

**From:** [kntzig001@aol.com](mailto:kntzig001@aol.com)  
**To:** "Tom Sisul"; Wyss, Darren  
**Cc:** [slonemanagement@gmail.com](mailto:slonemanagement@gmail.com)  
**Subject:** Re: WL fees for application  
**Date:** Tuesday, November 15, 2022 12:44:02 PM

Hi Darren,

Per our telephone conversation today regarding the offsite road and utility improvements for our middle housing project on SE 6th Street we propose the following. We will dedicate an additional five feet of our road frontage land to the City for ROW purposes. In addition, since there are existing electrical power poles that may need to be relocated we agree to pay a fee-in-lieu to the City for our proportional share of the costs to improve said road. This infrastructure improvement could be done in conjunction with any other offsite road improvements that will be conditioned on a much larger project located closer to the Willamette River.

Thanks, Kent





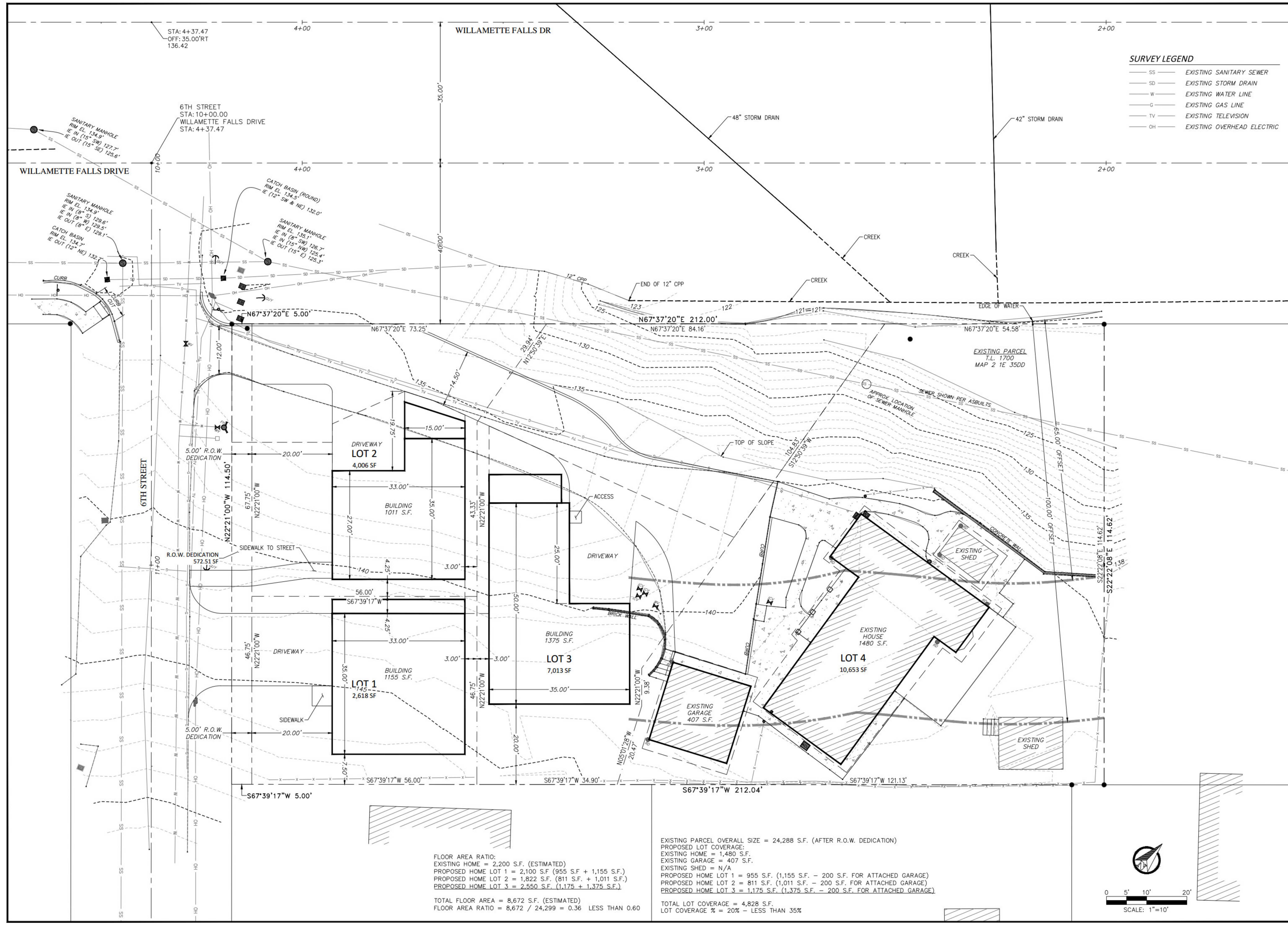
REVISIONS	BY

1575 6TH STREET  
6TH STREET WEST LNN, LLC.

PRELIMINARY SITE PLAN

**SISUL ENGINEERING**  
 375 PORTLAND AVENUE  
 CLATSOP COUNTY, OREGON 97027  
 (503) 657-0188

DATE 11/10/2022  
 SCALE 1" = 10'  
 DRAWN SH  
 JOB SGL22-050  
 SHEET  
**SP-01**  
 OF 1 SHEETS 5

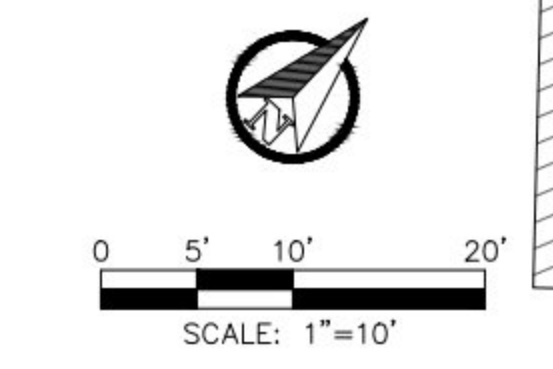


**SURVEY LEGEND**

- SS — EXISTING SANITARY SEWER
- SD — EXISTING STORM DRAIN
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- TV — EXISTING TELEVISION
- OH — EXISTING OVERHEAD ELECTRIC

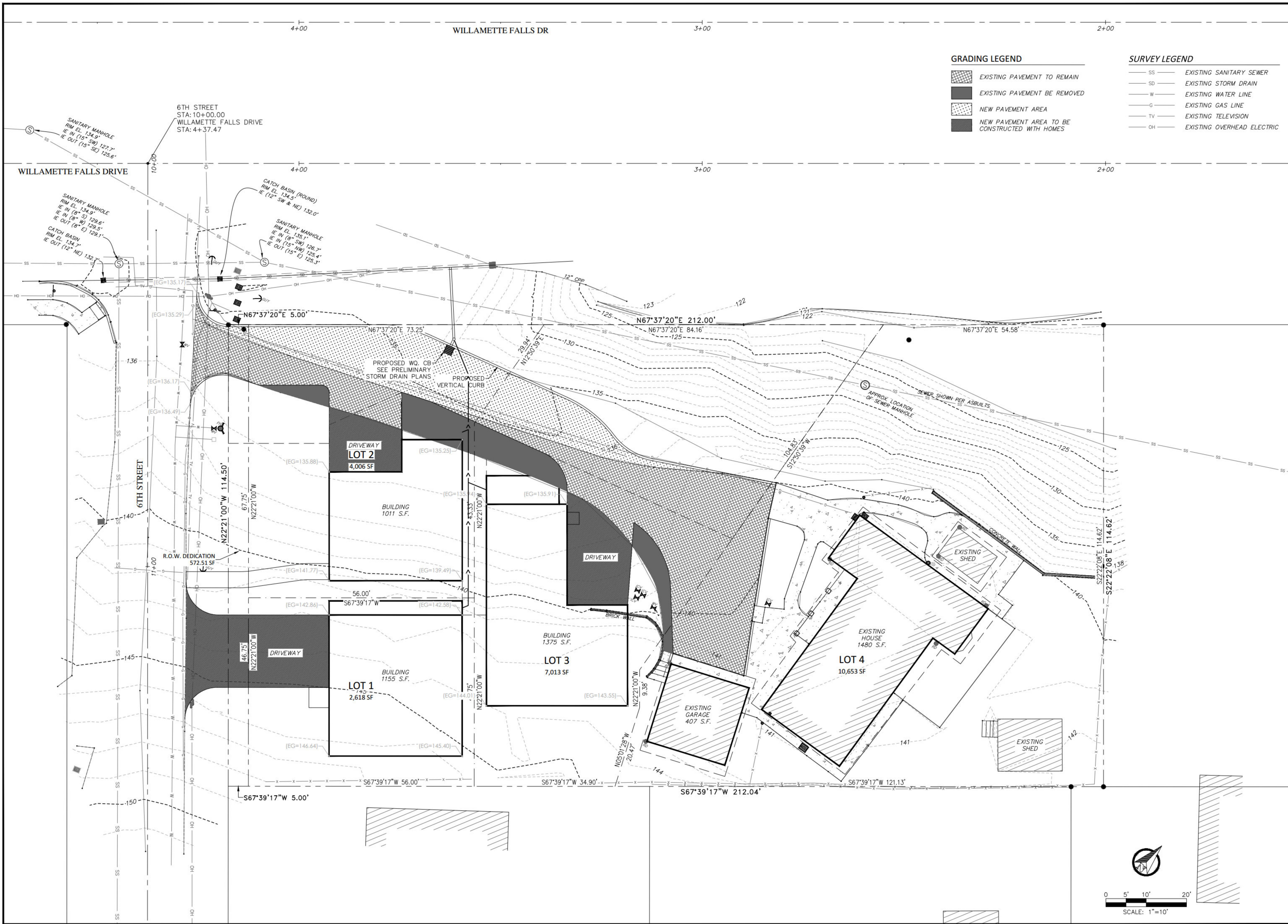
**FLOOR AREA RATIO:**  
 EXISTING HOME = 2,200 S.F. (ESTIMATED)  
 PROPOSED HOME LOT 1 = 2,100 S.F. (955 S.F. + 1,155 S.F.)  
 PROPOSED HOME LOT 2 = 1,822 S.F. (811 S.F. + 1,011 S.F.)  
 PROPOSED HOME LOT 3 = 2,550 S.F. (1,175 + 1,375 S.F.)  
  
 TOTAL FLOOR AREA = 8,672 S.F. (ESTIMATED)  
 FLOOR AREA RATIO = 8,672 / 24,299 = 0.36 LESS THAN 0.60

EXISTING PARCEL OVERALL SIZE = 24,288 S.F. (AFTER R.O.W. DEDICATION)  
 PROPOSED LOT COVERAGE:  
 EXISTING HOME = 1,480 S.F.  
 EXISTING GARAGE = 407 S.F.  
 EXISTING SHED = N/A  
 PROPOSED HOME LOT 1 = 955 S.F. (1,155 S.F. - 200 S.F. FOR ATTACHED GARAGE)  
 PROPOSED HOME LOT 2 = 811 S.F. (1,011 S.F. - 200 S.F. FOR ATTACHED GARAGE)  
 PROPOSED HOME LOT 3 = 1,175 S.F. (1,375 S.F. - 200 S.F. FOR ATTACHED GARAGE)  
  
 TOTAL LOT COVERAGE = 4,828 S.F.  
 LOT COVERAGE % = 20% - LESS THAN 35%





REVISIONS	BY



**GRADING LEGEND**

- EXISTING PAVEMENT TO REMAIN
- EXISTING PAVEMENT BE REMOVED
- NEW PAVEMENT AREA
- NEW PAVEMENT AREA TO BE CONSTRUCTED WITH HOMES

**SURVEY LEGEND**

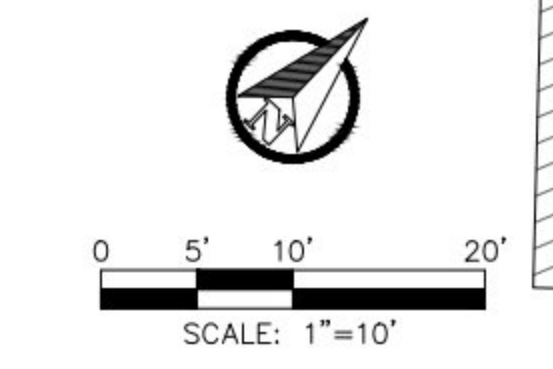
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING TELEVISION
- EXISTING OVERHEAD ELECTRIC

1575 6TH STREET  
 6TH STREET WEST LNN, LLC.

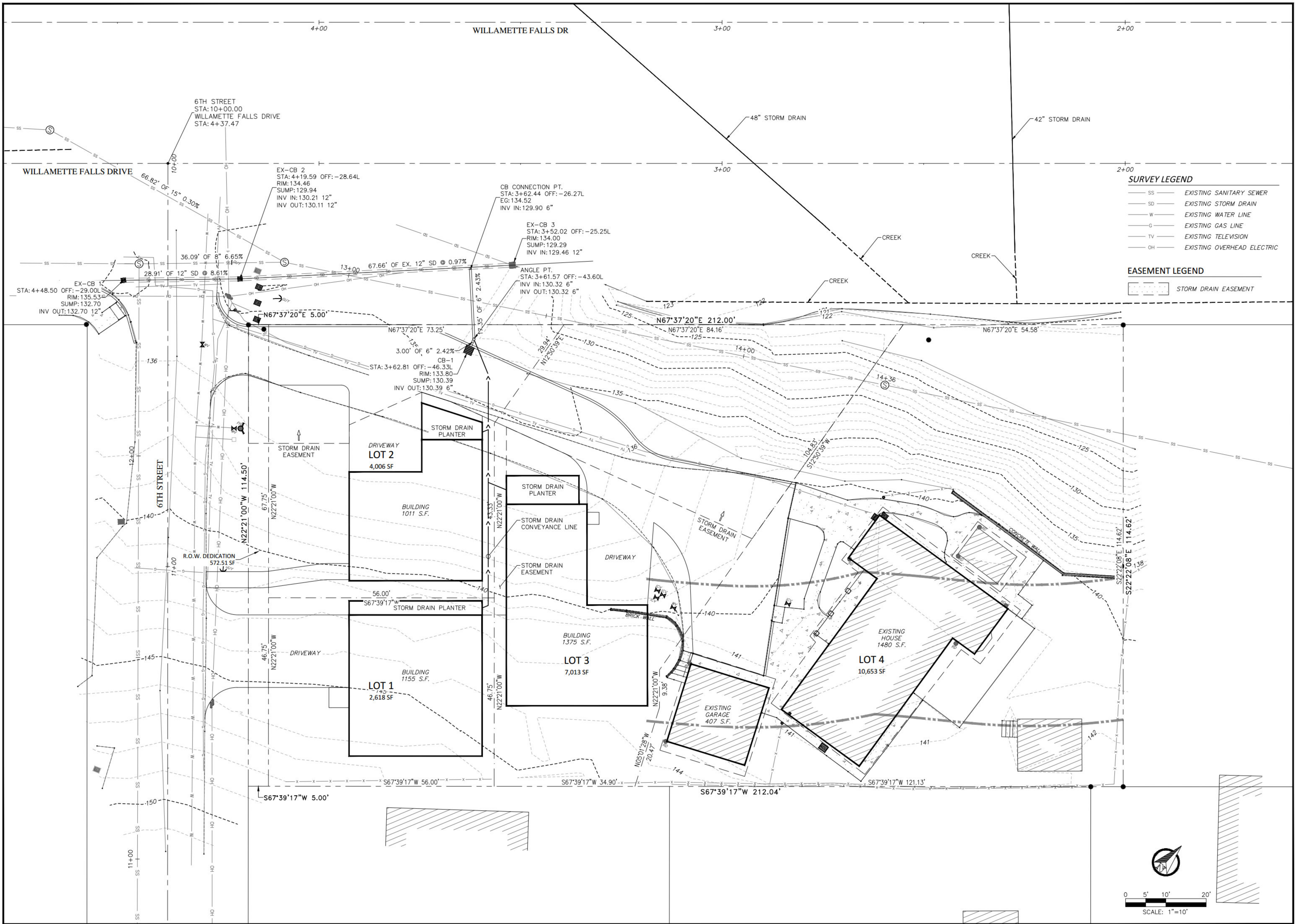
PRELIMINARY GRADING PLANS

**ISUL ENGINEERING**  
 37E PORTLAND AVENUE  
 CLATSOP COUNTY, OREGON 97027  
 (503) 657-0188

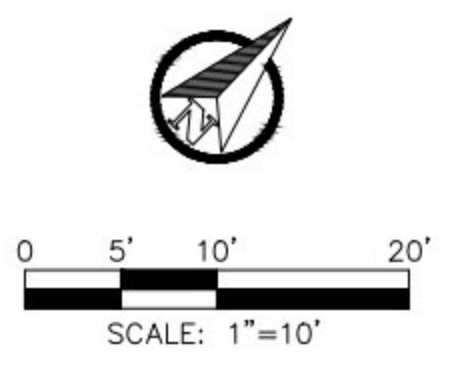
DATE 11/10/2022  
 SCALE 1" = 10'  
 DRAWN SH  
 JOB SGL22-050  
 SHEET **GD-02**  
 OF 2 SHEETS 5







- SURVEY LEGEND**
- SS — EXISTING SANITARY SEWER
  - SD — EXISTING STORM DRAIN
  - W — EXISTING WATER LINE
  - G — EXISTING GAS LINE
  - TV — EXISTING TELEVISION
  - OH — EXISTING OVERHEAD ELECTRIC
- EASEMENT LEGEND**
- [Hatched Box] STORM DRAIN EASEMENT



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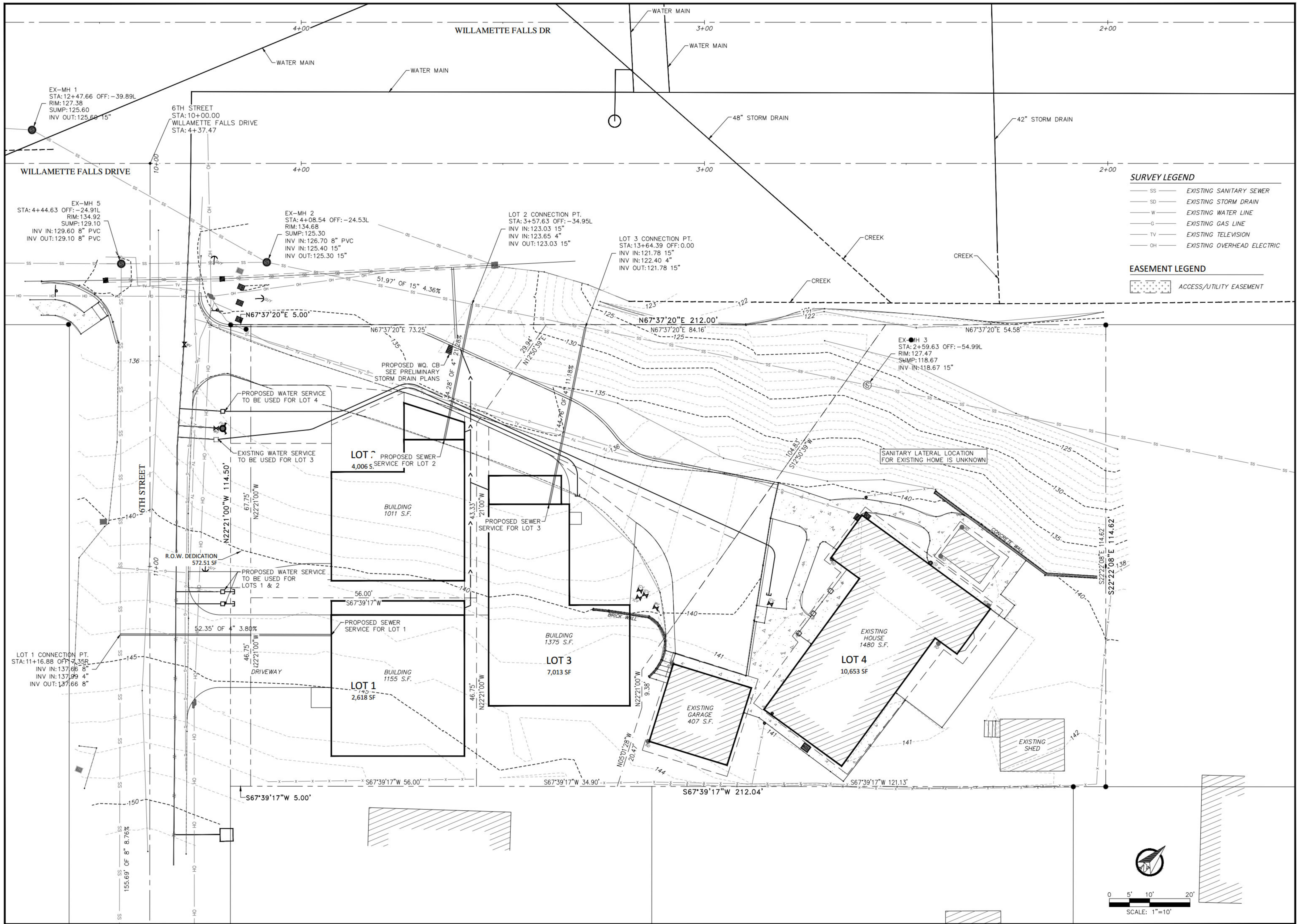
**1575 6TH STREET**  
**6TH STREET WEST LINN, LLC.**

**PRELIMINARY**  
**STORM DRAIN PLANS**

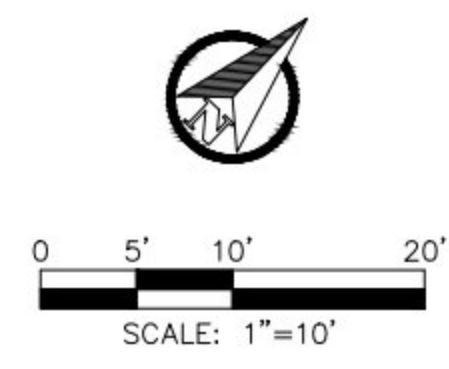
**SISUL ENGINEERING**  
 375 PORTLAND AVENUE  
 CLATSOP, OREGON 97027  
 (503) 657-0188

DATE 11/10/2022  
 SCALE 1" = 10'  
 DRAWN SH  
 JOB SGL 22-050  
 SHEET **SD-03**  
 OF 3 SHEETS 5





- SURVEY LEGEND**
- SS — EXISTING SANITARY SEWER
  - SD — EXISTING STORM DRAIN
  - W — EXISTING WATER LINE
  - G — EXISTING GAS LINE
  - TV — EXISTING TELEVISION
  - OH — EXISTING OVERHEAD ELECTRIC
- EASEMENT LEGEND**
- [Pattern] — ACCESS/UTILITY EASEMENT



REVISIONS	BY

**1575 6TH STREET**  
**6TH STREET WEST LNN, LLC.**

**PRELIMINARY UTILITY PLANS**

**SISUL ENGINEERING**  
 375 PORTLAND AVENUE  
 CLATSOP COUNTY, OREGON 97027  
 (503) 637-0188

DATE 11/10/2022  
 SCALE 1" = 10'  
 DRAWN SH  
 JOB SGL22-050  
 SHEET  
**UT-04**  
 OF 4 SHEETS 5