



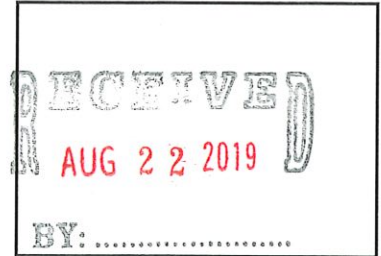
City of Molalla Site Plan Review Application Worksheet No. _____

Check All That Apply:

- New Construction
- Demolition
- Manufactured Home
- Manufactured Home in Park
- Sign Permit
- Other
- Remodel

Zoning Checklist

Date Stamp



Step 1 - Information Provided By Applicant:

Please Print or Type:

Business License # 260

Property Owner Bystrom Dale & Julie Phone 503-829-8558

Mailing Address 38589 S Blair Rd

City Molalla State OR Zip 97038

Contractor's Name Spanfeller Construction CCB No. 145704 Phone 503-539-0509

Mailing Address PO Box 539

City Molalla State OR Zip 97038

Address of Building Site 747 Rachel Ln. Parcel Size 6,838

Tax Account Number(s) 05016566 T R S Tax Lot # _____

Proposed Improvement New SFD

Intended Use Residential Dwelling

Describe all buildings or structures currently on property (number and type) None

Distance of building site from river, creek or stream bank _____

City Utilities Required: Water Sewer None

This application represents: New Development Re-development Change of Use

Other _____

Applicant's Signature [Signature] Date: 8-15-19

For Official Use Only

City File # Date Received Received By Receipt # Date App Complete SDC's Paid

City Approval _____ Title _____ Date _____

City of Molalla
Building Location Plan
Worksheet No. _____

Applicant's Name Spanfullner Construction LLC Phone ___ Address _____
747 Rachel Ln. Tax Acct R# 05016566

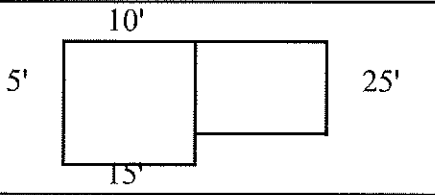
WAIVER: I understand that approval of this Pre-application Worksheet and Plot Plan does not release me from compliance with private covenants, restrictions or easements affecting this property. *LS*

Initials

↑
North

EXAMPLE

INFORMATION NEEDED



1. ASSESSOR'S MAP T ___ R ___ SECT ___ TAX LOT ___
2. PROPERTY LINES.
3. PERMANENT LAND MARKS (ROADS, STREAMS AND RIVERS)
4. DISTANCE FROM LANDMARKS AND PROPERTY LINES TO BUILDING SITES.
5. LOCATION AND IDENTIFICATION OF OTHER STRUCTURES ON PROPERTY.
6. LOCATION OF ACCESS.

NAME OF STREET OR ROAD

City file #



Public Works Department
117 N Molalla Avenue
PO Box 248
Molalla, Oregon 97038
Phone: (503) 829-6855
Fax: (503) 829-3676

DRIVEWAY, SIDEWALK, AND/OR CURB AND GUTTER CONSTRUCTION PERMIT

747 Rachel Lane
LOCATION

IMPROVED/EXISTING STREET:

21 Ft. x 5 Ft. = 105 Ft.²

DRIVEWAY

19 Ft. x 5 Ft. = 95 Ft.²

SIDEWALK

NONE Ft. x _____ Ft. = _____ Ft.²

CURB CUT

UNIMPROVED/NON-EXISTING STREET:

REMARKS

The applicant agrees to do the above work in accordance with the City of Molalla Municipal Code Section 12.16 and the City of Molalla Public Works Design Standards and other specifications or standards as approved by the Public Works Director. Copies of the City of Molalla Public Works Design Standards are available at City Hall, 117 N. Molalla Ave., and at <http://www.cityofmolalla.com/publicworks/page/public-works-design-standards> (see section 6.0).

The applicant agrees to protect and save harmless the City of Molalla, and each of its officers and employees against any injury or damages that may result from the acts of said applicant on or in said street and against any damage or liability of any character whatsoever arising or growing out of any said applicant due to the issuance of this permit.

The applicant agrees to replace any and all work which falls within a 1 year period. Failure shall be determined by the City of Molalla Public Works Department, and shall be indicated by, but not limited to, cracking outside of contraction joints and settlement, elevation causing grade difference of 1/4" (6.4mm) or failure to meet ADA standards.

Cody Spanfeller
SIGNATURE

Cody spanfeller
PRINT NAME

PO Box 539 Molalla, OR 97038
ADDRESS

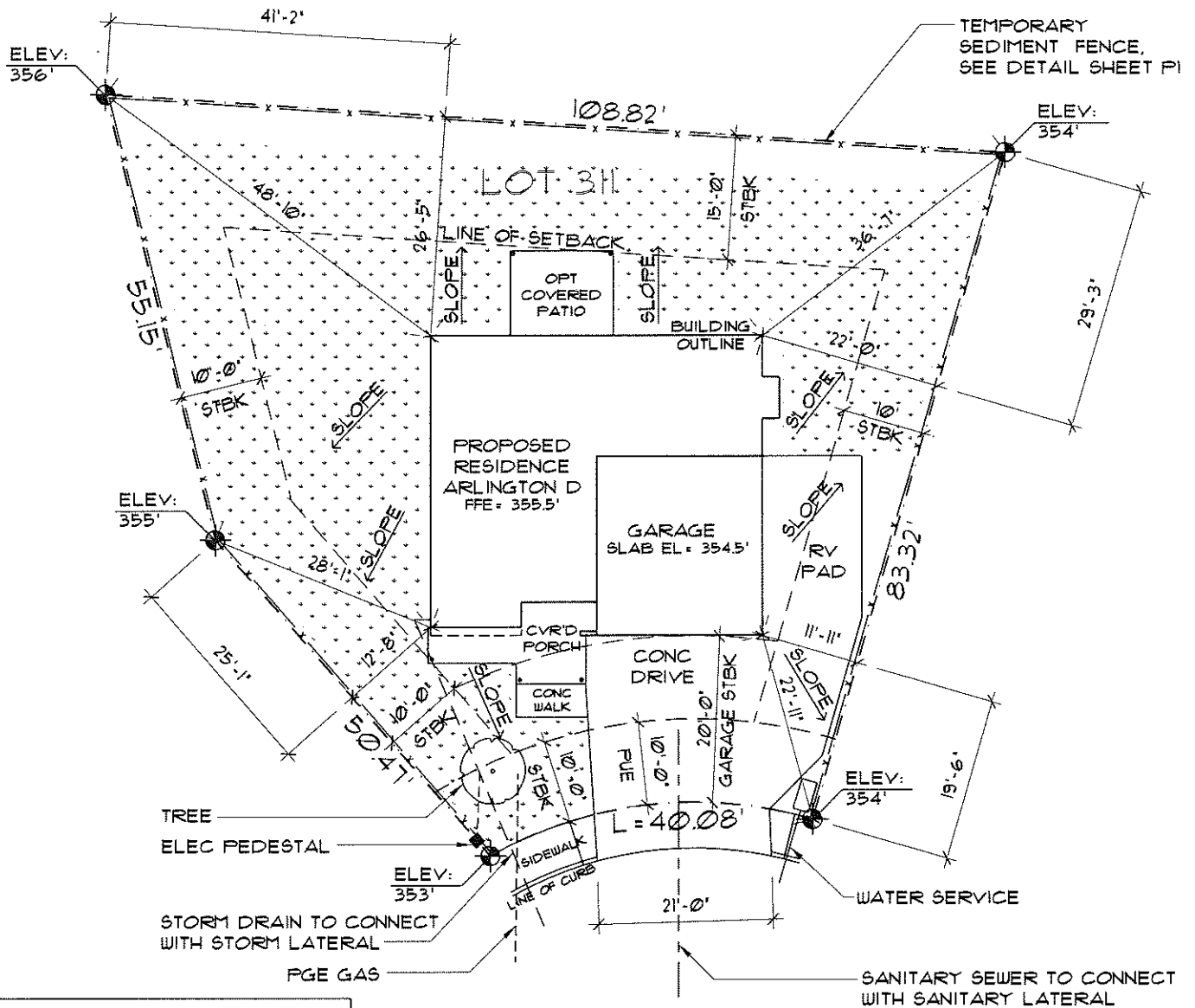
503-539-0509
PHONE

codybuilds@gmail.com
EMAIL

Permission is hereby granted for construction in accordance with the above application:

8-15-19
DATE

SIGNATURE -- PUBLIC WORKS DEPT.



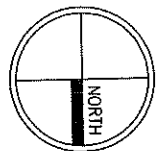
LOT AREA:	6,838 SQ FT
IMPERVIOUS AREA	
DRIVEWAY/RV PAD	845 SQ. FT
WALK WAY	35 SQ. FT
TOTAL	880 SQ. FT

BUILDING COVERAGE	
BUILDING FOOTPRINT	1,651 SQ. FT
(INCLUDES COVERED PORCH & PATIO)	
(NOT INCLUDING OVERHANGS)	
LOT COVERAGE = 24.1%	
(MAXIMUM LOT COVERAGE: 40%)	

SUNTEL DESIGN, INC. IS NOT LIABLE FOR THE ACCURACY OF THE TOPOGRAPHY INFORMATION. IT IS THE SOLE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL SITE CONDITIONS, INCLUDING ANY FILL PLACED ON THE SITE, AND INFORM OWNERS OF ANY POTENTIAL FIELD MODIFICATIONS.

RACHEL LANE

LEGAL DESCRIPTION
 LOT 311 - LEXINGTON ESTATES
 747 RACHEL LN
 MOLALLA, OREGON
 CLACKAMAS COUNTY



PLAN NAME: ARLINGTON D
 DATE: 7/20/08 KA

P

Suntel
 DESIGN INC.

16865 Boones Ferry Road, Suite 201, Lake Oswego, Oregon 97035
 Tel: (503) 624 0555 Fax: (503) 624 0155
 www.suntel-design.com

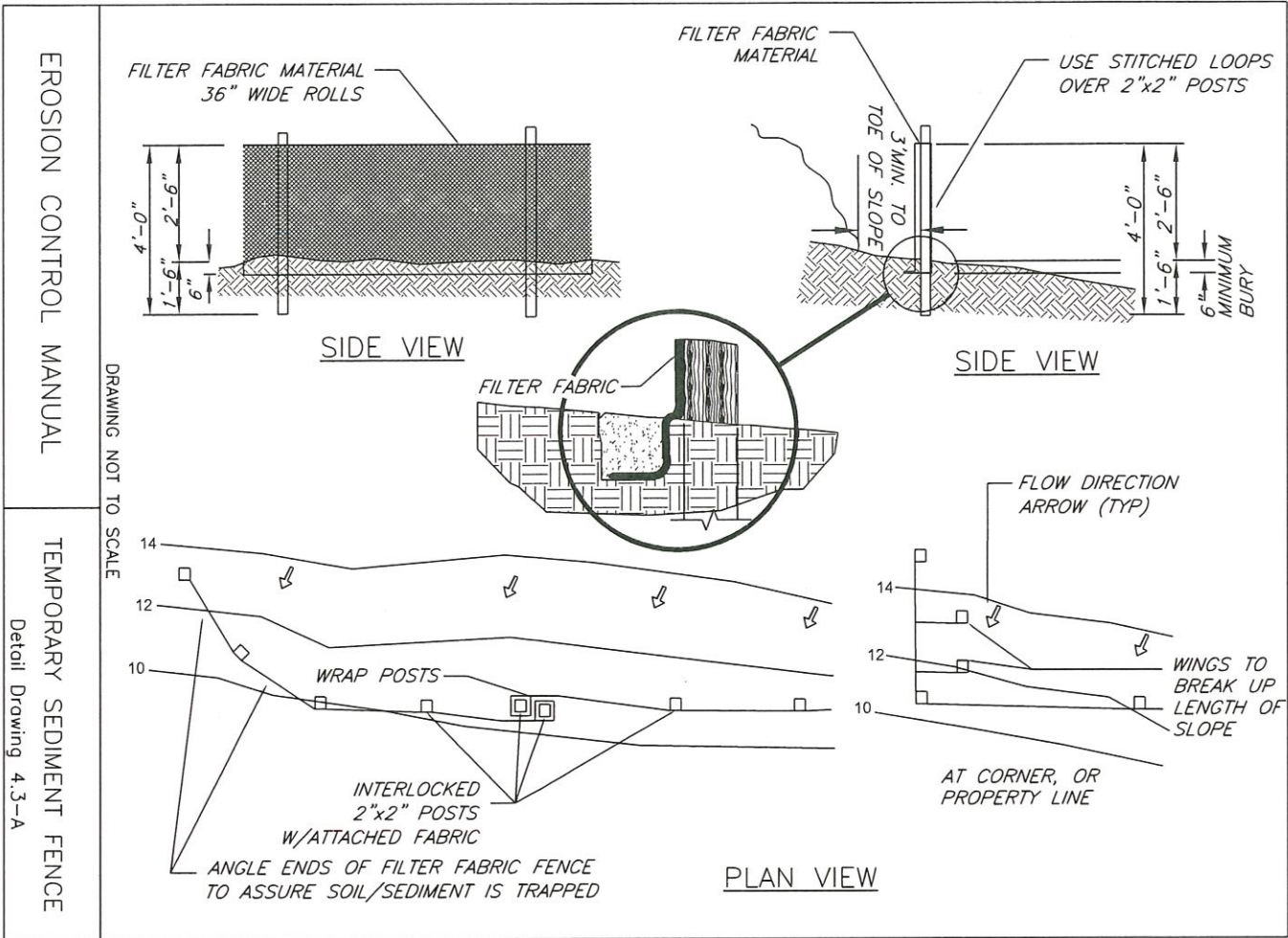
CJS BUILDER LOT 311, LEXINGTON ESTATES

SITE PLAN

ARLINGTON D SCALE: 1"=20'-0"

RECEIVED
AUG 22 2019

BY:



SEDIMENT FENCE DETAIL

PLAN NAME ARLINGTON D

DATE 7/20/19 KA

P1

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www.suntel design.com

CJS BUILDER

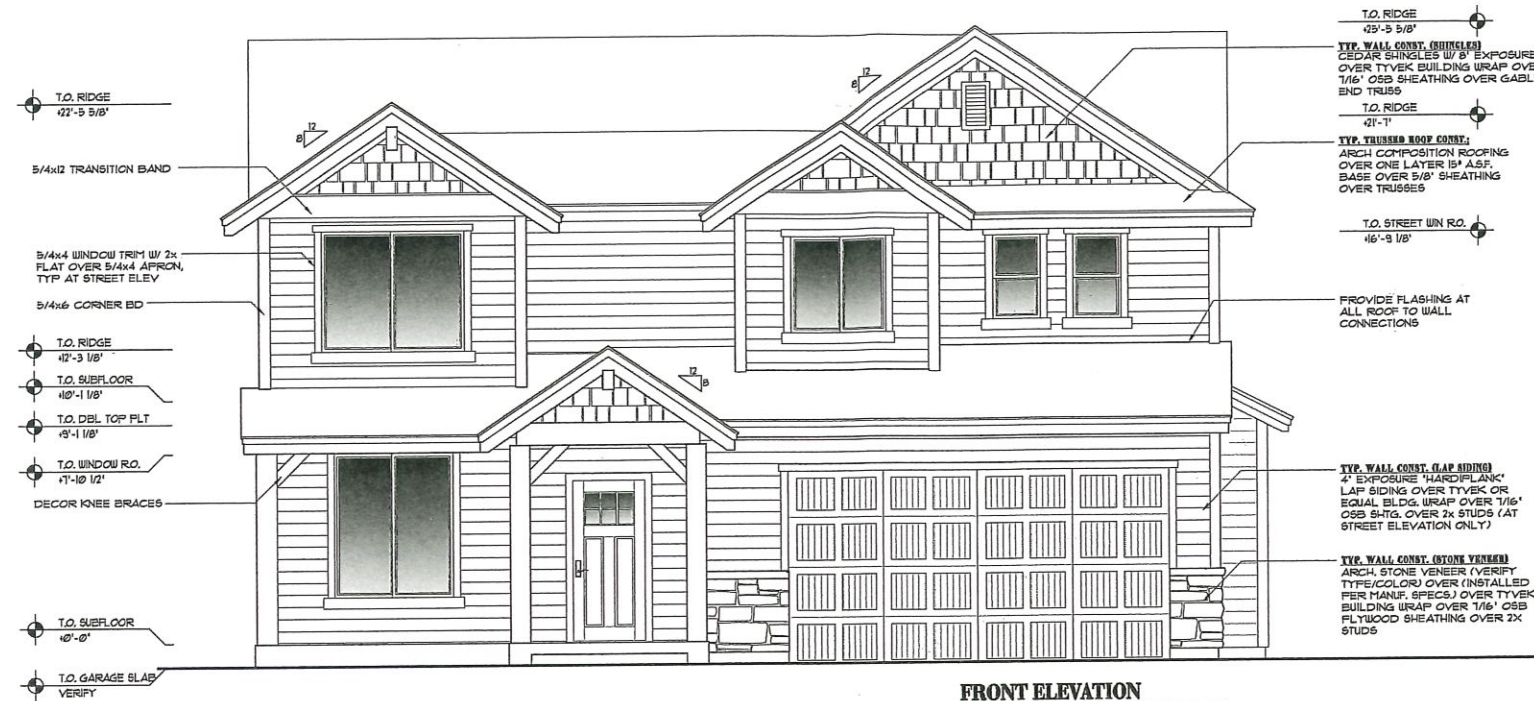
LOT 311, LEXINGTON ESTATES

SITE PLAN

ARLINGTON D

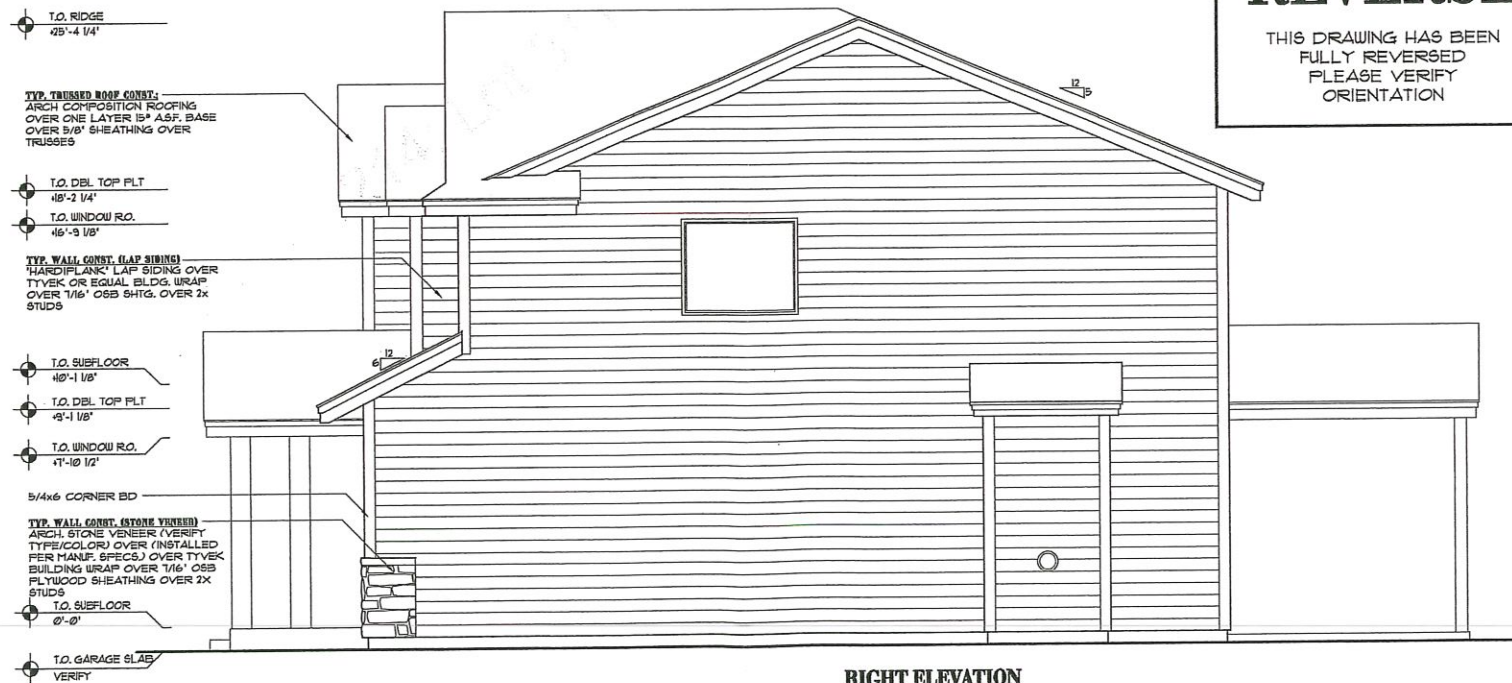
SCALE: 1"=20'-0"

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 AUG 22 2019
 BY:



FRONT ELEVATION
 SCALE: 1/4"=1'-0"

REVERSE
 THIS DRAWING HAS BEEN
 FULLY REVERSED
 PLEASE VERIFY
 ORIENTATION



RIGHT ELEVATION
 SCALE: 1/4"=1'-0"

LOT 311 LEXINGTON ESTATES
 747 RACHEL LANE, MOLALLA

CJS BUILDER

ARLINGTON D

PLAN NUMBER 111511D

2,262 TOTAL SQUARE FEET

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 Tel: (503) 624 0555-Fax: (503) 624 0155
 www.suntecdesign.com

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JOB NAME: _____
 DATE: 09/2016 SJJ

1

RECEIVED
 AUG 22 2019
 BY:



REVERSE
 THIS DRAWING HAS BEEN FULLY REVERSED
 PLEASE VERIFY ORIENTATION

REAR ELEVATION
 SCALE: 1/4"=1'-0"



LEFT ELEVATION
 SCALE: 1/4"=1'-0"

LOT 311 LEXINGTON ESTATES
 747 RACHEL LANE, MOLALLA
CJS BUILDER
ARLINGTON D
 PLAN NUMBER 111511D
 2,262 TOTAL SQUARE FEET

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JOB NAME: _____
 DATE: 09/2016 SJ

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