

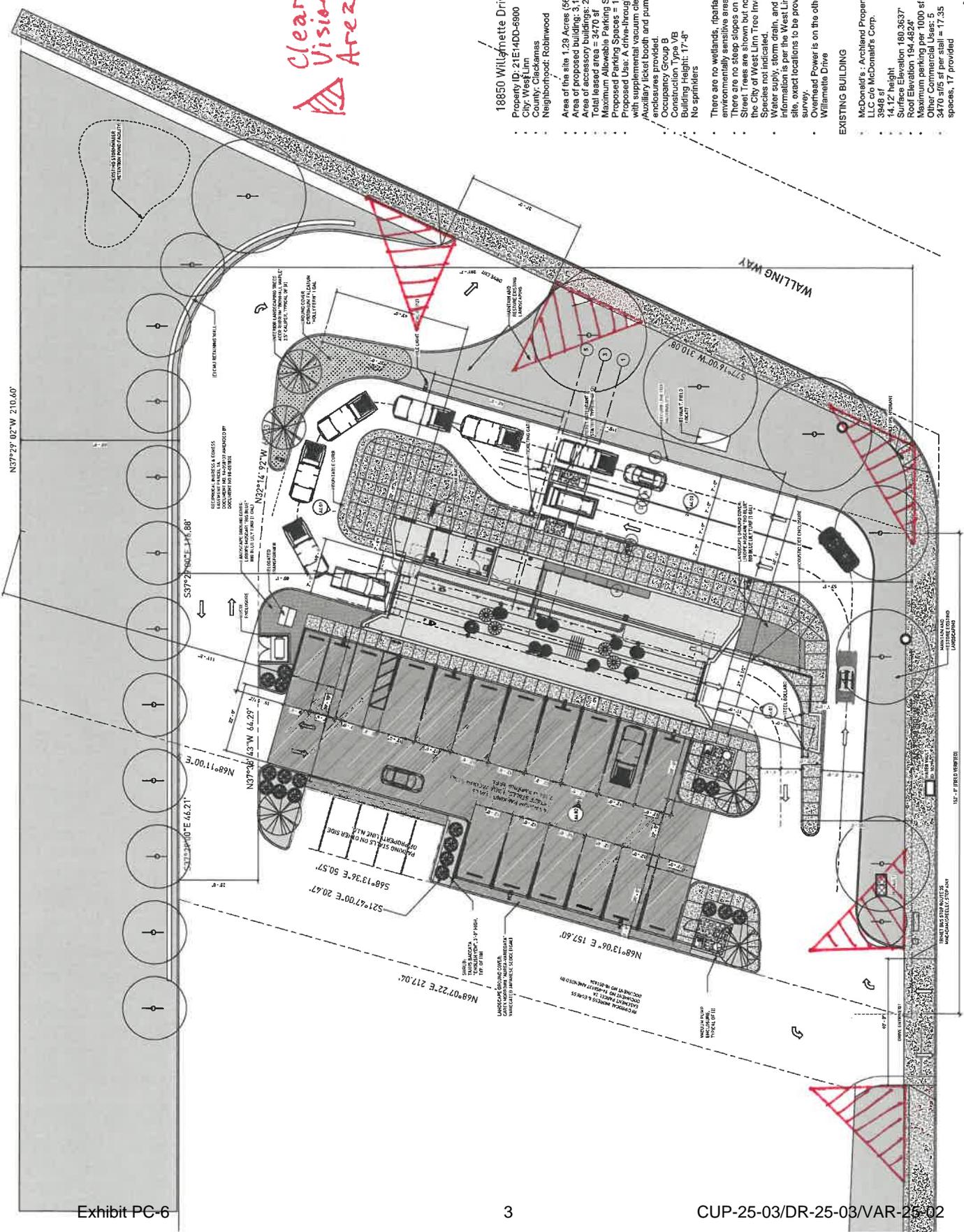
EXHIBIT PC-6: PROPERTY MAPS



2 Sheets

CONDITIONAL
 USE PERMIT
 OVERALL SITE
 PLAN
 Page 1 2205
A0.01

Date: 7/23/2025



Clear Vision Area

18850 Willamette Drive
 Property ID: 21E14DD-6900
 City: West Linn
 County: Clackamas
 Neighborhood: Robinwood

Area of this site: 1.29 Acres (56,378 sf)
 Area of proposed building: 3,190 sf
 Area of accessory buildings: 280 sf
 Total leased area = 3470 sf
 Maximum Allowable Parking Spaces = 17
 Proposed Parking Spaces = 17

Proposed Use: A drive-through car wash with supplemental vacuum cleaning stations, auxiliary ticket booth and pumphouse

Occupancy Group: B
 Construction Type: VB
 Building Height: 17'-8"
 No sprinklers

- There are no wetlands, riparian, or environmentally sensitive areas on site.
 - There are no steep slopes on site.
 - Shading is shown but not identified on the City of West Linn Inventory Map.
 - Species not indicated.
 - Water supply, storm drain, and sanitary sewer information is per the West Linn City Maps site, exact locations to be provided by survey.
 - Overhead Power is on the other side of Willamette Drive
- EXISTING BUILDING
- McDonald's - Archland Property LLC c/o McDonald's Corp. 3948 sf 14.12 height
 - Source Elevation 488.2637
 - 100% of lot area 10,000 sf
 - Maximum parking per 1000 sf for Other Commercial Uses: 5
 - 3470 sf/sf per stall = 17.35 spaces, 17 provided



MAP OF CEDAROK PARK

Situated in G.W. WALLING D.L.C.
T2S. R1E. W.M.

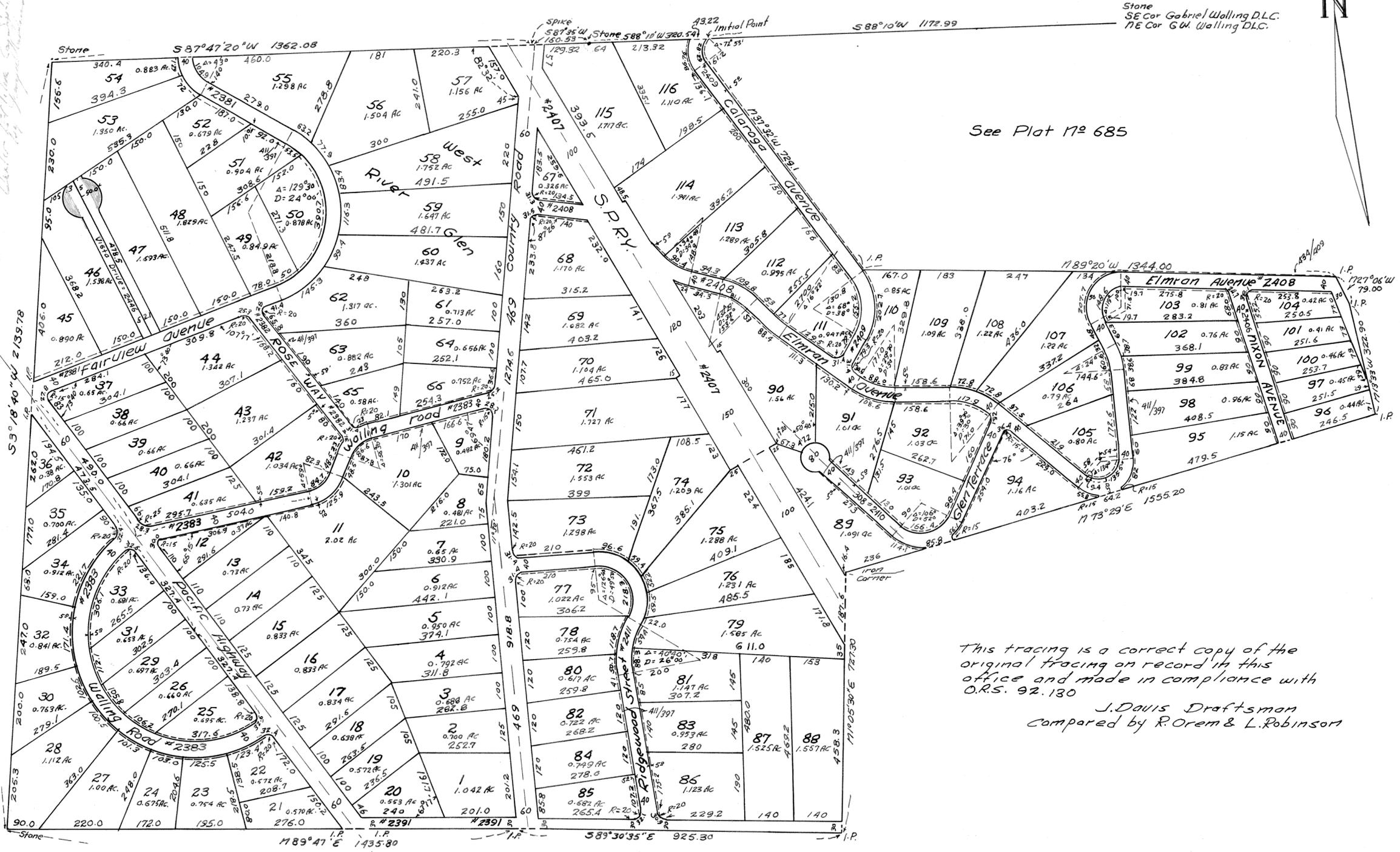
CLACKAMAS COUNTY, OREGON

Surveyed September, 1922. U. Ernest Nelson, Engr.
Scale: 1 inch = 200 ft.

Note:
See Corrected plat (Henderson's)
Cedarok Park
Deed Records Book 404-Page 230

Note: Although this tracing is certified as traced from the original tracing, it is apparent the original tracing had been modified (about 1957) from data of original plat. See Co. Clerk plat book 16, page 8 for original detail. Changes, in general, are supplementary information i.e.; Altered road widths shown by dashed lines, County Road numbers, deed book and page references, the location of Vista Drive within tracts 46 and 47, the title "West River Glen" in tracts 58, 59 and 60, and the "Corrected plat" note at upper left.

Call the 50c marked
see to show file # 44
on improved plat
with deed book
Deed book page 230
Dexter E. Milne C.S.
8/14/75



See Plat 172 685

Stone
SE Cor Gabriel Walling D.L.C.
NE Cor G.W. Walling D.L.C.

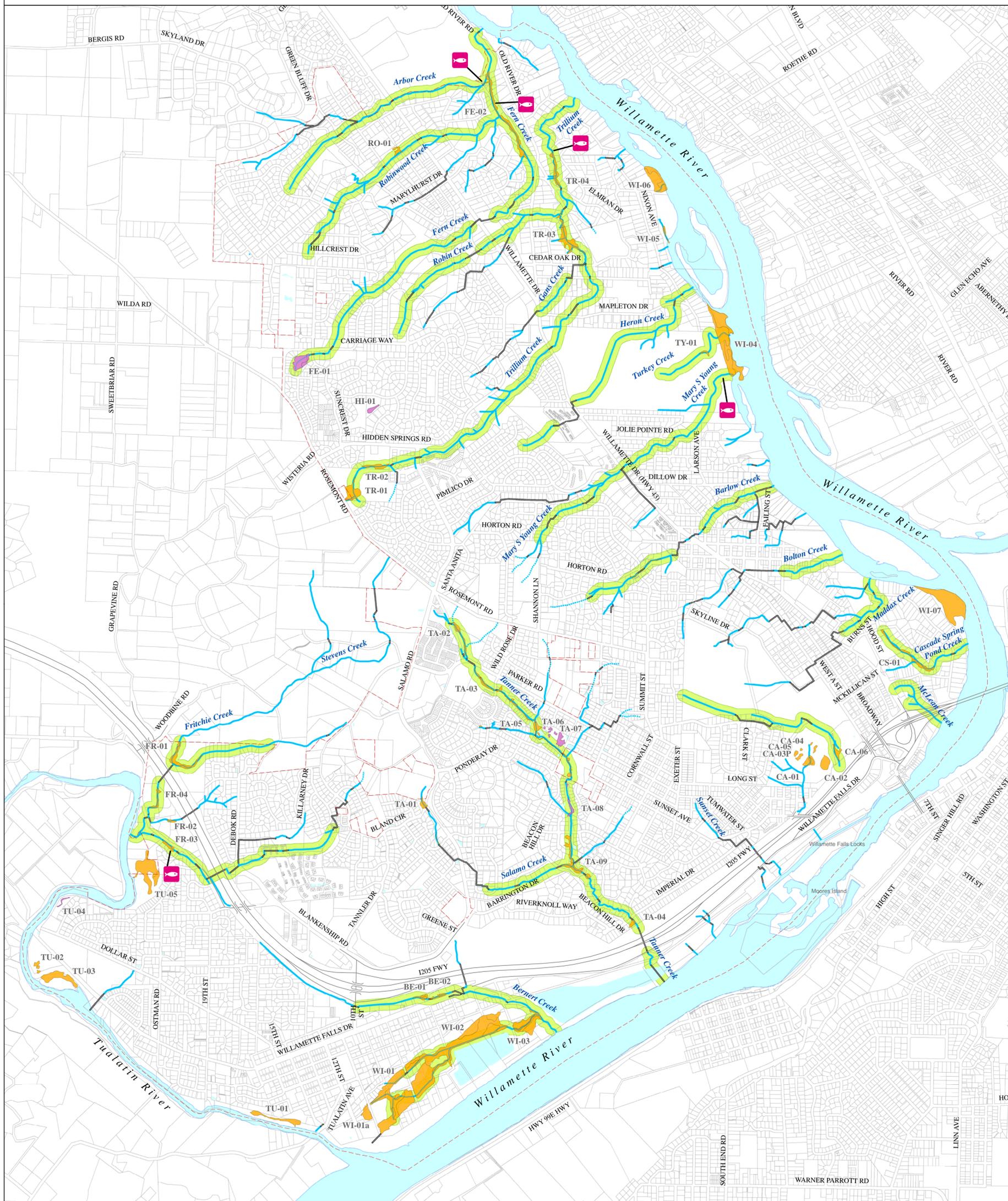


This tracing is a correct copy of the original tracing on record in this office and made in compliance with O.R.S. 92.130
J. Davis Draftsman
Compared by R. Orem & L. Robinson

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Water Resource Area (WRA) Map



Map Developed by West Linn Planning Department and GIS

MAP OVERLAYS:

*Streams, Pipe Segments, Other Open Ditches, and Significant Riparian Corridors
 Map Source: "Significant Riparian Corridors West Linn Goal 5 Inventory, January 2007"
 Map publication date: 1/2/2007.
 Modified Streams and added Ephemeral Streams, April 2013, July 2013, September 2013

**Locally Significant Wetlands and Other Wetlands
 Map Source: "Local Wetland Inventory, West Linn Goal 5 Inventory, January 2005"
 Map publication date: 6/5/2006.

***Taxlot Base Map provided by Clackamas County GIS, 2013

WETLANDS/GOAL 5 DISCLAIMER (DSL STANDARD):

Information shown on this map is for planning purposes only and wetland information is subject to change. There may be unmapped wetlands subject to regulation and all wetland boundary mapping is approximate. In all cases, actual field conditions determine wetland boundaries. You are advised to contact the Oregon Division of State Lands and the U.S. Army Corps of Engineers with any regulatory questions.

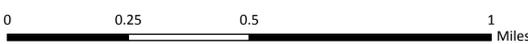
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Goal 5 Significant Riparian Corridors*

- Significant Riparian Corridors
- Streams
- Ephemeral Stream
- Piped Segments
- Upper Stream Reach of Fish Inventory 2003/2004 Survey

Goal 5 Wetland Inventory**

- Locally Significant Wetlands, DSL 2005
- Other Wetlands, DSL 2005
- TA-05 Specific Wetland Identifier
- Rivers & Ponds
- West Linn City Limits
- Taxlot Base Map***



Map Created: 6/6/2014

LOC: G:\PROJECTS\GIS\GOALS_2006\SIGIPARIAN\SIGIPARIAN_WETLANDS_201406V6_FINAL.MXD | KAHA
 VERSION 5 TO VERSION 6: REMOVED "PROPOSED" FROM MAP TITLE

