

## DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>P. SPIR</i>	PROJECT No(s). <i>MP-14-01</i>	
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S) <i>2800-</i>	TOTAL <i>2800-</i>

**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 checked="" type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR)                                  |
| <input type="checkbox"/> Easement Vacation                     | <input 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:**

23000 Horizon Drive

Assessor's Map No.: 21E 35B

Tax Lot(s): 100

Total Land Area: 194,396 sq. ft (4.46 ac)

**Brief Description of Proposal:**

Divide subject property into 2 parcels. Parcel A is the existing Tanner Springs Assisted Living facility. Parcel B is to be the undeveloped southerly portion. There are no use for Parcel B is being proposed at this time.

**Applicant Name:** Mitch Duryea, Duryea & Associates, P.S.

(please print)

Address: PO Box 7400

City State Zip: Spokane, WA 992007

Phone: (509) 465-8007

Email: mitch@duryea-associates.com

**Owner Name** (required): Sequoia Heights Capital Partners, LLC

(please print)

Address: 1101 5th Ave.

City State Zip: San Rafael, CA 94091

Phone:

Email:

**Consultant Name:** Mitch Duryea, Duryea & Associates, P.S.

(please print)

Address: PO Box 7400

City State Zip: Spokane, WA 99207

Phone: (509) 465-8007

Email: mitch@duryea-associates.com

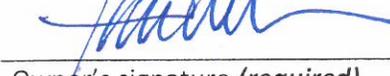
1. All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until 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.

  
Applicant's signature

*3/18/14*  
Date

  
Owner's signature (required)

*3/3/14*  
Date

**DURYEA & ASSOCIATES, P.S.**  
Land Surveying & Mapping

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2702 N. Perry Street  
PO Box 7400  
Spokane, WA 99207  
(509) 465-8007  
e-mail: mitch@duryea-associates.com

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March 26, 2014

Job No. 13-1750

City of West Linn  
Planning & Development  
22500 Salamo Road #100  
West Linn, OR 97068

Subject: Tentative Plan Application  
Tanner Springs Partition Plat  
23000 Horizon Drive

Dear Sir,

Duryea & Associates represents the owners of the Tanner Springs Assisted Living Center located at 23000 Horizon Drive. The current living center utilizes a portion of the 4.6 acre parcel. The owners propose to subdivide the property into two parcels through the Partition Plat process. A Pre-application conference for this project was held on October 3, 2013.

Enclosed is the following:

1. Completed Application form
2. Three full size copies and three reduced (11"x17") of the Tentative Plan consisting of:
  - a. Site Plan (Sheet 1)
  - b. Tree Survey (Sheet 2)
  - c. Resubdivision Plan (Sheet 3)
3. Arborist Report per 85.160(D)(5)
4. Narrative of the land division
5. Application Fee

Please proceed with the review and processing of this application. If you have any questions or comments, please contact me at your convenience.

Sincerely,  
DURYEA & ASSOCIATES



Mitchell Duryea, L.S.

cc: David Young  
Eric Jackson



February 18, 2014

Planning and Building  
City of West Linn  
22500 Salamo Road #1000  
West Linn, Oregon 97068

Re: Arborist Report and Tree Preservation Plan for the Tanner Springs Partition Project  
West Linn, Oregon  
Project No. MHA1413 Tanner Springs Partition

Please find enclosed the Arborist Report and Tree Preservation Plan for the Tanner Springs Partition project located at 23000 Horizon Drive in West Linn, Oregon. Please contact us if you have questions or need any additional information.

Respectfully,  
Morgan Holen & Associates, LLC

A handwritten signature in black ink that reads "Morgan E. Holen". The signature is written in a cursive, flowing style.

Morgan E. Holen, Owner  
ISA Certified Arborist, PN-6145A  
ISA Tree Risk Assessment Qualified  
Forest Biologist

# Arborist Report and Tree Preservation Plan

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Tanner Springs Partition  
West Linn, Oregon

February 18, 2014

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**Tanner Springs Partition – West Linn, Oregon  
Arborist Report and Tree Preservation Plan  
February 18, 2014**

MHA1413

**Purpose**

This Arborist Report and Tree Preservation Plan for the Tanner Springs Partition project in West Linn, Oregon, is provided pursuant to City of West Linn Community Development Code Chapter 55, Municipal Code Sections 8.500 and 8.600, and the West Linn Tree Technical Manual. This report describes the existing trees located on the project site, as well as recommendations for tree removal, retention and protection. This report is based on observations made by International Society of Arboriculture (ISA) Certified Arborist and Qualified Tree Risk Assessor Morgan Holen (PN-6145A) during a site visit conducted on February 18, 2014.

**Scope of Work and Limitations**

Morgan Holen & Associates, LLC, was contracted by Duryea & Associates to collect tree inventory data for individual trees located on the project site and to develop an arborist report and tree preservation plan for the project. The site is planned for a two lot partition and no construction is proposed at this time. A site survey was provided by Duryea & Associates illustrating the location of existing trees and the proposed partition.

The City of West Linn's threshold diameter for tree survey requirements is six inches for Oregon white oak (*Quercus garryana*), Pacific madrone (*Arbutus menziesii*), and native dogwoods (*Cornus nuttallii*), and 12-inches for all other species. Visual Tree Assessment (VTA) was performed on individual trees located across the site. VTA is a standard process whereby the inspector visually assesses the tree from a distance and up close, looking for defect symptoms and evaluating overall condition and vitality of individual trees. Trees were evaluated in terms of general condition and potential for significance, as determined later by the City Arborist per the West Linn Tree Technical Manual. Trees were not evaluated in terms of potential construction impacts because no construction is proposed at this time.

The client may choose to accept or disregard the recommendations contained herein, or seek additional advice. Neither this author nor Morgan Holen & Associates have assumed any responsibility for liability associated with the trees on or adjacent to this site.

**General Description**

The Tanner Springs Partition project site is located at 23000 Horizon Drive in West Linn, Oregon. The two lot partition proposes to divide the project into two parcels, with parcel A consisting of the existing assisted living and memory care facility and parking lot and parcel B consisting of open space located south of the already developed site. The existing trees are scattered across the site and generally appear in good condition. Most of the trees appear to have been planted for the purposes of landscaping, including trees located in the parking lot, trees providing screening along property boundaries, and some trees located in open space areas. Several of the larger trees, including Oregon white oaks and Douglas-firs (*Pseudotsuga menziesii*) appear to be of an older age class and are more likely natural remnants preserved during the original development. The most remarkable tree on the site is number 6148, a 48-inch diameter Douglas-fir with a 24-foot crown radius and long live crown in excellent condition with no major defects. The location of individual trees is shown on site plan drawings and tree numbers correspond with the enclosed inventory data.

**Tree Inventory**

In all, 78 existing trees were inventoried, including 49 (63%) trees located on parcel A and 29 (37%) trees located on parcel B. Table 1 provides a summary of the number of existing trees by species. The enclosed tree inventory data provides a complete description of the individual trees.

**Table 1. Number of On Site Trees by Species – Tanner Springs Partition Project.**

Common Name	Species Name	Quantity		Total
		Parcel A	Parcel B	
bigleaf maple	<i>Acer macrophyllum</i>	0	1	1 (1.3%)
deodar cedar	<i>Cedrus deodara</i>	1	0	1 (1.3%)
Douglas-fir	<i>Pseudotsuga menziesii</i>	6	24	30 (38.4%)
flowering cherry	<i>Prunus spp.</i>	1	0	1 (1.3%)
mimosa	<i>Albizia julibrissin</i>	1	0	1 (1.3%)
Oregon white oak	<i>Quercus garryana</i>	4	2	6 (7.7%)
paper birch	<i>Betula papyrifera</i>	1	0	1 (1.3%)
pin oak	<i>Quercus palustris</i>	6	0	6 (7.7%)
ponderosa pine	<i>Pinus ponderosa</i>	0	2	2 (2.6%)
red maple	<i>Acer rubrum</i>	5	0	5 (6.4%)
weeping giant sequoia	<i>Sequoiadendron giganteum</i> 'Pendulum'	5	0	5 (6.4%)
western redcedar	<i>Thuja plicata</i>	19	0	19 (24.3%)
<b>Total</b>		<b>49</b> (63%)	<b>29</b> (37%)	<b>78</b> (100%)

Douglas-fir accounted for nearly 39-percent of the inventoried trees, but included a mix of semi-mature trees and relatively younger trees that appeared to have been planted. Western redcedar (*Thuja plicata*) accounted for approximately 24-percent of the inventoried trees and they are all located along the western property line and provide good screening function. Six Oregon white oaks, ranging in size from 10- to 48-inches in diameter appeared in mostly good condition, although one 12-inch oak along the eastern property boundary is suppressed by dominant Douglas-firs and not likely to be sustainable in the long-term. The one bigleaf maple (*Acer macrophyllum*) inventoried has four codominant stems originating near ground level and may be an old stump sprout. All other species are scattered across the site and appear to have been planted for landscaping purposes. The trees are well maintained, except where Himalayan blackberry (*Rubus discolor*) was growing into the lower crowns of young trees near the southern, southwestern and southeastern property boundaries.

**Tree Preservation Plan**

No trees are proposed for removal at this time. However, regular monitoring is recommended for six trees with cumulative defects and moderate risk potential, including four Douglas-firs, one Oregon white oak, and the bigleaf maple.

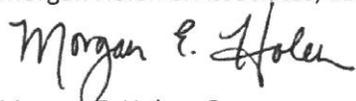
Preservation of trees designated as significant may be required and the City Arborist shall determine which trees are significant per the West Linn Tree Technical Manual. The enclosed tree data identifies 15 potentially significant trees, including seven trees on parcel A and 8 trees on parcel B.

**Tree Protection Standards**

No construction is planned at this time, therefore tree protection measures are not provided. If development is proposed in the future, it will be necessary to consult with an arborist to evaluate potential impacts and provide specifications for tree protection during construction per City code.

Please contact us if you have questions or need any additional information. Thank you for choosing Morgan Holen & Associates to provide consulting arborist services for the Tanner Springs Partition project.

Thank you,  
Morgan Holen & Associates, LLC



Morgan E. Holen, Owner  
ISA Certified Arborist, PN-6145A  
ISA Tree Risk Assessment Qualified  
Forest Biologist

Enclosures: MHA1413 Tanner Springs Partition – Tree Data 2-18-14



No.	Parcel	Common Name	Species Name	DBH <sup>1</sup>	C-Rad <sup>2</sup>	Cond <sup>3</sup>	Defects and Comments	Sig <sup>4</sup>	Recommendation
6008	A	deodar cedar	<i>Cedrus deodara</i>	14		G	no major defects	no	retain
6010	A	red maple	<i>Acer rubrum</i>	12		G	no major defects	no	retain
6011	A	weeping giant sequoia	<i>Sequoiadendron giganteum</i> 'Pendulum'	14		G	no major defects	no	retain
6012	A	weeping giant sequoia	<i>Sequoiadendron giganteum</i> 'Pendulum'	12		G	no major defects	no	retain
6013	A	flowering cherry	<i>Prunus</i> spp.	24		G	no major defects	no	retain
6014	A	weeping giant sequoia	<i>Sequoiadendron giganteum</i> 'Pendulum'	12		G	no major defects	no	retain
6015	A	weeping giant sequoia	<i>Sequoiadendron giganteum</i> 'Pendulum'	14		G	no major defects	no	retain
6016	A	weeping giant sequoia	<i>Sequoiadendron giganteum</i> 'Pendulum'	12		G	no major defects	no	retain
6017	A	red maple	<i>Acer rubrum</i>	12		G	no major defects	no	retain
6018	A	western redcedar	<i>Thuja plicata</i>	14		G	no major defects; provides screening at property line	no	retain
6019	A	western redcedar	<i>Thuja plicata</i>	12		G	no major defects; provides screening at property line	no	retain
6020	A	western redcedar	<i>Thuja plicata</i>	12		G	no major defects; provides screening at property line	no	retain
6021	A	western redcedar	<i>Thuja plicata</i>	12		G	no major defects; provides screening at property line	no	retain
6022	A	western redcedar	<i>Thuja plicata</i>	16		G	no major defects; provides screening at property line	no	retain
6023	A	western redcedar	<i>Thuja plicata</i>	18		G	no major defects; provides screening at property line	no	retain
6026	A	western redcedar	<i>Thuja plicata</i>	12		G	no major defects; provides screening at property line	no	retain
6027	A	western redcedar	<i>Thuja plicata</i>	12		G	no major defects; provides screening at property line	no	retain
6028	A	western redcedar	<i>Thuja plicata</i>	18		G	no major defects; provides screening at property line	no	retain
6029	A	western redcedar	<i>Thuja plicata</i>	14		G	no major defects; provides screening at property line	no	retain
6030	A	western redcedar	<i>Thuja plicata</i>	18		G	no major defects; provides screening at property line	no	retain
6031	A	western redcedar	<i>Thuja plicata</i>	12		G	no major defects; provides screening at property line	no	retain
6032	A	western redcedar	<i>Thuja plicata</i>	12		G	no major defects; provides screening at property line	no	retain
6034	A	red maple	<i>Acer rubrum</i>	10		G	no major defects	no	retain
6035	A	western redcedar	<i>Thuja plicata</i>	16		G	no major defects; provides screening at property line	no	retain
6036	A	western redcedar	<i>Thuja plicata</i>	14		G	no major defects; provides screening at property line	no	retain
6037	A	western redcedar	<i>Thuja plicata</i>	16		G	no major defects; provides screening at property line	no	retain
6038	A	western redcedar	<i>Thuja plicata</i>	14		G	no major defects; provides screening at property line	no	retain
6039	A	western redcedar	<i>Thuja plicata</i>	14		G	no major defects; provides screening at property line	no	retain
6040	A	western redcedar	<i>Thuja plicata</i>	15		G	no major defects; provides screening at property line	no	retain
6041	A	red maple	<i>Acer rubrum</i>	14		G	no major defects	no	retain



No.	Parcel	Common Name	Species Name	DBH <sup>1</sup>	C-Rad <sup>2</sup>	Cond <sup>3</sup>	Defects and Comments	Sig <sup>4</sup>	Recommendation
6075	A	Oregon white oak	<i>Quercus garryana</i>	48	16	G	codom stems at 6' with some included bark and seam, appears stable; asymmetrical crown to SW; low target potential; few broken branches	yes	retain and monitor
6076	A	Oregon white oak	<i>Quercus garryana</i>	10		G	young tree; codom stems at 5'	no	retain
6089	A	red maple	<i>Acer rubrum</i>	12		G	no major defects; columnar variety	no	retain
6092	A	paper birch	<i>Betula papyrifera</i>	14		G	multiple attachments at 4'	no	retain
6101	A	Oregon white oak	<i>Quercus garryana</i>	28	23	G	few dead and broken branches, some branch decay	yes	retain
6106	A	mimosa	<i>Albizia julibrissin</i>	15		G	well-maintained; 40' crown spread	no	retain
6108	A	pin oak	<i>Quercus palustris</i>	12		M	poor crown structure	no	retain
6109	A	pin oak	<i>Quercus palustris</i>	14		M	multiple leaders	no	retain
6110	A	pin oak	<i>Quercus palustris</i>	16		M	codom leaders, some included bark; old wounds SE face	no	retain
6112	A	pin oak	<i>Quercus palustris</i>	16		M	forked top	no	retain
6113	A	pin oak	<i>Quercus palustris</i>	16		G	self-correcting lean	no	retain
6114	A	pin oak	<i>Quercus palustris</i>	14		G	forked top	no	retain
6122	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	14		G	blackberry growing in lower crown	no	retain
6123	A	Douglas-fir	<i>Pseudotsuga menziesii</i>	20		G	blackberry growing in lower crown	no	retain
6126	A	Douglas-fir	<i>Pseudotsuga menziesii</i>	36	14	M	few dead branches; broken top, new forked top; stem defect at ~15' with sweep	yes	retain and monitor
6127	A	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	10	M	history of branch failure; epicormic sprouts	yes	retain and monitor
6128	A	Oregon white oak	<i>Quercus garryana</i>	12		M	broken top; suppressed by firs	no	retain
6129	A	Douglas-fir	<i>Pseudotsuga menziesii</i>	40	16	G	good condition as a group with 6130 and 6131	yes	retain
6130	A	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	22	G	good condition as a group with 6129 and 6131	yes	retain
6131	A	Douglas-fir	<i>Pseudotsuga menziesii</i>	48	20	G	good condition as a group with 6129 and 6130	yes	retain
6139	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	14	G	no major defects; relatively young tree	no	retain
6140	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	15	14	G	no major defects; relatively young tree	no	retain
6141	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	40		M	dead and broken branches, pitch seam on E face	no	retain and monitor
6142	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	48		P	severe twig dieback, small needles, appears in decline; pitch seam on S face	no	retain and monitor
6143	B	Oregon white oak	<i>Quercus garryana</i>	30	12	G	no major defects	yes	retain
6144	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	40	22	G	no major defects; retain in group with 6145-6147	yes	retain



No.	Parcel	Common Name	Species Name	DBH <sup>1</sup>	C-Rad <sup>2</sup>	Cond <sup>3</sup>	Defects and Comments	Sig <sup>4</sup>	Recommendation
6145	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	23	G	no major defects; retain in group with 6144, 6146, 6147	yes	retain
6146	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	36	28	G	old broken top; retain in group with 6144, 6145, 6147	yes	retain
6147	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	32	24	G	forked top; retain in group with 6144-6146	yes	retain
6148	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	48	24	E	no major defects; long live crown	yes	retain
6161	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	16		G	no major defects; relatively young tree	no	retain
6162	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	16		G	no major defects; relatively young tree	no	retain
6163	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	20		G	no major defects; relatively young tree	no	retain
6164	B	Oregon white oak	<i>Quercus garryana</i>	20	15	G	no major defects	yes	retain
6166	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	14		G	no major defects; relatively young tree	no	retain
6167	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	14		G	no major defects; relatively young tree	no	retain
6168	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	14		G	no major defects; relatively young tree	no	retain
6169	B	ponderosa pine	<i>Pinus ponderosa</i>	12		M	blackberry growing in lower crown; relatively young tree	no	retain
6170	B	ponderosa pine	<i>Pinus ponderosa</i>	12		M	blackberry growing in lower crown; relatively young tree	no	retain
6171	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	14		G	blackberry growing in lower crown; relatively young tree	no	retain
6172	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	20		G	codom at 8'; relatively young tree	no	retain
6174	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	14		G	blackberry growing in lower crown; relatively young tree	no	retain
6184	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	12		G	no major defects; relatively young tree	no	retain
6185	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	12		G	no major defects; relatively young tree	no	retain
6187	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	12		G	no major defects; relatively young tree	no	retain
6189	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	16		G	no major defects; relatively young tree	no	retain
6190	B	bigleaf maple	<i>Acer macrophyllum</i>	18, 3*24	28	M	codom at ground level; dead and broken branches, branch decay; monitor risk potential	yes	retain and monitor
6191	B	Douglas-fir	<i>Pseudotsuga menziesii</i>	18		G	no major defects; relatively young tree	no	retain

<sup>1</sup>DBH is tree diameter measured at 4.5-feet above the ground level in inches; trees with multiple trunks splitting below DBH are measured separately and individual trunk measurements are separated by a comma, except multiple trunks of the same size are indicated with an asterisk (quantity \* size).

<sup>2</sup>C-RAD is the average crown radius measured in feet for potentially significant trees.

<sup>3</sup>Cond is an arborist assigned rating to generally describe the condition of individual trees as follows- Dead; Potentially Hazardous; Poor Condition; Moderate Condition; Good Condition; and Excellent Condition.

<sup>4</sup>Sig asks whether or not the tree is considered potentially significant, either **Yes** (potentially significant) or **No** (non-significant); significant trees are determined by the City Arborist per the West Linn Tree Technical Manual.

March 26, 2014

Job No. 13-1750

**TANNER SPRINGS PARTITION PLAT  
TENTATIVE PLAN NARRATIVE**

**General Introduction**

The site is currently partially developed. The purpose of this Partition Plat is to divide the property into two parcels. Parcel A is to be the existing Tanner Springs Assisted Living Care Center. Parcel B is to be the undeveloped portion of the property. There is no proposed use or development on Parcel B at this time.

The half-street dedication for Weatherhill Road is being offered to the city on this Partition Plat.

No new construction is proposed at this time. All site improvements are being deferred until a specific use for Parcel B is determined at some future date.

**Transportation**

1. There are no proposed roads, therefore no centerline profiles are provided.
2. A Traffic Impact Analysis (TIA) is not required for this project.

**Grading**

1. There is no grading proposed at this time, therefore no grading plan is provided.

**Water**

1. The water service for the subject project is existing and enters the property from Weatherhill Road.
2. No new water lines are proposed at this time.
3. An easement for Parcel A over Parcel B will be prepared for the existing water system at the time of the Final Partition Plat.

**Sewer**

1. The sewer system that serves the Tanner Springs Assisted Living Center is existing and enters the property from the East through an existing Sanitary Sewer Easement.
2. No new sewer is proposed at this time.

**Storm**

1. The Storm Sewer System for Tanner Springs is existing. No new storm drainage system or expansion of the existing system is proposed at this time.



Now or Formerly:  
SRPI-Cascade Summit, LLC  
Instrument No. 2004-057191  
APN: 01696784

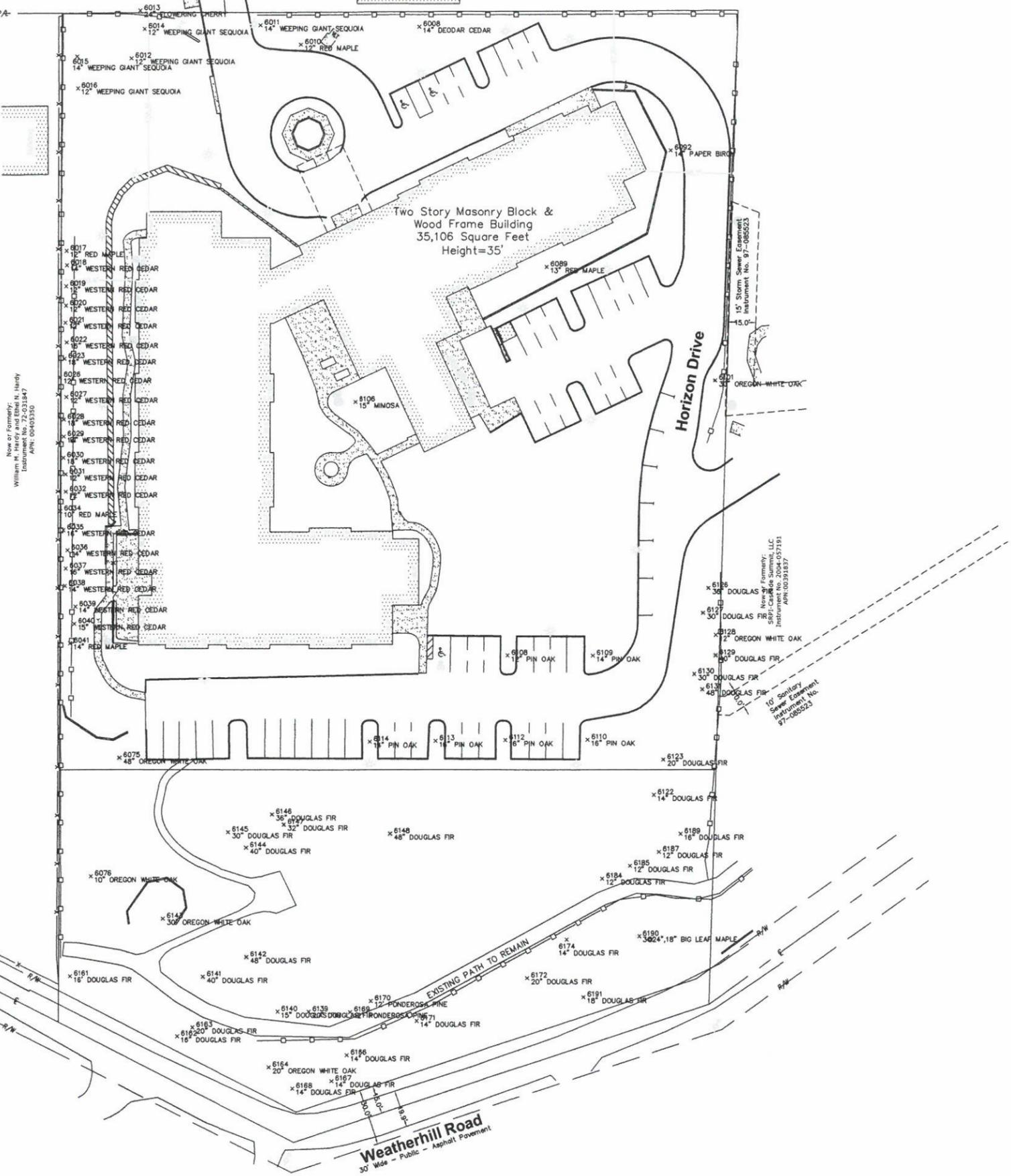
Now or Formerly:  
SRPI-Cascade Summit, LLC  
Instrument No. 2004-057191  
APN: 00391837

West Bluff Drive

Two Story Masonry Block &  
Wood Frame Building  
35,106 Square Feet  
Height=35'

Horizon Drive

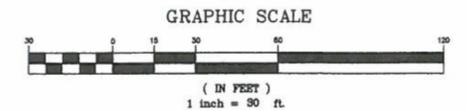
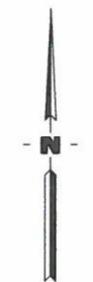
Weatherhill Road  
30' Wide - Public - Asphalt Pavement



Now or Formerly:  
William M. Hardy  
Instrument No. 72-031847  
APN: 00405350

Now or Formerly:  
SRPI-Cascade Summit, LLC  
Instrument No. 2004-057191  
APN: 00391837

10' Secondary  
Sewer Easement  
Instrument No.  
97-082523



# TENTATIVE PLAN TANNER SPRINGS PARTITION PLAT TREE SURVEY

TANNER SPRINGS  
23000 Horizon Drive  
West Linn, OR 97068

**DURYEA & ASSOCIATES, P.S.**  
2702 N. Perry Street, Spokane WA 99207  
tel: (509) 465-8007  
www.duryea-associates.com

DATE:	FEBRUARY 2014	SHEET:	<b>2</b> OF <b>3</b>
SCALE:	1"=30'		
PROJECT SURVEYOR:	MJD		
DRAWN BY:	MJD		
LAST DATE OF REVISION:		JOB NO.:	13-1750

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
  
OREGON  
JULY 11, 2000  
MITCHELL DURYEA  
#59638  
  
EXPIRES 12/31/2015

Now or Formerly:  
SRPI-Cascade Summit, LLC  
Instrument No. 2004-057191  
APN: 01696784

Now or Formerly:  
SRPI-Cascade Summit, LLC  
Instrument No. 2004-057191  
APN: 00391837  
(N 90°00'00" W)  
N 89°50'18" E Calc. (363.70')

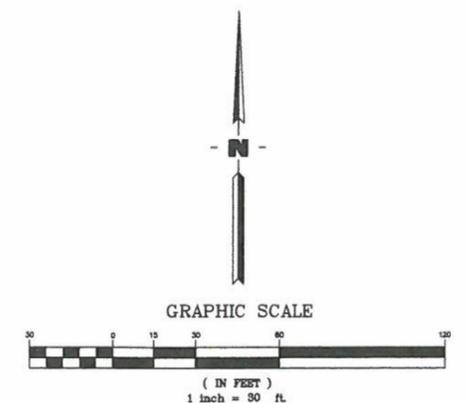
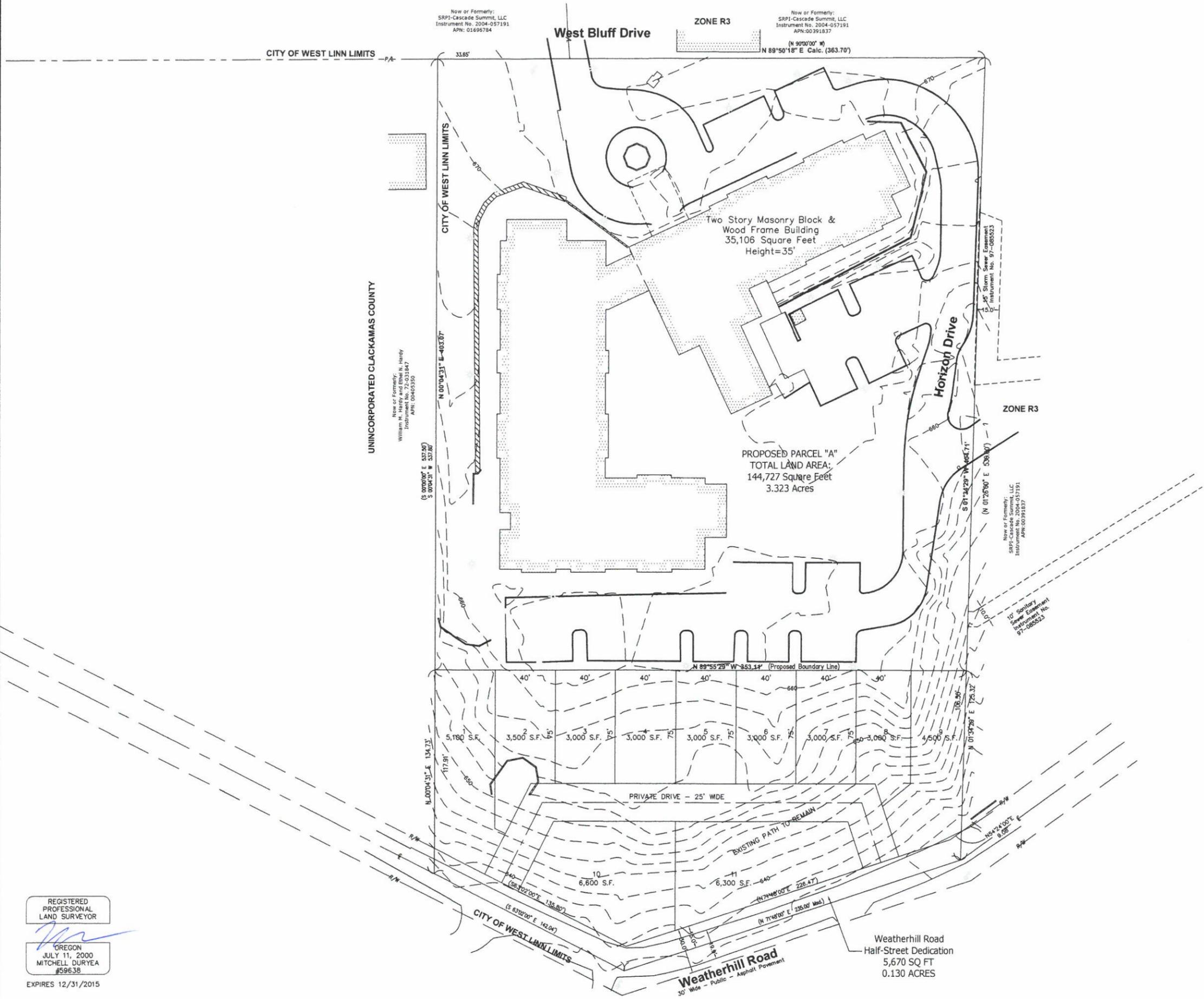
UNINCORPORATED CLACKAMAS COUNTY

Now or Formerly:  
William M. Hardy  
Instrument No. 72-031847  
APN: 00405350

(S 80°00'00" E 537.50')  
(S 80°00'31" W 537.80')

Now or Formerly:  
SRPI-Cascade Summit, LLC  
Instrument No. 2004-057191  
APN: 00391837

10' Sanitary  
Sewer Easement  
Instrument No.  
97-088523



**TENTATIVE PLAN  
TANNER SPRINGS  
PARTITION PLAT  
RESUBDIVISION PLAN**

TANNER SPRINGS  
23000 Horizon Drive  
West Linn, OR 97068

**DURYEA & ASSOCIATES, P.S.**  
2702 N. Perry Street, Spokane WA 99207  
tel: (509) 465-8007  
www.duryea-associates.com

DATE: FEBRUARY 2014	SHEET: 3 OF 3
SCALE: 1"=30'	
PROJECT SURVEYOR: MJD	
DRAWN BY: MJD	
LAST DATE OF REVISION:	JOB NO.: 13-1750

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 11, 2000  
MITCHELL DURYEA  
#59638

EXPIRES 12/31/2015