

85.170 SUPPLEMENTAL SUBMITTAL REQUIREMENTS FOR TENTATIVE
SUBDIVISION OR PARTITION PLAN

A. General

1. Narrative: The following narrative states how the plan meets each of the applicable approval criteria and each subsection below.
2. The attached statement (**attachment A**) of ownership includes the County Assessors map and tax lot number(s).
3. The attached (**attachment B**) is a legal description of the tract.
4. The project is not intended to be phased.
5. The land to be subdivided is all of the contiguous land owned by the developer.
6. The land for the proposed subdivision does not include hillsides where potential erosion hazard exists, nor does it include Type I or II lands as defined in CDC 02.030. the site does not include any lands identified as a hazard site in the West Linn Comprehensive Inventory Plan Report, the standards and requirements of Chapter 24 CDC, Planned Unit Development. Erosion control will be provided per CDC 85.160(F)(2). This will include sediment fence, a construction entrance, and protection of the rain garden inlets and ditch outfall.
7. The attached Table (on sheet C3.0) indicates the allowable number of lots and the number of proposed lots.
8. No slopes on the site exceed the first category of zero to 15 percent slopes. Therefore the entire site falls within the zero to 15 percent classifications as identified in CDC 55.110(B)(3).

B. Transportation

1. Centerline profiles with extensions will be provided beyond the limits of the proposed subdivision to the point where grades meet, showing the finished grade of Rosemont Road and the nature and extent of street construction. The Rosemont Road centerline profile will remain as existing. Public improvement plans are not part of this application.
2. Traffic Impact Analysis (TIA)
The proposed subdivision does not meet the criteria that would require a Traffic Impact Statement (TIA) (85.170 (B)(2)(c)).

C. Grading

1. A grading plan has been submitted that shows location of and detail of cuts for the Rain Gardens for each lot.

In addition, grading design is provided to show how the large Sequoia Tree at the SE corner of the site is to be preserved adjacent to the Rosemont Road half street improvement. This design has been completed with the consultation of and help of the City Staff (engineering, planning and arborist). Also, a project arborist has been retained and his report and recommendations are attached.

2. The grading plan demonstrates that the grading meets the roadway standards as well as create appropriate building sites with as minimal grading as necessary.

D. Water

1. A plan for domestic water supply and related service facility as prepared by a licensed engineer is included in the submittal. This plan is consistent with the adopted Comprehensive Water System Plan and the most recently adopted updates and amendments.
2. The plan shows on site and off site extensions, and street stud outs. It has been determined by the City Engineer that the onsite extensions will not be required to be in the form of a looped system.
3. The off site system in Rosemont Road is adequately looped as determined by the City Engineer.
4. N/A Single family development.

E. Sewer (Sanitary)

1. A plan is included in the submittal by a licensed engineer that shows that the proposed system is consistent with the Sanitary Sewer Master Plan and subsequent updates and amendments. Agreement of the plan demonstrates how the proposal is efficient and in the correct zone.
2. The plan includes plan view, existing manhole locations and depths, and how each lot is provided with sewer.
3. The main sanitary sewer line for the project is provided by a system extension completed in approximately 1970. The line is located in the general North edge of the site and is located within an existing 20ft easement that was established for sewer lines. Subsequent branches to connect proposed lots to this line will be located within the individual lot or in easements as approved by the City.
4. The depth of the sanitary sewer is existing and of a sufficient depth to serve the property. There is no intent to extend the line to serve property other than that which was approved in 1970 and proposed herein.

5. The system as designed in 1970 results in the minimum amount of lineal feet to serve the proposed lots.
6. The extension of the system will simply consist of connecting seven lots to the pre-existing sanitary sewer main. These connections will be done with no disturbance of natural areas.
7. The sanitary sewer will not be extended for the purpose of serving adjacent properties as they have been developed ahead of the subject property.
8. The sanitary sewer is already built (about 1970)

F. Storm Sewer

1. The proposal, as revised, addresses the most recently adopted Storm Drainage Master Plan and includes all profiles, calculations, and other details of the specific proposed system.
2. Group Mackenzie, licensed engineer for the project, has prepared a statement and provided factual data relative to the impacts of the proposal, particularly during a 25 year and 100 year storm event.
3. The plans for the storm system are described in the attached documents and demonstrates how each lot will address the requirements of the 25 year storm as described in the section above (F)(2). Although not required in this section, the design addresses the 100year storm as well in lieu of overflows.
4. Group Mackenzie has designed the detention system for the project to meet City standards, including vegetation plans, as well as any applicable ordinances (Ord. 1382, 1995; Ord. 1401, 1997; Ord. 1425, 1998; Ord.1442, 1999; Ord. 1584, 2008; Ord. 1604 & 65, 2011). The rain gardens were designed with 12” of potential surface storage. Rain gardens collect runoff from the impervious surfaces on site and allow the storm water to infiltrate through layers of topsoil and subsurface drain rock. Storm water pollutants such as debris, oils, sediment, and chemical pollutants are collected, filtered, and retained in the topsoil and broken down and digested by bacteria in the soil, plants and their roots as it percolates through the soil. Filtered storm water is collected in the subsurface drain rock layer and 100% of the storm water (up to and including the 100 year storm event) is infiltrated into the ground from this rock layer.

85.180 REDIVISION PLAN REQUIREMENT Not applicable. No redivision is proposed.

85.190 ADDITIONAL INFORMATION REQUIRED AND WAIVER OF REQUIREMENTS

- A. No additional information has been required as part of this application by the Planning Director (CDC 99.035)(A).
- B. No waiver of any requirements has been requested for this application CDC 99.035(B)&(C).

85.200 APPROVAL CRITERIA

All public services are available or will be made available prior to final plat approval.

A. Streets

- 1. General. The site consists of (3) individual tax lots all with frontage on Rosemont Road with nearest adjacent cross streets being Gregory and Linn Lane. The site is on the North side of Rosemont Rd. By utilizing the two private accesses, (one serving three lots and one serving four lots) traffic from the access points are minimal and we preserve a better access spacing on Rosemont (two versus three).

This proposed street/access system will preserve the integrity of Rosemont and provide the private access streets with minimal length (approximately 100 ft). the property depth (from Rosemont) is shallow enough that there is only a two lot depth from the North to Rosemont on the South. This enables the circulation and connectivity of pedestrians and cyclists to utilize Rosemont and its proposed new half street improvement (including sidewalk).

Due to the long axis of the property in the East West direction, all of the sites will enjoy favorable passive solar orientation either on the front lines of the lots or on the long dimension of the lot.

The street system is already established with the long frontage (420 ft on Rosemont). The access streets are located to preserve existing trees where possible. Close coordination with the City Planning and engineering staff and the City arborist has occurred to accommodate the required half street improvement (along with additional ROW dedication) of Rosemont and to preserve two large Sequoia trees located at the SW and SE corners of the site adjacent to Rosemont. The plans attached describe the modified half street and other precautions that have been agreed to in order to best preserve these large trees. ***These include a tree protection plan with significant trees as noted by the City arborist and the project arborist (see arborist's report and recommendations).***

2. Right-of-way and roadway widths. Rosemont Road will be modified to include a half street improvement and ROW widening per the direction of the City Engineer. The private access roads will have 16ft of pavement width and 4 ft shoulder for storm treatment..
3. Street Widths. As noted, Rosemont Road will be improved and widened according to the City Engineer's requirements. This will include sidewalk and the capability for a future 73ft ROW. The access roads will be private and they will meet the width requirements of local streets (16 ft).
4. The development & design team for this project has met with City Staff on numerous occasions to prepare for the pre-application conference, the pre-app conference itself, and subsequently on the site in preparation for our submittal of subdivision documents.

In all cases where there has been discussion with staff, their recommendations regarding : (Transportation Master Plan, traffic generation, parking requirements, sidewalk and bikeway, utility placement, street lighting, drainage and slope impacts. Street trees, landscaping, existing and future driveway grades, street geometry, and street needs, hydrants) have been understood and the resulting engineering and design reflects these recommendations.

5. Additionally, regarding street width:
 - a. The street serving the residential area is Rosemont Rd, an arterial , not a local street.
 - b. Rosemont will be widened to the standards of the City and to match/align with adjacent and recent street improvements.
 - c. There is no collector street adjacent to the property.
 - d. Arterial street standards will be met.
6. No reserve strips or street plugs are proposed in this application.
7. Rosemont Rd will be aligned with the established centerline and maximum spacing is proposed on Rosemont for the two private streets. (in excess on 100ft).
8. No future extension of streets is contemplated since all adjacent land is either already developed with approved access or is adjacent to public street (Linn Lane).
9. There are no intersections created with this proposal. All driveways shall intersect Rosemont at right angles with driveway cuts to meet City standards.
10. There are no existing street ROW's on the property.
11. No Cul-de Sacs are proposed.
12. No street names shall be used which will duplicate or be confused with the name of existing streets within the City.

13. Grades for Rosemont shall conform to the existing grades of the street. The proposed private streets shall not slope more than 8%.
14. The proposal calls for two private streets accessed from Rosemont.
15. No alleys are proposed.
16. Sidewalk on Rosemont Rd will be provided per CDC 92.010(H) with the exception of the walkway adjacent to the SouthEast corner of the site. After meeting on site with City staff (planning, engineering and arborist)and the project arborist, the proposed modification of sidewalk in this area is the result of preserving a large (66" diameter) Sequoia.
17. Planter strip will be provided to match the existing to the west on Rosemont Rd.
18. No dedication of the private roads is anticipated. The land to widen Rosemont Rd will be dedicated.
19. All lots in the subdivision will have access to Rosemont Rd (see subdivision plan)
20. No gated streets are proposed.
21. Wall treatment along Rosemont Rd will be on private land. No landscaped islands are proposed. Maintenance of the entryway wall treatment shall be guaranteed through HOA, CC&R's, etc. No subdivision monument signs are proposed.
22. With the widening of Rosemont Rd and the extension/provision of all utilities, the application proposes to exceed the rough proportion of impacts associated with a a subdivision that will result in creating four additional lots beyond the three that now exist.

B. Blocks and Lots

1. General. No blocks are proposed as the project will only have seven lots. Traffic safety, convenient access, circulation and control along with solar access have been regarded and reflected in the proposal.
2. Block size N/A
3. Lot size and shape. The lot configuration utilizes the proportions of the entire property along with the natural slope. All lots are within the proportion of max one and one half width to average depth and Meet the size requirements of the R10 zone.
4. Access. Access conforms to chapter 48 CDC
5. No through lots are proposed
6. Lot and Parcel Side Lines. Where possible all lot lines are proposed to be parallel to or at right angles to Rosemont Rd.
7. Flag Lots. Three flag lots are proposed in order to address street access requirements. Additionally, private streets will be created so that all seven lots can share access from one of them and eliminate

the necessity of creating seven curb cuts on Rosemont Rd. Lot sizes are calculated exclusive of the access strip. Lot proportions will be maintained per CDC and there will be a minimum 12 wide accessway (CDC 48.030).

8. No large lots are proposed

C. Pedestrian and Bicycle Trails.

1. Sidewalk and bicycle path area will be provided with the widening of Rosemont Rd. This will be done consistent with the improved widened Rosemont Rd to the West and in compliance with City requirements. No trails are required per the Parks Master Plan.
2. No trails are proposed nor required.
3. No trails are proposed nor required.
4. No Bicycle or pedestrian trail is proposed that will traverse multi-family or commercial property.
5. N/A
6. N/A

D. Transit Facilities.

1. No Transit stops, pullouts are required nor recommended.
2. N/A
3. N/A
4. N/A

E. Lot Grading. Grading of building sites shall conform to the standards of this section of the CDC (85.200 E). With the exception of construction of the storm rain garden areas and minor street grading (existing contours will be utilized) all other grading will be accomplished with individual lot/residence construction. This grading will be proposed, reviewed and regulated with each individual permit to construct on each lot and is not proposed at this time.

1. All cuts and fills shall comply with the provisions of the Uniform Building Code.
 - a. Cuts shall not exceed one and one half horizontal to one foot vertical.
 - b. Fills shall not exceed 50%
2. Fill soil shall be suitable for the purpose intended.
3. Any grading more than 4 ft shall comply with CDC 85.170(C).
4. All grading shall be held to the minimum necessary
5. No landslides nor identification as a hazard site in the West Linn

Comp Plan Report.

6. All cuts and fills shall conform to the Uniform Building Code.
7. No land in this proposal with the exception of the rain garden in the NE corner of the site exceeds 12% slope. (see the detailed treatment of the NE corner in the engineering drawings attached)
 - a. Toes of cuts shall be set back per this section CDC 85.200 E7a
 - b. Cuts shall not remove the toe of any slope where a severe landslide or erosion hazard exists.
 - c. Any structural fill will be designed by a registered Engineer in a manner consistent with this code and standard engineering practices.
 - d. Retaining wall shall be constructed pursuant to section 2308(b) of the Oregon State Structural Specialty Code.
 - e. Roads will be of a width to provide safe vehicle access (16ft) with minimal cut and fill and positive drainage.
8. No land on the site is over 50% slope. This section will not apply.

F. Water

1. The attached Water plan complies with the comprehensive Water System Plan updated March 1987 and subsequent revisions or updates
2. Adequate size and location of water lines are provided.
3. Looping is not proposed nor required for the short extensions of approx 100ft from Rosemont Rd
4. There are no non single family development proposed
5. The pre-application conference notes by the City engineer regarding availability of water is attached.

G. Sanitary Sewer

1. The attached plans describe a proposal that is consistent with the Sanitary Sewer Master Plan (July 1989). The plan is gravity efficient and relies on the existing sewer lines which were previously constructed (about 1970) for this specific site.
2. The attached plans show plan view of the Sewer lines with manhole locations and depth (invert elevations).
3. The existing sanitary sewer line shown on the plans is located in an existing easement given to the City (1970) for the purpose of providing sewer connections as lots develop. Sanitary lead connections to individual residences will be placed in similar easements as required.

4. The connection depths for this property are predetermined since the Sanitary line was constructed in 1970. The depths and connections will not impact the systems ability to serve down system properties.
5. The sanitary sewer line exists and is efficient both in terms of gravity (Slope of the site) and length.
6. The existing line does not disturb wetland (none present) nor drainageways.
7. The Sanitary sewer exists and already provides access for the adjacent properties to the East which may be redeveloped.
8. The system additions were designed by a licensed engineer pursuant to the DEQ, City, and Tri-City Service District sewer standards.
9. The pre-application conference notes by the City engineer regarding availability of sewer are attached. The sanitary sewer has sufficient capacity to serve the proposed development and adequate sewage treatment plant capacity is available to the City to serve this proposal.

H. Storm Sewer/Treatment

1. The attached storm water plan demonstrates compliance with submittal criteria and approval criteria of Chapter 33 CDC.
2. The attached plans demonstrate how the detention facility is sized to accommodate a 25 and 100 year storm event. The design is provided by a licensed engineer who has also provided factual data that shows there will be no adverse off-site impacts.
3. The plans demonstrate how storm drainage is collected treated and infiltrated on each site.
4. The storm system is a variation of the rain garden system and utilizes standards of other jurisdictions where such efficient systems have been in use for some time. These standards have previously been provided to the City engineering staff for review. The system is efficient and not only provides treatment and detention but does so in a manner that exceeds the City requirements. We have included a table in the storm calculations showing that the rain garden sizes provided exceed the minimum needed to provide the required water quality treatment. The system consists of individual (per lot) collection / treatment / detention / infiltration areas.

WEST LINN SUBDIVISION – PYRCH PROPERTY
5/17/13 SUPPLEMENTAL INFORMATION
FOR SUBDIVISION APPLICATION (cont'd)

- I. Utility Easements. Utility easements will be provided to accommodate the required service providers including cable.

J. Supplemental Provisions

1. Wetland and natural drainage ways are protected (drainage) or are not present (wetlands) per chapter 32 CDC..
2. The site is not located in the Willamette or Tualatin greenways.
3. Street trees will be provided per chapter 54 CDC
4. If required, street lighting will comply with this section.
5. The applicant understands that the City will require additional property dedication for the widening of Rosemont Rd.
6. All utilities are intended to be provided underground.
7. Density is provided at nearly 100% of the maximum allowed for this site. No density transfers are used.
8. The project is not subject to the mix requirement.
9. There are no Heritage trees present on the site.
10. The Site is within the City of West Linn. No annexation is required.

85.210 Lot Line Adjustments – Approval Standards no lot line adjustments are requested.