



**WILSONVILLE CITY HALL
DEVELOPMENT REVIEW BOARD PANEL A**

MONDAY, JULY 11, 2016 - 6:30 P.M.

I. **Call To Order:**

II. **Chairman's Remarks:**

III. **Roll Call:**

Mary Fierros Bower Kristin Akervall
James Frinell Fred Ruby
Ronald Heberlein Council Liaison Julie Fitzgerald

IV. **Citizen's Input:**

V. **City Council Liaison's Report:**

VI. **Consent Agenda:**

A. Approval of minutes of the June 13, 2016 meeting

Documents: [June 13 2016 Minutes.pdf](#)

VII. **Public Hearing:**

A. Resolution No. 329.

12-Lot Single Family Subdivision (Ash Park): Randy Myers, Brownstone Development - Applicant. The applicant is requesting approval of a modification to a previously approved condition of approval, Tentative Partition Plat, Modified Stage I Preliminary Plan, Stage II Final Plan, Tentative Subdivision Plat, Site Design Review, Type C Tree Plan and Waivers for a 12-lot single family subdivision. The subject property is located at 8195 SW Maxine Lane on Tax Lot 2700 of Section 13B, T3S, R1W, Clackamas County, Oregon. Staff: Connie Randall

Case File: AR15-0088 Modification to Condition of Approval (87AR25)

DB15-0075 Remedial Partition - Tentative Partition Plat

DB15-0076 Modify Stage I Master Plan for Ash Meadows

DB15-0077 Stage II Final Plan

DB15-0078 Tentative Subdivision Plat

DB15-0079 Site Design Review

DB15-0080 Type C Tree Removal Plan

DB15-0082 3 Waivers

Documents: [DRB Resolution 329 Ash Park.pdf](#)

Staff Report Exhibits

Documents: [Staff Report . exhibits combined.pdf](#)

Ash Park Notebook Plan Set

Documents: [Ash Park Notebook.pdf](#), [Full Size Plan Set.pdf](#)

VIII. Board Member Communications:

IX. Staff Communications

X. Adjournment

Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting. The City will also endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting.

- Qualified sign language interpreters for persons with speech or hearing impairments.
- Qualified bilingual interpreters.
- To obtain such services, please call the Planning Assistant at 503 682-4960

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, JULY 11, 2016

6:30 PM

VI. Consent Agenda:

- A.** Approval of minutes from June 13, 2016 DRB Panel
A meeting

**Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon**

**Development Review Board – Panel A
Minutes–June 13, 2016 6:30 PM**

I. Call to Order

Chair Mary Fierros Bower called the meeting to order at 6:30 p.m.

II. Chair’s Remarks

The Conduct of Hearing and Statement of Public Notice were read into the record.

III. Roll Call

Present for roll call were: Mary Fierros Bower, Kristin Akervall, James Frinell, Ronald Heberlein, Fred Ruby and City Council Liaison Julie Fitzgerald

Staff present: Barbara Jacobson, Daniel Pauly and Jennifer Scola

IV. Citizens’ Input This is an opportunity for visitors to address the Development Review Board on items not on the agenda. There were no comments.

V. City Council Liaison Report

Councilor Fitzgerald highlighted City Council’s recent activities:

- The City, along with several other cities, successfully participated in an emergency exercise in preparation for a large scale earthquake.
- Council discussed the Water Treatment Master Plan Update regarding projections of increased use over time and the best way to maintain high water quality.
- The budget committee processes had concluded with approval of the budget by the committee. The budget will move on to City Council.
- The Council continued work on the Basalt Creek Plan, working on land use in the area and the best way to manage traffic flow. She referred board members to the Planning Department for more information.
- The City was just awarded a Walk Friendly Communities bronze level designation. The City was one of 7 cities across the country awarded that designation.

VI. Consent Agenda:

- A.** Approval of minutes of May 9, 2016 DRB Panel A meeting

Chair Fierros Bower noted that she was not present at the May 9 meeting.

Ronald Heberlein moved to approve the May 9, 2016 DRB Panel A meeting minutes as amended to show that Chair Fierros Bower was not present at the May 9 meeting. Fred Ruby seconded the motion, which passed 4 to 0 to 1 with Mary Fierros Bower abstaining.

VII. Public Hearing:

- A. Resolution No. 328. 8855 SW Holly Lane Monument Sign: Two G’s Real Estate – Owner/Applicant.** The applicant is requesting approval of a Class 3 Sign Permit for a new multi-tenant monument sign at 8855 SW Holly Lane. The site is located on Tax Lot 303, Section 23AA, T3S, R1W, Clackamas County, Oregon. Staff: Jennifer Scola.

Case File: DB16-0019 – Class 3 Sign Permit

Chair Fierros Bower called the public hearing to order at 6:39 p.m. and read the conduct of hearing format into the record. All Board members except James Frinell declared for the record that they had visited the site. No board member, however, declared a conflict of interest, bias, or conclusion from a site visit. No board member participation was challenged by any member of the audience.

Jennifer Scola, Assistant Planner, announced that the criteria applicable to the application were stated on page 1 and 2 of the Staff report, which was entered into the record. Copies of the report were made available to the side of the room.

Ms. Scola presented the Staff report via PowerPoint, briefly reviewing the site's history and noting the project's location and surrounding features, with these key comments:

- When approved in 1979, the complex known as the Crown Building was built for a single tenant, but has since become a multi-tenant complex that has outgrown its current monument sign.
- While the Code would ordinarily allow staff to process a monument sign as a Class 2 review, with the proposed sign being over 8 feet in height and in a new location, it was being reviewed through a Class 3 process.
- The proposed replacement sign was overall shorter and smaller in area than the current sign.
- The current wooden monument sign was 11 feet in height and 5 feet in width and located in a landscaped area adjacent to Parkway Avenue. Since the monument sign was initially designed for far fewer tenants than what now existed, the applicant was encountering difficulty ensuring that all tenants on site had visibility from the right of way.
- There were currently 34 units. While some of those units were not in use, the sign was still limiting for providing adequate signage for everyone on site thus prompting the application.
- The property was zoned Planned Development Commercial and allowed a monument sign up to 20 feet in height, but the proposal was only for 10 feet in height.
- Additionally, buildings in the PDC zone were permitted 32 square feet plus an additional 3 square feet per tenant space under 1,000 square feet. The number in tenants in the complex meant that the subject site was permitted a sign up to 134 square feet total. The applicant was only proposing 55 square feet in area.
- Overall the proposed sign would be 10 feet in height by 5 feet 6 inches in width with 32 individual cells for signage for each individual tenant and have a masonry base, metal dividers and changeable signs for the tenants.
- In working with the applicant to determine a final location for the monument sign, the Engineering Division noted a 15 inch storm line that ran through the landscape area adjacent Parkway Avenue. Both the current and the proposed replacement monument signs were shown to be located within the prescriptive easement of the storm line which was buried at least 20 feet deep. Engineering had approved the location of the proposed sign, which allowed it to encroach within the 2 foot setback of the storm line although in a more northern location along the west property line.
- The proposed sign had been designed with a removable metal frame so that the City could easily access the storm line in the future.

While Engineering had approved the new location, Staff proposed a modified condition as noted in a Planning Division memo that had been circulated to the Board. The modified condition would ensure a proper easement agreement was reached prior to the construction of the subject sign. The modified condition PD 5 would read as followed:

“The Applicant/Owner shall ensure that the approved sign is installed outside of all City Easements, particularly pipeline easements, unless appropriate agreement is reached between the Applicant/Owner and the City.”

Kristin Akervall had two questions:

- 1) If there were 34 tenants, why were there only 32 spots on the sign?
- 2) Thirty two small sections on the sign seemed like a lot of reading to do while driving by. Would there be a place on the sign for the street address?

Ms. Scola said that the Code required that the site address be on the sign, unless explicitly waived by the fire department. Planning Condition PD2 required the actual building address on the sign. The individual signs would show the individual tenant space and address on them.

Ms. Akervall asked if they would be large enough to read.

The Board decided to let the Applicant answer that question.

Ms. Scola noted that, as far as the individual tenant spaces were concerned, there were some spaces that were not filled and some tenants that took up multiple spaces.

Chair Fierros Bower asked if there were any other questions for staff. Seeing none, she called the Applicant forward to present testimony.

Russ Goddard, Property Manager for Two G's Real Estate noted that the sign would say "Crown Building – 8855 Holly Lane" in 6 inch letters at the top of the sign. He confirmed that Ms. Scola was right that several tenants occupied two or more spaces and that some tenants did not want signs at all. At the Tigard location tenants were allowed to do their own logos, which resulted in confusion. This time, signs would be in Times New Roman Bold, their name and suite number with no logos or fancy pictures of birds or things like that. It would make them easier to read. He had turned down multiple requests for A-frame signs, flags, banners, etc. He wanted to keep it simple to avoid confusion.

Ms. Akervall confirmed that the sign would look like the example provided and say "Crown Building" with the address below.

Mr. Goddard confirmed that top two spaces on both sides of the sign would say "8855 Holly Lane."

Chair Fierros Bower called for public testimony in favor of, opposed and neutral to the application. Seeing none, she closed the public hearing at 6:53 pm.

James Frinell moved to approve Resolution No. 328 and the staff report as amended with condition PD5 as presented in the memorandum. The motion was seconded by Ronald Heberlein and passed unanimously.

Chair Fierros Bower read the rules of appeal into the record.

VIII. Board Member Communications: There were none.

IX. Staff Communications:

Daniel Pauly updated the Board on the Republic Services/SORT Bioenergy application, which was approved by City Council on first reading.

X. Adjournment

The meeting adjourned at 6:55 p.m.

Respectfully submitted,

Shelley White, Planning Administrative Assistant

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 329**

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS APPROVING A MODIFICATION TO A PREVIOUSLY APPROVED CONDITION OF APPROVAL, TENTATIVE PARTITION PLAT, MODIFIED STAGE I MASTER PLAN, STAGE II FINAL PLAN, TENTATIVE SUBDIVISION PLAT, SITE DESIGN REVIEW, TYPE C TREE PLAN, AND WAIVERS FOR A 12-LOT SINGLE-FAMILY SUBDIVISION LOCATED AT 8195 SW MAXINE LANE ON TAX LOT 2700 OF SECTION 13B, T3S, R1W, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON. RANDY MYERS, BROWNSTONE DEVELOPMENT - APPLICANT.

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code, and

WHEREAS, the Planning Staff has prepared staff report on the above-captioned subject dated June 30, 2016, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel A at a scheduled meeting conducted on July 11, 2016, at which time exhibits, together with findings and public testimony were entered into the public record, and

WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report, and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby adopt the staff report dated June 30, 2016, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations for:

AR15-0088, DB15-0075 through DB15-0080, and DB15-0082, Modification to a Previously Approved Condition of Approval, Tentative Partition Plat, Stage I Preliminary Plan, Stage II Final Plan, Tentative Subdivision Plat, Site Design Review, Type C Tree Plan, and Waivers for a 12-lot residential subdivision, and associated open space and other improvements.

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 11th day of July, 2016 and filed with the Planning Administrative Assistant on _____. This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision per *WC Sec 4.022(.09)* unless appealed per *WC Sec 4.022(.02)* or called up for review by the council in accordance with *WC Sec 4.022(.03)*.

Mary Fierros Bower, Chair, Panel A
Wilsonville Development Review Board

Attest:

Shelley White, Planning Administrative Assistant

Exhibit A1
Staff Report
Wilsonville Planning Division
Ash Park 12-Lot Single-Family Subdivision at 8195 SW Maxine Lane

Development Review Board Panel 'A'
Quasi-Judicial Public Hearing

Hearing Date:	July 11, 2016
Date of Report:	June 30, 2016

Application Nos.:

- A. AR15-0088 Modification to Condition of Approval (87AR25)
- B. DB15-0075 Remedial Partition – Tentative Partition Plat
- C. DB15-0076 Modify Stage I Master Plan for Ash Meadows
- D. DB15-0077 Stage II Final Plan
- E. DB15-0078 Tentative Subdivision Plat
- F. DB15-0079 Site Design Review
- G. DB15-0080 Type C Tree Plan
- H. DB15-0082 3 Waivers

Request: The Development Review Board is being asked to review a Modification to Condition of Approval for Ash Meadows (87AR25), Remedial Partition, Stage I Preliminary Plan for Ash Meadows, Stage II Final Plan, Tentative Subdivision Plat, Site Design Review, Type C Tree Removal Plan, and 3 Waivers for a 12-lot single-family subdivision, associated parks, open space and other improvements on approximately 2.13 acres.

Location: 8195 SW Maxine Lane. The subject property is more particularly described as being Tax Lot 2700 in Section 13B; Township 3S, Range 1W; Clackamas County; Wilsonville, Oregon

Owner: Dutch Ventures LLC (10240 SW Egret Place; Beaverton, OR 97007)

Applicant: Brownstone Development (Contact: Randy Myers)

Applicant's Representative: Ben Altman, Pioneer Design Group, Inc.

Comprehensive Plan

Designation: Residential 6-7 dwelling units per acre

Zone Map Classification: PDR-4 (Planned Development Residential - 4)

Staff Reviewers: Connie Randall, Associate Planner
Steve Adams PE, Development Engineering Manager
Kerry Rappold, Natural Resources Program Manager

Staff Recommendation: Approve with conditions the requested Modification to Condition of Approval; Remedial Partition Plat; Stage I Master Plan Modification, Stage II Final Plan, Tentative Subdivision Plat, Site Design Review request, Type C Tree Plan, and Waivers.

Applicable Review Criteria:

Development Code:	
Section 4.008	Application Procedures-In General
Section 4.009	Who May Initiate Application
Section 4.010	How to Apply
Section 4.011	How Applications are Processed
Section 4.012	Public Hearing Notices
Section 4.013	Hearing Procedures
Section 4.014	Burden of Proof
Section 4.015	Findings and Conditions
Section 4.031	Authority of the Development Review Board
Section 4.035	Site Development Permits
Section 4.110	Zones
Section 4.113	Standards Applying to Residential Development in Any Zone
Section 4.118	Standards Applying to Planned Development Zones
Section 4.124	Standards Applying to All Planned Development Residential Zones
Section 4.124.4	PDR-4
Section 4.140	Planned Development Regulations
Section 4.154	On-site Pedestrian Access and Circulation
Section 4.155	Parking, Loading, and Bicycle Parking
Section 4.167	Access, Ingress, and Egress
Section 4.169	Double-Frontage Lots
Section 4.171	Protection of Natural Features and Other Resources
Section 4.175	Public Safety and Crime Prevention
Section 4.176	Landscaping, Screening, and Buffering
Section 4.177	Street Improvement Standards
Sections 4.200 through 4.220 Sections 4.236 through 4.270	Land Divisions
Sections 4.300 through 4.320	Underground Utilities
Sections 4.400 through 4.440 as applicable	Site Design Review
Sections 4.600-4.640.20	Tree Preservation and Protection
Other Documents:	
Comprehensive Plan	

VICINITY MAP



BACKGROUND:

The subject property, Tax Lot 2700, is part of a previously-approved residential planned development, Ash Meadows, initially composed of 77 acres and as many as 30 phases. After the initial phase was constructed the owner/developer sought approvals for alternative designs of the originally-approved phases. Some pursuits were successful, but not built. In 1988, 46+ acres of the approved master plan were sold to Mentor Graphics whose high tech industrial campus is located nearby, north of the residential development. Adjustments to the uses and phases of the planned development were made through prior City approvals. Despite those adjustments, the planned development's master plan, which includes the subject property in this application, remains in effect.

SUMMARY:

A project narrative is provided by the applicant, found in under Section 1 of Exhibit B1. The applicant's narrative adequately describes the proposed application components, and provides proposed findings regarding applicable review criteria. Except where necessary to examine issues identified in this report, staff has relied upon the applicant's submitted documents, rather than repeat their contents again here.

Requests A and B – Tentative Remedial Partition Plat and Delete Condition No. 2 in 87AR25 (AR15-0088 and DB15-0075)

Tax Lot 2700, the property subject to this request, had been sold many times before being purchased by the current owners. In a recent Planning Director written interpretation (case-file AR15-0047) the Planning Director determined that such sales did not create a “lot of record”, unless performed as the result of compliance with land use requirements and procedures in effect at the time of the parcel’s creation. Thus, the proposed Tentative Partition Plat is to validate Tax Lot 2700 under ORS 92.176. A related request to delete Condition No. 2 in case file 87AR25 will allow the parcel to be separated from the original Ash Meadows Master Plan. These actions will allow planned development to proceed as proposed in Requests C through H of this application.

The following are applicable discussion points from Case file AR15-0047 (Legal Lot of Record interpretation) relative to the proposed remedial Tentative Partition Plat (DB15-0075): and the applicant’s request to delete Condition No. 2 in case-file 87AR25.

“Approval of a minor partition was sought and granted by the City in 1987 (87AR25). Two conditions were imposed upon the approval: 1) ‘Street plugs’ (reserve strips) [are] required along existing public roads, excepting existing approved access to Ash Meadows Condominiums; and, 2) Recreation area to continue to be utilized as common area for condominiums.” (Figure 1, recreation area in red)

“As a result of the conditions of the partition approval described above, a lot line adjustment was performed in 1987 by the then-owner, Ash and Associates. The boundary of Ash Meadows was adjusted, and the subject property was retained as part of Ash Meadows. A record of survey was filed in this regard in September, 1988. The recorded conveyance also occurred in 1988.”

“In addition to the adjustment, three large tracts comprising approximately 67.43 acres were partitioned as a result of City approval in 1987 and sold to Mentor Graphics Corporation in 1988. The record of survey for the partition was filed with the County Surveyor in July, 1987.” (Figure 1, Mentor Graphics sale shown in yellow)



FIGURE 1

“Despite the conditions of approval imposed by the City in the partition approval noted above, Ash and Associates sold the lots for 33 condominium “building lots” (Lots 38 – 71), and a 2.129 acre tract now known as Tax Lot 2700, to G. and J. Reeves in 1994. City partition approval had not been sought or approved for the creation of the 2.129 acre tract to exist as a separate parcel.”

The applicant has demonstrated that Tax Lot 2700 can be validated as a legal lot pursuant to ORS 92.176 and that the deletion of Condition No. 2 is reasonable and necessary to facilitate redevelopment of Tax Lot 2700.

Request C – Modify Stage I Preliminary Plan (Ash Meadows Master Plan)

As indicated in the staff narrative above for the proposed Tentative Partition Plat, Tax Lot 2700, the subject property, is not a lot, as defined by Section 4.001, as its existence did not result from approval of a subdivision or partition by the City of Wilsonville. Instead, the subject property was adjusted to remain with the plat of Ash Meadows, to remain in recreational use by its residents. A sale in 1994 included Units 38 - 71 of Ash Meadows, and the portion of the property upon which the existing Ash Meadows tennis courts, recreation facility and associated parking are located on the subject tax Lot 2700.

Thus the applicant is proposing to modify the Ash Meadows Master Plan to replace the existing Ash Meadows tennis courts, recreation facility and associated parking with a 12 lot single-family residential subdivision and not be in common property associated with Ash Meadows planned development.

The applicant's intent is for the site to be used for residential development in compliance with the proposed Comprehensive Plan designation of 6 - 7 dwelling units per acre. This intent, typically achieved through a preliminary plan, is implemented per Section 4.210(.01)(B)(19), as reviewed in Request B and the Tentative Subdivision Plat, as reviewed in Request D.

Request D – Stage II Final Plan

Traffic

Streets are designed for a certain traffic volume and the City has a Level of Service capacity standard to ensure traffic volumes from development do not exceed street and intersection capacity. The DKS Traffic Report confirms the streets and nearby intersections continue to exceed the City's capacity standards with the proposed development (Exhibit B1, Item 9). In addition, the City maintains a number of other standards including sidewalks to separate pedestrian and vehicle traffic, crosswalk, and signage standards, among others, to support pedestrian safety on local residential and all levels of City streets.

Utilities and Services

All utility and services are readily available to support the proposed.

Parks and Open Space

The City requires 25% of residential development be open space. In addition, the City requires ¼ acre, or 10,890 square feet, of "usable open space". The applicant is seeking a waiver to reduce the amount of general open space to 22.8% (see waiver discussion below and Request H). The applicant is exceeding the required "usable open space" with the provision of 11,070 square feet of recreations area in Tract 'A'.

Setbacks and Lot Coverage

The lots provide for home sites meeting front and street side setbacks. Waivers are requested to reduce the side yard and rear yard setbacks for 2-story homes from 7 feet to 5 feet and from 20 feet to 15 feet, respectively (see waiver discussion below and Request H). the PDR-4 zone allows 75% lot coverage for all buildings. No waiver from the lot coverage requirement is sought.

Density

The subject site is 2.13 acres with a Comprehensive Plan Designation of Residential 6-7 dwelling units per acre. The minimum density allowed under the Comprehensive Plan is 12.78 or 12 units. The maximum density allowed is 14.91, or 14 units. The proposed development seeks to develop 12 single-family lots, meeting the minimum density requirement.

Lot Size and Shape

The PDR-4 zone requires a minimum lot size of 4,000 square feet. The proposed subdivision includes 12 lots ranging in size from 4,045 to 5,606 square feet, exceeding the minimum 4,000 square foot requirement. All lots meet the minimum width and depth requirements of the PDR-4 zone, 35 foot width and 60 foot depth.

Pedestrian Access and Circulation

The applicant's plans show sidewalks extending along the public streets and along the south side of the development, adjacent to Maxine Lane, and existing private drive a part of the Ash Meadows condominium development and owned and maintained by the Ash Meadows HOA. The design ensures pedestrian connectivity to the front of all homes and provides connectivity between the existing Ash Meadows and proposed Ash Park developments.

Parking

The applicant plans driveways of sufficient size on each lot to satisfy the minimum parking requirement. Thus, neither public streets or garages, though they are available for parking, are needed to meet minimum parking requirements.

Street and Access Improvements

Street and access improvements are proposed consistent with the City's Transportation Systems Plan and Public Works Standards and other applicable standards. The applicant has acquired an agreement with Mentor Graphics to complete an off-site street improvement, a full street extension of SW Roger Boulevard along the east side of the proposed subdivision. A new public street, Ryber Road, will be provided, connecting the extension of SW Roger Boulevard to Maxine Lane, an existing private drive located south of the subdivision.

The applicant has secured a perpetual nonexclusive access agreement with the Ash Meadows HOA granting ingress, egress, and utilities for the design, installation, construction, operation, use, repair and maintenance of Maxine Lane for the benefit of the Ash Park Property. As part of this private agreement, the applicant will be constructing off-site improvements to Maxine Lane, including the construction of a 4-foot wide concrete sidewalk along the south border of

Maxine Lane along the frontage of Lots 38 through 51 of Ash Meadows; engineer and place a two-inch asphalt overlay on Maxine Lane; and plant street trees on the south side of Maxine Lane as described in the agreement.

Request E – Tentative Subdivision Plat

The tentative subdivision plat shows all the necessary information consistent with the Stage II Final Plan for dividing the properties in a manner to allow the proposed development. The applicant proposes to record a subdivision plat for 12 lots, together with Tracts A through E to be held in common by the collective owners of those lots.

Request F – Site Design Review

The scope of Site Design Review is the public landscaped areas, including the landscaping in the planter strips between the sidewalk and street as well as the park area. All landscaping and fixtures are appropriate for the site, of an acceptable quality, and professionally designed enhancing the appeal of the subdivision.

Request G – Type C Tree Removal Plan

An arborist report was prepared by Teragan & Associates Arboricultural Consultants, found in Exhibit B1, inventoried 22 regulated trees. The report and tree inventory indicates 4 Red Maples and 3 Scotch Pines are the only trees to be retained. The proposed Type C Tree Removal Plan is in substantial compliance with the applicable provisions of Subsection 4.610.40 and 4.620.00. The Board may approve the Type C Tree Removal Plan, together with recommended conditions of approval.

Request H – Two (2) Waivers

The applicant is requesting two (2) waivers from the PDR-4 standards: (1) a reduction to the side yard setback from seven feet to five feet; and (2) a reduction to the rear yard setback from 20 feet to 15 feet. A third waiver, requesting a reduction in the amount of required open space has been found to be unnecessary as the proposal meets the requirement.

CONCLUSION AND CONDITIONS OF APPROVAL:

Staff has reviewed the applicant’s analysis of compliance with the applicable criteria. The Staff report adopts the applicant’s responses as Findings of Fact except as noted in the staff’s Findings. Based on the Findings of Fact and information included in this Staff Report, and information received from a duly advertised public hearing, Staff recommends that the Development Review Board approve the proposed applications (AR15-0088, DB15-0075 through DB15-0080, and DB15-0082) with the following conditions:

Planning Division Conditions:

Request A: AR15-0088 Modification to Condition of Approval

No conditions for this request.

Request B: DB15-0075 Remedial Tentative Partition Plat

- PDB 1. Prior to approval of the Final Partition Plat, the Applicant/Owner shall:
 - a. Assure that the parcel shall not be sold or conveyed until such time as the final plat is recorded with Clackamas County.
 - b. Submit an application for Final Plat review and approval on the Planning Division Site Development Application and Permit form. The Applicant/Owner shall also provide materials for review by the City’s Planning Division in accordance with Section 4.220 of the City’s Development Code. Prepare the Final Plat in substantial accord with the Tentative Partition Plat, as approved by the Development Review Board, and as amended by these conditions, except as may be subsequently altered by Board approval or by minor revisions by the Planning Director.
 - c. Illustrate existing and proposed easements on the Final Plat.
 - d. The Applicant/Owner shall record the Final Partition Plat with Clackamas County to validate Tax Lot 2700 prior to site development.
- PDB 2. The Applicant/Owner shall secure signatures of approval of the Final Plat from the Planning Director and Community Development Director. Following such authorization, the Final Plat may be recorded, according to the procedures employed by the City Engineer.
- PDB 3. Approval of the Tentative Partition Plat will expire two years after final approval if substantial development has not occurred on the property within that time, unless extended by the DRB for just cause.

Request C: DB15-0076 Modify Stage I Master Plan for Ash Meadows

No conditions for this request.

Request D: DB15-0077 Stage II Final Plan

- PDD 1. The approved final plan and development schedule shall control the issuance of all building permits and shall restrict the nature, location and design of all uses. Minor changes in an approved preliminary or Stage II Final Plan may be approved by the Planning Director through the Class I Administrative Review Process if such

	changes are consistent with the purposes and general character of the development plan. All other modifications shall be processed in the same manner as the original application and shall be subject to the same procedural requirements. See Finding D15.
PDD 2.	Prior to the recording of the final plat of the subdivision the applicant shall submit for review and approval by the City Attorney CC&R's, bylaws, etc. related to the maintenance of the open space area and sidewalk in Tract 'C'. Such documents shall assure the long-term protection and maintenance of the open space areas. See Finding D29.
PDD 3.	Provide crosswalks that are clearly marked with contrasting paint or paving materials where the sidewalks cross Ryber Road. Finding D63.
PDD 4.	A waiver of remonstrance against the formation of a local improvement district shall be recorded covering the subject properties. Such waiver shall be recorded in the County Recorder's Office, as well as the City's Lein Docket, prior to or as part of the recordation of the Final Subdivision Plat. See Finding D107.
PDD 5.	Provide a six-foot wide pedestrian access easement across Tract 'C' to provide access to and across the sidewalk. See Finding D113.
PDD 6.	All travel lanes shall be constructed to be capable of carrying a twenty-three (23) ton load. See Finding D118.
PDD 7.	Temporary driveways providing access to a construction site or staging area shall be paved or graveled to prevent tracking of mud onto adjacent paved streets. See Finding D125.

Request E: DB15-0078 Tentative Subdivision Plat

PDE 1.	Any necessary easements or dedications shall be identified on the Final Subdivision Plat.
PDE 2.	The Final Subdivision Plat shall indicate dimensions of all lots, lot area, minimum lot size, easements, proposed lot and block numbers, parks/open space by name and/or type, and any other information that may be required as a result of the hearing process for the Stage II Final Plan or the Tentative Plat.
PDE 3.	Public Utility Easements shall be provided along frontages of lots and tracts consistent with the City's Public Works Standards for installation of franchise utilities. See Finding E20.
PDE 4.	Easements for sanitary or storm sewers, drainage, water mains, or other public utilities shall be dedicated wherever necessary consistent with the City's Public Works Standards. This includes over park and open space with public utilities beneath them. See Finding E20.
PDE 5.	Unless additional right-of-way is secured for SW Roger Boulevard as required in Condition of Approval PF 5, a street tree easement shall be dedicated on the Final Subdivision Plat along SW Roger Boulevard guaranteeing the City the right to enter the site and plant, remove, or maintain approved street trees that are located on private property. See Findings E23.

Request F: DB15-0112 Site Design Review

PDF 1.	Construction, site development, and landscaping shall be carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. Minor revisions may be approved by the Planning Director through administrative review pursuant to Section 4.030. See Finding F14.
PDF 2.	Street trees and planter strip landscaping on or adjoining a lot shall be completed prior to occupancy of each home, unless security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the Board, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City will be returned to the applicant. See Finding F25.
PDF 3.	The approved landscape plan is binding upon the applicant/owner. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or Development Review Board, pursuant to the applicable sections of Wilsonville's Development Code. See Finding F26.
PDF 4.	All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Board, unless altered as allowed by Wilsonville's Development Code. See Finding F27.
PDF 5.	The following requirements for planting of shrubs and ground cover shall be met: <ul style="list-style-type: none">• Non-horticultural plastic sheeting or other impermeable surface shall not be placed under landscaping mulch.• Native topsoil shall be preserved and reused to the extent feasible.• Surface mulch or bark dust shall be fully raked into soil of appropriate depth, sufficient to control erosion, and shall be confined to areas around plantings.• All shrubs shall be well branched and typical of their type as described in current AAN Standards and shall be equal to or better than 2-gallon containers and 10" to 12" spread.• Shrubs shall reach their designed size for screening within three (3) years of planting.• Ground cover shall be equal to or better than the following depending on the type of plant materials used: gallon containers spaced at 4 feet on center minimum, 4" pot spaced 2 feet on center minimum, 2-1/4" pots spaced at 18

	<p>inch on center minimum.</p> <ul style="list-style-type: none"> • No bare root planting shall be permitted. • Ground cover shall be sufficient to cover at least 80% of the bare soil in required landscape areas within three (3) years of planting. • Appropriate plant materials shall be installed beneath the canopies of trees and large shrubs to avoid the appearance of bare ground in those locations. • Compost-amended topsoil shall be integrated in all areas to be landscaped, including lawns. See Findings F28 and F34.
PDF 6.	All trees shall be balled and burlapped and conform in size and grade to "American Standards for Nursery Stock" current edition. See Finding F35 and G12.
PDF 7.	Plant materials shall be installed to current industry standards and be properly staked to ensure survival. Plants that die shall be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. See Finding F39.

Request G: DB15-0113 Type C Tree Plan

PDG 1.	This approval for removal applies only to the 12 trees identified in the Applicant's submitted materials plus off-site trees number 16 through 18 required to be removed for the extension of SW Roger Boulevard, for a total of 15 trees. All other trees on the property shall be maintained unless removal is approved through separate application. See Finding G9.
PDG 2.	The Applicant shall submit an application for a Type 'C' Tree Removal Permit on the Planning Division's Development Permit Application form, together with the applicable fee. In addition to the application form and fee, the Applicant shall provide the City's Planning Division an accounting of trees to be removed within the project site, corresponding to the approval of the Development Review Board. The applicant shall not remove any trees from the project site until the tree removal permit, including the final tree removal plan, have been approved by the Planning Division staff.
PDG 3.	The Applicant/Owner shall install the required 15 mitigation trees, as shown in the Applicant's sheet L1, per Section 4.620 WC. See Finding G10.
PDG 4.	The permit grantee or the grantee's successors-in-interest shall cause the replacement trees to be staked, fertilized and mulched, and shall guarantee the trees for two (2) years after the planting date. A "guaranteed" tree that dies or becomes diseased during the two (2) years after planting shall be replaced. See Finding G11.
PDG 5.	Prior to site grading or other site work that could damage trees, the Applicant/Owner shall install six-foot-tall chain-link fencing around the drip line of preserved trees. The fencing shall comply with Wilsonville Public Works Standards Detail Drawing RD-1230. See Finding G14.
PDG 6.	<p>The following measures shall be taken for preservation and protection or retained trees:</p> <ul style="list-style-type: none"> • Landscaping and irrigation beneath the drip line of preserved trees shall be

compatible with the trees. Turf grass and other water intensive plantings are typically not appropriate.

- All privacy fence installation within the drip line of trees shall be hand dug under the supervision of a certified arborist. If tree roots are encountered, adjust the location of post holes to avoid root impacts. Mix concrete away from tree protection areas and transport using buckets or a wheel barrow. Boards shall be stockpiled outside of protected tree drip lines.
- Encroachment of home foundations and walls within tree drip lines is only allowed under the guidance of a certified arborist. Any necessary root and canopy pruning shall follow accepted professional practices under supervision of a certified arborist and shall not damage the overall health of the trees. Finding G14.

Request H: DB15-082 Waivers

No conditions for this request.

The following Conditions of Approval are provided by the Engineering, Natural Resources, or Building Divisions of the City’s Community Development Department or Tualatin Valley Fire and Rescue, all of which have authority over development approval. A number of these Conditions of Approval are not related to land use regulations under the authority of the Development Review Board or Planning Director. Only those Conditions of Approval related to criteria in Chapter 4 of Wilsonville Code and the Comprehensive Plan, including but not limited to those related to traffic level of service, site vision clearance, recording of plats, and concurrency, are subject to the Land Use review and appeal process defined in Wilsonville Code and Oregon Revised Statutes and Administrative Rules. Other Conditions of Approval are based on City Code chapters other than Chapter 4, state law, federal law, or other agency rules and regulations. Questions or requests about the applicability, appeal, exemption or non-compliance related to these other Conditions of Approval should be directed to the City Department, Division, or non-City agency with authority over the relevant portion of the development approval.

Engineering Division Conditions:

All Requests:

PF 1.	Public Works Plans and Public Improvements shall conform to the “Public Works Plan Submittal Requirements and Other Engineering Requirements” in Exhibit C1.
PF 2.	At the request of Staff, DKS Associates completed a Trip Generation and Traffic Assessment study, dated July 17, 2015, for a proposed 16-lot subdivision. Since that time the project has been revised to a proposed 12-lot subdivision. The project is hereby limited to no more than the following impacts.
	Estimated New PM Peak Hour Trips 12
	Estimated Weekday PM Peak Hour Trips 5
	Through Wilsonville Road Interchange Area
PF 3.	With the proposed project Applicant shall obtain access to public right-of-way by extending Roger Blvd. to the proposed Ryber Road. All lots shall take access from

	Ryber Road.
PF 4.	Applicant has submitted recorded document No. 2016-018680, an agreement with Mentor Graphics Corporation providing a 40-foot right-of-way to extend Roger Blvd. through the proposed intersection with Ryber Road. Applicant shall be required to complete design and construction for full street improvements including a 28-foot street section, curb & gutter, sidewalks, streetlighting, landscaping, irrigation, streetlighting and signage.
PF 5.	For Roger Blvd. Public Works Standards require a minimum 49-foot right-of-way for a 28-foot wide street. Applicant shall be required to obtain an additional 4.5 feet of right-of-way dedication from Mentor Graphics to complete the landscaping and sidewalk on either side of the 40-foot right-of-way being provided by Mentor Graphics, or provide a public sidewalk and access easement to construct the required roadway improvements.
PF 6.	Applicant shall be required to complete design and construction for full street improvements for the extension of Roger Blvd. per the agreement with Mentor Graphics and in compliance with Public Works Standards through the far corner radius of the intersection with Ryber Road.
PF 7.	It is understood that the Applicant has obtained a perpetual nonexclusive easement for ingress, egress and utilities from the Ash Meadows Homeowner's Association for use of the private street Maxine Lane. A copy of the recorded document shall be provided to the City prior to issuance of the Public Works Permit.
PF 8.	For the stormwater structures proposed on Tracts "D" and "E" at a minimum access to the inlet and outlet structures shall be provided per the Public Works Standards (per Sec. 301.4.10 of the Public Works Standards).
PF 9.	Rainwater management components will be allowed to be located in the public right-of-way, however such components shall be maintained by the Applicant, or subsequent HOA, and this shall be included in the Ownership and Maintenance agreement per Exhibit C1, Item 27.
PF 10.	Applicant shall provide a looped water system by tying the proposed water system into the existing public water mains located in Roger Blvd. and Maxine Lane (per Sec. 501.2.04.a of the Public Works Standards).
PF 11.	The proposed water system shall be extended to the north edge of the Roger Blvd. street improvements and terminated at a valved tee and fire hydrant, providing for the possible future extension of the system (per Sec. 501.2.04 of the Public Works Standards).
PF 12.	Existing fire hydrant shall be removed and the water line to the main in Maxine Lane properly abandoned. New fire hydrants meeting Public Works Standards shall be installed with the project.
PF 13.	Applicant shall provide sufficient mail box units for this proposed development; applicant shall construct mail kiosk at a location coordinated with City staff and the Wilsonville U.S. Postmaster.

PF 14.	At the time of plan submittal for a Public Works Permit, the applicant shall provide to the City a copy of correspondence showing that the plans have also been distributed to the franchise utilities. Prior to issuance of a Public Works Permit, the applicant shall have coordinated the proposed locations and associated infrastructure design for the franchise utilities. Should permanent/construction easements or right-of-way be required to construct the public improvements or to relocate a franchised utility, the applicant shall provide a copy of the recorded documents. Should the construction of public improvements impact existing utilities within the general area, the applicant shall obtain written approval from the appropriate utility prior to commencing any construction.
PF 15.	The proposed Ash Park subdivision consists of 12 lots. All construction work in association with the Public Works Permit and Project Corrections List shall be completed prior to the City Building Division issuing a certificate of occupancy, or a building permit for the housing unit(s) in excess of 50% of total (7 th lot).

Natural Resources Division Conditions:

All Requests

PF 1.	Natural Resource Division Requirements and Advisories listed in Exhibit C3 apply to the proposed development.
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Master Exhibit List:

The following exhibits are hereby entered into the public record by the Development Review Board as confirmation of its consideration of the application as submitted. This is the exhibit list that includes exhibits for Planning Case File AR15-0088, DB15-0075 through DB15-0080, and DB15-0082.

Planning Staff Materials

- A1. Staff report and findings (this document)
- A2. Staff’s Presentation Slides for Public Hearing (to be presented at Public Hearing)

Materials from Applicant

- B1. Applicant’s Notebook: Narrative and Submitted Materials (under separate cover)
 - 1. Response to Incomplete Application
 - 2. Application
 - 3. Compliance Narrative
 - 4. TVF&R (Tualatin Valley Fire and Rescue)
 - 5. Republic Services
 - 6. Proposed Stage I Master Plan
 - 7. Ash Meadows Stage I Master Plan

8. Arborist Report
9. Traffic Impact Report
10. Geo-Tech Pavement Assessment
11. Current CC&R's (Ash Meadows, Phase I)
12. HOA Access Agreement
13. Mentor Graphics Agreement for Roger Blvd
14. Materials and Colors Boards
15. Architectural Design
16. Ash Meadows Open Space Analysis
17. Geo-Tech Infiltration Report
18. Storm Drainage Report
19. Title Report
20. Remedial Partition TL 2700
21. Reduced Drawings (not in electronic copy, same as Exhibit B2 below)

B2. Drawings and Plans (under separate cover)

- Sheet 1 of 8 Preliminary Plat
- Sheet 2 of 8 Stage I Master Plan
- Sheet 3 of 8 Existing Conditions
- Sheet 4 of 8 Preliminary Grading Plan
- Sheet 5 of 8 Preliminary Streets Plan
- Sheet 6 of 8 Ryber Road Street Profile
- Sheet 7 of 8 Preliminary Utilities Plan
- Sheet 8 of 8 Circulation and Aerial Plan
- Sheet L1 of 3 Planting Plan
- Sheet L2 of 3 Storm Facility Planting Plan – West
- Sheet L3 of 3 Storm Facility Planting Plan – Central and Eastern Area

B3. Email Correspondence from Ben Altman dated March 30, 2016

Development Review Team Correspondence

- C1. Public Works Plan Submittal Requirements and Other Engineering Requirements
- C2. Natural Resources Findings & Requirements

BACKGROUND INFORMATION:

1. The statutory 120-day time limit that applies to this application was waived by the applicant on March 30, 2016 (Exhibit B3).
2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
North:	RA-HI	Vacant (Mentor Graphics)
East:	PDR-4	Vacant (Mentor Graphics)
South:	PDR-4	Ash Meadows Condominiums
West:	RA-HI	Vacant (Mentor Graphics)

3. Previous Planning Approvals:

Ord No. 160 Rezone RA-1 to PDR (2/2/80)
81PC01 Stage II, Phase 1
81PC16 Stage II, Phase 2
82DR03 Final Architecture
86PC33 Preliminary Plat, Phase 3
85DR03 Site Design Review, Phase 2 & 3
86DR03 Site Design Review, Phase 2
87AR25 Land Partition

4. The applicant has complied with Sections 4.013-4.031 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. Notice of the application was mailed to property owners within 250 feet of the subject site and posted online and in three (3) standard locations for public notice on June 16, 2016 in accordance with Section 4.012 of the City of Wilsonville Code. The required public notices have been sent and all proper notification procedures have been satisfied.

FINDINGS OF FACT:

NOTE: Pursuant to Section 4.014 the burden of proving that the necessary findings of fact can be made for approval of any land use or development application rests with the applicant in the case.

General Information

Application Procedures-In General

Section 4.008

Review Criteria: This section lists general application procedures applicable to a number of types of land use applications and also lists unique features of Wilsonville's development review process.

Finding: These criteria are met.

Details of Finding: The application is being processed in accordance with the applicable general procedures of this Section.

Initiating Application

Section 4.009

Review Criterion: "Except for a Specific Area Plan (SAP), applications involving specific sites may be filed only by the owner of the subject property, by a unit of government that is in the process of acquiring the property, or by an agent who has been authorized by the owner, in writing, to apply."

Finding: This criterion is satisfied.

Details of Finding: The application has been submitted on behalf of the property owner, Dutch Ventures, LLC. and is signed by an authorized representative.

Pre-Application Conference

Subsection 4.010 (.02)

Review Criteria: This section lists the pre-application process.

Finding: These criteria are satisfied.

Details of Finding: A Pre-application conferences was held on April 23, 2015 (PA15-0007) in accordance with this subsection.

Lien Payment before Approval

Subsection 4.011 (.02) B.

Review Criterion: "City Council Resolution No. 796 precludes the approval of any development application without the prior payment of all applicable City liens for the subject property. Applicants shall be encouraged to contact the City Finance Department to verify that there are no outstanding liens. If the Planning Director is advised of outstanding liens while an application is under consideration, the Director shall advise the applicant that payments must be made current or the existence of liens will necessitate denial of the application."

Finding: This criterion is satisfied.

Details of Finding: No applicable liens exist for the subject property. The application can thus move forward.

General Submission Requirements

Subsection 4.035 (.04) A.

Review Criteria: "An application for a Site Development Permit shall consist of the materials specified as follows, plus any other materials required by this Code." Listed 1. through 6. j.

Finding: These criteria are satisfied.

Details of Finding: The applicant has provided all of the applicable general submission requirements contained in this subsection.

Zoning-Generally

Section 4.110

Review Criteria: "The use of any building or premises or the construction of any development shall be in conformity with the regulations set forth in this Code for each Zoning District in which it is located, except as provided in Sections 4.189 through 4.192." "The General Regulations listed in Sections 4.150 through 4.199 shall apply to all zones unless the text indicates otherwise."

Finding: These criteria are satisfied.

Details of Finding: This proposed development is in conformity with the applicable zoning district and general development regulations listed in Sections 4.150 through 4.199 have been applied in accordance with this Section.

Request A: AR15-0088 Modification to Condition of Approval (87AR25)

A1. In order to develop the proposed 12-lot subdivision as described in Requests C through H, the applicant must establish a legal lot on Tax Lot 2700 (Request B) and separate the lot from the Ash Meadows Master Plan by removing a Condition of Approval No. 2 required as a condition of the approval of a partition plat that sought to remove all areas outside the Phase I development of the original Ash Meadows Master Plan. As discussed in the applicant's narrative, Exhibit B1, Tax Lot 2700 was developed with a tennis court, clubhouse and associated parking as part of Phase II in anticipation of additional residential development that never materialized due to market conditions. Ownership of the recreational improvements were never incorporated into or turned over to the Ash Meadows HOA and were retained by the original owner, Ash & Associates. The recreational amenities were never utilized, were subsequently sold without establishing a legal lot and have since fell into a state of disrepair. Given the documented history and lack of use of the site, the applicant has demonstrated that deletion of Condition of Approval No. 2 is appropriate and necessary to facilitate the redevelopment of the site.

Request B: DB15-0075 Remedial Partition – Tentative Partition Plat

- B1.** As noted in the applicant’s narrative, a legal lot must be created before the proposed 12-lot subdivision can be created. Oregon Revised Statutes (ORS) Chapter 92, Section 92.176 provide for the “validation of unit of land not lawfully established”. The applicant provides a thorough analysis and staff agrees with findings related to ORS 92.176 on pages 7 through 10 of the applicant’s narrative (Exhibit B1).

Land Division Authorization

Plat Review Authority

Subsection 4.202 (.01) through (.03)

- B2.** **Review Criteria:** “Pursuant to ORS Chapter 92, plans and plats must be approved by the Planning Director or Development Review Board (Board), as specified in Sections 4.030 and 4.031, before a plat for any land division may be filed in the county recording office for any land within the boundaries of the City, except that the Planning Director shall have authority to approve a final plat that is found to be substantially consistent with the tentative plat approved by the Board.

The Development Review Board and Planning Director shall be given all the powers and duties with respect to procedures and action on tentative and final plans, plats and maps of land divisions specified in Oregon Revised Statutes and by this Code.

Approval by the Development Review Board or Planning Director of divisions of land within the boundaries of the City, other than statutory subdivisions, is hereby required by virtue of the authority granted to the City in ORS 92.”

Finding: These criteria are satisfied.

Explanation of Finding: The tentative partition plat is being reviewed by the Development Review Board according to this subsection. The final plat will be reviewed by the Planning Division under the authority of the Planning Director to ensure compliance with the DRB review of the tentative partition plat.

Legal Lot Requirement

Subsection 4.202 (.04) A.

- B3.** **Review Criterion:** “No person shall sell any lot or parcel in any condominium, subdivision, or land partition until a final condominium, subdivision or partition plat has been approved by the Planning Director as set forth in this Code and properly recorded with the appropriate county.”

Finding: This criterion is satisfied.

Explanation of Finding: Tax Lot 2700 has been previously sold prior to creating a legal lot. The purpose of this action is to validate Tax Lot 2700 as a legal lot. No additional land sales are anticipated until the final plat has been approved by the Planning Director and recorded.

Undersized Lots Prohibited

Subsection 4.202 (.04) B.

- B4. Review Criterion:** “It shall be a violation of this Code to divide a tract of land into a parcel smaller than the lot size required in the Zoning Sections of this Code unless specifically approved by the Development Review Board or City Council. No conveyance of any portion of a lot, for other than a public use, shall leave a structure on the remainder of the lot with less than the minimum lot size, width, depth, frontage, yard or setback requirements, unless specifically authorized through the Variance procedures of Section 4.196 or the waiver provisions of the Planned Development procedures of Section 4.118.”

Finding: This criterion is satisfied.

Explanation of Finding: The purpose of this remedial partition plat is to create a legal lot of record. No lots will be divided into a size smaller than allowed by the proposed PDR-4 zone designation.

Plat Application Procedure

Pre-Application Conference

Subsection 4.210 (.01)

- B5. Review Criterion:** “Prior to submission of a tentative condominium, partition, or subdivision plat, a person proposing to divide land in the City shall contact the Planning Department to arrange a pre-application conference as set forth in Section 4.010.”

Finding: This criterion is satisfied.

Explanation of Finding: A pre-application conference was held in accordance with this subsection.

Tentative Plat Preparation

Subsection 4.210 (.01) A.

- B6. Review Criterion:** “The applicant shall cause to be prepared a tentative plat, together with improvement plans and other supplementary material as specified in this Section. The Tentative Plat shall be prepared by an Oregon licensed professional land surveyor or engineer. An affidavit of the services of such surveyor or engineer shall be furnished as part of the submittal.”

Finding: This criterion is satisfied.

Explanation of Finding: Sheet 2 of Exhibit B2 is a tentative partition plat submitted consistent with this subsection.

Tentative Plat Submission

Subsection 4.210 (.01) B.

- B7. Review Criteria:** “The design and layout of this plan plat shall meet the guidelines and requirements set forth in this Code. The Tentative Plat shall be submitted to the Planning Department with the following information:” Listed 1. through 26.

Finding: These criteria are satisfied.

Explanation of Finding: The proposed tentative partition plat is to validate Tax Lot 2700 under ORS 92.176. This will allow planned development to proceed as proposed in Requests C through H of this application. The tentative partition plat has been submitted with the required information.

Phases to Be Shown

Subsection 4.210 (.01) D.

- B8. Review Criteria:** “Where the applicant intends to develop the land in phases, the schedule of such phasing shall be presented for review at the time of the tentative plat. In acting on an application for tentative plat approval, the Planning Director or Development Review Board may set time limits for the completion of the phasing schedule which, if not met, shall result in an expiration of the tentative plat approval.”

Finding: These criteria are satisfied.

Explanation of Finding: The purpose of this remedial partition plat is to create a legal lot of record. A subsequent tentative subdivision plat for a 12-lot subdivision to be developed in one phase is the subject of Request E.

Remainder Tracts

Subsection 4.210 (.01) E.

- B9. Review Criteria:** “Remainder tracts to be shown as lots or parcels. Tentative plats shall clearly show all affected property as part of the application for land division. All remainder tracts, regardless of size, shall be shown and counted among the parcels or lots of the division.”

Finding: These criteria are satisfied.

Explanation of Finding: All affected property has been incorporated into the tentative partition plat.

Street Requirements for Land Divisions

Subsections 4.236 (.01) through (0.9)

- B10. Review Criteria:** These subsections establish general requirements to address the following: conformity to the Transportation System Plan; relation to adjoining streets; easements; topography; reserve strips; future expansion of streets; existing streets; and street names.

Finding: These criteria are satisfied.

Explanation of Finding: The purpose of this remedial partition plat is to create a legal lot of record. No new streets are proposed and the proposed tentative partition plat does not hinder to develop local streets consistent with the Transportation Master Plan in the future.

General Land Division Requirements

Subsections 4.237 (.01) through (.13)

B11. Review Criteria: These subsections establish general requirements to address the following: blocks; easements; pedestrian and bicycle pathways; tree planting; lot size and shape; access; through lots; lot side lines; large lot land divisions; building line; build-to line; land for public purposes; and corner lots.

Finding: These criteria are satisfied.

Explanation of Finding: The purpose of this remedial tentative partition plat is to create a legal lot of record. No new residential lots, blocks, or easements are created with this request. The proposed 12-lot subdivision plat is reviewed under Request E.

Lots of Record

Defining Lots of Record

Section 4.250

B12. Review Criteria: "All lots of record that have been legally created prior to the adoption of this ordinance shall be considered to be legal lots. Tax lots created by the County Assessor are not necessarily legal lots of record."

Finding: These criteria are satisfied.

Explanation of Finding: The purpose of this request is to correct a past error where a tax lot was created but not a legal lot of record. This action will create a legal lot of record.

Public Improvements

Improvements-Procedures

Section 4.260

B13. Review Criteria: "In addition to other requirements, improvements installed by the developer, either as a requirement of these regulations or at the developer's own option, shall conform to the requirements of this Code and improvement standards and specifications of the City. The improvements shall be installed in accordance with the City's Public Works Standards."

Finding: These criteria are satisfied.

Explanation of Finding: No improvements are proposed are required with this request.

Improvements-Requirements

Section 4.262

B14. Review Criteria: This section establishes requirements for a number of different improvements including curbs, sidewalks, sanitary sewers, drainage, underground utility and service facilities, streetlight standards, street signs, monuments, and water.

Finding: These criteria are satisfied.

Explanation of Finding: No improvements are proposed are required with this request.

Request C: DB15-0076 Modify Stage I Preliminary Plan for Ash Meadows

Planned Development Regulations

Planned Development Purpose

Subsection 4.140 (.01)

- C1. Review Criterion:** “The purposes of these regulations are to encourage the development of tracts of land sufficiently large to allow for comprehensive master planning, and to provide flexibility in the application of certain regulations in a manner consistent with the intent of the Comprehensive Plan and general provisions of the zoning regulations and to encourage a harmonious variety of uses through mixed use design within specific developments thereby promoting the economy of shared public services and facilities and a variety of complimentary activities consistent with the land use designation on the Comprehensive Plan and the creation of an attractive, healthful, efficient and stable environment for living, shopping or working.”

Finding: This criterion is satisfied.

Details of Finding: The proposal is to modify a development previously approved as a planned development.

Planned Development Lot Qualifications

Subsection 4.140 (.02)

- C2. Review Criterion:** “A. Planned Development may be established on lots which are suitable for and of a size to be planned and developed in a manner consistent with the purposes and objectives of Section 4.140.”

Finding: This criterion is satisfied.

Details of Finding: The property is of sufficient size to be developed in a manner consistent the purposes and objectives of Section 4.140.

- C3. Review Criteria:** “B. Any site designated for development in the Comprehensive Plan may be developed as a Planned Development, provided that it is zoned “PD.” All sites which are greater than two (2) acres in size, and designated in the Comprehensive Plan for commercial, residential, or industrial use shall be developed as Planned Developments, unless approved for other uses permitted by the Development Code.”

Finding: These criteria are satisfied.

Details of Finding: The subject property is greater than 2 acres, is designated for residential development 6-7 dwelling units per acre in the Comprehensive Plan, and is zoned Planned Development Residential (PDR-4). The property will be developed as a planned development with the permitted density in accordance with this subsection.

Ownership Requirements

Subsection 4.140 (.03)

- C4. **Review Criterion:** "The tract or tracts of land included in a proposed Planned Development must be in one (1) ownership or control or the subject of a joint application by the owners of all the property included."

Finding: This criterion is satisfied.

Details of Finding: The subject parcel is under one ownership.

Professional Design Team

Subsection 4.140 (.04)

- C5. **Review Criteria:** "The applicant for all proposed Planned Developments shall certify that the professional services of the appropriate professionals have been utilized in the planning process for development. One of the professional consultants chosen by the applicant shall be designated to be responsible for conferring with the planning staff with respect to the concept and details of the plan."

Finding: These criteria are satisfied.

Details of Finding: As can be found in the applicant's submitted materials, appropriate professionals have been involved in the planning and permitting process. Ben Altman with Pioneer Design Group, Inc. is the project manager for the project.

Planned Development Permit Process

Subsection 4.140 (.05)

- C6. **Review Criteria:** "All parcels of land exceeding two (2) acres in size that are to be used for residential, commercial or industrial development, shall, prior to the issuance of any building permit:

1. Be zoned for planned development;
2. Obtain a planned development permit; and
3. Obtain Development Review Board, or, on appeal, City Council approval."

Finding: These criteria are satisfied.

Details of Finding: The subject property is greater than 2 acres, is designated for residential development in the Comprehensive Plan, and is zoned proposed to be zoned Planned Development Residential. The property will be developed as a planned development in accordance with this subsection.

Comprehensive Plan Consistency

Subsection 4.140 (.06)

- C7. **Review Criteria:** "The planning staff shall prepare a report of its findings and conclusions as to whether the use contemplated is consistent with the land use designated on the Comprehensive Plan." "The applicant may proceed to apply for Stage I - Preliminary Approval - upon determination by either staff or the Development Review Board that the use contemplated is consistent with the Comprehensive Plan."

Finding: These criteria are satisfied.

Details of Finding: The proposed project, as found elsewhere in this report, complies with the Planned Development Residential-4 zoning designation, which implements the proposed Comprehensive Plan designation of 'Residential' 6-7 dwelling units per acre for this property.

Application Requirements

Subsection 4.140 (.07)

C8. **Review Criteria:** This subsection establishes that the Development Review Board shall consider a Stage I Master Plan after completion or submission of a variety of application requirements.

Finding: These criteria are satisfied.

Details of Finding: Review of the proposed revised Stage I Master Plan has been scheduled for a public hearing before the Development Review Board in accordance with this subsection and the applicant has met all the applicable submission requirements as follows:

- The property affected by the revised Stage I Master Plan is under the sole ownership of Dutch Ventures LLC.
- The application for a Stage I Master Plan has been submitted on a form prescribed by the City.
- The professional design team and coordinator has been identified. See Finding C5.
- The applicant has stated the uses involved in the Master Plan and their locations.
- The boundary information is provided with the concurrent tentative subdivision plat request.
- Sufficient topographic information has been submitted.
- A tabulation of the land area to be devoted to various uses has been provided.
- The proposed development will be built in a single phase.
- Any necessary performance bonds will be required.
- Waivers have been requested concurrently with the Stage I Master Plan.

Standards for Residential Development in Any Zone

Outdoor Recreational Area

Subsections 4.113 (.01)A.

C9. **Review Criteria:** "The purposes of the following standards for outdoor recreational area are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development. Outdoor recreational area shall be:

1. Designed with a reasonable amount of privacy balanced between indoor and outdoor living areas. Such outdoor recreational area shall be provided consistent with the requirements of this Section.
2. Recreational areas shall be provided in keeping with the needs of the prospective tenants and shall not be located in required yards, parking, or maneuvering areas, or areas that are inaccessible. Standards for outdoor recreational areas may be waived by the Development

- Review Board upon finding that the recreational needs of the residents will be adequately met through the use of other recreational facilities that are available in the area.
3. In mixed-use developments containing residential uses, the Development Review Board shall establish appropriate requirements for outdoor recreational area, consistent with this Section.
 4. The Development Review Board may establish conditions of approval to alter the amount of required outdoor recreation area, based on findings of projected need for the development. Multi-family developments shall provide at least the following minimum recreational area:
 - a. For ten (10) or fewer dwelling units, 1000 square feet of usable recreation area;
 - b. For eleven (11) through nineteen (19) units, 200 square feet per unit;
 - c. For twenty (20) or more units, 300 square feet per unit.
 5. Outdoor recreational area shall be considered to be part of the open space required in the following subsection."

Finding: These criteria are satisfied.

Details of Finding: The applicant has proposed an outdoor recreation area in a tract separate from the required yards to meet the needs of the prospective tenants consistent with this subsection. No waiver from the required recreation area is requested.

Open Space Area

Subsections 4.113 (.02)

C10. Review Criteria: "A. In all residential subdivisions including subdivision portions of mixed use developments where (1) the majority of the developed square footage is to be in residential use or (2) the density of residential units is equal or greater than 3 units per acre, at least twenty-five percent (25%) of the area shall be in open space excluding streets and private drives. Open space must include, as a minimum natural areas that are preserved under the City's SROZ regulations and usable open space such as public park area, tot lots, swimming and wading pools, grass area for picnics and recreational play, walking paths, and other like space. For subdivisions with less than 25% SROZ lands and those with no SROZ lands, the minimum requirement shall be ¼ acre of usable park area for 50 or less lots, ½ acre of usable park area for 51 to 100 lots, and pro rata amounts based on this formula for subdivisions exceeding 100 lots. Front, side and rear yards of individual residential lots shall not be counted towards the 25% open space.

Provided, however, where SROZ is greater than 25% of the developable area for any development, the development must also provide ¼ acre of usable park area for a development of less than 100 lots, and ½ acre of usable park area for a development of 100 lots, and pro rata amounts based on this formula for subdivisions exceeding 100 lots. The Development Review Board may waive the usable open space requirement if there is substantial evidence in the record to support a finding that the intent and purpose of the requirement will be met in alternative ways. Irrespective of the amount of SROZ, a development may not use phasing to avoid the minimum usable space requirement.

Multi-family developments shall provide a minimum of 25% open space excluding streets and private drives. Open space must include, as a minimum natural areas that are preserved under the City's SROZ regulations, and outdoor recreational area as provided in 4.113(.01)(A)(1) through (5).

B. Open space area required by this Section may, at the discretion of the Development Review Board, be protected by a conservation easement or dedicated to the City, either rights in fee or easement, without altering the density or other development standards of the proposed

development. Provided that, if the dedication is for public park purposes, the size and amount of the proposed dedication shall meet the criteria of the City parks standards. The square footage of any land, whether dedicated or not, which is used for open space shall be deemed a part of the development site for the purpose of computing density or allowable lot coverage.

C. The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners’ association, the City Attorney shall review any pertinent bylaws, covenants, or agreements prior to recordation.”

Finding: These criteria are satisfied.

Details of Finding: The net site area, excluding land dedicated for right-of-way, is 70,022 square feet. The applicant has requested a waiver from the requirement to provide 25% of the net site area, or 17,505.5 square feet, of open space. However, upon review of the proposal, staff has determined that the applicant miscalculated the open space. Open space is defined as land that is not covered by buildings, paving, or other hard surfaces, unless hard surfaces are part of an approved landscape plan. Additionally, required sidewalks and private yards are not counted toward open space requirements. As the proposed sidewalk in Tract ‘C’ is not a required sidewalk, will be owned and maintained by the HOA and provides pedestrian connectivity between the remaining 4 open space tracts, staff finds that it acts as a recreational path providing a connection between landscaped open space areas and can be reviewed and approved as part of the landscape plan. The applicant is meeting the requirement as follows:

Tract	Size	Description
A	11,070 sq ft	Useable, recreational open space
B	1,295 sq ft	Landscaping, passive open space
C	1,722 sq ft	Paved path (private sidewalk), recreational open space
D	2,322 sq ft	Landscaped water quality facility
E	1,254 sq ft	Landscaped water quality facility
TOTAL	17,663 sq ft	Open Space (25.2%) Useable Space (12,792 sq ft)

As noted above, the applicant is providing 12,792 square feet of useable open space in Tracts ‘A’ and ‘C’, exceeding the required ¼ acre, or 10,890 square feet, requirement.

Building Setbacks

Subsections 4.113 (.03)B.

C11. Review Criteria: “For lots not exceeding 10,000 square feet:

1. Minimum front yard setback: Fifteen (15) feet, with open porches allowed to extend to within ten (10) feet of the property line.
2. Minimum side yard setback: One story: five (5) feet; Two or more stories: seven (7) feet. In the case of a corner lot, abutting more than one street or tract with a private drive, the side yard on the street side of such lot shall be not less than ten (10) feet.
3. In the case of a key lot, the front setback shall equal one-half (1/2) the sum of depth of the required yard on the adjacent corner lot along the street or tract with a private drive upon which the key lot faces and the setback required on the adjacent interior lot.

4. No structure shall be erected within the required setback for any future street shown within the City's adopted Transportation Master Plan or Transportation Systems Plan.
5. Minimum setback to garage door or carport entry: Twenty (20) feet. Wall above the garage door may project to within fifteen (15) feet of property line, provided that clearance to garage door is maintained. Where access is taken from an alley, garages or carports may be located no less than four (4) feet from the property line adjoining the alley.
6. Minimum rear yard setback: One story: fifteen (15) feet. Two or more stories: Twenty (20) feet. Accessory buildings on corner lots must observe the same rear setbacks as the required side yard of the abutting lot."

Finding: These criteria are not satisfied as proposed, but can be satisfied with the approval of a waiver to the amount of open space required as proposed in Request H.

Details of Finding: These standards are proposed to be met with two exceptions: in Request H, the applicant is seeking waivers to reduce the minimum side yard setback for two-story homes from 7 feet to 5 feet and to reduce the minimum rear yard setback for two-story homes from 20 feet to 15 feet.

Other Standards

Subsections 4.113 (.04) through (.14)

- C12. Review Criteria:** These subsections establishes a number of standards for residential development in the City including height guidelines, residential uses for treatment and training, fences, prohibited uses, accessory dwelling units, bed and breakfasts, and needed housing.

Finding: These criteria are satisfied.

Details of Finding: These standards are proposed to be met.

Standards for All Planned Development Residential Zones

Typically Permitted Uses

Subsection 4.124 (.01)

- C13. Review Criteria:** This subsection list the allowed uses in the PDR Zones.

Finding: These criteria are satisfied.

Details of Finding: The list of typically permitted uses includes single-family dwelling units, open space, and parks, which is what is proposed on the subject properties.

Accessory Uses

Subsection 4.124 (.02)

- C14. Review Criterion:** This subsection list the permitted accessory uses in the PDR Zones.

Finding: This criterion is satisfied.

Details of Finding: While none of the listed accessory uses are specifically proposed, they continue to be accessory uses which would be allowed.

Appropriate PDR Zone

Subsection 4.124 (.05)

C15. Review Criteria:

Comprehensive Plan Density	Zoning District
6-7 u/acre	PDR-4

Finding: These criteria are satisfied.

Details of Finding: The subject site is appropriately zoned PDR-4 based on the Comprehensive Plan density designation of 6-7 dwelling units per acre.

Block and Access Standards

Subsection 4.124 (.06)

C16. **Review Criterion:** This subsection lists the block and access standards for all PDR Zones.

Finding: This criterion is satisfied.

Details of Finding: Street locations and lot configurations are such as to support the development of blocks supportive of these standards with potential future development of adjacent properties.

PDR-4 Zone

Development Standards

Section 4.124.4

C17. **Review Criterion:** This subsection lists the development standards for the PDR-4 zone including lot size, setbacks, lot width, lot depth, height, and lot coverage.

Finding: This criterion is not satisfied, but can be satisfied with the approval of the requested waiver in Request H.

Details of Finding: The minimum lot size standard of 4,000 square feet is met or exceeded by each lot. All lots are at least 35 feet wide and 60 feet deep. Front yard and street side yard setbacks will be met. Waivers to reduce side yard and rear yard setbacks have been requested and are discussed in Request H. Maximum height and lot coverage will be met.

Planned Development Lot Qualifications

Lots Suitable for Planned Development

Subsection 4.140 (.02) A.

D1. Review Criteria: “Planned Development may be established on lots which are suitable for and of a size to be planned and developed in a manner consistent with the purposes and objectives of Section 4.140.”

Finding: These criteria are satisfied.

Details of Finding: The lot of the subject development site is of sufficient size to be developed in a manner consistent the purposes and objectives of Section 4.140.

Applicability of Planned Development Regulations

Subsection 4.140 (.02) B.

D2. Review Criteria: “Any site designated for development in the Comprehensive Plan may be developed as a Planned Development, provided that it is zoned ‘PD.’ All sites which are greater than two (2) acres in size, and designated in the Comprehensive Plan for commercial, residential, or industrial use shall be developed as Planned Developments, unless approved for other uses permitted by the Development Code.”

Finding: These criteria are satisfied.

Details of Finding: The subject property is greater than 2 acres, is designated for residential development in the Comprehensive Plan, and is zoned Planned Development Residential. The property will be developed as a planned development in accordance with this subsection.

Ownership Requirement for Planned Developments

All Owners Must be Involved in Application

Subsection 4.140 (.03) A.

D3. Review Criterion: “The tract or tracts of land included in a proposed Planned Development must be in one (1) ownership or control or the subject of a joint application by the owners of all the property included.”

Finding: This criterion is satisfied.

Details of Finding: The subject parcel is under one ownership.

Transfer of Land in Planned Developments

Subsection 4.140 (.03) B.

D4. Review Criterion: “Unless otherwise provided as a condition for approval of a Planned Development permit, the permittee may divide and transfer units or parcels of any development.

The transferee shall use and maintain each such unit or parcel in strict conformance with the approval permit and development plan.”

Finding: This criterion is satisfied.

Details of Finding: It is understood the properties will be subdivided, lots sold, and park areas deeded to a HOA. It is understood all the lots and tracts will be maintained consistent with the Stage II Final Plan.

Professional Design of Planned Developments

Professional Design Team

Subsection 4.140 (.04) A. and B.

D5. Review Criteria: “The applicant for all proposed Planned Developments shall certify that the professional services of the appropriate professionals have been utilized in the planning process for development.” Appropriate Professionals listed 1. through 4.

Finding: These criteria are satisfied.

Details of Finding: As can be found in the applicant’s submitted materials, appropriate professionals have been involved in the planning and permitting process.

Professional Coordinator

Subsection 4.140 (.04) C. and D.

D6. Review Criteria: “One of the professional consultants chosen by the applicant from either 1, 2, or 3, above, shall be designated to be responsible for conferring with the planning staff with respect to the concept and details of the plan.” “The selection of the professional coordinator of the design team will not limit the owner or the developer in consulting with the planning staff.”

Finding: These criteria are satisfied.

Details of Finding: Ben Altman of Pioneer Design Group, Inc. has been designated as the professional coordinator.

Stage II Final Plan Submission Requirements and Process

Timing of Submission

Subsection 4.140 (.09) A.

D7. Review Criterion: “Unless an extension has been granted by the Development Review Board, within two (2) years after the approval or modified approval of a preliminary development plan (Stage I), the applicant shall file with the City Planning Department a final plan for the entire development or when submission in stages has been authorized pursuant to Section 4.035 for the first unit of the development”

Finding: This criterion is satisfied.

Details of Finding: The Stage II Request is being submitted concurrently with the Stage I Master Plan.

Stage I Conformance, Submission Requirements

Subsection 4.140 (.09) C.

- D8. **Review Criteria:** “The final plan shall conform in all major respects with the approved preliminary development plan, and shall include all information included in the preliminary plan plus the following:” listed 1. through 6.
Finding: These criteria are satisfied.
Details of Finding: The Stage II plans substantially conforms with the Stage I Master Plan. The applicant has provided the required drawings and other documents showing all the additional information required by this subsection.

Stage II Final Plan Detail

Subsection 4.140 (.09) D.

- D9. **Review Criterion:** “The final plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the development or phase of development.”
Finding: This criterion is satisfied.
Details of Finding: The applicant has provided sufficiently detailed information to indicate fully the ultimate operation and appearance of the development, including a detailed site plan and landscape plans.

Submission of Legal Documents

Subsection 4.140 (.09) E.

- D10. **Review Criterion:** “Copies of legal documents required by the Development Review Board for dedication or reservation of public facilities, or for the creation of a non-profit homeowner’s association, shall also be submitted.”
Finding: This criterion is satisfied.
Details of Finding: No additional legal documentation is required for dedication or reservation of public facilities.

Expiration of Approval

Subsection 4.140 (.09) I. and Section 4.023

- D11. **Review Criterion:** This subsection and section identify the period for which Stage II approvals are valid.
Finding: This criterion is satisfied.
Details of Finding: The Stage II Approval, along other associated applications, will expire two (2) years after approval, unless an extension is approved in accordance with these subsections.

Consistency with Plans

Subsection 4.140 (.09) J. 1.

D12. Review Criteria: “The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council.”

Finding: These criteria are satisfied.

Details of Finding: As documented in the Applicant’s Narrative (Exhibit B1), the proposed development is consistent with the Comprehensive Plan and other applicable plans of which staff are aware.

Traffic Concurrency

Subsection 4.140 (.09) J. 2.

D13. Review Criteria: “That the location, design, size and uses are such that traffic generated by the development at the most probable used intersection(s) can be accommodated safely and without congestion in excess of Level of Service D, as defined in the Highway Capacity Manual published by the National Highway Research Board, on existing or immediately planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets. Immediately planned arterial and collector streets are those listed in the City’s adopted Capital Improvement Program, for which funding has been approved or committed, and that are scheduled for completion within two years of occupancy of the development or four year if they are an associated crossing, interchange, or approach street improvement to Interstate 5.” Additional qualifiers and criteria listed a. through e.

Finding: These criteria are satisfied.

Details of Finding: A traffic study has been completed (Exhibit B1, Item 9) and concludes that the proposed development will not result in congestion in excess of Level of Service D.

Facilities and Services Concurrency

Subsection 4.140 (.09) J. 3.

D14. Review Criteria: “That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services.”

Finding: These criteria are satisfied.

Details of Finding: As documented in the Applicant’s Narrative (Exhibit B1) sufficient facilities and services, including utilities, are proposed to be development concurrently with the subdivision. Adequate capacity exists in the 8-inch sanitary sewer line in SW Parkway Avenue that serves Ash Meadows to serve the proposed development. No improvements are planned to the sanitary sewer system. Similarly, adequate capacity exists in the 12-inch water line in SW Parkway Avenue to serve existing and planned residential development. No improvements are planned for the portion of the system within Maxine Lane to serve the proposed 12-lot subdivision.

Adherence to Approved Plans

Subsection 4.140 (.09) L.

D15. Review Criteria: “The applicant shall agree in writing to be bound, for her/himself and her/his successors in interest, by the conditions prescribed for approval of a development. The approved final plan and stage development schedule shall control the issuance of all building permits and shall restrict the nature, location and design of all uses. Minor changes in an approved preliminary or final development plan may be approved by the Director of Planning if such changes are consistent with the purposes and general character of the development plan. All other modifications, including extension or revision of the stage development schedule, shall be processed in the same manner as the original application and shall be subject to the same procedural requirements.”

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDD 1.

Details of Finding: Condition of Approval PDD 1 ensures adherence to approved plans except for minor revisions by the Planning Director.

Residential Development Standards: Open Space and Outdoor Recreation

Purpose of Outdoor Recreational Area

Subsection 4.113 (.01) A.

D16. Review Criteria: “The purposes of the following standards for outdoor recreational area are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development.”

Finding: These criteria are satisfied.

Details of Finding: The required outdoor recreational area is proposed.

Design for Privacy

Subsection 4.113 (.01) A. 1.

D17. Review Criteria: “Outdoor recreational area shall be: Designed with a reasonable amount of privacy balanced between indoor and outdoor living areas.”

Finding: These criteria are satisfied.

Details of Finding: The proposed park area provides a shared outdoor living area without causing any privacy issues for private living areas.

Needs of Tenants

Subsection 4.113 (.01) A. 2.

D18. Review Criteria: “Recreational areas shall be provided in keeping with the needs of the prospective tenants and shall not be located in required yards, parking, or maneuvering areas, or areas that are inaccessible. Standards for outdoor recreational areas may be waived by the Development Review Board upon finding that the recreational needs of the residents will be adequately met through the use of other recreational facilities that are available in the area.”

Finding: These criteria are satisfied.

Details of Finding: Providing the required area is adequate for the 12-lot subdivision. The applicant has proposed an outdoor recreation area in a tract separate from the required yards to meet the needs of the prospective tenants consistent with this subsection. No waiver from the required recreation area is requested.

Mixed Use Developments

Subsection 4.113 (.01) A. 3.

D19. Review Criteria: "In mixed-use developments containing residential uses, the Development Review Board shall establish appropriate requirements for outdoor recreational area, consistent with this Section."

Finding: This criterion is not applicable.

Details of Finding: The proposed development is a single-family subdivision, not a mixed use development.

DRB Altering Amount of Outdoor Recreation Area

Subsection 4.113 (.01) A. 4.

D20. Review Criteria: "The Development Review Board may establish conditions of approval to alter the amount of required outdoor recreation area, based on findings of projected need for the development."

Finding: These criteria are satisfied.

Details of Finding: No additional conditions of approval are proposed.

Outdoor Recreational Area Part of Required Open Space

Subsection 4.113 (.01) A. 5.

D21. Review Criteria: "Outdoor recreational area shall be considered to be part of the open space required in the following subsection."

Finding: These criteria are satisfied.

Details of Finding: The shared outdoor recreational area is included as part of the open space requirement.

25 % Open Space Required

Subsection 4.113 (.02) A.

D22. Review Criteria: "In all residential subdivisions including subdivision portions of mixed use developments where (1) the majority of the developed square footage is to be in residential use or (2) the density of residential units is equal or greater than 3 units per acre, at least twenty-five percent (25%) of the area shall be in open space excluding streets and private drives."

Finding: This criterion is satisfied.

Details of Finding: As discussed in Finding C10 above, 25.2% of net site area is proposed for open space.

What Open Space Must Include

Subsection 4.113 (.02) A.

D23. Review Criteria: “Open space must include, as a minimum natural areas that are preserved under the City’s SROZ regulations and usable open space such as public park area, tot lots, swimming and wading pools, grass area for picnics and recreational play, walking paths, and other like space.”

Finding: These criteria are satisfied.

Details of Finding: The proposed open space is includes active and passive recreational opportunities. There are no SROZ areas within the site. Additional discussion of open space can be found on page 29 of the applicant’s narrative in Exhibit B1.

Usable Open Space with No SROZ Lands

Subsection 4.113 (.02) A.

D24. Review Criteria: “For subdivisions with less than 25% SROZ lands and those with no SROZ lands, the minimum requirement shall be ¼ acre of usable park area for 50 or less lots, ½ acre of usable park area for 51 to 100 lots, and pro rata amounts based on this formula for subdivisions exceeding 100 lots. Front, side and rear yards of individual residential lots shall not be counted towards the 25% open space.”

Finding: These criteria are satisfied.

Details of Finding: A usable park area of 11,070 square feet is proposed in Tract ‘A’ and a walking path (sidewalk) is proposed in Tract ‘C’ (1,722 square feet) for a total 12,792 square feet of useable open space, exceeding the 10,890 square foot (0.25 acre) requirement.

Waiving Usable Open Space Requirement

Subsection 4.113 (.02) A.

D25. Review Criteria: “The Development Review Board may waive the usable open space requirement if there is substantial evidence in the record to support a finding that the intent and purpose of the requirement will be met in alternative ways.”

Finding: These criteria are satisfied.

Details of Finding: No waiver of the useable open space requirement is requested.

Phasing and Usable Open Space Requirement

Subsection 4.113 (.02) A.

D26. Review Criteria: “Irrespective of the amount of SROZ, a development may not use phasing to avoid the minimum usable space requirement.”

Finding: These criteria are satisfied.

Details of Finding: No phasing is proposed.

Easements and Dedication to the Public of Open Space

Subsection 4.113 (.02) B.

- D27. Review Criteria:** “Open space area required by this Section may, at the discretion of the Development Review Board, be protected by a conservation easement or dedicated to the City, either rights in fee or easement, without altering the density or other development standards of the proposed development. Provided that, if the dedication is for public park purposes, the size and amount of the proposed dedication shall meet the criteria of the City parks standards.”
- Finding:** These criteria are satisfied.
- Details of Finding:** The open space tracts will be owned by a homeowners association.

Including Open Space Area in Density and Lot Coverage Calculations

Subsection 4.113 (.02) B.

- D28. Review Criteria:** “The square footage of any land, whether dedicated or not, which is used for open space shall be deemed a part of the development site for the purpose of computing density or allowable lot coverage.”
- Finding:** These criteria are satisfied.
- Details of Finding:** The open space area has been included in the density calculations.

Assuring Protection and Maintenance of Open Space

Subsection 4.113 (.02) C.

- D29. Review Criteria:** “The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners’ association, the City Attorney shall review any pertinent bylaws, covenants, or agreements prior to recordation.”
- Finding:** These criteria will be satisfied by Condition of Approval PDD 2.
- Details of Finding:** Condition of Approval PDD 2 requires City review of subdivision and homeowners association documents to ensure long term protection and maintenance of open space areas.

Residential Development: Setbacks for Lots Less than 10,000 Square Feet

Front Yard Setback

Subsection 4.113 (.03) B. 1.

- D30. Review Criteria:** “Minimum front yard setback: Fifteen (15) feet, with open porches allowed to extend to within ten (10) feet of the property line.”
- Finding:** These criteria are satisfied.
- Details of Finding:** The proposed lots will allow homes to be built meeting these setbacks.

Side Yard Setback

Subsection 4.113 (.03) B. 2.

D31. Review Criteria: “Minimum side yard setback: One story: five (5) feet; Two or more stories: seven (7) feet. In the case of a corner lot, abutting more than one street or tract with a private drive, the side yard on the street side of such lot shall be not less than ten (10) feet.”

Finding: These criteria are not satisfied as proposed, but can be satisfied with the approval of the waiver to the side yard setback as proposed in Request H.

Details of Finding: All homes will be 2 or more stories and a waiver is being requested to reduce the required side yard setback from 7 feet to 5 feet. Similar setback waivers have been approved for other nearby developments, including Benchley Estates (see Request H and applicant’s findings on page 5 and 8 of their narrative in Exhibit B1). The street side yard setback on Lots 5 and 6 will be 10 feet as required.

Setbacks and Future Streets

Subsection 4.113 (.03) B. 4.

D32. Review Criteria: “No structure shall be erected within the required setback for any future street shown within the City’s adopted Transportation Master Plan or Transportation Systems Plan.”

Finding: These criteria are satisfied.

Details of Finding: No special setbacks are required for future planned streets.

Garage Door or Carport Setbacks

Subsection 4.113 (.03) B. 5.

D33. Review Criteria: “Minimum setback to garage door or carport entry: Twenty (20) feet. Wall above the garage door may project to within fifteen (15) feet of property line, provided that clearance to garage door is maintained. Where access is taken from an alley, garages or carports may be located no less than four (4) feet from the property line adjoining the alley.”

Finding: These criteria are satisfied.

Details of Finding: The proposed lots will allow homes to be built meeting these setbacks.

Rear Yard Setbacks

Subsection 4.113 (.03) B. 6.

D34. Review Criteria: “Minimum rear yard setback: One story: fifteen (15) feet. Two or more stories: Twenty (20) feet. Accessory buildings on corner lots must observe the same rear setbacks as the required side yard of the abutting lot.”

Finding: These criteria are not satisfied as proposed, but can be satisfied with the approval of a waiver to the rear yard setback as proposed in Request H.

Details of Finding: All homes will be 2 or more stories and a waiver is being requested to reduce the required rear yard setback from 20 feet to 15 feet (Request H).

Residential Development: Height Guidelines

Height Guidelines

Subsection 4.113 (.04)

- D35. **Review Criteria:** "The Development Review Board may regulate heights as follows:
- A. Restrict or regulate the height or building design consistent with adequate provision of fire protection and fire-fighting apparatus height limitations.
 - B. To provide buffering of low density developments by requiring the placement of buildings more than two (2) stories in height away from the property lines abutting a low density zone.
 - C. To regulate building height or design to protect scenic vistas of Mt. Hood or the Willamette River from greater encroachments than would occur if developed conventionally.

Finding: These criteria are satisfied.

Details of Finding: No additional height regulations beyond the typical for the zone is recommended.

Residential Treatment Facilities

Residential Homes (Treatment Facilities) Allowed in Single-Family Development

Subsection 4.113 (.05) A.

- D36. **Review Criteria:** "Residential Homes, as defined in Section 4.001, shall be permitted in any location where a single-family dwelling is permitted."

Finding: These criteria are satisfied.

Details of Finding: No residential homes are proposed, however a home could be converted in the future.

Fences in Residential Development

Front Yard Fence Height

Subsection 4.113 (.08) A.

- D37. **Review Criteria:** "The maximum height of a sight-obscuring fence located in the required front yard of a residential development shall not exceed four (4) feet."

Finding: These criteria are satisfied.

Details of Finding: No fences are proposed in the front yard.

Side and Rear Yard Fence Height

Subsection 4.113 (.08) B.

- D38. **Review Criteria:** "The maximum height of a sight-obscuring fence located in the side yard of a residential lot shall not exceed four (4) feet forward of the building line and shall not exceed six (6) feet in height in the rear yard, except as approved by the Development Review Board. Except, however, that a fence in the side yard of residential corner lot may be up to six (6) feet in height, unless a greater restriction is imposed by the Development Review Board acting on an

application. A fence of up to six (6) feet in height may be constructed with no setback along the side, the rear, and in the front yard of a residential lot adjoining the rear of a corner lot as shown in the attached Figure.”

Finding: These criteria are satisfied.

Details of Finding: All fences will be required to meet these height requirements. The applicant’s narrative discusses a proposed 6-foot “good neighbor” fence along the north property line and behind lots 6-12, and a wall or fence along the rear of lots 1-5 to separate the rear yard from the adjacent sidewalk (Tract ‘C’) and open space (Track ‘B’) along Maxine Lane. No fences over 6 feet are proposed requiring DRB review.

Prohibited Fence Materials

Subsection 4.113 (.08) D.

D39. Review Criteria: “Fences in residential zones shall not include barbed wire, razor wire, electrically charged wire, or be constructed of sheathing material such as plywood or flakeboard.”

Finding: These criteria are satisfied.

Details of Finding: The proposed fences, as illustrated on the Landscape Plan (Exhibit B2, Sheet L1) will be constructed of wood. No barbed wire, razor wire or electrically charged wire is proposed. Installed fences will not be allowed to be constructed of plywood or flakeboard.

Prohibited Uses in Residential Areas

Prohibited Uses

Subsection 4.113 (.10)

D40. Review Criteria: This subsection lists uses prohibited in residential development including: uses for structures not specifically permitted in the applicable zone, trailers travel trailers or mobile coaches for a residence except in approved RV parks, and outdoor advertising display, signs, or advertising structures as provided in the City’s sign code.

Finding: These criteria are satisfied.

Details of Finding: No prohibited uses are proposed and these uses will continue to be prohibited.

Accessory Dwelling Units

Accessory Dwelling Units

Subsection 4.113 (.11)

D41. Review Criteria: This subsection establishes the standards for accessory dwelling units for all PDR zones, R zone, RA-H zone, and Village zone.

Finding: These criteria are satisfied.

Details of Finding: No accessory dwelling units are proposed and any future accessory dwelling units will be required to conform with this subsection.

Compliance, Conditions, and Effect on Cost of Needed Housing

Impacting Needed Housing Cost

Subsection 4.113 (.14)

D42. Review Criteria: “The Planning Director and Development Review Board shall, in making their determination of compliance in attaching conditions, consider the effects of this action on the availability and cost of needed housing. The provisions of this section shall not be used in such a manner that additional conditions, either singularly or cumulatively, have the effect of unnecessarily increasing the cost of housing or effectively excluding a needed housing type. However, consideration of these factors shall not prevent the Board or Planning Director from imposing conditions of approval necessary to meet the minimum requirements of the Comprehensive Plan and Code.”

Finding: These criteria are satisfied.

Details of Finding: During review of the project no conditions or requirements have been identified that would unduly increase the cost of housing proposed in the subdivision.

Standards Applying in All Planned Development Zones

Additional Height Guidelines

Subsection 4.118 (.01)

D43. Review Criterion: “In cases that are subject to review by the Development Review Board, the Board may further regulate heights as follows:

- A. Restrict or regulate the height or building design consistent with adequate provision of fire protection and fire-fighting apparatus height limitations.
- B. To provide buffering of low density developments by requiring the placement of three or more story buildings away from the property lines abutting a low density zone.
- C. To regulate building height or design to protect scenic vistas of Mt. Hood or the Willamette River.”

Finding: This criterion is satisfied.

Details of Finding: Staff does not recommend the Development Review Board require a height less than otherwise allowed as the allowed height provides for fire protection access, does not abut a low density zone where shorter homes are required, and does not impact scenic views of Mt. Hood or the Willamette River.

Underground Utilities

Subsection 4.118 (.02) and Sections 4.300 to 4.320

D44. Review Criteria: “Underground Utilities shall be governed by Sections 4.300 to 4.320. All utilities above ground shall be located so as to minimize adverse impacts on the site and neighboring properties.”

Finding: These criteria are satisfied.

Details of Finding: All utilities are required to be installed underground.

Waivers

Subsection 4.118 (.03) A.-D.

D45. Review Criteria: “Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may” waive a number of standards as listed in A. through D.

Finding: These criteria are satisfied.

Details of Finding: Three waivers are being requested as detailed in Request H.

Other Requirements or Restrictions

Subsection 4.118 (.03) E.

D46. Review Criteria: “Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may: E. Adopt other requirements or restrictions, inclusive of, but not limited to, the following:” Listed 1. through 12.

Finding: These criteria are satisfied.

Details of Finding: No additional requirements or restrictions are recommended pursuant to this subsection.

Impact on Development Cost

Subsection 4.118 (.04)

D47. Review Criteria: “The Planning Director and Development Review Board shall, in making their determination of compliance in attaching conditions, consider the effects of this action on availability and cost. The provisions of this section shall not be used in such a manner that additional conditions, either singularly or cumulatively, have the effect of unnecessarily increasing the cost of development. However, consideration of these factors shall not prevent the Board from imposing conditions of approval necessary to meet the minimum requirements of the Comprehensive Plan and Code.”

Finding: These criteria are satisfied.

Details of Finding: It is staff’s professional opinion that the determination of compliance or attached conditions do not unnecessarily increase the cost of development, and no evidence has been submitted to the contrary.

Requiring Tract Dedications

Subsection 4.118 (.05)

D48. Review Criteria: “The Planning Director, Development Review Board, or on appeal, the City Council, may as a condition of approval for any development for which an application is submitted, require that portions of the tract or tracts under consideration be set aside, improved, conveyed or dedicated for the following uses:” Listed A though C, Recreational Facilities, Open Space Area, and Easements.

Finding: These criteria will be satisfied by Condition of Approval PF 1.

Details of Finding: The applicant is proposing two open space tracts, Tract 'A' and 'B', to be conveyed to a Homeowners Association (HOA). A 6-foot sidewalk easement is proposed in Tract 'C' along Maxine Lane, a private drive. Additional easements will be required for public utilities as described in the Engineering Condition of Approval PF 1.

Habitat Friendly Development Practices

Subsection 4.118 (.09)

- D49. Review Criteria:** "To the extent practicable, development and construction activities of any lot shall consider the use of habitat-friendly development practices, which include:
- A. Minimizing grading, removal of native vegetation, disturbance and removal of native soils, and impervious area;
 - B. Minimizing adverse hydrological impacts on water resources, such as using the practices described in Part (a) of Table NR-2 in Section 4.139.03, unless their use is prohibited by an applicable and required state or federal permit, such as a permit required under the federal Clean Water Act, 33 U.S.C. §§1251 et seq., or the federal Safe Drinking Water Act, 42 U.S.C. §§300f et seq., and including conditions or plans required by such permit;
 - C. Minimizing impacts on wildlife corridors and fish passage, such as by using the practices described in Part (b) of Table NR-2 in Section 4.139.03; and
 - D. Using the practices described in Part (c) of Table NR-2 in Section 4.139.03."

Finding: These criteria are satisfied.

Details of Finding: The portions of the subject properties being developed do not contain any wildlife corridors or fish passages. The site does not contain SROZ. Water, sewer and storm water are available and will be designed and constructed in accordance with the Code to minimize adverse impacts on the site, surrounding properties and environment.

Standards Applying to All Planned Development Residential Zones

Typically Permitted Uses

Subsection 4.124 (.01)

- D50. Review Criteria:** This subsection lists the typically permitted uses in all PDR Zones including: open space, single-family dwelling units, multi-family dwelling units subject to the density standards of the zone, public parks, playgrounds, recreational and community buildings and grounds, tennis courts, and similar recreational uses, and manufactured homes.

Finding: These criteria are satisfied.

Details of Finding: The proposal is for single-family homes and open spaces as listed as permitted uses in this subsection.

Uses Permitted Accessory to Single-Family Dwellings

Subsection 4.124 (.02)

D51. Review Criteria: This subsection lists the uses permitted accessory to single-family dwellings including: uses customarily incidental, living quarters for employees or guests, accessory dwelling units, home occupations, private garage or parking area, keeping a limited amount of boarders (up to 2), temporary construction buildings, accessory buildings, and livestock and farm animals subject to City established provisions.

Finding: These criteria are satisfied.

Details of Finding: None of the listed accessory uses are specifically listed by the applicant but will be allowed consistent with this subject.

Block and Access Standards in PDR Zones

Maximum Block Perimeter

Subsection 4.124 (.06) 1.

D52. Review Criteria: "Maximum block perimeter in new land divisions: 1,800 feet."

Finding: These criteria are satisfied.

Details of Finding: One new block is created with the new internal public road, Ryber Road, creating a 746 linear foot block with SW Roger Road, SW Maxine Lane, and Ryber Road. This block contains Lots 1-5 and Tracts 'B', 'C', and 'E'. Lots 6-12 and Tracts 'A' and 'D' are located on an existing block which the applicant has no ability to alter.

Maximum Spacing between Streets for Local Access

Subsection 4.124 (.06) 2.

D53. Review Criteria: "Maximum spacing between streets or private drives for local access: 530 feet, unless waived by the Development Review Board upon finding that barriers such as railroads, freeways, existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent street extensions meeting this standard."

Finding: These criteria are satisfied.

Details of Finding: The proposed public street providing access to the project, Ryber Road, is 185 feet north of Maxine Lane.

Maximum Block Length

Subsection 4.124 (.06) 3.

D54. Review Criteria: "Maximum block length without pedestrian and bicycle crossing: 330 feet, unless waived by the Development Review Board upon finding that barriers such as railroads, freeways, existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions meeting this standard."

Finding: These criteria are satisfied.

Details of Finding: The block length of the new block between SW Roger Road and Maxine Lane is approximately 330 feet.

PDR-4 Zone Standards

Minimum Lot Size

Subsection 4.124.3 (.02)

D55. **Review Criteria:** "Minimum lot size: 4,000 square feet."

Finding: These criteria are satisfied.

Details of Finding: All lots are proposed to be 4,000 square feet or more, with the smallest proposed lot being 4,045 square feet.

Minimum Density

Subsection 4.124.3 (.03)

D56. **Review Criteria:** "Minimum density at build out: One unit per 6,000 square feet."

Finding: These criteria are satisfied.

Details of Finding: Minimum density has been calculated based on the Comprehensive Plan density range, which is understood to be controlling standard for density, as has been applied elsewhere with Planned Development Residential zoning. The minimum density calculation is as follows: Usable (non-SROZ) acres $2.13 \times 6 \text{ du/ac} = 12.78$ or 12 lots minimum.

Minimum Lot Width

Subsection 4.124.3 (.04) A.

D57. **Review Criteria:** "Minimum lot width at building line: Thirty-five (35) feet."

Finding: These criteria are satisfied.

Details of Finding: All lot widths are 35 feet or greater as shown in the Preliminary Plat (Exhibit B2, Sheet 1).

Minimum Street Frontage

Subsection 4.124.3 (.04) B.

D58. **Review Criteria:** "Minimum street frontage of lot: Thirty-five (35) feet; however, street frontage may be reduced to twenty-four (24) feet when the lot fronts a cul-de-sac. No street frontage is required when the lot fronts on an approved, platted private drive."

Finding: These criteria are satisfied.

Details of Finding: As shown on the tentative plat all lots have 35 feet or greater of frontage on a street.

Minimum Lot Depth

Subsection 4.124.3 (.04) C.

D59. **Review Criteria:** "Minimum lot depth: Sixty (60) feet."

Finding: These criteria are satisfied.

Details of Finding: As shown on the preliminary plat all lots are greater than 60 feet in depth (Exhibit B2, Sheet 1).

Maximum Height

Subsection 4.124.3 (.04) E.

D60. Review Criteria: "Maximum building or structure height: Thirty-five (35) feet."

Finding: These criteria are satisfied.

Details of Finding: No homes will be approved for construction in this subdivision with a height greater than 35 feet.

Maximum Lot Coverage

Subsection 4.124.3 (.04) F.

D61. Review Criteria: "Maximum lot coverage: Seventy-five (75%) for all buildings."

Finding: These criteria are satisfied.

Details of Finding: All proposed lots would be allowed up to 75% lot coverage.

On-site Pedestrian Access and Circulation

Conformance with Standards

Section 4.154 (.01) B. 1.

D62. Review Criteria: "Development shall conform to all of the following standards:"

Finding: These criteria are satisfied.

Explanation of Finding: All of the on-site pedestrian access and circulation standards are being applied to the proposed development.

Continuous Pathway System

Section 4.154 (.01) B. 1.

D63. Review Criteria: "A pedestrian pathway system shall extend throughout the development site and connect to adjacent sidewalks, and to all future phases of the development, as applicable."

Finding: These criteria are satisfied.

Explanation of Finding: Sidewalks are shown in the applicant's plans extending along the public streets as well as a sidewalk along Maxine Drive, a private drive. The design ensures pedestrian connectivity to the front of each home.

Safe, Direct, and Convenient

Section 4.154 (.01) B. 2.

D64. Review Criteria: "Pathways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas,

recreational areas/playgrounds, and public rights-of-way and crosswalks based on all of the following criteria:"

Finding: These criteria are satisfied.

Explanation of Finding: Pedestrian connections are provided to all the lots and the useable open space area, Tract 'A' as shown on the preliminary subdivision plat (Exhibit B2, Sheet 1).

Free from Hazards/Smooth Surface

Section 4.154 (.01) B. 2. a.

D65. Review Criteria: "Pedestrian pathways are designed primarily for pedestrian safety and convenience, meaning they are free from hazards and provide a reasonably smooth and consistent surface."

Finding: These criteria are satisfied.

Explanation of Finding: The proposed pathways are planned to be free from hazards and will be a smooth hard surface for sidewalks and pathway to the useable open space area.

Reasonably Direct

Section 4.154 (.01) B. 2. b.

D66. Review Criteria: "The pathway is reasonably direct. A pathway is reasonably direct when it follows a route between destinations that does not involve a significant amount of unnecessary out-of-direction travel."

Finding: These criteria are satisfied.

Explanation of Finding: The sidewalks and pathway provide direct access to the lots and useable open space area.

Vehicle/Pathway Separation

Section 4.154 (.01) B. 3.

D67. Review Criteria: "Except as required for crosswalks, per subsection 4, below, where a pathway abuts a driveway or street it shall be vertically or horizontally separated from the vehicular lane. For example, a pathway may be vertically raised six inches above the abutting travel lane, or horizontally separated by a row of bollards."

Finding: These criteria are satisfied.

Explanation of Finding: All pedestrian pathways are vertically and or horizontally separated, except as necessitated by driveway cuts.

Crosswalks

Section 4.154 (.01) B. 4.

D68. Review Criteria: "Where a pathway crosses a parking area or driveway, it shall be clearly marked with contrasting paint or paving materials (e.g., pavers, light-color concrete inlay between asphalt, or similar contrast)."

Finding: These criteria can be satisfied with Condition of Approval PDD 3.

Explanation of Finding: A condition of approval requires the provision crosswalks where a pathway crosses the new public street, Ryber Road.

Pathway Width and Surface

Section 4.154 (.01) B. 5.

D69. **Review Criteria:** "Primary pathways shall be constructed of concrete, asphalt, brick/masonry pavers, or other durable surface, and not less than five (5) feet wide. Secondary pathways and pedestrian trails may have an alternative surface except as otherwise required by the ADA."

Finding: These criteria are satisfied.

Explanation of Finding: All proposed pathways are 6 feet wide.

Parking Area Design Standards

Minimum and Maximum Parking

Subsection 4.155 (.03) G.

D70. **Review Criteria:** "Tables 5 shall be used to determine the minimum and maximum parking standards for various land uses. The minimum number of required parking spaces shown on Tables 5 shall be determined by rounding to the nearest whole parking space. For example, a use containing 500 square feet, in an area where the standard is one space for each 400 square feet of floor area, is required to provide one off-street parking space. If the same use contained more than 600 square feet, a second parking space would be required. Structured parking and on-street parking are exempted from the parking maximums in Table 5."

Finding: These criteria are satisfied.

Details of Finding: Each dwelling unit requires 1 parking space. The applicant states each lot will accommodate 2 cars in the driveway and 2 cars in the garage.

Other Parking Area Design Standards

Subsections 4.155 (.02) and (.03)

D71. **Review Criteria:** These subsections list a number of standards affecting the design of parking areas.

Finding: These criteria are satisfied.

Details of Finding: The applicable standards are met as follows:

Standard	Met	Explanation
Subsection 4.155 (.02) General Standards		
B. All spaces accessible and usable for Parking	<input checked="" type="checkbox"/>	Standard residential driveway design is proposed for the exterior parking. Conceptual house plans show a garage measuring 18 feet by 19.5 feet, which appear accessible and able to accommodate two standards cars.
I. Surfaced with asphalt, concrete or other approved material.	<input checked="" type="checkbox"/>	Driveways and garages will be surfaced with concrete. Street surfaced with asphalt.
Drainage meeting City standards	<input checked="" type="checkbox"/>	Drainage is professionally designed and being reviewed to meet City standards
Subsection 4.155 (.03) General Standards		
A. Access and maneuvering areas adequate.	<input checked="" type="checkbox"/>	All off-street parking areas will be accessible off the proposed street and provide adequate area for typical vehicles to circulate.
A.2. To the greatest extent possible, vehicle and pedestrian traffic separated.	<input checked="" type="checkbox"/>	Vehicle and pedestrian traffic are clearly delineated and separated.

Other Parking Standards and Policies and Procedures

Parking Standards Minimum Criteria

Subsection 4.155 (.02) A.

D72. Review Criteria: “The standards set forth herein shall be considered by the Development Review Board as minimum criteria.”

Finding: These criteria are satisfied.

Details of Finding: The standards are being considered minimum criteria and in many cases have been exceeded such as number and size of planned parking spaces.

Parking Variances and Waivers

Subsection 4.155 (.02) A. 1.-2.

D73. Review Criteria: “1. The Board shall have the authority to grant variances or planned development waivers to these standards in keeping with the purposes and objectives set forth in the Comprehensive Plan and this Code. 2. Waivers to the parking, loading, or bicycle parking standards shall only be issued upon a findings that the resulting development will have no significant adverse impact on the surrounding neighborhood, and the community, and that the development considered as a whole meets the purposes of this section.”

Finding: These criteria are satisfied.

Details of Finding: No variances or waivers to the parking standards are requested nor would be necessary to approve the proposed subdivision.

On-Street Parking for Parking Calculations

Subsection 4.155 (.03) F.

D74. **Review Criteria:** "On-street parking spaces, directly adjoining the frontage of and on the same side of the street as the subject property, may be counted towards meeting the minimum off-street parking standards."

Finding: These criteria are satisfied.

Details of Finding: Limited on-street parking is available and could accommodate at least 10 cars, as reflected on the Preliminary Streets Plan (Exhibit B2, Sheet 5). However, no on-street parking is being counted as required parking for the proposed subdivision.

Access, Ingress, and Egress

Access at Defined Points

Subsection 4.167 (.01)

D75. **Review Criterion:** "Each access onto streets or private drives shall be at defined points as approved by the City"

Finding: This criterion is satisfied.

Details of Finding: The access points are at defined points appropriate for a local street.

Health, Safety, and Welfare

Subsection 4.167 (.01)

D76. **Review Criterion:** "Each access onto streets or private drives shall be . . . consistent with the public's health, safety and general welfare."

Finding: This criterion is satisfied.

Details of Finding: By virtue of meeting applicable standards of Chapter 4 as well as being required to meet Public Works Standards a finding can be made the access points will be consistent with the public's health, safety and general welfare.

Approval of Access Points

Subsection 4.167 (.01)

D77. **Review Criterion:** "Such defined points of access shall be approved at the time of issuance of a building permit if not previously determined in the development permit."

Finding: This criterion is satisfied.

Details of Finding: The Engineering Division is reviewing and approving all points of access to public streets.

Protection of Natural Features and Other Resources

Regard for Natural Terrain and Features

Subsection 4.171 (.02) A.

D78. **Review Criteria:** "All developments shall be planned, designed, constructed and maintained with maximum regard to natural terrain features and topography, especially hillside areas, floodplains, and other significant landforms."

Finding: These criteria are satisfied.

Details of Finding: The site is relatively flat and does not contain and natural features identified in this subsection.

Grading Compliance with Uniform Building Code

Section 4.171 (.02) B.

D79. **Review Criteria:** "All grading, filling and excavating done in connection with any development shall be in accordance with the Uniform Building Code"

Finding: These criteria are satisfied.

Details of Finding: Prior to any site earth work a grading permit must be issued by the City's Building Division ensuring planned grading conforms with the Uniform Building Code.

Limiting Soil Disturbance

Section 4.171 (.02) C. 1.

D80. **Review Criteria:** "all developments shall be planned, designed, constructed and maintained so as to: Limit the extent of disturbance of soils and site by grading, excavation and other land alterations"

Finding: These criteria are satisfied.

Details of Finding: Only areas necessary for street construction and create home sites are being graded thus minimizing the areas being disturbed.

Avoiding Erosion, Pollution, Etc.

Section 4.171 (.02) C. 2.

D81. **Review Criteria:** "all developments shall be planned, designed, constructed and maintained so as to: Avoid substantial probabilities of: (1) accelerated erosion; (2) pollution, contamination, or siltation of lakes, rivers, streams and wetlands; (3) damage to vegetation; (4) injury to wildlife and fish habitats."

Finding: These criteria are satisfied.

Details of Finding: Erosion control measures will be required during construction and no indications exist of the development leading to accelerated erosion, pollution, contamination, or siltation of water bodies, damage to significant native vegetation, or injury to wildlife or fish habitat.

Minimize Tree Removal

Section 4.171 (.02) C. 3.

- D82. **Review Criteria:** “all developments shall be planned, designed, constructed and maintained so as to: Minimize the removal of trees and other native vegetation that stabilize hillsides, retain moisture, reduce erosion, siltation and nutrient runoff, and preserve the natural scenic character.”
Finding: These criteria are satisfied.
Details of Finding: Both the applicant and staff have carefully reviewed the tree removal plan to maximize the number of retained trees (see Request G).

Timing of Vegetation Disturbance

Section 4.171 (.04) A. 1.

- D83. **Review Criteria:** “All developments shall be planned, designed, constructed and maintained so that: Existing vegetation is not disturbed, injured, or removed prior to site development and prior to an approved plan for circulation, parking and structure location.”
Finding: These criteria are satisfied.
Details of Finding: The applicant is not authorized to remove any vegetation that otherwise would not be removed for property maintenance or other non-development related reasons.

Incorporation of Trees and Wooded Area in Site Planning

Section 4.171 (.04) A. 2.

- D84. **Review Criteria:** “All developments shall be planned, designed, constructed and maintained so that: Existing wooded areas, significant clumps/groves of trees and vegetation, and all trees with a diameter at breast height of six inches or greater shall be incorporated into the development plan and protected wherever feasible.”
Finding: These criteria are satisfied.
Details of Finding: There are no existing wooded areas or significant clumps/groves of trees on site. The site has been designed to protect the four Red maple trees that have been deemed in good condition.

Preservation of Trees in Right-of-Way

Section 4.171 (.04) A. 3.

- D85. **Review Criteria:** “All developments shall be planned, designed, constructed and maintained so that: Existing trees are preserved within any right-of-way when such trees are suitably located, healthy, and when approved grading allows.”
Finding: These criteria are satisfied.
Details of Finding: Both the applicant and staff have carefully reviewed the tree removal plan and have not found additional trees appropriate to preserve within the right-of-way.

Tree Protection During Construction

Section 4.171 (.04) B.

D86. **Review Criteria:** "Trees and woodland areas to be retained shall be protected during site preparation and construction according to City Public Works design specifications, by:" Listed 1. through 4.

Finding: These criteria are satisfied.

Details of Finding: As required under Request G, retained trees will be protected during construction consistent with City standards.

Public Safety and Crime Prevention

Design for Public Safety

Subsection 4.175 (.01)

D87. **Review Criteria:** "All developments shall be designed to deter crime and insure public safety."

Finding: These criteria are satisfied.

Details of Finding: The development will be a fairly traditional single-family subdivision to create a quiet area with eyes on the street to discourage crime.

Addressing and Directional Signing

Subsection 4.175 (.02)

D88. **Review Criteria:** "Addressing and directional signing shall be designed to assure identification of all buildings and structures by emergency response personnel, as well as the general public."

Finding: These criteria is satisfied.

Details of Finding: All homes will be required to have addresses meeting applicable requirements.

Surveillance and Access

Subsection 4.175 (.03)

D89. **Review Criterion:** "Areas vulnerable to crime shall be designed to allow surveillance. Parking and loading areas shall be designed for access by police in the course of routine patrol duties."

Finding: This criterion is satisfied.

Details of Finding: No parking or loading areas are proposed needing surveillance. No other areas especially vulnerable to crime are proposed.

Lighting to Discourage Crime

Subsection 4.175 (.04)

D90. **Review Criterion:** "Exterior lighting shall be designed and oriented to discourage crime."

Finding: This criterion is satisfied.

Details of Finding: No specific lighting is proposed or needed to discourage crime.

Landscaping Standards

Landscape Code Compliance

Subsection 4.176 (.02) B.

D91. Review Criteria: “All landscaping and screening required by this Code must comply with all of the provisions of this Section, unless specifically waived or granted a Variance as otherwise provided in the Code. The landscaping standards are minimum requirements; higher standards can be substituted as long as fence and vegetation-height limitations are met. Where the standards set a minimum based on square footage or linear footage, they shall be interpreted as applying to each complete or partial increment of area or length”

Finding: These criteria are satisfied.

Details of Finding: No waivers or variances to landscape standards have been requested. Thus all landscaping and screening must comply with standards of this section.

Intent and Required Materials

Subsections 4.176 (.02) C. through I.

D92. Review Criteria: These subsections identify the various landscaping standards, including the intent of where they should be applied, and the required materials.

Finding: These criteria are satisfied or will be satisfied by **Condition of Approval PF 1.**

Details of Finding: All landscape areas subject to the landscape standards are required to meet the general landscape standard. The standard is met except on the east side of lot 5 where it abuts the proposed extension of SW Roger Boulevard and curb-tight sidewalks are proposed. Condition of Approval PF 1 requires adherence to the Public Works Standards, which requires detached sidewalks with landscaping between the street and sidewalk. The applicant has submitted a request for an exception to the City Engineer requesting approval to for the detached sidewalk to be placed in an easement on Lot 5 and relocating the proposed street trees shown of Lot 5 (Exhibit B2, Sheet L1) to the right-of-way, consistent with Public Works Standards. No decision on the exception has been made at the time of this staff report. An update will be provided at the DRB public hearing.

Required Materials: “Shrubs and trees, other than street trees, may be grouped. Ground cover plants must fully cover the remainder of the landscaped area (see Figure 21: General Landscaping). The General Landscaping Standard has two different requirements for trees and shrubs:

- a. Where the landscaped area is less than 30 feet deep, one tree is required for every 30 linear feet.
- b. Where the landscaped area is 30 feet deep or greater, one tree is required for every 800 square feet and two high shrubs or three low shrubs are required for every 400 square feet.”

Materials Provided: Street trees where driveway cuts and infrastructure placement allows, additional evergreen trees in the park area. All additional landscaping strip and

open space areas will have groundcover.

Landscape Area

Subsection 4.176 (.03)

D93. Review Criteria: “Not less than fifteen percent (15%) of the total lot area, shall be landscaped with vegetative plant materials. The ten percent (10%) parking area landscaping required by section 4.155.03(B)(1) is included in the fifteen percent (15%) total lot landscaping requirement.”

Finding: These criteria are satisfied.

Details of Finding: In residential development this standard is met by the open space requirements in Section 4.113.

Landscape Locations

Subsection 4.176 (.03)

D94. Review Criteria: “Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be in the contiguous frontage area. Planting areas shall be encouraged adjacent to structures.”

Finding: These criteria are satisfied.

Details of Finding: Landscaping is provided in all the landscaping strips throughout the project in addition to the proposed open space tracts.

Use of Landscaping

Subsection 4.176 (.03)

D95. Review Criteria: “Landscaping shall be used to define, soften or screen the appearance of buildings and off-street parking areas.”

Finding: These criteria are satisfied.

Details of Finding: While landscaping will soften homes from the street, no other buildings or off-street parking areas requiring screening are proposed.

Plant Material Variety

Subsection 4.176 (.03)

D96. Review Criteria: “Materials to be installed shall achieve a balance between various plant forms, textures, and heights.”

Finding: These criteria are satisfied.

Details of Finding: Applicant’s sheet L1 through L3 indicate a variety of landscaping materials that create the variety required by this subsection.

Native Plant Material Use

Subsection 4.176 (.03)

D97. Review Criteria: “The installation of native plant materials shall be used whenever practicable.”

Finding: These criteria are satisfied.

Details of Finding: The level of native plant use is appropriate for the application.

Buffering and Screening

Subsection 4.176 (.04)

D98. Review Criteria: “Additional to the standards of this subsection, the requirements of the Section 4.137.5 (Screening and Buffering Overlay Zone) shall also be applied, where applicable.

A. All intensive or higher density developments shall be screened and buffered from less intense or lower density developments.

B. Activity areas on commercial and industrial sites shall be buffered and screened from adjacent residential areas. Multi-family developments shall be screened and buffered from single-family areas.

C. All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties.

D. All outdoor storage areas shall be screened from public view, unless visible storage has been approved for the site by the Development Review Board or Planning Director acting on a development permit.

E. In all cases other than for industrial uses in industrial zones, landscaping shall be designed to screen loading areas and docks, and truck parking.

F. In any zone any fence over six (6) feet high measured from soil surface at the outside of fence line shall require Development Review Board approval.”

Finding: These criteria are satisfied.

Details of Finding: No buffering and screening pursuant to this subsection is required or proposed.

Landscape Plans

Subsection 4.176 (.09)

D99. Review Criteria: “Landscape plans shall be submitted showing all existing and proposed landscape areas. Plans must be drawn to scale and show the type, installation size, number and placement of materials. Plans shall include a plant material list. Plants are to be identified by both their scientific and common names. The condition of any existing plants and the proposed method of irrigation are also to be indicated.”

Finding: These criteria are satisfied.

Details of Finding: Applicant’s sheets L1 through L3 provide the required information (Exhibit B2).

Street Improvement Standards-Generally

Conformance with Standards and Plan

Subsection 4.177 (.01)

D100. Review Criteria: “Development and related public facility improvements shall comply with the standards in this section, the Wilsonville Public Works Standards, and the Transportation System Plan,”

Finding: These criteria will be satisfied with Condition of Approval PF 1 and PF 3 through PF 5.

Details of Finding: As shown in the findings below the standards of Section 4.177 are being applied to the proposed public improvements as well as the Public Works Standards and the TSP.

The Engineering Division will issue a Public Works Permit prior to construction and inspect during construction ensuring the Public Works Standards are met. SW Roger Boulevard and the proposed new public street, Ryber Road, are local streets with no specific requirements in the Transportation System Plan outside the typical design requirements. Curb-tight sidewalks are proposed along the extension of SW Roger Boulevard, inconsistent with the Public Works Standards. Condition of Approval PF 1 requires adherence to the Public Works Standards, which requires detached sidewalks with landscaping between the street and sidewalk. The applicant has submitted a request for an exception to the City Engineer requesting approval to for the detached sidewalk to be placed in an easement on Lot 5 and relocating the proposed street trees shown of Lot 5 (Exhibit B2, Sheet L1) to the right-of-way, consistent with Public Works Standards, for the west side of the street. No decision on the exception has been made at the time of this staff report. An update will be provided at the DRB public hearing. Condition of Approval PF 5 requires the applicant to acquire additional right-of-way or an easement to allow for the construction of detached sidewalks consistent with the Public Works Standards.

Rough Proportionality

Subsection 4.177 (.01)

D101. Review Criteria: This subsection establishes public facility improvements required shall be in rough proportion to the potential impacts of the development.

Finding: These criteria are satisfied.

Details of Finding: Standard half street improvements are required and full-street improvements where the development is on both sides. These are the typical minimal standards and no questions regarding rough proportionality are being analyzed. The applicant is proposing an off-site improvement, the construction of the full street improvement for SW Roger Boulevard along the east side of the site consistent with the private agreement between the applicant/owner and Mentor Graphics as shown in Exhibit B1, Item 13.

Timing of Street Improvements

Subsection 4.177 (.01)

D102. Review Criteria: “Such improvements shall be constructed at the time of development or as provided by Section 4.140, except as modified or waived by the City Engineer for reasons of safety or traffic operations.”

Finding: These criteria are satisfied.

Details of Finding: Street improvements will be constructed prior to any home construction.

Street Improvement Standards-Adjoining Property Connectivity

Streets and Adjoining Properties

Subsection 4.177 (.02) A.

D103. Review Criteria: “All street improvements and intersections shall provide for the continuation of streets through specific developments to adjoining properties or subdivisions.”

Finding: These criteria are satisfied.

Details of Finding: The extension of SW Roger Boulevard allows for future extension through the Mentor Graphics property to SW Canyon Creek Road.

Adjoining Property Connections

Subsection 4.177 (.02) A. 1.

D104. Review Criteria: “Development shall be required to provide existing or future connections to adjacent sites through the use of access easements where applicable. Such easements shall be required in addition to required public street dedications as required in Section 4.236(.04).”

Finding: These criteria are satisfied.

Details of Finding: The proposed new public street, Ryber Road, connects the proposed extension of SW Roger Boulevard to Maxine Lane, a private drive. The extension of SW Roger Boulevard allows for future extension through the Mentor Graphics property to SW Canyon Creek Road. The property to the north is zoned RA-HI and intended for future industrial development; no additional connectivity is desired to the industrial properties.

Street Improvement Standards-Right-of-Way

Right-of-Way Width Determination

Subsection 4.177 (.02) B.

D105. Review Criteria: “The City Engineer shall make the final determination regarding right-of-way and street element widths using the ranges provided in Chapter 3 of the Transportation System Plan and the additional street design standards in the Public Works Standards.”

Finding: These criteria will be satisfied with Condition of Approval PF 1 and PF 3 through PF 5.

Details of Finding: The proposed street, Ryber Road, is shown consistent with Figure 3-9 of the 2013 Transportation Systems Plan (TSP). As discussed above in Finding D100, the extension SW Roger Boulevard will be consistent with the TSP and Public Works Standards with Engineering Division conditions of approval and the private agreement between the applicant/owner and Mentor Graphics (Exhibit B1, Item 13).

Right-of-Way Dedication

Subsection 4.177 (.02) C. 1.

D106. Review Criteria: "Prior to issuance of a Certificate of Occupancy Building permits or as a part of the recordation of a final plat, the City shall require dedication of rights-of-way in accordance with the Transportation System Plan. All dedications shall be recorded with the County Assessor's Office."

Finding: These criteria are satisfied.

Details of Finding: Right-of-way dedication is proposed as part of the Tentative Subdivision Plat (see Request E).

Waiver of Remonstrance

Subsection 4.177 (.02) C. 2.

D107. Review Criterion: "The City shall also require a waiver of remonstrance against formation of a local improvement district, and all non-remonstrances shall be recorded in the County Recorder's Office as well as the City's Lien Docket, prior to issuance of a Certificate of Occupancy Building Permit or as a part of the recordation of a final plat."

Finding: This criterion will be satisfied by Condition of Approval PDD 4.

Details of Finding: Condition of Approval PDD 4 requires the waiver of remonstrance.

Arterial Street Setbacks

Subsection 4.177 (.02) C. 3.

D108. Review Criteria: "In order to allow for potential future widening, a special setback requirement shall be maintained adjacent to all arterial streets. The minimum setback shall be 55 feet from the centerline or 25 feet from the right-of-way designated on the Master Plan, whichever is greater."

Finding: These criteria are satisfied.

Details of Finding: The Transportation Systems Plan does not show any arterial streets adjacent to the site.

Street Improvement Standards-Dead End Streets

Dead-end Streets

Subsection 4.177 (.02) D.

D109. Review Criteria: “Dead-end Streets. New dead-end streets or cul-de-sacs shall not exceed 200 feet in length, unless the adjoining land contains barriers such as existing buildings, railroads or freeways, or environmental constraints such as steep slopes, or major streams or rivers, that prevent future street extension and connection. A central landscaped island with rainwater management and infiltration are encouraged in cul-de-sac design. No more than 25 dwelling units shall take access to a new dead-end or cul-de-sac street unless it is determined that the traffic impacts on adjacent streets will not exceed those from a development of 25 or fewer units. All other dimensional standards of dead-end streets shall be governed by the Public Works Standards. Notification that the street is planned for future extension shall be posted on the dead-end street.”

Finding: These criteria are satisfied.

Details of Finding: The proposed extension of SW Roger Boulevard dead-ends immediately north of the intersection of the proposed new public street, Ryber Road, less than the 200 feet allowed.

Street Improvement Standards-Clearance

Corner Vision Clearance

Subsection 4.177 (.02) E.

D110. Review Criteria: “A clear vision area which meets the Public Works Standards shall be maintained on each corner of property at the intersection of any two streets, a street and a railroad or a street and a driveway. However, the following items shall be exempt from meeting this requirement:” Listed a. through e.

Finding: These criteria are satisfied.

Details of Finding: The development is being designed to enable the required vision clearance to be met.

Vertical Clearance

Subsection 4.177 (.02) F.

D111. Review Criteria: “Vertical clearance - a minimum clearance of 12 feet above the pavement surface shall be maintained over all streets and access drives.”

Finding: These criteria are satisfied.

Details of Finding: The development is being designed to enable the required vertical clearance to be met.

Street Improvement Standards- Interim Improvements

Interim Improvement Standards

Subsection 4.177 (.02) G.

D112. Review Criteria: “It is anticipated that all existing streets, except those in new subdivisions, will require complete reconstruction to support urban level traffic volumes. However, in most cases, existing and short-term projected traffic volumes do not warrant improvements to full Master Plan standards. Therefore, unless otherwise specified by the Development Review Board, the following interim standards shall apply.” Listed 1 through 3 including asphalt overlays, half-street improvements, and single-asphalt lifts.

Finding: These criteria are satisfied.

Details of Finding: No interim improvements are proposed.

Street Improvement Standards-Sidewalks

Sidewalks Required

Subsection 4.177 (.03)

D113. Review Criteria: “Sidewalks shall be provided on the public street frontage of all development. Sidewalks shall generally be constructed within the dedicated public right-of-way, but may be located outside of the right-of-way within a public easement with the approval of the City Engineer.”

Finding: This criterion will be satisfied by Condition of Approval PDD 5.

Details of Finding: Sidewalks are proposed on both sides of the proposed public street and along the extension of SW Roger Boulevard. In addition, while not required, a sidewalk is proposed in Tract ‘C’ on the north side of Maxine Lane, an existing private drive. This will be a private sidewalk owned and maintained by the HOA with a pedestrian access easement. A condition of approval requires the dedication of a pedestrian access easement in Tract ‘C’.

Through Zone

Subsection 4.177 (.03) A.

D114. Review Criteria: “Sidewalk widths shall include a minimum through zone of at least five feet. The through zone may be reduced pursuant to variance procedures in Section 4.196, a waiver pursuant to Section 4.118, or by authority of the City Engineer for reasons of traffic operations, efficiency, or safety.”

Finding: These criteria are satisfied.

Details of Finding: All sidewalks are shown with a through zone of at least five feet.

Sidewalks on One Side

Subsection 4.177 (.03) B.

D115. Review Criteria: “Within a Planned Development, the Development Review Board may approve a sidewalk on only one side. If the sidewalk is permitted on just one side of the street, the owners will be required to sign an agreement to an assessment in the future to construct the other sidewalk if the City Council decides it is necessary.”

Finding: These criteria are satisfied.

Details of Finding: Sidewalks are proposed on both sides of the proposed new street, Ryber Road as well as both sides of SW Roger Boulevard. While not required, a sidewalk is proposed in Tract ‘C’ on the north side of Maxine Lane, an existing private drive.

Street Improvement Standards-Bicycle Facilities and Multiuse Paths

Bicycle Facilities and TSP

Subsection 4.177 (.04)

D116. Review Criteria: “Bicycle facilities shall be provided to implement the Transportation System Plan, and may include on-street and off-street bike lanes, shared lanes, bike boulevards, and cycle tracks. The design of on-street bicycle facilities will vary according to the functional classification and the average daily traffic of the facility.”

Finding: These criteria are satisfied.

Details of Finding: The streets within and adjacent to the project do not require any bike facilities per the TSP.

Street Improvements Standards- Access Drives and Driveways

Clear Travel Lane

Subsection 4.177 (.08) A.

D117. Review Criteria: “An access drive to any proposed development shall be designed to provide a clear travel lane free from any obstructions.”

Finding: These criteria are satisfied.

Details of Finding: No access drives are proposed.

Travel Lane Load Capacity

Subsection 4.177 (.08) B.

D118. Review Criteria: “Access drive travel lanes shall be constructed with a hard surface capable of carrying a 23-ton load.”

Finding: This criterion will be satisfied by Condition of Approval PDD 6.

Details of Finding: The condition of approval requires all travel lanes to be built of a hard surface capable of carrying a 23-ton load.

Emergency Vehicle Access

Subsection 4.177 (.08) C.

D119. Review Criteria: “Where emergency vehicle access is required, approaches and driveways shall be designed and constructed to accommodate emergency vehicle apparatus and shall conform to applicable fire protection requirements. The City may restrict parking, require signage, or require other public safety improvements pursuant to the recommendations of an emergency service provider.”

Finding: These criteria are satisfied.

Details of Finding: The site has been designed for sufficient access for emergency vehicles and as reviewed by TVF&R.

Emergency Access Lanes

Subsection 4.177 (.08) D.

D120. Review Criteria: “Secondary or emergency access lanes may be improved to a minimum 12 feet with an all-weather surface as approved by the Fire District. All fire lanes shall be dedicated easements.”

Finding: These criteria are satisfied.

Details of Finding: All access lanes meet or exceed the minimum 12 foot standard.

Contextual Design

Subsection 4.177 (.08) E.

D121. Review Criteria: “Minimum access requirements shall be adjusted commensurate with the intended function of the site based on vehicle types and traffic generation.”

Finding: These criteria are satisfied.

Details of Finding: Access is typical for single-family homes and no special consideration is needed for unique vehicle types or unique traffic generation.

Access and Street Classifications

Subsection 4.177 (.08) F.

D122. Review Criteria: “The number of approaches on higher classification streets (e.g., collector and arterial streets) shall be minimized; where practicable, access shall be taken first from a lower classification street.”

Finding: These criteria are satisfied.

Details of Finding: No access is proposed onto a collector or arterial street.

Access Restrictions

Subsection 4.177 (.08) G.

D123. Review Criteria: “The City may limit the number or location of connections to a street, or impose access restrictions where the roadway authority requires mitigation to alleviate safety or traffic operations concerns.”

Finding: These criteria are satisfied.

Details of Finding: No safety or traffic operations concerns are in the Transportation Impact Study that would necessitate a change to the street connection points.

Ditch and Culvert Crossings

Subsection 4.177 (.08) N.

D124. Review Criteria: “Where a proposed driveway crosses a culvert or drainage ditch, the City may require the developer to install a culvert extending under and beyond the edges of the driveway on both sides of it, pursuant applicable Public Works standards.”

Finding: These criteria are satisfied.

Details of Finding: No ditch or culvert crossings are proposed.

Surfacing of Temporary Driveways

Subsection 4.177 (.08) O.

D125. Review Criteria: “Except as otherwise required by the applicable roadway authority or waived by the City Engineer, temporary driveways providing access to a construction site or staging area shall be paved or graveled to prevent tracking of mud onto adjacent paved streets.”

Finding: These criteria will be satisfied by Condition of Approval PDD 7.

Details of Finding: A condition of approval requires temporary construction driveway to be paved or graveled to prevent tracking of mud onto adjacent paved streets.

Street Improvement Standards- Intersection Spacing

Transportation System Plan Table 3-2

Subsection 4.177 (.09) B.

D126. Review Criteria: “Minimum intersection spacing standards are provided in Transportation System Plan Table 3-2.”

Finding: These criteria are satisfied.

Details of Finding: All streets involved are local streets, thus access spacing is not an issue.

Exceptions and Adjustments

Subsection 4.177 (.10)

D127. Review Criteria: “The City may approve adjustments to the spacing standards of subsections (.08) and (.09) above through a Class II process, or as a waiver per Section 4.118(.03)(A.), where an existing connection to a City street does not meet the standards of the roadway authority, the proposed development moves in the direction of code compliance, and mitigation measures alleviate all traffic operations and safety concerns. Mitigation measures may include consolidated access (removal of one access), joint use driveways (more than one property uses same access), directional limitations (e.g., one-way), turning restrictions (e.g., right in/out only), or other mitigation.”

Finding: These criteria are satisfied.

Details of Finding: No adjustments to spacing standards are proposed.

Request E: DB15-0115 Tentative Subdivision Plat

Land Division Authorization

Plat Review Authority

Subsection 4.202 (.01) through (.03)

- E1. Review Criteria:** “Pursuant to ORS Chapter 92, plans and plats must be approved by the Planning Director or Development Review Board (Board), as specified in Sections 4.030 and 4.031, before a plat for any land division may be filed in the county recording office for any land within the boundaries of the City, except that the Planning Director shall have authority to approve a final plat that is found to be substantially consistent with the tentative plat approved by the Board.

The Development Review Board and Planning Director shall be given all the powers and duties with respect to procedures and action on tentative and final plans, plats and maps of land divisions specified in Oregon Revised Statutes and by this Code.

Approval by the Development Review Board or Planning Director of divisions of land within the boundaries of the City, other than statutory subdivisions, is hereby required by virtue of the authority granted to the City in ORS 92.”

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat is being reviewed by the Development Review Board according to this subsection. The final plat will be reviewed by the Planning Division under the authority of the Planning Director to ensure compliance with the DRB review of the tentative subdivision plat.

Legally Lot Requirement

Subsection 4.202 (.04) A.

- E2. Review Criterion:** “No person shall sell any lot or parcel in any condominium, subdivision, or land partition until a final condominium, subdivision or partition plat has been approved by the Planning Director as set forth in this Code and properly recorded with the appropriate county.”

Finding: This criterion is satisfied.

Explanation of Finding: It is understood that no lots will be sold until the final plat has been approved by the Planning Director and recorded.

Undersized Lots Prohibited

Subsection 4.202 (.04) B.

- E3. Review Criterion:** “It shall be a violation of this Code to divide a tract of land into a parcel smaller than the lot size required in the Zoning Sections of this Code unless specifically approved by the Development Review Board or City Council. No conveyance of any portion of a lot, for other than a public use, shall leave a structure on the remainder of the lot with less than the

minimum lot size, width, depth, frontage, yard or setback requirements, unless specifically authorized through the Variance procedures of Section 4.196 or the waiver provisions of the Planned Development procedures of Section 4.118.”

Finding: This criterion is not satisfied as proposed, but can be satisfied with the approval of a waiver to the amount of open space required as proposed in Request H.

Explanation of Finding: No lots will be divided into a size smaller than allowed by the PDR-4 zone designation with requested waivers to side and rear yard setbacks (Request H).

Plat Application Procedure

Pre-Application Conference

Subsection 4.210 (.01)

E4. **Review Criterion:** “Prior to submission of a tentative condominium, partition, or subdivision plat, a person proposing to divide land in the City shall contact the Planning Department to arrange a pre-application conference as set forth in Section 4.010.”

Finding: This criterion is satisfied.

Explanation of Finding: A pre-application conference was held in accordance with this subsection.

Tentative Plat Preparation

Subsection 4.210 (.01) A.

E5. **Review Criterion:** “The applicant shall cause to be prepared a tentative plat, together with improvement plans and other supplementary material as specified in this Section. The Tentative Plat shall be prepared by an Oregon licensed professional land surveyor or engineer. An affidavit of the services of such surveyor or engineer shall be furnished as part of the submittal.”

Finding: This criterion is satisfied.

Explanation of Finding: The proposed tentative subdivision plat, Sheet 1 of Exhibit B2, has been submitted consistent with this subsection.

Tentative Plat Submission

Subsection 4.210 (.01) B.

E6. **Review Criteria:** “The design and layout of this plan plat shall meet the guidelines and requirements set forth in this Code. The Tentative Plat shall be submitted to the Planning Department with the following information:” Listed 1. through 26.

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat has been submitted with the required information.

Phases to Be Shown

Subsection 4.210 (.01) D.

- E7. **Review Criteria:** "Where the applicant intends to develop the land in phases, the schedule of such phasing shall be presented for review at the time of the tentative plat. In acting on an application for tentative plat approval, the Planning Director or Development Review Board may set time limits for the completion of the phasing schedule which, if not met, shall result in an expiration of the tentative plat approval."
Finding: These criteria are satisfied.
Explanation of Finding: The subdivision is proposed to be developed in a single phase.

Remainder Tracts

Subsection 4.210 (.01) E.

- E8. **Review Criteria:** "Remainder tracts to be shown as lots or parcels. Tentative plats shall clearly show all affected property as part of the application for land division. All remainder tracts, regardless of size, shall be shown and counted among the parcels or lots of the division."
Finding: These criteria are satisfied.
Explanation of Finding: All affected property has been incorporated into the tentative subdivision plat.

Street Requirements for Land Divisions

Master Plan or Map Conformance

Subsection 4.236 (.01)

- E9. **Review Criteria:** "Land divisions shall conform to and be in harmony with the Transportation Master Plan (Transportation Systems Plan), the Bicycle and Pedestrian Master Plan, the Parks and Recreation Master Plan, the Official Plan or Map and especially to the Master Street Plan."
Finding: These criteria are satisfied.
Explanation of Finding: The land division allows for construction of local streets consistent with the Transportation Master Plan.
Access to the development will be primarily via SW Roger Boulevard, a local public street. SW Roger Boulevard will require its extension along the east side of the project and improvements as a part of this subdivision action. The applicant has secured an agreement with Mentor Graphics, the owner of the 65 acre parcel immediately east of the subject property, to construct a public roadway and sidewalks to extend SW Roger Boulevard further north along the east side of the site. SW Roger Boulevard will ultimately be extended to SW Canyon Creek Road when the Mentor Graphics property is developed (Exhibit B1, Item 13).
SW Maxine Lane is a private street which is legal non-conforming. The existing improvement was constructed in the 1980's to accommodate for the Ash Meadows Condominiums, meeting the private street criteria of when the condominiums were approved. The applicant has secured an access agreement from the Ash Meadows HOA

granting access to the Ash Park development (Exhibit B1, Item 12). Improvements to SW Maxine Lane, structural rehabilitation and pavement resurfacing, will be completed by the applicant with the development of the Ash Park subdivision (Exhibit B1, page 58).

Adjoining Streets Relationship

Subsection 4.236 (.02)

E10. Review Criteria: “A land division shall provide for the continuation of the principal streets existing in the adjoining area, or of their proper projection when adjoining property is not developed, and shall be of a width not less than the minimum requirements for streets set forth in these regulations. Where, in the opinion of the Planning Director or Development Review Board, topographic conditions make such continuation or conformity impractical, an exception may be made. In cases where the Board or Planning Commission has adopted a plan or plat of a neighborhood or area of which the proposed land division is a part, the subdivision shall conform to such adopted neighborhood or area plan.

Where the plat submitted covers only a part of the applicant's tract, a sketch of the prospective future street system of the unsubmitted part shall be furnished and the street system of the part submitted shall be considered in the light of adjustments and connections with the street system of the part not submitted.

At any time when an applicant proposes a land division and the Comprehensive Plan would allow for the proposed lots to be further divided, the city may require an arrangement of lots and streets such as to permit a later resubdivision in conformity to the street plans and other requirements specified in these regulations.”

Finding: These criteria are satisfied.

Explanation of Finding: As discussed in Finding E9 above, SW Roger Boulevard will be extended further north along the east side of the project. A sketch of the ultimate connection to SW Canyon Creek Road is provided on the tentative subdivision plat (Exhibit B2, Sheet 1) consistent with this subsection.

A new public road, Ryber Road, is proposed through the development, providing a loop connection with SW Roger Road and SW Maxine Lane. As previously discussed, the applicant has provided documentation of an agreement with the Ash Meadows HOA granting access to SW Maxine Lane.

Streets Standards Conformance

Subsection 4.236 (.03)

E11. Review Criteria: “All streets shall conform to the standards set forth in Section 4.177 and the block size requirements of the zone.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed plat enables the development of the streets consistent with the Stage II Final Plan and thus will conform with the listed standards and requirements for which compliance was reviewed with the Stage II Final Plan (see Request D).

Creation of Easements

Subsection 4.236 (.04)

E12. Review Criteria: “The Planning Director or Development Review Board may approve an easement to be established without full compliance with these regulations, provided such an easement is the only reasonable method by which a portion of a lot large enough to allow partitioning into two (2) parcels may be provided with vehicular access and adequate utilities. If the proposed lot is large enough to divide into more than two (2) parcels, a street dedication may be required.”

Finding: These criteria are satisfied.

Explanation of Finding: No specific easements are requested pursuant to this subsection.

Topography

Subsection 4.236 (.05)

E13. Review Criterion: “The layout of streets shall give suitable recognition to surrounding topographical conditions in accordance with the purpose of these regulations.”

Finding: This criterion is satisfied.

Explanation of Finding: No significant topography exists where streets are proposed to be developed affecting street layout decisions.

Reserve Strips

Subsection 4.236 (.06)

E14. Review Criteria: “The Planning Director or Development Review Board may require the applicant to create a reserve strip controlling the access to a street. Said strip is to be placed under the jurisdiction of the City Council, when the Director or Board determine that a strip is necessary.” Reasons listed A. through D.

Finding: These criteria are satisfied.

Explanation of Finding: No reserve strips are required.

Future Street Expansion

Subsection 4.236 (.07)

E15. Review Criteria: When necessary to give access to, or permit a satisfactory future division of, adjoining land, streets shall be extended to the boundary of the land division and the resulting dead-end street may be approved without a turn-around. Reserve strips and street plugs shall be required to preserve the objective of street extension.

Finding: These criteria are satisfied.

Explanation of Finding: SW Roger Boulevard is proposed to be extended north along the east side of the development and allows for the future extension to SW Canyon Creek Road with the development of the Mentor Graphics property.

Additional Right-of-Way

Subsection 4.236 (.08)

E16. Review Criteria: “Whenever existing streets adjacent to or within a tract are of inadequate width, additional right-of-way shall conform to the designated width in this Code or in the Transportation Systems Plan.”

Finding: These criteria are satisfied or will be satisfied by Conditions of Approval PF 1 and PF 3 through PF 5.

Explanation of Finding: Engineering Division conditions of approval are included requiring that all right-of-way dedications, easements and street improvements are to be completed in accordance with the City of Wilsonville Public Works Standards – 2015 (PF 1). In addition, the applicant is required to: obtain access to public right-of-way by way of extending SW Roger Boulevard (PF 3); complete design and construction for the extension of SW Roger Boulevard (PF 4); and obtain an additional 4.5 feet of right-of-way dedication from Mentor Graphics to complete the landscaping and sidewalk on either side of the 40-foot right-of-way being provided by Mentor Graphics or provide a public sidewalk and access easement (PF 5).

Street Names

Subsection 4.236 (.09)

E17. Review Criteria: “No street names will be used which will duplicate or be confused with the names of existing streets, except for extensions of existing streets. Street names and numbers shall conform to the established name system in the City, and shall be subject to the approval of the City Engineer.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed street name is “Ryber Road”. Staff is unaware of any concerns or conflicts with the proposed street name. At the final plat, street names will be required to be consistent with the City’s policies.

General Land Division Requirements

Block Length, Width and Shape

Subsection 4.237 (.01) A.

E18. Review Criteria: “The length, width, and shape of blocks shall be designed with due regard to providing adequate building sites for the use contemplated, consideration of needs for convenient access, circulation, control, and safety of pedestrian, bicycle, and motor vehicle traffic, and recognition of limitations and opportunities of topography.”

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat shows blocks of the necessary size to allow for creation of residential lots and a shared open space tract. Blocks will be consistent with the Stage II Final Plan (see Request D).

Block Size

Subsection 4.237 (.01) B.

E19. Review Criteria: “Blocks shall not exceed the sizes and lengths specified for the zone in which they are located unless topographical conditions or other physical constraints necessitate larger blocks. Larger blocks shall only be approved where specific findings are made justifying the size, shape, and configuration.”

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat shows blocks consistent with those proposed Stage II Final Plan (see Request D).

Utility Line Easements

Subsection 4.237 (.02) A.

E20. Review Criteria: Utility lines. Easements for sanitary or storm sewers, drainage, water mains, electrical lines or other public utilities shall be dedicated wherever necessary. Easements shall be provided consistent with the City's Public Works Standards, as specified by the City Engineer or Planning Director. All of the public utility lines within and adjacent to the site shall be installed within the public right-of-way or easement; with underground services extending to the private parcel constructed in conformance to the City's Public Works Standards. All franchise utilities shall be installed within a public utility easement. All utilities shall have appropriate easements for construction and maintenance purposes.

Finding: These criteria are satisfied or will be satisfied by Conditions of Approval PF 1, PDE 3, and PDE 4.

Explanation of Finding: Many utilities will be located in the public right-of-way. A condition of approval requires public utility easements along the front of all lots and tracts for installation of franchise utilities. An additional condition of approval requires easements for any public utilities underneath private property such as the proposed tracts. An Engineering Department condition of approval requires all right-of-way dedications, easements and street improvements are to be completed in accordance with the City of Wilsonville Public Works Standards – 2015.

Water Course Easements

Subsection 4.237 (.02) B.

E21. Review Criteria: “Water courses. Where a land division is traversed by a water course, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of the water course, and such further width as will be adequate for the purposes of conveying storm water and allowing for maintenance of the facility or channel. Streets or parkways parallel to water courses may be required.”

Finding: These criteria are not applicable.

Explanation of Finding: There are no water courses, drainage way, channel or street traversing the site.

Pedestrian and Bicycle Pathways

Subsection 4.237 (.03)

- E22. Review Criteria:** “An improved public pathway shall be required to transverse the block near its middle if that block exceeds the length standards of the zone in which it is located.
- Pathways shall be required to connect to cul-de-sacs or to pass through unusually shaped blocks.
 - Pathways required by this subsection shall have a minimum width of ten (10) feet unless they are found to be unnecessary for bicycle traffic, in which case they are to have a minimum width of six (6) feet.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed blocks do not exceed the block length standard for the PDR-4 zone (site block size finding). No mid-block crossings are proposed or required.

Tree Planting

Subsection 4.237 (.04)

- E23. Review Criteria:** “Tree planting plans for a land division must be submitted to the Planning Director and receive the approval of the Director or Development Review Board before the planting is begun. Easements or other documents shall be provided, guaranteeing the City the right to enter the site and plant, remove, or maintain approved street trees that are located on private property.”

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PF 5 and PDE 5.

Explanation of Finding: A landscape plan has been submitted as part of the Stage II Final Plan (Exhibit B2, Sheet L1) showing the proposed tree planting. Street trees are proposed to be planted in the public right-of-way for all lots fronting the new public street, Ryber Road. Conditions of approval are included to require street trees along the SW Roger Boulevard to be planted in public right-of way or an easement.

Lot Size and Shape

Subsection 4.237 (.05)

- E24. Review Criteria:** “The lot size, width, shape and orientation shall be appropriate for the location of the land division and for the type of development and use contemplated. Lots shall meet the requirements of the zone where they are located.
- A. In areas that are not served by public sewer, an on-site sewage disposal permit is required from the City. If the soil structure is adverse to on-site sewage disposal, no development shall be permitted until sewer service can be provided.
 - B. Where property is zoned or deeded for business or industrial use, other lot widths and areas may be permitted at the discretion of the Development Review Board. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.

C. In approving an application for a Planned Development, the Development Review Board may waive the requirements of this section and lot size, shape, and density shall conform to the Planned Development conditions of approval.”

Finding: These criteria are satisfied or will be satisfied with approval of the waivers in Request H.

Explanation of Finding: Proposed lot sizes, widths, shapes and orientations are appropriate for the proposed single-family residential development. Lots will meet the criteria of the PDR-4 zone with the approval of waivers to the side and rear yard setbacks as proposed in Request H. The proposed tentative subdivision plat is for residential lots that will be served by the public sewer system. The land division enables development consistent with the proposed Stage II Final Plan (Request D).

Minimum Street Frontage

Subsection 4.237 (.06)

E25. Review Criteria: “The division of land shall be such that each lot shall have a minimum frontage on a street or private drive, as specified in the standards of the relative zoning districts. This minimum frontage requirement shall apply with the following exceptions:

- A. A lot on the outer radius of a curved street or tract with a private drive, or facing the circular end of a cul-de-sac shall have frontage of not less than twenty-five (25) feet upon a street or tract with a private drive, measured on the arc.
- B. The Development Review Board may waive lot frontage requirements where in its judgment the waiver of frontage requirements will not have the effect of nullifying the intent and purpose of this regulation or if the Board determines that another standard is appropriate because of the characteristics of the overall development.”

Finding: These criteria are satisfied.

Explanation of Finding: Each lot meets or exceeds the 35-foot minimum street frontage of lot as the required by the PDR-4 zone. No waiver to the minimum street frontage is requested.

Through Lots

Subsection 4.237 (.07)

E26. Review Criteria: “Through lots shall be avoided except where essential to provide separation of residential development from major traffic arteries or adjacent non-residential activity or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten (10) feet, across which there shall be no access, may be required along the line of lots abutting such a traffic artery or other disadvantageous use. Through lots with planting screens shall have a minimum average depth of one hundred (100) feet. The Development Review Board may require assurance that such screened areas be maintained as specified in Section 4.176.”

Finding: These criteria are satisfied.

Explanation of Finding: No through lots are proposed. Lots 1-5 are separated from Maxine Lane, a private drive, by Tracts ‘B’ and ‘C’.

Lot Side Lines

Subsection 4.237 (.08)

E27. Review Criteria: “The side lines of lots, as far as practicable for the purpose of the proposed development, shall run at right angles to the street or tract with a private drive upon which the lots face.”

Finding: These criteria are satisfied.

Explanation of Finding: The side lines for the parcels run at or near a right angle to the street and the front lot lines.

Large Lot Divisions

Subsection 4.237 (.09)

E28. Review Criteria: “In dividing tracts which at some future time are likely to be re-divided, the location of lot lines and other details of the layout shall be such that re-division may readily take place without violating the requirements of these regulations and without interfering with the orderly development of streets. Restriction of buildings within future street locations shall be made a matter of record if the Development Review Board considers it necessary.”

Finding: These criteria are satisfied.

Explanation of Finding: No future divisions of the proposed lots or tracts are planned.

Building Line

Subsections 4.237 (.10)

E29. Review Criteria: The Planning Director or Development Review Board may establish special building setbacks to allow for the future redivision or other development of the property or for other reasons specified in the findings supporting the decision. If special building setback lines are established for the land division, they shall be shown on the final plat.

Finding: These criteria are satisfied.

Explanation of Finding: No future divisions of the proposed lots or tracts are planned. No special building setback lines are proposed or recommended.

Build-to Line

Subsections 4.237 (.11)

E30. Review Criteria: The Planning Director or Development Review Board may establish special build-to lines for the development, as specified in the findings and conditions of approval for the decision. If special build-to lines are established for the land division, they shall be shown on the final plat.

Finding: These criteria are satisfied.

Explanation of Finding: No future divisions of the proposed lots or tracts are planned. No special build-to lines are proposed or recommended.

Land for Public Purposes

Subsection 4.237 (.12)

E31. Review Criterion: “The Planning Director or Development Review Board may require property to be reserved for public acquisition, or irrevocably offered for dedication, for a specified period of time.”

Finding: This criterion is satisfied.

Explanation of Finding: No property reservation is recommended as described in this subsection.

Corner Lots

Subsection 4.237 (.13)

E32. Review Criterion: “Lots on street intersections shall have a corner radius of not less than ten (10) feet.”

Finding: This criterion is satisfied.

Explanation of Finding: Lots 5 and 6 are located at a street intersection and have been designed with a corner radius that meets or exceeds the minimum corner radius of ten (10) feet.

Lots of Record

Defining Lots of Record

Section 4.250

E33. Review Criteria: “All lots of record that have been legally created prior to the adoption of this ordinance shall be considered to be legal lots. Tax lots created by the County Assessor are not necessarily legal lots of record.”

Finding: This criterion can be met with the approval of Request B.

Explanation of Finding: Request B seeks to create a legal lot of record, correcting a past error that created Tax Lot 2700 without establishing a legal lot.

Public Improvements

Improvements-Procedures

Section 4.260

E34. Review Criteria: “In addition to other requirements, improvements installed by the developer, either as a requirement of these regulations or at the developer's own option, shall conform to the requirements of this Code and improvement standards and specifications of the City. The improvements shall be installed in accordance with the City's Public Works Standards.”

Finding: These criteria will be satisfied with Condition of Approval PF1.

Explanation of Finding: All improvements will be required to conform to the Public Works Standards.

Improvements-Requirements

Section 4.262

E35. Review Criteria: This section establishes requirements for a number of different improvements including curbs, sidewalks, sanitary sewers, drainage, underground utility and service facilities, streetlight standards, street signs, monuments, and water.

Finding: These criteria are satisfied.

Explanation of Finding: Conformance with these requirements will be ensured through the Engineering Division's, and Building Division's where applicable, permit and inspection process.

Request F: DB15-0112 Site Design Review

Objectives of Site Design Review

Proper Functioning of the Site

Subsection 4.400 (.02) A. and Subsection 4.421 (.03)

F1. Review Criteria: "The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards." "Assure that Site Development Plans are designed in a manner that insures proper functioning of the site"

Finding: These criteria are satisfied.

Explanation of Finding: The park and landscape area has been professionally designed with significant thought on to make the site functional and safe. In addition, by virtue of satisfying applicable functional criteria as part of the Stage II Final Plan approval the area can be found to be designed to ensure proper function.

High Quality Visual Environment

Subsection 4.400 (.02) A. and Subsection 4.421 (.03)

F2. Review Criteria: "The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards." "Assure that Site Development Plans are designed in a manner that ... maintains a high quality visual environment"

Finding: These criteria are satisfied.

Explanation of Finding: Professional landscaping of the streetscape and open space tracts illustrates the professional design of the layout of the subdivision meeting City standards supports a high quality visual environment.

Encourage Originality, Flexibility, and Innovation

Subsection 4.400 (.02) B. and Subsection 4.421 (.03)

F3. Review Criteria: "The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards." "Encourage originality, flexibility and innovation in site planning and development, including the architecture, landscaping and graphic design of said development;"

Finding: These criteria are satisfied.

Explanation of Finding: The design allows for a variety of plants allowing for originality and flexibility in landscape design.

Discourage Inharmonious Development

Subsection 4.400 (.02) C. and Subsection 4.421 (.03)

F4. **Review Criteria:** "The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards." "Discourage monotonous, drab, unsightly, dreary and inharmonious developments;"

Finding: These criteria are satisfied.

Explanation of Finding: As indicated in Finding E2 above the professional unique design of the landscaping and subdivision layout support a high quality visual environment and thus prevent monotonous, drab, unsightly, dreary development.

Proper Site Relationships

Subsection 4.400 (.02) D. and Subsection 4.421 (.03)

F5. **Review Criteria:** "The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards." "Conserve the City's natural beauty and visual character and charm by assuring that structures, signs and other improvements are properly related to their sites,"

Finding: These criteria are satisfied.

Explanation of Finding: A professional site specific design has been developed that carefully considers the relationship of the street and homes to the open space and street scape.

Proper Relationships with Surroundings

Subsection 4.400 (.02) D. and Subsection 4.421 (.03)

F6. **Review Criteria:** "The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards." "Conserve the City's natural beauty and visual character and charm by assuring that structures, signs and other improvements are properly related ... to surrounding sites and structures,"

Finding: These criteria are satisfied.

Explanation of Finding: A professional site specific design has been developed that carefully considers the relationship of the street, homes, open space, and pedestrian connectivity to the adjacent existing residential and planned industrial development.

Regard to Natural Aesthetics

Subsection 4.400 (.02) D. and Subsection 4.421 (.03)

F7. **Review Criteria:** "The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards." "Conserve the City's natural beauty and visual character and charm ... with due regard to the aesthetic qualities of the natural terrain and landscaping"

Finding: These criteria are satisfied.

Explanation of Finding: The proposed residential development will redevelop an aged and neglected tennis court and clubhouse. A professionally designed landscape is being installed along the streets and in the open space and storm water facilities consistent with City landscaping standards to further increase the natural and landscaping aesthetic of the project area.

Protect and Enhance City's Appeal

Subsection 4.400 (.02) E. and Subsection 4.421 (.03)

F8. **Review Criteria:** "The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards." "Protect and enhance the City's appeal and thus support and stimulate business and industry and promote the desirability of investment and occupancy in business, commercial and industrial purposes;"

Finding: These criteria are satisfied.

Explanation of Finding: Redeveloping the subject site with professionally designed streetscape and open space and single-family homes will enhance the design of the subdivision and thus the appeal as part of the City.

Stabilize Property Values/Prevent Blight

Subsection 4.400 (.02) F. and Subsection 4.421 (.03)

F9. **Review Criteria:** "The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards." "Stabilize and improve property values and prevent blighted areas and, thus, increase tax revenues;"

Finding: These criteria are satisfied.

Explanation of Finding: The proposed development will redevelop a site that was developed in the late 1980s but never utilized and maintained as originally intended. Over the years the site has fallen into a state of disrepair. The proposed development will create a pleasant residential neighborhood free from blight.

Adequate Public Facilities

Subsection 4.400 (.02) G. and Subsection 4.421 (.03)

F10. **Review Criteria:** "The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards." "Insure that adequate public facilities are available to serve development as it occurs and that proper attention is given to site planning

and development so as to not adversely impact the orderly, efficient and economic provision of public facilities and services.”

Finding: These criteria are satisfied.

Explanation of Finding: All necessary public facilities are available and have adequate capacity to serve the site.

Pleasing Environments and Behavior

Subsection 4.400 (.02) H. and Subsection 4.421 (.03)

F11. Review Criteria: “The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.” “Achieve the beneficial influence of pleasant environments for living and working on behavioral patterns and, thus, decrease the cost of governmental services and reduce opportunities for crime through careful consideration of physical design and site layout under defensible space guidelines that clearly define all areas as either public, semi-private, or private, provide clear identity of structures and opportunities for easy surveillance of the site that maximize resident control of behavior -- particularly crime;”

Finding: These criteria are satisfied.

Explanation of Finding: The applicant aims to create a pleasing recreation and open space area to be a pleasant environment supportive of positive behavioral patterns.

Civic Pride and Community Spirit

Subsection 4.400 (.02) I. and Subsection 4.421 (.03)

F12. Review Criteria: “The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.” “Foster civic pride and community spirit so as to improve the quality and quantity of citizen participation in local government and in community growth, change and improvements;”

Finding: These criteria are satisfied.

Explanation of Finding: The landscaping aims to contribute to a subdivision where a pleasing environment where stability and pride of place contribute to individuals desire and ability to participate in civic activities.

Favorable Environment for Residents

Subsection 4.400 (.02) J. and Subsection 4.421 (.03)

F13. Review Criteria: “The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.” “Sustain the comfort, health, tranquility and contentment of residents and attract new residents by reason of the City’s favorable environment and, thus, to promote and protect the peace, health and welfare of the City.”

Finding: These criteria are satisfied.

Explanation of Finding: The landscaping aims to create an attractive residential development as an option for existing Wilsonville residents as well as attract new residents.

Jurisdiction and Power of the DRB for Site Design Review

Development Review Board Jurisdiction

Section 4.420

F14. Review Criteria: The section states the jurisdiction and power of the Development Review Board in relation to site design review including the application of the section, that development is required in accord with plans, and variance information.

Finding: These criteria will be satisfied by Condition of Approval PDF 1.

Details of Finding: A condition of approval has been included to ensure construction, site development, and landscaping are carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. No building permits will be granted prior to development review board approval. No variances are requested from site development requirements.

Design Standards

Use of Design Standards

Subsection 4.421 (.01)

F15. Review Criteria: “The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural styles is not included in these standards.”

Finding: These criteria are satisfied.

Details of Finding: The applicant has provided sufficient information demonstrating compliance with the standards of this subsection (Exhibit B1, pages 70-72). Additional findings are provided in findings F16 through F19 below.

Preservation of Landscaping

Subsection 4.421 (.01) A.

F16. Review Criteria: “The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soils removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.”

Finding: These criteria are satisfied.

Details of Finding: The proposed site is relatively flat and has been previously developed with a tennis court and clubhouse in the late 1980s that has since been neglected. Many of the existing trees on site have been deemed to be in poor condition. The proposed residential development has been designed to preserve the 4 Red maple trees that have been identified as being in good condition by the Arborist and blend into the natural environment as much as possible.

Surface Water Drainage

Subsection 4.421 (.01) D.

F17. Review Criteria: "Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties of the public storm drainage system."

Finding: These criteria are satisfied.

Details of Finding: The drainage has been professionally designed showing the proper attention has been paid as shown on sheet 7 of Exhibit B2.

Above Ground Utility Installations

Subsection 4.421 (.01) E.

F18. Review Criteria: "Any utility installations above ground shall be located so as to have a harmonious relation to neighboring properties and site."

Finding: These criteria are satisfied.

Details of Finding: No above ground utility installations are proposed.

Screening and Buffering of Special Features

Subsection 4.421 (.01) G.

F19. Review Criteria: "Exposed storage areas, exposed machinery installations, surface areas, truck loading areas, utility buildings and structures and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall be required to prevent their being incongruous with the existing or contemplated environment and its surrounding properties. Standards for screening and buffering are contained in Section 4.176."

Finding: These criteria are satisfied.

Details of Finding: No additional screening is required for any of the listed special features.

Applicability of Design Standards

Subsection 4.421 (.02)

F20. Review Criteria: "The standards of review outlined in Sections (a) through (g) above shall also apply to all accessory buildings, structures, exterior signs and other site features, however related to the major buildings or structures."

Finding: These criteria are satisfied.

Details of Finding: Design standards have been applied to the proposed streetscape and open space area, which are the portions of the proposed development subject to site design review.

Conditions of Approval

Subsection 4.421 (.05)

- F21. Review Criterion:** “The Board may attach certain development or use conditions in granting an approval that are determined necessary to insure the proper and efficient functioning of the development, consistent with the intent of the Comprehensive Plan, allowed densities and the requirements of this Code.”
- Finding:** This criterion is satisfied.
- Details of Finding:** No additional conditions of approval are recommended to ensure the proper and efficient functioning of the development.

Color or Materials Requirements

Subsection 4.421 (.06)

- F22. Review Criterion:** “The Board or Planning Director may require that certain paints or colors of materials be used in approving applications. Such requirements shall only be applied when site development or other land use applications are being reviewed by the City.”
- Finding:** This criterion is satisfied.
- Details of Finding:** A color and materials board is not required for landscape plans.

Site Design Review Submission Requirements

Submission Requirements

Section 4.440

- F23. Review Criteria:** “A prospective applicant for a building or other permit who is subject to site design review shall submit to the Planning Department, in addition to the requirements of Section 4.035, the following:” Listed A through F.
- Finding:** These criteria are satisfied.
- Details of Finding:** The applicant has provided a sufficiently detailed landscape plan and street tree plan to review the streetscape and park area subject to site design review.

Time Limit on Site Design Review Approvals

Void after 2 Years

Section 4.442

- F24. Review Criterion:** “Site design review approval shall be void after two (2) years unless a building permit has been issued and substantial development pursuant thereto has taken place; or an extension is granted by motion of the Board.
- Finding:** This criterion is satisfied.
- Details of Finding:** The Applicant has indicated that they will pursue development within two (2) years and it is understood that the approval will expire after 2 years if a building permit hasn’t been issued unless an extension has been granted by the board.

Installation of Landscaping

Landscape Installation or Bonding

Subsection 4.450 (.01)

F25. Review Criterion: “All landscaping required by this section and approved by the Board shall be installed prior to issuance of occupancy permits, unless security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the Board, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City shall be returned to the applicant.”

Finding: This criterion will be satisfied by Condition of Approval PDF 2.

Details of Finding: The condition of approval will assure installation or appropriate security.

Approved Landscape Plan

Subsection 4.450 (.02)

F26. Review Criterion: “Action by the City approving a proposed landscape plan shall be binding upon the applicant. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or Development Review Board, as specified in this Code.”

Finding: This criterion will be satisfied by Condition of Approval PDF 3.

Details of Finding: The condition of approval shall provide ongoing assurance this criterion is met.

Landscape Maintenance and Watering

Subsection 4.450 (.03)

F27. Review Criterion: “All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Board, unless altered with Board approval.”

Finding: This criterion will be satisfied by Condition of Approval PDF 4.

Details of Finding: The condition of approval will ensure landscaping is continually maintained in accordance with this subsection.

Modifications of Landscaping

Subsection 4.450 (.04)

F28. Review Criterion: “If a property owner wishes to add landscaping for an existing development, in an effort to beautify the property, the Landscape Standards set forth in Section 4.176 shall not apply and no Plan approval or permit shall be required. If the owner wishes to modify or remove landscaping that has been accepted or approved through the City’s development review process, that removal or modification must first be approved through the procedures of Section 4.010.”

Finding: This criterion will be satisfied by Condition of Approval PDF 5.

Details of Finding: The condition of approval shall provide ongoing assurance that this criterion is met by preventing modification or removal without the appropriate City review.

Natural Features and Other Resources

Protection

Section 4.171

F29. Review Criterion: This section provides for the protection of a number of natural features and other resources including: general terrain preparation, hillsides, trees and wooded areas, high voltage powerline easements and rights of way and petroleum pipeline easements, earth movement hazard areas, soil hazard areas, historic resources, and cultural resources.

Finding: This criterion is satisfied.

Details of Finding: There are no natural features or other resources identified in this section on the subject site.

Landscaping

Landscape Standards Code Compliance

Subsection 4.176 (.02) B.

F30. Review Criterion: “All landscaping and screening required by this Code must comply with all of the provisions of this Section, unless specifically waived or granted a Variance as otherwise provided in the Code. The landscaping standards are minimum requirements; higher standards can be substituted as long as fence and vegetation-height limitations are met. Where the standards set a minimum based on square footage or linear footage, they shall be interpreted as applying to each complete or partial increment of area or length”

Finding: This criterion is satisfied.

Details of Finding: No waivers or variances to landscape standards have been requested. Thus all landscaping and screening must comply with standards of this section.

Intent and Required Materials

Subsections 4.176 (.02) C. through I.

F31. Review Criteria: These subsections identify the various landscaping standards, including the intent of where they should be applied, and the required materials.

Finding: These criteria are satisfied.

Details of Finding: The general landscape standard has been applied throughout different landscape areas of the site and landscape materials are proposed to meet each standard in the different areas. Site Design Review is being reviewed concurrently with the Stage II Final Plan which includes an analysis of the functional application of the landscaping standards (see Finding D92).

Landscape Area and Locations

Subsection 4.176 (.03)

F32. Review Criteria: “Not less than fifteen percent (15%) of the total lot area, shall be landscaped with vegetative plant materials. The ten percent (10%) parking area landscaping required by section 4.155.03(B)(1) is included in the fifteen percent (15%) total lot landscaping requirement. Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be in the contiguous frontage area. Planting areas shall be encouraged adjacent to structures. Landscaping shall be used to define, soften or screen the appearance of buildings and off-street parking areas. Materials to be installed shall achieve a balance between various plant forms, textures, and heights. The installation of native plant materials shall be used whenever practicable.”

Finding: These criteria are satisfied.

Details of Finding: Consistent with the proposed Stage II Final Plan for the site, applicant’s sheet L1 through L3 indicates landscaping will cover well in excess of 15% of the properties, not including the private landscaping on individual lots. Landscaping is proposed in a variety of different areas including streetscapes throughout the development. A wide variety of plants have been proposed to achieve a professional design.

Buffering and Screening

Subsection 4.176 (.04)

F33. Review Criteria: “Additional to the standards of this subsection, the requirements of the Section 4.137.5 (Screening and Buffering Overlay Zone) shall also be applied, where applicable.

A. All intensive or higher density developments shall be screened and buffered from less intense or lower density developments.

B. Activity areas on commercial and industrial sites shall be buffered and screened from adjacent residential areas. Multi-family developments shall be screened and buffered from single-family areas.

C. All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties.

- D. All outdoor storage areas shall be screened from public view, unless visible storage has been approved for the site by the Development Review Board or Planning Director acting on a development permit.
- E. In all cases other than for industrial uses in industrial zones, landscaping shall be designed to screen loading areas and docks, and truck parking.
- F. In any zone any fence over six (6) feet high measured from soil surface at the outside of fenceline shall require Development Review Board approval.”

Finding: These criteria are satisfied.

Details of Finding: No screening is required.

Shrubs and Groundcover Materials

Subsection 4.176 (.06) A.

- F34. Review Criteria:** This subsection establishes plant material and planting requirements for shrubs and ground cover.

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDF 5.

Details of Finding: The condition of approval requires that the detailed requirements of this subsection are met.

Plant Materials-Trees

Subsection 4.176 (.06) B.

- F35. Review Criteria:** This subsection establishes plant material requirements for trees.

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDF 6.

Details of Finding: The plants material requirements for trees will be met as follows:

- The condition of approval requires all trees to be B&B (Balled and Burlapped)
- The condition of approval requires all plant materials to conform in size and grade to “American Standard for Nursery Stock” current edition.”
- The applicant’s planting plan lists tree sizes meeting requirements.

Types of Plant Species

Subsection 4.176 (.06) E.

- F36. Review Criteria:** This subsection discusses use of existing landscaping or native vegetation, selection of plant materials, and prohibited plant materials.

Finding: These criteria are satisfied.

Details of Finding: The applicant has provided sufficient information in their landscape plan (sheet L1 through L3) showing the proposed landscape design meets the standards of this subsection.

Tree Credit

Subsection 4.176 (.06) F.

F37. Review Criteria: “Existing trees that are in good health as certified by an arborist and are not disturbed during construction may count for landscaping tree credit as follows:

Existing trunk diameter	Number of Tree Credits
18 to 24 inches in diameter	3 tree credits
25 to 31 inches in diameter	4 tree credits
32 inches or greater	5 tree credits:”

Maintenance requirements listed 1. through 2.

Finding: These criteria are satisfied.

Details of Finding: The applicant is not requesting any of preserved trees be counted as tree credits pursuant to this subsection.

Exceeding Plant Standards

Subsection 4.176 (.06) G.

F38. Review Criterion: “Landscape materials that exceed the minimum standards of this Section are encouraged, provided that height and vision clearance requirements are met.”

Finding: This criterion is satisfied.

Details of Finding: The selected landscape materials do not violate any height or visions clearance requirements.

Landscape Installation and Maintenance

Subsection 4.176 (.07)

F39. Review Criteria: This subsection establishes installation and maintenance standards for landscaping.

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDF 7.

Details of Finding: A condition of approval is included to ensure that the installation and maintenance standards are met.

Landscape Plans

Subsection 4.176 (.09)

F40. Review Criterion: “Landscape plans shall be submitted showing all existing and proposed landscape areas. Plans must be drawn to scale and show the type, installation size, number and placement of materials. Plans shall include a plant material list. Plants are to be identified by both their scientific and common names. The condition of any existing plants and the proposed method of irrigation are also to be indicated.”

Finding: This criterion is satisfied.

Details of Finding: Applicant’s sheets L1 through L3 in Exhibit B2 provides the required information.

Completion of Landscaping

Subsection 4.176 (.10)

F41. Review Criterion: “The installation of plant materials may be deferred for a period of time specified by the Board or Planning Director acting on an application, in order to avoid hot summer or cold winter periods, or in response to water shortages. In these cases, a temporary permit shall be issued, following the same procedures specified in subsection (.07)(C)(3), above, regarding temporary irrigation systems. No final Certificate of Occupancy shall be granted until an adequate bond or other security is posted for the completion of the landscaping, and the City is given written authorization to enter the property and install the required landscaping, in the event that the required landscaping has not been installed. The form of such written authorization shall be submitted to the City Attorney for review.”

Finding: This criterion is satisfied.

Details of Finding: The applicant has not requested to defer installation of plant materials.

Request G: DB15-0080 Type C Tree Plan

Type C Tree Removal-General

Tree Related Site Access

Subsection 4.600.50 (.03) A.

G1. Review Criterion: “By submission of an application, the applicant shall be deemed to have authorized City representatives to have access to applicant’s property as may be needed to verify the information provided, to observe site conditions, and if a permit is granted, to verify that terms and conditions of the permit are followed.”

Finding: This criterion is satisfied.

Details of Finding: It is understood the City has access to the property to verify information regarding trees.

Review Authority

Subsection 4.610.00 (.03) B.

G2. Review Criterion: “Type C. Where the site is proposed for development necessitating site plan review or plat approval by the Development Review Board, the Development Review Board shall be responsible for granting or denying the application for a Tree Removal Permit, and that decision may be subject to affirmance, reversal or modification by the City Council, if subsequently reviewed by the Council.”

Finding: This criterion is satisfied.

Details of Finding: The requested removal is connected to site plan review by the Development Review Board for new development. The tree removal is thus being reviewed by the DRB.

Conditions of Approval

Subsection 4.610.00 (.06) A.

- G3. Review Criterion:** “Conditions. Attach to the granting of the permit any reasonable conditions considered necessary by the reviewing authority including, but not limited to, the recording of any plan or agreement approved under this subchapter, to ensure that the intent of this Chapter will be fulfilled and to minimize damage to, encroachment on or interference with natural resources and processes within wooded areas;”
Finding: This criterion is satisfied.
Details of Finding: No additional conditions are recommended pursuant to this subsection.

Completion of Operation

Subsection 4.610.00 (.06) B.

- G4. Review Criterion:** “Whenever an application for a Type B, C or D Tree Removal Permit is granted, the reviewing authority shall:” “Fix a reasonable time to complete tree removal operations;”
Finding: This criterion is satisfied.
Details of Finding: It is understood the tree removal will be completed by the time construction of the subdivision is completed, which is a reasonable time frame for tree removal.

Security for Permit Compliance

Subsection 4.610.00 (.06) C.

- G5. Review Criterion:** “Whenever an application for a Type B, C or D Tree Removal Permit is granted, the reviewing authority shall:” “Require the Type C permit grantee to file with the City a cash or corporate surety bond or irrevocable bank letter of credit in an amount determined necessary by the City to ensure compliance with Tree Removal Permit conditions and this Chapter.
1. This requirement may be waived by the Planning Director if the tree removal must be completed before a plat is recorded, and the applicant has complied with WC 4.264(1) of this Code.”
Finding: This criterion is satisfied.
Details of Finding: No bond is anticipated to be required to ensure compliance with the tree removal plan as a bond is required for overall landscaping.

Tree Removal Standards

Subsection 4.610.10 (.01)

- G6. Review Criteria:** “Except where an application is exempt, or where otherwise noted, the following standards shall govern the review of an application for a Type A, B, C or D Tree Removal Permit:” Listed A. through J.
Finding: These criteria are satisfied.

Details of Finding: The standards of this subsection are met as follows:

- **Standard for the Significant Resource Overlay Zone:** There is no SROZ on the subject site.
- **Preservation and Conservation:** The applicant has taken tree preservation into consideration, and has limited tree removal to trees that are necessary to remove for development.
- **Development Alternatives:** No significant wooded areas or trees would be preserved by design alternatives.
- **Land Clearing:** Land clearing is not proposed, and will not be a result of this development application.
- **Residential Development:** The proposed residential development has been designed to preserve the 4 Red maple trees that have been identified as being in good condition by the Arborist and blend into the natural environment as much as possible.
- **Compliance with Statutes and Ordinances:** The necessary tree replacement and protection is planned according to the requirements of tree preservation and protection ordinance.
- **Relocation or Replacement:** Tree removal is limited to where it is necessary for construction or to address nuisances or where the health of the trees warrants removal.
- **Limitation:** A tree survey has been provided (Exhibit B1, Item 8).
- **Additional Standards:** A tree survey has been provided, and no utilities are proposed to be located where they would cause adverse environmental consequences.

Review Process

Subsection 4.610.40 (.01)

G7. Review Criteria: “Approval to remove any trees on property as part of a site development application may be granted in a Type C permit. A Type C permit application shall be reviewed by the standards of this subchapter and all applicable review criteria of Chapter 4. Application of the standards of this section shall not result in a reduction of square footage or loss of density, but may require an applicant to modify plans to allow for buildings of greater height. If an applicant proposes to remove trees and submits a landscaping plan as part of a site development application, an application for a Tree Removal Permit shall be included. The Tree Removal Permit application will be reviewed in the Stage II development review process, and any plan changes made that affect trees after Stage II review of a development application shall be subject to review by DRB. Where mitigation is required for tree removal, such mitigation may be considered as part of the landscaping requirements as set forth in this Chapter. Tree removal shall not commence until approval of the required Stage II application and the expiration of the appeal period following that decision. If a decision approving a Type C permit is appealed, no trees shall be removed until the appeal has been settled.”

Finding: These criteria are satisfied.

Details of Finding: An arborist report has been provided (Exhibit B1, Item 8). The

arborist report documents the condition, viability, and which trees will be retained on the site and which will be removed because of construction or condition on the project site. The inventory that was provided by the arborist lists tree species, size, condition and recommended treatment. The recommended treatments were based on tree characteristics as well as location within the site. The plan is being reviewed concurrently with the Stage II Final Plan (Request D).

Tree Maintenance and Protection Plan

Section 4.610.40 (.02)

- G8. Review Criteria:** “The applicant must provide ten copies of a Tree Maintenance and Protection Plan completed by an arborist that contains the following information:” Listed A. 1. through A. 7.
Finding: These criteria are satisfied.
Details of Finding: The applicant has submitted the necessary copies of a Tree Maintenance and Protection Plan (Exhibit B1, Item 8).

Replacement and Mitigation

Tree Replacement Requirement

Subsection 4.620.00 (.01)

- G9. Review Criterion:** “A Type B or C Tree Removal Permit grantee shall replace or relocate each removed tree having six (6) inches or greater d.b.h. within one year of removal.”
Finding: This criterion is satisfied.
Details of Finding: The arborists report and tree inventory identifies 22 trees that are 6 inches or greater d.b.h., 17 of which are on the subject property. The arborist recommends removal of 12 of the 17 trees due to poor condition or direct conflicts with the proposed development. Five trees are proposed for retention. At the time of the report, the applicant had not acquired permission to extend SW Roger Boulevard and consequently, three trees off-site trees, number 16-18 in the tree inventory, are proposed for retention that will need to be removed for construction of SW Roger Boulevard, increasing the total number of trees proposed for removal to 15. The applicant proposes to install 22 new trees on site exceeding the one to one ratio; 11 street trees and 11 open space trees, as shown on the Planting Plan (Exhibit B2, Sheet L1).

Basis for Determining Replacement

Subsection 4.620.00 (.02)

- G10. Review Criteria:** “The permit grantee shall replace removed trees on a basis of one (1) tree replanted for each tree removed. All replacement trees must measure two inches (2”) or more in diameter.”
Finding: These criteria are or will be satisfied with Condition of Approval PDG 3.
Details of Finding: As proposed, replacement trees meet the minimum caliper requirement (Exhibit B2, Sheet L1).

Replacement Tree Requirements

Subsection 4.620.00 (.03)

- G11. Review Criteria:** “A mitigation or replacement tree plan shall be reviewed by the City prior to planting and according to the standards of this subsection.
- A. Replacement trees shall have shade potential or other characteristics comparable to the removed trees, shall be appropriately chosen for the site from an approved tree species list supplied by the City, and shall be state Department of Agriculture Nursery Grade No. 1 or better.
 - B. Replacement trees must be staked, fertilized and mulched, and shall be guaranteed by the permit grantee or the grantee’s successors-in-interest for two (2) years after the planting date.
 - C. A “guaranteed” tree that dies or becomes diseased during that time shall be replaced.
 - D. Diversity of tree species shall be encouraged where trees will be replaced, and diversity of species shall also be maintained where essential to preserving a wooded area or habitat.”
- Finding:** These criteria are satisfied or will be satisfied by Condition of Approval PDG 4.
- Details of Finding:** The condition ensures the relevant requirements are met.

Replacement Tree Stock Requirements

Subsection 4.620.00 (.04)

- G12. Review Criteria:** “All trees to be planted shall consist of nursery stock that meets requirements of the American Association of Nurserymen (AAN) American Standards for Nursery Stock (ANSI Z60.1) for top grade.”
- Finding:** These criteria will be satisfied with Condition of Approval PDF 6.
- Details of Finding:** A condition of approval is included to ensure that these standards are met.

Replacement Trees Locations

Subsection 4.620.00 (.05)

- G13. Review Criteria:** “The City shall review tree relocation or replacement plans in order to provide optimum enhancement, preservation and protection of wooded areas. To the extent feasible and desirable, trees shall be relocated or replaced on-site and within the same general area as trees removed.”
- Finding:** These criteria are satisfied.
- Details of Finding:** The applicant proposes to mitigate for all removed trees on site and in the appropriate locations for the proposed development.

Protection of Preserved Trees

Tree Protection during Construction

Section 4.620.10

G14. Review Criteria: “Where tree protection is required by a condition of development under Chapter 4 or by a Tree Maintenance and Protection Plan approved under this subchapter, the following standards apply:” Listed A. through D.

Finding: These criteria are satisfied or will be satisfied by Conditions of Approval PDG 5 and PDG 6.

Details of Finding: A tree protection plan is included in the Arborist’s report (Exhibit B1, item 8). The conditions of approval assure the applicable requirements of this Section will be met.

Request H: DB15-0082 Waivers

Waivers 1 and 2: Reduce Side Yard Setback from 7 feet to 5 feet and Rear Yard Setback from 20 feet to 15 feet for Two or More Stories

Waiver of Typical Development Standards

Subsection 4.118 (.03) A.

H1. Review Criteria: This subsection establishes that “notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purpose and objectives of Section 4.140, and based on findings of fact supported by the record” may waive a number of typical development standards including height and yard requirements.

Finding: These criteria are satisfied.

Details of Finding: Two waivers are proposed to allow a 5 foot side yard setback rather than a 7 foot setback and a 15 foot rear yard setback rather than a 20 foot setback for homes 2 stories or greater. A finding has been made regarding implementation of the purpose and objectives of Section 4.140. See below.

Purpose and Objectives of Planned Development Regulations

Subsection 4.140 (.01) B.

H2. Review Criteria: This subsection establishes the purpose of the Planned Development Regulations which are as follows:

- To take advantage of advances in technology, architectural design, and functional land use design;
- To recognize the problems of population density, distribution and circulation and to allow a deviation from rigid established patterns of land uses, but controlled by defined policies and objectives detailed in the comprehensive plan;
- To produce a comprehensive development equal to or better than that resulting from traditional lot land use development.

- To permit flexibility of design in the placement and uses of buildings and open spaces, circulation facilities and off-street parking areas, and to more efficiently utilize potentials of sites characterized by special features of geography, topography, size or shape or characterized by problems of flood hazard, severe soil limitations, or other hazards;
- To permit flexibility in the height of buildings while maintaining a ratio of site area to dwelling units that is consistent with the densities established by the Comprehensive Plan and the intent of the Plan to provide open space, outdoor living area and buffering of low-density development.
- To allow development only where necessary and adequate services and facilities are available or provisions have been made to provide these services and facilities.
- To permit mixed uses where it can clearly be demonstrated to be of benefit to the users and can be shown to be consistent with the intent of the Comprehensive Plan.
- To allow flexibility and innovation in adapting to changes in the economic and technological climate.

Finding: These criteria are satisfied.

Details of Finding: Pursuant to Subsection 4.118 (.03) A. waivers must implement or better implement the purpose and objectives listed in this subsection. The side yard setback waiver supports the necessary flexibility in building design to allow for variation in design of a small subdivision. As previously discussed, the proposed site was originally part of the Ash Meadows Master Plan which envisioned a 700 unit development on 70 acres. Since the construction of the first phase of attached condominium units south of the subject site, a majority of the remaining undeveloped property was sold to Mentor Graphics, leaving the subject site a remnant parcel separate from both Ash Meadows and Mentor Graphics. The applicant asserts, and staff agrees, that the requested setback waiver is consistent with, or at least not in conflict with, the building arrangements in Ash Meadows. Additionally, given the proposed subdivision's location between the existing attached condominiums on the south and the planned industrial development to the north, the need for greater setbacks and buffering from lower density is not an issue. Finally, without the requested relief from the required setbacks, the applicant asserts that 2-3 lots would be lost if the subdivision were redesigned to meet the setback requirements, reducing the density below the minimum requirement. See also applicant's findings on pages 33 through 36 of their narrative in Exhibit B1.

Waiver 3: Reduce General Open Space Less Than 25%

- H3.** As discussed in Finding C10 above, staff has determined that the applicant did not calculate the amount of open space property. As proposed, the 25% open space requirement is being met and exceeded with the proposed development. No waiver is required.

Exhibit B3 - Email From B. Altman

From: [Ben Altman](#)
To: [Randall, Connie](#)
Cc: Randy@BrownstoneHomes.net
Subject: Ash Park - Status Update & Extension of 120 Day Review
Date: Wednesday, March 30, 2016 1:11:00 PM

Connie:

In response to your status check on Ash Park here's where we are.

We have finally secured the Agreement with Mentor Graphics for the extension of Roger Blvd., which will provide for public street access to the project. We have also secured the Access Easement from the Ash Meadows HOA for access via Maxine Lane, a private street owned by the HOA.

Further, with the City's adoption of the new storm drainage design standards, we have had to engage Geo-Pacific to conduct an Infiltration Analysis for the site. Once we have that, we will be able to update our Preliminary Storm Drainage Report, and make appropriate revisions to the Preliminary Plat and on-site storm drainage system, including picking up drainage from Roger Blvd.

Once we have the storm design update, we can make any necessary revisions to the preliminary plat, and revise the Compliance Narrative accordingly, for re-submittal for "Completeness."

I don't, yet, have a schedule for the Geo-Tech, so I'm not sure exactly when we will be resubmitting. My best guess, at this time, would be 2-3 week from now, mid-April.

So, given that, we will need to waive the 120 day review limit in order to allow time to complete the revisions, and for the DRB hearing, which I would estimate could be in June or July.

Thanks, I look forward to working with you on this one...

Ben Altman SENIOR PLANNER | PROJECT MANAGER | D 971.708.6258
PIONEER DESIGN GROUP, INC. CIVIL | LAND USE PLANNING | SURVEY
9020 SW Washington Square Rd. Suite 170 Portland, OR 97223 P 503.643.8286 pd-grp.com

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Exhibit C1
Public Works Plan Submittal Requirements
and Other Engineering Requirements

1. All construction or improvements to public works facilities shall be in conformance to the City of Wilsonville Public Works Standards - 2015.
2. Applicant shall submit insurance requirements to the City of Wilsonville in the following amounts:

Coverage (<i>Aggregate, accept where noted</i>)	Limit
Commercial General Liability:	
▪ General Aggregate (per project)	\$3,000,000
▪ General Aggregate (per occurrence)	\$2,000,000
▪ Fire Damage (any one fire)	\$50,000
▪ Medical Expense (any one person)	\$10,000
Business Automobile Liability Insurance:	
▪ Each Occurrence	\$1,000,000
▪ Aggregate	\$2,000,000
Workers Compensation Insurance	\$500,000

3. No construction of, or connection to, any existing or proposed public utility/improvements will be permitted until all plans are approved by Staff, all fees have been paid, all necessary permits, right-of-way and easements have been obtained and Staff is notified a minimum of 24 hours in advance.
4. All public utility/improvement plans submitted for review shall be based upon a 22" x 34" format and shall be prepared in accordance with the City of Wilsonville Public Work's Standards.
5. Plans submitted for review shall meet the following general criteria:
 - a. Utility improvements that shall be maintained by the public and are not contained within a public right-of-way shall be provided a maintenance access acceptable to the City. The public utility improvements shall be centered in a minimum 15-ft. wide public easement for single utilities and a minimum 20-ft wide public easement for two parallel utilities and shall be conveyed to the City on its dedication forms.
 - b. Design of any public utility improvements shall be approved at the time of the issuance of a Public Works Permit. Private utility improvements are subject to review and approval by the City Building Department.
 - c. In the plan set for the PW Permit, existing utilities and features, and proposed new private utilities shall be shown in a lighter, grey print. Proposed public improvements shall be shown in bolder, black print.

- d. All elevations on design plans and record drawings shall be based on NAVD 88 Datum.
 - e. All proposed on and off-site public/private utility improvements shall comply with the State of Oregon and the City of Wilsonville requirements and any other applicable codes.
 - f. Design plans shall identify locations for street lighting, gas service, power lines, telephone poles, cable television, mailboxes and any other public or private utility within the general construction area.
 - g. As per City of Wilsonville Ordinance No. 615, all new gas, telephone, cable, fiber-optic and electric improvements etc. shall be installed underground. Existing overhead utilities shall be undergrounded wherever reasonably possible.
 - h. Any final site landscaping and signing shall not impede any proposed or existing driveway or interior maneuvering sight distance.
 - i. Erosion Control Plan that conforms to City of Wilsonville Ordinance No. 482.
 - j. Existing/proposed right-of-way, easements and adjacent driveways shall be identified.
 - k. All engineering plans shall be printed to PDF, combined to a single file, stamped and digitally signed by a Professional Engineer registered in the State of Oregon.
 - l. All plans submitted for review shall be in sets of a digitally signed PDF and three printed sets.
6. Submit plans in the following general format and order for all public works construction to be maintained by the City:
- a. Cover sheet
 - b. City of Wilsonville construction note sheet
 - c. General construction note sheet
 - d. Existing conditions plan.
 - e. Erosion control and tree protection plan.
 - f. Site plan. Include property line boundaries, water quality pond boundaries, sidewalk improvements, right-of-way (existing/proposed), easements (existing/proposed), and sidewalk and road connections to adjoining properties.
 - g. Grading plan, with 1-foot contours.
 - h. Composite utility plan; identify storm, sanitary, and water lines; identify storm and sanitary manholes.
 - i. Detailed plans; show plan view and either profile view or provide i.e.'s at all utility crossings; include laterals in profile view or provide table with i.e.'s at crossings; vertical scale 1"= 5', horizontal scale 1"= 20' or 1"= 30'.
 - j. Street plans.
 - k. Storm sewer/drainage plans; number all lines, manholes, catch basins, and cleanouts for easier reference
 - l. Water and sanitary sewer plans; plan; number all lines, manholes, and cleanouts for easier reference.
 - m. Detailed plan for storm water detention facility (both plan and profile views), including water quality orifice diameter and manhole rim elevations. Provide detail of inlet structure and energy dissipation device. Provide details of drain inlets, structures, and

- piping for outfall structure. Note that although storm water detention facilities are typically privately maintained they will be inspected by engineering, and the plans must be part of the Public Works Permit set.
- n. Detailed plan for water quality facility (both plan and profile views). Note that although storm water quality facilities are typically privately maintained they will be inspected by Natural Resources, and the plans must be part of the Public Works Permit set.
 - o. Composite franchise utility plan.
 - p. City of Wilsonville detail drawings.
 - q. Illumination plan.
 - r. Striping and signage plan.
 - s. Landscape plan.
7. Design engineer shall coordinate with the City in numbering the sanitary and stormwater sewer systems to reflect the City's numbering system. Video testing and sanitary manhole testing will refer to City's numbering system.
 8. The applicant shall install, operate and maintain adequate erosion control measures in conformance with the standards adopted by the City of Wilsonville Ordinance No. 482 during the construction of any public/private utility and building improvements until such time as approved permanent vegetative materials have been installed.
 9. Applicant shall work with City's Natural Resources office before disturbing any soil on the respective site. If 5 or more acres of the site will be disturbed applicant shall obtain a 1200-C permit from the Oregon Department of Environmental Quality. If 1 to less than 5 acres of the site will be disturbed a 1200-CN permit from the City of Wilsonville is required.
 10. The applicant shall be in conformance with all stormwater and flow control requirements for the proposed development per the Public Works Standards.
 11. A storm water analysis prepared by a Professional Engineer registered in the State of Oregon shall be submitted for review and approval by the City.
 12. The applicant shall be in conformance with all water quality requirements for the proposed development per the Public Works Standards. If a mechanical water quality system is used, prior to City acceptance of the project the applicant shall provide a letter from the system manufacturer stating that the system was installed per specifications and is functioning as designed.
 13. Storm water quality facilities shall have approved landscape planted and/or some other erosion control method installed and approved by the City of Wilsonville prior to streets and/or alleys being paved.
 14. The applicant shall contact the Oregon Water Resources Department and inform them of any existing wells located on the subject site. Any existing well shall be limited to irrigation purposes only. Proper separation, in conformance with applicable State standards, shall be

maintained between irrigation systems, public water systems, and public sanitary systems. Should the project abandon any existing wells, they shall be properly abandoned in conformance with State standards.

15. All survey monuments on the subject site, or that may be subject to disturbance within the construction area, or the construction of any off-site improvements shall be adequately referenced and protected prior to commencement of any construction activity. If the survey monuments are disturbed, moved, relocated or destroyed as a result of any construction, the project shall, at its cost, retain the services of a registered professional land surveyor in the State of Oregon to restore the monument to its original condition and file the necessary surveys as required by Oregon State law. A copy of any recorded survey shall be submitted to Staff.
16. Sidewalks, crosswalks and pedestrian linkages in the public right-of-way shall be in compliance with the requirements of the U.S. Access Board.
17. No surcharging of sanitary or storm water manholes is allowed.
18. The project shall connect to an existing manhole or install a manhole at each connection point to the public storm system and sanitary sewer system.
19. A City approved energy dissipation device shall be installed at all proposed storm system outfalls. Storm outfall facilities shall be designed and constructed in conformance with the Public Works Standards.
20. The applicant shall provide a 'stamped' engineering plan and supporting information that shows the proposed street light locations meet the appropriate AASHTO lighting standards for all proposed streets and pedestrian alleyways.
21. All required pavement markings, in conformance with the Transportation Systems Plan and the Bike and Pedestrian Master Plan, shall be completed in conjunction with any conditioned street improvements.
22. Street and traffic signs shall have a hi-intensity prismatic finish meeting ASTM 4956 Spec Type 4 standards.
23. The applicant shall provide adequate sight distance at all project driveways by driveway placement or vegetation control. Specific designs to be submitted and approved by the City Engineer. Coordinate and align proposed driveways with driveways on the opposite side of the proposed project site.
24. The applicant shall provide adequate sight distance at all project street intersections, alley intersections and commercial driveways by properly designing intersection alignments, establishing set-backs, driveway placement and/or vegetation control. Coordinate and align proposed streets, alleys and commercial driveways with existing streets, alleys and

commercial driveways located on the opposite side of the proposed project site existing roadways. Specific designs shall be approved by a Professional Engineer registered in the State of Oregon. As part of project acceptance by the City the Applicant shall have the sight distance at all project intersections, alley intersections and commercial driveways verified and approved by a Professional Engineer registered in the State of Oregon, with the approval(s) submitted to the City (on City approved forms).

25. Access requirements, including sight distance, shall conform to the City's Transportation Systems Plan (TSP) or as approved by the City Engineer. Landscaping plantings shall be low enough to provide adequate sight distance at all street intersections and alley/street intersections.
26. Applicant shall design interior streets and alleys to meet specifications of Tualatin Valley Fire & Rescue and Allied Waste Management (United Disposal) for access and use of their vehicles.
27. The applicant shall provide the City with a Stormwater Maintenance and Access Easement (on City approved forms) for City inspection of those portions of the storm system to be privately maintained. Stormwater or rainwater LID facilities may be located within the public right-of-way upon approval of the City Engineer. Applicant shall maintain all LID storm water components and private conventional storm water facilities; maintenance shall transfer to the respective homeowners association when it is formed.
28. The applicant shall "loop" proposed waterlines by connecting to the existing City waterlines where applicable.
29. Applicant shall provide a minimum 6-foot Public Utility Easement on lot frontages to all public right-of-ways. An 8-foot PUE shall be provided along Collectors. A 10-ft PUE shall be provided along Minor and Major Arterials.
30. For any new public easements created with the project the Applicant shall be required to produce the specific survey exhibits establishing the easement and shall provide the City with the appropriate Easement document (on City approved forms).
31. Mylar Record Drawings:

At the completion of the installation of any required public improvements, and before a 'punch list' inspection is scheduled, the Engineer shall perform a record survey. Said survey shall be the basis for the preparation of 'record drawings' which will serve as the physical record of those changes made to the plans and/or specifications, originally approved by Staff, that occurred during construction. Using the record survey as a guide, the appropriate changes will be made to the construction plans and/or specifications and a complete revised 'set' shall be submitted. The 'set' shall consist of drawings on 3 mil. Mylar and an electronic copy in AutoCAD, current version, and a digitally signed PDF.

Exhibit C2
Natural Resources Findings & Requirements

Findings for DB15-0076 – DB15-0080 and DB15-0082

Stormwater Management Requirements

1. Provide profiles, plan views, landscape information, and specifications for the proposed stormwater facilities consistent with the requirements of the 2014 Public Works Standards.
2. Pursuant to the 2014 Public Works Standards, the applicant shall submit a maintenance plan (including the City's stormwater maintenance and access easement) for the proposed stormwater facilities prior to approval for occupancy of the associated development.
3. Pursuant to the 2014 Public Works Standards, access shall be provided to all areas of the proposed stormwater facilities. At a minimum, at least one access shall be provided for maintenance and inspection.

Other Requirements

4. The applicant shall comply with all applicable state and federal requirements for the proposed construction activities (e.g., DEQ NPDES #1200–CN permit).
5. Pursuant to the City of Wilsonville's Ordinance No. 482, the applicant shall submit an erosion and sedimentation control plan. The following techniques and methods shall be incorporated, where necessary:
 - a. Gravel construction entrance;
 - b. Stockpiles and plastic sheeting;
 - c. Sediment fence;
 - d. Inlet protection (Silt sacks are recommended);
 - e. Dust control;
 - f. Temporary/permanent seeding or wet weather measures (e.g., mulch);
 - g. Limits of construction; and
 - h. Other appropriate erosion and sedimentation control methods.

**Land Use Application
City of Wilsonville**

**Ash Park
12 Lot Subdivision**

**Remedial Lot Partition; with Redevelopment of
Tax Lot 2700 (Segregation from Ash Meadows)**

**October 1, 2015
Revised October 30, 2015
Revised for Completeness May 6, 2016**

APPLICANT:

Randy Myers
Brownstone Development, Inc.
#47 South State Street
Lake Oswego, OR 97034
503-358-4460
Email: Randy@Brownstonehomes.net

OWNERS:

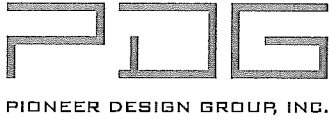
Tax Lot 2700
Dutch Ventures LLC
Scott Sideras, Member
10240 SW Egret Place
Beaverton, OR 97007
Mike Hillier, Managing Member
RoHillCo Business
Phone: 503-636-0495

Ash Meadows Tract 'A' (Maxine Lane)
Ash Meadows HOA
C/O Superior Community Management
PO Box 4585
Tualatin, OR 97062
Contact: Eric Gordon
Email: eric@superiorcommunity.com
HOA Chair: John Hillan
jrhillan@gmail.com

APPLICANT'S REPRESENTATIVE:

Pioneer Design Group, Inc.
9020 SW Washington Square Road, Suite 170
Portland, OR 97223
Ben Altman, Senior Planner/Project Manager
Phone: 503-641-8311, Dir 971-708-6258
Email: baltman@sfadg.com

Responses to Incomplete Application



CIVIL LAND USE PLANNING SURVEY

P 503.643.8286 F 844.715.4743 www.pd-grp.com
9020 SW Washington Square Rd Suite 170
Portland, Oregon 97223

May 6, 2016

Connie Randall, Associated Planner
City of Wilsonville
29799 SW Town Center Loop E.
Wilsonville, OR 97070

RE: 2nd Completeness Responses – DB15-0075 (Dutch Ventures LLC/Brownstone Development).

Dear Connie:

This letter is in response to Blaise's 2nd letter of Incomplete Application, dated December 1, 2015, which stated:

Your application is incomplete, due to the following missing item:

1. At the November 30th Community Development Department managers meeting, Steve and I presented the revised 12-lot subdivision plat. The discussion topic was access. I also shared your November 30th e-mail about making one last run at Mentor to secure ROW. Direction I received is SW Roger Boulevard must be extended north along the entire east side of the project. For access to the proposed 12 lots from SW Maxine Lane you must provide an easement agreement from Ash Meadows HOA. If an agreement cannot be obtained then proposed Ryber Road would dead-end at SW Maxine Lane and meet TVFR standards. The requested waiver for a dead end street exceeding 200 feet is still required. Since anticipated engineering conditions would require extending SW Roger Boulevard you would need to contact Steve Adams about its design impact on your subdivision. He also mentioned the need to loop the water system through the project. I can help schedule a meeting.

RESPONSE:

We have met with representatives from Mentor Graphics and Randy has now secured an agreement to acquire the necessary land (right-of-way) to accommodate the extension of Roger Blvd, (see Index Tab). This agreement will allow for public street access to the proposed subdivision.

We have also secured an Access Easement from the Ash Meadows HOA for use of Maxine Lane, which is a private street owned by the HOA (see Index Tab). This easement clarifies questions Blaise had about the right to use the private street for secondary access.

We have also completed a Geo-Technical Infiltration Analysis to guide redesign of the storm drainage/water quality facilities, consistent with the newly adopted design standards. We were able to meet the new design standards without affecting any of the lots.

With the revised storm drainage system, we reduced Lot 1 slighting, to 4,045 square feet, to accommodate Tract 'E.' This tract is necessary to pickup the storm water from the Maxine Lane sidewalk, and part of Ryber Road, the south side sidewalk and driveways.

Therefore we have revised the Preliminary Plat, and other Plan Sheets, to reflect the Roger Blvd. street extension, and the revised storm drainage system. With these revisions, the following land use actions are no longer necessary:

- Waiver for dead-end street length <-\$173>;
- Waiver for Temporary Private street access <-\$173>;
- Variance request for number of lots accessing a private street <-\$2,074>.
 - **Total fee reduction \$2,420.**

The Compliance Narrative has been revised accordingly to acknowledge to extension of Roger Blvd., thereby providing public street access to the development. This street extension, together with the access easement from the HOA resolves access and circulation issues, previously addressed by Waivers and a Variance. Revisions have been made to numerous of pages, so the entire narrative has been reprinted.

The revised public street access resolves the legal lot issue for the Remedial Partition by providing public street access. The same applies to the subdivision. These revisions also resolve the, the dead-end street issue for emergency vehicle and garbage truck access.

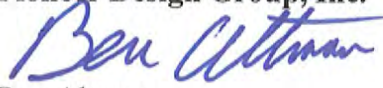
We have also updated the Storm Drainage Report and preliminary storm system design. The updated report and design account for the extension of Roger Blvd.; and also addresses the City's newly adopted Storm Drainage Design standards, which focus priority on infiltration and on-site water quality treatment. The new storm design includes additional LIDA facilities, but did not affect any of the Lots.

The adjustment to Lot 1, reduces the lot area to 4,045 square feet, but also reduces the west side yard to 5 feet. This side yard reduction is accommodated by the new storm LIDA facility (Tract 'E'), which provides physical separation from the street, thereby eliminating the 10 foot street-side yard setback.

We are providing 11 full Revised Sets of all documents, plus the 10 CDs.

Sincerely,

Pioneer Design Group, Inc.



Ben Altman

Senior Planner/Project Manager

baltman@pd-grp.com



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

December 1, 2015

Ben Altman
Pioneer Design Group, Inc.
9020 SW Washington Sq. Rd. #170
Portland, Oregon 97223

Application No: DB15-0075 et seq (Dutch Ventures LLC/Brownstone Development)

Submitted Requests:

AR15-0088	Modification of Condition of Approval (87AR25)
DB15-0075	Remedial Partition - Tentative Partition Plat
DB15-0076	Modify Stage I Preliminary Plan
DB15-0077	Stage II Final Plan
DB15-0078	Tentative Subdivision Plat
DB15-0079	Site Design Review
DB15-0080	Type 'C' Tree Removal Plan
DB15-0081	Variance for Private Street Access
DB15-0082	Waivers

Legal: Tax Lot 2700 in Section 13B, and Tax Lot 8200 in Section 13BC (Ash Meadows); T3S R1W; Clackamas County, Oregon

Status: Second Notice that your APPLICATION IS NOT COMPLETE

Dear Ben:

You are listed as the applicant's representative on the City of Wilsonville Site Development Application submitted on October 6, 2015, for property owned by Dutch Ventures LLC (Tax Lot 2700) and Ash Meadows Homeowners' Association (Tax Lot 8200), for the development components described in the table, above. On November 2nd and November 23rd, you submitted additional material intended to make your application complete. However, your application remains incomplete under ORS 227.178(2) and Subsection 4.035(.05) Wilsonville Code (WC). The State's 120-day time limit for the City to render a final decision on this application would begin 31 days from the date of receipt of your application, or at the time your application is found to be complete, as will be described in this material.



Your application is incomplete, due to the following missing item:

1. At the November 30th Community Development Department managers meeting, Steve and I presented the revised 12-lot subdivision plat. The discussion topic was access. I also shared your November 30th e-mail about making one last run at Mentor to secure ROW. Direction I received is SW Roger Boulevard must be extended north along the entire east side of the project. For access to the proposed 12 lots from SW Maxine Lane you must provide an easement agreement from Ash Meadows HOA. If an agreement cannot be obtained then proposed Ryber Road would dead-end at SW Maxine Lane and meet TVFR standards. The requested waiver for a dead end street exceeding 200 feet is still required. Since anticipated engineering conditions would require extending SW Roger Boulevard you would need to contact Steve Adams about its design impact on your subdivision. He also mentioned the need to loop the water system through the project. I can help schedule a meeting.

Item 1 must be addressed in order to complete your application. Once achieved, you must correct the ten sets that you provided with the revised compliance materials, including all revised narratives, proposed findings, and revised or added project drawings, in both reduced and full-sized form. Please also provide *ten* revised compact digital disks (CDs) of the submitted, revised narratives, proposed findings, and all revised or added project drawings.

Your application cannot be scheduled for a hearing until such time as the application is determined to be complete.

If you have any questions about your application, please phone me, or send e-mail to Blaise Edmonds at edmonds@ci.wilsonville.or.us. Thank you.

Sincerely,



Blaise Edmonds
Manager of Current Planning



CIVIL LAND USE PLANNING SURVEY
P 503.643.8286 F 544.715.4743 www.pd-grp.com
9020 SW Washington Square Rd Suite 170
Portland, Oregon 97229

November 20, 2015

Mike Wheeler, Associate Planner – Blaise Edmonds, Current Planning Manager
City of Wilsonville
29799 SW Town Center Loop E.
Wilsonville, OR 97070

RE: Completeness Responses – DB15-0075 (Dutch Ventures LLC/Brownstone Development).

Dear Mike & Blaise:

With numerous edits, for your review convenience I have included a **hi-lited version of the Revised Narrative** that reflects where edits have been made. I have also included a separate set of reduced and full-sized Plan Sets for your file.

The following are responses to your Letter of Incomplete Application, dated November 10, 2015, for the above referenced application:

2. COMPREHENSIVE PLAN DESIGNATION IS INCORRECT. The property is currently designated Residential 6 — 7 dwelling units per acre on the City's Comprehensive Plan Map. On pages 11, 24 and 37 of 74 of the submitted narrative, the current plan designation is incorrectly identified as Residential 10 12 dwelling units per acre. The correct density range is therefore intended to be implemented by the PDR-4 zone. Your density calculation labeled as using the PDR-5 zone found on pages 12 and 24 of 74 is incorrect for this and other reasons. In order for the Residential 10 12 dwelling units per acre density range to be applicable, you would need to submit an application for a Comprehensive Plan Map Amendment from Residential 6 7 dwelling units per acre to Residential 10 12 dwelling units per acre. The current application fee is \$2,592. You must either revise the narrative or apply for the appropriate Comprehensive Plan Map Amendment.

3. ZONING DISTRICT IS INCORRECT. The property is currently zoned Planned Development Residential — 4 (PDR-4). On page 11 and 24 of 74 of the submitted narrative (and other pages not listed here), the current zone is incorrectly identified as PDR-5. Despite the label used, it appears that you may have applied the density requirements of the PDR-4 zone. You must revise the submitted narrative to reflect the correct zone.

RESPONSE:

The applicant miss-read the maps posted on the City's web page identifying the incorrect applicable density and zoning, which should be 6-7/du/ac and PDR-4. We initially interpreted the maps as 10-12/du/ac and PDR-5 resulting in our original design layout for 15 lots.

Consequently, we have revised the Compliance Narrative to reflect the correct Comp. Plan (6-7/du/ac) and Zone Map designations (PDR-4). Appropriate Narrative revisions have also been made to be consistent with the corrected zoning requirements.

With these revisions the number of lots has been reduced to 12 on the Preliminary Plat.

4. INADEQUATE OPEN SPACE AMOUNT PROPOSED. The Planning and Land Use Development Ordinance requires “. . . at least twenty-five percent (25%) of the area shall be in open space excluding streets and private drives.” See Section 4.008(.02)(D), Section 4.1 13(.01)(A)(5), and Section 4.1 13(.02)(A). You have provided two tracts totaling 10,941 sq. ft., which is only 15.2 percent of the net site area. You must revise the design of the project, and pages 22, 26, 28, and 56 of 74 of the submitted narrative, in order to comply with the minimum open space requirement.

5. INADEQUATE USABLE OPEN SPACE PROPOSED. As required by Section 4.113(.01)(A)(5), and as part of the the minimum 25% open space required, you must also assure that a minimum of a quarter acre (i.e., 10,890 sq. ft.) of that open space is ‘usable’ by the residents of the project. Such usability is indicated in the provisions of Section 4. 11 3(.02)(A), including “. . . public park area, tot lots, swimming and wading pools, grass area for picnics and recreational play, walking paths, and other like space.” The proposed storm water detention and water quality treatment facility may not be considered to be usable in this regard. You must revise the design of the project, and the submitted narrative, in order to comply with the usable open space requirement.

RESPONSE:

We miss-read these sections, as only requiring the minimum ¼ acre. We have revised the Preliminary Plat, eliminating 3 lots, and increasing Tract ‘A’ to provide the minimum 10,890 square feet of “useable recreational space. Tract ‘A’ now provides 11,070 square feet of useable recreational space, separate from the Tract ‘D’ storm facility.

With the revisions made for the open space and minimum lot size, the revised Preliminary Plat meets the minimum useable recreational space requirement. However, we were not able to meet the general 25% minimum open space, without further reducing the number of lots. The combined open space only equals 17.66% of the net site area, so a waiver from the 25% standard is requested, see pages 27, 29, 34 & 37 of Revised Narrative.

6. WAIVERS MISSING FOR REDUCTION OF OPEN SPACE BELOW 25% AND USABLE OPEN SPACE BELOW A QUARTER ACRE. As an alternative regarding Items 4 and 5, above, you may request waivers from the applicable open space requirement, but you must provide satisfactory findings supporting the applicable review criteria for such waivers. See Section 4.1 18(.03)(B)(1).

RESPONSE:

With the revisions made for the open space and minimum lot size, the revised Preliminary Plat meets the minimum useable recreational space requirement. However, we were not able to meet the general 25% minimum open space, without further reducing the number of lots. Therefore the applicant is requesting a Waiver from this standard, see pages 27, 29, 34 & 37 of Revised Narrative.

7. WAIVER CRITERIA FOR SIDE AND REAR YARD SETBACK REDUCTIONS NOT ADDRESSED. You have requested waivers to the rear and side yard setbacks. However, on pages 33 and 34 of 74, it appears that the applicable provisions of Section 4.11 8(.03)(A)(3) have not been cited or addressed. You must revise the narrative to address the provisions of Section 4.11 8(.03)(A)(3).

RESPONSE:

With the corrected PDR-4 zoning, the Preliminary Plat has been revised with only 12 lots. With the larger lots, the need for reduced side yards was eliminated, but the reduced 15 foot rear yards has been maintained. The Compliance Narrative has been revised to cite Section 4.118(.03)A.3., beginning at page 33, with all four Waivers addressed.

The findings provided to justify these waivers are addressed on pages 34-37, under the heading **Compliance with Purposes and Objectives**. The revised narrative above provides a better linkage to these findings, which remain as originally drafted.

8. WAIVER MISSING FOR EXCEEDING MAXIMUM LENGTH OF DEADEND STREET. The provisions of Section 4.1 77(.02)(D) limit the length of dead end streets to no more than 200 feet. On page 47 of 74, the narrative discusses the proposed street, but does not request a waiver from the limitation. You must apply for a waiver to Section 4.177(.02)(D). The current application fee is \$173 per waiver.

RESPONSE:

Here we assumed this issue was covered by the Variance request, but apparently not, and a Waiver is also necessary for dead-end street length.

Therefore the Compliance Narrative has been revised to include this issue as an additional Waiver, addressed under Section 4.118, beginning at page 35.

9. LETTER FROM REPUBLIC SERVICES RE ABILITY TO SERVE THE PUBLIC STREET WITHOUT A TURNAROUND. Because of the project's lack of compliance regarding public access and exceeds the maximum street length, solid waste management will be affected. You must provide a letter from the franchisee, indicating that they will be able to serve each of the individual lots proposed in your design.

RESPONSE:

We have coordinated with Republic Services, who has provided the attached letter, addressing accessibility for their trucks, see attached email from Frank Lonergan. As noted, on trash collection day, residents will be required to place their roll carts and bins out on the street near the entry, adjacent to Tract 'A.' Republic's driver will back the truck into Ryber Road from Maxine Lane, load and then exit forward. At such time that Roger Blvd. is extended, the carts will be placed in front of the units for pick-up.

Similarly, while not specifically listed, we have also coordinated with TVF& R, see attached email from Jason Arn, at TVF&R Index Tab. With the interim single access point and no turn-around, the District will require each unit to be equipped with fire suppression sprinklers.

10. SIDEWALK in PROPOSED PUBLIC EASEMENT ON NORTH SIDE OF MAXINE LANE IS NOT OPEN SPACE. PAGE 48. A proposed sidewalk along the north side of Maxine Lane appears to be within Tract B, and may not be considered to be open space. The narrative indicates that the sidewalk will be within a public sidewalk easement.

RESPONSE:

We originally included the street-side sidewalk within Tract B. However, the sidewalk will be provided with a public access easement, but the land will be owned and maintained by the Ash Park HOA. Therefore we have placed the sidewalk within a separate Tract 'C', see pages 60, 64, 65 & 66. While public use will be allowed, this Tract will still be owned and maintained by the HOA.

11. PATHWAYS ON MENTOR GRAPHICS PROPERTY ARE NOT PUBLIC. PAGE 49. The existing pathway system described in the narrative is located on private property, and may not be accessible to the public. If access to this pathway is necessary in order to comply with an applicable provision of the Code, please provide evidence of a public pathway easement for the hearing record.

RESPONSE:

We are not aware of any requirement for access to the Mentor pathway to meet code requirements. We simply show the pathway as existing, and its relationship to the proposed development.

Historically Mentor Graphics has allowed general public use of their pathway, which was originally constructed as part of Ash Meadows. But, at the same time, they have not formally provided any public easement, and the applicant is not requesting any special authorized access.

12. LOTS 1 4 ARE THROUGH LOTS, WITHOUT INTERRUPTION BY TRACT B. Page 61 of 74 of the narrative incorrectly indicates that Lots 1 6 are not through lots. Since a Preliminary Subdivision Plat has not yet been submitted (i.e., all drawings are more appropriately considered to be 'site plans'), the relationship of the sidewalk to Tracts A and B is unclear. You must revise the submitted drawings and/or narrative, in order to clarify this aspect of the proposal, and its compliance with Section 4.23 7(.07).

RESPONSE:

We have added Tract 'C', which provides for a physical separation of the Lots and the street (Maxine Lane). This Tract will include a public sidewalk easement, but will be owned and maintained by the Ash Park HOA. See revised narrative at pages 60, 64, 65 & 66.

13. FULL-SIZE AND REDUCED-SIZE DRAWINGS DO NOT MATCH. In particular, lot and tract configurations are not consistent. On Sheet 1 of 7 (both sizes), see particularly, Lots 2 6, and 9 15. The Preliminary Utilities Plan (Sheet 6 of 7) is different in the two drawing formats, particularly regarding the detention pond source and outfall. The drawings are inconsistent, throughout both size formats of the submitted drawings. Please revise the drawings, and corresponding data in the narrative, to provide a consistent proposal.

RESPONSE:

With the Revised Plans, we have corrected any inconsistencies between to two size formats.

14. STORM DRAINAGE REPORT DOES NOT APPEAR TO ADDRESS RUNOFF FROM DWELLING ROOFTOPS, PAVEMENT, ETC.. The submitted report does not appear to address the City's current Storm Water Master Plan, and related public works standards. In particular, the location, size and design of rainwater planters mentioned in the narrative are not illustrated on the submitted drawings. Please consult Kerry Rappold, Natural Resources Program Manager, for details in this regard, and applicable requirements.

RESPONSE:

The storm drainage design was addressed in the narrative, but not clearly shown on the Utilities Plan. With the reduced number of lots, the Storm Drainage Report has been updated. To clarify, the Narrative has been revised at pages 20 and 75, and the Utilities Plan has been revised to show LIDA planter boxes for each lot, with typical LIDA design detail. The revised narrative reads as follows:

To accommodate storm water the on-site system is designed with catch basins, on-site LIDA planter boxes (110 sf) for each lot (roof drains), and a storm water

quality/detention facility (Tract 'D') covering drainage from the driveways, street and sidewalks. This system will connect with the system in Maxine Lane, which drains to the wetland/water course, which passes under Parkway Avenue from the Mentor Graphics property.

15. PROPOSED LOTS 2 THRU 5 AND 8 THRU 14 (Also LOT 15, if small-format drawings are applicable) DO NOT MEET THE MINIMUM 4,000 SF LOT SIZE. WAIVER IS NEEDED. Section 4.237(.05)(A) requires that the lots comply with the minimum requirements of the zone in which they are located. The lots identified do not meet the minimum required lot size of the PDR-4 zone in which the project is located. In the alternative, as enabled by Section 4.118(.03)(A), you must submit a request for a waiver to the lot size requirement, and revise the submitted narrative, in order to address applicable review criteria for a such a waiver. The current application fee is \$173 per waiver.

RESPONSE:

With the corrected applicable zoning of PDR-4, the Preliminary Plat has been revised, reducing the number of lots to 12, and increasing the lot sizes to meet the minimum 4,000 square feet. With these revisions no waiver is necessary.

16. LOT 8 (Also LOT 15, per small-format drawings) DOES NOT MEET THE MINIMUM 35' STREET FRONTAGE. WAIVER IS NEEDED. Section 4.237(.05)(A) requires that the lots comply with the minimum requirements of the zone in which they are located. The lots identified do not meet the minimum street frontage of the PDR-4 zone in which the project is located. In the alternative, as enabled by Section 4.118(.03)(A), you must submit a request for a waiver to the lot size requirement, and revise the submitted narrative, in order to address applicable review criteria for a such a waiver. The current application fee is \$173 per waiver.

RESPONSE:

The revised plat eliminates Lot 15, thereby correcting this deficiency. Therefore no waiver is necessary.

Items 2 through 16 must be addressed in order to complete your application. Once achieved, you must provide ten complete sets of the revised compliance materials, including all revised narratives, proposed findings, and revised or added project drawings, in both reduced and full-sized form. Please also provide ten compact digital disks (CDs) of the submitted, revised narratives, proposed findings, and all revised or added project drawings.

RESPONSE:

The Compliance Narrative and Plan Set have been revised as addressed herein to address the various responses to the list of items in the November 11th letter.

NOTE: Lennar is the current assumed builder, and their house plans have been included with this application. However, with the reduced number of lots, it is possible that another builder will be selected. Therefore in such a case, the applicant requests that the DRB authorize the City Planning Director to review and approve alternative house designs, which are substantially similar in character and detail to the Lennar Plans. We understand that if the staff believes the alternative plans are not determined to be similar enough, that the approval may be referred back to the DRB.

With these responses and revisions, the application should be complete.

With these revisions the net number of Waivers requested is now 5. The original application covered two Waivers. Therefore a Check for the two additional fees of \$519 is attached.

We are providing 10 full sets, plus the 10 CDs.

Sincerely,

Pioneer Design Group, Inc.



Ben Altman

Senior Planner/Project Manager

baltman@pd-grp.com



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

November 10, 2015

Ben Altman
Pioneer Design Group, Inc.
9020 SW Washington Sq. Rd. #170
Portland, Oregon 97223

Application No: DB15-0075 et seq (Dutch Ventures LLC/Brownstone Development)

Submitted Requests:

AR15-0088 Modification of Condition of Approval (87 AR 25)
DB15-0075 Remedial Partition - Tentative Partition Plat
DB15-0076 Modify Stage I Preliminary Plan
DB15-0077 Stage II Final Plan
DB15-0078 Tentative Subdivision Plat
DB15-0079 Site Design Review
DB15-0080 Type 'C' Tree Removal Plan
DB15-0081 Variance for Private Street Access
DB15-0082 Two (2) Waivers to Required Setbacks

Legal: Tax Lot 2700 in Section 13B, and Tax Lot 8200 in Section 13BC (Ash Meadows); T3S R1W; Clackamas County, Oregon

Status: **Notice that your APPLICATION IS NOT COMPLETE**

Dear Ben:

You are listed as the applicant's representative on the City of Wilsonville Site Development Application submitted on October 6, 2015, for property owned by Dutch Ventures LLC (Tax Lot 2700) and Ash Meadows Homeowners' Association (Tax Lot 8200), for the development components described in the table, above. On November 2, 2015, you submitted additional material intended to make your application complete. However, your application has been found to be incomplete under ORS 227.178(2) and Subsection 4.035(.05) Wilsonville Code (WC). The State's 120-day time limit for the City to render a final decision on this application would begin 31 days from the date of receipt of your application, or at the time your application is found to be complete, as will be described in this material.



Your application is incomplete, due to the following missing items:

1. A complete submittal is required, per Section 4.035(.05) WC.
2. **COMPREHENSIVE PLAN DESIGNATION IS INCORRECT.** The property is *currently designated Residential 6 – 7 dwelling units per acre* on the City's Comprehensive Plan Map. On pages 11, 24 and 37 of 74 of the submitted narrative, the current plan designation is incorrectly identified as Residential 10 – 12 dwelling units per acre. The correct density range is therefore intended to be implemented by the PDR-4 zone. Your density calculation labeled as using the PDR-5 zone found on pages 12 and 24 of 74 is incorrect for this and other reasons. In order for the Residential 10 – 12 dwelling units per acre density range to be applicable, you would need to submit an application for a Comprehensive Plan Map Amendment from Residential 6 – 7 dwelling units per acre to Residential 10 – 12 dwelling units per acre. The current application fee is \$2,592. You must either revise the narrative or apply for the appropriate Comprehensive Plan Map Amendment.
3. **ZONING DISTRICT IS INCORRECT.** The property is *currently zoned Planned Development Residential – 4 (PDR-4)*. On page 11 and 24 of 74 of the submitted narrative (and other pages not listed here), the current zone is incorrectly identified as PDR-5. Despite the label used, it appears that you may have applied the density requirements of the PDR-4 zone. You must revise the submitted narrative to reflect the correct zone.
4. **INADEQUATE OPEN SPACE AMOUNT PROPOSED.** The Planning and Land Use Development Ordinance requires "...at least twenty-five percent (25%) of the area shall be in open space *excluding streets and private drives.*" See Section 4.008(.02)(D), Section 4.113(.01)(A)(5), and Section 4.113(.02)(A). You have provided two tracts totaling 10,941 sq. ft., which is only 15.2 percent of the net site area. You must revise the design of the project, and pages 22, 26, 28, and 56 of 74 of the submitted narrative, in order to comply with the minimum open space requirement.
5. **INADEQUATE USABLE OPEN SPACE PROPOSED.** As required by Section 4.113(.01)(A)(5), and as part of the the minimum 25% open space required, you must also assure that a minimum of a quarter acre (i.e., 10,890 sq. ft.) of that open space is 'usable' by the residents of the project. Such usability is indicated in the provisions of Section 4. 113(.02)(A), including "...public park area, tot lots, swimming and wading pools, grass area for picnics and recreational play, walking paths, and other like space." The proposed storm water detention and water quality treatment facility may not be considered to be usable in this regard. You must revise the design of the

project, and the submitted narrative, in order to comply with the usable open space requirement.

6. WAIVERS MISSING FOR REDUCTION OF OPEN SPACE BELOW 25% AND USABLE OPEN SPACE BELOW A QUARTER ACRE. As an alternative regarding Items 4 and 5, above, you may request waivers from the applicable open space requirement, but you must provide satisfactory findings supporting the applicable review criteria for such waivers. See Section 4.118(.03)(B)(1).
7. WAIVER CRITERIA FOR SIDE AND REAR YARD SETBACK REDUCTIONS NOT ADDRESSED. You have requested waivers to the rear and side yard setbacks. However, on pages 33 and 34 of 74, it appears that the applicable provisions of Section 4.118(.03)(A)(3) have not been cited or addressed. You must revise the narrative to address the provisions of Section 4.118(.03)(A)(3).
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9. LETTER FROM REPUBLIC SERVICES RE ABILITY TO SERVE THE PUBLIC STREET WITHOUT A TURNAROUND. Because of the project's lack of compliance regarding public access and exceeds the maximum street length, solid waste management will be affected. You must provide a letter from the franchisee, indicating that they will be able to serve each of the individual lots proposed in your design.
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lots. Since a Preliminary Subdivision Plat has not yet been submitted (i.e., all drawings are more appropriately considered to be 'site plans'), the relationship of the sidewalk to Tracts A and B is unclear. You must revise the submitted drawings and/or narrative, in order to clarify this aspect of the proposal, and its compliance with Section 4.237(.07).

13. FULL-SIZE AND REDUCED-SIZE DRAWINGS DO NOT MATCH. In particular, lot and tract configurations are not consistent. On Sheet 1 of 7 (both sizes), see particularly, Lots 2 – 6, and 9 – 15. The Preliminary Utilities Plan (Sheet 6 of 7) is different in the two drawing formats, particularly regarding the detention pond source and outfall. The drawings are inconsistent, throughout both size formats of the submitted drawings. Please revise the drawings, and corresponding data in the narrative, to provide a consistent proposal.
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15. PROPOSED LOTS 2 THRU 5 AND 8 THRU 14 (Also LOT 15, if small-format drawings are applicable) DO NOT MEET THE MINIMUM 4,000 SF LOT SIZE. WAIVER IS NEEDED. Section 4.237(.05)(A) requires that the lots comply with the minimum requirements of the zone in which they are located. The lots identified do not meet the minimum required lot size of the PDR-4 zone in which the project is located. In the alternative, as enabled by Section 4.118(.03)(A), you must submit a request for a waiver to the lot size requirement, and revise the submitted narrative, in order to address applicable review criteria for a such a waiver. The current application fee is \$173 per waiver.
16. LOT 8 (Also LOT 15, per small-format drawings) DOES NOT MEET THE MINIMUM 35' STREET FRONTAGE. WAIVER IS NEEDED. Section 4.237(.05)(A) requires that the lots comply with the minimum requirements of the zone in which they are located. The lots identified do not meet the minimum street frontage of the PDR-4 zone in which the project is located. In the alternative, as enabled by Section 4.118(.03)(A), you must submit a request for a waiver to the lot size requirement, and revise the submitted narrative, in order to address applicable review criteria for a such a waiver. The current application fee is \$173 per waiver.

Ben Altman
Pioneer Design Group, Inc.
November 10, 2015
Page 5 of 5

Items 2 through 16 must be addressed in order to complete your application. Once achieved, you must provide ten complete sets of the revised compliance materials, including all revised narratives, proposed findings, and revised or added project drawings, in both reduced and full-sized form. Please also provide *ten* compact digital disks (CDs) of the submitted, revised narratives, proposed findings, and all revised or added project drawings.

You must complete the attached acknowledgement form, and return it to the Planning Division staff within 10 days. If you indicate that you choose to provide the additional information or material necessary to complete your application, you will have until March 30, 2016 (i.e., 180 days from the date your application was *first submitted*), to do so. Upon receipt of additional material, staff will again have 30 days in which to determine whether the application is incomplete. Your application cannot be scheduled for a hearing until such time as the application is determined to be complete.

If you have any questions about your application, please phone me, or send e-mail to Blaise Edmonds at edmonds@ci.wilsonville.or.us. Thank you.

Sincerely,



Michael R. Wheeler
Associate Planner

Enclosure (1)

cc: Randy Myers, Brownstone Development
Scott Sideras, Dutch Ventures LLC

November 10, 2015

Dear Mr. Altman,

As indicated in the attached correspondence, your application has been deemed to be incomplete.

You must acknowledge, in writing, your intent to provide the material required to complete the application, as identified in the attached correspondence, dated November 10, 2015. To do this, please sign below and return this acknowledgment by November 20, 2015, to:

Planning Division
Community Development Department
City of Wilsonville
29799 SW Town Center Loop Drive E
Wilsonville, OR 97070

If you indicate your intent to complete the application, you will have 180 days from the date of the initial submittal to provide the required material. If you fail to submit the required material within 180 days, your application will be deemed void. The casefile regarding the application will then be closed.

If you do not return this acknowledgment, such action will be considered to be a refusal under the meaning accorded in ORS 227.178(2). Your application will then be processed based upon the information you have previously submitted. Note that failure to submit sufficient evidence or material to demonstrate compliance with the applicable criteria is grounds for denial of the application.

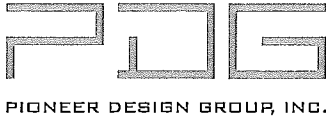
ACKNOWLEDGEMENT

I intend / refuse) to provide the additional material identified in correspondence from the Department of Planning and Development, dated November 10, 2015.

Ben Altman for applicant
Signed and Acknowledged (Applicant)

11-11-15
Date

Application



CIVIL LAND USE PLANNING SURVEY
P 503.643.8286 F 844.715.4743 www.pd-grp.com
9020 SW Washington Square Rd Suite 170
Portland, Oregon 97223

November 2, 2015

Mike Wheeler, Associate Planner
City of Wilsonville
29799 SW Town Center Loop E.
Wilsonville, OR 97070

RE: Brownstone Supplemental Application, Tax Lot 2700 Remedial Partition, and
Modification of Type II Condition of Approval (87AR25)

Dear Mike:

Attached are three copies of our Supplemental Application, Tax Lot 2700 Remedial Partition, and Modification of Type II Condition of Approval (87AR25) for “completeness” Review. The narrative has been edited to address the Remedial Partition, under ORS 92.176, and the request to modify the prior administrative Condition linking TL 2700 with Ash Meadows. It also addresses the Modification of the Stage I master plan, so segregate TL 2700 from Ash Meadows.

Also attached is the check for the supplemental application fees, totaling \$1,814. The fees include \$1,382 for Remedial Lot Line Adjustment (ORS 92.176) and \$432 for Modification of Type II Condition of Approval (87AR25).

The Remedial Partition is addressed beginning on page 7 of 75.

The Modified Stage I master plan and Repeal of Condition of Approval, per(87AR25) are addressed beginning at page 41 of 75.

The Plan Set has been supplemented with a Remedial Partition Sheet and the Stage I Master Plans. With this supplemental information, the application should be complete. Once Completeness is confirmed, I will provide the additional review copies.

Sincerely,
Pioneer Design Group, Inc.

A handwritten signature in cursive script that reads 'Ben Altman'.

Ben Altman
Senior Planner
baltman@pd-grp.com

CITY OF WILSONVILLE

29799 SW Town Center Loop East
Wilsonville, OR 97070
Phone: 503.682.4960
Fax: 503.682.7025

Web: www.ci.wilsonville.or.us

Pre-Application meeting date:

Planning Division Development Permit Application

Final action on development application or zone change is required within 120 days in accordance with provisions of ORS 227.175

A pre application conference is normally required prior to submittal of an application. Please visit the City's website for submittal requirements

Incomplete applications will not be scheduled for public hearing until all of the required materials are submitted.

TO BE COMPLETED BY APPLICANT:

Please PRINT legibly

Applicant:

Brownstone Development, Randy Myers

Address: #47 South State Street, Lake Oswego

Phone: 503-358-4460

Fax:

E-mail: Randy@Brownstonehomes.net

Authorized Representative:

Pioneer Design Group, Inc., Ben Altman

Address: 9020 SW Washington Sq. Rd., #170

Phone: 503-643-8286 Dir. 971-708-6258

Fax:

E-mail: baltman@pd-grp.com

Property Owner:

Dutch Ventures LLC, Scott Sideras, Member

Address: 10240 SW Egret Place, Beaverton, 97007

Phone: Note: Also see attached, Ash Meadows, HOA

Fax:

E-mail: rohillco@comcast.net

Property Owner's Signature:

Scott A. Sideras

Printed Name: Scott A. Sideras Date: 6/11/15

Dutch Ventures

Applicant's Signature (if different from Property Owner):

See Also Attached

Printed Name: ASH MEADOWS Date: HOA acknowledgement

Site Location and Description:

Project Address if Available: 8195 SW MAXINE LANE Suite/Unit

Project Location: Northeast corner of Ash Meadows (tennis courts)

Tax Map #(s): T3S R1W 13B Tax Lot #(s): 2700 County: Washington Clackamas

Request: 15 LOT SUBDIVISION

Project Type: Class I Class II Class III

Residential Commercial Industrial Other (describe below)

Application Type:

- Annexation
- Final Plat
- Plan Amendment
- Request for Special Meeting
- SROZ/SRIR Review
- Type C Tree Removal Plan
- Villebois SAP
- Zone Map Amendment
- Appeal
- Major Partition *Renewal*
- Planned Development
- Request for Time Extension
- Staff Interpretation
- Tree Removal Permit (B or C)
- Villebois PDP
- Other
- Comp Plan Map Amend
- Minor Partition
- Preliminary Plat
- Signs
- Stage I Master Plan
- Temporary Use
- Villebois PDP
- Conditional Use
- Parks Plan Review
- Request to Modify Conditions
- Site Design Review *(7/10/15)*
- Stage II Final Plan
- Variance
- Waiver

The signature below acknowledges that the Ash Meadows HOA Board of Directors is aware of the Pre-application Conference(attached) request submitted by Brownstone Development for proposed re-development activities in the northeast portion of Ash Meadows. It is our understanding that Brownstone intends to complete construction of Lot 38-51, and further intends to subdivide the area of the existing tennis courts into a 16 lot single family development. The Ash Meadows HOA Board of Directors has no objection to the pre-application conference. Furthermore, this acknowledgement speaks only for the Ash Meadows HOA Board of Directors and not for the entire membership of the Ash Meadows HOA.

We also understand that Brownstone intends to follow-up after the Pre-application conference with a formal land use application. We understand that process is required and also have no objection to the application being submitted.

We will, however, reserve comments in support or objection to and specific details which may be part of such application. We understand that the HOA Board of Directors and individual residents of Ash Meadows will have full rights and opportunity to participate in the City's land use review process.

Acknowledged by:

John Hillman, Date 3/16/15

Chair of Ash Meadows HOA

Compliance Narrative

**Land Use Application
City of Wilsonville**

**Ash Park
12 Lot Subdivision**

**Remedial Lot Partition; with Redevelopment of
Tax Lot 2700 (Segregation from Ash Meadows)**

**October 1, 2015
Revised October 30, 2015
Revised for Completeness May 6, 2016**

APPLICANT:

Randy Myers
Brownstone Development, Inc.
#47 South State Street
Lake Oswego, OR 97034
503-358-4460
Email: Randy@Brownstonehomes.net

OWNERS:

Tax Lot 2700
Dutch Ventures LLC
Scott Sideras, Member
10240 SW Egret Place
Beaverton, OR 97007
Mike Hillier, Managing Member
RoHillCo Business
Phone: 503-636-0495

Ash Meadows Tract 'A' (Maxine Lane)
Ash Meadows HOA
C/O Superior Community Management
PO Box 4585
Tualatin, OR 97062
Contact: Eric Gordon
Email: eric@superiorcommunity.com
HOA Chair: John Hillan
jrhillan@gmail.com

APPLICANT'S REPRESENTATIVE:

Pioneer Design Group, Inc.
9020 SW Washington Square Road, Suite 170
Portland, OR 97223
Ben Altman, Senior Planner/Project Manager
Phone: 503-641-8311, Dir 971-708-6258
Email: baltman@sfadg.com

FACT SHEET

Project Name: Ash Park – 12-Lot subdivision

Proposed Action: **Remedial Lot Partition, with A PDR-4, Stage I Revised Master Plan, Stage II, Final Development Plans, Preliminary Subdivision Plat (12 lots), with Setback, and Open Space Waivers and Type C Tree Removal Plan.**

Tax Map/Lots: T3S R1W 13B, Lot 2700, with access via Maxine Lane, private drive within Ash Meadows Tract 'A' Common Area.

Site Size: Approximately 2.13 acres

Location: 8195 SW Maxine Lane, northeast corner of Ash Meadows (current tennis courts)

Zoning: PDR-4

APPLICANT:

Randy Myers
Brownstone Development, Inc.
#47 South State Street
Lake Oswego, OR 97034
503-358-4460
Email: Randy@Brownstonehomes.net

APPLICANTS REPRESENTATIVE:

Pioneer Design Group
9020 SW Washington Square Road, Suite 170
Portland, OR 97223
Ben Altman, Senior Planner/Project Manager
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I. INTRODUCTION

INTRODUCTION

This application is submitted on behalf of Randy Myers, Brownstone Development. This application involves property acquired through public auction, involving a remnant parcel that once was part of the Ash Meadows Master Plan.

The original Ash Meadows Master Plan included Tax Lots 2600 & 2700, Section 13 and portion of Tax Lot 100, Section 14A, (80PC11 & Ord. 160). TL 100, 14A was originally part of the Thunderbird Park property, which was split by Parkway Avenue (Mrkt Rd. 27, a total of 70 acres).

This application includes a request for Remedial Partition, under the provisions of ORS ORS 92.176. This partition resolves the legal lot issue raised by staff in a prior but related application.

The applicant compliance narrative and preliminary plans have been revised in response to the public street access issue raised in the December 1, 2015 letter of Incomplete Application. Various revisions are addressed in the attached cover letter, and within this revised narrative.

Brief History

1981: City Rezones property for residential development consistent with Comp. Plan designation (75.6 acres), as requested by Ash & Associates, Ord. 160, includes Tax Lots 2600 & 2700, Section 13 and portion of Tax Lot 100, Section 14.

1987: Ash & Associated file for a partition (87AR25), which was approved administratively. However, because this was an administrative decision, which did not allow for medication of prior approved Conditions (Ash Meadows Master Plan and subsequent Stage II and DRB approvals for the tennis courts and recreation building), a Condition of Approval was attached requiring that the property remain part of Ash Meadows.

1988: Mentor Graphics acquires all of remaining Ash property. However their purchase excluded Tax Lot 2700, because of the Condition it remain as part of Ash Meadows. This acquisition creates Tax Lots 2601 and 2603 out of 2600, now owned by Mentor Graphics. Because of the Condition attached to 87AR25, Mentor excluded acquisition of the tennis courts and recreation building. Consequently Mentor's purchase left Tax Lot 2700 as the remnant of the original tl 2700, separate from Mentor's acquisition.

1992: Subsequent to the Mentor acquisition, under Ordinance 395, the City approved a Comp Plan Map and Zone Map amendment (91PC09) for the northern 40 acres of the Mentor acquisition (Tax Lot 2603).

As part of the Plan and Zone Map amendments, there was a recommended Planning Commission finding that it was appropriate to repeal all prior Ash Meadows approvals, except for the Phase I improvements, which at that time were partially constructed. However, the final findings incorporated into Ord. 395 did not, for an unknown reason, include the Commission's recommended finding. Consequently, except for the Mentor Property, the Ash Meadows Stage I Master Plan remains in effect.

This property (Tax Lot 2700) is designated Residential 10-12 du/acre and zoned PDR-5. It is currently developed as the Tennis Courts and Phase 1 of a Community Center originally intended to serve all of Ash Meadows. While the 87AR25 Condition required this property to remain as part of Ash Meadows. However, Tax Lot 2700 was improperly attached to the Ash Meadows Plat by a Lot Line Adjustment, without any formal Amended Declaration and acceptance by the Ash Meadows HOA. Consequently, this property has remained a separate ownership, and was never properly incorporated into the Ash Meadows Tract "A: Common Area.

Consequently, this property and the site improvements have not been maintained by the Ash Meadows HOA, or by anyone in fact, since the 1987 sale to Mentor Graphics.

1994: Subsequently, disregarding the Condition to remain part of Ash Meadows, Ash & Associates sold Tax Lot 2700 to JC Reeves. Then after a bank foreclosure the property was put out for public auction, and then acquired by Dutch Ventures LLC, the current owners. But, as documented in 87AR25, a sale of property does not constitute a legally created lot via partition or subdivision.

In summary, a lot line adjustment (LLA) was recorded, separating Tax Lot 2700 from the property sold to Mentor Graphics. However, the LLA recording did not properly include an amended Declaration, with HOA approval, to include the property and improvements within Tract "A" Common Area, as intended by the attached Condition of Approval requiring retained linkage with Ash Meadows. The Ash Meadows HOA does not recognize ownership, as it was never formally transfer from Ash & Associates to the HOA.

The applicant, with HOA and Current Owner consent, now proposes to redevelop the property with a 12 lot subdivision, to be known as Ash Park. Once approved the applicant intends to sell the development to Lennar, who will construct the improvements and build the new homes.

However, before the subdivision can be created, specific action must be taken to create a legal lot. Such action must also formally separate Tax Lot 2700 from Ash Meadows, with a modified Stage I Master Plan. This action is accomplished in the form of the requested Remedial Partition, addressed herein.

Project Description

The subject site lies in the northeast corner of Ash Meadows, west of the newly constructed extension of Canyon Creek Road, and north of the Town Center. The development site is a 2.13 acre remnant of the original Ash & Associated ownership, master planned as Ash Meadows. The major portion of the then remaining undeveloped properties (master plan area) were sold to Mentor Graphics, as noted above.

Access to the property will be via Ash Meadows Blvd., Roger Blvd. and Maxine Lane. The applicant has secured access rights to use Maxine Lane, which is owned by the Ash Meadows HOA, see attached Easement Agreement, Exhibit A. Ash Meadows Blvd. connects with Parkway Avenue, which is a north/south arterial.

The applicant has also executed an Agreement with Mentor Graphics to provide an extension of Roger Blvd. thereby accommodating public street access to the development, see attached Agreement, Exhibit B. The extension of Roger Blvd. will provide for flow-through circulation between Roger Blvd. and Maxine Lane, via Ryber Road, the new internal public street.

With the Mentor Agreement, the Revised Plans eliminate the need for two of the prior requested Waivers (private street access and dead-end street length). Also the Variance for number of lots accessing a private street is no longer necessary.

However, the waivers for reduced side and rear yard setbacks and the reduction of general open space, below the 25% standard remain necessary. But, the minimum square footage of useable recreational open space is provided.

Ultimately, but not part of this development, Roger Blvd. will be fully extended to connect with Daybreak Street at Canyon Creek Road. The property associated with this road extension is owned by Mentor Graphics. The Daybreak intersection was stubbed-in as part of the recent road improvements. The applicant attempted to acquire land for the road, but was unsuccessful.

The applicant is proposing a 12 lot subdivision, replacing the existing tennis courts and recreation building. A new internal public street (Ryber Road), is designed consistent with the City's local street design criteria. The street is designed to loop through the site between Maxine Lane and the extension of Roger Blvd. This street will provide access to the 12 lots, as well as the larger of two open space tracts. Tracts D & E are for storm drainage facilities.

The Mentor Agreement allows for the extension of Roger Blvd. to provide public street access to the development. This street will be extended consistent with the existing cross-section, which is 40 foot right-of-way and 28 foot paved curb to curb.

Sidewalks will be provided on both sides of Ryber Road, along the north side of Maxine Lane, within a public easement over Tracts 'A' & 'B', and along the west side the Roger

Blvd. The sidewalk along Roger Blvd. will provide a connection to the existing Mentor Graphics pathway, which extends off the current terminus of Roger Blvd.

Lennar, who will be the developer/builder intends to provide signage, but will do so under a separate application. The signage will seek to identify the development, separate from Ash Meadows, and also for sales purposes. It is anticipated that the signage will be similar in style, format, etc. as Lennar has employed at their other Wilsonville developments, such as Benchely Estates, North, just across the street from the proposed development.

Scope of Application

This pending application will include the following requests for land use actions:

- Remedial Lot Partition (ORS 92.176);
- Modification of Type II Condition of Approval #2, 86AR25;
- Stage I Modified Master Plan, Separating T1 2700 from Ash Meadows, and reflecting a Separate 12 lots subdivision, with separate common open space, a new internal public street, and extension of Roger Blvd.;
 - This action includes an Amended Declaration for Ash Meadows;
- Stage II, Final Development Plan for 12 Lots;
- Preliminary Plat, for 12 Lots, replacing the tennis courts;
- Three Waivers including:
 - Side yard setbacks at 5 feet (@ 2-Stories);
 - Rear yards @ 15 feet (@ 2-Stories);
 - Reduced General Open Space at less than 25%;
- Design Review for Architecture and Common Area Landscaping; and
- Type C Tree Removal Plan.

Professional Design Team

The Planned Development Regulations require the applicant to be represented by a professional design team. The Design Team for this project, led by SFA Design Group, includes the following:

Planning, Engineering, and Surveying:	Pioneer Design Group, Inc.
Landscape Architecture:	Joe Percival
Arborist:	Terry Flanagan
Architecture:	Lennar
Legal:	Ralph Hillier

NOTE: Lennar is the current assumed builder, and their house plans have been included with this application. However, with the reduced number of lots, it is possible that another builder will be selected.

Therefore is such a case, the applicant requests that the DRB authorize the City Planning Director to review and approve alternative house designs, which are substantially similar in character and detail to the Lennar Plans. We understand that if the staff believes the alternative plans are not determined to be similar enough, that the approval may be referred back to the DRB.

REPORT FORMAT

The following report addresses the applicable ORS; and City Comprehensive Plan and Development Code provisions related to each of the proposed land use actions. It is formatted with the applicable policy, criterion or standard set out in *bold* followed by a narrative response presenting findings and conclusions relative to how this proposed development complies with that policy, criterion, or standard.

II. REMEDIAL LOT PARTITION

Before the subdivision can be created, specific action must be taken to create a legal lot. Such action must also formally separate Tax Lot 2700 from Ash Meadows, with a modified Stage I Master Plan. There are provisions within ORS Chapter 92, which are applicable to this circumstance.

ORS Chapter 092

92.176 Validation of unit of land not lawfully established. (1) *A county or city may approve an application to validate a unit of land that was created by a sale that did not comply with the applicable criteria for creation of a unit of land if the unit of land:*

(a) Is not a lawfully established unit of land; and

(b) Could have complied with the applicable criteria for the creation of a lawfully established unit of land in effect when the unit of land was sold.

(2) Notwithstanding subsection (1)(b) of this section, a county or city may approve an application to validate a unit of land under this section if the county or city approved a permit, as defined in ORS 215.402 or 227.160, respectively, for the construction or placement of a dwelling or other building on the unit of land after the sale. If the permit was approved for a dwelling, the county or city must determine that the dwelling qualifies for replacement under the criteria set forth in ORS 215.755 (1)(a) to (e).

(3) A county or city may approve an application for a permit, as defined in ORS 215.402 or 227.160, respectively, or a permit under the applicable state or local building code for the continued use of a dwelling or other building on a unit of land that was not lawfully established if:

(a) *The dwelling or other building was lawfully established prior to January 1, 2007; and*

(b) *The permit does not change or intensify the use of the dwelling or other building.*

(4) *An application to validate a unit of land under this section is an application for a permit, as defined in ORS 215.402 or 227.160. An application to a county under this section is not subject to the minimum lot or parcel sizes established by ORS 215.780.*

(5) *A unit of land becomes a lawfully established parcel when the county or city validates the unit of land under this section if the owner of the unit of land causes a partition plat to be recorded within 90 days after the date the county or city validates the unit of land.*

(6) *A county or city may not approve an application to validate a unit of land under this section if the unit of land was unlawfully created on or after January 1, 2007.*

(7) *Development or improvement of a parcel created under subsection (5) of this section must comply with the applicable laws in effect when a complete application for the development or improvement is submitted as described in ORS 215.427 (3)(a) or 227.178 (3)(a). [2007 c.866 §2]*

Note: 92.176 was added to and made a part of 92.010 to 92.192 by legislative action but was not added to any smaller series therein. See Preface to Oregon Revised Statutes for further explanation.

Response

The City is authorized under these provisions to approve an application to validate this unit of land (TL 2700), which was created by a sale that did not comply with the applicable criteria for creation of a unit of land if the unit of land.

Under AR15-0047, the City has determined that the subject property is not a lawfully established unit of land, consistent with the land division provisions of the Development Code.

The applicant submits that this property could have complied with the applicable criteria for the creation of a lawfully established unit of land consistent with the laws in which were in effect when the land was sold in 1994, based on the following findings:

1. The Tax Lot 2700 is of sufficient size (2.13 acres) to qualify for a separate PDR master plan, and exceeds the minimum lot size for the applicable zone both at the time of sale (1994) and currently.

Ash Meadows was originally zoned PDR (MR-1) in 1981 (Ord 160). Subsequent Code updates modified the PDR/MR-1 zoning to PDR-4.

2. The Mentor Graphics purchase occurred in 1987, followed by Comp. Plan and Zone Map amendments (ORD. 395) re-designating the northern 44 acres for industrial use, and retaining the residential designation for the southern 20 acres. This action for all practical purposes invalidated the Ash Meadows master plan by eliminating the potential for 90% of the master planned 770 units.

Ordinance 395 ordained that all Phase II and III approvals for Ash Meadows were repealed, but there is no reference to the Ash Meadows Stage I Master Plan. However, this action failed to recognize that the recreational improvements (part of Phase II) were actually constructed. It is possible that the prior Condition to retain the linkage with Ash Meadows is the reason these improvements were not specifically addressed. Consequently it is not clear (in the record) why the City Council did not specifically address the master plan, but by repealing all Stage II approvals, it is reasonable to assume that was the intent of their action. It appears to be an over-sight. If the full issue had been clearly identified in the findings, it is reasonable to assume the City Council would have taken proper action to segregate Tax Lot 2700 from the 81 unit Phase I plat, and repeal the Master Plan, except for as it applied to Phase I.

3. Section 4.113(.01) & (.02), which now requires 25% open space, and a minimum of ¼ acre open space for subdivision of 1-50 lots, was not adopted until 2005 Ord. 589, and 2010 Ord. 682).

With the Mentor sale, the need for the existing tennis courts and phase 1 recreation building for Ash Meadows was substantially reduced. Further the existing open space and recreational facilities, pools, etc. within Ash Meadows is sufficient to support the existing 81 units (Phase 1). Again, if properly presented, it is reasonable to assume the City (DRB) would have acknowledge compliance and allowed Tax Lot 2700 to be separated from Ash Meadows Phase I.

4. While the 87AR25 Condition required this property to remain as part of Ash Meadows, as documented above, it was never properly recorded, with Amended Declaration and consequently has remained a separate ownership and was never incorporated into the Ash Meadows Tract “A” Common Area.

The Ash Meadows HOA does not recognize ownership and has expressed no interest in the existing facilities. They have, in fact, has expressed concern that these deteriorating facilities be removed.

While not relevant to a decision, which might have been made back in 1994, the applicant has provided an open space analysis that demonstrates the open space with Phase I Ash Meadows complies with the current requirements of Section 4.113 (.02).

5. Section 4.177(.02) Residential Private Street Drives, currently restricts residential access to private streets to 4 lots. However, this amend Code section was not adopted until 2010, Ord. 682. Therefore it would not have restricted approval of additional lots accessing a private street (Maxine Lane) with respect to a partition application in 1994.

Ash Meadows and other developments in the 1980s and 1990s were commonly approved with private streets serving more than 4 lots. Therefore, particularly with respect to Ash Meadows, it is reasonable to assume that the City (DRB) would have allowed access from Maxine Lane for access to additional lots. In fact, the 1981 Master Plan envisioned more units accessing from this private street (then referred to as Pudding Lane). It is also reasonable to believe that additional consideration would have been given to the fact that this limited access from the private street was interim in nature, given the future planned extension of Roger Blvd.

Further, the Ash Meadows HOA has approved the access via Maxine Lane. The Agreement with Brownstone provides the access in exchange for bringing the street up to standard, with appropriate rehabilitation and final paving to the approved standard.

A unit of land becomes a lawfully established parcel when the county or city validates the unit of land under this section if the owner of the unit of land causes a partition plat to be recorded within 90 days after the date the county or city validates the unit of land. The applicant fully intends to comply with this recording requirement as soon as all approvals are obtained.

Conclusion

Based on the above findings the applicant has demonstrated the Remedial Partition could have been approved under the zoning and land division regulations in effect in 1994, when the property was sold.

III. COMPREHENSIVE PLAN COMPLIANCE

Plan Compliance

This section of the report addresses compliance with the Comprehensive Plan.

This development is proposed as a re-development of a remnant parcel that was once part of Ash Meadows. The Comprehensive Plan Map establishes the residential density at 6-7 units per acre. The current zoning is PDR-4.

The site is currently developed with tennis courts and a recreational building. The tennis courts and recreation building were originally constructed a part of phase 2 of Ash Meadows.

However, when the other undeveloped (Ash Meadows) land was acquired by Mentor Graphics, the City approved a Plan/Zone Map amendment, converting the land north of the subject property to industrial. As part of that change the City also invalidated the remainder of the Ash Meadows Stage I master plan, except for the existing Phase 1 (81 units). Consequently there is no valid master plan covering Tax Lot 2700.

In a separate application (legal lot determination), the applicant demonstrated that there is adequate open space within Tract 'A' Common Area for Ash Meadows to meet the 25% code requirement within reliance upon the tennis courts and rec building on Tax Lot 2700.

None of the site (Tax Lot 2700) is designated for or zoned SROZ, Significant Resource Overlay Zone. So there is no net area deduction for density calculation.

The applicant is proposing to demolish the existing improvements and then subdivide the property. The proposed preliminary plat creates 12 new lots for detached single family homes, which are an outright allowed use in the PDR-5 zone.

The subject property contains 2.13 acres, or 92,783 square feet. Approximately 22,761 square feet of right-of-way will be dedicated for construction of a new public street, internal to the development and (Tract 'C' @ 1,722 sf) public sidewalk adjacent to Maxine Lane. This area is deducted from the gross site area for density calculation. Therefore the net site area is 70,022 square feet.

Based on the gross/net acres, the designated density for the site is calculated based on the standards of the implementing zones. The 6-7 density is intended to be implemented by the PDR-4 zone, which is consistent with the rest of Ash Meadows. The allowed density is calculated as follows:

**Table 1
Density**

Land Area Net	PDR-4 Minimum	PDR-4 Maximum
70,022 sf	1/6,000 = 11.67	1/4,000 = 17.50

The allowable density ranges from 12 to 18 units. The proposed Modified Master Plan provides for 12 single family lots. The 12 units are consistent with the designated density range, being at the minimum of 12 and below the maximum density of 18 units.

The number of lots has been reduced in order to meet the minimum lot size of 4,000 square feet. The smallest lots are 4,045 square feet, the largest lot is 5,606 square feet, with the average lot size is now 4,473 square feet.

The applicant will establish an HOA, separate from the rest of Ash Meadows. This HOA will assign maintenance responsibilities for these 12 lots and associated surrounding Common Area Tracts to the owners of these 12 lots.

Therefore the proposed development is consistent with the Comprehensive Plan Map.

A. City of Wilsonville Comprehensive Plan

1. Citizen Involvement

Policy 1.1.1 The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.

Policy 1.2.1 The City of Wilsonville shall provide user-friendly information to assist the public in participating in City planning programs and processes.

Policy 1.3 The City of Wilsonville shall coordinate with other agencies and organizations involved with Wilsonville’s planning programs and policies.

Response

The City has developed a citizen involvement program, which provides a variety of opportunities in different formats to encourage and accommodate citizen input. More specific to this application, the City has established a public hearing process for public review of land use decisions. This process provides for mailed notices to surrounding landowners, plus published notices of scheduled public hearings.

This application involves PDR development plans, so there will be at least one public hearing before the Development Review Board. The city will provide public notices for both hearings. The applicant has provided mailing labels for properties within the 250 foot notice area, per Section 4.012(.02) of the Code.

Once the city planning department determines that the application is complete, and notice of the hearing(s) have been made, the application information is made available to any interested person or party prior to the hearing.

Therefore the policies and procedures for citizen involvement will be met by public review of the proposed development.

B. Urban Growth Management

Policy 2.1.1. The City of Wilsonville shall support the development of all land within the City, other than designated open space lands, consistent with the land use designations of the Comprehensive Plan.

Implementation Measure 2.1.1.e. Allow new development to proceed concurrently with the availability of adequate public services and facilities as specified in Public Facilities and Services Section (Section C) of the Comprehensive Plan.

Implementation Measure 2.1.1.f. To insure timely, orderly and efficient use of public facilities and services, while maintaining livability within the community, the City shall establish and maintain growth management policies consistent with the City's regional growth allocation and coordinated with a Capital Improvements Plan.

- 1. The Planning Commission shall periodically review growth-related data, e.g., the availability of public facilities, scheduled capital improvements, need for housing, commercial development and/or industrial development, etc.; and shall, as determined necessary following a public hearing, make recommendations to the City Council regarding Growth Management Plans.**
- 2. To maximize design quality and conformity to the Comprehensive Plan, the City shall encourage master planning of large land areas. However, as an added growth management tool, the Development Review Board may, as a condition of approval, set an annual phasing schedule coordinated with scheduled Capital Improvements, particularly streets and related transportation facilities.**

Policy 2.2.1. The City of Wilsonville shall plan for the eventual urbanization of land within the local planning area, beginning with land within the Urban Growth Boundary.

Response

Ash Meadows and the surrounding area, including the subject property, has long been a central portion of the City limits and Urban Growth Boundary (UGB). This area was part of the land originally included in the incorporation of the city in 1969.

The Ash Meadows development was originally approved and constructed in the early 1980s. But following the recession in the early '80s the undeveloped portion of Ash Meadows was eventually sold.

When Mentor acquired the property in 1988 they applied for and were granted Plan Map and Zone Map amendments to re-designate the northern approximate 43 acres from Residential to Industrial. However, at that time, Mentor had no specific development plans for the property and there was no great pressure for industrial development. Therefore the City retained the RA-H (holding) zoning as an appropriate interim control over the industrial land.

Significant development has occurred surrounding this area of town over the past three decades. Urban services are all now available. The proposed re-development will not have any significant impact on existing public services or transportation facilities. With only 12 new homes the public facilities impacts will be minimal. Further, as it turns out, the existing tennis courts have been significantly underutilized and not properly maintained, as these facilities are not owned by the Ash Meadows residents. With adequate facilities available, a currently strong housing market, and the courts being underutilized it is timely and appropriate to redevelop this property.

Compliance with the public facilities provisions identified in Measures 2.1.1.e. and 2.1.1.f. are addressed in the following section.

Therefore it is concluded that urban level development of this area is consistent with this section of the Comprehensive Plan.

3. PUBLIC FACILITIES AND SERVICES

Policy 3.1.2 The City of Wilsonville shall provide, or coordinate the provision of, facilities and services concurrent with need (created by new development, redevelopment, or upgrades of aging infrastructure).

Implementation Measure 3.1.2.a Urban development will be allowed only in areas where necessary facilities and services can be provided.

Implementation Measure 3.1.2.e When development is proposed in areas of the City where full urban services/facilities are not yet available, development approval shall be conditioned on the provision of adequate facilities and services to serve the subject property. Where the development can reasonably proceed in phases prior to the availability of full urban services/facilities, such development may be permitted. However, the use of on-site sewage disposal and private water systems shall only be approved where permitted by City ordinance.

Response

Other urban development in the surrounding neighborhoods has made public facilities available to the subject site. All urban services are available and adequate to support urban level development as proposed. Transportation facilities are also adequate to serve the development, as discussed later in this report and in the report from the City's Traffic Engineer's Report, see DKS Index Tab. The proposed development is consistent with these implementing measures.

Policy 3.1.3 The City of Wilsonville shall take steps to assure that the parties causing a need for expanded facilities and services, or those benefiting from such facilities and services, pay for them.

Implementation Measure 3.1.3.a Developers will continue to be required to pay for demands placed on public facilities/services that are directly related to their developments. The City may establish and collect systems development charges (SDC's) for any or all public facilities/services, as allowed by law. An individual exception to this standard may be justified, or SDC credits given, when a proposed development is found to result in public benefits that warrant public investment to support the development.

Response

The City has recently completed and adopted updates to the utilities master plans, including sanitary sewer, storm drainage, and water. No major system improvements are anticipated to be needed to support the proposed subdivision, but any such improvement will be designed and constructed in accordance with the adopted master plans and City Public Works Standards.

The City has established financing mechanism for each of the utility systems, which all include system development charges (SDC's). This development will provide on-site improvements for each of the facilities systems, as needed for the 12 new lots. In addition, the development will pay the appropriate SDC's as a proportionate share contribution for the overall systems. But, no major system improvements are necessary to serve this development. Therefore it is consistent with this Policy and implementing measure.

Sanitary Sewer Plan

Policy 3.1.4: The City of Wilsonville shall continue to operate and maintain the wastewater treatment plant and system in conformance with federal, state, and regional water quality standards.

Implementation Measure 3.1.4.b The City shall continue to manage growth consistent with the capacity of sanitary sewer facilities.

Implementation Measure 3.1.4.f The cost of all line extensions and individual services shall be the responsibility of the developer and/or property owners(s) seeking service. When a major line is to be extended, the City may authorize and administer formation of a Local Improvement District (LID). All line extensions shall conform to the City Sanitary Sewer Collection System Master Plan, urbanization policies, and Public Works Standards.

Response

Ash Meadows is served by the 8 inch sanitary sewer line in SW Parkway Avenue. This portion of the system generally has adequate current and future capacity. No improvements are planned for the portion of the system. The system is adequate to serve the proposed development.

Water Service Plan

Policy 3.1.5 The City shall continue to develop, operate and maintain a water system, including wells, pumps, reservoirs, transmission mains and a surface water treatment plant capable of serving all urban development within the incorporated City limits, in conformance with federal, state, and regional water quality standards. The City shall also continue to maintain the lines of the distribution system once they have been installed and accepted by the City.

Implementation Measure 3.1.5.c Extensions shall be made at the cost of the developer or landowner of the property being served.

Implementation Measure 3.1.5.d. All water lines shall be installed in accordance with the City's urban growth policies and Public Works Standards.

Response

Ash Meadows is served by the 12 inch water line in SW Parkway Avenue. This portion of the system generally has adequate current and future capacity. No improvements are planned for the portion of the system within Maxine Lane to serve the new lots. The system is adequate to serve the proposed development.

Therefore water service is adequate.

Roads and Transportation Plan

Access to the property will be via Ash Meadows Blvd. and Roger Blvd. both existing local public streets. Internal circulation will also be provided by Maxine Lane, an existing private street.

Roger Blvd. connects with Ash Meadows Blvd. and Maxine Lane. Ash Meadows Blvd. connects with Parkway Avenue, which is a north/south arterial. This development will extend Roger Blvd. north to allow for the intersection of the proposed new internal public street. This street configuration will allow for flow-through circulation between Roger Blvd. and Maxine Lane, via Ryber Road.

Ultimately, but not part of this development, Roger Blvd. will be fully extended to connect with Daybreak Street at Canyon Creek Road. This intersection was stubbed-in as part of the recent road improvements.

In 2003 the city adopted an updated Transportation System Plan (TSP). Road improvements related to this proposed development will all be local residential streets, not typically shown on the new TSP.

One of the major road improvements prioritized in the TSP is the recently completed extension of Canyon Creek Road from the Town Center to Boeckman Road.

Traffic impacts related to this proposed development are discussed in more detail in the City's Traffic Engineer's report and below in this report.

Implementation Measure 3.1.6.a The Transportation Master Plan shall be used to establish the design standards for each arterial and major collector street. The conceptual location of proposed new major streets will also be identified. However, actual alignments may vary from the conceptual alignments based on detailed engineering specifications, design considerations, and consideration of the impacts of the road alignments on neighborhoods and natural resources, provided that the intended function of the street is not altered. While local residential streets are considered a part of the Transportation Master Plan, they are not typically shown in detail in the Plan. The alignment of local streets shall be evaluated on a project-by-project basis, but must function in coordination with the overall purposes of the Transportation Master Plan. Other streets not shown on the Plan may also be considered, if determined necessary for safe and convenient traffic circulation or increased connectivity.

Implementation Measure 3.1.6.b. The Transportation Master Plan shall be used to establish the Functional Street Classification System and the physical design characteristics (right-of-way and pavement width, curbs, sidewalks, etc.) of the various street classifications.

Implementation Measure 3.1.6.c. All streets shall be designed and developed in accordance with the Master Plan and street standards, except that the Development Review Board or City Council may approve specific modifications through the planned development process. Such modifications shall be made in consideration of existing traffic volumes and the cumulative traffic generation potential of the land uses being developed. At a minimum, all streets must be developed with sufficient pavement width to provide two lanes of traffic, unless designated for one-way traffic flow. However, adequate emergency vehicle access and circulation must be provided.

Implementation Measure 3.1.6.e. All arterial and collector streets shall be dedicated public streets. To insure adequate protection of potential future right-of-way needs, minimum setbacks shall be retained adjacent to arterial streets. In addition, to maintain efficient traffic flows, intersections with arterial streets shall be minimized, and property owners shall be encouraged and, where feasible, may be required to consolidate driveways.

Response

The subject property abuts the north side of Maxine Lane, which is a private street. Maxine Lane connects with Roger Blvd. and Ash Meadows Blvd., and then to Parkway Avenue, which are all public streets. A new public street will be constructed to serve the lots within the development.

Parkway Avenue and Canyon Creek Road are both north/south minor arterials. However, the connection to Canyon Creek Road from Roger Blvd. currently does not exist. This connection will not be made until the Mentor Graphics property is developed.

The applicant attempted to work with Mentor Graphics to develop this street section, but Mentor was not interested at this time. That being said, the DKS report concludes that this connection is not critical to maintaining “D” level of service for the proposed development.

Ash Meadows and Roger Blvds. are both local streets. Generally the streets within Ash Meadows were constructed without standard sidewalks. These are narrow streets, and the sidewalks and pathways are constructed within the Tract ‘A’ Common Area, outside of the dedicated rights-of-way.

The applicant proposes to construct a new public street internal to the development. The right-of-way is proposed at 52 feet, with 28 feet of paved travel lane, with sidewalks and planter strips on both sides. This new street will connect to Maxine Lane extend through the site intersecting with the extension of Roger Blvd. The Roger Blvd. extension will be consistent with the current cross-section, but will include a sidewalk along the west side.

Consistent with the Access Agreement with the HOA, resurfacing of Maxine Lane, will include necessary structural repairs, essentially repaving the street.

Therefore the proposed development is consistent with these implementing measures. It is noted that the final pavement lift was never installed, so the street has deteriorated over time.

Implementation Measure 3.1.6.g Minimum street service levels shall continue to be established. Dedication of adequate right-of-way, as established by the Street System Master Plan, or as otherwise approved by the Development Review Board or City Council shall be required prior to actual site development

Implementation Measure 3.1.6.i The City is responsible for planning, scheduling, and coordinating all street improvements through the on-going Capital Improvements Plan. A priority is given to eliminating existing deficiencies and in upgrading the structural quality of the existing arterial system.

Implementation Measure 3.1.6.k Individual developments shall be responsible for providing all collector and local streets. However, there may be cases where collector streets are found to benefit the entire community to a degree that warrants public participation in funding those collector streets. Developers and property owners of developing property shall also collectively assume the responsibility for providing "extra capacity" to the existing street system. To insure development of an adequate street system, the City shall collect a Systems Development Charge as development occurs. Funds collected shall be allocated through the Capital Improvements Plan as needed to provide extra capacity service.

Response

The City will schedule future system and traffic management improvements for the surrounding street system, based on the priorities set in the TSP. Scheduling will be through the city's CIP, and/or in conjunction with other proposed developments. The subject development will be contributing its share of SDC's towards such system improvements.

As with all development reviews within the city, a traffic impact analysis was conducted by DKS for the City, and paid for by the applicant. Their report is attached to this report at the DKS Index Tab. This study evaluates the traffic generation and trip distribution expected from the proposed development, together with existing and other approved developments in the immediate area. The report concludes that the existing street have adequate capacity to maintain the required "D" level of service (LOS), including the traffic from the proposed 12 lots.

Implementation Measure 3.1.6.s Pedestrian, bicycle, and equestrian travel are often considered a recreational activity. However, people commonly bike and walk throughout the City, and with increasing gasoline prices and traffic congestion, these forms of travel are likely to increase in popularity. For this reason, provisions for pedestrian and bicycle travel will be considered as a basic transportation element as well as a recreational element.

Implementation Measure 3.1.6.t The Bicycle and Pedestrian Master Plan identifies the general alignment of primary routes for pedestrian and bicycle travel. It has been designed to provide connections between residential neighborhoods and major commercial, industrial and recreational activity centers throughout the City. The system has been coordinated with pathways planned in adjacent jurisdictions to allow for regional travel.

Implementation Measure 3.1.6.u Safety, convenience, and security for both path users and adjacent property owners shall be a primary consideration in determining the actual location and routing of pathways. It is recognized that alignment decisions for pathways and trails may cause concerns for adjacent property owners or residents, whose suggestions may help to improve plans or designs. The testimony of neighboring property owners shall not be the sole justification to postpone the construction of planned pathways.

Implementation Measure 3.1.6.v The City shall continue to use pathway construction standards in the Public Works Standards.

Implementation Measure 3.1.6.w All primary pathways shall be constructed in accordance with the Master Plan, with specific alignments to be approved by the Planning Commission, Development Review Board, or City Council. All major street construction or improvements shall be coordinated with the Pathway Master Plan.

Implementation Measure 3.1.6.x The City shall schedule and coordinate all pathway improvements. A priority will be given to completing specific links of the system, thereby avoiding dead-end pathways. When land is developed which includes a designated pathway, appropriate dedication of right-of-way or easements shall be required. In cases where the proposed development will substantially increase the need for the path, construction may also be required prior to occupancy.

Implementation Measure 3.1.6.y The City shall encourage development of secondary pathways that are internal to individual developments. Secondary paths shall be designed and provided by private development as new construction occurs and shall be coordinated with the primary pathway system.

Implementation Measure 3.1.6.z City street standards require concrete sidewalks on both sides of all streets. This standard can be waived only in cases where alternative provisions are found to adequately address pedestrian needs.

Implementation Measure 3.1.6.aa All bikeways are to be developed in conformity with the City's adopted Bicycle and Pedestrian Master Plan.

Response

Generally the streets within Ash Meadows were constructed, with rolled curbs, and without standard sidewalks. These are narrow streets (40' rights-of-way) and the sidewalks and circulation pathways are constructed within the Tract 'A' Common Area, outside of the dedicated rights-of-way.

The applicant proposes to construct standard curbs and sidewalks on the new internal public street, consistent with the City's local street design. A 6 foot wide public sidewalk easement will also be provided within Tract 'C' along the north side of Maxine Lane, and along the west side of Roger Blvd.

In addition to existing and proposed sidewalks, there is also an existing pathway system, which runs around the perimeter of the Mentor Graphic property. This pathway system was actually constructed for Ash Meadows, prior to the sale to Mentor Graphics, who is the current owner. Subsequently, Mentor has generally allowed public use of the pathway. The proposed street extension will maintain connection with this pathway, which provides a non-auto link to the sidewalks on Canyon Creek Road.

There are no designated pathways related to this development shown on the Bicycle and Pedestrian Master Plan. There are bike paths (routes) designated along Parkway Avenue, Canyon Creek Road, Boeckman Road, and the Town Center Loop East. These routes will all be accessible from the proposed development via existing pedestrian facilities.

Therefore it is concluded that the proposed development complies with all applicable public facilities and transportation master plans and policies. The phasing plan is designed to accommodate development within the ‘D’ LOS standard.

Storm Drainage Plan

Policy 3.1.7 The City of Wilsonville shall develop and maintain an adequate storm drainage system. However, where the need for new facilities is the result of new development, the financial burden for drainage system improvements shall remain primarily the responsibility of developers. The City will use systems development charges, user fees, and/or other funding sources to construct facilities to improve storm water quality and control the volume of runoff.

Response

The subject site lies within the Coffee Creek (Seely Ditch) Drainage Basin, which is associated with a planned regional detention facility (CLC-6) located on Mentor Graphic property. To accommodate storm water, with the City’s new standards, we have added on-site two LIDA facilities. The on-site system includes catch basins and storm water quality/detention facilities (Tracts ‘D’ & ‘E’) provided to cover drainage from the driveways, streets and sidewalks. Individual planter boxes (110 sf) for each lot will cover roof drains. This system will connect with the system in Maxine Lane, which drains to the wetland/water course, which passes under Parkway Avenue from the Mentor Graphics property.

This development will also be paying SDC’s, which contribute towards overall system improvements, proportional to its impact. Therefore it is concluded that the proposed development complies with all applicable storm drainage design standards and policies.

Fire Protection Plan

Policy 3.1.8 The City of Wilsonville shall continue to coordinate planning for fire safety with the Tualatin Valley Fire and Rescue District.

Police Protection And Public Safety

Policy 3.1.9 The City of Wilsonville shall continue to provide adequate police protection.

Response

Fire protection is provided by Tualatin Valley Fire & Rescue. Police services are provided by Clackamas County through a service contract with the City.

There is nothing unusual about this development that would cause undue service demands on either of these agencies. The site is located within 2 miles of the Kinsman Road Fire stations and 2.3 miles of the Elligsen Road station. It is also within one mile of the police headquarters located in the Town Center. The city police provide regular patrols throughout the city.

Fire hydrants are currently available along Maxine Lane, including one that serves the existing recreation building. This hydrant will be retained or relocated, as needed to accommodate the new road.

With the Mentor Agreement to extend Roger Blvd, the interim single access situation for the Fire District is resolved. They will now have flow-through circulation. Consequently the units will not be required to be equipped with fire suppression sprinklers. Fire flows will be provided consistent with City standards. The streets are designed to provide easy access and circulation.

The units will be designed to allow for good security surveillance of all properties within the development. In addition, streetlights and on-site lighting will enhance safety within the development. Adequate access and hydrant coverage will be provided to all units with the redesigned street and lot layout.

School and Educational Services

Policy 3.1.10 The City of Wilsonville shall continue to coordinate planning for educational facilities with all three local school districts and Clackamas Community College.

Implementation Measure 3.1.10.e It is the basic reasoning of these policies that development within the City should not be regulated based on the availability of school facilities and services. Rather, these services should be planned for and provided to meet the demands created by development. If, however, school facilities and/or services were determined to be severely inadequate and the school districts unable to provide satisfactory improvement, then growth limitations would be appropriate.

Response

The availability of school facilities is not a primary permit criterion. However, schools are important so we have addressed them.

Wilsonville is well served by educational facilities. There are two primary schools, 2 middle schools, and a high school all within 2.5 mile of this development site. Most of these facilities are on Wilsonville Road, with the newest Lowrie School being within Villebois.

The School District has been successful in passing Special Options Levies, which fund additional school facilities improvements, including expansion of the Wilsonville High School and Wood School.

There is also a Clackamas Community College facility located in the Town Center, which is about a mile south of the site I the Town Center. The new OIT Metro Campus is less than a mile north of the site, with Pioneer Pacific College across the street from OIT.

Parks/Recreation/Open Space

Policy 3.1.11: The City of Wilsonville shall conserve and create open space throughout the City for specified objectives including park land.

Implementation Measure 3.1.11.d Continue the acquisition, improvement, and maintenance of open space.

Implementation Measure 3.1.11.e Require small neighborhood parks (public or private) in residential areas and encourage maintenance of these parks by homeowner associations.

Implementation Measure 3.1.11.g Where appropriate, require developments to contribute to open space.

Response

This development has been designed with two open space tracts, which total 12,395 square feet. Tract 'A' itself, at 11,070 square feet, exceeds the minimum ¼ acre (10,890 sq. ft.) of useable recreational open space, required for less than 50 lots. Therefore the proposed development complies with the minimum recreational open space requirements. The combined open space does not, however, meet the minimum 25% general open space standards. Therefore the applicant is requesting a Waiver of this standard.

Semi-Public Utilities

Policy 3.1.13 The City of Wilsonville shall coordinate planning activities with the utility companies, to insure orderly and efficient installation of needed service lines and equipment.

Response

PGE, Verizon, Comcast, and Northwest Natural provide electric power, telephone, natural gas, and cable TV service throughout the City. These services are all available to serve the proposed development.

Conclusion

All urban services are generally available and adequate to serve the proposed development. Therefore this development is consistent with the Public Facilities elements of the Comprehensive Plan.

4. LAND USE AND DEVELOPMENT

RESIDENTIAL DEVELOPMENT

Policy 4.1.4: The City of Wilsonville shall provide opportunities for a wide range of housing types, sizes, and densities at prices and rent levels to accommodate people who are employed in Wilsonville.

Implementation Measure 4.1.4.b Plan for and permit a variety of housing types consistent with the objectives and policies set forth under this section of the Comprehensive Plan, while maintaining a reasonable balance between the economics of building and the cost of supplying public services. It is the City's desire to provide a variety of housing types needed to meet a wide range of personal preferences and income levels. The City also recognizes the fact that adequate public facilities and services must be available in order to build and maintain a decent, safe, and healthful living environment.

Implementation Measure 4.1.4.d Encourage the construction and development of diverse housing types, but maintain a general balance according to housing type and geographic distribution, both presently and in the future. Such housing types may include, but shall not be limited to: Apartments, single-family detached, single-family common wall, manufactured homes, mobile homes, modular homes, and condominiums in various structural forms.

Implementation Measure 4.1.4.e Targets are to be set in order to meet the City's Goals for housing and assure compliance with State and regional standards.

Implementing Measure 4.1.4.g Coordinate housing development with the social and economic needs of the community.

Implementing Measure 4.1.4.k The City shall adopt specific goals for low and moderate cost housing to ensure that sufficient and affordable housing is available to households of all income levels that live or have a member working within the City of Wilsonville.

Implementing Measure 4.1.4.l The City shall work to improve the balance of jobs and housing within its jurisdictional boundaries.

Implementing Measure 4.1.4.m The City will consider the use of the following tools identified by Metro to improve availability of sufficient housing affordable to households of all income levels and manufactured housing to assure a diverse range of available housing types.

1. Donation of buildable tax-foreclosed properties to nonprofit organizations or governments for development as mixed-market affordable housing.
2. Development of permitting process incentives for housing being developed to serve people at or below 80% of area median income.
3. Provision of fee waivers and property tax exemptions for projects developed by nonprofit organizations or governments serving people at or below 60% of area median income.
4. Creation of a land-banking program to enhance the availability of appropriate sites for permanently affordable housing.
5. Adoption of replacement ordinances that would require developers of high-income housing, commercial, and industrial recreational or government programs to replace any affordable housing destroyed by these projects.
6. Creation of linkage programs that require developers of job-producing development, particularly that which receives tax incentives, to contribute to an affordable housing fund.

7. Committing locally controlled funds, such as Community Block Grants, Strategic Investment Program tax abatement funds, or general fund dollars, to the development of permanently affordable housing for people at or below 60% of area median income.
8. Within the limits set by State law, consider inclusionary zoning requirements, particularly in tax incentive programs, for new development in transit zones and other areas where public investment has contributed to the value and developability of land.

Implementing Measure 4.1.4.p In an effort to balance residential growth with the City's employment base, the City shall encourage the development of housing to meet the needs of the employees working in the City.

Implementation Measure 4.1.4.u To provide variety and flexibility in site design and densities, residential lands shown on the Land Use Map of the Comprehensive Plan have been divided into districts, with different density ranges for each district. In all residential developments, other than those that are so small that it is not mathematically feasible to achieve the prescribed minimum density, the 80% minimum shall apply. The following density ranges have been prescribed for each district:

Density:	0-1 units/acre
	2-3 units/acre
	4-5 units/acre
	6-7 units/acre
	10-12 units/acre
	18-20 units/acre

Implementing Measure 4.1.4.v Site development standards and performance criteria have been developed for determining the approval of specific densities within each district. Densities may be increased through the Planned Development Permit process to provide for meeting special needs (e.g., low/moderate, elderly, or handicapped).

Implementation Measure 4.1.4.z The City shall continue to apply a minimum density standard to all zones allowing residential use, such that all development, including subdivisions, will result in the eventual build-out of 80 percent or more of the maximum number of dwelling units per net acre permitted by the zoning designation for a given development. The minimum density requirement does not apply inside areas designated by the City as open spaces or significant resource sites. The maximum-zoned density does not include the density bonus for zones that allow them.

Implementing Measure 4.1.4.cc In order to encourage originality, flexibility, and innovation in land development, and minimize monotonous standardized subdivisions, all subdivisions over two acres in size require Planned Development review (P.D.R.). Multi-plexes and single-family attached units may also be approved as part of a planned development.

Response

The property is designated for residential use at 6-7/du/ac and zoned PDR-4.

The subject property contains 2.13 acres, or 92,783 square feet. Approximately 21,039 square feet of right-of-way will be dedicated for construction of a new public street, internal to the development and parallel to Maxine Lane. We have also deducted Tract 'C' at 1,722 square feet, from the gross area, which is provided for a public sidewalk. The extension of Roger Blvd. will be constructed on property being dedicated by Mentor

Graphics, so there is no applicable reduction of area from TL 2700. These areas are deducted from the gross site area for density calculation. Therefore the net site area is 70,022 square feet.

Based on the gross/net acres, the designated density for the site is calculated based on the standards of the implementing zones. The 6-7 density is intended to be implemented by the PDR-4 zone, which is consistent with the rest of Ash Meadows. The allowed density is calculated as follows:

Land Area Net	PDR-4 Minimum	PDR-4 Maximum
70,022 sf	1/6,000 = 11.67	1/4,000 = 17.50

The allowable density ranges from 12 to 18 units. The proposed Modified Master Plan provides for 12 single family lots. The 12 units are consistent with the designated density range, being at the minimum of 12 and below the maximum density of 18 units.

In updating the Comprehensive Plan, the City has dropped its original housing balance target for multi-family/single family split at 50%/40%. The Plan concludes that there was a general demand for all types of housing that exceeded supply. So, the new Plan provides for densities that will ultimately meet the city’s regional allocation of housing.

The focus of the current plan has also shifted from a balance between housing types to a jobs:housing balance, primarily to benefit transportation impacts and reduce vehicle miles traveled. There are more jobs in Wilsonville than local housing, at around a 2:1 ratio. This imbalance tends to create a total reverse commute for both employees and residents. The majority of people who live in Wilsonville commute out of town to work, while the majority of those who work in Wilsonville commute in from homes in other communities. However, the City’s Plan does not set any specific balance ratio of jobs to housing.

There is a continuing public need for more housing to accommodate projected growth within the City/UGB, and to improve the balance of housing to local jobs. The City also recently completed their Title I Housing analysis for Metro compliance. The report concluded that the City was maintaining minimum densities, better than other cities within the region. This proposed development helps to meet the housing needs of the City by providing for 12 new homes sites.

Therefore, we conclude that the addition of the proposed Master Plan will positively affect both the mix of housing types and the balance of housing to jobs ratio by adding more local housing to the mix. The PDR-4 zoning designation is complimentary to and consistent with the surrounding land use patterns, and the proposed 12 lot development is consistent with the residential policies set in the Comprehensive Plan.

ENVIRONMENTAL RESOURCES AND COMMUNITY DESIGN

Policy 4.1.5: Protect valuable resource lands from incompatible development and protect people and property from natural hazards.

Response

There are no designated “Environmentally Sensitive Areas” or Protected Natural Resources within the subject property. There are also no known natural hazards associated with this property.

While there is no SROZ, there are some existing trees on the site. The trees have been surveyed and inspected by the Project Arborist. The Arborist’s report is attached at Arborist Index Tab. Compliance with the Tree Preservation requirements of the Code is addressed later in this report. To the extent practicable, trees will be preserved. However, these trees were planted in relation to the development of the tennis courts and recreation building not the proposed new development. Therefore they are not ideally located for preservation.

AREA OF SPECIAL CONCERN

The subject site is not part of any designated Area of Special Concern. Therefore this section of the Comprehensive Plan is not applicable.

Conclusion – Comprehensive Plan

The proposed Development Plan is consistent with the applicable provisions of the Comprehensive Plan.

IV. COMPLIANCE WITH DEVELOPMENT CODE

This section presents information related to the proposed preliminary plat and addresses compliance with the code provisions for subdivision and residential development, under the PDR-4 regulations.

Stage I Master Plan

The PDR zoning requires master planning, particularly when development is to be phase. Associated with this application there are actually two master plans:

1. Amended Master Plan for Ash Meadows; and
2. Proposed new Master Plan for Ash Park

First, to clean-up some past miss-steps, there is a need to amend the Master Plan for Ash Meadows. The purpose of this amendment is to repeal all aspects of the 1981 master plan, except as it relates to the 81 units within Phase I. This action also includes formally segregating Tax Lot 2700 from Ash Meadows, as described above for the Remedial Partition.

Second, a new Stage I Master Plan is proposed for single family development separate from Ash Meadows, which constitutes redevelopment of Tax Lot 2700. The anticipated redevelopment involves demolishing the existing site improvements and replacing them with a single family subdivision to be constructed in a single phase, with no undeveloped land.

Therefore in this case, the Preliminary Plat will represent the Stage I Master Plan. The Preliminary Plat creates 12 lots (detached single family) and incorporates common open space, tree preservation and planting, an existing private street, and a new public street.

The development will result in removal of the existing recreation building and tennis courts. Two open space tracts totaling 12,365 square feet, with Tract 'A' at 11,070 sq. ft. meeting the minimum $\frac{1}{4}$ acre (10,890 sf) recreational space required by the code, Section 4.113(.02).

A total of 22 existing trees have been identified and evaluated by the Project Arborist. Of these 5 of the trees are off-site. So, the report focuses on the 17 on-site trees. With the extension of Roger Blvd., 3 additional trees will be removed, for a total of 15 trees removed, to accommodate the development.

The Landscape Plan provides 4 existing and 16 additional street trees, plus 11 landscape trees within the open space tracts will be planted. However, there is not sufficient right-of-way for Roger Blvd. to provide street trees within the right-of-way. So, these three street trees will have to be planted within the setbacks for Lots 5.

The property has frontage on Maxine Lane, which is a private street within Ash Meadows, and also has frontage on the extension of Roger Blvd., which is a public street. The revised street design provides for flow-through circulation, with no dead-ends streets, except for the ultimate extension of Roger Blvd. to Canyon Creek Road. Each lot will be developed with, at least 2 off-street parking spaces and a 2-car garage.

With the reduced number of lots, the applicant has eliminated the reduced side yard setback waiver, but it still requesting a waiver for reduced 15 foot rear yards. All other yards will meet the standard PDR-4 setbacks.

Section 4.113. Standards Applying To Residential Developments In Any Zone.

(.01) Outdoor Recreational Area in Residential Developments.

A. Purpose. The purposes of the following standards for outdoor recreational area are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development. Outdoor recreational area shall be:

1. Designed with a reasonable amount of privacy balanced between indoor and outdoor living areas. Such outdoor recreational area shall be provided consistent with the requirements of this Section.
2. Recreational areas shall be provided in keeping with the needs of the prospective tenants and shall not be located in required yards, parking, or maneuvering areas, or areas that are inaccessible. Standards for outdoor recreational areas may be waived by the Development Review Board upon finding that the recreational needs of the residents will be adequately met through the use of other recreational facilities that are available in the area.
3. In mixed-use developments containing residential uses, the Development Review Board shall establish appropriate requirements for outdoor recreational area, consistent with this Section.
4. The Development Review Board may establish conditions of approval to alter the amount of required outdoor recreation area, based on findings of projected need for the development. Multi-family developments shall provide at least the following minimum recreational area:
 - a. For ten (10) or fewer dwelling units, 1000 square feet of usable recreation area;
 - b. For eleven (11) through nineteen (19) units, 200 square feet per unit;
 - c. For twenty (20) or more units, 300 square feet per unit.
5. Outdoor recreational area shall be considered to be part of the open space required in the following subsection.

Response: The proposed development provides for common open space, separate from that provided within Ash Meadows. As part of the prior related application for “legal lot determination” the applicant provided evidence that the open space with Tract ‘A’ Common Area of Ash Meadows meets with minimum code requirements, separate from the recreational facilities currently existing on the subject property.

The proposed development is for single family detached units, so the above standards related to multi-family developments are not applicable.

(.02) Open Space Area shall be provided in the following manner:

A. In all residential subdivisions including subdivision portions of mixed use developments where (1) the majority of the developed square footage is to be in residential use or (2) the density of residential units is equal or greater than 3 units per acre, at least twenty-five percent (25%) of the area shall be in open space

excluding streets and private drives. Open space must include, as a minimum natural areas that are preserved under the City's SROZ regulations and usable open space such as public park area, tot lots, swimming and wading pools, grass area for picnics and recreational play, walking paths, and other like space. For subdivisions with less than 25% SROZ lands and those with no SROZ lands, the minimum requirement shall be ¼ acre of usable park area for 50 or less lots, ½ acre of usable park area for 51 to 100 lots, and pro rata amounts based on this formula for subdivisions exceeding 100 lots. Front, side and rear yards of individual residential lots shall not be counted towards the 25% open space. Provided, however, where SROZ is greater than 25% of the developable area for any development, the development must also provide ¼ acre of usable park area for a development of less than 100 lots, and ½ acre of usable park area for a development of 100 lots, and pro rata amounts based on this formula for subdivisions exceeding 100 lots. The Development Review Board may waive the usable open space requirement if there is substantial evidence in the record to support a finding that the intent and purpose of the requirement will be met in alternative ways. Irrespective of the amount of SROZ, a development may not use phasing to avoid the minimum usable space requirement. Multi-family developments shall provide a minimum of 25% open space excluding streets and private drives. Open space must include, as a minimum natural areas that are preserved under the City's SROZ regulations, and outdoor recreational area as provided in 4.113(.01)(A)(1) through (5) [Amended by Ord. 589 8/15/05, Ord. 682, 9/9/10]

Response: For the proposed 12 lot development the code requires a minimum of a ¼ acre or 10,890 square feet of open space. The preliminary plat provides for two open space tracts, with Tract 'A' at 11,070 sq. ft. providing the minimum useable recreational open space standard. However, the general 25% open space standard cannot be met, so the applicant is requesting a Waiver from that standards. The two open spaces combined provide 17.66% open space.

These tracts will be improved with landscaping, benches, etc. providing for a variety of passive and active recreational activities.

In addition to the open space within the proposed new development, the applicant has provided an analysis of the existing open space within Ash Meadows. This analysis confirms that the available open space within Tract "A" Common Area meets or exceeds the new code standards, without the existing recreational facilities on TL 2700. This open space is maintained separately by the Ash Meadows HOA.

B. Open space area required by this Section may, at the discretion of the Development Review Board, be protected by a conservation easement or dedicated to the City, either rights in fee or easement, without altering the density or other development standards of the proposed development. Provided that, if the dedication is for public park purposes, the size and amount of the proposed dedication shall meet the criteria of the City parks standards. The square footage of any land, whether dedicated or not, which is used for open space shall be deemed a part of the development site for the purpose of computing density or allowable lot coverage.

C. The Development Review Board may specify the method of assuring the long term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review any pertinent bylaws, covenants, or agreements prior to recordation.

Response: The two open space tracts are not proposed to be dedicated to the public. They will be owned and maintained by the HOA.

(.03) Building Setbacks (for Fence Setbacks, see subsection .08)

B. For lots not exceeding 10,000 square feet:

1. Minimum front yard setback: Fifteen (15) feet, with open porches allowed to extend to within ten (10) feet of the property line.
 2. Minimum side yard setback: One story: five (5) feet; Two or more stories: seven (7) feet. In the case of a corner lot, abutting more than one street or tract with a private drive, the side yard on the street side of such lot shall be not less than ten (10) feet.
 3. In the case of a key lot, the front setback shall equal one-half (1/2) the sum of depth of the required yard on the adjacent corner lot along the street or tract with a private drive upon which the key lot faces and the setback required on the adjacent interior lot.
 4. No structure shall be erected within the required setback for any future street shown within the City's adopted Transportation Master Plan or Transportation Systems Plan.
 5. Minimum setback to garage door or carport entry: Twenty (20) feet. Wall above the garage door may project to within fifteen (15) feet of property line, provided that clearance to garage door is maintained. Where access is taken from an alley, garages or carports may be located no less than four (4) feet from the property line adjoining the alley.
 6. Minimum rear yard setback: One story: fifteen (15) feet. Two or more stories: Twenty (20) feet. Accessory buildings on corner lots must observe the same rear setbacks as the required side yard of the abutting lot.
- [Section 4.113(.03) amended by Ord. 682, 9/9/10]

Response: The preliminary plat has been designed to comply with these standards, with the exception, that the applicant is requesting a Waiver to allow for 15 foot rear yards for 2-story units, discussed under Waivers, Section 4.118(.03) below.

(.04) Height Guidelines: The Development Review Board may regulate heights as follows: Section 4.113. Standards Applying To Residential Developments In Any Zone.

- A. Restrict or regulate the height or building design consistent with adequate provision of fire protection and fire-fighting apparatus height limitations.
- B. To provide buffering of low density developments by requiring the placement of buildings more than two (2) stories in height away from the property lines abutting a low density zone.
- C. To regulate building height or design to protect scenic vistas of Mt. Hood or the Willamette River from greater encroachments than would occur if developed conventionally.

Response: The preliminary plat has been designed to comply with these standards.

The applicant is requesting a waiver for rear yards reduced from 20 feet to 15 feet for 2-story units. In this case the applicant believes there will be adequate buffering with the 15 foot rear yards and fencing.

For Lots 7-15, the applicant anticipates 6 foot high wooden “good neighbor fencing” along the north property line. This north line abuts industrial property. It is also noted, that there is an existing 15 foot storm easement running parallel to the north property and within the Mentor Graphics property. This easement provides additional structural setback for any future industrial development.

For Lots 1-6 a fence or wall will be provided to separate rear yards of from Tract B and sidewalk. These 6 lots are across the street from 2-story attached units within Ash Meadows. The combination of the proposed 15 foot rear yards, fencing and street trees and/or landscaping of Tract ‘B’, along with the separation provide by the street, provides ample buffering of the units from the higher density units across the street.

(.08) Fences:

A. The maximum height of a sight-obscuring fence located in the required front yard of a residential development shall not exceed four (4) feet.

B. The maximum height of a sight-obscuring fence located in the side yard of a residential lot shall not exceed four (4) feet forward of the building line and shall not exceed six (6) feet in height in the rear yard, except as approved by the Development Review Board. Except, however, that a fence in the side yard of residential corner lot may be up to six (6) feet in height, unless a greater restriction is imposed by the Development Review Board acting on an application. A fence of up to six (6) feet in height may be constructed with no setback along the side, the rear, and in the front yard of a residential lot adjoining the rear of a corner lot as shown in the attached Figure.

C. Notwithstanding the provisions of Section 4.122(10)(a) and (b), the Development Review Board may require such fencing as shall be deemed necessary to promote and provide traffic safety, noise mitigation, and nuisance abatement, and the compatibility of different uses permitted on adjacent lots of the same zone and on adjacent lots of different zones.

D. Fences in residential zones shall not include barbed wire, razor wire, electrically charged wire, or be constructed of sheathing material such as plywood or flakeboard.

Response: For Lots 7-15, the applicant anticipates 6 foot high wooden “good neighbor” fencing along the north property line. This north line abuts industrial property. It is also noted, that there is an existing 15 foot storm easement running parallel to the north property and within the Mentor Graphics property. This easement provides additional structural setback for any future industrial development.

For Lots 1-6 a fence or wall will be provided to separate rear yards of from Tract B and sidewalk. These 6 lots are across the street from 2-story attached units within Ash Meadows. The combination of the proposed 15 foot rear yards, fencing and street trees and/or landscaping of Tract ‘B’, along with the separation provide by the street, provides ample buffering of the units from the higher density units across the street.

Section 4.118. Standards applying to all Planned Development Zones:

- (.01) Height Guidelines:** In “S” overlay zones, the solar access provisions of Section 4.137 shall be used to determine maximum building heights. In cases that are subject to review by the Development Review Board, the Board may further regulate heights as follows:
- A. Restrict or regulate the height or building design consistent with adequate provision of fire protection and fire-fighting apparatus height limitations.**
 - B. To provide buffering of low-density developments by requiring the placement of three or more story buildings away from the property lines abutting a low-density zone.**
 - C. To regulate building height or design to protect scenic vistas of Mt. Hood or the Willamette River.**

Response

There has not been an “S” (Solar Access) zone imposed on the subject properties, so the solar access provisions set forth in Section 4.137 do not specifically apply to this development. Even so, all 12 lots will have good solar orientation.

The proposed units are designed consistent with the height limitations of the PDR zoning, which is 35 feet. No specific home designs are proposed at this time, but the homes will most likely be all two stories in height, and all less than 35 feet.

Appropriate fire protection measure consistent with City standards will be provided.

There is no need for lower density buffering, as this development is consistent with the surrounding densities in the neighborhood. There are also no scenic views of the mountain or river to be protected from this site.

Therefore, the development complies with these criteria.

- (.02) Underground Utilities shall be governed by Sections 4.300 to 4.320. All utilities above ground shall be located so as to minimize adverse impacts on the site and neighboring properties.**

Response

Consistent with City standards, all of the utilities serving this development will be placed underground.

- (.03) Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may:**
- A. Waive the following typical development standards:**
 - 1. minimum lot area;**
 - 2. lot width and frontage;**
 - 3. height and yard requirements;**
 - 4. lot coverage;**

5. lot depth;
6. street widths;
7. sidewalk requirements;
8. height of buildings other than signs;
9. parking space configuration;
10. minimum number of parking or loading spaces;
11. shade tree islands in parking lots, provided that alternative shading is provided;
12. fence height;
13. architectural design standards;
14. transit facilities; and
15. solar access standards, as provided in Section 4.137.

Response

The code requires that all waivers be specified at the time of Stage I Master Plan and Preliminary Plat approval.

For this development the applicant is requesting (3) waivers as follows:

1. Setbacks:
 - a. Reduced side yards (5') for 2-story units ; and
 - b. Reduced rear yard (15') setbacks for 2-story units. Front yards will meet the standard PDR-4 setbacks;
2. Reduced general Open Space at less than 25%;

The findings provided to justify these waivers were already addressed below, under the heading **Compliance with Purposes and Objectives**.

Section 4.118. Standards applying to all Planned Development Zones:

(.03) Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may:

A. Waive the following typical development standards:

- 1. minimum lot area;*
- 2. lot width and frontage;*
- 3. height and yard requirements;*
- 4. lot coverage;*
- 5. lot depth;*
- 6. street widths;*
- 7. sidewalk requirements;*
- 8. height of buildings other than signs;*
- 9. parking space configuration and drive aisle design;*
- 10. minimum number of parking or loading spaces;*
- 11. shade tree islands in parking lots, provided that alternative shading is provided;*
- 12. fence height;*
- 13. architectural design standards;*
- 14. transit facilities; and*

15. On-site pedestrian access and circulation standards; and
16. Solar access standards, as provided in section 4.137.

Compliance with Purposes and Objectives

Section 4.140. Planned Development Regulations. (.01) Purpose .

A. The provisions of Section 4.140 shall be known as the Planned Development Regulations. The purposes of these regulations are to encourage the development of tracts of land sufficiently large to allow for comprehensive master planning, and to provide flexibility in the application of certain regulations in a manner consistent with the intent of the Comprehensive Plan and general provisions of the zoning regulations and to encourage a harmonious variety of uses through mixed use design within specific developments thereby promoting the economy of shared public services and facilities and a variety of complimentary activities consistent with the land use designation on the Comprehensive Plan and the creation of an attractive, healthful, efficient and stable environment for living, shopping or working.

Response

This property contains 2.13 acres, which meets the minimum 2 acre criteria of planned developments. It was previously master planned as part of Ash Meadows, which originally was envisioned as a 70 acre, 700 unit development. However, economic issues as well as other factors ultimately led to the termination of the Ash Meadows Master Plan, when the majority of undeveloped land was sold to Mentor Graphics. At that time, the subject site became a remnant parcel, separate from Ash Meadows and Mentor Graphics.

The proposed development is being re-master planned within its relational context to Ash Meadows, but as a separate development. At the same time, because of the Ash Meadows relationship similar flexibility in the application of standards is appropriate. In this context the applicant is requesting 4 Waivers, and believes these waivers are justified as follows:

Setbacks

In this case, the requested setback waivers for side and rear yards are considered consistent with, or at least certainly not in conflict with the building arrangements within Ash Meadows. The proposed development is sandwiched between industrial land to the north and attached Condo units to the south. Therefore the need for greater setbacks or buffering from lower density is not an issue.

The applicant believes the proposed development, including these reduced setbacks is consistent with the purpose of, “encouraging a harmonious variety of uses through mixed use design within specific developments.” It is also consistent with the purpose of, “promoting the economy of shared public services and facilities...” and is consistent with the land use designation (Residential 6-7) on the Comprehensive Plan. This development will result in an attractive, healthful, efficient and stable environment for living.

It is also noted that similar reduced setbacks were approved for Benchely Estates, just across Parkway Avenue from this development.

Open Space

The applicant believes the 25% open space standard is excessive for the small number of lots proposed. This standard is applied to all development regardless of size, which significantly impacts smaller developments. This issue has been discussed in previous applications and by the Planning Commission, but no corrective action has yet been taken.

For this application, the Preliminary Plat has been revised reducing the number of lots from 15 to 12 to increase useable open space. However, meeting the minimum 25% (17,506 sf) would require an additional 5,141 square feet, and would result in further reduction in the number of lots, below the minimum density requirement.

At the same time, the proposed development does meet the minimum useable recreational open space standard, providing more than the minimum 10,890 square feet within Tract A.

The applicant believes the open space provided reasonably accommodates the recreational needs for these 12 homes, consistent with the code. Beyond the recreational space provided, additional landscaped open space enhances the overall visual quality of the development.

Private Street Access and Dead-end Street Length

These two issues have been resolved with the extension of Roger Blvd., so the waivers are no longer necessary. The extension, which allows for connectivity between Roger Blvd. and Maxine Lane, also resolves the access issues for Fire and Garbage Trucks

Consequently, Fire Sprinklers will not be required. Also, Republic Services will now be able to access roll carts placed at the curb in front of the units, without need for a turn-around or back-up maneuver.

B. It is the further purpose of the following Section:

- 1. To take advantage of advances in technology, architectural design, and functional land use design:***
- 2. To recognize the problems of population density, distribution and circulation and to allow a deviation from rigid established patterns of land uses, but controlled by defined policies and objectives detailed in the comprehensive plan;***
- 3. To produce a comprehensive development equal to or better than that resulting from traditional lot land use development.***
- 4. To permit flexibility of design in the placement and uses of buildings and open spaces, circulation facilities and off-street parking areas, and to more efficiently utilize potentials of sites characterized by special features of geography, topography, size or shape or characterized by problems of flood hazard, severe soil limitations, or other hazards;***

- 5. To permit flexibility in the height of buildings while maintaining a ratio of site area to dwelling units that is consistent with the densities established by the Comprehensive Plan and the intent of the Plan to provide open space, outdoor living area and buffering of low-density development.*
- 6. To allow development only where necessary and adequate services and facilities are available or provisions have been made to provide these services and facilities.*
- 7. To permit mixed uses where it can clearly be demonstrated to be of benefit to the users and can be shown to be consistent with the intent of the Comprehensive Plan.*
- 8. To allow flexibility and innovation in adapting to changes in the economic and technological climate.*

Response

Setbacks

The reduced setbacks are further consistent with these purposes as follows:

The reduced side and rear setbacks allow for a functional land use design, with only minor deviation from rigid established patterns. This design recognizes the locational context of the proposed units as described above, and provides for high quality residential land use, consistent with the density set in the comprehensive plan

In this case, application of the base standards of 7 foot side and 20 foot rear yards (for 2-story units) would result in a further reduction of density by 2-3 units, below the minimum density requirement. In contrast, allowing the reduce rear yard setbacks allows for a reasonable mid-range density and a development equal to or better than that resulting from strict application of the setbacks. In addition the revised Preliminary Plat with only 12 lots allows for larger lots (4,000+ sf), and the reduced side and rear yards are mitigated with increased open space.

The reduced setbacks are consistent with the purpose of permitting flexibility of design in the placement of buildings, and the development provides ample open spaces, functional circulation facilities and off-street parking, and with the flexible setbacks allows for more efficient utilization of the limited space available, given the size and shape of this property.

Even with the reduced side and rear yard setbacks the development maintains a good ratio of site area to dwelling units that is consistent with the densities established by the Comprehensive Plan, including its intent to provide open space, outdoor living area and buffering of low-density development.

While not affected by the waiver request, this development is located in an area where all necessary and adequate services and facilities are available.

Open Space

For the open space waiver, the allowed flexibility of the code is balanced with meeting the various code standards, while still providing for a reasonable level of development consistent with the established density.

The open space waiver is a matter of balance open space with living units. Providing more open space will simple reduce the number of home built. The proposed plan provides the minimum usable open space in Tract 'A', but cannot meet the 25% standard, thus the requested waiver.

The street access issues have been resolved so waivers are no longer necessary.

This development is not proposing any mixed-uses, so that purpose is not applicable.

B. The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways:

1. *open space requirements in residential areas;*
2. *minimum density standards of residential zones;*
3. *minimum landscape, buffering, and screening standards;*

Response

The proposed development meets the density and landscaping standards, but only partially meets the open space standard. Therefore a Waiver of the 25% standard is requested, as addressed above.

C. The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways, and the action taken will not violate any applicable federal, state, or regional standards:

1. *maximum number of parking spaces;*
2. *standards for mitigation of trees that are removed;*
3. *standards for mitigation of wetlands that are filled or damaged; and*
4. *Trails or pathways shown in the Parks and Recreation Master Plan.*

Response

The proposed development meets all of these standards, so there are no waivers requested or necessary. There are no applicable Master Plan trails or pathways associated with this development site.

The site does, however, have potential access to the pathway system on Mentor Graphics property. There are also no wetlands on the property.

We are not aware of any Plan or Code provision that would require access to the Mentor pathway to meet applicable requirements. We simply show the pathway as existing, and its relationship to the proposed development.

Historically Mentor Graphics has allowed general public use of their pathway, which was originally constructed as part of Ash Meadows. But, at the same time, they have not formally provided any public easement, and the applicant is not requesting any special authorized access.

- D. Locate individual building, accessory buildings, off-street parking and loading facilities, open space and landscaping and screening without reference to lot lines;*

Response

The proposed design provides for full compliance with code standards, with the exception of the requested side and rear yard setback waivers, and all units will be located in reference to property lines.

E. Adopt other requirements or restrictions, inclusive of, but not limited to, the following:

- 1. Percent coverage of land by buildings and structures in relationship to property boundaries to provide stepped increases in densities away from low-density development.*
 - 2. Parking ratios and areas expressed in relation to use of various portions of the property and/or building floor area.*
 - 3. The locations, width and improvement of vehicular and pedestrian access to various portions of the property, including portions within abutting street.*
 - 4. Arrangement and spacing of buildings and structures to provide appropriate open spaces around buildings.*
 - 5. Location and size of off-street loading areas and docks.*
 - 6. Uses of buildings and structures by general classification, and by specific designation when there are unusual requirements for parking, or when the use involves noise, dust, odor, fumes, smoke, vibration, glare or radiation incompatible with present or potential development of surrounding property. Such incompatible uses may be excluded in the amendment approving the zone change or the approval of requested permits.*
 - 7. Measures designed to minimize or eliminate noise, dust, odor, fumes, smoke, vibration, glare, or radiation, which would have an adverse effect on the present or potential development on surrounding properties.*
 - 8. Schedule of time for construction of the proposed buildings and structures and any stage of development thereof to insure consistency with the City's adopted Capital Improvements Plan and other applicable regulations.*
 - 9. A waiver of the right of remonstrance by the applicant to the formation of a Local Improvement District (LID) for streets, utilities and/or other public purposes.*
 - 10. Modify the proposed development in order to prevent congestion of streets and/or to facilitate transportation.*
 - 11. Condition the issuance of an occupancy permit upon the installation of landscaping or upon a reasonable scheduling for completion of the installation of landscaping. In the latter event, a posting of a bond or other security in an amount equal to one hundred ten percent (110%) of the cost of the landscaping and installation may be required.*
 - 12. A dedication of property for streets, pathways, and bicycle paths in accordance with adopted Facilities Master Plans or such other streets necessary to provide proper development of adjacent properties.*
- (.04) The Planning Director and Development Review Board shall, in making their determination of compliance in attaching conditions, consider the effects of this action on availability and cost. The provisions of this section shall not be used in such a manner that additional conditions, either singularly or cumulatively, have the effect of unnecessarily increasing the cost of development. However, consideration of these factors shall not prevent the Board from imposing conditions of approval necessary to meet the minimum requirements of the Comprehensive Plan and Code.*

Response

Appropriate conditions will be recommended by the City planning staff for consideration by the DRB. The applicant will have an opportunity prior to or during the public hearing to review any such conditions. So, we reserve the right to comment at that time, as we do not know what they might be at this time (prior to submittal).

(.05) The Planning Director, Development Review Board, or on appeal, the City Council, may as a condition of approval for any development for which an application is submitted, require that portions of the tract or tracts under consideration be set aside, improved, conveyed or dedicated for the following uses:

- A. Recreational Facilities: The Director, Board, or Council, as the case may be, may require that suitable area for parks or playgrounds be set aside, improved or permanently reserved for the owners, residents, employees or patrons of the development consistent with adopted Park standards and Parks and Recreation Master Plan.*
- B. Open Space Area: Whenever private and/or common open space area is provided, the City shall require that an association of owners or tenants be established which shall adopt such Articles of Incorporation, By-Laws or other appropriate agreement, and shall adopt and impose such Declaration of Covenants and Restrictions on such open space areas and/or common areas that are acceptable to the Development Review Board. Said association shall be formed and continued for the purpose of maintaining such open space area. Such an association, if required, may undertake other functions. It shall be created in such a manner that owners of property shall automatically be members and shall be subject to assessments levied to maintain said open space area for the purposes intended. The period of existence of such association shall be not less than twenty (20) years and it shall continue thereafter and until a majority vote of the members shall terminate it, and the City Council formally votes to accept such termination.*
- C. Easements: Easements necessary to the orderly extension of public utilities, and the protection of open space, may be required as a condition of approval. When required, such easements must meet the requirements of the City Attorney prior to recordation.*

Response

This development will provide two open space tracts to accommodate passive and active recreational needs of the home owners. The applicant will establish a homeowners association and associated CC&R's to manage the long term maintenance of these tracts.

The applicant has secured access rights from the Ash Meadows HOA to utilize Maxine Lane for secondary access. This combined with the extension of Roger Blvd. allows for flow-through circulation, while the primary access will be from Roger. The HOA has granted access rights to Ash Park in exchange for the development providing structural rehabilitation and final paving for Maxine Lane. These structural and paving improvements will be guided by the Geo-Technical core analysis prepared by Geo-Pacific Engineering, Inc.

- (.07) *Density Transfers. In order to protect significant open space or resource areas, the Development Review Board may authorize the transfer of development densities from one portion of a proposed development to another. Such transfers may go to adjoining properties, provided that those properties are considered to be part of the total development under consideration as a unit.*

Response

There is no need to protect significant open space and natural resource areas within this development, so shifting or transferring density is not necessary.

- (.08) *Wetland Mitigation and other mitigation for lost or damaged resources. The Development Review Board may, after considering the testimony of experts in the field, allow for the replacement of resource areas with newly created or enhanced resource areas. The Board may specify the ratio of lost to created and/or enhanced areas after making findings based on information in the record. As much as possible, mitigation areas shall replicate the beneficial values of the lost or damaged resource areas.*

Response

There are no known on-site wetlands associated with this development. An Arborist’s report has been prepared by Terrence Flanagan, see Arborist Index Tab.

The Arborist’s report addresses all trees impacted by this development, and includes a tree mitigation plan, linked with the master landscaping plan. The landscaping plan, prepared by Joe Percival, provides for plantings within the two open space tracts, as well as street trees.

Section 4.124. Standards Applying To All Planned Development Residential Zones.

- (.01) *Examples of principal uses that are typically permitted:*

B. Single-Family Dwelling Units.

Response

The proposed use is for single-family homes, on standard platted lots. This unit configuration is a permitted use in the PDR-4 zone.

- (.05) *Appropriate PDR zone based on Comprehensive Plan Density:*

<u>Comprehensive Plan Density</u>	<u>Zoning District</u>
6-7 u/acre	PDR-4

Response

The site is zoned PDR-4 zoning, which is complimentary to and consistent with the surrounding zoning pattern.

(.06) Block and access standards:

1. *Maximum block perimeter in new land divisions: 1,800 feet.*
2. *Maximum spacing between streets for local access: 660 feet, unless waived by the Development Review Board upon finding that barriers such as railroads, freeways, existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent street extensions meeting this standard.*
3. *Maximum block length without pedestrian and bicycle crossing: 330 feet, unless waived by the Development Review Board upon finding that barriers such as railroads, freeways, existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions meeting this standard.*

Response

For the most part, the block configuration is set by the existing street system in Ash Meadows, and the recently constructed Canyon Creek Road. This development will add one new internal public street (Ryber Road), which will link between Maxine Lane and Roger Blvd. The block created with Roger Blvd. extended will be approximately 746 linear feet.

The existing block created by Ash Meadows Blvd., Roger Blvd. and Maxine Lane is 1,904 linear feet. Beyond that, this development has no capability of creating any new or shortening any existing blocks.

Therefore the access and circulation standard for pedestrian and bicycle connections is met through the existing street system, together with new on-site street and sidewalks.

(.08) Parking. Per the requirements of Section 4.155.

Response

The code requires a minimum of 1 space per unit. Each home will have at least a two-car garage, plus the driveway accounting for 2 cars. Therefore the off-street parking standard will be met.

Limited on-street parking will also be available, to accommodate 10-12 cars, as reflected on the Preliminary Streets Plan (Sheet 5 of 8). With the proposed 28 foot pavement section, parking is allowed on both sides.

However, driveway spacing will functionally limit the number of on-street spaces available to 10-12, depending upon ultimate driveway locations, and accommodating trash roll carts. Six days a week, not counting garbage pick-up day, there will be space for an additional 4 on-street parked cars. Therefore the parking requirements are met.

(.09) Corner Vision Clearance. Per the requirements of Section 4.177.

Reponse

Landscaping plans for common areas and street trees have been designed and located to ensure appropriate corner vision areas will be provided consistent with City standards.

Section 4.124.4. PDR-4:

The following standards shall apply in PDR-4 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

(.01) Average lot size: 5,000 square feet.

(.02) Minimum lot size: 4,000 square feet.

(.03) Minimum density at build out: One unit per 6,000 square feet.

(.04) Other standards:

A. Minimum lot width at building line: Thirty-five (35) feet.

B. Minimum street frontage of lot: Thirty-five (35) feet; however, street frontage may be reduced to twenty-four (24) feet when the lot fronts a cul-de-sac. No street frontage is required when the lot fronts on an approved, platted private drive. [Amended by Ord. 682, 9/9/10]

C. Minimum lot depth: Sixty (60) feet.

D. Setbacks: per Section 4.113(.03).

E. Maximum building height: Thirty-five (35) feet.

F. Maximum lot coverage: Seventy-five percent (75%) for all buildings.

(.05) Examples of development that is typically permitted (hypothetical 10-acre site):

A. Seventy-two single-family dwellings (with or without accessory dwelling units) on individual lots, or

B. Eighty-seven dwelling units (any combination of multiple family or single family units with or without accessory dwelling units).

Response

The number of lots has been reduced in order to meet the minimum lot size of 4,000 square feet. The smallest lots are 4,045 square feet with the average lot size is now 4,473 square feet.

The proposed lots are designed to meet the PDR-4 standards, except for the requested waiver for 15 rear yard setbacks for 2-story units. The proposed setbacks are designed to accommodate standard unit designs by Lennar, who will be the builder. The proposed setbacks are shown in the following Table, compared to the standards.

With the application of the PDR-4 standards, instead of PDR-5 as originally anticipated, the number of lots has been reduced to 12.

**Table 2
Setbacks
PDR Standards and Proposed**

Yard	Code Standard	Proposed
Front	15 feet, Open porch 10 feet	15 feet
Garage	20 feet	20 feet
Side - Interior	1 story 5 feet; 2 story 7 feet	5 feet (Waiver)
Side - Street	10 feet	10 feet
Rear	1 story 15 feet; 2 story 20 feet	15 feet (Waiver)

NOTE: With the addition of Tract ‘E’ Lot 1 technically is no longer a “corner lot”, so the west side yard can be 5 feet, consistent with the other side yards.

Units on Lots 1-6 will be across Maxine Lane from two-story attached units to the south. Therefore the reduced side and rear side yards will not be inconsistent with the pattern in the immediate neighborhood. In addition to the 15 foot rear yards, these units will be physically separated from the Ash Meadows units, by the 35 feet of Maxine Lane.

To the north, lots 7-15 will abut industrial property, which includes an existing 15 foot wide storm line easement, adjacent to these lots. And the standard PDI setback is 30 feet. So these units will be a minimum of 45 feet from any potential industrial building. Fencing will also be provided along the north property line, providing added screening for privacy. The reduced 5 foot side yards are consistent with nearby developments such as Benchley Estates and Renaissance at Canyon Creek.

1. **No structure shall be erected within the required setback for any future street shown within the City’s adopted Transportation Master Plan or Transportation Systems Plan.**

Response

The existing right-of-way of Roger Blvd. is 40 feet in width. While this street section does not meet current local street standards, it is consistent with the original Ash Meadows approvals, and is not expected to be modified. Therefore, no right-of-way or additional setback is required, other than standard yard setbacks.

5. **Minimum setback to garage door or carport entry: Twenty (20) feet. Wall above the garage door may project to within fifteen (15) feet of property line, provided that clearance to garage door is maintained. Where access is taken from an alley, garages or carports may be located no less than four (4) feet from the right-of-way.**

Response

The development will comply with this standard.

6. **Minimum rear yard setback: One story: fifteen (15) feet. Two or more stories: Twenty (20) feet. Accessory buildings on corner lots must observe the same rear setbacks as the required side yard of the abutting lot.**

Response

As noted above, the applicant is requesting a waiver to allow 15 foot rear yards for two-story units, as discussed above.

- E. **Maximum building height: Thirty-five (35) feet.**

Response

The development will meet this standard.

- F. **Maximum lot coverage: Fifty percent (50%) for all buildings.**

Response

The development will meet this standard.

- Section 4.137. Solar Access For New Residential Development.**

Response

Compliance with this standard is not required. However, all 12 lots will be oriented north/south with good solar exposure.

- Section 4.137.5. Screening and Buffering (SB) Overlay Zone.**

Response

There is no (SB) Overlay zone applicable to this development.

- Section 4.139.00 Significant Resource Overlay Zone (SROZ) Ordinance**

Response

There are no protected areas designated as SROZ on this property.

PLANNED DEVELOPMENT REGULATIONS

- Section 4.140(.07) Preliminary Approval (Stage One);**

- A. **Applications for preliminary approval for planned developments shall:**
 1. **Be made by the owner of all affected property or the owner's authorized agent; and**
 2. **Be filed on a form prescribed by the City Planning Department and filed with said Department.**

3. Set forth the professional coordinator and professional design team as provided in subsection (.04), above.
4. State whether the development will include mixed land uses, and if so, what uses and in what proportions and locations.

Response

The applicant is the owner of all affected properties, except for Maxine Lane, which is owned and maintained by the Ash Meadows HOA. This application was filed with the forms prescribed by the City Planning Department. The professional coordinator and design team have been specified and are listed on the cover sheet of this narrative. The proposed development will not be a mixed-use project, it will be all residential.

These criteria are met.

- B. The application shall include conceptual and quantitatively accurate representations of the entire development sufficient to judge the scope, size, ad impact of the development on the community; and , in addition to the requirements set forth in Section 4.035, shall be accompanied by the following information:**
1. A boundary survey or a certified boundary description by a registered engineer or licensed surveyor.
 2. Topographic information as set forth in Section 4.035.
 3. A tabulation of the land area to be devoted to various uses, and a calculation of the average residential density per net acre.
 4. A staged development schedule demonstrating that the developer intends to receive Stage II approval within two (2) years of receiving Stage I approval, and to commence construction within two (2) years after the approval of final development plan, and will proceed diligently to completion, unless a phased development schedule has been approved; in which case adherence to that schedule shall be considered to constitute diligent pursuit of project completion.
 5. A commitment by the applicant to provide in the Final Approval (Stage II) a performance bond or other acceptable security for the capital improvements required by the project.
 6. If it is proposed that the final development plan will be executed in stages, a schedule thereof shall be provided.
 7. Statement of anticipated waivers from any of the applicable site development standards.

Response

As previously noted, this is a small isolated development, to be constructed in a single phase. Therefore the proposed preliminary plat also represents the Stage I Master Plan, as they are virtually identical. And in this case, the Stage II Final Development Plans are also identical to the Preliminary Plat.

This application actually includes two Stage I Master Plans, and Modification (repeal) of a prior Administrative Condition of Approval (87AR25):

1. A Modified Stage I for Ash Meadows, which separates Tl 2700 from Ash Meadows. It is noted that this action will require an Amended Declaration for Ash Meadows be recorded; and
2. A new Stage I Master Plan for Ash Park, reflecting a separate 12 lots subdivision, with separate common open space, and a public street (replacing the tennis courts).
3. Modification (repeal) of a prior Administrative Condition of Approval (87AR25), requiring linkage of Tax Lot 2700 with Ash Meadows.

These two master plans clean-up the record for what should have happened in 1987 when majority of undeveloped land within the Ash Meadows master plan was sold to Mentor Graphics. This action is also consistent with and supportive of the Remedial Partition addressed earlier in this narrative.

Modified Condition of Approval (87AR25)

In conjunction with the Modified master plans, the applicant is requesting repeal of the Condition of Approval (87AR25), requiring linkage of Tax Lot 2700 with Ash Meadows. This condition was attached prior to the subsequent City Council action under Ordinance 395 (Mentor Graphic Plan/Zone Map Amendment) which repealed all Phase II and III Approvals for Ash Meadows. But, because the focus on the action was for Mentor Graphic acquired property, the applicant believes the linkage of tax Lot 2700 with the Ash Meadows master plan was lost as an over-sight.

Clearly, the sale to Mentor Graphics significantly altered the prior anticipated need for recreational facilities beyond those provided in the Phase I Ash Meadows Plat. While the original master plan anticipated 770 residential units, the sale to Mentor eliminated the potential for the additional 689 units as part of Ash Meadows. With this reduction in units the open space and recreational facilities provided with Phase I were more than sufficient to support the 81 units, consistent with codes in effect in 1987 when the land was sold to Mentor, and subsequently in 1994 when Tax Lot 2700 was sold. Further, the applicant has shown that the existing open space meets current code requirements, without including the facilities on Tax Lot 2700.

This application includes a boundary survey with topographic information and tree inventory as required for the Code. The land area tabulation has been provided and is summarized in this narrative and on the preliminary plat. There is no phasing for this project, as it is relative small, with only 12 lots, and all utilities are immediately available.

Throughout this narrative and on the Plan Sheets the application provides conceptual (detailed) and quantitatively accurate representations, which in combination are sufficient to allow reasonable judgments of the scope, size, and impacts of this development. The applicants will provide the necessary bonding or performance security, and will diligently pursue completion of the project as soon as all approvals and permits are obtained.

The applicant is requesting only two waivers from the applicable development standards, for reduced side and rear yard setbacks. All of the above criteria are met.

- C. **An application for a Stage I approval shall be considered by the Development Review Board as follows:**
 - 1. **A public hearing as provided in Section 4.013.**
 - 2. **After such hearing, the Board shall determine whether the proposal conforms to the permit criteria set forth in this Code, and may approve or disapprove the application and the accompanying preliminary development plan or require such changes therein or impose such conditions of approval as are in its judgment, necessary to ensure conformity to said criteria and regulations. In so doing the Board may, in its discretion, authorize submission of the final development plan in stages, corresponding to different units or elements of the development. It shall do so only upon evidence assuring completion of the entire development in accordance with the preliminary development plan and staged development schedule.**

Response

Once the application is determined complete, by the Planning Department, a public hearing before the Development Review Board will be scheduled. The Board will consider the application and public testimony and make a decision.

The applicants believe that based on the findings presented herein, the Stage I Master Plan should be approved.

(.09) Final Approval (Stage Two):

- A. **Unless an extension has been granted by the Development Review Board, within two (2) years after the approval or modified approval of a preliminary development plan (Stage I), the applicant shall file with the City Planning Department a final plan for the entire development or when submission in stages has been authorized pursuant to Section 4.035 for the first unit of the development, a public hearing shall be held on each such application as provided in Section 4.013.**
- B. **After such hearing...**
- C. **The final plan shall conform in all major respects with the approved preliminary development plan, and shall include all information included in the preliminary plan plus the following:**
 - 1. **The location of water, sewerage and drainage facilities;**
 - 2. **Preliminary building and landscaping plans and elevations, sufficient to indicate the general character of the development;**
 - 3. **The general type and location of signs;**
 - 4. **Topographic information as set forth in Section 4.035;**
 - 5. **a map indicating the types and locations of all proposed uses; and**
 - 6. **a grading plan.**
- D. **The final plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the development or phase of development. However, Site Design Review is a separate and more detailed review of proposed design features, subject to the standards of Section 4.400.**

- E. Copies of legal documents required by the Development Review Board for dedication or reservation of public facilities, or for the creation of a non-profit homeowner's association, shall also be submitted.
- F. Within thirty (30) days...
- G. Upon receipt of the final development plan...
- H. If the Development Review Board...
- I. All Stage II Development Plan approvals shall expire two years after their approval date, if substantial development has not occurred on the property prior to that time,...
- J. A planned development permit may be granted by the Development Review Board on if it is found that the development conforms to all the following criteria, as well as to the Planned Development Regulations in Section 4.140:
 - 1. The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council.
 - 2. That the location, design, size and uses are such that traffic generated by the development at the most probable used intersection(s) can be accommodated safely and without congestion in excess of Level of Service D, ...
 - a. In determining levels of Service D, the City shall hire a traffic engineer at the applicant's expense...
 - b. The following are exempt from meeting the Level of Service D criteria standard:
 - i. A planned development or expansion thereof which generates three (3) new p.m. peak hour traffic trips or less;...
 - 3. That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services.

Response

In this case, the Stage II Final Development Plans is identical to the Preliminary Plat. Therefore there will be no separate application for Stage II approval. This application covers the Stage I, Stage II and Preliminary Plat as one combined design. Therefore combined application satisfies the two-year time requirement for Stage II approvals.

The application provides details relative to water, sewer, drainage facilities and streets. All uses are shown. Landscaping and street trees plans are also provided, sufficient to indicate the general character of the development. No specific signs are proposed. The required topographic information and preliminary grading plans are also provided.

The plans are sufficiently detailed enough to indicate the full operation and appearance of the development, including architectural and landscaping design. Lennar, the anticipated builder, has provided architectural plans reflecting the unit styles they intend to build in this development.

Adequate public facilities and street capacities are available to support the 12 lot development.

Therefore this application satisfies all approval criteria and standards for Stage II development. The applicants believe that based on the findings presented herein, the Stage II, Final Development Plan should be approved.

Section 4.156.01. Sign Regulations Purpose and Objectives.

(.01) Purpose. The general purpose of the sign regulations are to provide one of the principal means of implementing the Wilsonville Comprehensive Plan by fostering an aesthetically pleasing, functional, and economically vital community, as well as promoting public health, safety, and well-being. The sign regulations strive to accomplish the above general purpose by meeting the needs of sign owners while maintaining consistency with the development and design standards elsewhere in Chapter 4. This code regulates the design, variety, number, size, location, and type of signs, as well as the processes required to permit various types of signs. Sign regulations have one or more of the following specific objectives:

A. Well-designed and aesthetically pleasing signs sufficiently visible and comprehensible from streets and rights-of-way that abut a site as to aid in wayfinding, identification and provide other needed information.

B. Sign design and placement that is compatible with and complementary to the overall design and architecture of a site, along with adjoining properties, surrounding areas, and the zoning district.

C. A consistent and streamlined sign review process that maintains the quality of sign development and ensures due process.

D. Consistent and equitable application and enforcement of sign regulations.

E. All signs are designed, constructed, installed, and maintained so that public safety, particularly traffic safety, are not compromised.

F. Sign regulations are content neutral.

Response

Lennar will be the developer/builder for this development. They intend to submit a signage program as a separate application once site development is underway. The signage will be typical of what Lennar has employed at other sites within Wilsonville.

Section 4.177. Street Improvement Standards.

This section contains the City's requirements and standards for pedestrian, bicycle, and transit facility improvements to public streets, or within public easements. The purpose of this section is to ensure that development, including redevelopment, provides transportation facilities that are safe, convenient, and adequate in rough proportion to their impacts.

(.01) Development and related public facility improvements shall comply with the standards in this section, the Wilsonville Public Works Standards, and the Transportation System Plan, in rough proportion to the potential impacts of the development. Such improvements shall be constructed at the time of development or as provided by Section 4.140, except as modified or waived by the City Engineer for reasons of safety or traffic operations..

Response

Access to the subject property is from Parkway Avenue, via Ash Meadows Road, Ash Meadows Blvd. and Roger Blvd. which are all public streets, constructed to the applicable standards at the time Ash Meadows was developed. However, access from Maxine Lane will also be provided, which is a private street owned and maintained by Ash Meadows HOA.

The applicant has executed an access agreement with the HOA and will be rehabilitating and paving Maxine Lane, as it was never paved with the final lift and has deteriorated over time.

(.02) Street Design Standards.

A. All street improvements and intersections shall provide for the continuation of streets through specific developments to adjoining properties or subdivisions.

1. Development shall be required to provide existing or future connections to adjacent sites through the use of access easements where applicable. Such easements shall be required in addition to required public street dedications as required in Section 4.236(.04).

Response

A new public street (Ryber Road) will connect between Maxine Lane and the extension of Roger Blvd. There are no other logical street extensions associated with this development.

B. The City Engineer shall make the final determination regarding right-of-way and street element widths using the ranges provided in Chapter 3 of the Transportation System Plan and the additional street design standards in the Public Works Standards.

C. Rights-of-way.

1. Prior to issuance of a Certificate of Occupancy Building permits or as a part of the recordation of a final plat, the City shall require dedication of rights-of-way in accordance with the Transportation System Plan. All dedications shall be recorded with the County Assessor's Office.

2. The City shall also require a waiver of remonstrance against formation of a local improvement district, and all non-remonstrances shall be recorded in the County Recorder's Office as well as the City's Lien Docket, prior to issuance of a Certificate of Occupancy Building Permit or as a part of the recordation of a final plat.

3. In order to allow for potential future widening, a special setback requirement shall be maintained adjacent to all arterial streets. The minimum setback shall be 55 feet from the centerline or 25 feet from the right-of-way designated on the Master Plan, whichever is greater.

Response

The applicant is proposing structural improvements to Maxine Lane consistent with City standards applicable to private streets.

Roger Blvd. currently extends to the southeast corner of the property. The applicant has executed an Agreement with Mentor Graphics which allows for the extension of Roger Blvd. thereby providing public street access to the development. This street design allows for flow-through circulation between Roger Blvd. and Maxine Lane.

With this street extension, the dead-end street issue has been resolved, and the Waiver and Variance are no longer necessary.

The proposed streets are designed consistent with existing cross-section, with Ryber Road designed to the City's local street standards. Sidewalks will be provided along all three street frontages. Therefore this development meets this standard to the degree practicable.

E. Corner or clear vision area.

1. A clear vision area which meets the Public Works Standards shall be maintained on each corner of property at the intersection of any two streets, a street and a railroad or a street and a driveway. However, the following items shall be exempt from meeting this requirement:

- a. Light and utility poles with a diameter less than 12 inches.**
- b. Trees less than 6" d.b.h., approved as a part of the Stage II Site Design, or administrative review.**
- c. Except as allowed by b., above, an existing tree, trimmed to the trunk, 10 feet above the curb.**
- d. Official warning or street sign.**
- e. Natural contours where the natural elevations are such that there can be no cross-visibility at the intersection and necessary excavation would result in an unreasonable hardship on the property owner or deteriorate the quality of the site.**

Response

The street and landscape designs provide for appropriate vision clearance consistent with these criteria.

(.03) Sidewalks. Sidewalks shall be provided on the public street frontage of all development. Sidewalks shall generally be constructed within the dedicated public right-of-way, but may be located outside of the right-of-way within a public easement with the approval of the City Engineer.

A. Sidewalk widths shall include a minimum through zone of at least five feet. The through zone may be reduced pursuant to variance procedures in Section 4.196, a waiver pursuant to Section 4.118, or by authority of the City Engineer for reasons of traffic operations, efficiency, or safety.

Response

The proposed new internal street will have sidewalks on both sides. In addition a sidewalk will be provided along the north side of Maxine Lane, within a public easement, and along the west side of Roger Blvd. These sidewalks will connect with the Mentor Graphics pathway.

(.04) Bicycle Facilities. Bicycle facilities shall be provided to implement the Transportation System Plan, and may include on-street and off-street bike lanes, shared lanes, bike boulevards, and cycle tracks. The design of on-street bicycle facilities will vary according to the functional classification and the average daily traffic of the facility.

(.05) Multiuse Pathways. Pathways may be in addition to, or in lieu of, a public street. Paths that are in addition to a public street shall generally run parallel to that street, and shall be designed in accordance with the Public Works Standards or as specified by the City Engineer. Paths that are in lieu of a public street shall be considered in areas only where no other public street connection options are feasible, and are subject to the following standards.

A. Paths shall be located to provide a reasonably direct connection between likely pedestrian and bicyclist destinations. Additional standards relating to entry points, maximum length, visibility, and path lighting are provided in the Public Works Standards.

B. To ensure ongoing access to and maintenance of pedestrian/bicycle paths, the City Engineer will require dedication of the path to the public and acceptance of the path by the City as public right-of-way; or creation of a public access easement over the path.

Response

There are no bicycle or multipurpose pathway facilities designated for this property. However, there is an existing pathway system around the Mentor Graphics property, which was originally constructed by Ash Meadows, prior to the sale to Mentor. This pathway will be accessible from the new northern terminus of Roger Blvd. and will therefore be accessible from the proposed sidewalks constructed by the proposed development.

(.06) Transit Improvements

Development on sites that are adjacent to or incorporate major transit streets shall provide improvements as described in this section to any bus stop located along the site's frontage, unless waived by the City Engineer for reasons of safety or traffic operations. Transit facilities include bus stops, shelters, and related facilities.

Required transit facility improvements may include the dedication of land or the provision of a public easement.

A. Development shall at a minimum provide:

1. Reasonably direct pedestrian connections, as defined by Section 4.154, between building entrances and the transit facility and between buildings on the site and streets adjoining transit stops.

2. Improvements at major transit stops. Improvements may include intersection or mid-block traffic management improvements to allow for pedestrian crossings at major transit stops.

B. Developments generating an average of 49 or more pm peak hour trips shall provide bus stop improvements per the Public Works Standards. Required improvements may include provision of benches, shelters, pedestrian lighting; or provision of an easement or dedication of land for transit facilities.

Response

There currently is no transit service within Ash Meadows. This development will not generate more than 49 PM Peak hour trips, therefore no transit provisions are required.

(.07) Residential Private Access Drives. Residential Private Access Drives shall meet the following standards:

A. Residential Private Access Drives shall provide primary vehicular access to no more than four (4) dwelling units, excluding accessory dwelling units.

B. The design and construction of a Residential Private Access Drive shall ensure a useful lifespan and structural maintenance schedule comparable, as determined by the City Engineer or City's Authorized Representative, to a local street constructed in conformance to current public works standards.

1. *The design of residential private access drives shall be stamped by a professional engineer registered in the state of Oregon and shall be approved by the City Engineer or City's Authorized Representative to ensure the above requirement is met.*
 2. *Prior to issuing a certificate of occupancy for any residential dwelling unit whose primary vehicular access is from a Residential Private Access Drive the City Engineer or City's Authorized Representative shall certify construction of the Residential Private Access Drive substantially conforms the design approved by the City Engineer or City's Authorized Representative.*
- C. Residential Private Access Drives shall be named for addressing purposes. All Residential Private Access Drives shall use the suffix "Lane", i.e. SW Oakview Lane.*
- D. Residential Private Access Drives shall meet or exceed the standards for access drives and travel lanes established in Subsection (.08) of this Section.*
[Amended by Ord. 682, 9/1/10]

Response

While access will be available from Maxine Lane (private street) the primary access will be from Roger Blvd. The extension of Roger provide public street access and eliminates the prior conflict (Variance) issue relative to private street access.

(.08). Access Drive and Driveway Approach Development Standards.

A. An access drive to any proposed development shall be designed to provide a clear travel lane free from any obstructions.

B. Access drive travel lanes shall be constructed with a hard surface capable of carrying a 23-ton load.

C. Where emergency vehicle access is required, approaches and driveways shall be designed and constructed to accommodate emergency vehicle apparatus and shall conform to applicable fire protection requirements. The City may restrict parking, require signage, or require other public safety improvements pursuant to the recommendations of an emergency service provider.

D. Secondary or emergency access lanes may be improved to a minimum 12 feet with an all-weather surface as approved by the Fire District. All fire lanes shall be dedicated easements.

E. Minimum access requirements shall be adjusted commensurate with the intended function of the site based on vehicle types and traffic generation.

F. The number of approaches on higher classification streets (e.g., collector and arterial streets) shall be minimized; where practicable, access shall be taken first from a lower classification street.

G. The City may limit the number or location of connections to a street, or impose access restrictions where the roadway authority requires mitigation to alleviate safety or traffic operations concerns.

H. The City may require a driveway to extend to one or more edges of a parcel and be designed to allow for future extension and inter-parcel circulation as adjacent properties develop. The City may also require the owner(s) of the subject site to record an access easement for future joint use of the approach and driveway as the adjacent property(ies) develop(s).

I. Driveways shall accommodate all projected vehicular traffic on-site without vehicles stacking or backing up onto a street.

J. Driveways shall be designed so that vehicle areas, including but not limited to drive-up and drive-through facilities and vehicle storage and service areas, do not obstruct any public right-of-way.

K. Approaches and driveways shall not be wider than necessary to safely accommodate projected peak hour trips and turning movements, and shall be designed to minimize crossing distances for pedestrians.

L. As it deems necessary for pedestrian safety, the City, in consultation with the roadway authority, may require traffic-calming features, such as speed tables, textured driveway surfaces, curb extensions, signage or traffic control devices, or other features, be installed on or in the vicinity of a site.

M. Approaches and driveways shall be located and designed to allow for safe maneuvering in and around loading areas, while avoiding conflicts with pedestrians, parking, landscaping, and buildings.

N. Where a proposed driveway crosses a culvert or drainage ditch, the City may require the developer to install a culvert extending under and beyond the edges of the driveway on both sides of it, pursuant applicable Public Works standards.

O. Except as otherwise required by the applicable roadway authority or waived by the City Engineer, temporary driveways providing access to a construction site or staging area shall be paved or graveled to prevent tracking of mud onto adjacent paved streets.

P. Unless constrained by topography, natural resources, rail lines, freeways, existing or planned or approved development, or easements or covenants, driveways proposed as part of a residential or mixed-use development shall meet local street spacing standards and shall be constructed to align with existing or planned streets, if the driveway.

- 1. Intersects with a public street that is controlled, or is to be controlled in the planning period, by a traffic signal;*
- 2. Intersects with an existing or planned arterial or collector street; or*
- 3. Would be an extension of an existing or planned local street, or of another major driveway.*

Response

The applicant has provided a Geo-technical assessment of the structural condition of Maxine Lane, together with recommended construction criteria for rehab and paving. The street improvements will be designed to meet the criteria of this Section to the degree they are applicable. Final design details will be coordinate with the City Engineer at the time of construction permits.

(.09) Minimum street intersection spacing standards.

A. New streets shall intersect at existing street intersections so that centerlines are not offset. Where existing streets adjacent to a proposed development do not align properly, conditions shall be imposed on the development to provide for proper alignment.

B. Minimum intersection spacing standards are provided in Transportation System Plan Table 3-2.

(.10) Exceptions and Adjustments. The City may approve adjustments to the spacing standards of subsections (.08) and (.09) above through a Class II process, or as a waiver per Section 4.118(.03)(A.), where an existing connection to a City street does not meet the standards of the roadway authority, the proposed development moves in the direction of code compliance, and mitigation measures alleviate all traffic operations and safety concerns. Mitigation measures may include consolidated access (removal of one access), joint use driveways (more than one property uses same access), directional limitations (e.g., one-way), turning restrictions (e.g., right in/out only), or other mitigation.

[Section 4.177 amended by Ord. 719, 6/17/13]

Response

Roger Blvd., Maxine Lane and the proposed new street are both local streets. The spacing standard is 100-300 feet.

There are two driveway connections on the south side Maxine Lane, but no other street intersections. This intersection will function more like the two existing driveways, with the a standard driveway apron instead of typical curb returns. And, ultimately, once Roger Blvd. is extended, it will most likely be the secondary access.

The spacing between Maxine Lane and the new Street's intersection with Roger Blvd. (as extended) is 118 feet, which meets the minimum spacing.

The applicant is not requesting any adjustments to the spacing standards.

LAND DIVISION

Section 4.210. Application Procedure.

(.01) Pre-application conference. Prior to submission of a tentative condominium, partition, or subdivision plat, a person proposing to divide land in the City shall contact the Planning Department to arrange a pre-application conference as set forth in Section 4.010.

B. Tentative Plat Submission. The purpose of the Tentative Plat is to present a study of the proposed subdivision to the Planning Department and Development Review Board and to receive approval or recommendations for revisions before preparation of a final Plat. The design and layout of this plan plat shall meet the guidelines and requirements set forth in this Code. The Tentative Plat shall be submitted to the Planning Department with the following information:

1. Site development application form completed and signed by the owner of the land or a letter of authorization signed by the owner. A preliminary title report or other proof of ownership is to be included with the application form.

2. Application fees as established by resolution of the City Council.

3. Ten (10) copies and one (1) sepia or suitable reproducible tracing of the Tentative Plat shall be submitted with the application. Paper size shall be eighteen inch (18") by twenty-four inch (24"), or such other size as may be specified by the City Engineer.

4. Name of the subdivision. No subdivision name shall duplicate or resemble the name of any other subdivision in Clackamas or Washington County. Names may be checked through the county offices.

5. Names, addresses, and telephone numbers of the owners and applicants, and engineer or surveyor.

6. Date, north point and scale of drawing.

7. Location of the subject property by Section, Township, and Range.

8. Legal road access to subject property shall be indicated as City, County, or other public roads.

9. Vicinity map showing the relationship to the nearest major highway or street.

10. Lots: Dimensions of all lots, minimum lot size, average lot size, and proposed lot and block numbers.

11. *Gross acreage in proposed plat.*
12. *Proposed uses of the property, including sites, if any, for multi-family dwellings, shopping centers, churches, industries, parks, and playgrounds or other public or semi-public uses.*
13. *Improvements: Statement of the improvements to be made or installed including streets, private drives, sidewalks, lighting, tree planting, and times such improvements are to be made or completed. [Amended by Ord. 682, 9/9/10]*
14. *Trees. Locations, types, sizes, and general conditions of all existing trees, as required in Section 4.600.*
15. *Utilities such as electrical, gas, telephone, on and abutting the tract.*
16. *Easements: Approximate width, location, and purpose of all existing and proposed easements on, and known easements abutting the tract.*
17. *Deed Restrictions: Outline of proposed deed restrictions, if any.*
18. *Written Statement: Information which is not practical to be shown on the maps may be shown in separate statements accompanying the Tentative Plat.*
19. *If the subdivision is to be a "Planned Development," a copy of the proposed Home Owners Association By-Laws must be submitted at the time of submission of the application. The Tentative Plat shall be considered as the Stage I Preliminary Plan. The proposed By-Laws must address the maintenance of any parks, common areas, or facilities.*
20. *Any plat bordering a stream or river shall indicate areas subject to flooding and shall comply with the provisions of Section 4.172.*
21. *Proposed use or treatment of any property designated as open space by the City of Wilsonville.*
22. *A list of the names and addresses of the owners of all properties within 250 feet of the subject property, printed on self-adhesive mailing labels. The list shall be taken from the latest available property ownership records of the Assessor's office of the affected county.*
23. *A completed "liens and assessments" form, provided by the City Finance Department.*
24. *Locations of all areas designated as a Significant Resource Overlay Zone by the City, as well as any wetlands shall be shown on the tentative plat.*
25. *Locations of all existing and proposed utilities, including but not limited to domestic water, sanitary sewer, storm drainage, and any private utilities crossing or intended to serve the site. Any plans to phase the construction or use of utilities shall be indicated. [Amended by Ord. 682, 9/9/10]*
26. *A traffic study, prepared under contract with the City, shall be submitted as part of the tentative plat application process, unless specifically waived by the Community Development Director.*

Response

The applicant has provided all applicable submittal material, which is confirmed by the planning staff's determination of "complete application".

This application involves master planning and preliminary subdivision plat. The Final Plat will be submitted subsequent to obtaining approvals for this application, and preparation of construction documents.

The applicant intends to develop the land in a single phase, which will be initiated as soon as all approvals and permits are obtained. Given the timing of this application, it is anticipated that construction will not begin until early 2016.

There are no remainder tracts or undeveloped parcels. The tentative plats clearly shows all affected property as part of the application for land division.

The preliminary plat creates 12 single family lots. The lots range in size from 4,045 to 5,606 square feet, with an average of 4,473 square feet, plus two open space tracts. The open space tracts are sized as follows:

- Tract 'A' 11,070 sq. ft.; and
- Tract 'B' 1,295 sq. ft.
- Total **12,365 sq. ft. Open Space**, plus
- Tract 'C' 1,722 sq. ft. (public sidewalk easement)
- Tract 'D' 2,322 sq. ft. (water quality/detention)
- Tract 'E' 1,254 sq. ft. (water quality/detention)

NOTE: Tract 'A' is 11,070 square feet, which meets the required minimum useable recreational open space area standard.

The combined Open Space Tracts equal 17.66% of the net site area, which does not meet the general 25% minimum code requirement, see Waiver discussion above.

Section 4.220. Final Plat Review.

(.04) Action on Final Plat: Within thirty (30) days of receipt of a complete final plat submittal, the Planning Director shall approve, deny, or, when further information is required, postpone a decision on the application. Written notice of such action shall be mailed to the applicant by the Planning Director. If the Planning Director determines that full conformity with all applicable ordinances has not been made, the Director shall advise the applicant of the changes or additions that must be made and shall afford the applicant an opportunity to make the necessary changes or additions...

Response

The final plat is an administrative review function, which occurs after Comprehensive Plan, Zoning, and Preliminary Plat approvals, as well as after the preparation of construction drawings have occurred. The final plat review is compared to the conditions of approval established for the preliminary plat.

The following section presents information related to the proposed preliminary plat and addresses compliance with the code provisions for land division for residential development.

Section 4.236. General Requirements - Streets.

(.01) Conformity to the Transportation System Plan. Land divisions shall conform to and be in harmony with the Transportation Systems Plan, the Bicycle and Pedestrian Master Plan, and the Parks and Recreation Master Plan. [Amended by Ord. #719, 6/17/13]

(.02) Relation to Adjoining Street System.

A. A land division shall provide for the continuation of the principal streets existing in the adjoining area, or of their proper projection when adjoining property is not developed, and shall be of a width not less than the minimum requirements for streets set forth in these regulations. Where, in the opinion of the Planning Director or Development Review Board, topographic conditions make such continuation or conformity impractical, an exception may be made. In cases where the Board or Planning Commission has adopted a plan or plat of a neighborhood or area of which the proposed land division is a part, the subdivision shall conform to such adopted neighborhood or area plan.

B. Where the plat submitted covers only a part of the applicant's tract, a sketch of the prospective future street system of the unsubmitted part shall be furnished and the street system of the part submitted shall be considered in the light of adjustments and connections with the street system of the part not submitted.

C. At any time when an applicant proposes a land division and the Comprehensive Plan would allow for the proposed lots to be further divided, the city may require an arrangement of lots and streets such as to permit a later resubdivision in conformity to the street plans and other requirements specified in these regulations.

Response:

The access to the development will primarily be from Roger Blvd., but access from Maxine Lane (private street) will also be available. The applicant will provide structural rehabilitation and pavement resurfacing for this street, as approved by the Ash Meadows HOA.

With the Mentor Agreement, the site will have frontage on Roger Blvd. This street will be extended consistent with the existing cross-section. Ultimately, whenever the Mentor property is developed, this street will be extended north to intersect with Canyon Creek Road, at its intersection with Daybreak Street.

The existing and proposed street system is consistent with the TSP, and provisions of this Section of the Code. There are no other streets existing or proposed that are associated with this development.

(.03) All streets shall conform to the standards set forth in Section 4.177 and the block size requirements of the zone.

(.04) Creation of Easements: The Planning Director or Development Review Board may approve an easement to be established without full compliance with these regulations, provided such an easement is the only reasonable method by which a portion of a lot large enough to allow partitioning into two (2) parcels may be provided with vehicular access and adequate utilities. If the proposed lot is large enough to divide into more than two (2) parcels, a street dedication may be required. [Amended by Ord. 682, 9/9/10]

(.05) Topography: The layout of streets shall give suitable recognition to surrounding topographical conditions in accordance with the purpose of these regulations.

Response:

The proposed new street conforms to the code and block standards. The street is designed in proper relationship to surrounding topography. All easement required will be provided as part of the Final Plat.

(.06) Reserve Strips: The Planning Director or Development Review Board may require the applicant to create a reserve strip controlling the access to a street. Said strip is to be placed under the jurisdiction of the City Council, when the Director or Board determine that a strip is necessary:

- A. To prevent access to abutting land at the end of a street in order to assure the proper extension of the street pattern and the orderly development of land lying beyond the street; or*
- B. To prevent access to the side of a street on the side where additional width is required to meet the right-of-way standards established by the City; or*
- C. To prevent access to land abutting a street of the land division but not within the tract or parcel of land being divided; or*
- D. To prevent access to land unsuitable for building development.*

Response:

Wilsonville typically has not required reserve strip. However, any such strip that may be required, such as the east end of the proposed new public street, will be provided as part of the Final Plat.

(.07) Future Expansion of Street: When necessary to give access to, or permit a satisfactory future division of, adjoining land, streets shall be extended to the boundary of the land division and the resulting dead-end street may be approved without a turn-around. Reserve strips and street plugs shall be required to preserve the objective of street extension. Notification that the street is planned for future extension shall be posted on the stub street. [Amended by Ord. #719, 6/17/13]

(.08) Existing Streets: Whenever existing streets adjacent to or within a tract are of inadequate width, additional right-of-way shall conform to the designated width in this Code or in the Transportation Systems Plan.

Response:

The existing and proposed street system is consistent with the TSP, and provisions of this Section of the Code. There are no other streets existing or proposed that are associated with this development. No other streets or street stubs are necessary to accommodate future development of adjacent properties.

(.09) Street Names: No street names will be used which will duplicate or be confused with the names of existing streets, except for extensions of existing streets. Street names and numbers shall conform to the established name system in the City, and shall be subject to the approval of the City Engineer.

Response:

At the time of Final Plat, street names will be provided consistent with the City's policies and confirmed by Clackamas County, as not duplicating any existing streets.

Section 4.237. General Requirements – Other.

(.01) Blocks:

A. The length, width, and shape of blocks shall be designed with due regard to providing adequate building sites for the use contemplated, consideration of needs for convenient access, circulation, control, and safety of pedestrian, bicycle, and motor vehicle traffic, and recognition of limitations and opportunities of topography.

B. Sizes: Blocks shall not exceed the sizes and lengths specified for the zone in which they are located unless topographical conditions or other physical constraints necessitate larger blocks. Larger blocks shall only be approved where specific findings are made justifying the size, shape, and configuration.

Response:

The proposed new street creates a new short block between Maxine Lane and Roger Blvd. There is no possibility of creating any other logical blocks.

(.02) Easements:

A. Utility lines. Easements for sanitary or storm sewers, drainage, water mains, electrical lines or other public utilities shall be dedicated wherever necessary. Easements shall be provided consistent with the City's Public Works Standards, as specified by the City Engineer or Planning Director. All of the public utility lines within and adjacent to the site shall be installed within the public right-of-way or easement; with underground services extending to the private parcel constructed in conformance to the City's Public Works Standards. All franchise utilities shall be installed within a public utility easement. All utilities shall have appropriate easements for construction and maintenance purposes. [Amended by Ord. 682, 9/9/10]

B. Water courses. Where a land division is traversed by a water course, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of the water course, and such further width as will be adequate for the purposes of conveying storm water and allowing for maintenance of the facility or channel. Streets or parkways parallel to water courses may be required.

Response:

All necessary easements will be provided at the time of Final Plat. There is no water course associated with this property.

(.03) Pedestrian and bicycle pathways. An improved public pathway shall be required to transverse the block near its middle if that block exceeds the length standards of the zone in which it is located.

A. Pathways shall be required to connect to cul-de-sacs or to pass through unusually shaped blocks.

B. Pathways required by this subsection shall have a minimum width of ten (10) feet unless they are found to be unnecessary for bicycle traffic, in which case they are to have a minimum width of six (6) feet.

Response:

The development plans provide for sidewalks, which will connect with or provide access to the existing sidewalks and pathways with Ash Meadows, and also the pathway system on Mentor Graphics property. A public sidewalk easement will be provided over Tract 'C' along the north side of Maxine Lane.

(.04) Tree planting. Tree planting plans for a land division must be submitted to the Planning Director and receive the approval of the Director or Development Review Board before the planting is begun. Easements or other documents shall be provided, guaranteeing the City the right to enter the site and plant, remove, or maintain approved street trees that are located on private property.

Response:

The proposed landscaping plan provides for required street trees as well as trees and other landscaping within the two open space tracts.

(.05) Lot Size and shape. The lot size, width, shape and orientation shall be appropriate for the location of the land division and for the type of development and use contemplated. Lots shall meet the requirements of the zone where they are located.

A. In areas that are not served by public sewer, an on-site sewage disposal permit is required from the City. If the soil structure is adverse to on-site sewage disposal, no development shall be permitted until sewer service can be provided.

B. Where property is zoned or deeded for business or industrial use, other lot widths and areas may be permitted at the discretion of the Development Review Board. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.

C. In approving an application for a Planned Development, the Development Review Board may waive the requirements of this section and lot size, shape, and density shall conform to the Planned Development conditions of approval.

Response:

The lots are designed consistent with these provisions. All lots will be served by public sanitary sewer. There is no land intended for non-residential use.

(.06) Access. The division of land shall be such that each lot shall have a minimum frontage on a street or private drive, as specified in the standards of the relative zoning districts. This minimum frontage requirement shall apply with the following exceptions:

A. A lot on the outer radius of a curved street or tract with a private drive, or facing the circular end of a cul-de-sac shall have frontage of not less than twenty-five (25) feet upon a street or tract with a private drive, measured on the arc.

B. The Development Review Board may waive lot frontage requirements where in its judgment the waiver of frontage requirements will not have the effect of nullifying the intent and purpose of this regulation or if the Board determines that another standard is appropriate because of the characteristics of the overall development. [Section 4.237(.06) amended by Ord. 682, 9/9/10]

Response: All the proposed lots will have frontage on a public street, consistent with code standards.

(.07) Through lots. Through lots shall be avoided except where essential to provide separation of residential development from major traffic arteries or adjacent nonresidential activity or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten (10) feet, across which there shall be no access, may be required along the line of lots abutting such a traffic artery or other disadvantageous use. Through lots with planting screens shall have a minimum average depth of one hundred (100) feet. The Development Review Board may require assurance that such screened areas be maintained as specified in Section 4.176.

Response:

While Lots 1-6 are located between two street, however, the applicant argues they are technically not “through lots” because Tracts ‘B’ & ‘C’ separate the rear yards from the street. The public access sidewalk has been placed within a separate Tract ‘C’, but will be owned and maintained by the Ash Park HOA, consistent with Section 4.177(.07).

Roger Blvd., a extended, provides public street access to the development. The new Ryber Road will be a public local street, while Maxine Lane is a private street, within Ash Meadows.

In this case, the subject property (Tax Lot 2700) does not have enough depth to accommodate another row of lots fronting of Maxine Lane. The proposed design is the most logical configuration to provide access and circulation for the proposed lots. There will be no direct access from Maxine Lane to these lots, all access will be from the internal public street. Also, these two streets are and will likely remain low volume local streets, thereby minimizing the typical negatives associated with through lots.

A 4 foot tall wooden fence is proposed to physically separate these lots from the two Tracts.

The applicant believes this design meets the intent of this section, which appears to be more focus on lots abutting higher volume streets.

(.08) Lot side lines. The side lines of lots, as far as practicable for the purpose of the proposed development, shall run at right angles to the street or tract with a private drive upon which the lots face. [Amended by Ord. 682, 9/9/10]

Response: To the degree practicable, given the size and shape of the property, the proposed lot lines are designed at right angles to the street.

(.09) Large lot land divisions. In dividing tracts which at some future time are likely to be re-divided, the location of lot lines and other details of the layout shall be such that re-division may readily take place without violating the requirements of these regulations and without interfering with the orderly development of streets. Restriction of buildings within future street locations shall be made a matter of record if the Development Review Board considers it necessary.

Response: The proposed preliminary plat develops all available property. No remnant parcels or over-sized lots are created, and no lot is sufficiently sized such that it could be further divided.

(.10) Building line. The Planning Director or Development Review Board may establish special building setbacks to allow for the future redivision or other development of the property or for other reasons specified in the findings supporting the decision. If special building setback lines are established for the land division, they shall be shown on the final plat.

(.11) Build-to line. The Planning Director or Development Review Board may establish special build-to lines for the development, as specified in the findings and conditions of approval for the decision. If special build-to lines are established for the land division, they shall be shown on the final plat.

Response: No special building lines or build-to lines are proposed or necessary.

(.12) Land for public purposes. The Planning Director or Development Review Board may require property to be reserved for public acquisition, or irrevocably offered for dedication, for a specified period of time.

Response: Other than the proposed street, no land is proposed to be dedicated to the public. However, a sidewalk easement will be provided over Tract 'C' adjacent to Maxine Lane, which will be improved with a sidewalk.

(.13) Corner lots. Lots on street intersections shall have a corner radius of not less than ten (10) feet.

Response: All corner lots are design with appropriate corner radii.

Section 4.250. Lots of Record.

All lots of record that have been legally created prior to the adoption of this ordinance shall be considered to be legal lots. Tax lots created by the County Assessor are not necessarily legal lots of record.

Response: Tax Lot 2700 is not a legal lot of record, as determined by prior Legal Lot determination. But it can be found to be a legal lot, consistent with the PDR-4 standards, with the provision as the public street access from Roger Blvd.

Section 4.262. Improvements - Requirements.

(.01) Streets. Streets within or partially within the development shall be graded for the entire right-of-way width, constructed and surfaced in accordance with the Transportation Systems Plan and City Public Works Standards. Existing streets which abut the development shall be graded, constructed, reconstructed, surfaced or repaired as determined by the City Engineer.

(.02) Curbs. Curbs shall be constructed in accordance with standards adopted by the City.

(.03) Sidewalks. Sidewalks shall be constructed in accordance with standards adopted by the City.

Section 4.262. Improvements - Requirements.

(.01) Streets. Streets within or partially within the development shall be graded for the entire right-of-way width, constructed and surfaced in accordance with the Transportation Systems Plan and City Public Works Standards. Existing streets which abut the development shall be graded, constructed, reconstructed, surfaced or

repaired as determined by the City Engineer.

(.02) Curbs. Curbs shall be constructed in accordance with standards adopted by the City.

(.03) Sidewalks. Sidewalks shall be constructed in accordance with standards adopted by the City.

(.04) Sanitary sewers. When the development is within two hundred (200) feet of an existing public sewer main, sanitary sewers shall be installed to serve each lot or parcel in accordance with standards adopted by the City. When the development is more than two hundred (200) feet from an existing public sewer main, the City Engineer may approve an alternate sewage disposal system.

(.05) Drainage. Storm drainage, including detention or retention systems, shall be provided as determined by the City Engineer.

(.06) Underground utility and service facilities. All new utilities shall be subject to the standards of Section 4.300 (Underground Utilities). The developer shall make all necessary arrangements with the serving utility to provide the underground services in conformance with the City's Public Works Standards.

(.07) Streetlight standards. Streetlight standards shall be installed in accordance with regulations adopted by the City.

(.08) Street signs. Street name signs shall be installed at all street intersections and deadend signs at the entrance to all dead-end streets and cul-de-sacs in accordance with standards adopted by the City. Other signs may be required by the City Engineer.

(.09) Monuments. Monuments shall be placed at all lot and block corners, angle points, points of curves in streets, at intermediate points and shall be of such material, size and length as required by State Law. Any monuments that are disturbed before all improvements are completed by the developer and accepted by the City shall be replaced to conform to the requirements of State Law.

(.10) Water. Water mains and fire hydrants shall be installed to serve each lot in accordance with City standards.

Response: The primary access to the development will be from the extension of Roger Blvd., with secondary access from Maxine Lane, an existing private street.

All utilities services are immediately available in the adjacent street and adequate to serve the proposed development. The development will extend utilities through the site and to the new northern terminus of Roger Blvd.

Conclusion

The proposed development and Preliminary Plat complies with all applicable code provision. The application has requested 3 waivers including:

- Rear yards @ 15 feet;
- Reduced Side yard setbacks 5 feet (increased from 4'); and
- Reduced General Open Space at less than 25%;

This application demonstrates positive findings for all of the land division approval criteria.

The Preliminary Plat has been provided to demonstrate how the development complies with the zoning and partitioning regulations.

The final plat is an administrative review function, which occurs after Zoning, and Preliminary Plat approvals, as well as after the preparation of applicable construction drawings. The final plat review is compared to the conditions of approval established for the preliminary plat, and must demonstrate “substantial compliance”.

Because of the small scale and single phase of this development, the Stage I master plan, Stage II final development plans and the preliminary plat are essentially all identical. The documentation and plans provided present conceptual and detailed information sufficient to judge the full scope and scale of the development.

Adequate traffic capacity exists to accommodate the proposed development, while maintaining “D” or better LOS on the adjacent street system. All necessary public services are available and adequate to serve the development.

Tree Preservation Plan

TREE PRESERVATION AND PROTECTION

Section 4.600. Purpose and Declaration

- (.01) Rapid growth, the spread of development, need for water and increasing demands upon natural resources have the effect of encroaching upon, despoiling, or eliminating many of the trees, other forms of vegetation, and natural resources and processes associated therewith which, if preserved and maintained in an undisturbed and natural condition, constitute important physical, aesthetic, recreational and economic assets to existing and future residents of the City of Wilsonville.***

Section 4.610.10. Standards For Tree Removal, Relocation Or Replacement

- (.01) Except where an application is exempt, or where otherwise noted, the following standards shall govern the review of an application for a Type A, B, C or D Tree Removal Permit:***
- A. Standard for the Significant Resource Overlay Zone. The standard for tree removal in the Significant Resource Overlay Zone shall be that removal or transplanting of any tree is not inconsistent with the purposes of this Chapter.***
 - B. Preservation and Conservation. No development application shall be denied solely because trees grow on the site. Nevertheless, tree preservation and conservation as a design principle shall be equal in concern and importance to other design principles.***
 - C. Developmental Alternatives. Preservation and conservation of wooded areas and trees shall be given careful consideration when there are feasible and reasonable location alternatives and design options on-site for proposed buildings, structures or other site improvements.***
 - D. Land Clearing. Where the proposed activity requires land clearing, the clearing shall be limited to designated street rights-of-way and areas necessary for the construction of buildings, structures or other site improvements.***

- E. Residential Development. Where the proposed activity involves residential development, residential units shall, to the extent reasonably feasible, be designed and constructed to blend into the natural setting of the landscape.*
- F. Compliance With Statutes and Ordinances. The proposed activity shall comply with all applicable statutes and ordinances.*
- G. Relocation or Replacement. The proposed activity shall include necessary provisions for tree relocation or replacement, in accordance with WC 4.620.00, and the protection of those trees that are not to be removed, in accordance with WC 4.620.10.*
- H. Limitation. Tree removal or transplanting shall be limited to instances where the applicant has provided completed information as required by this Chapter and the reviewing authority determines that removal or transplanting is necessary based on the criteria of this subsection.*
 - 1. Necessary For Construction. Where the applicant has shown to the satisfaction of the reviewing authority that removal or transplanting is necessary for the construction of a building, structure or other site improvement, and that there is no feasible and reasonable location alternative or design option on-site for a proposed building, structure or other site improvement; or a tree is located too close to existing or proposed buildings or structures, or creates unsafe vision clearance.*
 - 2. Diseased, Damage, or Nuisance, or Hazard. Where the tree is diseased, damaged, or in danger of falling, or presents a hazard as defined in WC 6.208, or is a nuisance as defined in WC 6.200 et seq., or creates unsafe vision clearance as defined in this Code.*
 - (a) As a condition of approval of Stage II development, filbert trees must be removed if they are no longer commercially grown or maintained.*
 - 3. Interference. Where the tree interferes with the healthy growth of other trees, existing utility service or drainage, or utility work in a previously dedicated right-of-way, and it is not feasible to preserve the tree on site.*
 - 4. Other. Where the applicant shows that tree removal or transplanting is reasonable under the circumstances.*

Response

A total of 22 existing trees have been identified and evaluated by the Project Arborist. Of these 5 of the trees are off-site. So, the report focuses on the 17 on-site trees, of which 12 will need to be removed to accommodate the development.

As reflected on the Landscaping Plans, street trees are provided, including 4 existing and 16 new trees. There will also be 11 landscape trees within the open space tracts will be planted.

The majority of the existing trees are Scotch Pine, with a some Hawthorn, Douglas Fir and Red Maples. The health of the trees varies, but 10 are specifically recommended for removal because of their poor condition and structure, with 2 additional trees to be removed for conflicts with construction.

The Arborist has recommended that 10 of these trees be removed because of their condition. For the most part, the rest of the trees are in good condition. However, because these trees were planted in relation to the existing tennis courts and recreation building, they are generally not ideally located to accommodate the proposed redevelopment. Ten trees, including those off-site are identified for preservation. None of the existing trees, proposed for removal, are protected by SROZ.

I. Additional Standards for Type C Permits.

- 1. Tree survey. For all site development applications reviewed under the provisions of Chapter 4 Planning and Zoning, the developer shall provide a Tree Survey before site development as required by WC 4.610.40, and provide a Tree Maintenance and Protection plan, unless specifically exempted by the Planning Director or DRB, prior to initiating site development.***
- 2. Platted Subdivisions. The recording of a final subdivision plat whose preliminary plat has been reviewed and approved after the effective date of Ordinance 464 by the City and that conforms with this subchapter shall include a Tree Survey and Maintenance and Protection Plan, as required by this subchapter, along with all other conditions of approval.***
- 3. Utilities. The City Engineer shall cause utilities to be located and placed wherever reasonably possible to avoid adverse environmental consequences given the circumstances of existing locations, costs of placement and extensions, the public welfare, terrain, and preservation of natural resources. Mitigation and/or replacement of any removed trees shall be in accordance with the standards of this subchapter.***

Response

This issue has been addressed earlier in this report.

Section 4.610.40. Type C Permit

- (.01) Approval to remove any trees on property as part of a site development application may be granted in a Type C permit. A Type C permit application shall be reviewed by the standards of this subchapter and all applicable review criteria of Chapter 4. Application of the standards of this section shall not result in a reduction of square footage or loss of density, but may require an applicant to modify plans to allow for buildings of greater height. If an applicant proposes to remove trees and submits a landscaping plan as part of a site development application, an application for a Tree Removal Permit shall be included. The Tree Removal Permit application will be reviewed in the Stage II development review process, and any plan changes made that affect trees after Stage II review of a development application shall be subject to review by DRB. Where mitigation is required for tree removal, such mitigation may be considered as part of the landscaping requirements as set forth in this Chapter. Tree removal shall not commence until approval of the required Stage II application and the expiration of the appeal period following that decision. If a decision approving a Type C permit is appealed, no trees shall be removed until the appeal has been settled.***

- (.02) The applicant must provide ten copies of a Tree Maintenance and Protection Plan completed by an arborist that contains the following information:*
- A. A plan, including a topographical survey bearing the stamp and signature of a qualified, registered professional containing all the following information:*
- 1. Property Dimensions. The shape and dimensions of the property, and the location of any existing and proposed structure or improvement.*
 - 2. Tree survey. The survey must include:*
 - a. An accurate drawing of the site based on accurate survey techniques at a minimum scale of one inch (1") equals one hundred feet (100') and which provides a) the location of all trees having six inches (6") or greater d.b.h. likely to be impacted, b) the spread of canopy of those trees, (c) the common and botanical name of those trees, and d) the approximate location and name of any other trees on the property.*
 - b. A description of the health and condition of all trees likely to be impacted on the site property. In addition, for trees in a present or proposed public street or road right-of-way that are described as unhealthy, the description shall include recommended actions to restore such trees to full health. Trees proposed to remain, to be transplanted or to be removed shall be so designated. All trees to remain on the site are to be designated with metal tags that are to remain in place throughout the development. Those tags shall be numbered, with the numbers keyed to the tree survey map that is provided with the application.*
 - c. Where a stand of twenty (20) or more contiguous trees exist on a site and the applicant does not propose to remove any of those trees, the required tree survey may be simplified to accurately show only the perimeter area of that stand of trees, including its drip line. Only those trees on the perimeter of the stand shall be tagged, as provided in "b," above.*
 - d. All Oregon white oaks, native yews, and any species listed by either the state or federal government as rare or endangered shall be shown in the tree survey.*
 - 3. Tree Protection. A statement describing how trees intended to remain will be protected during development, and where protective barriers are necessary, that they will be erected before work starts. Barriers shall be sufficiently substantial to withstand nearby construction activities. Plastic tape or similar forms of markers do not constitute "barriers."*
 - 4. Easements and Setbacks. Location and dimension of existing and proposed easements, as well as all setbacks required by existing zoning requirements.*
 - 5. Grade Changes. Designation of grade changes proposed for the property that may impact trees.*
 - 6. Cost of Replacement. A cost estimate for the proposed tree replacement program with a detailed explanation including the number, size and species.*
 - 7. Tree Identification. A statement that all trees being retained will be identified by numbered metal tags, as specified in subsection "A," above in addition to clear identification on construction documents.*

Section 4.620.00. Tree Relocation, Mitigation, Or Replacement

- (.01) Requirement Established. A Type B or C Tree Removal Permit grantee shall replace or relocate each removed tree having six (6) inches or greater d.b.h. within one year of removal.*

Response

Appropriate permits shall be obtained for the removal of any and all trees, not to be preserved. The Project Arborist has prepared a detailed inventory and assessment of all trees within the development area. During construction trees specified to be protected will be delineated and protected by the placement at the edge of the canopy drip line with plastic orange mesh fencing.

Street trees will be planted consistent with City standards.

Site Design Review.

Section 4.400. Purpose.

(.01) Excessive uniformity, inappropriateness or poor design of the exterior appearance of structures and signs and the lack of proper attention to site development and landscaping in the business, commercial, industrial and certain residential areas of the City hinders the harmonious development of the City, impairs the desirability of residence, investment or occupation in the City, limits the opportunity to attain the optimum use in value and improvements, adversely affects the stability and value of property, produces degeneration of property in such areas and with attendant deterioration of conditions affecting the peace, health and welfare, and destroys a proper relationship between the taxable value of property and the cost of municipal services therefor.

(.02) The City Council declares that the purposes and objectives of site development requirements and the site design review procedure are to:

- A. Assure that Site Development Plans are designed in a manner that insures proper functioning of the site and maintains a high quality visual environment.*
- B. Encourage originality, flexibility and innovation in site planning and development, including the architecture, landscaping and graphic design of said development;*
- C. Discourage monotonous, drab, unsightly, dreary and inharmonious developments;*
- D. Conserve the City's natural beauty and visual character and charm by assuring that structures, signs and other improvements are properly related to their sites, and to surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain and landscaping, and that proper attention is given to exterior appearances of structures, signs and other improvements;*
- E. Protect and enhance the City's appeal and thus support and stimulate business and industry and promote the desirability of investment and occupancy in business, commercial and industrial purposes;*
- F. Stabilize and improve property values and prevent blighted areas and, thus, increase tax revenues;*
- G. Insure that adequate public facilities are available to serve development as it occurs and that proper attention is given to site planning and development so as to not adversely impact the orderly, efficient and economic provision of public facilities and services.*

H. Achieve the beneficial influence of pleasant environments for living and working on behavioral patterns and, thus, decrease the cost of governmental services and reduce opportunities for crime through careful consideration of physical design and site layout under defensible space guidelines that clearly define all areas as either public, semi-private, or private, provide clear identity of structures and opportunities for easy surveillance of the site that maximize resident control of behavior -- particularly crime;

I. Foster civic pride and community spirit so as to improve the quality and quantity of citizen participation in local government and in community growth, change and improvements;

J. Sustain the comfort, health, tranquility and contentment of residents and attract new residents by reason of the City's favorable environment and, thus, to promote and protect the peace, health and welfare of the City.

Response

The proposed development has been design consistent with these objectives. The preliminary plat provides for ample open space, complimented with high quality landscaping and unit designs.

Section 4.421. Criteria and Application of Design Standards.

(.01) The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural styles is not included in these standards. (Even in the Boones Ferry Overlay Zone, a range of architectural styles will be encouraged.)

Response

This development is not within the Boones Ferry Overlay Zone.

A. Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soils removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

Response

The site has previously been developed, and this application represents a proposal for redevelopment with a 12 lot subdivision. The site and landscaping design is compatible with the established pattern in Ash Meadows.

B. Relation of Proposed Buildings to Environment. Proposed structures shall be located and designed to assure harmony with the natural environment, including protection of steep slopes, vegetation and other naturally sensitive areas for wildlife habitat and shall provide proper buffering from less intensive uses in accordance with Sections 4.171 and 4.139 and 4.139.5. The achievement of such relationship may include the enclosure of space in conjunction with other existing

buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, street access or relationships to natural features such as vegetation or topography.

Response

This site is relatively flat, with no significant natural features, or protected resource or habitat areas. The primary focal points for this development are the two open space tracts, which will be functionally and aesthetically landscaped, and connected with sidewalks.

C. Drives, Parking and Circulation. With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties.

Response

The proposed development provides for safe and convenient vehicle and pedestrian access and circulation to and through the site.

D. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties of the public storm drainage system.

E. Utility Service. Any utility installations above ground shall be located so as to have a harmonious relation to neighboring properties and site. The proposed method of sanitary and storm sewage disposal from all buildings shall be indicated.

Response

To accommodate storm water the on-site system is designed with catch basins, on-site LIDA facilities, including storm water quality/detention (Tracts 'D' & 'E') covering drainage from the driveways, street and sidewalks. Individual planter boxes (110 sf) will be provided for each lot to cover roof drains. This design meets the City's newly adopted storm design standards.

All utilities will be undergrounded, and all systems are immediately available and adequate to serve the 12 lot development.

F. Advertising Features. In addition to the requirements of the City's sign regulations, the following criteria should be included: the size, location, design, color, texture, lighting and materials of all exterior signs and outdoor advertising structures or features shall not detract from the design of proposed buildings and structures and the surrounding properties.

Response

A Signage Plan will be provided under a separate application once site development has occurred. It is anticipated that such signage will be similar in character to signs employed by Lennar elsewhere in Wilsonville.

G. Special Features. Exposed storage areas, exposed machinery installations, surface areas, truck loading areas, utility buildings and structures and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall be required to prevent their being incongruous with the existing or contemplated environment and its surrounding properties. Standards for screening and buffering are contained in Section 4.176.

Response

No provisions for outdoor storage are proposed. Each unit will have a 2-car garage, assumed to be adequate for typical residential storage needs. Any RVs, etc., will be stored off-site at appropriate storage facilities.

(.02) The standards of review outlined in Sections (a) through (g) above shall also apply to all accessory buildings, structures, exterior signs and other site features, however related to the major buildings or structures.

(.03) The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.

Response

The applicant is not proposing any accessory structures. However, individual home owners may elect to construct storage sheds, etc. in rear yards, subject to Code requirements.

Section 4.430. Location, Design and Access Standards for mixed Solid Waste and Recycling Areas.

(.01) The following locations, design and access standards for mixed solid waste and recycling storage areas shall be applicable to the requirements of Section 4.179 of the Wilsonville City Code.

Response

These will be single family detached units, with garages. The applicant has coordinated with Republic Services for typical residential roller carts service. No common trash or recycling facilities are proposed.

The extension of Roger Blvd. eliminates the turn-around/back-up issue for Republic's drivers with the flow-through traffic pattern. Therefore the homeowners will be able to place their roll carts and recycle bins out on the curb in front of their units, instead of adjacent to Tract 'A.'

Section 4.440. Procedure.

(.01) Submission of Documents. *A prospective applicant for a building or other permit who is subject to site design review shall submit to the Planning Department, in addition to the requirements of Section 4.035, the following:*

A. A site plan, drawn to scale, showing the proposed layout of all structures and other improvements including, where appropriate, driveways, pedestrian walks, landscaped areas, fences, walls, off-street parking and loading areas, and railroad tracks. The site plan shall indicate the location of entrances and exits and direction of traffic flow into and out of off-street parking and loading areas, the location of each parking space and each loading berth and areas of turning and maneuvering vehicles. The site plan shall indicate how utility service and drainage are to be provided.

Response

The development plans have been drawn to scale, and provide all the relevant information specified in this section.

B. A Landscape Plan, drawn to scale, showing the location and design of landscaped areas, the variety and sizes of trees and plant materials to be planted on the site, the location and design of landscaped areas, the varieties, by scientific and common name, and sizes of trees and plant materials to be retained or planted on the site, other pertinent landscape features, and irrigation systems required to maintain trees and plant materials. An inventory, drawn at the same scale as the Site Plan, of existing trees of 4" caliper or more is required. However, when large areas of trees are proposed to be retained undisturbed, only a survey identifying the location and size of all perimeter trees in the mass in necessary.

Response

The Plan Set includes a detailed landscaping plan, with covers the two open space tracts, the bio-swales along the new street and street trees.

C. Architectural drawings or sketches, drawn to scale, including floor plans, in sufficient detail to permit computation of yard requirements and showing all elevations of the proposed structures and other improvements as they will appear on completion of construction. Floor plans shall also be provided in sufficient detail to permit computation of yard requirements based on the relationship of indoor versus outdoor living area, and to evaluate the floor plan's effect on the exterior design of the building through the placement and configuration of windows and doors.

Response

The applicant (Lennar) has provided architectural drawings and floor plans for the proposed unit designs, consistent with these criteria. The unit architectural is compatible with and complimentary to that of Ash Meadows and other nearby developments.

D. A Color Board displaying specifications as to type, color, and texture of exterior surfaces of proposed structures. Also, a phased development schedule if the development is constructed in stages.

Response

The applicant has provided a materials and color board, which reflects generally soft tones, with a variety of material textures.

E. A sign Plan, drawn to scale, showing the location, size, design, material, color and methods of illumination of all exterior signs.

Response

As previously addressed, the applicant is proposing a signage program typical of what Lennar has employed at other sites within Wilsonville. A Signage Plan has been provided with design, location and size details.

F. The required application fee.

Response

The applicant has paid the applicable application fees, as confirmed by the City's "Completeness Review".

V. FINAL CONCLUSION

This report demonstrates that the proposed development, complies with all applicable comprehensive plan provisions. It further satisfies all the applicable Zoning and Land Division standards and criteria. The applicant has requested a waiver for reduced side yard setbacks.

The Stage I Modified Ash Meadows Master Plan reflects existing conditions and recognizes that the Ash Meadows development is now limited to the existing 81 phase I units.

The New Ash Park Master Plan complies with all applicable approval criteria and provides a single-phased development. The Stage II Final Development Plan complies with the Planned Development Permit criteria, in that "D" LOS traffic capacity is maintained and all urban services are available and adequate to serve the development.

A Remedial Partition has been provided under the provisions of ORS 92.176, which corrects prior improper or incomplete actions taken by the Ash Meadows developer. The partition creates Tax Lot 2700 as a legal developable lot, separate from Ash Meadows.

The 12-Lot tentative plat is consistent with the PDR-4 and Land Division standards. The proposed architectural and signage are in compliance with the Design Review requirements and approval criteria. The Tree Protection and Removal Plan complies with the Code provision for preservation and mitigation.

In this case the Stage I, Stage II, and Preliminary Plat are all essentially the same. And, the applicant has justified the requested 3 waivers. Two of the previous waivers and a variance have been eliminated, with the extension of Roger Blvd.

Therefore the applicant respectfully requests approval.

TVF&R

Ben Altman

From: Arn, Jason S. <Jason.Arn@tvfr.com>
Sent: Monday, April 11, 2016 4:17 PM
To: Ben Altman; Lonergan, Frank (FLonergan@republicservices.com)
Cc: Stoller, Katherine M.
Subject: RE: Revised Preliminary Plat - Ash Park, Wilsonville
Attachments: Revised Preliminary Plat Ash Park, Wilsonville.pdf

Hi Ben,

The new preliminary site plan for Ash Park is acceptable to the Fire District. The connectivity this extension creates is very beneficial to the community.

Please let me know if you need our comments in a letter format, or if this will work?

Best Regards,

Jason Arn | Deputy Fire Marshal

Tualatin Valley Fire & Rescue

Direct: 503-259-1510

www.tvfr.com

From: Ben Altman [<mailto:baltman@pd-grp.com>]
Sent: Monday, April 11, 2016 11:56 AM
To: Arn, Jason S.; Lonergan, Frank (FLonergan@republicservices.com)
Subject: Revised Preliminary Plat - Ash Park, Wilsonville

Jason & Frank:

Please find attached a Revised Preliminary Plat for Ash Park in Wilsonville. You had both previously reviewed and approved the preliminary design, with Conditions, because of an interim dead-end street configuration.

We have now secured an Agreement with Mentor Graphics to allow the for an extension of Roger Blvd., which is a public street. As reflected in the attached plan, the extension of Roger Blvd., together with an Access Easement from the Ash Meadows HOA, for rights to use Maxine Lane, now allows for flow-through circulation, eliminating the dead-end street configuration.

Jason: For fire access, this redesign will eliminate the need to provide sprinklers for each house.

Frank: For Republic, this redesign eliminates the need for trucks to back into the site from Maxine Lane. Your trucks can now circulated through the site, allowing for curb-side placement of carts/bins in front of each home.

Please acknowledge these changes, for the record, which will be submitted to the City with our revised applicaiton.

Thanks

Ben Altman SENIOR PLANNER | PROJECT MANAGER | D 971.708.6258

PIONEER DESIGN GROUP, INC. CIVIL | LAND USE PLANNING | SURVEY

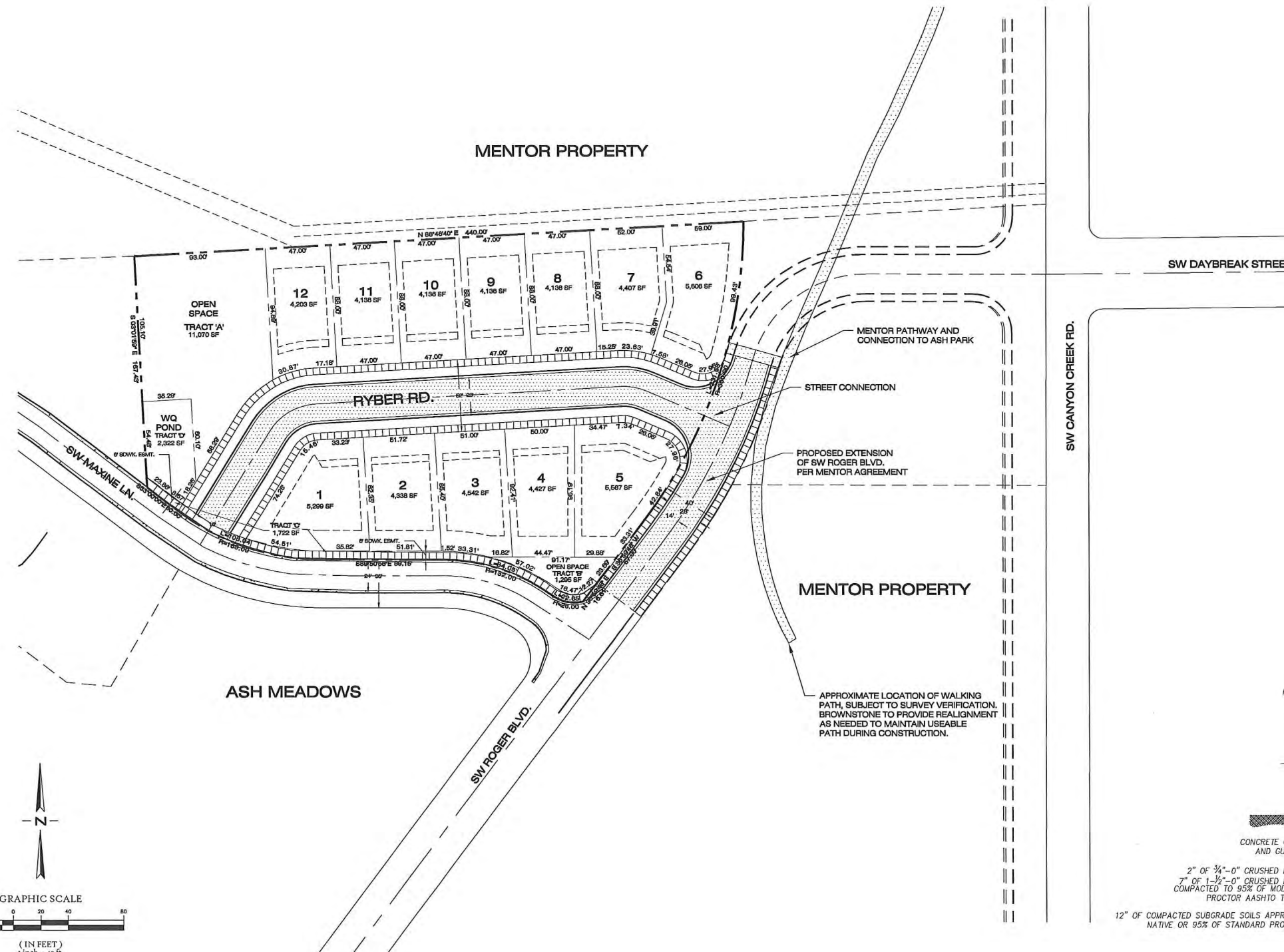
9020 SW Washington Square Rd. Suite 170 Portland, OR 97223 P 503.643.8286 pd-grp.com

PRELIMINARY PLAT ASH PARK

A 12 LOT SUBDIVISION ON TAX LOT 2700, TAX MAP 31W 13B



VICINITY MAP
N.T.S.



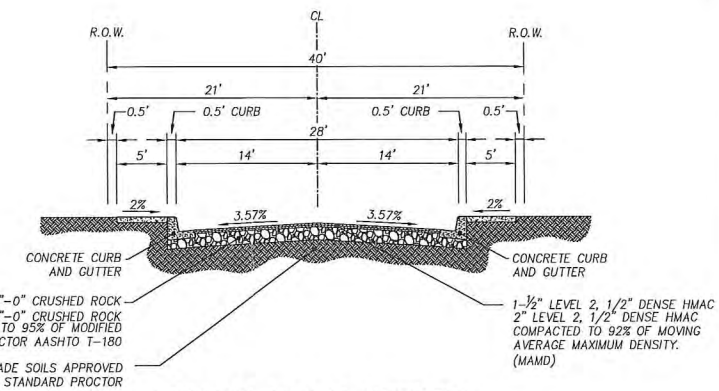
OWNER
DUTCH VENTURES LLC.
10240 SW EGRET PLACE
BEAVERTON, OR 97007
PHONE (503) 636-0495
CONTACT: MIKE HILLIER

ASH MEADOWS HOMEOWNERS ASSOC.
C/O SUPERIOR COMMUNITY MANAGEMENT CO.
PO BOX 4585
TUALATIN, OR 97062
CONTACT: ERIC GORDON
EMAIL: ERIC@SUPERIORCOMMUNITY.COM

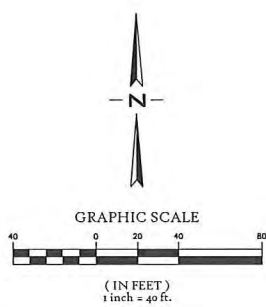
APPLICANT
BROWNSTONE DEVELOPMENT, INC.
#47 SOUTH STATE STREET
LAKE OSWEGO, OR 97034
PHONE (503) 358-4460
CONTACT: RANDY MYERS

PLANNING/ENGINEERING/SURVEYING
PIONEER DESIGN GROUP, INC.
9020 WASHINGTON SQ. DR., SUITE 170
PORTLAND, OR 97223
PHONE (503) 643-8286
CONTACT: BEN ALTMAN

SITE INFORMATION
SITE ADDRESS: 8195 SW MAXINE LANE
TAX LOT & MAP: 2700 / 31W 13B
TOTAL AREA: 2.13 AC
ZONING: PDR-4



TYPICAL LOCAL STREET
SW ROGER BLVD.



9020 SW WASHINGTON SQUARE RD.
SUITE 170 PORTLAND, OREGON 97223
P 503.643.8286
F 503.643.8286
WWW.PDG-PS.COM

206
PIONEER DESIGN GROUP, INC.

**ROGER BLVD. STREET IMPROVEMENTS
AND MENTOR PATH CONNECTION
EXHIBIT D**
ASH PARK
CITY OF WILSONVILLE, OREGON

Designed by	BA	Date	07/2016
Drawn by <td>TCC <td>Date <td>07/2016</td> </td></td>	TCC <td>Date <td>07/2016</td> </td>	Date <td>07/2016</td>	07/2016
Reviewed by <td>BA <td>Date <td>07/2016</td> </td></td>	BA <td>Date <td>07/2016</td> </td>	Date <td>07/2016</td>	07/2016
Project No.	315-001	REF.	
Horiz. Scale:	AS NOTED		
Vert. Scale:			

By

Revision

Date

No.

Project
ASH PARK
No.
315-001
Type
PLANNING
Sheet

1 of 1

Ben Altman

From: Arn, Jason S. <Jason.Arn@tvfr.com>
Sent: Tuesday, November 17, 2015 4:50 PM
To: Ben Altman
Cc: Brown, Martin (brown@ci.wilsonville.or.us); Walters, Don (Walters@ci.wilsonville.or.us)
Subject: RE: Emergency & Fire Access - Ash Park, Wilsonville

Hi Ben,

Thank you for the opportunity to review the proposed site plan surrounding the preliminary plat for Ash Park. Yes, fire sprinklers would be required unless you can provide a second point of access that meets the below requirements and provide either a turnaround on Ryber Road, or provide connectivity to SW Rogers Blvd. Unfortunately the existing neighborhood is too large for a single point of access and the length of Ryber Road is too long.

1. **ADDITIONAL ACCESS ROADS – ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS:** Developments of one- or two-family dwellings, where the number of dwelling units exceeds 30, shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3. Exception: Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, 903.3.1.2, or 903.3.1.3 of the International Fire Code, access from two directions shall not be required. (OFC D107)
2. **MULTIPLE ACCESS ROADS SEPARATION:** Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the area to be served (as identified by the Fire Code Official), measured in a straight line between accesses. (OFC D104.3) Exception: Buildings equipped throughout with an approved automatic fire sprinkler system (the approval of this alternate method of construction shall be accomplished in accordance with the provisions of ORS 455.610(5).
3. **FIRE APPARATUS ACCESS ROAD DISTANCE FROM BUILDINGS AND FACILITIES:** Access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet. (OFC 503.1.1))
4. **DEAD END ROADS AND TURNAROUNDS:** Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround. Diagrams of approved turnarounds are shown below: (OFC 503.2.5 & D103.1)
5. **FIRE APPARATUS ACCESS ROAD EXCEPTION FOR AUTOMATIC SPRINKLER PROTECTION:** When buildings are completely protected with an approved automatic fire sprinkler system, the requirements for fire apparatus access may be modified as approved by the fire code official. (OFC 503.1.1) ***Note: If residential fire sprinklers are elected as an alternate means of protection and the system will be supported by a municipal water supply, please contact the local water purveyor for information surrounding water meter sizing.***

Please let me know if you have any questions, or need further clarification.

Sincerely,

Jason Arn | Deputy Fire Marshal
Tualatin Valley Fire & Rescue
Direct: 503-259-1510

From: Ben Altman [<mailto:baltman@pd-grp.com>]
Sent: Tuesday, November 17, 2015 9:50 AM
To: Arn, Jason S.
Subject: Emergency & Fire Access - Ash Park, Wilsonville

Jason: I dropped off plans for the proposed Ash Park development in Wilsonville, adjacent to Ash Meadows. I was just wondering if you have had time to review, and if you had any questions.

I guess the bottom line question is, given the temporary limited access (until Roger Blvd. is extended) will Sprinklers be required to meet Fire Code standards?

Thanks you for your assistance.

Ben Altman SENIOR PLANNER | PROJECT MANAGER | D 971.708.6258
PIONEER DESIGN GROUP, INC. CIVIL | LAND USE PLANNING | SURVEY
9020 SW Washington Square Rd. Suite 170 Portland, OR 97223 P 503.643.8286 pd-grp.com

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LETTER OF TRANSMITTAL



CIVIL LAND USE PLANNING SURVEY
 P 503.643.8286 F 844.715.4743 www.pd-grp.com
 9020 SW Washington Square Rd Suite 170
 Portland, Oregon 97223

Date:	November 13, 2015	Job No:	315-001
Attention:	Drew Debois, Deputy Fire Marshal		
RE:	Ash Park Subdivision – Fire/Emergency Access		

To:	TVF&R, South Division 8445 SW Elligsen Road Wilsonville, OR 97070
------------	---

- WE ARE SENDING YOU VIA: Messenger U.S. Mail Overnight Courier Hand Deliver
- Shop Drawings Prints Samples Specifications Plans
- Copy of Application Change Order Calculations

COPIES	DATE	NO.	DESCRIPTION
1			Preliminary Plat – Ash Park (Ash Meadows)

THESE ARE TRANSMITTED as checked below:

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- For your approval Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected prints
- For review & comment
- For BIDS DUE _____, 20____ PRINTS RETURNED AFTER LOAN TO US

REMARKS

Drew: Attached is a proposed Preliminary Plat, in Wilsonville, adjacent to Ash Meadows. As you will see, the current interim access will be via Ash Meadow Blvd., Roger Blvd (both public streets), and Maxine Lane, which is a private street. The new internal street (Ryber) will be public.

However, the land need to extend Roger Blvd. is owned by Mentor Graphics, who is not willing to accommodate the road extension at this time. Consequently, until Roger Blvd is extended (timing unknown), Ryber Rd. will be a dead-end street, 421 feet in length. At this point, we have two on-site fire hydrants. As you can see, we do not have space for a typical turn-around, without losing a lot.

Without the turn-around, will we be required to provide sprinkler systems for the homes? What other options might we consider?

Copy To:	Signed: Ben Altman baltman@pd-grp.com
-----------------	---

Republic Services

Ben Altman

From: Lonergan, Frank <FLonergan@republicservices.com>
Sent: Monday, April 11, 2016 2:44 PM
To: Ben Altman; Arn, Jason S. (Jason.Arn@tvfr.com)
Subject: RE: Revised Preliminary Plat - Ash Park, Wilsonville

Ben, these plans look good. I appreciate you and Mentor Graphics working this out which will allow better access. This will work good for our services. do you need another letter from me, or is this note good enough?

Frank Lonergan
Operations Manager
Wilsonville / Tualatin
Lake Oswego / Clackamas & Washington Counties

10295 SW Ridder Rd. Wilsonville OR 97070
e flonergan@republicservices.com
o 503-404-2135 c 503-209-5754
f 503-682-9004 w www.RepublicServices.com



We'll handle it from here.™

From: Ben Altman [<mailto:baltman@pd-grp.com>]
Sent: Monday, April 11, 2016 11:56 AM
To: Arn, Jason S. (Jason.Arn@tvfr.com); Lonergan, Frank
Subject: Revised Preliminary Plat - Ash Park, Wilsonville

Jason & Frank:

Please find attached a Revised Preliminary Plat for Ash Park in Wilsonville. You had both previously reviewed and approved the preliminary design, with Conditions, because of an interim dead-end street configuration.

We have now secured an Agreement with Mentor Graphics to allow the for an extension of Roger Blvd., which is a public street. As reflected in the attached plan, the extension of Roger Blvd., together with an Access Easement from the Ash Meadows HOA, for rights to use Maxine Lane, now allows for flow-through circulation, eliminating the dead-end street configuration.

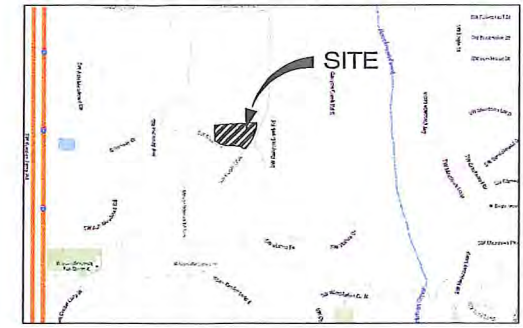
Jason: For fire access, this redesign will eliminate the need to provide sprinklers for each house.

Frank: For Republic, this redesign eliminates the need for trucks to back into the site from Maxine Lane. Your trucks can now circulated through the site, allowing for curb-side placement of carts/bins in front of each home.

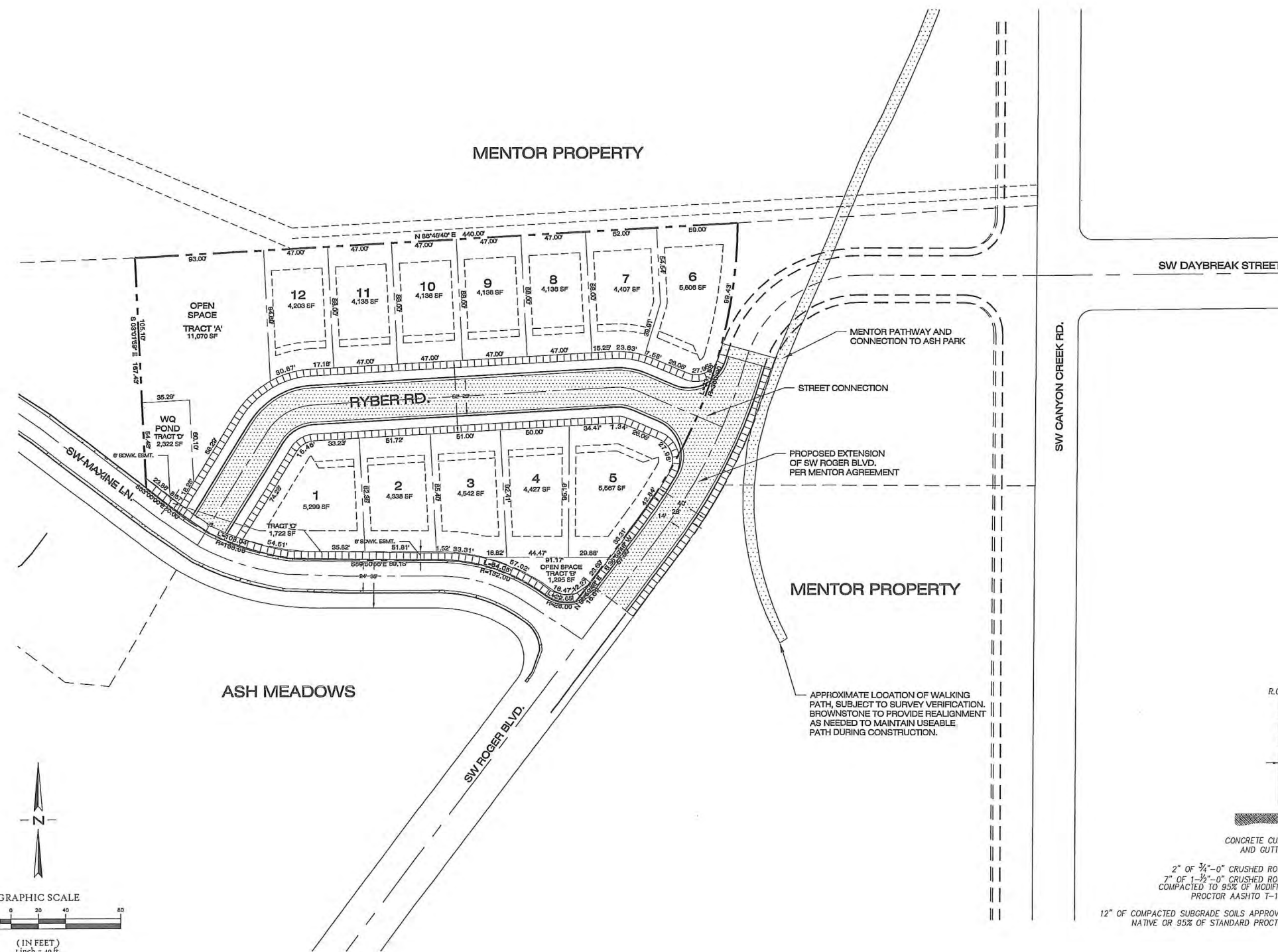
Please acknowledge these changes, for the record, which will be submitted to the City with our revised applicaiton.

PRELIMINARY PLAT ASH PARK

A 12 LOT SUBDIVISION ON TAX LOT 2700, TAX MAP 31W 13B



VICINITY MAP
N.T.S.



OWNER
DUTCH VENTURES LLC,
10240 SW EGRET PLACE
BEAVERTON, OR 97007
PHONE (503) 636-0495
CONTACT: MIKE HILLIER

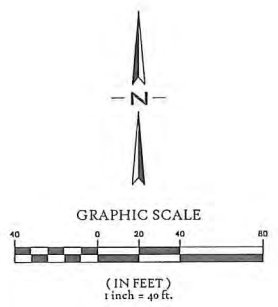
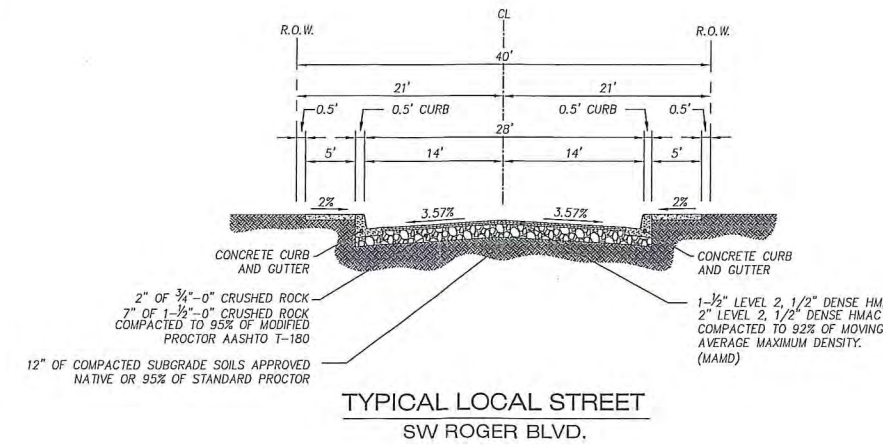
ASH MEADOWS HOMEOWNERS ASSOC.
C/O SUPERIOR COMMUNITY MANAGEMENT CO.
PO BOX 4585
TUALATIN, OR 97062
CONTACT: ERIC GORDON
EMAIL: ERIC@SUPERIORCOMMUNITY.COM

APPLICANT
BROWNSTONE DEVELOPMENT, INC.
#47 SOUTH STATE STREET
LAKE OSWEGO, OR 97034
PHONE (503) 358-4460
CONTACT: RANDY MYERS

PLANNING/ENGINEERING/SURVEYING
PIONEER DESIGN GROUP, INC.
9020 WASHINGTON SQ. DR., SUITE 170
PORTLAND, OR 97223
PHONE (503) 643-8286
CONTACT: BEN ALTMAN

SITE INFORMATION

SITE ADDRESS	8195 SW MAXINE LANE
TAX LOT & MAP	2700 / 31W 13B
TOTAL AREA	2.13 AC
ZONING	PDR-4



9020 SW WASHINGTON SQUARE RD.
SUITE 170
PORTLAND, OREGON 97223
PHONE (503) 643-8286
FAX (503) 643-8287
WWW.PDG-PS.COM

PIONEER DESIGN GROUP, INC.

**ROGER BLVD. STREET IMPROVEMENTS
AND MENTOR PATH CONNECTION
EXHIBIT D**

ASH PARK
CITY OF WILSONVILLE, OREGON

By	Date	Iteration
Designed by	07/2015	
Drawn by	07/2015	
Reviewed by	07/2015	
Project No.	315-001	REF.
Horiz. Scale	AS NOTED	
Vert. Scale		

Project: ASH PARK
No. 315-001
Type: PLANNING
Sheet: 1 of 1

Ben Altman

From: Lonergan, Frank <FLonergan@republicservices.com>
Sent: Friday, November 13, 2015 9:32 AM
To: Ben Altman
Subject: RE: Ash Park subdivision

Thanks Ben



We'll handle it from here.™

Frank Lonergan Operations Manager
Wilsonville / Tualatin / Clackamas & Washington Counties

10295 SW Ridder Road Wilsonville OR 97070
e flonergan@republicservices.com
o 503-404-2135 c 503-209-5754
f 503-682-9004 w republicservices.com

From: Ben Altman [<mailto:baltman@pd-grp.com>]
Sent: Friday, November 13, 2015 9:23 AM
To: Lonergan, Frank
Subject: RE: Ash Park subdivision

Thanks Frank. I think it makes sense to back the truck in, rather than out. We can designate an area along the front of Tract 'A' for the carts.

Ben Altman SENIOR PLANNER | PROJECT MANAGER | D 971.708.6258
PIONEER DESIGN GROUP, INC. CIVIL | LAND USE PLANNING | SURVEY
9020 SW Washington Square Rd. Suite 170 Portland, OR 97223 P 503.643.8286 pd-grp.com

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From: Lonergan, Frank [<mailto:FLonergan@republicservices.com>]
Sent: Thursday, November 12, 2015 3:14 PM
To: Ben Altman
Subject: Ash Park subdivision

Ben thanks for the plans.

I would rather have the carts set out on Maxine lane, however that could be up to 36 carts on trash day with 3 cart's per household.

That probably will not work; so Plan B is - I would have my driver come in off Roger to Maxine, then back onto Ryber, so they could pull straight out onto Maxine when they are finished and not back blind into it.

That way the carts would need to be placed along the open space along tract A on service day, until the extension of Roger is completed. We would have to mark each cart with the address.



We'll handle it from here.™

Frank Lonergan Operations Manager
Wilsonville / Tualatin / Clackamas & Washington Counties

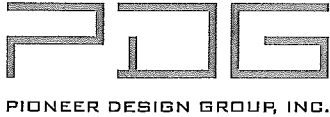
10295 SW Ridder Road Wilsonville OR 97070

e flonergan@republicservices.com

o 503-404-2135 c 503-209-5754

f 503-682-9004 w republicservices.com

LETTER OF TRANSMITTAL



CIVIL LAND USE PLANNING SURVEY
 P 503.643.8286 F 844.715.4743 www.pd-grp.com
 9020 SW Washington Square Rd Suite 170
 Portland, Oregon 97229

Date:	November 13, 2015	Job No:	315-001
Attention:	Frank Lonergan Hauler Operations		
RE:	Ash Park Subdivision		

To:	Republic Services 10295 SW Ridder Road Wilsonville, OR 97070
------------	--

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- Copy of Application Change Order Calculations

COPIES	DATE	NO.	DESCRIPTION
1			Preliminary Plat – Ash Park (Ash Meadows)

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REMARKS

Frank: Attached is a proposed Preliminary Plat, in Wilsonville, adjacent to Ash Meadows. As you will see, the current interim access will be via Ash Meadow Blvd., Roger Blvd (both public streets), and Maxine Lane, which is a private street. The new internal street (Ryber) will be public.

However, the land need to extend Roger Blvd. is owned by Mentor Graphics, who is not willing to accommodate the road extension at this time. Consequently, until Roger Blvd is extended (timing unknown), Ryber Rd. will be a dead-end street, 421 feet in length.

Until such time as Roger Blvd. is extended, I am suggesting that the home owners set their roll carts and recycle bins out near the entry to the site adjacent to Lot 1. That way the Truck can turn into Ryber, stop empty the carts, and then back out onto Maxine and continue the route. Do you have any other recommendations? Maxine Lane is a low volume residential street, so safety issue should be minimized.

Copy To:	Signed: Ben Altman baltman@pd-grp.com
-----------------	---

PRELIMINARY PLAT ASH PARK

A 12 LOT SUBDIVISION ON TAX LOT 2700, TAX MAP 31W 13B



P:\Map\AshPark\2004\125-001\plan\plan.dwg, 11/12/05, 15:53:31, AME/RT

Proposed Stage I Master Plan

REMEDIAL PARTITION SEGREGATION OF TAXLOT 2700 FROM ASH MEADOWS ORS 92.176

MENTOR GRAPHICS PROPERTY

TAXLOT 2700
SEPARATE FROM
ASH MEADOWS

FUTURE ACCESS
VIA PUBLIC
ROAD EXTENSION

MENTOR
GRAPHICS
PROPERTY

PARKWAY AVENUE

PUBLIC STREET

OAK VIEW CONDOS

ASH MEADOWS
PHASE 1

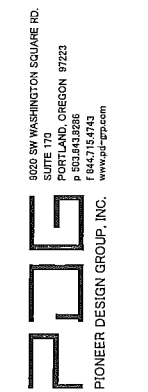
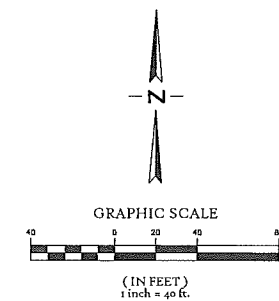
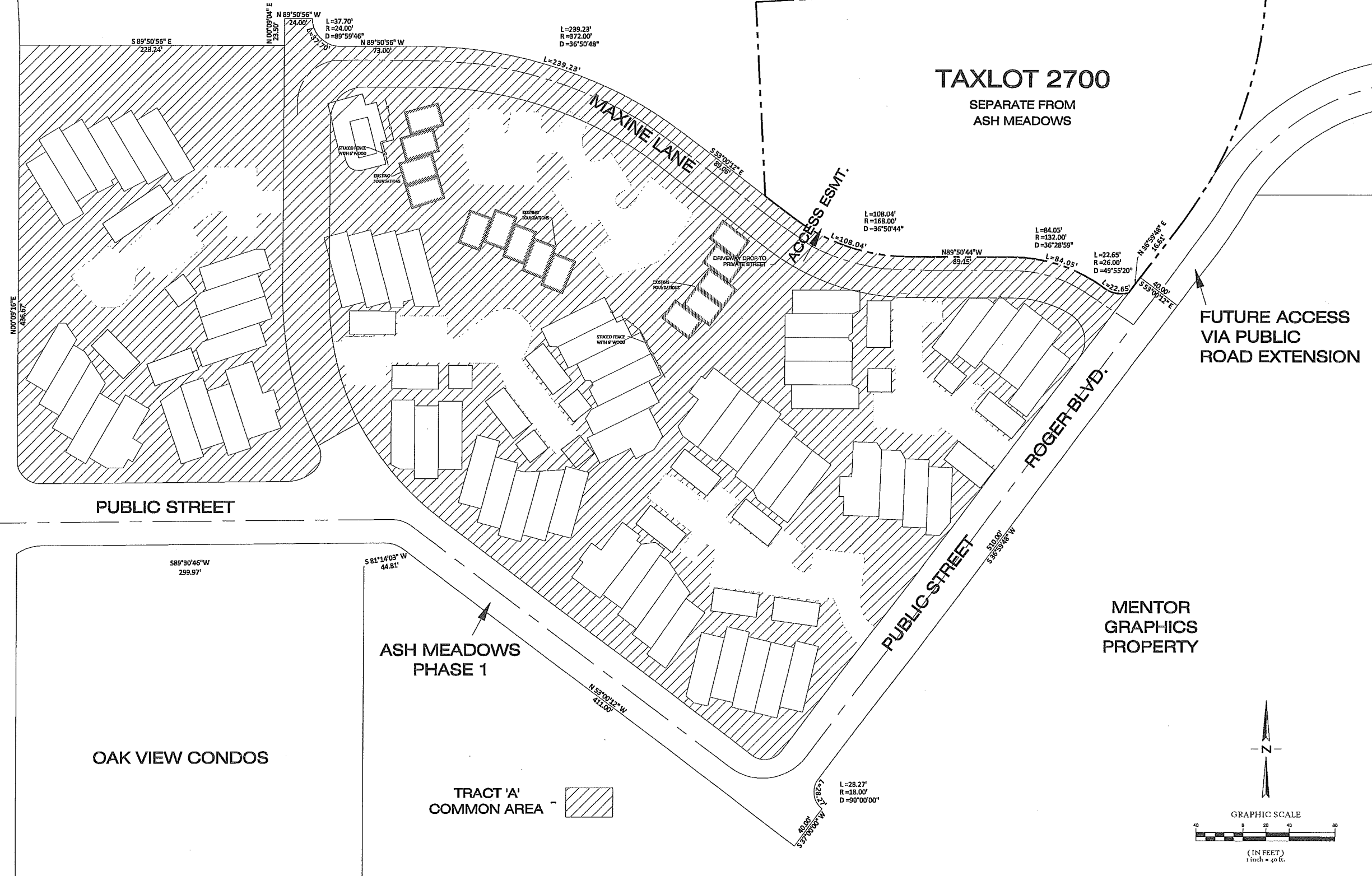
TRACT 'A'
COMMON AREA



ACCESS ESMT.

ROGER BLVD.

PUBLIC STREET



STAGE 1 MASTER PLAN

ASH PARK
CITY OF WILSONVILLE, OREGON

Designed by	BA	Date	08/2015
Drawn by	TCC	Date	09/2015
Reviewed by	BA	Date	08/2015
Project No.	315-001	REF.	
Horizontal Scale	AS NOTED		
Vertical Scale	31501_001.mxd		

By	
Date	
No.	

Project	ASH PARK
No.	315-001
Type	PLANNING
Sheet	8

Ash Meadows 81
Stage I Master Plan

ENTRY SIGN LOCATION #2

RESIDENTIAL

ENTRY SIGN LOCATION #3

TRC STRIAL ARK

RESIDENTIAL

TRC STRIAL ARK

RESIDENTIAL GENERAL TELEPHONE RESIDENTIAL COMMERCIAL

ENTRY SIGN LOCATION #1

ASH MEADOWS

SCALE 1" = 100'-0"


ASH MEADOWS - MAIN ENTRY SIGN LOCATIONS.



Only plan found in City records that reflects the scope of the original Ash Meadows Master Plan

FIG 1 SUB STATION

Arborist Report



**Teragan
& Associates, Inc.**
Arboricultural Consultants

September 4, 2015

Brownstone Deployment Inc.
Po Box 2375
Lake Oswego, OR 97034

Re: Enclosed is the certified arborist report and tree plan for Ash Meadows as requested.

Also included is the tree protection plan that will be necessary to protect the retained trees during the development project.

Summary

This report provides an assessment the trees on the Ash Meadows site where there will be future residential development.

The current area encompasses an abandoned park with a club house, tennis court, and parking lot. 22 trees were inventoried on the site.

Four red maple trees (*Acer rubrum*) are the only trees to be retained and shall be protected during the development of the site.

Assignment

The assignment that you requested is to complete:

1. Inventory all trees that are on site.
2. Identify trees that it may be possible to retained given the level of development.
3. Evaluate if site will allow the tree protection for the trees to be retained as required by the City of Wilsonville code given the level of development of the site. If not, propose and justify an alternate tree protection plan to protect the trees

Assumptions and Limiting Conditions

Please see Appendix # 2 for a detailed list of Assumptions and Limiting conditions.

Report Use

This report is to certify the trees that are on site, their condition, and outline the tree protection steps to protect the trees to be retained on site. This report is written to meet the requirements of the City of Wilsonville under Code 4.620.10 for tree protection during construction.

Background

The subject property is located off SW Maxine Ln, Wilsonville OR. The current area encompasses an abandoned park with a club house, tennis court, and parking lot. 22 trees were inventoried on the site of future residential development.

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Observations

On September 1, 2015 evaluation was conducted of 22 trees. This consisting of hawthorn (*Crataegus*), Scotch pine (*Pinus sylvestris*), Douglas-fir (*Pseudotsuga menziesii*), Clatsop hooker willow (*Salix sp.*), and red maple (*Acer rubrum*). The current area encompasses an abandoned park with a club house, tennis court, and parking lot. The three hawthorns by the clubhouse had abundant dieback in the crown and were in poor health. The two Douglas-firs were in good health but the bases of the trees are growing into the tennis court fence and the structural roots are lifting the pavement of the court. Douglas-fir # 4 was lacking a true leader. All of the Scotch pine were in poor health and condition, overcrowded, multi-steamed, and have a light infestation of sequoia pitch moth. The four red maples are between the roadway and the parking lot. All have varying degrees of old and new growth cracks which indicate they are growing well. They are exhibiting some early fall color which could be due to lack of water. Maples #19 and #20 are in good health and condition. Maple #21 has a thinner crown than the others and slightly more fall color. All maples are scheduled to be retained.

Tree Inventory – The numbers in the appendix labeled Tree Inventory correspond to the numbers located by the trees indicated on the survey of the property. All of the trees on the property have numbered tags on them to be able to identify them in the field.

The inventory provides the tree number, species (common and scientific names), DBH, tree health, tree structural condition, pertinent comments.

Tree Health Condition-The health ratings of a tree are listed as good, fair, poor, and dead. Definitions are listed below.

Good	No insect or disease problems that could lead to the demise of the tree, average growth increments given the species of the tree, good foliage color.
Fair	Light impacts from insect and disease, growth increments below average for species, foliage dieback in the interior or edges of tree crown, foliage starting to become off color for tree species.
Poor	Indication of tree decline present, growth increments far reduced from normal for species of tree, color of foliage off.
Dead	Tree has no live tissue.

Tree Structural Condition- The structural ratings of a tree are listed as good, fair, poor, and dead. Definitions are listed below.

Good	Structural defects in the tree but of minor consequence such as small diameter dead or broken branches. Light pruning could easily correct any defects.
Fair	Parts of the tree crown dead or broken but repairable. Tree has included crotches that may lead to failure unless supported by cables. Decay pockets in the tree but not very large given the size of the tree.

Poor	Large sections of the tree are dying, dead or broken, decay pockets present in the tree but not of a size that could lead to failure in the near future.
Dead	Tree has no live tissue, may be in jeopardy of failing in the near future.

Tree Protection

The maples that are to be retained are located between the current parking lot and the existing sidewalk north of Maxine Ln. Three pines along the east property line will also be retained and are to be protected during construction. One of the pines, # 12 is off property but tree # 11 has formed a single crown with tree #12 and as such is have one tree protection area. Tree # 13 appears to be located on the property line.

These trees will be protected by a metal tree protection fence at least six feet high supported every 10 feet by metal t-posts at least eight feet tall driven into the ground at least two feet. At least one sign on each side of the tree protection areas shall be attached to the fences indicating that the fence delineates the tree protection area. The site plan, appendix # 3, shows the approximate location (not to scale) of the tree protection fence location of where the tree protection fencing is to be placed before construction begins. The actual distance where the fences are to be placed is indicated in the Tree Protection Radius column in the tree inventory found in appendix # 4. The north side of the tree protection area for the maples will have to be placed at the south edge of the existing tree parking lot to allow for the removal of the lot which shall be done carefully and under the observation of the project arborist to insure that roots are not unduly damaged. The south edge of the tree protection area for the maples can be placed on the north edge of the existing sidewalk. The east and west distance from the centers of the trees is listed in the Tree Protection Radius column in the tree inventory.

The pines will only have to be protected on the development side of the project. The east side can be left open as that side of the tree protection areas for those trees is off the project's property. If access is granted through that property to construct any aspect of this project, then the tree protection fence would have to be placed on all four sides of the trees.

More information on the tree protection steps can be found in appendix # 1, Tree Protection Steps.

Given the density of development, the majority of the trees within the developed area of the property will have to be removed. The red maples that are to be retained will be located in the backyards of the future homes. The three pines that are to be retained will be located on the east side of lot 7 along the east property line.

The other pines will have to be removed as they will likely be in the footprint or close to it of the future home or be impacted by the installation of a sidewalk. The two Douglas-firs will be damaged during the removal of the existing tennis courts and the fence around it and thus will not be good candidates for retention. Three hawthorns by the existing clubhouse will be removed as they are in poor condition and are located where the main street or its sidewalk will be located.

No storage of any material, parking of extra vehicles for construction, parking of utility or office trailers and even the pedestrian traffic of construction workers shall be allowed within the fenced tree protection areas. Please refer to appendix # 1 for additional steps in tree protection.

Mitigation

The City of Wilsonville requires a tree for tree replacement for any tree that has to be removed due to the development of a property. There will be twelve trees removed for this project. The developer will plant a combination of at least twelve 1.5 inch caliper deciduous or three foot tall evergreen trees on the property after the improvements on the site and the homes are built.

Recommendations

Three hawthorns, two Douglas-firs, all of the Scotch pines on the site are in poor health and are poor structural condition. They all have a light infestation of sequoia pitch moth as well. Given their condition, proximately to the building envelopes, and their shorter lifespan they should be removed except the three pines along the east property line.

The four red maples, given their good condition and future location of the new houses away from the trees allow them to be retained.

In order to have successful tree retention on this development projects it is necessary to have the owners of the property fully support the need to properly protect the trees that have been identified for retention and insure that all contractors honor the tree protection fenced area and tree protection steps outline in appendix # 1 of this report.

Certification of Performance

I, Terrence P. Flanagan, Certify:

- That a representative of Teragan & Associates, Inc., has inspected the tree(s) and/or the property referred to in this report. The extent of the evaluation is stated in the attached report.
- That Teragan & Associates, Inc. has no current or prospective interest in the vegetation of the property that is the subject of this report, and Teragan & Associates, Inc. has no personal interest or bias with respect to the parties involved.
- That Teragan & Associates, Inc.'s compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, or upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.
- That the analysis, opinions, and conclusions that were developed as part of this report have been prepared according to commonly accepted arboricultural practices.
- That a Board Certified Master Arborist has overseen the gathering of data.

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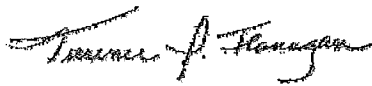
Conclusion

Given the proposed improvements and the building envelopes locations, the construction of the improvement for the site would be inside the root zones of most the trees that currently exist on site.

Only the four red maples on the south side and three pines on the east property line on the site are far enough away from the installation of the proposed improvements that they can be successfully retained.

The tree protection steps outlined under the discussion section of this report and in the appendix # 1, Tree Protection Steps, will adequately protect the trees during the construction as long as all construction is prevented from occurring within the tree protection areas. Please refer to the site plan titled "Tree Protection Plan" for the placement of the tree protection areas. Please call if you have any questions or concerns regarding this report.

Sincerely,



Terrence P. Flanagan
ISA Board Certified Master Arborist, #PN-0120 BMTL
ISA Tree Risk Assessment Qualified
Member, American Society of Consulting Arborists

Enclosures: Appendix #1 – Tree Protection Steps
 Appendix #2 – Assumptions and Limiting Conditions
 Appendix #3 - Site Plan with Tree Protection Areas
 Appendix # 4 – Tree Inventory

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Appendix # 1

Tree Protection Steps

It is critical that the following steps be taken to ensure that the trees that are to be retained are protected.

Before Construction Begins

1. Notify all contractors of the trees protection procedures. For successful tree protection on a construction site, all contractors must know and understand the goals of tree protection. It can only take one mistake with a misplaced trench or other action to destroy the future of a tree.
 - a. Hold a Tree Protection meeting with all contractors to fully explain goals of tree protection.
 - b. Have all subcontractors sign memoranda's of understanding regarding the goals of tree protection. Memoranda to include penalty for violating tree protection plan. Penalty to equal appraised value of tree(s) within the violated tree protection zone per the current Trunk Formula Method as outline by the Council of Tree & Landscape Appraisers current edition of the *Guide for Plant Appraisal*. Penalty is to be paid to owner of the property.
2. Fencing
 - a. Establish fencing around each tree or grove of trees to be retained.
 - b. The fencing is to be put in place before the ground is cleared in order to protect the trees and the soil around the trees from any disturbance at all.
 - c. Fencing is to be placed at the edge of the root protection zone. Root protection zones are to be established by the project arborist based on the needs of the site and the tree to be protected.
 - d. Fencing is to consist of 6-foot high steel fencing secured to the ground with 8-foot metal posts to prevent it from being moved by contractors, sagging or falling down.
 - e. Fencing is to remain in the position that is established by the project arborist and not to be moved without written permission from the project arborist until the end of the project. .
3. Signage
 - a. All tree protection fencing should have signage as follows so that all contractors understand the purpose of the fencing:

TREE PROTECTION ZONE

DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION FENCING.

Please contact the project arborist or owner if alterations to the approved location of the tree protection fencing are necessary.

Terry Flanagan 503-803-0017

- b. Signage should be place as to be visible from all sides of a tree protection area and spaced every 75 feet.

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During Construction

1. Protection Guidelines Within the Root Protection Zone
 - a. No traffic shall be allowed within the root protection zone. No vehicle, heavy equipment, or even repeated foot traffic.
 - b. No storage of materials including but not limiting to soil, construction material, or waste from the site.
 - i. Waste includes but is not limited to concrete wash out, gasoline, diesel, paint, cleaner, thinners, etc.
 - c. Construction trailers are not to be parked/placed within the root protection zone without written clearance from project arborist.
 - d. No vehicles shall be allowed to park within the root protection areas.
 - e. No activity shall be allowed that will cause soil compaction within the root protection zone.
2. The trees shall be protected from any cutting, skinning or breaking of branches, trunks or roots.
3. Any roots that are to be cut from existing trees that are to be retained, the project consulting arborist shall be notified to evaluate and oversee the proper cutting of roots with sharp cutting tools. Cut roots are to be immediately covered with soil or mulch to prevent them from drying out.
4. No grade change should be allowed within the root protection zone.
5. Any necessary deviation of the root protection zone shall be cleared by the project consulting arborist or project owner.
6. Provide water to trees during the summer months. Tree(s) that will have had root system(s) cut back will need supplemental water to overcome the loss of ability to absorb necessary moisture during the summer months.
7. Any necessary passage of utilities through the root protection zone shall be by means of tunneling under roots by hand digging or boring.

After Construction

1. Carefully landscape in the area of the tree. Do not allow trenching within the root protection zone. Carefully plant new plants within the root protection zone. Avoid cutting the roots of the existing trees.
2. Do not plan for irrigation within the root protection zone of existing trees unless it is drip irrigation for a specific planting or cleared by the project arborist.
3. Provide for adequate drainage of the location around the retained trees.
4. Pruning of the trees should be completed as one of the last steps of the landscaping process before the final placement of trees, shrubs, ground covers, mulch or turf.
5. Provide for inspection and treatment of insect and disease populations that are capable of damaging the retained trees and plants.
6. Trees that are retained may need to be fertilized and watered as called for by project arborist after final inspection.

Appendix #2

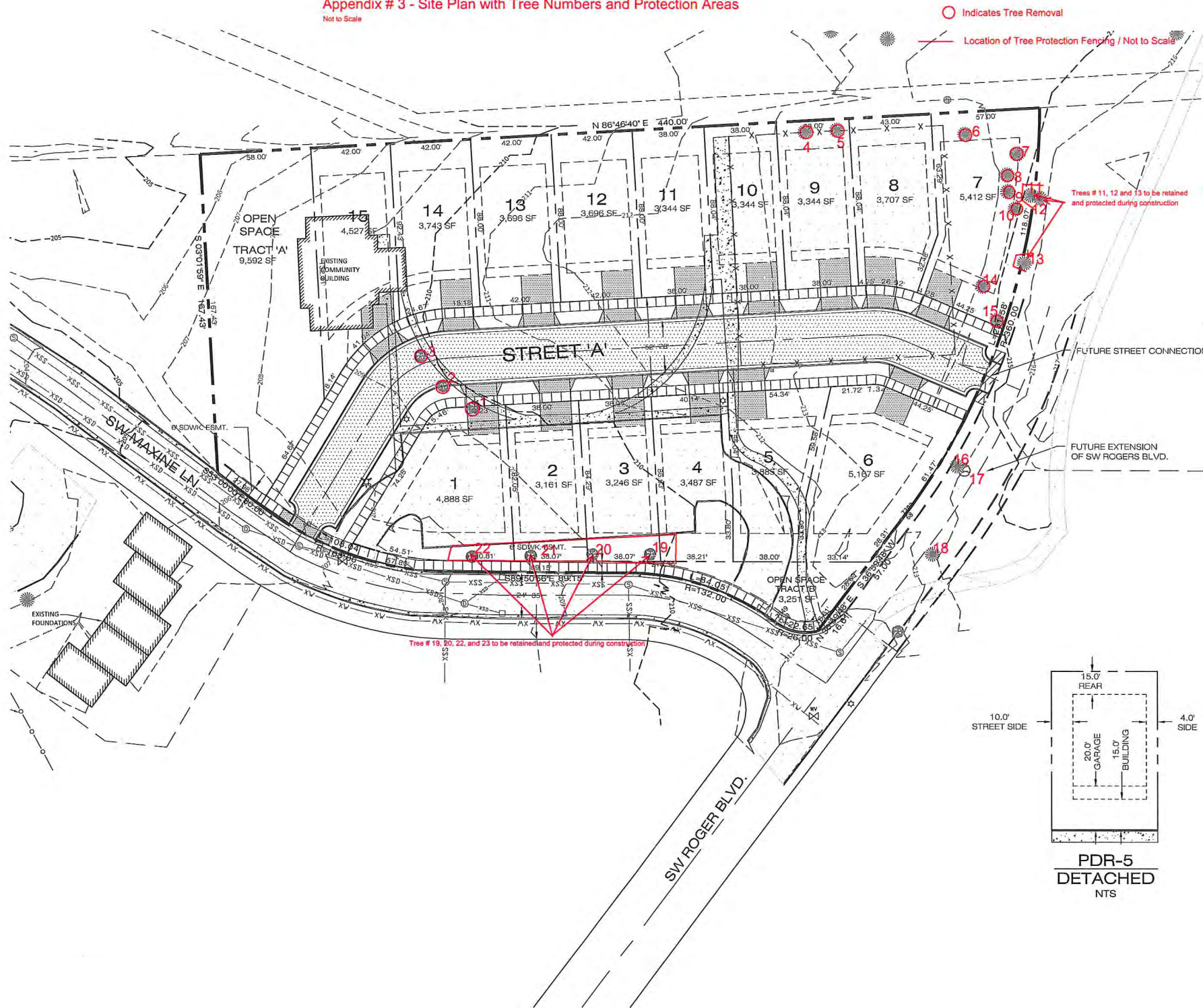
Assumptions and Limiting Conditions

1. Any legal description provided to the consultant was assumed to be correct. The plan provided by Brownstone Development was the basis of the information provided in this report. The species identification and tree diameters were checked in the field by Teragan and Associates, Inc.
2. It is assumed that this property is not in violation of any codes, statutes, ordinances, or other governmental regulations.
3. The consultant is not responsible for information gathered from others involved in various activities pertaining to this project. Care has been taken to obtain information from reliable sources.
4. Loss or alteration of any part of this delivered report invalidates the entire report.
5. Drawings and information contained in this report may not be to scale and are intended to be used as display points of reference only.
6. The consultants' role is only to make recommendations; inaction on the part of those receiving the report is not the responsibility of the consultant.
7. This report is to certify the trees that are on site, their condition, and outline the tree protection steps to protect the trees to be retained on site. This report is written to meet the requirements of the City of Wilsonville for tree protection on properties that are to be developed for residential or commercial use.

ASH MEADOWS

A 15 LOT SUBDIVISION ON TAX LOT 2700, TAX MAP 31W 13B

Appendix # 3 - Site Plan with Tree Numbers and Protection Areas
Not to Scale



VICINITY MAP
N.T.S.

OWNER

DUTCH VENTURES LLC,
10240 SW EGRET PLACE
BEAVERTON, OR 97007
PHONE (503) 636-0495
CONTACT: MIKE HILLIER

ASH MEADOWS HOMEOWNERS ASSOC.
C/O SUPERIOR COMMUNITY MANAGEMENT CO.
PO BOX 4585
TUALATIN, OR 97062
CONTACT: ERIC GORDON
EMAIL: ERIC@SUPERIORCOMMUNITY.COM

APPLICANT

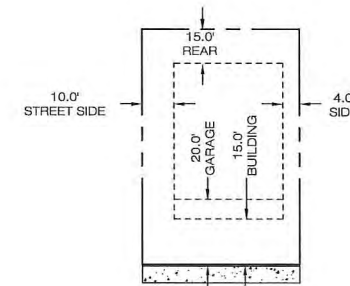
BROWNSTONE DEVELOPMENT, INC.
#47 SOUTH STATE STREET
LAKE OSWEGO, OR 97034
PHONE (503) 358-4460
CONTACT: RANDY MYERS

PLANNING/ENGINEERING/SURVEYING

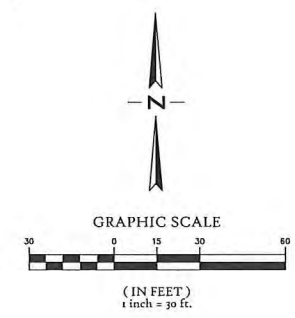
PIONEER DESIGN GROUP, INC.
9020 WASHINGTON SQ. DR., SUITE 170
PORTLAND, OR 97223
PHONE (503) 643-8286
CONTACT: BEN ALTMAN

SITE INFORMATION

SITE ADDRESS	8195 SW MAXINE LANE
TAX LOT & MAP	2700 / 31W 13B
TOTAL AREA	2.13 AC
ZONING	PDR-5



PDR-5
DETACHED
NTS



SHEET INDEX

1. PRELIMINARY PLAT
2. EXISTING CONDITIONS
3. PRELIMINARY GRADING PLAN
4. PRELIMINARY STREETS PLAN
5. PRELIMINARY UTILITIES PLAN
6. CIRCULATION AND AERIAL PLAN

9020 SW WASHINGTON SQUARE RD.
SUITE 170
PORTLAND, OREGON 97223
PHONE (503) 643-8286
WWW.PDG-PP.COM

PRELIMINARY PLAT

ASH MEADOWS
CITY OF WILSONVILLE, OREGON

Designed by	BA	Date	09/2015
Drawn by <td>TCC</td> <td>Date</td> <td>09/2015</td>	TCC	Date	09/2015
Reviewed by <td>BA</td> <td>Date</td> <td>09/2015</td>	BA	Date	09/2015
Project No.	315-001	REF.	
Horiz. Scale:	AS NOTED		
Vert. Scale:	315SD: 01.plt		

By	Revision	Date	No.

Project
ASH MEADOWS
No.
315-001
Type
PLANNING
Sheet

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App 'x # 4
Tree Inventory

Tree #	Common Name	Scientific Name	DBH(in)	Condition	Structure	Crown radius (ft.)	Comments	Remove or Retain	Tree Protection Radius
1	Hawthorn	<i>Crataegus spp.</i>	9	poor	poor	12	DBH taken at 2 ft. because of double leader, abundant dieback in crown.	Remove	
2	Hawthorn	<i>Crataegus spp.</i>	8	poor	poor	10	Abundant dieback in crown.	Remove	
3	Hawthorn	<i>Crataegus spp.</i>	8	poor	poor	10	Abundant dieback in crown.	Remove	
4	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	good	fair	13	Good growth, base of tree lifting the tennis court, base or tree may be growing into fence. Lacking main leader	Remove	
5	Douglas-fir	<i>Pseudotsuga menziesii</i>	13	good	fair	13	Good growth, base of tree lifting the tennis court, base or tree may be growing into fence.	Remove	
6	Scotch Pine	<i>Pinus sylvestris</i>	6				dead	Remove	
7	Scotch Pine	<i>Pinus sylvestris</i>	5,9	poor	poor	14	2 leader at base, sequoia pitch moths.	Remove	
8	Scotch Pine	<i>Pinus sylvestris</i>	10	poor	poor	14	2 leader at 3ft, dbh at 3ft.	Remove	
9	Scotch Pine	<i>Pinus sylvestris</i>	6	poor	poor	10	Crowded by all surrounding trees.	Remove	
10	Scotch Pine	<i>Pinus sylvestris</i>	7,10	poor	poor	12	2 leader at 1 ft., crowded	Remove	10 Feet
11	Scotch Pine	<i>Pinus sylvestris</i>	6,10	poor	poor	10	2 leader at 1 ft., crowded	Retain	12 Feet
12	Scotch Pine	<i>Pinus sylvestris</i>	6	poor	poor	12	Off Property, Crowded on west side leaning east.	Retain	12 Feet
13	Scotch Pine	<i>Pinus sylvestris</i>	8,8,8	poor	poor	12	Off Property, 3 leader at 1 ft.	Retain	12 Feet
14	Scotch Pine	<i>Pinus sylvestris</i>	10,8	poor	poor	12	2 leader at 1 ft., crowded	Remove	
15	Scotch Pine	<i>Pinus sylvestris</i>	10,7	poor	poor	13	2 leader at 1 ft., crowded	Remove	
16	Native willow	<i>Salix spp.</i>	6 at 6"	good	fair	7	Off property, clump of 6 at 6 in DBH, several smaller stems	Retain	
17	Scotch Pine	<i>Pinus sylvestris</i>	7	poor	poor	6	Off Property, mostly enveloped by willow Off Property, codominant stem at 15 Ft, no district leader, could not get to trunk because so the base was so thick with branches so estimated dbh, put tag on southern branch.	Retain	
18	Scotch Pine	<i>Pinus sylvestris</i>	10	fair	poor	12		Retain	10 Feet east and west of tree, edge of sidewalk and parking lot south and north
19	Red maple	<i>Acer rubrum</i>	7	good	good	10	old growth crack on west side	Retain	10 Feet east and west of tree, edge of sidewalk and parking lot south and north
20	Red maple	<i>Acer rubrum</i>	7	good	good	10		Retain	10 Feet east and west of tree, edge of sidewalk and parking lot south and north
21	Red maple	<i>Acer rubrum</i>	9	good	good	10	old growth crack on west side, crown thinner than others	Retain	10 Feet east and west of tree, edge of sidewalk and parking lot south and north
22	Red maple	<i>Acer rubrum</i>	10	good	fair	12	multi leader at 10 ft., old and new growth crack in bark of branches	Retain	10 Feet east and west of tree, edge of sidewalk and parking lot south and north

Traffic Impact Study



117 Commercial Street NE
 Suite 310
 Salem, OR 97301
 503.391.8773
 www.dksassociates.com

MEMORANDUM



DATE: July 17, 2015
TO: Steve Adams, City of Wilsonville
FROM: Brad Coy, P.E. *BC*
 Scott Mansur, P.E., PTOE
 Halston Tuss, E.I.T.

SUBJECT: Brownstone-Ash Meadows Preliminary Trip Generation and Traffic Assessment P15018-010

This memorandum documents a preliminary traffic assessment to better understand the potential traffic impacts of a 16 lot residential development being considered in the Ash Meadows Homeowners Association, which is located in east Wilsonville south of Boeckman Road between Parkway Avenue and Canyon Creek Road. The focus of the assessment is on the Parkway Avenue/Ash Meadows Road intersection, which is the sole existing access to the neighborhood. The purpose is to facilitate discussion regarding a future Roger Boulevard extension east to connect to Canyon Creek Road at the existing Daybreak Street intersection.

The sections of this memorandum cover the proposed development, existing traffic conditions, project traffic conditions, and summary of findings.

Proposed Development

The development under consideration involves removing the tennis courts at the northeast corner of the Ash Meadows Homeowners Association (i.e., north of Maxine Lane) and constructing 16 single-family homes. The site also has 14 unconstructed condo units within the project vicinity, south of Maxine Lane, that were previously approved. The preliminary subdivision site plan was provided by the project sponsor and is included in the appendix.

Existing Traffic Conditions

Turning movement counts were collected on June 9th, 2015, during the a.m. and p.m. peak hours on a school day at the Parkway Avenue/Ash Meadows Road intersection. Figure 1 shows the peak hour turn movement volumes, intersection traffic control, and lane configurations at the intersection.

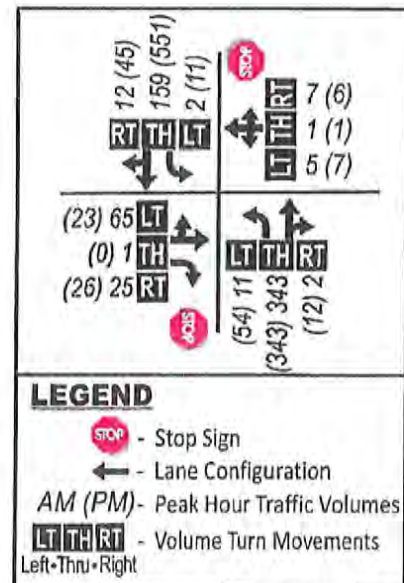


Figure 1: Existing Traffic Volumes



Existing study intersection operations were evaluated based on *Highway Capacity Manual 2010*¹ methodology and compared to the City of Wilsonville’s minimum acceptable operating standards for unsignalized intersections.² Table 1 lists the study intersection’s existing level of service (LOS) and volume to capacity (v/c) ratio, which are based on the critical movement (i.e., eastbound left turn). As shown, the study intersection currently meets the City’s level of service standard during the a.m. and p.m. peak hours. In addition, the operating conditions for the Ash Meadows Road approach to Parkway Avenue (i.e., westbound approach) were also considered, and the westbound approach currently operates at LOS B during the a.m. peak hour and LOS C during the p.m. peak hour.

Table 1: 2015 Existing Peak Hour Study Intersection Operations

Intersection	Traffic Control	Operating Standard	AM Peak Hour		PM Peak Hour	
			LOS	V/C	LOS	V/C
Parkway Ave/Ash Meadows Road	Two-Way Stop	LOS D	A/C*	0.21	A/D*	0.14

Two-Way Stop:

LOS = Level of Service of Major Street/Minor Street V/C = Volume-to-Capacity Ratio of Worst Movement

*Note: The operating conditions correspond with the critical movement, which is the eastbound left turn (which operates at LOS C in the a.m. and LOS D in the p.m.). The proposed project would add traffic to the westbound shared lane (i.e., Ash Meadows Road), which currently operates at LOS B during the a.m. and LOS C during the p.m.

Preliminary Project Traffic Conditions

Preliminary traffic conditions were evaluated at the Parkway Avenue/Ash Meadows Road intersection assuming the addition of the 16 single-family homes being considered as well as the 14 unconstructed condo units within the project vicinity. This section of the memorandum addresses project trip generation, trip distribution and project volumes, intersection operations with project trips, and the expected improvements to the intersection operations following the extension of Roger Boulevard to connect to Canyon Creek Road.

Project Trip Generation

Trip generation was performed for the 16 lot single-family homes being considered at the northeast corner of the Ash Meadows Homeowners Association and the 14 unconstructed condo units to determine the number of trips to and from the project site during the typical weekday a.m. and p.m. peak hours. Table 2 lists the trip generation assumptions as well as the estimated number of additional trips. Trip rates provided by the Institute of Transportation Engineers (ITE)³ were used to estimate the peak hour project trip levels. As shown, it is estimated the project site would generate 18 total (4 in, 14 out) a.m. peak hour trips and 23 total (15 in, 8 out) p.m. peak hour trips.

¹ *Highway Capacity Manual 2010*, Transportation Research Board, Washington DC, 2010.

² The City of Wilsonville requires all study intersections of public streets to meet its minimum acceptable level of service (LOS) standard, which is LOS D for peak periods. *City of Wilsonville Code*, City of Wilsonville Section 4.140(.09)J.2.

³ *Trip Generation, 9th Edition*, Institute of Transportation Engineers, 2012.



Table 2: Project Trip Generation

Land Use (ITE Code)	Units (DU ^a)	Trip Rate	Trip Volumes		
			In	Out	Total
AM Peak Hour (one hour between 7:00-9:00 a.m.)					
Single-Family Detached (210)	16 DU	0.75	3	9	12
Residential Condo/Townhouse (230)	14 DU	0.44	1	5	6
Total			4	14	18
PM Peak Hour (one hour between 4:00-6:00 p.m.)					
Single-Family Detached (210)	16 DU	1.00	10	6	16
Residential Condo/Townhouse (230)	14 DU	0.52	5	2	7
Total			15	8	23

^a DU = Dwelling Unit

Trip Distribution and Project Volumes

Trip distribution for the new project traffic was based on existing traffic patterns in the study area and existing turn movement counts collected. It is assumed that 50% of the project trips would travel to and from the north on Parkway Avenue and 50% south on Parkway Avenue. Figure 2 shows the total project trips for the a.m. and p.m. peak hours at the study intersection, as well as the resulting future scenario volumes (existing with project) used to estimate future intersection operations in order to identify project-related traffic impacts.

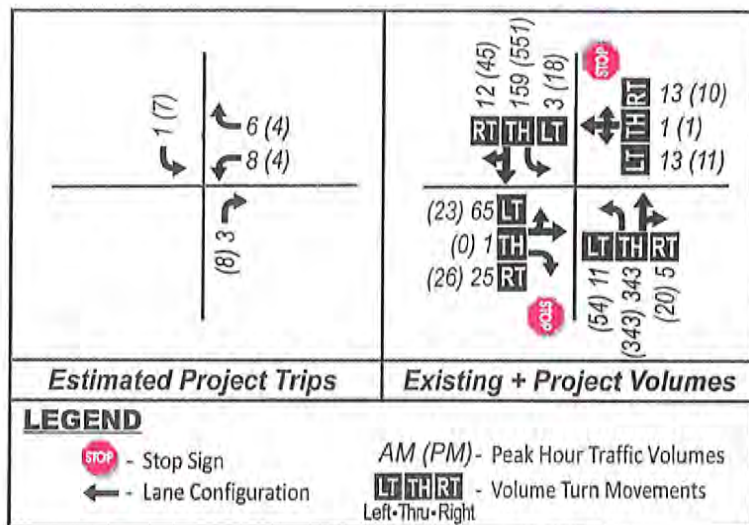


Figure 2: Project Trips and Future Traffic Scenario

Intersection Operations with Project Trips

Operational analysis for the future project traffic scenario was performed for the a.m. and p.m. peak hours, and Table 3 lists the results. After accounting for project traffic volumes, the study intersection would continue to operate at acceptable levels. The eastbound left turn would continue to be the critical movement, and the volume-to-capacity ratio would increase slightly (by 0.01) while the level of service would remain unchanged compared to existing conditions. With the additional traffic, the total delay of the turn movements in and out of the study area (northbound right, southbound left, and westbound shared) would also increase by a minimal amount, but the operating conditions for the Ash Meadows Road approach to Parkway Avenue (i.e., westbound approach) would stay at LOS B during the a.m. peak hour and LOS C during the p.m. peak hour. The analysis reports are provided in the appendix.



Table 3: Future with Project Peak Hour Study Intersection Operations

Intersection	Traffic Control	Operating Standard	AM Peak Hour		PM Peak Hour	
			LOS	V/C	LOS	V/C
Parkway Ave/Ash Meadows Road	Two-Way Stop	LOS D	A/C*	0.22	A/D*	0.15

Two-Way Stop:

LOS = Level of Service of Major Street/Minor Street V/C = Volume-to-Capacity Ratio of Worst Movement

*Note: The operating conditions correspond with the critical movement, which is the eastbound left turn (which would operate at LOS C in the a.m. and LOS D in the p.m.). The proposed project would add traffic to the westbound shared lane (i.e., Ash Meadows Road), which would operate at LOS B during the a.m. and LOS C during the p.m.

Roger Boulevard Extension

Future connectivity is planned for the Ash Meadows Homeowners Association through the extension of Roger Boulevard to Canyon Creek Road. While this connection would serve an important purpose for improved neighborhood connectivity and alternate access, the focus of the analysis in this memorandum is regarding the potential reduction in congestion at the Parkway Avenue/Ash Meadows Road intersection that might result from this roadway extension.

It is expected that no more than 50% (and likely less) of the traffic entering and exiting the Ash Meadows Homeowners Association may choose to use the future Roger Boulevard connection. This is based on the comparative proximity of the existing and proposed residential units to the two accesses and the estimated destinations east and west of the study area.

For purposes of this analysis, the full 50% of traffic was assumed to divert away from the Parkway Avenue/Ash Meadows Road intersection and instead access the neighborhood on the east via Roger Boulevard. Table 4 shows the resulting intersection operations at Parkway Avenue/Ash Meadows Road following this assumed shift in traffic. As shown, the intersection operations remain very similar to the previous scenarios and still meet City standards. The reason is because the eastbound left turn is the critical movement driving the overall level of service at this intersection, and eastbound traffic remains unchanged (i.e., the eastbound movement serves vehicles exiting from the Jory Trail development located west of Parkway Avenue).

In addition, when looking exclusively at the Ash Meadows Road approach to Parkway Avenue (i.e., westbound approach), there is a slight reduction in delay but not sufficient to change the intersection operations from LOS B during the a.m. peak hour and LOS C during the p.m. peak hour.

Table 4: Future with Project Peak Hour Study Intersection Operations (with Roger Blvd Extension)

Intersection	Traffic Control	Operating Standard	AM Peak Hour		PM Peak Hour	
			LOS	V/C	LOS	V/C
Parkway Ave/Ash Meadows Road	Two-Way Stop	LOS D	A/C*	0.21	A/D*	0.14

Two-Way Stop:

LOS = Level of Service of Major Street/Minor Street V/C = Volume-to-Capacity Ratio of Worst Movement

*Note: The operating conditions correspond with the critical movement, which is the eastbound left turn (which would operate at LOS C in the a.m. and LOS D in the p.m.). The proposed project would add traffic to the westbound shared lane (i.e., Ash Meadows Road), which would operate at LOS B during the a.m. and LOS C during the p.m.



Summary of Findings

The key transportation analysis findings for the proposed single-family home subdivision and unconstructed condo units include the following:

- The Parkway Avenue/Ash Meadows Boulevard intersection meets the City of Wilsonville minimum operating standards (LOS D) for the existing traffic volume scenario. This intersection would continue to meet standards for the future traffic volume scenario that includes the project traffic and unfinished condo units. The principle reason why operating conditions do not change at this intersection is because the eastbound left turn is the critical movement and remains unchanged between the various scenarios.
- The future Roger Boulevard extension to Canyon Creek Road would provide improved neighborhood connectivity and alternate access; however, it is not expected to significantly reduce delay and congestion along Parkway Avenue.
- The Ash Meadows Boulevard approach to Parkway Avenue (i.e., westbound approach) is expected to operate at LOS B during the a.m. peak hour and LOS C during the p.m. peak hour for all scenarios.

Let us know if you have any questions or comments.



Appendix

City of Wilsonville
Community Development Department
Engineering and Planning Divisions

29799 SW Town Center Loop E
Wilsonville, OR 97070
Phone: 503 682-4960; Fax 503 682-7025
adams@ci.wilsonville.or.us

This form must be completed and returned to Steve Adams, Development Engineering Manager, to initiate a traffic Scope of Services, a request for a traffic study waiver, a determination of de minimus traffic impact, or other traffic-related issues.

REQUEST FOR TRAFFIC STUDY – PLEASE READ COMPLETELY

<input checked="" type="checkbox"/> Traffic Study Scope of Services	<input type="checkbox"/> Waiver from Traffic Study requirement
Other Traffic Related Request <u>Preliminary circulation Threshold assessment, see attached summary.</u>	

Requested by: BEN ALTMAN Date: _____

Property address: _____

Legal description: Tax lot(s) 351W 13B Section ²⁷⁰⁰ Lots 38-51 of ASH MEADOWS

Project name: BROWNSTONE / ASH MEADOWS

Property owner: JARVIS HOLDING CORP.
Name: _____
Address: _____

Applicant: RANDY MYERS, BROWNSTONE DEVELOPMENT
Name: _____
Address: #47 SOUTH STATE STREET, LAKE OSWEGO, OR 97035

Authorized representative: BEN ALTMAN
(Contact person)*
Name: _____

Company: PIONEER DESIGN GROUP

Address: 9070 SW WASHINGTON S.E. RD. #170 PORTLAND 97223

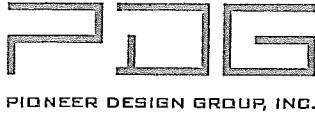
Phone: 503-643-8286 Email: baltman@pd-gpp.com

*Note: This person will receive all correspondence regarding traffic analysis.

Process: A Request, along with a site plan and project description must be submitted to the Engineering Division. The request is forwarded to the City's traffic consultant who will prepare a Scope of Services, which will include the necessary fee. The prepared Scope will be reviewed by the Engineering Division, and once approved, will be forwarded to the authorized representative listed above. When the applicant reviews and submits the fee indicated in the Scope of Services, the scope will be authorized by Staff and forwarded to the traffic consultant. When the traffic study has been received and approved by the City's Engineering Division, it will be forwarded to the applicant and the Planning Division.

A request for a Waiver from a traffic study will be reviewed by the Community Development Director and the Engineering Division and the requestor will be notified by mail.

Note: If the project description and/or site plan change from what was originally submitted, additional traffic analysis and fees may be required.



PIONEER DESIGN GROUP, INC.

CIVIL LAND USE PLANNING SURVEY

P 503.643.8286 F 844.715.4743 www.pd-grp.com
9020 SW Washington Square Rd Suite 170
Portland, Oregon 97223

April 23, 2015

Steve Adams, Deputy City Engineer
City of Wilsonville
1900 SW 4th Avenue
Portland, OR 97201

RE: Request for Preliminary Traffic Impact Assessment, Ash Meadows Redevelopment of Tennis Courts.

Dear Steve:

As you know we are working with Brownstone Development of a possible 16 lot subdivision, which would represent redevelopment of the Tennis Courts at the north east corner of Ash Meadows.

During our pre-application conference, regarding the 14 platted condo lots, we briefly discussed traffic issues related to the possibility of the 16 lot subdivision. Based on that discussion, we need to better understand the potential traffic impacts of any such redevelopment of the tennis courts, and in particular, the threshold for requiring an extension of Roger Blvd. to connect with the newly constructed Canyon Creek Road, at the stubbed intersection aligned with Daybreak Street.

Therefore, on behalf of Brownstone Development I am requesting a Scope of Work from DKS to provide a preliminary assessment of traffic circulation, given the existing single access to Ash Meadows from Parkway Avenue, and the potential for new lots to be platted.

As reflected on the attached drawings, there are currently 81 platted lots in Ash Meadows. Brownstone is anticipating a 16 lot development replacing the tennis courts. At this point we do not know if Mentor Graphics will agree to see some of their land, to help accommodate this new development.

But assuming Mentor does agree, the current plan would be to extend Roger Blvd. about 190 feet north, but not all the way to Canyon Creek Road. This short extension would allow for a new public street to loop through the tennis court site, back to Maxine Lane (private street) to provide access to the new lots.

Staff indicated there is some existing concern (City & Ash Meadows HOA) about congestion at Parkway Avenue and Ash Meadow Road. Therefore, before we proceed with further design, we need to know if additional street improvements would be required, beyond those shown in our concept plan. Essentially, we need to know the threshold for the number of units & trips that would trigger a requirement to provide a second access out to Canyon Creek Road.

The answer to this question will be important in any further discussions with Mentor Graphics and in determining the net development potential for the tennis courts, which consist of 2.13 acres, without any property acquired from Mentor Graphics.

Sincerely,
Pioneer Design Group, Inc.



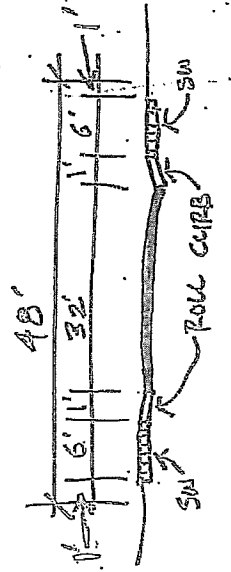
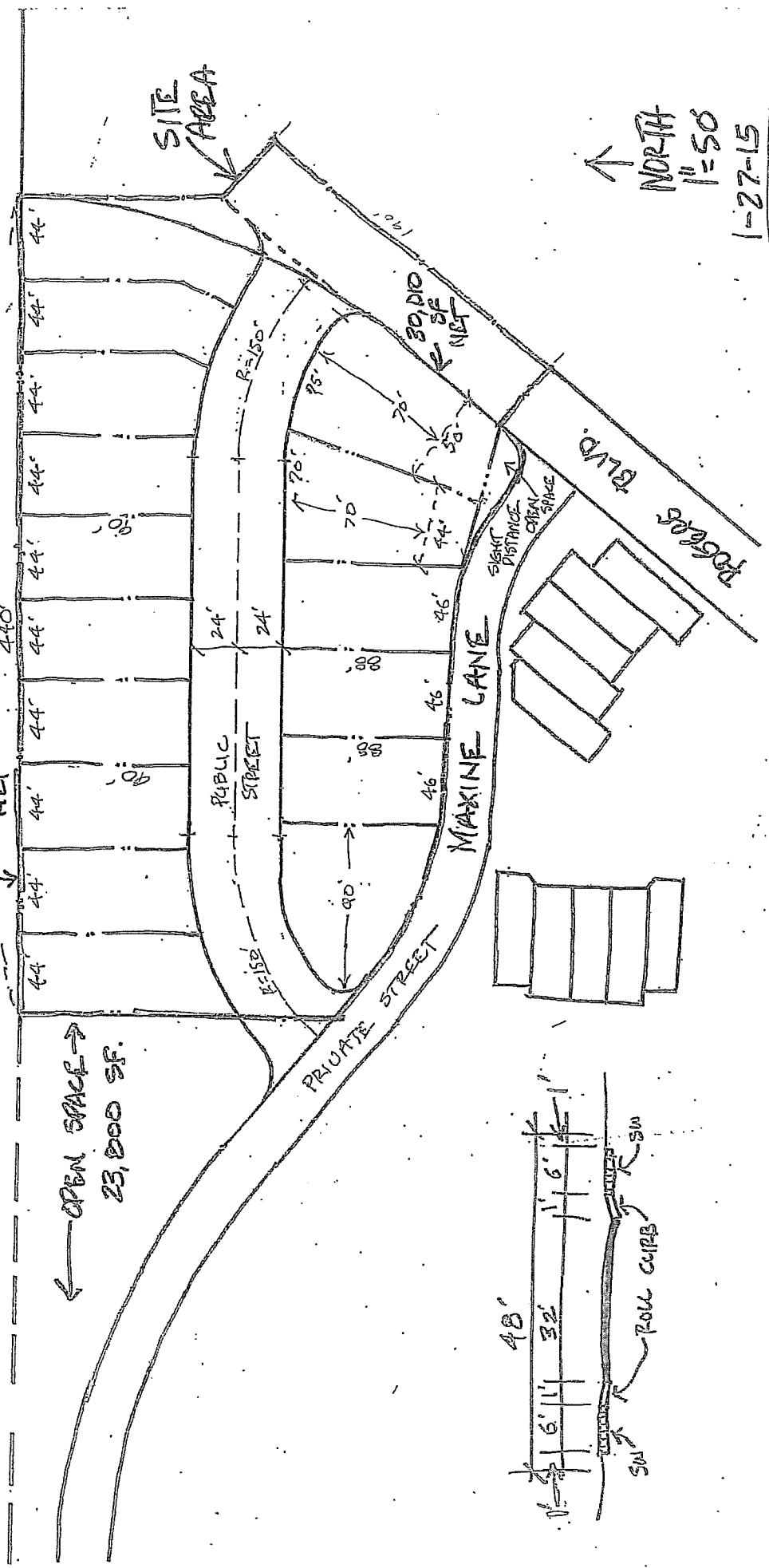
Ben Altman
Senior Planner
baltman@pd-grp.com

LOTS = 43,040 + 30,010 = 73,050 SF X 25% OS = 18,263 SF.

2.31 AC. X 7/AC = 16 UNITS

43,040 SF NET

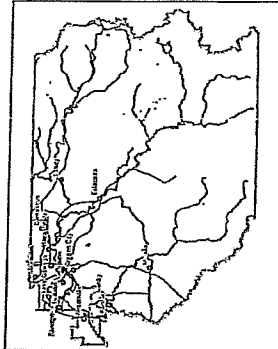
← OPEN SPACE →
23,000 SF.



↑ NORTH
1" = 50'
1-27-15

1 W 13 BC
 WILSONVILLE
 S.W.1/4 N.W.1/4 SEC.13 T.3S. R.1W. W.M.
 Clackamas County
 1" = 60'

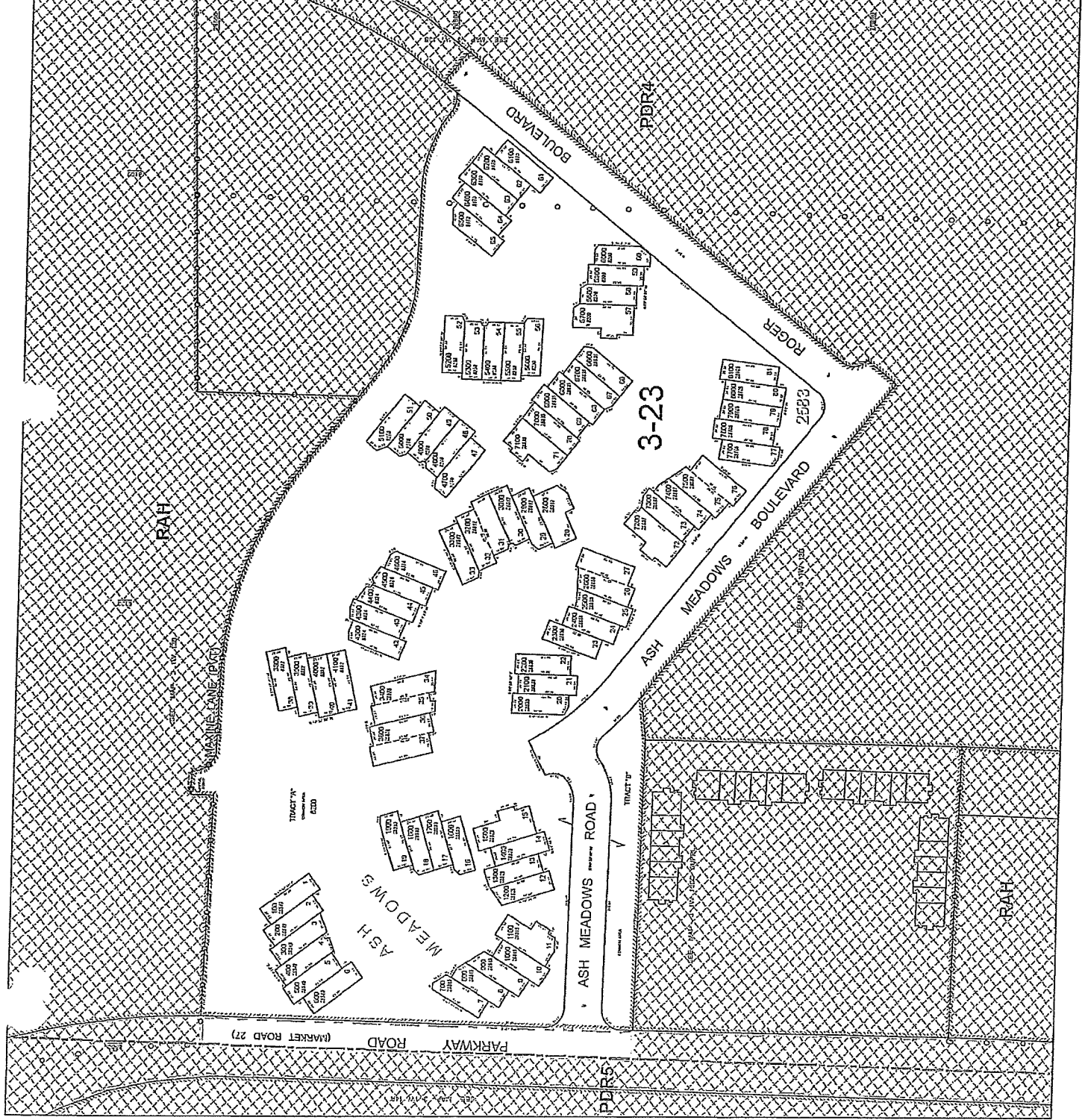
- Cancelled Tracts**
- 275B 42001
 - 275C 42001
 - 275D 42001
 - 275E 42001
 - 275F 42001
 - 275G 42001
 - 275H 42001
 - 275I 42001
 - 275J 42001
 - 275K 42001
 - 275L 42001
 - 275M 42001
 - 275N 42001
 - 275O 42001
 - 275P 42001
 - 275Q 42001
 - 275R 42001
 - 275S 42001
 - 275T 42001
 - 275U 42001
 - 275V 42001
 - 275W 42001
 - 275X 42001
 - 275Y 42001
 - 275Z 42001
 - 276A 42001
 - 276B 42001
 - 276C 42001
 - 276D 42001
 - 276E 42001
 - 276F 42001
 - 276G 42001
 - 276H 42001
 - 276I 42001
 - 276J 42001
 - 276K 42001
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 - 276R 42001
 - 276S 42001
 - 276T 42001
 - 276U 42001
 - 276V 42001
 - 276W 42001
 - 276X 42001
 - 276Y 42001
 - 276Z 42001
- Legend:**
- Parcel Boundary
 - Private Road Easement
 - Historical Boundary
 - Historical Contention
 - Tract/Case Lines
 - Map Index
 - Valley Lines
 - Land Use Zoning
 - Phas
 - Water
 - Center
 - Section Corner
 - 1/16th Line
 - Gev/Lot Line
 - D.C. Line
 - Header Line
 - PLSS Section Line
 - Historic Corridor 40'
 - Historic Corridor 20'



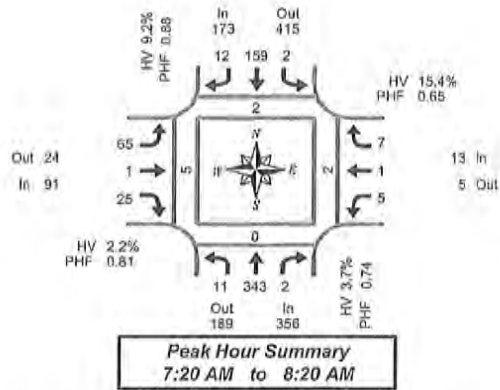
THIS MAP IS FOR ASSESSMENT
 PURPOSES ONLY



3 1 W 13 BC
 WILSONVILLE



Total Vehicle Summary



SW Parkway Ave & Ash Meadows Rd

Tuesday, June 09, 2015
7:00 AM to 9:00 AM

Peak Hour Summary
7:20 AM to 8:20 AM

5-Minute Interval Summary

7:00 AM to 9:00 AM

Interval Start Time	Northbound SW Parkway Ave				Southbound SW Parkway Ave				Eastbound Ash Meadows Rd				Westbound Ash Meadows Rd				Interval Total	Pedestrians Crosswalk			
	L	T	R	Bikes	L	T	R	Bikes	L	T	R	Bikes	L	T	R	Bikes		North	South	East	West
7:00 AM	0	20	0	0	0	6	0	0	6	0	0	0	0	0	0	0	32	0	0	1	0
7:05 AM	1	27	0	0	0	9	0	0	5	0	3	0	0	0	3	0	48	0	0	0	3
7:10 AM	0	24	0	0	0	9	0	0	6	0	2	0	0	0	0	0	43	0	0	0	3
7:15 AM	1	27	0	0	0	5	0	0	6	0	3	0	0	0	4	0	46	0	0	1	0
7:20 AM	0	37	0	0	0	12	0	0	4	0	0	0	0	0	0	0	53	1	0	0	1
7:25 AM	0	22	0	0	0	13	0	0	5	0	1	0	0	0	0	0	41	0	0	0	0
7:30 AM	0	32	1	0	0	16	0	0	4	0	2	0	1	0	1	0	57	0	0	0	1
7:35 AM	0	23	1	0	1	11	0	0	8	0	6	0	0	0	0	0	50	1	0	0	0
7:40 AM	1	41	0	0	0	10	2	0	4	0	2	0	0	0	1	0	61	0	0	0	0
7:45 AM	0	38	0	1	0	16	0	0	7	0	1	0	0	0	1	0	63	0	0	1	2
7:50 AM	3	37	0	0	1	14	2	0	3	0	2	0	0	0	2	0	64	0	0	1	0
7:55 AM	0	28	0	0	0	11	2	0	6	0	3	0	1	0	1	0	52	0	0	0	1
8:00 AM	1	22	0	0	0	12	1	1	5	0	2	0	0	0	1	0	44	0	0	0	0
8:05 AM	0	22	0	0	0	13	4	0	6	1	1	0	2	0	0	0	49	0	0	0	0
8:10 AM	2	22	0	1	0	12	0	0	5	0	3	0	0	1	0	0	45	0	0	0	0
8:15 AM	4	19	0	0	0	19	1	0	8	0	2	0	1	0	0	0	54	0	0	0	0
8:20 AM	2	23	0	0	0	14	1	0	5	0	0	0	1	0	1	0	47	0	0	0	0
8:25 AM	3	25	0	0	0	9	1	0	3	0	5	0	0	0	0	0	46	0	0	0	0
8:30 AM	2	37	0	0	0	11	0	0	4	0	1	0	0	0	1	0	56	0	0	2	0
8:35 AM	1	18	0	0	0	14	1	0	5	0	3	0	0	0	1	0	43	1	0	0	1
8:40 AM	1	18	0	0	0	16	1	0	5	0	1	0	0	0	2	0	44	0	6	1	0
8:45 AM	0	16	0	0	0	6	1	0	0	0	4	0	1	0	3	0	31	0	0	1	0
8:50 AM	1	24	0	0	0	12	1	0	0	0	1	0	0	0	0	0	39	0	0	1	0
8:55 AM	1	18	0	0	1	14	1	0	3	0	0	0	1	0	0	0	39	0	0	4	0
Total Survey	24	620	2	2	3	284	19	1	115	1	48	0	8	1	22	0	1,147	3	6	13	12

15-Minute Interval Summary

7:00 AM to 9:00 AM

Interval Start Time	Northbound SW Parkway Ave				Southbound SW Parkway Ave				Eastbound Ash Meadows Rd				Westbound Ash Meadows Rd				Interval Total	Pedestrians Crosswalk			
	L	T	R	Bikes	L	T	R	Bikes	L	T	R	Bikes	L	T	R	Bikes		North	South	East	West
7:00 AM	1	71	0	0	0	24	0	0	19	0	5	0	0	0	3	0	123	0	0	1	6
7:15 AM	1	86	0	0	0	30	0	0	15	0	4	0	0	0	4	0	140	1	0	1	1
7:30 AM	1	96	2	0	1	37	2	0	16	0	10	0	1	0	2	0	168	1	0	0	1
7:45 AM	3	103	0	1	1	41	4	0	16	0	6	0	1	0	4	0	179	0	0	2	3
8:00 AM	3	66	0	1	0	37	5	1	16	1	6	0	2	1	1	0	138	0	0	0	0
8:15 AM	9	67	0	0	0	42	3	0	16	0	7	0	2	0	1	0	147	0	0	0	0
8:30 AM	4	73	0	0	0	41	2	0	14	0	5	0	0	0	4	0	143	1	6	3	1
8:45 AM	2	58	0	0	1	32	3	0	3	0	5	0	2	0	3	0	109	0	0	6	0
Total Survey	24	620	2	2	3	284	19	1	115	1	48	0	8	1	22	0	1,147	3	6	13	12

Peak Hour Summary

7:20 AM to 8:20 AM

By Approach	Northbound SW Parkway Ave				Southbound SW Parkway Ave				Eastbound Ash Meadows Rd				Westbound Ash Meadows Rd				Total	Pedestrians Crosswalk			
	In	Out	Total	Bikes	In	Out	Total	Bikes	In	Out	Total	Bikes	In	Out	Total	Bikes		North	South	East	West
Volume	356	189	545	2	173	415	588	1	91	24	115	0	13	5	18	0	633	2	0	2	5
%HV	3.7%				9.2%				2.2%				15.4%				5.2%				
PHF	0.74				0.88				0.81				0.65				0.84				

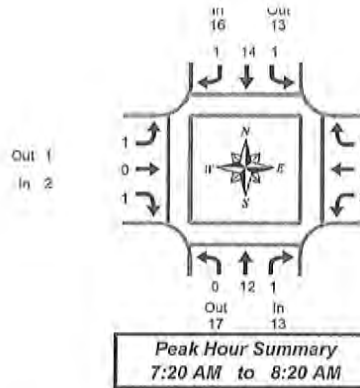
By Movement	Northbound SW Parkway Ave				Southbound SW Parkway Ave				Eastbound Ash Meadows Rd				Westbound Ash Meadows Rd				Total
	L	T	R	Total	L	T	R	Total	L	T	R	Total	L	T	R	Total	
Volume	11	343	2	356	2	159	12	173	65	1	25	91	5	1	7	13	633
%HV	0.0%	3.5%	50.0%	3.7%	50.0%	8.8%	8.3%	9.2%	1.5%	0.0%	4.0%	2.2%	40.0%	0.0%	0.0%	15.4%	5.2%
PHF	0.46	0.74	0.25	0.74	0.50	0.90	0.43	0.88	0.86	0.25	0.63	0.81	0.42	0.25	0.44	0.65	0.84

Rolling Hour Summary

7:00 AM to 9:00 AM

Interval Start Time	Northbound SW Parkway Ave				Southbound SW Parkway Ave				Eastbound Ash Meadows Rd				Westbound Ash Meadows Rd				Interval Total	Pedestrians Crosswalk			
	L	T	R	Bikes	L	T	R	Bikes	L	T	R	Bikes	L	T	R	Bikes		North	South	East	West
7:00 AM	6	356	2	1	2	132	6	0	66	0	25	0	2	0	13	0	610	2	0	4	11
7:15 AM	8	351	2	2	2	145	11	1	63	1	26	0	4	1	11	0	625	2	0	3	5
7:30 AM	16	332	2	2	2	157	14	1	64	1	29	0	6	1	8	0	632	1	0	2	4
7:45 AM	19	308	0	2	1	161	14	1	62	1	24	0	5	1	10	0	607	1	6	5	4
8:00 AM	18	264	0	1	1	152	13	1	49	1	23	0	6	1	9	0	537	1	6	9	1

Heavy Vehicle Summary



SW Parkway Ave & Ash Meadows Rd

Tuesday, June 09, 2015
7:00 AM to 9:00 AM

Heavy Vehicle 5-Minute Interval Summary 7:00 AM to 9:00 AM

Interval Start Time	Northbound SW Parkway Ave				Southbound SW Parkway Ave				Eastbound Ash Meadows Rd				Westbound Ash Meadows Rd				Interval Total
	L	T	R	Total	L	T	R	Total	L	T	R	Total	L	T	R	Total	
7:00 AM	0	1	0	1	0	1	0	1	0	0	0	0	0	0	0	0	2
7:05 AM	1	2	0	3	0	1	0	1	0	0	0	0	0	0	0	0	4
7:10 AM	0	0	0	0	0	2	0	2	0	0	0	0	0	0	0	0	2
7:15 AM	0	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
7:20 AM	0	3	0	3	0	3	0	3	0	0	0	0	0	0	0	0	6
7:25 AM	0	2	0	2	0	3	0	3	0	0	0	0	0	0	0	0	5
7:30 AM	0	0	1	1	0	2	0	2	0	0	0	0	1	0	0	1	4
7:35 AM	0	0	0	0	1	2	0	3	0	0	0	0	0	0	0	0	3
7:40 AM	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
7:45 AM	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
7:50 AM	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	1
7:55 AM	0	1	0	1	0	0	0	0	0	0	0	0	1	0	0	1	2
8:00 AM	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	1
8:05 AM	0	1	0	1	0	0	1	1	0	0	0	0	0	0	0	0	2
8:10 AM	0	2	0	2	0	1	0	1	0	0	1	1	0	0	0	0	4
8:15 AM	0	0	0	0	0	1	0	1	1	0	0	1	0	0	0	0	2
8:20 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:25 AM	0	1	0	1	0	0	0	0	1	0	0	1	0	0	0	0	2
8:30 AM	0	1	0	1	0	1	0	1	0	0	0	0	0	0	0	0	2
8:35 AM	0	2	0	2	0	1	1	2	0	0	0	0	0	0	0	0	4
8:40 AM	0	1	0	1	0	1	0	1	0	0	0	0	0	0	0	0	2
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:50 AM	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
8:55 AM	0	1	0	1	1	2	0	3	0	0	0	0	0	0	0	0	4
Total Survey	1	25	1	27	2	23	2	27	2	0	1	3	2	0	0	2	59

Heavy Vehicle 15-Minute Interval Summary 7:00 AM to 9:00 AM

Interval Start Time	Northbound SW Parkway Ave				Southbound SW Parkway Ave				Eastbound Ash Meadows Rd				Westbound Ash Meadows Rd				Interval Total
	L	T	R	Total	L	T	R	Total	L	T	R	Total	L	T	R	Total	
7:00 AM	1	3	0	4	0	4	0	4	0	0	0	0	0	0	0	0	8
7:15 AM	0	8	0	8	0	6	0	6	0	0	0	0	0	0	0	0	14
7:30 AM	0	1	1	2	1	4	0	5	0	0	0	0	1	0	0	1	8
7:45 AM	0	3	0	3	0	1	0	1	0	0	0	1	0	0	0	1	5
8:00 AM	0	3	0	3	0	2	1	3	0	0	1	1	0	0	0	0	7
8:15 AM	0	1	0	1	0	1	0	1	2	0	0	2	0	0	0	0	4
8:30 AM	0	4	0	4	0	3	1	4	0	0	0	0	0	0	0	0	8
8:45 AM	0	2	0	2	1	2	0	3	0	0	0	0	0	0	0	0	5
Total Survey	1	25	1	27	2	23	2	27	2	0	1	3	2	0	0	2	58

Heavy Vehicle Peak Hour Summary 7:20 AM to 8:20 AM

By Approach	Northbound SW Parkway Ave			Southbound SW Parkway Ave			Eastbound Ash Meadows Rd			Westbound Ash Meadows Rd			Total
	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	
Volume	13	17	30	16	13	29	2	1	3	2	2	4	33
PHF	0.54			0.50			0.25			0.50			0.55

By Movement	Northbound SW Parkway Ave				Southbound SW Parkway Ave				Eastbound Ash Meadows Rd				Westbound Ash Meadows Rd				Total
	L	T	R	Total	L	T	R	Total	L	T	R	Total	L	T	R	Total	
Volume	0	12	1	13	1	14	1	16	1	0	1	2	2	0	0	2	33
PHF	0.00	0.60	0.25	0.54	0.25	0.44	0.25	0.50	0.25	0.00	0.25	0.25	0.50	0.00	0.00	0.50	0.55

Heavy Vehicle Rolling Hour Summary 7:00 AM to 9:00 AM

Interval Start Time	Northbound SW Parkway Ave				Southbound SW Parkway Ave				Eastbound Ash Meadows Rd				Westbound Ash Meadows Rd				Interval Total
	L	T	R	Total	L	T	R	Total	L	T	R	Total	L	T	R	Total	
7:00 AM	1	15	1	17	1	15	0	16	0	0	0	0	2	0	0	2	35
7:15 AM	0	15	1	16	1	13	1	15	0	0	1	1	2	0	0	2	34
7:30 AM	0	8	1	9	1	8	1	10	2	0	1	3	2	0	0	2	24
7:45 AM	0	11	0	11	0	7	2	9	2	0	1	3	1	0	0	1	24
8:00 AM	0	10	0	10	1	8	2	11	2	0	1	3	0	0	0	0	24

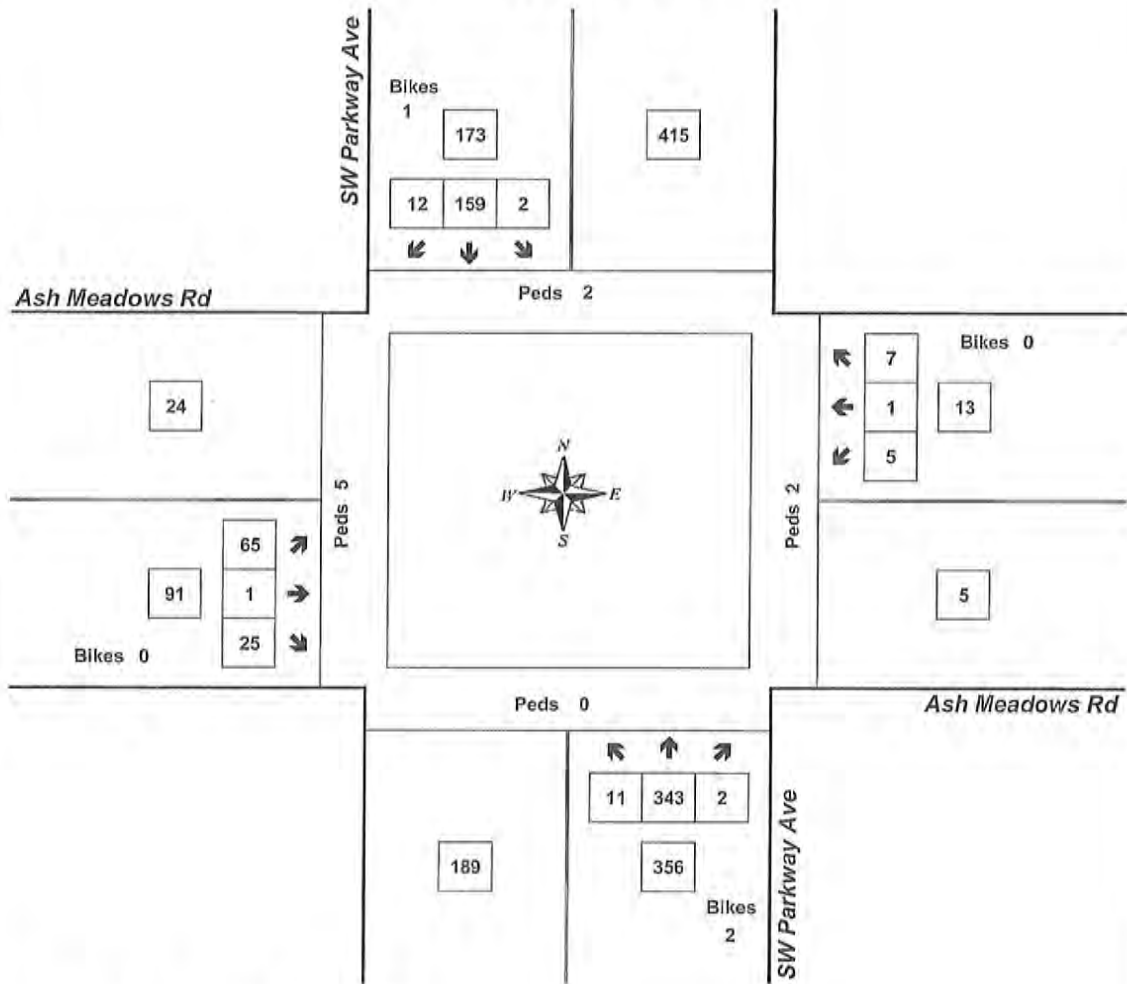
Peak Hour Summary



Clay Carney
(503) 833-2740

SW Parkway Ave & Ash Meadows Rd

7:20 AM to 8:20 AM
Tuesday, June 09, 2015



Approach	PHF	HV%	Volume
EB	0.81	2.2%	91
WB	0.65	15.4%	13
NB	0.74	3.7%	356
SB	0.88	9.2%	173
Intersection	0.84	5.2%	633

Count Period: 7:00 AM to 9:00 AM

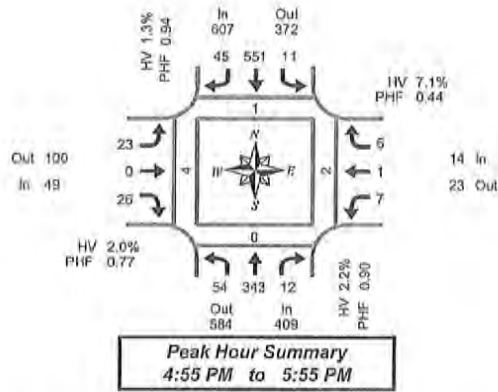
Total Vehicle Summary



Clay Carney
(503) 833-2740

SW Parkway Ave & Ash Meadows Rd

Tuesday, June 09, 2015
4:00 PM to 6:00 PM



5-Minute Interval Summary

4:00 PM to 6:00 PM

Interval Start Time	Northbound SW Parkway Ave				Southbound SW Parkway Ave				Eastbound Ash Meadows Rd				Westbound Ash Meadows Rd				Interval Total	Pedestrians Crosswalk			
	L	T	R	Bikes	L	T	R	Bikes	L	T	R	Bikes	L	T	R	Bikes		North	South	East	West
4:00 PM	10	31	1	0	0	37	4	0	2	0	3	0	0	0	0	0	88	0	0	0	0
4:05 PM	4	35	0	0	2	50	3	0	2	0	1	0	0	0	1	0	98	0	0	0	2
4:10 PM	4	19	1	0	0	31	2	0	1	0	1	0	2	0	1	0	62	0	0	0	0
4:15 PM	3	21	1	0	2	49	3	0	3	0	3	0	0	0	0	0	85	0	0	0	0
4:20 PM	2	23	1	0	0	52	1	0	3	0	3	0	0	0	1	0	86	0	0	0	0
4:25 PM	7	22	1	0	1	41	4	0	0	0	2	0	0	0	0	0	78	0	0	0	1
4:30 PM	7	30	0	0	1	49	0	0	5	0	3	0	0	0	0	0	95	0	0	0	0
4:35 PM	3	24	1	0	0	50	0	0	2	0	2	0	0	0	0	0	80	0	0	0	0
4:40 PM	5	34	0	0	1	50	4	0	1	0	1	0	0	0	0	0	96	0	0	0	0
4:45 PM	2	18	0	0	1	42	4	0	2	0	3	0	0	0	0	0	72	1	0	0	2
4:50 PM	5	17	1	0	2	45	4	0	0	0	2	0	0	0	0	0	75	0	0	0	0
4:55 PM	6	30	1	0	1	48	1	0	2	0	5	0	0	3	0	0	97	0	0	1	0
5:00 PM	4	20	1	0	2	39	5	0	3	0	2	0	1	1	1	0	79	0	0	0	0
5:05 PM	2	37	2	0	1	46	3	0	0	0	3	0	1	0	1	0	96	0	0	0	0
5:10 PM	5	18	0	0	1	43	6	0	4	0	2	0	1	0	0	0	80	0	0	0	0
5:15 PM	5	24	1	0	0	50	7	0	4	0	3	0	0	0	0	0	94	1	0	1	1
5:20 PM	7	29	1	0	0	34	3	0	2	0	1	0	0	0	0	0	77	0	0	0	1
5:25 PM	3	24	2	0	2	52	5	0	1	0	1	0	0	0	0	0	90	0	0	0	0
5:30 PM	4	42	1	0	0	38	3	0	1	0	3	0	1	0	0	0	93	0	0	0	0
5:35 PM	5	23	2	0	1	52	2	0	1	0	1	0	2	0	0	0	89	0	0	0	1
5:40 PM	3	34	0	0	1	53	3	0	2	0	4	1	0	0	0	0	100	0	0	0	0
5:45 PM	5	37	0	0	1	43	5	0	1	0	1	0	1	0	0	0	94	0	0	0	1
5:50 PM	5	25	1	0	1	53	2	0	2	0	0	0	0	0	1	0	90	0	0	0	0
5:55 PM	5	15	0	0	0	38	6	0	0	0	0	0	0	0	0	0	64	2	0	2	0
Total Survey	111	632	19	0	21	1,085	80	0	42	0	50	1	9	1	9	0	2,059	4	0	4	9

15-Minute Interval Summary

4:00 PM to 6:00 PM

Interval Start Time	Northbound SW Parkway Ave				Southbound SW Parkway Ave				Eastbound Ash Meadows Rd				Westbound Ash Meadows Rd				Interval Total	Pedestrians Crosswalk			
	L	T	R	Bikes	L	T	R	Bikes	L	T	R	Bikes	L	T	R	Bikes		North	South	East	West
4:00 PM	18	85	2	0	2	118	9	0	5	0	5	0	2	0	2	0	248	0	0	0	2
4:15 PM	12	66	3	0	3	142	8	0	6	0	8	0	0	0	1	0	249	0	0	0	1
4:30 PM	15	88	1	0	2	149	4	0	6	0	6	0	0	0	0	0	271	0	0	0	0
4:45 PM	13	65	2	0	4	135	9	0	4	0	10	0	0	0	3	0	245	1	0	1	2
5:00 PM	11	75	3	0	4	128	14	0	7	0	7	0	3	1	2	0	255	0	0	0	0
5:15 PM	15	77	4	0	2	136	15	0	7	0	5	0	0	0	0	0	261	1	0	1	2
5:30 PM	12	99	3	0	2	143	8	0	4	0	8	1	3	0	0	0	282	0	0	0	1
5:45 PM	15	77	1	0	2	134	13	0	3	0	1	0	1	0	1	0	248	2	0	2	1
Total Survey	111	632	19	0	21	1,085	80	0	42	0	50	1	9	1	9	0	2,059	4	0	4	9

Peak Hour Summary

4:55 PM to 5:55 PM

By Approach	Northbound SW Parkway Ave				Southbound SW Parkway Ave				Eastbound Ash Meadows Rd				Westbound Ash Meadows Rd				Total	Pedestrians Crosswalk			
	In	Out	Total	Bikes	In	Out	Total	Bikes	In	Out	Total	Bikes	In	Out	Total	Bikes		North	South	East	West
Volume	409	584	993	0	607	372	979	0	48	100	149	1	14	23	37	0	1,079	1	0	2	4
%HV			2.2%				1.3%				2.0%				7.1%		1.8%				
PHF			0.90				0.94				0.77				0.44		0.95				

By Movement	Northbound SW Parkway Ave				Southbound SW Parkway Ave				Eastbound Ash Meadows Rd				Westbound Ash Meadows Rd				Total
	L	T	R	Total	L	T	R	Total	L	T	R	Total	L	T	R	Total	
Volume	54	343	12	409	11	551	45	607	23	0	28	49	7	1	6	14	1,079
%HV	0.0%	2.6%	0.0%	2.2%	0.0%	1.3%	2.2%	1.3%	0.0%	0.0%	3.8%	2.0%	0.0%	0.0%	0.0%	7.1%	1.8%
PHF	0.78	0.87	0.60	0.90	0.69	0.92	0.70	0.94	0.58	0.00	0.65	0.77	0.58	0.25	0.30	0.44	0.95

Rolling Hour Summary

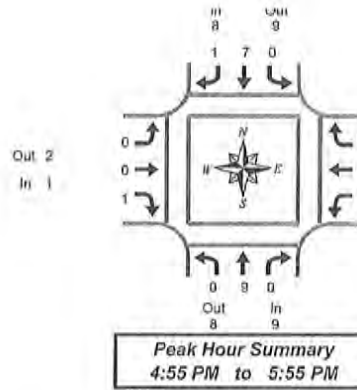
4:00 PM to 6:00 PM

Interval Start Time	Northbound SW Parkway Ave				Southbound SW Parkway Ave				Eastbound Ash Meadows Rd				Westbound Ash Meadows Rd				Interval Total	Pedestrians Crosswalk			
	L	T	R	Bikes	L	T	R	Bikes	L	T	R	Bikes	L	T	R	Bikes		North	South	East	West
4:00 PM	58	304	8	0	11	544	30	0	21	0	29	0	2	0	6	0	1,013	1	0	1	5
4:15 PM	51	294	9	0	13	554	35	0	23	0	31	0	3	1	8	0	1,020	1	0	1	3
4:30 PM	54	305	10	0	12	548	42	0	24	0	28	0	3	1	5	0	1,032	2	0	2	4
4:45 PM	51	316	12	0	12	542	46	0	22	0	30	1	5	1	5	0	1,043	2	0	2	5
5:00 PM	53	328	11	0	10	541	50	0	21	0	21	1	7	1	3	0	1,046	3	0	3	4

Heavy Vehicle Summary



Clay Carney
(503) 833-2740



SW Parkway Ave & Ash Meadows Rd

Tuesday, June 09, 2015
4:00 PM to 6:00 PM

Heavy Vehicle 5-Minute Interval Summary 4:00 PM to 6:00 PM

Interval Start Time	Northbound SW Parkway Ave				Southbound SW Parkway Ave				Eastbound Ash Meadows Rd				Westbound Ash Meadows Rd				Interval Total
	L	T	R	Total	L	T	R	Total	L	T	R	Total	L	T	R	Total	
4:00 PM	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	1
4:05 PM	0	0	0	0	0	2	0	2	0	0	0	0	0	0	0	0	2
4:10 PM	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	1
4:15 PM	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
4:20 PM	0	1	0	1	0	1	0	1	0	0	1	1	0	0	0	0	3
4:25 PM	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:35 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:40 PM	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	1
4:45 PM	0	1	0	1	0	3	0	3	0	0	0	0	0	0	0	0	4
4:50 PM	0	1	1	2	0	1	0	1	0	0	0	0	0	0	0	0	3
4:55 PM	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1	
5:05 PM	0	2	0	2	0	1	0	1	0	0	1	1	0	0	0	0	4
5:10 PM	0	0	0	0	0	1	1	2	0	0	0	0	0	0	0	0	2
5:15 PM	0	1	0	1	0	1	0	1	0	0	0	0	0	0	0	0	2
5:20 PM	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
5:25 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	1
5:35 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:40 PM	0	0	0	0	0	2	0	2	0	0	0	0	0	0	0	0	2
5:45 PM	0	1	0	1	0	1	0	1	0	0	0	0	0	0	0	0	2
5:50 PM	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
5:55 PM	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Total Survey	0	17	1	18	0	17	1	18	0	0	2	2	0	1	0	1	39

Heavy Vehicle 15-Minute Interval Summary 4:00 PM to 6:00 PM

Interval Start Time	Northbound SW Parkway Ave				Southbound SW Parkway Ave				Eastbound Ash Meadows Rd				Westbound Ash Meadows Rd				Interval Total
	L	T	R	Total	L	T	R	Total	L	T	R	Total	L	T	R	Total	
4:00 PM	0	0	0	0	0	4	0	4	0	0	0	0	0	0	0	0	4
4:15 PM	0	5	0	5	0	1	0	1	0	0	1	1	0	0	0	0	7
4:30 PM	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	1
4:45 PM	0	4	1	5	0	4	0	4	0	0	0	0	0	0	0	0	9
5:00 PM	0	2	0	2	0	2	1	3	0	0	1	1	0	1	0	1	7
5:15 PM	0	2	0	2	0	1	0	1	0	0	0	0	0	0	0	0	3
5:30 PM	0	0	0	0	0	3	0	3	0	0	0	0	0	0	0	0	3
5:45 PM	0	4	0	4	0	1	0	1	0	0	0	0	0	0	0	0	5
Total Survey	0	17	1	18	0	17	1	18	0	0	2	2	0	1	0	1	39

Heavy Vehicle Peak Hour Summary 4:55 PM to 5:55 PM

By Approach	Northbound SW Parkway Ave			Southbound SW Parkway Ave			Eastbound Ash Meadows Rd			Westbound Ash Meadows Rd			Total
	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	
Volume PHF	9	8	17	8	9	17	1	2	3	1	0	1	0.59
	0.56			0.50			0.25			0.25			

By Movement	Northbound SW Parkway Ave				Southbound SW Parkway Ave				Eastbound Ash Meadows Rd				Westbound Ash Meadows Rd				Total				
	L	T	R	Total	L	T	R	Total	L	T	R	Total	L	T	R	Total					
Volume PHF	0	9	0	9	0	7	1	8	0	0	1	1	0	1	0	1	0	1	0	1	0.59
	0.00	0.56	0.00	0.56	0.00	0.58	0.25	0.50	0.00	0.00	0.25	0.25	0.00	0.25	0.00	0.25	0.00	0.25	0.00	0.25	

Heavy Vehicle Rolling Hour Summary 4:00 PM to 6:00 PM

Interval Start Time	Northbound SW Parkway Ave				Southbound SW Parkway Ave				Eastbound Ash Meadows Rd				Westbound Ash Meadows Rd				Interval Total
	L	T	R	Total	L	T	R	Total	L	T	R	Total	L	T	R	Total	
4:00 PM	0	9	1	10	0	10	0	10	0	0	1	1	0	0	0	0	21
4:15 PM	0	11	1	12	0	8	1	9	0	0	2	2	0	1	0	1	24
4:30 PM	0	8	1	9	0	8	1	9	0	0	1	1	0	1	0	1	20
4:45 PM	0	8	1	9	0	10	1	11	0	0	1	1	0	1	0	1	22
5:00 PM	0	8	0	8	0	7	1	8	0	0	1	1	0	1	0	1	18

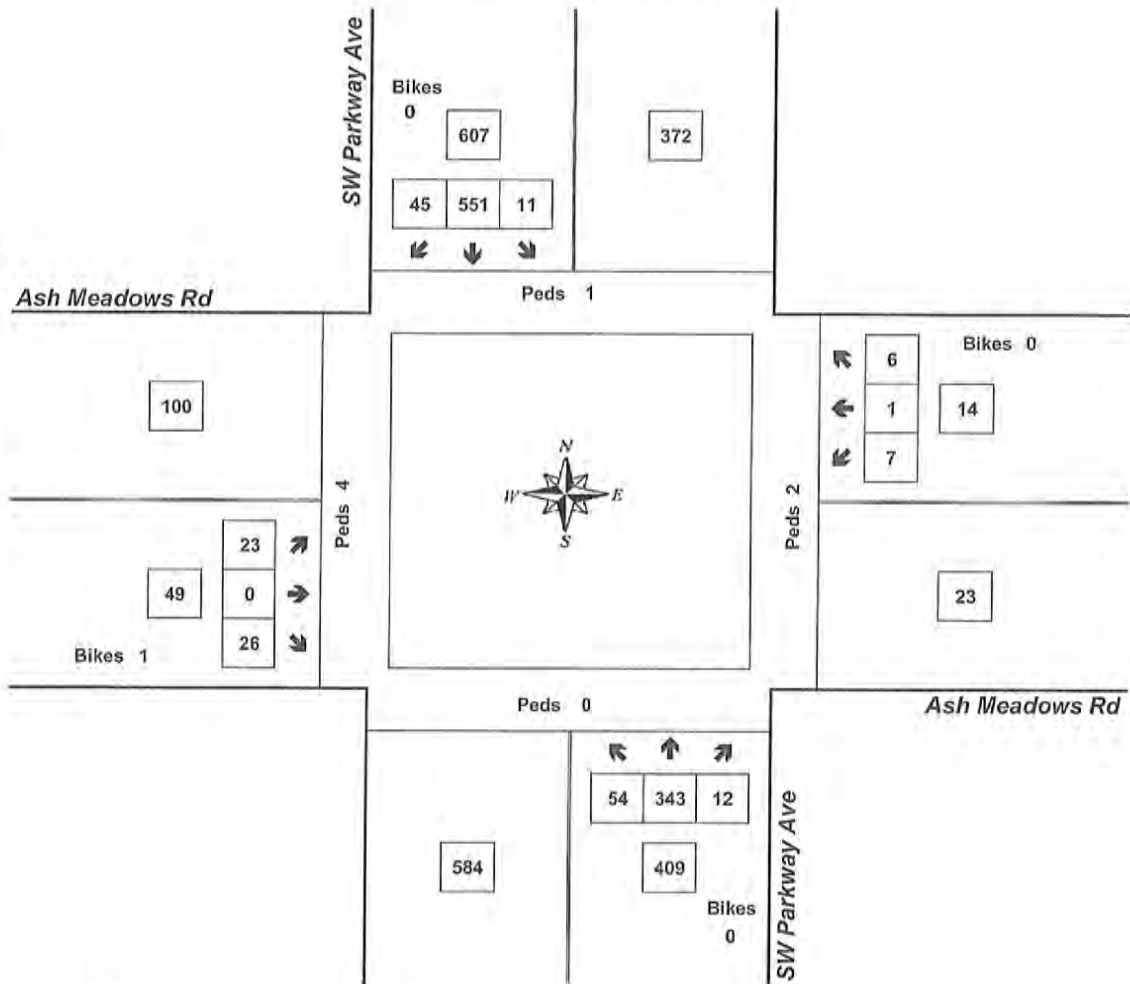
Peak Hour Summary



Clay Carney
(503) 833-2740

SW Parkway Ave & Ash Meadows Rd

4:55 PM to 5:55 PM
Tuesday, June 09, 2015



Approach	PHF	HV%	Volume
EB	0.77	2.0%	49
WB	0.44	7.1%	14
NB	0.90	2.2%	409
SB	0.94	1.3%	607
Intersection	0.95	1.8%	1,079

Count Period: 4:00 PM to 6:00 PM

Intersection	
Int Delay, s/veh	2.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	65	1	25	5	1	7	11	343	2	2	159	12
Conflicting Peds, #/hr	2	0	0	0	0	2	5	0	2	2	0	5
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	150	-	-	-	150	-	-	150	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	2	0	4	40	0	0	0	3	50	50	9	8
Mvmt Flow	77	1	30	6	1	8	13	408	2	2	189	14

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	645	642	203	642	648	417	206	0	0	413	0	0
Stage 1	203	203	-	438	438	-	-	-	-	-	-	-
Stage 2	442	439	-	204	210	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.5	6.24	7.5	6.5	6.2	4.1	-	-	4.6	-	-
Critical Hdwy Stg 1	6.12	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4	3.336	3.86	4	3.3	2.2	-	-	2.65	-	-
Pot Cap-1 Maneuver	385	395	833	339	392	640	1377	-	-	929	-	-
Stage 1	799	737	-	530	582	-	-	-	-	-	-	-
Stage 2	594	582	-	718	732	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	374	389	828	321	386	636	1371	-	-	925	-	-
Mov Cap-2 Maneuver	374	389	-	321	386	-	-	-	-	-	-	-
Stage 1	790	734	-	524	576	-	-	-	-	-	-	-
Stage 2	577	576	-	687	729	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	15.1	13.4	0.2	0.1
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1371	-	-	374	828	446	925	-	-
HCM Lane V/C Ratio	0.01	-	-	0.21	0.036	0.035	0.003	-	-
HCM Control Delay (s)	7.7	-	-	17.2	9.5	13.4	8.9	-	-
HCM Lane LOS	A	-	-	C	A	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.8	0.1	0.1	0	-	-

Intersection

Int Delay, s/veh 1.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	23	0	26	7	1	6	54	343	12	11	551	45
Conflicting Peds, #/hr	1	0	0	0	0	1	4	0	2	2	0	4
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	150	-	-	-	150	-	-	150	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	4	0	100	0	0	3	0	0	1	2
Mvmt Flow	24	0	27	7	1	6	57	361	13	12	580	47

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1114	1116	609	1110	1134	372	628	0	0	375	0	0
Stage 1	628	628	-	482	482	-	-	-	-	-	-	-
Stage 2	486	488	-	628	652	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.24	7.1	7.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	6.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	6.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.336	3.5	4.9	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	187	209	491	188	136	678	964	-	-	1195	-	-
Stage 1	474	479	-	569	420	-	-	-	-	-	-	-
Stage 2	566	553	-	474	342	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	174	194	489	167	126	675	961	-	-	1191	-	-
Mov Cap-2 Maneuver	174	194	-	167	126	-	-	-	-	-	-	-
Stage 1	446	474	-	535	395	-	-	-	-	-	-	-
Stage 2	524	520	-	441	338	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	20.4	21.1	1.2	0.1
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	961	-	-	174	489	238	1191	-	-
HCM Lane V/C Ratio	0.059	-	-	0.139	0.056	0.062	0.01	-	-
HCM Control Delay (s)	9	-	-	29	12.8	21.1	8.1	-	-
HCM Lane LOS	A	-	-	D	B	C	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	0.5	0.2	0.2	0	-	-

Intersection												
Int Delay, s/veh	2.9											

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	65	1	25	13	1	13	11	343	5	3	159	12
Conflicting Peds, #/hr	2	0	0	0	0	2	5	0	2	2	0	5
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	150	-	-	-	150	-	-	150	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	2	0	4	40	0	0	0	3	50	50	9	8
Mvmt Flow	77	1	30	15	1	15	13	408	6	4	189	14

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	654	648	203	646	653	418	206	0	0	416	0	0
Stage 1	206	206	-	440	440	-	-	-	-	-	-	-
Stage 2	448	442	-	206	213	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.5	6.24	7.5	6.5	6.2	4.1	-	-	4.6	-	-
Critical Hdwy Stg 1	6.12	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4	3.336	3.86	4	3.3	2.2	-	-	2.65	-	-
Pot Cap-1 Maneuver	380	392	833	337	389	639	1377	-	-	927	-	-
Stage 1	796	735	-	529	581	-	-	-	-	-	-	-
Stage 2	590	580	-	717	730	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	364	385	828	319	382	635	1371	-	-	923	-	-
Mov Cap-2 Maneuver	364	385	-	319	382	-	-	-	-	-	-	-
Stage 1	787	731	-	523	575	-	-	-	-	-	-	-
Stage 2	567	574	-	684	726	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	15.4	14.2	0.2	0.2
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1371	-	-	364	828	423	923	-	-
HCM Lane V/C Ratio	0.01	-	-	0.216	0.036	0.076	0.004	-	-
HCM Control Delay (s)	7.7	-	-	17.6	9.5	14.2	8.9	-	-
HCM Lane LOS	A	-	-	C	A	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.8	0.1	0.2	0	-	-

Intersection												
Int Delay, s/veh	1.9											

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	23	0	26	11	1	10	54	343	20	18	551	45
Conflicting Peds, #/hr	1	0	0	0	0	1	4	0	2	2	0	4
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	150	-	-	-	150	-	-	150	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	4	0	100	0	0	3	0	0	1	2
Mvmt Flow	24	0	27	12	1	11	57	361	21	19	580	47

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1135	1140	609	1129	1152	377	628	0	0	383	0	0
Stage 1	643	643	-	486	486	-	-	-	-	-	-	-
Stage 2	492	497	-	643	666	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.24	7.1	7.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	6.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	6.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.336	3.5	4.9	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	181	203	491	183	132	674	964	-	-	1187	-	-
Stage 1	465	472	-	566	418	-	-	-	-	-	-	-
Stage 2	562	548	-	465	336	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	166	188	489	162	122	671	961	-	-	1183	-	-
Mov Cap-2 Maneuver	166	188	-	162	122	-	-	-	-	-	-	-
Stage 1	437	464	-	532	393	-	-	-	-	-	-	-
Stage 2	517	515	-	430	330	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	21.1	21.4	1.2	0.2
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	961	-	-	166	489	242	1183	-	-
HCM Lane V/C Ratio	0.059	-	-	0.146	0.056	0.096	0.016	-	-
HCM Control Delay (s)	9	-	-	30.4	12.8	21.4	8.1	-	-
HCM Lane LOS	A	-	-	D	B	C	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	0.5	0.2	0.3	0	-	-

Intersection												
Int Delay, s/veh	2.6											

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	65	1	25	7	1	7	11	343	3	2	159	12
Conflicting Peds, #/hr	2	0	0	0	0	2	5	0	2	2	0	5
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	150	-	-	-	150	-	-	150	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	2	0	4	40	0	0	0	3	50	50	9	8
Mvmt Flow	77	1	30	8	1	8	13	408	4	2	189	14

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	646	643	203	642	648	417	206	0	0	414	0	0
Stage 1	203	203	-	438	438	-	-	-	-	-	-	-
Stage 2	443	440	-	204	210	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.5	6.24	7.5	6.5	6.2	4.1	-	-	4.6	-	-
Critical Hdwy Stg 1	6.12	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4	3.336	3.86	4	3.3	2.2	-	-	2.65	-	-
Pot Cap-1 Maneuver	385	394	833	339	392	640	1377	-	-	929	-	-
Stage 1	799	737	-	530	582	-	-	-	-	-	-	-
Stage 2	594	581	-	718	732	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	374	388	828	321	386	636	1371	-	-	925	-	-
Mov Cap-2 Maneuver	374	388	-	321	386	-	-	-	-	-	-	-
Stage 1	790	734	-	524	576	-	-	-	-	-	-	-
Stage 2	577	575	-	687	729	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	15.1	13.9	0.2	0.1
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1371	-	-	374	828	424	925	-	-
HCM Lane V/C Ratio	0.01	-	-	0.21	0.036	0.042	0.003	-	-
HCM Control Delay (s)	7.7	-	-	17.2	9.5	13.9	8.9	-	-
HCM Lane LOS	A	-	-	C	A	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.8	0.1	0.1	0	-	-

Intersection												
Int Delay, s/veh	1.6											

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	23	0	26	5	1	5	54	343	10	9	551	45
Conflicting Peds, #/hr	1	0	0	0	0	1	4	0	2	2	0	4
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	150	-	-	-	150	-	-	150	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	4	0	100	0	0	3	0	0	1	2
Mvmt Flow	24	0	27	5	1	5	57	361	11	9	580	47

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1108	1110	609	1105	1128	371	628	0	0	373	0	0
Stage 1	624	624	-	481	481	-	-	-	-	-	-	-
Stage 2	484	486	-	624	647	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.24	7.1	7.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	6.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	6.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.336	3.5	4.9	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	189	211	491	190	137	679	964	-	-	1197	-	-
Stage 1	477	481	-	570	420	-	-	-	-	-	-	-
Stage 2	568	554	-	477	344	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	176	197	489	170	128	676	961	-	-	1193	-	-
Mov Cap-2 Maneuver	176	197	-	170	128	-	-	-	-	-	-	-
Stage 1	448	477	-	536	395	-	-	-	-	-	-	-
Stage 2	527	521	-	445	341	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	20.3	20.3	1.2	0.1
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	961	-	-	176	489	247	1193	-	-
HCM Lane V/C Ratio	0.059	-	-	0.138	0.056	0.047	0.008	-	-
HCM Control Delay (s)	9	-	-	28.7	12.8	20.3	8	-	-
HCM Lane LOS	A	-	-	D	B	C	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	0.5	0.2	0.1	0	-	-

Geo-Tech Pavement Assessment



Real-World Geotechnical Solutions
Investigation • Design • Construction Support

October 21, 2015
Project No. 15-3972

Randy Meyers
Brownstone Homes
47 S. State Street
Lake Oswego, Oregon 97034
Via email: Randy Meyers, randy@brownstonehomes.net

CC: Ben Altman, Pioneer Design Group, Inc. (baltman@pd-grp.com)

**SUBJECT: PAVEMENT EVALUATION AND DESIGN FOR MAXINE LANE
ASH PARK SUBDIVISION
SW MAXINE LANE
WILSONVILLE, OREGON**

This report presents the results of a pavement evaluation of the existing asphalt pavement of SW Maxine Lane in association with the development of Ash Park Subdivision. This geotechnical study was performed in accordance with GeoPacific Proposal No. P-5307 dated June 29, 2015, and your subsequent authorization of our proposal and *General Conditions for Geotechnical Services*.

We understand that plans for project development include possible full width street improvements to SW Maxine Lane from SW Ash Meadows Boulevard to SW Rogers Boulevard.

EXISTING PAVEMENT OBSERVATION - SW MAXINE LANE

On October 10, 2015, we drilled seven exploratory 6 inch diameter coreholes (RC-1 through RC-7) and performed an inspection of the condition of the existing asphalt pavement of SW Maxine Lane. The approximate core locations are shown on Figure 1. During our site visit, we observed significant alligator, longitudinal and transversal cracking in the roadway. Photos of the existing pavement on SW Maxine Lane are attached to this report.

In road cores RC-1 through RC-7, the thickness of the asphalt pavement was 2 to 2.25 inches thick. In all of the core locations we observed crushed aggregate base rock underlying the asphalt pavement ranging in thickness from 10.25 to more than 18 inches. Underlying the base rock in RC-1, 2, 3, 5 & 7, we observed subgrade consisting of brown silt (ML). Table 1 summarizes our observations.

Table 1 - Summary of Existing Pavement Sections in Exploratory Road Cores - SW Maxine Lane

Road Core Designation	RC-1	RC-2	RC-3	RC-4	RC-5	RC-6	RC-7
Distance from Curb (ft)	6	7	5	3	1.5	2	6
Total Pavement Thickness (in)	2.25	2	2	2	2	2	2
Base Rock Thickness (in)	10.25	12	14	15+	11.25	18+	11.5

We performed in-place field testing of subgrade soil strength at each road core location, where subgrade soils were exposed, using a portable dynamic cone penetrometer (PDCP). In coreholes RC-4 and RC-6 the thickness of base rock exceeded the depth of our drilling equipment. Table 2 summarizes the results of our PDCP testing.

Table 2 - PDCP Field Test Results and Representative CBR Values

Field Test Designation	Material Tested	Depth Interval of Test (inches)	Average Penetration Per Blow (mm)	Correlated CBR Value
RC-1	Native Silt	12-46	12.25	18
RC-2	Native Silt	14-36.75	11.56	18
RC-3	Native Silt	16-48.75	13.86	15
RC-5	Native Silt	15.5-45.75	17.64	11
RC-7	Native Silt	13.5-43	14.99	14

Based on the results of PDCP testing, we estimate that the subgrade exhibits a resilient modulus of at least 16,500 psi. For analysis and design purposes, we conservatively assume that the subgrade exhibits a resilient modulus of 9,000 psi, which correlates to a CBR value of 6.

PAVEMENT EVALUATION AND DESIGN - SW MAXINE LANE

While analyzing the existing pavement section of SW Maxine Lane, we assigned a structural coefficient of 0.36 to the existing asphalt. New asphalt is typically given a structural coefficient to 0.45. The lower coefficient was used in order to account for the condition of the existing base lift. During our investigation we observed various areas of alligator, longitudinal and transversal cracking in the pavement. Deterioration of the asphalt binder at the surface was also apparent, along with vegetation growth at the cracks and edges.

Traffic count data for SW Maxine Lane was not available at the time of our investigation. We estimated an initial two-way ADT (average daily traffic) count of 200 vehicles per day, based on the number of residences serviced by this road. Further, we assumed 3 percent of the vehicles will be heavy trucks (FHWA Class 5 or greater). Pavement design calculations are attached to this report.

PAVEMENT ANALYSIS AND DESIGN - SW MAXINE LANE NEW ASPHALT

In our opinion, the current condition of the existing base lift is not suitable for placement of the top lift of asphalt. Therefore we recommend removing the existing base lift and any areas of unsuitable base rock (i.e. places of vegetation and degradation), to allow placement of new asphalt in both lifts of the road section. A pavement design with 4 inches of asphalt and the existing base rock section is attached to this report.

Once the existing base lift and any areas of unsuitable base rock have been removed, the remaining crushed rock should be regraded and compacted. Care should be taken to avoid over-compaction of the base course materials, which could create pumping or unstable subgrade soil conditions. Heavy and/or vibratory compaction efforts should be applied with caution. Following placement and compaction of the crushed rock to project specifications (95% of Modified Proctor), a finish proof-roll should be performed before paving.

The above recommendations are subject to field verification. GeoPacific should be on-site during construction to verify consistent conditions and to take density tests on the base rock and asphaltic pavement materials.

UNCERTAINTIES AND LIMITATIONS

We have prepared this report for the owner and their consultants for use in design of this project only. This report should be provided in its entirety to prospective contractors for bidding and estimating purposes; however, the conclusions and interpretations presented in this report should not be construed as a warranty of the subsurface conditions. Experience has shown that soil and groundwater conditions can vary significantly over small distances. Inconsistent conditions can occur between explorations that may not be detected by a geotechnical study. If, during future site operations, subsurface conditions are encountered which vary appreciably from those described herein, GeoPacific should be notified for review of the recommendations of this report, and revision of such if necessary.

Sufficient geotechnical monitoring, testing and consultation should be provided during construction to confirm that the conditions encountered are consistent with those indicated by explorations. The checklist attached to this report outlines recommended geotechnical observations and testing for the project. Recommendations for design changes will be provided should conditions revealed during construction differ from those anticipated, and to verify that the geotechnical aspects of construction comply with the contract plans and specifications.

Within the limitations of scope, schedule and budget, GeoPacific attempted to execute these services in accordance with generally accepted professional principles and practices in the fields of geotechnical engineering and engineering geology at the time the report was prepared. No warranty, expressed or implied, is made. The scope of our work did not include environmental assessments or evaluations regarding the presence or absence of wetlands or hazardous or toxic substances in the soil, surface water, or groundwater at this site.

Ash Park Subdivision Pavement Evaluation
Project No. 15-3972

We appreciate this opportunity to be of service.

Sincerely,

GEO PACIFIC ENGINEERING, INC.



EXPIRES: 06/30/2012

Michael T. Baker
Geotechnical Staff

James D. Imbrie, G.E., C.E.G.
Principal Geotechnical Engineer

- Attachments:
- Photos of Existing Asphalt Pavement
 - Figure 1 - Site Plan and Road Core Locations
 - Photos
 - Pavement Design Calculations – SW Maxine Lane Existing
 - Pavement Design Calculations – SW Maxine Lane – New AC




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**SITE
ROAD CO**



Base Map Provided By Google

Legend

RC-1
 Road Core Designation
and Approximate Location

 **Future Ash Park Subdivision Site**

0

APPROXIMATE

Project: Ash Park Subdivision
Wilsonville, Oregon

Project No. 15-3972

F



Road Core RC-1 and SW Maxine Lane at RC-1 Facing East





Road Core RC-2 and SW Maxine Lane at RC-2 Facing East





Road Core RC-3 and SW Maxine Lane at RC-3 Facing East





Road Core RC-4 and SW Maxine Lane at RC-4 Facing East





Road Core RC-5 and SW Maxine Lane at RC-5 Facing East





Road Core RC-6 and SW Maxine Lane at RC-6 Facing East





Road Core RC-7 and SW Maxine Lane at RC-7 Facing East



Current CC&R's

203.00

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
 FOR
 ASH MEADOWS, Phase I
 A Planned Unit Development
 Wilsonville,
 Clackamas County, Oregon

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DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
ASH MEADOWS, PHASES I, II and III
(A Planned Unit Development)

Wilsonville
Clackamas County, Oregon

This declaration is made in Clackamas County, Oregon
this 24th day of August, 1981, by ASH AND
ASSOCIATES, INC., an Oregon corporation, termed "Declarant,"
for itself, its successors, grantees and assigns.

RECITALS:

Declarant is the owner in fee simple of approximately
seventy-seven (77) acres situated in the city limits of
Wilsonville, Clackamas County, Oregon, platted of record as
Ash Meadows. Declarant wishes to develop Ash Meadows into a
planned development consisting primarily of attached
single-family residential housing.

Declarant desires to provide for the preservation and
enhancement of the property values, amenities and
opportunities in said community and for the maintenance of the
Property and improvements thereon. To this end, the Declarant
may develop the Properties in phases or stages and desires now
to subject Phase I, Phase II and Phase III of Ash Meadows,
consisting of nineteen (19) thirty-two (32) and thirty (30)
improved lots, respectively, to the covenants, restrictions,
easements, charges and liens hereinafter set forth and to
provide for the annexation of additional areas to Ash Meadows.

1 - DECLARATION OF COVENANTS AND RESTRICTIONS
FOR ASH MEADOWS

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NOW, THEREFORE, Declarant hereby declares that all of the Properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties, or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I

DEFINITIONS

As used in this Declaration, the terms set forth below shall have the following meanings:

1.1 Appropriate governing authorities shall be the City Planning Commission, the City Council and any other government or agency whose approval is required for the development of the properties.

1.2 Association shall mean and refer to Ash Meadows Owners' Association, a nonprofit corporation organized under the laws of the state of Oregon, its successors and assigns.

1.3 Board or Board of Directors means the board composed of persons elected by the Association as provided in this Declaration in accordance with the bylaws.

1.4 Commercial and Service Areas refer to designated phases of development wherein commercial, service or

recreational activities will be permitted as authorized by the appropriate governmental authorities. A service area can include storage of unit owners' vehicles, trailers, boats and other personal property. The term "commercial area" contemplates business or professional office use such as Association management purposes.

1.5 Common Areas shall mean all real property, and appurtenances thereto, now or hereafter owned, leased or otherwise controlled by the Association for the common use and enjoyment of the members of the Association.

1.6 Common Expenses means:

1.6.1 Expenses of administration and of maintenance, repair, restoration or replacement of pro common areas; and

1.6.2 Expenses agreed upon as common by all owners or declared common by this Declaration or by the bylaws;

1.7 Declarant means Ash and Associates, Inc., an Oregon corporation, and its successors and assigns.

1.8 General Plan of Development shall mean the plan as publicly distributed and as approved by appropriate governmental agencies which shall represent the total general scheme and general uses of land within the boundaries of the Property, as such may be amended from time to time.

1.9 Institutional Holder means a mortgagee or trust deed beneficiary which is a bank or savings and loan

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association or established mortgage company, or other entity chartered under federal or state laws, any corporation or insurance company or any federal or state agency.

1.10 Limited Common Areas means a portion of the common areas allocated by the Declaration for the exclusive use of one or more, but fewer than all of the units.

1.11 Living Unit means a structure or any portion of a structure situated upon a lot designed and intended for use and occupancy as a residence by a single family.

1.12 Lot means each and any plot of land shown upon any recorded subdivision map of the Property with the exception of the common area.

1.13 Manager means the person(s), firms(s) or corporation(s) selected by the Board to be in charge of administration of or management of Ash Meadows.

1.14 Mortgagee means the holder of a mortgage or a trust deed beneficiary or a holder of any other security interest.

1.15 Owner means the person or persons (including the Declarant except where otherwise expressly provided) who is record owner of title to any living unit or a purchaser in possession under a land sale contract and the holder of a leasehold interest in a lot and appurtenant easements to project, phase and limited common areas. The rights, obligations and other status of being an owner commence upon acquisition of such beneficial ownership of a residential unit

and terminate upon disposition of such ownership, but termination of ownership shall not discharge an owner from obligations incurred prior to termination, but does not include:

1.15.1 A sublessee or a tenant of such an owner,
or

1.15.2 A person who owns or holds any legal interest, vendee's interest or other interest in a unit merely as security for the performance of an obligation.

1.16 A phase is that development authorized for a defined area of the Properties at a particular time by the governing planning authorities. The final phase is the phase which when complete will complete the General Plan of Development of the Properties.

1.17 Phase common areas refers to portions of the General Plan of Development dedicated to the exclusive use of one more phase, but fewer than all phases of the development.

1.18 The Properties shall mean and refer to all real property which becomes subject to the Declaration, together with such other real property as may from time to time be annexed thereto under the provision of Article II hereof.

1.19 Residential Unit means a living unit and a leasehold interest in the lot and appurtenant easements to project, phase and limited common areas.

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ARTICLE II

PROPERTY SUBJECT TO THIS DECLARATION

2.1 Initial Development. The Declarant hereby declares that all of the real property described in Exhibit A attached hereto is held and shall be held, conveyed, hypothecated, encumbered, leased, used, occupied and improved subject to these Covenants, Conditions and Restrictions. Such real property, together with other real property which may from time to time be annexed thereto by supplemental Declaration and made subject to these Covenants, Conditions and Restrictions pursuant to Section 2.2, shall constitute Ash Meadows Planned Unit Development.

2.2 Description of Staged Development. Declarant proposes to develop Ash Meadows Planned Unit Development in phases with the maximum number of lots, maximum number of phases, the additional common elements and election dates as follows:

(a) The maximum number of lots which may be included in the planned unit development is seven hundred and seventy (770).

(b) The maximum number of phases in the development including the initial phases is thirty (30).

(c) The additional common elements to be annexed at each phase of development shall include the land and landscaping. The Declarant also proposes to add additional swimming pools and a recreation hall as

common elements in future phases.

(d) The Declarant shall annex the subsequent phases of development on or before December 31, 1992.

The land which may be annexed with subsequent phases need not be contiguous to the land of Phases I, II and III. The Declarant reserves the right to develop a phase anywhere on the remaining portion of the land not submitted as part of Phases I, II and III, but which is a part of the real property described on Exhibit "B". The Declarant is reserving the right to construct living units of different floor plans with either larger or smaller floor areas. However, the exterior style and building quality of the living units will be compatible with those of Phases I, II and III. All intended improvements in each future phase will be substantially completed prior to annexation.

ARTICLE III

CONVEYANCE; ESTATE OF EACH OWNER

The legal estate of the owner(s) will be a leasehold interest with an option to purchase in each lot together with an easement of use and enjoyment of the common areas and a fee simple interest in the appurtenant living unit. Each instrument conveying a leasehold or other interest to a lot and every other instrument affecting title to a lot may describe the lot by its identifying number in the recorded plat. That description will be construed to describe the lot, together with all appurtenant and undivided interests,

including the appurtenant rights of use of the project and phase common areas, and to incorporate all rights incident to ownership of the residential unit and all limitations on such ownership as described in this declaration. At no time shall the leasehold interest become separated from or conveyed to any party other than the holder of a warranty deed in the living unit.

ARTICLE IV

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS TO RUN WITH THE LAND; DURATION AND AMENDMENT

4.1 Applicability of Covenants. To protect the value and desirability of Ash Meadows, all residential units in Ash Meadows shall be occupied, held, sold and conveyed subject to the covenants, conditions, restrictions and easements declared in this instrument. Each owner, by acquisition of ownership, covenants with each other owner and the Association to perform and to obey each covenant, restriction and easement declared.

4.2 Covenants to Run with the Land. Subject to termination under Section 4.3, this declaration, with its covenants, conditions, restrictions and easements relating to the property shall inure to the benefit of each owner, shall be enforceable, equitable servitudes and shall run with and bind the included land and the property. This declaration and the servitudes shall be binding upon Declarant, Declarant's successors and assigns, and upon all owners and subsequent owners of

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all or any part of a residential unit of the property, upon the grantees, mortgagees, successors, heirs, executors, administrators, devisees and assigns of such owners or subsequent owners, and upon all persons having any right, title or interest in the property and their heirs, successors and assigns.

4.3 Duration.

The covenants, conditions, restrictions and easements under this Declaration shall endure for a term of forty (40) years from the date of recording of this declaration and after that term, they shall be automatically extended for successive terms of twenty-five (25) years each, unless the owners of seventy-five percent (75%) of the residential units file written acknowledged objections with the Association more than one (1) year prior to the expiration of the initial term or any additional term. The Association shall file all objections in the appropriate records of Clackamas County, Oregon, within thirty (30) days of their receipt.

4.4 Amendment. Subject to Section 13.8, this Declaration may be amended from time to time by consent of the Associations entitled to cast not less than sixty-seven (67) percent of the votes of Class A membership. Until the time in which subsequent phases can be added expires or so long as Declarant owns any living unit in Ash Meadows, Declarant's consent shall be required to amend the Declaration. Provided,

however, no such consent shall be required after December 31, 1992. No amendment may change the size, location, easement herein granted and reserved, share of common profits or expenses, or voting power of any lot unless such amendment has been approved by the owners of the affected lot and the holders of any mortgage or trust deed on such lot or appurtenant living unit.

ARTICLE V

USE RESTRICTIONS

5.1 Use of living units as Private Dwelling Only.

Each of the living units will be occupied as a single-family private dwelling by its owner or his tenant, their visitors and guests, and for no other purpose. No such owner shall sublease his living unit for transient or hotel purposes. Rental for transient or hotel purpose is any rental for a period less than thirty (30) days. No such owner shall sublease less than the entire living unit. Each sublease agreement between an owner and a sublessee shall provide that the terms of the sublease shall be subject in all respects to the provisions of the Declaration and the bylaws and that any failure by a sublessee to comply with the terms of the Declaration or the bylaws shall be a default under the sublease. Each sublease shall be in writing. Except as other-

wise stated in this paragraph 5.1, there is no restriction on the right of any owner to sublease his living unit.

Notwithstanding the restrictions of this paragraph 5.1, as provided in Article 16, Declarant may designate as commercial and service areas all or part of any phase of development of the Properties.

5.2 Storage. Except as otherwise provided in this Declaration, without prior written consent of the Association, there shall be no obstruction of, or storage of items, in the project common areas.

5.3 Appearance. The owners will not cause anything to be hung, displayed, or placed on the exterior of the walls, doors, windows, or other structures, and the walkways, ceilings of walkways or roof of the building or any other common element; and they will not otherwise change the appearance of any portion of the living units without the prior written consent of the Architectural Review Committee. Each living unit owner shall provide draperies at all windows which shall be lined with white materials, sufficiently opaque so as to not disclose the color of the interior portion of such draperies. No clothes lines or similar devices, no radio or television antennas or aerials and, except for the provisions of Section 5.4.3, no "For Sale" signs, will be allowed on any part of the property without the prior written consent of the Board of Directors.

5.4 No Industry, Business, Trade or Commercial Use.

Except under paragraph 5.4.3 and except as permitted by, and subject to the rules of, the Association:

5.4.1 Except as the Board of Directors shall permit, no industry, business, trade, occupation or profession of any kind, whether for commercial, religious, educational, charitable or other purpose, shall be conducted, maintained or permitted on any residential unit not included in a commercial or service phase; and

5.4.2 No "For Sale" or "For Rent" sign or other window display or advertising shall be maintained or permitted by any owner on any part of the property or in any living unit, if visible from the exterior.

5.4.3 Exceptions to paragraph 5.4 are:

5.4.3.1 The Declarant may perform or cause to be performed work which is incident to completion of development of the property or to sale of living units owned by Declarant;

5.4.3.2 The Declarant or agent of Declarant may place "For Sale" signs on any unsold living units and may place other such signs on the property as may be required to facilitate sale or other disposition of unsold living units owned by Declarant;

5.4.3.3 At its discretion, the Association, the Board or the agent or representative of the Association or the Board may

place "For Sale" signs on any living unit or on the property for the purpose of facilitating disposal of living units by any owner, any mortgagee or the Association;

5.4.3.4 An owner with respect to a living unit, or the Association or the Board or the agent or representative of the Association or the Board, with respect to project common areas or lots, may perform or cause to be performed any maintenance, repair or remodeling work or other work required or permitted by this declaration; and

5.4.3.5 During any foreclosure proceeding or any redemption, a mortgagee or trust deed beneficiary may place "For Rent" or "For Sale" signs on the property if each sign does not exceed one and one-half (1-1/2) feet by two and one-half (2-1/2) feet in size.

5.4.3.6 Declarant or its designee shall have the right to maintain a real estate sales office in Unit No. 9 located in Phase I, for the purpose of conducting sales of residential units within Ash Meadows as well as other properties. The Declarant or its designee and prospective purchasers shall have the right to park automobiles.

on the common area and to use and occupy the unit during reasonable hours any day of the week. Such right shall continue until appropriate governmental authority approval is terminated at which time Unit No. 7 shall revert to a non-commercial use.

5.5 Pets. Those owners or occupants keeping domestic animals will abide by the County sanitary regulations, leash laws and rules or regulations of the Association. Until contrary action by the Association, all pets shall be carried or on a leash while on any part of the common area. No animal or fowl of any kind shall be raised, bred or kept in any residential unit except that cats, dogs, birds or other household pets may be kept if they are not bred or maintained for any commercial purpose, and in any event they shall not be kept in numbers or under conditions so as to become a nuisance to the surrounding properties.

5.6 Nuisances. No nuisances will be allowed upon the property, nor any use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents. All parts of the residential unit will be kept in a clean and sanitary condition, and no rubbish, refuse or garbage allowed to accumulate, nor any fire hazard allowed to exist. No owner will permit any use of his residential unit or make any use of the project common areas that will increase the cost of insurance upon the property.

5.7 Improper, Offensive or Unlawful Use. No improper, offensive or unlawful use will be made of the property nor any part of it; and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction will be observed. The responsibility of meeting the requirements of governmental bodies for maintenance, modification or repair of the property will be carried out and paid for in the same manner as the responsibility for the maintenance and repair of the property concerned.

5.8 Maintenance. Residential unit and all common areas shall be maintained in a clean and attractive condition, in good repair and in such a fashion as not to create a fire hazard.

5.9 Vehicles, Parking and other Controls. No owner shall park or permit the parking of a boat, trailer, large motor home or camper, larger than a three quarter ton truck, other large recreational vehicle or like equipment on any portion of the property designated for residential areas without the express written consent of the Board. The Board or the Association may further limit the types of vehicles which may be permitted. The Association may limit speeds for vehicular travel on the common areas. No owner or any other person may park any vehicle in a street or other area where notice of prohibition of parking is posted or in any other matter given. The Board shall contract or make other arrangements to remove vehicles parked on private streets or

elsewhere in violation of the conditions, covenants and restrictions or any municipal ordinance. There are nineteen (19) single carports in Phase I, thirty-two (32) single carports in Phase II and thirty (30) single carports in Phase III. Each unit has a single car carport appertaining to it as a limited common element. The designated parking areas in and over the project common areas shall be available for the use of the owners and their guests according to rules promulgated by the Board of Directors.

5.10 Structural Integrity. Except as otherwise provided in this declaration, nothing shall be done in, on, or to any residential unit or to the common areas, which will impair the structural integrity or part of all of the buildings as completed and rendered fit for occupancy or which would structurally change all or part of the buildings as completed and rendered fit for occupancy.

5.11 Additional Rules. Rules and regulations concerning other use of the property may be made and amended from time to time by the Association or the Board of Directors. Copies of such rules and regulations will be furnished to all owners and residents of the property, upon request. Additional rules, regulations and restrictions are contained in the Bylaws.

ARTICLE VI

COMMON AREAS

6.1 Owners' Easements of Enjoyment. Subject to the provisions of Sections 6.2 and 6.3, every owner shall have a

right of easement and enjoyment in and to the Project Common Area, and such easement shall be appurtenant to and shall pass with the ownership interest to every residential unit. If subsequent phases are added, the new common areas, unless designated as Phase common areas, will be common as to prior phases, and common areas of prior phases will be common to the additional phases.

6.2 Use of Project Common Areas. The use of the project common areas shall be strictly limited to recreational activities which do not harm or otherwise disturb the natural setting of the areas, except as the Declarant or the Board of Directors may otherwise specifically permit. Motorcycles and other motor vehicles shall not be permitted on any residential phase common areas other than driveways and designated parking areas. Portions of the project common areas may be developed with recreational facilities for the general use and benefit of all owners.

6.3 Extent of Owners' Easements. The rights and easements of enjoyment created hereby shall be subject to the following:

(a) The right of the Association to charge reasonable admission and other fees or assessments for the use of any recreational facilities situated upon the project common areas;

(b) The right of the Association to suspend the

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voting rights and right to use of the recreational facilities by an owner for any period during which any assessment against his unit remains unpaid; and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations.

(c) The right of the Association to add reasonable, actual and necessary costs of maintenance, repair, restoration and replacement of any common areas because of fire or other casualty arising from the willful or negligent act or omission of an owner or of the family, tenant, guest, invitee, or licensee of an owner, to the assessment to which the residential unit is subject and shall be enforceable, in accordance with Article XI as an assessment lien for common expenses.

6.4 Delegation of Use. Any owner may delegate, in accordance with the Bylaws, a right to enjoy the project common area and facilities to the members of his family, in common with himself. Such right shall be deemed delegated without further act to his tenants or contract purchasers who reside on the property. No owner who has delegated his right of enjoyment and does not reside on the Properties shall have a right to use the project common areas.

6.5 Limited Common Area. Each carport is a limited common area appertaining to the lot with the same numerical designation as more particularly shown on the plat.

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The expense of maintenance, repair and replacement of the limited common areas shall be treated as a general common expense of all owners, excepting for any damages caused by the negligence or intentional action of a specific owner, or a person residing in the living unit with the consent of the owner, in which event such owner shall be liable to repair such damage to the limited common area.

6.6 Phase common areas. Declarant may at any time convey or otherwise assign a phase common area to one or more phases in the development and the powers and obligations of Declarant pursuant to the declaration. Use of the phase common areas shall be limited to owners whose lots are located within the designated phase or phases. The Supplemental Declaration of Conditions, Covenants and Restrictions or Declaration of Unit Ownership for the phase or phases shall recite the phase association's independent responsibility for the maintenance and management of any phase common areas. Owners within the designated phase or phases shall share any phase association's expenses for the management of a phase common area.

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ARTICLE VII

ARCHITECTURAL CONTROL

7.1 The Architectural Committee. The Architectural Committee referred to herein shall be composed of five members appointed by the Board of Directors. The decision of any three members of the Architectural Committee shall be final and binding, however applications may be resubmitted upon failure of the Committee to approve or disapprove any application for a period of forty-five (45) days after it has been submitted in writing to the Chairman of the Committee or his designated representative, said application will be deemed approved. Members shall be appointed for a term of one year by the majority vote of the Board of Directors. If any member of the Committee is unable or unwilling to act, the Board shall elect a successor to serve out the unexpired term. No member shall receive any compensation from the association or make any charge for his service.

7.2 Purpose. The Architectural Committee shall regulate the external design, appearance, location and maintenance of the Property and improvements thereon in such a manner as to preserve and enhance the values and to maintain a harmonious relationship among structures.

7.3 Conditions. No improvement, alteration, repair, change in paint colors, excavation, tree planting or other work which in any way alters the exterior of any residential

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unit from its natural or improved state existing on the date such property was first conveyed by Declarant to an owner shall be made or done without the prior written approval of the Architectural Committee, except as otherwise expressly provided in this Declaration.

ARTICLE VIII

SOLAR COVENANT

8.1 Establishment of Covenant. This planned unit development has been developed to encourage the use of solar energy for the heating, cooling, hot water and power systems of the residential units. In furtherance of these purposes, all residential units shall be designated for solar development at the option of the owner.

Each lot shall have a Solar Covenant which shall benefit said lot and burden other lots subject to these covenants. The solar covenant shall extend to an infinite height and be described as follows:

The airspace above all lots or common area within 10 feet of any living unit situated on said lot subject to these covenants at a height greater than 32 feet.

No building, tree or other obstruction of any kind or nature shall be allowed to encroach within the airspace of each Solar Covenant herein described. Exceptions are utility lines, antennas, wires and poles that in the aggregate do not obstruct more than one percent of the light that otherwise would be received at solar energy collectors. Each solar

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covenant is an interest in land, shall run with the land benefited and burdened and shall terminate only on the conditions stated herein or as provided by law. Each covenant shall be binding on the heirs, successors and assigns of all Owners.

8.2 Enforcement of Covenant. Each solar covenant may be enforced by an action for injunctive relief, damages, or both, plus reasonable attorney's fees and costs for enforcement. Any person or entity holding any interest in a dominant or servient lot or portion of the Common Area shall have the right to go on any other property affected herein on three (3) days prior notice, at reasonable times, to measure and determine Solar Covenants established herein, any violation of said easement occurring all costs of evaluation shall be at the expense of the evaluation.

8.3 Architectural Committee Review. The Architectural Committee shall review the external appearance of all solar energy collectors before installation to assure that such improvements preserve and maintain a harmonious relationship among the residential units. However, such approval shall not be unreasonably withheld.

ARTICLE IX

ASH MEADOWS OWNERS' ASSOCIATION

The Declarant shall organize an association of all owners within the Properties. Such association, its successors and

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assigns (the "Association") shall be organized under the name "Ash Meadows Owners' Association," or a name similar thereto, and shall have property, powers and obligations as set forth in this Declaration for the benefit of the Properties and all owners of property located therein.

9.1 Organization. Declarant shall no later than the date on which the first unit is conveyed file the Association as a nonprofit corporation under the general nonprofit corporation laws of the state of Oregon. The Articles of Incorporation of the Association shall provide for its perpetual existence, but in the event the Association is at any time dissolved, whether inadvertently or deliberately, it shall automatically be succeeded by an unincorporated association of the same name. In that event, all of the property, powers and obligations of the incorporated association existing immediately prior to its dissolution shall thereupon automatically vest in the successor unincorporated association, and such vesting shall thereafter be confirmed and evidenced by appropriate conveyances and assignments by the incorporated association. To the greatest extent possible, any successor unincorporated association shall be governed by the Articles of Incorporation and Bylaws of the Association as if they had been made to constitute the governing documents of the unincorporated association.

9.2 Membership. Every person or entity who is a

record owner of an interest in any residential unit which is subject to this Declaration, including contract Sellers, shall be a proprietary member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any residential unit. Ownership shall be the sole qualification for membership and shall automatically commence upon a person becoming such owner and shall automatically terminate when such ownership terminates or is transferred.

9.3 Voting Rights.

The Association shall have two classes of voting membership:

Class A. Class A members shall be all those owners as defined in Section 9.2 with the exception of the Declarant. Class A members shall be entitled to one (1) vote for each unit in which they hold the interest required for membership of Section 9.2. When more than one person holds such interest in any residential unit all such persons shall be members. The vote for such unit shall be exercised as they among themselves determine, or, if unable to agree, they may cast fractional votes proportionate to their ownership interest, but in no event shall more than one (1) Class A vote be cast with respect to any one residential unit. The vote

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applicable to any of said property being sold under a recorded contract of purchase shall be exercised by the contract vendor unless the contract expressly provides otherwise.

Class B. The Class B member(s) shall be the Declarant, its successors and assigns. Class B member(s) shall be entitled to three (3) votes for each unit in which it holds the interest required for membership by Section 9.2; provided that the Class B membership shall be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- a) When the Declarant has sold all residential units within the Properties and conveyed all common areas to the Association, or
- b) December 31, 1992.

9.4 Delegation by Declarant.

Declarant may at any time and from time to time delegate, convey or otherwise assign to the Association Declarant's interest in the project common areas and the powers and obligations of Declarant pursuant to this declaration. Such delegations, conveyances or other assignments may grant to the Association authority which is exclusive or which is concurrent with Declarant, and may be made in general terms or with reference to specific items. If

specific delegations, conveyances or other assignments are made, they shall cover only those items which are expressly described therein; provided, however, that correlative powers and obligations shall be treated together. The timing and manner of such delegations, conveyances, or other assignments shall be solely within the discretion of Declarant; provided, however, that Declarant shall complete the delegation, conveyance or other assignment of all of its interest in the project and phase common areas within the Properties and of all of Declarant's powers and obligations under this Declaration with respect to the Properties by December 31, 1992. The responsibility of Declarant under this Declaration with respect to any property, powers or obligations shall cease upon the exclusive conveyance, delegation or other assignment thereof to the Association or phase association. Any delegation pursuant to this section shall be in writing, executed by Declarant and recorded in the Deed Records of Clackamas County, Oregon.

9.5 Powers and Obligations. The Association shall have, exercise and perform all of the following powers and obligations:

- a) The powers and obligations granted directly to the Association by these Covenants, or granted by such covenants to Declarant and in turn delegated, conveyed or otherwise assigned by Declarant to the Association.

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b) The powers and obligations of a non-profit corporation pursuant to the general non-profit laws of the State of Oregon.

c) Any additional or different powers and obligations necessary or desirable for the purposes of carrying out the functions of the Association pursuant to this Declaration or otherwise promoting the general benefit of owners of property within the Project.

The powers and obligations of the Association may from time to time be amended, repealed, enlarged or restricted by changes in these Covenants made in accordance therewith or by changes in the Articles of Incorporation or Bylaws of the Association made in accordance with such instruments and the nonprofit corporation laws of the State of Oregon, subject to the limitations set forth in Section 4.4 hereof.

9.6 Management.

9.6.1 Board of Directors. The business, property and affairs of the Properties shall be managed by the Association through its Board of Directors. The Board shall have all powers, duties and responsibilities which are provided by this declaration, the Articles of Incorporation or Bylaws of the Association, or by later amendments or supplemental declarations.

9.6.2 Management Contracts. The Board may employ or contract for a managing agent or manager at a compensation to be established by the Board so that the managing agent or manager shall be in direct charge of the operation of the property under the supervision of the Board. Upon written request of the holders of at least fifty percent (50%) of the first mortgages of residential units, the Board of Directors must employ a professional manager. Any agreement for professional management shall provide that the management contract may be terminated for cause on thirty days written notice and the term of any such contract shall not exceed one (1) year. Without the prior written approval of the holders of seventy-five percent (75%) of the first mortgages on residential units in Ash Meadows, the Association may not effect any decision to terminate professional management and assume self management of the planned unit development.

9.6.3 Board of Directors' Rules and Regulations. The Board shall be responsible for control, operation and management of Ash Meadows, in accordance with the provisions of this declaration, the Association's Bylaws, and regulations which the Board may adopt from time to time, as provided in this declaration, for administration, management and operation in accordance with all agreements and determinations lawfully made and entered into by the Board. The Board shall have responsibility and authority to make and enforce all reasonable

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rules and regulations covering operation and maintenance of the property.

9.7 Liability.

Neither the Association nor any officer or member of its board of directors shall be liable to any owner or to Declarant for any damage, loss or prejudice suffered or claimed on account of any action or failure to act of the Association, its board of directors or any member of its board of directors, provided only that the board member has, in accordance with the actual knowledge possessed by him, acted in good faith.

ARTICLE X

EXTERIOR MAINTENANCE

The Association shall maintain or provide for the maintenance of the project common areas, and in addition, the Association shall provide for exterior maintenance upon and for each residential unit which is subject to assessment hereunder, including, but not being limited to, the following: Exterior paint, emergency roof repair, repair and replacement of gutters and downspouts, maintenance and husbanding of landscaping and plants located in the properties, including lots and performance of such other exterior repairs, maintenance and improvements as the Board of Directors of the Association shall from time to time resolve

to be necessary and/or appropriate and consistent with the above. Such exterior maintenance shall not include glass surfaces. The washing, maintenance and replacement of glass surfaces shall be the responsibility of the Owner in whose living unit the glass is located.

Damage caused by fire, flood, storm, earthquake, riot, vandalism or other normal wear from use and the elements shall be the responsibility of each owner and not included in the maintenance provided by the Association. Each owner shall be responsible for maintenance and keeping in good order and repair the interior of his own living unit.

In the event that the need for maintenance or repair is caused through the willful or negligent act or omission of the owner, his family or guests or invitees, the cost of such maintenance or repairs shall be added to and become a part of the assessment to which such residential unit is subject.

Routine exterior maintenance contemplates exterior painting at intervals of four (4) years, replacement of gutters and downspouts at necessary intervals, and landscaping as directed by the Board of Directors of the Association. However, the Board of Directors of the Association shall have the authority to determine need for maintenance attention, including variances which increase or decrease these intervals, and to provide for the expense thereof in accordance with the provisions of Article XI hereof. The

Board of Directors of the Association shall be at all times authorized and empowered, on behalf of the Association, to contract for the performance of exterior maintenance in accordance with the Bylaws of the Association.

ARTICLE XI

ASSESSMENTS

11.1 Creation of the Lien and Personal Obligation of Assessments. Each owner of any residential unit, by acceptance of the ownership interest thereof, or by being a contract purchaser, whether or not it shall be so expressed in such conveyance, lease or contract, is hereby deemed to covenant and agrees to pay to the Association monthly assessments to be established and collected as hereinafter provided. All such assessments together with interest thereon, and reasonable attorney fees and costs of collection shall be a charge on the residential unit, and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest and reasonable attorney fees, shall also be the personal obligation of the person who was the owner of such property when the assessment fall due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them. If a unit is being sold on contract, the personal obligation for an assessment shall be that of the contract purchaser.

To claim the benefits of this lien, the

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Association shall record in Clackamas County, Oregon a claim containing a true statement of the account due for the common expenses after deducting all just credits and offsets; the name of the owner or reputed owner, if known; a description of the property where the common expenses were furnished and a designation of the residential unit sufficient for identification. Where a claim has been filed and recorded pursuant to the immediately preceding sentence and the owner of the residential unit subject to the claim thereafter fails to pay any assessment chargeable to the residential unit, so long as the original or any subsequent or unpaid assessment remains unpaid, the claim shall automatically accumulate the subsequent unpaid assessments and interest thereon without the necessity of further filings. The claim shall be verified by the oath of some person having knowledge of the facts and shall be filed with and recorded by the recording officer in the book kept for the purpose of recording liens filed under ORS 87.035 or any superseding statute. The proceedings to foreclose liens created by this section shall conform as nearly as possible to the proceedings to foreclose liens created by ORS 87.010, except that notwithstanding ORS 87.055, a lien may be continued in force for a period of time not to exceed six years from the date a claim is filed. For the purpose of determining the date the claim is filed in those cases where subsequent unpaid assessments have accumulated under the claim, the claim regarding each unpaid assessment

shall be deemed to have been filed at the time the unpaid assessment became due. The lien may be enforced by the manager acting on behalf of the Association. No owner may escape liability for assessment by reason of nonuse of abandonment of a residential unit or by reason of nonuse of common areas. An action to recover a money judgment for unpaid common expenses may be maintained without foreclosing or waiving the lien secured for common expenses. In any foreclosure suit against a unit, the plaintiff in the foreclosure shall be entitled to appointment of a receiver to collect the rent. The Association, the Board or the manager, acting on behalf of the owners, shall have power to bid in the lien claim on the residential unit at the foreclosure sale and to acquire and hold, sublease, mortgage and transfer the residential unit.

The Association may abate or correct any violation of the declaration, Bylaws, or rules or regulations of the Association or of the Board with respect to the condition of Ash Meadows or of any residential unit within Ash Meadows. All expenses incurred by the Association under this section shall be a charge and a lien against the residential unit of the owner who committed the violation or whose tenant, guest, invitee, or licensee committed the violation, and shall be enforceable, in accordance with this section as an assessment lien for other common expenses.

11.2 Purpose of Assessment. The monthly assess-

ment levied by the Association pursuant to this Article shall be collected by the Association through its Board of Directors and established and used for whatever purposes the Board of Directors of the Association may from time to time deem to be in the collective interest of the then members of the Association and shall designate, all of the reserve funds set up pursuant to this Declaration shall be funded by allocation and payment from the monthly assessment of owners. The assessment of all owners who may be benefited by expenditure of reserve funds may be increased as necessary, so the reserve fund in question can be maintained in an amount sufficient to meet the needs for which such fund was established. The monthly assessments shall include:

(a) The ordinary and necessary operating and administrative expenses of the Association.

(b) The expenses of providing exterior maintenance of the residential units owned by members of the Association, as the term "exterior maintenance" is herein defined in Article X.

(c) Maintenance, utilities and taxes of the project common areas.

(d) Payment of insurance or bonds obtained in accordance with the Bylaws.

(e) Any deficit in common expenses for any prior period.

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(f) The cost of any professional management.
(g) Any rental amounts for lots within the Ash Meadows which the Association is obligated to collect for Declarant.

(h) A reserve fund for replacement by the allocation and payment monthly to such reserve fund of an amount determined by the Directors. The reserve fund is for the purpose of effecting replacements and repair of improvements to the limited and project common areas. Payment into this fund shall be deemed a contribution to capital improvement as and when made.

(i) A general operating reserve by allocation and payment thereto monthly of an amount determined by the Board of Directors. The existence of this reserve fund shall be discretionary with the Board of Directors.

(j) Such other special reserve funds as may be set up by the Directors by special assessments of the owners who benefit thereby as may be required by the Declaration or otherwise determined by the Association to be appropriate.

(k) Any other items properly chargeable as an expense of the Association.

Each reserve fund shall be kept in a fund with a safe and responsible depository, shall be accounted for separately and,

if invested, the obligation or security shall be fully guaranteed as to principal by United States of America or one of its agencies.

11.3 Initial Assessment. The initial assessment to Phase I, II and III owners other than the Declarant, shall be determined by the Declarant and each purchaser shall execute a consent to such initial assessment. The initial assessment shall thereafter be subject to review by the Board of Directors. The monthly assessment for all residential units shall be payable from the date the Declaration is recorded. Provided, however, if the Declarant or any other persons owns all of the units in Phases I, II and III or if the Declarant or any other person pays all monthly common expenses in full without cost to the other owners, the monthly assessment shall equal zero. In such event, reserves provided for in Section 11.2 of this Article shall not be funded until the commencement of assessments to individual owners. The Declarant or such other person paying all common expenses shall give ten (10) days written notice to individual owners prior to the commencement of their obligation to pay monthly assessments. Thereafter, each owner including the Declarant or such other person shall pay the monthly assessments to the Association. In the event the Declarant has collected initial assessments from residential unit purchasers at closing and thereafter elects to pay all common expenses thereby causing the assessment to equal zero, the amounts collected from unit

purchasers shall be held by the Declarant in an Association fund to be applied as set forth in Section 11.2 of this Article commencing with the date owners are required to pay monthly assessments.

11.4 Initial Assessments of Units in Subsequent Stages. The initial assessment for owners of units in phases annexed to the PUD subsequent to Phases I, II and III shall be an amount equal to three times the monthly assessment then in effect for similar residential units in the PUD plus a prorated portion of the assessment for the month during which the residential units in such phases are annexed to the PUD. An amount equal to one (1) month's assessment plus the prorated month's assessment shall constitute the assessment for the first partial month and the next full month. Thereafter, the owners of residential units in such phase shall be assessed directly by the Association. The additional initial assessment equal to two (2) full months of the current assessment shall be a one-time contribution to the budget of the Association. The total initial assessment of units in subsequent phases shall be collected by the Declarant and delivered to the Association within thirty (30) days from the time that residential units in each such phase are annexed to the PUD.

11.5 Monthly Assessment.

11.5.1 Basis for Assessment. Each residential unit shall be assessed one uniform monthly assessment except

as otherwise provided in this Declaration, the Bylaws or the Residential Lot Lease.

11.5.2 Assessment on Unsold Units. From the date of the sale of the first living unit, the Declarant shall:

(a) Pay assessments, excluding lease fee, due for operating expenses on all unsold living units; and

(b) Pay assessments due for reserves on all unsold living units, or, at the Declarant's option, pay or require the owner to pay all accrued reserve assessments against the residential unit at the time of the initial sale to the owner.

11.6 Budget. The amount of the monthly assessment, after the first annual meeting shall be based upon a budget written by the Board of Directors, presented to and adopted by the Association. Thereafter, until the next annual meeting and budget, the Board may increase the monthly assessment to owners by no more than twelve percent (12%), without approval by the association at a specially called meeting. Provided, however, special assessments may be made at any time to all owners, pro rata, to make up a deficit caused by a defaulting owner whose living unit was taken over by foreclosure of the lien of any first mortgage on the said living unit in question recorded prior to the date the assessment lien became due.

11.7 Subordination of Assessment Lien to Mortgages.

The lien with respect to any assessment provided for herein shall be subordinate to the lien of any first mortgage on the Living Unit in question prior to the date said assessment becomes due. Sale or transfer of any residential unit shall not affect the assessment lien. However, the sale or transfer of any Living Unit pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments which became due prior to such sale or transfer, except for a share of such assessments reallocated to all Residential units, including the unit in question. No sale or transfer shall relieve such Residential Unit from liability for any assessments thereafter becoming due or from the lien thereof.

ARTICLE XII

EASEMENTS

12.1 Members' Easement of Enjoyment. Subject to the provisions herein and rules and regulations of the Association, every member shall have a right and easement of enjoyment in and to the project common area which shall be appurtenant to and shall pass with the ownership of each residential unit. Any member may delegate his right of enjoyment to the Common Area to the members of his family and to his guests subject to general regulations as may be established by the Association.

12.2 Extent of Members' Easements. The members'

easements of enjoyment created hereby shall be subject to the following:

(a) The right of the Association to establish reasonable rules and to charge reasonable assessments and fees for capital expenditures on the Common Area and the maintenance and upkeep of the Common Area and payment of all Association expenses.

(b) The right of the Association to suspend the right of an owner to use the Common Area and facilities for any period during which any assessment against his residential unit remains unpaid for more than thirty (30) days after notice; the right of the Association to suspend the right of a member to use any Common Area for a period not to exceed sixty (60) days for any other infraction of the Declaration or any regulations which the Association or Board shall enact.

(c) The right of the Association to dedicate or transfer to the extent of its interest all or any portion of the Common Area to any public agency, authority or utility for such purpose or create utility easements under, over and through the Common Area, and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless approved by two-thirds (2/3rds) of the votes outstanding agreeing to such dedication, transfer or easement and approved by Clackamas County or its

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successor and, except as to the grant of easements for utilities and similar or related purposes, all holders of first mortgage liens on any of the residential units have approved such dedication of transfer.

12.3 Encroachment. If by reason of construction, reconstruction, repair, shifting, settlement of movement of all or any portion of any structure or building on the property, any part of the project or phase common areas encroaches or shall encroach upon any part of any lot, or any building or structure encroaches or shall encroach upon any part of the project or phase common areas or any other lot a valid easement for the encroachment and for maintenance of the encroachment is established and shall exist for the benefit of the lot and property and phase common areas as the case may be, so long as the encroachment exists.

12.4 Reservation for the Association. There is reserved to the Association, its agents and servants, an easement ingress of which all of the residential units shall be jointly the servient tenement providing an easement of entry and of access for the installation and maintenance of utility lines, utility meter boxes, and to permit the Association to perform its services, and for the performance generally of its rights and duties as provided in this declaration.

12.5 Party Walls and Related Easements

12.5.1 General Rules of Law to Apply. Each wall which is built as a part of the original construction of the residential units upon the properties and placed along the dividing line between residential units shall constitute a party wall, and to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

As a permanent easement running with, and appurtenant to, the residential unit of which it is a part, and not limited in personam to the Owner thereof, each residential unit shall have the right to enjoy in common with the adjacent property and its Owner, such portion of any party wall as shall be located on property adjacent to the residential unit for purposes of support, and the adjacent residential unit shall be subject and servient to such easement.

12.5.2 Sharing of Repairing and Maintenance. The cost of reasonable repair and maintenance of the portion of a party wall not exposed to the weather and within the living unit shall be borne equally by the Owners of the residential units whose party wall needs repair or maintenance.

12.5.3 Destruction by Fire or Other Casualty. If a party wall is destroyed or damaged by fire or other casualty, the Owners of the affected living units shall share

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the costs of restoration. However, any Owner may ask for a larger contribution from the other affected Owner or Owners under any rule of law regarding liability for negligent or willful acts or omissions.

12.5.4 Right to Contribution Runs with Land. The right of any Owner to contribution from any other Owner under this section 12.6 shall be appurtenant to the land and shall pass to such Owner's successors in interest.

ARTICLE XIII

MORTGAGES

In the event of a conflict between this Article 13 and other provisions of this Declaration the provisions of this section will prevail.

13.1 Notice of Default by Mortgagor. The Association shall give each mortgagee written notification of any default by the mortgagor of a residential unit in the performance of such mortgagor's obligations under the project documents which are not cured within sixty (60) days.

13.2 Written Consent of Mortgagee Required in Certain Cases. Unless all institutional holders of first mortgage liens on residential units have given their prior written approval, the Association of Owners shall not:

(i) Change the prorate interest or obligations of any residential unit for purposes of levying assessments or condemnation awards;

(ii) Partition or subdivide any residential unit or the project common areas;

(iii) By act or omission seek to abandon the project common areas except as provided by law in case of substantial loss to the residential units and project common areas;

(iv) By act or omission seek to abandon, partition, subdivide, encumber, sell or transfer the project common areas. The granting of easements for public utilities or for other public purposes consistent with the intended use of the common area shall not be deemed a transfer within the meaning of this clause.

13.3 Proxy held by Mortgagee in Certain Cases. The first mortgagee or beneficiary under a trust deed may attend a meeting of the Association with the proxy of the mortgagor of said residential unit for the purpose of voting to maintain the common area; provided, however, such right shall arise only in the event the mortgagee reasonably believes the Association has failed to maintain the common area in sufficient manner to prevent excessive wear and tear. The first mortgagee shall, upon written request to the Association, be entitled to receive the same notice of all meetings thereof as is required to be given the members of the Association and shall be entitled to attend all such meetings through a duly appointed representative, regardless of whether entitled to vote thereat by proxy as above provided.

13.4 Right to Inspect Books and Records. All first mortgagees shall have the right to examine the books and records of the Association upon reasonable notice and at reasonable times and, on written request, to receive copies of all financial statements prepared by or for the Association.

13.5 Professional Management. Without the prior written approval of the holders of seventy-five percent (75%) of the first mortgages on residential units in the planned unit development, the Association may not effect any decision to terminate professional management and assume self management of the Properties.

13.6 Rights to Annual Reports. All first mortgagees shall, upon request, be entitled to receive an annual audited financial statement of the Association within ninety (90) days following the end of any fiscal year of the Association.

13.7 Notice in Event of Loss or a Taking. The Association shall give all first mortgagees written notice of any loss to, or taking of, the project common areas of the Association or a unit in the properties. If such loss or taking exceeds \$10,000 with respect to the project common areas or \$1,000 with respect to any residential unit.

13.8 Prior Consent of Mortgages. The termination of the status of the property as a planned unit development, or any material amendment to this Declaration or the bylaws of the Association shall require the prior written consent of all

the institutional holders of first mortgages or equivalent liens on residential units.

ARTICLE XIV

GROUND LEASES AND OPTIONS TO PURCHASE

14.1 Ground Leases. For every residential unit in Ash Meadows, each owner shall enter into a long-term residential lot lease with Declarant. No lot lease shall be assigned by an owner separate from the sale, transfer or assignment of the living unit located thereon. The Association shall collect from each owner any rentals required to be paid Declarant pursuant to said residential lot lease and remit the same to Declarant, its successors and assigns. The Association shall also enter into a long-term common area lease with Declarant. Such leased premises shall be subject to the easement of use and enjoyment appurtenant to each residential unit in Ash Meadows. As members of the Association, the obligations of owners with respect to the Common Area Lease shall be part of the common expenses, subject to a lien for common expenses.

14.2 Options to Purchase.

14.2.1 Proposal to Exercise. The Association and owners have an option to purchase all of the land underlying the Common Areas and lots at the times and on the terms set forth in Article VII of the Common Area Lease and Article X of the Residential Lot Lease. A proposal to exercise such option shall be made by either a majority of the Board of Directors or by ten percent (10%) of the owners or their proxies. The

proposal shall be reduced to writing and shall be included in the notice of any meeting at which action is to be taken thereon.

14.2.2. Adoption of Proposal. A resolution adopting the proposal may be proposed by either a member of the Board of Directors or by an owner at a meeting called for this purpose. Such a resolution must be approved by seventy-five percent (75%) of the votes entitled to be cast.

14.2.3 Acquisition. In the event of approval of a resolution to exercise the options, the persons who are then directors of the Association shall become trustees (hereinafter "Trustees") for the owners for the purpose of exercising the options as follows:

(a) Notice. Within fifteen (15) days of the date of approval, the Trustees shall give written notice to the lessor of the owners' and Association's intentions to exercise the option. Copies of such notice shall be sent to each mortgagee.

(b) Payment. Within ninety (90) days after the purchase price has been agreed upon, each owner shall pay to the Trustees his portion of the total cost based on the sum of the purchase price for his lot and his equal share of the Common Area purchase price. All residential units in Ash Meadows shall equally pay the Common Area purchase price. Upon receipt thereof, the Trustees shall deposit such sums in an escrow account

created for the purpose of closing the purchase. Such sums shall be placed at interest which shall be payable to Trustees, as trustees for owners.

(c) Closing. Upon receipt from owners of all sums required to exercise the option and the deposit of such sums in escrow, the Trustees shall instruct the escrow agent to pay the purchase price to Lessor when a reputable title insurance company is in a position to insure in the Association and Owners a good and marketable fee simple title in the land underlying the Common Areas and lots in Ash Meadows. Declarant shall convey at closing to each owner a fee simple interest in each lot previously leased by the owner in Ash Meadows and a fee simple interest in the Common Areas to the Association.

14.2.4 Amended Documents. After the conveyance of fee simple title to the Lots and Common Areas within the Planned Unit Development to the owners and Association respectively, the Trustees shall execute and record a new declaration of planned unit development and Association bylaws to reflect the change from leasehold to fee simple interest in the underlying lots and common areas.

ARTICLE XV

UNIT MAINTENANCE, REPAIR, RESTORATION,
AND REPLACEMENT

15.1 Living Unit Repair and Replacement. Subject to

Section 15.2, each owner, at his own expense, shall keep the interior of his living unit and its equipment and appurtenances, in good order, condition and repair and in a clean and sanitary condition and shall do all redecorating and painting which may at any time be necessary to maintain the good appearance of his living unit. Subject to abandonment or termination of the status of Ash Meadows as a planned unit development, in accordance with this declaration, each owner, from insurance proceeds or at his own expense, promptly shall effect maintenance, repair, restoration or replacement, as appropriate, arising from all injury or damage to his living unit caused by fire or other casualty or by the act, negligence or carelessness of the owner, or any sublessee, or any member of the owner's family, or of the family of any sublessee, of any agent, employee, invitee, guest or visitor of the owner or of any agent, employee, invitee, guest or visitor of any sublessee, and all such maintenance, repair, restoration and replacement shall be of a quality and kind equal to the original work and shall restore the living unit to substantially its appearance and condition immediately before the injury or damage. In addition to redecorating and keeping the unit in good repair, the owner shall be responsible for maintenance, repair, restoration, and replacement of any plumbing, fixtures, refrigerators, air conditioning and heating equipment, dishwashers, disposals, water heaters, ranges, and other like equipment or appliances

that may be built in the living unit. The Association has responsibility for all repairs and maintenance of project common areas including, but not limited to, conduits for water, sanitary sewer and storm sewer, except to the extent to which they are maintained by a public authority or by a public utility. The Association shall not be responsible for repairs and maintenance of any conduit which serves only the unit within which it is contained.

15.2 Exterior Surfaces. The Board shall repair and maintain the exterior surfaces, roofs, and gutters of all residences and other buildings within the properties.

15.3 Windows. Each owner promptly shall replace any broken window within his living unit, irrespective of the cause of breaking.

15.4 Landscaping. To promote safety, visibility and aesthetic appeal and to comply with lawful requirements of public authority, the Association has the exclusive right to preserve open spaces and to control all landscaping, planting, removal and trimming of outdoor trees, shrubs, lawns and other plants.

ARTICLE XVI

COMMERCIAL AND SERVICE AREAS

Notwithstanding any other provisions contained in this Declaration, the Declarant may establish any commercial or service areas in separate phases or as part of separate phases as permitted by the appropriate governmental authorities.

ARTICLE XVII

GENERAL PROVISIONS

17.1 Enforcement. The Association, or any owner, shall have the right to enforce, by any proceeding at law or in equity, all reservations, restrictions, conditions, covenants, liens, and charges now or hereafter imposed by the provisions of this declaration. Failure by the Association or by any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

17.2 Severability. Invalidity of any one or more phrases, sentences, clauses, paragraphs, sections or articles of this Declaration shall not affect all or part of the remaining portions of this instrument, all of which phrases, sentences, clauses, paragraphs, sections and articles are inserted conditionally on their being held valid in law, and if one or more of the phrases, sentences, clauses, paragraphs sections or articles should be invalid or should operate to render this Declaration invalid, the Declaration shall be construed as if the invalid phrase or phrases, sentence or sentences, clause or clauses, paragraph or paragraphs, section or sections, article or articles had not been inserted.

17.3 Gender. In this Declaration the singular shall be construed to mean the plural, when applicable, and the necessary grammatical changes required in order to make provisions

apply equally, either to corporations or individuals, or to men or women, shall be in all cases assumed as though they were in each case duly expressed.

IN WITNESS WHEREOF, the undersigned declarant has set its hand this 24 day of August, 1981.



ASH & ASSOCIATES, INC.
Declarant

By: [Signature]
President

State of Oregon)
County of Multnomah) ss.

Date: August 24, 1981

Personally appeared Stanley E Ash, who being duly sworn did say that he is the SECRETARY of Ash & Associates, Inc., and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be its voluntary act and deed.

Before Me:

Richard A. Truburn
Notary Public for Oregon
My Commission Expires 08/05/85

EXHIBIT A

A tract of land in Section 13, Township 3 south, Range 1 West of the Willamette Meridian in Clackamas County, Oregon described as follows:

Beginning at a point that bears S 0°08'14" W 1311.28 feet and S89°50'44"E 258.22 feet from the Northwest corner of said section 13; thence from said point S89°50'44" E 24 feet to a point on the arc of a 24.00 foot radius curve to the left, (the radius point bears S89°50'44"E) ; Thence Southeasterly 37.70 feet along the arc of said curve, through a central angle of 90°00'00" (the long cord bears S44°50'44"E 33.94 feet); thence S89°50'44"E 73.00 feet to the beginning of a tangent 372.00 foot radius curve to the right; thence Southeasterly 239.22 feet along the arc of said curve through a central angle of 36°50'44" (the long cord bears S71°25'22"E 235.12 feet); thence S53°00'00"E 119.06 feet to the beginning of a tangent 168.00 foot radius curve to the left; thence Southeasterly 108.04 feet along the arc of said curve through a central angle of 36°50'44" (the long cord bears S71°25'22"E 106.18 feet); thence S89°50'44"E 89.15 feet to the beginning of a tangent 132.00 foot radius curve to the right; thence Southeasterly 84.05 feet along the arc of said curve through a central angle of 36°28'59" (the long cord bears S71°36'14"E 82.64 feet) to a point of reverse curvature with the arc of a 26.00 foot radius curve to the left; thence Southeasterly 22.65 feet along the arc of said curve through a central angle of 49°55'20" (the long cord bears S78°19'25"E 21.94 feet); thence N37°00'00"E 16.61 feet; thence S53°00'00"E 40.00 feet; thence S37°00'00"W 510.00 feet to the beginning of a tangent 18.00 foot radius curve to the left; thence Southerly 28.27 feet along the arc of said curve through a central angle of 90°00'00" (the long cord bears S8°00'00"E 25.46 feet); thence S37°00'00"W 40.00 feet; thence N53°00'00"W 411.00 feet; thence S81°14'15"W 44.74 feet to the Northeast corner of the duly recorded plat of Oak View Condominiums, from said Northeast corner, a 2" iron pipe (initial point of said Oak View Condominiums) bears S15°42'14"W 0.36 feet; thence S23°30'46"W 299.97 feet along the North line of said Oak View Condominiums to the East right of way line of Boones Ferry Road (Market Road No.27); thence N0°09'16"E 436.69 feet (along said East line) to the beginning of a tangent 746.20 foot radius curve to the left; thence Northerly 13.18 feet along the arc of said curve through a central angle of 1°00'44" (the long cord bears N0°21'06"W 13.18 feet); thence leaving said east line S89°50'44"E 228.17 feet; thence N0°09'16"E 23.50 feet to the point of beginning.

57

L

EXHIBIT B

DESCRIPTION:

PARCEL I:

That portion of the East one-half of the Northeast one-quarter of Section 14, Township 3 South, Range 1 West, of the Willamette Meridian, in Clackamas County, Oregon, lying East of the Northeasterly line of Market Road No. 27 (also known as Boones Ferry Road)

PARCEL II:

The Northwest one-quarter of the Northwest one-quarter of Section 13, Township 3 South, Range 1 West, of the Willamette Meridian, in Clackamas County, Oregon;

PARCEL III:

The Southwest one-quarter of the Northwest one-quarter of Section 13, Township 3 South, Range 1 West, of the Willamette Meridian, in Clackamas County, Oregon.

EXCEPTING THEREFROM the following described tract:

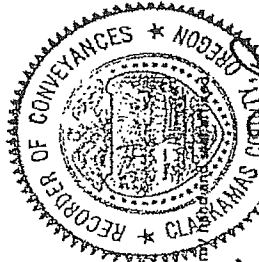
Beginning at the Southwest corner of aforesaid Northwest one-quarter of Section 13; thence East along the South line thereof 330 feet; thence North 0°08'14" East parallel with the West line of said Section 13, a distance of 528.00 feet to the Southeast corner of the plat of OAK VIEW CONDOMINIUMS; thence continuing North along the East line of said Plat, 330.00 feet to the Northeast corner thereof; thence South 89°30'46" West along the North line of said plat and its Westerly extension 330 feet to the West line of aforesaid Section 13; thence South along said West line, 858 feet to the point of beginning.

58

STATE OF OREGON }
County of Clackamas } ss.

I, George D. Poppen, County Clerk, Ex-Officio Recorder of Conveyances and Ex-Officio Clerk of the Circuit Court of the State of Oregon, for the County of Clackamas, do hereby certify that the within instrument of writing was received for and recorded in the records of said county at

81 AUG 27 4:31:49



Witness my hand and seal this 27th day of August, 1981.
George D. Poppen
County Clerk

Recording Certificate 81 30103

CCP-R4

HOA Access Agreement

AFTER RECORDING, RETURN TO:

Lennar Northwest, Inc.
Attn: James C. Reinhart, Esq.
11807 NE 99th Street, Suite 1170
Vancouver, WA 98682

EASEMENT

DATE: February 22, 2016

PARTIES: Ash Meadows Owners' Association, ("Grantor")
an Oregon nonprofit corporation

AND: Brownstone Development, Inc., ("Grantee")
an Oregon corporation

RECITALS

- A. Grantor owns the property described on Exhibit A attached hereto (the "HOA Property").
- B. Grantee owns the property described on Exhibit B attached hereto (the "Ash Park Property").
- C. Grantee desires to access the Ash Park Property on the road described in Exhibit C attached hereto ("Maxine Lane").

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, the parties agree as follows:

- 1. Grant of Easement. Grantor hereby grants and conveys unto Grantee a perpetual nonexclusive easement (the "Easement") over, under, upon, and across Maxine Lane for ingress, egress, and utilities for the design, installation, construction, operation, use, repair, and maintenance of Maxine Lane for the benefit of the Ash Park Property, including any division thereof. Grantee's use of Maxine Lane shall be in compliance with all applicable laws.
- 2. Construction. Grantor hereby grants and conveys unto Grantee a temporary nonexclusive easement over, under, upon, and across the HOA Property as is necessary for Grantee's

J 2/22/16
2/23/16

obligations contained in this Section 2. Grantee, at Grantee's expense, shall: (i) construct a four foot wide concrete sidewalk on the south border of Maxine Lane along the frontage of Lots 38 through 51, Ash Meadows; (ii) engineer and place a two inch asphalt overlay on Maxine Lane; and (iii) plant street trees on the south line of Maxine Lane as shown on Exhibit D attached hereto.

3. Roofing Materials. Prior to demolition of the existing structure on the Ash Park Property, Grantee shall allow Grantor, at Grantor's expense, to remove the roofing material on such existing structure for Grantor's use on the HOA Property. Grantor's rights under this Section 3 shall automatically expire without further action, notice, or recording not later than MAY 1 2016

4. Authority. Grantor and Grantee represent to each other that each has a good and lawful right to enter into this Easement.

5. Dedication. Grantor and Grantee shall cooperate in dedicating Maxine Lane to public use at such time as any party hereto is able to obtain the acceptance of the dedication by the local governing district or other accepting authority. Either party may transfer its rights to use Maxine Lane to any provider of utility or other services that may require the use of Maxine Lane as contemplated herein.

6. Indemnification. Each party shall defend, indemnify, and hold the other party harmless from any claim, loss, or liability arising out of or in any way connected with such party's possession or use of Maxine Lane or such party's conduct with respect to this Easement, except for liability arising out of the other party's gross negligence or intentional misconduct.

7. Breach. In the event either party fails to perform its obligations under this Easement, the other party shall be entitled to require such performance by suit for specific performance or, if appropriate, through injunctive relief. Such remedies shall be in addition to any other remedies afforded under Oregon law, including but not limited to damages. In the event of any litigation arising under this Easement (including any bankruptcy proceedings), the prevailing party shall recover from the other party the reasonable attorneys' fees to the prevailing party at arbitration, trial, or appeal, and review as determined by the court.

8. Binding Effect. The Easement granted hereunder shall run with the land as to all properties burdened and benefited by the Easement, including any division or partition of such property. The rights, covenants, and obligations contained in this Easement shall bind, burden, and benefit each party's successors, assigns, permittees, lessees, mortgagees, or beneficiaries under a deed of trust.

9. Integration. This Easement is the entire, final, and complete agreement of the parties pertaining to Maxine Lane and supersedes and replaces all prior or existing written or oral agreements between the parties or their representatives relating to Maxine Lane.

J 2/22/16
9/24 2/23/16

IN WITNESS WHEREOF, the parties have caused this Easement to be executed as of the day and year first written above.

Grantor:

Ash Meadows Owners' Association, an Oregon nonprofit corporation

By: John R Hillan
Name: John R. Hillan
Title: HOA President

Grantee:

Brownstone Development, Inc., an Oregon corporation

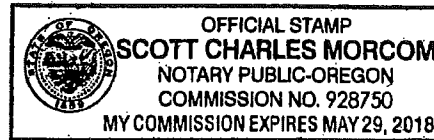
By: Randy Myers
Name: Randy Myers
Title: General Manager

State of OREGON

County of Clackamas

This record was acknowledged before me on February 25th, 20 16,
by John Hillan as President of
Ash Meadows Owners' Association, an Oregon nonprofit corporation.

Scott Morcom
Notary Public - State of Oregon



State of OREGON

County of Clackamas

This record was acknowledged before me on February, 25th, 20 16,
by Randy Myers as General Manager of
Brownstone Development, Inc., an Oregon corporation.

Scott Morcom
Notary Public - State of Oregon

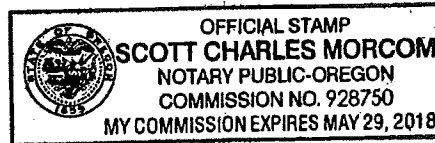
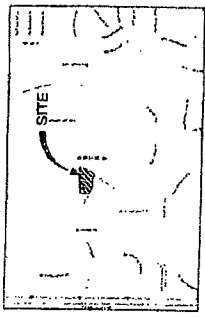
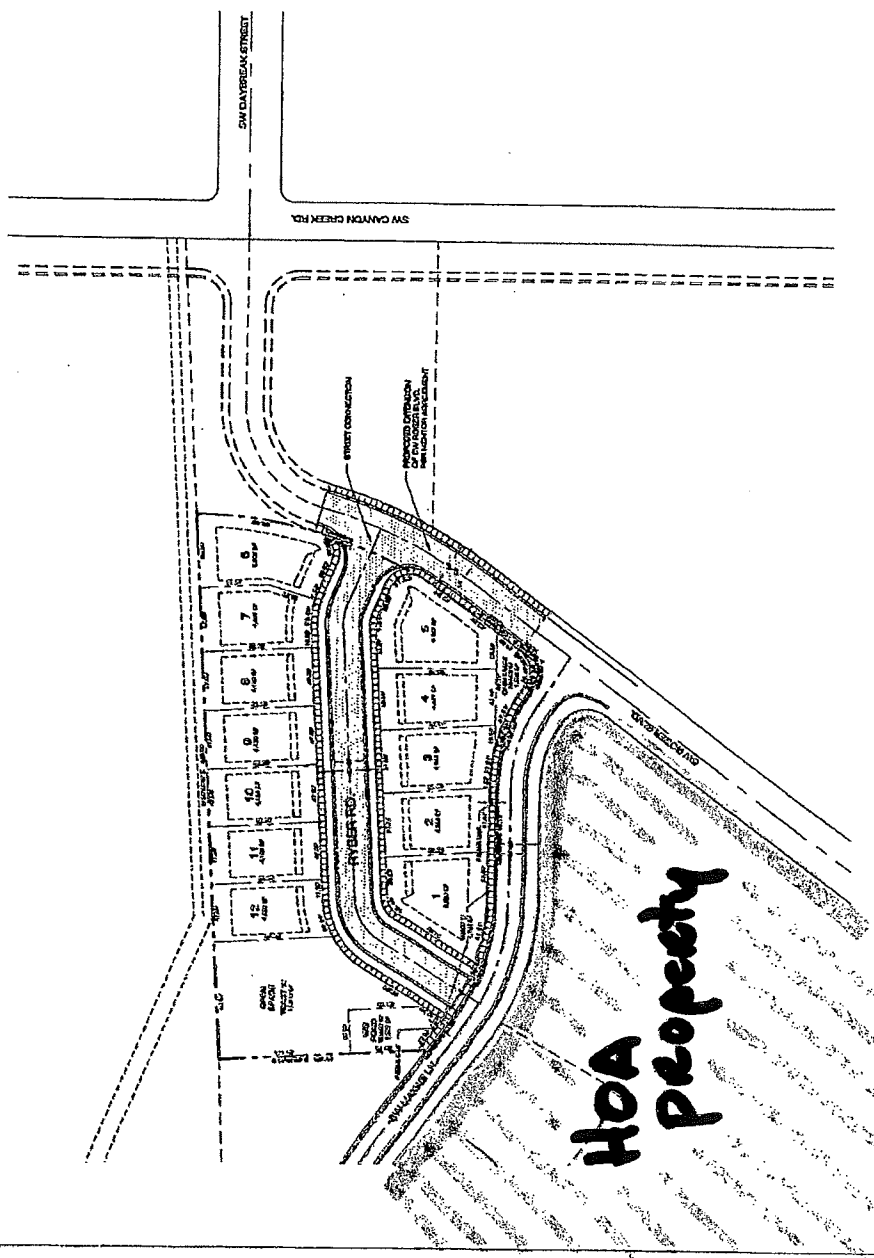


EXHIBIT "A"

PRELIMINARY PLAT ASH PARK

A 12 LOT SUBDIVISION ON TAX LOT 2700, TAX MAP 31W 13B



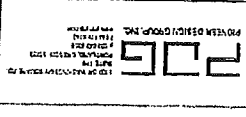
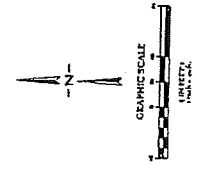
OWNER
 WYBORTEL LLC
 10405 SW 11TH ST
 BEAVERTON, OR 97005
 CONTACT: JAMES WALSH

ASSOCIATION MANAGER ASSOC
 CO SUPERIOR COMMUNITY MANAGEMENT CO.
 10101 42ND
 TIGARD, OR 97146
 CONTACT: ERIC OSBORN
 EMAIL: ERIC@SUPERIORCOMMUNITY.COM

APPLICANT
 TRUCKEE CIVIL ENGINEERING, INC.
 617 SOUTH STATE STREET
 PACI EXWASCO, OR 97141
 CONTACT: TRAVIS MYERS

PLANNING ENGINEERING SERVICES
 POWER DESIGN GROUP, INC.
 8020 WASHINGTON ST, DR. SUITE 170
 PORTLAND, OR 97225
 PHONE: 503.848.0000
 CONTACT: BEN ALTMAN

SITE INFORMATION
 SITE ADDRESS: 8105 SW MOUNTAIN LANE
 TAX LOT & MAP: 2700, 31W 13B
 COUNTY & CITY: CLATSOP, OR
 CONTACT: JONAS



ASH PARK
 ROGER BLVD, EXTENSION
 EXHIBIT C

CITY OF WILSONVILLE, OREGON

DATE: 2/23/16

SCALE: 1" = 40'

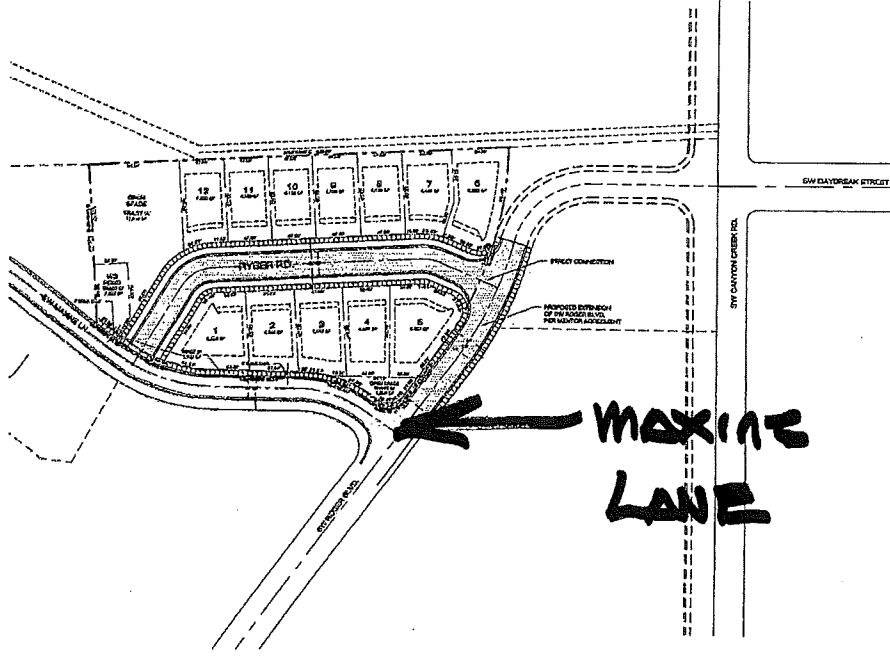
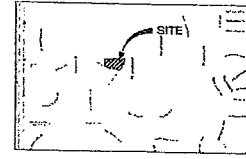
PROJECT: 2700, 31W 13B

2/22/16
 2/23/16

EXHIBIT "C"

PRELIMINARY PLAT ASH PARK

A 12 LOT SUBDIVISION ON TAX LOT 2700, TAX MAP 31W 13B

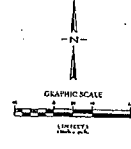


OWNER
 GUNDS VENTURES LLC
 1201 SW ROBERT PLACE
 SEASIDE, OR 97138
 PHONE: 503-338-0900
 CONTRACT: MRE 181181

APPLICANT
 REYNOLDS DEVELOPMENT, INC.
 847 SOUTH STATE STREET
 LAKE OSWEGO, OR 97034
 PHONE: 503-536-4400
 CONTACT: BRADY HAYES

PLANNING/ENGINEERING/SURVEYING
 POKER DESIGN GROUP, INC.
 6200 WASHINGTON EQ. DR., SUITE 110
 PORTLAND, OR 97203
 PHONE: 503-344-5200
 CONTACT: BEN ALTMAN

SITE INFORMATION
 2100 SW BAYVIEW BLVD
 TAX LOT & MAP
 2700 31W 13B
 TOTAL AREA
 2.13 AC
 FOR-4



REGISTERED PROFESSIONAL ENGINEER STATE OF OREGON POG PROFESSIONAL ENGINEER LICENSE NO. 12345	
PROJECT: ROGER BLVD. EXTENSION EXHIBIT C CITY OF PORTLAND, OREGON	
DATE: 12/15/10 DRAWN BY: J. J. JONES CHECKED BY: M. M. MURPHY APPROVED BY: P. P. PETERSON	SHEET NO. 1 OF 1

J. J. Jones
 12/15/10

Exhibit "D"

PLANT LIST - ASH MEADOWS ST UNIT CONDOMINIUMS

Code	Plant Name	Quantity	Plant
AAA	AGAVE	15'	AGAVE
AAE	AGAVE	15'	AGAVE
AAH	AGAVE	15'	AGAVE
AAI	AGAVE	15'	AGAVE
AAJ	AGAVE	15'	AGAVE
AAK	AGAVE	15'	AGAVE
AAO	AGAVE	15'	AGAVE
AAQ	AGAVE	15'	AGAVE
AAU	AGAVE	15'	AGAVE
AAV	AGAVE	15'	AGAVE
AAW	AGAVE	15'	AGAVE
AAX	AGAVE	15'	AGAVE
AAZ	AGAVE	15'	AGAVE
ABA	AGAVE	15'	AGAVE
ABD	AGAVE	15'	AGAVE
ABE	AGAVE	15'	AGAVE
ABF	AGAVE	15'	AGAVE
ABG	AGAVE	15'	AGAVE
ABH	AGAVE	15'	AGAVE
ABI	AGAVE	15'	AGAVE
ABJ	AGAVE	15'	AGAVE
ABK	AGAVE	15'	AGAVE
ABL	AGAVE	15'	AGAVE
ABM	AGAVE	15'	AGAVE
ABN	AGAVE	15'	AGAVE
ABO	AGAVE	15'	AGAVE
ABP	AGAVE	15'	AGAVE
ABR	AGAVE	15'	AGAVE
ABS	AGAVE	15'	AGAVE
ABT	AGAVE	15'	AGAVE
ABU	AGAVE	15'	AGAVE
ABV	AGAVE	15'	AGAVE
ABW	AGAVE	15'	AGAVE
ABX	AGAVE	15'	AGAVE
ABY	AGAVE	15'	AGAVE
ABZ	AGAVE	15'	AGAVE
ACA	AGAVE	15'	AGAVE
ACC	AGAVE	15'	AGAVE
ACD	AGAVE	15'	AGAVE
ACE	AGAVE	15'	AGAVE
ACF	AGAVE	15'	AGAVE
ACG	AGAVE	15'	AGAVE
ACH	AGAVE	15'	AGAVE
ACI	AGAVE	15'	AGAVE
ACJ	AGAVE	15'	AGAVE
ACK	AGAVE	15'	AGAVE
ACL	AGAVE	15'	AGAVE
ACM	AGAVE	15'	AGAVE
ACN	AGAVE	15'	AGAVE
ACO	AGAVE	15'	AGAVE
ACP	AGAVE	15'	AGAVE
ACQ	AGAVE	15'	AGAVE
ACR	AGAVE	15'	AGAVE
ACS	AGAVE	15'	AGAVE
ACT	AGAVE	15'	AGAVE
ACU	AGAVE	15'	AGAVE
ACV	AGAVE	15'	AGAVE
ACW	AGAVE	15'	AGAVE
ACX	AGAVE	15'	AGAVE
ACY	AGAVE	15'	AGAVE
ACZ	AGAVE	15'	AGAVE
ACA	AGAVE	15'	AGAVE
ACC	AGAVE	15'	AGAVE
ACD	AGAVE	15'	AGAVE
ACE	AGAVE	15'	AGAVE
ACF	AGAVE	15'	AGAVE
ACG	AGAVE	15'	AGAVE
ACH	AGAVE	15'	AGAVE
ACI	AGAVE	15'	AGAVE
ACJ	AGAVE	15'	AGAVE
ACK	AGAVE	15'	AGAVE
ACL	AGAVE	15'	AGAVE
ACM	AGAVE	15'	AGAVE
ACN	AGAVE	15'	AGAVE
ACO	AGAVE	15'	AGAVE
ACP	AGAVE	15'	AGAVE
ACQ	AGAVE	15'	AGAVE
ACR	AGAVE	15'	AGAVE
ACS	AGAVE	15'	AGAVE
ACT	AGAVE	15'	AGAVE
ACU	AGAVE	15'	AGAVE
ACV	AGAVE	15'	AGAVE
ACW	AGAVE	15'	AGAVE
ACX	AGAVE	15'	AGAVE
ACY	AGAVE	15'	AGAVE
ACZ	AGAVE	15'	AGAVE
ACA	AGAVE	15'	AGAVE
ACC	AGAVE	15'	AGAVE
ACD	AGAVE	15'	AGAVE
ACE	AGAVE	15'	AGAVE
ACF	AGAVE	15'	AGAVE
ACG	AGAVE	15'	AGAVE
ACH	AGAVE	15'	AGAVE
ACI	AGAVE	15'	AGAVE
ACJ	AGAVE	15'	AGAVE
ACK	AGAVE	15'	AGAVE
ACL	AGAVE	15'	AGAVE
ACM	AGAVE	15'	AGAVE
ACN	AGAVE	15'	AGAVE
ACO	AGAVE	15'	AGAVE
ACP	AGAVE	15'	AGAVE
ACQ	AGAVE	15'	AGAVE
ACR	AGAVE	15'	AGAVE
ACS	AGAVE	15'	AGAVE
ACT	AGAVE	15'	AGAVE
ACU	AGAVE	15'	AGAVE
ACV	AGAVE	15'	AGAVE
ACW	AGAVE	15'	AGAVE
ACX	AGAVE	15'	AGAVE
ACY	AGAVE	15'	AGAVE
ACZ	AGAVE	15'	AGAVE

PLANT LIST - ASH MEADOWS ST UNIT CONDOMINIUMS

Code	Plant Name	Quantity	Plant
P01	PERSEA	15'	PERSEA
P02	PERSEA	15'	PERSEA
P03	PERSEA	15'	PERSEA
P04	PERSEA	15'	PERSEA
P05	PERSEA	15'	PERSEA
P06	PERSEA	15'	PERSEA
P07	PERSEA	15'	PERSEA
P08	PERSEA	15'	PERSEA
P09	PERSEA	15'	PERSEA
P10	PERSEA	15'	PERSEA
P11	PERSEA	15'	PERSEA
P12	PERSEA	15'	PERSEA
P13	PERSEA	15'	PERSEA
P14	PERSEA	15'	PERSEA
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P21	PERSEA	15'	PERSEA
P22	PERSEA	15'	PERSEA
P23	PERSEA	15'	PERSEA
P24	PERSEA	15'	PERSEA
P25	PERSEA	15'	PERSEA
P26	PERSEA	15'	PERSEA
P27	PERSEA	15'	PERSEA
P28	PERSEA	15'	PERSEA
P29	PERSEA	15'	PERSEA
P30	PERSEA	15'	PERSEA

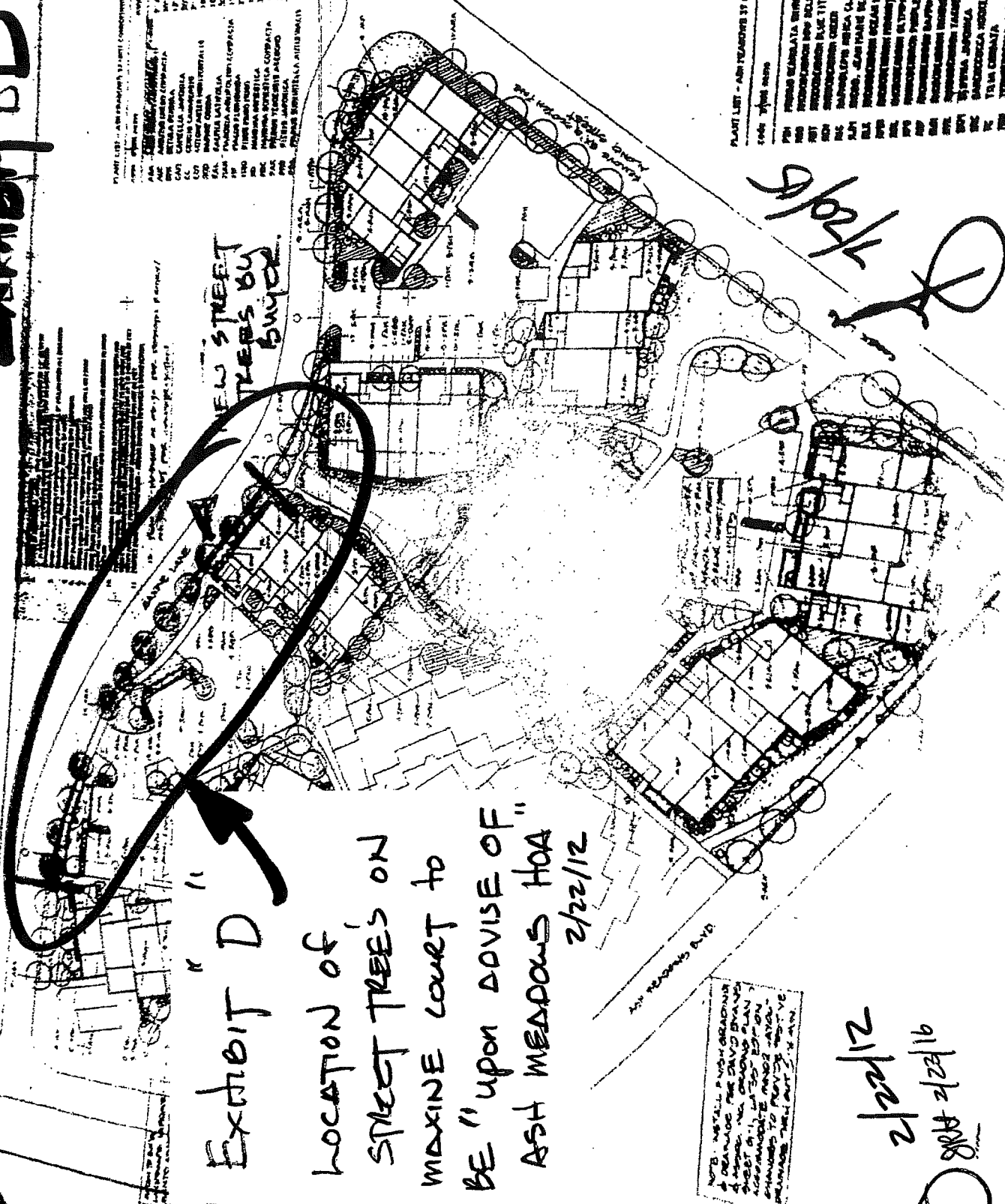


EXHIBIT "D"
 LOCATION OF
 STREET TREES ON
 MAXINE COURT TO
 BE "UPON ADVISE OF"
 ASH MEADOWS HOA
 2/22/12

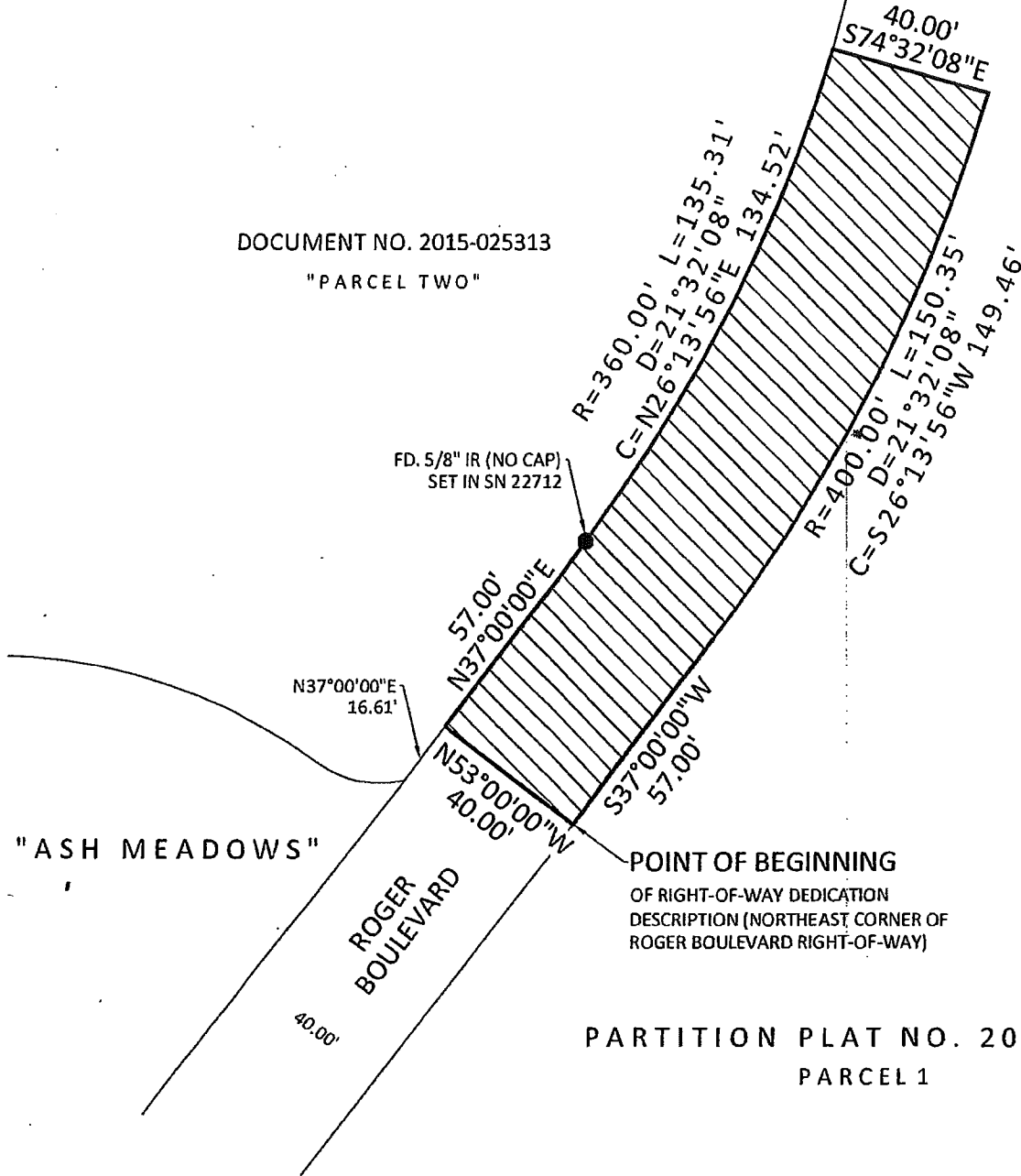
2/22/12
 2/22/12
 9/12/12
 9/12/12

NOTE: INSTALL PLANT GRASSES & DRAPAGE PER CIVIC ENGINEER'S PLAN. CHECK ALL PLANTING WITH APPLICABLE MAJOR DIVISION. ADVISE TO PLANTING CONTRACTOR TO PLANT PLANTS TO BE PLANTED TO MATCH.

ROGER Blvd. Extension



DOCUMENT NO. 2015-025313
"PARCEL TWO"



"ASH MEADOWS"

ROGER
BOULEVARD

PARTITION PLAT NO. 2006-013
PARCEL 1

SFA JOB NO:
315-001

DATE
01/18/16

SCALE
1"=40'

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION



PIONEER DESIGN GROUP, INC.

8020 SW WASHINGTON SQUARE RD
SUITE 170
PORTLAND, OREGON 97223
p 503.641.8311
f 844.715.4743
www.pdg-gp.com

ROGER BOULEVARD DEDICATION

A PORTION OF PARCEL 1, PARTITION PLAT NO. 2006-013
LOCATED IN THE NW 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH,
RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE,
CLACKAMAS COUNTY, OREGON.

J 2/22/16
888 2/23/16

Mentor Graphics Agreement
Roger Blvd

RECORDING COVER PAGE

WFG Title C-10-16

AGREEMENT

MENTOR GRAPHICS CORPORATION, DUTCH VENTURES, LLC, AND BROWNSTONE DEVELOPMENT, INC.

DATED FEBRUARY 25, 2016

AFTER RECORDING RETURN TO:

BROWNSTONE DEVELOPMENT, INC.

47 N STATE STREET, SUITE B

LAKE OSWEGO, OR 97034

Clackamas County Official Records	2016-018680
Sherry Hall, County Clerk	03/22/2016 11:23:00 AM
D-OD Cnt=1 SIn=6 KARLYN	\$123.00
\$55.00 \$16.00 \$10.00 \$20.00 \$22.00	

Accommodation Recording only.
No liability assumed.

AGREEMENT

This Agreement, by and among **Mentor Graphics Corporation**, an Oregon corporation ("Mentor Graphics"), **Dutch Ventures LLC**, an Oregon limited liability company ("Dutch Ventures"), and **Brownstone Development, Inc.**, an Oregon corporation ("Brownstone"), is made and entered into as of the 25th day of February, 2016, and concerns the construction and dedication of an extension to Roger Blvd. in the City of Wilsonville, Oregon.

RECITALS

A. Dutch Ventures is the owner of a 2.13 acre parcel of land in the City of Wilsonville, Clackamas County, Oregon (the "City"), which property is described on **Exhibit A** attached hereto and made a part hereof (the "Dutch Ventures Property"): Dutch Ventures is proposing to gain plat approval by the City of a 12 lot subdivision on the Dutch Ventures Property to be called ASH PARK.

B. Mentor Graphics is the owner of land adjoining the Dutch Ventures Property, which consists of approximately 65 acres and which is depicted on **Exhibit B** attached hereto (the "Mentor Graphics Property").

C. It is proposed that Roger Blvd. in the City be extended along the east side of the Dutch Ventures Property and across a portion of the Mentor Graphics Property as shown on **Exhibit C** attached hereto. The extension of Roger Blvd. is hereinafter referred to as the "Roger Blvd. Extension."

D. The Roger Blvd. Extension shall consist of a 28 foot paved street, within a 40 foot right of way, including curbs and gutters, sidewalks, landscaping and street lighting to current standards on both sides of the extended Roger Blvd., as required by the City for a dedicated public street.

E. The parties to this Agreement agree to cooperate in the construction of and dedication of the Roger Blvd. Extension to the City.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. Obligations of Brownstone. Brownstone agrees to construct, at its sole cost and expense, the Roger Blvd. Extension as shown on **Exhibit C**. Such extension shall be constructed in accordance with the City's current standards. Following completion of the Roger Blvd. Extension, Brownstone will assist the parties to this Agreement in dedicating such extension to the City as a public street. Brownstone also agrees to relocate, at its sole cost and expense, the paved walking path that is currently located in the area as shown on **Exhibit D** to a new location as shown on **Exhibit D**. Brownstone will also provide a temporary path that can be used during the construction period.

D 2/25/16

2. Obligations of Mentor Graphics.

2.1 Mentor Graphics agrees that approximately 7,993 square feet of the Mentor Graphics Property may be included in the Roger Blvd. Extension. This land is described on **Exhibit E** attached hereto and hereinafter referred to as the "Mentor Graphics Road Area." Upon completion of the Roger Blvd. Extension, Mentor Graphics will dedicate the Mentor Graphics Road Area to the City together with Dutch Ventures and Brownstone of their respective ownership interests in the Roger Blvd. Extension.

2.2 Subject to the terms and conditions set forth in this Agreement, Mentor Graphics hereby grants a temporary construction easement to Brownstone, and to Brownstone's officers, employees and contractors, to go upon the Mentor Graphics Property for the purpose of constructing the Roger Blvd. Extension (the "Temporary Construction Easement"). The Temporary Construction Easement shall terminate upon the earlier of (a) completion of the construction of the Roger Blvd. Extension, or (b) three hundred and sixty-five (365) days from the date of this Agreement.

2.3 Mentor Graphics shall not charge or be paid cash consideration for granting the Temporary Construction Easement described in Section 2.2 above or for allowing the Mentor Graphics Road Area described on **Exhibit E** to be included in the Roger Blvd. Extension and dedicated as a public street. The true and actual consideration to Mentor Graphics is Brownstone's agreement to pay all of the design, permitting, construction and dedication costs and expenses associated with the Roger Blvd. Extension.

3. [RESERVED]

4. Adverse Site Conditions. Mentor Graphics makes no representations or warranties as to the condition of the Mentor Graphics Property and the Mentor Graphics Road Area. Brownstone shall have the right to investigate and satisfy itself as to the environmental, geological, topographical or other conditions on and below the Mentor Graphics' Property and the Mentor Graphics' Road Area that could impact Brownstone's construction of the Roger Blvd. Extension ("Adverse Site Conditions"). If any Adverse Site Conditions should be encountered during construction, Brownstone, at its sole cost and expense, shall be responsible for addressing such Adverse Site Conditions, including remediation of any environmental contamination caused by Brownstone's construction activities.

5. Indemnity of Mentor Graphics. Mentor Graphics shall not be liable for any damage or injury to Brownstone, or any of Brownstone's officers, employees or contractors, arising from Brownstone's use of the Temporary Construction Easement granted herein. Brownstone and Dutch Ventures agree to indemnify and hold Mentor Graphics, and Mentor Graphics' officers, directors and employees, harmless from any and all liability, damage, expense, cause of action, suit, claim or judgment (each a "Liability") arising from or relating to the use of the Temporary Construction Easement by Brownstone or Brownstone's employees, contractors, subcontractors, consultants, agents or invitees, including any Liability arising from or relating to any violation of applicable law.

J 2/25/16

6. Liability Insurance. Brownstone shall maintain, and shall require its contractors and subcontractors to maintain, in full force and effect, comprehensive public liability insurance and comprehensive property damage insurance covering its activities upon the Mentor Graphics Property and the Mentor Graphics Road Area. All policies required pursuant to this Section 6 shall: (a) be with a financially responsible insurance company or companies; (b) include coverage for any accident resulting in bodily injury to or death of any person and consequential damages arising therefrom; and (c) be in a commercially-reasonable amount of at least \$1,000,000 combined single limit coverage. Each such policy shall name Mentor Graphics as an additional insured and shall contain a provision that the policy may not be cancelled without prior written notice given to Mentor Graphics. Brownstone shall, prior to the start of work on the site, provide Mentor Graphics with certificates of insurance showing that the insurance required by this Section 6 is in full force and effect.

7. Protection Against Liens. Brownstone shall keep the Mentor Graphics Property and the Mentor Graphics Road Area free and clear of all liens by contractors, subcontractors or suppliers. Brownstone and Dutch Ventures shall indemnify, defend and save Mentor Graphics and the Mentor Graphics Property and Mentor Graphics Road Area harmless from all liens or claims of liens arising out of Brownstone's design and construction of the Roger Blvd. Extension, including reimbursement of all attorney fees and other expenses and costs incurred by Mentor Graphics as a result of any lien or claim of lien. Brownstone shall also pay the cost of a performance and/or completion bond if such is required by the City.

8. Restoration of Mentor Graphics Property. Upon the earlier of (a) the termination of this Agreement or (b) completion of the Roger Blvd. Extension, Brownstone shall, at its sole cost and expense, restore the Mentor Graphics Property to its original condition, repairing any damage to the Mentor Graphics Property caused by Brownstone's contractors and subcontractors.

9. No Reimbursement Per Wilsonville Code Section 3.116. City of Wilsonville Code Section 3.116 allows parties who have paid the cost of constructing certain public improvements, including a street, to be reimbursed by other property owners, who did not pay for the cost of the public improvement, when such other property owners desire access to the public improvement. Given Mentor Graphics' agreement to dedicate the Mentor Graphics Road Area for no compensation, Brownstone and Dutch Ventures agree that they will not seek reimbursement from Mentor Graphics for any costs or expenses incurred by Brownstone and Dutch Ventures in constructing the Roger Blvd. Extension. If the City should unilaterally require Mentor Graphics to make such a reimbursement, Brownstone and Dutch Ventures hereby assign such reimbursement to Mentor Graphics.

10. Notices. Notices or other communications hereunder shall be in writing and shall be sent certified or registered mail, return receipt requested, or by other national overnight courier company, or personal delivery. The notice addresses of the parties are as follows:

Mentor Graphics:

Mentor Graphics Corporation
Attention: Dean Freed
Vice President and General Counsel
8005 SW Boeckman Road
Wilsonville, Oregon 97070

J 2/25/16

Dutch Ventures: Dutch Ventures LLC
Attention: Scott Sideras
20240 SW Egret Place
Beaverton, Oregon 97007

Brownstone: Randall C. Myers
Brownstone Development Inc.
47 S. State Street
Lake Oswego, OR 97034 or
PO Box 2375
Lake Oswego, OR 97036

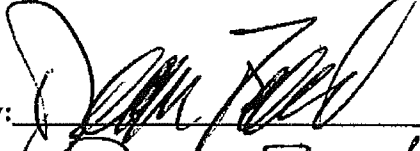
11. Governing Law. The laws of the State of Oregon shall govern the interpretation, validity, performance, and enforcement of this Agreement.


12. Attorney Fees. In the event of any litigation regarding the rights and obligations of the parties, the prevailing party shall be entitled to reasonable attorney fees and court costs, whether incurred at trial or on appeal.

13. Entire Agreement; Amendments. This Agreement contains the complete understanding and agreement of the parties hereto with respect to all matters referred to herein, and all prior representations, negotiations, and understandings are superseded hereby. This Agreement, and the Exhibits attached to this Agreement, may not be amended, modified or supplemented except by a written agreement executed by all of the parties to this Agreement.

MENTOR GRAPHICS CORPORATION

BROWNSTONE DEVELOPMENT

By: 

By: 

Name
_____ Vice President

Name
_____ General Manager

Title

Title

DUTCH VENTURES LLC

By: 

President

Name

Scott Sideres

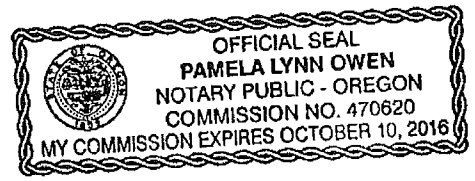
President

Title

STATE OF Oregon
COUNTY OF Clackamas

ss:

On this 16th day of March, in the year 2016, before me, the undersigned, a Notary Public, in and for said State, personally appeared ~~Doug Knorr~~ ~~PC~~
Dean Freed, Vice President and General Counsel Mentor
Graphics Corporation, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature on the instrument, the individual or the person upon behalf of which the individual acted executed the instrument.



Pamela Lynn Owen
NOTARY PUBLIC

My commission expires: 10/10/16

STATE OF Oregon
COUNTY OF Clackamas

ss:

On this 25th day of February, in the year 2016, before me, the undersigned, a Notary Public, in and for said State, personally appeared RANDY MYERS AS GENERAL MANAGER OF BROWNSTONE DEVELOPMENT

_____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature on the instrument, the individual or the person upon behalf of which the individual acted executed the instrument.



[Signature]
NOTARY PUBLIC
My commission expires: 2/8/20

STATE OF Oregon
COUNTY OF Clatsop

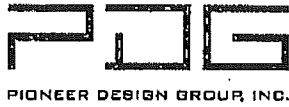
ss:

On this 25th day of February, in the year 2016 before me, the undersigned, a Notary Public, in and for said State, personally appeared SCOTT A. SIDERAS
AS PRESIDENT OF DUCH VENTURES, LLC

_____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature on the instrument, the individual or the person upon behalf of which the individual acted executed the instrument.



Mary Ann Hughes
NOTARY PUBLIC
My commission expires 2/8/20



CIVIL LAND USE PLANNING SURVEY
 P503.643.8286 F844.715.4743 www.pd-grp.com
 9020 SW Washington Square Rd Suite 170
 Portland, Oregon 97223

ROGER BOULEVARD DEDICATION

PORTION OF PARCEL 1, PARTITION PLAT NO. 2006-013
 CLACKAMAS COUNTY, OREGON

A 40.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF PARCEL 1 OF PARTITION PLAT NO. 2006-013, SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON, SAID 40.00 FOOT WIDE STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE ROGER BOULEVARD RIGHT-OF-WAY AS DEDICATED ON THE PLAT OF "ASH MEADOWS", SAID CORNER ALSO BEING AN ANGLE POINT IN THE BOUNDARY OF SAID PARCEL 1; THENCE NORTH 53°00'00" WEST ALONG THE BOUNDARY OF SAID RIGHT-OF-WAY AND PARCEL 1, 40.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, CONTINUING ALONG THE BOUNDARY OF SAID PARCEL 1, NORTH 37°00'00" EAST, 57.00 FEET TO A 5/8" IRON ROD SET IN SURVEY NUMBER 22,712 (CLACKAMAS COUNTY SURVEY RECORDS); MARKING A POINT OF CURVATURE IN SAID BOUNDARY OF PARCEL 1; THENCE 135.31 FEET ALONG THE ARC OF A 360.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21°32'08", SAID CURVE HAVING A CHORD BEARING NORTH 26°13'56" EAST, 134.52 FEET; THENCE LEAVING THE BOUNDARY OF SAID PARCEL 1, RADIAL TO SAID CURVE, SOUTH 74°32'08" EAST, 40.00 FEET; THENCE 150.35 FEET ALONG THE ARC OF A 400.00 FOOT RADIUS CURVE TO THE RIGHT (BEING 40.00 FEET, PERPENDICULAR MEASURE, FROM THE BOUNDARY OF SAID PARCEL 1) THROUGH A CENTRAL ANGLE OF 21°32'08", SAID CURVE HAVING A CHORD BEARING SOUTH 26°13'56" WEST, 149.46 FEET; THENCE SOUTH 37°00'00" WEST, 57.00 FEET TO SAID NORTHEAST CORNER OF THE ROGER BOULEVARD RIGHT-OF-WAY AS DEDICATED ON THE PLAT OF "ASH MEADOWS" AND THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 7,993 SQUARE FEET

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 11, 2000
 MICHAEL H. HARRIS
 57863

VALID UNTIL 6-30-17

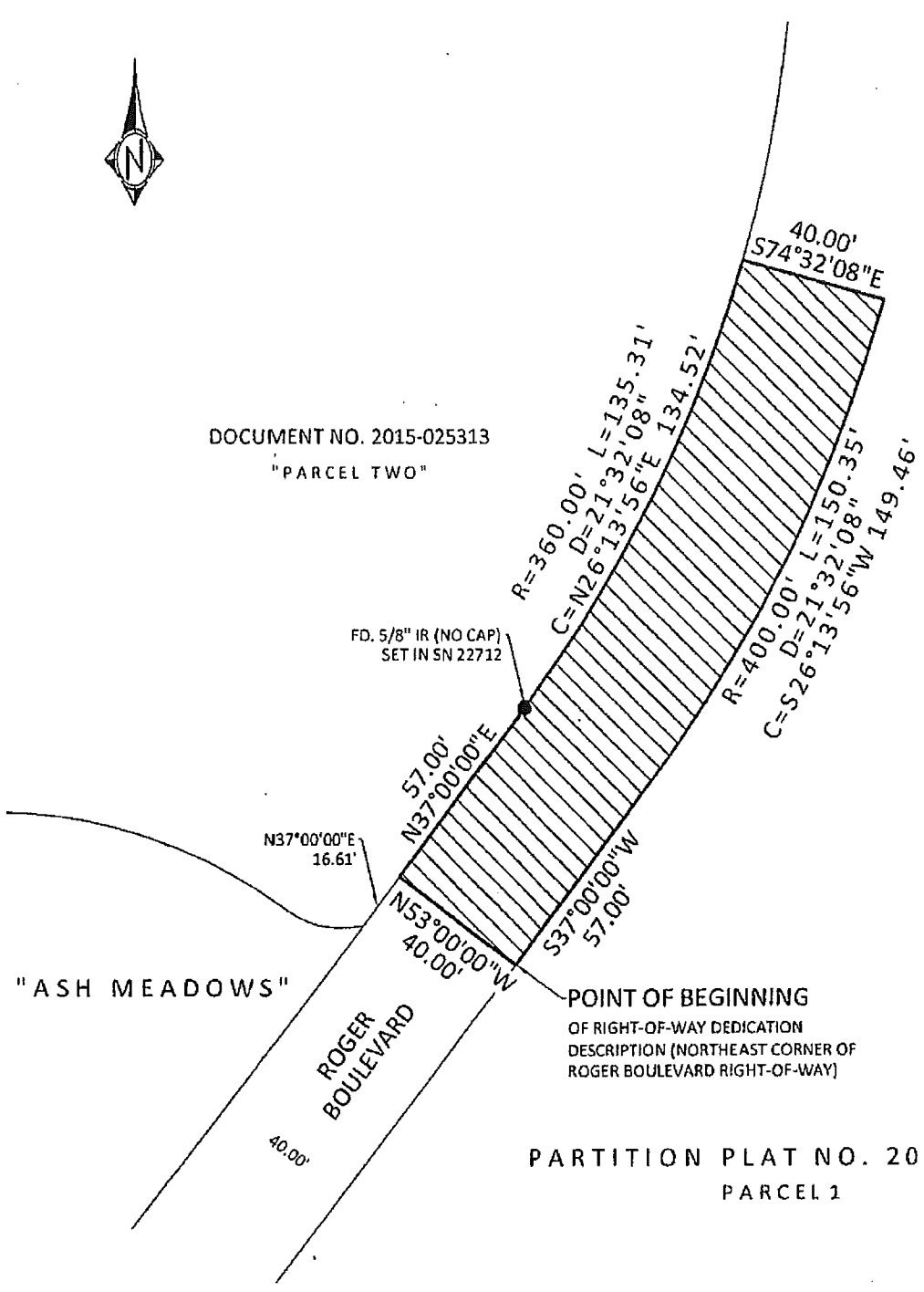
Handwritten: 2/25/16



DOCUMENT NO. 2015-025313

"PARCEL TWO"

FD. 5/8" IR (NO CAP)
SET IN SN 22712



"ASH MEADOWS"

ROGER BOULEVARD

POINT OF BEGINNING
OF RIGHT-OF-WAY DEDICATION
DESCRIPTION (NORTHEAST CORNER OF
ROGER BOULEVARD RIGHT-OF-WAY)

PARTITION PLAT NO. 2006-013

PARCEL 1

SFA JOB NO:
315-001

DATE:
01/18/16

SCALE:
1"=40'

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION



PIONEER DESIGN GROUP, INC.

8020 SW WASHINGTON SQUARE RD
SUITE 170
PORTLAND, OREGON 97223
p 503.841.8311
f 844.715.4743
www.pd-grp.com

ROGER BOULEVARD DEDICATION

A PORTION OF PARCEL 1, PARTITION PLAT NO. 2006-013
LOCATED IN THE NW 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH,
RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE,
CLACKAMAS COUNTY, OREGON.

J 2/25/16

Materials & Color Board

AMERICAN BROWN COLOR SCHEMES

8/12/2015

*Windows White	* MAIN BODY	*BOARD & BATT	*TRIM	FRONT DOOR & SHUTTERS	STONE	BRICK
A-B1	SW7507 Stone Lion	SW7506 Loggia	SW6151 Quiver Tan	SW6125 Craft Paper	Summit Peak Profit Alpine	Coventry
A-B2	SW7633 Taupe Tone	SW7514 Foothills	SW7044 Amazing Gray	SW2808 Rockwood	Pheasant Profit Alpine Ledgestone	Meridacina
A-B3	SW7550 Resort Tan	SW7506 Loggia	SW7548 Portico	SW6104 Kaffee	Skyline Country Ledgestone	Redwood
A-B4	SW7032 Warm Stone	SW7633 Taupe Tone	SW7570 Egret White	SW7515 Homestead Brown	Chardonnay Profit Alpine Ledgestone	English Rose

* BODY INCLUDES:	*BOARD & BATT	*TRIM INCLUDES:
GABLE SHINGLES	2ND FLOOR FRONT	COLUMNS
EAVES		CORBELS
STUCCO BOARD		FASCIA
CORNER BOARDS-1ST FLR		GUTTERS
		GARAGE DOORS

Architectural Design



Dogwood



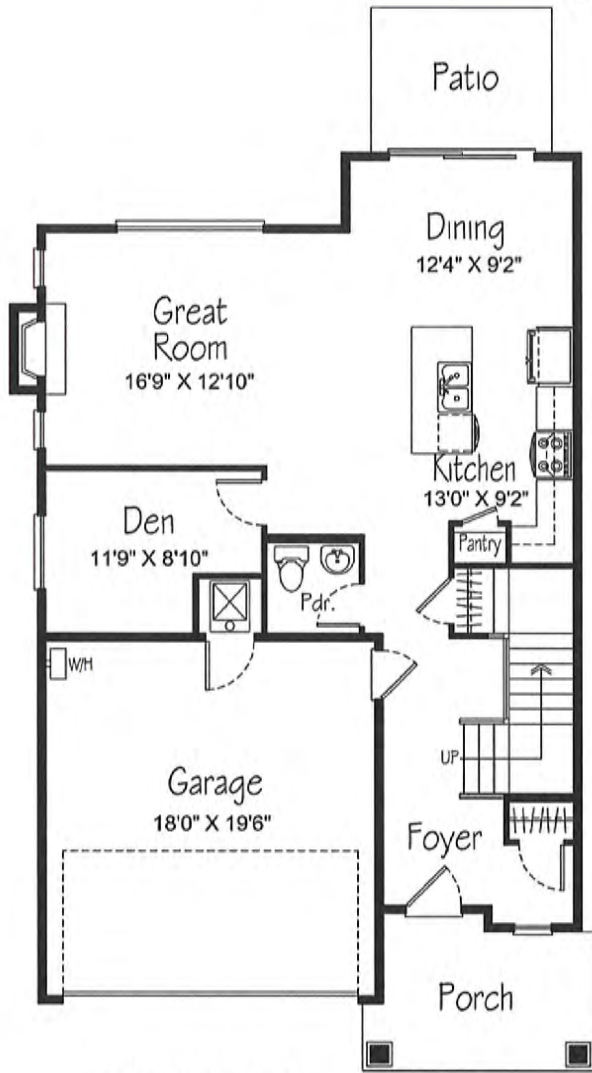
LENNAR[®]



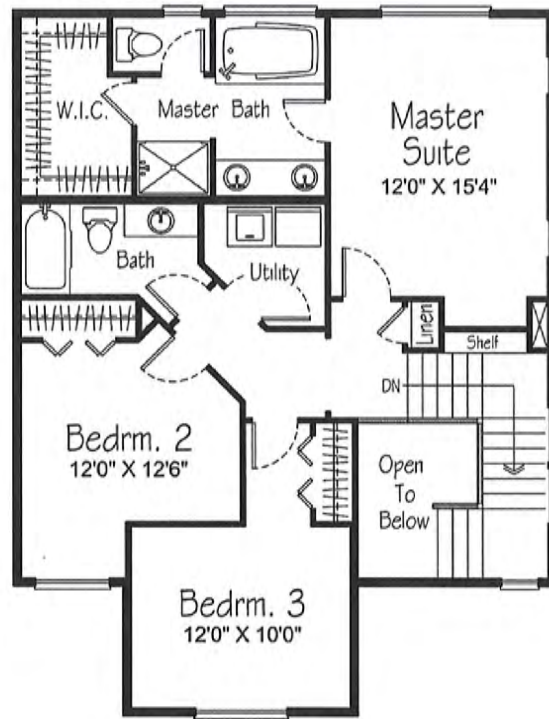
Dogwood

3 Bedrooms | 2.5 Baths | Den | Great Room | 2 Car Garage

1873 Sq. Ft.



Main Level



Upper Level

*This Floor Plan Represent the Dogwood Elevation

LENNAR.COM

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LENNAR





Juniper



LennarPortland.com

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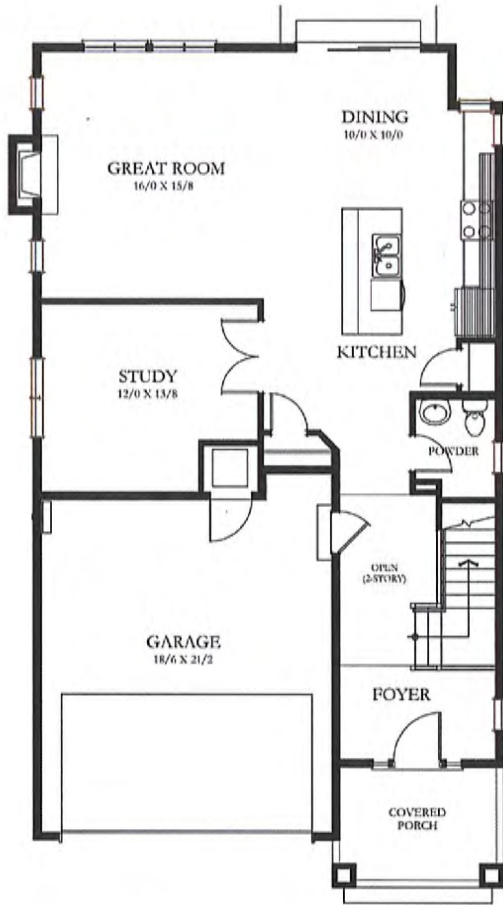


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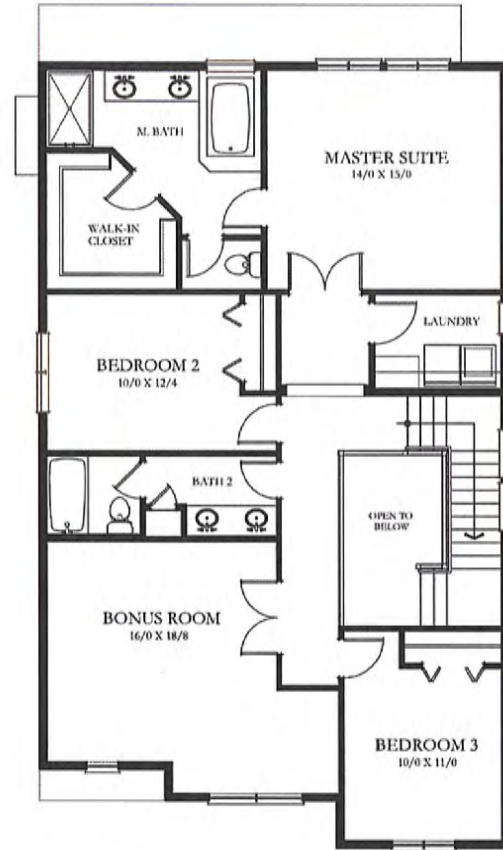
Juniper

3 Bedrooms | 2.5 Baths | Great Room | Bonus Room | Den

Approx. 2,309 Sq. Ft.



MAIN FLOOR



UPPER FLOOR

LENNAR®

Falcon's Nest | 14102 NE 101st Street Vancouver, WA | 866.813.7468



Floorplans and elevations are artist's renderings and may contain options, which are not standard on all models. Lennar reserves the right to make changes to these floorplans, specifications, dimensions and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Bay sizes may vary from home to home and may not accommodate all vehicles. Any statement, verbal or written, regarding "under air" or "finished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty. Copyright © 2013 Lennar Corporation. All rights reserved. Lennar and the Lennar logo are registered service marks or service marks of Lennar Corporation and/or its subsidiaries. CCB#195307, CCB#LENNAR187306, 3/14



Cypress



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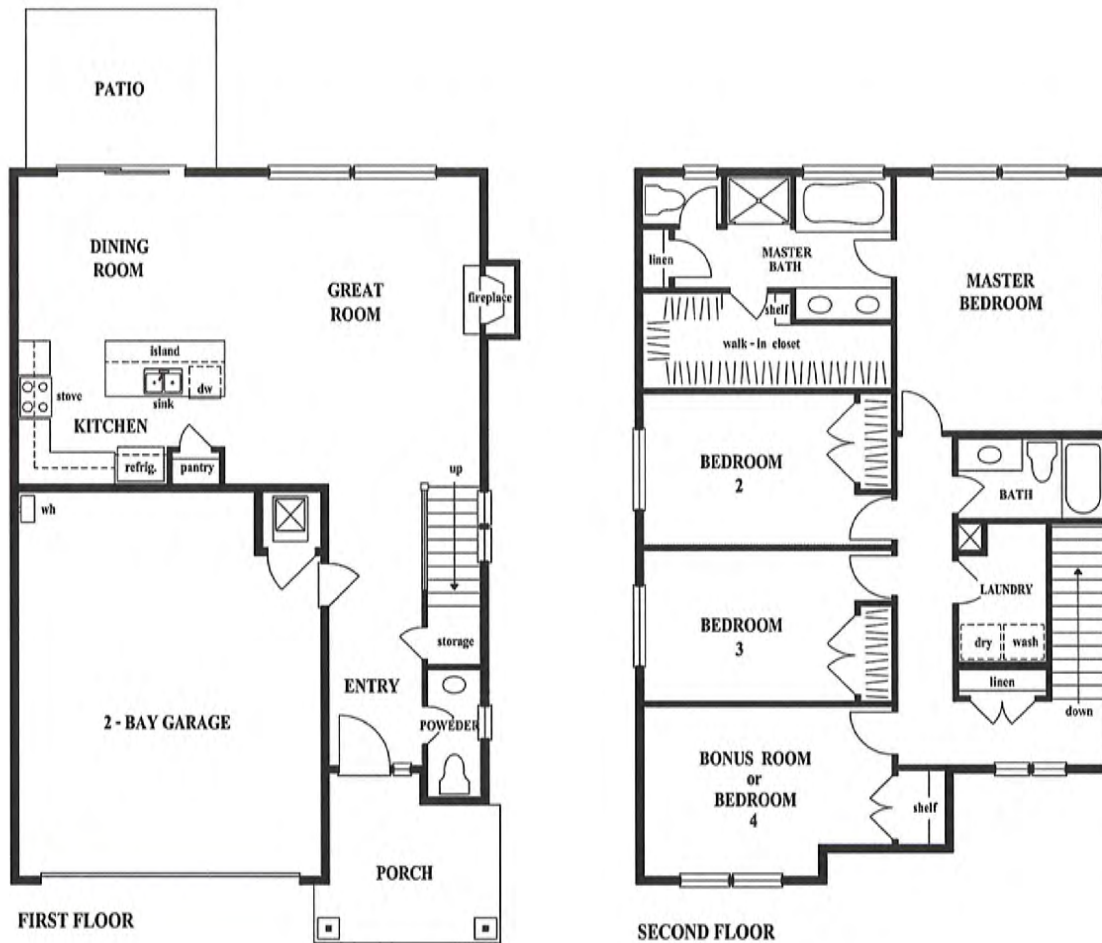


Cypress

SM

3-4 Bedrooms | 2.5 Baths | Great Room | Bonus Room Option

Approx. 2,026 Sq. Ft.



LENNAR

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Floorplans and elevations are artist's renderings and may contain options, which are not standard on all models. Lennar reserves the right to make changes to these floorplans, specifications, dimensions and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Bay sizes may vary from home to home and may not accommodate all vehicles. Any statement, verbal or written, regarding "under air" or "finished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty. Copyright © 2013 Lennar Corporation. All rights reserved. Lennar and the Lennar logo are registered service marks or service marks of Lennar Corporation and/or its subsidiaries. CCB#195307, CCB#LENNAN18930G, 11/13

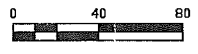
Ash Meadows
Open Space Analysis



OPEN SPACE ANALYSIS

AREA OF PLAT OF "ASH MEADOWS"	340,441 SQUARE FEET
AREA OF ROAD RIGHT OF WAY	43,776 SQUARE FEET
AREA OF BUILDINGS, PARKING AND GARAGES	157,086 SQUARE FEET
AREA OF OPEN SPACE	139,579 SQUARE FEET

OPEN SPACE 



8000 SW WASHINGTON SQUARE RD.
SUITE 170
PORTLAND, OREGON 97223
P 503.643.8288
F 503.643.8286
www.pdg.com

PDG
PIONEER DESIGN GROUP, INC.

OPEN SPACE ANALYSIS
"ASH MEADOWS CONDOMINIUMS"
LOCATED IN NW 1/4 SEC. 13, T3S, R1W,
CITY OF WILSONVILLE, CLATSOP COUNTY, OREGON

Designed by	Date	5/15
Drawn by	Date	
Reviewed by	Date	
Project No.	315-001	REF.
Horiz. Scale:	1"=40'	
Vert. Scale:	315-001-AREAS-BASE	

By	Date
Revision	No.

Project	ASH MEADOWS
No.	315-001
Type	ANALYSIS
Sheet	1 of 1

Geo-Tech Infiltration Report



Real-World Geotechnical Solutions
Investigation • Design • Construction Support

April 19, 2016
Project No. 16-4178

Brownstone Homes, LLC
Mr. Randy Myers
12670 SW 68th Parkway, Suite 200
Portland, Oregon 97223
Via Email: Randy@BrownstoneHomes.net

CC: Ben Altman, Pioneer Design Group (baltman@pd-grp.com)

**SUBJECT: INFILTRATION TESTING RESULTS
ASH PARK SUBDIVISION
NORTHWEST OF THE INTERSECTION OF SW ROGER BLVD AND SW MAXINE LN
WILSONVILLE, OREGON**

This report presents the results of infiltration testing conducted by GeoPacific Engineering, Inc. (GeoPacific) for the above referenced project. The work described in this report was conducted in accordance with GeoPacific proposal P-5418, and your subsequent authorization of our proposal and 'General Conditions for Geotechnical Services'.

The subject site is located immediately to the northwest of the intersection of SW Maxine Lane and SW Roger Boulevard in Wilsonville, Oregon (Figure 1). The site is bounded by SW Roger Blvd to the east, SW Maxine Lane to the south, and undeveloped fields to the west and north. Topography on the site slopes down gently to the west and north. A community building currently exists in the northwest portion of the site and tennis courts currently exists in the northeast portion of the site. A parking lot surfaced with asphalt pavement exists in the southern-central portion of the site.

We understand that plans for project development include 15 lots for new single family residences, the construction of approximately 450 linear feet of new public street, and associated underground utilities. We also understand the sidewalks and driveways to be constructed as part of the development may consist of some type of pervious pavement or pervious pavers. A stormwater management facility may also be constructed in Tract 'A,' located in the northwest portion of the site. The existing building, tennis courts, and parking lot are to be demolished and removed from the site.

SUBSURFACE CONDITIONS

On April 12, 2016 GeoPacific explored subsurface conditions on the site by excavating four test pits. Approximate locations of our explorations are shown on the attached Site Plan (Figure 2).

Soils encountered in test pit TP-1 generally consisted of undocumented fill material to a depth of 4 feet, overlying clayey SILT (ML), which extended beyond the maximum depth of exploration (10.5 feet). Soils encountered in test pit TP-2 consisted of SILT (ML) with some sand, which extended beyond the maximum depth of exploration (6.5 feet). Soils encountered in test pits TP-3 and TP-4 generally consisted of SILT (ML) which graded to with some sand below 3 feet in test pit TP-3 and 5 feet in test pit TP-4. For detailed descriptions of subsurface conditions, refer the attached test pit logs.

Soil Moisture and Groundwater

On April 12, 2016, we encountered groundwater seepage at a depth of 10 feet below the ground surface in test pit TP-1. Soil moisture contents above this depth in test pit TP-1 and in test pits TP-2 through TP-3 were generally moist.

Experience has shown that temporary storm related perched groundwater within the near surface soils often occur over fine-grained native deposits such as those beneath the site during the wet season and particularly in mottled soils such as were identified in the test pit. It is anticipated that groundwater conditions will vary depending on the season, local subsurface conditions, changes in site utilization, and other factors.

INFILTRATION TESTING

On April 12, 2016, a GeoPacific geotechnical engineer performed three pushed-pipe, falling head infiltration tests. A fourth infiltration test was also attempted at a depth of 10.5 feet in test pit TP-1. However, since groundwater seepage was encountered at a depth of 10 feet in test pit TP-1 that infiltration test was cancelled. The infiltration tests were performed in the bottom of test pits. The approximate locations of our infiltration tests are shown on the attached Site Plan (Figure 2).

During the infiltration testing, water levels were measured at regular intervals until three successive measurements showing a consistent infiltration rate were achieved. Table 1 presents a summary of our infiltration test measurement results

Table 1 - Results of Infiltration Testing

Exploration Designation	Depth (ft)	Infiltration Rate (in/hr)	Soil Description
TP-1	5	0.12	Clayey SILT (ML)
TP-2	1.5	8	SILT (ML) with some sand
TP-3	1.5	1.44	SILT (ML)

The measured rates presented on Table 2 reflects both vertical flow pathways only.

CONCLUSIONS AND RECOMMENDATIONS

We understand that on-site storm water systems may include pervious pavement or shallow infiltration facilities. Infiltration testing indicates that the native clayey SILT (ML) soils encountered below a depth of 4 feet in test pit TP-1 exhibit an infiltration rate of 0.12 inches per hour. Infiltration testing also indicates that the native clayey SILT (ML) to SILT (ML) with some

sand encountered below the topsoil layer in test pits TP-2 through TP-4 exhibits an infiltration rate of at least 1.44 inches per hour.

The infiltration rates presented in this report do not incorporate a factor of safety. We typically suggest a factor of safety ranging from 2 to 4 depending on factors such as: the type and location of the facility, regulatory stipulations, and the ability to safely convey potential overflow to an appropriate discharge point. Adequate separation should be maintained between the bottoms of stormwater management facilities and groundwater levels. Typically the minimum recommended separation distance is 5 feet. It should be noted that groundwater seepage was encountered at a depth of 10.5 feet in test pit TP-1.

On-site stormwater disposal systems should be constructed as specified by the designer and in accordance with the jurisdictional stormwater manuals. Stormwater exceeding soil infiltration and/or soil storage capacities will need to be directed to a suitable surface discharge location. Storm water management systems may need to include overflow outlets, surface water control measures and/or be connected to the street storm drain system, if available.

ENVIRONMENTAL CONSIDERATIONS AND LIMITATIONS

Subsurface stormwater disposal systems have the potential to affect groundwater quality since they provide a more direct pathway to groundwater aquifers. Consequently, disposal systems should be constructed and maintained in accordance with Oregon Department of Environmental Quality (DEQ) requirements for groundwater protection. Systems receiving runoff from pavement areas should include water quality elements; such as oil traps, filters, or similar measures.

Infiltration test methods and procedures attempt to simulate the as-built conditions of a planned subsurface disposal system. However, due to natural variations in soil properties, actual infiltration rates may vary from the measured and/or recommended design rates. Storm events in excess of the design event are possible, and systems should be constructed such that potential overflow is discharged in a controlled manner away from structures.

Ash Park Subdivision – Infiltration Testing
Project No. 16-4178

We appreciate this opportunity to be of service. Please call if you have any questions.

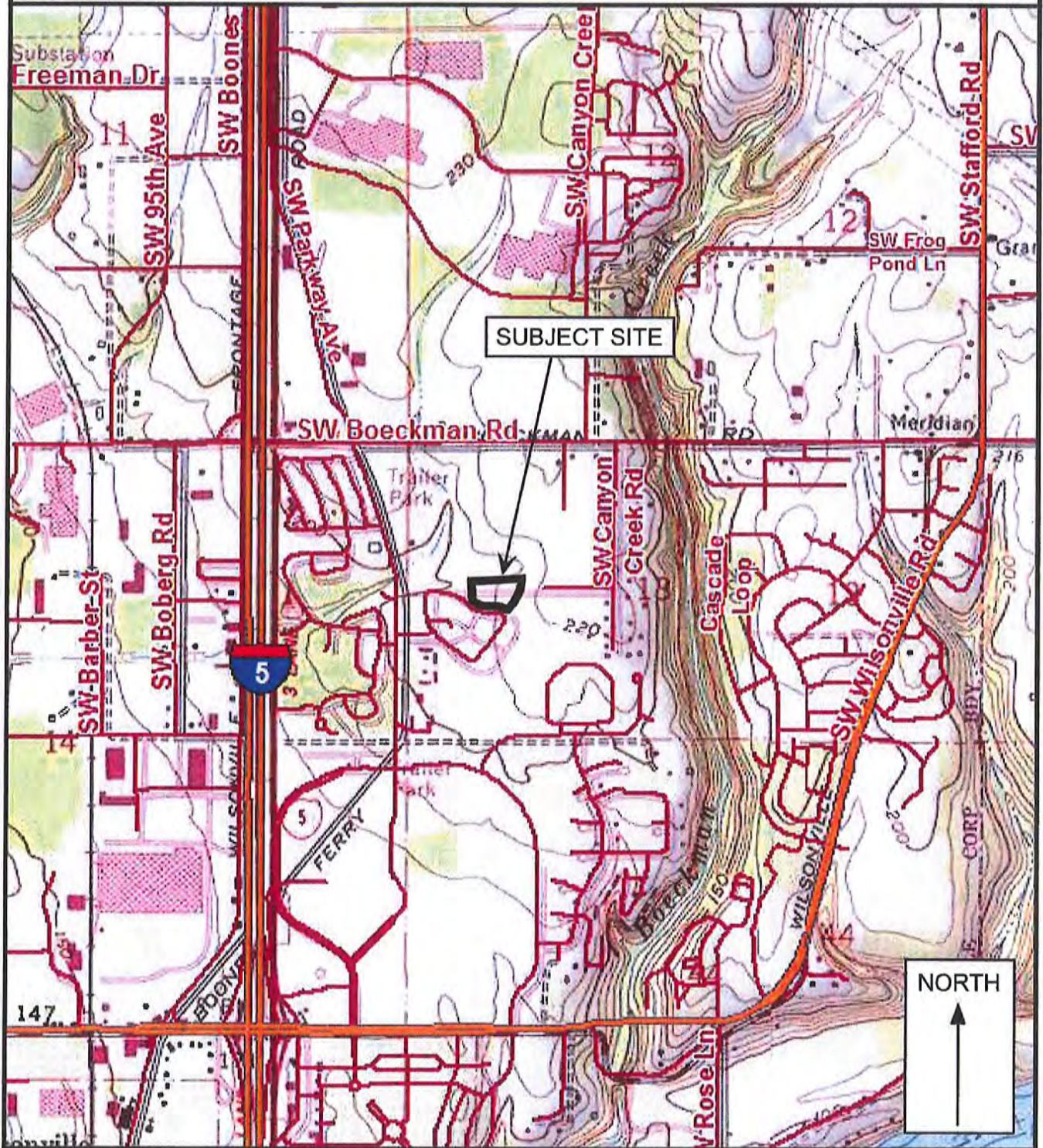
Sincerely,

GEO PACIFIC ENGINEERING, INC.



Benjamin G. Anderson, P.E.
Project Engineer

Attachments: Figure 1 – Vicinity Map
Figure 2 - Site Plan and Infiltration Test Location Map
Test Pit Logs (TP-1 through TP-4)



Legend

Approximate Scale 1 in = 1,400 ft

Date: 04/19/16

Drawn by: BGA

Base maps: National Geographic TOPOI, Tele Atlas, Oregon, 1990.

Project: Ash Park Subdivision
Wilsonville, Oregon

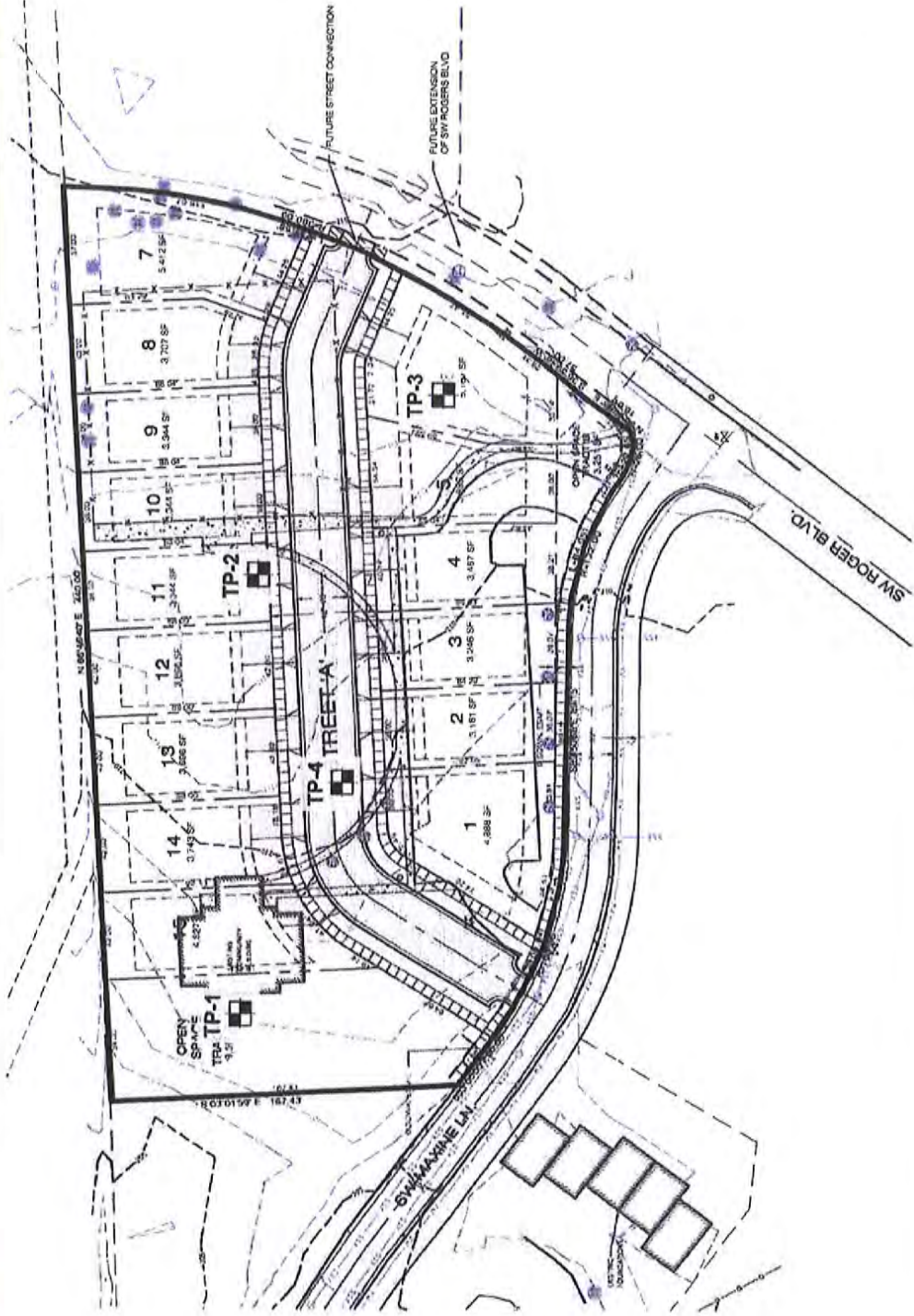
Project No. 16-4178

FIGURE 1



14835 SW 72nd Avenue
Portland, Oregon 97224
Tel: (503) 598-8445 Fax: (503) 941-9281

SITE PLAN AND EXPLORATION LOCATIONS



Legend

- TP-1 Test Pit Designation and Approximate Location

Date: 04/19/16
Drawn by: BGA
0 80'
APPROXIMATE SCALE 1"=80'

Project: Ash Park Subdivision
Wilsonville, Oregon

Project No. 16-4178

FIGURE 2




14835 SW 72nd Avenue
 Portland, Oregon 97224
 Tel: (503) 598-8445 Fax: (503) 941-9281

TEST PIT LOG

Project: Ash Park Subdivision
 Wilsonville, Oregon

Project No. 16-4178

Test Pit No. **TP- 1**

Depth (ft)	Pocket Penetrometer (tons/ft ²)	Sample Type	In-Situ Dry Density (lb/ft ³)	Moisture Content (%)	Water Bearing Zone	Material Description
1	1.0					Soft, clayey SILT (ML), with fine roots throughout upper 5 inches, moist (Undocumented Fill) Grades to with some fine roots
2	1.0					Grades to dark gray
3	1.25					
4	1.5					
5	1.0					
6						Stiff, clayey SILT (ML), brown, moist (Willamette Formation)
7						Grades to very stiff
8						
9						
10						
11						Test pit terminated at 10.5 feet
12						
13						Note: Slow groundwater seepage at 10 feet Visually estimated at less than 1 gpm
14						Infiltration test performed at 5 feet
15						
16						
17						

LEGEND



Bag Sample



Bucket Sample



Shelby Tube Sample



Seepage



Water Bearing Zone



Water Level at Abandonment

Date Excavated: 04/12/16

Logged By: BGA

Surface Elevation:



14835 SW 72nd Avenue
 Portland, Oregon 97224
 Tel: (503) 598-8445 Fax: (503) 941-9281

TEST PIT LOG

Project: Ash Park Subdivision
 Wilsonville, Oregon

Project No. 16-4178

Test Pit No. TP-2

Depth (ft)	Pocket Penetrometer (tons/ft ²)	Sample Type	In-Situ Dry Density (lb/ft ³)	Moisture Content (%)	Water Bearing Zone	Material Description
1	2.5					6" soft, highly organic SILT (ML-OL), dark brown, with fine roots (Topsoil)
2	2.75					Stiff, SILT (ML) with some sand, brown, moist (Willamette Formation)
3	3.0					
4	>4.5					Grades to very stiff to hard
5						
6						
7						Test pit terminated at 6.5 feet
8						
9						Note: No seepage or groundwater encountered
10						Infiltration test performed at 1.5 feet
11						
12						
13						
14						
15						
16						
17						

LEGEND



100 to 1,000 g
 Bag Sample



5 Gal. Bucket Sample



Shelby Tube Sample



Seepage



Water Bearing Zone



Water Level at Abandonment

Date Excavated: 04/12/16

Logged By: BGA

Surface Elevation:



14835 SW 72nd Avenue
 Portland, Oregon 97224
 Tel: (503) 598-8445 Fax: (503) 941-9281

TEST PIT LOG

Project: Ash Park Subdivision
 Wilsonville, Oregon

Project No. 16-4178

Test Pit No. **TP-3**

Depth (ft)	Pocket Penetrometer (tons/ft ²)	Sample Type	In-Situ Dry Density (lb/ft ³)	Moisture Content (%)	Water Bearing Zone	Material Description
1						6" soft, moderatley organic SILT (ML-OL), brown, with fine roots throughout, moist (Topsoil)
2	2.5					Very stiff, SILT (ML), brown, micaceous, moist (Willamette Formation)
3	3.0					Grades to without silt, light brown, and with some fine sand
4						
5						
6						Test pit terminated at 6 feet
7						
8						Note: No seepage or groundwater encountered
9						Infiltration test performed at 1.5 feet
10						
11						
12						
13						
14						
15						
16						
17						

LEGEND



100 to 1,000 g
Bag Sample



5 Gal. Bucket Sample



Shelby Tube Sample



Seepage



Water Bearing Zone



Water Level at Abandonment

Date Excavated: 04/12/16

Logged By: BGA

Surface Elevation:



14835 SW 72nd Avenue
 Portland, Oregon 97224
 Tel: (503) 598-8445 Fax: (503) 941-9281

TEST PIT LOG

Project: Ash Park Subdivision
 Wilsonville, Oregon

Project No. 16-4178

Test Pit No. **TP-4**

Depth (ft)	Pocket Penetrometer (tons/ft ²)	Sample Type	In-Situ Dry Density (lb/ft ³)	Moisture Content (%)	Water Bearing Zone	Material Description
1						14" soft, highly organic SILT (ML-OL), dark brown, with fine roots throughout upper 6 inches, moist (Topsoil)
2	2.0					Stiff, SILT (ML), brown, moist (Willamette Formation)
3	2.5					Grades to very stiff
4	4.0					Grades to with gray and orange mottling
5						Grades to without clay, light brown, and with some fine sand
6						
7						Test pit terminated at 7 feet
8						Note: No seepage or groundwater encountered
9						
10						
11						
12						
13						
14						
15						
16						
17						

LEGEND



100 to 1,000 g
Bag Sample



5 Gal. Bucket Sample



Shelby Tube Sample



Seepage



Water Bearing Zone



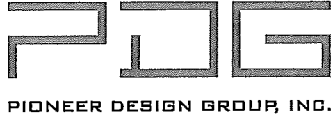
Water Level at Abandonment

Date Excavated: 04/12/16

Logged By: BGA

Surface Elevation:

Storm Drainage Report



CIVIL LAND USE PLANNING SURVEY

P 503.643.8286 F 844.715.4743 www.pd-grp.com
9020 SW Washington Square Rd Suite 170
Portland, Oregon 97223

Preliminary Storm Drainage Report

ASH PARK

City of Wilsonville, Oregon

Date: April 28, 2016

Prepared By: Tristan Wear, E.I.T.

Reviewed By: Brent E. Fitch, P.E.

PDG Job No. 315-001

Applicant: Brownstone Development, Inc.
#47 South State St.
Lake Oswego, OR 97034
(503) 358-4460

Engineer: Pioneer Design Group, Inc.
9020 SW Washington Sq. Dr.
Suite 170
Portland, OR 97223
(503) 643-8286

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- APPENDIX ‘A’ – City of Wilsonville Water Quality Details**
- APPENDIX ‘B’ – BMP Sizing Tool Reports**
- APPENDIX ‘C’ – City of Wilsonville Stormwater System Map**

INTRODUCTION

This report represents the preliminary storm drainage and storm water analysis for the Ash Park Subdivision project. The basis of this report is to comply with the engineering and design standards of the City of Wilsonville, the State of Oregon's regulations and engineering standards, and the latest edition of the Oregon Plumbing Specialty Code (OPSC). Compiled in this report are the design criteria for the site, the hydrologic methodology, and the preliminary drainage analysis.

SITE DESCRIPTION AND LOCATION

The proposed project is a 12-lot detached single family subdivision located at 8195 SW Maxine Lane in Clackamas County, Oregon. The property is located west of the newly constructed extension of Canyon Creek Road, and north of the Town Center. The subject site is approximately 2.13 acres and is specifically identified as Tax Lot 2700 of Tax Map 31W 13B. The property is zoned PDR-4.

EXISTING CONDITIONS

Currently, the site contains one small community center building, tennis courts, and a parking lot. The building, tennis courts, and parking lot will be removed and replaced with the development. The topography of the site is gently sloping downhill from the east to the west. Grades across the site range from 2-4% with a relative high point of 215 feet at the east property boundary and a relative low point at the northwest corner of 206 feet. There are approximately 31,823 square feet (0.73 acres) of impervious surfaces on the property consisting of the buildings, driveways, concrete walks and tennis courts which comprise 34.3% of the entire site.

The predominant soils found on site are Aloha (1A) and Amity (3) with a corresponding hydrologic soil group (HSG) designation 'C/D,' respectively, as shown on the attached Natural Resources Conservation Service (NRCS) soil survey for Clackamas County.

RUNOFF CURVE NUMBERS

Predeveloped and developed pervious areas represent a runoff curve number (RCN) of 74 for good condition "Grassland" and "Open Space" cover type, respectively (HSG designation 'C'). A runoff curve number of 98 will be used for all developed impervious areas (refer to the SCS Runoff Curve Numbers exhibit and NRCS Soil Survey).

RUNOFF CURVE NUMBERS		
Land Description	Existing RCN	Proposed RCN
Grassland, Good Condition	74	
Open Space, Good Condition		74
Impervious		98

PROPOSED IMPROVEMENTS

Impervious surfaces will be created as a result of the public street improvements and private driveways along with the eventual homes and sidewalks. The proposed development will create approximately 54,411 square feet (1.25 acres) of impervious area, which comprise 58.7% of the entire site. Public utilities will be extended throughout the site for the use of the proposed lots.

HYDROLOGY/HYDRAULIC METHODOLOGY

Using the SCS method based on a Type 1A rainfall distribution, the site has been analyzed to determine the proposed peak runoff rates for the water quality, 2 and 10-year 24-hour storm events. The SCS method uses runoff curve numbers in conjunction with the property’s hydrologic soil group to model the site’s permeability. Hydrologic analysis was provided using Water Environment Services BMP Sizing Tool software (refer to Appendix ‘B’).

A pre-developed time of concentration of 37.92 minutes and a developed time of concentration of 7.18 minutes were calculated using the methodology outlined in the TR-55 technical manual (refer to the *Time of Concentration calculations and exhibits*).

Rainfall depths for all storm events used in the calculations and design of the proposed storm drainage system are found in latest edition of the City of Wilsonville Public Works Standards, Stormwater & Surface Water Standards and as shown below.

24-HOUR RAINFALL DEPTHS (City of Wilsonville)					
Recurrence Interval, Years	2	5	10	25	100
24-Hour Depths, Inches	2.50	3.00	3.45	3.90	4.50

WATER QUALITY

As required by the City of Wilsonville, we will treat runoff from any new impervious surface created as a result of the proposed development. All water quality structures shall be designed to treat storm water generated by 0.36 inches of precipitation falling in 4 hours with an average storm return period of 96 hours. The water quality facilities, in conjunction with the sumped catch basins, will remove a minimum of 70% of the Total Phosphorous (TP) from the storm water runoff.

Water quality will be provided by a combination of proposed LID facilities including stormwater planters, vegetated swale, and detention pond (refer to *LID Basin Map*). Stormwater planters will collect and provide treatment for roof water associated with each proposed home. The BMP Sizing Tool was used to size a stormwater planter to treat an individual lot at the current rate of 2,750 square feet of impervious surface area per dwelling unit (refer to the *BMP Sizing Tool Report*). A detention pond and a vegetated swale located in Tract 'D' and Tract 'E', respectively, will provide treatment for runoff from streets, sidewalks, and driveways. The detention pond and the vegetated swale were sized using the BMP Sizing Tool (refer to *Appendix 'B'*).

DETENTION

There is a known restriction on the downstream drainage way, therefore detention is being provided. The downstream restriction is the culvert crossing under the interstate-5 freeway. Water quantity control (detention) is being provided within the stormwater planters, vegetated swale, and detention pond. Stormwater planters will be located on each lot, and are sized for treatment and detention. The proposed detention pond is located on the west side of the site, at the south end of Tract 'D'. The pond will be contained by approximately 50 lineal feet of retaining wall located along the southwest side of the facility, with a maximum height of 2.0 feet. The remaining perimeter of the pond shall be vegetated to a side slope of 3:1. A chain link fence will surround the pond for safety and maintenance purposes with the appropriate jurisdictional signage. Maintenance access to the facility will be off of Ryber Road and will be within 10 feet of all sumped structures.

A flow control manhole with two orifices will attenuate the post-developed peak runoff for the water quality, 2, 10-year storm events to 42% of the 2-year and 10-year predeveloped peak flows for the facility. The pond will have a final volume of 3,185 cubic feet (refer to *Appendix 'B'*).

Emergency overflow is on the southwest side of the pond, towards Maxine Lane.

CONVEYANCE

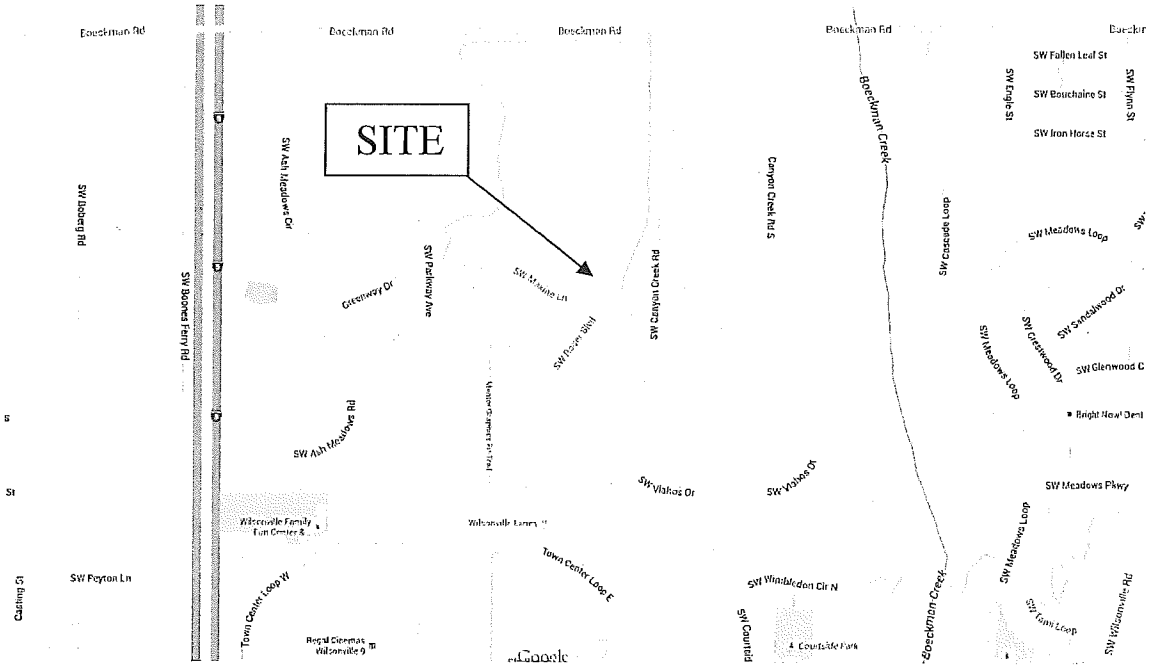
The conveyance system for the site consists of an underground pipe system with sumped and flow through catch basins. Storm water will be conveyed through the site via a series of pipes and routed through the storm water facility before being discharged into the existing public drainage system downstream of the property.

Using a Manning's 'n' value of 0.013, the minimum slope required to convey the 25-year storm event in a 12" PVC pipe for this development is 0.0050 ft./ft. (refer to the *Stormwater Conveyance Calculations*).

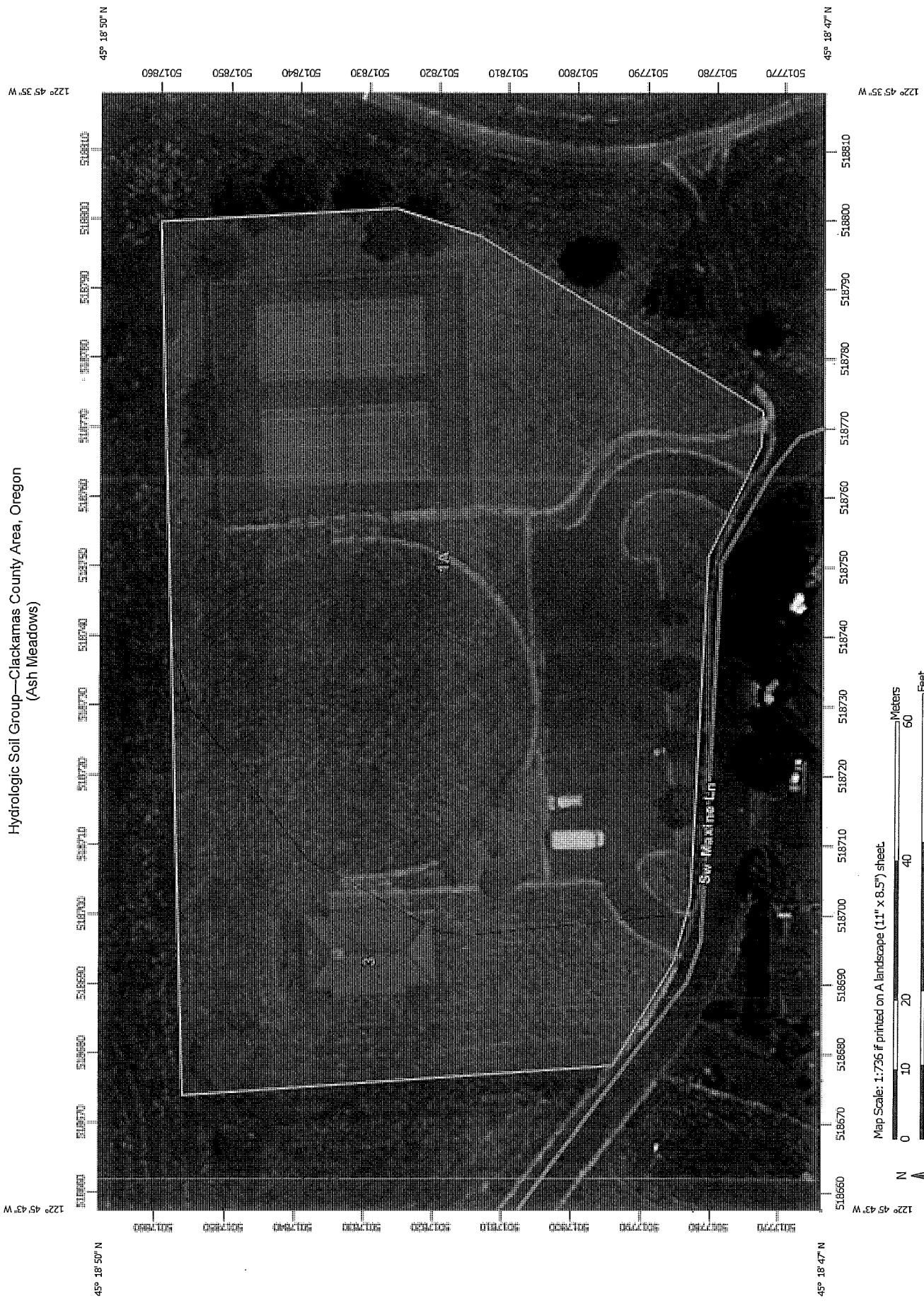
CONCLUSION

Based on the supporting storm water calculations and attached analysis, it is the opinion of Pioneer Design Group that the development of the Ash Park Subdivision project will not adversely affect the existing downstream drainage system or adjacent property owners. We will use the onsite water quality/quantity facilities for treatment and detention for the proposed development. Therefore, all the requirements associated with the City of Wilsonville's Public Works Standards and Stormwater & Surface Water Standards have been met for this project.








































VICINITY MAP



Hydrologic Soil Group—Clackamas County Area, Oregon
(Ash Meadows)



MAP LEGEND

	Area of Interest (AOI)		C
	Soils		C/D
	Soil Rating Polygons		D
	A		Not rated or not available
	A/D		Water Features
	B		Streams and Canals
	B/D		Transportation
	C		Rails
	C/D		Interstate Highways
	D		US Routes
	Not rated or not available		Major Roads
	Soil Rating Lines		Local Roads
	A		Background
	A/D		Aerial Photography
	B		
	B/D		
	C		
	C/D		
	D		
	Not rated or not available		
	Soil Rating Points		
	A		
	A/D		
	B		
	B/D		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Clackamas County Area, Oregon
Survey Area Data: Version 9, Sep 19, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 8, 2010—Sep 4, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Clackamas County Area, Oregon (OR610)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1A	Aloha silt loam, 0 to 3 percent slopes	C/D	1.7	77.7%
3	Amity silt loam	C/D	0.5	22.3%
Totals for Area of Interest			2.2	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

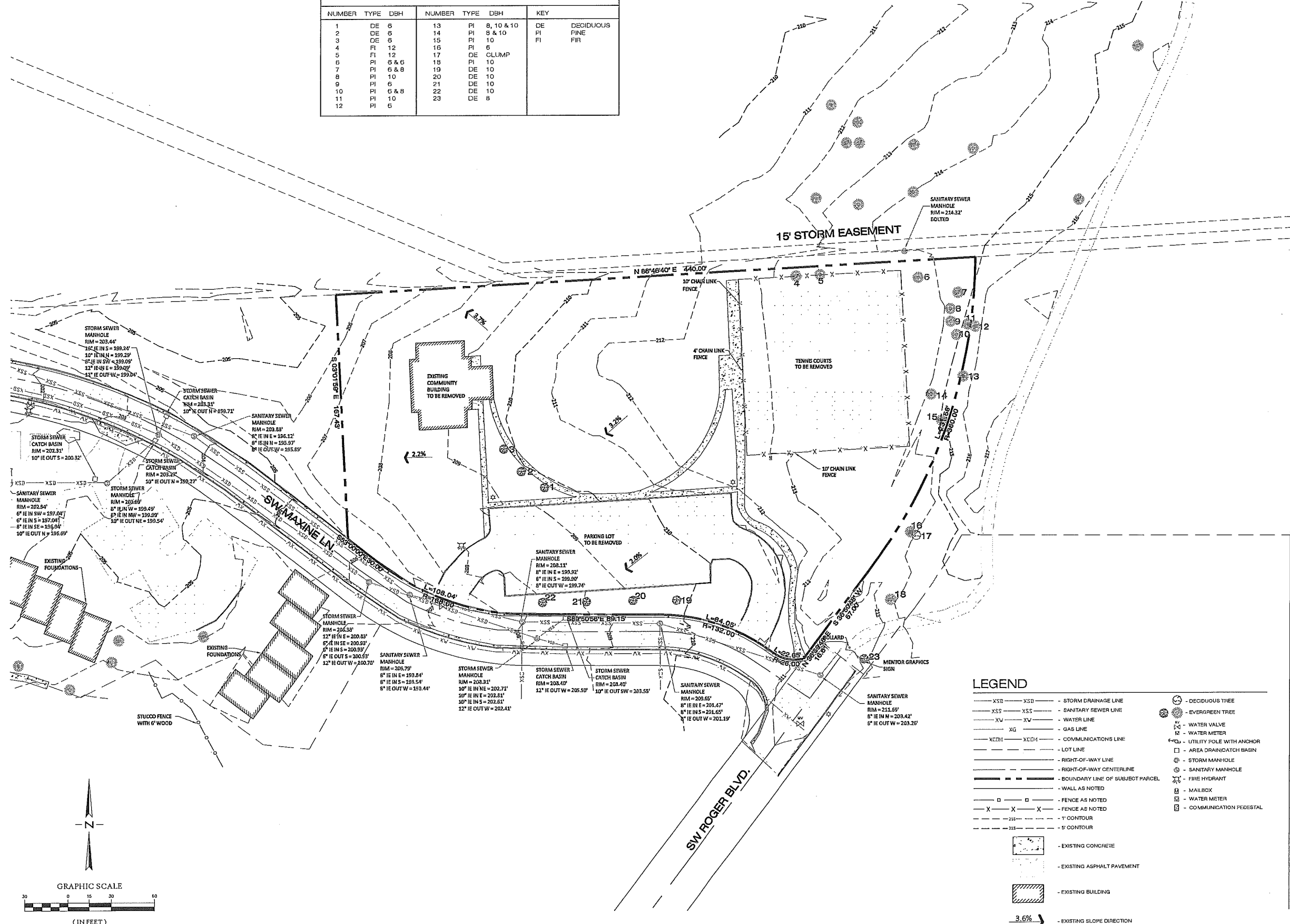
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

TREE TABLE						
NUMBER	TYPE	DBH	NUMBER	TYPE	DBH	KEY
1	DE	6	13	PI	8, 10 & 10	DE DECIDUOUS
2	DE	6	14	PI	8 & 10	PI PINE
3	DE	6	15	PI	10	PI FIR
4	FI	12	16	PI	6	
5	FI	12	17	DE	CLUMP	
6	PI	6 & 6	18	PI	10	
7	PI	6 & 8	19	DE	10	
8	PI	10	20	DE	10	
9	PI	6	21	DE	10	
10	PI	6 & 8	22	DE	10	
11	PI	10	23	DE	8	
12	PI	6				



LEGEND

- XSD - XSD - STORM DRAINAGE LINE
- XSS - XSS - SANITARY SEWER LINE
- XV - XV - WATER LINE
- XG - XG - GAS LINE
- XCD - XCD - COMMUNICATIONS LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTERLINE
- BOUNDARY LINE OF SUBJECT PARCEL
- WALL AS NOTED
- FENCE AS NOTED
- FENCE AS NOTED
- 1' CONTOUR
- 5' CONTOUR
- EXISTING CONCRETE
- EXISTING ASPHALT PAVEMENT
- EXISTING BUILDING
- EXISTING SLOPE DIRECTION
- DECIDUOUS TREE
- EVERGREEN TREE
- WATER VALVE
- WATER METER
- WATER METER
- UTILITY POLE WITH ANCHOR
- AREA DRAIN/CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- FIRE HYDRANT
- MAILBOX
- WATER METER
- COMMUNICATION PEDESTAL

EXISTING CONDITIONS

ASH PARK
CITY OF WILSONVILLE, OREGON

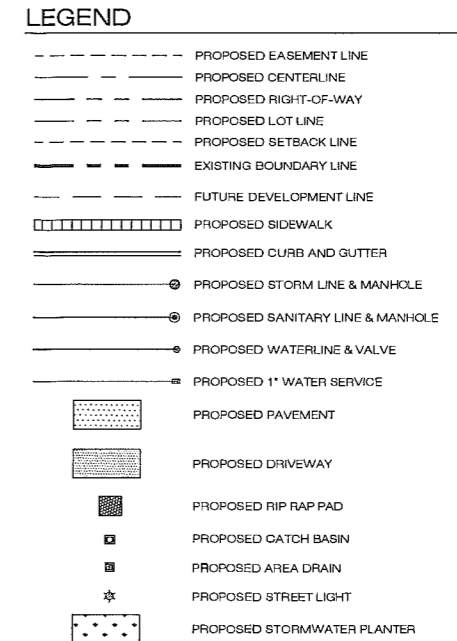
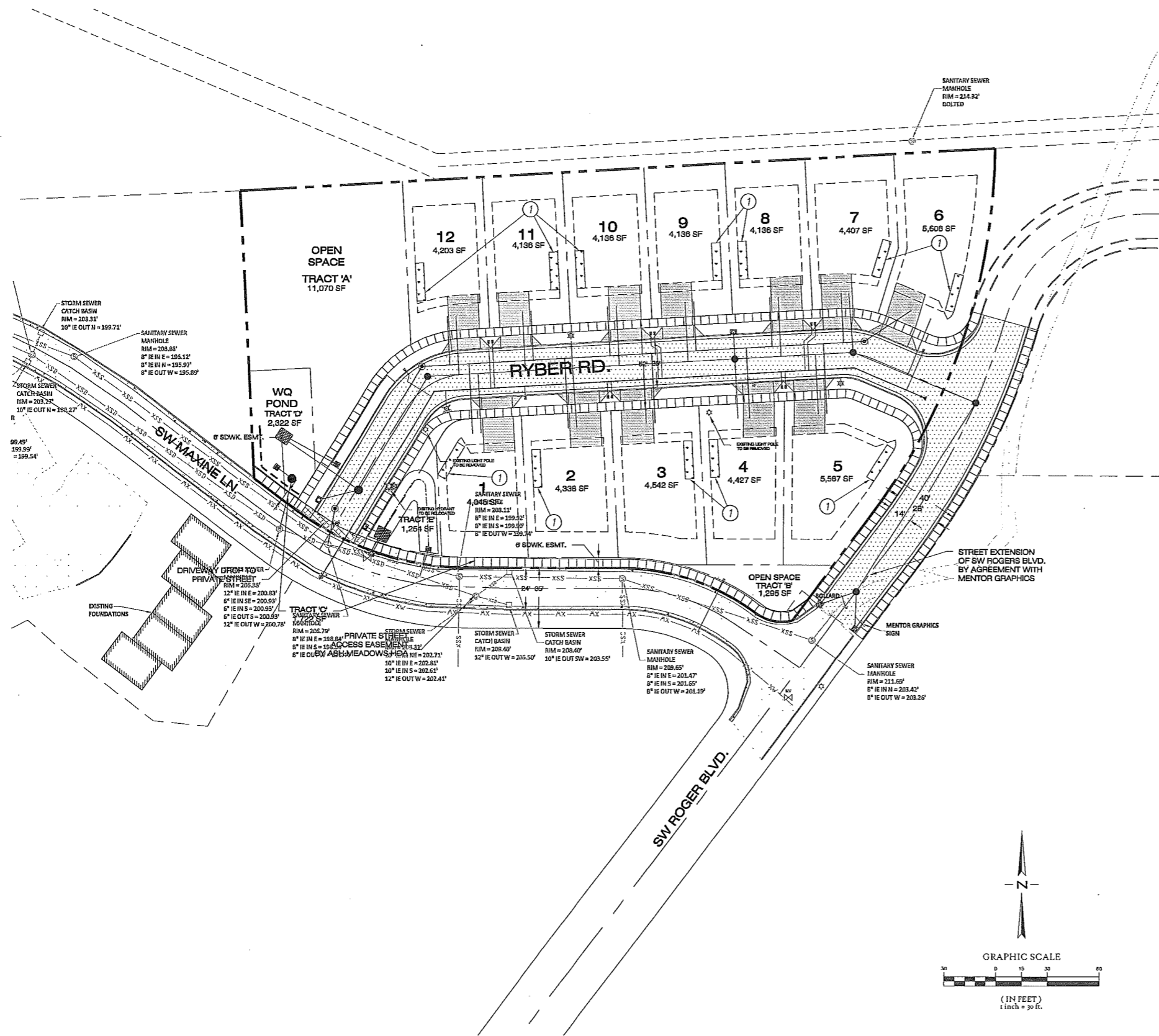
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Reviewed by <td>BA <td>Date <td>09/2015 </td></td></td>	BA <td>Date <td>09/2015 </td></td>	Date <td>09/2015 </td>	09/2015
Project No.	315-001	REF.	
Horizontal Scale:	AS NOTED		
Vertical Scale:	3150L 08amc		

Project: ASH PARK
No: 315-001
Type: PLANNING
Sheet: 3 of 8

2006
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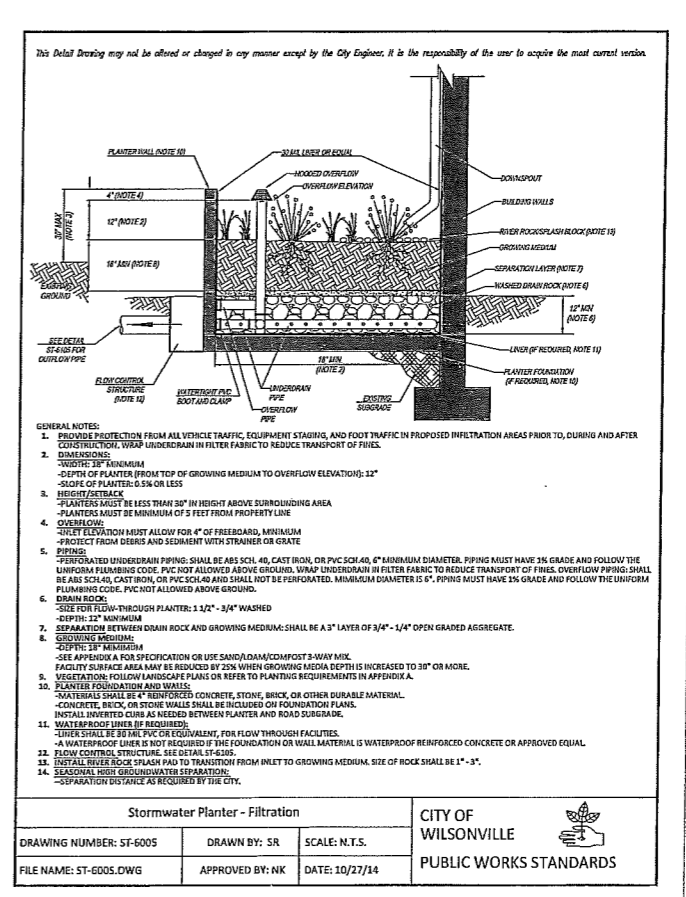
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CONSTRUCTION NOTES

1 PROPOSED STORMWATER PLANTERS TO BE INSTALLED ON EACH LOT, SEE CITY OF WILSONVILLE DWG. NO. ST-6005 FOR DESIGN. EACH PLANTER TO BE 110.0 SF MINIMUM PER WES BMP SIZING REPORT. FINAL LOCATION OF PLANTERS TO BE DETERMINED BY HOMEOWNER.



PRELIMINARY UTILITIES PLAN

8022 SW WASHINGTON SQUARE RD.
SUITE 170
WILSONVILLE, OREGON 97223
P: 503.643.3288
F: 503.643.3288
WWW.P2G.COM

PIONEER DESIGN GROUP, INC.

Designed by: BA Date: 09/2015
 Drawn by: TCC Date: 09/2015
 Reviewed by: BA Date: 09/2015
 Project No.: 315-001 REF.
 Horiz. Scale: AS NOTED
 Vert. Scale: 3/32" = 1' (0.015625)

ASH PARK
CITY OF WILSONVILLE, OREGON

Project: ASH PARK
 No.: 315-001
 Type: PLANNING
 Sheet

RUNOFF CURVE NUMBERS (TR55)

Table 2-2a: Runoff curve numbers for urban areas¹

Cover description		CN for hydrologic soil group			
Cover type and hydrologic condition	Average percent impervious area ²	A	B	C	D
<i>Fully developed urban areas (vegetation established)</i>					
Open space (lawns, parks, golf courses, cemeteries, etc.) ³ :					
Poor condition (grass cover <50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover >75%)		39	61	74	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved; open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only) ⁴		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town houses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82
<i>Developing urban areas</i>					
Newly graded areas (pervious areas only, no vegetation) ⁵	77	86	91	94	
Idle lands (CNs are determined using cover types similar to those in table 2-2c)					

1: Average runoff condition, and $I_a = 0.2S$.

2: The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.

3: CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.

4: Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.

5: Composite CN's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4 based on the degree of development (impervious area percentage) and the CN's for the newly graded pervious areas.

Table 2-2c: Runoff curve numbers for other agricultural lands¹

Cover description	Hydrologic condition	Curve numbers for hydrologic soil group				
		A	B	C	D	
Pasture, grassland, or range -- continuous forage for grazing						
<50% ground cover or heavily grazed with no mulch.	Poor	68	79	86	89	
50% to 75% ground cover and not heavily grazed.	Fair	49	69	79	84	
>75% ground cover and lightly or only occasionally grazed.	Good	39	61	74	80	PRE
Meadow -- continuous grass, protected from grazing and generally mowed for hay	--	30	58	71	78	
Brush -- weed-grass mixture with brush as the major element						
<50% ground cover	Poor	48	67	77	83	
50% to 75% ground cover	Fair	35	56	70	77	
>75% ground cover	Good	30 ²	48	65	73	
Woods -- grass combination (orchard or tree farm) ³						
	Poor	57	73	82	86	
	Fair	43	65	76	82	
	Good	32	58	72	79	
Woods						
Forest litter, small trees, and brush are destroyed by heavy grazing or regular burning.	Poor	45	66	77	83	
Woods are grazed but not burned, and some forest litter covers the soil.	Fair	36	60	73	79	
Woods are protected from grazing, and litter and brush adequately cover the soil.	Good	30 ²	55	70	77	
Farmsteads -- buildings, lanes, driveways, and surrounding lots	--	59	74	82	86	

1: Average runoff condition, and $I_a = 0.2S$.

2: Actual curve number is less than 30; use CN = 30 for runoff computations.

3: CN's shown were computed for areas with 50% woods and 50% grass (pasture) cover. Other combinations of conditions may be computed from the CN's for woods and pasture.

MANNING'S "n" VALUES

SHEET FLOW EQUATION MANNING'S VALUES

	n_s
Smooth Surfaces (concrete, asphalt, gravel, or bare hand packed soil)	0.011
Fallow Fields or loose soil surface (no residue)	0.05
Cultivated soil with residue cover ($\leq 20\%$)	0.06
Cultivated soil with residue cover ($> 20\%$)	0.17
Short prairie grass and lawns	0.15
Dense grasses	0.24
Bermuda grasses	0.41
Range (natural)	0.13
Woods or forrest with light underbrush	0.40
Woods or forrest with dense underbrush	0.80

SHALLOW CONCENTRATED FLOW (after initial 300 ft of sheet flow, R = 0.1)

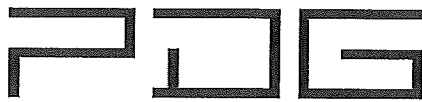
	k_s
Forrest with heavy ground litter and meadows ($n = 0.010$)	3
Brushy ground with some trees ($n = 0.060$)	5
Fallow or minimum tillage cultivation ($n = 0.040$)	8
High grass ($n = 0.035$)	9
Short grass, pasture and lawns ($n = 0.030$)	11
Nearly bare ground ($n = 0.25$)	13
Paved and gravel areas ($n = 0.012$)	27

CHANNEL FLOW (Intermittent) (At the beginning of all visible channels, R = 0.2)

	k_c
Forested swale with heavy ground cover ($n = 0.10$)	5
Forested drainage course/ravine with defined channel bed ($n = 0.050$)	10
Rock-lined waterway ($n = 0.035$)	15
Grassed waterway ($n = 0.030$)	17
Earth-lined waterway ($n = 0.025$)	20
CMP pipe ($n = 0.024$)	21
Concrete pipe ($n = 0.012$)	42
Other waterways and pipe $0.508/n$	

CHANNEL FLOW (continuous stream, R = 0.4)

	k_c
Meandering stream ($n = 0.040$)	20
Rock-lined stream ($n = 0.035$)	23
Grass-lined stream ($n = 0.030$)	27
Other streams, man-made channels and pipe ($n = 0.807/n$)	



PIONEER DESIGN GROUP

IMPERVIOUS AREA CALCULATIONS

JOB NUMBER: 315-001
PROJECT: Ash Park
FILE: 315-001_hydro_preliminary

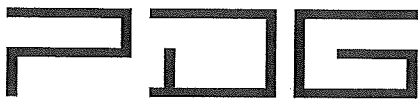
NEW IMPERVIOUS AREA

12 LOTS AT 2,750-SF IMPERVIOUS AREA / LOT	33000 ft ²	
SIDEWALKS BY DEVELOPER	3915 ft ²	
PRIVATE STREET PAVEMENT	0 ft ²	
PUBLIC STREET PAVEMENT	17496 ft ²	
	54411 ft²	1.25 ac

EXISTING IMPERVIOUS AREA

BUILDINGS	2632 ft ²	
SIDEWALKS	3711 ft ²	
GRAVEL AT 60% IMPERVIOUS	0 ft ²	
STREET PAVEMENT	25480 ft ²	
	31823 ft²	0.73 ac

Total Shed Area	92713 ft²	2.13 ac
Existing Impervious Area	31823 ft²	0.73 ac
% Impervious		34.3 %
Proposed Impervious Area	54411 ft²	1.25 ac
% Impervious		58.7 %



PIONEER DESIGN GROUP

PREDEVELOPED TIME OF CONCENTRATION

JOB NUMBER: 315-001
PROJECT: Ash Park
FILE: 315-001_hydro_preliminary

Accum.
Tc

LAG ONE: SHEET FLOW (FIRST 39 FEET)

Tt = Travel time

Manning's "n" = 0.15
Flow Length, L = 39 ft (300 ft. max.)

P = 2-year, 24hr storm = 2.5 in
Slope, S₀ = 0.0436 ft/ft

$$T_T = \frac{(0.42)(n * L)^{0.8}}{(P)^{0.5} (S_0)^{0.4}} \quad 3.82 \text{ min.} \quad 3.82 \text{ min.}$$

LAG TWO: SHEET FLOW (NEXT 127 FEET)

Tt = Travel time

Manning's "n" = 0.15
Flow Length, L = 127 ft (300 ft. max.)

P = 2-year, 24hr storm = 2.5 in
Slope, S₀ = 0.0071 ft/ft

$$T_T = \frac{(0.42)(n * L)^{0.8}}{(P)^{0.5} (S_0)^{0.4}} \quad 20.32 \text{ min.} \quad 24.15 \text{ min.}$$

LAG THREE: SHEET FLOW (NEXT 134 FEET)

Tt = Travel time

Manning's "n" = 0.15
Flow Length, L = 134 ft (300 ft. max.)

P = 2-year, 24hr storm = 2.5 in
Slope, S₀ = 0.0254 ft/ft

$$T_T = \frac{(0.42)(n * L)^{0.8}}{(P)^{0.5} (S_0)^{0.4}} \quad 12.74 \text{ min.} \quad 36.88 \text{ min.}$$

LAG FOUR: SHALLOW CONCENTRATED FLOW (NEXT 89 FEET)

Tc Velocity factor, k= 11
Slope, S₀ = 0.0169 ft/ft

$$V = k \sqrt{S_0} \quad 1.43 \text{ ft/s}$$

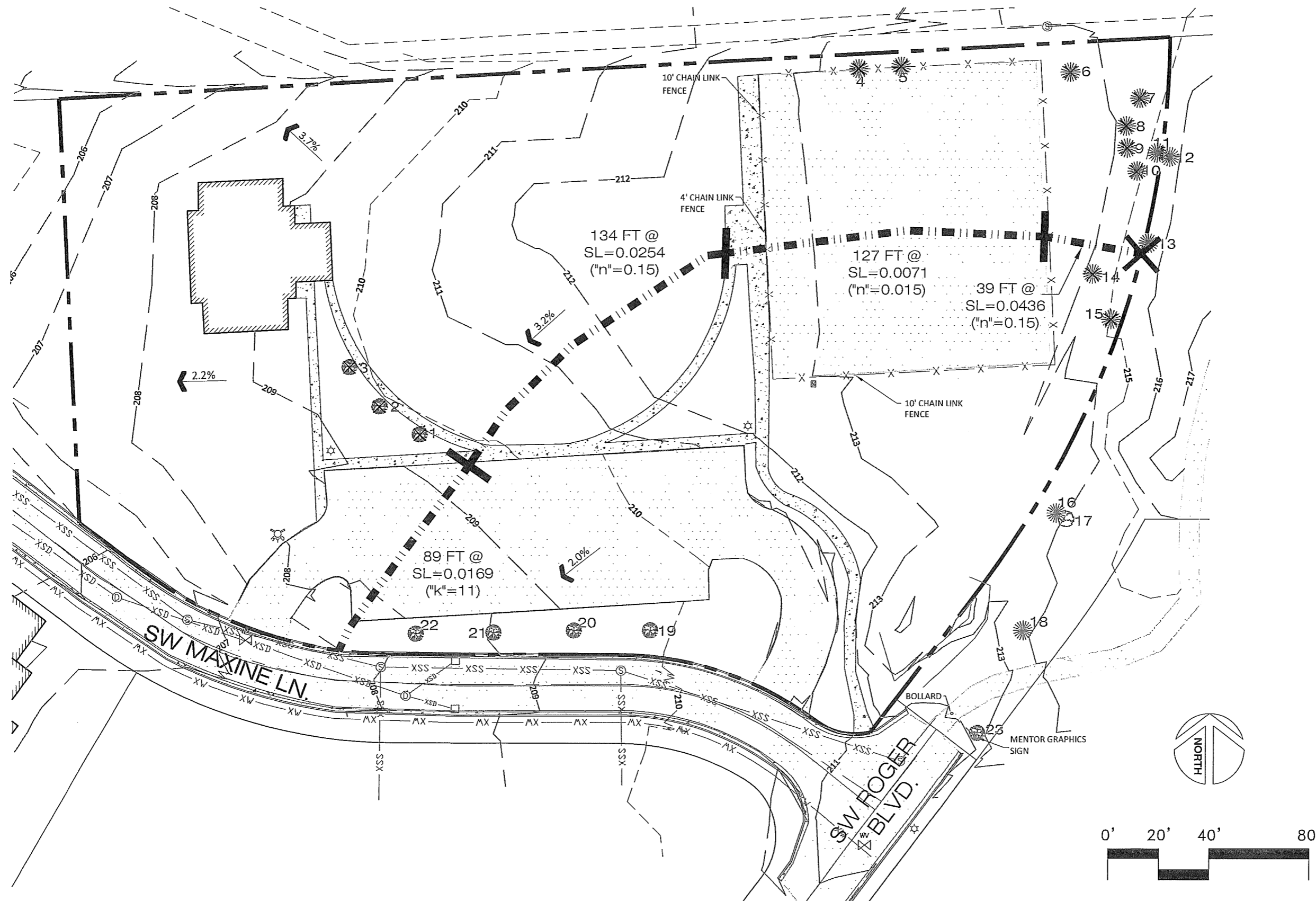
Flow Length, L = 89 ft

$$T = \frac{L}{(60)(V)} \quad 1.04 \text{ min.} \quad 37.92 \text{ min.}$$

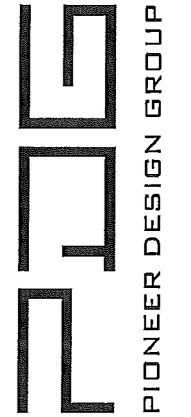
TOTAL PREDEVELOPED TIME OF CONCENTRATION = 37.92 min.

PREDEVELOPED TIME OF CONCENTRATION

ASH PARK



9020 SW Washington Square Rd
Suite 170
Portland, Oregon 97223
p 503.643.8286
f 844.715.4749
www.pd-grp.com



Designed by	BEF	Date	09/2015
Drawn by	TSW	Date	09/2015
Reviewed by	BEF	Date	09/2015
Project No.	315-001	REF.	
Horiz. Scale:		1"=40' (H)	
Vert. Scale:			

3151_Predeveloped-Tc.dwg

Project
ASH PARK

No.
315-001

Type
PLANNING

Sheet



PIONEER DESIGN GROUP

DEVELOPED TIME OF CONCENTRATION

JOB NUMBER: 315-001

PROJECT: Ash Park

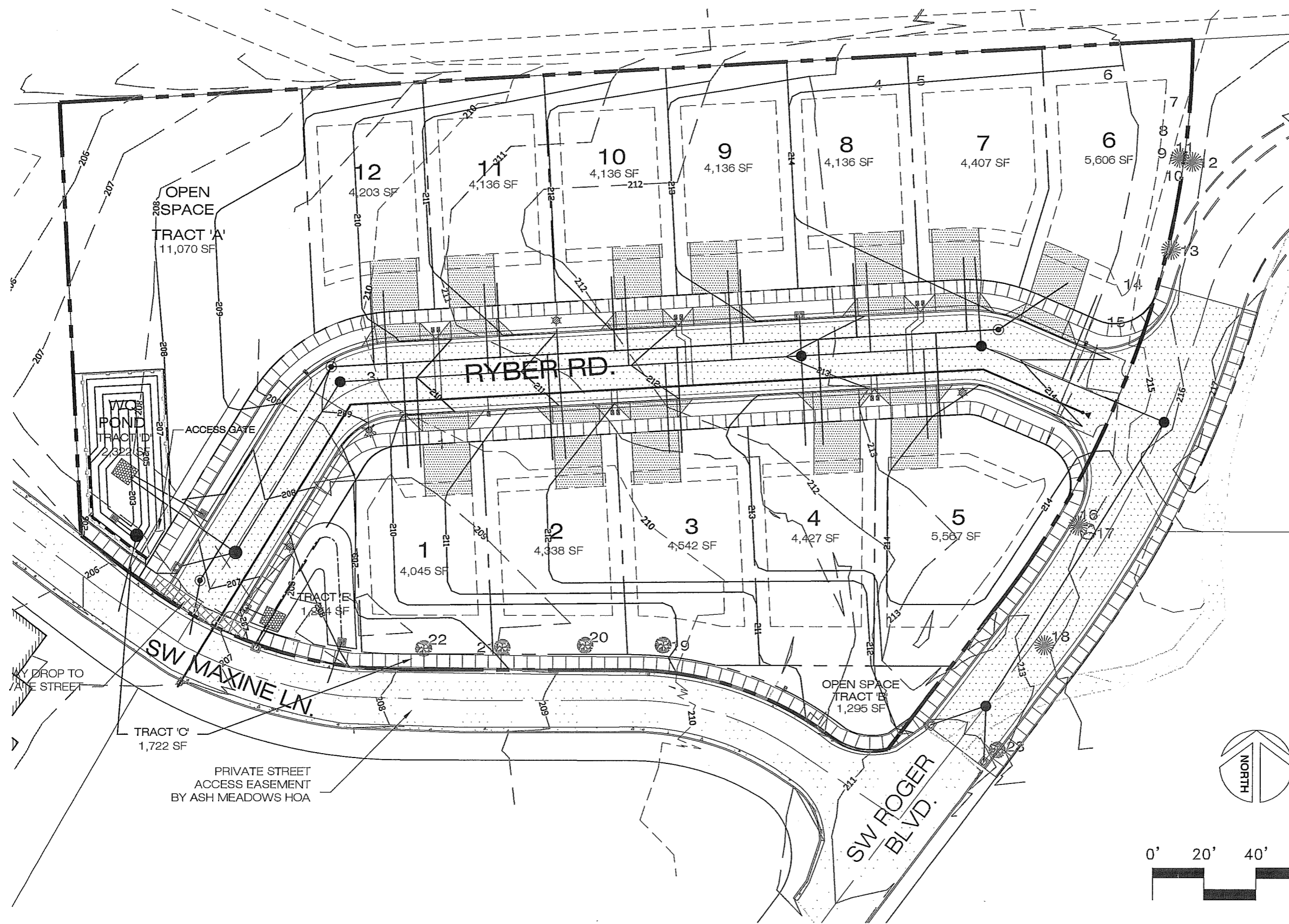
FILE: 315-001_hydro_preliminary

Catchment Time	5 min.
Longest Run of Pipe	393 ft
Velocity of Flow	3 ft/s
Time in Pipe = $(393 \text{ ft}) / (3.00 \text{ ft/s}) =$	131 s

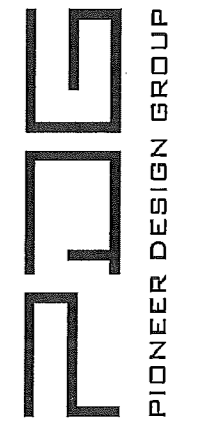
TOTAL DEVELOPED $T_c =$ 7.18 min.

OVERALL SITE PLAN

ASH PARK



9020 SW Washington Square Rd
 Suite 170
 Portland, Oregon 97229
 p 503.643.8286
 f 844.715.4743
 www.pd-grp.com



Designed by	BEF	Date	09/2015
Drawn by	TSW	Date	09/2015
Reviewed by	BEF	Date	09/2015
Project No.	315-001	REF.	
Horiz. Scale: 1"=40' (H)		Vert. Scale:	

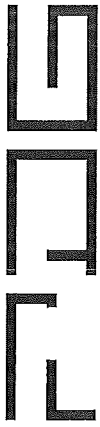
3151_Site_Plan.dwg

Project
ASH PARK

No.
315-001

Type
PLANNING

Sheet



PIONEER DESIGN GROUP

STORMWATER CONVEYANCE CALCULATIONS

JOB NUMBER: 315-001
PROJECT: Ash Park
FILE: 315-001_hydro_preliminary

Design Storm: 25 YR
Storm Duration: 24 HRS
Precipitation: 3.90 IN
Manning's "n": 0.013

LINE	INC. AREA (AC)	AREA TOTAL (AC)	% IMP.	AREA PERV. (AC)	CN PER.	AREA IMP. (AC)	CN IMP.	TIME (MIN)	Q (CFS)	PIPE SIZE (IN)	SLOPE (FT/FT)	Qf (CFS)	Q/Qf (%)	Vf (FPS)	V/Vf (%)	ACTUAL V (FPS)
SHED	2.13	2.13	58.7	0.88	74	1.25	98	7.18	1.47	12	0.0050	2.53	0.58	3.22	0.783	2.52

LID BASIN MAP

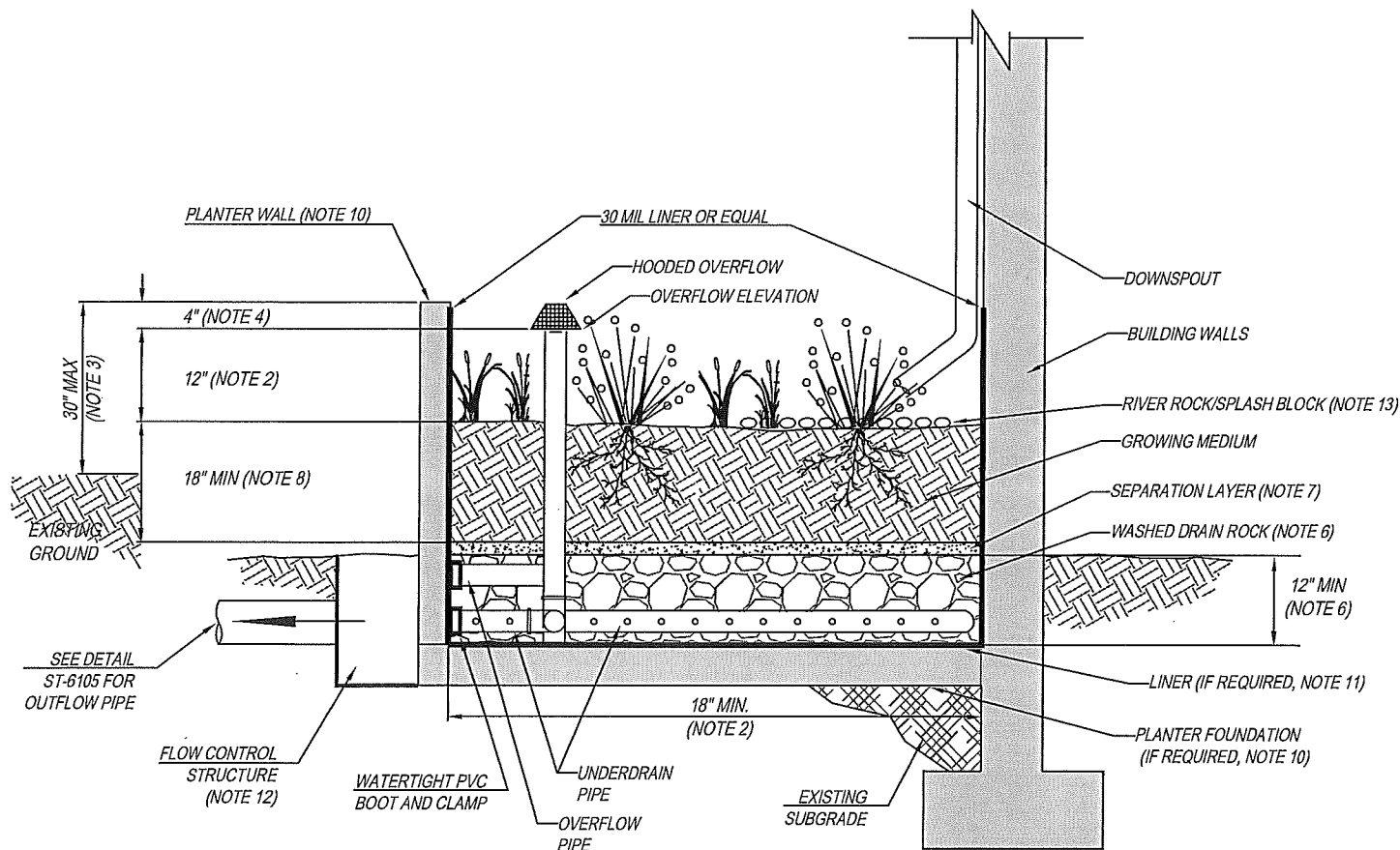


Treatment

- Vegetated Swale
- Detention Pond
- Stormwater Planter
- Area offset by collecting & treating a portion of Maxine Lane

APPENDIX 'A' – CITY OF WILSONVILLE WATER QUALITY DETAILS

This Detail Drawing may not be altered or changed in any manner except by the City Engineer. It is the responsibility of the user to acquire the most current version.



GENERAL NOTES:

1. **PROVIDE PROTECTION** FROM ALL VEHICLE TRAFFIC, EQUIPMENT STAGING, AND FOOT TRAFFIC IN PROPOSED INFILTRATION AREAS PRIOR TO, DURING AND AFTER CONSTRUCTION. WRAP UNDERDRAIN IN FILTER FABRIC TO REDUCE TRANSPORT OF FINES.
DIMENSIONS:
 -WIDTH: 18" MINIMUM
 -DEPTH OF PLANTER (FROM TOP OF GROWING MEDIUM TO OVERFLOW ELEVATION): 12"
 -SLOPE OF PLANTER: 0.5% OR LESS
3. **HEIGHT/SETBACK**
 -PLANTERS MUST BE LESS THAN 30" IN HEIGHT ABOVE SURROUNDING AREA
 -PLANTERS MUST BE MINIMUM OF 5 FEET FROM PROPERTY LINE
4. **OVERFLOW:**
 -INLET ELEVATION MUST ALLOW FOR 4" OF FREEBOARD, MINIMUM
 -PROTECT FROM DEBRIS AND SEDIMENT WITH STRAINER OR GRATE
5. **PIPING:**
 -PERFORATED UNDERDRAIN PIPING: SHALL BE ABS SCH. 40, CAST IRON, OR PVC SCH.40, 6" MINIMUM DIAMETER. PIPING MUST HAVE 1% GRADE AND FOLLOW THE UNIFORM PLUMBING CODE. PVC NOT ALLOWED ABOVE GROUND. WRAP UNDERDRAIN IN FILTER FABRIC TO REDUCE TRANSPORT OF FINES. OVERFLOW PIPING: SHALL BE ABS SCH.40, CAST-IRON, OR PVC SCH.40 AND SHALL NOT BE PERFORATED. MINIMUM DIAMETER IS 6". PIPING MUST HAVE 1% GRADE AND FOLLOW THE UNIFORM PLUMBING CODE. PVC NOT ALLOWED ABOVE GROUND.
6. **DRAIN ROCK:**
 -SIZE FOR FLOW-THROUGH PLANTER: 1 1/2" - 3/4" WASHED
 -DEPTH: 12" MINIMUM
7. **SEPARATION** BETWEEN DRAIN ROCK AND GROWING MEDIUM: SHALL BE A 3" LAYER OF 3/4" - 1/4" OPEN GRADED AGGREGATE.
8. **GROWING MEDIUM:**
 -DEPTH: 18" MINIMUM
 -SEE APPENDIX A FOR SPECIFICATION OR USE SAND/LOAM/COMPOST 3-WAY MIX.
 FACILITY SURFACE AREA MAY BE REDUCED BY 25% WHEN GROWING MEDIA DEPTH IS INCREASED TO 30" OR MORE.
9. **VEGETATION:** FOLLOW LANDSCAPE PLANS OR REFER TO PLANTING REQUIREMENTS IN APPENDIX A.
10. **PLANTER FOUNDATION AND WALLS:**
 -MATERIALS SHALL BE 4" REINFORCED CONCRETE, STONE, BRICK, OR OTHER DURABLE MATERIAL.
 -CONCRETE, BRICK, OR STONE WALLS SHALL BE INCLUDED ON FOUNDATION PLANS.
 INSTALL INVERTED CURB AS NEEDED BETWEEN PLANTER AND ROAD SUBGRADE.
11. **WATERPROOF LINER (IF REQUIRED):**
 -LINER SHALL BE 30 MIL PVC OR EQUIVALENT, FOR FLOW THROUGH FACILITIES.
 -A WATERPROOF LINER IS NOT REQUIRED IF THE FOUNDATION OR WALL MATERIAL IS WATERPROOF REINFORCED CONCRETE OR APPROVED EQUAL.
12. **FLOW CONTROL STRUCTURE.** SEE DETAIL ST-6105.
13. **INSTALL RIVER ROCK SPLASH PAD** TO TRANSITION FROM INLET TO GROWING MEDIUM. SIZE OF ROCK SHALL BE 1" - 3".
14. **SEASONAL HIGH GROUNDWATER SEPARATION:**
 -SEPARATION DISTANCE AS REQUIRED BY THE CITY.

Stormwater Planter - Filtration

RAWING NUMBER: ST-6005

DRAWN BY: SR

SCALE: N.T.S.

LE NAME: ST-6005.DWG

APPROVED BY: NK

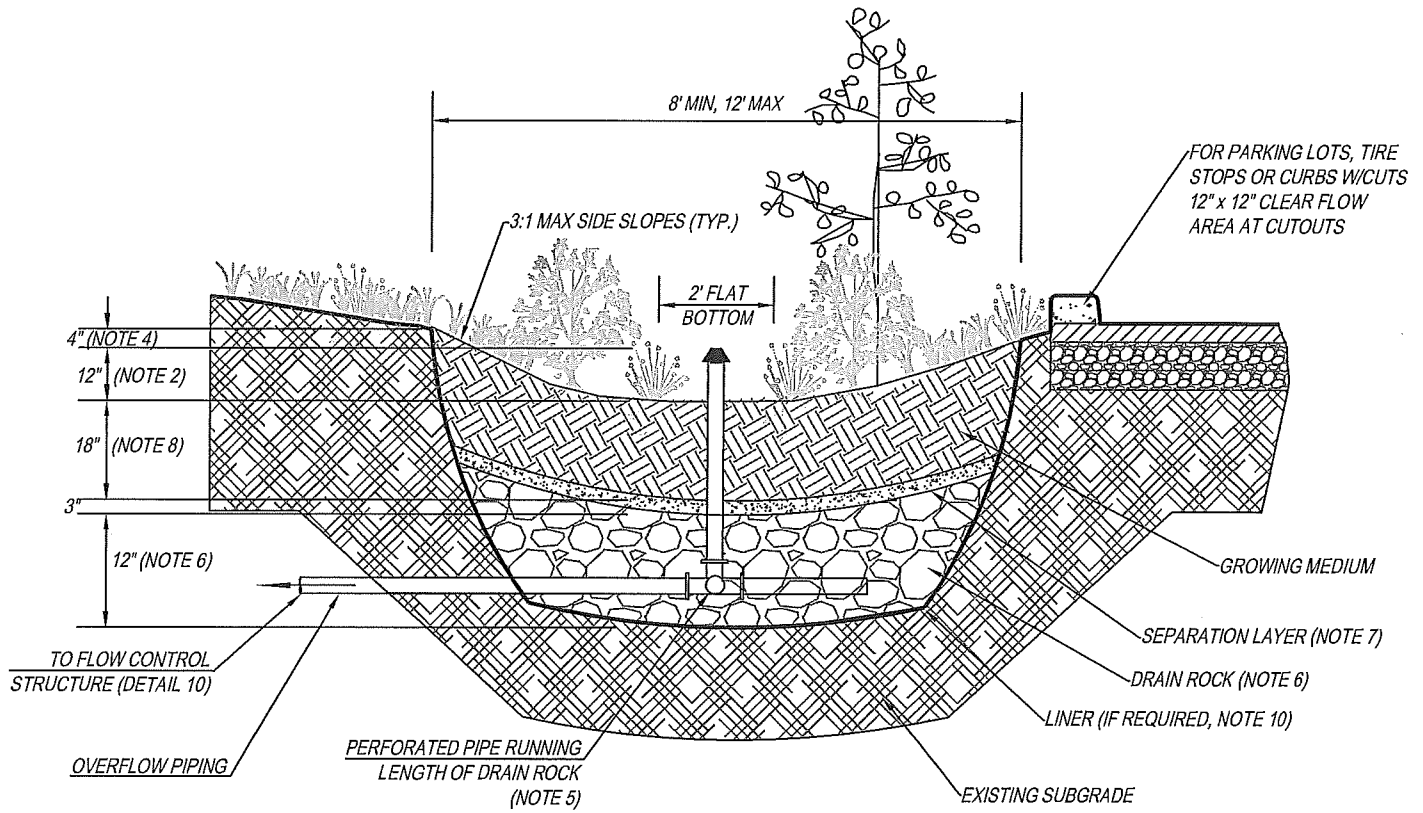
DATE: 10/27/14

**CITY OF
WILSONVILLE**



PUBLIC WORKS STANDARDS

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GENERAL NOTES:

1. **PROVIDE PROTECTION** FROM ALL VEHICLE TRAFFIC, EQUIPMENT STAGING, AND FOOT TRAFFIC IN PROPOSED INFILTRATION AREAS PRIOR TO, DURING AND AFTER CONSTRUCTION. UNLESS REQUIRED BY SITE CONDITIONS, UNLINED RAIN GARDENS ARE PREFERRED TO ALLOW MAXIMUM INFILTRATION.
2. **DIMENSIONS:**
 - WIDTH OF SWALE: 8' - 12'
 - DEPTH OF SWALE (FROM TOP OF GROWING MEDIUM TO OVERFLOW ELEVATION); 12"
 - LONGITUDINAL SLOPE OF SWALE: 6.0% OR LESS
 - FLAT BOTTOM WIDTH: 2'
 - SIDE SLOPES OF SWALE: 3:1 MAXIMUM
3. **LOCATION/SETBACKS:**
 - FILTRATION SWALES MUST BE 10' FROM FOUNDATIONS AND 5' FROM PROPERTY LINES UNLESS APPROVED BY BUILDING OFFICIAL
4. **OVERFLOW:**
 - INLET ELEVATION MUST ALLOW FOR 4" OF FREEBOARD, MINIMUM.
 - PROTECT FROM DEBRIS AND SEDIMENT WITH STRAINER OR GRATE.
5. **PIPING:**
 - PERFORATED UNDERDRAIN PIPING: SHALL BE ABS SCH. 40, CAST IRON, OR PVC SCH.40. MINIMUM DIAMETER IS 6". PIPING MUST HAVE 1% GRADE AND FOLLOW THE UNIFORM PLUMBING CODE. PVC NOT ALLOWED ABOVE GROUND. WRAP UNDERDRAIN IN FILTER FABRIC TO REDUCE TRANSPORT OF FINES.
 - OVERFLOW PIPING: SHALL BE ABS SCH. 40, CAST IRON, OR PVC SCH. 40 AND SHALL NOT BE PERFORATED. MINIMUM DIAMETER IS 6". PIPING MUST HAVE 1% GRADE AND FOLLOW THE UNIFORM PLUMBING CODE. PVC NOT ALLOWED ABOVE GROUND.
6. **DRAIN ROCK:**
 - SIZE: 1 1/2" WASHED
 - DEPTH: 12"
7. **SEPARATION** BETWEEN DRAIN ROCK AND GROWING MEDIUM: SHALL BE A 3" LAYER OF 3/4" - 1/4" OPEN GRADED AGGREGATE.
8. **GROWING MEDIUM:**
 - 18" MINIMUM
 - SEE APPENDIX C FOR SPECIFICATION OR USE SAND/LOAM/COMPOST 3-WAY MIX.
 - FACILITY SURFACE AREA MAY BE REDUCED BY 25% WHEN GROWING MEDIA DEPTH IS INCREASED TO 30" OR MORE.
9. **VEGETATION:** FOLLOW LANDSCAPE PLANS OR REFER TO PLANTING REQUIREMENTS IN APPENDIX A.
10. **WATERPROOF LINER (IF REQUIRED):** SHALL BE 30 MIL PVC OR EQUIVALENT.
11. **INSTALL RIVER ROCK** OR SPLASH PAD TO TRANSITION FROM INLETS TO GROWING MEDIUM. SIZE OF ROCK SHALL BE 1" TO 3".
12. **CHECK DAMS:** SHALL BE PLACED ACCORDING TO FACILITY DESIGN. REFER TO DETAIL ST-6100 FOR PROFILE AND SPACING.
13. **SEASONAL HIGH GROUNDWATER SEPARATION:**
 - SEPARATION DISTANCE AS REQUIRED BY CITY.

Vegetated Swale - Filtration

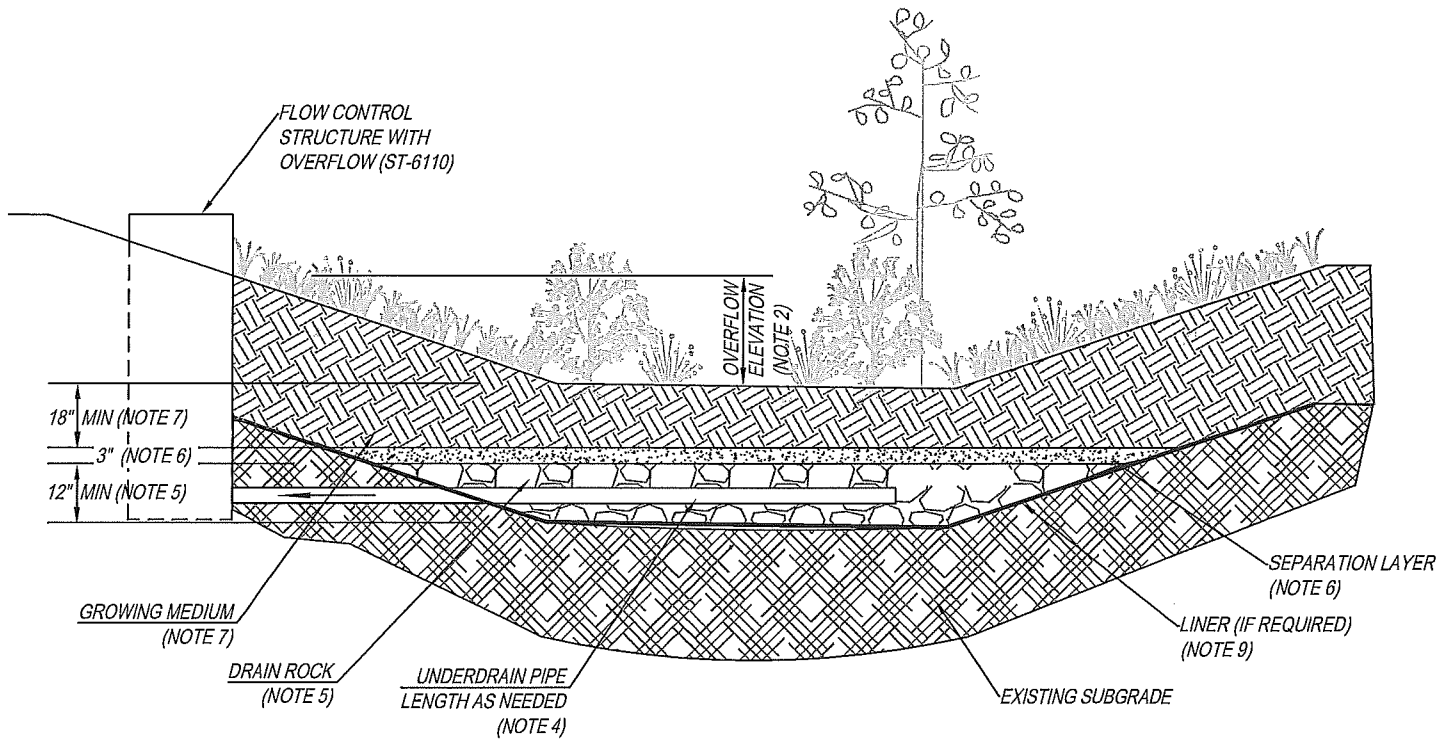
DRAWING NUMBER: ST-6045	DRAWN BY: SR	SCALE: N.T.S.
FILE NAME: ST-6045.DWG	APPROVED BY: NK	DATE: 10/22/14

CITY OF
WILSONVILLE



PUBLIC WORKS STANDARDS

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GENERAL NOTES:

1. **PROVIDE PROTECTION** FROM ALL VEHICLE TRAFFIC, EQUIPMENT STAGING, AND FOOT TRAFFIC IN PROPOSED INFILTRATION AREAS PRIOR TO, DURING AND AFTER CONSTRUCTION. UNLESS REQUIRED BY SITE CONDITIONS, UNLINED RAIN GARDENS ARE PREFERRED TO ALLOW MAXIMUM INFILTRATION.
2. **DIMENSIONS:**
 - WIDTH: SIZE VARIES
 - DEPTH: (FROM TOP OF GROWING MEDIUM TO OVERFLOW ELEVATION); 16"
 - BOTTOM SLOPE: 2.0% OR LESS
 - SIDE SLOPES OF DETENTION POND: 3:1 MAXIMUM
3. **LOCATION/SETBACKS:**
 - DETENTION POND MUST BE 10' FROM FOUNDATIONS AND 5' FROM PROPERTY LINES UNLESS APPROVED BY BUILDING OFFICIAL.
4. **PIPING:**
 - PERFORATED UNDERDRAIN PIPING: SHALL BE ABS SCH. 40, CAST IRON OR PVC SCH. 40. 6" MINIMUM DIAMETER. PIPING MUST HAVE 1% GRADE AND FOLLOW THE UNIFORM PLUMBING CODE. PVC NOT ALLOWED ABOVE GROUND. WRAP UNDERDRAIN PIPE IN FILTER FABRIC TO REDUCE TRANSPORT OF FINES.
 - OVERFLOW PIPING: SHALL BE ABS SCH. 40, CAST IRON OR PVC SCH. 40 AND SHALL NOT BE PERFORATED. MINIMUM DIAMETER IS 6". PIPING MUST HAVE 1% GRADE AND FOLLOW THE UNIFORM PLUMBING CODE. PVC NOT ALLOWED ABOVE GROUND.
5. **DRAIN ROCK:**
 - SIZE: 1 1/2" - 3/4"-0 WASHED
 - DEPTH: 12"
6. **SEPARATION** BETWEEN DRAIN ROCK AND GROWING MEDIUM: SHALL BE A 3" LAYER OF 3/4" - 1/4" OPEN GRADED AGGREGATE.
7. **GROWING MEDIUM:**
 - 18" MINIMUM
 - SEE APPENDIX C FOR SPECIFICATION OR USE SAND/LOAM/COMPOST 3-WAY MIX.
8. **VEGETATION:** FOLLOW LANDSCAPE PLANS OR REFER TO PLANTING REQUIREMENTS IN APPENDIX A.
9. **WATERPROOF LINER (IF REQUIRED):** SHALL BE 30 MIL PVC OR EQUIVALENT FOR DETENTION POND.
10. **INSTALL RIVER ROCK** OR SPLASH PAD TO TRANSITION FROM INLETS TO GROWING MEDIUM. SIZE OF ROCK SHALL BE 1" TO 3".
11. **SEASONAL HIGH GROUNDWATER SEPARATION:**
 - SEPARATION DISTANCE AS REQUIRED BY CITY.

Detention Pond

DRAWING NUMBER: ST-6060	DRAWN BY: SR	SCALE: N.T.S.
FILE NAME: ST-6060.DWG	APPROVED BY: NK	DATE: 10/22/14

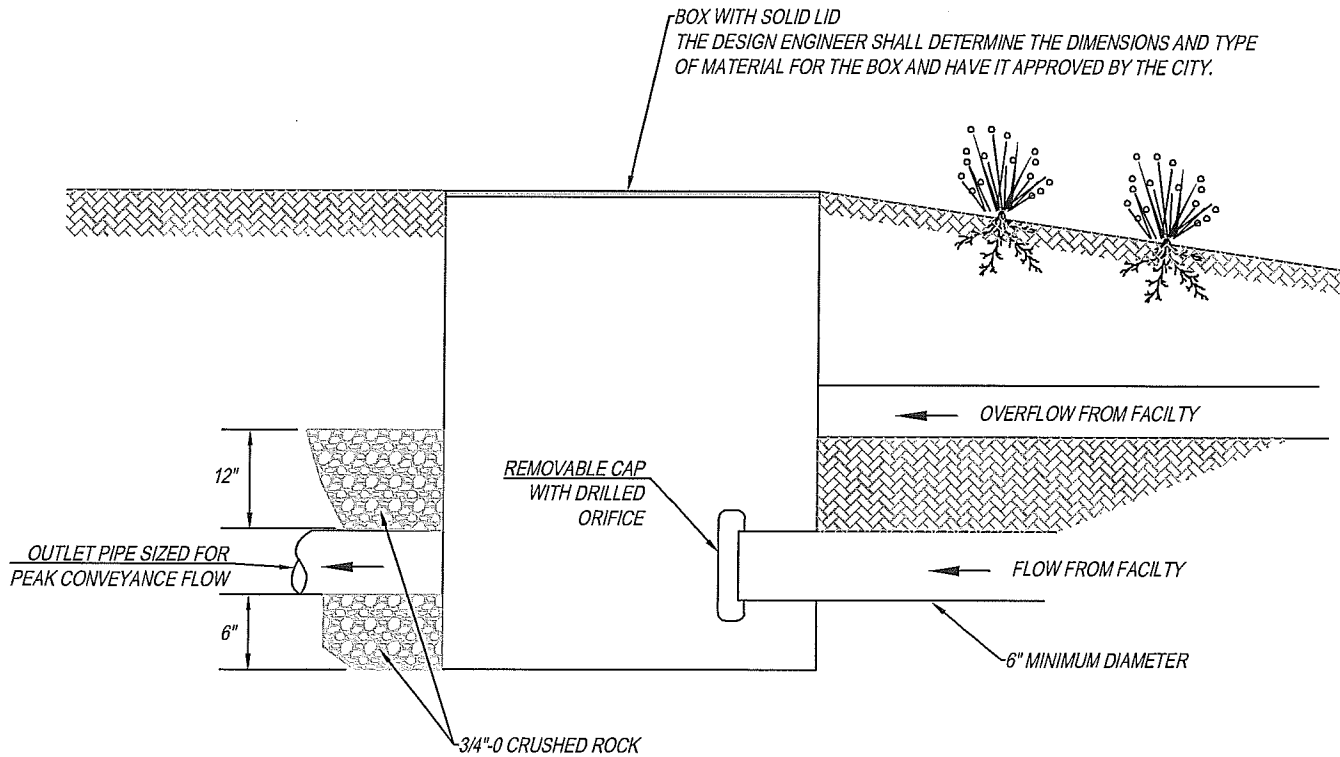
CITY OF
WILSONVILLE



PUBLIC WORKS STANDARDS

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PLANTER, RAIN GARDEN, SWALE
FLOW CONTROL STRUCTURE



Planter, Rain Garden, Swale Flow Control Structure

DRAWING NUMBER: ST-6105

DRAWN BY: SR

SCALE: N.T.S.

FILE NAME: ST-6105.DWG

APPROVED BY: NK

DATE: 11/4/14

CITY OF
WILSONVILLE



PUBLIC WORKS STANDARDS

APPENDIX 'B' – BMP SIZING TOOL REPORTS

WES BMP Sizing Report

Project Information

Project Name	Ash Park
Project Type	Subdivision
Location	8195 SW Maxine Lane
Stormwater Management Area	20863
Project Applicant	
Jurisdiction	OutofDistrict

Drainage Management Area

Name	Area (sq-ft)	Pre-Project Cover	Post-Project Cover	DMA Soil Type	BMP
Project Site	18,663	Grass	ConventionalConcrete	C	Detention Pond

LID Facility Sizing Details

Pond Sizing Details

Pond ID	Design Criteria(1)	Facility Soil Type	Max Depth (ft)(2)	Top Area (sq-ft)	Side Slope (1:H)	Facility Vol. (cu-ft)(3)	Water Storage Vol. (cu-ft)(4)	Adequate Size?
Detention Pond	FCWQT	C1	4.00	2,200.0	3	5,066.3	3,184.9	Yes

1. FCWQT = Flow control and water quality treatment, WQT = Water quality treatment only

2. Depth is measured from the bottom of the facility and includes the three feet of media (drain rock, separation layer and growing media).

3. Maximum volume of the facility. Includes the volume occupied by the media at the bottom of the facility.

4. Maximum water storage volume of the facility. Includes water storage in the three feet of soil media assuming a 40 percent porosity.

Custom Pond Geometry Configuration

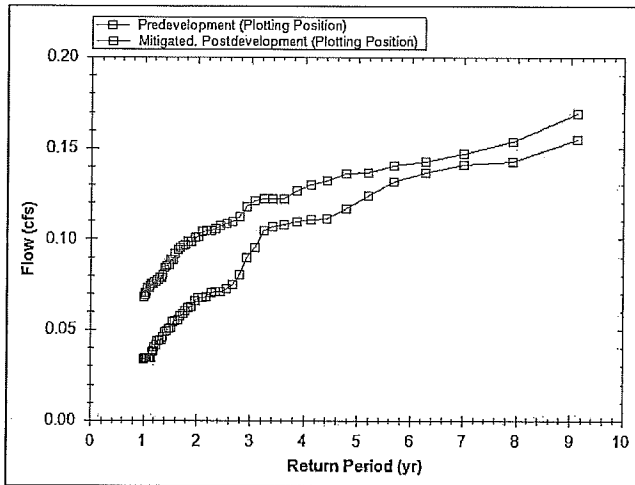
Pond ID: Detention Pond

Design: FlowControlAndTreatment

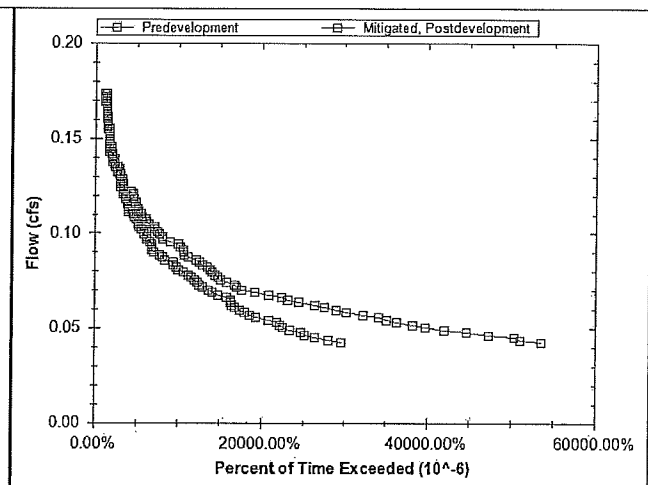
Shape Curve

Depth (ft)	Area (sq ft)	Discharge (cfs)
.0	293.0	.9
1.0	632.0	.9
2.0	1,041.0	.9
3.0	1,370.0	.9
4.0	1,734.0	.9

Flow Frequency Chart



Flow Duration Chart



WES BMP Sizing Report

Project Information

Project Name	Ash Park
Project Type	Subdivision
Location	8195 SW Maxine Lane
Stormwater Management Area	6283
Project Applicant	
Jurisdiction	OutofDistrict

Drainage Management Area

Name	Area (sq-ft)	Pre-Project Cover	Post-Project Cover	DMA Soil Type	BMP
Street & Sidewalk	5,923	Grass	ConventionalConcrete	C	Landscape Swale North

LID Facility Sizing Details

LID ID	Design Criteria	BMP Type	Facility Soil Type	Minimum Area (sq-ft)	Planned Areas (sq-ft)	Orifice Diameter (in)
Landscape Swale North	FlowControlAndTreatment	Vegetated Swale - Infiltration	B3	355.4	360.0	0.0

Pond Sizing Details

1. FCWQT = Flow control and water quality treatment, WQT = Water quality treatment only
2. Depth is measured from the bottom of the facility and includes the three feet of media (drain rock, separation layer and growing media).
3. Maximum volume of the facility. Includes the volume occupied by the media at the bottom of the facility.
4. Maximum water storage volume of the facility. Includes water storage in the three feet of soil media assuming a 40 percent porosity.

WES BMP Sizing Report

Project Information

Project Name	Ash Park
Project Type	Subdivision
Location	8195 SW Maxine Lane
Stormwater Management Area	16169
Project Applicant	
Jurisdiction	OutofDistrict

Drainage Management Area

Name	Area (sq-ft)	Pre-Project Cover	Post-Project Cover	DMA Soil Type	BMP
Street, Sidewalk, Driveway	15,196	Grass	Conventional Concrete	C	Landscape Swale South

LID Facility Sizing Details

LID ID	Design Criteria	BMP Type	Facility Soil Type	Minimum Area (sq-ft)	Planned Areas (sq-ft)	Orifice Diameter (in)
Landscape Swale South	Flow Control and Treatment	Vegetated Swale - Infiltration	B3	911.8	973.0	0.0

Pond Sizing Details

1. FCWQT = Flow control and water quality treatment, WQT = Water quality treatment only
2. Depth is measured from the bottom of the facility and includes the three feet of media (drain rock, separation layer and growing media).
3. Maximum volume of the facility. Includes the volume occupied by the media at the bottom of the facility.
4. Maximum water storage volume of the facility. Includes water storage in the three feet of soil media assuming a 40 percent porosity.

WES BMP Sizing Report

Project Information

Project Name	Ash Park
Project Type	Subdivision
Location	8195 SW Maxine Lane
Stormwater Management Area	2860
Project Applicant	
Jurisdiction	OutofDistrict

Drainage Management Area

Name	Area (sq-ft)	Pre-Project Cover	Post-Project Cover	DMA Soil Type	BMP
Proposed Home	2,750	Grass	Roofs	C	Stormwater Planter

LID Facility Sizing Details

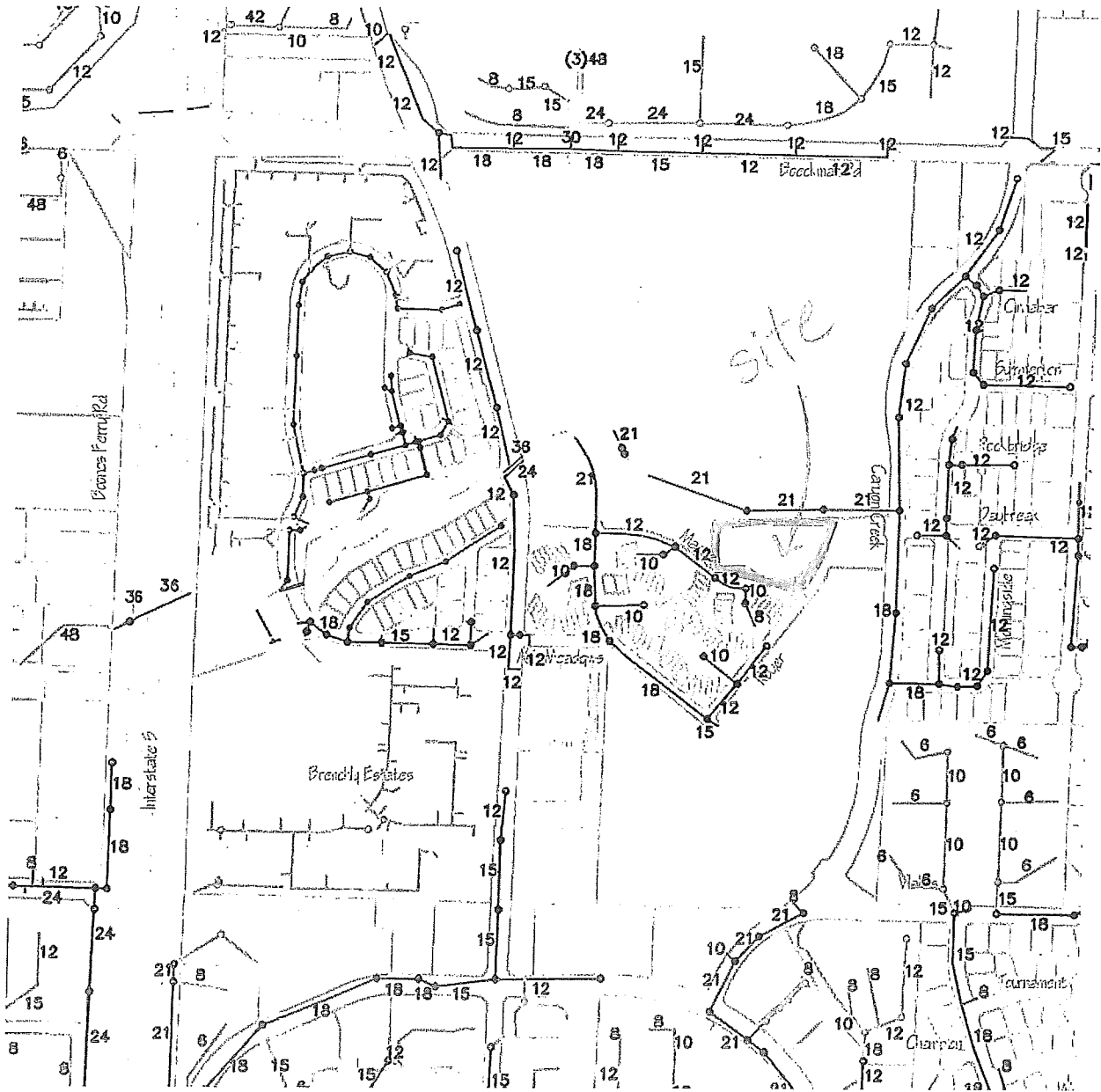
LID ID	Design Criteria	BMP Type	Facility Soil Type	Minimum Area (sq-ft)	Planned Areas (sq-ft)	Orifice Diameter (in)
Stormwater Planter	FlowControlAndTreatment	Stormwater Planter - Filtration	C1	110.0	110.0	0.5

Pond Sizing Details

1. FCWQT = Flow control and water quality treatment, WQT = Water quality treatment only
2. Depth is measured from the bottom of the facility and includes the three feet of media (drain rock, separation layer and growing media).
3. Maximum volume of the facility. Includes the volume occupied by the media at the bottom of the facility.
4. Maximum water storage volume of the facility. Includes water storage in the three feet of soil media assuming a 40 percent porosity.

**APPENDIX 'C' – CITY OF WILSONVILLE
STORMWATER SYSTEM MAP**

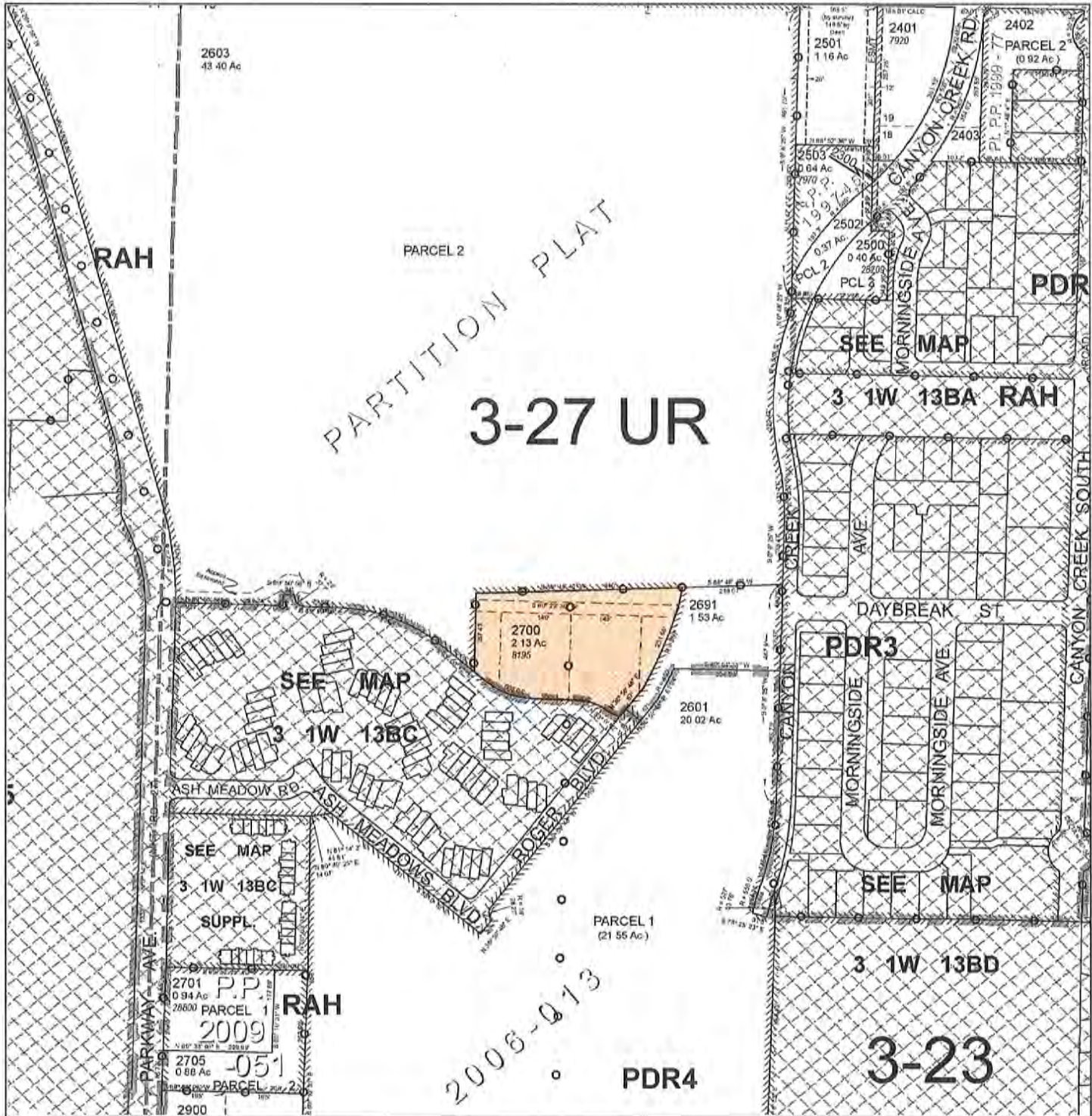
CITY OF WILSONVILLE STORMWATER SYSTEM MAP



Title Report



Parcel #: 00806916 / 31W13B 02700



This map is a copy of public record and is provided solely for informational purposes. WFG National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements.



First American

First American Title Company of Oregon
121 SW Morrison St, FL 3
Portland, OR 97204
Phn - (503)222-3651 (800)929-3651
Fax - (877)242-3513

Order No.: 7000-2433376
September 18, 2015

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

JOYCE JAMESON, Escrow Officer/Closer
Phone: (503)350-5005 - Fax: (866)656-1602- Email:jjameson@firstam.com
First American Title Company of Oregon
5335 SW Meadows Rd #100, Lake Oswego, OR 97035

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:

James J. Welch, Title Officer
Toll Free: (800)929-3651 - Direct: (503)795-7669 - Email: jwelch@firstam.com

2nd Supplemental Preliminary Title Report

County Tax Roll Situs Address: 8195 SW Maxine Lane, Wilsonville, OR 97070

Proposed Insured Lender: TBD

Proposed Borrower: **Lennar Northwest Inc**

2006 ALTA Owners Standard Coverage	Liability \$	920,000.00	Premium \$	1,980.00
2006 ALTA Owners Extended Coverage	Liability \$		Premium \$	
2006 ALTA Lenders Standard Coverage	Liability \$		Premium \$	
2006 ALTA Lenders Extended Coverage	Liability \$		Premium \$	
Endorsement 9, 22 & 8.1			Premium \$	
Govt Service Charge			Cost \$	30.00
City Lien/Service District Search			Cost \$	
Other			Cost \$	

We are prepared to issue Title Insurance Policy or Policies of First American Title Insurance Company, a Nebraska Corporation in the form and amount shown above, insuring title to the following described land:

The land referred to in this report is described in Exhibit A attached hereto.

and as of September 11, 2015 at 8:00 a.m., title to the fee simple estate is vested in:

Jarvis Holdings Corporation

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.

In order to remove these exceptions to coverage in the issuance of an Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information:

- A. Survey or alternative acceptable to the company
 - B. Affidavit regarding possession
 - C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
 - i. Satisfactory evidence that no construction liens will be filed; or
 - ii. Adequate security to protect against actual or potential construction liens;
 - iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon
6. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
 7. Taxes for the fiscal year 2015-2016 a lien due, but not yet payable.
 8. City liens, if any, of the City of Wilsonville.
- Note: There are no liens as of April 21, 2015. All outstanding utility and user fees are not liens and therefore are excluded from coverage.
9. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

- 10. This excepton has been intentionally deleted.
- 11. This excepton has been intentionally deleted.
- 12. Stormwater Maintenance Covenant and Access Easement and the terms and conditions thereof:
 Between: Renaissance Corporation
 And: City of Wilsonville, a municipal corporation of the State of Oregon formed pursuant to ORS Chapter 457
 Recording Information: November 02, 2005 as Fee No. 2005 109791
- 13. Any conveyance or encumbrance by Jarvis Holdings Corporation, should be executed pursuant to a proper resolution of the shareholders voted on at a duly called meeting of the shareholders in accordance with the By-Laws or other authority of the corporation.

 Certified copies of the resolution authorizing the conveyance and encumbrances and of the minutes of the meeting of the shareholders and copies of the By-Laws or other authority for such conveyance or encumbrance should be furnished for examination.

 The resolution should specify the officers authorized to sign on behalf of the corporation.
- 14. Rights or interests of persons in possession, and any rights or interests that could be learned by making inquiry of a person in possession; including any claim by a previous owner, or person claiming through a previous owner.

- END OF EXCEPTIONS -

NOTE: We find no judgments or United States Internal Revenue liens against Brownstone Development, Inc.

NOTE: Any conveyance or encumbrance by Brownstone Development, Inc., should be executed pursuant to a proper resolution of the shareholders voted on at a duly called meeting of the shareholders in accordance with the By-Laws or other authority of the corporation.

Certified copies of the resolution authorizing the conveyance and encumbrances and of the minutes of the meeting of the shareholders and copies of the By-Laws or other authority for such conveyance or encumbrance should be furnished for examination.

The resolution should specify the officers authorized to sign on behalf of the corporation.

NOTE: Taxes for the year 2014-2015 PAID IN FULL

Tax Amount:	\$5,703.28
Map No.:	31W13B 02700
Property ID:	00806916
Tax Code No.:	003-027

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: Trustee's Deed recorded April 16, 2014 as Fee No. 2014 017491, Gary L. Blackledge to Jarvis Holdings Corporation.

**THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!
WE KNOW YOU HAVE A CHOICE!**

RECORDING INFORMATION

Filing Address: **Clackamas County**
1710 Red Soil Ct, Suite 110
Oregon City, OR 97045

Recording Fees: **\$ 53.00 First Page**
(Comprised of:
\$ 5.00 per page
\$ 5.00 per document - GIS Fee
\$10.00 per document - Public Land Corner Preservation Fund
\$11.00 per document - OLIS Assessment & Taxation Fee
\$22.00 per document - Oregon Housing Alliance Fee)
\$ 5.00 E-Recording fee per document
\$ 5.00 for each additional page
\$ 5.00 for each additional document title, if applicable
\$ 20.00 Non-Standard Document fee, if applicable



First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

ALTA OWNER'S POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risks 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

SCHEDULE OF STANDARD EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien" or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST

TI 149 Rev. 7-22-08



First American Title

Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

Exhibit "A"

Real property in the County of Clackamas, State of Oregon, described as follows:

A tract of land situated in the Northwest quarter of Section 13, Township 3 South, Range 1 West of the Willamette Meridian, in the City of Wilsonville, County of Clackamas and State of Oregon, being more particularly described as follows;

BEGINNING at a 5/8 inch iron rod which is South 89°50'44" East 382.90 feet and North 03°01'47" West a distance of 15.48 feet from the initial point of ASH MEADOWS, a duly recorded plat in Plat Book 84, Page 5, said Clackamas County; and running thence North 86°46'52" East a distance of 440.00 feet to a 5/8 inch iron rod at a point of non tangent curvature, the radial center of which bears North 89°51'23" West; thence Southwesterly along the arc of a 360.00 foot radius curve to the right, through a central angle of 36°51'23", an arc distance of 231 .58 feet (the long chord of which bears South 18°34'18" West 227.60 feet) to a 5/8 inch iron rod at a point of tangency; thence South 37°00'00" West 57.00 feet to a 5/8 inch iron rod at the most Northerly corner of Roger Road as platted in said ASH MEADOWS; thence South 37°00'00" West along the Northwesterly right of way line of said Roger Road 16.61 feet to a brass screw at a point of non tangent curvature, the radial center of which bears North 13°17'05" West; thence Northwesterly along the Northerly line of said ASH MEADOWS on the arc of a 26.00 foot radius curve to the right, through a central angle of 49°55'20", an arc distance of 22.65 feet (the long chord of which bears North 78°19'25 West 21 .94 feet) to a 5/8 inch iron rod at a point of reverse curvature, the radial center of which bears South 36°38'15" West; thence Northwesterly along the arc of a 132.00 foot radius curve to the left, through a central angle of 36°28'29", an arc distance of 84.05 feet (the long chord of which bears North 71°36'15" West 82.64 feet) to a 5/8 inch iron rod at a point of tangency; thence North 89°05'44" West 89.15 feet to a 5/8 inch iron rod at a point of curvature; thence Northwesterly along the arc of a 168.00 foot radius curve to the right, through a central angle of 36°50'44", an arc distance of 108.04 feet (the long chord of which bears North 71°25'22" West 106.18 feet) to a 5/8 inch iron rod at a point of tangency; thence North 53°00'00" West 30.00 feet to a 5/8 inch iron rod; thence leaving the Northerly line of said ASH MEADOWS North 03°01'47" West 167.43 feet to the true point of beginning.

NOTE: This Legal Description was created prior to January 01, 2008.



5885 SW Meadows Road, Suite 130
Lake Oswego, OR 97035
Phone (503) 624-4900 Fax (503) 746-6739

WFG National Title Insurance Company
Attn: Mary Ann Hughes
5885 SW Meadows Road, Suite 130
Lake Oswego, OR 97035

Date Prepared: May 20, 2015

PRELIMINARY TITLE REPORT

Order Number: **15008640**
Escrow Officer: **Mary Ann Hughes**
Phone: **(503) 624-4900**
Fax: **(503) 746-6739**
Email: **TeamHughes@wfgnationaltitle.com**

Seller: **Owner of Record**
Buyer: **To Follow**

Property: **31 W13B 02700**
Tax Account #00806916
Wilsonville, OR 97070

WFG National Title Insurance Company, is prepared to issue a title insurance policy, as of the effective date and in the form and amount shown on Schedule A, subject to the conditions, stipulations and exclusions from coverage appearing in the policy form and subject to the exceptions shown on Schedule B. This report is preliminary to the issuance of a policy of title insurance issued by **WFG National Title Insurance Company, a South Carolina corporation**, and shall become null and void unless a policy is issued and the full premium paid.

This report is for the exclusive use of the person to whom it is addressed. Title insurance is conditioned on recordation of satisfactory instruments that establish the interests of the parties to be insured; until such recordation, the Company may cancel or revise this report for any reason.

SCHEDULE A

1. The effective date of this preliminary title report is **8:00 A.M. on May 15, 2015**
2. The policies and endorsements to be insured and the related charges are:

<u>Policy/Endorsement Description</u>	<u>Liability</u>	<u>Charge</u>
2006 ALTA Standard Owner's Policy	TBD	\$0.00
Relssue Owner	TBD	
PROPOSED INSURED for Owner's Policy To Follow		
2006 ALTA Extended Lender's Policy		\$100.00
OTIRO End. 209, 222, 208.1	\$100.00	
PROPOSED INSURED for Lender's Policy To Be Determined, its successors and/or assigns		

Local Government Lien Search	\$30.00
-------------------------------------	----------------

Agent portion of above Premiums is: \$0.00
 Underwriter portion of above Premiums is: \$100.00

This is a preliminary billing only, a consolidated statement of all charges, credits and advances, if any, in connection with this order will be provided at closing.

3. Title to the land described herein is vested in:
 Dutch Ventures LLC, an Oregon limited liability company

4. The estate or interest in land is:
 Fee Simple

5. The land referred to in this report is described as follows:

SEE ATTACHED EXHIBIT "A"

Exhibit "A"

A tract of land situated in the Northwest quarter of Section 13, Township 3 South, Range 1 West of the Willamette Meridian, in the City of Wilsonville, County of Clackamas and State of Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron rod which is South 89°50'44" East 382.90 feet and North 03°01'47" West a distance of 15.48 feet from the initial point of Ash Meadows, a duly recorded plat in Plat Book 84, Page 5, said Clackamas County; and running thence North 86°46'52" East a distance of 440.00 feet to a 5/8 inch iron rod at a point of non tangent curvature, the radial center of which bears North 89°51'23" West; thence Southwesterly along the arc of a 360.00 foot radius curve to the right, through a central angle of 36°51'23", an arc distance of 231.58 feet (the long chord of which bears South 18°34'18" West 227.60 feet) to a 5/8 inch iron rod at a point of tangency; thence South 37°00'00" West 57.00 feet to a 5/8 inch iron rod at the most Northerly corner of Roger Road as platted in said Ash Meadows; thence South 37°00'00" West along the Northwesterly right of way line of said Roger Road 16.61 feet to a brass screw at a point of non tangent curvature, the radial center of which bears North 13°17'05" West; thence Northwesterly along the Northerly line of said Ash Meadows on the arc of a 26.00 foot radius curve to the right, through a central angle of 49°55'20", an arc distance of 22.65 feet (the long chord of which bears North 78°19'25 West 21.94 feet) to a 5/8 inch iron rod at a point of reverse curvature, the radial center of which bears South 36°38'15" West; thence Northwesterly along the arc of a 132.00 foot radius curve to the left, through a central angle of 36°28'29", an arc distance of 84.05 feet (the long chord of which bears North 71°36'15" West 82.64 feet) to a 5/8 inch iron rod at a point of tangency; thence North 89°05'44" West 89.15 feet to a 5/8 inch iron rod at a point of curvature; thence Northwesterly along the arc of a 168.00 foot radius curve to the right, through a central angle of 36°50'44", an arc distance of 108.04 feet (the long chord of which bears North 71°25'22" West 106.18 feet) to a 5/8 inch iron rod at a point of tangency; thence North 53°00'00" West 30.00 feet to a 5/8 inch iron rod; thence leaving the Northerly line of said Ash Meadows North 03°01'47" West 167.43 feet to the true point of beginning.

SCHEDULE B

SCHEDULE B

GENERAL EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

SPECIAL EXCEPTIONS

6. City liens, if any, of the City of Wilsonville.
7. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
8. The requirement that a copy of the Operating Agreement and Articles of Organization of Dutch Ventures LLC, an Oregon limited liability company be submitted to us for examination. Any conveyance or encumbrance by said Company should be executed in accordance with the Operating Agreement of said Company.
9. Any unrecorded leases or rights of tenants in possession.
10. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.
11. Parties in possession, or claiming to be in possession, other than the vestees shown herein. For the purposes of ALTA Extended coverage, we will require an Affidavit of Possession be completed and returned to us. Exception may be taken to such matters as may be shown thereby.
12. Statutory liens for labor or materials, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage where no notice of such liens appear of record.

END OF EXCEPTIONS

NOTE: Taxes paid in full for 2014-2015
Levied Amount : \$5,703.28
Property ID No. : 00806916
Levy Code : 003-027
Map Tax Lot No. : 31W13B 02700

NOTE: In no event shall WFG National Title have any liability for the tax assessor's imposition of any additional assessments for omitted taxes unless such taxes have been added to the tax roll and constitute liens on the property as of the date of closing. Otherwise, such omitted taxes shall be the sole, joint and several responsibility of seller(s) and buyer(s), as they may determine between themselves.

NOTE: The following is provided for informational purposes only and will not be shown in the policy to be issued:

We find the following Deed(s) recorded on said property in the past 24 months:

Document type : Warranty Deed
Grantor : Jarvis Holding Corporation
Grantee : Dutch Ventures, LLC, an Oregon limited liability company
Recorded : May 1, 2015
Recording No. : 2015-025313

NOTE: The Oregon Corporation Commission disclosed that Dutch Ventures LLC, is an active Oregon limited liability company:

Filed : November 19, 2013
Member : Scott A. Sideras
Registered Agent : Scott A. Sideras

NOTE: This report is subject to any amendments which might occur when the names of prospective purchasers are submitted to us for examination.

NOTE: The following applicable recording fees will be charged by the county:

Multnomah County-First Page \$46.00
Washington County-First Page \$41.00
Clackamas County-First Page \$53.00
Each Additional Page \$ 5.00
Non-standard Document Fee \$20.00
E-recording Fee \$ 5.00

NOTE: THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THESE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, CONTACT THE ESCROW AGENT.

End of Report

Your Escrow Officer

Mary Ann Hughes
WFG National Title Insurance Company
5885 SW Meadows Road, Suite 130
Lake Oswego, OR 97035
Phone: (503) 624-4900
Fax: (503) 746-6739
Email: TeamHughes@wfgnationaltitle.com

Your Title Officer

Jeff Knox
WFG National Title Insurance Company
12909 SW 68th Parkway, Suite 350
Portland, OR 97223
Phone: 503-431-8507
Fax: 503-684-2978
Email: jknox@wfgnationaltitle.com



PRELIMINARY TITLE REPORT

WFG National Title Insurance Company is prepared to issue, as of the date specified in the attached Preliminary Title Report (the Report), a policy or policies of title insurance as listed in the Report and describing the land and the estate or interest set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as a General or Specific Exception or not excluded from coverage pursuant to the printed Exclusions and Conditions of the policy form(s).

The printed General Exceptions and Exclusions from the coverage of the policy or policies are listed in Exhibit One to the Report. In addition, the forms of the policy or policies to be issued may contain certain contract clauses, including an arbitration clause, which could affect the party's rights. Copies of the policy forms should be read. They are available from the office which issued the Report.

The Report (and any amendments) is preliminary to and issued solely for the purpose of facilitating the issuance of a policy of title insurance at the time the real estate transaction in question is closed and no liability is assumed in the Report.

The policy(s) of title insurance to be issued will be policy(s) of WFG National Title Insurance Company, a South Carolina corporation.

Please read the Specific Exceptions shown in the Report and the General Exceptions and Exclusions listed in Exhibit One carefully. The list of Specific and General Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy to be issued and should be read and carefully considered.

It is important to note that the Report is not an abstract of title, a written representation as to the complete condition of the title of the property in question, and may not list all liens, defects and encumbrances affecting title to the land.

The Report is for the exclusive use of the parties to this transaction, and the Company does not have any liability to any third parties or any liability under the terms of the policy(s) to be issued until the full premium is paid. Until all necessary documents are recorded in the public record, the Company reserves the right to amend the Report.

Countersigned

A handwritten signature in cursive script, appearing to read "C. Suckler".

Exhibit One
2006 American Land Title Association Loan Policy 6-17-06
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

THE ABOVE POLICY FORM MAY BE ISSUED TO AFFORD EITHER Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY 6-17-06
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10; or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.

Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.



ABOUT YOUR PRIVACY

At WFG, we believe it is important to protect the privacy and confidences of our customers. This notice is intended to explain how we collect, use, and protect any information that we may collect. It will explain the choices you may make about the use of that information.

What Information Do We Collect About You?

We collect certain types of information about you. This may consist of:

- * Your name, address, and telephone number.
- * Your email address.
- * Your social security or government ID numbers.
- * Your financial information.

We collect this information from:

- * The application or other forms you fill out with us.
- * The correspondence you and others direct to us.
- * Our transactions with you.
- * Others involved in your transaction, including the real estate agent or lender.

In some cases, we collect information from third parties. For instance, we may receive real estate information from local assessor's offices.

How Do We Use This Information?

We use the information we collect to respond to your requests. **WE DO NOT SHARE** your information with other companies.

How Can You "Opt Out?"

We do not share your information so there is no need to opt out.

The information We Collect About You On Our Website

When you enter our website, we automatically collect and store certain information. This consists of:

- * Your IP Address
- * (Internet Protocol Address) and domain name.
- * The type of browser and operating system you use.
- * The time of your visit.
- * The pages of our site you visit.

If you register with us or fill out an on online survey, we will collect additional personal information, such as your name, telephone number, email address and mailing address.

Cookie Usage

In order to provide you with customized service, we make use of "cookies." Cookies are essentially files that help us identify your computer and respond to it. You may disable cookies on your own computer, but you may not be able to download online documents unless cookies are enabled.

How We Use Information

The information we collect concerning:

- * Your browser
- * The time and date of your visit
- * The web pages or services you accessed

is used for administrative and technical purposes. For instance, we may use it to count the number of visitors to our site and determine the most popular pages. We may also use it to review types of technology you are using, determine which link brought you here, assess how our advertisements on other sites are working, and to help with maintenance.

We use information contained in your emails only for the purpose of responding to those emails. If we ask you to fill out any forms or surveys, we will use the information we receive only for the specific purposes indicated in those forms or surveys.

Your Right to See and Correct Information

If you wish to see the information collected about you, please contact your settlement agent.

Children's Policy

We do not knowingly collect information from children under the age of 18. We delete any information that we discover has been provided by children.

Security

--Generally

We make every effort to protect the integrity of your information. Any personal information you enter into online forms or surveys will be encrypted to ensure it remains private. We limit the right of access to your information to employees that need to use the information to respond to or process your request or transaction. We also take industry standard (IPSEC) measures to protect our sites from malicious intrusions or hacking.

--Phishing and Pretexting

As you know, consumers are increasingly targeted by unscrupulous persons attempting to acquire sensitive personal or financial information, by impersonating legitimate businesses. We will never send you an unsolicited email or other communication requesting your private information. If you receive a communication directing you to enter your personal information, please disregard the instruction and contact us immediately at Compliance@wfgnationaltitle.com.

Do Not Track

Because there is not an industry-standard process or defined criteria to permit a user to opt out of tracking their internet access (Do Not Track or DNT), we do not currently respond to the various DNT signals.

How to Contact Us

If you have any questions about our privacy policy, please contact WFG:

- * By email: Compliance@wfgnationaltitle.com
- * By telephone: 800-385-1590
- * By fax: 503-974-9596
- * By mail: 12909 SW 68th Pkwy, Suite 350, Portland, OR 97223
- * In person: 12909 SW 68th Pkwy, Suite 350, Portland, OR 97223

Oregon Residents

We may not disclose personal or privileged information about you unless we provide you with a disclosure authorization form that is executed by you or your representative and otherwise complies with certain statutory requirements. Any such authorization is not valid for more than 24 months and may be revoked by you at any time, subject to the rights of anyone who relied on the authorization prior to your notice of revocation.

In addition, if your personal or privileged information was collected or received by us in connection with a title insurance transaction, we cannot disclose such information if the disclosure authorization form that you executed is more than one year old or if the requested disclosure is for a purpose other than a purpose expressly permitted by statute.

You have the right at any time to request in writing access to recorded personal information about you that is reasonably described by you and reasonably available to us. Within 30 days of the date of our receipt of any such written request from you, we will inform you of the nature and substance of any such information, permit you to see and copy that information or obtain a copy by mail, disclose the identity, if recorded, of the persons to whom we have disclosed such information during the previous two years, and provide you with a summary of the procedures by which you may request that such information be corrected, amended or deleted.

WFG FAMILY

WILLISTON FINANCIAL GROUP LLC
WFG NATIONAL TITLE INSURANCE COMPANY
WFG LENDER SERVICES, LLC
WFGLS TITLE AGENCY OF UTAH, LLC
WFG NATIONAL TITLE COMPANY OF WASHINGTON, LLC
WFG NATIONAL TITLE COMPANY OF CALIFORNIA
WFG NATIONAL TITLE COMPANY OF TEXAS, LLC D/B/A WFG NATIONAL TITLE COMPANY
UNIVERSAL TITLE PARTNERS, LLC
VALUTRUST SOLUTIONS, LLC
WILLISTON ENTERPRISE SOLUTIONS & TECHNOLOGY, LLC





Clackamas County
 Department of Assessment and Taxation
 150 Beaver Creek Rd
 Oregon City, Oregon 97045
 503-655-8671

Property Account Summary

Parcel Number	00806916	Situs Address	8195 SW MAXINE LN , WILSONVILLE, OR 97070
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General Information	
Alternate Property #	31W13B 02700
Property Description	Section 13 Township 3S Range 1W Quarter B TAX LOT 02700
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	003-027
Remarks	

Tax Rate	
Description	Rate
Taxable Fire District Value	1.8911
Taxable Value	16.7130

Property Characteristics	
Neighborhood	15751: City of Wilsonville 100, 101
Land Class Category	101: Residential land improved
Building Class Category	14: Single family res, class 4
Year Built	1986
Acreage	2.13
Change property ratio	1XX

Related Properties	
No Values Found	

Parties			
Role	Percent	Name	Address
Taxpayer	100	JARVIS HOLDINGS CORPORATION	7680 SW ELLMAN LN, DURHAM, OR 97224
Owner	100	JARVIS HOLDINGS CORPORATION	7680 SW ELLMAN LN, DURHAM, OR 97224

Property Values					
Description	2014	2013	2012	2011	2010
AVR Total	306,560	297,631	288,962	280,546	272,375
Exempt					
TVR Total	306,560	297,631	288,962	280,546	272,375
Real Mkt Land	148,505	137,639	137,639	135,828	145,786
Real Mkt Bldg	249,660	221,480	209,060	209,970	225,830
Real Mkt Total	398,165	359,119	346,699	345,798	371,616
M5 Mkt Land	148,505	137,639	137,639	135,828	145,786
M5 Mkt Bldg	249,660	221,480	209,060	209,970	225,830
M5 SAV	0	0	0	0	0
SAVL (MAV Use Portion)					
MAV (Market Portion)	306,560	297,631	288,962	280,546	272,375
Mkt Exception	0	0	0	0	0
AV Exception	0	0	0	0	0

Active Exemptions	
No Exemptions Found	

Events			
Effective Date	Entry Date-Time	Type	Remarks
04/16/2014		Taxpayer Changed	Property Transfer Filing No.: 261689 04/16/2014 by CINDYSIM

	2014-05-06 09:59:00.000		
04/16/2014	2014-05-06 09:59:00.000	Recording Processed	Property Transfer Filing No.: 261689, Trustee Deed, Recording No.: 2014-017491 04/16/2014 by CINDYSIM
08/12/2013	2013-08-12 11:43:00.000	Removed from Foreclosure or Warrant	2009-10 TAX PAID by SHARONS
06/24/2013	2013-06-24 15:09:00.000	Initiated Foreclosure or Warrant	Initiated Delinquency Process by SHARONS
10/04/2005	2005-11-18 14:10:00.000	Recording Processed	Property Transfer Filing No.: 129702, Bargain & Sale, Recording No.: 2005-097930 10/04/2005 by CINDYSIM
11/12/2003	2003-11-12 11:46:00.000	Taxpayer Changed	Party/Property Relationship by LINDADUN
10/22/2003	2003-10-22 16:18:00.000	Removed from Foreclosure or Warrant	2002 Foreclosure - Redeemed by Jerry & Gayle Reeves by LINDADUN
06/24/2002	2002-06-24 15:57:00.000	Initiated Foreclosure or Warrant	Initiated Delinquency Process by LINDADUN
07/01/1999	1999-07-01 12:00:00.000	Ownership at Conversion	Warranty Deed: 94-56335, 7/1/94, \$ 171500

Taxes						
Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
1993	Property Tax Principal	003-027	1,187.68	0.00	0.00	11/15/1993
1994	Property Tax Interest	003-027	621.22	0.00	0.00	11/15/1994
1994	Property Tax Principal	003-027	1,194.65	0.00	0.00	11/15/1994
1995	Property Tax Interest	003-027	1,544.53	0.00	0.00	11/15/1995
1995	Property Tax Principal	003-027	2,970.25	0.00	0.00	11/15/1995
1996	Property Tax Interest	003-027	1,663.33	0.00	0.00	05/15/2000
1996	Property Tax Principal	003-027	3,198.71	0.00	0.00	11/15/1996
1997	Property Tax Interest	003-027	1,287.20	0.00	0.00	11/15/2000
1997	Property Tax Principal	003-027	2,925.47	0.00	0.00	11/15/1997
1998	Additional Interest Foreclosure	003-027	484.25	0.00	0.00	10/20/2003
1998	Foreclosure Costs	003-027	205.00	0.00	0.00	08/25/2003
1998	Foreclosure Penalty	003-027	908.60	0.00	0.00	09/04/2002
1998	Property Tax Interest	003-027	1,931.24	0.00	0.00	10/20/2003
1998	Property Tax Principal	003-027	3,291.89	0.00	0.00	10/20/2003
1999	Additional Interest Foreclosure	003-027	415.05	0.00	0.00	10/20/2003
1999	Property Tax Interest	003-027	1,338.84	0.00	0.00	10/20/2003
1999	Property Tax Principal	003-027	3,137.91	0.00	0.00	10/20/2003
2000	Additional Interest Foreclosure	003-027	409.35	0.00	0.00	10/20/2003
2000	Property Tax Interest	003-027	929.53	0.00	0.00	10/20/2003
2000	Property Tax Principal	003-027	3,485.72	0.00	0.00	10/20/2003
2001	Additional Interest Foreclosure	003-027	376.12	0.00	0.00	10/20/2003
2001	Property Tax Interest	003-027	391.02	0.00	0.00	10/20/2003
2001	Property Tax Principal	003-027	3,665.83	0.00	0.00	10/20/2003
2002	Property Tax Interest	003-027	480.87	0.00	0.00	10/20/2003
2002	Property Tax Principal	003-027	4,007.30	0.00	0.00	11/15/2002
2003	Property Tax Principal	003-027	3,964.55	0.00	0.00	11/15/2003
2004	Property Tax Interest	003-027	1,898.91	0.00	0.00	01/04/2008
2004	Property Tax Principal	003-027	4,069.10	0.00	0.00	11/15/2004
2005	Property Tax Interest	003-027	2,184.06	0.00	0.00	04/28/2009
2005	Property Tax Principal	003-027	4,200.11	0.00	0.00	11/15/2005
2006	Property Tax Interest	003-027	1,555.20	0.00	0.00	04/28/2009
2006	Property Tax Principal	003-027	4,320.03	0.00	0.00	11/15/2006
2007	Property Tax Interest	003-027	909.37	0.00	0.00	04/28/2009
2007	Property Tax Principal	003-027	4,546.84	0.00	0.00	11/15/2007
2008	Property Tax Interest	003-027	184.89	0.00	0.00	04/28/2009
2008	Property Tax Principal	003-027	4,622.32	0.00	0.00	11/15/2008
2009	Property Tax Interest	003-027	2,766.81	0.00	0.00	08/07/2013
2009	Property Tax Principal	003-027	4,940.73	0.00	0.00	11/15/2009
2010	Property Tax Interest	003-027	2,658.84	0.00	0.00	05/15/2014
2010	Property Tax Principal	003-027	5,113.16	0.00	0.00	11/15/2010
2011	Property Tax Interest	003-027	2,309.93	0.00	0.00	10/27/2014
2011	Property Tax Principal	003-027	5,249.83	0.00	0.00	11/15/2011
2012	Property Tax Interest	003-027	1,523.67	0.00	0.00	10/27/2014
2012	Property Tax Principal	003-027	5,441.68	0.00	0.00	11/15/2012
2013	Property Tax Interest	003-027	667.78	0.00	0.00	10/27/2014
2013	Property Tax Principal	003-027	5,564.83	0.00	0.00	11/15/2013

2014	Property Tax Principal	003-027	5,703.28	0.00	0.00	11/15/2014
TOTAL Due as of 2015/02/25					0.00	

Receipts

Date	Receipt	Amount Applied	Amount Due	Tendered	Change
2014/10/28	3678177	26,461.00	26,461.00	26,289.90	0.00
2014/05/19	3655623	7,772.00	10,404.98	10,404.98	0.00
2013/08/07	3471314	7,707.54	36,485.65	10,318.54	0.00
2009/04/28	2651337	22,522.82	22,522.82	22,522.82	0.00
2008/01/04	2431698	5,968.01	20,997.04	5,968.01	0.00
2003/10/21	1543654	29,423.07	29,423.07	29,304.14	0.00
2000/11/24	1121179	4,212.67	15,426.48	4,212.67	0.00
2000/05/19	985964	4,862.04	16,054.37	4,862.04	0.00
1995/11/15	517589	4,514.78	4,514.78	4,514.78	0.00
1994/11/15	517588	1,815.87	1,815.87	1,815.87	0.00
1993/11/15	517587	1,187.68	1,187.68	1,152.05	0.00

Sales History

Transfer Date	Recording Number	Sale Amount	Deed Type	Grantee	Grantor
04/15/2014	2014-017491	900,000	M	JARVIS HOLDINGS CORPORATION	REEVES JERRY C
09/30/2005	2005-097930	0	S	REEVES JERRY C	REEVES JERRY C & GAYLE A
07/01/1994	1994-056335	171,500			

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
1,708	0 X 0	1986	48	1.0	0	2	0

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 Version 1.0.3357.16890

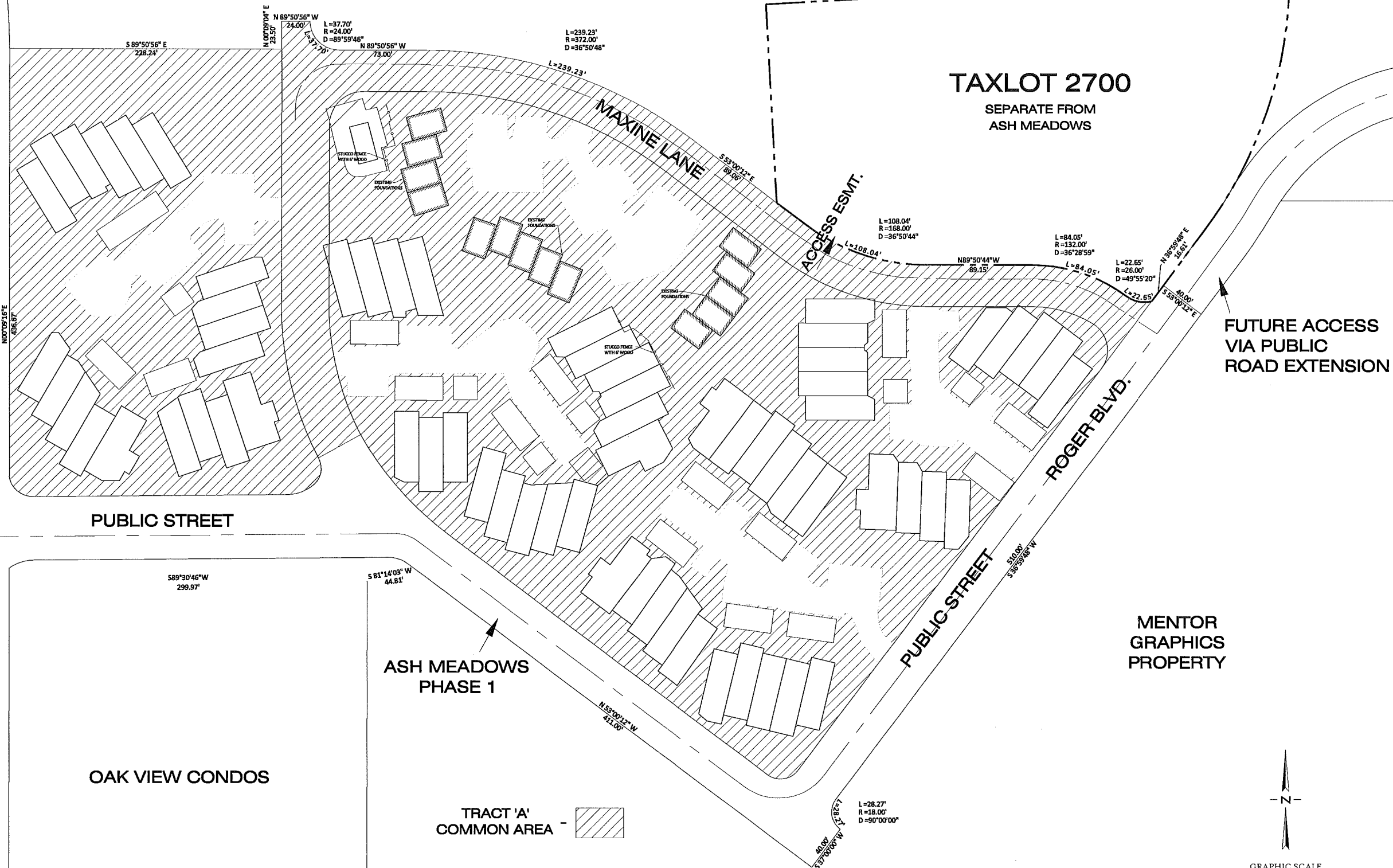
Remedial Partition TL 2700

**REMEDIAL PARTITION
SEGREGATION OF TAXLOT 2700
FROM ASH MEADOWS
ORS 92.176**

MENTOR GRAPHICS PROPERTY

TAXLOT 2700
SEPARATE FROM
ASH MEADOWS

PARKWAY AVENUE



FUTURE ACCESS
VIA PUBLIC
ROAD EXTENSION

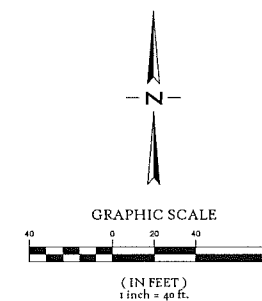
PUBLIC STREET

OAK VIEW CONDOS

ASH MEADOWS
PHASE 1

TRACT 'A'
COMMON AREA

MENTOR
GRAPHICS
PROPERTY



REMEDIAL PARTITION TAXLOT 2700
LOCATED IN NW 1/4 SEC. 13, T3S, R1W,
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

Designed by	BA	Date	10/2015
Drawn by	TTC	Date	10/2015
Reviewed by	BA	Date	10/2015
Project No.	315-001	REF.	
Horiz. Scale:	1"=40'		
Vert. Scale:	31501	masbrpan	

Project
ASH MEADOWS
No.
315-001
Type
ANALYSIS
Sheet

8000 SW WASHINGTON SQUARE, RD.
PORTLAND, OREGON 97223
P: 503.943.8288
F: 503.943.8288
www.p2o.com

P2O
PIONEER DESIGN GROUP, INC.

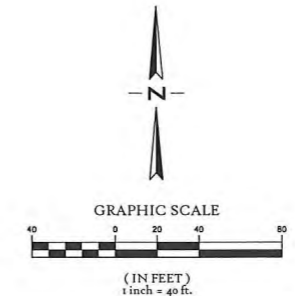
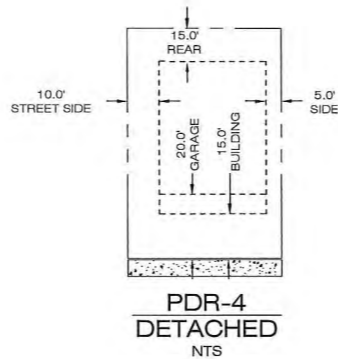
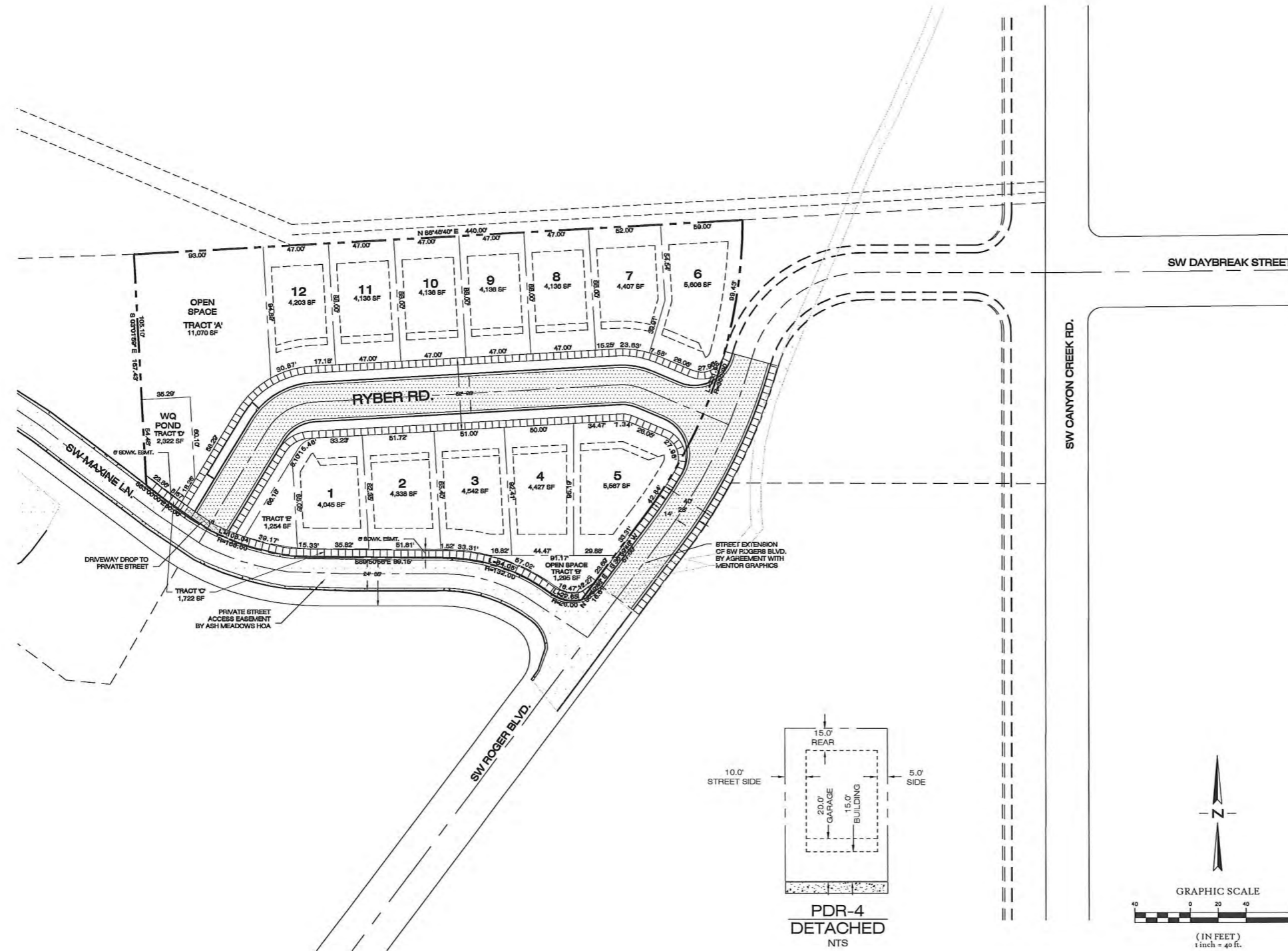
Reduced Plans

PRELIMINARY PLAT ASH PARK

A 12 LOT SUBDIVISION ON TAX LOT 2700, TAX MAP 31W 13B



VICINITY MAP
N.T.S.



OWNER
DUTCH VENTURES LLC,
10240 SW EGRET PLACE
BEAVERTON, OR 97007
PHONE (503) 636-0495
CONTACT: MIKE HILLIER

ASH MEADOWS HOMEOWNERS ASSOC.
C/O SUPERIOR COMMUNITY MANAGEMENT CO.
PO BOX 4585
TUALATIN, OR 97062
CONTACT: ERIC GORDON
EMAIL: ERIC@SUPERIORCOMMUNITY.COM

APPLICANT
BROWNSTONE DEVELOPMENT, INC.
#47 SOUTH STATE STREET
LAKE OSWEGO, OR 97034
PHONE (503) 358-4460
CONTACT: RANDY MYERS

PLANNING/ENGINEERING/SURVEYING
PIONEER DESIGN GROUP, INC.
9020 WASHINGTON SQ. DR., SUITE 170
PORTLAND, OR 97223
PHONE (503) 643-8286
CONTACT: BEN ALTMAN

SITE INFORMATION
SITE ADDRESS: 8195 SW MAXINE LANE
TAX LOT & MAP: 2700 / 31W 13B
TOTAL AREA: 2.13 AC
ZONING: PDR-4

SHEET INDEX

1.	PRELIMINARY PLAT
2.	STAGE I MASTER PLAN
3.	EXISTING CONDITIONS
4.	PRELIMINARY GRADING PLAN
5.	PRELIMINARY STREETS PLAN
6.	RYBER ROAD STREET PROFILE
7.	PRELIMINARY UTILITIES PLAN
8.	CIRCULATION AND AERIAL PLAN
L1.	LANDSCAPE PLAN
L2.	PLANTING PLAN - STORM POND

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F. 503.643.8286
WWW.PDG.COM

PIONEER DESIGN GROUP, INC.

PRELIMINARY PLAT
ASH PARK
CITY OF WILSONVILLE, OREGON

Designed by	BA	Date	09/2015
Drawn by	TCC	Date	09/2015
Reviewed by	BA	Date	09/2015
Project No.	315-001	REF.	
Horiz. Scale:	AS NOTED		
Vert. Scale:	3/32" = 1' (typical)		

By	
Revision	
Date	
No.	

Project: ASH PARK
No.: 315-001
Type: PLANNING
Sheet: 1 of 8

B:\Land Projects\2004_315-001\eng\planning\31501_diplat.dwg 12/4/2015 9:27:52 AM PST

REMEDIAL PARTITION SEGREGATION OF TAXLOT 2700 FROM ASH MEADOWS ORS 92.176

MENTOR GRAPHICS PROPERTY

TAXLOT 2700
SEPARATE FROM
ASH MEADOWS

FUTURE ACCESS
VIA PUBLIC
ROAD EXTENSION

MENTOR
GRAPHICS
PROPERTY

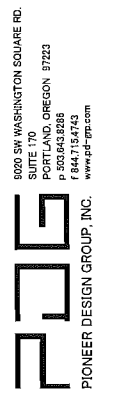
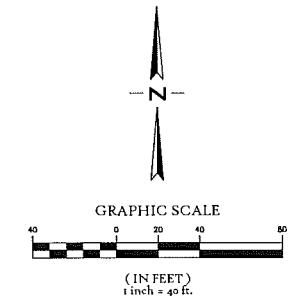
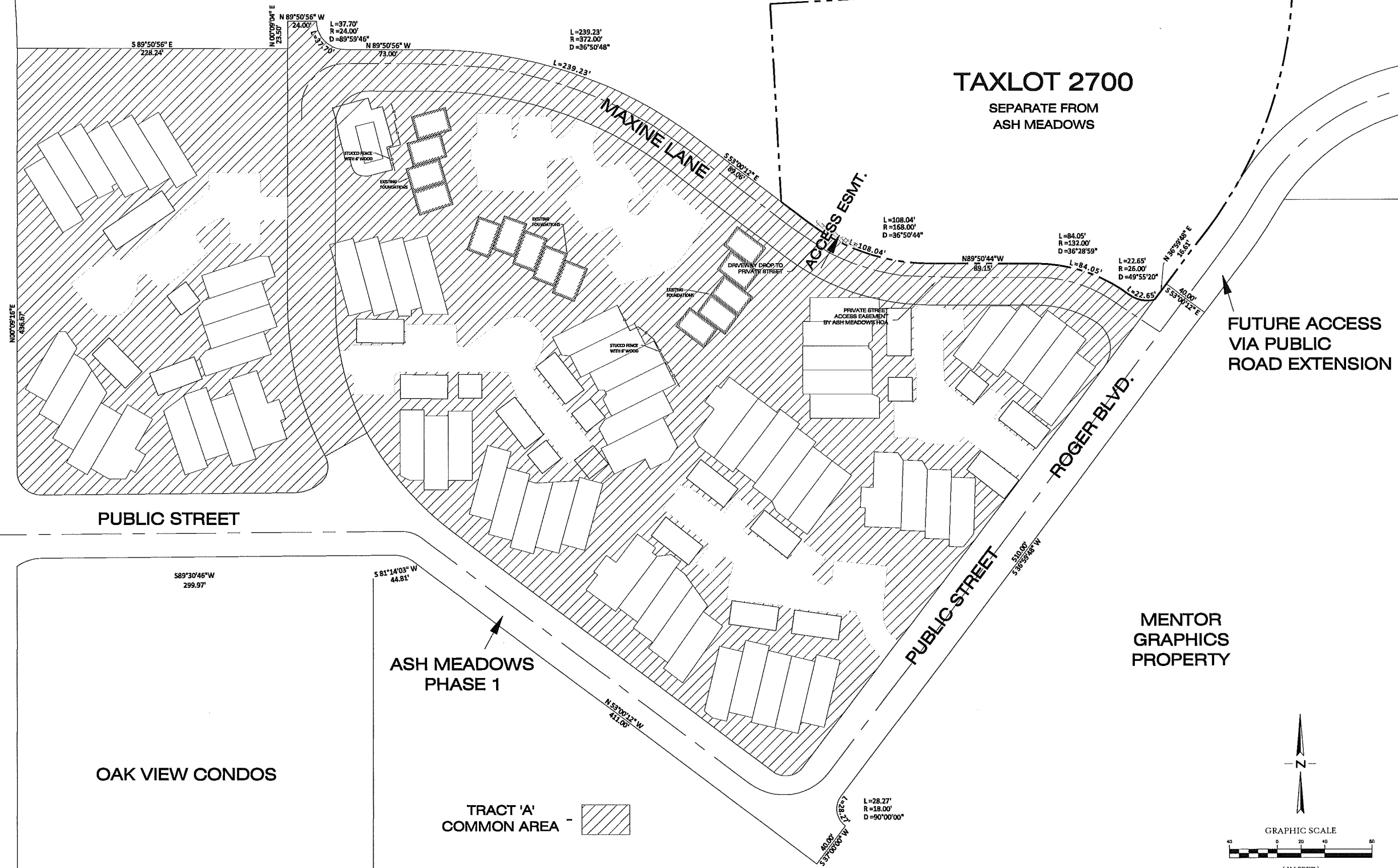
PARKWAY AVENUE

PUBLIC STREET

OAK VIEW CONDOS

ASH MEADOWS
PHASE 1

TRACT 'A'
COMMON AREA



STAGE 1 MASTER PLAN

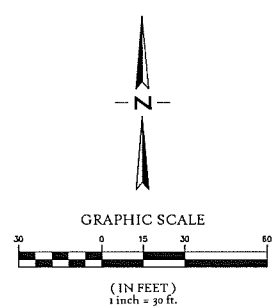
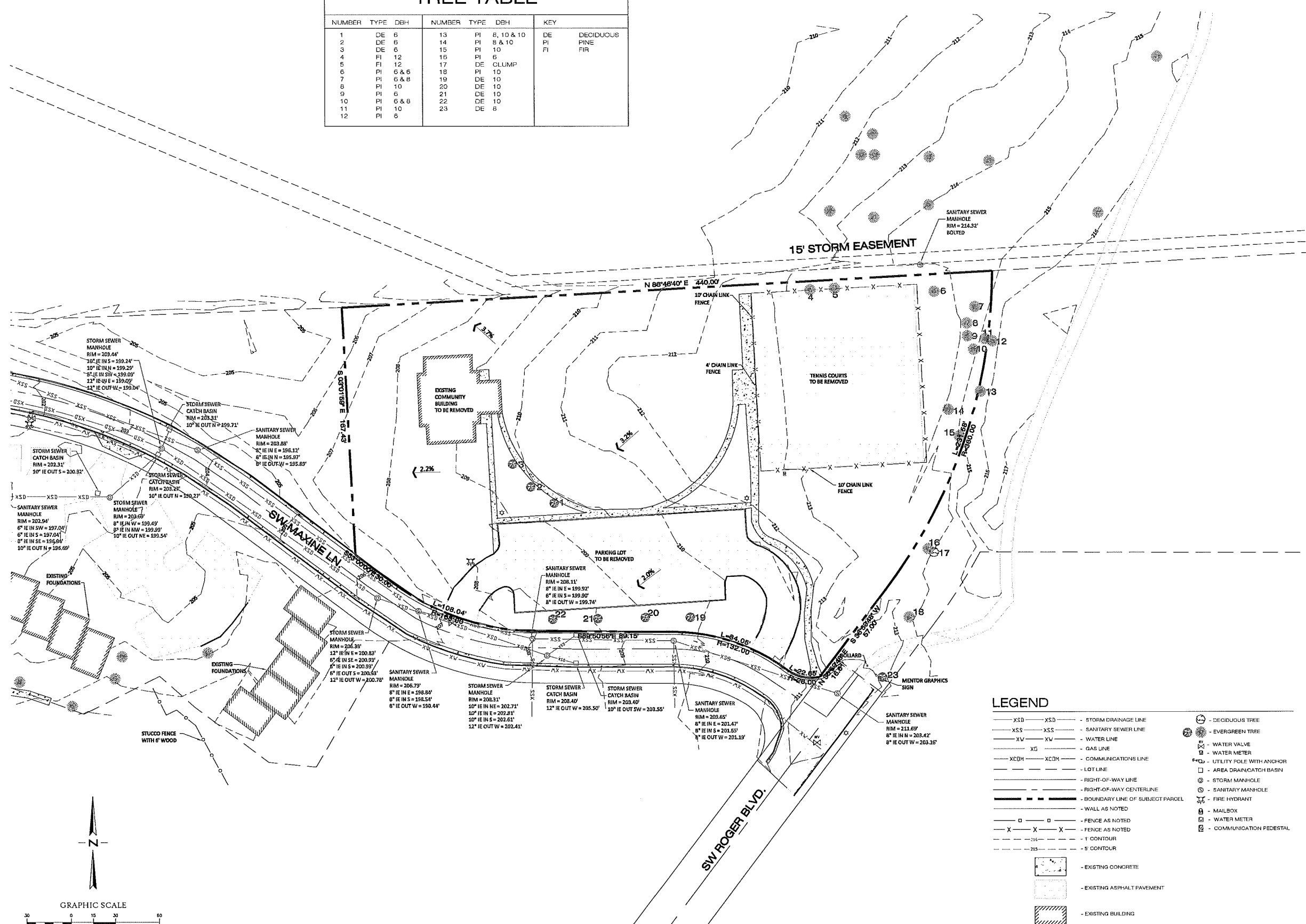
ASH PARK
CITY OF WILSONVILLE, OREGON

Designed by	Date	Reviewed by	Date	Project No.	REF.
BA	06/2015	BA	06/2015	315-001	
Horiz. Scale: AS NOTED					
Vert. Scale: 315X1.00max					

Project	No.	Type	Sheet
ASH PARK	315-001	PLANNING	2 of 8

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TREE TABLE						
NUMBER	TYPE	DBH	NUMBER	TYPE	DBH	KEY
1	DE	6	13	PI	8, 10 & 10	DE DECIDUOUS
2	DE	6	14	PI	9 & 10	PI PINE
3	DE	6	15	PI	10	PI FIR
4	FI	12	16	PI	6	
5	FI	12	17	DE	CLUMP	
6	PI	6 & 6	18	PI	10	
7	PI	6 & 8	19	DE	10	
8	PI	10	20	DE	10	
9	PI	6	21	DE	10	
10	PI	6 & 8	22	DE	10	
11	PI	10	23	DE	8	
12	PI	6				



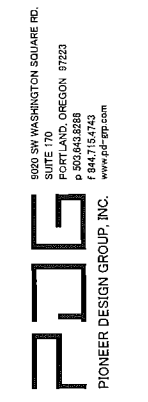
LEGEND	
XSD - XSD	STORM DRAINAGE LINE
XSS - XSS	SANITARY SEWER LINE
XV - XV	WATER LINE
XG - XG	GAS LINE
XCDM - XCDM	COMMUNICATIONS LINE
- - -	LOT LINE
- - -	RIGHT-OF-WAY LINE
- - -	RIGHT-OF-WAY CENTERLINE
- - -	BOUNDARY LINE OF SUBJECT PARCEL
- - -	WALL AS NOTED
- - -	FENCE AS NOTED
- - -	FENCE AS NOTED
- - -	1' CONTOUR
- - -	5' CONTOUR
[Symbol]	EXISTING CONCRETE
[Symbol]	EXISTING ASPHALT PAVEMENT
[Symbol]	EXISTING BUILDING
[Symbol]	EXISTING SLOPE DIRECTION
[Symbol]	DECIDUOUS TREE
[Symbol]	EVERGREEN TREE
[Symbol]	WATER VALVE
[Symbol]	WATER METER
[Symbol]	WATER METER
[Symbol]	UTILITY POLE WITH ANCHOR
[Symbol]	AREA DRAIN/CATCH BASIN
[Symbol]	STORM MANHOLE
[Symbol]	SANITARY MANHOLE
[Symbol]	FIRE HYDRANT
[Symbol]	WALL AS NOTED
[Symbol]	MAILBOX
[Symbol]	WATER METER
[Symbol]	COMMUNICATION PEDESTAL

SW CANYON CREEK RD.

EXISTING CONDITIONS

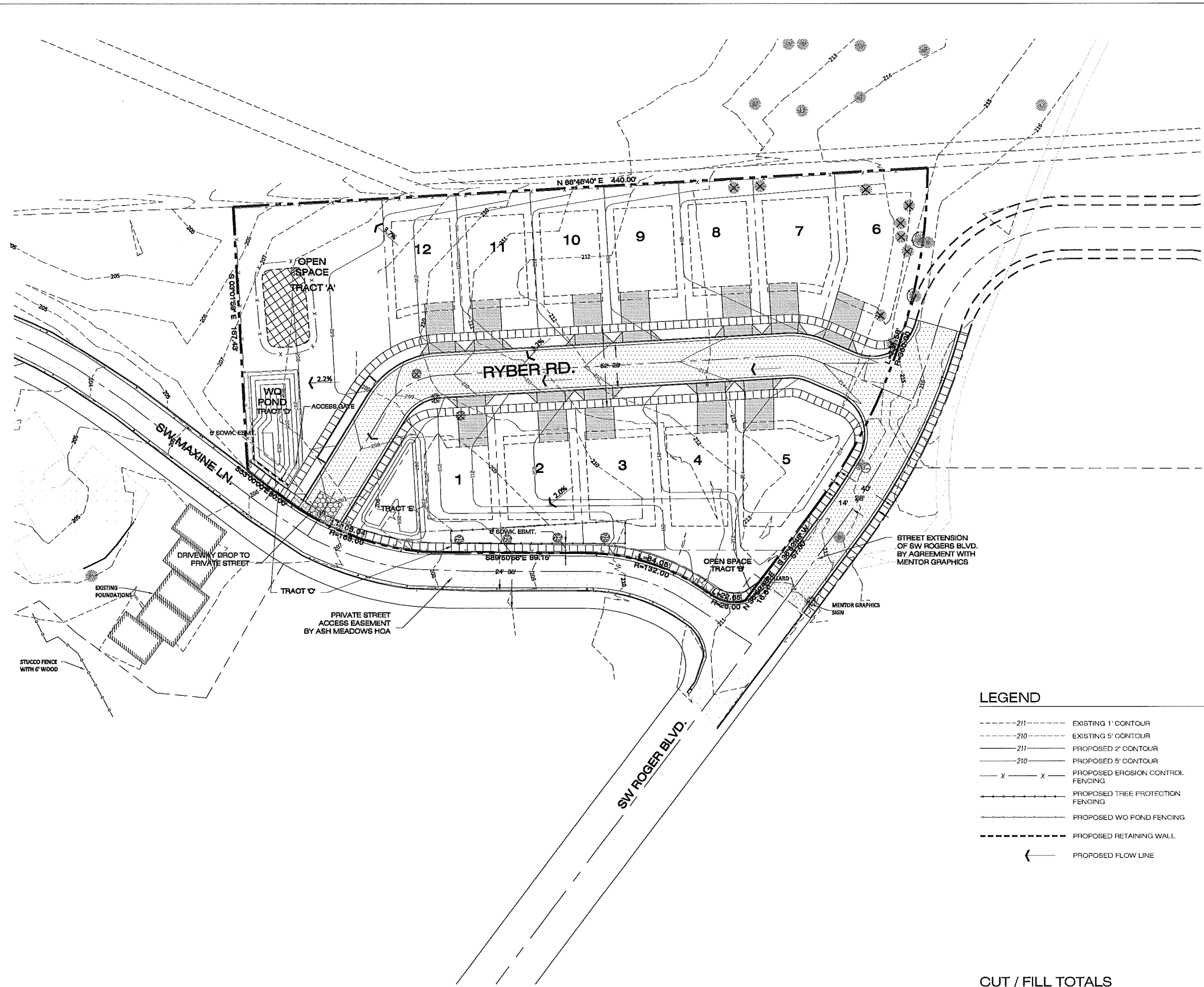
Designed by BA Date 09/2015
 Drawn by TCC Date 09/2015
 Reviewed by BA Date 09/2015
 Project No. 315-001 REF.
 Horiz. Scale: AS NOTED
 Vert. Scale: 3150L_03.dwg

Project: ASH PARK
 No. 315-001
 Type: PLANNING
 Sheet: 3 of 8



ASH PARK
 CITY OF WILSONVILLE, OREGON

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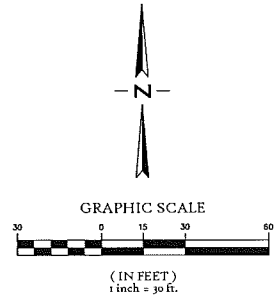


LEGEND

- 211 --- EXISTING 1' CONTOUR
- 210 --- EXISTING 5' CONTOUR
- 211 --- PROPOSED 2' CONTOUR
- 210 --- PROPOSED 5' CONTOUR
- X - X - PROPOSED EROSION CONTROL FENCING
- PROPOSED TREE PROTECTION FENCING
- PROPOSED WQ POND FENCING
- PROPOSED RETAINING WALL
- ← PROPOSED FLOW LINE
- [Grid Pattern] PROPOSED CONSTRUCTION ENTRANCE
- [Grid Pattern with X] PROPOSED STOCKPILE LOCATION
- [Star Symbol] EXISTING EVERGREEN TREE TO BE SAVED
- [Circle with Star Symbol] EXISTING DECIDUOUS TREE TO BE SAVED
- [Star with Circle Symbol] TREE TO BE REMOVED

CUT / FILL TOTALS

PROPOSED CUT = 2106 CY
 PROPOSED FILL = 2886 CY
 NET CUT/FILL = 780 CY FILL
 TOTAL CUT/FILL = 4992 CY
 DISTURBANCE AREA = 1.9 AC



PRELIMINARY GRADING PLAN

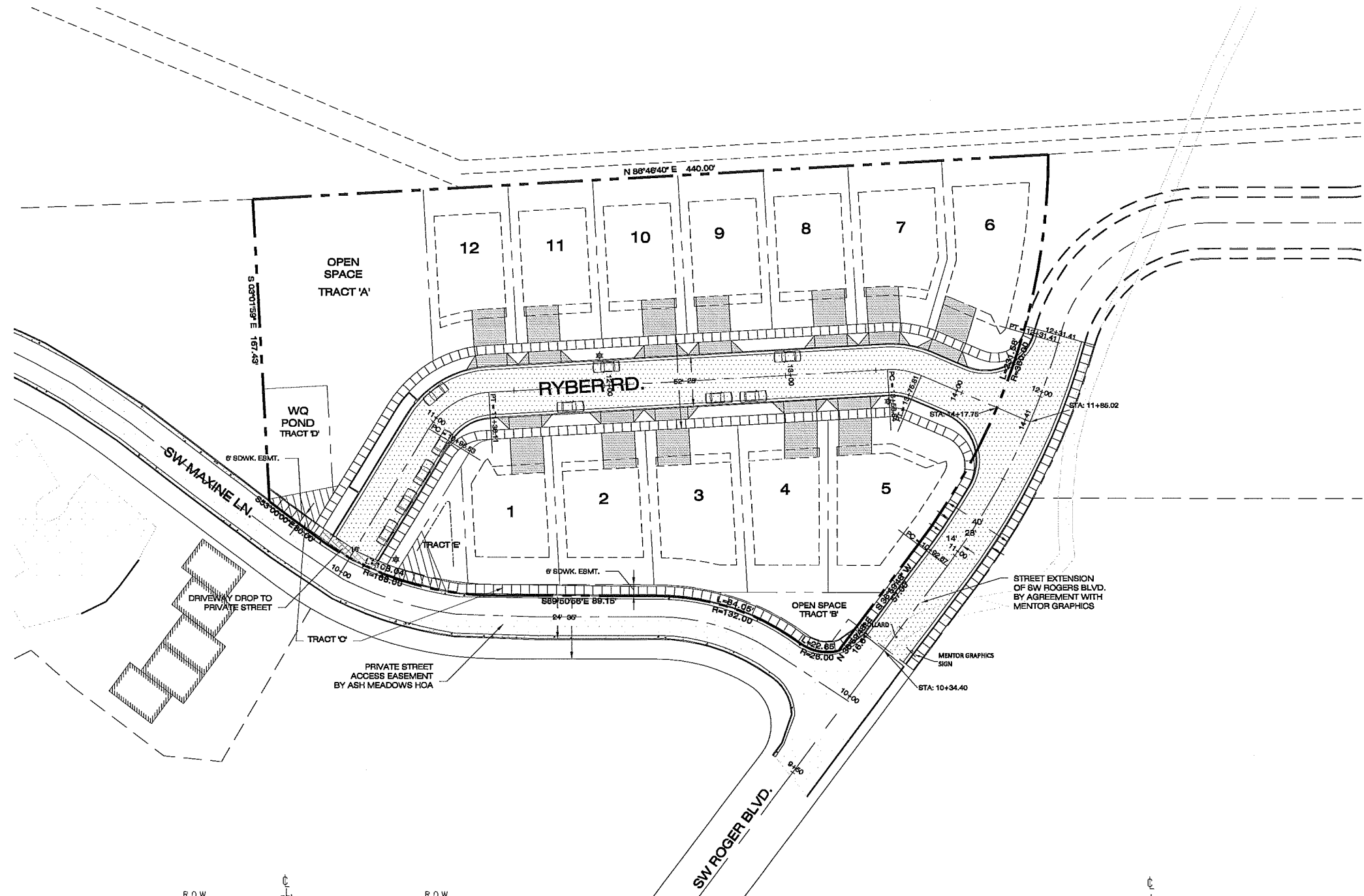
P206
 PIONEER DESIGN GROUP, INC.
 3020 SW WASHINGTON SQUARE RD.
 SUITE 170
 PORTLAND, OREGON 97223
 P 503.843.8286
 F 503.843.8286
 www.p206.com

ASH PARK
 CITY OF WILSONVILLE, OREGON

Designed by	Date	Reviewed by	Date
BA	09/2015	TCC	09/2015
Drawn by		BA	09/2015
Project No.	315-001	REF.	
Horizontal Scale:	AS NOTED		
Vertical Scale:	31501_04grad		

Project
 No. 315-001
Type
 PLANNING
Sheet
 4 of 8

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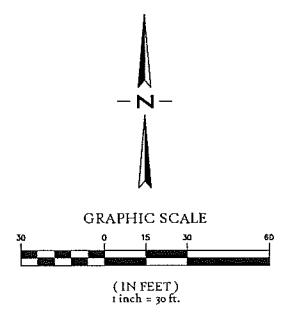
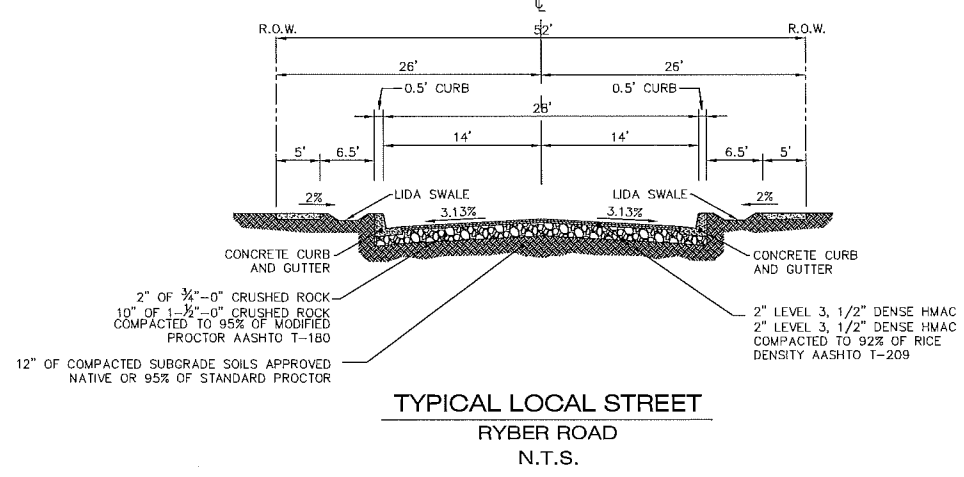
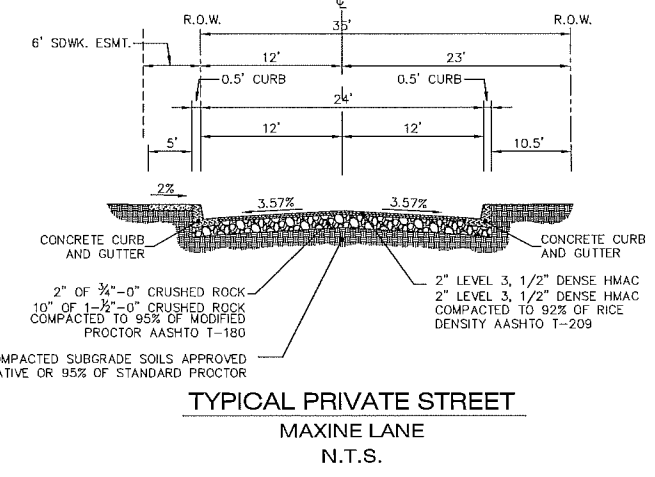
LEGEND

- PROPOSED AC PAVEMENT
- PROPOSED DRIVEWAY
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CURB AND GUTTER
- PROPOSED PROPERTY LINE
- PROPOSED R.O.W. CENTERLINE
- PROPOSED SETBACK LINE
- EXISTING BOUNDARY LINE
- FUTURE DEVELOPMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED STREET PARKING SPOT
- PROPOSED STREET LIGHT
- PROPOSED VISION CLEARANCE AREA

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 SUITE 170
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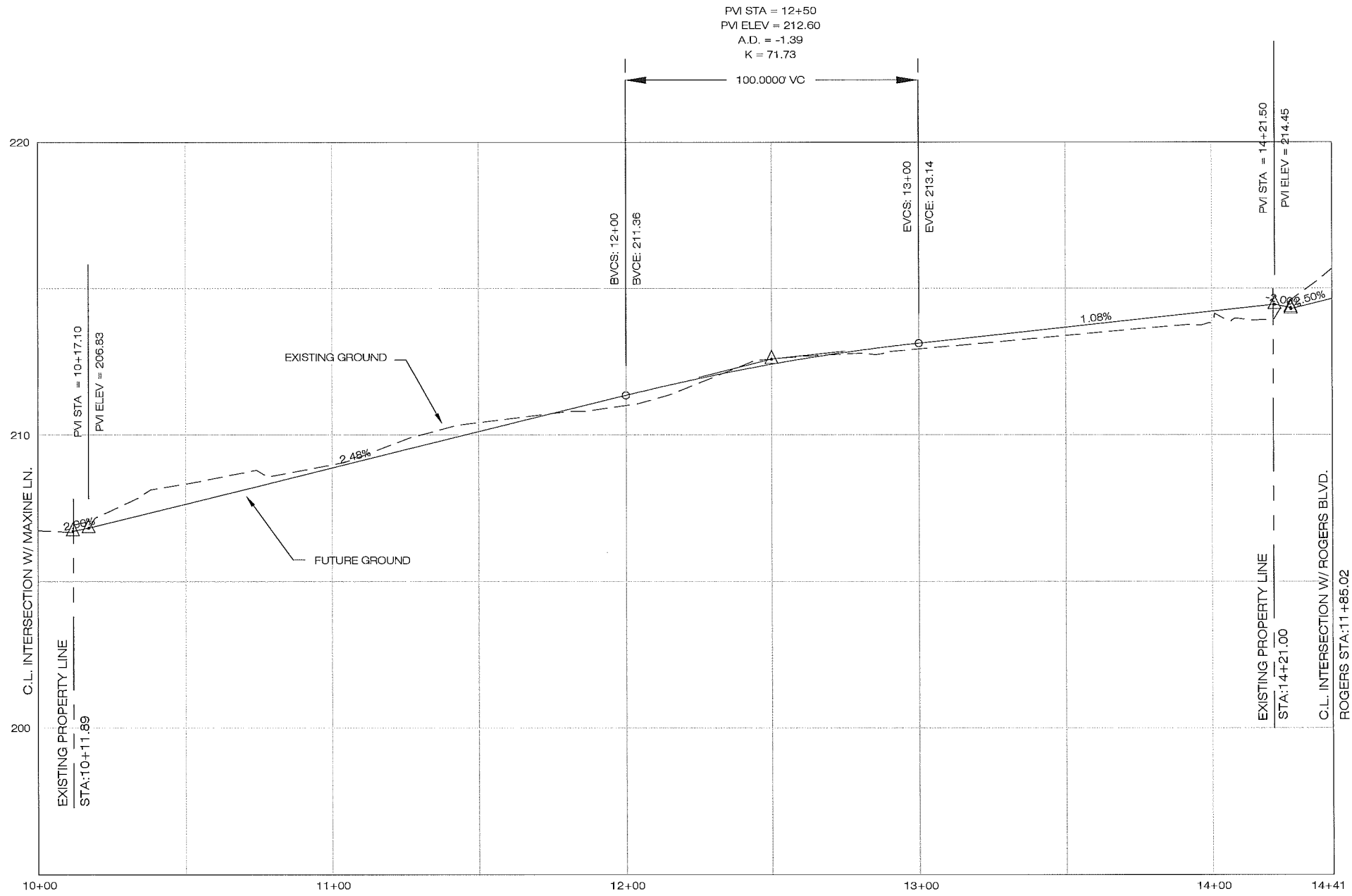
PRELIMINARY STREETS PLAN
 ASH PARK
 CITY OF WILSONVILLE, OREGON

Designed by	BA	Date	06/2015
Drawn by	TTC	Date	06/2015
Reviewed by	BA	Date	06/2015
Project No.	315-001	REF.	
Horiz. Scale:	AS NOTED		
Vert. Scale:	31501_05str1		



Revision
 Date
 No.
 Project
 No. 315-001
 Type PLANNING
 Sheet 5 of 8

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RYBER RD.

HORZ: 1"=20' ; VERT: 1"=2'

RYBER ROAD STREET PROFILE

Designed by	BA	Date	08/2015
Drawn by	TCC	Date	08/2015
Reviewed by	BA	Date	08/2015
Project No.	315-001	REF.	
Horiz. Scale:	AS NOTED		
Vert. Scale:	31501_065.dwg		

By

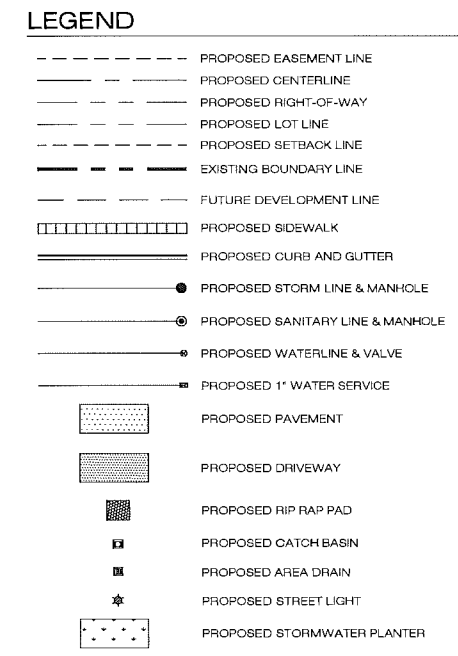
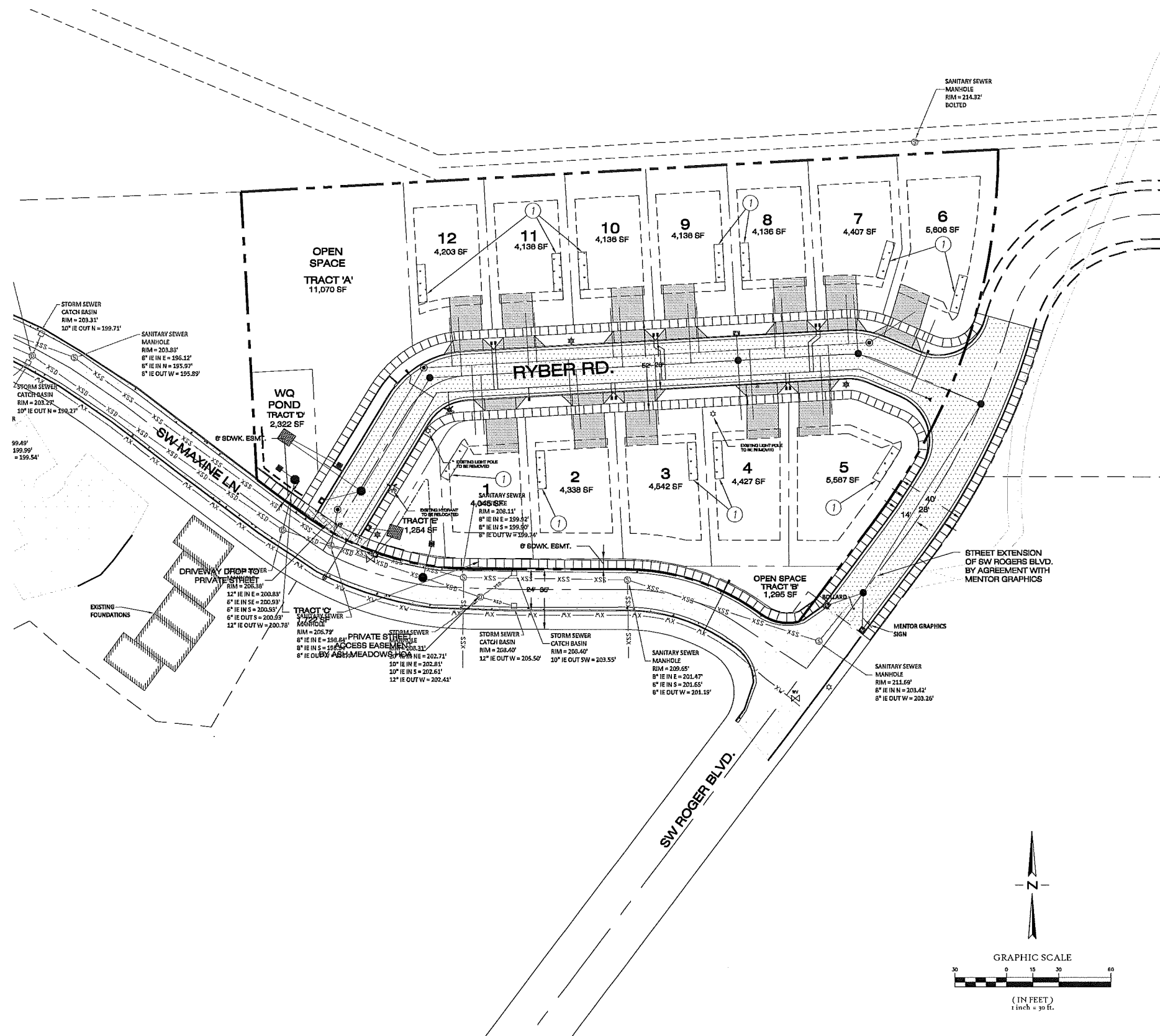
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Date

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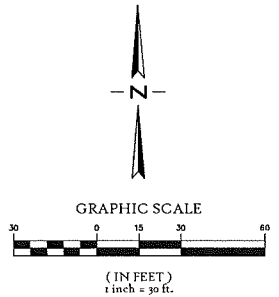
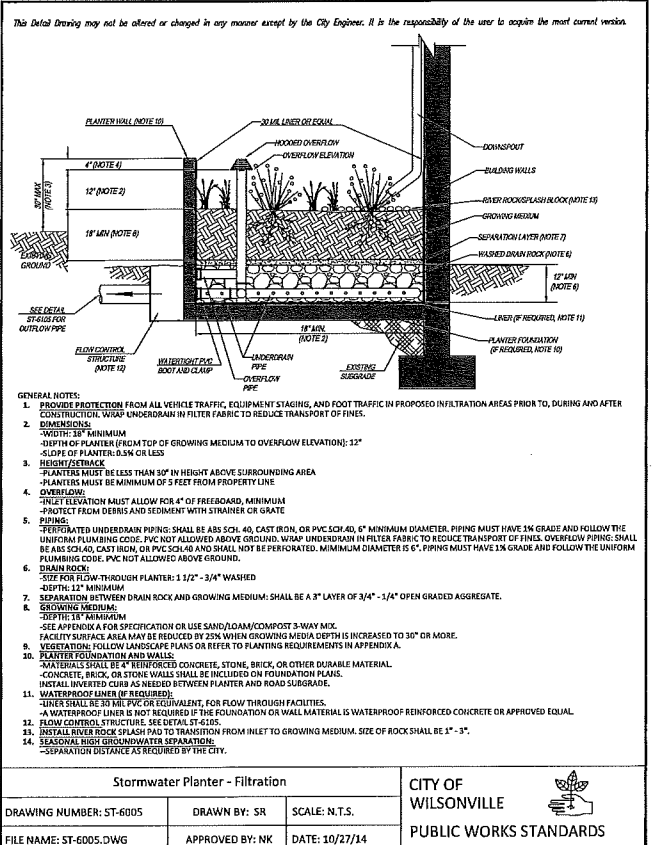
Project
No. ASH PARK
315-001
Type
PLANNING
Sheet

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CONSTRUCTION NOTES

1. PROPOSED STORMWATER PLANTERS TO BE INSTALLED ON EACH LOT. SEE CITY OF WILSONVILLE DWG. NO. ST-6005 FOR DESIGN. EACH PLANTER TO BE 110.0 SF MINIMUM PER WES BMP SIZING REPORT. FINAL LOCATION OF PLANTERS TO BE DETERMINED BY HOMEOWNER.



PRELIMINARY UTILITIES PLAN

8020 SW WASHINGTON SQUARE RD.
SUITE 170
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www.pdg.com

PDG
PIONEER DESIGN GROUP, INC.

ASH PARK
CITY OF WILSONVILLE, OREGON

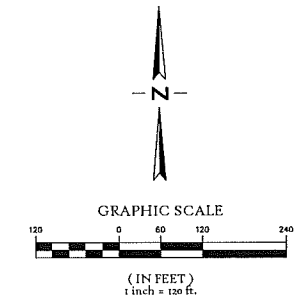
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Drawn by	TCC	Date	06/2015
Reviewed by	BA	Date	06/2015
Project No.	315-001	REF.	
Horiz. Scale:	AS NOTED		
Vert. Scale:	3150L_07.dwg		

City of Wilsonville	Public Works Standards	
DRAWING NUMBER: ST-6005	DRAWN BY: SR	SCALE: N.T.S.
FILE NAME: ST-6005.DWG	APPROVED BY: NK	DATE: 10/27/14
Project	ASH PARK	
No.	315-001	
Type	PLANNING	
Sheet	7	of 8



LEGEND

- • • • • PROPOSED PEDESTRIAN CIRCULATION
- ○ ○ ○ ○ EXISTING PEDESTRIAN CIRCULATION
- ↔ ↔ ↔ ↔ ↔ PROPOSED VEHICULAR / BICYCLE CIRCULATION
- ↔ ↔ ↔ ↔ ↔ EXISTING VEHICULAR / BICYCLE CIRCULATION



CIRCULATION AND AERIAL PLAN

ASH PARK
CITY OF WILSONVILLE, OREGON

Designed by	BA	Date	09/2015
Drawn by	TCC	Date	09/2015
Reviewed by	BA	Date	09/2015
Project No.	315-001	REF.	
Horiz. Scale:	AS NOTED		
Vert. Scale:	31501_06.cir		

Revision		Date	
By		No.	

Project	ASH PARK
No.	315-001
Type	PLANNING
Sheet	8 of 8

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8000 SW WASHINGTON SQUARE RD.
SUITE 170
PORTLAND, OREGON 97223
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F 503.443.8243
www.pdg.com

STREET AND OPEN SPACE PLANTING LEGEND

symbol	tag	common name / botanical name: size - (quantity)
	FLM	FLAME ASH / FRAXINUS OXYCARPA: 2 1/2" CALIPER - (2)
	HLT	HONEY LOCUST / GLEDITSIA TRIACANTHOS: 2 1/2" CALIPER - (4)
	LLL	LITTLE LEAF LINDEN / TILIA CORDATA: 2 1/2" CALIPER - (5)

INSTALL ALL STREET TREES PER CITY OF WILSONVILLE PUBLIC WORKS STANDARD DETAIL "RD-1240"

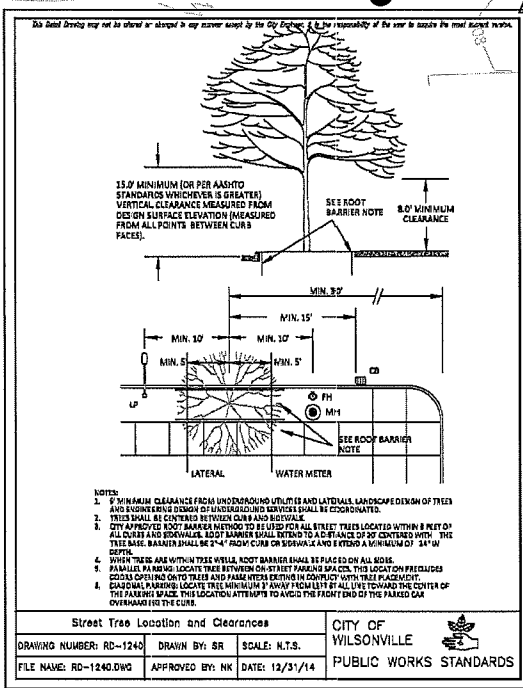
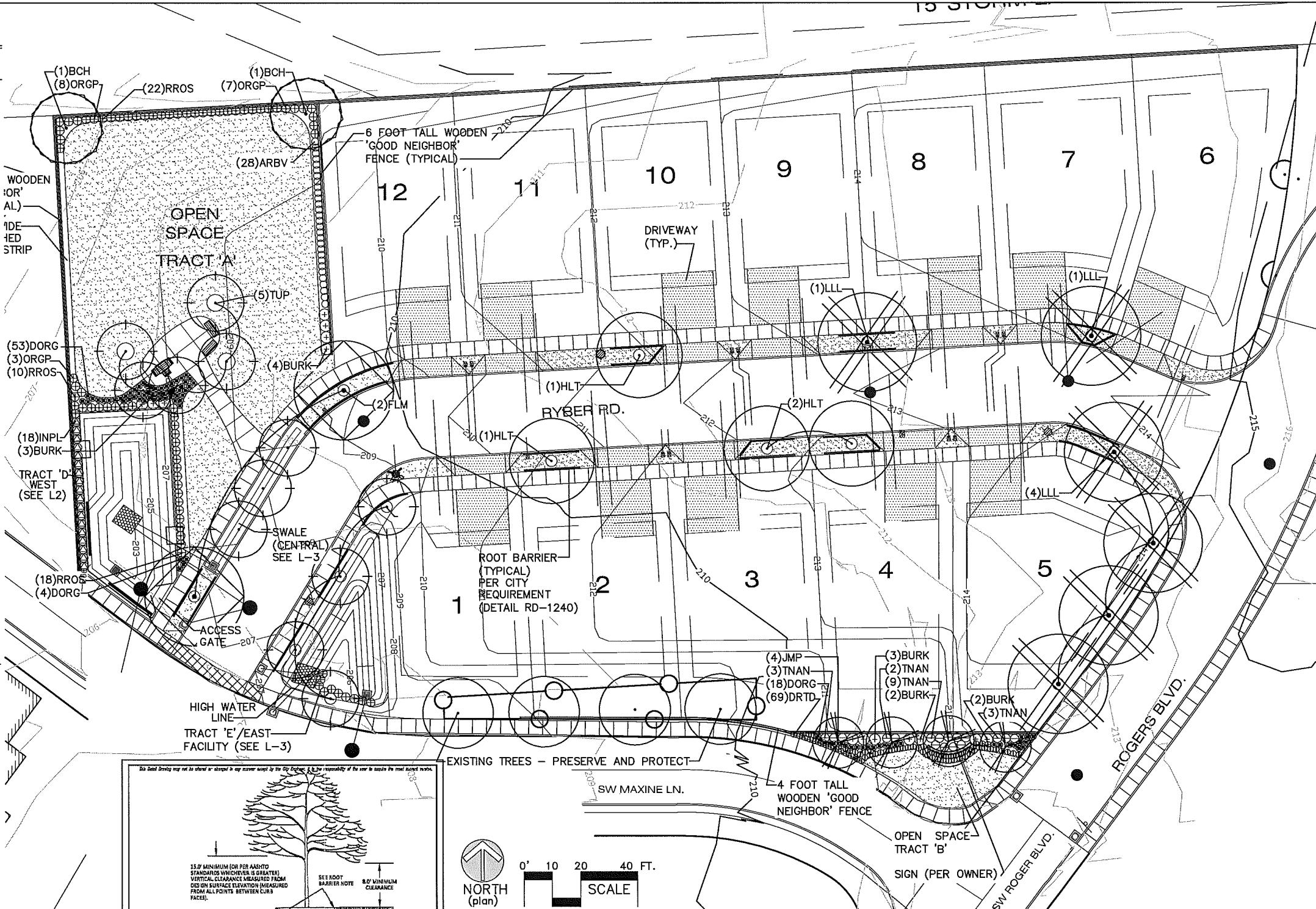
symbol	tag	common name / botanical name: size - (quantity)
	BCH	BEECH, EUROPEAN / FAGUS SYLVATICA: 3" CALIPER (2)
	JMP	JAPANESE MAPLE / ACER PALMATUM (SPECIES): 3" CALIPER - (4)
	TUP	TUPELO / NYSSA SYLVATICA: 2 1/2" CALIPER - (5)

LAWN
 LAWN: SOD ("OREGON TURF")

symbol	tag	common name / botanical name: size - (quantity)
	ARBV	ARBORVITAE / THUJA OC. EMERALD GREEN 5 FOOT HEIGHT - (28)
	BURK	BURKWOOD VIBURNUM / VIBURNUM BURKWOODII 5 GALLON - (14)
	DORG	DWARF OREGON GRAPE / MAHONIA A. COMPACTA 2 GALLON - (75)
	DRTD	DWARF REDTWIG DOGWOOD / CORNUS S. KELSEYI 2 GALLON - (69)
	INPL	INDIAN PLUM / OEMLERIA CERASIFORMIS 5 GALLON - (18)
	ORGP	OREGON GRAPE / MAHONIA AQUIFOLIUM 5 GALLON (FULL FOLIAGE FOR FULL HT.) - (18)
	RROS	RUGOSA ROSA / ROSA RUGOSA (SPECIES): 2 GALLON - (50)
	TNAN	NANDINA (TALL) / NANDINA DOMESTICA 5 GALLON (FULL FOLIAGE FOR FULL HT.) - (17)

LAWN AND PLANTING BED PREPARATION:

PROVIDE A 6" DEEP (FULLY SETTLED) LAYER OF PRE-BLENDED AMENDED IMPORTED TOPSOIL BELOW ALL AREAS INDICATED FOR SOD AND OTHER PLANTINGS. MINERAL PORTION OF TOPSOIL SHALL BE AN IMPORTED FRIABLE SANDY-SILTY SOIL. AMENDMENT SHALL BE FINE GROUND MUSHROOM COMPOST. BLEND SHALL BE 80% MINERAL SOIL AND 20% COMPOST (BY VOLUME). IT SHALL BE THOROUGHLY AND COMPLETELY BLENDED PRIOR TO DELIVERY TO SITE. SOIL SHALL BE 100% FREE OF ROCK, GRAVEL, WEEDS, DEBRIS, AND OTHER EXTRANEOUS MATERIALS. SOIL AFTER SETTLEMENT SHALL BE SET 1/2" BELOW THE FINISH SURFACE OF ADJACENT WALKS AND TOP OF ADJACENT CURBS. EXCAVATE AND REMOVE EXISTING SOIL TO ACCOMMODATE THIS IMPORTED AMENDED BLENDED TOPSOIL.



2863 SE Waverleigh Blvd.
 Portland, OR 97202
 503-231-0100
 503-939-3547
 perlandscape@gmail.com

REGISTERED
 374
 JOE PERCIVAL
 OREGON
 LANDSCAPE ARCHITECT

PLANTING PLAN
 ASH PARK
 CITY OF WILSONVILLE, OREGON

Date	By	Revision
11/19/2015	JDP	1
11/19/2015	JDP	2
11/19/2015	JDP	3
11/19/2015	JDP	4
11/19/2015	JDP	5
11/19/2015	JDP	6
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11/19/2015	JDP	78
11/19/2015	JDP	79
11/19/2015	JDP	80
11/19/2015	JDP	81
11/19/2015	JDP	82
11/19/2015	JDP	83
11/19/2015	JDP	84
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11/19/2015	JDP	88
11/19/2015	JDP	89
11/19/2015	JDP	90
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11/19/2015	JDP	93
11/19/2015	JDP	94
11/19/2015	JDP	95
11/19/2015	JDP	96
11/19/2015	JDP	97
11/19/2015	JDP	98
11/19/2015	JDP	99
11/19/2015	JDP	100

Project: ASH PARK (315-001/1517p)
 Sheet: L1

WATER QUALITY FACILITY – WEST (EXTENDED DRY BASIN) PLANT MATERIAL LEGEND

symbol tag common name / botanical name: size and comments; (quantity)

- Trees**
- BC BITTER CHERRY / PRUNUS EMARGINATA: 2 GALLON – 36" MIN. HT.; (4)
 - OA OREGON ASH / FRAXINUS LATIFOLIA: 2 GALLON – 36" MIN. HT.; (2)
 - VM VINE MAPLE / ACER CIRCINATUM : 2 GALLON – 36" MIN. HT.; (10)

- Shrubs**
- MOCK MOCK ORANGE / PHILADELPHUS LEWISII: 1 GALLON; (8)
 - PROS SWAMP ROSE / ROSA PISOCARPA: 1 GALLON; (21)
 - RTDW RED-TWIG DOGWOOD / CORNUS SERICEA: 1 GALLON; (20)
 - SERV SERVICEBERRY / ALMELANCHIER ALNIFOLIA: 1 GALLON; (16)
 - SPIR DOUGLAS SPIRAEA / SPIRAEA DOUGLASII: 1 GALLON; (11)

- Wet Area Forbs**
- BLEND (50%/50%) MIX OF THE FOLLOWING
 - ZLAN NEW ZELAND SEDGE / CAREX TESTACEA: 4" POTS AT 12" O.C. (TRIANGULAR SPACING = 1.15/1' S.F.) – (67)
 - DAGGR DAGGER-LEAF RUSH / JUNCUS ENSIFOLIUS: 4" POTS AT 12" O.C. (TRIANGULAR SPACING = 1.15/1' S.F.) – (67)
 - SPRED SPREADING RUSH / JUNCUS PATENS: 4" POTS AT 12" O.C. (TRIANGULAR SPACING = 1.15/1' S.F.) – (252)
 - DENSE DENSE SEDGE / CAREX Densa: 4" POTS AT 12" O.C. (TRIANGULAR SPACING = 1.15/1' S.F.) – (216)

- Seed**
- ROUGH SEED: LOW GROWING NATIVE SEED MIX
 - DWARF TALL FESCUE / LOLIUM ARUNDINACEUM: 40% (BY WEIGHT)
 - DWARF PERENNIAL RYE / LOLIUM PERENNE: 30%
 - CREeping RED FESCUE / FESTICA RUBRA 'ARENARIA': 25%
 - COLONIAL BENT GRASS / AGROSTIS CAPILLARIS: 5%
- APPLY AT 5 POUNDS PER 1,000 SQUARE FEET. REAPPLY, PROVIDE WATERING AND CARE AS NEEDED TO ATTAIN 100% COVERAGE. MAINTAIN TO BE 100% WEED FREE.

REMOVE AND DISPOSE SOIL OFF SITE AND PROVIDE GRADING AS NEEDED.

PROVIDE IMPORTED SOIL, ROCK, JUTE, AND MEDIUM GROUND WOOD FIBER MULCH AS NEEDED TO MEET CITY OF WILSONVILLE REQUIREMENTS.

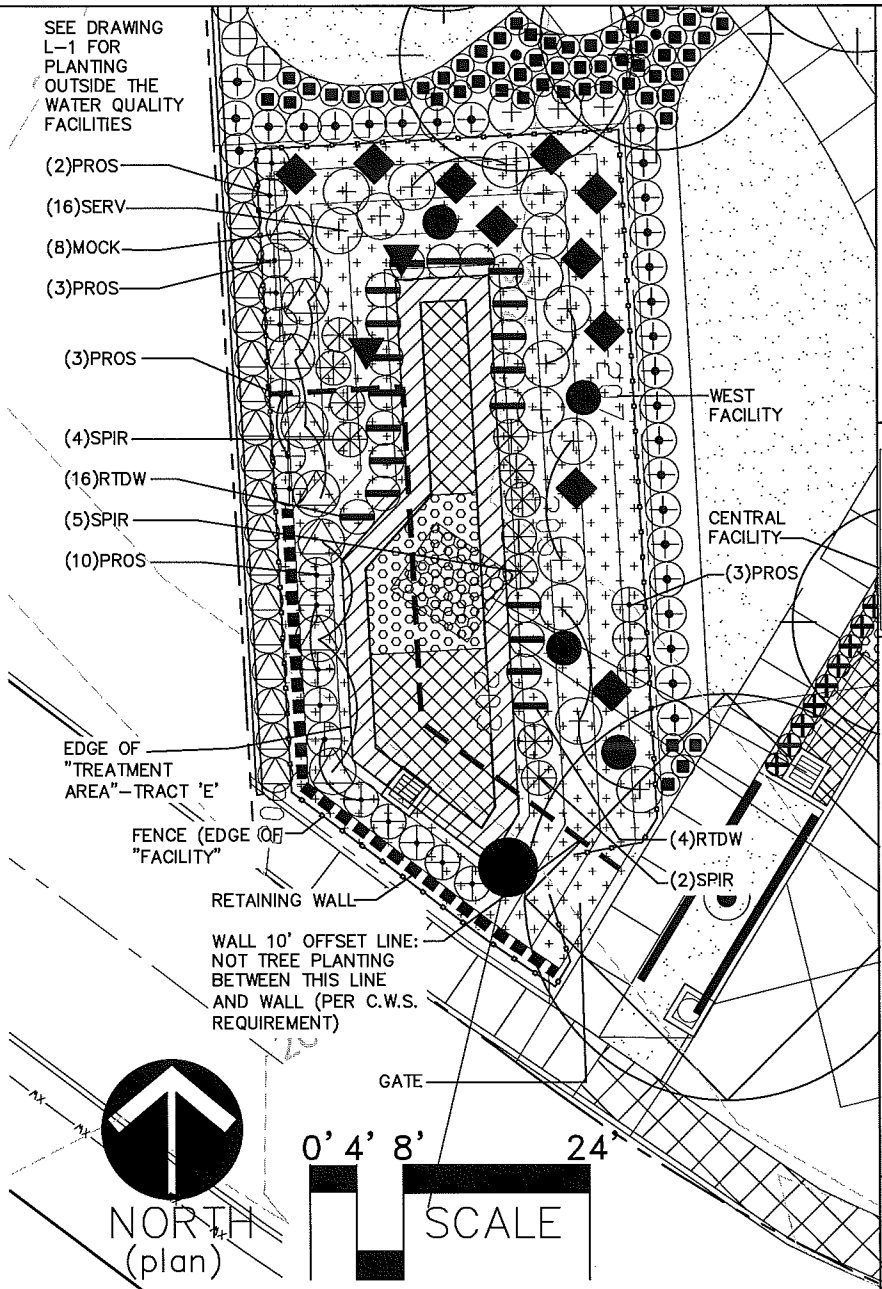
PROVIDE ALL IRRIGATION, CARE, AND MAINTENANCE TO ESTABLISH, CARE FOR, AND ASSURE SURVIVAL, VIGOROUS GROWTH, AND HEALTH OF ALL PLANTS PER CITY STANDARDS.

MEET OR EXCEED ALL RELEVANT CITY OF WILSONVILLE REQUIREMENTS.

THIS APPLIES TO ALL LANDSCAPE WORK COVERED UNDER THIS LEGEND AND ALL OTHERS.

WATER QUALITY FACILITIES NOTES (ALL SHEETS)

1. AREA TO BE FREE OF ALL WEEDS AND INVASIVE PLANT SPECIES PRIOR TO PREPARATION WORK AND SHALL BE KEPT SO UNTIL THE END OF THE WARRANTY PERIOD.
2. ALL AREAS WITHIN THE FACILITY (FENCE LINE) SHALL BE OVER-EXCAVATED AT LEAST 12" BELOW FINISH GRADE. LOOSEN THE TOP OF THE SUB-GRADE TO A DEPTH OF 4-6 INCHES. PROVIDE A 12" (MINIMUM FULLY SETTLED DEPTH) DEEP LAYER OF IMPORTED PRE-BLENDED AMENDED TOPSOIL OVER THE PREPARED SUB-GRADE. THE MIX SHALL BE COMPRISED OF FOUR-PARTS (BY VOLUME) OF A SANDY-SILTY SOIL AND ONE-PART MUSHROOM COMPOST. MATERIALS SHALL BE THOROUGHLY BLENDED OFF-SITE PRIOR TO DELIVERY. MATERIAL SHALL BE MOIST (NOT SOGGY) AND FRIABLE AT THE TIME OF PLACEMENT. PLACE OVER FACILITY AND TAMP TO MAKE FIRM AND PREVENT ALL FUTURE SETTLEMENT.
3. PROVIDE HIGH DENSITY JUTE MESH OVER THE BOTTOM AND UP 24 INCHES BEYOND THE EDGE OF THE TREATMENT FACILITY. COVER WITH A 2.5-3 INCH DEEP LAYER OF 2"-3/4" CLEAN WASHED ROUND RIVER STONE. ABOVE THAT PROVIDE LOW DENSITY JUTE MESH TO THE EDGE OF THE FACILITY. ANCHOR MESH IN PLACE WITH GALV. STEEL FABRIC STAPLES.
4. INSTALL PLANTS PLUMB WHERE INDICATED. EXCAVATE PLANTING HOLES 3x THE DIAMETER OF ROOT BALLS AND 3" SHALLOWER. LOOSEN THE SIDES OF THE EXCAVATION. IF SURROUNDING SOILS ARE DRY, FILL THE PLANTING HOLE WITH WATER AND ALLOW TO PERCOLATE FULLY. REPEAT A SECOND TIME BEFORE INSTALLING PLANTS. INSTALL PLANTS IN CENTER OF EXCAVATION AND FILL THE REMAINING VOID WITH BLENDED AMENDED IMPORTED TOPSOIL. TAMP AND WATER TO ELIMINATE VOIDS AND MAKE FIRM.
5. PROVIDE A WATER PROOF TAG AFFIXED TO EACH TREE AND SHRUB. TAG SHALL INDICATED THE COMMON AND BOTANICAL NAME OF THE PLANT. KEEP TAGS ON PLANTS UNTIL DIRECTED BY THE OWNER TO REMOVE THEM.
6. PROVIDE 3" DEEP LAYER OF COARSE MULCH AROUND ALL TREES AND SHRUBS. MULCH BE PROVIDED AS A CIRCLE CENTERED ON PLANTS. MULCH CIRCLE SHALL HAVE A 24" DIAMETER AROUND SHRUBS AND 36" DIAMETER AROUND TREES. MAINTAIN MULCH WEED FREE AND AT THE INDICATE DEPTH UNTIL THE END OF THE WARRANTY PERIOD.
7. PROVIDE AN AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM FOR THE ENTIRE AREA. SYSTEM SHALL BE KEPT IN PLACE AND FULLY FUNCTIONING UNTIL THE END OF THE WARRANTY PERIOD. THE IRRIGATION SYSTEM SHALL BE IN PLACE AND FULLY FUNCTIONING BEFORE ANY PLANT INSTALLATION IS BEGUN.
8. WHEN ALL WORK IS COMPLETE AND IN GOOD CONDITION REQUEST AN INSPECTION FOR "SUBSTANTIAL COMPLETION". "SUBSTANTIAL COMPLETION" WILL ONLY BE ACKNOWLEDGED WHEN: ALL MESH, ROCK, AND PLANTS ARE IN PLACE AND IN GOOD CONDITION; MULCH MEETS REQUIREMENTS; AREAS ARE WEED FREE; SEEDED GROUND COVER IS SHOWING GERMINATION AND GROWTH OVER THE ENTIRE AREA; SURFACES ARE SMOOTH; AND THERE ARE NO UNACCEPTABLE CONDITIONS. ANY AND ALL UNACCEPTABLE CONDITIONS MUST BE CORRECTED TO THE OWNER'S SATISFACTION BEFORE "SUBSTANTIAL COMPLETION" WILL BE ACKNOWLEDGED. WHEN THE OWNER HAS INSPECTED THE FACILITY AND DETERMINED THAT CONDITIONS ARE ACCEPTABLE THEY WILL PROVIDE THE CONTRACTOR WITH A WRITTEN, DATED, ACKNOWLEDGEMENT. THE DATE OF THIS WRITTEN ACKNOWLEDGEMENT WILL BE THE DATE OF THE BEGINNING OF THE TWO YEAR LONG WARRANTY MAINTENANCE PERIOD.
9. PROVIDE MAINTENANCE EQUAL TO OR MORE EXTENSIVE THAN INDICATED FOR "VEGETATED CORRIDORS" PER CLEAN WATER SERVICES (CWS) SPECIFICATIONS FOR FACILITY MAINTENANCE AND PEST CONTROL.
10. PROVIDE MAINTENANCE FROM THE BEGINNING OF WORK AND AT LEAST UNTIL THE END OF THE TWO YEAR WARRANTY PERIOD. IF AT THE END OF THE WARRANTY PERIOD CONDITIONS DO NOT MEET REQUIREMENTS PERFORM REMEDIAL WORK AS NEEDED TO ACHIEVE ACCEPTABLE CONDITION. CONTINUE MAINTENANCE WORK UNTIL CONDITIONS ARE FOUND TO BE ACCEPTABLE AND WRITTEN ACKNOWLEDGEMENT OF THAT ACHIEVEMENT IS PROVIDED BY THE OWNER.
11. PROVIDE WATERING AS NEEDED TO ESTABLISH AND ASSURE GOOD HEALTH AND VIGOROUS PLANT GROWTH. SEED MUST COVER ALL AREAS WITH A DENSE COVERING OF THE SPECIFIED SEEDS.
12. KEEP AREAS SMOOTH, FREE OF WEEDS, TRASH, AND DEBRIS, AND MULCH MEETING REQUIREMENTS.
13. DURING THE MAINTENANCE PERIOD VISIT THE SITE AT LEAST TWICE A YEAR (ON OR ABOUT MAY 15TH AND OCTOBER 1ST). REVIEW AND RECORD THE CONDITIONS OF ALL PLANTS AND SEEDING. PROVIDE ADDITIONAL SEEDING AS NECESSARY TO ATTAIN FULL DENSE GROUND COVERING. REMOVE AND REPLACE ALL PLANTS THAT ARE DEAD OR ARE NOT HEALTHY, IN GOOD FORM, AND SHOWING VIGOROUS FULL GROWTH.
14. VISIT THE SITE AND PERFORM MAINTENANCE AS NEEDED TO: PROVIDE OPTIMUM WATERING, MAINTAIN THE SITE WEED AND DEBRIS FREE; AND KEEP PLANTS IN GOOD CONDITION. VISITS SHALL OCCUR AT LEAST ONCE A MONTH FROM APRIL 30TH THROUGH OCTOBER 30TH.



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REGISTERED LANDSCAPE ARCHITECT

374
JOE PERCIVAL
OREGON

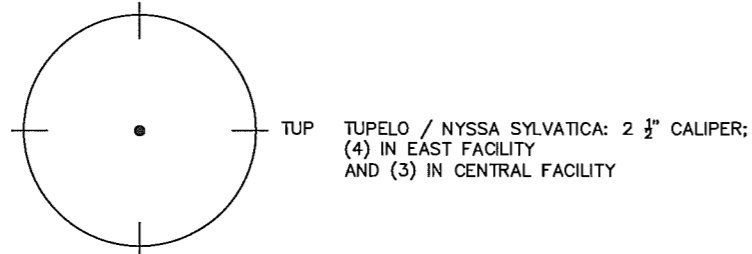
**STORM FACILITY - West
PLANTING PLAN
ASH PARK
CITY OF WILSONVILLE, OREGON**

Date	11/21/2015
Designed by	jp
Date	11/21/2015
Drawn by	jp
Date	11/21/2015
Reviewed by	
Project No.	

No.	Date	Revision
1	5/10/16	REDLINE CORRECTION

Project
ASH PARK
(315-001/1517p)

WATER QUALITY FACILITY – CENTRAL AND EAST – PLANT MATERIAL LEGEND
 symbol tag common name / botanical name: size and comments; (quantity)



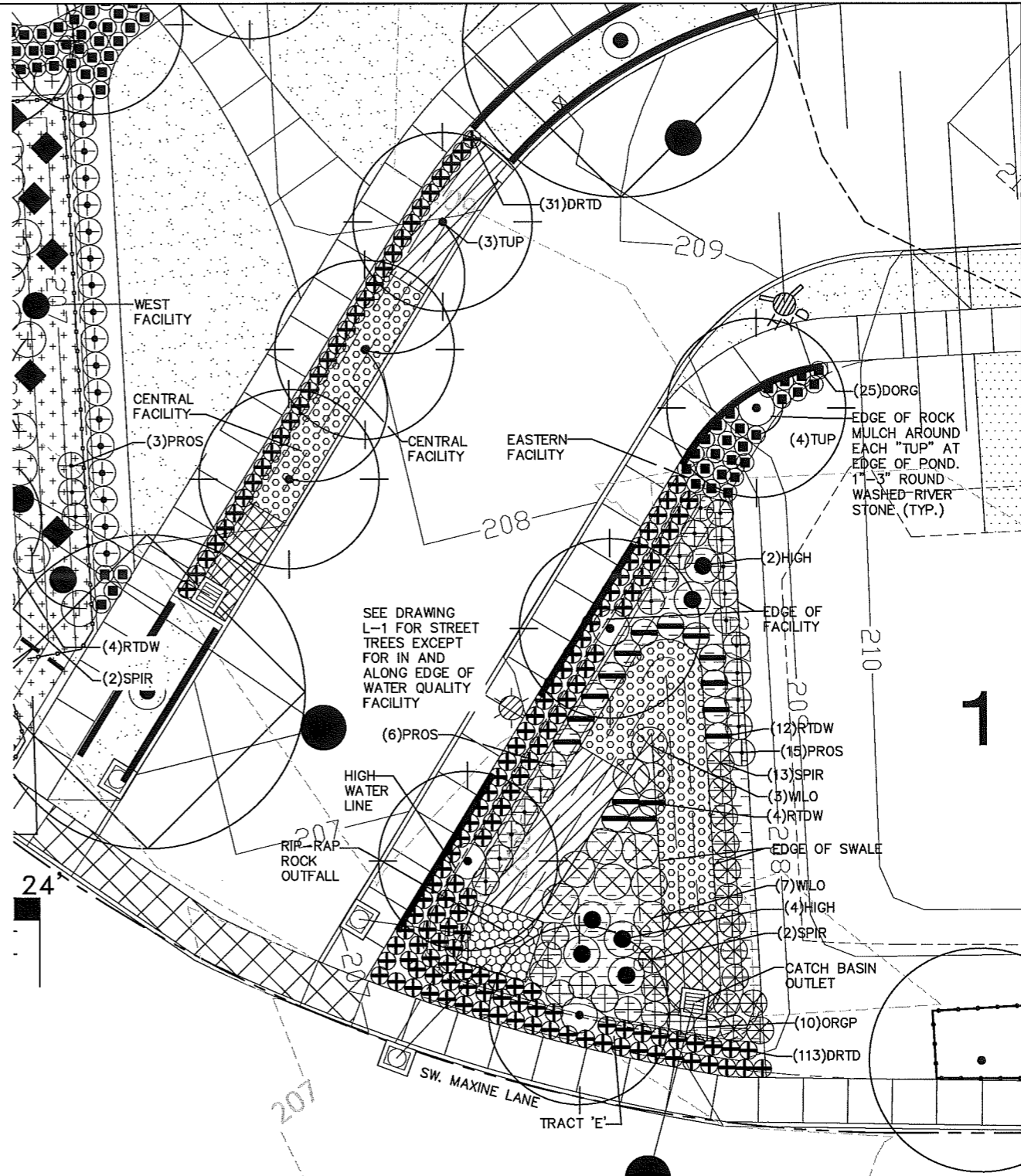
- Large Shrubs**
- HIGH HIGH BRUSH CRANBERRY / VIBURNUM EDULE: 36" HT. AND SPREAD; (6)
 - ⊗ SPIR DOUGLAS SPIRAEA / SPIRAEA DOUGLASII: 1 GALLON; (15)
 - ⊗ WLO PACIFIC WILLOW / SALIX LUCIDA VAR. 'LASIANDRA'; 1 GALLON; (10)
- Small Shrubs**
- ⊕ ORGP OREGON GRAPE / MAHONIA AQUIFOLIUM: 1 GALLON; (10)
 - ⊕ PROS SWAMP ROSE / ROSA PISOCARPA: 1 GALLON; (21)
 - ⊕ RTDW REDTWIG DOGWOOD / CORNUS SERICEA: 1 GALLON; (16)
- PROVIDE MULCH AND SOIL AS NEEDED TO MEET CITY OF WILSONVILLE REQUIREMENTS.
-
- Ground Cover**
- DORG DWARF OREGON GRAPE / MAHONIA AQ. 'COMPACTA': 1 GALLON; (25)
 - ⊕ DRTD DWARF REDTWIG DOGWOOD / CORNUS SER. 'KELSEY'; 1 GALLON;
 (113) IN EAST FACILITY AND (31) IN CENTRAL FACILITY
- (BOTH THE ABOVE PLANTS ARE CLASSIFIED AS BOTH SMALL SHRUBS AND GROUND COVERS.)
-
- Ground Cover**
- ⊖ KINNICKINNICK / ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS': 4" POTS AT 12" O.C (TRIANGULAR SPACING = 1/1.15 S.F.) – (703) AND (102) CAMAS LILY (BLUE FLOWER) / CAMASSIA QUAMASH: 1 GALLON AT 12" O.C. (TRIANGULAR SPACING = 1.15/1 S.F.)
 PLANT LILIES IN GROUPS OF (5) INTERSPERSED THROUGHOUT

- Wet Area Forbs**
- ⊖ BLENDED (50%/50%) MIX OF THE FOLLOWING
 ZLAN NEW ZELAND SEDGE / CAREX TESTACEA: 4" POTS AT 12" O.C. (TRIANGULAR SPACING = 1.15/1' S.F.)
 (136) IN EAST FACILITY
 AND (83) IN CENTRAL FACILITY
 - ⊖ DAGGR DAGGER-LEAF RUSH / JUNCUS ENSIFOLIUS: 4" POTS AT 12" O.C. (TRIANGULAR SPACING = 1.15/1' S.F.)
 (136) IN EAST FACILITY
 AND (83) IN CENTRAL FACILITY
 - ⊖ SPRED SPREADING RUSH / JUNCUS PATENS: 4" POTS AT 12" O.C. (TRIANGULAR SPACING = 1.15/1' S.F.)
 (137) IN EAST FACILITY
 AND (94) IN CENTRAL FACILITY
 - ⊖ DENSE DENSE SEDGE / CAREX DENSA: 4" POTS AT 12" O.C. (TRIANGULAR SPACING = 1.15/1' S.F.)
 (63) IN EAST FACILITY
 AND (57) IN CENTRAL FACILITY

EXCAVATE, DISPOSE OFF-SITE, AND GRADE EXISTING SOIL AS NEEDED. PROVIDE IMPORTED SOIL, ROCK AND JUTE MULCH AS NEEDED TO MEET CITY OF WILSONVILLE REQUIREMENTS.

PLANTINGS ARE IN ACCORDANCE WITH 2015 CITY OF WILSONVILLE REQUIREMENTS.

MEET ALL REQUIREMENTS OF ALL RELEVANT CITY STANDARDS.



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 perlandscape@gmail.com

REGISTERED
 LANDSCAPE ARCHITECT
 JOE PERCIVAL
 OREGON

STORM FACILITY - Central and Eastern Area - PLANTING PLAN
 ASH PARK
 CITY OF WILSONVILLE, OREGON

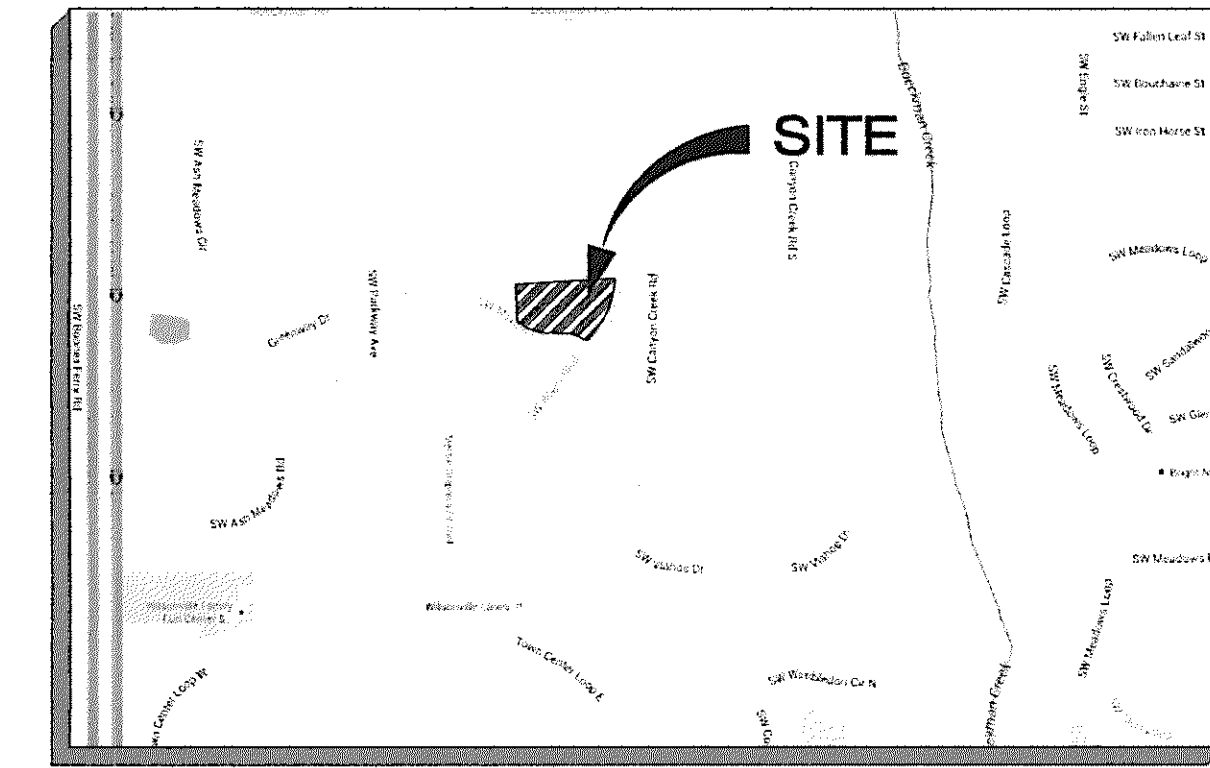
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Designed by	jp
Date	11/21/2015
Drawn by	jp
Date	11/21/2015
Reviewed by	
Project No.	

No.	Date	Revision
1	5/10/15	REDLINE CORRECTIONS

Project
 ASH PARK
 (315-001/ 1517p)

PRELIMINARY PLAT ASH PARK

A 12 LOT SUBDIVISION ON TAX LOT 2700, TAX MAP 31W 13B



VICINITY MAP
N.T.S.

OWNER

DUTCH VENTURES LLC.
10240 SW EGRET PLACE
BEAVERTON, OR 97007
PHONE (503) 636-0495
CONTACT: MIKE HILLIER

ASH MEADOWS HOMEOWNERS ASSOC.
C/O SUPERIOR COMMUNITY MANAGEMENT CO.
PO BOX 4585
TUALATIN, OR 97062
CONTACT: ERIC GORDON
EMAIL: ERIC@SUPERIORCOMMUNITY.COM

APPLICANT

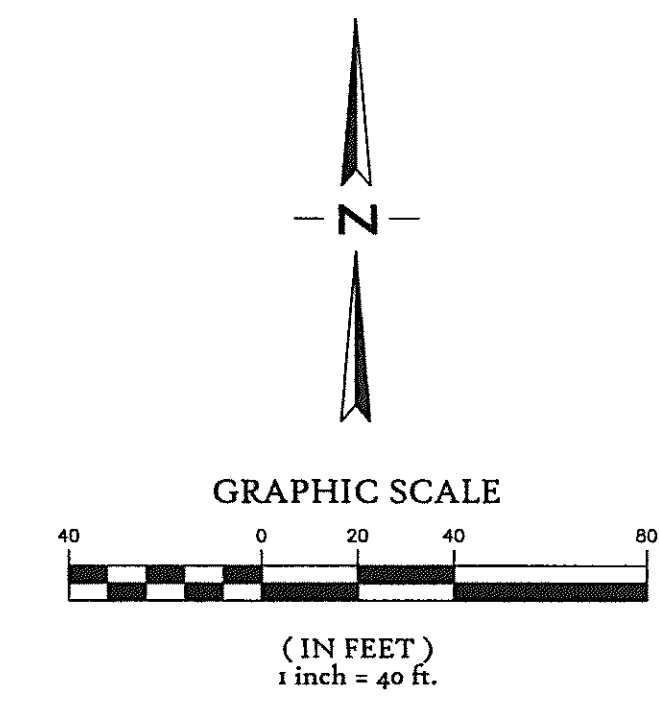
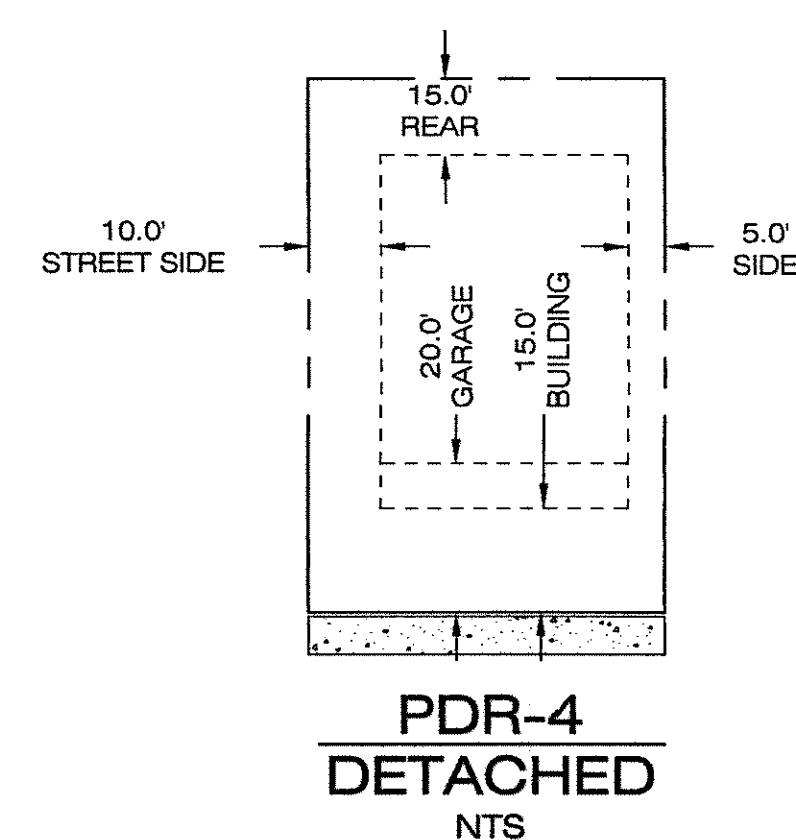
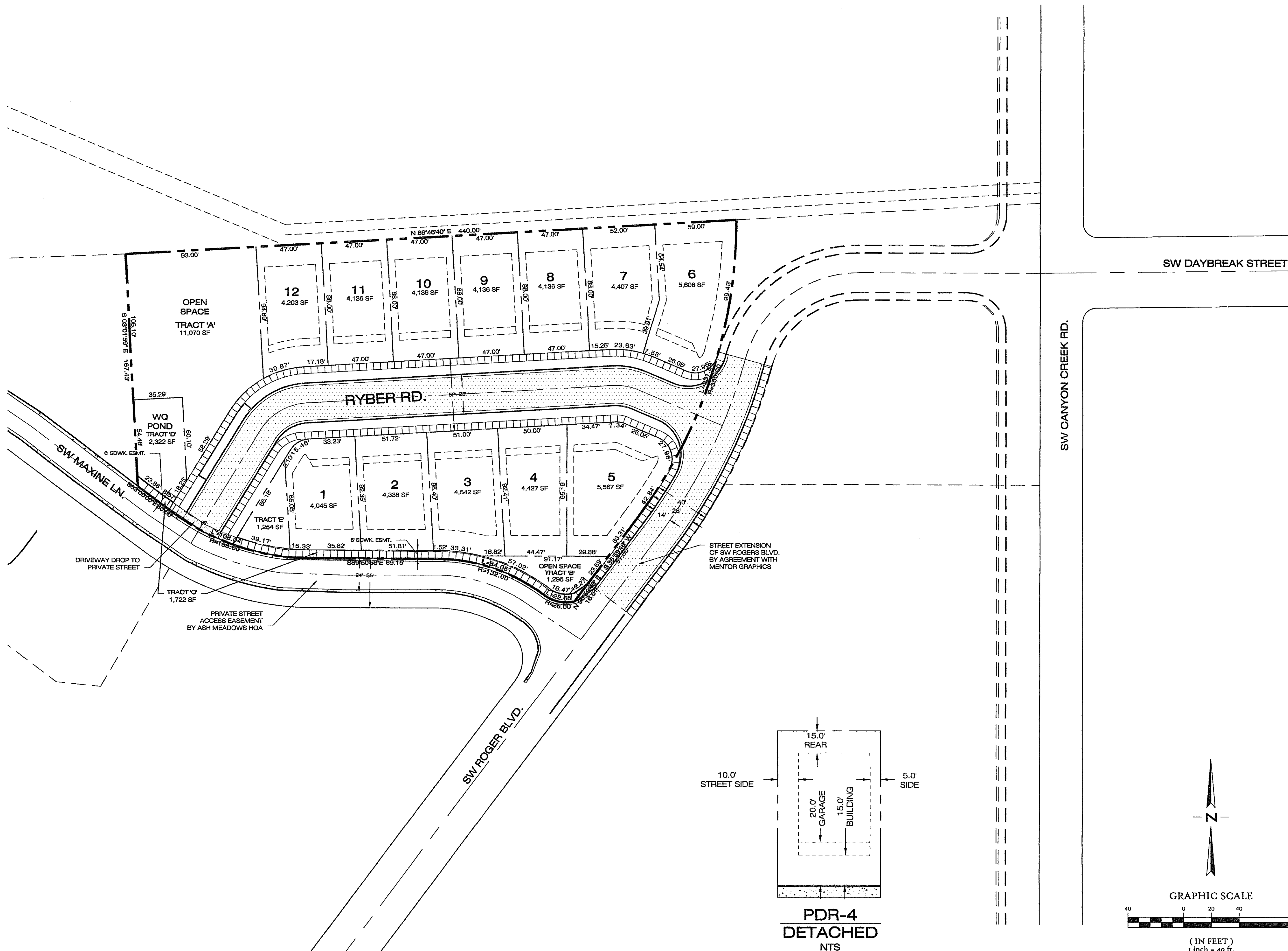
BROWNSTONE DEVELOPMENT, INC.
#47 SOUTH STATE STREET
LAKE OSWEGO, OR 97034
PHONE (503) 358-4460
CONTACT: RANDY MYERS

PLANNING/ENGINEERING/SURVEYING

PIONEER DESIGN GROUP, INC.
9020 WASHINGTON SQ. DR., SUITE 170
PORTLAND, OR 97223
PHONE (503) 643-8286
CONTACT: BEN ALTMAN

SITE INFORMATION

SITE ADDRESS	8195 SW MAXINE LANE
TAX LOT & MAP	2700 / 31W 13B
TOTAL AREA	2.13 AC
ZONING	PDR-4



SHEET INDEX

1. PRELIMINARY PLAT
 2. STAGE I MASTER PLAN
 3. EXISTING CONDITIONS
 4. PRELIMINARY GRADING PLAN
 5. PRELIMINARY STREETS PLAN
 6. RYBER ROAD STREET PROFILE
 7. PRELIMINARY UTILITIES PLAN
 8. CIRCULATION AND AERIAL PLAN
-
- L1. LANDSCAPE PLAN
 - L2. PLANTING PLAN - STORM POND

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PIONEER DESIGN GROUP, INC.

PRELIMINARY PLAT
ASH PARK
CITY OF WILSONVILLE, OREGON

Designed by	Date	Reviewed by	Date	REF.
BA	09/2015	BA	09/2015	
TCC	09/2015	BA	09/2015	
Project No.	315-001	Project No.	315-001	
Horizontal Scale:	AS NOTED	Vertical Scale:	31501_03.dwg	

By	Date

Project
ASH PARK
No.
315-001
Type
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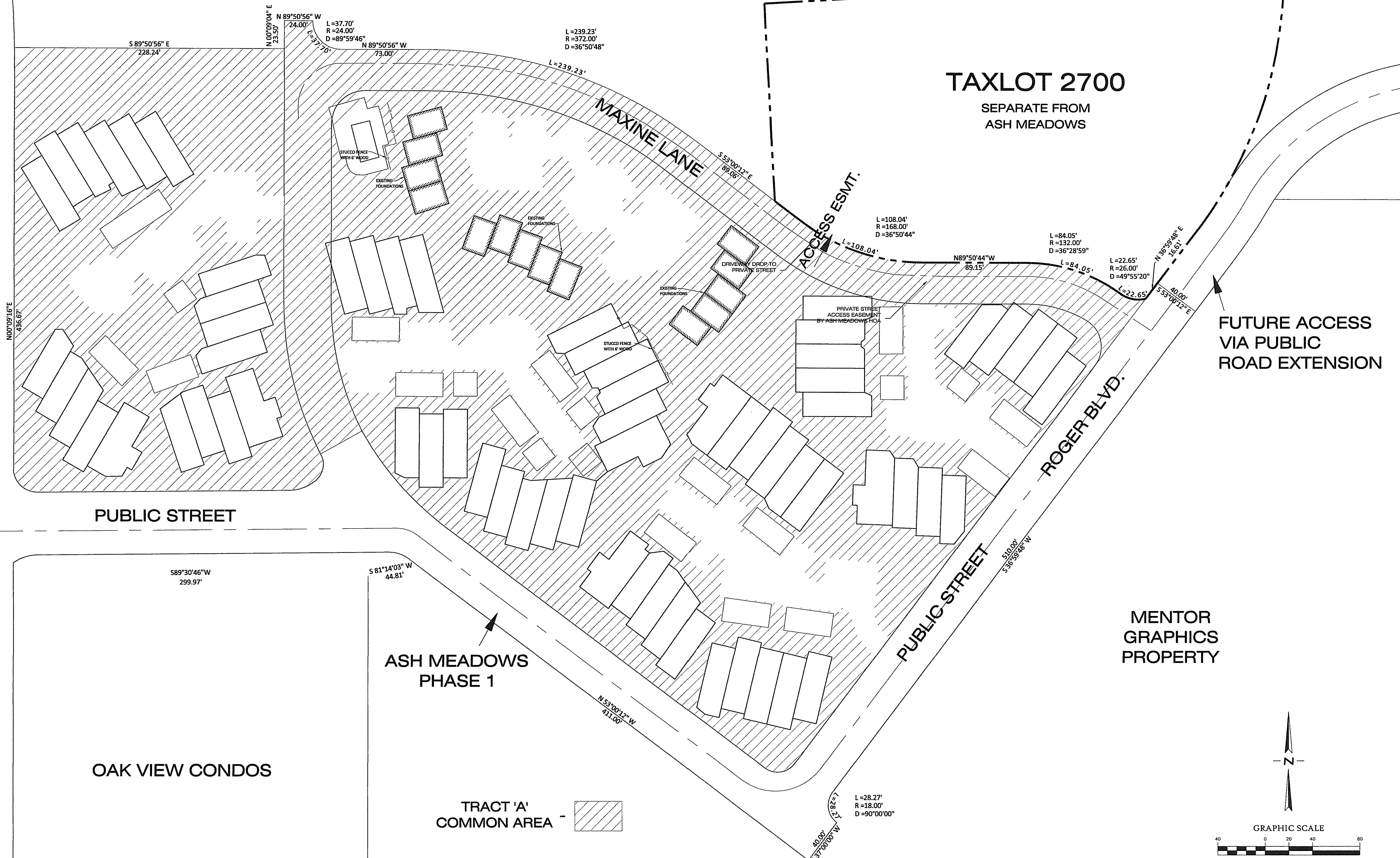
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REMEDIAL PARTITION SEGREGATION OF TAXLOT 2700 FROM ASH MEADOWS ORS 92.176

MENTOR GRAPHICS PROPERTY

TAXLOT 2700
SEPARATE FROM
ASH MEADOWS

PARKWAY AVENUE



STAGE 1 MASTER PLAN

Designed by	BA	Date	09/2015
Drawn by	TCC	Date	09/2015
Reviewed by	BA	Date	09/2015
Project No.	315-001	REF.	
Horiz. Scale:	AS NOTED		
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By			
Revision			
Date			
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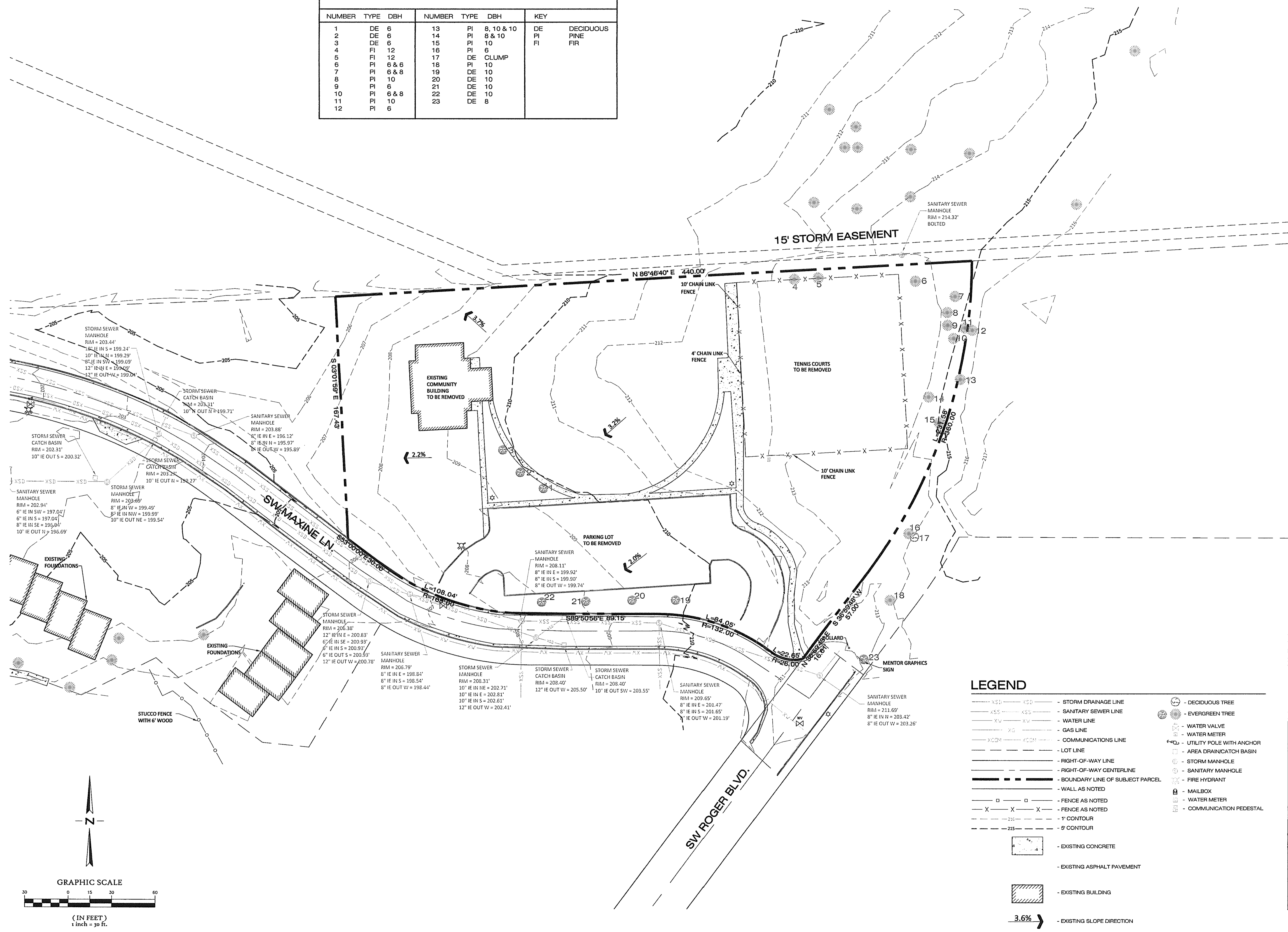
Project	ASH PARK
No.	315-001
Type	PLANNING
Sheet	2 of 8

ASH PARK
CITY OF WILSONVILLE, OREGON

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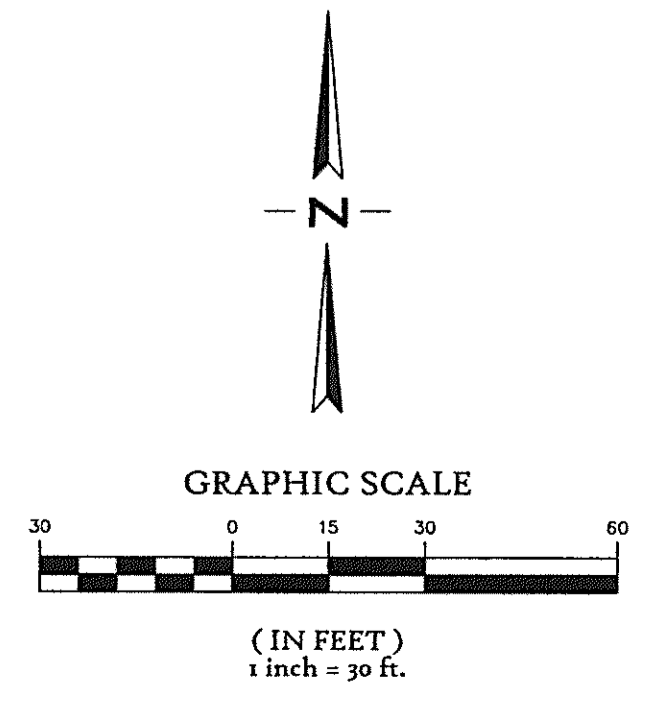
TREE TABLE

NUMBER	TYPE	DBH	NUMBER	TYPE	DBH	KEY	
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2	DE	6	14	PI	8 & 10	PI	PINE
3	DE	6	15	PI	10	PI	FIR
4	FI	12	16	PI	6		
5	FI	12	17	DE	CLUMP		
6	PI	6 & 6	18	PI	10		
7	PI	6 & 8	19	DE	10		
8	PI	10	20	DE	10		
9	PI	6	21	DE	10		
10	PI	6 & 8	22	DE	10		
11	PI	10	23	DE	8		
12	PI	6					



LEGEND

- STORM DRAINAGE LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- COMMUNICATIONS LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTERLINE
- BOUNDARY LINE OF SUBJECT PARCEL
- WALL AS NOTED
- FENCE AS NOTED
- FENCE AS NOTED
- 1' CONTOUR
- 5' CONTOUR
- EXISTING CONCRETE
- EXISTING ASPHALT PAVEMENT
- EXISTING BUILDING
- EXISTING SLOPE DIRECTION
- DECIDUOUS TREE
- EVERGREEN TREE
- WATER VALVE
- WATER METER
- UTILITY POLE WITH ANCHOR
- AREA DRAIN CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- FIRE HYDRANT
- MAILBOX
- WATER METER
- COMMUNICATION PEDESTAL



SW CANYON CREEK RD.

SW ROGER BLVD.

EXISTING CONDITIONS

Designed by	BA	Date	09/2015
Drawn by	TCC	Date	09/2015
Reviewed by	BA	Date	09/2015
Project No.	315-001	REF.	
Horiz. Scale:	AS NOTED	Vert. Scale:	31501_03area

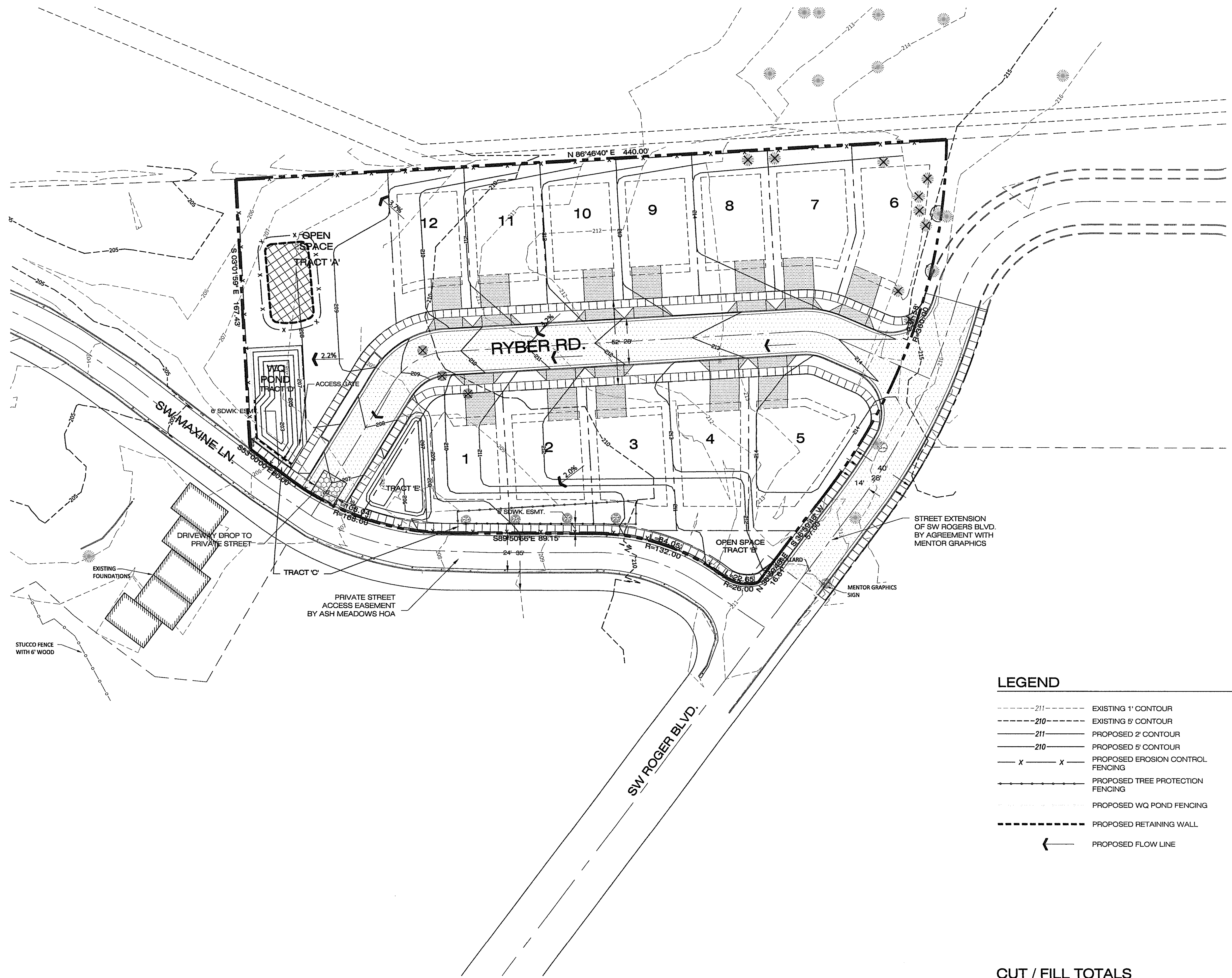
By

Revision

No. Date

Project
ASH PARK
No.
315-001
Type
PLANNING
Sheet

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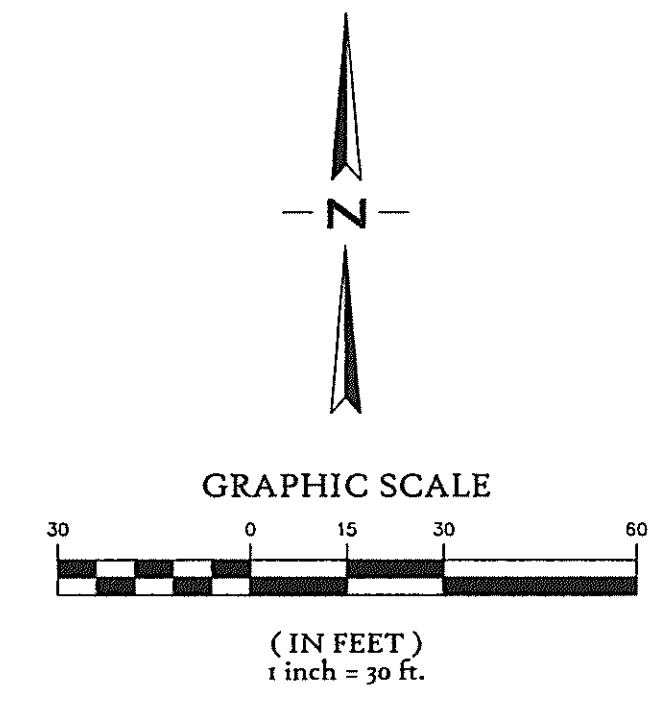


LEGEND

- 211--- EXISTING 1' CONTOUR
- 210--- EXISTING 5' CONTOUR
- 211--- PROPOSED 2' CONTOUR
- 210--- PROPOSED 5' CONTOUR
- x-x- PROPOSED EROSION CONTROL FENCING
- PROPOSED TREE PROTECTION FENCING
- PROPOSED WQ POND FENCING
- PROPOSED RETAINING WALL
- ← PROPOSED FLOW LINE
- [Hatched Box] PROPOSED CONSTRUCTION ENTRANCE
- [Grid Box] PROPOSED STOCKPILE LOCATION
- [Sun Symbol] EXISTING EVERGREEN TREE TO BE SAVED
- [Circle Symbol] EXISTING DECIDUOUS TREE TO BE SAVED
- [X Symbol] TREE TO BE REMOVED

CUT / FILL TOTALS

PROPOSED CUT = 2106 CY
 PROPOSED FILL = 2886 CY
 NET CUT/FILL = 780 CY FILL
 TOTAL CUT/FILL = 4992 CY
 DISTURBANCE AREA = 1.9 AC



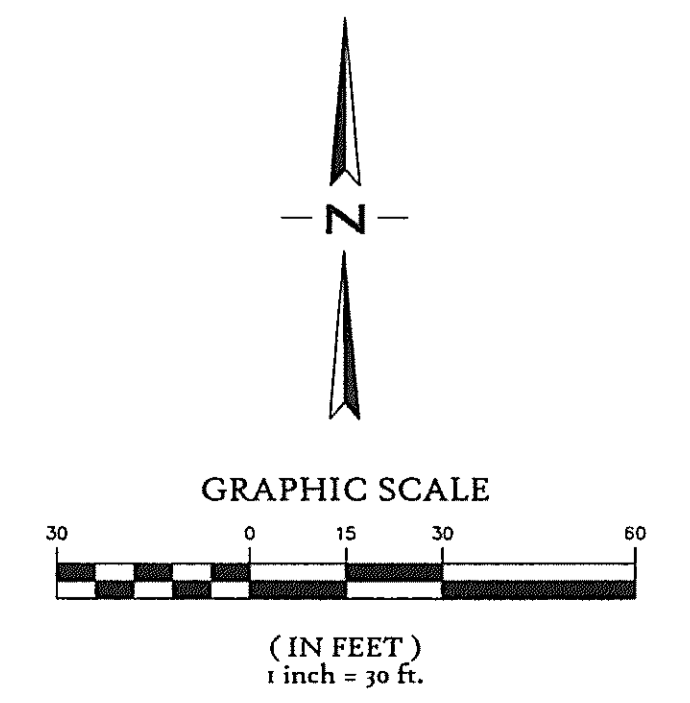
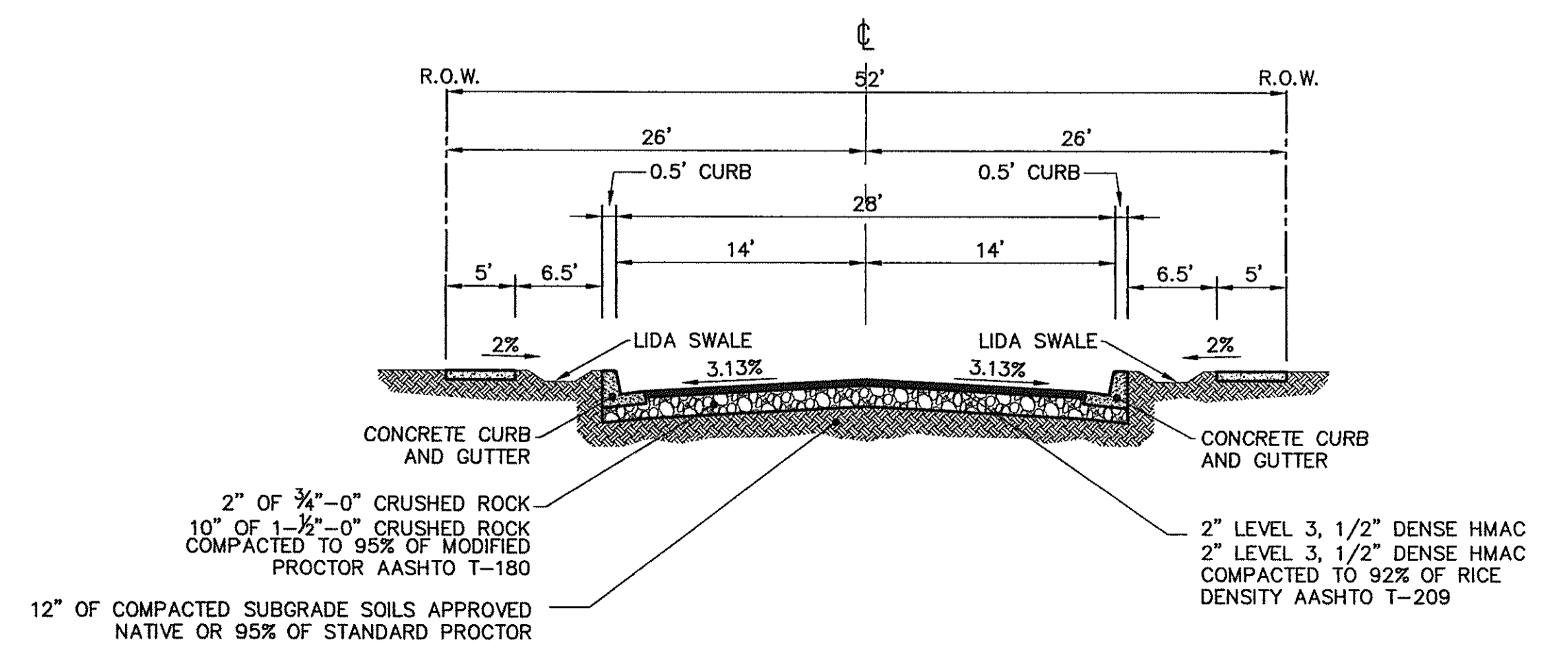
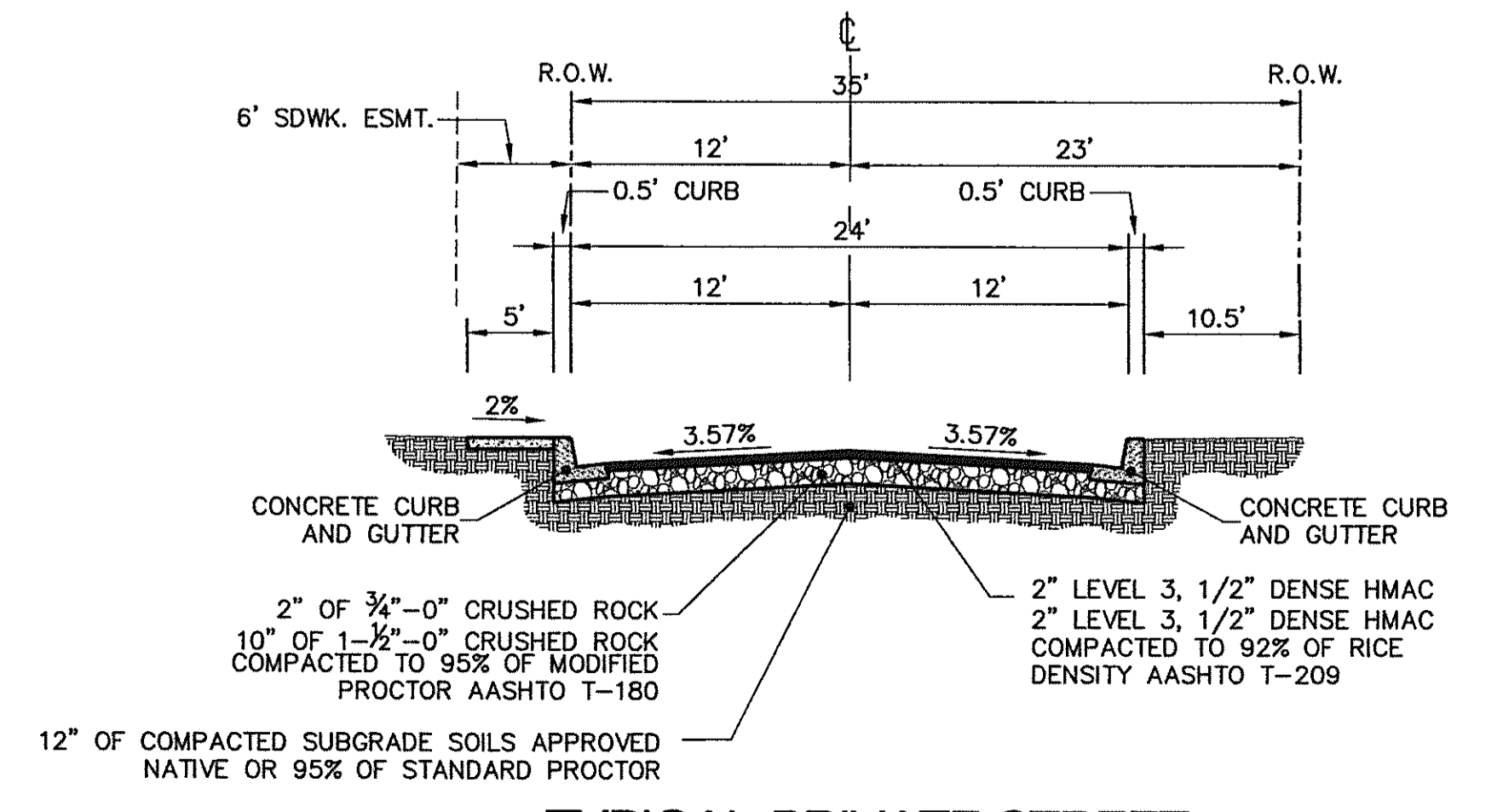
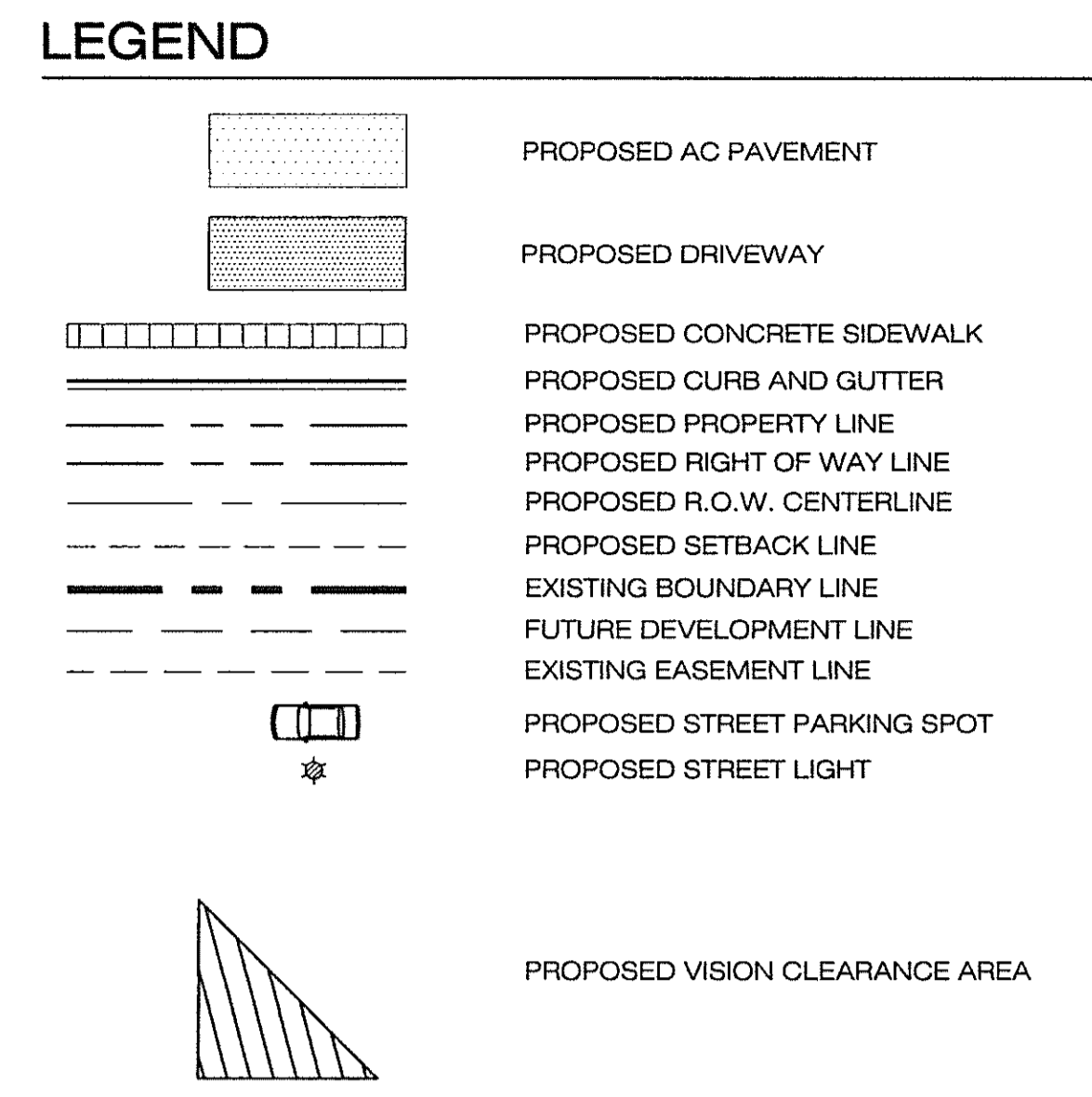
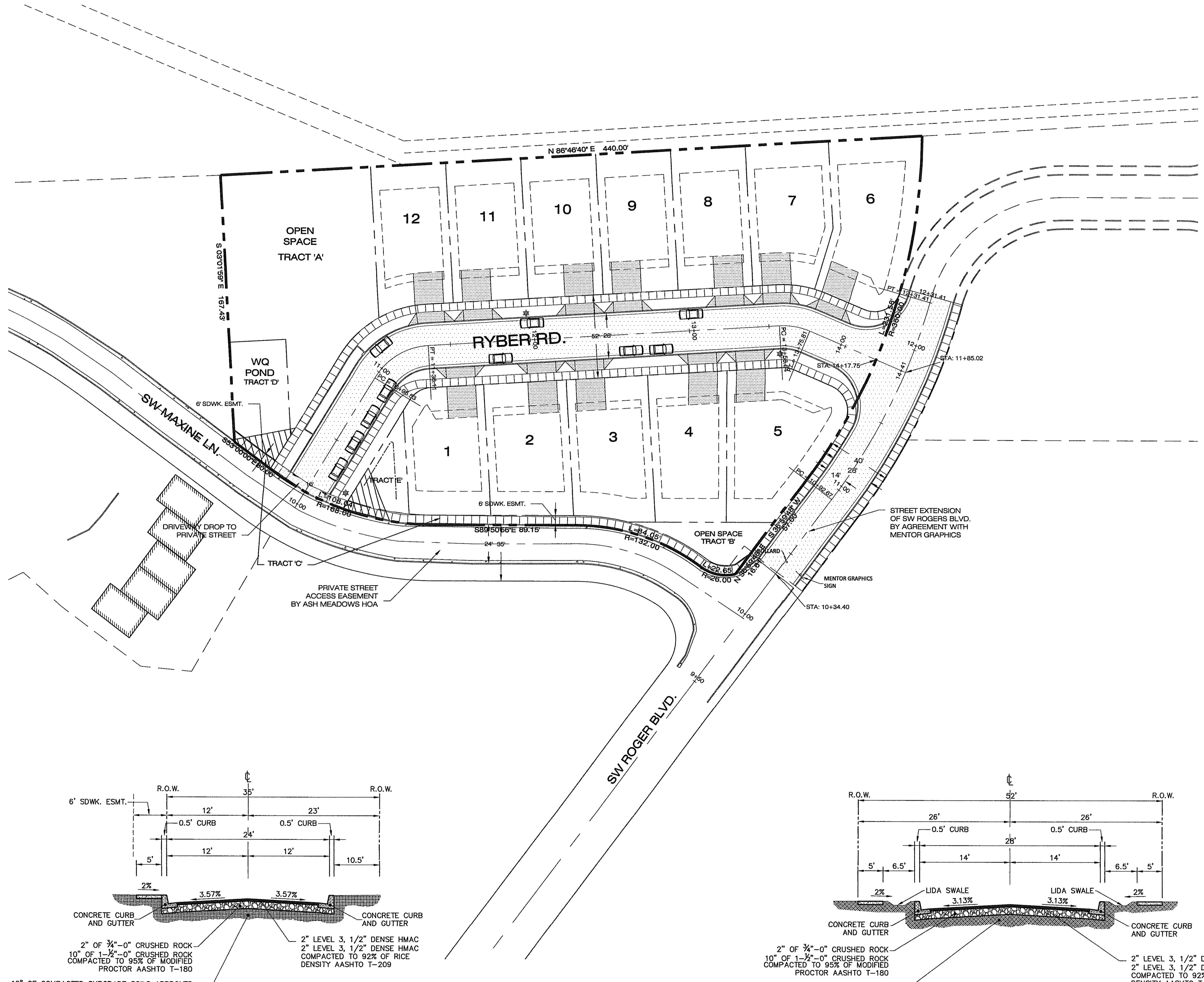
PRELIMINARY GRADING PLAN

ASH PARK
 CITY OF WILSONVILLE, OREGON

Designed by	Date	Reviewed by	Date	REF.
BA	09/2015	BA	09/2015	
TCC	09/2015	BA	09/2015	
Project No.	315-001	Project No.	315-001	
Horiz. Scale:	AS NOTED	Vert. Scale:	AS NOTED	

No.	Date	Revision

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PDG
PIONEER DESIGN GROUP, INC.

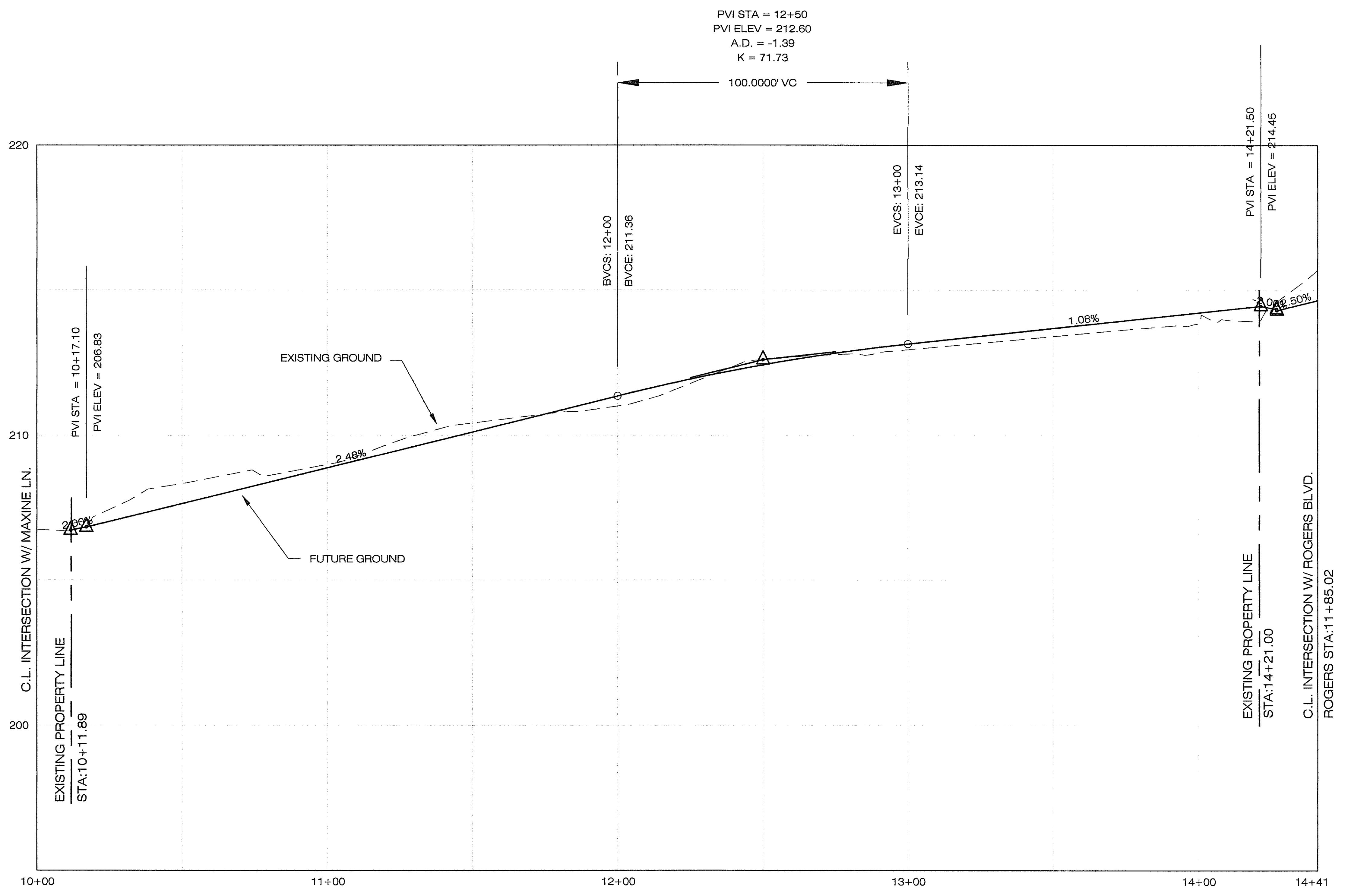
PRELIMINARY STREETS PLAN

ASH PARK
CITY OF WILSONVILLE, OREGON

Designed by	Date
BA	09/2015
Drawn by	Date
TCC	09/2015
Reviewed by	Date
BA	09/2015
Project No.	REF.
315-001	
Horiz. Scale:	AS NOTED
Vert. Scale:	31501_05sirt

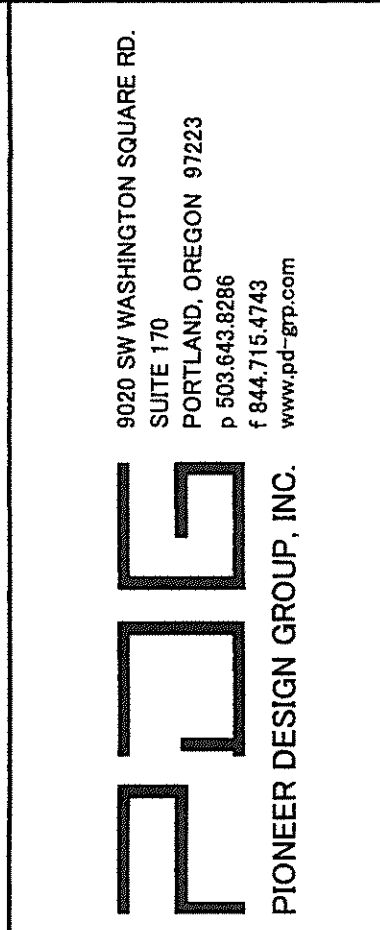
By	Date
Revision	Date
No.	Date

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RYBER RD.

HORZ: 1"=20' ; VERT: 1"=2'



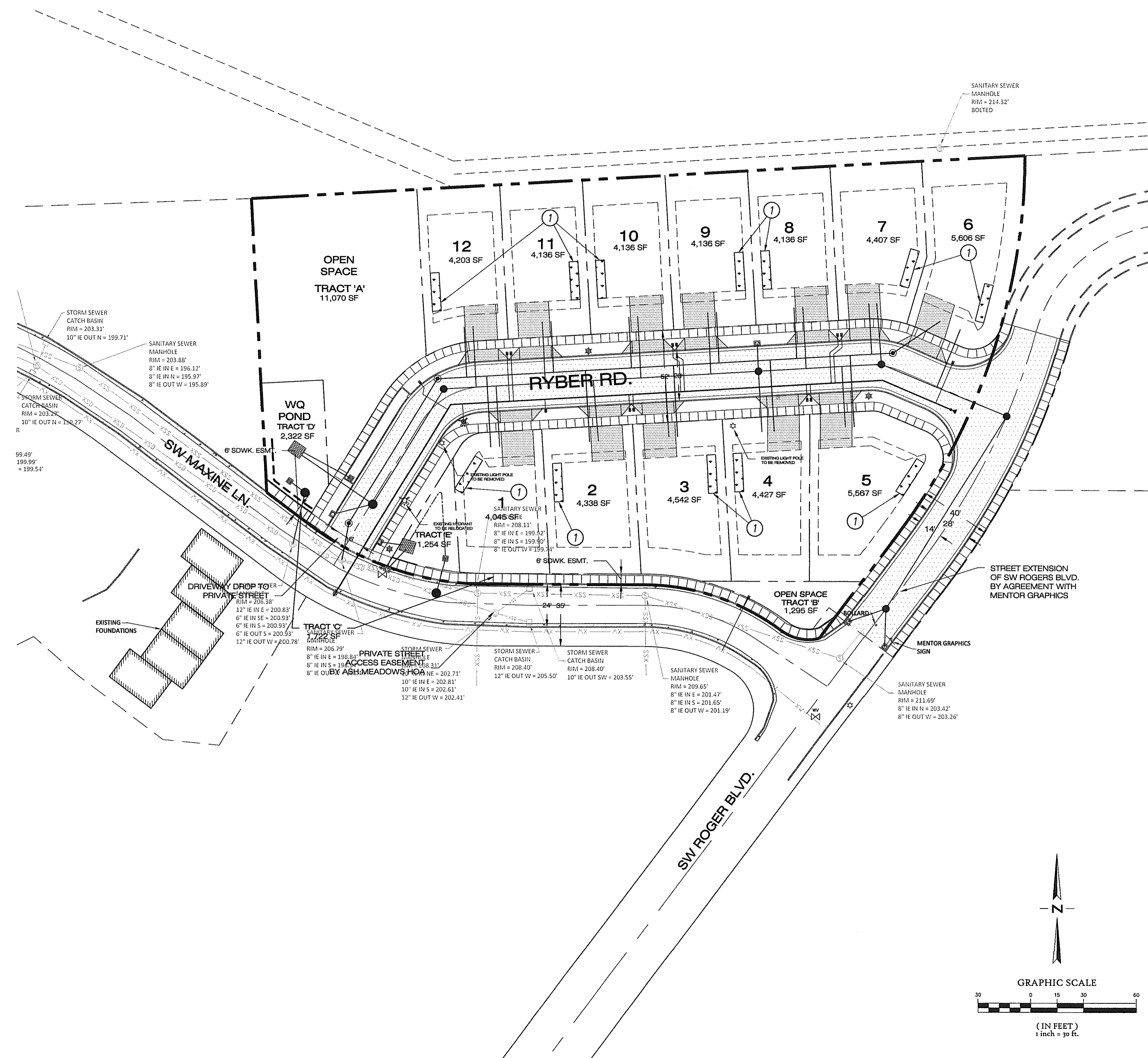
RYBER ROAD STREET PROFILE

ASH PARK
CITY OF WILSONVILLE, OREGON

Designed by	BA	Date	09/2015
Drawn by	TCC	Date	09/2015
Reviewed by	BA	Date	09/2015
Project No.	315-001	REF.	
Horiz. Scale:	AS NOTED		
Vert. Scale:	3:50' 0.65:1"		

By	
Revision	
Date	
No.	

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LEGEND

- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- EXISTING BOUNDARY LINE
- FUTURE DEVELOPMENT LINE
- ▤ PROPOSED SIDEWALK
- ▬ PROPOSED CURB AND GUTTER
- PROPOSED STORM LINE & MANHOLE
- PROPOSED SANITARY LINE & MANHOLE
- PROPOSED WATERLINE & VALVE
- PROPOSED 1" WATER SERVICE
- ▨ PROPOSED PAVEMENT
- ▨ PROPOSED DRIVEWAY
- ▨ PROPOSED RIP RAP PAD
- ▨ PROPOSED CATCH BASIN
- ▨ PROPOSED AREA DRAIN
- ★ PROPOSED STREET LIGHT
- ▨ PROPOSED STORMWATER PLANTER

CONSTRUCTION NOTES

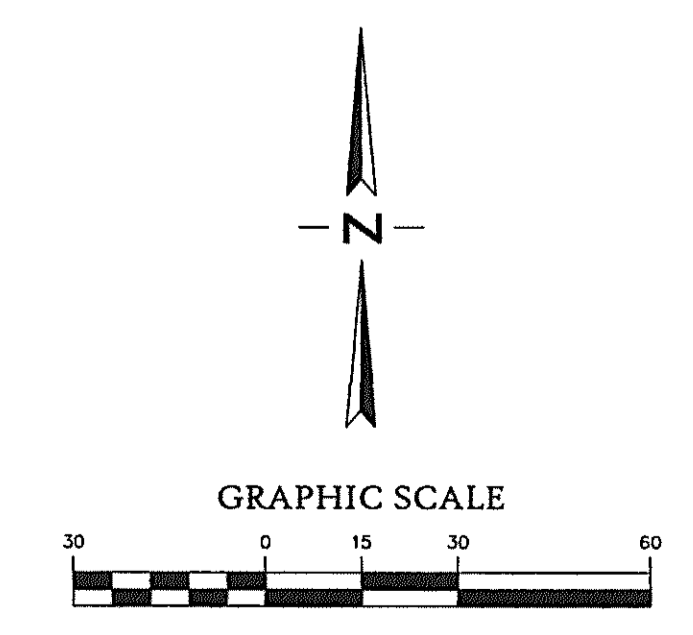
1. PROPOSED STORMWATER PLANTERS TO BE INSTALLED ON EACH LOT. SEE CITY OF WILSONVILLE DWG. NO. ST-6005 FOR DESIGN. EACH PLANTER TO BE 110.0 SF MINIMUM PER WES BMP SIZING REPORT. FINAL LOCATION OF PLANTERS TO BE DETERMINED BY HOMEBUILDER.

This Detail Drawing may not be altered or changed in any manner except by the City Engineers. It is the responsibility of the user to acquire the most current version.

GENERAL NOTES:

- PROVIDE PROTECTION FROM ALL VEHICLE TRAFFIC, EQUIPMENT STAGING, AND FOOT TRAFFIC IN PROPOSED INFILTRATION AREAS PRIOR TO, DURING AND AFTER CONSTRUCTION. WRAP UNDERDRAIN IN FILTER FABRIC TO REDUCE TRANSPORT OF FINES.
- DIMENSIONS:**
 - WIDTH: 18" MINIMUM
 - DEPTH OF PLANTER FROM TOP OF GROWING MEDIUM TO OVERFLOW ELEVATION: 12"
 - SLOPE OF PLANTER: 0.5% OR LESS
- HEIGHT/SETBACK:**
 - PLANTERS MUST BE LESS THAN 30" IN HEIGHT ABOVE SURROUNDING AREA
 - PLANTERS MUST BE MINIMUM OF 5 FEET FROM PROPERTY LINE
- OVERFLOW:**
 - INLET ELEVATION MUST ALLOW FOR 4" OF FREEBOARD, MINIMUM
 - PROTECT FROM DEBRIS AND SEDIMENT WITH STRAINER OR GRATE
- PIPING:**
 - PERFORATED UNDERDRAIN PIPING: SHALL BE ABS SCH. 40, CAST IRON, OR PVC SCH. 40, 6" MINIMUM DIAMETER. PIPING MUST HAVE 1% GRADE AND FOLLOW THE UNIFORM PLUMBING CODE. PVC NOT ALLOWED ABOVE GROUND.
 - WRAP UNDERDRAIN IN FILTER FABRIC TO REDUCE TRANSPORT OF FINES. OVERFLOW PIPING SHALL BE ABS SCH. 40, CAST IRON, OR PVC SCH. 40 AND SHALL NOT BE PERFORATED. MINIMUM DIAMETER IS 6". PIPING MUST HAVE 1% GRADE AND FOLLOW THE UNIFORM PLUMBING CODE. PVC NOT ALLOWED ABOVE GROUND.
- DRAIN ROCK:**
 - SIZE FOR FLOW-THROUGH PLANTER: 1 1/2" - 3/4" WASHED
 - DEPTH: 12" MINIMUM
- SEPARATION BETWEEN DRAIN ROCK AND GROWING MEDIUM: SHALL BE A 3" LAYER OF 3/4" - 1/4" OPEN GRADED AGGREGATE.
- GROWING MEDIUM:**
 - DEPTH: 18" MINIMUM
 - SEE APPENDIX A FOR SPECIFICATION OR USE SAND/LOAM/COMPOST 3-WAY MIX.
 - FACILITY SURFACE AREA MAY BE REDUCED BY 25% WHEN GROWING MEDIA DEPTH IS INCREASED TO 30" OR MORE.
- VEGETATION:** FOLLOW LANDSCAPE PLANS OR REFER TO REQUIREMENTS IN APPENDIX A.
- PLANTER FOUNDATION AND WALLS:**
 - MATERIALS SHALL BE 4" REINFORCED CONCRETE, STONE, BRICK, OR OTHER DURABLE MATERIAL.
 - CONCRETE, BRICK, OR STONE WALLS SHALL BE INCLUDED ON FOUNDATION PLANS.
 - INSTALL INVERTED CURB AS NEEDED BETWEEN PLANTER AND ROAD SUBGRADE.
- WATERPROOF LINER (IF REQUIRED):**
 - LINER SHALL BE 30 MIL PVC OR EQUIVALENT, FOR FLOW THROUGH FACILITIES.
 - A WATERPROOF LINER IS NOT REQUIRED IF THE FOUNDATION OR WALL MATERIAL IS WATERPROOF REINFORCED CONCRETE OR APPROVED EQUAL.
- FLOW CONTROL STRUCTURE:** SEE DETAIL ST-6105.
- INSTALL RIVER ROCK SPLASH PAD TO TRANSITION FROM INLET TO GROWING MEDIUM. SIZE OF ROCK SHALL BE 1" - 3".**
- SEASONAL HIGH GROUNDWATER SEPARATION:**
 - SEPARATION DISTANCE AS REQUIRED BY THE CITY.

Stormwater Planter - Filtration			 CITY OF WILSONVILLE PUBLIC WORKS STANDARDS
DRAWING NUMBER: ST-6005	DRAWN BY: SR	SCALE: N.T.S.	
FILE NAME: ST-6005.DWG	APPROVED BY: NK	DATE: 10/27/14	



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PIONEER DESIGN GROUP, INC.

PRELIMINARY UTILITIES PLAN

ASH PARK
CITY OF WILSONVILLE, OREGON

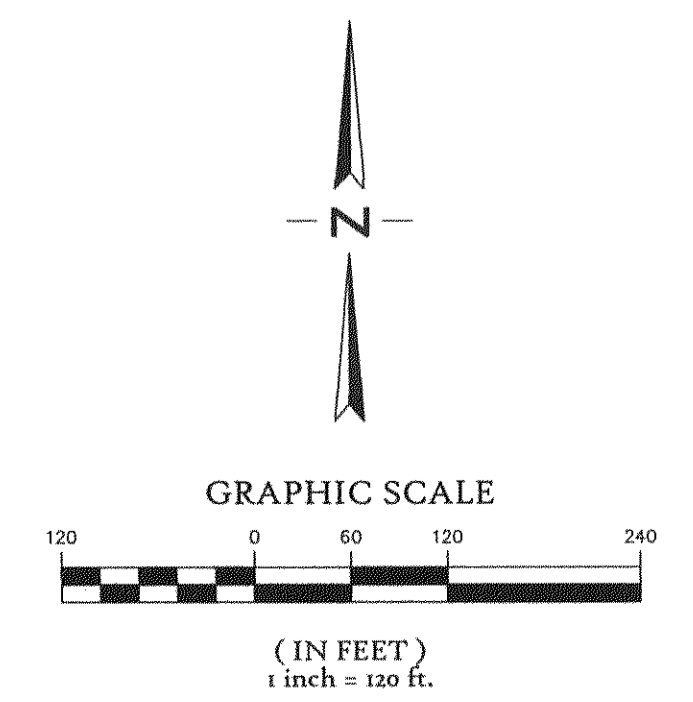
Designed by	BA	Date	09/2015
Drawn by	TCC	Date	09/2015
Reviewed by	BA	Date	09/2015
Project No.	315-001	REF.	
Scale:	AS NOTED		
Vert. Scale:	AS NOTED		
Horiz. Scale:	AS NOTED		

No. _____
 Date _____
 Revision _____
 Project: ASH PARK
 No. 315-001
 Type: PLANNING
 Sheet 7 of 8



LEGEND

- • • • • PROPOSED PEDESTRIAN CIRCULATION
- ○ ○ ○ ○ EXISTING PEDESTRIAN CIRCULATION
- ↔ ↔ ↔ ↔ ↔ PROPOSED VEHICULAR / BICYCLE CIRCULATION
- ↔ ↔ ↔ ↔ ↔ EXISTING VEHICULAR / BICYCLE CIRCULATION



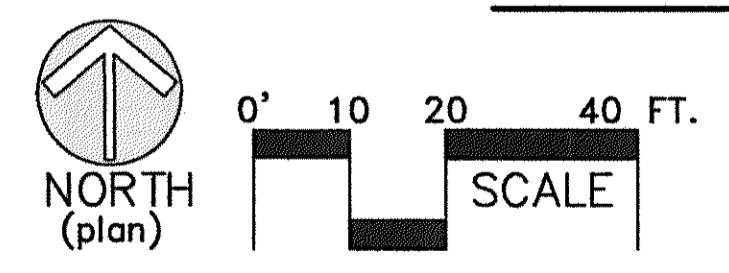
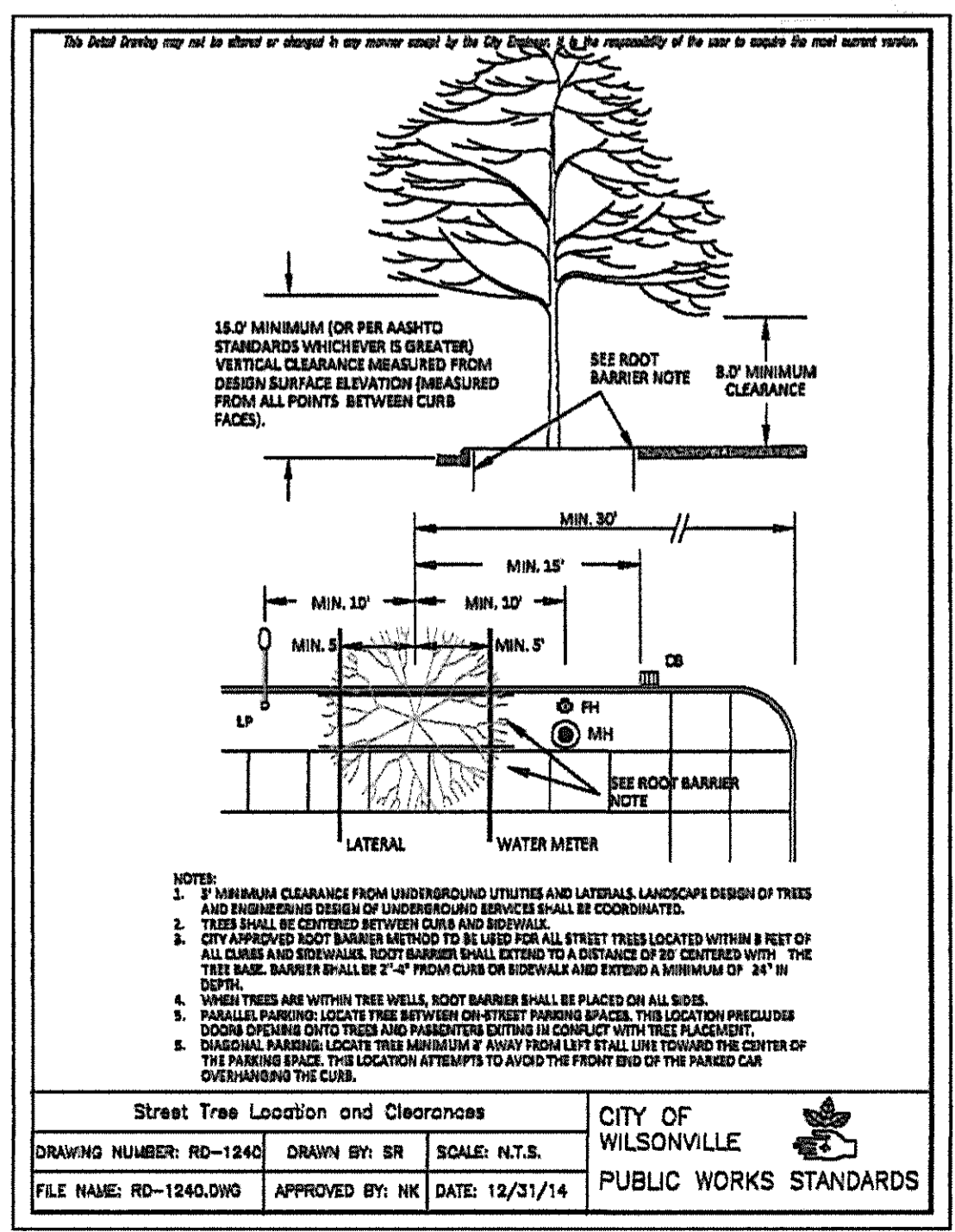
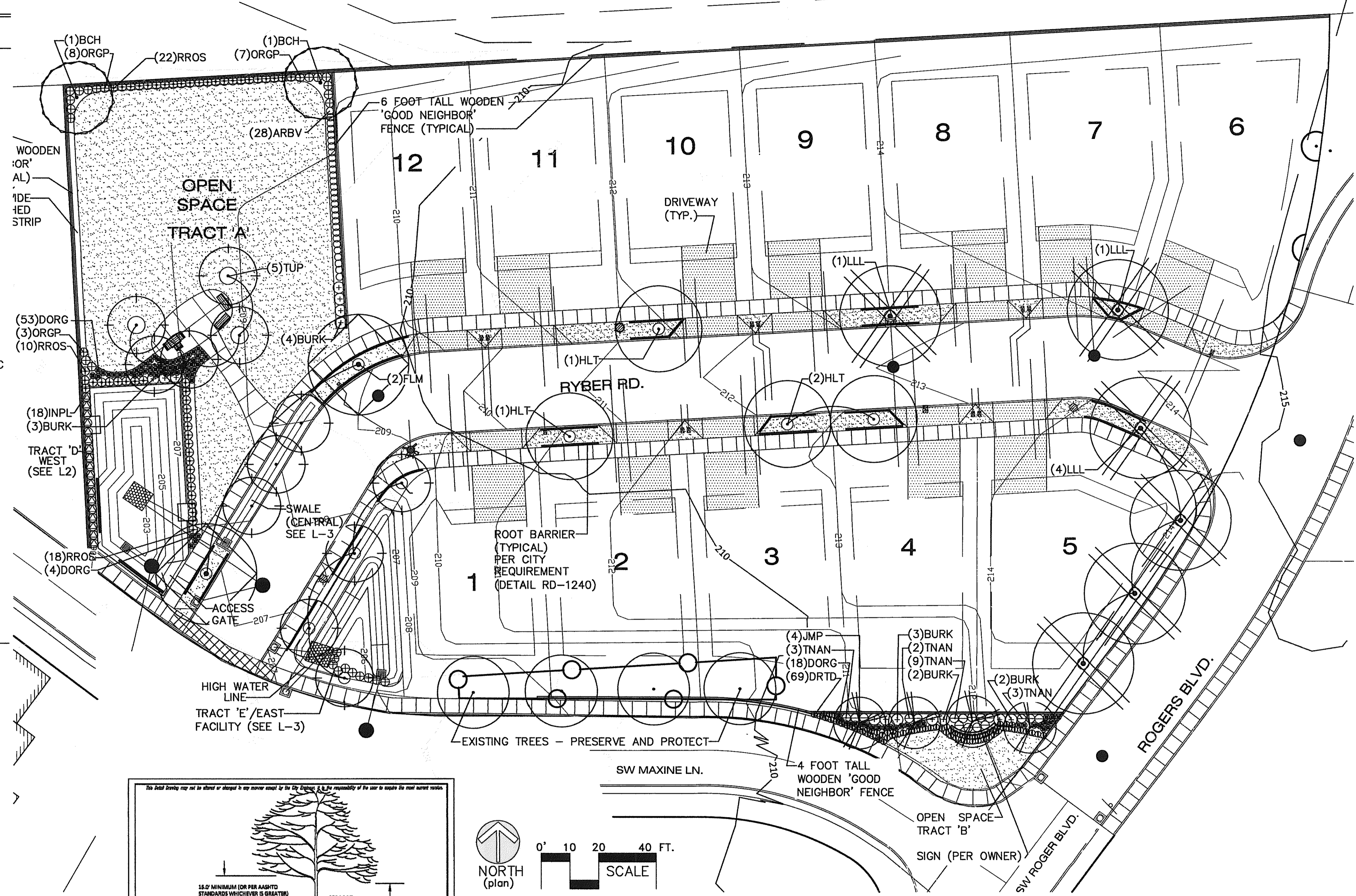
<p>PIONEER DESIGN GROUP, INC.</p> <p>9020 SW WASHINGTON SQUARE RD. SUITE 170 PORTLAND, OREGON 97233 p 503.643.8286 f 844.715.4743 www.pdg-pp.com</p>	<p>CIRCULATION AND AERIAL PLAN</p>			<p>ASH PARK CITY OF WILSONVILLE, OREGON</p>			
<p>Designed by BA</p>	<p>Date 09/2015</p>	<p>Drawn by TCC</p>	<p>Date 09/2015</p>	<p>Reviewed by BA</p>	<p>Date 09/2015</p>	<p>Project No. 315-001</p>	<p>REF.</p>
				<p>Horiz. Scale: AS NOTED</p>		<p>Vert. Scale: 31501_08circ</p>	
<p>By</p>	<p>Revision</p>	<p>Date</p>	<p>No.</p>	<p>Project ASH PARK No. 315-001 Type PLANNING Sheet 8 of 8</p>			

15 STORM

STREET AND OPEN SPACE PLANTING LEGEND

symbol	tag	common name / botanical name: size - (quantity)
	FLM	FLAME ASH / FRAXINUS OXYCARPA: 2 1/2" CALIPER - (2)
	HLT	HONEY LOCUST / GLEDITSIA TRIACANTHOS: 2 1/2" CALIPER - (4)
	LLL	LITTLE LEAF LINDEN / TILIA CORDATA: 2 1/2" CALIPER - (5)
	BCH	BEECH, EUROPEAN / FAGUS SYLVATICA: 3" CALIPER (2)
	JMP	JAPANESE MAPLE / ACER PALMATUM (SPECIES): 3" CALIPER - (4)
	TUP	TUPELO / NYSSA SYLVATICA: 2 1/2" CALIPER - (5)
		LAWN: SOD ("OREGON TURF")
	ARBV	ARBORVITAE / THUJA OC. EMERALD GREEN 5 FOOT HEIGHT - (28)
	BURK	BURKWOOD VIBURNUM / VIBURNUM BURKWOODII 5 GALLON - (14)
	DORG	DWARF OREGON GRAPE / MAHONIA A. COMPACTA 2 GALLON - (75)
	DRTD	DWARF REDTWIG DOGWOOD / CORNUS S. KELSEYI 2 GALLON - (69)
	INPL	INDIAN PLUM / OEMLERIA CERASIFORMUS 5 GALLON - (18)
	ORGP	OREGON GRAPE / MAHONIA AQUIFOLIUM 5 GALLON (FULL FOLIAGE FOR FULL HT.) - (18)
	RROS	RUGOSA ROSA / ROSA RUGOSA (SPECIES): 2 GALLON - (50)
	TNAN	NANDINA (TALL) / NANDINA DOMESTICA 5 GALLON (FULL FOLIAGE FOR FULL HT.) - (17)

LAWN AND PLANTING BED PREPARATION:
 PROVIDE A 6" DEEP (FULLY SETTLED) LAYER OF PRE-BLENDED AMENDED IMPORTED TOPSOIL BELOW ALL AREAS INDICATED FOR SOD AND OTHER PLANTINGS. MINERAL PORTION OF TOPSOIL SHALL BE AN IMPORTED FRIABLE SANDY-SILT SOIL. AMENDMENT SHALL BE FINE GROUND MUSHROOM COMPOST. BLEND SHALL BE 80% MINERAL SOIL AND 20% COMPOST (BY VOLUME). IT SHALL BE THOROUGHLY AND COMPLETELY BLENDED PRIOR TO DELIVERY TO SITE. SOIL SHALL BE 100% FREE OF ROCK, GRAVEL, WEEDS, DEBRIS, AND OTHER EXTRANEOUS MATERIALS. SOIL AFTER SETTLEMENT SHALL BE SET 1/2" BELOW THE FINISH SURFACE OF ADJACENT WALKS AND TOP OF ADJACENT CURBS. EXCAVATE AND REMOVE EXISTING SOIL TO ACCOMMODATE THIS IMPORTED AMENDED BLENDED TOPSOIL.



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REGISTERED
 374
 JOE PERCIVAL
 OREGON
 LANDSCAPE ARCHITECT

PLANTING PLAN
ASH PARK
 CITY OF WILSONVILLE, OREGON

Date	11/19/2015
Designed by	jp
Drawn by	jp
Reviewed by	jp
Project No.	

No.	Date	Revision
1	4/29/16	Redline Corrections
2	5/10/16	Redline Corrections

Project
 ASH PARK
 (315-001/1517p)

Sheet
L1

WATER QUALITY FACILITY – WEST (EXTENDED DRY BASIN) PLANT MATERIAL LEGEND

symbol tag common name / botanical name: size and comments; (quantity)

- Trees**
- BC BITTER CHERRY / PRUNUS EMARGINATA: 2 GALLON – 36" MIN. HT.; (4)
 - ▼ OA OREGON ASH / FRAXINUS LATIFOLIA: 2 GALLON – 36" MIN. HT.; (2)
 - ◆ VM VINE MAPLE / ACER CIRCINATUM : 2 GALLON – 36" MIN. HT.; (10)

- Shrubs**
- MOCK MOCK ORANGE / PHILADELPHUS LEWISII: 1 GALLON; (8)
 - ⊕ PROS SWAMP ROSE / ROSA PISOCARPA: 1 GALLON; (21)
 - ◐ RTDW RED-TWIG DOGWOOD / CORNUS SERICEA: 1 GALLON; (20)
 - ⊕ SERV SERVICEBERRY / ALMELANCHIER ALNIFOLIA: 1 GALLON; (16)
 - ⊗ SPIR DOUGLAS SPIRAEA / SPIRAEA DOUGLASII: 1 GALLON; (11)

- Wet Area Forbs**
- BLENDED (50 %/50%) MIX OF THE FOLLOWING
 - ZLAN NEW ZELAND SEDGE / CARESX TESTACEA: 4" POTS AT 12" O.C. (TRIANGULAR SPACING = 1.15/1' S.F.) – (67)
 - DAGGR DAGGER-LEAF RUSH / JUNCUS ENSIFOLIUS: 4" POTS AT 12" O.C. (TRIANGULAR SPACING = 1.15/1' S.F.) – (67)
 - ▨ SPRED SPREADING RUSH / JUNCUS PATENS: 4" POTS AT 12" O.C. (TRIANGULAR SPACING = 1.15/1' S.F.) – (252)
 - ▩ DENSE DENSE SEDGE / CAREX Densa: 4" POTS AT 12" O.C. (TRIANGULAR SPACING = 1.15/1' S.F.) – (216)

- Seed**
- ROUGH SEED: LOW GROWING NATIVE SEED MIX
 - DWARF TALL FESCUE / LOLIUM ARUNDINACEUM: 40% (BY WEIGHT)
 - DWARF PERENNIAL RYE / LOLIUM PERENNE: 30%
 - CREeping RED FESCUE / FESTICA RUBRA 'ARENARIA': 25%
 - COLONIAL BENT GRASS / AGROSTIS CAPILLARIS: 5%
- APPLY AT 5 POUNDS PER 1,000 SQUARE FEET. REAPPLY, PROVIDE WATERING AND CARE AS NEEDED TO ATTAIN 100% COVERAGE. MAINTAIN TO BE 100% WEED FREE.

REMOVE AND DISPOSE SOIL OFF SITE AND PROVIDE GRADING AS NEEDED.

PROVIDE IMPORTED SOIL, ROCK, JUTE, AND MEDIUM GROUND WOOD FIBER MULCH AS NEEDED TO MEET CITY OF WILSONVILLE REQUIREMENTS.

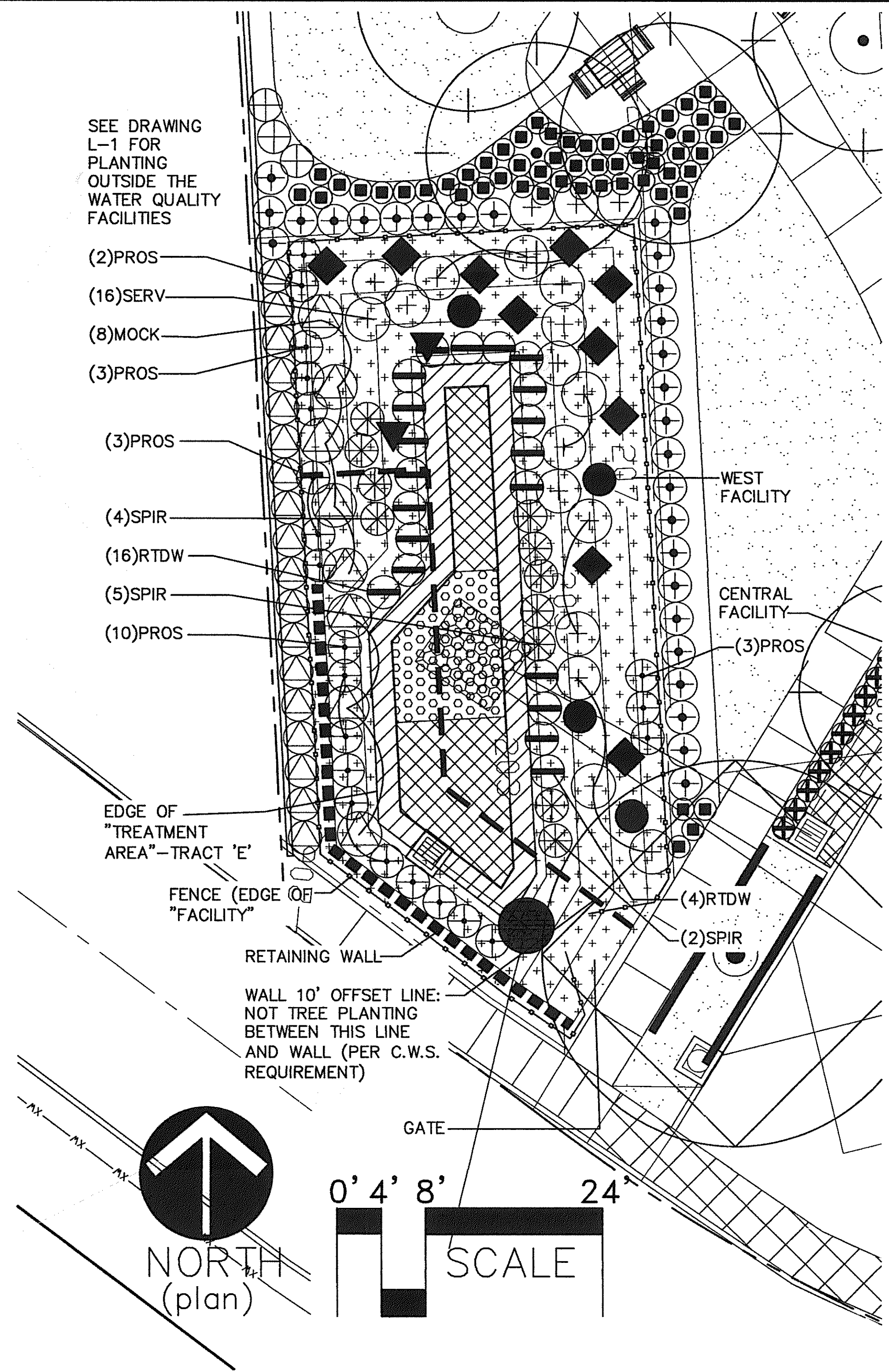
PROVIDE ALL IRRIGATION, CARE, AND MAINTENANCE TO ESTABLISH, CARE FOR, AND ASSURE SURVIVAL, VIGOROUS GROWTH, AND HEALTH OF ALL PLANTS PER CITY STANDARDS.

MEET OR EXCEED ALL RELEVANT CITY OF WILSONVILLE REQUIREMENTS.

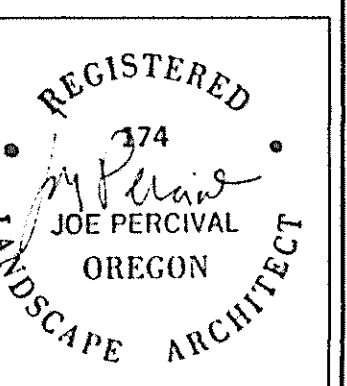
THIS APPLIES TO ALL LANDSCAPE WORK COVERED UNDER THIS LEGEND AND ALL OTHERS.

WATER QUALITY FACILITIES NOTES (ALL SHEETS)

1. AREA TO BE FREE OF ALL WEEDS AND INVASIVE PLANT SPECIES PRIOR TO PREPARATION WORK AND SHALL BE KEPT SO UNTIL THE END OF THE WARRANTY PERIOD.
2. ALL AREAS WITHIN THE FACILITY (FENCE LINE) SHALL BE OVER-EXCAVATED AT LEAST 12" BELOW FINISH GRADE. LOOSEN THE TOP OF THE SUB-GRADE TO A DEPTH OF 4-6 INCHES. PROVIDE A 12" (MINIMUM FULLY SETTLED DEPTH) DEEP LAYER OF IMPORTED PRE-BLENDED AMENDED TOPSOIL OVER THE PREPARED SUB-GRADE. THE MIX SHALL BE COMPRISED OF FOUR-PARTS (BY VOLUME) OF A SANDY-SILTY SOIL AND ONE-PART MUSHROOM COMPOST. MATERIALS SHALL BE THOROUGHLY BLENDED OFF-SITE PRIOR TO DELIVERY. MATERIAL SHALL BE MOIST (NOT SOGGY) AND FRIABLE AT THE TIME OF PLACEMENT. PLACE OVER FACILITY AND TAMP TO MAKE FIRM AND PREVENT ALL FUTURE SETTLEMENT.
3. PROVIDE HIGH DENSITY JUTE MESH OVER THE BOTTOM AND UP 24 INCHES BEYOND THE EDGE OF THE TREATMENT FACILITY. COVER WITH A 2.5-3 INCH DEEP LAYER OF 2"-3/4" CLEAN WASHED ROUND RIVER STONE. ABOVE THAT PROVIDE LOW DENSITY JUTE MESH TO THE EDGE OF THE FACILITY. ANCHOR MESH IN PLACE WITH GALV. STEEL FABRIC STAPLES.
4. INSTALL PLANTS PLUMB WHERE INDICATED. EXCAVATE PLANTING HOLES 3x THE DIAMETER OF ROOT BALLS AND 1/2" SHALLOWER. LOOSEN THE SIDES OF THE EXCAVATION. IF SURROUNDING SOILS ARE DRY, FILL THE PLANTING HOLE WITH WATER AND ALLOW TO PERCOLATE FULLY. REPEAT A SECOND TIME BEFORE INSTALLING PLANTS. INSTALL PLANTS IN CENTER OF EXCAVATION AND FILL THE REMAINING VOID WITH BLENDED AMENDED IMPORTED TOPSOIL. TAMP AND WATER TO ELIMINATE VOIDS AND MAKE FIRM.
5. PROVIDE A WATER PROOF TAG AFFIXED TO EACH TREE AND SHRUB. TAG SHALL INDICATED THE COMMON AND BOTANICAL NAME OF THE PLANT. KEEP TAGS ON PLANTS UNTIL DIRECTED BY THE OWNER TO REMOVE THEM.
6. PROVIDE 3" DEEP LAYER OF COARSE MULCH AROUND ALL TREES AND SHRUBS. MULCH BE PROVIDED AS A CIRCLE CENTERED ON PLANTS. MULCH CIRCLE SHALL HAVE A 24" DIAMETER AROUND SHRUBS AND 36" DIAMETER AROUND TREES. MAINTAIN MULCH WEED FREE AND AT THE INDICATE DEPTH UNTIL THE END OF THE WARRANTY PERIOD.
7. PROVIDE AN AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM FOR THE ENTIRE AREA. SYSTEM SHALL BE KEPT IN PLACE AND FULLY FUNCTIONING UNTIL THE END OF THE WARRANTY PERIOD. THE IRRIGATION SYSTEM SHALL BE IN PLACE AND FULLY FUNCTIONING BEFORE ANY PLANT INSTALLATION IS BEGUN.
8. WHEN ALL WORK IS COMPLETE AND IN GOOD CONDITION REQUEST AN INSPECTION FOR "SUBSTANTIAL COMPLETION". "SUBSTANTIAL COMPLETION" WILL ONLY BE ACKNOWLEDGED WHEN: ALL MESH, ROCK, AND PLANTS ARE IN PLACE AND IN GOOD CONDITION; MULCH MEETS REQUIREMENTS; AREAS ARE WEED FREE; SEEDED GROUND COVER IS SHOWING GERMINATION AND GROWTH OVER THE ENTIRE AREA; SURFACES ARE SMOOTH; AND THERE ARE NO UNACCEPTABLE CONDITIONS. ANY AND ALL UNACCEPTABLE CONDITIONS MUST BE CORRECTED TO THE OWNER'S SATISFACTION BEFORE "SUBSTANTIAL COMPLETION" WILL BE ACKNOWLEDGED. WHEN THE OWNER HAS INSPECTED THE FACILITY AND DETERMINED THAT CONDITIONS ARE ACCEPTABLE THEY WILL PROVIDE THE CONTRACTOR WITH A WRITTEN, DATED, ACKNOWLEDGEMENT. THE DATE OF THIS WRITTEN ACKNOWLEDGEMENT WILL BE THE DATE OF THE BEGINNING OF THE TWO YEAR LONG WARRANTY MAINTENANCE PERIOD.
9. PROVIDE MAINTENANCE EQUAL TO OR MORE EXTENSIVE THAN INDICATED FOR "VEGETATED CORRIDORS" PER CLEAN WATER SERVICES (CWS) SPECIFICATIONS FOR FACILITY MAINTENANCE AND PEST CONTROL.
10. PROVIDE MAINTENANCE FROM THE BEGINNING OF WORK AND AT LEAST UNTIL THE END OF THE TWO YEAR WARRANTY PERIOD. IF AT THE END OF THE WARRANTY PERIOD CONDITIONS DO NOT MEET REQUIREMENTS PERFORM REMEDIAL WORK AS NEEDED TO ACHIEVE ACCEPTABLE CONDITION. CONTINUE MAINTENANCE WORK UNTIL CONDITIONS ARE FOUND TO BE ACCEPTABLE AND WRITTEN ACKNOWLEDGEMENT OF THAT ACHIEVEMENT IS PROVIDED BY THE OWNER.
11. PROVIDE WATERING AS NEEDED TO ESTABLISH AND ASSURE GOOD HEALTH AND VIGOROUS PLANT GROWTH. SEED MUST COVER ALL AREAS WITH A DENSE COVERING OF THE SPECIFIED SEEDS.
12. KEEP AREAS SMOOTH, FREE OF WEEDS, TRASH, AND DEBRIS, AND MULCH MEETING REQUIREMENTS.
13. DURING THE MAINTENANCE PERIOD VISIT THE SITE AT LEAST TWICE A YEAR (ON OR ABOUT MAY 15TH AND OCTOBER 1ST). REVIEW AND RECORD THE CONDITIONS OF ALL PLANTS AND SEEDING. PROVIDE ADDITIONAL SEEDING AS NECESSARY TO ATTAIN FULL DENSE GROUND COVERING. REMOVE AND REPLACE ALL PLANTS THAT ARE DEAD OR ARE NOT HEALTHY, IN GOOD FORM, AND SHOWING VIGOROUS FULL GROWTH.
14. VISIT THE SITE AND PERFORM MAINTENANCE AS NEEDED TO: PROVIDE OPTIMUM WATERING, MAINTAIN THE SITE WEED AND DEBRIS FREE; AND KEEP PLANTS IN GOOD CONDITION. VISITS SHALL OCCUR AT LEAST ONCE A MONTH FROM APRIL 30TH THROUGH OCTOBER 30TH.



SEE DRAWING L-1 FOR PLANTING OUTSIDE THE WATER QUALITY FACILITIES



**STORM FACILITY - West
PLANTING PLAN
ASH PARK
CITY OF WILSONVILLE, OREGON**

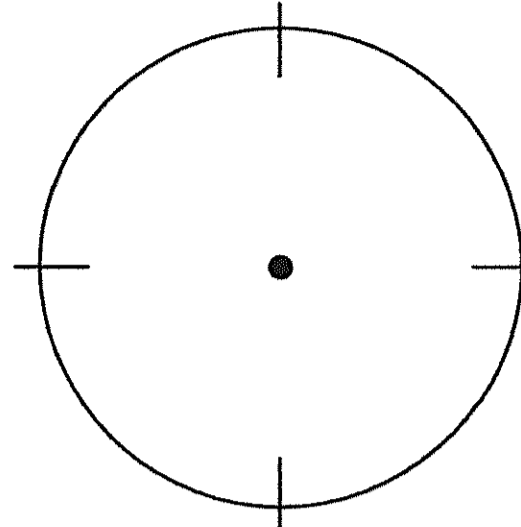
Date	11/2/2015
Designed by	jp
Drawn by	jp
Reviewed by	jp
Project No.	

No.	Date	Revision
1	5/10/16	REDLINE CORRECTION

Project
ASH PARK
(315-001/1517p)

WATER QUALITY FACILITY – CENTRAL AND EAST – PLANT MATERIAL LEGEND

symbol tag common name / botanical name: size and comments; (quantity)



TUP TUPELO / NYSSA SYLVATICA: 2 1/2" CALIPER;
(4) IN EAST FACILITY
AND (3) IN CENTRAL FACILITY

Large Shrubs

- HIGH HIGH BRUSH CRANBERRY / VIBURNUM EDULE: 36" HT. AND SPREAD; (6)
- SPIR DOUGLAS SPIRAEA / SPIRAEA DOUGLASII: 1 GALLON; (15)
- WILO PACIFIC WILLOW / SALIX LUCIDA VAR. 'LASIANDRA': 1 GALLON; (10)

Small Shrubs

- ORGP OREGON GRAPE / MAHONIA AQUIFOLIUM: 1 GALLON; (10)
- PROS SWAMP ROSE / ROSA PISOCARPA: 1 GALLON; (21)
- RTDW REDTWIG DOGWOOD / CORNUS SERICEA: 1 GALLON; (16)

PROVIDE MULCH AND SOIL AS NEEDED TO MEET CITY OF WILSONVILLE REQUIREMENTS.

- DORG DWARF OREGON GRAPE / MAHONIA AQ. 'COMPACTA': 1 GALLON; (25)

- DRTD DWARF REDTWIG DOGWOOD / CORNUS SER. 'KELSEY': 1 GALLON;
(113) IN EAST FACILITY AND (31) IN CENTRAL FACILITY

(BOTH THE ABOVE PLANTS ARE CLASSIFIED AS BOTH SMALL SHRUBS AND GROUND COVERS.)

- KINNICKINNICK / ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS': 4" POTS AT 12" O.C. (TRIANGULAR SPACING = 1/1.15 S.F.) - (703) AND (102) CAMAS LILY (BLUE FLOWER) / CAMASSIA QUAMASH: 1 GALLON AT 12" O.C. (TRIANGULAR SPACING = 1.15/1 S.F.)
- PLANT LILIES IN GROUPS OF (5) INTERSPERSED THROUGHOUT

- BLENDED (50 %/50%) MIX OF THE FOLLOWING
ZLAN NEW ZELAND SEDGE / CAREX TESTACEA: 4" POTS AT 12" O.C. (TRIANGULAR SPACING = 1.15/1' S.F.)
(136) IN EAST FACILITY
AND (83) IN CENTRAL FACILITY
- DAGGR DAGGER-LEAF RUSH / JUNCUS ENSIFOLIUS: 4" POTS AT 12" O.C. (TRIANGULAR SPACING = 1.15/1' S.F.)
(136) IN EAST FACILITY
AND (83) IN CENTRAL FACILITY

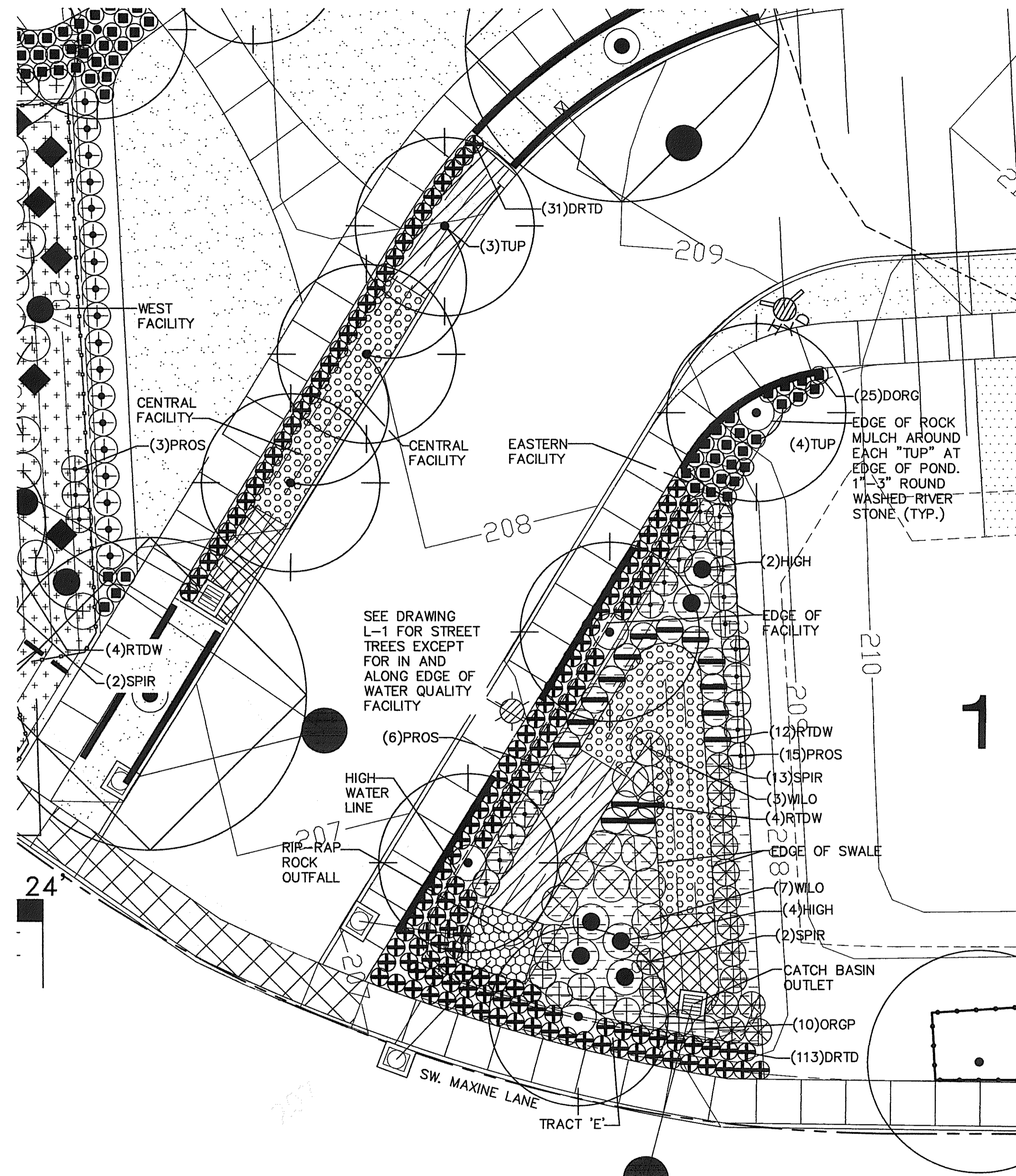
- SPRED SPREADING RUSH / JUNCUS PATENS: 4" POTS AT 12" O.C. (TRIANGULAR SPACING = 1.15/1' S.F.)
(137) IN EAST FACILITY
AND (94) IN CENTRAL FACILITY

- DENSE DENSE SEDGE / CAREX Densa: 4" POTS AT 12" O.C. (TRIANGULAR SPACING = 1.15/1' S.F.)
(63) IN EAST FACILITY
AND (57) IN CENTRAL FACILITY

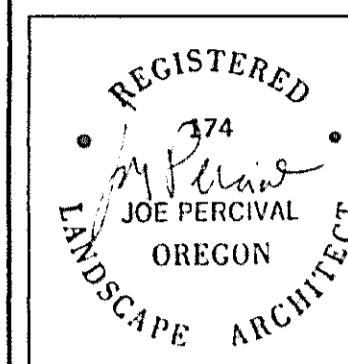
EXCAVATE, DISPOSE OFF-SITE, AND GRADE EXISTING SOIL AS NEEDED. PROVIDE IMPORTED SOIL, ROCK AND JUTE MULCH AS NEEDED TO MEET CITY OF WILSONVILLE REQUIREMENTS.

PLANTINGS ARE IN ACCORDANCE WITH 2015 CITY OF WILSONVILLE REQUIREMENTS.

MEET ALL REQUIREMENTS OF ALL RELEVANT CITY STANDARDS.



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STORM FACILITY - Central and Eastern Area - PLANTING PLAN
ASH PARK
CITY OF WILSONVILLE, OREGON

Designed by	jp	Date	11/21/2015
Drawn by	jp	Date	11/21/2015
Reviewed by		Date	11/21/2015
Project No.			

No.	Date	Revision
1	5/10/15	REDLINE CORRECTIONS

Project
ASH PARK
(315-001/ 1517p)