

**CITY OF WEST LINN  
PLANNING COMMISSION PUBLIC HEARING  
DATE: MAY 6, 2009  
CITY OF WEST LINN**

**FILE NO.:** ZC-08-02/ MIP-08-04

**REQUEST:** ZONE CHANGE FROM LOW DENSITY RESIDENTIAL R-40 TO  
LOW DENSITY RESIDENTIAL R-20 AT 22810 WEATHERHILL  
ROAD AND TWO LOT MINOR PARTITION

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**PLANNING DEPT.  
LAND USE ACTION**

**TO:** West Linn Planning Commission  
**FROM:** West Linn Planning Staff (Peter Spir, Associate Planner)  
**DATE:** March 27, 2009  
**FILE NO.:** ZC-08-02, MIP-08-04  
**SUBJECT:** Zone change from R-40 to R-20 and two lot minor partition at 22810 Weatherhill Road.

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Planning Director's Initials



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**SPECIFIC DATA**

**OWNER/APPLICANT:** William Dehning, 22810 Weatherhill Road West Linn, OR. 97068

**SITE LOCATION:** 22810 Weatherhill Road.

**SITE SIZE:** 71,176 square feet or 1.67 acres

**LEGAL DESCRIPTION:** Clackamas County Assessor's Map 2-1E-35A tax lot 1000.

**COMP PLAN DESIGNATION:** Low Density Residential

**ZONING:** R-40 (40,000 square foot minimum lot size/single family residential)

**APPROVAL CRITERIA:** CDC Chapter 105 (Amendments to the Code and Map) Chapter 85 (Land Division)

**120-DAY RULE:** The application was declared complete on March 25, 2009. Therefore the 120-day period lapses on July 23, 2009.

**PUBLIC NOTICE:** Notice was mailed to property owners within 500 feet of the subject property and all Neighborhood Associations on April 6, 2009. The

property was posted with a sign on April 24, 2009. The notice was also posted on the City's website. Notice appeared in the West Linn Tidings. Therefore, public notice requirements of Community Development Code Chapter 99 have been met.

## **SPECIFIC PROPOSAL**

The application is for the rezoning of one parcel located at the southwest corner of Weatherhill Road and Salamo Road. The applicant wishes to rezone the property from R-40 to R-20. No Comprehensive Plan Map Amendment is required since both zones are described in the Comprehensive Plan and CDC as low density residential.

The tax lot already contains a single family home. The applicant proposes to create a second lot by minor partition.

## **BACKGROUND**

When the Tanner Basin Master Plan (TBMP) was being prepared in the early 1990's there were a few property owners on the south side of Weatherhill Road and along Bland Circle in general who expressed a strong desire to have the lowest density zone (R-40) applied to their property. Thus, the applicant's property is currently zoned R-40.

Over the intervening years and with the development of high density apartments, townhouses and elder care facilities right across the street, it has become clear that this street is not rural and is, in fact, firmly within the boundaries of a city with higher urban densities. The property to the northwest and northeast is zoned R-3. To the east is R-7. To the south and west is unincorporated county. If and when those unincorporated lands are annexed they will probably come into the city zoned R-10 or R-7.

The applicant is proposing a zone change to R-20 as well as a two-lot minor partition. With a total lot size of 71,776 square feet, it is not possible to partition at the present time because the current R-40 zone requires 40,000 square feet per lot. (The applicant would have to have over 80,000 square feet to partition with the current zoning.) However, the proposed zone change to R-20 does accommodate a partition and at the same time respects the large lot sizes to the south and west. No amendment of the comprehensive plan would be needed.

There is a recently built single family home on the northwest portion of the property close to Weatherhill Road. The proposed partition would create a 20,000 plus square foot lot for the existing house. The remainder of the site would comprise the second lot with the building envelope for the new house expected to be in the south central area at the foot of the sloped areas.

The site has road frontage on two sides. Weatherhill Road is to the north and Salamo Road is to the east. There is a steep slope down from Salamo Road so that the majority of the buildable site lies 20-30 feet below the Salamo Street grade. The transition in elevation relative to Weatherhill Road is not as severe. Although the contours within the site would

typically indicate a drainageway, the drainageway that ran through the lot was redirected years ago into storm facilities on Salamo Road. Thus there is no drainageway nor are there any wetlands.

## **MAJOR ISSUES**

### Tree and Slope Protection

The applicant will set aside all of the tree groves plus all significant individual trees including one adjacent to the Weatherhill Road ROW so that the tree protection standards are met and exceeded by considerable measure. All sloped areas in excess of 25% will be left untouched and will be protected by a conservation easement.

### Why no PUD required?

The sloped terrain comprises over 25% of the site. Typically that would trigger a Planned Unit Development (PUD). (If over 25% of a development site comprises slopes over 25% a PUD is required.) However, in this case the applicant is establishing a conservation easement for all lands over 25% slope. No building will occur on these areas. Thus no PUD is required per CDC 24.070.

### Access

In order to minimize access drives onto Weatherhill Road, access to the proposed new lot will share an existing driveway on Weatherhill Road. The driveway will split to serve the newly created lot. The point of access offers good lines of sight along Weatherhill Road. The terminus of the private driveway may incorporate a hammerhead or other Tualatin Valley Fire and Rescue approved turnaround unless that is waived by TVFR due to the house being sprinklered.

## **PUBLIC COMMENTS**

No public comments have been received as of April 6, 2009.

## **RECOMMENDATION**

Based on staff and applicant findings, staff recommends approval of the application. The following conditions of approval are also recommended:

1. The applicant shall construct a half street improvements on Weatherhill Road including curb, six foot wide planter strip and six foot wide sidewalk. The sidewalk and planter strip may be reduced to protect a significant tree adjacent to the Weatherhill Road ROW. The applicant shall construct a curb tight six foot wide sidewalk adjacent to Salamo Road.
2. The applicant shall pay fee in lieu for removal and reconstruction of PGE post and equipment into an underground configuration. At such time that the lines along

Weatherhill Road are undergrounded, the money will be available to deal with this street frontage.

p:/devrvw/staff reports2008/ZC-08-02-weatherhill

## ADDENDUM

### APPROVAL CRITERIA AND FINDINGS

#### ZC-08-02, MIP-08-04

Staff recommends adoption of the findings for approval contained within the applicant's submittal, with the following exceptions and additions:

#### **105.050 QUASI-JUDICIAL AMENDMENTS AND STANDARDS FOR MAKING THE DECISION**

*A decision to approve, approve with conditions, or to deny an application for a quasi-judicial amendment shall be based on all of the following standards:*

- A. *The standards set forth in Section 99.110(A); which provide that the decision shall be based on consideration of the following factors:*
  - 1. *The applicable Comprehensive Plan policies as identified in sub-section "3" of this section and map designation.*
  - 2. *The applicable standards of any provision of this Code or other applicable implementing ordinance.*

#### **FINDING NO. 1**

Consistency with the Comprehensive Plan is addressed in Finding No. 3 below. The Community Development Code (CDC) is the applicable implementing ordinance. A useful starting point is to examine the purpose statements of the two zones involved in this application: R-40 and R-20. The purpose statement for R-40 in the CDC is as follows:

#### **08.000 SINGLE FAMILY RESIDENTIAL DETACHED, R-40**

##### **08.010 PURPOSE**

The purpose of this district is to provide for development where there are some available services, but the services will not support the development of land at more urban densities. The intent of the zone is to allow development at a level based on the existing service level, but in a manner which does not adversely impact environmentally sensitive areas. This zone may also be applied to areas where public harm to wildlife habitats may result if developed at a higher density.

The compelling language in that purpose statement is, *“services will not support the development of land at more urban densities. The intent of the zone is to allow development at a level based on the existing service level, but in a manner which does not adversely impact environmentally sensitive areas.”*

Based on its location on a major arterial: Salamo Road and surrounding high density housing, availability of utilities and being 200 meters away from a large commercial shopping center staff finds that services are available to support the development at more urban densities. Apart from slopes and significant trees, there are also no environmentally sensitive areas.

The purpose statement for the R-20 zone is as follows:

**09.000 SINGLE FAMILY RESIDENTIAL DETACHED, R-20**

**09.010 PURPOSE**

The purpose of this district is to provide for development flexibility at a range of densities where urban services are available. The intent of the zone is to allow development at a level which recognizes and preserves natural features of the area. This zone may also be applied to areas where public harm to wildlife habitats may result if developed at a higher density.

Staff finds that the language from above: *“provide for development flexibility at a range of densities where urban services are available”*, is more in keeping with this location where urban services exist in the form of utilities, major roads, surrounding urban densities, and shopping etc. In fact, based on the surrounding uses, the location of this property, the CDC and staff could support density at even higher levels.

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- B. *The standards set forth in Section 99.110(B) which provide that in making the decision, consideration may also be given to the following:*
1. *Proof of change in the neighborhood or community or a mistake or inconsistency in the Comprehensive Plan or Zoning Map as it relates to the property which is the subject of the development application.*

2. *Factual oral testimony or written statements from the parties, other persons and other governmental agencies relevant to the existing conditions, other applicable standards and criteria, possible negative or positive attributes of the proposal or factors in sub-section "A" or "B-1" above.*

## **FINDING NO. 2**

As was stated in the Background section, when the Tanner Basin Master Plan (TBMP) was being prepared in the early 1990's there were a number of property owners along this road and around Bland Circle who considered themselves to be in the country. (This perception was assisted by the fact that until 1990 the Tanner Basin was home to many farms, orchards, tree farms and large tracts of pasture land. The character was profoundly different from today.) They did not support the TBMP and the densities it proposed. These property owners finally relented but offered support on the condition that the lowest density zone: R-40- be applied. City Council approved the designation.

Thus, the R-40 zoning designation was not based on the locational criteria that is listed in the comprehensive plan and CDC which is supposed to be the basis for plan and zone designations. Staff would argue that the original designation was inappropriate in that it was not based on the objective application of locational criteria.

Staff also finds that in the past 15-18 years considerable change has come to this area. The site has become surrounded to the north and east by the development of apartments, townhouses and elder care facilities. It is clear that this street is not in the country and is in fact firmly within the boundaries of a city and surrounded on most sides by urban densities.

Regarding the "*possible negative or positive attributes of the proposal*", staff finds that the effect will be largely benign.

Metro and the City of West Linn, as well as planning theory, have long supported higher residential density along major arterials and transit corridors as a way to maximize the use and cost effectiveness of transit and the street infrastructure. If more people live along the existing street then it won't be necessary to build, maintain and extend new roads and utilities further out on the urban fringe to accommodate additional low density development.

The maintenance cost per lineal foot of road and utilities increases when fewer people live adjacent to it vis a vis medium to high density housing. Higher density at this site would reduce infrastructure costs. Although some people may call the shift from R-40 to R-20 a glacial move towards higher density, it does qualify nonetheless and therefore meets the criteria.

Another consideration is that Weatherhill Road serves as the boundary between higher density apartments to the north and lower densities to the south. Will this rezone trigger



higher densities south of Weatherhill Road? Staff does not consider that likely. To call the R-20 zone high density and that this zone change portends high density development south of Weatherhill Road would be wrong. Simply put, these will still be huge lots. Indeed, lots allowed by this zone change will be larger than 95% of the lots citywide.

For any testimony from parties besides staff or the applicant, see the public comments section above, and any other post-staff-report attachments.

Staff finds the criteria are met.

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C. *The Comprehensive Plan, Plan and Ordinance Revision Process, and Specific Policy No. 4, which provides that the decision shall be based on consideration of the following criteria:*

1. *Conformance with the Comprehensive Plan policies and criteria.*

### **FINDING NO. 3**

Staff finds that West Linn Comprehensive Plan Goal 10: "Housing" applies:

#### ***Goals***

1. *Preserve the character and identity of established neighborhoods.*

#### ***Policies***

5. *Allow for flexibility in lot design, size, and building placement to promote housing variety and protection of natural resources.*

Staff finds that the status quo oriented Goal 1 is met by the approval of the zone change because the shift from R-40 to R-20 is relatively subtle. We would still have a zoning designation that allows lots larger than 95% of the lots citywide. The character of this property will remain true to properties to the south and west. The zone change does not accommodate housing variety but it does allow flexibility in lot design, size, and building placement. Thus staff finds that the criterion is met.

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## Comprehensive Plan Goal 2 Land Use Planning applies:

### Goals

1. Maintain land use and zoning policies that continue to provide for a variety of living environments and densities within the city limits.
3. Consideration of the concept of carrying capacity should also include the transportation network, storm water management, air quality, and overall quality of life.
4. Encourage energy efficient-housing (e.g., housing with solar energy, adequate insulation, weatherproofing, etc.).

### Policies

3. Develop incentives to encourage superior design, preserve environmentally sensitive open space, and include recreational amenities.
5. New construction and remodeling shall be designed to be compatible with the existing neighborhood through appropriate design and scale.
7. The following are criteria that shall be used when designating residential areas. This list is not exhaustive, but helps determine what types of residential densities are appropriate, given topographical constraints, available public facilities, etc.
  - a. Low density residential lands will meet the following criteria:
    - i) Areas with limited capacity for development in terms of the existing facilities such as sewer, water, and drainage; and/or,
    - ii) Areas having development limitations due to the topography, soil characteristics, drainage, high water table, and flooding.

#### **FINDING NO. 4**

Re: goal 1: The zone change won't have much impact on diversifying and expanding the City's range of housing environments and densities based on the fact that it serves a market that is already well provided for in West Linn: moderate to expensive houses on oversized lots for moderate to higher income individuals.

Re: policy 7: Adding one lot with one house produces the benefit that there is almost no chance that the infrastructure or environmental carrying capacity will be overwhelmed.

Re: goal 4: Opportunities exist in any house for energy efficiencies, even in big houses.

Re: policy 3: On a positive note, the applicant is preserving environmentally sensitive areas by protecting all the significant trees and sloped areas in easements.

Re: policy 5: The lot size and anticipated house size will be compatible with the larger lots and homes on properties to the south and west.

Re: policy 7: Regarding the criteria for low density housing: *“Areas with limited capacity for development in terms of the existing facilities such as sewer, water, and drainage”*, staff finds that the site is not limited by services and infrastructure. The site does have environmental limitations: *“Areas having development limitations due to the topography, soil characteristics, drainage, high water table, and flooding”*. This sites slopes and significant trees will be protected by easement. These limitations do not compromise the applicant’s development plans given the fact that only one house will be added. Therefore the criterion is met.

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**Comprehensive Plan Goal 13 Energy Conservation policies apply:**

*5. Promote location of housing, shopping, and employment uses in close proximity to each other and well connected by transit consistent with policies included in Chapter 2 of this Plan.*

**FINDING NO. 5**

Staff finds the creation of an additional lot located about 200 meters from the Cascade Summit Commercial Center serves the interest of providing housing so either reduce vehicle miles traveled (VMT) to access commercial services or even, given that short distance, allow for pedestrian access to the shopping area as well as to Rosemont Middle School and thus better serve the Transportation Planning Rule. Staff finds the criterion is met.

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2. *There is a public need for the change or that the change can be demonstrated to be in the interest of the present and future community.*
3. *The changes will not adversely affect the health, safety and welfare of the community.*

**FINDING NO. 6**

Given that the site is within the city boundaries and increased urban densities are appropriate as a means to forestall the need for expansion of the urban boundaries, the rezoning and

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partition are an appropriate and necessary response to that public need and in the better interests of the community.

Thus the criterion is met.

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## **Tanner Basin Neighborhood Plan**

**Goal 2: Ensure well-planned, sustainable growth in Tanner Basin that preserves and enhances neighborhood character.**

**POLICY 2.1: Ensure adequate infrastructure, including roads, is in place prior to development.**

**POLICY 2.4: Ensure that new residential development is compatible with existing neighborhoods consistent with the Vision Statement.**

### **Recommended Action Steps:**

1. Limit density by establishing minimum R-10 zoning as the community standard and restrict the development of flag lots to encourage open space
2. Ensure that the Sustainable West Linn Strategic Plan is implemented as part of future West Linn planning processes.
3. Participate in changes to development standards
4. Enforce zoning regulations with special emphasis on maintaining minimum lot sizes as they currently exist upon annexation into the City
5. Implement comprehensive plan and code changes, especially those that preserve open space and significant natural areas and prohibit “monster houses” (i.e. houses out of scale with their lot and surrounding neighborhood)

### **FINDING NO. 7**

Establishing compliance with the neighborhood plan leads to certain goal and policy statements.

Re: Goal 2 and “sustainable growth” it is increasingly difficult to sustain current city boundaries and avoid expansion of those same boundaries if lot sizes are pegged at 20,000 to 40,000 square feet (or even R-10). Sustainable growth requires more affordable and smaller lots. Large homes on large lots brings short and long term non-sustainable problems of higher energy consumption, higher sourcing and cost of building materials, higher long term heating and maintenance costs, larger carbon footprint, greater opportunities for non-point source pollution associated with lawn care fertilizers, phosphates, etc. and higher “deconstruction” and recycling costs of the house at the end of the house’s cycle.

Low density also brings inefficient/non sustainable utilization of infrastructure in terms of lower numbers of users and lower maintenance dollars per lineal foot of roads, sewer, water and storm lines as well as private utilities. Low density in general terms means longer roads and distances between homes, services and schools meaning less likelihood of

sustainable multi-modal travel (e.g. walking or biking to school). That, in turn, increases the costs of infrastructure city-wide.

Therefore, the only way low density zones makes sense in terms of sustainable growth is when the decision making body can reach the conclusion that the benefits of nearby high density housing offsets this new single home. Staff believes a case can be made along those lines but only because the project is so limited.

Re: policy 2.1 staff finds that the infrastructure is adequate to serve this site and the criterion is met.

Re: policy 2.4, staff finds that the proposed lot size and expected home size will be compatible with the existing neighborhood to the south and west and thus the criterion is met.

The other recommended action steps call for a minimum lot size of R-10 which is satisfied by the fact that R-20 zone yields lots twice as big as those of the R-10.

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## **LAND DIVISION**

### **85.000 GENERAL PROVISIONS**

Staff finds that applicant has adequately addressed CDC 85.200: the approval criterion for the partition and would defer to their findings.

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# EXHIBITS

EXHIBITS

PC-1 NOTICE.....14  
PC-2 COMPLETENESS LETTER.....15  
PC-3 CITY ARBORIST TREE INVENTORY.....16-17  
PC-4 ADDITIONAL CORRESPONDENCE.....18  
PC-5 APPLICANT'S SUBMITTAL.....A-1-A-60

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**CITY OF WEST LINN  
PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
FILE NO. ZC-08-02/MIP-08-04**

The West Linn Planning Commission is scheduled to hold a public hearing, on **Wednesday, May 6, 2009, starting at 7:00 p.m.** in the Council Chambers of City Hall (located at 22500 Salamo Road, West Linn, OR,) to consider the request of Mr. William Dehning for a Zone Change from R-40 (low density single family residential ) to R-20 (low density residential) property at 22810 Weatherhill Roads at the southwest corner of Weatherhill Lane and Salamo Road. Approval criteria for the Zone Change is contained in CDC Chapter 98. The applicant is also proposing to partition the lot to create one more building lot. Approval or disapproval of the request will be based upon the criteria of CDC chapter 85 and these criteria only. At the hearing, it is important that comments relate specifically to the applicable criteria listed.

You have been notified of this proposal because County records indicate that you own property within 500 feet of the site located at tax lot 1000 of Clackamas County Assessor's Map 2-1E-35A as required by Chapter 99 of the West Linn Community Development Code.

The complete application in the above noted file is available for inspection at no cost, or copies can be obtained for a minimal charge per page. At least ten days prior to the hearing, a copy of the staff report will be available for inspection. For further information, please contact Peter Spir, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR 97068. For fastest response email at [pspir@westlinnoregon.gov](mailto:pspir@westlinnoregon.gov). Alternately, you may telephone at 503-723-2539.

The hearing will be conducted in accordance with the rules of Section 99.170 of the Community Development Code, adopted December 14, 1987, Ordinance 1129. Anyone wishing to present written testimony on this proposed action may do so in writing prior to, or at the public hearing. Oral testimony may be presented at the public hearing. At the public hearing, the Planning Commission will receive a staff report presentation from the City Planner; and invite both oral and written testimony. The Planning Commission may continue the public hearing to another meeting to obtain additional information, or close the public hearing and take action on the application. If a person submits evidence in support of the application, any party is entitled to request a continuance of the hearing. If there is no continuance granted at the hearing, any participant in the hearing may request that the record remain open for at least seven days after the hearing. Failure to raise an issue in person or by letter at some point prior to the close of the hearing, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue.

TERESA ZAK  
Planning Administrative Assistant

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CITY OF  
**West Linn**

**MAILED**  
3/24/09

March 24, 2009

Lisa Barker  
LMB Permit Service  
307 NW 16<sup>th</sup> Ave.  
Battleground, WA 98604

SUBJECT: ZC-08-02/MIP-08-04 22810 Weatherhill Road

Dear Miss Barker:

Your most recent submittal received March 24, 2009 satisfies the submittal requirements and your application is deemed **complete**. The City has 120 days to exhaust all local review. That period lapses on July 21, 2009. The Planning Commission hearing is tentatively scheduled for Wednesday, May 6, 2009. Approximately 20 days before the hearing you should receive notice. The staff report will be available 10 days before the hearing.

Please contact me at 503-723-2539, or by email at [pspir@westlinnoregon.gov](mailto:pspir@westlinnoregon.gov) if you have any questions or comments, or if you wish to meet with planning and engineering staff.

Sincerely,

Peter Spir  
Associate Planner

c: William Denning, 22810 Weatherhill Road, West Linn, OR 97068

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SIGNIFICANT TREES 2-24-09 *M. W. S.*

NO.	COMMON NAME	BOTANICAL NAME	DBH	CONDITION	STRUCTURE	COMMENTS
	Name: Denning					
	Locatio 22810 Weatherhill Rd.					
	Date: 1/28/2009					
1	Douglas Fir	<i>Pseudotsuga menziesii</i>	43	Fair	Good	Thinning crown.
2	Oregon White Oak	<i>Quercus garryana</i>	15	Good	Good	
3	Oregon White Oak	<i>Quercus garryana</i>	23	Good	Good	2 stems, 16, 17. Root zone over filled on eastside.
4	Oregon White Oak	<i>Quercus garryana</i>	20	Fair	Good	Root zone over filled. 3" diameter cavity on east side.
5	Sweet Cherry	<i>Prunus avium</i>	10	Fair	Fair	Moderate root damage on east side.
6	Plum	<i>Prunus sp.</i>	10	Fair	Fair	
7	Douglas Fir	<i>Pseudotsuga menziesii</i>	19	Fair	Fair	Root zone over filled.
8	Douglas Fir	<i>Pseudotsuga menziesii</i>	34	Fair	Fair	Root zone over filled on east side.
9	Douglas Fir	<i>Pseudotsuga menziesii</i>	31	Good	Good	
10	Oregon White Oak	<i>Quercus garryana</i>	9	Poor	Poor	Suppressed.
11	Douglas Fir	<i>Pseudotsuga menziesii</i>	32	Good	Good	Root zone over filled on east side.
12	Douglas Fir	<i>Pseudotsuga menziesii</i>	32	Good	Good	
13	Douglas Fir	<i>Pseudotsuga menziesii</i>	22	Good	Good	Recent 3" diameter mechanical injury at 4' above ground on north side.
14	Douglas Fir	<i>Pseudotsuga menziesii</i>	38	Good	Good	
15	Douglas Fir	<i>Pseudotsuga menziesii</i>	14	Poor	Poor	3/8" diameter steel rods in trunk at 4.5' & 5' above ground on east side. 2 1/2" pipe child's awning support grown into trunk at 8' above ground on north side.
16	Douglas Fir	<i>Pseudotsuga menziesii</i>	27	Dead		
17	Douglas Fir	<i>Pseudotsuga menziesii</i>	30	Good	Good	3"x10" wood beam mounted in trunk at 9' above ground on south side.
18	Douglas Fir	<i>Pseudotsuga menziesii</i>	42	Good	Good	Other end of 3"x10" wood beam mounted in trunk at 9' above ground on north side.
19	Common Hawthorne	<i>Crataegus monogyna</i>		Fair	Good	7 stems 6,6,4,5,5,4,5.
20	Common Hawthorne	<i>Crataegus monogyna</i>	13	Poor	Fair	Measured at 1' above ground .
20.1	Common Hawthorne	<i>Crataegus monogyna</i>	7	Poor	Fair	Measured at 1' above ground . 18" east of #20

~~2-24-09~~

21	Plum	<i>Prunus sp.</i>	4	Poor	Poor	Severe bark inclusion in lower bole. Remaining stem of what was once a 2 stem tree.
22	Norway Spruce	<i>Picea abies</i>	10	Poor	Fair	Lost top.
23	Scotch Pine	<i>Pinus sylvestris</i>	11	Fair	Fair	
24	Norway Spruce	<i>Picea abies</i>	10	Fair	Fair	
25	Norway Spruce	<i>Picea abies</i>	12	Good	Good	
26	Oregon White Oak	<i>Quercus garryana</i>	32	Good	Good	
27	Douglas Fir	<i>Pseudotsuga menziesii</i>	33	Good	Good	
28	Oregon White Oak	<i>Quercus garryana</i>	22	Good	Good	
29	Oregon White Oak	<i>Quercus garryana</i>	37	Good	Good	2 stems 30,21.
30	Oregon White Oak	<i>Quercus garryana</i>	27	Fair	Good	Some root damage on south side.
31	Oregon White Oak	<i>Quercus garryana</i>	26	Poor	Fair	2 stems 20,17. Recent grade changes plus irrigation.
32	Willow	<i>Salix sp.</i>	20	Very Poor	Poor	5 stems 13,13,5,5,4. Large trunk cavities. Previous failure of one 13" stem at 8' above ground.
33	Pacific Dogwood	<i>Cornus nuttallii</i>	15	Fair	Fair	

Robert Price

Planning Consultant

3935 N.E. 72<sup>nd</sup> Avenue  
Portland, OR 97213-5711

503-281-1037  
[rprice5956@comcast.net](mailto:rprice5956@comcast.net)  
Fax 503-281-1447

Mr. Peter Spir, Senior Planner  
Community Development Department  
City of West Linn  
22500 Salamo Road, #1000  
West Linn, OR 97068

RECEIVED  
JAN 09 2008  
PAGE..... OF.....

**Subject: 22810 Weatherhill Road in West Linn, OR (2S1E – 35A, TL 01000)**

Mr. Spir:

Please place my name on file as an "interested party" in order that I receive any mailings and notices for pending and/or future land use and/or development applications for the above site. While I do not live nor own property within the city's notification area around any site that may be the subject of a land use and/or development application, I am nevertheless an interested party. Please use the address, telephone number and e-mail address on this letterhead for any notifications.

Thank you.

Sincerely,



Robert Price

# **APPLICANT'S SUBMITTAL**

## **EXHIBIT PC-5**

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**FILE NO.:** ZC-08-02/ MIP -08-04

**REQUEST:** ZONE CHANGE FROM LOW DENSITY RESIDENTIAL R-40 TO LOW  
DENSITY RESIDENTIAL R-20 AT 22810 WEATHERHILL ROAD  
AND TWO LOT MINOR PARTITION

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September 28<sup>th</sup>, 2008

**Application Narrative**

**Owner:** William Dehning  
22810 Weatherhill Rd  
West Linn, OR 97068

**Applicant Rep:** Lisa Barker  
LMB Permit Service  
307 NW 16<sup>th</sup> Ave  
BattleGround, WA 98604

**Legal Description:** T2S,R1E, Section 35A, Tax Lot 01000

**Site Address:** 22810 Weatherhill Rd, West Linn, OR 97068

**Total Area Involved:** Apprx. 1.67 acres

Application for Quasi-Judicial Amendment for Zoning from R-40 to R-20 (105.050) with concurrent 2-Lot partition (85.200)

**Proposal:** The applicant requests a Zoning Change and concurrent 2- Lot Partition to change the current zoning on the site from Low Density Residential (designation) and R-40 to Low Density Residential (designation) and R-20. The concurrent 2- Lot partition will retain the existing house on site and create an additional Lot as shown on the tentative plan.

105.050

**QUASI-JUDICIAL AMENDMENTS AND STANDARDS FOR MAKING THE DECISION**

A decision to approve, approve with conditions, or to deny an application for a Quasi-judicial amendment shall be based on all of the following standards:

A. The standards set forth in Section 99.110(A); which provide that the decision shall be based on consideration of the following factors:

1. The applicable Comprehensive Plan policies as identified in sub-section "3" of this section and map designation. **The proposal meets criteria A.1 because:**

- *The requested designation for the site, R-20 has been evaluated against the relevant Comprehensive Plan policies and on balance has been found to be equally or more supportive of the Comprehensive Plan as a whole than the current designation, therefore this criterion can be met.*

2. The applicable standards of any provision of this Code or other Applicable implementing ordinance. **The proposal meets criteria A.2 because:**

- *The proposed designation provides for greater diversity of uses on the Site than the existing Plan Map or Zoning designations. Development allowed outright under the existing designation, is limited to residential uses of Lot minimum of 40,000 square feet for single family units. The Broader range of uses and corresponding development will be consistent with the surrounding residential uses and neighborhoods. The request will ensure that the property as an urban site does not become underutilized and thus enhance the infrastructure within the immediate neighborhood as established within the Land Use Planning Goal 2, therefore this criterion can be met.*

B. The standards set forth in Section 99.110(B) which provide that in making the decision, consideration may also be given to the following:

1. Proof of change in the neighborhood or community or a mistake or Inconsistency in the Comprehensive Plan or Zoning Map as it relates to the property which is the subject of the development application. **The proposal meets criteria B.1 because:**

- *The proposal maintains land use and zoning policies that continue to provide for a variety of living environments and densities within the city limits. Because the proposal will have little or no effect on the intent of the change the request is consistent with the regional planning framework and the Goal( Goal 2: Land Use Planning)*

2. Factual oral testimony or written statements from the parties, other persons and other governmental agencies relevant to the existing conditions, other applicable standards and criteria, possible negative or positive attributes of the proposal or factors in sub-section "A" or "B-1" above. **The proposal meets criteria B.2 because:**

- *No factual oral testimony or written statements are provided, the request are consistent with regional planning framework and Goal 2: Land Use Planning, therefore any impacts can be mitigated to the extent practicable.*

C. The Comprehensive Plan, Plan and Ordinance Revision Process, and Specific Policy No. 4, which provides that the decision shall be based on consideration of the following criteria:

1. Conformance with the Comprehensive Plan policies and criteria. **The proposal meets criteria C.1 because:**

- *The request is still keeping Low Density Residential per the Comprehensive Plan; therefore this criterion can be met.*

2. There is a public need for the change or that the change can be demonstrated to be in the interest of the present and future community. **The proposal meets criteria C.2 because:**

- *The request maintains the Low Density Residential per the Comprehensive Plan for a variety of living and densities within the city limits and therefore this criterion can be met.*

3. The changes will not adversely affect the health, safety and welfare of the community. **The proposal meets criteria C.3 because:**

- *The proposal does not affect the health, safety and welfare of the community, it allows the maintained neighborhood plan design to ensure compatibility and character of the existing neighborhoods, and therefore this criterion can be met.*

September 28<sup>th</sup>, 2008

Application Narrative- revised 12/31/08

Owner: William Dehning  
22810 Weatherhill Rd  
West Linn, OR 97068

Applicant Rep: Lisa Barker  
LMB Permit Service  
307 NW 16<sup>th</sup> Ave  
BattleGround, WA 98604



Legal Description: T2S,R1E, Section 35A, Tax Lot 01000

Site Address: 22810 Weatherhill Rd, West Linn, OR 97068

Total Area Involved: Apprx. 1.67 acres

Application for 2-Lot partition (85.200) with concurrent Quasi-Judicial Amendment for Zoning Change from R-40 to R-20 (105.050)

**Proposal: The applicant requests a 2- Lot Partition and concurrent Zoning Change to change the current zoning on the site from Low Density Residential (designation) and R-40 to Low Density Residential (designation) and R-20. The concurrent 2- Lot partition will retain the existing house on site and create an additional Lot as shown on the tentative plan.**

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, find that the following standards have been satisfied, or can be satisfied by condition of approval. (ORD 1544)

##### A. Streets

1. General. The location, width and grade of streets shall be considered in their relation to existing and planned streets, to the generalized or reasonable layout of streets on adjacent undeveloped parcels, to topographical conditions, to public convenience and safety, to accommodate various types of transportation (automobile, bus, pedestrian, bicycle), and to the proposed use of land to be served by the streets.

The street system shall assure an adequate traffic or circulation system with intersection angles, grades, tangents, and curves appropriate for the traffic to be carried. Streets should provide for the continuation, or the appropriate projection, of existing principal streets in



surrounding areas and should not impede or adversely affect development of adjoining lands or access thereto.

To accomplish this, the emphasis should be upon a connected continuous pattern of local, collector, and arterial streets rather than discontinuous curvilinear streets and cul-de-sacs. Deviation from this pattern of connected streets should only be permitted in cases of extreme topographical challenges including excessive slopes (35 percent plus), hazard areas, steep drainageways, wetlands, etc. In such cases, deviations may be allowed but the connected continuous pattern must be reestablished once the topographic challenge is passed. Streets should be oriented with consideration of the sun, as site conditions allow, so that over 50 percent of the front building lines of homes are oriented within 30 degrees of an east-west axis. (ORD. 1382)

Internal streets are the responsibility of the developer. All streets bordering the development site are to be developed by the developer with, typically, half-street improvements or to City standards prescribed by the City Engineer. Additional travel lanes may be required to be consistent with adjacent road widths or to be consistent with the adopted Transportation System Plan and any adopted updated plans. (ORD. 1544)

An applicant may submit a written request for a waiver of abutting street improvements if the Transportation System Plan prohibits the street improvement for which the waiver is requested. Those areas with numerous (particularly contiguous) under-developed or undeveloped tracts will be required to install street improvements. When an applicant requests a waiver of street improvements and the waiver is granted, the applicant shall propose a fee amount that will be reviewed by the City manager or the Manager's designee. The City Manager or the Manager's designee will revise the proposed fee as necessary and establish the amount to be paid on a case by case basis. The applicant shall pay an in-lieu fee for improvements to the nearest street identified by the City Manager or Manager's designee as necessary and appropriate. The amount of the in-lieu fee shall be roughly proportional to the impact of the development on the street system as determined in the CDC 85.200 (A) (22) below. (ORD. 1442) (ORD.1544)

Streets shall also be laid out to avoid and protect clusters and significant trees, but not to the extent that it would compromise connectivity requirements per CDC Section 85.200(A)(1), or bring the density below 70 percent of the maximum density for the developable net area. The developable net area is calculated by taking the total site acreage and deducting Type I and II lands; then up to 20 percent of the remaining land may be excluded as necessary for the purpose of protecting significant tree clusters or stands as defined in CDC Section 55.100(B)(2). (ORD. 1408) (ORD.1544)

**The proposal meets criteria A.1 because:**

- *The request for the 2- lot partition better meets or exceeds the streets designs standards as describe above. Current designation has improved streets, connections and grades and meets current city standards. The development will have no adverse affect to this location. The Site was involved in prior 1997 land division and required standards have been met, therefore this criterion can be met.*

2. Right-of-way and Roadway Widths. In order to accommodate larger tree lined boulevards and sidewalks, particularly in residential areas, the standard right-of-way widths for the different street classifications shall be within the range listed below. But, instead of filling in the right-of-way with pavement, they shall accommodate the amenities (e.g., boulevards, street trees, sidewalks). The exact width of the right-of-way shall be determined by the City Engineer or the approval authority.

Additional right-of-ways for slopes may be required. Sidewalks shall not be located outside of the right-of-way unless to accommodate significant natural features or trees. **The proposal meets criteria A.2 because:**

- *The proposal is for an additional Lot to this Site and current Right-of-way widths have been determined during prior development of this subdivision at this location, therefore this criterion has been met.*

3. **Street Widths.** Street widths shall depend upon which classification of street is proposed. Streets fall into three main classes: arterial, collector, and local streets.

a. **Arterial (major and minor).** An arterial is a high-volume street intended to transport destination-oriented traffic from 85-21

point A to point B with the minimum of stops. Consequently, access to abutting residences and business is to be discouraged, limited, or at least consolidated. The continuous uninterrupted flow of traffic is the desired outcome.

b. **Major and minor collector.** A collector links the arterial with neighborhoods, local access streets, and connects neighborhoods with other neighborhoods or activity areas. The free flow of traffic is still of primary concern; however, access to abutting land uses is allowed but minimize impacts to free-flowing traffic.

c. **Local street.** The function of a local street is to provide traffic with access to abutting homes, other local access streets, and higher-order streets. Since access is the principal concern, traffic flow may be impeded, diverted, or slowed down by various design measures such as narrower road widths, and limiting the number of travel lanes. Local streets can go to narrower standards when part of a grid system; conversely, wider when not part of a grid system. The rationale is that a grid system distributes the traffic load over a series of streets, while a single access road must carry all the traffic.

Even further down the hierarchy of streets, cul-de-sacs emphasize slow speed, low volume traffic access to housing. However, longer cul-de-sacs should be wider to accommodate more traffic and emergency vehicles. (While a short cul-de-sac may not compromise the ability of emergency personnel to get to the emergency by foot if the cul-de-sac is blocked, longer cul-de-sacs make it impractical to haul the equipment to the emergency.) **The proposal meets criteria A.3 a,b,c because:**

- *The site has two frontages on Weatherhill Road and Salamo Road, and are capable of safely supporting the proposed development in addition to the existing uses in the area, street classifications have been determined. Both Lots will have access off of Weatherhill Road, no disruption to Salamo Road; therefore this criterion has been met.*

f. Bike lanes as part of public streets shall be required on arterials and those collector streets in new developments, and may be required of new development in existing neighborhoods subject to the restrictions established in the capital improvement project selection and ranking process of the Transportation System Plan. (ORD. 1425) **The proposal meets criteria A.3 f because:**

- *The proposal site has two frontages on Weatherhill Road and Salamo Road, and are capable of safely supporting the proposed development in addition to the existing uses in the area, street configuration does not have bike lanes on Salamo Road along this frontage, however existing bike lane are provided on the East side of Salamo Road for bike travel along this corridor; therefore this criterion has can be met.*

4. The decision-making body shall consider the City Engineer's recommendations on the desired right-of-way width, pavement width and street geometry of the various street types within the subdivision after consideration by the City Engineer of the following criteria:

- a. The type of road as set forth in the Transportation Master Plan.
- b. The anticipated traffic generation.
- c. On-street parking requirements.
- d. Sidewalk and bikeway requirements.
- e. Requirements for placement of utilities.
- f. Street lighting.
- g. Drainage and slope impacts.
- h. Street trees.
- i. Planting and landscape areas.
- j. Existing and future driveway grades.
- k. Street geometry.
- l. Street furniture needs, hydrants.

**The proposal meets criteria A.4 a-l because:**

- *The request already has Transportation Master Plan within the designation; therefore this criterion has been met.*

5. Additionally, when determining appropriate street width, the decision-making body shall consider the following criteria:

- a. When a local street is the only street serving a residential area and is expected to carry more than the normal local street traffic load, the designs with two travel and one parking lane are appropriate.
- b. Streets intended to serve as signed but unstriped bike routes should have the travel lane widened by two feet.
- c. Collectors should have two travel lanes and may accommodate some parking. Bike routes are appropriate.
- d. Arterials should have two travel lanes. On-street parking is not allowed unless part of a Street Master Plan. Bike lanes are required as directed by the Parks Master Plan and Transportation Master Plan.

**The proposal meets criteria A.5 a-d because:**

- The proposal for the appropriate street width has been met, current development will remain. As stated above this criteria has can be met and has been met under current designation.

6. Reserve Strips. Reserve strips or street plugs controlling the access to streets are not permitted unless owned by the City. **The proposal meets criteria A.6 because:**

- *Please refer to A.5 (a-d) above to address this issue.*

7. Alignment. All streets other than local streets or cul-de-sacs, as far as practical, shall be in alignment with existing streets by continuations of the centerlines thereof. The staggering of street alignments resulting in "T" intersections shall, wherever practical, leave a minimum distance of 200 feet between the centerlines of streets having approximately the same direction and otherwise shall not be less than 100 feet. **The proposal meets criteria A.7 because:**

- *Please refer to A.5 (a-d) above to address this issue.*

8. Future Extension of Streets. Where necessary to give access to, or permit a satisfactory future subdivision of adjoining land, streets shall be extended to the boundary of the subdivision and the resulting dead-end streets may be approved without turnarounds. (Temporary turnarounds built to Fire Department standards are required when the dead-end street is over 100 feet long.) ***The proposal meets criteria A.8 because:***

- *No extension of the street is proposed or required, therefore this criterion is met.*

9. Intersection Angles. Streets shall be laid out to intersect angles as near to right angles as practical, except where topography requires lesser angles, but in no case less than 60 degrees unless a special intersection design is approved. Intersections which are not at right angles shall have minimum corner radii of 15 feet along right-of-way lines which form acute angles. Right-of-way lines at intersections with arterial streets shall have minimum curb radii of not less than 35 feet. Other street intersections shall have curb radii of not less than 25 feet. All radii shall maintain a uniform width between the roadway and the right-of-way lines. The intersection of more than two streets at any one point will not be allowed unless no alternative design exists. ***The proposal meets criteria A.9 because:***

- The request for the 2 lot partition already has existing Intersection Angles incorporated within the two street frontages of Weatherhill Road and Soloma Road, therefore this has been met.

10. Additional Right-of-Way for Existing Streets. Wherever existing street right-of-ways adjacent to or within a tract are of inadequate widths based upon the standards of this chapter, additional right-of-way shall be provided at the time of subdivision or partition. ***The proposal meets criteria A.10 because:***

- As stated above, the request for the 2 lot partition already has existing the additional standards incorporated within the two street frontages of Weatherhill Road and Soloma Road, therefore this has been met.

11. Cul-de-sacs. Cul-de-sacs are not allowed except as required by topography, slope, site limitations, and lot shapes. Cul-de-sacs shall have maximum lengths of 400 feet and serve no more than 12 dwelling units, unless by variance per CDC Chapter 75. All cul-de-sacs shall terminate with a turnaround built to one of the following specifications (measurements are for the traveled way and do not include planter strips or sidewalks). ***The proposal meets criteria A.11 because:***

- *No Cul-de-sac is proposed within this partition, therefore this criterion is met.*

12. Street Names. No street names shall be used which will duplicate or be confused with the names of existing streets within the City. Street names that involve difficult or unusual spellings are discouraged. Street names shall be subject to the approval of the Planning Commission or Planning Director, as applicable. Continuations of existing streets shall have the name of the existing street. Streets, drives, avenues, ways, boulevards, lanes, shall describe through streets. Place and court shall describe cul-de-sacs. Crescent, terrace, and circle shall describe loop or arcing roads. ***The proposal meets criteria A.12 because:***

- The intersecting roadways have been named, and therefore this criterion has been met.

13. Grades and Curves. Grades shall not exceed 8 percent on major or secondary arterials, 10 percent on collector streets, or 15 percent on any other street unless by variance. Willamette Drive/Highway 43 shall be designed to a minimum horizontal and vertical design speed of 45 mph, subject to Oregon Department of Transportation (ODOT) approval. Arterials shall be designed to a minimum horizontal and vertical design speed of 35 mph. Collectors shall be designed to a minimum horizontal and vertical design speed of 30 mph. All other streets shall be designed to have a minimum centerline radii of 50 feet. Super elevations (i.e., banking) shall not exceed 4 percent. The centerline profiles of all streets may be provided where terrain constraints (e.g., over 20 percent slopes) may result in considerable deviation from the originally proposed alignment. ***The proposal meets criteria A.13 because:***

- Grades and/or curves have been accounted for through prior development of this area, therefore this criterion is met.

14. Access to Local Streets. Intersection of a local residential street with an arterial street may be prohibited by the decision-making authority if suitable alternatives exist for providing interconnection of proposed local residential streets with other local streets. Where a subdivision or partition abuts or contains an existing or proposed major arterial street, the decision-making authority may require marginal access streets, reverse frontage lots with suitable depth, visual barriers, noise barriers, berms, no access reservations along side and rear property lines, and/or other measures necessary for adequate protection of residential properties from incompatible land uses, and to ensure separation of through traffic and local traffic. ***The proposal meets criteria A.14 because:***

- Access to the local street is in place; therefore this criteria has been met

15. Alleys. Alleys shall be provided in commercial and industrial districts unless other permanent provisions for access to off-street parking and loading facilities are made as approved by the decision-making authority. While alley intersections and sharp changes in alignment should be avoided, the corners of necessary alley intersections shall have radii of not less than 10 feet. Alleys may be provided in residential subdivisions or multi-family projects. The decision to locate alleys shall consider the relationship and impact of the alley to adjacent land uses. In determining whether it is appropriate to require alleys in a subdivision or partition, the following factors and design criteria should be considered: ***The proposal meets criteria A.15a-f because:***

- No Alley existing or proposed, therefore this criterion is met.

16. Sidewalks. Sidewalks shall be installed per Section 92.010(H), Sidewalks. The residential sidewalk width is six feet plus planter strip as specified below. Sidewalks in commercial zones shall be constructed per Section 85.200(A)(3)(e). See also Section 85.200(C). Sidewalk width may be reduced with City Engineer approval to the minimum amount (e.g., 4 feet wide) necessary to respond to site constraints such as grades, mature trees, rock outcroppings, etc., or to match existing sidewalks or right-of-way limitations. (ORD. 1408) ***The proposal meets criteria A.16 because:***

- No sidewalks currently exist and proposed site plan shows accommodating sidewalk and planter strip, therefore this criterion can be met.

17. Planter Strip. The planter strip is between the curb and sidewalk providing space for a grassed or landscaped area and street trees. The planter strip shall be at least 6 feet wide to

accommodate a fully matured tree without the boughs interfering with pedestrians on the sidewalk or vehicles along the curblin. Planter strip width may be reduced or eliminated, with City Engineer approval, when it cannot be corrected by site plan, to the minimum amount necessary to respond to site constraints such as grades, mature trees, rock outcroppings, etc., or in response to right-of-way limitations. **The proposal meets criteria A.17 because:**

- *Please refer to A.16 above to address this issue.*

18. Streets and roads shall be dedicated without any reservations or restrictions. **The proposal meets criteria A.18 because:**

- 8' dedication shown on proposed site plan, therefore this criterion can be met.

19. All lots in a subdivision shall have frontage on a public street. Lots created by partition may have access to a public street via an access easement pursuant to the standards and limitations set forth for such accessways in Chapter 48. **The proposal meets criteria A.19 because:**

- *The request has current frontage on a public street; therefore this criteria has been met*

20. Gated Streets. Gated streets are prohibited in all residential areas on both public and private streets. A driveway to an individual home may be gated. (ORD. 1408) **The proposal meets criteria A.20 because:**

- No gated street is proposed or existing; therefore this criterion has been met.

21. Entryway Treatments and Street Isle Design. When the applicant desires to construct certain walls, planters, and other architectural entryway treatments within a subdivision, the following standards shall apply: **The proposal meets criteria A.21 a-f because:**

- No entryway treatments are proposed or exist; therefore this criterion has been met.

22. Based upon the determination of the City Manager or the Manager's designee, the applicant shall construct or cause to be constructed, or contribute a proportionate share of the costs, for all necessary off-site improvements identified by the transportation analysis commissioned to address CDC 85.170.B.2. that are required to mitigate impacts from the proposed subdivision. Proportionate share of the costs shall be determined by the City Manager or Manager's designee who shall assume that the proposed subdivision provides improvements in rough proportion identified impacts of the subdivision. (ORD. 1526) (ORD. 1544) **The proposal meets criteria A.22 because:**

- No subdivision is proposed, only 2-lot partition has been proposed. No significant street impacts apply; therefore this criterion can be met.

## **B. Blocks and Lots**

1. General. The length, width, and shape of blocks shall be designed with due regard for the provision of adequate building sites for the use contemplated; consideration of the need for traffic safety, convenience, access, circulation, and control; and recognition of limitations and opportunities of topography and solar access. **The proposal meets criteria B.1 because:**

- No change to the existing length, width, or block are proposed, therefore this criterion can be met.

2. Sizes. The recommended block size is 400 feet in length to encourage greater connectivity within the subdivision. Blocks shall not exceed 800 feet in length between street lines, except for blocks adjacent to arterial streets or unless topographical conditions or the layout of adjacent streets justify a variation. The recommended minimum distance between intersections on arterial streets is 500 feet. Designs of proposed intersections shall demonstrate adequate sight distances to the City Engineer's specifications. **The proposal meets criteria B.2 because:**

- *The request does not change the existing design specification; therefore this criterion has been met.*

3. Lot Size and Shape. Lot size, width, shape, and orientation shall be appropriate for the location of the subdivision, for the type of use contemplated, for potential utilization of solar access, and for the protection of drainageways, trees, and other natural features. No lot shall be dimensioned to contain part of an existing or proposed street. All lots shall be buildable, and the buildable depth should not exceed two and one-half times the average width. Buildable describes lots that are free of constraints such as wetlands, drainageways, etc., that would make home construction impossible. Lot sizes shall not be less than the size required by the zoning code unless as allowed by Planned Unit Development (PUD). (ORD. 1401) Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street parking and service facilities required by the type of use proposed. **The proposal meets criteria B.3 because:**

- *As stated above, the request does not change the existing design specification and better meets or exceeds with the development within the designation; therefore this criterion has been met.*

4. Access. Access to subdivisions, partitions, and lots shall conform to the provisions of Chapter 48, Access. . **The proposal meets criteria B.4 because:**

- The proposal has existing access to the Site and conforms to Access standards set forth in Chapter 48; therefore this criterion can be met.

5. Through Lots and Parcels. Through lots have frontage on a street at the front and rear of the lot. They are also called double frontage lots. Through lots and parcels shall be avoided except where they are essential to provide separation of residential development from arterial streets or adjacent non-residential activities, or to overcome specific disadvantages of topography and orientation. A planting screen or impact mitigation easement at least 10 feet wide, and across which there shall be no right of access, may be required along the line of building sites abutting such a traffic artery or other incompatible use. **The proposal meets criteria B.5 because:**

- The partition does not consist of a through lot parcel or have frontage with access at the front or rear, therefore this criterion has been met.

6. Lot and Parcel Side Lines. The lines of lots and parcels, as far as is practicable, should run at right angles to the street upon which they face, except that on curved streets they should be radial to the curve. **The proposal meets criteria B.6 because:**

- The request for the 2 lot partition already has existing Lines and angles within the two street frontages of Weatherhill Road and Soloma Road, therefore this has been met.

7. Flag Lots. Flag lots can be created where it can be shown that no other reasonable street access is possible to achieve the requested land division. A single flag lot shall have a minimum street frontage of 15 feet for its accessway. Where two to four flag lots share a common accessway, the minimum street frontage and accessway shall be 8 feet in width per lot. Common accessways shall have mutual maintenance agreements and reciprocal access and utility easements. The following dimensional requirements shall apply to flag lots: ***The proposal meets criteria B.7a-f because:***

- No flag lot is proposed; therefore this criterion has been met.

8. Large Lots. In dividing tracts into large lots or parcels which, at some future time, are likely to be redivided, the approval authority may require that the blocks be of such size and shape, and be so divided into building sites, and contain such easements and site restrictions as will provide for extension and opening of streets at intervals which will permit a subsequent division of any tract into lots or parcels of smaller size. Alternately, in order to prevent further partition of oversized lots, restrictions may be imposed on the subdivision or partition plat. ***The proposal meets criteria B.8 because:***

- *The proposal allows for redevelopable land within the current city boundaries at current density zoning to meet or exceed assigned designation. The new development maintains the neighborhood plan designed to ensure compatibility and character of the existing neighborhood; therefore this criterion can be met.*

### **C. Pedestrian and Bicycle Trails**

1. Trails or multi-use pathways shall be installed, consistent and compatible with federal ADA requirements and with the Oregon Transportation Planning Rule, between subdivisions, cul-de-sacs, and streets that would otherwise not be connected by streets due to excessive grades, significant tree(s), and other constraints natural or man-made. Trails shall also accommodate bicycle or pedestrian traffic between neighborhoods and activity areas such as schools, libraries, parks, or commercial districts. Trails shall also be required where designated by the Parks Master Plan. (ORD. 1425) ***The proposal meets criteria C.1 because:***

- Pedestrian or bike access shall be directed in accordance with code requirement and therefore can be met through proposed development if applicable.

2. The all-weather surface (asphalt, etc.) trail should be eight feet wide at minimum for bicycle use and six feet wide at minimum for pedestrian use. Trails within 10 feet of a wetland or natural drainageway shall not have an all-weather surface, but shall have a soft surface as approved by the Parks Director. These trails shall be contained within a corridor dedicated to the City that is wide enough to provide trail users with a sense of defensible space. Corridors that are too narrow, confined, or with vegetative cover may be threatening and discourage use. Consequently, the minimum corridor width shall be 20 feet. Sharp curves, twists, and blind corners on the trail are to be avoided as much as possible to enhance defensible space. Deviations from the corridor and trail width are permitted only where topographic and ownership constraints require it. (ORD. 1463) ***The proposal meets criteria C.2 because:***

- No bike trail is proposed or exists; please refer to C.1 to address this issue.

A-12



3. Defensible space shall also be enhanced by the provision of a 3-4 foot high matte black chain link fence or acceptable alternative along the edge of the corridor. The fence shall help delineate the public and private spaces. **The proposal meets criteria C.3 because:**

- Please refer to C.1 to address this issue.

4. The bicycle or pedestrian trails that traverse multi-family and commercial sites should follow the same defensible space standards but do not need to be defined by a fence unless required by the decision-making authority. **The proposal meets criteria C.4 because:**

- Please refer to C.1 to address this issue.

5. Except for trails within 10 feet of a wetland or natural drainageway, soft surface or gravel trails may only be used in place of a paved, all-weather surface where it can be shown to the Planning Director that the principal users of the path will be recreational, non-destination oriented foot traffic, and that alternate paved routes are nearby and accessible. (ORD. 1463) **The proposal meets criteria C.5 because:**

- No wetland exists at this site; therefore this criterion has been met.

6. Planning Director that the principal users of the path will be recreational, non-destination oriented foot traffic, and that alternate paved routes are nearby and accessible. (ORD. 1463) **The proposal meets criteria C.6 because:**

- Nearby paved routes are accessible, therefore this criterion can be met.

7. The trail grade shall not exceed 12% except in areas of unavoidable topography, where the trail may be up to a 15% grade for short sections no longer than 50 feet. In any location where topography requires steeper trail grades than permitted by this section, the trail shall incorporate a short stair section to traverse the area of steep grades. **The proposal meets criteria C.7 because:**

- No trail exists or is proposed; therefore this criterion has been met.

#### **D. Transit Facilities.**

1. The applicant shall consult with Tri-Met and the City Engineer to determine the appropriate location of transit stops, bus pullouts, future bus routes, etc. contiguous to, or within the development site. If transit service is planned to be provided within the next two years, then facilities such as pullouts shall be constructed per Tri-Met standards at the time of development. More elaborate facilities, like shelters, need only be built when service is existing or imminent. Additional right-of-ways may be required of developers to accommodate buses. **The proposal meets criteria D.1 because:**

- No transit stop is within this location and none proposed, therefore this criterion is met.

2. The applicant shall make all transit related improvements in the right-of-way or in easements abutting the development site as deemed appropriate by the City Engineer. **The proposal meets criteria D.2 because:**

- Please refer to D.1 to address the issue.

3. Transit stops shall be served by striped and signed pedestrian crossings of the street within 150 feet of the transit stop where feasible. Illumination of the transit stop and crossing is

required to enhance defensible space and safety. ODOT approval may be required. **The proposal meets criteria D.3 because:**

- Please refer to D.1 to address the issue.

4. Transit stops should include a shelter structure bench plus eight feet of sidewalk to accommodate transit users, non-transit related pedestrian use, and wheelchair users. Tri-Met must approve the final configuration. **The proposal meets criteria D.4 because:**

- Please refer to D.1 to address the issue.

#### **E. Lot Grading.**

Grading of building sites shall conform to the following standards unless physical conditions demonstrate the propriety of other standards:

1. All cuts and fills shall comply with the excavation and grading provisions of the Uniform Building Code and the following:

a. Cut slopes shall not exceed one and one-half feet horizontally to one foot vertically (i.e., 67 percent grade). **The proposal meets criteria E.1a because:**

- *The proposal works within the existing slope of the Site and shall comply with UBC provisions.*

b. Fill slopes shall not exceed two feet horizontally to one foot vertically (i.e., 50 percent grade) **The proposal meets criteria E.1b because:**

- *As stated above, the proposal works within the existing slope of the Site and shall comply with UBC provisions and standards.*

2. The character of soil for fill and the characteristics of lot and parcels made usable by fill shall be suitable for the purpose intended. **The proposal meets criteria E.2 because:**

- *The proposal works with the existing soil for fill, Delena silt Loam, 3-12 percent slope and is suitable with the current characteristics for the Site and shall comply with the UBC standards for all intended purpose; therefore this criterion can be met.*

3. If areas are to be graded (more than any four-foot cut or fill), compliance with Section 85.170(C) is required. **The proposal meets criteria E.3 because:**

- *The proposal shall demonstrate that the Site will accommodate the driveway and building standards for proposed grading with the minimum amount of grading necessary; therefore this criteria can be met.*

4. The proposed grading shall be the minimum grading necessary to meet roadway standards, and to create appropriate building sites, considering maximum allowed driveway grades. **The proposal meets criteria E.4 because:**

- *As stated above, the proposal shall demonstrate that the Site will accommodate the driveway and building standards for proposed grading with the minimum amount of grading necessary; therefore this criteria can be met.*

5. Where landslides have actually occurred, where the area is identified as a hazard site in the West Linn Comprehensive Plan Report, or where field investigation by the City Engineer confirms the existence of a severe landslide hazard, development shall be prohibited unless

satisfactory evidence is additionally submitted by a registered geotechnical engineer which certifies that methods of rendering a known hazard site safe for construction are feasible for a given site. The City Engineer's field investigation shall include, but need not be limited to, the following elements:

- a. Occurrences of geotropism.
- b. Visible indicators of slump areas.
- c. Existence of known and verified hazards.
- d. Existence of unusually erosive soils.
- e. Occurrences of unseasonably saturated soils.

The City Engineer shall determine whether the proposed methods or designs are adequate to prevent landslide or slope failure. The City Engineer may impose conditions consistent with the purpose of these ordinances and with standard engineering practices including limits on type and intensity of land use, which have been determined necessary to assure landslide or slope failure does not occur. **The proposal meets criteria E.5 because:**

- No landslide or slope exists within the proposed site; therefore this criterion can be met.

6. All cuts and fills shall conform to the Uniform Building Code. **The proposal meets criteria E.6 because:**

- *The proposal works with the existing soil for fill, Delena silt Loam, 3-12 percent slope and is suitable with the current characteristics for the Site and shall comply with the UBC standards for all intended purpose; therefore this criterion can be met.*

7. On land with slopes in excess of 12 percent, cuts and fills shall be regulated as follows:

a. Toes of cuts and fills shall be set back from the boundaries of separate private ownerships at least three feet, plus one-fifth of the vertical height of the cut or fill. Where an exception is required from that requirement, slope easements shall be provided. **The proposal meets criteria E.7a because:**

- *This criterion will be met as stated in E.1. The existing development shall comply.*

b. Cuts shall not remove the toe of any slope where a severe landslide or erosion hazard exists (as described in Section 85.170.C.3.). **The proposal meets criteria E.7b because:**

- *This criterion will be met as stated in E.1. The existing development shall comply.*

c. Any structural fill shall be designed by a registered engineer in a manner consistent with the intent of this Code and standard engineering practices, and certified by that engineer that the fill was constructed as designed. **The proposal meets criteria E.7c because:**

- The proposal shall comply within the practicable extent possible of the intended codes standards and requirements for Site development. This criteria will be met

d. Retaining walls shall be constructed pursuant to Section 2308(b) of the Oregon State Structural Specialty Code. **The proposal meets criteria E.7d because:**

- *This criteria shall comply with the OSSC 2007 at time of construction*

e. Roads shall be the minimum width necessary to provide safe vehicle access, minimize cut and fill, and provide positive drainage control. **The proposal meets criteria E.7e because:**

- *The proposal shall be minimum width allowed for new development vehicle access. This criterion shall comply with current code standards.*

8. Land over 50 percent slope shall be developed only where density transfer is not feasible. The development will provide that:

- At least 70 percent of the site will remain free of structures or impervious surfaces.
- Emergency access can be provided.
- Design and construction of the project will not cause erosion or land slippage.
- Grading, stripping of vegetation, and changes in terrain are the minimum necessary to construct the development in accordance with Section 85.200(J). (ORD. 1382) **proposal meets criteria E.8a-d because:**

- *The Site is not over 50% slope for development; therefore this criteria does not apply*

#### F. Water

1. A plan for domestic water supply lines or related water service facilities shall be prepared consistent with the adopted Comprehensive Water System Plan, plan update, March 1987, and subsequent superseding revisions or updates. **proposal meets criteria F.1 because:**

- Existing service facilities are available to the Site, this criteria has been met.

2. Adequate location and sizing of the water lines. **proposal meets criteria F.2 because:**

- Adequate service facilities are available to the Site, this criteria has been met.

3. Adequate looping system of water lines to enhance water quality. **proposal meets criteria F.3 because:**

- Adequate service facilities are available to the Site, this criteria has been met.

4. For all non single-family developments, there shall be a demonstration of adequate fire flow to serve the site. **proposal meets criteria F.4 because:**

- Single-family development is proposed, this criterion has been met.

5. A written statement, signed by the City Engineer, that water service can be made available to the site by the construction of on-site and off-site improvements and that such water service has sufficient volume and pressure to serve the proposed development's domestic, commercial, industrial, and fire flows. **proposal meets criteria F.5 because:**

- Adequate service facilities are available to the Site, this criteria has been met.

#### G. Sewer

1. A plan prepared by a licensed engineer shall show how the proposal is consistent with the Sanitary Sewer Master Plan (July 1989). Agreement with that plan must demonstrate how the sanitary sewer proposal will be accomplished and how it is gravity efficient. The sewer system must be in the correct basin and should allow for full gravity service. **proposal meets criteria G.1 because:**

- Adequate service facilities are available to the Site, this criteria has been met.

2. Sanitary sewer information will include plan view of the sanitary sewer lines, including manhole locations and depth or invert elevations. **proposal meets criteria G.2 because:**

- Adequate service facilities are available to the Site, this criteria has been met.

3. Sanitary sewer lines shall be located in the public right-of-way, particularly the street, unless the applicant can demonstrate why the alternative location is necessary and meets accepted engineering standards. **proposal meets criteria G.3 because:**

- Adequate service facilities are available to the Site, this criteria has been met.

4. Sanitary sewer line should be at a depth that can facilitate connection with down system properties in an efficient manner. **proposal meets criteria G.4 because:**

- Adequate service facilities are available to the Site, this criteria has been met.

5. The sanitary sewer line should be designed to minimize the amount of lineal feet in the system. **proposal meets criteria G.5 because:**

- Adequate service facilities are available to the Site, this criteria has been met.

6. The sanitary sewer line shall avoid disturbance of wetland and drainageways. In those cases where that is unavoidable, disturbance shall be mitigated pursuant to Chapter 30, Wetland, and Chapter 32, Natural Drainageway, all trees replaced, and proper permits obtained. Dual sewer lines may be required so the drainageway is not disturbed. **proposal meets criteria G.6 because:**

- Adequate service facilities are available to the Site, this criteria has been met.

7. Sanitary sewer shall be extended or stubbed out to the next developable subdivision or a point in the street that allows for reasonable connection with adjacent or nearby properties. **proposal meets criteria G.7 because:**

- Adequate service facilities are available to the Site, this criteria has been met.

8. The sanitary sewer system shall be built pursuant to DEQ, City, and Tri-City Service District sewer standards. The design of the sewer system should be prepared by a licensed engineer, and the applicant must be able to demonstrate the ability to satisfy these submittal requirements or standards at the pre-construction phase. **proposal meets criteria G.8 because:**

- Adequate service facilities are available to the Site, New development shall comply with current development standards this criteria can be met.

9. A written statement, signed by the City Engineer, that sanitary sewers with sufficient capacity to serve the proposed development and that adequate sewage treatment plant capacity is available to the City to serve the proposed development. **proposal meets criteria G.9 because:**

- Adequate service facilities are available to the Site, New development shall comply with current development standards this criteria can be met.

#### H. Storm

1. A storm water quality and detention plan shall be submitted which complies with the submittal criteria and approval standards contained within CDC Chapter 33. It shall include profiles of proposed drainageways with reference to the adopted Storm Drainage Master Plan. (ORD. 1463) **proposal meets criteria H.1 because:**

- *Storm drainage Plan was implemented with prior development and will comply with the adopted plan; therefore this criteria shall be met.*

2. Storm treatment and detention facilities shall be sized to accommodate a 25-year storm incident. A registered civil engineer shall prepare a plan and statement which shall be supported by factual data that clearly shows that there will be no adverse off-site impacts from increased intensity of runoff downstream or constriction causing ponding upstream. The plan and statement shall identify all on- or off-site impacts and measures to mitigate those impacts. The plan and statement shall, at a minimum, determine the off-site impacts from a 25-year storm. **proposal meets criteria H.2 because:**

- Adequate service facilities are available to the Site. New development shall comply with current development standards with regards to treatment and detention facilities this criteria can be met.

3. Plans shall demonstrate how storm drainage will be collected from all impervious surfaces including roof drains. Storm drainage connections shall be provided to each dwelling unit/lot. The location, size, and type of material selected for the system shall correlate with the 25-year storm incident. (ORD. 1408) **proposal meets criteria H.3 because:**

- *The proposal shall demonstrate how storm drainage from all impervious surfaces better meet or exceed development standards. The new Lot shall provide connections for storm drainage. This criteria will be met at time of development*

4. Treatment of storm runoff shall meet Municipal Code standards. **proposal meets criteria H.4 because:**

- *The proposal shall comply with Municipal code standards as stated. This criterion can be met.*

#### I. Utility Easements.

All subdivisions and partitions shall establish, at minimum, five-foot utility easements on front and rear lot lines. Easements may be wider and side yard easements established, as determined by the City Engineer to accommodate the particular service. The developer of the subdivision shall make accommodation for cable television wire in all utility trenches and easements so that cable can fully serve the subdivision. **proposal meets criteria I.1 because:**

- *This criteria for the proposed development can be met at time of building*

#### J. Supplemental Provisions

1. Wetland and Natural Drainageways. Wetlands and natural drainageways shall be protected as required by Chapter 30, Wetland and Riparian Area Protection, and Chapter 32, Natural Drainageway Areas. Utilities may be routed through the protected corridor as a last resort, but impact mitigation is required. **proposal meets criteria J.1 because:**

- *Mitigation for Wetland and Natural Drainageways will comply with requirements set forth in chapter 30.*

2. Willamette and Tualatin Greenways. The approval authority may require the dedication to the City, or setting aside of, greenways which will be open or accessible to the public. Except for trails or paths, such greenways will usually be left in a natural condition without improvements. Refer to CDC Chapters 28 and 29 for further information on the Willamette and Tualatin River Greenways. **proposal meets criteria J.2 because:**

- *Site does not fall within the Willamette or Tualatin river greenways, therefore this criterion is met.*

3. Street Trees. Street trees are required as identified in the appropriate section of the Municipal Code and Chapter 54 of this Code. **proposal meets criteria J.3 because:**

- *Street trees have been proposed and shown on the site plan submitted; therefore this criterion will be met at time of building.*

4. Lighting. To reduce ambient light and glare, high or low pressure sodium light bulbs shall be required for all subdivision street or alley lights. The light shall be shielded so that the light is directed downwards rather than omni-directional. **proposal meets criteria J.4**

**because:**

- *Lighting proposed during building development, therefore this criterion can be met.*

5. Dedications and Exactions. The City may require an applicant to dedicate land and/or construct a public improvement that provides a benefit to property or persons outside the property that is the subject of the application when the exaction is roughly proportional. No exaction shall be imposed unless supported by a determination that the exaction is roughly proportional to the impact of development. **proposal meets criteria J.5 because:**

- *Any dedication required will be met during development process; therefore this criterion can be met.*

6. Underground Utilities. All utilities, such as electrical, telephone, and television cable, that may at times be above ground or "overhead" shall be buried underground in the case of new development. The exception would be in those cases where the area is substantially built out and adjacent properties have above ground utilities and where the development site's frontage is under 200 feet and the site is less than one acre. High voltage transmission lines, as classified by Portland General Electric or electric service provider, would also be exempted. Where adjacent future development is expected or imminent, conduits may be required at the direction of the City Engineer. All services shall be underground with the exception of standard above-grade equipment such as some meters, etc. **proposal meets criteria J.6**

**because:**

- *Existing and proposed development shall comply*

7. Density Requirement. Density shall occur at 70 percent or more of the maximum density allowed by the underlying zoning. These provisions would not apply when density is transferred from Type I and II lands as defined in CDC Section 02.000. Development of Type I or II lands are exempt from these provisions. Land divisions of three lots or less would also be exempt. (ORD. 1408) **proposal meets criteria J.7 because:**

- *The proposal consists of 2 lots and is exempt; therefore this criterion has been met.*

8. Mix Requirement. The "mix" rule means that developers shall have no more than 15 percent of the R-2.1 and R-3 development as single-family residential. The intent is that the majority of the site shall be developed as medium high density multi-family housing. **proposal meets criteria J.8 because:**

- *Development proposed is consistent with R-20, therefore this has been met.*

9. Heritage Trees/Significant Tree and Tree Cluster Protection. All heritage trees, as defined in the Municipal Code, shall be saved. Diseased heritage trees, as determined by the City Arborist, may be removed at his/her direction. All non-heritage trees and clusters of trees (three or more trees with overlapping dripline; however, native oaks need not have an overlapping dripline) that are considered significant by virtue of their size, type, location,

health, or numbers, shall be saved pursuant to CDC Section 55.100(B)(2). Trees are defined per the Municipal Code as having a trunk 6" in diameter or 19" in circumference at a point five feet above the mean ground level at the base of the trunk. **proposal meets criteria J.9 because:**

- *Tree report has been provided, no significant trees are proposed for removal.*

10. **Annexation and street lights.** Developer and/or homeowners' association shall, as a condition of approval, pay for all expenses related to street light energy and maintenance costs until annexed into the City, and state that: "This approval is contingent on receipt of a final order by the Portland Boundary Commission, approving annexation of the subject property." This means, in effect, that any permits, public improvement agreements, final plats, and certificates of occupancy may not be issued until a final order is received. **proposal meets criteria J.10 because:**

- *The proposed site has applied for annexation, concurrent zoning change application submitted.*





**TUALATIN VALLEY FIRE & RESCUE - SOUTH DIVISION**  
COMMUNITY SERVICES • OPERATIONS • FIRE PREVENTION

April 3, 2009

Peter Spir  
Associate Planner  
City of West Linn  
22500 Salamo Road  
West Linn, OR 97068

**Re: 22810 Weatherhill Rd. - Denning Residence**

Dear Mr. Spir;

Thank you for the opportunity to review the proposed site plan surrounding the above named development project. Tualatin Valley Fire & Rescue endorses this proposal predicated on the following criteria and conditions of approval:

- 1) **FIRE APPARATUS ACCESS ROAD DISTANCE FROM BUILDING AND TURNAROUNDS:** Access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet. (IFC 503.1.1)
- 2) **DEAD END ROADS:** Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround. (IFC 503.2.5) ***Installation of residential 13 D fire sprinkler system is accepted as an alternative to this requirement. Additionally, a monitored fire alarm system is highly recommended.***
- 3) **FIRE APPARATUS ACCESS ROAD EXCEPTION FOR AUTOMATIC SPRINKLER PROTECTION:** When buildings are completely protected with an approved automatic fire sprinkler system, the requirements for fire apparatus access may be modified as approved by the fire code official. (IFC 503.1.1) ***See #2 & #3 above.***

If you have questions, please call me at (503) 612-7012.

Sincerely,

*Karen Mohling*

Karen Mohling  
Deputy Fire Marshal

A-21

# Teragan & Associates, Inc.

Terrence P. Flanagan

Arboricultural Consultants

Tuesday, October 09, 2007

Bill Dehning  
PO Box 12270  
Lake Oswego, OR 97035

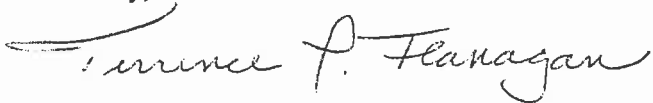
Project: Salamo Road and Weatherhill Road, West Linn, Oregon

As you requested, Teragan and Associates, Inc. is providing an inventory of the trees on the property located at the intersection of Salamo Road and Weatherhill Road in West Linn, Oregon. This inventory includes a list of the common name of all trees on site, their size at 54-inches above ground level, the physical and structural condition of the trees, and any additional comments as necessary. Per your request, Teragan and Associates, Inc. made two visits to the Salamo and Weatherhill site, one on March 15, 2007 and the other on April 16, 2007.

Sixteen trees were identified during our site visits. Ten of the sixteen trees located on the property are greater than 12-inches in diameter. This number includes tree #5, a willow that is in hazardous condition and should be removed. The remaining six trees are less than 12-inches in diameter. A complete tree inventory is enclosed as Appendix #3, including Teragan and Associates recommendations for removal of those trees that will be in the proposed footprint of the new construction.

If you have any questions regarding this information, please contact my office.

Sincerely,



Terrence P. Flanagan  
ISA Board Certified Master Arborist, PN-0120 BMT  
Member, American Society of Consulting Arborists

Enclosures: Appendix # 1 – Tree Protection Steps  
Appendix # 2 – Assumptions and Limiting Conditions  
Appendix # 3 – Survey with Tree Numbers  
Appendix # 4 - Certification of Performance

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3145 Westview Circle • Lake Oswego, OR 97034 • (503) 697-1975 • Fax (503) 697-1976

E-mail: Terry@Teragan.com

ISA Board Certified Master Arborist, #PN-0120 BMT  
Member, American Society of Consulting Arborists

## Appendix # 1

### Tree Protection Steps

It is critical that the following steps be taken to ensure that the trees that are to be retained are protected.

#### Before Construction Begins

1. Notify all contractors of the trees protection procedures. For successful tree protection on a construction site, all contractors must know and understand the goals of tree protection. It can only take one mistake with a misplaced trench or other action to destroy the future of a tree.
  - a. Hold a Tree Protection meeting with all contractors to fully explain goals of tree protection.
  - b. Have all sub contractors sign memoranda's of understanding regarding the goals of tree protection. Memoranda to include penalty for violating tree protection plan. Penalty to equal appraised value of tree(s) within the violated tree protection zone per the current Trunk Formula Method as outline by the Council of Tree & Landscape Appraisers current edition of the *Guide for Plant Appraisal*. Penalty is to be paid to owner of the property.
2. Fencing
  - a. Establish fencing around each tree or grove of trees to be retained.
  - b. The fencing is to be put in place before the ground is cleared in order to protect the trees and the soil around the trees from any disturbance at all.
  - c. Fencing is to be placed at the edge of the root protection zone. Root protection zones are shown on the Tree Plan drawing.
  - d. Fencing is to consist of 6-foot metal fencing (hog fencing or no-climb horse fencing) secured to the ground with 8-foot metal posts to prevent it from being moved by contractors or falling down on its own.
  - e. Fencing is to remain in the position that is established by the project arborist and not to be moved without written permission from the project arborist until the end of the project. .
4. Signage
  - a. All tree protection fencing should have signage as follows so that all contractors understand the purpose of the fencing;

#### TREE PROTECTION ZONE

#### DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION FENCING.

Please contact the project arborist or owner if alterations to the approved location of the tree protection fencing are necessary.  
(Insert appropriate contact phone numbers of owner and/or project arborist)

- b. Signage should be place as to be visible from all sides of a tree protection area and spaced every 75 feet.

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### **During Construction**

1. Protection Guidelines Within the Root Protection Zone
  - a. No traffic shall be allowed within the root protection zone. No vehicle, heavy equipment, or even repeated foot traffic.
  - b. No storage of materials including but not limiting to soil, construction material, or waste from the site.
    - i. Waste includes but is not limited to concrete wash out, gasoline, diesel, paint, cleaner, thinners, etc.
  - c. Construction trailers are not to be parked or placed within the root protection zone without written clearance from project arborist.
  - d. No vehicles shall be allowed to park within the root protection areas.
  - e. No activity shall be allowed that will cause soil compaction within the root protection zone.
2. The trees shall be protected from any cutting, skinning or breaking of branches, trunks or roots.
3. Any roots that are to be cut from existing trees that are to be retained, the project consulting arborist shall be notified to evaluate and oversee the proper cutting of roots with sharp cutting tools. Cut roots are to be immediately covered with soil or mulch to prevent them from drying out.
4. No grade change should be allowed within the root protection zone.
5. Any necessary deviation of the root protection zone shall be cleared by the project consulting arborist or project owner.
6. Provide water to trees during the summer months as needed. Tree(s) that will have had root system(s) cut back will need supplemental water to overcome the loss of ability to absorb necessary moisture during the summer months.
7. Any necessary passage of utilities through the root protection zone shall be by means of tunneling under roots by hand digging or boring.

### **After Construction**

1. Carefully landscape in the area of the tree. Do not allow trenching within the root protection zone. Carefully plant new plants within the root protection zone. Avoid cutting the roots of the existing trees.
2. Do not plan for irrigation within the root protection zone of existing trees unless it is drip irrigation for a specific planting or cleared by the project arborist.
3. Provide for adequate drainage of the location around the retained trees.
4. Pruning of the trees should be completed before landscaping.
5. Provide for inspection and treatment of insect and disease populations that are capable of damaging the retained trees and plants.
6. Trees that are retained may need to be fertilized to improve overall tree health.

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## Appendix #2

### Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. The species identification and tree diameters were checked in the field by Teragan and Associates, Inc.
2. It is assumed that this property is not in violation of any codes, statutes, ordinances, or other governmental regulations.
3. The consultant is not responsible for information gathered from others involved in various activities pertaining to this project. Care has been taken to obtain information from reliable sources.
4. Loss or alteration of any part of this delivered report invalidates the entire report.
5. Drawings and information contained in this report may not be to scale and are intended to be used as display points of reference only.
6. The consultants' role is only to make recommendations inaction on the part of those receiving the report is not the responsibility of the consultant.
7. This report is to certify the trees that are on site, their condition, outlining the tree protection steps to protect the trees to be retained on site. This report is written to meet the requirements of the City of Lake Oswego for tree protection on properties that are to be developed for residential or commercial use.

**Appendix #3**  
**Tree Inventory**

<b>Tree Number</b>	<b>Species</b>	<b>DBH</b>	<b>Condition Health</b>	<b>Structural Health</b>	<b>Comments</b>	<b>Tree Removal</b>
1	Filbert		Good	Fair	Multi-stem tree	
2	Hawthorne	15	Good	Fair		
3	Oak	12	Good	Good		
4	Oak	15	Good	Good		
5	Willow		Hazard	Hazard	Tree is in very poor structural and physical condition 18 inches in diameter	Yes
6	Hawthorne	13	Good	Poor		Yes
7	Oak	27	Good	Fair		Yes
8	Cherry	8	Good	Poor		Yes
9	Cherry	4.7	Good	Good		
10	Willow	10	Poor	Poor		
11	Cherry	10	Good	Good		Yes
12	Willow	14	Fair	Poor		Yes
13	Elderberry	9	Poor	Poor		Yes
14	Hawthorne	12	Good	Poor		
15	Oak	36	Good	Good	2 stems, 20" and 30".	

## Appendix # 4

### Certification of Performance

I, Terrence P. Flanagan, Certify:

- That a representative of Teragan and Associates, Inc, has inspected the tree(s) and/or the property referred to in this report. The extent of the evaluation and appraisal is stated in the attached report;
- That Teragan and Associates, Inc. has no current or prospective interest in the vegetation or the property that is the subject of this report, and Teragan and Associates, Inc. has no personal interest or bias with respect to the parties involved;
- That Teragan and Associates, Inc. compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;
- That the analysis, opinions, and conclusions that were developed as part of this report have been prepared according to commonly accepted arboricultural practices;
- That a Board Certified Master Arborist has overseen the gathering of data

rec'd  
March 24 2009  
LB

March 20, 2009

City of West Linn  
City Hall  
22500 Salamo Rd  
West Linn, OR 97068

SUBJECT: ZC-08-02/ MIP-08-04 22810 Weatherhill Road

Dear Mr. Spir,

We request a waiver for the Tree Inventory requirement, Section 85.160 (E)(5). Based on the understanding that all significant trees are being retained on site.

Please contact me at 360-921-6899, or by email at [LMBpermitservice@comcast.net](mailto:LMBpermitservice@comcast.net) if you have any questions or comments regarding this request.

Sincerely,

*Lisa Barker*

Lisa Barker  
LMB Permit Services

A-28



March 12, 2009

City of West Linn  
City Hall  
22500 Salamo Rd  
West Linn, OR 97068

SUBJECT: ZC-08-02/ MIP-08-04 22810 Weatherhill Road

Dear Mr. Spir,

We request a waiver to substitute the aerial photo instead of showing abutting houses on the plat presented. The aerial better represents the houses on the abutting properties.

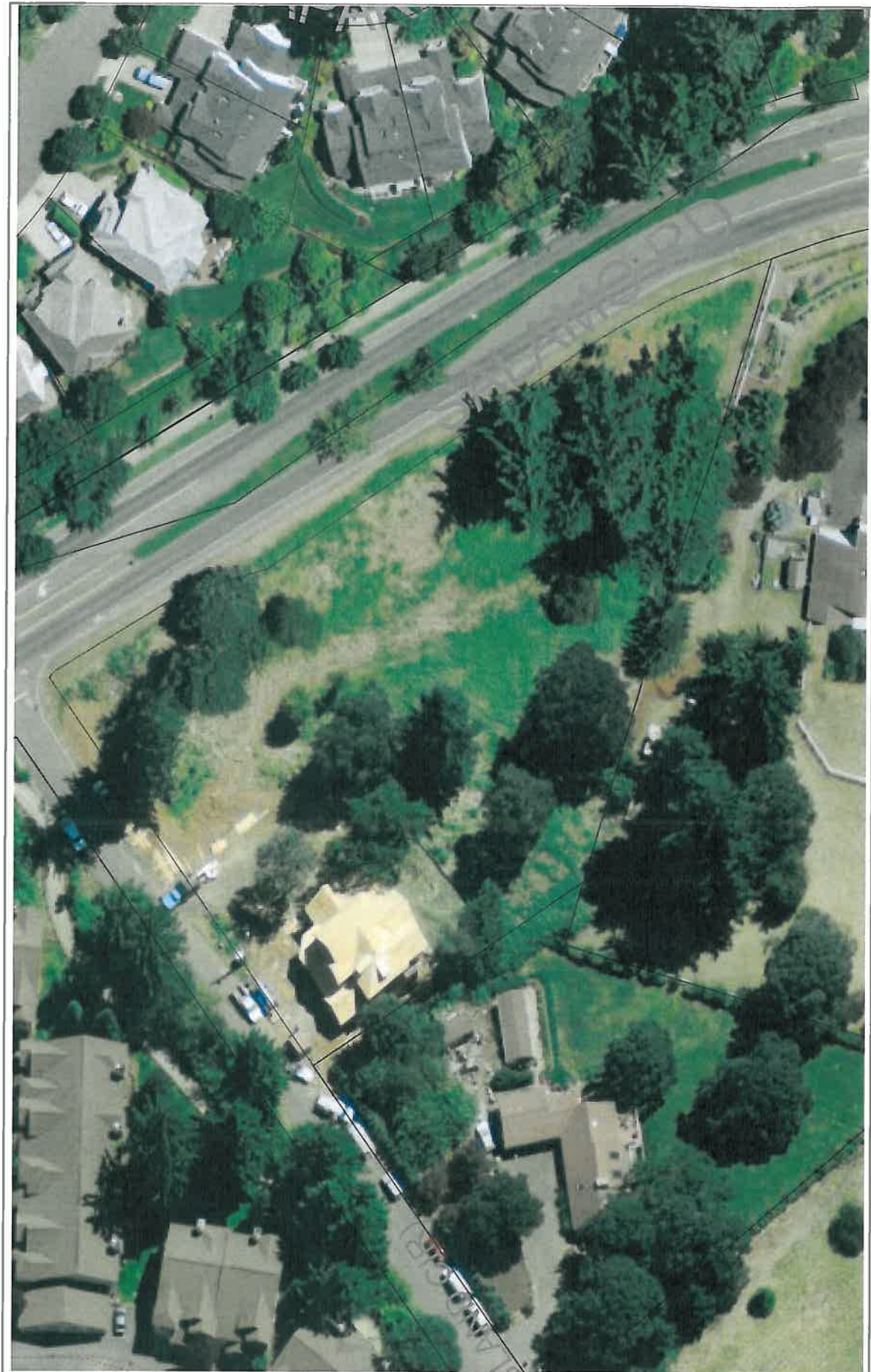
Please contact me at 360-921-6899, or by email at [LMBpermitservice@comcast.net](mailto:LMBpermitservice@comcast.net) if you have any questions or comments regarding this request.

Sincerely,

*Lisa Barker*

Lisa Barker  
LMB Permit Services

A-29



Scale: 088 Feet

City of West Linn GIS (Geographic Information System), SnapMap Date: 2/24/2009

MAP DISCLAIMER:  
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.

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March 12, 2009

City of West Linn  
City Hall  
22500 Salamo Rd  
West Linn, OR 97068

SUBJECT: ZC-08-02/ MIP-08-04 22810 Weatherhill Road

Dear Mr. Spir,

This letter is in response to code Section 85.160.D.3. We are asking to waive the "Tentative Plan" requirement per code.

In order to comply with the county office requirement for review or recording of the "Partition Plat" we ask that your office waive this criterion for better consistency with the county requirement of Identifying as "Partition Plat" for review.

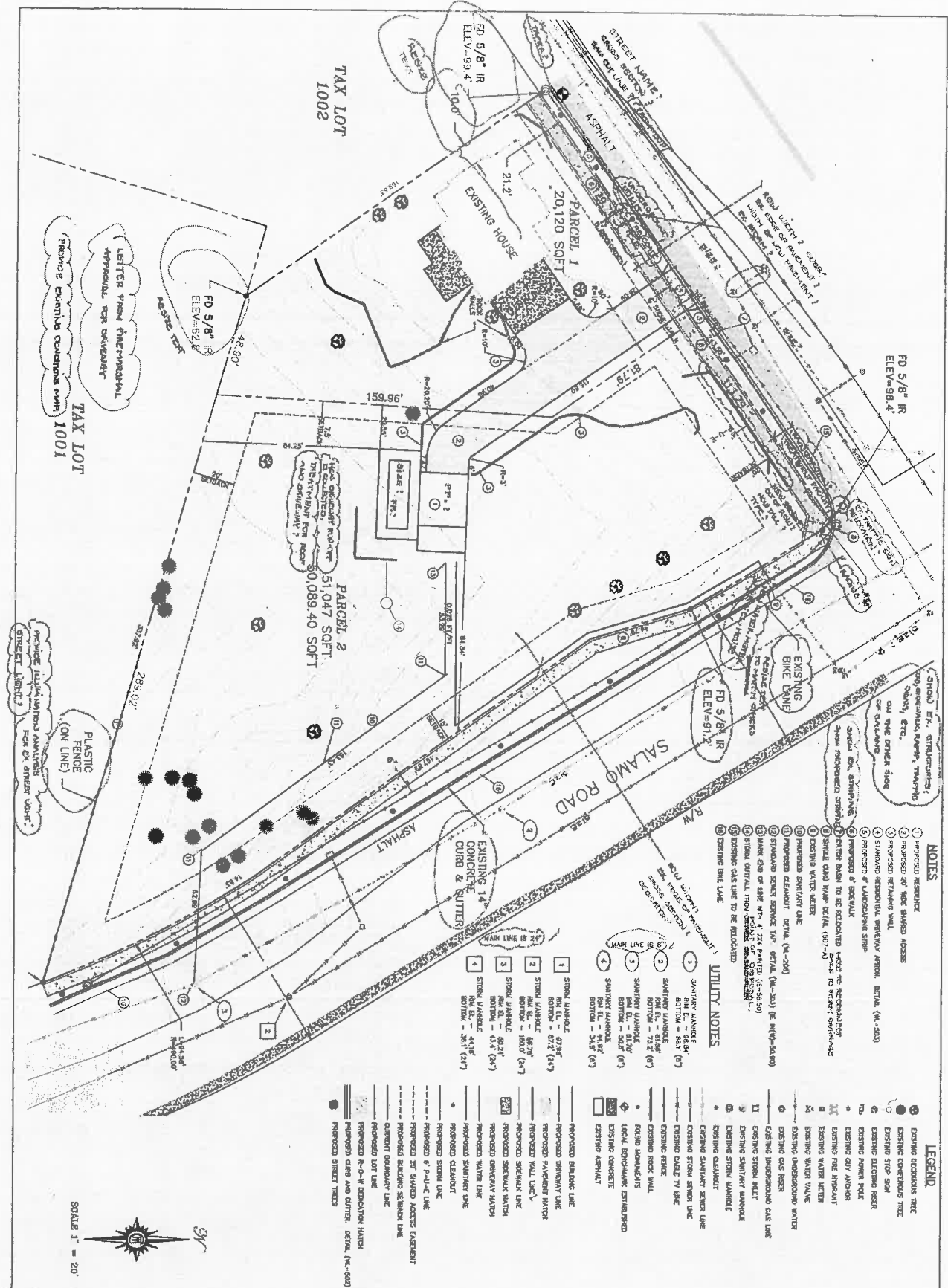
Please contact me at 360-921-6899, or by email at [LMBpermitservice@comcast.net](mailto:LMBpermitservice@comcast.net) if you have any questions or comments regarding this request.

Sincerely,

*Lisa Barker*

Lisa Barker  
LMB Permit Services

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**NOTES**

- 1 PROPOSED RESERVE
- 2 PROPOSED OR NOT SHARED ACCESS
- 3 PROPOSED RETAINING WALL
- 4 PROPOSED RECREATIONAL DRIVEWAY APPROX. DETAIL (N-303)
- 5 PROPOSED LANDSCAPING STRIP
- 6 PROPOSED 6" SIDEWALK
- 7 SHOW CON. STAIRING DETAIL BASE TO BE RELOCATED UPON TO RECONSTRUCTURE
- 8 SHOW PROPOSED STAIRING DETAIL BASE TO BE RELOCATED UPON TO RECONSTRUCTURE
- 9 SHEET OVER RAIN DETAIL (S0-2)
- 10 EXISTING WATER LETTERS
- 11 PROPOSED SANITARY LINE
- 12 PROPOSED SANITARY LINE
- 13 STANDBY SERVICE TIE DETAIL (N-203)
- 14 MAIN GAS OR LINE 8" (4" FOR 100' MAX) (S-40-S0)
- 15 STANDBY GAS OR LINE 8" (4" FOR 100' MAX) (S-40-S0)
- 16 STANDBY GAS OR LINE 8" (4" FOR 100' MAX) (S-40-S0)
- 17 EXISTING GAS LINE TO BE RELOCATED
- 18 EXISTING GAS LINE

**UTILITY NOTES**

- 1 SANITARY MANHOLE  
R/W E.L. - 88.4'  
BOTTOM - 87.2' (A1)
- 2 SANITARY MANHOLE  
R/W E.L. - 81.6'  
BOTTOM - 73.2' (B)
- 3 SANITARY MANHOLE  
R/W E.L. - 50.2'  
BOTTOM - 34.7' (C)
- 4 SANITARY MANHOLE  
R/W E.L. - 41.8'  
BOTTOM - 34.7' (D)
- 5 STORM MANHOLE  
R/W E.L. - 67.2' (A1)
- 6 STORM MANHOLE  
R/W E.L. - 68.2'  
BOTTOM - 18.0' (A1)
- 7 STORM MANHOLE  
R/W E.L. - 50.2'  
BOTTOM - 4.7' (A1)
- 8 STORM MANHOLE  
R/W E.L. - 41.8'  
BOTTOM - 34.7' (A1)

**LEGEND**

- EXISTING DECORATIVE FENCE
- EXISTING CONCRETE STAIR
- EXISTING STOP SIGN
- EXISTING ELECTRIC RISER
- EXISTING POWER POLE
- EXISTING GUY ANCHOR
- EXISTING FIRE HYDRANT
- EXISTING WATER LETTERS
- EXISTING WATER VALVE
- EXISTING UNDERGROUND WATER
- EXISTING GAS RISER
- EXISTING UNDERGROUND GAS LINE
- EXISTING STORM ALLET
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CULVERT
- EXISTING SANITARY SERVICE LINE
- EXISTING STORM SERVICE LINE
- EXISTING CHASE TV LINE
- EXISTING FENCE
- EXISTING ROCK WALL
- LOCAL BENCHMARK ESTABLISHED
- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED BUILDING LINE
- PROPOSED DRIVEWAY LINE
- PROPOSED DRIVEWAY MATCH
- PROPOSED WALL LINE
- PROPOSED SIDEWALK LINE
- PROPOSED SIDEWALK MATCH
- PROPOSED DRIVEWAY MATCH
- PROPOSED WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED SANITARY MATCH
- PROPOSED STORM LINE
- PROPOSED P-4-42 LINE
- PROPOSED 30' SHARED ACCESS EQUIPMENT
- PROPOSED DRIVEWAY STRUCK LINE
- CLIENT BOUNDARY LINE
- PROPOSED LOT LINE
- PROPOSED R-0-W DEDICATION MATCH
- PROPOSED CURB AND GUTTER DETAIL (N-303)
- PROPOSED STREET TREES



**MAPPING TEAM**

CONSTRUCTION

ACCOUNT #

DATE

SCALE TO ACCOUNT #

REVISIONS

DATE

BY

CHANGED BY

DATE

BY

CHANGED BY

DATE

BY

CHANGED BY

DATE

## SITE PLAN

BILL DENNING RESIDENCE  
22610 WEATHERHILL ROAD  
WEST LINN OREGON

A-302

Bill Denning  
Construction, Inc.



# SLOPE ANALYSIS

BILL DENNING RESIDENCE  
2310 WEATHERHILL ROAD  
WEST LINN, OREGON

COMPASSION TEAM  
MAPPING  
BILL DENNING RESIDENCE  
2310 WEATHERHILL ROAD  
WEST LINN, OREGON 97141  
DATE: 08/24/2011  
TIME: 10:00 AM

### LEGEND

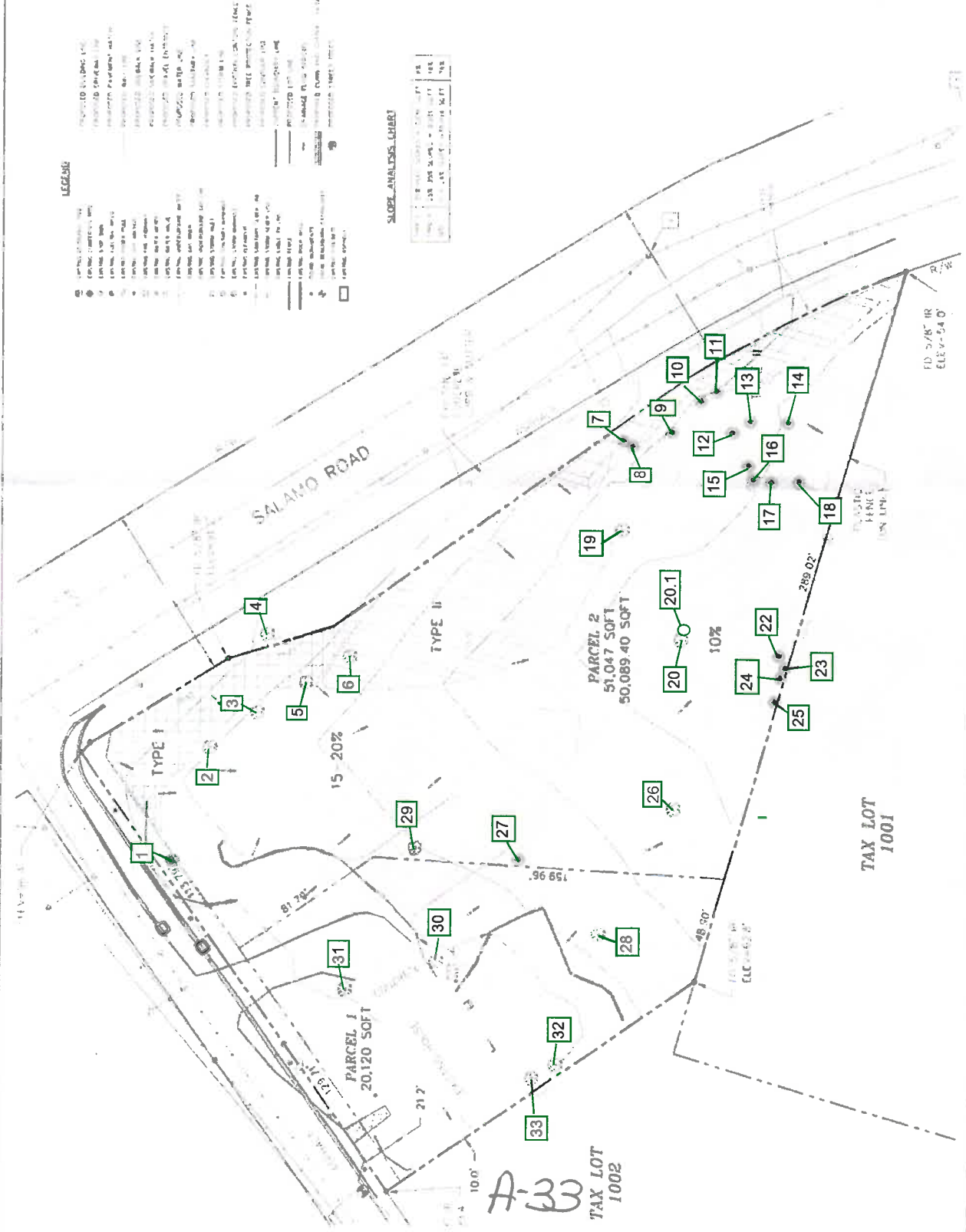
- 1. PROPOSED BUILDING FOOTPRINT
- 2. EXISTING DRIVEWAY
- 3. EXISTING DRIVEWAY
- 4. EXISTING DRIVEWAY
- 5. EXISTING DRIVEWAY
- 6. EXISTING DRIVEWAY
- 7. EXISTING DRIVEWAY
- 8. EXISTING DRIVEWAY
- 9. EXISTING DRIVEWAY
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- 11. EXISTING DRIVEWAY
- 12. EXISTING DRIVEWAY
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- 22. EXISTING DRIVEWAY
- 23. EXISTING DRIVEWAY
- 24. EXISTING DRIVEWAY
- 25. EXISTING DRIVEWAY
- 26. EXISTING DRIVEWAY
- 27. EXISTING DRIVEWAY
- 28. EXISTING DRIVEWAY
- 29. EXISTING DRIVEWAY
- 30. EXISTING DRIVEWAY
- 31. EXISTING DRIVEWAY
- 32. EXISTING DRIVEWAY
- 33. EXISTING DRIVEWAY

### SLOPE ANALYSIS LEGEND

SLOPE	COLOR	LINE STYLE	THICKNESS
15-20%	Light Green	Solid	2
20-30%	Medium Green	Solid	3
30-40%	Dark Green	Solid	4
40-50%	Very Dark Green	Solid	5
50-60%	Black	Solid	6
60-70%	Black	Solid	7
70-80%	Black	Solid	8
80-90%	Black	Solid	9
90-100%	Black	Solid	10



SCALE: 1" = 20'



A-33  
TAX LOT 1002

Name: Denning		Locatio 22810 Wearherhill Rd.							
Date: 1/28/2009									
NO.	COMMON NAME	BOTANICAL NAME	DBH	CONDITION	STRUCTURE	COMMENTS			
1	Douglas Fir	<i>Pseudotsuga menziesii</i>	43	Fair	Good	Thinning crown.			
2	Oregon White Oak	<i>Quercus garryana</i>	15	Good	Good				
3	Oregon White Oak	<i>Quercus garryana</i>	23	Good	Good	2 stems,16,17. Root zone over filled on eastside.			
4	Oregon White Oak	<i>Quercus garryana</i>	20	Fair	Good	Root zone over filled. 3" diameter cavity on east side.			
5	Sweet Cherry	<i>Prunus avium</i>	10	Fair	Fair	Moderate root damage on east side.			
6	Plum	<i>Prunus sp.</i>	10	Fair	Fair				
7	Douglas Fir	<i>Pseudotsuga menziesii</i>	19	Fair	Fair	Root zone over filled.			
8	Douglas Fir	<i>Pseudotsuga menziesii</i>	34	Fair	Fair	Root zone over filled on east side.			
9	Douglas Fir	<i>Pseudotsuga menziesii</i>	31	Good	Good				
10	Oregon White Oak	<i>Quercus garryana</i>	9	Poor	Poor	Suppressed.			
11	Douglas Fir	<i>Pseudotsuga menziesii</i>	32	Good	Good	Root zone over filled on east side.			
12	Douglas Fir	<i>Pseudotsuga menziesii</i>	32	Good	Good				
13	Douglas Fir	<i>Pseudotsuga menziesii</i>	22	Good	Good	Recent 3" diameter mechanical injury at 4' above ground on north side.			
14	Douglas Fir	<i>Pseudotsuga menziesii</i>	38	Good	Good				
15	Douglas Fir	<i>Pseudotsuga menziesii</i>	14	Poor	Poor	3/8" diameter steel rods in trunk at 4.5' & 5' above ground on east side. 2 1/2" pipe child's awing support grown into trunk at 8' above ground on north side.			
16	Douglas Fir	<i>Pseudotsuga menziesii</i>	27	Dead					
17	Douglas Fir	<i>Pseudotsuga menziesii</i>	30	Good	Good	3"x10" wood beam mounted in trunk at 9' above ground on south side.			
18	Douglas Fir	<i>Pseudotsuga menziesii</i>	42	Good	Good	Other end of 3"x10" wood beam mounted in trunk at 9' above ground on north side.			
19	Common Hawthorne	<i>Crataegus monogyna</i>	13	Fair	Good	7 stems 6,6,4,5,5,4,5.			
20	Common Hawthorne	<i>Crataegus monogyna</i>	13	Poor	Fair	Measured at 1' above ground .			
20.1	Common Hawthorne	<i>Crataegus monogyna</i>	7	Poor	Fair	Measured at 1' above ground . 18" east of #20			

A-34

21	Plum	<i>Prunus sp.</i>	4	Poor	Poor	Severe bark inclusion in lower bole. Remaining stem of what was once a 2 stem tree.
22	Norway Spruce	<i>Picea abies</i>	10	Poor	Poor	Lost top.
23	Scotch Pine	<i>Pinus sylvestris</i>	11	Fair	Fair	
24	Norway Spruce	<i>Picea abies</i>	10	Fair	Fair	
25	Norway Spruce	<i>Picea abies</i>	12	Good	Good	
26	Oregon White Oak	<i>Quercus garryana</i>	32	Good	Good	
27	Douglas Fir	<i>Pseudotsuga menziesii</i>	33	Good	Good	
28	Oregon White Oak	<i>Quercus garryana</i>	22	Good	Good	
29	Oregon White Oak	<i>Quercus garryana</i>	37	Good	Good	2 stems 30,21.
30	Oregon White Oak	<i>Quercus garryana</i>	27	Fair	Good	Some root damage on south side.
31	Oregon White Oak	<i>Quercus garryana</i>	26	Poor	Fair	2 stems 20,17. Recent grade changes plus irrigation.
32	Willow	<i>Salix sp.</i>	20	Very Poor	Poor	5 stems 13,13,5,5,4. Large trunk cavities.
33	Pacific Dogwood	<i>Cornus nuttallii</i>	15	Fair	Fair	Previous failure of one 13" stem at 8' above ground.

A-35





3/19/09

Incomplete response for 22810 Weatherhill Road

Street Improvements:

1. Site plan has been modified to show a 9' Right of Way dedication. Typical section has been modified to also show 9' dedication
2. Detailed cross section has been provided for Weatherhill Road on the Site Plan.
3. A note has been placed on the Site Plan indicating the relocation of the existing power pole per PGE and City of West Linn review.
4. Illumination analysis has been provided. Please note that exact location and photo matrix will be provided during site development permitting.
5. New street light locations are illustrated on the revised Site Plan.

Water Improvements:

6. Existing home water meter indicated on the Existing Conditions plan.
7. Proposed water meter is indicated on the Existing Conditions plan and on the revised Site Plan. The existing water meter on Solomo is to be reused for the proposed home.

Mel Jones  
Project Manager

3/23/09

Incomplete response for 22810 Weatherhill Road

Planning:

1. Section 85.160(E)(5) Tree Inventory, I have submitted a letter requesting waiver of this requirement on 3/23/09 via email.
2. (E)(8) Zoning is clearly shown on lot or adjacent lots reflected on the revised Existing Conditions Sheet
3. Section 85.170(A)(7) Table & Calculations are provided on the revised Shadow Plan.

This should complete all requirements for Engineering and Planning.

Lisa Barker  
LMB Permit Services

A37

March 20, 2009

City of West Linn  
City Hall  
22500 Salamo Rd  
West Linn, OR 97068

SUBJECT: ZC-08-02/ MIP-08-04 22810 Weatherhill Road

Dear Mr. Spir,

We request a waiver for the Tree Inventory requirement, Section 85.160 (E)(5). Based on the understanding that all significant trees are being retained on site.

Please contact me at 360-921-6899, or by email at [LMBpermitservice@comcast.net](mailto:LMBpermitservice@comcast.net) if you have any questions or comments regarding this request.

Sincerely,

*Lisa Barker*

Lisa Barker  
LMB Permit Services

A-38

West Linn

# DEVELOPMENT REVIEW APPLICATION

3

TYPE OF REVIEW (Please check all boxes that apply):

- |                                     |  |                                     |   |
|-------------------------------------|--|-------------------------------------|---|
| <input type="checkbox"/>            | Annexation                                 | <input type="checkbox"/>            | Non-Conforming Lots, Uses & Structures    |
| <input type="checkbox"/>            | Appeal and Review                          | <input type="checkbox"/>            | One-Year Extension                        |
| <input type="checkbox"/>            | Conditional Use                            | <input type="checkbox"/>            | Planned Unit Development                  |
| <input type="checkbox"/>            | Design Review                              | <input type="checkbox"/>            | Pre-Application Meeting                   |
| <input type="checkbox"/>            | Easement Vacation                          | <input checked="" type="checkbox"/> | Quasi-Judicial Plan or <u>Zone Change</u> |
| <input type="checkbox"/>            | Extraterritorial Ext. of Utilities         | <input type="checkbox"/>            | Sidewalk Use App                          |
| <input type="checkbox"/>            | Final Plat or Plan                         | <input type="checkbox"/>            | Sign Review                               |
| <input type="checkbox"/>            | Flood Plain Construction                   | <input type="checkbox"/>            | Street Vacation                           |
| <input type="checkbox"/>            | Hillside Protection and Erosion Control    | <input type="checkbox"/>            | Subdivision                               |
| <input type="checkbox"/>            | Historic District Review                   | <input type="checkbox"/>            | Temporary Uses                            |
| <input type="checkbox"/>            | Legislative Plan or Change                 | <input type="checkbox"/>            | Tualatin River Greenway                   |
| <input type="checkbox"/>            | Home Occupation/App                        | <input type="checkbox"/>            | Variance                                  |
| <input type="checkbox"/>            | Lot Line Adjustment                        | <input type="checkbox"/>            | Wetland                                   |
| <input checked="" type="checkbox"/> | Minor Partition (Preliminary Plat or Plan) | <input type="checkbox"/>            | Willamette River Greenway                 |
| <input type="checkbox"/>            | Natural Drainageway Protection             | <input type="checkbox"/>            | Other/Misc                                |

TOTAL FEES/DEPOSIT # 2170 + 2800 DEPOSITS 303-351-4473

OWNER'S WILLIAM DEHNING ADDRESS 3051 FOXDALE WASH 97068 CITY ZIP PHONE(res. & bus.)

APPLICANT'S LISA BARKER ADDRESS 307 NW 11th Ave CITY Battle Ground WA ZIP 98604 PHONE(res. & bus.) 360-921-6899

CONSULTANT ADDRESS CITY ZIP PHONE

SITE LOCATION 22810 WEATHERHILL Rd

Assessor's Map No.: 21E 35A Tax Lot(s): 01000 Total Land Area: 1.67 ACRES

- All application fees are non-refundable (excluding deposits).
- The owner/applicant or their representative should be present at all public hearings.
- A denial or grant may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- Three (3) complete hard-copy sets of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted on CD in PDF format.

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application.

SIGNATURE OF PROPERTY OWNER(S) [Signature] Date \_\_\_\_\_

SIGNATURE OF APPLICANT(S) [Signature] Date 9-29-08

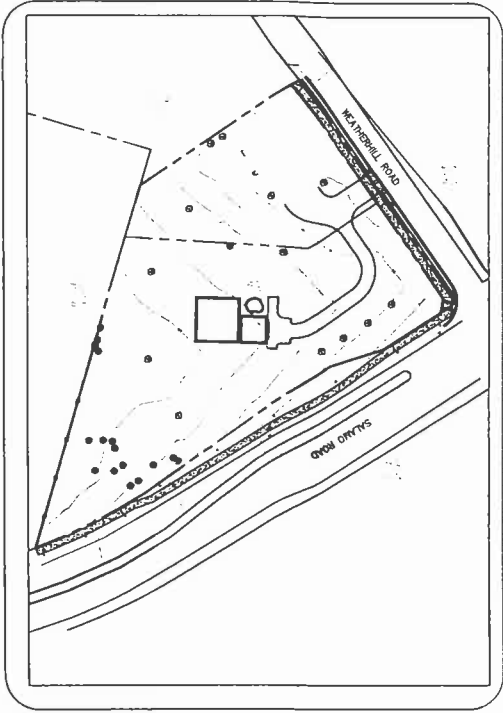
BY SIGNING THIS APPLICATION, THE CITY IS AUTHORIZED REASONABLE ACCESS TO THE PROPERTY. ACCEPTANCE OF THIS APPLICATION DOES NOT INFER A COMPLETE SUBMITTAL. COMPLETENESS WILL BE DETERMINED WITHIN 30 DAYS OF SUBMITTAL.

A-39  
**PLANNING AND BUILDING; 22500 SALAMO RD #1000; WEST LINN, OR 97068;  
PHONE: 656-4211 FAX: 656-4106<sup>1</sup>**

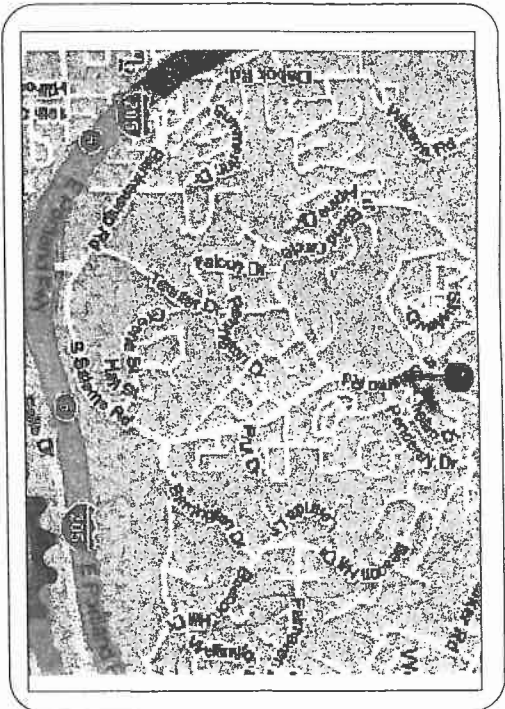
# SITE DRAWINGS

# DENNING RESIDENCE

RESIDENTIAL PARTITION  
THE CITY OF WEST LINN, OREGON



**SITE PLAN**  
SCALE: NOT TO SCALE



**VICINITY MAP**  
SCALE: NOT TO SCALE

## PROJECT TEAM

**DEVELOPER**  
BILL DENNING  
22810 WEATHERHILL RD  
WEST LINN, OREGON 97068  
CONTACT: BILL DENNING

**APPLICANT/PLANNER**  
LUB PERMIT SERVICES  
307 NW 16TH AVE.  
PORTLAND, OREGON 97204  
CONTACT: LISA BARKER

**OWNER**  
BILL DENNING  
22810 WEATHERHILL RD  
WEST LINN, OREGON 97068  
CONTACT: BILL DENNING

**CIVIL DESIGN**  
RUCKER LOC, LLC  
805 SW MACADAM AVE., SUITE 140  
PORTLAND, OREGON 97239  
CONTACT: MEL JONES

**SURVEYOR**  
CONSTRUCTION AND MAPPING TEAM  
5125 SW MACADAM AVE., SUITE 140  
PORTLAND, OREGON 97239  
CONTACT: SHAWN P. FIDLER, PLS

## FLOOD ZONE DETERMINATION

SITE IS NOT LOCATED IN A 100-YEAR FLOOD ZONE.

## SITE INFORMATION

TAX LOT: 1003  
SITE ADDRESS: 22810 WEATHERHILL ROAD  
ZONING: R-40  
GROSS SITE AREA: 77,776 SQ. FT. = 1.78 AC.  
NO DSL PERMIT REQUIRED. ALL WORK IS PROPOSED OUTSIDE OF DSL JURISDICTION.

## SHEET INDEX

- C1.0 TITLE SHEET
- C2.0 EXISTING CONDITIONS
- C3.0 SITE PLAN/UTILITY PLAN
- C4.0 SLOPE ANALYSIS
- C5.0 SLOPE DEDICATION
- C6.0 GRADING/EROSION CONTROL PLAN
- C7.0 PROJECT NOTES
- C8.0 DETAIL SHEET
- C9.0 DETAIL SHEET
- C10.0 SHADOW PLAT

A-40

TITLE SHEET



RECEIVED

MAR 13 2009

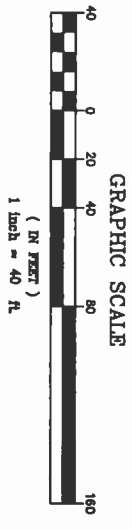
PLANNING & BUILDING  
CITY OF WEST LINN

INT. TIME

DATE	BY

CONSTRUCTION  
MAPPING  
17  
1175 SW 10th  
SUITE 140  
PORTLAND, OREGON 97204  
PHONE: 503-721-8833

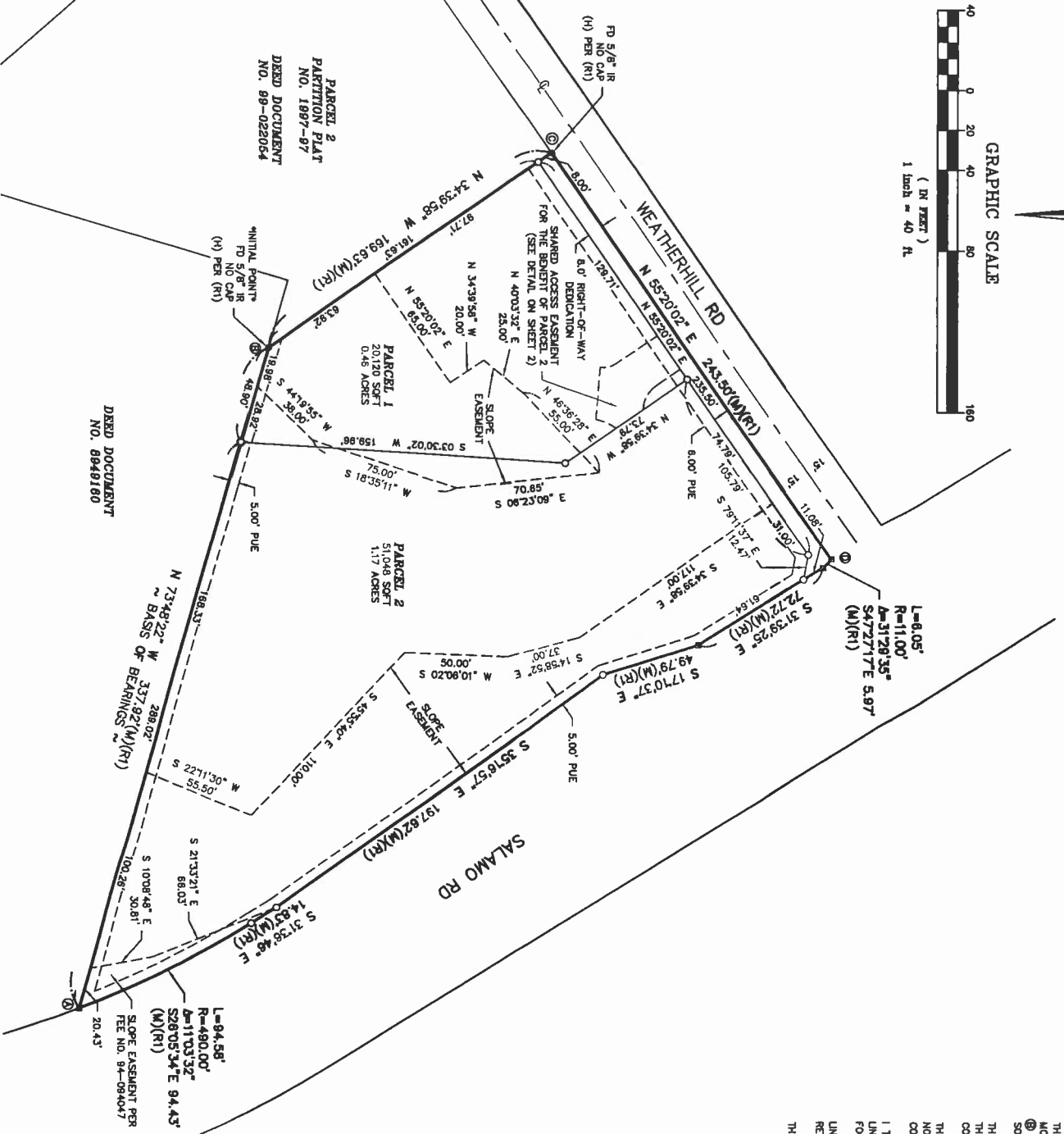
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# PARTITION PLAT

BEING A REPLAT OF PARCEL 3, PARTITION PLAT NO. 1997-97  
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 35,  
 TOWNSHIP 2 SOUTH, RANGE 1 EAST, W.M.,  
 CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON.

DATE: AUGUST 20, 2008  
 SURVEYED FOR: BILL DEHNING  
 ADDRESS: 22810 WEATHERHILL RD  
 WEST LINN, OR 97068



PARCEL 2  
 PARTITION PLAT  
 NO. 1997-97  
 DEED DOCUMENT  
 NO. 99-022054

DEED DOCUMENT  
 NO. 8949180

L=94.58'  
 R=480.00'  
 Δ=110.3332'  
 S26°05'34"E 94.43'  
 (M)(R1)  
 SLOPE EASEMENT PER  
 FEE NO. 94-094047

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE THAT TRACT OF LAND AS DESCRIBED IN DEED DOCUMENT NO. 2007-022334 (PARCEL 3 OF PARTITION PLAT 1997-97) AND PARTITION INTO TWO PARCELS.

THE BASIS OF BEARINGS IS N 73°48'22" W PER PARTITION PLAT 1997-97 FROM FOUND MONUMENT ① AT THE SOUTHEAST CORNER OF PARCEL 3 OF SAID PLAT TO FOUND MONUMENT ② AT THE SOUTHWEST CORNER OF PARCEL 3 OF SAID PLAT. THIS ALSO ESTABLISHED THE SOUTHERLY BOUNDARY LINE OF PARCEL 3 AS SHOWN.

THE SOUTHWESTERLY BOUNDARY LINE WAS ESTABLISHED BY HOLDING FOUND MONUMENT ③ AT THE SOUTHWEST CORNER OF PARCEL 3 AND FOUND MONUMENT ④ AT THE MOST WESTERLY CORNER OF SAID PARCEL WHICH AGREED WITH FOUND MONUMENTS AS SHOWN.

THE NORTHERLY BOUNDARY LINE WAS ESTABLISHED BY HOLDING FOUND MONUMENT ⑤ AT THE NORTHWESTLY CORNER OF PARCEL 3 AND FOUND MONUMENT ⑥ AT THE NORTHEASTLY CORNER OF SAID PARCEL WHICH AGREED WITH FOUND MONUMENTS AS SHOWN.

I THEN HEED IN EVERY DETAIL TO PARTITION PLAT 1997-97 TO CREATE THE RIGHT-OF-WAY LINE OF SALAMO ROAD, ALSO BEING THE EASTERLY BOUNDARY LINE, WHICH AGREED WITH FOUND MONUMENTS AS SHOWN.

UNLESS WITHOUT MEASURED BEARINGS AND DISTANCES ARE SHOWN FOR VISUAL REPRESENTATION ONLY.

THE PARTITION LINE BETWEEN THE PARCELS WAS ESTABLISHED PER THE CLIENT'S REQUEST.

### LEGEND

- FOUND MONUMENTS AS NOTED
- FOUND 5/8" IRON ROD WITH YPC
- ▣ INSCRIBED "HERTELL PLS 1888" (H) PER (R1)
- 5/8" X 30" IRON ROD WITH YPC
- INSCRIBED "CMT PLS 50333"
- SET ON: \_\_\_\_\_
- IR - IRON ROD
- FR - FOUND
- YPC - YELLOW PLASTIC CAP
- SN - SURVEY NUMBER
- (R1) - REFERENCE SURVEY NUMBER OR PLAT NAME
- (H) - HELD
- ⊕ - CENTERLINE OF RIGHT-OF-WAY

### REFERENCES

- R1 PARTITION PLAT NO. 1997-97
- R2 PS 28457
- R3 PS 12120

RECAL  
 March 13, 2009  
 A-41

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 SHAWN D. FIDLER  
 503333

SHEET 1 OF 2

CONSTRUCTION

MAPPING TEA



RENEWAL DATE DECEMBER 31, 2009

THIS SURVEY WAS PREPARED USING HERTELTT PACKARD PRODUCT NO. 48-444 ON WMT ARCHIVAL WATERPROOF INKLET FILM

5125 SW MACADAM AVE  
 SUITE 240 (LAND) OR 97239  
 PHONE 503-272-9833 FAX 503-272-2388  
 Z:\309-001\999\309001\PART1.dwg

# PARTITION PLAT

BEING A REPLAT OF PARCEL 3, PARTITION PLAT NO. 1997-97  
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 35,  
 TOWNSHIP 2 SOUTH, RANGE 1 EAST, W.M.,  
 CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON.

DATE: AUGUST 20, 2008  
 SURVEYED FOR: BILL DEHNING  
 ADDRESS: 22810 WEATHERHILL RD  
 WEST LINN, OR 97089

PARTITION PLAT NO. \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I, SHAWN P. FIDLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THIS PARTITION PLAT, BEING PARCEL 3, PARTITION PLAT NO. 1997-97 IN THE NORTHEAST ONE QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT A 5/8" IRON ROD WITH NO CAP AT THE MOST SOUTHWESTERLY CORNER OF PARCEL 3 PARTITION PLAT NO. 1997-97; THENCE NORTH 34°39'58" WEST 189.63 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WEATHERHILL RD; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 55°20'02" EAST 243.50 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SALVADO RD; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SALVADO RD ON A CURVE TO THE RIGHT HAVING A RADIUS OF 11.00 FEET THROUGH A CENTRAL ANGLE OF 31°32'42", AN ARC LENGTH OF 6.05 FEET (CHORD BEARS SOUTH 47°27'17" EAST 5.87 FEET; THENCE SOUTH 31°39'25" EAST 72.72 FEET; THENCE SOUTH 17°03'37" EAST 48.78 FEET; THENCE SOUTH 35°18'57" EAST 197.82 FEET; THENCE SOUTH 31°39'46" EAST 14.83 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 490.00 FEET THROUGH A CENTRAL ANGLE OF 110°33'32", AN ARC LENGTH OF 94.88 FEET (CHORD BEARS SOUTH 28°33'34" EAST 94.43 FEET; THENCE LEAVING A WESTERLY RIGHT-OF-WAY LINE OF SALVADO RD NORTH 73°46'22" WEST 337.82 FEET TO THE INITIAL POINT.

CONTAINING 71,168 SQUARE FEET OR 1.63 ACRES MORE OR LESS.

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WILLIAM D. DEHNING AND MARLYN A. DEHNING ARE THE OWNERS OF THE LAND DEPICTED HEREON AND DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED AND PLATED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES. THIS PLAT IS SUBJECT TO RESTRICTIONS AS NOTED HEREON.

WILLIAM D. DEHNING  
 MARLYN A. DEHNING

## ACKNOWLEDGEMENT

STATE OF OREGON )  
 COUNTY OF CLACKAMAS ) SS  
 KNOW ALL MEN BY THESE PRESENTS ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2008, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED WILLIAM D. DEHNING AND MARLYN A. DEHNING, WHO BEING DULY SWORN, DID SAY THAT THEY EXECUTED THIS INSTRUMENT FREELY AND VOLUNTARILY.

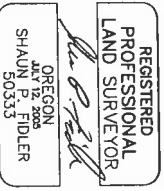
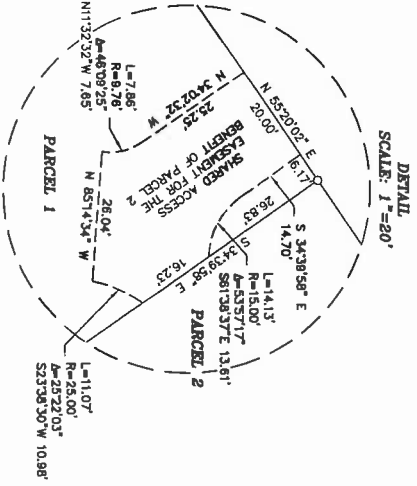
NOTARY SIGNATURE \_\_\_\_\_  
 NOTARY PUBLIC - OREGON \_\_\_\_\_  
 COMMISSION NO. \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

## APPROVALS

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2008  
 CITY OF WEST LINN PLANNING DEPARTMENT  
 BY: \_\_\_\_\_  
 DIRECTOR, PLANNING DEPARTMENT  
 APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2008  
 CLACKAMAS COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2008.  
 APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2008  
 CLACKAMAS COUNTY ASSESSOR AND TAX COLLECTOR  
 BY: \_\_\_\_\_  
 DEPUTY

STATE OF OREGON  
 COUNTY OF CLACKAMAS SS  
 I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION WAS RECEIVED FOR RECORD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2008, AT \_\_\_\_ O'CLOCK \_\_\_\_ M.  
 AS PARTITION PLAT NO. \_\_\_\_\_  
 DOCUMENT NO. \_\_\_\_\_  
 SHERRY HALL, CLACKAMAS COUNTY CLERK  
 BY: \_\_\_\_\_  
 DEPUTY



RENEWAL DATE DECEMBER 31, 2009  
 THIS SURVEY WAS PREPARED USING HERMETT PACKARD  
 PRODUCT NO. 4844A ON WAF ARCHIVAL WATERPROOF INKLET FILM

SHEET 2 OF 2  
 CONSTRUCTION

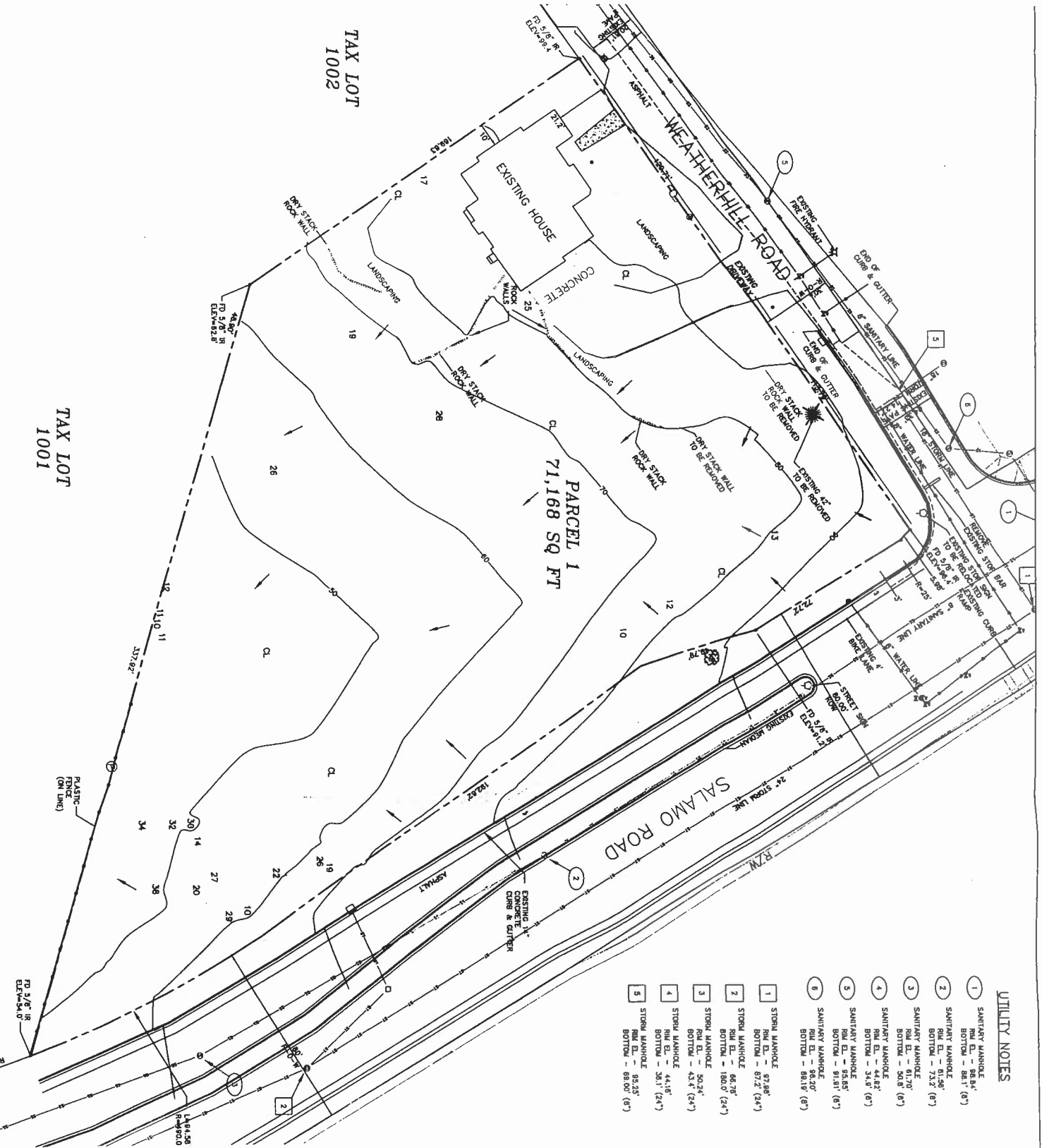


5125 SW MACQUAN AVE  
 SUITE 140 PORTLAND, OR 97239  
 PHONE 503-274-9835 FAX 503-238-24  
 Z:\305-001\4m\305001PART1.dwg

TAX LOT 1002

TAX LOT 1001

PARCEL 1  
71,168 SQ FT



UTILITY NOTES

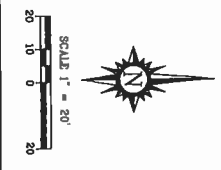
- 1 SANITARY MANHOLE  
RIM EL. - 98.84'  
BOTTOM - 88.1' (8')
- 2 SANITARY MANHOLE  
RIM EL. - 91.32' (8')  
BOTTOM - 71.32' (8')
- 3 SANITARY MANHOLE  
RIM EL. - 84.10'  
BOTTOM - 50.0' (8')
- 4 SANITARY MANHOLE  
RIM EL. - 44.82'  
BOTTOM - 34.0' (8')
- 5 SANITARY MANHOLE  
RIM EL. - 85.85'  
BOTTOM - 81.81' (8')
- 6 SANITARY MANHOLE  
RIM EL. - 86.20'  
BOTTOM - 80.19' (8')
- 1 STORM MANHOLE  
RIM EL. - 67.88'  
BOTTOM - 67.2' (24')
- 2 STORM MANHOLE  
RIM EL. - 66.78'  
BOTTOM - 180.0' (24')
- 3 STORM MANHOLE  
RIM EL. - 50.24'  
BOTTOM - 43.4' (24')
- 4 STORM MANHOLE  
RIM EL. - 44.16'  
BOTTOM - 38.1' (24')
- 5 STORM MANHOLE  
RIM EL. - 55.25'  
BOTTOM - 81.80' (8')

LEGEND

- EXISTING DECADOUS TREE
- ⊙ EXISTING CONIFEROUS TREE
- ⊙ EXISTING STOP SIGN
- ⊙ EXISTING ELECTRIC RISER
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING GUY ANCHOR
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER METER
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING UNDERGROUND WATER
- ⊙ EXISTING GAS RISER
- ⊙ EXISTING UNDERGROUND GAS LINE
- ⊙ EXISTING STORM INLET
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING CLEANOUT
- ⊙ EXISTING SANITARY SEWER LINE
- ⊙ EXISTING STORM SEWER LINE
- ⊙ EXISTING CABLE TV LINE
- ⊙ EXISTING FENCE
- ⊙ EXISTING ROCK WALL
- ⊙ FOUND MONUMENTS
- ⊙ LOCAL BENCHMARK ESTABLISHED
- ⊙ EXISTING CONCRETE
- ⊙ EXISTING ASPHALT

A-43

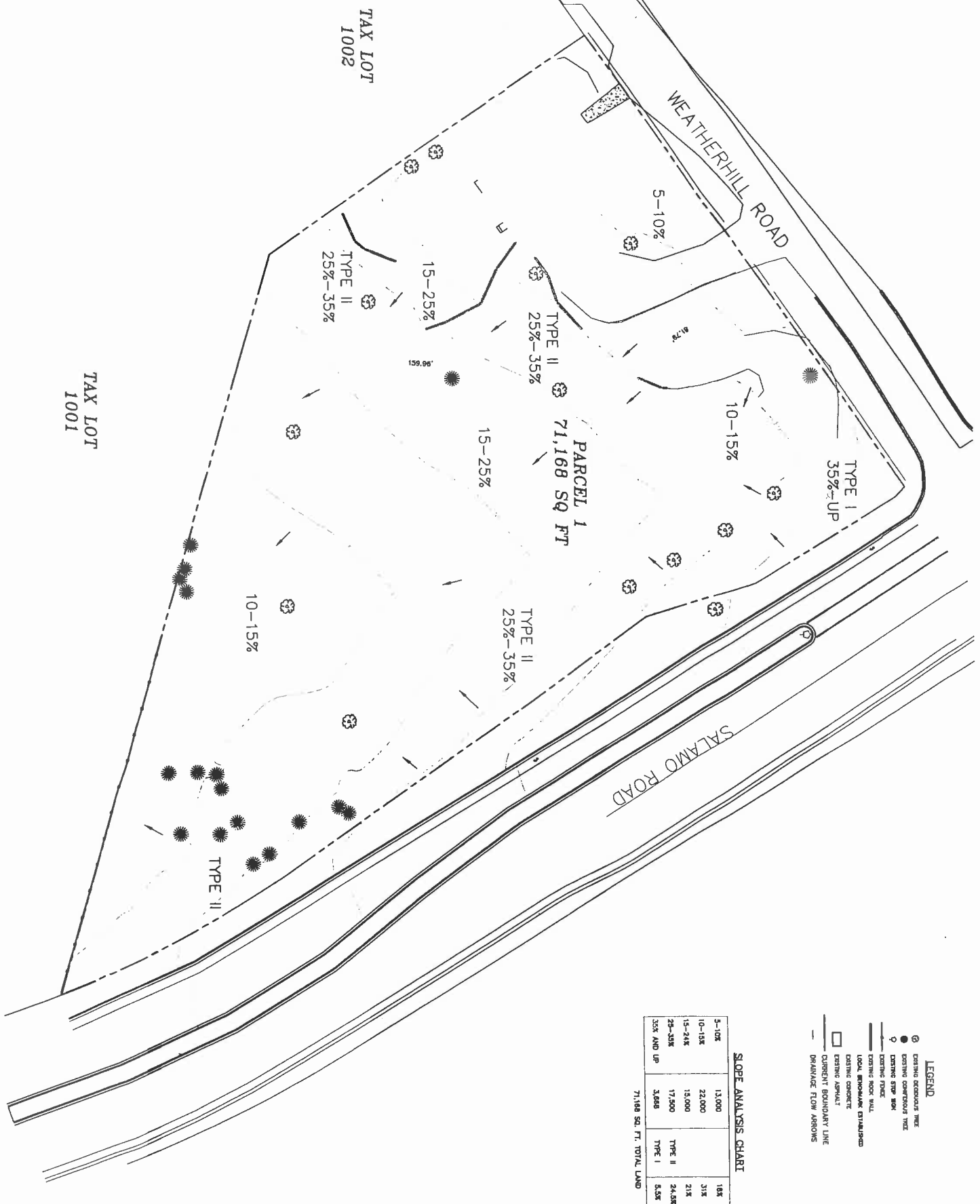
EXISTING CONDITIONS



DATE: 11/11/11  
DRAWN: [unintelligible]  
SCALE: 20'  
CON: [unintelligible]  
MAPPING: [unintelligible]







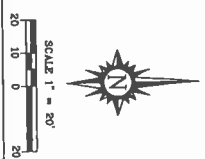
- LEGEND**
- ⊙ EXISTING RECORDS FENCE
  - ⊙ EXISTING CONCRETE FENCE
  - EXISTING SIGN MARK
  - EXISTING FENCE
  - EXISTING ROCK WALL
  - LOCAL BENCHMARK ESTABLISHED
  - EXISTING CONCRETE
  - EXISTING ASPHALT
  - CURRENT BOUNDARY LINE
  - DRAINAGE FLOW ARROWS

**SLOPE ANALYSIS CHART**

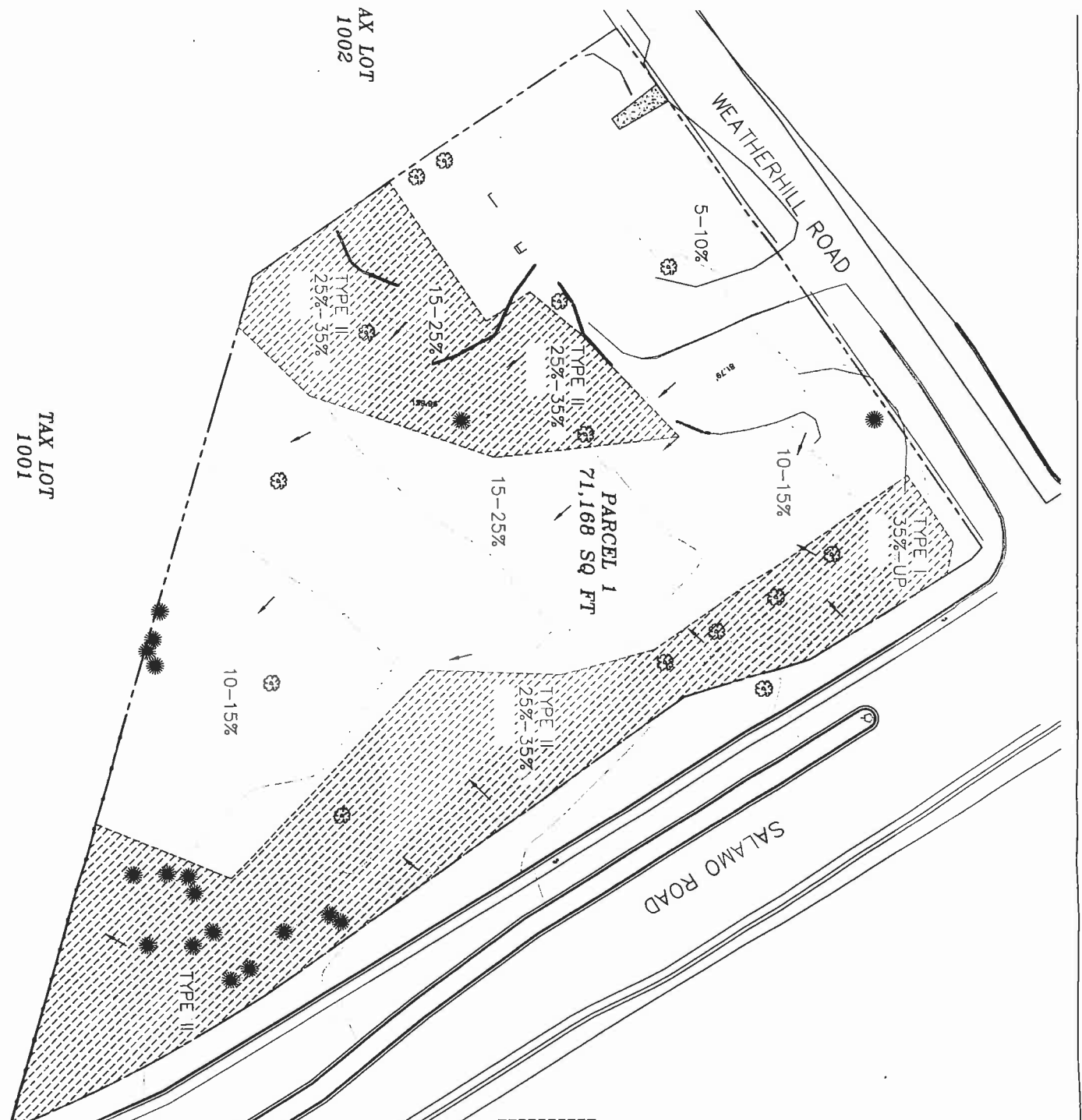
5-10%	13,000	18%
10-15%	22,000	31%
15-25%	15,000	21%
25-35%	17,500	24.5%
35% AND UP	3,668	5.2%
71,168 SQ. FT. TOTAL LAND		

A-45

**SLOPE ANALYSIS**



MAPPIN



- LEGEND**
- ⊙ EXISTING OCCUPANTS TREE
  - ⊙ EXISTING OCCUPANTS TREE
  - EXISTING FLOW SIGN
  - EXISTING FENCE
  - EXISTING ROCK WALL
  - LOCAL ROADWAY ESTABLISHED
  - EXISTING CONCRETE
  - EXISTING ASPHALT
  - CURRENT BOUNDARY LINE
  - DRAINAGE FLOW ARROWS

**SLOPE ANALYSIS CHART**

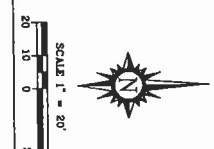
5-10%	13,000	18%
10-15%	22,000	31%
15-24%	15,000	21%
25-35%	17,500	24.5%
35% AND UP	3,668	5.5%
71,168 SQ. FT. TOTAL LAND		

**DEDICATED SLOPE EASEMENT**

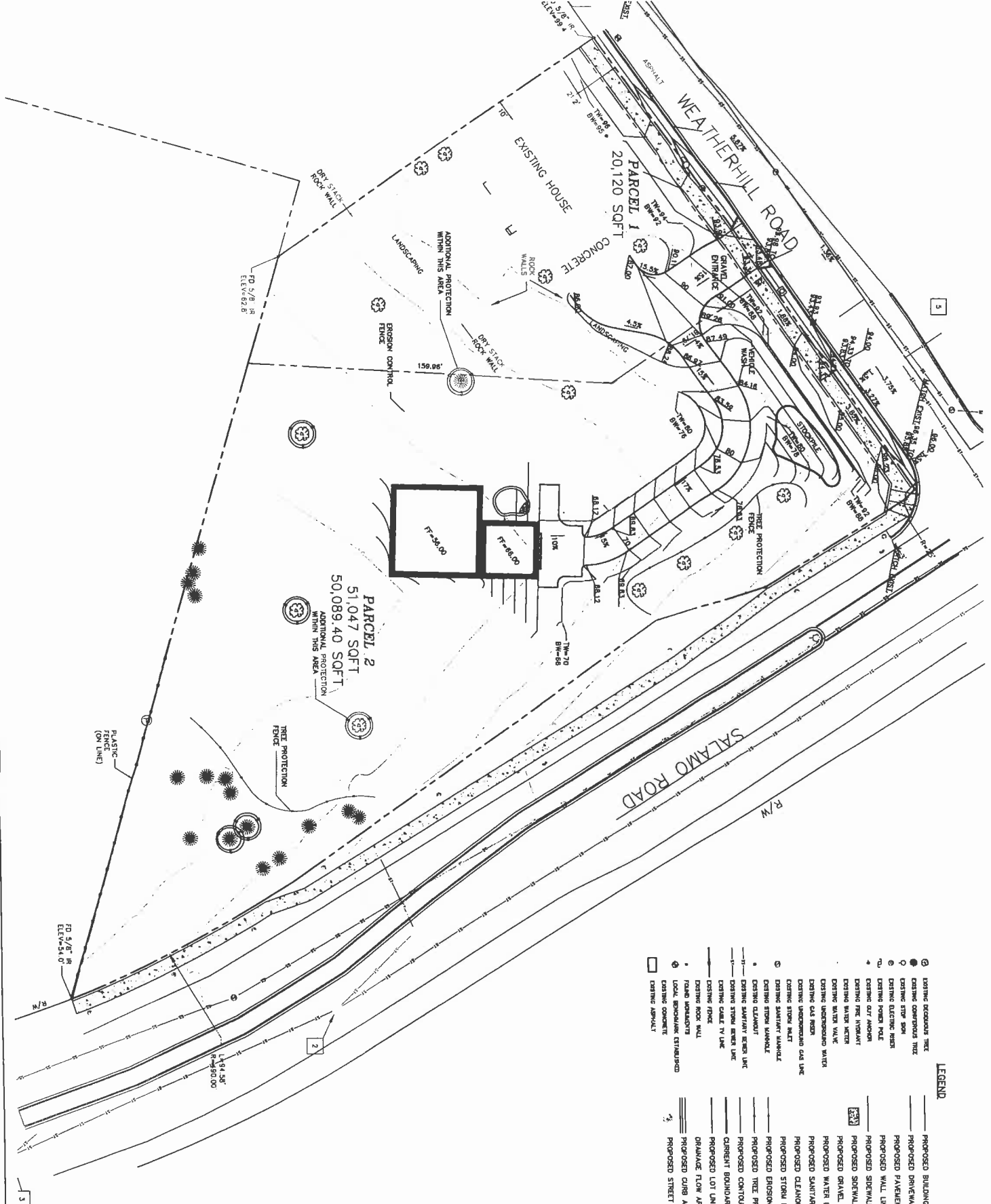
SLOPE	24,115	EASEMENT	38.3%
5-10%	800	2.8	
10-15%	6,100	21.7	
15-24%	1,715	6.9	
25-35%	16,200	57.6	
35% AND UP	3,300	11.7	

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**SLOPE DEDICATION**

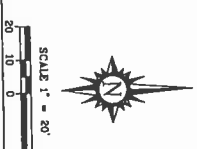


CONS  
MAPPING  
8125 ST  
DART 104 T  
PROX 25000



- LEGEND**
- ⊙ EXISTING OCCASIONAL TREE
  - ⊙ EXISTING COMPACTED MUD
  - ⊙ EXISTING ETP SIGN
  - ⊙ EXISTING ELECTRIC RISER
  - ⊙ EXISTING POWER POLE
  - ⊙ EXISTING CUT ANCHOR
  - ⊙ EXISTING FIRE HYDRANT
  - ⊙ EXISTING WATER METER
  - ⊙ EXISTING WATER VALVE
  - ⊙ EXISTING UNDERGROUND WATER
  - ⊙ EXISTING GAS RISER
  - ⊙ EXISTING UNDERGROUND GAS LINE
  - ⊙ EXISTING STORM MAIN
  - ⊙ EXISTING SANITARY MAIN
  - ⊙ EXISTING STORM EJECTOR LINE
  - ⊙ EXISTING TRENCH EJECTOR LINE
  - ⊙ EXISTING CABLE TV LINE
  - ⊙ EXISTING FENCE
  - ⊙ EXISTING ROCK WALL
  - ⊙ FLOOD INDICATORS
  - ⊙ LOCAL BOUNDARY ESTABLISHED
  - ⊙ EXISTING CONCRETE
  - ⊙ EXISTING ASPHALT
- PROPOSED BUILDING LINE
  - PROPOSED DRIVEWAY LINE
  - PROPOSED PAVEMENT HATCH
  - PROPOSED WALL LINE
  - PROPOSED SIDEWALK LINE
  - PROPOSED SIDEWALK HATCH
  - PROPOSED GRAVEL ENTRANCE
  - PROPOSED WATER LINE
  - PROPOSED SANITARY LINE
  - PROPOSED CLEANOUT
  - PROPOSED STORM LINE
  - PROPOSED EROSION CONTROL FENCE
  - PROPOSED TREE PROTECTION FENCE
  - PROPOSED CONTOUR LINE
  - CURRENT BOUNDARY LINE
  - PROPOSED LOT LINE
  - DRAINAGE FLOW ARROWS
  - PROPOSED CURB AND GUTTER DETAIL (M.-303)
  - PROPOSED STREET TREES

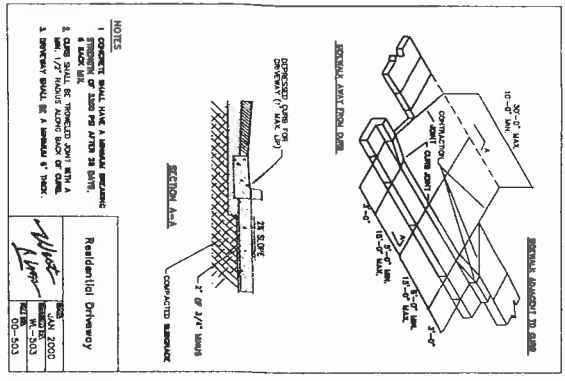
A-47



GRADING / EROSION CONTROL

MAPPILL  
 DRAWN  
 SCALE  
 PROJECT

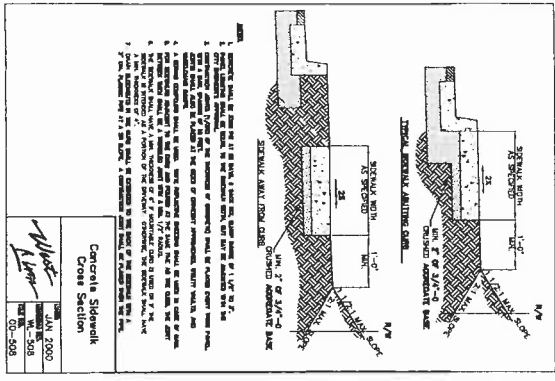




**NOTES**

1. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 4000 PSI.
2. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
3. SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.
4. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
5. SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.

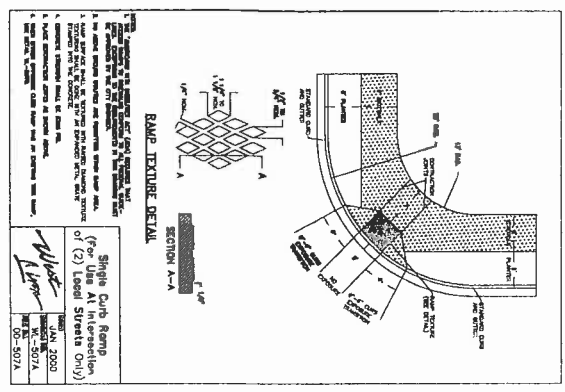
Residential Driveway  
 DATE: JAN 2000  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT NO.: 00-503



**NOTES**

1. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 4000 PSI.
2. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
3. SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.
4. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
5. SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.

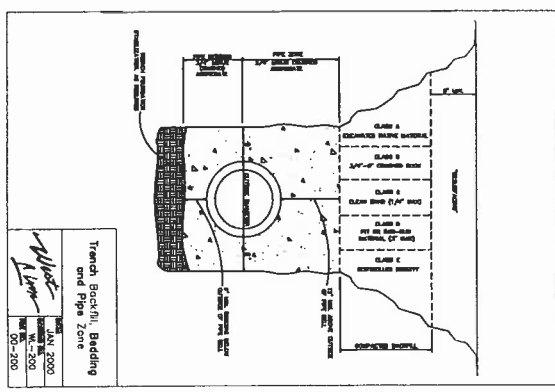
Carroll's Sidewalk  
 Cross Section  
 DATE: JAN 2000  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT NO.: 00-503



**NOTES**

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2. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
3. SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.
4. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
5. SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.

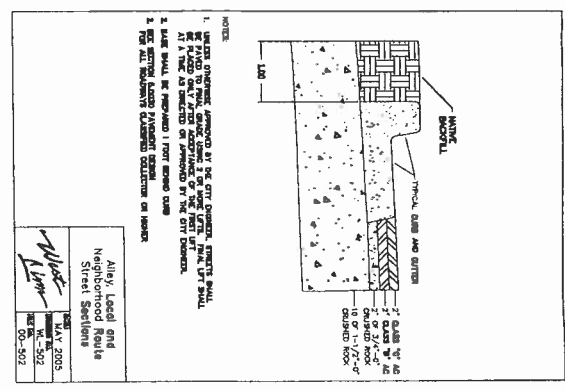
Single Club Ramp  
 (For Use At Intersections  
 of (2) Labeled Streets Only)  
 DATE: JAN 2000  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT NO.: 00-507A



**NOTES**

1. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 4000 PSI.
2. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
3. SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.
4. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
5. SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.

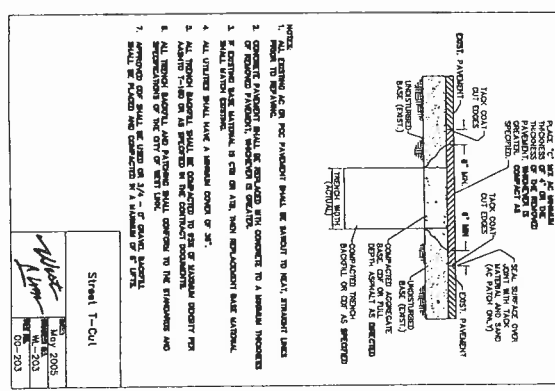
Trench Backfill, Bedding  
 and Pipe Zone  
 DATE: JAN 2000  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT NO.: 00-200



**NOTES**

1. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 4000 PSI.
2. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
3. SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.
4. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
5. SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.

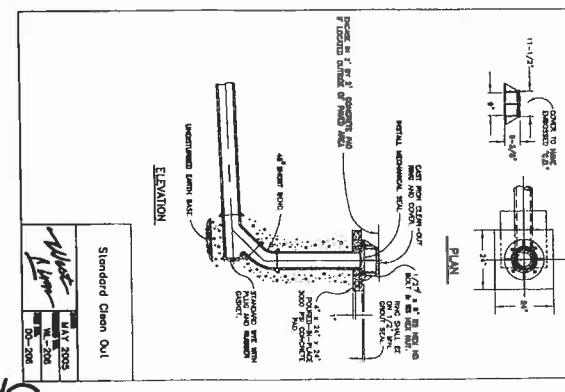
Alley, Label and  
 Neighborhood Route  
 Street Section  
 DATE: JAN 2000  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT NO.: 00-502



**NOTES**

1. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 4000 PSI.
2. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
3. SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.
4. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
5. SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.

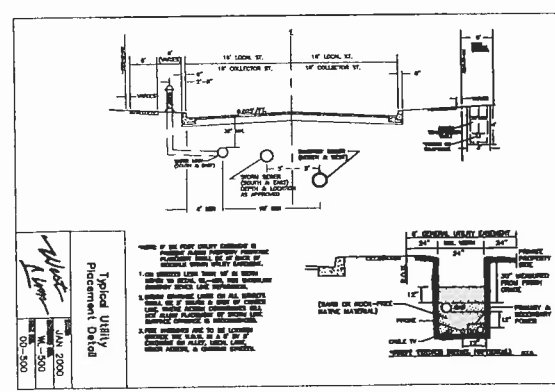
Street T-Out  
 DATE: JAN 2000  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT NO.: 00-203



**NOTES**

1. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 4000 PSI.
2. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
3. SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.
4. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
5. SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.

Standard Clean Out  
 DATE: JAN 2000  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT NO.: 00-208



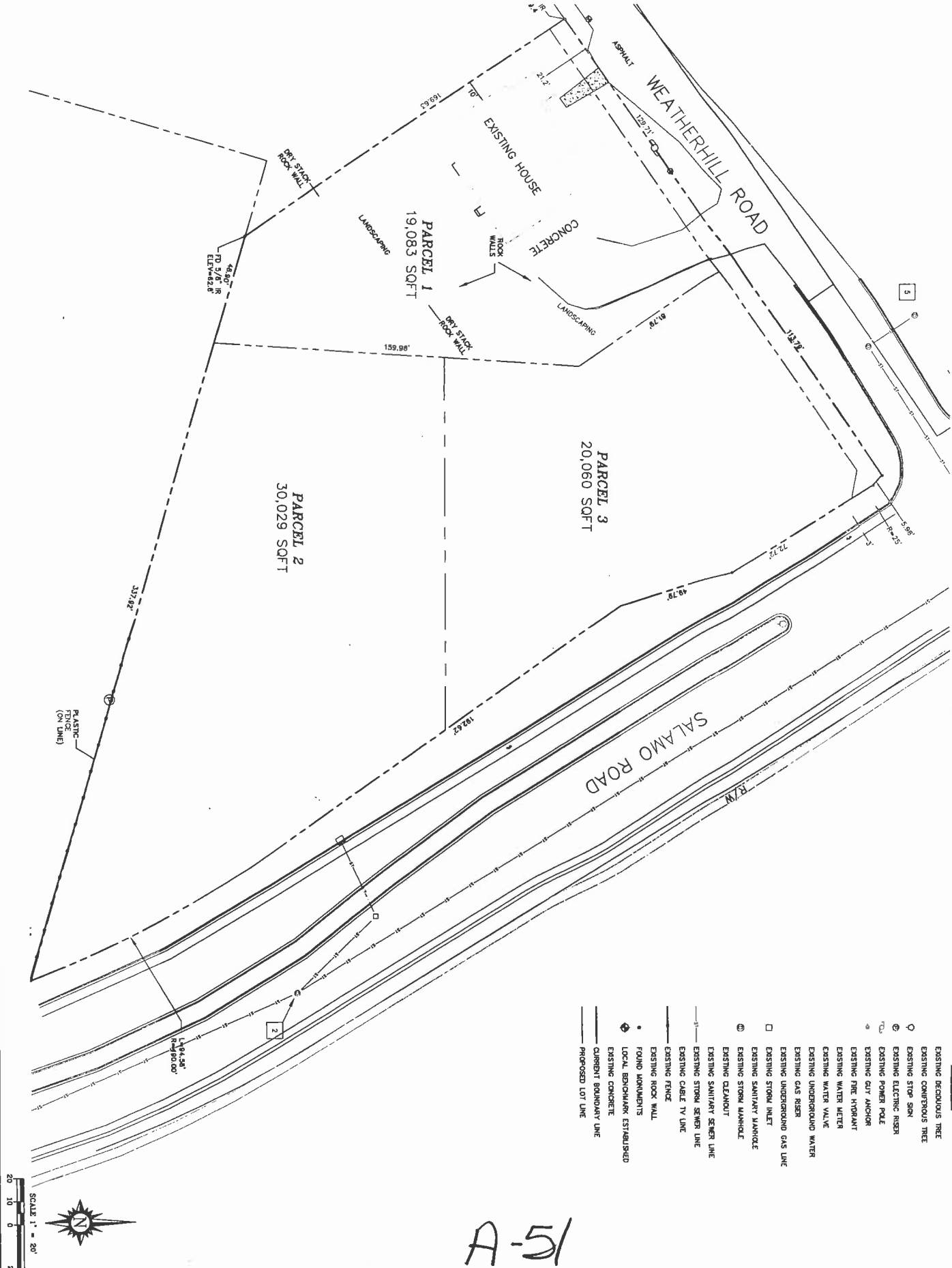
**NOTES**

1. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 4000 PSI.
2. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
3. SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.
4. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
5. SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.

Typical Utility  
 Placement Detail  
 DATE: JAN 2000  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT NO.: 00-200

A-49





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**LEGEND**

- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING STOP SIGN
- ⊙ EXISTING ELECTRIC RISER
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING GUY ANCHOR
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER METER
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING UNDERGROUND WATER
- ⊙ EXISTING GAS RISER
- ⊙ EXISTING UNDERGROUND GAS LINE
- EXISTING STORM INLET
- EXISTING SANITARY MANHOLE
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING CLEANOUT
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING CABLE TV LINE
- EXISTING FENCE
- EXISTING ROCK WALL
- FOUND MONUMENTS
- LOCAL BENCHMARK ESTABLISHED
- EXISTING CONCRETE
- CURRENT BOUNDARY LINE
- PROPOSED LOT LINE

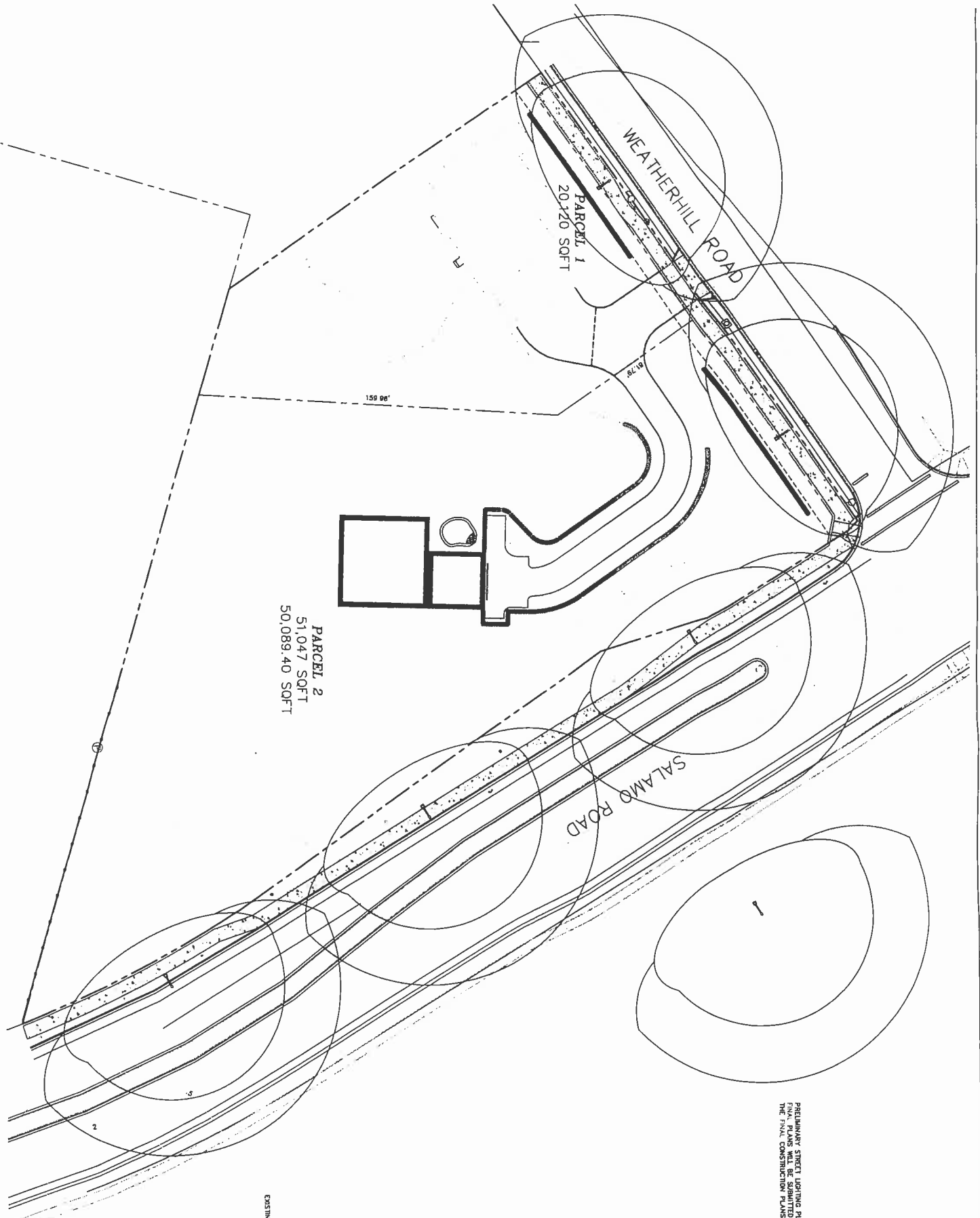
**SHADOW PLAN**

BILL DENNING RESIDENCE  
 22810 WEATHERHILL ROAD  
 WEST LINN OREGON



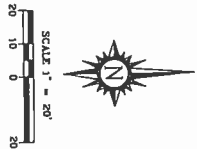
1725 SE Linnway Ave  
 Suite 100 Portland, OR 97206  
 Phone: 503-725-8557 Fax: 503-238-9477

DATE: 02/12/2013  
 SCALE: 20' = 1" (AS SHOWN)  
 DRAWN: M.J. CHECKED: M.J.  
 ACCOUNT: DENNING  
 CONSTRUCTION TEAM



PRELIMINARY STREET LIGHTING PLAN  
FINAL PLANS WILL BE SUBMITTED WITH  
THE FINAL CONSTRUCTION PLANS

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PHOTOMATRIX

DATE: 01/15/14	PROJECT: 2012-2742-4
DRAWN: M.L.U.	SCALE: 20'
FE	
CONTS	
MAPPING	

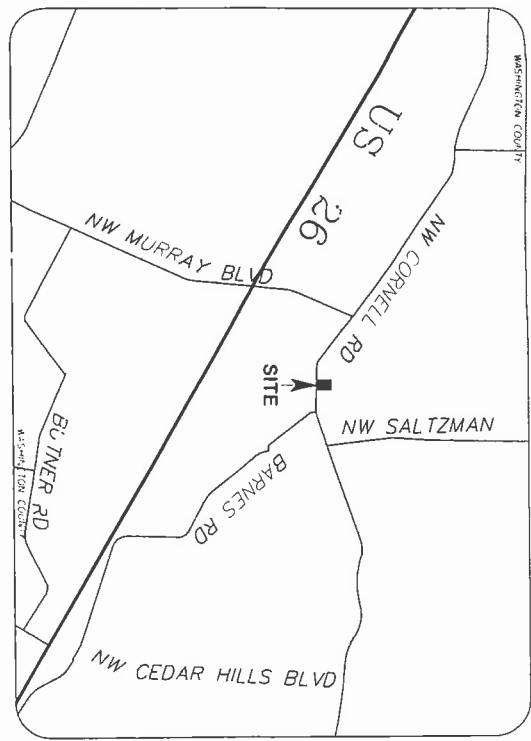
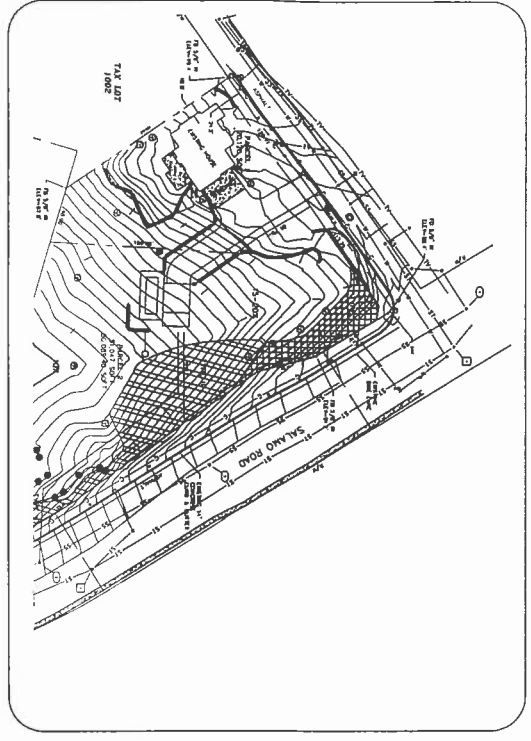
RECEIVED



# SITE DRAWINGS

## DENNING RESIDENCE

RESIDENTIAL PARTITION  
THE CITY OF WEST LINN, OREGON



**VICINITY MAP**  
SCALE: NOT TO SCALE

A-53

*Jan 09  
NICK*

### PROJECT TEAM

**DEVELOPER**  
BILL DENNING  
2140 NW RUTHERHILL RD.  
WEST LINN, OREGON 97068  
CONTACT: BILL DENNING

**OWNER**  
BILL DENNING  
2140 NW RUTHERHILL RD.  
WEST LINN, OREGON 97068  
CONTACT: BILL DENNING

**APPLICANT/PLANNER**  
LMB PERMIT SERVICES  
307 NW 16TH AVE.  
BATTLEGROUND, WA, 98604  
CONTACT: USA BARKER

**CIVIL DESIGN**  
RUCKER LLC, LLC  
5125 SW MACADAM AVE., SUITE 140  
PORTLAND, OREGON 97239  
503-927-7288  
CONTACT: MEL JONES

**SURVEYOR**  
CONSTRUCTION AND MAPPING TEAM  
5125 SW MACADAM AVE., SUITE 140  
PORTLAND, OREGON 97239  
503-271-9833  
CONTACT: SHAWN P. FIDLER, PLS.

### FLOOD ZONE DETERMINATION

COMMUNITY PANEL:  
DATED: SEPTEMBER 30, 1982  
ZONE:

SITE IS NOT LOCATED IN A 100-YEAR FLOOD ZONE

### SITE INFORMATION

TAX LOT: 1N1 330A 00900  
SITE ADDRESS: 12923 NW CORNELL ROAD, PORTLAND, OREGON 97229  
ZONING: R-40  
GROSS SITE AREA: 71,167 SQ. FT. = 1.63 AC  
NO DSL PERMIT REQUIRED. ALL WORK IS PROPOSED OUTSIDE OF DSL JURISDICTION

### SHEET INDEX

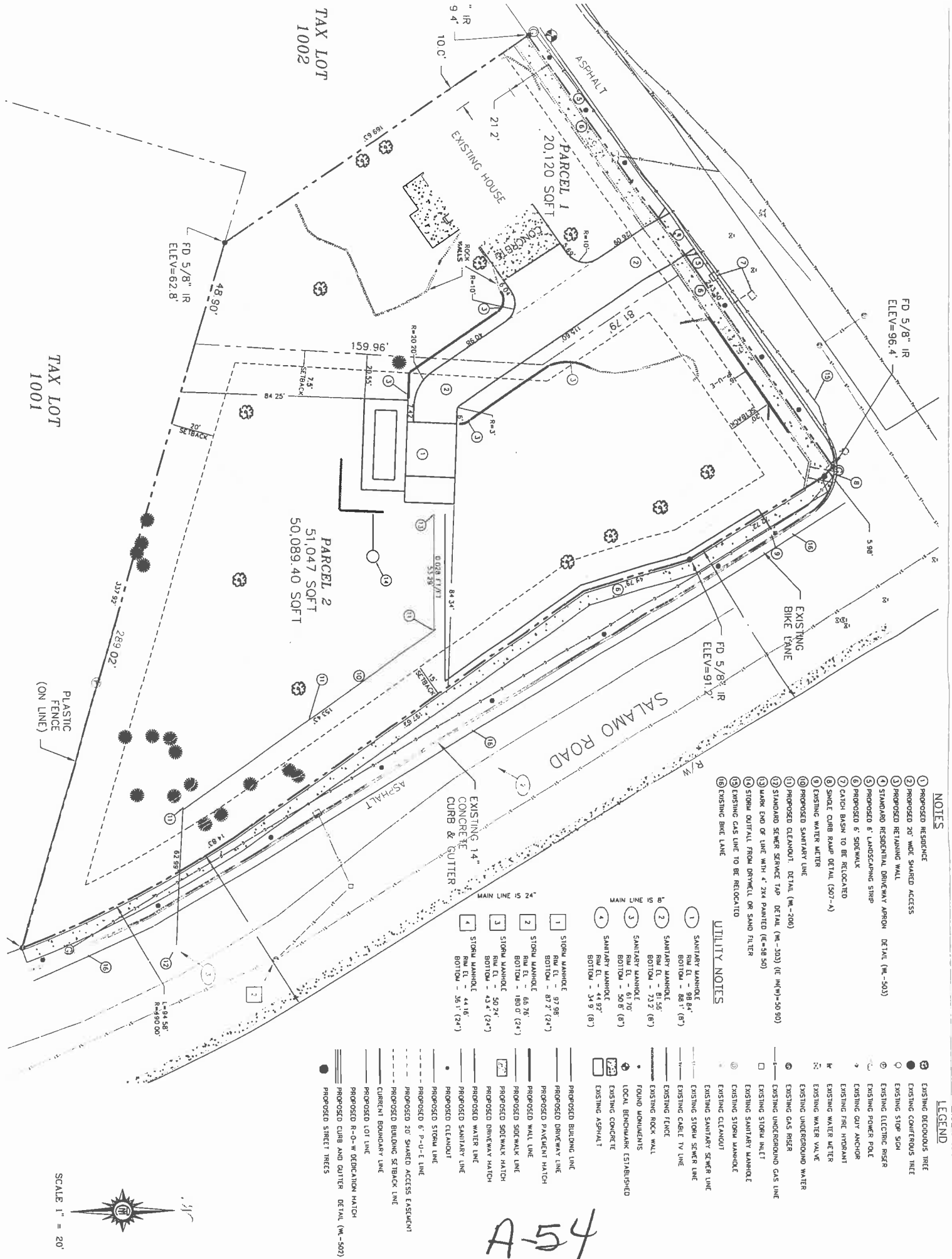
- C1.0 TITLE SHEET
- C2.0 SITE PLAN
- C3.0 SLOPE ANALYSIS
- C4.0 GRADING/EROSION CONTROL PLAN
- C5.0 PROJECT NOTES
- C6.0 DETAIL SHEET
- C6.1 DETAIL SHEET
- C7.0 SHADOW PLAT

TITLE SHEET

312  
DATE: 1/10/09  
SCALE: 20'  
C01  
MAPPING

# SITE PLAN

A-54



### NOTES

- 1 PROPOSED RESIDENCE
- 2 PROPOSED 20' WIDE SHARED ACCESS
- 3 PROPOSED RETAINING WALL
- 4 STANDARD RESIDENTIAL DRIVEWAY APPROX DETAIL (M.-503)
- 5 PROPOSED 6" LANDSCAPING STRIP
- 6 PROPOSED 6" SIDEWALK
- 7 CATCH BASIN TO BE RELOCATED
- 8 SINGLE CURB RAMP DETAIL (S07-A)
- 9 EXISTING WATER METER
- 10 PROPOSED SANITARY LINE
- 11 PROPOSED CLEANOUT DETAIL (M.-206)
- 12 STANDARD SEWER SERVICE TAP DETAIL (M.-203) (C (M/W)-50-50)
- 13 MARK END OF LINE WITH 4" 2X4 PAINTED (E-58-50)
- 14 STORM OUTFALL FROM DRYWELL OR SAND FILTER
- 15 EXISTING GAS LINE TO BE RELOCATED
- 16 EXISTING BIKE LANE

### UTILITY NOTES

- 1 SANITARY MANHOLE  
RIM E. - 98.84'  
BOTTOM - 88.1' (B)
- 2 SANITARY MANHOLE  
RIM E. - 81.56'  
BOTTOM - 73.2' (B)
- 3 SANITARY MANHOLE  
RIM E. - 61.70'  
BOTTOM - 50.8' (B)
- 4 SANITARY MANHOLE  
RIM E. - 44.92'  
BOTTOM - 34.9' (B)

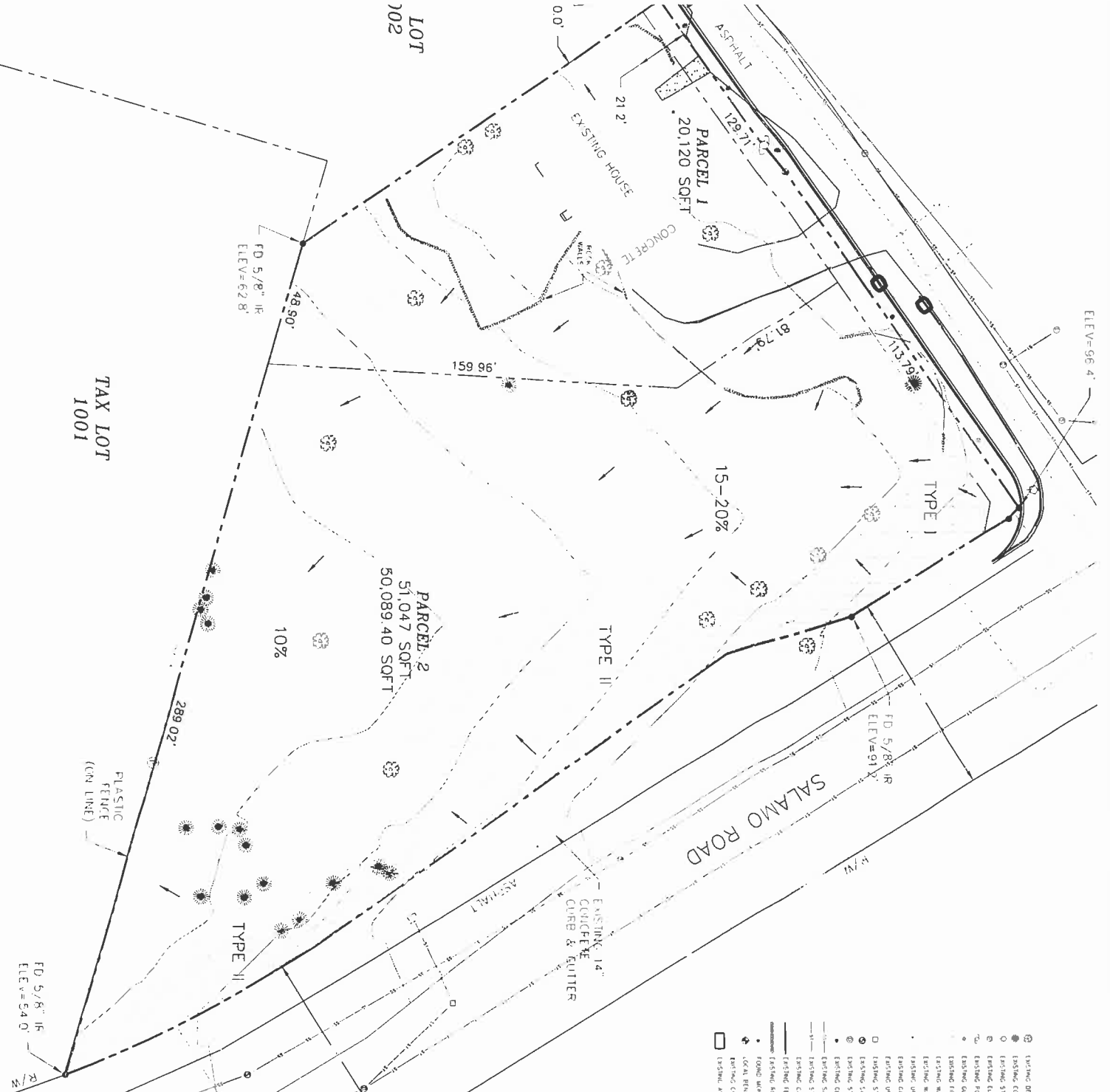
- 1 STORM MANHOLE  
RIM E. - 97.98'  
BOTTOM - 87.2' (2x1)
- 2 STORM MANHOLE  
RIM E. - 64.76'  
BOTTOM - 48.0' (2x1)
- 3 STORM MANHOLE  
RIM E. - 50.24'  
BOTTOM - 34.4' (2x1)
- 4 STORM MANHOLE  
RIM E. - 44.16'  
BOTTOM - 36.1' (2x1)

### LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING STOP SIGN
- EXISTING ELECTRIC RISER
- EXISTING POWER POLE
- EXISTING GUY ANCHOR
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING UNDERGROUND WATER
- EXISTING GAS RISER
- EXISTING UNDERGROUND GAS LINE
- EXISTING STORM WELT
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CLEANOUT
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING CABLE TV LINE
- EXISTING FENCE
- EXISTING ROCK WALL
- LOCAL BENCHMARK ESTABLISHED
- FOUND MONUMENTS
- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED BUILDING LINE
- PROPOSED DRIVEWAY LINE
- PROPOSED PAVEMENT HATCH
- PROPOSED WALL LINE
- PROPOSED SIDEWALK LINE
- PROPOSED SIDEWALK HATCH
- PROPOSED DRIVEWAY HATCH
- PROPOSED WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED CLEANOUT
- PROPOSED STORM LINE
- PROPOSED 6" P-U-E LINE
- PROPOSED 20' SHARED ACCESS EASEMENT
- PROPOSED BUILDING SETBACK LINE
- CURRENT BOUNDARY LINE
- PROPOSED LOT LOT LINE
- PROPOSED R-O-W DEDICATION HATCH
- PROPOSED CURB AND GUTTER DETAIL (M.-502)
- PROPOSED STREET TREES

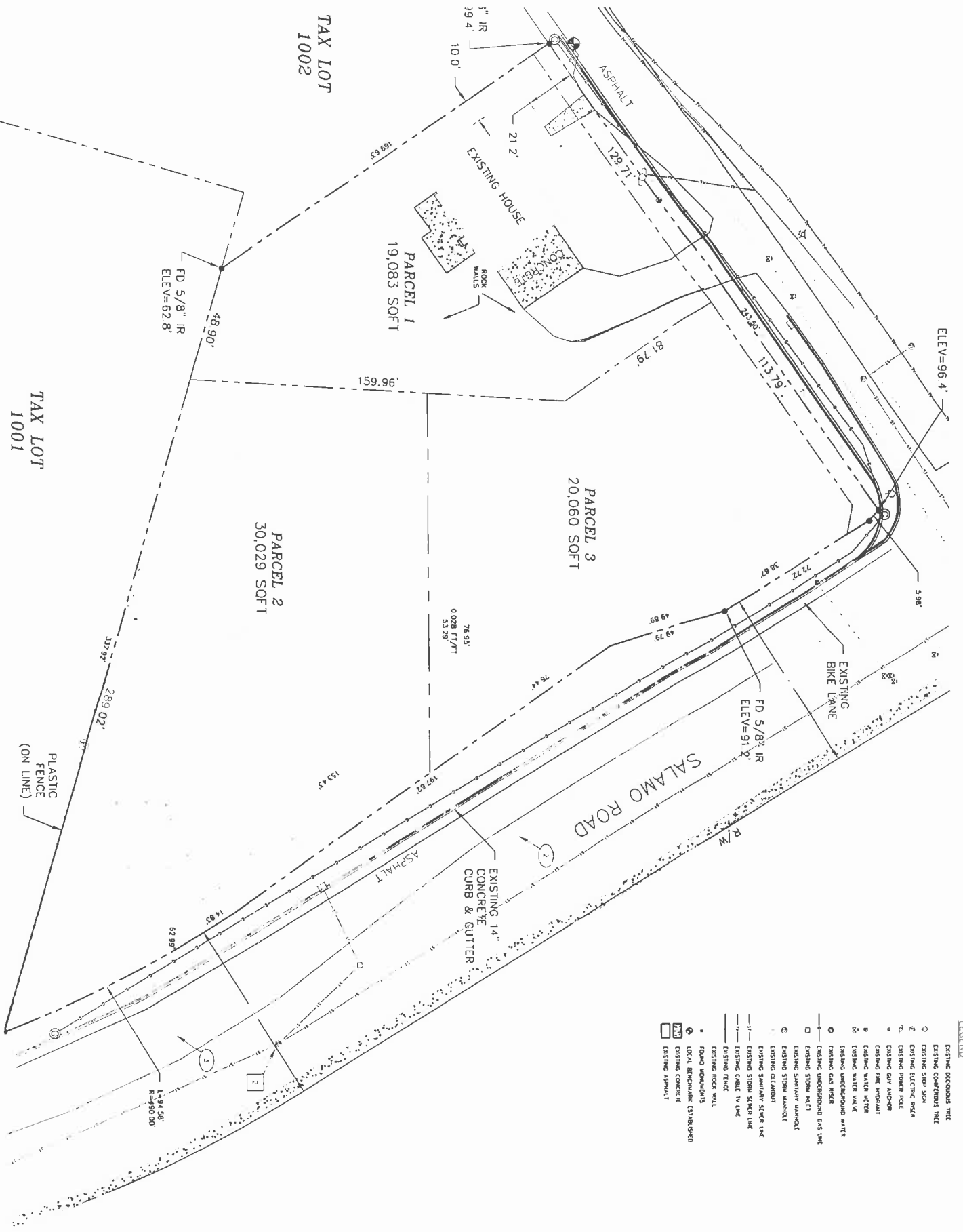


SCALE 1" = 20'



LEGEND	
○	EXISTING CONTOUR'S
○	EXISTING 5" OR 6" SLOPE
○	EXISTING 12" OR 18" SLOPE
○	EXISTING 24" OR 36" SLOPE
○	EXISTING 48" OR 72" SLOPE
○	EXISTING 96" OR 144" SLOPE
○	EXISTING 192" OR 288" SLOPE
○	EXISTING 384" OR 576" SLOPE
○	EXISTING 768" OR 1152" SLOPE
○	EXISTING 1536" OR 2304" SLOPE
○	EXISTING 3072" OR 4608" SLOPE
○	EXISTING 6144" OR 9216" SLOPE
○	EXISTING 12288" OR 18432" SLOPE
○	EXISTING 24576" OR 36864" SLOPE
○	EXISTING 49152" OR 73728" SLOPE
○	EXISTING 98304" OR 147456" SLOPE
○	EXISTING 196608" OR 294912" SLOPE
○	EXISTING 393216" OR 589824" SLOPE
○	EXISTING 786432" OR 1179648" SLOPE
○	EXISTING 1572864" OR 2359296" SLOPE
○	EXISTING 3145728" OR 4718592" SLOPE
○	EXISTING 6291456" OR 9437184" SLOPE
○	EXISTING 12582912" OR 18874368" SLOPE
○	EXISTING 25165824" OR 37748736" SLOPE
○	EXISTING 50331648" OR 75497472" SLOPE
○	EXISTING 100663296" OR 150994944" SLOPE
○	EXISTING 201326592" OR 301989888" SLOPE
○	EXISTING 402653184" OR 603979776" SLOPE
○	EXISTING 805306368" OR 1207959552" SLOPE
○	EXISTING 1610612736" OR 2415919104" SLOPE
○	EXISTING 3221225472" OR 4831838208" SLOPE
○	EXISTING 6442450944" OR 9663676416" SLOPE
○	EXISTING 12884901888" OR 19327352832" SLOPE
○	EXISTING 25769803776" OR 38654705664" SLOPE
○	EXISTING 51539607552" OR 77309411328" SLOPE
○	EXISTING 103079215104" OR 154618822656" SLOPE
○	EXISTING 206158430208" OR 309237645312" SLOPE
○	EXISTING 412316860416" OR 618475290624" SLOPE
○	EXISTING 824633720832" OR 1236950581248" SLOPE
○	EXISTING 1649267441664" OR 2473901162496" SLOPE
○	EXISTING 3298534883328" OR 4947802324992" SLOPE
○	EXISTING 6597069766656" OR 9895604649984" SLOPE
○	EXISTING 13194139533312" OR 19791209299968" SLOPE
○	EXISTING 26388279066624" OR 39582418599936" SLOPE
○	EXISTING 52776558133248" OR 79164837199872" SLOPE
○	EXISTING 105553116266496" OR 158329674399744" SLOPE
○	EXISTING 211106232532992" OR 316659348799488" SLOPE
○	EXISTING 422212465065984" OR 633318697598976" SLOPE
○	EXISTING 844424930131968" OR 1266637395197952" SLOPE
○	EXISTING 1688849860263936" OR 2533274790395904" SLOPE
○	EXISTING 3377699720527872" OR 5066549580791808" SLOPE
○	EXISTING 6755399441055744" OR 10133099161583616" SLOPE
○	EXISTING 13510798882111488" OR 20266198323167232" SLOPE
○	EXISTING 27021597764222976" OR 40532396646334464" SLOPE
○	EXISTING 54043195528445952" OR 81064793292668928" SLOPE
○	EXISTING 10808639105689184" OR 162129586585337856" SLOPE
○	EXISTING 21617278211378368" OR 324259173170675712" SLOPE
○	EXISTING 43234556422756736" OR 648518346341351424" SLOPE
○	EXISTING 86469112845513472" OR 1297036692682702848" SLOPE
○	EXISTING 17293822569102744" OR 2594073385365405696" SLOPE
○	EXISTING 34587645138205488" OR 5188146770730811392" SLOPE
○	EXISTING 69175290276410976" OR 10376293541461622784" SLOPE
○	EXISTING 13835058055282152" OR 20752587082923245568" SLOPE
○	EXISTING 27670116110564304" OR 41505174165846491136" SLOPE
○	EXISTING 55340232221128608" OR 83010348331692982272" SLOPE
○	EXISTING 110680464422257216" OR 166020696663385964544" SLOPE
○	EXISTING 221360928844514432" OR 332041393326771929088" SLOPE
○	EXISTING 442721857689028864" OR 664082786653543858176" SLOPE
○	EXISTING 885443715378057728" OR 1328165573307087716352" SLOPE
○	EXISTING 1770887430756115456" OR 2656331146614175432704" SLOPE
○	EXISTING 3541774861512230912" OR 5312662293228350865408" SLOPE
○	EXISTING 7083549723024461824" OR 10625324586456701730816" SLOPE
○	EXISTING 1416709944604893648" OR 21250649172913403461632" SLOPE
○	EXISTING 2833419889209787296" OR 42501298345826806923264" SLOPE
○	EXISTING 5666839778419574592" OR 85002596691653613846528" SLOPE
○	EXISTING 11333679556839149184" OR 170005193383307227311552" SLOPE
○	EXISTING 22667359113678298368" OR 340010386766614454623104" SLOPE
○	EXISTING 45334718227356596736" OR 680020773533228909246208" SLOPE
○	EXISTING 90669436454713193472" OR 1360041547066457818492416" SLOPE
○	EXISTING 181338872909426386944" OR 2720083094132915676984832" SLOPE
○	EXISTING 362677745818852773888" OR 5440166188265831353969664" SLOPE
○	EXISTING 725355491637705547776" OR 10880332375331662707939296" SLOPE
○	EXISTING 1450710923275411095552" OR 21760664750663325415878592" SLOPE
○	EXISTING 2901421846550822191104" OR 435213295013266508317577184" SLOPE
○	EXISTING 5802843693101644382208" OR 870426590026533016635154368" SLOPE
○	EXISTING 11605687382203288764416" OR 174085318005306603327308736" SLOPE
○	EXISTING 23211374764406577528832" OR 3481706360106132066546154704" SLOPE
○	EXISTING 46422749528813155057664" OR 6963412720212264133109322848" SLOPE
○	EXISTING 92845499057626310115328" OR 1392682544042532226216655696" SLOPE
○	EXISTING 18569099811525260230656" OR 2785365088085064452433311392" SLOPE
○	EXISTING 37138199623050520461312" OR 5570730176170128904866627784" SLOPE
○	EXISTING 74276399246101040922624" OR 11141460352340257809733355568" SLOPE
○	EXISTING 148552798492202081852528" OR 22282920704680515619466711136" SLOPE
○	EXISTING 29710559698440416370512" OR 44565841409361031238893422272" SLOPE
○	EXISTING 59421119396880832741024" OR 89131682818722062577786844544" SLOPE
○	EXISTING 118842238793761665422048" OR 178263365637444125155573689088" SLOPE
○	EXISTING 237684477587523330844096" OR 356526731274888250311147378176" SLOPE
○	EXISTING 475368955175046661688192" OR 713053462549776500622294756352" SLOPE
○	EXISTING 950737910350093323376384" OR 1426106925099553001244593512704" SLOPE
○	EXISTING 1901475820700186646752768" OR 2852213850199106002489187025408" SLOPE
○	EXISTING 3802951641400373293505536" OR 5704427700398212004978374050816" SLOPE
○	EXISTING 7605903282800746587011072" OR 1140885440079642400995674810132" SLOPE
○	EXISTING 15211806565601493174022144" OR 2281770880159284801991349620264" SLOPE
○	EXISTING 30423613131202986348044288" OR 4563541760318569639926992440528" SLOPE
○	EXISTING 60847226262405972696088576" OR 9127083520637139279853984881056" SLOPE
○	EXISTING 121694452524811945392177152" OR 18254167041274278559707969762112" SLOPE
○	EXISTING 24338890504962389078435424" OR 36508334082548557119415939524224" SLOPE
○	EXISTING 48677781009924778156870848" OR 73016668165097114238831879048448" SLOPE
○	EXISTING 973555620198495563137716736" OR 146033336330194228477663580976896" SLOPE
○	EXISTING 1947111240396991126275433472" OR 292066672660388456955327161953792" SLOPE
○	EXISTING 389422248079398225255086744" OR 584133345320776913910654323907584" SLOPE
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○	EXISTING 1557688993177592901023471376" OR 2336533421283075655642617355633136" SLOPE
○	EXISTING 3115377986355185802046942752" OR 4673066842566151311285235471266272" SLOPE
○	EXISTING 6230755972710371604093885504" OR 9346133685132302622570510422532444" SLOPE
○	EXISTING 12461511945420743208187710008" OR 1869226737026460524514102254506888" SLOPE
○	EXISTING 24923023890841486416375420016" OR 3738453474052921049028204509013776" SLOPE
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○	EXISTING 199384191126731891306873360128" OR 29907627792423368392225636072110208" SLOPE
○	EXISTING 398768382253463782613746720256" OR 59815255584846736784445272144224216" SLOPE
○	EXISTING 797536764506927565227493440512" OR 119630511169693475568889544288444432" SLOPE
○	EXISTING 159507352901385531045496881024" OR 2392610223393869511377779089768864" SLOPE
○	EXISTING 319014705802771062090993762048" OR 4785220446787739022755577779537728" SLOPE
○	EXISTING 638029411605542124182187524096" OR 95704408935754780455111555551515456" SLOPE
○	EXISTING 127605882321108424836437504192" OR 19140881787151560911022222223030912" SLOPE
○	EXISTING 255211764642216849672875008384" OR 38281763754303121822044444446061824" SLOPE
○	EXISTING 510423529284433699345750016768" OR 76563527508606243644088888892123456" SLOPE
○	EXISTING 1020847058568867398691150033536" OR 153127055017212487288177777784247104" SLOPE
○	EXISTING 2041694117137734797382300067072" OR 306254110034424974577355555568494208" SLOPE
○	EXISTING 4083388234275469594764600134144" OR 6125082200688499491551111111369884416" SLOPE
○	EXISTING 8166776468550939189529200268288" OR 1225016440137799883110222222739776832" SLOPE
○	EXISTING 16333552937101878379058400536576" OR 2450032880275599662220444445479553664" SLOPE
○	EXISTING 326671058742037567581168010731152" OR 490006576055119932444088889095911136" SLOPE
○	EXISTING 65334211748407513516233602146224" OR 98001315211023986488897777819182272" SLOPE
○	EXISTING 130668435496815027032476804292448" OR 19600263042247976977777777738364544" SLOPE
○	EXISTING 26133687099363005406493760858496" OR 39200526084495953955555555576729088" SLOPE
○	EXISTING 52267374198726010812898752171392" OR 78401052168991907911111111153458176" SLOPE
○	EXISTING 10453474839745202162577750342784" OR 156802104337983815822222222210693536" SLOPE
○	EXISTING 20906949679490404325155500685568" OR 313604208675967631644444444421387072" SLOPE
○	EXISTING 41813899358980808650311000137136" OR 627208417351935263288888888842754448" SLOPE
○	EXISTING 83627798717961617300622000274272" OR 125441683470387052577777777785508896" SLOPE
○	EXISTING 16725559735923323461324000548544" OR 250883366940774105155555555571017792" SLOPE
○	EXISTING 33451119471846646922648001097088" OR 5017667338815482103111111114223559536" SLOPE
○	EXISTING 66902238943693293845296002194176" OR 1003533477763096420622222222844711904" SLOPE
○	EXISTING 13380447788738587768055920378352" OR 2007066955526192841244444445688423808" SLOPE
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○	EXISTING 342539463391707846862355565333248" OR 51380914054670536758657778032534223177776" SLOPE
○	EXISTING 685078926783415692524711111066496" OR 1027618281133410735173155560650684455552" SLOPE
○	EXISTING 1370157853566831385048222222133192" OR 20552365622668214703463111121311111111111" SLOPE
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○	EXISTING 1096126282853465108037717777665536" OR 1644189249813571768276908888848484848488" SLOPE
○	EXISTING 21922525657069302160754355555331104" OR 3288378531627143536553817777777777777777" SLOPE
○	EXISTING 438450513141386043215107111111662208" OR 657701706325428707310





- LEGEND**
- EXISTING RECORDS MET
  - EXISTING CONDUITS MET
  - EXISTING STOP SIGN
  - EXISTING ELECTRIC POLE
  - EXISTING POWER POLE
  - EXISTING GUY ANCHOR
  - EXISTING FRI HORIZONTAL
  - EXISTING WATER METER
  - EXISTING WATER VALVE
  - EXISTING UNDERGROUND WATER
  - EXISTING GAS METER
  - EXISTING UNDERGROUND GAS LINE
  - EXISTING STOP MET
  - EXISTING SANITARY MANHOLE
  - EXISTING STORM MANHOLE
  - EXISTING SANITARY STORM PIPE
  - EXISTING STORM SINKER LINE
  - EXISTING CABLE TV LINE
  - EXISTING FENCE
  - EXISTING ROCK WALL
  - EXISTING CONCRETE
  - EXISTING ASPHALT

A-57

SHADOW PLAN

DATE	SCALE	BY
17	20'	CT
DRAWN		
SCALE		
MAPPING		



SCALE 1" = 20'

**DEMOLITION GENERAL NOTES**

- 1 THE CONTRACTOR SHALL BE RESPONSIBLE TO VISIT SITE PRIOR TO PRE BID MEETING TO FAMILIARIZE THEMSELVES WITH DEMOLITION, GRADING, ETC. AND IMPROVEMENTS TO BE MADE.
- 2 CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ANY AND ALL ITEMS NOT OTHERWISE LISTED HEREIN FROM THE SITE. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL ITEMS NOT OTHERWISE LISTED HEREIN FROM THE SITE. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL ITEMS NOT OTHERWISE LISTED HEREIN FROM THE SITE.
- 3 CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL ITEMS NOT OTHERWISE LISTED HEREIN FROM THE SITE. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL ITEMS NOT OTHERWISE LISTED HEREIN FROM THE SITE.
- 4 CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL ITEMS NOT OTHERWISE LISTED HEREIN FROM THE SITE. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL ITEMS NOT OTHERWISE LISTED HEREIN FROM THE SITE.
- 5 CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL ITEMS NOT OTHERWISE LISTED HEREIN FROM THE SITE. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL ITEMS NOT OTHERWISE LISTED HEREIN FROM THE SITE.
- 6 CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL ITEMS NOT OTHERWISE LISTED HEREIN FROM THE SITE. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL ITEMS NOT OTHERWISE LISTED HEREIN FROM THE SITE.
- 7 CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL ITEMS NOT OTHERWISE LISTED HEREIN FROM THE SITE. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL ITEMS NOT OTHERWISE LISTED HEREIN FROM THE SITE.
- 8 CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL ITEMS NOT OTHERWISE LISTED HEREIN FROM THE SITE. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL ITEMS NOT OTHERWISE LISTED HEREIN FROM THE SITE.
- 9 CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL ITEMS NOT OTHERWISE LISTED HEREIN FROM THE SITE. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL ITEMS NOT OTHERWISE LISTED HEREIN FROM THE SITE.
- 10 CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL ITEMS NOT OTHERWISE LISTED HEREIN FROM THE SITE. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL ITEMS NOT OTHERWISE LISTED HEREIN FROM THE SITE.
- 11 CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL ITEMS NOT OTHERWISE LISTED HEREIN FROM THE SITE. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL ITEMS NOT OTHERWISE LISTED HEREIN FROM THE SITE.
- 12 CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL ITEMS NOT OTHERWISE LISTED HEREIN FROM THE SITE. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL ITEMS NOT OTHERWISE LISTED HEREIN FROM THE SITE.
- 13 CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL ITEMS NOT OTHERWISE LISTED HEREIN FROM THE SITE. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL ITEMS NOT OTHERWISE LISTED HEREIN FROM THE SITE.

**PRE-CONSTRUCTION CLEARING AND DEMOLITION NOTES**

- 1 ALL BASE EROSION MEASURES (INLET PROTECTION, PERMITS, SEDIMENT CONTROL, GRAVEL CONSTRUCTION CONTRACTS, ETC.) MUST BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.
- 2 STORM WATER MANAGEMENT MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- 3 ALL EXISTING REMAINING UTILITIES AND REMAINING IMPROVEMENTS IN PUBLIC RIGHT OF WAY THAT ARE TO BE REMOVED SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION.
- 4 ALL EXISTING REMAINING UTILITIES AND REMAINING IMPROVEMENTS IN PUBLIC RIGHT OF WAY THAT ARE TO BE REMOVED SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION.
- 5 ALL EXISTING REMAINING UTILITIES AND REMAINING IMPROVEMENTS IN PUBLIC RIGHT OF WAY THAT ARE TO BE REMOVED SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION.
- 6 ALL EXISTING REMAINING UTILITIES AND REMAINING IMPROVEMENTS IN PUBLIC RIGHT OF WAY THAT ARE TO BE REMOVED SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION.
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- 8 ALL EXISTING REMAINING UTILITIES AND REMAINING IMPROVEMENTS IN PUBLIC RIGHT OF WAY THAT ARE TO BE REMOVED SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION.
- 9 ALL EXISTING REMAINING UTILITIES AND REMAINING IMPROVEMENTS IN PUBLIC RIGHT OF WAY THAT ARE TO BE REMOVED SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION.
- 10 ALL EXISTING REMAINING UTILITIES AND REMAINING IMPROVEMENTS IN PUBLIC RIGHT OF WAY THAT ARE TO BE REMOVED SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION.
- 11 ALL EXISTING REMAINING UTILITIES AND REMAINING IMPROVEMENTS IN PUBLIC RIGHT OF WAY THAT ARE TO BE REMOVED SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION.
- 12 ALL EXISTING REMAINING UTILITIES AND REMAINING IMPROVEMENTS IN PUBLIC RIGHT OF WAY THAT ARE TO BE REMOVED SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION.
- 13 ALL EXISTING REMAINING UTILITIES AND REMAINING IMPROVEMENTS IN PUBLIC RIGHT OF WAY THAT ARE TO BE REMOVED SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION.

**ES&C PLAN NOTES**

- 1 OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
- 2 FEDERAL REGULATIONS GOVERNING EROSION AND SEDIMENT CONTROL MEASURES ARE 40 CFR PART 122, SUBCHAPTER D, PART 122.3, AND 40 CFR PART 122.31.
- 3 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES.
- 4 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES.
- 5 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES.
- 6 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES.
- 7 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES.
- 8 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES.
- 9 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES.
- 10 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES.

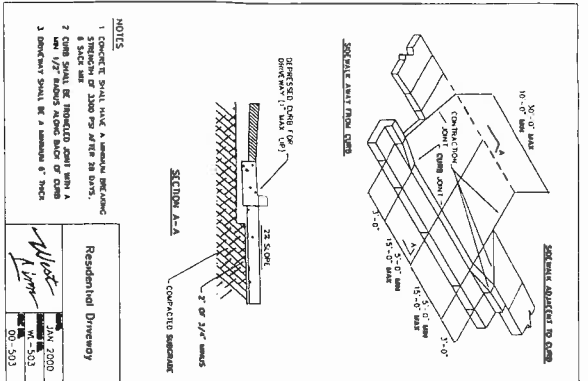
**GENERAL GRADING NOTES**

- 1 ALL BILLS, BRUSH AND DEBRIS WITHIN THE LIMITS OF THE RIGHT-OF-WAY AND ON THE AREAS TO BE FILLED SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR UNLESS OTHERWISE NOTED ON THE PLANS OR INDICATED IN THE FIELD.
- 2 ALL EXISTING REMAINING UTILITIES AND REMAINING IMPROVEMENTS IN PUBLIC RIGHT OF WAY THAT ARE TO BE REMOVED SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION.
- 3 ALL EXISTING REMAINING UTILITIES AND REMAINING IMPROVEMENTS IN PUBLIC RIGHT OF WAY THAT ARE TO BE REMOVED SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION.
- 4 ALL EXISTING REMAINING UTILITIES AND REMAINING IMPROVEMENTS IN PUBLIC RIGHT OF WAY THAT ARE TO BE REMOVED SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION.
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- 10 ALL EXISTING REMAINING UTILITIES AND REMAINING IMPROVEMENTS IN PUBLIC RIGHT OF WAY THAT ARE TO BE REMOVED SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION.

**WET WEATHER EROSION CONTROL**

- 1 GRASS SEEDING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
- 2 GRASS SEEDING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
- 3 GRASS SEEDING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
- 4 GRASS SEEDING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
- 5 GRASS SEEDING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
- 6 GRASS SEEDING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
- 7 GRASS SEEDING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
- 8 GRASS SEEDING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
- 9 GRASS SEEDING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
- 10 GRASS SEEDING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.

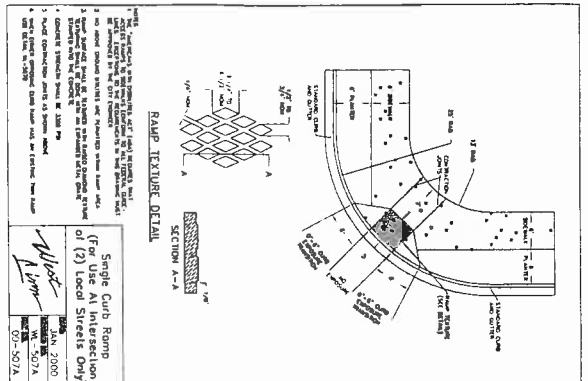
A-58



**NOTES**

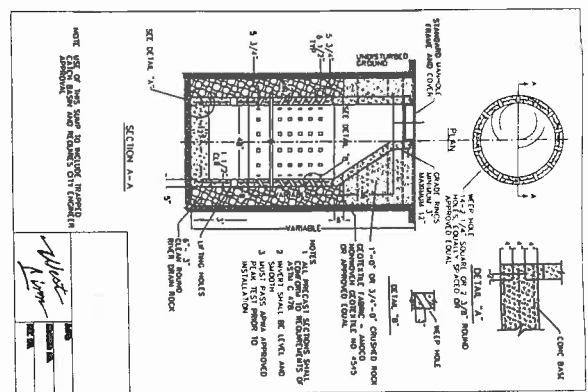
1. CURB SHALL HAVE A MINIMUM THICKNESS OF 3.00 FT. AT ALL POINTS.
2. CURB SHALL BE FINISHED WITH A 6' FACE AND
3. SIDEWAYS SHALL BE A MINIMUM OF 12" THICK.

Residential Driveway  
 DATE: JAN 2000  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 NO. 503



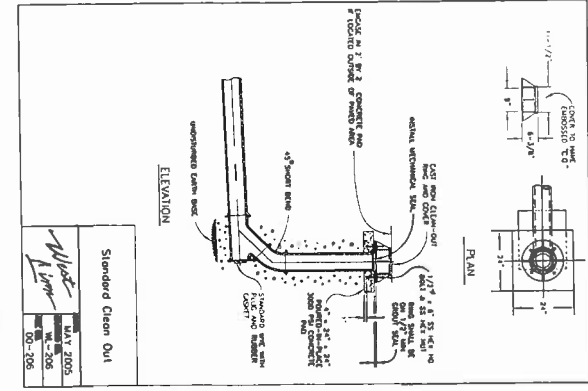
Single Curb Ramp (For Use At Intersection of (2) Local Streets Only)

DATE: JAN 2000  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 NO. 507A



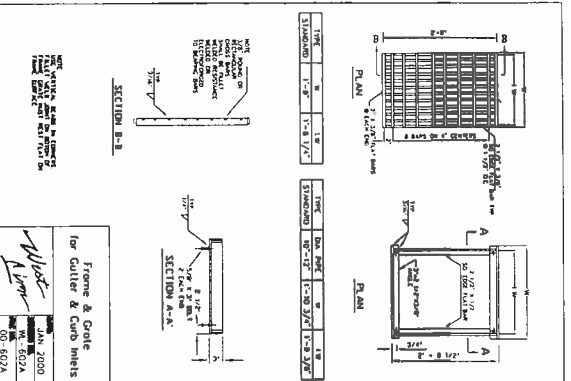
Concrete Sidewalk Cross Section

DATE: JAN 2000  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 NO. 508



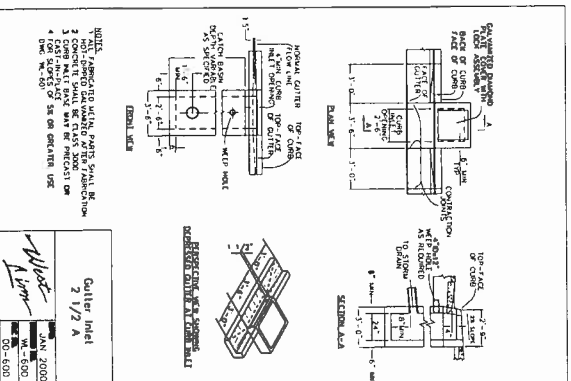
Standard Clean Out

DATE: JAN 2000  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 NO. 205



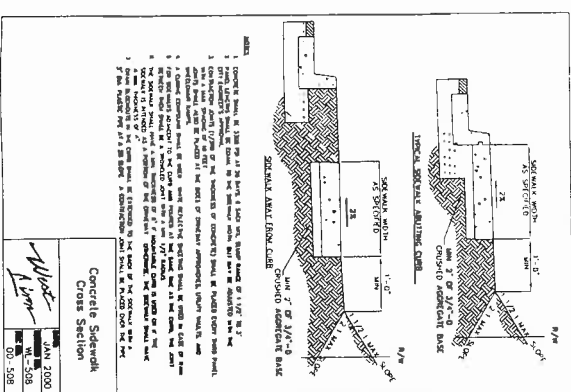
Frame & Grate for Curb & Curb Inlets

DATE: JAN 2000  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 NO. 507A



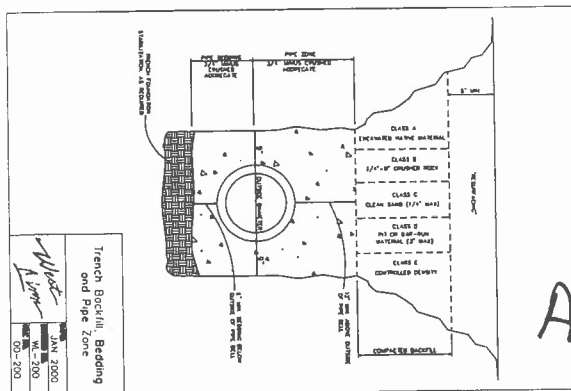
Gutter Inlet 2 1/2 A

DATE: JAN 2000  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 NO. 500



Concrete Sidewalk Cross Section

DATE: JAN 2000  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 NO. 508



French Drizzle Bedding and Pipe Zone

DATE: JAN 2000  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 NO. 200

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