

September 15, 2014

Job No. 13-1750

TANNER SPRINGS TENTATIVE PARTITION PLAT
MIP-14-01
23000 HORIZON DRIVE
85.200 APPROVAL CRITERIA

A. Streets

There are no new streets proposed in this application. The existing access is provided by Horizon Drive. Weatherhill Road, on the South boundary of the project, is currently a 30' wide right-of-way. The dedication of the north half of Weatherhill Road is being made on this application in order to provide sufficient right of way required by the City Engineer.

When the development phase of Parcel "B" is proposed (not at this time), the design and construction of Weatherhill Road improvements will be completed.

The access to Parcel "B" will be provided by an access easement over Parcel "A" and/or direct access to Weatherhill Road. A possible third point of access would be through the parcel to the west, when that property is developed.

B. Blocks & Lots

This is a two lot partition. Parcel "A" is the existing Tanner Springs Assisted Living Center, which has a designated use as a "Nursing Home". The proposed lots are over the 3,000 square feet and meet the dimensional requirements for the R-3 zone. The density of Parcel "A" with the nursing home designation, allows for the proposed lot size.

C. Pedestrian and Bicycle Trails

There is an existing path along the southerly portion of the property. This path is to remain at this time. Future development of Parcel "B" may require the relocation of this trail and will be addressed at that time.

D. Transit Facilities

There are no existing transit stops adjacent to the subject property. No new transit stops are proposed as a part of this application.

E. Lot Grading

Parcel “A” is the existing Tanner Springs Living Center. No development of Parcel “B” is being proposed. There is no lot grading as a part of this application.

F. Water

The water for the property enters the site from Weatherhill Road. There are no new proposed water facilities in this application. Any future development of Parcel “B” will require a plan that is to be consistent with the Comprehensive Water System Plan including location, sizing, looping, and adequate fire flows.

G. Sewer

The existing Tanner Springs Living Center is served by the existing sewer system. There are no new proposed sewer facilities in this application. Any future development of Parcel “B” will require a plan that is to be consistent with the Sanitary Sewer Master Plan.

H. *Deleted during July 2014 Supplement*

I. Utility Easements

The existing utilities that serve the two proposed parcels are throughout the property. A private blanket utility easement will be created by separate instrument. At the time that Parcel “B” is developed, these utility lines may need to be relocated. Additional easements that may be required will be determined and created at the time of the development of Parcel “B”.

J. Supplemental Provisions

1. Wetland and natural drainageways

There are no wetlands or natural drainageways on the subject property.

2. Willamette and Tualatin Greenways

The subject property is not subject to the Willamette and Tualatin Greenways requirements of Chapter 28 of the Community Development Code.

3. Street Trees

There are no new streets proposed in this application. Any future improvements to Weatherhill Road may require street trees and/or other landscaping requirements. Those requirements will be determined at the time of the development of Parcel “B”.

4. Lighting

No new lighting is proposed as a part of this application.

5. Dedications and exactions
The right-of-way dedication for the Northerly portion of Weatherhill Road is being offered as a part of this application.
6. Underground Utilities
All of the existing utilities that serve the subject property are underground.
7. Density Requirements
The proposed subdivision complies with the density for the R-3 zoning.
8. Mix Requirement
This project does not propose any mix of single family residential uses.
9. Heritage Trees
There is no proposed development for Parcel "B" at this time. Any future development of Parcel "B" will comply with the requirements for heritage trees/significant tree and tree cluster protection.
10. Annexation and Street Lights
The subject property is already within the limits of the City of West Linn.

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.

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

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

September 16, 2014

Job No. 13-1750

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

Subject: Tanner Springs Tentative Partition Plat

Dear Mr. Spir,

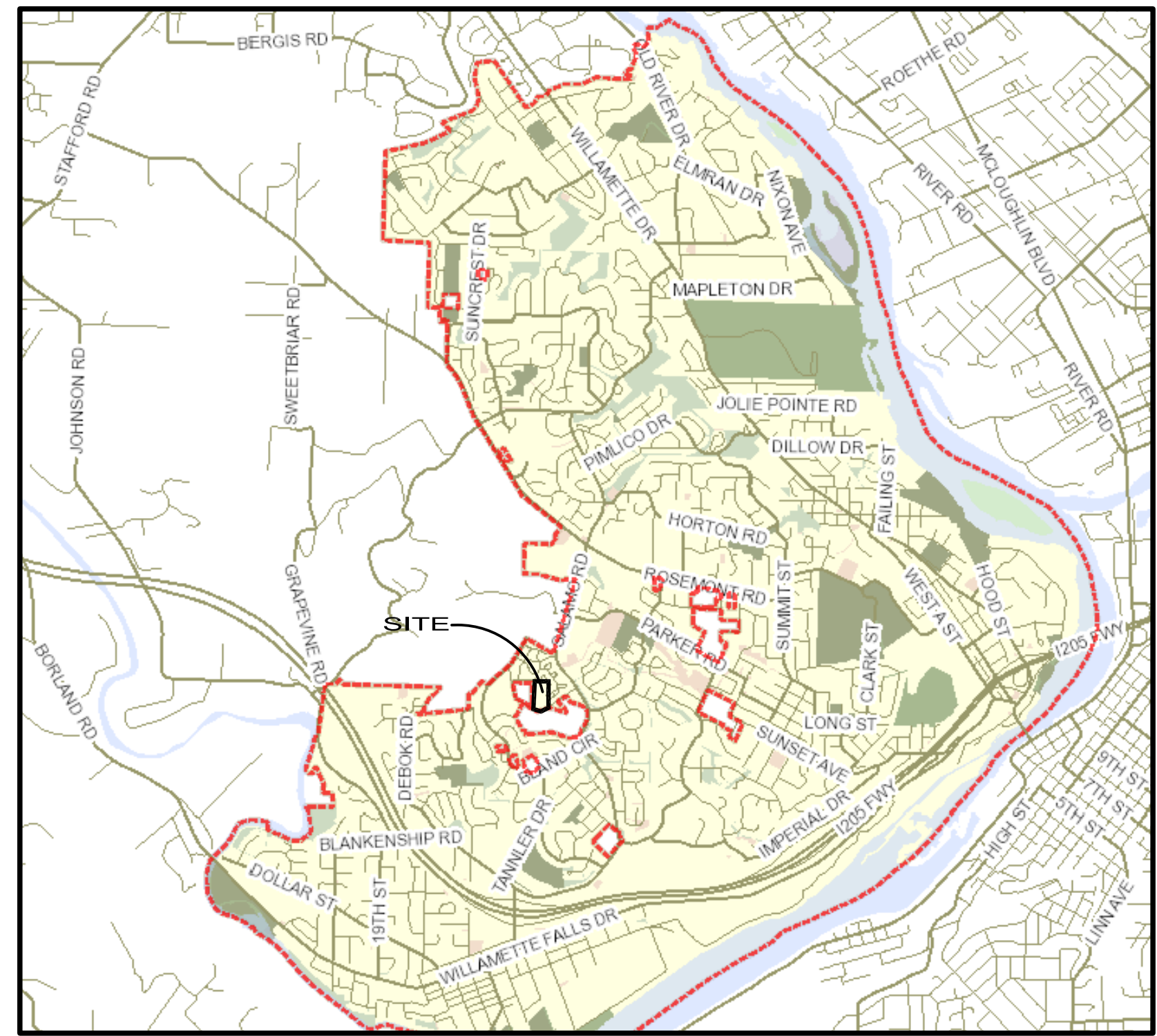
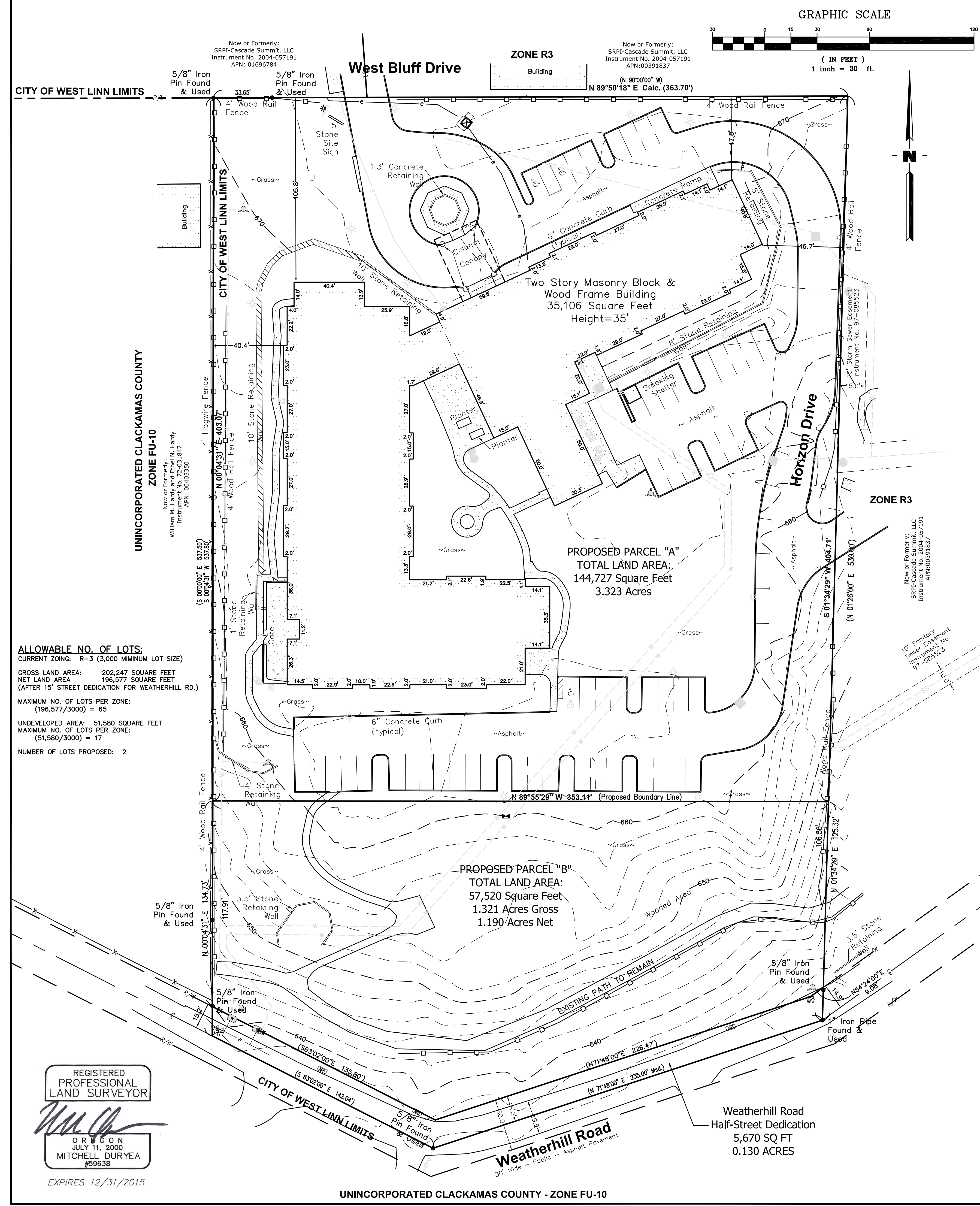
Pursuant to our correspondence regarding this project, on behalf of the owner developer for this project, we are requesting a waiver of the following submittal sections due to the fact that there is no proposed development on the new parcel being created on this application:

85.160(F)(2)
85.160(F)(7)
85.170(A)(6)
85.170(B) - Traffic Impact Analysis
85.170(B)(1)
85.170(C)
85.170 (D)
85.170 (E)
85.170 (F)

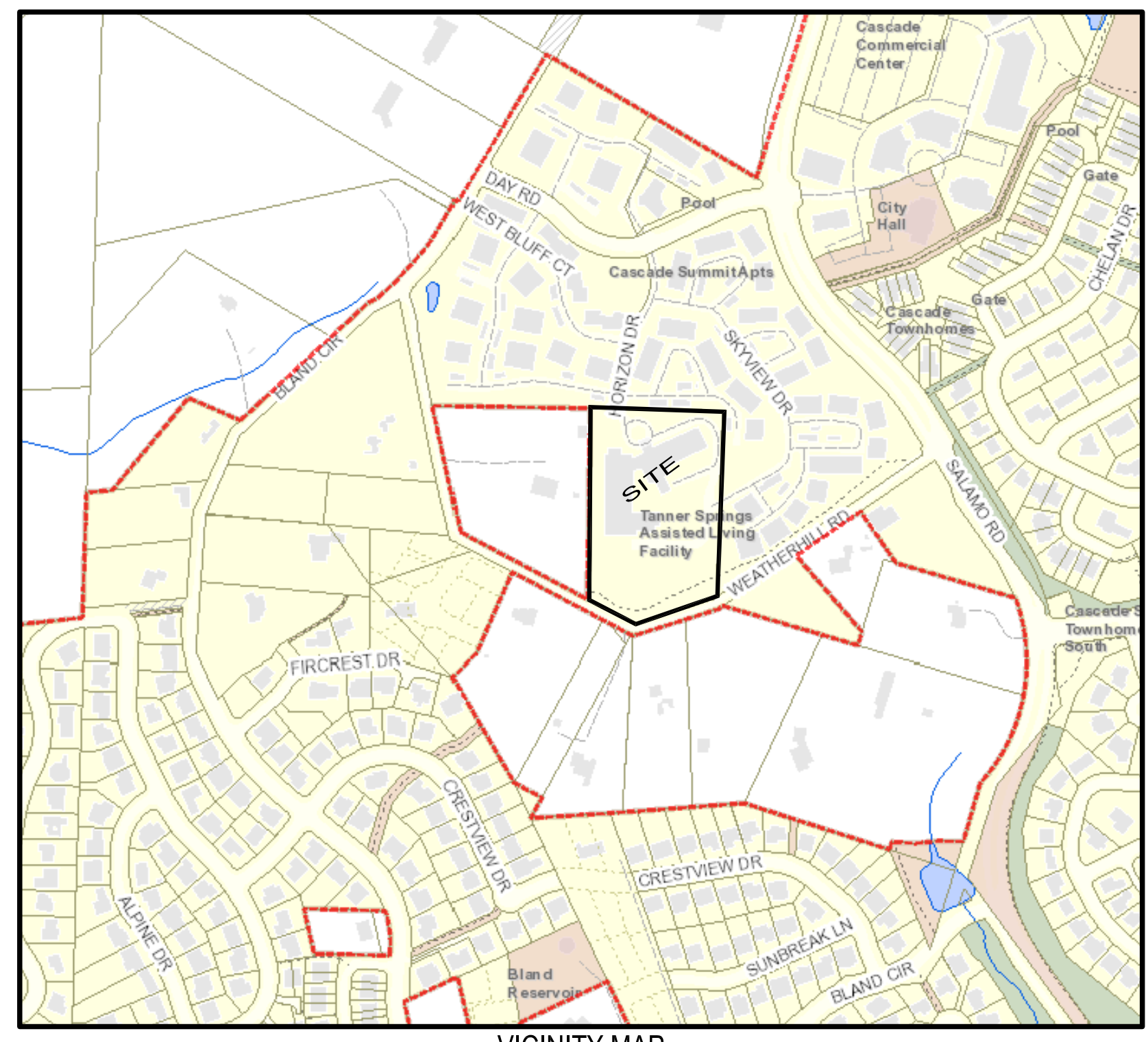
These items are to be addressed at the time that proposed Parcel B is developed.

Sincerely,
DURYEA & ASSOCIATES

Mitchell Duryea, P.L.S.



CITY WIDE VICINITY MAP



VICINITY MAP



EXISTING USES TO REMAIN ON ADJOINING PROPERTIES

TENTATIVE PARTITION PLAN NOTES

PROPOSED SUBDIVISION NAME: TANNER SPRINGS PARTITION PLAT
 ADDRESS: 23000 HORIZON DRIVE,
 TAX PARCEL NO. 21E35B 00100
 OWNER: SEQUOIA HEIGHTS CAPITAL PARTNERS, LLC
 1101 S TH AVENUE
 SAN RAFAEL, CA 94901
 DEVELOPER: LANCASTER POLLARD
 65 EAST STATE STREET, 16 TH FLOOR
 COLUMBUS, OH 43215
 SURVEYOR: MITCHELL DURYEA, PLS
 DURYEA & ASSOCIATES, P.S.
 2702 NORTH PERRY STREET
 SPOKANE, WA 99207
 LEGAL DESCRIPTION:
 PART OF LOT 9, BLAND ACRES, (PLAT PAGE 0304) IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9; THENCE WEST ALONG THE NORTH LOT LINE 363.7 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO WILLIAM M. HARDY, ET UX, RECORDED OCTOBER 18, 1972 AS FEE NO. 72-31847, FILM RECORDS;
 THENCE SOUTH ALONG THE EAST LINE OF SAID HARDY TRACT 537.50 FEET TO THE CENTERLINE OF A 30.00 FOOT ROADWAY;
 THENCE SOUTH 63°02' EAST ALONG SAID CENTERLINE 142.04 FEET, MORE OR LESS, TO AN IRON PIPE;
 THENCE NORTH 71°48' EAST ALONG THE CENTERLINE OF SAID ROAD A DISTANCE OF 235.00 FEET TO AN IRON PIPE;
 THENCE NORTH 126° EAST ALONG THE EASTERLY LINE OF LOT 9, A DISTANCE OF 530.00 FEET TO THE POINT OF BEGINNING.
 EXCEPTING THEREFROM THAT PORTION OF THE PROPERTY LYING WITHIN WEATHERHILL ROAD.
 VERTICAL DATUM: NAVD 88
 THERE ARE NO WATERCOURSES OR AREAS SUBJECT TO PERIODIC INUNDATION OR STORM DRAINAGE WAY OVERFLOW OR FLOODING INCLUDING AREAS AS ESTABLISHED BY THE U.S. ARMY CORPS OF ENGINEERS OR THE CITY ZONING ORDINANCES ON LOCATED ON THE SUBJECT PROPERTY.

SEE SHEET 3 FOR TREE SURVEY PURSUANT TO CDC 55.100(B)(2)
 ALL EXISTING BUILDINGS AND STRUCTURES TO REMAIN
 EXISTING PROPERTY IS CURRENTLY SERVED BY EXISTING UTILITIES. NO NEW UTILITIES PROPOSED AT THIS TIME.
 USES:
 PARCEL A - TANNER SPRINGS ASSISTED LIVING CARE CENTER (TO REMAIN)
 PARCEL B - VACANT - NO PROPOSED USE AT THIS TIME
 CURRENT ZONING: R3
 THERE ARE NO ADJACENT TRANSIT STOPS
 THERE ARE NO PROPOSED IMPROVEMENTS
 THE PROPOSED SUBDIVISION DOES NOT MEET THE CRITERIA TO REQUIRE A TRAFFIC ANALYSIS.
 A COVENANT AGREEMENT THAT WILL INCLUDED EASEMENTS FOR ACCESS AND UTILITIES WILL BE PREPARED AND RECORDED UNDER A SEPARATE INSTRUMENT.
 A 15 FOOT DEDICATION FOR WEATHERHILL ROAD WILL BE OFFERED TO THE CITY OF WEST LINN ON THE PARTITION PLAN. NO IMPROVEMENTS TO WEATHERHILL ROAD IS BEING PROPOSED.
 THERE IS NO PHASING ON THIS PROJECT.
 THERE ARE NO CONTIGUOUS LAND OWNED BY THE OWNER OR DEVELOPER.
 SEE TABLE ON THIS SHEET FOR TABLE AND CALCULATIONS SHOWING THE ALLOWABLE NUMBER OF LOTS UNDER THE ZONING AND THE NUMBER OF LOTS BEING PROPOSED.
 SEE SHEET 4 OF 4 FOR MAP AND TABLE SHOWING SQUARE FOOTAGE OF COMPRISING SLOPES BY VARIOUS CLASSIFICATIONS AS IDENTIFIED IN CDC 55.110(B)(3)
 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
 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
 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.

**TENTATIVE PLAN
 TANNER SPRINGS
 PARTITION PLAT
 SITE 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: 1 OF 4
SCALE: 1"=30'	1 OF 4
PROJECT SURVEYOR: MJD	
DRAWN BY: MJD	
LAST DATE OF REVISION: 9/15/14	JOB NO.: 13-1750

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

UNINCORPORATED CLACKAMAS COUNTY - ZONE FU-10

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

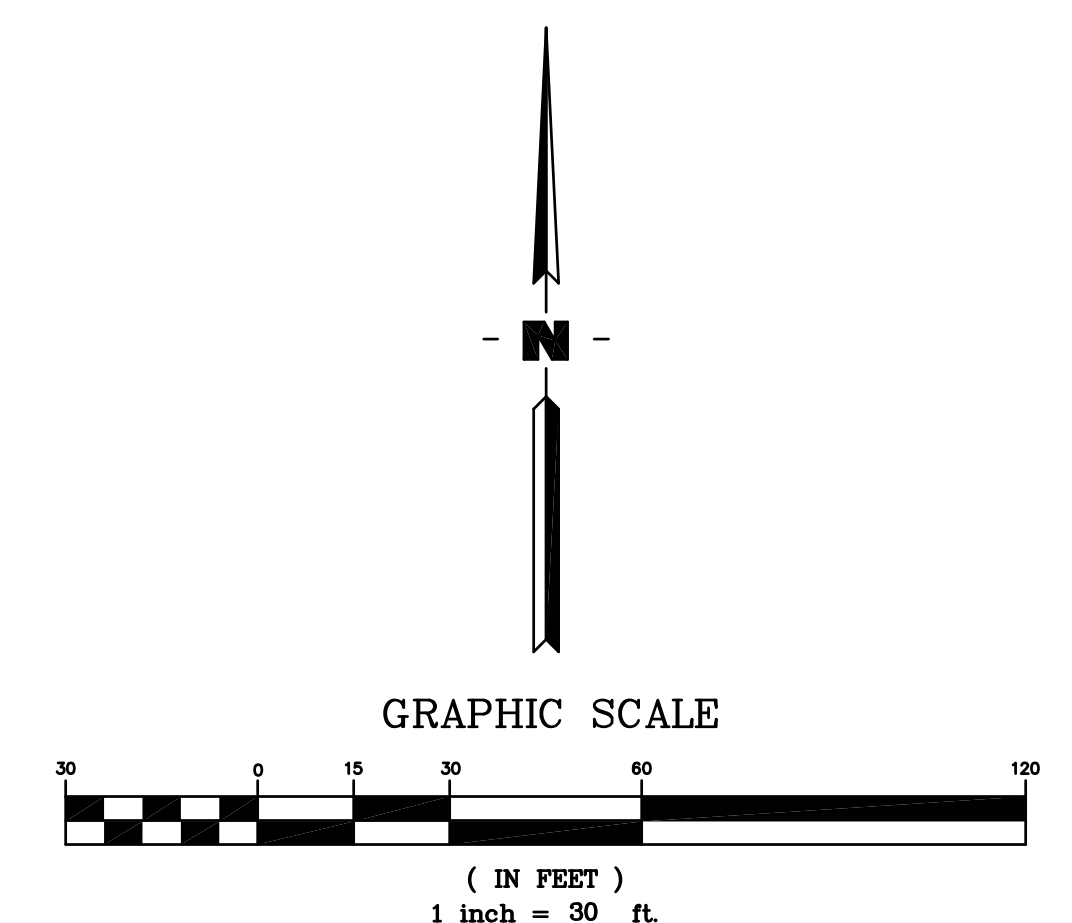
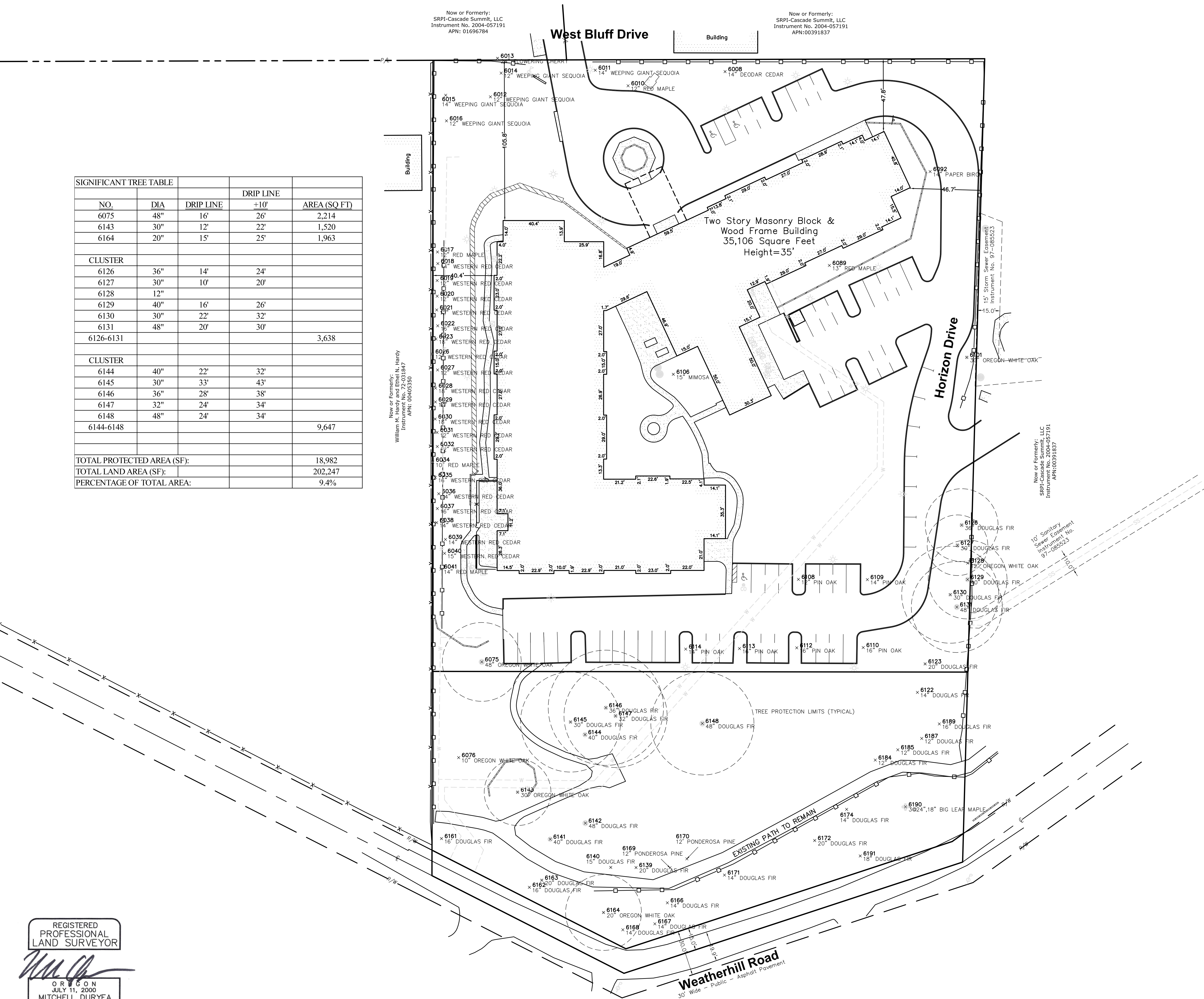
Now or Formerly:
SRPI-Cascade Summit, LLC
Instrument No. 2004-057191
APN: 00391837

SIGNIFICANT TREE TABLE				
NO.	DIA	DRIP LINE	DRIP LINE	
			+10'	AREA (SQ FT)
6075	48"	16'	26'	2,214
6143	30"	12'	22'	1,520
6164	20"	15'	25'	1,963
CLUSTER				
6126	36"	14'	24'	
6127	30"	10'	20'	
6128	12"			
6129	40"	16'	26'	
6130	30"	22'	32'	
6131	48"	20'	30'	
6126-6131				3,638
CLUSTER				
6144	40"	22'	32'	
6145	30"	33'	43'	
6146	36"	28'	38'	
6147	32"	24'	34'	
6148	48"	24'	34'	
6144-6148				9,647
TOTAL PROTECTED AREA (SF):				18,982
TOTAL LAND AREA (SF):				202,247
PERCENTAGE OF TOTAL AREA:				9.4%

Now or Formerly:
William M. Hardy and Ebel N. Hardy
Instrument No. 72-033847
APN: 00405350

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

10' Sanitary
Sewer Easement
Instrument No.
97-085923



TENTATIVE PLAN TANNER SPRINGS PARTITION PLAT TREE SURVEY

TANNER SPRINGS
23000 Horizon Drive
West Linn, OR 97068

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2702 N. Perry Street, Spokane WA 99207
tel: (509) 465-8007
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DATE: FEBRUARY 2014	SHEET:
SCALE: 1"=30'	2 OF 4
PROJECT SURVEYOR: MJD	
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PROFESSIONAL
LAND SURVEYOR
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ORIGON
JULY 11, 2000
MITCHELL DURYEA
#59638
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Instrument No. 2004-057191
APN: 00391837

UNINCORPORATED CLACKAMAS COUNTY
ZONE FU-10

Now or Formerly:
William M. Hardy and Ethel N. Hardy
Instrument No. 72-031847
APN: 00403350

(S 00°00'00" E 537.50'
S 00°04'31" W 537.80'

N 00°04'31" E 134.73'
117.91'

West Bluff Drive

ZONE R3

(N 90°00'00" W
N 89°50'18" E Calc. (363.70')

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

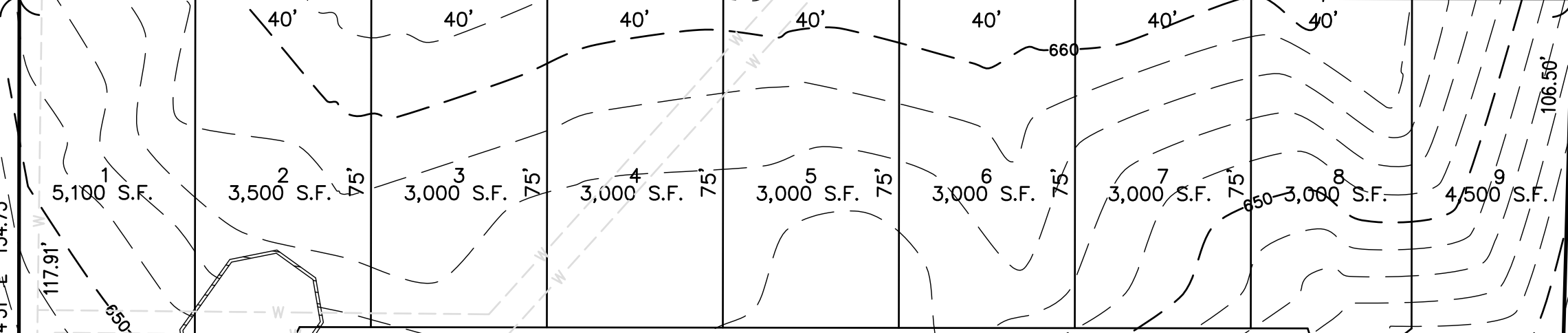
Horizon Drive

ZONE R3

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

10' Sanitary
Sewer Easement
Instrument No.
97-085923

N 89°55'29" W 353.11' (Proposed Boundary Line)



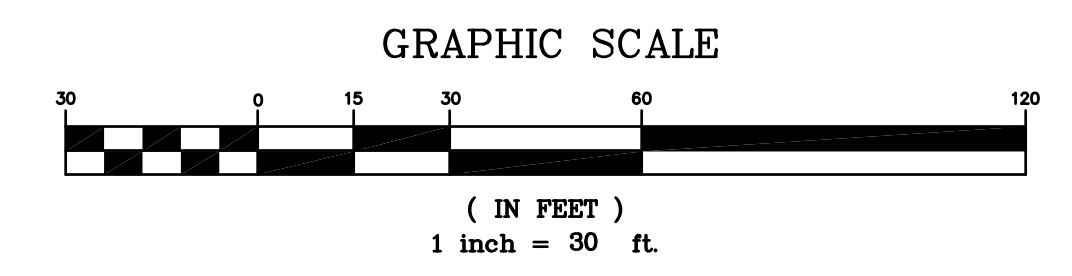
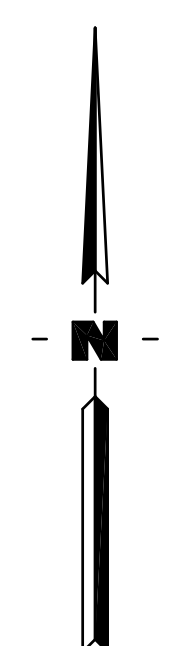
PRIVATE DRIVE - 25' WIDE

EXISTING PATH TO REMAIN

CITY OF WEST LINN LIMITS

Weatherhill Road
30' Wide - Public - Asphalt Pavement

UNINCORPORATED CLACKAMAS COUNTY - ZONE FU-10



TENTATIVE PLAN TANNER SPRINGS PARTITION PLAT RESUBDIVISION PLAN

TANNER SPRINGS
23000 Horizon Drive
West Linn, OR 97068

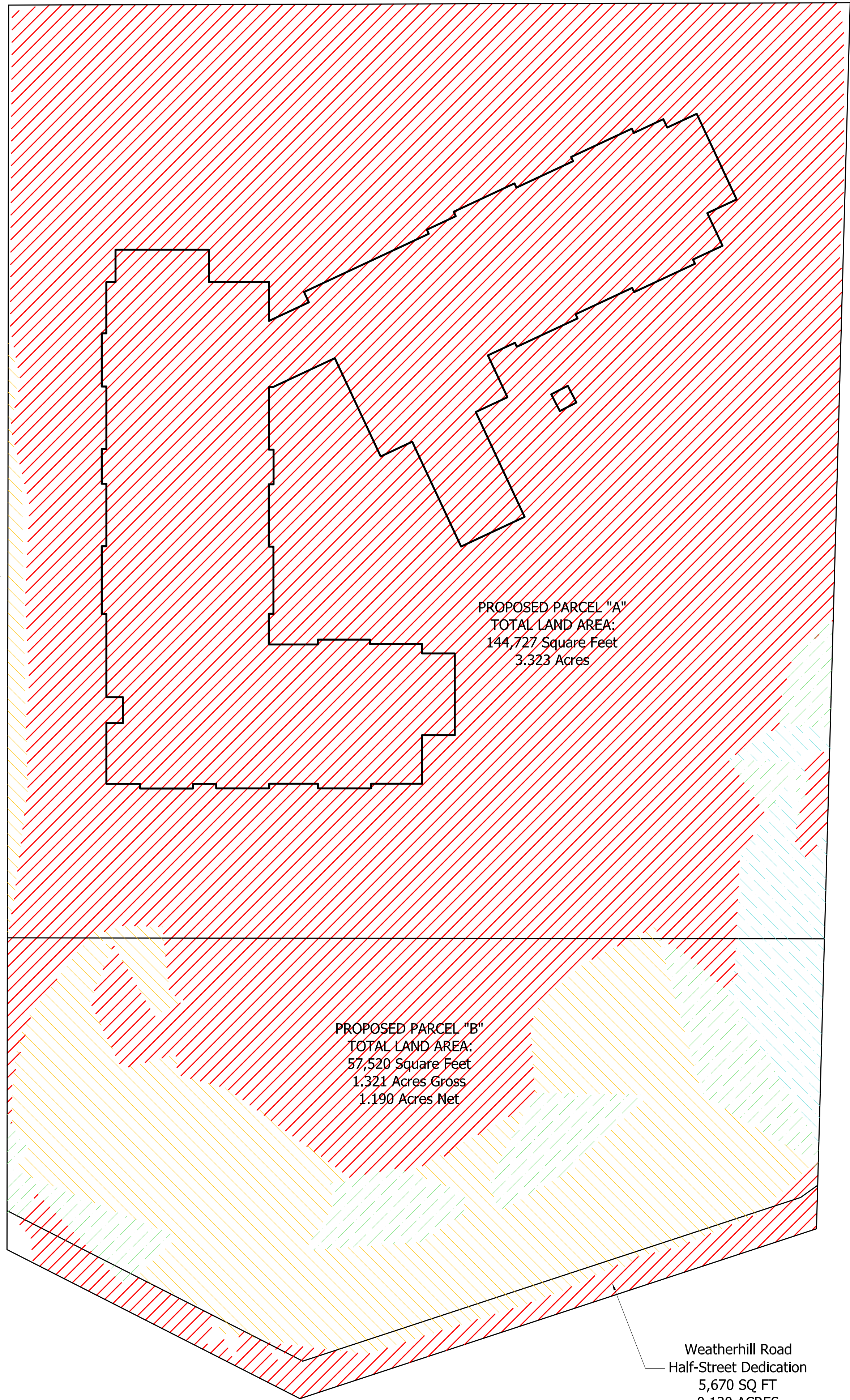
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PROFESSIONAL
LAND SURVEYOR

MJD
ORIGON
JULY 11, 2000
MITCHELL DURYEA
#59638

EXPIRES 12/31/2015

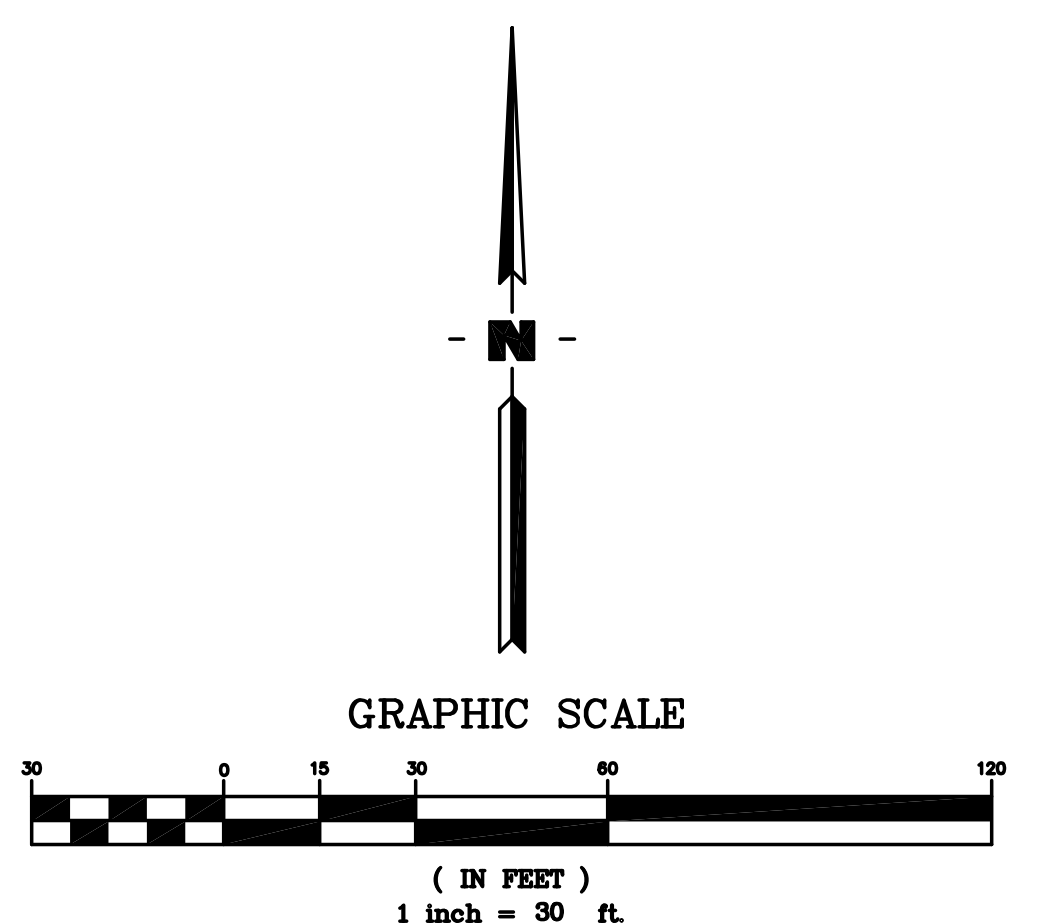


PROPOSED PARCEL "A"
 TOTAL LAND AREA:
 144,727 Square Feet
 3.323 Acres

PROPOSED PARCEL "B"
 TOTAL LAND AREA:
 57,520 Square Feet
 1.321 Acres Gross
 1.190 Acres Net

Weatherhill Road
 Half-Street Dedication
 5,670 SQ FT
 0.130 ACRES

SLOPE ANALYSIS				
Color	Range Beg.	Range End	Percent	Area
■	0.00	15.00	75.1	152,781
■	16.00	25.00	16.1	32,829
■	26.00	35.00	5.8	11,866
■	36.00	50.00	2.9	5,973
■	51.00	0.00	0.0	0



**TENTATIVE PLAN
 TANNER SPRINGS
 PARTITION PLAT
 SLOPE ANALYSIS**

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:
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PROJECT SURVEYOR: MJD	
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LAST DATE OF REVISION: 9/15/14	JOB NO.: 13-1750

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 O R G O N
 JULY 11, 2000
 MITCHELL DURYEA
 #59638
 EXPIRES 12/31/2015