

Knollcrest

Subdivision

City of West Linn File No. **SUB-17-03/WAP-17-03**



12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151

Introductions

Applicant

Noell and Carol Price

Land Use/Civil

Engineering/Natural

Resources/Arborist

AKS Engineering and Forestry

Zach Pelz, AICP

Monty Hurley, PE



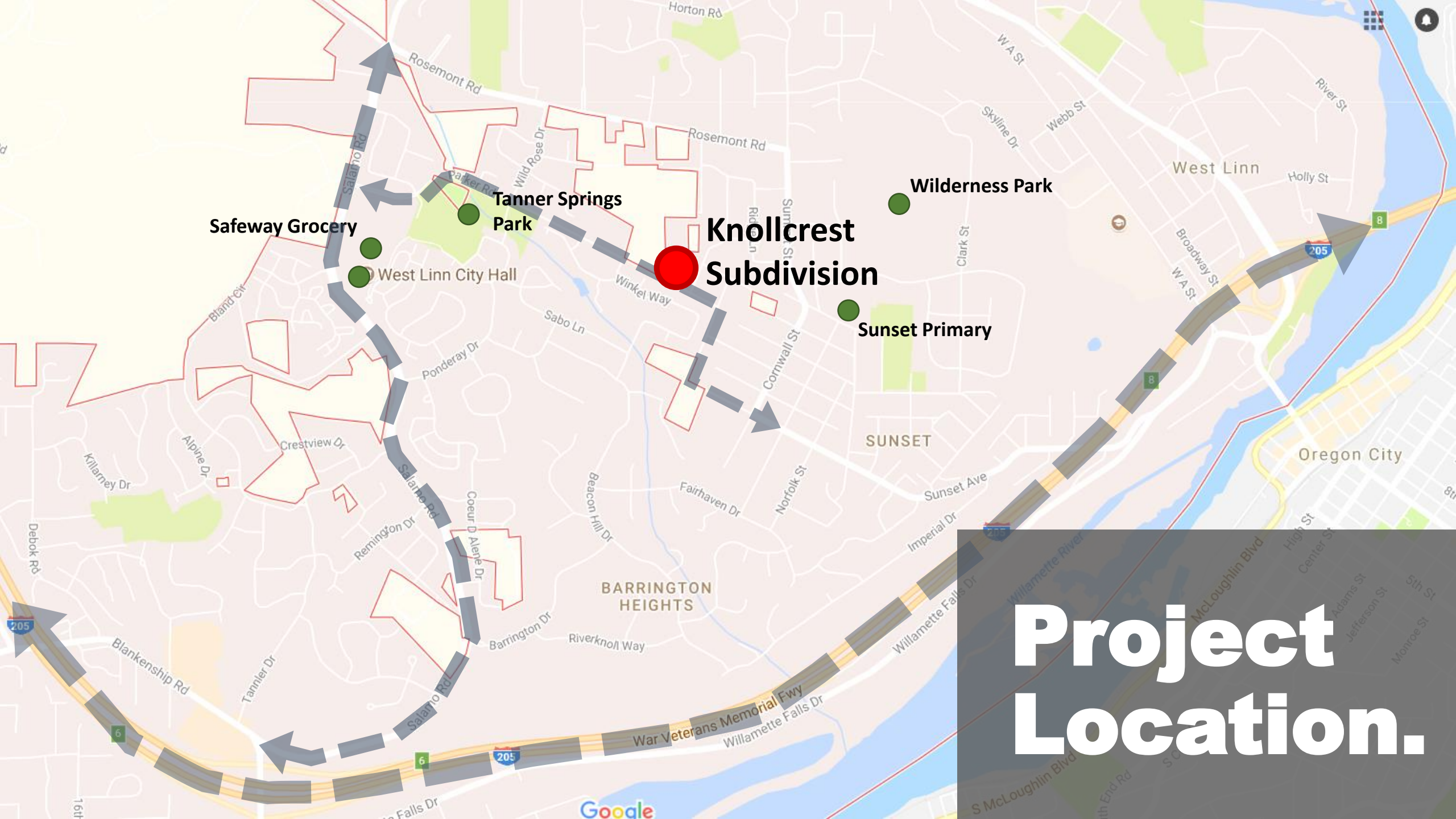
Presentation Overview.

1. Project Background
2. Existing Conditions
3. Project Overview
4. Applicable Criteria
5. Q&A



Property Background.

- Applicant has resided at property since 1970's
- In addition to residence, property has also been used to harvest timber during that time
- Property annexed to the City of West Linn in January 2017



**Knollcrest
Subdivision**

**Project
Location.**

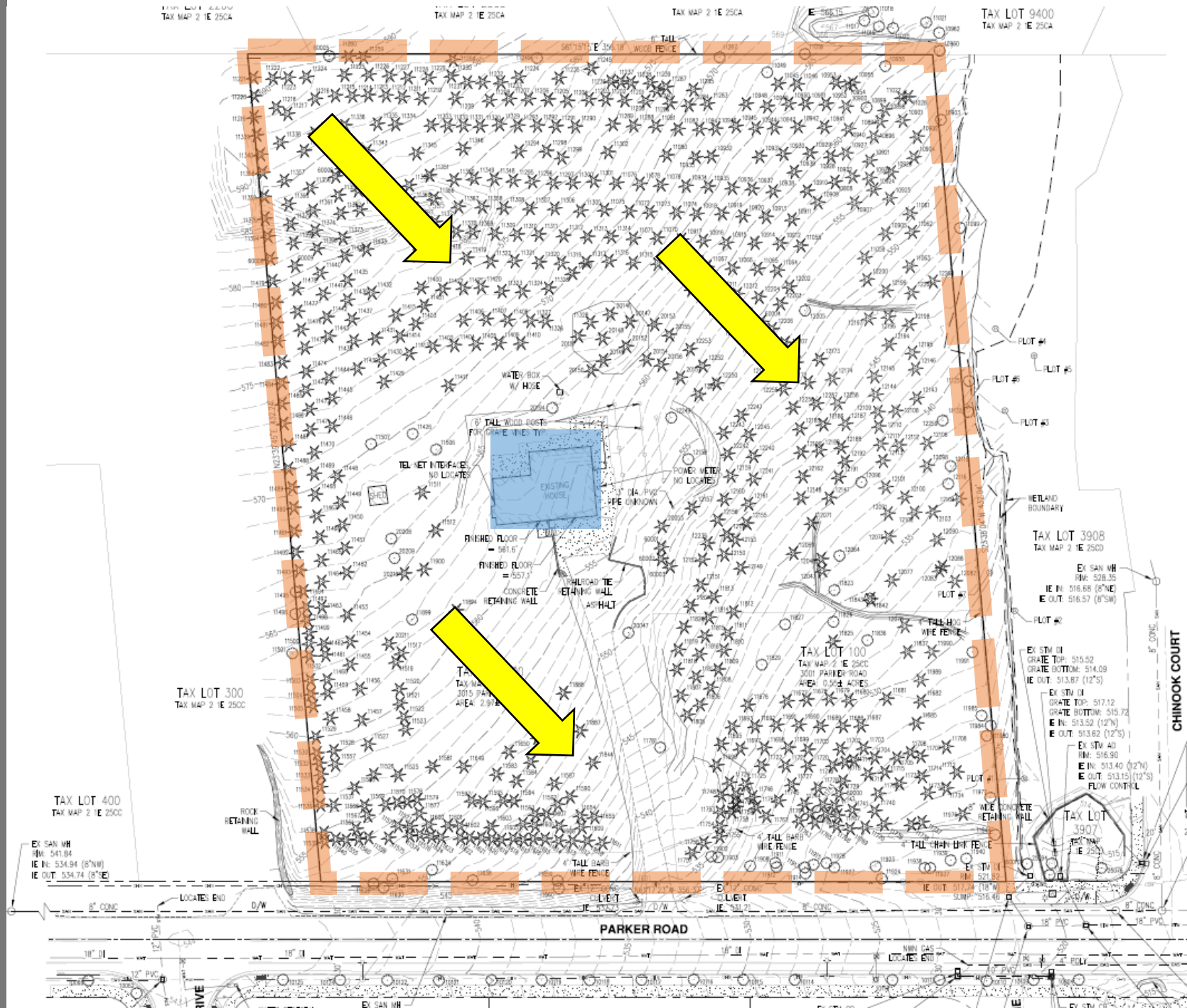
Existing Conditions.

- 2 Parcels = ± 3.55 ac
- Zoned R10



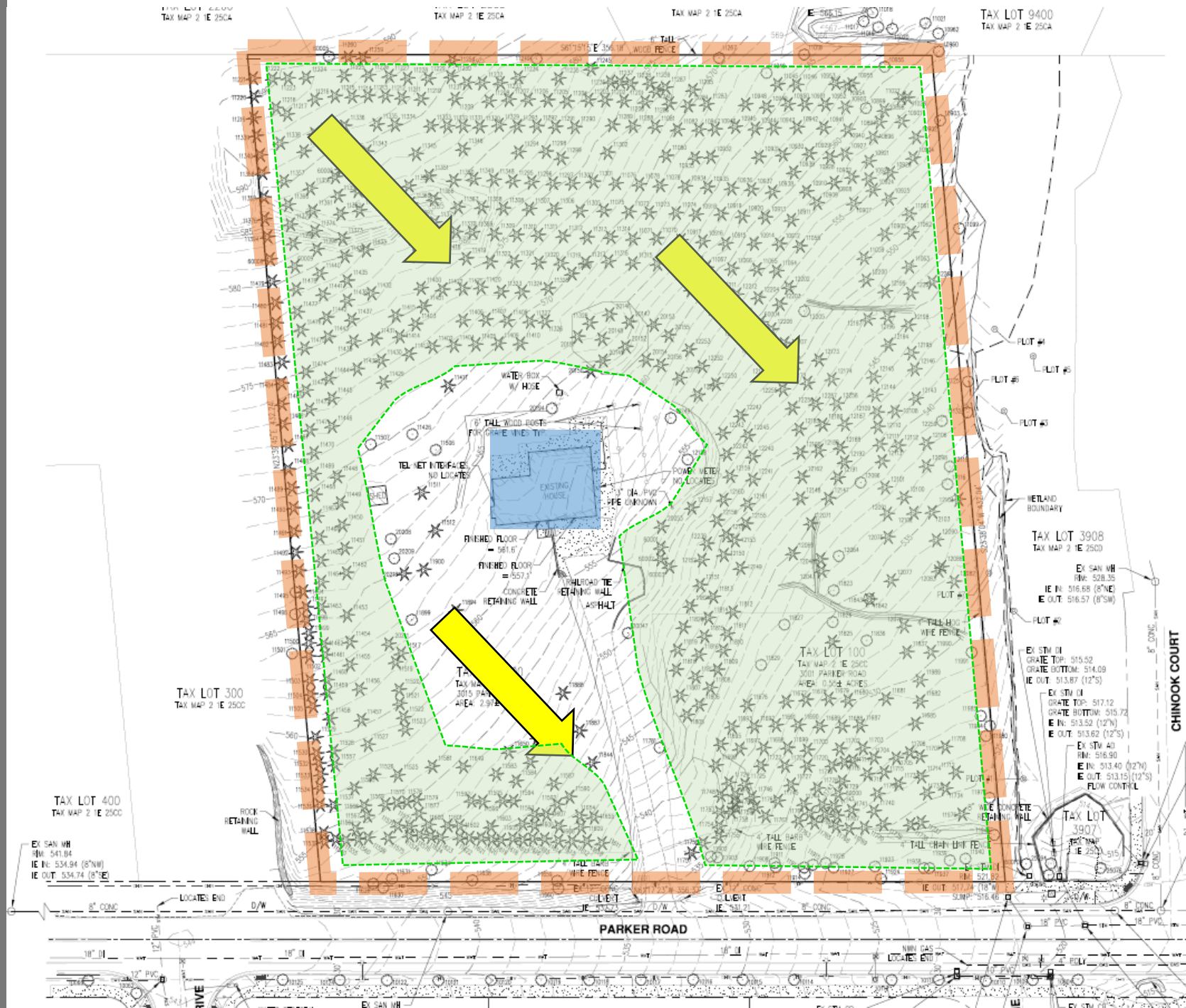
Existing Conditions.

- 2 Parcels = ± 3.55 ac
- Existing home
- ± 12% grade



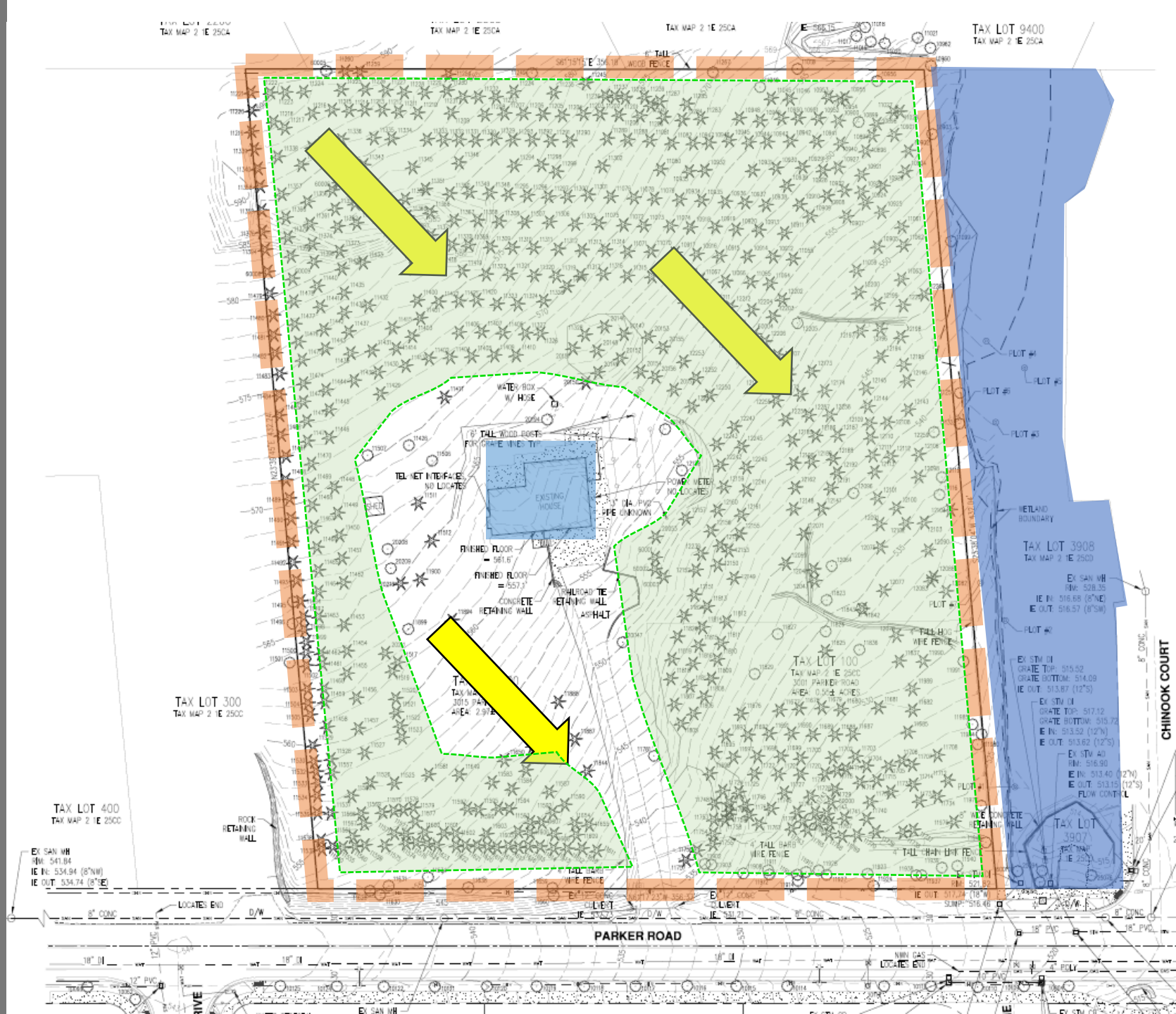
Existing Conditions.

- 2 Parcels = ± 3.55 ac
- Existing home
- ± 12% grade
- ± 650 Nursery Trees



Existing Conditions.

- 2 Parcels = ± 3.55 ac
- Existing home
- ± 12% grade
- ± 650 Nursery Trees
- City stormwater facility



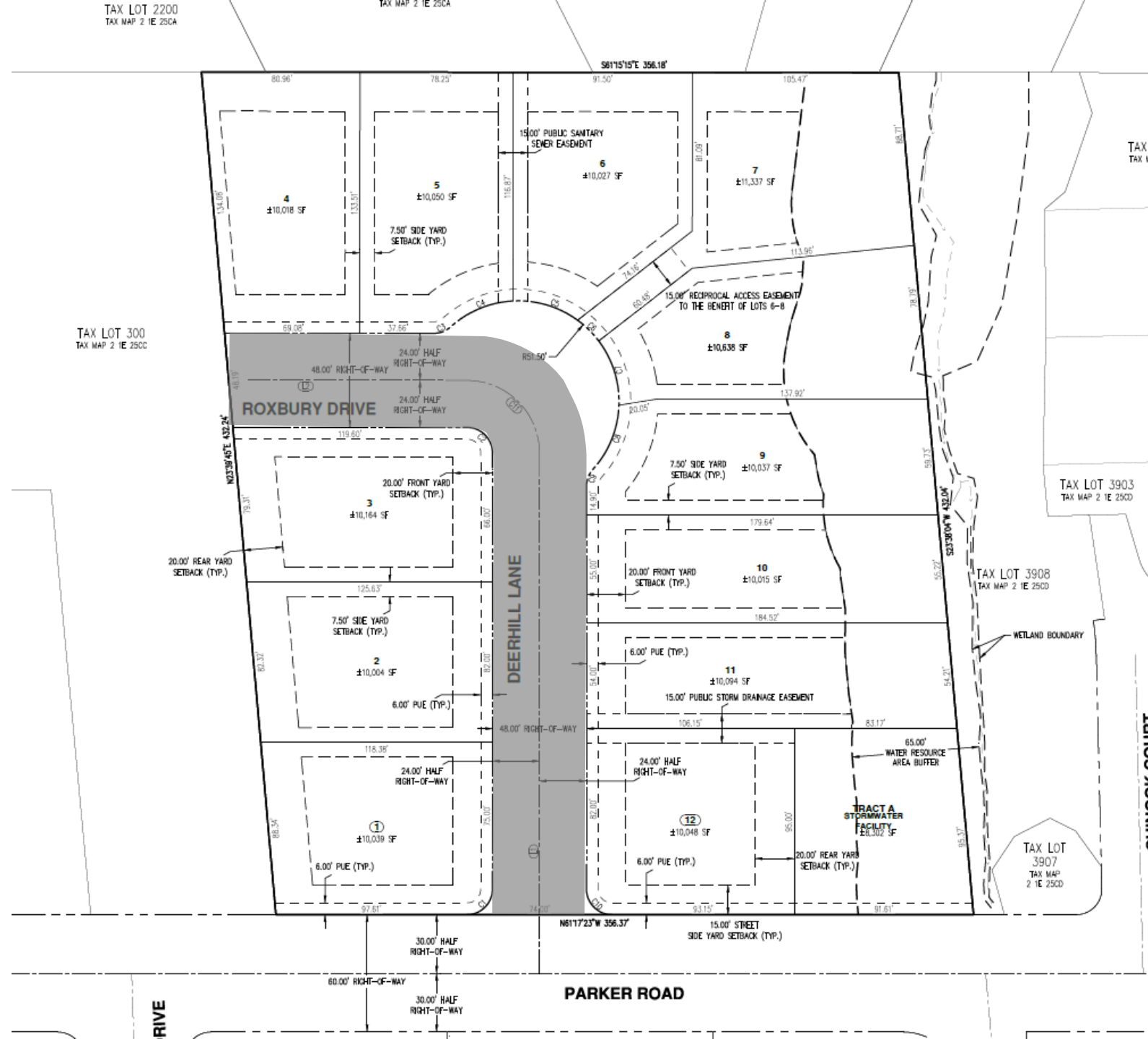
Subdivision Overview.

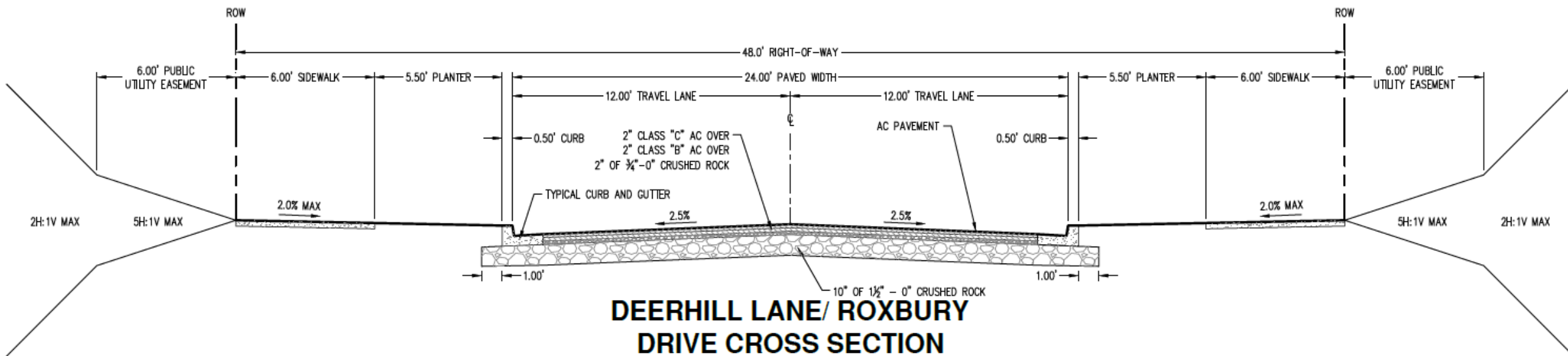
- 12 SFR Lots
- ± 10,000-11,300 sf



Subdivision Overview.

- 12 SFR Lots
- ± 10,000-11,300 sf
- Deerhill Lane/Roxbury Drive accommodates future connection west

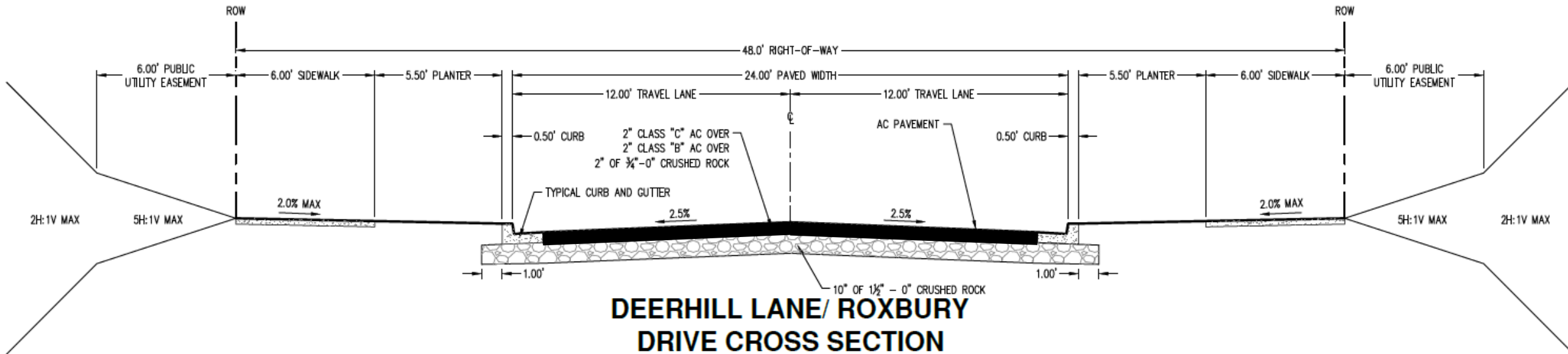




**DEERHILL LANE/ ROXBURY
DRIVE CROSS SECTION**

STA 10+00.00 TO STA 14+35.76
NOT TO SCALE

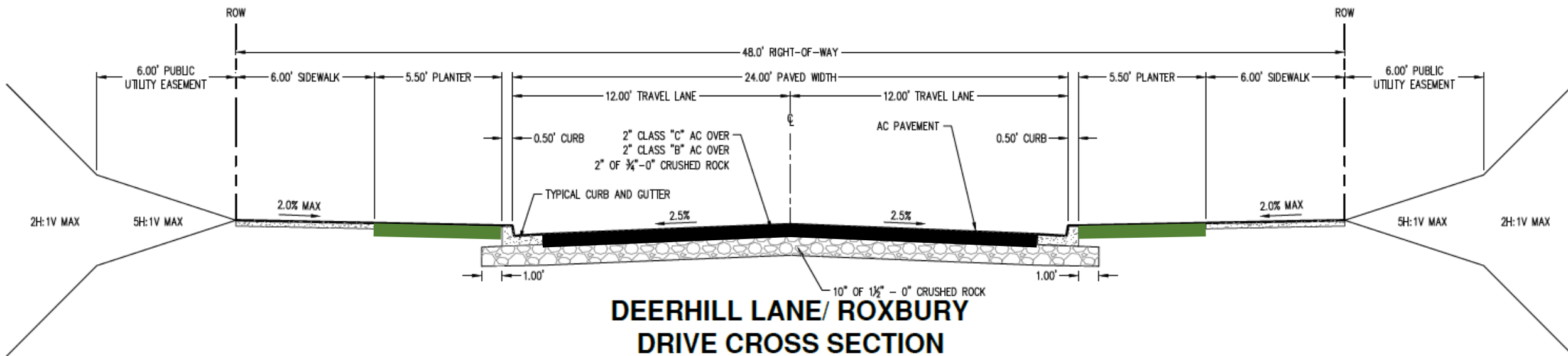
**New
Public
Streets.**



**DEERHILL LANE/ ROXBURY
DRIVE CROSS SECTION**

STA 10+00.00 TO STA 14+35.76
NOT TO SCALE

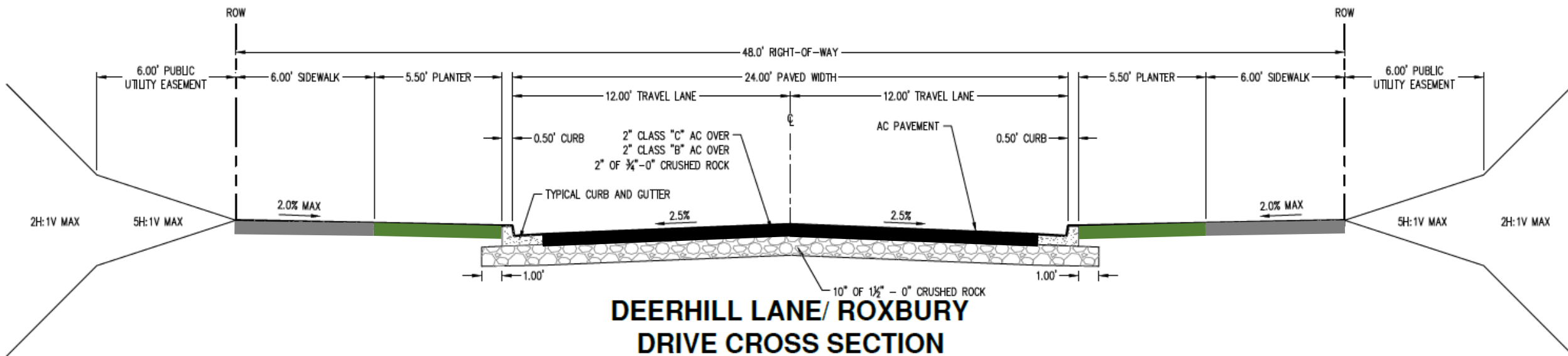
**New
Public
Streets.**



**DEERHILL LANE/ ROXBURY
DRIVE CROSS SECTION**

STA 10+00.00 TO STA 14+35.76
NOT TO SCALE

**New
Public
Streets.**



**DEERHILL LANE/ ROXBURY
DRIVE CROSS SECTION**

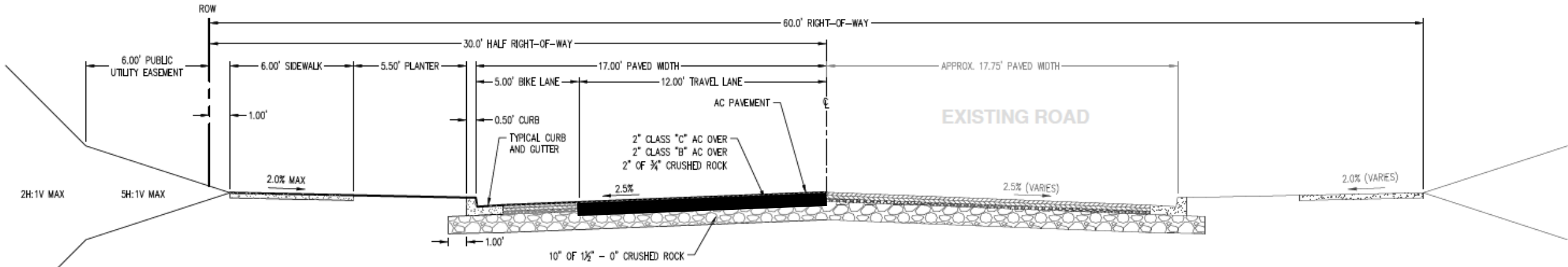
STA 10+00.00 TO STA 14+35.76
NOT TO SCALE

**New
Public
Streets.**

Subdivision Overview.

- 12 SFR Lots
- ± 10,000-11,300 sf
- Deerhill Lane/Roxbury Drive accommodates future connection west
- Improvements to Parker Road

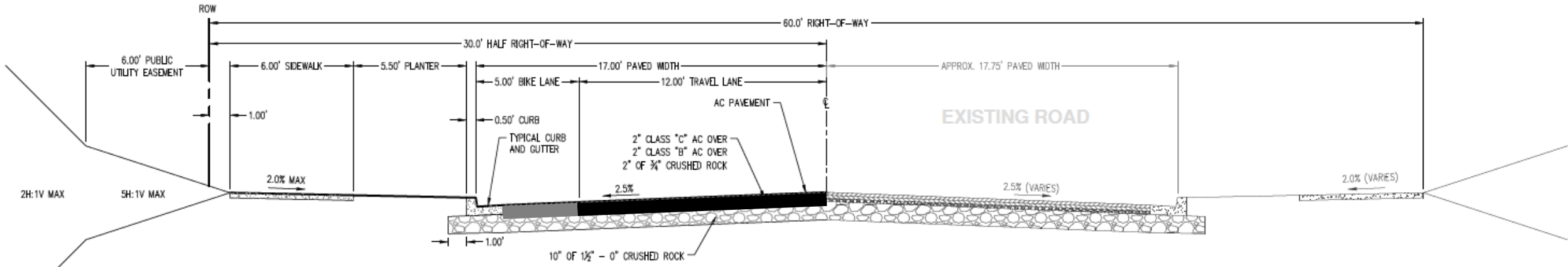




PARKER ROAD (HALF STREET)
CROSS SECTION

STA 10+73.67 TO STA 14+30.04
 NOT TO SCALE

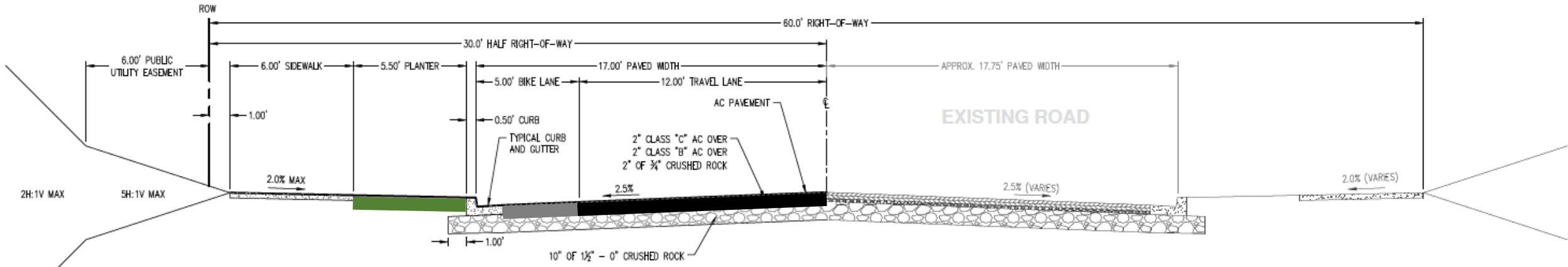
**Half-street
 Improvements.**



PARKER ROAD (HALF STREET)
CROSS SECTION

STA 10+73.67 TO STA 14+30.04
 NOT TO SCALE

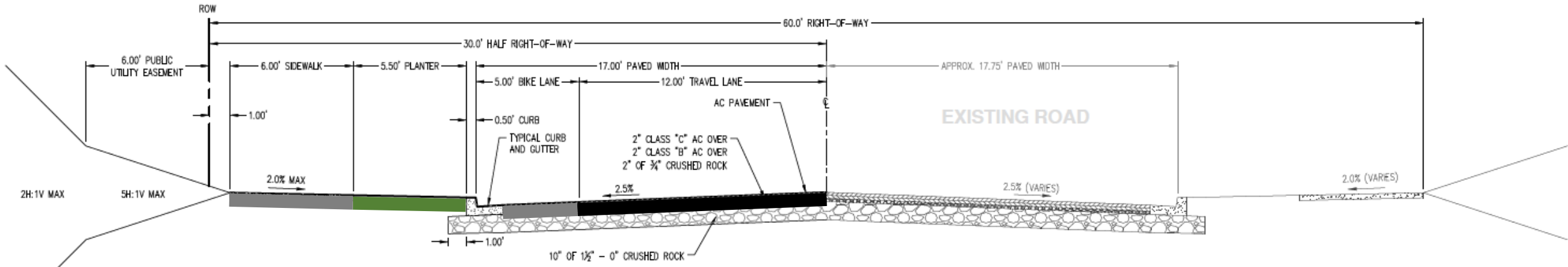
**Half-street
 Improvements.**



PARKER ROAD (HALF STREET)
CROSS SECTION

STA 10+73.67 TO STA 14+30.04
 NOT TO SCALE

**Half-street
 Improvements.**



PARKER ROAD (HALF STREET)
CROSS SECTION

STA 10+73.67 TO STA 14+30.04
 NOT TO SCALE

**Half-street
 Improvements.**

Subdivision Overview.

- 12 SFR Lots
- ± 10,000-11,300 sf
- Deerhill Lane/Roxbury Drive accommodates future connection west
- Improvements to Parker Road
- WRA Protection



Subdivision Overview.

- 12 SFR Lots
- ± 10,000-11,300 sf
- Deerhill Lane/Roxbury Drive accommodates future connection west
- Improvements to Parker Road
- WRA Protection



Natural Resource Preservation.

- Nearly 25,000 sf (16% of site area) of WRA protection
- Ensures vegetation and habitat protection in perpetuity
- Non-buildable land maintained by private property owners



Approval Criteria

- CDC Ch. 85 – Land Divisions
- CDC Ch. 11 – R10 Zoning District
- CDC Ch. 32 – Water Resource Areas
- CDC Ch. 54 – Landscaping
- CDC Ch. 48 – Access, Egress, and Circulation
- CCD Ch. 92 – Required Improvements

Questions?

Zach Pelz, AICP

AKS Engineering & Forestry

12965 SW Herman Road, Suite 100

Tualatin, OR 97068

pelzz@aks-eng.com

(503) 563-6151

