

SUNCREST DRIVE PUD SUBDIVISION
FOR
SIX LOTS AND TWO TRACTS

I. PROPOSAL SUMMARY

GENERAL INFORMATION

Property Owner/Applicant	Icon Construction 1980 Willamette Falls Dr., Ste. 200 West Linn, OR 97068 [T] 503.657.0406
Applicant's Representative	Emerio Design Kirsten Van Loo 6107 SW Murray Blvd., Ste. 147 Beaverton, OR 97008 [T] 503.956.4180
Map and Tax Lot	TL 2S 1E 23BD #6700
Site Location	19650 Suncrest Drive
Size	3.75 acres
Comprehensive Plan Designation	Residential
Zoning	R-10
Pre-Application Meeting Date	July 17, 2008
Neighborhood Meeting Dates	August 19, 2008, August 26, 2008

EXECUTIVE SUMMARY

This project is designed as a six-lot Planned Development on 3.8 acres in the City of West Linn, Oregon. The site contains land with significant slope, with a drainage course traversing the property on the eastern section. Based on development code requirements for protection of the drainage course and the

adjacent lands providing water quality filtration to that drainage, the project is planned with six single family lots on the western portion of the site. While the property has a base zone of R-10, requiring one single family dwelling on each 10,000 square foot (minimum) lot, the Planned Development provision of the Development Code allow for reductions in base zone standards if the requirements for that provision are met.

The six lots range from 7600 square feet to over 11,000 square feet, while accommodating a private easement access to four of the six homesites. The private access easement will have a paved two-way drive for access to lots 3, 4, 5, and 6. Lot 1 and 2 will take vehicular access from Suncrest Drive. A small detention/water quality facility has been designed for location on Tract A, providing required storm water management of the waters draining through the site. Tract B is 103,793 square feet of land that is set out as an open space tract. That tract will remain in the ownership of the project, but will have required open space easements applied to protect it as vegetated corridor for the associated drainage.

There are numerous trees on the total property, as well as a small home and detached garage. These two buildings will be removed as part of the construction process for the infrastructure. Included with this application is a list of the trees slated for removal. Mitigation/restoration planting for removal of on-site trees will be accomplished on the upper reaches of Tract B, currently an open meadow.

SURROUNDING AREA

As evidenced by reviewing the aerial photograph, the surrounding area is comprised of single family development on both subdivision lots (Ridgebrook Park Estates) and large lots remaining from earlier rural and ex-urban homesites. Suncrest Drive is a collector street, as classified by the City of West Linn Transportation Plan. Property to the south has been divided into four lots, along Carriage Way. The drainage that travels north through the subject property originates from the south, at or near Carriage Way, and travels north to the Wildwood Open Space Tracts after crossing open space tracts associated with Ridgebrook Park Estates. Currently the closest public elementary school is CedarOak Park Elementary, and the closest middle school is at the intersection of Rosemont and Salamo. West Linn School District is applying for annexation of the Erickson Parcel to the City in order to build a new elementary school near Hidden Springs, between Rosemont and Santa Anita.

II. COMPLIANCE WITH THE CITY OF WEST LINN DEVELOPMENT CODE

LOW DENSITY

11.000 SINGLE-FAMILY RESIDENTIAL DETACHED, R-10

11.010 PURPOSE

The purpose of this zone is to provide for urban development at levels which relate to the site development limitations, proximity to commercial development and to public facilities and public transportation. This zone is intended to implement the Comprehensive Plan policies and locational criteria, and is applicable to areas designated as Low Density Residential on the Comprehensive Plan Map and Type I and Type II lands identified under the Buildable Lands Policy.

11.030 PERMITTED USES

The following are uses permitted outright in this zone:

1. Single-family detached residential unit.

RESPONSE: The application for a six lot PD subdivision is for a use allowed in the R-10 zoning district as reviewed under the applicable criteria.

11.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

Except as may be otherwise provided by the provisions of this Code, the following are the requirements for uses within this zone:

1. The minimum lot size shall be 10,000 square feet for a single-family detached unit.
2. The minimum front lot line length or the minimum lot width at the front lot line shall be 35 feet.
3. The average minimum lot width shall be 50 feet.
4. The lot depth comprising non-Type I and II lands shall be less than two and one-half times the width, and more than an average depth of 90 feet.
5. The minimum yard dimensions or minimum building setback area from the lot line shall be:
 - a. For the front yard, 20 feet; except for steeply sloped lots where the provisions of Section 41.010 shall apply; and as specified in Section 26.040(D) for the Willamette Historic District. (ORD. 1175)
 - b. For an interior side yard, 7-1/2 feet; except as specified in Section 26.040(D) for the Willamette Historic District.
 - c. For a side yard abutting a street, 15 feet.
 - d. For a rear yard, 20 feet.
6. The maximum building height shall 35 feet, except for steeply sloped lots in which case the provisions of Section 41.000 shall apply.
7. The maximum lot coverage shall be 35 percent.
8. The minimum width of an accessway to a lot which does not abut a street or a flag lot, shall be 15 feet.
9. The floor area ratio shall be .45.
10. The sidewall provisions of CDC Chapter 43 shall apply.

RESPONSE: The six proposed lots do not meet the standard R-10 district requirements for area, and length dimensions, however, they do meet the approval criteria for a planned development as demonstrated further in this document.

All six lots are a minimum of 50 feet wide. All lots are a minimum of 90 feet deep. R-10 zoning setbacks for dwellings require 20 foot front yards, 7 ½ foot side yards, 15 foot street (or private accessway) side yards, and 20 foot rear yards. These setbacks may be adjusted through the Planned Development provisions. The developer requests reductions in the setbacks for the homes as detailed in the PUD section of this document.

The private accessway easement is 24 feet wide at its intersection with Suncrest Drive and widens to 30 feet as it serves the eastern three lots, to accommodate vehicular movement and utility installation.

Lot coverage, sidewall provisions as described in Chapter 43, and FAR requirements will be addressed in detail and met at the time of issuance of building permits.

24.000 PLANNED UNIT DEVELOPMENT

24.010 PURPOSE

The purpose of the Planned Unit Development overlay zone is to provide a means for creating planned environments:

RESPONSE: The application for a six lot PD subdivision is submitted with findings demonstrating compliance to this section of the West Linn CDC in order to preserve a significant open space tract associated with a drainage traversing through the eastern portion of the site. The flexibility afforded through these provisions allows development of six single family homesites compatible with the surrounding development neighborhood while preserving an important vegetated corridor.

24.020 ADMINISTRATION AND APPROVAL PROCESS

A. The Planned Unit Development (PUD) zone is an overlay zone and a preapplication conference is a precondition to the filing of an application.

B. The application shall be filed by the owner of record or authorized agent.

C. Action on the application shall be as provided by Chapter 99, Procedures for Decision-Making: Quasi-Judicial.

RESPONSE: The application for a six lot PD subdivision was preceded by a pre-submittal application conference as documented by the pre-app notes. The application is filed by the property owner. It is understood that the action taken on this application is in compliance with the applicable procedures set forth in CDC Chapter 99.

24.060 AREA OF APPLICATION

A. Planned Unit Developments (PUDs) may be established in all residential, commercial, and industrial districts

B. All qualifying non-residential, all mixed use developments, and all qualifying residential developments

1. Any development site composed of more than 25 percent of Type I or Type II lands, as defined by Section 24.060(C), shall be developed as a PUD.

RESPONSE: The application for a six lot PD subdivision includes land that is Type I and Type II land because it is steeply sloped and adjacent to a drainage way.

24.070 EXEMPTIONS FROM PLANNED UNIT DEVELOPMENT REQUIREMENTS

A Planned Unit Development (PUD) shall not apply in cases where all the following conditions exist:

1. No density transfer is proposed pursuant to provisions of this Chapter.
2. No development, construction, or grading will take place on Type I and II lands.
3. All the Type I and II lands shall be dedicated to the City as open space, or protected by easement with appropriate delineation.

RESPONSE: The application for a six lot PD subdivision is not exempt from the requirements of the PUD because of the above requirement and finding related to Type I and Type II lands.

24.080 SUBMITTAL REQUIREMENTS

The submittal requirements shall apply to non-exempt projects as identified in Section 55.025, and shall include the following:

1. Narrative discussing proposal and applicability of the PUD and addressing approval criteria of this chapter and Design Review Section 55.100.

55.025 EXEMPTIONS

The provisions of this chapter exempt individual single-family residential houses construction, single-family detached housing subdivisions,

2. Narrative and table showing applicable density calculations.

RESPONSE: Density calculations for the site are as follows:

Site – 3.80 acres or 165,528 square feet.

Maximum density for the site – 16 dwelling units (one dwelling unit per 10,000 square feet).

Land area set aside in Open Space Tract – 103,793 square feet (exempt from min. density req).

Net developable area – 61,735 square feet.

Maximum density of developable area – 6 dwelling units.

Minimum density of developable area – 4 dwelling units (70% of maximum density).

Table: Density Calculations

Max Density	1 unit	10,000sf		Min. Density	1 unit	10,000sf	70%
Site Gross	16.5 units	165,528sf		Site Gross	16.5 units		11.5 units
Site Net	6 units	61,735sf		Site Net	6 units		5 units

3. Map showing how the densities will be distributed within the project site.

4. Compliance with submittal requirements of Chapter 55, Design Review, including full response to approval criteria for Chapter 55, Design Review, and Chapter 85, if it is a single-family PUD.

55.025 EXEMPTIONS

The provisions of this chapter exempt individual single-family residential houses construction, single-family detached housing subdivisions,

6. Tables and maps identifying all Type I, II, III and IV lands by acreage, location and type
Type I lands. Lands that have severe constraints that preclude the use of standard development techniques and technical criteria. Type I lands exist in the following areas:

Slope: All lands with 35 percent or more slopes.

Drainage: All lands within the 100 year flood plain.

Geological Hazard: All existing or known landslide areas.

Type II lands. Lands which have constraints that are sufficient to preclude most standard types of development. Constraints in these areas generally do not constitute a health or safety hazard, but require the use of non-standard technical design criteria. Type II lands exist in the following areas:

Slope: All lands with slopes between 25 and 35 percent.

Drainage: All drainage courses.

Geology: All known mineral and aggregate deposits.

RESPONSE: The western portion of the site **proposed for development** contains no type I and very little type II land as defined by the CDC. All of the type I and type II lands (with the exception of a small section of proposed lot 6) are contained in Tract B. See the graphics package (sheet 7) for distribution of Type I and II land. The total site contains approximately 1.1 acres of Type I and Type II lands as defined by the West Linn CDC.

Type III lands. These lands are considered within the major portion of the City's developable lands. Standard development criteria can be applied through normal implementation measures. Type III lands have slopes between 15 and 25 percent.

Type IV lands. These lands are considered to have few, if any, constraints to development and are within the major portion of the City's developable lands. Normal development standards will apply in these areas. Type IV lands have slopes between 0 and 15 percent.

RESPONSE: The total site contains 1.6 acres of Type IV land and 1.09 acres of Type III land as defined by the West Linn CDC.

7. Other material as required by the Planning Director.

RESPONSE: The application package for a six lot PD subdivision contains all of the applicable materials necessary for review and approval as required by the CDC. The only portion of Chapter 55.100 that is applicable to this small residential PUD project is the review of the existing trees on the property. Similar criteria are found in Chapter 85 relating to land divisions. The criteria relating to existing trees on the property are thus addressed under Chapter 85.

24.090 APPLICABILITY AND ALLOWED USES

Subject to the provisions of Sections 24.080, 24.070 and 24.090, the PUD Overlay Zone may be applied to all residential, commercial, and industrial zones.

A. In addition to the uses allowed outright in the underlying zone the following uses shall be allowed outright where all other applicable standards are met.

1. Single-family, duplex, attached housing and multiple family housing.

RESPONSE: The application for a six lot PD subdivision is for single family development.

24.100 APPROVAL CRITERIA

A. The approval criteria of Section 55.100, Design Review, shall apply to non-exempted projects per Section 55.025. Single-family detached, single family attached, and duplex residential units proposed shall comply with the provisions of Chapter 43 at time of building permit application.

55.025 EXEMPTIONS

The provisions of this chapter exempt individual single-family residential houses construction, single-family detached housing subdivisions,

RESPONSE: The application for a six lot PD subdivision for single family detached dwelling units and as such, is exempt from the requirements of Chapter 55.

B. The application shall also demonstrate compliance with the following criteria:

1. The proposal shall preserve the existing amenities of the site to the greatest extent possible by relating the type and design of the development to the topography, landscape features, and natural amenities existing on the site and in the vicinity.

RESPONSE: The application for a six lot PD subdivision preserves over 100,000 square feet of land as an open space tract to protect the steep slopes and the vegetated corridor associated with the drainage.

2. The proposed PUD shall provide a desirable, attractive, and stable environment in harmony with that of the surrounding area through thorough, well developed, detailed planning and by comprehensively correlating the provisions of this Code and all applicable adopted plans.

RESPONSE: The application for a six lot PD subdivision is designed for homes of equal size and construction quality to promote compatibility with the existing subdivision and single family houses on individual lots in the neighborhood. The proposed infrastructure will be constructed to integrate with the existing facilities in the neighborhood.

3. The placement and design of buildings, use of open spaces, circulation facilities, off-street parking areas, and landscaping shall be designed to best utilize the potentials of the site characterized by special features of geography, topography, size, and shape.

RESPONSE: The project is designed to accommodate six new single family homes with architectural design common to the northwest. Individual landscaping will complement the surrounding neighborhood. Street trees are proposed to enhance the Suncrest Drive streetscape as required by the development code.

4. The PUD shall be developed so that it is compatible with neighboring development in terms of architecture, massing, and scale. Where that cannot be accomplished, appropriate transitions shall be provided that are deferential or sympathetic to existing development.

RESPONSE: The project is designed to accommodate six new single family homes with architectural design common to the northwest. The current CDC regulates setbacks, building scale and size, and maximum building footprint to ensure the development will be of similar size and scope to the existing homes in the neighborhood.

C. All densities, density transfers, transitions, density bonuses, and proposed setbacks shall conform to provisions of this chapter as required by Sections 24.080, 24.110 to 24.170 inclusive.

RESPONSE: The application for a six lot PD subdivision proposes transfer of “density” from the large open space tract to the developable portion of the site. The proposed development meets the project density requirements for the zoning district.

24.110 RESIDENTIAL DENSITY CALCULATIONS

RESPONSE: Density calculations for the site are as follows:

Site – 3.80 acres or 165,528 square feet.

Maximum density for the site – 16 dwelling units (one dwelling unit per 10,000 square feet).

Land area set aside in Open Space Tract – 103,793 square feet (exempt from min. density req).

Developable area – 61,735 square feet

Access Easement – 9864 square feet

Net developable area – 51,871 square feet

Maximum regular density of developable area – 5 dwelling units.

Minimum regular density of developable area – 4 dwelling units (70% of maximum density).

Density proposed for project under the density transfer provisions afforded the property owner through the PUD provisions – 6 dwelling units. The lots average approx. 8000 square feet net useable area after subtracting the impacts of the on-site access easement and Tract A for storm water quality treatment.

24.170 USABLE OPEN SPACE REQUIRED

Residential planned unit developments (PUDs) shall comply with the following usable open space requirements:

1. PUDs that contain multi-family units shall comply with the requirements of Section 55.100(F).
2. PUDs that contain 10 or more single-family detached, single-family attached, or duplex residential units shall comply with the following usable open space requirements.

RESPONSE: The application for a six lot PD subdivision is not required to set aside usable open space.

24.180 APPLICABILITY OF THE BASE ZONE PROVISIONS

The provisions of the base zone are applicable as follows:

A. Lot dimensional standards. The minimum lot size and lot depth and lot width standards do not apply except as related to the density computation under Chapter 24.

B. Lot coverage. The lot coverage provisions of the base zone shall apply for detached single-family units.

C. Building height. The building height provisions of the underlying zone shall apply.

RESPONSE: The application for a six lot PD subdivision will comply with the lot coverage and building height provisions, as determined at the time of issuance of building permits for each individual platted lot.

D. Structure setback provisions.

1. Setback areas contiguous to the perimeter of the project shall be the same as those required by the base zone unless otherwise provided by the base zone or Chapter 55.
2. The side yard setback provisions shall not apply except that all detached structures shall maintain a **minimum side yard setback of five feet**, or meet the Uniform Building Code requirement for fire walls.
3. The **side street setback shall be 10 feet**.
4. The **front yard and rear yard setbacks shall be 15 feet. Porches may encroach forward another five feet.** Additional encroachments, such as porches, are allowed per CDC Chapter 38.
5. The setback **for a garage in the front yard that opens onto the street shall be 20 feet** unless the provisions of Section 41.010 apply. Garages in the rear yard may meet the standards of Section 34.050.
6. The applicant may propose alternative setbacks. The proposed setbacks must be approved by the decision-making body and established as conditions of approval, or by amendment to conditions of approval. The decision-making body will consider among other things maintenance of privacy, adequate light, defensible space, traffic safety, etc.

RESPONSE: The application for a six lot PD subdivision requests modification of the R-10 zoning district yard setbacks as allowed above in CDC 24.180 (D). Front and Rear yards will be a minimum of 15 feet, Side Yards will be a minimum of five feet, the street Side Yard will be a minimum of 10 feet, and the garage vehicle door setback will be a minimum of 20 feet. These adjustments apply to the interior yards of the project, with the understanding that the perimeter yards (the side yards of lot 1 and lot 6) will meet the requirements of the underlying base zone standard.

E. All other provisions of the base zone shall apply except as modified by this chapter.

RESPONSE: The application for a six lot PD subdivision will comply with base zone provisions, with modifications approved through this review process for a PUD, as determined at the time of issuance of building permits for each individual platted lot.

32.000 WATER RESOURCE AREA PROTECTION

RESPONSE: The application for a six lot PD subdivision includes a request for a water resource area review.

- The applicable fee and application form are submitted with the application package.
- A Pre-app conference was held, as referenced earlier. A site plan, topographic map, and slope analysis are all included in the drawings package.
- Findings addressing all of the applicable criteria are enclosed.
- No alterations to the water resource or the transition area are proposed.
- The area of the water resource and the associated vegetated corridor has 100% ground coverage and 80% tree canopy coverage.
- The vegetation consists of native grasses, blackberries, and native trees including maple, alder, and douglas fir.
- No mitigation or revegetation plan is necessary because no disturbance or encroachment into the required corridor or transition area is proposed.



32.050 APPROVAL CRITERIA

No application for development on property containing a water resource area shall be approved unless the decision-making authority finds that the following standards have been satisfied, or can be satisfied by conditions of approval.

A. Proposed development submittals shall identify all water resource areas on the project site.

RESPONSE: The PUD is designed to maintain the natural resource and includes a significant setback to provide a vegetated corridor for ecological protection. Refer to Sheet 7 to view a detailed slope analysis of the property. Based on the requirements of this section, the “Break in Slope” that defines the top of the ravine has been mapped, and a 50 foot “Transition Setback” has been mapped to define the total resource and it’s vegetated corridor buffer. These two physical features are most important on the western portion of the project, as they define the buildable vs. non-buildable portion of the site. Note that the entire project DEVELOPMENT IMPACT is well outside the mapped Transition Setback on the western section of the site.

B. Proposed developments shall be so designed as to maintain the existing natural

RESPONSE: The application for a six lot PD subdivision includes all of the necessary drawings as required by this section. The drainage way has been identified by a survey, and mapped as the existing stream on the existing conditions plan. The PUD is designed to maintain the natural resource and includes a significant setback to provide a vegetated corridor for ecological protection.

C. Development shall be conducted in a manner that will minimize adverse impact on water resource areas.

RESPONSE: The PUD is designed to maintain the natural resource and includes a significant setback to provide a vegetated corridor for ecological protection.

D. Water resource areas shall be protected from development or encroachment by dedicating the land title deed to the City for public open space purposes if either: 1) a finding can be made that the dedication is roughly proportional to the impact of the development; or, 2) the applicant chooses to dedicate these areas. Otherwise, these areas shall be preserved through a protective easement.

RESPONSE: The PUD is designed to maintain the natural resource and includes a significant setback to provide a vegetated corridor for ecological protection. Tract B is designed as a tract to be held in ownership by the developer with preservation provided by a protective easement as stipulated. No dedication is warranted because the “impact of the development” is nominal on both the City as a whole and on the immediate neighborhood. The development of the site will provide six high quality homes and will remove an abandoned dwelling that is an attractive nuisance and overgrown hazardous vegetation that is unsightly and a fire hazard.



E. The protected water resource area shall include the drainage channel, creek, wetlands, and the required setback and transition area.

RESPONSE: The PUD is designed to maintain the natural resource and includes a significant setback to provide a vegetated corridor for ecological protection.

F. Roads, driveways, utilities, or passive use recreation facilities may be built in and across water resource areas when no other practical alternative exists.

G. Prior to construction, the water resource area shall be protected with an anchored chain link fence (or approved equivalent) at its perimeter and shall remain undisturbed.

H. Paved trails, walkways, or bike paths shall be located at least 15 feet from the edge of a protected water feature except for approved crossings.

I. Sound engineering principles regarding downstream impacts, soil stabilization, erosion control, and adequacy of improvements to accommodate the intended drainage through the drainage basin shall be used. Storm drainage shall not be diverted from its natural watercourse. Inter-basin transfers of storm drainage shall not be permitted.

J. Appropriate erosion control measures based on CDC Chapter 31 requirements shall be established throughout all phases of construction.

RESPONSE: The PUD is designed to maintain the natural resource and includes a significant setback to provide a vegetated corridor for ecological protection.

No construction is proposed in the resource. Sound engineering design principles have been used to craft the water quality facility and outfall to ensure that filtered drainage stays in the existing basin. Erosion control measures have been described on the preliminary grading plan and will be installed and maintained throughout the construction period. This erosion control and construction fencing will include a chain link fence along the east boundary of the development site to protect the water resource during construction. A permanent fence with "city-approved" markers will be installed at the rear of lots 4, 5, and 6 and at the rear of Tract A to protect the water resource and vegetated corridor after construction is complete.

K. Vegetative improvements to areas within the water resource area may be required if the site is found to be in an unhealthy or disturbed state, or if portions of the site within the water resource area are disturbed during the development process. "Unhealthy or disturbed" includes those sites that have a combination of native trees, shrubs, and groundcover on less than 80% of the water resource area and less than 50% tree canopy coverage in the water resource area. "Vegetative improvements" will be documented by submitting a revegetation plan.

RESPONSE: The natural resource and significant setback are not unhealthy or disturbed and do not require or warrant any improvements, restoration or mitigation.

L. Structural Setback area: where a structural setback area is specifically required,

M. Stormwater Treatment Facilities may only encroach a maximum of 25 feet into the outside boundary of the water resource area; and the area of encroachment must be replaced by adding an equal area to the water quality resource area on the subject property. Facilities that infiltrate storm water onsite, including the associated piping, may be placed at any point within the water resource area outside of the actual drainage course so long as the forest canopy and the areas within ten feet of the driplines of significant trees are not disturbed. Only native vegetation may be planted in these facilities.

RESPONSE: The PUD is designed to maintain the natural resource and includes a significant setback to provide a vegetated corridor for ecological protection. No construction is proposed in the resource. Sound engineering design requires the installation of an “outfall” and a shallow hand-dug swale to “channelize” the treated storm water back into the existing drainage on-site. These small hand-placed drainage facilities are permitted within the vegetated corridor protecting the drainageway.

N. As part of any proposed land division or Class II Design Review application, any covered or piped drainageways identified on the Surface Water Quality Management Plan Map shall be opened, unless the City Engineer determines that such opening would negatively impact the affected storm drainage system

RESPONSE: There are no piped or covered drainageways on this site and the project does not require or warrant any restoration or mitigation.

O. The decision-making authority may approve a reduction in applicable front yard setbacks abutting a public street to a minimum of fifteen feet and a reduction in applicable side yard setbacks abutting a public street to 7 ½

P. Storm Drainage Channels not identified on the Surface Water Management Plan Map, but identified through the development review process.....

RESPONSE: No setback adjustments are requested for compensation for THIS section of the development code. There are no piped or covered drainageways or channels on this site and the project does not require or warrant any restoration or mitigation.

**LAND DIVISION
85.000 GENERAL PROVISIONS**

85.010 PURPOSE

A. The purpose of the land division provisions of this Code is to implement the Comprehensive Plan; to provide rules and standards governing the approval of plats of subdivisions (four lots or more) and partitions (three lots or fewer); to help direct the development pattern; to lessen congestion in the streets; to increase street safety; to efficiently provide water, sewage, and storm drainage service; and to conserve energy resources.

**85.130 LAND DIVISION APPLICATION IN CONJUNCTION WITH OTHER
LAND USE APPLICATIONS**

As provided by Section 99.070, a land division application filed under this Code may be heard concurrently with another application, upon applicant's request.

RESPONSE: The application for a six lot PD subdivision is reviewed in conjunction with the PUD application.

85.140 PRE-APPLICATION CONFERENCE REQUIRED

A. An applicant shall participate in a pre-application conference with staff prior to the submission of a complete tentative plan.

RESPONSE: The application for a six lot PD subdivision was preceded by a pre-submittal application conference as documented by the pre-app notes. The application is filed by the property owner. It is understood that the action taken

on this application is in compliance with the applicable procedures set forth in CDC Chapter 99.

85.150 THE APPLICATION - THE TENTATIVE PLAN

A. The applicant shall submit a completed application which shall include:

1. The completed application form(s).
2. Copies of the tentative plan and supplemental drawings shall include three copies at the original scale plus three copies reduced in paper size not greater than 11 X 17 inches. When the application submittal is determined to be complete, additional copies may be required as determined by the Planning Department.
3. A narrative explaining all aspects of land division per Section 85.200.
4. A pre-requisite to the filing of an application for development proposals that include greater than 10 multi-family units or commercial/industrial buildings greater than 1500 square feet in size, a 4-lot or more planned unit development, a 10-lot or greater subdivision, or a zone change that requires a Comprehensive Plan amendment, is a meeting with the respective City recognized neighborhood association, per CDC Section 99.038, at which time the applicant will present their proposal and receive comments.

B. The applicant shall pay the requisite fee.

RESPONSE: The application for a six lot PD subdivision contains the required application form, the application fee, copies of the required drawings as stipulated on the application form, a narrative addressing the approval criteria demonstrating compliance therewith, and evidence that the necessary pre-submittal meeting was conducted with the neighborhood group. A photograph of the posted sign and an electronic copy of the taped meeting are included in the application package

85.160 SUBMITTAL REQUIREMENTS FOR THE TENTATIVE PLAN

A. A city-wide map shall identify the site. A vicinity map covering 1/4-mile radius from the development site shall be provided in the application showing existing subdivisions, streets, and unsubdivided land ownerships adjacent to the proposed subdivision and showing how proposed streets and utilities may be extended to connect to existing streets and utilities.

B. The tentative subdivision plan shall be prepared by a registered civil engineer and/or a licensed land surveyor. A stamp and signature of the engineer or surveyor shall be included on the tentative subdivision plan. A tentative minor partition plan (3 lots or less) is only required to be drawn to scale and does not have to be prepared by an engineer or surveyor.

C. The tentative plan of a subdivision or partition shall be drawn at a scale not smaller than one inch equals 100 feet, or for areas over 100 acres, one inch equals 200 feet.

D. The following general information shall be shown on the tentative plan of subdivision or partition:

1. Proposed name of the subdivision and streets
2. Date, north arrow, scale of drawing, and graphic bar scale.
3. Appropriate identification clearly stating the drawing as a tentative plan.
4. Location of the proposed division of land, with a tie to the City coordinate system,
5. Names and addresses of the owner, developer, and engineer or surveyor.

E. The following existing conditions shall be shown on the tentative plan of a subdivision or partition:

1. The location, widths, and names of all existing or platted streets and right-of-ways within
2. Contour lines related to the U.S. Geological Survey datum or some other established benchmark
 - a. Two-foot contour intervals for ground slopes less than 20 percent.
 - b. Five-foot contour intervals for ground slopes exceeding 20 percent.
3. The location of any control points that are the basis for the applicant's mapping.
4. The location, by survey, and direction of all watercourses and areas subject to periodic inundation
5. Natural features such as rock outcroppings, wetlands tied by survey, wooded areas, heritage trees, and isolated trees (six-inch diameter at five feet above grade) identified by size, type, and location. All

significant trees and tree clusters identified by the City Arborist using the criteria of CDC Section 55.100(B)(2) and all heritage trees, shall be delineated. Trees on non-Type I and II lands shall have their "dripline plus 10 feet" protected area calculated per CDC Section 55.100(B)(2) and expressed in square feet, and also as a percentage of total non-Type I and II area.

6. Existing uses of the property, including location of all existing structures.

7. Identify the size and location of existing sewers, water mains, culverts, drain pipes, gas, electric, and other utility lines within the site, and in the adjoining streets and property.

8. Zoning on and adjacent to the tract.

9. Existing uses to remain on the adjoining property and their scaled location.

10. The location of any existing bicycle or pedestrian ways.

11. The location of adjacent transit stops.

RESPONSE: The drawing set for the six lot PD subdivision includes the necessary and required information for review of the project.

F. The following proposed improvements shall be shown on the tentative plan or supplemental drawings:

1. The street - street location, proposed name, right-of-way width, and approximate radius of curves of each proposed street and street grades. Proposed street names shall comply with the street naming method explained in Section 85.200(A)(12).

RESPONSE: The drawing set for the six lot PD subdivision includes the necessary and required information for review of the proposed private un-named accessway.

2. The type, method, and location of any erosion prevention and sediment control measures and/or facilities in accordance with the most current version of Clackamas County's Erosion/Sedimentation Control Plans Technical Guidance Handbook, which are necessary to prevent and control visible or measurable erosion as determined by the following criteria:

a. Deposition of soil, sand, dirt, dust, mud, rock, gravel, refuse, or any other organic or inorganic material exceeding one cubic foot in volume in a public right-of-way or public property, or into the City surface water management system either by direct deposit, dropping, discharge, or as a result of erosion; or,
b. Flow of water over bare soils, turbid or sediment laden flows, or evidence of on-site erosion such as rivulets or bare soil slopes, where the flow of water is not filtered or captured on the development site; or,
c. Earth slides, mud flows, land slumping, slope failure, or other earth movement that is likely to leave the property of origin. Additional on-site measures may later be required if original measures prove to be inadequate in meeting these attainment standards. For the purposes of this Code, "one cubic foot in volume" is defined to include the volume of material, wet or dry, at the time of deposition and includes any water of a discolored or turbid nature.

RESPONSE: The drawing set for the six lot PD subdivision includes the necessary and required information for review of the proposed grading and erosion control measures necessary.

3. Any proposed infrastructure improvements that address those identified in the City Transportation System Plan.

RESPONSE: The drawing set for the six lot PD subdivision includes the necessary and required information for review of the proposed public street improvements on the adjacent public ROW.

4. Any proposed bicycle or pedestrian paths. The location of proposed transit stops.

RESPONSE: The application for a six lot PD subdivision contains no requirement for a bicycle or pedestrian path, or any transit stops.

5. Any easement(s) - location, width, and purpose of the easement(s).

RESPONSE: The required easements are shown on the plans.

6. The lot configuration including location and approximate dimensions and lot area of each parcel, and in the case of a subdivision, the proposed lot and block number.

RESPONSE: The proposed plat includes all of the identified required information.

7. A street tree planting plan and schedule approved by the Parks Department.

RESPONSE: The proposed street trees are indicated on the plans.

8. Any land area to be dedicated to the City or put in common ownership.

RESPONSE: The application for a six lot PD subdivision contains no requirement for any land to be conveyed to the City, or to public or common ownership at this time.

9. Phase boundaries shall be shown.

RESPONSE: The application for a six lot PD subdivision does not include any phases.

85.170 SUPPLEMENTAL SUBMITTAL REQ'S FOR A TENTATIVE SUBDIVISION OR PARTITION PLAN

The following information shall be submitted to supplement the tentative subdivision plan:

A. General.

1. Narrative stating how the plan meets each of the applicable approval criteria and each subsection below.

2. Statement or affidavit of ownership of the tract (County Assessor's map and tax lot number).

3. A legal description of the tract.

4. If the project is intended to be phased

5. Where the land to be subdivided or partitioned contains only a part of the contiguous land owned

6. Where the proposed subdivision site includes hillsides or where erosion hazard potential exists, including Type I and II lands as defined in Section 24.060(C), and any lands identified as a hazard site in the West Linn Comprehensive Inventory Plan Report, the standards and requirements of Chapter 24, Planned Unit Development, as well as the requirements for erosion control as described in Section 85.170(C), shall be addressed in a narrative.

RESPONSE: The application for a six lot PD subdivision contains the required narrative as addressed above, the project will not be phased, and will be developed in one project. The project is a planned unit development (PUD) due to the presence of Type I and Type II lands as required.

7. Table and calculations showing the allowable number of lots under the zone and how many lots are proposed.

RESPONSE: Density calculations for the site are as follows:

Site – 3.80 acres or 165,528 square feet.

Maximum density for the site – 16 dwelling units (one dwelling unit per 10,000 square feet).

Land area set aside in Open Space Tract – 103,793 square feet (exempt from min. density req).

Net developable area – 61,735 square feet.

Maximum density of developable area – 6 dwelling units.
Minimum density of developable area – 4 dwelling units (70% of maximum density).

Table: Density Calculations

Max Density	1 unit	10,000sf		Min. Density	1 unit	10,000sf	70%
Site Gross	16.5 units	165,528sf		Site Gross	16.5 units		11.5 units
Site Net	6 units	61,735sf		Site Net	6 units		5 units

8. Map and table showing square footage of site comprising slopes by various classifications as identified in Section 55.110(B)(3).

RESPONSE: The site contains all four slope classifications of land as defined by the CDC. Section 55.110(B)(3) requires a different slope analysis than the separation of the Type I-IV lands addressed. The six different classifications of land requested have been mapped and quantified. The slopes are graphically illustrated on sheet 7 of the plan set. The “break in slope” used as the delineation for the water resource has also been mapped using this same slope analysis data.

B. Transportation.

1. Centerline profiles with extensions shall be provided beyond the limits of the proposed subdivision to the point where grades meet, showing the finished grade of streets and the nature and extent of street construction.

RESPONSE: The drawings include centerline profiles for the public street.

2. A If the City Engineer determines that the proposed development may have off-site traffic impacts, the city shall commission a traffic analysis.....

RESPONSE: The application for a six lot PD subdivision does not require a traffic analysis as determined by the City staff at the pre-app conference.

C. Grading.

1. If areas are to be graded, a plan showing the location of cuts, fill, and retaining wall, and information on the character of soil shall be provided. The grading plan shall show proposed and existing contours at intervals per Section 85.160(E)(2).

RESPONSE: The drawings include a grading and erosion control plan.

2. The grading plan shall demonstrate that the proposed grading to accommodate roadway standards and create appropriate building sites, is the minimum amount necessary.

RESPONSE: The drawings include a grading and erosion control plan.

D. Water.

1. A plan for domestic potable water supply lines and related water service facilities, such as reservoirs, etc., shall be prepared by a licensed engineer consistent with the adopted Comprehensive Water System Plan and most recently adopted updates and amendments.

RESPONSE: The drawings include a utility plan with proposed water service to each of the six new lots.

2. Location and sizing of the water lines within the development and off-site extensions. Show on-site water line extensions in street stubouts to the edge of the site, or as needed to complete a loop in the system.

RESPONSE: The drawings include a utility plan with proposed water service to each of the six new lots.

3. Adequate looping system of water lines to enhance water quality.

RESPONSE: The drawings include a utility plan with proposed water service to each of the six new lots.

4. For all non single-family developments, calculate fire flow demand of the site and demonstrate to the Fire Chief. Demonstrate to the City Engineer how the system can meet the demand.

RESPONSE: The application for a six lot PD subdivision is for single family development and no fire flow calculations are required.

E. Sewer.

1. A plan prepared by a licensed engineer shall show how the proposal is consistent with the Sanitary Sewer Master Plan and subsequent updates and amendments. Agreement with that plan must demonstrate how the sanitary sewer proposal will be accomplished and how it is efficient. The sewer system must be in the correct zone.

2. Sanitary sewer information will include plan view of the sanitary sewer lines, including manhole locations and depths. Show how each lot would be sewered.

3. Sanitary sewer lines shall be located in the public right-of-way, particularly the street, unless the applicant can demonstrate why the alternative location is necessary and meets accepted engineering standards.

4. Sanitary sewer line should be at a depth that can facilitate connection with down system properties in an efficient manner.

5. The sanitary sewer line should be designed to minimize the amount of lineal feet in the system.

6. The sanitary sewer line shall minimize disturbance of natural areas and, in those cases where that is unavoidable, disturbance shall be mitigated pursuant to the appropriate chapters (e.g., Chapter 30, Wetland and Natural Drainageway).

7. Sanitary sewer shall be extended or stubbed out to the next developable subdivision or a point in the street that allows for reasonable connection with adjacent or nearby properties.

8. The sanitary sewer system shall be built pursuant to Department of Environmental Quality (DEQ), City, and Tri-City Service District sewer standards. This report should be prepared by a licensed engineer, and the applicant must be able to demonstrate the ability to satisfy these submittal requirements or standards at the preconstruction phase.

RESPONSE: The drawings include a utility plan with proposed sanitary sewer service to each of the six new lots.

F. Storm.

1. A proposal shall be submitted for storm drainage and flood control including profiles of proposed drainageways with reference to the most recently adopted Storm Drainage Master Plan.

2. Storm treatment and detention facilities shall be sized to accommodate a 25-year storm incident. A registered civil engineer shall prepare a plan and statement which shall be supported by factual data that clearly shows that there will be no adverse impacts from increased intensity of runoff downstream or constriction created upstream impacts. The plan and statement shall identify all on- or off-site impacts and measures to mitigate those impacts. The plan and statement shall, at a minimum, determine the off-site impacts from a 25-year storm.

3. Plans shall demonstrate how storm drainage will be collected from all impervious surfaces including roof drains. Storm drainage connections shall be provided to each dwelling unit/lot. The location, size, and type of material selected for the system shall correlate with the 10-year storm incident and agree with the factual information provided in response to F(2) above.

4. The detention facilities shall be designed by a licensed engineer to meet City standards. The detention facilities should include a vegetation plan for the facility and environs, if applicable.

RESPONSE: The drawings include a utility plan with the proposed storm water management design.

85.190 ADDITIONAL INFORMATION REQUIRED AND WAIVER OF REQUIREMENTS

A. The Planning Director may require additional information as part of the application subject to the provisions of Section 99.035(A).

B. The applicant may request a waiver of any requirements for the application subject to the provisions of Section 99.035(B) and (C).

85.200 APPROVAL CRITERIA

No tentative subdivision or partition plan shall be approved unless adequate public facilities will be available to provide service to the partition or subdivision area prior to final plat approval and the Planning Commission or Planning Director, as applicable, find that the following standards have been satisfied, or can be satisfied by condition of approval.

A. Streets

RESPONSE: The application for a six lot PD subdivision does not include any new public streets. The private accessway meets all of the applicable standards for the project. The proposed public street improvements to the adjacent street – Suncrest Drive – will meet all of the applicable standards. Due to the fact that Suncrest Drive is a collector street, it is appropriate that SDC credits be granted to the developer for a portion of the cost of the public frontage improvements made to that street – in compliance with the West Linn Transportation Plan and applicable capital improvements plans.

B. Blocks and Lots

RESPONSE: The application for a six lot PD subdivision has no blocks.

C. Pedestrian and Bicycle Trails

1. Trails or multi-use pathways shall be installed, consistent and compatible with federal ADA requirements and with the Oregon Transportation Planning Rule, between subdivisions, cul-de-sacs, and streets that would otherwise not be connected by streets due to excessive grades, significant tree(s), and other constraints natural or man-made. Trails shall also accommodate bicycle or pedestrian traffic between neighborhoods and activity areas such as schools, libraries, parks, or commercial districts. Trails shall also be required where designated by the Parks Master Plan.

2. The all-weather surface (asphalt, etc.) trail should be eight feet wide at minimum for bicycle use and six feet wide at minimum for pedestrian use. Trails within 10 feet of a wetland or natural drainageway shall not have an all-weather surface, but shall have a soft surface as approved by the Parks Director. These trails shall be contained within a corridor dedicated to the City that is wide enough to provide trail users with a sense of defensible space. Corridors that are too narrow, confined, or with vegetative cover may be threatening and discourage use. Consequently, the minimum corridor width shall be 20 feet. Sharp curves, twists, and blind corners on the trail are to be avoided as much as possible to enhance defensible space. Deviations from the corridor and trail width are permitted only where topographic and ownership constraints require it.

3. Defensible space shall also be enhanced by the provision of a 3-4 foot high matte black chain link fence or acceptable alternative along the edge of the corridor. The fence shall help delineate the public and private spaces.

4. The bicycle or pedestrian trails that traverse multi-family and commercial sites should follow the same defensible space standards but do not need to be defined by a fence unless required by the decision-making authority.

5. Except for trails within 10 feet of a wetland or natural drainageway, soft surface or gravel trails may only be used in place of a paved, all-weather surface where it can be shown to the

6. Planning Director that the principal users of the path will be recreational, non-destination oriented foot traffic, and that alternate paved routes are nearby and accessible.

7. The trail grade shall not exceed 12% except in areas of unavoidable topography, where the trail may be up to a 15% grade for short sections no longer than 50 feet. In any location where topography requires steeper trail grades than permitted by this section, the trail shall incorporate a short stair section to traverse the area of steep grades.

D. Transit Facilities.

RESPONSE: The application for a six lot PD subdivision includes no trails or requirement for trails.

E. Lot Grading. Grading of building sites shall conform to the following standards unless physical conditions demonstrate the propriety of other standards:

RESPONSE: The drawings include a grading and erosion control plan.

F. Water

RESPONSE: The drawings include a water service plan.

G. Sewer

RESPONSE: The drawings include a sewer service plan.

H. Storm

RESPONSE: The drawings include a storm water control plan.

Utility Easements.

RESPONSE: The drawings include required and desired easements.

J. Supplemental Provisions

1. Wetland and Natural Drainageways. Wetlands and natural drainageways shall be protected as required by Chapter 30, Wetland and Riparian Area Protection, and Chapter 32, Natural Drainageway Areas. Utilities may be routed through the protected corridor as a last resort, but impact mitigation is required.

RESPONSE: The application for a six lot PD subdivision includes vegetated corridor protecting the drainage on the property. No utilities are routed through the vegetated corridor.

2. Willamette and Tualatin Greenways.

RESPONSE: The application for a six lot PD subdivision does impact the Willamette or Tualatin Greenways.

3. Street Trees.

RESPONSE: The application for a six lot PD subdivision includes street trees on the plans.

4. Lighting. To reduce ambient light and glare, high or low pressure sodium light bulbs shall be required for all subdivision street or alley lights. The light shall be shielded so that the light is directed downwards rather than omni-directional.

RESPONSE: The application for a six lot PD subdivision does not include street lights, since there are already streetlights on Suncrest Drive.

5. Dedications and Exactions. The City may require an applicant to dedicate land and/or construct a public improvement that provides a benefit to property or persons outside the property that is the subject of the application when the exaction is roughly proportional. No exaction shall be imposed unless supported by a determination that the exaction is roughly proportional to the impact of development.

RESPONSE: The application for a six lot PD subdivision includes dedication of required ROW on Suncrest Drive.

6. Underground Utilities. All utilities, such as electrical, telephone, and television cable, that may at times be above ground or "overhead" shall be buried underground in the case of new development.

RESPONSE: The application for a six lot PD subdivision proposes underground utilities as possible within the project.

7. Density Requirement.

RESPONSE: Density calculations have been included in several responses earlier in this document.

8. Mix Requirement.

RESPONSE: The application for a six lot PD subdivision has no mix of uses.

9. Heritage Trees/Significant Tree and Tree Cluster Protection. All heritage trees, as defined in the Municipal Code, shall be saved. Diseased heritage trees, as determined by the City Arborist, may be removed at his/her direction. All non-heritage trees and clusters of trees (three or more trees with overlapping dripline; however, native oaks need not have an overlapping dripline) that are considered significant by virtue of their size, type, location, health, or numbers, shall be saved pursuant to CDC Section 55.100(B)(2). Trees are defined per the Municipal Code as having a trunk 6" in diameter or 19" in circumference at a point five feet above the mean ground level at the base of the trunk.

RESPONSE: The application for a six lot PD subdivision includes a survey of all trees within the 62,000 square feet of developable area of the site. No heritage trees are located on the property. Approximately 74 identified trees are scheduled for removal totaling approximately 1100 caliper inches. The impacted "dripline area" associated with those trees is approximately 6,250 square feet. The "dripline plus 10 feet" area is approximately 27,850 square feet.

The City Arborist identified five trees as "significant". One large pine is within the public street ROW and cannot be preserved if the required street improvements are constructed. Three fir trees are located in the middle of the private access and cannot be preserved. The final fir tree is within the lot area of Lot 3, but is located close to a proposed house foundation. Additionally it has been practical experience that single douglas fir trees do not survive well when the surrounding supporting vegetation is removed. Additionally, they act as giant

“sails” and catch all of the winter winds, so that when left standing individually, they tend to uproot and cause significant mess and property damage.

The total area of the site containing land with less than a 25% slope (Type III and IV) is 2.69 acres, or approximately 117,175 square feet. The “development” is located on approximately 62,000 square feet, on the western portion of the site. Of the 62,000 square feet of development – 27,850 square feet (including some nominal area located off-site) is the tree canopy plus root protection – over 35% of the actual development area.

All of the identified trees must be removed for public or private utilities, infrastructure and homes. However, 55,175 square feet of the site containing land with less than a 25% slope (Type III and IV) is not impacted by any development. This includes land at the bottom of the drainage way and over 33,000 square feet of land on the eastern slope of the site, within Tract B, outside of the area defined as the “ravine”. 20% of the site containing land with less than a 25% slope (Type III and IV) totals 23,435 square feet. The eastern slope area of the site containing land with less than a 25% slope (Type III and IV) contains over 33,000 square feet. It is predominantly covered with large trees, whose canopy is virtually complete (see aerial photo).

Thus, while the development of the site for this PUD subdivision requires removal of a number of existing trees, the protection provided by creation of Tract B, including drainage-way, vegetated corridors, and additional area on the eastern slope above the delineated ravine and setback area **satisfies the required 20% of the site with less than a 25% slope (Type III and IV) as a set-aside for significant tree protection.**

10. Annexation and street lights. Developer and/or homeowners’ association shall, as a condition of approval, pay for all expenses related to street light energy and maintenance costs until annexed into the City,.....

RESPONSE: The application for a six lot PD subdivision does not include any new street lights that will be added into the City’s lighting system. The property is already annexed into the City.

85.200 APPROVAL CRITERIA

A. Streets

12. **Street Names.** No street names shall be used which will duplicate or be confused with the names of existing streets within the City.

RESPONSE: the unnamed private drive will remain unnamed unless the City chooses to apply a street name.

16. **Sidewalks.**

17. **Planter Strip.**

RESPONSE: the sidewalk and planter strip are shown on the accompanying plans. The planter strip is used as a grassy swale for water quality filtration as requested by the city staff. Street trees will be planted behind the sidewalk in the front yards of each lot on the public street.

19. All lots in a subdivision shall have **frontage on a public street**. Lots created by partition may have access to a public street via an access easement pursuant to the standards and limitations set forth for such accessways in Chapter 48.

RESPONSE: Three of the six lots have frontage on a public street. Two of the lots will take direct vehicular access to that public street, with driveways located to meet the access spacing requirements for that street. Four of the proposed lots will take access to the public street via a private driveway defined as an access easement crossing several lots.

B. Blocks and Lots

1. **General.** The length, width, and shape of blocks shall be designed with due regard for the provision of adequate building sites

2. **Sizes.** The recommended block size is 400 feet in length to encourage greater connectivity....

3. **Lot Size and Shape.** Lot size, width, shape, and orientation shall be appropriate for the location

RESPONSE: This project is an infill PUD subdivision. Creation of BLOCKS is not possible with this project. No public streets are created with this project. One private driveway access is designed to intersect Suncrest Drive directly across from an existing public street to promote traffic safety through correct intersection spacing. No stubbed streets, accessways or paths connect to the subject property and as such, no connections or extensions of any transportation elements are required or possible. Two of the six lots will take direct access from Suncrest Drive, with the driveways spaced to meet the required access spacing for the street classification. The lots are designed to accommodate homes that are of equal size and value as those in the existing neighborhood. All of the lots are buildable, with utility service to each lot and grading designed to facilitate construction of homes with standard construction techniques. The shape and location of the existing parcel precludes design of any of the lots to meet the specific requirements for perfect solar access orientation. This application is for a PUD subdivision in order to protect the adjacent drainage corridor and the vegetated property that filters water draining into that drainageway.

4. **Access.** Access to subdivisions, partitions, and lots shall conform to the provisions of Chapter 48, Access.

RESPONSE: Two of the lots will take direct vehicular access to the public street, with driveways located to meet the access spacing requirements for that street. Four of the proposed lots will take access to the public street via a private driveway defined as an access easement crossing several lots. Preliminary

review by the City engineering staff indicates that the proposed private access driveway meets or exceeds all of the applicable design and construction standards for such a driveway.

5. Through Lots and Parcels. Through lots have frontage on a street at the front and rear of the lot. They are also called double frontage lots. Through lots and parcels shall be avoided except where they are essential to provide separation of residential development from arterial streets or adjacent non-residential activities, or to overcome specific disadvantages of topography and orientation. A planting screen or impact mitigation easement at least 10 feet wide, and across which there shall be no right of access, may be required along the line of building sites abutting such a traffic artery or other incompatible use.

RESPONSE: There is no alternative design solution for development of this parcel that would eliminate the need for three “through lots”. Two of the lots will have direct vehicular access onto the adjacent public street and the third lot will have opportunity to “front” that street with the home design. There is no need or mandate for any type of screen or impact mitigation easement along the public street because all of the other homes along this street front on it and take vehicular access as well. This site is designed as a PUD in order to adjust development requirements specifically to protect a drainage corridor and to overcome the impact of topography on the property.

6. Lot and Parcel Side Lines. The lines of lots and parcels, as far as is practicable, should run at right angles to the street upon which they face, except that on curved streets they should be radial to the curve.

RESPONSE: All side lot lines are designed to be at right angles to the adjacent street.

7. Flag Lots. Flag lots can be created where it can be shown that no other reasonable street access is possible to achieve the requested land division. A single flag lot shall have a minimum street frontage of 15 feet for its accessway. Where two to four flag lots share a common accessway, the minimum street frontage and accessway shall be 8 feet in width per lot. Common accessways shall have mutual maintenance agreements and reciprocal access and utility easements.

RESPONSE: Based on staff’s explanation, Lots 4, 5, and 6 are considered flag lots. These three lots have no street frontage, but do take access via a 24 foot – widening to 30 foot – access and utility easement crossing Lot 1, Lot 4 and Lot 5. The access has a minimum width of 22 feet of paving. Due to the particular situation that this application is for a subdivision PUD, the specific standards for lot area and lot setbacks for Flag Lots do not apply, as they are superceded by the PUD standards and PUD flexibility allowances.

8. Large Lots.

RESPONSE: No “large lots” are proposed with this project.

D. Transit Facilities.

RESPONSE: No “transit facilities” are proposed with this project, because no public bus lines (other than perhaps school buses) are proposed to run on Suncrest Drive in the predictable future.

E. Lot Grading. Grading of building sites shall conform to the following standards unless physical conditions demonstrate the propriety of other standards:

1. All cuts and fills shall comply with the excavation and grading provisions of the Uniform Building Code and the following:

a. Cut slopes shall not exceed one and one-half feet horizontally to one foot vertically (i.e., 67 percent grade).

b. Fill slopes shall not exceed two feet horizontally to one foot vertically (i.e., 50 percent grade). Please see the following illustration.

2. The character of soil for fill and the characteristics of lot and parcels made usable by fill shall be suitable for the purpose intended.

3. If areas are to be graded (more than any four-foot cut or fill), compliance with Section 85.170(C) is required.

4. The proposed grading shall be the minimum grading necessary to meet roadway standards, and to create appropriate building sites, considering maximum allowed driveway grades.

RESPONSE: The preliminary grading plan has been reviewed by the City engineering staff and has been found to comply with the applicable standards.

5. Where landslides have actually occurred, where the area is identified as a hazard site in the West Linn Comprehensive Plan Report, or where field investigation by the City Engineer confirms the existence of a severe landslide hazard,

RESPONSE: No landslides have occurred on the subject property thus, this standard does not apply to the project.

6. All cuts and fills shall conform to the Uniform Building Code.

RESPONSE: The preliminary grading plan has been reviewed by the City engineering staff and has been found to comply with the applicable standards.

7. On land with slopes in excess of 12 percent, cuts and fills shall be regulated as follows:

a. Toes of cuts and fills shall be set back from the boundaries of separate private ownerships at least three feet, plus one fifth of the vertical height of the cut or fill. Where an exception is required from that requirement, slope easements shall be provided.

b. Cuts shall not remove the toe of any slope where a severe landslide or erosion hazard exists (as described in Section 85.170.C.3.).

c. Any structural fill shall be designed by a registered engineer in a manner consistent with the intent of this Code and standard engineering practices, and certified by that engineer that the fill was constructed as designed.

d. Retaining walls shall be constructed pursuant to Section 2308(b) of the Oregon State Structural Specialty Code.

e. Roads shall be the minimum width necessary to provide safe vehicle access, minimize cut and fill, and provide positive drainage control.

RESPONSE: The preliminary grading plan has been reviewed by the City engineering staff and has been found to comply with the applicable standards.

8. Land over 50 percent slope shall be developed only where density transfer is not feasible. The development will provide that:

a. At least 70 percent of the site will remain free of structures or impervious surfaces.

b. Emergency access can be provided.

c. Design and construction of the project will not cause erosion or land slippage.

d. Grading, stripping of vegetation and changes in terrain are the minimum necessary to construct the development in accordance with Section 85.200(J).

RESPONSE: The portion of the site proposed for development does not contain slopes over 50 % and thus this standard does not apply to this project.

F. Water

1. A plan for domestic water supply lines or related water service facilities shall be prepared consistent with the adopted Comprehensive Water System Plan, plan update, March 1987, and subsequent superseding revisions or updates.
2. Adequate location and sizing of the water lines.
3. Adequate looping system of water lines to enhance water quality.

RESPONSE: The preliminary utility plan has been reviewed by the City engineering staff and has been found to comply with the applicable standards for provision of water to each lot.

5. A written statement, signed by the City Engineer, that water service can be made available to the site by the construction of onsite and off-site improvements

RESPONSE: The preliminary utility plan has been reviewed by the City engineering staff and has been found to comply with the applicable standards for provision of water to each lot.

G. Sewer

1. A plan prepared by a licensed engineer shall show how the proposal is consistent with the Sanitary Sewer Master Plan (July 1989). Agreement with that plan must demonstrate how the sanitary sewer
2. Sanitary sewer information will include plan view of the sanitary sewer lines, including manhole locations and depth or invert elevations.
3. Sanitary sewer lines shall be located in the public right-of-way, particularly the street, unless the applicant can demonstrate why the alternative location is necessary and meets accepted engineering standards.
4. Sanitary sewer line should be at a depth that can facilitate connection with down system properties in an efficient manner.
5. The sanitary sewer line should be designed to minimize the amount of lineal feet in the system.

RESPONSE: The preliminary utility plan has been reviewed by the City engineering staff and has been found to comply with the applicable standards for provision of sanitary sewer service to each lot.

6. The sanitary sewer line shall avoid disturbance of wetland and drainageways. In those cases where that is unavoidable, disturbance shall be mitigated pursuant to Chapter 30, Wetland, and Chapter 32, Natural Drainageway, all trees replaced, and proper permits obtained. Dual sewer lines may be required so the drainageway is not disturbed.

RESPONSE: The project has sanitary sewer service through existing public lines in the adjacent public street and is not required to construct new public sanitary sewer lines in any wetland or drainage way, thus, this standard does not apply to this project.

7. Sanitary sewer shall be extended or stubbed out to the next developable subdivision or a point in the street that allows for reasonable connection with adjacent or nearby properties.

RESPONSE: This is an infill project and there is no adjacent undeveloped property for which sanitary sewer service needs to be provided. It appears that this provision was not in place when Ridgebrook Estates was developed to the

north as no similar provision was enforced to provide sanitary sewer to this project at the north property line.

8. The sanitary sewer system shall be built pursuant to DEQ, City, and Tri-City Service District sewer standards. The design of the sewer system should be prepared by a licensed engineer,

9. A written statement, signed by the City Engineer, that sanitary sewers with sufficient capacity to serve the proposed development and that adequate sewage treatment plant capacity

RESPONSE: The preliminary utility plan has been reviewed by the City engineering staff and has been found to comply with the applicable standards for provision of sanitary sewer service to each lot.

H. Storm

1. A storm water quality and detention plan shall be submitted which complies with the submittal criteria and approval standards contained within CDC Chapter 33. It shall include profiles of proposed drainageways with reference to the adopted Storm Drainage Master Plan. (ORD. 1463)

2. Storm treatment and detention facilities shall be sized to accommodate a 25-year storm incident. A registered civil engineer shall prepare a plan and statement

3. Plans shall demonstrate how storm drainage will be collected from all impervious surfaces including roof drains. Storm drainage connections shall be provided to each dwelling unit/lot.)

4. Treatment of storm runoff shall meet Municipal Code standards.

RESPONSE: The preliminary utility plan has been reviewed by the City engineering staff and has been found to comply with the applicable standards for provision of storm water quality and detention as required by the City standards.

III. CONCLUSION

The application for a six lot PD subdivision complies with all of the applicable approval criteria and can be approved by the City of West Linn.

SUNCREST DRIVE
 6-LOT SUBDIVISION
 TAX LOT 6700
 T2S R1E, SECTION 23 BD
 WEST LINN, OREGON

EXISTING CONDITIONS
 PLAN

REVISIONS

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 PH: (503) 515-5558
 FAX: (503) 538-8592

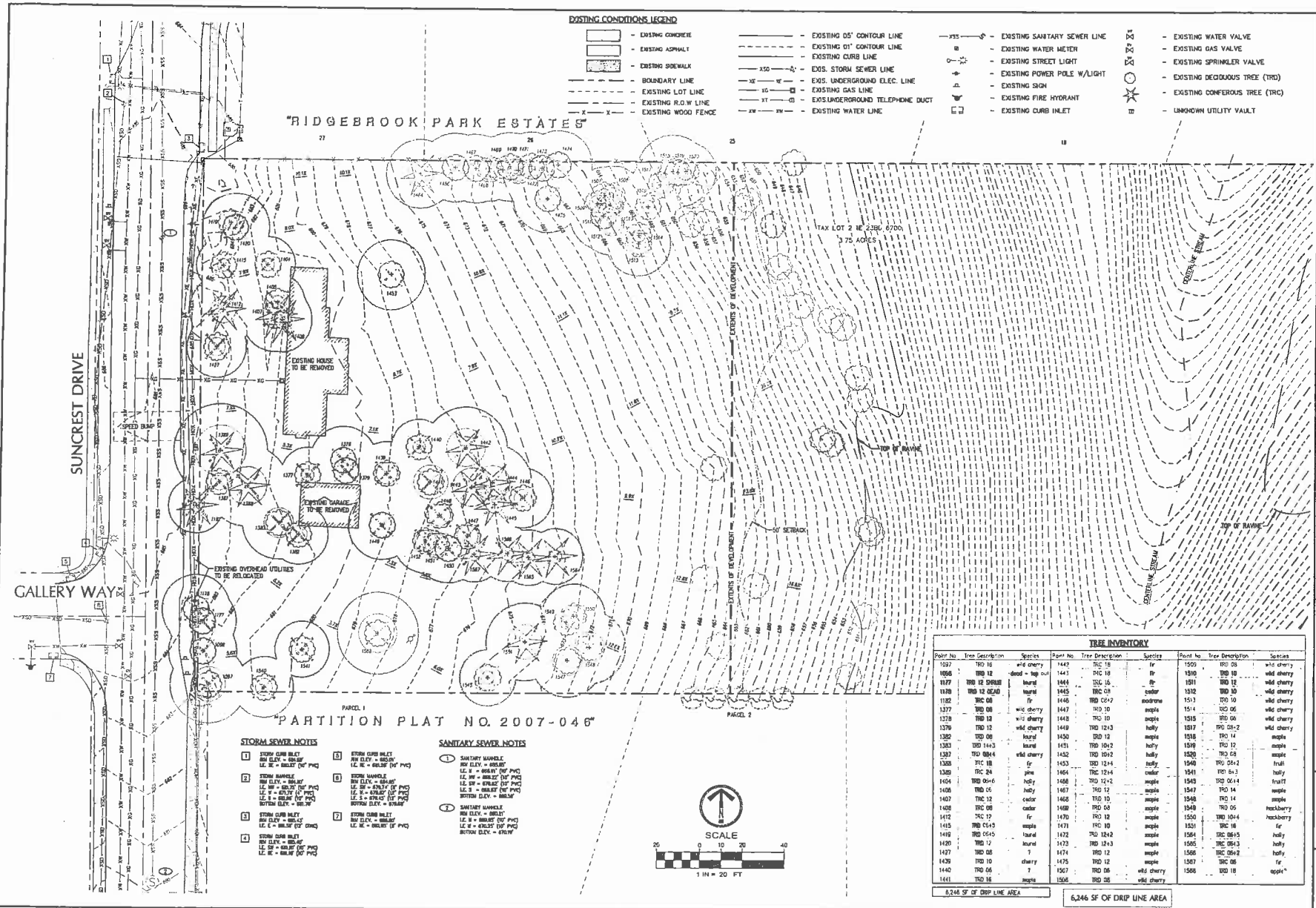
SHEET
 2
 OF
 7

EXISTING CONDITIONS LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING SIDEWALK
- BOUNDARY LINE
- EXISTING LOT LINE
- EXISTING R.O.W. LINE
- EXISTING WOOD FENCE
- EXISTING 05' CONTOUR LINE
- EXISTING 01' CONTOUR LINE
- EXISTING CURB LINE
- EXS. STORM SEWER LINE
- EXS. UNDERGROUND ELEC. LINE
- EXISTING GAS LINE
- EXS. UNDERGROUND TELEPHONE DUCT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER METER
- EXISTING STREET LIGHT
- EXISTING POWER POLE W/LIGHT
- EXISTING SIGN
- EXISTING FIRE HYDRANT
- EXISTING CURB INLET
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING SPRINKLER VALVE
- EXISTING DECIDUOUS TREE (TRD)
- EXISTING CONIFEROUS TREE (TRC)
- UNKNOWN UTILITY VALVT

"RIDGEBROOK PARK ESTATES"

"PARTITION PLAT NO. 2007-046"



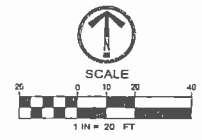
- STORM SEWER NOTES**
- 1 STORM CURB INLET
 RW ELEV. = 100.00'
 LE. E. = 100.00' (TOP PVC)
 - 2 STORM MANHOLE
 RW ELEV. = 100.00'
 LE. SW = 100.00' (TOP PVC)
 LE. SE = 100.00' (TOP PVC)
 LE. S = 100.00' (TOP PVC)
 BOTTOM ELEV. = 100.00'
 - 3 STORM CURB INLET
 RW ELEV. = 100.00'
 LE. SE = 100.00' (TOP PVC)
 - 4 STORM MANHOLE
 RW ELEV. = 100.00'
 LE. SW = 100.00' (TOP PVC)
 LE. SE = 100.00' (TOP PVC)
 LE. S = 100.00' (TOP PVC)
 BOTTOM ELEV. = 100.00'

- SANITARY SEWER NOTES**
- 1 SANITARY MANHOLE
 RW ELEV. = 100.00'
 LE. SW = 100.00' (TOP PVC)
 LE. SE = 100.00' (TOP PVC)
 LE. S = 100.00' (TOP PVC)
 BOTTOM ELEV. = 100.00'
 - 2 SANITARY MANHOLE
 RW ELEV. = 100.00'
 LE. SW = 100.00' (TOP PVC)
 LE. SE = 100.00' (TOP PVC)
 LE. S = 100.00' (TOP PVC)
 BOTTOM ELEV. = 100.00'

Point No.	Tree Description	Species	Point No.	Tree Description	Species	Point No.	Tree Description	Species
1022	TRD 16	wild cherry	1442	TRC 18	fr	1505	TRD 08	wild cherry
1066	TRD 12	dead - log out	1443	TRC 18	fr	1510	TRD 18	wild cherry
1077	TRD 12 02A01	hazelnut	1444	TRC 16	fr	1511	TRD 12	wild cherry
1126	TRD 12 02A01	hazelnut	1445	TRC 08	cedar	1512	TRD 10	wild cherry
1182	TRC 08	fr	1446	TRD 02A2	madrone	1513	TRD 10	wild cherry
1377	TRD 08	wild cherry	1447	TRD 10	apple	1514	TRD 06	wild cherry
1378	TRD 18	wild cherry	1448	TRD 10	apple	1515	TRD 06	wild cherry
1379	TRD 12	wild cherry	1449	TRD 12A3	hobby	1517	TRD 05A2	wild cherry
1382	TRD 08	hazelnut	1450	TRD 12	apple	1518	TRD 14	apple
1383	TRD 14A3	hazelnut	1451	TRD 10A2	hobby	1519	TRD 12	apple
1387	TRD 08A4	wild cherry	1452	TRD 10A2	hobby	1520	TRD 08	apple
1388	TRC 18	fr	1453	TRD 12A4	hobby	1540	TRD 05A2	fruit
1389	TRC 24	pine	1464	TRC 12A4	cedar	1541	TRD 0A3	hobby
1404	TRD 05A6	hobby	1468	TRD 12A2	apple	1543	TRD 06A4	fruit
1408	TRD 05	hobby	1467	TRD 12	apple	1547	TRD 14	apple
1407	TRC 12	cedar	1468	TRD 12	apple	1548	TRD 14	apple
1408	TRC 08	cedar	1468	TRD 08	apple	1548	TRD 06	hackberry
1412	TRC 12	fr	1470	TRD 12	apple	1550	TRD 10A4	hackberry
1415	TRD 05A5	apple	1471	TRD 10	apple	1551	TRC 18	fr
1416	TRD 05A5	hazelnut	1472	TRD 12A2A	apple	1554	TRC 05A5	hobby
1420	TRD 12	hazelnut	1473	TRD 12A3	apple	1555	TRC 05A3	hobby
1427	TRD 08	fr	1474	TRD 12	apple	1556	TRC 05A2	hobby
1428	TRD 10	cherry	1475	TRD 12	apple	1557	TRC 08	fr
1440	TRD 06	fr	1557	TRD 08	wild cherry	1558	TRD 18	apple
1441	TRD 16	apple	1558	TRD 08	wild cherry			

6,246 SF OF DRIP LINE AREA

6,246 SF OF DRIP LINE AREA

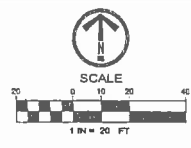


REVISIONS

NO.	DATE	BY	DESCRIPTION
1	01/15/10

EMERIO
Design

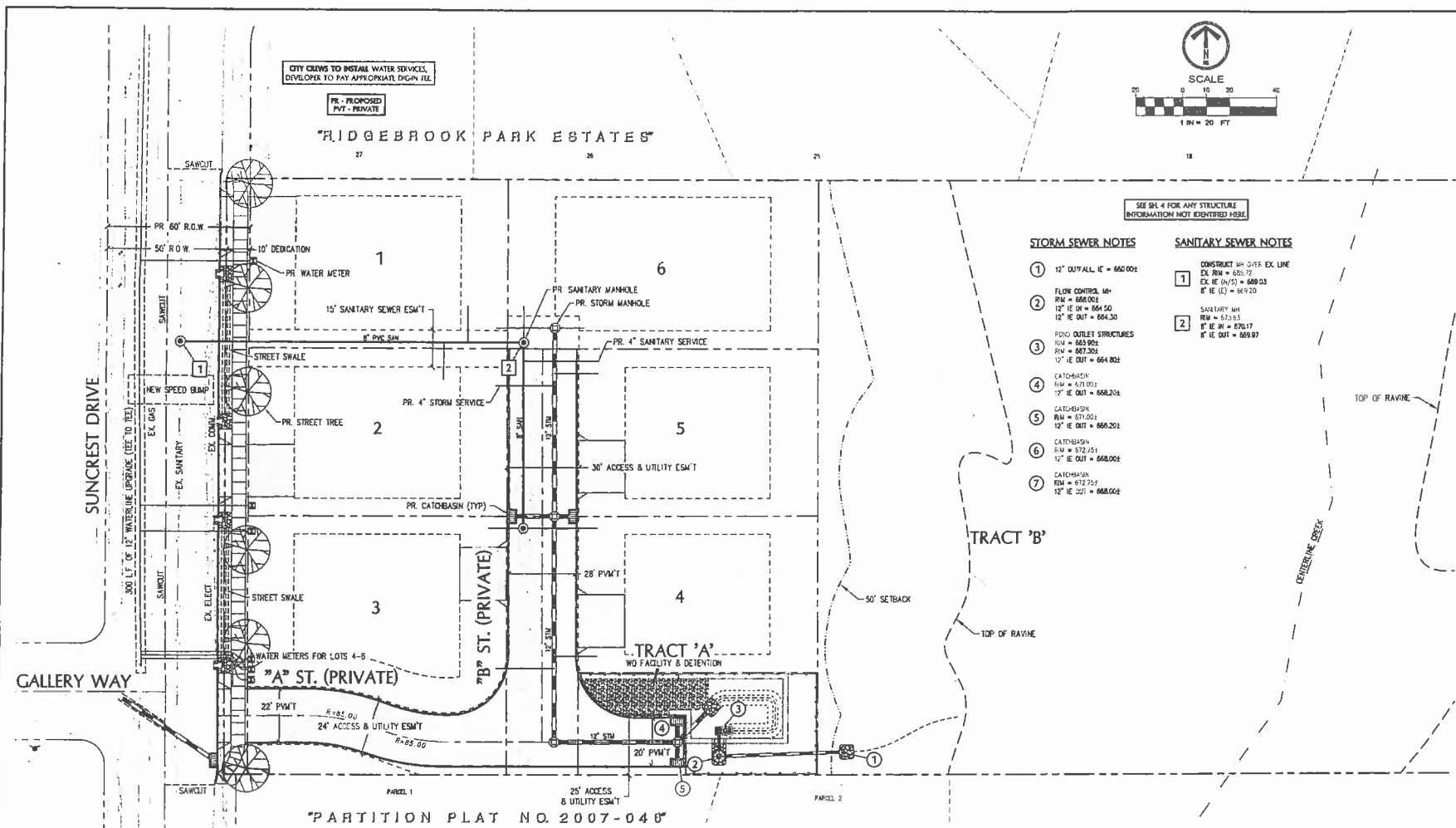
6105 S. BROADWAY, SUITE 147
BEND, OREGON 97702
PH: (503) 315-5526
FAX: (503) 639-8992



CITY OWNS TO INSTALL WATER SERVICES,
DEVELOPER TO PAY APPROPRIATE DIGN FEE

PR - PROPOSED
PVT - PRIVATE

"RIDGEBROOK PARK ESTATES"



STORM SEWER NOTES

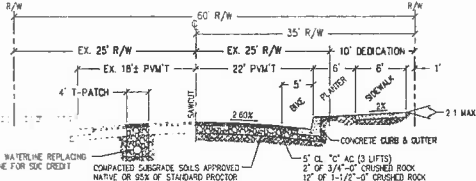
- 1 12" OUTFALL IC = 660.002
- 2 FLOW CONTROL MH
RM = 656.014
12" IE IN = 654.50
12" IE OUT = 654.30
- 3 PICO OUTLET STRUCTURES
RM = 663.902
RM = 667.204
12" IE OUT = 654.002
- 4 CATCH-BASIN
RM = 673.002
12" IE OUT = 668.204
- 5 CATCH-BASIN
RM = 673.002
12" IE OUT = 658.202
- 6 CATCH-BASIN
RM = 572.214
12" IE OUT = 668.002
- 7 CATCH-BASIN
RM = 672.214
12" IE OUT = 668.002

SANITARY SEWER NOTES

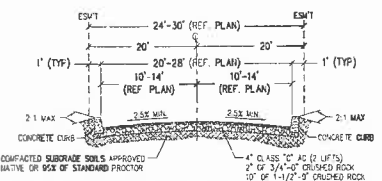
- 1 CONSTRUCT MH OVER EX. LINE
EX. RM = 655.70
EX. IE (IN/S) = 669.03
8" IE (E) = 649.20
- 2 SANITARY MH
RM = 573.63
8" IE IN = 626.17
8" IE OUT = 609.97

STREET TREE SCHEDULE

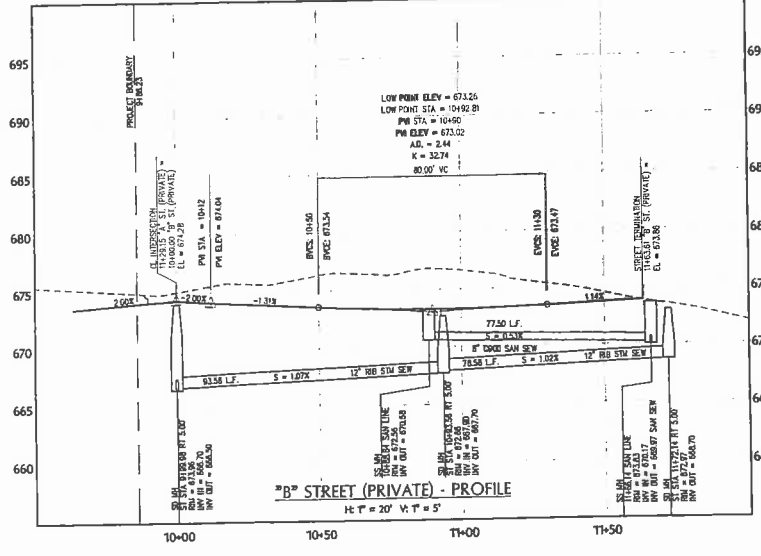
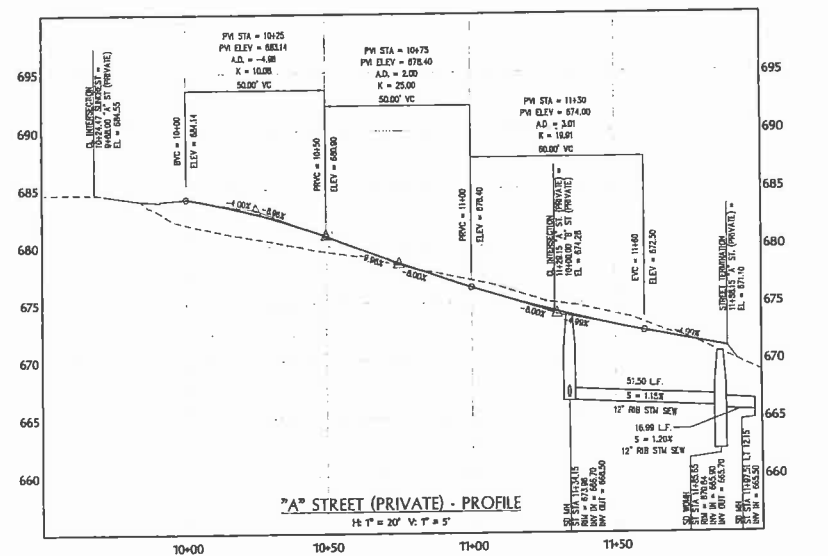
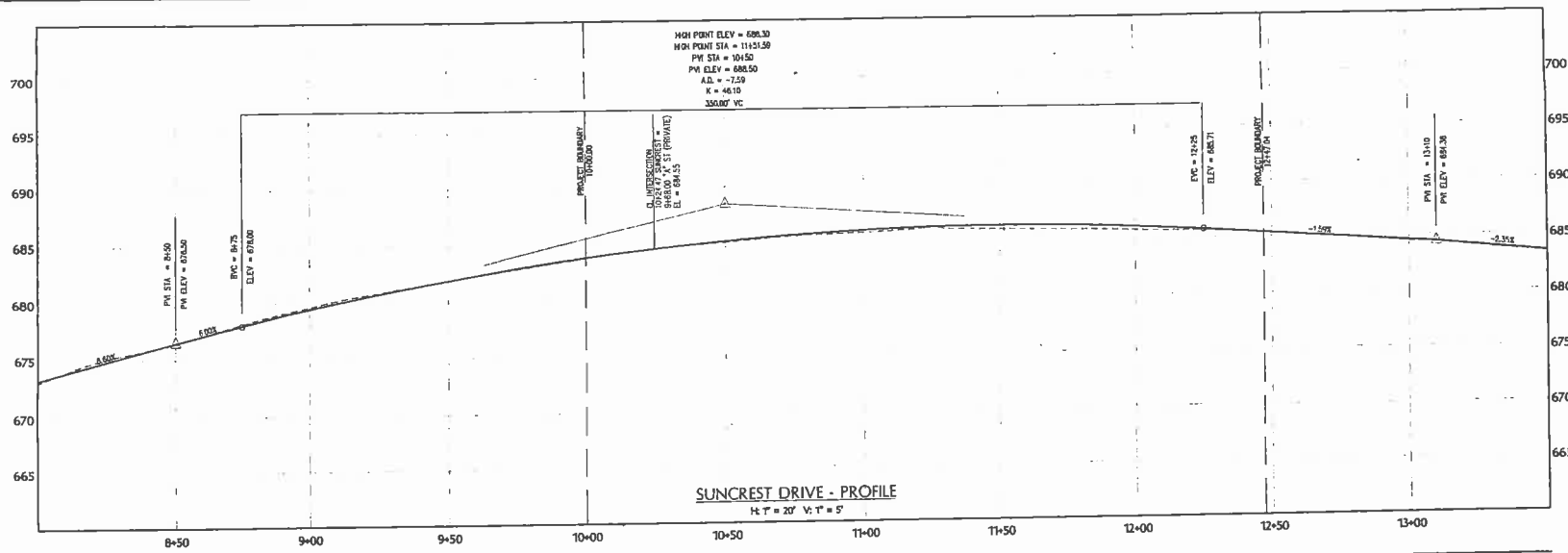
QTY	COMMON PLANT NAME <i>Scientific Plant Name</i>	SIZE/CND	SPACING
6	QUICK 'MOUNTAIN GOLD' <i>Ginkgo biloba</i>	1-1/2" CAL/IN	MIN 35' O.C.



SUNCREST AVE (PUBLIC) - TYPICAL SECTION
N.T.S.



"A" & "B" STREETS (PRIVATE) - TYPICAL SECTION
N.T.S.



SUNCREST DRIVE
 6-LOT SUBDIVISION
 TAX LOT 6700
 725 RTE, SECTION 23 BD
 WEST LINN, OREGON

PRELIMINARY STREET PROFILES

NO.	DATE	REVISIONS	DESCRIPTION

EMERIS
Design
 6107 SW MURRAY BLVD., SUITE 147
 BEAVERTON, OR 97008
 FAX: (503) 839-9992



SUNCREST DRIVE
 6-LOT SUBDIVISION
 TAX LOT 6700
 T2S R1E, SECTION 23 8D
 WEST LINN, OREGON

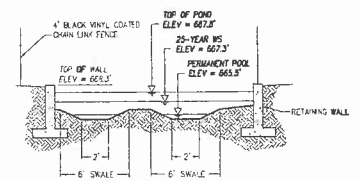
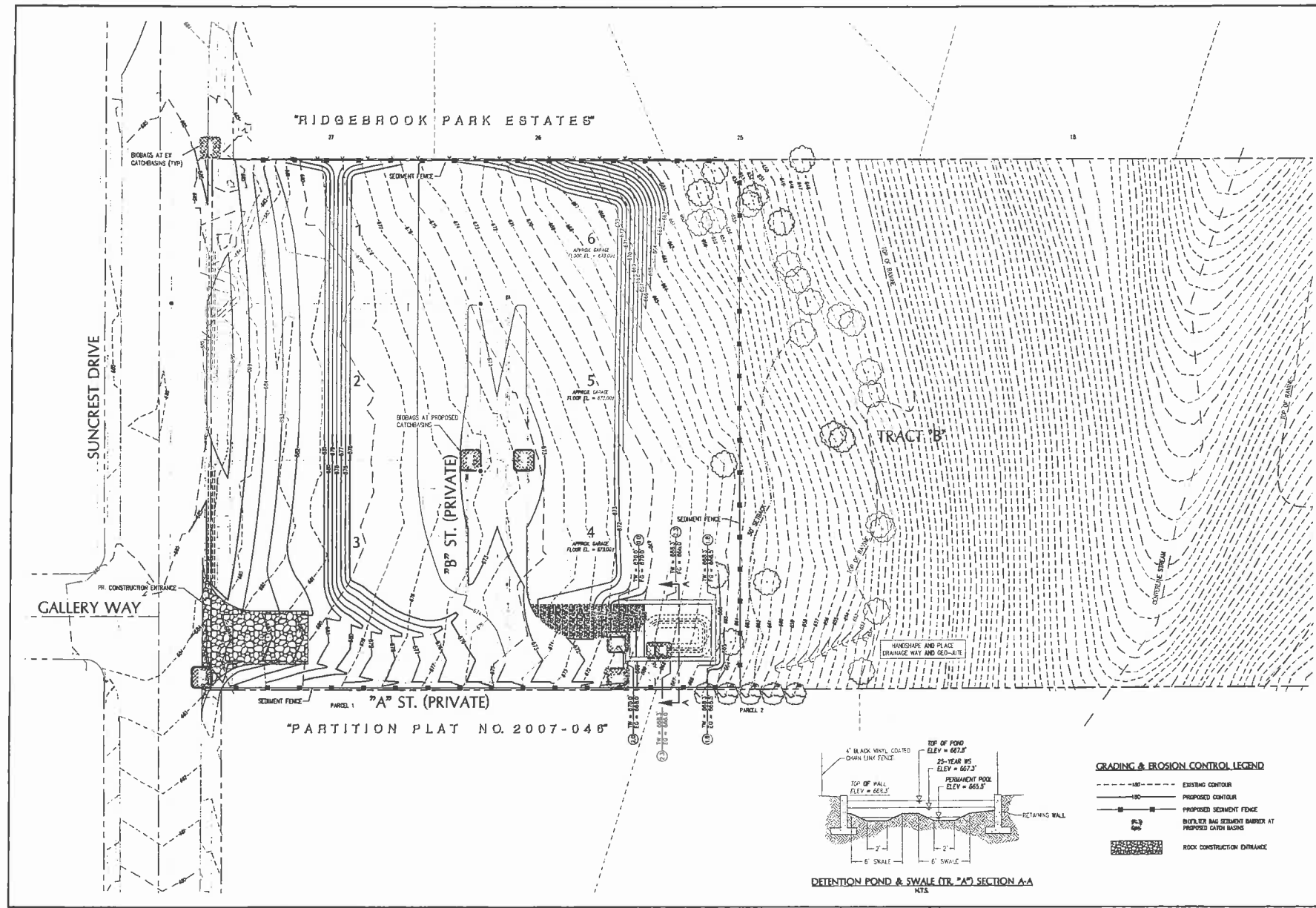
PRELIMINARY GRADING &
 EROSION CONTROL PLAN

REVISIONS	DESCRIPTION

EMERIO
Design
 6107 SW LAUREN AVE. SUITE 147
 BEAVERTON, OREGON 97008
 P.O. BOX 315-5528
 FAX (503) 315-5528



SHEET
5
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7



DETENTION POND & SWALE (TR. "A") SECTION A-A
 KTS

GRADING & EROSION CONTROL LEGEND

---	EXISTING CONTOUR
- - -	PROPOSED CONTOUR
— — —	PROPOSED SEDIMENT FENCE
— — —	BUFFER BAG SEDIMENT BARBER AT PROPOSED CATCH BASIN
■	ROCK CONSTRUCTION ENTRANCE

SUNCREST DRIVE
6-Lot Subdivision
TAX LOT 6700
TZS RTE, SECTION 23 BD
WEST LINN, OREGON

WATER QUALITY/
DETENTION FACILITY
LANDSCAPING PLAN

REVISIONS
NO. DATE BY

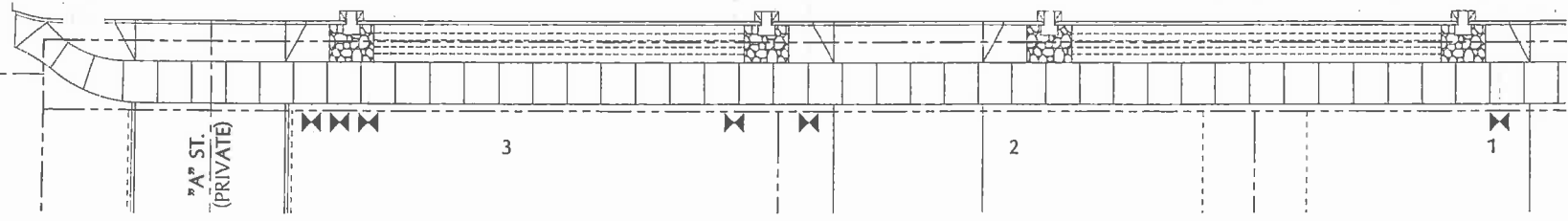
EMERIS
Designs
5105 BIRCHMOUNT ROAD, SUITE 147
BEAMANTON, OREGON 97008
PH: (503) 745-0026
FAX: (503) 745-0522
www.emerisdesigns.com

REGISTERED PROFESSIONAL
LANDSCAPE ARCHITECT
STATE OF OREGON
DANIEL EVANS
No. 12022

SHEET
5a
7



SUNCREST DRIVE



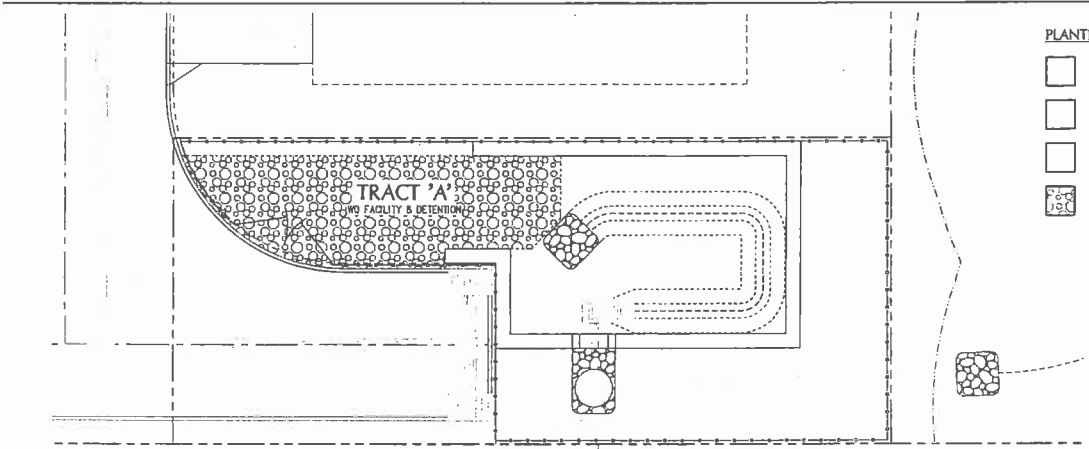
PLANTING AREA LEGEND

- Grassy Swale Area (329 sf)
- Wet zone - side slopes from 1' - 3' (450 sf)

STREET SWALE PLANT LIST
Street Swale Area = 594 sf

Plant Type	Common Name	Botanical Name	Size	Min. Spacing	Quantity	Zone
Herbaceous Plants	Dewey Sedge	<i>Carex oeyoyana</i>	1 Gal.	1' O.C.	187	A
	Tufted Hair Grass	<i>Deschampsia cespitosa</i>	1 Gal.	1' O.C.	187	A
Small Shrubs	Sold	<i>Caulthorus stolon</i>	1 Gal.	3' O.C.	16	B
	Common Snowberry	<i>Symphoricarpos alba</i>	1 Gal.	3' O.C.	17	B
Ground Cover	Kinnikinnick	<i>Arctostaphylos uva-ursi</i>	1 Gal.	1' O.C.	95	B
	Coastal Strawberry	<i>Fragaria chiloensis</i>	1 Gal.	1' O.C.	95	B

- PLANTING & SEEDING NOTES**
- ALL VEGETATION SHALL BE PLANTED BY A LICENSED LANDSCAPE CONTRACTOR. PLANTINGS SHALL BE INSTALLED AT THE SPACING SHOWN ON THIS SHEET AND GROUPED ACCORDING TO CURRENT INDUSTRY STANDARDS. THE ENTIRE SWALE SHALL BE COVERED AND LANDSCAPED.
 - NURSERY STOCK SHALL BE HEALTHY, WELL-BRANDED AND ROOTED, FORMED TRUE TO VARIETY AND SPECIES FULL FOLIAGE FREE OF DISEASE, INJURY, DEFECTS, WOUNDS, WETTS, AND WEED ROOTS. TREES SHALL HAVE STRAIGHT TRUNKS, SOME BRANCHING, AND HAVE AN IMPACT SINGLE LEADER.
 - THE APPARENT SILENCE OF THE SPECIFICATIONS, PLAN AND SPECIAL PROVISIONS AS TO ANY OTHER OR THE APPARENT DIVISION FROM THEM OF A DETAILED DESCRIPTION CONCERNING ANY POINT SHALL BE REGARDED AS MEANING THAT ONLY THE BEST GENERAL PRACTICES IS TO PREVAIL AND THAT ONLY MATERIAL AND WORKMANSHIP OF FIRST QUALITY AND TO BE USED. ALL INTERPRETATIONS OF THESE SPECIFICATIONS SHALL BE MADE UPON THE BASIS ABOVE STATED.
 - SUBSTITUTIONS SHALL ONLY BE MADE AFTER APPROVAL BY THE CITY OF WEST LINN.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED FROM FINAL ACCEPTANCE FOR TWO FULL GROWING SEASONS OR TWO YEARS, WHICHEVER IS LONGER. DURING THIS PERIOD THE CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL THAT IS NOT IN GOOD CONDITION AND PRODUCING NEW GROWTH.
 - THE CONTRACTOR SHALL NOTIFY B.E.S. 48 HOURS IN ADVANCE OF INSTALLATION OF THE PLANTS.
 - THE CONTRACTOR SHALL LAY OUT ALL PLANT LOCATIONS AND EXCAVATE ALL SOILS FROM PLANTING HOLES TO 2-1/2 TIMES THE ROOT BALL OR ROOT SYSTEM WITH LOOSE SOIL. INSIDE BOTTOM OF PLANT HOLES EXPOSED TO ANY "SUB-SOIL" OR SOILS FROM EXISTING UTILITY OR OTHER DRAINAGE OF PLANTING HOLE WITH WATER AND ADJUST ANY AREA SHOWING DRAINAGE PROBLEMS.
 - DO NOT USE FERTILIZER IN SWALE AREAS.
 - STAKE OR GUY ALL TREES. STAKES SHALL BE 2"x2" (MIN) QUALITY TREE STAKES WITH POINT. STAKES SHALL BE DOUBLE FOR CLEAR AND STURDY. TREE RIES FOR DECIDUOUS TREES SHALL BE "CHAIN LOCK" OR AS APPROVED. TREE RIES FOR EVERGREEN TREES SHALL BE "GLO-STRAIT" OR AS APPROVED WITH GUY WIRES OF A MIN 2 STRAND TWISTED 12 GA. WIRE.
 - FOLLOWING CONSTRUCTION AND PRIOR TO PLANTING, TOPSOIL OR PLANTING MEDIA SHALL BE FILLED TO A MIN. DEPTH OF 12". PROJECT PLANTING AREA SHALL NOT BE BROWN UP AFTER TILLING OF SOIL.
 - TOPSOIL SHALL MEET THE REQUIREMENTS OF STANDARD SPECIFICATION SECTION 207.2.0AA AND BE AMENDED WITH A SOIL CONDITIONER PER 207.2.0AA.
 - CONTRACTOR TO PLACE EROSION CONTROL MATTING OVER SWALE UNTIL SEED ESTABLISHES ITSELF. MATTING SHALL CONFORM TO THE REQUIREMENTS OUTLINED IN 207.2.12 SUCH AS: GEOTEXTILE MATTING WITH SOIL MATURING ALLOWABLE OPENING, STAPLED PER MANUFACTURER'S RECOMMENDATIONS.
 - SWALE CONSTRUCTION TO BE INSPECTED BY WEST LINN CONSTRUCTION INSPECTOR.



PLANTING AREA LEGEND

- Grassy Swale Area (329 sf)
- Wet zone - side slopes from 1' - 3' (490 sf)
- Dry zone - side slopes above 3' and upland (1,198 sf)
- Gravel Pond Access

WATER QUALITY/DETENTION FACILITY PLANT LIST

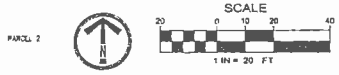
Pond Area = 1688 sf

Plant Type	Common Name	Botanical Name	Size	Min. Spacing	Quantity	Zone
Ground Cover	Douglas Aster	<i>Aster suspiriosus</i>	1 Gal.	1' O.C.	343	Wet
	Alaska Grass	<i>Bromus alchensis</i>	1 Gal.	1' O.C.	839	Dry
Medium/Small Shrubs	Red-Twig Dogwood	<i>Koeleria paniculata</i>	1' Gal.	4' O.C.	30	Wet
	Oregon Grape	<i>Mahonia aquifolium</i>	1 Gal.	3' O.C.	72	Dry
Large Shrubs/Small Trees	Siberianberry	<i>Rubus spectabilis</i>	3 Gal.	4' O.C.	20	Wet
	Wild Mock Orange	<i>Phloxiphys lewisii</i>	3 Gal.	4' O.C.	48	Dry
Deciduous Tree	Hooker's Willow	<i>Salix hookeriana</i>	1-1/2' Gal.	-	2	Wet
	Western Flowering Dogwood	<i>Cornus nuttallii</i>	1-1/2' Gal.	-	4	Dry

Grassy Swale Area = 329 sf

Plant Type	Common Name	Botanical Name	Size	Min. Spacing	Quantity	Zone
Deciduous Tree	Wet Maple	<i>Acer glabrum</i>	1-1/2' Gal.	-	2	Wet
Grass Seed Mix	Native or Seed Mix	-	-	Completely Cover	-	-

"PARTITION PLAT NO. 2007-048"





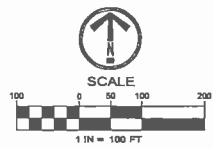
SUNCREST DRIVE
 6-LOT SUBDIVISION
 TAX LOT 6700
 T2S R1E, SECTION 23 8D
 WEST LINN, OREGON

**AERIAL PHOTOGRAPH
 & CIRCULATION PLAN**

NO.	DATE	REVISIONS DESCRIPTION

EMERIS
Design
 6107 SW HURRAY RD, SUITE 147
 BEAVER CREEK, OREGON 97008
 PH: (503) 515-8528
 FAX: (503) 515-8528

SHEET
 6 of 7



LEGEND

- PROPOSED PEDESTRIAN CIRCULATION
- PROPOSED VEHICULAR/BICYCLE CIRCULATION
- EXISTING PEDESTRIAN CIRCULATION
- EXISTING VEHICULAR/BICYCLE CIRCULATION

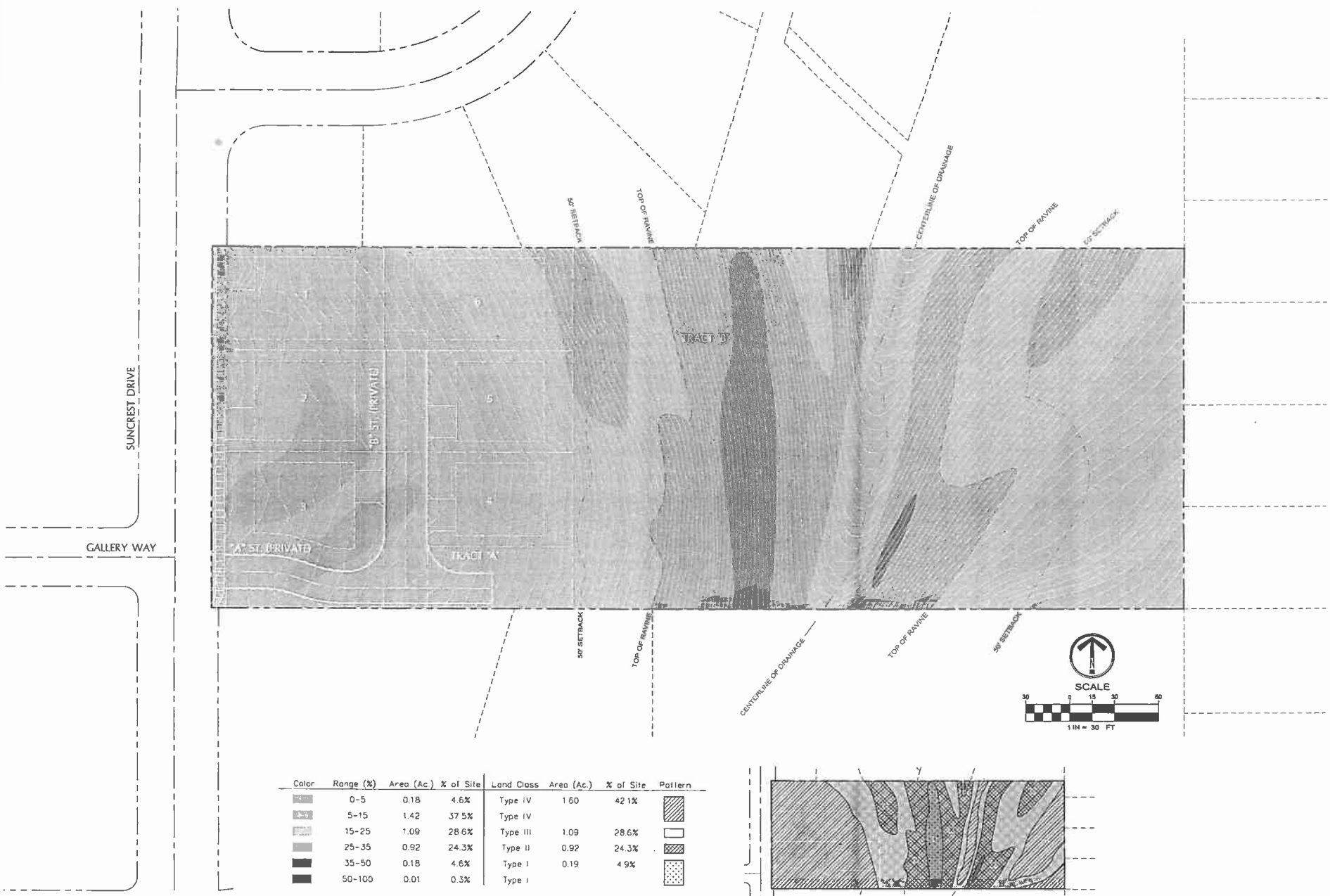
SUNCREST DRIVE
 6-LOT SUBDIVISION
 TAX LOT 6700
 TZS RTE, SECTION 23 BD
 WEST LINN, OREGON

SLOPE ANALYSIS

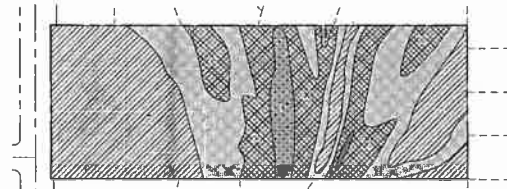
NO.	DATE	DESCRIPTION
1	8/12/08	1st SUBMITAL

EMERIS
Design
 6102 SW ALBERTA AVE. SUITE 147
 BEAVERTON, OREGON 97008
 PH: (503) 515-5528
 FAX: (503) 515-5528

SHEET
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 OF
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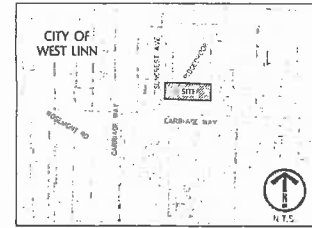


Color	Range (%)	Area (Ac.)	% of Site	Land Class	Area (Ac.)	% of Site	Pattern
[Lightest Gray]	0-5	0.18	4.6%	Type IV	1.60	42.1%	[Diagonal Lines /]
[Light Gray]	5-15	1.42	37.5%	Type IV			[Diagonal Lines \]
[Medium-Light Gray]	15-25	1.09	28.6%	Type III	1.09	28.6%	[Horizontal Lines]
[Medium Gray]	25-35	0.92	24.3%	Type II	0.92	24.3%	[Vertical Lines]
[Dark Gray]	35-50	0.18	4.6%	Type I	0.19	4.9%	[Cross-hatch]
[Black]	50-100	0.01	0.3%	Type I			[Dotted]



SUNCREST DRIVE

A 6-LOT SUBDIVISION OF T2S R1E SEC. 23, TAX LOT 6700
CITY OF WEST LINN
CLACKAMAS COUNTY, OREGON



VICINITY MAP

APPLICANT/OWNER:

ICDH CONSTRUCTION
1950 WILLAMETTE FALLS DR, SUITE 200
WEST LINN, OR 97068
P: 503.657.0408
F: 503.655.5591
CONTACT: MARK HANTRUS

PLANNING/ENGINEER:

EMERIO DESIGN, LLC
8107 SW HURRAY BLVD, SUITE 147
BEAVERTON, OREGON
P: 503.515.5528
F: 503.638.8592
CONTACT: KRISTEN VAN LOO OR NEIL FERNANDO

SURVEYOR:

HARPER HOLF PETERSON RICHIELLI INC.
203 SE SPOKANE STREET, SUITE 200
PORTLAND, OR 97202
P: 503.221.1131
F: 503.221.1171
CONTACT: PAT GAYLORD

BENCHMARK:

ELEVATIONS ARE BASED ON NGS BENCHMARK RD 0259
HAVING AN ELEVATION OF 130.31 FEET (NAVD 88).

SITE INFORMATION:

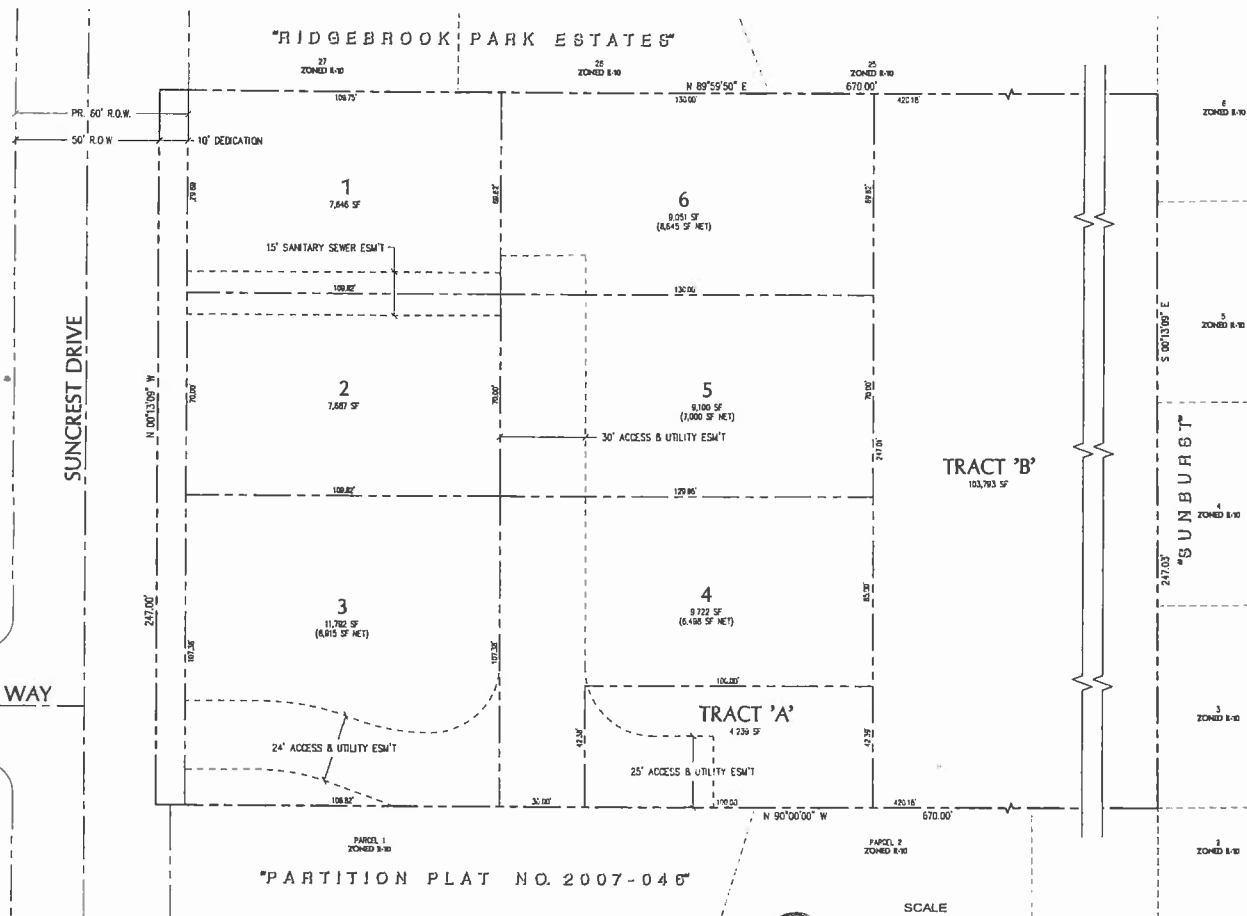
AREA: 3.80 ACRES
ZONING: R-10
TAX MAP: T2S R1E SEC 23
TAX LOT: 6700
PROPOSED NO OF LOTS: 6

UTILITIES AND SERVICES

WATER: CITY OF WEST LINN
STORM: CITY OF WEST LINN
SEWER: CITY OF WEST LINN
POWER: PGE
GAS: NORTHWEST NATURAL
CABLE: VERIZON
FIRE: TVFAR
POLICE: CITY OF WEST LINN
SCHOOL: CITY OF WEST LINN
ROADS: CITY OF WEST LINN
PARKS: CITY OF WEST LINN

SHEET INDEX

1. PRELIMINARY PLAT
2. EXISTING CONDITIONS PLAN
3. PRELIMINARY STREET AND UTILITY PLAN
4. PRELIMINARY STREET PROFILE
5. PRELIMINARY GRADING AND EROSION CONTROL PLAN
- 5a. PRELIMINARY WATER QUALITY/RETENTION FACILITY LANDSCAPING PLAN
6. AERIAL PHOTOGRAPH AND CIRCULATION PLAN
7. SLOPE ANALYSIS

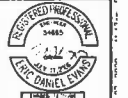


SUNCREST DRIVE
6-LOT SUBDIVISION
TAX LOT 6700
T2S R1E, SECTION 23 BD
WEST LINN, OREGON

PRELIMINARY PLAT

REVISIONS	DESCRIPTION	DATE

EMERIO
Design
8107 SW HURRAY BLVD, SUITE 147
BEAVERTON, OREGON 97008
PH: (503) 515-5528
FAX: (503) 638-8592



SHEET
1
OF
7

EMERIO PROJECT NO. 032-03