

March 3, 2009

The parcel of vacant land, tax lot 3801 of Assessor's map 31E 2BC south of Evah Lane, has been purchased with the intent to place a single home on the property. It is our aim to build a home with one above ground floor and a day light basement. The materials for the home's exterior will be selected so that the home blends into the natural setting as much as possible.

29.020 D It is intended that the home be well above the 100 year flood plain as the flood plain only encroaches
29.070A onto the very bottom of the property. The site begins approximately 131 feet from the bank of the river, thus the structure development will be over 150 feet from the mean low water line.

29.080 Invasive species of English ivy and blackberries currently cover the property. These will be removed and replanted with native vegetation per Metro's list of recommended plant material. In addition, the English ivy in the surrounding area adjoining our lot will be removed from the trees.

All water run-offs from the driveway and home shall be captured and used as irrigation for plantings or will drain into bio swales to be naturally filtered as it returns to the ground. No water from the property's structures will directly flow into the Tualatin River as per the erosion control requirements of the city engineers department.

29.140 We are requesting a waiver of 29.140 Grading Plan and 29.150 Architectural Sketch as the house plans have not been started. Any grading will be on the northern portion of the lot and fully protected by appropriate erosion control measures.

29.150

The house will be set back the maximum practicable distance on the property. As a one story, with a partial daylight basement, the home will not block views of existing home to the north as they are much higher on the slope. At this time it is intended that the square footage will be between 2500 and 3000 feet with detached garage. A generalized envelope of the house placement is attached. This envelope is larger than needed but shows the area in which the structures will sit.

EVAH LANE
(40' R-O-W)

EXISTING
SEWER EASEMENT
BR 90 57998

Significant tree

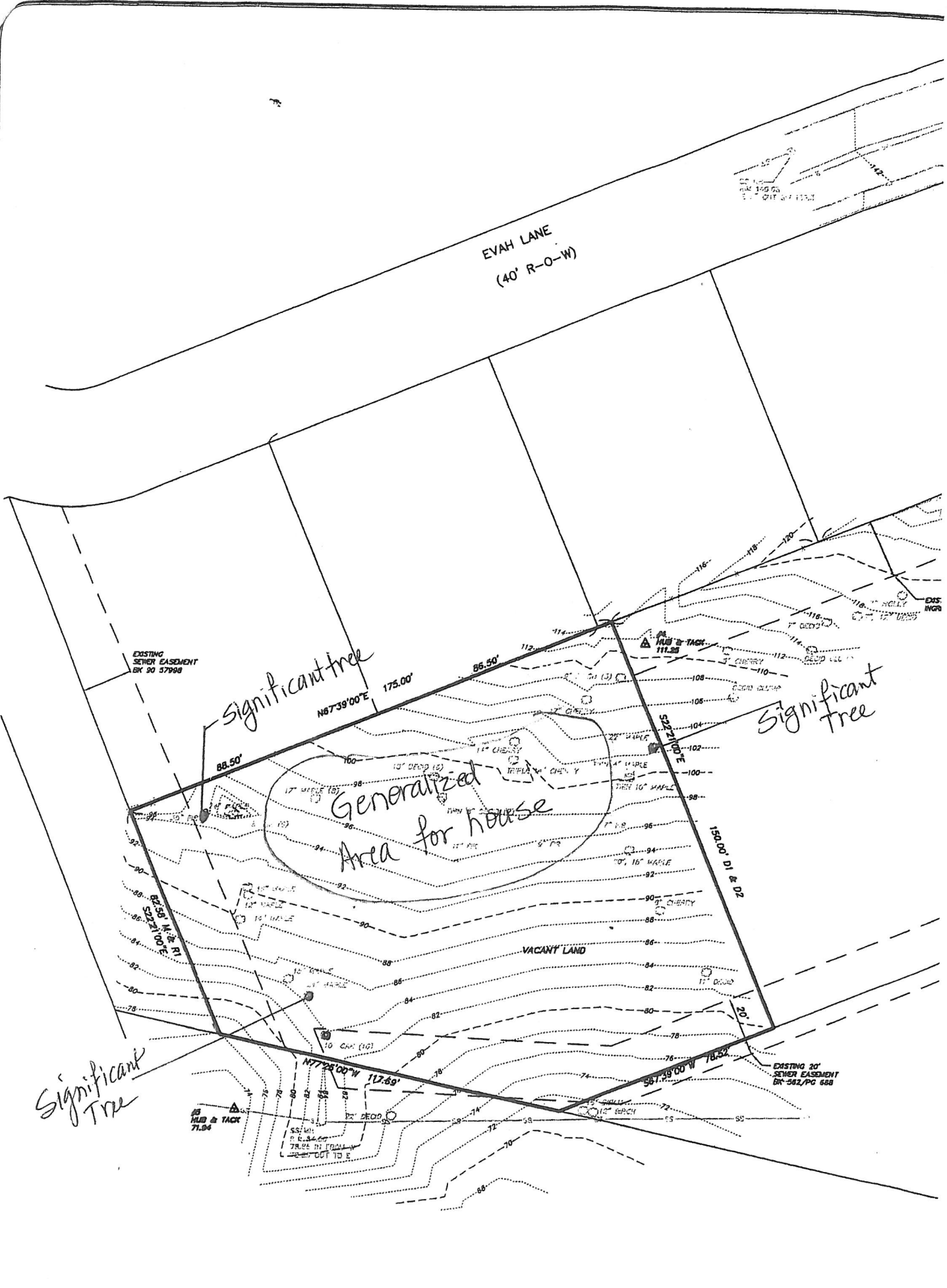
Generalized
Area for house

Significant tree

Significant tree

45
HUB & TACK
71.94

EXISTING 20'
SEWER EASEMENT
BR-562/PC 688



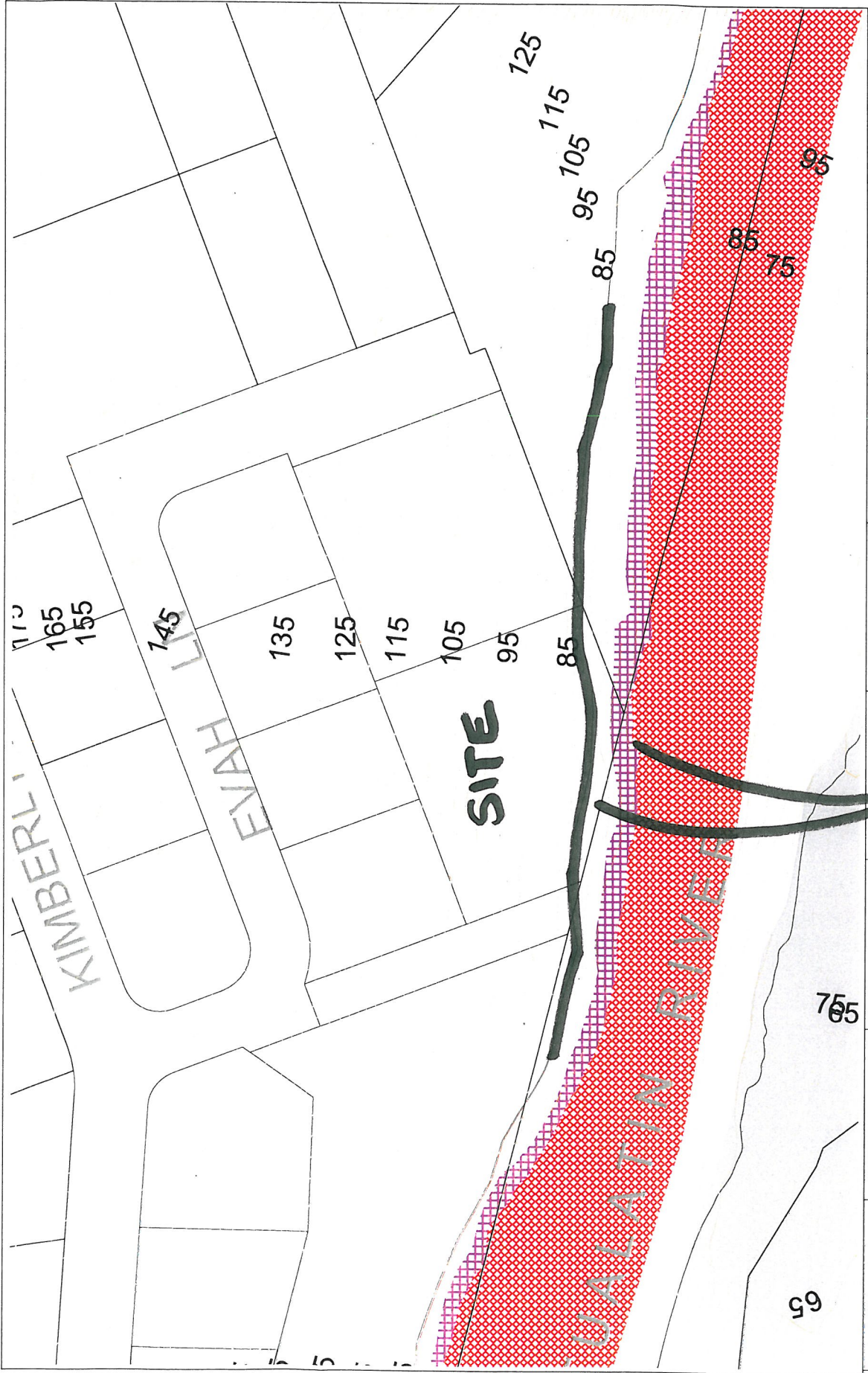


Scale: 053 Feet

GENERALIZED
FOOTPRINT OF
HOUSE

City of West Linn GIS (Geographic Information System), SnapMap Date: 3/17/2009

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.



Scale: 114 Feet

City of West Linn GIS (Geographic Information System), SnapMap Date: 3/17/2009

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FLOOD BOUNDARIES