City of West Linn
Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068
Telephone 503.656-3535 • westlinnoregon.gov

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT: Gudelj	PROJECT NO(S).: MIP-25-01	PRE-APPLICATION NO.: PA-24-20
NON-REFUNDABLE FEE(S): $4,400	REFUNDABLE DEPOSIT(S):	TOTAL: $4,400

Type of Review (Please check all that apply):

- ☐ Annexation (ANX)
- ☐ Appeal (AP)
- ☐ CDC Amendment (CDC)
- ☐ Code Interpretation (MISC)
- ☐ Conditional Use (CUP)
- ☐ Design Review (DR
- ☐ Tree Easement Vacation (MISC)
- ☐ Expediated Land Division (ELD)
- ☐ Extension of Approval (EXT)
- ☐ Final Plat (FP) Related File#_____
- ☐ Flood Management Area (FMA)
- ☐ Historic Review (HDR)
- ☐ Lot Line Adjustment (LLA)
- ☒ Minor Partition (MIP) Middle Housing ELD
- ☐ Modification of Approval (MOD)
- ☐ Non-Conforming Lots, Uses & Structures
- ☐ Planned Unit Development (PUD)
- ☐ Street Vacation
- ☐ Subdivision (SUB)
- ☐ Temporary Uses (MISC)
- ☐ Time Extension (EXT)
- ☐ Right of Way Vacation (VAC)
- ☐ Variance (VAR)
- ☐ Water Resource Area Protection/Single Lot (WAP)
- ☐ Water Resource Area Protection/Wetland (WAP)
- ☐ Willamette & Tualatin River Greenway (WRG)
- ☐ Zone Change (ZC)

Pre-Application, Home Occupation, Sidewalk Use, Addressing, and Sign applications require different forms, available on the website.

Site Location/Address:
1470 Rosemont Road

Assessor's Map No.: 2S1E25CA
Tax Lot(s): 1500
Total Land Area: 53,383 SF

Brief Description of Proposal:
Partition application to divide the property into three parcels.

Applicant Name*: Alec Shah, Shah Housing Solutions, LLC
Address: 4399 Kenthorpe Way
City State Zip: West Linn, OR 97068
Phone: (971) 678-1952
Email: alec@shahhousingsolutions.com

Owner Name (required): Same as applicant.
Address:
City State Zip:
Phone:
Email:

Consultant Name: Rick Givens, Planning Consultant
Address: 28615 SW Paris Ave., Unit 110
City State Zip: Wilsonville, OR 97070
Phone: (503) 351-8204
Email: rickgivens@gmail.com

1. Application fees are non-refundable (excluding deposit). Applications with deposits will be billed monthly for time and materials above the initial deposit. ***The applicant is financially responsible for all application costs**.
2. All information provided with the application is considered a public record and subject to disclosure.
3. The owner/applicant or their representative should attend all public hearings related to the application.
4. A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.
5. Submit this form, application narrative, and all supporting documents as a single PDF through the web page: https://westlinnoregon.gov/planning/submit-land-use-application

The undersigned property owner authorizes the application and grants city staff the **right of entry** onto the property to review the application. The applicant and owner affirm that the information provided in this application is true and correct. Applications with deposits will be billed monthly for time and materials incurred above the initial deposit. The applicant agrees to pay additional billable charges.

Alexander Shah — Applicant's signature — Date

Alexander Shah — Owner's signature ***(required)*** — Date: 2/17/25

Schwabe

January 14, 2025

Garrett H. Stephenson
Admitted in Oregon
D: 503-796-2893
C: 503-320-3715
gstephenson@schwabe.com

VIA E-MAIL

Mr. Darren Wyss
City of West Linn
22500 Salamo Road, Suite 900
West Linn, OR 97068

RE: PA 24-20; Minimum Density Standards

Dear Mr. Wyss:

This office represents Shah Housing Solutions LLC ("Shah") in its application for a three-lot partition at 1470 Rosemont Road. I have reviewed the pre-application notes issued by the City on November 16, 2023, in which City staff stated that "4 lots are required in order to meet the minimum of 70% density." PA-24-20. I understand that it is your opinion that the Metro Urban Growth Functional Plan compels a requirement for four lots instead of three. On the contrary, there is no basis to deny Shah's partition application due the density regulations in CDC 85.200(J)(7).

CDC 85.200(J)(7) provides as follows:

> *"Density requirement. Density shall occur at 70 percent or more of the maximum density allowed by the underlying zoning. These provisions do not apply when density is transferred from Type I and II lands as defined in CDC 02.030. Development of Type I or II lands are exempt from these provisions. Land divisions of three lots or less are also exempt."*

The final sentence of this provision determines the result in this case. The Application is for a partition which, under both state law and West Linn CDC, means the division of land into not more than three parcels within a calendar year.[1] A land division of "three lots or less" is by definition a partition, and vice-versa. Therefore the minimum density requirements do not apply to the Application.

This result is correct notwithstanding anything in the Metro Urban Growth Functional Plan ("Metro Plan"). By its own terms, the Metro Plan does not apply to any land use decision except a post-acknowledgement plan amendment or land use regulation amendment. *See* Metro

[1] CDC 2.030 (definition of "partition land"); ORS 92.010(9) ("Partitioning land" means dividing land to create not more than three parcels of land within a calendar year.)

Plan at §3.07.820. More importantly, the Functional Plan cannot apply to a partition as a matter of law. Under ORS 197.175, once a city's plan and land use regulations are acknowledged, that city must make its limited land use decisions according to only that acknowledged plan and those regulations. For limited land use applications like a partition, ORS 197.195(1) provides that unless a given comprehensive plan provision is incorporated within the local government's implementing land use regulations, it cannot apply to a limited land use decision. Stated simply, the City must stick to the language of the CDC when deciding a limited land use application and may not bring into that decision considerations from documents that have not been expressly incorporated into the CDC, including the Metro Plan.

Also, the City may not apply CDC 85.200(J)(7) in a discretionary or ambiguous manner. This is because the Application is for the development of housing and the City may only apply "clear and objective standards, conditions and procedures regulating the development of housing." While the exclusion for "land divisions of three lots or less" seems reasonably clear and objective to the extent that it points to the maximum number of lots that can be created from a partition, the City's use of the word "density" in CDC 85.200(J)(7) is ambiguous. This is because there is no definition of "density" in the CDC and no express density regulations in the R-10 zoning code. Without a definition of "density," the minimum density requirements cannot be imposed in the first instance.

To the extent that the Comprehensive Plan or Metro Plan are instructive on this point, they both refer to dwelling units or household structures per unit of land, irrespective of the number of lots. *See* Comprehensive Plan at 4[2] ; *See also* Metro Plan at 3.07.120. In this context—and please forgive use of a colloquialism—this issue is a red herring. The ultimate goal of the partition is construct middle housing, which will result in a subsequent middle-housing land division that will create 7 new dwelling units, far more than they would be required under the City's application of its minimum density standard in terms of lots.

While my client does not wish to escalate a dispute on this issue beyond this letter, we are confident that the City may not use CDC 85.200(J)(7) to deny the proposed three-lot partition. However, in this instance, there is a solution that does not require the City to reinterpret its density standards. The City can simply impose a condition of the Application that requires my client to submit a proposed middle-housing land division application before issuance of the first building permit on the property. This will ensure that the City gets the number of units that it believes are required without a direct dispute about the meaning of the City's density regulations. Given the need to produce more housing at lower costs, this seems to be the correct solution for all involved.

[2] "Density. The number of families, individuals, dwelling units, households, or housing structures per unit of land."

Regardless, in light of the above, we respectfully request that the City approve the partition application as currently proposed, provided it meets the other approval criteria.

Best regards,

SCHWABE, WILLIAMSON & WYATT, P.C.

Garrett H. Stephenson

GST:jmhi

cc: Mr. Alexander Shah (via email)

Partition Narrative

1470 Rosemont Rd., West Linn

Shah Housing Solutions, LLC

Proposal: This application requests approval of a three-lot partition for property located at 1470 Rosemont Road, West Linn in West Linn. The property is situated on the south side of Rosemont Road, to the west of Ireland Lane. It runs south from Rosemont Rd. to Ridge Lane. The subject property is 53,383 square feet in area and is zoned R-10. The Clackamas County Assessor's description of the property is Tax Lot 21E25CA01500.

Figure 1: Vicinity Map

Existing Site Conditions:

The subject property is developed with one single-family home which takes access from Rosemont Road. The home was built in 1988 and is 2,758 sq. ft. in area. It has an attached garage on the west end of the home as well as a detached garage/shop to the rear of the home. The home is planned to be retained, but the detached structure will be demolished.

The site is essentially level near Rosemont Road, but slopes gently towards Ridge Lane at approximately a 5% to 7% grade over the southerly 150 feet of the lot.

Figure 2: Aerial Photo

Utilities will need to be extended to service the proposed lots. Sanitary sewer presently terminates in Ridge Lane at the western border of the site and will need to be extended with construction of street improvements. Water is available from 8" lines in Rosemont and Ridge Lane. Storm sewer will be provided as shown on the preliminary utility plan.

Per the pre-application conference notes, the following Community Development Code (CDC) sections are applicable to this application:

Chapter 11: Residential, R-10
Chapter 48: Access, Egress and Circulation
Chapter 85: Land Divisions – General Provisions
Chapter 92: Required Improvements
Chapter 96: Street Improvement Construction
Chapter 99: Procedures for Decision Making: Quasi-Judicial

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

CHAPTER 11 SINGLE-FAMILY RESIDENTIAL DETACHED, R-10

11.030 PERMITTED USES

1. *Single-family attached or detached residential unit.*

    a. *Duplex residential units.*

    b. *Triplex residential units.*

    c. *Quadplex residential units.*

2. *Cottage clusters.*

Comment: The purpose of this application is to divide the property into three parcels for uses authorized in these subsections. It is anticipated that future middle housing applications will be filed for Parcels 2 and 3.

11.040 ACCESSORY USES

Comment: No accessory uses are planned currently. Future development of such uses would be subject to the provisions of this section.

11.050 USES AND DEVELOPMENT PERMITTED UNDER PRESCRIBED CONDITIONS

Uses permitted under prescribed conditions in the R-10 zone include: Home occupations, signs, temporary uses, water-dependent uses, agriculture and horticulture, and wireless communication facilities. No such uses are proposed in this application.

11.060 CONDITIONAL USES

Comment: No conditional uses are proposed in conjunction with this application.

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

Comment: The homes to be built on the proposed lots will need to comply with the applicable development standards listed in the table provided in this section. Parcel 1 will be 15,141 sq. ft. in area. Parcel 2 contains 15, 479 sq. ft. Parcel 3 is 20,594 sq. ft. in area. The minimum lot width at the front lot line and average lot width standards of 35 feet and 50 feet, respectively, are met by all three parcels, as shown on the Tentative Plan. The front and rear minimum setback standards of 20 feet will be met by future home construction, as will the minimum interior 7.5' side yard. No street side yards are present. Maximum building height of 35', maximum lot coverage of 35%, and Floor Area Ratios will be met and will be reviewed at the time of building permit application.

11.080 DIMENSIONAL REQUIREMENTS, CONDITIONAL USES

Comment: Not applicable. No conditional uses are proposed.

Chapter 48 - ACCESS, EGRESS AND CIRCULATION

48.020 APPLICABILITY AND GENERAL PROVISIONS

A. The provisions of this chapter do not apply where the provisions of the Transportation System Plan or land division chapter are applicable and set forth differing standards.

Comment: The TSP does not specify any differing standards for Rosemont and Ridge Lane than those listed in this chapter.

B. All lots shall have access from a public street or from a platted private street approved under the land division chapter.

Comment: All lots have direct frontage onto Rosemont Rd. (Parcel 1) or Ridge Lane (Parcels 2 and 3). Both roadways are dedicated public streets.

C. No building or other permit shall be issued until scaled plans are presented to the City and approved by the City as provided by this chapter, and show how the access, egress, and circulation requirements are to be fulfilled. Access to State or County roads may require review, approval, and permits from the appropriate authority.

Comment: The Tentative Plan submitted with this application shows the frontage required for access consistent with these standards. The Existing Condition Map shows existing driveway access points for Parcel 1. No changes to the access points for Parcel 1 are proposed since the use of the parcel will not change. Building permit applications to be submitted prior to construction of homes will show driveway access locations for Parcels 2 and 3.

D. Should the owner or occupant of a lot, parcel or building enlarge or change the use to which the lot, parcel or building is put, resulting in increasing any of the requirements of this chapter, it shall be unlawful and a violation of this code to begin or maintain such altered use until the provisions of this chapter have been met, and, if required, until the appropriate approval authority under Chapter 99 CDC has approved the change.

Comment: No changes in use are proposed as a part of this application.

E. Owners of two or more uses, structures, lots, parcels, or units of land may agree to utilize jointly the same access and egress when the combined access and egress of both uses, structures, or parcels of land satisfies the requirements as designated in this code; provided, that satisfactory legal evidence is presented to the City Attorney in the form of deeds, easements, leases, or contracts to establish joint use. Copies of said instrument shall be placed on permanent file with the City Recorder.

Comment: No such joint accesses are proposed.

F. Property owners with access to their property via platted stems of flag lots may request alternate access as part of a discretionary review if other driveways and easements are available and approved by the City Engineer. (Ord. 1584, 2008; Ord. 1636 § 32, 2014; Ord. 1745 § 1 (Exh. A), 2023)

Comment: Not applicable. No flag lots are proposed in this partition.

B. Access control standards.

1. Traffic impact analysis requirements. A traffic analysis prepared by a qualified professional may be required to determine access, circulation and other transportation requirements. The purpose, applicability and standards of this analysis are found in CDC 85.170(B)(2).

Comment: Per the provisions of CDC 85.170(B)(2)(d)(6), a traffic impact analysis is not required because the proposed subdivision will not generate more than the threshold 250 trips per day. Based on ITE standards, the three lots proposed will generate less than 30 trips per day.

2. *In order to comply with the access standards in this chapter, the City or other agency with access permit jurisdiction may require the closing or consolidation of existing curb cuts or other vehicle access points, recording of reciprocal access easements (i.e., for shared driveways), development of a frontage street, installation of traffic control devices, and/or other mitigation as a condition of granting an access permit. Access to and from off-street parking areas shall not permit backing onto a public street.*

Comment: There are two existing driveway approaches for Parcel 1 onto Rosemont Road, a collector street. Typically, only one approach is permitted per street frontage on a collector street. Per comments from Clark Ide of the City Engineering Dept. the existing driveway approaches may remain as they are as long as the use of Parcel 1 remains the same. Should Middle Housing be built upon that parcel, access would be required to conform to current standards. The other two parcels will front onto Ridge Lane, a local street. Each will have a single access.

3. *Access options. When vehicle access is required for development (i.e., for off-street parking, delivery, service, drive-through facilities, etc.), access shall be provided from a public street adjacent to the development lot or parcel. Street accesses shall comply with access spacing standards in subsection (B)(6) of this section, the West Linn Public Works Design Standards, and TSP. As an alternative, the applicant may request alternative access provisions listed below as Option 1 and Option 2, subject to approval by the City Engineer through a discretionary process.*

Comment: Access is proposed to be provided to each lot as discussed above. No alleys or mid-block lanes are existing or proposed. No private streets or driveways are existing or proposed.

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

Comment: Not applicable. The partition does not front onto an arterial street.

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

Comment: Not applicable. No double-frontage lots are proposed.

6. *Access spacing.*

    a. *The access spacing standards found in Tables 14 and 15 of the TSP and in CDC 48.060 shall be applicable to all newly established public street intersections, non-traversable medians, and curb cuts. Deviation from the access spacing standards may be granted by the City Engineer as part of a discretionary review if the applicant demonstrates that the deviation will not compromise the safe and efficient operation of the street and highway system.*

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

Comment: No new public street intersections are proposed. Individual curb cuts are proposed for each lot. Compliance with CDC 48.060 is discussed below.

7. *Number of access points. For single-family (detached and attached) housing types, one street access point is permitted per lot or parcel when alley access cannot otherwise be provided; except that two access points may be permitted corner lots (i.e., no more than one access per street), subject to the access spacing standards in CDC 48.060. The number of street access points for multiple family development is subject to the access spacing standards in CDC 48.060. The number of street access points for commercial, industrial, and public/institutional developments shall be minimized to protect the function, safety and operation of the street(s) and sidewalk(s) for all users. Shared access may be required, in conformance with subsection (C)(8) of this section, in order to maintain the required access spacing, and minimize the number of access points.*

Comment: Parcel 1 has two existing driveway approaches. Per comments by City Engineering, those existing nonconforming approaches may remain as long as the use on that parcel remains one single-family home. Parcels 2 and 3 will each have one access point onto Ridge Lane, as permitted by this subsection.

8. *Shared driveways. For residential development, shared driveways may be required in order to meet the access spacing standards in subsection (C)(6) of this section. For non-residential development, the number of driveway and private street intersections with public streets shall be minimized by the use of shared driveways with adjoining lots where feasible. The City shall require shared driveways as a condition of land division or site design review, as applicable, for traffic safety and access management purposes in accordance with the following standards:*

Comment: Not applicable. No shared driveways are proposed.

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

1. Block length and perimeter. The maximum block length shall not exceed 800 feet along a collector, neighborhood route, or local street, or 1,800 feet along an arterial, unless a smaller block length is required pursuant to CDC 85.200(B)(2).

Comment: The subject property is located approximately 250 feet west of Ireland Lane. The property is approximately 160 feet wide. If an additional street connection between Ridge Lane and Rosemont Road is desired by the City in order to meet the 800-foot maximum block length, it would be located well to the west of the subject property.

2. Street standards. Public and private streets shall also conform to Chapter 92 CDC, Required Improvements, and to any other applicable sections of the West Linn Community Development Code and approved TSP.

Comment: Ridge Lane will be improved to comply with City street standards, as described in the pre-application conference notes. Per City Engineering input, Rosemont Road will remain as it currently is with this proposed partition. Any future redevelopment of Parcel 1 would require full frontage improvements.

3. Exception. Exceptions to the above standards may be granted as part of a discretionary review when blocks are divided by one or more pathway(s), in conformance with the provisions of CDC 85.200(C), Pedestrian and bicycle trails, or cases where extreme topographic (e.g., slope, creek, wetlands, etc.) conditions or compelling functional limitations preclude implementation, not just inconveniences or design challenges. (Ord. 1635 § 25, 2014; Ord. 1636 § 33, 2014; Ord. 1650 § 1 (Exh. A), 2016; Ord. 1675 § 40, 2018; Ord. 1745 § 1 (Exh. A), 2023)

Comment: As discussed above, if a future connection is to be provided between Ridge Lane and Rosemont Road, it would be provided well to the west of the subject property. Ireland Lane is too close to allow a through street on the subject property that would conform to minimum spacing standards.

48.030 MINIMUM VEHICULAR REQUIREMENTS FOR RESIDENTIAL USES

Comment: All lots proposed in this partition will have direct driveway accesses onto adjacent streets. Parcel 1's two accesses are preexisting and will remain as-is for this proposed partition. The accesses for Parcels 2 and 3 onto Ridge Laned will be installed per City standards and will satisfy the minimum vehicular requirements for residential uses.

48.040 MINIMUM VEHICLE REQUIREMENTS FOR NON-RESIDENTIAL USES

Comment: Not applicable. No non-residential uses are proposed.

48.050 ONE-WAY VEHICULAR ACCESS POINTS

Comment: Not applicable. No one-way vehicular access points are proposed.

48.060 WIDTH AND LOCATION OF CURB CUTS AND ACCESS SEPARATION REQUIREMENTS

Comment: Parcel 1's two accesses are preexisting and will remain as-is for this proposed partition. The proposed driveways for Parcels 2 and 3 will comply with the minimum 16' width and maximum 36' width standards. There are no existing intersecting street rights-of-way near the subject property so the minimum spacing standards of 48.060.C will not be an issue. The Designs for curb cuts will be provided on the final engineering plans. The minimum distance between any two adjacent curb cuts on the same side of a collector street is 30 feet for a local street such as Ridge Lane. There is ample distance from adjacent driveways for the curb cuts to meet these requirements.

48.070 PLANNING DIRECTOR'S AUTHORITY TO RESTRICT ACCESS APPEAL PROVISIONS

Comment: No traffic congestion or other unusual conditions exist that would warrant the Planning Director limiting access onto this section of Rosemont Road or Ridge Lane.

48.080 BICYCLE AND PEDESTRIAN CIRCULATION

Comment: No bicycle or pedestrian circulation improvements are proposed other than sidewalks for this site. Bicycle and pedestrian ways are not warranted per the provisions of CDC 85.200, as discussed below.

Chapter 85 - LAND DIVISIONS – GENERAL PROVISIONS

85.200 APPROVAL CRITERIA

No tentative subdivision or partition plan shall be approved unless adequate public facilities will be available to provide service to the partition or subdivision area prior to final plat approval and the Planning Commission or Planning Director, as applicable, finds that the following standards have been satisfied, or can be satisfied by condition of approval.

A. Streets.

Comment: The subject property fronts on Rosemont Road for Parcel 1, and Ridge Lane for Parcels 2 and 3. Rosemont Road is a collector street with full services installed in it. According to the pre-app notes:

- *Rosemont Road has approx. 64 feet of ROW along the frontage of the proposed development lot. The City would request an additional 7 feet of ROW be dedicated to align with the existing ROW width at 1490 Rosemont Rd.*

Subsequent to the above Engineering comment, an email from Clark Ide stated:

Based on the existing ROW in the area, it does not appear that a ROW dedication will be required along the Rosemont frontage of your property. The current ROW is adequate to construct the necessary public improvements. Please disregard my request for 7' of ROW dedication - it won't be required as part of the development.

The email also stated:

Public improvements on Rosemont will be required if/when you divide any of the lots further.

Ridge Lane is a local street that is unimproved along the southerly frontage of the subject property. Pre-application conference notes for this street are as follows:

- *Ridge Lane has approx. 30 feet of ROW along the frontage of the proposed development lot. The City would request an additional 10 feet of ROW be dedicated to align with the existing ROW to the east of the property.*
- *Applicant would be required to construct an approx. 32-foot-wide street cross section along the property frontage to align with the existing Ridge Lane cross section to the east. The improvements shall include curb/gutter, sidewalk, planter strip, full depth asphalt and aggregate base.*

The Tentative Plan shows the required additional right-of-way dedication. The street frontage improvements are indicated on the preliminary engineering plan. No new street names are needed. No gated streets or special entry designs are proposed.

B. Blocks and lots.

Comment: The existing block currently runs between Ireland Lane on the east and Wild Rose Dr. on the west. The existing length of this block is approximately 1,650 feet, which exceeds the 800 feet maximum standard. Since the proposed partition is not a subdivision, the shorter block length standard of 530 feet does not apply. An additional mid-block through street from Rosemont Road to Ridge Lane is needed in order to comply with the 800-foot maximum standard. That would occur approximately 400 to 450 feet west of the subject property, with the likely location being through Tax Lot 21E25CB00100 at such time as it is redeveloped. The distance from the western border of the subject property to Ireland Drive is less than 400 feet. Note that the subdivision plat of Livermore's Subdivision No. 1 is located along the western border of the subject property. It provides for a 20' easement along the common lot line with the subject property that could serve to satisfy the requirements of for a pedestrian/bicycle connection specified in 85.200.B.2.d.

Lot or parcel sizes and dimensions of the proposed lots conform to the minimum standards of the CDC, as demonstrated in the discussion of R-10 dimensional standards, above. The proposed new lots have property lines that are approximately perpendicular to the street. Compliance with required setbacks will be reviewed at the time of building permit application. Access to all lots conforms to the provisions of Chapter 48, as discussed above in this report. No double frontage lots are proposed. The proposed lot lines within the development are approximately at right angles to the streets on which they front, as required by Section 85.200(B)(6). No flag lots are proposed.

85.200.B.8 - 8. Large lots or parcels. In dividing tracts into large lots or parcels that are more than double the minimum area designated by the zoning district:

a. Those lots must be arranged so as to allow further subdivision, and must contain such easements and site restrictions as will provide for extension and opening of future streets where it would be necessary to serve potential lots; or

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

Comment: Parcel 3 is proposed to contain 20,594 sq. ft., which is slightly more than double the minimum area designated by the R-10 zoning district. As discussed at the pre-application conference, the intent of this partition is to configure the subject

property to allow for the development of middle housing. A conceptual version of the proposed future development plan is included with this application and serves to demonstrate that the proposed partition will allow for development of middle housing consistent with CDC requirements. No additional public streets are needed in order to do this future development.

C. Pedestrian and bicycle trails.

Comment: No pedestrian or bicycle paths are proposed. No bicycle improvements in this area are listed on the Bicycle Master Plan.

D. Transit facilities.

Comment: Not applicable. No transit facilities are proposed or required as there is no TriMet service along this portion of Rosemont Road. TriMet bus line No. 153 provides service on Rosemont, but that is located northwest of Hidden Springs Road.

E. Lot grading.

Comment: The subject property is relatively flat, with grades in the 5 to 7 percent range. Grading of the proposed building sites will conform to City standards. Compliance for individual homes will be reviewed at the time of building permit application.

F. Water.

Comment: Eight-inch City water lines are available in both Rosemont Road and Ridge Lane. Please see the Preliminary Utility Plan for proposed service locations.

G. Sewer.

Comment: As shown on the Preliminary Utility Plan, there is an existing 8-inch public sewer line in Ridge Lane that terminates at the eastern edge of the subject property. This line will be extended through the site with the construction of the required street improvements. Service to the proposed parcels will be provided from the new sewer line, as shown on the Preliminary Utility Plan.

H. Storm.

Comment: As shown on the Preliminary Utility Plan, the closest storm sewer service is available in Ireland Lane, approximately 240 feet east of the subject property. Storm sewer service will be extended from this location to service the proposed street improvements and new homes. The City Engineering staff have indicated that the City will “pay for the main extension to your property frontage”.

There is virtually no infiltration available due to clayey soils in this area of West Linn. Raingardens will be provided on each lot for detention and treatment purposes. Green street treatment and storage of water from the sidewalk will be provided in the planter strip.

I. Utility easements. An 8'-wide Public Utility Easements will be provided along both Rosemont Road and Ridge Lane, per City standards. No other easements are needed to service the proposed partition.

J. Supplemental provisions.

1. Wetland and natural drainageways. Comment: There are no wetlands or natural drainageways on or abutting the subject property.

2. Willamette and Tualatin Greenways. Comment: Not applicable. The property is not in the Greenway areas and there are no Habitat Conservation Areas on the subject property.

3. Street trees. Comment: Street trees will be provided as required by the Park Department. Locations for street trees will be indicated on the construction engineering plans. For stormwater purposes, the species will need to be evergreen. Lindey's Skyward Bald Cypress is suggested, but a final selection will be made as a part of the final engineering process.

4. Lighting. Comment: Underground utilities will be provided with the construction of Ridge Lane. Existing powerlines along the entire stretch of Rosemont Road from Summit Street to approximately Shannon Lane. Discussions with Public Works staff at the pre-application conference indicate that these lines do not need to be relocated underground.

5. Dedications and exactions. Comment: No new dedications or exactions to service off-site properties are anticipated in conjunction with this application.

6. Underground utilities. Comment: All new utilities within the development will be placed underground, as required by this section.

7. Density requirement. Comment: The density calculations submitted with this application demonstrate that the maximum density permitted on this site is 5 units. The proposed number of lots is three. As discussed above, the intention is to develop middle housing on this site at a density that would far exceed minimum density standards. The provisions of CDC 85.200.J.7 exclude land divisions of three lots or less from being required to comply with minimum density standards. Please refer to the letter from the applicant's attorney,

Garrett H. Stephenson, dated January 10, 2025 for a full discussion regarding this issue.

8. Mix requirement. Comment: Not applicable. This requirement only applies in the R-2.1 and R-3 zones. The subject property is zoned R-10.

9. Heritage trees/significant tree and tree cluster protection. Comment: No heritage trees, as defined in the Municipal Code, are present on the site. Other existing trees are mapped on the Existing Conditions Map and Tree Plan.

10. Annexation and street lights. Comment: Not applicable. The subject property is within the city limits.

Chapter 92, Required Improvements

92.010 PUBLIC IMPROVEMENTS FOR LAND DIVISIONS

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

A. Streets within subdivisions.
Comment: This subsection is not applicable in its entirety as the proposal is for a partition, not a subdivision.

92.020 IMPROVEMENTS IN PARTITIONS

The same improvements shall be installed to serve each parcel of a partition as are required of a subdivision, as specified in CDC 92.010. However, if the approval authority finds that the nature of development in the vicinity of the partition makes installation of some improvements unreasonable, at the written request of the applicant those improvements may be waived. If the street improvement requirements are waived, the applicant shall pay an in-lieu fee for off-site street improvements, pursuant to the provisions of CDC 85.200(A)(1).

In lieu of accepting an improvement, the Planning Director may recommend to the City Council that the improvement be installed in the area under special assessment financing or other facility extension policies of the City.

Comment: As discussed under CDC 85.200, above, street improvements to both Rosemont Road and Ridge Lane are proposed, as specified in the pre-application conference notes. These improvements, as well as other required utilities, are depicted on the preliminary utility plan.

92.030 IMPROVEMENT PROCEDURES

Comment: As required by this section, improvement work will not be commenced until plans have been checked for adequacy and approved by the City. Improvement work will not be commenced until a preconstruction meeting has been held. Improvements will be constructed under the City Engineer's supervision and authorization. All underground utilities, sanitary sewers, and storm drains installed in streets by the subdivider or by any utility company will be constructed prior to the surfacing of the streets. Stubs for service connections for underground utilities and sanitary sewers will be placed to a length obviating the necessity for disturbing the street improvements when service connections are made. A digital map showing all public improvements as built will be filed with the City Engineer upon completion of the improvements.

92.040 SPECIFICATIONS FOR IMPROVEMENTS

Comment: Not an approval standard. This is a guide to actions of the City Engineer.

92.050 CHANGES IN SUBDIVISION PHASE NUMBERS PROHIBITED

Comment: Not applicable. The application is for a partition, not a subdivision.

Chapter 96, STREET IMPROVEMENT CONSTRUCTION

As required by Subsection 96.010.A.4, street improvements are required because the application proposes an increase in dwelling unit density on the site.

None of the exemptions to road improvement standards as set forth in 96.020 FEE-IN-LIEU, apply to this project.

96.030 STANDARDS – As required by this subsection, street improvements will be installed to City standards.

Chapter 99: Procedures for Decision Making: Quasi-Judicial

This chapter sets forth the procedures to be followed in making a decision on a quasi-judicial land use application. The proposed partition is such a quasi-judicial proposal. The application materials and fee submitted with this application constitute the applicant's responsibilities towards the fulfillment of these requirements. The City will provide public notice and will follow these procedures in the review of this application.

Conclusion:

The materials submitted in this narrative, attached plans, and application form demonstrate that the proposed development conforms to the applicable approval criteria. The applicant requests that the application be approved.

DL CONSULTING WA INC.

Drainage Report

ROSEMONT ROAD PARTITION

1470 Rosemont Road
West Linn, OR

Prepared for:

Alex Shah
Housing Solutions
225 SW Carson Street
Portland OR 97219

Prepared By:
Gary Darling
DL Consulting WA Inc.
4400 NE 77th Avenue , Suite 275
Vancouver, WA 98662

Feb. 20, 2025

Project No: SHA005

Designer's Certification and Statement

I hereby certify that this Drainage Report for the Debok Road Development, has been prepared by me or under my supervision and meets the minimum standards of the City of West Linn and normal standards of engineering practice. I hereby acknowledge and agree that the jurisdiction does not and will not assume liability for the sufficiency, suitability, or performance of drainage facilities designed by me.

TABLE OF CONTENTS

List of Figures

Figure 1: Vicinity Map

Project Overview and Description

The proposed project is a proposed 3 lot partition be located at 1470 Rosement Road in West Linn. The project is located in Map Number 21E25CA01500 WM – Tax Lot 01500. The proposed project will consist of 2 new parcels and the preservation of the remaining house on one parcel. The two new lots will get access from Ridge Lane on the south side of the parcel.

The purpose of this report is to analyze drainage for public improvements within the Ridge Lane improvements and the drainage for Lots 2 and 3.

The high point of the site is approximately at Elevation 656.00 and slopes from the highpoint at the house to the south at a rate of approximately 9%. The site also slopes from the house to the north to Rosemont Road.

The

The native soil is Cascade Silt Loam (3-8% slopes)13B.
This soil type belongs to soil group C and is considered somewhat poorly drained soil. According to infiltration tests conducted by Hardman Geotechnical Services, the soils are not conducive to infiltration with infiltration rates of -.36 inches per hour.

In order to manage the additional and replaced impervious areas (2,500 SF), a curbside storm planter is proposed. However, due to the locations of the proposed driveway aprons, the stormwater planter cannot be located in the downstream portion of the frontage. However, since the runoff from impervious areas upstream of the development

are currently untreated, the facility will treat an equivalent amount of untreated impervious areas.

Methodology

Due to the fact that infiltration is extremely limited (0.4 to 0.6 inches per hour) the drainage approach will be limited infiltration and detention in stormwater planters with overflow to the existing storm catch basin to the east on Ridge Lane. In order to accomplish this, a storm line will be extended approximately 200 LF to connect to the existing catch basin and will extend through the new frontage improvements across the site's Ridge Lane frontage.

Each of Lots 2 and 3 and the frontage improvements will manage its stormwater with a flow through planter (with limited infiltration).

Based on the site's low (negative) infiltration rate, infiltration is not proposed as the primary means of disposal. Using the City of Portland PAC calculator, stormwater facility was designed using hierarchy level 2C. This level indicates to treat the runoff through the facility's blended soil and to limit the 2-, 5-, and 10-year storm events to predeveloped levels. The post managed runoff will then discharge into the public storm system in Ridge Lane

The areas used for each planter are as follows:

Ridge Lane Planter: 4,396 SF
Lot 2 Impervious Surface: 5,000 SF
Lot 3 Impervious Surface: 9,000 SF

The Planter Sizes for each area are as follows:

Ridge Lane Planter: 150 SF
Lot 2: 275 SF
Lot 3: 500 SF

Appendix A
Figures and Maps

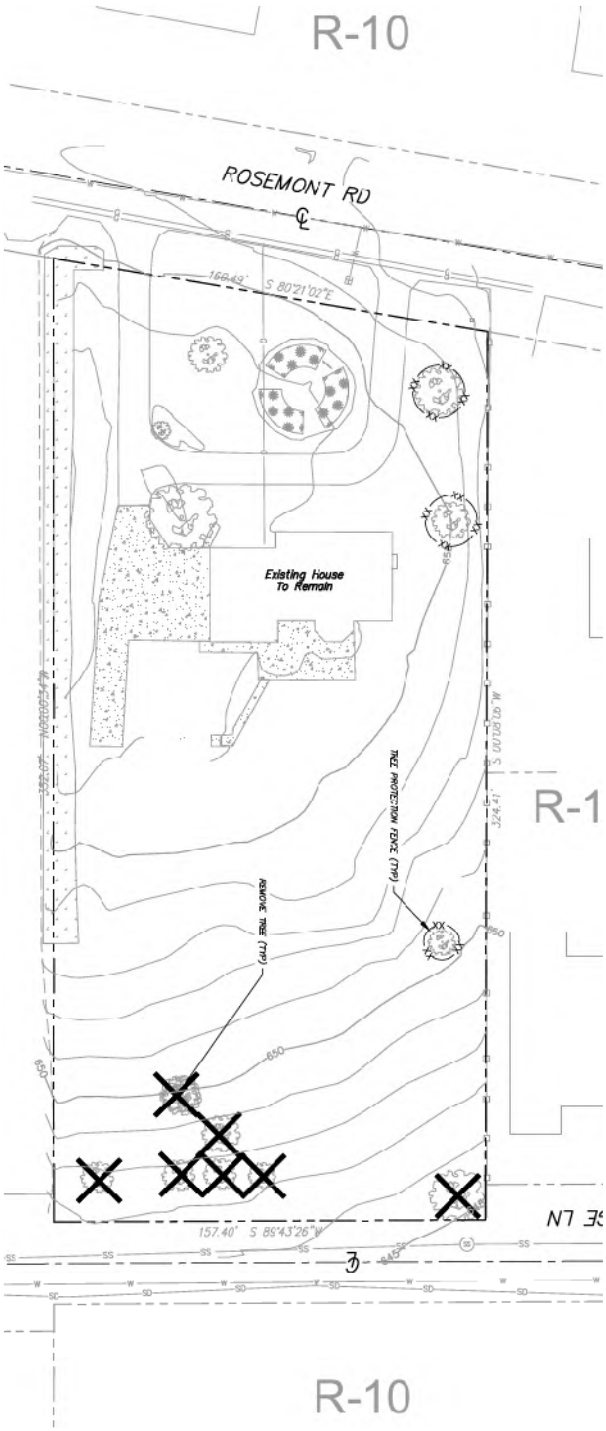

Figure 2: Existing Conditions

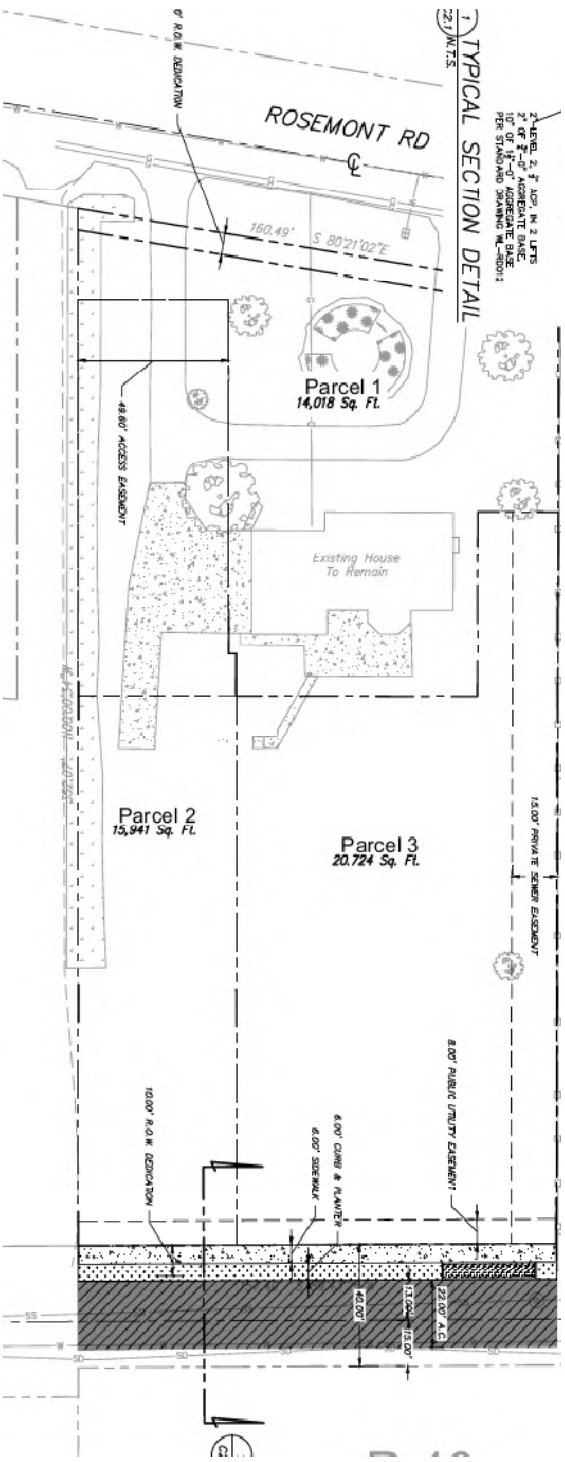

Figure 3: Site Plan

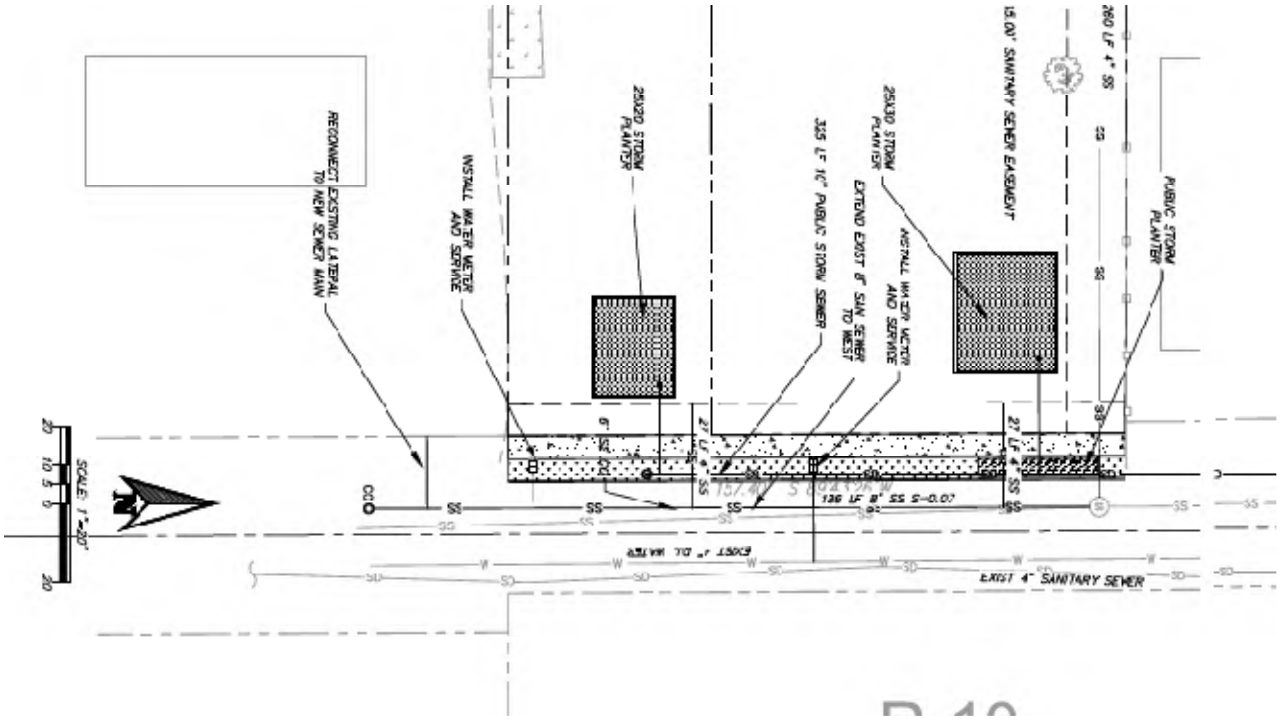

Figure 4: Drainage Plan – Frontage and 2 and 3 Lots

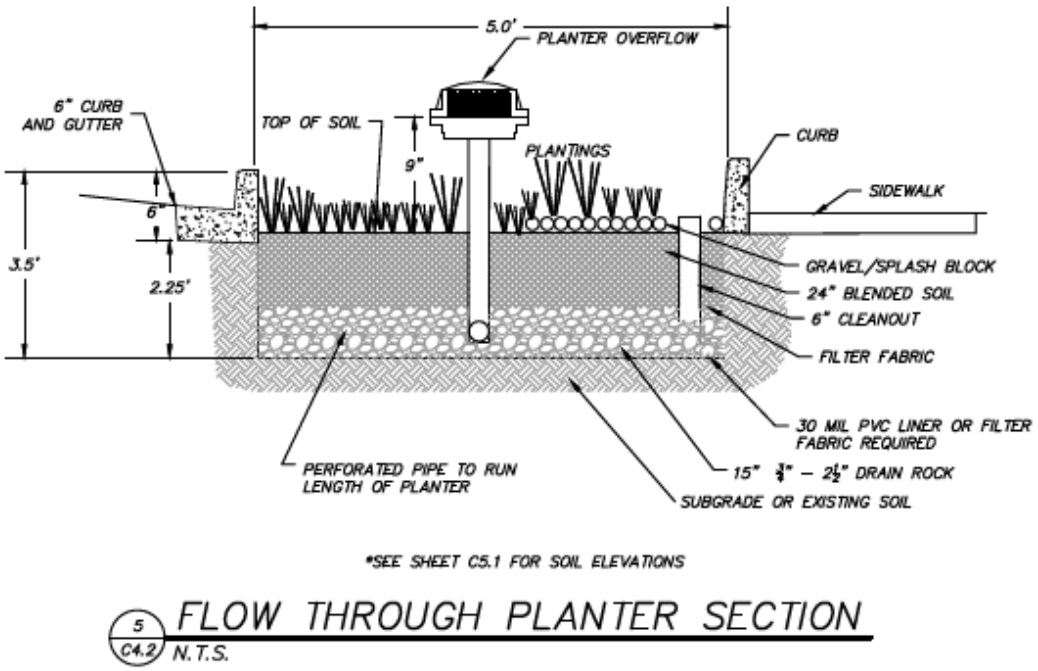

Figure 5: Typical Storm Planter Detail

Appendix B
Infiltration/Geotechnical Information

Soils Maps

HARDMAN GEOTECHNICAL SERVICES INC.
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10110 SW Nimbus Avenue, Suite B-5
Portland, Oregon 97223
HGSIgeotech.com
503.530.8076

February 11, 2025
HGSI Project No. 25-3320

Alec Shah
Shah Housing Solutions
225 SW Carson Street
Portland, Oregon 97219

Email: alec@shahhousingsolutions.com
Cell: (971) 678-1952

Subject: **Infiltration Testing Results**
Residential Property
1470 Rosemont Road
West Linn, Oregon

This report presents the results of soil infiltration testing conducted by Hardman Geotechnical Services Inc. (HGSI) for the proposed residential property located at 1470 Rosemont Road, West Linn, Oregon (Figure 1). The purpose of this study was to evaluate infiltration rates for subsurface disposal of stormwater. We understand that design of the stormwater infiltration system is to be completed by others. This study was performed in general accordance with HGSI Proposal No. 24-436, dated January 02, 2025 and subsequent authorization of the proposal and *General Conditions for Geotechnical Services*.

SITE DESCRIPTION AND PROPOSED DEVELOPMENT

The project area is 1.23 acres, trapezoidal in shape, and currently occupied by a residential structure and detached garage reportedly constructed in 1988. Areas surrounding the home are vegetated with lawn, landscaping shrubbery and a few trees, with the southernmost portion of the site a mowed pasture area with a few trees around the perimeter. The site is flat to gently sloping.

A general site map of excavation locations has been prepared by HGSI (Figure 2). Development plans are preliminary, with the full scope yet to be defined. Based on client discussions, the project will involve new up to 10 lots with residential structures up to three stories in height. Conventional construction materials and methods typical for the area will be utilized. Stormwater management facilities will be incorporated into the site, requiring the installation of a stormwater system (to be designed by others).

If the project scope changes significantly during the design process, HGSI should be consulted to reassess the applicability of the information provided in this report.

FIELD EXPLORATION

Exploratory Test Pits

Field exploration for this study was conducted on January 23, 2025, and included four test pits (TP-1 through TP-4), to maximum depths of 10 feet below ground surface (bgs) respectively, at the approximate locations shown on Figure 2.

Figure 6: Geotechnical Report

Explorations were conducted under the full-time supervision of HGSI personnel. Soil samples were classified in the field, and representative portions were sealed in airtight plastic bags for transport to the laboratory. Field logs recorded soil sample depths, stratigraphy, soil engineering characteristics, and groundwater conditions. Soils were classified in general accordance with the Unified Soil Classification System (USCS).

Summary exploration logs are included in this report. Stratigraphic contacts on the logs represent approximate boundaries between soil types, with actual transitions potentially more gradual. The conditions reported reflect the specific dates and locations of exploration and may not represent other areas or times.

Infiltration Testing

On January 23, 2025, HGSI conducted falling head infiltration tests using the open-hole method in all three bore hole locations. The infiltration testing was performed by measuring the water level at ten-second intervals using HOBO™ data loggers, which record water pressure corrected for temperature and barometric pressure. See attached HOBO™ water level data logger plot. Plots of each of the figures are attached for your information only. The infiltration rate was determined based on the slope of the water depth line near the end of the test. Table 1 presents the results of the falling head infiltration tests.

Table 1. Summary of Infiltration Test Results

Hand Auger	Depth (feet)	Soil Type	Infiltration Rate (in/hr.)	Hydraulic Head Range during Testing (feet)
TP-1	10	Lean Clay (CL)	0.6	0.61 – 0.59
TP-2	5	Lean Clay (CL)	0.4	0.73 – 0.72
TP-3	7.5	Lean Clay (CL)	0.4	0.85 – 0.83

SUBSURFACE CONDITIONS

The following discussion summarizes the subsurface conditions encountered during our explorations. For more detailed information regarding subsurface conditions at specific exploration locations, refer to the attached exploration logs. Please note that subsurface conditions can vary between exploration locations, as outlined in the *Uncertainty and Limitations* section below.

Soil

On-site soils primarily consist of organic topsoil, and Missoula Flood (fine-grained) Loess deposits.

Organic Topsoil

Each test pit encountered soft to firm, highly organic, brown silt at the surface. This layer was approximately 12 to 18 inches thick and covered with grass.

Undocumented Fill/Reworked soils

In three of the four test pits (TP-1, TP-3, and TP-4), signs of reworked native soils and/or undocumented fill were found. The soils were a mix of Organic Topsoil and Native Soils with gravels, and bricks.

Native Soils

Each test pit terminated in a weathered basalt-derived soil. This soil forms through the gradual breakdown of basalt, due to chemical weathering, moisture, and biological activity. These soils are typically rich in clay minerals like montmorillonite or kaolinite, giving them a silty to highly plastic clay texture. They are commonly reddish-brown due to iron oxidation and may exhibit blocky or crumbly structures. With low permeability and potential for shrink-swell behavior, these soils can present engineering challenges, especially in foundation stability and drainage. Found in rolling hills and valleys overlying basalt bedrock, their depth and composition vary depending on the degree of weathering.

Native soils encountered on site coincide with geologic mapping and our geotechnical experience in the area. Refer to the attached test pit logs for more detailed information on soils encountered during exploration.

Groundwater

Groundwater was not encountered in any of the test pits. According to well logs in the area which are attached, the average depth to ground water is about 147 feet bgs, with a median of 133 feet bgs, and a range of 19 to 335 feet bgs. Groundwater conditions may vary depending on the season, elevation, local subsurface conditions, changes in site utilization, and other factors.

CONCLUSIONS AND RECOMMENDATIONS

Stormwater Infiltration Systems

Based on results of the soil infiltration testing, soils exhibit low infiltration rates. In our opinion, the infiltration rate of 0.4 inches/hour measured in TP-2 and TP-3 may be used to design relatively shallow infiltration facilities which extend from 5 to 10 feet below the ground surface. Systems which extend to depths greater than 10 feet deep may be designed using an infiltration rate of 0.6 inches/hour as measuring in TP-1.

The designer should select an appropriate infiltration value based on our test results and the location of the proposed infiltration facility. The infiltration rates do not incorporate a factor of safety. For the design infiltration rate, the system designer should incorporate an appropriate factor of safety. Generally local agencies require a factor of safety of at least 2.0 be applied to the measured infiltration rate.

Infiltration test methods and procedures attempt to simulate the as-built conditions of the planned disposal system. However, due to natural variations in soil properties, actual infiltration rates may vary from the measured and/or recommended design rates. All systems should be constructed such that potential overflow is discharged in a controlled manner away from structures, and all systems should include an adequate factor of safety. Infiltration rates presented in this report should not be applied to inappropriate or complex hydrological models such as a closed basin without extensive further studies.

UNCERTAINTIES AND LIMITATIONS

We have prepared this report for the owner and his/her consultants for use in design of this project only. This report should not be construed as a warranty of the subsurface conditions. Experience has shown that soil and groundwater conditions can vary significantly over small distances. Inconsistent conditions can occur between explorations that may not be detected by a geotechnical study. If, during future site operations, subsurface conditions are encountered which vary appreciably from those described herein, HGSI should be notified for review of the recommendations of this report, and revision of such if necessary.

February 11, 2025
HGSI Project No. 24-3320

Sufficient geotechnical monitoring, testing and consultation should be provided during construction to confirm that the conditions encountered are consistent with those indicated by explorations. Recommendations for design changes will be provided should conditions revealed during construction differ from those anticipated, and to verify that the geotechnical aspects of construction comply with the contract plans and specifications.

Within the limitations of scope, schedule and budget, HGSI executed these services in accordance with generally accepted professional principles and practices in the field of geotechnical engineering at the time the report was prepared. No warranty, expressed or implied, is made. The scope of our work did not include environmental assessments or evaluations regarding the presence or absence of hazardous or toxic substances in the soil, surface water, or groundwater at this site.

We appreciate this opportunity to be of service.

Sincerely,

HARDMAN GEOTECHNICAL SERVICES INC.

Digitally signed by Chad S Hardman
Date: 2025.02.11 15:00:41-08'00'

Christi Pingel

Christi Pingel
Staff Geologist

Chad S. Hardman, P.E.
Principal Professional Engineer

Attachments: References
Figure 1 – Vicinity Map
Figure 2 – Site Map
Logs of Test pits TP-1 through TP-4 (4 pages)
Infiltration Test Result Graphs (3 pages)

REFERENCES

D. Mortenson, O. (n.d.). *Oregon Water Resources Department Well Report Mapping Tool*. Well Report Map Tool. https://apps.wrd.state.or.us/apps/gw/wl_well_report_map/Default.aspx

Oregon Water Science Center - Data & Tools | U.S. Geological Survey. (n.d.). https://www.usgs.gov/centers/oregon-water-science-center/data

Well, Ray, et al (2020). Geologic Map of the Greater Portland Metropolitan Area and Surrounding Region, Oregon and Washington, U.S. Geological Survey. (n.d.).

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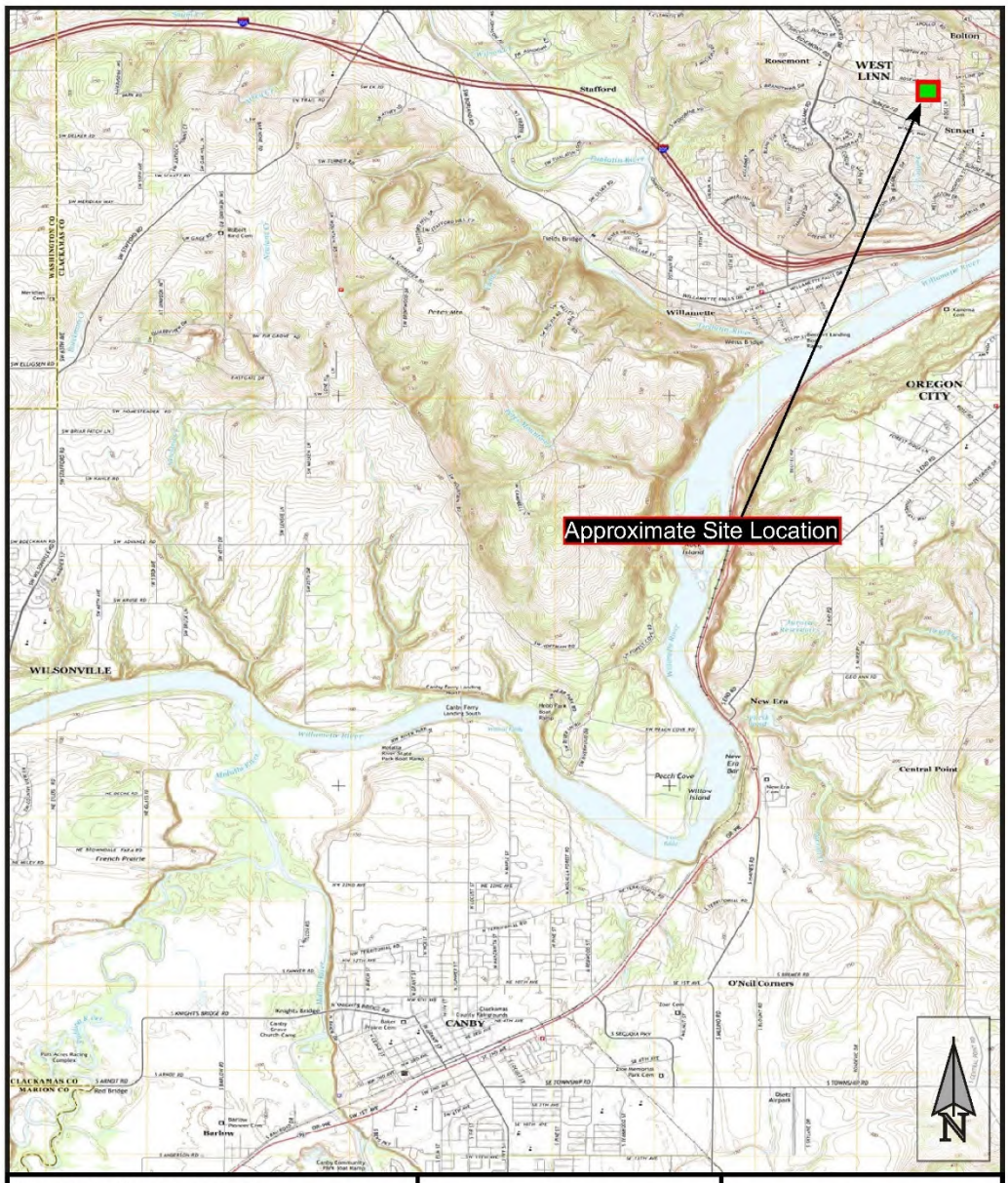
VICINITY MAP



Project: 1470 Rosemont Road West Linn, Oregon	Project No. 25-3320	FIGURE 1

HARDMAN GEOTECHNICAL SERVICES INC.
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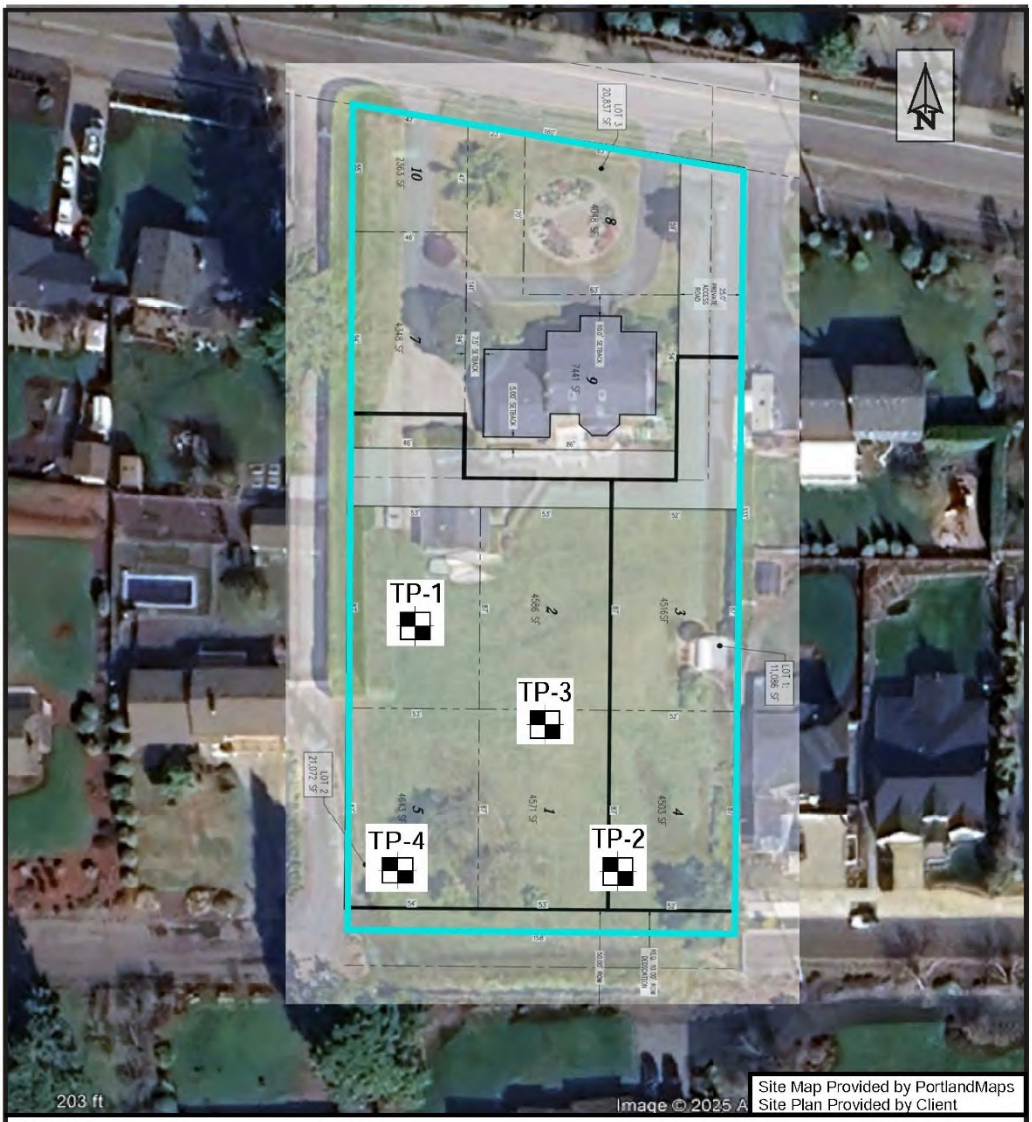
SITE MAP



Legend

Approximate Site Boundary

TP-X Test Pit Designation and Approximate Location

DCP-X DCP Designation and Approximate Location

Project: 1470 Rosemont Rd West Linn, Oregon	Project No. 25-3320	FIGURE 2

TEST PIT LOG

Project:	Project No.:	Test Pit No.:
1470 Rosemont Rd West Linn, OR	24-3320	TP - 1

Depth (ft)	Sample Interval	Sample Designation	Pocket Penetrometer (tons/ft²)	Moisture Content (%)	Groundwater	Material Description
0			2			Medium stiff to stiff, moist, brown, organic SILT (OL) with some clay, rootlets and grass [Top Soil]
1						Stiff to hard, damp, dark reddish brown, SILT(ML), has plasticity, rootlets [Undocumented Fill]
2	☒	1-1	3.5			
3			4			
3	☒	1-2				Hard, moist, dark brown, Lean CLAY (CL) porous, mottling, has plasticity [Native]
6						Hard, moist, dark brown, Lean CLAY (CL) gray clay veins, porous, tacky, mottling, has plasticity, gravels of basaltic relic rock structures [Native]
7	☒	1-3				Basaltic relic rock size increase with depth Stiffness increases with depth
10						Terminated at 10 feet to perform infiltration No caving No groundwater encountered
11						Excavator had issues between 9.25 and 10 feet. Final depth of termination is approximate

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LEGEND
☒ #-# Soil Sample Depth Interval and Designation
▽ First Sign of Water

Date Excavated: 01/23/2025
Logged By: Christi P.

TEST PIT LOG

Project:	Project No.:	Test Pit No.:
1470 Rosemont Rd West Linn, OR	24-3320	TP - 2

Depth (ft)	Sample Interval	Sample Designation	Pocket Penetrometer (tons/ft²)	Moisture Content (%)	Groundwater	Material Description
1			2			Medium stiff to stiff, moist, brown, organic SILT (OL) with some clay, rootlets and grass [Top Soil]
2	☒	2-1	3			Stiff to hard, moist, dark brown, Lean CLAY (CL), porous, mottling, has plasticity, rootlets [Native]
3	☒	2-2	4			Hard, moist, gray brown, Lean CLAY (CL), gravels of basaltic relic rock structures, mottling, has plasticity [Native] Basaltic relic rock size increase with depth Stiffness increases with depth
4						
5			5			
6						Terminated at 5 feet due to perform infiltration No Caving No groundwater encountered.
7						
8						
9						
10						
11						
12						

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LEGEND
☒ #-# Soil Sample Depth Interval and Designation
▽ First Sign of Water

Date Excavated: 01/23/2025
Logged By: Christi P.

TEST PIT LOG

Project:	Project No.:	Test Pit No.:
1470 Rosemont Rd West Linn, OR	24-3320	TP - 3

Depth (ft)	Sample Interval	Sample Designation	Pocket Penetrometer (tons/ft²)	Moisture Content (%)	Groundwater	Material Description
1						Medium stiff to stiff, moist, brown, organic SILT (OL) with some clay, rootlets and grass [Top Soil]
2	☒	3-1				Stiff to hard, moist, dark brown, SILT(ML), has plasticity, rootlets Gravel and irrigation lines between 1 and 2 feet [Undocumented Fill]
3						Stiff to hard, moist, dark brown, Lean CLAY (CL), porous, mottling, has plasticity, rootlets [Native]
4						Hard, moist, dark brown, Lean CLAY (CL) gray clay veins, porous, tacky, mottling, has plasticity, gravels of basaltic relic rock structures [Native]
5	☒	3-2				Basaltic relic rock size increase with depth Stiffness increases with depth
6						
7						Terminated at 7 feet to perform infiltration No caving No groundwater encountered
8	☒	3-3				
9						
10						
11						
12						

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LEGEND
☒ #-# Soil Sample Depth Interval and Designation
▽ First Sign of Water

Date Excavated: 01/23/2025
Logged By: Christi P.

TEST PIT LOG

Project:	Project No.:	Test Pit No.:
1470 Rosemont Rd West Linn, OR	24-3320	TP - 4

Depth (ft)	Sample Interval	Sample Designation	Pocket Penetrometer (tons/ft²)	Moisture Content (%)	Groundwater	Material Description
0			2.5			Medium stiff to stiff, moist, brown, organic SILT (OL) with some clay, rootlets, grass, apple trees, and large roots [Top Soil]
1			2			Stiff to hard, damp, dark brown, SILT(ML), has plasticity, rootlets, and bricks [Undocumented Fill]
2	☒	4-1	3 4.5			
3						Hard, moist, dark brown, Lean CLAY (CL) porous, mottling, has plasticity [Native]
4						
5	☒	4-2				Hard, moist, dark brown, Lean CLAY (CL) gray clay veins, porous, tacky, mottling, has plasticity, gravels of basaltic relic rock structures [Native] Basaltic relic rock size increases with depth Stiffness increases with depth Boulders appear
7						
8	☒	4-3				Hard, damp, dark reddish brown, sub-rounded boulders up to 8" with a matrix of Lean CLAY (CL) porous, mottling, has plasticity [Native]
9						
10						Terminated at 10 feet No caving No groundwater encountered Excavator had issues between 9.25 and 10 feet. Final depth of termination is approximate
11						
12						

HARDMAN GEOTECHNICAL SERVICES INC.
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LEGEND
☒ #-# Soil Sample Depth Interval and Designation
▽ First Sign of Water

Date Excavated: 01/23/2025
Logged By: Christi P.

HARDMAN GEOTECHNICAL SERVICES INC.
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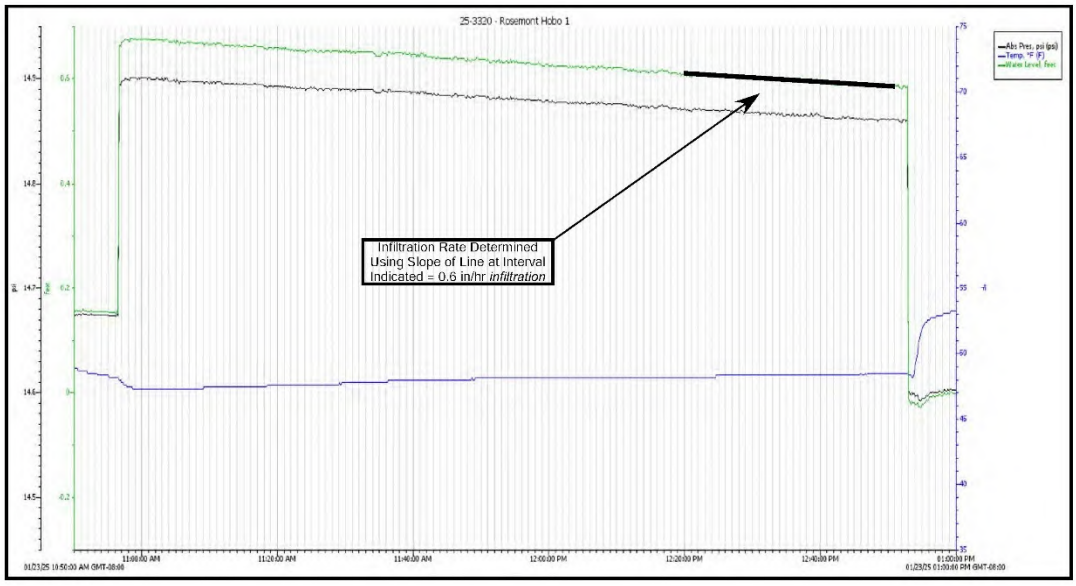
INFILTRATION TEST DATA



Project: 1470 Rosemont Rd West Linn, Oregon	**Date Tested:** 01/23/2025 **Tested By:** Christi P **Project #:** 25-3320	**Test Pit:** TP-1 **Depth:** 10 Feet **Page:** 1 of 3

HARDMAN GEOTECHNICAL SERVICES INC.
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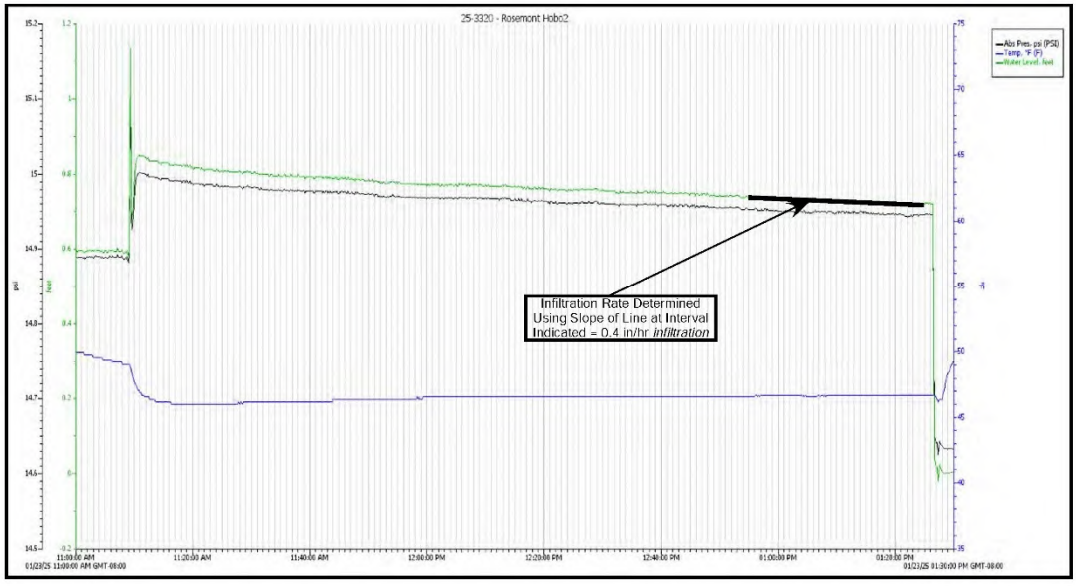
INFILTRATION TEST DATA



Project: 1470 Rosemont Rd West Linn, Oregon	**Date Tested:** 01/23/2025 **Tested By:** Christi P **Project #:** 25-3320	**Test Pit:** TP-2 **Depth:** 5 Feet **Page:** 2 of 3

HARDMAN GEOTECHNICAL SERVICES INC.
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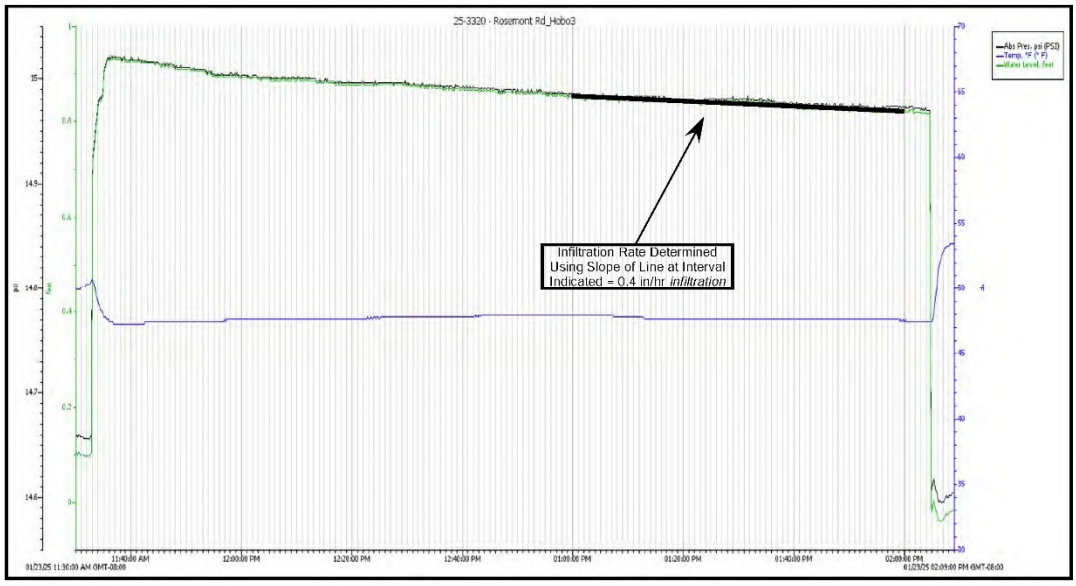
INFILTRATION TEST DATA



Project: 1470 Rosemont Rd West Linn, Oregon	**Date Tested:** 01/23/2025 **Tested By:** Christi P **Project #:** 25-3320	**Test Pit:** TP-3 **Depth:** 7.5 Feet **Page:** 3 of 3

Clackamas County Area, Oregon

23B—Cornelius silt loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 223r
Elevation: 250 to 1,400 feet
Mean annual precipitation: 40 to 60 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Cornelius and similar soils: 85 percent
Minor components: 3 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cornelius

Setting

Landform: Hillslopes
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Silty material

Typical profile

H1 - 0 to 16 inches: silt loam
H2 - 16 to 34 inches: silty clay loam
H3 - 34 to 60 inches: silt loam

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: 30 to 40 inches to fragipan
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 27 to 37 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.1 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: F002XB005OR - Loess Hill Group
Forage suitability group: Moderately Well Drained < 15% Slopes (G002XY004OR)

Figure 7: Soils Description – Cornelius Silt Loam 23B - NRCS

Other vegetative classification: Moderately Well Drained < 15% Slopes (G002XY004OR)
Hydric soil rating: No

Minor Components

Delena

Percent of map unit: 3 percent
Landform: Hillslopes, terraces
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Interfluve, riser
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Clackamas County Area, Oregon
Survey Area Data: Version 21, Aug 30, 2024

Clackamas County Area, Oregon

23C—Cornelius silt loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 223s
Elevation: 250 to 1,400 feet
Mean annual precipitation: 40 to 60 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Cornelius and similar soils: 80 percent
Minor components: 4 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cornelius

Setting

Landform: Hillslopes
Landform position (two-dimensional): Summit, footslope
Landform position (three-dimensional): Interfluve, base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Silty material

Typical profile

H1 - 0 to 16 inches: silt loam
H2 - 16 to 34 inches: silty clay loam
H3 - 34 to 60 inches: silt loam

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: 30 to 40 inches to fragipan
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 27 to 37 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.1 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Ecological site: F002XB005OR - Loess Hill Group
Forage suitability group: Moderately Well Drained < 15% Slopes (G002XY004OR)

Figure 8: Soils Description – Cornelius Silt Loam 23C - NRCS

Other vegetative classification: Moderately Well Drained < 15% Slopes (G002XY004OR)
Hydric soil rating: No

Minor Components

Delena
Percent of map unit: 4 percent
Landform: Hillslopes, terraces
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Interfluve, riser
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Clackamas County Area, Oregon
Survey Area Data: Version 21, Aug 30, 2024

Figure 9: Soils Map - NRCS

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Clackamas County Area, Oregon
Survey Area Data: Version 21, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2024—Jul 1, 2024

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
23B	Cornelius silt loam, 3 to 8 percent slopes	1.3	81.3%
23C	Cornelius silt loam, 8 to 15 percent slopes	0.3	18.7%
Totals for Area of Interest		**1.6**	**100.0%**

Appendix C
PAC Calculator Report

PAC Report

Project Details

Project Name	Permit No	Created
Rosemont Road	1111	2/19/2025 11:39:01 PM
Project Address	**Designer**	**Last Modified**
1470 Rosemont Toad	Gary Darling	2/19/2025 11:39:01 PM
	Company	**Report Generated**
	DL Consulting WA, Inc.	2/19/2025 3:46:58 PM

Project Summary

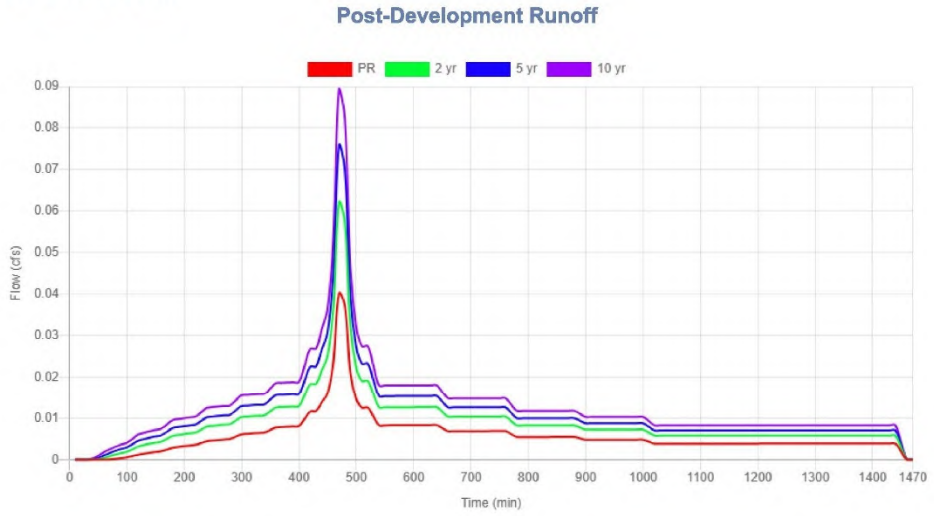
Catchment Name	Imper-vious Area (sq ft)	Native Soil Design Infilt-ration Rate (in/hr)	Level	Category	Config	Facility Area (excl. free board) (sq ft)	Facility Sizing Ratio (%)	PR Results	Infilt-ration Results	Flow Control Results
Ridge Lane Planter	4396	0.2	2C	FlatPlanter	F	150.00	3.41	Pass	NA	Pass

Figure 10: Planter - Ridge Lane PAC Calculator Report

Ridge Lane Planter

Site Soils & Infiltration Testing	Infiltration Testing Procedure OpenPit Tested Native Soil Infiltration Rate 0.40 in/hr
Correction Factor	CF test 2
Design Infiltration Rates	Native Soil 0.2 in/hr Imported Blended Soil 6 in/hr
Catchment Information	Hierarchy Level 2C Hierarchy Description Base requirement for all other discharge points Pollution Reduction Requirement Filter the post-development stormwater runoff from the water quality storm event through the blended soil. Infiltration Requirement N/A Flow Control Requirement Limit the 2-yr, the 5-yr, and the 10-yr post-development peak flows to their respective pre-development peak flows. Impervious Area 4396 sq ft 0.101 acre Pre-Development Time of Concentration (Tc pre) 6 min Post-Development Time of Concentration (Tc post) 5 min Pre-Development Curve Number (CN pre) 88 Post-Development Curve Number (CN post) 98

SBUH Results



	Pre - Development Rate and Volume		Post - Development Rate and Volume	
	Peak Rate (cfs)	**Total Volume (cf)**	**Peak Rate (cfs)**	**Total Volume (cf)**
PR	0.0153	242.6	0.0402	508.7
2-Year	0.0333	474.9	0.0621	795.4
5-Year	0.0456	633.6	0.0758	977.6
10-Year	0.0583	797.8	0.0895	1160.1

	Overflow		Underdrain Outflow		Infiltration	
	Peak Rate (cfs)	**Total Volume (cf)**	**Peak Rate (cfs)**	**Total Volume (cf)**	**Peak Rate (cfs)**	**Total Volume (cf)**
PR	0	0	0.021	440.6	0	1.8
2-Year	0	0	0.021	727.3	0	1.8
5-Year	0	0	0.021	909.5	0	1.8
10-Year	0.025	40	0.046	1092	0	1.8

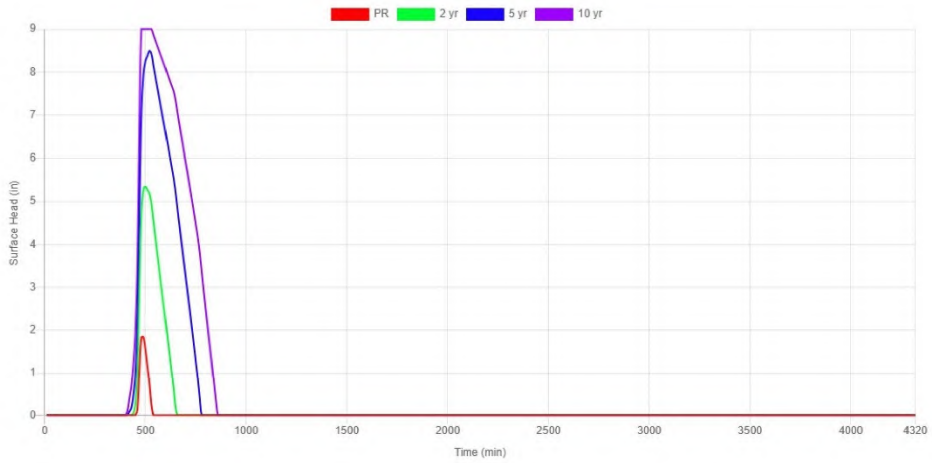
Flat Planter

Site Soils & Infiltration Testing	Category Flat Planter Shape Null Location Parcel Configuration F: Infiltration with Bypass to RS and Ud **Above Grade Storage Data** Bottom Area 150 sq ft Bottom Width 5.00 ft Overflow Height 9.0 in Total Depth of Blended Soil plus Rock 24 in Surface Storage Capacity at Overflow 112.5 cu ft Design Infiltration Rate to Soil Underlying the Facility 6.944e-006 cfs Design Infiltration Rate for Imported Blended Soil in the Facility 0.021 cfs **Below Grade Storage Data** Catchment is too small for flow control? No Rock Area 150.00 sq ft Rock Width 5.00 ft Rock Storage Depth 18 in Rock Porosity 0.3 Underdrain Height

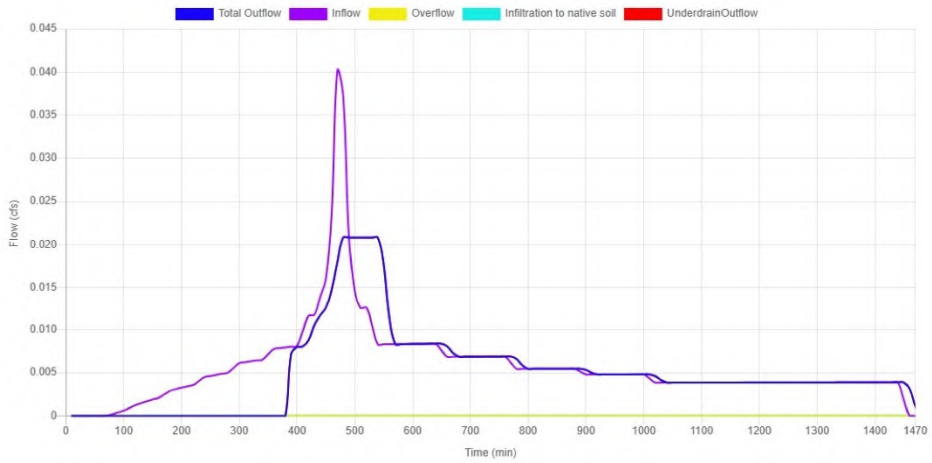
	6.0 in Percent of Facility Base that Allows Infiltration 1 %
Facility Facts	Total Facility Area (excluding freeboard) 150.00 sq ft Sizing Ratio 3.41 %
Pollution Reduction Results	Pollution Reduction Score Pass Overflow Volume 0.00 cf Surface Capacity Used 20.51 %
Flow Control Results	Flow Control Score Pass

	STORMWATER FACILITY OUTFLOW (CFS)		PRE-DEVELOPMENT RUNOFF (CFS)
2 year	0.0208	<=	0.0333
5 year	0.0208	<=	0.0456
10 year	0.0460	<=	0.0583

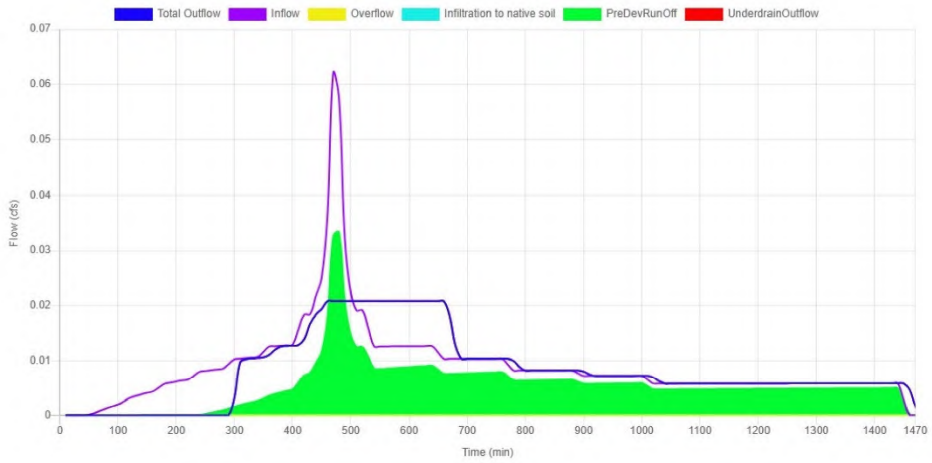
Surface Head



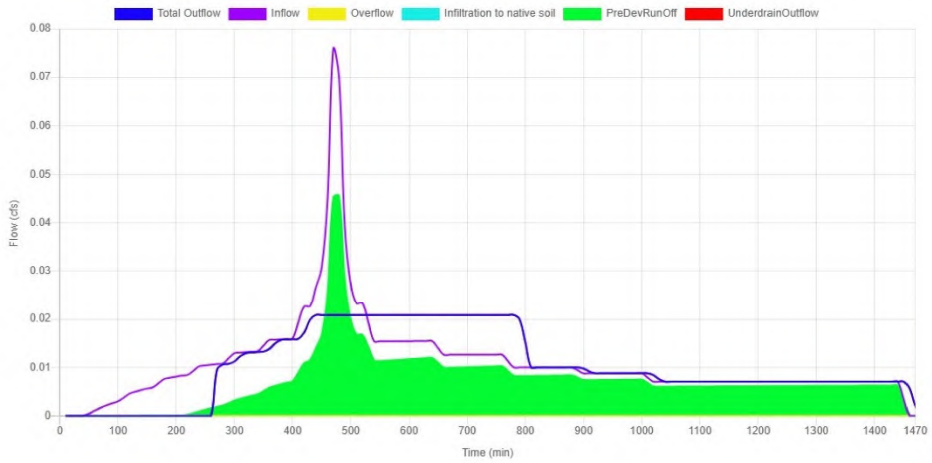
Water Quality

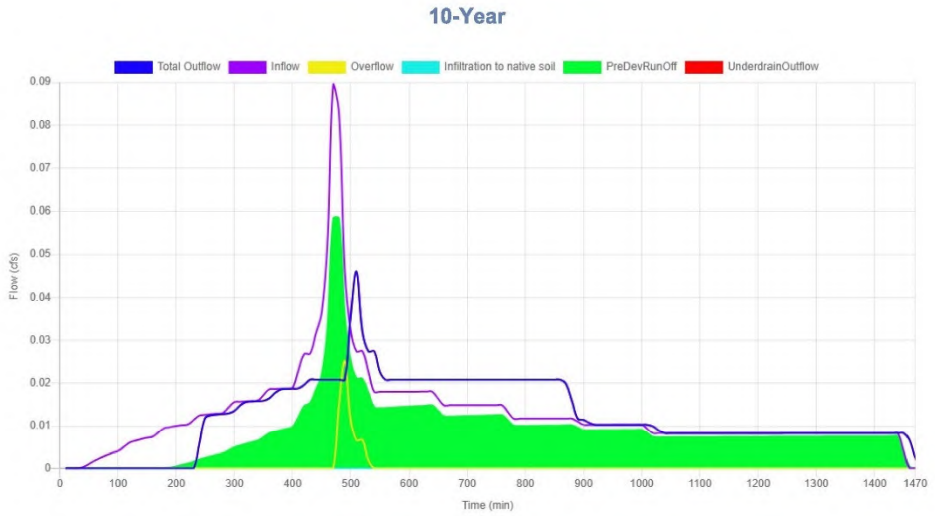


2-Year


Total Outflow
Inflow
Overflow
Infiltration to native soil
PreDevRunOff
UnderdrainOutflow
Flow (cfs)
0.07
0.06
0.05
0.04
0.03
0.02
0.01
0
0
100
200
300
400
500
600
700
800
900
1000
1100
1200
1300
1400
1470
Time (min)

5-Year


Total Outflow
Inflow
Overflow
Infiltration to native soil
PreDevRunOff
UnderdrainOutflow
Flow (cfs)
0.08
0.07
0.06
0.05
0.04
0.03
0.02
0.01
0
0
100
200
300
400
500
600
700
800
900
1000
1100
1200
1300
1400
1470
Time (min)


10-Year
Total Outflow
Inflow
Overflow
Infiltration to native soil
PreDevRunOff
UnderdrainOutflow
Flow (cfs)
0.09
0.08
0.07
0.06
0.05
0.04
0.03
0.02
0.01
0
0
100
200
300
400
500
600
700
800
900
1000
1100
1200
1300
1400
1470
Time (min)

PAC Report

Project Details

Project Name	Permit No	Created
Rosemont Road	1111	2/19/2025 11:39:01 PM
Project Address	**Designer**	**Last Modified**
1470 Rosemont Toad	Gary Darling	2/20/2025 10:23:57 PM
	Company	**Report Generated**
	DL Consulting WA, Inc.	2/20/2025 2:28:31 PM

Project Summary

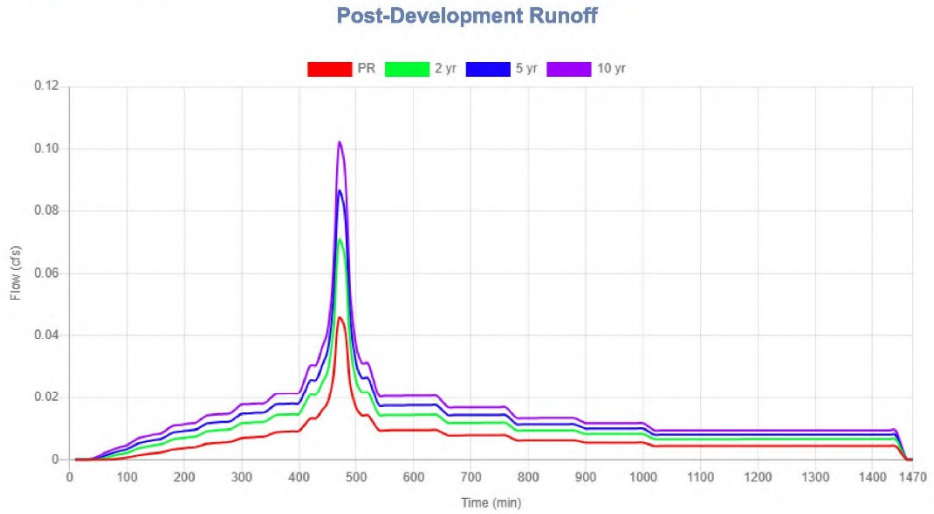
Catchment Name	Imper-vious Area (sq ft)	Native Soil Design Infilt-ration Rate (in/hr)	Level	Category	Config	Facility Area (excl. free board) (sq ft)	Facility Sizing Ratio (%)	PR Results	Infilt-ration Results	Flow Control Results
Lot 2	5000	0.2	2C	FlatPlanter	F	275.00	5.5	Pass	NA	Pass

Figure 11: Planter - Lot 2 PAC Calculator Report

Lot 2

Site Soils & Infiltration Testing	Infiltration Testing Procedure OpenPit Tested Native Soil Infiltration Rate 0.40 in/hr
Correction Factor	CF test 2
Design Infiltration Rates	Native Soil 0.2 in/hr Imported Blended Soil 6 in/hr
Catchment Information	Hierarchy Level 2C Hierarchy Description Base requirement for all other discharge points Pollution Reduction Requirement Filter the post-development stormwater runoff from the water quality storm event through the blended soil. Infiltration Requirement N/A Flow Control Requirement Limit the 2-yr, the 5-yr, and the 10-yr post-development peak flows to their respective pre-development peak flows. Impervious Area 5000 sq ft 0.115 acre Pre-Development Time of Concentration (Tc pre) 6 min Post-Development Time of Concentration (Tc post) 5 min Pre-Development Curve Number (CN pre) 88 Post-Development Curve Number (CN post) 98

SBUH Results



	Pre - Development Rate and Volume		Post - Development Rate and Volume	
	Peak Rate (cfs)	Total Volume (cf)	Peak Rate (cfs)	Total Volume (cf)
PR	0.0174	275.9	0.0457	578.6
2-Year	0.0379	540.1	0.0706	904.7
5-Year	0.0519	720.7	0.0862	1112
10-Year	0.0663	907.4	0.1018	1319.5

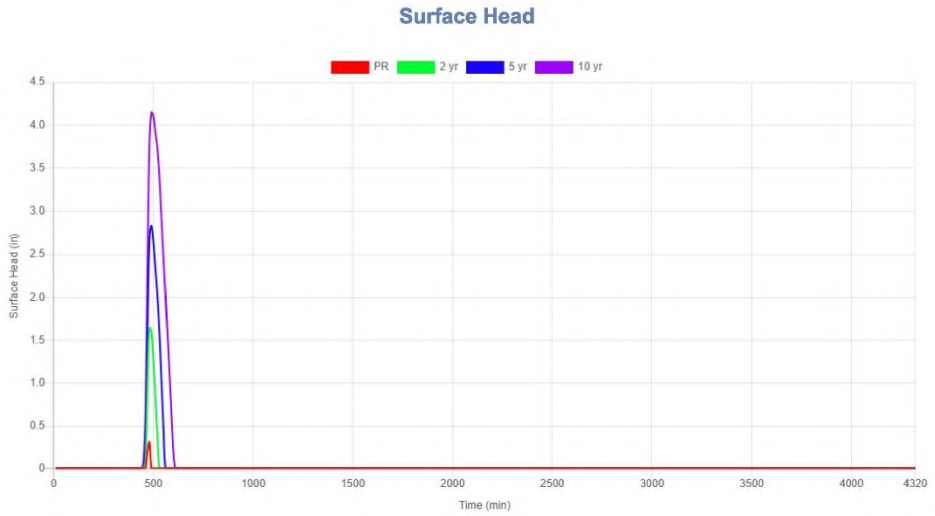
	Overflow		Underdrain Outflow		Infiltration	
	Peak Rate (cfs)	Total Volume (cf)	Peak Rate (cfs)	Total Volume (cf)	Peak Rate (cfs)	Total Volume (cf)
PR	0	0	0.037	350.9	0.001	227.7
2-Year	0	0	0.037	674.5	0.001	230.2
5-Year	0	0	0.037	880.8	0.001	231.1
10-Year	0	0	0.037	1087.7	0.001	231.8

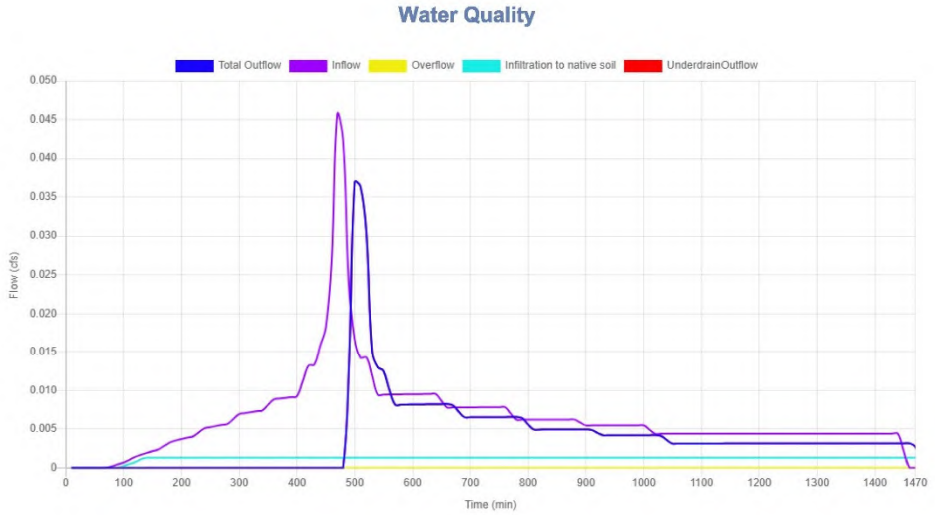
Flat Planter

Site Soils & Infiltration Testing	
	Category Flat Planter Shape Null Location Parcel Configuration F: Infiltration with Bypass to RS and Ud **Above Grade Storage Data** Bottom Area 275 sq ft Bottom Width 25.00 ft Overflow Height 9.0 in Total Depth of Blended Soil plus Rock 36 in Surface Storage Capacity at Overflow 206.25 cu ft Design Infiltration Rate to Soil Underlying the Facility 0.001 cfs Design Infiltration Rate for Imported Blended Soil in the Facility 0.038 cfs **Below Grade Storage Data** Catchment is too small for flow control? No Rock Area 275.00 sq ft Rock Width 20.00 ft Rock Storage Depth 18 in Rock Porosity 0.3 Underdrain Height

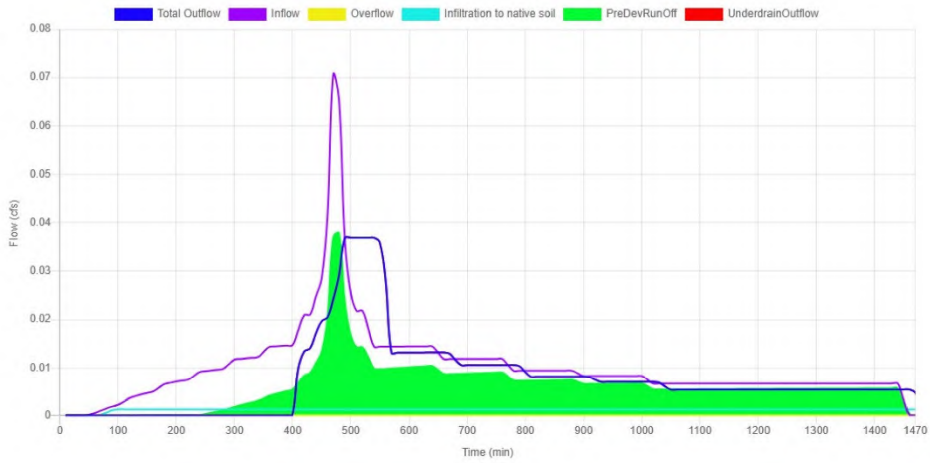
	6.0 in Percent of Facility Base that Allows Infiltration 100 %
Facility Facts	Total Facility Area (excluding freeboard) 275.00 sq ft Sizing Ratio 5.50 %
Pollution Reduction Results	Pollution Reduction Score Pass Overflow Volume 0.00 cf Surface Capacity Used 3.41 %
Flow Control Results	Flow Control Score Pass

	STORMWATER FACILITY OUTFLOW (CFS)		PRE-DEVELOPMENT RUNOFF (CFS)
2 year	0.0369	<=	0.0379
5 year	0.0369	<=	0.0519
10 year	0.0369	<=	0.0663

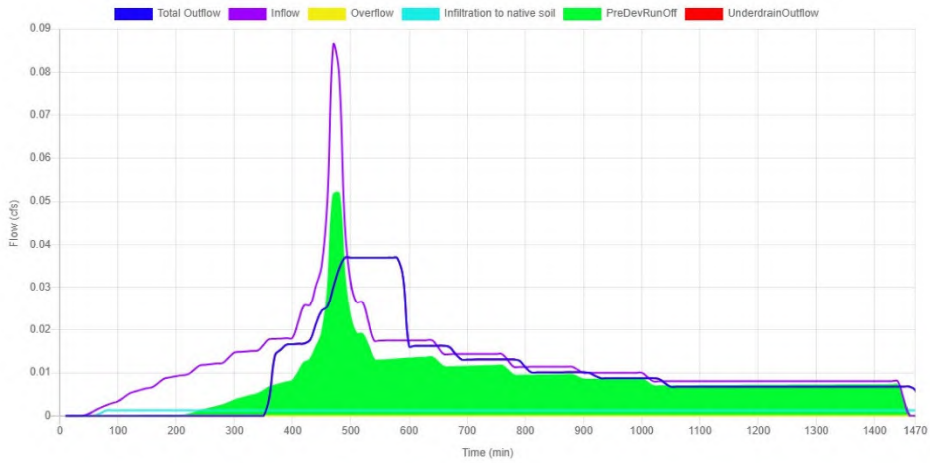

Surface Head
PR
2 yr
5 yr
10 yr
Surface Head (in)
Time (min)

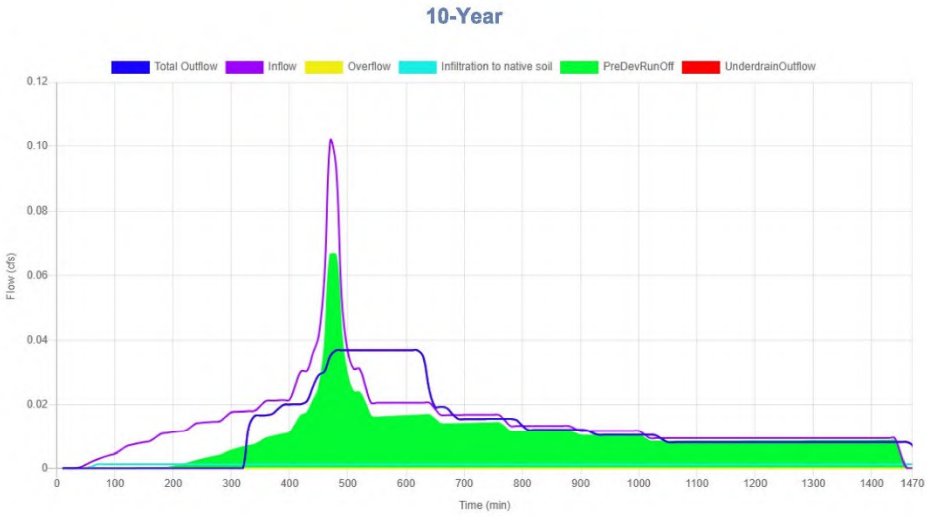

Water Quality
Total Outflow
Inflow
Overflow
Infiltration to native soil
UnderdrainOutflow
Flow (cfs)
Time (min)

2-Year


Total Outflow
Inflow
Overflow
Infiltration to native soil
PreDevRunOff
UnderdrainOutflow
Flow (cfs)
0.08
0.07
0.06
0.05
0.04
0.03
0.02
0.01
0
0
100
200
300
400
500
600
700
800
900
1000
1100
1200
1300
1400
1470
Time (min)

5-Year


Total Outflow
Inflow
Overflow
Infiltration to native soil
PreDevRunOff
UnderdrainOutflow
Flow (cfs)
0.09
0.08
0.07
0.06
0.05
0.04
0.03
0.02
0.01
0
0
100
200
300
400
500
600
700
800
900
1000
1100
1200
1300
1400
1470
Time (min)


10-Year
Total Outflow
Inflow
Overflow
Infiltration to native soil
PreDevRunOff
UnderdrainOutflow
Flow (cfs)
0.12
0.10
0.08
0.06
0.04
0.02
0
0
100
200
300
400
500
600
700
800
900
1000
1100
1200
1300
1400
1470
Time (min)

PAC Report

Project Details

Project Name	Permit No	Created
Rosemont Road	1111	2/19/2025 11:39:01 PM
Project Address	**Designer**	**Last Modified**
1470 Rosemont Toad	Gary Darling	2/20/2025 10:14:58 PM
	Company	**Report Generated**
	DL Consulting WA, Inc.	2/20/2025 2:24:05 PM

Project Summary

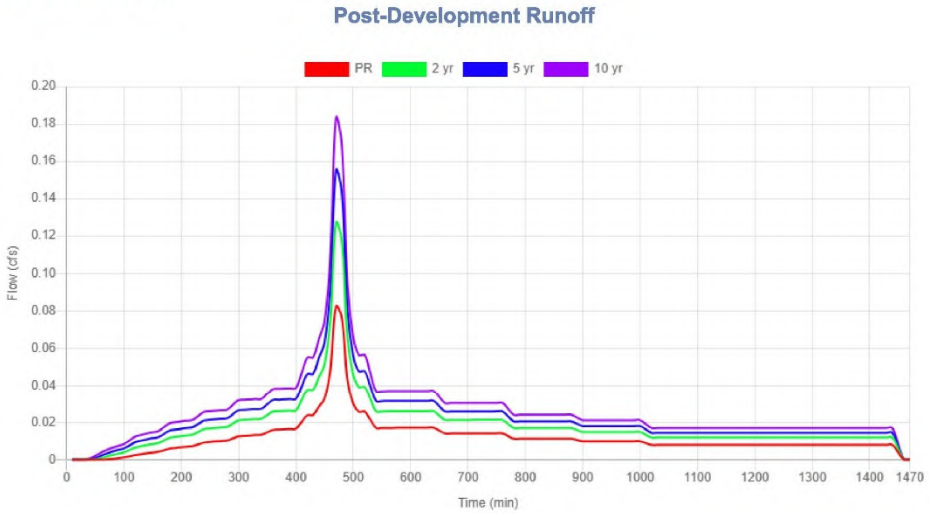
Catchment Name	Imper-vious Area (sq ft)	Native Soil Design Infilt-ration Rate (in/hr)	Level	Category	Config	Facility Area (excl. free board) (sq ft)	Facility Sizing Ratio (%)	PR Results	Infilt-ration Results	Flow Control Results
Lot 3	9000	0.2	2C	FlatPlanter	F	500.00	5.56	Pass	NA	Pass

Figure 12: Planter - Lot 3 PAC Calculator Report

Lot 3

Site Soils & Infiltration Testing	Infiltration Testing Procedure OpenPit Tested Native Soil Infiltration Rate 0.40 in/hr
Correction Factor	CF test 2
Design Infiltration Rates	Native Soil 0.2 in/hr Imported Blended Soil 6 in/hr
Catchment Information	Hierarchy Level 2C Hierarchy Description Base requirement for all other discharge points Pollution Reduction Requirement Filter the post-development stormwater runoff from the water quality storm event through the blended soil. Infiltration Requirement N/A Flow Control Requirement Limit the 2-yr, the 5-yr, and the 10-yr post-development peak flows to their respective pre-development peak flows. Impervious Area 9000 sq ft 0.207 acre Pre-Development Time of Concentration (Tc pre) 7 min Post-Development Time of Concentration (Tc post) 5 min Pre-Development Curve Number (CN pre) 88 Post-Development Curve Number (CN post) 98

SBUH Results



	Pre - Development Rate and Volume		Post - Development Rate and Volume	
	Peak Rate (cfs)	Total Volume (cf)	Peak Rate (cfs)	Total Volume (cf)
PR	0.031	496.6	0.0822	1041.4
2-Year	0.0676	972.2	0.1271	1628.5
5-Year	0.0927	1297.2	0.1552	2001.5
10-Year	0.1186	1633.3	0.1832	2375.1

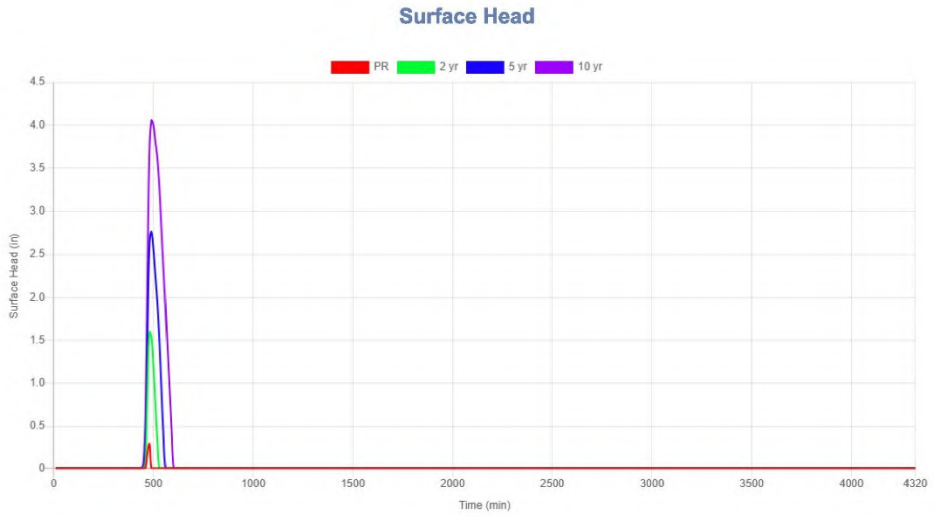
	Overflow		Underdrain Outflow		Infiltration	
	Peak Rate (cfs)	Total Volume (cf)	Peak Rate (cfs)	Total Volume (cf)	Peak Rate (cfs)	Total Volume (cf)
PR	0	0	0.067	627.5	0.002	413.9
2-Year	0	0	0.067	1209.9	0.002	418.6
5-Year	0	0	0.067	1581.3	0.002	420.3
10-Year	0	0	0.067	1953.7	0.002	421.4

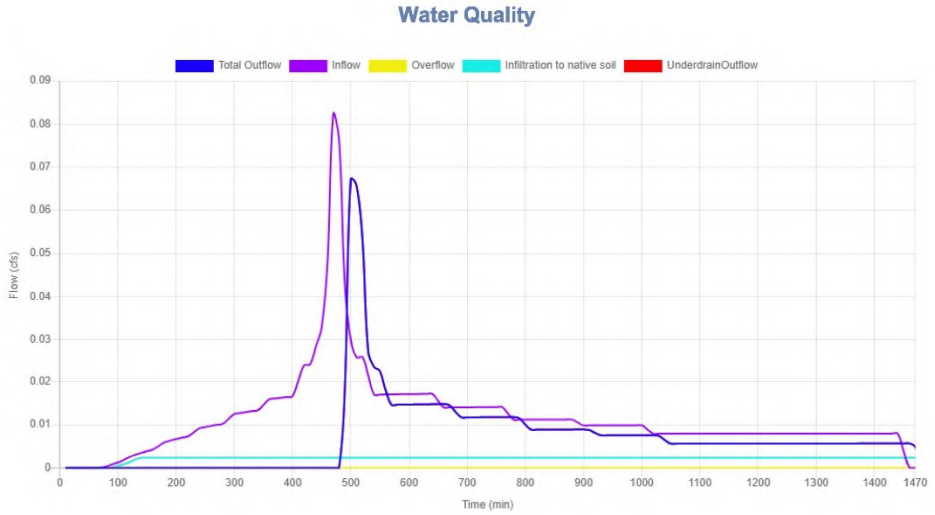
Flat Planter

Site Soils & Infiltration Testing	Category Flat Planter Shape Null Location Parcel Configuration F: Infiltration with Bypass to RS and Ud **Above Grade Storage Data** Bottom Area 500 sq ft Bottom Width 40.00 ft Overflow Height 9.0 in Total Depth of Blended Soil plus Rock 36 in Surface Storage Capacity at Overflow 375 cu ft Design Infiltration Rate to Soil Underlying the Facility 0.002 cfs Design Infiltration Rate for Imported Blended Soil in the Facility 0.069 cfs **Below Grade Storage Data** Catchment is too small for flow control? No Rock Area 500.00 sq ft Rock Width 25.00 ft Rock Storage Depth 18 in Rock Porosity 0.3 Underdrain Height

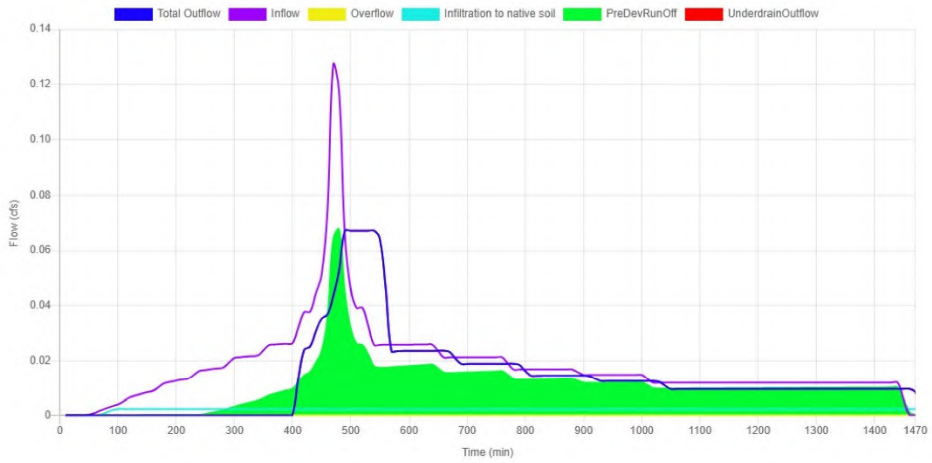
	6.0 in Percent of Facility Base that Allows Infiltration 100 %
Facility Facts	Total Facility Area (excluding freeboard) 500.00 sq ft Sizing Ratio 5.56 %
Pollution Reduction Results	Pollution Reduction Score Pass Overflow Volume 0.00 cf Surface Capacity Used 3.15 %
Flow Control Results	Flow Control Score Pass

	STORMWATER FACILITY OUTFLOW (CFS)		PRE-DEVELOPMENT RUNOFF (CFS)
2 year	0.0671	<=	0.0676
5 year	0.0671	<=	0.0927
10 year	0.0671	<=	0.1186

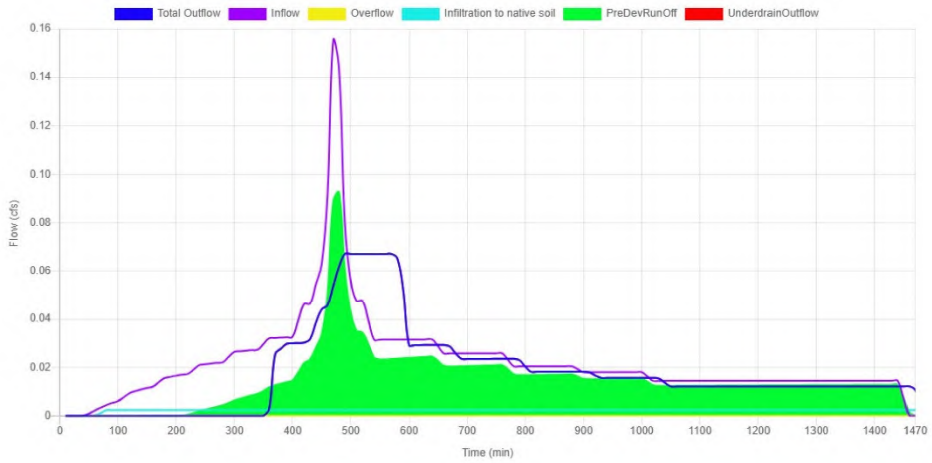

Surface Head
PR
2 yr
5 yr
10 yr
Surface Head (in)
Time (min)

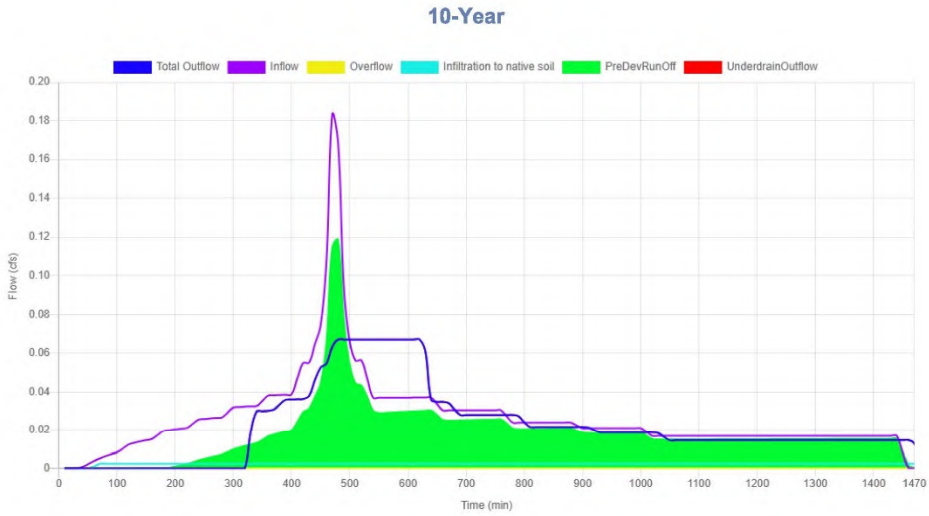

Water Quality
Total Outflow
Inflow
Overflow
Infiltration to native soil
UnderdrainOutflow
Flow (cfs)
Time (min)

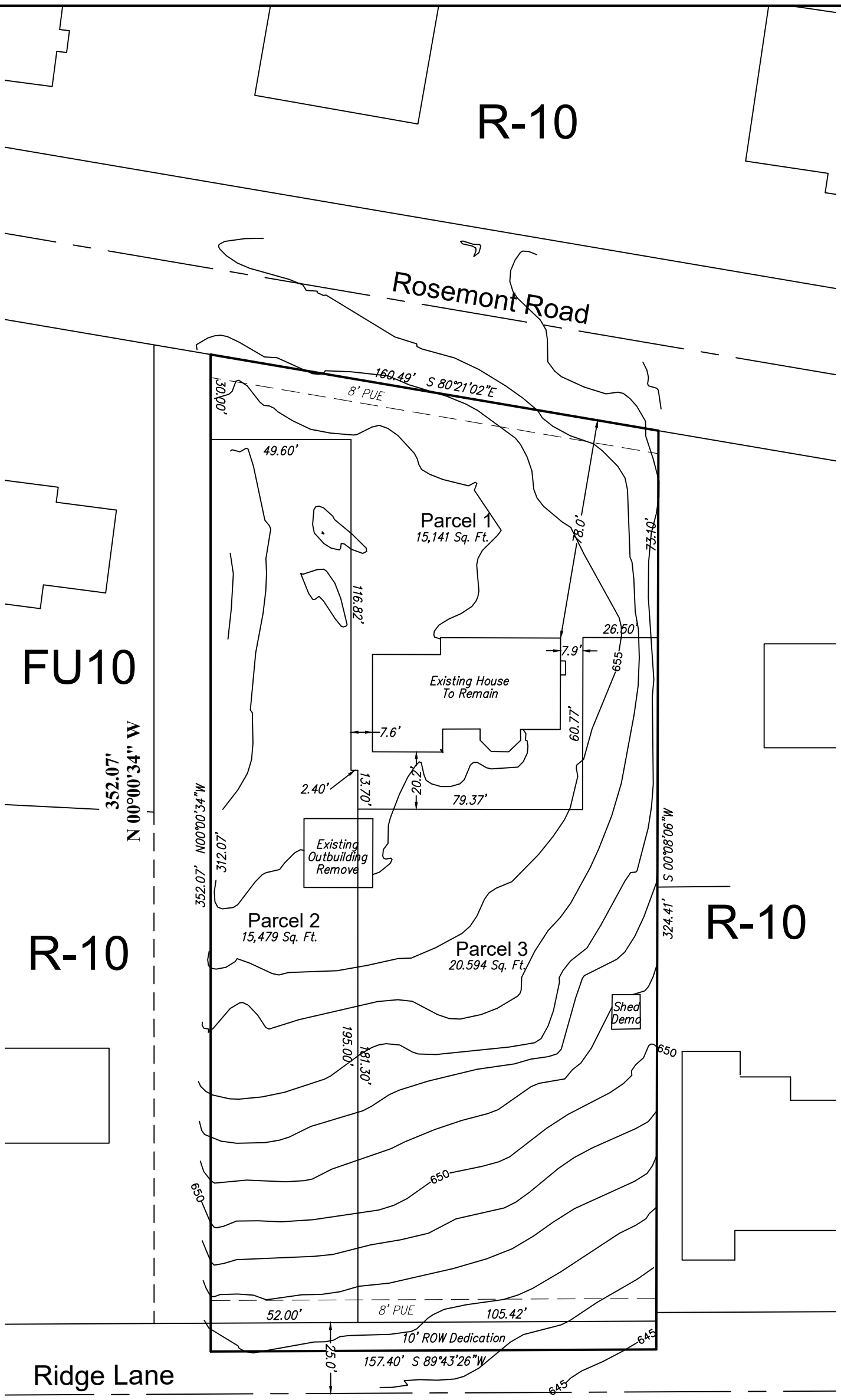
2-Year


Total Outflow
Inflow
Overflow
Infiltration to native soil
PreDevRunOff
UnderdrainOutflow
Flow (cfs)
0.14
0.12
0.10
0.08
0.06
0.04
0.02
0
0
100
200
300
400
500
600
700
800
900
1000
1100
1200
1300
1400
1470
Time (min)

5-Year


Total Outflow
Inflow
Overflow
Infiltration to native soil
PreDevRunOff
UnderdrainOutflow
Flow (cfs)
0.16
0.14
0.12
0.10
0.08
0.06
0.04
0.02
0
0
100
200
300
400
500
600
700
800
900
1000
1100
1200
1300
1400
1470
Time (min)


10-Year
Total Outflow
Inflow
Overflow
Infiltration to native soil
PreDevRunOff
UnderdrainOutflow
Flow (cfs)
0.20
0.18
0.16
0.14
0.12
0.10
0.08
0.06
0.04
0.02
0
0
100
200
300
400
500
600
700
800
900
1000
1100
1200
1300
1400
1470
Time (min)



Owner/Applicant:
Alec Shah
Shah Housing Solutions, LLC
4399 Kenthorpe Way
West Linn, OR 97068
PH: (971) 678-1952

Legal: 21E25CA01500

Water: City of West Linn

Sewer: City of West Linn

Contours: Site Survey

Site Area: 53,383 SF

Engineer:
DL Consulting WA, Inc.
4400 NE 77th Ave, Ste 275
Vancouver WA 98662
PH: (360) 567-6466

Surveyor:
Brass & Stone Land Surveying
1132 Heritage Loop
Stayton, OR 97383
PH: (503) 871-0030

Zoning: R-10

Density:

Gross Site Area = 53,383 SF
Street Dedication = 1,574 SF
Net Site Area = 51,809 SF
Max Density = 51,809/10,000 SF/Un = 5 Un.
Min Density = 5 x .7 = 4 Units

NORTH

0 10' 20' 30' 40' 80'

Scale: 1" = 40'

Vicinity Map

DESIGNED:	R.E.G.
DRAWN:	R.E.G.
SCALE:	1" = 40'
DATE:	January 2025
FILE:	25-SHA-100

Richard E. Givens, Planning Consultant
28615 SW Paris Ave., Unit 110
Wilsonville, OR 97070
PH: (503) 351-8204

APPLICANT:
Shah Housing Solutions, LLC
4399 Kenthorpe Way
West Linn, OR 97068
PH: (971) 678-1952

Tentative Plan
1470 Rosemont Road

ROSEMONT RD DEVELOPMENT

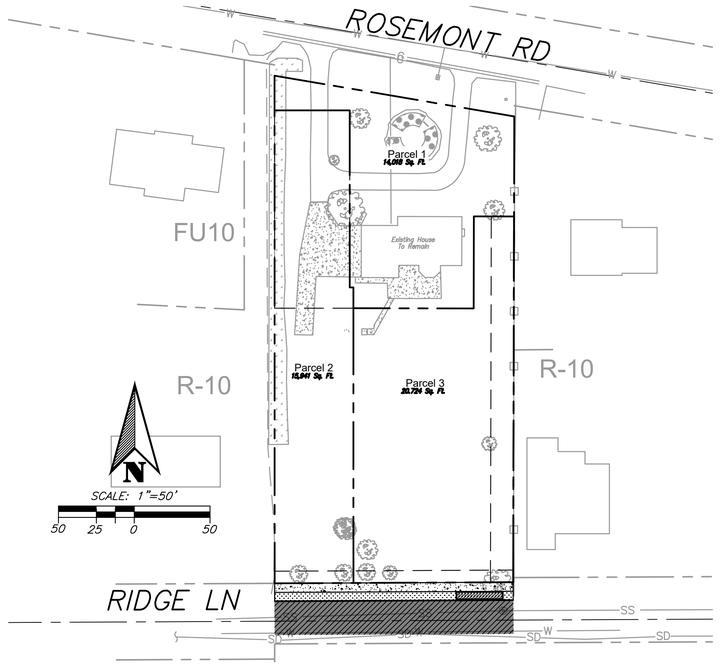
1470 ROSEMONT RD
WEST LINN, OREGON

VIC MAP
N.T.S.

PROJECT SITE

NOTES

PRIOR TO ANY CONSTRUCTION WORK AND PLAN APPROVAL, COMPLETE CONSTRUCTION PLANS, SPECIFICATION AND ALL OTHER NECESSARY SUBMITTALS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW. SUBMITTAL REQUIREMENTS CONSIST OF DESIGN PLANS (WHERE REQUIRED)M DRAINAGE CALCULATIONS, AND OTHER INFORMATION AS NECESSARY. CONDITIONS OF APPROVAL FROM THE DEVELOPMENT PLAN REVIEW PROCESS, OR AS SPECIFIED BY THE CITY COUNCIL, THE PLANNING COMMISSION, HEARING OFFICER, OR THE PLANNING DIRECTOR SHALL BE SHOWN ON THE DESIGN PLANS.



SITE PLAN
SCALE: 1" = 50'

THIS DESIGN COMPLIES WITH ORS 92.044 (7) IN THAT NO UTILITY INFRASTRUCTURE IS DESIGNED TO BE WITHIN ONE (1) FOOT OF A SURVEY MONUMENT LOCATION SHOWN ON A SUBDIVISION OR PARTITION PLAT. NO DESIGN EXCEPTIONS NOR FINAL FIELD LOCATION CHANGES SHALL BE PERMITTED IF THAT CHANGE WOULD CAUSE ANY UTILITY INFRASTRUCTURE TO BE PLACED WITHIN THE PROHIBITED AREA.

SHEET INDEX

PROJECT TEAM

OWNERS/DEVELOPERS

OWNER: ALEX SHAH – HOUSING SOLUTIONS
OWNER ADDRESS: 225 SW CARSON ST
PORTLAND OR 97219

LAND SURVEYOR

BRASS & STONE LAND SURVEYING
1132 HERITAGE LOOP
STAYTON, OR 97383

CIVIL ENGINEER

DL CONSULTING WA. LLC
4400 NE 77TH AVE, SUITE 227
VANCOUVER, WA 98662
PHONE: (360) 567-6466
CONTACT: GARY DARLING, P.E.

SITE INFORMATION

SITE ADDRESS – 1470 ROSEMONT ROAD WEST LINN, OREGON
JURISDICTION – CITY OF WEST LINN
ZONING – R10
TAX LOTS – 1500
LOCATION – 21E25CA01500
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON.
SITE AREA – 50,683 SF
DISTURBED AREA – 36,665 SF

UTILITIES/SERVICES

SITE WORK AND ROADS
CITY OF WEST LINN
22500 SALAMO ROAD
WEST LINN, OR 97068
CONTACT: JAMESON LUMPKIN
PHONE: (503) 722-4739
EMAIL: JLUMPKIN@WESTLINNOREGON.GOV

GAS
NW NATURAL
220 NW 2ND AVENUE
PORTLAND, OR 97209
PHONE: (503) 226-4211
EMERGENCY: (800) 882-3377

FIRE
TUALATIN VALLEY FIRE & RESCUE – STATION 58
6050 FAILING STREET
WEST LINN, OR 97068
PHONE: (503) 649-8577

WATER, STORM, SEWER
CITY OF WEST LINN
22500 SALAMO ROAD
WEST LINN, OR 97068
CONTACT: JAMESON LUMPKIN
PHONE: (503) 722-4739
EMAIL: JLUMPKIN@WESTLINNOREGON.GOV

POWER
PORTLAND GENERAL ELECTRIC
121 SW SALMON STREET
PORTLAND, OR 97204
CONTACT: SERVICE COORDINATOR
PHONE: (503) 323-6700

CABLE
COMCAST CABLE COMM. MNGMT, LLC
PORTLAND, OR
PHONE: (800) 934-6489

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
DIAL 811 or 1-800-332-2344

EMERGENCY TELEPHONE NUMBERS

NW NATURAL GAS	
M-F 7am-6pm	503-226-4211 Ext.4313
AFTER HOURS	503-226-4211
PORTLAND GENERAL ELECTRIC	800-542-8818
CENTURYLINK	800-573-1311
CITY WATER & SEWER	
7:30am-5:30pm	503-722-5500
AFTER HOURS	503-635-0238

DL CONSULTING WA INC.
4400 NE 77th Ave
Suite 227
Vancouver, WA 98662
(360) 567-6466

REGISTERED PROFESSIONAL ENGINEER
19160
OREGON
July 15, 1997
GARY I. DARLING
EXPIRES 12-31-25

1470 ROSEMONT RD DEVELOPMENT
WEST LINN, OREGON
COVER SHEET

REV.	DATE	BY

PROJECT NUMBER	SHA005
Date:	02/10/2025
Scale:	AS SHOWN
Drawn By:	SAD
Designed By:	GID
Checked By:	GID

C0

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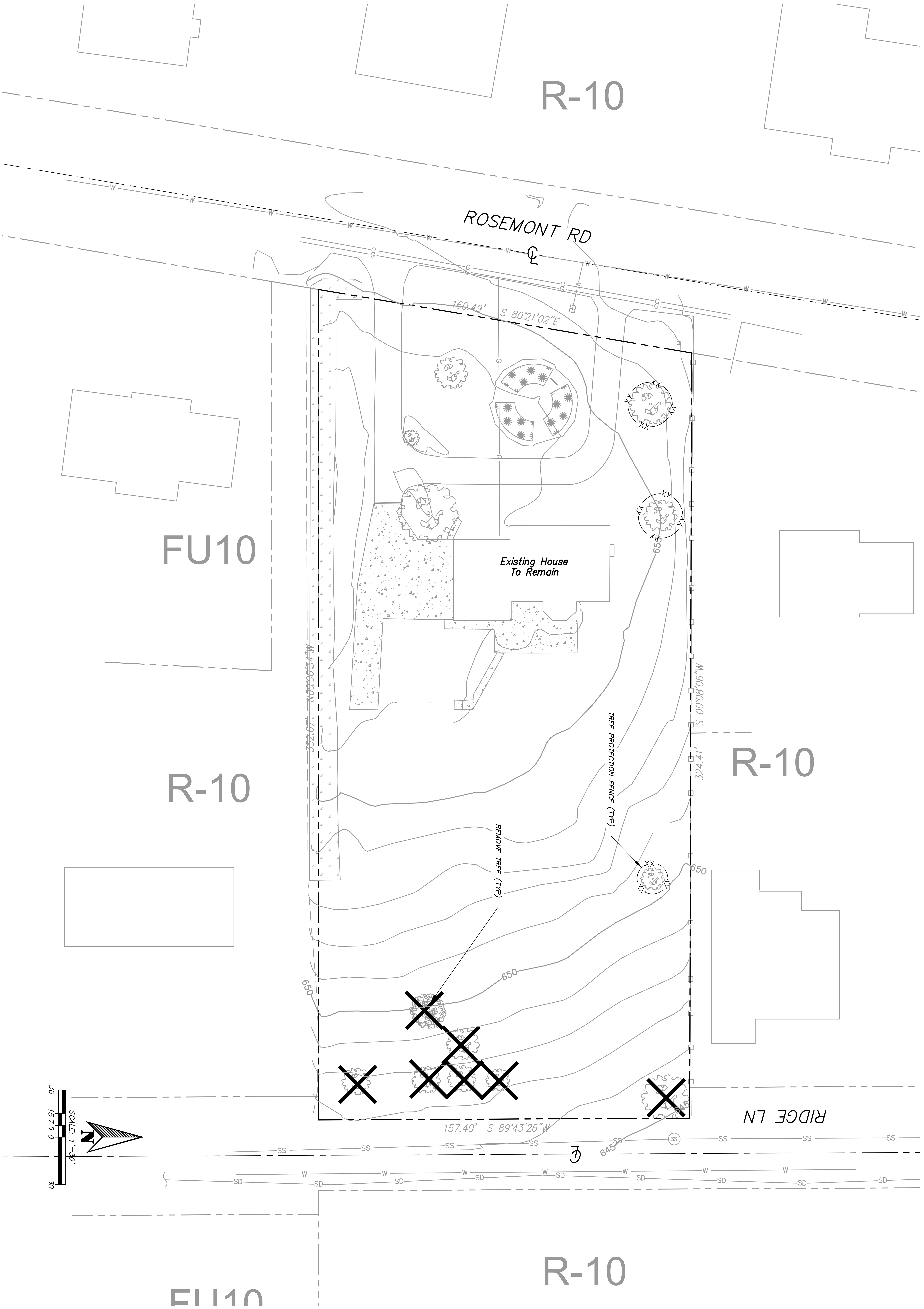

EXISTING CONDITIONS & DEMOLITION PLAN
SCALE: 1" – 20'

C1	
PROJECT NUMBER	SHA005
Date:	02/10/2025
Scale:	AS SHOWN
Drawn By:	SAD
Designed By:	GID
Checked By:	GID

REV.	DATE	BY

1470 ROSEMONT RD DEVELOPMENT
WEST LINN, OREGON

EXISTING CONDITIONS & DEMOLITION PLAN

REGISTERED PROFESSIONAL ENGINEER 19160 OREGON July 15, 1997 GARY I. DARLING
EXPIRES 12–31–25

DL CONSULTING WA INC.
4400 NE 77th Ave
Suite 227
Vancouver, WA 98662
(360) 567-6466

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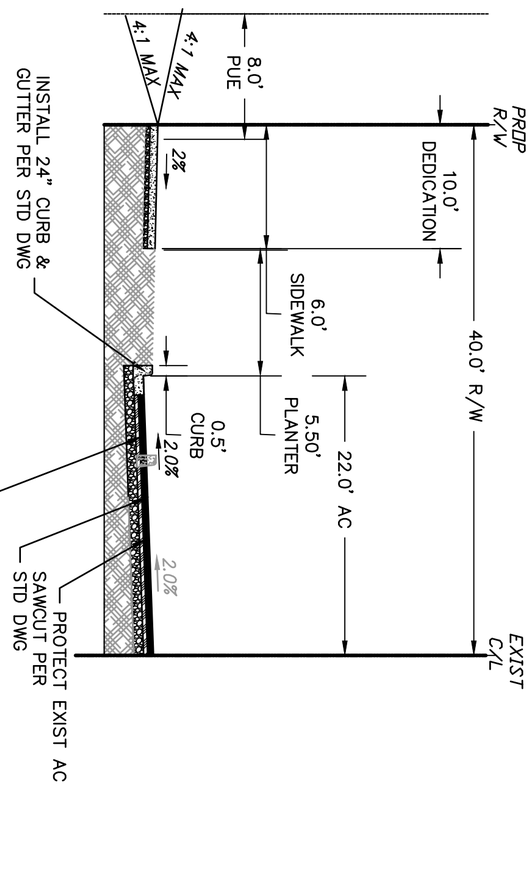

1 C2.1 N.T.S.

TYPICAL SECTION DETAIL

1 C2.1

SITE PLAN

SCALE: 1" = 20'

C2.1

PROJECT NUMBER	SHA005
Date:	02/10/2025
Scale:	AS SHOWN
Drawn By:	SAD
Designed By:	GID
Checked By:	GID

REV.	DATE	BY

1470 ROSEMONT RD DEVELOPMENT

WEST LINN, OREGON

SITE PLAN & TENTATIVE PLAT

REGISTERED PROFESSIONAL ENGINEER 19160 OREGON JULY 15, 1997 GARY I. DARLING

EXPIRES 12-31-25

DL CONSULTING WA INC.
4400 NE 77th Ave
Suite 227
Vancouver, WA 98662
(360) 567-6466

W:\SHA005\DD\SHA005_DD_C2.1.DWG

R-10

ROSEMONT RD

160.49' S 80°21'02"E

Parcel 1
14,018 Sq. Ft.

EXISTING HOUSE TO REMAIN

FU10

352.07' N00°00'34"W

Parcel 2
15,941 Sq. Ft.

Parcel 3
20.724 Sq. Ft.

N 90°00'00" W
324.41'

R-10

R-10

157.40' S 89°43'26"W

RIDGE LN

R-10

FU10

TENTATIVE PLAT
SCALE: 1" = 20'

SCALE: 1"=20'
20 10 5 0 20

C2.2

PROJECT NUMBER SHA005
Date: 02/10/2025
Scale: AS SHOWN
Drawn By: SAD
Designed By: GID
Checked By: GID

REV.	DATE	BY

1470 ROSEMONT RD DEVELOPMENT
WEST LINN, OREGON

TENTATIVE PLAT

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 15, 1997
GARY I. DARLING
EXPIRES 12-31-25

DL CONSULTING WA INC.
4400 NE 77th Ave
Suite 227
Vancouver, WA 98662
(360) 567-6466

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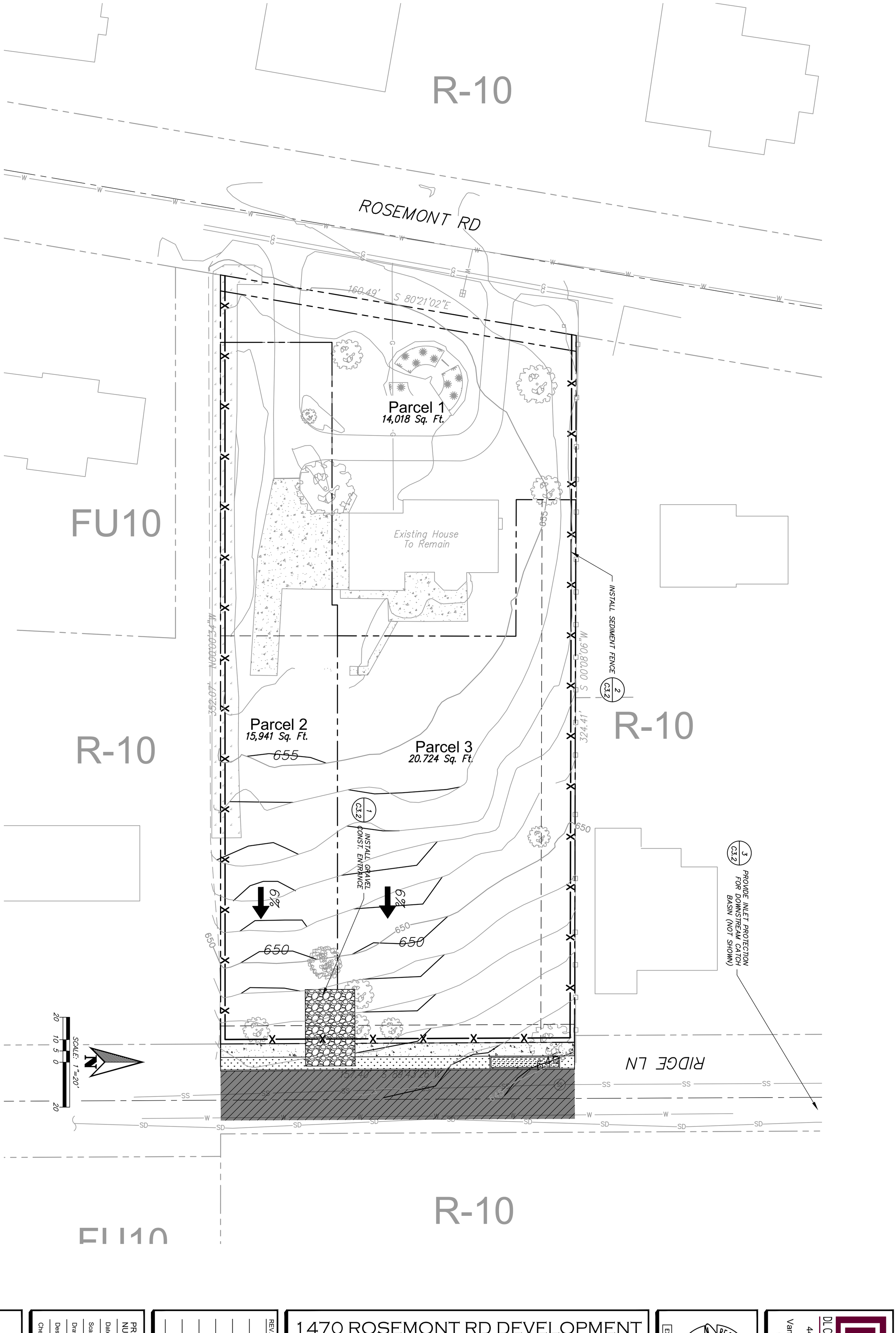

GRADING & EROSION CONTROL PLAN

SCALE: 1" = 20'

C3.1

PROJECT NUMBER	SHA005
Date:	02/10/2025
Scale:	AS SHOWN
Drawn By:	GID
Designed By:	GID
Checked By:	GID

REV.	DATE	BY

1470 ROSEMONT RD DEVELOPMENT

WEST LINN, OREGON

GRADING & EROSION CONTROL PLAN

REGISTERED PROFESSIONAL ENGINEER
OREGON
FEB. 15, 1987
GARY I. DARLING
EXPIRES 12-31-25

DL CONSULTING WA INC.
4400 NE 77th Ave
Suite 227
Vancouver, WA 98662
(360) 567-6466

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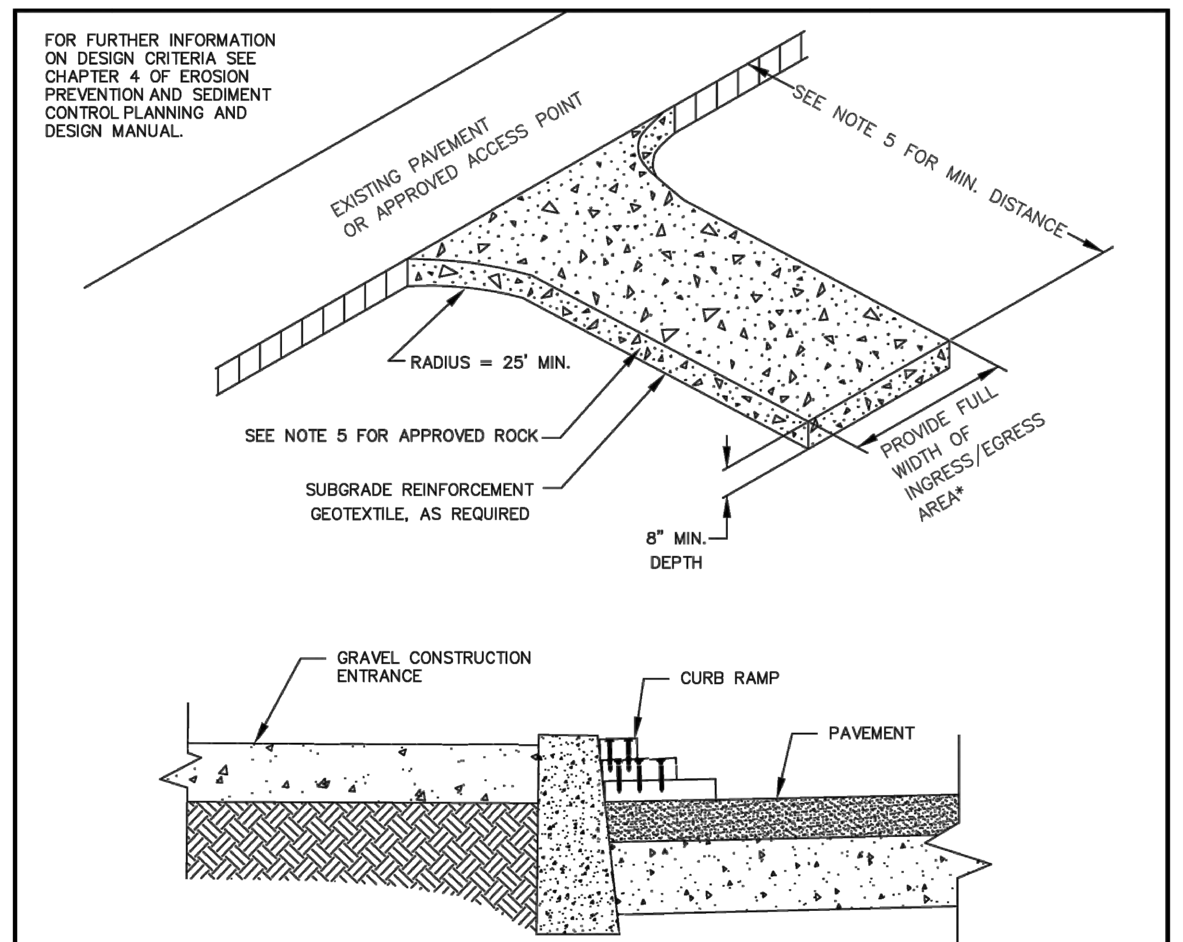
STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES;

1. WHEN RAINFALL AND RUNOFF OCCURS DAILY INSPECTIONS OF THE EROSION AND SEDIMENT CONTROLS AND DISCHARGE OUTFALLS MUST BE PROVIDED BY SOME ONE KNOWLEDGEABLE AND EXPERIENCED IN THE PRINCIPLES, PRACTICES, INSTALLATION, AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS WHO WORKS FOR THE PERMITTEE.
2. CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND FROM OCTOBER 1 THROUGH MAY 31 EACH YEAR.
3. DURING WET WEATHER PERIOD, TEMPORARY STABILIZATION OF THE SITE MUST OCCUR AT THE END OF EACH WORK DAY.
4. SEDIMENT CONTROLS MUST BE INSTALLED AND MAINTAINED ON ALL DOWN GRADIENT SIDES OF THE CONSTRUCTION SITE AT ALL TIMES DURING CONSTRUCTION. THEY MUST REMAIN IN PLACE UNTIL PERMANENT VEGETATION OR OTHER PERMANENT COVERING OF EXPOSED SOIL IS ESTABLISHED.
5. ALL ACTIVE INLETS MUST HAVE SEDIMENT CONTROLS INSTALLED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. UNLESS OTHERWISE APPROVED, A SURFACE MOUNTED AND ATTACHABLE, U-SHAPED FILTER BAG IS REQUIRED FOR ALL CURB INLET CATCH BASINS.
6. SIGNIFICANT AMOUNTS OF SEDIMENT WHICH LEAVES THE SITE MUST BE CLEANED UP WITHIN 24 HOURS AND PLACED BACK ON THE SITE AND STABILIZED OR PROPERLY DISPOSED. THE CAUSE OF THE SEDIMENT RELEASE MUST BE FOUND AND PREVENTED FROM CAUSING A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN UP OF SEDIMENT SHALL BE PREFORMED ACCORDING TO THE OREGON DEPARTMENT OF STATE LANDS REQUIRED TIME FRAME.
7. SEDIMENT MUST NOT BE INTENTIONALLY WASHED INTO STORM SEWERS, DRAINAGE WAYS, OR WATER BODIES.
8. SEDIMENT MUST BE REMOVED FROM BEHIND ALL SEDIMENT CONTROL MEASURES WHEN IT HAS REACHED A HEIGHT OF 1/3RD THE BARRIER HEIGHT, AND PRIOR TO THE CONTROL MEASURES REMOVAL.
9. CLEANING OF ALL STRUCTURES WITH SUMPS MUST OCCUR WHEN THE SEDIMENT RETENTION CAPACITY HAS BEEN REDUCED BY 50% AND AT COMPLETION OF PROJECT.
10. ANY USE OF TOXIC OR OTHER HAZARDOUS MATERIALS MUST INCLUDE PROPER STORAGE, APPLICATION, AND DISPOSAL.
11. THE PERMITTEE MUST PROPERLY MANAGE HAZARDOUS WASTES, USED OILS, CONTAMINATED SOILS, CONCRETE WASTE, SANITARY WASTE, LIQUID WASTE, OR OTHER TOXIC SUBSTANCES DISCOVERED OR GENERATED DURING CONSTRUCTION.
12. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS. NUTRIENT RELEASES FROM FERTILIZERS TO SURFACE WATERS MUST BE MINIMIZED. TIME RELEASE FERTILIZERS SHOULD BE USED AND CARE SHOULD BE MADE IN APPLICATION OF FERTILIZERS WITHIN ANY WATER WAY RIPARIAN ZONE.
13. OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH CURRENT CLEAN WATER SERVICES STANDARDS AND STATE, AND FEDERAL REGULATIONS.
14. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BOUNDARIES OF THE CLEARING LIMITS, VEGETATED BUFFERS, AND ANY SENSITIVE AREAS SHOWN ON THIS PLAN SHALL BE CLEARLY DELINEATED IN THE FIELD. UNLESS OTHERWISE APPROVED, NO DISTURBANCE IS PERMITTED BEYOND THE CLEARING LIMITS. THE OWNER/PERMITTEE MUST MAINTAIN THE DELINEATION FOR THE DURATION OF THE PROJECT.
NOTE: VEGETATED CORRIDORS TO BE DELINEATED WITH ORANGE CONSTRUCTION FENCE OR APPROVED EQUAL.
15. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BMPS THAT MUST BE INSTALLED ARE GRAVEL CONSTRUCTION ENTRANCE, PERIMETER SEDIMENT CONTROL, AND INLET PROTECTION. THESE BMPS MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT.
16. IF VEGETATIVE SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 1ST; THE TYPE AND PERCENTAGES OF SEED IN THE MIX ARE AS IDENTIFIED ON THE PLANS OR AS SPECIFIED BY THE DESIGN ENGINEER.
17. WATER-TIGHT TRUCKS MUST BE USED TO TRANSPORT SATURATED SOILS FROM THE CONSTRUCTION SITE. AN APPROVED EQUIVALENT IS TO DRAIN THE SOIL ON SITE AT A DESIGNATED LOCATION USING APPROPRIATE BMPS; SOIL MUST BE DRAINED SUFFICIENTLY FOR MINIMAL SPILLAGE.
18. ALL PUMPING OF SEDIMENT LADEN WATER MUST BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP (I.E. FILTER BAG).
19. THE ESC PLAN MUST BE KEPT ONSITE. ALL MEASURES SHOWN ON THE PLAN MUST BE INSTALLED PROPERLY TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER A SURFACE WATER SYSTEM, ROADWAY, OR OTHERPROPERTIES.
20. THE ESC MEASURES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE MEASURES SHALL BE UPGRADED AS NEEDED TO MAINTAIN COMPLIANCE WITH ALL REGULATIONS.
21. WRITTEN ESC LOGS ARE SUGGESTED TO BE MAINTAINED ONSITE AND AVAILABLE TO DISTRICT INSPECTORS UPON REQUEST.
22. IN AREAS SUBJECT TO WIND EROSION, APPROPRIATE BMPS MUST BE USED WHICH MAY INCLUDE THE APPLICATION OF FINE WATER SPRAYING, PLASTIC SHEETING, MULCHING, OR OTHER APPROVED MEASURES.
23. ALL EXPOSED SOILS MUST BE COVERED DURING WET WEATHER PERIOD.



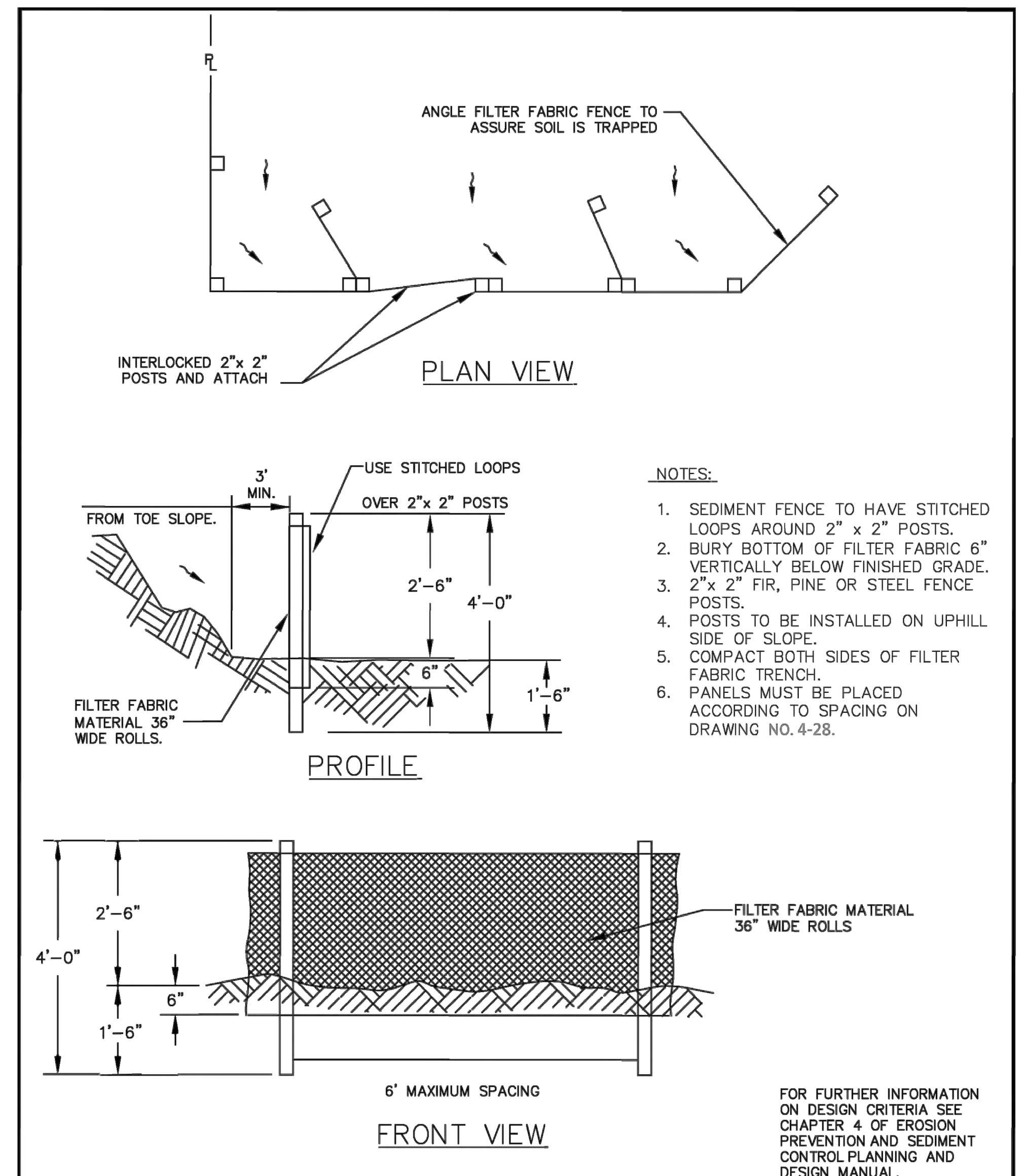
NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF- WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. WHERE RUNOFF CONTAINING SEDIMENT LADEN WATER IS LEAVING THE SITE VIA THE CONSTRUCTION ENTRANCE, OTHER MEASURES SHALL BE IMPLEMENTED TO DIVERT RUNOFF THROUGH AN APPROVED FILTERING SYSTEM.
5. DIMENSIONS
   SINGLE FAMILY
   20' LONG BY 20' WIDE 8" DEEP OF ¾" MINUS CLEAN ROCK.
   COMMERCIAL/SITE DEVELOPMENT
   50' LONG BY 20' WIDE 3-6" CLEAN ROCK, GOVERNING AUTHORITY MAY REQUIRE GEOTEXTILE FABRIC TO PREVENT SUB-SOIL PUMPING.

CONSTRUCTION ENTRANCE

DRAWING NO. 4-11 REVISED 10-31-19

1 / C3.2



NOTES:

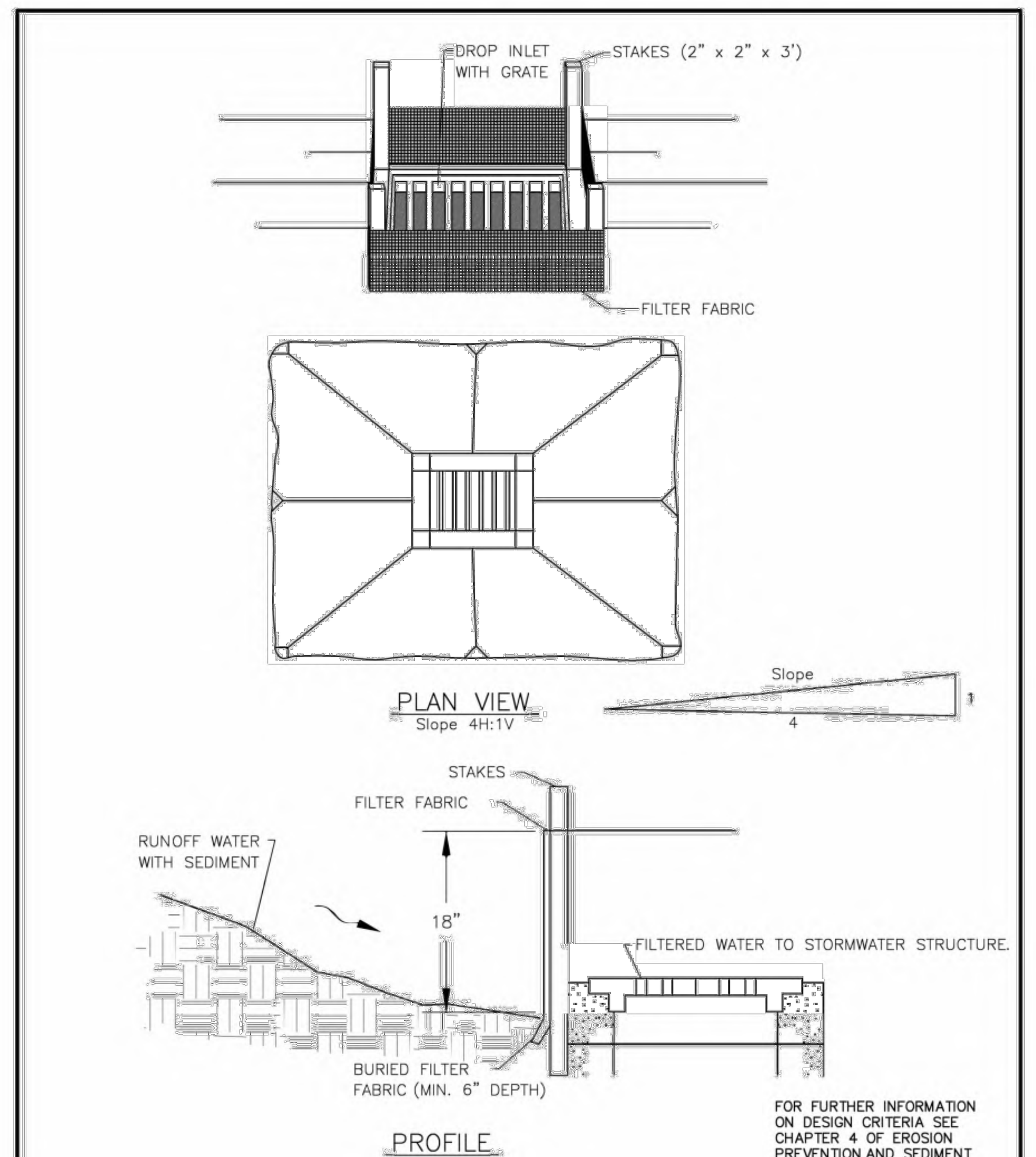
1. SEDIMENT FENCE TO HAVE STITCHED LOOPS AROUND 2" x 2" POSTS.
2. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
3. 2"x 2" FIR, PINE OR STEEL FENCE POSTS.
4. POSTS TO BE INSTALLED ON UPHILL SIDE OF SLOPE.
5. COMPACT BOTH SIDES OF FILTER FABRIC TRENCH.
6. PANELS MUST BE PLACED ACCORDING TO SPACING ON DRAWING NO. 4-28.

FOR FURTHER INFORMATION ON DESIGN CRITERIA SEE CHAPTER 4 OF EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.

SEDIMENT FENCE

DRAWING NO. 4-15 REVISED 10-31-19

2 / C3.2

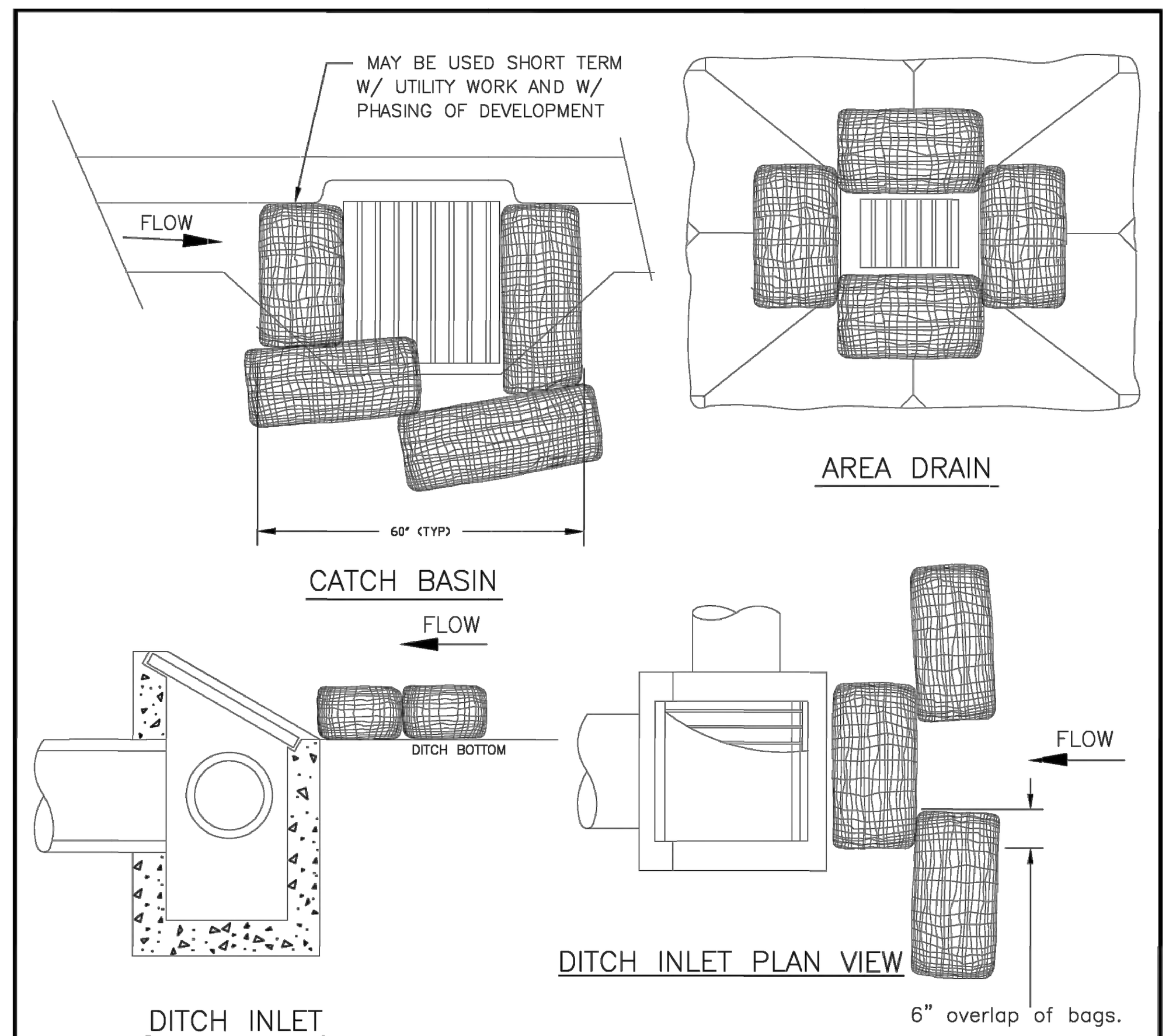


FOR FURTHER INFORMATION ON DESIGN CRITERIA SEE CHAPTER 4 OF EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.

INLET PROTECTION TYPE 3

DRAWING NO. 4-22 REVISED 10-31-19

3 / C3.2



NOTES:

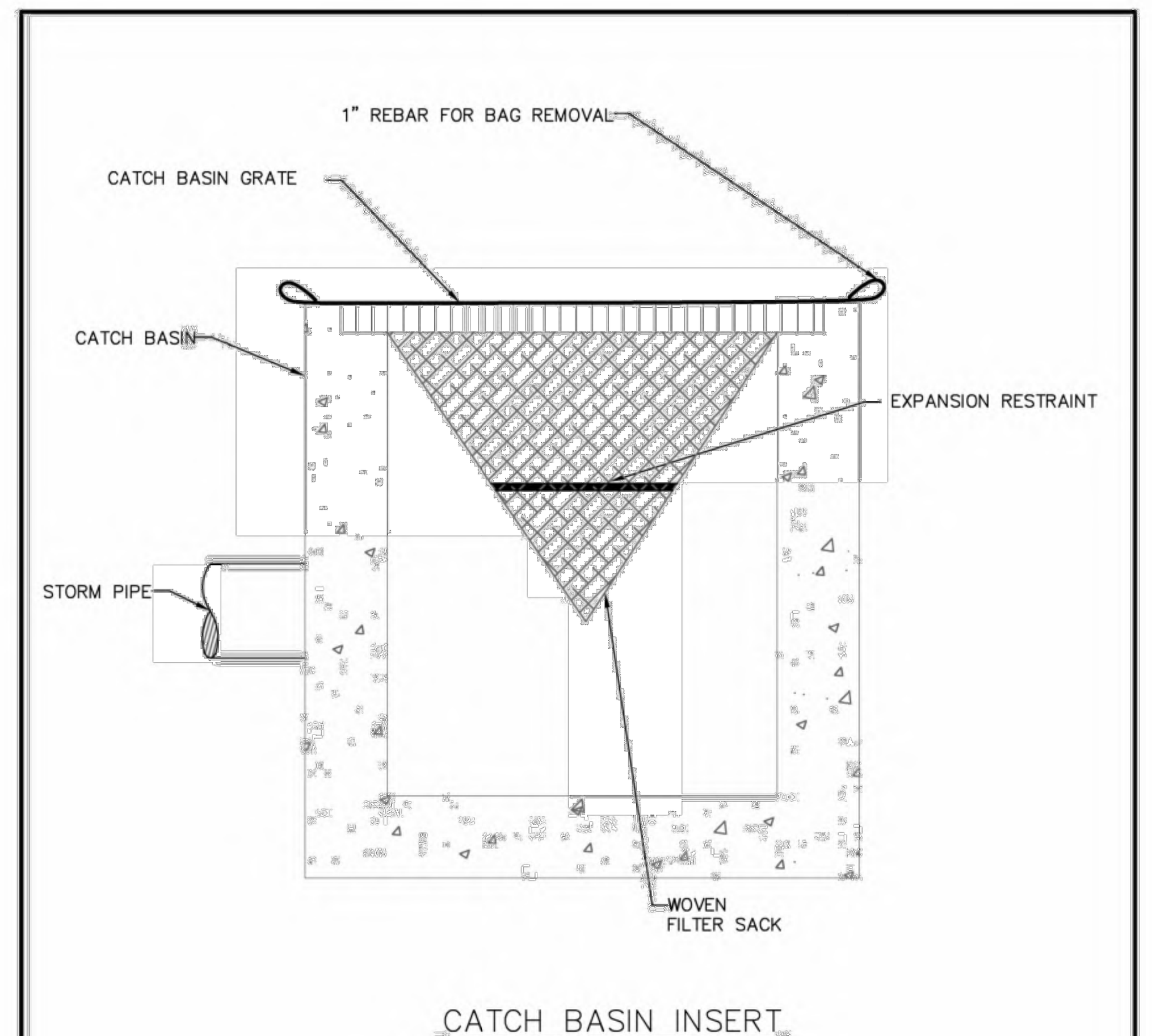
1. ADDITIONAL MEASURES MUST BE CONSIDERED DEPENDING ON SOIL TYPES.
2. BIO-FILTER BAGS SHOULD BE STAKED WHERE APPLICABLE USING (2) 1"x2" WOODEN STAKES OR APPROVED EQUAL PER BAG.
3. WHEN USING 30" BIO-BAGS TO PROTECT A CATCH BASIN YOU HAVE 4 BAGS AND THEY SHALL BE OVERLAPPED BY 6".

FOR FURTHER INFORMATION ON DESIGN CRITERIA SEE CHAPTER 4 OF EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.

INLET PROTECTION TYPE 4

DRAWING NO. 4-23 REVISED 10-31-19

4 / C3.2



NOTE:

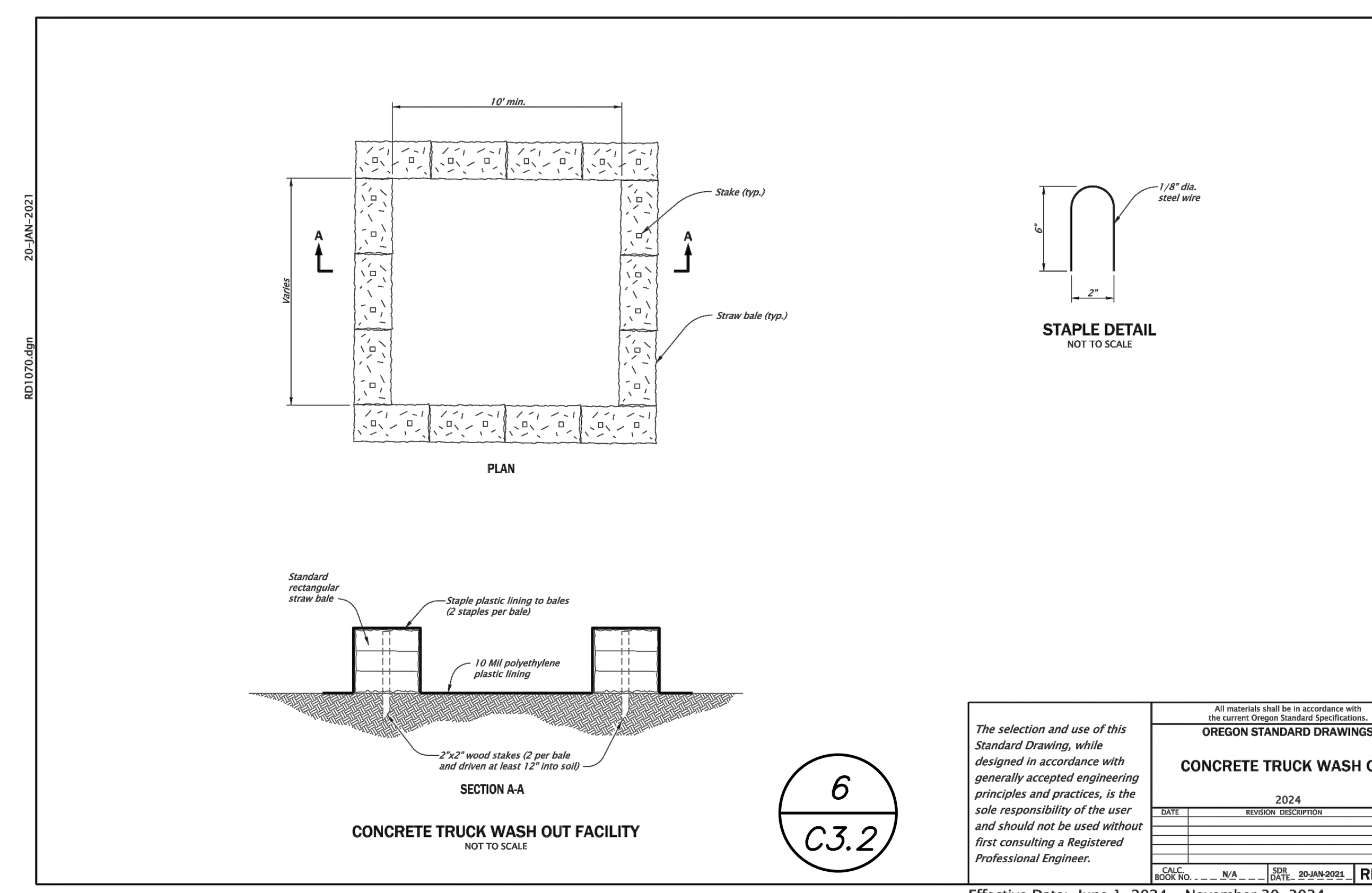
1. RECESSED CURB INLET CATCH BASINS MUST BE BLOCKED WHEN USING FILTER FABRIC INLET SACKS. SIZE OF FILTER FABRIC INLET SACKS TO BE DETERMINED BY MANUFACTURER.

FOR FURTHER INFORMATION ON DESIGN CRITERIA SEE CHAPTER 4 OF EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.

INLET PROTECTION TYPE 5

DRAWING NO. 4-24 REVISED 10-31-19

5 / C3.2



6 / C3.2

Effective Date: June 1, 2024 - November 30, 2024

DL CONSULTING WA INC.
4400 NE 77th Ave
Suite 227
Vancouver, WA 98662
(360) 567-6466

REGISTERED PROFESSIONAL ENGINEER 19160 OREGON July 15, 1997 GARY I. DARLING

EXPIRES 12-31-25

1470 ROSEMONT RD DEVELOPMENT
WEST LINN, OREGON
EROSION CONTROL DETAILS

REV.	DATE	BY

PROJECT NUMBER	SHA005
Date:	02/10/2025
Scale:	AS SHOWN
Drawn By:	GID
Designed By:	GID
Checked By:	GID

C3.2

W:\SHA005\DD\SHA005_DD_C3.2.DWG

GRADING & EROSION CONTROL PLAN

SCALE: 1" – 20'

R-10

FU10

ROSEMONT RD

EXIST 8" D.I. WATER

160.49' S 80°21'02"E

Parcel 1
14,018 Sq. Ft.

Existing House
To Remain

Parcel 2
15,941 Sq. Ft.

Parcel 3
20.724 Sq. Ft.

N 00°00'47" W 332.07'

S 00°00'47" E 324.41'

15.00' SANITARY SEWER EASEMENT

260 LF 4" SS

RECONNECT EXISTING LATERAL TO NEW SEWER MAIN

INSTALL WATER METER AND SERVICE

25X20 STORM PLANTER

325 LF 10" PUBLIC STORM SEWER

EXTEND EXIST 8" SAN SEWER TO WEST

25X30 STORM PLANTER

INSTALL WATER METER AND SERVICE

PUBLIC STORM PLANTER

CONNECT TO EXIST CATCH BASIN

6" SS

27 LF 4" SS

27 LF 4" SS

157.40' S 89°43'26" W

186 LF 8" SS S=0.07

EXIST 4" D.I. WATER

EXIST 4" SANITARY SEWER

SCALE: 1"=20'

20 10 5 0 20

N

R-10

FU10

C4

PROJECT NUMBER SHA005
Date: 02/10/2025
Scale: AS SHOWN
Drawn By: SAD
Designed By: GID
Checked By: GID

REV.	DATE	BY

1470 ROSEMONT RD DEVELOPMENT

WEST LINN, OREGON

UTILITY PLAN

REGISTERED PROFESSIONAL ENGINEER OREGON JULY 15, 1997 19160 GARY I. DARLING

EXPIRES 12-31-25

DL CONSULTING WA INC.
4400 NE 77th Ave
Suite 227
Vancouver, WA 98662
(360) 567-6466

W:\SHA005\DD\SHA005_DD_C4.DWG

FIRE CODE / LAND USE / BUILDING REVIEW APPLICATION

Tualatin Valley Fire & Rescue

North Operating Center
11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577

South Operating Center
8445 SW Elligsen Rd
Wilsonville, OR 97070
Phone: 503-649-8577

REV 6-30-20

Project Information

Applicant Name: Alec Shah
Address: 4399 kenthorpe way west linn or 97068
Phone: 9716781952
Email: Alec@shahhousingsolutions.com
Site Address: 1470 Rosemont rd west linn or 97068
City: West Linn
Map & Tax Lot #:
Business Name: Shah Homes LLC
Land Use/Building Jurisdiction: West Linn
Land Use/ Building Permit # not applied for yet

Choose from: Beaverton, Tigard, Newberg, Tualatin, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County

Project Description

Three lot partition in West Linn. proposed homes are not designed yet. all proposed homes will be within 200' of ROW

Permit/Review Type (check one):

- ☒ Land Use / Building Review - Service Provider Permit
- ☐ Emergency Radio Responder Coverage Install/Test
- ☐ LPG Tank (Greater than 2,000 gallons)
- ☐ Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)
  - * Exception: Underground Storage Tanks (UST) are deferred to DEQ for regulation.
- ☐ Explosives Blasting (Blasting plan is required)
- ☐ Exterior Toxic, Pyrophoric or Corrosive Gas Installation (in excess of 810 cu.ft.)
- ☐ Tents or Temporary Membrane Structures (in excess of 10,000 square feet)
- ☐ Temporary Haunted House or similar
- ☐ OLCC Cannabis Extraction License Review
- ☐ Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)

For Fire Marshal's Office Use Only

TVFR Permit # 2025-0002
Permit Type: SPP-West Linn
Submittal Date: 1-7-25
Assigned To: DFM Arn
Due Date: NA
Fees Due: Ø
Fees Paid: Ø

Approval/Inspection Conditions

(For Fire Marshal's Office Use Only)

This section is for application approval only

Fire Marshal or Designee 0480 Date 1-8-25

Conditions: See approved fire service plan.

See Attached Conditions: ☐ Yes ☒ No

Site Inspection Required: ☐ Yes ☒ No

This section used when site inspection is required

Inspection Comments:

Final TVFR Approval Signature & Emp ID Date

LOT LAYOUT

LOCATED IN SHANNON ACRE TRACTS, IN SECTION 25, T.2S., R.1E., W.M.,
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON.

JANUARY 5, 2025

TVF&R
Tualatin Valley Fire & Rescue

APPROVED PLANS

APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS.

Deputy Fire Marshal II

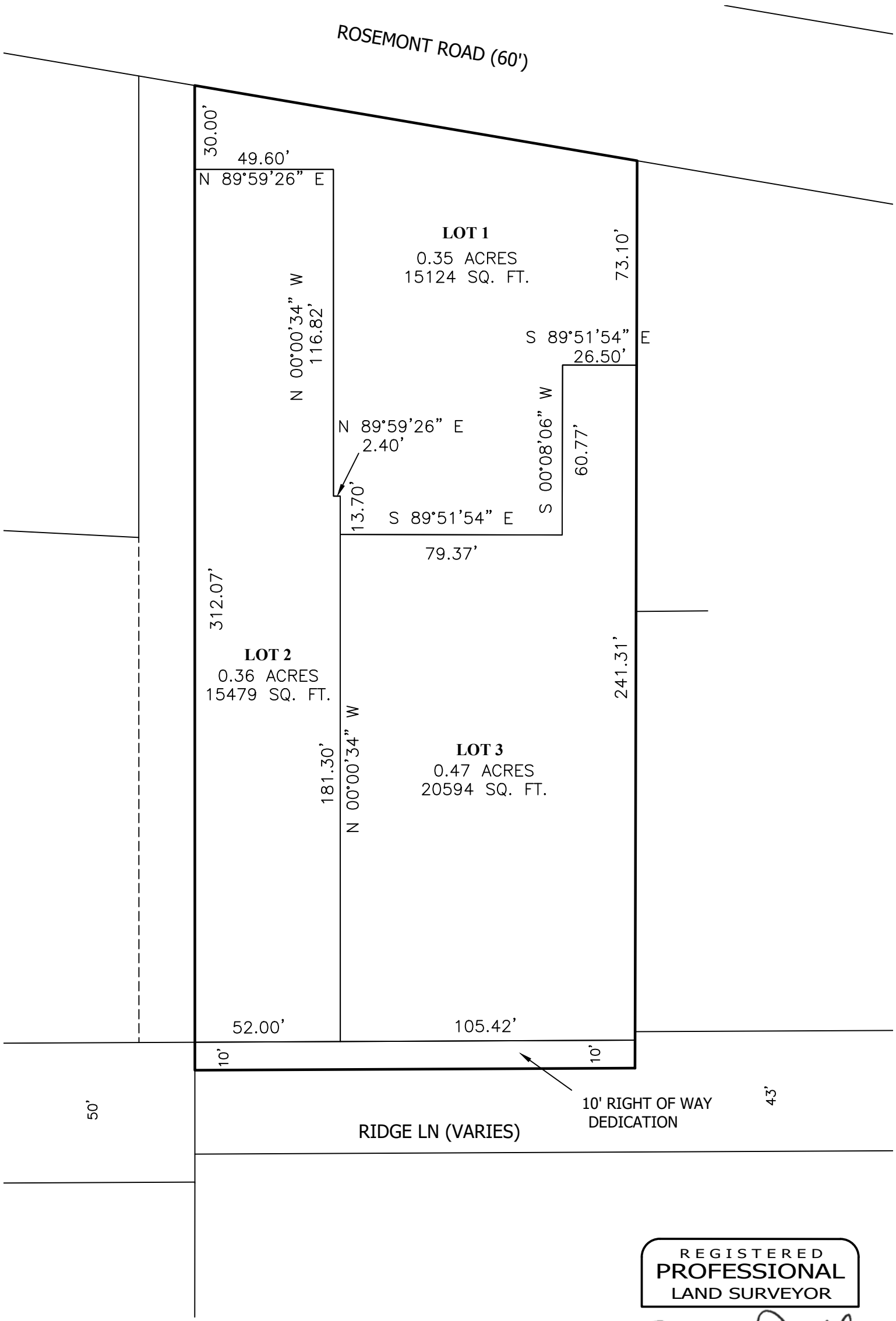
TVF&R Permit# 2025-0002

24-032

1132 HERITAGE LP.
Stayton, OR 97383

SHEET 1/3

BRASS & STONE
LAND SURVEYING
503-871-0030



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MARCH 13, 2018
BRIAN W. PAULL
89074

Expires 12/31/2026

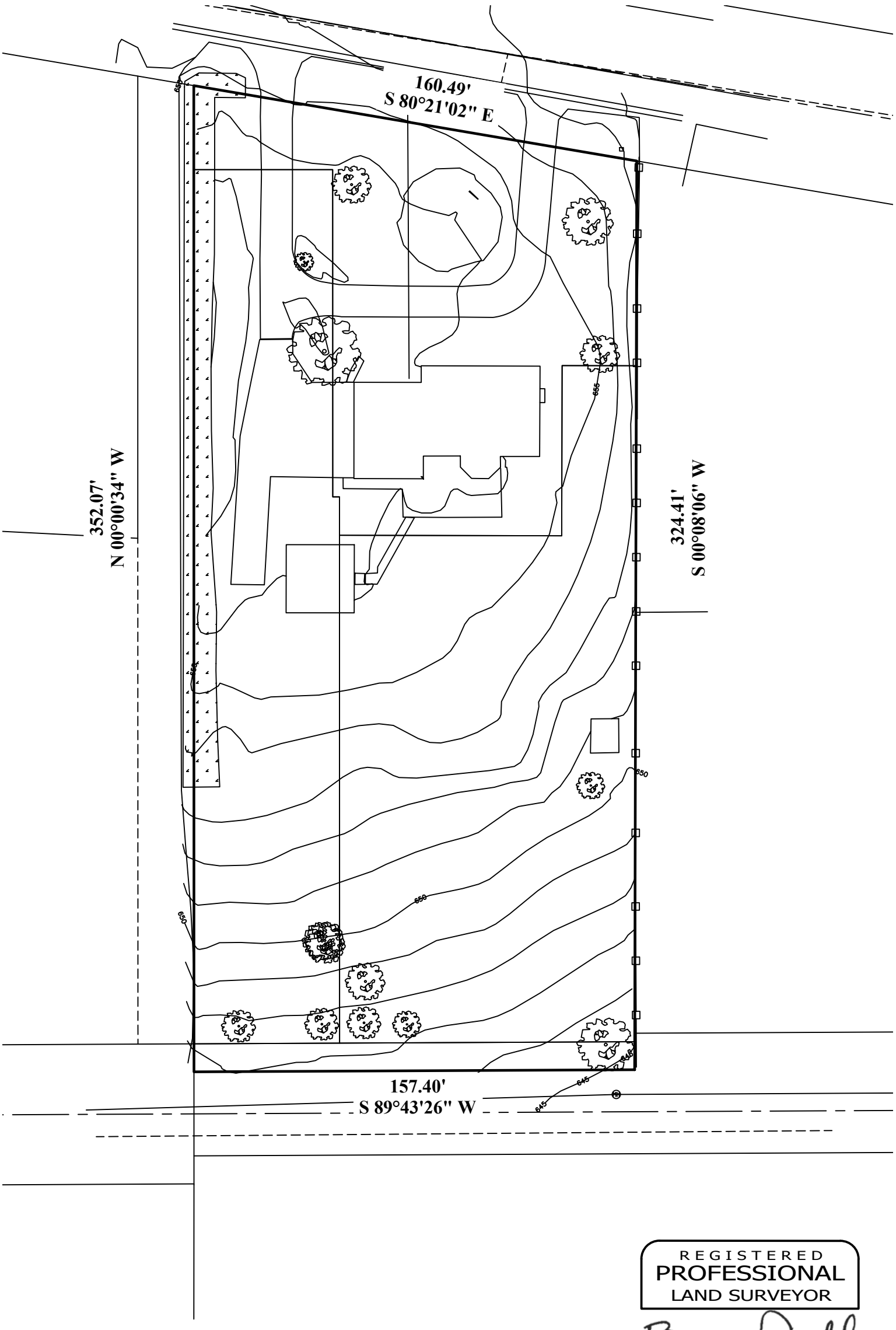
N

Scale: 1"=40'

TOPOGRAPHIC MAP

LOCATED IN SHANNON ACRE TRACTS, IN SECTION 25, T.2S., R.1E., W.M.,
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON.

JANUARY 5, 2025



24-032

1132 HERITAGE LP.
Stayton, OR 97383

SHEET 3/3

BRASS & STONE
LAND SURVEYING
503-871-0030

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Brian Paull

OREGON
MARCH 13, 2018
BRIAN W. PAULL
89074

Expires 12/31/2026

N

Scale: 1"=40'

EXISTING CONDITIONS

LOCATED IN SHANNON ACRE TRACTS, IN SECTION 25, T.2S., R.1E., W.M.,
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON.

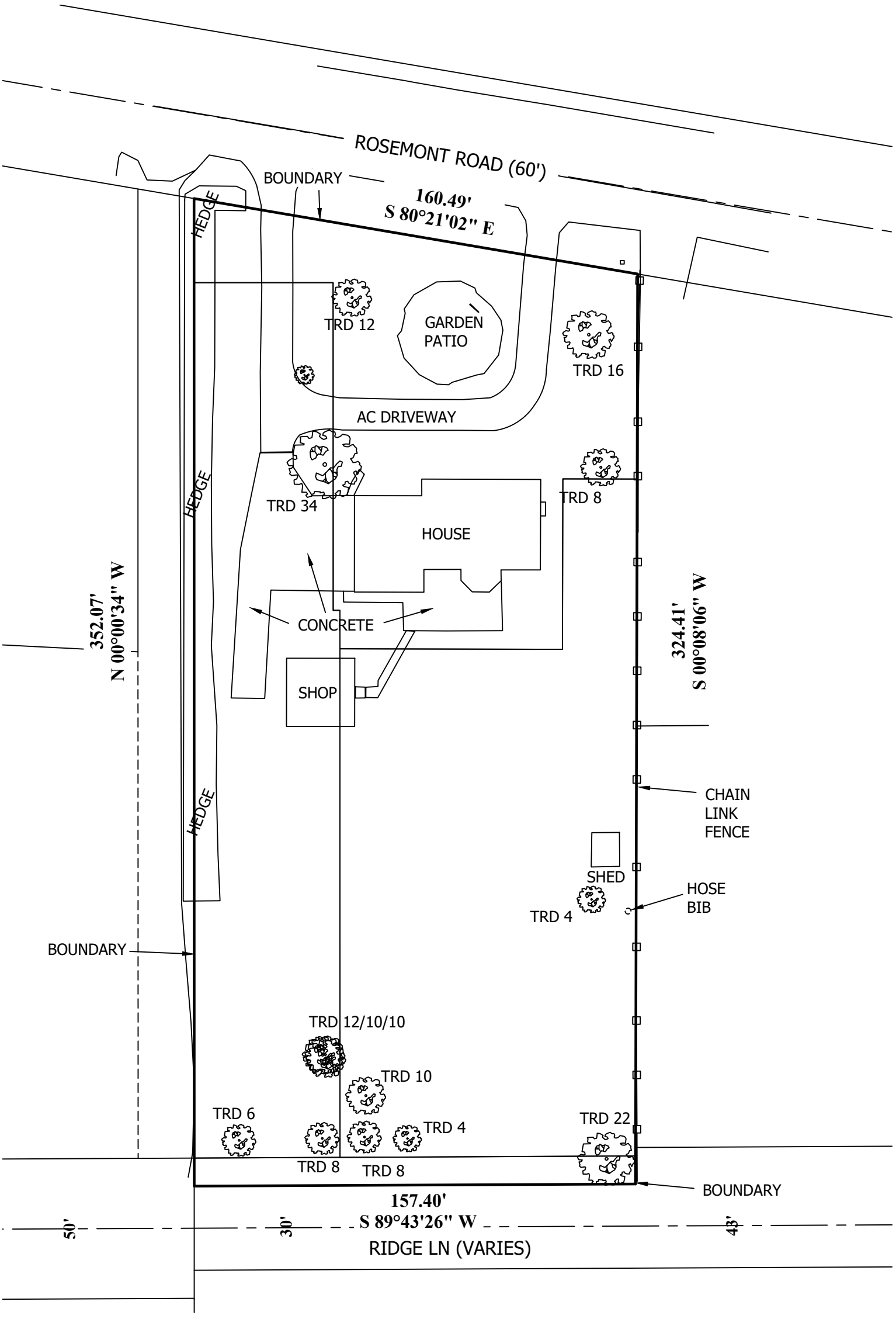
JANUARY 5, 2025

24-032

1132 HERITAGE LP.
Stayton, OR 97383

SHEET 2/3

BRASS & STONE
LAND SURVEYING
503-871-0030



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