

**DEVELOPMENT REVIEW APPLICATION**

<small>(For Office Use Only)</small>		
STAFF CONTACT <b>Darren Wyss</b>	PROJECT NO(S) <b>SUB-18-03 / WAP-18-04 / WREG-18-03</b>	
NON-REFUNDABLE FEE(S) <b>3,350</b>	RE <b>7,100</b> (FEE)	TOTAL <b>10,450</b>

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

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

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> 3841 & 3843 Mapleton Drive, West Linn	Assessor's Map No.: 2S 1E 24BC
	Tax Lot(s): 400 and 500
	Total Land Area: 1.96 acres.

**Brief Description of Proposal:**

Six lot subdivision for single-family detached homes. Also, Water Resource Area and HCA permits for drainageway corridor.

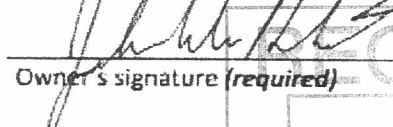
<b>Applicant Name:</b> <small>(please print)</small> Icon Construction & Development, LLC	Phone: (503) 657-0406
Address: 1980 Willamette Falls Drive, Suite 200	Email: mark@iconconstruction.net
City State Zip: West Linn, OR 97068	
<b>Owner Name</b> (required): <small>(please print)</small> John William DeCosta Profit Sharing Plan John William DeCosta, Trustee	Phone: 503-702-0856
Address: 16365 Boones Ferry Rd	Email: john@decosta-properties.com
City State Zip: Lake Oswego, OR 97035	
<b>Consultant Name:</b> <small>(please print)</small> Rick Givens, Planning Consultant	Phone: 503-479-0097
Address: 18680 Sunblaze Dr.	Email: rickgivens@gmail.com
City State Zip: Oregon City, OR 97045	

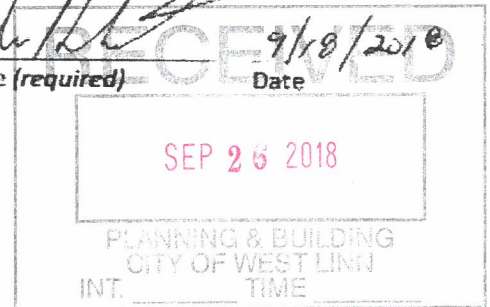
- All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- 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 where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

 9/18/18  
Applicant's signature Date

 9/18/2018  
Owner's signature (required) Date



# TRILLIUM CREEK

## Six-Lot Subdivision Application

### Icon Construction & Development, LLC

**Proposal:** This application requests approval of a 6-lot subdivision to be developed on property located at 3841 and 3843 Mapleton Drive in West Linn. Also requested as a part of this application are Water Resource Area and Habitat Conservation Area Permits associated with a stream corridor through the site. The stream is presently piped through the property, but will be day-lighted as a part of the proposed development.

The property is located on the north side of Mapleton Drive, east of Willamette Drive. The subject property is described as Tax Lots 400 and 500 of Clackamas County Assessor's Map 21E24BC. The site is 1.96 acres (85,367square feet) in area. It is presently vacant, the prior single-family home that had occupied the site having been removed. The subject property is zoned R-10.



Figure 1: Vicinity Map



Figure 2: Aerial Photograph

The proposed development conforms to the applicable provisions of the CDC as follows:

## DIVISION 8. LAND DIVISION

### Chapter 85 GENERAL PROVISIONS

#### 85.170 C. Grading.

A grading plan is included with this submittal. However, recent changes to this section of the Community Development Code now require a geologic report when certain slope conditions exist. The required grading plan and geologic report are included in the applicant's submittal.

#### 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, finds that the following standards have been satisfied, or can be satisfied by condition of approval.*

##### A. Streets.

Comment: Mapleton Drive is designated as a local street in the West Linn Transportation Systems Plan (TSP). It is paved, but needs to be improved to City local street standards along the property's frontage. The site plan shows additional right-of-way being dedicated to meet standards. Frontage improvements, in terms of pavement widening and curbs will be provided. Lots 1 and 6 will be served with driveways from Mapleton Drive. A shared private street will serve lots 2 through 5 via a curb cut onto Mapleton Drive.

No new street names are proposed. Consistent with City standards, the maximum street grades will be well under 15%, as shown on the Street Plan submitted with this application. No gated streets or special entry designs are proposed.

##### B. Blocks and lots.

Comment: No new blocks will be created. Properties to the North, east and west are fully developed and there is no need to provide street stubs. The proposed lots have property lines that are perpendicular to the street; contain sufficient area to meet the requirements of the R-10 zone, and provide for building envelopes that will meet required setbacks. The lots have buildable depths that do not exceed 2.5 times their width.

The development conforms to the provisions of Chapter 48, as discussed below in this report.

85.200(B) (5). No double frontage lots are proposed. The proposed lot lines within the development are approximately at right angles to the streets on which they front, as required by Section 85.200(B)(6). No cul-de-sac streets are proposed. Lots 2 through 5 will be accessed via a shared private driveway. Each lot has an 8' flag stem, with a total easement width of 32 feet. The proposed lots are not large enough to allow for future re-division under the provisions of the R-10 zone.

C. Pedestrian and bicycle trails.

Comment: No pedestrian or bicycle trails are proposed in this development. No bicycle improvements were listed on the Bicycle Master Plan.

D. Transit facilities.

Comment: Not applicable. No transit facilities are proposed or required as there is no TriMet service in this area.

E. Lot grading.

Comment: Grading of the proposed building site will conform to City standards. Preliminary grading for the street area and drainage corridor are shown on the Preliminary Grading Plan submitted with this application. Compliance for individual homes will be reviewed at the time of building permit application.

F. Water.

Comment: City water is available in Mapleton Drive. The proposed project site is in the Robinwood water pressure zone, which has adequate volume and pressure of water to serve the subdivision.

G. Sewer.

Comment: As shown on the Preliminary Utility Plan, there is an existing public sewer line in Mapleton Dr. The sewer developed within the private street will serve Lots 2 through 5 and will connect to the line in Mapleton Dr.

H. Storm.

Comment: As shown on the Preliminary Utility Plan, storm sewer will be installed in the new private street and will drain to the Trillium Creek drainageway. A water quality swale will be provided to meet City standards for pretreatment of storm water prior to release to the drainageway. Individual lots will have rain gardens to accommodate runoff from roof areas. Please refer to the attached storm report for more detail.

We have been advised by Planning staff that the Planning Commission has recently interpreted the Community Development Code to include storm water detention facilities as a major utility, which would require approval of a conditional use permit. The proposed facility differs from the storm detention facility that was discussed at the November 15, 2017 Planning Commission hearing in several ways:

- The proposed facility is not a stormwater detention pond. No water will be detained at this facility. Rather, it is a facility containing vegetative media through which storm water will pass in order to filter sediments and pollutants out of the water prior to discharge to the Willamette River. Because the facility detains no water, it would have a lesser impact on a neighborhood than a facility where there would be standing water for some period of time.
- The scale of the facility is much smaller than the detention pond that was discussed at that hearing (less than 500 sq. ft. vs. nearly 9,000 sq. ft.). This small scale again means lesser potential for impact upon neighboring properties in terms of visibility and amount of storm water involved.

For all of these reasons, we believe that the Planning Commission can find that this is a minor utility that does not require Conditional Use approval.

Finally, in order to preserve all appeal rights, we must raise an objection to the Planning Commission's characterization of storm water detention and, potentially, treatment facilities, as major utilities. They are, in fact, an accessory or ancillary use to residential development. Per the provisions of Chapter 92 of the Community Development Code, as well as the City's Public Works Standards, residential development must provide for storm water detention and treatment. To make storm water facilities that are required in order to develop residential properties a conditional use would have the effect of making residential development itself a de facto conditional use, which would violate Statewide Planning Goal 10.

- I. Utility easements. Utility easements are shown on the plans submitted with this application.
- J. Supplemental provisions.
  1. Wetland and natural drainageways. Comment: There are no wetlands on the property. The drainageway that used to pass through the site was piped many years ago. As a part of the development of this property, Trillium Creek will be restored to an on-grade natural drainageway. A 15 foot from top of bank buffer easement is proposed through the Alternate Review process of Chapter 32, as discussed below.
  2. Willamette and Tualatin Greenways. Comment: See discussion of Chapter 48, below.
  3. Street trees. Comment: Street trees will be provided as required, as shown on the Tentative Plan.
  4. Lighting. Comment: Prior to final plat approval, an analysis of existing street lighting will be conducted and, if necessary, improvements made to comply with these standards. The preliminary design for streetlight placement within the subdivision is shown on the preliminary utility plan. To reduce ambient light and glare, high or low pressure sodium light bulbs will be provided for all streetlights within the subdivision. The lights will be shielded so that the light is directed downwards rather than omni-directional.

5. Dedications and exactions. Comment: No new dedications or exactions to service off-site properties are anticipated in conjunction with this application.
6. Underground utilities. Comment: All utilities within the development will be placed underground, as required by this section.
7. Density requirement. Comment: The density calculations submitted with this application demonstrate that the maximum density permitted on this site is 6 units. The proposed density of 6 units satisfies the minimum density standard.

**Density Calculations**

	Area (sq. ft.)	Allowable Density	Units @1 per 10,000 sq.ft.
Gross Site Area	85,367		
Land in a boundary street right-of-way, water course, or planned open space where density transfer is not requested:	0		
Area in street right-of-way:	10,626		
Net Site Area:	74,741		
Net Area within Type I or II slopes where Developed:	1,946	50%	.097
Area within Type I or II slopes where Density Will be Transferred:	0	75%	0
Area within Water Resource Area-all development transferred.	0	50%	0
Open Space (Type III and IV Lands)	0	100%	0
Type III & IV Land Developed:	72,795	100%	7.4
Base Density Allowed:			7
Total Allowed Density:			7 Units

8. Mix requirement. Comment: Not applicable. This requirement only applies in the R-2.1 and R-3 zones. The subject property is zoned R-10.
9. Heritage trees/significant tree and tree cluster protection. Comment: No heritage trees, as defined in the Municipal Code, are present on the site. Other existing trees are mapped on the Tree Plan, including those identified by the City Arborist as “significant”. Please see discussion of Chapter 55, below.
10. Annexation and street lights. Comment: Not applicable. The subject property is within the city limits.

## Chapter 48 - ACCESS, EGRESS AND CIRCULATION

### 48.025 ACCESS CONTROL

#### B. Access control standards.

1. Traffic impact analysis requirements. *The City or other agency with access jurisdiction may require a traffic study prepared by a qualified professional to determine access, circulation and other transportation requirements. (See also CDC 55.125, Traffic Impact Analysis.)*

Comment: The trip generation rate for single-family homes is approximately 10 vehicle trips per day according to Institute of Transportation Engineers data. One of these trips will occur in the am peak hour and one will occur in the pm peak hour. The proposed subdivision will add six new dwellings. A total of 60 new trips per day would be expected from this development, with 6 occurring in the am peak hour and 6 occurring in the pm peak hour. Because of the small size and limited amount of traffic to be generated by this development, a Traffic Impact Analysis is not required for this project.

2. *The City or other agency with access permit jurisdiction may require the closing or consolidation of existing curb cuts or other vehicle access points, recording of reciprocal access easements (i.e., for shared driveways), development of a frontage street, installation of traffic control devices, and/or other mitigation as a condition of granting an access permit, to ensure the safe and efficient operation of the street and highway system. Access to and from off-street parking areas shall not permit backing onto a public street.*

Comment: Two individual curb cuts (Lots 1 and 6) and one curb cut for a shared private drive (Lots 2 through 5) are proposed. The proposed curb cut location meet the minimum 30 foot separation standard for local streets.

3. Access options. *When vehicle access is required for development (i.e., for off-street parking, delivery, service, drive-through facilities, etc.), access shall be provided by one of the following methods (planned access shall be consistent with adopted public works standards and TSP). These methods are "options" to the developer/subdivider.*

a) Option 1. *Access is from an existing or proposed alley or mid-block lane. If a property has access to an alley or lane, direct access to a public street is not permitted.*

b) Option 2. *Access is from a private street or driveway connected to an adjoining property that has direct access to a public street (i.e., "shared driveway"). A public access easement covering the driveway shall be recorded in this case to assure access to the closest public street for all users of the private street/drive.*

c) Option 3. *Access is from a public street adjacent to the development lot or parcel. If practicable, the owner/developer may be required to close or*



*consolidate an existing access point as a condition of approving a new access. Street accesses shall comply with the access spacing standards in subsection (B)(6) of this section.*

Comment: All lots will take access from either Mapleton Drive or the new private street within the subdivision. The private street has direct access to Mapleton Drive, a local public street, therefore b) is satisfied.

*4. Subdivisions fronting onto an arterial street. New residential land divisions fronting onto an arterial street shall be required to provide alleys or secondary (local or collector) streets for access to individual lots. When alleys or secondary streets cannot be constructed due to topographic or other physical constraints, access may be provided by consolidating driveways for clusters of two or more lots (e.g., includes flag lots and mid-block lanes).*

Comment: The site plan provides local street access for all lots. The site does not abut an arterial street.

*5. Double-frontage lots. When a lot or parcel has frontage onto two or more streets, access shall be provided first from the street with the lowest classification. For example, access shall be provided from a local street before a collector or arterial street. When a lot or parcel has frontage opposite that of the adjacent lots or parcels, access shall be provided from the street with the lowest classification.*

Comment: No double-frontage lots are proposed.

*6. Access spacing.*

*a. The access spacing standards found in Chapter 8 of the adopted Transportation System Plan (TSP) shall be applicable to all newly established public street intersections and non-traversable medians.*

*b. Private drives and other access ways are subject to the requirements of CDC 48.060.*

Comment: The minimum 30 foot access spacing for private driveways onto a local street will be met, as shown on the site plan.

*7. Number of access points. For single-family (detached and attached), two-family, and duplex housing types, one street access point is permitted per lot or parcel, when alley access cannot otherwise be provided; except that two access points may be permitted corner lots (i.e., no more than one access per street), subject to the access spacing standards in subsection (B)(6) of this section. The number of street access points for multiple family, commercial, industrial, and public/institutional developments shall be minimized to protect the function, safety and operation of the street(s) and sidewalk(s) for all users. Shared access may be required, in conformance with subsection (B)(8) of this section, in order to maintain the required access spacing, and minimize the number of access points.*

Comment: Each proposed lot will have one access point, as specified in this section.

8. Shared driveways. *The number of driveway and private street intersections with public streets shall be minimized by the use of shared driveways with adjoining lots where feasible. The City shall require shared driveways as a condition of land division or site design review, as applicable, for traffic safety and access management purposes in accordance with the following standards:*

Comment: Lots 2 through 5 will share access via the proposed private street, consistent with this standard. The private street will serve four lots, the maximum permitted. Lots 1 and 6 will take direct access to Mapleton Drive.

C. Street connectivity and formation of blocks required. *In order to promote efficient vehicular and pedestrian circulation throughout the City, land divisions and large site developments shall produce complete blocks bounded by a connecting network of public and/or private streets, in accordance with the following standards:*

1. Block length and perimeter. *The maximum block length shall not exceed 800 feet or 1,800 feet along an arterial.*

2. Street standards. *Public and private streets shall also conform to Chapter 92 CDC, Required Improvements, and to any other applicable sections of the West Linn Community Development Code and approved TSP.*

3. Exception. *Exceptions to the above standards may be granted when blocks are divided by one or more pathway(s), in conformance with the provisions of CDC 85.200(C), Pedestrian and Bicycle Trails, or cases where extreme topographic (e.g., slope, creek, wetlands, etc.) conditions or compelling functional limitations preclude implementation, not just inconveniences or design challenges. (Ord. 1635 § 25, 2014; Ord. 1636 § 33, 2014)*

Comment: The existing development pattern has set the block length in this area. All adjoining parcels to the west, north and south are fully developed so no new street connections are possible. Required improvement standards of Chapter 92 will be met, as shown on the Street Plan submitted with this application.

#### **48.030 MINIMUM VEHICULAR REQUIREMENTS FOR RESIDENTIAL USES**

*A. Direct individual access from single-family dwellings and duplex lots to an arterial street, as designated in the transportation element of the Comprehensive Plan, is prohibited for lots or parcels created after the effective date of this code where an alternate access is either available or is expected to be available by imminent development application. Evidence of alternate or future access may include temporary cul-de-sacs, dedications or stubouts on adjacent lots or parcels, or tentative street layout plans submitted at one time by adjacent property owner/developer or by the owner/developer, or previous owner/developer, of the property in question.*

Comment: All lots will take access from the internal local street system. No arterial streets are located in this area.

*B. When any portion of any house is less than 150 feet from the adjacent right-of-way, access to the home is as follows:*

- 1. One single-family residence, including residences with an accessory dwelling unit as defined in CDC 02.030, shall provide 10 feet of unobstructed horizontal clearance. Dual-track or other driveway designs that minimize the total area of impervious driveway surface are encouraged.*
- 2. Two to four single-family residential homes equals a 14- to 20-foot-wide paved or all-weather surface. Width shall depend upon adequacy of line of sight and number of homes.*
- 3. Maximum driveway grade shall be 15 percent. The 15 percent shall be measured along the centerline of the driveway only. Variations require approval of a Class II variance by the Planning Commission pursuant to Chapter [75](#) CDC. Regardless, the last 18 feet in front of the garage shall be under 12 percent grade as measured along the centerline of the driveway only. Grades elsewhere along the driveway shall not apply.*
- 4. The driveway shall include a minimum of 20 feet in length between the garage door and the back of sidewalk, or, if no sidewalk is proposed, to the paved portion of the right-of-way.*

Comment: All lots will have individual driveways that conform to these standards. Driveways will be reviewed at the time of building permit application.

*C. When any portion of one or more homes is more than 150 feet from the adjacent right-of-way, the provisions of subsection B of this section shall apply in addition to the following provisions.*

- 1. A turnaround may be required as prescribed by the Fire Chief.*
- 2. Minimum vertical clearance for the driveway shall be 13 feet, six inches.*
- 3. A minimum centerline turning radius of 45 feet is required unless waived by the Fire Chief.*

4. *There shall be sufficient horizontal clearance on either side of the driveway so that the total horizontal clearance is 20 feet.*

Comment: A turn-around, consistent with fire standards, is provided at the end of the private street.

*D. Access to five or more single-family homes shall be by a street built to full construction code standards. All streets shall be public. This full street provision may only be waived by variance.*

Comment: The proposed private street will serve four lots.

*E. Access and/or service drives for multi-family dwellings shall be fully improved with hard surface pavement:*

Comment: Not applicable. No multi-family dwellings are proposed.

*F. Where on-site maneuvering and/or access drives are necessary to accommodate required parking, in no case shall said maneuvering and/or access drives be less than that required in Chapters 46 and 48 CDC.*

Comment: Not applicable. All lots are for single-family homes and all parking will be provided on the home's driveway.

*G. The number of driveways or curb cuts shall be minimized on arterials or collectors. Consolidation or joint use of existing driveways shall be required when feasible.*

Comment: No driveways onto arterial or collector streets are proposed.

*H. In order to facilitate through traffic and improve neighborhood connections, it may be necessary to construct a public street through a multi-family site.*

Comment: Not applicable. No multi-family development is proposed.

*I. Gated accessways to residential development other than a single-family home are prohibited. (Ord. 1408, 1998; Ord. 1463, 2000; Ord. 1513, 2005; Ord. 1584, 2008; Ord. 1590 § 1, 2009; Ord. 1636 § 34, 2014)*

Comment: Not applicable. No gated accesses are proposed.

## **Chapter 55 - DESIGN REVIEW**

As required by this chapter, the applicant retained the services of an arborist (Multnomah Tree Experts) to identify the size, species, and condition of existing trees on the subject property. The trees were surveyed and mapped by Centerline Concepts, Inc., as shown on the Existing Conditions Map submitted with this application. Subsequently, the City Arborist visited the site and determined that 38 of these trees are significant trees. These trees are shown on the Tree Preservation Plan submitted with

this application. The following provisions of Chapter 55 relating to tree preservation are applicable to this proposal:

**B. Relationship to the natural and physical environment.**

*1. The buildings and other site elements shall be designed and located so that 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.*

Comment: No heritage trees are located on the subject property.

*2. All heritage trees, as defined in the municipal code, all trees and clusters of trees ("cluster" is defined as three or more trees with overlapping driplines; however, native oaks need not have an overlapping dripline) that are considered significant by the City Arborist, either individually or in consultation with certified arborists or similarly qualified professionals, based on accepted arboricultural standards including consideration of their size, type, location, health, long term survivability, and/or numbers, shall be protected pursuant to the criteria of subsections (B)(2)(a) through (f) of this section. In cases where there is a difference of opinion on the significance of a tree or tree cluster, the City Arborist's findings shall prevail. It is important to acknowledge that all trees are not significant and, further, that this code section will not necessarily protect all trees deemed significant.*

*a. Non-residential and residential projects on Type I and II lands shall protect all heritage trees and all significant trees and tree clusters by either the dedication of these areas or establishing tree conservation easements. Development of Type I and II lands shall require the careful layout of streets, driveways, building pads, lots, and utilities to avoid heritage trees and significant trees and tree clusters, and other natural resources pursuant to this code. The method for delineating the protected trees or tree clusters ("dripline + 10 feet") is explained in subsection (B)(2)(b) of this section. Exemptions of subsections (B)(2)(c), (e), and (f) of this section shall apply.*

Comment: None of the significant trees identified by the City Arborist are located on slopes that are consistent with Type I or II lands.

*b. Non-residential and residential projects on non-Type I and II lands shall set aside up to 20 percent of the area to protect trees and tree clusters that are determined to be significant, plus any heritage trees. Therefore, in the event that the City Arborist determines that a significant tree cluster exists at a development site, then up to 20 percent of the non-Type I and II lands shall be devoted to the protection of those trees, either by dedication or easement. The exact percentage is determined by establishing the driplines of the trees or tree clusters that are to be protected. In order to protect the roots which typically extend further, an additional 10-foot measurement beyond the dripline shall be added. The square footage of the area inside this "dripline plus 10 feet" measurement shall be the basis for calculating the percentage (see figure below). The*

*City Arborist will identify which tree(s) are to be protected. Development of non-Type I and II lands shall also require the careful layout of streets, driveways, building pads, lots, and utilities to avoid significant trees, tree clusters, heritage trees, and other natural resources pursuant to this code. Exemptions of subsections (B)(2)(c), (e), and (f) of this section shall apply. Please note that in the event that more than 20 percent of the non-Type I and II lands comprise significant trees or tree clusters, the developer shall not be required to save the excess trees, but is encouraged to do so.*

Comment: Much of the site is wooded and, as shown on the Tree Plan submitted with this application, Significant Trees impact every lot in the subdivision (with the exception of Lot 6), as well as the proposed street. This makes full compliance with the 20 percent aspirational standard impracticable while maintaining reasonable building sites. A total of 7,597 sq. ft. of the site is proposed to be placed in tree preservation easement, as shown on the tree plan. This amounts to approximately 9% of site area. This does not mean that all of the Significant Trees located outside of these tree protection areas will be removed; rather it means that it will be necessary to build closer to some of these trees than the dripline-plus-10 standard. Where Significant Trees are located on lot lines or rear yard areas and it is practicable to save the trees, they will be retained.

- c. Where stubouts of streets occur on abutting properties, and the extension of those streets will mean the loss of significant trees, tree clusters, or heritage trees, it is understood that tree loss may be inevitable. In these cases, the objective shall be to minimize tree loss. These provisions shall also apply in those cases where access, per construction code standards, to a lot or parcel is blocked by a row or screen of significant trees or tree clusters.*

Comment: Not applicable. Because surrounding properties are fully developed, there is no need for street stubs.

- d. For both non-residential and residential development, the layout shall achieve at least 70 percent of maximum density for the developable net area. The developable net area excludes all Type I and II lands and up to 20 percent of the remainder of the site for the purpose of protection of stands or clusters of trees as defined in subsection (B)(2) of this section.*

Comment: The density calculations submitted with this application demonstrate that the maximum density for this site would be seven lots. In order to meet the minimum density standard of 70%, a total of five lots must be provided. The proposed density is six lots, which meets both the maximum and minimum density standards.

- e. For arterial and collector street projects, including Oregon Department of Transportation street improvements, the roads and graded areas shall avoid tree clusters where possible. Significant trees, tree clusters, and heritage tree loss may occur, however, but shall be minimized.*

Comment: Not applicable. The site does not abut an arterial or collector street.

- f. *If the protection of significant tree(s) or tree clusters is to occur in an area of grading that is necessary for the development of street grades, per City construction codes, which will result in an adjustment in the grade of over or under two feet, which will then threaten the health of the tree(s), the applicant will submit evidence to the Planning Director that all reasonable alternative grading plans have been considered and cannot work. The applicant will then submit a mitigation plan to the City Arborist to compensate for the removal of the tree(s) on an "inch by inch" basis (e.g., a 48-inch Douglas fir could be replaced by 12 trees, each four-inch). The mix of tree sizes and types shall be approved by the City Arborist.*

Comment: Trees located in the protected portions of the site will not be impacted by site grading.

## **Chapter 92: REQUIRED IMPROVEMENTS**

### **92.010 PUBLIC IMPROVEMENTS FOR ALL DEVELOPMENT**

*The following improvements shall be installed at the expense of the developer and meet all City codes and standards:*

- A. *Streets within subdivisions.*
  1. *All streets within a subdivision, including alleys, shall be graded for the full right-of-way width and improved to the City's permanent improvement standards and specifications which include sidewalks and bicycle lanes, unless the decision-making authority makes the following findings:*

Comment: Mapleton Drive will be improved to City local street standards.

2. *When the decision-making authority makes these findings, the decision-making authority may impose any of the following conditions of approval:*

Comment: Not applicable. This subsection applies only when an applicant is proposing to construct less than full standard streets.

- B. *Extension of streets to subdivisions.* *The extension of subdivision streets to the intercepting paving line of existing streets with which subdivision streets intersect shall be graded for the full right-of-way width and improved to a minimum street structural section and width of 24 feet.*

Comment: As shown on the Grading Plan submitted with this requirement will be met.

- C. *Local and minor collector streets within the rights-of-way abutting a subdivision shall be graded for the full right-of-way width and approved to the City's permanent improvement standards and specifications. The City Engineer shall review the need for street improvements and shall specify whether full street or partial street improvements shall be required. The City Engineer shall also specify the extent of storm drainage improvements required. The City Engineer shall be guided by the*

*purpose of the City's systems development charge program in determining the extent of improvements which are the responsibility of the subdivider.*

Comment: As shown on the Grading Plan submitted with this application, the proposed streets will be graded for the full right-of-way and improved to City standards.

*D. Monuments. Upon completion of the first pavement lift of all street improvements, monuments shall be installed and/or reestablished at every street intersection and all points of curvature and points of tangency of street centerlines with an iron survey control rod. Elevation benchmarks shall be established at each street intersection monument with a cap (in a monument box) with elevations to a U.S. Geological Survey datum that exceeds a distance of 800 feet from an existing benchmark.*

Comment: Monumentation will be installed and/or reestablished at street intersections in accordance with this subsection.

*E. Surface drainage and storm sewer system. 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 off site of a 100-year storm, or the plan and statement shall identify all off-site impacts and measures to mitigate those impacts commensurate to the particular land use application. Mitigation measures shall maintain pre-existing levels and meet buildout volumes, and meet planning and engineering requirements.*

Comment: The project engineer has prepared a storm drainage plan, as shown on the Utility Plan, and a storm report for this project. Please refer to those documents.

*F. Sanitary sewers. Sanitary sewers shall be installed to City standards to serve the subdivision and to connect the subdivision to existing mains.*

- 1. If the area outside the subdivision to be directly served by the sewer line has reached a state of development to justify sewer installation at the time, the Planning Commission may recommend to the City Council construction as an assessment project with such arrangement with the subdivider as is desirable to assure financing his share of the construction.*
- 2. If the installation is not made as an assessment project, the City may reimburse the subdivider an amount estimated to be a proportionate share of the cost for each connection made to the sewer by property owners outside of the subdivision for a period of 10 years from the time of installation of the sewers. The actual amount shall be determined by the City Administrator considering current construction costs.*

Comment: Sanitary sewers are available to this project from an existing line in an easement that crosses the subject property. This sewer will be extended to service all lots within the development, as required by this subsection.

*G. Water system. Water lines with valves and fire hydrants providing service to each building site in the subdivision and connecting the subdivision to City mains shall be installed. Prior to starting building construction, the design shall take into account provisions for extension beyond the subdivision and to adequately grid the City system. Hydrant spacing is to be based on accessible area served according to the*



*City Engineer's recommendations and City standards. If required water mains will directly serve property outside the subdivision, the City may reimburse the developer an amount estimated to be the proportionate share of the cost for each connection made to the water mains by property owners outside the subdivision for a period of 10 years from the time of installation of the mains. If oversizing of water mains is required to areas outside the subdivision as a general improvement, but to which no new connections can be identified, the City may reimburse the developer that proportionate share of the cost for oversizing. The actual amount and reimbursement method shall be as determined by the City Administrator considering current or actual construction costs.*

Comment: No new city water lines are proposed. Individual water meters and private laterals will be provided to all lots from the existing water line in Mapleton Drive.

**H. Sidewalks.**

- 1. Sidewalks shall be installed on both sides of a public street and in any special pedestrian way within the subdivision, except that in the case of primary or secondary arterials, or special type industrial districts, or special site conditions, the Planning Commission may approve a subdivision without sidewalks if alternate pedestrian routes are available. In the case of the double-frontage lots, provision of sidewalks along the frontage not used for access shall be the responsibility of the developer. Providing front and side yard sidewalks shall be the responsibility of the land owner at the time a request for a building permit is received. Additionally, deed restrictions and CC&Rs shall reflect that sidewalks are to be installed prior to occupancy and it is the responsibility of the lot or homeowner to provide the sidewalk, except as required above for double-frontage lots.*

Comment: The applicant will comply with City standards. However, it should be noted that there was strong sentiment expressed at the neighborhood meeting for an alternate design of simply widening the asphalt section of Mapleton Drive to provide for pedestrian circulation. The applicant is willing to consider this option if the Planning Commission should approve this modification.

- 2. On local streets serving only single-family dwellings, sidewalks may be constructed during home construction, but a letter of credit shall be required from the developer to ensure construction of all missing sidewalk segments within four years of final plat approval pursuant to CDC 91.010(A)(2).*

Comment: The applicant will both develop the site and build the homes. Sidewalk construction will be coordinated with the Public Works Department.

- 3. The sidewalks shall measure at least six feet in width and be separated from the curb by a six-foot minimum width planter strip. Reductions in widths to preserve trees or other topographic features, inadequate right-of-way, or constraints, may be permitted if approved by the City Engineer in consultation with the Planning Director.*

Comment: Sidewalks will be installed to City specifications unless an alternate design is approved by the Planning Commission to allow for a wider paved street section to accommodate pedestrian traffic.

4. *Sidewalks should be buffered from the roadway on high volume arterials or collectors by landscape strip or berm of three and one-half-foot minimum width.*

Comment: Not applicable. The site does not abut an arterial or collector street.

5. *The City Engineer may allow the installation of sidewalks on one side of any street only if the City Engineer finds that the presence of any of the factors listed below justifies such waiver:*
  - a. *The street has, or is projected to have, very low volume traffic density;*
  - b. *The street is a dead-end street;*
  - c. *The housing along the street is very low density; or*
  - d. *The street contains exceptional topographic conditions such as steep slopes, unstable soils, or other similar conditions making the location of a sidewalk undesirable.*

Comment: Sidewalks would only be required along the project's frontage on Mapleton Drive.

- I. *Bicycle routes. If appropriate to the extension of a system of bicycle routes, existing or planned, the Planning Commission may require the installation of separate bicycle lanes within streets and separate bicycle paths.*

Comment: No bicycle routes are called for on the local streets within this subdivision.

- J. *Street name signs. All street name signs and traffic control devices for the initial signing of the new development shall be installed by the City with sign and installation costs paid by the developer.*

Comment: The developer will provide all required signs, consistent with City standards.

- K. *Dead-end street signs. Signs indicating "future roadway" shall be installed at the end of all discontinued streets. Signs shall be installed by the City per City standards, with sign and installation costs paid by the developer.*

Comment: Not applicable. No street stubs are proposed.

- L. *Signs indicating future use shall be installed on land dedicated for public facilities (e.g., parks, water reservoir, fire halls, etc.). Sign and installation costs shall be paid by the developer.*

Comment: Not applicable. No public dedications are proposed.

- M. *Street lights. Street lights shall be installed and shall be served from an underground source of supply. The street lighting shall meet IES lighting standards. The street lights shall be the shoe-box style light (flat lens) with a 30-foot bronze pole in residential (non-intersection) areas. The street light shall be the cobra head style*

*(drop lens) with an approximate 50-foot (sized for intersection width) bronze pole. The developer shall submit to the City Engineer for approval of any alternate residential, commercial, and industrial lighting, and alternate lighting fixture design. The developer and/or homeowners association is required to pay for all expenses related to street light energy and maintenance costs until annexed into the City.*

Comment: Street lights will be installed by the developer, consistent with the requirements of this subsection.

*N. Utilities. The developer shall make necessary arrangements with utility companies or other persons or corporations affected for the installation of underground lines and facilities. Electrical lines and other wires, including but not limited to communication, street lighting, and cable television, shall be placed underground.*

Comment: The developer will coordinate with utility companies for the installation of underground facilities for electrical, cable, natural gas, telephone, and street lighting. As required by this section.

*O. Curb cuts and driveways. Curb cuts and driveway installations are not required of the subdivider at the time of street construction, but, if installed, shall be according to City standards. Proper curb cuts and hard-surfaced driveways shall be required at the time buildings are constructed.*

Comment: Curb cuts will be installed at the time of home construction and will be installed to City standards.

*P. Street trees. Street trees shall be provided by the City Parks and Recreation Department in accordance with standards as adopted by the City in the Municipal Code. The fee charged the subdivider for providing and maintaining these trees shall be set by resolution of the City Council.*

Comment: The developer will coordinate with the City Parks and Recreation Department regarding installation of street trees and will be responsible for paying the appropriate fee.

*Q. Joint mailbox facilities shall be provided in all residential subdivisions, with each joint mailbox serving at least two, but no more than eight, dwelling units. Joint mailbox structures shall be placed in the street right-of-way adjacent to roadway curbs. Proposed locations of joint mailboxes shall be designated on a copy of the tentative plan of the subdivision, and shall be approved as part of the tentative plan approval. In addition, sketch plans for the joint mailbox structures to be used shall be submitted and approved by the City Engineer prior to final plat approval.*

Comment: The developer will coordinate with the US Postal Service and the City Engineer regarding the location of joint mailbox clusters and will install them in accordance with this section.

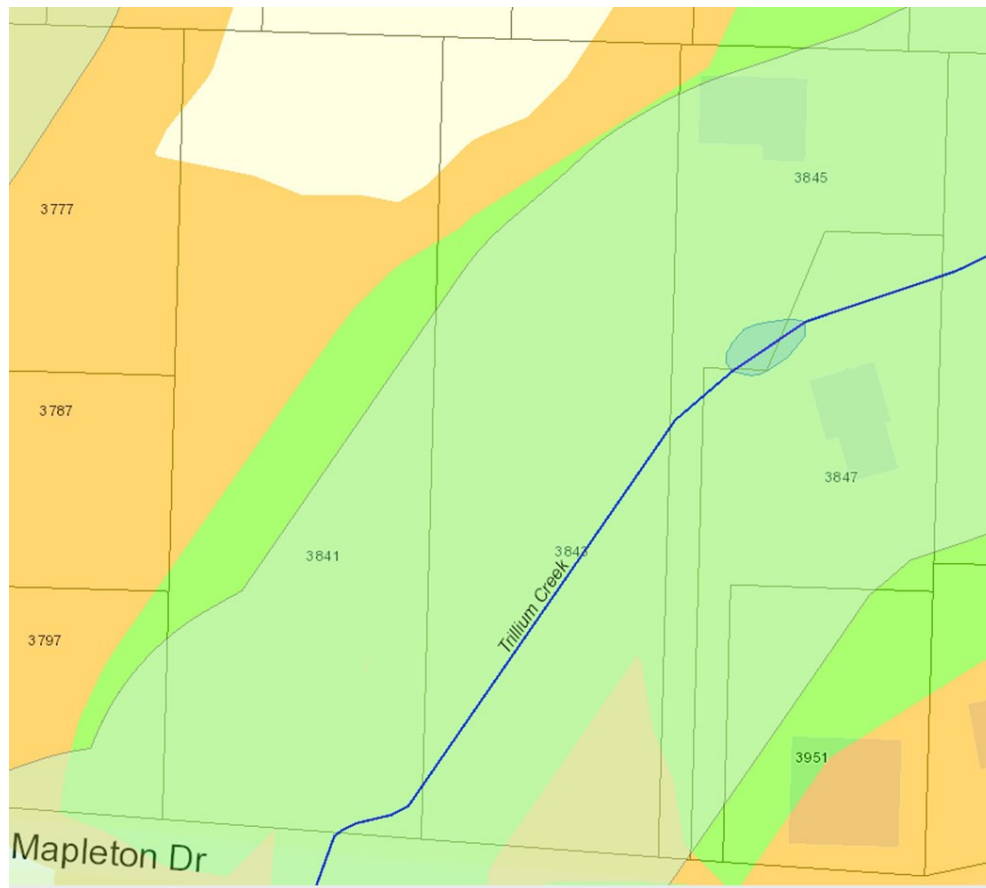
## CHAPTER 28 - WILLAMETTE AND TUALATIN RIVER PROTECTION

### 28.030 APPLICABILITY

A. The Willamette and Tualatin River Protection Area is an overlay zone. The zone boundaries are identified on the City's zoning map, and include:

1. All land within the City of West Linn's Willamette River Greenway Area.
2. All land within 200 feet of the ordinary low water mark of the Tualatin River, and all land within the 100-year floodplain of the Tualatin River.
3. In addition to the Willamette Greenway and Tualatin River Protection Area boundaries, this chapter also relies on the HCA Map to delineate where development should or should not occur. Specifically, the intent is to keep out of, or minimize disturbance of, the habitat conservation areas (HCAs). Therefore, if all, or any part, of a lot or parcel is in the Willamette Greenway and Tualatin River Protection Area boundaries, and there are HCAs on the lot or parcel, a Willamette and Tualatin River Protection Area permit shall be required unless the development proposal is exempt per CDC 28.040.

Comment: The subject property is not within the Willamette River or Tualatin River Greenway. As shown on the map below, City and Metro mapping assumed that the Trillium Creek stream corridor was an open channel through the subject property and, as a result, mapped it as HCA. Additionally, the wooded areas of the property are noted as HCA.



## **28.040 EXEMPTIONS/USES PERMITTED OUTRIGHT**

The use of Habitat Conservation Areas for residential purposes is not listed as a use that is exempt or permitted outright. However CDC 28.040AA does apply to this proposal:

*AA. Lands that are designated as an HCA only due to a forested canopy shall be exempted since trees are already protected in the municipal code and Chapters 55 and 85 CDC. Development of lands that are designated as HCA due to other variables such as wetlands, flood areas and steep slopes shall still be regulated by the provisions of this chapter and not exempted.*

Comment: The areas that are designated HCA due strictly to forested tree canopy are shown in tan on the HCA map. As noted in section 28.070(F) "Lands that are designated as an HCA only due to a forested overstory are exempt under CDC 28.040, Exemptions, since trees are already protected in the municipal code and Chapters 55 and 85 CDC." Therefore, the areas mapped in tan are not subject to the provisions of Chapter 28. Please see discussion of this provision under section 28.070, below, relative to the stream corridor.

## **28.050 PROHIBITED USES**

*The following are prohibited:*

- 1. Residential floating structures, also known as floating homes or houseboats.*
- 2. Permanent ski jumps.*
- 3. More than one dock with or without a boat house per riverfront lot of record, except City-owned tax lots 100, 200, 300, 400, and 500 of Assessor's Map 21 East 24.*
- 4. The location of any dock under any water condition that prevents what would otherwise be historic, safe, uninterrupted water passage.*
- 5. Any new lawn area or garden area consisting primarily of non-native vegetation within HCA lands. A lawn area in the "Allowed Development" area is permitted.*
- 6. Planting of any species identified as nuisance or prohibited plants on the Metro Native Plant List.*
- 7. Non-permitted storage of hazardous materials as defined by the Oregon Department of Environmental Quality and dumping of any materials of any kind.*
- 8. Excessive trimming or removal of existing native vegetation within the HCA unless it is to reestablish native vegetation in place of non-native or invasive vegetation. (Ord. 1576, 2008)*

Comment: None of the uses listed in this section are proposed within the Habitat Conservation Area.

## **28.060 ADMINISTRATION AND APPROVAL PROCESS**

*An application for a protection area permit shall be processed pursuant to the provisions of Chapter 99 CDC, Procedures for Decision-Making: Quasi-Judicial.*

Comment: The application is being processed quasi-judicially, in accordance with the provisions of Chapter 99 of the CDC.

## **28.070 PLANNING DIRECTOR VERIFICATION OF METRO HABITAT PROTECTION MAP BOUNDARIES**

*A. The HCA Map is the basis for identifying and designating the habitat conservation areas in the City. A copy of the latest, updated HCA Map is on file at the City and is adopted by reference for use with this chapter.*

*It is inevitable, given the large area that Metro's HCA Map covers, that there may be some errors. In cases where, for example, three properties share the same contours and the same natural features but the map shows the middle lot with an HCA designation on it, it is reasonable to question the accuracy of that HCA designation. Using tree overstory as the sole basis for HCA designation will also allow a change in designation since trees are already protected in the municipal code and Chapters 55 and 85 CDC.*

The HCA map shown above in this report shows the location of the HCA per the City of West Linn GIS mapping system. As discussed in the attached letter from Schott & Associates, the drainage corridor does not exist in its natural state, having been piped years ago prior to the existence of stream corridor protections. Because of this, the HCA mapping in this area is incorrect.

*B. The Planning Director shall verify the appropriate HCA or non-HCA designation by site visits or consultations with Metro or by other means. Determination is based on whether the Metro criteria are met or whether the Metro designation was based solely on tree overstory in which case a redesignation is appropriate. In cases where the determination is that the map is incorrect, the Planning Director will make a written finding of this as well as the site conditions that led to that conclusion.*

Comment: As discussed in the Schott letter, there are no water-related HCA resources on the subject property and, therefore, the stream corridor designation should not be applied to this property.

*C. Class B public notice, per Chapter 99 CDC, shall be required prior to issuance of the redesignation decision if it involves redesignation of the HCA boundary to allow the construction of, or addition to, a house.*

Comment: The required notice will be provided.

*D. This determination and findings shall become part of the City record and part of the record for any associated land use application. The Planning Director shall also include in the record the revised map boundary. The Planning Director's determination and map revisions shall also be sent to Metro so that their map may be corrected as necessary.*

Comment: If approved, this requirement will be met by the City.

*E. The Planning Director determination is appealable to the City Council per Chapter 99 CDC.*

Comment: The applicant recognizes that the determination is appealable.

*F. Lands that are designated as an HCA only due to a forested overstory are exempt under CDC 28.040, Exemptions, since trees are already protected in the municipal code and Chapters 55 and 85 CDC. Similar exemptions apply to lands that exhibit no constraints. (Ord. 1576, 2008; Ord. 1604 §§ 25 – 28, 2011)*

Comment: The areas shown in tan are exempt due to this provision as there are no habitat resources in those areas other than forested overstory.

### **28.110 APPROVAL CRITERIA**

*No application for development on property within the protection area shall be approved unless the decision-making authority finds that the following standards have been met or can be met by conditions of approval. The development shall comply with the following criteria as applicable:*

Comment: Upon approval of a change in designation, these provisions will no longer apply.

## **Chapter 32 WATER RESOURCE AREA PROTECTION**

Comment: As discussed above, Trillium Creek drainage is presently underground in a culvert from Mapleton Drive to the east border of the subject property. The applicant proposes to regrade the site to reestablish an on-grade channel for the creek, as shown on the Grading Plan submitted with this application. The provisions of CDC 32.070 allow the use of lesser setbacks than would normally be required in instances such as this where drainageways are reestablished. Please see the analysis by Schott & Associates addressing this section of Code.



## SCHOTT & ASSOCIATES Ecologists & Wetlands Specialists

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21018 NE Hwy 99E • P.O. Box 589 • Aurora, OR 97002 • (503) 678-6007 • FAX: (503) 678-6011

September 26<sup>th</sup>, 2018

Rick Givens  
18680 Sunblaze Drive  
Oregon City, OR 97045

Re: Trillium Creek – HCA

Dear Rick;

Schott & Associates was requested to complete a site visit to the property located at 3841 Mapleton Drive in West Linn, Oregon. Several years ago I worked on this site. At the time it was being used as a staging area for what I believe was a new water line. There used to be a house on the site, which was torn down some time after 2016. I completed an additional site visit September 26<sup>th</sup>, 2018 to verify onsite conditions.

The driveway to the old house still exists extending north from Mapleton Drive. A creek extending from the south under Mapleton Drive enters a culvert just north of the southeaster property line. The culvert heads in a northeasterly direction. The creek daylights approximately 45 feet before it flows offsite along the eastern site boundary. The creek is perennial as it was flowing during the September site visit.

The front portion of the site is an open field dominated by colonial bentgrass (*Agrostis capillaris*). It appears that the field used to be the lawn for the house that was present on the property. There is a line of maples and spruce trees along the front half of the western property line. Some, if not all, of these trees were planted. The spruce trees are not native to the valley. There is a band of big-leaf maples (*Acer macrophyllum*), Douglas firs (*Pseudotsuga menziesii*) and grand fir (*Abies grandis*) just to the north of the middle of the property. The understory consists of English ivy (*Hedera helix*) and vinca minor. There are little to no shrubs in the understory.

It is apparent that when the house was occupied the forested area was kept in a park like condition and was part of the yard area for the house. The presence of both ivy and vinca, which are non-native, help support the contention that the forested area was part the yard. In addition, there is a large locust tree mixed in with the native trees. North of this forested area is another grass dominated area. Historical aerial photographs show this area was kept mowed. Finally, there is a band of big leaf maple and Douglas firs along the north property line.

The topography of the site slopes to the east. It is obvious that there has been some site grading years ago. The area where the house used to be located was flattened, as was the driveway. In addition, the area with the culvert is not natural topography. This area appears to have been filled, probably when



the culvert was first installed. A quick review of aerial photograph available on Google Earth revealed that the culvert has been in place prior to 1994. In addition, the lot to the east is significantly lower than this site, again suggesting the historical filling.

The HCA maps shows the creek extending through the site with 100ft setbacks on both sides. There has been an obvious mapping error by Metro on this site. The creek was in a culvert long before Metro did its mapping of streams and wetlands. Metro, at the time of the mapping, recognized that there would be mapping errors and provided a provision for correcting the obvious errors. A culverted stream is not, by any definition, a HCA area, and since it not an HCA area, there isn't a corridor or setback. The proposed development proposes on day-lighting the stream and providing a 15ft buffer on each side of the stream. The road into the proposed development will cross the stream.

Creating an open channel will be a benefit to the stream. First it will help slow water movement through the site. The proposed channel will be longer than the existing culvert, which will result in water taking longer moving through the site. In addition, water moves faster through a culvert than it does through an open channel since the culvert is smoother than an open channel. Second, an open channel will provide habitat for amphibians and other wildlife species that is not currently accessible via the culvert. Finally, an open channel will help improve water quality. Most urban streams tend to have excess nutrients and other pollutants. The plants growing in and adjacent to the stream will help remove some of these pollutants.

Sincerely,



Martin R. Schott, Ph.D.

# Preliminary Storm Drainage Investigation

Address: West Linn, Oregon

Date: September 24, 2018



## NARRATIVE:

Infiltration tests were conducted @ 3797, 3787, & 3777Mapleton Drive for the three new parcels this year. This property is adjacent to the subject property with similar soils. There is no indication of a high water table and the USDA finds the soil to be 1B Aloha silt loam with a hydrological soil group C/D. The soils on the adjacent property were found to be a light brown stiff clay silt/loam with no with rocks. The infiltration rates were found be between 1-2 inches per hour. Assuming that similar sized houses will be constructed on this property.

For the individual lots:

Roof = 5072 SF = 0.116acres

## PROPOSED:

2- StormTech SC-740-infiltration units - & 15 LF 48" drywell.

Footprint = ( 17.56 X 6 ) + ( 10 X 8 ) = 185.4 Square feet

---

XXXXXXXXXXXXXXXXXXXXXXXXX S.C.S.TYPE-1A DISTRIBUTION XXX  
XXXXXXXXXXXXX 10-YEAR 24-HOUR STORM xxxx 3.20" TOTAL PRECIP. XXX

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ENTER: A(PERV),CN(PERV),A(IMPERV),CN(IMPERV),TC FOR BASIN NO. 1

0.0,86,0.116,98,5

DATA PRINT OUT:

AREA(ACRES)	PERVIOUS		IMPERVIOUS		TC(MINUTES)
	A	CN	A	CN	
.1	.0	86.0	.1	98.0	5.0
PEAK-Q(CFS)	T-PEAK(HRS)		VOL(CU-FT)		
.10	7.67		1249		

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH:

C:1maple

SPECIFY: C - CONTINUE, N - NEWSTORM, P - PRINT, S - STOP

S

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ENTER OPTION

RESERVOIR ROUTING INFLOW/OUTFLOW ROUTINE

SPECIFY [d:][path]filename[.ext] OF ROUTINE DATA)

C:m1data

DISPLAY ROUTING DATA (Y or N)

Y

ROUTING DATA:

STAGE (FT)	DISCHARGE (CFS)	STORAGE (CU-FT)	PERN-AREA(SQ-FT)
.00	.00	.0	.0
11.50	.00	520.7	276.0
12.00	.00	575.8	276.0
12.50	.00	662.2	276.0
13.00	.00	746.1	276.0
13.50	.00	826.2	276.0
14.00	.00	900.2	276.0
14.50	.00	962.4	276.0
15.00	.00	1017.6	276.0

AVERAGE PERM-RATE: 56.4 MINUTES/INCH

SATURATED PERM-RATE: 56.4 MINUTES/INCH

GROUND STORAGE BEFORE SATURATION: .00 CU-FT/SQ-FT

ENTER [d:][path]filename[.ext] OF COMPUTED HYDROGRAPH:

C:maple

INFLOW/OUTFLOW ANALYSIS:

PEAK-INFLOW(CFS) PEAK-OUTFLOW(CFS) OUTFLOW-VOL (CU-FT)

.10 .00 0

INITIAL-STAGE (FT) TIME-OF-PEAK(HRS) PEAK-STAGE-ELEV(FT)

.00 23.83 13.58

PEAK STORAGE: 830 CU-FT

INFILTRATED VOLUME: 889 CU-FT

ENTER [d] [path] filename [.ext] FOR STORAGE OF COMPUTED HYDROGRAPH:

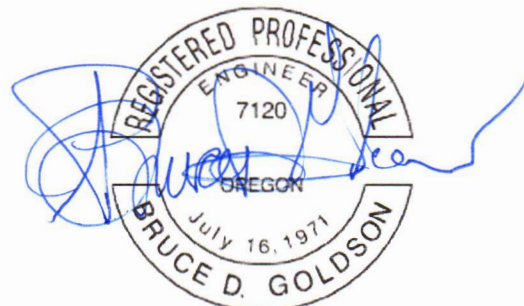
### Private Drive:

Storm water from the private drive will be collected at the low point with catch basins on either side of the drive. The catch basins will be trapped to catch sediment with the flow being directed to a rain garden facility outside the new drainage corridor for infiltration and overflow discharged to the open channel.

Prepared By:

Bruce D. Goldson, PE

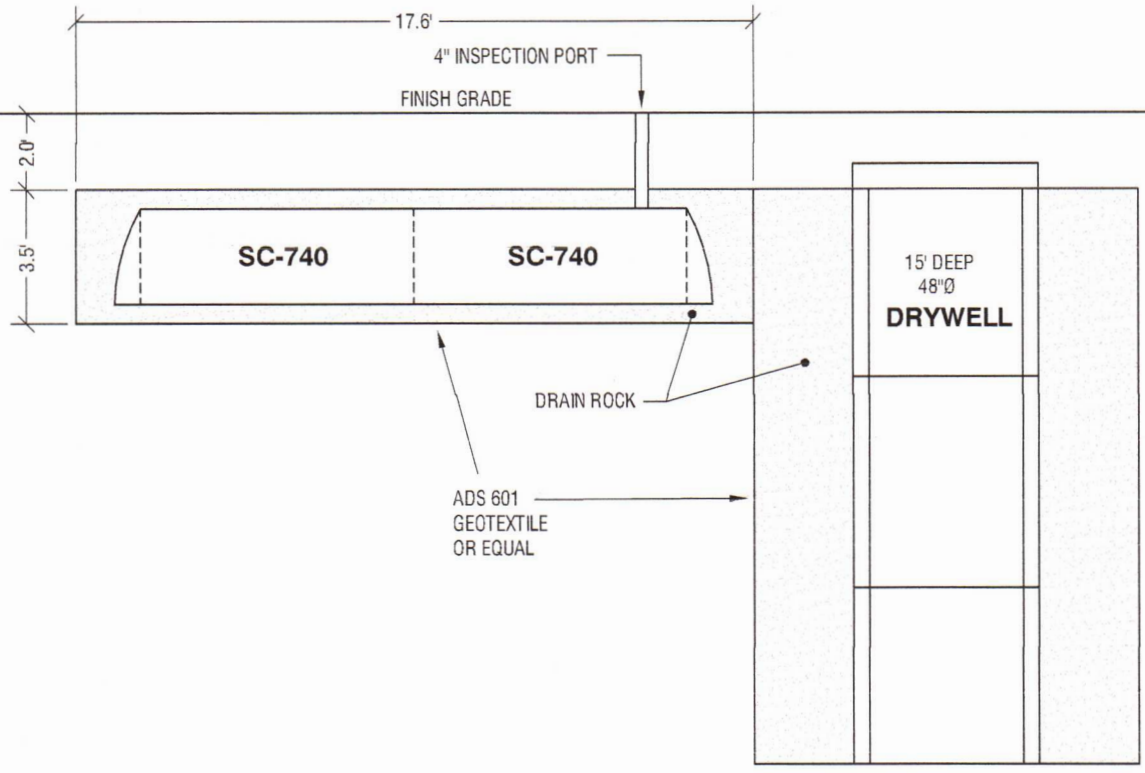
Theta, llc



2014-129T

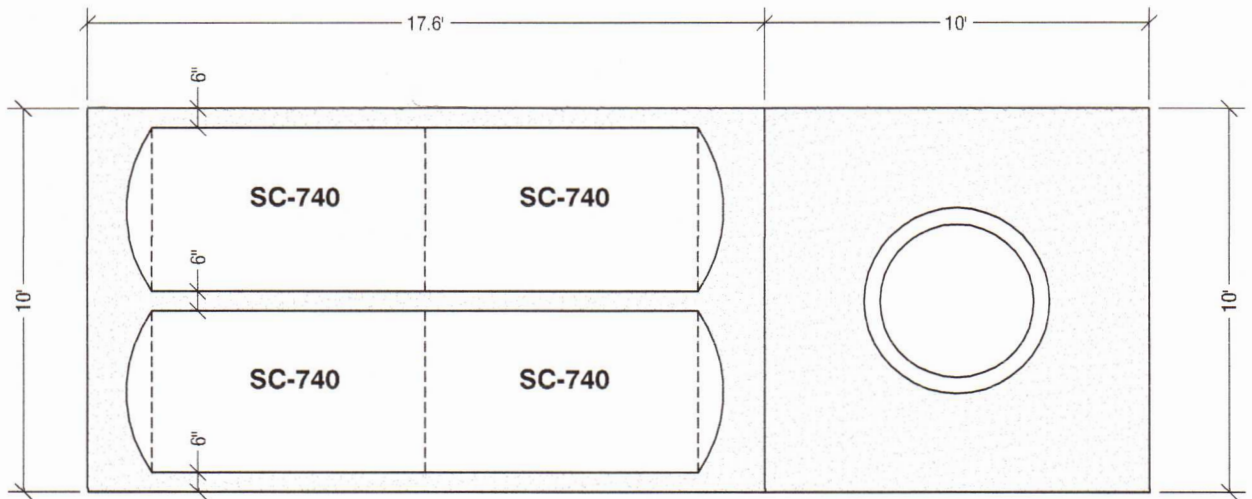
EXPIRES: 06/30/2019

SIGNATURE DATE: \_\_\_\_\_



**ELEVATION**

SCALE: 1" = 5'



**PLAN**

SCALE: 1" = 5'

2014-129

STORM ANALYSIS

**Theta, llc**

ENGINEERING - SURVEYING - PLANNING

PO Box 1345  
Lake Oswego, Oregon 97035

503/481-8822  
email: thetaeng@comcast.net

Mapleton Drive  
West Linn, Oregon

**Clackamas County Area, Oregon (OR610)**

Clackamas County Area, Oregon  
(OR610)

<b>Map Unit Symbol</b>	<b>Map Unit Name</b>	<b>Acres in AOI</b>	<b>Percent of AOI</b>
1B	Aloha silt loam, 3 to 6 percent slopes	1.5	100.0%
<b>Totals for Area of Interest</b>		<b>1.5</b>	<b>100.0%</b>



August 23, 2018

**Rick Givens**  
**Planning Consultant**  
18680 Sunblaze Dr.  
Oregon City, Oregon 97045

Mr. James O'Toole, President  
Robinwood Neighborhood Association  
2612 Robinwood Way  
West Linn, OR 97068

Dear Mr. O'Toole:

I'd like to thank you for your assistance in arranging a neighborhood meeting date for a proposed six-lot subdivision on property located at 3841 and 3843 Mapleton Drive in West Linn. This letter is being sent to you to fulfill the technical requirements of Section 99.038C of the West Linn Community Development Code (CDC) that we contact you via certified mail to arrange the date for the meeting. As we have discussed in our telephone conversation, it is too late to meet the 20 day notice requirements of the CDC for your regularly scheduled meeting on the 11<sup>th</sup> of September, and the agenda for your regular meeting in October is full. For this reason, you have agreed to help with arranging a date for a special meeting in September and will get back to me with the details of the date and time so that we can send out the required notice at least 20 days in advance of the meeting.

We appreciate your willingness to assist us with scheduling the meeting. Thanks again,

Rick Givens

cc: Kazi Ahmed, Vice President Robinwood Neighborhood Association  
Mark Handris, Icon Construction & Development, LLC

Notice of Neighborhood Meeting Regarding  
A Proposed 6-Lot Subdivision  
Located at 3841 & 3843 Mapleton Drive

Hello,

You are invited to attend a neighborhood meeting to discuss a proposed development in your area. Icon Construction & Development, LLC is proposing to construct a 6-Lot subdivision on property located at 3841 & 3843 Mapleton Drive in West Linn.

As required by the West Linn Community Development Code, prior to the submittal of an application to the City of West Linn for preliminary approval of this project, a meeting with neighbors will be held to present the conceptual plan for the project, to answer questions and for the developers to receive feedback from those in attendance. This notice of the meeting is being mailed to owners of property located within 500 feet of the boundaries of the subject property. The notice is also being mailed to officers of the Robinwood Neighborhood Association as the property is located within the Robinwood Neighborhood Association boundary.

The proposed development is scheduled to be presented at a special meeting of the Robinwood Neighborhood Association on September 25, 2018. There may be other items on the agenda in addition to this project. Meeting time and place are:

7:00 pm on Tuesday, September 25, 2018  
Robinwood Station  
3706 Cedaroak Drive  
West Linn, Oregon 97068.

We look forward to meeting with you. If you cannot attend in person, but have questions regarding the project, please feel free to contact the project planning consultant, Rick Givens. You may phone him at (503) 479-0097 or contact him via email at [rickgivens@gmail.com](mailto:rickgivens@gmail.com).

**AFFIDAVIT OF NOTICE**

STATE OF OREGON            )  
  )  
County of Clackamas        )        SS

I, Richard Givens, Planning Consultant for Icon Construction & Development, LLC, declare that on August 23, 2018 notice of a neighborhood meeting was provided, in the case of the Trillium Creek Subdivision, pursuant to Chapter 99.083 of the West Linn Community Development Code. Notice was mailed to property owners within 500 feet of the project site, and to the officers of the Robinwood Neighborhood Association. This notice was for a 6-lot subdivision.

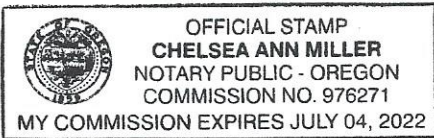
*Richard Givens*  
RICHARD GIVENS  
PLANNING CONSULTANT

9/26/2018  
DATE

SUBSCRIBED AND SWORN TO before me this 26 day of September, 2018, by

*Chelsea Ann Miller*  
NOTARY PUBLIC FOR OREGON

My Commission Expires: July 4, 2022







**U.S. Postal Service™  
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 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.50

Total Postage and Fees \$6.70

Sent To Kazi Ahmed  
 Street and Apt. No., or PO Box No. 18649 Midhill Circle  
 City, State, ZIP+4® West Linn, OR 97068

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



6946 4455 0000 0722 9702

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 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.50

Total Postage and Fees \$6.70

Sent To James O'Toole  
 Street and Apt. No., or PO Box No. 2612 Robinwood Way  
 City, State, ZIP+4® West Linn, OR 97068

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

James O'Toole  
2612 Robinwood Way  
West Linn, OR 97068



9590 9402 2409 6249 9332 76

2. Article Number (Transfer from service label)

7016 2710 0000 5544 9469

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X [Signature]

- Agent  
 Addressee

B. Received by (Printed Name)

[Signature]

C. Date of Delivery

8/22/18

D. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes  
 No



3. Service Type

- Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail  
 Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Kazi Ahmed  
18649 midhill Circle  
West Linn, OR 97068



9590 9402 2409 6249 9332 83

2. Article Number (Transfer from service label)

7016 2710 0000 5544 9445

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X [Signature]

- Agent  
 Addressee

B. Received by (Printed Name)

KAZI I. AHMED

C. Date of Delivery

8/28/18

D. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes  
 No



3. Service Type

- Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

5446 4455 0000 0722 9702

# Notice of Neighborhood Meeting

## Regarding A Proposed 6-Lot Subdivision Located at 3841 & 3843 Mapleton Drive

You are invited to attend a neighborhood meeting to discuss a proposed 6-Lot subdivision on property located at 3841 & 3843 Mapleton Drive in West Linn. As required by the West Linn Community Development Code, prior to the submittal of an application to the City of West Linn for preliminary approval of this project, a meeting with neighbors will be held to present the conceptual plan for the project, to answer questions and for the developers to receive feedback from those in attendance.

The proposed development is scheduled to be presented on September 25, 2018 at a special meeting of the Robinwood Neighborhood Association. There may be other items on the agenda in addition to this project. Meeting time and place are:

7:00 pm on Tuesday, September 25, 2018  
Robinwood Station  
3706 Cedaroak Drive  
West Linn, Oregon 97068

If you cannot attend, but would like further information, please contact the project's planning consultant:

Rick Givens  
(503) 479-0097

# Neighborhood Meeting Minutes

## Trillium Creek Subdivision

September 25, 2018

Location: Robinwood Community Center

Developer: Icon Construction & Development, LLC.

The plan to divide property located at 3841 Mapleton Drive into a 6-lot subdivision was shared with attendees. Rick Givens, planning consultant for the project, and Darren Gusdorf of Icon Construction and Development, LLC, made the presentation.

A preliminary plat showing the proposed subdivision and the placement of the street and lots was presented. Mr. Givens noted that the existing piped creek would be day-lighted during the development of the property and that a 15 foot stream corridor easement would be provided on both sides of the creek to protect the drainageway. He explained that while the site contained enough area for there to be seven lots on the site, six lots are proposed. The lots all exceed 10,000 sq. ft. and some are significantly larger. He also explained that trees, particularly along the northern boundary of the site as well as isolated trees on the east and west borders would be preserved responsibly. Mr. Givens also explained the process for the review of the project by the City of West Linn and noted that notice of the public hearing before the West Linn Planning Commission would be provided to the owners of properties within 500 feet of the site.

Topics discussed included:

1. Construction period length and construction management to minimize impact on traffic on Mapleton Dr.
2. Setbacks from the day-lighted stream corridor and why it's allowed to be 15' instead of typical 50' to 100' setbacks from existing creeks.
3. Size of homes and home placement. Neighbors don't want houses too close to creek.
4. Concerns about impacts on downstream properties from opening up the creek. Neighbors say that they have problems with seasonal flooding and cedar trees dying due to wet conditions. Icon will have its engineer look at this issue and talk with neighbors.
5. Sidewalks – Many neighbors don't want standard concrete "sidewalks to nowhere". Others noted that they would like a paved surface because of needs for wheelchair and stroller access. Some suggested extending the asphalt on Mapleton to provide for pedestrian needs rather than having standard sidewalks. Mr. Givens explained that the City's CDC calls for sidewalks, but noted that community preferences should be commented on in testimony to the Planning Commission.
6. Tree preservation. Neighbors seemed primarily interested in trees on periphery for screening purposes.

7. It was requested that an email from Mr. Hopkins and our responses to that email be included in the minutes of that meeting. That email is attached below.

RE: "Proposed" 6-lot subdivision, Mapleton Drive

From: [Rickgivens@gmail.com](mailto:Rickgivens@gmail.com)

To: [sfhopkins9@aol.com](mailto:sfhopkins9@aol.com)

Hello, Mr. Hopkins:

Sorry for the delay in getting back to you, but the end of last week was a final push on another project. I'm sorry that you won't be able to attend tomorrow night's meeting, but I've tried to answer your questions as best I can:

- 1) Will the culverted stream that flows diagonally through the property be "sun-lighted"? If so, how much setback will be required for the houses? **Not yet final, but our plan is to open up the culverted creek. The City requires a 15' setback easement from the bank of the creek.**
- 2) Three houses are already in place and equipment is already tearing up the rest of the property. What is the estimate for completion of the "proposed" subdivision? **The three lot partition is on property that is not a part of the subdivision application. A previous land division was approved for that property. My client, Icon Construction and Development, has 3 houses constructed on the existing 3-lot partition. This property has had no construction equipment on it aside from recent test pits for a geological report. Development construction will take 3 months once final engineering is approved and permits are issued. Home construction takes 6 months per home. Likely going to build all homes within a few months of one another.**
- 3) It was not clear to us from the map enclosed with your notice how the entry/exit for six of the houses will line up with driveways across the street. Will it be directly across the street from our driveway at 3910 Mapleton? **- We need to investigate this.**
- 4) Will there be room to park at least two cars in garages at each house? We have had a problem with people parking across the street from our driveway and all along the street next to the "proposed" subdivision. **Yes, every garage will have a minimum of 2 spaces + at least 2 spaces on each driveway, the same as the 3 homes Icon built next door.**
- 5) Will construction workers' cars and trucks continue to be parked on the street throughout the construction? Parking on both sides, they have often been reducing the street to one lane, limiting sightlines and creating dangerous conditions. **Not continual, but when working in the street to complete off site street improvements, this is unavoidable.**
- 6) Will construction trucks leaving the site be allowed to turn left on highway 43? This would be a major inconvenience for Mapleton residents. **Trucks will be allowed to access 43 in accordance to legal traffic ingress/egress.**
- 7) Will our utilities be affected when the subdivision's utilities are under development? If so, how will you prepare us for the inconvenience? **There should be no neighbor utility cross-over aside from the two neighbors directly across the street IF the city requires the power and com lines be disconnected and**

placed underground. This is not yet determined at this time and likely the city will allow us to leave the poles/lines aerial, which would mean no reconnection to our neighbors of any kind. If this is required, the impact is minimal and down time is completed during the work day (not left disconnected for long durations of time). We convert power and com lines all the time, and the impact to our neighbors is minimal if at all.

8 Will the developer make an effort to avoid wires across the street to existing homes and repair damages caused by high rigs? We had a wire ripped out twice during the water plant construction. **Yes, of course.**

9) Will there ALWAYS be access for emergency and service vehicles the length of the street during the construction? **Yes, flaggers may be needed during street connections/improvements which would always leave one lane open for ingress/egress and emergency. There should be no need at anytime to close the street entirely.**

10) How much house "vibration" and noise can we expect during the construction? The noise from the digging operation across the street is already very distracting. **Development and home construction will be the same as what was experienced during the development and home construction as completed on Icon's 3-home project next door.**

11) What will be the days and hours of construction? **Per city code, which is 7 – 7 M-F, 9-5 on Saturday. No work on Sunday. Icon's crews are generally working between the hours of 8-5, M-F.**

9-25-18

**"Special"**  
ROBINWOOD NEIGHBORHOOD ASSOCIATION

Name (Please Print)	Address	E-Mail Address
Jim Elaine Oros	Robinwood way	
Lisa Clifton		
Monty Merrill	3701 Mapleton DR.	
Judi Embler	43 yrs on the street 4080 Mapleton Dr	
Lisa Clifton	Ridgewood Way	
Randall Vastabend	[REDACTED]	
Sharon & Dennis Pollmann	3879 Kesthorpe Way, West Linn	Sharonpollmann @ comcast.net
Christine Steel		
Cindy Kauffman	3993 Mapleton Dr West Linn.	Cindy@Cascadefoodbankres.com
Don Kauffman	"	
Mary Robinson	3960 Mapleton Dr West Linn OR	drcanes4@gmail.com
Dane Robinson	"	"
Val Sabo	4110 Mapleton	on record

9-25-18

# "Special"

ROBINWOOD NEIGHBORHOOD ASSOCIATION

Name (Please Print)	Address	E-Mail Address
JASON FABER	4025 Mapleton Dr West Linn OR 97068	
RICK SYRON DANA RAYAL	3820 Mapleton DR. West Linn OR 97068	RickerDunn@yahoo.com
Jodi Brush	3760 Mapleton Dr. West Linn, OR	jodinjava@hotmail.com
Mary Hei	19050 Nixon WL	
Sam Murphy	3847 Mapleton Dr. West Linn, OR 97068	
DARRAL GUSPORN	1742 19 <sup>th</sup> St. West Linn OR	DARRAL@ICONCONSTRUCTION.NET
Rick Givens	18680 Sunblaze Dr. Oregon City, OR	rickgivens@gmail.com
Mark & Joey Schnackenberg	3787 Mapleton Dr. West Linn 97068	fishmojo21@hotmail.com
Jerry Nemer	3876 Kuntzpe Wy west Linn 97068	<del>jnemer@comcast.net</del> jnemer@comcast.net
John & Jen SNOODGRASS	3777 MAPLETON OR WL 97068	SNOODGRASSJOHN@GMAIL.COM
Steve McClure	3845 Mapleton Dr WL 97068	smcclure11@msn.com
Lisa Ledson	4000 mapleton Dr.	lisaledson@icloud.com

Lora Hecht 18340 Nixon lorajean44@gmail.com



21E24 00600  
Oregon Parks & Recreation Dept  
725 Summer St NE #C  
Salem, OR 97301

21E24BB02800  
City Of West Linn  
22500 Salamo Rd #600  
West Linn, OR 97068

21E24BB02900  
Carol & Kevin Bryck  
Po Box 603  
West Linn, OR 97068

21E24BB03100  
Steven Robert Geidl  
3791 Kenthorpe Way  
West Linn, OR 97068

21E24BB03200  
Joseph Leatherberry  
3815 Kenthorpe Way  
West Linn, OR 97068

21E24BB03201  
Paul Hansen  
3810 Cedaroak Dr  
West Linn, OR 97068

21E24BB03300  
Samuel Humphrey  
3850 Cedaroak Dr  
West Linn, OR 97068

21E24BB03301  
Kenneth David & Leilani Chitwood  
3851 Kenthorpe Way  
West Linn, OR 97068

21E24BB03400  
Dennis & Sharon Pollmann  
3879 Kenthorpe Way  
West Linn, OR 97068

21E24BB03501  
Neal Ely  
13183 SE Spring Mountain Dr  
Happy Valley, OR 97086

21E24BB03600  
Clinton & Katrin Arp  
3979 Kenthorpe Way  
West Linn, OR 97068

21E24BB03701  
Lawrence Olsen  
3993 Kenthorpe Way  
West Linn, OR 97068

21E24BB03800  
James Hackett  
Po Box 193  
Lake Oswego, OR 97034

21E24BB03900  
Eric & Jennifer Predeek  
3880 Kenthorpe Way  
West Linn, OR 97068

21E24BB03901  
Carmen & Jennifer McDonald  
3882 Kenthorpe Way  
West Linn, OR 97068

21E24BB04000  
Jerry Nemer  
3876 Kenthorpe Way  
West Linn, OR 97068

21E24BB04100  
Annette Barnes  
3840 Kenthorpe Way  
West Linn, OR 97068

21E24BB04200  
Toby & Lauren Espinosa  
3820 Kenthorpe Way  
West Linn, OR 97068

21E24BB04300  
Amy Hajihashemi  
3780 Kenthorpe Way  
West Linn, OR 97068

21E24BB04301  
David Bucholz  
3774 Kenthorpe Way  
West Linn, OR 97068

21E24BB04302  
Steven & Heidi Smith  
3750 Kenthorpe Way  
West Linn, OR 97068

21E24BB04303  
Stephen & Darla Esnard  
3786 Kenthorpe Way  
West Linn, OR 97068

21E24BB04400  
Shane Hu  
3852 Fairhaven Dr  
West Linn, OR 97068

21E24BB04401  
Melissa S J & Robert Poyser  
3700 Kenthorpe Way  
West Linn, OR 97068

21E24BB04501  
Jason Souza  
3630 Kenthorpe Way  
West Linn, OR 97068

21E24BB04600  
Byron Brady  
20182 Old River Dr  
West Linn, OR 97068

21E24BB04700  
Tracy Taylor  
20240 Old River Dr  
West Linn, OR 97068

21E24BC00100  
Jason & Kimlyne Faber  
4025 Mapleton Dr  
West Linn, OR 97068

21E24BC00200  
Donald Jr & Cindy Kauffman  
3993 Mapleton Dr  
West Linn, OR 97068

21E24BC00201  
Derek Tippner  
3963 Mapleton Dr  
West Linn, OR 97068

21E24BC00300  
Clothilde Bakari  
3951 Mapleton Dr  
West Linn, OR 97068

21E24BC00301  
Stephen Michael & Erica McClure  
3845 Mapleton Dr  
West Linn, OR 97068

21E24BC00302  
Samuel & Margaret Murphy  
3847 Mapleton Dr  
West Linn, OR 97068

21E24BC00400  
John William Decosta  
333 S State St #V-335  
Lake Oswego, OR 97034

21E24BC00500  
John William Decosta  
333 S State St #V-335  
Lake Oswego, OR 97034

21E24BC00600  
Icon Construction & Development LLC  
1980 Willamette Falls Dr #200  
West Linn, OR 97068

21E24BC00700  
Norman Jay & Gay Levee  
Po Box 450  
Clackamas, OR 97015

21E24BC00800  
Brian Wilson  
3757 Mapleton Dr  
West Linn, OR 97068

21E24BC00900  
Ujahn Davisson  
1715 Buck St  
West Linn, OR 97068

21E24BC01000  
Monty Bill Merritt  
3701 Mapleton Dr  
West Linn, OR 97068

21E24BC01100  
Hang Dinh  
21892 NE Mason St  
Fairview, OR 97024

21E24BC01200  
William Shreve  
10180 SE Cresthill Rd  
Happy Valley, OR 97086

21E24BC01300  
Carl Edwards  
Po Box 571  
West Linn, OR 97068

21E24BC01400  
Daniel Singeorzan  
19556 Willamette Dr  
West Linn, OR 97068

21E24BC01500  
Raymond & Viki Nodurft  
3708 Mapleton Dr  
West Linn, OR 97068

21E24BC01600  
Siu Christian  
3718 Mapleton Dr  
West Linn, OR 97068

21E24BC01700  
Keith & Jodi Brush  
3760 Mapleton Dr  
West Linn, OR 97068

21E24BC01800  
Dana Ryan  
15975 SW Springtooth Ln  
Sherwood, OR 97140

21E24BC01900  
David & Mary Robinson  
3960 Mapleton Dr  
West Linn, OR 97068

21E24BC01902  
Dana Ryan  
15975 SW Springtooth Ln  
Sherwood, OR 97140

21E24BC01903  
Stephen & Nancy Hopkins  
3910 Mapleton Dr  
West Linn, OR 97068

21E24BC02000  
Robin Ledson  
4000 Mapleton Dr  
West Linn, OR 97068

21E24BD00400  
Thomas & Lorie Griffith  
4068 Kenthorpe Way  
West Linn, OR 97068

21E24BD00600  
John Clifford Norby  
4040 Kenthorpe Way  
West Linn, OR 97068

21E24BD00700  
Wayne Allen Whitbey  
2104 18th St  
West Linn, OR 97068

21E24BD00800  
Charles Landskroner  
4059 Mapleton Dr  
West Linn, OR 97068

21E24BD02300  
Gary & Judi Emblen  
4080 Mapleton Dr  
West Linn, OR 97068

21E24BD02400  
Matthew Millard  
4020 Mapleton Dr  
West Linn, OR 97068

21E24BB04101  
Robert Meyer  
3820 Kenthorpe Way  
West Linn, OR 97068

21E24BB04102  
Peter Guarisco  
3850 Kenthorpe Way  
West Linn, OR 97068

21E24BB04001  
Cmr Properties LLC  
6115 Royal Crest Dr  
Dallas, TX 75230

21E24BB04002  
Donald & Virginia Henry  
3870 Kenthorpe Way  
West Linn, OR 97068

21E24BC00701  
Seth & Tyra Murray  
805 NW Alder St  
Mcminnville, OR 97128

21E24BC00702  
Traci Lea Varela  
20286 Old River Dr  
West Linn, OR 97068

21E24BC02001  
Michael & Natalie Cooper  
3970 Mapleton Dr  
West Linn, OR 97068

21E24BC02002  
Samuel Stephens  
3990 Mapleton Dr  
West Linn, OR 97068

21E24BB03801  
David Bullen  
3888 Kenthorpe Way  
West Linn, OR 97068

21E24BD02401  
Gayle Scheer  
4040 Mapleton Dr  
West Linn, OR 97068

21E24BB03802  
Ross & Cj Willson  
3940 Kenthorpe Way  
West Linn, OR 97068

21E24BB03803  
Joshua Goldschmidt  
3960 Kenthorpe Way  
West Linn, OR 97068

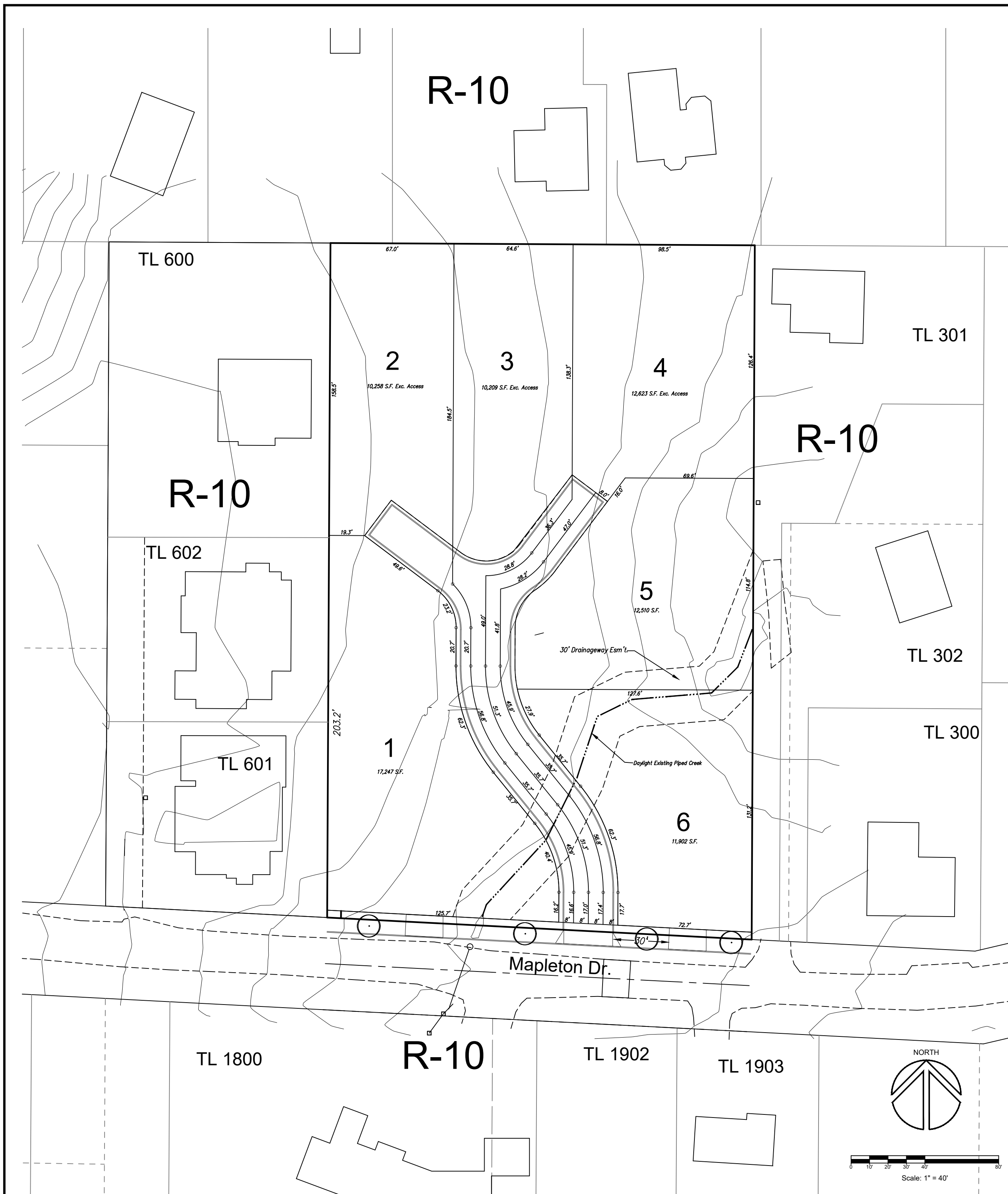
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West Linn, OR 97068

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Jeremy Andrew  
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West Linn, OR 97068

21E24BD00802  
Brandon Lerner  
4079 Mapleton Dr  
West Linn, OR 97068

21E24BC00601  
Icon Construction & Development LLC  
1980 Willamette Falls Dr #200  
West Linn, OR 97068

21E24BC00602  
Icon Construction & Development LLC  
1980 Willamette Falls Dr #200  
West Linn, OR 97068



Owner:  
 John William DeCosta Profit Sharing Plan  
 John William DeCosta, Trustee  
 16365 Boones Ferry Rd  
 Lake Oswego, OR 97035  
 PH: 503-702-0856

Engineer:  
 Theta Engineering  
 PO Box 1345  
 Lake Oswego, OR 97035  
 PH: (503) 481-8822

Legal: 2S 1E 24BC TL 400 & 500

Zoning: R-10

Water: City of West Linn

Sewer: City of West Linn

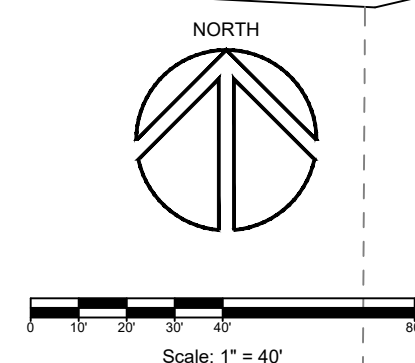
Contours: CESNW

Site Area: 85,367 S.F.

Street Tree:  
 Red Sunset Maple

**DENSITY CALCULATIONS:**

- Gross Site Area: 85,367 square feet.
- Type I & II Lands: 1,946 square feet.
- ROW Dedication & Flag Strip 10,626 sq. ft.
- Net Site Type III & IV Area: 72,796 sq. ft.
- Maximum Density @ 1 Unit Per 10,000 sq. ft. = 7 lots.
- Minimum Density @ 80%: 6 Units. 6 Lots are proposed.



REGISTERED PROFESSIONAL  
 ENGINEER  
 7120  
 OREGON  
 BRUCE D. GOLDSON  
 July 16, 1971  
 EXPIRES: 06/30/2019  
 SIGNATURE DATE: 9/8/18

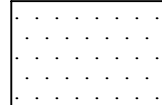
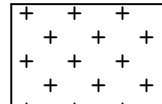
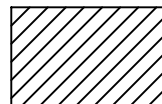
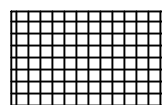
DESIGNED: REG			
DRAWN: REG			
SCALE: 1" = 40'			
DATE: September 2018			
FILE: 16-ICN-103	DATE	NO.	REVISION

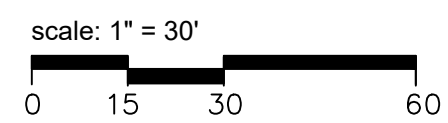
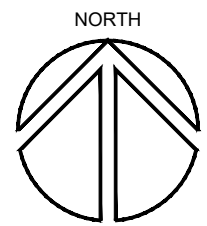
Richard E. Givens, Planning Consultant  
 18680 Sunblaze Dr.  
 Oregon City, OR 97045  
 PH: (503) 479-0097

APPLICANT: Icon Construction & Development, LLC  
 1980 Willamette Falls Drive, Suite 200  
 West Linn, OR 97068  
 PH: (503) 657-0406

**Trillium Creek**  
 Tentative Plan



- 
 Slopes 0-10% (Type IV Land)  
 40,701 sq. ft. (47.7% of site)  
 - sq. ft. of this is within street.
- 
 Slopes 10-25% (Type III Land)  
 42,715 sq. ft. (50% of site)  
 - sq. ft. of this is within street.
- 
 Slopes 25-35% (Type II Land)  
 1,436 sq. ft. (1.7% of site)  
 0 sq. ft. of this is within street.
- 
 Slopes 35% Plus (Type I Land)  
 510 sq. ft. (0.6% of site)  
 0 sq. ft. of this is within street.

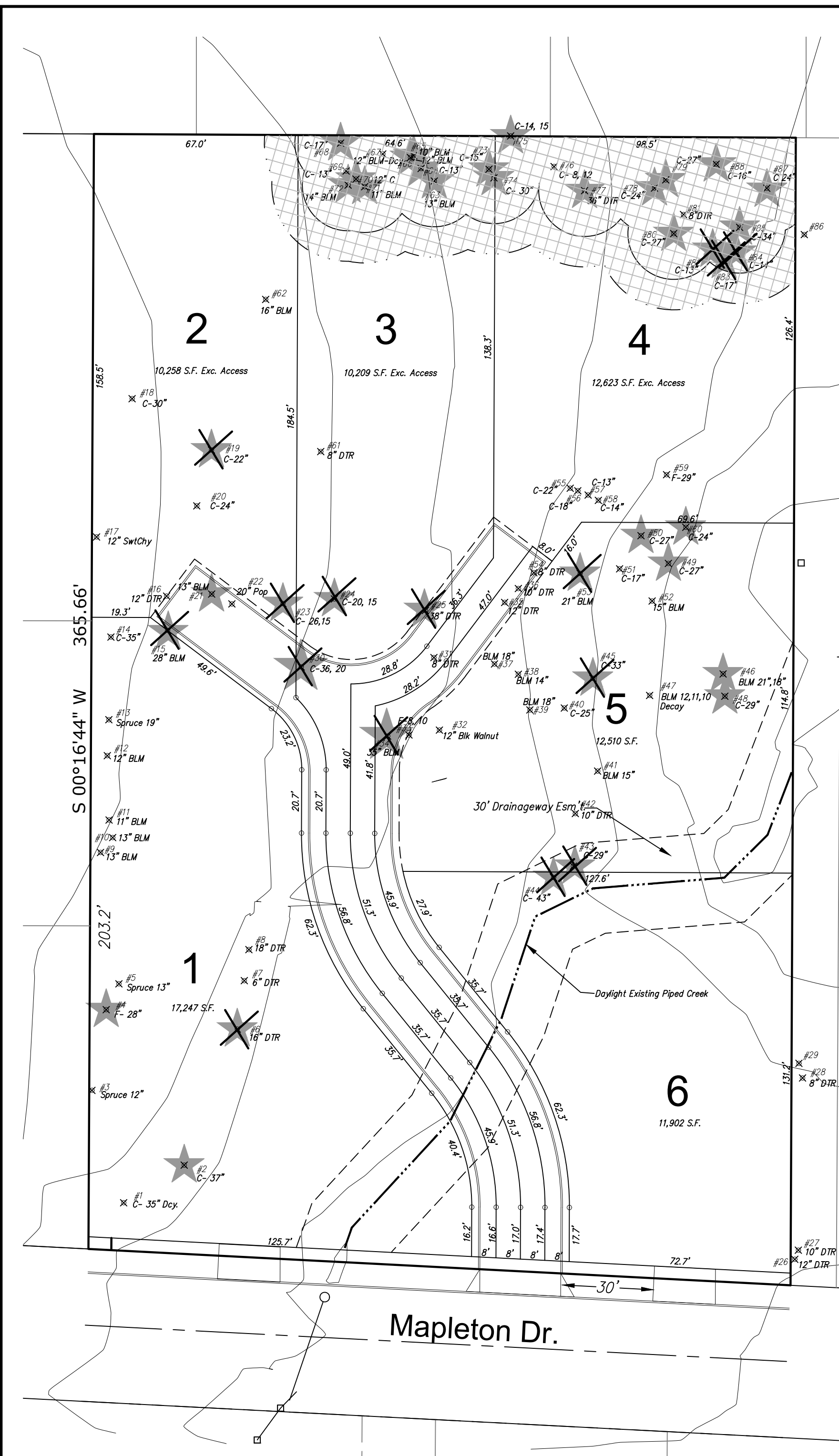


DESIGNED: REG			
DRAWN: REG			
SCALE: 1" = 30'			
DATE: September 2018			
FILE: 16-ICN-103	DATE	NO.	REVISION

Richard E. Givens, Planning Consultant  
 18680 Sunblaze Dr.  
 Oregon City, OR 97045  
 PH: (503) 479-0097

APPLICANT: Icon Construction & Development, LLC  
 1980 Willamette Falls Drive, Suite 200  
 West Linn, OR 97068  
 PH: (503) 657-0406

# Trillium Creek Slope Analysis



3843 Mapleton, West Linn  
West Linn  
Trees are 12-inch diameter.  
Pac. Dog, madrone, Garry oak are 6-inch diameter.

Tag	Species	Diameter	Rating	Condition
1	western redcedar	35	1	low trunk and base is hollow; nestin activity in trunk; chlorotic; Biltmore stick
2	western redcedar	37	2	viable; dead branches; Biltmore stick
3	Sitka spruce	12	2	viable; dead branches
4	Douglas fir	28	2	viable; dead branches
5	Sitka spruce	13	2	viable; dead branches
6	bigleaf maple	22	2	viable; dead branches; Biltmore stick
7	English hawthorn	12	2	nuisance species; Biltmore stick
8	bigleaf maple	24	1	chlorotic; low vigor; wound on trunk; trunk decay; Biltmore stick
9	bigleaf maple	13	1	terminal decline
10	bigleaf maple	13	1	chlorotic; low vigor
11	bigleaf maple	12	1	chlorotic; low vigor
12	bigleaf maple	12	1	chlorotic; low vigor
13	Sitka spruce	19	2	viable; dead branches
14	western redcedar	35	2	viable; ivy
15	bigleaf maple	28	2	viable; ivy
16	sweet cherry	15	2	nuisance species
17	sweet cherry	14	1	nuisance species; terminal decline
18	western redcedar	30	2	viable; 100% live crown ration
19	western redcedar	22	2	viable; 100% live crown ration; Biltmore stick
20	western redcedar	24	2	codominant stems at 4'
21	bigleaf maple	13	1	shedding bark on main stem; ivy; Biltmore stick
22	tulip poplar	20	2	codominant stems at 3'; Biltmore stick
23	western redcedar	32	2	mechanical damage to buttress roots
24	western redcedar	32	2	mechanical damage to buttress roots
25	dead	43	2	dead

Field work done on 7/26/2018 and 7/27/2018 by Ryan Neumann-PN-5539A, TRAQ certified  
3843 Mapleton, West Linn  
West Linn  
Trees are 12-inch diameter.  
Pac. Dog, madrone, Garry oak are 6-inch diameter.

26	bigleaf maple	19	2	offsite; pruned for high-voltage
27	bigleaf maple	15	2	offsite
28	red alder	8	1	undersize; offsite; decline
29	red alder	8	1	undersize; offsite; decline
30	western redcedar	41	2	mechanical damage to one root flare
31	bigleaf maple	13	2	viable; minor wound on trunk
32	black walnut	12	2	viable
33	grand fir	16	2	viable
34	bigleaf maple	35	2	viable; ivy
35	bigleaf maple	17	1	top of tree is dying
36	bigleaf maple	13	1	cavity; trunk decay; excessive lean
37	bigleaf maple	18	2	viable
38	bigleaf maple	14	2	viable
39	bigleaf maple	18	2	viable
40	western redcedar	25	1	codominant 15" stem broke; tree is compromised
41	bigleaf maple	15	2	viable
42	bigleaf maple	15,13	2	clump; multiple stems from base
43	western redcedar	29	2	viable; phototropism; leans to south
44	western redcedar	43	2	viable; phototropism; leans to south; grows out of slope; Biltmore stick
45	western redcedar	33	2	viable
46	bigleaf maple	21,18	2	viable; ivy
47	bigleaf maple	12,11,10	1	basal decay
48	western redcedar	29	2	viable
49	western redcedar	27	1	fell over due to soil failure; corrected and still alive; vertical trunk is 16' from base; Biltmore stick
50	western redcedar	27	2	viable; ivy; Biltmore stick
51	western redcedar	17	2	viable; Biltmore stick

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3843 Mapleton, West Linn  
West Linn  
Trees are 12-inch diameter.  
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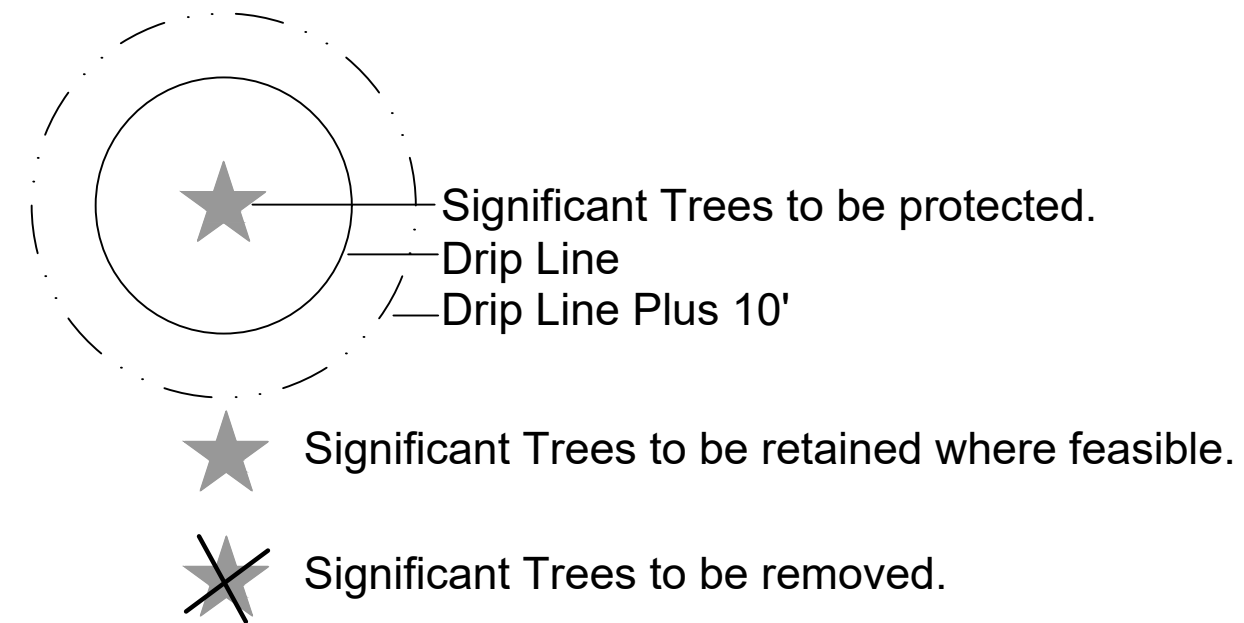
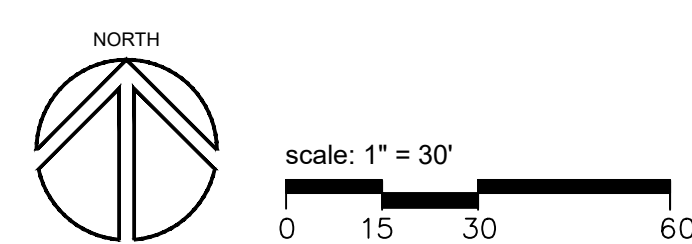
3843 Mapleton, West Linn  
West Linn  
Trees are 12-inch diameter.  
Pac. Dog, madrone, Garry oak are 6-inch diameter.

52	bigleaf maple	15	1	grew from fallen tree after soil failure; Biltmore stick
53	bigleaf maple	21	2	viable; dead branches; broken cedar hung up in crown; Biltmore stick
54	bigleaf maple	10,10	2	viable; codominant from base; Biltmore stick
55	western redcedar	22	2	viable; hedgerow; Biltmore stick
56	western redcedar	18	2	viable; hedgerow; Biltmore stick
57	western redcedar	13	2	viable; hedgerow; Biltmore stick
58	western redcedar	14	2	viable; hedgerow; Biltmore stick
59	grand fir	29	2	viable
60	western redcedar	24	2	viable
61	black cottonwood	20	2	viable; Biltmore stick
62	bigleaf maple	16	2	viable; Biltmore stick; added
63	bigleaf maple	13	2	viable; Biltmore stick; ivy
64	western redcedar	13	2	viable
65	bigleaf maple	13	2	viable
66	bigleaf maple	12	2	viable
67	bigleaf maple	13	0	advanced trunk decay
68	western redcedar	17	2	viable
69	western redcedar	13	0	dead
70	western redcedar	12	2	viable; added
71	bigleaf maple	11	2	viable; added
72	bigleaf maple	14	2	viable; added
73	western redcedar	15	2	viable; added
74	western redcedar	30	2	viable; Biltmore stick
75	western redcedar	29	2	viable; on property line on neighbor's side of fence; Biltmore stick
76	western redcedar	11	2	undersize
77	bigleaf maple	36	1	ivy infestation

Field work done on 7/26/2018 and 7/27/2018 by Ryan Neumann-PN-5539A, TRAQ certified  
3843 Mapleton, West Linn  
West Linn  
Trees are 12-inch diameter.  
Pac. Dog, madrone, Garry oak are 6-inch diameter.

78	western redcedar	24	2	viable
79	western redcedar	27	2	viable
80	western redcedar	27	2	viable
81	bigleaf maple	13	0	advanced stem decay
82	western redcedar	13	2	viable
83	western redcedar	17	2	viable
84	western redcedar	14	2	viable
85	western redcedar	34	2	viable; ivy
86	grand fir	38	2	viable; approximately 3' offsite in neighbor's yard; added
87	western redcedar	24	2	viable; ivy
88	western redcedar	16	2	viable; ivy; added

Species	English hawthorn - Crataegus laevigata
bigleaf maple - Acer macrophyllum	grand fir - Abies grandis
black cottonwood - Populus trichocarpa	red alder - Alnus rubra
black walnut - Juglans nigra	Sitka spruce - Picea sitchensis
Douglas fir - Pseudotsuga menziesii	sweet cherry - Prunus avium
western redcedar - Thuja plicata	tulip poplar - Liriodendron tulipifera



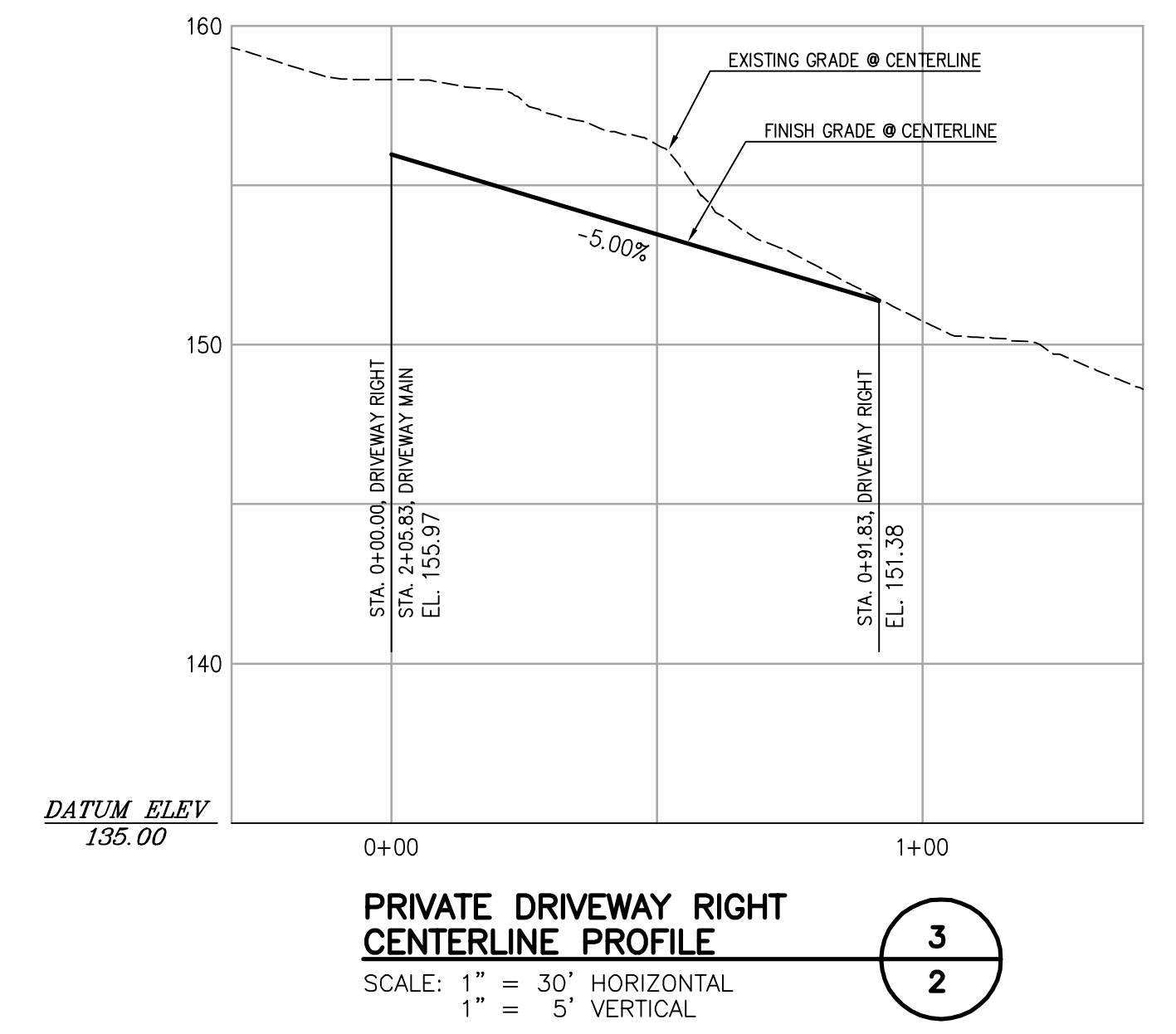
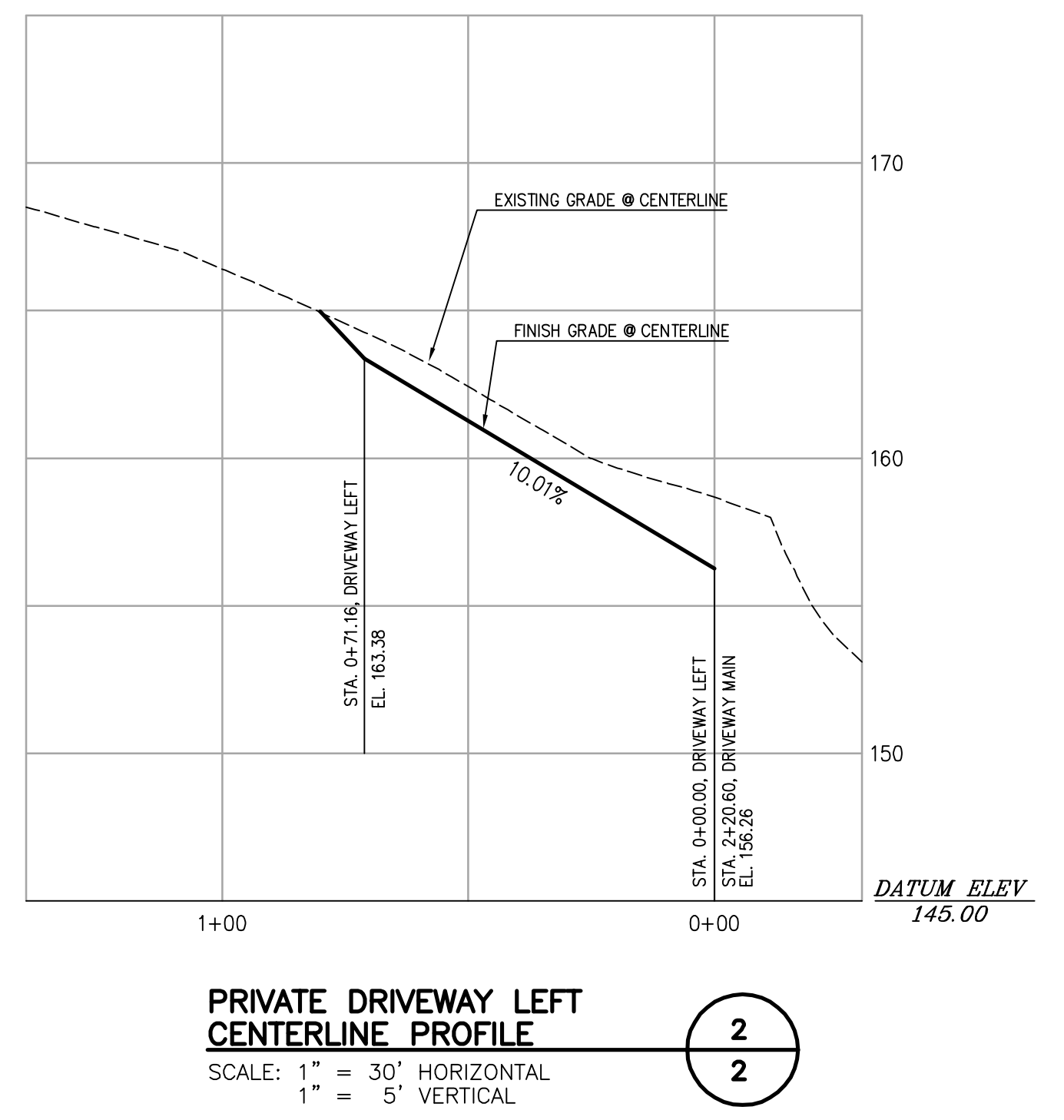
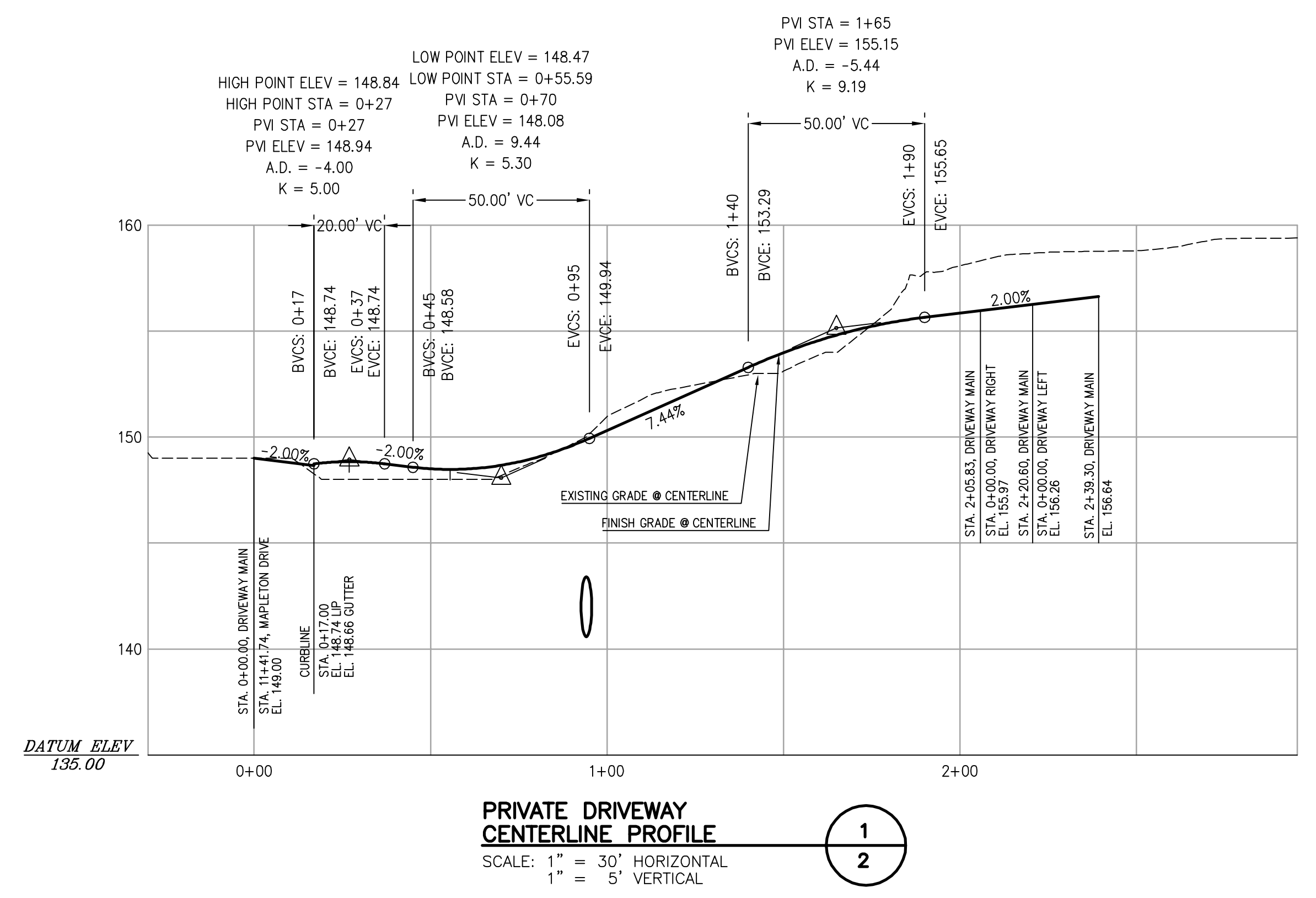
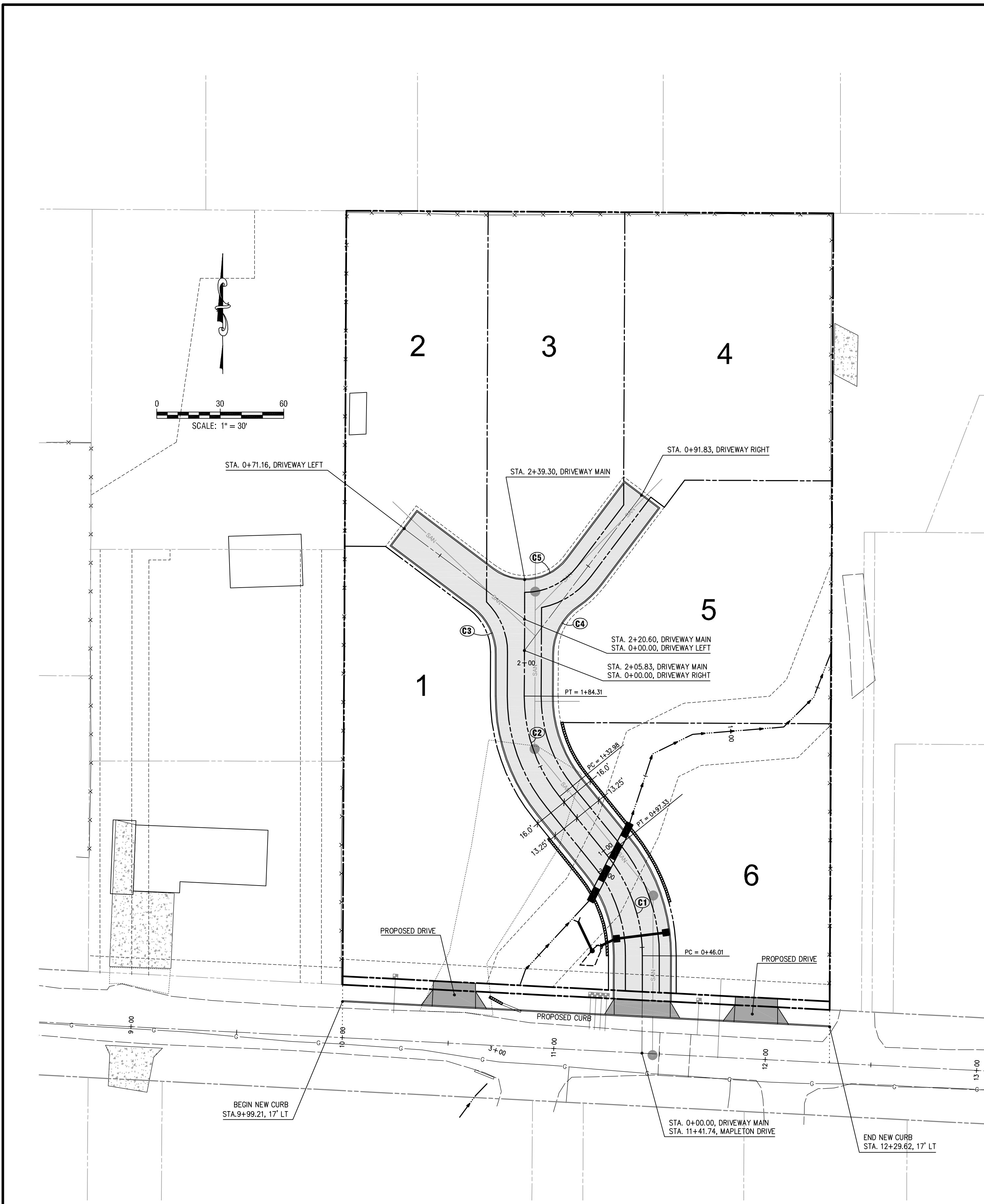
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DRAWN: REG			
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DATE: September 2018			
FILE: 16-ICN-103	DATE	NO.	REVISION

Richard E. Givens, Planning Consultant  
18680 Sunblaze Dr.  
Oregon City, OR 97045  
PH: (503) 479-0097

APPLICANT: Icon Construction & Development, LLC  
1980 Willamette Falls Drive, Suite 200  
West Linn, OR 97068  
PH: (503) 657-0406

**Trillium Creek**  
Tree Plan

SHEET: 3/3



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	75.00	51.33	26.71	50.33	N19°22'09"W	39°12'34"
C2	75.00	51.33	26.71	50.33	S19°22'09"E	39°12'34"
C3	28.00	26.01	14.03	25.09	N26°22'39"W	53°13'34"
C4	28.00	27.17	14.76	26.11	S28°01'55"W	55°35'35"
C5	25.00	39.27	25.00	35.36	N82°00'33"E	90°00'00"

REGISTERED PROFESSIONAL ENGINEER  
7129  
BRUCE D. GOLDSON  
July 16, 1971  
OREGON

EXPIRES: 06/30/2019  
SIGNATURE DATE: 09/25/2018

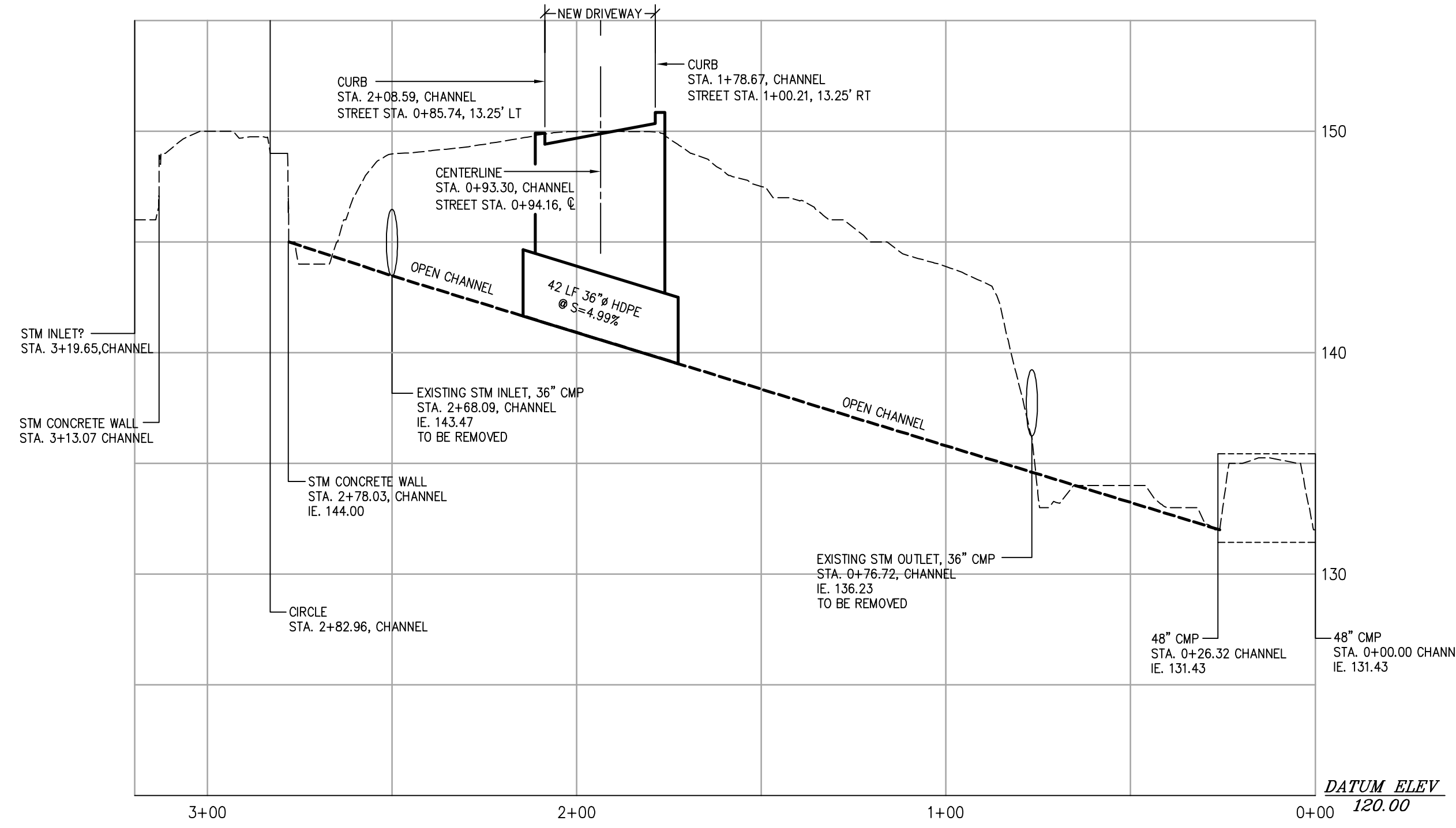
PRELIMINARY STREET PLAN AND PROFILES

Trillium Creek

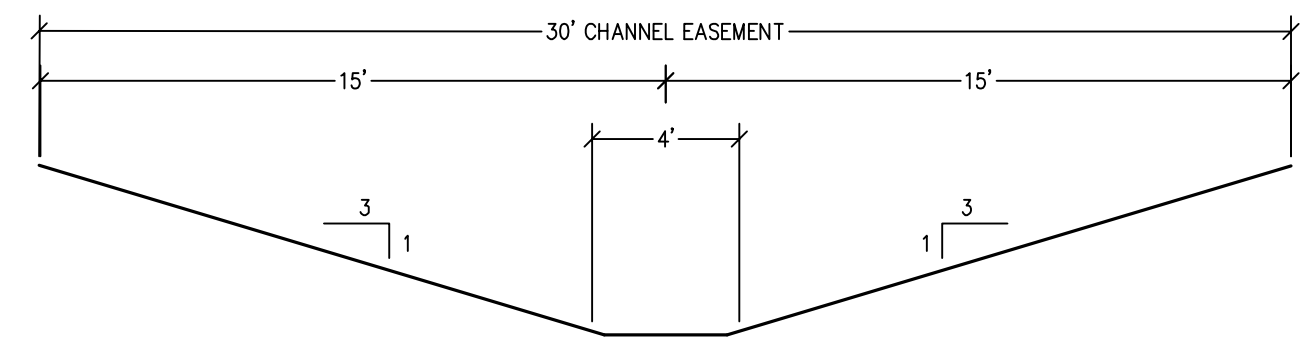
SHEET:  
1/4

Icon Construction and Development  
1380 Willamette Falls Drive, No. 200  
West Linn, Oregon 97068

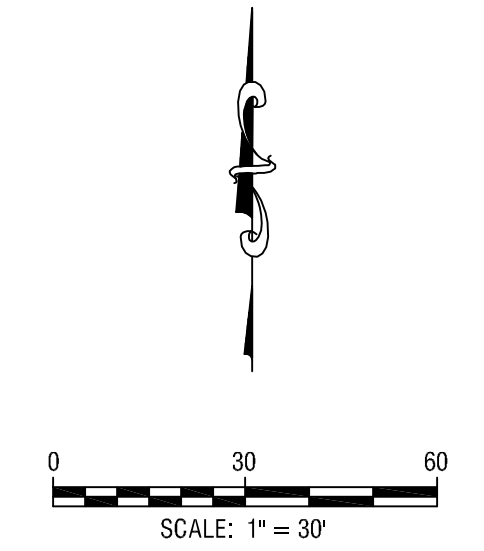
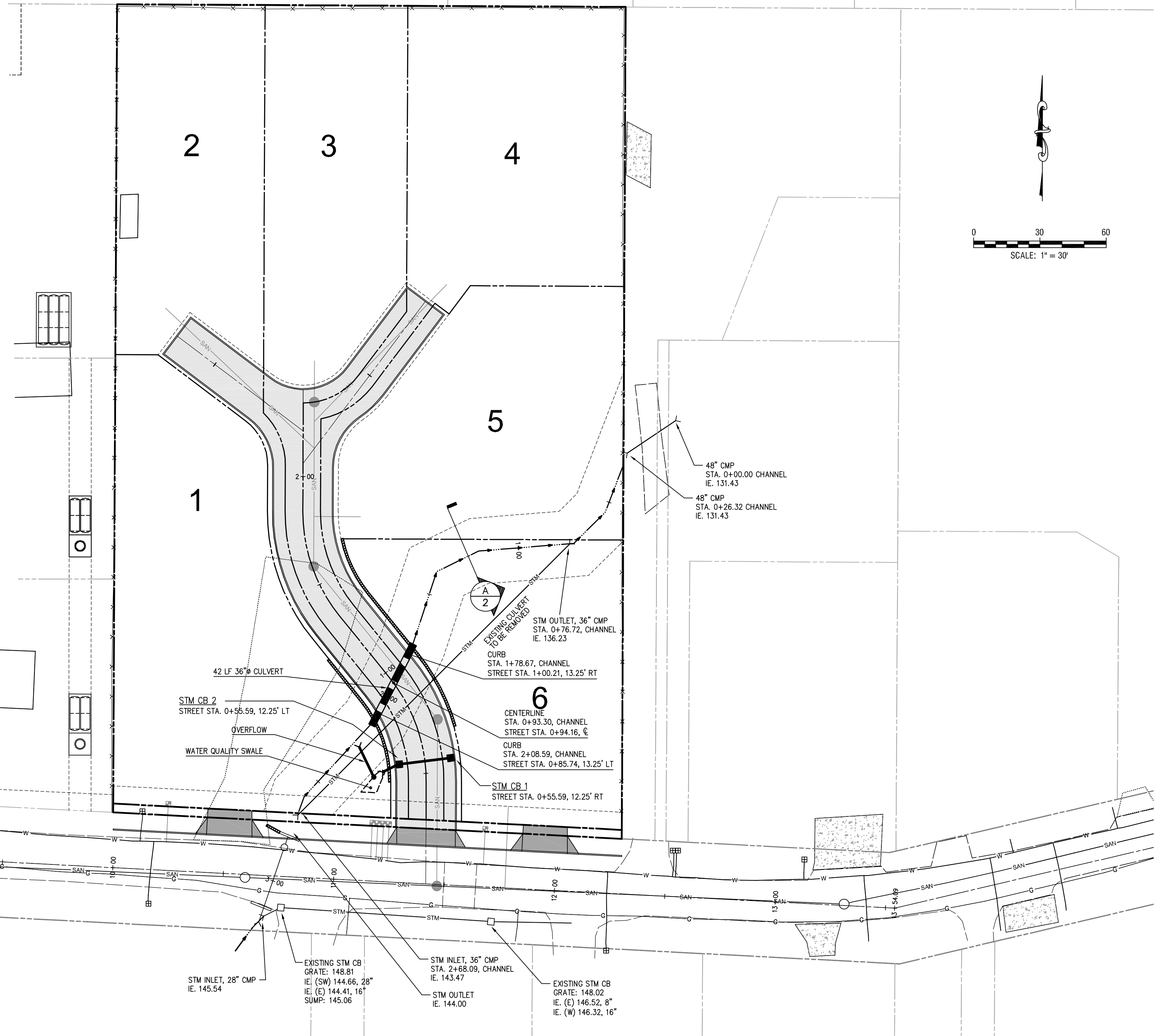
**Theta, llc**  
ENGINEERING - SURVEYING - PLANNING  
PO Box 1345 Lake Oswego, Oregon 97035  
503/481-8822  
email: thetaeng@comcast.net



**CHANNEL CENTERLINE PROFILE**  
 SCALE: 1" = 30' HORIZONTAL  
 1" = 5' VERTICAL



**RECONSTRUCTED DRAINAGE CHANNEL**  
 SCALE: NTS



REGISTERED PROFESSIONAL ENGINEER  
 PRUCE D. GOLDSOHN  
 July 16, 1971  
 EXPIRES: 06/30/2019  
 SIGNATURE DATE: 09/25/2018

2014-129T

DESIGNED: BDG			
DRAWN: BJS			
SCALE: 1" = 30'			
DATE: August, 2018			
FILE: Trillium Creek Prelim1	DATE	NO.	REVISION

**Theta, llc**  
 ENGINEERING - SURVEYING - PLANNING  
 PO Box 1345 Lake Oswego, Oregon 97035  
 503/481-8822 email: thetaeng@comcast.net

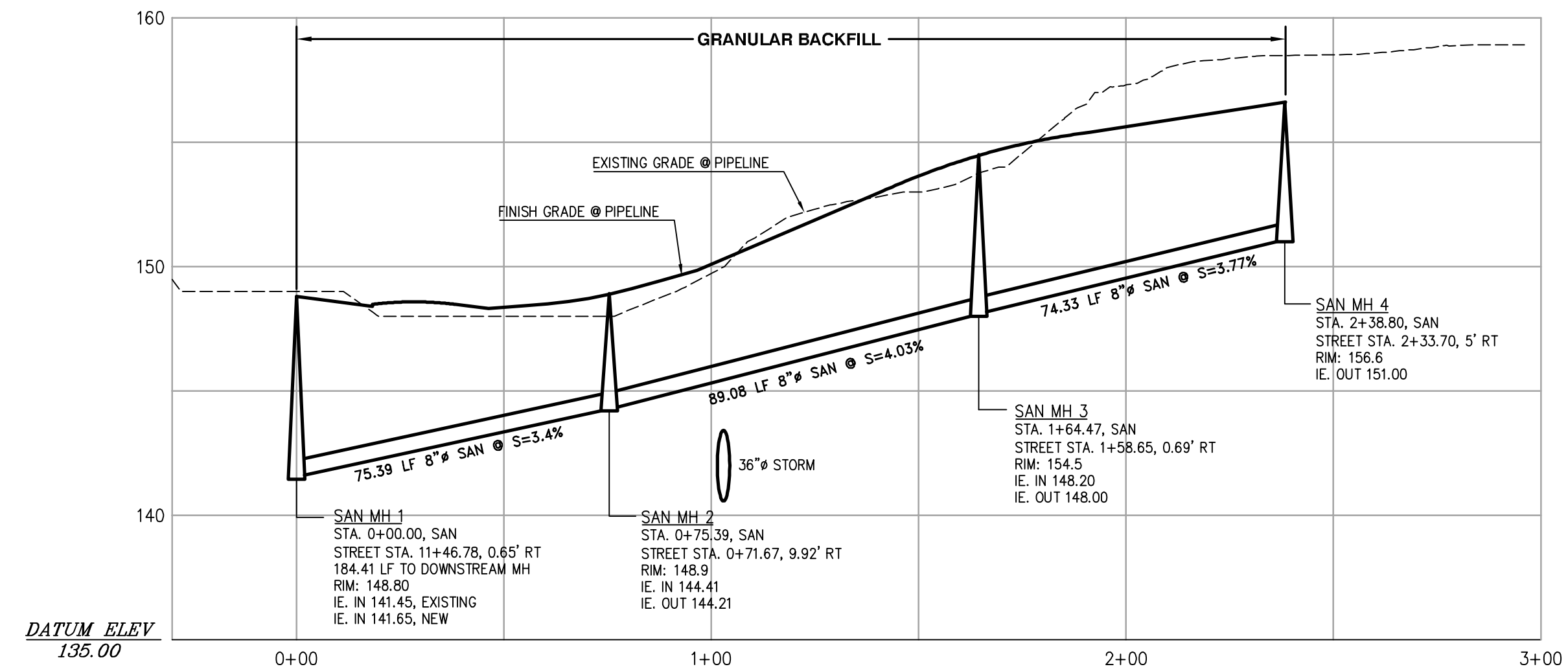
Icon Construction and Development  
 1380 Willamette Falls Drive, No. 200  
 West Linn, Oregon 97068

**PRELIMINARY STORM DRAINAGE PLAN**

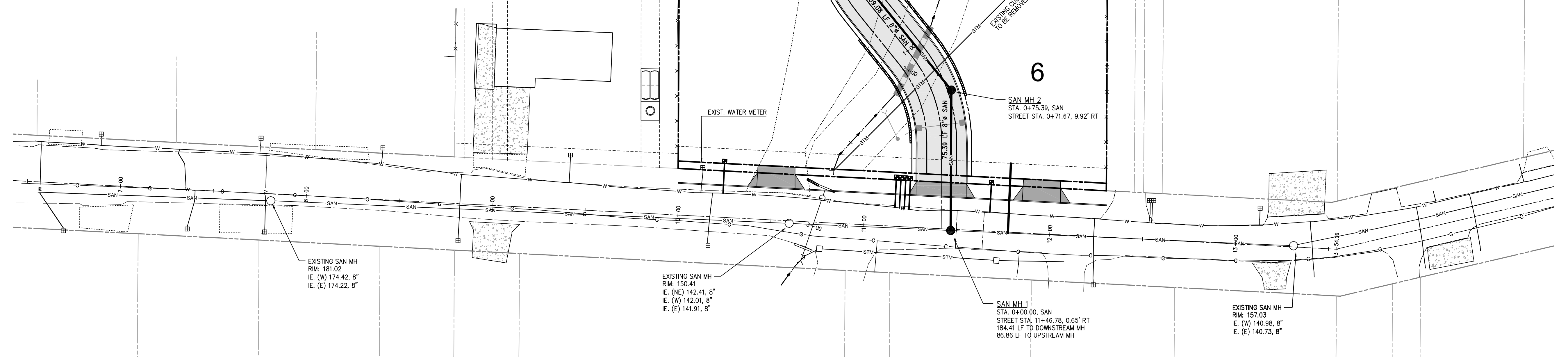
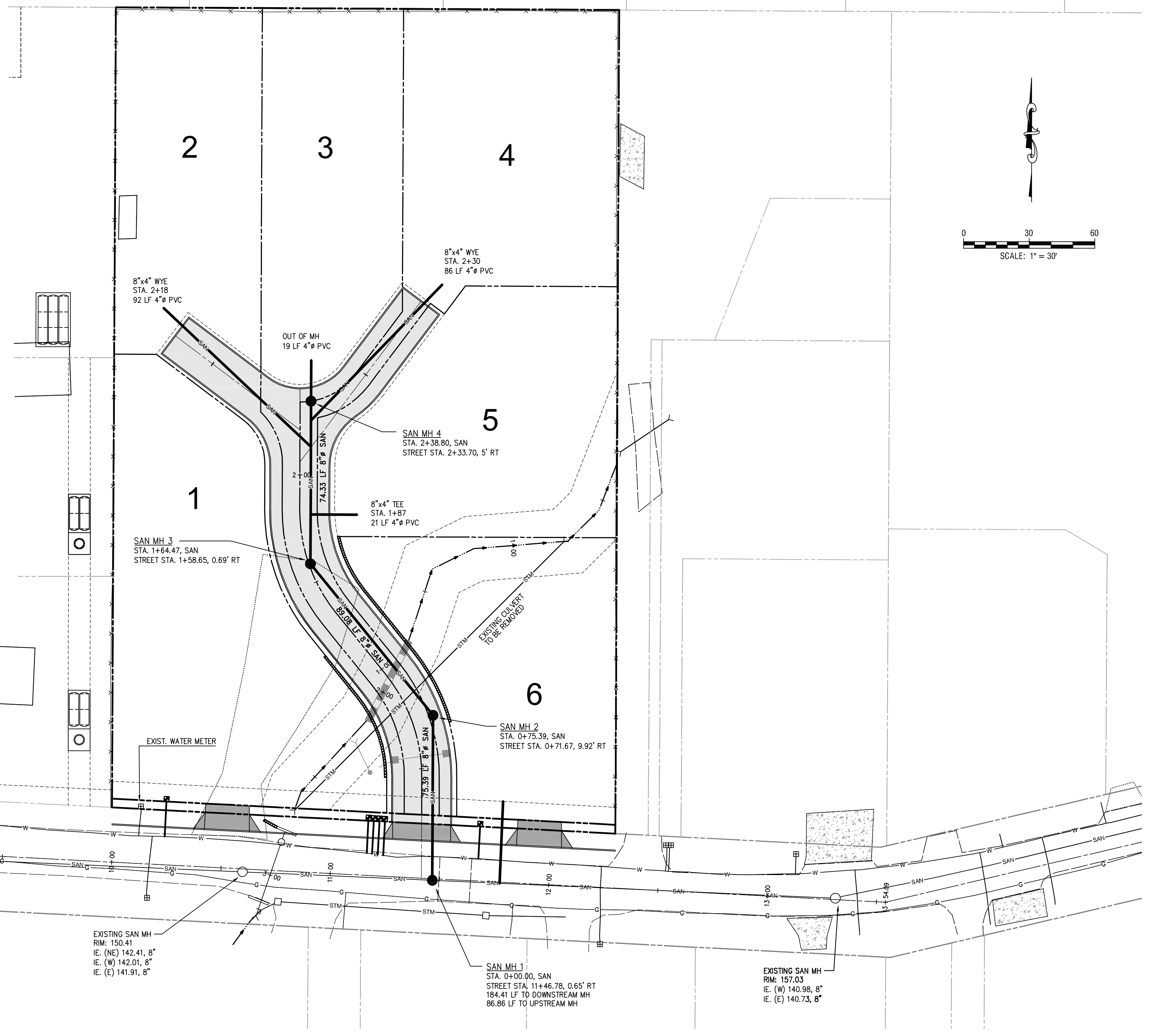
Trillium Creek

SHEET: 2/4





**SANITARY SEWER PROFILE**  
 SCALE: 1" = 30' HORIZONTAL  
 1" = 5' VERTICAL



REGISTERED PROFESSIONAL ENGINEER  
 BRUCE D. GOLDSOHN  
 JULY 16, 1971  
 OREGON  
 EXPIRES: 06/30/2019  
 SIGNATURE DATE: 09/25/2018

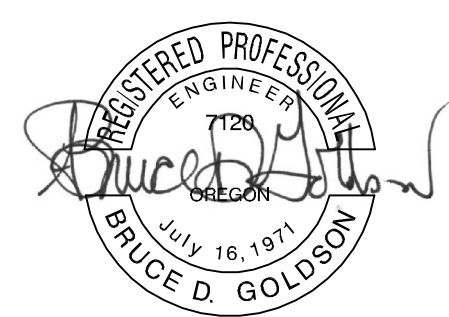
**PRELIMINARY SANITARY SEWER AND WATER PLAN**

DESIGNED: BDG			
DRAWN: BJS			
SCALE: 1" = 30'			
DATE: August, 2018			
FILE: Trillium Creek Prelim1	DATE	NO.	REVISION

**Theta, llc**  
 ENGINEERING - SURVEYING - PLANNING  
 PO Box 1345 Lake Oswego, Oregon 97035 503/481-8822 email: thetaeng@comcast.net

Icon Construction and Development  
 1380 Willamette Falls Drive, No. 200  
 West Linn, Oregon 97068

Trillium Creek



EXPIRES: 06/30/2019  
SIGNATURE DATE: 09/26/2018

2014-129T			
DESIGNED: BDG			
DRAWN: BJS			
SCALE: 1" = 30'			
DATE: August, 2018			
FILE: Trillium Creek Prelim1	DATE	NO.	REVISION

**Theta, llc**  
ENGINEERING - SURVEYING - PLANNING  
PO Box 1345      503/481-8822  
Lake Oswego, Oregon 97035      email: thetaeng@comcast.net

Icon Construction and Development  
1380 Willamette Falls Drive, No. 200  
West Linn, Oregon 97068

**PRELIMINARY GRADING PLAN**

Trillium Creek

SHEET:  
**4/4**

13190 SW 68th Parkway, Suite 150  
 Tigard, Oregon 97223  
 503.968.6655 www.cesnw.com  
 CESNW PROJ: 2869  
 DATE: 7-22-2013

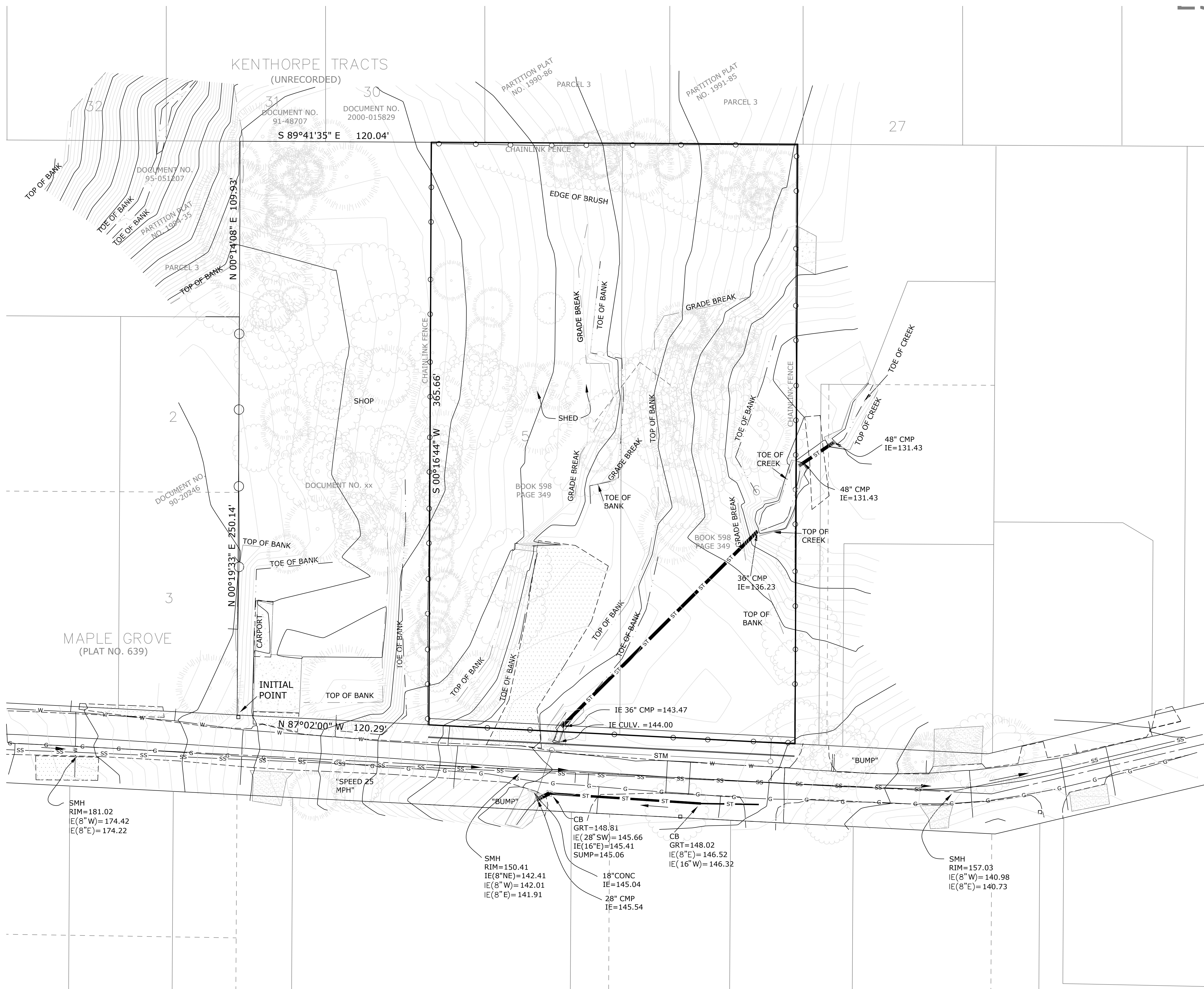
REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
**PRELIMINARY**  
 OREGON  
 DECEMBER 13, 2007  
 RYAN H. GODSEY  
 65604  
 RENEWS: 6/30/17

**LEGEND**

- CATCH BASIN
  - WATER VALVE
  - WATER METER
  - SANITARY SEWER MANHOLE
  - STORM DRAIN MANHOLE
  - CLEAN OUT
  - IRRIGATION CONTROL VALVE
  - GAS VALVE
  - GAS METER
  - MAIL BOX
  - LUMINAIRE
  - TV RISER
  - TELEPHONE RISER
  - SIGNAL JUNCTION BOX
  - ELECTRIC METER
  - ELECTRIC JUNCTION BOX
  - UTILITY POLE
  - GUY ANCHOR
  - FIRE HYDRANT
  - SIGN
  - LINE CONTINUES TO UNKNOWN LOCATION
  - UNDERGROUND ELECTRIC LINE
  - UNDERGROUND STORM DRAIN LINE
  - UNDERGROUND SANITARY SEWER LINE
  - UNDERGROUND TELEPHONE LINE
  - UNDERGROUND CABLE TV LINE
  - UNDERGROUND WATER LINE
  - UNDERGROUND NATURAL GAS LINE
  - OVERHEAD UTILITY LINE
  - FENCE LINE
  - SANITARY SEWER MANHOLE
  - STORM DRAIN MANHOLE
  - CATCH BASIN
  - FIELD INLET
  - CONCRETE
  - ASPHALT
  - DECIDUOUS TREE (DTR)
  - EVERGREEN TREE (ETR)
- EXAMPLE  
 12" DTR 5  
 DIAMETER      TYPE      NO. OF TREES FROM ONE BASE

**NOTES**

1. THIS SURVEY MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE ALL THE UTILITIES IN THE AREA. THE UNDERGROUND UTILITIES SHOWN ARE BASED ON LOCATE PAINT MARKINGS IN THE FIELD AND AS-BUILT MAPPING. UTILITIES SHOWN MAY NOT BE IN THE EXACT LOCATION AS NOTED ON THIS SURVEY, BUT ARE LOCATED AS ACCURATELY AS POSSIBLE FROM PAINT MARKINGS ON THE GROUND.
2. STORM DRAIN AND SANITARY SEWER LINES SHOWN ARE APPROXIMATE AND BASED ON VISIBLE ABOVE GROUND EVIDENCE AND AS-BUILT MAPS.



**TOPOGRAPHIC SURVEY**

