

March 4, 2014

City of West Linn
Attn: Tom Soppe
22500 Salamo Road
West Linn, Oregon 97068

RE: Enlarge/Alter a Non-Conforming Structure for SUB-14-01/VAR-14-01 Renaissance at Willamette located at 1770 Ostman Road

Dear Tom,

As requested, we are submitting a Development Review Application for Non-Conforming Lots, Uses & Structures and response to the criteria within Community Development Code 66.080 (B).

66.080 ENLARGEMENT OF OR ALTERATION TO A NON-CONFORMING STRUCTURE: PROCESS AND APPROVAL STANDARDS

B. An enlargement or alteration to a non-conforming structure containing a conforming use may be permitted subject to the following:

- 1. If the enlargement, in and of itself, meets all provisions of this code, the enlargement will be permitted. This exception does not preclude design review or other applicable provisions of this code.*
- 2. If the enlargement, in and of itself, does not meet all provisions of the code, review and approval by the Planning Director for single-family structures, and by the Planning Commission for non-single-family structures under the provisions of CDC 99.060(B) is required subject to the following standards.*
 - a. The enlargement or alteration will not change the non-conformity; and*
 - b. All other applicable ordinance provisions will be met. (Ord. 1192, 1987)*

Response: As shown on the existing conditions plan, the existing driveway serving the home on the subject site is approximately 40 feet from the existing driveway on the abutting property to the north. As illustrated on the preliminary street plan, the future driveway on Lot 1 of Renaissance at Willamette is planned to be approximately 48 feet from the existing driveway on the property to the north. Therefore, the project is closer to conformance with the driveway spacing standard than the existing situation and this standard is met.

Sincerely,
AKS ENGINEERING & FORESTRY, LLC



Chris Goodell, AICP, LEED^{AP}

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT	PROJECT NO(S).	
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S)	TOTAL

Type of Review (Please check all that apply):

- | | | |
|--|--|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Historic Review | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal and Review (AP) * | <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Lot Line Adjustment (LLA) */** | <input type="checkbox"/> Time Extension * |
| <input type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Easement Vacation | <input checked="" type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Pre-Application Conference (PA) */** | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Hillside Protection & Erosion Control | | |

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address: 1770 Ostman Road

Assessor's Map No.: 3 1E 3AB

Tax Lot(s): 200

Total Land Area: 1.03 acres

Brief Description of Proposal: Permit to enlarge/alter a non-conforming structure for the spacing of the existing driveway on lot 1 of Renaissance at Willamette subdivision and the existing driveway on the property to the north.

Applicant Name: Renaissance Homes Contact: Amy Schnell
(please print)
Phone: Contact Applicant's Consultant

Address: 16771 Boones Ferry Road

Email: Contact Applicant's Consultant

City State Zip: Lake Oswego, Oregon 97035

Owner Name (required): Thomas Nordurft
(please print)
Phone: Contact Applicant's Consultant

Address: 15588 S. Saddle Lane

Email: Contact Applicant's Consultant

City State Zip: Oregon City, Oregon 97045

Consultant Name: AKS Engineering & Forestry Contact: Monty Hurley
(please print)
Phone: 503.925.8799

Address: 13910 SW Galbreath Drive, Suite 100

Email: monty@aks-eng.com

City State Zip: Sherwood, Oregon 97140

1. All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **Three (3) complete hard-copy sets (single sided) 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.
 If large sets of plans are required in application please submit only two sets.

* No CD required / ** Only one hard-copy set needed

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. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.


 For AMY SCHNELL
 Applicant's signature

Date


 Owner's signature (required)

Date

2/27/14

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Site Location/Address: 1770 Ostman Road

Assessor's Map No.: 3 1E 3AB

Tax Lot(s): 200

Total Land Area: 1.03 acres

Brief Description of Proposal: Class II variance for driveway spacing on Ostman Road between lots 3&4 of Renaissance at Willamette subdivision.

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(please print)
Phone: Contact Applicant's Consultant

Address: 16771 Boones Ferry Road

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City State Zip: Lake Oswego, Oregon 97035

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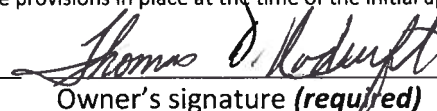
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Date



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Site Location/Address: 1770 Ostman Road	Assessor's Map No.: 3 1E 3AB
	Tax Lot(s): 200
	Total Land Area: 1.03 acres

Brief Description of Proposal: Class II variance for driveway spacing on Ostman Road between lots 2&3 of Renaissance at Willamette subdivision.

Applicant Name: Renaissance Homes (please print) Contact: Amy Schnell Address: 16771 Boones Ferry Road City State Zip: Lake Oswego, Oregon 97035	Phone: Contact Applicant's Consultant Email: Contact Applicant's Consultant
--	--


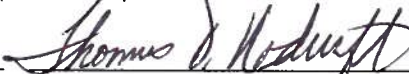
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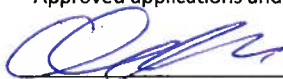
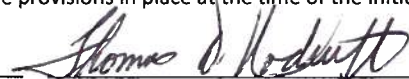
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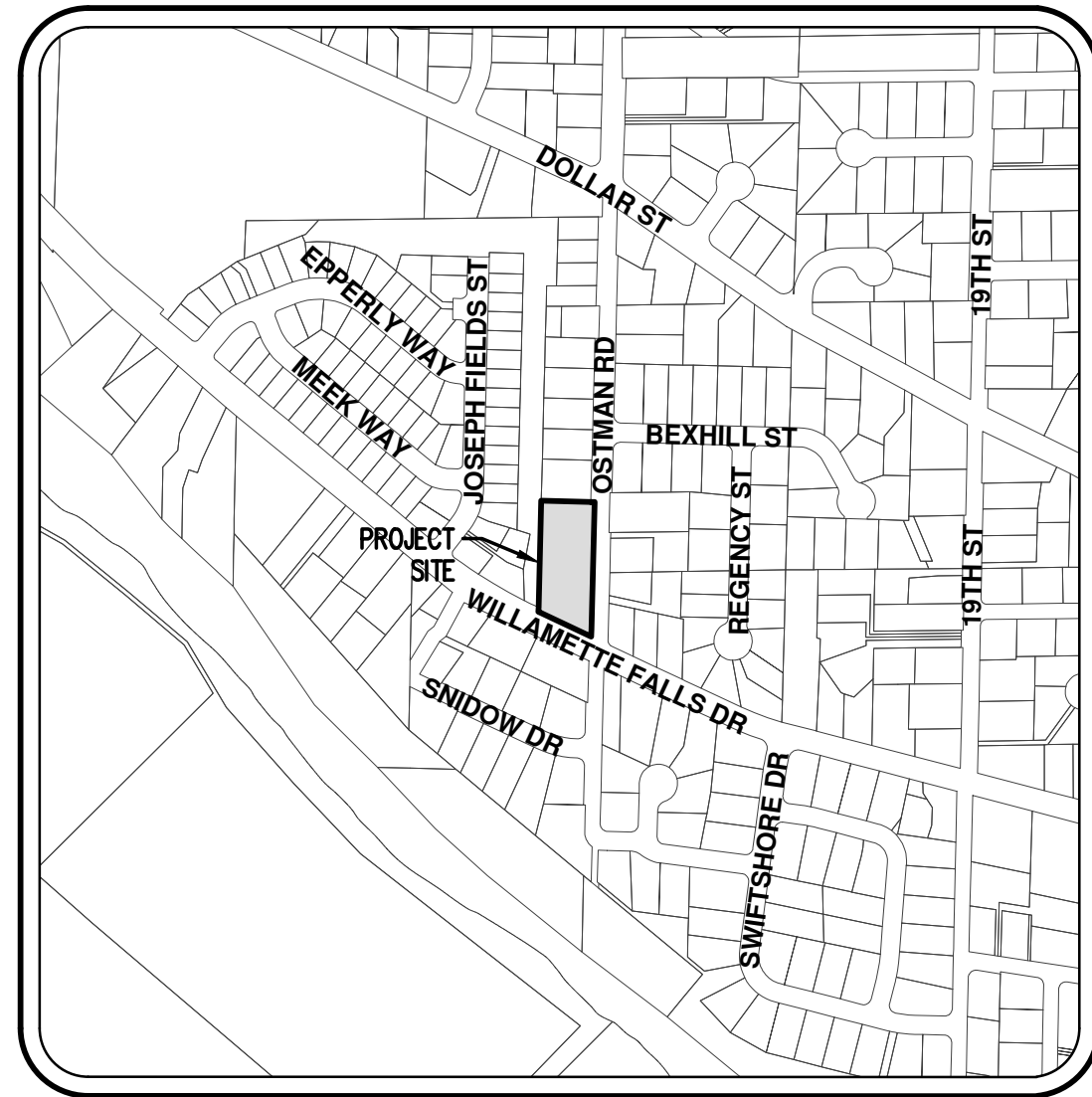
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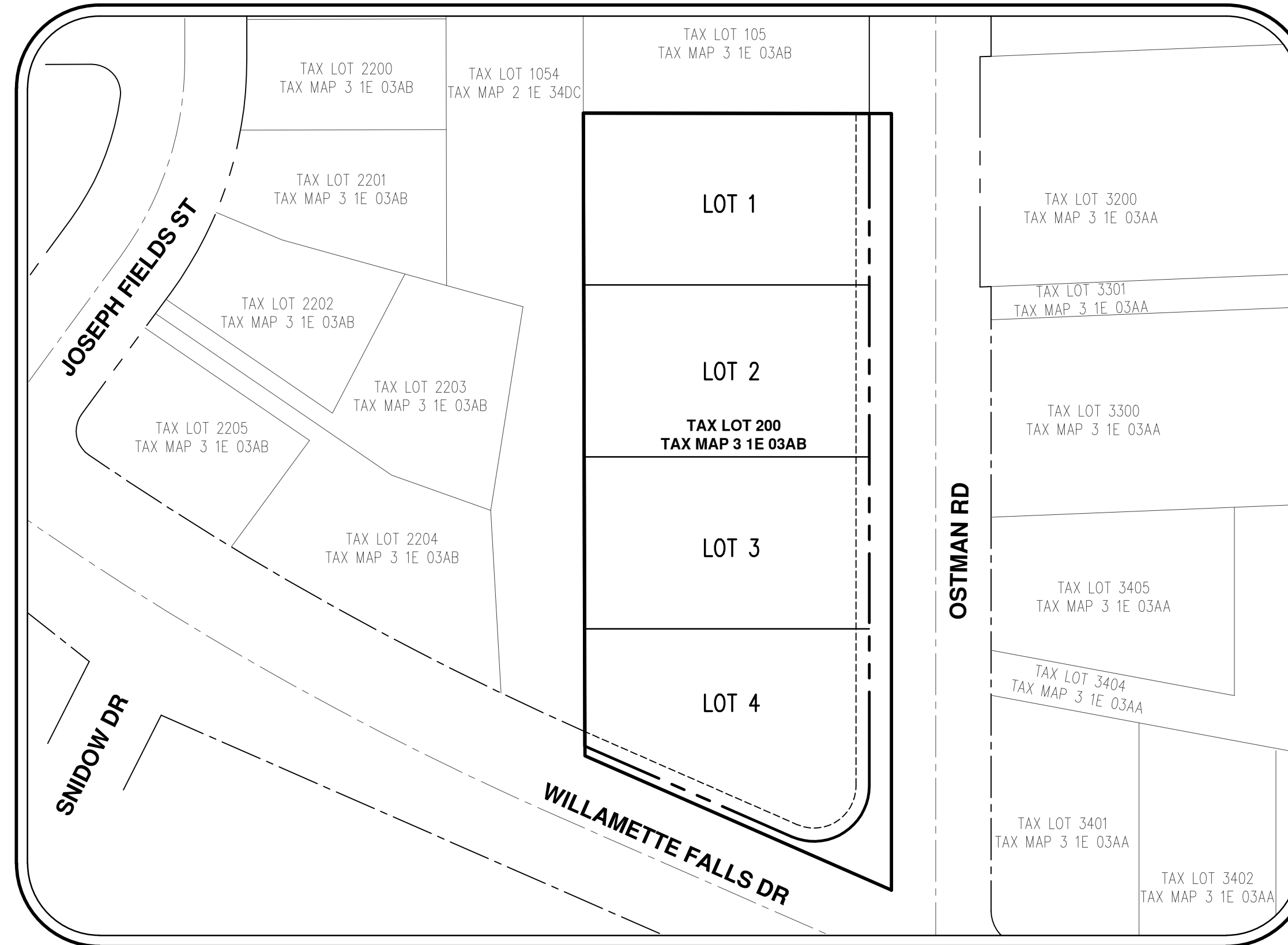
RENAISSANCE AT WILLAMETTE

PRELIMINARY SUBDIVISION PLANS



VICINITY MAP

SCALE: 1" = 500'



SITE MAP

SCALE: 1" = 50'

LEGEND

EXISTING		PROPOSED	
DECIDUOUS TREE		STORM SEWER CLEAN OUT	
CONIFEROUS TREE		STORM SEWER CATCH BASIN	
FIRE HYDRANT		STORM SEWER MANHOLE	
WATER BLOWOFF		GAS METER	
WATER METER		GAS VALVE	
WATER VALVE		GUY WIRE ANCHOR	
DOUBLE CHECK VALVE		POWER POLE	
AIR RELEASE VALVE		POWER VAULT	
SANITARY SEWER CLEAN OUT		POWER JUNCTION BOX	
SANITARY SEWER MANHOLE		POWER PEDESTAL	
SIGN		COMMUNICATIONS VAULT	
STREET LIGHT		COMMUNICATIONS JUNCTION BOX	
MAILBOX		COMMUNICATIONS RISER	
EXISTING		PROPOSED	
RIGHT-OF-WAY LINE		BOUNDARY LINE	
BOUNDARY LINE		PROPERTY LINE	
PROPERTY LINE		CENTERLINE	
CENTERLINE		DITCH	
DITCH		CURB	
CURB		EDGE OF PAVEMENT	
EDGE OF PAVEMENT		EASEMENT	
EASEMENT		FENCE LINE	
FENCE LINE		GRAVEL EDGE	
GRAVEL EDGE		POWER LINE	
POWER LINE		OVERHEAD WIRE	
OVERHEAD WIRE		COMMUNICATIONS LINE	
COMMUNICATIONS LINE		FIBER OPTIC LINE	
FIBER OPTIC LINE		GAS LINE	
GAS LINE		STORM SEWER LINE	
STORM SEWER LINE		SANITARY SEWER LINE	
SANITARY SEWER LINE		WATER LINE	
WATER LINE			

OWNER/APPLICANT:

RENAISSANCE HOMES
16771 BOONES FERRY ROAD
LAKE OSWEGO, OR 97035

PLANNING/CIVIL ENGINEERING/SURVEYING LANDSCAPE ARCHITECTURE FIRM (APPLICANT'S REPRESENTATIVE):

AKS ENGINEERING & FORESTRY, LLC
CONTACT: MONTY HURLEY/CHRIS GOODELL
13910 SW GALBREATH DRIVE, SUITE 100
SHERWOOD, OR 97140
PH: 503-925-8799
FAX: 503-925-8969

SITE LOCATION:

1770 OSTMAN ROAD
WEST LINN, OR 97068

SITE DESCRIPTION:

TAX LOT 200, CLACKAMAS COUNTY ASSESSOR'S MAP 3 1E 03AB,
LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 3, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE
MERIDIAN, CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

PROJECT PURPOSE:

FOUR LOT RESIDENTIAL SUBDIVISION FOR
FUTURE SINGLE-FAMILY DETACHED HOMES IN
THE R-10 ZONE.

BENCHMARK:

VERTICAL DATUM: ELEVATIONS ARE BASED ON NGS
BENCHMARK 89 B (PID: RD0258) ON THE WEST SIDE
OF HIGHWAY 99E, 2.4 MILES SOUTH OF THE PROJECT
SITE WITH A NAVD 88 ELEVATION OF 93.78 FEET.

TOTAL SITE AREA:

44,463 SF± (1.02 ACRES±)

SHEET INDEX

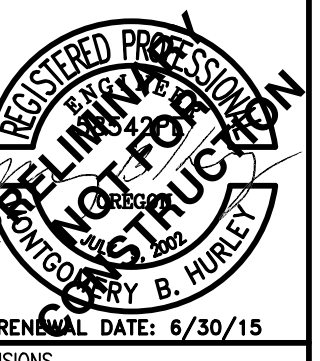
- 1 - COVER SHEET WITH SITE AND VICINITY MAP
- 2 - EXISTING CONDITIONS PLAN
- 3 - PRELIMINARY SLOPE ANALYSIS
- 4 - PRELIMINARY DEMOLITION, TREE REMOVAL, AND TREE PRESERVATION PLAN
- 5 - PRELIMINARY SUBDIVISION PLAT WITH BUILDING SETBACKS
- 6 - PRELIMINARY GRADING AND EROSION AND SEDIMENT CONTROL PLAN
- 7 - PRELIMINARY COMPOSITE UTILITY PLAN
- 8 - PRELIMINARY STREET PLAN
- 9 - PRELIMINARY STREET PROFILES AND CROSS-SECTIONS
- 10 - PRELIMINARY STREET PROFILES AND CROSS-SECTIONS
- 11 - PRELIMINARY STREET TREE PLAN
- 12 - PRELIMINARY STREET LIGHTING PLAN
- 13 - PRELIMINARY AERIAL PHOTOGRAPH PLAN

AKS
ENGINEERING AND FORESTRY, LLC
13910 SW GALBREATH DR
SUITE 100
SHERWOOD, OR 97140
PHONE: 503.925.8799
FAX: 503.925.8969
www.aks-eng.com

**RENAISSANCE AT
WILLAMETTE**
WEST LINN OREGON
CLACKAMAS COUNTY ASSESSOR'S MAP 3 1E 03AB
TAX LOT 200

**COVER SHEET WITH
SITE AND VICINITY MAP**

DESIGNED BY: RSW
DRAWN BY: BLF
CHECKED BY: MBH
SCALE: AS NOTED
DATE: 02/21/14



REVISIONS

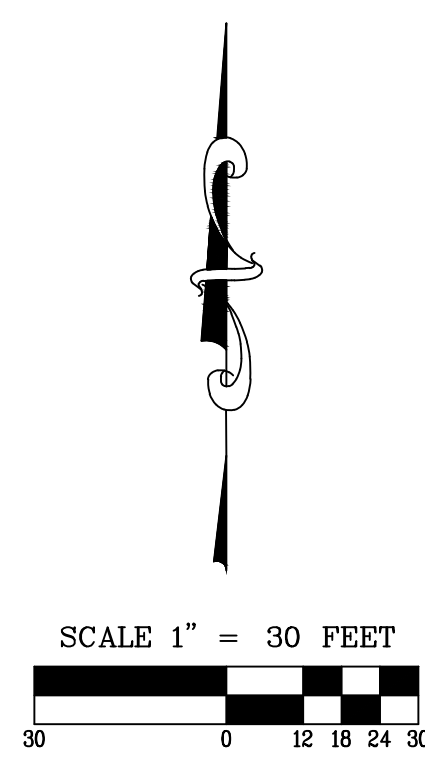
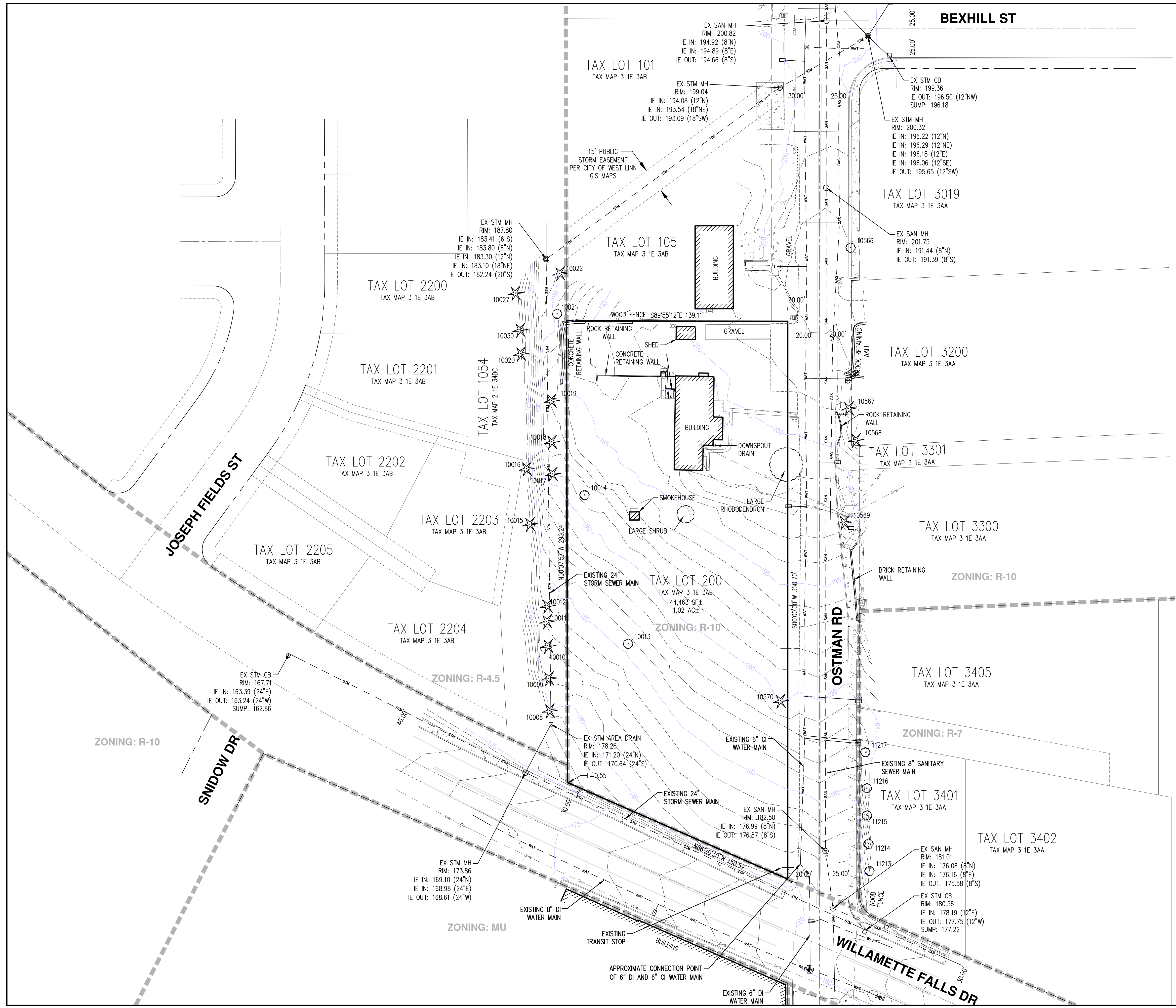
JOB NUMBER
3745
SHEET

NOTES:

- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBER 13235032. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- FIELD WORK WAS CONDUCTED OCTOBER 30 - NOVEMBER 6, 2013.
- VERTICAL DATUM: ELEVATIONS ARE BASED ON NGS BENCHMARK 89 B (PID: R00258) ON THE WEST SIDE OF HWY 99E, 2.4 MILES SOUTH OF THE PROJECT SITE WITH A NAVD 88 ELEVATION OF 93.78 FEET.
- THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
- SURVEY IS ONLY VALID WITH SURVEYOR'S STAMP AND SIGNATURE.
- BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
- CONTOUR INTERVAL IS 1 FOOT.
- ONLY TREES HAVING A DIAMETER OF 6" AND GREATER, MEASURED AT BREST HEIGHT, WERE SURVEYED.

TREE TABLE

TREE NO.	SPECIES	DBH(IN.)
10008	PINE	18
10009	PINE	6,15
10010	PINE	20
10011	DOUGLAS FIR	20
10012	DOUGLAS FIR	25
10013	CHERRY	8,7,7
10014	APPLE	26(ROTTEN)
10015	PINE	11,11
10016	PINE	12
10017	PINE	23
10018	PINE	15
10019	PINE	19
10020	PINE	9
10021	COTTONWOOD	65(STUMP)
10022	DOUGLAS FIR	31
10027	PINE	9
10030	PINE	6
10566	CHERRY	11,11,12
10567	DOUGLAS FIR	49
10568	DOUGLAS FIR	56
10569	DOUGLAS FIR	27
10570	DOUGLAS FIR	38(DEAD)
11213	MAPLE	26
11214	MAPLE	11
11215	MAPLE	14
11216	MAPLE	13
11217	BIRCH	18



**PRELIMINARY
 SLOPE ANALYSIS**

DESIGNED BY: RSW
 DRAWN BY: BLF
 CHECKED BY: MBH
 SCALE: AS NOTED
 DATE: 02/21/14

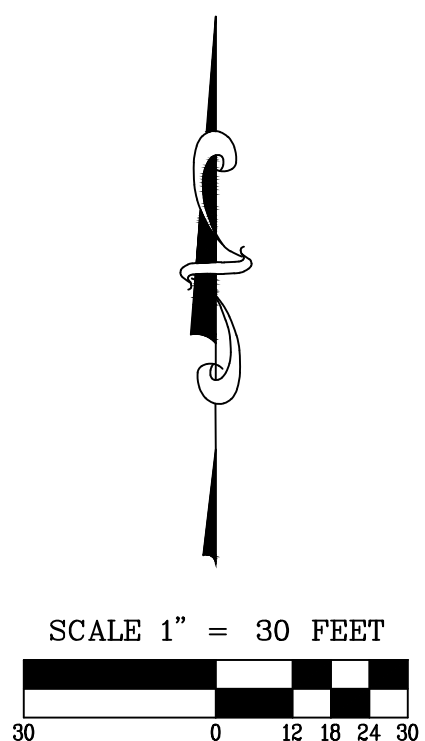
**REGISTERED PROFESSIONAL
 LAND SURVEYOR**
 GARY B. HUNLEY
 RENEWAL DATE: 6/30/15

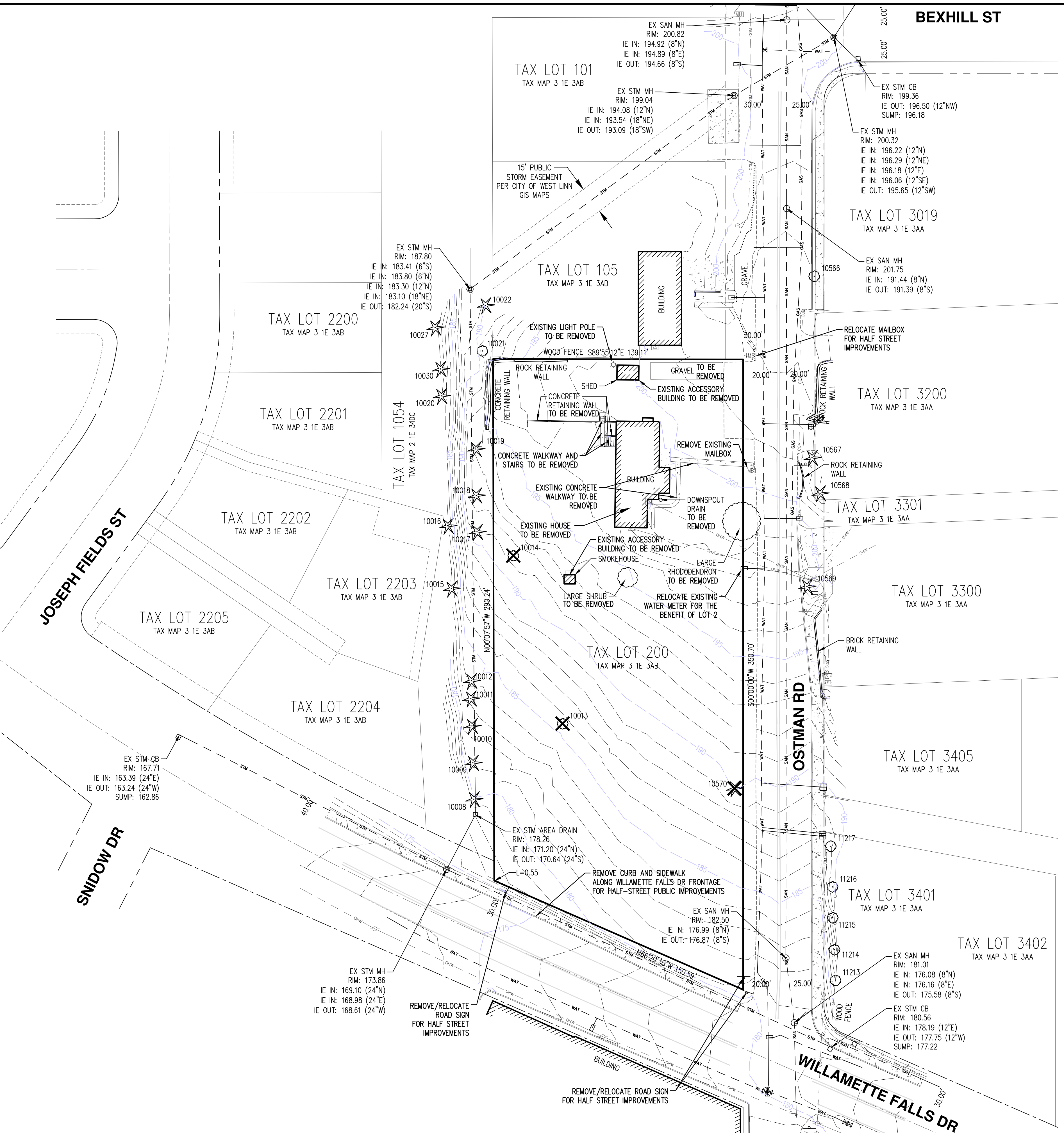
REVISIONS

JOB NUMBER
3745

SHEET
3

SLOPES TABLE					
NUMBER	MIN SLOPE	MAX SLOPE	AREA	ACRES	COLOR
1	0.00%	15.00%	40,008.64	0.92	Lightest Gray
2	15.00%	25.00%	2,524.21	0.06	Light Gray
3	25.00%	35.00%	151.14	0.00	Medium Gray
4	35.00%	50.00%	38.36	0.00	Dark Gray
5	50.00%	29402.64%	122.70	0.00	Black
6	BUILDING FOOTPRINT		1,617.85	0.04	White





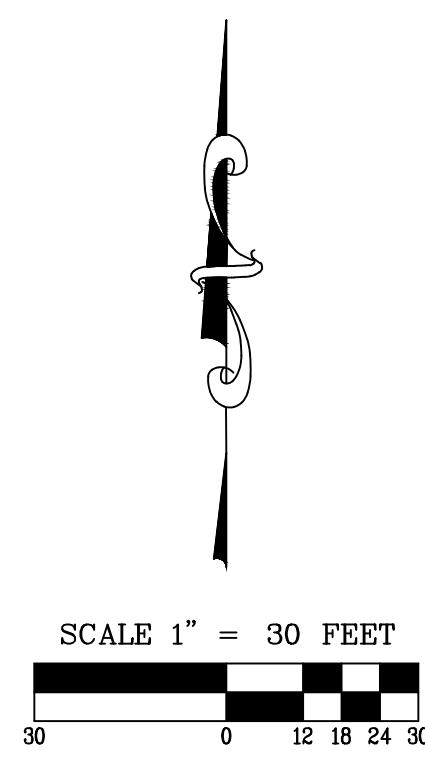
LEGEND

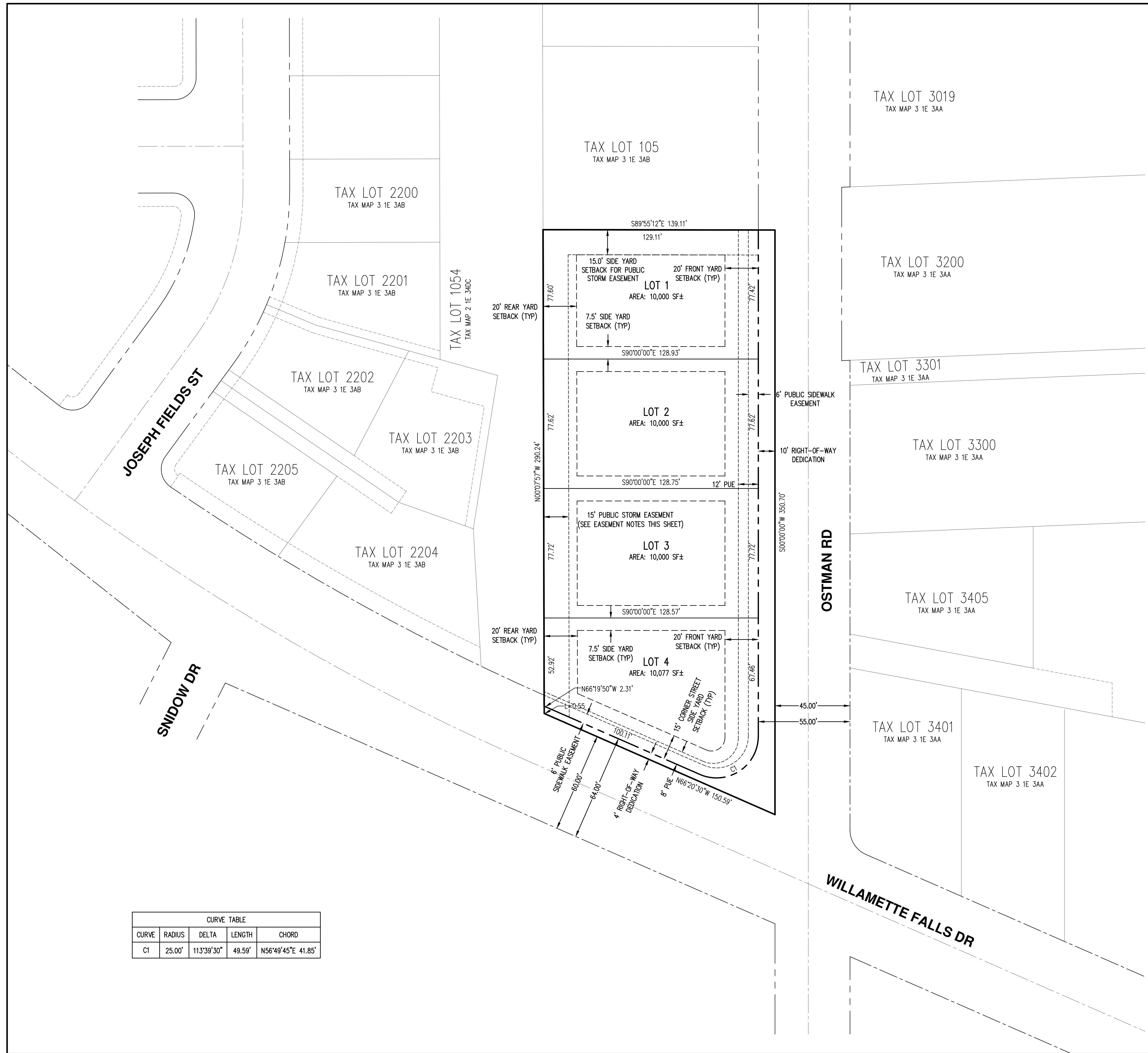
- EXISTING GROUND CONTOUR (1 FT) ——— 101 ———
- EXISTING GROUND CONTOUR (5 FT) ——— 100 ———
- EXISTING TREE TO BE REMOVED ✖ ✖
- EXISTING TREE TO REMAIN ✪ ○

TREE TABLE

TREE NO.	SPECIES	DBH(IN.)
10008	PINE	18
10009	PINE	6,15
10010	PINE	20
10011	DOUGLAS FIR	20
10012	DOUGLAS FIR	25
* 10013	CHERRY	8,7,7
* 10014	APPLE	26(ROTTEN)
10015	PINE	11,11
10016	PINE	12
10017	PINE	23
10018	PINE	15
10019	PINE	19
10020	PINE	9
10021	COTTONWOOD	65(STUMP)
10022	DOUGLAS FIR	31
10027	PINE	9
10030	PINE	6
10566	CHERRY	11,11,12
10567	DOUGLAS FIR	49
10568	DOUGLAS FIR	56
10569	DOUGLAS FIR	27
* 10570	DOUGLAS FIR	38(DEAD)
11213	MAPLE	26
11214	MAPLE	11
11215	MAPLE	14
11216	MAPLE	13
11217	BIRCH	18

* TREES TO BE REMOVED



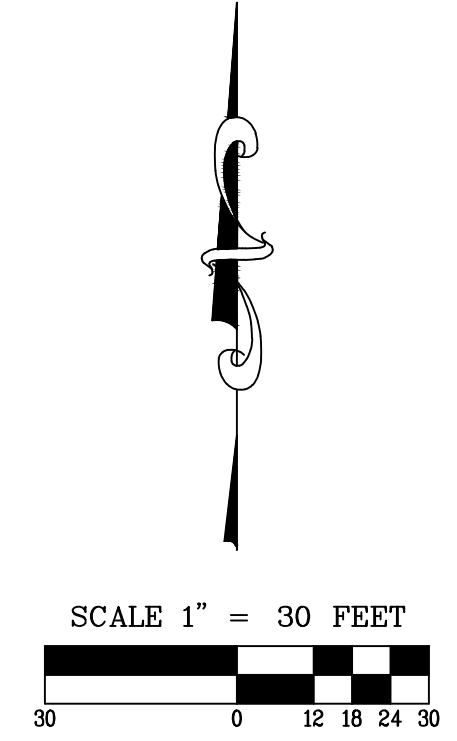


CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	25.00'	113°39'30"	49.59'	N56°49'45"E 41.85'

DENSITY CALCULATIONS:

MAXIMUM ALLOWABLE DENSITY (R-10 ZONE) = 4.35 DWELLING UNITS PER NET ACRE
 PROJECT SITE AREA = 1.02 NET ACRES
 CALCULATED DENSITY = 4.44 DWELLING UNITS
 PROPOSED NUMBER OF LOTS = 4 LOTS

- EASEMENT NOTES:**
- 15-FT PUBLIC STORM EASEMENT ONLY SHOWN FOR CITY OF WEST LINN COMPLETENESS REVIEW REQUIREMENTS.
 - 15-FT PUBLIC STORM EASEMENT IS NOT PROPOSED WITH THIS PROJECT.
 - 15-FT PUBLIC STORM EASEMENT WILL ONLY BE ADDED IF CONDITIONED BY CITY OF WEST LINN.



AKS
 AKS ENGINEERING AND FORESTRY, LLC
 13910 SW CALBREATH DR
 SUITE 100
 SHERWOOD, OR 97140
 PHONE: 503.925.8799
 FAX: 503.925.8969
 www.aks-eng.com

ENGINEERING · SURVEYING
 FORESTRY · LANDSCAPE ARCHITECTURE

RENAISSANCE AT WILLAMETTE
 WEST LINN OREGON
 CLATSOP COUNTY ASSESSOR'S MAP 3 1E 03AB
 TAX LOT 200


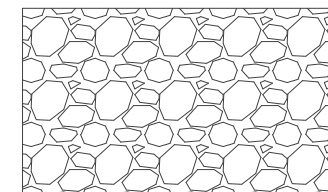


PRELIMINARY SUBDIVISION PLAT WITH BUILDING SETBACKS

DESIGNED BY: RSW
 DRAWN BY: BLF
 CHECKED BY: MBH
 SCALE: AS NOTED
 DATE: 02/21/14

REGISTERED PROFESSIONAL ENGINEER
 GARY B. HURLEY
 RENEWAL DATE: 8/30/15

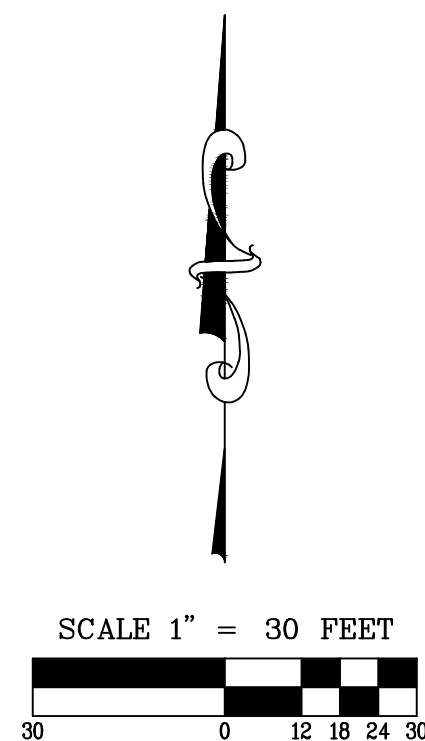
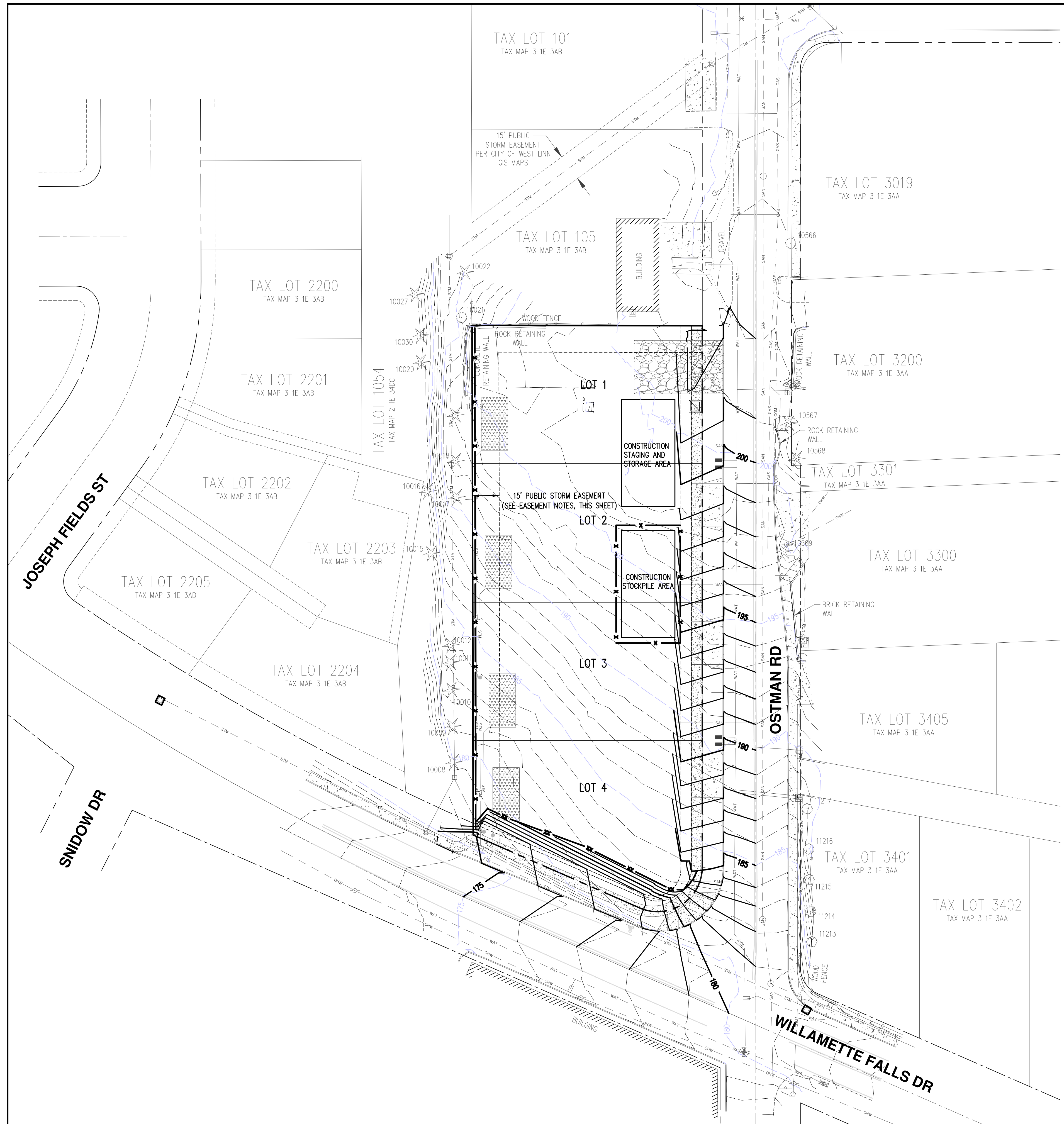
JOB NUMBER
3745
 SHEET
5

LEGEND

- EXISTING GROUND CONTOUR (1 FT) ——— 101 ———
- EXISTING GROUND CONTOUR (5 FT) ——— 100 ———
- FINISH GRADE CONTOUR (1 FT) ——— 101 ———
- FINISH GRADE CONTOUR (5 FT) ——— 100 ———
- EXISTING TREES 
- SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING) ——— x ———
- SEDIMENT FENCE (TO BE INSTALLED AFTER GRADING) ——— xx ———
- GRAVEL CONSTRUCTION ENTRANCE 
- CATCH BASIN INLET PROTECTION 
- CONCRETE WASHOUT AREA 

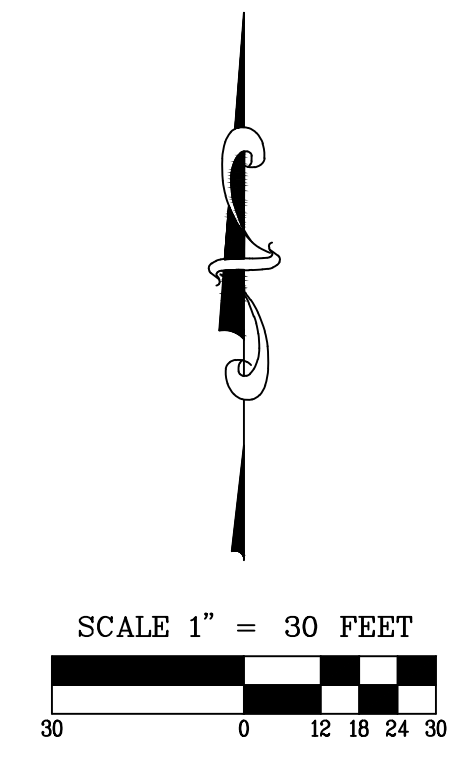
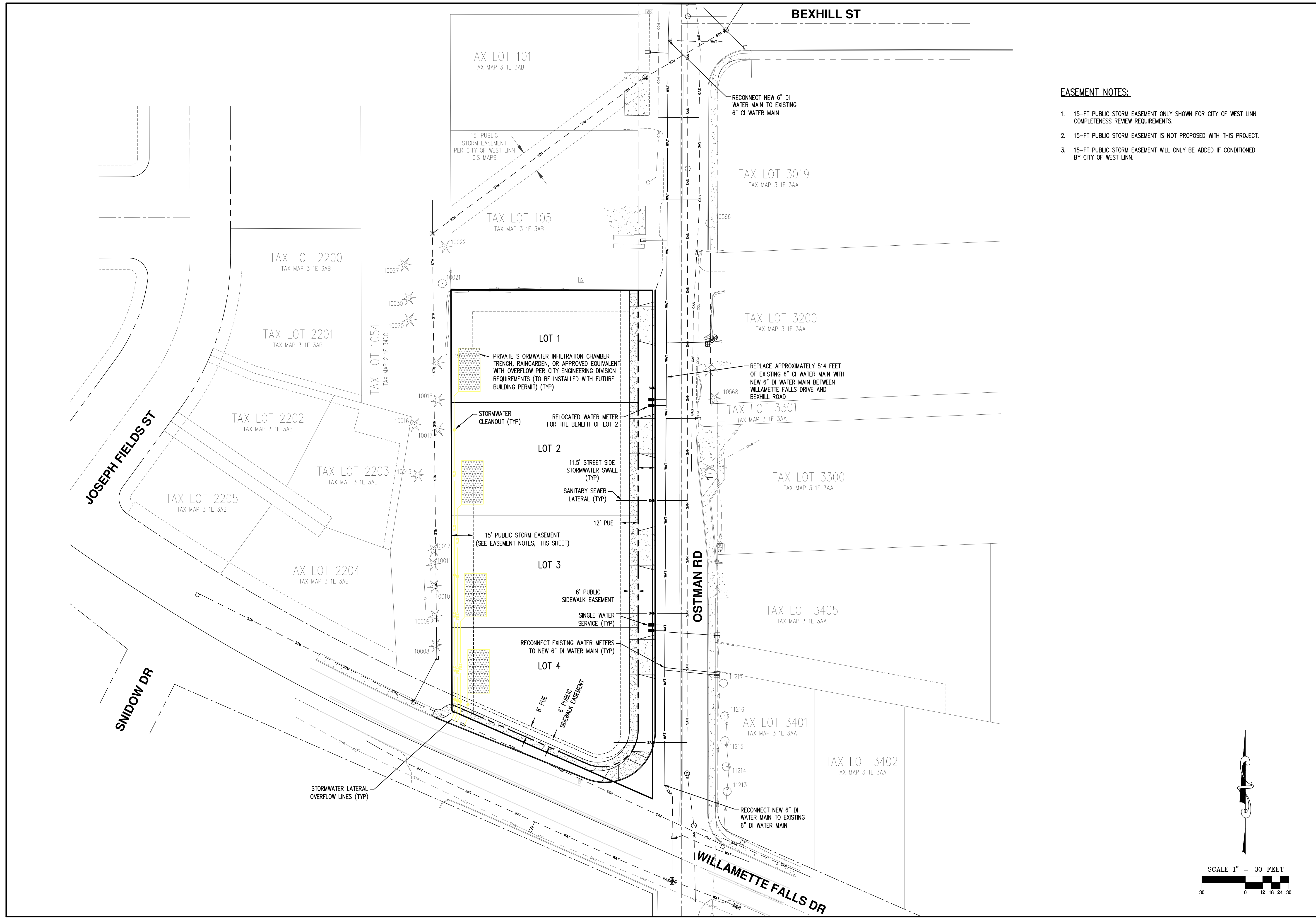
EASEMENT NOTES:

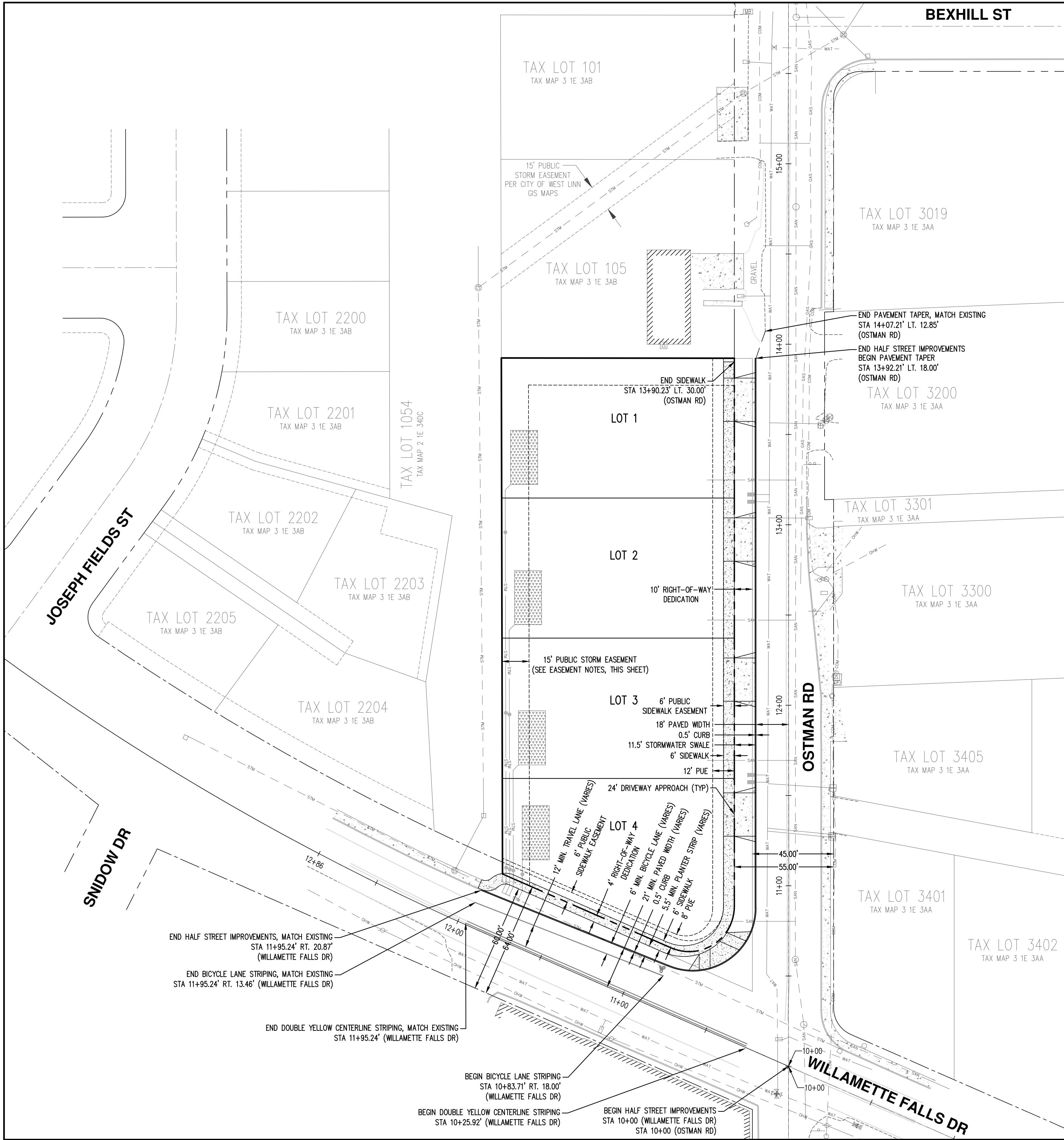
1. 15-FT PUBLIC STORM EASEMENT ONLY SHOWN FOR CITY OF WEST LINN COMPLETENESS REVIEW REQUIREMENTS.
2. 15-FT PUBLIC STORM EASEMENT IS NOT PROPOSED WITH THIS PROJECT.
3. 15-FT PUBLIC STORM EASEMENT WILL ONLY BE ADDED IF CONDITIONED BY CITY OF WEST LINN.



EASEMENT NOTES:

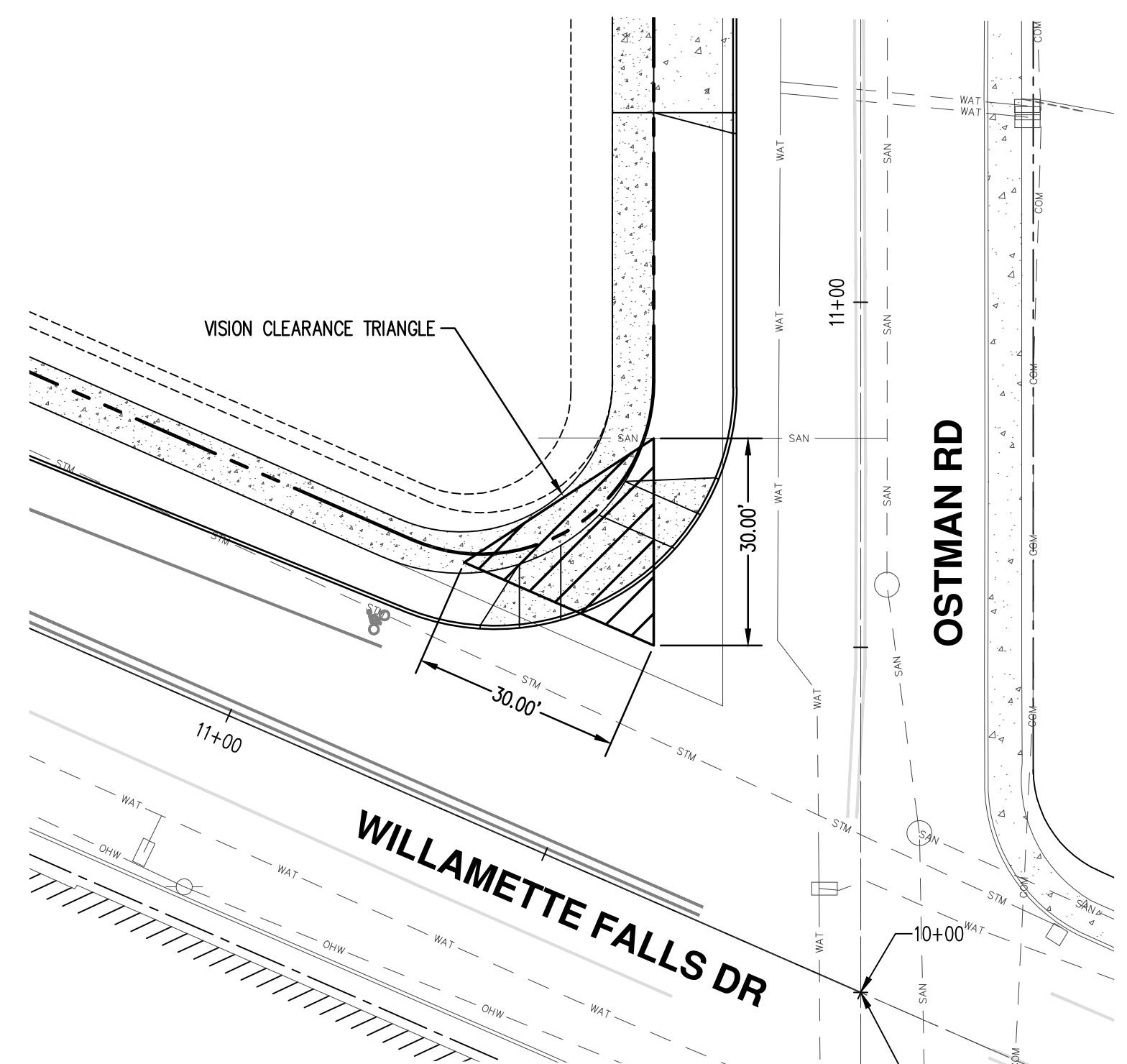
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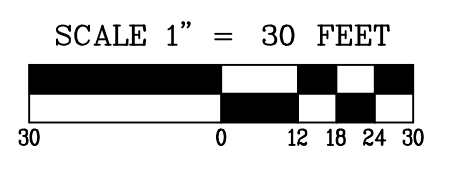
VISION CLEARANCE TRIANGLE DETAIL

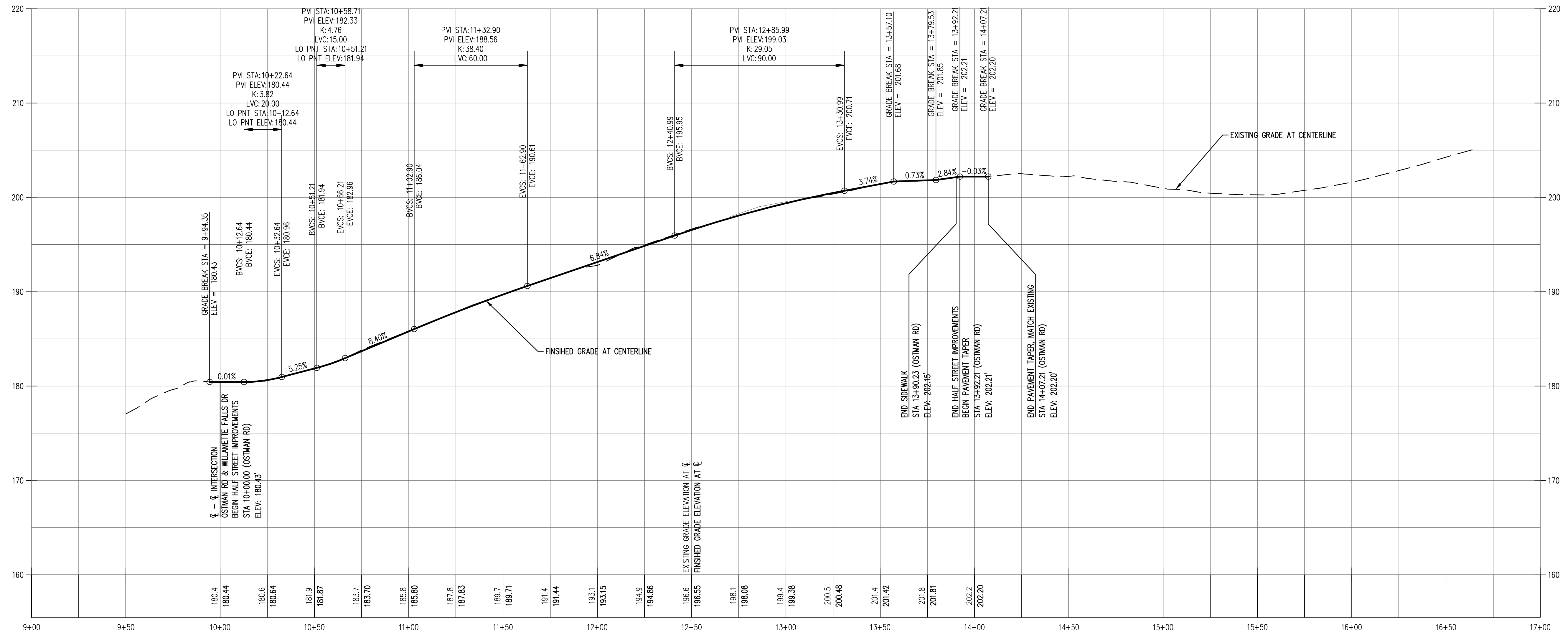
SCALE: 1" = 20'



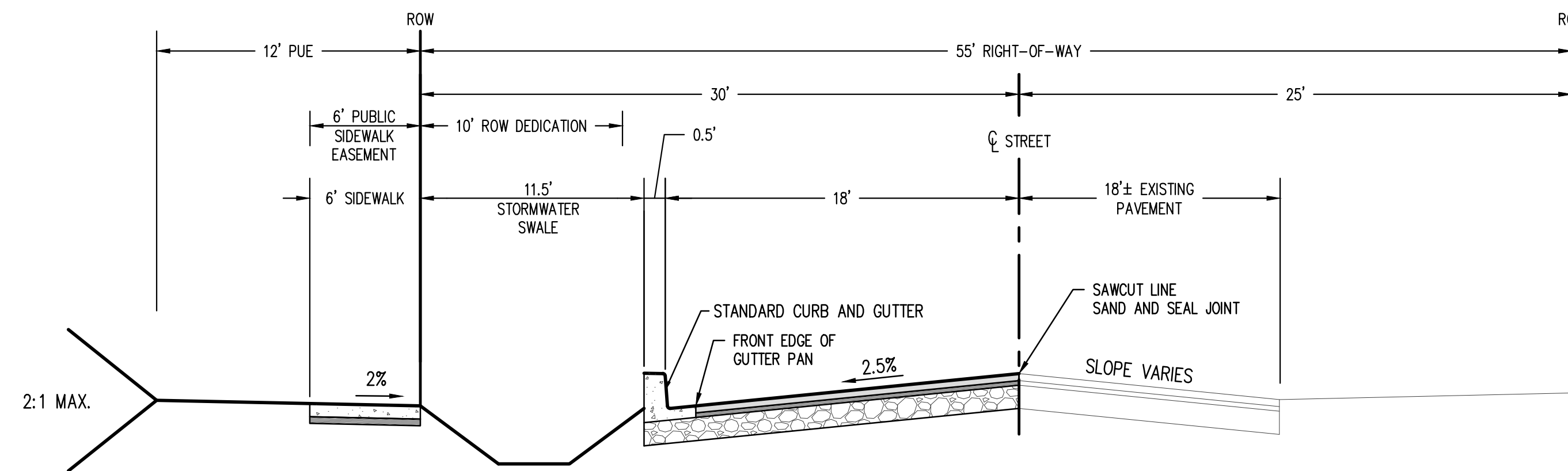
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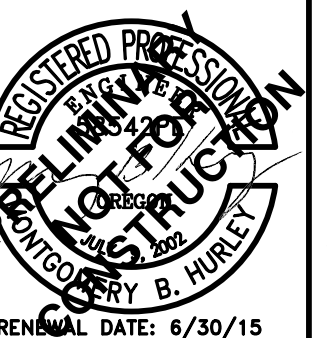
OSTMAN RD
 Hor. Scale: 1" = 30'
 Vert. Scale: 1" = 6'



OSTMAN ROAD (HALF STREET)
 CROSS-SECTION
 STA 10+00.00 - STA 14+07.21
 NOT TO SCALE

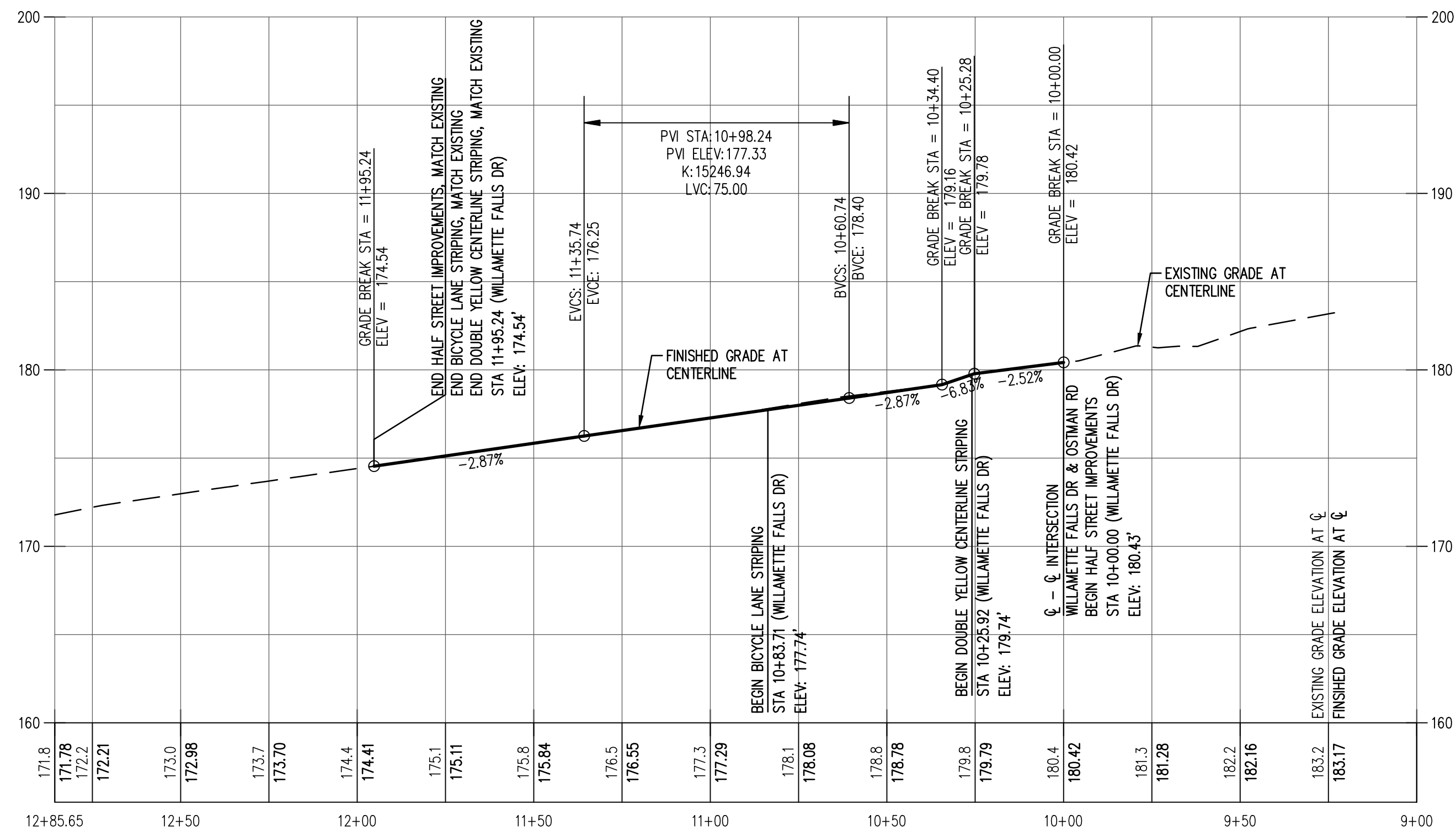
* STA 10+00.00 - STA 10+83.71: INTERSECTION OF OSTMAN RD AND WILLAMETTE FALLS DR

DESIGNED BY: RSW
 DRAWN BY: BLF
 CHECKED BY: MBH
 SCALE: AS NOTED
 DATE: 02/21/14

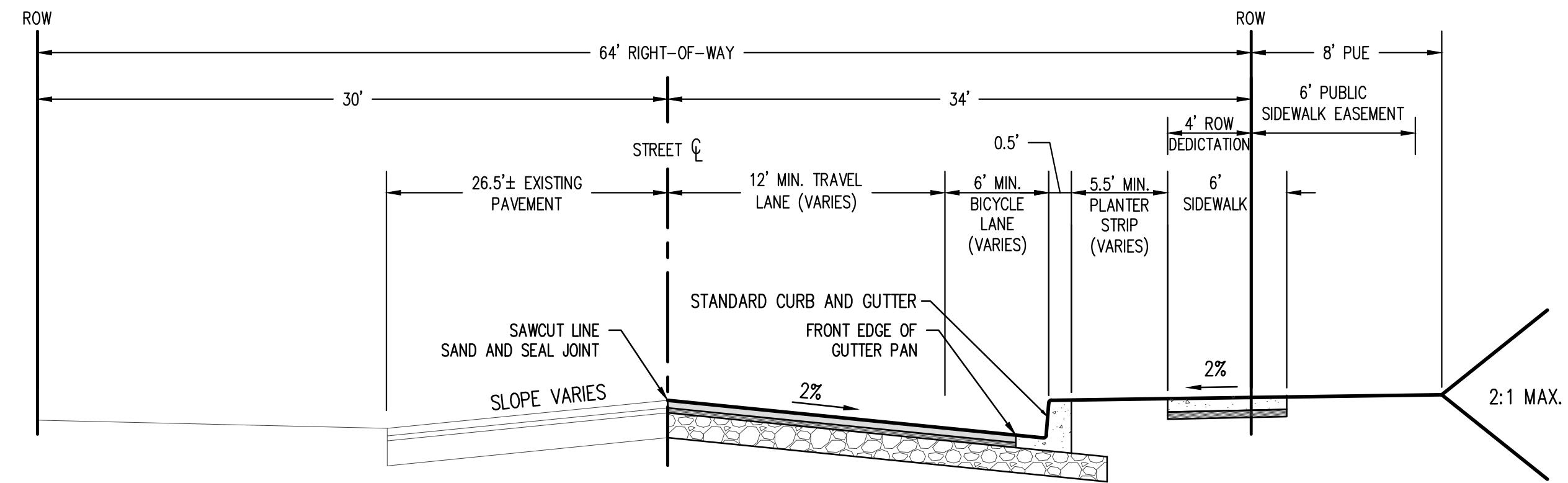


REVISIONS

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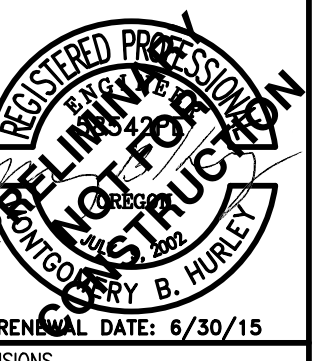
WILLAMETTE FALLS DR
 Hor. Scale: 1" = 30'
 Vert. Scale: 1" = 6'



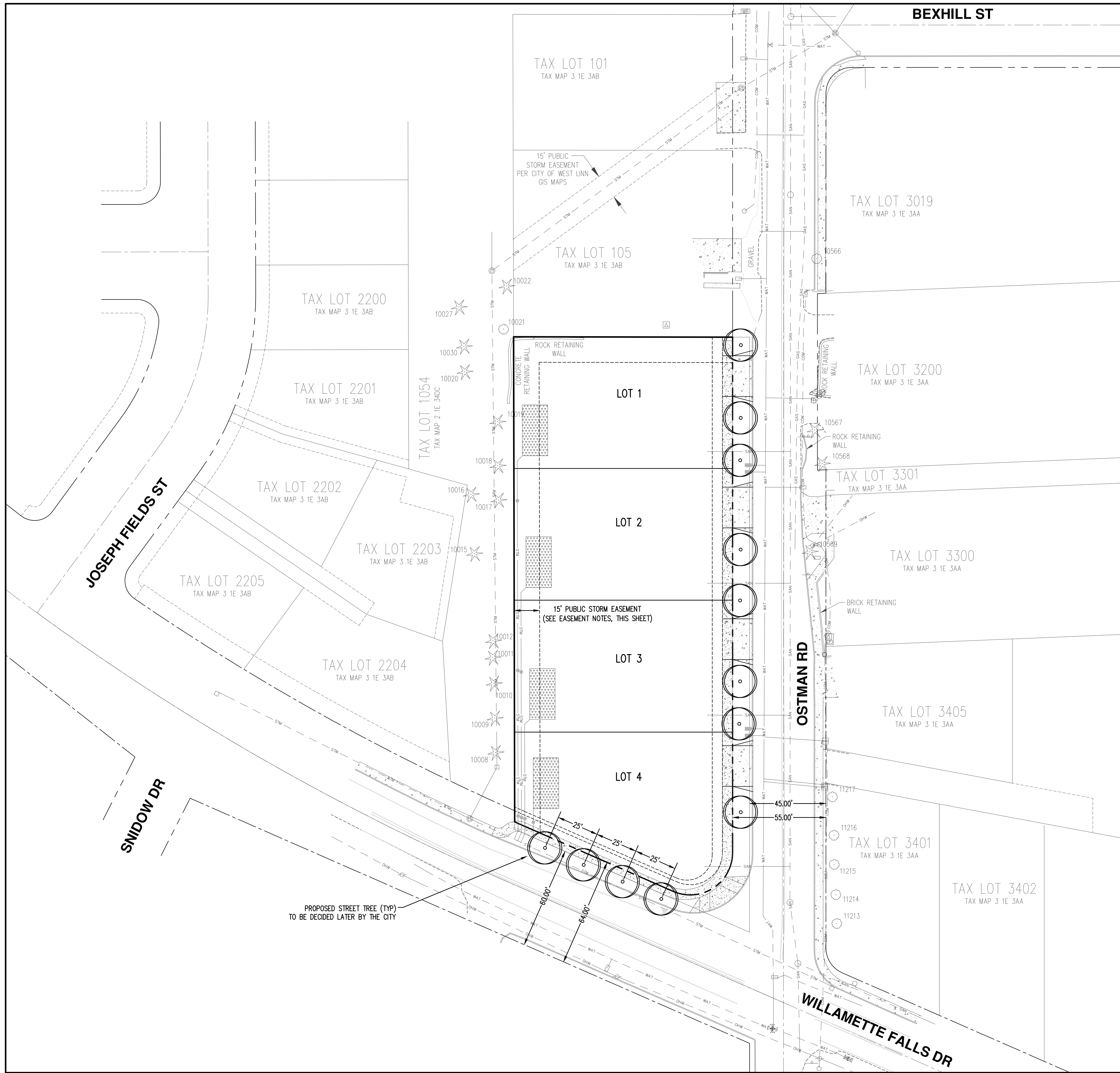
WILLAMETTE FALLS DRIVE (HALF STREET)
 CROSS-SECTION
 STA 10+00.00 – STA 11+95.24*
 NOT TO SCALE

* STA 10+00.00 – STA 10+87.63: INTERSECTION OF WILLAMETTE FALLS DR AND OSTMAN RD

DESIGNED BY: RSW
 DRAWN BY: BLF
 CHECKED BY: MBH
 SCALE: AS NOTED
 DATE: 02/21/14



REVISIONS
 JOB NUMBER
 3745
 SHEET
10



EASEMENT NOTES:

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PLANTING NOTES:

TREE SIZES AND SPECIES SHALL BE DETERMINED BY THE CITY PRIOR TO PLANTING AND CHARGED TO THE DEVELOPER PER CITY COMMUNITY DEVELOPMENT CODE.

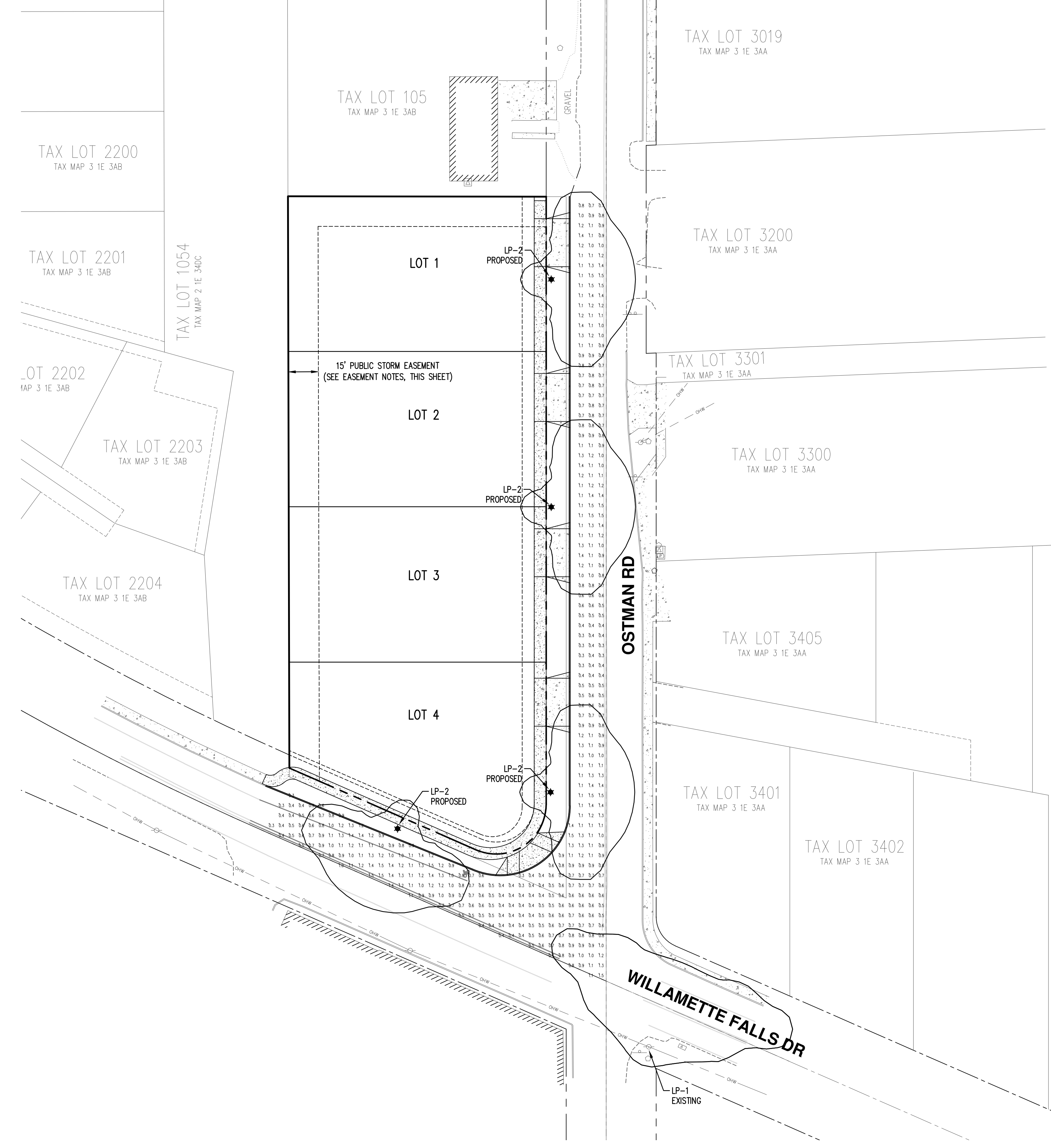
- IRRIGATION: DEVELOPER SHALL PROVIDE AND INSTALL TEMPORARY IRRIGATION AND MAINTAIN PLANTINGS PER CITY TECHNICAL MANUAL.
- THE DEVELOPER'S CONTRACTOR SHALL PROVIDE A DESIGN BUILD IRRIGATION PLAN FOR THE CITIES APPROVAL.
- MAINTENANCE GUIDELINES AND PLANTING SHALL BE PERFORMED PER THE CITIES TREE TECHNICAL MANUAL.

**PRELIMINARY STREET
 LIGHTING PLAN**

DESIGNED BY: RSW
 DRAWN BY: BLF
 CHECKED BY: MBH
 SCALE: AS NOTED
 DATE: 02/21/14

**REGISTERED PROFESSIONAL
 ELECTRICAL ENGINEER
 PROJECT NO. 14-0001
 GARY B. HUNLEY
 RENEWAL DATE: 8/30/15**

JOB NUMBER
3745
 SHEET
12



- EASEMENT NOTES:**
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LUMINAIRE SCHEDULE						
LABEL	TAG	DESCRIPTION	QTY	TOTAL LAMP LUMENS	LUM. WATTS	LLF
LP-1	EXISTING	HPS, COBRAHEAD DROP LENS, MOUNTED ON UTILITY POLE (25' M.H.)	1	22,000	200	0.720
LP-2	PROPOSED	BETA (CREE) LED, 40 LED, 30' DIRECT BURY/25' M.H BRONZE FIBERGLASS POLE WITH 6' MAST ARM	4	7,549	66	0.940

CALCULATION SUMMARY						
LABEL	CLASSIFICATION	CALCTYPE	UNITS	AVG	MAX	MIN
OSTERMAN ROAD/WILLAMETTE FALLS DRIVE	COLLECTOR/MINOR ARTERIAL	Illuminance	Fc	0.87	1.5	0.3

LIGHT LEVEL SUMMARY			
ROADWAY	CLASSIFICATION (PEDESTRIAN CONFLICT)	TARGET	UNIFORMITY
OSTERMAN ROAD AND WILLAMETTE FALLS DRIVE	COLLECTOR/MINOR ARTERIAL (RESIDENTIAL)	≥ 0.6 FC AVE ACHIEVED 0.87 FC	≤ 4:1 AVE/MIN 2.90:1

NOTE:
 TARGET = CODE REQUIRED VALUES AS STATED IN PRE-APPLICATION CONFERENCE MEETING NOTES (SEPT 5, 2013)
 ACHIEVED = DESIGN VALUE

