

DEVELOPMENT REVIEW APPLICATION

For Office Use Only			
STAFF CONTACT	Aaron Gudelj	PROJECT NO(S).	MISC-25-04
NON-REFUNDABLE FEE(S)		REFUNDABLE DEPOSIT(S)	PRE-APPLICATION NO.
\$330 + \$3,500		TOTAL	\$3,830

Type of Review (Please check all that apply):

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

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

Site Location/Address:

17324 Hillside Drive, West Linn/OR/97068

Assessor's Map No.:

Tax Lot(s): 21E14CA00200

Total Land Area: 4,994 sf

Brief Description of Proposal:

Build a temporary sales office inside the garage of lot 20 (model home)

Applicant Name*: Razvan Mosu

Address: 3535 Factoria Blvd SE, Suite 600
City State Zip: Bellevue, WA, 98006

Phone: 425-216-3407

Email: rmosu@pulte.com

Owner Name (required): Pulte Homes of Oregon, Inc

Address: 3535 Factoria Blvd SE, Suite 600
City State Zip: Bellevue, WA, 98006

Phone: 425-216-3407

Email: rmosu@pulte.com

Consultant Name:

Address:

City State Zip:

N/A

Phone:

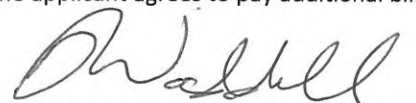
Email:

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.


Applicant's signature

08/18/25
Date


Owner's signature (required)

8-18-25
Date

Chene Blanc

Lot 20, 17324 Hillside Dr, Permit No: 935-25-000479-DWL

Building permit request for a temporary sales center

Hello,

We wish to apply for a building permit for a temporary sales center inside the garage of Lot 20 (17324 Hillside Dr, Permit No: 935-25-000479-DWL). The sales center will consist of (1) display space at the front and (2) sales office at the back of the garage. These spaces will be achieved by erecting temporary partition walls. There will be no structural changes to the approved plans for lot 20.

The sales center will be active throughout the construction and sales period of the community. Once the community is sold out the partition walls will be removed and the space will become a 2-car garage.

Please let us know if we need to provide any additional information. Thank you.

Respectfully,

Razvan S. Mosu

Division Project Manager
Architectural Services - PNW Division

Office: 425 / 216-3407

rmosu@pulte.com

www.pultegroup.com

Chene Blanc

Lot 20, 17324 Hillside Dr, Permit No: 935-25-000479-DWL

Temporary sales center approval criteria

Based on Chapter 35 of the CDC, we believe that our application should be considered for review and approval for the following reasons:

- The sales center will have a temporary parking lot next to it, on lot 19. The parking lot will have 3 parking stalls plus one ADA stall
- Circulation space between the parking lot and the model home/sales center will be facilitated over the newly built sidewalk in front of the two lots (19 and 20)
- The parking lot will be paved with asphalt, while the sidewalk will be concrete.
- Because it is located inside the garage of lot 20, the sales office already complies with all erosion control measures as approved in the permit no: 935-25-000479-DWL and 935-25-000479-SD-01
- We, Pulte Homes of Oregon INC, authorize the construction of the sales office

Please let us know if we need to provide any additional information. Thank you.

Respectfully,

Razvan S. Mosu

Division Project Manager
Architectural Services - PNW Division

Office: 425 / 216-3407

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www.pultegroup.com

**FIRE CODE / LAND USE / BUILDING REVIEW
APPLICATION**



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: Razvan Mosu
Address: 3535 Factoria Blvd SE, Bellevue, WA, 98006
Phone: 425-216-3407
Email: rmosu@pulte.com
Site Address: 17324 Hillside Dr
City: West Linn, OR, 97068
Map & Tax Lot #: 21E14CA00200
Business Name: Pulte Homes of Oregon, Inc
Land Use/Building Jurisdiction: West Linn
Land Use/ Building Permit # 935-25-000479-DWL

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

Build a temporary sales office inside the garage of the model home of the Chene Blanc single family homes development in the City of West Linn

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 # 2025-0165
Permit Type: SPP-West Linn
Submittal Date: 9-5-25
Assigned To: DFM Arn
Due Date: NA
Fees Due: 0
Fees Paid: 0

Approval/Inspection Conditions
(For Fire Marshal's Office Use Only)

This section is for application approval only

[Signature]
Fire Marshal or Designee

9-10-25
Date

Conditions: See approved fire service plan.

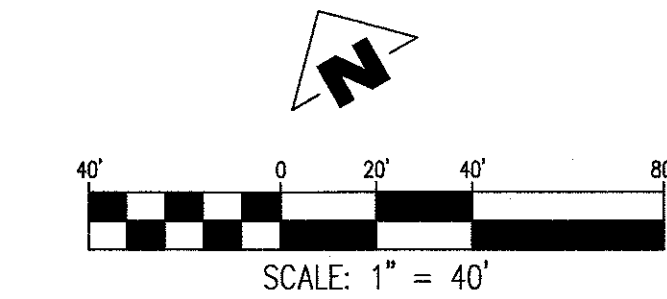
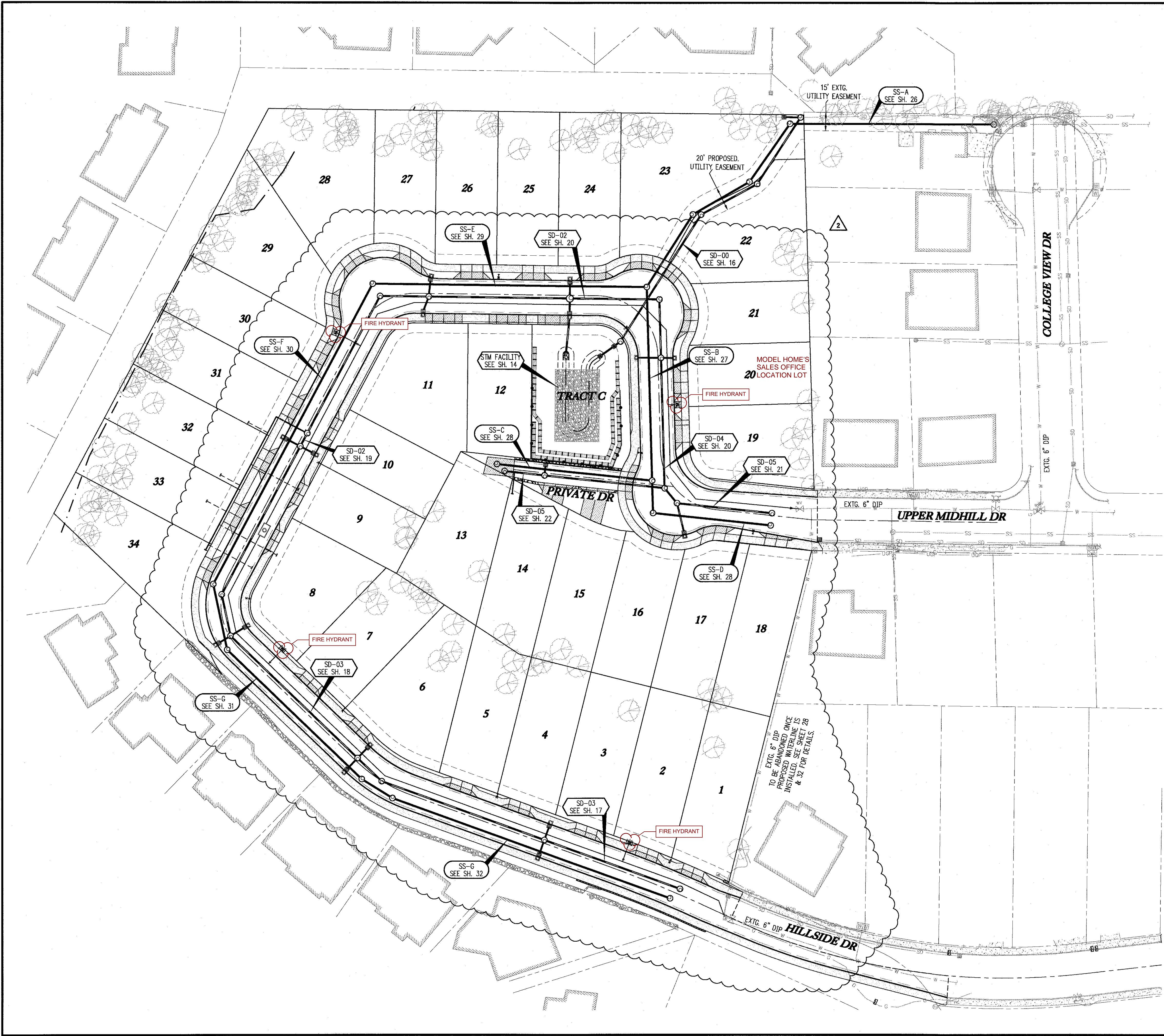
See Attached Conditions: ☐ Yes ☒ No

Site Inspection Required: ☐ Yes ☒ No

This section used when site inspection is required

Inspection Comments:

Final TVFR Approval Signature & Emp ID _____ Date _____



UTILITY PLAN LEGEND

- SD (circle with cross) EXISTING STORM SEWER & MANHOLE
- SD (line with cross) EXISTING STORM SEWER & INLET
- SS (circle with cross) EXISTING SANITARY SEWER & MANHOLE
- W (line with cross) EXISTING WATERLINE & SERVICE
- W (line with cross) EXISTING WATER VALVE & BOX
- G (line with cross) EXISTING GAS LINE
- SS (circle with cross) EXISTING SANITARY CLEAN OUT
- SD (thick line with cross) PROPOSED STORM DRAIN MANHOLE
- SD (thick line with cross) PROPOSED STORM DRAIN DITCH INLET
- SD (thick line with cross) PROPOSED STORM COMBINATION CURB INLET
- SD (thick line with cross) PROPOSED STORM CURB INLET
- SD (thin line with cross) PROPOSED STORM LATERAL
- SS (thin line with cross) PROPOSED SANITARY SEWER & MANHOLE
- SS (thin line with cross) PROPOSED SANITARY LATERAL
- W (thin line with cross) PROPOSED WATER LINE
- W (thin line with cross) WATER SERVICE & METER
- SD (star symbol) PROPOSED FIRE HYDRANT
- SD (star symbol) PROPOSED STREET LIGHT
- SD (star symbol) PROPOSED PRESSURE REDUCING VALVE AND VAULT



FD Notes: Sales business office approval.

CITY OF
West Linn
ENGINEERING
APPROVED
DATE 3/1/21 BY JP

THIS PLAN REVIEW APPROVAL
DOES NOT PREVENT THE FIELD
INSPECTOR FROM REQUIRING
FURTHER CODE CORRECTIONS.

CHENE BLANC SUBDIVISION
34 LOT SUBDIVISION
TAX MAP 2S1E14CA
TAX LOT 200
WEST LINN, OREGON

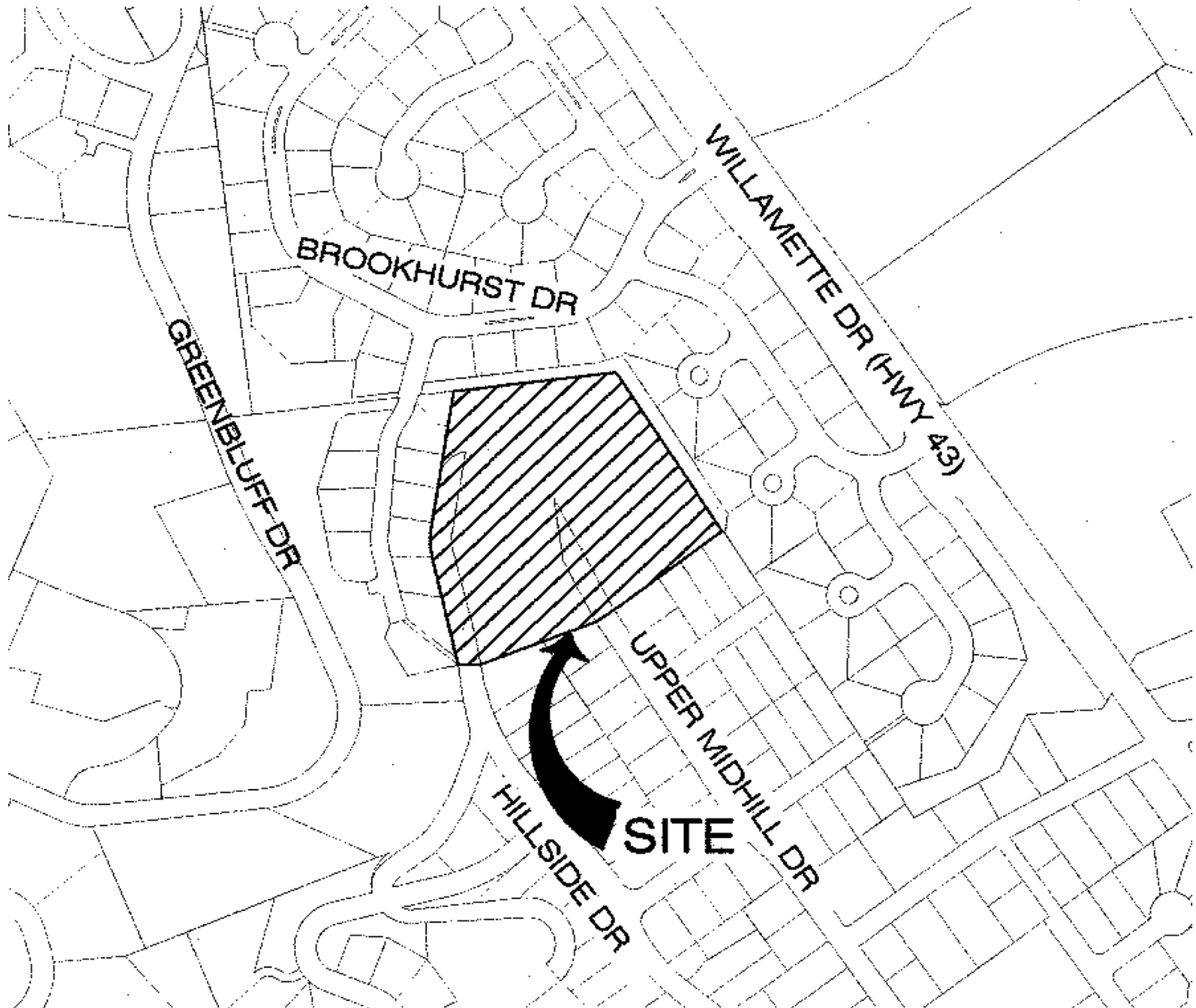
COMPOSITE UTILITY PLAN

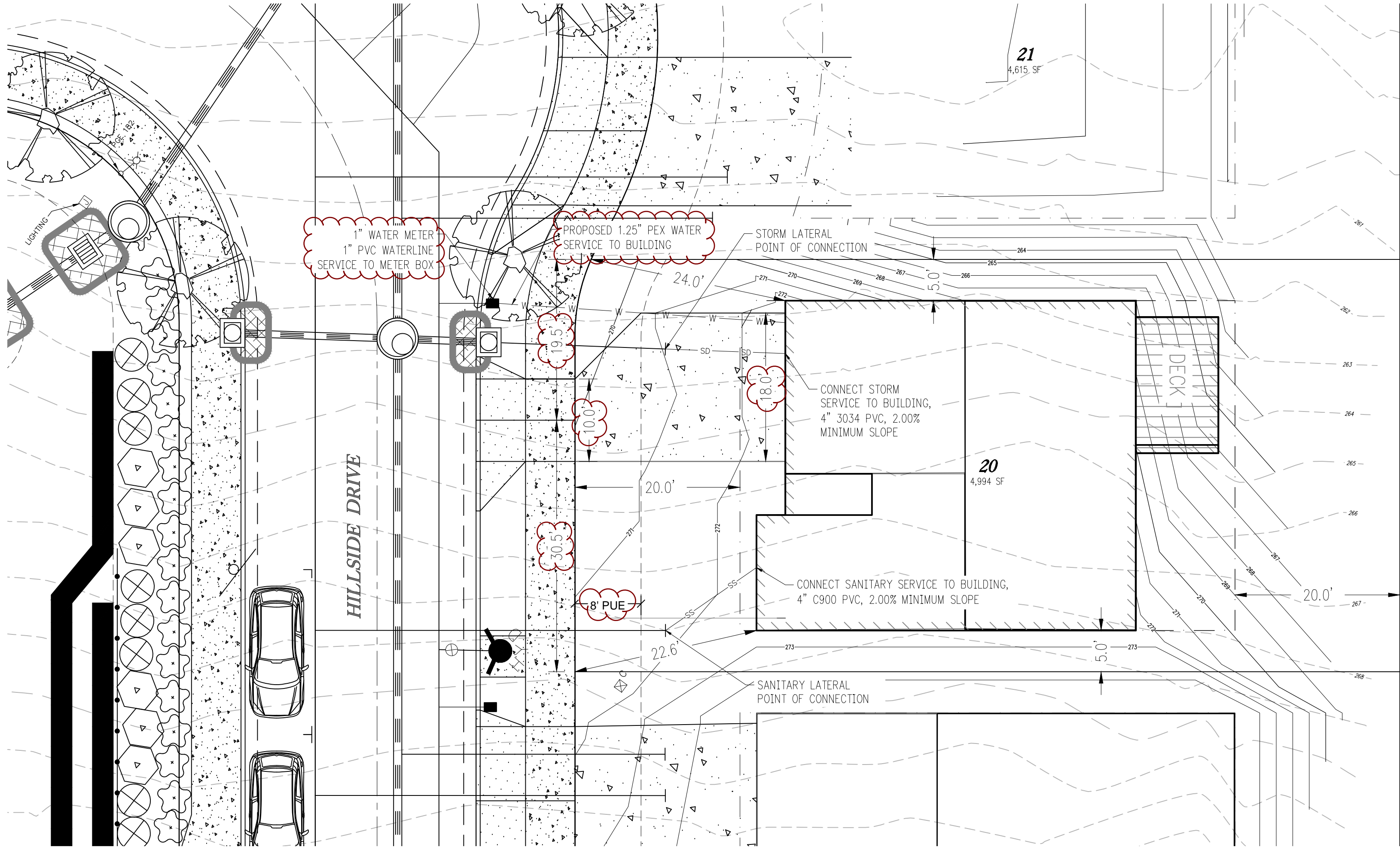
REVISIONS		DESCRIPTION
NO.	DATE	
1	05/2018	1ST SUBMITTAL
2	08/2018	2ND SUBMITTAL
3	09/2019	NO FACILITY REVISION
4	11/2020	ROAD SECTION/GRADING REVISION 1ST SUB
5	02/2021	ROAD SECTION/GRADING REVISION 2ND SUB

EMERIO
ENGINEERING • SURVEYING • DESIGN
6446 SW FALLBROOK PLACE, SUITE 100
BEAVERTON, OREGON 97008
TEL: (503) 746-8812
FAX: (503) 639-9562
www.emeriodesign.com

REGISTERED PROFESSIONAL
ENGINEER
54665
DocuSigned by:
[Signature]
ETIC DANIEL EVANS
EXPIRES: 12/31/2021

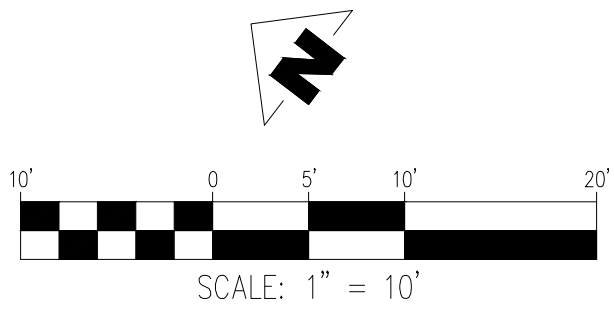
VICINITY MAP





LOT 20 SITE PLAN

SCALE: 1" = 10'



LOT 20 IMPERVIOUS AREA SUMMARY

TOTAL EXISTING	=	0,000 SF	(0.00 AC)
PROPOSED PRIVATE PROPERTY	=	2,533 SF	(0.06 AC)
REMOVED PRIVATE PROPERTY	=	0,000 SF	(0.00 AC)
TOTAL PROPOSED	=	2,533 SF	(0.06 AC)

LOT 20 SITE AREAS

PR. DRIVEWAY	427 SF
PR. ROOF	2,075 SF
PR. ONSITE SIDEWALK	31 SF
PR. OPEN SPACE/ LANDSCAPING	2,622 SF

LOT 20 SITE DATA

SETBACKS	CRITERIA	CODE	PROPOSED
	FRONT YARD	20 FEET	22.0 FEET
	INTERIOR SIDE YARD	5 FEET	5.0 FEET
	STREET SIDE YARD	15 FEET	N/A
	REAR YARD	20 FEET	22.0 FEET
MAX. BUILDING HEIGHT (CDC 41.020)		35 FEET	29.1 FEET
MAX. LOT COVERAGE		40%	38%
F.A.R.		45%	41%

REVISIONS

NO.	DATE	DESCRIPTION

LOT 20 SITE PLAN

PULTE GROUP
17697 HILLSIDE DRIVE
LAKE OSWEGO, OR 97034

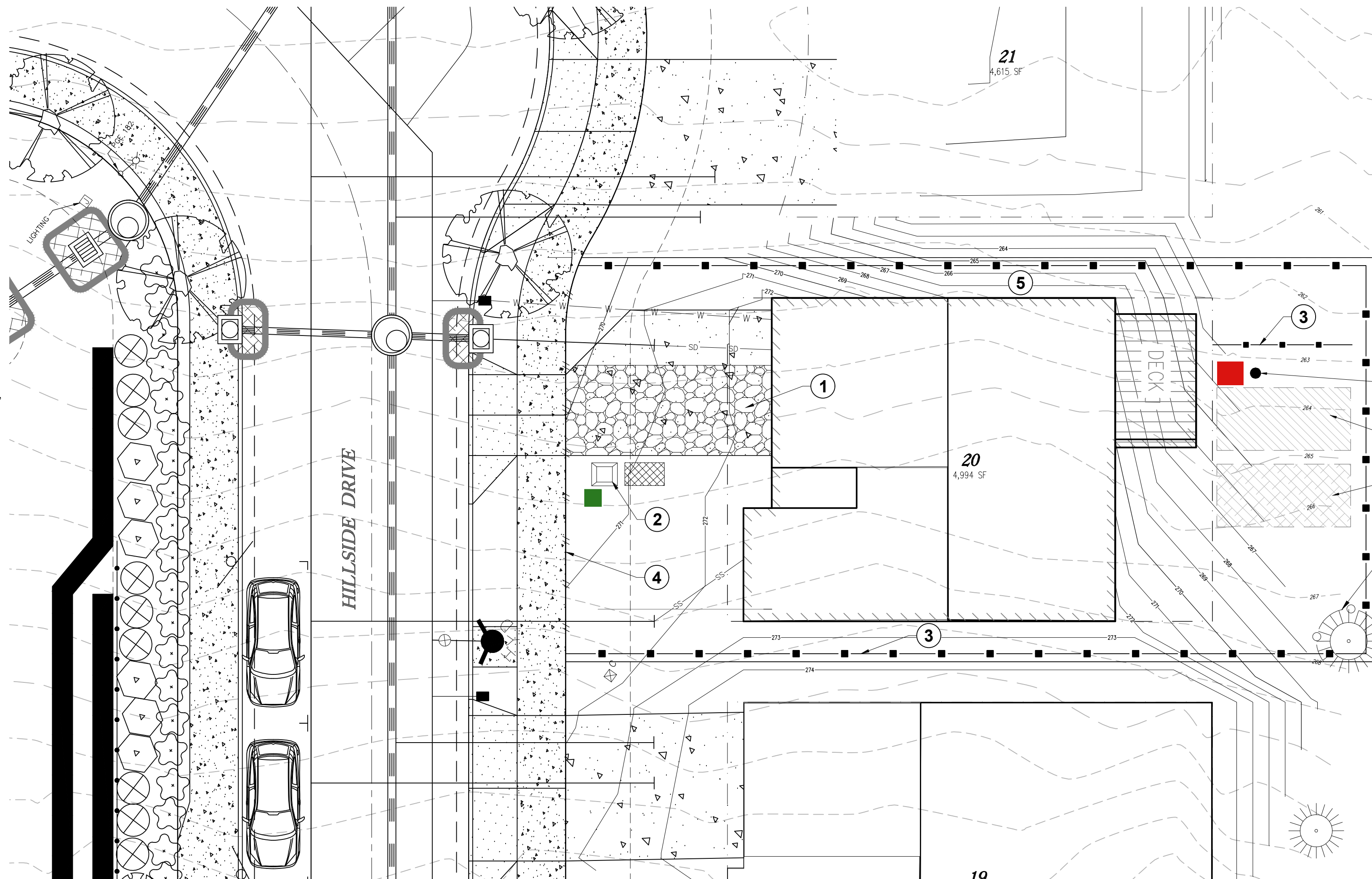
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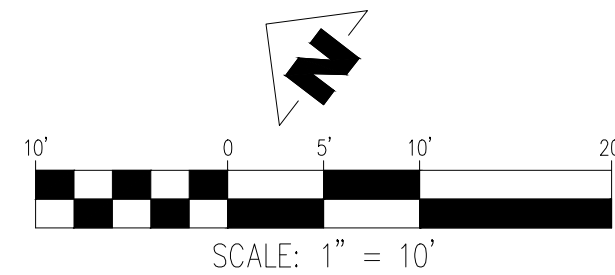
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02

1. WHEN RAINFALL AND RUNOFF OCCURS, A KNOWLEDGEABLE AND EXPERIENCED PERSON IN THE PRINCIPLES, PRACTICES, INSTALLATION, AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS WHO WORKS FOR THE PERMITTEE MUST PROVIDE DAILY INSPECTIONS OF THE EROSION AND SEDIMENT CONTROLS AND DISCHARGE OUTFALLS.
2. CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND FROM OCTOBER 1 THROUGH MAY 31ST 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.
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6. SIGNIFICANT AMOUNTS OF SEDIMENT THAT 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 PERFORMED 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 1/3-RD THE BARRIER HEIGHT AND PRIOR TO THE CONTROL MEASURES REMOVAL.
9. CLEANING OF ALL STRUCTURES WITH PUMPS 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 SOLIDS, 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 WITH 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 EQUIVA.
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. WATERIGHT 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 (LIE 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 OTHER PROPERTIES.
20. THE ESC MAY BE REQUIRED TO SHOW 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, AT END OF BUSINESS DAY, DURING WET WEATHER PERIOD, FROM OCTOBER 1 – MAY 31.

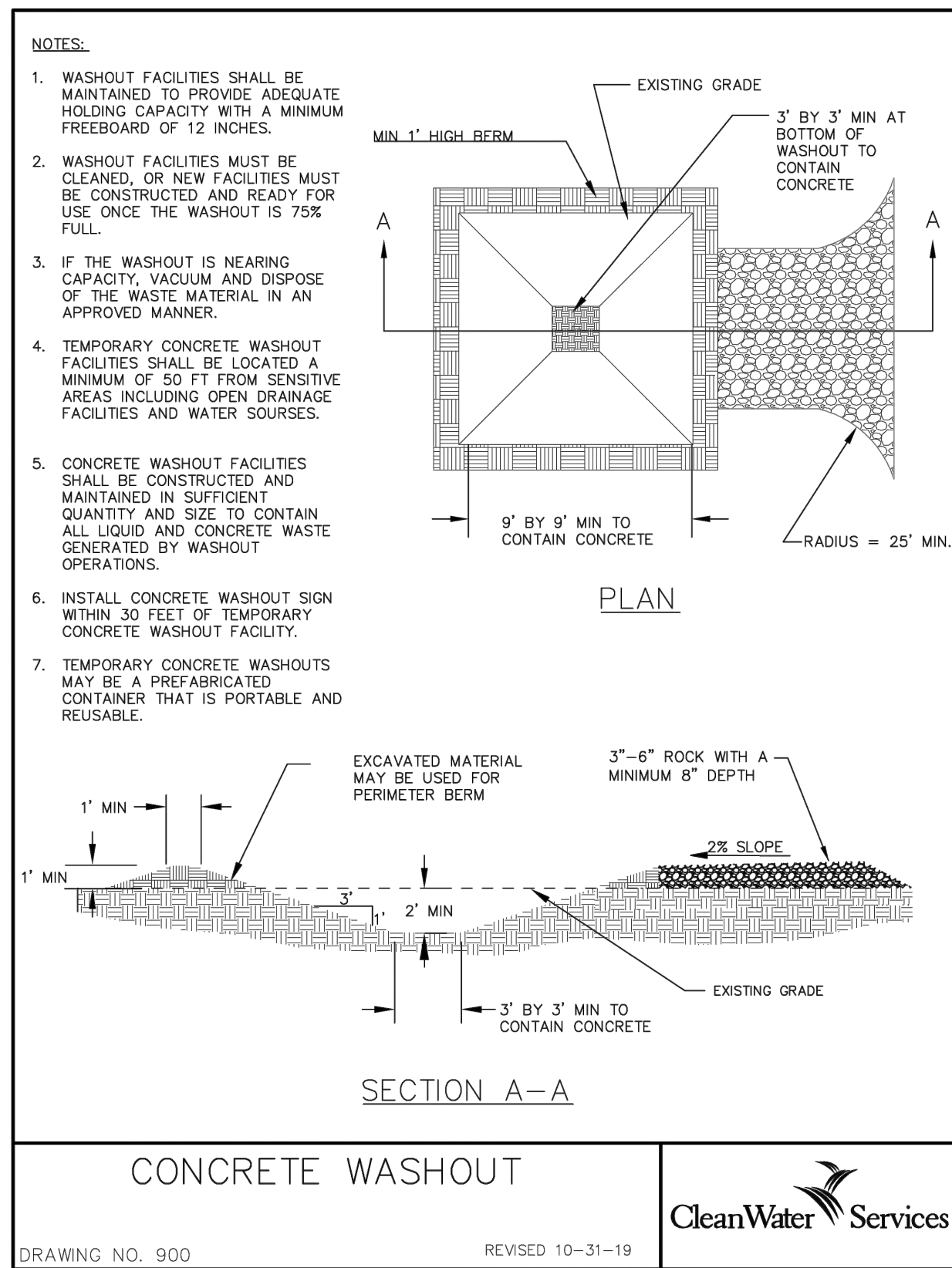
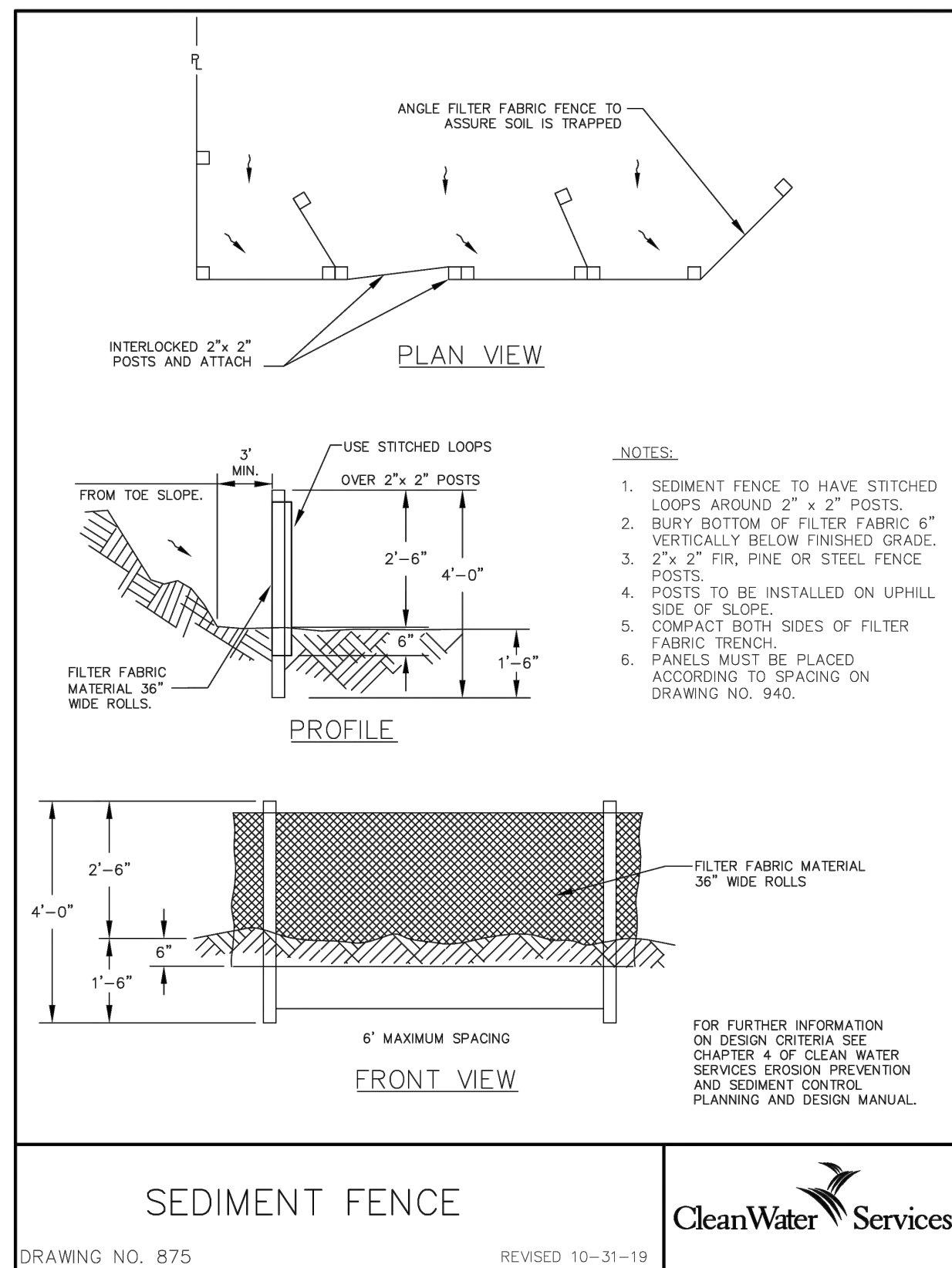
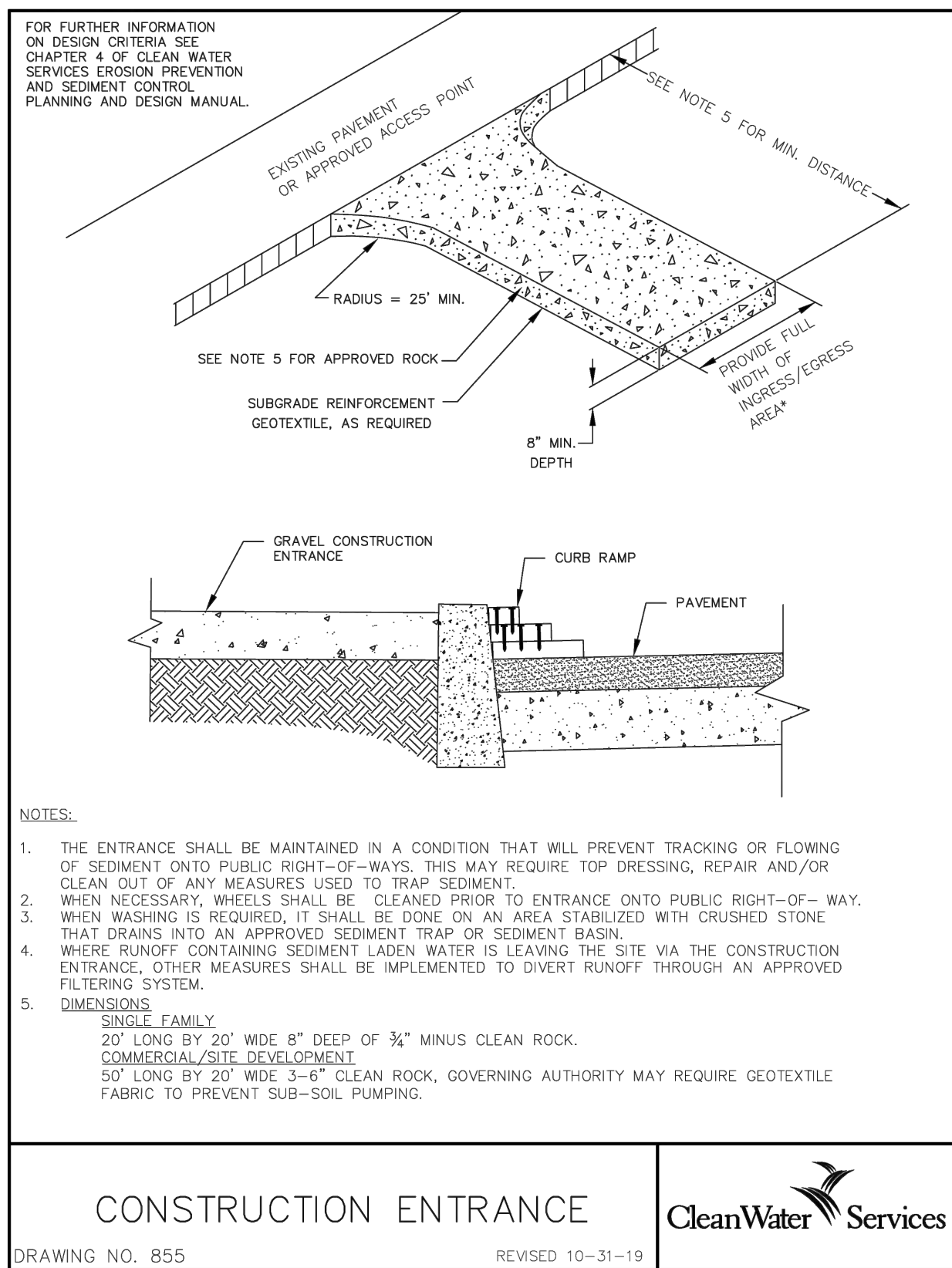
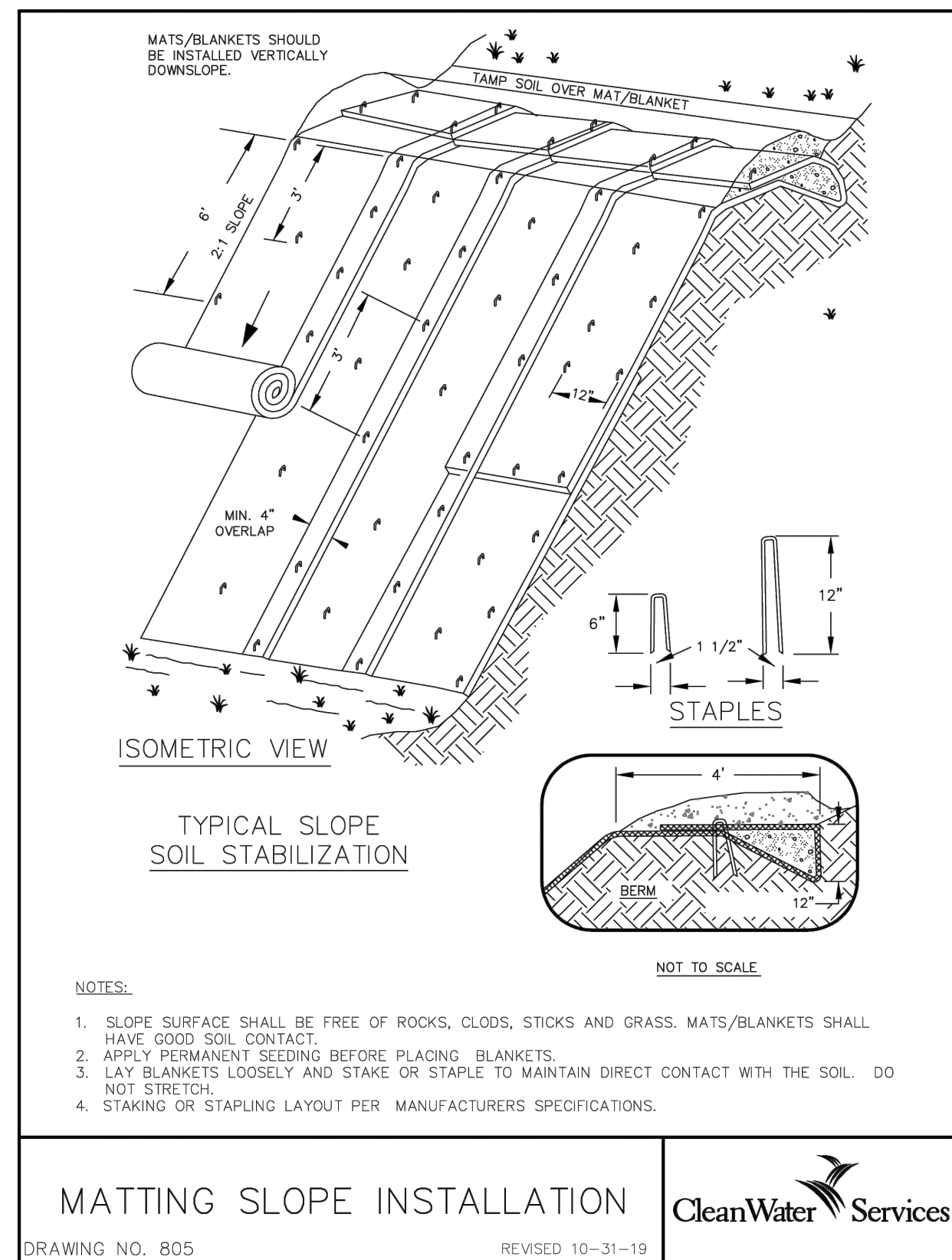


SCALE: 1" = 10'



- 1 INSTALL CONSTRUCTION ENTRANCE, PER C.W.S DWG NO. 855
- 2 INSTALL CONCRETE WASHOUT PER C.W.S DWG NO. 900
- 3 INSTALL SEDIMENT FENCE, PER C.W.S DWG NO. 875
- 4 INSTALL ORANGE CONSTRUCTION FENCE
- 5 INSTALL SLOPE MATTING AS NEEDED PER C.W.S DWG NO. 805

	BOUNDARY OF SITE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SILT FENCE
	TREE PROTECTION FENCING
	LIMITS OF ESCP AREA OF CONTROL (ORANGE CONSTRUCTION FENCING)
	DIRECTION OF STORMWATER FLOW
	STAGING AREA – FOR MATERIALS, FUEL (GAS AND OIL), AND EQUIPMENT
	STOCKPILE AREA (COVER WITH PLASTIC SHEETING, AS NECESSARY)
	GRAVEL CONSTRUCTION ENTRANCE
	BIOFILTER BAGS SURROUNDING SILTSACK-LINED CATCH BASIN
	BIO-FILTER BAG
	CONCRETE WASHOUT
	CONNEX
	SANITARY STATION
	SPILL KIT
	TRASH BIN, WITH COVER

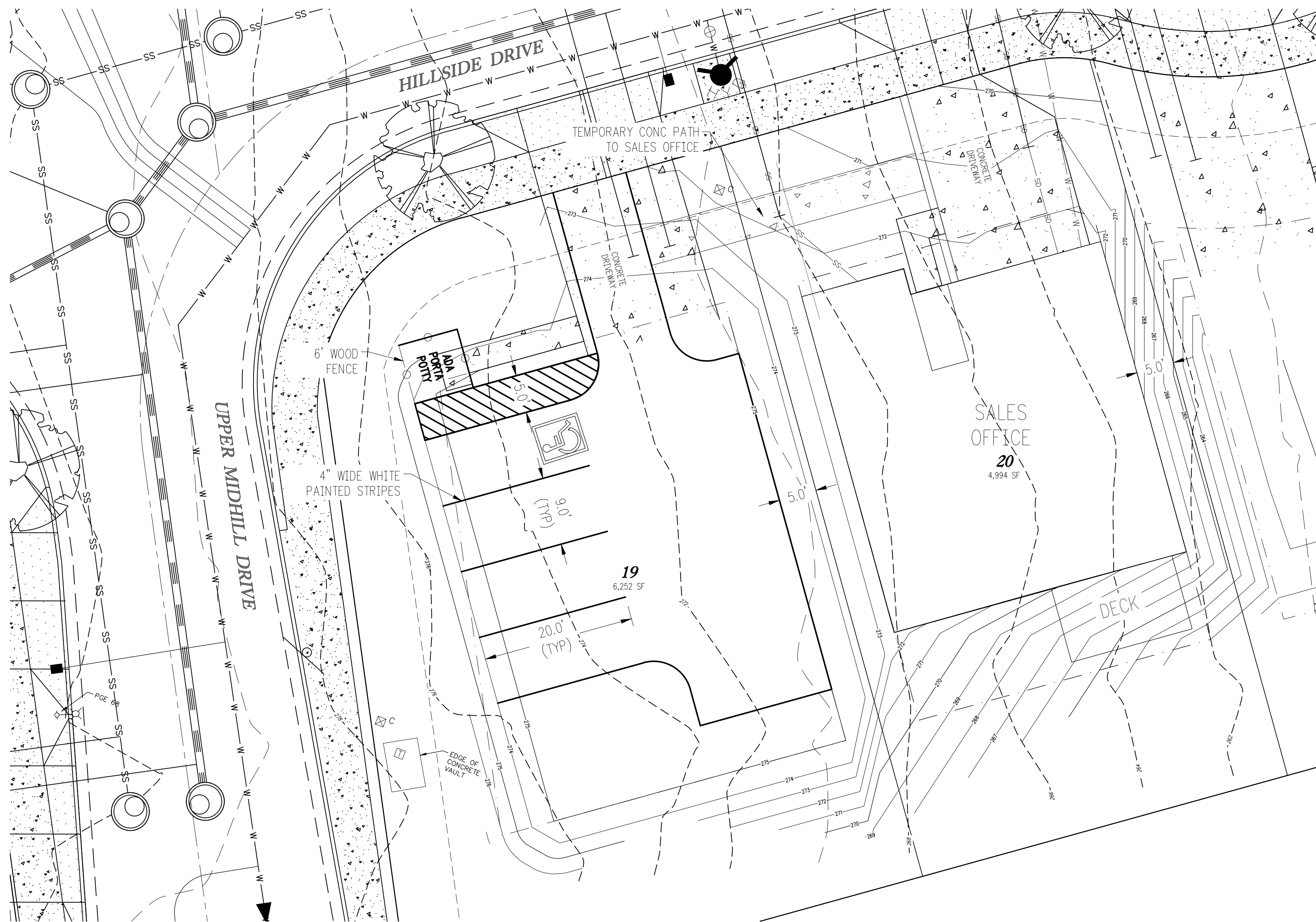
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ENGINEERING • SURVEYING • DESIGN

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BEAVER CREEK, OR 97006
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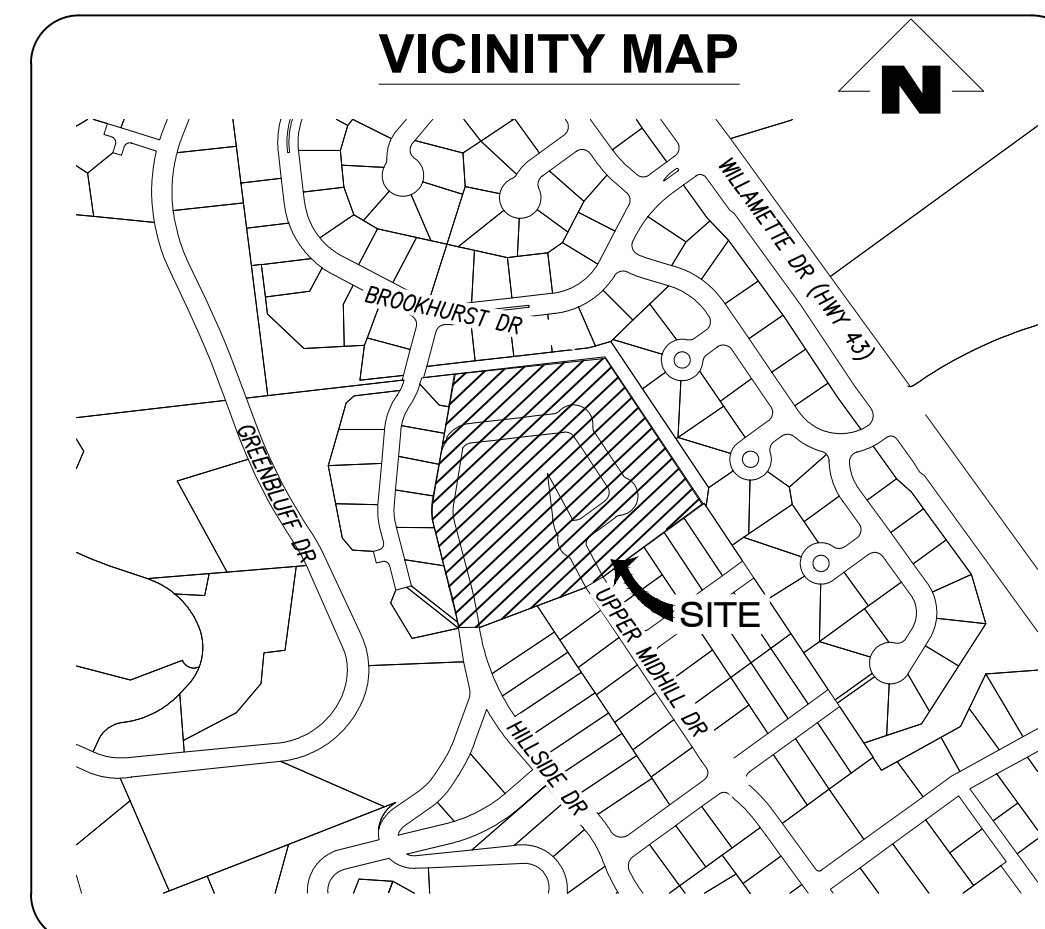
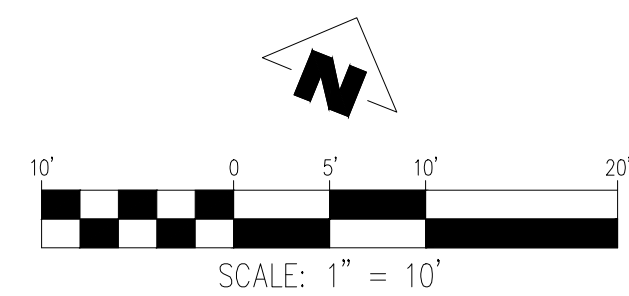
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LOT 19 SITE PLAN

SCALE: 1" = 10'



**CHENE BLANC SUBDIVISION
17312 HILLSIDE DRIVE
WEST LINN, OR 97068**

LOT 19 EXHIBIT

[illegible]

14265 WILAHERRON ROAD SUITE 100
BREA, CA 92620-1426
TEL: (503) 746-8812
FAX: (503) 639-9592
www.emerlodesign.com

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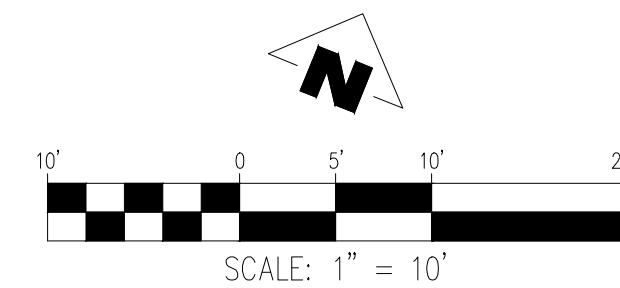
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13. OWNER/DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH CURRENT CLEAN WATER SERVICES STANDARDS AND STATE AND FEDERAL REGULATIONS.
14. PRIOR TO ANY LAND 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 EQUIVA.
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. WATERIGHT 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 (LIE 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 OTHER PROPERTIES.
20. THE ESC MAY BE REQUIRED TO SHOW 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, AT END OF BUSINESS DAY, DURING WET WEATHER PERIOD, FROM OCTOBER 1 – MAY 31.

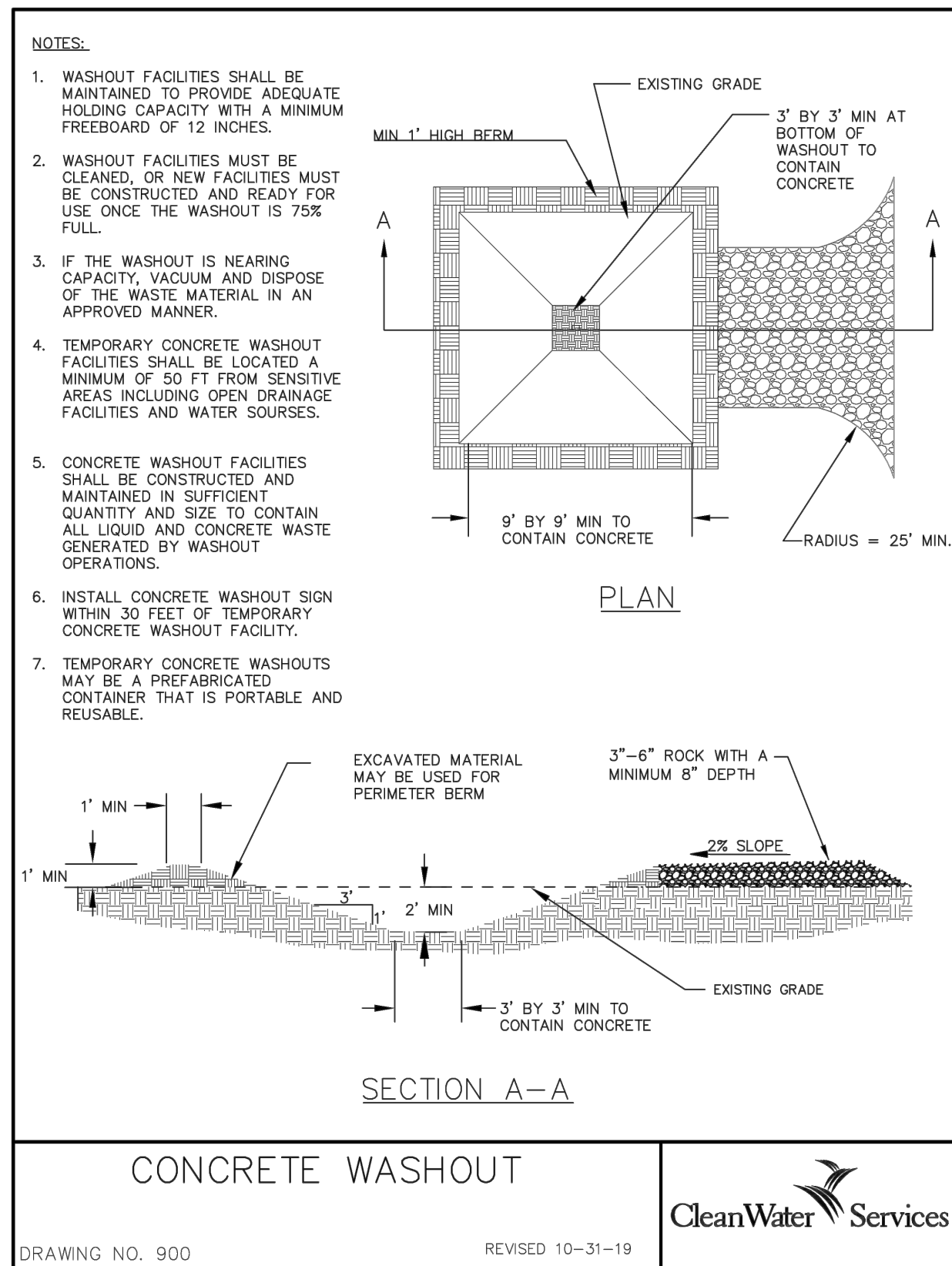
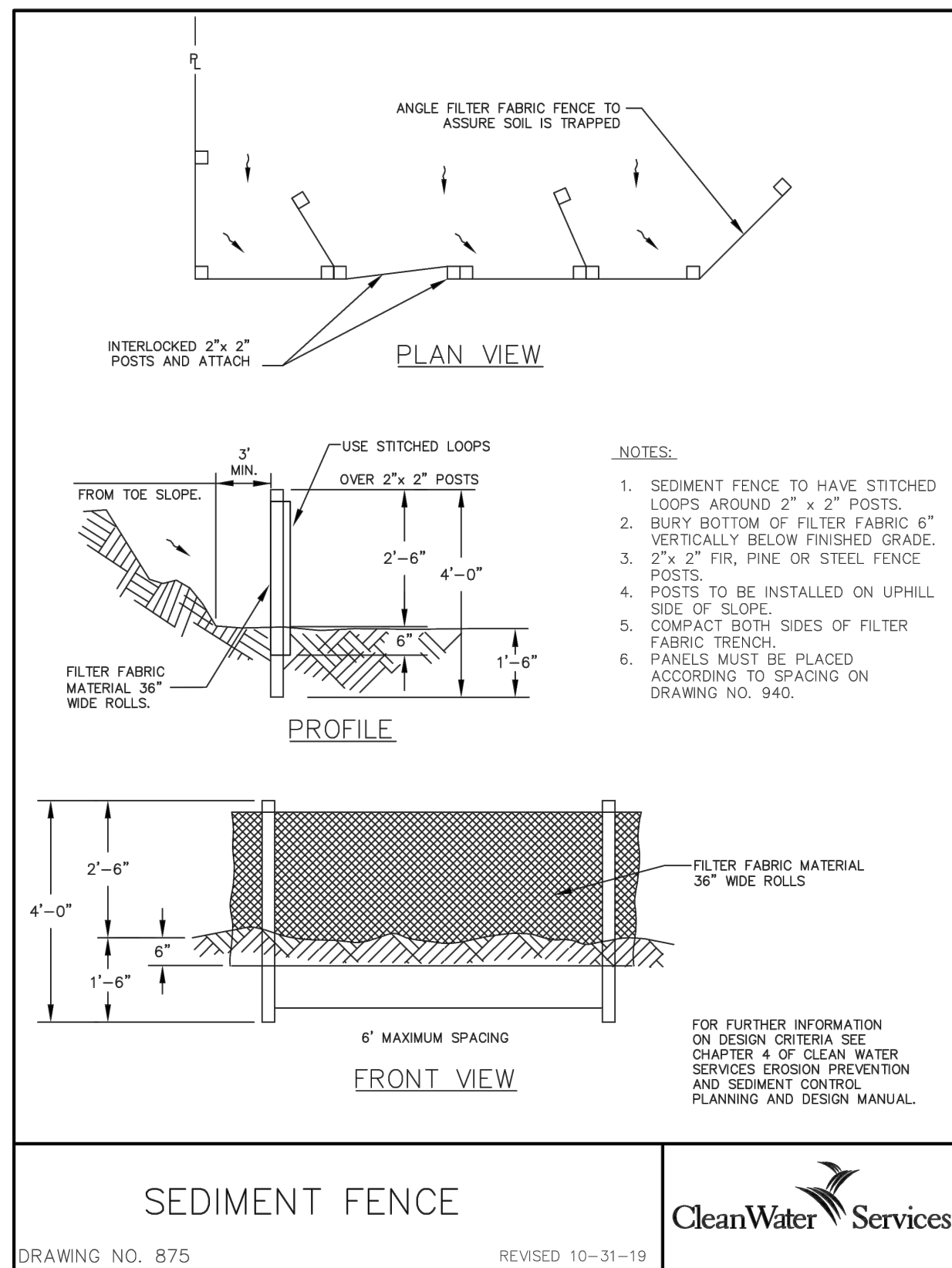
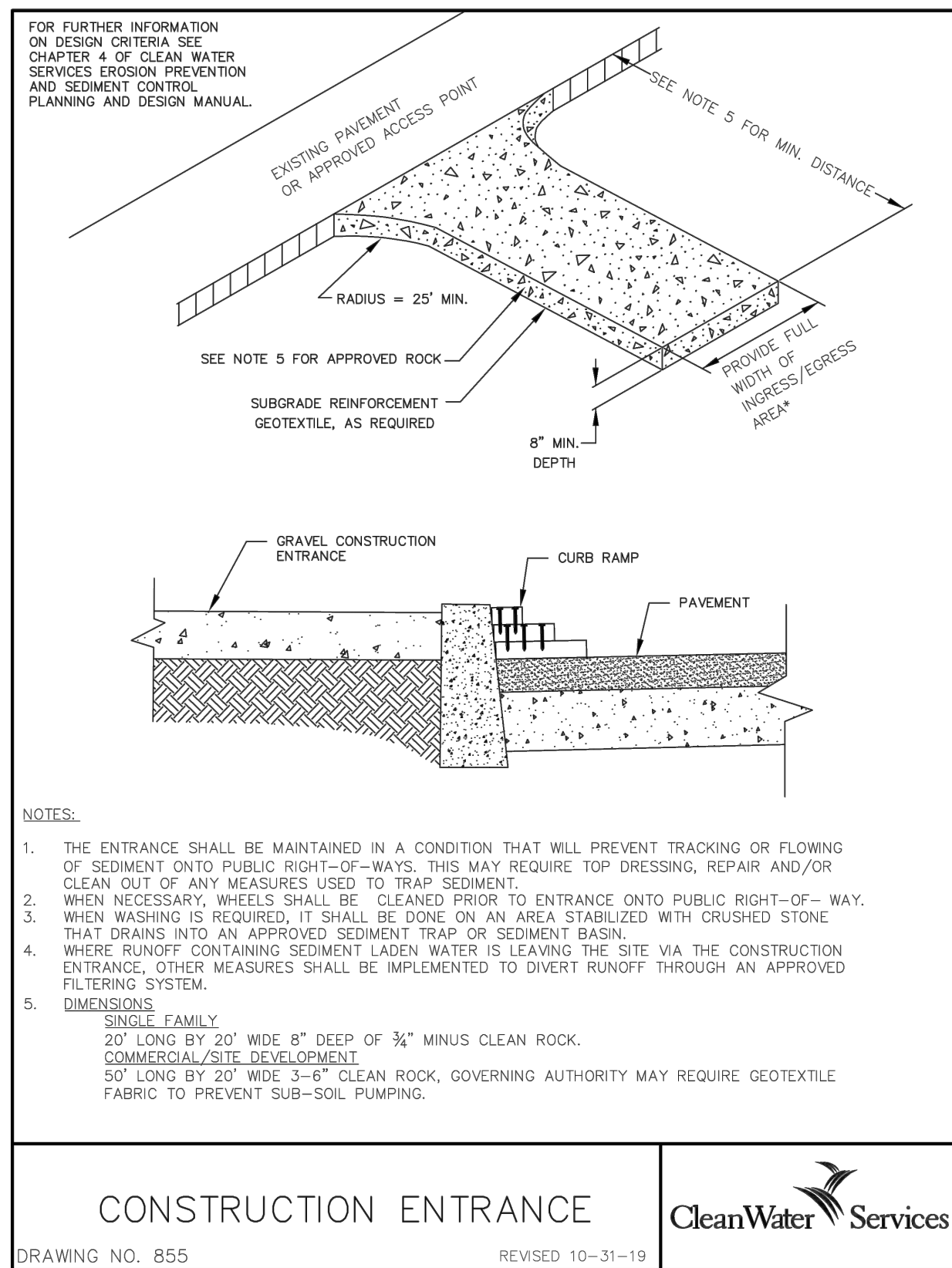
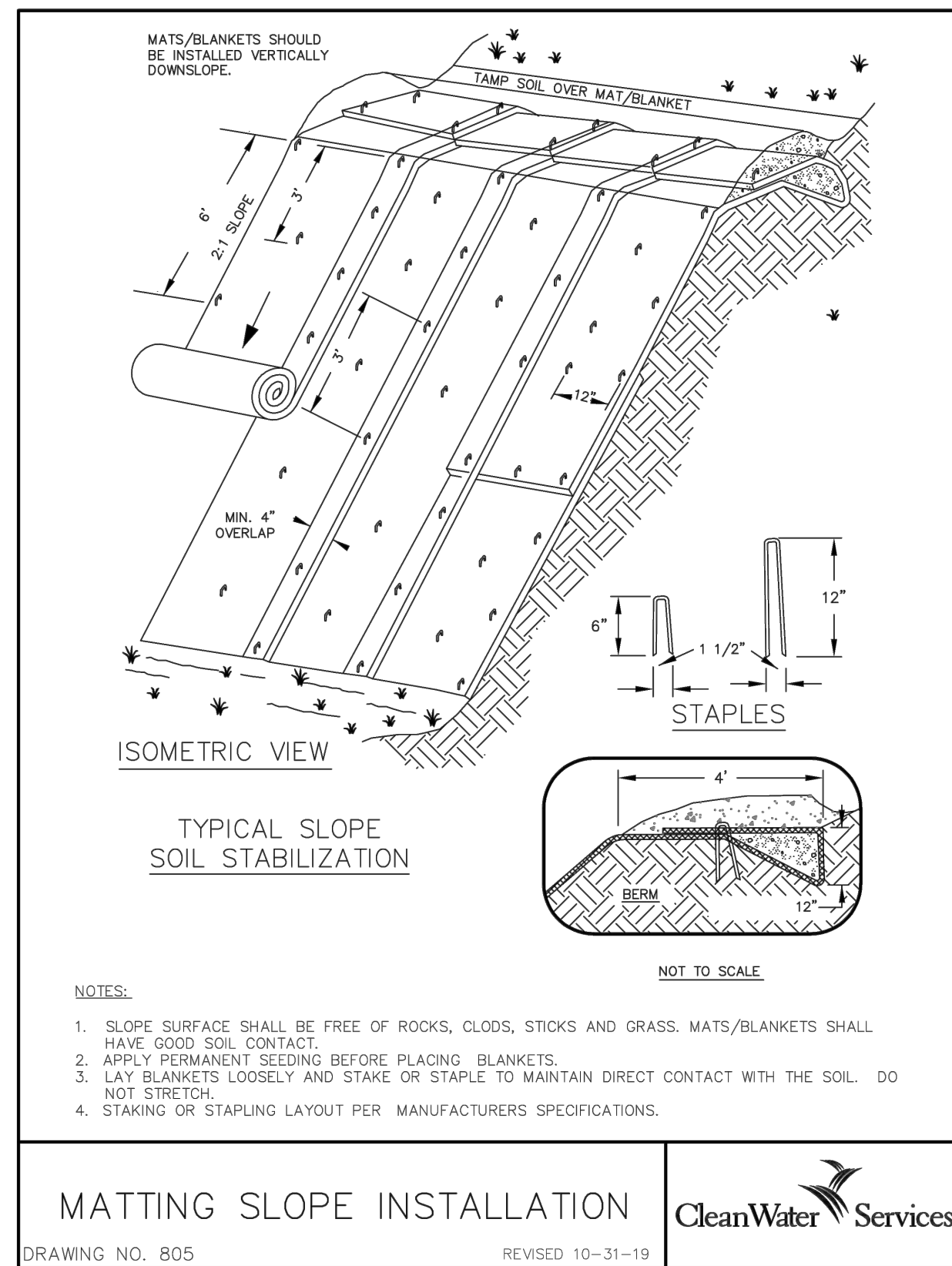


SCALE: 1" = 10'



- 1 INSTALL CONSTRUCTION ENTRANCE, PER C.W.S DWG NO. 855
- 2 INSTALL CONCRETE WASHOUT PER C.W.S DWG NO. 900
- 3 INSTALL SEDIMENT FENCE, PER C.W.S DWG NO. 875
- 4 INSTALL ORANGE CONSTRUCTION FENCE
- 5 INSTALL SLOPE MATTING AS NEEDED PER C.W.S DWG NO. 805

	BOUNDARY OF SITE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SILT FENCE
	TREE PROTECTION FENCING
	LIMITS OF ESCP AREA OF CONTROL (ORANGE CONSTRUCTION FENCING)
	DIRECTION OF STORMWATER FLOW
	STAGING AREA – FOR MATERIALS, FUEL (GAS AND OIL), AND EQUIPMENT
	STOCKPILE AREA (COVER WITH PLASTIC SHEETING, AS NECESSARY)
	GRAVEL CONSTRUCTION ENTRANCE
	BIOFILTER BAGS SURROUNDING SILTSACK-LINED CATCH BASIN
	BIO-FILTER BAG
	CONCRETE WASHOUT
	CONNEX
	SANITARY STATION
	SPILL KIT
	TRASH BIN, WITH COVER

[illegible]

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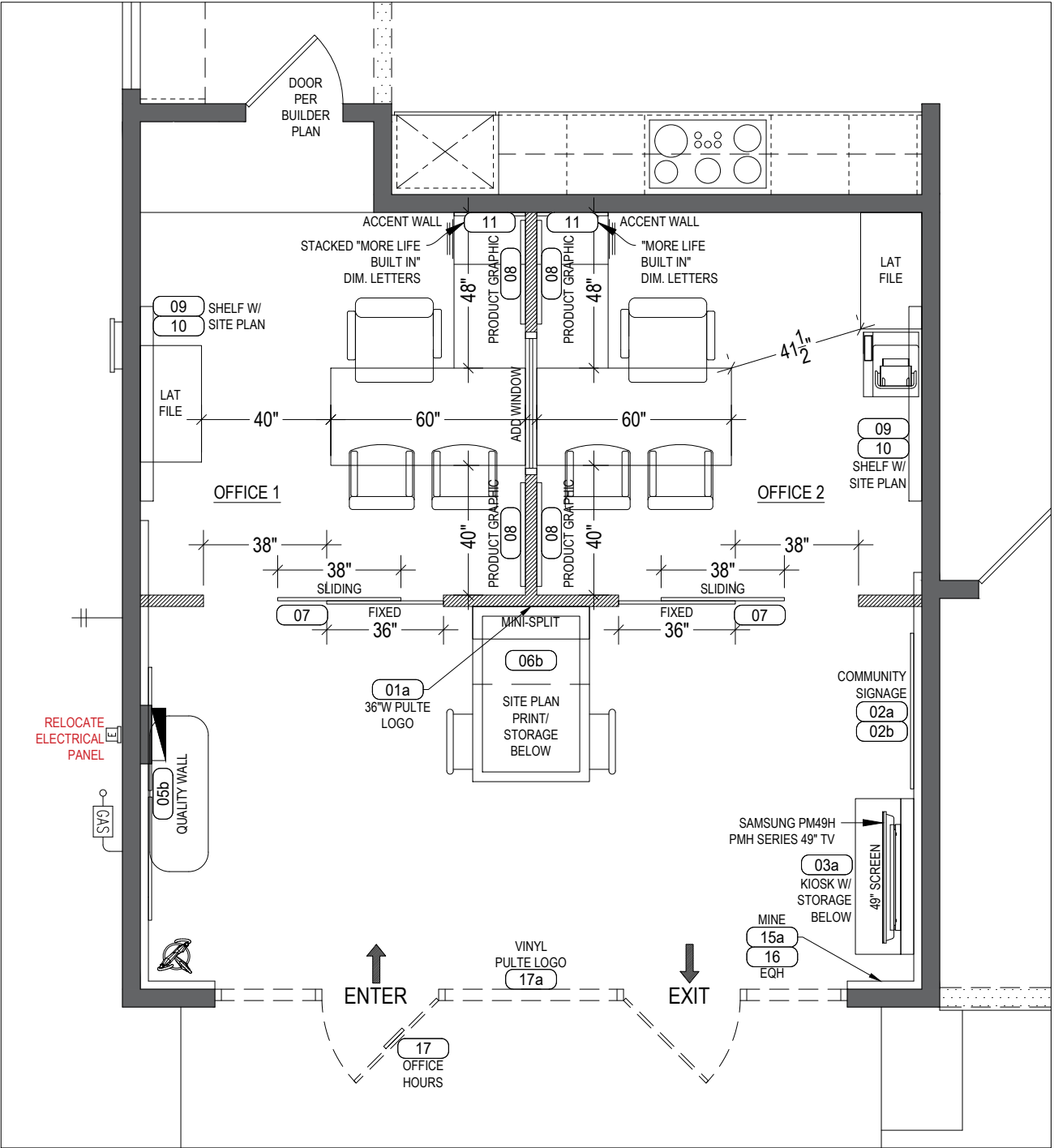
PART # / ITEMS FABRICATED BY QUEST	QTY
[PULF-00119] 01a 36"W Pulte Logo	01
[PULF-00126] 02a 48"x23" Community Graphic	01
[PULF-00512] 02b 23"x23" Community Graphic	04
[PULF-00138] 03a TV Loop Kiosk	01
[PULF-00150] 05b 38"x30" Quality Graphic	04
[PULF-00161] 06b Site Plan Table w/ Cabinet	01
[PULF-01099] 07 74"x96" Black Sliding Doors	02
[PULF-00012-GFX] 08 32"x26" Product Graphic	04
[PULF-00177] 09 60"W Shelf	02
[PULF-00181-GFX] 10 30"x26" Dry Erase Site Plan	02
[PULF-00184] 11 5"T White Dim. Letters "More Life Built In"	02
[PULF-00190-GFX] 15 Model Messaging	TBD
[PULF-00191-GFX] 15a 9"x12" Mine Display	01
[PULF-00193-GFX] 16 11"x25" Equal Housing	01
[PULF-00018-GFX] 17 Vinyl Office Hours	01
[PULF-00019-GFX] 17a White Vinyl Pulte Logo	01

PULTE INTERIORS	QTY
Desks	02
Lateral Files	02
Guest Chairs - OPT. 2	04
Executive Chairs	02
Bench	01
Barstools - OPT. 2	02
Umbrella Holder	01

DIVISION TEAM RESPONSIBLE FOR BIDDING OUT, PROCURING, & INSTALLING THE FOLLOWING ITEMS:

- Samsung PM49H PMH Series 49" TV
- Flooring (Wood / Tile / Vinyl / Carpet)
- Electrical & Low Voltage
- Exterior Signage
- Exterior Mats & Flags
- Large Trash Can per Office
- Computer Monitors - 2 per Office
- Dual Monitor Articulating Arm - 1 per Office
- Copier

01



1 SPACE PLAN

SCALE: 1/4" = 1'-0"



REV.	DATE	DESCRIPTION
CG	06.06.2025	SPACE PLAN

HOME BUILDER: PULTE GROUP	PROJECT TITLE: CHENE BLANC PHG
PROJECT DETAILS: LOT 20 ADDRESS TBD	

PULF00044
SHEET NO.
ID.01
MANAGER: A. PHELAN

DEVELOPMENT REVIEW CHECKLIST

The application form and supporting materials should be submitted electronically through <https://westlinnoregon.gov/planning/submit-land-use-application> as one (1) .pdf file. To create a single PDF file, go to [Adobe Acrobat Free Merge PDF online tool](#). Other free Acrobat PDF tools like converting a file to PDF or reducing the file size are available on the Adobe website.

Supporting reports may be uploaded separately through this web form *if* the file size is too large. The separate submissions should be numbered (i.e., Submittal 1 of 2) and noted under transmittal contents. All plan set files MUST be flattened and reduced.

Submission requirement to upload through the web form:

- .pdf format.
- Individual file size no larger than 128 MB.
- Do not attach 'zip' files. Our server will reject all 'zip' files.
- Reduce and flatten all plan sets BEFORE uploading plan sets. The raster/vector settings should be optimized for printing.

A complete application must include the following:

- ☒ Development Review Application. Original signatures from all owners must be on the application form. **Do NOT use DocuSign.**
- ☒ A **project narrative** outlining the project's scope in detail, including the changes to the site, structure, landscaping, parking, land use, and lot consolidations.
- ☒ Complete written responses to identified approval criteria in the [Community Development Code \(CDC\)](#).
- ☒ A Service Provider Letter from Tualatin Valley Fire and Rescue - <https://www.tvfr.com/399/Service-Provider-Permit> Please contact Jason Arn at jason.arn@tvfr.com with any questions about TVF&R requirements.
- ☒ Vicinity Map showing the site within the City.
- ☒ Site Plan drawn to scale showing the:
 - Taxlot and address of the project,
 - Area of the site (acres or square feet),
 - Zoning and Neighborhood Association,
 - Location and dimensions of existing and proposed buildings, structures,
 - Location of existing and proposed on-site driveways and off-street parking,
 - Configuration and dimensions of all existing and proposed lots and tracts, including a proposed park, open space, and or drainage tracts or easements,
 - Location and width of existing and proposed easement for access, drainage, etc., and
 - Location of existing and proposed trees and other proposed landscaping.
 - Location of existing public and private utilities, easements, and 100-year floodplain,
 - Sensitive areas, including the location of on-site wetlands and riparian areas,
 - Location of existing off-site driveways across the street,
 - If applicable, internal circulation system, name, and location of existing and proposed roadways and roadway easements (private and public), and
 - Location and width of existing and proposed on-site pedestrian and bicycle facilities on-site.
- ☒ If applicable, a Utility Plan and Landscape plan, drawn to scale.
- ☒ If applicable, Building elevation drawings with exterior elevations for every side of each structure, height including building materials and floor levels, drawn to scale.
- ☐ If required, documentation of any required meeting with the respective City-recognized neighborhood association per CDC [99.038](#).
- ☐ Any other materials identified by city staff at the pre-application meeting.

For applications that the Planning Commission decides, the applicant or applicant's representative should present their proposal to the PC at the public hearing.