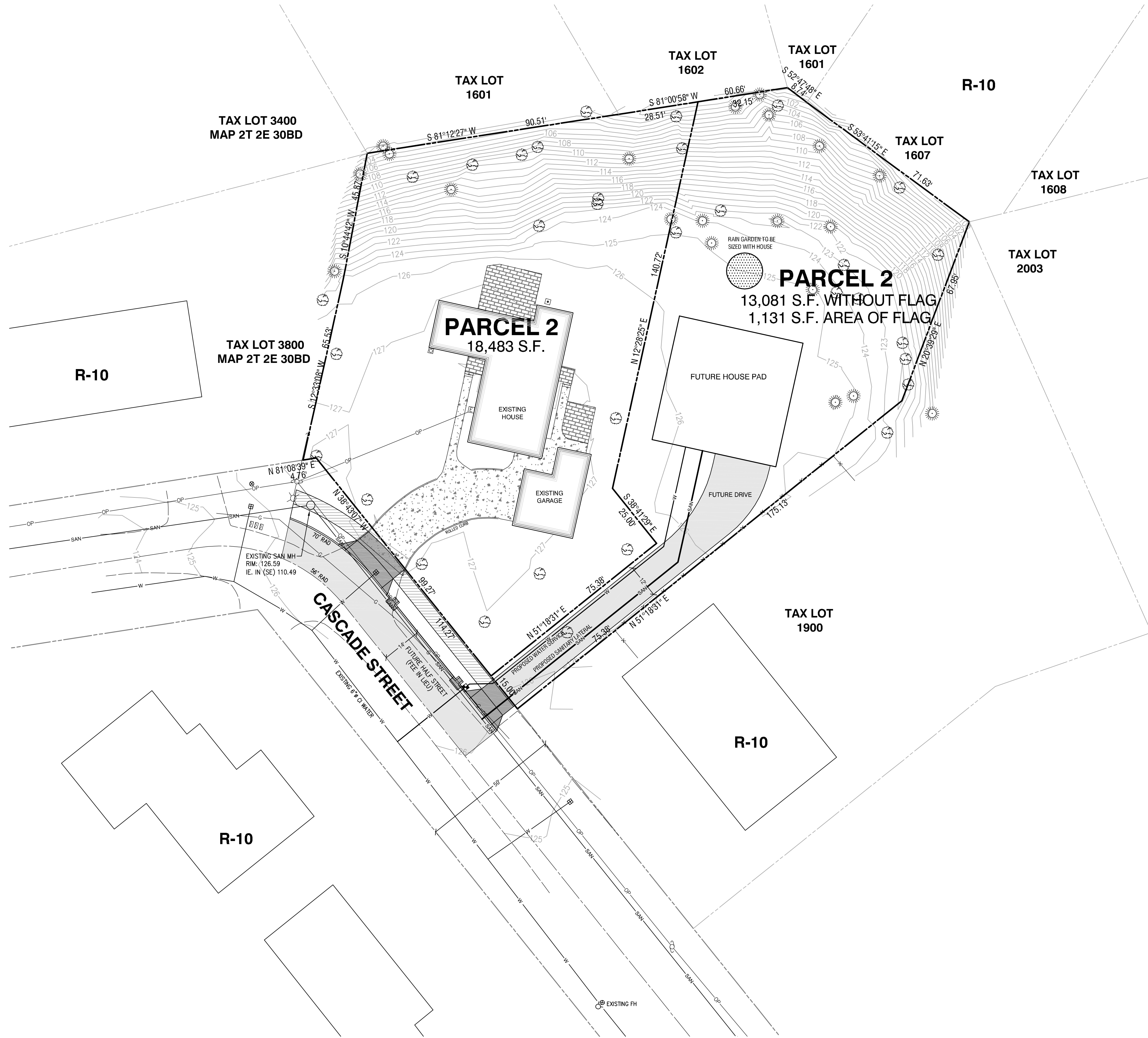




MIP 14-08

5651 Cascade Street Partition

- A. Corrections have been made to the tentative plans: a bar scale has been provided, the widths of existing streets has been shown, outlines of adjacent houses provided.
- B. Plans were provided to the City Arborist and Mike Perkins response is that he is satisfied with the plan.
- C. 24.070 Exemptions from planned unit development requirements: Under item B no development, construction or grading will take place on Type I and II lands. This area has been outlined with a proposed easement to preclude any development that included all the slopes over 25%.
- D. 85.160(F)(2) Erosion Control: No street improvements are proposed. A gravel entry will be shown with the building permit together with silt fencing with the actual building permit following the requirements of Clackamas Counties "Erosion/ Sedimentation Control Plans Technical Guidance Handbook" The building area is nearly level and therefore little potential for erosion control problems.
- E. 85.160(F)(7) Street Trees: A waiver is requested for street trees because a fee in lieu is also being requested for the half street improvements. Additionally there are existing trees adjacent to the right-of-way that will remain.
- F. 85.170 Supplemental Submittal Requirements for Tentative Subdivision or Partition Plat: All the necessary public water and sanitary are found along the frontage of this property and have sufficient capacity for this two lot partition. The requested fire flow by TVFR will be deferred to the building permit phase.
- G. 85.200(A) Approval Criteria - Streets: Cascade Street is a street without walks or curbs throughout its length. A half street section has been shown on the plans but it is requested that a fee in lieu be permitted. The character of the area would be changed if half street improvements were required on this short section of the street. The Street is without a public storm system and even with swales adjacent to the curb storm water would be concentrated with no overflow connection. No new streets are proposed and only one new single driveway will be constructed with this plan.
- H. Resubmitted: Three copies of the revised tentative plan have been provided, together with the electronic file of the new amaterials.



VICINITY MAP
NTS

DEVELOPER

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PLANNER/ENGINEER

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SURVEYOR

Centerline Concepts
729 Molalla Avenue, No. 1&2
Oregon City, Oregon 97045
Ph. 503-650-0188

ZONE: R-10
AREA: 32,697 S.F.

DATUM:
GEODETIC SURVEY #VM723 @ HWY 205 & 99E
ELEV: 62.48 (88 DATUM)

SHEET INDEX:

- 1 TENATIVE PLAN
- 2 SLOPE ANALYSIS AND TREE PROTECTION
- 3 EXISTING CONDITIONS

TENATIVE PLAN
CASCADE PARTITION

2014-127

DESIGNED: BDG			
DRAWN: BJS			
SCALE: 1" = 20'			
DATE: April, 2014			
FILE: Cascade PreApp2	DATE	NO.	REVISION

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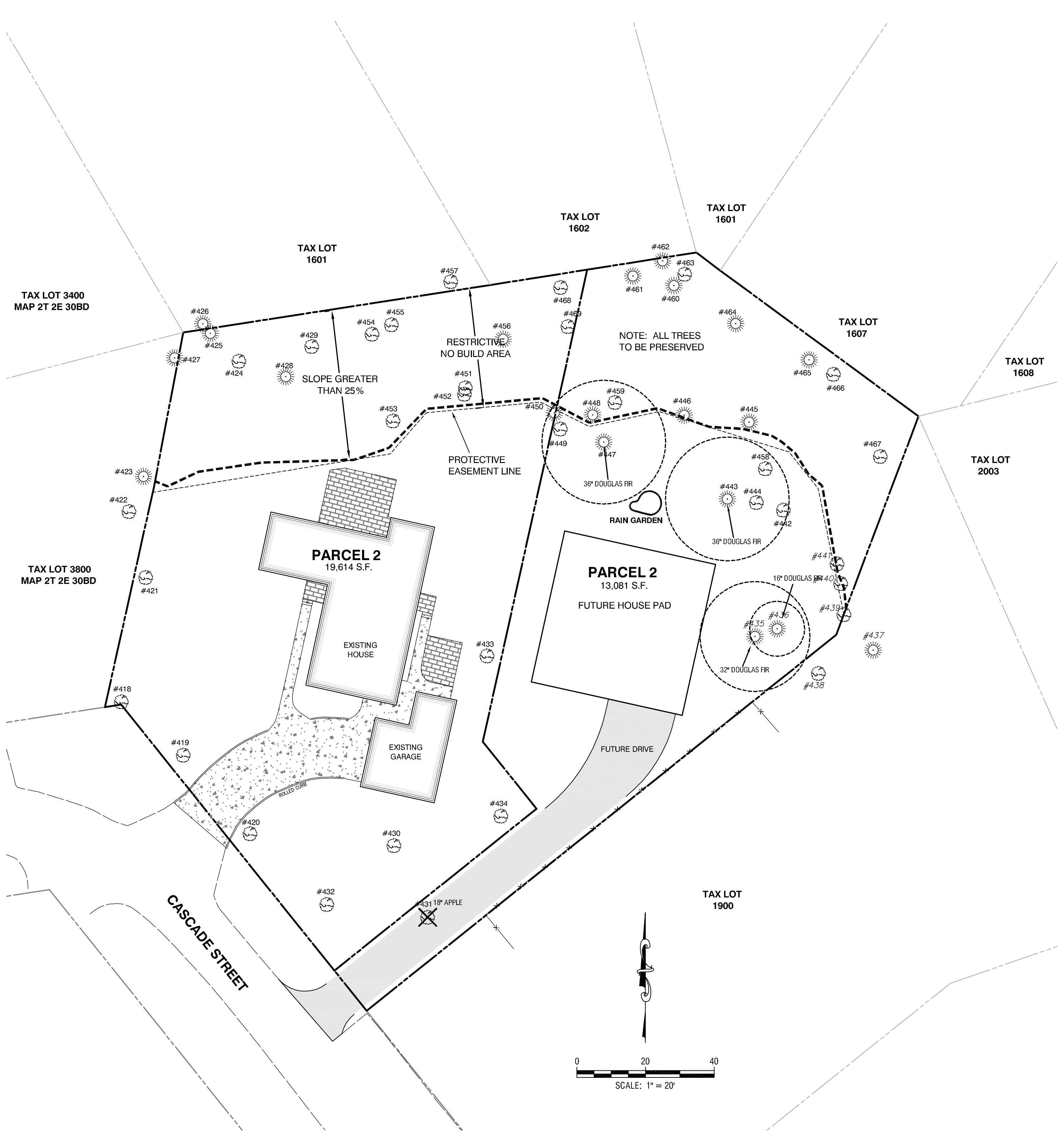
5651 Cascade Street
West Linn, Oregon
T.2S., R.2E., Section 30AC, TL 1800
Clackamas County, Oregon

SHEET:



SLOPE ANALYSIS PLAN
SCALE: 1" = 20'

Color	Range Beg.	Range End	Percent	Area
<div></div>	0.00	15.00	67.1	20310.66
<div></div>	15.00	25.00	3.8	1145.64
<div></div>	25.00	35.00	0.3	93.50
<div></div>	35.00	100.00	28.8	8727.18



TREE PROTECTION PLAN
SCALE: 1" = 20'

**SLOPE ANALYSIS AND TREE PROTECTION PLAN
CASCADE PARTITION**

DESIGNED: BDG			
DRAWN: BJS			
SCALE: 1" = 20'			
DATE: April, 2014			
FILE: Cascade PreApp1	DATE	NO.	REVISION

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