

## DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Peter Spiv</i>	PROJECT NO(S). <i>MISC-16-02</i>	
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S) <i>1050<sup>00</sup></i>	TOTAL <i>1050<sup>00</sup></i>

**Type of Review** (Please check all that apply):

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Annexation (ANX)<br><input type="checkbox"/> Appeal and Review (AP) *<br><input type="checkbox"/> Conditional Use (CUP)<br><input type="checkbox"/> Design Review (DR)<br><input type="checkbox"/> Easement Vacation<br><input type="checkbox"/> Extraterritorial Ext. of Utilities<br><input type="checkbox"/> Final Plat or Plan (FP)<br><input checked="" type="checkbox"/> Flood Management Area<br><input type="checkbox"/> Hillside Protection & Erosion Control | <input type="checkbox"/> Historic Review<br><input type="checkbox"/> Legislative Plan or Change<br><input type="checkbox"/> Lot Line Adjustment (LLA) */**<br><input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan)<br><input type="checkbox"/> Non-Conforming Lots, Uses & Structures<br><input type="checkbox"/> Planned Unit Development (PUD)<br><input type="checkbox"/> Pre-Application Conference (PA) */**<br><input type="checkbox"/> Street Vacation | <input type="checkbox"/> Subdivision (SUB)<br><input type="checkbox"/> Temporary Uses *<br><input type="checkbox"/> Time Extension *<br><input type="checkbox"/> Variance (VAR)<br><input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP)<br><input type="checkbox"/> Water Resource Area Protection/Wetland (WAP)<br><input type="checkbox"/> Willamette & Tualatin River Greenway (WRG)<br><input type="checkbox"/> Zone Change |
|---|--|---|

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

<b>Site Location/Address:</b> 5005 MAPLETON DRIVE WEST LINN, OREGON 97068	Assessor's Map No.: 2-1E-24AC
	Tax Lot(s): 600
	Total Land Area: 26,180 sf

**Brief Description of Proposal:** DEMOLISH EXISTING THREE LEVEL HOME AND CONSTRUCT NEW THREE LEVEL SINGLE FAMILY DWELLING, 5 BEDROOM, 4.5 BATHROOM. WITH BASEMENT GARAGE.

<b>Applicant Name:</b> SCOTT EDWARDS ARCHITECTURE, LLP – JOE BRODERS <small>(please print)</small>	Phone: (503) 226-3617
Address: 2525 E BURNSIDE ST.	Email: jbroders@seallp.com
City State Zip: PORTLAND, OREGON 97214	

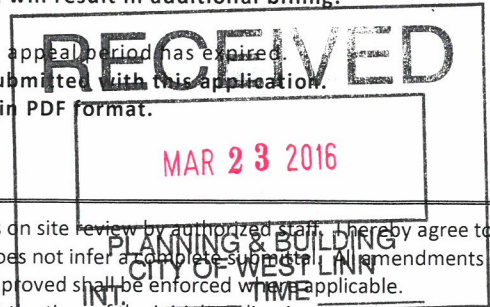
<b>Owner Name</b> (required): GARRIN ROYER <small>(please print)</small>	Phone: (503) 816-7726
Address: 3050 ROXBURY DRIVE	Email: groyer@redsidecre.com
City State Zip: WEST LINN, OREGON 97968	

<b>Consultant Name:</b> SCOTT   EDWARDS ARCHITECTURE, LLP <small>(please print)</small>	Phone: (503) 226-3617
Address: 2525 E BURNSIDE ST	Email: Jbroders@Seallp.com
City State Zip: PORTLAND, OREGON 97214	

1. All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application.**  
 One (1) complete set of digital application materials must also be submitted on CD in PDF format.  
 If large sets of plans are required in application please submit only two sets.

\* No CD required / \*\* Only one hard-copy set needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced when applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.



 Applicant's signature	<i>03/22/2016</i> Date	DocuSigned by:  Owner's signature (required)	March 22, 2016   11:07 AM Date
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**Flood Management Area Permit Application**

**Date:** March 22, 2016

**Owner/  
Applicant:** Garrin & Cortney Royer  
3050 Roxbury Drive  
West Linn, OR 97968  
E: [goyer@redside.com](mailto:goyer@redside.com)  
P: 503.816.7726

**Architect:** Scott | Edwards Architecture, LLP  
2525 E. Burnside St.  
Portland, OR 97214  
Attn: Joe Broders  
E: [jbroders@seallp.com](mailto:jbroders@seallp.com)  
P: 503.226.3617

**Site Location:** 5005 Mapleton Drive

**Legal Description:** Lot 21, Maple Grove  
NE ¼ of Section 24, T.2S., R.1E., WM  
City of West Linn, Clackamas Co., OR

**Base Zoning:** R-10

**Comp Plan:** Low-Density Residential

**Applicable Ord:** West Linn CDC Chapter 27 – Flood Management Areas

**Request:** Flood Management Area permits to allow replacement of existing single family residence with a new single family residence with no decrease in Flood Storage or Conveyance capacity from existing conditions.

**Narrative addressing Chapter(s) 27.060, 27.070 & 27.080.**

**27.060 A.** *Development, excavation and fill shall be performed in a manner to maintain or increase flood storage and conveyance capacity and not increase design flood elevations.*

The siting of the proposed design closely approximates the existing conditions with primary east wall moved riverward approximately 12'. The structure is held landward of the required Floodway Setback. Access to the basement parking level mirrors the existing driveway in design elevation. (see Exhibit A1.1) Flood storage area is increased by the addition of a guest parking area and by increased garage apron area (see Exhibit A0.3). No adverse effects in either Flood Storage Area or Floodway result.

- 27.060 B.** *No net fill increase in any floodplain is allowed. All fill shall be balanced with an equal amount of soil material removal. Excavation areas shall not exceed fill areas by more than 50 percent of the square footage. Any excavation below the ordinary high water line shall not count toward compensating for fill.*
- Cut and fill are balanced in the proposed design resulting in a slightly greater net flood storage capacity from existing to proposed.
- 27.060 C.** *Excavation to balance a fill shall be located on the same lot or parcel....*
- All project work is located on-site.
- 27.060 D.** *Minimum finished floor elevations must be at least one foot above the design flood height or highest flood of record.....*
- The finished habitable floor line (1<sup>st</sup> floor) is proposed at elevation 52.0', 6.0 feet above the established BFE of 46.0'.
- 27.060 E.** *Temporary fills permitted during construction shall be removed.*
- All temporary fills will be removed prior to completion of construction.
- 27.060 F, G.** *Prohibit encroachments, including fill, new construction, substantial improvements, and other development in floodways.....*
- No encroachments into floodway are requested.
- 27.060 H.** *New culverts, stream crossings, and transportation projects.....*
- No new culverts, stream crossings, etc. as defined in this section are proposed.
- 27.060 I.** *Excavation and fill required for the construction of detention facilities....shall be designed to reduce or mitigate flood impacts and improve water quality.*
- A small residential detention facility is proposed for bio-filtration of auto paving runoff and will be designed per City of Portland Storm Water Management guidelines adopted by City of West Linn. It is located well landward of the Floodway setback and presents no reduction of Flood storage capacity (see Exhibit A1.1).
- 27.060 J.** *The applicant shall provide evidence that all necessary permits have been obtained from those federal, State, or local governmental agencies from which prior approval is required.*
- All permits for this proposal are to be obtained from City of West Linn and/or Clackamas County as applies.
- 27.070 A.** *All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage using methods and practices that minimize flood damage.*
- All structural components below the BFE will be either concrete, steel or pressure treated lumber.

**27.070 B.** *Electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.*

All components (other than sealed plumbing lines) will be elevated a minimum of 1.0' above the BFE of 46.0'.

**27.070 C.** *New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.*

All water supply components shall be fully pressure tight.

**27.070 D.** *New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters.*

All on-site sanitary sewerage system components shall be fully water tight.

**27.070 E.** *On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.*

No on-site waste disposal systems are proposed. The public sanitary system shall be utilized.

**27.070 F.** *All new construction and substantial improvements shall be anchored to prevent flotation, collapse, and lateral movement of the structure.*

The structure will be fully engineered. Further, the basement level has been included as part of the Flood Storage volume and as such will be designed with the necessary components to automatically equalize hydrostatic flood forces by allowing entry and exit of floodwaters.

**27.080 A.** *New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to at least one foot above the base flood elevation.*

The finished habitable floor line (1<sup>st</sup> floor) is proposed at elevation 52.0', 6.0 feet above the established BFE of 46.0'.

**27.080 B.** *Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces....*

The basement level has been included as part of the Flood Storage volume and as such will be designed by a registered architect or engineer with the necessary components to automatically equalize hydrostatic flood forces by allowing entry and exit of floodwaters. Reference is made to FEMA Technical Bulletin 1, August 2008 – Openings in Foundation Walls and Walls of Enclosures.

1. Openings shall be provided at 1 square inch / square foot of enclosure minimum.
2. Bottom of openings will be a maximum of 12" above grade.
3. Openings shall have screens and/or louvers that permit automatic entry and exit of floodwaters.

4. Enclosed areas below BFE shall only be used for parking, access or limited storage.
5. Service equipment is not permitted below BFE.
6. All construction below BFE must be unfinished and constructed of materials resistant to flood damage. Materials shall be concrete, steel and/or pressure treated lumber.

**27.080 C.** *Crawlspace below BFE:*

The entire area below the habitable structure (levels 1 & 2) will be built as a basement subject to the restrictions of 27.080 B above. This is consistent with the existing structure and thus provides Flood Storage volume equivalent to current site conditions.

Specific provisions of 27.080 C therefore do not apply.

**27.080 D.** *A poured slab placed over fill can be used to elevate the lowest floor of a structure above the BFE.*

Filling of site in order to construct habitable structure as opposed to elevating it upon an enclosed structure similar to existing conditions would violate provisions of 27.060 B by substantially reducing the site's Flood Storage volume. Proposed basement will be designed for to resist hydrostatic forces & allow flood water to flow through.

**27.080 E.** *Placing a structure on piers, piles, and posts is allowed provided supporting members are designed to resist hydrostatic and hydrodynamic forces.*

Those portions of the proposed design to be supported on posts shall be designed to withstand hydrostatic forces but, are landward of the Floodway setback and not subject to hydrodynamic forces.

**27.120 A.** *Alteration of Watercourses*

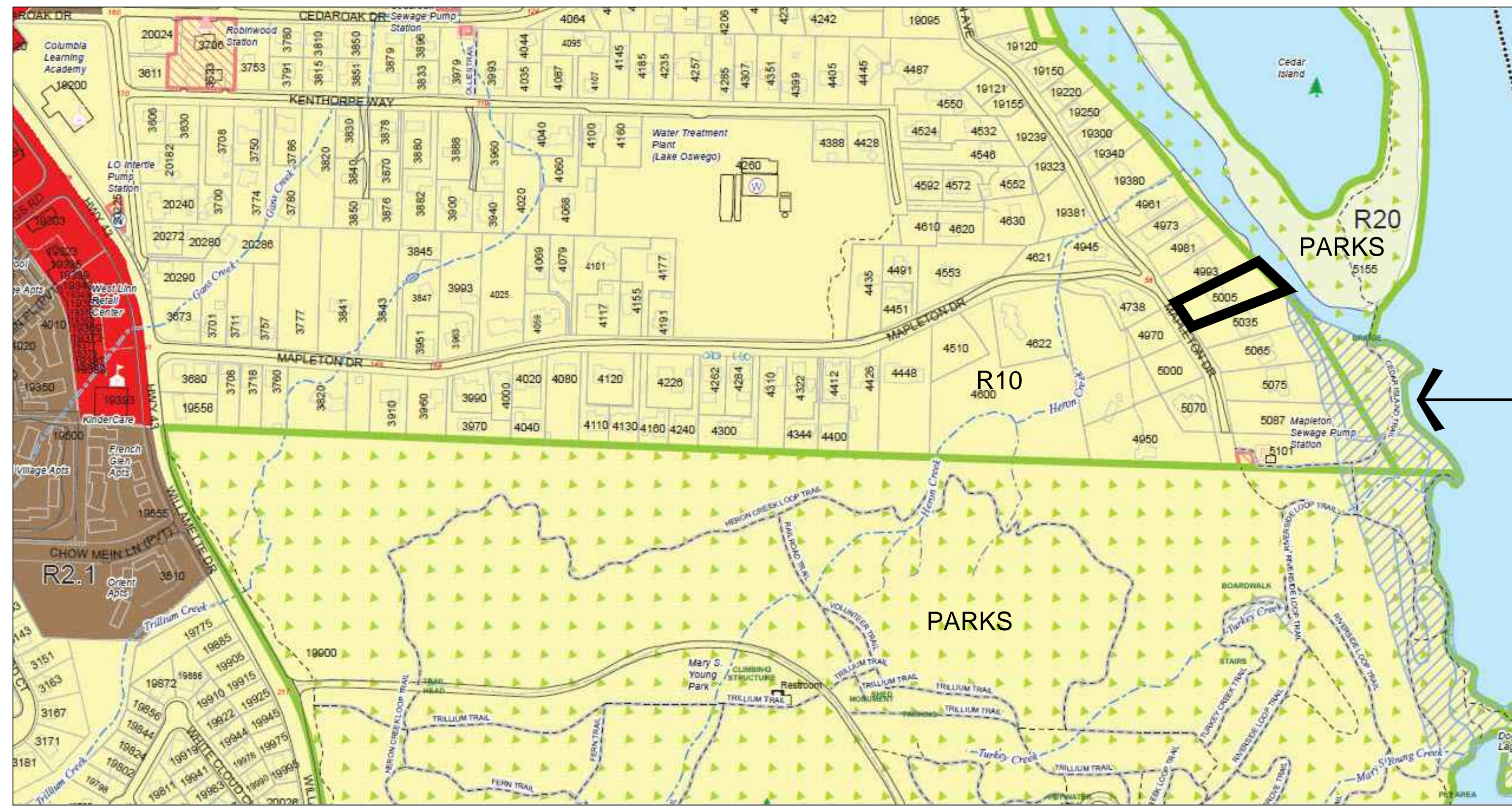
No alteration of existing watercourses are proposed.

Additional Information:

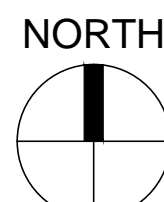
**Joint Dock at 4993 / 5005 Mapleton Drive**

No modification to the existing dock structure is proposed under this application. We list prior dock permit application WRG-11-01 / MISC-11-05 for reference only.

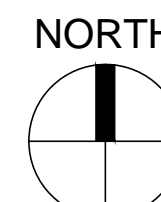
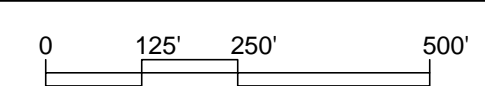




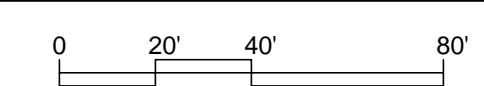
WETLANDS INVENTORY (HATCHED)



1 WEST LINN ZONING MAP - 8/2015



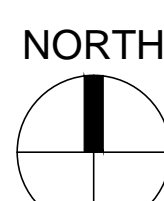
2 AERIAL PHOTO



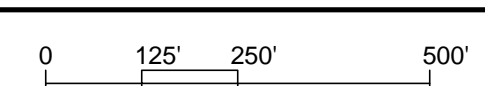
FLOODWAY AREAS IN ZONE AE

1% (100 YR) SPECIAL FLOOD HAZARD AREA  
 ZONE AE - BASE FLOOD ELEVATION DETERMINED (BFE 46.0')

.2% (500 YR) SPECIAL FLOOD HAZARD AREA



1 FIRM MAP 41005C0019D - CLACKAMAS COUNTY, OR



## ROYER RESIDENCE

5005 MAPLETON DR.  
 WEST LINN, OR

Drawing:

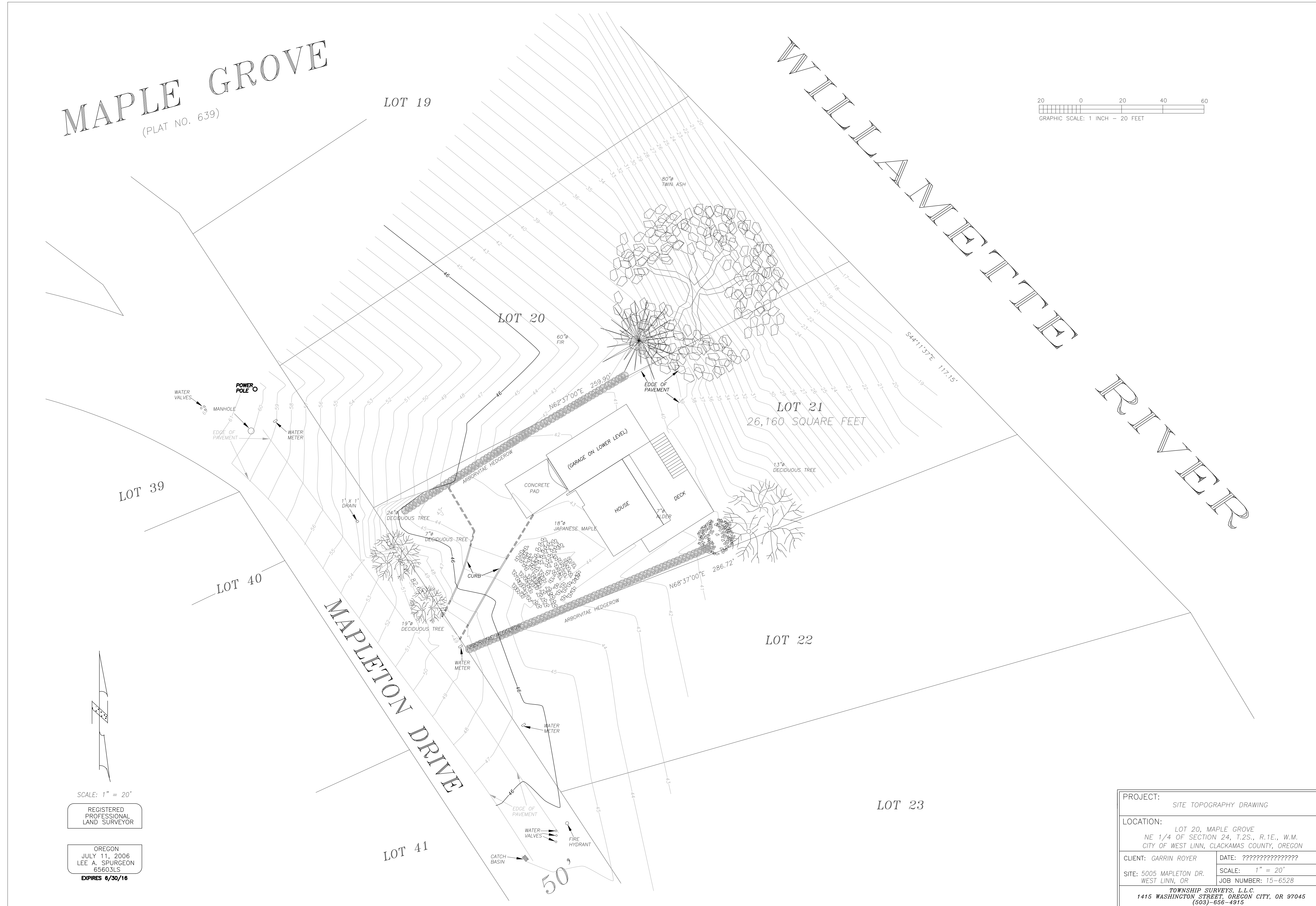
### VICINITY MAPS

Job No: 15144  
 Date: 03/22/2016  
 Drawn By:  
 Checked By:  
 Sheet No:



**ROYER  
 RESIDENCE**

5005 MAPLETON DR.  
 WEST LINN, OR



PROJECT: SITE TOPOGRAPHY DRAWING	
LOCATION: LOT 20, MAPLE GROVE NE 1/4 OF SECTION 24, T.2S., R.1E., W.M. CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON	
CLIENT: GARRIN ROYER	DATE: ????????????????
SITE: 5005 MAPLETON DR. WEST LINN, OR	SCALE: 1" = 20' JOB NUMBER: 15-6528
TOWNSHIP SURVEYS, L.L.C. 1415 WASHINGTON STREET, OREGON CITY, OR 97045 (503)-856-4915	

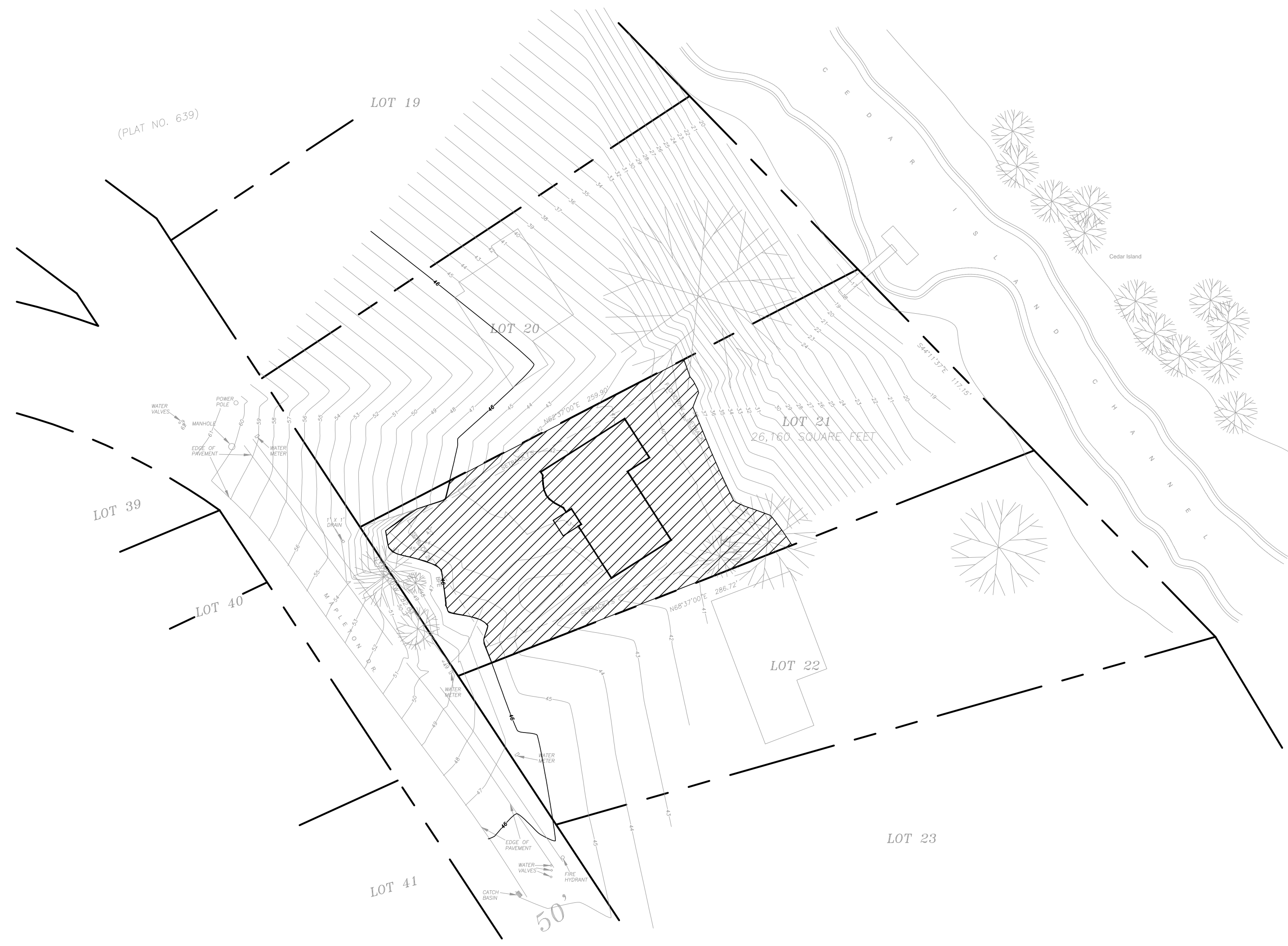
SCALE: 1" = 20'  
 REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
 OREGON  
 JULY 11, 2006  
 LEE A. SPURGEON  
 65603L3  
 EXPIRES 6/30/16

Drawing:  
 TOPO SURVEY  
 Job No: 15144  
 Date: 03/22/2016  
 Drawn By:  
 Checked By:  
 Sheet No:



## ROYER RESIDENCE

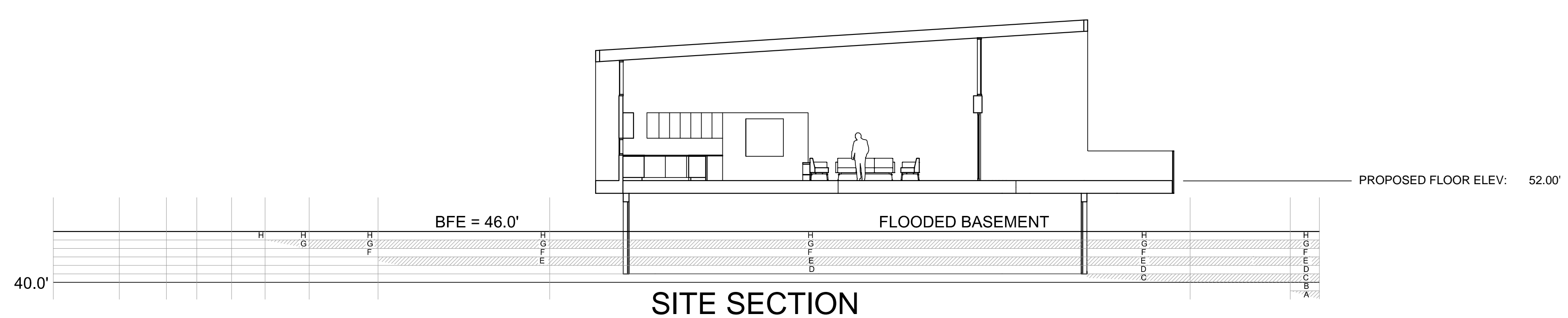
5005 MAPLETON DR.  
 WEST LINN, OR



**1 FLOOD MANAGEMENT PLAN - EXISTING**  
 1" = 40'-0" 0 20' 40' 80'



**2 FLOOD MANAGEMENT PLAN - PROPOSED**  
 1" = 40'-0" 0 20' 40' 80'



SITE SECTION

### FLOOD VOLUME TABULATION: (BY 1' CONTOUR INTERVALS) EXISTING GRADING

	Elevation	Square Footage	Volume @ .5 (CF)	Volume @ 1.0 (CF)	VT (CF)
A	38-39	545.00	272.50		
B	39-40	1082.00	541.00	545.00	1086.00
C	40-41	2010.00	1005.00	1627.00	2632.00
D	41-42	934.00	467.00	3637.00	4104.00
E	42-43	2217.00 (2)	857.00	4571.00	5428.00
F	43-44	4563.00	1148.00 (1)	6788.00	7936.00
G	44-45	1730.00	865.00	11351.00	12216.00
H	45-46	661.00	330.50	13081.00	13411.50
					<b>46813.50</b>

### PROPOSED GRADING

	Elevation	Square Footage	Volume @ .5 (CF)	Volume @ 1.0 (CF)	VT (CF)
A	38-39	545.00	272.50		
B	39-40	992.00	496.00	545.00	1041.00
C	40-41	1352.00	676.00	1537.00	2213.00
D	41-42	4637.00	1210.00 (1)	2889.00	4099.00
E	42-43	1544.00	772.00	7526.00	8298.00
F	43-44	1556.00	778.00	9070.00	9848.00
G	44-45	662.00	331.00	10626.00	10957.00
H	45-46	735.00	367.50	11288.00	11655.50
					<b>48111.50</b>

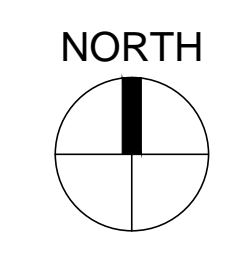
(1) ADJUSTED TO ELIMINATE BASEMENT AREA WHERE NO SLOPE EXISTS  
 (2) ADJUSTED TO INCLUDE .25% OF BASEMENT AREA FOR SLAB ELEVATION BELOW 43'

PROPOSED EXCEEDS EXISTING

**LEGEND:**

- 46 ——— EXISTING GRADE CONTOURS
- BFE ——— BASE FLOOD ELEVATION
- 46 ——— NEW GRADE CONTOURS
- [Hatched Box] FLOOD WAY VOLUMES BETWEEN ELEVATION 38 (NO DISTURBANCE) AND ELEVATION 46 (BASE FLOOD ELEVATION) SEE TABULATION
- [Hatched Box] INCLUDES FULL FLOODED BASEMENT

**BASIC ZONING INFO:**  
 SETBACKS: F: 20'  
 S: 7.5'  
 R: 20' SUPERCEDED BY FLOODWAY  
 FLOODWAY SETBACK: 35' RIVERWARD OF EXISTING HOUSE EAST WALL  
 MAX. HEIGHT 35' (EL 43' + 35' = EL 78' RIDGE MAX.)  
 MAX. LOT COVERAGE 35% (8,196 SF)  
 MAX. FAR 45% (11,772 SF)  
 BASE FLOOD ELEVATION: 46.00'  
 REQ'D FINISH FLOOR ELEV: 47.00'  
 EXISTING FLOOR ELEV: 47.50'  
 PROPOSED FLOOR ELEV: 52.00'



Drawing:

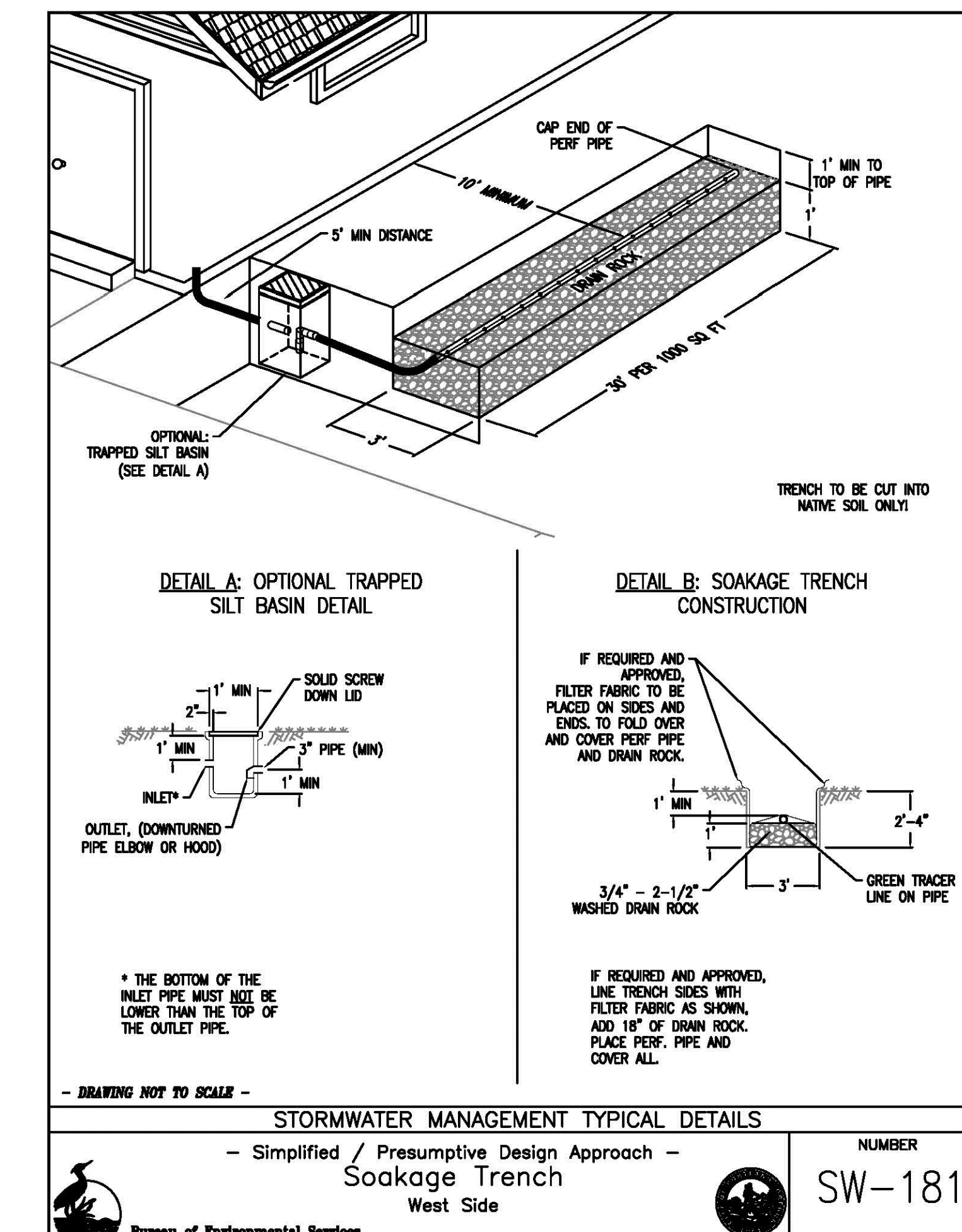
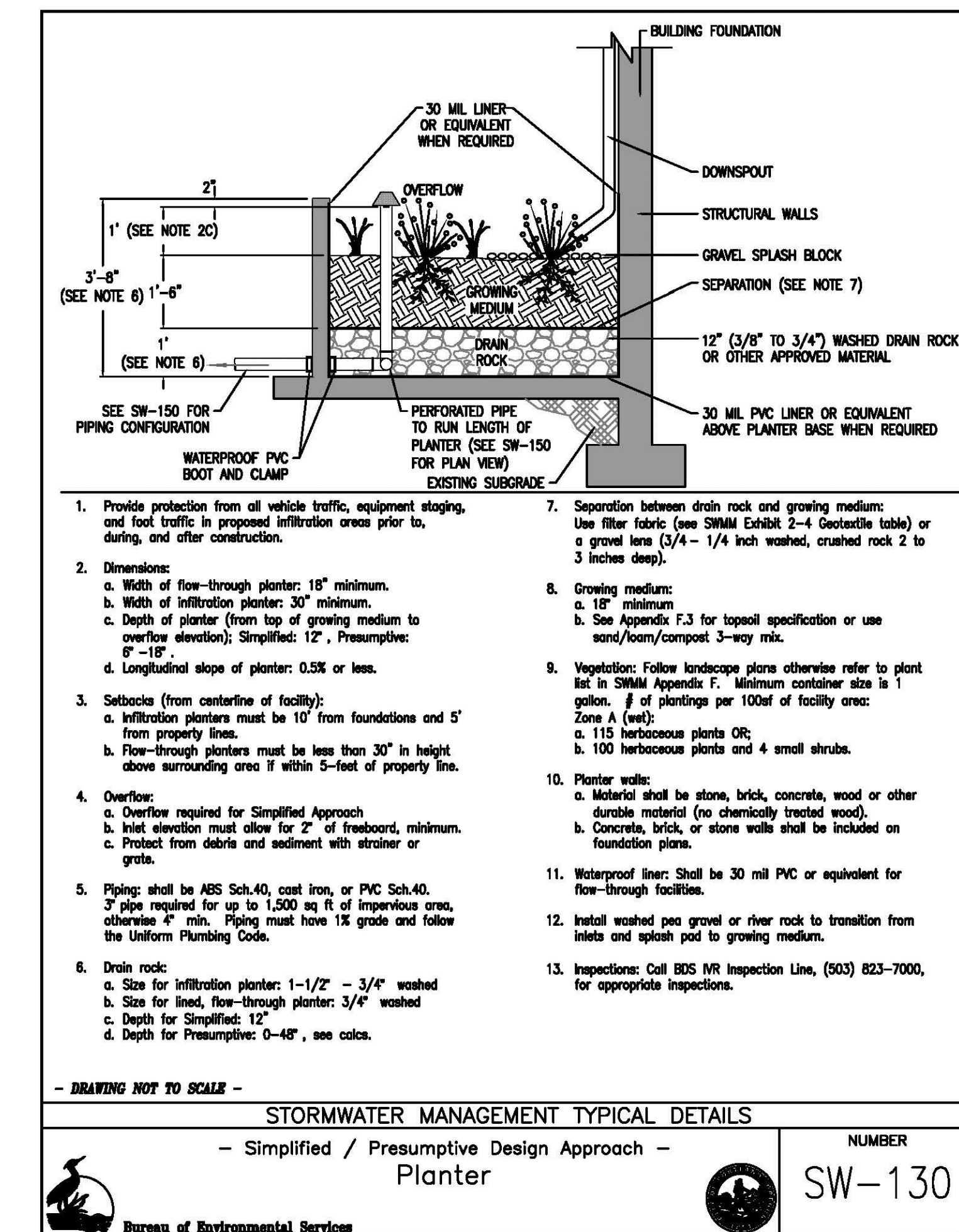
### FLOOD MANAGEMENT PLAN

Job No: 15144  
 Date: 03/22/2016  
 Drawn By:  
 Checked By:  
 Sheet No:



## ROYER RESIDENCE

5005 MAPLETON DR.  
WEST LINN, OR



Drawing:

## STORM SYSTEM COMPONENTS

Job No: 15144

Date: 03/22/2016

Drawn By: -

Checked By: -

Sheet No:

**KEYNOTES:**

- ① EXISTING HOUSE TO BE REMOVED
- ② FOUNDATION LINE - NEW HOUSE - PER CHP. 27.080 (B) CONSTRUCTION
- ③ (E) STRUCTURE TO BE REMOVED
- ④ NEIGHBOR RESIDENCE
- ⑤ (E) RETAINING / CURB TO BE REMOVED
- ⑥ DECK OVERHANG ABOVE
- ⑦ 1ST FLOOR OVERHANG ABOVE
- ⑧ DIRECTION OF FLOOD WATER THROUGH CODE APPROVED OPENINGS
- ⑨ (E) DOCK
- ⑩ 150' FIRE DEPARTMENT ACCESS LINE
- ⑪ BACKYARD
- ⑫ STORMWATER SOAKAGE TRENCH PER PSWMM SW-181 (150')
- ⑬ STORMWATER SOAKAGE TRENCH PER PSWMM SW-181 (100')
- ⑭ STORMWATER FILTRATION BASIN PER PSWMM SW-130 (DECORATIVE)
- ⑮ TRENCH DRAIN
- ⑯ DRIVEWAY APPROACH PER AHJ REQUIREMENTS - PERMIT REQ'D.
- ⑰ EXISTING DRIVEWAY
- ⑱ ELEVATED WOOD DECK
- ⑲
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**ROYER RESIDENCE**

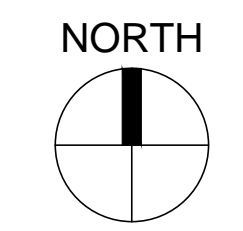
5005 MAPLETON DR.  
 WEST LINN, OR



**LEGEND:**

	EXISTING GRADE CONTOURS
	BASE FLOOD ELEVATION
	NEW GRADE CONTOURS
	NEW SPOT GRADE
	AC - TOP ASPHALT CONCRETE
	TW - TOP OF WALL
	TC - TOP OF CONCRETE
	FG - FINISH GRADE
	SANITARY SEWER LINE
	FOUNDATION DRAIN LINE
	RAIN / STORM DRAIN LINE
	ELECTRICAL LINE
	WATER LINE
	CATCH BASIN / AREA DRAIN

BASIC ZONING INFO:  
 SETBACKS: F: 20'  
 S: 7.5'  
 R: 20' SUPERCEDED BY FLOODWAY  
 FLOODWAY SETBACK: 35' RIVERWARD OF EXISTING HOUSE EAST WALL  
 MAX. HEIGHT: 35' (EL 43' + 35' = EL 78' RIDGE MAX.)  
 MAX. LOT COVERAGE: 35% (0,158 SF)  
 MAX. FAR: 45% (11,772 SF)  
 BASE FLOOD ELEVATION: 46.00'  
 REID FINISH FLOOR ELEV: 47.00'  
 EXISTING FLOOR ELEV: 47.59'



**1 SITE PLAN**  
 1" = 10'-0"

Drawing:

**SITE PLAN**

Job No: 15144  
 Date: 03/22/2016  
 Drawn By:  
 Checked By:  
 Sheet No: