Paradise Group of Companies, Inc. **Dennis Caudell**
Paradise Group General Contractors *Office 503.710.1227*
Paradise Homes *Email- Paradise@frontier.com*

Hay Properties- Project Narrative

New SFRs in WRA – Specifically 4327 Kelly Street

12/28/2018

Address	4325 Kelly Street	4327 Kelly Street	4329 Kelly Street
State ID	2 1E 36AA 1802	2 1E 36AA 1803	2 1E 36AA 1804
Tax ID	01830095	01830102	01830111
Size	5,000 sq ft	5,000 sq ft	5,000 sq ft
Zone	R 4.5	R 4.5	R 4.5
Owner	Ching Hay 4356 Riverview Ave, West Linn, OR 97068 503.784.7102	**Applicant**	Paradise Homes Dennis Caudell Paradise@frontier.com 503.710.1227
Work Scope	New SFR	New SFR	New SFR
WRA Review	West Linn Development Code Chapter 32		
MDA Calculation (sq. ft.)	MDA: 5,000	MDA: 5,000	MDA: 5,000

Mitigation / Revegetation *West Linn Development Code Section 32.090, 32.100*

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Proposal:

The proposed development consists of three previously developed lots; one with proposed driveway access from Kelly Street and the others with access via a future access easement granted by 4325 Kelly St to the benefit of 4327 and 4329 Kelly St. The lots have remained unimproved from the original development and are used as back yard space associated with the adjacent SFR at 4356 Riverview Ave.

For each of the three existing lots, development will include approximately 5,000 square feet or the maximum disturbance area permitted within the WRA. All proposed development will occur within the existing building envelope indicated in the underlying zone.

Site Description:

The site is comprised of three 5,000 square foot lots, for a total of 0.34 acres. It is bounded by single family residences to the North, East, an apartment complex to the South and unimproved Kelly Street to the West. An ephemeral portion of Sunset Creek lies just across the property line to the South.

The site contains 8,373 square feet of Water Resource Area (WRA) overlay classification. 6,627 square feet of the site is not classified as WRA. The site does not contain any floodplain.

There are no wetlands on the property or in the creek vicinity. Slopes greater than 10 percent only exist on Lot 8 (TL 1803). This includes areas of slopes no greater than 13 percent. The creek bed consists of a small ravine that is generally approximately 18” wide by 6” deep. Water, when present in the summer, flows about 1” deep.

West Linn CDC 14.030 Permitted Uses

Permitted Uses

Single-Family detached residential units are uses permitted outright in the R 4.5 zone.

This application proposes three single family detached residential units.

The criterion is satisfied

West Linn CDC 14.070 Dimensional Requirements

Dimensional Requirements for Uses Permitted Outright and Uses Permitted Under Prescribed Conditions

A. Minimum lot size shall be- 4500 sq ft-

Proposed lots are all 5,000 sq ft.

B. The minimum front lot line length or the minimum lot width at the front lot line shall be 35 feet.

All proposed front lot widths are 50 ft. Lengths are 100 feet.

C. The average minimum lot width shall be 35 feet.

All proposed lot widths are 50 ft.

D. Repealed by Ord. 1622.

Under the hardship provisions per CDC 32.110, where development is situated as far as practical from the WRA, front and side setbacks may be reduced up to 50% (per Ch 32.110(F).

E. The minimum yard dimensions or minimum building setback areas from the lot line shall be:

1. For a front yard, 20 feet; except for steeply sloped lots where the provisions of CDC 41.010 shall apply.

With 50% reduction per 32.110(F), Front yard set backs are 10 ft for all lots.

2. For an interior side yard, five feet.

50% reduction per 32.110(F) notwithstanding, side yards are 5 ft for all lots.

3. For a side yard abutting a street, 15 feet.

Side yards do not abut a street for this application.

4. For a rear yard, 20 feet.

Rear yard set backs are 20 ft for all lots.

F. The maximum building height shall be 35 feet except for steeply sloped lots in which case the provisions of Chapter 41 CDC shall apply.

Building height is limited, for this proposal to 35'

G. The maximum lot coverage shall be 40 percent.

Maximum lot coverage will not exceed 40% of lot area (5,000 x 0.40 = 2,000 sq ft).

H. The minimum width of an accessway to a lot which does not abut a street or a flag lot shall be 15 feet.

Access is proposed for 4327 and 4329 Kelly St via a 15' wide access easement from Kelly St, granted by the owner of 4325 Kelly St. The easement will be recorded in association with building permit plan review.

I. The maximum floor area ratio shall be 0.45. Type I and II lands shall not be counted toward lot area when determining allowable floor area ratio, except that a minimum floor area ratio of 0.30 shall be allowed regardless of the classification of lands within the property. That 30 percent shall be based upon the entire property including Type I and II lands. Existing residences in excess of this standard may be replaced to their prior dimensions when damaged without the requirement that the homeowner obtain a non-conforming structures permit under Chapter 66 CDC.

This application proposes development associated with Type II lands- maximum floor area criteria of this subchapter is excepted. Minimum floor area is proposed to exceed 30% of lot area (5,000 x 0.30 = 1500 sq ft).

J. The sidewall provisions of Chapter 43 CDC shall apply. (Ord. 1538, 2006; Ord. 1622 § 24, 2014; Ord. 1675 § 17, 2018)

Proposed home design shall comply with or utilize exemptions provided in West Linn CDC Chapter 43

West Linn CDC 32.060 Approval Criteria for the Standard Process

A. WRA protection/minimizing impacts.

1. Development shall be conducted in a manner that will avoid or, if avoidance is not possible, minimize adverse impact on WRAs.

Under the hardship provisions per CDC 32.110, the minimum required distance from the creek to the house and associated improvements is 15 feet. New homes will be placed as close to the northern property line (opposite of the creek) as practical. To that end, front and side setbacks will be reduced up to 50 percent per Chapter 32.110(F).

2. Mitigation and re-vegetation of disturbed WRAs shall be completed per CDC 32.090 and 32.100, respectively.

1. All trees, shrubs and ground cover to be planted are to be native plants selected from the Portland Plant List;
2. Trees are to be at least one-half inch in caliper, and planted between eight and 12 feet on center, at a rate of five trees per every 500 square feet of disturbance area, and a minimum of 2 species.
3. Shrubs are to be in at least a one-gallon container or the equivalent, and planted between four and five feet on center, or clustered in single species groups of no more than four plants, with each

cluster planted between eight and 10 feet on center at a rate of 25 plants every 500 square feet of disturbance area, and a minimum of 2 species.

4. Any invasive non-native or noxious vegetation is to be removed within the mitigation area prior to planting.
5. A minimum survival rate of 80 percent of the materials planted is expected after three years. Plants that die will be replaced in kind, and monitored by the owner;
6. Plants are to be mulched and watered and weeded for three years.
7. Planting will occur between Dec 1st and April 30th as appropriate for the respective stock, and will be protected as appropriate from wildlife damage.

B. Storm water and storm water facilities.

1. Proposed developments shall be designed to maintain the existing WRAs and utilize them as the primary method of storm water conveyance through the project site unless:

a. The surface water management plan calls for alternate configurations (culverts, piping, etc.); or

b. Under CDC 32.070, the applicant demonstrates that the relocation of the water resource will not adversely impact the function of the WRA including, but not limited to, circumstances where the WRA is poorly defined or not clearly channelized.

Re-vegetation, enhancement and/or mitigation of the re-aligned water resource shall be required as applicable.

2. Public and private storm water detention, storm water treatment facilities and storm water outfall or energy dissipaters (e.g., rip rap) may encroach into the WRA if:

a. Accepted engineering practice requires it;

b. Encroachment on significant trees shall be avoided when possible, and any tree loss shall be consistent with the City's Tree Technical Manual and mitigated per CDC 32.090;

c. There shall be no direct outfall into the water resource, and any resulting outfall shall not have an erosive effect on the WRA or diminish the stability of slopes; and

d. There are no reasonable alternatives available.

3. Roadside storm water conveyance swales and ditches may be extended within rights-of-way located in a WRA. When possible, they shall be located along the side of the road furthest from the water resource. If the conveyance facility must be located along the side of the road closest to the water resource, it shall be located as close to the road/sidewalk as possible and include habitat friendly design features (treatment train, rain gardens, etc.).

SFR development will incorporate rain gardens to infiltrate/dissipate runoff from driveways and structures or other disturbed areas. Associated runoff will not encroach upon significant trees. There will not be any direct outfall into Sunset Creek. Proposed SFR development within the WRA is not adjacent to or within right-of-way(s). Please see Exhibit 2 for details.

4. Storm water detention and/or treatment facilities in the WRA shall be designed without permanent perimeter fencing and shall be landscaped with native vegetation.

Stormwater rain garden design will incorporate native plantings appropriate for stormwater infrastructure applications.

5. Access to public storm water detention and/or treatment facilities shall be provided for maintenance purposes. Maintenance driveways shall be constructed to minimum width and use water permeable paving materials. Significant trees, including roots, shall not be disturbed to the degree possible. The encroachment and any tree loss shall be mitigated per CDC 32.090. There shall also be no adverse impacts upon the hydrologic conditions of the site.

Proposed SFR development within the WRA is not adjacent to or within right-of-way(s) or public areas.

This section does not apply.

6. Storm detention and treatment and geologic hazards: Per the submittals required by CDC 32.050(F)(3) and 92.010(E), all proposed storm detention and treatment facilities must comply with the standards for the improvement of public and private drainage systems located in the West Linn Public Works Design Standards, there will be no adverse off-site impacts caused by the development (including impacts from increased intensity of runoff downstream or constrictions causing ponding upstream), and the applicant must provide sufficient factual data to support the conclusions of the submitted plan.

Please see the engineered stormwater design attached as Exhibit 2

C. Repealed by Ord. 1647.

D. WRA width.

The WRA width for a Water Resource is 65' from the ordinary high water as indicated in Table 32-2. Under the hardship provisions per CDC 32.110, the minimum required distance from the creek to the house and associated improvements is 15 feet.

Please see the Wetland Determination attached as Exhibit 1.

E. Potential Hazards and Risk Mitigation

Per the submittals required by CDC 32.050(F)(4), the applicant must demonstrate that the proposed methods of rendering known or potential hazard sites safe for development, including proposed geotechnical remediation, are feasible and adequate to prevent landslides or other damage to property and safety. The review authority may impose conditions, including limits on type or intensity of land use, which it determines are necessary to mitigate known risks of landslides or property damage.

The site's WRA is a narrow ephemeral portion of Sunset Creek bound by a shallow "ravine" less than 12 inches in depth and 20 inches in width.

The applicant requests the Planning Director waive any applicable requirement for submittal of a topographical survey and for submittal of a geologic report, in order to help the applicant reduce costs associated with this development.

- Platted in 1889, this previously developed land has remained unimproved for use as back yard lawn.
- The areas are well established and stable, without any visible hazard, evidence of slope failure or potential for failure. The site does not present any development constraints due to slope, drainage or geologic hazards.
- DOGAMI Statewide Geohazards Database identifies this area as a moderate (Landslide Possible) landslide risk, like more than half of all the developed land within the City of West Linn. DOGAMI characterizes Landslide Risk as Low, Moderate, High and Very High.
- Contours on the City's GIS generally depict a 10% slope across the three lots. This meets the CDCs Chapter 2 definition for a Type III land at its very lowest criteria.
- The site topography is flat and landscaped with terracing at either end of the lots. This creates an effective topography of less than 10% slopes within the buildable envelope of the lots. This factor alone would meet the definition of a Type IV land.

F. Roads, driveways and utilities.

1. New roads, driveways, or utilities shall avoid WRAs unless the applicant demonstrates that no other practical alternative exists. In that case, road design and construction techniques shall minimize impacts and disturbance to the WRA by the following methods:

a. New roads and utilities crossing riparian habitat areas or streams shall be aligned as close to perpendicular to the channel as possible.

b. Roads and driveways traversing WRAs shall be of the minimum width possible to comply with applicable road standards and protect public safety. The footprint of grading and site clearing to accommodate the road shall be minimized.

c. Road and utility crossings shall avoid, where possible:

1) Salmonid spawning or rearing areas;

2) Stands of mature conifer trees in riparian areas;

3) Highly erodible soils;

4) Landslide prone areas;

5) Damage to, and fragmentation of, habitat; and

6) Wetlands identified on the WRA Map.

2. Crossing of fish bearing streams and riparian corridors shall use bridges or arch-bottomless culverts or the equivalent that provides comparable fish protection, to allow passage of wildlife and fish and to retain the natural stream bed.

3. New utilities spanning fish bearing stream sections, riparian corridors, and wetlands shall be located on existing roads/bridges, elevated walkways, conduit, or other existing structures or installed underground via tunneling or boring at a depth that avoids tree roots and does not alter the hydrology sustaining the water resource, unless the applicant demonstrates that it is not physically possible or it is cost prohibitive. Bore pits associated with the crossings shall be

restored upon project completion. Dry, intermittent streams may be crossed with open cuts during a time period approved by the City and any agency with jurisdiction.

4. No fill or excavation is allowed within the ordinary high water mark of a water resource, unless all necessary permits are obtained from the City, U.S. Army Corps of Engineers and Oregon Department of State Lands (DSL).

5. Crossings of fish bearing streams shall be aligned, whenever possible, to serve multiple properties and be designed to accommodate conduit for utility lines. The applicant shall, to the extent legally permissible, work with the City to provide for a street layout and crossing location that will minimize the need for additional stream crossings in the future to serve surrounding properties.

Kelly Street will be extended as minimally as possible to provide access to the lots.

G. Passive Recreation.

This application does not propose any passive recreation as described in this section.

This section does not apply.

H. Daylighting Piped Streams.

This property does not contain any daylighted stream elements, and this proposal does not create any new daylighting.

This section does not apply

I. Habitat Friendly Development Practices

The following habitat friendly development practices shall be incorporated into the design of any improvements or projects in the WRA to the degree possible:

1. Restore disturbed soils to original or higher level of porosity to regain infiltration and storm water storage capacity.

2. Apply a treatment train or series of storm water treatment measures to provide multiple opportunities for storm water treatment and reduce the possibility of system failure.

3. Incorporate storm water management in road rights-of-way.

4. Landscape with rain gardens to provide on-lot detention, filtering of rainwater, and groundwater recharge.

5. Use multi-functional open drainage systems in lieu of conventional curb-and-gutter systems.

6. Use green roofs for runoff reduction, energy savings, improved air quality, and enhanced aesthetics.

7. Retain rooftop runoff in a rain barrel for later on-lot use in lawn and garden watering.

8. Disconnect downspouts from roofs and direct the flow to vegetated infiltration/filtration areas such as rain gardens.

9. Use pervious paving materials for driveways, parking lots, sidewalks, patios, and walkways.

10. Reduce sidewalk width to a minimum four feet. Grade the sidewalk so it drains to the front yard of a residential lot or retention area instead of towards the street.

11. Use shared driveways. 3 SFR lots will be using the same shared access driveway with shorter individual driveways to each house.

12. Reduce width of residential streets and driveways, especially at WRA crossings.

13. Reduce street length, primarily in residential areas, by encouraging clustering.

14. Reduce cul-de-sac radii and use pervious and/or vegetated islands in center to minimize impervious surfaces.

15. Use previously developed areas (PDAs) when given an option of developing PDA versus non-PDA land.

16. Minimize the building, hardscape and disturbance footprint.

17. Consider multi-story construction over a bigger footprint. (Ord. 1623 § 1, 2014; Ord. 1635 § 19, 2014; Ord. 1647 § 5, 2016; Ord. 1662 § 7, 2017).

Some Habitat Friendly Development Practices to be utilized in this development are as follows:

- Revegetation will use native shrubs, trees and grasses;
- Driveways and access roadways will use filter strip(s) for runoff pretreatment;
- Rain Barrels will capture roof runoff for later use in landscaped areas;
- Sidewalks will shed runoff to landscaped areas;
- Shared access roadways;
- All proposed development is in Previously Developed Areas;
- Smaller footprint development;
- Efficient Home Design and Construction.

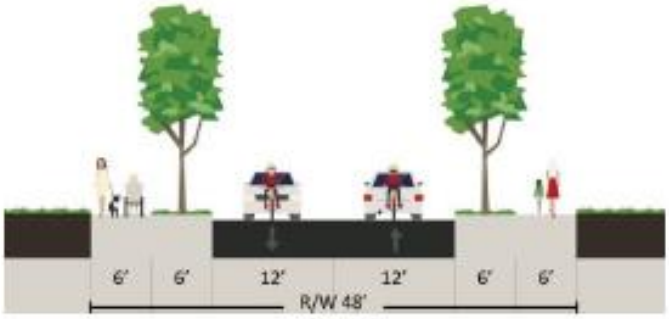
Public Works Standards 5.0016

5.0016 Half =Street plus Travel Lane Construction

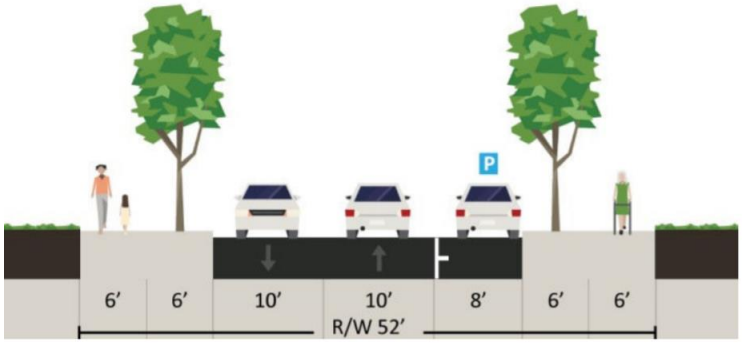
Applies to development where abutting property frontage is to be developed and the opposite frontage property is undeveloped, and the full improvement will occur with future development and right-of-way dedication. The City indicated on October 5, 2018 that a Fee in Lieu of half street improvements is preferred in this location.

The portion of this application relating to development of Taxlots 1803 (4327 Kelly Street) and 1804 (4329 Kelly Street) does not adjoin the unimproved section of Kelly street. Access to the property is provided via an access easement granted to the benefit of Taxlot 1803 to be recorded with Clackamas County Recorder at the time of building permit application. As indicted, Half street improvements will be in the form of Fee in lieu of construction. See Request for Waiver and project quantities calculation attached as Exhibit 4.

The City appears indecisive whether a 24-foot local street or a 28-foot local is appropriate in this location. As a courtesy, this proposal provides an option for both standards that the City may select as appropriate.



24-foot Local (No Parking)



28-foot Local (Parking on One Side)

The criterion is satisfied

Stormwater Management

Rain Gardens

The proposed development will utilize rain gardens and vegetated areas to manage stormwater runoff from respective impervious areas. Specifically- runoff from the house roofs, driveways and the access easement roadway will convey to the rain garden areas located in the property and the edge of the roadway respectively. Sheet flow volumes exceeding design limits will still flow through grass and existing plantings prior to flow to Sunset Creek.

See the stormwater design report section attached as Exhibit 2.

The criteria is satisfied.

Sanitary Sewer Easement Dedication

Public Sanitary Sewer Easement

Please see proposed attached as Exhibit 5.

In addition, in a memo from the City dated April 19, 2019, the following was brought up:

“Additionally, the property owner at 2080 Tumwater has contacted the City about their private sewer lateral crossing 4327 Kelly Street. The location of this sewer lateral shall be shown on the plans and the proposed easement covering that line. If this line conflicts with the proposed building footprint, the applicant is encouraged to work with the adjacent property owner to relocate that lateral.”

This issue has been resolved. The sewer line for 2080 Tumwater will be connected to Tumwater Street where an existing sewer line exists. There will be no sewer line from Tumwater Street through 4327 Kelly Street.

Figure 1 Site Plan

Figure 2 Lot Plan

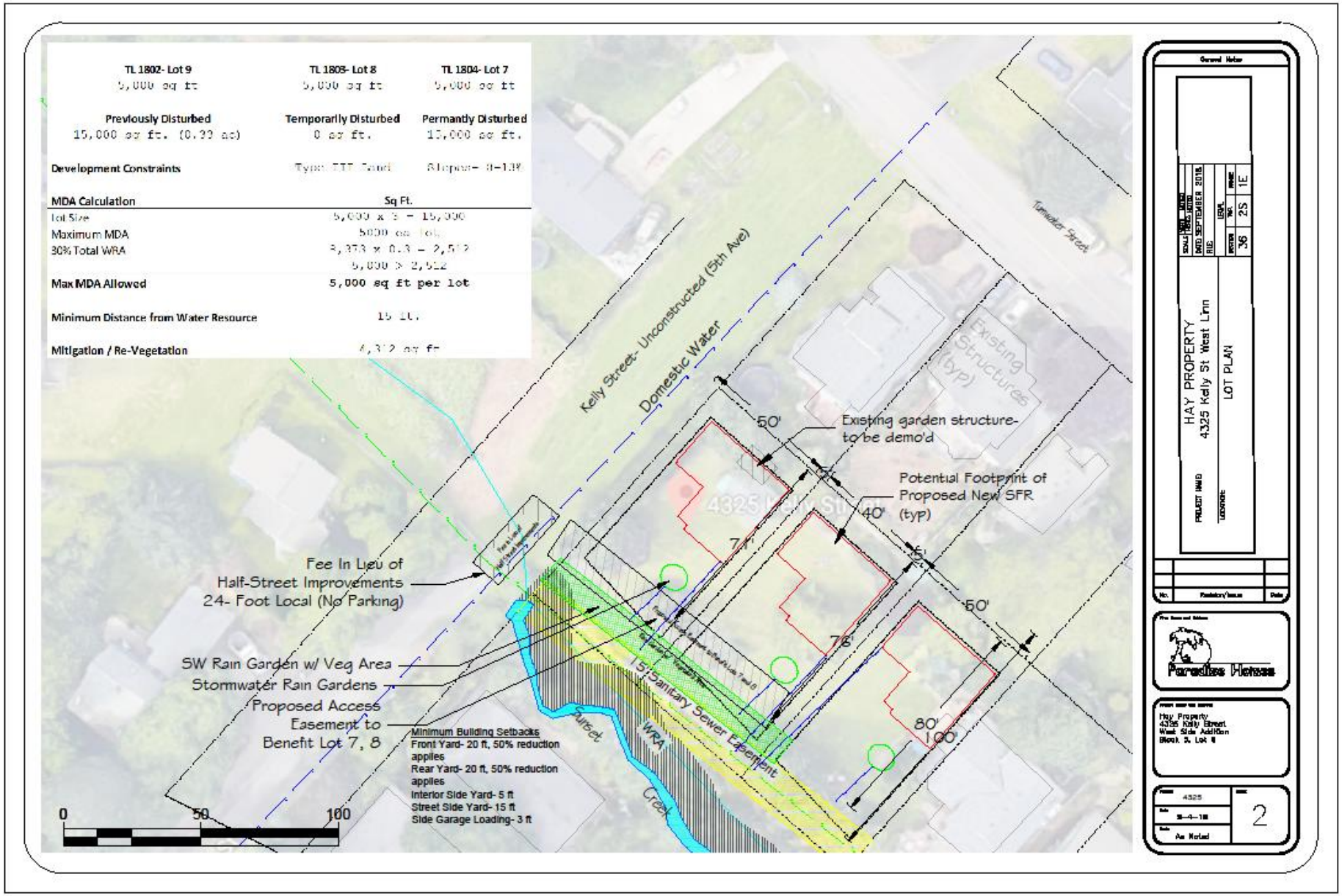


Figure 3 Construction Management Plan

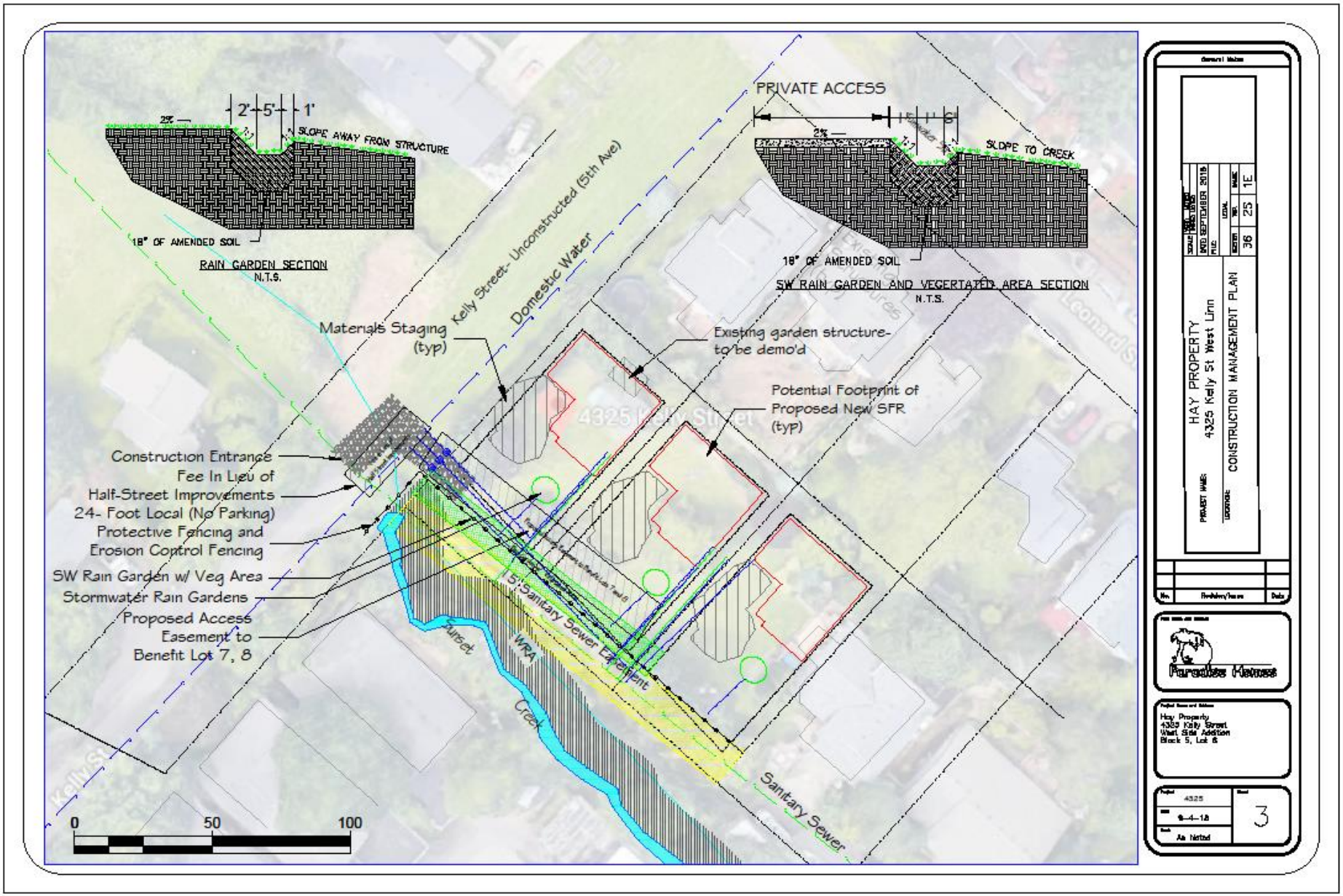


Figure 4 Mitigation Plan

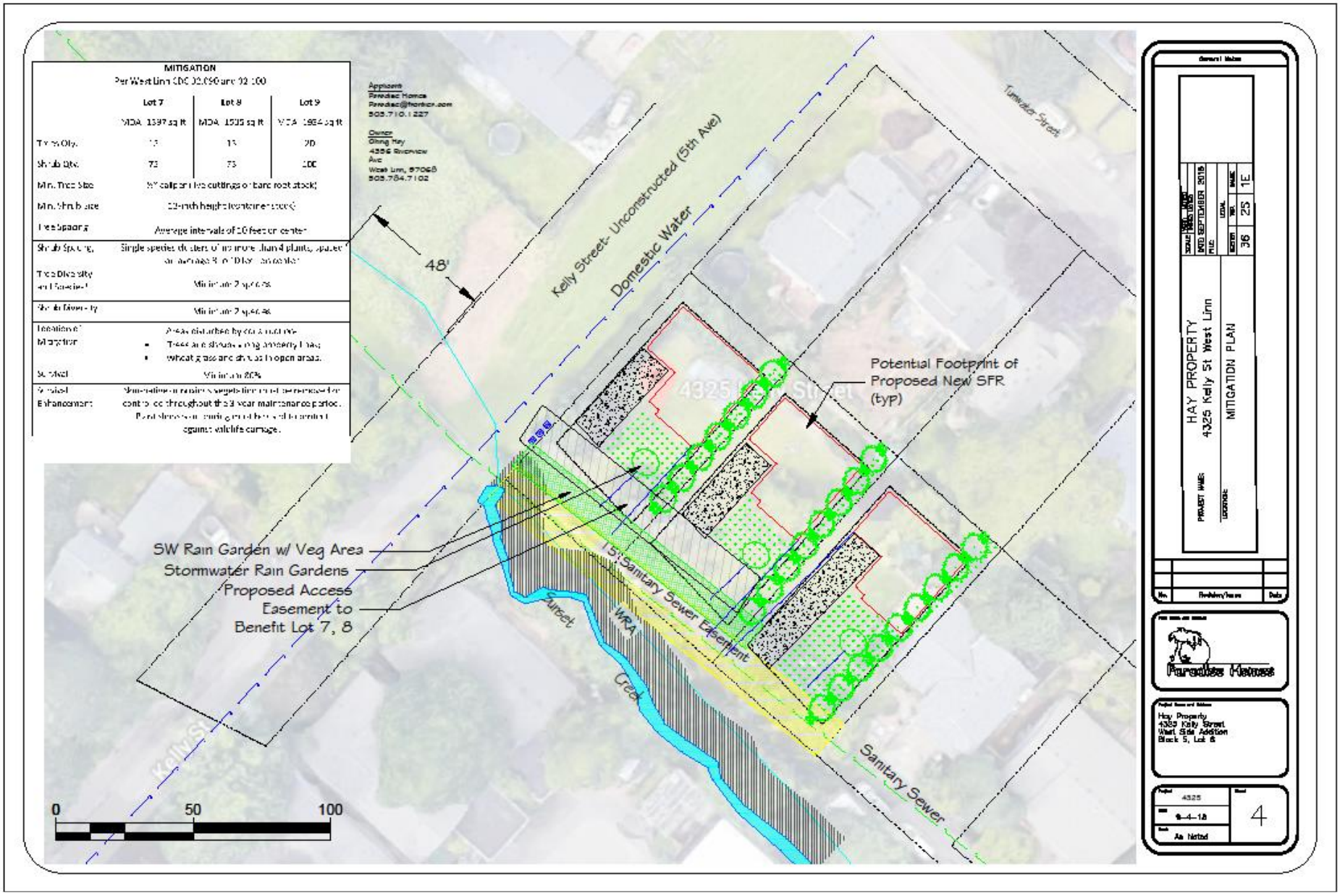


Figure 5 Half-Street Improvements Plan

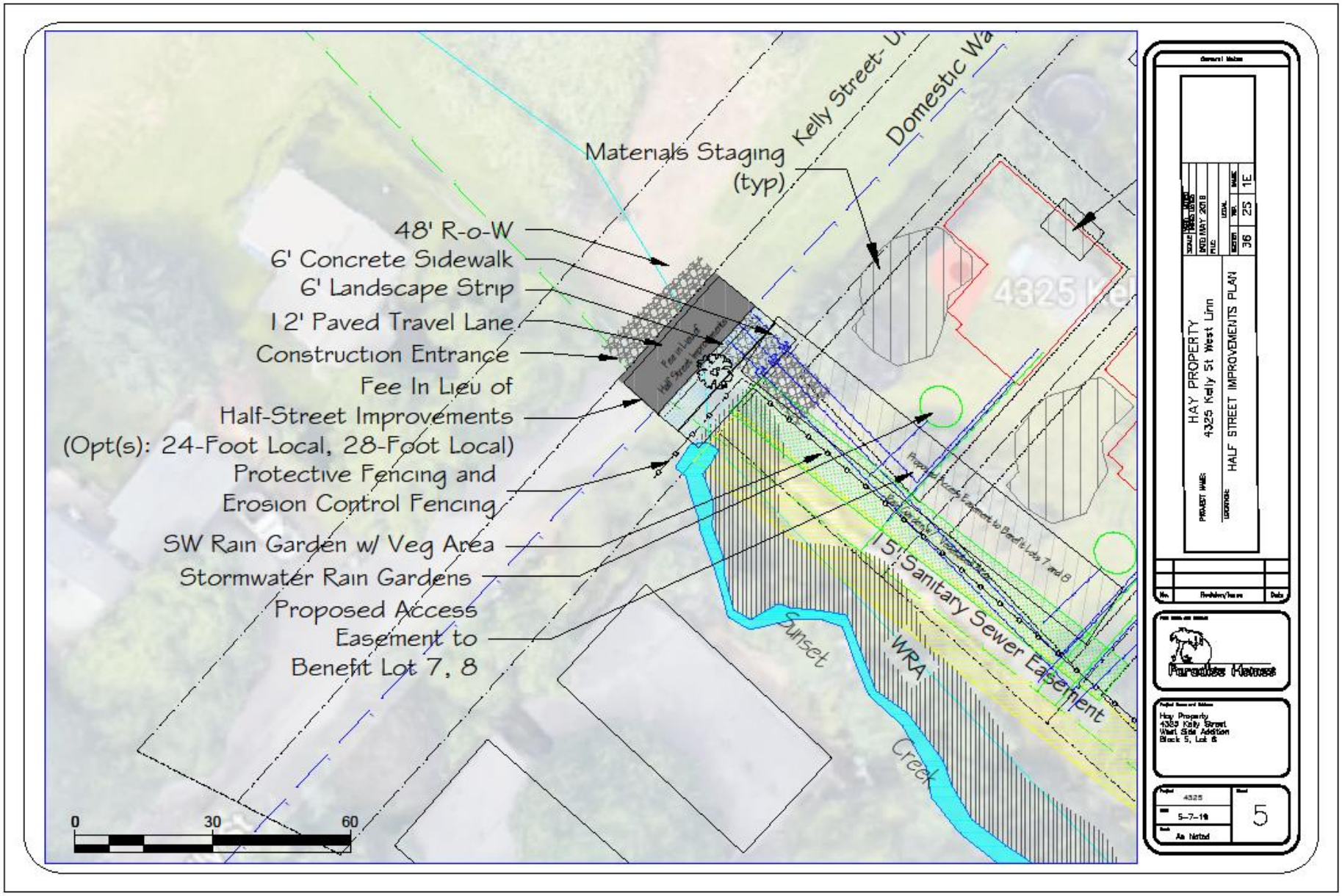
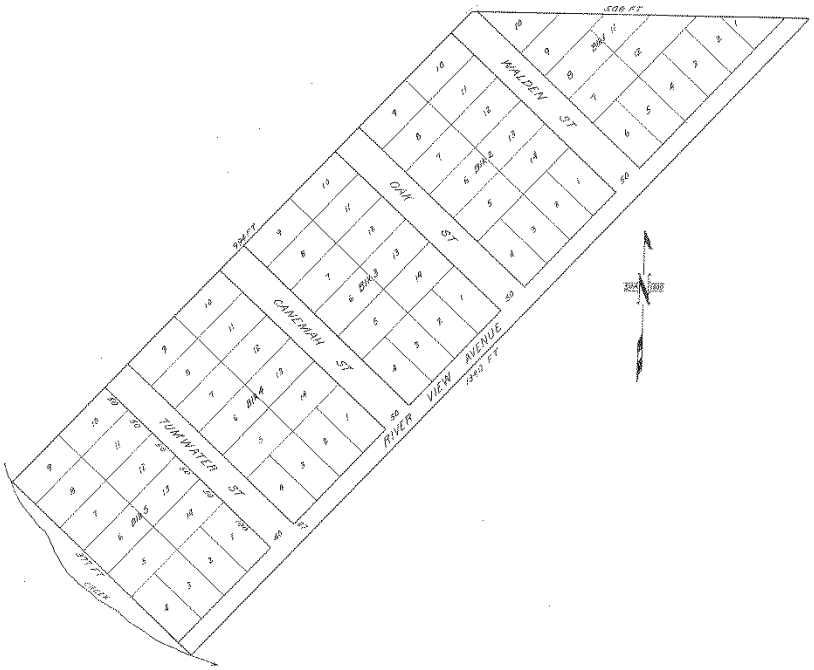


Figure 6 Plat- 036- P1

WEST SIDE ADDITION
TO
OREGON CITY
SCALE 1"=100'



KNOW ALL MEN BY THESE PRESENTS--THAT WE, JAMES P. SHAW AND EMILY C. SHAW HIS WIFE, DO HEREBY MAKE, ESTABLISH AND DECLARE THIS PLAT TO BE A MAP OF WEST SIDE ADDITION TO OREGON CITY, AND THE LANDS THEREIN REPRESENTED BEING SITUATED IN SECTION 36 IN TOWNSHIP 2 SOUTH RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, AND MORE FULLY DESCRIBED AS BEGINNING AT THE NORTH WEST CORNER OF ROBERT MOORES DONATION LAND CLAIM IN SAID SECTION 36 T. 2 S. R. 1 E., RUNNING THENCE SOUTH 89° 45 E. 508 FEET TO A STAKE, THENCE S. 42° WEST 1340 FEET TO A CREEK, THENCE WESTERLY BY THE MEANDERS OF SAID CREEK TO DONATION CLAIM LINE BETWEEN JULIA ANN LEWIS AND ROBERT MOORE, THENCE ALONG SAID LINE N 42 E. TO PLACE OF BEGINNING.

WE HEREBY DEDICATE TO THE PUBLIC FOREVER AS STREETS AND ROADS ALL SUCH PORTIONS OF LAND UPON SAID MAP AS THE SAME ARE THEREUPON LAID DOWN AND MAPPED.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 15TH DAY OF JUNE, 1889.

IN PRESENCE OF
H. E. CROSS
CHAS E. BURNS

JAMES P. SHAW SEAL
EMILIE C. SHAW SEAL

STATE OF OREGON } SS
COUNTY OF CLACKAMAS }

BE IT REMEMBERED THAT ON THIS 15TH DAY OF JUNE, 1889, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR OREGON PERSONALLY APPEARED THE ABOVE NAMED JAMES P. SHAW AND EMILIE C. SHAW, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE DEDICATION AND TOWN PLAT, AND THE SAID JAMES P. SHAW AND EMILIE C. SHAW ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL.

SEAL OF NOTARY

HARVEY E. CROSS
NOTARY PUBLIC FOR OREGON

STATE OF OREGON } SS
COUNTY OF CLACKAMAS }

I, N. O. WALDEN, BEING FIRST DULY SWORN DEPOSE AND SAY--I SURVEYED THE LAND REPRESENTED ON THE ANNEXED PLAT. THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND AS REPRESENTED ON SAID PLAT. THAT I PLANTED A STONE MONUMENT INDICATING THE INITIAL POINT OF SUCH SURVEY OF FOLLOWING DIMENSIONS 6 X 6 X 6 AT THE N. W. CORNER OF SAID TRACT.

N. O. WALDEN

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15TH DAY OF JUNE, 1889.

SEAL OF NOTARY

H. E. CROSS
NOTARY PUBLIC FOR OREGON

STATE OF OREGON } SS
COUNTY OF CLACKAMAS }

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED FOR RECORD JUNE 15TH, 1889, AT 3 O CLOCK AND---MIN. P. M. REQUEST OF SHAW AND RECORDED JUNE 19, 1889, IN BOOK OF PLATS.

H. H. JOHNSON, COUNTY CLERK

STATE OF OREGON } SS
COUNTY OF CLACKAMAS }

I, E. G. HAGGETT, RECORDER OF SAID COUNTY, CERTIFY THE WITHIN AND FOREGOING TO BE A TRUE AND CORRECT COPY OF THE MAP NOW ON FILE IN MY OFFICE AND IN MY CARE AND CUSTODY. JUNE 21, 1930.

E. G. Haggett
COUNTY RECORDER

36

36

Figure 7 DOGAMI Landslide Hazard Map

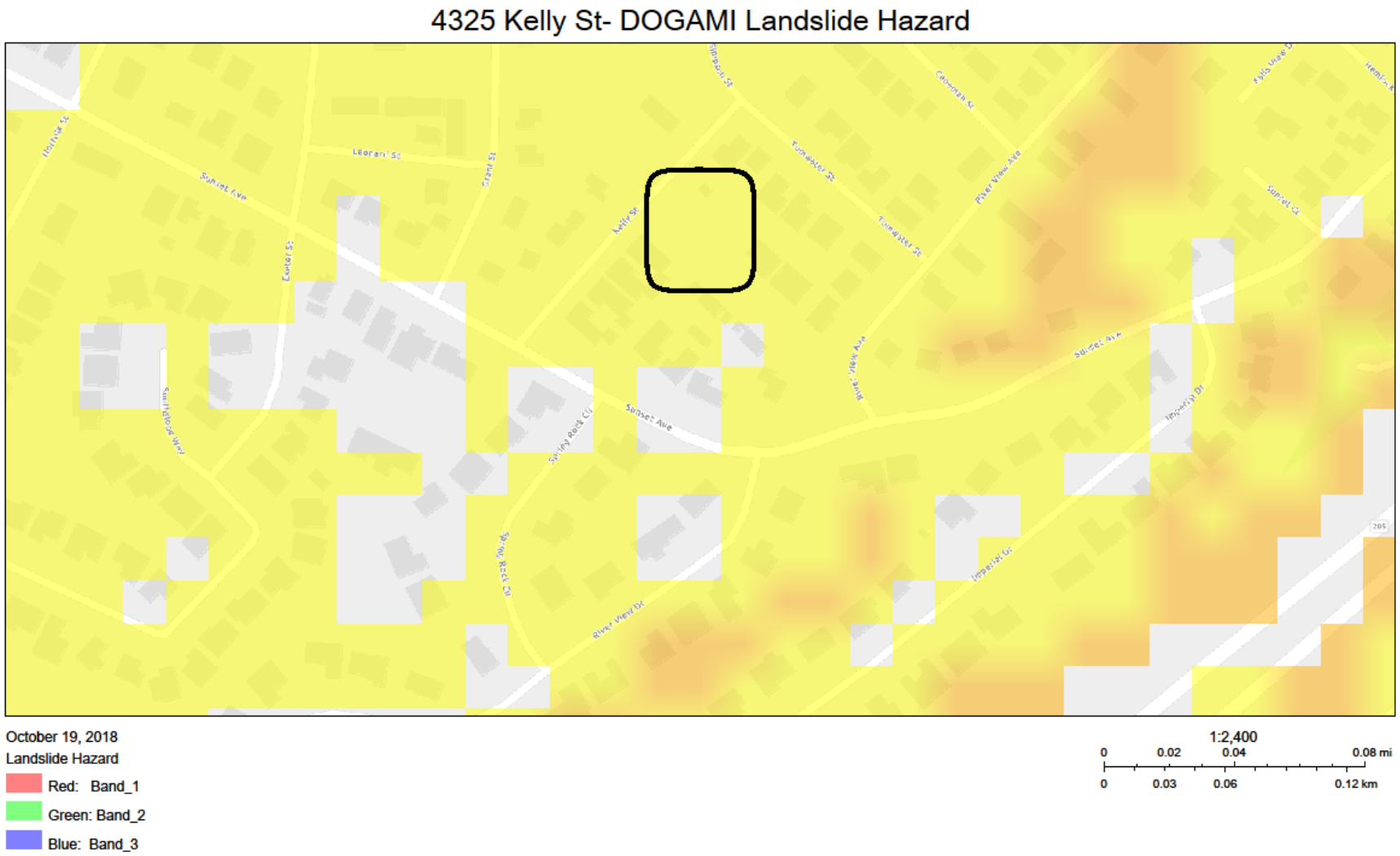


Figure 8

GIS Map with 2 ft Contours

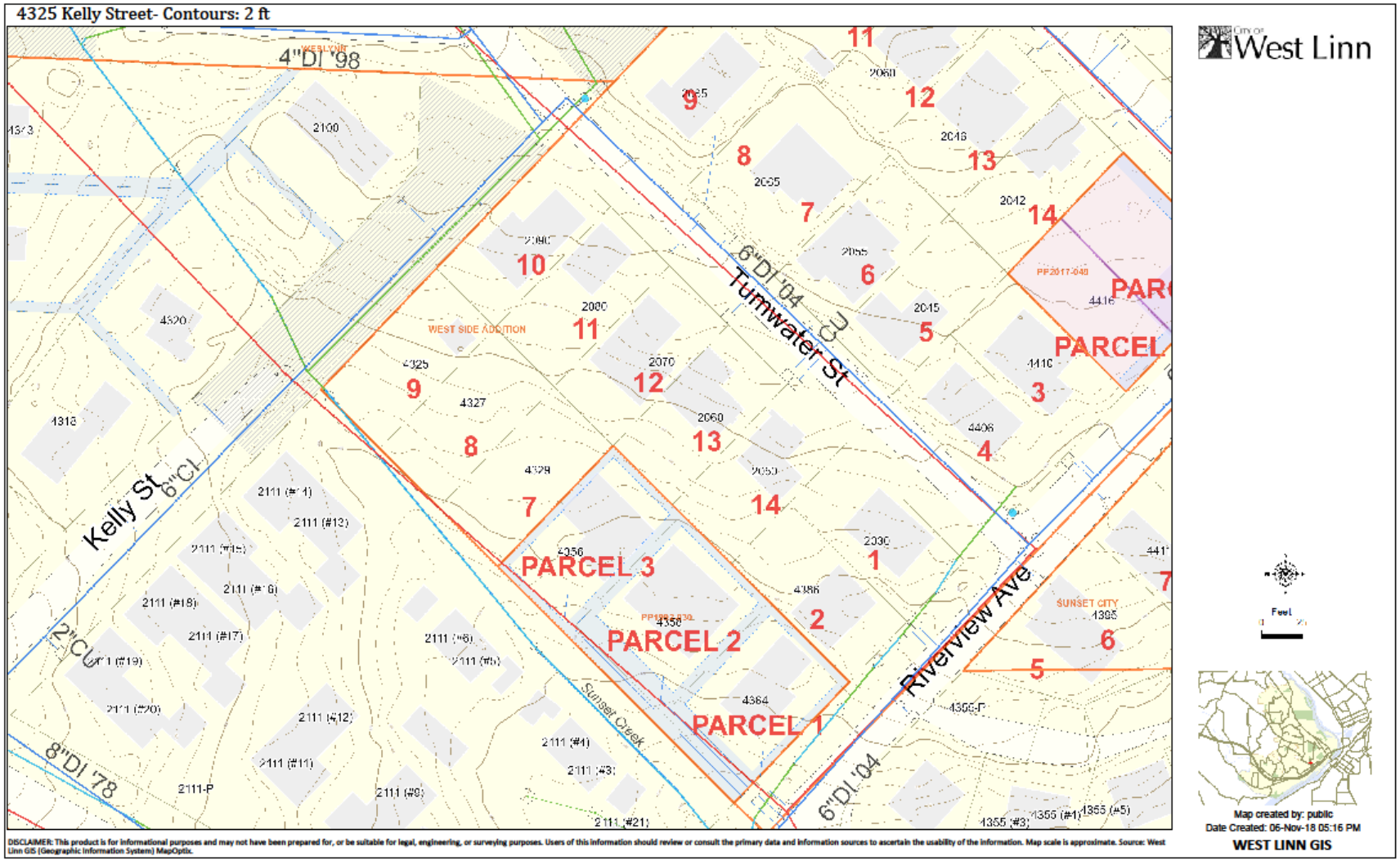


Figure 9

City of West Linn WRA Map

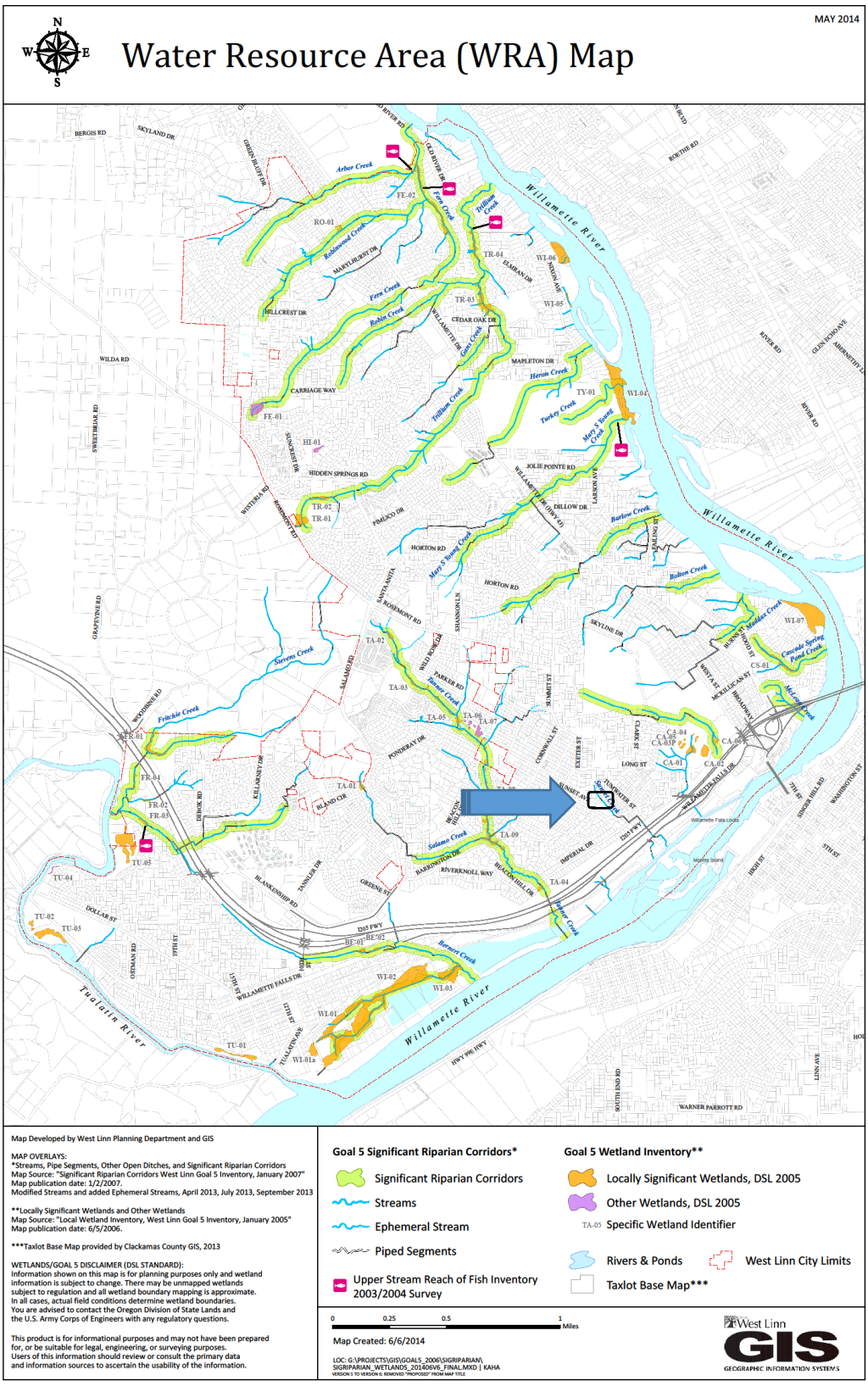


Exhibit 1

Wetland Determination

4325 Kelly Street West Linn Wetland Determination

PREPARED FOR:	Dennis Caudell, Paradise Homes
PREPARED BY:	Turnstone Environmental Consultants, Inc. (Turnstone)
COPIES:	Jeff Reams (Turnstone)
DATE:	December 17th, 2018

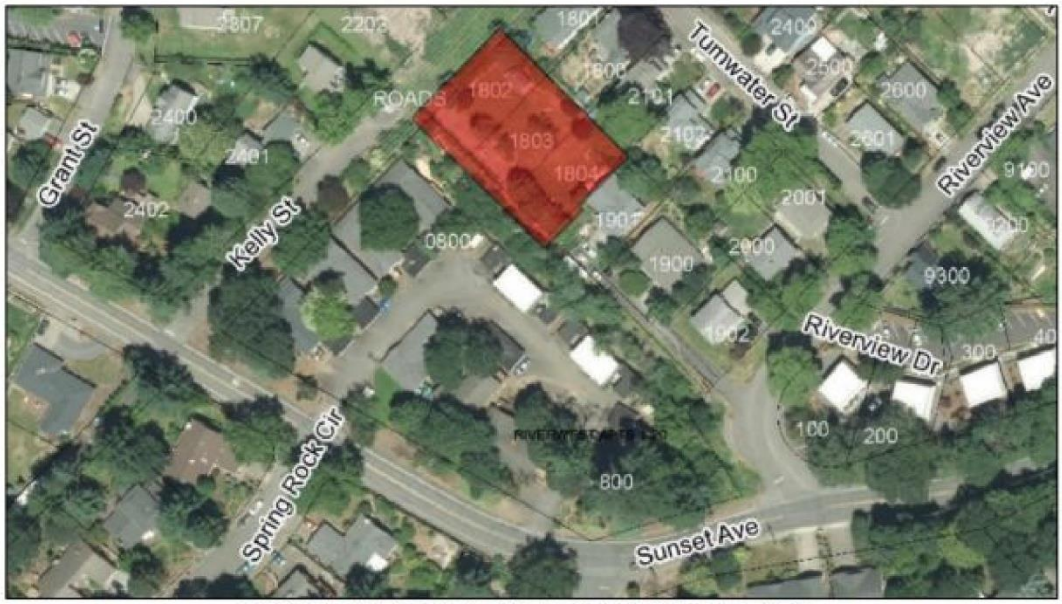
Introduction

Turnstone conducted a wetland and waterways determination for a 0.43-acre Study Area that includes the entirety of tax lots 1802, 1803, 1804 and a portion 800 (tax maps 21E36AA & 21E36AD) in West Linn, Clackamas County, Oregon. The Study Area also includes a small portion of public road right of way north of the existing terminus of Kelly Street. The purpose of this memorandum is to provide information that will help guide future land use planning for the parcel and ensure compliance with regulatory statutes related to protection of wetlands and other waters. The client wishes to develop tax lots 1802, 1803 and 1804 as single-family residences and has commissioned this report to convey the location and condition of aquatic resources that may be subject to city regulations. A portion of the Study Area adjacent to the channel of Sunset Creek is included in the City of West Linn's Water Resource Area (WRA) map and subject to protection through development buffers (Appendix A-Figure 1).

Study Area Setting and Land Use

The legal description of the Study Area is SE 1/4 of NE 1/4, Section 36 in Township 2 South, Range 1 East. The centroid coordinates for the Study Area are 45.3570923°, -122.6249728°. The Study Area is situated on situated on a southeast-facing slope and local topography is influenced by the drainage swale occupied by Sunset Creek.

Study Area (shaded) overview map



Source: West Linn GIS (Geographic Information System) MapOptix.

The portions of tax lots 1802, 1803 are currently maintained as a landscaped yard, with lawns and ornamental tree and shrub plantings. Mature Leyland cypress (*Cupressus* x *leylandii*), Deodar cedar (*Cedrus deodara*) and quaking aspen (*Populus tremuloides*) trees along with ornamental grasses (*Miscanthus sinensis*) and flowering cherry trees (*Prunus pendula*) are planted along the Study Area lot lines. The portion of tax lot 800 included in the Study Area contains the channel of Sunset Creek and is a combination of landscaped areas and riparian vegetation dominated by willows (*Salix* cf. *sitchensis*). Local land use is dominated by medium-density single-family homes. The Study Area is within the Abernethy Creek-Willamette River catchment area (HUC10: 1709000704). No wetlands included in the National Wetland Inventory (NWI) are located in the Study Area (USFWS 2018). The nearest NWI wetlands are located along Tanner Creek to the southwest, at Camassia Natural Area to the Northeast and along the Willamette River to the south. Beyond the channel of Sunset Creek, no wetlands or waters are identified in the West Linn local wetland inventory (Winterbrook 2003).

Methods

Field investigation of the Study Area was conducted on December 5th, 2018. The field investigation utilized the "Routine Onsite" method from the Corps Wetland Delineation Manual (USACE, 1987) as guidance. The Study Area was traversed by foot and a visual assessment was conducted for hydrophytic vegetation, suspect topographical features, and wetland hydrology indicators. Two sample plots were placed upslope of the Sunset Creek channel to document upland (non-wetland) conditions there. Sample plot soil pits were dug to a depth of 20". Absolute aerial cover of plant species was reported for tree, shrub and herb layers, utilizing 10-, 5-, 1-meter square plots respectively. Soil colors (wet) were determined using Munsell soil color charts (Gretag Macbeth 2000). Ordinary High-Water Lines (OHWLs) were determined by mapping the upland limit of the physical and biological characteristics outlined in Army Corps of Engineers Regulatory Guidance Letter 05-05 (USACE 2005). Considering that the timing of field investigation coincided with a dry period, wetland hydrology would be assumed for plots possessing both positive hydric soil and hydrophytic vegetation determinations, though in practice each sampling area resulted in upland soil and vegetation determinations.

Looking northeast towards SP_01

Results

No wetlands are present within the Study Area and each of the sample plots resulted in upland determinations. The location of Study Area sample plots is illustrated in Appendix B-Figures 1 & 2. Wetland delineation data forms and ground-level photographs are included in Appendix C. Soils in the Study Area are predominately dark brown (7.5YR 3/3) and silt loam in texture and do not the redoximorphic features associated with persistent seasonally high ground water. A single soil map unit (major component) is present in the Study Area: "Saum silt loam, 8 to 15 percent slopes" (NRCS 2018). The map unit is non-hydric and described as well-drained. Soils observed during field investigation closely resemble the pedon descriptions of "Saum" soils. Study Area sample plots were dominated by ornamental trees and lawn grasses including perennial ryegrass (*Lolium perenne*) along with a mix of annual weeds including common groundsel (*Senecio vulgaris*), crabgrass (*Digitalis sanguinalis*), dovefoot geranium (*Geranium molle*), subterranean clover (*Trifolium subterraneum*) and annual bluegrass (*Poa annua*). Within the Study Area, channel of Sunset Creek is located primarily on tax lot 800 with a small portion on the adjacent public road right of way. Vegetation along the northern section of the creek is maintained as a backyard, with lawn grasses interspersed by raised beds and ornamental plantings. Vegetation along the lower, southern portion of the creek is more natural in character and hosts native riparian species including willows, western red-cedar (*Thuja plicata*) and ferns (*Athyrium filix-femina*). The channel is somewhat incised and the OHWL was determined by mapping the top of bank. The channel, along with the proposed 15' development buffer is illustrated in Appendix B-Figures 1 & 2.

Looking south toward SP_02

Mapping Method

Sample points and waterway lines were collected using an EOS™ Arrow Gold GPS receiver paired with a mobile computer equipped with ESRI™ Collector software. RTK positioning over a digital cellular network was utilized to correct GPS data and points are accurate to within 4 cm. To calculate areas and create associated figures, GPS data was collected in a WGS 84 geographic coordinate system and later transformed into a local coordinate system, NAD 1983 State Plane Oregon North FIPS3601 Feet. A CAD file has been provided to the client for incorporation into proposed site layout exhibits.

Looking at Sunset Creek on the north portion of tax lot 800.

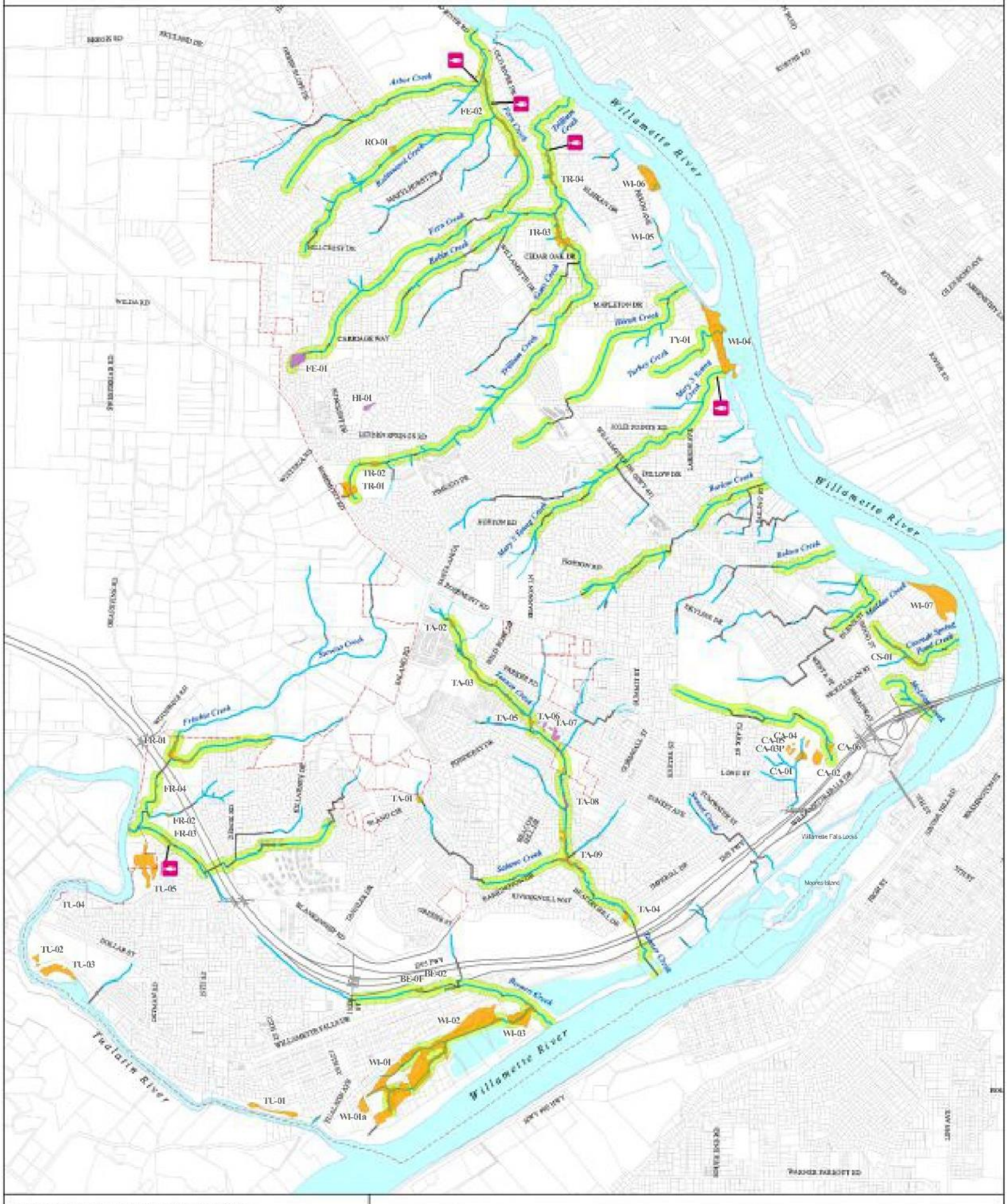
Looking northwest from the south-central portion of the Study Area

Appendix A:

West Linn WRA Map

MAY 2014

Proposed Water Resource Area (WRA) Map



Map Developed by West Linn Planning Department and GIS

MAP OVERLAYS:
*Streams, Pipe Segments, Other Open Ditches, and Significant Riparian Corridors
Map Source: "Significant Riparian Corridors West Linn Goal 5 Inventory, January 2007"
Map publication date: 1/2/2007.
Modified Streams and added Ephemeral Streams, April 2013, July 2013, September 2013

**Locally Significant Wetlands and Other Wetlands
Map Source: "Local Wetland Inventory, West Linn Goal 5 Inventory, January 2005"
Map publication date: 6/5/2006.

***Taxlot Base Map provided by Clackamas County GIS, 2013

WETLANDS/GOAL 5 DISCLAIMER (DSL STANDARD):
Information shown on this map is for planning purposes only and wetland information is subject to change. There may be unmapped wetlands subject to regulation and all wetland boundary mapping is approximate. In all cases, actual field conditions determine wetland boundaries. You are advised to contact the Oregon Division of State Lands and the U.S. Army Corps of Engineers with any regulatory questions.

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Goal 5 Significant Riparian Corridors*

- Significant Riparian Corridors
- Streams
- Ephemeral Stream
- Piped Segments
- Upper Stream Reach of Fish Inventory 2003/2004 Survey

Goal 5 Wetland Inventory**

- Locally Significant Wetlands, DSL 2005
- Other Wetlands, DSL 2005
- TA-05 Specific Wetland Identifier
- Rivers & Ponds
- West Linn City Limits
- Taxlot Base Map***

0 0.25 0.5 1 Miles

Map Created: 5/13/2014

West Linn GIS Geographic Information Systems

Appendix B:

Wetland Determination Maps

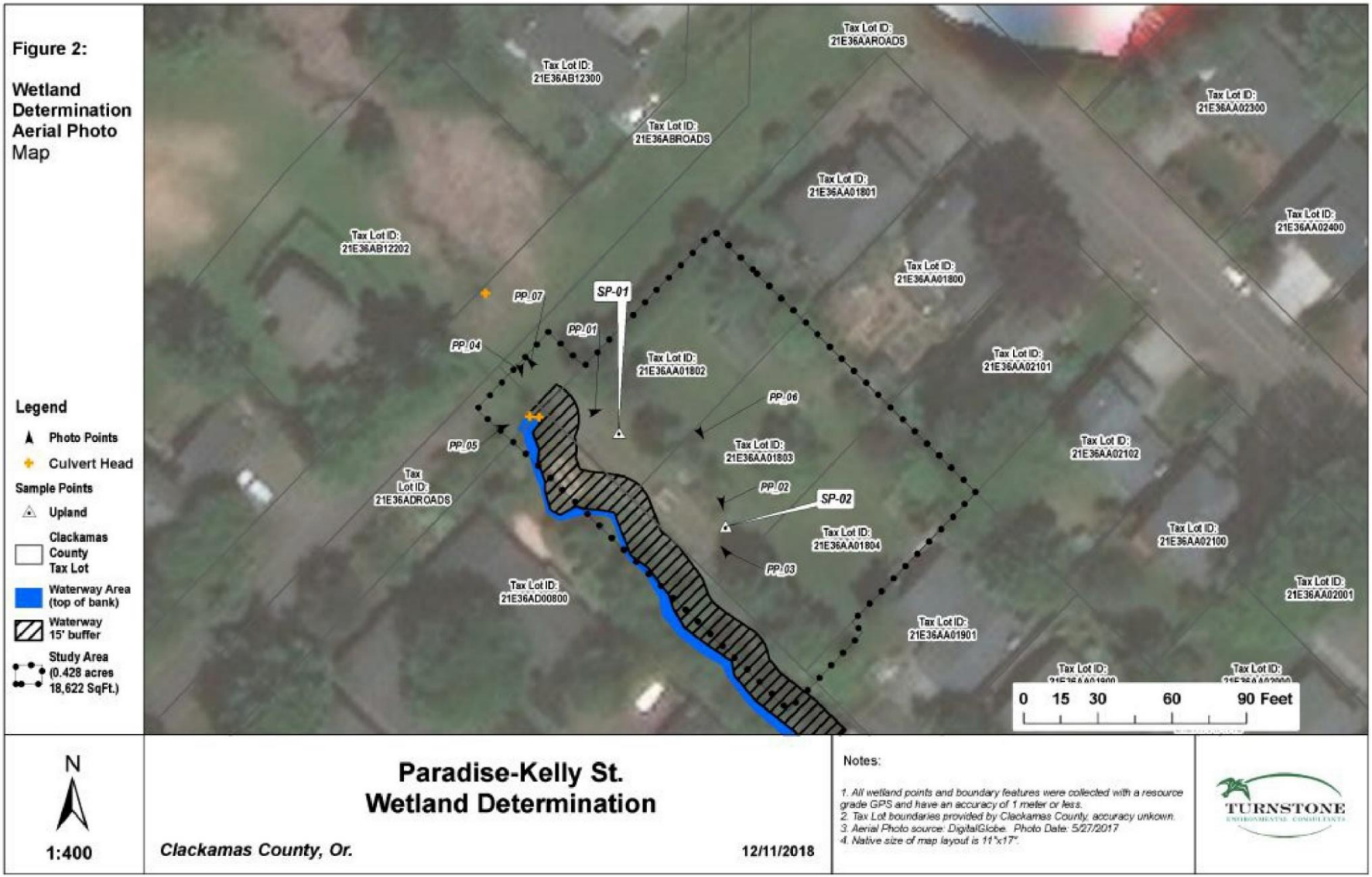
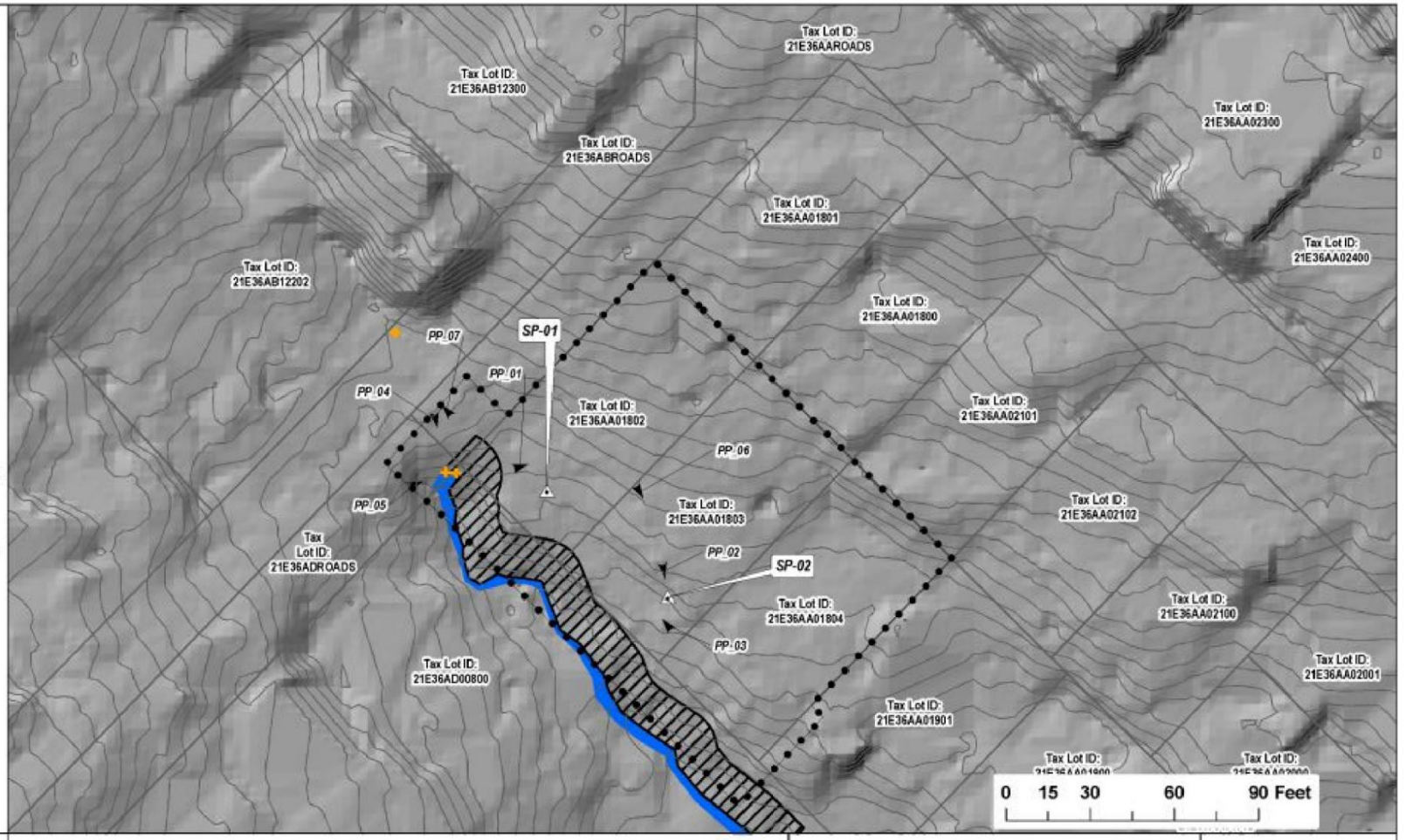


Figure 2:
Wetland Determination Aerial Photo Map
Legend
Photo Points
Culvert Head
Sample Points
Upland
Clackamas County Tax Lot
Waterway Area (top of bank)
Waterway 15' buffer
Study Area (0.428 acres 18,622 SqFt.)
Tax Lot ID: 21E36AAROADS
Tax Lot ID: 21E36AB12300
Tax Lot ID: 21E36AA02300
Tax Lot ID: 21E36ABROADS
Tax Lot ID: 21E36AA01801
Tax Lot ID: 21E36AA02400
Tax Lot ID: 21E36AB12202
Tax Lot ID: 21E36AA01800
Tax Lot ID: 21E36AA02101
Tax Lot ID: 21E36AA01802
Tax Lot ID: 21E36AA01803
Tax Lot ID: 21E36AA02102
Tax Lot ID: 21E36ADROADS
Tax Lot ID: 21E36AA01804
Tax Lot ID: 21E36AA02100
Tax Lot ID: 21E36AD00800
Tax Lot ID: 21E36AA01901
Tax Lot ID: 21E36AA02001
PP_07
PP_01
PP_04
PP_06
PP_05
PP_02
PP_03
SP-01
SP-02
0 15 30 60 90 Feet
N
1:400
Paradise-Kelly St.
Wetland Determination
Clackamas County, Or.
12/11/2018
Notes:
1. All wetland points and boundary features were collected with a resource grade GPS and have an accuracy of 1 meter or less.
2. Tax Lot boundaries provided by Clackamas County, accuracy unkown.
3. Aerial Photo source: DigitalGlobe. Photo Date: 5/27/2017
4. Native size of map layout is 11"x17".
TURNSTONE

Figure 3:

Wetland Determination Contour Map



Legend

- Photo Points
- Culvert Head

Sample Points

- Upland
- 1 Foot Contour (LiDAR source, 2014 data)
- Clackamas County Tax Lot
- Waterway Area (top of bank)
- Waterway 15' buffer
- Study Area (0.428 acres 18,622 SqFt.)

N

1:400

Paradise-Kelly St. Wetland Determination

Clackamas County, Or.

12/11/2018

Notes:

1. *All wetland points and boundary features were collected with a resource grade GPS and have an accuracy of 1 meter or less.*
2. *Tax Lot boundaries provided by Clackamas County; accuracy unkown.*
3. *Native size of map layout is 11"x17".*

TURNSTONE ENVIRONMENTAL CONSULTANTS

Appendix C:

Wetland Determination Data Forms &

Ground-level Photographs

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: 4325 Kelly Street **City/County:** West Linn **Sampling Date:** 05-Dec-18

Applicant/Owner: Dennis Caudell-Paradise Homes **State:** OR **Sampling Point:** SP_01

Investigator(s): Joe Bettis **Section, Township, Range:** S 36 T 2 S R 1 E

Landform (hillslope, terrace, etc.): Toeslope **Local relief (concave, convex, none):** concave **Slope:** 10.0 % / 5.7°

Subregion (LRR): MLRA 2 **Lat.:** 45.35713 **Long.:** -122.625154 **Datum:** WGS 84

Soil Map Unit Name: Saum silt loam, 8 to 15 percent slopes **NWI classification:**

Are climatic/hydrologic conditions on the site typical for this time of year? Yes (●) No ( ) **(If no, explain in Remarks.)**

Are Vegetation [ ] **, Soil** [ ] **, or Hydrology** [ ] **significantly disturbed?** **Are "Normal Circumstances" present?** Yes (●) No ( )

Are Vegetation [ ] **, Soil** [ ] **, or Hydrology** [ ] **naturally problematic?** **(If needed, explain any answers in Remarks.)**

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ( ) No (●)

Hydric Soil Present? Yes ( ) No (●)

Wetland Hydrology Present? Yes ( ) No (●)

Is the Sampled Area within a Wetland? Yes ( ) No (●)

Remarks:

VEGETATION - Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Rel.Strat. Cover	Indicator Status
Tree Stratum (Plot size: 10 m)				
1. Cedrus deodara	20	✓	57.1%	FACU
2. Cupressus x leylandii	15	✓	42.9%	FACU
3.	0		0.0%	
4.	0		0.0%	
	35		= Total Cover	
Sapling/Shrub Stratum (Plot size: 5 m)				
1. Prunus avium	10	✓	50.0%	FACU
2. Buddleja davidii	5	✓	25.0%	FACU
3. Rubus armeniacus	5	✓	25.0%	FAC
4.	0		0.0%	
5.	0		0.0%	
	20		= Total Cover	
Herb Stratum (Plot size: 1 m)				
1. Poa annua	25	✓	43.9%	FAC
2. Senecio vulgaris	10	✓	17.5%	FACU
3. Lolium perenne	10	✓	17.5%	FAC
4. Geranium molle	5		8.8%	UPL
5. Trifolium subterraneum	5		8.8%	UPL
6. Hypochaeris radicata	1		1.8%	FACU
7. Veronica arvensis	1		1.8%	FACU
8.	0		0.0%	
9.	0		0.0%	
10.	0		0.0%	
11.	0		0.0%	
	57		= Total Cover	
Woody Vine Stratum (Plot size:)				
1.	0		0.0%	
2.	0		0.0%	
	0		= Total Cover	

% Bare Ground in Herb Stratum: 45

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 8 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 37.5% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	40	x 3 =	120
FACU species	62	x 4 =	248
UPL species	10	x 5 =	50
Column Totals:	112 (A)		418 (B)

Prevalence Index = B/A = 3.732

Hydrophytic Vegetation Indicators:

- [ ] 1 - Rapid Test for Hydrologic Vegetation
- [ ] 2 - Dominance Test is > 50%
- [ ] 3 - Prevalence Index is ≤3.0 [1]
- [ ] 4 - Morphological Adaptations [1] (Provide supporting data in Remarks or on a separate sheet)
- [ ] 5 - Wetland Non-Vascular Plants [1]
- [ ] Problematic Hydrophytic Vegetation [1] (Explain)

[1] Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ( ) No (●)

Remarks:

Cedrus deodara & Cupressus x leylandii wetland status assigned by observer.

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

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Soil

Sampling Point: SP_01

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)		%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	7.5YR	3/3	100					Silt Loam	
12-14	7.5YR	3/3	100					Silt Loam	5% charcoal & 1% 10YR 3/4 concretions by volume
14-20	7.5YR	4/3	100					Silt Loam	

[1]Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains [2]Location: PL=Pore Lining. M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Muck Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (except in MLRA 1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ○ No ◉

Remarks:

Diffuse boundary at 14"

Hydrology

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (LRR A)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
- ☐ Drainage Patterns (B10)
- ☐ Dry Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (LRR A)
- ☐ Frost Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ○ No ◉ Depth (inches): _____

Water Table Present? Yes ○ No ◉ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ○ No ◉ Depth (inches): _____

Wetland Hydrology Present? Yes ○ No ◉

Describe Recorded Data (stream gauge, monitor well, aerial photos, previous inspections), if available:

Remarks:

Dry to 20"

US Army Corps of Engineers

Western Mountains, Valleys, and Coast - Version 2.0

Plot ID: SP_01 Photo Path: C:\Users\Sedge\Documents\Projects\Paradise Homes_Kelly St_

Photo File: IMG_1067.JPG Orientation: -facing

Lat/Long or UTM : Long/Easting: -122.625154 Lat/Northing: 45.35713

Description:

Photo File: IMG_1065.JPG Orientation: -facing

Lat/Long or UTM: Long/Easting: 0 Lat/Northing: 0

Description:

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: 4325 Kelly Street **City/County:** West Linn **Sampling Date:** 05-Dec-18

Applicant/Owner: Dennis Caudell-Paradise Homes **State:** OR **Sampling Point:** SP_02

Investigator(s): Joe Bettis **Section, Township, Range:** S 36 T 2 S R 1 E

Landform (hillslope, terrace, etc.): Toeslope **Local relief (concave, convex, none):** concave **Slope:** 10.0 % / 5.7°

Subregion (LRR): MLRA 2 **Lat.:** 45.357029 **Long.:** -122.624983 **Datum:** WGS 84

Soil Map Unit Name: Saum silt loam, 8 to 15 percent slopes **NWI classification:**

Are climatic/hydrologic conditions on the site typical for this time of year? Yes (•) No ( ) **(If no, explain in Remarks.)**

Are Vegetation [ ] **, Soil** [ ] **, or Hydrology** [ ] **significantly disturbed?** **Are "Normal Circumstances" present?** Yes (•) No ( )

Are Vegetation [ ] **, Soil** [ ] **, or Hydrology** [ ] **naturally problematic?** **(If needed, explain any answers in Remarks.)**

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ( )	No (•)	**Is the Sampled Area within a Wetland?** Yes ( ) No (•)
Hydric Soil Present?	Yes ( )	No (•)	
Wetland Hydrology Present?	Yes ( )	No (•)	

Remarks:

VEGETATION - Use scientific names of plants.

	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status
Tree Stratum (Plot size: 10 m)			
1. Cupressus x leylandii	15	☑ 100.0%	FACU
2.	0	☐ 0.0%	
3.	0	☐ 0.0%	
4.	0	☐ 0.0%	
	15	= Total Cover	
Sapling/Shrub Stratum (Plot size: 5 m)			
1. Prunus avium	10	☑ 100.0%	FACU
2.	0	☐ 0.0%	
3.	0	☐ 0.0%	
4.	0	☐ 0.0%	
5.	0	☐ 0.0%	
	10	= Total Cover	
Herb Stratum (Plot size: 1 m)			
1. Lolium perenne	25	☑ 30.1%	FAC
2. Poa annua	15	☑ 18.1%	FAC
3. Hypochaeris radicata	15	☑ 18.1%	FACU
4. Trifolium subterraneum	5	☐ 6.0%	UPL
5. Geranium molle	5	☐ 6.0%	UPL
6. Senecio vulgaris	5	☐ 6.0%	FACU
7. Digitaria sanguinalis	5	☐ 6.0%	FACU
8. Equisetum arvense	5	☐ 6.0%	FAC
9. Malva neglecta	3	☐ 3.6%	UPL
10.	0	☐ 0.0%	
11.	0	☐ 0.0%	
	83	= Total Cover	
Woody Vine Stratum (Plot size:)			
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
	0	= Total Cover	

% Bare Ground in Herb Stratum: 20

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 40.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	45	x 3 =	135
FACU species	50	x 4 =	200
UPL species	13	x 5 =	65
Column Totals:	108 (A)		400 (B)

Prevalence Index = B/A = 3.704

Hydrophytic Vegetation Indicators:

- [ ] **1 - Rapid Test for Hydrologic Vegetation**
- [ ] **2 - Dominance Test is > 50%**
- [ ] **3 - Prevalence Index is ≤3.0** [1]
- [ ] **4 - Morphological Adaptations** [1] **(Provide supporting data in Remarks or on a separate sheet)**
- [ ] **5 - Wetland Non-Vascular Plants** [1]
- [ ] **Problematic Hydrophytic Vegetation** [1] **(Explain)**

[1] **Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.**

Hydrophytic Vegetation Present? Yes ( ) No (•)

Remarks:

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

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Soil

Sampling Point: SP_02

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)		%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-16	7.5YR	3/3	100					Silt Loam	5% charcoal by volume
16-20	7.5YR	4/3	100					Silt Loam	

[1]Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains [2]Location: PL=Pore Lining. M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Muck Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) (except in MLRA 1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ○ No ◉

Remarks:

Hydrology

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stressed Plants (D1) (LRR A)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
- ☐ Drainage Patterns (B10)
- ☐ Dry Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-neutral Test (D5)
- ☐ Raised Ant Mounds (D6) (LRR A)
- ☐ Frost Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ○ No ◉ Depth (inches): _____

Water Table Present? Yes ○ No ◉ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ○ No ◉ Depth (inches): _____

Wetland Hydrology Present? Yes ○ No ◉

Describe Recorded Data (stream gauge, monitor well, aerial photos, previous inspections), if available:

Remarks:

Dry to 20"

Plot ID: SP_02 Photo Path: C:\Users\Sedge\Documents\Projects\Paradise Homes_Kelly St_

Photo File: IMG_1066.JPG Orientation: -facing

Lat/Long or UTM : Long/Easting: -122.624983 Lat/Northing: 45.357029

Description:

No Photo

Photo File: None.bmp Orientation: -facing

Lat/Long or UTM: Long/Easting: 0 Lat/Northing: 0

Description:

Plot ID: PP_03-04 Photo Path: C:\Users\Sedge\Documents\Projects\Paradise Homes_Kelly St_

Photo File: IMG_1069.JPG Orientation: South southeast -facing

Lat/Long or UTM : Long/Easting: -122.624983 Lat/Northing: 45.357029

Description: PP_03

Photo File: IMG_1070.JPG Orientation: South southeast -facing

Lat/Long or UTM: Long/Easting: 45.357201 Lat/Northing: -122.625326

Description: PP_04

Plot ID: PP_05-06 Photo Path: C:\Users\Sedge\Documents\Projects\Paradise Homes_Kelly St_

Photo File: IMG_1071.JPG Orientation: East northeast -facing

Lat/Long or UTM : Long/Easting: -122.624983 Lat/Northing: 45.357029

Description: PP_05

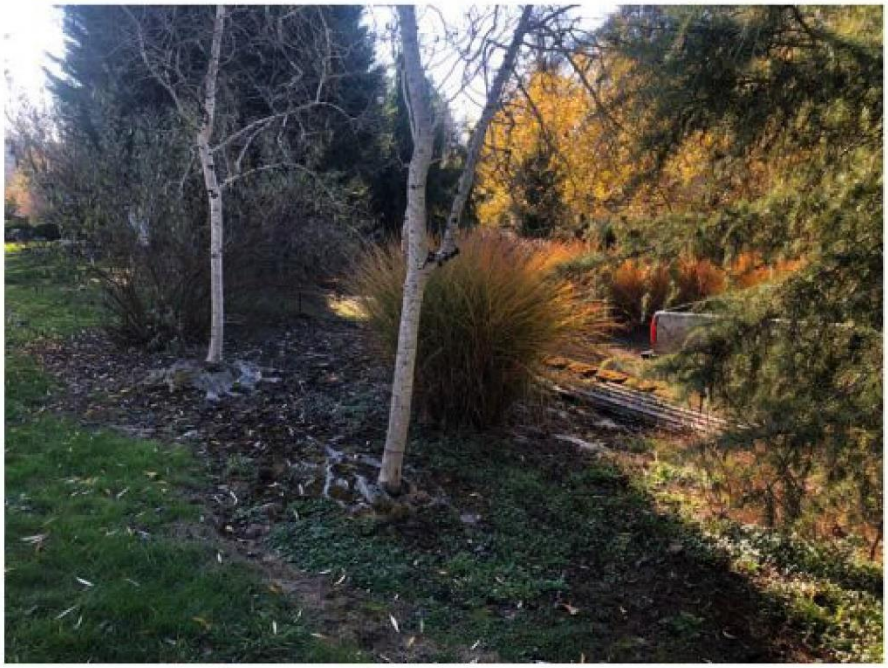

Photo File: IMG_1072.JPG Orientation: East southeast -facing

Lat/Long or UTM: Long/Easting: 0 Lat/Northing: 0

Description: PP_06

Plot ID: PP_07 Photo Path: C:\Users\Sedge\Documents\Projects\Paradise Homes_Kelly St_

Photo File: IMG_1073.JPG Orientation: Northwest -facing

Lat/Long or UTM : Long/Easting: -122.624983 Lat/Northing: 45.357029

Description:

No Photo

Photo File: None.bmp Orientation: -facing

Lat/Long or UTM: Long/Easting: 0 Lat/Northing: 0

Description:

Appendix D:

References

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Gretag Macbeth. 2000. Munsell Soil Color Charts, 2000 Edition. Baltimore, MD.

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U. S. Geological Survey (USGS). 1985. 7.5' Quadrangles for Canby (O45122C6) and Oregon City (O45122C5).

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Exhibit 2

Stormwater Design

May 2, 2019

4325 Kelly St
West Linn, OR

Stormwater Management Report (SWMR)
for Proposed Stormwater Rain Garden

Prepared for:

Paradise Homes
20659 NE Lakeside Drive
Fairview, OR 97024

Prepared by:

Aquarius Environmental, LLC
2117 NE Oregon Street, Ste 502
Portland, OR 97232
503.828.0265
www.aquariusenv.com

AQUARIUS environmental

Stormwater Management Report (SWMR)

Table of Contents

Tables

Appendices

Abbreviations

ac	acres
bgs	below ground surface
CB	catch basin
cfs	cubic feet per second
DB	Drainage Basin
DEQ	Oregon Department of Environmental Quality
gpm	gallons per minute
ID	inner diameter
IE	invert elevation
LF	linear feet
NPDES	National Pollution Discharge Elimination System
SBUH	Santa Barbara Urban Hydrograph
sq ft	square feet
SWMR	Stormwater Management Report
SWMM	*2016 City of Portland Stormwater Management Manual*

1 Engineer's Certification

I hereby certify that this Stormwater Management Report for 4325 Kelly Street has been prepared by me or under my supervision and meets minimum standards of the City of West Linn and normal standards of engineering practice. I hereby acknowledge and agree that the jurisdiction does not and will not assume liability for the sufficiency, suitability, or performance of drainage facilities designed by me.

Digitally Signed 5/2/2019

Aquarius Environmental, LLC
Daniel A. Scarpine, P.E.
Principal Engineer

2 Project Summary

This project proposes to provide approximately 1,100 square foot driveway access to existing 3 lots (4325, 4327, 4329 respectively). Runoff from the driveway will convey to a proposed raingarden which manages stormwater from driveway surfaces.

In conformance with City of West Linn standards, AE prepared this Stormwater Management Report (SWMR) pursuant to the requirements of the *2016 City of Portland Stormwater Management Manual (SWMM)*. The following SWMR, along with a Plan Sheet (Appendix A), describes the sizing, location, and installation plans of the proposed rain garden.

2.1 Site Location

The project site (Site) is located at 4325 Kelly Street, West Linn, Oregon (21 E 36AA - Tax Lots 1802, 1803, 1804).

2.2 Site Description

The existing 15,000 square foot site is undeveloped. The Site is entirely zoned R4.5(Residential 4.5). New single family residential development is proposed. The site is located adjacent to the Sunset Creek water resource area (WRA)

3 Existing Stormwater Conditions

Currently runoff from the site conveys to Sunset Creek southwest portion of the Driveway/Parking runoff was conveyed to an existing rain garden located west of the existing house.

4 Proposed Conditions

Approximately 1,100 square feet of new driveway will be constructed. A new proposed stormwater rain garden will be located on the southern edge of the roadway to collect treat and detail runoff prior to discharge to Sunset Creek.

Runoff from future house development will be separately managed by raingardens adjacent to any proposed homes. Each home site is planned to have approximately 1,000 square feet of impervious roof area.

5 Sizing

The proposed rain gardens are sized following the presumptive approach sizing factor of 0.10 times the contributing impervious area.

	Impervious Area		Minimum Rain Garden Size (sq ft)
	Acre	Sq Ft	
Driveway Rain Garden	0.025	1,100	110
Residence Rain Garden(s)	0.022	1,000	100

To uniformly distribute flow and collection, the proposed driveway development has the raingarden parallel to the driveway which provides approximately 200 square feet of facility. This exceeds the minimum required by approximately 1.8X.

Residence raingardens will be located on each home site and configured as required to meet site layout needs to provide the minimum rain garden size of 100 square feet.

6 Operation & Maintenance (O&M)

Maintenance of the rain garden will be required to clean out potential settled solids and maintain the vegetation. The rain garden will require regular weeding and inspection of plants.

The rain garden shall be planted with plants on the 2016 SWMM Approved Plant list (Appendix H).

7 Engineering Conclusions

The proposed rain garden(s) described in this SWMR is expected to meet the site's needs for driveway and residence stormwater management.

Exhibit 3

Infiltration Tests

Location	Date	Test Hole Number
4325 Kelly St	May 10, 2019	TP01

Depth to Bottom of Hole	Dimension of Hole	Test Method
25"	12" dia	Simplified

Tester's Name	DRC
Tester's Company	Paradise
Tester's Contact Number	503-710-1227

Depth (ft)	Soil Texture
0 - 2.1	Clay Loam

Presaturation Start Time
Presaturation End Time

Time	Time Interval (minutes)	Measurement (inches)	Drop in Water Level (inches)	Infiltration Rate (inches/hr)	Remarks
9:09		19			Fill
9:21	0:12	20.75	1.75	8.75	
9:32	0:11	22	1.25	6.82	
9:49	0:17	23	1	3.53	
10:01	0:12	23.5	0.5	2.50	
10:14	0:13	25	1.5	6.92	
10:25	0:11	25	0	0.00	
10:30	0:05	19	-6		Fill
10:43	0:13	21	2	9.23	
10:54	0:11	22.5	1.5	8.18	
11:06	0:12	24	1.5	7.50	
11:18	0:12	25	1	5.00	
11:29	0:11	19	-6		Fill
11:40	0:11	20	1	5.45	
11:53	0:13	21	1	4.62	
12:05	0:12	22	1	5.00	
12:15	0:10	23	1	6.00	
12:25	0:10	24	1	6.00	

Location	Date	Test Hole Number
4327 Kelly St	May 10, 2019	TP02

Depth to Bottom of Hole	Dimension of Hole	Test Method
28"	12" dia	Simplified

Tester's Name	DRC
Tester's Company	Paradise
Tester's Contact Number	503-710-1227

Depth (ft)	Soil Texture
0 - 2.33	Clay Loam

Presaturation Start Time
Presaturation End Time

Time	Time Interval (minutes)	Measurement (inches)	Drop in Water Level (inches)	Infiltration Rate (inches/hr)	Remarks
9:09		22			Fill
9:21	0:12	23.5	1.5	7.50	
9:32	0:11	24	0.5	2.73	
9:49	0:17	24.5	0.5	1.76	
10:01	0:12	25	0.5	2.50	
10:14	0:13	25.5	0.5	2.31	
10:25	0:11	26	0.5	2.73	
10:30	0:05	23.5	-2.5		Fill
10:43	0:13	24	0.5	2.31	
10:54	0:11	24.5	0.5	2.73	
11:06	0:12	25	0.5	2.50	
11:18	0:12	25.5	0.5	2.50	
11:29	0:11	23	-2.5		Fill
11:40	0:11	24	1	5.45	
11:53	0:13	25	1	4.62	
12:05	0:12	25.5	0.5	2.50	
12:15	0:10	26	0.5	3.00	
12:25	0:10	26.5	0.5	3.00	

Exhibit 4

Fee-In-Lieu of Half Street Improvements

REQUEST FOR WAIVER OF STREET IMPROVEMENTS

PAYMENT OF FEE-IN-LIEU

22500 Salamo Rd. Box 800; West Linn, OR 97068

Phone: (503)722-5500 Fax: (503)656-4106

Email: cwl_rowpermits@westlinnoregon.gov

Complete and sign all fields and the statement below indicating your application for a waiver of street improvements and the option to make a payment in lieu of construction of street improvements as allowed by West Linn Community Development Code section 96.010.

APPLICANT INFORMATION					
Applicant Name:	Paradise Homes				
Address:	20659 NE Lakeside Drive				
City:	Fairview	State:	OR		97024
Phone:	710-1227	Fax:			
Email:	paradise@frontier.com				

PROJECT INFORMATION	
Project Address	4327 Kelly St, West Linn
Permit #	
Project description	New SFR

I, Ching Hay, the legal owner(s) of property at 4327 Kelly Street hereby apply for a waiver of street improvements in accordance with section 96.010 of the West Linn Community Development Code and agree to make a payment in-lieu of constructing said street improvements.

Applicant may provide three cost estimates to the City for approval or provide quantities to be assessed by City staff at recent construction values. A final payment calculation will be provided by the City.

Owner(s) Signature:

Ching Hay		4/4/19
Print	Signature	Date

Print	Signature	Date

24-Foot Local Street

PROJECT QUANTITIES				
	Quantity	Unit	Cost/Unit	Total Cost
Mobilization	1	LS	$1,500	$1,500
Sawcut AC	12	LF	$3.00	$36.00
Remove Existing AC	1	SY	$9.00	$9.00
10-inches of 1-1/2” Crushed Rock	25	SY	$15.00	$375.00
2-inches of3/4”-0 Crushed Rock	2.25	SY	$5.00	$11.25
4” Level 3 ½” Dense HMAC	4.5	SY	$35.00	$157.50
Curb and Gutter	32	LF	$35.00	$1,120.00
Concrete Sidewalk	192	SF	$6.00	1,152.00
Concrete Inlet	1	EACH	$1,200.00	$1,200.00
Storm Manhole	0	EACH	$0	$0
Storm Pipe	0	LF	$0	$0
Planter/Swale Soil/Landscape	32	LF	$100.00	$3,200.00
Street Tree	1	EACH	$175.00	$175.00
Traffic Control	0	LS	$0	$0
Erosion Control	1	LS	$500	$500
Engineering	1	LS	$0	$0
TOTAL COST				$9,435.75

28-Foot Local Street

PROJECT QUANTITIES				
	Quantity	Unit	Cost/Unit	Total Cost
Mobilization	1	LS	$1,500	$1,500
Sawcut AC	12	LF	$3.00	$36.00
Remove Existing AC	1	SY	$9.00	$9.00
10-inches of 1-1/2” Crushed Rock	29.25	SY	$15.00	$438.75
2-inches of3/4”-0 Crushed Rock	2.63	SY	$5.00	$13.16
4” Level 3 ½” Dense HMAC	5.27	SY	$35.00	$184.28
Curb and Gutter	32	LF	$35.00	$1,120.00
Concrete Sidewalk	192	SF	$6.00	1,152.00
Concrete Inlet	1	EACH	$1,200.00	$1,200.00
Storm Manhole	0	EACH	$0	$0
Storm Pipe	0	LF	$0	$0
Planter/Swale Soil/Landscape	32	LF	$100.00	$3,200.00
Street Tree	1	EACH	$175.00	$175.00
Traffic Control	0	LS	$0	$0
Erosion Control	1	LS	$500	$500
Engineering	1	LS	$0	$0
TOTAL COST				$9,528.19

dennis caudell

From: Pepper, Amy <APepper@westlinnoregon.gov>
Sent: Friday, October 5, 2018 2:57 PM
To: dennis caudell
Cc: Arnold, Jennifer
Subject: Fee in lieu - Kelly Street
Attachments: ord_1646_2016_transportation_system_plan_local street cross section.pdf; PI-Fee In Lieu of Street Improvements Request Associated with A Building Permit.docx

Dennis ~

Per our meeting, attached you will find a fee in lieu request and a copy of the local street cross-section from the City's Transportation System Plan. We would anticipate the 24-foot local (no parking) cross-section would be adequate in this location.

Please let me know if you have any questions about this information.

Amy

Amy Pepper
Senior Project Engineer
Engineering

22500 Salamo Rd
West Linn, Oregon 97068
apepper@westlinnoregon.gov
westlinnoregon.gov
503-722-3437
City of West Linn
Click to Connect!

dennis caudell

From: Arnold, Jennifer <jarnold@westlinnoregon.gov>
Sent: Wednesday, June 12, 2019 1:20 PM
To: [redacted] dennis caudell
Subject: RE: 4327 Kelly Street

The April 4th date was a mistake and this response is in reference to the May submittal. Apologies for the confusion.

Jennifer

From: [redacted]
Sent: Wednesday, June 12, 2019 1:18 PM
To: dennis caudell <caudell.d@paradise-env.com>; Arnold, Jennifer <jarnold@westlinnoregon.gov>; Pepper, Amy <APepper@westlinnoregon.gov>
Subject: Re: 4327 Kelly Street

Also note that there was another submittal made on May 16. This appears to reference April 4.

[redacted]

From: dennis caudell <caudell.d@paradise-env.com>

Sent: Wednesday, June 12, 2019 12:23 PM

To: Arnold, Jennifer; Pepper, Amy

Cc: [redacted]

Subject: RE: 4327 Kelly Street

Jennifer, Amy;

- Please see the attached copy of a message from Amy wherein she indicates that "we would anticipate a 24-foot local...". The email also includes an attachment, presumably from the City's standards. We are certainly willing to provide a proposed Fee-In-Lieu for the 28-foot local street, but we are not very clear .on why we have such a moving target here.

  Please verify, for the record, which will be required for this proposal- 24-foot local or 28-foot local street improvements.

- The shared driveway is still shown on the proposal- it is labeled as "Proposed Access Easement to Benefit Lot 7 and 8". The stormwater facility is also shown, as is the 15' sewer easement centered over the existing sewer line. The detail shows both the access and the stormwater facility outside of the easement area.

  We are eager to make necessary changes upon your clarification. Please indicate how we can make this clearer to move this process forward.

Please feel free to call to discuss as necessary. Thank you.

Sincerely,

Dennis Caudell
Paradise Group General Contractors
503.710.1227
Paradise@frontier.com

From: Arnold, Jennifer <jarnold@westlinnoregon.gov>
Sent: Wednesday, June 12, 2019 11:21 AM
To: dennis caudell <paradise@frontier.com>; 'C HAY' <mhay8650@msn.com>
Subject: FW: 4327 Kelly Street

Hello,

Below is the response from our Engineering Department regarding your submitted application materials received April 4, 2019. Your application is still considered incomplete with the 180 day timeline for completeness expiring July 30, 2019.

Jennifer

Subject: 4327 Kelly Street

I have reviewed the revised submittal for the WRA permit for 4327 Kelly Street and have the following comments:

1. Fee in lieu should be based on street improvements for a 28-foot local street, the City's local street standard. The application should be updated to remove the 24' foot cross-section and any notes related to the 24-foot cross-section and replaced with the 28-foot cross section found in the City's Construction Standards.
2. The applicant removed the proposed shared driveway from the plans. The project will be conditioned to provide a 15' sewer easement centered over the existing sewer line. Stormwater facilities will not be allowed to be installed in this area. The applicant has been made aware of this requirement and bears the risk of continuing to move forward with this project without recognizing the impact of this requirement on the exact location of the driveway. Additionally, fee in lieu is applicable for all improvements to the edge of the shared drive. As such, both the shared drive and proposed stormwater facility must be shown on the site plan to assure the fee in lieu can be adequately reviewed and calculated.

Revisions and resubmittal of the plans is required.

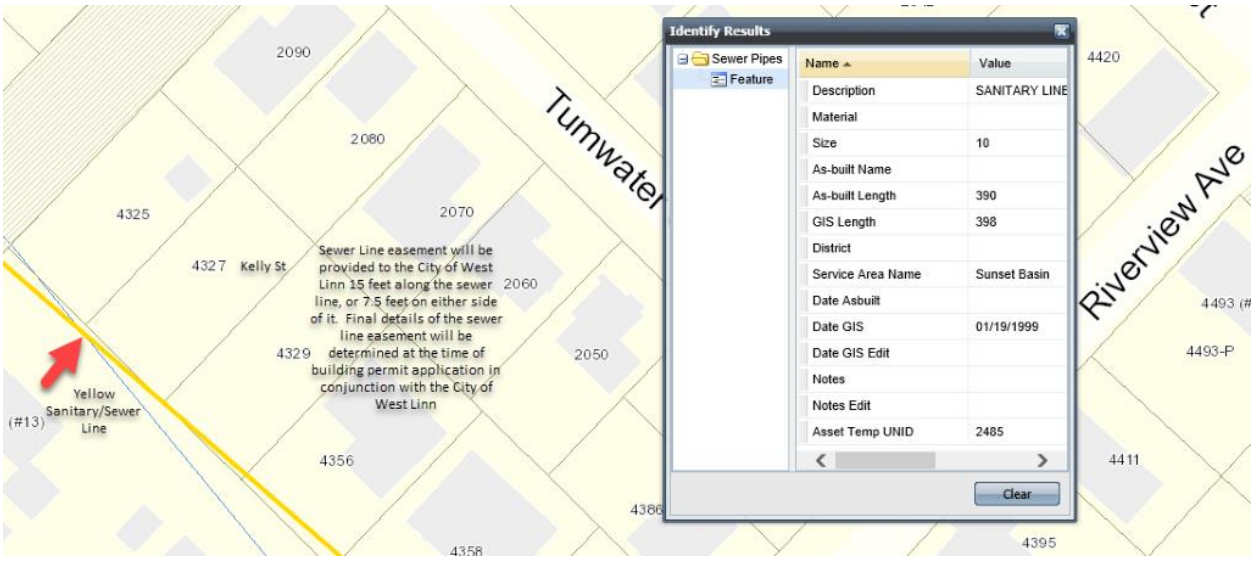
Jennifer Arnold
Associate Planner
Planning

22500 Salamo Rd.
West Linn, Oregon 97068
jarnold@westlinnoregon.gov
westlinnoregon.gov
503-742-6057

Click to Connect!

Exhibit 5

Sanitary Sewer Utility Easement



BOUNDARY SURVEY FOR BERNARD ECKERSON
LOTS 7 THRU 11, BLOCK 5
WEST SIDE ADDITION TO OREGON CITY
PART OF THE ROBERT MOORE DLC NO. 71 IN
THE NE 1/4 OF THE NE 1/4 OF SECTION 36, T2S R1E, W.M.
CITY OF WEST LINN CLACKAMAS COUNTY, OREGON

SCALE 1" = 30' DECEMBER 16, 1998

GAYLORD LAND SURVEYING, INC.
15000 S.E. LINDEN LANE
MILWAUKIE, OREGON 97267
(503) 654-1492

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 10, 1996
PATRICK M. GAYLORD
2767

RENEWED THRU 06/30/99

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SET THE CORNERS OF LOT 7 THRU 11, BLOCK 5, WEST SIDE ADDITION TO OREGON CITY. I HELD THE 1" IRON PIPE IN CONCRETE AT THE INITIAL POINT OF WESTSIDE ADDITION TO OREGON CITY AND A POINT 50 FEET AT RIGHT ANGLES FROM THE 3/4" IRON PIPE AT THE INTERSECTION OF THE WESTERLY LINE OF KELLY STREET AND THE NORTH LINE OF SUNSET AVENUE FOR THE WESTERLY LINE OF THE PLAT, THE DLC LINE, THE EASTERLY RIGHT OF WAY LINE OF KELLY STREET AND FOR MY BASIS OF BEARINGS. I HAVE BASED THIS SURVEY ON THOSE MONUMENTS FOUND PER PS 23921 AND PARTITION PLAT NO. 1992-30. BASED ON THESE SURVEYS, I THEN HELD THE PLAT RECORD DISTANCES AND RECORD BEARINGS BASED ON PS 23921 AND PARTITION PLAT NO. 1992-30 TO SET THE LOT CORNERS. THE WIDTH OF TUMWATER STREET IS SHOWN AS BEING 40 FEET PER THE TWO SURVEYS, HOWEVER ON THE PLAT OF WEST SIDE ADDITION TO OREGON CITY THE WIDTH OF 40 FEET IS MARKED OUT AND A WIDTH OF 50 FEET IS WRITTEN IN PLACE OF THE 40. THERE IS NO CLOSING DISTANCE ON THIS LINE OF THE PLAT. I HAVE NOT TRIED TO RESOLVE THE TRUE WIDTH OF TUMWATER STREET AS IT HAS NO EFFECT ON THIS SURVEY.

NOTES & LEGEND

○ = SET 5/8"x30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "GAYLORD PLS 929" ON DECEMBER 16 1998

● = MONUMENT FOUND AS NOTED

ALL PIPE DIAMETERS ARE INSIDE MEASUREMENT

BASIS OF BEARINGS – SE RIGHT OF WAY LINE OF KELLY STREET = N 42°00'00" E PER THE PLAT OF WEST SIDE ADDITION TO OREGON CITY

(RECORD)1 = PS 5466

(RECORD)2 = PS 23921

(RECORD)3 = PS 23894

(RECORD)P = PLAT OF WESTSIDE ADDITION TO OREGON CITY

(R&M) = RECORD AND MEASURED PER RECORD NOTED

REFERENCES

PLAT NO. 36 – WEST SIDE ADDITION TO OREGON CITY
PARTITION PLAT 1992-30
PS 5466
PS 14237
PS 15646
PS 16307
PS 23921
PS 23894
PS 27464

PS-28069
CLACKAMAS COUNTY SURVEYOR
RECEIVED
JAN 1999
County Surveyor
DATE FILED 1/4/99

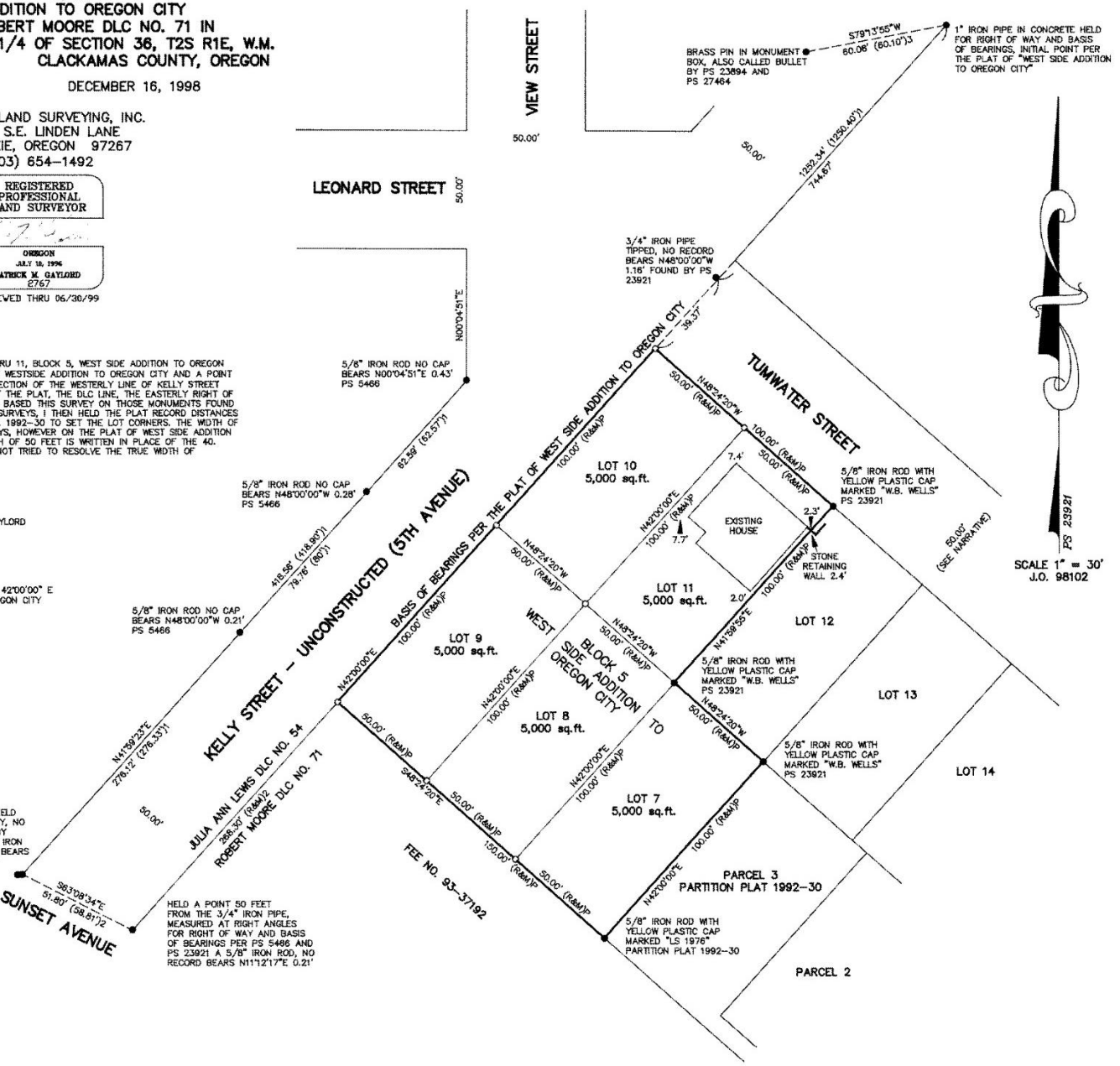


Exhibit A

Paradise Homes
Fairview, Oregon
503.710.1227 Paradise@frontier.com

Building the Northwest Style at a Higher Level of Performance