 24 CDC about transition, it is appropriate that new buildings should architecturally transition in terms of bulk and mass to work with, or fit, adjacent existing buildings. This transition can be accomplished by selecting designs that "step down" or "step up" from small to big structures and vice versa. Transitions may also take the form of carrying building patterns and lines (e.g., parapets, windows, etc.) from the existing building to the new one.

Response: The Project involves a small addition along the southern edge of the existing Facility, along the Project's Debok Road frontage. The Project is designed to match the scale (single story) and design of the existing building, which has been in place in its current form since the late 1990s and has contributed to the existing design and development context. The Project extends the existing Facility toward Debok Road which will better align with building setbacks for multi-family structures across this street. The proposed windows and roofline, as shown on the **Building Elevations, A3.01 and Building Elevations, Color, A3.02,** are compatible with the existing windows. These maintain individual window openings on the first floor that are similar in shape, sill, and head heights to what is provided on the existing buildings.

c. Contrasting architecture shall only be permitted when the design is manifestly superior to adjacent architecture in terms of creativity, design, and workmanship, and/or it is adequately separated from other buildings by distance, screening, grade variations, or is part of a development site that is large enough to set its own style of architecture.

Response: The proposal does not utilize contrasting architecture.

d. Human scale is a term that seeks to accommodate the users of the building and the notion that buildings should be designed around the human scale (i.e., their size and the average range of their perception). Human scale shall be accommodated in all designs by, for example, multi-light windows that are broken up into numerous panes, intimately scaled entryways, and visual breaks (exaggerated eaves, indentations, ledges, parapets, awnings, engaged columns, etc.) in the facades of buildings, both vertically and horizontally. The human scale is enhanced by bringing the building and its main entrance up to the edge of the sidewalk. It creates a more dramatic and interesting streetscape and improves the "height and width" ratio referenced in this section.

Response: The Project design achieves human scale through the use of multi-light windows, intimately scaled entryways, parapets, awnings, and the building's location at the edge of the sidewalk. The façade is divided into distinct sections that emphasize a pleasing height-to-width ratio.

e. The main front elevation of commercial and office buildings shall provide at least 60 percent windows or transparency at the pedestrian level to create more interesting streetscape and window shopping opportunities. One side elevation shall provide at least 30 percent transparency. Any additional side or rear elevation, which is visible from a collector road or greater classification, shall also have at least 30 percent transparency. Transparency on other elevations is optional. The transparency is measured in lineal fashion. For example, a 100-foot-long building elevation shall have at least 60 feet (60 percent of 100 feet) in length of windows. The window height shall be, at minimum, three feet tall. The exception to transparency would be cases where demonstrated functional constraints or topography restrict that elevation from being used. When this exemption is applied to the main front elevation, the square footage of transparency that would ordinarily be required by the above formula shall be installed on the remaining elevations at pedestrian level in addition to any transparency required by a side elevation,

and vice versa. The rear of the building is not required to include transparency. The transparency must be flush with the building elevation.

Response: The Project does not involve an office or commercial building. This criterion does not apply.

f. Variations in depth and roof line are encouraged for all elevations. To vary the otherwise blank wall of most rear elevations, continuous flat elevations of over 100 feet in length should be avoided by indents or variations in the wall. The use of decorative brick, masonry, or stone insets and/or designs is encouraged. Another way to vary or soften this elevation is through terrain variations such as an undulating grass area with trees to provide vertical relief.

Response: The Project involves a small addition along the southern edge of the existing Facility and maintains the roofline and depths of the existing structure. As shown on the **Level 1 Addition, Roof Plan, A2.02, and Building Elevations, A3.01,** the single story roofline has been maintained and the variations in depth respond to the overall Site shape.

g. Consideration of the micro-climate (e.g., sensitivity to wind, sun angles, shade, etc.) shall be made for building users, pedestrians, and transit users, including features like awnings.

Response: The Project involves a small addition to the existing Facility and does not include changes to the remainder of the Site. The exterior spaces surrounding the Project area continue to provide for pedestrians by offering connections to the existing sidewalk and the use of landscaping and low-scale shrubs provides for building protection while maintaining building visibility.

h. The vision statement identified a strong commitment to developing safe and attractive pedestrian environments with broad sidewalks, canopied with trees and awnings.

Response: The Project will bring the building closer to the existing sidewalk and tree-lined street. As described previously, this feature will enhance the pedestrian environment.

i. Sidewalk cafes, kiosks, vendors, and street furniture are encouraged. However, at least a four-foot-wide pedestrian accessway must be maintained per Chapter 53 CDC, Sidewalk Use.

Response: This Project is not a retail project and will not include any ground floor elements such as cafes or kiosks.

55.125 Transportation Analysis

Certain development proposals required that a Traffic Impact Analysis (TIA) be provided which may result in modifications to the site plan or conditions of approval to address or minimize any adverse impacts created by the proposal. The purpose, applicability and standards of this analysis are found in CDC 85.170(B)(2).

Response: No Traffic Impact Analysis is required for the Project because no change to the existing trips to the Site is proposed. No changes to staffing, visitors or services to the Site is expected as no changes to capacity are being proposed. On November 16, 2020, Kate Hawkins, Planner with ODOT also noted that ODOT's traffic analysists would not require any additional information due to the low traffic generation at the Site.

55.130 Grading and Drainage Plans

The grading and drainage plan shall be at a scale sufficient to evaluate all aspects of the proposal and shall include the following:
A. 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.
B. A registered civil engineer shall prepare a plan and statement that shall be supported by factual data that clearly shows that there will be no adverse impacts from increased intensity of runoff off site, or the plan and statement shall identify all off-site impacts and measures to mitigate those impacts. The plan and statement shall, at a minimum, determine the off-site impacts from a 10-year storm.
C. Storm detention and treatment plans may be required.
D. Identification, information, including the name and address of the owner, developer, project designer, and the project engineer.

Response: A Stormwater Report and Calculations, dated December 17, 2020 has been prepared and submitted to demonstrate how the additional runoff will be addressed. Information on where this will be located is noted on the **Grading Plan Enlargement, C2.1.** A Slope analysis for existing and proposed grading has been provided with this application as **Slope Analysis of Existing Grading, EX1 and Slope Analysis of Proposed Grading, EX 2.**

55.140 Architectural Drawings
This section does not apply to single-family residential subdivisions or partitions, or up to two duplexes or single-family attached dwellings. Architectural drawings shall be submitted showing:
A. Building elevations and sections tied to curb elevation;
B. Building materials: color and type; and
C. The name of the architect or designer.

Response: The Plan set provided includes **Building Elevations Color, A3.11 and A3.12** and includes elevation information as well as details on the building materials. The architect is Ankrom Moisan Architects and is noted on all applicable plans.

55.180 Maintenance
All on-site improvements shall be the ongoing responsibility of the property owner or occupant.

Response: This responsibility is understood by the applicant and project owner.

55.190 Shared Open Space

Response: As described previously in this application, there is no common open space requirement associated with the Project.

55.195 Annexation and Street Lights
As a condition of approval for design review for any project that is being annexed to the City, the developer and/or homeowners association shall pay for all expenses related to street light energy and maintenance costs until annexed into the City. The approval for any property annexed must state: "This approval is contingent on voter approval of annexation of the subject property." This means that no permit, final plat, or certificate of occupancy may be issued or approved until annexation is complete. (Ord. 1442, 1999; Ord. 1604 § 53, 2011).

Response: The Site is located within the City limits. The requirements of this section are not applicable.

V. Development Standards

All applicable development standards for the Site's R4.5 zone are noted in Table 1, Development Standards and within the additional standards section responses below.

Table 1, Development Standards

City of West Linn Standard	***R4.5 Standard***	***Other Standard***	**Applicant Response**
Primary Use: Skilled nursing facility	*Allowed as a Conditional use per 14.060.5, Nursing home*		The Facility is authorized under the 98-CU as a conditional use. No changes to the use of the Site are proposed. The RLCC building will be altered to add 2,756 square feet of floor area pursuant to this application.
14.070 Development Standards			
Lot size and yard dimensions	*A. through C.*		The lot size and dimensions are existing; no changes to the lot configuration are proposed.
Setback standards	*E. Front yard, 20 feet; except for steeply sloped lots where the provisions of CDC 41.010 shall apply.* *For an interior side yard, five feet.* *For a side yard abutting a street, 15 feet.* *For a rear yard, 20 feet.*		The Facility has frontage on Debok Road. The setbacks and dimensional requirements for the R4.5 zone have been met as follows: Front yard setback at 20 feet Side yard setback at 5 feet Rear yard setback at 5 feet These setbacks are shown on the **Site Plan, A1.01**
Building Height	*F. The maximum building height shall be 35 feet except for steeply sloped lots in which case the provisions of Chapter 41 apply.*		This height of the addition proposed by the Project is 26'9". This is less than the maximum height of 35 feet. Existing Facility heights and the height of the Project area are shown on the **Building Elevations, A3.11 and A3.12**
Lot coverage	*G. The maximum lot coverage shall be 40 percent.*		Under the Code, lot coverage is area covered by buildings requiring a building permit. The Site size is 101,495 square feet. The existing Facility footprint at 38,895 square feet results in a 35.6% footprint. With the Project, total lot coverage for the Facility will be 38.3%. This standard is met. See **Site Plan, A1.01** for a Site Area Analysis.

City of West Linn Standard	***R4.5 Standard***	***Other Standard***	**Applicant Response**
Floor Area Ratio	*I. The floor area ratio is 0.45.*		The site contains existing structures and the resulting floor area ratio is an existing condition of an FAR of .54. The proposed building has an addition of 2,534 which increases the FAR to .56. The resulting change is a minor increase of 3.7% or .02 FAR.
14.090.A Other Development Standards			
Chapter 34, Accessory Structures, Accessory Dwelling Units, and Accessory Uses	No Accessory Structures or Dwellings being proposed.		
Chapter 35, Temporary Structures and Uses	No Temporary Structures are proposed.		
Chapter 38, Additional Yard Area Required; Exceptions to Yard Requirements; Storage in Yards; Projections into Yards	No additional yard area is required and therefore, this section is not applicable.		
Chapter 40 Building Height (repealed)			
Chapter 41, Structures on Steep Lots, Exceptions	This section does not apply as no structures are located on the steep portion of the Site.		
Chapter 42, Clear Vision Areas	This section does not apply to the Site as no changes to the entry or exit are proposed.		
Chapter 44 Fences	A retaining wall is proposed along the east property line (along Debok Road) to facilitate pedestrian circulation around the Site. See Section on Chapter 44		

City of West Linn Standard	***R4.5 Standard***	***Other Standard***	**Applicant Response**
Chapter 46 Off-Street Parking, Loading and Reservoir Areas	*The following items are noted in the Code for analysis:* *A. The delineation of individual parking and loading spaces and their dimensions;* *B. The identification of compact parking spaces;* *C. The location of the circulation area necessary to serve spaces;* *D. The access point(s) to streets, alleys, and properties to be served;* *E. The location of curb cuts;* *F. The location and dimensions of all landscaping, including the type and size of plant material to be used, as well as any other landscape material incorporated into the overall plan;* *G. The proposed grading and drainage plans and the slope (percentage) of parking lot;* *H. Specifications as to signs and bumper guards;* *I. Identification of disabled parking spaces;* *J. Location of pedestrian walkways and crossings; and* *K. Location of bicycle racks.*		The items noted in Chapter 46, A-K have been noted on the various plans in the Plan Set as follows: Items A-E are noted on the **Existing Conditions, C0.2** and on the **Site Plan, A1.01.** Landscaped area is shown on **Landscape Plan, L2.0** and Site Grading is noted on the **Grading and Erosion Control Plan and the Grading Plan, Enlargement C2.0; C2.1.** See Section on Chapter 46 below regarding vehicle parking calculations. The Project contains two existing bicycle parking racks containing four spaces each. These are located at the western side of the two-story portion of the building and adjacent to the entry of the single-story portion of the building, near the entrance. The Development Code is silent on the number of bicycle spaces required for a Nursing Care Facility, however, we believe this number of spaces to be adequate for employee and visitor needs of the Site. The spaces are noted on the **Site Plan, A1.01.**
	Loading area *46.130 Loading spaces. Buildings or structures to be built or substantially altered, which receive and distribute material or merchandise by truck, shall provide and maintain off-street loading and maneuvering space.*		There is an existing off-street loading area at the back entrance on the east side of the Site. This should be adequate as no capacity is being increased.

City of West Linn Standard	*R4.5 Standard*	*Other Standard*	**Applicant Response**
Chapter 48 Access, Egress and Circulation	*Traffic Impact Study determination: 55.125 TRANSPORTATION ANALYSIS. TIA standards found in CDC 85.170(B)(2): (1) An increase in site traffic volume generation by 250 average daily trips (ADT) or more (or as required by the City Engineer); or (2) An increase in use of adjacent streets by vehicles exceeding the 20,000-pound gross vehicle weights by 10 vehicles or more per day; or (3) The location of the access driveway does not meet minimum intersection sight distance requirements, or is located where vehicles entering or leaving the property are restricted, or such vehicles queue or hesitate on the State highway, creating a safety hazard; or (4) The location of the access driveway does not meet the access spacing standard of the roadway on which the driveway is located; or (5) A change in internal traffic patterns that may cause safety problems, such as backup onto the highway or traffic crashes in the approach area.*		This Project will not increase capacity of the Facility, therefore, the existing Site access from Debok Road will remain the same as well as the current number of trips. An email discussion with Kate Hawkins, Planner with ODOT, Region I noted that ODOT would not require any additional information due to the low traffic generation. (November 16, 2020)
Chapter 52 Signs			No signage changes are being proposed as part of this application.
Chapter 54 Landscaping	*E.2 Non-residential. Minimum of 20%*		Using a Site size of 101,495 square feet; 20% of the Site is 20,299 square feet. The resulting landscaped area on site includes 29,264 square feet of landscaping and at 28.76%, exceeds the standard. See **Site Plan, A1.01,** Site Area Analysis for more information. See Section on Chapter 54 below.

Additional Standards Relevant to the Project:

Chapter 44, Fences

44.020 Sight Obscuring Fence; Setback and Height Limitations

A. A sight- or non-sight-obscuring fence may be located on the property line or in a yard setback area subject to the following:

1. The fence is located within:

a. A required front yard area, and it does not exceed three feet, except pillars and driveway entry features subject to the requirements of Chapter 42 CDC, Clear Vision Areas, and approval by the Planning Director;

b. A required side yard which abuts a street and it is within that portion of the side yard which is also part of the front yard setback area and it does not exceed three feet;
c. A required side yard which abuts a street and it is within that portion of the side yard which is not also a portion of the front yard setback area and it does not exceed six feet provided the provisions of Chapter 42 CDC are met;
d. A required rear yard which abuts a street and it does not exceed six feet; or
e. A required side yard area which does not abut a street or a rear yard and it does not exceed six feet.

B. Fence or wall on a retaining wall. When a fence is built on a retaining wall or an artificial berm, the following standards shall apply:
1. When the retaining wall or artificial berm is 30 inches or less in height from finished grade, the maximum fence or wall height on top of the retaining wall shall be six feet.
2. When the retaining wall or earth berm is greater than 30 inches in height, the combined height of the retaining wall and fence or wall from finished grade shall not exceed eight and one-half feet.
3. Fences or walls located on top of retaining walls or earth berms in excess of 30 inches above finished grade may exceed the total allowed combined height of eight and one-half feet; provided, that the fence or wall is located a minimum of two feet from the retaining wall and the fence or wall height shall not exceed six feet.

Response: A retaining wall is proposed along the east property line (along Debok Road) to facilitate pedestrian circulation around the Site. There is a fence proposed on top of the retaining wall, and due to the changes in grade along the property line, the fence varies in height. As per item B.2, above, at no point is the fence and retaining wall combination greater than 8 feet. See **Site Plan, A1.01** and **South Retaining Wall/Fence, A1.03.**

44.040 Landscaping
Landscaping which is located on the fence line and which impairs sight vision shall not be located within the clear vision area as provided in Chapter 42 CDC.

Response: No new landscaping is found within the clear vision area: the driveway entrance to the Site is 28 feet in width. As defined by Section 42.040, for accessways that are 24 feet or more in width, *the clear vision area for all street intersections and street and accessway intersections ……. shall be that triangular area formed by the right-of-way or property lines along such lots and a straight line joining the right-of-way or property line at points which are 30 feet distant from the intersection of the right-of-way line and measured along such lines.*

Low-scale plantings and mature trees flank the existing driveway. No new landscaping will be planted within this triangular area. See Site Plan, A1.01.

Chapter 46, Off-Street Parking, Loading and Reservoir Areas

46.060 Storage in Parking and Loading Areas Prohibited.
Required parking spaces shall be available for the parking of passenger automobiles of residents, customers, patrons and employees only, and the required parking spaces shall not be used for storage of vehicles or materials or for the parking of trucks connected with the business or use with the exception of small (under one-ton) delivery trucks or cars.

Response: None of the existing parking and loading areas found on-site are being used as storage. One purpose of the Project is to include additional interior storage areas to ensure that necessary storage can be accommodated within the Facility.

46.070 Maximum Distance Allowed Between Parking Area and Use

A. Off-street parking spaces for single- and two-family dwellings shall be located on the same lot with the dwelling.

B. Off-street parking spaces for uses not listed in subsection A of this section shall be located not farther than 200 feet from an entryway to the building or use they are required to serve, measured in a straight line from the building, with the following exceptions:

1. Shared parking areas for commercial uses which require more than 40 parking spaces may provide for the spaces in excess of the required 40 spaces up to a distance of 300 feet from the entryway to the commercial building or use.

2. Industrial and manufacturing uses which require in excess of 40 spaces may locate the required spaces in excess of the 40 spaces up to a distance of 300 feet from the entryway to the building.

3. Employee parking areas for carpools and vanpools shall be located closer to the entryway to the building than general employee parking.

4. Stacked or valet parking is allowed if an attendant is present to move vehicles. If stacked parking is used for required parking spaces, the applicant shall ensure that an attendant will always be present when the lot is in operation. The requirements for minimum or maximum spaces and all parking area development standards continue to apply for stacked parking.

5. All disabled parking shall be placed closest to building entrances than all other parking. Appropriate ADA curb cuts and ramps to go from the parking lot to the ADA-accessible entrance shall be provided unless exempted by ADA code. (Ord. 1547, 2007)

Response: As per the **Site Plan, A1.01**, a 200 feet catchment distance is noted and all parking on-site is well within this 200 foot buffer for the building entrances. This Project is not providing any stacked or valet parking. Accessible parking is provided throughout the parking area for a total of 3 spaces. No changes to the parking area or parking spaces are proposed as part of this Project.

46.080 Computation of Required Parking Spaces and Loading Area

A. Where several uses occupy a single structure or unit of land, a combination of uses is included in one business, or a combination of uses in the same or separate buildings share a common parking area as in the case of a shopping center, the total off-street parking spaces and loading area shall be the sum of the requirements of the several uses, computed separately. For example, parking for an auto sales and repair business would be calculated using the "retail-bulky" calculation for the sales area and the "service and repair" calculation for the repair area. In another example, parking for a shopping center with a grocery store, a restaurant, and a medical office would be calculated using the "general retail store" calculation for the grocery store, the "restaurant" calculation for the restaurant, and the "medical/dental clinics" calculation for the medical office. The total number of required parking spaces may be reduced by up to 10 percent to account for cross-patronage (when a customer visits several commercial establishments during one visit to the commercial center) of adjacent businesses or services in a commercial center with five or more separate commercial establishments.

B. To calculate building square footage as a basis for determining how many parking spaces are needed, the area measured shall be gross floor area under the roof measured from the faces of the structure, including all habitable floors and excluding only space devoted to covered off-street parking or loading.

C. Where employees are specified, the employees counted are the persons who work on the premises including proprietors, executives, professional people, production, sales, and distribution employees, during the largest shift.

D. Fractional space requirements shall be counted as a whole space.

E. On-street parking along the immediate property frontage(s) may be counted toward the minimum parking requirement with approval from the City Engineer.

F. When an office or commercial development is proposed which has yet to identify its tenants, the parking requirement shall be based upon the "office" or "general retail" categories, respectively.

G. As permitted uses are replaced with new permitted uses within an existing commercial or business center, modification of the number of parking spaces relative to the new mix of uses is not required unless other modifications of the site which require design review approval pursuant to Chapter 55 CDC are proposed. (Ord. 1463, 2000; Ord. 1622 § 25, 2014; Ord. 1636 § 31, 2014)

Response: The 98-CU application, which was approved states, regarding the Facility uses for purposes of parking: "The facility will be a 71-bed nursing home and a 44 unit assisted living facility." Since the Project will not change the use of the Facility (the RLCC will continue to support 71 beds and the RLVP will continue to contain 44 units), it is reasonable to carry forward the approved method for determining the Facility's parking. The RLCC is considered an assisted living facility, which falls within the "adult foster care, residential care facility, assisted living facility" category, while the RLVP is a nursing facility, which falls within the "hospitals/ nursing facilities" category for parking. The parking requirement for the Facility is the aggregate of the two.

The parking calculations below are based in part on the number of employees of each portion of the Facility. Pursuant to 46.080.C, the employee count is based on the employees present at the Site during the largest shift, as noted below.

46.090 Minimum Off-Street Parking Space Requirements

The Project will retain 58 parking spaces that were approved under the 98-CU and shown on the Facility plans. The 98-CU included the following *minimum* parking calculations for the Facility:

> For RLVP (referred to in the 98-CU as the "ALF") the 98-CU states: "The facility will be a 71-bed nursing home and a 44 unit assisted living facility. The ALF will have approximately 5 employees during the largest shift. One parking space for each 3 units rounded up equals 15 parking spaces. One parking space for each employee equals 5 parking spaces. Total parking spaces required for the ALF is 20 parking spaces. This criterion has been met."
>
> For RLCC (referred to in the 98-CU as the "nursing home" or "SNF"), the 98-CU states: The facility will be a 71-bed nursing home and a 44 unit assisted living facility. The nursing home will have approximately 22 employees during the largest shift. One parking space for each 3 beds rounded up equals 24 parking spaces. One parking space for each 2 employees equals 11 parking spaces. Total parking spaces required for the SNF is 35 parking spaces. This criterion has been met."

Even though the number of units in the RLVP and beds within the RLCC has not changed and will not change as a result of the Project, the current peak staffing level at the Facility has increased slightly from the peak staffing level included in the 98-CU. Because peak staffing levels are used to calculate parking demand per CDC 46.080.C, this peak-time staff increase results in a larger minimum parking requirement, as shown in the following table. However, because the 98-CU included additional parking spaces beyond the minimum requirement and the Project retains 58 spaces, the Facility will continue to meet the CDC parking requirements even after additional peak time staffing is accounted for.

It is also important to note that the 98-CU at times conflates "beds" and "units" when discussing the Facility's infrastructure. For most CDC standards this distinction is irrelevant, but for purposes of calculating parking, the different is important. Under CDC 46.090, parking for assisted living uses is

calculated based on peak time employees and the number of units, while parking for nursing facilities is calculated based on peak time employees and the number of beds. The 98-CU noted this distinction and calculated parking requirements consistent with our calculations in the table below.

Based on the current employee, bed, and unit count, as relevant, within the Facility, the current parking requirements are as follows. These requirements are further reduced due to the Site's proximity to transit under CDC 46.090.G.

Facility Category	Employee Rate and Calculation	Beds Rate and Calculation	Unit Rate and Calculation	Total
RLVT (assisted living, CDC 46.090.A.7)	1 space per employee during largest shift (10 employees = 10 spaces)	N/A – Calculation is based on units not beds	1 space per three units (44 units = 15 spaces)	25 spaces
RLCC (nursing, CDC 46.090.B.1)	1 space per two employees during largest shift (24 employees = 12 spaces).	1 space per three beds (71 beds = 24 spaces)	N/A – Calculation is based on beds, not units	36 spaces
Facility Total Requirement (before reductions)				61 spaces
Transit Reduction CDG 46.090.G				10% reduction (6 space reduction)
TOTAL REQUIRED				55 spaces
TOTAL PROVIDED				58 spaces

The 58 spaces provided for the Facility through this application will continue to meet the minimum parking requirements.

46.090.G. Parking Reductions
An applicant may reduce parking up to 10 percent for development sites within one-quarter mile of a transit corridor or within a mixed-use commercial area, and up to 10 percent for commercial development sites adjacent to multi-family residential sites with the potential to accommodate more than 20 dwelling units.

Response: The Site meets this criterion and therefore, qualifies for a 10% reduction in parking, which is incorporated into the calculation table above. The Site is within walking distance of TriMet Route 154 with a stop at Debok/Blankenship Road approximately 900 feet from the Site.

46.120 Driveway Required On Site
Any school or other meeting place which is designed to accommodate more than 25 people at one time shall provide a 15-foot-wide driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading passengers. Depending on functional requirements, the width may be increased with Planning Director approval.

Response: The current driveway layout includes a 28-foot-wide driveway which exceeds this minimum standard of 15-foot-wide.

Chapter 54, Landscaping

54.020 Approval Criteria

A. Every development proposal requires inventorying existing site conditions which include trees and landscaping. In designing the new project, every reasonable attempt should be made to preserve and protect existing trees and to incorporate them into the new landscape plan. Similarly, significant landscaping (e.g., bushes, shrubs) should be integrated. The rationale is that saving a 30-foot-tall mature tree helps maintain the continuity of the site, they are qualitatively superior to two or three two-inch caliper street trees, they provide immediate micro-climate benefits (e.g., shade), they soften views of the street, and they can increase the attractiveness, marketability, and value of the development.

Response: This is a developed Site with over 28% existing landscaping coverage. See **A1.01, Site Plan,** Site Area Analysis for more information.

B. To encourage tree preservation, the parking requirement may be reduced by one space for every significant tree that is preserved in the parking lot area for a maximum reduction of 10 percent of the required parking. The City Parks Supervisor or Arborist shall determine the significance of the tree and/or landscaping to determine eligibility for these reductions.

Response: Per historical communications with the City of West Linn Arborist in 2017, there are no significant trees or tree clusters on-site. The ten trees to be removed are all under 12" DBH. The location of the trees to be preserved are shown on the **Site Plan & Level 1 SNF Wing Demolition Plan, A1.00** included in the Plan Set.

C. Developers must also comply with the municipal code chapter on tree protection.

Response: Trees will be protected per the City's requirements in Chapter 8 of the City's Municipal Code. See **L1.0, Tree Protection Plan.**

D. Heritage trees. Heritage trees are trees which, because of their age, type, notability, or historical association, are of special importance. Heritage trees are trees designated by the City Council following review of a nomination. A heritage tree may not be removed without a public hearing at least 30 days prior to the proposed date of removal. Development proposals involving land with heritage tree(s) shall be required to protect and save the tree(s). Further discussion of heritage trees is found in the municipal code.

Response: Per historical communications with the City of West Linn Arborist in 2017, there are no heritage trees on-site.

E. Landscaping – By type, location and amount.

1. Residential uses (non-single-family). A minimum of 25 percent of the gross area including parking, loading and service areas shall be landscaped, and may include the open space and recreation area requirements under CDC 55.100. Parking lot landscaping may be counted in the percentage.

2. Non-residential uses. A minimum of 20 percent of the gross site area shall be landscaped. Parking lot landscaping may be counted in the percentage.

Response: The Site contains 28% landscaping coverage which meets the non-residential use standard. See **A1.01, Site Plan**, Site Area Analysis for more information. A **Landscaping Plan L2.0** has been provided in the Plan Set.

3. All uses (residential uses (non-single-family) and non-residential uses):

a. The landscaping shall be located in defined landscaped areas which are uniformly distributed throughout the parking or loading area. There shall be one shade tree planted for every eight parking spaces. These trees shall be evenly distributed throughout the parking lot to provide shade. Parking lots with over 20 spaces shall have a minimum 10 percent of the interior of the parking lot devoted to landscaping. Pedestrian walkways in the landscaped areas are not to be counted in the percentage. The perimeter landscaping, explained in subsection (E)(3)(d) of this section, shall not be included in the 10 percent figure. Parking lots with 10 to 20 spaces shall have a minimum five percent of the interior of the parking lot devoted to landscaping. The perimeter landscaping, as explained above, shall not be included in the five percent. Parking lots with fewer than 10 spaces shall have the standard perimeter landscaping and at least two shade trees. Non-residential parking areas paved with a permeable parking surface may reduce the required minimum interior landscaping by one-third for the area with the permeable parking surface only.

Response: As per the requirements of Section 54.020.E.3.a, this Project is providing 10% of the interior parking lot landscaping in either new or existing landscaping. Calculations can be found on **Site & Level 1 SNF Wing Demolition Plan.** For details on the quantities and locations of the new landscaped areas, see **Landscape Plan, L2.0**.

b. The landscaped areas shall not have a width of less than five feet.

Response: The landscaped areas within the parking lot are existing and on-average have a width of not less than 5 feet. See **Site Plan, A1.01** for the locations of these landscaped areas.

c. The soils, site, proposed soil amendments, and proposed irrigation system shall be appropriate for the healthy and long-term maintenance of the proposed plant species.

Response: Soils and site amendments are all existing on-site. Any amendments to the Site's existing plantings including soil, and irrigation will maintain appropriate for the health and long-term well being of any plantings proposed.

d. A parking, loading, or service area which abuts a street shall be set back from the right-of-way line by perimeter landscaping in the form of a landscaped strip at least 10 feet in width. When a parking, loading, or service area or driveway is contiguous to an adjoining lot or parcel, there shall be an intervening five-foot-wide landscape strip. The landscaped area shall contain:

1) Street trees spaced as appropriate to the species, not to exceed 50 feet apart on the average;

2) Shrubs, not to reach a height greater than three feet, six inches, spaced no more than five feet apart on the average; or

3) Vegetative ground cover such as grass, wildflowers, or other landscape material to cover 100 percent of the exposed ground within two growing seasons. No bark mulch shall be allowed except under the canopy of low level shrubs.

Response: Existing parking areas along Debok Road are setback a minimum of 10 feet in width as noted on **Site Plan, A1.01**.

e. If over 50 percent of the lineal frontage of the main street or arterial adjacent to the development site comprises parking lot, the landscape strip between the right-of-way and parking lot shall be increased to 15 feet in width and shall include terrain variations (e.g., one-foot-high berm) plus landscaping. This extra requirement only applies to one street frontage.

Response: The existing lineal Site frontage along Debok Road is 475 feet and the existing parking lot frontage along Debok Road is 120' feet and 2 inches which is 25% of the total lineal frontage. This is noted on the **Site Plan, A1.01.**

f. A parking, loading, or service area which abuts a property line shall be separated from the property line by a landscaped area at least five feet in width and which shall act as a screen and noise buffer, and the adequacy of the screen and buffer shall be determined by the criteria set forth in CDC 55.100(C) and (D), except where shared parking is approved under CDC 46.050.

Response: No new parking or loading areas have been created as a result of this proposal.

g. All areas in a parking lot not used for parking, maneuvering, or circulation shall be landscaped.

Response: Existing areas of the parking lot that are not used for parking, maneuvering or circulation are landscaped and the Project will retain these features. These areas are shown on the **Site Plan, A1.01.**

h. The landscaping in parking areas shall not obstruct lines of sight for safe traffic operation.

Response: Low-scale plantings and mature trees the existing driveway. No new landscaping will be planted within this triangular area. See **Site Plan, A1.01** for existing and **Landscaping Plan, L2.0** for new plantings.

i. Outdoor storage areas, service areas (loading docks, refuse deposits, and delivery areas), and above-ground utility facilities shall be buffered and screened to obscure their view from adjoining properties and to reduce noise levels to acceptable levels at the property line. The adequacy of the buffer and screening shall be determined by the criteria set forth in CDC 55.100(C)(1).

Response: There is one existing loading area which is noted on the west side of the Site and is buffered by right of way (Debok Road). No changes to the loading area are proposed.

j. Crime prevention shall be considered and plant materials shall not be located in a manner which prohibits surveillance of public and semi-public areas (shared or common areas).

Response: This Project provides senior housing and safety and security of the residents is paramount. No plant materials have been proposed which limit surveillance of public and semi-public areas.

k. Irrigation facilities shall be located so that landscaped areas can be properly maintained and so that the facilities do not interfere with vehicular or pedestrian circulation.

Response: No new irrigation facilities are proposed as part of this Project.

l. For commercial, office, multi-family, and other sites, the developer shall select trees that possess the following characteristics:

1) Provide generous "spreading" canopy for shade.
2) Roots do not break up adjacent paving.
3) Tree canopy spread starts at least six feet up from grade in, or adjacent to, parking lots, roads, or sidewalks unless the tree is columnar in nature.
4) No sticky leaves or sap-dripping trees (no honey-dew excretion).
5) No seed pods or fruit-bearing trees (flowering trees are acceptable).
6) Disease-resistant.
7) Compatible with planter size.
8) Drought-tolerant unless irrigation is provided.

9) Attractive foliage or form all seasons.

Response: No new trees types have been chosen for this Project.

m. Plant materials (shrubs, ground cover, etc.) shall be selected for their appropriateness to the site, drought tolerance, year-round greenery and coverage, staggered flowering periods, and avoidance of nuisance plants (Scotch broom, etc.).

Response: The majority of the Site contains existing landscaping; any new areas will be landscaped with plants which have been chosen by a landscape professional for their site appropriateness, water tolerance and aesthetics. Nuisance plants will be avoided. Plant choices for new plantings may be found on **L3.0, Specifications and Details** in the Landscape Plan set.

Chapter 99, Procedures for Decision Making: Quasi-Judicial

99.038 Neighborhood Contact Required for Certain Applications
Prior to submittal of an application for any subdivision, conditional use permit, multi-family project, planned unit development of four or more lots, non-residential buildings over 1,500 square feet, or a zone change that requires a Comprehensive Plan amendment, the applicant shall contact and discuss the proposed development with any affected neighborhood as provided in this section. Although not required for other or smaller projects, contact with neighbors is highly recommended. The Planning Director may require neighborhood contact pursuant to this section prior to the filing of an application for any other development permit if the Director deems neighborhood contact to be beneficial.

A. Purpose. The purpose of neighborhood contact is to identify potential issues or conflicts regarding a proposed application so that they may be addressed prior to filing. This contact is intended to result in a better application and to expedite and lessen the expense of the review process by avoiding needless delays, appeals, remands, or denials. The City expects an applicant to take the reasonable concerns and recommendations of the neighborhood into consideration when preparing an application. The City expects the neighborhood association to work with the applicant to provide such input.

B. The applicant shall contact by letter all recognized neighborhood associations whose boundaries contain all or part of the site of the proposed development and all property owners within 500 feet of the site.

C. The letter shall be sent to the president of the neighborhood association, and to one designee as submitted to the City by the neighborhood association, and shall be sent by regular mail to the other officers of the association and the property owners within 500 feet. If another neighborhood association boundary is located within the 500-foot notice radius, the letter shall be sent to that association's president, and to one designee as submitted to the City by the neighborhood association as well. The letter shall briefly describe the nature and location of the proposed development, and invite the association and interested persons to a meeting to discuss the proposal in more detail. The meeting shall be scheduled at the association's regularly scheduled monthly meeting, or at another time at the discretion of the association, and not less than 20 days from the date of mailing of the notice. If the meeting is scheduled as part of the association's regular monthly meeting, the letter shall explain that the proposal may not be the only topic of discussion on the meeting agenda. The letter shall encourage concerned citizens to contact their association president, or their association designee, with any questions that they may want to relay to the applicant.

Neighborhood contact shall be initiated by the applicant by mailing the association president, and to one designee as submitted to the City by the neighborhood association, a letter, return receipt requested, formally requesting, within 60 days, a date and location to have their required neighborhood meeting. The 60 days shall be calculated from the date that the applicant mails this letter to the association. If the

neighborhood association does not want to meet within the 60-day timeframe, or if there is no neighborhood association, the applicant may hold a public meeting during the evening after 6:00 p.m., or on the weekend no less than 20 days from the date of mailing of the notice. All meetings shall be held at a location open to the public within the boundaries of the association or at a public facility within the City of West Linn. If the meeting is held at a business, it shall be posted at the time of the meeting as the meeting place and shall note that the meeting is open to the public and all interested persons may attend.

D. On the same date the letters described in subsections A through C of this section are mailed, the applicant shall provide and post notice on the property subject to the proposed application. The notice shall be posted at a location visible from the public right-of-way. If the site is not located adjacent to a through street, then an additional sign shall be posted on the nearest through street. The sign notice shall be at least 11 inches by 17 inches in size on durable material and in clear, legible writing. The notice shall state that the site may be subject to a proposed development (e.g., subdivision, variance, conditional use) and shall set forth the name of the applicant and a telephone number where the applicant can be reached for additional information. The site shall remain posted until the conclusion of the meeting.

E. An application shall not be accepted as complete unless and until the applicant demonstrates compliance with this section by including with the application:

1. A copy of the certified letter to the neighborhood association with a copy of return receipt;

2. A copy of the letter to officers of the association and to property owners within 500 feet, including an affidavit of mailing and a copy of the mailing list containing the names and addresses of such owners and residents;

3. A copy of the required posted notice, along with an affidavit of posting;

4. A copy of the minutes of the meetings, produced by the neighborhood association, which shall include a record of any verbal comments received, and copies of any written comments from property owners, residents, and neighborhood association members. If there are no minutes, the applicant may provide a summary of the meeting comments. The applicant shall also send a copy of the summary to the chair of the neighborhood association. The chair shall be allowed to supplement the summary with any additional comments regarding the content of the meeting, as long as such comments are filed before the record is closed;

5. An audiotape of the meeting; and

6. In the event that it is discovered by staff that the aforementioned procedures of this section were not followed, or that a review of the audio tape and meeting minutes show the applicant has made a material misrepresentation of the project at the neighborhood meeting, the application shall be deemed incomplete until the applicant demonstrates compliance with this section. (Ord. 1425, 1998; Ord. 1474, 2001; Ord. 1568, 2008; Ord. 1590 § 1, 2009; Ord. 1613 § 23, 2013; Ord. 1635 § 37, 2014)

Response: The following attachments have been included in this application:

- Meeting notice letter
- Map of mailing area
- Mailing list
- Certified mail receipt for Willamette Neighborhood Association
- Affidavit of Mailing Notice
- Affidavit of Posting Notice
- Willamette Neighborhood Association Meeting minutes/attendees list

As per subsection 99.038.C, Letter to the NA officers requesting the meeting, this memorandum includes an email thread to the Neighborhood Association requesting the meeting.

As per subsection 99.038.D, this memorandum includes a photograph of posted notice taken on October 16, 2020.

As per subsection 99.038. E.2, a copy of the letter to the NA officers is attached—it is the same letter which was provided to both the residents and the Willamette Neighborhood Association.

As per subsection 99.038.E.2 and E.4: Meeting minutes, a copy of the NA meeting minutes is attached and a photograph of the posted sign has been provided.

City of West Linn
Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068
Telephone 503.656.4211 • Fax 503.656.4106 • westlinnoregon.gov

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT	PROJECT NO(S).	PRE-APPLICATION NO.
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S)	TOTAL

Type of Review (Please check all that apply):

- ☐ Annexation (ANX)
- ☐ Appeal and Review (AP)
- ☒ Conditional Use (CUP)
- ☒ Design Review (DR)
- ☐ Easement Vacation
- ☐ Extraterritorial Ext. of Utilities
- ☐ Final Plat or Plan (FP)
- ☐ Flood Management Area
- ☐ Hillside Protection & Erosion Control
- ☐ Historic Review
- ☐ Legislative Plan or Change
- ☐ Lot Line Adjustment (LLA)
- ☐ Minor Partition (MIP) (Preliminary Plat or Plan)
- ☐ Non-Conforming Lots, Uses & Structures
- ☐ Planned Unit Development (PUD)
- ☐ Pre-Application Conference (PA)
- ☐ Street Vacation
- ☐ Subdivision (SUB)
- ☐ Temporary Uses
- ☐ Time Extension
- ☐ Variance (VAR)
- ☐ Water Resource Area Protection/Single Lot (WAP)
- ☐ Water Resource Area Protection/Wetland (WAP)
- ☐ Willamette & Tualatin River Greenway (WRG)
- ☐ Zone Change

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address: **2330 DEBOK ROAD**

Assessor's Map No.: **21E35BC03000**
Tax Lot(s):
Total Land Area: **2.33 acres**

Brief Description of Proposal: **MINOR ADDITION TO EXISTING CONDITIONAL USE APPLICATION FOR SKILLED NURSING FACILITY**

Applicant Name: (please print) **ROBIN SCHOLETZKY, URBANLENS PLANNING** Phone: **971-706-8720**
Address: **3439 SE HAWTHORNE** Email: **robin@urbanlensplaning.net**
City State Zip: **PORTLAND, OREGON 97214**

Owner Name (required): (please print) **TERRI WALDROFF** Phone: (503) 706-0878
Address: **1800 BLANKENSHIP ROAD, #475,** Email: **terriw@beniciallc.com**
City State Zip: West Linn Oregon 97068

Consultant Name: (please print) **MARK MILLER, ANKROM MOISAN ARCHITECTS** Phone: (503) 310-3267
Address: **38 NW DAVIS, STE. 300**
City State Zip: **PORTLAND OREGON 97205** Email: markcm@ankrommoisan.com

1. All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
2. The owner/applicant or their representative should be present at all public hearings.
3. A decision may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **One complete hard-copy set of application materials must be submitted with this application.**
   One complete digital set of application materials must also be submitted electronically in PDF format.
   If large sets of plans are required in application please submit one set.

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

Applicant's signature	Date	Owner's signature ***(required)***	Date
	JANUARY 11, 2021	DocuSigned by: Terri Waldroff 0E1201FAE8A2440...	1/12/2021

City of West Linn
PRE-APPLICATION CONFERENCE
MEETING SUMMARY NOTES
September 16,
2020

SUBJECT: Addition to a skilled nursing facility

FILE: PA-20-08

ATTENDEES: Applicant: Robin Scholetzky
Staff: Chris Myers, Associate Planner; Darren Wyse, Planning Manager; Amy Pepper Senior Project Engineer
Public: None

The following is a summary of the meeting discussion provided to you from staff meeting notes. Additional information may be provided to address any "follow-up" items identified during the meeting. These comments are PRELIMINARY in nature. Please contact the Planning Department with any questions regarding approval criteria, submittal requirements, or any other planning-related items. Please note disclaimer statement below.

Site Information

Site Address:	2330 Debok Road
Tax Lot No.:	21EBC03000
Site Area:	101,037 Square Feet
Zoning:	Single-Family Residential Attached and Detached/Duplex, R- 4.5
Neighborhood:	Willamette
Applicable Code:	CDC Chapter 14: Single-Family Residential Detached and Attached Duplex, R- 4.5 CDC Chapter 44: Fences CDC Chapter 46: Off-Street Parking, Loading, Reservoir Areas CDC Chapter 55: Design Review CDC Chapter 60: Conditional Use Permit

Project Details: The applicant proposes remodeling an existing nursing facility which will result in an addition of 2534 square feet to the ground floor of the structure. Total number of beds will remain the same. The proposal does not include any changes to the number of parking spaces or the circulation of the site.

Public Comments: None

Discussion: The current business is under a conditional use permit approved in 1998. The proposed expansion will need to meet the zoning setbacks for the R-4.5 zone. Lot coverage may be an issue as the code for lot coverage in the R-4.5 zone is 40% and the FAR is 45%. A survey will be required to show lot dimensions and setbacks for the entire structure.

Parking should be addressed in the application. Staff agree with the earlier classification that this facility is considered a Nursing Facility as defined in Community Development Code Chapter 46.090 B1. This requires 1 parking stall for every 3 beds and 1 parking stall for every 2 employees. The application should address these requirements.

There is potential for a fence to be erected near the proposed addition, if so, ensure chapter 44 of the CDC is applied.

The applicant will need to confirm that the proposed addition meets the tree code requirements and ensures protection of any significant or heritage trees on the site.

There are two parcels of land to the North and West of the applicant's property. There has been some long-standing confusion as to the ownership of the parcels and whether they are tax lots or ROW. West Linn Planning Staff will continue to research this issue. If these pieces of property are City-Owned Right-Of-Way then the applicant may be responsible for street improvements.

Process: The proposal is for a quasi-judicial Class I Design Review, which is a Planning Director decision. For the proposal, address the submittal requirements and standards for decision making in the Community Development Code (CDC) chapters 14, 44, 46, 55, and 60.

N/A is not an acceptable response to the approval criteria. The submittal requirements may be waived, but the applicant must first identify the specific submittal requirement and request, in letter form, that it be waived by the Planning Manager and must identify the specific grounds for that waiver.

Once the application and deposit/fee are submitted, the City has 30 days to determine if the application is complete or not. If the application is not complete, the applicant has 180 days to make it complete or provide written notice to staff that no other information will be provided.

Once the submittal is declared complete, staff will send out public notice of the anticipated Planning Manager's decision date at least 20 days before it occurs. A sign posted on the site. The Planning Manager's decision may be appealed to City Council by the applicant or anyone with standing.

Pre-application notes are void after 18 months. After 18 months with no application approved or in process, a new pre-application conference is required.

Typical land use applications can take 6-10 months from beginning to end.

DISCLAIMER: This summary discussion covers issues identified to date. It does not imply that these are the only issues. The burden of proof is on the applicant to demonstrate that all approval criteria have been met. These notes do not constitute an endorsement of the proposed application ***or provide any assurance of potential outcomes***. Staff responses are based on limited material presented at this pre-application meeting. New issues, requirements, etc. could emerge as the application is developed. ***A new pre-application conference would have to be scheduled one that period lapses and these notes would no longer be valid. Any changes to the CDC standards may require a different design or submittal.***

October 16, 2020

INSIDE ADDRESS
Tax Lot/Affiliation: 21E34AD02900
RE: Rose Linn Care Center Neighborhood Meeting

Dear Willamette Neighborhood Association representative/Resident,

UrbanLens Planning and Ankrom Moisan Architects are representing the Rose Linn Care Center located at 2330 Debok Road in West Linn. The site is zoned R4.5 and is shown on the attached map. The site currently contains a skilled nursing facility with 71 beds.

The owners are considering an addition/remodel to the existing skilled nursing facility of approximately 2,534 square feet on the ground floor. There will be a net-zero change in the total number of beds as a result of converting some existing 3-bed units into singles and doubles. Total bed count will remain at the existing amount. The project is not proposing to change any of the exterior improvements and all operations will remain as-is, without changes to staffing or programming. These changes are needed to improve infection control and increase safety at the facility.

A land use permit application for a Class I Design Review and Modification to an Existing Conditional Use is planned to be submitted to the City of West Linn. Prior to applying for this land use review, we would like to discuss this project in more detail with the Willamette Neighborhood Association and surrounding property owners and residents. The purpose of the meeting is to provide a forum for the applicant and surrounding property owners/residents to review the proposal and to identify issues so that they may be considered before a land use application is submitted to the City. This meeting gives you the opportunity to share with us any special information you know about the property involved. You are invited to attend a meeting on:

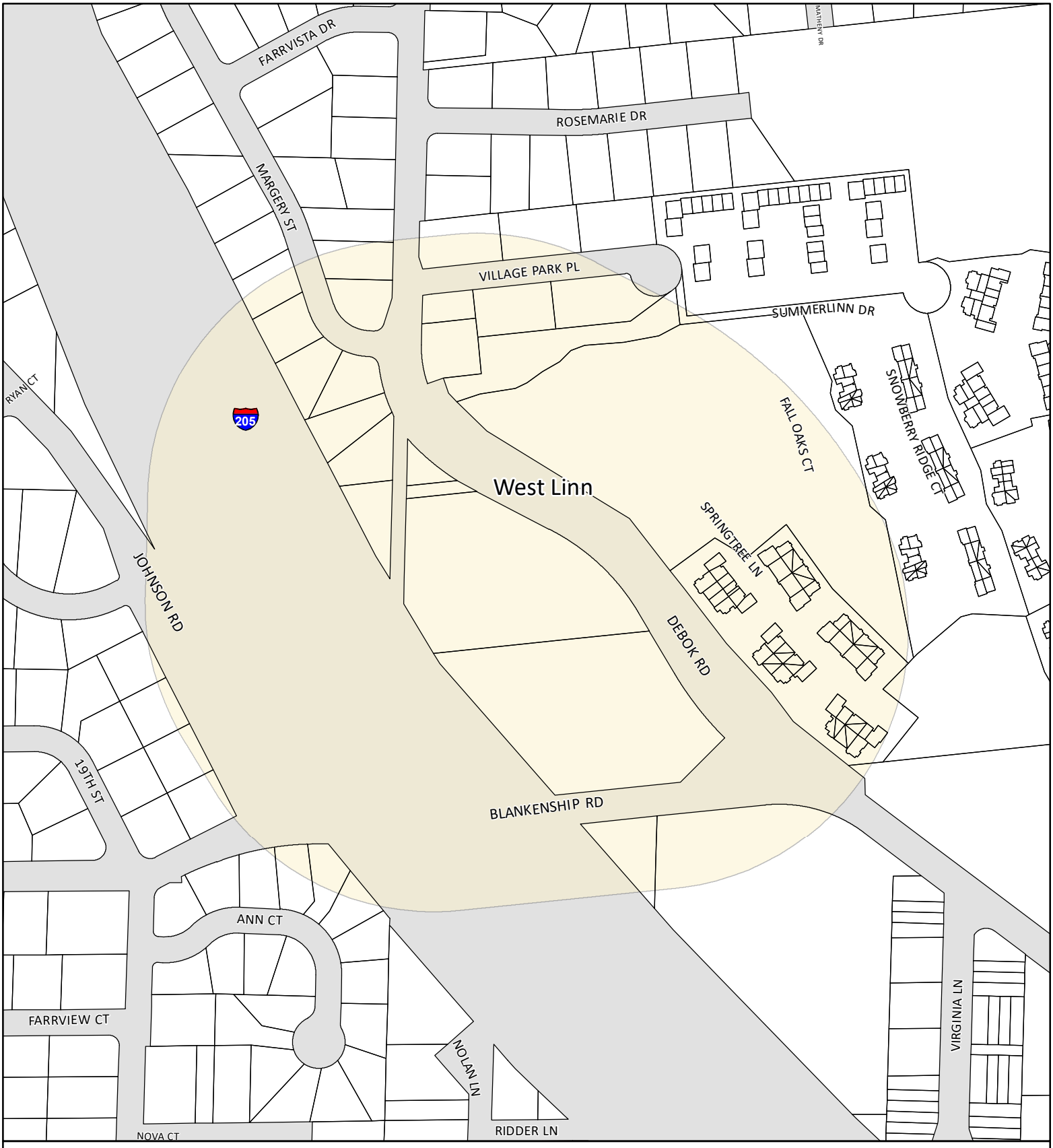
DATE/TIME: November 11, 7 PM to 8 PM
ONLINE LOCATION: email Willamette Neighborhood Association President:
willamettena@westlinnoregon.gov for link to attend

Please note that this is an informal meeting on preliminary plans. There may be other items on the agenda. These plans may be modified slightly before being submitted to the City of West Linn. You may also receive an official notice from the City of West Linn after the application has been accepted and is considered complete, advising you of your opportunity to participate in the City process. We look forward to discussing this project with you at this meeting. If you are unable to attend, feel free to contact the association president at the above email with any questions that you may want to relay to us at this meeting.

Sincerely,

Robin Scholetzky, AICP
UrbanLens Planning LLC

Attachments: Tax Map radius



Address Notification Map

Railroads
Parcels
City Boundaries Line
buffer500ft
Streets

250 125 0 250 Feet

CLACKAMAS COUNTY
GEOGRAPHIC INFORMATION SYSTEMS

DEPARTMENT OF INFORMATION SERVICES/GEOGRAPHIC INFORMATION SYSTEMS
121 LIBRARY COURT
OREGON CITY, OREGON 97045

WELLENBRINK SCOTT A & DAWN S
2383 MARGERY ST
WEST LINN, OR 97068

FROMHERZ SCOTT D
2350 DEBOK RD
WEST LINN, OR 97068

GAIL A REEVES REAL PROPERTY WEST
1436 VILLAGE PARK PL
WEST LINN, OR 97068

CORBETT WILLIAM W
2377 MARGERY ST
WEST LINN, OR 97068

TEYEMA GERALD H & LAUREN S
23815 JOHNSON RD
WEST LINN, OR 97068

GAIL A REEVES REAL PROPERTY WEST
1426 VILLAGE PARK PL
WEST LINN, OR 97068

SOBEL MARK ANTHONY & JANICE
2380 MARGERY ST
WEST LINN, OR 97068

MONAGHAN COURTNEY P
23835 JOHNSON RD
WEST LINN, OR 97068

SUMMERLINN VILLA CONDO LLC
NO SITUS
ADDRESS , OR

CANIFAX ELIZABETH A & RICHARD A
2371 MARGERY ST
WEST LINN, OR 97068

KUBIN JEFF & SHARON
23875 JOHNSON RD
WEST LINN, OR 97068

KJ PROPERTIES 2 LLC
1455 VILLAGE PARK PL
WEST LINN, OR 97068

ARCINIEGA OLGA
2376 MARGERY ST
WEST LINN, OR 97068

BROWN CHERYL K
1338 BLANKENSHIP RD
WEST LINN, OR 97068

KJ PROPERTIES 1 LLC
1435 VILLAGE PARK PL
WEST LINN, OR 97068

STATE OF OREGON
NO SITUS
ADDRESS , OR

JADIDI REZVANOLLAH
1308 ANN CT
WEST LINN, OR 97068

CITY OF WEST LINN
NO SITUS
ADDRESS , OR

WOLF OLIVIA RACHELLE
2370 MARGERY ST
WEST LINN, OR 97068

SHARMA STACY K
1306 ANN CT
WEST LINN, OR 97068

BASS STEVEN WILLIAM II TRUSTEE
1415 VILLAGE PARK PL
WEST LINN, OR 97068

CARRASCO LEONARD P
2368 DEBOK RD
WEST LINN, OR 97068

HUOT CORY L
1304 ANN CT
WEST LINN, OR 97068

CAP VII - WEST LINN LLC
400 SPRINGTREE LN
WEST LINN , OR 97068

ABBOTT JENNIFER LYNN
2364 DEBOK RD
WEST LINN, OR 97068

GILMORE DIANE W TRUSTEE
1310 ANN CT
WEST LINN, OR 97068

COFFIE DONALD R III
2355 DEBOK RD
WEST LINN, OR 97068

MASSEY DONALD R & NATALIE N
2360 DEBOK RD
WEST LINN, OR 97068

<null>
<null>
, OR

SUMMERLINN APARTMENTS INC
NO SITUS
ADDRESS , OR

GLASMIRE LARRY D TRUSTEE
604 SPRINGTREE LN
WEST LINN, OR 97068

DOWD AMANDA D
509 SPRINGTREE LN
WEST LINN, OR 97068

CONRAD MATTHEW DONALD
555 SPRINGTREE LN
WEST LINN, OR 97068

KRABILL VICTORIA B
690 SPRINGTREE LN
WEST LINN, OR 97068

BUSH NANCY S
670 SPRINGTREE LN
WEST LINN, OR 97068

DELOSREYES EDWARD A
565 SPRINGTREE LN
WEST LINN, OR 97068

ARNOLD TIFFANY
610 SPRINGTREE LN
WEST LINN, OR 97068

CHURCH SHARRYL
640 SPRINGTREE LN
WEST LINN, OR 97068

RALSTON MARTIN
800 SPRINGTREE LN
WEST LINN, OR 97068

MURDOCK TERRY A TRUSTEE
620 SPRINGTREE LN
WEST LINN, OR 97068

MILNER ASHLIE C
525 SPRINGTREE LN
WEST LINN, OR 97068

CITY OF WEST LINN
NO SITUS
ADDRESS , OR

GOMEZ JODY
501 SPRINGTREE LN
WEST LINN, OR 97068

FITZGERALD MEGHAN
650 SPRINGTREE LN
WEST LINN, OR 97068

BAGLIEN DAVID A
810 SPRINGTREE LN
WEST LINN, OR 97068

LEHTO GARY W & FERN A
680 SPRINGTREE LN
WEST LINN, OR 97068

WALSH ROZITA L
585 SPRINGTREE LN
WEST LINN, OR 97068

CASTRO LAURITA L
820 SPRINGTREE LN
WEST LINN, OR 97068

WEST LINN CARE CENTER HOLDING
2330 DEBOK RD
WEST LINN, OR 97068

MULLINS DAVID M
535 SPRINGTREE LN
WEST LINN, OR 97068

TARGON JOSHUA S
890 SPRINGTREE LN
WEST LINN, OR 97068

POLIDORI TYLAR
630 SPRINGTREE LN
WEST LINN, OR 97068

TRUAX MICHAEL JOHN
545 SPRINGTREE LN
WEST LINN, OR 97068

ZAUNER KAYLA K
701 SPRINGTREE LN
WEST LINN, OR 97068

NOSRAT NASRIN
505 SPRINGTREE LN
WEST LINN, OR 97068

DESHAW HOLLEY
660 SPRINGTREE LN
WEST LINN, OR 97068

SIMONS CHRISTOPHER J
880 SPRINGTREE LN
WEST LINN, OR 97068

SORTINO DAVID L
595 SPRINGTREE LN
WEST LINN, OR 97068

DAHL GEORGE P
575 SPRINGTREE LN
WEST LINN, OR 97068

BUMPUS DONALD R TRUSTEE
1700 BLANKENSHIP RD
WEST LINN, OR 97068

COMBS PATRICIA
830 SPRINGTREE LN
WEST LINN, OR 97068

CRAIG DONALD SCOTT
860 SPRINGTREE LN
WEST LINN, OR 97068

BENAVIDES JOSE HORACIO
925 SPRINGTREE LN
WEST LINN, OR 97068

RESEBURG JEAN B
705 SPRINGTREE LN
WEST LINN, OR 97068

HUNTINGTON JAMES
755 SPRINGTREE LN
WEST LINN, OR 97068

KENDALL STEPHANIE
935 SPRINGTREE LN
WEST LINN, OR 97068

BYKO DAVID PETER
709 SPRINGTREE LN
WEST LINN, OR 97068

CHAMBERS JANICE L & JAMES A III
775 SPRINGTREE LN
WEST LINN, OR 97068

BUTLER THOMAS J III & PATRICIA L
975 SPRINGTREE LN
WEST LINN, OR 97068

EVANADO JACQUELINE
795 SPRINGTREE LN
WEST LINN, OR 97068

REED KENNETH JOHN & JAMIE LYNN
765 SPRINGTREE LN
WEST LINN, OR 97068

SCANLON BRIAN
965 SPRINGTREE LN
WEST LINN, OR 97068

GATES BEAU
870 SPRINGTREE LN
WEST LINN, OR 97068

ARZT JOSEPH S
745 SPRINGTREE LN
WEST LINN, OR 97068

BURLEY KRISTINA L
945 SPRINGTREE LN
WEST LINN, OR 97068

FALCONER RICHARD & BARBARA
840 SPRINGTREE LN
WEST LINN, OR 97068

ECKMANN SHANNON D
901 SPRINGTREE LN
WEST LINN, OR 97068

COCHRAN VICTORIA FAY
955 SPRINGTREE LN
WEST LINN, OR 97068

MULLINS DAVID M TRUSTEE
850 SPRINGTREE LN
WEST LINN, OR 97068

ISRAEL RAJASINGH & SHIRLEY
905 SPRINGTREE LN
WEST LINN, OR 97068

S & G SUMMERLINN LLC
1730 BLANKENSHIP RD
WEST LINN, OR 97068

SIDLIN NICK
725 SPRINGTREE LN
WEST LINN, OR 97068

HARKLEROAD PATRICIA ANN
909 SPRINGTREE LN
WEST LINN, OR 97068

WILLAMETTE TERRACE-76 LLC
1709 BLANKENSHIP RD
WEST LINN, OR 97068

MENON LINDA
785 SPRINGTREE LN
WEST LINN, OR 97068

HEATH BARBARA D TRUSTEE
995 SPRINGTREE LN
WEST LINN, OR 97068

SAWTOOTH HOLDINGS LLC
1701 BLANKENSHIP RD
WEST LINN, OR 97068

GRIFFIN KENNETH N
735 SPRINGTREE LN
WEST LINN, OR 97068

UGENTI JUDITH
985 SPRINGTREE LN
WEST LINN, OR 97068

STATE OF OREGON
NO SITUS
ADDRESS , OR

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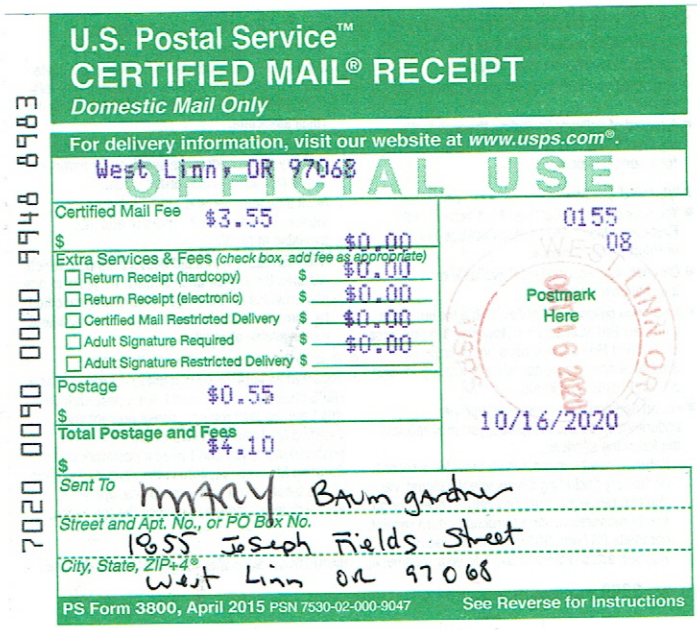

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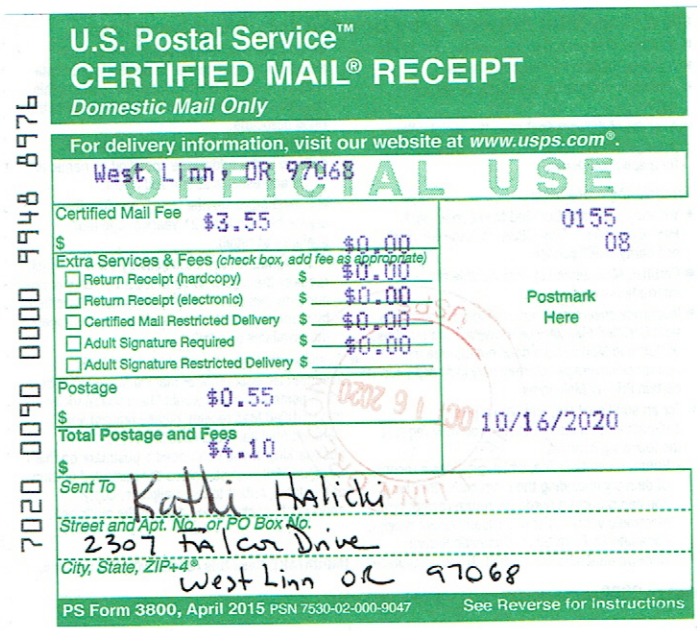

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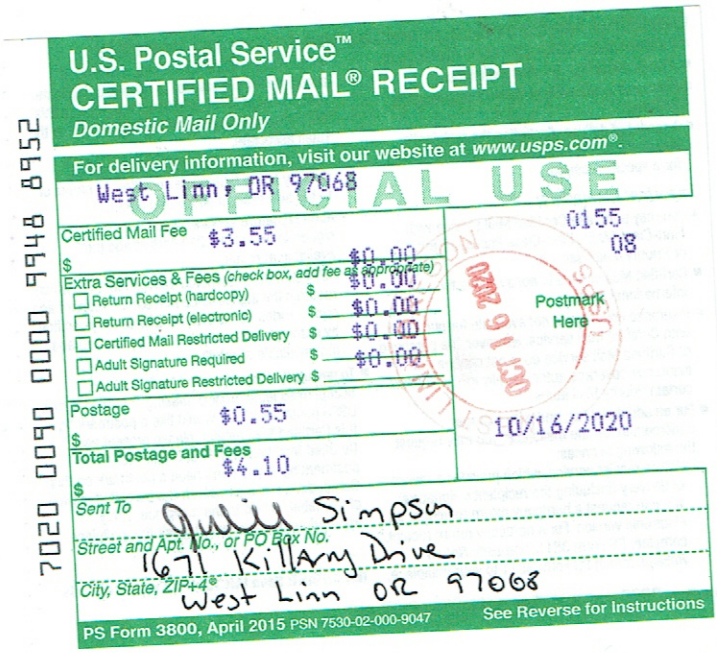

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Street and Apt. No., or PO Box No. 1671 Killarny Drive
City, State, ZIP+4® West Linn OR 97068

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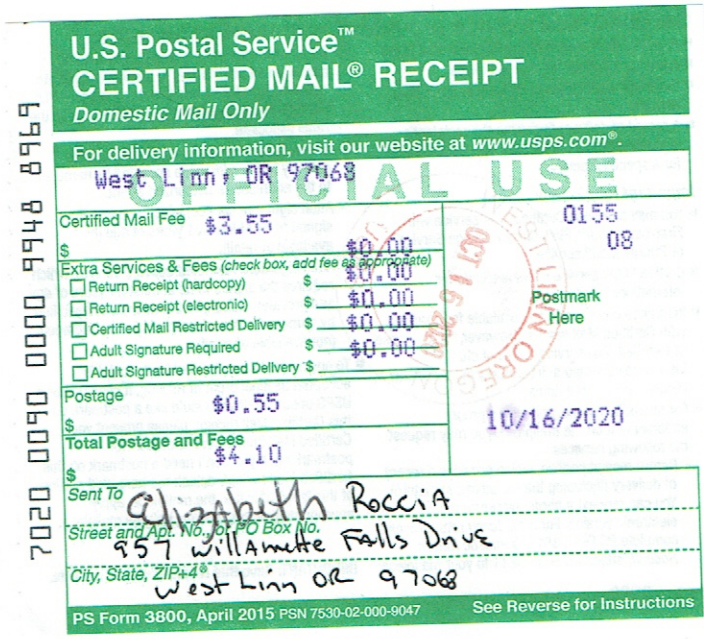

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- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.55
Total Postage and Fees $4.10

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Street and Apt. No., or PO Box No. 957 Willamette Falls Drive
City, State, ZIP+4® West Linn OR 97068

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0090 0000 9948 8969

Affidavit of Mailing Notice

Project Description: ROSE LINN CARE CENTER

I, Robin Scholetzky, being first duly sworn; say that I am (represent) the party submitted an application to the CITY OF WEST LINN for a proposed CLASS I DESIGN REVIEW AND CONDITIONAL USE affecting land located at 2330 DEBOK ROAD and that pursuant to WEST LINN process did on OCTOBER 16, 2020 personally mail public notice to those noted on the referenced mailing list.

This has been signed and dated in the presence of a Notary Public.

Signature: _____

DATE: November 13, 2020

Subscribed and sworn to before me this 13th *day of* November *2020*

_____
Notary Public for the State of Oregon

My Commission expires: 04/02/2023

OFFICIAL STAMP
CODY ALAN WARNES
NOTARY PUBLIC OREGON
COMMISSION NO. 985356
MY COMMISSION EXPIRES APRIL 02, 2023

Affidavit of Posting Notice

Description: ROSE LINN CARE CENTER

I, Robin Scholetzky, being first duly sworn; say that I am (represent) the party submitted an application to the CITY OF WEST LINN for a proposed CLASS I DESIGN REVIEW AND CONDITIONAL USE affecting land located at 2330 DEBOK ROAD and that pursuant to WEST LINN process did on OCTOBER 16, 2020 personally post public notice at the aforementioned site.

This has been signed and dated in the presence of a Notary Public.

Signature: _____

DATE: November 13, 2020

Subscribed and sworn to before me this 13th *day of* November *2020.*

_____
Notary Public for the State of Oregon

My Commission expires: 04/02/2023

OFFICIAL STAMP
CODY ALAN WARNES
NOTARY PUBLIC OREGON
COMMISSION NO. 985356
MY COMMISSION EXPIRES APRIL 02, 2023

Affidavit of E/Mailing Meeting Minutes

Description: ROSE LINN CARE CENTER

I, Robin Scholetzky, being first duly sworn; say that I am (represent) the party that submitted an application to the CITY OF WEST LINN for a proposed CLASS I DESIGN REVIEW AND CONDITIONAL USE affecting land located at 2330 DEBOK ROAD and that pursuant to WEST LINN process did on November 12, 2020 email meeting minutes from the Willamette Neighborhood Association meeting held on November 11, 2020 to the officers of the Neighborhood Association.

This has been signed and dated in the presence of a Notary Public.

Signature: _____

DATE: Novemb 13, 2020

Subscribed and sworn to before me this 13th *day of* November *2020.*

_____
Notary Public for the State of Oregon

My Commission expires: 04/02/2023

OFFICIAL STAMP
CODY ALAN WARNES
NOTARY PUBLIC OREGON
COMMISSION NO. 985356
MY COMMISSION EXPIRES APRIL 02, 2023

UrbanLens Planning

Memorandum

To: Willamette Neighborhood Association
From: Robin Scholetzky, UrbanLens Planning
Copy: Mark Miller, Ankrom Moisan Architects, Brady Waldroff, Rose Linn Care Center
Date: November 12, 2020
Re: Rose Linn Care Center Addition/Remodel at 2330 Debok Road

This Memorandum provides an overview of the items discussed at the neighborhood meeting held on November 11, 2020. The meeting was held via Zoom and the Willamette Neighborhood Association recorded the meeting. This meeting was announced in a letter to the neighborhood mailed on October 16, 2020. Those in attendance included:

Julie Simpson, WNA
Elizabeth Rocchia, WNA
Mary Baumgardner, WNA
Robin Scholetzky, UrbanLens Planning
Mark Miller, Ankrom Moisan Architects
Brady Waldroff, Ownership, Rose Linn Care Center
Rebecca and Shannen Hollenbeck
Jeff Hood
Debbie and Terry Meyers

Robin provided information about the project including that it is an assisted living/skilled nursing facility with 111 beds; the project will remodel a portion of the existing building resulting in new square footage of 2, 534 square feet or 3% of the current building area. The project will renovate five 3-bedroom units into 1 and 2 bedroom units with no change in total number of beds or staffing or operations. Brady noted that the impetus for the project is to help provide additional dignity and health and safety for residents, by allowing for more individual privacy and separation.

A required Pre-Application conference was held on September 16, 2020 with City of West Linn and the project will be submitting for a Class I Design Review and Conditional use review for the addition/remodel. Process includes a staff review with a Planning Commission hearing.

The team noted that the design of the addition will be compatible with the existing building including materials and roofline. Materials presented included an overall site plan with a detail of the addition itself and Brady noted the existing features onsite with an aerial photograph.

Questions raised included the following:

- *Question about the usage of 3-bedroom units with families? Brady noted that 3-bedroom units are available for three individuals, and that those who were married would likely have their own room.*

- *Question about what the existing conditions are near the addition? Mark noted that some landscaping would be removed and some new retaining wall elements added as part of the project, but that much of the existing landscaping would be preserved and the view from Debok Road would not change very much based on site grades.*

UrbanLens Planning

Robin Scholetzky <robin@urbanlensplanning.net>

Meeting dates for Land use proposal

15 messages

Robin Scholetzky <robin@urbanlensplanning.net> Fri, Sep 25, 2020 at 8:49 AM
To: WillametteNA@westlinnoregon.gov

Hello,
We have a development addition that requires a neighborhood meeting and are wondering about the timing and logistics for your Neighborhood meetings. We came and presented a similar proposal in 2017, but the project was put on hold. The project is a 2,000 square foot addition to the Rose Linn Care center on Debok Road. No changes to the number of beds or staff are part of this project, just a small addition to adjust the rooms/room sizes.

Thank you for letting me know about the next possible meeting date--I am familiar with the City's requirements for mailing notice/etc.
Robin

--

Robin Scholetzky, AICP, LEED AP ND
Principal, UrbanLens Planning
Pronouns: She/her

O 971.706.8720 **E** robin@urbanlensplanning.net
W www.urbanlensplanning.net
Oregon certifications DBE, ESB, WBE #9794

Traditional lands of the Kalapuya people

Willamette Neighborhood Association President <willamettena@westlinnoregon.gov> Fri, Sep 25, 2020 at 10:34 AM
To: Robin Scholetzky <robin@urbanlensplanning.net>

We meet monthly. Our next meeting is Oct. 14 but we have the school district making a presentation. This may be contentious. Our next meeting would be Nov. 11. Would that work for you?

Kathie Halicki, WNA president

3.a. Email thread to Neighborhood with meeting request

From: Robin Scholetzky <robin@urbanlensplanning.net>
Sent: Friday, September 25, 2020 8:49:15 AM
To: Willamette Neighborhood Association President
Subject: Meeting dates for Land use proposal

[Quoted text hidden]

Willamette Neighborhood Association President
President
Neighborhood Association Presidents

22500 Salamo Road
West Linn, OR 97068
willamettena@westlinnoregon.gov
westlinnoregon.gov
503-657-0331
City of West Linn
Click to Connect!

Robin Scholetzky <robin@urbanlensplanning.net> Fri, Sep 25, 2020 at 10:47 AM
To: Willamette Neighborhood Association President <willamettena@westlinnoregon.gov>

hi Kathie,
Thanks for the prompt response. I'll check with the team on November 11th, but that's Veterans Day--does that change things?
Robin

[Quoted text hidden]

Robin Scholetzky <robin@urbanlensplanning.net> Fri, Sep 25, 2020 at 11:48 AM
To: Willamette Neighborhood Association President <willamettena@westlinnoregon.gov>

And, lastly, this is the prior list I had for officers for the NA. Can you please update this so I can be sure to mail the notices to the proper folks per the City's requirements?
Thank you,
Robin

[Quoted text hidden]

Willamette Neighborhood Association mailing list copy.docx
45K

Willamette Neighborhood Association President <willamettena@westlinnoregon.gov> Fri, Sep 25, 2020 at 12:58 PM
To: Robin Scholetzky <robin@urbanlensplanning.net>

We will have a meeting on Vet. Day, that is not an issue. We will be using ZOOM. As far as the WNA officers are concerned, they stand as: Kathie Halicki is president instead of Secretary, Gail Holmes has moved so she is now not associated, Mary Baumgardner is our secretary (1855 Joseph Fields St. West Linn, maryalicebaum@yahoo.com). Both Julia and Elizabeth are the same.

How much time are you thinking you will need? (Minutes for meeting).

Kathie Halicki, WNA president

From: Robin Scholetzky <robin@urbanlensplanning.net>
Sent: Friday, September 25, 2020 11:48:01 AM
To: Willamette Neighborhood Association President
Subject: Re: Meeting dates for Land use proposal

[Quoted text hidden]

Robin Scholetzky <robin@urbanlensplanning.net> Fri, Sep 25, 2020 at 1:26 PM
To: Willamette Neighborhood Association President <willamettena@westlinnoregon.gov>

Great, Thanks Kathie,
I think we'll need around 10-15 minutes; its not a very big project--much smaller than was proposed in 2017. Before you add us on the agenda, let me chat with our team and confirm that works. I should know by early next week.
I hope that works for you,

Robin

[Quoted text hidden]

Willamette Neighborhood Association President <willamettena@westlinnoregon.gov> Fri, Sep 25, 2020 at 1:38 PM
To: Robin Scholetzky <robin@urbanlensplanning.net>

Our board meeting is on Tues. at 3:00 p.m.. That is when we set the agenda.

Kathie Halicki, WNA president

From: Robin Scholetzky <robin@urbanlensplanning.net>
Sent: Friday, September 25, 2020 1:26:01 PM

[Quoted text hidden]

[Quoted text hidden]

Robin Scholetzky <robin@urbanlensplanning.net> Fri, Sep 25, 2020 at 1:43 PM
To: Willamette Neighborhood Association President <willamettena@westlinnoregon.gov>

Perfect. I will let you know by then. Thank you and have a good weekend
[Quoted text hidden]

Willamette Neighborhood Association President <willamettena@westlinnoregon.gov> Tue, Sep 29, 2020 at 9:51 AM
To: Robin Scholetzky <robin@urbanlensplanning.net>

Robin,

It has been brought to my attention that there is a protocol to requesting a presentation at a Neighborhood Assoc. meeting to satisfy the land use/pre-application mandate. Due to timing, you have missed the window for Oct. You are more than welcome to present at the Oct. meeting but you would then need to come back and present again when you have notified the NA with proper protocol. I do not know if you would like to present twice or not. Our Nov. meeting is scheduled for the 11th.

Kathie Halicki, WNA president

From: Robin Scholetzky <robin@urbanlensplanning.net>
Sent: Friday, September 25, 2020 1:43:53 PM
[Quoted text hidden]

[Quoted text hidden]

Robin Scholetzky <robin@urbanlensplanning.net> Tue, Sep 29, 2020 at 12:30 PM
To: Willamette Neighborhood Association President <willamettena@westlinnoregon.gov>

hi Kathie,
Thanks for checking in on this. I do understand that there's a notification protocol for the neighborhood association in conjunction with a land use application.

As you noted, we won't meet the timing deadlines for October, but we will for November 11th

So, we'd like to be on the November agenda: it will be myself, Mark Miller, Ankrom Moisan and Brady Waldroff from Rose Linn Care Center. I will compile the notice and provide it to the neighborhood in advance of the October 22, 2020 deadline (20 days prior).

We held our pre-application meeting already with the City in mid September.

Can you please provide me with the time of the meeting on the 11th? I can also provide you with the email links of those attending if you need them. Otherwise, I can distribute the video link that you provide me to them.

Thank you,
Robin

[Quoted text hidden]

Willamette Neighborhood Association President <willamettena@westlinnoregon.gov> Tue, Sep 29, 2020 at 12:45 PM
To: Robin Scholetzky <robin@urbanlensplanning.net>

So, I will tentatively put you on the agenda for Nov. 11th. Our meetings are ZOOM and will start at 7:00 pm. You will be sent the appropriate ZOOM information when the time is nearer (sometime around the 1st of Nov.)

Kathie

From: Robin Scholetzky <robin@urbanlensplanning.net>
Sent: Tuesday, September 29, 2020 12:30:23 PM

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[Quoted text hidden]

Robin Scholetzky <robin@urbanlensplanning.net> Tue, Sep 29, 2020 at 1:03 PM
To: Willamette Neighborhood Association President <willamettena@westlinnoregon.gov>

hi Kathie,
Great, thanks for the help with this,
Robin

[Quoted text hidden]

Robin Scholetzky <robin@urbanlensplanning.net> Wed, Sep 30, 2020 at 9:58 AM
To: Willamette Neighborhood Association President <willamettena@westlinnoregon.gov>

hi Kathie,
As part of the neighborhood notice, I need to provide a location for the neighborhood meeting--how would you like me to cite the Zoom call so that folks know or can find out, how to tune in? Should I just provide the general email address (this email)?

Thank you,
Robin

[Quoted text hidden]

Willamette Neighborhood Association President <willamettena@westlinnoregon.gov> Wed, Sep 30, 2020 at 1:15 PM
To: Robin Scholetzky <robin@urbanlensplanning.net>

I will be putting the ZOOM information on the monthly Mail Chimp to alert members about the meeting. I will send you the ZOOM information around the 1st of Nov., to your email address. An agenda will also be posted on the West Linn meetings page and on our Willamette Neighborhood Assoc. site (through the city) with all the information. You are more than welcome to provide this email address on your sheet. Perhaps the city can guide you, since many are using ZOOM and I can't believe that you will be the first land use since the pandemic.

Stay safe and healthy,

Kathie Halicki, WNA president

From: Robin Scholetzky <robin@urbanlensplanning.net>
Sent: Wednesday, September 30, 2020 9:58:20 AM

[Quoted text hidden]

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Willamette Neighborhood Association President <willamettena@westlinnoregon.gov> Tue, Oct 20, 2020 at 11:16 AM
To: Robin Scholetzky <robin@urbanlensplanning.net>

Robin,

I will be posting the agenda late next week (before the 1st).At this time, you are the only thing on the agenda With the exception of our business (previous meetings minutes and treasure's report). What we need from you is the documents you would like to present (in PDF form and Google Drive). That way I can print out the PDF documents for our land-use binder, and Goggle Drive is for the presentation. Please email these to me by Nov. 1st. I will send you a copy of the agenda when it gets posted, for your records.

Kathie Halicki

From: Robin Scholetzky <robin@urbanlensplanning.net>
Sent: Wednesday, September 30, 2020 9:58:20 AM

[Quoted text hidden]

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Photo of Neighborhood Meeting notice, dated October 16, 2020

Willamette Neighborhood Association Draft Meeting Minutes November 11, 2020

Julia Simpson brought the Zoom meeting to order at 7:05 p.m.
WNA Board present: Julia Simpson, Vice President, Elizabeth Rocchia, Treasurer, Mary Baumgardner, Secretary. ABSENT: Kathie Halicki, President
The quorum was met.
Minutes approved: 10/14/20 Meeting minutes read by secretary and approved by members.
Treasurer's report: $2,798.21 Current balance reflecting no activity since last month.

Guest presentation: Rose Linn Care Center construction

Robin Scholetzky presented the proposed 2,000 sq. ft. addition to Rose Linn Care Center to improve resident's living conditions and ensure safe distancing. The number of beds and residents will not change. Also present on this subject were, Mark Miller and Brady Waldroff.

New Business:

Updates -
Debbie Meyers from WL Food Pantry stressed the need for increased community support.
Current list of needs can be found on the Food Pantry's website, esp. sliced bread, canned fruit & cash.
WL Parks and Rec will be holding a Candy Cane Lane, drive-thru Christmas Celebration at WLACC, Dec. 4, 6-7:30pm. This is also a food drive for the Food Pantry.
The WL Library is also taking in food donations which can be dropped off at the main Library location.
WLWVSD will host a joint Zoom meeting with WNA on the new Athey Creek School at Dollar Street, 11/18/20 at 7pm. Meeting will be recorded and made available.
Main Street update will occur at December meeting.

This document is posted on WNA page.

Meeting adjourned at 7:35pm
Submitted by Mary Baumgardner

11/11/20 WNA Sign-in Sheet

Members:

Shannen Knight

Debbie Meyers

Terry Meyers

Jeff Hood

Julia Simpson

Elizabeth Rocchia

Mary Baumgardner

Guests:

Robin Scholetzky, Planning Specialist, Urban Lens Planning

Mark Miller, Lead Architect, Ankrom Moisan Architects

Brady Waldroff, Executive Director, Rose Linn Care Center

Rebecca Hollenbeck, Main Street Director

AAI afghan associates, inc.
ENGINEERING

Rose Linn Care Center

Stormwater Report and Calculations

2330 Debok Rd
West Linn, OR 97068

December 17, 2020

The information contained in this report was prepared by and under direct supervision of the undersigned:

Craig Harris PE
AAI Engineering
4875 S.W. Griffith Drive
Suite 300
Beaverton, Oregon 97005
PH 503.620.3030 FX 503.620.5539
craigh@aaieng.com
AAI Project Number: A20179.10

Rose Linn Care Center

TABLE OF CONTENTS

Rose Linn Care Center

I. Project Overview

Rose Linn Care Center

Project Overview

The proposed Rose Linn Care Center project is located at 230 Debok Rd. in West Linn, Oregon. The current site is improved with a residential care facility, parking, pedestrian pathways and associated utilities. The project is proposing to add 2,602SF of impervious area to the site by the way of a building addition. The total site area is 101,385SF. After construction of the building addition the site will contain 90,419SF of impervious and 12,416SF of pervious areas. Water quality will be accomplished with an existing vegetated facility and detention will be accomplished within this same facility. There is a large portion of the site (73,606SF) which will not be impacted during these improvements (62,566SF impervious, 11,041SF pervious). That portion has its own conveyance and water quality facility which will remain undisturbed. The flow control device serves the entire site and has been modeled showing both existing and post improvements flow rates.

Due to the nature of this project and the small areas involved the storm runoff will be collected in the foundation drain that runs along the perimeter of the new building and that will be connected to the existing storm drain piping located to the south of the existing building that discharges into an existing stormwater facility.

Please see the attached calculations showing that the stormwater system meets the said requirement.

Rose Linn Care Center

II. Water Quality Design

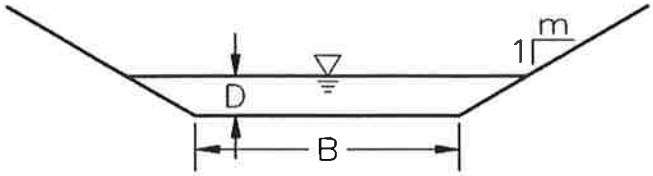
Rose Linn Care Center

Water Quality Design

The runoff from the proposed improvements will be treated in an existing vegetated basin. This basin was designed to treat the flows that are directed to it. During this construction we will be adding 2,6022SF of impervious area to the flows. We ran the existing basins geometry with the new impervious area total to determine if it met current residency time for treatment. The calculations show that the residency time is 12.38 minutes which exceeds minimum standards. The basin will be enlarged slightly, reshaped and replanted to meet current codes.

Vegetated Swale Equation

Water Quality Flow	0.12 cfs
Depth	0.280 ft
Mean Residence Time	12.38 min



$$Q = \frac{(0.36\ \text{in})\ (A_i\ \text{sq.ft.})}{(12\ \text{in/ft})(4\ \text{hr})(60\ \text{min/hr})(60\ \text{sec/min})}$$

Per CWS Design Standards (2007)

Q	Water Quality Flow	0.12 cf
A_i	Impervious Area	27845 sf
B	Base Width	2 feet
m	Side Slope	4 :1
D	Depth*	0.28 feet
A_c	Cross Sectional Area	0.87 sq ft
P_w	Wetted Perimeter	4.31 feet
R	Hydraulic Radius	0.20 feet
S	Longitudinal Slope	0.006 ft/ft
n	Manning's Roughness Coefficient	0.3
V_1	Velocity (Q/A)	0.14 ft/sec
V_2	Velocity (Manning's Equation)	0.13 ft/sec
L	Length	104 feet
t	Mean Residence Time	12.38 min

* Depth is determined by iteration to satisfy the equation Q/A=Manning's Equation

Rose Linn Care Center

III. Water Quantity Design

Rose Linn Care Center

Water Quantity Design

The existing flow control manhole was used to model the existing and post improvement flows using the Santa Barbara Urban Hydrograph methodology and the HydroCAD software. The proposed site improvements add 1,152SF of impervious area to the site. The existing flow control manhole is proposed to release the required storm events through a standpipe with an exiting orifice. Storm events are conveyed to the existing public storm conveyance system located along Hwy 205. Per AsBuilt plans provided by the owner the existing manhole has a single 4.26" dia orifice which controls the flows from the site. The emergency overflow elevation is 2.8' above the orifice which will allow high volume rain events to pass though the system without surcharging the upstream elements and causing flooding.

Storm Event	Existing Conditions Q (cfs)	Required Q (cfs)	Post-Developed Q (cfs)	Additional cfs added to discharge
2-yr	1.18	1.18	1.17	-0.01
5-yr	1.45	1.45	1.42	-0.03
10-yr	1.71	1.71	1.65	-0.06
25-yr	1.99	1.99	1.88	-0.11
100-yr	2.27	2.27	2.11	-0.16

By slightly increasing the size of the existing facility we will reduce the existing discharge rates and will have no impact to any downstream facilities.

See HydroCAD calculations for design verification.

Rose Linn Care Center

IV. HydroCAD Calculations

Undetained and Undisturbed

Subcat Reach Pond Link

Summary for Subcatchment 1S: Undetained and Undisturbed

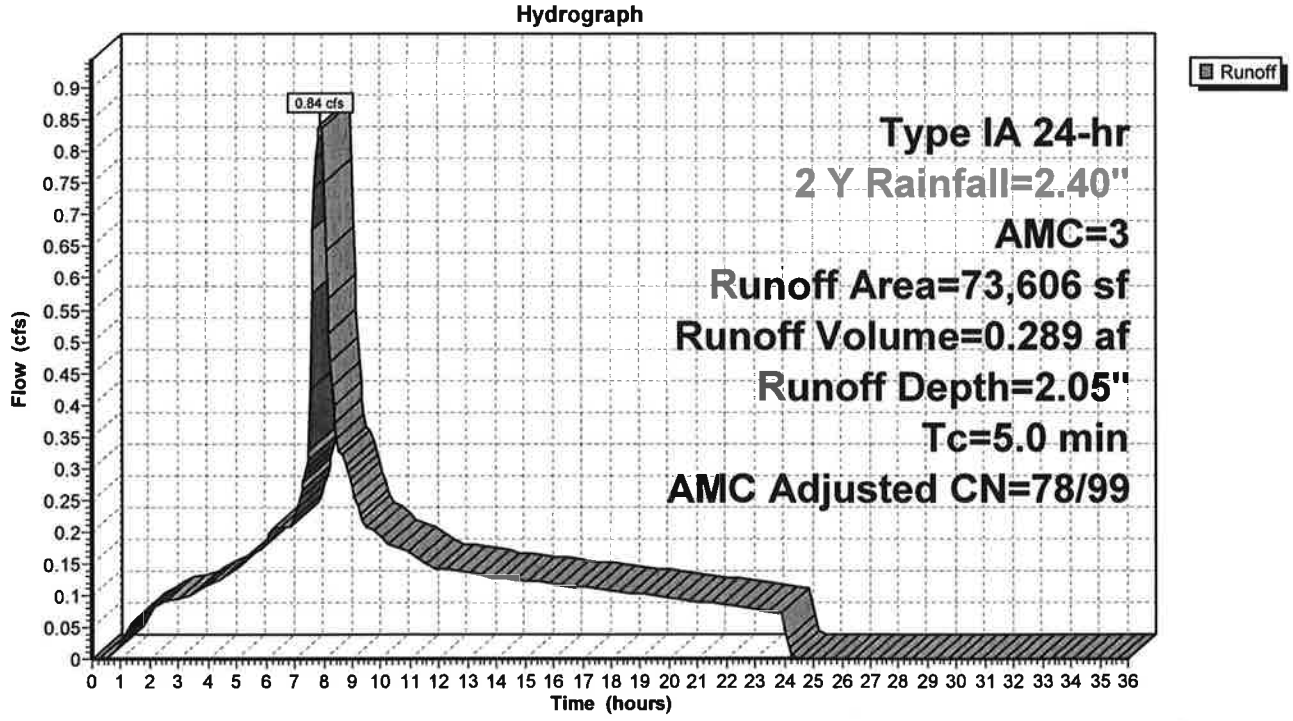
Runoff = 0.84 cfs @ 7.90 hrs, Volume= 0.289 af, Depth= 2.05"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 2 Y Rainfall=2.40", AMC=3

	Area (sf)	CN	Adj	Description
*	62,565	98		Roof/Concrete
	11,041	61		>75% Grass cover, Good, HSG B
	73,606	92	97	Weighted Average, AMC Adjusted
	11,041			15.00% Pervious Area
	62,565			85.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 1S: Undetained and Undisturbed



Summary for Subcatchment 1S: Undetained and Undisturbed

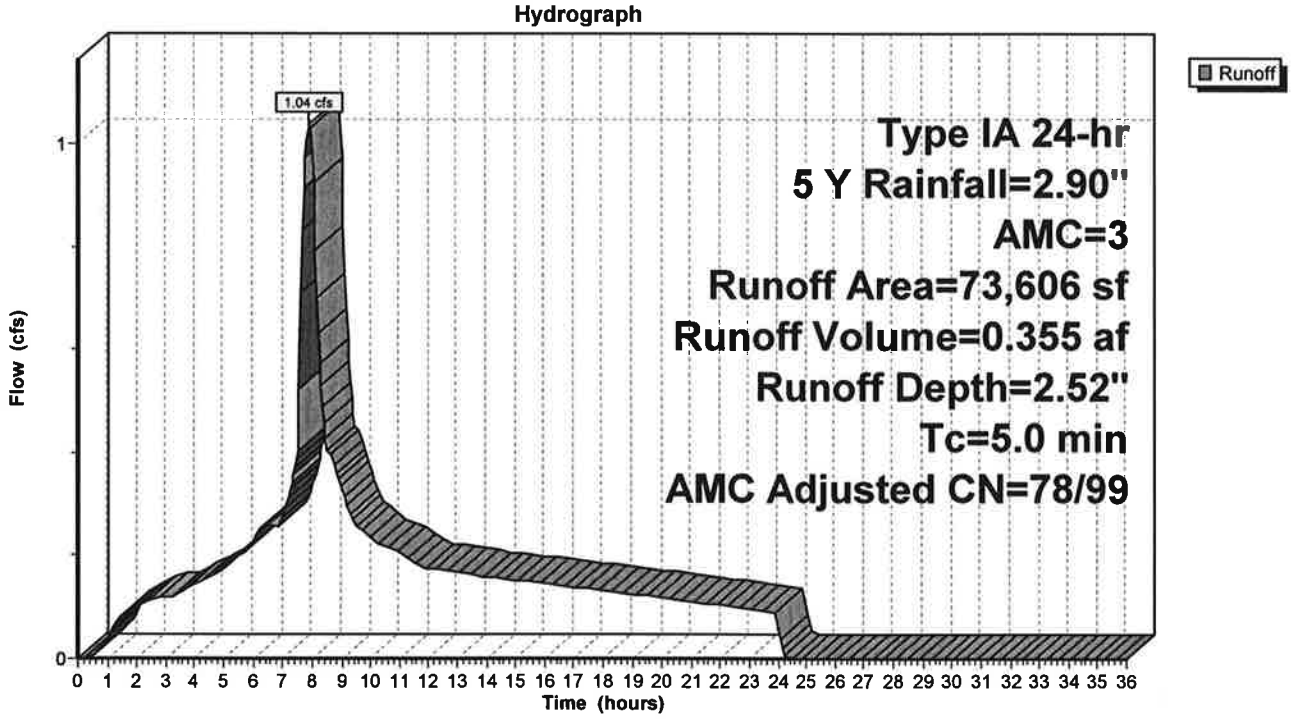
Runoff = 1.04 cfs @ 7.90 hrs, Volume= 0.355 af, Depth= 2.52"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 5 Y Rainfall=2.90", AMC=3

	Area (sf)	CN	Adj	Description
*	62,565	98		Roof/Concrete
	11,041	61		>75% Grass cover, Good, HSG B
	73,606	92	97	Weighted Average, AMC Adjusted
	11,041			15.00% Pervious Area
	62,565			85.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 1S: Undetained and Undisturbed



Summary for Subcatchment 1S: Undetained and Undisturbed

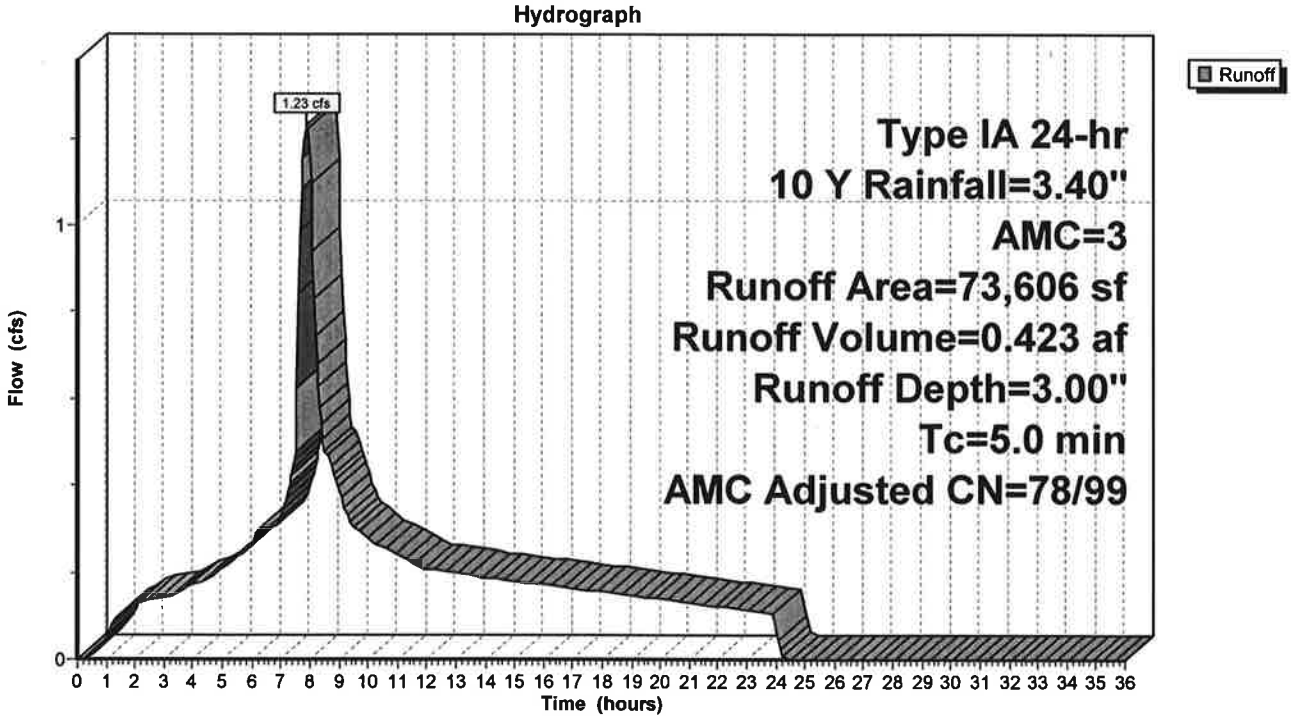
Runoff = 1.23 cfs @ 7.90 hrs, Volume= 0.423 af, Depth= 3.00"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10 Y Rainfall=3.40", AMC=3

	Area (sf)	CN	Adj	Description
*	62,565	98		Roof/Concrete
	11,041	61		>75% Grass cover, Good, HSG B
	73,606	92	97	Weighted Average, AMC Adjusted
	11,041			15.00% Pervious Area
	62,565			85.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 1S: Undetained and Undisturbed



Summary for Subcatchment 1S: Undetained and Undisturbed

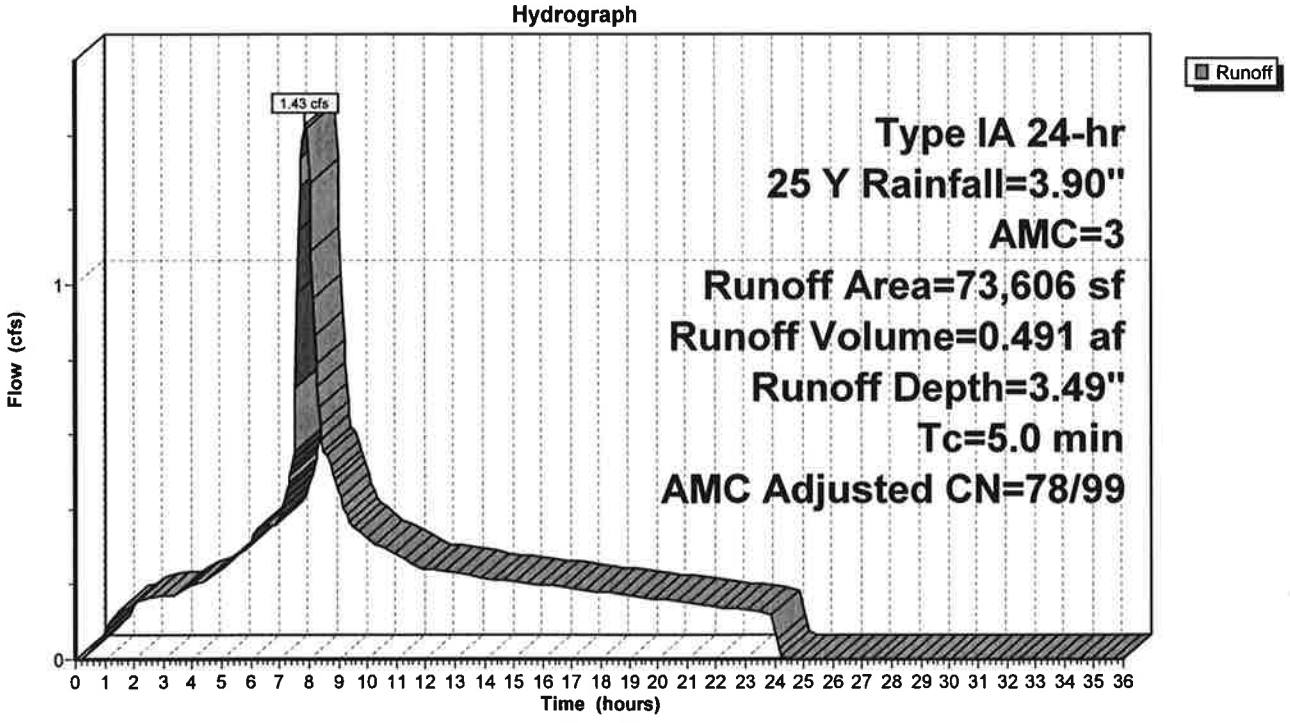
Runoff = 1.43 cfs @ 7.90 hrs, Volume= 0.491 af, Depth= 3.49"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 25 Y Rainfall=3.90", AMC=3

	Area (sf)	CN	Adj	Description
*	62,565	98		Roof/Concrete
	11,041	61		>75% Grass cover, Good, HSG B
	73,606	92	97	Weighted Average, AMC Adjusted
	11,041			15.00% Pervious Area
	62,565			85.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 1S: Undetained and Undisturbed



Summary for Subcatchment 1S: Undetained and Undisturbed

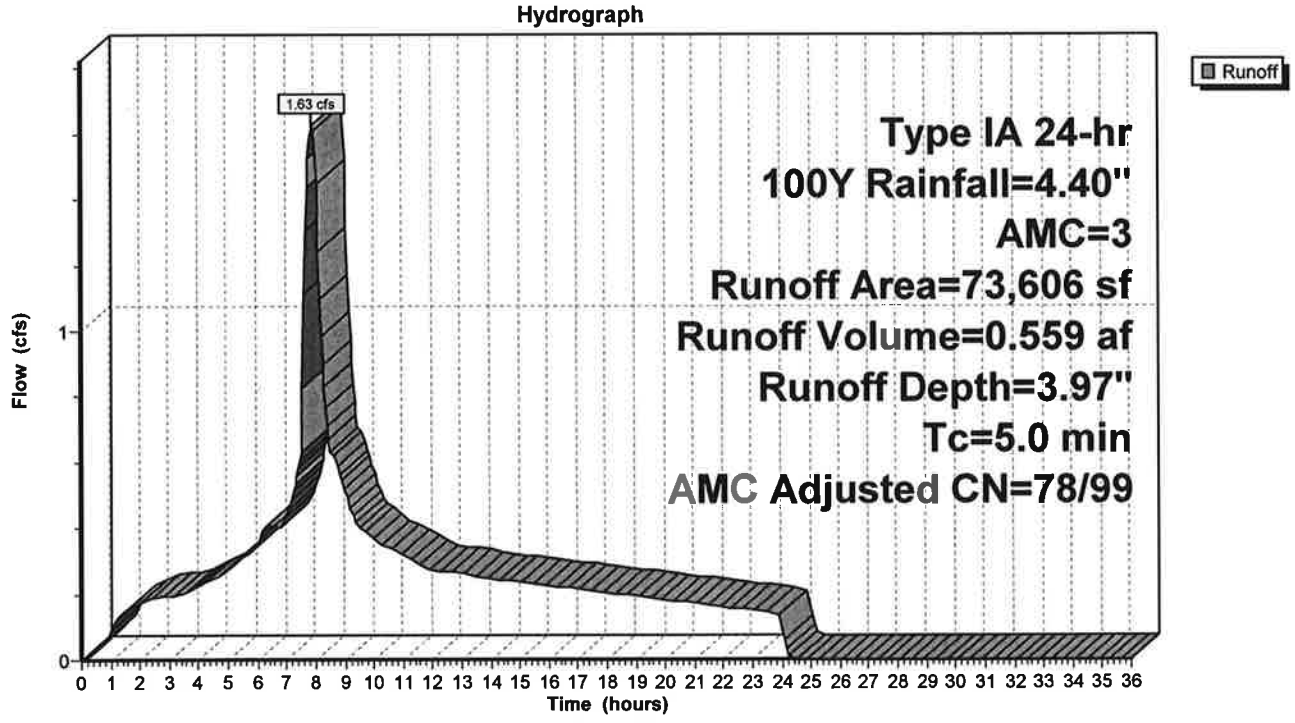
Runoff = 1.63 cfs @ 7.90 hrs, Volume= 0.559 af, Depth= 3.97"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 100Y Rainfall=4.40", AMC=3

	Area (sf)	CN	Adj	Description
*	62,565	98		Roof/Concrete
	11,041	61		>75% Grass cover, Good, HSG B
	73,606	92	97	Weighted Average, AMC Adjusted
	11,041			15.00% Pervious Area
	62,565			85.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 1S: Undetained and Undisturbed



Exisitng Conditions
(Detained)

Detention Basin

Summary for Subcatchment 2S: Exisitng Conditions (Detained)

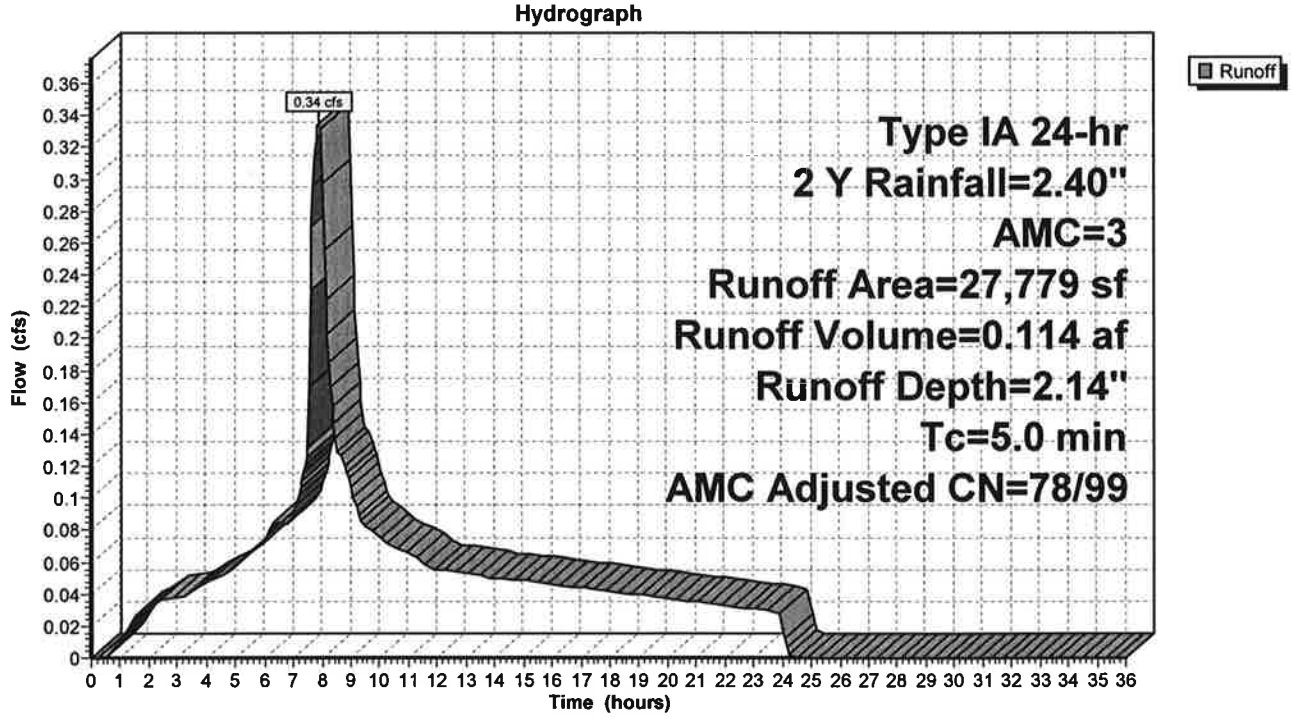
Runoff = 0.34 cfs @ 7.90 hrs, Volume= 0.114 af, Depth= 2.14"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 2 Y Rainfall=2.40", AMC=3

	Area (sf)	CN	Adj	Description
*	25,252	98		Roof/Concrete
	2,527	61		>75% Grass cover, Good, HSG B
	27,779	95	98	Weighted Average, AMC Adjusted
	2,527			9.10% Pervious Area
	25,252			90.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: Exisitng Conditions (Detained)



Summary for Pond 2P: Detention Basin

Inflow Area = 0.638 ac, 90.90% Impervious, Inflow Depth = 2.14" for 2 Y event
Inflow = 0.34 cfs @ 7.90 hrs, Volume= 0.114 af
Outflow = 0.32 cfs @ 8.01 hrs, Volume= 0.114 af, Atten= 5%, Lag= 6.7 min
Primary = 0.32 cfs @ 8.01 hrs, Volume= 0.114 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Peak Elev= 161.11' @ 8.01 hrs Surf.Area= 281 sf Storage= 47 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 0.3 min (663.5 - 663.2)

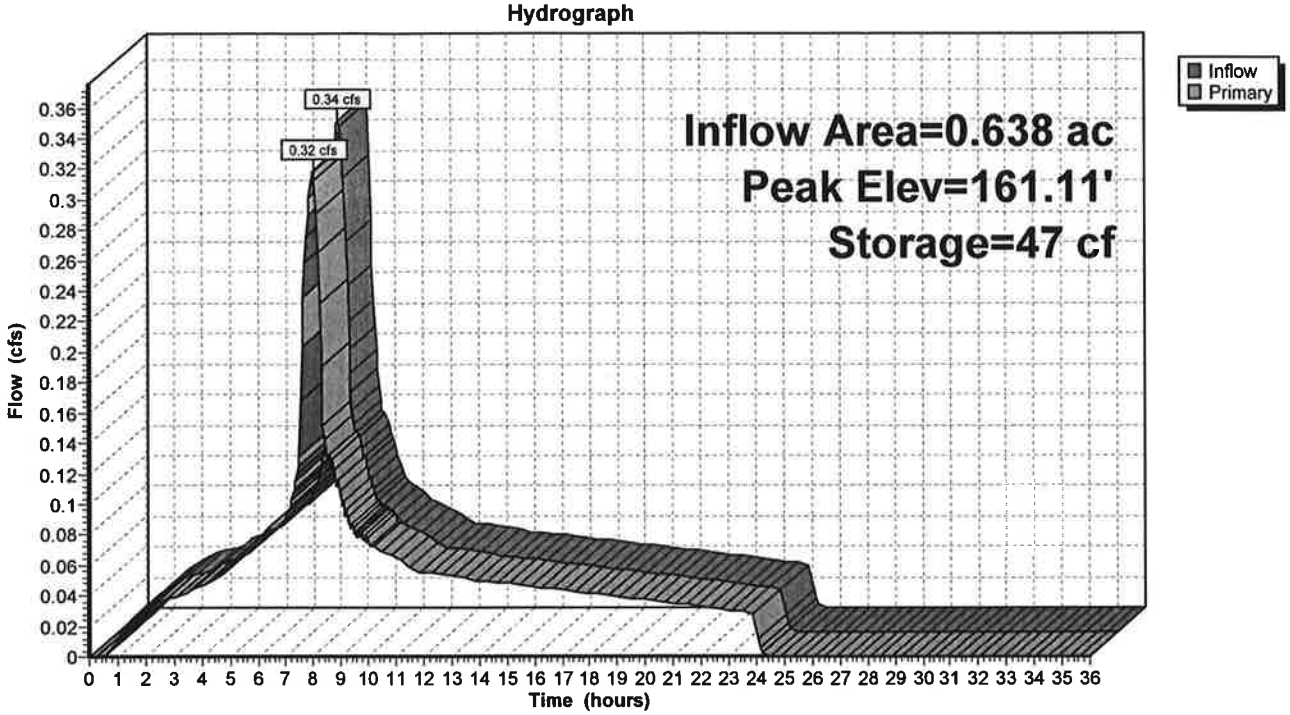
Volume	Invert	Avail.Storage	Storage Description
#1	160.77'	2,069 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
160.77	0	0	0
161.00	187	22	22
162.00	1,056	622	643
163.00	1,795	1,426	2,069

Device	Routing	Invert	Outlet Devices
#1	Primary	160.50'	**4.3" Vert. 25yr** C= 0.600

Primary OutFlow Max=0.32 cfs @ 8.01 hrs HW=161.11' (Free Discharge)
↑—**1=25yr** (Orifice Controls 0.32 cfs @ 3.15 fps)

Pond 2P: Detention Basin



Summary for Subcatchment 2S: Exisitng Conditions (Detained)

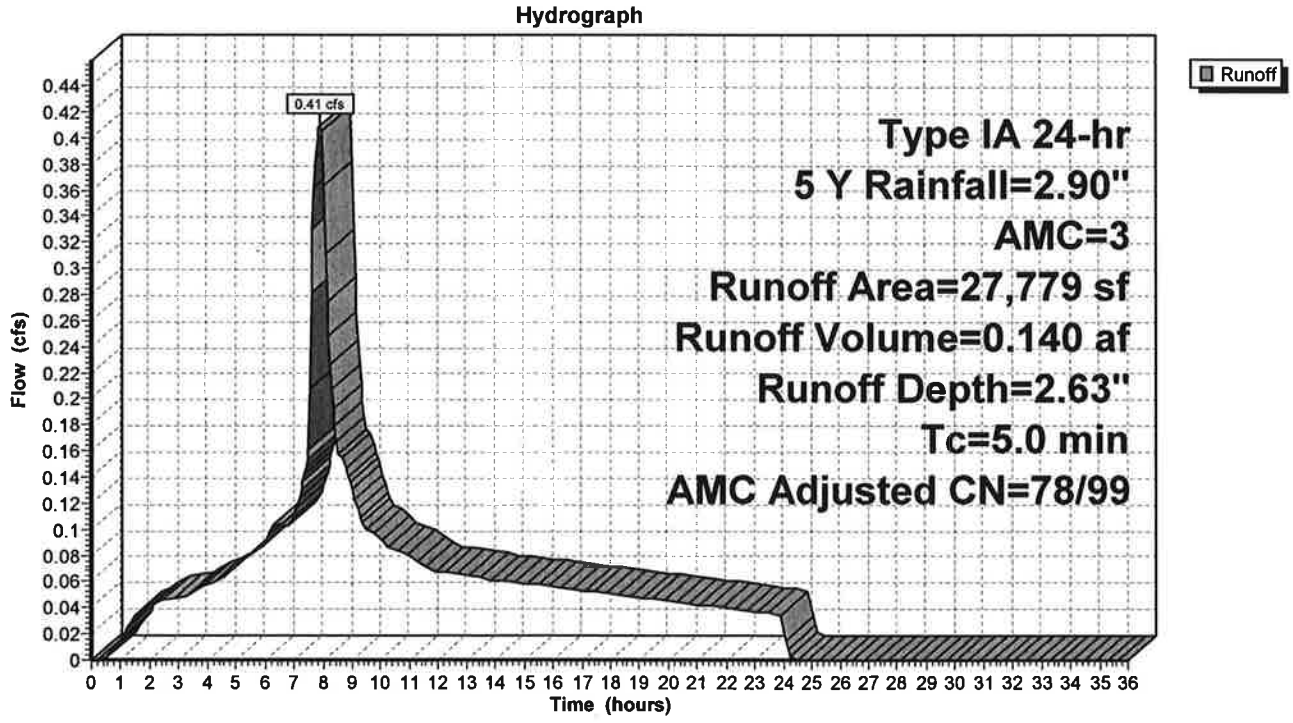
Runoff = 0.41 cfs @ 7.90 hrs, Volume= 0.140 af, Depth= 2.63"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 5 Y Rainfall=2.90", AMC=3

	Area (sf)	CN	Adj	Description
*	25,252	98		Roof/Concrete
	2,527	61		>75% Grass cover, Good, HSG B
	27,779	95	98	Weighted Average, AMC Adjusted
	2,527			9.10% Pervious Area
	25,252			90.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: Exisitng Conditions (Detained)



Summary for Pond 2P: Detention Basin

Inflow Area = 0.638 ac, 90.90% Impervious, Inflow Depth = 2.63" for 5 Y event
Inflow = 0.41 cfs @ 7.90 hrs, Volume= 0.140 af
Outflow = 0.37 cfs @ 8.04 hrs, Volume= 0.140 af, Atten= 10%, Lag= 8.5 min
Primary = 0.37 cfs @ 8.04 hrs, Volume= 0.140 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Peak Elev= 161.26' @ 8.04 hrs Surf.Area= 410 sf Storage= 98 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 0.5 min (660.6 - 660.1)

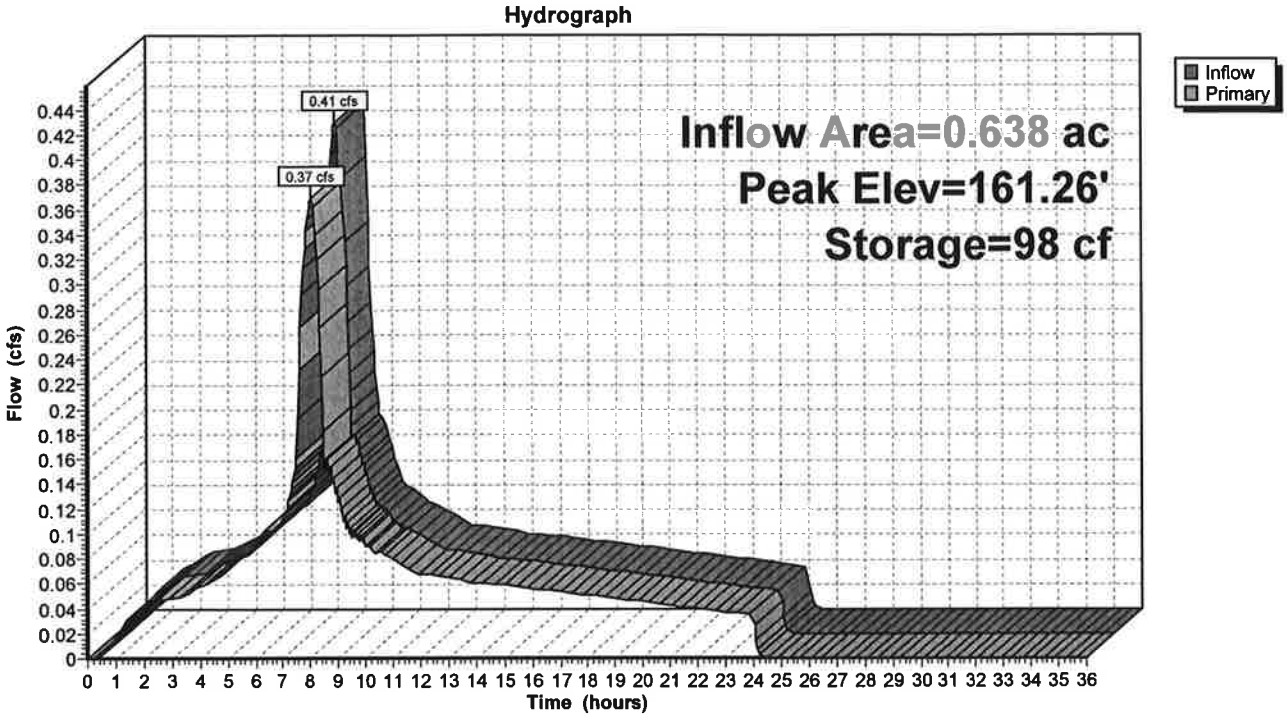
Volume	Invert	Avail.Storage	Storage Description
#1	160.77'	2,069 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
160.77	0	0	0
161.00	187	22	22
162.00	1,056	622	643
163.00	1,795	1,426	2,069

Device	Routing	Invert	Outlet Devices
#1	Primary	160.50'	**4.3" Vert. 25yr** C= 0.600

Primary OutFlow Max=0.37 cfs @ 8.04 hrs HW=161.25' (Free Discharge)
↑**1=25yr** (Orifice Controls 0.37 cfs @ 3.65 fps)

Pond 2P: Detention Basin



Summary for Subcatchment 2S: Exisitng Conditions (Detained)

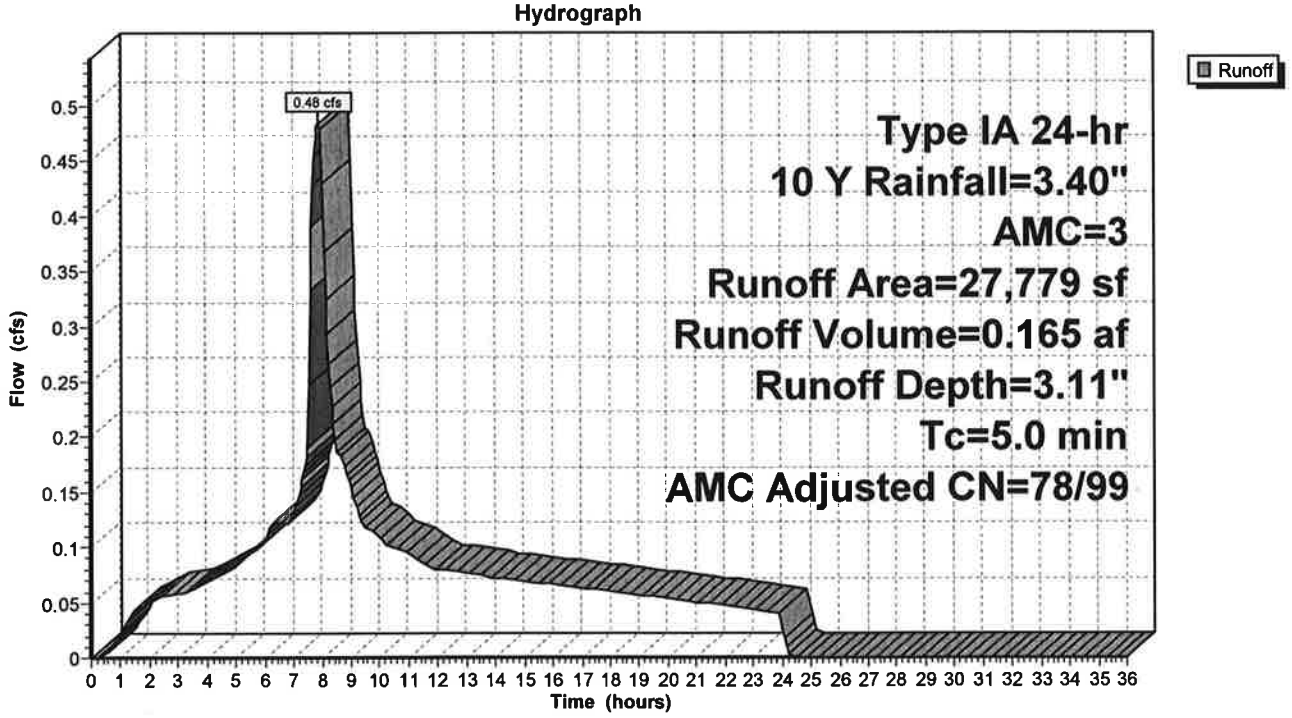
Runoff = 0.48 cfs @ 7.90 hrs, Volume= 0.165 af, Depth= 3.11"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10 Y Rainfall=3.40", AMC=3

	Area (sf)	CN	Adj	Description
*	25,252	98		Roof/Concrete
	2,527	61		>75% Grass cover, Good, HSG B
	27,779	95	98	Weighted Average, AMC Adjusted
	2,527			9.10% Pervious Area
	25,252			90.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: Exisitng Conditions (Detained)



Summary for Pond 2P: Detention Basin

Inflow Area = 0.638 ac, 90.90% Impervious, Inflow Depth = 3.11" for 10 Y event
Inflow = 0.48 cfs @ 7.90 hrs, Volume= 0.165 af
Outflow = 0.41 cfs @ 8.06 hrs, Volume= 0.165 af, Atten= 15%, Lag= 9.9 min
Primary = 0.41 cfs @ 8.06 hrs, Volume= 0.165 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Peak Elev= 161.40' @ 8.06 hrs Surf.Area= 532 sf Storage= 164 cf

Plug-Flow detention time= 0.8 min calculated for 0.165 af (100% of inflow)
Center-of-Mass det. time= 0.8 min (658.5 - 657.7)

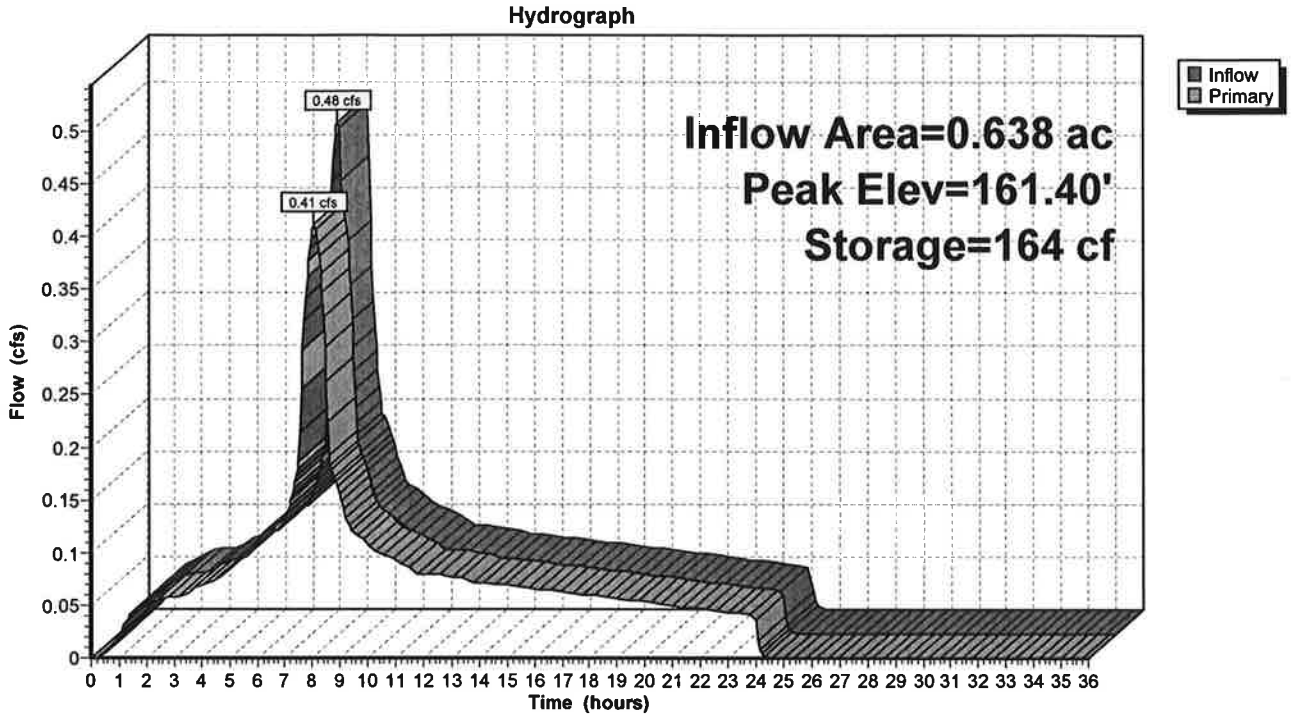
Volume	Invert	Avail.Storage	Storage Description
#1	160.77'	2,069 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
160.77	0	0	0
161.00	187	22	22
162.00	1,056	622	643
163.00	1,795	1,426	2,069

Device	Routing	Invert	Outlet Devices
#1	Primary	160.50'	**4.3" Vert. 25yr** C= 0.600

Primary OutFlow Max=0.41 cfs @ 8.06 hrs HW=161.39' (Free Discharge)
↑—**1=25yr** (Orifice Controls 0.41 cfs @ 4.07 fps)

Pond 2P: Detention Basin



Summary for Subcatchment 2S: Exisitng Conditions (Detained)

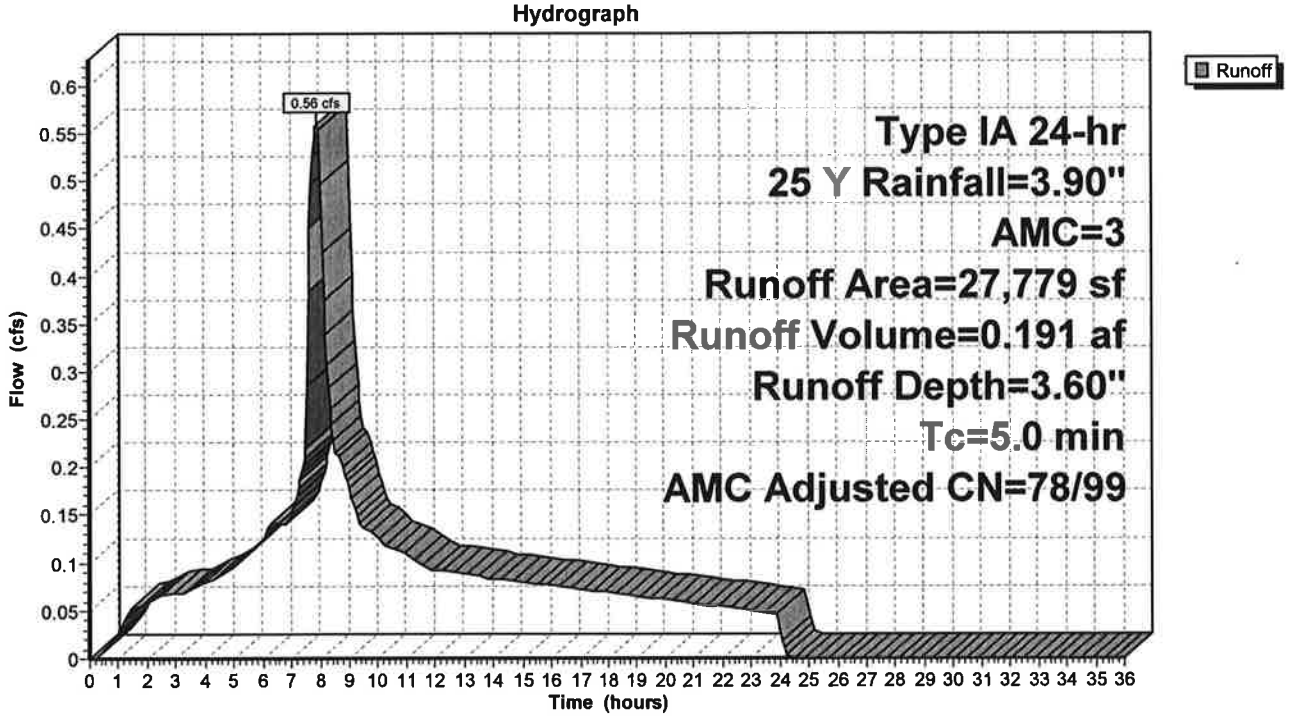
Runoff = 0.56 cfs @ 7.90 hrs, Volume= 0.191 af, Depth= 3.60"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 25 Y Rainfall=3.90", AMC=3

	Area (sf)	CN	Adj	Description
*	25,252	98		Roof/Concrete
	2,527	61		>75% Grass cover, Good, HSG B
	27,779	95	98	Weighted Average, AMC Adjusted
	2,527			9.10% Pervious Area
	25,252			90.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: Exisitng Conditions (Detained)



Summary for Pond 2P: Detention Basin

Inflow Area = 0.638 ac, 90.90% Impervious, Inflow Depth = 3.60" for 25 Y event
Inflow = 0.56 cfs @ 7.90 hrs, Volume= 0.191 af
Outflow = 0.45 cfs @ 8.09 hrs, Volume= 0.191 af, Atten= 20%, Lag= 11.3 min
Primary = 0.45 cfs @ 8.09 hrs, Volume= 0.191 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Peak Elev= 161.53' @ 8.09 hrs Surf.Area= 647 sf Storage= 242 cf

Plug-Flow detention time= 1.1 min calculated for 0.191 af (100% of inflow)
Center-of-Mass det. time= 1.1 min (656.9 - 655.8)

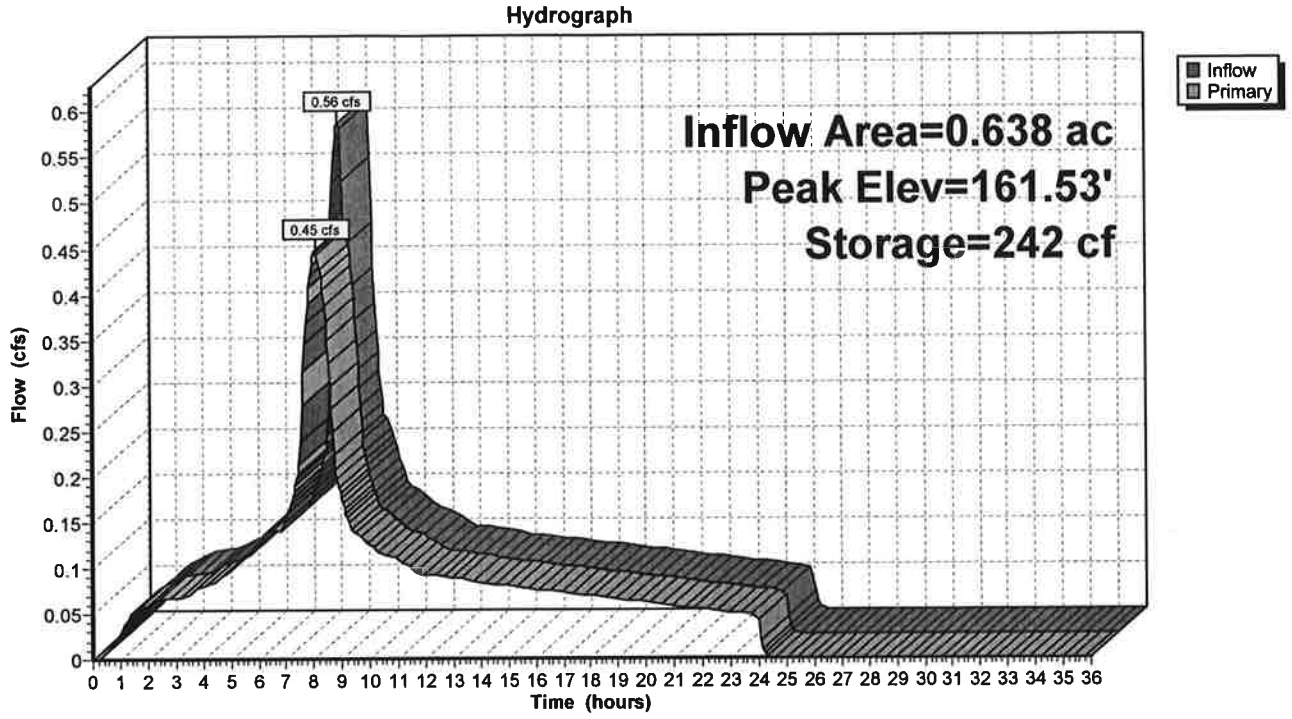
Volume	Invert	Avail.Storage	Storage Description
#1	160.77'	2,069 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
160.77	0	0	0
161.00	187	22	22
162.00	1,056	622	643
163.00	1,795	1,426	2,069

Device	Routing	Invert	Outlet Devices
#1	Primary	160.50'	**4.3" Vert. 25yr** C= 0.600

Primary OutFlow Max=0.45 cfs @ 8.09 hrs HW=161.53' (Free Discharge)
↑**1=25yr** (Orifice Controls 0.45 cfs @ 4.44 fps)

Pond 2P: Detention Basin



Summary for Subcatchment 2S: Exisitng Conditions (Detained)

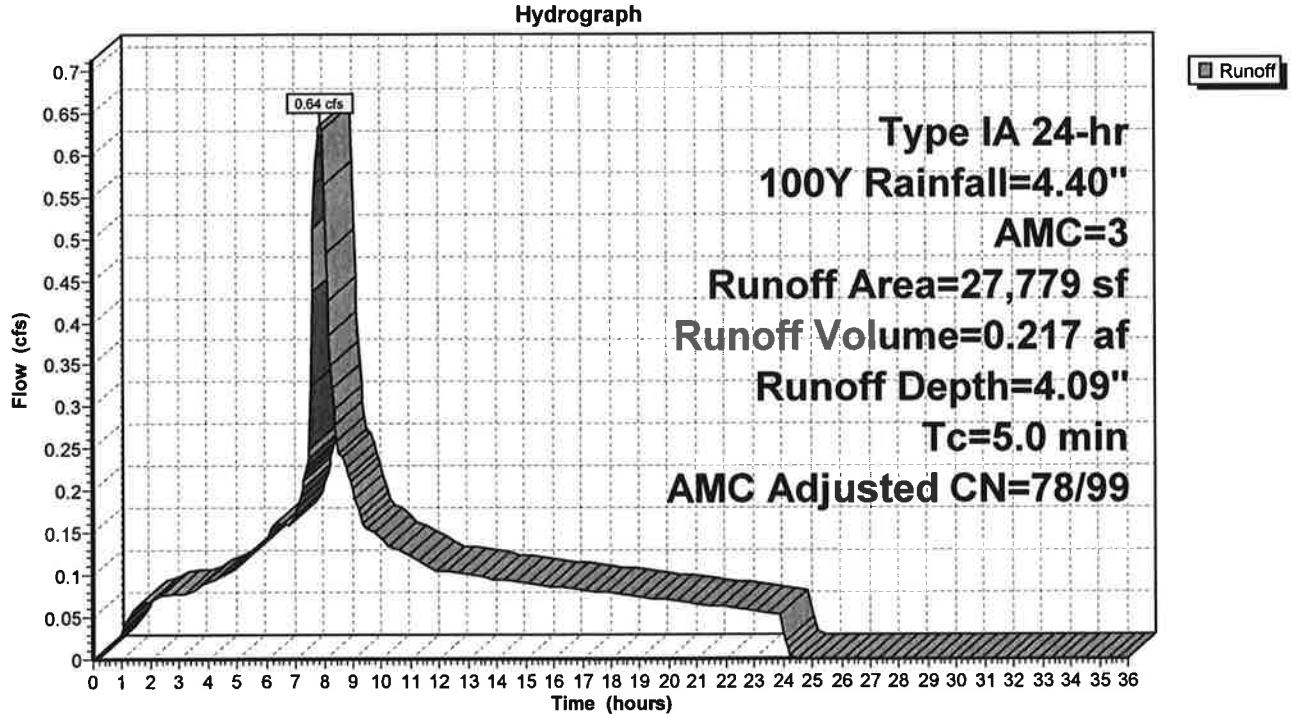
Runoff = 0.64 cfs @ 7.90 hrs, Volume= 0.217 af, Depth= 4.09"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 100Y Rainfall=4.40", AMC=3

	Area (sf)	CN	Adj	Description
*	25,252	98		Roof/Concrete
	2,527	61		>75% Grass cover, Good, HSG B
	27,779	95	98	Weighted Average, AMC Adjusted
	2,527			9.10% Pervious Area
	25,252			90.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: Exisitng Conditions (Detained)



Summary for Pond 2P: Detention Basin

Inflow Area = 0.638 ac, 90.90% Impervious, Inflow Depth = 4.09" for 100Y event
Inflow = 0.64 cfs @ 7.90 hrs, Volume= 0.217 af
Outflow = 0.48 cfs @ 8.11 hrs, Volume= 0.217 af, Atten= 25%, Lag= 12.5 min
Primary = 0.48 cfs @ 8.11 hrs, Volume= 0.217 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Peak Elev= 161.66' @ 8.11 hrs Surf.Area= 757 sf Storage= 331 cf

Plug-Flow detention time= 1.5 min calculated for 0.217 af (100% of inflow)
Center-of-Mass det. time= 1.5 min (655.8 - 654.2)

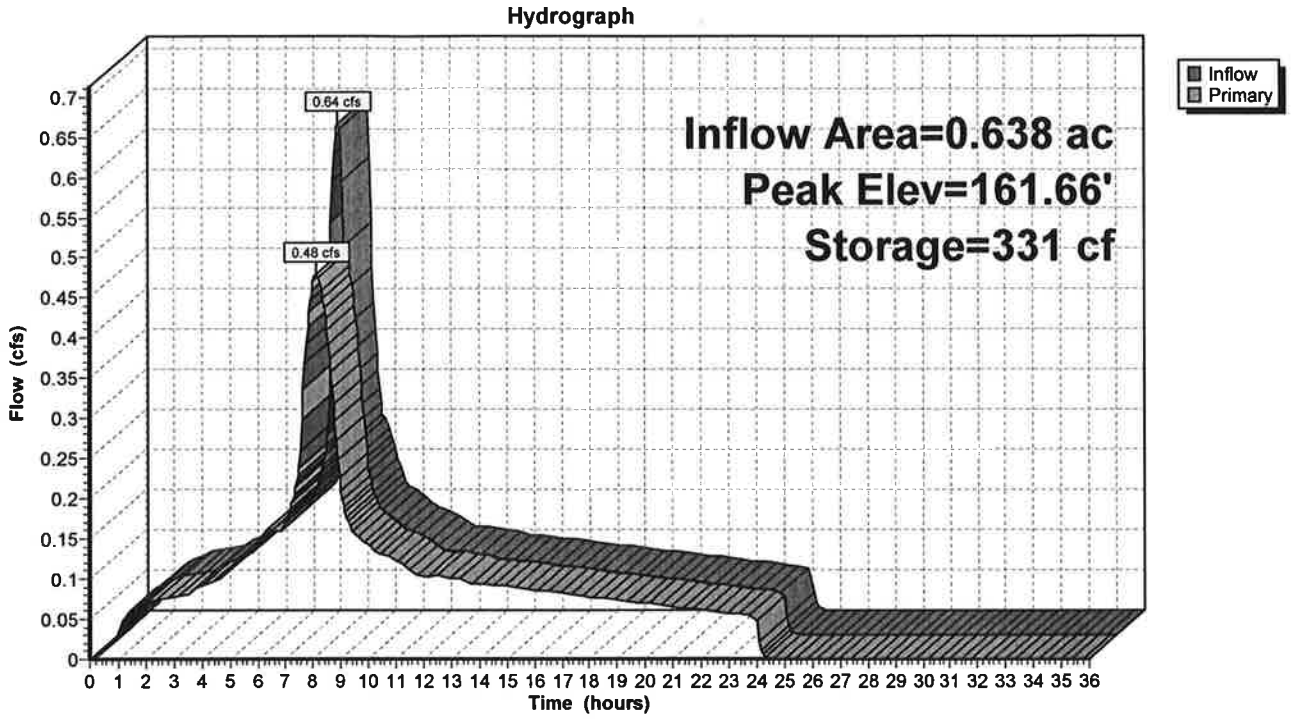
Volume	Invert	Avail.Storage	Storage Description
#1	160.77'	2,069 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
160.77	0	0	0
161.00	187	22	22
162.00	1,056	622	643
163.00	1,795	1,426	2,069

Device	Routing	Invert	Outlet Devices
#1	Primary	160.50'	**4.3" Vert. 25yr** C= 0.600

Primary OutFlow Max=0.48 cfs @ 8.11 hrs HW=161.66' (Free Discharge)
↑—**1=25yr** (Orifice Controls 0.48 cfs @ 4.76 fps)

Pond 2P: Detention Basin



Post-Development
(Detained)

Detention Basin

Subcat Reach Pond Link

Routing Diagram for A20179.10 - Rose Linn Care Center
Prepared by AAI Enginering Inc., Printed 12/17/2020

Summary for Subcatchment 3S: Post-Development (Detained)

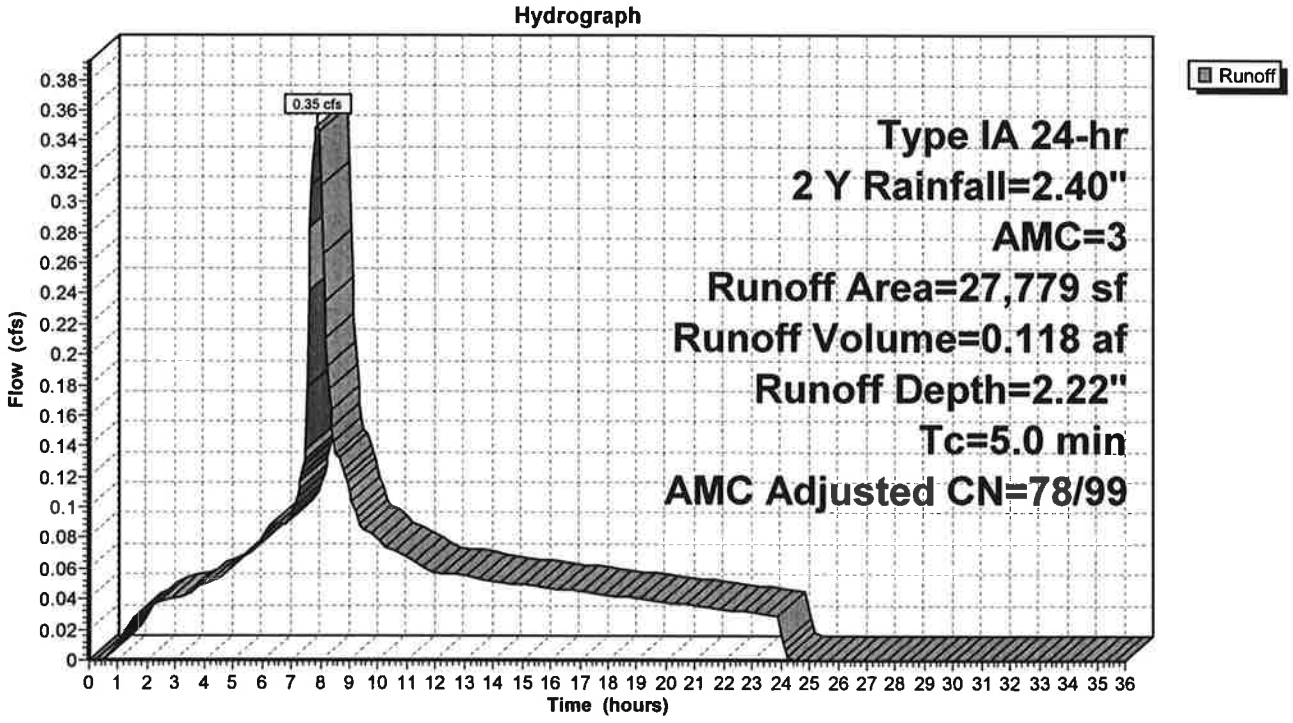
Runoff = 0.35 cfs @ 7.90 hrs, Volume= 0.118 af, Depth= 2.22"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 2 Y Rainfall=2.40", AMC=3

	Area (sf)	CN	Adj	Description
*	26,702	98		Roof/Concrete
	1,077	61		>75% Grass cover, Good, HSG B
	27,779	97	99	Weighted Average, AMC Adjusted
	1,077			3.88% Pervious Area
	26,702			96.12% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3S: Post-Development (Detained)



Summary for Pond 3P: Detention Basin

Inflow Area = 0.638 ac, 96.12% Impervious, Inflow Depth = 2.22" for 2 Y event
Inflow = 0.35 cfs @ 7.90 hrs, Volume= 0.118 af
Outflow = 0.33 cfs @ 8.02 hrs, Volume= 0.118 af, Atten= 7%, Lag= 7.6 min
Primary = 0.33 cfs @ 8.02 hrs, Volume= 0.118 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Peak Elev= 161.13' @ 8.02 hrs Surf.Area= 331 sf Storage= 61 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 0.3 min (659.6 - 659.3)

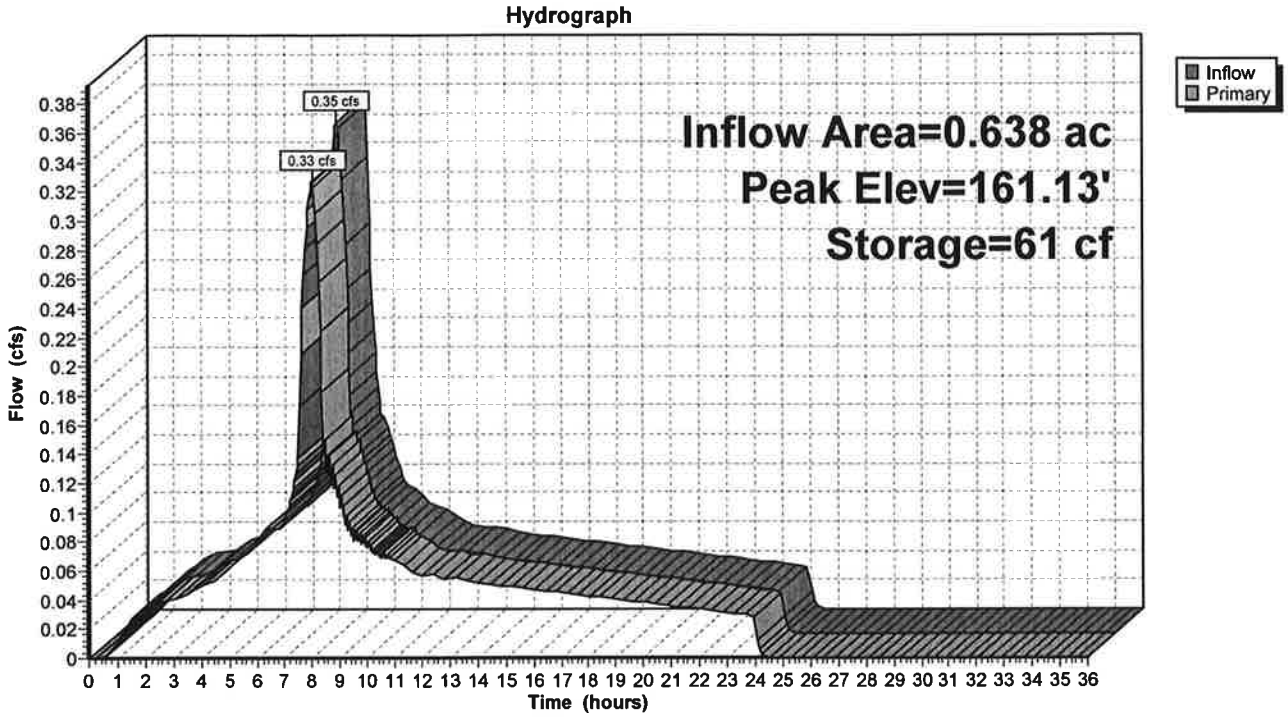
Volume	Invert	Avail.Storage	Storage Description
#1	160.77'	2,141 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
160.77	0	0	0
161.00	215	25	25
162.00	1,096	656	680
163.00	1,825	1,461	2,141

Device	Routing	Invert	Outlet Devices
#1	Primary	160.50'	**4.3" Vert. 25yr** C= 0.600

Primary OutFlow Max=0.33 cfs @ 8.02 hrs HW=161.13' (Free Discharge)
↑—**1=25yr** (Orifice Controls 0.33 cfs @ 3.23 fps)

Pond 3P: Detention Basin



Summary for Subcatchment 3S: Post-Development (Detained)

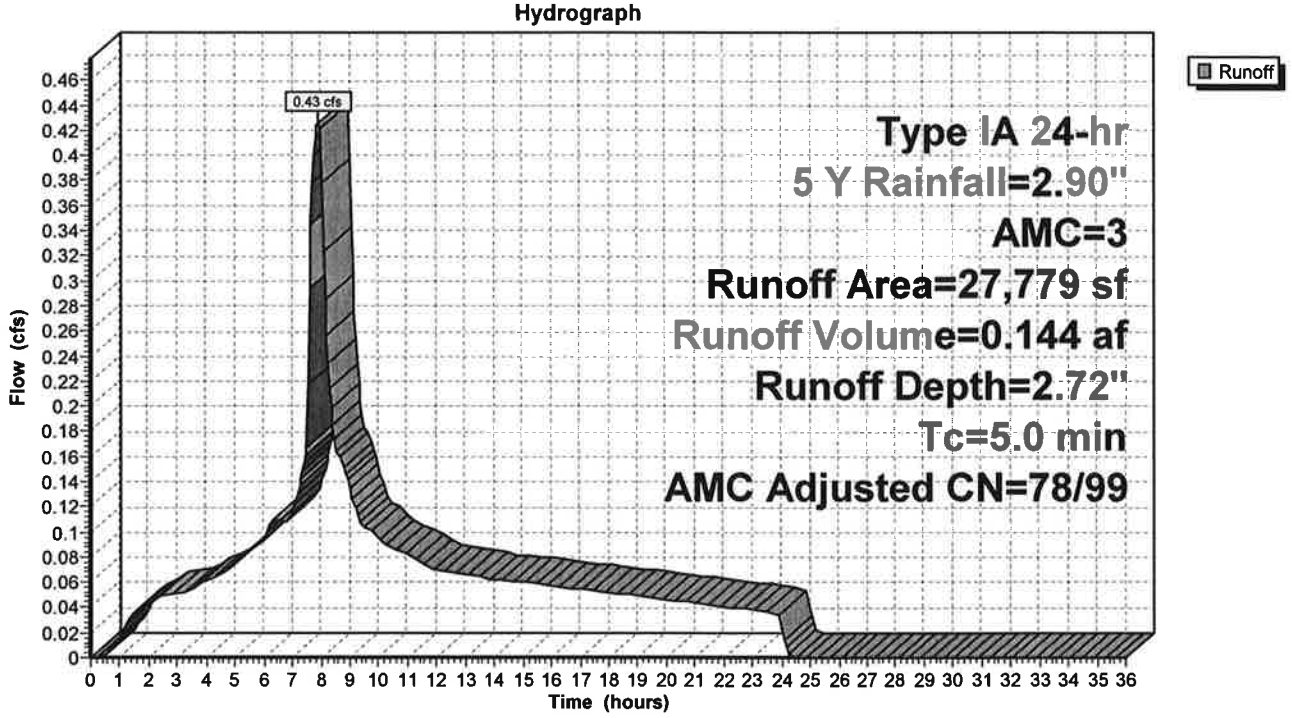
Runoff = 0.43 cfs @ 7.90 hrs, Volume= 0.144 af, Depth= 2.72"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 5 Y Rainfall=2.90", AMC=3

	Area (sf)	CN	Adj	Description
*	26,702	98		Roof/Concrete
	1,077	61		>75% Grass cover, Good, HSG B
	27,779	97	99	Weighted Average, AMC Adjusted
	1,077			3.88% Pervious Area
	26,702			96.12% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3S: Post-Development (Detained)



Summary for Pond 3P: Detention Basin

Inflow Area = 0.638 ac, 96.12% Impervious, Inflow Depth = 2.72" for 5 Y event
Inflow = 0.43 cfs @ 7.90 hrs, Volume= 0.144 af
Outflow = 0.38 cfs @ 8.05 hrs, Volume= 0.144 af, Atten= 12%, Lag= 9.1 min
Primary = 0.38 cfs @ 8.05 hrs, Volume= 0.144 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Peak Elev= 161.28' @ 8.05 hrs Surf.Area= 459 sf Storage= 118 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 0.6 min (656.5 - 655.9)

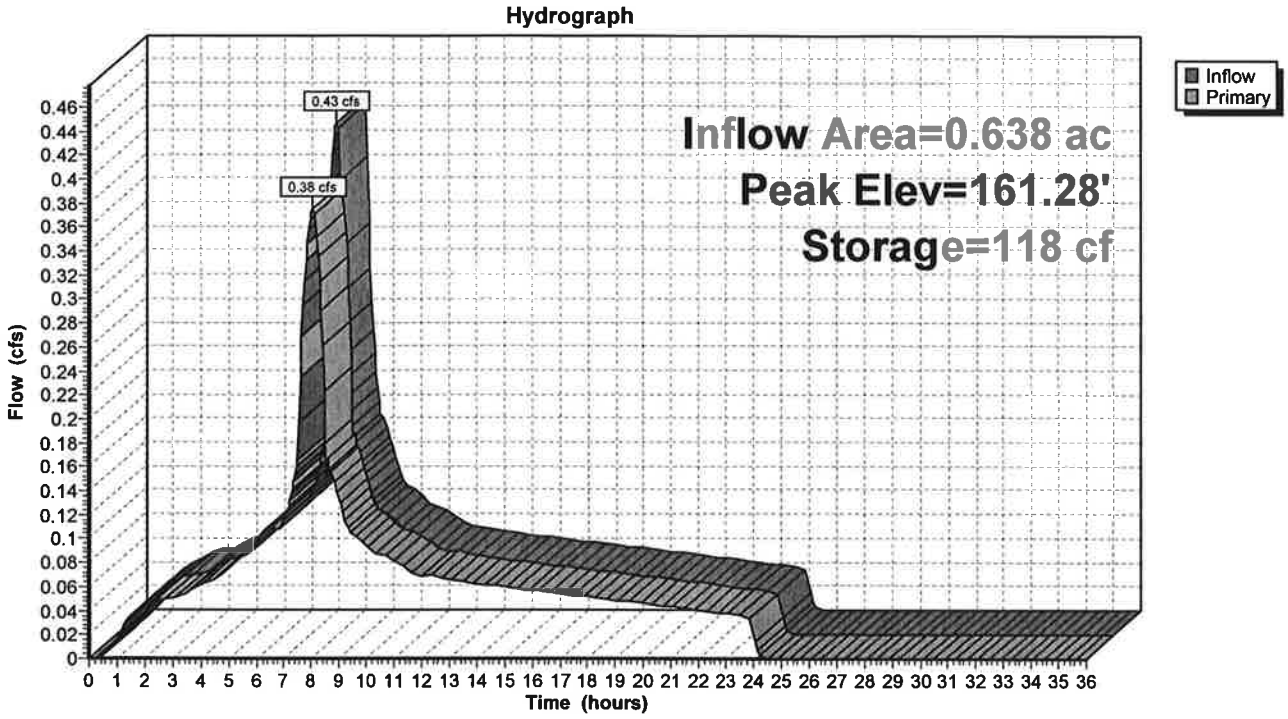
Volume	Invert	Avail.Storage	Storage Description
#1	160.77'	2,141 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
160.77	0	0	0
161.00	215	25	25
162.00	1,096	656	680
163.00	1,825	1,461	2,141

Device	Routing	Invert	Outlet Devices
#1	Primary	160.50'	**4.3" Vert. 25yr** C= 0.600

Primary OutFlow Max=0.38 cfs @ 8.05 hrs HW=161.28' (Free Discharge)
↑**1=25yr** (Orifice Controls 0.38 cfs @ 3.72 fps)

Pond 3P: Detention Basin



Summary for Subcatchment 3S: Post-Development (Detained)

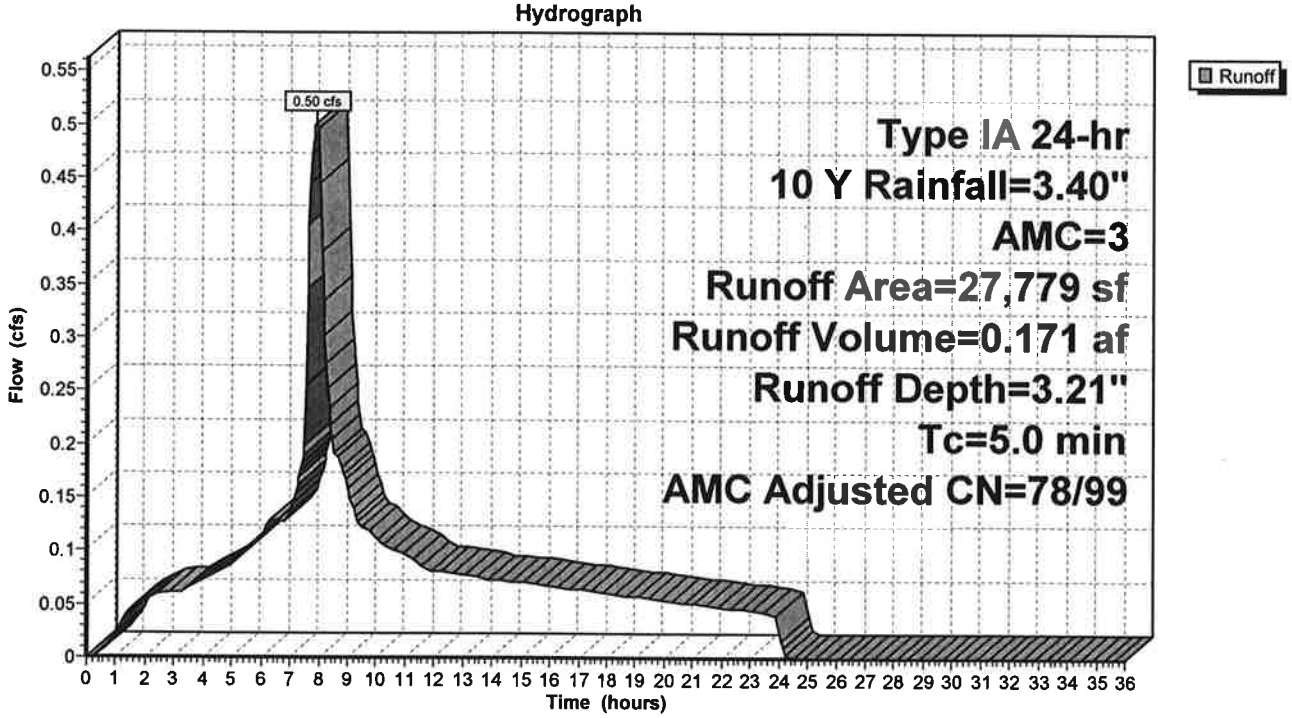
Runoff = 0.50 cfs @ 7.90 hrs, Volume= 0.171 af, Depth= 3.21"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10 Y Rainfall=3.40", AMC=3

	Area (sf)	CN	Adj	Description
*	26,702	98		Roof/Concrete
	1,077	61		>75% Grass cover, Good, HSG B
	27,779	97	99	Weighted Average, AMC Adjusted
	1,077			3.88% Pervious Area
	26,702			96.12% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3S: Post-Development (Detained)



Summary for Pond 3P: Detention Basin

Inflow Area = 0.638 ac, 96.12% Impervious, Inflow Depth = 3.21" for 10 Y event
Inflow = 0.50 cfs @ 7.90 hrs, Volume= 0.171 af
Outflow = 0.42 cfs @ 8.07 hrs, Volume= 0.171 af, Atten= 17%, Lag= 10.5 min
Primary = 0.42 cfs @ 8.07 hrs, Volume= 0.171 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Peak Elev= 161.41' @ 8.07 hrs Surf.Area= 580 sf Storage= 189 cf

Plug-Flow detention time= 0.9 min calculated for 0.170 af (100% of inflow)
Center-of-Mass det. time= 0.9 min (654.3 - 653.4)

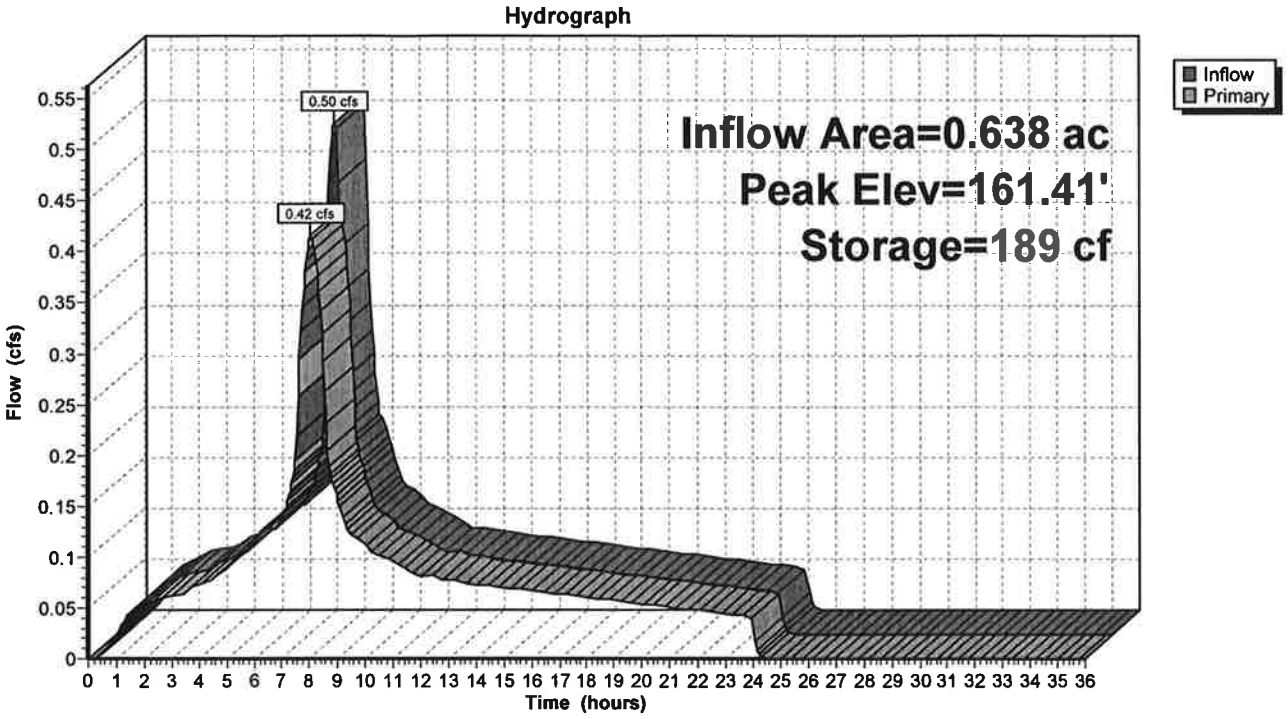
Volume	Invert	Avail.Storage	Storage Description
#1	160.77'	2,141 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
160.77	0	0	0
161.00	215	25	25
162.00	1,096	656	680
163.00	1,825	1,461	2,141

Device	Routing	Invert	Outlet Devices
#1	Primary	160.50'	**4.3" Vert. 25yr** C= 0.600

Primary OutFlow Max=0.42 cfs @ 8.07 hrs HW=161.41' (Free Discharge)
↑—**1=25yr** (Orifice Controls 0.42 cfs @ 4.12 fps)

Pond 3P: Detention Basin



Summary for Subcatchment 3S: Post-Development (Detained)

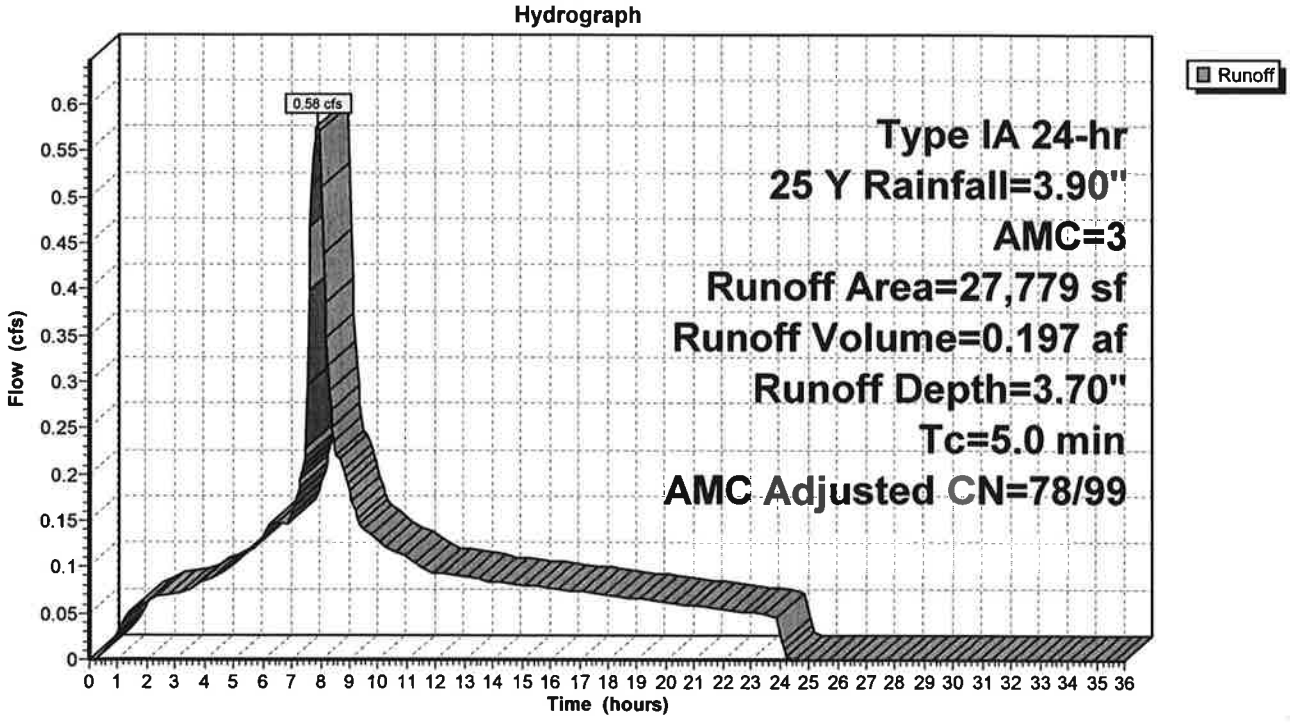
Runoff = 0.58 cfs @ 7.90 hrs, Volume= 0.197 af, Depth= 3.70"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 25 Y Rainfall=3.90", AMC=3

	Area (sf)	CN	Adj	Description
*	26,702	98		Roof/Concrete
	1,077	61		>75% Grass cover, Good, HSG B
	27,779	97	99	Weighted Average, AMC Adjusted
	1,077			3.88% Pervious Area
	26,702			96.12% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3S: Post-Development (Detained)



Summary for Pond 3P: Detention Basin

Inflow Area = 0.638 ac, 96.12% Impervious, Inflow Depth = 3.70" for 25 Y event
Inflow = 0.58 cfs @ 7.90 hrs, Volume= 0.197 af
Outflow = 0.45 cfs @ 8.09 hrs, Volume= 0.197 af, Atten= 22%, Lag= 11.9 min
Primary = 0.45 cfs @ 8.09 hrs, Volume= 0.197 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Peak Elev= 161.54' @ 8.09 hrs Surf.Area= 695 sf Storage= 272 cf

Plug-Flow detention time= 1.3 min calculated for 0.197 af (100% of inflow)
Center-of-Mass det. time= 1.3 min (652.7 - 651.4)

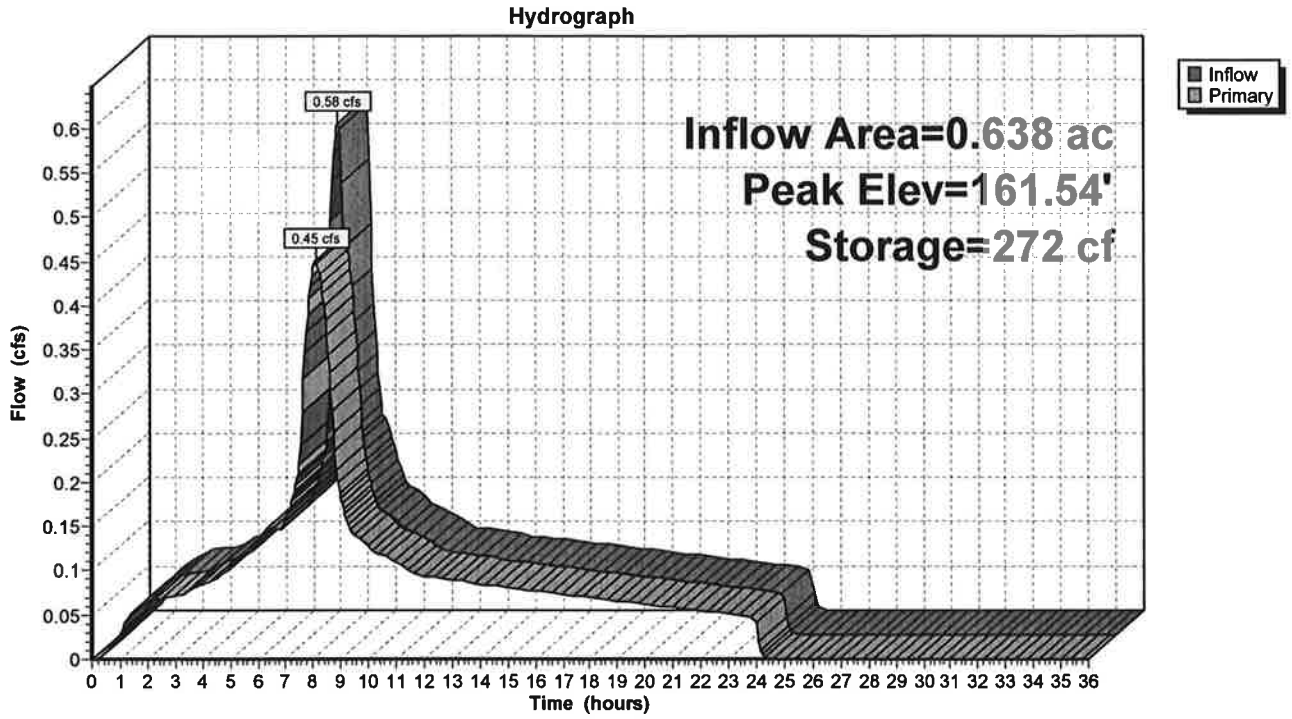
Volume	Invert	Avail.Storage	Storage Description
#1	160.77'	2,141 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
160.77	0	0	0
161.00	215	25	25
162.00	1,096	656	680
163.00	1,825	1,461	2,141

Device	Routing	Invert	Outlet Devices
#1	Primary	160.50'	**4.3" Vert. 25yr** C= 0.600

Primary OutFlow Max=0.45 cfs @ 8.09 hrs HW=161.54' (Free Discharge)
↑**1=25yr** (Orifice Controls 0.45 cfs @ 4.48 fps)

Pond 3P: Detention Basin



Summary for Subcatchment 3S: Post-Development (Detained)

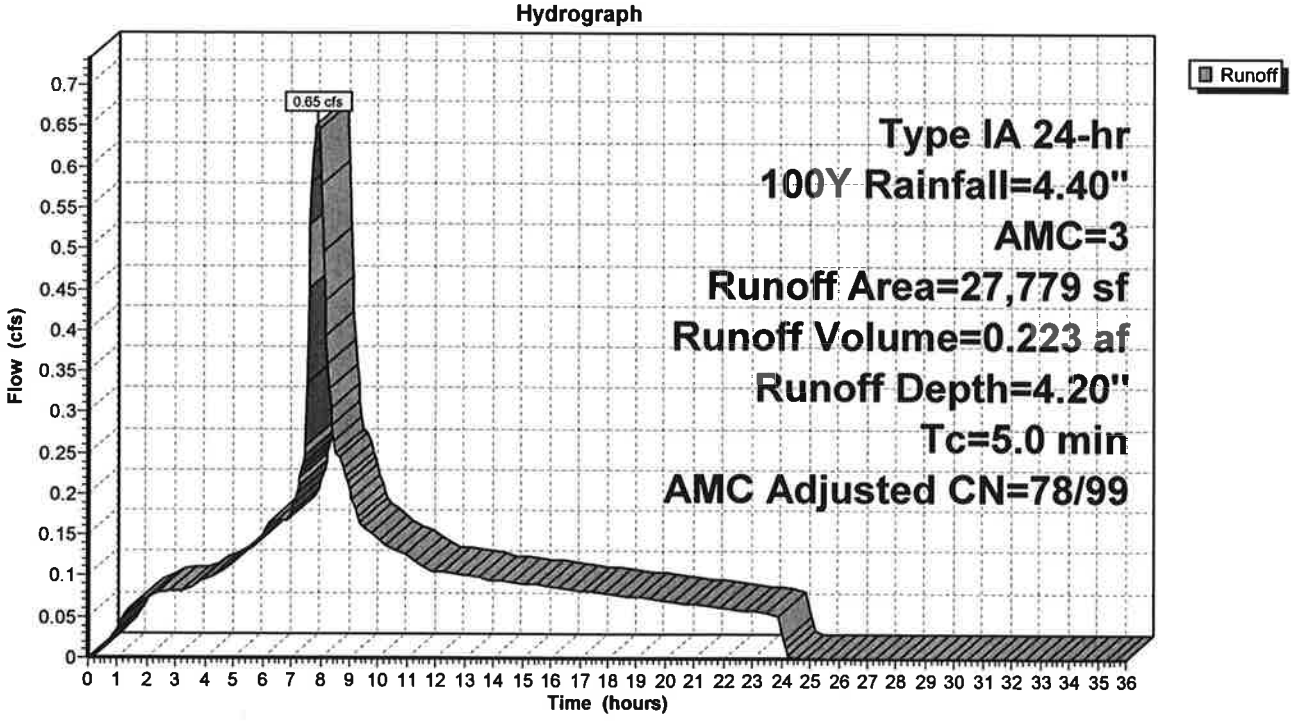
Runoff = 0.65 cfs @ 7.90 hrs, Volume= 0.223 af, Depth= 4.20"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type IA 24-hr 100Y Rainfall=4.40", AMC=3

	Area (sf)	CN	Adj	Description
*	26,702	98		Roof/Concrete
	1,077	61		>75% Grass cover, Good, HSG B
	27,779	97	99	Weighted Average, AMC Adjusted
	1,077			3.88% Pervious Area
	26,702			96.12% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3S: Post-Development (Detained)



Summary for Pond 3P: Detention Basin

Inflow Area = 0.638 ac, 96.12% Impervious, Inflow Depth = 4.20" for 100Y event
Inflow = 0.65 cfs @ 7.90 hrs, Volume= 0.223 af
Outflow = 0.48 cfs @ 8.11 hrs, Volume= 0.223 af, Atten= 26%, Lag= 13.1 min
Primary = 0.48 cfs @ 8.11 hrs, Volume= 0.223 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Peak Elev= 161.67' @ 8.11 hrs Surf.Area= 804 sf Storage= 365 cf

Plug-Flow detention time= 1.7 min calculated for 0.223 af (100% of inflow)
Center-of-Mass det. time= 1.7 min (651.5 - 649.8)

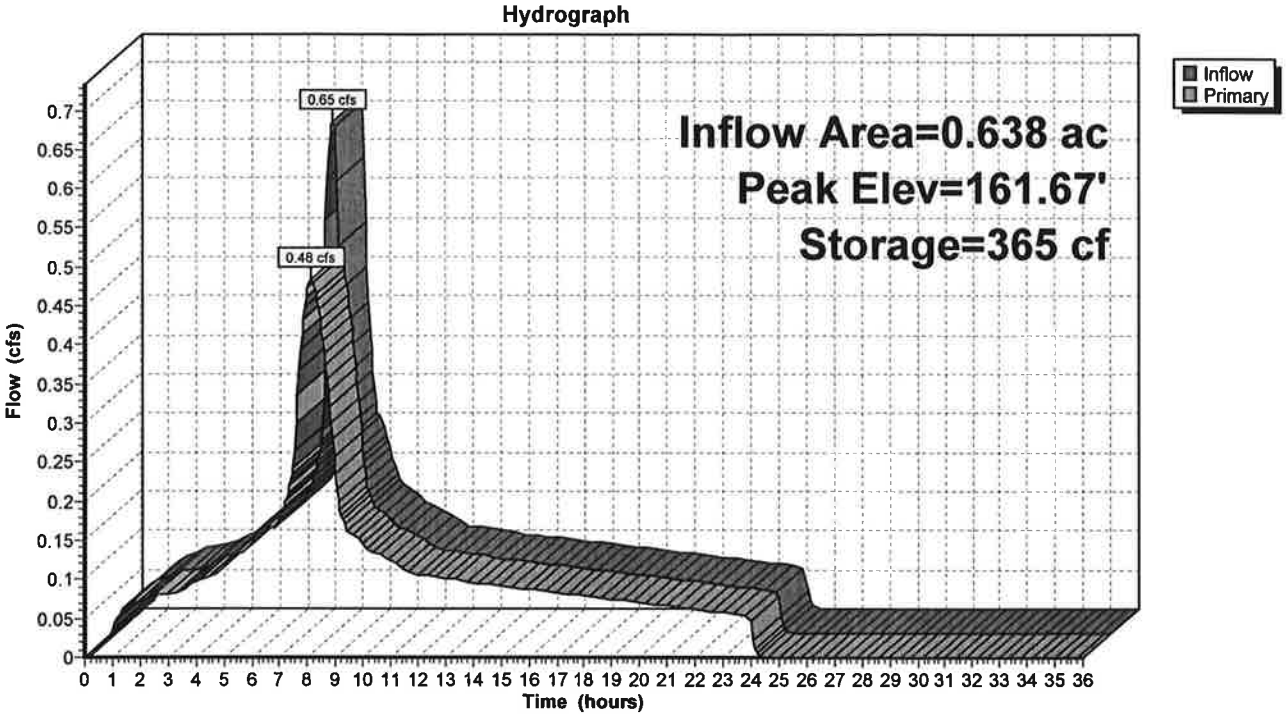
Volume	Invert	Avail.Storage	Storage Description
#1	160.77'	2,141 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
160.77	0	0	0
161.00	215	25	25
162.00	1,096	656	680
163.00	1,825	1,461	2,141

Device	Routing	Invert	Outlet Devices
#1	Primary	160.50'	**4.3" Vert. 25yr** C= 0.600

Primary OutFlow Max=0.48 cfs @ 8.11 hrs HW=161.67' (Free Discharge)
↑—**1=25yr** (Orifice Controls 0.48 cfs @ 4.79 fps)

Pond 3P: Detention Basin



Rose Linn Care Center

V. Conveyance Pipe Design and Diagram

Rose Linn Care Center

Conveyance Pipe Design and Diagram

Due to the nature of this project and the small areas involved the storm runoff will be collected in the foundation drain that runs along the perimeter of the new building and that will be connected to the existing storm drain piping located to the south of the existing building that discharges into an existing stormwater facility.

VI. Downstream Analysis

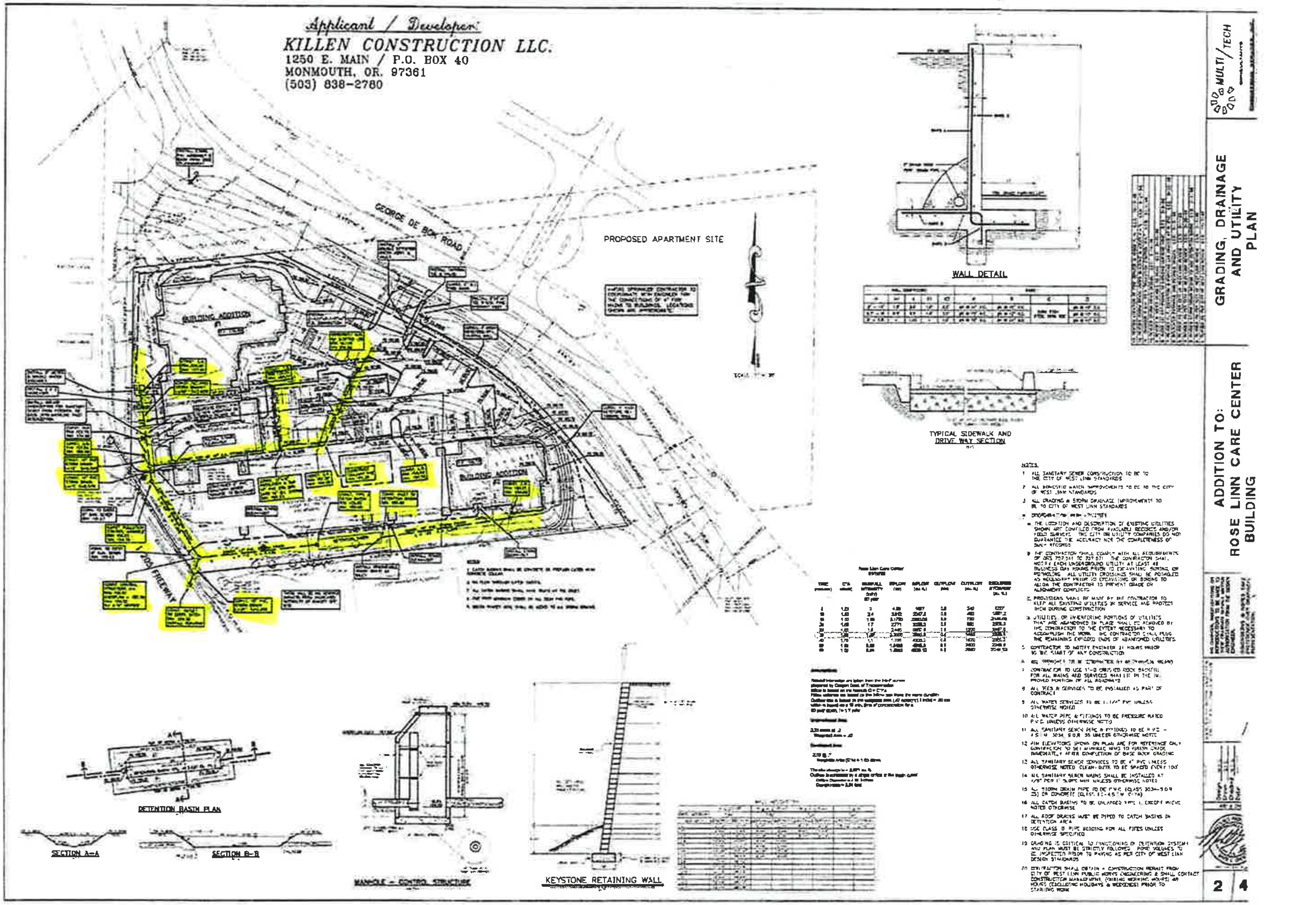
Rose Linn Care Center

Downstream Analysis

Our project, as designed, will release the required detained discharge volume to the public system at levels that are equal to those of the current rates for up to and including the 100-yr, 24 hour storm event. The existing public conveyance system already receives flows from this site with no reported deficiencies. During this construction we will be adding a total of 2,602SF of impervious area to the site.

A visual analysis was conducted of the downstream system. The flows are conveyed within a drainage ditch to the NW for approximately 2,000' which then flows into a drainage area that directs the flows westerly under Hwy 205. From this point the flow travels approximately 1,100' where it joins the Tualatin River. There are no observed signs of erosion or flooding along the downstream path. Since we will not be changing the outflow location, elevation or substantially increasing the current flows from our site, the proposed site improvements will not have any adverse affects on the downstream conveyance system.

VII. Details


Applicant / Developer:
KILLEN CONSTRUCTION LLC.
1250 E. MAIN / P.O. BOX 40
MONMOUTH, OR. 97361
(503) 838-2780
GEORGE DE BOK ROAD
PROPOSED APARTMENT SITE
BUILDING ADDITION
BUILDING ADDITION
I-205 FREEWAY
WALL DETAIL
TYPICAL SIDEWALK AND
DRIVE WAY SECTION
NOTES
DETENTION BASIN PLAN
SECTION A-A
SECTION B-B
MANHOLE - CONTROL STRUCTURE
KEYSTONE RETAINING WALL
MULTI/TECH
GRADING, DRAINAGE
AND UTILITY
PLAN
ADDITION TO:
ROSE LINN CARE CENTER
BUILDING
2
4

VIII. O&M

Rose Linn Care Center

STORMWATER OPERATIONS & MAINTENANCE PLAN

Rose Linn Care Center

December 17, 2020

Prepared by:
Craig Harris
AAI Engineering
47875 SW Griffith Drive, Suite 300
Beaverton, OR 97005

Responsibility

The Area Drains, Conveyance Piping, Water Quality Basin and Flow Control Manhole are to be maintained by Rose Linn Care Center. These facilities have been designed for ease of maintenance outlined herein.

Rose Linn Care Canter contact info:

Primary:

TBD

Department of Environmental Quality - (503) 229-5696
Oregon Emergency Response System - (800) 452-0311

Description

The runoff from the proposed building addition will be collected in new downspouts. The runoff from the proposed improvements will be routed through a new on-site storm conveyance system, to an existing Water Quality facility. The treated water will be released via a standpipe within the flow control manhole. Once released through the flow-control manhole runoff flows into the existing storm conveyance system running along Hwy 205.

Rose Linn Care Center

Facilities Description Table

Facility Name	Type	Size (SF)	Area Treated	* IA Treated (SF)	Discharge Point
Basin 1	Vegetated basin	104' LF	Roof	26,702	Existing public drainage way along Hwy 205.

*** IA = Impervious Area**

An emergency overflow is provided in the flow control manhole to allow the large design storm to drain directly into the existing conveyance system to avoid ponding on the surface (flows above the 25yr design storm).

Inspection/Maintenance Schedule

Each part of the system shall be inspected and maintained quarterly and within 48 hours after each major storm event. For this O&M Plan, a major storm event is defined as 1.0 inches of rain (or more) in 24 hours. All components of the storm system as described above must be inspected and maintained frequently or they cease to function effectively. The Facility owner shall keep a log, recording all inspection dates, observations, and maintenance activities. Receipts shall be saved when maintenance is performed and there is record of expense. Inspection and maintenance reports will be submitted upon request.

- The following items shall be inspected and maintained as stated:

Area Drains, Pipes, Storm System (Conveyance and Detention), Flow Control Manhole:

- Sediment shall be removed biannually, more frequently if site produces a high volume of sediment.
- Debris shall be removed from inlets and outlets quarterly, or as necessary to maintain free flow of runoff.
- Quarterly inspections for clogging shall be performed, or if "ponding" is observed in manholes or at Area Drain inlets.
- Grates shall be tamper proof.

Rose Linn Care Center

Vegetated Basin:

- Vegetation or roots from large shrubs and trees that limit or interfere with Basin operations shall be prevented.
- Fallen leaves and debris from deciduous plant foliage shall be raked and removed biannually.
- Nuisance and prohibited vegetation of all species shall be removed biannually. Invasive vegetation shall be removed and replaced with approved species.
- Dead vegetation shall be removed to maintain less than 10% of area coverage or when basin function is impaired. Vegetation shall be replaced within 3 months or immediately if the season is appropriate in order to maintain cover density and control erosion where soils are exposed.
- Inlets and outlets shall be inspected quarterly and after any large rain event.
- Any trash or debris that collects in the Basin and may inhibit Basin function shall be removed quarterly.

Source Control

Source control measures prevent pollutants from mixing with stormwater. Typical non-structural control measures include raking and removing leaves, pavement sweeping, vacuum sweeping, and limited and controlled application of pesticides, herbicides and fertilizers.

- Source control measures shall be inspected and maintained quarterly.
- Signage shall be maintained.

Spill Prevention

Spill prevention measures shall be exercised when handling substances that can contaminate stormwater. Virtually all sites present dangers from spills. It is important to exercise caution when handling substances that can contaminate stormwater. Activities that pose the chance of hazardous material spills shall not take place near collection facilities.

- The proper authority and property owner shall be contacted immediately if a spill is observed.
- A spill kit shall be kept near spill-prone operations and refreshed annually.
- Employees shall be trained on spill control measures.
- Shut-off valves shall be tested quarterly.
- Release of pollutants shall be corrected within 12 hours.

Insects and Rodents

Insects and Rodents shall not be harbored in any part of the storm system.

- Pest control measures shall be taken when insects/rodents are found to be present. Standing water and food sources shall be prevented.
- Holes in the ground shall be filled.
- Inlets and outfalls shall be inspected and cleaned regularly to ensure no rodent activity, which can clog or decrease the efficiency of the storm system.
- Pest control measures shall be taken when insects/rodents are found to be present. Standing water and food sources shall be prevented.

Access

Access shall be maintained for the Catchbasins and Manholes so operations and maintenance can be performed as regularly scheduled.

Rose Linn Care Center

Stormwater Facility Monitoring Log

Pollution prevention

- All sites shall implement best management practices (BMP's), to prevent hazardous wastes, litter, or excessive oil and sediment from contaminating stormwater. Record Time/Date, weather and site conditions if site activities are found to contaminate stormwater.

Maintenance

- Record date, description and contractor (if applicable) for all structure repairs, landscape maintenance and facility cleanout activities.

Date: _____ Initials: _____

Work performed by: _____

Work performed: _____

_____

Details: _____

_____

Date: _____ Initials: _____

Work performed by: _____

Work performed: _____

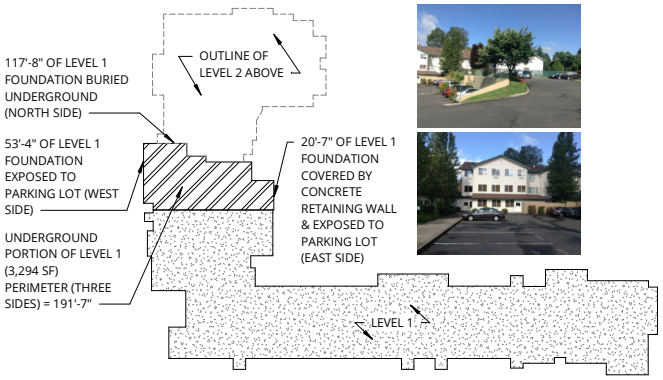
_____

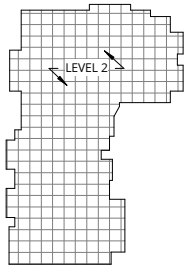
Details: _____

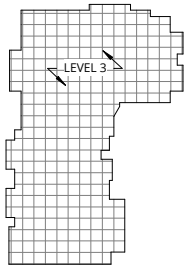
_____

ROSE LINN CARE CENTER ADDITION

FAR FOR EXISTING BUILDING:







LEVEL 1 = 23,167 SF

LEVEL 2 = 15,751 SF

LEVEL 3 = 15,751 SF

FAR FOR EXISTING BUILDING CALCULATION:

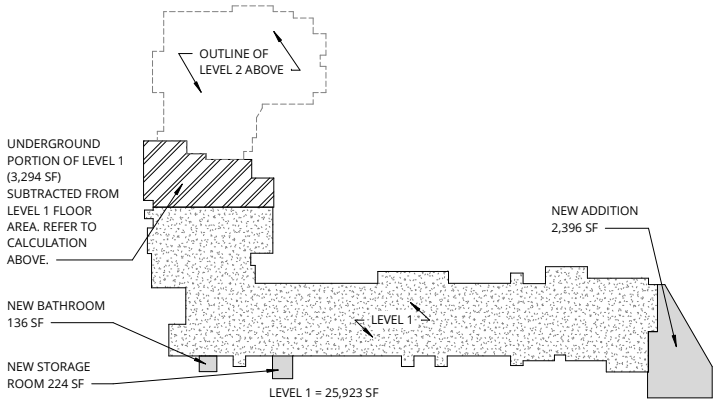
73'-11" (38.6%) OF THE UNDERGROUND LEVEL 1 PERIMETER IS EXPOSED ABOVE GRADE. 38.6% IS LESS THAN 50%, SO THE 3,294 SF PORTION OF LEVEL 1 THAT IS UNDERGROUND, CAN BE SUBTRACTED FROM THE FLOOR AREA.
*AS PER THE DEFINITION OF FLOOR AREA RATIO IN CDC 2.030 REGARDING 'BASEMENT PERIMETER'.

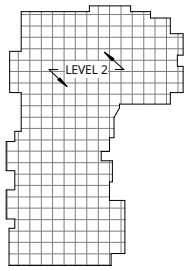
LEVEL 1:
26,461 SF
- 3,294 SF
= 23,167 SF

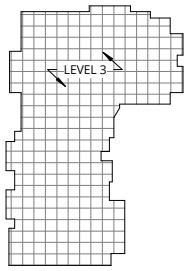
LEVEL 1: 23,167 SF
+ LEVEL 2: 15,751 SF
+ LEVEL 3: 15,751 SF
= 54,669 SF

54,669 SF / 101,495 SF = **0.54 FAR**

FAR FOR EXISTING BUILDING + ADDITION:







LEVEL 1 = 25,923 SF

LEVEL 2 = 15,751 SF

LEVEL 3 = 15,751 SF

FAR FOR EXISTING BUILDING + ADDITION CALCULATION:

REFER TO CALCULATION IN "FAR FOR EXISTING BUILDING" FOR LEVEL 1 AREA.
*AS PER THE DEFINITION OF FLOOR AREA RATIO IN CDC 2.030 REGARDING 'BASEMENT PERIMETER'.
LEVEL 1 PLUS THE ADDITION, NEW BATHROOMS, AND NEW STORAGE ROOM IS:

LEVEL 1:
EXISTING: 23,167 SF
+ ADDITION: 2,396 SF
+ NEW BATHROOMS: 136 SF
+ NEW STORAGE ROOM: 224 SF
= 25,923 SF

LEVEL 1: 25,923 SF
+ LEVEL 2: 15,751 SF
+ LEVEL 3: 15,751 SF
= 57,425 SF

57,425 SF / 101,495 SF = **0.57 FAR** (AN INCREASE OF .03 FAR)

ANKROM MOISAN ARCHITECTS

FAR CALCULATIONS
LAND USE SET 8/02/2021

ROSE LINN CARE CENTER ADDITION

PERMITS

CONDITIONAL USE: DR-21-01
BUILDING PERMIT: TBD
FPS PR #: 20-139

DEFERRED SUBMITTALS

- SHOP FABRICATED WOOD TRUSS
- FIRE SUPPRESSION SPRINKLER SYSTEM
- FIRE DETECTION & ALARM

ALL DEFERRED SUBMITTALS SHALL FIRST BE SUBMITTED TO THE PROJECT ARCHITECT AND/OR ENGINEER FOR REVIEW AND COORDINATION. FOLLOWING THE COMPLETION OF PROJECT ARCHITECT'S AND/OR ENGINEER'S REVIEW AND COORDINATION, A SUBMITTAL SHALL BE MADE (FOR CITY REVIEW AND APPROVAL) BY THE CONTRACTOR, WHICH SHALL INCLUDE A LETTER (OR SHOP DRAWING APPROVAL STAMP) STATING THIS REVIEW AND COORDINATION HAS BEEN PERFORMED AND COMPLETED AND PLANS AND CALCULATIONS FOR THE DEFERRED ITEMS ARE FOUND TO BE ACCEPTABLE (E.G., WITH REGARD TO GEOMETRY, LOAD CONDITIONS, ETC.)

PROJECT DESCRIPTION

ROSE LINN CARE CENTER IS A 71 BED MEDICARE CERTIFIED NURSING FACILITY. THE PLANNED ADDITION WILL ADD THREE NEW SEMI-PRIVATE ROOMS AND ONE NEW PRIVATE ROOM. THE REMODEL WILL ALSO CONVERT SIX 3-BED ROOMS TO SEMI-PRIVATE ROOMS WITH A PRIVACY DIVIDER BETWEEN THE BEDS, AND TWO SEMI-PRIVATE ROOMS WILL CONVERT TO PRIVATE ROOMS. ONE OFFICE WILL CONVERT TO A PRIVATE ROOM, AND A ONE NEW OFFICE WILL BE REMODELED NEAR PHYICAL THERAPY. THE ADDITION WILL ALSO INCLUDE TWO NEW BATHROOMS TO BE ADDED ON TO TWO EXISTING UNITS. THE BUILDING WILL NOT INCREASE/DECREASE OCCUPACNY AND CONTINUE TO BE LICENSED TO CARE FOR 71 RESIDENTS.

ZONING INFORMATION

Taxlot ID #: 21E35BC03000

ZONE: R4.5

APPLICABLE CODES

NFPA 13
2019 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
2019 OREGON MECHANICAL SPECIALTY CODE (OMSC)
2017 OREGON PLUMBING SPECIALTY CODE (OPSC)
2019 OREGON ZERO ENERGY READY COMMERCIAL CODE (OZERCC)
- REFERENCE ASHRAE 90.1-2016
2017 OREGON ELECTRICAL SPECIALTY CODE (OESC)
2017 NATIONAL ELECTRICAL CODE (NEC) BASED ON NFPA 70
2019 OREGON FIRE CODE (OFC)
2010 AMERICANS WITH DISABILITIES ACT (ADA)
2019 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
- CHAPTER 11 ACCESSIBILITY

OWNER & CONTRACTOR

OWNER
BENICIA SENIOR LIVING
1800 BLANKENSHIP, SUITE 475
WEST LINN, OREGON 97068
PH: 503.344.6065

TERRI WALDROFF, PRINCIPAL terriw@benicialLc.com

GENERAL CONTRACTOR
YORKE & CURTIS
4480 SW 101ST AVE.
BEAVERTON, OR 97005
PH: 503.646.2123

PHIL SHUART, PROJECT MANAGER phillips@yorkeandcurtis.com

ARCHITECT & CONSULTANTS

ARCHITECTURAL
ANKROM MOISAN
38 NW DAVIS ST
SUITE 300
PORTLAND OR 97209
PH: 503.245.7100
FAX: 503.245.7710
www.ankrommoisan.com

MARK MILLER, PRINCIPAL markcm@ankrommoisan.com

JACLYN BENGE, ASSOCIATE jaclynb@ankrommoisan.com

INTERIORS
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PORTLAND OR 97209
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FAX: 503-245-7710
www.ankrommoisan.com

ALISSA BRANDT, PRINCIPAL alissab@ankrommoisan.com

SAKURA MORIYA sakuram@ankrommoisan.com

LAND USE
URBANLENS PLANNING
2744 SE 34TH
PORTLAND, OR 97202
PH: 971.706.8720

ROBIN SCHOLETZKY, PRINCIPAL robin@urganlensplanning.net

CIVIL
AAI ENGINEERING
4875 SW GRIFFITH DR.
SUITE 100
BEAVERTON, OR 97005
PH: 503.620.3030

NORM SCHEG, ASSOCIATE

LANDSCAPE
OTTEN & ASSOCIATES
3933 S KELLY AVE., SUITE B
PORTLAND, OR 97239
PH: 503.972.0311

ERIN HOLSONBACK erin@ottenla.com

STRUCTURAL
KRAMER GEHLEN ASSOCIATES
400 COLUMBIA ST.
SUITE 240
VANCOUVER, WA 98660
PH: 360-693-1621

MARK HUGHES, PRINCIPAL markh@kramer-gehlen.com

MECHANICAL
SAZAN GROUP
111 SW FIFTH AVE.
SUITE 3210
PORTLAND, OR 97204
PH: 503.416.2400

DANIEL TOUGER, PRINCIPAL dtouger@sazan.com

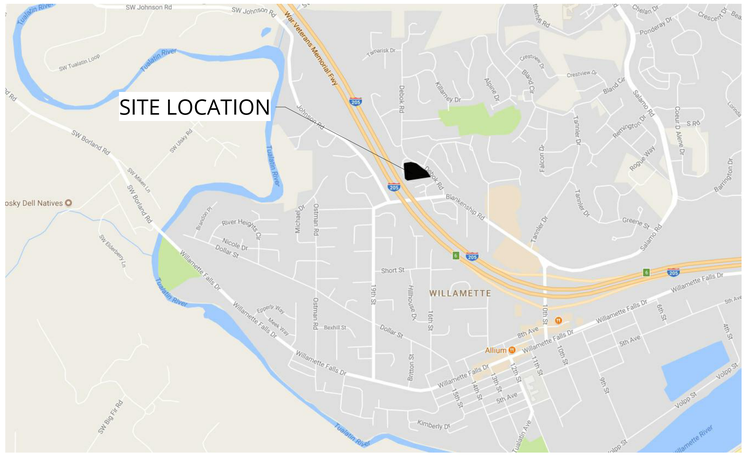
ELECTRICAL
SAZAN GROUP
111 SW FIFTH AVE.
SUITE 3210
PORTLAND, OR 97204
PH: 503.416.2400

DANIEL TOUGER, PRINCIPAL dtouger@sazan.com

PLUMBING
SAZAN GROUP
111 SW FIFTH AVE.
SUITE 3210
PORTLAND, OR 97204
PH: 503.416.2400

DANIEL TOUGER, PRINCIPAL dtouger@sazan.com

VICINITY MAP



ROSE LINN CARE CENTER ADDITION
2330 Debok Rd., West Linn, OR 97068
BENICIA SENIOR LIVING

REVISION	DATE	REASON FOR ISSUE
1	5/06/2021	Addendum 01

COVER SHEET

LAND USE SET

DATE	REVISION
8/02/2021	1
PROJECT NUMBER 203160	SHEET NUMBER CS
SCALE	

8/2/2021 8:07:25 PM

SHEET INDEX

SHEET NUMBER	SHEET NAME	SD SET	LAND USE	DD SET	CD PROGRESS SET
GENERAL					
CS	COVER SHEET	•	•	•	•
G0.01	SHEET INDEX	•	•	•	•
CIVIL					
C0.1	GENERAL NOTES		•	•	•
C0.2	EXISTING CONDITIONS		•	•	•
C0.3	DEMOLITION PLAN		•	•	•
C1.0	HARDSCAPE PLAN		•	•	•
C2.0	GRADING AND EROSION CONTROL PLAN		•	•	•
C2.1	GRADING PLAN ENLARGEMENT		•	•	•
C3.0	UTILITY PLAN		•	•	•
C4.0	DETAILS		•	•	•
C4.1	DETAILS		•	•	•
EX1	SLOPE ANALYSIS OF EXISTING GRADING		•		
EX2	SLOPE ANALYSIS OF PROPOSED GRADING		•		
LANDSCAPE					
L1.0	TREE PROTECTION PLAN		•		•
L2.0	LANDSCAPE PLAN		•		
L3.0	SPECIFICATIONS AND DETAILS		•		
ARCHITECTURAL					
A1.00	SITE & LEVEL 1 SNF WING DEMOLITION PLAN	•	•	•	•
A1.01	SITE PLAN	•	•	•	•
A1.03	SOUTH RETAINING WALL/ FENCE		•		•
A2.01	LEVEL 1 ADDITION - FLOOR PLAN	•	•	•	•
A2.31	LEVEL 1 ADDITION - ROOF PLAN	•	•	•	•
A3.11	BUILDING ELEVATIONS - COLOR	•	•	•	•
A3.12	BUILDING ELEVATIONS - COLOR	•	•	•	•

Ankrom Moisan

38 NW DAVIS STREET, SUITE 300
PORTLAND, OR 97209
T 503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.576.1600

1014 HOWARD STREET
SAN FRANCISCO, CA 94103
T 415.252.7063

ROSE LINN CARE CENTER ADDITION

2330 Debok Rd., West Linn, OR 97068

BENICIA SENIOR LIVING

REVISION	DATE	REASON FOR ISSUE
A	8/02/2021	Land Use Updates

SHEET INDEX

LAND USE SET

DATE	REVISION
8/02/2021	A
PROJECT NUMBER 203160	SHEET NUMBER G0.01
SCALE	

C:\ Revit Projects\203160-20-Rose Linn Care Center Addition\203160-20-Rose Linn Care Center Addition_jacobn.rvt

NOTICE TO EXCAVATORS: ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987).

POTENTIAL UNDERGROUND FACILITY OWNERS

DIG SAFELY

CALL THE OREGON ONE-CALL CENTER
1-800-332-2344

EMERGENCY TELEPHONE NUMBERS

NW NATURAL GAS	
M-F 7am-5pm	503-226-4211 EXT.4313
AFTER HOURS	503-226-4211
PGE	503-464-7777
QWEST	1-800-573-1311
VERIZON	1-800-483-1000

811

Know what's **below.**
Call before you dig.

GENERAL NOTES

1. CONSTRUCTION LAYOUT (ALL ACTUAL LINES AND GRADES) SHALL BE STAKED BY A PROFESSIONAL SURVEYOR, REGISTERED IN THE STATE OF OREGON, BASED ON COORDINATES, DIMENSIONS, BEARINGS, AND ELEVATIONS, AS SHOWN, ON THE PLANS.
2. PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE HORIZONTAL POSITION PRIOR TO BEGINNING CONSTRUCTION LAYOUT.
3. PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE VERTICAL POSITION BASED ON THE BENCHMARK STATED HEREON, PRIOR TO BEGINNING CONSTRUCTION LAYOUT.
4. WHEN DIMENSIONS AND COORDINATE LOCATIONS ARE REPRESENTED – DIMENSIONS SHALL HOLD OVER COORDINATE LOCATION. NOTIFY THE CIVIL ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY.
5. BUILDING SETBACK DIMENSIONS FROM PROPERTY LINES SHALL HOLD OVER ALL OTHER CALLOUTS. PROPERTY LINES AND ASSOCIATED BUILDING SETBACKS SHALL BE VERIFIED PRIOR TO CONSTRUCTION LAYOUT.
6. CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING MONUMENTATION DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT OF ANY MONUMENTS DAMAGED OR REMOVED DURING CONSTRUCTION. NEW MONUMENTS SHALL BE REESTABLISHED BY A LICENSED SURVEYOR.
7. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS, THE PROJECT SPECIFICATIONS AND THE APPLICABLE REQUIREMENTS OF THE 2018 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE 2017 OREGON PLUMBING SPECIALTY CODE AND LOCAL JURISDICTION REQUIREMENTS.
8. THE COMPLETED INSTALLATION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REGULATIONS. ALL PERMITS, LICENSES AND INSPECTIONS REQUIRED BY THE GOVERNING AUTHORITIES FOR THE EXECUTION AND COMPLETION OF WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
9. ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987). EXCAVATORS MUST NOTIFY ALL PERTINENT COMPANIES OR AGENCIES WITH UNDERGROUND UTILITIES IN THE PROJECT AREA AT LEAST 48 BUSINESS-DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS PRIOR TO COMMENCING AN EXCAVATION, SO UTILITIES MAY BE ACCURATELY LOCATED.
10. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS, PIPE SIZE, AND MATERIAL TYPES OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF AAI ENGINEERING, 72 HOURS PRIOR TO START OF CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT CONFLICTS.
11. THE ENGINEER OR OWNER IS NOT RESPONSIBLE FOR THE SAFETY OF THE CONTRACTOR OR HIS CREW. ALL O.S.H.A. REGULATIONS SHALL BE STRICTLY ADHERED TO IN THE PERFORMANCE OF THE WORK.
12. TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IMPLEMENTED. THE ESC FACILITIES SHOWN IN THESE PLANS ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.
13. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ROADWAYS, KEEPING THEM CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, AND PROVIDING DUST CONTROL AS REQUIRED.
14. TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN TO LOCAL JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL WORK WITH THE OWNER.
16. THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
17. THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 24-HOUR NOTICE IS REQUIRED.
18. EXISTING SURVEY MONUMENTS ARE TO BE PROTECTED DURING CONSTRUCTION OR REPLACED IN ACCORDANCE WITH OREGON REVISED STATUTES 209.140 – 209.155.

CONSTRUCTION NOTES

DEMOLITION

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND DISPOSAL OF EXISTING AC, CURBS, SIDEWALKS AND OTHER SITE ELEMENTS WITHIN THE SITE AREA IDENTIFIED IN THE PLANS.
2. EXCEPT FOR MATERIALS INDICATED TO BE STOCKPILED OR TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY, REMOVED FROM THE SITE, AND DISPOSED OF PROPERLY.
3. ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND DELIVERED STORED AT THE PROJECT SITE AS DIRECTED BY THE OWNER.
4. ALL LANDSCAPING, PAVEMENT, CURBS AND SIDEWALKS, BEYOND THE IDENTIFIED SITE AREA, DAMAGED DURING THE CONSTRUCTION SHALL BE REPLACED TO THEIR ORIGINAL CONDITION OR BETTER.
5. CONCRETE SIDEWALKS SHOWN FOR DEMOLITION SHALL BE REMOVED TO THE NEAREST EXISTING CONSTRUCTION JOINT.
6. SAWCUT STRAIGHT MATCHLINES TO CREATE A BUTT JOINT BETWEEN THE EXISTING AND NEW PAVEMENT.

UTILITIES

1. ADJUST ALL INCIDENTAL STRUCTURES, MANHOLES, VALVE BOXES, CATCH BASINS, FRAMES AND COVERS, ETC. TO FINISHED GRADE.
2. CONTRACTOR SHALL ADJUST ALL EXISTING AND/OR NEW FLEXIBLE UTILITIES (WATER, TV, TELEPHONE, ELEC., ETC.) TO CLEAR ANY EXISTING OR NEW GRAVITY DRAIN UTILITIES (STORM DRAIN, SANITARY SEWER, ETC.) IF CONFLICT OCCURS.
3. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES FOR THE INSTALLATION OF OR ADJUSTMENT TO GAS, ELECTRICAL, POWER AND TELEPHONE SERVICE.
4. BEFORE BACKFILLING ANY SUBGRADE UTILITY IMPROVEMENTS CONTRACTOR SHALL SURVEY AND RECORD MEASUREMENTS OF EXACT LOCATION AND DEPTH AND SUBMIT TO ENGINEER AND OWNER.

STORM AND SANITARY

1. CONNECTIONS TO EXISTING STORM SEWERS SHALL CONFORM TO THE 2018 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, SECTION 00490, "WORK ON EXISTING SEWERS AND STRUCTURES".
2. BEGIN LAYING STORM DRAIN SEWER PIPE AT THE LOW POINT OF THE SYSTEM, TRUE TO GRADE AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. THE CONTRACTOR SHALL ESTABLISH LINE AND GRADE FOR THE STORM SEWER PIPE USING A LASER.
3. ALL ROOF DRAIN AND CATCH BASIN LEADERS SHALL HAVE A MINIMUM SLOPE OF 1 PERCENT UNLESS NOTED OTHERWISE IN THE PLANS.
4. ALL STORM FITTINGS TO BE ECCENTRIC FITTINGS UNLESS OTHERWISE NOTED.

EARTHWORKS

1. CONTRACTOR SHALL PREVENT SEDIMENTS AND SEDIMENT LADEN WATER FROM ENTERING THE STORM DRAINAGE SYSTEM.
2. TRENCH BEDDING AND BACKFILL SHALL BE AS SHOWN ON THE PIPE BEDDING AND BACKFILL DETAIL, THE PROJECT SPECIFICATIONS AND AS REQUIRED IN THE SOILS REPORT. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER WILL NOT BE PERMITTED.
3. SUBGRADE AND TRENCH BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER IS NOT PERMITTED.

PAVING

1. SEE ARCHITECTURAL PLANS FOR SIDEWALK FINISHING AND SCORING PATTERNS.

MATERIAL NOTES

1. GENERAL: MATERIALS SHALL BE NEW. THE USE OF MANUFACTURER'S NAMES, MODELS, AND NUMBERS IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE, AND USEFULNESS. PROPOSED SUBSTITUTIONS WILL REQUIRE WRITTEN APPROVAL FROM ENGINEER PRIOR TO INSTALLATION.
2. STORM SEWER PIPING SHALL BE PVC PIPE AS INDICATED IN THE PLANS. PIPES WITH LESS THAN 2' OF COVER SHALL BE C900/C905 PVC, HDPE OR DUCTILE IRON PIPE.
3. CONCRETE FOR CURBS, SIDEWALK AND DRIVEWAYS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 15, 2003
CRAIG N. HARRIS
EXPIRES: 6/30/2021

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ROSE LINN CARE CENTER

WEST LINN, OREGON

SHEET TITLE

GENERAL NOTES

DATE:	20/07/2020
DRAWN:	TRH
CHECKED:	NWS

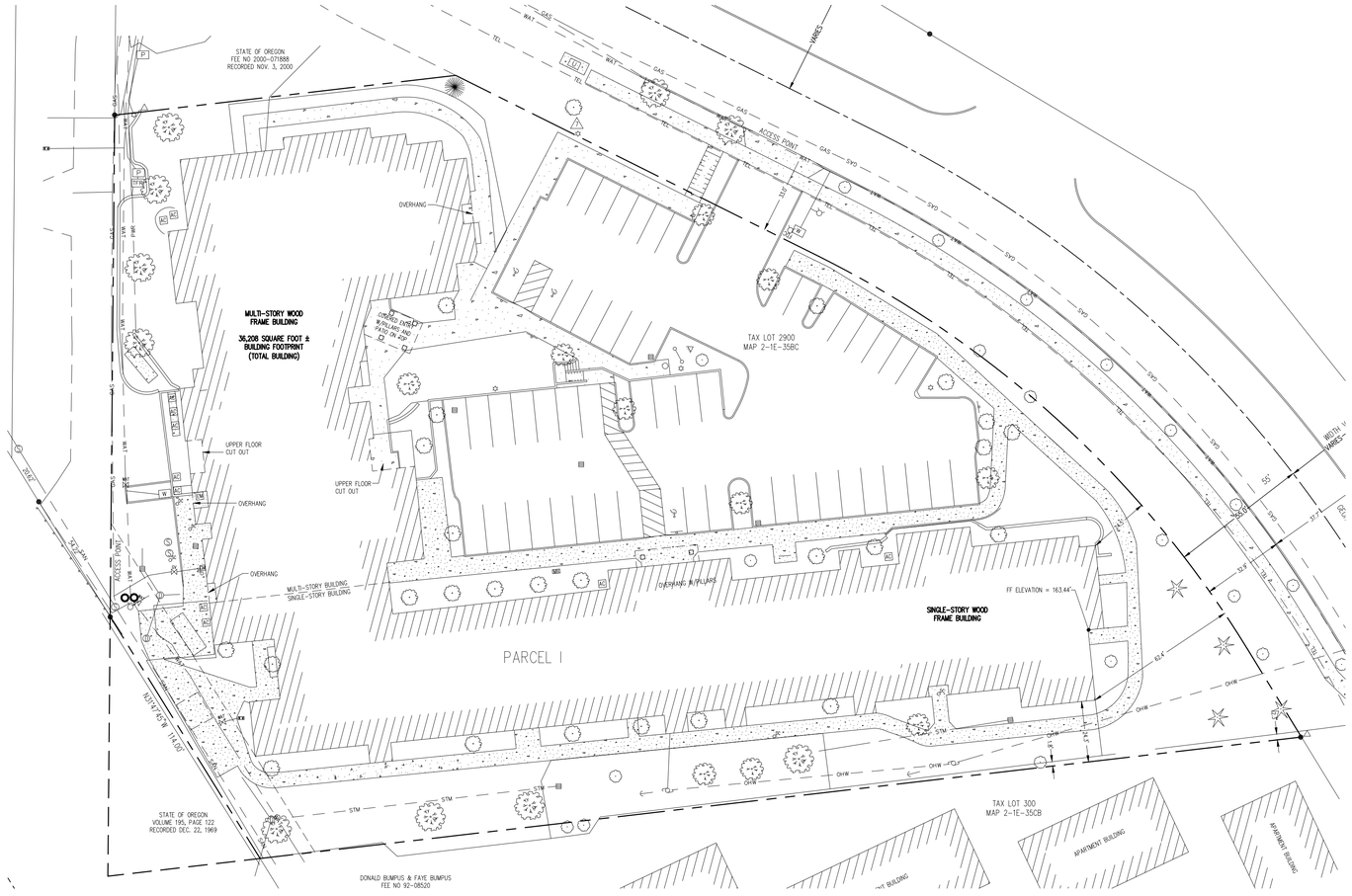
REVISIONS:

SHEET NUMBER

C0.1

JOB NUMBER: A20179.10

08/02/2021 – LAND USE SUBMITTAL



LEGEND

- DECIDUOUS TREE
- CONIFEROUS TREE
- WATER VAULT
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- GUY WIRE ANCHOR
- UTILITY POLE
- STREET LIGHT
- HVAC UNIT
- AREA LIGHT
- TELEPHONE/TELEVISION JUNCTION BOX
- SIGN
- FOUND SURVEY MONUMENT
- STORM SEWER CLEAN OUT
- STORM SEWER CATCH BASIN
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- PROPERTY LINE
- CENTERLINE
- CURB
- FENCE LINE
- OVERHEAD WIRE — OHW
- TELEPHONE LINE — TEL
- GAS LINE — GAS
- STORM SEWER LINE — STM
- WATER LINE — WAT

NOTES

1) THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON MAY 3, 2017. ADDITIONAL FIELD MESURMENTS WERE TAKEN FEBRUARY 27, 2018 FOR THE WATER QUALITY SWALE SOUTH OF THE BUILDING.

2) ELEVATIONS AND CONTOURS ARE BASED ON THE NAVD 1988 VERTICAL DATUM AND WERE GPS DERIVED.

4) THE RIGHT-OF-WAY WIDTH IS BASED ON THE CLACKAMAS COUNTY ASSESSOR'S MAP, DEDICATION DOCUMENTS AND MULTIPLE SURVEYS OF THE AREA.

5) BASED ON THE TITLE REPORT, PREPARED BY CHICAGO TITLE INSURANCE COMPANY OF OREGON WITH AN EFFECTIVE DATE OF APRIL 29, 2014 AT 8:00 A.M. AND FILE NO. 472513513764JL-CT50, THERE ARE NO EASEMENTS FOUND IN THE SURVEYED AREA

6) THE UNDERGROUND UTILITIES ARE BASED ON THE MARKINGS PER LOCATE TICKET NUMBERS 17090251 AND 17099783.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LOCATED IN THE NORTHWEST 1/4
OF SECTION 26, TOWNSHIP 2 SOUTH,
RANGE 1 EAST, W.M.,
CITY OF WEST LINN,
CLACKAMAS COUNTY, OREGON

NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 feet

NORTHWEST SURVEYING, INC.
1815 NW 169th PLACE, SUITE 2090
BEAVERTON, OR 97006
PH:(503) 848-2127 FAX:(503) 848-2179
EMAIL: nwsurveying@nwsrvy.com

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JUNE 30, 1997
SCOTT F. FIELD
2844

12-31-2019
RENEWAL DATE

08/02/2021 – LAND USE SUBMITTAL

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ROSE LINN CARE CENTER

WEST LINN, OREGON

SHEET TITLE

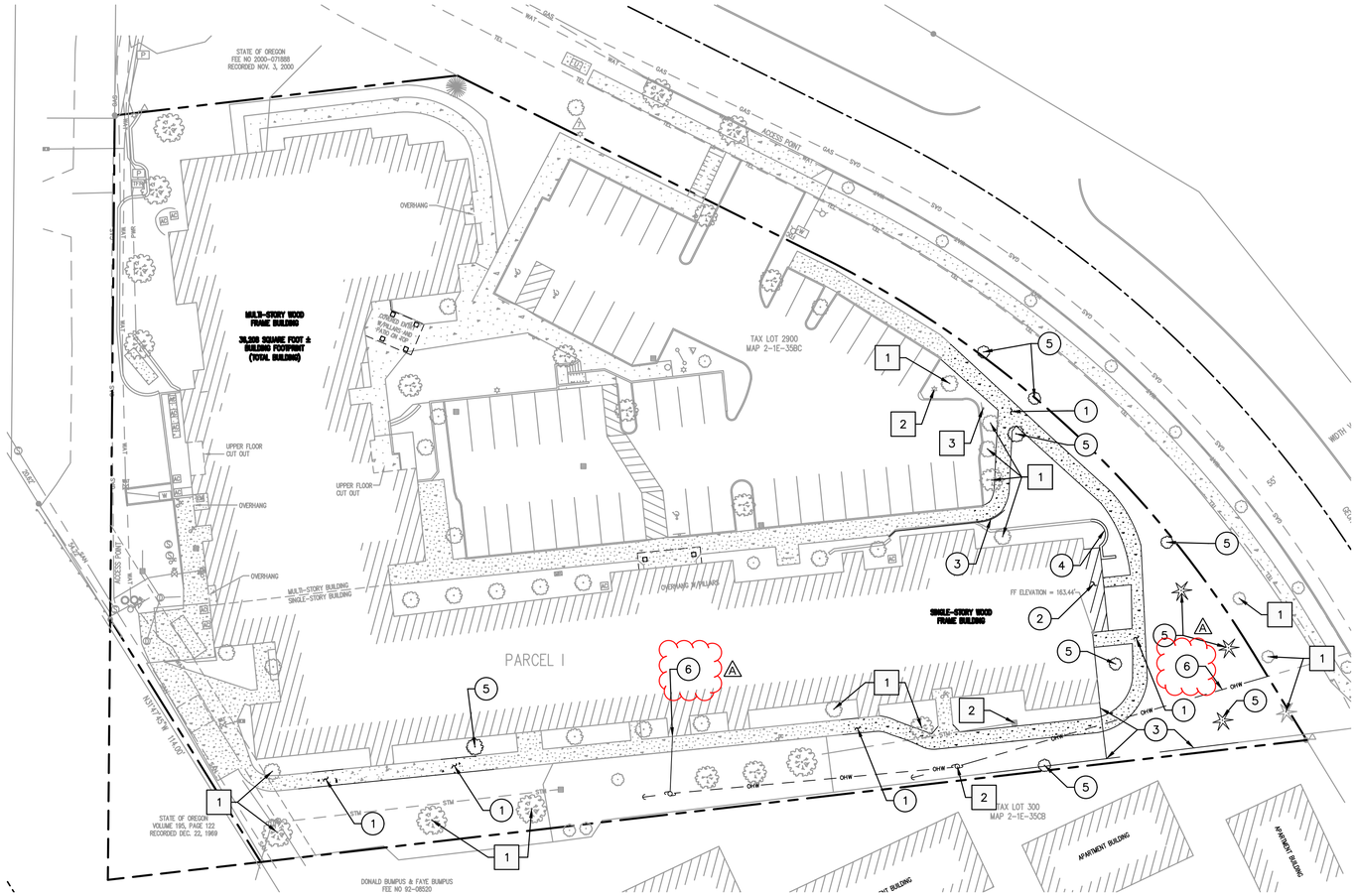
EXISTING CONDITIONS

DATE: 20/07/2020
DRAWN: TRH
CHECKED: NWS
REVISIONS:

SHEET NUMBER

C0.2

JOB NUMBER: A20179.10



SHEET NOTES

1. SEE SHEET C0.1 FOR GENERAL SHEET NOTES.
2. CONTRACTOR MAY STAGE WITHIN LIMITS OF DEMOLITION.
3. REMOVE ALL SITE COMPONENTS AND RECYCLE COMPONENTS AS REQUIRED IN THE SPECIFICATIONS.
4. ALL TRADE LICENSES AND PERMITS NECESSARY FOR THE PROCUREMENT AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING DEMOLITION.
5. THE CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING RIGHT-OF-WAY SURVEY MONUMENTATION DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT BY A LICENSED SURVEYOR OF ANY DAMAGED OR REMOVED MONUMENTS.
6. PROTECT ALL ITEMS ON ADJACENT PROPERTIES AND IN THE RIGHT OF WAY INCLUDING BUT NOT LIMITED TO SIGNAL EQUIPMENT, PARKING METERS, SIDEWALKS, STREET TREES, STREET LIGHTS, CURBS, PAVEMENT AND SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY DAMAGED ITEMS TO ORIGINAL CONDITION.
7. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, AND OTHER FACILITIES IMMEDIATELY ADJACENT TO EXCAVATIONS FROM DAMAGES CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS.
8. SAWCUT STRAIGHT LINES IN SIDEWALK, AS NECESSARY.
9. CONTRACTOR IS RESPONSIBLE TO CONTROL DUST AND MUD DURING THE DEMOLITION PERIOD, AND DURING TRANSPORTATION OF DEMOLITION DEBRIS. ALL STREET SURFACES OUTSIDE THE CONSTRUCTION ZONE MUST BE KEPT CLEAN.
10. PROTECT ALL EXISTING UTILITY STRUCTURES AND UNDERGROUND MAINS TO REMAIN.
11. PROTECT ALL EXISTING VEGETATION TO REMAIN.

(X) PROTECTION NOTES

1 PROTECT EXISTING TREE
2 PROTECT EXISTING UTILITY STRUCTURE
3 REMOVE AND REPLACE SIGN

(X) DEMOLITION NOTES

1 REMOVE EXISTING SIDEWALK
2 REMOVE PORTION OF EXISTING BUILDING
3 REMOVE EXISTING FENCING
4 REMOVE EXISTING RETAINING WALL
5 REMOVE EXISTING TREE
⚠6 ELECTRICAL ENGINEER TO COORDINATE WITH PGE FOR RELOCATION OF ELECTRICAL SERVICE TO THE MAIN ELECTRICAL ROOM. COORDINATION WITH PGE TO CONTINUE UNTIL WORK IS FINISHED.

LEGEND

DECIDUOUS TREE
CONIFEROUS TREE
WATER VAULT (W)
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION (FDC)
GUY WIRE ANCHOR
UTILITY POLE
STREET LIGHT
HVAC UNIT (AC)
AREA LIGHT
TELEPHONE/TELEVISION JUNCTION BOX
SIGN
FOUND SURVEY MONUMENT
STORM SEWER CLEAN OUT (SDC)
STORM SEWER CATCH BASIN
RIGHT-OF-WAY LINE
BOUNDARY LINE
PROPERTY LINE
CENTERLINE
CURB
FENCE LINE
OVERHEAD WIRE (OHW)
TELEPHONE LINE (TEL)
GAS LINE (GAS)
STORM SEWER LINE (STM)
WATER LINE (WAT)

NORTH

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 feet

08/02/2021 – LAND USE SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 2009
CRAIG N. HARRIS
EXPIRES: 6/30/2021

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ROSE LINN CARE CENTER

WEST LINN, OREGON

SHEET TITLE

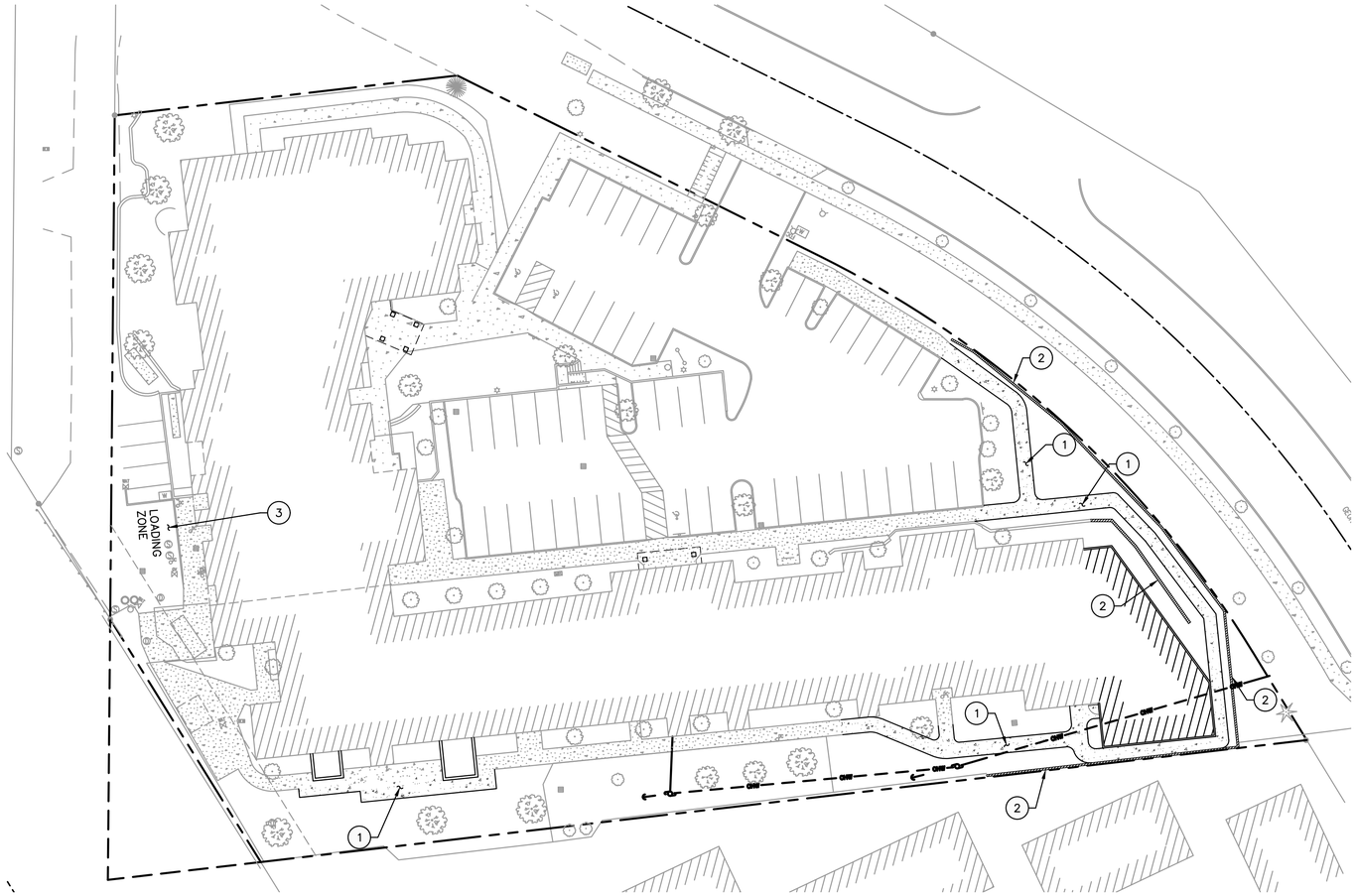
DEMOLITION PLAN

DATE: 20/07/2020
DRAWN: TRH
CHECKED: NWS
REVISIONS:

SHEET NUMBER

C0.3

JOB NUMBER: A20179.10



SHEET NOTES

1. SEE SHEET C0.1 FOR GENERAL SHEET NOTES.
2. SEE ARCHITECTURAL PLANS FOR ADDITIONAL SITE INFORMATION.
3. THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
4. THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 24–HOUR NOTICE IS REQUIRED.

(X) CONSTRUCTION NOTES

1 INSTALL SIDEWALK PER DETAIL 1/C4.1
2 INSTALL WALL, DESIGN BY OTHERS
3 INSTALL LOADING ZONE, COORDINATE WITH ARCHITECT

LEGEND

PROPERTY LINE
CONCRETE SIDEWALK SURFACING
ASPHALT SURFACING

NORTH

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 feet

08/02/2021 – LAND USE SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 15, 2009
CRAIG N. HARRIS
EXPIRES: 6/30/2021

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ROSE LINN CARE CENTER

WEST LINN, OREGON

SHEET TITLE

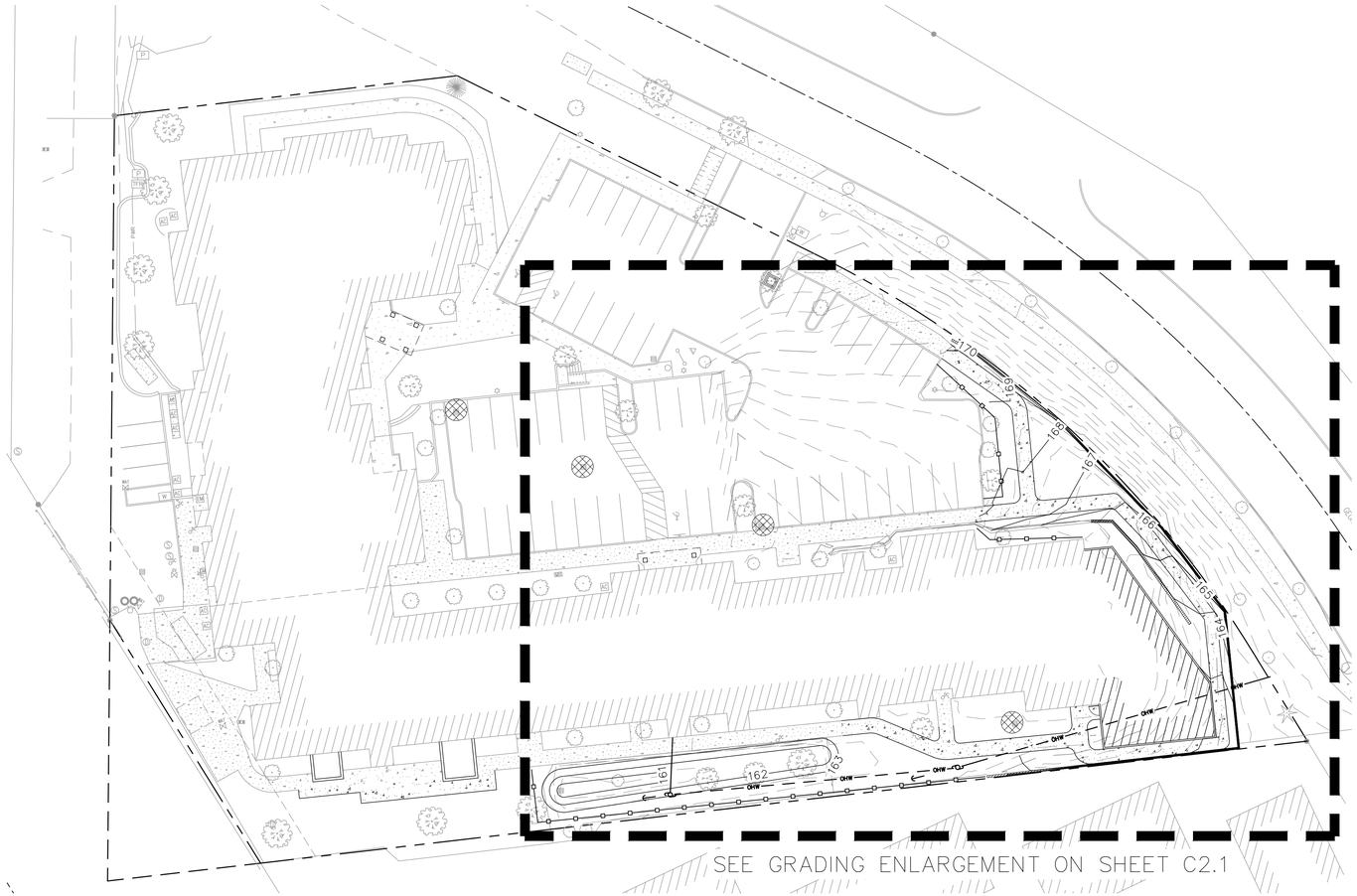
HARDSCAPE PLAN

DATE: 20/07/2020
DRAWN: TRH
CHECKED: NWS
REVISIONS:

SHEET NUMBER

C1.0

JOB NUMBER: A20179.10



SHEET NOTES

1. SEE SHEET C0.1 FOR GENERAL SHEET NOTES.
2. CURB HEIGHTS ARE 6" UNLESS NOTED OTHERWISE.
3. LANDINGS ON ACCESSIBLE ROUTES SHALL NOT EXCEED 2% IN ANY DIRECTION.
4. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
5. ALL WALKWAYS FROM ACCESSIBLE UNITS ARE DESIGNED TO NOT REQUIRE HANDRAILS. THEREFORE, RAMPS WITH SLOPES STEEPER THAN 5.0% AND LESS THAN 8.33% SHALL NOT EXCEED 0.5' RISE OR 6.0' LENGTH.
6. FINISH GRADES ARE TO BE BROUGHT TO WITHIN 0.08 FT IN 10 FT OF THE GRADES SHOWN AT SUBGRADE AND TO WITHIN 0.03 FT IN 10 FT AT FINISH GRADE. CONTRACTOR TO ALLOW FOR PLACEMENT OF REQUIRED TOPSOIL IN ROUGH GRADING.
7. GRADING ELEVATIONS AS SHOWN ON SITE AND LANDSCAPE PLANS ARE FINISHED GRADE WHICH INCLUDES SUBGRADE SOIL, TOPSOIL, SOIL AMENDMENTS, ROCKERY AND RUNOFF PROTECTION CONTRACTOR IS RESPONSIBLE TO COORDINATE GRADING WITH BOTH EXCAVATOR AND LANDSCAPE CONTRACTOR.

GRADING LABEL LEGEND

XX.XX XX ← DESCRIPTION LISTED BELOW. ← SPOT ELEVATION

BW	FINISHED GRADE AT BOTTOM OF WALL
DS	DOOR SILL
EX	EXISTING GRADE
FF	FINISHED FLOOR ELEVATION
SW	SIDEWALK
TW	FINISHED GRADE AT TOP OF WALL

LEGEND

EXISTING CONTOUR MINOR — 102

EXISTING CONTOUR MAJOR — 100

PROPOSED CONTOUR MINOR — 102

PROPOSED CONTOUR MAJOR — 100

SEDIMENT FENCE PER DETAIL 4–23/C4.0

INLET PROTECTION PER DETAIL 4–19/C4.0

CONCRETE WASHOUT PER DETAIL 1/C4.0

NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 feet

08/02/2021 – LAND USE SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
59412PE
OREGON
JULY 14, 2009
CRAIG N. HARRIS
EXPIRES: 6/30/2021

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ROSE LINN CARE CENTER

WEST LINN, OREGON

SHEET TITLE

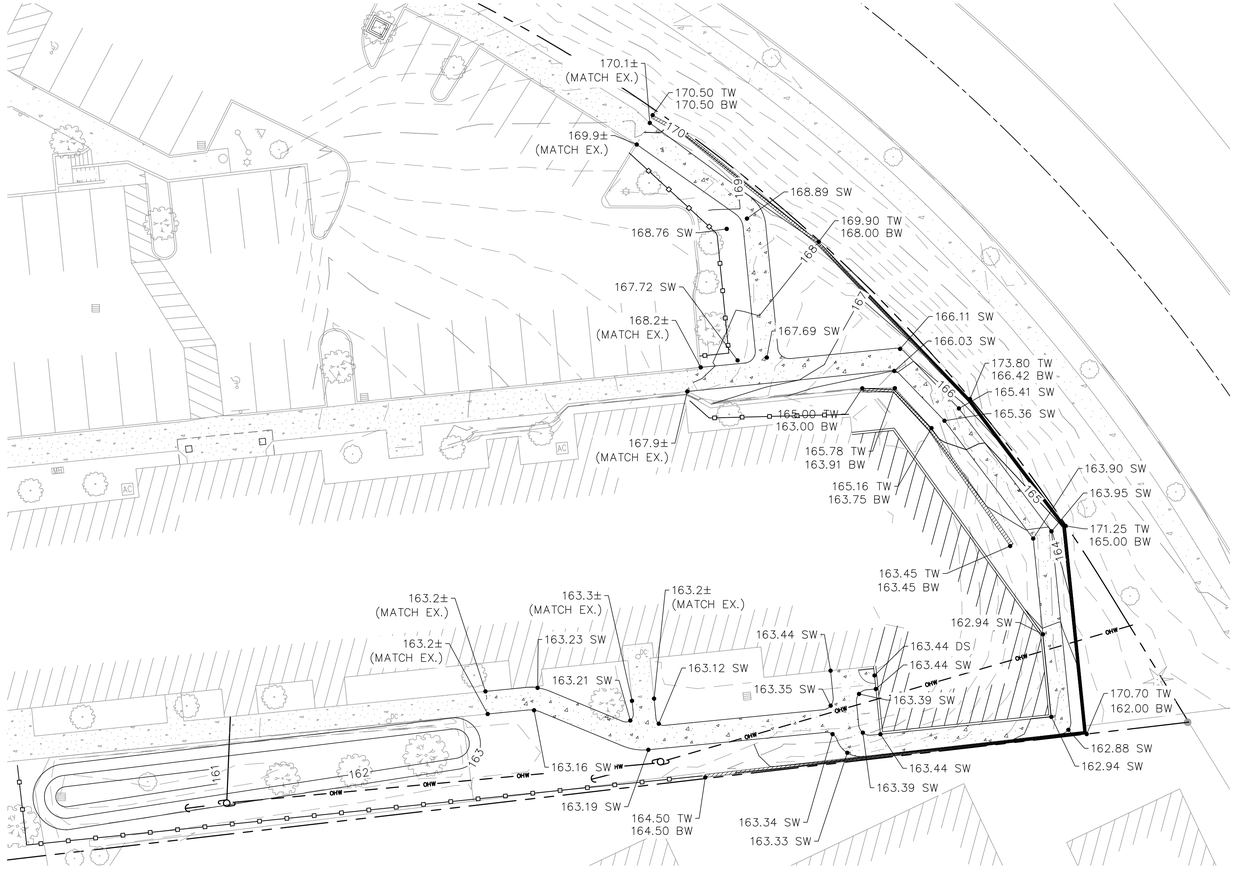
GRADING AND EROSION CONTROL PLAN

DATE: 20/07/2020
DRAWN: TRH
CHECKED: NWS
REVISIONS:

SHEET NUMBER

C2.0

JOB NUMBER: A20179.10



SHEET NOTES

1. SEE SHEET C0.1 FOR GENERAL SHEET NOTES.
2. CURB HEIGHTS ARE 6" UNLESS NOTED OTHERWISE.
3. LANDINGS ON ACCESSIBLE ROUTES SHALL NOT EXCEED 2% IN ANY DIRECTION.
4. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
5. ALL WALKWAYS FROM ACCESSIBLE UNITS ARE DESIGNED TO NOT REQUIRE HANDRAILS. THEREFORE, RAMPS WITH SLOPES STEEPER THAN 5.0% AND LESS THAN 8.33% SHALL NOT EXCEED 0.5' RISE OR 6.0' LENGTH.
6. FINISH GRADES ARE TO BE BROUGHT TO WITHIN 0.08 FT IN 10 FT OF THE GRADES SHOWN AT SUBGRADE AND TO WITHIN 0.03 FT IN 10 FT AT FINISH GRADE. CONTRACTOR TO ALLOW FOR PLACEMENT OF REQUIRED TOPSOIL IN ROUGH GRADING.
7. GRADING ELEVATIONS AS SHOWN ON SITE AND LANDSCAPE PLANS ARE FINISHED GRADE WHICH INCLUDES SUBGRADE SOIL, TOPSOIL, SOIL AMENDMENTS, ROCKERY AND RUNOFF PROTECTION CONTRACTOR IS RESPONSIBLE TO COORDINATE GRADING WITH BOTH EXCAVATOR AND LANDSCAPE CONTRACTOR.

GRADING LABEL LEGEND

XX.XX XX ← DESCRIPTION LISTED BELOW. ← SPOT ELEVATION

BW	FINISHED GRADE AT BOTTOM OF WALL
DS	DOOR SILL
EX	EXISTING GRADE
FF	FINISHED FLOOR ELEVATION
SW	SIDEWALK
TW	FINISHED GRADE AT TOP OF WALL

LEGEND

EXISTING CONTOUR MINOR — 102

EXISTING CONTOUR MAJOR — 100

PROPOSED CONTOUR MINOR — 102

PROPOSED CONTOUR MAJOR — 100

SEDIMENT FENCE PER DETAIL 4–23/C4.0

INLET PROTECTION PER DETAIL 4–19/C4.0

CONCRETE WASHOUT PER DETAIL 1/C4.0

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 feet

08/02/2021 – LAND USE SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
59412PE
OREGON
JULY 14, 2009
CRAIG N. HARRIS
EXPIRES: 6/30/2021

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ROSE LINN CARE CENTER
WEST LINN, OREGON

SHEET TITLE

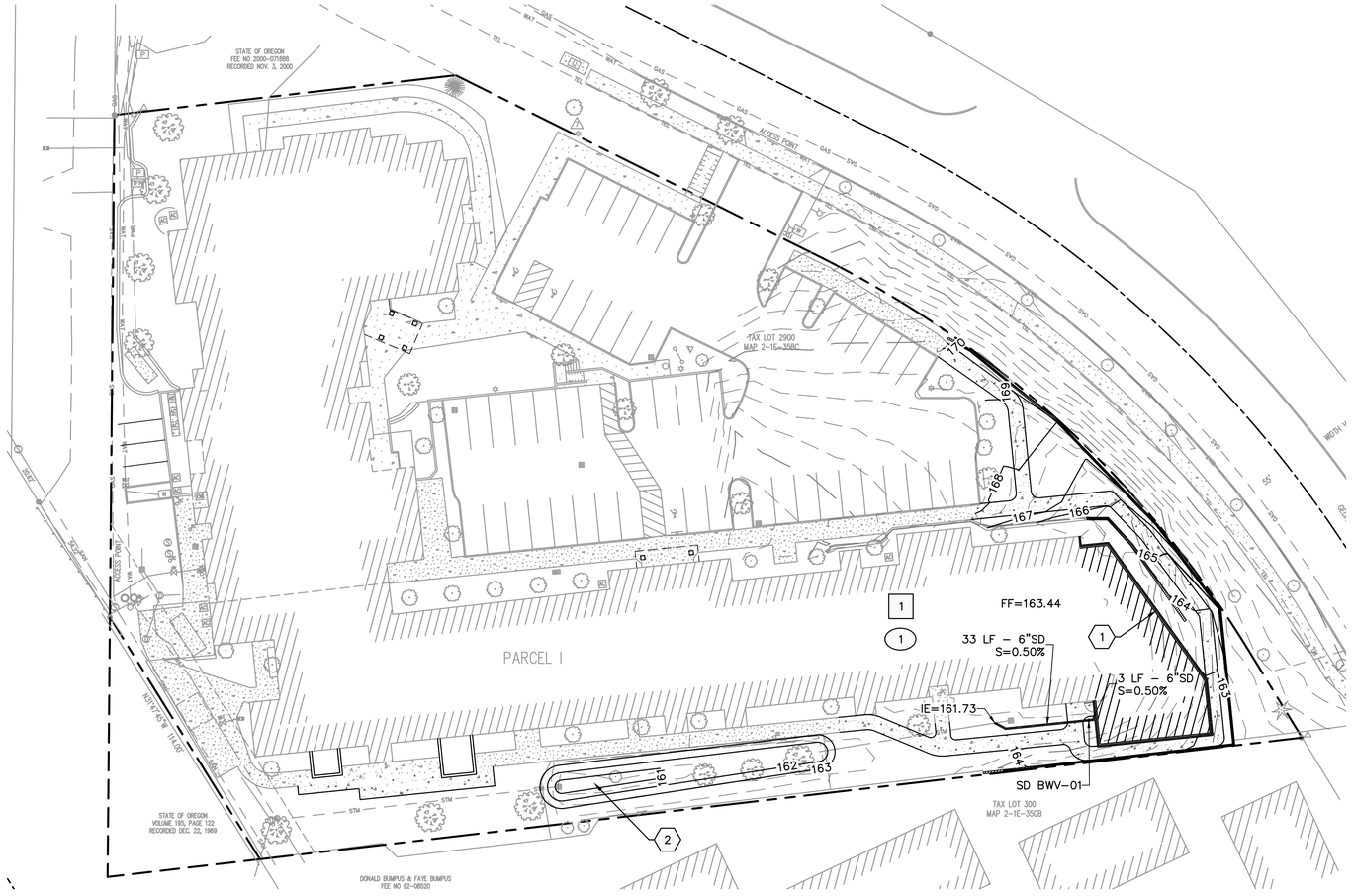
GRADING PLAN ENLARGMENT

DATE: 20/07/2020
DRAWN: TRH
CHECKED: NWS
REVISIONS:

SHEET NUMBER

C2.1

JOB NUMBER: A20179.10



SHEET NOTES

1. SEE SHEET C0.1 FOR GENERAL SHEET NOTES.
2. STRUCTURES HORIZONTAL LOCATIONS AND PIPE INVERTS ARE BASED ON THE CENTER OF THE STRUCTURE.
3. PIPE BEDDING AND BACKFILL UTILITIES SHALL BE DONE PER DETAIL 3/C4.1.
4. ALL SANITARY PIPING SHALL BE PVC 3034 OR APPROVED EQUAL UNLESS NOTED OTHERWISE.
5. THIS PLAN IS GENERALLY DIAGRAMMATIC. IT DOES NOT SHOW EVERY JOINT, BEND, FITTING, OR ACCESSORY REQUIRED FOR CONSTRUCTION.
6. CLEAN OUTS SHALL BE INSTALLED IN CONFORMANCE WITH UPC CHAPTER SEVEN, SECTION 707 AND SECTION 719. THIS PLAN MAY NOT SHOW ALL REQUIRED CLEAN OUTS.
7. DOMESTIC WATER AND FIRE LINES AND ACCESSORIES BETWEEN THE WATER METER AND THE BUILDING SHALL BE INSTALLED BY A LICENSED PLUMBER EMPLOYED BY A LICENSED PLUMBING CONTRACTOR.
8. UTILITIES WITHIN FIVE FEET OF A BUILDING SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR INTERIOR USE AS DESCRIBED IN THE CURRENT EDITION OF THE UPC.
9. INLETS AND OUTLETS TO ON-SITE MANHOLES SHALL HAVE FLEXIBLE CONNECTION NO CLOSER THAN 12" AND NO FARTHER THAN 36" FROM THE MANHOLE.
10. CONTRACTOR TO VERIFY SANITARY AND WATER SIZING AND INVERTS WITH APPROVED PLUMBING PLANS PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION OF SAID UTILITIES.
11. ALL STORM AND SANITARY FITTINGS TO BE ECCENTRIC FITTINGS UNLESS OTHERWISE NOTED.

LABEL LEGEND

PIPE LABELS

XXLF – XX" XX ← UTILITY TYPE
(UTILITY LENGTH; UTILITY SIZE)

S=X.XX% ← SLOPE (WHERE APPLICABLE)

STRUCTURE LABELS

XX XX–XX ← ID NUMBER (WHERE APPLICABLE)
RIM=XX.XX
IE IN=XX.X
IE OUT=XX.X ← STRUCTURE INFO (WHERE APPLICABLE)

(UTILITY TYPE (FP=FIRE PROTECTION, S=SANITARY, SD=STORM DRAINAGE, W=WATER); STRUCTURE TYPE (SEE BELOW))

STRUCTURE TYPES

TYPE	DESCRIPTION
BWV	BACKWATER VALVE BY CLEANCHECK

LEGEND

STORM LINE

(X) STORM NOTES

1 INSTALL FOUNDATION DRAIN PER DETAIL 2/C4.1
2 BRING EXISTING STORM FACILITY UP TO CURRENT JURISDICTIONAL RQUIREMENTS

(X) SANITARY NOTES

1 CONNECT TO EXISTING SANITARY SYSTEM INSIDE BUILDING

[X] WATER NOTES

1 CONNECT TO EXISTING WATER SYSTEM INSIDE BUILDING

NORTH

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 feet

08/02/2021 – LAND USE SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 2006
CRAIG N. HARRIS
EXPIRES: 6/30/2021

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ROSE LINN CARE CENTER

WEST LINN, OREGON

SHEET TITLE

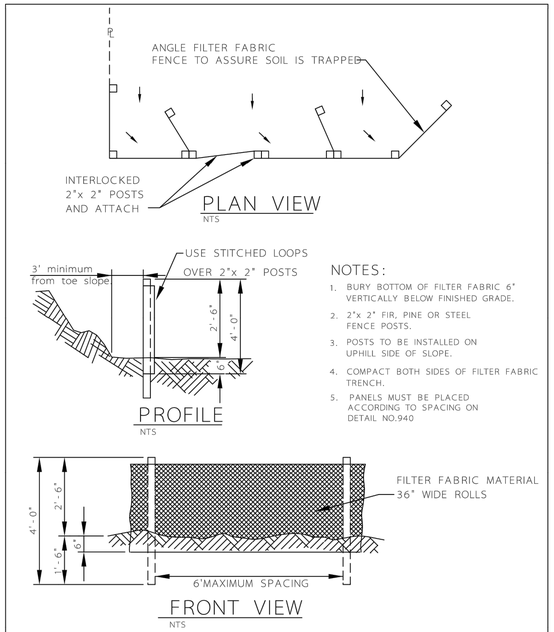
UTILITY PLAN

DATE: 20/07/2020
DRAWN: TRH
CHECKED: NWS
REVISIONS:

SHEET NUMBER

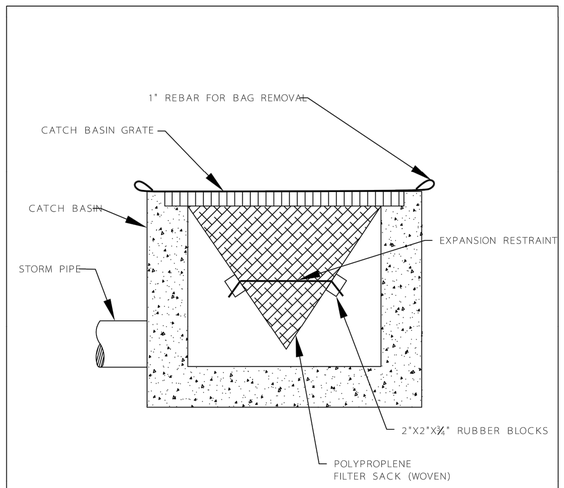
C3.0

JOB NUMBER: A20179.10



SEDIMENT FENCE

DETAIL DRAWING 4 - 23 REVISED 01 - 09



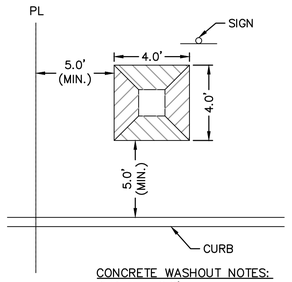
WOVEN POLYPROPLENE SACK

NOTE:

1. RECESSED CURB INLET CATCH BASINS MUST BE BLOCKED WHEN USING FILTER FABRIC INLET SACKS. SIZE OF FILTER FABRIC INLET SACKS TO BE DETERMINED BY MANUFACTURER.

INLET PROTECTION TYPE 5

DETAIL DRAWING 4 - 19 REVISED 01 - 09



CONCRETE WASHOUT NOTES:
DEPTH = 2.0'
SIGN SHALL BE CLEARLY MARKED "CONCRETE WASHOUT AREA" IN A VISIBLE LOCATION

1 CONCRETE WASHOUT

SCALE: NTS

REGISTERED PROFESSIONAL ENGINEER
59412PE
OREGON
JULY 15, 2005
CRAIG N. HARRIS
EXPIRES: 6/30/2021

AAI aldian associates, inc. ENGINEERING
4875 SW Griffith Drive | Suite 300 | Beaverton, OR | 97005
503.620.3030 tel | 503.620.5539 fax | www.aaieng.com

ROSE LINN CARE CENTER

WEST LINN, OREGON

SHEET TITLE

DETAILS

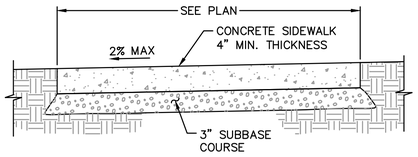
DATE: 20/07/2020
DRAWN: TRH
CHECKED: NWS
REVISIONS:

SHEET NUMBER

C4.0

JOB NUMBER: A20179.10

08/02/2021 – LAND USE SUBMITTAL



NOTES:

1. CONSTRUCT CONTRACTION JOINTS AT 15' MAX. SPACING AND AT RAMPS. CONSTRUCT EXPANSION JOINTS AT 200' MAX SPACING, AT POINTS OF TANGENCY AND AT ENDS OF EACH DRIVEWAY, UNLESS NOTED OTHERWISE.
2. CONCRETE SHALL BE 3000 P.S.I AT 28 DAYS, 6 SACK MIX, SLUMP RANGE OF 1–1/2" TO 3".
3. PANELS SHALL BE 5 FEET LONG.
4. EXPANSION JOINTS TO BE PLACED AT SIDES OF DRIVEWAY APPROACHES, UTILITY VAULTS, WHEELCHAIR RAMPS, AND AT SPACING NOT TO EXCEED 45 FEET.
5. FOR SIDEWALKS ADJACENT TO THE CURB AND POURED AT THE SAME TIME AS THE CURB, THE JOINT BETWEEN THEM SHALL BE A TROWELED JOINT WITH A MINIMUM 1/2" RADIUS.
6. SIDEWALK SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES IF MOUNTABLE CURB IS USED OR IF SIDEWALK IS INTENDED AS PORTION OF DRIVEWAY. OTHERWISE SIDEWALK SHALL HAVE A MINIMUM THICKNESS OF 4 INCHES.
7. DRAIN BLOCKOUTS IN CURBS SHALL BE EXTENDED TO BACK OF SIDEWALK WITH 3" DIA. PVC PIPE AT 2% SLOPE. CONTRACTION JOINT TO BE PLACED OVER PIPE.

1 CONCRETE SIDEWALK

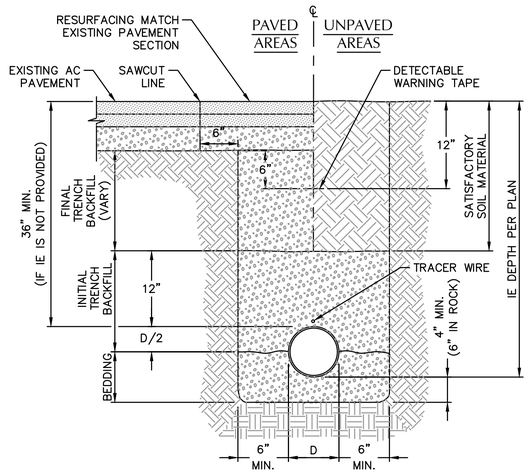
SCALE: NTS

NOTES:

1. LAY PERFORATED DRAIN PIPE ON MIN. 0.5% GRADIENT, WIDENING EXCAVATION AS REQUIRED. MAINTAIN PIPE ABOVE 2:1 SLOPE AS SHOWN.
2. CONNECT TO FOUNDATION DRAIN STUBOUT SHOWN ON PLANS.

2 PERIMETER FOUNDATION DRAIN

SCALE: NTS



3 TYPICAL PIPE BEDDING AND BACKFILL

SCALE: NTS

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 2009
CRAIG N. HARRIS
EXPIRES: 6/30/2021

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ROSE LINN CARE CENTER

WEST LINN, OREGON

SHEET TITLE

DETAILS

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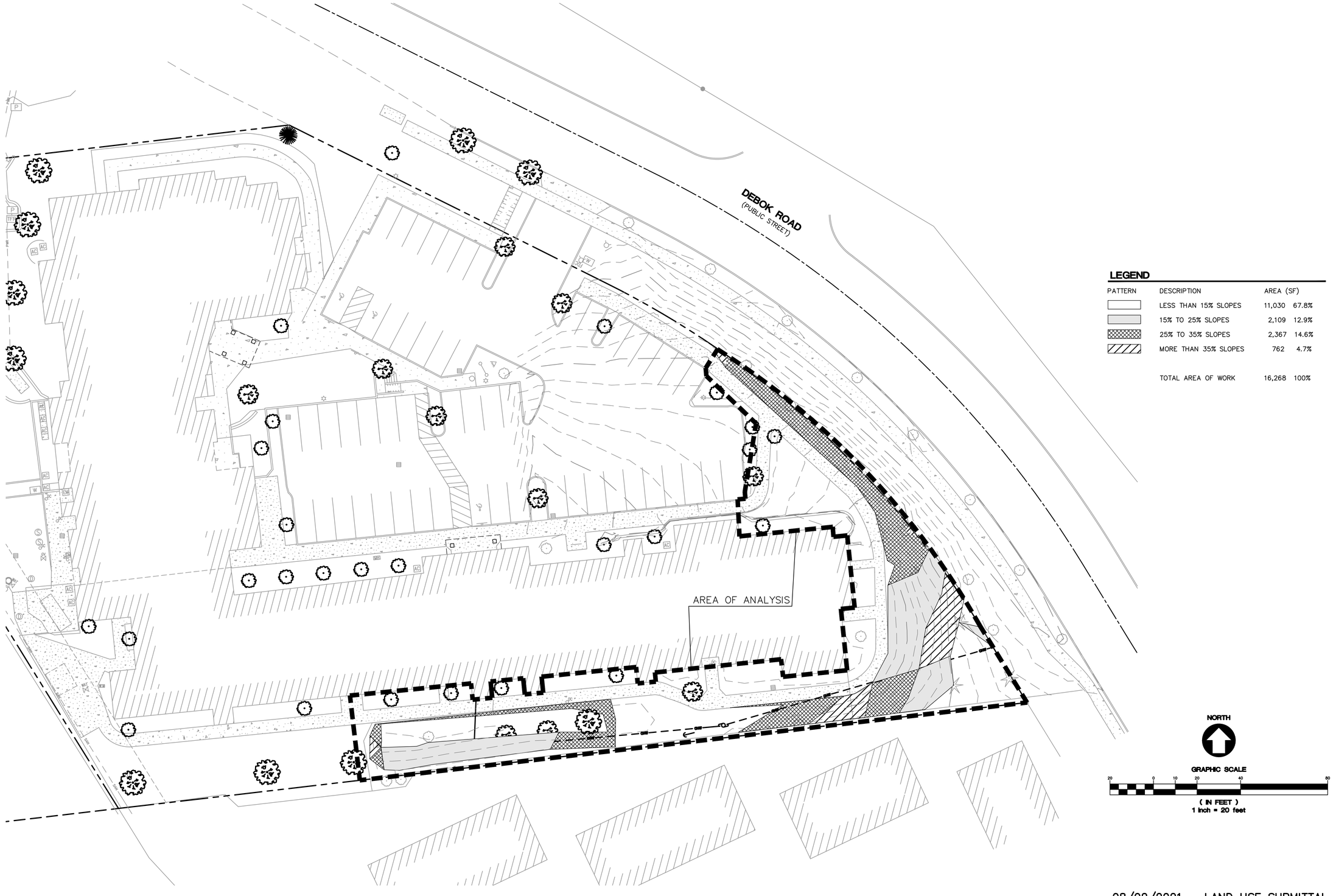
JOB NUMBER: A20179.10

08/02/2021 – LAND USE SUBMITTAL



LEGEND

PATTERN	DESCRIPTION	AREA (SF)	
	LESS THAN 15% SLOPES	11,030	67.8%
	15% TO 25% SLOPES	2,109	12.9%
	25% TO 35% SLOPES	2,367	14.6%
	MORE THAN 35% SLOPES	762	4.7%
	TOTAL AREA OF WORK	16,268	100%

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 feet

08/02/2021 – LAND USE SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
59412PE
OREGON
JULY 15, 1983
CRAIG N. HARRIS
EXPIRES: 6/30/2021

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ENGINEERING
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ROSE LINN CARE CENTER

WEST LINN, OREGON

SHEET TITLE

SLOPE ANALYSIS OF EXISTING GRADING

DATE:	20/07/2020
DRAWN:	TRH
CHECKED:	NWS

REVISIONS:

SHEET NUMBER

EX1

JOB NUMBER: A20179.10

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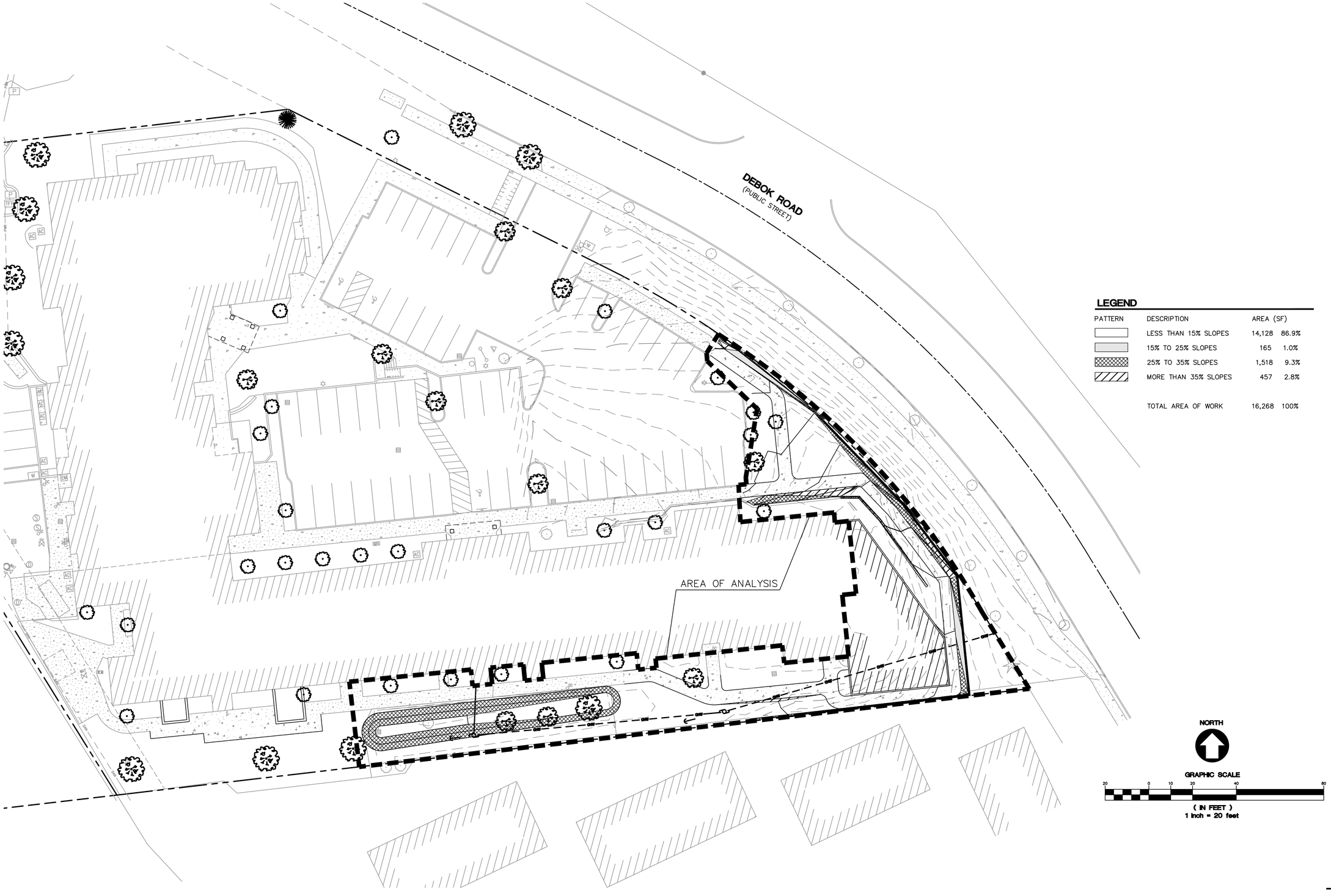

LEGEND

PATTERN	DESCRIPTION	AREA (SF)	
	LESS THAN 15% SLOPES	14,128	86.9%
	15% TO 25% SLOPES	165	1.0%
	25% TO 35% SLOPES	1,518	9.3%
	MORE THAN 35% SLOPES	457	2.8%
	TOTAL AREA OF WORK	16,268	100%

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 feet

08/02/2021 – LAND USE SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
59412PE
OREGON
JULY 15, 1983
CRAIG N. HARRIS
EXPIRES: 6/30/2021

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ROSE LINN CORE CARE CENTER

WEST LINN, OREGON

SHEET TITLE

SLOPE ANALYSIS OF PROPOSED GRADING

DATE: 20/07/2020
DRAWN: TRH
CHECKED: NWS
REVISIONS:

SHEET NUMBER

EX2

JOB NUMBER: A20179.10

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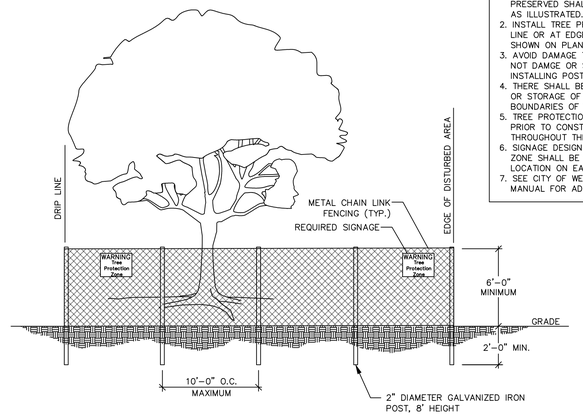
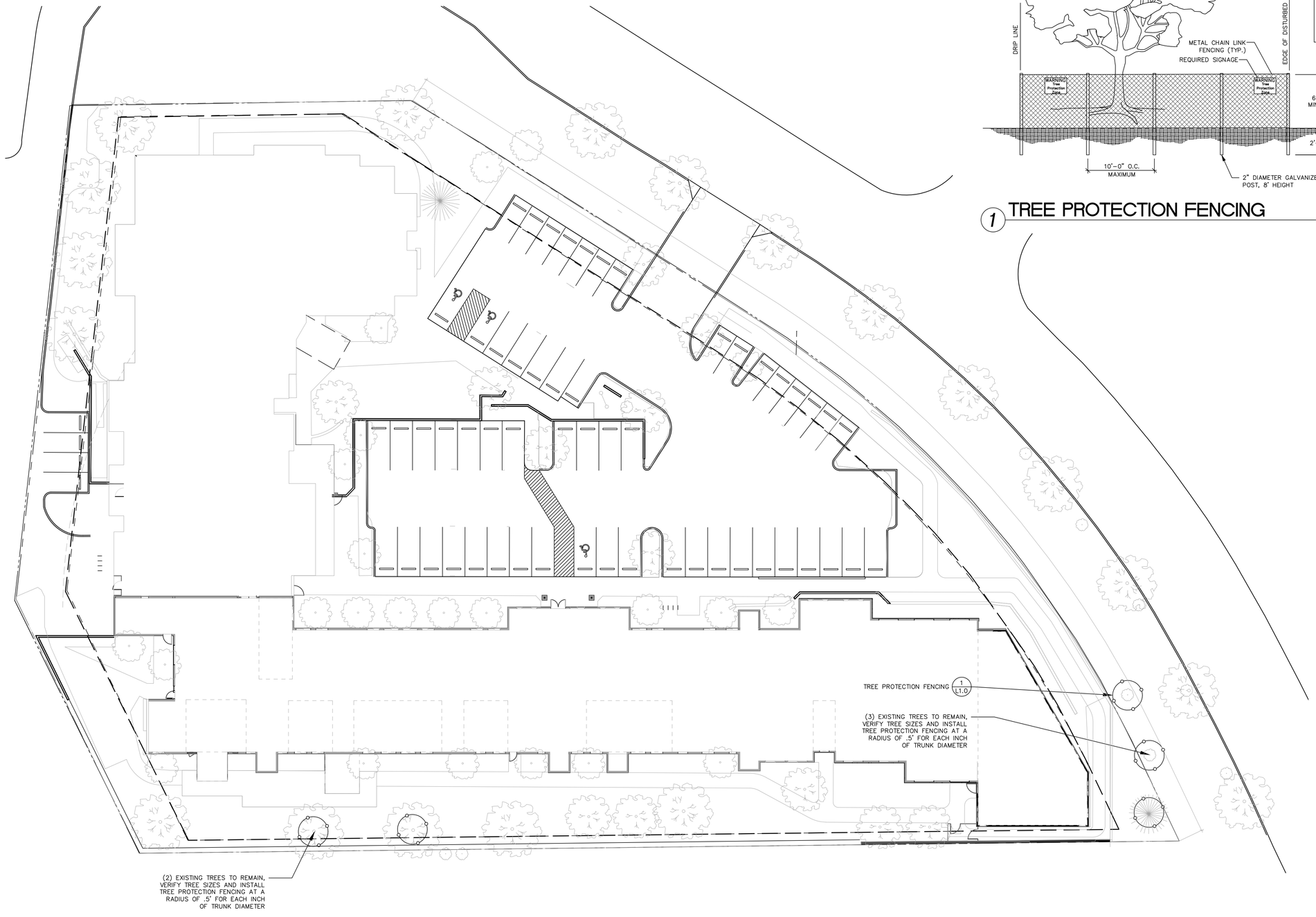
NOTES:
1. ALL EXISTING TREES DESIGNATED TO BE PRESERVED SHALL BE PROTECTED BY FENCING, AS ILLUSTRATED.
2. INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE OR AT EDGE OF DISTURBED AREA, AS SHOWN ON PLANS, OR PER ARBORIST DIRECTION.
3. AVOID DAMAGE TO CRITICAL ROOT ZONE. DO NOT DAMGE OR SEVER LARGE ROOTS WHEN INSTALLING POSTS.
4. THERE SHALL BE NO CONSTRUCTION ACTIVITY OR STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
5. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
6. SIGNAGE DESIGNATING THE TREE PROTECTION ZONE SHALL BE SECURED IN A PROMINENT LOCATION ON EACH PROTECTION FENCE.
7. SEE CITY OF WEST LINN TREE TECHNICAL MANUAL FOR ADDITIONAL INFORMATION.



1 TREE PROTECTION FENCING

N.T.S



TREE PROTECTION PLAN

SCALE 1" = 20'-0"

NO.	DATE	REVISIONS
A	8/2/2021	LAND USE UPDATES

REGISTERED LANDSCAPE ARCHITECT
LA793
ERIN HOLSONBACK
OREGON
5/10/2013
EXP. 5/31/22

OTTEN + ASSOCIATES
LANDSCAPE ARCHITECTURE
3933 South Kelly Avenue, Suite B · Portland, OR 97239
Phone: (503) 972-0311 · www.ottenla.com

ROSE LINN CARE CENTER ADDITION

2330 DEBOK ROAD
WEST LINN, OREGON

TREE PROTECTION PLAN

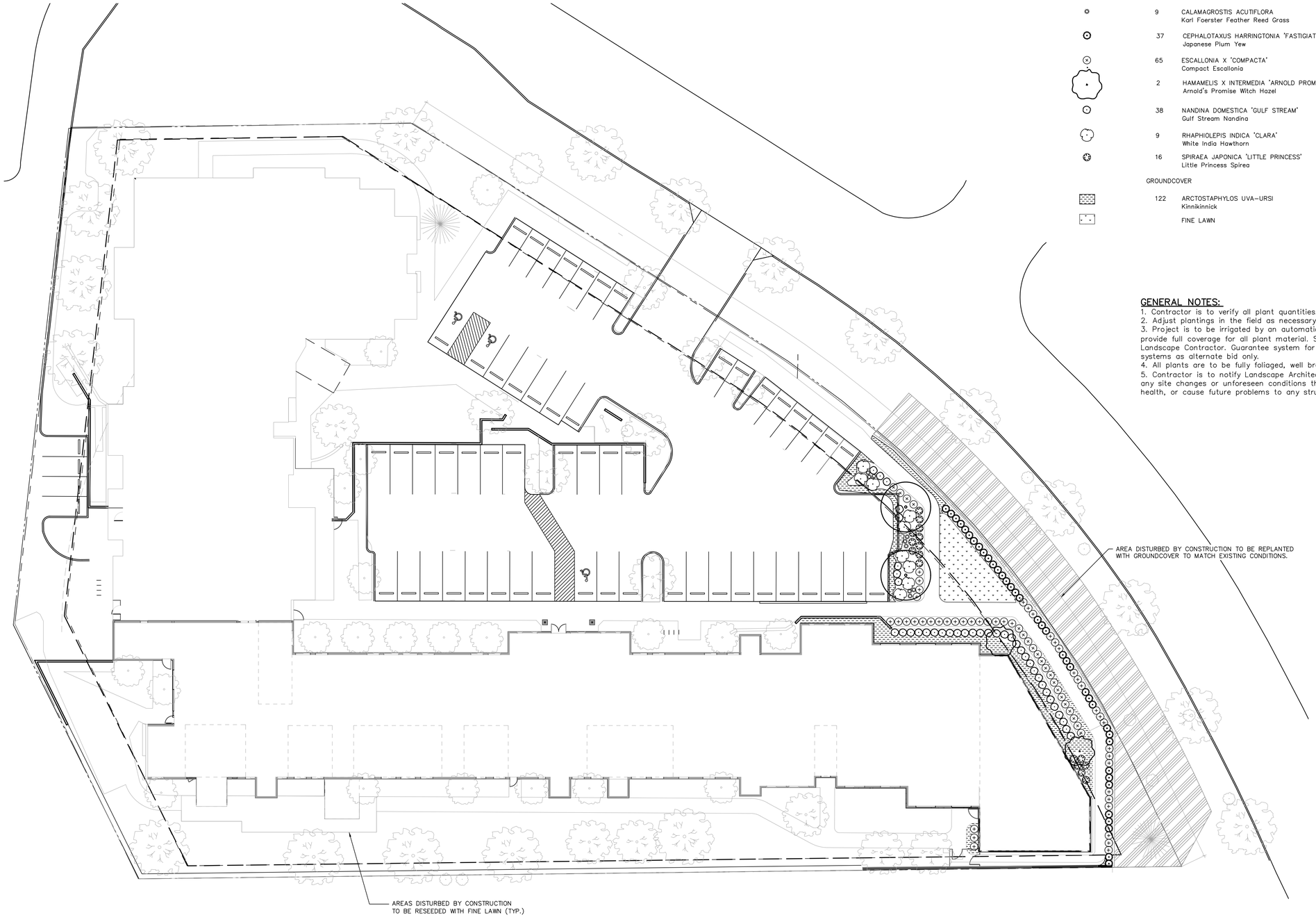
DATE 04-16-2021
SCALE NOTED
DRAWN EH | CHECKED EH
SHEET NO. L1.0
1 OF 3

PLANT LIST

SYMBOL	QTY.	LATIN NAME/ Common Name	SIZE	SPACING
		TREES		
	2	ACER GINNALA 'FLAME' FLAME MAPLE	1.5" cal.	As Shown
		SHRUBS & PERENNIALS		
	9	CALAMAGROSTIS ACUTIFLORA Karl Foerster Feather Reed Grass	1 gal.	2' o.c.
	37	CEPHALOTAXUS HARRINGTONIA 'FASTIGIATA' Japanese Plum Yew	6' ht.	As Shown
	65	ESCALLONIA X 'COMPACTA' Compact Escallonia	2 gal.	3' o.c.
	2	HAMAMELIS X INTERMEDIA 'ARNOLD PROMISE' Arnold's Promise Witch Hazel	5 gal.	As Shown
	38	NANDINA DOMESTICA 'GULF STREAM' Gulf Stream Nandina	2 gal.	3' o.c.
	9	RHAPHIOLEPIS INDICA 'CLARA' White India Hawthorn	5 gal.	5' o.c.
	16	SPIRAEA JAPONICA 'LITTLE PRINCESS' Little Princess Spirea	2 gal.	3' o.c.
		GROUNDCOVER		
	122	ARCTOSTAPHYLOS UVA-URSI Kinnikinnick	1 gal.	3' o.c.
		FINE LAWN		

<u>GENERAL NOTES:</u>

1. Contractor is to verify all plant quantities.
2. Adjust plantings in the field as necessary.
3. Project is to be irrigated by an automatic, underground system, which will provide full coverage for all plant material. System is to be design/ build by Landscape Contractor. Guarantee system for a minimum one year. Show drip systems as alternate bid only.
4. All plants are to be fully foliaged, well branched and true to form.
5. Contractor is to notify Landscape Architect or Owner's Representative of any site changes or unforeseen conditions that may be detrimental to plant health, or cause future problems to any structural elements of the project.



LANDSCAPE PLAN

SCALE 1" = 20'-0"

NO.	DATE	REVISIONS
A	8/2/2021	LAND USE UPDATES

REGISTERED LANDSCAPE ARCHITECT
LA793
ERIN HOLSONBACK
OREGON
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ROSE LINN CARE CENTER ADDITION

2330 DEBOK ROAD
WEST LINN, OREGON

LANDSCAPE PLAN

DATE 04-16-2021
SCALE NOTED
DRAWN JK | CHECKED EH
SHEET NO L2.0
2 OF 3

OUTLINE SPECIFICATIONS PLANTING AND SEEDING:

GENERAL: All plants shall conform to all applicable standards of the latest edition of the "American Association of Nurserymen Standards", A.N.S.I. Z60.1 – 1973. Meet or exceed the regulations and laws of Federal, State, and County regulations, regarding the inspection of plant materials, certified as free from hazardous insects, disease, and noxious weeds, and certified fit for sale in Oregon.

The apparent silence of the Specifications and Plans as to any detail, or the apparent omission from them of a detailed description concerning any point, shall be regarded as meaning that only the best general practice is to prevail and that only material and workmanship of first quality are to be used. All interpretations of these Specifications shall be made upon the basis above stated.

Landscape contractor shall perform a site visit prior to bidding to view existing conditions.

PERFORMANCE QUALITY ASSURANCE: Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary horticultural practices and who are completely familiar with the specified requirements and methods needed for the proper performance of the work of this section.

NOTIFICATION: Give Landscape Architect minimum of 2 days advance notice of times for inspections. Inspections at growing site does not preclude Landscape Architect's right of rejection of deficient materials at project site. Each plant failing to meet the above mentioned "Standards" or otherwise failing to meet the specified requirements as set forth shall be rejected and removed immediately from the premises by the Contractor and at his expense, and replaced with satisfactory plants or trees conforming to the specified requirements.

SUBSTITUTIONS: Only as approved by the Landscape Architect or the Owner's Representative.

GUARANTEE AND REPLACEMENT: All plant material shall be guaranteed from final acceptance for one full growing season or one year, whichever is longer. During this period the Contractor shall replace any plant material that is not in good condition and producing new growth (except that material damaged by severe weather conditions, due to Owner's negligence, normally unforeseen peculiarities of the planting site, or lost due to vandalism). Guarantee to replace, at no cost to Owner, unacceptable plant materials with plants of same variety, age, size and quality as plant originally specified. Conditions of guarantee on replacement plant shall be same as for original plant.

Landscape Contractor shall keep on site for Owner's Representative's inspection, all receipts for soil amendment and topsoil deliveries.

PROTECTION Protect existing roads, sidewalks, and curbs, landscaping, and other features remaining as final work. Verify location of underground utilities prior to doing work. Repair and make good any damage to service lines, existing features, etc. caused by landscaping installation.

PLANT QUALITY ASSURANCE: Deliver direct from nursery. Maintain and protect roots of plant material from drying or other possible injury. Store plants in shade and protect them from weather immediately upon delivery, if not to be planted within four hours.

Nursery stock shall be healthy, well branched and rooted, formed true to variety and species, full foliaged, free of disease, injury, defects, insects, weeds, and weed roots. Trees shall have straight trunks, symmetrical tips, and have an intact single leader. Any trees with double leaders will be rejected upon inspection. All Plants: True to name, with one of each bundle or lot tagged with the common and botanical name and size of the plants in accordance with standards of practice of the American Association of Nurserymen, and shall conform to the Standardized Plant Names, 1942 Edition.

Container grown stock: Small container–grown plants, furnished in removable containers, shall be well rooted to ensure healthy growth. **Grow container plants in containers a minimum of one year** prior to delivery, with roots filling container but not root bound. Bare root stock: Roots well–branched and fibrous. Balled and burlapped (B&B): Ball shall be of natural size to ensure healthy growth. Ball shall be firm and the burlap sound. No loose or made ball will be acceptable.

TOPSOIL AND FINAL GRADES: Landscape Contractor is to supply and place 12" of topsoil in planting beds and 6" in lawn areas. Landscape Contractor is to verify with the General Contractor if the on–site topsoil is or is not conducive to proper plant growth. The topsoil shall be a sandy loam, free of all weeds and debris inimical to lawn or plant growth. Furnish soil analysis by a qualified soil testing laboratory stating percentages of organic matter; gradation of sand, silt and clay content; cation exchange capacity; deleterious material; pH; and plant nutrient content of the topsoil. Report suitability of topsoil for plant growth and recommended quantities of nitrogen, phosphorus and potash nutrients and soil amendments (including compost) to be added to produce satisfactory topsoil. If stockpiled topsoil on site is not conducive to proper plant growth, the Landscape Contractor shall import the required amount.

Landscaping shall include finished grades and even distribution of topsoil to meet planting requirements. Grades and slopes shall be as indicated. Planting bed grades shall be approximately 3" below adjacent walks, paving, finished grade lines, etc., to allow for bark application. Finish grading shall remove all depressions or low areas to provide positive drainage throughout the area.

PLANTING SPECIFICATIONS:

HERBICIDES: Prior to soil preparation, all areas showing any undesirable weed or grass growth shall be treated with Round–up in strict accordance with the manufacturer's instructions.

SOIL PREPARATION: Work all areas by rototilling to a minimum depth of 8". Remove all stones (over 1½" size), sticks, mortar, large clumps of vegetation, roots, debris, or extraneous matter turned up in working. Soil shall be of a homogeneous fine texture. Level, smooth and lightly compact area to plus or minus .10 of required grades.

In groundcover areas add 2" of compost (or as approved) and till in to the top 6" of soil.

PLANTING HOLE: Lay out all plant locations and excavate all soils from planting holes to 2 1/2 times the root ball or root system width. Loosen soil inside bottom of plant hole. Dispose of any "subsoil" or debris from excavation. Check drainage of planting hole with water, and adjust any area showing drainage problems.

SOIL MIX: Prepare soil mix in each planting hole by mixing:
2 part native topsoil (no subsoil)
1 part compost (as approved)

Thoroughly mix in planting hole and add fertilizers at the following rates:
Small shrubs – 1/8 lb./ plant
Shrubs – 1/3 to 1/2 lb./ plant
Trees – 1/3 to 1 lb./ plant

FERTILIZER: For trees and shrubs use Commercial Fertilizer "A" Inorganic (5–4–3) with micro–nutrients and 50% slow releasing nitrogen. For initial application in fine seed lawn areas use Commercial Fertilizer "B" (8–16–8) with micro–nutrients and 50% slow–releasing nitrogen. For lawn maintenance use Commercial Fertilizer "C" (22–16–8) with micro–nutrients and 50% slow–releasing nitrogen. DO NOT apply fertilizer to Water Quality Swale.

PLANTING TREES AND SHRUBS: Plant upright and face to give best appearance or relationship to adjacent plants and structures. Place 6" minimum, lightly compacted layer of prepared planting soil under root system. Loosen and remove twine binding and burlap from top 1/2 of root balls. Cut off cleanly all broken or frayed roots, and spread roots out. Stagger Plants in rows. Backfill planting hole with soil mix while working each layer to eliminate voids.

When approximately 2/3 full, water thoroughly, then allow water to soak away. Place remaining backfill and dish surface around plant to hold water. Final grade should keep root ball slightly above surrounding grade, not to exceed 1". Water again until no more water is absorbed. Initial watering by irrigation system is not allowed.

STAKING OF TREES: Stake or guy all trees. Stakes shall be 2" X 2" (nom.) quality tree stakes with point. They shall be of Douglas Fir, clear and sturdy. Stake to be minimum 2/3 the height of the tree, not to exceed 8'–0". Drive stake firmly 1'–6" below the planting hole. Tree ties for deciduous trees shall be "Chainlock" (or better). For Evergreen trees use "Gro–Strait" Tree Ties (or a reinforced rubber hose and guy wires) with guy wires of a minimum 2 strand twisted 12 ga. wire. Staking and guying shall be loose enough to allow movement of tree while holding tree upright.

MULCHING OF PLANTINGS: Mulch planting areas with dark, aged, medium grind fir or hemlock bark (aged at least 6 months) to a depth of 2" in ground cover areas and 2½" in shrub beds. Apply evenly, not higher than grade of plant as it came from the nursery, and rake to a smooth finish. Water thoroughly, then hose down planting area with fine spray to wash leaves of plants.

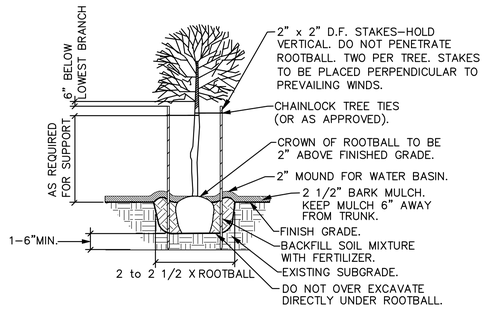
FINE LAWN AREAS: In fine lawn area apply Commercial Fertilizer Mix "B" at 4.5 lbs. Per 1,000 sq.ft. and rake into soil surface. Establish an even, fine textured seedbed meeting grades, surfaces and texture. Sow seed with a mechanical spreader at the uniform rates as noted below. Rake seed lightly to provide cover.

SEED: Bluetag grass seed conforming to applicable State laws. No noxious weed seeds. Submit Guaranteed analysis.
Fine Lawn Seed Mix: To contain 50% Top Hat Perennial Ryegrass, 30% Derby Supreme Ryegrass, 20% Longfellow Chewings Fescue (Hobbs and Hopkins Pro–Time 303 Lawn Mix or as approved) Sow Seed at 5 lbs. / 1000 sq. ft.

MAINTENANCE OF SEEDED AREAS:
Fine Lawn Areas: The lawn areas shall be maintained by watering, mowing, reseeding, and weeding for a minimum of 60 days after seeding. After 30 days, or after the second mowing, apply Commercial Fertilizer Mix "C" at 5 lbs. per 1,000 sq. ft. Mow and keep at 1½" to 2" in height. Remove clippings and dispose of off site.

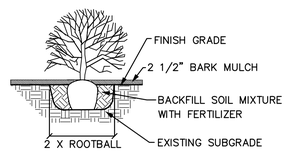
GENERAL MAINTENANCE: Protect and maintain work described in these specifications against all defects of materials and workmanship, through final acceptance. Replace plants not in normal healthy condition at the end of this period. Water, weed, cultivate, mulch, reset plants to proper grade or upright position, remove dead wood and do necessary standard maintenance operations. Irrigate when necessary to avoid drying out of plant materials, and to promote healthy growth.

CLEAN–UP: At completion of each division of work all extra material, supplies, equipment, etc., shall be removed from the site. All walks, paving, or other surfaces shall be swept clean, mulch areas shall have debris removed and any soil cleared from surface. All areas of the project shall be kept clean, orderly and complete.



NOTE: ANY PROPOSED CHANGES TO OUR SPECIFICATION OR DETAIL SHOULD BE APPROVED BY THE LANDSCAPE ARCHITECT. LIKEWISE, IN ACCORDANCE WITH BEST PRACTICES OF LOCAL LANDSCAPE INSTALLATION, SHOULD THE LANDSCAPE CONTRACTOR FIND A PREFERRED ALTERNATE METHOD, THE LANDSCAPE ARCHITECT MAY BE SO ADVISED.

GENERAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

NO.	DATE	REVISIONS

REGISTERED LANDSCAPE ARCHITECT
LA793
ERIN HOLSONBACK
OREGON
5/10/2013
EXP. 5/31/22

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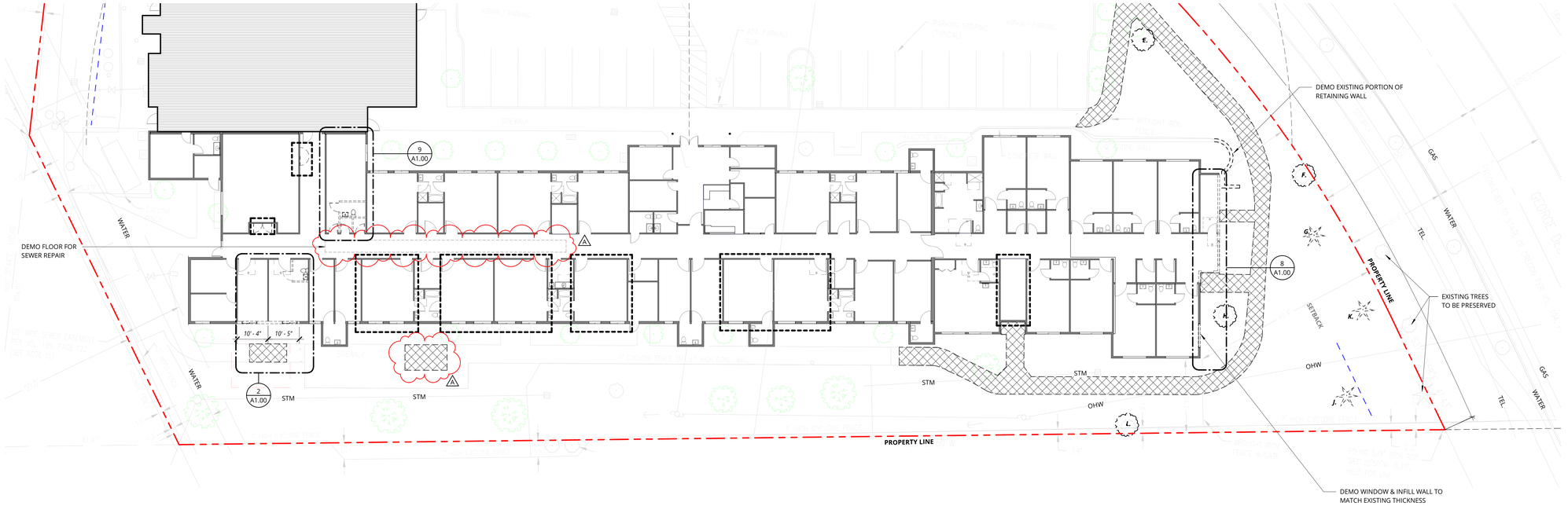
ROSE LINN CARE CENTER ADDITION
2330 DEBOK ROAD
WEST LINN, OREGON

SPECIFICATIONS AND DETAILS

DATE 04–16–2021
SCALE NOTED
DRAWN JK | CHECKED EH
SHEET NO L3.0
3 OF 3

8/3/2021 8:09:25 PM

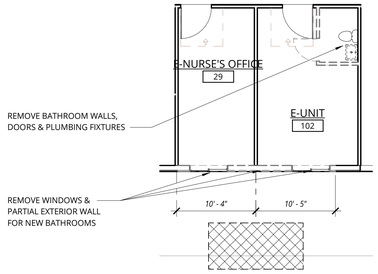


1 SITE & LEVEL 1 SNF WING DEMO

A1.00 | 1/16" = 1'-0"

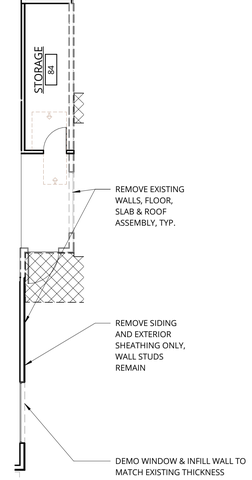
0 8 16 32 64

TRUE NORTH



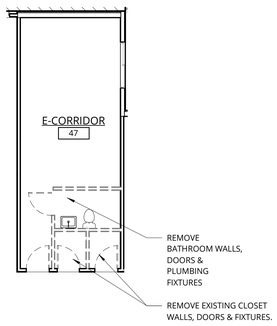
2 ROOMS 29 & 102

A1.00 | 1/8" = 1'-0"



8 ROOM 84

A1.00 | 1/8" = 1'-0"



9 ROOM 47

A1.00 | 1/8" = 1'-0"

DEMOLITION - LEGEND

WALLS / CURBS / DOORS / WINDOWS / PLUMBING FIXTURES

SIDEWALK

SITE PLAN - LEGEND

PROPERTY LINE

CH. 54 LANDSCAPING CRITERIA

54.020.E LANDSCAPING - BY TYPE, LOCATION & AMOUNT:

54.020.E.3a
INTERIOR PARKING LOT AREA = 18,512 SF
EXISTING & NEW PARKING LOT LANDSCAPING AREA
(HIGHLIGHTED PER LEGEND) = 1,855 SF (10%)

54.020.E.3.e
EXISTING PROPERTY FRONTAGE ALONG DEBOK RD = 439'-0"
EXISTING PARKING LOT FRONTAGE ALONG DEBOK RD
(AS DIMENSIONED) = 120'-2" (27%)

TREES TO BE REMOVED

	NAME	DBH	QUANTITY
E	CHERRY	5"	1
F	LONDON PLANE	9"	1
G	CEDAR	6"	1
H	COTTONWOOD	7"	1
J	CEDAR	9"	1
K	CEDAR	6"	1
L	MAPLE	8"	1

KEYNOTES

NUMBER	Keynote
1	REMOVE ASPHALT PAVING
2	REMOVE CONCRETE
3	DEMO PARKING AND LOADING SPACE
4	RELOCATE PLANTERS
5	DEMO CHAINLINK FENCE
6	

GENERAL NOTES - SITE PLAN

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION, CONFLICTS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION RELATED TO SUCH.
3. REFER TO CIVIL DRAWINGS FOR GRADING AND UTILITY INFORMATION.
4. CONTRACTORS SHALL VERIFY ALL LOCATIONS OF EXISTING UTILITIES, CARE SHOULD BE TAKE TO AVOID DAMAGE TO OR DISTURBANCE OF EXISTING UTILITIES.
5. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ALL PUBLIC RIGHT-OF-WAY IMPROVEMENTS.
6. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR THE LOCATION OF THE HOOK-UP.
7. THE CONSTRUCTION SHALL NOT BE WITHIN 10' OF ANY POWER LINES - WHETHER OR NOT THE POWER LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS OR ADDITIONAL EXPENSES.
8. SEE SHEET A1.01 - DATA SHEET FOR FURTHER INFORMATION REGARDING NUMBER AND TYPE OF VEHICLE AND BICYCLE PARKING SPACES PROVIDED.

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ROSE LINN CARE CENTER ADDITION
2330 Debok Rd., West Linn, OR 97068
BENICIA SENIOR LIVING

REVISION	DATE	REASON FOR ISSUE
1	5/06/2021	Addendum 01
A	8/02/2021	Land Use Updates

SITE & LEVEL 1 SNF WING DEMOLITION PLAN

LAND USE SET

DATE 8/02/2021	REVISION A
PROJECT NUMBER 203160	SHEET NUMBER A1.00
SCALE As indicated	

C:_Revit Projects\203160-20-Rose Linn Care Center Addition\203160-20-Rose Linn Care Center Addition_jackjohn.rvt

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GENERAL NOTES - SITE PLAN

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION, CONFLICTS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION RELATED TO SUCH.
3. REFER TO CIVIL DRAWINGS FOR GRADING AND UTILITY INFORMATION.
4. CONTRACTORS SHALL VERIFY ALL LOCATIONS OF EXISTING UTILITIES, CARE SHOULD BE TAKE TO AVOID DAMAGE TO OR DISTURBANCE OF EXISTING UTILITIES.
5. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ALL PUBLIC RIGHT-OF-WAY IMPROVEMENTS.
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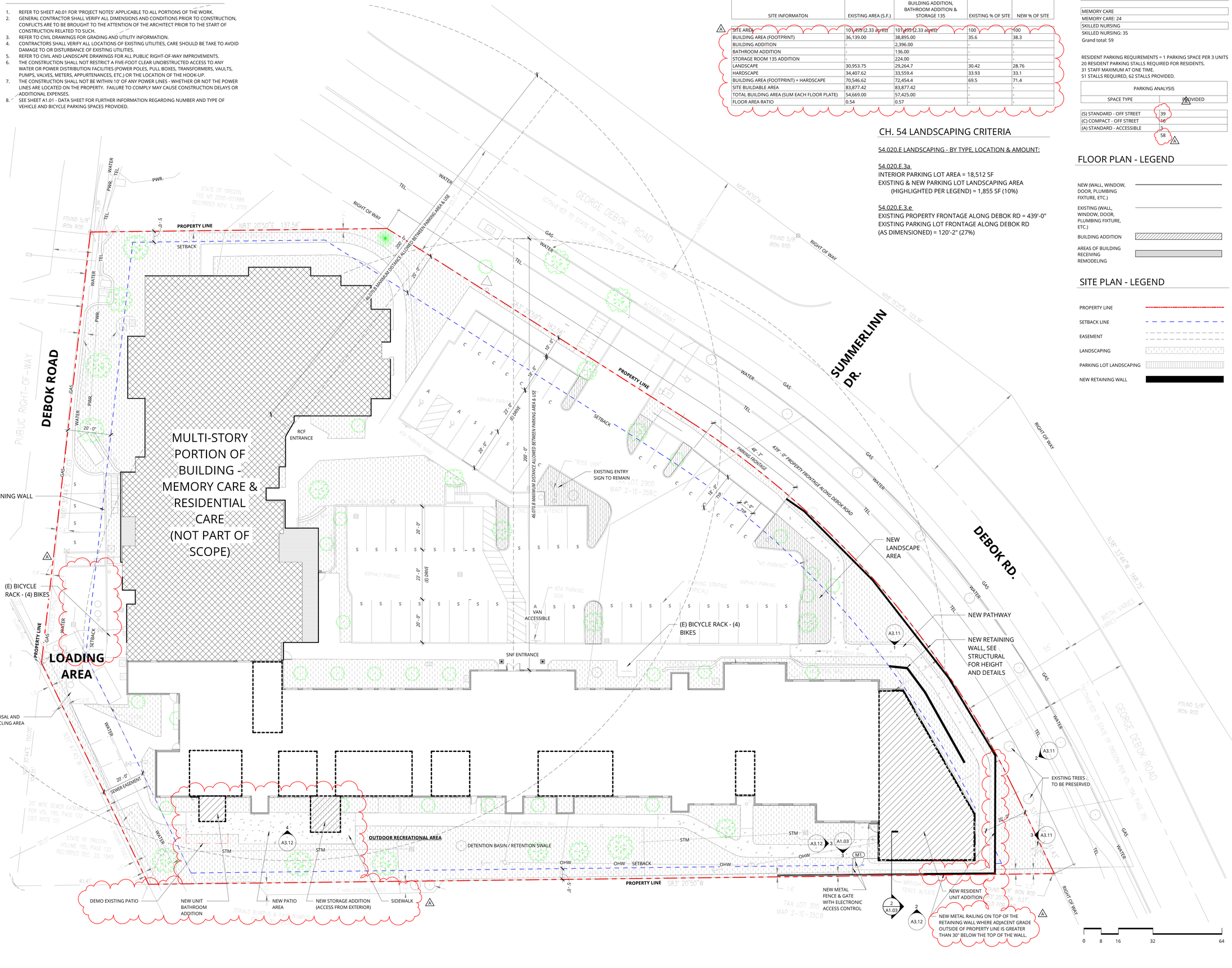
7. THE CONSTRUCTION SHALL NOT BE WITHIN 10' OF ANY POWER LINES - WHETHER OR NOT THE POWER LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS OR ADDITIONAL EXPENSES.
8. SEE SHEET A1.01 - DATA SHEET FOR FURTHER INFORMATION REGARDING NUMBER AND TYPE OF VEHICLE AND BICYCLE PARKING SPACES PROVIDED.



SITE AREA ANALYSIS				
SITE INFORMATON	EXISTING AREA (S.F.)	NEW AREA (S.F.) INCLUDING BUILDING ADDITION, BATHROOM ADDITION & STORAGE 135	EXISTING % OF SITE	NEW % OF SITE
SITE AREA	101,495 (2.33 acres)	101,495 (2.33 acres)	100	100
BUILDING AREA (FOOTPRINT)	36,139.00	38,895.00	35.6	38.3
BUILDING ADDITION	-	2,396.00	-	-
BATHROOM ADDITION	-	136.00	-	-
STORAGE ROOM 135 ADDITION	-	224.00	-	-
LANDSCAPE	30,953.75	29,264.7	30.42	28.76
HARDSCAPE	34,407.62	33,559.4	33.93	33.1
BUILDING AREA (FOOTPRINT) + HARDSCAPE	70,546.62	72,454.4	69.5	71.4
SITE BUILDABLE AREA	83,877.42	83,877.42	-	-
TOTAL BUILDING AREA (SUM EACH FLOOR PLATE)	54,669.00	57,425.00	-	-
FLOOR AREA RATIO	0.54	0.57	-	-

CH. 54 LANDSCAPING CRITERIA

54.020.E LANDSCAPING - BY TYPE, LOCATION & AMOUNT:

54.020.E.3a
INTERIOR PARKING LOT AREA = 18,512 SF
EXISTING & NEW PARKING LOT LANDSCAPING AREA (HIGHLIGHTED PER LEGEND) = 1,855 SF (10%)

54.020.E.3.e
EXISTING PROPERTY FRONTAGE ALONG DEBOK RD = 439'-0"
EXISTING PARKING LOT FRONTAGE ALONG DEBOK RD (AS DIMENSIONED) = 120'-2" (27%)

ROSE LINN FACILITY UNIT COUNT
MEMORY CARE & RESIDENTIAL CARE OR SKILLED NURSING UNIT

MEMORY CARE
MEMORY CARE: 24
SKILLED NURSING
SKILLED NURSING: 35
Grand total: 59

RESIDENT PARKING REQUIREMENTS = 1 PARKING SPACE PER 3 UNITS
20 RESIDENT PARKING STALLS REQUIRED FOR RESIDENTS.
31 STAFF MAXIMUM AT ONE TIME.
51 STALLS REQUIRED, 62 STALLS PROVIDED.

PARKING ANALYSIS	
SPACE TYPE	PROVIDED
(S) STANDARD - OFF STREET	39
(C) COMPACT - OFF STREET	16
(A) STANDARD - ACCESSIBLE	3
	58

FLOOR PLAN - LEGEND

NEW (WALL, WINDOW, DOOR, PLUMBING FIXTURE, ETC.)
EXISTING (WALL, WINDOW, DOOR, PLUMBING FIXTURE, ETC.)
BUILDING ADDITION
AREAS OF BUILDING RECEIVING REMODELING

SITE PLAN - LEGEND

PROPERTY LINE
SETBACK LINE
EASEMENT
LANDSCAPING
PARKING LOT LANDSCAPING
NEW RETAINING WALL

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SITE PLAN

LAND USE SET

DATE	REVISION
8/02/2021	A
PROJECT NUMBER 203160	SHEET NUMBER A1.01
SCALE As indicated	

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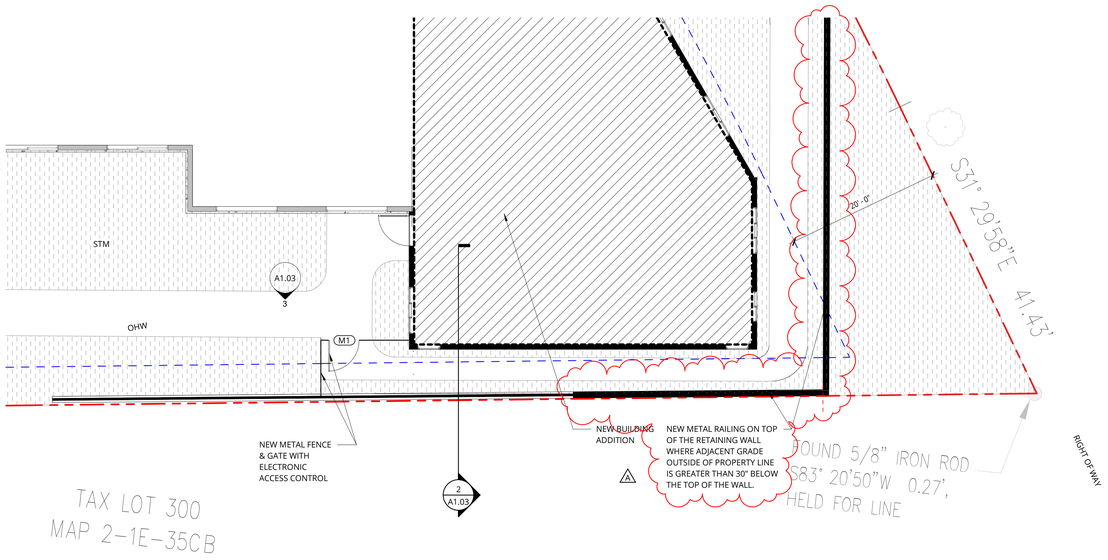
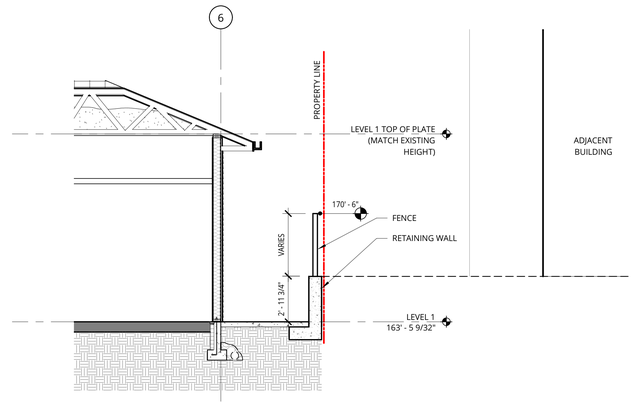


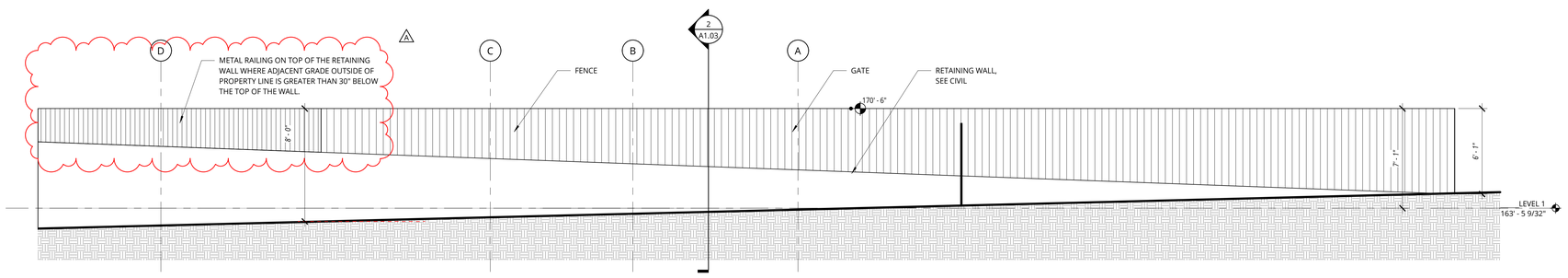
1 SOUTH RETAINING WALL / FENCE - PLAN

A1.03 | 1/8" = 1'-0"



2 SOUTH RETAINING WALL/ FENCE - SECTION

A1.03 | 1/4" = 1'-0"



3 SOUTH RETAINING WALL/ FENCE - ELEVATION

A1.03 | 1/4" = 1'-0"

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ROSE LINN CARE CENTER ADDITION
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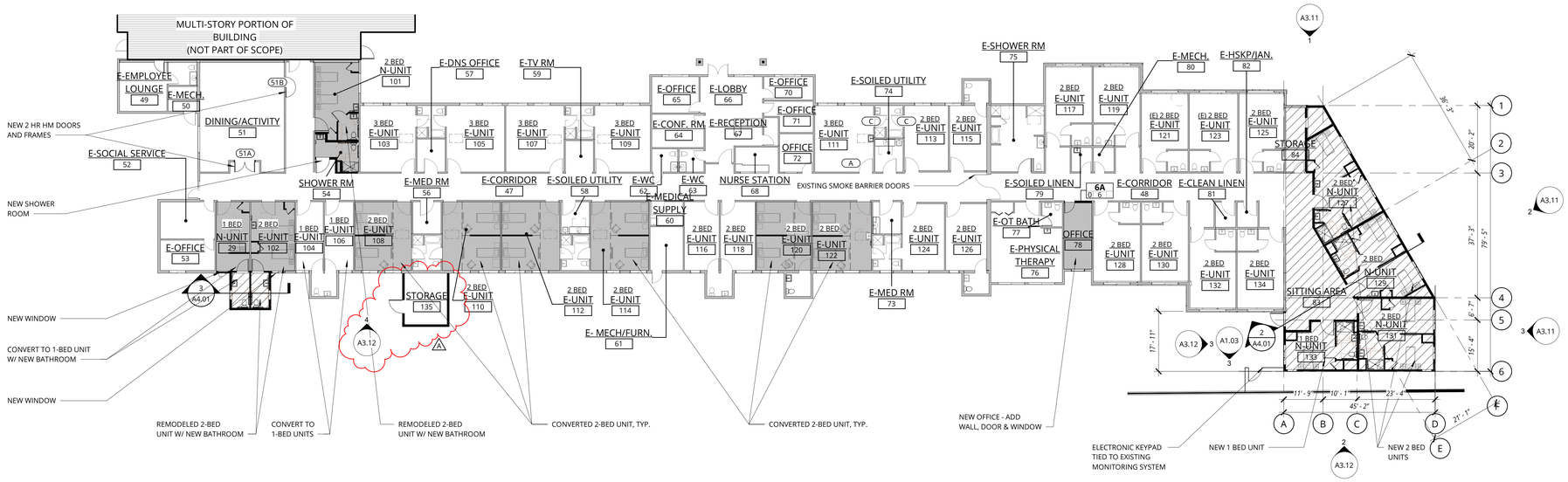
SOUTH RETAINING WALL/ FENCE

LAND USE SET

DATE 8/02/2021	REVISION A
PROJECT NUMBER 203160	SHEET NUMBER A1.03
SCALE As indicated	



1 LEVEL 1 SNF WING ADDITION

A2.01 | 1/16" = 1'-0"

0 8 16 32 64

TRUE NORTH

FACILITIES PLAN AND SAFETY
DEPARTMENT OF HUMAN SERVICES 411-087-0130
RESIDENT CARE UNIT
(1)(A) MINIMUM ROOM AREAS EXCLUSIVE OF TOILET ROOMS, CLOSETS, LOCKERS OR WARDROBES, ALCOVES OR VESTIBULES SHALL BE 120 SF IN SINGLE-BED ROOMS AND 100 SQUARE FEET PER BED IN MULTI-BED ROOMS

SKILLED NURSING UNIT COUNT / MIX				
EXISTING / NEW UNIT	UNIT #	# OF BEDS IN UNIT	NET AREA OF UNIT	BEDS TO UNIT AREA
E-UNIT	106	1	176.7 SF	176.7 SF
E-UNIT	104	1	166.5 SF	166.5 SF
N-UNIT	29	1	204.1 SF	196.8 SF
N-UNIT	133	1	277.7 SF	166.7 SF
1: 4		4	825.1 SF	
E-UNIT	134	2	287.6 SF	143.8 SF
E-UNIT	125	2	274.2 SF	137.1 SF
E-UNIT	130	2	289.6 SF	144.8 SF
E-UNIT	126	2	243.9 SF	120.8 SF
E-UNIT	124	2	251.4 SF	125.7 SF
E-UNIT	122	2	361.4 SF	180.7 SF
E-UNIT	120	2	335.6 SF	167.8 SF
E-UNIT	118	2	212.7 SF	106.35 SF
E-UNIT	116	2	212.6 SF	106.3 SF
E-UNIT	114	2	356.5 SF	182.8 SF
E-UNIT	112	2	356.5 SF	182.8 SF
E-UNIT	110	2	356.5 SF	182.8 SF
E-UNIT	108	2	348.8 SF	174.4 SF
N-UNIT	101	2	229.9 SF	136.95 SF
E-UNIT	113	2	254.6 SF	127.3 SF
E-UNIT	115	2	215.3 SF	106.55 SF
E-UNIT	117	2	286.7 SF	143.35 SF
E-UNIT	119	2	287.1 SF	143.55 SF
E-UNIT	132	2	288.2 SF	144.1 SF
E-UNIT	128	2	291.6 SF	145.8 SF
E-UNIT	121	2	285.0 SF	142.5 SF
E-UNIT	102	2	253.6 SF	126.8 SF
STORAGE	84	2	158.1 SF	209 SF
E-UNIT	123	2	297.9 SF	148.95 SF
N-UNIT	129	2	Not Placed	211.2 SF
N-UNIT	131	2	468.9 SF	184.85 SF
2: 26		52	7204.2 SF	
E-UNIT	103	3	329.1 SF	109.7 SF
E-UNIT	105	3	344.4 SF	114.8 SF
E-UNIT	107	3	344.4 SF	114.8 SF
E-UNIT	109	3	329.1 SF	109.7 SF
E-UNIT	111	3	348.9 SF	116.3 SF
3: 5		15	1695.8 SF	
Grand total: 35		71	9725.1 SF	

NOTE: *NET AREA OF UNIT EXCLUDES TOILET ROOMS, CLOSETS, LOCKERS OR WARDROBES, ALCOVES OR VESTIBULES.*

EXISTING UNIT MIX

TYPE	UNITS	BEDS
TWO BEDROOM	19	38
THREE BEDROOM	11	33
TOTAL	**30**	**71**

UNIT MIX AFTER RENOVATION

TYPE	UNITS	BEDS
ONE BEDROOM	4	4
TWO BEDROOM	26	52
THREE BEDROOM	5	15
TOTAL	**35**	**71**

GENERAL NOTES - FLOOR PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON DRAWING ***A5.02.***
3. REFERENCE SLAB PLANS FOR CONCRETE WALL LOCATIONS, UNO. COORDINATE WITH STRUCTURAL DRAWINGS.
4. SEE SHEETS A0.21 & A0.31 FOR WALL ASSEMBLIES.
5. SEE SHEET ***A11.01 & A11.80*** FOR TYPICAL FRAMING AND ACOUSTICAL DETAILS.
6. SEE FIRE/LIFE SAFETY SHEETS BEGINNING ON ***G2.02*** FOR LOCATIONS OF FIRE EXTINGUISHER CABINETS.
7. REFER TO ENLARGED UNIT PLANS (***A5.20*** SERIES) FOR DETAILED INFORMATION WITHIN EACH RESIDENTIAL UNIT
8. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.
9. REFER TO ASBESTOS REPORT. CONDUCT ASBESTOS ABATEMENT IN THE FLOORS OF ALL ROOMS WITH THE EXCEPTION OF ROOMS 102 AND 110 WHERE ABATEMENT HAS PREVIOUSLY BEEN COMPLETED.

FLOOR PLAN - LEGEND

NEW (WALL, WINDOW, DOOR, PLUMBING FIXTURE, ETC.)

EXISTING (WALL, WINDOW, DOOR, PLUMBING FIXTURE, ETC.)

BUILDING ADDITION

AREAS OF BUILDING RECEIVING REMODELING

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ROSE LINN CARE CENTER ADDITION
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BENICIA SENIOR LIVING

REVISION	DATE	REASON FOR ISSUE
1	5/06/2021	Addendum 01
A	8/02/2021	Land Use Updates

LEVEL 1 ADDITION - FLOOR PLAN

LAND USE SET

DATE 8/02/2021
REVISION A
PROJECT NUMBER 203160
SHEET NUMBER A2.01
SCALE As indicated

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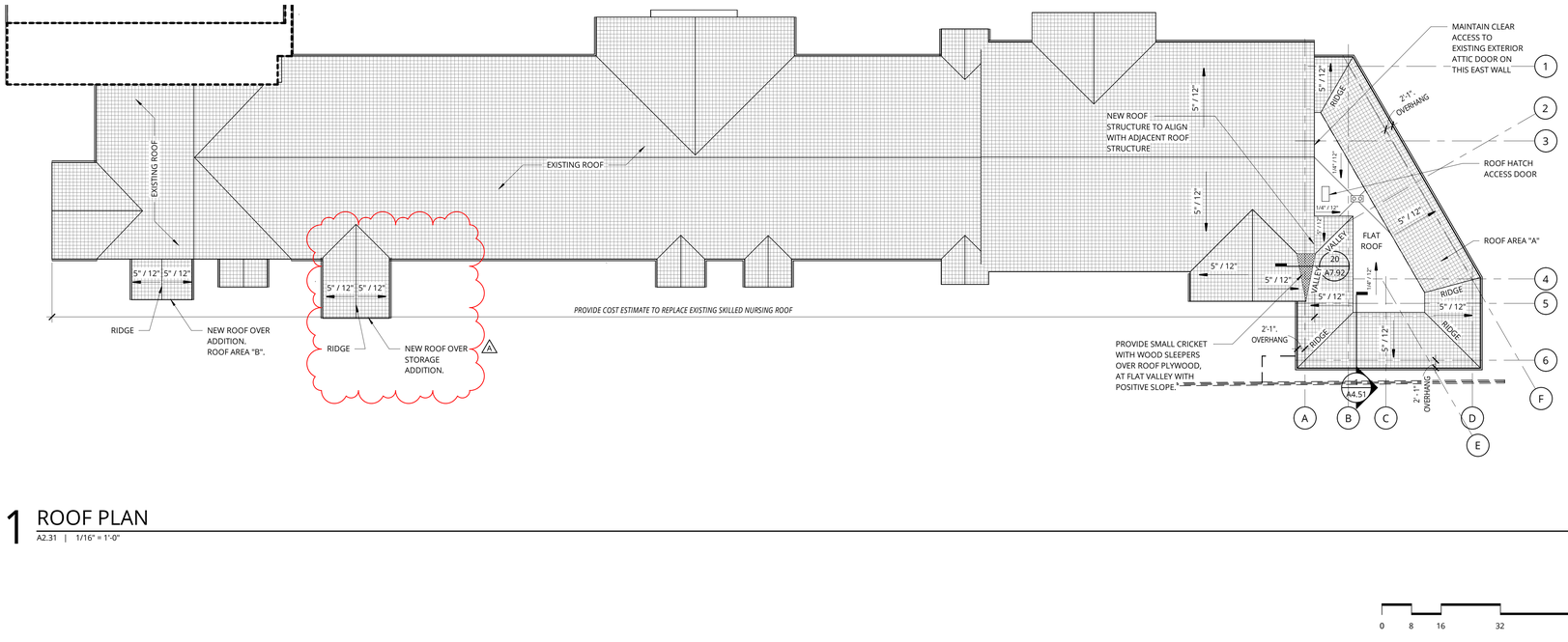
ROOF VENTING CALCULATIONS (NEW ROOF)

LOWER VENTING: 0.27 SQUARE FEET / LINEAL FOOT
RIDGE VENTING: 18 SQUARE INCHES / LINEAL FOOT
ROOF WELL UPPER VENTING: 0.20 SQUARE FEET / LINEAL FOOT

ROOF AREA	1/300 SF ROOF VENTING REQUIRED	LOWER VENTING	UPPER VENTING	MEETS 1/300 REQUIREMENT
A 2,261 SF	TOTAL: 7.54 SF UPPER: 3.77 SF LOWER: 3.77 SF	0.27 SF / LINEAL FOOT 13'+68'+24'+49'+18'= 172' 0.27x172'=46.44 SF PROVIDED	0.20 SF / LINEAL FOOT 4'+56'+5'+19'+26'+13'= 123' 0.2x123' =24.6 SF PROVIDED	YES
B 180 SF	TOTAL: 0.6 SF UPPER: 0.3 SF LOWER: 0.3 SF	0.27 SF / LINEAL FOOT 11'+11'=22' 0.27x22'=5.94 SF PROVIDED	18 SQUARE INCHES/LINEAL FOOT 18x11'= 198 SQ. INCH 198/144 = 1.38 SF PROVIDED	YES

GENERAL NOTES - ROOF PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. SEE SHEET ***A0.11*** FOR HORIZONTAL ASSEMBLIES
3. PROVIDE ROOFING MANUFACTURER'S STANDARD WALKWAY PADS BETWEEN ALL ROOF HATCHES, ROOF ACCESS DOORS, AND ROOFTOP EQUIPMENT AND AROUND PERIMETER OF ALL ROOFTOP EQUIPMENT.
4. PROVIDE POSITIVE ROOF SLOPE TO DRAIN AT MINIMUM SLOPE OF 1/4" PER FOOT MEASURED ALONG VALLEYS, UNLESS NOTED OTHERWISE.
5. ROOF PENETRATIONS SHOWN ARE SCHEMATIC IN NATURE; COORINDATE ACTUAL SIZE, TYPE AND LOCATION ON EQUIPMENT. CURBS, AND ANY OTHER ROOF PENETRATIONS THAT MAY BE REQUIRED TO SUPPORT, SECURE OR FLASH ROOFTOP EQUIPMENT.
6. VERIFY AND COORDINATE SLAB PENETRATIONS INCLUDING SLEEVES & BLOCKOUTS AS REQUIRED FOR PLUMBING, MECHANICAL, ELECTRICAL, ETC. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES.
7. COMPLY WITH THE MOST STRINGENT OF SMACNA, NRCA OR MANUFACTURERS' REQUIREMENTS FOR FLASHINGS, COPINGS AND OTHER SHEET METAL CONSTRUCTION.
8. VERIFY ROOFING MANUFACTUERS MINIMUM REQUIREMENTS FOR LAPPING OF ALL MATERIALS. BRING CONFLICTS WITH ARCHITECTURAL DETAILS TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION.
9. REFER TO DETAILS FOR TOP OF PARAPET DATUMS.
10. SEE MEP AND LANDSCAPE DRAWINGS FOR ROOFTOP EQUIPMENT AND PENETRATIONS.



1 ROOF PLAN
A2.31 | 1/16" = 1'-0"

0 8 16 32 64 TRUE NORTH

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LEVEL 1 ADDITION - ROOF PLAN

LAND USE SET

DATE 8/02/2021
REVISION A
PROJECT NUMBER 203160
SHEET NUMBER A2.31
SCALE As indicated

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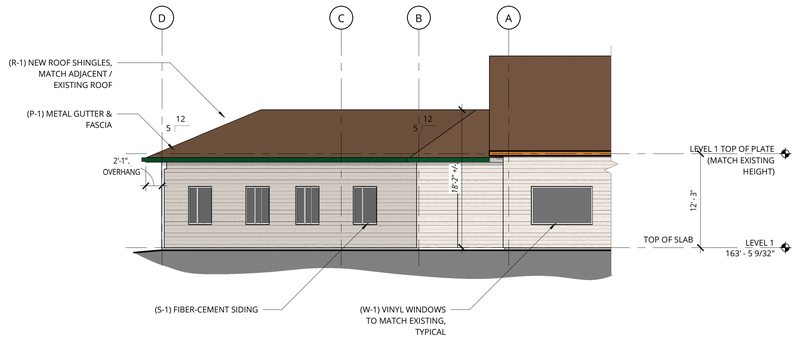
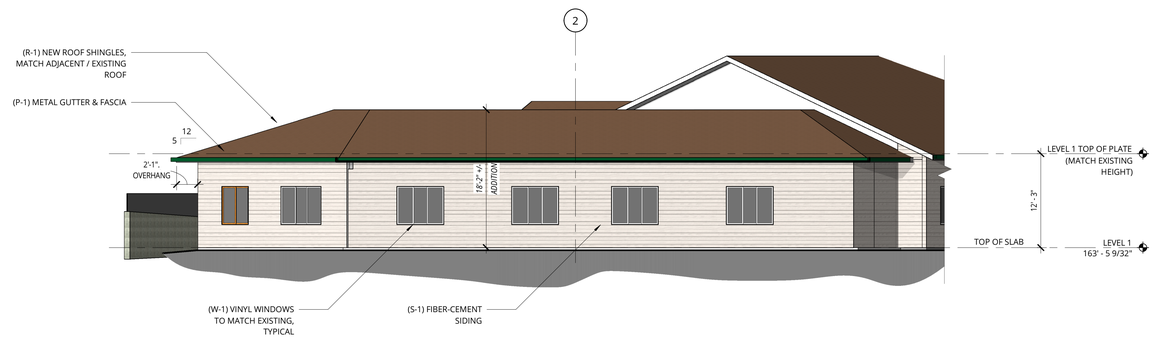
GENERAL NOTES - EXTERIOR WALLS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. ELEVATIONS NOTED ARE RELATIVE TO SEA LEVEL (OR PROJECT DATUM).
3. SEE SHEET ***A12.01*** FOR WINDOW SCHEDULE.
4. SEE DOOR SCHEDULE SHEET A12.01 FOR DOOR LOCATIONS AND TYPES.
5. SEE ENLARGED ELEVATIONS AND WALL SECTIONS FOR ADDITIONAL EXTERIOR DETAILS.
6. REFER TO ***A0.11*** FOR EXTERIOR WALL TYPES



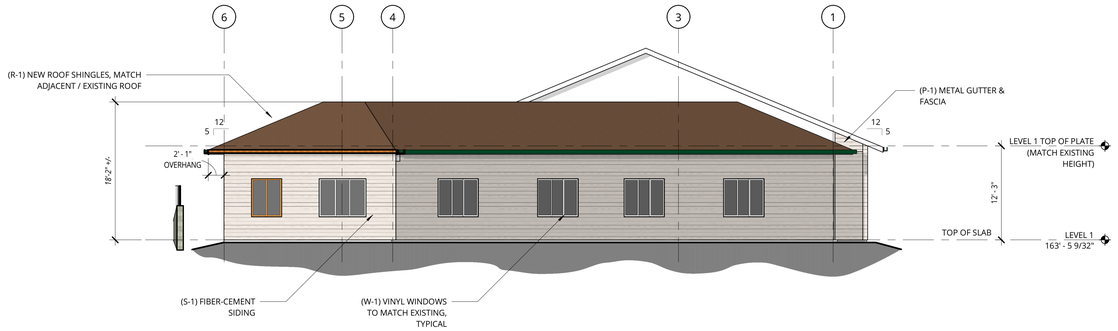
1 ADDITION NORTH ELEVATION

A3.11 | 1/8" = 1'-0"



2 ADDITION NORTHEAST ELEVATION

A3.11 | 1/8" = 1'-0"

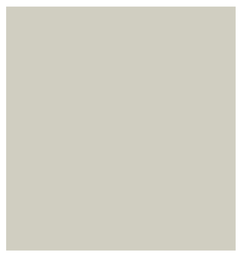


3 ADDITION EAST ELEVATION

A3.11 | 1/8" = 1'-0"

COLOR/MATERIAL SCHEDULE

S-1 SIDING
Fiber Cement Siding, paint color to match existing vinyl siding



S-1 PAINT
Paint (match exisiting vinyl siding) similar to Sherwin Williams 9165 Gossamer Veil

P-1 HUNT CLUB
Painted aluminum fascia (to match existing) similar to Sherwin Williams 6468 Hunt Club

W-1 VINYL WINDOWS
1280 Single-Slider Window (White or Almond to match existing) MI Windows

R-1 ASPHALT SHINGLE ROOF
Landmark IR Shake or Landmark Solaris Gold Shake (to match existing) Certainteed

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BENICIA SENIOR LIVING

REVISION	DATE	REASON FOR ISSUE

BUILDING ELEVATIONS - COLOR

LAND USE SET

DATE 8/02/2021	REVISION
PROJECT NUMBER 203160	SHEET NUMBER A3.11
SCALE As indicated	

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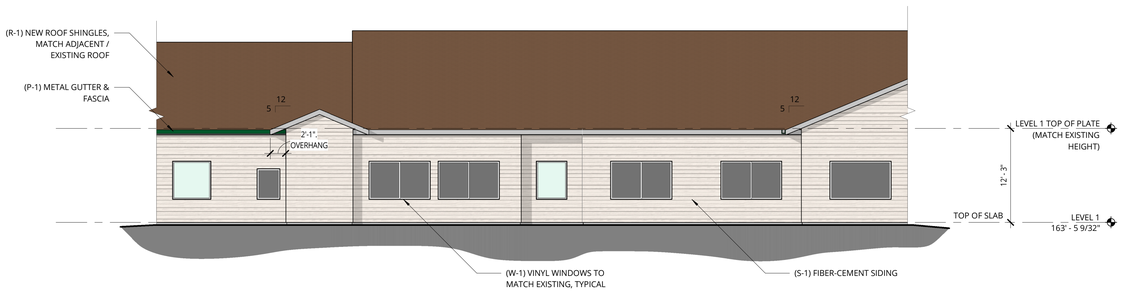
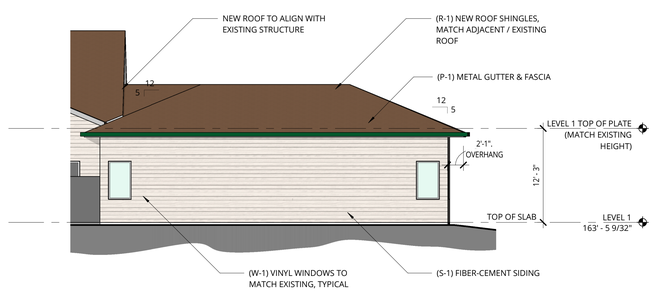


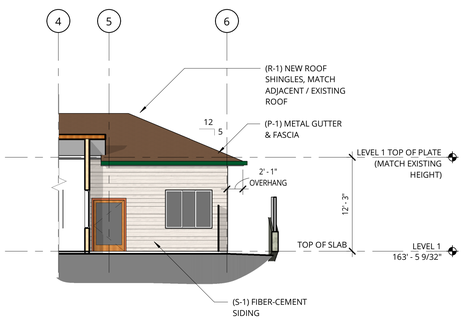
1 SOUTH ELEVATION @ ADDITION - COLOR

A3.12 | 1/8" = 1'-0"



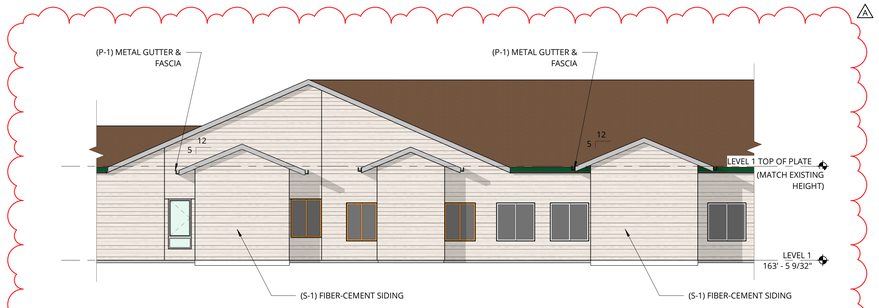
2 ADDITION SOUTH ELEVATION

A3.12 | 1/8" = 1'-0"



3 ADDITION WEST ELEVATION

A3.12 | 1/8" = 1'-0"



4 SOUTH ELEVATION @ BATHROOM ADDITION - COLOR

A3.12 | 1/8" = 1'-0"

GENERAL NOTES - EXTERIOR WALLS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. ELEVATIONS NOTED ARE RELATIVE TO SEA LEVEL (OR PROJECT DATUM).
3. SEE SHEET ***A12.01*** FOR WINDOW SCHEDULE.
4. SEE DOOR SCHEDULE SHEET A12.01 FOR DOOR LOCATIONS AND TYPES.
5. SEE ENLARGED ELEVATIONS AND WALL SECTIONS FOR ADDITIONAL EXTERIOR DETAILS.
6. REFER TO ***A0.11*** FOR EXTERIOR WALL TYPES

COLOR/MATERIAL SCHEDULE

S-1 SIDING
Fiber Cement Siding, paint color to match existing vinyl siding

S-1 PAINT
Paint (match exisiting vinyl siding) similar to Sherwin Williams 9165 Gossamer Veil

P-1 HUNT CLUB
Painted aluminum fascia (to match existing) similar to Sherwin Williams 6468 Hunt Club

W-1 VINYL WINDOWS
1280 Single-Slider Window (White or Almond to match existing)
MI Windows

R-1 ASPHALT SHINGLE ROOF
Landmark IR Shake or Landmark Solaris Gold Shake (to match existing)
Certainteed

Ankrom Moisan

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ROSE LINN CARE CENTER ADDITION
2330 Debok Rd., West Linn, OR 97068
BENICIA SENIOR LIVING

REVISION	DATE	REASON FOR ISSUE
A	8/02/2021	Land Use Updates

BUILDING ELEVATIONS - COLOR

LAND USE SET

DATE 8/02/2021	REVISION A
PROJECT NUMBER 203160	SHEET NUMBER A3.12
SCALE As indicated	

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