

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

**MONDAY, FEBRUARY 9, 2015 - 6:30 P.M.**

**I. Call To Order:**

**II. Chairman's Remarks:**

**III. Roll Call:**

Mary Fierros Bower Kristin Akervall  
Lenka Keith James Frinell  
Ronald Heberlein Council Liaison Julie Fitzgerald

**IV. Citizen's Input:**

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

**VI. Consent Agenda:**

**A. Approval of minutes of January 13, 2015 DRB Panel A meeting**

Documents: [Jan 13 2015 minutes.pdf](#)

**VII. Public Hearing:**

**A. Resolution No. 294.**

**Ridder House Offices Conditional Use Permit: KJD Properties - Owner.** The applicant is requesting approval of a conditional use permit for a home business. The subject property is located on at 10050 SW Wilsonville Road on Tax Lot 1100 of Section 23B, T3S, R1W, Clackamas County, Oregon. Staff: Blaise Edmonds

Case File: DB14-0066 - Conditional Use Permit

***This item was continued to this date and time certain at the January 13, 2015 DRB Panel A meeting.***

Documents: [Ridder CUP SR.Exhibits 2.9.2015.pdf](#)

**B. Resolution No. 297.**

**Seville Detached Row Houses: RCS - Villebois Investments, LLC - Owner.** The applicant is requesting approval of a Final Development Plan (FDP) for the Seville Row Homes. The site includes Tax Lots 11800 - 12500 of Section 15DB, T3S-R1W, Clackamas County, Oregon. Staff: Daniel Pauly.

Case File: DB14-0068 - Final Development Plan

Documents: [Seville FDP SR.Exhibits.pdf, Exhibit B2 Applicant Submittal.pdf](#)

**C. Resolution No. 298.**

**Carvalho Detached Row Houses: RCS - Villebois Development, LLC - Owner.** The applicant is requesting approval of a Final Development Plan (FDP) for the Carvalho

Row Homes. Three sites include Tax Lots 7800, 7900 and 8000 of Section 15DB, T3S-R1W, Clackamas County, Oregon. Staff: Blaise Edmonds

Case File: DB14-0067 - Final Development Plan

Documents: [Carvalho FDP Staff Report.pdf](#), [Exhibit B1 - Applicant Submittal.pdf](#)

**VIII. Board Member Communications:**

**A. Results of the January 26, 2015 DRB Panel B meeting**

Documents: [DRB-B Jan 26 2015 Results.pdf](#)

**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, FEBRUARY 9, 2015**

**6:30 PM**

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**VI. Consent Agenda:**

- A.** Approval of minutes from January 13, 2015 DRB  
Panel A meeting

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

**Development Review Board – Panel A  
Minutes–January 13, 2015 6:30 PM**

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**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.

**Manager of Current Planning Blaise Edmonds** stated for the record that there had been a consensus via email to defer this meeting from January 12, 2015 to tonight.

**III. Roll Call**

Present for roll call were: Mary Fierros Bower, Lenka Keith, Simon Springall, Kristin Akervall and City Council Liaison Julie Fitzgerald. Also present in the audience were 2015-appointed DRB A members Ron Heberlein and Jim Frinell.

Staff present: Blaise Edmonds, Barbara Jacobson, and Linda Straessle

**VI. 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** reported on the following City Council actions as follows:

- At the January 5, 2015 City Council meeting:
  - Judge Gleason administered the Oath of Office to newly-elected Councilor Charlotte Lehan and Councilor Scott Starr.
  - The Council elected Councilor Starr as the Council President.
  - The Council discussed and approved a Stormwater Utility Rate increase that is to be spread out over 25 years to pay for needed significant infrastructure improvements.
    - They tried to mitigate the impact on the taxpayers by starting out with a five-year period with an intra-fund loan, borrowing from ourselves, to start on the high-priority stormwater projects that need to be done right now, then taking on other projects year-by-year.
    - There will be a yearly rate increase starting in five years.
  - Approved a Zone Map amendment for an area in Villebois on the second reading.
  - The Council decided to spend about \$2,500 in order to bring the City of Wilsonville into the EPA Green Power Communities. This will enable Wilsonville, along with its neighboring communities, to purchase a certain amount of renewable energy that powers the city. This fits in with the Council Goals and does a number of good things.
- The Council held a goal setting work session last Friday and Saturday as the Council does every two years. The DRB will be hearing more about the goals once they are published.



## **VI. Election of 2015 Chair and Vice-Chair**

Lenka Keith nominated Mary Fierros Bower to be the 2015 DRB Panel A Chair. **Ms. Fierros Bower was elected to be the Chair by a 4 – 0 vote.**

Lenka Keith nominated Kristin Akervall to be the 2015 DRB Panel A Vice Chair. Simon Springall seconded the nomination. **Ms. Akervall was elected as the 2015 Vice Chair by a 4 – 0 vote.**

## **VII. Consent Agenda:**

- A. Approval of minutes of December 8, 2014 DRB Panel A meeting

**Simon Springall moved to approve the December 8, 2014 DRB Panel A meeting minutes as presented. Kristin Akervall seconded the motion, which passed 4 - 0.**

## **VIII. Public Hearing:**

- A. **Resolution No. 294. Ridder House Offices Conditional Use Permit: KJD Properties - Owner.** The applicant is requesting approval of a conditional use permit for a home business. The subject property is located on at 10050 SW Wilsonville Road on Tax Lot 1100 of Section 23B, T3S, R1W, Clackamas County, Oregon. Staff: Blaise Edmonds

Case Files: DB14-0066 – Conditional Use Permit

***This item was continued to this date and time certain at the December 8, 2014 DRB Panel A meeting.***

**Assistant City Attorney Barbara Jacobson** stated for the record that this continued Public Hearing was supposed to be held last night, but because of extenuating circumstances, anyone who was involved in the December 8 Hearing was contacted and a poll was taken resulting in a consensus to move the meeting date to tonight. Also notice was posted that the meeting was to be moved.

**Chair Fierros Bower** called the public hearing to order at 6:43 p.m. and read the conduct of hearing format into the record. All Board members 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. She called for the Staff Report and recommendations.

**Mr. Edmonds** reminded the Board that they had continued the Public Hearing for the Ridder House Offices Conditional Use Permit to January 12, 2015, which was moved to tonight as already explained, to bring more evidence from Tualatin Valley Fire and Rescue (TVF&R), which City Staff has received, and for further discussion about the driveway access from Wilsonville Road which was a Condition of Approval from the Engineering Division. The Condition was to gate that access. There was some concern from Sheri Young, who testified that it would block future availability to access her property. As of this morning, that discussion is still going on between the applicant, Dave Bernert, and Ms. Young. They are working towards an agreement, but did not reach one in time for tonight's Hearing.

**Mr. Edmonds** read an email he received this morning from Mr. Bernert asking for a continuance (Exhibit B4) into the record. He explained that the State has a 120-day Rule for cities to render a decision on an application, including appeals to City Council.

City Staff is recommending that the DRB Panel A agree to continue the Public Hearing, at the applicant's request, to a time and date certain of February 9, 2015.

**Lenka Keith moved to continue the Public Hearing for Resolution No. 294, Ridder House Offices Conditional Use Permit, to February 9, 2015. Kristin Akervall seconded the motion.**

Discussion of the motion.

Ms. Akervall noted that she may be out of town on February 9, 2015 and expressed concern about there being a quorum of Board members who were at the December 8, 2014 DRB Public Hearing for this matter given that tonight was Simon Springall's last meeting as a Board member.

Blaise Edmonds explained that the new Board members, Ron Heberlein and James Frinell (who were present in the audience) could read the public record on this matter before the February 9, 2015 meeting and could then vote on Resolution No. 294.

Barbara Jacobson offered another option of connecting with Ms. Akervall by telephone during the hearing and the vote on Resolution No. 294.

**The motion passed 3 – 0 – 1 with Simon Springall abstaining.**

**IX. Board Member Communications**

Mr. Springall stated that he has enjoyed serving on the DRB and working with the other members of the Board. He offered his good-byes to them. The other Board Members thanked him for his hard work and stated that he will be missed as he has been a great asset to the Board.

**X. Staff Communications**

Mr. Edmonds and Ms. Jacobson thanked Mr. Springall, on behalf of the City, City Council, and the citizens of Wilsonville, for volunteering on the DRB. Mr. Edmonds told Mr. Springall that his thoughtful insight had been a tremendous asset to the decision-making for approving applications. He invited all to stay after the meeting for cookies in honor of Mr. Springall's last night.

**XI. Adjournment**

The meeting adjourned at 6:55 p.m.

Respectfully submitted,

Linda Straessle, Planning Administrative Assistant

**DEVELOPMENT REVIEW BOARD MEETING**

**MONDAY, FEBRUARY 9, 2015**

**6:30 PM**

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**VII. Public Hearing:**

- A. Resolution No. 294. Ridder House Offices Conditional Use Permit: KJD Properties - Owner.** The applicant is requesting approval of a conditional use permit for a home business. The subject property is located on at 10050 SW Wilsonville Road on Tax Lot 1100 of Section 23B, T3S, R1W, Clackamas County, Oregon. Staff: Blaise Edmonds

Case Files: DB14-0066 – Conditional Use Permit

*This item was continued to this date and time certain at the January 13, 2015 DRB Panel A meeting.*

**DEVELOPMENT REVIEW BOARD  
RESOLUTION NO. 294**

**A RESOLUTION ADOPTING FINDINGS AND CONDITIONS APPROVING A CONDITIONAL USE PERMIT FOR A HOME BUSINESS (RIDDER HOUSE OFFICES). THE SUBJECT PROPERTY IS LOCATED AT 10050 SW WILSONVILLE ROAD. THE PROPERTY IS DESCRIBED AS TAX LOT 1100 OF SECTION 23B, T3S, R1W, CLACKAMAS COUNTY, OREGON. KJD PROPERTIES, OWNER.**

**RECITALS**

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 reports on the above-captioned subject dated December 1, 2014, January 7 and February 2, 2015.

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board at meetings conducted on December 8, 2014, January 13 and February 9, 2015 at which time exhibits, together with findings and public testimony were entered into the public record, and

WHEREAS, the Development Review Board considered the Conditional Use Permit 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 approve the following application:

DB14-0066: Conditional Use Permit

The Board also adopts the staff report attached hereto as Exhibit A1, as amended, with findings, conditions and recommendations contained therein, and approves the application consistent with said recommendations.

ADOPTED by the Development Review Board Panel A of the City of Wilsonville at a regular meeting thereof this 9<sup>th</sup> day of February, 2015, and filed with the Planning Administrative Assistant on \_\_\_\_\_, 2015. This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision unless appealed or called up for review by the council in accordance with *WC Sec 4.022(.09)*

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Mary Fierros Bower, Chair  
Development Review Board, Panel A

Attest:

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Shelley White, Planning Administrative Assistant

## PLANNING DIVISION MEMORANDUM

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February 9, 2015

To: Development Review Board Panel 'A'

From: Blaise Edmonds, Manager of Current Planning

Re: Update and Recommend Staff Report Changes for DB14-0066 – Ridder House Conditional Use Permit for "Home Office" KJD Properties, Applicant/Owner

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On January 13 DRB Panel 'A' voted to continue the public hearing to February 9. The applicant's request states: "With this delay we will get additional information needed to concrete our proposal for the city and tie all loose ends associated with our proposal." Staff recalls that the primary issue is the location of the current driveway access at SW Wilsonville Road may straddle his and the adjacent Tax Lot 1000. Tax Lots 1000 is undeveloped and designated 'Industrial' on the Comprehensive Plan Map. Proposed Engineering Division Condition PF3 requires that the driveway access be gated.

Condition PF3:

***"The 2103 Transportation System Plan shows Wilsonville Road classified as a Minor Arterial at this location. The existing driveway access is non-conforming with desired 1,000 foot (minimum 600 foot) access spacing requirement. Applicant shall construct a new access which will connect the site to Industrial Way and shall no use the existing access to Wilsonville Road."***

***"Applicant shall either construct a fire/utility access gate (Detail RD-1210) at this driveway and construct a standard curb and gutter (Detail RD-1055) and landscape strip."***

The adjoining property owners' representative, Sheri Young, appeared at the initial DRB hearing and raised the issue as to whether the driveway was located, in part, on property that she and others, who are not parties to this application own. If this were to be the case, the application would not meet the minimum criteria to move forward in that it would directly impact property rights pertaining to land owned by others who are not parties to the application. Thus, the applicant was asked to provide documentation that the driveway is located entirely on the applicant's parcel. The applicant has provided staff new survey evidence to demonstrate that the subject driveway at SW Wilsonville Road is located entirely on the subject property of the applicant.

Thus, the Board may approve the Conditional Use Permit at the upcoming DRB hearing.

**Exhibit A1**

**REVISED STAFF REPORT  
WILSONVILLE PLANNING DIVISION  
Conditional Use Permit  
Ridder House Offices  
DEVELOPMENT REVIEW BOARD PANEL 'A'  
QUASI-JUDICIAL PUBLIC HEARING**

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**HEARING DATES:** December 8, 2014  
January 13, 2015  
February 9, 2015

**DATE OF REVISED  
REPORT:** February 2, 2015

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Changes are in *bold italic text*:

**APPLICATION NO.:** DB14-0066

**APPLICANT/OWNER:** KJD Properties

**REQUEST:** Conditional Use Permit to use an existing house as a “Home Business” including light duty offices associated with:

*Wilsonville Concrete Products, Bernert Nursery, Marine Industrial Construction and KJD Properties.*

**LOCATION:** The subject house is located at 10050 SW Wilsonville Road.

**LEGAL DESCRIPTION:** Tax Lot 1100 of Section 23B, T3S, R1W, Willamette Meridian, Clackamas County, Wilsonville, Oregon.

**LAND USE  
DESIGNATION:** Comprehensive Plan Map Designation: Industrial

**ZONING  
DESIGNATION:** Residential Agricultural - Holding (RA-H)

**STAFF REVIEWERS:** Blaise Edmonds, Manager of Current Planning; Don Walters, Plans Examiner and Steve Adams, Development Engineering Manager.

### Applicable Review Criteria: Planning and Land Development Ordinance:

Sections 4.008 - 4.015	Administration Sections
Section 4.001 203	Parking Space
Section 4.001 122	<u>Home Business</u> definition
Section 4.120	Residential Agricultural – Holding Zone (RA-H)
Section 4.155	Parking (Table 5 for office parking, 2.7 per 1000 SF of office space, minimum)
Section 4.155(.02)K	Parking Lot Surface
Section 4.001(202)	Standard Parking Space
Section 4.167	Access, Ingress, and Egress
Section 4.179	Mixed Solid Waste and Recyclables Storage
Sections 4.184(.01)A(1 - 4)	Conditional Use Permit
Sections 4.430	Location, Design and Access Standards for mixed Solid Waste and Recycling Areas.

**Other:** Comprehensive Plan, Special Area of Concern ‘G’.

**STAFF RECOMMENDATION:** Approve the ‘Home Business’ Conditional Use Permit with Conditions of Approval beginning on page 4.



### BACKGROUND:

The proposal is a Conditional Use Permit to use an existing house as office space for a “Home Business”. The previous tenant for over 30 years was Northwest Montessori School. The Montessori monument sign has been recently removed and the applicant does not intend to install a new sign.





**Ridder House, ca. 1906.** In Section II Background, page 3 of the project narrative (Exhibit B1) the applicant has provided detailed history about the house.

### ***SUMMARY***

***The applicant has provided the required evidence to demonstrate that the subject driveway at SW Wilsonville Road is entirely at the applicant's property. The applicant has indicated to staff that he is completing an access agreement with the easterly adjoining property owners represented by Sheri Young. Thus the DRB can approve the revised staff report, conditions and exhibits.***

## PROPOSED CONDITIONS OF APPROVAL

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 application for a Conditional Use Permit subject to the conditions of approval below.

**PD = Planning Division Conditions**

**PF = City Engineering Division Conditions**

**BD = Building Division Conditions**

**FD – TVFR Conditions**

<b><u>Planning Division Conditions, Conditional Use Permit</u></b>	
<b>PD1.</b>	On the basis of findings 1 through 19, this action <u>approves</u> a Conditional Use Permit for a “Home Business” for offices associated with <i>Wilsonville Concrete Products, Bernert Nursery, Marine Industrial Construction and KJD Properties</i> located at 10050 SW Wilsonville Road, approved by the Development Review Board, and stamped “Approved Planning Division”.
<b>PD2.</b>	The Applicant/Owner shall develop the minor site improvements in substantial compliance with the plans approved by the DRB, unless altered with Board approval, or minor revisions are approved by the Planning Director under a Class I Administrative Review process.
<b>PD3.</b>	The Applicant/Owner shall stripe the proposed eight (8) 9’ x 18’ parking spaces on existing concrete or asphalt surface. The City Building Division regulates ADA parking and location. See finding 12.
<b>PD4.</b>	The Applicant/Owner shall install a gate to access the solid waste and recyclables storage area of at least ten feet in width. See finding 18.
<b><u>City Engineering Division Conditions:</u></b>	
<b>Standard Condition:</b>	
<b>PF1.</b>	All construction or improvements to public works facilities shall be in conformance to the City of Wilsonville Public Works Standards – 2014.
<b>Specific Conditions:</b>	
<b>PF2.</b>	This project was granted a waiver from traffic study by the City due to anticipated reduced impacts on Wilsonville’s transportation system.
<b>PF3.</b>	The 2103 Transportation System Plan shows Wilsonville Road classified as a Minor Arterial at this location. The existing driveway access is non-conforming with desired 1,000 foot (minimum 600 foot) access spacing requirement. Applicant shall construct a new access which will connect the site to Industrial Way and shall no use the existing access to Wilsonville Road.  Applicant shall either construct a fire/utility access gate (Detail RD-1210) at this driveway and construct a standard curb and gutter (Detail RD-1055) and landscape strip.
<b>PF4.</b>	<i>The Applicant/Owner shall provide adequate sight distance at all project driveways by driveway placement or vegetation control. Specific designs to be submitted and</i>

*approved by the City Engineer. 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.*

**Building Division Conditions:**

- BD 1. A CERTIFICATE OF OCCUPANCY shall be obtained before the occupancy of the office space.
- BD 2. SCOPE. The main floor of this structure will be used as office space. The upstairs will not be used, as it does not meet code requirements for floor loading, access, and possibly other code requirements.
- BD 3. A GRADING PERMIT will be required for the construction of the parking lot.

**Tualatin Valley Fire & Rescue Conditions:**

- FD1. **FIRE APPARATUS ACCESS ROAD DISTANCE FROM BUILDING AND TURNAROUNDS:** *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) Tualatin Valley Fire & Rescue recommends maintaining the access off Wilsonville road for emergency fire department access only.*
- FD2. **GATES:** *Gates securing fire apparatus roads shall comply with all of the following (OFC D103.5, and 503.6):*
- 1. Minimum unobstructed width shall be not less than 20 feet (or the required roadway surface width), or two 10 foot sections with a center post or island.*
  - 2. Gates serving three or less single-family dwellings shall be a minimum of 12 feet in width.*
  - 3. Gates shall be set back at minimum of 30 feet from the intersecting roadway or as approved.*
  - 4. Electric gates shall be equipped with a means for operation by fire department personnel*
  - 5. Electric automatic gates shall comply with ASTM F 2200 and UL 325.*
  - 6. Removable bollards are not an approved alternate to a swinging gate.*

## **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.

### **Staff Report:**

- A1. Revised** Findings of Fact, Proposed Conditions of Approval and Conclusionary Findings.
- A2.** PowerPoint presentation.
- A3. Staff memo to DRB dated February 9, 2015.**

### **Applicant's Written and Graphic Materials:** *(Distributed Separately)*

- B1.** Project narrative, response findings, drawings and maps titled Ridder House Offices, dated October 22, 2014.
- B2. Plan Sheets:**
  - Adjacent Parcels, aerial photograph.
  - Floor Plan of the house
  - Ridder House Site Layout
  - Driveway Locations
- B3.** David Bernert, e-mail and attachments, dated January 2, 2015. Attachments include: WFG National Title Insurance documents (13 pages) and Ridder House Gate Plan (2 sheets)
- B4. E-mail from Mr. David Bernert requesting continuous of his application to February 9, 2015.**
- B5. E-mail from Mr. David Bernert dated January 26, 2015. Includes attachments: letter dated January 26, 2015, Survey of Tax Lot 1100, Tax Lot 1100 map showing existing Ridder House and Paved Drive.**

### **Development Review Team:**

- C1.** City Engineering Division Conditions, dated Nov. 20, 2014.
- C2.** Building Division Conditions, dated Nov. 20, 2014
- C3.** Community Development Director, letter waiving traffic impact study, dated Nov. 13, 2014.
- C4.** Letter, Jason Arn, Tualatin Valley Fire and Rescue, dated Dec. 11, 2014.
- C5. Transportation Systems Plan, Alternative 1: Full Brown Road Extension with no intermediate Connections.**
- C6. Steve Adams, aerial photo - Approximate Brown Road Alignment per OBEC/DKS report.**
- C7. Aerial photo - Driveway and Ownerships**

### **D1. General Correspondence:**

- D1.** Letters (neither For nor Against): None submitted
- D2.** Letters (In Favor): None submitted
- D3.** Letters (Opposed): None submitted

## **FINDINGS OF FACT**

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1. **120-Day Rule:** The statutory 120-day time limit applies to this application. The application was submitted on October 24, 2014. The application was deemed complete on November 10, 2014. *The 1<sup>st</sup> public hearing was heard on December 8, 2014 and was continued to January 12, 2015. The public hearing was continued to January 13<sup>th</sup>. On January 13 the public hearing was continued to February 9<sup>th</sup> with the applicant tolling the public hearing for 30 days.* Thus the City, including appeals, before *April 13, 2015*, must render a final decision.
2. The applicant's proposal is consistent with Section 4.184. Conditional Use Permits – Authorization.

<b>DB14-0066: CONDITIONAL USE PERMIT CONCLUSIONARY FINDINGS</b>
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**Section 4.009(.01) Ownership: Who may initiate application**

1. The application has been submitted by the property owner KJD Properties meeting the above criteria.

**Sections 4.013-4.031, 4.113, 4.118, 4.124 Review procedures and submittal requirements**

2. The required public notices have been sent and all proper notification procedures have been satisfied. The applicant has complied with these sections of the Code.

**Section 4.120 – Residential Agricultural – Holding Zone (RA-H)**

3. The subject property is designated Industrial on the Comprehensive Plan Map and is zoned Residential Agricultural – Holding Zone (RA-H). The RA-H Zone does not expressly allow commercial office use outright. Per Section 4.001 122 “Home Business” office use is allowed as a conditional use within the RA-H Zone. Proposed is a Conditional Use Permit to use an existing house as a “Home Business” including light duty offices associated with:

*Wilsonville Concrete Products, Bernert Nursery, Marine Industrial Construction and KJD Properties.*

Furthermore, the proposed office use will not conflict with the regulations prescribed for a future rezoning to the Planned Development Industrial Zone (PDI) found in Section 4.135.

**Section 4.001 123. Home Occupation: “Home Occupation” means an occupation, profession, or craft, which is customarily incidental to or carried on in a dwelling place or premises and not one in which the use of the premises as a dwelling place is largely incidental to the business use. A home occupation is carried on by an immediate member of the family residing within the dwelling place. A home occupation shall require no structural alteration or changes to the exterior of the dwelling, and shall include no display of merchandise on the premises which can be seen from the exterior of the dwelling. Any instruction shall be limited to one pupil at a time. Noise, odor, smoke, gases, fallout, vibration, heat or glare resulting from the use shall not be of the intensity as to be detected outside of the containing structure. Traffic and parking are to be such as to give no outward appearance that a business is being conducted on the premises.**

4. The proposed office use does not meet Section 4.001 123 “Home Occupation” because the applicant does not intend to conduct the office use by an immediate member of the family residing within the subject dwelling place. This criterion is not satisfied.

**Section 4.001 122. Home Business:** A business operating from a dwelling unit that does not meet the definition of a "Home Occupation" listed below, and for which a conditional use permit has been issued by the City.

5. This criterion stipulates that if a request does not meet the criteria in Section 4.001 123 to be reviewed as a "Home Occupation" so it can be submitted as a Conditional Use Permit application as a "Home Business". It is therefore being reviewed as a Conditional Use Permit under Section 4.184A(1 through 4). This criterion is satisfied.

**Section 4.184. Conditional Use Permits – Authorization.**

(.01) Conditional Use of property may be granted by the Development Review Board after concluding a public hearing as provided in Section 4.013. A land use that is "conditional" is one that is generally not compatible with surrounding uses unless mitigating conditions of approval are established. In acting on applications for Conditional Use Permits, the DRB may establish conditions of approval that are found to be necessary to implement the Comprehensive Plan or to assure compliance with the standards of this Code, based on information in the record.

**A. Authorization to Grant or Deny Conditional Uses:** A conditional use listed in this ordinance shall be permitted, altered, or denied in accordance with the standards and procedures of this Section. In judging whether a conditional use permit shall be approved, or determining appropriate conditions of approval, the Development Review Board shall weigh the proposal's positive and negative features that would result from authorizing the particular development at a location proposed, and to approve such use, shall find that the following criteria are either met, can be met by observance of conditions, or are not applicable:

1. The proposal will be consistent with the provisions of the Comprehensive Plan and the requirements of Chapter 4 of the Wilsonville Code and other applicable policies of the City.
6. The subject property and house being considered in this application is identified in the Comprehensive Plan as being in Special Area of Concern 'G'. Special Area of Concern 'G' has several references to the applicant's Wilsonville Concrete Products operation. Underlined words below were emphasized by staff.

**AREA G**

"This area, located west of the railroad tracks and south of Wilsonville Road, contains a mix of planned and existing uses. Existing uses in the area include a concrete plant, building products distribution, and an office building which also houses a church. There are several houses and barns towards the south end of the area. The rest of the area is currently farmed, and includes Coffee Lake Creek, which flows to the Willamette River in this area."

"Wilsonville Concrete has conducted gravel and concrete operations at the south end of this area adjacent to the river since prior to the incorporation of the city. The plant is an aggregate resource-based operation that has relied upon the river for transport of raw materials, such as sand and gravel. Aggregate is not mined at the site, but it is brought there for processing. The continuing operation of the plant is important to meet the needs of the construction industry, which relies on the aggregate and concrete products. For that reason, there need to be provisions made to manage conflicts with neighboring uses and activities, while allowing for appropriate

continued operations. At the same time, there will be a continuing need to provide for appropriate modernization, including environmental protection as the operation continues within an increasingly urbanized setting.”

“The owners of the concrete/gravel operation have taken steps to mitigate the effects of their operation on nearby residential development and to separate the truck traffic from their operation from non-industrial traffic. Operational changes at the site will need to be carefully considered in relation to other long-term uses planned for this area. Future planning will need to balance and mitigate conflicts between potentially non-compatible uses. Continued urbanization of this area creates some inherent potential conflicts for which there is a need for creative and cooperative solutions.”

“The extension of Kinsman Road, south to Industrial Way, and extension of Bailey and/or 5<sup>th</sup> Streets, west at least to Industrial Way/Kinsman, would improve access to and from Old Town. It would also provide a signalized intersection for the industrial truck traffic generated to the south. An extension from Kinsman Road, west to Brown Road, would further enhance access and circulation in this area, providing an alternative to Wilsonville Road, which is congested during rush-hour times.”

“Improved access into and through this area could actually result in conflicts between industrial truck traffic and general commercial and residential vehicles. These conflicts will be exaggerated if pedestrian paths and bikeways are not adequately separated from other street improvements. Such anticipated conflicts could increase resistance to the cooperation necessary in developing streets south of Wilsonville Road and west of the railroad tracks. Therefore, the City will likely need to participate in a cooperative public/private partnership.”

“The West Side Master Plan also acknowledged public desire for more recreational access along the riverfront, and supported commercial and residential mixed-uses along the river frontage, east of Wilsonville Concrete and west of the railroad. This would also bring more non-industrial traffic and use into the area, although the various ravines provide separation between some of those uses. It should also be noted that those ravines provide important natural resource benefits to the area and will necessitate special designs for bridges or other crossings.”

“A portion of Area ‘G’ adjacent to Wilsonville Road was previously designated for commercial use. However, this designation conflicted with the city’s policy to avoid strip-commercial development. Therefore, that area was designated for industrial development in 1980. During the formulation of the West Side Master Plan, commercial and industrial activities were reconsidered. In particular, the frontage south of Wilsonville Road, just west of the railroad, was recommended to be zoned for offices as well as industrial uses.”

#### Design Objectives:

“1. Require master planning (Stage I) of large areas to provide long-term protection of the concrete/gravel operation, accommodate the city’s water treatment plant and associated water feature park, accommodate new compatible residential, industrial, and office development, and provide for continuity of design and coordination of uses. Note that residential



development at moderate densities may be one alternative to other uses that would otherwise generate excessive traffic on Wilsonville Road.

2. Provide coordinated access and circulation that accommodates industrial development, minimizes conflicts with residential neighborhoods, provides an alternate route for Boones Ferry Road and Old Town, and that helps to minimize congestion on Wilsonville Road, particularly where capacity is limited.

3. The city shall work with property owners to identify appropriate street alignments that provide needed access and circulation while serving adjacent properties and Old Town.

4. Provide buffering along the western perimeter of the area for adjacent residential developments. Buffering can be provided by open space, walls, or berms residentially sensitive buildings such as offices or light industrial; by visual barriers and sound control mechanisms and structures; or combinations thereof.

5. Maintain and enhance the aesthetic and environmental quality of Seely Ditch, Coffee Lake Creek, and the Willamette River.

6. Carefully limit incompatible uses in this area, while minimizing noise and air quality impacts on adjacent residential neighborhoods.

7. If possible, without damaging the viability of the railroad, minimize the disruptive and incompatible nature of the railroad, which abuts this area. Pursue appropriate commuter rail service, which ultimately may extend south of Wilsonville.”

7. Regarding Area ‘G’ Comprehensive Plan objectives the proposed Conditional Use Permit for offices are intended to support family business operations including concrete products manufacturing, wholesale nursery, marine industrial construction all of which operate on the applicant’s adjoining 90+ acre property. The applicant indicates that their offices are located in several locations from which they do their accounting. The subject Ridder House would serve as additional office space for their managers and administrative staff. In the professional opinion of staff the proposed light duty offices meets the low impact intent of Area ‘G’ to “manage conflicts with neighboring uses and activities, while allowing for appropriate continued operations.”

**2. The characteristics of the site are suitable for the proposed use considering size, shape, design, location, topography, existence of improvements and natural features.**

8. The subject house was remodeled and including parking lot improvements to accommodate the previous Montessori pre-school. The applicant proposes minor site improvements including a new paved parking stall for the disabled, close off the main driveway at Wilsonville Road and to extend a new driveway at the southerly property line to connect to their private road - Industrial Way. The Community Development Director has waived the requirement for a traffic impact study. See Exhibit C3. The applicant does not propose to remove regulated trees for the proposed driveway. The removal of filebert trees (orchard trees) for the proposed new access drive are exempt from the City tree permit requirements.



Also proposed are minor interior house remodeling. The main floor will become the offices. According to the City Building Official the second floor is not structurally adequate to support offices and/or storage and should not be accessible. The applicant claims that the existing house and site is very accessible and it is more suitable for thier employees. This criterion is met.

Description	Usage	Square Feet
Main Floor	Office Space	2796
Second Floor	Not Accessed	858
Covered Front Porch	Access	95
Covered Main Porch	Access	69
Side Porch	Access	30
Rear Porch	Access	50

**3. All required public facilities and services exist, or will be provided, to adequately meet the needs of the proposed development.**

9. Existing sanitary sewer and water services at SW Wilsonville Road adequately meet the needs of the proposed change of use to offices. This criterion is met.

**4. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, or precludes the use of surrounding properties for the uses listed as permitted in the zone.**

10. The existing 108 year old house is not listed on national or state registries of historic sites or structures but it is listed in the 1984 Clackamas County Cultural Resource Survey as the Ridder House. The survey also indicates that there has been additions; end wall chimney and a bay window was added at a later date. For the past 30 years the house was a Montessori pre-school. In staff's professional opinion, it is very encouraging that the applicant intends to preserve and make improvements to the house. The applicant indicates that there will be 6 to 8 administrative/management staff working out of the house during routine operating hours. Thus, the old Wilsonville character of the property would be preserved. This criterion is met.

#### **Sections 4.400-4.450 Site Design Review**

11. These criteria pertain to the purposes and objectives of Site Design Review under which this application is not evaluated. The subject application does not involve a new building or exterior remodel of the existing house. Other than minor parking lot improvements these criterion are not applicable.

#### **Section 4.155 General Regulations-Parking, Loading & Bicycle Parking**

12. Parking standards in Section 4.155 Table 5 requires minimum 2.7 parking spaces per 1000 sq. ft. of floor area for offices. Proposed is 2,796 sq. ft. of offices and associated space which requires 7.5 or 7 parking spaces. On page 13 of Exhibit B1 the applicant indicates that he has: "4 parking spaces designated on the existing concrete pad beside the house (3 regular and one ADA sized and posted space). Three additional parking spots are available in the asphalted area. More parking is available in the graveled area."

These parking spaces are not stripped and must be stripped to delineate 9' x 18' Parking Space required in Section 4.001 203. With proposed condition of approval PD3 this can be accomplished. The resulting total of 8 spaces exceeds the minimum 7 spaces required. The City Building Division regulates ADA parking and location.

#### **Section 4.067 Access, Ingress, and Egress.**

13. The applicant indicates on page 14 of Exhibit B1; "There are two access ways onto streets or private drives: 1) from Wilsonville Road (To be closed but available for emergency vehicle use [and to be available if property used for {or reverts to} residential {Current Zoning}usages] and 2) the new access from Industrial Way." ***The applicant has provided the required survey evidence in Exhibit B5 to demonstrate that the subject***

*driveway at SW Wilsonville Road is entirely at the applicant's property meeting the above criteria. Furthermore, Condition PF3 requires the closure of the private driveway at SW Wilsonville Road because it is poorly situated for adequate sight vision.*

PF3. "The 2103 Transportation System Plan shows Wilsonville Road classified as a Minor Arterial at this location. The existing driveway access is non-conforming with desired 1,000 foot (minimum 600 foot) access spacing requirement. Applicant shall construct a new access which will connect the site to Industrial Way and shall no use the existing access to Wilsonville Road."

"Applicant shall wither construct a fire/utility access gate (Detail RD-1210) at this driveway and construct a standard curb and gutter (Detail RD-1055) and landscape strip."

This criterion would be met with condition PF3.

**Subsection 4.179: Location, Design and Access Standards for Mixed Solid Waste and Recycling Areas.**

14. The applicant indicates on page 15 of Exhibit B1: "We will continue to use the existing Mixed Solid Waste and Recyclables Storage On site. We have storage areas inside the fenced area adjacent to the building and the oversized parking area on site, including adequate space for mixed solid waste and source separated recyclables."

Staff estimates 11.2 Sq. ft. for code compliance:

Use	Sq. Ft.	Calculation	Result (Sq. Ft.)
Office	2796	4/1000 SF of GFA	11.2

**Section 4.430. Location, Design and Access Standards for Mixed Solid Waste and Recycling Areas.**

15. See findings 16 through 19.

**4.430(.01 - .04)Section 4.430 Design of Trash and Recycling Enclosures: 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. Listed (.02) A. through (.04) C.**

16. Subsection .02 requires that solid waste areas be located convenient for users as well as for collection vehicles. The applicant indicates that he has contact with Republic Services through their web-site page. However, the proposed parking plan on page 17 of Exhibit B1 shows one parking space directly in front of the trash enclosure that would restrict access to the hauler on collection days if a vehicle was parked there. In staff's opinion this potential conflict would be best coordinated between the applicant and the franchise hauler.

**Subsection .03 requires a six-foot high sight obscuring enclosure with a gate at least ten feet in width.**

- 17.** The applicant indicates on page 16 of Exhibit B1: “We intend to plant additional landscaping around of arborvitae around the storage area to visually shield the area with minimum 6 feet in height and well labeled.”

“The waste from the facility is expect to be a small amount of garbage (from lunches and associated activities) and primarily recycling (consisting of paper products). Adequate storage is available on site in the back yard area which will be landscapes and have sufficient access for the franchise hauler and to current city codes. Access will be available (unrestricted) to local haulers and we will install security system (video surveillance) to discourage and monitor vandalism.”

- 18.** There is an existing chain link fence located between a solid waste storage container and the parking lot. The applicant/owner would need to install a gate of at least ten feet in width to provide unrestricted access to the hauler.

#### **SUMMARY FINDING**

- 19.** As demonstrated in findings 1 through 18 the proposed conditional use meets, with the conditions of approval referenced therein, the applicable conditional use permit criteria.

**From:** Bernert, David J (ACTO Boeing) [<mailto:dave.bernert@hp.com>]  
**Sent:** Tuesday, January 13, 2015 10:05 AM  
**To:** Edmonds, Blaise  
**Cc:** S J Young; [doug@wilsonvilleconcrete.com](mailto:doug@wilsonvilleconcrete.com); Roger F Anderson; Adams, Steve; Jacobson, Barbara  
**Subject:** RE: Tonights DRB meeting

Hi Blaise

Thank you for the conversation this morning. We would like toll the 120 day state rule for between Jan 13<sup>th</sup> and Feb 9<sup>th</sup>. With this delay we will get additional information needed to concrete our proposal for the city and tie all lose ends associated with our proposal.

Thank you again for the help in this manner.

Kind regards

Dave



City of Wilsonville

EXHIBIT B4 DB14-0066

**From:** [Bernert, David J \(ACTO Boeing\)](#)  
**To:** [Edmonds, Blaise](#)  
**Cc:** [White, Shelley](#); [Adams, Steve](#); [Kraushaar, Nancy](#); [Ward, Mike](#); [Neamtzu, Chris](#); [sjyoung1@aol.com](mailto:sjyoung1@aol.com); [doug@wilsonvilleconcrete.com](mailto:doug@wilsonvilleconcrete.com); [Michael Eakin](#); [Michael Harrison](#); [Joe Bernert](#); [Eric Vermillion](#); [Roger F Anderson](#)  
**Subject:** RE: Ridder house CUP  
**Date:** Monday, January 26, 2015 3:19:35 PM  
**Attachments:** [Ridder House Survey Jan 2015.pdf](#)  
[7931 WILSONVILLE CONCRETE WORKSHEET1.pdf](#)  
[7931 WILSONVILLE CONCRETE WORKSHEET2.pdf](#)  
[City of Wilsonville Ridder House Jan 2015.doc](#)

---

Good Afternoon Blaise

Attached is our summary letter for all the outstanding action item need to move for the Ridder House CUP.

Please let me know if there are any other outstanding action item and again we wanted to thank you for all the help in moving this forward.

Kind regards

Dave Bernert  
WCP Inc

---

**From:** Edmonds, Blaise [mailto:[edmonds@ci.wilsonville.or.us](mailto:edmonds@ci.wilsonville.or.us)]  
**Sent:** Wednesday, January 14, 2015 8:16 AM  
**To:** Bernert, David J (ACTO Boeing); [sjyoung1@aol.com](mailto:sjyoung1@aol.com)  
**Cc:** White, Shelley; Adams, Steve; Kraushaar, Nancy; Ward, Mike; Neamtzu, Chris  
**Subject:** Ridder house CUP

Panel A of the DRB voted last night to continue the public hearing for the Ridder house CUP to February 9, 2015 at 6:30 PM, Wilsonville City Hall.

Thank you,  
**Blaise Edmonds**  
Manager of Current Planning  
City of Wilsonville  
29799 SW Town Center Loop E  
Wilsonville, OR 97070

503-682-4960 Business  
503-682-7025 Fax  
[edmonds@ci.wilsonville.or.us](mailto:edmonds@ci.wilsonville.or.us)

**DISCLOSURE NOTICE:** Messages to and from this e-mail address may be subject to the Oregon Public Records Law.





**WILSONVILLE CONCRETE PRODUCTS**  
**COMMERCIAL REDI MIX**  
*Ready Mix – Sand – Gravel*  
Phone 503.682.2525 Fax 503.682.1922  
P.O. Box 37  
Wilsonville, Oregon 97070

January 26, 2015

Blaise Edmonds  
City of Wilsonville  
29799 SW Town Center Loop E  
Wilsonville Or. 97070

RE: Ridder House Condition User Permit Update

Hi Blaise,

I wanted to get you the additional information needs for the Ridder House conditional use permit (CUP) by the City of Wilsonville. We have made progress on all fronts with all the outstanding action items detailed below.

1. We have moved forward with an easement between the properties owners adjacent to the Ridder House to get them access Industrial Way. This is an easement between the Bernert Family & Young Family to the property that the Bernert Family owns. The document is agreed too and signed, but we are waiting on property description to support the exhibits in the easement. This is with our attorneys and title companies and moving forward.
2. We have complete a 3<sup>rd</sup> party survey of the Ridder property, which we have attached to this letter demonstrating that the driveway under question is 100% on the Ridder House property. At this point the current application does not have to be supported and submitted by any other land owner since they would have no rights or privileges to the driveway. This confirm what I indicated verbally from our in house measurements, but was still a lingering question that the City of Wilsonville and we need to eliminate any confusion..
3. We are in agreement with the engineering requirement on the fire access gate and will comply with all of the codes in the installation of gate.
4. In addition, the new driveway, which will be in the requirements for the CUP, we will meet all the detailed specifics, as outlined in the grading plan on the permit once the CUP is approved. This includes sighting and visual access where the new driveway connects to our private road, Industrial Way.







**WILSONVILLE CONCRETE PRODUCTS  
COMMERCIAL REDI MIX**

***Ready Mix – Sand – Gravel***

Phone 503.682.2525 Fax 503.682.1922

P.O. Box 37

Wilsonville, Oregon 97070

Please contact me if there are any outstanding issue in the way of moving the permitting process forward. We want to thank you and the City for your help in helping us through this rather complex process.

Kind Regards

David Bernert  
Wilsonville Concrete Products

Office (503) 682-2525

CC Sheri Young and Young Family via Email

Joe Bernert via Email

Toni Bernert

Tom Bernert

Doug Gilmer      WCP Inc

Mike Harrison    MIC llc

Michael Eakin     MIC llc

Eric Vermillion    WCP Inc

Roger Anderson   Tigard Law

Attached PDF of Ridder Survey





**WILSONVILLE CONCRETE PRODUCTS  
COMMERCIAL REDI MIX**

***Ready Mix – Sand – Gravel***

Phone 503.682.2525 Fax 503.682.1922

P.O. Box 37

Wilsonville, Oregon 97070

Attachment One Survey of Ridder House Plots Plan





**WILSONVILLE CONCRETE PRODUCTS  
COMMERCIAL REDI MIX**

*Ready Mix – Sand – Gravel*

Phone 503.682.2525 Fax 503.682.1922

P.O. Box 37

Wilsonville, Oregon 97070

**SURVEY WORKSHEET FOR  
Wilsonville Concrete, Inc.**

TAX LOT 11000 - 200, 1000, 1100

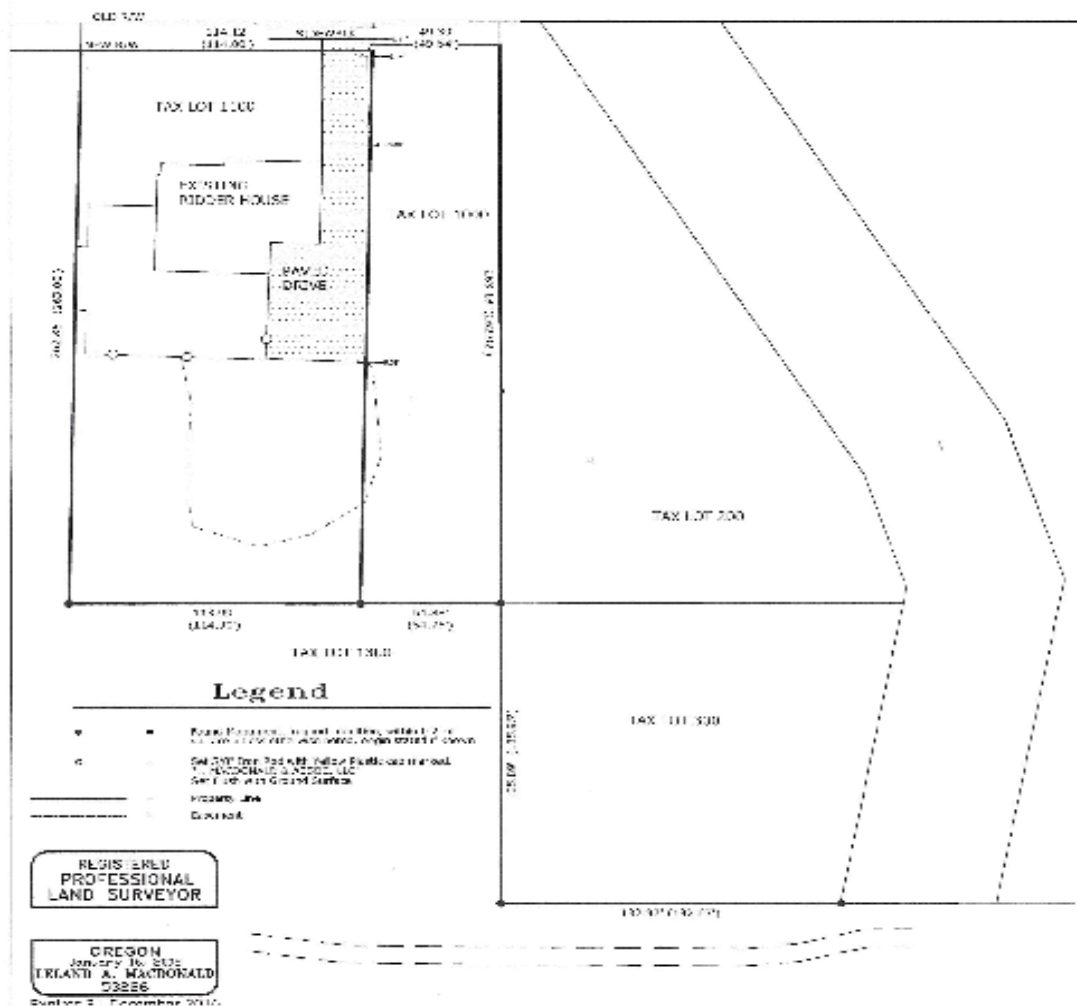
DATE: 21 JANUARY 2015

NORTH

SCALE: 1" = 100'

**Market Rd. No. 6**

**Wilsonville Road**



# SURVEY WORKSHEET FOR: Wilsonville Concrete, Inc.

TAX LOT: 3 1W23B - 200, 1000, 1100

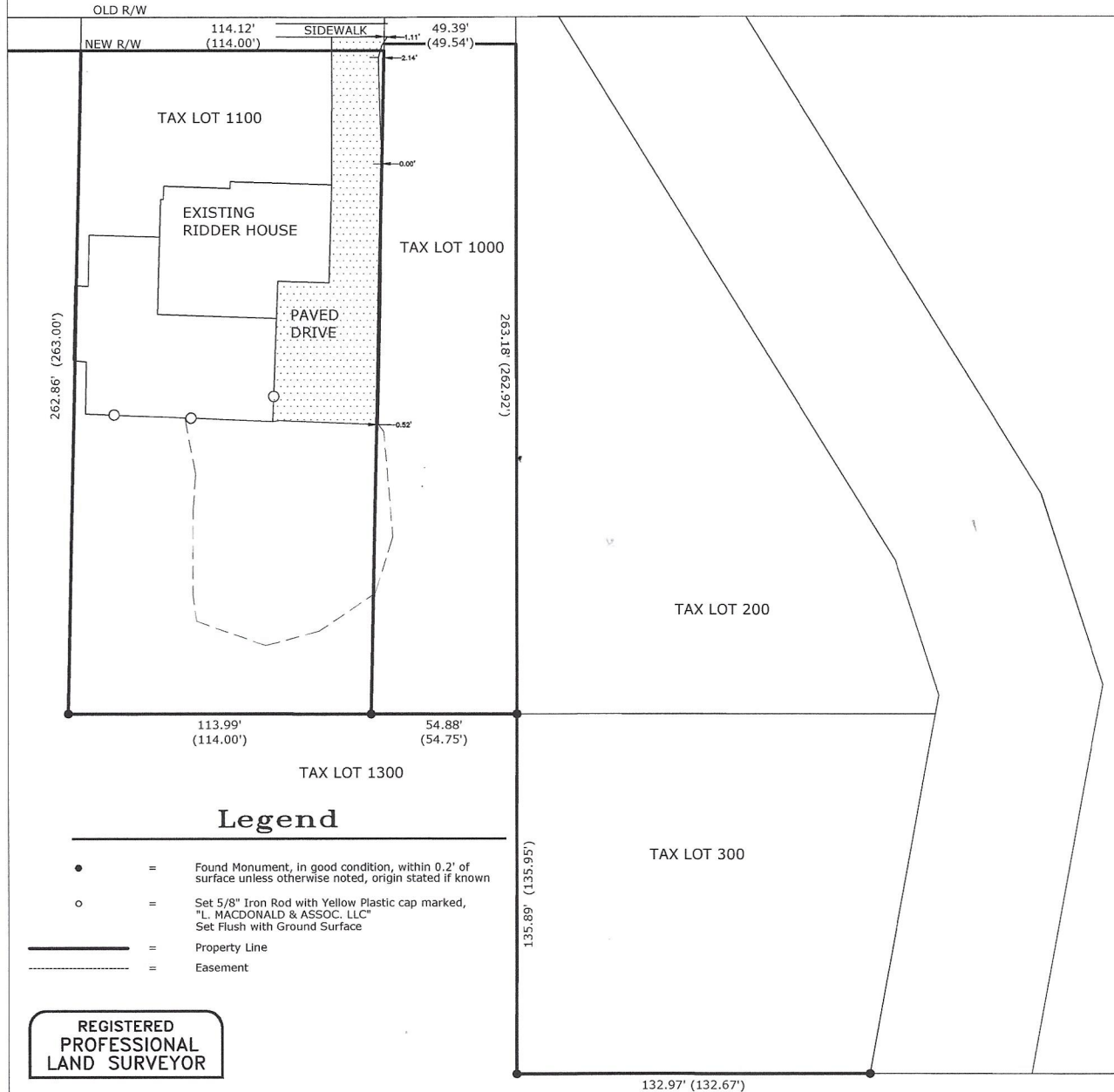
DATE: 24 JANUARY 2015

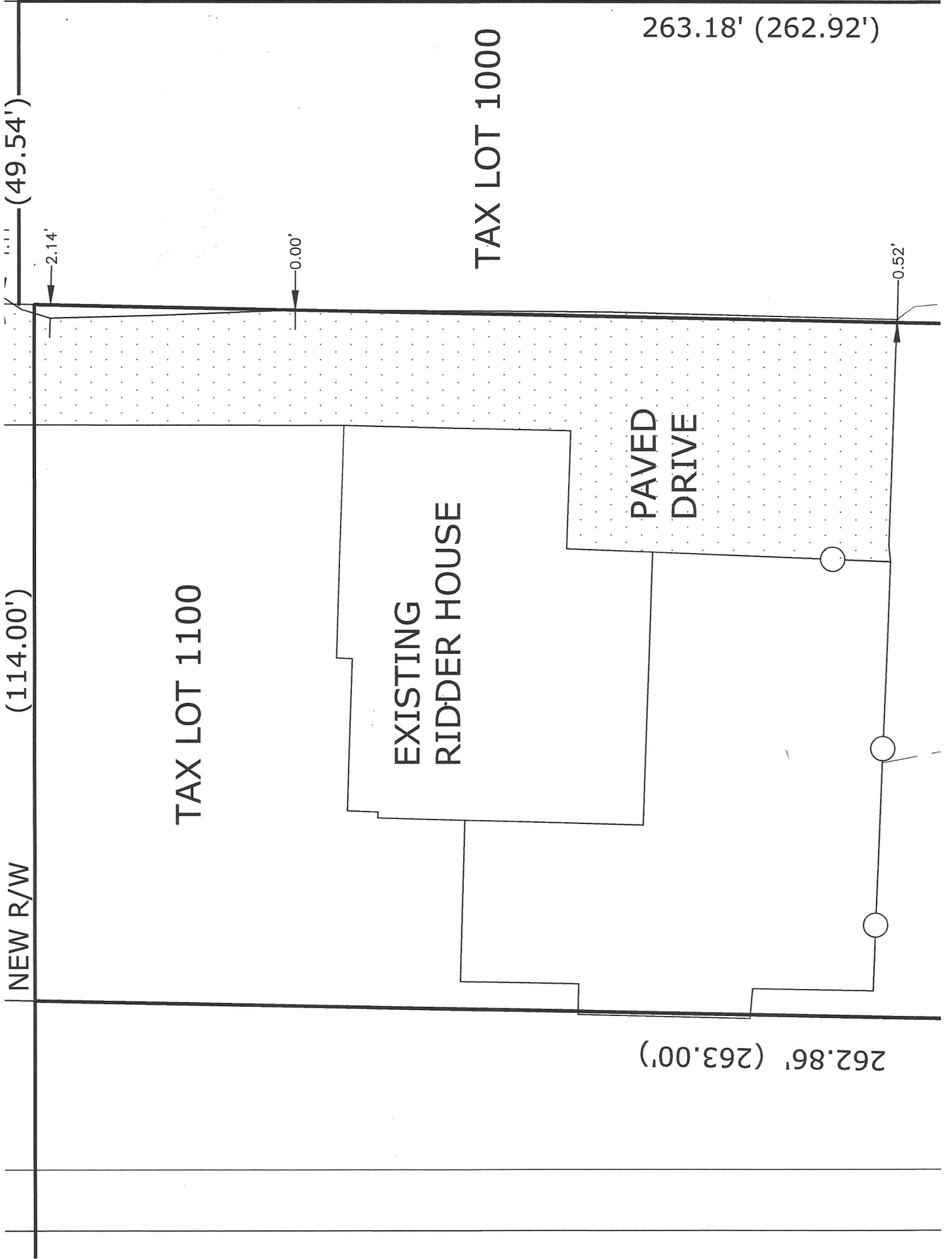
NORTH

SCALE: 1" = 40'

Market Rd. No. 6

Wilsonville Road





# SURVEY WORKSHEET for: Wilsonville Concrete, Inc.

TAX LOT: 3 1W23B - 200, 1000, 1100

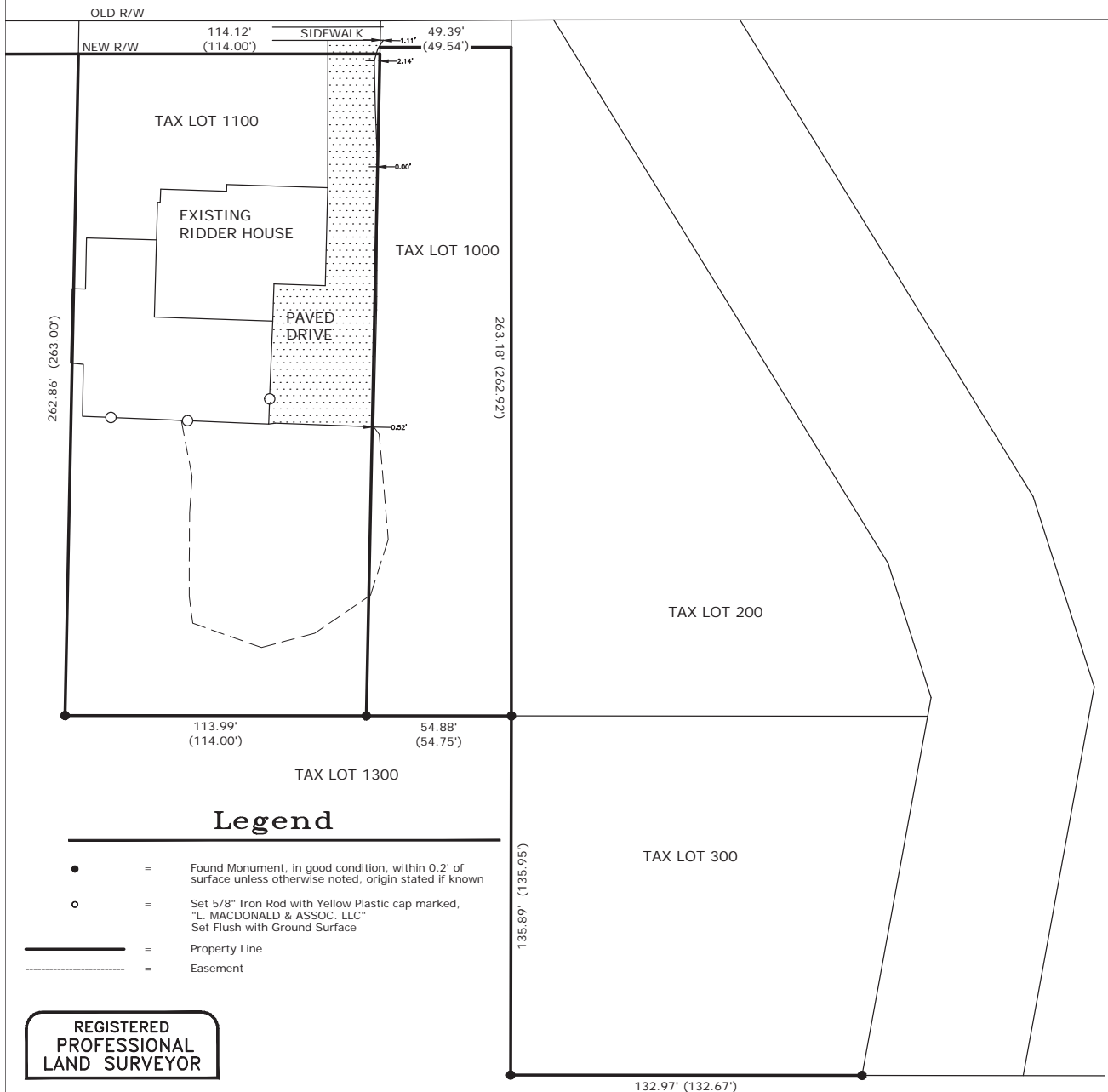
DATE: 24 JANUARY 2015

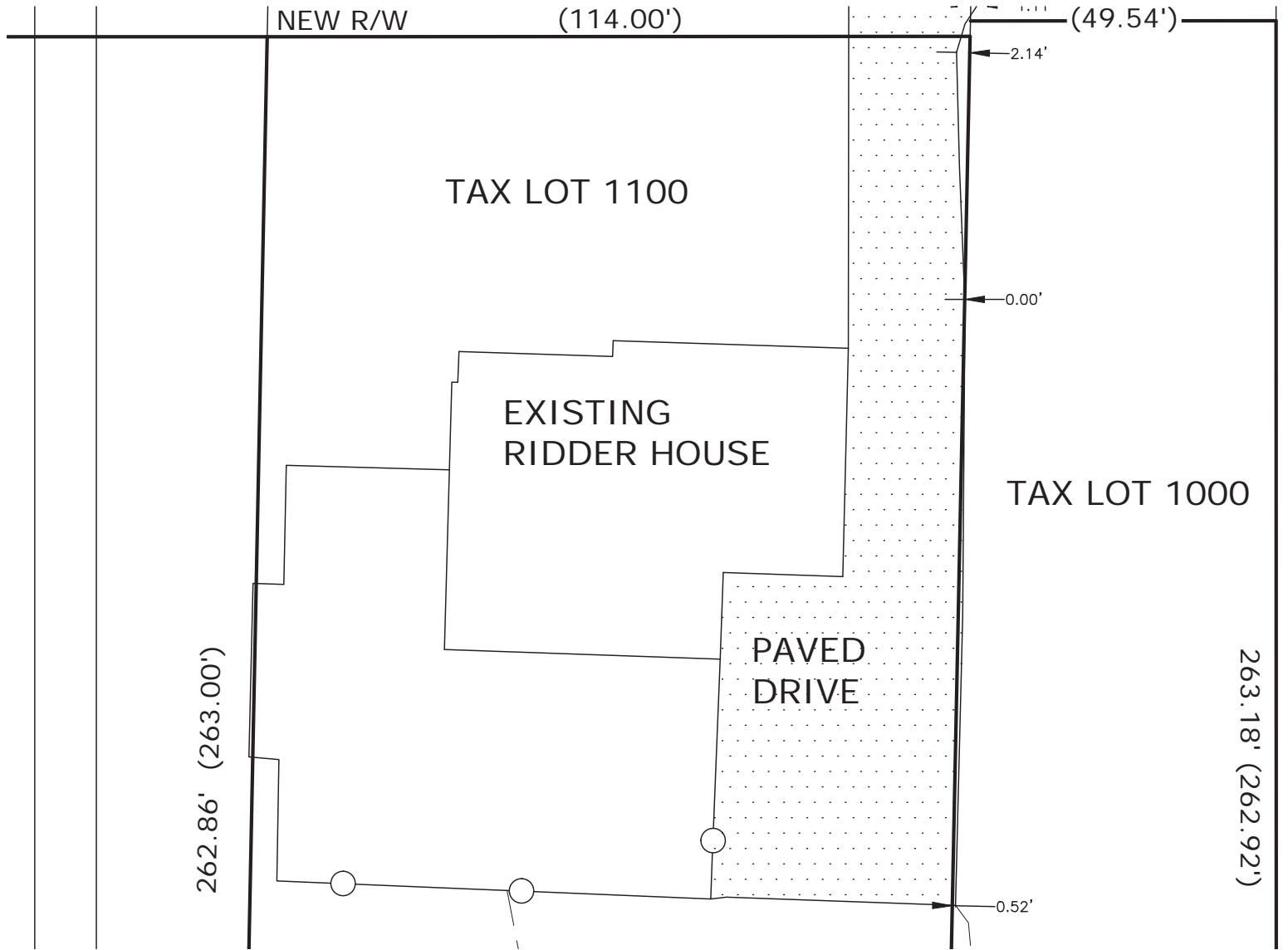
NORTH

SCALE: 1" = 40'

Market Rd. No. 6

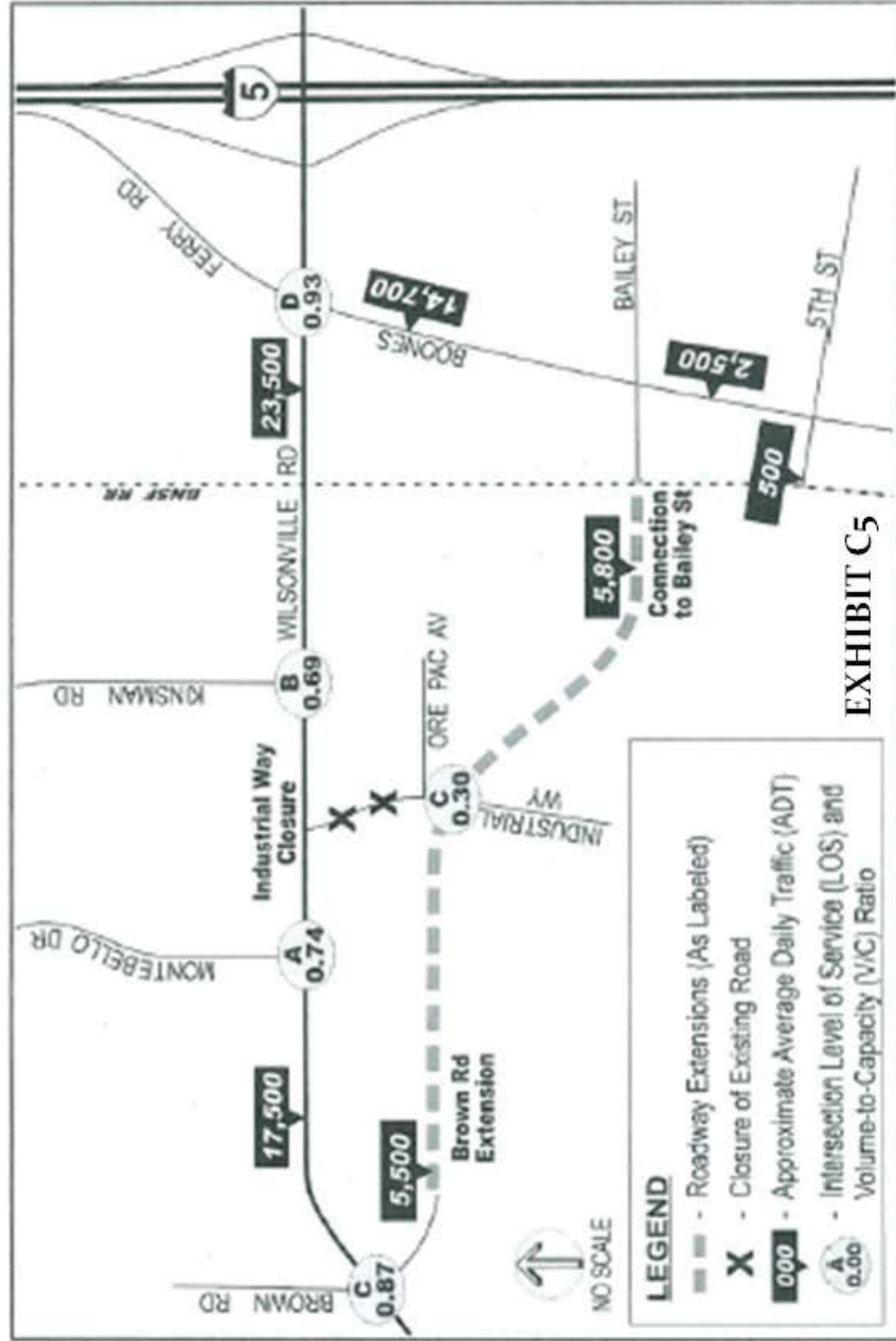
Wilsonville Road





## Alternative 1: Full Brown Road Extension with No Intermediate Connections

### 1a – Connection to Bailey Street





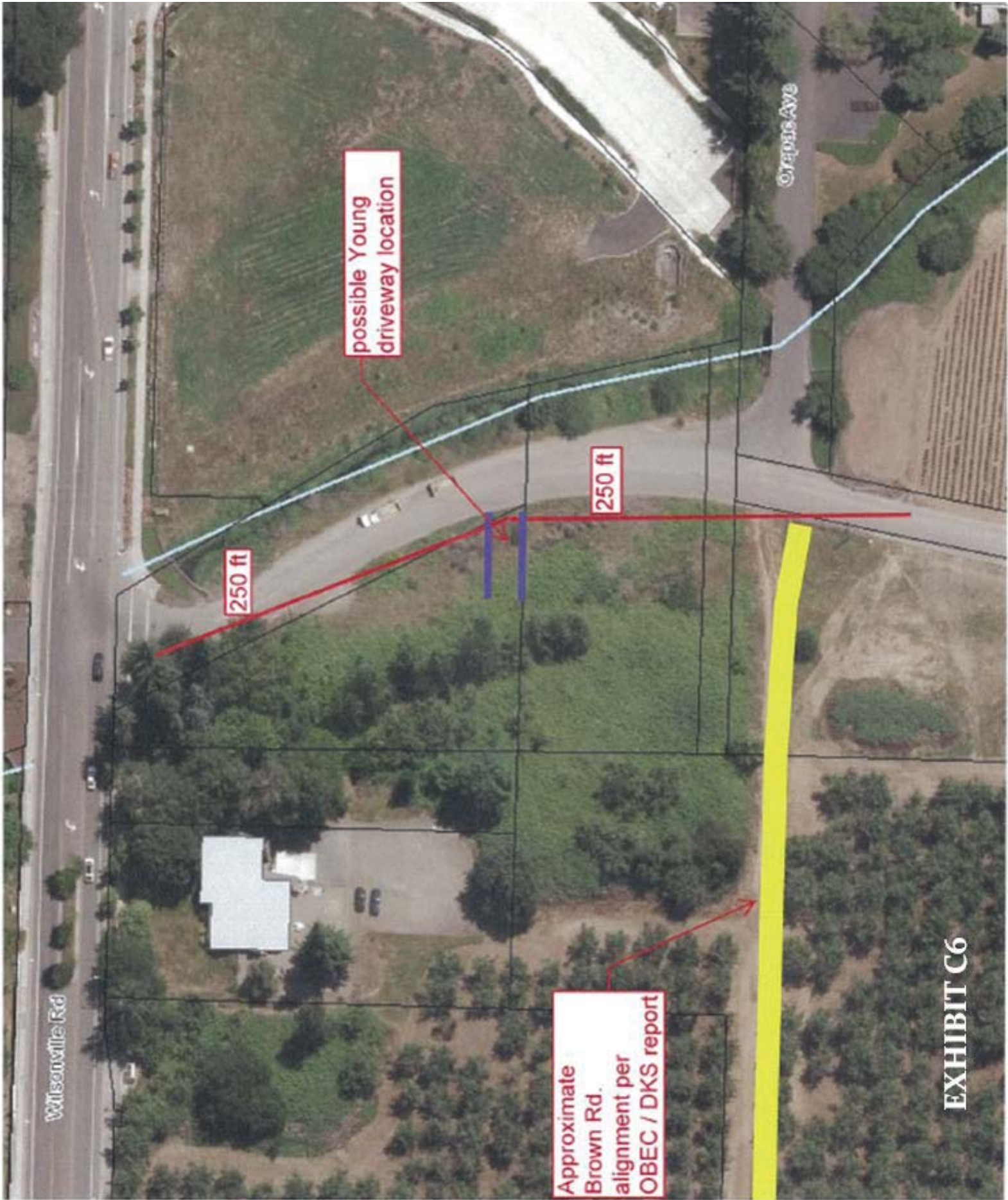


EXHIBIT C6



Driveway appears to split these two lots and does not lie on the Young parcel.

Proposed to be surveyed for exact location.

Different ownership

Lot owned by KJD Properties

RLIS\_Taxlots

OWNER1: Several owners  
OWNER2:  
OWNER3:  
OWNERADDR: PO BOX 7  
OWNERCITY: WILSONVILLE  
OWNERSTATE: OR  
OWNERZIP: 97070-0007  
SITEADDR: 10040 SW WILSONVILLE RD  
[Documents StreetView](#)  
SITECITY: WILSONVILLE  
SITEZIP: 97070  
TLID: 31W238 00200  
A\_T\_ACRES: 0.75  
GIS\_ACRES: 0.55862201  
COUNTY: C

CO PLATS & SURVEYS: [Click to View](#)

EXHIBIT C7

0 20 40ft

**DEVELOPMENT REVIEW BOARD MEETING**

**MONDAY, FEBRUARY 9, 2015**

**6:30 PM**

---

**VII. Public Hearing:**

**B. Resolution No. 297. Seville Row Homes: RCS – Villebois Investments, LLC – Owner.** The applicant is requesting approval of a Final Development Plan (FDP) for the Seville Row Homes. The site includes Tax Lots 11800 - 12500 of Section 15DB, T3S-R1W, Clackamas County, Oregon. Staff: Daniel Pauly.

Case File: DB14-0068 – Final Development Plan

**DEVELOPMENT REVIEW BOARD  
RESOLUTION NO. 297**

**A RESOLUTION ADOPTING FINDINGS AND CONDITIONS APPROVING A FINAL DEVELOPMENT PLAN (FDP) FOR THE SEVILLE ROW HOMES. THE SITE INCLUDED TAX LOTS 11800 – 12500 OF SECTION 15DB, T3S- R1W, CLACKAMAS COUNTY, OREGON. RCS – VILLEBOIS INVESTMENTS LLC– OWNER.**

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 February 2, 2015, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel A at a scheduled meeting conducted on February 9, 2015, 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 February 2, 2015, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations, for:

DB14-0068 Final Development Plan for seven detached row houses.

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 9<sup>th</sup> day of February, 2015 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**

***Seville Row Homes Final Development Plan***

**DEVELOPMENT REVIEW BOARD PANEL 'A'**  
**QUASI-JUDICIAL PUBLIC HEARING**  
**STAFF REPORT**

---

<b>HEARING DATE</b>	February 9, 2015
<b>DATE OF REPORT:</b>	February 2, 2015

---

**APPLICATION NOS.:** DB14-0068 Final Development Plan Seville Row Homes

**REQUEST/SUMMARY:** The Development Review Board is being asked to review a Final Development Plans for development of 7 detached row houses.

**LOCATION:** North side of SW Barber Street immediately west of Ravenna Loop. The properties are specifically known as Tax Lots 11800 to 12500, Section 15AD, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon.

**OWNERS:** Rudy Kadlub, RCS Villebois Investments LLC

**APPLICANT:** Tim Roth, JT Roth Construction

**APPLICANT'S REP.:** Mark Stewart, Mark Stewart Home Design

**COMPREHENSIVE PLAN MAP DESIGNATION:** Residential-Village

**ZONE MAP CLASSIFICATION:** V (Village)

**STAFF REVIEWERS:** Daniel Pauly AICP, Associate Planner

**STAFF RECOMMENDATIONS:** Approve with conditions the requested Final Development Plan.

**APPLICABLE REVIEW CRITERIA**

<u>DEVELOPMENT CODE</u>	
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 4.014	Burden of Proof
Section 4.031	Authority of the Development Review Board
Subsection 4.035 (.04)	Site Development Permit Application
Subsection 4.035 (.05)	Complete Submittal Requirement

Section 4.110	Zones
Section 4.113	Residential Development in Any Zone
Section 4.125	V-Village Zone
Section 4.176	Landscaping, Screening, and Buffering
Sections 4.300 through 4.320	Underground Utilities
Sections 4.400 through 4.440 as applicable	Site Design Review
<b><u>OTHER CITY PLANNING DOCUMENTS</u></b>	
Comprehensive Plan	
Villebois Village Master Plan	
SAP Central Approval Documents	

**Vicinity Map**



## **BACKGROUND/SUMMARY:**

### *History of the Seville Row Homes*

The City originally approved the Seville Row Homes along Barber Street in 2006 which included two eight-unit buildings mirrored across Barber Street. The building on the south side of the street was constructed, but the developer was not able to build the sister building across the street, nor has plans to.

In 2006 architectural standards required row houses in the Villebois Village Center to be attached. Subsequently, in 2009, the City's Development Review Board approved a modification of the Village Center Architectural Standards (VCAS) allowing row houses in many areas of the Village Center to be detached into sets of individual units. Detached row houses have since been built in the Village Center including just to the east of the Seville's along SW Barber Street.

In 2014 the Development Review Board approved the appropriate applications to allow the eight attached Seville Row House plan to be revised to seven detached row houses.

The current review is of the architecture and landscaping for the seven detached row houses.

## **DISCUSSION TOPICS:**

### *Barber Street Address and Creating a Distinct Character*

The Villebois Village Center has a number of specific address overlays to support the creation of outdoor rooms. The overlays, as described in the Village Center Architectural Standards (VCAS) include Barber Street, Linear Green, The Woonerf, Villebois Drive, Courtyard, and The Plaza. For each address the VCAS provides additional details and standards to define the "distinct place" of each specific address. According to Section 2.2 of the VCAS, "distinct places in the Village Center are created through consistency of materials, building heights and massing, roof forms, orientation to the street, and functions of building elements."

The VCAS describes the distinctive character and context of the Barber Street Address as follows:

"Barber Street is the largest street entering the Village Center, making the Barber Street Address an important corridor to the Plaza. The Barber streetscape in its entirety transitions from a parkway to a more typical urban street. Similarly, the urban row houses of this Address transition between village residences and the mixed-use residences surrounding the Plaza.

Because of its proximity to the Plaza and its pedestrian emphasis, the Barber Street Address has specific characteristics to complement the streetscape. Modeled after historic European

and American models, it exhibits a grand manner appropriate to such a prominent location. Residential entrances, for example, feature porches or stoops.

The Barber Street Address will build anticipation as a foreground to the Plaza, offer a unique visual identity from the plaza, and mark a distinct location within a consistent strategy of massing, façade design, and materials within the Village Center.”

#### *Use of American Modern Architectural Style*

One of the three guiding design principles stated in the Villebois Village Master Plan is diversity. This diversity includes diversity of architectural style. The proposed row houses are an American Modern style. The homes consistency with the American Modern style has been reviewed and confirmed by Steve Coyle, a consulting architect who has reviewed the architectural style of a majority of Villebois homes. See Exhibit B4. The American Modern style has not been used as extensively in Villebois as other allowed styles such as English Revival, French Revival, and Craftsman. However, it is allowed, and adds to the diversity of architecture.



#### **CONCLUSION AND CONDITIONS OF APPROVAL:**

Staff has reviewed the applicant’s analysis of compliance with the applicable criteria. This Staff report adopts the applicant’s responses as Findings of Fact except as noted in the 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 application (DB14-0068):



**Planning Division Conditions:**

**DB14-0068 FINAL DEVELOPMENT PLAN SEVILLE ROW HOMES**

<b>PD 1.</b>	All plant materials shall be installed consistent with current industry standards. Irrigation shall be provided consistent with Subsection 4.176 (C.) that will support plan survival. See Finding 13.
<b>PD 2.</b>	All 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 alterations may be approved by the Planning Division through the Class I Administrative Review process. See Finding 18.
<b>PD 3.</b>	All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Development Review Board. See Finding 27 through 29.
<b>PD 4.</b>	All side yard fences shall be set at least four (4) feet behind the front building line of the house.
<b>PD 5.</b>	The Applicant/Owner shall provide maintenance/use easement for use of the adjacent lot's side yard. See Finding 5.
<b>PD 6.</b>	Each row home has an active side and passive side. Where the passive side faces another row house, passive side windows shall be opaque to provide privacy for the neighbor's active area.

**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 Files DB14-0068.

- A1.** Staff report and findings (this document)
- A2.** Slides and notes for Staff's Public Hearing Presentation (*available at Public Hearing*)
- B1.** Signed Application Form
- B2.** Applicant's Notebook: *Under separate cover*
  - Supporting Compliance Report
  - Plans and Drawings
    - Page 1 Site Plan showing building locations and property lines
    - Page 2 Perspectives
    - Page 3 Perspectives
  - Seville Row Houses-Barber St. Urban Lofts-End Homes-A
    - Sheet 1 Cover
    - Sheet 2 Main Floor Plan
    - Sheet 3 Second Floor Plan
    - Sheet 4 Third Floor Plan
    - Sheet 5 Front and Rear Elevations
    - Sheet 6 Left Elevation
    - Sheet 7 Right Elevation

Seville Row Houses-Barber St. Urban Lofts-Middle Homes

- Sheet 1 Cover
- Sheet 2 Main Floor Plan
- Sheet 3 Second Floor Plan
- Sheet 4 Third Floor Plan
- Sheet 5 Front and Rear Elevations
- Sheet 6 Left Elevation
- Sheet 7 Rear Elevation

Seville Row Houses-Barber St. Urban Lofts-End Homes-B

- Sheet 1 Cover
- Sheet 2 Main Floor Plan
- Sheet 3 Second Floor Plan
- Sheet 4 Third Floor Plan
- Sheet 5 Front and Rear Elevations
- Sheet 6 Left Elevation
- Sheet 7 Right Elevation (Facing Ravenna Loop)

Planting Plan

Site Plan (including utilities)

Preliminary Construction Drawings

- Sheet 1 Cover Sheet
- Sheet 2 General Construction Notes
- Sheet 3 Existing Conditions & Demolition Plan
- Sheet 4 Barber Street Utility & Site Plan
- Sheet 5 Details
- Sheet 6 Details

- B3.** Large Format Plans and Drawings *Under separate cover*  
Same as Plans and Drawings in Exhibit B2
- B4.** Approval of architecture by Steve Coyle, consulting architect
- C1.** Email Dated January 26, 2015 from Brian Dreisse & Ming Shyan Kao, Kao Properties LLC, owner of homes across Barber Street.
- C2.** Email Dated January 27, 2015 from Emily Echtenkamp
- C3.** Email Dated January 29, 2015 from Steven Hansen, owner of home across Barber Street
- C4.** Email Dated January 30, 2015 from Jennie Hill, owner of home across Barber Street

**FINDINGS OF FACT:**

1. The statutory 120-day time limit applies to this application. The application was received on December 5, 2014. On December 15, 2015, staff conducted a completeness review within the statutorily allowed 30-day review period, and concluded the application was incomplete. On January 20, 2015, the Applicant submitted new materials. On January 21, 2015 the application was deemed complete. The City must render a final decision for the request, including any appeals, by May 21, 2015

2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
Northeast:	V (Village)	Domain at Villebois Apartments
Southeast:	V (Village)	Ravenna Loop/ Row Houses
Southwest:	V (Village)	Barber Street/ Row Houses
Northwest:	V (Village)	Domain at Villebois Apartments

3. Prior land use actions include: Tentative subdivision plat

Legislative:

02PC06 - Villebois Village Concept Plan  
02PC07A - Villebois Comprehensive Plan Text  
02PC07C - Villebois Comprehensive Plan Map  
02PC07B - Villebois Village Master Plan  
02PC08 - Village Zone Text  
04PC02 – Adopted Villebois Village Master Plan  
LP-2005-02-00006 – Revised Villebois Village Master Plan  
LP-2005-12-00012 – Revised Villebois Village Master Plan (Parks and Recreation)  
LP09-0003 Zone text amendment to allow for detached row houses  
LP10-0001 – Amendment to Villebois Village Master Plan (School Relocation from SAP North to SAP East)  
LP13-0005 – Amendment to Villebois Village Master Plan (Future Study Area)

Quasi Judicial:

SAP Central Approvals  
DB06-0007 Preliminary Development Plan- Phase 1 Central (PDP-1C)  
DB06-0009 Subdivision Tentative Plat (PDP-2C)  
DB06-0011 Final Development Plan for Phase 1 (The Seville and LeBois Row Houses)  
AR06-0079 Villebois Village Center Final Plat  
DB09-0037 Modification to the Village Center Architectural Standards (VCAS) to change/add provisions for detached row houses  
DB14-0050 Carvalho & Seville Row Houses PDP 1 Central Modification  
DB14-0051 Carvalho & Seville Row Houses SAP Central Refinement  
DB14-0055 Seville Row Houses Tentative Subdivision Re-Plat  
AR14-0062 Final Plat Review (Villebois Village Center No. 4)

4. The applicant has complied with Sections 4.013-4.031 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.

## CONCLUSIONARY FINDINGS:

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
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### ***Section 4.008 Application Procedures-In General***

**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.

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

### ***Section 4.009 Who May Initiate Application***

**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.

**Explanation of Finding:** Signed application forms have been submitted for all three property owners, RCS Villebois Investments LLC.

### ***Subsection 4.010 (.02) Pre-Application Conference***

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

**Finding:** These criteria are satisfied.

**Explanation of Finding:** A pre-application conference was held on March 20, 2014 in accordance with this subsection.

### ***Subsection 4.011 (.02) B. Lien Payment before Application Approval***

**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.

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

#### ***Subsection 4.035 (.04) A. General Site Development Permit Submission Requirements***

**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.

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

#### ***Section 4.110 Zoning-Generally***

**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.

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

<b>REQUEST: DB14-0068 FINAL DEVELOPMENT PLAN SEVILLE ROW HOMES</b>
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#### ***Subsection 4.125 (.18) L. Final Development Plan Approval Procedure***

1. **Review Criteria:** This subsection establishes the procedure for review of Final Development Plans in the Village Zone including being filed for the entire FDP, be filed within 2 years of the PDP, be signed by the property owners of all affected properties, be filed on the approved City form, and have a professional coordinator and design team.

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The application is for row homes in the Village Center which require FDP review. The FDP has been filed for the entire seven lot development. The FDP has been filed within 2 years of revised PDP approved by the DRB earlier in 2014. Signatures have been obtained from the owner. The applications were submitted with the appropriate City form. Mark Stewart is the professional coordinator for a professional design team.

#### ***Subsection 4.125 (.18) M. and N. and P. 1. FDP Submittal Requirements, Approval Procedures and Criteria.***

2. **Review Criteria:** These subsections establish the submittal requirements and approval procedures for Final Development Plan Review. Subsections N. and P. 2. state Final Development Plans are subject Section 4.421.

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The applicant has submitted the applicable materials listed in Section 4.034 and the application is being reviewed against the criteria of Section 4.421. See Findings 19 through 23 below.

**Subsection 4.125 (.18) P. 2. Conformity with Community Elements Book and Village Center Architectural Standards**

3. **Review Criteria:** An application for an FDP shall demonstrate that the proposal conforms to the applicable Architectural Pattern Book, Community Elements Book, Village Center Architectural Standards and any conditions of a previously approved PDP.

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

**Explanation of Finding:** With a location along Barber Street in the Village Center the Seville Row Homes are subject to the Community Elements Book and Village Center Architectural Standards including those standards specific to the Barber Street address and comply as follows

*Community Elements Book:*

Applicable Requirement	Requirement Met?	Notes
Street Lighting	<input checked="" type="checkbox"/>	Previously installed
Curb Extensions	<input checked="" type="checkbox"/>	Previously installed
Street Trees	<input checked="" type="checkbox"/>	Previously installed
Landscape Elements-Site Furnishings	<input checked="" type="checkbox"/>	No new furnishings
Tree Protection	<input checked="" type="checkbox"/>	All trees previously identified for protection continue to be protected. No trees are proposed to be removed.
Plant List	<input checked="" type="checkbox"/>	All plant materials listed on page L1.02 of Exhibit B2 are on the Villebois plant list. No prohibited plants are proposed

*Village Center Architectural Standards*

Standard	Standard Met?	Notes
<u>1.2 Building Height &amp; Roof Form</u>		
Required Standards		
1) Max. Building Height according to Table V-1	<input checked="" type="checkbox"/>	Height less than the 45' allowed in Table V-1
2) Addresses have other height limitations	<input checked="" type="checkbox"/>	Project is being reviewed under the Barber Street address
3) Building height measured as defined in 4.001.	<input checked="" type="checkbox"/>	Building measured correctly
4) Rooftop equipment screened from current and future taller buildings	<input checked="" type="checkbox"/>	No rooftop equipment proposed

5) At least 2 roof garden in SAP Central	<input type="checkbox"/>	No rooftop gardens proposed, more appropriate for other building types in SAP Central
Optional Standards:		
6) Buildings encouraged to reach max. allowable height	<input type="checkbox"/>	The applicant has chosen not to build to the maximum height of 45', but the buildings are 3 stories tall, which is tall for a detached row house.
7) Minimize shading of public and private outdoor areas during mid-day	<input type="checkbox"/>	The shading from the buildings will be typical of other row houses along Barber Street.
<u>2.1 Vertical Façade Articulation for All Mixed Use Buildings</u>		Building not mixed use
<u>1.3 Horizontal Façade Articulation</u>		
Required		
1) Horizontal Facades articulated into smaller units using two or more of the following: change of materials, change of color, façade planes that are vertical in proportion, bays and recesses, breaks in roof elevation.	<input checked="" type="checkbox"/>	As detached row houses, the development is naturally broken down into smaller units. The development has breaks in the roof elevations and change of color among other things.
2) Incorporate features such as offsets, projections, reveals, and similar elements to preclude large expanses of uninterrupted building surfaces.	<input checked="" type="checkbox"/>	As detached row houses, the development does not produce large expanses of uninterrupted building surfaces.
Optional		
3) Articulation should extend to the roof	<input checked="" type="checkbox"/>	Articulation, including the break between buildings and architectural detail, extends to the roof.
<u>3.1 Exterior Building Materials &amp; Color</u>		
Required		
1) Visually heavier and more massive materials at base when multiple materials used.	<input checked="" type="checkbox"/>	Heavier brick material is at the base, and also creates a vertical element up one side.
2) Bright, intense colors	<input checked="" type="checkbox"/>	While a variety of colors are use they are

reserved for accent trim		not intense.
3) Bright colors not used for commercial purposes	<input checked="" type="checkbox"/>	Bright colors are not being used for commercial purposes
4) Concrete block shall be split-faced, ground-faced, or scored when facing street or public way. Discouraged around the plaza.	<input checked="" type="checkbox"/>	Concrete block is not being used.
5) Exteriors constructed of durable and maintainable materials with texture, pattern, or lend themselves to quality detailing.	<input checked="" type="checkbox"/>	The brick, cement fiber siding, and roof materials are all durable and easy to maintain and allow for detailing.
Optional		
6) Exterior materials have an integral color, patterning, and/or texture	<input checked="" type="checkbox"/>	The exterior materials have integral color, patterning, or texture.
7) Sustainable building materials and practices are strongly encouraged	<input type="checkbox"/>	Not addressed by applicant
<u>3.2 Architectural Character</u>		
Required		
1) A definitive, consistent Architectural Character. All primary facades consistent with Architectural Character	<input checked="" type="checkbox"/>	The row houses have a consistent American Modern architectural character including for the side elevation facing Ravenna Loop.
2) No mixing of Architectural Styles	<input checked="" type="checkbox"/>	The entire building is consistently in the American Modern Architectural style.
3) Secondary facades incorporate primary façade features over 25% of wall length	<input checked="" type="checkbox"/>	Materials including lap siding as well as windows with trim extend on all facades.
4) All visible sides have a similar level of quality and visual interest	<input checked="" type="checkbox"/>	All front elevations and the side elevation facing Ravenna Loop use materials to have a similar level of quality and visual interest, especially continuation of brick and window trim treatments.
5) Accessory buildings designed and integrated into primary building	<input checked="" type="checkbox"/>	No accessory buildings are proposed
6) Applicants encouraged to	<input checked="" type="checkbox"/>	Home designs have been reviewed and



consult an architect or architectural historian regarding appropriate elements of architectural style		approved by Steve Coyle to confirm elements are consistent with chosen style. See Exhibit B4. Mr. Coyle has approved house plans throughout Villebois.
7) If not in an address, elevations not repeated on adjacent blocks	<input checked="" type="checkbox"/>	The Seville Row Homes are in the Barber Street address.
<u>3.3 Ground Level Building Components</u>		
Required		
1) Building setbacks and frontage widths as required by Table V-1	<input checked="" type="checkbox"/>	The row houses meet the required setbacks, including the 5' front setback, established by Table V-1
2) Retail orientation towards street	<input checked="" type="checkbox"/>	Not applicable
3) Differentiating entrances for mixed use buildings	<input checked="" type="checkbox"/>	Not applicable
4) Entries have weatherproof roof covering appropriately sized but at least 4 feet deep and 4 feet wide	<input checked="" type="checkbox"/>	Weatherproof covering provided by proposed front porches
5) Any building lighting, is indirect or shielded	<input checked="" type="checkbox"/>	Any lighting would be shielded under the front porch.
6) Parking structures screened using at least two of the following: residential or commercial uses, decorative grill work, decorative artwork, vegetation	<input checked="" type="checkbox"/>	Not applicable, no parking structure proposed
7) Plaza address mixed-use buildings have canopy or awning	<input checked="" type="checkbox"/>	Not applicable
8) Reflective, heavily tinted, or other sight obscuring glass discouraged	<input checked="" type="checkbox"/>	Proposed glass is not reflective, heavily tinted or otherwise sign obscuring.
9) Landscaping or other screening provided when parking is between buildings and the street	<input checked="" type="checkbox"/>	Not applicable
Optional		
10) Create indoor/outdoor	<input checked="" type="checkbox"/>	Large windows and porches help create

relationships		an indoor/outdoor relationship.
11) Canopies and Awnings primary function is weather protection	<input type="checkbox"/>	Not applicable
<u>4.1 Façade Components</u>		
Required		
1) Windows and doors recessed 3 inches for shadowing or incorporate shutters (appear operable and sized for window), railing, and/or visible or substantial trim (contrasting material, color, or creates shadowing.)	<input checked="" type="checkbox"/>	Windows and doors have substantial trim which helps create shadowing.
2) Balconies extend no more than 36"	<input checked="" type="checkbox"/>	Not applicable, none proposed.
3) Shutters sized to appear operable at window and door openings	<input checked="" type="checkbox"/>	Not applicable, none proposed.
4) Except in the plaza address, balconies shall be at least 5 feet deep	<input checked="" type="checkbox"/>	Not applicable, none proposed.
Optional		
4) <i>(Note: Duplicate numbers in published VCAS)</i> Individual windows square or vertical in proportion. An assembly of windows have horizontal proportion	<input checked="" type="checkbox"/>	All individual windows are square or vertical in proportion.
5) Materials changes occur at a horizontal line or at inside corner of two vertical planes.	<input checked="" type="checkbox"/>	Materials change at horizontal lines or corners
6) Every residential unit have outdoor living space.	<input checked="" type="checkbox"/>	All units have front porches and sideyards.
7) Expression of rainwater path	<input type="checkbox"/>	Not in compliance (optional)
8) Building fronts uneven angles to accommodate shape of street	<input checked="" type="checkbox"/>	Barber Street is straight along frontage, no angles needed.
9) Wide opening windows	<input type="checkbox"/>	The applicant has not indicated details of window opening (optional)

10) Discourage use of high window sills	<input checked="" type="checkbox"/>	High window sills are not used
11) Finishing touches and ornament	<input checked="" type="checkbox"/>	The applicant is providing some level of finishing touch and ornamentation.
<u>5.1 Fencing</u>		
Required		
1) See all applicable sections of the Village Zone, including but not limited to Section 4.125(.14) Table V-4 Permitted Materials and Configurations and Section 4.125 (.05) D. Fences	<input checked="" type="checkbox"/>	Wood fencing, as proposed for the fencing is an allowed materials in Table V-4. No prohibited materials are proposed. No height restrictions are violated.
2) The following fencing requirements apply to all fences and walls located between rights-of-way and building lines.	<input checked="" type="checkbox"/>	No fences are proposed between rights-of-way and building lines.
3) See Address overlay sections for additional requirements.	<input checked="" type="checkbox"/>	Requirements for the Barber Street Address are being applied.
4) Except where specifically required by Address overlays, fences are optional. Less fencing than the maximum allowable is allowed.	<input checked="" type="checkbox"/>	Proposed the fences are within the allowed fence types.
5) Fencing shall be consistent with the Architectural Character of adjacent buildings, See Architectural Character, this section.	<input checked="" type="checkbox"/>	The modern fencing is consistent with the American Modern Architectural Character of the associated row houses.
6) Fencing controlling access to a courtyard, outdoor lobby, or other public entries shall be greater than 50% transparent.	<input checked="" type="checkbox"/>	No fencing is proposed controlling access to public entries.
7) Fencing located within the first 2'0" setback from right-of-ways shall be greater than 50% transparent.	<input checked="" type="checkbox"/>	No fencing is proposed within the first 2' from a right-of-way
8) Fencing located within interior side yards or	<input checked="" type="checkbox"/>	In the applicant's site plan fences are shown with the proper setback, except at

separating buildings on the same lot shall be offset 4'0" or greater behind the adjacent front building line.		the ends where Condition of Approval PD 4 will require the setback.
9) Posts, pilasters, columns, or bollards may extend an additional 8" above the maximum height of any allowed fencing.	<input checked="" type="checkbox"/>	No posts, pilasters, columns or bollards extend 8" above the height of the fence.
10) Fencing may not change height at corners. They must level top surfaces and transition at posts to maintain height as required by changes in grade elevation.	<input checked="" type="checkbox"/>	No corners exists where fences change height.
11) Loading facilities, trash enclosures, and ground-level mechanical and utility equipment: These facilities shall be sited at the rear or side of buildings wherever practicable, and shall be screened where visible from the street. Screening shall match the adjacent development in terms of quality of materials and design. Such screening shall minimize light glare and noise levels affecting adjacent residential uses.	<input checked="" type="checkbox"/>	No ground mounted utility or mechanical equipment is noted, but any installed will need to be screened to meet this standard.
Optional		
12) Fencing is encouraged to be consistent with building railing at balconies, decks, porches, etc.	<input checked="" type="checkbox"/>	The same materials are not used, but the contemporary design complements the design of the porch.
<b>The Barber Street Address</b>		
2.1 Building Types: The Building Type per Table V-1 Development Standards (Village Zone), shall be Row Houses- Village Center or Multi-	<input checked="" type="checkbox"/>	The proposed buildings are Row Houses- Village Center.

family Dwellings-Village Center. Row Houses may be detached or attached.		
2.2 Building Height & Roof Form		
Required		
1) In addition to the Maximum Building Height as required by Table V-1: Development Standards (Village Zone), this address shall have a Minimum Building Height of two stories.	☒	With three stories at the street, The row houses exceed the minimum two-story height.
2) Roof forms within a set of row houses shall be similar in character, but may vary between sets. For example, one set of houses might be a row of mansard roofs and the next set might be a row of 'flat' roofs with an expressed cornice.	☒	The roof form is similar between row houses.
Optional		
3) Building facades in a set of row houses are encouraged to be identical or similar in height.	☒	All row houses in the proposed set of houses are the same height.
2.3 Horizontal Façade Articulation		
Required		
1) Each row house shall be articulated as an individual unit. Two or more of the following methods of horizontal articulation shall be used (listed a) through f))	☒	As detached row houses the units are articulated as individual units including the using the listed methods of breaks in the roof line and unique separate covered porches for each unit.
Optional		
2) Change of primary façade material per dwelling unit is not a preferred method of Horizontal Articulation because it will detract from	☒	The primary façade of each dwelling unit in the set of row houses uses the same materials.

the consistency of the streetscape.		
2.4 Exterior Building Materials		
Required		
1) The requirements of this Section supersede Table V-4: Permitted Materials and Configurations (Village Zone)	<input checked="" type="checkbox"/>	The requirements of this section are being followed in lieu of Table V-4.
2) At least 15% of each building façade to which these standards apply shall be finished in one or more of the following materials 1. Brick, stone, or cast stone 2. Stucco or plaster 3. Poured-in-place concrete, or pre-cast concrete veneer; and/or 4. Metal panel systems.	<input checked="" type="checkbox"/>	On all front elevations and the side elevation facing Ravenna Loop brick is used on an excess of 15% of elevations. The front elevations also include metal panels.
3) The additional following materials may be used up to the remaining percentage of each façade: a) Wood b) Cellulose fiber-reinforced cement products (i.e. Hardi-Board) or other cement building products approved by a nationally recognized building products evaluation service; c) Rock, glass block, tile; and/or d) Concrete block: split-faced, ground-façade, or scored.	<input checked="" type="checkbox"/>	The non-brick portion of the facades use materials listed, primarily cement-fiber products.
4) The percentage calculation applies only to the façade facing a public or private	<input checked="" type="checkbox"/>	The calculation is being applied to the facades facing Barber Street as well as the side façade facing Ravenna Loop.

street.		
5) Doors and windows and their associated trim shall be excluded from the percentage calculation.	<input checked="" type="checkbox"/>	Door and windows have been excluded from the percentage calculation.
6) Glass shall have less than 20 percent reflectance.	<input checked="" type="checkbox"/>	The applicant states glass will be specified to have less than a 20% reflectance.
3.1 Ground Level Building Components		
Required		
1) Each row house shall have a porch or stoop meeting the following requirements:	<input checked="" type="checkbox"/>	A porch is proposed for each row house.
a) Shall be oriented towards the street	<input checked="" type="checkbox"/>	All proposed porches are oriented towards the street.
b) Shall have direct access from the main dwelling entry;	<input checked="" type="checkbox"/>	All porches have direct access from the main front door of the dwelling units.
c) Shall be elevated 24 inches or greater above grade; and	<input checked="" type="checkbox"/>	While the written findings do not reflect it, the elevation drawings show the porches 25" above grade.
d) Stoops shall measure no narrower than 5 feet in depth, while porches shall have a min. 4 feet covered depth and provide a minimum usable area of 6' by 5'; and	<input checked="" type="checkbox"/>	Porches are at least 4' deep and provide usable area of 6' by 6'
e) Porches shall have guardrails.	<input checked="" type="checkbox"/>	Elevation drawings show guardrails on porches.
2) Dwelling entrances shall be differentiated from neighboring entrances. Difference may be achieved through material, color, door and trim style, porch covering form and style, column style, railing style, or other similar architectural components.	<input checked="" type="checkbox"/>	As detached row houses, the dwelling entrances are clearly separated.
3) Porches and stoops within a set of row houses shall	<input checked="" type="checkbox"/>	All row houses in the set have a consistent design of porch.

complement each other in height, configuration, and detail. Porches and stoops may vary between each set of row houses.		
Optional		
4) Stacked (two-story) porches are allowed and encouraged as a unique building component.	<input type="checkbox"/>	The applicant has elected not to construct stacked porches.
5) Porches and stoops are encouraged to have columns, posts, piers, brackets, and other similar structural features.	<input checked="" type="checkbox"/>	The proposed porches have posts.
6) Extra wide formal steps are encouraged.	<input type="checkbox"/>	The applicant has elected not to design wide formal steps with the chosen home styles.
7) Porches continuous along the entire façade width are encouraged.	<input checked="" type="checkbox"/>	Porches extend the entire or majority of the width of each row house.
3.2 Façade Components		
Required		
1) Projecting porches, balconies and decks are not allowed above the second floor on street facing facades. French balconies two feet or less are allowed.	<input checked="" type="checkbox"/>	No projecting porches, etc. are proposed on the 3 <sup>rd</sup> floor.
2) Scuppers and downspouts shall be metal or clay. Downspouts shall connect with the street's drainage as per the Rainwater Management Plan.	<input checked="" type="checkbox"/>	Scuppers and downspouts are metal.
Optional		
3) Façade components within each set of row houses are encouraged to be similar in proportion and configuration.	<input checked="" type="checkbox"/>	Façade components are consistent across the proposed set of row houses.



## **Landscape Standards Section 4.176**

### ***Subsection 4.176 (.02) B. Landscape Standards and Compliance with Code***

4. **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.

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

### ***Subsection 4.176 (.03) Landscape Area and Locations***

5. **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 or will be satisfied by Condition of Approval PD 5.

**Explanation of Finding:** Table V-1 gives no maximum lot coverage allowing a building to occupy greater than 85% of a given lot. However, it is understood that the landscaping percentage is met on higher Specific Area Plan and Master Plan level as shown in the approved Specific Area Plan documents. In addition, Staff finds there must be provisions for shared side yard areas. These areas would be established as active and passive private side yards prescribed by a shared use easement so that each detached row house has an entry and exit on one side of the dwelling only. More specifically, each home is setback from the side property line; however the proposed house plans present an entry/exit on one side of each dwelling only. By providing a shared use easement this increases the usable open space for each home. This also allows the applicant to provide shared landscaping.

### ***Subsection 4.176 (.04) Buffering and Screening***

6. **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.
- 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.

**Explanation of Finding:** No conditions requiring buffering and screening are within the area covered by the subject FDP request.

#### ***Subsection 4.176 (.06) A. Plant Materials-Shrubs and Groundcover***

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

**Finding:** These criteria are satisfied.

**Explanation of Finding:** Applicant’s Planting Plan in their plan set, Exhibit B2, indicates the requirements established by this subsection will be met by the proposed plantings.

#### ***Subsection 4.176 (.06) B. Plant Materials-Trees***

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

**Finding:** These criteria are satisfied.

**Explanation of Finding:** Applicant’s Planting Plan in their plan set, Exhibit B2, indicates the requirements established by this subsection will be met by the proposed plantings.

#### ***Subsection 4.176 (.06) D. Plant Materials-Street Trees***

9. **Review Criteria:** This subsection establishes plant material requirements for street trees.

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The street tree requirements in the SAP Central Community Elements Book meet or exceed these requirements, and therefore street trees meeting the Community Elements Book meet or exceed the requirements of this subsection.

#### ***Subsection 4.176 (.06) E. Types of Plant Species***

10. **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.

**Explanation of Finding:** The allowed plant materials are governed by the Community Elements Book. All proposed plant materials are consistent with the SAP Central Community Elements Book.

#### ***Subsection 4.176 (.06) F. Tree Credit***

11. **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.

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

#### ***Subsection 4.176 (.06) G. Exceeding Plant Material Standards***

12. **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.

**Explanation of Finding:** The selected landscape materials do not violate any height or vision clearance requirements.

#### ***Subsection 4.176 (.07) Installation and Maintenance of Landscaping***

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

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

**Explanation of Finding:** The installation and maintenance standards are or will be met as follows:

- Plant materials are required to be installed to current industry standards and be properly staked to ensure survival
- Plants that die are required to be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City.
- The condition of approval requires irrigation meeting the standards of this subsection.

#### ***Subsection 4.176 (.09) Landscape Plans***

14. **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.

**Explanation of Finding:** Landscape plans have been submitted with the required information. See Planting Plans in Exhibit B2.

#### ***Subsection 4.176 (.10) Completion of Landscaping***

15. **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.

**Explanation of Finding:** It is understood the plant material must be installed with the construction of homes on each lot.

#### **Site Design Review**

#### ***Subsection 4.400 (.01) Excessive Uniformity, Inappropriateness of Design, Etc.***

16. **Review Criteria:** “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.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:**

*Excessive Uniformity:* The proposed row houses are different than surrounding architecture, and each individual home has variation to avoid excessive uniformity.

*Inappropriate or Poor Design of the Exterior Appearance of Structures:* The row houses are being reviewed for conformance with the Community Elements book and Village Center Architecture standards and have been professionally designed thus avoiding inappropriate or poor design.

*Inappropriate or Poor Design of Signs:* No signs are proposed.

*Lack of Proper Attention to Site Development:* The appropriate professional services have been used to design the development, demonstrating appropriate attention being given to site development.

*Lack of Proper Attention to Landscaping:* Landscaping has been professionally designed, and includes a variety of plant materials, all demonstrating appropriate attention being given to landscaping.

#### ***Subsection 4.400 (.02) Purposes of Objectives of Site Design Review***

17. **Review Criterion:** “The City Council declares that the purposes and objectives of site development requirements and the site design review procedure are to:” Listed A through J.

**Finding:** These criteria are satisfied.

**Explanation of Finding:** It is staff’s professional opinion that the applicant has provided sufficient information demonstrating compliance with the purposes and objectives of site design review. This includes designing the site to in context of the site including size and location within the development. In addition, the row houses are consistent with the Community Element Book and Village Center Architectural Standards, which has previously been reviewed to ensure consistency with the Villebois Village Master Plan which has similar purposes and objectives as site design review.

#### ***Section 4.420 Site Design Review-Jurisdiction and Power of the Board***

18. **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 PD 2.

**Explanation 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 grading or other permits will be granted prior to development review board approval.

#### ***Subsection 4.421 (.01) Site Design Review-Design Standards***

19. **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.” Listed A through G.

**Finding:** These criteria are satisfied.

**Explanation of Finding:**

*Preservation of Landscaping:* The site has previously been graded and disturbed in the recent past and no natural vegetation or grades exist to be preserved.

*Relation of Proposed Buildings to Environment:* The development is proposed on a relatively flat, previously graded site no steep slopes, native vegetation, or other naturally significant areas exist on the site for preservation or as focal points.

*Drives, Parking and Circulation:* The street and alley accessed garage parking is typical of row house and single-family development throughout Villebois.

*Surface Water Drainage:* The project is part of the Villebois master planning efforts for that address surface water drainage, and the appropriate attention has been paid to surface water drainage including professionally prepared drainage reports.

*Utility Service:* The necessary sanitary and storm sewer connections are provided, no above ground utility installations are proposed.

*Advertising Features:* No signs or advertising features are proposed.

*Special Features:* No special features, as listed, are proposed.

#### ***Subsection 4.421 (.02) Applicability of Design Standards to Various Site Features***

20. **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.

**Explanation of Finding:** Design standards have been appropriately applied to all the site features including the buildings and landscaping.

#### ***Subsection 4.421 (.03) Objectives of Section 4.400 Serve as Additional Criteria and Standards***

21. **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.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The purposes and objectives in Section 4.400 are being used as additional criteria and standards. See Finding 17 above.

#### ***Subsection 4.421 (.05) Site Design Review-Conditions of Approval***

22. **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.

**Explanation of Finding:** No additional conditions of approval are recommended.

#### ***Subsection 4.421 (.06) Color or Materials Requirements***

23. **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.

**Explanation of Finding:** No additional requirements for Color or Materials are recommended.

#### ***Section 4.440 Site Design Review-Procedures***

24. **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.

**Explanation of Finding:** The applicant has submitted the required additional materials, as applicable.

#### ***Section 4.442 Time Limit on Approval***

25. **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.

**Explanation of Finding:** 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.

#### ***Subsection 4.450 (.01) Landscape Installation or Bonding***

26. **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 is satisfied.

**Explanation of Finding:** Landscaping will be required to be installed with the construction of the row houses.

#### ***Subsection 4.450 (.02) Approved Landscape Plan Binding***

27. **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 PD 3.

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

#### ***Subsection 4.450 (.03) Landscape Maintenance and Watering***

28. **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 PD 3.

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

***Subsection 4.450 (.04) Addition and Modifications of Landscaping***

29. **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 PD 3.

**Explanation 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.



# 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](http://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:

JT Roth Construction

Address: 12600 SW 72nd Avenue, #200, Tigard, OR 97223

Phone: 503.639.2639

Fax: 503.624.0239

E-mail: [TIM@JTROTHINC.COM](mailto:TIM@JTROTHINC.COM)

### Authorized Representative:

Mark Stewart Home Design

Address: 22582 SW Main Street, #9, Sherwood, OR 97140

Phone: 503.701.4888

Fax:

E-mail: [mark@markstewart.com](mailto:mark@markstewart.com)

### Property Owner:

RCS - Villebois Investments, LLC

Address: 11422 SW Barber Street, Wilsonville, OR 97140

Phone: 503.646.8888

Fax: 503.646.7840

E-mail: [Rudy@costapacific.com](mailto:Rudy@costapacific.com)

### Property Owner's Signature:

  
Printed Name: Rudy Kadlub Date: 12.3.14

### Applicant's Signature (if different from Property Owner):

  
Printed Name: Tim Roth Date: 12-2-14

### Site Location and Description:

Project Address if Available: Suite/Unit

Project Location: Villebois Village Center - Lots 84 - 90

Tax Map #(s): 3 1W 15AD Tax Lot #(s): 11800-12500 County: ☐ Washington ☒ Clackamas

Request: FDP Seville Row Houses, Single Family Detached Row Houses

### Project Type: Class I ☐ Class II ☐ Class III ☐

☐ Residential ☐ Commercial ☐ Industrial ☐ Other (describe below)

### Application Type:

- |  |   |  |   |
|--|---|--|---|
| <input type="checkbox"/> Annexation                  | <input type="checkbox"/> Appeal                       | <input type="checkbox"/> Comp Plan Map Amend | <input type="checkbox"/> Conditional Use              |
| <input type="checkbox"/> Final Plat                  | <input type="checkbox"/> Major Partition              | <input type="checkbox"/> Minor Partition     | <input type="checkbox"/> Parks Plan Review            |
| <input type="checkbox"/> Plan Amendment              | <input type="checkbox"/> Planned Development          | <input type="checkbox"/> Preliminary Plat    | <input type="checkbox"/> Request to Modify Conditions |
| <input type="checkbox"/> Request for Special Meeting | <input type="checkbox"/> Request for Time Extension   | <input type="checkbox"/> Signs               | <input type="checkbox"/> Site Design Review           |
| <input type="checkbox"/> SROZ/SRIR Review            | <input type="checkbox"/> Staff Interpretation         | <input type="checkbox"/> Stage I Master Plan | <input type="checkbox"/> Stage II Final Plan          |
| <input type="checkbox"/> Type C Tree Removal Plan    | <input type="checkbox"/> Tree Removal Permit (B or C) | <input type="checkbox"/> Temporary Use       | <input type="checkbox"/> Variance                     |
| <input type="checkbox"/> Villebois SAP               | <input type="checkbox"/> Villebois PDP                | <input type="checkbox"/> Villebois PDP       | <input type="checkbox"/> Waiver                       |
| <input type="checkbox"/> Zone Map Amendment          | <input type="checkbox"/> Other                        |  |   |



City of Wilsonville  
EXHIBIT B1 DB14-0068

Type	Plan	Style	Date
Modern	Middle Rowhouse	American	1/17/15
			
This Design is:	Satisfactory	Recommendation	Not Satisfactory



Steve Coyle, AIA, LEED AP – 1/17/15

Town-Green Villebois Design Review 1/17/15



Type	Plan	Style	Date
Modern	End Rowhouse A	American	1/17/15
			
This Design is:	Satisfactory	Recommendation	Not Satisfactory



Steve Coyle, AIA, LEED AP – 1/17/15

Town-Green Villebois Design Review 1/17/15



Type	Plan	Style	Date
Modern	End Rowhouse B	American	1/17/15
			
This Design is:	Satisfactory	Recommendations	Not Satisfactory



Steve Coyle, AIA, LEED AP – 1/17/15

Town-Green Villebois Design Review 1/17/15

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**From:** Undine Kao <kaoundine@hotmail.com>  
**Sent:** Monday, January 26, 2015 5:36 PM  
**To:** Pauly, Daniel  
**Subject:** Seville Row Homes Final Development Plan

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Sirs,

We are in receipt of the Public Hearing Notice dated Jan 20, 2015 regarding the Seville Row Homes Final Development Plan.

We are fairly unimpressed and disappointed by the design submission.

We will be out of town from Feb 5-23, 2015 and therefore cannot attend the public hearing on Feb 9, 2015.

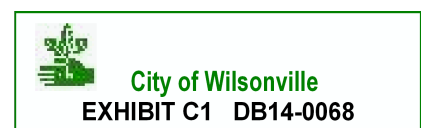
Our objections include the following:

1. Project ignores the look and feel of our existing Seville Rowhomes.
2. The Project has a very cheap looking appearance, ie: no balconies along SW Barber and appears to use poorer quality materials overall.
3. There appears to be no consideration for this project being at the 'center' of Villebois and therefore it should be more in keeping with an upgraded appearance.

We feel that this project, as proposed, would lessen the value of our townhomes.

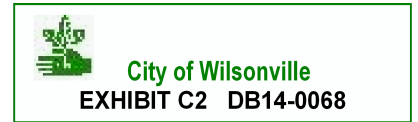
Sincerely,

Brian Dreisse & Ming Shyan Kao  
Kao Properties, LLC  
[Tel:\(971\) 409-8146](tel:9714098146)



---

**From:** Echtenkamp Emily M <Emily.M.Echtenkamp@doc.state.or.us>  
**Sent:** Tuesday, January 27, 2015 5:31 PM  
**To:** Pauly, Daniel  
**Subject:** Written Comment towards DB14-0068



Hello, Mr. Pauly,

Below is a statement I, would like to submit to be read for the:

DB14-0068: Final Development Plan Seville Row Homes. Thank you.

As a resident of Villebois Community, I would like to acknowledge the economic growth the Villebois area has created for the Wilsonville area.

However, I would like to challenge the Villebois Investment Company.

Do you truly abide by the 4.008 (.02) D. that in "residential developments, at least 25% of the site area must be preserved as open space.

Does this site and all your other sites have the required to recreational area?

Additionally as in Section 4.113, the "requirement for open space and recreational area in residential developments includes, at least 15% of the net site area must be landscaped including vegetative plant materials."

Do you think your residents really enjoy the 15 feet of land they get when they buy a brand new house?

I would also like to address 4.008 (.02) C. that "some portions of a parcel may have development constraints because of such things as steep slopes, wetlands, wildlife habitat, hazard areas, or trees."

While living in the Villebois community, I have seen deer, snakes, and a wolf.

Is building more homes in their community really the best idea?

Personally, when I first moved to the Villebois community, I was delighted with the trails and school nearby.

However now, I question the community as a whole, and what I am really supporting.

Does putting a bunch of houses in a similar location, really an example what you would like in the "new" Wilsonville to be?

I would like the challenge the city of Wilsonville to maintain wildlife, to maintain the natural agricultural, and to maintain the privacy of space.

I challenge the city of Wilsonville to continue the city's economic growth but, not at the expense of the resident's space.

Emily Echtenkamp, MSW, QMHP  
Primary Counselor  
Turning Point Program  
Coffee Creek Correctional Facility  
503.570.6555

---

**From:** Steve Hansen <stshhansen@gmail.com>  
**Sent:** Thursday, January 29, 2015 3:51 PM  
**To:** Pauly, Daniel  
**Cc:** Rudy Kadlub; Art Henderlong; Undine Kao; Jen Lee; steve@cascadebusinesssupport.com; Jennie Hill; Casey Hill  
**Subject:** Comments, City Case File for Application DB14-0068

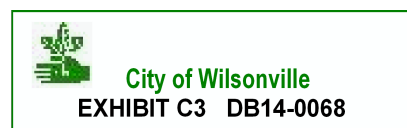
Mr. Pauly,

I am writing in response to the proposed development of the property located on Barber Street, between the streets of SW Villebois Drive and SW Ravenna Loop. My wife and I currently own a unit in the Seville Rowhomes directly across the street. We searched long and hard before deciding on the Seville's as our home for retirement. We love our home, our neighbors and the plans we saw for the development of the Villebois community. I am currently an officer on the HOA board for the Sevilles and have taken pride in its appearance and status as a premium residence in the Villebois community.

From what I have seen in the recent development of Villebois and more specifically the plans for the units across the street from the Seville's, I am RAPIDLY becoming disenchanted with the long term desirability of the community. The drawings of the proposed units on Barber could not be more degrading to the neighborhood if they were drawn by a grade school artist wanna be. They have the appearance of renovated rowhomes in the ghetto's of a large city. It is my hope, as it is with the other owners of the Sevilles's that the " Development Review Board Members " for the city of Wilsonville, will take the same pride in the future of Wilsonville as we have in the community of Villebois. Please review the architecture of these units as if they were being considered for construction directly across from " your " home. If you would do this, I am SURE that you will understand why the residents of the Sevilles share the concern over a diminished value to their homes and a deterioration of the Villebois community.

Respectfully submitted,

Steven & Sharon Hansen





---

**From:** Personal <designerjennie@yahoo.com>  
**Sent:** Friday, January 30, 2015 12:59 PM  
**To:** Steve Hansen  
**Cc:** Pauly, Daniel; Rudy Kadlub; Art Henderlong; Undine Kao; Jen Lee; steve@cascadebusinesssupport.com; Casey Hill  
**Subject:** Re: Comments, City Case File for Application DB14-0068

We agree wholeheartedly with Steve's concerns. The drawings we saw were very disappointing. The Villebois aesthetic is so classic and timeless, it's upsetting to think that something so ugly would be built across from our beautiful rowhomes. Of course they can and should do better.

Jennie Hill  
503.708.1409

Sent from my iPhone

> On Jan 29, 2015, at 3:56 PM, Steve Hansen <[stshhansen@gmail.com](mailto:stshhansen@gmail.com)> wrote:

>

> Mr. Pauly,

>

> I am writing in response to the proposed development of the property located on Barber Street, between the streets of SW Villebois Drive and SW Ravenna Loop. My wife and I currently own a unit in the Seville Rowhomes directly across the street. We searched long and hard before deciding on the Seville's as our home for retirement. We love our home, our neighbors and the plans we saw for the development of the Villebois community. I am currently an officer on the HOA board for the Sevilles and have taken pride in its appearance and status as a premium residence in the Villebois community.

>

> From what I have seen in the recent development of Villebois and more specifically the plans for the units across the street from the Seville's, I am RAPIDLY becoming disenchanted with the long term desirability of the community. The drawings of the proposed units on Barber could not be more degrading to the neighborhood if they were drawn by a grade school artist wanna be. They have the appearance of renovated rowhomes in the ghetto's of a large city. It is my hope, as it is with the other owners of the Sevilles's that the " Development Review Board Members " for the city of Wilsonville, will take the same pride in the future of Wilsonville as we have in the community of Villebois. Please review the architecture of these units as if they were being considered for construction directly across from " your " home. If you would do this, I am SURE that you will understand why the residents of the Sevilles share the concern over a diminished value to their homes and a deterioration of the Villebois community.

>

> Respectfully submitted,

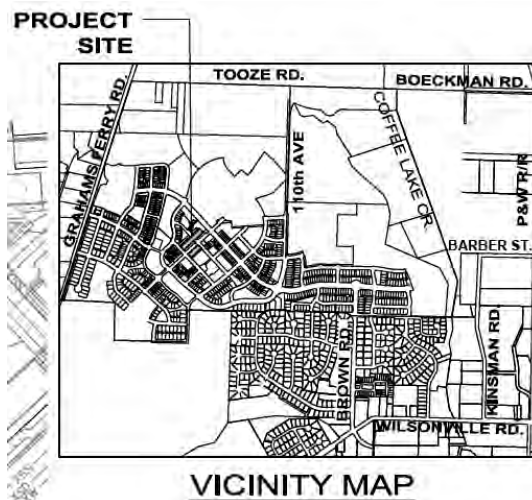
>

> Steven & Sharon Hansen



# SEVILLE ROW HOMES

TOWNSHIP 3 SOUTH, RANGE 1 WEST, SEC. 15 W.M. CITY OF  
WILSONVILLE, OREGON



City of Wilsonville  
EXHIBIT B2 DB14-0068

**SUPPORTING COMPLIANCE REPORT  
SEVILLE ROW HOUSES  
PHASE 1 CENTRAL - FINAL DEVELOPMENT PLAN**

**TABLE OF CONTENTS**

<b>I. GENERAL INFORMATION.....</b>	<b>2</b>
<b>II. INTRODUCTION .....</b>	<b>3</b>
<b>III. WILSONVILLE PLANNING &amp; LAND DEVELOPMENT ORDINANCE.....</b>	<b>3</b>
SECTION 4.034. APPLICATION REQUIREMENTS.....	3
SECTION 4.035. SITE DEVELOPMENT PERMITS. ....	4
SECTION 4.125. VILLAGE (V) ZONE.....	7
Community Elements Book.....	19
Master Signage and Wayfinding Plan .....	20
Village Center Architectural Standards.....	20
SECTION 4.155. GENERAL REGULATIONS - PARKING, LOADING AND BICYCLE PARKING ...	21
SECTION 4.176. LANDSCAPING, SCREENING & BUFFERING .....	21
SECTION 4.177. STREET IMPROVEMENT STANDARDS. ....	29
SECTION 4.178. SIDEWALK AND PATHWAY STANDARDS. ....	30
SECTION 4.400. PURPOSE. ....	31
SECTION 4.421. CRITERIA AND APPLICATION OF DESIGN STANDARDS. ....	34
SECTION 4.440. PROCEDURE. ....	36
SECTION 4.450. INSTALLATION OF LANDSCAPING. ....	37
<b>IV. VILLAGE CENTER ARCHITECTURAL STANDARDS .....</b>	<b>38</b>
STANDARDS APPLYING TO ALL BUILDINGS.....	38
THE BARBER STREET ADDRESS.....	48
<b>V. CONCLUSION.....</b>	<b>53</b>

## I. GENERAL INFORMATION

### Applicant/Owner:

#### **RCS - Villebois Investments, LLC**

11422 SW Barber Street

Wilsonville, OR 97070

Tel: 503.646.8888

Fax: 503.646.7840

**Contact: Rudy Kadlub**

### Design Team:

#### **Primary Contact:**

#### **Mark Stewart**

**Mark Stewart Home Design**

Tel: 503.701.4888

#### Process Planner/Civil Engineer/ Surveyor:

#### **Pacific Community Design**

13500 SW Pacific Highway, PMB #519

Tigard, OR 97223

Tel: 503.941.9484

Fax: 503.941.9485

**Contact: Jim Lange, PE**

**Patrick Espinoza, PE**

#### Landscape Architect:

#### **Schultz & Long Landscape Architecture, LLC**

17551 SE Walta Vista Drive

Portland, OR 97267

Tel: 503.794.9070

**Contact: Richard Schultz**

#### Designers:

#### **Mark Stewart Home Design**

22582 SW Main Street, #9

Sherwood, OR 97140

Tel: 503.701.4888

**Contact: Mark Stewart**

### Site and Proposal Information:

#### Site:

Tax Lots 11800 - 12500

Tax Map 3 1W 15AD

#### Site Location:

Lots 84-90

"Villebois Village Center"

#### Size:

0.32 acres (14,011 square feet)

#### Comprehensive Plan Designation:

Residential - Village (R-V)

Zone:	Village Zone (V)
Specific Area Plan:	SAP - Central
Preliminary Development Plan:	Villebois Village Center (PDP 1C)
Proposal:	Final Development Plan - The Seville Row Houses
Unit count:	7 units
Net Residential Density:	7 units per 0.32 acres

## II. INTRODUCTION

This request is for approval of a Final Development Plan (FDP) for The Seville Row Houses, which are a portion of the Phase 1 area of SAP Central in Villebois.

This development is located on North side of SW Barber Street between SW Ravenna Loop and SW Villebois Drive North. The proposed development consists of Lots 84 through 90 of "Villebois Village Center." The subject lots have received FDP approval for attached row houses in the past. However, the applicant now proposes to build detached row houses on the same lots. Separate applications have been made to the City for a Village zone text amendment and a *Village Center Architectural Standards (VCAS)* Modification to adjust the necessary code provisions and architectural review standards for the proposed detached row houses.

The Seville Row Houses will provide an opportunity for urban living in the central core of Villebois with a number of services and recreation opportunities within walking distance. All surrounding public streets and alleys, as well as all utilities, have been constructed with Phase 1 of PDP 1C. The FDP proposes a total of 7 residential units. Of the 7 row houses, all are detached.

The row houses will each have a rear 2-car garage accessible by an alley. Parking is provided for all residential units proposed with this FDP in conformance with the required amounts. The proposed row houses will enhance the architectural variety and diversity in housing types currently constructed within the Village Center.

## III. WILSONVILLE PLANNING & LAND DEVELOPMENT ORDINANCE

### SECTION 4.034. APPLICATION REQUIREMENTS.

**(.08) Applications for development approvals within the Village zone shall be reviewed in accordance with the standards and procedures set forth in Section 4.125. [Added by Ord 557, adopted 9/5/03]**

**Response:** This Final Development Plan (FDP) for The Seville Row Houses is being reviewed in accordance with the standards and procedures set forth in Section 4.125

for the Village Zone. Compliance with the requirements of Section 4.125 is demonstrated below.

#### **SECTION 4.035. SITE DEVELOPMENT PERMITS.**

##### **(.04) Site Development Permit Application.**

**A. An application for a Site Development Permit shall consist of the materials specified as follows, plus any other materials required by this Code.**

- 1. A completed Permit application form, including identification of the project coordinator, or professional design team.**

**Response:** Copies of completed permit application forms are included in Exhibit I. The professional design team members are listed in Section I - General Information of this Report.

- 2. An explanation of intent, stating the nature of the proposed development, reasons for the Permit request, pertinent background information, information required by the development standards and other information specified by the Director as required by other sections of this Code because of the type of development proposal or the area involved or that may have a bearing in determining the action to be taken. As noted in Section 4.014, the applicant bears the burden of proving that the application meets all requirements of this Code.**

**Response:** Section II - Introduction of this Report describes the intent, nature, reasons for, and pertinent background information relating to the proposed development and the requested applications. This Report serves to document how these applications and the information provided meets the applicable requirements of the Code.

- 3. Proof that the property affected by the application is in the exclusive ownership of the applicant, or that the applicant has the consent of all individuals or partners in ownership of the affected property.**

**Response:** The subject property is in the exclusive ownership of RCS Villebois Investment LLC. This is documented by the copies of the Clackamas County Property Records included in Exhibit I.

- 4. Legal description of the property affected by the application.**

**Response:** The legal description of the property affected by the application is listed in Section I - General Information of this Report (see "Site" category).

- 5. The application shall include conceptual and quantitatively accurate representations of the entire development sufficient to judge the scope, size and impact of the development on the community, public facilities and adjacent properties; and except as**

otherwise specified in this Code, shall be accompanied by the following information,

**Response:** This application includes conceptual and quantitatively accurate representations of the entire development sufficient to judge the scope, size and impact of the development within the attached plan set (see also Exhibit III).

6. Unless specifically waived by the Director, the submittal shall include: ten (10) copies folded to 9"x12" or (one (1) set of full-sized scaled drawings and nine (9) - 8 ½"x11" reductions of larger drawings of the proposed Site Development Plan, including a small scale vicinity map and showing:

**Response:** Please note three (3) copies of the application materials are provided for completeness review. Once the application is deemed complete, the additional seven (7) copies will be delivered to Planning Department staff. The application materials are sized and folded as appropriate. A small scale vicinity map is included on the cover sheet of the attached plan set.

- a. Streets, driveways, sidewalks, pedestrian ways, off-street parking, loading areas, garbage and recycling storage areas, power lines and railroad tracks, and shall indicate the 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.

**Response:** The above listed information is shown on the attached plans (see also Exhibit III) as relevant to the proposed development.

- b. The Site Plan shall indicate how the utility service, including sanitary sewer, water and storm drainage are to be provided. The Site Plan shall also show the following off-site features: distances from the subject property to any structures on adjacent properties and the locations and uses of streets or driveways on adjacent properties.

**Response:** The above listed information is shown on the attached plans (see also Exhibit III) as relevant to the proposed development.

- c. Location and dimensions of structures, utilization of structures, including activities and the number of living units.

**Response:** The above listed information is shown on the attached plans (see also Exhibit III) as relevant to the proposed development.

- d. Major existing landscaping features including trees to be saved, and existing and proposed contours.

**Response:** There are no trees existing within the subject lots. The attached plans (see also Exhibit III) show existing and proposed contours.

- e. Relevant operational data, drawings and/or elevations clearly establishing the scale, character and relationship of buildings, streets and open space.

**Response:** The attached plans (see also Exhibit III) include information that clearly establishes the scale, character and relationship of the buildings, streets and open space.

- f. Topographic information sufficient to determine direction and percentage of slopes, drainage patterns, and in environmentally sensitive areas, e.g., flood plain, forested areas, steep slopes or adjacent to stream banks, the elevations of all points used to determine contours shall be indicated and said points shall be given to true elevation above mean sea level as determined by the City Engineer. The base data shall be clearly indicated and shall be compatible to City datum, if bench marks are not adjacent. The following intervals shall be shown:
  - i. One (1) foot contours for slopes of up to five percent (5%);
  - ii. Two (2) foot contours for slopes of from six percent (6%) to twelve percent (12%);
  - iii. Five (5) foot contours for slopes of from twelve (12%) to twenty (20%). These slopes shall be clearly identified, and
  - iv. Ten (10) foot contours for slopes exceeding twenty percent (20%).

**Response:** The attached plans include one (1) foot contours, as slopes on the subject property are generally less than 5%. The subject property does not include any environmentally sensitive areas noted in the above Code section.

- g. A tabulation of land area, in square feet, devoted to various uses such as building area (gross and net rentable), parking and paving coverage, landscaped area coverage and average residential density per net acre.

**Response:** *Sheet C.3 - Site Plan* (see Exhibit III) includes a tabulation of the land areas devoted to buildings, parking/paving and landscape. *Sheet C.3 - Site Plan* also includes a listing of the average residential density per net acre.

- h. An application fee as set by the City Council.

**Response:** The appropriate application fees have been paid. A copy of the check covering the relevant application fee is included in Exhibit I.

- i. If there are trees in the development area, an arborist's report, as required in Section 4.600. This report shall also show the impacts of grading on the trees.

**Response:** There are no trees existing within the subject lots. Therefore, an arborist's report is not required.

**(.05) Complete Submittal Required.** Application materials shall be submitted to the Planning Director who shall have the date of submission indicated on



each copy submitted. Within thirty (30) calendar days from the date of submission, the Director shall determine whether an application is complete. An application is not complete unless accompanied by a traffic study, as prescribed by the City Engineer; except in cases where the requirement of a traffic study has been specifically waived by the Community Development Director.

**Response:** The date of this submittal is indicated on the cover of the application notebook and in the footer of this Report. A traffic study was prepared with PDP 1C that evaluated the subject uses. The density in this FDP is exactly the same as that included in earlier traffic studies.

#### **SECTION 4.125. VILLAGE (V) ZONE**

##### **(.02) Permitted Uses.**

Examples of principle uses that are typically permitted:

##### **D. Row Houses**

**Response:** The Seville Row Houses will include 7 row houses.

**(.05) Development Standards Applying to All Developments in the Village Zone.** In addition to other applicable provisions of the Wilsonville Planning and Land Development Ordinance, all development in the Village zone shall be subject to Tables V-1 through V-4, and to the following. If there is a conflict between the provisions of the Village zone and other portions of the Code, then the provisions of this section shall apply.

**B. Access:** All lots with access to a public street, and an alley, shall take vehicular access from the alley to a garage or parking area, except as determined by the City Engineer.

**Response:** Vehicular access to the proposed units is provided via alleys as shown in *Sheet S-1 - Site Plan*. The alleys accessing the proposed units were approved and built with PDP 1 - Central.

##### **D. Fences:**

##### **1. General Provisions:**

- a. Fencing in the Village Zone shall be in compliance with the Master Fencing Program in the adopted Architectural Pattern book for the appropriate SAP.
- b. When two or more properties with different setbacks abut, the property with the largest front yard setback requirement shall be used to determine the length and height of the shared side yard fence, as required by Section 4.125(.05)(D)(1)(a), above.

Example: Building 'A' has 20' front yard setback and Building 'B' has zero front yard setback. Since Building 'A' has the larger front yard setback, it shall be used to determine the height and length of the

shared side yard fence. It is 6' tall, but is reduced to 3' in front of Building 'A's building line.

- c. The Development Review Board may, in their discretion, require such fencing as 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.

**Response:** Proposed fencing is shown on the attached plans and addressed further in Section IV of this report below.

## **2. Residential:**

- a. Fencing in the Village Zone shall be in compliance with the Master Fencing Program in the adopted Architectural Pattern book for the appropriate SAP.
- b. Fences on residential lots shall not include chain link, barbed wire, razor wire, electrically charged wire, or be constructed of sheathing material such as plywood or flake board. Fences in residential areas that protect wetlands, or other sensitive areas, may be chain link.

**Response:** The fencing standards of the *Village Center Architectural Standards* are addressed later in this document (See Section IV). Proposed fencing does not include any chain link, barbed wire, razor wire, electrically charged wire, or constructed of sheathing material.

## **E. Recreational Area in Multi-family Residential and Mixed Use Developments**

1. The Recreational Area requirement is intended to provide adequate recreational amenities for occupants of multiple family developments and mixed use developments where the majority of the developed square footage is to be in residential use.
2. Recreational Area is defined as the common area of all lawns, gardens, play lots, day care centers, plazas, court yards, interior and exterior swimming pools, ball courts, tennis clubs, game rooms, social rooms, exercise rooms, health club facilities, libraries, internet/electronic media rooms, decks, and other similar areas for common recreational uses. Recreational Area may include Parks required under the Villebois Village Master Plan, and any usable park areas not shown in such plan. Private areas under this definition, defined as those areas that are accessible only by a single owner or tenant, shall not constitute or contribute to the measurement of Recreational Area.

3. A variety of age appropriate facilities shall be included in the mix of Recreational Area facilities.
4. Recreational Area shall be calculated at both the PDP and the SAP level and shall be provided at the ratio of 30 square feet per residential unit for each PDP and 225 square feet per residential unit for each SAP.
5. Recreational Area shall be considered to be part of the Open Space requirement in Section 4.125(.08)

**Response:** Compliance with the requirement for recreation area has been established with the SAP Central application as well as with the PDP 1 - Central application and the prior FDP. This application remains consistent with what was listed in the SAP and PDP applications concerning recreation areas.

The site is located within close proximity to recreational facilities which will serve the residents of the proposed units. Within a ¼ mile walking distance residents can access a variety of facilities including: bocce ball courts, a creative child play area, covered picnic tables, and community gathering area in the Village Center Plaza (Neighborhood Park 7). The pocket park in Tract A of PDP 1 - Central (Pocket Park 14) provides an open green area for informal recreation such as picnics or a game of Frisbee. The residents are also within an easy walk of the various amenities provided in the Villebois Greenway (Regional Park 1, 2, 3, 4, Neighborhood Park 3), Oak Park, Cedar Park, and Pocket Parks 1 and 2 ranging from basketball courts to horse shoes, play structures, and picnic tables. In addition, a small pocket park, Tract R, in PDP 2 - Central provides open space for informal recreation.

**F. Fire Protection:**

1. All structures shall include a rated fire suppression system (i.e., sprinklers), as approved by the Fire Marshal

**Response:** All of the buildings in the proposed FDP will have sprinklers installed as approved by the Fire Marshall.

**(.06) Standards Applying To Commercial Uses**

**Response:** No commercial space is proposed as part of this application, so these standards do not apply.

**(.07) General Regulations - Off-Street Parking, Loading & Bicycle Parking**

Except as required by Subsections (A) through (D), below, the requirements of Section 4.155 shall apply within the village zone.

**A. General Provisions:**

1. The provision and maintenance of off-street parking spaces is a continuing obligation of the property owner. The standards set forth herein shall be considered by the Development Review Board as minimum criteria.

2. The Board shall have the authority to grant variances or refinements to these standards in keeping with the purposes and objectives set forth in this zone.

**Response:** The attached plans illustrate the off-street parking in the FDP area that will be provided and maintained by the property owner. Compliance with the standards of Section 4.125(.07) and Section 4.155 is addressed in this report.

**B. Minimum and Maximum Off-Street Parking Requirements:**

1. Table V-2, Off-Street Parking Requirements, below, shall be used to determine the minimum and maximum parking standards for noted land uses. The minimum number of required parking spaces shown in Table V-2 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.

Use	Min. Vehicle Spaces	Max. Vehicle Spaces	Bicycle Short-term (Spaces)	Bicycle Long-term (Spaces)
Row Houses	1.0/Dwelling Unit	NR	NR	NR

2. Minimum parking requirements may be met by dedicated off-site parking, including surfaced parking areas and parking structures.
3. Except for detached single-family dwellings and duplexes, on-street parking spaces, directly adjoining and on the same side of the street as the subject property, may be counted towards meeting the minimum off-street parking requirements.
4. Minimum parking requirements may be reduced under the following conditions:
  - a. When complimentary, shared parking availability can be demonstrated, or;
  - b. Bicycle parking may substitute for up to 25% of required Mixed-Use or Multi-Family Residential parking. For every five non-required bicycle parking spaces that meet the short or long-term bicycle parking standards, the motor vehicle parking requirement for compact spaces may be reduced by one space.

**Response:** The table below shows calculations for the number of vehicular and bicycle parking spaces required for the FDP based on the size of the residential units.

**Table A. Vehicular Spaces Required for FDP**

Use	Dwelling Units/ Square feet	Min. Number of Vehicular Spaces Req.	Max. Number of Vehicular Spaces Allowed
<b>Seville Row Houses</b>			
7-Row Houses	7	(1.0/unit) = 7	NR
<b>Seville Row Houses Totals</b>		<b>14 spaces provided</b>	<b>NR</b>

**Table B. Bicycle Spaces Required for FDP**

Use	Dwelling Units/ Square feet	Short-term Bicycle Spaces Req.	Long-term Bicycle Spaces Req.
<b>Seville Row Houses</b>			
7-Row Houses	7 units	NR	NR
<b>Seville Row Houses Totals</b>		<b>NR</b>	<b>NR</b>

Seven (7) row houses are proposed, so 7 vehicular spaces are required. There is no maximum number of vehicle spaces allowed, and no bicycle parking is required. As shown in the attached plans, each row house includes a 2-car garage, which provides 2 off-street parking space per dwelling, so this standard is met.

**C. Minimum Off-Street Loading Requirements:**

1. Loading facilities shall be sited at the rear or side whenever practicable, and if adjacent to a residential use, shall be screened. Screening shall match the adjacent residential development in terms of quality of materials and design. Such screening shall minimize light glare and noise levels affecting adjacent residential uses. See also Section 4.155(.03)(B).

**Response:** There are no loading facilities proposed in the FDP area.

**D. Bicycle Parking Requirements:**

1. **Purpose:** Bicycle parking is required for most use categories to encourage the use of bicycles by providing safe and convenient places to park bicycles for short and long stays.
  - a. Short-term bicycle parking is intended to encourage shoppers, customers, messengers, and other visitors to use bicycles by providing a convenient and readily accessible place to park bicycles.
  - b. Long-term bicycle parking is intended to provide employees, students, residents, commuters and others who generally stay at a site for several hours, a secure and weather-protected place to park bicycles. The intent of the long-term standards is to provide bicycle parking within a reasonable distance in order to encourage bicycle use.

## 2. General Provisions

### a. Required Bicycle Parking:

- i. The required minimum number of bicycle parking spaces for each use category is shown in Table V-2, Parking Requirements, below. Bicycle parking is not required for uses not listed.
- ii. Bicycle parking spaces are not required for accessory uses. If a primary use is listed in Table V-2, bicycle parking is not required for the accessory use.
- iii. When there are two or more primary uses on a site, the required bicycle parking for the site is the sum of the required bicycle parking for the individual primary uses.

**Response:** No bicycle parking is required. As shown in the attached plans, each row home includes a two-car garage, which provides opportunity for bicycle parking if desired.

### (.08) Open Space

Open space shall be provided as follows:

- A. In all residential developments and in mixed-use developments where the majority of the developed square footage is to be in residential use, at least twenty-five percent (25%) of the area shall be open space, excluding street pavement and surface parking. In multi-phased developments, individual phases are not required to meet the 25% standard as long as an approved Specific Area Plan demonstrates that the overall development shall provide a minimum of 25% open space. Required front yard areas shall not be counted towards the required open space area. Required rear yard areas and other landscaped areas that are not within required front or side yards may be counted as part of the required open space.
- 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 of Wilsonville 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. See SROZ provisions, Section 4.139.10.
- 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 and approve any pertinent bylaws, covenants, or agreements prior to recordation.

**Response:** The SAP Central application outlines the approach for achieving 25% open space within the SAP upon build-out. The following table illustrates the assumptions made at the SAP level for open space:

**Table C: Open Space Requirement**

<b>SAP Central Total Area</b>	<b>55.2 acres</b>
Net deductions:	
Street Paving (approx.)	12.0 acres
Alleys (projected)	2.8 acres
Surface Parking (projected)	5.5 acres
Approximate SAP Central Net Acreage	34.9 acres
<b>Total open space requirement (34.9 @ 25%)</b>	<b>8.7 acres</b>

This SAP includes 4.51 acres of parks, therefore leaving 4.19 acres of "other" open space to be demonstrated as the SAP develops. Approximately 2.0 acres of "other" open spaces were provided in the PDP 1 - Central area. The area demonstrated in PDP 1 - Central left 2.19 acres of "other" open spaces to be provided with the remainder of the PDP's within SAP Central. The proposed change in buildings on the subject lots will not have a measurable impact on the amount of open space provided in PDP 1 - Central.

#### **(.10) Sidewalk and Pathway Improvement Standards**

- A. The provisions of Section 4.178 shall apply within the Village zone.**

**Response:** Compliance with Section 4.178 is demonstrated later in this report.

#### **(.11) Landscaping, Screening and Buffering**

- A. Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:**
- 1. Streets in the Village zone shall be developed with street trees as described in the Community Elements Book.**

**Response:** The streets surrounding the FDP area have already been constructed with the PDP as described in the Community Elements Book. No streets will be constructed in association with this FDP area.

**(.12) Master Signage and Wayfinding**

**Response:** No signage is proposed as part of this application. Street signs were approved and installed as part of the public improvements.

**(.14) Design Standards Applying to the Village Zone**

A. The following Design Standards implement the Design Principles found in Section 4.125(.13), above, and enumerate the architectural details and design requirements applicable to buildings and other features within the Village (V) zone. The Design Standards are based primarily on the features, types, and details of the residential traditions in the Northwest, but are not intended to mandate a particular style or fashion. All development within the Village zone shall incorporate the following:

1. General Provisions:

a. Flag lots are not permitted.

**Response:** As shown on the attached plans, this FDP does not include any flag lots.

b. The minimum lot depth for a single-family dwelling with an accessory dwelling unit shall be 70 feet.

**Response:** All lots within this FDP are 70 feet in depth.

c. Village Center lots may have multiple front lot lines.

**Response:** No lots in this FDP area have multiple front lot lines.

d. Neighborhood Centers shall only be located within a Neighborhood Commons.

**Response:** No neighborhood center is proposed as part of this FDP.

e. Commercial Recreation facilities shall be compatible with surrounding residential uses.

**Response:** No commercial recreation facilities are proposed in this FDP.

f. Convenience Stores within the Village zone shall not exceed 4,999 sq. ft., and shall provide pedestrian access.

g. Specialty Grocery Stores within the Village zone shall not be more 19,999 square feet in size.

h. A Grocery Store shall not be more than 40,000 square feet in size.

**Response:** No commercial uses are proposed in this FDP.



2. **Building and site design shall include:**
  - a. **Proportions and massing of architectural elements consistent with those established in an approved Architectural Pattern Book or Village Center Architectural Standards.**
  - b. **Materials, colors and architectural details executed in a manner consistent with the methods included in an approved Architectural Pattern Book, Community Elements Book or approved Village Center Architectural Standards.**

**Response:** Compliance with the *Village Center Architectural Standards* is demonstrated at the end of this report. Compliance with the *Community Elements Book* is demonstrated in a subsequent section of this report.

- c. **Protective overhangs or recesses at windows and doors.**
- d. **Raised stoops, terraces or porches at single-family dwellings.**
- e. **Exposed gutters, scuppers, and downspouts, or approved equivalent.**

**Response:** As shown in the attached architectural drawings, the row houses will include protective overhangs and recesses at windows and doors and exposed gutters and downspouts. The row houses each include a raised porch at the front entrance.

- f. **The protection of existing significant trees as identified in an approved Community Elements Book.**

**Response:** There are no trees existing within the subject lots.

- g. **A landscape plan in compliance with Sections 4.125(.07) and (.11), above.**

**Response:** The attached *Planting Plans* comply with the requirements of Sections 4.125(.07) and (.11).

- h. **Building elevations of block complexes shall not repeat an elevation found on an adjacent block.**
- i. **Building elevations of detached buildings shall not repeat an elevation found on buildings on adjacent lots.**

**Response:** The subject row houses are within The Barber Street Address, which encourages building façades to be identical or similar in proportion and configuration. . The proposed row houses, as previously stated, are detached, and do not repeat an elevation found on an adjacent lot.

- j. **A porch shall have no more than three walls.**

**Response:** As shown on the attached architectural drawings, porches will not have more than three walls.

- k. A garage shall provide enclosure for the storage of no more than three motor vehicles, as described in the definition of Parking Space.

**Response:** As shown in the attached plans and drawings, each garage will provide storage for two motor vehicles.

3. Lighting and site furnishings shall be in compliance with the approved Architectural Pattern Book, Community Elements Book, or approved Village Center Architectural Standards.

**Response:** Compliance with the *Community Elements Book* and *Village Center Architectural Standards* is demonstrated later in this report.

4. Building systems, as noted in Tables V-3 and V-4 (Permitted Materials and Configurations), below, shall comply with the materials, applications and configurations required therein. Design creativity is encouraged. The LEED Building Certification Program of the U.S. Green Building Council may be used as a guide in this regard.

**Response:** The building systems of this FDP comply with the materials, applications, and configurations as required in Tables V-3 and V-4.

#### **(.16) Village Center Design Standards**

- A. In addition to the design standards found in Section 4.125(.14), above, the following Design Standards are applicable to the Village Center, exclusive of single-family detached dwellings and row houses:

**Response:** This FDP proposes 7 row houses; the standards of this section are not applicable to the row houses.

#### **(.17) Village Center Plaza Design Standards**

- A. In addition to the design standards found in Section 4.125(.16), above, the following Design Standards are specific to the design of the Village Center Plaza:

1. The Village Center Plaza shall be measured as all space enclosed by the surrounding buildings.

**Response:** This FDP area does not include any portions of the Village Center Plaza, so the standards of this section do not apply.

#### **(.18) Village Zone Development Permit Process**

Except as noted below, the provision of Sections 4.140(.02) through (.06) shall apply to development in the Village zone.

- B. Unique Features and Processes of the Village (V) Zone:

2. **Final Development Plan (FDP) approval by the Development Review Board or the Planning Director, as set forth in Sections 4.125(.18)(L) through (P) (Site Design Review equivalent), below, may occur as a separate phase for lands in the Central SAP or multi-family dwellings outside the Central SAP.**

**Response:** A separate application for the Preliminary Development Plan for Phase 1 of SAP Central has already been approved and a prior Final Development Plan was approved for attached row houses the subject lots. The Applicant is proposing to build detached row houses on the subject lots. This Final Development Plan application is submitted for approval of the Seville Row Houses (detached) on Lots 84-90 of Phase 1.

**L. Final Development Plan Approval Procedures (Equivalent to Site Design Review):**

1. **Unless an extension has been granted by the Development Review Board as enabled by Section 4.023, an application for FDP approval on lands within the Central SAP or multi-family dwellings outside of the Central SAP shall be filed within two (2) years after the approval of a PDP. All applications for approval of a FDP shall:**
  - a. **Be filed with the City Planning Division for the entire FDP, or when submission of the PDP in phases has been authorized by the Development Review Board, for a phase in the approved sequence.**
  - b. **Be made by the owner of all affected property or the owner's authorized agent.**
  - c. **Be filed on a form prescribed by the City Planning Division and filed with said division and accompanied by such fee as the City Council may prescribe by resolution.**
  - d. **Set forth the professional coordinator and professional design team for the project.**

**Response:** A Preliminary Development Plan for Phase 1 Central has already been approved. The entire area of this FDP is located in the Phase 1 area of SAP Central. This application is submitted by the property owner's authorized agent. Included in this application package is the required application form and FDP application fee (See Section I in this application notebook). The General Information section of this report includes the names and contact information of the professional coordinator and design team for the proposed project.

**M. FDP Application Submittal Requirements:**

1. **An application for approval of a FDP shall be subject to the provisions of Section 4.034.**

**Response:** Section 4.034(.08) requires that applications for development approvals within the Village zone be reviewed in accordance with the standards and

procedures of Section 4.125. Compliance with Section 4.125 is demonstrated in this report.

**N. FDP Approval Procedures**

1. An application for approval of a FDP shall be subject to the provisions of Section 4.421

**Response:** Compliance with Section 4.421 is demonstrated later in this report.

**O. FDP Refinements to an Approved Preliminary Development Plan**

1. In the process of reviewing a FDP for consistency with the underlying Preliminary Development Plan, the DRB may approve refinements, but not amendments, to the PDP. Refinements to the PDP may be approved by the Development Review Board, upon the applicant's detailed graphic demonstration of compliance with the criteria set forth in Section 4.125(.18)(O)(2), below.

**a. Refinements to the PDP are defined as:**

- i. Changes to the street network or functional classification of streets that do not significantly reduce circulation system function or connectivity for vehicles, bicycles or pedestrians.
- ii. Changes to the nature or location of park type, trails, or open space that do not significantly reduce function, usability, connectivity, or overall distribution or availability of these uses in the PDP.
- iii. Changes to the nature or location of utilities or storm water facilities that do not significantly reduce the service or function of the utility or facility.
- iv. Changes to the location or mix of land uses that does not significantly alter the overall distribution or availability of uses in the affected PDP. For purposes of this subsection, "land uses" or "uses" are defined in the aggregate, with specialty condos, mixed use condos, urban apartments, condos, village apartments, neighborhood apartments, row houses and small detached uses comprising a land use group and medium detached, standard detached, large and estate uses comprising another.
- v. Changes that are significant under the above definitions, but necessary to protect an important community resource or substantially improve the functioning of collector or minor arterial roadways.

**b. As used herein, "significant" means:**

- i. More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18) (O) (1) (a), above, or,
- ii. That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(F)(1)(a), above.

**Response:** This FDP application proposes to build 7 detached row houses where 7 attached row houses were previously planned and FDP-approved. This FDP does not change the functional street network or functional classification of streets, nor does it change the nature or location of park types, trails or open space. The nature or location of utilities or storm water facilities is not changed with this FDP. The location or mix of land uses is also not changed by this FDP. Thus, the subject FDP does not propose any refinements or amendments.

**P. FDP Approval Criteria**

1. An application for approval of a FDP shall be subject to the provisions of Section 4.421.

**Response:** Compliance with Section 4.421 is demonstrated later in this report.

2. An application for an FDP shall demonstrate that the proposal conforms to the applicable Architectural Pattern Book, Community Elements Book, Village Center Architectural Standards and any conditions of a previously approved PDP.

**Response:** Compliance is demonstrated below.

**COMMUNITY ELEMENTS BOOK**

***Lighting Master Plan***

**Response:** The development of streets and the public right-of-way was reviewed at the PDP level. The lighting for the streets in this FDP area was installed when the streets were constructed with PDP 1 - Central. The street lighting fixture is Hadco S8867E as specified in the Community Elements Book.

***Curb Extensions***

**Response:** The development of streets and the public right-of-way was reviewed at the PDP level. This FDP application is consistent with the curb extensions in PDP 1 - Central.

***Street Tree Master Plan***

**Response:** The development of streets and the public right-of-way was reviewed at the PDP level. The streets in the subject FDP area were constructed with the PDP 1 - Central, and street trees will be installed along the street frontage of this FDP consistent with the Street Tree Master Plan.

***Site Furnishings***

**Response:** Because there is very little street frontage in the subject FDP area and no parks or open spaces, there will not be any opportunities for site furnishings in this FDP area.

#### *Play Structures*

**Response:** There will not be any play structures in the subject FDP area.

#### *Tree Protection*

**Response:** There are no existing trees in the subject FDP area.

#### *Plant List*

**Response:** The *Community Elements Book* approved with SAP - Central contains a Plant List (pages 15-17) of non-native and native trees, shrubs, and groundcovers, ferns, herbs, vines, perennials, grasses, and bulbs for species to plant throughout Villebois. The *Planting Plans* utilize species included on the Plant List.

#### **MASTER SIGNAGE AND WAYFINDING PLAN**

**Response:** No signs are proposed for this FDP area at this time. Compliance with the Master Signage and Wayfinding Plan will be demonstrated at the time of approval for any sign permits.

#### **VILLAGE CENTER ARCHITECTURAL STANDARDS**

**Response:** Compliance with the *Village Center Architectural Standards* is demonstrated at the end of this report (see Section IV).

#### **(.19) Expiration of SAP, PDP and FDP Approvals**

A SAP approval shall not expire. A PDP or FDP approval shall expire two years after its approval date, if substantial development has not occurred on the property prior to that time. Provided, however, that the Development Review Board may extend these expiration times for up to three (3) additional periods of not more than one (1) year each. Applicants seeking time extensions shall make their requests in writing at least thirty (30) days in advance of the expiration date. Requests for time extensions shall only be granted upon a showing that the applicant has in good faith attempted to develop or market the property in the preceding year or that development can be expected to occur within the next year. For purposes of this section, "substantial development" is deemed to have occurred if the subsequently-required development approval, building permit or public works permit has been submitted for the development, and the development has been diligently pursued, including the completion of all conditions of approval established for the permit.

**Response:** The applicant has plans to complete substantial development on the property within two years of the approval date. Should this fail to occur, the applicant will apply for an extension at least 30 days prior to the expiration date.

- (.20) **Adherence to Approved Plan and Modification Thereof:** 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 FDP. The approved FDP and phase development sequence shall control the issuance of all building permits and shall restrict the nature, location and design of all uses. Minor changes in an approved FDP may be approved by the Planning Director if such changes are consistent with the purposes and general character of the approved development plan. All other modifications, excluding revision of the phase development sequence, shall be processed in the same manner as the original application and shall be subject to the same procedural requirements.

**Response:** The applicant will agree in writing to adhere to the conditions prescribed for the approval of the FDP. Any changes or modifications will follow the procedures prescribed in Section 4.125(.20).

- (.21) **In the event of a failure to comply with the approved FDP, or any prescribed condition of approval, including failure to comply with the phase development schedule, the Development Review Board may, after notice and hearing, revoke a FDP. General economic conditions that affect all in a similar manner may be considered as a basis for an extension of a development schedule.**

**Response:** The applicant understands that failure to comply with the approved FDP may result in the revocation of the FDP.

## **GENERAL DEVELOPMENT REGULATIONS**

### **SECTION 4.155. GENERAL REGULATIONS - PARKING, LOADING AND BICYCLE PARKING**

**Response:** As shown in the attached plans, parking for the row houses is provided in garages, so there are no off-street parking lots or loading areas associated with the proposed development. Compliance with the parking requirements of the Village Zone (Section 4.125(.07)) is demonstrated earlier in this report.

### **SECTION 4.176. LANDSCAPING, SCREENING & BUFFERING**

#### **(.02) Landscaping and Screening Standards.**

**Response:** As shown on the *Planting Plans*, open areas around the proposed row houses will be landscaped with a mixture of ground cover, perennials, grass, shrubs, and trees. Streets and public right-of-way improvements, including street trees, were reviewed and constructed at the PDP level.

#### **(.03) Landscape Area.**

**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.

**Response:** Approximately 27.5% (3,860 square feet) of the area of the lots is landscaped as shown in the attached *Planting Plans*.

**(.04) Buffering and Screening.**

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.

**Response:** The proposed use is row houses. The subject FDP area is bordered by public street rights-of-way on three sides and a private alley on one side. The site is surrounded by similar high density residential development. Therefore, buffering and screening is not required.

- 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.

**Response:** All exterior, roof, and ground mounted equipment will be screened from ground level off-site views. No outdoor storage areas exist in the subject FDP area, nor do any loading areas, docks, truck parking or fences over 6 feet in height.

**(.05) Sight-Obscuring Fence or Planting.**

The use for which a sight-obscuring fence or planting is required shall not begin operation until the fence or planting is erected or in place



and approved by the City. A temporary occupancy permit may be issued upon a posting of a bond or other security equal to one hundred ten percent (110%) of the cost of such fence or planting and its installation. (See Sections 4.400 to 4.470 for additional requirements.)

**Response:** No sight-obscuring fence or planting is required in this FDP area.

**(.06) Plant Materials.**

- A. **Shrubs and Ground Cover.** All required ground cover plants and shrubs must be of sufficient size and number to meet these standards within three (3) years of planting. Non-horticultural plastic sheeting or other impermeable surface shall not be placed under mulch. Surface mulch or bark dust are to be fully raked into soil of appropriate depth, sufficient to control erosion, and are confined to areas around plantings. Areas exhibiting only surface mulch, compost or barkdust are not to be used as substitutes for plants areas.

1. **Shrubs.** 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.

**Response:** As shown on the attached *Planting Plans* all shrubs will be equal to or better than 2-gallon size with a 10 to 12 inch spread. All shrubs will be well branched and typical of their type as described in current AAN standards.

2. **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 inch on center minimum. 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. Where wildflower seeds are designated for use as a ground cover, the City may require annual re-seeding as necessary.

**Response:** As shown on the attached *Planting Plans* all ground covers will be at least 1 gallon containers and spaced appropriately. These plants will be installed as required.

3. **Turf or lawn in non-residential developments.** Shall not be used to cover more than ten percent (10%) of the landscaped area, unless specifically approved based on a finding that, due to site conditions and availability of water, a larger percentage of turf or lawn area is appropriate. Use of lawn fertilizer shall be discouraged. Irrigation drainage runoff from lawns shall be retained within lawn areas.

**Response:** The subject FDP area is a residential development; therefore this criterion does not apply.

4. **Plant materials under trees or large shrubs.** Appropriate plant materials shall be installed beneath the canopies of trees and large shrubs to avoid the appearance of bare ground in those locations.

**Response:** As shown on the attached *Planting Plans* appropriate plant materials will be installed beneath the canopies of trees and large shrubs.

**B. Trees.** All trees shall be well-branched and typical of their type as described in current American Association of Nurserymen (AAN) Standards and shall be balled and burlapped. The trees shall be grouped as follows:

1. **Primary trees** which define, outline or enclose major spaces, such as Oak, Maple, Linden, and Seedless Ash, shall be a minimum of 2" caliper.
2. **Secondary trees** which define, outline or enclose interior areas, such as Columnar Red Maple, Flowering Pear, Flame Ash, and Honeylocust, shall be a minimum of 1-3/4" to 2" caliper.
3. **Accent trees** which, are used to add color, variation and accent to architectural features, such as Flowering Pear and Kousa Dogwood, shall be 1-3/4" minimum caliper.
4. **Large conifer trees** such as Douglas Fir or Deodar Cedar shall be installed at a minimum height of eight (8) feet.
5. **Medium-sized conifers** such as Shore Pine, Western Red Cedar or Mountain Hemlock shall be installed at a minimum height of five to six (5 to 6) feet.

**Response:** As shown on the attached *Planting Plans*, proposed tree species has been selected from the Villebois Plant List in the Community Elements Book. All proposed street trees meet the minimum 2" caliper code requirement for primary trees. The proposed small deciduous ornamental or flowering trees meet the minimum 1¾" caliper code requirement for secondary or accent trees. Vine maple is proposed to be used as an accent tree and should, therefore, be a minimum 1¾" caliper in size according to the above code. However, the natural growth for a vine maple is multi-stemmed. According to the project's landscape architect (Richard Schultz), multi-stemmed trees do not come in caliper inches. He has noted that you "can occasionally find vine maple that has been pruned to a single trunk at 2" caliper, but that destroys the beauty of and the reason for using the tree." Thus, a waiver to the specified caliper inch standard is requested for the vine maple in order to retain the natural beauty of the tree and to allow it to serve the desired function as an accent tree. All proposed trees will be well-branched, typical of their type as described in current AAN, and balled and burlapped.

**C. Where a proposed development includes buildings larger than twenty-four (24) feet in height or greater than 50,000 square feet**

in footprint area, the Development Review Board may require larger or more mature plant materials:

1. At maturity, proposed trees shall be at least one-half the height of the building to which they are closest, and building walls longer than 50 feet shall require tree groups located no more than fifty (50) feet on center, to break up the length and height of the façade.
2. Either fully branched deciduous or evergreen trees may be specified depending upon the desired results. Where solar access is to be preserved, only solar-friendly deciduous trees are to be used. Where year-round sight obscuring is the highest priority, evergreen trees are to be used.
3. The following standards are to be applied:
  - a. Deciduous trees:
    - i. Minimum height of ten (10) feet; and
    - ii. Minimum trunk diameter (caliper) of 2 inches (measured at four and one-half [4 1/2] feet above grade).
  - b. Evergreen trees: Minimum height of twelve (12) feet.

**Response:** Code Section 4.176(.06)(C.)(1-3) only applies if the DRB determines that they will require larger, more mature plant materials. The above code indicates that the DRB can require this when buildings are greater than 24' in height or greater than 50,000 SF in footprint area. The following is a listing of the height and footprint area for the proposed buildings.

The Seville are approximately 31' in height and a maximum of 1,200 SF in footprint area. Thus, the Seville do not meet the threshold for building footprint area, but they do meet the threshold for building height.

The purpose of the above standard appears to be to break up the length and height of a building façade. It should be noted that the row houses are detached from each other in this case, and they include architectural features that are designed to achieve this same affect. This is demonstrated with findings addressing the VCAS in subsequent sections of this report. Additionally, there is limited space available between the porch and adjacent sidewalks for the installation of large, mature plant materials. Installing large, mature plant material in front of the porches would also run counter to the intended effect of elevated porches close to public sidewalks. However, the attached *Planting Plans* illustrate that attractive and complementary plant materials will be installed in available yard areas, and trees in compliance with the standards of Section 4.176 (.06)(B.), as characterized in the finding addressing said code section, will be installed where feasible. In summary, it is not necessary for the DRB to enact Section 4.176(.06)(C.) as the desired result will be achieved by building the project consistent with the attached plans.

#### **D. Street Trees.**

**Response:** Review of streets and rights-of-way, including street trees, occurred at the PDP level. Street trees shown in the plans for this FDP are consistent with the approved PDP application. Compliance with the Street Tree Master Plan is demonstrated earlier in this report.

**E. Types of Plant Species.**

1. Existing landscaping or native vegetation may be used to meet these standards, if protected and maintained during the construction phase of the development and if the plant species do not include any that have been listed by the City as prohibited. The existing native and non-native vegetation to be incorporated into the landscaping shall be identified.

**Response:** There are no trees existing within the subject FDP area.

2. Selection of plant materials. Landscape materials shall be selected and sited to produce hardy and drought-tolerant landscaping. Selection shall be based on soil characteristics, maintenance requirements, exposure to sun and wind, slope and contours of the site, and compatibility with other vegetation that will remain on the site. Suggested species lists for street trees, shrubs and groundcovers shall be provided by the City of Wilsonville.

**Response:** All proposed landscaping materials are selected from the Villebois Plant List in the *Community Elements Book*. Specific materials were selected to best meet the site characteristics of the subject property.

3. Prohibited plant materials. The City may establish a list of plants that are prohibited in landscaped areas. Plants may be prohibited because they are potentially damaging to sidewalks, roads, underground utilities, drainage improvements, or foundations, or because they are known to be invasive to native vegetation.

**Response:** No plant materials listed as "Prohibited Plant Species" on the Villebois Plant List are included in the proposed landscaping.

**F. Tree Credit.**

**Response:** Tree credits are not applicable to this FDP application.

- G. Exceeding Standards. Landscape materials that exceed the minimum standards of this Section are encouraged, provided that height and vision clearance requirements are met.
- H. Compliance with Standards. The burden of proof is on the applicant to show that proposed landscaping materials will comply with the purposes and standards of this Section.

**Response:** The attached *Planting Plans* and this report demonstrate that the proposed landscaping complies with the standards of the Wilsonville Development Code and the *Community Elements Book*.

**(.07) Installation and Maintenance.**

- A. **Installation.** Plant materials shall be installed to current industry standards and shall be properly staked to assure survival. Support devices (guy wires, etc.) shall not be allowed to interfere with normal pedestrian or vehicular movement.
- B. **Maintenance.** Maintenance of landscaped areas is the on-going responsibility of the property owner. Any landscaping installed to meet the requirements of this Code, or any condition of approval established by a City decision-making body acting on an application, shall be continuously maintained in a healthy, vital and acceptable manner. Plants that die are to be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. Failure to maintain landscaping as required in this Section shall constitute a violation of this Code for which appropriate legal remedies, including the revocation of any applicable land development permits, may result.
- C. **Irrigation.** The intent of this standard is to assure that plants will survive the critical establishment period when they are most vulnerable due to a lack of watering and also to assure that water is not wasted through unnecessary or inefficient irrigation. Approved irrigation system plans shall specify one of the following:
  - 1. A permanent, built-in, irrigation system with an automatic controller. Either a spray or drip irrigation system, or a combination of the two, may be specified.
  - 2. A permanent or temporary system designed by a landscape architect licensed to practice in the State of Oregon, sufficient to assure that the plants will become established and drought-tolerant.
  - 3. Other irrigation system specified by a licensed professional in the field of landscape architecture or irrigation system design.
  - 4. A temporary permit issued for a period of one year, after which an inspection shall be conducted to assure that the plants have become established. Any plants that have died, or that appear to the Planning Director to not be thriving, shall be appropriately replaced within one growing season. An inspection fee and a maintenance bond or other security sufficient to cover all costs of replacing the plant materials shall be provided, to the satisfaction of the Community Development Director. Additionally, the applicant shall provide the City with a written license or easement to enter the property and cause any failing plant materials to be replaced.

**Response:** Plants will be installed and maintained properly. A permanent-built-in irrigation system with an automatic controller will be installed underground to irrigate the proposed landscaping. Additional details about the irrigation system will be provided with construction plans.

- D. **Protection.** All required landscape areas, including all trees and shrubs, shall be protected from potential damage by conflicting uses or activities including vehicle parking and the storage of materials.

**Response:** The attached planting plans demonstrate that all landscape areas will be protected from potential damage by vehicle travel along alleys and parking areas.

**(.08) Landscaping on Corner Lots.**

All landscaping on corner lots shall meet the vision clearance standards of Section 4.177. If high screening would ordinarily be required by this Code, low screening shall be substituted within vision clearance areas. Taller screening may be required outside of the vision clearance area to mitigate for the reduced height within it.

**Response:** All landscaping on corner lots will meet the vision clearance standards of Section 4.177.

**(.09) Landscape Plans.**

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. Landscape plans shall divide all landscape areas into the following categories based on projected water consumption for irrigation:

- A. High water usage areas (+/- two (2) inches per week): small convoluted lawns, lawns under existing trees, annual and perennial flower beds, and temperamental shrubs;
- B. Moderate water usage areas (+/- one (1) inch per week): large lawn areas, average water-using shrubs, and trees;
- C. Low water usage areas (Less than one (1) inch per week, or gallons per hour): seeded fieldgrass, swales, native plantings, drought-tolerant shrubs, and ornamental grasses or drip irrigated areas.
- D. Interim or unique water usage areas: areas with temporary seeding, aquatic plants, erosion control areas, areas with temporary irrigation systems, and areas with special water-saving features or water harvesting irrigation capabilities.  
These categories shall be noted in general on the plan and on the plant material list.

**Response:** The attached *Planting Plans* include the required information listed in Section 4.176(.09).

**(.10) Completion of Landscaping.**

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.

**Response:** The applicant does not anticipate deferring the installation of plant materials. Should it be necessary to defer installation of plant materials, the applicant will apply for a temporary permit. The applicant understands that no final Certificate of Occupancy will be granted until an adequate bond or other security is posted for completion of the landscaping, and the City will be given authorization to enter the property.

**(.11) Street Trees Not Typically Part of Site Landscaping.**

Street trees are not subject to the requirements of this Section and are not counted toward the required standards of this Section. Except, however, that the Development Review Board may, by granting a waiver or variance, allow for special landscaping within the right-of-way to compensate for a lack of appropriate on-site locations for landscaping. See subsection (.06), above, regarding street trees.

**Response:** Street trees are not counted toward the required standards of this Section.

**(.12) Mitigation and Restoration Plantings.**

**Response:** There are no trees existing within the subject FDP area.

**SECTION 4.177. STREET IMPROVEMENT STANDARDS.**

**(.01) Except as specifically approved by the Development Review Board, all street and access improvements shall conform to the Street System Master Plan, together with the following standards:**

**H. Access drives and lanes.**

- 1. An access drive to any proposed development shall be designed to provide a clear travel lane free from any obstructions. A minimum additional width of eight feet shall be provided on each side where parking is allowed.**
- 2. Access travel lanes shall be constructed with a hard surface capable of carrying a 23-ton load. Improvement width shall be:**

- a. 12 feet for one-way traffic
  - b. 20 feet for two-way traffic.
3. Secondary or emergency access lanes may be improved to a minimum of 12 feet with a gravel or better all-weather surface as approved by the Fire District. All fire lanes shall be dedicated easements.
  4. Minimum access requirements shall be adjusted commensurate with the intended function of the site based on vehicles types and traffic generation.

**Response:** All proposed buildings and their associated parking areas are accessible from the private alleys as shown on the attached plans. The alleys are located in tracts platted and constructed with Phase 1. The alleys are 20 feet wide to accommodate 2-way traffic.

**I. Corner or clear vision area.**

1. A clear vision area 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. No structures, plantings, or other obstructions that would impede visibility between the height of 3- inches and 10 feet shall be allowed within said area. Measurements shall be made from the top of the curb, or, when there is no curb, from the established street center line grade. However, the following items shall be exempt:
  - a. Light and utility poles with a diameter less than 12 inches.
  - b. An existing tree, trimmed to the trunk, 10 feet above the curb.
  - c. Official warning or street sign.
  - d. 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 buildings in the subject FDP area have been located so as not to obscure the vision clearance area of street intersections and street/driveway intersections. Landscaping of corner lots will be less than 30 inches in height to assure that visibility is not blocked.

**SECTION 4.178. SIDEWALK AND PATHWAY STANDARDS.**

- (.01) **Sidewalks.** All sidewalks shall be concrete and a minimum of five (5) feet in width, except where the walk is adjacent to commercial storefronts. In such cases, they shall be increased to a minimum of ten (10) feet in width.



**Response:** All sidewalks and pathways in the subject FDP area are at least 5 feet in width and concrete.

**(.03) Pavement surface.**

- A. All bike paths shall be paved with asphalt to provide a smooth riding surface. Where pathways are adjacent to and accessible from improved public streets, the Public Works Director may require a concrete surface. At a minimum the current AASHTO "Guide for the Development of Bicycle Facilities" and the State "Oregon Bicycle Plan" shall be used to design all bicycle facilities within the City of Wilsonville. Any deviation from the AASHTO, ODOT, and City standards will require approval from the City Engineer prior to implementation of the design.
- B. To increase safety, all street crossings shall be marked and should be designed with a change of pavement such as brick or exposed aggregate. All arterial crossings should be signalized.
- C. All pathways shall be clearly posted with standard bikeway signs.
- D. Pedestrian and equestrian trails may have a gravel or sawdust surface if not intended for all weather use.

**Response:** There are no bicycle pathways in this FDP area. Details about sidewalks in the public right-of-way were addressed in the approved PDP application.

**(.06) Pathway Clearance.**

- A. Vertical clearance of at least 8 feet 6 inches shall be maintained above the surface of all pathways. The clearance above equestrian trails shall be a minimum of ten feet.
- B. All landscaping, signs and other potential obstructions shall be set back at least (1) foot from the edge of the pathway surface. No exposed rock should be permitted within two (2) feet of the path pavement and all exposed earth within two (2) feet of the pavement shall be planted with grass, sod or covered with 2" of barkdust.

**Response:** As shown on the attached plans, all potential obstructions are at least one foot from the edge of the pathway surfaces, and vertical clearance will be maintained.

**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.

**Response:** The attached architectural drawings demonstrate that the proposed buildings will have variety in design, and add aesthetic interest through architectural details. The proposed buildings are designed in compliance with the standards for Villebois, so the entire development will have a cohesive, harmonious appearance, creating a desirable place of residence and adding to the overall quality of life in the City.

**(.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.**

**Response:** The architecture of the row houses has been designed to assure proper functioning of the site and to maintain an aesthetically pleasing environment. Alley access to the garages and the landscaping surrounding the row houses will add to the quality of the environment as well as the functioning of the site.

- B. Encourage originality, flexibility and innovation in site planning and development, including the architecture, landscaping and graphic design of said development;**

**Response:** The proposed row houses have been designed to be flexible and innovative in their exterior appearance, as well as their interior functionality. The Seville Row Homes include landscaping and architectural details that will enhance the visual environment of the site. Pedestrian connections to sidewalks, trails, and parks have already been provided to enhance the site's connectivity to surrounding amenities.

- C. Discourage monotonous, drab, unsightly, dreary and inharmonious developments;**

**Response:** The Seville will include landscaping around the row houses as shown on the attached plans and architectural drawings. Landscaping will consist of an appropriate mixture of ground cover, shrubs, and trees selected from the Villebois Plant List to create a harmonious appearance throughout Villebois. The attached building elevations also illustrate the architectural details which will create an interesting and aesthetically appealing development.

- 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;**

**Response:** The landscape areas around the proposed row houses will incorporate landscaping that makes sense for a Pacific Northwest community, while matching the City's natural beauty and visual character.

- 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;**

**Response:** The landscape areas, the proximity of and pedestrian connections to recreational amenities, and the architectural details of the proposed row houses will help maintain the appeal of Villebois as a unique and attractive community in which to live, work, and recreate. Residents of Villebois will stimulate the local economy by opening new businesses and thus creating jobs and by spending money in existing businesses.

- F. Stabilize and improve property values and prevent blighted areas and, thus, increase tax revenues;**

**Response:** The proximity to neighborhood amenities and the landscaping associated with the Seville will help maintain property values in this new community. A Home Owners Association will assure that these areas are properly maintained over time.

- 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.**

**Response:** The process used to plan for Villebois incorporates a tiered system that originates at the *Villebois Village Master Plan*. The *Master Plan* shows how facilities, including parks and open space, are distributed and available to residents throughout Villebois. *Figure 5 - Parks & Open Space Plan* of the *Master Plan* shows that approximately 32% of Villebois will be in parks and open space. Overall, the SAP - Central area, will contain approximately 4.51 acres of parks. Phase 1 Central contains parks and open space consistent with SAP - Central. This FDP is consistent with the prior FDP, PDP, SAP - Central, and the *Villebois Village Master Plan*, and therefore, complies with this criterion.

- 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;**

**Response:** The *Villebois Village Master Plan* shows that the community will include a variety of housing options (living) and the Village Center will contain places for employment (working). This FDP shows a living environment in Phase 1

Central that is enhanced by its proximity to parks and open space areas. Residents that live around the parks and open space areas provide on-going surveillance and control.

- 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;**

**Response:** The design of Villebois is intended to create a community that is truly unique. The City and Villebois Master Planner/applicant are working in partnership with nearby residents, property owners, and local and regional governments to create a complete, livable, pedestrian-oriented community that will be an asset to the City of Wilsonville and the Portland region. This partnership has generated citizen participation in the project and the unique design will foster civic pride and community spirit amongst the residents of Villebois.

- J. **Sustain the comfort, health, tranquillity 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 design of Villebois revolves around three guiding principles: connectivity, diversity, and sustainability. These principles are intended to sustain the comfort, health, tranquillity, and contentment of Villebois residents, while also promoting and protecting the peace, health and welfare of the City. *Connectivity* refers to creating connections between Villebois neighborhoods and between Villebois and other parts of the City and region for multiple modes of transportation. *Diversity* includes multiple choices of housing styles, housing affordability, recreation, employment, goods and services, and infrastructure for transportation. *Sustainability* involves the protection of natural resources and open space, energy conservation, and storm and rainwater management.

#### **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.)**

- 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:** As shown in the attached *Planting Plans*, proposed plant materials are drawn from the Villebois Plant List, which includes native species, to ensure consistency of general appearance within the Villebois community.

- 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:** Chapter 3 of the *Villebois Village Master Plan* takes into account scenic views, topography, existing vegetation, and other natural features in the design and location of parks and open spaces in the Villebois development. The FDP area does not include any steep slopes, sensitive wildlife habitat areas or master planned parks and open space areas. There are no existing trees within the subject FDP area.

- 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:** As shown in *Sheet S-1 - Site Plan* sidewalks and pedestrian/bicycle paths are provided to connect the proposed residences with the off-street parking areas and with other parts of Villebois. Parking is located in garages behind the row houses to enhance the pedestrian-oriented streetscape and so as not to detract from the design of the proposed residences and the neighboring properties.

- 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.

**Response:** *Sheet C-4 - Composite Utility Plan* shows the storm drainage system for the FDP area. This system has been carefully designed so as not to adversely affect neighboring properties.

- E. **Utility Service.** Any utility installations above ground shall be located so as to have an harmonious relation to neighboring properties and site. The proposed method of sanitary and storm sewage disposal from all buildings shall be indicated.

**Response:** All utility lines will be installed underground. *Sheet C-4 - Composite Utility Plan* indicates how sanitary and storm sewage disposal for the proposed row houses will be handled.

- 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:** No advertising features are proposed in this FDP. Any signage associated with the row houses will meet the standards adopted in the *Master Signage and Wayfinding Plan*.

- 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:** This FDP does not propose any exposed storage areas, exposed machinery installations, surface areas, truck loading areas, utility buildings and structures or other accessory areas and structures. Compliance with Section 4.176 is addressed earlier in this report.

- (.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.

**Response:** Any signage associated with the proposed buildings will comply with the *Master Signage and Wayfinding Plan*.

- (.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:** Compliance with the purpose of Section 4.400 has been addressed earlier in this report.

#### **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.
- 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 is necessary.
- 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.
- 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.
- E. A sign plan, drawn to scale, showing the location, size, design, material, color and methods of illumination of all exterior signs.
- F. The required application fee.

**Response:** Section III of this notebook includes *Sheet S-1 - Site Plan, Planting Plans*, and architectural drawings that meet the requirements of Section 4.440 (.01). A copy of the application fee submitted is included in Section I of this notebook. A color board is included with this application.

**SECTION 4.450. INSTALLATION OF LANDSCAPING.**

**(.01)** 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.

**Response:** The applicant understands that they must provide a security to guarantee installation of the proposed landscaping.

**(.02) 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.**

**Response:** The applicant understands that changes to the landscape plan included in this application cannot be made without official action of the Planning Director or the Development Review Board.

**(.03) 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.**

**Response:** The applicant understands that they are responsible for the ongoing maintenance of the proposed landscaping.

**(.04) 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.**

**Response:** This FDP does not include any existing development; therefore this criterion does not apply.

## **IV. VILLAGE CENTER ARCHITECTURAL STANDARDS**

### **STANDARDS APPLYING TO ALL BUILDINGS**

#### **1.1 Building Types**

The Building Type, as per Table V-1: Development Standards (Village Zone), sets the building height and setback requirements. Additionally, the character of each Address is derived, in part, from assumptions about the types of products that will be developed. Therefore, this document establishes the appropriate Building Type(s) for each Address. For example,



the Architectural Standards for The Courtyard Address assumes that a Row House building type is most appropriate to the intended character of the space. Whether the dwelling units are apartments, condominiums, or fee-simple is beyond the scope of this document.

All buildings outside the Address overlays shall meet the development standards of the Village Zone per the proposed Building Type. Row houses outside of an Address overlay may be detached or attached and are subject to 'Row Houses - Village Center' in Table V-1: Development Standards (Village Zone).

**Response:** The proposed buildings are detached row houses. The subject row houses are sited in conformance with the standards of 'Row Houses - Village Center' in *Table V-1: Development Standards (Village Zone)* as shown on the attached *Site Plan*.

## 1.2 Building Height and Roof Form

**Intent:** Strengthen the perception of streets and open spaces as public rooms by establishing a consistency of façade heights and roof forms.

**Required Standards:**

1. **Maximum Building Height shall be as required by Table V-1: Development Standards (Village Zone).**

**Response:** Maximum building height as measured from finished grade to midpoint of highest pitched roof is approximately 31' which is below the maximum of 45'.

2. **See Address for other height limitations, such as number of stories or Average Façade Height.**

**Response:** The row houses are located within The Barber Street Address, the standards of which are addressed in the following section of this report.

3. **Building Height measurement is defined in Section 4.001 Definitions (Village Zone).**

**Response:** Maximum building height was measured from finished grade to midpoint of highest pitched roof per the definition of building or structure height.

4. **Rooftop equipment shall be screened from view of taller buildings, whether existing or future, to the extent feasible.**

**Response:** No rooftop equipment is proposed on the subject row houses.

5. **At least two roof gardens within SAP Central shall be provided where appropriate to desired roof form (i.e. flat roofs)**

**Response:** Roof gardens are not appropriate for the row houses due to the fact that the roofs are not flat and they are individually owned homes.

### **1.3 Horizontal Façade Articulation**

**Intent:** *Reduce the apparent bulk of large buildings by breaking them down into smaller components. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.*

**Required Standards:**

1. *Horizontal articulation: Horizontal facades shall be articulated into smaller units. Appropriate methods of horizontal façade articulation include two or more of the following elements: change of facade materials, change of color, facade planes that are vertical in proportion, bays and recesses, breaks in roof elevation, or other methods as approved. (See individual Address for allowed and encouraged methods of horizontal articulation.)*

**Response:** *The row house designs employ several devices and methods to achieve horizontal articulation, including material and color changes, bays at the center story of each building, and accent colors that are repeated on the bay and the front doors. The primary façade plane of each building is a vertical slab that is a backdrop for the material, color and geometric changes at the center floor.*

2. *Building facades should incorporate design features such as offsets, projections, reveals, and/or similar elements to preclude large expanses of uninterrupted building surfaces.*

**Response:** *The proposed row houses are detached, which in and of itself, serves to preclude large expanses of building surfaces. The bottom floor of each building features an elevated porch as wide as the building itself. Masonry is used as a strong base at the porch level, as well as a strong shouldering effect on three of the units with brick vertically placed at the corners.*

**Optional:**

- *Articulation should extend to the roof. The purpose is not to create a regular rigid solution but rather to break up the mass in creative ways.*

**Response:** *The separation of the proposed row houses allows for breaks in the roof form which further articulate the vertical proportion of the facades. As mentioned previously three of the buildings will have ground to roof dark gray brick at the shoulder (corner) of the building, which interrupts the possible repetitiveness of the elevations. The windows and main bay feature also differ from building to building which further identifies the detached homes as unique.*

### **2.1 Vertical Façade Articulation for All Mixed Use Buildings**

**Intent:** *Establish a distinct vertical façade separation consistent with historic village centers. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.*

**Required Standards:**

1. Vertical mixed-use buildings shall express a division between base and top. At least two of the following methods of horizontal articulation shall be incorporated:
  - a) Change of material;
  - b) Change of color, texture, or pattern of similar materials;
  - c) Change of structural expression (for example, pilasters with storefronts spanning between at the base and punched openings above);
  - d) Belt course or signage band; and/or
  - e) Line of canopies and/or awnings. To meet this strategy, canopies or awnings shall project at least 4 feet and cover at least 70% of the façade length.

**Response:** N/A. None of the proposed buildings are mixed use buildings.

2. When used, an arcade alone is sufficient to meet the requirement of differentiation of a building's base. An arcade may be attached or recessed and shall be sufficient in depth and height so as to be used as a passageway.

**Response:** N/A. None of the proposed buildings are mixed use buildings.

**Optional:**

- The division between base and top should occur at or near the floor level of programmatic division. Example: a building with one story of retail, one story of office, and two stories of residential would have a two-story base.
- Storefront design should be substantially different from the residential window detailing.
- Differentiation of a building's base should extend to building's corners but may vary in height. If building is at a corner, all facades must meet the requirement. The purpose is not to create a regular rigid solution but rather to break up the mass in creative ways.
- Base design should incorporate design features such as recessed entries, shielded lighting, projecting signage, masonry storefront base, and/or similar elements to preclude long expanses of undistinguished ground level uses.

**Response:** N/A. None of the proposed buildings are mixed use buildings.

### **3.1 Exterior Building Materials and Color**

**Intent:** Ensure a standard of quality that will be easily maintained and cared for over time. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.

**Required Standards:**

1. When multiple materials are used on a façade, visually heavier and more massive materials shall occur at the building base, with lighter materials above the base. A second story, for example, shall not appear heavier or demonstrate greater mass than the portion of the building supporting it. Generally, masonry products and concrete are considered “heavier” than other façade materials.

**Response:** Heavier materials are not proposed on the upper floors. Thus, the upper stories of the row houses do not appear to be heavier or demonstrate greater mass than the portion of the building supporting it.

2. Bright, intense colors shall be reserved for accent trim. However, a color palette that includes more intense color may be considered upon review of a fully colored depiction of the building.

**Response:** The building color and material palette contain earth tones with darkest colors at the base. We propose an accent color at the pop-out bays only. This is used to separate the buildings aesthetically and to give them visual punch.

3. Bright colors shall not be used for commercial purposes to draw attention to a building.

**Response:** N/A. None of the proposed buildings are commercial buildings.

4. Concrete block shall be split-faced, ground-faced, or scored where facing a street or public way. Concrete block is discouraged around the plaza.

**Response:** N/A. No concrete block is used in these buildings.

5. Exteriors shall be constructed of durable and maintainable materials that have texture, pattern, or lend themselves to quality detailing.

**Response:** Varied durable exterior materials have been used on the building including concrete stoops and cementitious lap siding.

**Optional:**

- Exterior materials should have an integral color, patterning, and/or texture.
- Sustainable building materials and practices are strongly encouraged. Programs such as the Portland General Electric Earth Advantage and the LEED Building Certification Program of the U.S. Green Building Council may be used as guides in this regard.

**Response:** The builder will participate in the Portland General Electric Earth Advantage program.

### **3.2 Architectural Character**

**Intent:** Encourage creative expression through diversity of architectural character. Ensure consistency and accuracy of architectural styles.

**Required Standards:**

1. Each building shall have a definitive, consistent Architectural character (see glossary). All primary facades of a building (those facades that face a public street) shall be designed with building components and detail features consistent with the architectural character of the building.

**Response:** The architectural character of the primary facades of the buildings is consistent, but articulated in such a way as to create diversity within that character.

2. Mixing of various Architectural Styles (see glossary) on the same building dilutes the character and is therefore not allowed. If a historic architectural style is selected, then all detail and trim features must be consistent with the architectural style.

**Response:** Architectural styles are not mixed on the same building.

3. Secondary facades attached to a primary façade (such as a side wall not facing a public street) shall wrap around the building by incorporating building material features to the primary façade for a minimum of 25 percent of the overall wall length measured from the primary façade.

**Response:** The side elevations of the building incorporate the same materials and detailing as the front elevation.

4. All visible sides of buildings should display a similar level of quality and visual interest. The majority of a building's architectural features and treatments should not be restricted to a single façade.

**Response:** A majority of the detailing and materials wrap around to the side elevations of the building. Materials and details included on the front elevations such as finishes, trim and window patterns are incorporated into the side elevations.

5. Accessory buildings should be designed and integrated with the primary building. Exterior facades of an accessory building should employ architectural, site, and landscaping design elements that are integrated with and common to those used on the primary structure.

**Response:** There are no accessory buildings proposed.

6. Applicants are encouraged to consult an architect or architectural historian regarding appropriate elements of architectural style.

**Response:** The project was designed by a celebrated and talented local designer.

7. In areas not within an address, building elevations of block complexes shall not repeat an elevation found on an adjacent block.

**Response:** The row houses are within The Barber Street Address and are, therefore, subject to the standards of said Address. The standards of The Barber Street Address are reviewed in the following section of this report.

### 3.3 Ground Level Building Components

**Intent:** Provide an appropriate buffer between private zones and the public right-of-way. Encourage interaction between neighbors and between residents and pedestrians. Ensure that all ground floors reinforce the streetscape character.

**Required Standards:**

1. Building setbacks and frontage widths shall be as required by Table V-1: Development Standards unless specifically noted otherwise by an Address requirement. Detached row houses shall not be separated at front façade by more than 10 feet, except as necessary to accommodate the curve radius of street frontage, public utility easements, important trees, grade differences, open space requirements, or as otherwise approved by the Development Review Board.

**Response:** Setbacks and frontages meet the requirements set by *Table V-1*. The row houses are not separated by more than 10 feet.

2. Retail shall be oriented toward the adjacent street or public way and have direct access from sidewalks through storefront entries. Secondary entry from the parking lot side is allowed, however the street side shall have the primary entrance.

**Response:** N/A. This project contains no retail establishments.

3. Mixed use buildings: residential entries, where opening to streets and public ways, shall be differentiated from adjacent retail entries and provide secure access through elevator lobbies, stairwells, and/or corridors.

**Response:** N/A. No mixed use buildings are proposed with this project.

4. All entries, whether retail or residential, shall have a weatherproof roof covering, appropriate to the size and importance of the entry but at least 4 feet deep and 4 feet wide.

**Response:** All units have covered entries that are at least 4' deep and 4' wide.

5. Building lighting, when provided, shall be indirect or shielded.

**Response:** All exterior building lighting shall consist of shielded fixtures.

6. Parking structures shall be screened from streets using at least two of the following methods:
  - a) Residential or commercial uses, where appropriate;
  - b) Decorative grillwork (plain vertical or horizontal bars are not acceptable);
  - c) Decorative artwork, such as metal panels, murals, or mosaics; and/or

- d) Vegetation, such as trees, shrubs, ground cover and/or vines, adjacent to the wall surface.

**Response:** N/A - no parking structure included in this project.

7. For mixed-use buildings, within the plaza address every storefront window shall have a canopy or awning.

**Response:** N/A - no mixed-use buildings included in this project.

8. Reflective, heavily tinted, or other sight-obscuring glass is strongly discouraged in commercial spaces and on windows larger than four square feet.

**Response:** N/A - no commercial spaces or windows larger than four square feet proposed.

9. Landscaping or other form of screening shall be provided when parking occurs between buildings and the street.

**Response:** No parking occurs between the buildings and the street.

**Optional:**

- Create indoor/outdoor relationships by opening interior spaces onto walkways and plazas and bring the “outdoors” into the building by opening interior spaces to air and light. Overhead garage doors, telescoping window walls, and low window sill heights are good strategies for creating indoor/outdoor relationships.
- The primary function of canopies and awnings is weather protection. Signage requirements are found in the Signage and Wayfinding Plan.

**Response:** All of the row houses include front porches off the front living spaces with window and doors to bring the outdoors in to the living spaces. The row houses vary with ground-floor porches or both ground floor and second floor porches. Windows utilize low window sill heights. No canopies or awnings are proposed. No signage is proposed.

#### **4.1 Façade Components**

**Intent:** Maintain a lively and active street face. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.

**Required Standards:**

1. Windows and doors shall be recessed 3 inches (i.e., into the façade) to provide shadowing. Windows and doors recessed less than 3 inches are allowed, provided they also incorporate at least one of the following:
  - a. Shutters, appearing operable and sized for the window opening;

- b. Railing, where required at operable doors and windows (i.e. French balcony); and/or
- c. Visible and substantial trim. Trim is considered visible and substantial when it is of a contrasting material, color, or it creates shadowing. Stucco trim on a stucco façade is not acceptable.

**Response:** All windows and doors incorporate visible and uniquely substantial trim which will create shadowing

- 2. Balconies shall extend no more than 36 inches beyond the furthestmost adjacent building face. Balconies are encouraged to extend into the building façade to achieve greater depth than 36 inches.

**Response:** No balconies are proposed.

- 3. Shutters, where provided, shall be sized to appear operable at window or door openings.

**Response:** No shutters are proposed.

- 4. Except in the Plaza Address, balconies ~~and porches~~ shall be at least 5 feet deep. Porches shall have a minimum four foot covered depth and provide a usable area a minimum of six feet by six feet.

**Response:** No balconies are proposed. All row houses have porches that include a covered entry at least 4' deep and a usable area at least 6' by 6'.

**Optional:**

- Individual residential windows should be square or vertical in proportion. An assembly of windows, however, may have an overall horizontal proportion.
- Material changes should occur at a horizontal line or at an inside corner of two vertical planes.
- Every residential unit is encouraged to have some type of outdoor living space: balcony, deck, terrace, stoop, etc.
- Expression of the rainwater path (conveyance or rainwater from the building roof to the ground) should be expressed at street-facing facades. Expression of the rainwater path includes the use of scuppers and exposed gutters and downspouts. Some of the Village Center streets feature surface rainwater drainage; where applicable, buildings shall have downspouts connected to the drainage system.
- Building fronts are encouraged to take on uneven angles as they accommodate the shape of the street.
- Encourage wide opening windows. Install small window panes where the style of the architecture dictates.
- The use of high window sill is discouraged.



- The use of finishing touches and ornament is encouraged on buildings.

**Response:** All windows are either square or vertical in proportion. All row houses have large front porches off the main front living spaces and a patio or deck at the interior courtyard area of the home.

## 5.1 Fencing

**Intent:** Ensure that fencing is compatible with the building design and consistent throughout the Village Center.

### Required Standards:

1. See all applicable sections of the Village Zone, including but not limited to Section 4.125(.14) Table V-4: Permitted Materials and Configurations and Section 4.125(.05)D. Fences.

**Response:** Proposed fencing is shown on the landscape plans and will be constructed of materials consistent with *Table V-3*, which applies to Row Houses.

2. The following fencing requirements apply to all fences and walls located between right-of-ways and building lines.

**Response:** Proposed fencing will comply with the following requirements as demonstrated below.

3. See Address overlay sections for additional requirements.

**Response:** The project is located within The Barber Street Address, which is addressed in the following section of this report.

4. Except where specifically required by Address overlays, fences are optional. Less fencing than the maximum allowable extent is allowed.

**Response:** Proposed fencing is shown on the attached plans .

5. Fencing shall be consistent with the Architectural Character of adjacent buildings. See Architectural Character, this section.

**Response:** Proposed fencing is designed to be consistent with the architectural character of the adjacent row houses.

6. Fencing controlling access to a courtyard, outdoor lobby, or other public entries shall be greater than 50% transparent.

**Response:** The project does not include public entry spaces.

7. Fencing located within the first 2'-0" setback from right-of-ways shall be greater than 50% transparent.

**Response:** No fencing is proposed within the first 2' setback from a right-of-way.

8. Fencing located within interior side yards or separating buildings on the same lot shall be offset 4'-0" or greater behind the adjacent front building line.

**Response:** Sheet S-1 - Site Plan demonstrates that fencing within interior yards will be offset 4 feet behind the furthest back corner of the adjacent buildings.

9. Posts, pilasters, columns, or bollards may extend an additional 8" above the maximum height of any allowed fencing.

**Response:** There will be no Posts, pilasters, columns, or bollards installed at a height more than 8 " above the allowed height.

10. Fencing may not change height at corners. They must have level top surfaces and transition at posts to maintain height as required changes in grade elevation.

**Response:** Proposed fencing does not change height at corners.

11. Loading facilities, trash enclosures, and ground-level mechanical and utility equipment: These facilities shall be sited at the rear or side of buildings wherever practicable, and shall be screened where visible from the street. Screening shall match the adjacent development in terms of quality of materials and design. Such screening shall minimize light glare and noise levels affecting adjacent residential uses.

**Response:** The project does not include any loading facilities, trash enclosures, or ground-level mechanical & utility equipment.

**Optional:**

- Fencing is encouraged to be consistent with building railing at balconies, decks, porches, etc.

**Response:** Proposed fencing will be "complimentary to" the building railings at the front porches. The front porches have a brick low wall and the horizontal fencing painted dark gray will compliment this.

## **THE BARBER STREET ADDRESS**

### **2.1 Building Types**

The Building Type per Table V-1 Development Standards (Village Zone), shall be Row Houses - Village Center or Multi-Family Dwellings - Village Center. Row Houses may be detached or attached.

**Response:** The proposed buildings are detached row houses. The subject row houses are sited in conformance with the standards of 'Row Houses - Village Center' in Table V-1: Development Standards (Village Zone) as shown on the attached Site Plan.

## 2.2 Building Height & Roof Form

**Intent:** Strengthen the perception of the Barber Street Address as a gateway to the Plaza by establishing a consistency of façade heights and roof forms.

### Required Standards:

- 1) In addition to the Maximum Building Height as required by Table V-1: *Development Standards* (Village Zone), the address shall have a Minimum Building Height of two stories.

2)

**Response:** Each row house is three stories in height.

- 3) Roof forms within a set or row houses shall be similar in character, but may vary between sets. For example, one set of house might be a row of mansard roofs and the next set might be a row of 'flat' roofs with an expressed cornice.

**Response:** Roof forms are of a similar character, but have variation in windows and dormers among individual units.

### Optional:

- Building facades in a set of row houses are encouraged to be identical or similar in height.

**Response:** Major eave lines and trim bands from row house to row house are similar in height. All of the porches are at consistent heights along each street front.

## 2.3 Horizontal Façade Articulation

**Intent:** Reinforce the urban historic pattern of single-family ~~attached~~ residences that are attached or closely spaced. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.

### Required Standards:

- 1) Each row house shall be articulated as an individual unit. Two or more of the following methods of horizontal articulation shall be used:
  - a) Unique entries, shaped by a combination of elevated covered porches and stoops.
  - b) Bays, recesses, and other components that prevent flat facades at window and door locations;
  - c) Window shapes and configurations that add rhythm and detail to facades;
  - d) Change of color, texture, or pattern of similar materials;
  - e) Breaks in roof elevation per dwelling unit;

**f) Alternating offsets of major façade planes.**

**Response:** The proposed row houses are detached, but are spaced generally 6' apart. Each row house is articulated as an individual unit and includes two or more of the above methods of horizontal articulation. Entries are unique and are shaped by an elevated, covered porch. Window shapes and configurations are designed to add rhythm and detail to each building façade. Roof elevations on most of the row houses are broken up with windows and dormers.

**Optional:**

- **Change of primary façade material per dwelling unit is not a preferred method of Horizontal Articulation because it will detract from the consistency of the streetscape.**

**Response:** Primary façade materials are consistent from row house to row house.

## **2.4 Exterior Building Materials**

**Intent:** Ensure a standard of quality that will be easily maintained and cared for over time. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.

**Required Standards:**

- 1) The requirements of this Section supersede *Table V-4: Permitted Materials and Configurations (Village Zone)*.**

**Response:** Proposed exterior building materials are of a quality that will be easily maintained and cared for over time. The exterior materials are designed to provide articulation, create interest and maintain a human scale. Exterior materials are consistent with the requirements of The Barber Street Address, as demonstrated in the following responses.

- 2) At least 15 percent of each building façade to which these standards apply shall be finished in one or more of the following materials:**
  - a) Brick, stone, or cast stone;**
  - b) Stucco or plaster;**
  - c) Poured-in-place concrete, or pre-cast concrete veneer; and/or**
  - d) Metal panel systems.**

**Response:** The front elevation consists of at least 15% of brick materials.

- 3) The additional following materials may be used up to the remaining percentage of each façade:**
  - a) Wood;**

- b) Cellulose fiber-reinforced cement products (i.e. Hardi-Board) or other cement building products approved by a nationally recognized building products evaluation service;
- c) Rock, glass block, tile; and/or
- d) Concrete block: split-faced, ground-faced, or scored.

**Response:** The remaining portion of the front façade utilizes lap siding and board & batt. The remaining portions of the side elevations utilize Hardi-Board.

- 4) The percentage calculation applies only to the facades facing a public or private street.

**Response:** The above percentage calculation is only applied to the front and side façades facing a public street. The subject row houses do not face onto a private street.

- 5) Doors and windows and their associated trim shall be excluded from the percentage calculation.

**Response:** Doors and windows and their associated trim are excluded from the above percentage calculation.

- 6) Glass shall have less than 20 percent reflectance.

**Response:** Glass will be specified to have less than 20% reflectance.

### 3.1 Ground Level Building Components

**Intent:** Provide an appropriate buffer between private zones and the public right-of-way. Encourage interaction between neighbors and between residents and pedestrians, while providing a greater measure of separation for implied privacy and personal safety from the street.

#### Required Standards:

- 1) Each row house shall have a porch or stoop meeting the following requirements:

**Response:** Each row house will have a porch that meets the following requirements (see responses below).

- a) Shall be oriented towards the street;

**Response:** All porches are oriented towards the street.

- b) Shall have ~~direct~~ access from the main dwelling entry:

**Response:** All porches have access to from the main dwelling entry.

- c) Shall be elevated ~~30-24~~ inches or greater above grade; and

**Response:** All porches are elevated 16" above grade. This was done to preserve a reasonable relationship between the main floor and the private patios on the active side of each home. Any more than 16" (2 risers) would prevent comfortable use of the private patio, and would make steps into the garage unworkable. We have physically enclosed the base of each porch with brick to give the appearance of a higher vertical mass which aesthetically communicates this concept

- d) ~~Shall measure no narrower than 5 feet in depth.~~ Stoops shall measure no narrower than five feet in depth, while porches shall have a minimum four feet covered depth and provide a usable area a minimum of six feet by six feet; and

**Response:** Row houses have covered porches that are a minimum of 4' covered depth and provide usable areas that are a minimum of 6' x 6'.

- e) Porches shall have guardrails.

**Response:** With the substantial brick bases and with the porch being less than 30" from grade, and with the aesthetics of this design in mind, we felt strongly that a guardrail would interrupt the architecture and look contrived.

- 2) Dwelling entrances shall be differentiated from neighboring entrances. Difference may be achieved through material, color, door and trim style, porch covering form and style, column style, railing style, or other similar architectural components.

**Response:** Detaching the row houses serves to affectively differentiate dwelling entrances. However, each dwelling entrance is further differentiated from neighboring entrances through door color.

- 3) Porches and stoops within a set of row houses shall complement each other in height, configuration, and detail. Porches and stoops may vary between each set of row houses.

**Response:** Each row house has a covered, elevated entry and first story porch. The porches are designed to complement each other in height, configuration and detail.

**Optional:**

- Stacked (two-story) porches are allowed and encouraged as a unique building component.
- Porches and stoops are encouraged to have columns, posts, piers, brackets, and other similar structural features.
- Extra wide formal steps are encouraged.
- Porches continuous along at the entire façade width are encouraged.

**Response:** . Porches have posts and other similar features and are continuous along the entire front façade. Wide steps are provided up to the front porch. The front porches stretch across the entire front façade.

### 3.2 Façade Components

**Intent:** Maintain a lively and active street face. Ensure a standard of quality that will be easily maintained and cared for over time. Provide articulation, interest in design, and human scale to the façade or a building through a variety of building techniques.

**Required Standards:**

- 1) Projecting porches, balconies and decks are not allowed above the second floor on street facing facades. French balconies two feet or less are allowed.

**Response:** The row houses' front façades contain no projecting decks, balconies or porches above the second floor.

- 2) Scuppers and downspouts shall be metal or clay. Downspouts shall connect with the street's drainage as per the Rainwater Management Plan.

**Response:** All scuppers and downspouts will be metal and will connect to the storm drainage system in adjacent streets or alleys per the Rainwater Management Plan.

**Optional:**

- Façade components within each set of row houses are encouraged to be similar in proportion and configuration.

**Response:** The porches, steps, doors and windows of the row houses are of similar proportions and configurations.

## V. CONCLUSION

This Supporting Compliance Report demonstrates compliance with the applicable requirements of the City of Wilsonville Planning & Land Development Ordinance for the requested Final Development Plan. Therefore, the applicant requests approval of this application.



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Address: New, Street, Original Design  
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**1**

# STANLEY





Barber St Urban Lofts Front



Barber St Urban Lofts Street Scene



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PROJECT:

Barber St 7

CLIENT: JT Roth

REVISIONS: 1-19-2015 DR

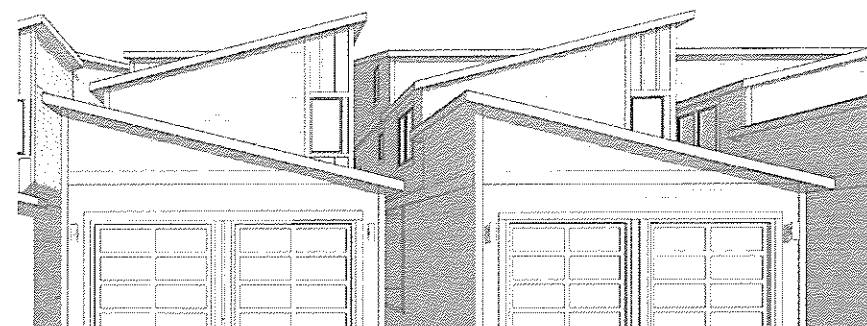
Perspectives

PAGE

2



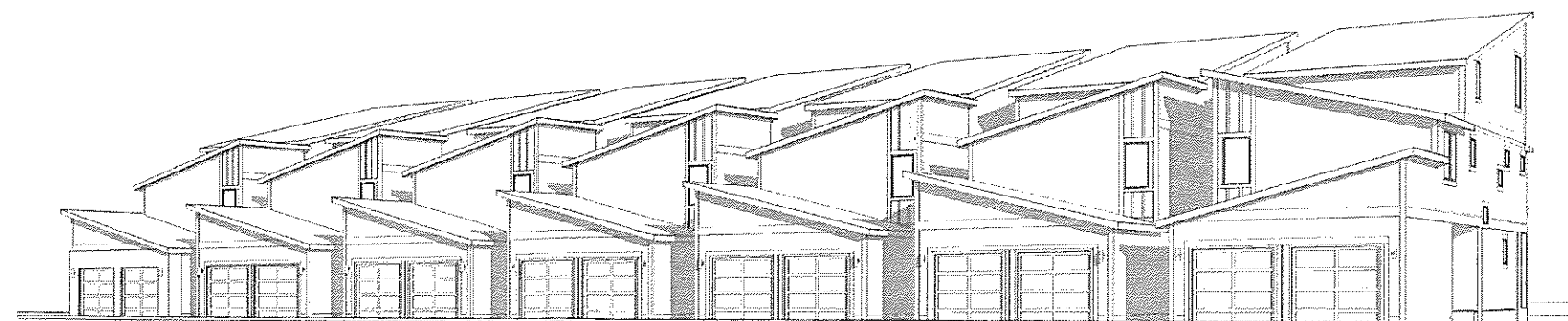
Barber St Urban Lofts Front Detail



Barber St Urban Lofts Rear Detail



Barber St Urban Lofts Front Detail 2



Barber St Urban Lofts Rear



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PROJECT:

Barber St 7

CLIENT JT Roth

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Perspectives

PAGE

3



Seville Row Houses

Barber St Urban Lofts - End Homes-A

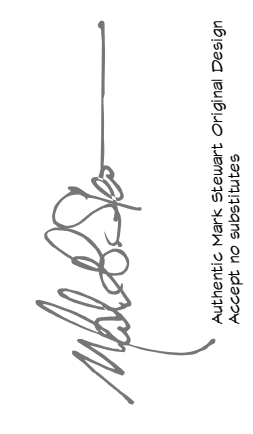


FLOOR AREA	
Main Floor	710 SF
Second Floor	1047 SF
Third Floor	491 SF
	2247 SF
Garage	441 SF
Storage	215 SF
	655 SF
Grand total	2903 SF



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Cover

PROJECT:  
Seville Row  
Houses  
Barber St Urban  
Lofts - End  
Homes-A


CLIENT:  
JT Roth

SHEET:  
Cover

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# Main Floor

Seville Row  
Houses  
Barber St Urban  
Lofts - End  
Homes-A

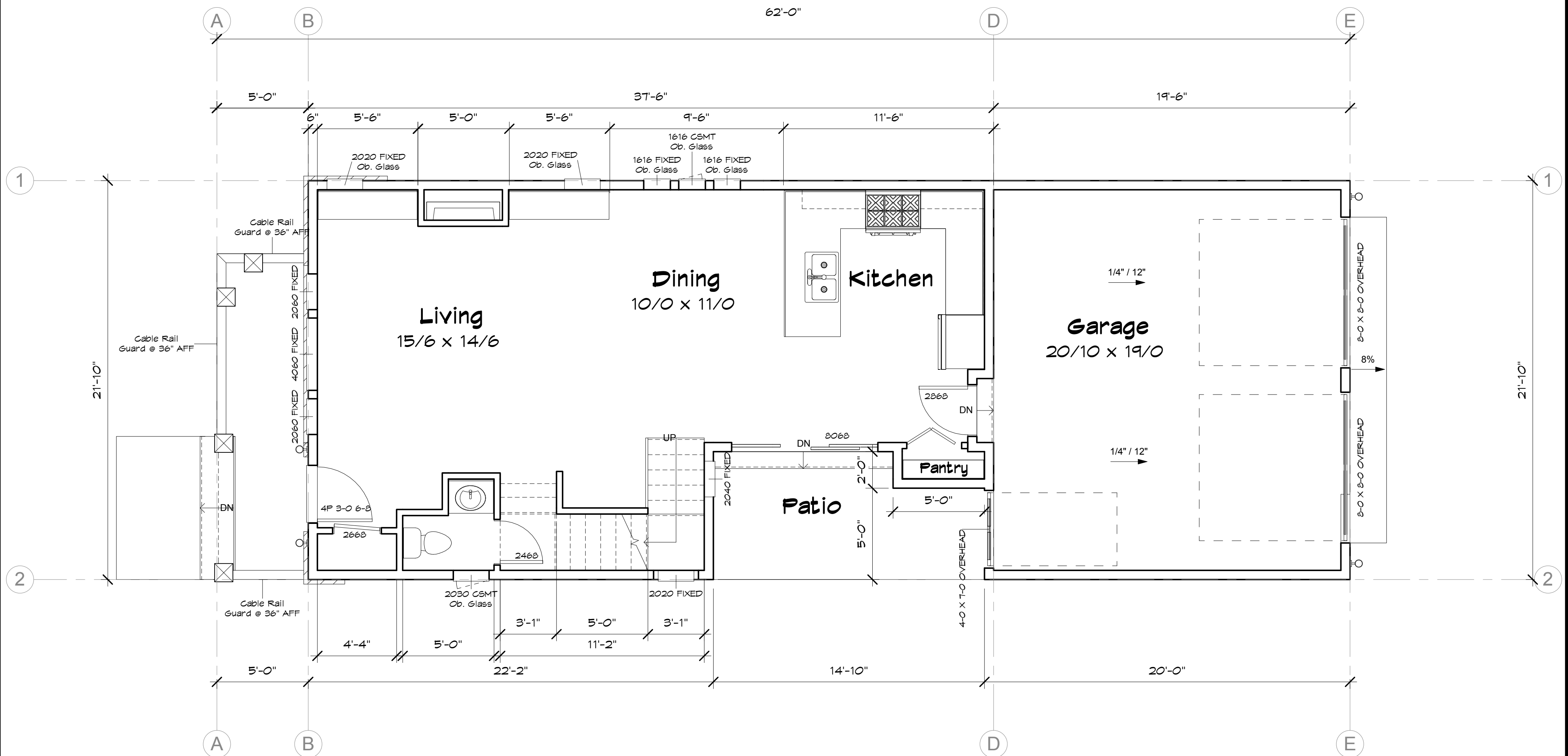
JT Roth

Main Floor

1/13/2015

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- 2 -



## Main Floor

SCALE 1/4" = 1'-0"

## Second Floor

PROJECT:  
Seville Row  
Houses  
Barber St Urban  
Lofts - End  
Homes-A

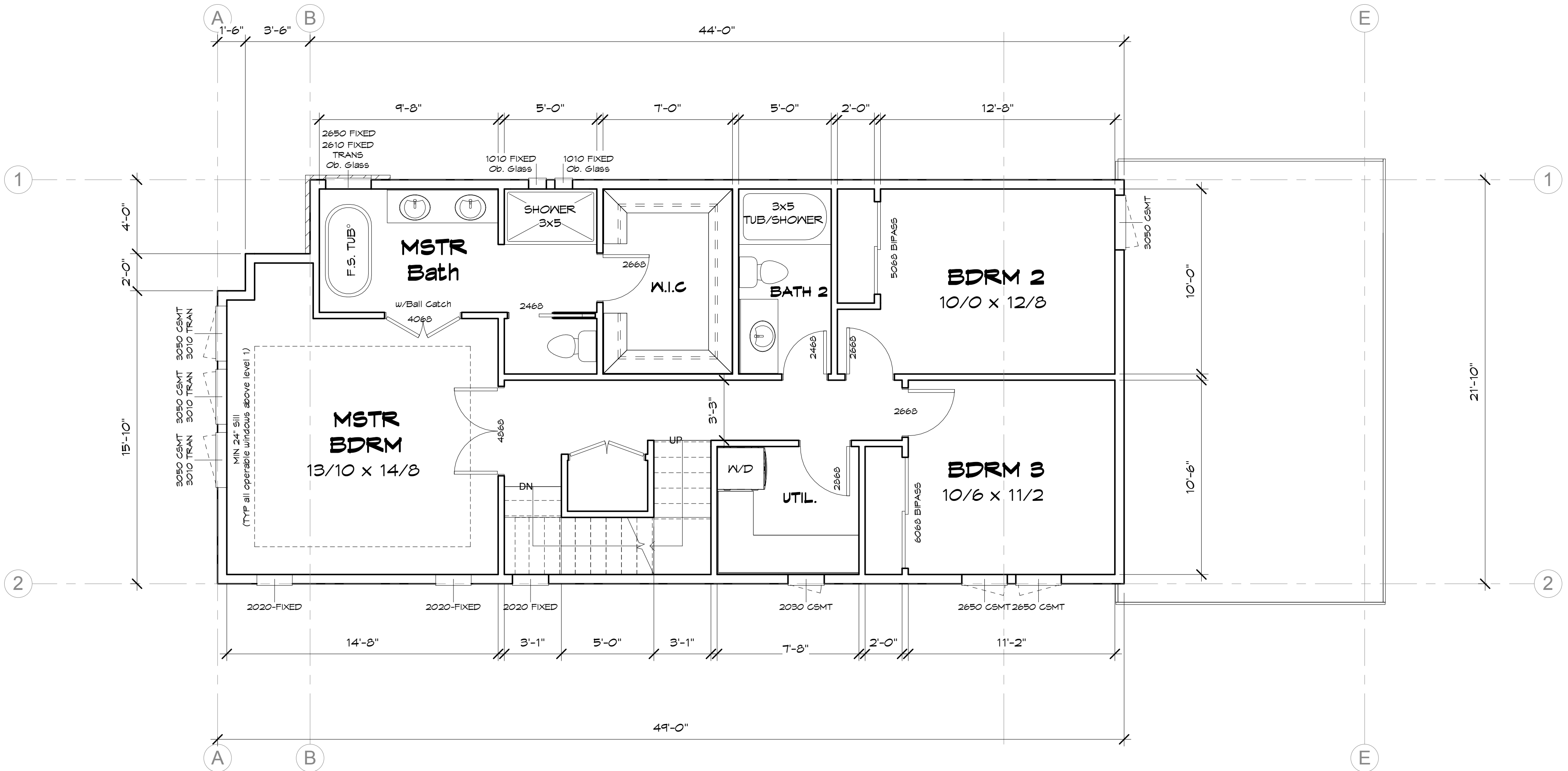
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Second Floor

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## Second Floor

SCALE 1/4" = 1'-0"



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# Third Floor

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Houses  
Barber St Urban  
Lofts - End  
Homes-A

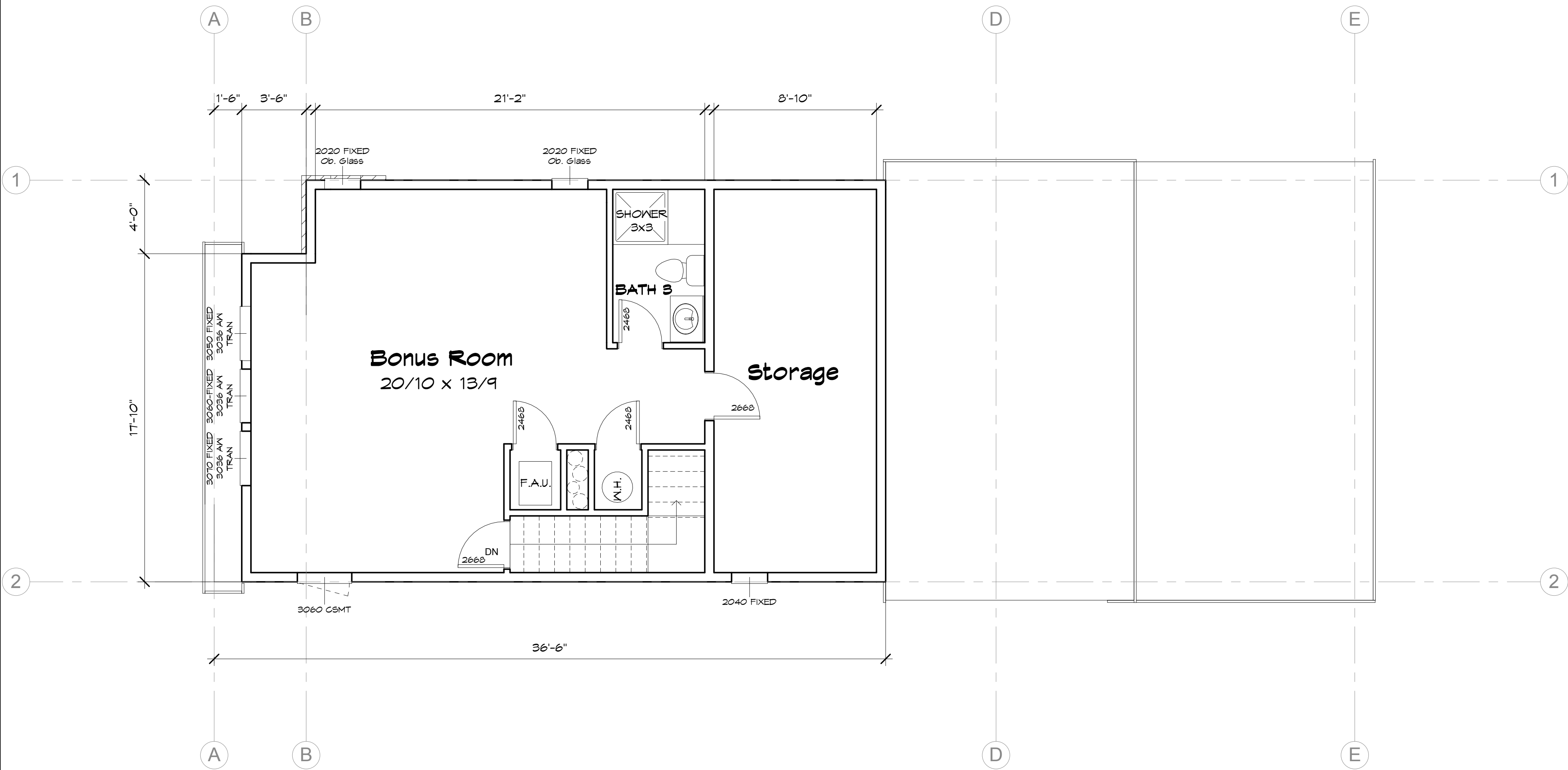
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Third Floor

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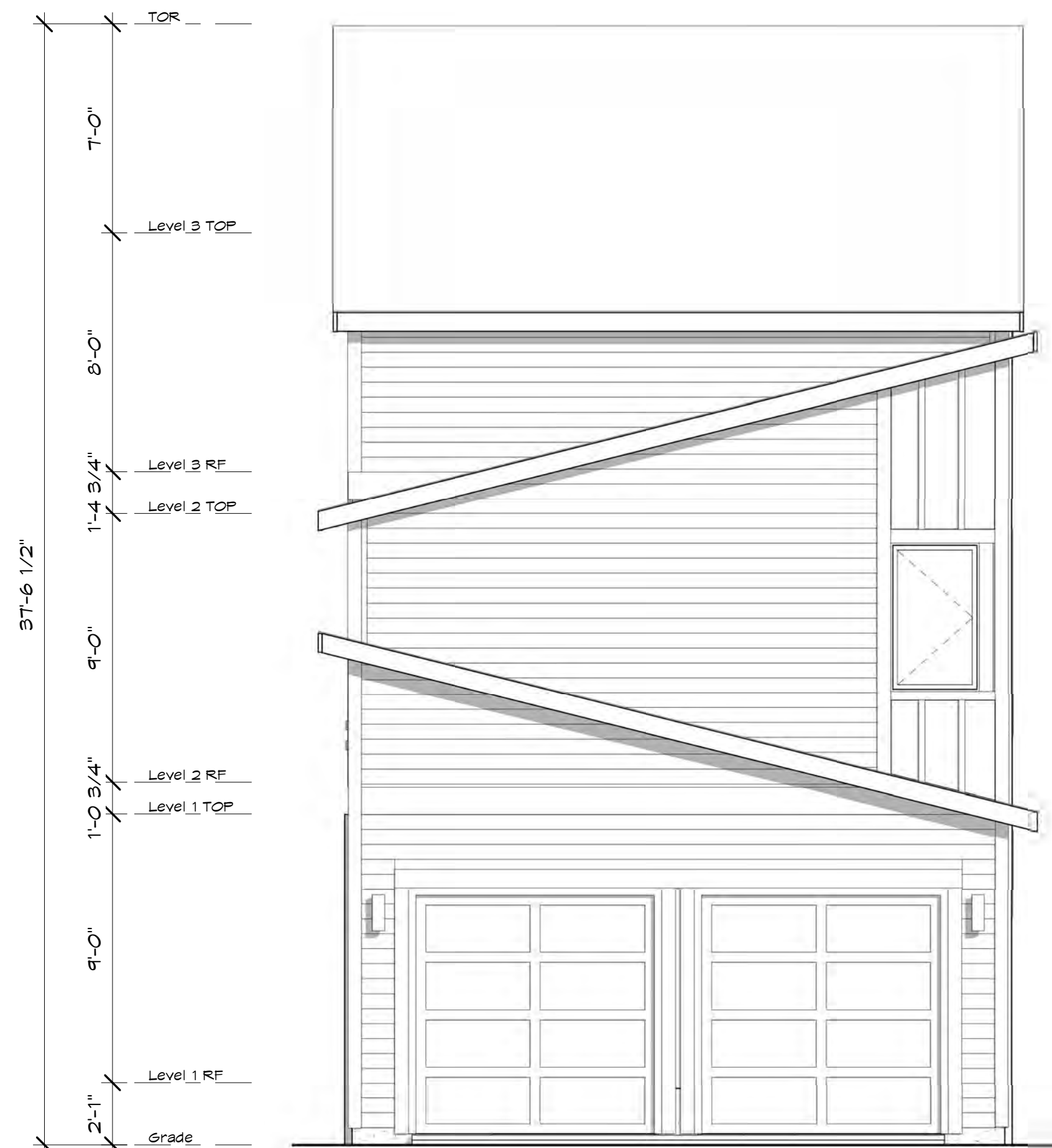
## Third Floor

SCALE 1/4" = 1'-0"



Front

SCALE 1/4" = 1'-0"



Rear

SCALE 1/4" = 1'-0"



# Elevations

PROJECT:

Seville Row  
Houses  
Barber St Urban  
Lofts - End  
Homes-A

CLIENT:

JT Roth

SHEET:

Elevations

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- 6 -



Left

SCALE 1/4" = 1'-0"





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Houses  
Barber St Urban  
Lofts - End  
Homes-A

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- 7 -



Right

SCALE 1/4" = 1'-0"

Seville Row Houses

Barber St Urban Lofts - Middle Homes

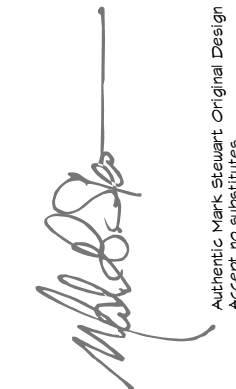


FLOOR AREA	
Main Floor	710 SF
Second Floor	1056 SF
Third Floor	494 SF
	2259 SF
Garage	441 SF
Storage	215 SF
	655 SF
Grand total	2915 SF



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Cover

PROJECT:  
Seville Row  
Houses  
Barber St Urban  
Lofts - Middle  
Homes

CLIENT:  
JT Roth

SHEET:  
Cover

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PAGE:  
- 1 -



## Second Floor

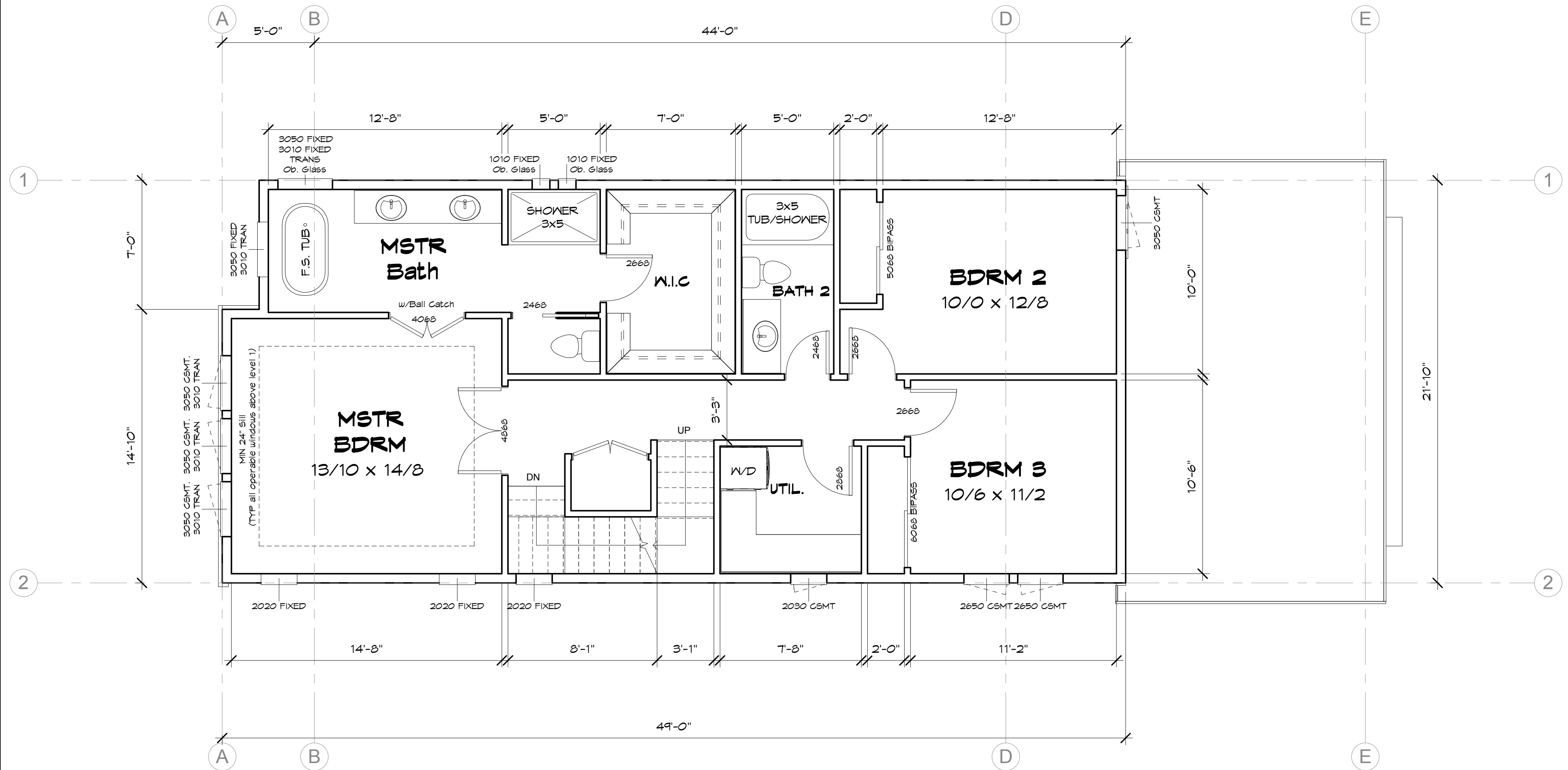
PROJECT:  
Seville Row  
Houses  
Barber St Urban  
Lofts - Middle  
Homes

CLIENT:  
JT Roth

SHEET:  
Second Floor

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## Second Floor

SCALE 1/4" = 1'-0"



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## Third Floor

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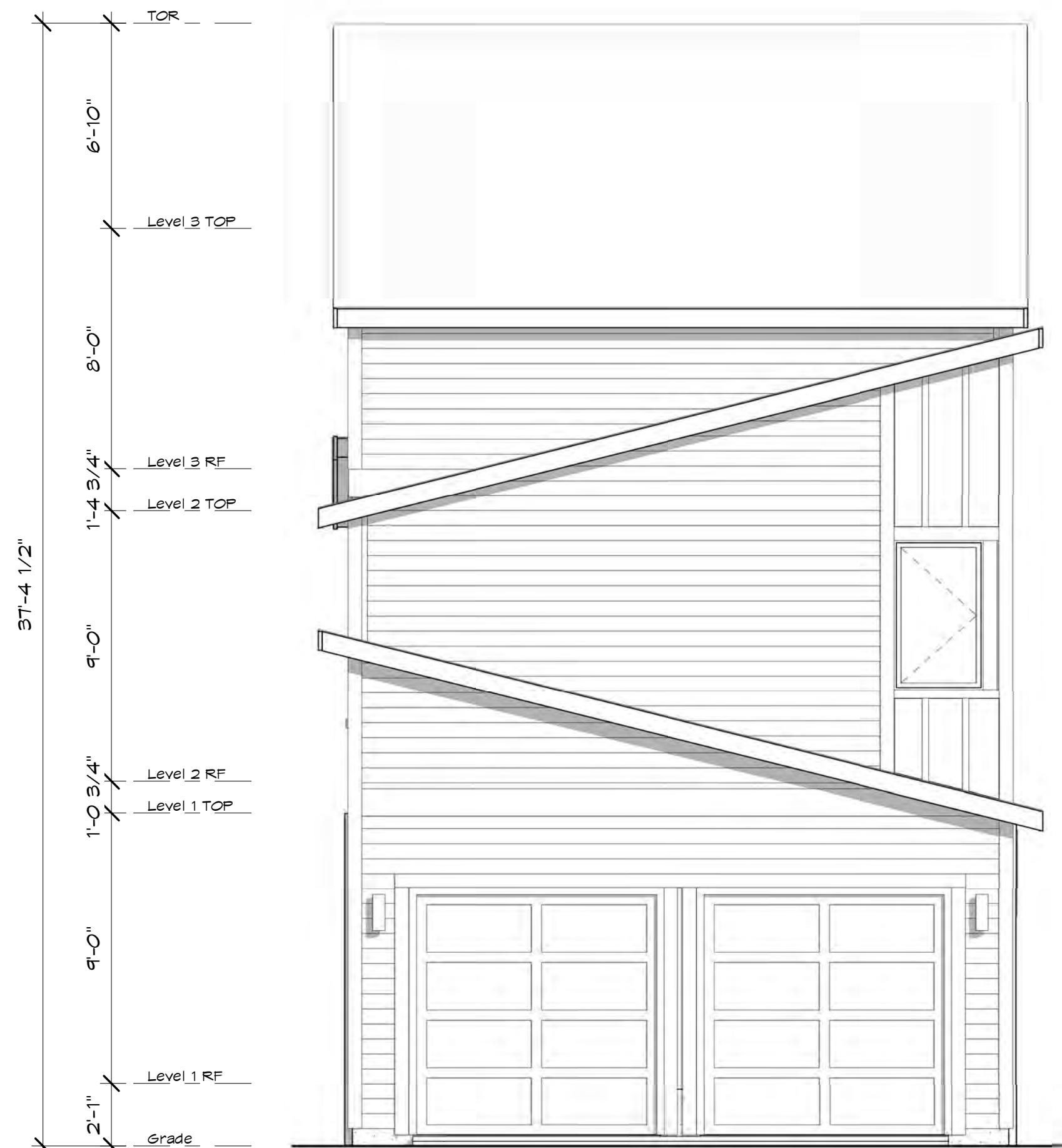
- 4 -





Front

SCALE 1/4" = 1'-0"



Rear

SCALE 1/4" = 1'-0"

## Elevations

PROJECT:

Seville Row  
Houses  
Barber St Urban  
Lofts - Middle  
Homes

CLIENT:

JT Roth

SHEET:

Elevations

REVISIONS:

1/13/2015 DR

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- 6 -



Left

SCALE 1/4" = 1'-0"



Right

SCALE 1/4" = 1'-0"



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Barber St Urban  
Lofts - Middle  
Homes

CLIENT:  
JT Roth

SHEET:  
Elevations

REVISIONS:  
1/13/2015 DR  
Author

PAGE:  
- 7 -



Seville Row Houses

Barber St Urban Lofts - End Homes-B

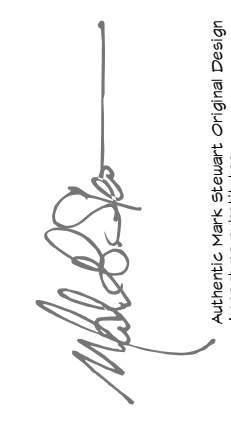


FLOOR AREA	
Main Floor	710 SF
Second Floor	1047 SF
Third Floor	491 SF
	2247 SF
Garage	441 SF
Storage	215 SF
	655 SF
Grand total	2903 SF



MARK STEWART  
HOME DESIGN

22552 SW MAIN ST.  
DESIGN SUITE 304  
SHERWOOD, OREGON 97140  
(503) 885-8377 P  
www.markstewart.com



Authentic Mark Stewart Original Design  
Accept no substitutes

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CUSTOM DESIGN  
BUILDER MARKETING  
INTERIOR DESIGN  
SINCE 1982

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Cover

PROJECT:  
Seville Row  
Houses  
Barber St Urban  
Lofts - End  
Homes-B

CLIENT:  
JT Roth

SHEET:  
Cover

REVISIONS:  
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- 1 -



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## Main floor

CT:  
Seville Row  
Houses  
Barber St Urban  
Lofts - End  
Homes-B

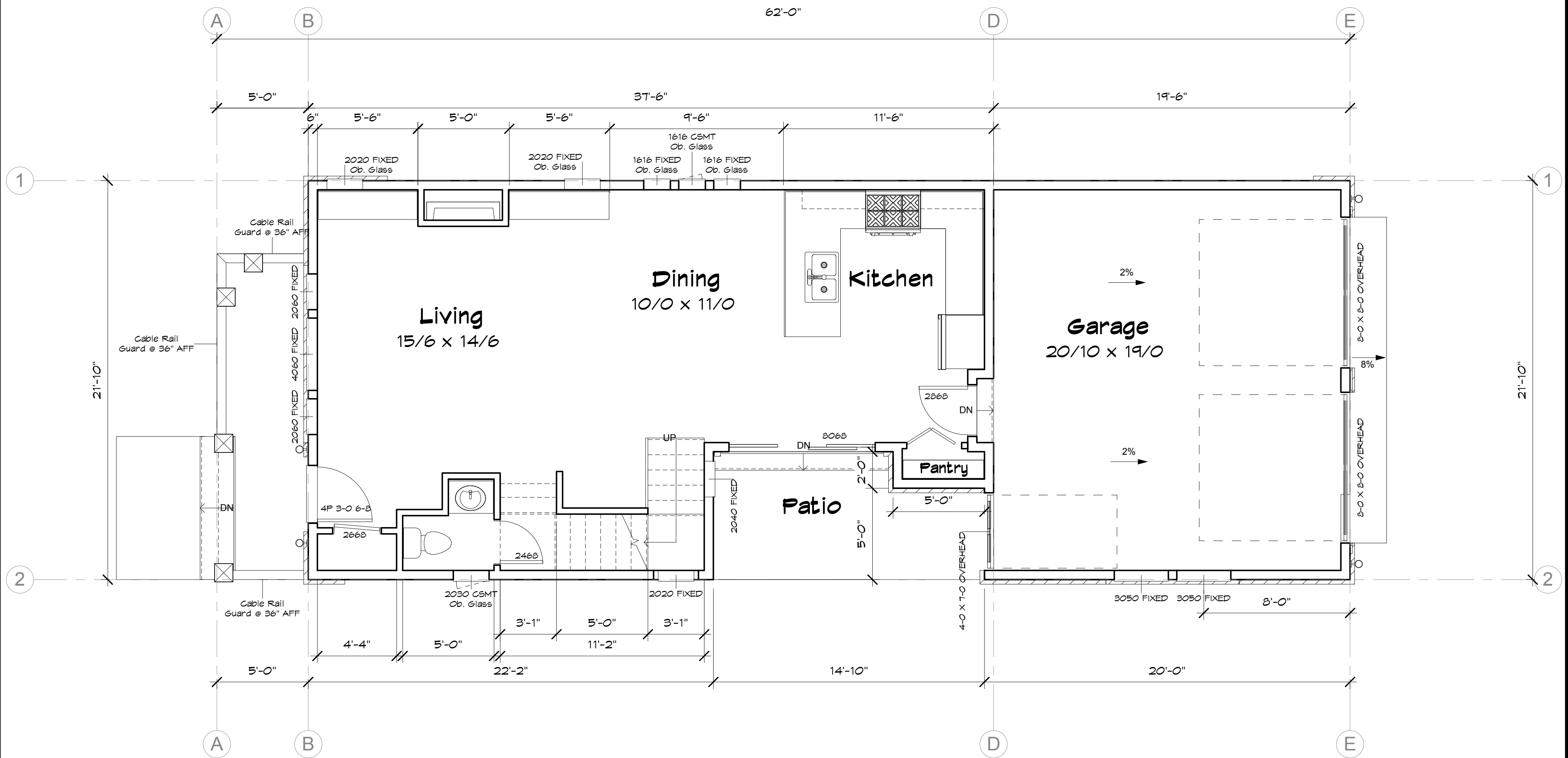
JT Roth

Main Floor

1/13/2015

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- 2 -



## Main Floor

SCALE 1/4" = 1'-0"

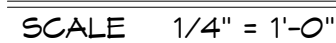


*Markus*

IT IS UNDERSTOOD THAT THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT WITHIN THE CONFINES OF THE GOVERNING JURISDICTION. MARK STEVART & ASSOCIATES TAKES NO RESPONSIBILITY FOR THE CONFORMANCE OF THE PLANS TO ANY CODE OR REGULATING AGENCIES AT THE BUILDING SITE. THE PLANS YOU HAVE PURCHASED ARE FOR THE CONSTRUCTION OF ONE HOME ONLY. UNDER NO CIRCUMSTANCES IS IT LEGAL TO BUILD FROM THESE PLANS MORE THAN ONE HOME WITHOUT THE WRITTEN CONSENT FROM MARK STEVART. THESE PLANS ARE COPYRIGHTED AND IT IS A VIOLATION OF FEDERAL COPYRIGHT LAWS TO REPRODUCE THEM. MARK STEVART & ASSOCIATES WILL PROSECUTE ANY VIOLATION OF ITS COPYRIGHTED DESIGNS AND PLANS DESCRIBED HEREIN, ON ANY PARTICULAR SITE.

- 3 -

—





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# Third Floor

PROJECT:  
Seville Row  
Houses  
Barber St Urban  
Lofts - End  
Homes-B

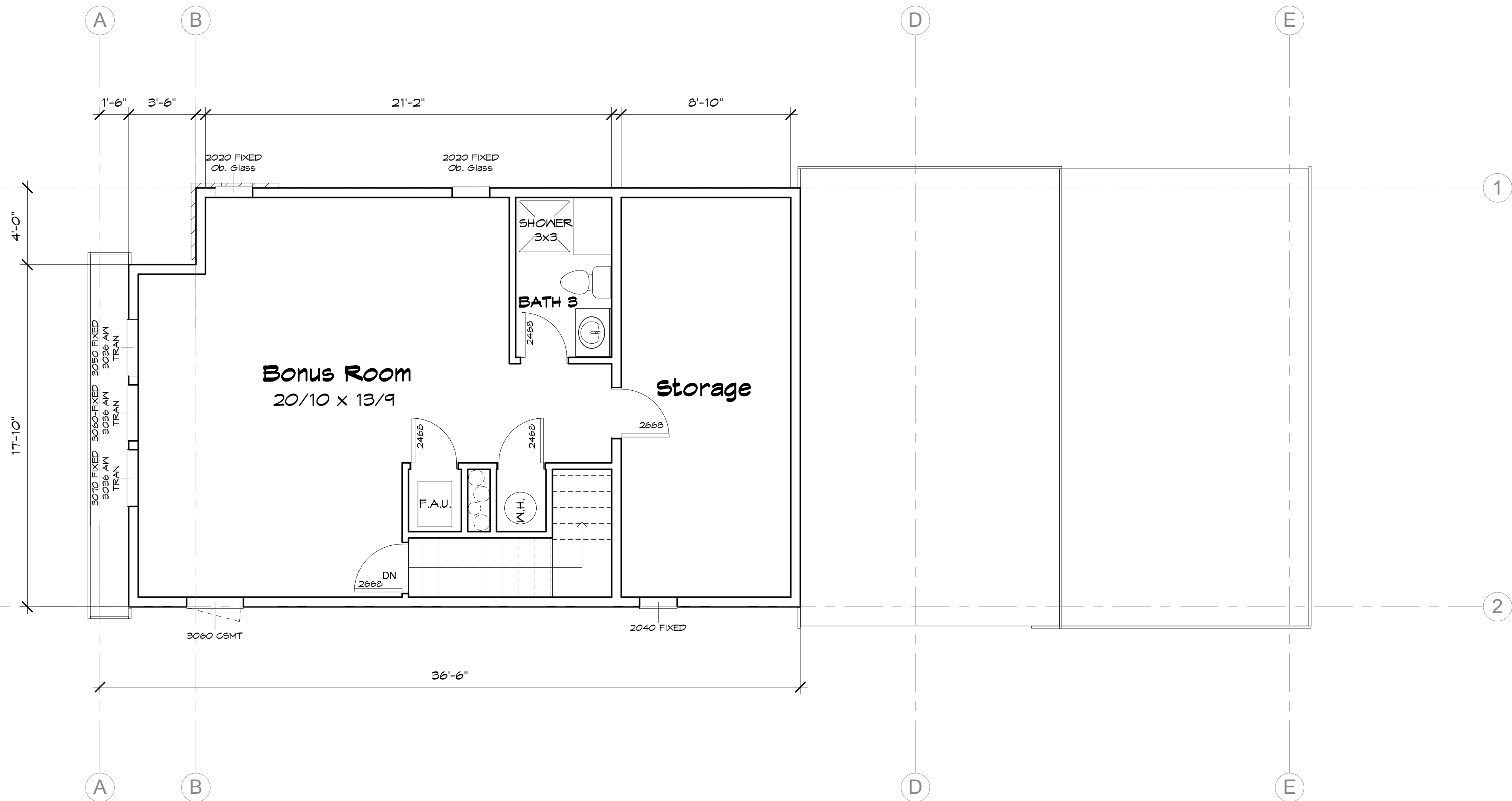
CLIENT:  
JT Roth

SHEET:  
Third Floor

REVISIONS:  
1/13/2015 DR

DRAWN BY:  
MFD

PAGE:  
- 4 -



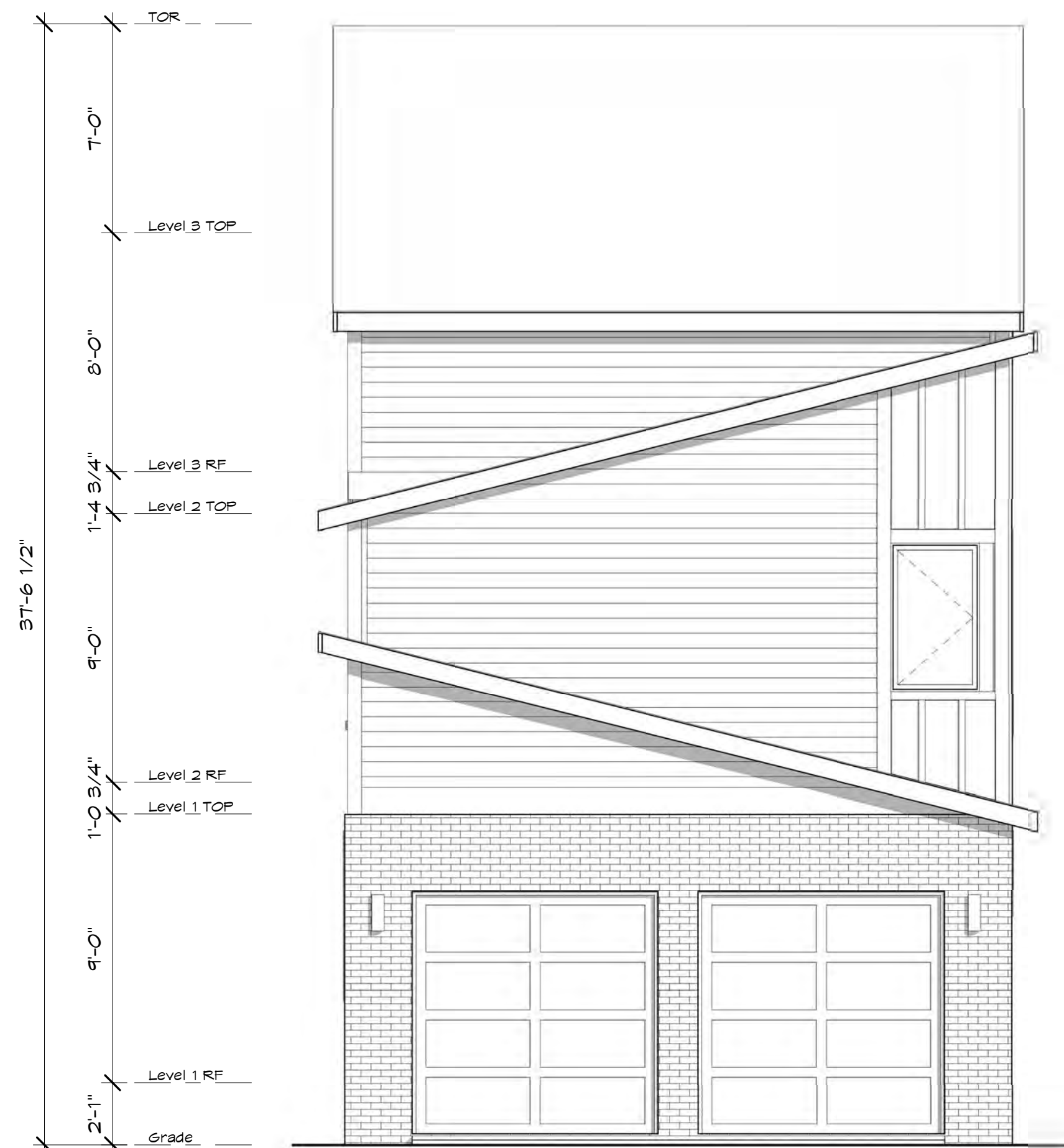
## Third Floor

SCALE 1/4" = 1'-0"



Front

SCALE 1/4" = 1'-0"



Rear

SCALE 1/4" = 1'-0"



# Elevations

PROJECT:

Seville Row  
Houses  
Barber St Urban  
Lofts - End  
Homes-B

CLIENT:

JT Roth

SHEET:

Elevations

REVISIONS:

1/13/2015 DR

DRAWN BY:

MFD

PAGE:

- 6 -



Left

SCALE 1/4" = 1'-0"



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# Elevations

PROJECT:  
Seville Row  
Houses  
Barber St Urban  
Lofts - End  
Homes-B

CLIENT:  
JT Roth

SHEET:  
Elevations

REVISIONS:  
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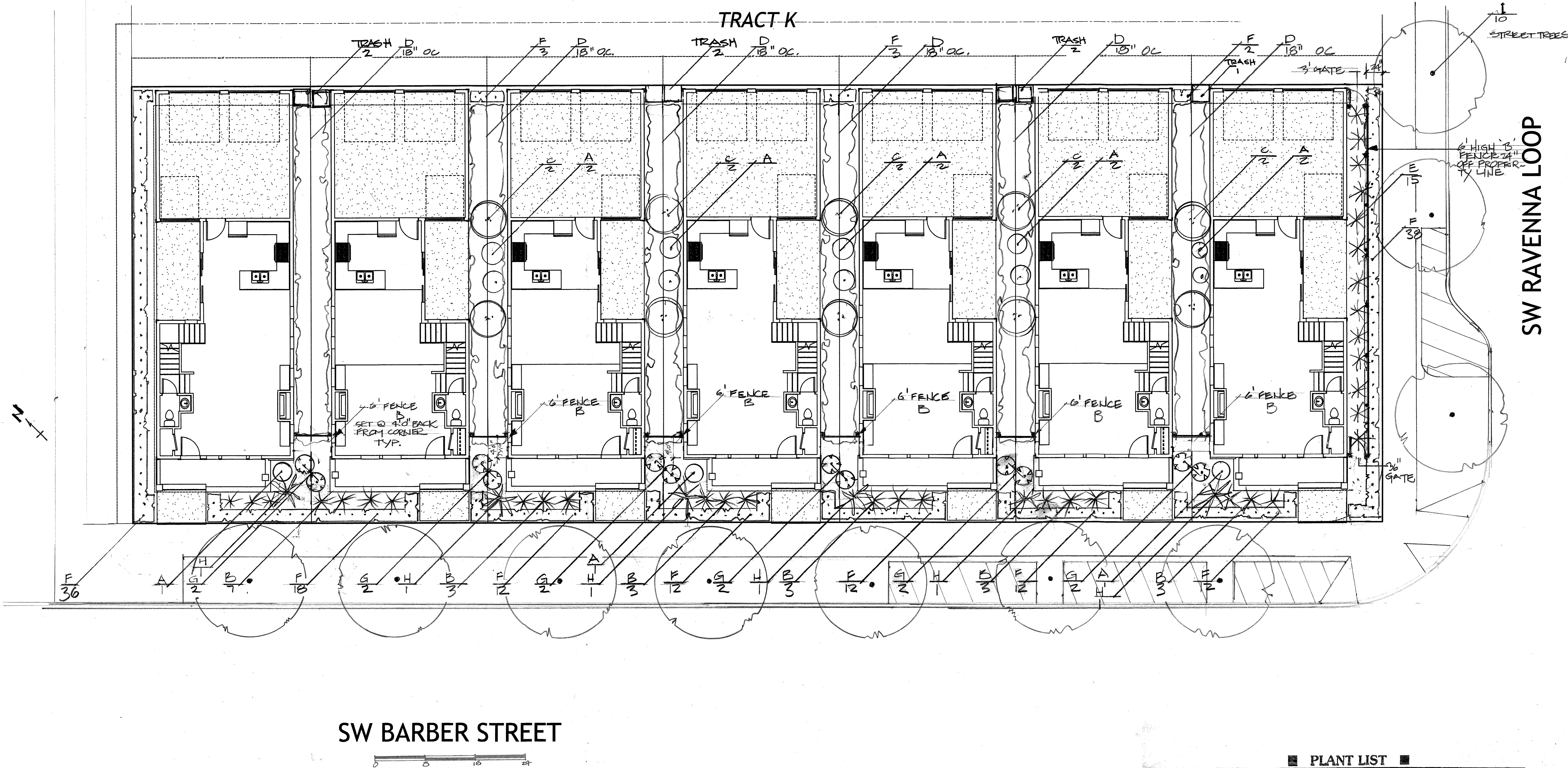
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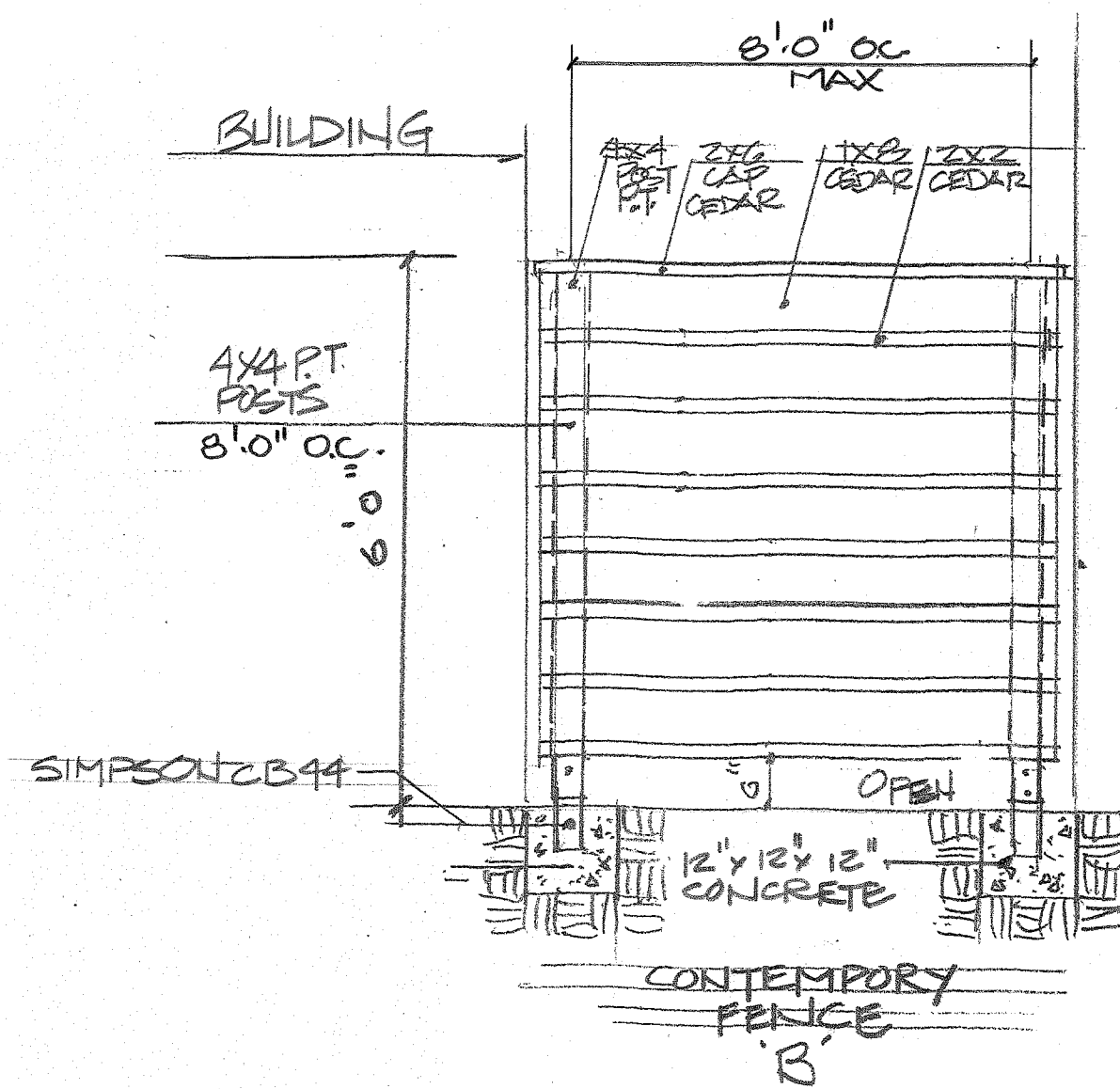
Right

SCALE 1/4" = 1'-0"





SW BARBER STREET



PLANT LIST				
SYM	QUAN	SIZE	BOTANICAL NAME	COMMON NAME
A	13	2 GAL	AZALEA 'TREASURE'	
B	22	2 GAL	PENNISETUM ALOPECUROIDES	CHINESE POUNTAIN GRASS
C	10	8'-10'	ACER CIRCINATUM	VINE MAPLE
D	4	4" PT	PACHYSANDRA	18" OC.
E	15	2 GAL	SAUAGROSIS 'KARL FOERSTER'	FEATHER REEDGRASS
F	15	2 GAL	NANDINA 'HARBOR DWARF'	
G	12	12'-14'	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS
H	6	2 GAL	PHORMIUM TENAX	PARROT TREE
I	10	2 1/2 GAL	MUSASHINO ZELKOVA	

SCHULTZ + LONG

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commercial public

multi family hospitality healthcare

consulting design contractor referrals project management





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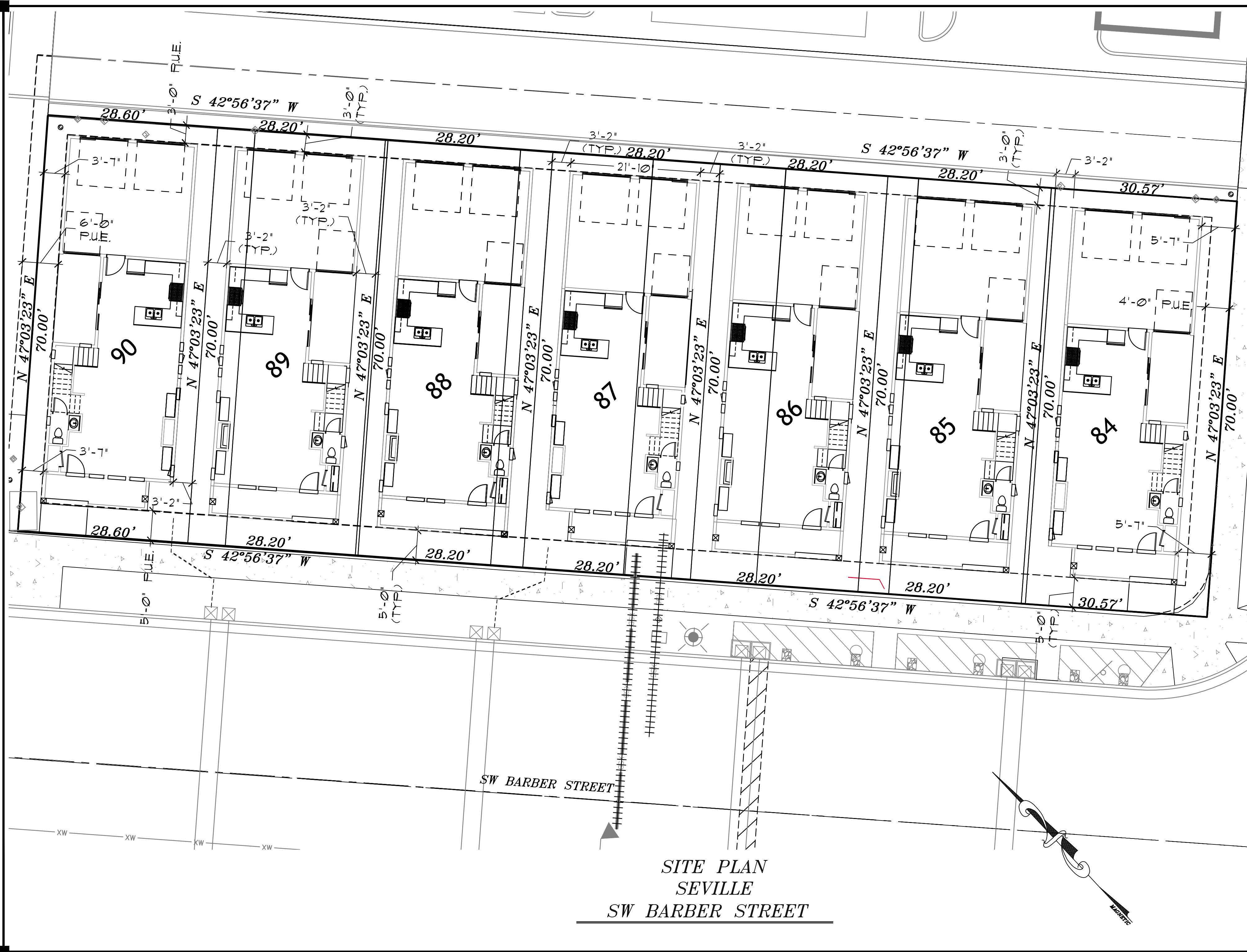
Important Disclosure  
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copyrighted designs and plans.  
Furthermore it is understood that it is  
COMPLETELY the responsibility of the  
contractor to construct the home  
described herein, on any particular site  
and within the confines of the governing  
jurisdiction. Mark Stewart & Associates  
takes NO responsibility for the conformance  
of this plan to Any code or Any building  
site.

CLIENT:  
**JT ROTH**

PLAN • **SEVILLE**  
**NOVEMBER 2014**  
REVISIONS **DECEMBER 2014**  
**JANUARY 2015**

PAGE  
**S-1**



SITE PLAN  
SEVILLE  
SW BARBER STREET



# SEVILLES ROW HOMES

TOWNSHIP 3 SOUTH, RANGE 1 WEST, SEC. 15 W.M. CITY OF WILSONVILLE, OREGON

GROSS ACREAGE: 0.32 AC

UTILITIES & SERVICES:

WATER:	CITY OF WILSONVILLE
STORM:	CITY OF WILSONVILLE
SEWER:	CITY OF WILSONVILLE
POWER:	PORTLAND GENERAL ELECTRIC
GAS:	NORTHWEST NATURAL
FIRE:	TUALATIN VALLEY FIRE & RESCUE
POLICE:	CLACKAMAS COUNTY SHERIFF
SCHOOL:	WEST LINN / WILSONVILLE SCHOOL DISTRICT 3JT
PARKS:	CITY OF WILSONVILLE
PHONE:	VERIZON
WASTE DISPOSAL:	UNITED DISPOSAL SERVICE
CABLE:	COMCAST

BENCHMARK:

OREGON STATE PLANE COORDINATE 5818 LOCATED IN MONUMENT BOX IN CENTERLINE OF TOOZE ROAD .2 MILES WEST OF 110TH.

ELEVATION DATUM: NAVD 88, ELEVATION = 202.991

APPLICANT:

RCS - VILLEBOIS INVESTMENT LLC  
371 CENTENNIAL PARKWAY  
SUITE 200  
LOUISVILLE, CO 80027  
[P] 303-535-1615  
CONTACT: RUDY KADLUB

PLANNER:

PACIFIC COMMUNITY DESIGN, INC  
12564 MAIN STREET  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: STACY CONNERY, AICP

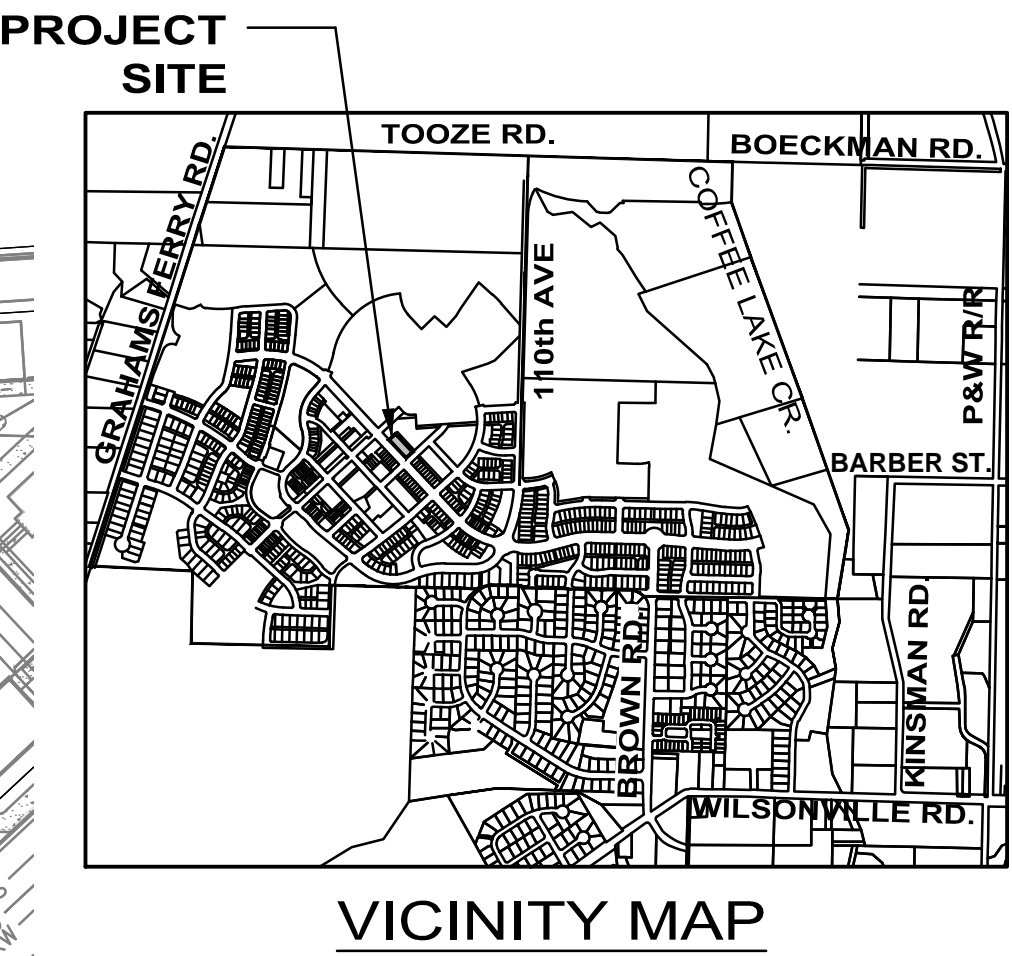
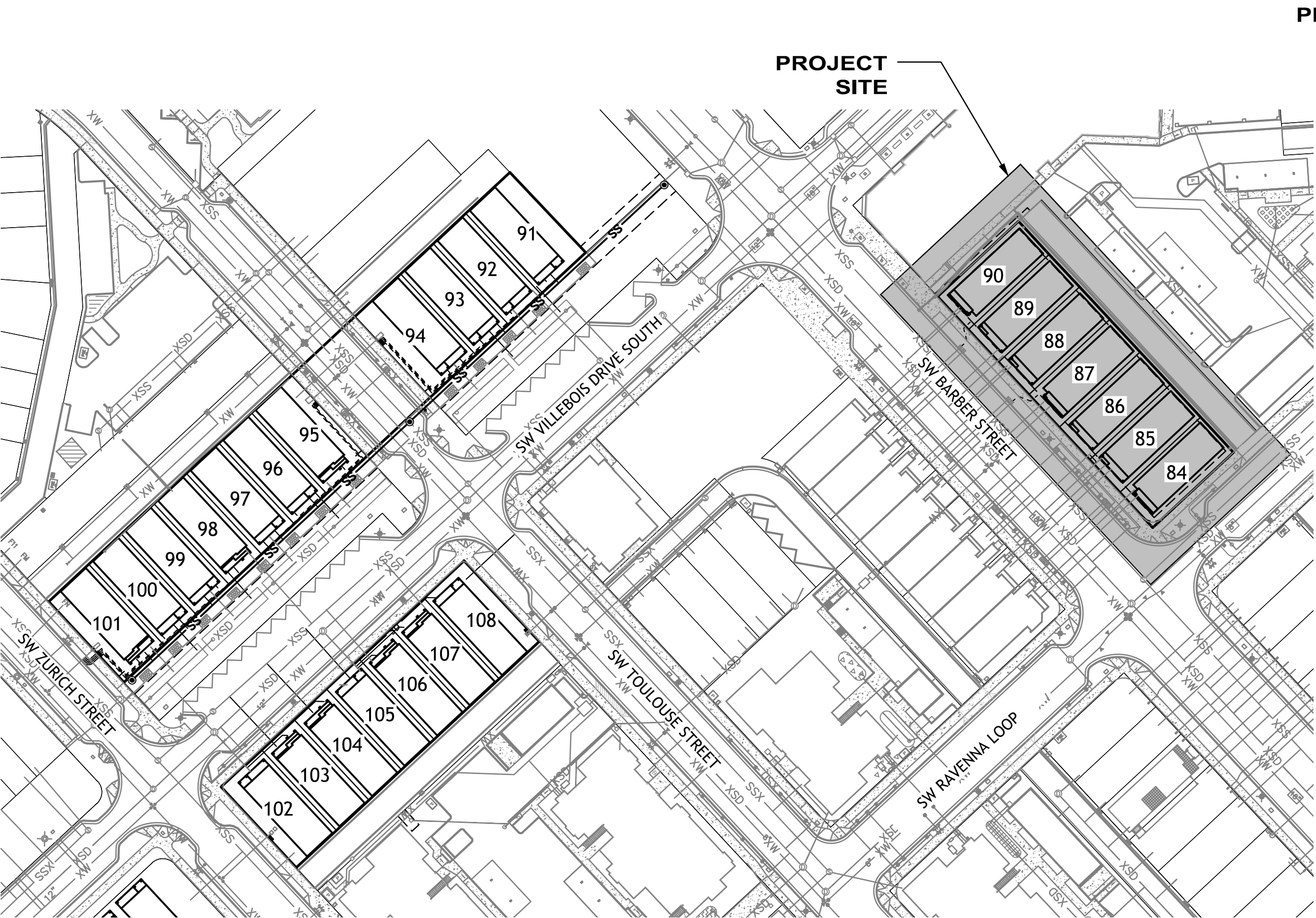
CIVIL ENGINEER:

PACIFIC COMMUNITY DESIGN, INC  
12564 MAIN STREET  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: KC SCHWARTZKOPH, P.E.

SURVEYOR:

PACIFIC COMMUNITY DESIGN, INC  
12564 MAIN STREET  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: TRAVIS JANSEN, PLS, P.E.

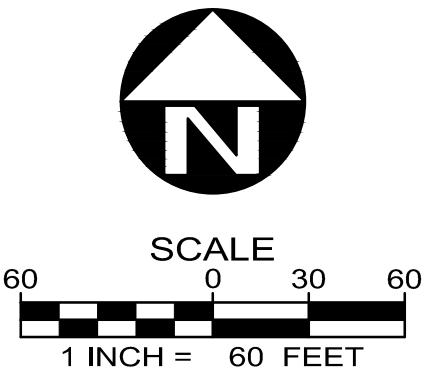
ELEVATION DATUM: NAVD 88



- SHEET INDEX:**
- 1 COVER SHEET
  - 2 GENERAL CONSTRUCTION NOTES
  - 3 EXISTING CONDITIONS & DEMOLITION PLAN
  - 4 BARBER STREET UTILITY & SITE PLAN
  - 5 DETAILS
  - 6 DETAILS
- EC1 EROSION CONTROL AND TREE PROTECTION PLAN

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAS 952-001-0010 THROUGH 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987)

THIS DESIGN COMPLIES WITH ORS 92.044 (7) IN THAT NO UTILITY INFRASTRUCTURE IS DESIGNED TO BE WITHIN ONE FOOT OF A SURVEY MONUMENT LOCATION SHOWN ON A SUBDIVISION OR PARTITION PLAT. NO DESIGN MODIFICATION NOR FINAL FIELD LOCATION CHANGE SHALL BE PERMITTED IF IT WOULD CAUSE ANY UTILITY INFRASTRUCTURE TO BE PLACED WITHIN THE PROHIBITED AREA.



REVISIONS		
NO.	DATE	DESCRIPTION



VILLEBOIS  
Sevilles Row Homes  
Construction Documents

COVER SHEET

1st SUBMITTAL DATE: 9/26/2014



GENERAL NOTES

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS IS APPROXIMATE AND SHOWN FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED PRIOR TO COMMENCING CONSTRUCTION AND SHALL COORDINATE WITH THE SURVEYOR THE LOCATION, ADJUSTMENT OR REPLACEMENT OF ANY UTILITY OR RELATED STRUCTURE AS MAY BE NECESSARY. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
2. THE CONTRACTOR SHALL CONTROL TRAFFIC THROUGH THE PROJECT SITE IN CONFORMANCE WITH THE LATEST EDITION OF "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES." THE CONTRACTOR SHALL AT ALL TIMES MAINTAIN LOCAL ACCESS FOR HOME OWNERS ALONG THE PROJECT SITE.
3. THE CONTRACTOR AND/OR SUB-CONTRACTOR SHALL HAVE A MINIMUM OF ONE (1) SET OF APPROVED CONSTRUCTION PLANS ON THE JOB SITE AT ALL TIMES DURING THE CONSTRUCTION PHASES.
4. ALL MATERIAL SUPPLIER(S) SHALL SUBMIT TO THE ENGINEER PROOF OF MATERIALS TESTED IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL CERTIFY THAT ALL MATERIAL DELIVERED TO THE JOB SITE MEET OR EXCEED CITY OF WILSONVILLE SPECIFICATIONS PRIOR TO DELIVERY OF MATERIAL TO THE SITE. ANY MATERIAL NOT CERTIFIED BY THE SUPPLIER SHALL BE REMOVED FROM THE JOB SITE AT NO ADDITIONAL COST TO THE OWNER.
5. THE ENGINEER HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTORS SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM HIS/HER WORK.
6. CONTRACTOR SHALL REMOVE AND DISPOSE OF TREES, STUMPS, BRUSH, ROOTS, TOPSOIL, AND OTHER MATERIAL IN THE ROADWAY AND WHERE REQUIRED TO ALLOW FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS. MATERIAL SHALL BE DISPOSED OF IN SUCH A MANNER AS TO MEET LOCAL REGULATIONS.
7. CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL EARTHWORK, TRENCH BACKFILL, AND ROAD CONSTRUCTION COMPACTION TESTS AND GEOTECHNICAL REVIEWS WITH THE SOILS TESTING LAB AS REQUIRED FOR ACCEPTANCE OF PROJECT WORK BY THE CITY OF WILSONVILLE.
8. ABANDON WELLS AND DRAIN FIELDS ONSITE MUST COMPLY WITH OREGON DEPT. OF WATER RESOURCES' REQUIREMENTS.
9. ALL CONSTRUCTION TRAFFIC SHALL ACCESS THE SITE VIA GRAHAM'S FERRY ROAD/TOOZE ROAD/110TH AVENUE.
10. THE CONTRACTOR IS REQUIRED TO ATTEND A PRECONSTRUCTION CONFERENCE AT A LOCATION TO BE SPECIFIED BY THE ENGINEER.
11. THE CONTRACTOR IS REQUIRED TO ATTEND A PRECONSTRUCTION CONFERENCE AT A LOCATION TO BE SPECIFIED BY THE ENGINEER.
12. ALL CONSTRUCTION OR IMPROVEMENTS TO PUBLIC WORKS FACILITIES SHALL BE IN CONFORMANCE TO THE CITY OF WILSONVILLE PUBLIC WORKS STANDARDS - 2008 AND THE REQUIREMENTS OF THE CITY OF WILSONVILLE. ALL WORK WITHIN THE PUBLIC R.O.W. OR PUBLIC EASEMENTS REQUIRES A PUBLIC WORKS PERMIT. CONTRACTOR SHALL PROVIDE THE CITY WITH 24-HR NOTICE BEFORE WORKING WITHIN THE PUBLIC R.O.W. OR PUBLIC EASEMENTS.
13. CITY RESERVES RIGHT TO DIRECT TESTING AGENCY ON FREQUENCY OF TESTING.
14. 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 PROFESSIONAL LAND SURVEYOR REGISTERED 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.
15. PER ORS 92.044(7): UTILITY INFRASTRUCTURE MAY NOT BE PLACED WITHIN ONE FOOT OF A SURVEY MONUMENT LOCATION NOTED ON A SUBDIVISION OR PARTITION PLAN.

CITY OF WILSONVILLE EROSION AND SEDIMENT CONTROL NOTES

1. **Responsible party.** The property owner or designee shall be responsible for proper installation, maintenance and removal of all erosion and sediment control (ESC) measures, in accordance with the City of Wilsonville, state, and federal regulations.
  2. **Installation of ESC measures prior to clearing & grading.** The ESC measures shown in these plans shall be constructed and approved by the City's authorized representative prior to clearing and grading activities, and in such a manner as to ensure that sediment and sediment laden water does not enter the drainage system, roadways, or violate applicable stormwater discharge standards.
  3. **Inspections.** Initial and final ESC inspections are required. The City's 24 hour Building/ESC inspection number is (503) 682-4159. All calls requesting inspections that are received by 7:00 A.M. shall be inspected by the end of the day the call was received (no inspections Saturday, Sunday, or Holidays). Tree protection shall be installed, inspected and approved by a Planning Department representative before any ESC measures are placed. The initial ESC inspection shall not occur until tree protection measured are inspected and approved.
- The Property owner or designee shall remove ESC measures, establish permanent groundcover on all exposed soils; clean and remove trash, construction waste and sediment deposits before receiving a final ESC inspection approval. (Solely straw or plastic sheeting is not permanent ground cover.)
4. **Daily inspection.** The ESC measures shall be inspected daily by the property owner or designee and maintained as necessary to ensure proper functioning. All ESC measures requiring maintenance or repair shall be completed immediately.
  5. **State 1200-C (DEQ) and 1200-CN (City) permits.** If a site requires an Oregon Department of Environmental Quality (DEQ) 1200-C permit for disturbing five acres or more, an approved copy of the 1200-C shall be submitted to the City's authorized representative before any clearing or grading shall be allowed to proceed. Construction activities including clearing, grading, excavation, and stockpiling that will disturb five (5) or more acres and that may discharge to surface waters or conveyance systems leading to surface waters of the state, require a DEQ 1200-C permit.

For construction activities that disturb five (5) or more acres, a public review process is required.

The property owner or designee is required to follow all 1200-C requirements and make the 1200-C permit available for review if requested by the City's authorized representative. The DEQ 1200-C permits are obtained directly from DEQ. A 1200-CN permit, for disturbing one to less than five acres, for automatically covered construction activities is issued by the City of Wilsonville for sites meeting applicable ordinance and code requirements.

**6. Code conformance.** The property owner or designee shall install, operate, and maintain adequate ESC measures in conformance with the standards adopted by the City of Wilsonville Erosion Control Ordinance during the construction of any public utilities and private improvements, until such time as approved permanent vegetative materials have been installed.

The contractor shall read and be familiar with the City's Erosion Control standards and ODOT construction Erosion Control standards. The contractor shall adhere to the more restrictive of the two standard requirements when performing Public Works Projects, available at <http://ci.wilsonville.or.us/Index.aspx?page=61> or [WWW.ci.wilsonville.or.us](http://WWW.ci.wilsonville.or.us) then ... I want to tab> Download Documents> Community Development Folder> Natural Resources Folder> Ordinance 482.

DEMOLITION NOTES

1. REMOVAL OF EXISTING INTERIOR FENCES, SERVICE LINES (AERIAL & UNDER- GROUND POLES, MISCELLANEOUS ITEMS NOT SHOWN AND THE CLEANUP OF DEBRIS IN THE CONSTRUCTION AREAS ARE ALL TO BE INCLUDED IN THE CLEARING BID ITEM.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND COORDINATE THE REMOVAL OF EXISTING UTILITIES OR PROPER FILLING OF THE UTILITIES (SEPTIC TANKS, LINES, ETC.) IF THEY ARE TO REMAIN. IT SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE CITY OF WILSONVILLE TO APPROVE THE FILLING OF ANY SEPTIC TANKS & REMOVAL OF ANY SEPTIC TANKS & REMOVAL OF ANY EXISTING WATER WELL.
3. ANY EXISTING WATER, SANITARY, AND STORM LINES THAT ARE SCHEDULED TO BE ABANDONED SHALL EITHER BE COMPLETELY REMOVED OR ABANDONED PER CITY APPROVED RECOMMENDATIONS FROM A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF OREGON WHOSE AREA OF EXPERTISE IS GEOTECHNICAL ENGINEERING.

WATER SYSTEM

1. ALL SANITARY SEWER LINES WITHIN 10 FEET LATERALLY OR 1.5 FEET VERTICALLY OF A WATER MAIN SHALL BE ENCASED IN A REINFORCED CONCRETE JACKET 6" THICK FOR A DISTANCE OF 10 FEET ON BOTH SIDES OF THE CROSSING. WHERE CROSSINGS ARE NECESSARY, THEY MUST BE MADE AT APPROXIMATELY 90 DEGREES WITH AT LEAST 18" OF SEPARATION BELOW THE WATER LINE. SEE DETAIL S-2150, PUBLIC WORKS STANDARDS. AT NO TIME SHALL THE CONTRACTOR UNDERTAKE TO CLOSE OFF OR OPEN VALVES OR TAKE ANY OTHER ACTION THAT WOULD AFFECT THE OPERATION OF THE WATER SYSTEM.
2. NO CONNECTION TO THE EXISTING WATERLINE SHALL BE PERMITTED UNTIL ALL NEW WATERLINES ARE SATISFACTORILY TESTED FOR PRESSURE, CHLORINATION AND BACTERIA.
3. ALL CONSTRUCTION STAKING OF PUBLIC WATER LINES SHALL BE PERFORMED BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OREGON. STAKES SHALL LOCATED ALL BENDS, TEES, CROSSES, FIRE HYDRANTS, BLOWOFFS, ISOLATION VALVES, VAULTS, AND BOOSTER PUMP STATIONS. MAXIMUM SPACING FOR REFERENCE STAKES IS 50 FT. CONSTRUCTION SHALL NOT BE ALLOWED BEFORE STAKING IS PERFORMED.
4. PROVIDE POLYETHYLENE ENCASEMENT FOR ALL METALLIC PIPING WITHIN TEN (10) FEET OF ANY EXISTING CATHODICALLY PROTECTED GAS MAIN ACCORDING TO ANSI/AWWA C105/A21.5.
5. PUBLIC WATER LINES SHALL CONFORM TO MATERIALS AND INSTALLATION REQUIREMENTS AS MAY BE REQUIRED BY THE CITY OF WILSONVILLE AND OREGON STATE PLUMBING SPECIALTY CODE.
6. PUBLIC WATER LINES SHALL BE FLUSHED, HYDROSTATICALLY TESTED, AND DISINFECTED AS PER CITY OF WILSONVILLE STANDARDS. CITY OF WILSONVILLE ENGINEERING STAFF SHALL WITNESS AND APPROVE ALL SUCH TESTS PERFORMED BY THE CONTRACTOR (24-HR NOTIFICATION).
7. CONTRACTOR SHALL PROVIDE SCREENING AND REMOVE ALL ACCUMULATED CONSTRUCTION DEBRIS, ROCKS, GRAVEL, SAND, SILT, AND OTHER FOREIGN MATERIAL FROM THE SYSTEM AT OR NEAR THE CLOSEST DOWNSTREAM MANHOLE; NO MATERIAL SHALL BE FLUSHED INTO THE DOWNSTREAM CITY SEWER SYSTEM.
8. DISPOSE OF FLUSHING AND STERILIZING WATER IN A MANNER APPROVED BY THE CITY'S AUTHORIZED REPRESENTATIVE. IF THE VOLUME AND CHLORINE CONCENTRATION IS SUCH AS TO POSE A HAZARD TO THE CITY'S WASTEWATER TREATMENT PLANT OPERATION, THE STERILIZING WATER SHALL BE METERED INTO THE SYSTEM PER DIRECTION OF THE CITY'S AUTHORIZED REPRESENTATIVE, OR DE-CHLORINATED AND DISPOSED INTO THE CITY'S STORM SYSTEM.
9. NEWLY CONSTRUCTED CURBS OR REPLACED CURBS SHALL BE STAMPED WITH THE CAPITOL LETTER "W" AT THE LOCATION OF EACH WATER SERVICE CROSSING. LETTERS SHALL BE 3 INCHES IN HEIGHT AND EMBOSSED A MINIMUM OF 1/8-INCH DEEP.

**7. Scope of responsibility.** The implementation of the approved ESC plan, including the installation, construction, maintenance, replacement, upgrading and removal of the ESC measures are the responsibility of the property owner or designee until all construction is completed and approved, and all vegetation/landscaping is established. The property owner or designee shall be responsible for maintenance of the ESC measures until the permit is transferred or the permit coverage is terminated.

**8. Erosion control.** No person shall create physical erosion by dragging, dropping, tracking, or otherwise placing or depositing, or permitting to be deposited, mud, dirt, rock, or other such debris on a public street, or into any part of the public stormwater and surface water system, or into any part of a private stormwater and surface water system that drains or connects to the public stormwater and surface water system. Any such deposited material shall be immediately removed by hand labor or mechanical means. No material shall be washed or flushed into any part of the stormwater and surface water system until all mechanical means to remove the debris are exhausted and preventive sediment filtration is in place. No discharge containing visible solids is allowed. All above ground treatment facilities (swales, ponds, etc.) shall be completed, inspected, and approved prior to any stormwater being allowed to enter facility or any paving to occur.

**9. Minimum requirements - upgrades & retrofits expected.** The ESC measures depicted in these plans are considered minimum requirements for anticipated site conditions. During the construction period, these ESC measures shall be upgraded as needed for unexpected storm events and changes in construction activities. At all times, ESC measures shall ensure that sediment and sediment-laden water does not leave the construction site.

**10. Clearing limits.** The boundaries of the clearing limits depicted on the ESC plan shall be clearly marked in the field prior to clearing. During the construction period, no disturbance beyond the clearing limits shall be permitted. The clearing limit markings shall be maintained by the property owner or designee for the duration of construction.

**11. Toxic & hazardous materials.** Any use of toxic or hazardous materials shall include proper storage, application, and disposal. The property owner or designee shall properly manage hazardous wastes, used oils, contaminated soils, concrete waste, sanitary waste, liquid waste, or other toxic substances discovered or generated during construction.

**12. On-site concrete truck wash area.** The ESC plan shall designate specific areas for on-site washing of concrete trucks and the disposal of accumulated concrete waste.

**13. Securing of portable toilets.** If required, the property owner or designee shall secure portable toilets, by cable or chain, to posts or stable anchor to prevent them from over-turning and spilling.

**14. Resources for ESC facility design & development.** The property owner or designee shall refer to the Clackamas County Water Environment Services most current version of the "Erosion Prevention and Sediment Control Planning and Design Manual," available on line at <http://www.clackamas.us/wes/designmanual.html> and the City of Wilsonville's "Erosion Control Ordinance".

**15. Construction entrances.** Stabilized gravel entrances, with subgrade reinforcement geotextile fabric, shall be installed and maintained for the duration of the project in conformance with Detail S-2240. Additional measures such as a wheel wash, in conformance with Detail S-2235, may be required to ensure that all paved areas are kept clean for the duration of the project. The construction entrance shall not block existing public accessible routes unless proper closures are approved by the City of Wilsonville Engineering authorized representative.

STREET & STORM DRAIN

1. GRANULAR BACKFILL SHALL BE COMPACTED TO 95% OF T-180 FOR TRENCH BACKFILL WITHIN 2 FEET OF FINISH GRADE. 90% OF T-180 BELOW 2 FEET OF FINISH GRADE. CONTRACTOR TO DETERMINE TYPE OF EQUIPMENT AND METHOD USED TO ACHIEVE REQUIRED COMPACTION. ALL STRUCTURAL FILL IS TO EXTEND A MINIMUM OF 3-FEET BEYOND THE FILL AREA.
2. TRENCH BACKFILL OUTSIDE OF PUBLIC RIGHT OF WAY MAY BE NATIVE TRENCH MATERIAL. TRENCH BACKFILL IN PUBLIC ROW SHALL BE GRANULAR BACKFILL AS SPECIFIED IN THE CITY OF WILSONVILLE PUBLIC WORK STANDARD SPECIFICATIONS
3. ASPHALT CONCRETE PAVEMENT MIX TO BE DESIGNED FROM A MIX FORMULA APPROVED BY ODOT FOR MATERIAL USED. CONTRACTOR TO PROVIDE ENGINEER AND CITY WITH CERTIFICATE OF COMPLIANCE FROM ASPHALT PAVEMENT PLANT, UNLESS OTHERWISE INDICATED.
4. ALL ROOF & FOOTING DRAIN SERVICES SHALL BE 6" AND PLACED PER DETAILED DRAWINGS.
5. SERVICE LATERALS SHALL BE 6" 3034 PVC PIPE, UNLESS OTHERWISE NOTED, CONFORMING TO THE SAME SPECIFICATIONS AS THE SEWER MAINS. THEY SHALL EXTEND A MINIMUM OF 10 FEET FROM THE MAIN AND TEN FEET INTO THE LOT. THE SERVICE LATERAL SHALL BE INSTALLED WITH DETECTABLE TAPE, "THOR DURATEC" SAFETY WHITE STORM RIBBON OR EQUAL, AND PLUGGED WITH A 4" RUBBER RING PLUG AND THE LATERAL END SHALL BE MARKED WITH A 2" X 4" STAKE. DETECTABLE TAPE SHALL BE TIED OFF TO THE 2X4 MARKER. PAINTED WHITE, EXTENDING FROM THE INVERT TO A MINIMUM OF TWO FEET ABOVE THE GROUND SURFACE, WITH THE DEPTH FROM THE TOP OF THE 2" X 4" TO THE INVERT WRITTEN THEREON.
6. CONNECTIONS TO EXISTING PUBLIC STORM LINES OR MANHOLES SHALL BE CORE DRILLED. CITY ENGINEERING STAFF WILL BE PRESENT DURING CONNECTION (24-HR NOTIFICATION).
7. WHERE TREES ARE LOCATED WITHIN 8 FEET OF PUBLIC SIDEWALKS, THE SIDEWALKS SHALL BE PROTECTED FROM ROOT INTRUSION WITH A ROOT CONTROL BARRIER SYSTEM DESIGNED BY A PROFESSIONAL LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF OREGON, AND APPROVED BY THE CITY'S AUTHORIZED REPRESENTATIVE. GENERALLY, THE ROOT CONTROL SYSTEM SHOULD BE INSTALLED A MINIMUM OF 12 INCHES DEEP, WITH A MINIMUM 20-FOOT LENGTH CENTERED ON THE ROOT SOURCE. INSTALLATION OF SUCH SYSTEMS SHALL BE DONE SO AS TO NOT DISTURB THE SIDEWALK OR BASE ROCK PREVIOUSLY INSTALLED.
8. ALL CONSTRUCTION STAKING OF PUBLIC STORM LINES SHALL BE PERFORMED BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OREGON. STAKES SHALL LOCATE ALL PUBLIC TEES, CLEANOUTS, MANHOLES, CATCH BASINS, AREA DRAINS, WATER QUALITY STATIONS, AND PUMP STATIONS. MAXIMUM SPACING FOR REFERENCE STAKES IS 50 FEET. CONSTRUCTION SHALL NOT BE ALLOWED BEFORE STAKING IS PERFORMED.
9. STORM LATERALS SHALL HAVE LOCATING WIRE (12 GAGE WHITE INSULATION) INSTALLED BESIDE THE PIPE AND PLASTIC CAUTION TAPE INSTALLED 1-FOOT ABOVE THE PIPE CROWN. SURFACE LOCATING WIRE AT RIGHT-OF-WAY CLEANOUTS; TAPE SHALL BE TIED OFF TO THE 2 X 4 MARKER.
10. NEWLY CONSTRUCTED CURBS OR REPLACED CURBS SHALL BE STAMPED WITH THE CAPITOL LETTER "SD" AT THE LOCATION OF EACH STORM LATERAL CROSSING. LETTERS SHALL BE 3 INCHES IN HEIGHT AND EMBOSSED A MINIMUM OF 1/8-INCH DEEP.
11. ALL STORM LINES SHALL BE FLUSHED AND CLEANED PRIOR TO TESTING. IF NECESSARY, THE CONTRACTOR SHALL USE MECHANICAL RODDING, BUCKETING OR VACTOR EQUIPMENT.
12. DURING FLUSHING, CONTRACTOR SHALL PROVIDE SCREENING AND REMOVE ALL ACCUMULATED CONSTRUCTION DEBRIS, ROCKS, GRAVEL, SAND, SILT, AND OTHER FOREIGN MATERIAL FROM THE SYSTEM AT OR NEAR THE CLOSEST DOWNSTREAM MANHOLE; NO MATERIAL SHALL BE FLUSHED INTO THE DOWNSTREAM CITY SEWER SYSTEM.
13. ALL STORM LINES SHALL BE VIDEO INSPECTED. IN ADDITION, STORM LINES CONSTRUCTED OF FLEXIBLE PIPE SHALL BE DEFLECTION TESTED. CONTRACTOR TO FURNISH ALL NECESSARY TEST EQUIPMENT AND PERFORM THE TESTS IN A MANNER SATISFACTORY TO THE CITY. CITY ENGINEERING STAFF SHALL BE PRESENT DURING TESTING (24-HR NOTIFICATION).
14. STORMWAY FACILITIES SHALL NOT BE ACTIVATED AND/OR CONNECTED TO PUBLIC STORM SYSTEMS OR WATERWAYS UNLESS FACILITY HAS BEEN APPROVED BY CITY STAFF.
15. NEWLY CONSTRUCTED CURBS OR REPLACED CURBS SHALL BE STAMPED WITH THE CAPITOL LETTER "SD" AT THE LOCATION OF EACH STORM LATERAL CROSSING. LETTERS SHALL BE 3 INCHES IN HEIGHT AND EMBOSSED A MINIMUM OF 1/8-INCH DEEP.

**16. Protection of stormwater facilities, drains & inlets.** Storm drain inlets, basins, and area drains shall be protected until completion of project. Although there are a number of approved measures for inlet protection, low flow silt sack inserts (no overflow), in conformance with Detail S-2127, with biobags, in conformance with Detail S-2126, around curb inlets are the preferred measures for inlet protection, where applicable. Per DEQ requirements overflow silt sack inserts are not allowed. Low flow silt sack inserts (no overflow) shall be used for street inlets (unless inlet in curb). Inlets will be protected with appropriate measures upon basin installation. All storm drain inlet protection measures located in public streets shall not create a hazard to vehicular traffic, bike or pedestrian traffic. If required by the City's authorized representative, a minimum of six (6) extra biobags shall be kept on site at all times for upgrading and repairs.

**17. Cleaning sediment barriers.** At no time shall sediment be allowed to accumulate more than 1/3 of barrier height. Cleaning operations shall not allow sediment-laden water to be intentionally washed into storm sewers, drainage ways or waterbodies. Dry sweeping shall be used to clean up released sediments using appropriate dust control measures.

**18. Permanent ground cover.** Pavement surfaces and permanent vegetation are to be installed as soon as possible. Impervious surfaces shall not be installed until stormwater detention and water quality facilities have been constructed and approved by the City's authorized representative.

**19. Seeding.** Seeding shall be established only between March 1 through May 15 and September 1 through October 15 for each phase of construction. If an irrigation system is installed, seeding may be established from March 1 through November 15.

**20. Wet weather requirements.** Exposed soils and un-vegetated surfaces not fully established by October 15, shall be subject to wet weather erosion prevention measures in effect through April 30. For requirements, see Clackamas County Water Environment Services' most current version of "Erosion Prevention and Sediment Control Planning and Design Manual," and the City of Wilsonville Erosion Control Ordinance. Any open ground (regardless of slope) is to be covered during the wet weather season if not under active construction (active construction to be determined by the City's authorized representative).

**21. Dust control.** During all phases of work the contractor shall take precautions to abate any dust nuisance. Dust shall be minimized to the extent practicable and prevention measures shall be continuous until final inspection by the City's authorized representative. Additional measures for dust control, if required by the City's authorized representative, shall include at least one (1) water truck on site at all times from June 1 to October 31. In areas subject to wind erosion, appropriate BMP's must be used which may include the application of fine water spraying, plastic sheeting, mulching, or other approved measures.

**22. Use of straw.** Solid straw bales are not to be used for any ESC measures. Straw should only be used loose, to spread as temporary ground cover. A minimum of two inches is to be applied, covering all exposed soils (no visible soils).

**23. Plans.** All ESC plans shall include these City of Wilsonville Erosion and Sediment Control Notes, an appropriate erosion control legend and erosion control details, which are consistent with the City of Wilsonville's Erosion and Sediment Control Notes (including Sediment Fence Notes). Legend symbols are found in the Clackamas County Water Environment Services "Erosion Prevention and Sediment Control Planning and Design Manual," in Appendix A. Erosion control details are also found at <http://www.ci.wilsonville.or.us/Index.aspx?page=404> or [WWW.ci.wilsonville.or.us](http://WWW.ci.wilsonville.or.us) then ... City Hall> Community Development> Engineering> Public Works Standards and the "Erosion Prevention and Sediment Control Planning and Design Manual".

SANITARY SEWER SYSTEM

1. PIPE SHALL BE PVC SEWER PIPE CONFORMING TO ASTM D-3034-SDR 35. MINIMUM STIFFNESS SHALL BE 46 PSI AND JOINT TYPE SHALL BE ELASTOMETRIC GASKET CONFORMING TO ASTM D-3212.
2. MANHOLE BASE SHALL BE POURED IN PLACE CONCRETE BASE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI, OR PRECAST BASE WITH A 6" MINIMUM LIP OUTSIDE THE EXTERIOR WALL OF THE MANHOLE (SEE DETAIL SHEET). MANHOLE RISERS AND TOPS SHALL BE PRECAST SECTIONS WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. TOPS SHALL BE ECCENTRIC CONES EXCEPT WHERE INSUFFICIENT HEADROOM REQUIRES FLAT TOPS. INVERTS SHALL BE CONSTRUCTED TO PROVIDE SMOOTH MANHOLE BY MEANS OF AN ELASTONETRIC GASKET, AN APPROVED WATERSTOP OR FLEXIBLE SLEEVE. CEMENT GROUT FOR CONNECTING PVC SEWER PIPE TO MANHOLE WILL NOT BE PERMITTED.
3. CLEANOUT PIPE, FITTINGS AND JOINTS SHALL BE THE SAME SPECIFICATIONS AS FOR PIPE. CASTINGS ARE AS SHOWN ON DETAIL AND SHALL CONFORM TO ASTM A48 (GRADE 30).
4. CONNECTION TO EXISTING PUBLIC SANITARY LINES OR MANHOLES SHALL BE CORE DRILLED. CITY ENGINEERING STAFF SHALL BE PRESENT DURING CONNECTION (24-HR NOTIFICATION).
5. ALL CONSTRUCTION STAKING OF PUBLIC SEWER LINES SHALL BE PERFORMED BY UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OREGON. STAKES SHALL LOCATE ALL TEES, CLEANOUTS, MANHOLES, WATER LINE CROSSINGS, AND PUMP STATIONS. MAXIMUM SPACING FOR REFERENCE STAKES IS 50FT. CONSTRUCTION SHALL NOT BE ALLOWED BEFORE STAKING IS PERFORMED.
6. SERVICE LATERALS SHALL BE 4" 3034 PVC PIPE, UNLESS OTHERWISE NOTED, CONFORMING TO THE SAME SPECIFICATIONS AS THE SEWER MAINS. THEY SHALL EXTEND A MINIMUM OF 10 FEET FROM THE MAIN AND TEN FEET INTO THE LOT. THE SERVICE LATERAL SHALL BE INSTALLED WITH DETECTABLE TAPE, "THOR DURATEC" SAFETY GREEN SANITARY RIBBON OR EQUAL, AND PLUGGED WITH A 4" RUBBER RING PLUG AND THE LATERAL END SHALL BE MARKED WITH A 2" X 4" STAKE. DETECTABLE TAPE SHALL BE TIED OFF TO THE 2X4 MARKER. PAINTED GREEN, EXTENDING FROM THE INVERT TO A MINIMUM OF TWO FEET ABOVE THE GROUND SURFACE, WITH THE DEPTH FROM THE TOP OF THE 2" X 4" TO THE INVERT WRITTEN THEREON.
7. SANITARY LATERALS SHALL HAVE LOCATING WIRE (12 GAGE GREEN INSULATION) INSTALLED BESIDE THE PIPE AND PLASTIC CAUTION TAPE INSTALLED 1-FOOT ABOVE THE PIPE CROWN. SURFACE LOCATING WIRE AT RIGHT-OF-WAY CLEANOUTS; TAPE SHALL BE TIED OFF TO THE 2 X 4 MARKER.
8. NEWLY CONSTRUCTED CURBS OR REPLACED CURBS SHALL BE STAMPED WITH THE CAPITOL LETTER "SS" AT THE LOCATION OF EACH SANITARY LATERAL CROSSING. LETTERS SHALL BE 3 INCHES IN HEIGHT AND EMBOSSED A MINIMUM OF 1/8-INCH DEEP.
9. ALL PUBLIC SEWER LINES SHALL BE FLUSHED AND CLEANED PRIOR TO TESTING. IF NECESSARY, THE CONTRACTOR SHALL USE MECHANICAL RODDING, BUCKETING OR VACTOR EQUIPMENT.
10. DURING FLUSHING, CONTRACTOR SHALL PROVIDE SCREENING AND REMOVE ALL ACCUMULATED CONSTRUCTION DEBRIS, ROCKS, GRAVEL, SAND, SILT, AND OTHER FOREIGN MATERIAL FROM THE SYSTEM AT OR NEAR THE CLOSEST DOWNSTREAM MANHOLE; NO MATERIAL SHALL BE FLUSHED INTO THE DOWNSTREAM CITY SEWER SYSTEM.
11. ALL PUBLIC SEWER LINES SHALL BE PRESSURE TESTED AND VIDEO INSPECTED. IN ADDITION, SEWERS CONSTRUCTED OF FLEXIBLE PIPE SHALL BE DEFLECTION TESTED. CONTRACTOR TO FURNISH ALL NECESSARY TEST EQUIPMENT AND PERFORM THE TESTS IN A MANNER SATISFACTORY TO THE CITY. CITY ENGINEERING STAFF SHALL BE PRESENT DURING TESTING (24-HR NOTIFICATION).
12. PUBLIC SANITARY SEWER MANHOLES SHALL BE TESTED FOR ACCEPTANCE AFTER BACKFILL IS PLACED AND COMPACTED AND THE STREET PAVED. CONTRACTOR TO FURNISH ALL NECESSARY TEST EQUIPMENT AND PERFORM THE TESTS IN A MANNER SATISFACTORY TO THE CITY. CITY ENGINEERING STAFF SHALL BE PRESENT DURING TESTING (24-HR NOTIFICATION).
13. FOR ALL PUBLIC SANITARY MANHOLES, THE CONTRACTOR SHALL SUPPLY THE CITY WITH MANHOLE COVER INSERTS. FOR PUBLIC MANHOLES LOCATED IN NATURAL OR LANDSCAPED AREAS OR IN RESIDENTIAL STREETS, THE CONTRACTOR SHALL SUPPLY MANHOLE COVER INSERTS MADE OF DURABLE PLASTIC. FOR PUBLIC MANHOLES LOCATED IN ARTERIAL AND COLLECTOR STREETS, THE CONTRACTOR SHALL SUPPLY MANHOLE COVER INSERTS MADE OF STAINLESS STEEL.

**24. Water tight trucks.** Water tight trucks shall be used to transport saturated soils from the construction site.

**25. Pumping of sediment laden water.** All pumping of sediment laden water must be discharged over an undisturbed vegetated area, and through a sediment control BMP (i.e. filter bag). All discharges shall be authorized by the City of Wilsonville.

**26. ESC logs.** Written ESC logs are to be maintained onsite and available to the City inspectors .  
**27. Sediment Fence.** Filter fabric sediment fences shall be installed in conformance with Detail S-2245.

**28. Stitched post loops.** Standard or heavy duty filter fence shall have manufactured stitched post loops with 2"x 2" x 4" posts for installation. Stitched post loops shall be installed on the uphill side of the sloped area.

**29. Continuous run / construction of joints.** The filter fabric shall be purchased in a continuous roll, and cut to length in the field to avoid the use of joints. When joints are necessary, connect silt fence ends by spinning 2"x 2" x 4" posts together two to three times and bury as one post.

**30. Installation on contour / finish at termination points.** The filter fence shall be installed to follow the contours. The posts shall be spaced a maximum of six feet apart and driven securely into the ground. When sediment fence approaches its termination point, turn fence uphill and extend one (1) full panel (6 feet).

**31. Burial of fabric.** The filter fabric shall have a minimum vertical burial of six inches. All excavated material from filter fabric fence installation shall be backfilled and compacted on both sides of fence along the entire disturbed area.

**32. Inspection.** Filter fabric fences shall be inspected by property owner or designee immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs, maintenance or needed upgrades shall be made immediately. If required by the City's authorized representative, a minimum of one (1) full roll of extra filter fabric fencing shall be on site at all times for upgrading and repairs.

**33. Removal.** Filter fabric fences shall be removed when they have served their useful purpose, but not before the upslope area has been permanently protected and stabilized.

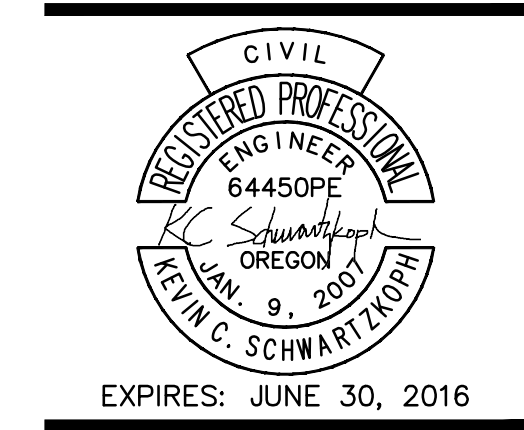
**34. ESC protection behind curbs.** Installation of a ¾" - 0 crushed aggregate is the preferred ESC application where ground is exposed along existing curbing. This is dependent upon the slopes involved and may be insufficient.

**35. Required ESC Measures.** Failure to abide by these ESC measures may result in a Stop Work order being issued by the City Engineer or City Engineering Manager until corrective measures have been undertaken and approved.



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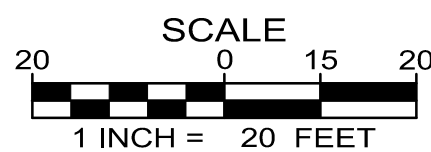
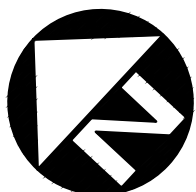
VILLEBOIS  
Sevilles Row Homes  
Construction Documents

GENERAL  
CONSTRUCTION  
NOTES

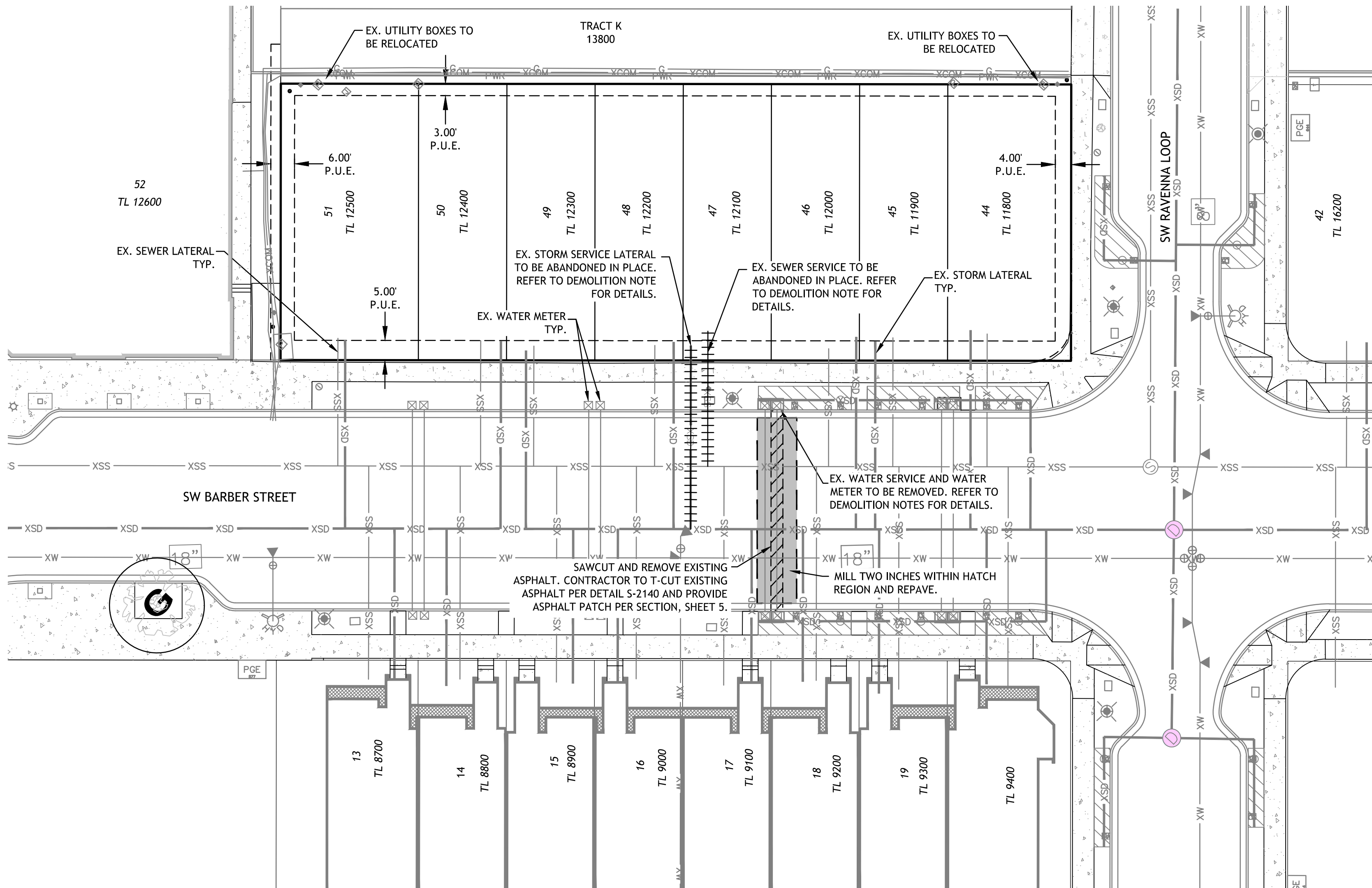
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ELEVATION DATUM: NAVD 88



**TREE LEGEND:**

- |   |                                     |
|---|-------------------------------------|
| I | IMPORTANT                           |
| G | GOOD                                |
| M | MODERATE                            |
| P | POOR                                |
|   | EXISTING TREES TO RETAIN            |
|   | EXISTING TREES LIKELY TO BE REMOVED |
|   | EXISTING TREES TO BE REMOVED        |

**DEMOLITION NOTES:**

- CONTRACTOR TO PLUG STORM AND SANITARY LATERALS 1-FOOT FROM MAIN, FILL WITH GROUT, AND PLUG LATERAL BEHIND CURB. REMAINING PORTION OF LATERAL TO BE CUT AND REMOVED.
- CONTRACTOR TO PLUG WATER SERVICE LINE AT MAIN AND REMOVE COPPER TUBING.

**GENERAL NOTES:**

- THE INFORMATION SHOWN ON THIS PLAN IS BASED ON ASBUILT SURVEY DATA COMPILED BY ALPHA COMMUNITY DEVELOPMENT IN JANUARY 2009 AND ASBUILT SURVEY DATA COMPILED BY PACIFIC COMMUNITY DESIGN IN AUGUST 2014.
- FOR EROSION CONTROL AND TREE PROTECTION PLAN, SEE SHEET EC1.

**LEGEND**

- |      |                         |
|------|-------------------------|
| ---  | EASEMENT LINES          |
| ---  | EXISTING RIGHT-OF-WAY   |
| ---  | EXISTING CENTERLINE     |
| ---  | EXISTING PROPERTY LINE  |
| ---  | EXISTING BOUNDARY LINE  |
|      | EXISTING SIDEWALK       |
| ---  | EX 1-FOOT CONTOURS      |
| ---  | EX 5-FOOT CONTOURS      |
| XSS  | EX SANITARY SEWER       |
| XSD  | EX STORM DRAIN          |
| XW   | EX WATER LINE           |
| XG   | EX GAS LINE             |
| XE   | EX BURIED POWER LINE    |
| XOH  | EX OVERHEAD POWER LINE  |
| XCOM | EX CABLE TV LINE        |
| XT   | EX TELEPHONE LINE       |
|      | EX SANITARY MANHOLE     |
|      | EX SANITARY CLEANOUT    |
|      | EX STORM MANHOLE        |
|      | EX AREA DRAIN           |
|      | EX CURB INLET           |
|      | EX STORM CLEANOUT       |
|      | EX FIRE HYDRANT         |
|      | EX WATER METER          |
|      | EX WATER VALVE          |
|      | EX BLOW-OFF             |
|      | EX AIR RELEASE VALVE    |
|      | EX GAS RISER            |
|      | EX LIGHT POLE           |
|      | EXISTING ELECTRIC VAULT |
|      | REPAVING AREA           |
|      | SAWCUT SECTION          |



Villebois

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EXPIRES: JUNE 30, 2016

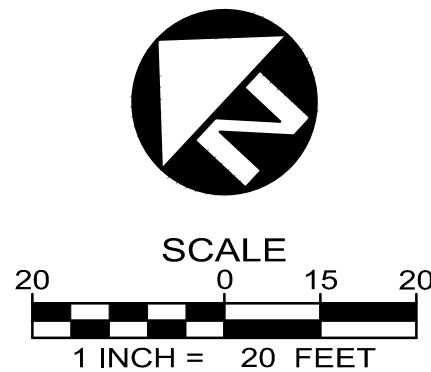
**VILLEBOIS**  
Sevilles Row Homes  
Construction Documents

EXISTING  
CONDITIONS  
&  
DEMOLITION  
PLAN

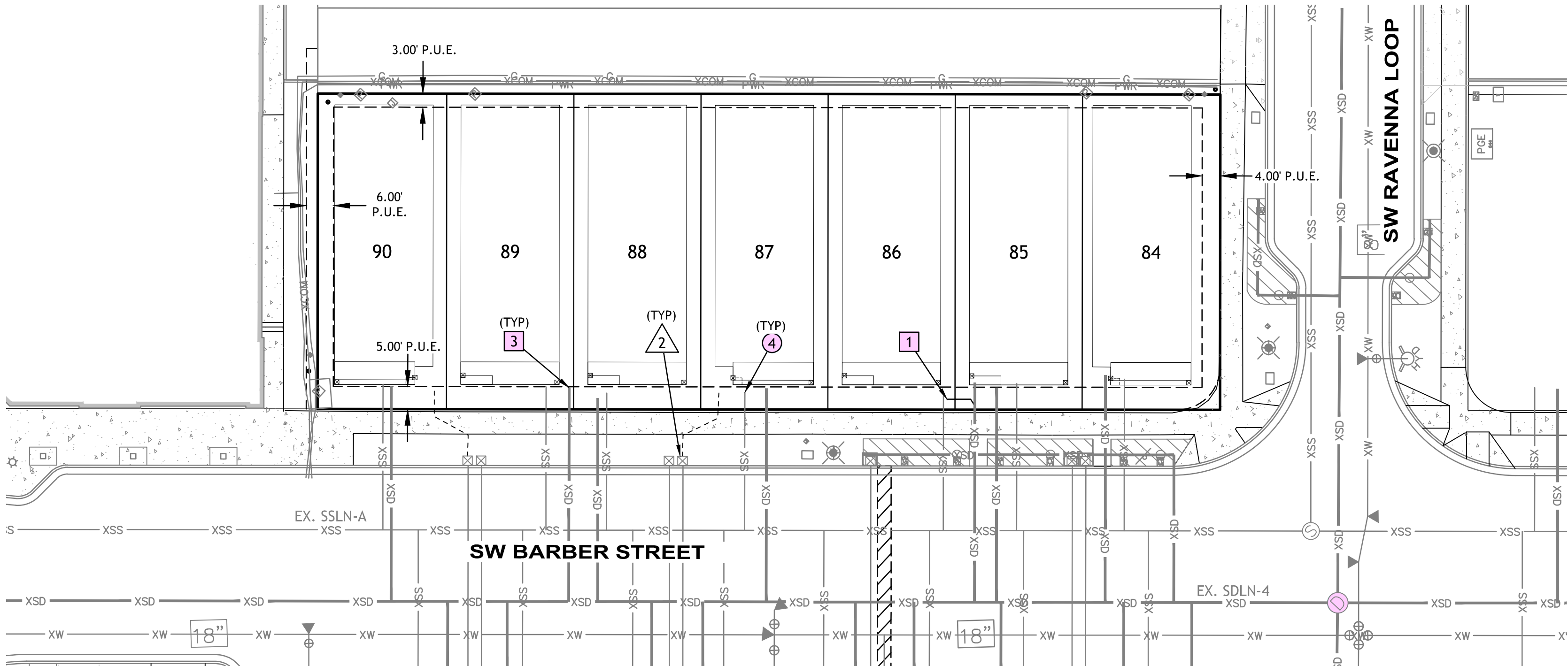
1st SUBMITTAL DATE: 9/26/2014

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ELEVATION DATUM: NAVD 88



SANITARY NOTES:

- ④ EXISTING 4" PVC SANITARY SEWER LATERAL.

WATER NOTES:

- ② EXTEND PRIVATE WATER SERVICE TO ADJACENT LOT AS SHOWN (UNDER SEPARATE PLUMBING PERMIT).

STORM NOTES:

- ① EXTEND PRIVATE STORM SERVICE TO ADJACENT LOT AS SHOWN.  
③ EXISTING 6" PVC STORM SEWER LATERAL.

EXISTING SANITARY LATERAL TABLE				
LOT#	STATION	LENGTH	SLOPE	I.E.
84	4+71.89 EX.SSLN-A	33.64	25.05%	213.99
85	4+95.74 EX.SSLN-A	31.84	28.92%	215.01
86	5+11.75 EX.SSLN-A	29.85	26.05%	213.74
87	5+56.41 EX.SSLN-A	30.61	28.60%	215.16
88	5+86.08 EX.SSLN-A	30.41	29.46%	215.67
89	6+01.08 EX.SSLN-A	31.81	29.37%	216.19
90	6+36.30 EX.SSLN-A	31.80	23.50%	214.68

EXISTING STORM LATERAL TABLE				
LOT#	STATION	LENGTH	I.E.	DEPTH
84	4+88.02 EX.SDLN-4	50.45	213.30	4.70
85	5+12.15 EX.SDLN-4	47.59	214.17	4.70
86	5+17.00 EX.SDLN-4	48.71	214.61	4.40
87	5+63.20 EX.SDLN-4	47.33	215.13	4.70
88	6+00.60 EX.SDLN-4	45.11	215.86	4.70
89	6+06.99 EX.SDLN-4	47.45	216.19	4.50
90	6+46.39 EX.SDLN-4	47.71	216.61	4.90



# Villebois

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EXPIRES: JUNE 30, 2016

VILLEBOIS  
Sevilles Row Homes  
Construction Documents

BARBER STREET  
UTILITY  
&  
SITE PLAN

1st SUBMITTAL DATE: 9/26/2014





REVISIONS		
NO.	DATE	DESCRIPTION



VILLEBOIS  
Sevilles Row Homes  
Construction Documents

## DETAILS

1st SUBMITTAL DATE: 9/26/2014

5




MATERIALS:

1. APPROVED BOX, COVER AND LID:
  - ARMORCAST NO. P6001946x12, (BOX
  - ARMORCAST NO A6001866-I (WITH AMR SLOT), COVER
2. MUELLER CORP. STOP NO. H-15000 OR H-15008 WITH OPERATING NUT AT 3 OR 9 O'CLOCK.
3. SOFT TEMPER, TYPE "K" COPPER TUBING COMPLYING WITH ASTM B-88.
4. MUELLER ANGLE METER STOP NO. H-14255 OR 14258 (FORD NO. 1000-30)(F1000-4Q). CALL FOWLER FOR FORD EQUIVALENT.

NOTES:

1. SUBSTITUTES FOR ANY MATERIALS SHOWN SHALL BE APPROVED PRIOR TO CONSTRUCTION BY THE CITY WATER DEPARTMENT.
2. ALL PIPE AND STRUCTURE ZONES SHALL BE BACKFILLED USING 3/4" - CRUSHED AGGREGATE AND COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO T 980.
3. WHEN AN ACTIVE CATHODIC PROTECTED SYSTEM IS ENCOUNTERED, SCH. 40 PVC SHALL BE INSTALLED AS SHOWN ABOVE WITH CLAY PLUG.
4. METER BOX SHALL BE CENTERED OVER THE COMPLETED METER ASSEMBLY.
5. METER BOX SHALL BE LOCATED IN PLANTER AREAS ONLY; SEE PUBLIC WORKS STANDARDS FOR TRAFFIC RATED BOXES AND COVERS.
6. METER BOX SHALL BE LOCATED IN PLANTER AREAS ONLY.
7. METER BOX SHALL MATCH TO SLOPE GRADE (IF SIDEWALK EXISTS) OTHERWISE SET FLUSH WITH SURROUNDING GROUND SURFACE.

3/4" & 1" Single Service			CITY OF WILSONVILLE  PUBLIC WORKS STANDARDS
DRAWING NUMBER: W-3030	DRAWN BY: SJ	SCALE: N.T.S.	
FILE NAME: W-3030.dwg	APPROVED BY: SA	DATE: 1/28/11	

ELEVATION DATUM: NAVD 88



N:\proj\398-056\09 Drawings\04 Civil\Sheets - CD\Submittal\398057 (6)DETAILS.dwg - SHEET: DETAILS Sep. 26, 14 - 10:46 AM Bob

ELEVATION DATUM: NAVD 88

MINIMUM 12" OVERLAP OF SEAMS.

PLASTIC SHEETING

BARRIER REQUIRED @ TOE OF SLOPE.

NOTES:

1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
2. BARRIER REQUIRED @ TOE OF STOCK PILE.
3. COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS.

PLASTIC SHEETING

DETAIL DRAWING 4-3

REVISED 01-09

DRIP LINE

6'

NOTES:

1. FENCE SHALL BE 6' IN HEIGHT AND SET AT TREE DRIP LINE.
2. FENCE MATERIALS SHALL CONSIST OF 2" MESH CHAIN LINKS SECURED TO A MINIMUM 1 1/2" DIA. STEEL OR ALUMINUM LINE POSTS.
3. POSTS SHALL BE SET TO A DEPTH OF NO LESS THAN 2 FEET IN NATIVE SOIL.
4. FENCE SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF CONSTRUCTION ACTIVITIES. MOVEMENT OR REMOVAL OF FENCE REQUIRES APPROVAL BY CITY'S AUTHORIZED REPRESENTATIVE.

Tree Protection Fencing

DRAWING NUMBER: R-1155	DRAWN BY: GCF	SCALE: N.T.S.
FILE NAME: R-1155.dwg	APPROVED BY: MAS	DATE: 11/01/03

CITY OF WILSONVILLE  
PUBLIC WORKS STANDARDS

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.

CONCRETE PIPE

1. COMPLETE RUBBER SLEEVE (ASTM C-443) INCLUDES A MOLDED SEGMENT THAT HOLDS IT IN PLACE.
2. STAINLESS STEEL BAND (9/16" SERIES 316) SECURES UPPER HALF OF RUBBER SLEEVE TO THE PVC HUB.
3. PVC HUB (ASTM C-3034 SDR 35) DRIVE INTO CENTER OF RUBBER SLEEVE AFTER SLEEVE IS PLACED IN HOLE.

NOTE: ALL INSERTA-TEE HOLES SHALL BE MACHINE DRILLED.

Inserta-Tee			CITY OF WILSONVILLE PUBLIC WORKS STANDARDS
DRAWING NUMBER: S-2160	DRAWN BY: GCF	SCALE: N.T.S.	
FILE NAME: S-2160.dwg	APPROVED BY: MAS	DATE: 11/01/03	

EXISTING PAVEMENT OR APPROVED ACCESS POINT

RADIUS = 25' MIN.

CLEAN PIT RUN OR 3"- 6" CLEAN ROCK

SUBGRADE REINFORCEMENT GEOTEXTILE, AS REQUIRED

PROVIDE FULL WIDTH OF WHEELS FORECAST AREA

8" MIN. DEPTH

\*20' MIN. FOR SINGLE FAMILY AND DUPLEX RESIDENTIAL

GRAVEL CONSTRUCTION ENTRANCE

CURB RAMP

PAVEMENT

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. WHERE RUNOFF CONTAINING SEDIMENT LADEN WATER IS LEAVING THE SITE VIA THE CONSTRUCTION ENTRANCE, OTHER MEASURES SHALL BE IMPLEMENTED TO DIVERT RUNOFF THROUGH AN APPROVED FILTERING SYSTEM.
5. DIMENSIONS

SINGLE FAMILY  
20' LONG BY 20' WIDE 8" DEEP OF 3/4" MINUS CLEAN ROCK.

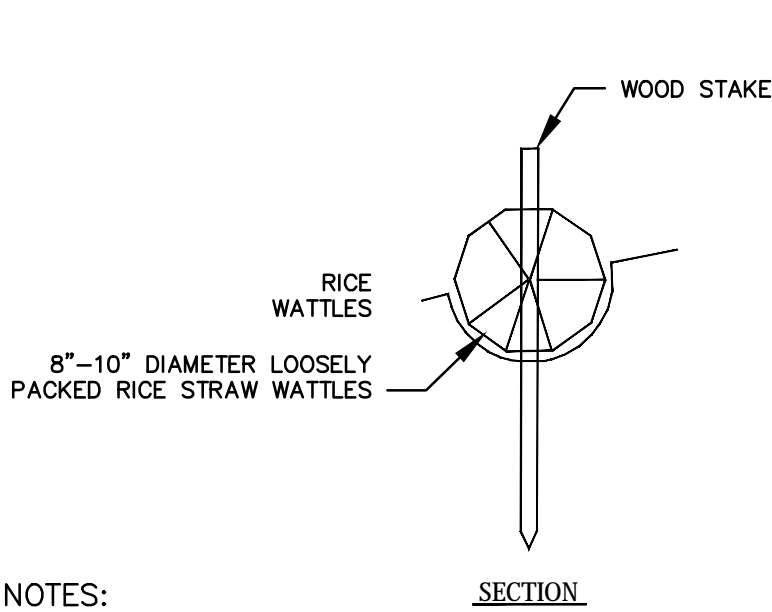
COMMERCIAL  
50' LONG BY 20' WIDE 3-6" CLEAN ROCK.

GOVERNING AUTHORITY MAY REQUIRE GEOTEXTILE FABRIC TO PREVENT SUB-SOIL PUMPING.

CONSTRUCTION ENTRANCE

DETAIL DRAWING 4-13

REVISED 01-09



NOTES:

1. STAKING SPECIFICATIONS:

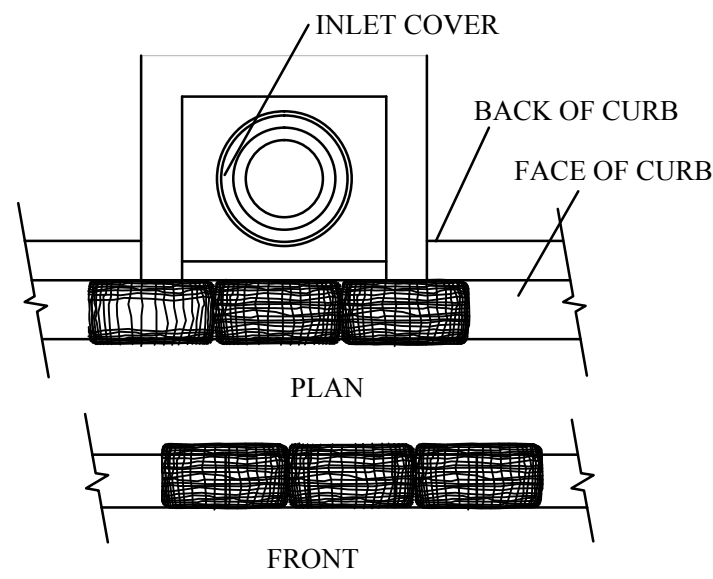
a. 1"x2" WOODEN STAKES

b. ADDITIONAL STAKES MAY BE INSTALLED ON DOWNHILL SIDE OF WATTLES, ON STEEP SLOPE OR HIGHLY EROSION SOILS.

1  
6

WATTLES

NOT TO SCALE

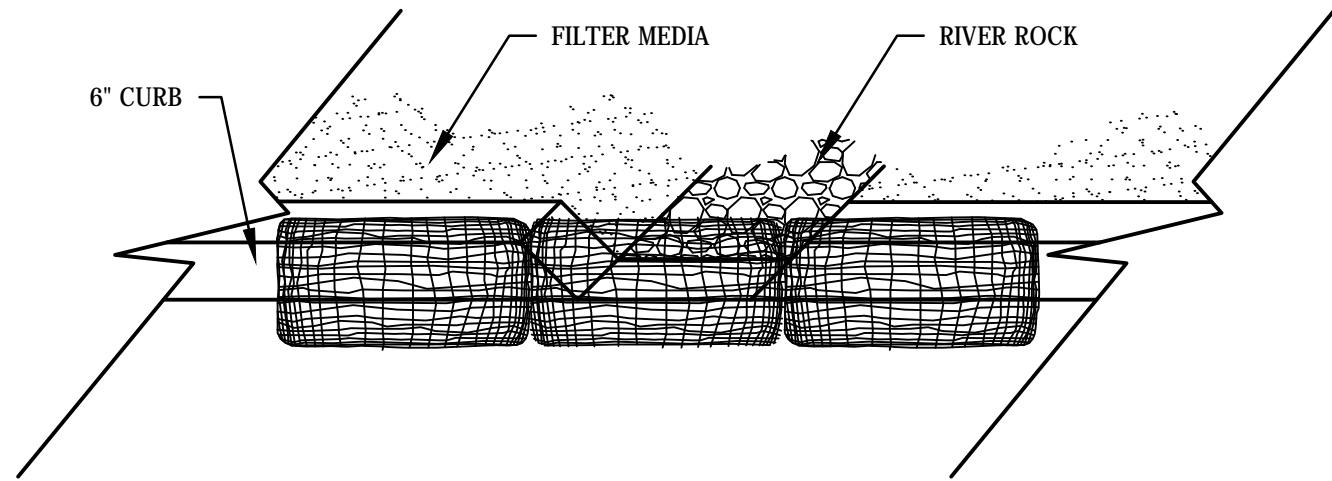


ENSURE THAT NO GAPS EXIST BETWEEN BAGS AND 1/2 BAG OVERLAP OF OPENING.

2  
6

CURB INLET PROTECTION

NOT TO SCALE



ENSURE THAT NO GAPS EXIST BETWEEN BAGS AND 1/2 BAG OVERLAP OF OPENING.

3  
6

CURB CUT PROTECTION

NOT TO SCALE



RCS-VILLEBOIS DEVELOPMENT LLC  
PACIFIC COMMUNITY DESIGN, INC

REVISIONS		
NO.	DATE	DESCRIPTION



EXPIRES: JUNE 30, 2016

VILLEBOIS  
Sevilles Row Homes  
Construction Documents

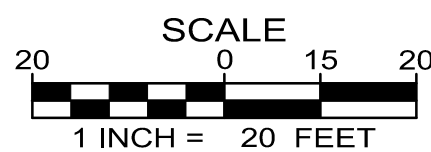
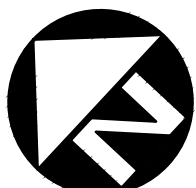
DETAILS

1st SUBMITTAL DATE: 9/26/2014

6



N:\proj\398-05\09 Drawings\04 Civil\Sheets - CD\Submittal\398057 (7)EROSION.dwg - SHEET: EC1 Sep. 26, 14 - 10:47 AM Bob



ELEVATION DATUM: NAVD 88



#### TREE LEGEND:

I	IMPORTANT
G	GOOD
M	MODERATE
P	POOR
(P)	EXISTING TREES TO RETAIN
(X)	EXISTING TREES LIKELY TO BE REMOVED
(X)	EXISTING TREES TO BE REMOVED

#### GENERAL NOTES:

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED ON ASBUILT SURVEY DATA COMPILED BY ALPHA COMMUNITY DEVELOPMENT IN JANUARY 2009.

#### EROSION CONTROL NOTES

1. INSTALL PERIMETER SEDIMENT CONTROL. CONTRACTOR TO USE WATTLES PER DETAIL 1. SEE SHEET 6.
2. EXISTING CURB INLET. PROVIDE EROSION PROTECTION PER DETAIL 2. SEE SHEET 6.
3. EXISTING CURB CUT. PROVIDE EROSION PROTECTION PER DETAIL 3. SEE SHEET 6.
4. PROPOSED STAGING/STORAGE AREA. ALL STAGING AND STORAGE AREAS MUST BE ROCKED WITH CLEAN ROCK SUFFICIENT TO PREVENT EROSION.
5. PROPOSED SOIL STOCKPILE LOCATION. INSTALL SEDIMENT FENCE COMPLETELY AROUND STOCKPILE PER DETAIL 4-3. SEE SHEET 6.
6. PROPOSED CONSTRUCTION ENTRANCE PER DETAIL 4-13. SEE SHEET 6.
7. INSTALL 6' CHAINLINK TREE PROTECTION FENCE PER DETAIL R-1155. SEE SHEET 6.

#### LEGEND

---	EASEMENT LINES
---	EXISTING RIGHT-OF-WAY
---	EXISTING CENTERLINE
---	EXISTING PROPERTY LINE
---	EXISTING BOUNDARY LINE
---	EXISTING SIDEWALK
---	EX 1-FOOT CONTOURS
---	EX 5-FOOT CONTOURS
XSS	EX SANITARY SEWER
XSD	EX STORM DRAIN
XW	EX WATER LINE
XG	EX GAS LINE
XE	EX BURIED POWER LINE
XOH	EX OVERHEAD POWER LINE
XCOM	EX CABLE TV LINE
XT	EX TELEPHONE LINE
(S)	EX SANITARY MANHOLE
(C)	EX SANITARY CLEANOUT
(M)	EX STORM MANHOLE
(A)	EX AREA DRAIN
(I)	EX CURB INLET
(O)	EX STORM CLEANOUT
(F)	EX FIRE HYDRANT
(M)	EX WATER METER
(V)	EX WATER VALVE
(B)	EX BLOW-OFF
(R)	EX AIR RELEASE VALVE
(G)	EX GAS RISER
(L)	EX LIGHT POLE
(PGE)	EXISTING ELECTRIC VAULT
(I)	INLET PROTECTION
(W)	WATTLES
(R)	REPAVING AREA
(S)	SAWCUT SECTION



RCS-VILLEBOIS DEVELOPMENT LLC  
PACIFIC COMMUNITY DESIGN, INC

REVISIONS		
NO.	DATE	DESCRIPTION



EXPIRES: JUNE 30, 2016

**VILLEBOIS**  
Sevilles Row Homes  
Construction Documents

**EROSION  
CONTROL  
PLAN**

1st SUBMITTAL DATE: 9/26/2014

**EC1**



**DEVELOPMENT REVIEW BOARD MEETING**

**MONDAY, FEBRUARY 9, 2015**

**6:30 PM**

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**VII. Public Hearing:**

**C. Resolution No. 298. Carvalho Row Homes: RCS – Villebois Development, LLC – Owner.** The applicant is requesting approval of a Final Development Plan (FDP) for the Carvalho Row Homes. Three sites include Tax Lots 7800, 7900 and 8000 of Section 15DB, T3S-R1W, Clackamas County, Oregon. Staff: Blaise Edmonds

Case File: DB14-0067 – Final Development Plan

**DEVELOPMENT REVIEW BOARD  
RESOLUTION NO. 298  
Final Development Plan (FDP) – Carvalho Row Homes**

**A RESOLUTION ADOPTING FINDINGS AND CONDITIONS APPROVING A FINAL DEVELOPMENT PLAN (FDP) FOR THE CARVALHO ROW HOMES. THREE SITES INCLUDE TAX LOTS 7800, 7900 and 8000 IN SECTION 15DB, T3S-R1W, CLACKAMAS COUNTY, OREGON. RCS-VILLEBOIS DEVELOPMENT, LLC - OWNER.**

**RECITALS**

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 a revised staff report on the above-captioned subject dated February 2, 2015, and

WHEREAS, said planning exhibits and staff reports were duly considered by the Development Review Board at a regularly scheduled meetings conducted on February 9, 2015 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 recommendation 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 Panel A of the City of Wilsonville does hereby adopt the staff report attached hereto as Exhibit A1 with modified findings, recommendation and conditions placed on the record herein and authorizes the Planning Director to issue an approval consistent with said recommendation for Case File:

DB14-0067: Final Development Plan (FDP)

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 9<sup>th</sup> day of February 2015 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  
Development Review Board, Panel A

Attest:

\_\_\_\_\_  
Shelley White, Planning Administrative Assistant

**Exhibit A1**

**STAFF REPORT**  
**WILSONVILLE PLANNING DIVISION**  
*Carvalho Row Homes – Final Development Plan (FDP)*  
**DEVELOPMENT REVIEW BOARD PANEL ‘A’**  
**QUASI-JUDICIAL PUBLIC HEARING**

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<b>Public Hearing:</b>	<b>February 9, 2015</b>
<b>Date of Staff Report:</b>	<b>February 2, 2015</b>

---

**APPLICATION NO.:** DB14-0067: Final Development Plan (FDP)  
(American Arts and Crafts)

**OWNER:** RCS-Villebois Development, LLC

**APPLICANT:** JT Roth Construction

**APPLICANT’S  
REPRESENTATIVE:** Mark Stewart, Home Designs

**REQUEST:** Mr. Mark Stewart on behalf of the applicant/property owner (RCS – Villebois Development, LLC) is requesting approval of a Final Development Plan for the Carvalho detached row homes in PDP1-Central.

**LOCATION:** SW Villebois Drive South, between SW Zurich Street and SW Barber Street. Lots 91 - 108. (See Vicinity Map on Page 3).

**LEGAL DESCRIPTION:** Tax Lots 7800, 7900 and 8000 in Section 15DB, T3S, R1W, Clackamas County.

**LAND USE DESIGNATIONS:** Wilsonville Comprehensive Plan Map  
Designation: *Residential – Village, Linear Green Address*

**ZONING DESIGNATIONS:** Village (V).

**STAFF REVIEWER:** Blaise Edmonds, Manager of Current Planning

**REQUESTED ACTION:** The Development Review Board is being asked to review a Final Development Plan application for detached row homes on recently re-platted lots 91 - 108 of Villebois Village Center No. 1. Specifically, the applicant is seeking Final Development Plan approval to replace the architectural approval for condominiums approved in case-file DB06-0024 with detached row homes.

**Applicant:**

*“This request is for approval of a Final Development Plan (FDP) for The Carvalho Row Houses, which are a portion of the Phase 1 area of SAP Central in Villebois.”*

*“This development is located southwest of the Village Center Plaza. The FDP area includes a portion of the Village Center Promenade, a linear green park in Tracts C and F (identified as Linear Green 5-B and 5-C in the Villebois Village Master Plan) The proposed development consists of Lots 91 through 108 of “Villebois Village Center.” The subject lots have received FDP approval for multi-family attached condominiums in the past. However, the applicant now proposes to build detached row houses on the same lots. Separate applications have been made to the City for a Village zone text amendment and a Village Center Architectural Standards (VCAS) Modification to adjust the necessary code provisions and architectural review standards for the proposed detached row houses.”*

*“The Carvalho Row Houses will provide an opportunity for urban living in the central core of Villebois with a number of services and recreation opportunities within walking distance. All surrounding public streets and alleys, as well as all utilities, have been constructed with Phase 1 of PDP 1C. The FDP proposes a total of 18 residential units. Of the 18 row houses, all are detached.”*

*“The row houses will each have a rear 2-car garage accessible by an alley. Parking is provided for all residential units proposed with this FDP in conformance with the required amounts. The proposed row houses will enhance the architectural variety and diversity in housing types currently constructed within the Village Center”*



***Villebois St. Officers Row Detached Row Houses***

**APPLICABLE CRITERIA, PLANNING AND LAND DEVELOPMENT ORDINANCE:**

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 4.014	Burden of Proof
Section 4.031	Authority of the Development Review Board
Subsection 4.035 (.04)	Site Development Permit Application
Subsection 4.035 (.05)	Complete Submittal Requirement
Section 4.125	V-Village Zone
Section 4.125(.18)L though O	Final Development Plan
Section 4.154	Bicycle, Pedestrian, and Transit Facilities
Section 4.155	Parking, Loading, and Bicycle Parking
Section 4.176	Landscaping, Screening, and Buffering
Section 4.179	Mixed Solid Waste and Recyclables Storage in Multi-Unit Residential and Non-Residential Buildings.
Section 4.199	Exterior Lighting
OTHER CITY PLANNING DOCUMENTS:	
Villebois Village Master Plan Villebois Village Center Architectural Standards	

**STAFF RECOMMENDATION:** Approve the Final Development Plans (FDP) for the Carvalho Row Homes.

**VICINITY MAP**

## BACKGROUND:

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The Final Development Plan (FDP) approval process is equivalent to the City's Site Design Review. The FDP for the Carvalho condominiums were originally reviewed and approved as part of case file DB06-0006. In 2009 a separate application was made to the City for a Village Zone Text Amendment and a Village Center Architectural Standards (VCAS) modification to adjust the necessary code provisions and architectural review standards to permit detached row houses. Text amendments were approved by the City Council on first reading on August 4, 2009 and modification to the VCAS was approved by the Development Review Board, Panel A, on August 10, 2009. (Case files LP09-0003, DB09-0037, AR09-0047 and AR09-0062).

In case-file DB14-0047 the DRB approved a modification to PDP-1C and a tentative subdivision plat to allow 18 lots for detached row houses. The previously approved Preliminary Development Plan comprised 33 condominiums within 6 buildings. One of the six condominium buildings was built at the corner of SW Villebois Drive South and SW Toulouse Street. In this FDP application the applicant is proposing to replace the existing architectural approval for the condominiums approved in case-file DB06-0024 with new architectural designs (i.e. American Arts and Crafts style, Officers Row) for 18 detached row houses. Staff views this change as positive architectural revision that is in keeping to the vision of the Linear Green Address in Villebois.

The front elevations of the proposed detached row homes including materials and architectural details have been approved by the architectural consultant for the city, Mr. Steve Coyle. Colors are appropriate for the given architecture. Landscaping meets the Community Elements Book criteria.

## DISCUSSION TOPIC:

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**4.125, Table VI Row Houses- Village Center: Minimum Frontage Width, 80%, However Footnote 11 allows 65% min. frontage width for detached row houses.**

The applicant has indicated that corner lots do not yield 65%. Frontage width for detached row homes may be less than 65% on corner lots to accommodate the curve radius of street frontage, public utility easements, important trees, grade differences, public open space requirements, or as otherwise approved by the DRB. In the professional opinion of staff the applicant has provided a reasonable argument to allow reduced row home frontage widths at corner lots.

***Applicant's Response:*** *"The vast majority of these homes yield a 78% building frontage. The corner lots yield 63% in most (4) cases and 55%-56% on two of the corner lots. It is imperative that each of these homes maintain their uniform width and massing. This is to address the unique requirements and demands of the Linear Green Address. These buildings are very carefully massed and horizontally banded to replicate the intentions of the Linear Green Address. To make the corner lot homes wider at the frontage then their associated interior units would destroy the integrity of this design concept completely. The extra space on the side of the corner units will do at least three important things, including The preservation of the Linear Green Design Elements, provide more open space and landscaping at the corner, and increase the*

*active space availability of the end units. This is a case where the change from one large scale building, to detached row houses ends up with conflicting rules and something must be sensitively adjusted to preserve the zoning intention in the Address. The case for preserving the massing, intent, scale and banding of the buildings far outweigh any advantage to decreasing the open space on the corner lots.”*

## **CONCLUSION AND RECOMMENDATION:**

---

Staff has reviewed the applicant’s analysis of compliance with the applicable criteria. Staff finds that the analysis satisfactorily demonstrates compliance with the Planning & Land Development Ordinance. The staff report adopts the applicant’s responses as Findings of Fact except as noted in the Findings and modified by proposed Conditions of Approval. 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 application (DB14-0067).

## **PROPOSED CONDITIONS OF APPROVAL FOR FINAL DEVELOPMENT PLAN:**

The application and supporting documents are hereby adopted for approval with the following conditions:

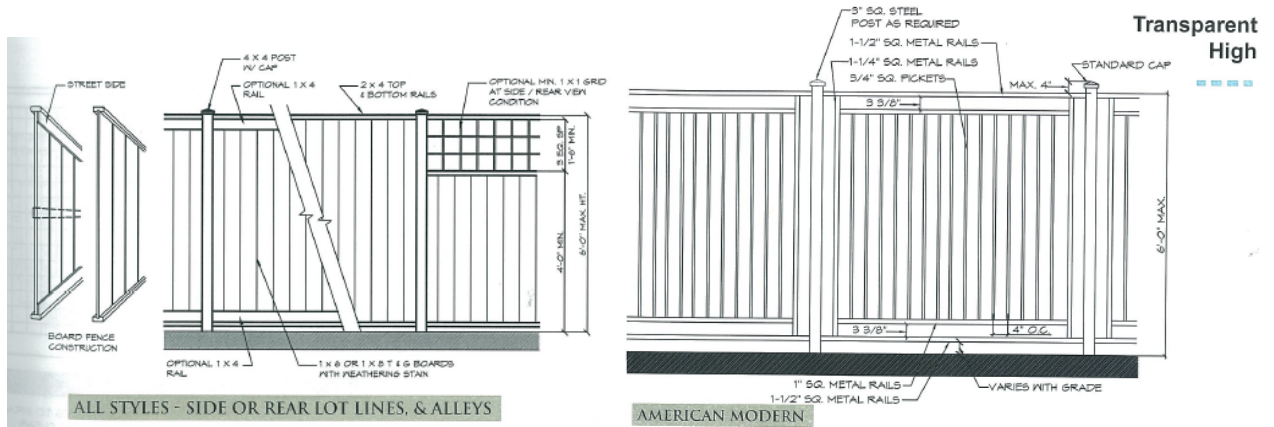
Planning Division = PD

<b><u>Planning Division Conditions, Final Development Plan:</u></b>	
This action approves the request for the Final Development Plans for the Carvalho Row Homes, Plans submitted with this application, approved by the Development Review Board, and stamped “Approved Planning Division”. The Conditions of Approval in DB14-0052 (Tentative Subdivision Plat) are in effect.	
<b>PD1.</b>	The Applicant/Owner shall provide a maintenance/use easement for use of the adjacent lot’s side yard. See Finding 7.
<b>PD2.</b>	Proposed plantings shall be consistent with Section 4.176 (.06).
<b>PD3.</b>	All landscaping and fencing on corner lots meet the vision clearance standards of Section 4.177. Clear vision areas must be maintained consistent with Public Works Standards. See Finding 49.
<b>PD4.</b>	Construction, site development, and landscaping shall be carried out in substantial accord with the plans, drawings, sketches, and other documents approved by the Board, unless altered with Board approval. Minor amendments to the project that are to be conducted by Planning Staff may be processed by the Planning Director through a Class I Administrative Review process.



**PD5.** Each row home shall have a fence between the yard and public streets meeting the following requirements:

1. The fence may be as tall as four (4) feet but not less than two (2) feet
2. The fence shall not be not more than 25% opaque; and
3. The fence shall be constructed out of painted metal and/or masonry, predominantly vertical in configuration.
4. For lots that have fencing at both ends of a side yard the Applicant /Owner shall install a gate for each private yard. See Finding 3.
5. Side, rear and between row house fencing shall be “All Styles” and/or “American Modern” at maximum 6’-0” high. See Finding 3.



**PD6.** Each row home has an active side and passive side. Windows that are directly opposite of windows within side yards the passive side glass shall be opaque to provide privacy for the neighbor’s active area.

**PD7.** Row home elevations facing public streets, the Carriage Homes, parks and open space shall be enhanced elevations.

**PD8.** Prior to issuance of a Building Permit the Applicant/Owner shall submit an irrigation plan to the Building Division. The irrigation plan must be consistent with the requirements of Section 4.176(.07)c.

**PD9.** All landscaping required 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 will be returned to the applicant.

**PD10.** 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.

<p><b>PD11.</b> The following requirements for planting of shrubs and ground cover shall be met:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Shrubs shall reach their designed size for screening within three (3) years of planting.</li> <li>• 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 inch on center minimum.</li> <li>• No bare root planting shall be permitted.</li> </ul> <p>Ground cover shall be sufficient to cover at least 80% of the bare soil in required landscape areas within three (3) years of planting. See Finding 44.</p>
<p><b>PD12.</b> The Applicant/Owner shall plant the “Alternate” listed trees: Pinus strobus fastigiata Columnar Eastern White Pine and Cupressocyparis leylandii ‘Naylor’s blue’ Leyland Cypress; Shrub: Ilex crenata ‘Green Island’ instead of the preferred tree and shrub species. See Finding 44.</p>
<p><b>PD13.</b> 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.</p>

## 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.

### A. Staff’s Written and Graphic Materials:

- A1. STAFF REPORT:**  
Findings of Fact  
Proposed Conditions of Approval  
Conclusionary Findings
- A2. PowerPoint Presentation**

### B. Applicant’s Written and Graphic Materials (binder submitted under separate cover):

- B1. SUBMITTAL BINDER INCLUDING:** Application, Supporting Compliance Report, Plan Set - Reduced Size and Color Schemes.

Sheet Index	
No.	Name
	Street Scene
S-2	Site Plan, Lots 91 – 94
S-3	Site Plan, Lots 102 – 108
Cover	Villebois St. – End Homes – A, Arts & Crafts
	Main Floor
	Second Floor
	Third Floor
	Elevations, front, rear
	Elevations, left
	Elevations, right
Cover	Villebois St. – Middle Homes – A, Arts & Crafts
	Main Floor

	Second Floor
	Third Floor
	Elevations, front, rear
	Elevations, left
	Elevations, right
Cover	Villebois St. – Middle Homes – B, Arts & Crafts
	Main Floor
	Second Floor
	Third Floor
	Elevations, front, rear
	Elevations, left
	Elevations, right
Cover	Villebois St. – End Homes – B, Arts & Crafts
	Main Floor
	Second Floor
	Third Floor
	Elevations, front, rear
	Elevations, left
	Elevations, right
1 – Cover Sheet	Carvalho Row Homes
2	General Construction Notes
3	Existing Conditions 7 Demolition Plan
4	Villebois Drive Storm Plan
5	Villebois Drive Sanitary Plan and Profile
6	Details
7	Details
EC1	Erosion Control Plan
1 of 3	Planting Plan
2 of 3	Planting Plan
3 of 3	Planting Plan
	Color & Materials Boards <i>(to be made available at public hearing)</i>

C. Development Review Team Correspondence:

C1. DB14-0052 Conditions of Approval.

D. General Correspondence:

- D1. Letters (neither For nor Against): None submitted
- D2. Letters (In Favor): None submitted
- D3. Letters (Opposed): None submitted

## FINDINGS OF FACT:

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- 1. Statutory Timeline:** The statutory 120-day time limit applies to this application. An application was received on December 5, 2014. On December 15, 2014 staff mailed a letter of incompleteness. On January 20, 2015 the applicant re-submitted a new material. On January 21, 2015, the application was deemed complete. The City must render a final decision for the request, including any appeals, by May 20, 2015.
- 2. Comprehensive Plan and Zone Maps:** The site has a Comprehensive Plan designation of Residential – Village and is zoned Village (V).
- 3. Previous Planning Approvals:** The subject property is part of the Villebois Village Master Plan. Previous approvals for the subject properties include the following:

Planning Case File	Approved
DB06-0005	<ul style="list-style-type: none"><li>• Specific Area Plan (SAP) – Central.</li><li>• Village Center Architectural Standards.</li><li>• SAP-Central Architectural Pattern Book.</li><li>• Master Signage and Wayfinding Plan.</li><li>• Community Elements Book Rainwater Management Program and Plan.</li></ul>
DB06-0006	Zone Map Amendment
DB06-0007	Preliminary Development Plan (PDP) for Phase 1
DB06-0008	Type 'C' Tree Plan
DB06-0009	Tentative Subdivision Plat
DB06-0024	Final Development Plan for Phase I (Carvalhos Condominiums & Promenade)
LP09-0003	Zone Text Amendment to allow for detached row houses.
DB14-0047	Revised Final Development Plan (FDP) (Carriage Homes, previously the Carvalho Carriage Homes). Updated Phasing Plan for PDP-2 Central. The Villages at Villebois.
DB09-0037 and 0038	Modification to the Village Center Architectural Standards (VCAS) to change/add provisions for detached row houses.
DB09-0024	Tentative Condominium Plat (Carvalho & Carriage Homes)
DB14-0050	Carvalho & Seviles Row Houses PDP 1C Modification
DB14-0051	Carvalho & Seviles Row Houses SAP Refinement
AR09-0062	Carvalho Final Plat
DB14-0052	Carvalho Tentative Subdivision Plat
AR14-0063 and 64	Carvalho Final Plat

- 4. Natural Characteristics:** The three (3) separate properties involved in this application are slightly sloping and contain very little vegetation. Tree removal was approved as a part of prior SAP-Central approvals.
- 5. Review Procedures:** The applicant has complied with Sections 4.013-4.031 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements.

The required public notices have been sent and all proper notification procedures have been satisfied.

## GENERAL INFORMATION

***Section 4.008 Application Procedures-In General:*** 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.

The application is being processed in accordance with the applicable general procedures of this Section. These criteria are met.

***Section 4.009 Who May Initiate Application: 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.***

Signed application forms have been submitted for all three property owners, RCS Villebois Investments LLC. This criterion is satisfied.

***Subsection 4.010 (.02) Pre-Application Conference:*** This section lists the pre-application process

A pre-application conference was held on March 20, 2014 in accordance with this subsection. These criteria are satisfied.

***Subsection 4.011 (.02) B. Lien Payment before Application Approval:*** 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.

No applicable liens exist for the subject property. The application can thus move forward. This criterion is satisfied.

***Subsection 4.035 (.04) A. General Site Development Permit Submission Requirements: 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.***

The applicant has provided all of the applicable general submission requirements contained in this subsection. These criteria are satisfied.

***Section 4.110 Zoning-Generally: 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.***

This proposed development is in conformity with the Village zoning district and general development regulations listed in Sections 4.150 through 4.199 have been applied in accordance with this Section. These criteria are satisfied.

**DB14-0067: FINAL DEVELOPMENT PLANS (FDP)**

***Carvalho Detached Row Homes  
American Craftsman Style - Officers Row  
CONCLUSIONARY FINDINGS***

**SECTION 4.125 V – VILLAGE ZONE**

***(.02) Permitted Uses. Examples of principle uses that are typically permitted:***

***D. Row Houses***

1. In case-file DB14-0047 the DRB approved a modification to PDP-1C to allow 18 lots for detached row homes. The previously approved Preliminary Development Plan comprised 33 condominiums within 6 buildings. One of the six condominium buildings was built at the corner of SW Villebois Drive and SW Toulouse Street. In this FDP application the applicant is proposing to replace the existing French style architecture approval for the condominiums approved in case-file DB06-0024 with American Craftsman Style for 18 detached row homes. This criterion is met.

***B. Access: All lots with access to a public street, and an alley, shall take vehicular access from the alley to a garage or parking area, except as determined by the City Engineer.***

2. Vehicular access to the proposed units is provided via two existing alleys in Tracts B, D, and E. The alleys that would access the proposed row homes were approved and built with PDP 1 – Central. This criterion is met.

***D. Fencing:***

3. ***Section 4.2(3) of the Linear Green Address: “Each unit shall have a fence between the yard and street meeting the following requirements:***

- 1. The fence may be as tall as four (4) feet but not less than two (2) feet***
- 2. The fence shall not be not more than 25% opaque; and  
The fence shall be constructed out of painted metal and/or masonry, predominantly vertical in configuration.”***

***Section 5.1 (VCAS) Fencing, applicable required standards:***

- 1. See all applicable sections of the Village Zone, including but not limited to Section 4.125(.14) Table V4: Materials and Configurations and Section 4.125(.05)D. Fences.***
- 2. The following fencing requirements apply to all fences and walls located between right-of-ways and building lines.***
- 3. See Address overlay sections for additional requirements.***
- 4. Except where specifically required by Address overlays, fences are optional. Less fencing than the maximum allowable extent is allowed.***
- 5. Fencing shall be consistent with the Architectural Character of adjacent buildings. See Architectural Character, of this section.***
- 6. Fencing controlling access to a courtyard, outdoor lobby, or other public entities shall be greater than 50% transparent.***
- 7. Fencing located within the first 2’-0” setback from right-of-ways shall be greater than 50% transparent.***
- 8. Fencing located within the interior side yards or separating buildings on the same lot shall be offset 4’-0” or greater behind the adjacent front building line.***



9. *Post, pilasters, columns, or bollards may extend an additional 8" above the maximum height of any allowed fencing.*
10. *Fencing may not change height at corners. They must have level top surfaces and transition at posts to maintain height as required by changes in grade elevation.*
11. *Loading facilities, trash enclosures, and ground-level mechanical and utility equipment: These facilities shall be sited at the rear or side of buildings wherever practicable, and shall be screened where visible from street. Screening shall match the adjacent development in terms of quality of materials and design. Such screening shall minimize light glare and noise levels affecting adjacent residential uses.*

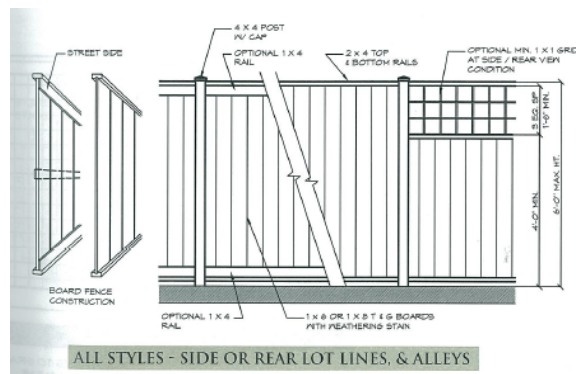
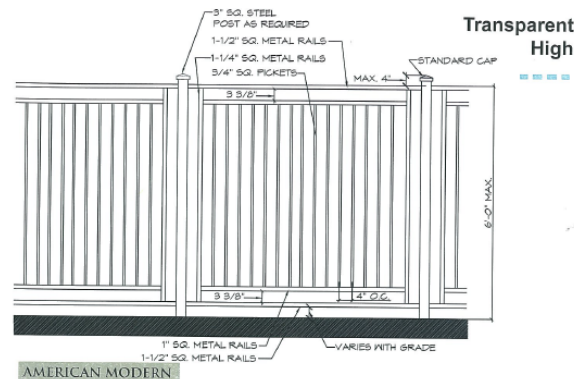
**Optional:**

12. *Fencing is encouraged to be consistent with building railing at balconies, decks, porches, etc.*

3. Regarding the above criteria, the applicant is proposing boxwood hedges behind 24" high steel fencing between the row homes and public streets meeting code.

1. The fence may be as tall as four (4) feet but not less than two (2) feet;
2. The fence shall not be not more than 25% opaque; and
3. The fence shall be constructed out of painted metal and/or masonry, predominantly vertical in configuration.

To borrow from the Villibois Center Architectural Patten Book staff recommends the "All Style" and/or the "American Modern" fencing shown below.



Furthermore, The Land Development Ordinance of the Wilsonville Code does not regulate locations and screening of trash, yard debris and recyclables containers for single family residences. Republic Services containers comprise of trash, yard debris and recyclables.

***F. Fire Protection:***

- 1. All structures shall include a rated fire suppression system (i.e., sprinklers), as approved by the Fire Marshal***

**4.** The proposed detached row homes in this FDP application will have fire suppression sprinklers installed as approved by the Fire Marshall thereby meeting this criterion. The Building Division will assure compliance with this provision through review of submitted plans at the time of application for Building Permits.

***Table V-1: Development Standards***

**5.** In case-files DB09-0037 and 0038 the DRB approved a modification to the Village Center Architectural Standards (VCAS) to change/add provisions for detached row houses in Table V-1 of Section 4.125. It provides setback requirements for detached row houses. The following is an analysis of the appropriate setbacks.

- a. Front** (5 – foot minimum, 10-foot maximum): The submitted plans indicate that row homes will be setback approximately 5 feet to the porch and/or front building plane. As provided in footnote 5 of Table V-1, applicant is staff finds that the proposed development meets the applicable requirements of Table V-1: Development Standards as highlighted below. Staff Note: Table V indicates that “Stairs may encroach to the Public Way.”
- b. Side:** No setback required. Proposed is 3.1 feet typical.
- c. Rear:** No setback required. Proposed is 0 – 6” at alleys. The narrow alleys with zero rear yard setbacks at garages are allowed for Village Center row houses.
- d. Minimum Frontage Width, 80%, However Footnote 11 allows 65% min. frontage width for detached row houses. Footnote 11: “When row houses are detached, the Minimum Frontage Width is 65%. The Minimum Frontage Width for detached row houses may be less than 65% on corner lots or to accommodate the curve radius of street frontage, public utility easements, important trees, grade differences, public open space requirements, or as otherwise approved by the DRB.”**

Building frontage width for detached row houses or homes is approximately 78%. This width is consistent with the minimum frontage width of 65% for detached row houses in Village Center. The applicant indicates that corner lots do not yield 65% on corner lots (lots 94, 91, 101, 102 and 108) are proposed at approximately 56% - 63% frontage. The applicant has provided the following justification for reduced frontage width at corner lots.

***Applicant’s Response:*** “The vast majority of these homes yield a 78% building frontage. The corner lots yield 63% in most (4) cases and 55%-56% on two of the corner lots. It is imperative that each of these homes maintain their uniform width and massing. This is to address the unique requirements and demands of the Linear Green Address. These buildings are very carefully massed and

horizontally banded to replicate the intentions of the Linear Green Address. To make the corner lot homes wider at the frontage then their associated interior units would destroy the integrity of this design concept completely. The extra space on the side of the corner units will do at least three important things, including The preservation of the Linear Green Design Elements, provide more open space and landscaping at the corner, and increase the active space availability of the end units. This is a case where the change from one large scale building, to detached row houses ends up with conflicting rules and something must be sensitively adjusted to preserve the zoning intention in the Address. The case for preserving the massing, intent, scale and banding of the buildings far outweigh any advantage to decreasing the open space on the corner lots.”

**B. Minimum and Maximum Off-Street Parking Requirements:**

1. *Table V-2, Off-Street Parking Requirements, below, shall be used to determine the minimum and maximum parking standards for noted land uses. The minimum number of required parking spaces shown in Table V-2 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.*

Table V-2: Off Street Parking Requirements				
	Min. Vehicle Spaces	Max. Vehicle Spaces	Bicycle Short-term (Spaces)	Bicycle Long-term (Spaces)
<b>Permitted or Conditional Use</b>				
<b>Permitted Uses</b>				
Single-Family Detached Dwellings	1.0/DU	NR	NR	NR
Single-Family Accessory Dwelling Units	1.0/DU	NR	NR	NR
Duplex	1.0/DU	NR	NR	NR
Row Houses	1.0/DU	NR	NR	NR

2. *Minimum parking requirements may be met by dedicated off-site parking, including surfaced parking areas and parking structures.*
3. *Except for detached single-family dwellings and duplexes, on-street parking spaces, directly adjoining and on the same side of the street as the subject property, may be counted towards meeting the minimum off-street parking requirements.*
4. *Minimum parking requirements may be reduced under the following conditions:*
  - a. *When complimentary, shared parking availability can be demonstrated, or;*
  - b. *Bicycle parking may substitute for up to 25% of required Mixed-Use or Multi-Family Residential parking. For every five non-required bicycle parking spaces that meet the short or long-term bicycle parking standards, the motor vehicle parking requirement for compact spaces may be reduced by one space.*

6. As indicated in the excerpt of Table V-2 above (emphasis added) the requirement for a row house is 1.0/dwelling unit. Proposed are eighteen (18) detached row homes. Based upon the requirement of 1.0/dwelling unit, the applicant is required to provide minimum eighteen (18) parking spaces. In this case, each detached row home includes 2-car garage. Some residents

would have close access to public off-street parking at SW Villebois Drive South. With no expressed maximum number of spaces for row houses, the proposed garage parking meets the requirements of Table V-2.

**7. Open Space Requirement:** See the applicant's findings on pages 8 and 9, 12 and 13 of the submittal notebook (Exhibit B1). Staff finds there must be provisions for shared side yard areas. These areas would be established as active and passive private side yards prescribed by a shared use easement so that each detached row house has an entry and exit on one side of the dwelling only. More specifically, each lot includes a 3.1 foot setback to the side property line; however the proposed house plans present an entry/exit on one side of each dwelling only. By providing a shared use easement this increases the usable open space by the corresponding 3.1 setback for a total yard width of 6.2 feet. This also allows the applicant to provide shared landscaping. Staff finds that this provision meets the original SAP approval and provides adequate open space. Condition of approval PD1 will require that the applicant provide a shared maintenance/use easement for the benefit of the lots.

***(.09) Street and Access Improvement Standards***

**8.** Street, sidewalk and access improvement standards were approved as a part of the Preliminary Development Plan for Phase 1 of Specific Area Plan – Central. Furthermore, the street and alley network is constructed. The proposed FDP does not seek to change access to the lots; access to individual lots will continue to be from improved alleyways. Driveway intersections meet the clear vision requirements of Section 4.177.

***(.11) Landscaping, Screening and Buffering***

***A. Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:***

***1. Streets in the Village zone shall be developed with street trees as described in the Community Elements Book.***

**9.** See Finding 47 for the detailed discussion about street trees.

***(.13) Design Principles Applying to the Village Zone***

***A. The following design principles reflect the fundamental concepts, and support the objectives of the Villebois Village Master Plan, and guide the fundamental qualities of the built environment within the Village zone.***

**10.** The subject properties were previously approved as a part of Preliminary Development Plan 1 of Specific Area Plan – Central. The PDP was found to comply with the form and function supported by the standards of this subsection. Staff finds that the proposed FDP does not affect the projects ability to comply with the design principles, but rather seeks to enhance it by providing architectural diversity and variety in its built form. This criterion is met.

***(.14) Design Standards Applying to the Village Zone***

***A. The following Design Standards implement the Design Principles found in Section 4.125(.13), above, and enumerate the architectural details and design requirements applicable to buildings and other features within the Village (V) zone. The Design Standards are based primarily on the features, types, and details of the residential***

*traditions in the Northwest, but are not intended to mandate a particular style or fashion. All development within the Village zone shall incorporate the following:*

**1. General Provisions:**

*a. Flag lots are not permitted.*

**11.** The proposal does not include flag lots. This criterion is met.

*b. The minimum lot depth for a single-family dwelling with an accessory dwelling unit shall be 70 feet.*

**12.** This criterion is not applicable to detached row houses with no accessory dwelling units.

*c. Village Center lots may have multiple front lot lines.*

**13.** No lots in the FDP areas have multiple front lot lines. This criterion is therefore not applicable.

*d. For Village Center lots facing two or more streets, two of the facades shall be subject to the minimum frontage width requirement. Where multiple buildings are located on one lot, the facades of all buildings shall be used to calculate the Minimum Building Frontage Width.*

**14.** The proposed detached row homes are sited to their setback line and are in conformance with this standard.

*e. Neighborhood Centers shall only be located within a Neighborhood Commons.*

*f. Commercial Recreation facilities shall be compatible with surrounding residential uses.*

*g. Convenience Stores within the Village zone shall not exceed 4,999 sq. ft., and shall provide pedestrian access.*

*h. Specialty Grocery Stores within the Village zone shall not be more 19,999 square feet in size.*

*i. A Grocery Store shall not be more than 40,000 square feet in size.*

**15.** No commercial uses are proposed in this FDP. These criteria are therefore not applicable.

**2. Building and site design shall include:**

*a. Proportions and massing of architectural elements consistent with those established in an approved Architectural Pattern Book or Village Center Architectural Standards.*

*b. Materials, colors and architectural details executed in a manner consistent with the methods included in an approved Architectural Pattern Book, Community Elements Book or approved Village Center Architectural Standards.*

**16.** A detailed discussion regarding the Community Elements Book and Village Center Architectural Standards can be found beginning on page 35, respectively, of this report.

- c. Protective overhangs or recesses at windows and doors.*
- d. Raised stoops, terraces or porches at single-family dwellings.*
- e. Exposed gutters, scuppers, and downspouts, or approved equivalent.*

**17.** The proposed detached row homes will include protective overhangs, and recesses at windows and doors and exposed gutters and downspouts. The detached row homes each include a raised porch at the front entrance. This criterion is met.

- f. The protection of existing significant trees as identified in an approved Community Elements Book.*

**18.** There are no regulatory trees within the subject properties. This criterion is met.

- g. A landscape plan in compliance with Sections 4.125(.07) and (.11), above.*

**19.** The applicant has provided Planting Plans in compliance with Sections 4.125(.07) and (.11) (See Exhibit B1, Sheets 1, 2 and 3).

- h. Building elevations of block complexes shall not repeat an elevation found on an adjacent block.*
- i. Building elevations of detached buildings shall not repeat an elevation found on buildings on adjacent lots.*

**20.** The proposed detached row homes are within the Linear Green Address which encourages building façades to be identical or similar in proportion and configuration. Consistent with the intent of The Linear Green Address, the elevations of the proposed Officers Row (American Arts and Crafts Style) detached row homes will be the same as being proposed on the block across SW Villebois Drive South to give a sense of continuity and a boulevard feel. Staff finds the proposal does not have building elevations found on adjacent blocks and the proposed detached row homes will not repeat an elevation found on adjacent lots meeting the intent of the design standards.

- j. A porch shall have no more than three walls.*

**21.** The drawings demonstrate that porches will not have more than three walls. This criterion is met.

- k. A garage shall provide enclosure for the storage of no more than three motor vehicles, as described in the definition of Parking Space.*

**22.** Each garage will provide space for two motor vehicles. This criterion is met.

- 3. Lighting and site furnishings shall be in compliance with the approved Architectural Pattern Book, Community Elements Book, or approved Village Center Architectural Standards.*

**23.** Street lighting exists and site furnishings are not required.

4. *Building systems, as noted in Tables V-3 and V-4 (Permitted Materials and Configurations), below, shall comply with the materials, applications and configurations required therein. Design creativity is encouraged. The LEED Building Certification Program of the U.S. Green Building Council may be used as a guide in this regard.*

24. The building systems of the FDP comply with the materials, applications, and configurations as required in Tables V-3 and V-4. This criterion is met.

*(.15) Village Center Design Principles*

- A. *In addition to the design principles found in Section 4.125(.13), above, the following principles reflect the fundamental concepts, support the objectives of the Villebois Village Master Plan, and guide the fundamental qualities within the Village Center:*
  1. *The buildings, streets and open spaces of the Village Center are intended to relate in such a way as to create an identifiable and related series of public and private spaces.*

25. Staff finds that through coordinated Planting Plans the applicant has provided formal design that creates identifiable yards. (See Exhibit B1, Sheets 1 - 3). This criterion is met.

*(.16) Village Center Design Standards*

- A. *In addition to the design standards found in Section 4.125(.14), above, the following Design Standards are applicable to the Village Center, exclusive of single-family detached dwellings and row houses.*

26. The proposal is for eighteen (18) detached row homes. This is not applicable.

*(.18) Village Zone Development Permit Process. Except as noted below, the provision of Sections 4.140(.02) through (.06) shall apply to development in the Village zone.*

- B. *Unique Features and Processes of the Village (V) Zone: To be developed, there are three (3) phases of project approval. Some of these phases may be combined, but generally the approvals move from the conceptual stage through to detailed architectural, landscape and site plan review in stages. All development within the Village zone shall be subject to the following processes:*

2. *Preliminary Development Plan (PDP) approval by the Development Review Board, as set forth in Sections 4.125(.18)(G) through (K) (Stage II equivalent), below. Following SAP approval, an applicant may file applications for Preliminary Development Plan approval (Stage II equivalent) for an approved phase in accordance with the approved SAP, and any conditions attached thereto. Land divisions may also be preliminarily approved at this stage. Except for land within the Central SAP or multi-family dwellings outside the Central SAP, application for a Zone Change and Final Development Plan (FDP) shall be made concurrently with an application for PDP approval. The SAP and PDP/FDP may be reviewed simultaneously when a common ownership exists.*

*Final Development Plan (FDP) approval by the Development Review Board or the Planning Director, as set forth in Sections 4.125(.18)(L) through (P) (Site*



*Design Review equivalent), below, may occur as a separate phase for lands in the Central SAP or multi-family dwellings outside the Central SAP.*

**27.** The subject properties have prior Preliminary and Final Development Plan approvals for condominiums. The applicant is seeking to replace the architecture for the condominiums with detached row homes. Pursuant to Section 4.125 (.20) the proposed FDP is being processed in the same manner as the original application and subject to the same procedural requirements.

***L. Final Development Plan Approval Procedures (Equivalent to Site Design Review):***

- 1. Unless an extension has been granted by the Development Review Board as enabled by Section 4.023, an application for FDP approval on lands within the Central SAP or multi-family dwellings outside of the Central SAP shall be filed within two (2) years after the approval of a PDP. All applications for approval of a FDP shall:***
  - a. Be filed with the City Planning Division for the entire FDP, or when submission of the PDP in phases has been authorized by the Development Review Board, for a phase in the approved sequence.***
  - b. Be made by the owner of all affected property or the owner's authorized agent.***
  - c. Be filed on a form prescribed by the City Planning Division and filed with said division and accompanied by such fee as the City Council may prescribe by resolution.***
  - d. Set forth the professional coordinator and professional design team for the project. [Section 4.125(.18)(L) amended by Ord. No. 587, 5/16/05]***

**28.** The subject properties are located in the Phase 1 area of SAP Central. A Preliminary for Phase 1 Central has already been approved. As stated in Finding 27 the proposed FDP seeks to replace the architecture for condominiums for detached row homes. The applicant has provided an application submitted by the property owner's authorized agent. Included in this application package is the required application form and FDP application fees. Also included in the submittal package are the names and contact information of the professional coordinator and design team for the proposed project. This provision is therefore satisfied.

***M. FDP Application Submittal Requirements:***

- 1. An application for approval of a FDP shall be subject to the provisions of Section 4.034.***

**29.** Section 4.034(.08) requires that applications for development approvals within the Village zone be reviewed in accordance with the standards and procedures of Section 4.125. A detailed discussion on Section 4.125 can be found throughout this staff report.

***N. FDP Approval Procedures***

- 1. An application for approval of a FDP shall be subject to the provisions of Section 4.125.***

**30.** A detailed discussion can be found beginning on page 35 of this report.

***O. FDP Refinements to an Approved Preliminary Development Plan***

1. *In the process of reviewing a FDP for consistency with the underlying Preliminary Development Plan, the DRB may approve refinements, but not amendments, to the PDP. Refinements to the PDP may be approved by the Development Review Board, upon the applicant's detailed graphic demonstration of compliance with the criteria set forth in Section 4.125(.18)(O)(2), below.*
  - a. *Refinements to the PDP are defined as:*
    - i. *Changes to the street network or functional classification of streets that do not significantly reduce circulation system function or connectivity for vehicles, bicycles or pedestrians.*
    - ii. *Changes to the nature or location of park type, trails, or open space that do not significantly reduce function, usability, connectivity, or overall distribution or availability of these uses in the PDP.*
    - iii. *Changes to the nature or location of utilities or storm water facilities that do not significantly reduce the service or function of the utility or facility.*
    - iv. *Changes to the location or mix of land uses that do not significantly alter the overall distribution or availability of uses in the affected PDP. For purposes of this subsection, "land uses" or "uses" are defined in the aggregate, with specialty condos, mixed use condos, urban apartments, condos, village apartments, neighborhood apartments, row houses and small detached uses comprising a land use group and medium detached, standard detached, large and estate uses comprising another.*  
*[Section 4.125(.18)(O)(1)(a)(iv) amended by Ord. No. 587, 5/16/05.]*
    - v. *Changes that are significant under the above definitions, but necessary to protect an important community resource or substantially improve the functioning of collector or minor arterial roadways.*
  - b. *As used herein, "significant" means:*
    - i. *More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18)(O)(1)(a), above, or,*
    - ii. *That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(F)(1)(a), above.*

**31.** For purposes of this subsection, "land use" is defined in the aggregate as specialty condos, mixed use condos, urban apartments, condos village apartments, neighborhood apartments and row houses. The applicant does not propose to modify the land use, but rather to develop eighteen (18) detached row homes. The proposed FDP for detached row homes does not change the functional street network or functional classification of streets, nor does it change the nature or location of park types, trails or open space. The nature or location of utilities or storm water facilities is not changed with the FDP. The subject FDP therefore does not require a refinement or amendment.

***P. FDP Approval Criteria***

1. *An application for approval of a FDP shall be subject to the provisions of Section 4.421.*

**32.** A detailed discussion on Section 4.421 can be found throughout this staff report.

2. *An application for an FDP shall demonstrate that the proposal conforms to the applicable Architectural Pattern Book, Community Elements Book, Village Center Architectural Standards and any conditions of a previously approved PDP. [Section 4.125(.18)(P)(2) amended by Ord. No. 595, 9/19/05.]*

33. Findings and the check list for conformance regarding the Community Elements Book and Village Center Architectural Standards can be found beginning on page 35 of this report.

#### ***Village Center Architectural Standards – The Linear Green Address***

34. A detailed discussion of the *Village Center Architectural Standards* can be found beginning on page 34 of this report.

#### **Rainwater Program**

35. The approved PDP requires a system of rainwater swales along SW Villebois Drive South. Rainwater swales are an approved stormwater maintenance method in the approved Specific Area Plan – Central Rainwater Management Program. This criterion is met.

36. Pursuant to Section 4.125(.18)B.2, a FDP application is the equivalent of Site Design Review. Staff finds that the applicant has submitted the required documents (See Exhibit B1). This provision is therefore satisfied.

37. Section 4.420(.01) Jurisdiction and Powers of the Board. Section 4.420(.01) exempts row houses in the Village zone from Site Design Review in Sections 4.400 – 4.450WC.

#### **SECTIONS 4.154 – 4.199, GENERAL DEVELOPMENT REGULATIONS**

##### ***Section 4.155. General Regulations - Parking, Loading and Bicycle Parking.***

38. Section 4.155 provides requirements for parking lots and loading areas. There are no off-street parking lots or loading areas associated with the proposed development. Provisions specific to the design of parking lot and loading areas are therefore not applicable.

39. In addition to requirements for parking lot and loading area design, Section 4.155 provides parking requirements specific to use, however, within the Village zone Section 4.125(.07), specifically Table V-2, shall be used to determine the minimum and maximum parking standards for noted land uses. The required parking for Row Houses is 1.0/dwelling unit. The applicant is proposing to build eighteen (18) detached row homes. Based upon the requirement of 1.0/dwelling unit, the applicant is required to provide eighteen (18) parking spaces. The applicant has submitted plans to demonstrate proposed parking that each detached row home includes 2-car garages, which provides 2 off-street parking spaces per dwelling. With no expressed maximum number of spaces for detached row homes, the proposed parking meets the requirements of Table V-2.

**Section 4.176. Landscaping, Screening, and Buffering.**

**(.02) Landscaping and Screening Standards.**

- A. Subsections “C” through “I,” below, state the different landscaping and screening standards to be applied throughout the City. The locations where the landscaping and screening are required and the depth of the landscaping and screening is stated in various places in the Code.**
- B. 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 (e.g., a landscaped area of between 800 and 1600 square feet shall have two trees if the standard calls for one tree per 800 square feet.**
- C. General Landscaping Standard.**
  - 1. Intent. The General Landscaping Standard is a landscape treatment for areas that are generally open. It is intended to be applied in situations where distance is used as the principal means of separating uses or developments and landscaping is required to enhance the intervening space. Landscaping may include a mixture of ground cover, evergreen and deciduous shrubs, and coniferous and deciduous trees.**
  - 2. 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.**

**40.** As demonstrated in the submitted plans (See Exhibit B1), the typical setback or landscaped area between buildings measures approximately 6.2 feet. Each landscape area is approximately 55 feet in length or approximately 341 sq. ft., but is private yards. On the basis that open yard space is at a premium and that yards will be fenced for private use, staff does not see any logical purpose to plant two (2) trees between each dwelling, or one (1) tree for every 30 linear feet.

**(.03) Landscape Area. 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.**

**41.** The applicant has provided graphic representation that more than 15% of the area of the lots is landscaped. Approximately 457 sq. ft. of a typical 1960 sq. ft. lot or 23% will be landscaped exceeding the 15% landscaping requirement. The proposal shows a detailed landscaping for the side yards or private yards of which the plan is leaving the landscaping treatment to each property owner to install and to maintain. This criterion is satisfied.

**(.04) *Buffering and Screening. 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.***

**42.** Lots 91 – 101 for the subject Carvalho Row Homes have rear yards facing front yards of the Carriage Houses. Additional buffering and screening is not required except to screen private side yards from public view. This criterion is therefore not applicable.

- 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.***

**43.** All exterior, roof, and ground mounted equipment will be screened from ground level off-site views. No outdoor storage areas exist in the subject FDP areas, nor do any loading areas, docks, truck parking or fences over 6 feet in height. Staff finds this criterion to be met.

**(.06) *Plant Materials.***

- A. *Shrubs and Ground Cover.***

**44.** The applicant has provided graphic representation showing proposed trees, shrubs and ground covers (See Exhibit B1, Sheets 1, 2 and 3). All shrubs must be well branched and typical of their type as described in current AAN standards. All shrubs will be equal to or better than 2-gallon size with a 10 to 12 inch spread and all ground cover will be at least 1 gallon containers and spaced appropriately. In order to be compliant with the Vilhoebos Community Elements Book – Plant List, The “Alternate” listed trees: *Pinus strobus fastigiata* Columnar Eastern White Pine and *Cupressocyparis leylandii* ‘Naylor’s blue’ Leyland Cypress, and shrub: *Ilex crenata* ‘Green Island’ shall be planted instead of the preferred tree and shrub species for those selections.

**B. Trees.**

**45.** As shown on the planting plans, proposed tree species has been selected from the Villebois Plant List in the Community Elements Book. All proposed street trees must meet the minimum 2" caliper code requirement for primary trees. Any small deciduous ornamental or flowering trees must meet the minimum 1¾" caliper code requirement for secondary or accent trees.

**C.** *Where a proposed development includes buildings larger than twenty-four (24) feet in height or greater than 50,000 square feet in footprint area, the Development Review Board may require larger or more mature plant materials:*

- 1. At maturity, proposed trees shall be at least one-half the height of the building to which they are closest, and building walls longer than 50 feet shall require tree groups located no more than fifty (50) feet on center, to break up the length and height of the façade.*
- 2. Either fully branched deciduous or evergreen trees may be specified depending upon the desired results. Where solar access is to be preserved, only solar-friendly deciduous trees are to be used. Where year-round sight obscuring is the highest priority, evergreen trees are to be used.*
- 3. The following standards are to be applied:*
  - a. Deciduous trees:*
    - i. Minimum height of ten (10) feet; and*
    - ii. Minimum trunk diameter (caliper) of 2 inches (measured at four and one-half [4 1/2] feet above grade).*
  - b. Evergreen trees: Minimum height of twelve (12) feet.*

**46.** The above criteria are not applicable to detached row houses.

**D. Street Trees.**

**47.** The Linear Green Address is a major pedestrian corridor linking Villebois parks with Piazza Park. Its character is that of a pedestrian boulevard or promenade with trees lining it. So it is important to plant the same species of trees along both sides of Villebois Drive South to create the tree lined room.



***Existing Linear Green Park***

Green Vase Zelkova street trees were planted within the Linear Green or the Village Center Promenade. The applicant is proposing Musashino Zelkova which is a narrower vase tree than the Green Vase but is an appropriate selection along lots 102 – 108 to maintain the boulevard appearance. Where there are rainwater swales Zelkova is not an appropriate tree species. Proposed are Black Tupelo which are appropriate.

***(.08) Landscaping on Corner Lots.***

***All landscaping on corner lots shall meet the vision clearance standards of Section 4.177. If high screening would ordinarily be required by this Code, low screening shall be substituted within vision clearance areas. Taller screening may be required outside of the vision clearance area to mitigate for the reduced height within it.***

**48.** Condition of approval PD3 will require that all landscaping on corner lots meet the vision clearance standards of Section 4.177.

***Section 4.177. Street Improvement Standards.***

***(.01) Except as specifically approved by the Development Review Board, all street and access improvements shall conform to the Transportation Systems Plan and the Public Works Standards, together with the following standards:***

***E. Access drives and travel lanes.***

- 1. An access drive to any proposed development shall be designed to provide a clear travel lane free from any obstructions.***
- 2. Access drive travel lanes shall be constructed with a hard surface capable of carrying a 23-ton load.***
- 3. 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.***
- 4. Minimum access requirements shall be adjusted commensurate with the intended function of the site based on vehicle types and traffic generation.***
- 5. Where access drives connect to the public right-of-way, construction within the right-of-way shall be in conformance to the Public Works Standards.***

**49.** SW Villebois Drive South, SW Zurich Street and SW Barber Street fronting the subject lots for the row houses were built to public road standards. Garages will have vehicle access from private alleys (Tracks B, D and E). The private alleys were constructed with PDP-1. According to Figure 7 (Circulation Plan) of PDP-1 the alleys are 20 feet wide with 16 foot wide travel lanes to accommodate 2-way traffic. These criteria are met.

***F. 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.*

50. Condition of approval PD3 will require that corner or clear vision areas are maintained consistent with this provision and the Public Works Standards.

***Section 4.178. Sidewalk and Pathway Standards.***

- (.01) *Sidewalks. All sidewalks shall be concrete and a minimum of five (5) feet in width, except where the walk is adjacent to commercial storefronts. In such cases, they shall be increased to a minimum of ten (10) feet in width.*

51. All sidewalks were approved and constructed with PDP-1. The sidewalks are concrete and at least 5 feet in width and wider within Promenade Park. This criterion is met.

- (.03) *Bicycle and pedestrian paths shall be located to provide a reasonably direct connection between likely destinations. A reasonably direct connection is a route which minimizes out-of-direction travel considering terrain, physical barriers, and safety. The objective of this standard is to achieve the equivalent of a 1/4 mile grid of routes.*

52. Bicycle and pedestrian paths were approved as part of Preliminary Development Plan, Phase 1 and the original Final Development Plan. The current proposal does not seek to amend the bicycle and pedestrian network. This criterion is therefore not applicable.

- (.04) *Pathway Clearance.*
  - A. *Vertical and horizontal clearance for bicycle and pedestrian paths is specified in the Public Works Standards. The clearance above equestrian trails shall be a minimum of ten feet.*

53. As shown in the submittal plans, all potential obstructions are at least one foot from the edge of the pathway surfaces, and vertical clearance will be maintained. This criterion is met.

**VILLAGE CENTER STANDARDS APPLYING TO ALL BUILDINGS**

***A: Standards Applying to All Buildings***

***1.1 Building Types***

*The Building Type, as per Table V-1: Development Standards (Village Zone) sets the building height and setback requirements. Additionally, the character of each Address is derived, in part, from assumptions about the types of products that will be developed. Therefore, this document establishes the appropriate Building Type(s) for each Address. For example, the Architectural Standards for The Courtyard Address assumes that a Row House building type is most appropriate to the intended character of the space. Whether the dwelling units are apartments, condominiums, or fee-simple is beyond the scope of this document.*

*All buildings outside the Address overlays shall meet the development standards of the Village Zone per the proposed Building Type. Row houses outside of an Address overlay may be detached or attached and are subject to 'Row Houses – Village Center' in Table V-1: Development Standards (Village Zone).*

54. The proposal is to replace condominiums with detached row homes in this Final Development Plans. The separation of the proposed detached row homes allows for breaks in roof forms which further articulate the vertical proportion of the facades. This criterion is met.

***1.2 Building Height and Roof Form***

***Intent:*** *Strengthen the perception of streets and open spaces as public rooms by establishing a consistency of façade heights and roof forms.*

***Required Standards:***

***1. Maximum Building Height shall be as required by Table V-1: Development Standards (Village Zone).***

55. The maximum building height for row houses in the Village Center, as required by Table V-1, is 45 feet. The maximum building height as measured from finished grade to midpoint of highest pitched roof of the proposed 3 stories, detached row houses is approximately 34'6". This does not exceed the allowed maximum; therefore, this criterion is met.

***2. See Address for other height limitations, such as number of stories or Average Façade Height.***

56. The proposed detached row homes are located within the Linear Green Address, the standards of which can be found beginning on page 35 of this report.

***3. Building Height measurement is defined in Section 4.001 Definitions (Village Zone).***

57. The maximum building height was measured from finished grade to midpoint of highest pitched roof per the definition of building or structure height. This is consistent with Section 4.001; therefore, this criterion is met.

***4. Rooftop equipment shall be screened from view of taller buildings, whether existing or future, to the extent feasible.***

58. No rooftop equipment is proposed on the subject row houses. This criterion is therefore not applicable.

***5. At least two roof gardens within SAP Central shall be provided where appropriate to desired roof from (i.e. flat roofs)***

59. The subject properties are within SAP-Central -1. The proposal is for detached row houses with pitched roofs. Roof gardens are not appropriate for the row houses.

***Optional:***

- Buildings are encouraged to approach the maximum allowable height or number of stories.***
- Building design should minimize the impact of shading of public and private outdoor areas from mid-morning and mid-afternoon hours.***

60. Proposed detached row homes are three (3) stories meeting code.

### ***1.3 Horizontal Façade Articulation***

***Intent:*** *Reduce the apparent bulk of large buildings by breaking them down into smaller components. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.*

***Required Standards:***

1. ***Horizontal articulation:*** *Horizontal facades shall be articulated into smaller units. Appropriate methods of horizontal façade articulation include two or more of the following elements: change of facade materials, change of color, facade planes that are vertical in proportion, bays and recesses, breaks in roof elevation, or other methods as approved. (See individual Address for allowed and encouraged methods of horizontal articulation.)*

61. Row houses or homes are typically vertical in nature. Horizontal articulation is achieved by creating 22' wide facade planes that are vertical in proportion. The physical separation of street facades in addition to color changes between residences reinforces the vertical proportion of the facades. Staff further finds that the use of porches, balconies, changes of façade materials further define the façade. This criterion is met.

2. ***Building facades should incorporate design features such as offsets, projections, reveals, and/or similar elements to preclude large expanses of uninterrupted building surfaces.***

62. The proposed detached row homes serve to prevent large expanses of building surfaces. Porches, balconies, column projections, dormers and bay windows serve to further break down the scale of the building. This criterion is met.

***Optional:***

- ***Articulation should extend to the roof. The purpose is not to create a regular rigid solution but rather to break up the mass in creative ways.***

63. The separation of the proposed detached row houses allows for breaks in the roof form which further articulate the vertical proportion of the facades. This criterion is met.

### ***2.1 Vertical Façade Articulation for All Mixed Use Buildings***

64. The proposal is for detached row houses not mixed use buildings; therefore, this criterion is not applicable.

### ***3.1 Exterior Building Materials and Color***

***Intent:*** *Ensure a standard of quality that will be easily maintained and cared for over time. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.*

***Required Standards:***

1. *When multiple materials are used on a façade, visually heavier and more massive materials shall occur at the building base, with lighter materials above the base. A second story, for example, shall not appear heavier or demonstrate greater mass than the portion of the building supporting it. Generally, masonry products and concrete are considered “heavier” than other façade materials.*

**65.** The applicant is proposing combinations of façade materials including board and battens, lap siding and stone/rock veneer. Rock is considered the “heaviest” material. The applicant is proposing to utilize rock veneer at the base with the lighter wooden materials on the upper stories of the houses. This criterion is met.

2. *Bright, intense colors shall be reserved for accent trim. However, a color palette that includes more intense color may be considered upon review of a fully colored depiction of the building.*

**66.** It is the professional opinion of staff the proposed color palettes are not bright or intense colors. In fact the proposed colors have earth tones. This criterion is met.

3. *Bright colors shall not be used for commercial purposes to draw attention to a building.*

**67.** The proposal is for residential, detached row homes not commercial buildings. This criterion is therefore not applicable.

4. *Concrete block shall be split-faced, ground-faced, or scored where facing a street or public way. Concrete block is discouraged around the plaza.*

**68.** The proposal does not include a request for concrete block; therefore, this criterion is not applicable.

5. *Exteriors shall be constructed of durable and maintainable materials that have texture, pattern, or lend themselves to quality detailing.*

**69.** The applicant is proposing concrete and rock porches, board and batten and lap siding. These materials have proven to be durable and maintainable materials that have texture, pattern and can be utilized in varying patterns to provide quality detailing. This criterion is met.

***Optional:***

- *Exterior materials should have an integral color, patterning, and/or texture.*
- *Sustainable building materials and practices are strongly encouraged. Programs such as the Portland General Electric Earth Advantage and the LEED Building Certification Program of the U.S. Green Building Council may be used as guides in this regard.*

**70.** At building permit review the applicant will coordinate with the Building Division about sustainable construction techniques.

### 3.2 Architectural Character

***Intent:*** *Encourage creative expression through diversity of architectural character. Ensure consistency and accuracy of architectural styles.*

***Required Standards:***

- 1. Each building shall have a definitive, consistent Architectural character (see glossary). All primary facades of a building (those facades that face a public street) shall be designed with building components and detail features consistent with the architectural character of the building.***

**71.** The front elevations of the proposed detached row homes including materials and architectural details have been approved by the City's architectural consultant, Steve Coyle. Colors are appropriate for the given architecture. Landscaping meets the Community Elements Book.

**72.** "Architectural Character" is the combination of qualities that distinguish one design from another. Architectural character is intentionally open-ended to allow for contemporary interpretations of historic character. A row house or home in and of itself is a row of identical, or nearly identical, houses situated side by side. The use of porches, balconies and dormers help to provide a particular character and rhythm to the houses. Staff finds that through the use of similar materials and massing the proposed revised architecture meets this criterion.

- 2. Mixing of various Architectural Styles (see glossary) on the same building dilutes the character and is therefore not allowed. If a historic architectural style is selected, then all detail and trim features must be consistent with the architectural style.***

**73.** "Architectural Style" is the combination of distinct features particular to a person, school, or era of architecture. The approved Architectural Pattern Book for SAP-Central provides appropriate Architectural Styles for this area which are met by the applicant.

- 3. Secondary facades attached to a primary façade (such as a side wall not facing a public street) shall wrap around the building by incorporating building material features to the primary façade for a minimum of 25 percent of the overall wall length measured from the primary façade.***

**74.** The side elevations of the row houses incorporate the same materials and detailing as the front elevation. Staff finds that the applicant has continued the use of board and batten, horizontal lap siding and rock veneer. This criterion is met.

- 4. All visible sides of buildings should display a similar level of quality and visual interest. The majority of a building's architectural features and treatments should not be restricted to a single façade.***

**75.** As stated previously, the applicant intends to continue the use of board and batten, horizontal lap siding and rock veneer. In addition to the building materials, the applicant will continue detailing trim and window patterns on all elevations facing public view sheds. This criterion is met.

5. *Accessory buildings should be designed and integrated with the primary building. Exterior facades of an accessory building should employ architectural, site, and landscaping design elements that are integrated with and common to those used on the primary structure.*

76. Accessory buildings are not proposed as a part of this application. This criterion is therefore not applicable.

6. *Applicants are encouraged to consult an architect or architectural historian regarding appropriate elements of architectural style.*

77. The Supporting Compliance Report (Exhibit B1) lists the name of architectural designer. He has consulted with the city consulting architect Mr. Steve Coyle. This criterion is met.

7. *In areas not within an address, building elevations of block complexes shall not repeat an elevation found on an adjacent block.*

78. The proposed detached row homes are within the Linear Green Address and are, therefore, subject to the standards of said Address. A review of the Linear Green Address standards can be found in this report.

### 3.3 Ground Level Building Components

**Intent:** *Provide an appropriate buffer between private zones and the public right-of-way. Encourage interaction between neighbors and between residents and pedestrians. Ensure that all ground floors reinforce the streetscape character.*

#### Section 4.125 Table VI Row Houses Required Standards:

1. *Building setbacks and frontage widths shall be as required by Table V-1: Development Standards unless specifically noted otherwise by an Address requirement. Detached row houses shall not be separated at front façade by more than 10 feet, except as necessary to accommodate the curve radius of street frontage, public utility easements, important trees, grade differences, open space requirements, or as otherwise approved by the Development Review Board.*

79. The proposed side yards between row homes is 6.2 feet or 3.1 feet at the property lines meeting zoning and building code.

2. *Retail shall be oriented toward the adjacent street or public way and have direct access from sidewalks through storefront entries. Secondary entry from the parking lot side is allowed, however the street side shall have the primary entrance.*

80. The proposal is for detached row homes and does not include a request for retail uses. This criterion is therefore not applicable.

3. *Mixed use buildings: residential entries, where opening to streets and public ways, shall be differentiated from adjacent retail entries and provide secure access through elevator lobbies, stairwells, and/or corridors.*

**81.** The proposal is for detached row houses not mixed use buildings. This criterion is therefore not applicable.

*4. All entries, whether retail or residential, shall have a weatherproof roof covering, appropriate to the size and importance of the entry but at least 4 feet deep and 4 feet wide.*

**82.** The proposal includes provisions for covered porches on all the units at least 4 feet deep and 4 feet wide. This criterion is met.

*Building lighting, when provided, shall be indirect or shielded.*

**83.** All exterior building lighting will consist of shielded fixtures.

**84.** The proposal is to replace the architecture of the existing condominiums into detached row homes in this Final Development Plan. The proposed architecture for the detached row homes serves to reduce large expanses of building surfaces. The porch and column projections serve to further break down the scale of the row homes. This criterion is met.

*5. Parking structures shall be screened from streets using at least two of the following methods:*

- a) Residential or commercial uses, where appropriate;*
- b) Decorative grillwork (plain vertical or horizontal bars are not acceptable);*
- c) Decorative artwork, such as metal panels, murals, or mosaics; and/or*
- d) Vegetation, such as trees, shrubs, ground cover and/or vines, adjacent to the wall surface.*

**85.** The proposal does not include a request for parking structures; therefore, this criterion is not applicable.

*6. For mixed-use buildings, within the plaza address every storefront window shall have a canopy or awning.*

**86.** The proposal is for detached row houses not mixed-use buildings. This criterion is therefore not applicable.

*7. Reflective, heavily tinted, or other sight-obscuring glass is strongly discouraged in commercial spaces and on windows larger than four square feet.*

**87.** The proposal is for detached row houses not commercial development. This criterion is therefore not applicable.

*9. Landscaping or other form of screening shall be provided when parking occurs between buildings and the street.*

**88.** The proposal does not include parking between the building and street. The submitted drawings indicate that all garages will be alley loaded. This criterion is therefore not applicable.



**Optional:**

- *Create indoor/outdoor relationships by opening interior spaces onto walkways and plazas and bring the “outdoors” into the building by opening interior spaces to air and light. Overhead garage doors, telescoping window walls, and low window sill heights are good strategies for creating indoor/outdoor relationships.*
- *The primary function of canopies and awnings is weather protection. Signage requirements are found in the Signage and Wayfinding Plan.*

**89.** While these provisions are optional, all of the proposed detached row homes include front porches off the front living spaces with window and doors to bring the outdoors in to the living spaces. The proposed detached row homes vary with ground-floor porches and/or second floor balconies. In addition to providing porches and balconies the applicant is proposing low window sill heights to further enhance the indoor/outdoor relationships. No canopies, awnings or signage is proposed. This criterion is met.

#### **4.1 Façade Components**

**Intent:** *Maintain a lively and active street face. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.*

**Required Standards:**

1. *Windows and doors shall be recessed 3 inches (i.e., into the façade) to provide shadowing. Windows and doors recessed less than 3 inches are allowed, provided they also incorporate at least one of the following:*
  - a. *Shutters, appearing operable and sized for the window opening;*
  - b. *Railing, where required at operable doors and windows (i.e. French balcony); and/or*
  - c. *Visible and substantial trim. Trim is considered visible and substantial when it is of a contrasting material, color, or it creates shadowing. Stucco trim on a stucco façade is not acceptable.*

**90.** The applicant has provided drawings to support that all windows and doors incorporate visible and substantial trim of a contrasting color. Should the windows and doors be recessed less than 3 inches, this provision can still be met through the incorporation of substantial trim.

2. *Balconies shall extend no more than 36 inches beyond the furthestmost adjacent building face. Balconies are encouraged to extend into the building façade to achieve greater depth than 36 inches.*

**91.** The proposal includes plans for one-story porches and second story balconies. The balconies would be recessed from the front building line. This criterion is therefore not applicable.

3. *Shutters, where provided, shall be sized to appear operable at window or door openings.*

**92.** Shutters are not proposed therefore, this criterion is not applicable.

4. *Except in the Plaza Address, balconies shall be at least 5 feet deep. Porches shall have a minimum four foot covered depth and provide a usable area a minimum of six feet by six feet.*

**93.** The proposal includes plans for porches and balconies. The applicant has provided graphic representation that all detached row houses include a covered porch entry and balconies at least 5' deep, porches at least 4' deep and a usable porch area at least 36 sq. ft. meeting code.

***Optional:***

- *Individual residential windows should be square or vertical in proportion. An assembly of windows, however, may have an overall horizontal proportion.*
- *Material changes should occur at a horizontal line or at an inside corner of two vertical planes.*
- *Every residential unit is encouraged to have some type of outdoor living space: balcony, deck, terrace, stoop, etc.*
- *Expression of the rainwater path (conveyance or rainwater from the building roof to the ground) should be expressed at street-facing facades. Expression of the rainwater path includes the use of scuppers and exposed gutters and downspouts. Some of the Village Center streets feature surface rainwater drainage; where applicable, buildings shall have downspouts connected to the drainage system.*
- *Building fronts are encouraged to take on uneven angles as they accommodate the shape of the street.*
- *Encourage wide opening windows. Install small window panes where the style of the architecture dictates.*
- *The use of high window sill is discouraged.*
- *The use of finishing touches and ornament is encouraged on buildings.*

**94.** The preceding elements are not required; however, the applicant is proposing several optional items. All windows are either square or vertical in proportion. All detached row homes have front porches off main front living spaces. These criteria are met.

### ***5.1 Fencing***

***Intent:*** *Ensure that fencing is compatible with the building design and consistent throughout the Village Center.*

**95.** See Finding 3.

## **THE LINEAR GREEN ADDRESS STANDARDS**

### **1.1 Narrative**

The Linear Green Address is a major pedestrian corridor linking West Park (Regional Trail) and the Plaza. Its character is that of a pedestrian boulevard or promenade: a place where people can stroll, sit, and interact under the canopy of a tree-lined allee. Unique landscape features, as defined in the Community Elements Book, will further enhance the Linear Green's role as a major social space.

At the Parkway Address, the streetscape takes the primary role in place making, and the buildings form the boundaries of and backdrop for the room. Accordingly, a more flat, consistent, and rhythmic architectural character is appropriate. Buildings on opposite sides of the street are encouraged to be similar in mass, material, color, and articulation.

To reinforce the spirit of urban living and strengthen the uniqueness of this outdoor room, The Parkway Address emphasizes consistency of massing, façade design, and materials. The buildings on the Parkway will have similar heights and materials, with encouraged variation of smaller facade elements.

*A: Standards Applying to All Buildings*

**2.1 Building Types**

*The Building Type, as per Table V-1: Development Standards (Village Zone) shall be Multi-Family Dwellings – Village Center.*

*The preferred product type is the maisonette: a residence occupying two or more floors of a larger building and having its own entrance from outside.*

96. The proposal includes a request to replace the architectural plans of the original Final Development Plan. Through Resolution #176 (case file DB09-0038), the Development Review Board approved a modification to the Village Center Architectural Standards to allow detached or attached row houses. The applicant is proposing detached row houses or homes. A detailed discussion regarding the Development Standards of Table V-1 can be found throughout this staff report.

**2.2 Building Height and Roof Form**

*Intent: Strengthen the perception of the Parkway as a public room by establishing a consistency of façade heights and roof forms.*

*Required Standards:*

5. *Buildings shall be three stories or greater in height.*
6. *Principal roofs shall have 6:12 or greater pitch towards the Address, such that the roof is visible from the street. Gables are allowed only at building corners.*

97. Height for Row Houses in the Village Center, as required by Table V-1, is 45 feet. The maximum building height as measured from finished grade to midpoint of highest pitched roof of the proposed three-story detached row houses is approximately 33'-0". This does not exceed the allowed maximum; therefore, this criterion is met.

98. The applicant is proposing rooflines consistent with American style architecture. Consistent with that style the applicant is proposing 6:12 or greater pitch roofs.

*Optional:*

7. *Dormers, light monitors, chimneys, and other roof elements are encouraged to create visual interest.*
8. *Roof forms along the Linear Green Address are encouraged to be substantially similar in character.*

99. Major eaves and trim bands from detached row house to detached row home are similar in height. All of the porches are at consistent heights along each street front. This option is therefore satisfied.

### **3.1 Horizontal Façade Articulation**

***Intent:*** Reduce the apparent bulk of large buildings by breaking them down into smaller components. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.

#### ***Required Standards:***

2. ***Horizontal articulation: Horizontal facades shall be articulated into smaller units. Appropriate methods of horizontal façade articulation include two or more of the following elements: change of facade materials, change of color, facade planes that are vertical in proportion, bays and recesses, breaks in roof elevation, or other methods as approved. (See individual Address for allowed and encouraged methods of horizontal articulation.)***
  - a) ***Expression of structural bay or width of units.***
  - b) ***Subtle variation of color, texture, or grain of materials.***
  - c) ***Major façade planes that are consistent and repetitive in proportion.***
  - d) ***Consistent and repetitive windows***
  - e) ***Consistent and repetitive building entries; and/or***
  - f) ***Horizontal banding***

**100.** Detaching the row houses serves to affectively differentiate dwelling entrances. Each dwelling entrance is further differentiated from neighboring entrances through color and trim style. This criterion is met.

#### ***Optional:***

3. ***Each dwelling unit need not to be articulated as an individual unit. Consistency of the building character is more important than unit identity for this Address.***
4. ***Buildings along the Linear Green Address are encouraged to be book-matched. That is, in buildings on opposite sides of the street are similar in mass, color, and articulation.***

**101.** Row houses are typically vertical in nature. Horizontal articulation is achieved by creating 22' wide facade planes that are vertical in proportion. The physical separation of street facades in addition to color changes between residences reinforces the vertical proportion of the facades. Staff further finds that the use of porches, balconies, changes of façade materials further define the façade. This criterion is met.

**102.** The proposed row homes along the Linear Green Address will be book-matched of similar massing, color, and articulation. This criterion is met.

2. ***Building facades should incorporate design features such as offsets, projections, reveals, and/or similar elements to preclude large expanses of uninterrupted building surfaces.***

### **8.1 Exterior Building Materials**

***Intent:*** Ensure a standard of quality that will be easily maintained for over time. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.

#### ***Required Standards:***

1. ***The requirements of this Standard supersede Table V-4: Permitted Materials and Configurations (Village Zone)***

2. *At least 30 percent of each building façade to which these standards apply shall be finished in one or more of the following materials:*
  - a. *Brick, stone, or cast stone.*
  - b. *Stucco or plaster*
  - c. *Poured-in-place concrete, or precast concrete veneer; and/or*
  - d. *Metal panel systems*
3. *The additional following materials may be used up to the remaining percentage of each façade:*
  - a. *Wood,*
  - b. *Cellulose fiber-reinforced cement products (i.e. Hardi-Board) or other cement building products approved by a nationally recognized building evaluation service;*
  - c. *Rock, glass block, tile; and/or*
  - d. *Concrete block: split-faced, ground-faced, or scored.*
4. *The percentage calculation applies only to the facades facing a public or private street.*
5. *Doors and windows and their associated trim shall be excluded from the percentage calculation.*
6. *Glass shall have less than 20 percent reflectance.*

**103.** The subject site presents facades primarily at SW Villebois Drive South and secondarily to SW Zurich Street and Toulouse Street. The percentage calculation was only applied to front and side facades facing public streets. With regard to meeting the minimum front façade 30% percentage calculation the applicant is applying stone/rock veneer meeting the required standard. Doors and windows and associated trim were excluded from the percentage calculation.

**104.** Primary façade materials are consistent from detached row home to detached row house. The applicant is proposing exterior materials including stone veneer, batten and board and lap siding all of which are permitted materials. These products have proven with time to be of a quality that will be easily maintained. The remaining portions of the side elevations utilize Hardi-Board.” lap siding. Glass will be less than 20% reflectance. These criteria are met.

## **8.2 Ground Level Building Components**

***Intent:*** *Provide an appropriate buffer between private zones and the public right-of-way. Encourage interaction between neighbors and between residents and pedestrians. Ensure that all ground floors reinforce the streetscape character.*

### ***Required Standards:***

1. *Developments shall include at least two of the following at all primary building entrances:*
  - a. *Recesses;*
  - b. *Distinct roof forms;*
  - c. *Porches and stoops;*
  - d. *Trellises; and/or*
  - e. *Glass at sides or above entry doors.*

**105.** While each detached row home is an individual unit, similar methods of horizontal articulation are utilized to give the appearance of traditional attached units. Through the use of color, texture, individual roofs and covered porches and similar details the units of a rhythm of continuity. To enunciate or articulate each unit, the applicant is proposing porches. This criterion is met.

**106.** Each detached row home has a covered, elevated entry and first story porch at a minimum of 4' covered depth. The porches are designed to complement each other in height, configuration and detail. Proposed porches have posts and other similar features to provide continuity along the front façade. This criterion is met.

**107.** Trellises are not proposed. Glass is proposed above entry doors.

*2. Ground level units shall be at grade and have direct access to a yard.*

**108.** Proposed are single-family detached row homes that do not have ground level units. This criterion is not applicable.

*3. Each unit shall have a fence between the yard and street meeting the following requirements:*

*a. The fence may be as tall as four feet but not less than two feet.*

*b. The fence shall be no more than 25 percent opaque; and*

*c. The fence shall be constructed out of painted metal and/or masonry, predominantly vertical in configuration.*

*Optional:*

*4. Vertically stacked units are encouraged to share common entry.*

**109.** Proposed are single-family detached row homes that are not vertically stacked units.

*5. Raised entries, such as stoop, are encouraged.*

**110.** The submittal building elevations show raised porches at 2 stair risers high to the front porch decking or approximately 16". This criterion is met.

*6. Fences are strongly encouraged to be metal.*

**111.** See Finding 3.

#### **4.3 Façade Components**

***Intent:*** *Maintain a lively and active street face. Ensure a standard of quality that will be easily maintained and cared for over time. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.*

*Optional:*

*1. Building elements that lend themselves to rhythmic patterns are encouraged; These elements include but are not limited to: bay windows, shuttered windows, dormers, covered unit entries, pilasters, brackets, etc.*

**112.** The applicant is proposing façade components such as porches, steps and doors that are of similar proportion and configuration. This criterion is met.

**113. 0:4 Village Center Architectural Standards – Compliance Checklist, Standards Applying to All Buildings:**

Standard	Compliant	Notes
<b>A1.2 Building Height &amp; Roof Form</b>		
<b>Required Standards</b>		
0.1 Max. building height according to Table V-1	<input checked="" type="checkbox"/>	Height meets Table V-1.
0.2 Other height limitations	<input checked="" type="checkbox"/>	Is within Linear Green Address overlay
0.3 Check building height measurement method – V Zone 4.001.	<input checked="" type="checkbox"/>	Row Homes are measured correctly
0.4 Rooftop equipment screening	<input checked="" type="checkbox"/>	No rooftop equipment proposed
0.5 Roof gardens	<input checked="" type="checkbox"/>	No rooftop garden area proposed
<b>Optional</b>		
0.6 Maximum allowable height encouraged	<input checked="" type="checkbox"/>	The row houses meet allowable height.
0.7 Minimize shading of outdoor areas	<input checked="" type="checkbox"/>	Not applicable. There is private open space adjacent to each row home which would have early morning sun light.
<b>A1.3 Horizontal Façade Articulation</b>		
<b>Required Standards</b>		
0.1 Horizontal Facades articulated into smaller units	<input checked="" type="checkbox"/>	Row houses uses change of materials, change of color, vertical façade planes, porches, bay windows and recesses, and breaks in roof elevations to articulate the horizontal façade.
0.2 Incorporate offsets, projections, reveals, and/or similar elements	<input checked="" type="checkbox"/>	Offsets, covered porches, detached row houses and other elements are used to prevent a large expanse of uninterrupted building surfaces.
<b>Optional</b>		
0.3 Articulation extended to the roof	<input checked="" type="checkbox"/>	The articulation of the row homes does extend to the roof.
A2.1 Vertical Façade Articulation for All Mixed Use Buildings	N/A	Not applicable. The row homes are not mixed use buildings.
<b>A3.1 Exterior Building Materials &amp; Color</b>		
<b>Required Standards</b>		
0.1 Heavier and more massive materials at the building base	<input checked="" type="checkbox"/>	Stone veneer which would be considered a heavier material, is applied at the base of the row houses and under porch columns with the lighter horizontal siding and board and batten materials above.
0.2 Bright, intense colors reserved for accent trim	<input checked="" type="checkbox"/>	Bright, intense colors are not proposed.
0.3 Bright colors not used for commercial purposes	N/A	Commercial purposes are not proposed.
0.4 Acceptable concrete block at a public way	<input checked="" type="checkbox"/>	Concrete block is not proposed.
0.5 Exteriors constructed of durable and maintainable materials	<input checked="" type="checkbox"/>	The stone veneer and hardi-board siding are all durable materials with texture.
<b>Optional</b>		
0.1 Exterior materials with integral color, patterning, and/or texture	<input checked="" type="checkbox"/>	The exterior materials have integral color, patterning, or texture.



0.2 Sustainable building materials and practices are strongly encouraged	<input checked="" type="checkbox"/>	The proposed stone veneer and cement board lap siding materials could be considered sustainable to different extents.
<b>3.2 Architectural Character</b>		
<b>Required</b>		
0.1 Definitive, consistent architectural character	<input checked="" type="checkbox"/>	The detached row houses have a defined and consistent Arts and Crafts architectural character.
0.2 Detail and trim features consistent with the architectural style	<input checked="" type="checkbox"/>	The detached row homes are consistently in the Arts and Craft style.
0.3 Secondary façade design includes min. 25% of wall length of primary façade details and materials	<input checked="" type="checkbox"/>	All facades full integrate the designed architectural style
0.4 All visible sides of buildings display a similar level of quality and visual interest	<input checked="" type="checkbox"/>	All visible sides of the detached row houses maintain a consistent and similar level of quality and visual interest
0.5 Accessory buildings designed and integrated into primary building	<input checked="" type="checkbox"/>	No accessory buildings are proposed
0.6 Architect consultation regarding architectural style	<input checked="" type="checkbox"/>	The detached row homes have been professionally designed.
0.7 Building elevations not repeated on adjacent blocks.	<input checked="" type="checkbox"/>	The detached row homes are American Arts and Crafts design and would not repeat other elevations on adjacent blocks but would bookend the house designs required in Section 3.1(.04) of the Linear Green Address.
<b>A3.3 Ground Level Building Components</b>		
<b>Required Standards</b>		
0.1 Building setbacks and horizontal widths per Table V-1. Detached row house max. 10' separation at front.	<input checked="" type="checkbox"/>	Standards of Table V-1 are met for setback and frontage widths.
0.2 Retail orientated toward street or public way	N/A	Not applicable
0.3 Mixed use buildings: residential entries differentiated from adjacent retail entries	N/A	Not applicable
0.4 Weatherproof roof covering at entries	<input checked="" type="checkbox"/>	Appropriately sized covered porches are provided at main entrances off Villebois Drive. 4' x 4'
0.5 Indirect or shielded building lighting	<input checked="" type="checkbox"/>	Lighting will be indirect or shielded.
0.6 Parking structures screened from street.	<input checked="" type="checkbox"/>	Garages are proposed at alleys which are partially visible to public view.
0.7 Storefront windows with a canopy or awning	N/A	Not applicable
0.8 Discourage use of sight obscuring glass	<input checked="" type="checkbox"/>	Proposed glass is not sight obscuring except at side yards facing passive and active yards.
0.9 Landscaping or screening of parking between buildings and the street	N/A	Not applicable
<b>Optional</b>		
0.10 Create indoor/outdoor relationships	<input checked="" type="checkbox"/>	Porches bring light and air and the outdoors into the individual living spaces.
0.11 Canopies and Awnings for	N/A	Not applicable

weather protection		
<b>A4.1 Façade Components</b>		
<b>Required</b>		
0.1 Windows and doors recessed 3 inches	<input checked="" type="checkbox"/>	Windows and doors include substantial and visible white trim.
0.2 Balconies 36" max. projection	<input checked="" type="checkbox"/>	Balconies are proposed but are recessed behind the 2 <sup>nd</sup> floor building line.
0.3 Shutters sized for operable appearance	<input checked="" type="checkbox"/>	Shutters are not proposed.
0.4 Balconies and porches at least 5 feet deep. Porches min. 4. Covered depth and min. useable area 6' x 6'	<input checked="" type="checkbox"/>	Balconies are consistent with the architectural style of the row houses.
<b>Optional</b>		
0.4 (Note: Duplicate numbers in published VCAS) Windows square or vertical in proportion.	<input checked="" type="checkbox"/>	All visible individual windows are square or vertical in proportion.
0.5 Materials changes at a horizontal line or inside corner of two vertical planes.	<input checked="" type="checkbox"/>	Materials change at horizontal lines or corners
0.6 Residential units with outdoor living space.	<input checked="" type="checkbox"/>	Balconies are proposed on certain units.
0.7 Expression of rainwater path	N/A	Not applicable
0.8 Building fronts taking on uneven angles to accommodate street	<input checked="" type="checkbox"/>	Villebois Street is straight along frontage, no angles needed.
0.9 Encourage wide opening windows	<input checked="" type="checkbox"/>	The applicant has indicated details of window opening.
f. Discourage use of high window sills	<input checked="" type="checkbox"/>	High window sills are not proposed except at side private and active side yards.
g. Finishing touches and ornament	<input checked="" type="checkbox"/>	The applicant is providing some level of finishing touch and ornamentation.
<b>A5.1 Fencing</b>		
<b>Required Standards</b>		
0.1 See applicable sections of the Village Zone		

***The Linear Green Address Compliance Checklist:***

Applicable Requirements	Compliant	Notes
<b>G:2.2 Building Height &amp; Form</b>		
<b>Required Standards:</b>		
0.1 Buildings are three stories or greater in height	<input checked="" type="checkbox"/>	The proposed row homes are 3 – stories meeting the Linear Green Address.
0.2 Principal roofs shall have 6:12 or greater pitch	<input checked="" type="checkbox"/>	Roof pitches have 6:12 pitch.
<b>Optional</b>		
0.3 Dormers, light monitors & chimneys.	<input checked="" type="checkbox"/>	Dormers proposed along front elevations.
0.4 Roof forms similar in character	<input checked="" type="checkbox"/>	Have similar roof forms.
<b>G:3.1 Horizontal façade Articulation</b>		
<b>Required Standards</b>		
0.1 Horizontal facades longer than 60' are articulated through consistent and	<input checked="" type="checkbox"/>	Row home forms have similar profiles and roof pitches taking on late 1900's or early 20 <sup>th</sup> century

rhythmic facades.		officers/military row appearance.
0.2 Each dwelling need not be articulated as an individual unit.	<input checked="" type="checkbox"/>	Row homes have similar appearances taking on late 1900's or early 20 <sup>th</sup> century officers/military row appearance.
0.3 Buildings on opposite sides of the street are similar in mass, material, color and articulation.	<input checked="" type="checkbox"/>	Except for one Carvalho building built in the French style the proposed detached row houses would be built on the opposite side of SW Villebois Drive South in American style, material, color and articulation.
<b>G:4.1 Exterior Building Materials</b>		
<b>Required Standards</b>		
0.1 The requirements of this Section supersede Table V-4	<input checked="" type="checkbox"/>	
0.2 Req. Materials at min. 30% of each facade	<input checked="" type="checkbox"/>	Stone veneer is proposed to meet the 30% requirement.
0.3 Additional materials (70%) at each facade	<input checked="" type="checkbox"/>	Lap siding, board and batten and shingles are proposed.
0.4 % applies to the façade facing a public or private street	<input checked="" type="checkbox"/>	The row homes will have enhanced elevations facing public view sheds.
0.5 Doors, windows and trim excluded from % calculation	<input checked="" type="checkbox"/>	
0.6 Glass with less than 20% reflectance	<input checked="" type="checkbox"/>	
<b>G4.2 Ground Level Building Components</b>		
<b>Required Standards</b>		
0.1 Developments include at least (2) listed elements at all primary building entrances	<input checked="" type="checkbox"/>	
0.2 Ground level units are at grade and have direct access to a yard	N/A	Proposed are detached row homes with no ground floors.
0.3 Each unit shall have a fence between the yard and the street.	<input checked="" type="checkbox"/>	
<b>Optional</b>		
0.4 Vertically stacked units share a common entry	N/A	
0.5 Raised entries (stoop)	<input checked="" type="checkbox"/>	At least 16" rise.
0.6 Metal fences	<input checked="" type="checkbox"/>	24" high
<b>G:4.3 Façade Components</b>		
<b>Optional</b>		
0.1 Rhythmic building elements	<input checked="" type="checkbox"/>	

***Community Elements Book:***

Applicable Requirement	Compliant	Notes
Street Lighting	<input checked="" type="checkbox"/>	Previously installed
Curb Extensions	<input checked="" type="checkbox"/>	Previously installed
Street Trees	<input checked="" type="checkbox"/>	Condition of Approval PD2 requires the street trees to be the preferred variety for each street as listed on page of the approved SAP Central Community Elements Book.
Landscape Elements-Site Furnishings	<input checked="" type="checkbox"/>	There is no listed site furnishings required.

Tree Protection	<input checked="" type="checkbox"/>	No trees are proposed to be removed.
Plant List	<input checked="" type="checkbox"/>	All plant materials listed on Planting Plans. No prohibited plants are proposed

## Case File DB14-0052

### Carvalho Row Homes Conditions of Approval

#### DB14-0052 CARVALHO TENTATIVE SUBDIVISION RE-PLAT

On the basis of findings C1 through C43, this action approves the Tentative Subdivision Re-Plat submitted with this application, approved by the Development Review Board, and stamped “Approved Planning Division”.

**PDC 1.** Assure that construction and site development shall be carried out in substantial conformance with the Tentative Subdivision Re-Plat as approved by the Development Review Board, and as amended by these conditions, except as may be subsequently altered by Board approval, or with minor revisions approved by the Planning Director under a Class I administrative review process.

**PDC 2.** Alleyways shall remain in private ownership and be maintained by the Homeowner’s Association established by the subdivision’s CC&Rs. The CC&Rs shall be reviewed and approved by the City Attorney prior to recordation.

**PDC 3.** All tracts shall, except those indicated for future home development, shall include a public access easement across their entirety.

**PDC 4.** The Applicant/Owner shall submit subdivision bylaws, covenants, and agreements to the City Attorney prior to recordation.

**PDC 5.** Prior to approval of the Final Subdivision Re-Plat, the Applicant/Owner shall:

- a. Assure that the parcels 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. In this case, the County Surveyor may require up to three (3) separate final plats to record which would require up to three (3) Final Plat applications to the Planning Division. The Applicants/Owner shall also provide materials for review by the City’s Planning Division in accordance with Section 4.220 of 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 approved by the Planning Director.
- c. Submit final construction plans, to be reviewed and approved by the Planning Director, the Engineering Division, the Tualatin Valley Fire and Rescue District, Natural Resources Manager, and the City Building Official, prior to the project's construction.
- d. Submit final drawings and construction plans for the water quality/detention facilities and their outfalls for review and approval of the City Engineer, the Natural Resources Manager and the Environmental Services Division.
- e. Supply the City with a performance bond, or other security acceptable to the Community Development Director, for any capital improvement required by the project.



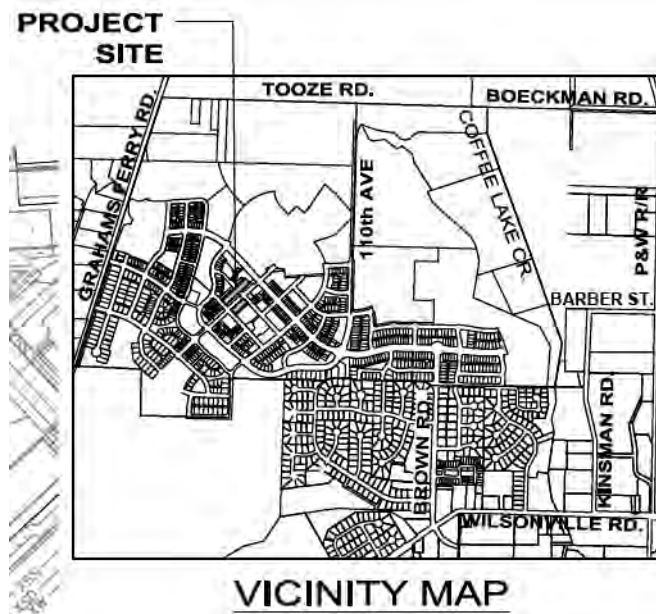
City of Wilsonville

EXHIBIT C1 DB14-0067

<ul style="list-style-type: none"> <li>f.</li> <li>g.</li> <li>h.</li> <li>i.</li> </ul>	<ul style="list-style-type: none"> <li>Illustrate existing and proposed easements, on the Final Plat.</li> <li>Dedicate all rights-of-way and easements necessary to construct all private and public improvements required for the project.</li> <li>Provide the City with a recordable instrument guaranteeing the City the right to enter the site and plant, remove, or maintain approved street trees that are located on private property.</li> <li>The Final Subdivision Plats shall indicate dimensions of all lots, lot area, minimum lot size, easements, proposed lot and block numbers, and any other information that may be required as a result of the hearing process.</li> </ul>
<b>PDC 6.</b>	The Applicant/Owner shall enter into an Operations and Maintenance Agreement for the Carvalho Row House subdivision re-plat that clearly identifies ownership and maintenance where applicable for parks, open space, and paths. Such agreements shall ensure maintenance in perpetuity and shall be recorded with the subdivision re-plats. Such agreement shall be reviewed and approved by the City Attorney prior to recordation.
<b>PDC 7.</b>	The Applicant/Owner must provide a maintenance/use easement for use of the adjacent lot's side yard for the benefit of the lots with shared side yards. See Finding A44.

# CARVALHO ROW HOMES

TOWNSHIP 3 SOUTH, RANGE 1 WEST, SEC. 15 W.M. CITY OF  
WILSONVILLE, OREGON



City of Wilsonville  
EXHIBIT B1 DB14-0067



**SUPPORTING COMPLIANCE REPORT  
CARVALHO ROW HOUSES  
PHASE 1 CENTRAL - FINAL DEVELOPMENT PLAN**

**TABLE OF CONTENTS**

<b>I. GENERAL INFORMATION.....</b>	<b>2</b>
<b>II. INTRODUCTION .....</b>	<b>3</b>
<b>III. WILSONVILLE PLANNING &amp; LAND DEVELOPMENT ORDINANCE.....</b>	<b>3</b>
SECTION 4.034. APPLICATION REQUIREMENTS.....	3
SECTION 4.035. SITE DEVELOPMENT PERMITS. ....	4
SECTION 4.125. VILLAGE (V) ZONE.....	7
Community Elements Book.....	19
Master Signage and Wayfinding Plan .....	20
Village Center Architectural Standards.....	20
SECTION 4.155. GENERAL REGULATIONS - PARKING, LOADING AND BICYCLE PARKING ...	21
SECTION 4.176. LANDSCAPING, SCREENING & BUFFERING .....	21
SECTION 4.177. STREET IMPROVEMENT STANDARDS. ....	29
SECTION 4.178. SIDEWALK AND PATHWAY STANDARDS. ....	30
SECTION 4.400. PURPOSE. ....	31
SECTION 4.421. CRITERIA AND APPLICATION OF DESIGN STANDARDS. ....	34
SECTION 4.440. PROCEDURE. ....	36
SECTION 4.450. INSTALLATION OF LANDSCAPING. ....	37
<b>IV. VILLAGE CENTER ARCHITECTURAL STANDARDS .....</b>	<b>38</b>
STANDARDS APPLYING TO ALL BUILDINGS.....	38
THE BARBER STREET ADDRESS.....	49
<b>V. CONCLUSION.....</b>	<b>54</b>

## I. GENERAL INFORMATION

Applicant/Owner:

**RCS - Villebois Development, LLC**

11422 SW Barber Street

Wilsonville, OR 97070

Tel: 503.646.8888

Fax: 503.646.7840

**Contact: Rudy Kadlub**

Design Team:

**Primary Contact:**

**Mark Stewart**

**Mark Stewart Home Design**

Tel: 503.701.4888

Process Planner/Civil  
Engineer/ Surveyor:

**Pacific Community Design**

13500 SW Pacific Highway, PMB #519

Tigard, OR 97223

Tel: 503.941.9484

Fax: 503.941.9485

**Contact: Jim Lange, PE**

**Patrick Espinoza, PE**

Landscape Architect:

**Schultz & Long Landscape Architecture, LLC**

17551 SE Walta Vista Drive

Portland, OR 97267

Tel: 503.794.9070

**Contact: Richard Schultz**

Designers:

**Mark Stewart Home Design**

22582 SW Main Street, #9

Sherwood, OR 97140

Tel: 503.701.4888

**Contact: Mark Stewart**

Site and Proposal Information:

Site:

Tax Lots: 7800-8000

Tax Map: *Township 3S, Range 1W, Sec. 15 W.M.*

Site Location:

Lots 91-108

"Villebois Village Center"

Size:

.89 Acres (38768.4 square feet)

Comprehensive Plan

Designation:

Residential - Village (R-V)

Zone:

Village Zone (V)

Specific Area Plan:	SAP - Central
Preliminary Development Plan:	Villebois Village Center (PDP 1C)
Proposal:	Final Development Plan -The Carvalho Row Houses
Unit count:	18 units
Net Residential Density:	18 units per 0.89 acres

## II. INTRODUCTION

This request is for approval of a Final Development Plan (FDP) for The Carvalho Row Houses, which are a portion of the Phase 1 area of SAP Central in Villebois.

This development is located southwest of the Village Center Plaza. The FDP area includes a portion of the Village Center Promenade, a linear green park in Tracts C and F (identified as Linear Green 5-B and 5-C in the Villebois Village Master Plan) The proposed development consists of Lots 91 through 108 of "Villebois Village Center." The subject lots have received FDP approval for multi-family attached condominiums in the past. However, the applicant now proposes to build detached row houses on the same lots. Separate applications have been made to the City for a Village zone text amendment and a *Village Center Architectural Standards (VCAS)* Modification to adjust the necessary code provisions and architectural review standards for the proposed detached row houses.

The Carvalho Row Houses will provide an opportunity for urban living in the central core of Villebois with a number of services and recreation opportunities within walking distance. All surrounding public streets and alleys, as well as all utilities, have been constructed with Phase 1 of PDP 1C. The FDP proposes a total of 18 residential units. Of the 18 row houses, all are detached.

The row houses will each have a rear 2-car garage accessible by an alley. Parking is provided for all residential units proposed with this FDP in conformance with the required amounts. The proposed row houses will enhance the architectural variety and diversity in housing types currently constructed within the Village Center.

## III. WILSONVILLE PLANNING & LAND DEVELOPMENT ORDINANCE

### SECTION 4.034. APPLICATION REQUIREMENTS.

**(.08) Applications for development approvals within the Village zone shall be reviewed in accordance with the standards and procedures set forth in Section 4.125. [Added by Ord 557, adopted 9/5/03]**

**Response:** This Final Development Plan (FDP) for The Carvalho Row Houses is being reviewed in accordance with the standards and procedures set forth in Section

4.125 for the Village Zone. Compliance with the requirements of Section 4.125 is demonstrated below.

#### **SECTION 4.035. SITE DEVELOPMENT PERMITS.**

##### **(.04) Site Development Permit Application.**

**A. An application for a Site Development Permit shall consist of the materials specified as follows, plus any other materials required by this Code.**

- 1. A completed Permit application form, including identification of the project coordinator, or professional design team.**

**Response:** Copies of completed permit application forms are included in Exhibit I. The professional design team members are listed in Section I - General Information of this Report.

- 2. An explanation of intent, stating the nature of the proposed development, reasons for the Permit request, pertinent background information, information required by the development standards and other information specified by the Director as required by other sections of this Code because of the type of development proposal or the area involved or that may have a bearing in determining the action to be taken. As noted in Section 4.014, the applicant bears the burden of proving that the application meets all requirements of this Code.**

**Response:** Section II - Introduction of this Report describes the intent, nature, reasons for, and pertinent background information relating to the proposed development and the requested applications. This Report serves to document how these applications and the information provided meets the applicable requirements of the Code.

- 3. Proof that the property affected by the application is in the exclusive ownership of the applicant, or that the applicant has the consent of all individuals or partners in ownership of the affected property.**

**Response:** The subject property is in the exclusive ownership of RCS Villebois Development LLC. This is documented by the copies of the Clackamas County Property Records included in Exhibit I.

- 4. Legal description of the property affected by the application.**

**Response:** The legal description of the property affected by the application is listed in Section I - General Information of this Report (see "Site" category).

- 5. The application shall include conceptual and quantitatively accurate representations of the entire development sufficient to judge the scope, size and impact of the development on the community, public facilities and adjacent properties; and except as**

otherwise specified in this Code, shall be accompanied by the following information,

**Response:** This application includes conceptual and quantitatively accurate representations of the entire development sufficient to judge the scope, size and impact of the development within the attached plan set (see also Exhibit III).

6. Unless specifically waived by the Director, the submittal shall include: ten (10) copies folded to 9"x12" or (one (1) set of full-sized scaled drawings and nine (9) - 8 ½"x11" reductions of larger drawings of the proposed Site Development Plan, including a small scale vicinity map and showing:

**Response:** Please note three (3) copies of the application materials are provided for completeness review. Once the application is deemed complete, the additional seven (7) copies will be delivered to Planning Department staff. The application materials are sized and folded as appropriate. A small scale vicinity map is included on the cover sheet of the attached plan set.

- a. Streets, driveways, sidewalks, pedestrian ways, off-street parking, loading areas, garbage and recycling storage areas, power lines and railroad tracks, and shall indicate the 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.

**Response:** The above listed information is shown on the attached plans (see also Exhibit III) as relevant to the proposed development.

- b. The Site Plan shall indicate how the utility service, including sanitary sewer, water and storm drainage are to be provided. The Site Plan shall also show the following off-site features: distances from the subject property to any structures on adjacent properties and the locations and uses of streets or driveways on adjacent properties.

**Response:** The above listed information is shown on the attached plans (see also Exhibit III) as relevant to the proposed development.

- c. Location and dimensions of structures, utilization of structures, including activities and the number of living units.

**Response:** The above listed information is shown on the attached plans (see also Exhibit III) as relevant to the proposed development.

- d. Major existing landscaping features including trees to be saved, and existing and proposed contours.

**Response:** There are no trees existing within the subject lots. The attached plans (see also Exhibit III) show existing and proposed contours.

- e. Relevant operational data, drawings and/or elevations clearly establishing the scale, character and relationship of buildings, streets and open space.

**Response:** The attached plans (see also Exhibit III) include information that clearly establishes the scale, character and relationship of the buildings, streets and open space.

- f. Topographic information sufficient to determine direction and percentage of slopes, drainage patterns, and in environmentally sensitive areas, e.g., flood plain, forested areas, steep slopes or adjacent to stream banks, the elevations of all points used to determine contours shall be indicated and said points shall be given to true elevation above mean sea level as determined by the City Engineer. The base data shall be clearly indicated and shall be compatible to City datum, if bench marks are not adjacent. The following intervals shall be shown:
  - i. One (1) foot contours for slopes of up to five percent (5%);
  - ii. Two (2) foot contours for slopes of from six percent (6%) to twelve percent (12%);
  - iii. Five (5) foot contours for slopes of from twelve (12%) to twenty (20%). These slopes shall be clearly identified, and
  - iv. Ten (10) foot contours for slopes exceeding twenty percent (20%).

**Response:** The attached plans (see also Exhibit III) include one (1) foot contours, as slopes on the subject property are generally less than 5%. The subject property does not include any environmentally sensitive areas noted in the above Code section.

- g. A tabulation of land area, in square feet, devoted to various uses such as building area (gross and net rentable), parking and paving coverage, landscaped area coverage and average residential density per net acre.

**Response:** *Sheet C.3 - Site Plan* (see Exhibit III) includes a tabulation of the land areas devoted to buildings, parking/paving and landscape. *Sheet C.3 - Site Plan* also includes a listing of the average residential density per net acre.

- h. An application fee as set by the City Council.

**Response:** The appropriate application fees have been paid. A copy of the check covering the relevant application fee is included in Exhibit I.

- i. If there are trees in the development area, an arborist's report, as required in Section 4.600. This report shall also show the impacts of grading on the trees.

**Response:** There are no trees existing within the subject lots. Therefore, an arborist's report is not required.

**(.05) Complete Submittal Required.** Application materials shall be submitted to the Planning Director who shall have the date of submission indicated on

each copy submitted. Within thirty (30) calendar days from the date of submission, the Director shall determine whether an application is complete. An application is not complete unless accompanied by a traffic study, as prescribed by the City Engineer; except in cases where the requirement of a traffic study has been specifically waived by the Community Development Director.

**Response:** The date of this submittal is indicated on the cover of the application notebook and in the footer of this Report. A traffic study should not be necessary in this case as the density is actually being decreased from the earlier traffic studies.

#### **SECTION 4.125. VILLAGE (V) ZONE**

##### **(.02) Permitted Uses.**

Examples of principle uses that are typically permitted:

##### **D. Row Houses**

**Response:** The Carvalho Row Houses will include 18 row houses.

**(.05) Development Standards Applying to All Developments in the Village Zone.** In addition to other applicable provisions of the Wilsonville Planning and Land Development Ordinance, all development in the Village zone shall be subject to Tables V-1 through V-4, and to the following. If there is a conflict between the provisions of the Village zone and other portions of the Code, then the provisions of this section shall apply.

**B. Access:** All lots with access to a public street, and an alley, shall take vehicular access from the alley to a garage or parking area, except as determined by the City Engineer.

**Response:** Vehicular access to the proposed units is provided via alleys as shown in *Sheet C-3 - Site Plan*. The alleys accessing the proposed units were approved and built with PDP 1 - Central.

##### **D. Fences:**

##### **1. General Provisions:**

- a. Fencing in the Village Zone shall be in compliance with the Master Fencing Program in the adopted Architectural Pattern book for the appropriate SAP.**
- b. When two or more properties with different setbacks abut, the property with the largest front yard setback requirement shall be used to determine the length and height of the shared side yard fence, as required by Section 4.125(.05)(D)(1)(a), above.**

**Example:** Building 'A' has 20' front yard setback and Building 'B' has zero front yard setback. Since Building 'A' has the larger front yard setback, it shall be used to determine the height and length of the

shared side yard fence. It is 6' tall, but is reduced to 3' in front of Building 'A's building line.

- c. The Development Review Board may, in their discretion, require such fencing as 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.

**Response:** Proposed fencing is shown on the attached landscape plans and addressed further in Section IV of this report below.

## **2. Residential:**

- a. Fencing in the Village Zone shall be in compliance with the Master Fencing Program in the adopted Architectural Pattern book for the appropriate SAP.
- b. Fences on residential lots shall not include chain link, barbed wire, razor wire, electrically charged wire, or be constructed of sheathing material such as plywood or flake board. Fences in residential areas that protect wetlands, or other sensitive areas, may be chain link.

**Response:** The fencing standards of the *Village Center Architectural Standards* are addressed later in this document (See Section IV). Proposed fencing does not include any chain link, barbed wire, razor wire, electrically charged wire, or constructed of sheathing material.

## **E. Recreational Area in Multi-family Residential and Mixed Use Developments**

1. The Recreational Area requirement is intended to provide adequate recreational amenities for occupants of multiple family developments and mixed use developments where the majority of the developed square footage is to be in residential use.
2. Recreational Area is defined as the common area of all lawns, gardens, play lots, day care centers, plazas, court yards, interior and exterior swimming pools, ball courts, tennis clubs, game rooms, social rooms, exercise rooms, health club facilities, libraries, internet/electronic media rooms, decks, and other similar areas for common recreational uses. Recreational Area may include Parks required under the Villebois Village Master Plan, and any usable park areas not shown in such plan. Private areas under this definition, defined as those areas that are accessible only by a single owner or tenant, shall not constitute or contribute to the measurement of Recreational Area.



3. A variety of age appropriate facilities shall be included in the mix of Recreational Area facilities.
4. Recreational Area shall be calculated at both the PDP and the SAP level and shall be provided at the ratio of 30 square feet per residential unit for each PDP and 225 square feet per residential unit for each SAP.
5. Recreational Area shall be considered to be part of the Open Space requirement in Section 4.125(.08)

**Response:** Compliance with the requirement for recreation area has been established with the SAP Central application as well as with the PDP 1 - Central application and the prior FDP. This application remains consistent with what was listed in the SAP and PDP applications concerning recreation areas.

The site is located within close proximity to recreational facilities which will serve the residents of the proposed units. Within a ¼ mile walking distance residents can access a variety of facilities including: bocce ball courts, a creative child play area, covered picnic tables, and community gathering area in the Village Center Plaza (Neighborhood Park 7). The pocket park in Tract A of PDP 1 - Central (Pocket Park 14) provides an open green area for informal recreation such as picnics or a game of Frisbee. The residents are also within an easy walk of the various amenities provided in the Villebois Greenway (Regional Park 1, 2, 3, 4, Neighborhood Park 3), Oak Park, Cedar Park, and Pocket Parks 1 and 2 ranging from basketball courts to horse shoes, play structures, and picnic tables. In addition, a small pocket park, Tract R, in PDP 2 - Central provides open space for informal recreation.

#### **(.06) Standards Applying To Commercial Uses**

**Response:** No commercial space is proposed as part of this application, so these standards do not apply.

#### **(.07) General Regulations - Off-Street Parking, Loading & Bicycle Parking**

Except as required by Subsections (A) through (D), below, the requirements of Section 4.155 shall apply within the village zone.

##### **A. General Provisions:**

1. The provision and maintenance of off-street parking spaces is a continuing obligation of the property owner. The standards set forth herein shall be considered by the Development Review Board as minimum criteria.
2. The Board shall have the authority to grant variances or refinements to these standards in keeping with the purposes and objectives set forth in this zone.

**Response:** The attached plans illustrate the off-street parking in the FDP area that will be provided and maintained by the property owner. Compliance with the standards of Section 4.125(.07) and Section 4.155 is addressed in this report.

##### **B. Minimum and Maximum Off-Street Parking Requirements:**

1. Table V-2, Off-Street Parking Requirements, below, shall be used to determine the minimum and maximum parking standards for noted land uses. The minimum number of required parking spaces shown in Table V-2 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.

Use	Min. Vehicle Spaces	Max. Vehicle Spaces	Bicycle Short-term (Spaces)	Bicycle Long-term (Spaces)
Row Houses	1.0/Dwelling Unit	NR	NR	NR

2. Minimum parking requirements may be met by dedicated off-site parking, including surfaced parking areas and parking structures.
3. Except for detached single-family dwellings and duplexes, on-street parking spaces, directly adjoining and on the same side of the street as the subject property, may be counted towards meeting the minimum off-street parking requirements.
4. Minimum parking requirements may be reduced under the following conditions:
  - a. When complimentary, shared parking availability can be demonstrated, or;
  - b. Bicycle parking may substitute for up to 25% of required Mixed-Use or Multi-Family Residential parking. For every five non-required bicycle parking spaces that meet the short or long-term bicycle parking standards, the motor vehicle parking requirement for compact spaces may be reduced by one space.

**Response:** The table below shows calculations for the number of vehicular and bicycle parking spaces required for the FDP based on the size of the residential units.

**Table A. Vehicular Spaces Required for FDP**

Use	Dwelling Units/ Square feet	Min. Number of Vehicular Spaces Req.	Max. Number of Vehicular Spaces Allowed
Carvalho Row Houses			
18-Row Houses	18	(1.0/unit) = 18	NR
Carvalho Row Houses Totals		36 provided	NR

**Table B. Bicycle Spaces Required for FDP**

Use	Dwelling Units/ Square feet	Short-term Bicycle Spaces Req.	Long-term Bicycle Spaces Req.
<b>Carvalho Row Houses</b>			
18-Row Houses	18 units	NR	NR
<b>Carvalho Row Houses Totals</b>		<b>NR</b>	<b>NR</b>

Eighteen (18) row houses are proposed, so 18 vehicular spaces are required. There is no maximum number of vehicle spaces allowed, and no bicycle parking is required. As shown in the attached plans, each row house includes a 2-car garage, which provides 2 off-street parking space per dwelling, so this standard is met.

**C. Minimum Off-Street Loading Requirements:**

1. Loading facilities shall be sited at the rear or side whenever practicable, and if adjacent to a residential use, shall be screened. Screening shall match the adjacent residential development in terms of quality of materials and design. Such screening shall minimize light glare and noise levels affecting adjacent residential uses. See also Section 4.155(.03)(B).

**Response:** There are no loading facilities proposed in the FDP area.

**D. Bicycle Parking Requirements:**

- 1 Purpose: Bicycle parking is required for most use categories to encourage the use of bicycles by providing safe and convenient places to park bicycles for short and long stays.
  - a. Short-term bicycle parking is intended to encourage shoppers, customers, messengers, and other visitors to use bicycles by providing a convenient and readily accessible place to park bicycles.
  - b. Long-term bicycle parking is intended to provide employees, students, residents, commuters and others who generally stay at a site for several hours, a secure and weather-protected place to park bicycles. The intent of the long-term standards is to provide bicycle parking within a reasonable distance in order to encourage bicycle use.
2. General Provisions
  - a. Required Bicycle Parking:
    - i. The required minimum number of bicycle parking spaces for each use category is shown in Table V-2, Parking Requirements, below. Bicycle parking is not required for uses not listed.

- ii. Bicycle parking spaces are not required for accessory uses. If a primary use is listed in Table V-2, bicycle parking is not required for the accessory use.
- iii. When there are two or more primary uses on a site, the required bicycle parking for the site is the sum of the required bicycle parking for the individual primary uses.

**Response:** No bicycle parking is required. As shown in the attached plans, each row home includes a two-car garage, which provides opportunity for bicycle parking if desired.

#### **(.08) Open Space**

Open space shall be provided as follows:

- A. In all residential developments and in mixed-use developments where the majority of the developed square footage is to be in residential use, at least twenty-five percent (25%) of the area shall be open space, excluding street pavement and surface parking. In multi-phased developments, individual phases are not required to meet the 25% standard as long as an approved Specific Area Plan demonstrates that the overall development shall provide a minimum of 25% open space. Required front yard areas shall not be counted towards the required open space area. Required rear yard areas and other landscaped areas that are not within required front or side yards may be counted as part of the required open space.
- 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 of Wilsonville 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. See SROZ provisions, Section 4.139.10.
- 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 and approve any pertinent bylaws, covenants, or agreements prior to recordation.

**Response:** The SAP Central application outlines the approach for achieving 25% open space within the SAP upon build-out. The following table illustrates the assumptions made at the SAP level for open space:

**Table C: Open Space Requirement**

<b>SAP Central Total Area</b>	<b>55.2 acres</b>
Net deductions:	
Street Paving (approx.)	12.0 acres
Alleys (projected)	2.8 acres
Surface Parking (projected)	5.5 acres
Approximate SAP Central Net Acreage	34.9 acres
<b>Total open space requirement (34.9 @ 25%)</b>	<b>8.7 acres</b>

This SAP includes 4.51 acres of parks, therefore leaving 4.19 acres of “other” open space to be demonstrated as the SAP develops. Approximately 2.0 acres of “other” open spaces were provided in the PDP 1 - Central area. The area demonstrated in PDP 1 - Central left 2.19 acres of “other” open spaces to be provided with the remainder of the PDP’s within SAP Central. The proposed change in buildings on the subject lots will not have a measurable impact on the amount of open space provided in PDP 1 - Central. PDP 2 - Central included the addition of a 0.13 acre pocket park, shown as Tract R in the plan set.

**(.10) Sidewalk and Pathway Improvement Standards**

- A. The provisions of Section 4.178 shall apply within the Village zone.**

**Response:** Compliance with Section 4.178 is demonstrated later in this report.

**(.11) Landscaping, Screening and Buffering**

- A. Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:**

- 1. Streets in the Village zone shall be developed with street trees as described in the Community Elements Book.**

**Response:** The streets surrounding the FDP area have already been constructed with the PDP as described in the Community Elements Book. No streets will be constructed in association with this FDP area.

**(.12) Master Signage and Wayfinding**

**Response:** No signage is proposed as part of this application. Street signs were approved and installed as part of the public improvements.

**(.14) Design Standards Applying to the Village Zone**

- A. The following Design Standards implement the Design Principles found in Section 4.125(.13), above, and enumerate the architectural details and design requirements applicable to buildings and other features within the Village (V) zone. The Design Standards are based primarily on the features, types, and details of the residential traditions in the Northwest, but are not intended to mandate a particular style or fashion. All development within the Village zone shall incorporate the following:

1. General Provisions:

- a. Flag lots are not permitted.

**Response:** As shown on the attached plans, this FDP does not include any flag lots.

- b. The minimum lot depth for a single-family dwelling with an accessory dwelling unit shall be 70 feet.

**Response:** All lots within this FDP are 70 feet in depth.

- c. Village Center lots may have multiple front lot lines.

**Response:** No lots in this FDP area have multiple front lot lines.

- d. Neighborhood Centers shall only be located within a Neighborhood Commons.

**Response:** No neighborhood center is proposed as part of this FDP.

- e. Commercial Recreation facilities shall be compatible with surrounding residential uses.

**Response:** No commercial recreation facilities are proposed in this FDP.

- f. Convenience Stores within the Village zone shall not exceed 4,999 sq. ft., and shall provide pedestrian access.

- g. Specialty Grocery Stores within the Village zone shall not be more 19,999 square feet in size.

- h. A Grocery Store shall not be more than 40,000 square feet in size.

**Response:** No commercial uses are proposed in this FDP.

2. Building and site design shall include:

- a. Proportions and massing of architectural elements consistent with those established in an approved Architectural Pattern Book or Village Center Architectural Standards.

- b. Materials, colors and architectural details executed in a manner consistent with the methods included in an approved Architectural Pattern Book, Community

**Elements Book or approved Village Center  
Architectural Standards.**

**Response:** Compliance with the *Village Center Architectural Standards* is demonstrated at the end of this report. Compliance with the *Community Elements Book* is demonstrated in a subsequent section of this report.

- c. **Protective overhangs or recesses at windows and doors.**
- d. **Raised stoops, terraces or porches at single-family dwellings.**
- e. **Exposed gutters, scuppers, and downspouts, or approved equivalent.**

**Response:** As shown in the attached architectural drawings, the row houses will include protective overhangs and recesses at windows and doors and exposed gutters and downspouts. The row houses each include a raised porch at the front entrance.

- f. **The protection of existing significant trees as identified in an approved Community Elements Book.**

**Response:** There are no trees existing within the subject lots.

- g. **A landscape plan in compliance with Sections 4.125(.07) and (.11), above.**

**Response:** The attached *Planting Plans* comply with the requirements of Sections 4.125(.07) and (.11).

- h. **Building elevations of block complexes shall not repeat an elevation found on an adjacent block.**
- i. **Building elevations of detached buildings shall not repeat an elevation found on buildings on adjacent lots.**

**Response:** The subject row houses are within The Linear Green Street Address, which encourages building façades to be identical or similar in proportion and configuration. Consistent with the intent of The Linear Green Street Address, the elevations of the subject row house block are intentionally repeated on the block across Villebois Drive to give a sense of continuity and a boulevard feel as one enters the Village Center Plaza. The proposed row houses, have purposefully been designed to reflect the look and feel of Multi-Family Dwellings as called for in the Linear Green Address.

- j. **A porch shall have no more than three walls.**

**Response:** As shown on the attached architectural drawings, porches will not have more than three walls.

- k. A garage shall provide enclosure for the storage of no more than three motor vehicles, as described in the definition of Parking Space.

**Response:** As shown in the attached plans and drawings, each garage will provide storage for two motor vehicles.

3. Lighting and site furnishings shall be in compliance with the approved Architectural Pattern Book, Community Elements Book, or approved Village Center Architectural Standards.

**Response:** Compliance with the *Community Elements Book* and *Village Center Architectural Standards* is demonstrated later in this report.

4. Building systems, as noted in Tables V-3 and V-4 (Permitted Materials and Configurations), below, shall comply with the materials, applications and configurations required therein. Design creativity is encouraged. The LEED Building Certification Program of the U.S. Green Building Council may be used as a guide in this regard.

**Response:** The building systems of this FDP comply with the materials, applications, and configurations as required in Tables V-3 and V-4.

#### **(.16) Village Center Design Standards**

- A. In addition to the design standards found in Section 4.125(.14), above, the following Design Standards are applicable to the Village Center, exclusive of single-family detached dwellings and row houses:

**Response:** This FDP proposes 18 row houses; the standards of this section are not applicable to the row houses.

#### **(.17) Village Center Plaza Design Standards**

- A. In addition to the design standards found in Section 4.125(.16), above, the following Design Standards are specific to the design of the Village Center Plaza:

1. The Village Center Plaza shall be measured as all space enclosed by the surrounding buildings.

**Response:** This FDP area does not include any portions of the Village Center Plaza, so the standards of this section do not apply.

#### **(.18) Village Zone Development Permit Process**

Except as noted below, the provision of Sections 4.140(.02) through (.06) shall apply to development in the Village zone.

- B. Unique Features and Processes of the Village (V) Zone:

2. Final Development Plan (FDP) approval by the Development Review Board or the Planning Director, as set forth in Sections 4.125(.18)(L) through (P) (Site Design Review



equivalent), below, may occur as a separate phase for lands in the Central SAP or multi-family dwellings outside the Central SAP.

**Response:** A separate application for the Preliminary Development Plan for Phase 1 of SAP Central has already been approved and a prior Final Development Plan was approved for attached row houses the subject lots. The Applicant is proposing to build detached row houses on the subject lots. This Final Development Plan application is submitted for approval of the Carvalho Row Houses (detached) on Lots 91-108 of Phase 1.

**L. Final Development Plan Approval Procedures (Equivalent to Site Design Review):**

1. Unless an extension has been granted by the Development Review Board as enabled by Section 4.023, an application for FDP approval on lands within the Central SAP or multi-family dwellings outside of the Central SAP shall be filed within two (2) years after the approval of a PDP. All applications for approval of a FDP shall:
  - a. Be filed with the City Planning Division for the entire FDP, or when submission of the PDP in phases has been authorized by the Development Review Board, for a phase in the approved sequence.
  - b. Be made by the owner of all affected property or the owner's authorized agent.
  - c. Be filed on a form prescribed by the City Planning Division and filed with said division and accompanied by such fee as the City Council may prescribe by resolution.
  - d. Set forth the professional coordinator and professional design team for the project.

**Response:** A Preliminary Development Plan for Phase 1 Central has already been approved. The entire area of this FDP is located in the Phase 1 area of SAP Central. This application is submitted by the property owner's authorized agent. Included in this application package is the required application form and FDP application fee (See Section I in this application notebook). The General Information section of this report includes the names and contact information of the professional coordinator and design team for the proposed project.

**M. FDP Application Submittal Requirements:**

1. An application for approval of a FDP shall be subject to the provisions of Section 4.034.

**Response:** Section 4.034(.08) requires that applications for development approvals within the Village zone be reviewed in accordance with the standards and procedures of Section 4.125. Compliance with Section 4.125 is demonstrated in this report.

**N. FDP Approval Procedures**

1. An application for approval of a FDP shall be subject to the provisions of Section 4.421

**Response:** Compliance with Section 4.421 is demonstrated later in this report.

**O. FDP Refinements to an Approved Preliminary Development Plan**

1. In the process of reviewing a FDP for consistency with the underlying Preliminary Development Plan, the DRB may approve refinements, but not amendments, to the PDP. Refinements to the PDP may be approved by the Development Review Board, upon the applicant's detailed graphic demonstration of compliance with the criteria set forth in Section 4.125(.18)(O)(2), below.

**a. Refinements to the PDP are defined as:**

- i. Changes to the street network or functional classification of streets that do not significantly reduce circulation system function or connectivity for vehicles, bicycles or pedestrians.
- ii. Changes to the nature or location of park type, trails, or open space that do not significantly reduce function, usability, connectivity, or overall distribution or availability of these uses in the PDP.
- iii. Changes to the nature or location of utilities or storm water facilities that do not significantly reduce the service or function of the utility or facility.
- iv. Changes to the location or mix of land uses that does not significantly alter the overall distribution or availability of uses in the affected PDP. For purposes of this subsection, "land uses" or "uses" are defined in the aggregate, with specialty condos, mixed use condos, urban apartments, condos, village apartments, neighborhood apartments, row houses and small detached uses comprising a land use group and medium detached, standard detached, large and estate uses comprising another.
- v. Changes that are significant under the above definitions, but necessary to protect an important community resource or substantially improve the functioning of collector or minor arterial roadways.

**b. As used herein, "significant" means:**

- i. More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18) (O) (1) (a), above, or,

- ii. That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(F)(1)(a), above.

**Response:** This FDP application proposes to build 18 detached row houses where 33 condominium units were previously planned and FDP-approved. This FDP does not change the functional street network or functional classification of streets, nor does it change the nature or location of park types, trails or open space. The nature or location of utilities or storm water facilities is not changed with this FDP. The location or mix of land uses is also not changed by this FDP. Thus, the subject FDP does not propose any refinements or amendments.

#### **P. FDP Approval Criteria**

1. An application for approval of a FDP shall be subject to the provisions of Section 4.421.

**Response:** Compliance with Section 4.421 is demonstrated later in this report.

2. An application for an FDP shall demonstrate that the proposal conforms to the applicable Architectural Pattern Book, Community Elements Book, Village Center Architectural Standards and any conditions of a previously approved PDP.

**Response:** Compliance is demonstrated below.

#### **COMMUNITY ELEMENTS BOOK**

##### ***Lighting Master Plan***

**Response:** The development of streets and the public right-of-way was reviewed at the PDP level. The lighting for the streets in this FDP area was installed when the streets were constructed with PDP 1 - Central. The street lighting fixture is Hadco S8867E as specified in the Community Elements Book.

##### ***Curb Extensions***

**Response:** The development of streets and the public right-of-way was reviewed at the PDP level. This FDP application is consistent with the curb extensions in PDP 1 - Central.

##### ***Street Tree Master Plan***

**Response:** The development of streets and the public right-of-way was reviewed at the PDP level. The streets in the subject FDP area were constructed with the PDP 1 - Central, and street trees will be installed along the street frontage of this FDP consistent with the Street Tree Master Plan.

##### ***Site Furnishings***

**Response:** Because there is very little street frontage in the subject FDP area and no parks or open spaces, there will not be any opportunities for site furnishings in this FDP area.

### *Play Structures*

**Response:** There will not be any play structures in the subject FDP area.

### *Tree Protection*

**Response:** There are no existing trees in the subject FDP area.

### *Plant List*

**Response:** The *Community Elements Book* approved with SAP - Central contains a Plant List (pages 15-17) of non-native and native trees, shrubs, and groundcovers, ferns, herbs, vines, perennials, grasses, and bulbs for species to plant throughout Villebois. The *Planting Plans* utilize species included on the Plant List.

### **MASTER SIGNAGE AND WAYFINDING PLAN**

**Response:** No signs are proposed for this FDP area at this time. Compliance with the Master Signage and Wayfinding Plan will be demonstrated at the time of approval for any sign permits.

### **VILLAGE CENTER ARCHITECTURAL STANDARDS**

**Response:** Compliance with the *Village Center Architectural Standards* is demonstrated at the end of this report (see Section IV).

### **(.19) Expiration of SAP, PDP and FDP Approvals**

A SAP approval shall not expire. A PDP or FDP approval shall expire two years after its approval date, if substantial development has not occurred on the property prior to that time. Provided, however, that the Development Review Board may extend these expiration times for up to three (3) additional periods of not more than one (1) year each. Applicants seeking time extensions shall make their requests in writing at least thirty (30) days in advance of the expiration date. Requests for time extensions shall only be granted upon a showing that the applicant has in good faith attempted to develop or market the property in the preceding year or that development can be expected to occur within the next year. For purposes of this section, "substantial development" is deemed to have occurred if the subsequently-required development approval, building permit or public works permit has been submitted for the development, and the development has been diligently pursued, including the completion of all conditions of approval established for the permit.

**Response:** The applicant has plans to complete substantial development on the property within two years of the approval date. Should this fail to occur, the applicant will apply for an extension at least 30 days prior to the expiration date.

### **(.20) Adherence to Approved Plan and Modification Thereof: 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 FDP. The approved FDP and phase development sequence shall control the issuance of all building permits and shall restrict the nature, location and design of all uses. Minor changes in an approved FDP may be approved by the Planning Director if such changes are consistent with the purposes and general character of the approved development plan. All other modifications, excluding revision of the phase development sequence, shall be processed in the same manner as the original application and shall be subject to the same procedural requirements.

**Response:** The applicant will agree in writing to adhere to the conditions prescribed for the approval of the FDP. Any changes or modifications will follow the procedures prescribed in Section 4.125(.20).

**(.21)** In the event of a failure to comply with the approved FDP, or any prescribed condition of approval, including failure to comply with the phase development schedule, the Development Review Board may, after notice and hearing, revoke a FDP. General economic conditions that affect all in a similar manner may be considered as a basis for an extension of a development schedule.

**Response:** The applicant understands that failure to comply with the approved FDP may result in the revocation of the FDP.

## **GENERAL DEVELOPMENT REGULATIONS**

### **SECTION 4.155. GENERAL REGULATIONS - PARKING, LOADING AND BICYCLE PARKING**

**Response:** As shown in the attached plans, parking for the row houses is provided in garages, so there are no off-street parking lots or loading areas associated with the proposed development. Compliance with the parking requirements of the Village Zone (Section 4.125(.07)) is demonstrated earlier in this report.

### **SECTION 4.176. LANDSCAPING, SCREENING & BUFFERING**

#### **(.02) Landscaping and Screening Standards.**

**Response:** As shown on the *Planting Plans*, open areas around the proposed row houses will be landscaped with a mixture of ground cover, perennials, grass, shrubs, and trees. Streets and public right-of-way improvements, including street trees, were reviewed and constructed at the PDP level.

#### **(.03) Landscape Area.**

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.

**Response:** Approximately 33% (12,961 square feet) of the area of the lots is landscaped as shown in the attached *Planting Plans*.

**(.04) Buffering and Screening.**

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.

**Response:** The proposed use is row houses. The subject FDP area is bordered by public street rights-of-way on three sides and a private alley on one side. The site is surrounded by similar high density residential development. Therefore, buffering and screening is not required.

- 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.

**Response:** All exterior, roof, and ground mounted equipment will be screened from ground level off-site views. No outdoor storage areas exist in the subject FDP area, nor do any loading areas, docks, truck parking or fences over 6 feet in height.

**(.05) Sight-Obscuring Fence or Planting.**

The use for which a sight-obscuring fence or planting is required shall not begin operation until the fence or planting is erected or in place and approved by the City. A temporary occupancy permit may be issued upon a posting of a bond or other security equal to one hundred ten percent (110%) of the cost of such fence or planting and its

installation. (See Sections 4.400 to 4.470 for additional requirements.)

**Response:** No sight-obscuring fence or planting is required in this FDP area.

**(.06) Plant Materials.**

A. Shrubs and Ground Cover. All required ground cover plants and shrubs must be of sufficient size and number to meet these standards within three (3) years of planting. Non-horticultural plastic sheeting or other impermeable surface shall not be placed under mulch. Surface mulch or bark dust are to be fully raked into soil of appropriate depth, sufficient to control erosion, and are confined to areas around plantings. Areas exhibiting only surface mulch, compost or barkdust are not to be used as substitutes for plants areas.

1. Shrubs. 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.

**Response:** As shown on the attached *Planting Plans* all shrubs will be equal to or better than 2-gallon size with a 10 to 12 inch spread. All shrubs will be well branched and typical of their type as described in current AAN standards.

2. 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 inch on center minimum. 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. Where wildflower seeds are designated for use as a ground cover, the City may require annual re-seeding as necessary.

**Response:** As shown on the attached *Planting Plans* all ground covers will be at least 2 gallon containers and spaced appropriately. These plants will be installed as required.

3. Turf or lawn in non-residential developments. Shall not be used to cover more than ten percent (10%) of the landscaped area, unless specifically approved based on a finding that, due to site conditions and availability of water, a larger percentage of turf or lawn area is appropriate. Use of lawn fertilizer shall be discouraged. Irrigation drainage runoff from lawns shall be retained within lawn areas.

**Response:** The subject FDP area is a residential development; therefore this criterion does not apply.

4. Plant materials under trees or large shrubs. Appropriate plant materials shall be installed beneath the canopies of trees and large shrubs to avoid the appearance of bare ground in those locations.

**Response:** As shown on the attached *Planting Plans* appropriate plant materials will be installed beneath the canopies of trees and large shrubs.

**B. Trees.** All trees shall be well-branched and typical of their type as described in current American Association of Nurserymen (AAN) Standards and shall be balled and burlapped. The trees shall be grouped as follows:

1. Primary trees which define, outline or enclose major spaces, such as Oak, Maple, Linden, and Seedless Ash, shall be a minimum of 2" caliper.
2. Secondary trees which define, outline or enclose interior areas, such as Columnar Red Maple, Flowering Pear, Flame Ash, and Honeylocust, shall be a minimum of 1-3/4" to 2" caliper.
3. Accent trees which, are used to add color, variation and accent to architectural features, such as Flowering Pear and Kousa Dogwood, shall be 1-3/4" minimum caliper.
4. Large conifer trees such as Douglas Fir or Deodar Cedar shall be installed at a minimum height of eight (8) feet.
5. Medium-sized conifers such as Shore Pine, Western Red Cedar or Mountain Hemlock shall be installed at a minimum height of five to six (5 to 6) feet.

**Response:** As shown on the attached *Planting Plans*, proposed tree species has been selected from the Villebois Plant List in the Community Elements Book. All proposed street trees meet the minimum 2" caliper code requirement for primary trees. The proposed small deciduous ornamental or flowering trees meet the minimum 1¾" caliper code requirement for secondary or accent trees. Vine maple is proposed to be used as an accent tree and should, therefore, be a minimum 1¾" caliper in size according to the above code. However, the natural growth for a vine maple is multi-stemmed. According to the project's landscape architect (Richard Schultz), multi-stemmed trees do not come in caliper inches. He has noted that you "can occasionally find vine maple that has been pruned to a single trunk at 2" caliper, but that destroys the beauty of and the reason for using the tree." Thus, a waiver to the specified caliper inch standard is requested for the vine maple in order to retain the natural beauty of the tree and to allow it to serve the desired function as an accent tree. All proposed trees will be well-branched, typical of their type as described in current AAN, and balled and burlapped.

**C. Where a proposed development includes buildings larger than twenty-four (24) feet in height or greater than 50,000 square feet in footprint area, the Development Review Board may require larger or more mature plant materials:**



1. At maturity, proposed trees shall be at least one-half the height of the building to which they are closest, and building walls longer than 50 feet shall require tree groups located no more than fifty (50) feet on center, to break up the length and height of the façade.
2. Either fully branched deciduous or evergreen trees may be specified depending upon the desired results. Where solar access is to be preserved, only solar-friendly deciduous trees are to be used. Where year-round sight obscuring is the highest priority, evergreen trees are to be used.
3. The following standards are to be applied:
  - a. Deciduous trees:
    - i. Minimum height of ten (10) feet; and
    - ii. Minimum trunk diameter (caliper) of 2 inches (measured at four and one-half [4 1/2] feet above grade).
  - b. Evergreen trees: Minimum height of twelve (12) feet.

**Response:** Code Section 4.176(.06)(C.)(1-3) only applies if the DRB determines that they will require larger, more mature plant materials. The above code indicates that the DRB can require this when buildings are greater than 24' in height or greater than 50,000 SF in footprint area. The following is a listing of the height and footprint area for the proposed buildings.

The Carvalho are approximately 33' in height and a maximum of 1,200 SF in footprint area. Thus, the Seville do not meet the threshold for building footprint area, but they do meet the threshold for building height

The purpose of the above standard appears to be to break up the length and height of a building façade. It should be noted that the row houses are detached from each other in this case, and they include architectural features that are designed to achieve this same affect. This is demonstrated with findings addressing the VCAS in subsequent sections of this report. Additionally, there is limited space available between the porch and adjacent sidewalks for the installation of large, mature plant materials. Installing large, mature plant material in front of the porches would also run counter to the intended effect of elevated porches close to public sidewalks. However, the attached *Planting Plans* illustrate that attractive and complementary plant materials will be installed in available yard areas, and trees in compliance with the standards of Section 4.176 (.06)(B.), as characterized in the finding addressing said code section, will be installed where feasible. In summary, it is not necessary for the DRB to enact Section 4.176(.06)(C.) as the desired result will be achieved by building the project consistent with the attached plans.

#### **D. Street Trees.**

**Response:** Review of streets and rights-of-way, including street trees, occurred at the PDP level. Street trees shown in the plans for this FDP are consistent with the

approved PDP application. Compliance with the Street Tree Master Plan is demonstrated earlier in this report.

**E. Types of Plant Species.**

1. Existing landscaping or native vegetation may be used to meet these standards, if protected and maintained during the construction phase of the development and if the plant species do not include any that have been listed by the City as prohibited. The existing native and non-native vegetation to be incorporated into the landscaping shall be identified.

**Response:** There are no trees existing within the subject FDP area.

2. Selection of plant materials. Landscape materials shall be selected and sited to produce hardy and drought-tolerant landscaping. Selection shall be based on soil characteristics, maintenance requirements, exposure to sun and wind, slope and contours of the site, and compatibility with other vegetation that will remain on the site. Suggested species lists for street trees, shrubs and groundcovers shall be provided by the City of Wilsonville.

**Response:** All proposed landscaping materials are selected from the Villebois Plant List in the *Community Elements Book*. Specific materials were selected to best meet the site characteristics of the subject property.

3. Prohibited plant materials. The City may establish a list of plants that are prohibited in landscaped areas. Plants may be prohibited because they are potentially damaging to sidewalks, roads, underground utilities, drainage improvements, or foundations, or because they are known to be invasive to native vegetation.

**Response:** No plant materials listed as "Prohibited Plant Species" on the Villebois Plant List are included in the proposed landscaping.

**F. Tree Credit.**

**Response:** Tree credits are not applicable to this FDP application.

- G. Exceeding Standards. Landscape materials that exceed the minimum standards of this Section are encouraged, provided that height and vision clearance requirements are met.
- H. Compliance with Standards. The burden of proof is on the applicant to show that proposed landscaping materials will comply with the purposes and standards of this Section.

**Response:** The attached *Landscape Plans* and this report demonstrate that the proposed landscaping complies with the standards of the Wilsonville Development Code and the *Community Elements Book*.

**(.07) Installation and Maintenance.**

- A. Installation.** Plant materials shall be installed to current industry standards and shall be properly staked to assure survival. Support devices (guy wires, etc.) shall not be allowed to interfere with normal pedestrian or vehicular movement.
- B. Maintenance.** Maintenance of landscaped areas is the on-going responsibility of the property owner. Any landscaping installed to meet the requirements of this Code, or any condition of approval established by a City decision-making body acting on an application, shall be continuously maintained in a healthy, vital and acceptable manner. Plants that die are to be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. Failure to maintain landscaping as required in this Section shall constitute a violation of this Code for which appropriate legal remedies, including the revocation of any applicable land development permits, may result.
- C. Irrigation.** The intent of this standard is to assure that plants will survive the critical establishment period when they are most vulnerable due to a lack of watering and also to assure that water is not wasted through unnecessary or inefficient irrigation. Approved irrigation system plans shall specify one of the following:
  - 1.** A permanent, built-in, irrigation system with an automatic controller. Either a spray or drip irrigation system, or a combination of the two, may be specified.
  - 2.** A permanent or temporary system designed by a landscape architect licensed to practice in the State of Oregon, sufficient to assure that the plants will become established and drought-tolerant.
  - 3.** Other irrigation system specified by a licensed professional in the field of landscape architecture or irrigation system design.
  - 4.** A temporary permit issued for a period of one year, after which an inspection shall be conducted to assure that the plants have become established. Any plants that have died, or that appear to the Planning Director to not be thriving, shall be appropriately replaced within one growing season. An inspection fee and a maintenance bond or other security sufficient to cover all costs of replacing the plant materials shall be provided, to the satisfaction of the Community Development Director. Additionally, the applicant shall provide the City with a written license or easement to enter the property and cause any failing plant materials to be replaced.

**Response:** Plants will be installed and maintained properly. A permanent-built-in irrigation system with an automatic controller will be installed underground to irrigate the proposed landscaping. Additional details about the irrigation system will be provided with construction plans.

- D. **Protection.** All required landscape areas, including all trees and shrubs, shall be protected from potential damage by conflicting uses or activities including vehicle parking and the storage of materials.

**Response:** The attached planting plans demonstrate that all landscape areas will be protected from potential damage by vehicle travel along alleys and parking areas.

**(.08) Landscaping on Corner Lots.**

All landscaping on corner lots shall meet the vision clearance standards of Section 4.177. If high screening would ordinarily be required by this Code, low screening shall be substituted within vision clearance areas. Taller screening may be required outside of the vision clearance area to mitigate for the reduced height within it.

**Response:** All landscaping on corner lots will meet the vision clearance standards of Section 4.177.

**(.09) Landscape Plans.**

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. Landscape plans shall divide all landscape areas into the following categories based on projected water consumption for irrigation:

- A. High water usage areas (+/- two (2) inches per week): small convoluted lawns, lawns under existing trees, annual and perennial flower beds, and temperamental shrubs;
- B. Moderate water usage areas (+/- one (1) inch per week): large lawn areas, average water-using shrubs, and trees;
- C. Low water usage areas (Less than one (1) inch per week, or gallons per hour): seeded fieldgrass, swales, native plantings, drought-tolerant shrubs, and ornamental grasses or drip irrigated areas.
- D. Interim or unique water usage areas: areas with temporary seeding, aquatic plants, erosion control areas, areas with temporary irrigation systems, and areas with special water-saving features or water harvesting irrigation capabilities.  
These categories shall be noted in general on the plan and on the plant material list.

**Response:** The attached *Planting Plans* include the required information listed in Section 4.176(.09).

**(.10) Completion of Landscaping.**

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.

**Response:** The applicant does not anticipate deferring the installation of plant materials. Should it be necessary to defer installation of plant materials, the applicant will apply for a temporary permit. The applicant understands that no final Certificate of Occupancy will be granted until an adequate bond or other security is posted for completion of the landscaping, and the City will be given authorization to enter the property.

**(.11) Street Trees Not Typically Part of Site Landscaping.**

Street trees are not subject to the requirements of this Section and are not counted toward the required standards of this Section. Except, however, that the Development Review Board may, by granting a waiver or variance, allow for special landscaping within the right-of-way to compensate for a lack of appropriate on-site locations for landscaping. See subsection (.06), above, regarding street trees.

**Response:** Street trees are not counted toward the required standards of this Section.

**(.12) Mitigation and Restoration Plantings.**

**Response:** There are no trees existing within the subject FDP area.

**SECTION 4.177. STREET IMPROVEMENT STANDARDS.**

**(.01)** Except as specifically approved by the Development Review Board, all street and access improvements shall conform to the Street System Master Plan, together with the following standards:

**H. Access drives and lanes.**

1. An access drive to any proposed development shall be designed to provide a clear travel lane free from any obstructions. A minimum additional width of eight feet shall be provided on each side where parking is allowed.
2. Access travel lanes shall be constructed with a hard surface capable of carrying a 23-ton load. Improvement width shall be:
  - a. 12 feet for one-way traffic
  - b. 20 feet for two-way traffic.

3. Secondary or emergency access lanes may be improved to a minimum of 12 feet with a gravel or better all-weather surface as approved by the Fire District. All fire lanes shall be dedicated easements.
4. Minimum access requirements shall be adjusted commensurate with the intended function of the site based on vehicles types and traffic generation.

**Response:** All proposed buildings and their associated parking areas are accessible from the private alleys as shown on the attached plans. The alleys are located in tracts platted and constructed with Phase 1. The alleys are 20 feet wide to accommodate 2-way traffic.

**I. Corner or clear vision area.**

1. A clear vision area 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. No structures, plantings, or other obstructions that would impede visibility between the height of 3- inches and 10 feet shall be allowed within said area. Measurements shall be made from the top of the curb, or, when there is no curb, from the established street center line grade. However, the following items shall be exempt:
  - a. Light and utility poles with a diameter less than 12 inches.
  - b. An existing tree, trimmed to the trunk, 10 feet above the curb.
  - c. Official warning or street sign.
  - d. 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 buildings in the subject FDP area have been located so as not to obscure the vision clearance area of street intersections and street/driveway intersections. Landscaping of corner lots will be less than 30 inches in height to assure that visibility is not blocked.

**SECTION 4.178. SIDEWALK AND PATHWAY STANDARDS.**

- (.01) Sidewalks.** All sidewalks shall be concrete and a minimum of five (5) feet in width, except where the walk is adjacent to commercial storefronts. In such cases, they shall be increased to a minimum of ten (10) feet in width.

**Response:** All sidewalks and pathways in the subject FDP area are at least 5 feet in width and concrete.

**(.03) Pavement surface.**

- A. All bike paths shall be paved with asphalt to provide a smooth riding surface. Where pathways are adjacent to and accessible from improved public streets, the Public Works Director may require a concrete surface. At a minimum the current AASHTO "Guide for the Development of Bicycle Facilities" and the State "Oregon Bicycle Plan" shall be used to design all bicycle facilities within the City of Wilsonville. Any deviation from the AASHTO, ODOT, and City standards will require approval from the City Engineer prior to implementation of the design.
- B. To increase safety, all street crossings shall be marked and should be designed with a change of pavement such as brick or exposed aggregate. All arterial crossings should be signalized.
- C. All pathways shall be clearly posted with standard bikeway signs.
- D. Pedestrian and equestrian trails may have a gravel or sawdust surface if not intended for all weather use.

**Response:** There are no bicycle pathways in this FDP area. Details about sidewalks in the public right-of-way were addressed in the approved PDP application.

**(.06) Pathway Clearance.**

- A. Vertical clearance of at least 8 feet 6 inches shall be maintained above the surface of all pathways. The clearance above equestrian trails shall be a minimum of ten feet.
- B. All landscaping, signs and other potential obstructions shall be set back at least (1) foot from the edge of the pathway surface. No exposed rock should be permitted within two (2) feet of the path pavement and all exposed earth within two (2) feet of the pavement shall be planted with grass, sod or covered with 2" of barkdust.

**Response:** As shown on the attached plans, all potential obstructions are at least one foot from the edge of the pathway surfaces, and vertical clearance will be maintained.

**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.**

**Response:** The attached architectural drawings demonstrate that the proposed buildings will have variety in design, and add aesthetic interest through architectural details. The proposed buildings are designed in compliance with the standards for Villebois, so the entire development will have a cohesive, harmonious appearance, creating a desirable place of residence and adding to the overall quality of life in the City.

**(.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.**

**Response:** The architecture of the row houses has been designed to assure proper functioning of the site and to maintain an aesthetically pleasing environment. Alley access to the garages and the landscaping surrounding the row houses will add to the quality of the environment as well as the functioning of the site.

- B. Encourage originality, flexibility and innovation in site planning and development, including the architecture, landscaping and graphic design of said development;**

**Response:** The proposed row houses have been designed to be flexible and innovative in their exterior appearance, as well as their interior functionality. The Carvalho Row Homes include landscaping and architectural details that will enhance the visual environment of the site. Pedestrian connections to sidewalks, trails, and parks have already been provided to enhance the site's connectivity to surrounding amenities.

- C. Discourage monotonous, drab, unsightly, dreary and inharmonious developments;**

**Response:** The Carvalho Row Homes will include landscaping around the row houses as shown on the attached plans and architectural drawings. Landscaping will consist of an appropriate mixture of ground cover, shrubs, and trees selected from the Villebois Plant List to create a harmonious appearance throughout Villebois. The attached building elevations also illustrate the architectural details which will create an interesting and aesthetically appealing development.

- 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;**



**Response:** The landscape areas around the proposed row houses will incorporate landscaping that makes sense for a Pacific Northwest community, while matching the City's natural beauty and visual character.

- 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;**

**Response:** The landscape areas, the proximity of and pedestrian connections to recreational amenities, and the architectural details of the proposed row houses will help maintain the appeal of Villebois as a unique and attractive community in which to live, work, and recreate. Residents of Villebois will stimulate the local economy by opening new businesses and thus creating jobs and by spending money in existing businesses.

- F. Stabilize and improve property values and prevent blighted areas and, thus, increase tax revenues;**

**Response:** The proximity to neighborhood amenities and the landscaping associated with the Carvalho Row Homes will help maintain property values in this new community. A Home Owners Association will assure that these areas are properly maintained over time.

- 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.**

**Response:** The process used to plan for Villebois incorporates a tiered system that originates at the *Villebois Village Master Plan*. The *Master Plan* shows how facilities, including parks and open space, are distributed and available to residents throughout Villebois. *Figure 5 - Parks & Open Space Plan* of the *Master Plan* shows that approximately 32% of Villebois will be in parks and open space. Overall, the SAP - Central area, will contain approximately 4.51 acres of parks. Phase 1 Central contains parks and open space consistent with SAP - Central. This FDP is consistent with the prior FDP, PDP, SAP - Central, and the *Villebois Village Master Plan*, and therefore, complies with this criterion.

- 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;**

**Response:** The *Villebois Village Master Plan* shows that the community will include a variety of housing options (living) and the Village Center will contain places for employment (working). This FDP shows a living environment in Phase 1

Central that is enhanced by its proximity to parks and open space areas. Residents that live around the parks and open space areas provide on-going surveillance and control.

- 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;**

**Response:** The design of Villebois is intended to create a community that is truly unique. The City and Villebois Master Planner/applicant are working in partnership with nearby residents, property owners, and local and regional governments to create a complete, livable, pedestrian-oriented community that will be an asset to the City of Wilsonville and the Portland region. This partnership has generated citizen participation in the project and the unique design will foster civic pride and community spirit amongst the residents of Villebois.

- J. **Sustain the comfort, health, tranquillity 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 design of Villebois revolves around three guiding principles: connectivity, diversity, and sustainability. These principles are intended to sustain the comfort, health, tranquillity, and contentment of Villebois residents, while also promoting and protecting the peace, health and welfare of the City. *Connectivity* refers to creating connections between Villebois neighborhoods and between Villebois and other parts of the City and region for multiple modes of transportation. *Diversity* includes multiple choices of housing styles, housing affordability, recreation, employment, goods and services, and infrastructure for transportation. *Sustainability* involves the protection of natural resources and open space, energy conservation, and storm and rainwater management.

#### **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.)**

- 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:** As shown in the attached *Planting Plans*, proposed plant materials are drawn from the Villebois Plant List, which includes native species, to ensure consistency of general appearance within the Villebois community.

- 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:** Chapter 3 of the *Villebois Village Master Plan* takes into account scenic views, topography, existing vegetation, and other natural features in the design and location of parks and open spaces in the Villebois development. The FDP area does not include any steep slopes, sensitive wildlife habitat areas or master planned parks and open space areas. There are no existing trees within the subject FDP area.

- 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:** As shown in *Sheet S-1, S-2, S-3 - Site Plan*, sidewalks and pedestrian/bicycle paths are provided to connect the proposed residences with the off-street parking areas and with other parts of Villebois. Parking is located in garages behind the row houses to enhance the pedestrian-oriented streetscape and so as not to detract from the design of the proposed residences and the neighboring properties.

- 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.

**Response:** *Sheet C-4 - Composite Utility Plan* shows the storm drainage system for the FDP area. This system has been carefully designed so as not to adversely affect neighboring properties.

- 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:** All utility lines will be installed underground. *Sheet C-4 - Composite Utility Plan* indicates how sanitary and storm sewage disposal for the proposed row houses will be handled.

- 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:** No advertising features are proposed in this FDP. Any signage associated with the row houses will meet the standards adopted in the *Master Signage and Wayfinding Plan*.

- 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:** This FDP does not propose any exposed storage areas, exposed machinery installations, surface areas, truck loading areas, utility buildings and structures or other accessory areas and structures. Compliance with Section 4.176 is addressed earlier in this report.

- (.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.

**Response:** Any signage associated with the proposed buildings will comply with the *Master Signage and Wayfinding Plan*.

- (.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:** Compliance with the purpose of Section 4.400 has been addressed earlier in this report.

#### **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.
- 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 is necessary.
- 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.
- 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.
- E. A sign plan, drawn to scale, showing the location, size, design, material, color and methods of illumination of all exterior signs.
- F. The required application fee.

**Response:** This submittal includes *Sheet s-1, s-2 and s-3 - Site Plan, Planting Plans*, and architectural drawings that meet the requirements of Section 4.440 (.01). A copy of the application fee submitted is included in Section I of this notebook. A color board is included with this application.

#### SECTION 4.450. INSTALLATION OF LANDSCAPING.

- (.01) 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.

**Response:** The applicant understands that they must provide a security to guarantee installation of the proposed landscaping.

**(.02) 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.**

**Response:** The applicant understands that changes to the landscape plan included in this application cannot be made without official action of the Planning Director or the Development Review Board.

**(.03) 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.**

**Response:** The applicant understands that they are responsible for the ongoing maintenance of the proposed landscaping.

**(.04) 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.**

**Response:** This FDP does not include any existing development; therefore this criterion does not apply.

## **IV. VILLAGE CENTER ARCHITECTURAL STANDARDS**

### **STANDARDS APPLYING TO ALL BUILDINGS**

#### **1.1 Building Types**

The Building Type, as per Table V-1: Development Standards (Village Zone), sets the building height and setback requirements. Additionally, the character of each Address is derived, in part, from assumptions about the

types of products that will be developed. Therefore, this document establishes the appropriate Building Type(s) for each Address. For example, the Architectural Standards for The Courtyard Address assumes that a Row House building type is most appropriate to the intended character of the space. Whether the dwelling units are apartments, condominiums, or fee-simple is beyond the scope of this document.

All buildings outside the Address overlays shall meet the development standards of the Village Zone per the proposed Building Type. Row houses outside of an Address overlay may be detached or attached and are subject to 'Row Houses - Village Center' in Table V-1: Development Standards (Village Zone).

**Response:** The proposed buildings are detached row houses. The subject row houses are sited in conformance with the standards of 'Row Houses - Village Center' in *Table V-1: Development Standards (Village Zone)* as shown on the attached *Site Plan*.

## 1.2 Building Height and Roof Form

**Intent:** Strengthen the perception of streets and open spaces as public rooms by establishing a consistency of façade heights and roof forms.

**Required Standards:**

1. Maximum Building Height shall be as required by Table V-1: Development Standards (Village Zone).

**Response:** Maximum building height as measured from finished grade to midpoint of highest pitched roof is approximately 33' which is below the maximum of 45'. These designs as shown in the enclosed renderings and plans demonstrate a consistency of façade and roof form consistent with the intent of this article

2. See Address for other height limitations, such as number of stories or Average Façade Height.

**Response:** The row houses are located within The Linear Green Street Address, the standards of which are addressed in the following section of this report.

3. Building Height measurement is defined in Section 4.001 Definitions (Village Zone).

**Response:** Maximum building height was measured from finished grade to midpoint of highest pitched roof per the definition of building or structure height.

4. Rooftop equipment shall be screened from view of taller buildings, whether existing or future, to the extent feasible.

**Response:** No rooftop equipment is proposed on the subject row houses.

5. At least two roof gardens within SAP Central shall be provided where appropriate to desired roof form (i.e. flat roofs)

**Response:** Roof gardens are not appropriate for the row houses due to the fact that the roofs are not flat and they are individually owned homes.

**Optional:**

- Buildings are encouraged to approach the maximum allowable height or number of stories.
- Building design should minimize the impact of shading of public and private outdoor areas from mid-morning and mid-afternoon hours.

**Response:** The row houses are within 12' of maximum building height. They are three stories in height at the street façade.

### **1.3 Horizontal Façade Articulation**

**Intent:** *Reduce the apparent bulk of large buildings by breaking them down into smaller components. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.*

**Required Standards:**

1. *Horizontal articulation: Horizontal facades shall be articulated into smaller units. Appropriate methods of horizontal façade articulation include two or more of the following elements: change of facade materials, change of color, facade planes that are vertical in proportion, bays and recesses, breaks in roof elevation, or other methods as approved. (See individual Address for allowed and encouraged methods of horizontal articulation.)*

**Response:** *Horizontal articulation is achieved by creating 24' wide facade planes that are vertical in proportion. The physical separation of street facades in addition to color changes between residences reinforces the vertical proportion of the facades. The Linear Green address in particular encourages a lively and active street façade. These buildings have multiple repeating components that strengthen interest, human scale and reduce bulk to the eye.*

2. *Building facades should incorporate design features such as offsets, projections, reveals, and/or similar elements to preclude large expanses of uninterrupted building surfaces.*

**Response:** *The proposed row houses are detached, which in and of itself, serves to preclude large expanses of building surfaces. However, porch and column projections further break down the scale of the building. The buildings have ample use of fenestration, articulation and projections that further enhance a feeling of human scale and friendliness to the architecture.*

**Optional:**

- *Articulation should extend to the roof. The purpose is not to create a regular rigid solution but rather to break up the mass in creative ways.*



**Response:** *The separation of the proposed row houses allows for breaks in the roof form which further articulate the vertical proportion of the facades. Additionally, wide shed dormers and gable dormers further articulation and vertical proportion to the street facing facades.*

## **2.1 Vertical Façade Articulation for All Mixed Use Buildings**

**Intent:** Establish a distinct vertical façade separation consistent with historic village centers. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.

### **Required Standards:**

1. Vertical mixed-use buildings shall express a division between base and top. At least two of the following methods of horizontal articulation shall be incorporated:
  - a) Change of material;
  - b) Change of color, texture, or pattern of similar materials;
  - c) Change of structural expression (for example, pilasters with storefronts spanning between at the base and punched openings above);
  - d) Belt course or signage band; and/or
  - e) Line of canopies and/or awnings. To meet this strategy, canopies or awnings shall project at least 4 feet and cover at least 70% of the façade length.

**Response:** N/A. None of the proposed buildings are mixed use buildings.

2. When used, an arcade alone is sufficient to meet the requirement of differentiation of a building's base. An arcade may be attached or recessed and shall be sufficient in depth and height so as to be used as a passageway.

**Response:** N/A. None of the proposed buildings are mixed use buildings.

### **Optional:**

- The division between base and top should occur at or near the floor level of programmatic division. Example: a building with one story of retail, one story of office, and two stories of residential would have a two-story base.
- Storefront design should be substantially different from the residential window detailing.
- Differentiation of a building's base should extend to building's corners but may vary in height. If building is at a corner, all facades must meet the requirement. The purpose is not to create a regular rigid solution but rather to break up the mass in creative ways.

- Base design should incorporate design features such as recessed entries, shielded lighting, projecting signage, masonry storefront base, and/or similar elements to preclude long expanses of undistinguished ground level uses.

**Response:** N/A. None of the proposed buildings are mixed use buildings.

### 3.1 Exterior Building Materials and Color

**Intent:** Ensure a standard of quality that will be easily maintained and cared for over time. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.

**Required Standards:**

1. When multiple materials are used on a façade, visually heavier and more massive materials shall occur at the building base, with lighter materials above the base. A second story, for example, shall not appear heavier or demonstrate greater mass than the portion of the building supporting it. Generally, masonry products and concrete are considered “heavier” than other façade materials.

**Response:** Heavier materials are not proposed on the upper floors. Thus, the upper stories of the row houses do not appear to be heavier or demonstrate greater mass than the portion of the building supporting it.

2. Bright, intense colors shall be reserved for accent trim. However, a color palette that includes more intense color may be considered upon review of a fully colored depiction of the building.

**Response:** The building colors used have been chosen to meet this standard as well as reinforce the Linear Green Address requirements. A dark base color with light bright trim has been employed throughout the composition. The more traditional American architecture we refer to as Officers Row will have the dark base color with medium accent color on the gabled bays on one side of the street with the colors reversed on the other side of the street. (see renderings and color boards provided) This way of colorizing keeps the mass of the original intended Linear Green address as well as affords the benefits of detached homes.

3. Bright colors shall not be used for commercial purposes to draw attention to a building.

**Response:** N/A. None of the proposed buildings are commercial buildings.

4. Concrete block shall be split-faced, ground-faced, or scored where facing a street or public way. Concrete block is discouraged around the plaza.

**Response:** N/A. No concrete block is used in these buildings.

5. Exteriors shall be constructed of durable and maintainable materials that have texture, pattern, or lend themselves to quality detailing.

**Response:** Varied durable exterior materials have been used on the building including concrete stoops and cementitious lap siding.

**Optional:**

- Exterior materials should have an integral color, patterning, and/or texture.
- Sustainable building materials and practices are strongly encouraged. Programs such as the Portland General Electric Earth Advantage and the LEED Building Certification Program of the U.S. Green Building Council may be used as guides in this regard.

**Response:** The builder will participate in the Portland General Electric Earth Advantage program.

### **3.2 Architectural Character**

**Intent:** Encourage creative expression through diversity of architectural character. Ensure consistency and accuracy of architectural styles.

**Required Standards:**

1. Each building shall have a definitive, consistent Architectural character (see glossary). All primary facades of a building (those facades that face a public street) shall be designed with building components and detail features consistent with the architectural character of the building.

**Response:** The architectural character of the primary facades of the buildings is consistent, but articulated in such a way as to create diversity within that character.

2. Mixing of various Architectural Styles (see glossary) on the same building dilutes the character and is therefore not allowed. If a historic architectural style is selected, then all detail and trim features must be consistent with the architectural style.

**Response:** Architectural styles are not mixed on the same building.

3. Secondary facades attached to a primary façade (such as a side wall not facing a public street) shall wrap around the building by incorporating building material features to the primary façade for a minimum of 25 percent of the overall wall length measured from the primary façade.

**Response:** The side elevations of the building incorporate the same materials and detailing as the front elevation.

4. All visible sides of buildings should display a similar level of quality and visual interest. The majority of a building's architectural features and treatments should not be restricted to a single façade.

**Response:** A majority of the detailing and materials wrap around to the side elevations of the building. Materials and details included on the front elevations such as finishes, trim and window patterns are incorporated into the side elevations.

5. Accessory buildings should be designed and integrated with the primary building. Exterior facades of an accessory building should employ architectural, site, and landscaping design elements that are integrated with and common to those used on the primary structure.

**Response:** There are no accessory buildings proposed.

6. Applicants are encouraged to consult an architect or architectural historian regarding appropriate elements of architectural style.

**Response:** The project was designed by a renowned residential designer who is an expert in Architectural façade design among other areas.

7. In areas not within an address, building elevations of block complexes shall not repeat an elevation found on an adjacent block.

**Response:** The row houses are within The Linear Green Street Address and are, therefore, subject to the standards of said Address. The standards of The Linear Green Address are reviewed in the following section of this report.

### 3.3 Ground Level Building Components

**Intent:** Provide an appropriate buffer between private zones and the public right-of-way. Encourage interaction between neighbors and between residents and pedestrians. Ensure that all ground floors reinforce the streetscape character.

#### Required Standards:

1. Building setbacks and frontage widths shall be as required by Table V-1: Development Standards unless specifically noted otherwise by an Address requirement. Detached row houses shall not be separated at front façade by more than 10 feet, except as necessary to accommodate the curve radius of street frontage, public utility easements, important trees, grade differences, open space requirements, or as otherwise approved by the Development Review Board.

**Response:** Setbacks and frontages meet the requirements set by *Table V-1*. The row houses are not separated by more than 10 feet.

2. Retail shall be oriented toward the adjacent street or public way and have direct access from sidewalks through storefront entries. Secondary entry from the parking lot side is allowed, however the street side shall have the primary entrance.

**Response:** N/A. This project contains no retail establishments.

3. Mixed use buildings: residential entries, where opening to streets and public ways, shall be differentiated from adjacent retail entries and provide secure access through elevator lobbies, stairwells, and/or corridors.

**Response:** N/A. No mixed use buildings are proposed with this project.

4. All entries, whether retail or residential, shall have a weatherproof roof covering, appropriate to the size and importance of the entry but at least 4 feet deep and 4 feet wide.

**Response:** All units have covered entries that are at least 4' deep and 4' wide.

5. Building lighting, when provided, shall be indirect or shielded.

**Response:** All exterior building lighting shall consist of shielded fixtures.

6. Parking structures shall be screened from streets using at least two of the following methods:

- a) Residential or commercial uses, where appropriate;
- b) Decorative grillwork (plain vertical or horizontal bars are not acceptable);
- c) Decorative artwork, such as metal panels, murals, or mosaics; and/or
- d) Vegetation, such as trees, shrubs, ground cover and/or vines, adjacent to the wall surface.

**Response:** N/A - no parking structure included in this project.

7. For mixed-use buildings, within the plaza address every storefront window shall have a canopy or awning.

**Response:** N/A - no mixed-use buildings included in this project.

8. Reflective, heavily tinted, or other sight-obscuring glass is strongly discouraged in commercial spaces and on windows larger than four square feet.

**Response:** N/A - no commercial spaces or windows larger than four square feet proposed.

9. Landscaping or other form of screening shall be provided when parking occurs between buildings and the street.

**Response:** No parking occurs between the buildings and the street.

**Optional:**

- Create indoor/outdoor relationships by opening interior spaces onto walkways and plazas and bring the “outdoors” into the building by opening interior spaces to air and light. Overhead garage doors, telescoping window walls, and low window sill heights are good strategies for creating indoor/outdoor relationships.
- The primary function of canopies and awnings is weather protection. Signage requirements are found in the Signage and Wayfinding Plan.

**Response:** All of the row houses include front porches off the front living spaces with window and doors to bring the outdoors in to the living spaces. The row houses vary with ground-floor porches or both ground floor and second floor porches. Windows utilize low window sill heights. No canopies or awnings are proposed. No signage is proposed.

#### **4.1 Façade Components**

**Intent:** Maintain a lively and active street face. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.

##### **Required Standards:**

1. Windows and doors shall be recessed 3 inches (i.e., into the façade) to provide shadowing. Windows and doors recessed less than 3 inches are allowed, provided they also incorporate at least one of the following:
  - a. Shutters, appearing operable and sized for the window opening;
  - b. Railing, where required at operable doors and windows (i.e. French balcony); and/or
  - c. Visible and substantial trim. Trim is considered visible and substantial when it is of a contrasting material, color, or it creates shadowing. Stucco trim on a stucco façade is not acceptable.

**Response:** All windows and doors incorporate visible and substantial trim of a contrasting color.

2. Balconies shall extend no more than 36 inches beyond the furthestmost adjacent building face. Balconies are encouraged to extend into the building façade to achieve greater depth than 36 inches.

**Response:** No balconies extend past the front building façade.

3. Shutters, where provided, shall be sized to appear operable at window or door openings.

**Response:** No shutters are proposed.

4. Except in the Plaza Address, balconies ~~and porches~~ shall be at least 5 feet deep. Porches shall have a minimum four foot covered depth and provide a usable area a minimum of six feet by six feet.

**Response:** The upper floor balconies are 5 feet deep on the units that have them.. All row houses have porches that include a covered entry at least 4' deep and a usable area at least 6' by 6'.

##### **Optional:**

- Individual residential windows should be square or vertical in proportion. An assembly of windows, however, may have an overall horizontal proportion.

- Material changes should occur at a horizontal line or at an inside corner of two vertical planes.
- Every residential unit is encouraged to have some type of outdoor living space: balcony, deck, terrace, stoop, etc.
- Expression of the rainwater path (conveyance or rainwater from the building roof to the ground) should be expressed at street-facing facades. Expression of the rainwater path includes the use of scuppers and exposed gutters and downspouts. Some of the Village Center streets feature surface rainwater drainage; where applicable, buildings shall have downspouts connected to the drainage system.
- Building fronts are encouraged to take on uneven angles as they accommodate the shape of the street.
- Encourage wide opening windows. Install small window panes where the style of the architecture dictates.
- The use of high window sill is discouraged.
- The use of finishing touches and ornament is encouraged on buildings.

**Response:** All windows are either square or vertical in proportion. All row houses have large front porches off the main front living spaces and a patio or deck at the back of the home at ground level.

## 5.1 Fencing

**Intent:** Ensure that fencing is compatible with the building design and consistent throughout the Village Center.

**Required Standards:**

1. See all applicable sections of the Village Zone, including but not limited to Section 4.125(.14) Table V-4: Permitted Materials and Configurations and Section 4.125(.05)D. Fences.

**Response:** Proposed fencing is shown on the attached plans and will be constructed of materials consistent with *Table V-3*, which applies to Row Houses.

2. The following fencing requirements apply to all fences and walls located between right-of-ways and building lines.

**Response:** Proposed fencing will comply with the following requirements as demonstrated below.

3. See Address overlay sections for additional requirements.

**Response:** The project is located within The Linear Green Street Address, which is addressed in the following section of this report.

4. Except where specifically required by Address overlays, fences are optional. Less fencing than the maximum allowable extent is allowed.

**Response:** Proposed fencing is shown on the attached plans

5. **Fencing shall be consistent with the Architectural Character of adjacent buildings. See Architectural Character, this section.**

**Response:** Proposed fencing is designed to be consistent with the architectural character of the row houses.

6. **Fencing controlling access to a courtyard, outdoor lobby, or other public entries shall be greater than 50% transparent.**

**Response:** The project does not include public entry spaces.

7. **Fencing located within the first 2'-0" setback from right-of-ways shall be greater than 50% transparent.**

**Response:** No fencing is proposed within the first 2' setback from a right-of-way.

8. **Fencing located within interior side yards or separating buildings on the same lot shall be offset 4'-0" or greater behind the adjacent front building line.**

**Response:** *Sheet S-1 - Site Plan* demonstrates that fencing within interior yards will be offset a minimum of 4 feet behind the furthest back corner of the adjacent building.

9. **Posts, pilasters, columns, or bollards may extend an additional 8" above the maximum height of any allowed fencing.**

**Response:** Posts, pilasters, columns, or bollards will not extend more than 8" above the maximum height of any proposed fencing.

10. **Fencing may not change height at corners. They must have level top surfaces and transition at posts to maintain height as required changes in grade elevation.**

**Response:** Proposed fencing does not change height at corners.

11. **Loading facilities, trash enclosures, and ground-level mechanical and utility equipment: These facilities shall be sited at the rear or side of buildings wherever practicable, and shall be screened where visible from the street. Screening shall match the adjacent development in terms of quality of materials and design. Such screening shall minimize light glare and noise levels affecting adjacent residential uses.**

**Response:** The project does not include any loading facilities, trash enclosures, or ground-level mechanical & utility equipment.

**Optional:**

- **Fencing is encouraged to be consistent with building railing at balconies, decks, porches, etc.**



**Response:** Proposed fencing will be consistent with building railings at the front porches.

## *THE LINEAR GREEN ADDRESS*

### **2.1 Building Types**

*The Building Type per Table V-1 Development Standards (Village Zone), shall be Multi-Family Dwellings - Village Center*

*The preferred product type is the maisonette: a residence occupying two or more floors of a larger building and having its own entrance from outside.*

**Response:** The proposed buildings are detached row houses. The subject row houses are sited in conformance with the standards of 'Row Houses - Village Center' in Table V-1: Development Standards (Village Zone) as shown on the attached Site Plan. While the buildings are detached they have been designed to mass as a maisonette would, with massing and articulation to mimic the scale of this intended building type in this Linear Green Address.

### **2.2 Building Height & Roof Form**

**Intent:** Strengthen the perception of the Parkway as a public room by establishing a consistency of facade heights and roof forms.

#### **Required Standards:**

- 1) Buildings shall be three stories or greater in height.**

*Response: The buildings are 3 stories in height.*

- 2) Principal roofs shall have 6:12 or greater pitch towards the Address, such that the roof is visible from the street. Gables are allowed only at building corners.**

**Response:** The roof pitch is 6:12 at the top floor and is visible from the street on most homes in this group. The balances of the homes have a large shed dormer with full windowing, which meets the intent of this Address as it displays a full three stories. When grouped next to each other these are complimentary features, which also serve to hold the group together as a whole. This was done to keep the original feel of the Linear Green building type. Accent gables on squared bays are used to keep visual interest. There are now main roof gables facing the street.

#### **Optional:**

- 3) Dormers, light monitors, chimneys, and other roof elements are encouraged to create visual interest.**
- 4) Roof forms along the Linear Green Address are encouraged to be substantially similar in character.**

**Response:** See above as dormers relate to the composition. The roof forms are substantially similar in character as the enclosed renderings and elevations show.

### 3.1 Horizontal Façade Articulation

**Intent:** Reduce the apparent bulk of long buildings by breaking them down into smaller components. Provide articulation, interest in design, and human scale to the facade of a building through a variety of building techniques.

#### Required Standards:

- 1) Horizontal Articulation: Horizontal facades longer than 60 feet shall be articulated through consistent and rhythmic facades. At least two of the following methods of rhythmic façade articulation shall be employed:
  - a) Expression of structural bay or width of units;
  - b) Subtle variation of color, texture, or grain of materials;
  - c) Major façade planes that are consistent and repetitive in proportion;
  - d) Consistent and repetitive windows;
  - e) Consistent and repetitive building entries; and/or
  - f) Horizontal banding.

**Response:** The buildings use a combination of a horizontal trim band and gutter line at the second floor line, repetitive window elements, and consistent color to enhance the horizontal articulation. All major façade plans are consistent and repetitive in proportion. The building entries are consistent and repetitive.

#### Optional:

- 2) Each dwelling need not be articulated as an individual unit. Consistency of the building character is more important than unit identity for this Address.
- 3) Buildings along the Linear Green Address are encouraged to be bookmatched. That is, the buildings on opposite sides of the street are similar in mass, material, color, and articulation.

**Response:** Individual units are articulated in these buildings due to their detached nature. These homes have been bookmatched. The opposite side of the street is a mirror of the other, the colors have been reversed to keep it from being monotonous, and maintain an energetic street presence. The elevations of each building are very consistent.

### 4.1 Exterior Building Materials

**Intent:** Ensure a standard of quality that will be easily maintained and cared for over time. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.

**Required Standards:**

- 1) The requirements of this Section supersede *Table V-4: Permitted Materials and Configurations (Village Zone)*.
- 2) At least 30 percent of each building façade to which these standards apply shall be finished in one or more of the following materials:
  - a) Brick, stone, or cast stone;
  - b) Stucco or plaster;
  - c) Poured-in-place concrete, or pre-cast concrete veneer; and/or
  - d) Metal panel systems.

*Response: After careful design consideration we chose this style of home, American Modern Arts and Crafts with the substantial porches and varying front articulation, with a wealth of windows. Other architectural styles were explored and none did a better job of preserving the scale and mass of the original Linear Green Address Architectural standards in a single family detached row house format. We thus concentrated all our stone on the porch columns and porch base as well as a wainscoting of stone along the front façade and wrapping around the corners 24".. When the stone calculation is taken without the windows, doors and trim we are above the 30% coverage required if we count the front and sides of each column and the base of the front porch along with the wainscoting mentioned above..*

- 3) The additional following materials may be used up to the remaining percentage of each façade:
  - a) Wood;
  - b) Cellulose fiber-reinforced cement products (i.e. Hardi-Board) or other cement building products approved by a nationally recognized building products evaluation service;
  - c) Rock, glass block, tile; and/or
  - d) Concrete block: split-faced, ground-faced, or scored.

*Response: The balance of the front elevation is composed of Hardi-siding with h  
Hardi-board and batt.*

- 4) The percentage calculation applies only to the facades facing a public or private street.

*Response: See previous 2 responses.*

- 5) Doors and windows and their associated trim shall be excluded from the percentage calculation.

*Response: See response above*

- 6) Glass shall have less than 20 percent reflectance.

*Response: Reflective glass is not used in these buildings.*

**4.125, Table VI Row Houses- Village Center: Minimum Frontage Width, 80% , However Footnote 11 allows 65% min. frontage width for detached row houses.**

*Response: The vast majority of these homes yields a 78% building frontage. the corner lots yield 63% in most (4) cases and 55%-56% on two of the corner lots. It is imperative that each of these homes maintain their uniform width and massing. This is to address the unique requirements and demands of the Linear Green Address. These buildings are very carefully massed and horizontally banded to replicate the intentions of the Linear Green Address. To make the corner lot homes wider at the frontage than their associated interior units would destroy the integrity of this design concept completely. The extra space on the side of the corner units will do at least three important things, including The preservation of the Linear Green Design Elements, provide more open space and landscaping at the corner, and increase the active space availability of the end units. This is a case where the change from one large scale building, to detached row houses ends up with conflicting rules and something must be sensitively adjusted to preserve the zoning intention in the Address. The case for preserving the massing, intent, scale and banding of the buildings far outweigh any advantage to decreasing the open space on the corner lots.*

## **4.2 Ground Level Building Components**

**Intent:** Provide an appropriate buffer between private zones and the public right-of-way. Encourage interaction between neighbors and between residents and pedestrians. Ensure that all ground floors reinforce the streetscape character.

### **Required Standards:**

- 1) Developments shall include at least two of the following at all primary building entrances:
  - a) Recesses

b) Distinct roof forms

c) Porches or stoops

d) Trellises and/or

Glass at sides or above entry doors.

*Response: The primary entries to each unit are recessed from the street and have covered porches.*

2) Ground level units shall be at grade and have direct access to a yard.

*Response: All units start at 24" above ground level(due to raised front porches) and as detached homes they have direct access to a yard.*

3) Each unit shall have a fence between the yard and street meeting the following requirements:

a) The fence may be as tall as four feet but not less than two feet;

b) The fence shall be no more than 25% opaque; and

c) The fence shall be constructed out of painted metal and/or masonry, predominantly vertical in configuration.

*Response: In addition to a 24" tall fence shown in the landscape plans, we are proposing to use a landscape buffer/hedge to provide the separation between the building and the sidewalk/street. Please refer to the landscape plans for information regarding the plants proposed in this area as well as fence details. We have provided a fence between the units as discussed earlier and as shown in the landscape plans.*

**Optional:**

4) Vertically stacked units are encouraged to share a common entry.

5) Raised entries, such as a stoop, are encouraged.

6) Fences are strongly encouraged to be metal

*Response: Each home has a raised entry.*

#### 4.3 Façade Components

**Intent:** *Maintain a lively and active street face. Ensure a standard of quality that will be easily maintained and cared for over time. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.*

**Optional:**

1) Building elements that lend themselves to rhythmic patterns are encouraged. These elements include but are not limited to: bay windows, shuttered windows, dormers, covered unit entries, pilasters, brackets, etc.

*Response: A careful orchestration of architectural elements has been used to compose single family detached homes that exude the character and mass of a single large building as intended in the Linear Green Address while maintaining the marketable advantages and lower density of detached homes.*

## **V. CONCLUSION**

This Supporting Compliance Report demonstrates compliance with the applicable requirements of the City of Wilsonville Planning & Land Development Ordinance for the requested Final Development Plan. Therefore, the applicant requests approval of this application.

Carvalho Row Houses  
Villebois St - End Homes-A



FLOOR AREA	
Main Floor	717 SF
Second Floor	1005 SF
Third Floor	422 SF
	2144 SF
Garage	459 SF
Storage	215 SF
	673 SF
Grand total	2817 SF

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PROJECT:  
Carvalho Row  
Houses  
Villebois St -  
End Homes-A

CLIENT:  
JT Roth

SHEET  
Cover

REVISIONS: 1/6/2015 DR

DRAWN BY: MFD

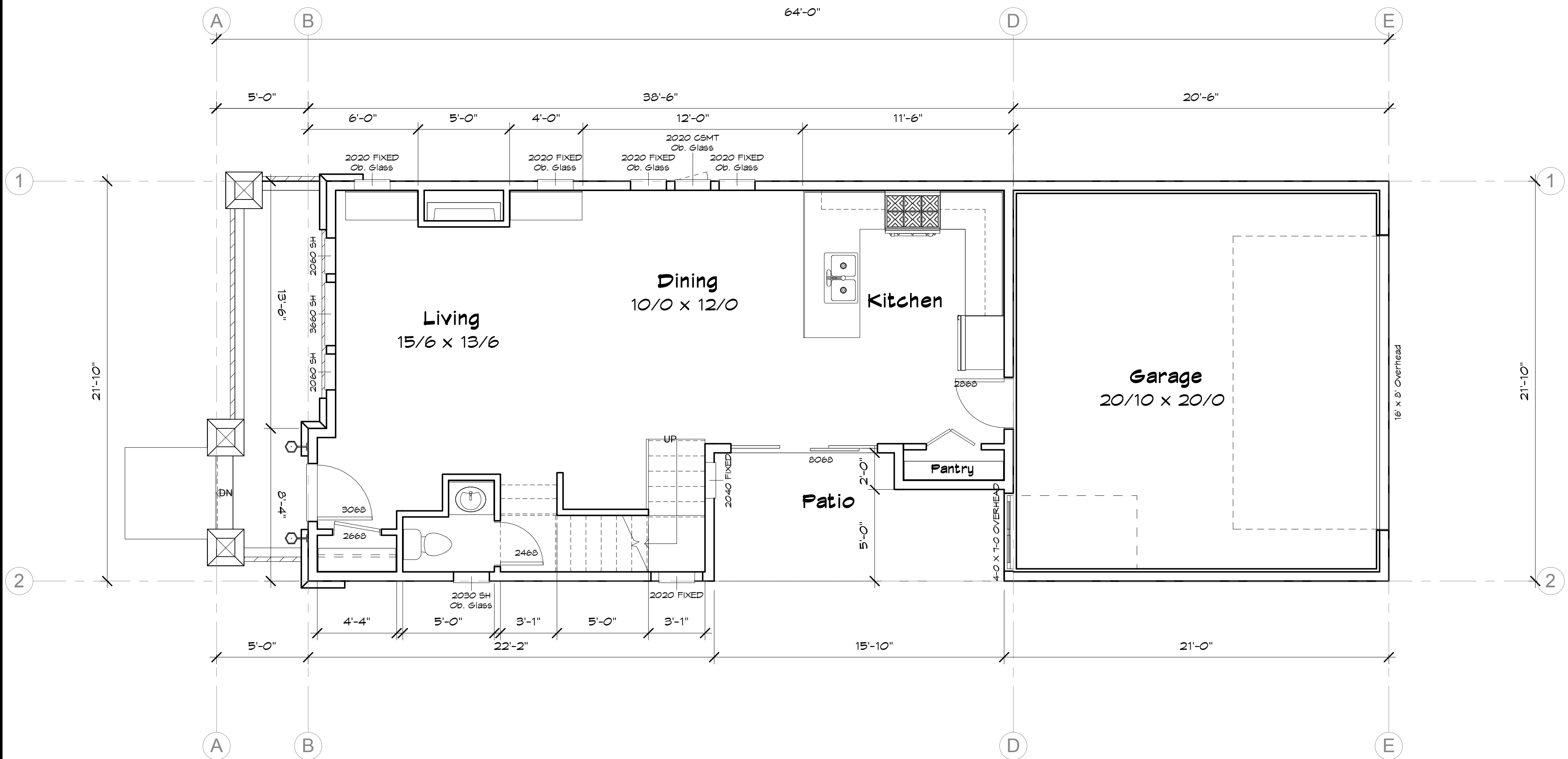
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# Main Floor



## Main Floor

SCALE 1/4" = 1'-0"



## Second Floor

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Houses  
Villebois St -  
End Homes-A

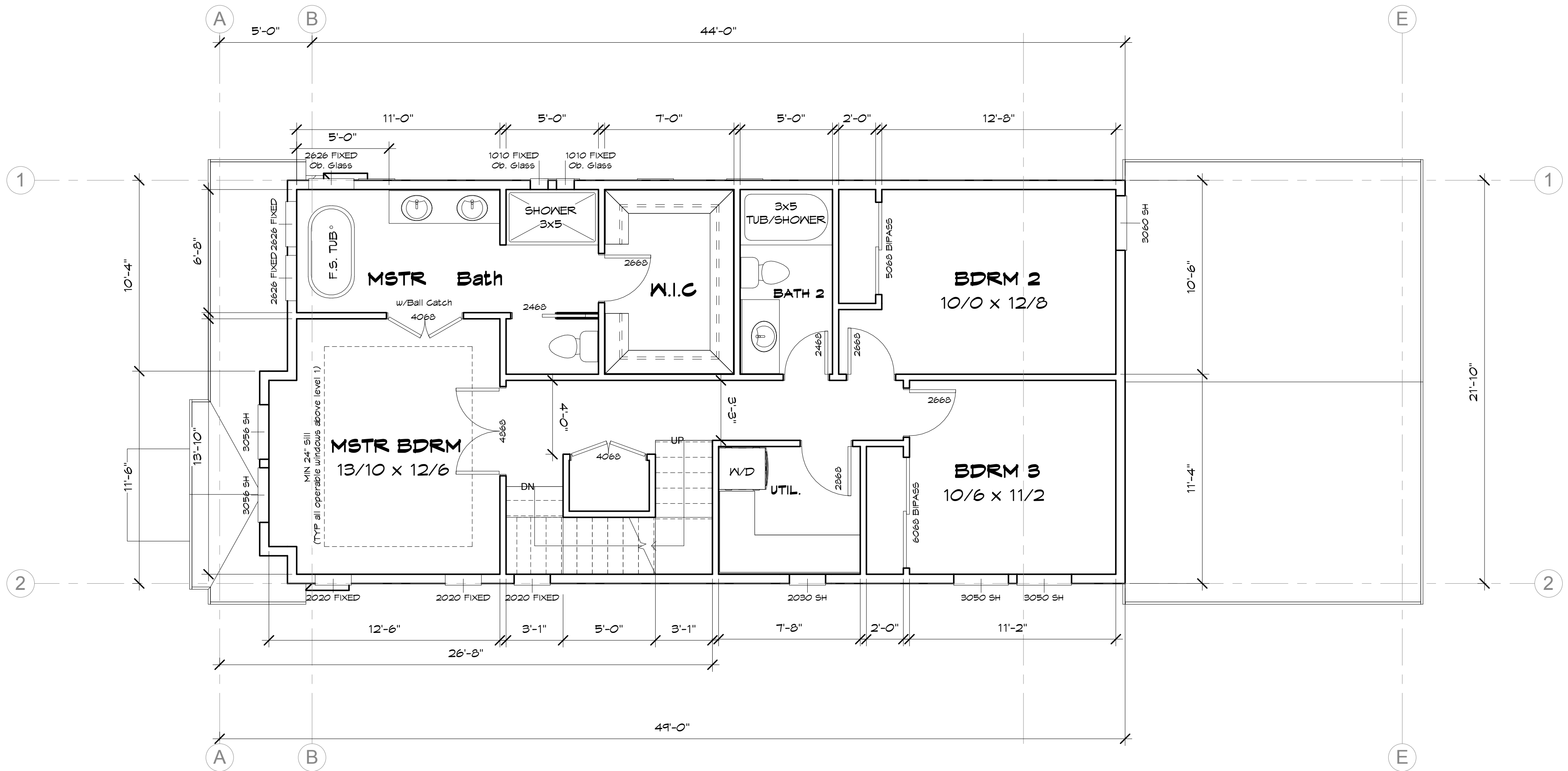
CLIENT:  
JT Roth

SHEET:  
Second Floor

REVISIONS:  
1/6/2015 DR

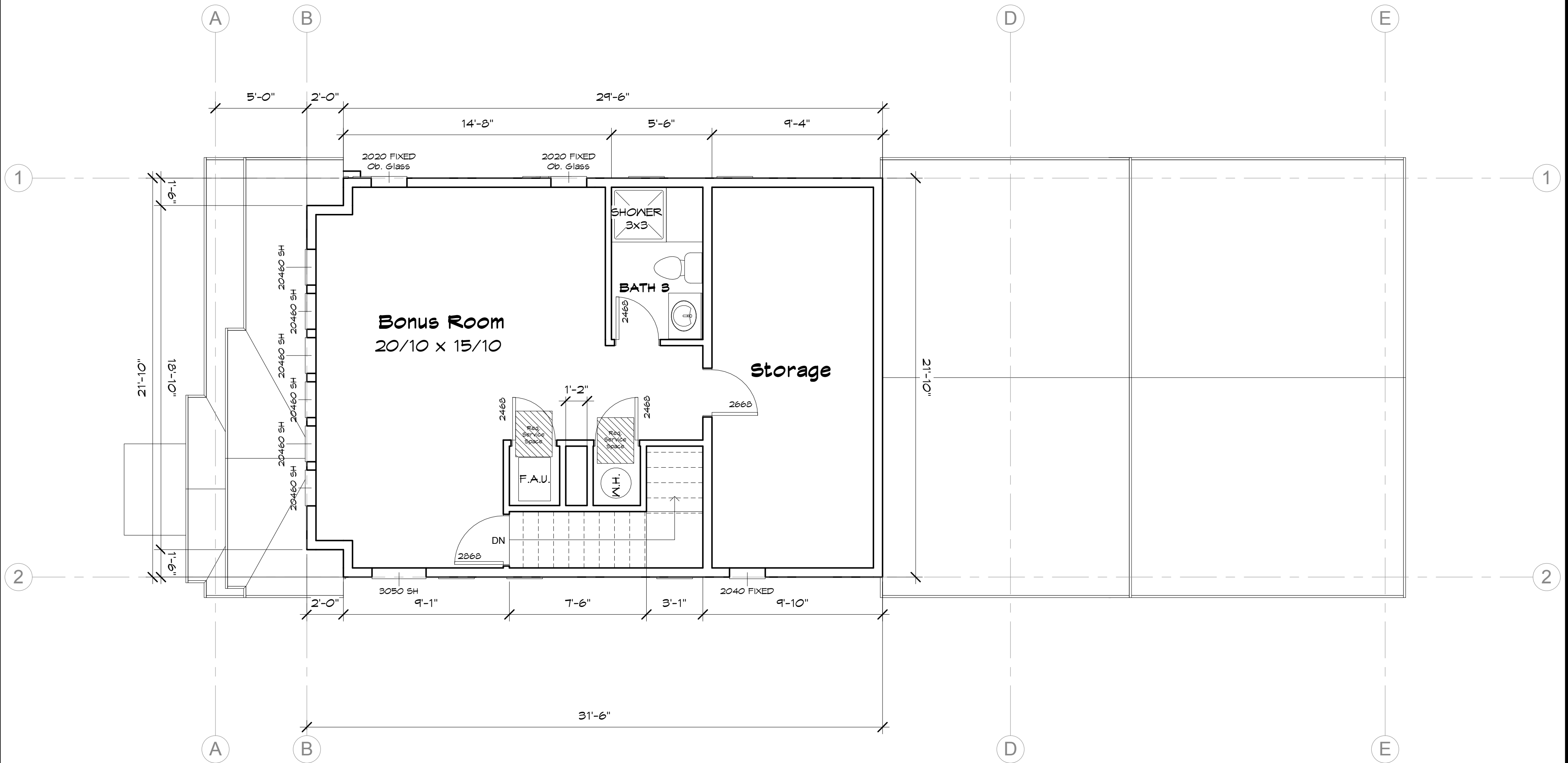
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- 3 -



## Second Floor

SCALE 1/4" = 1'-0"



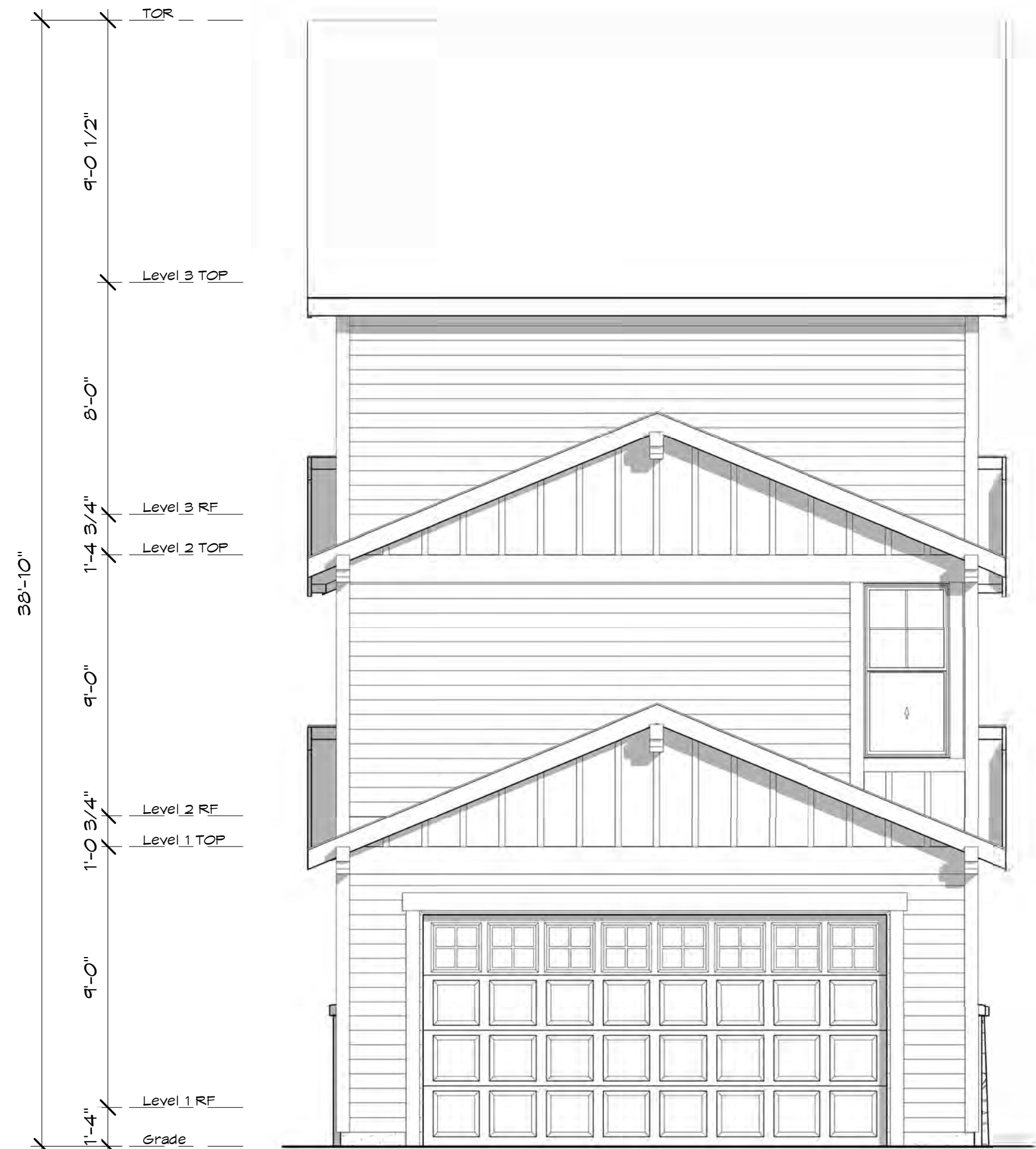
## Third Floor

SCALE 1/4" = 1'-0"



Front

SCALE 1/4" = 1'-0"



Rear

SCALE 1/4" = 1'-0"



Left

SCALE 1/4" = 1'-0"





Carvalho Row Houses  
Villebois St - Middle Homes A



FLOOR AREA	
Main Floor	731 SF
Second Floor	1035 SF
Third Floor	511 SF
	2277 SF
Garage	459 SF
Storage	215 SF
	673 SF
Grand total	2950 SF

  
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cover

PROJECT:  
Carvalho Row  
Houses  
Villebois St -  
Middle Homes A

CLIENT:  
JT Roth

SHEET:  
Cover

REVISIONS:  
11/25/14

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- 1 -

# Main Floor

PROJECT:  
Carvalho Row  
Houses  
Villebois St -  
Middle Homes A

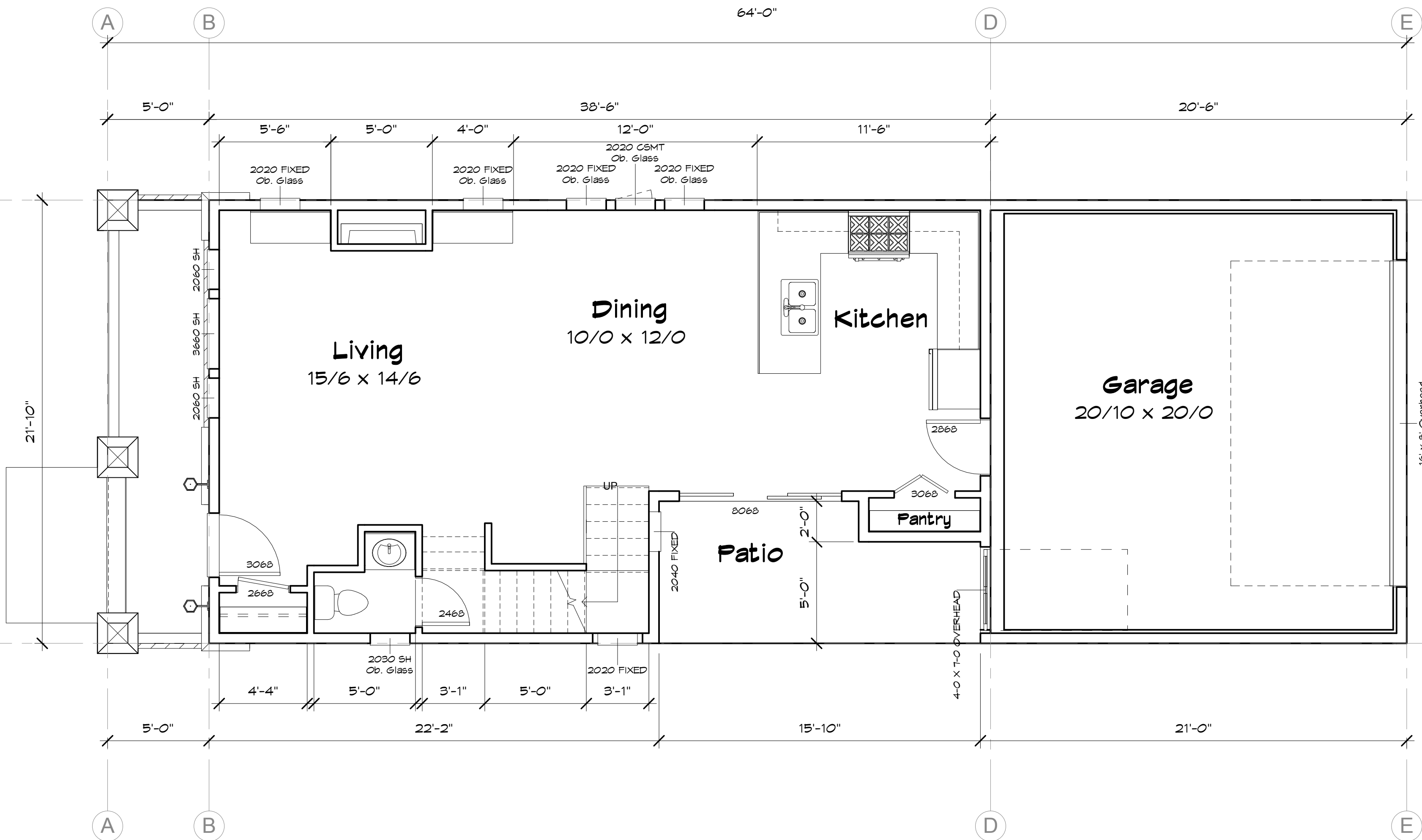
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JT Roth

SHEET:  
Main Floor

REVISIONS: 11/25/14

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## Main Floor

SCALE 1/4" = 1'-0"

## Second Floor

PROJECT:  
Carvalho Row  
Houses  
Villebois St -  
Middle Homes A

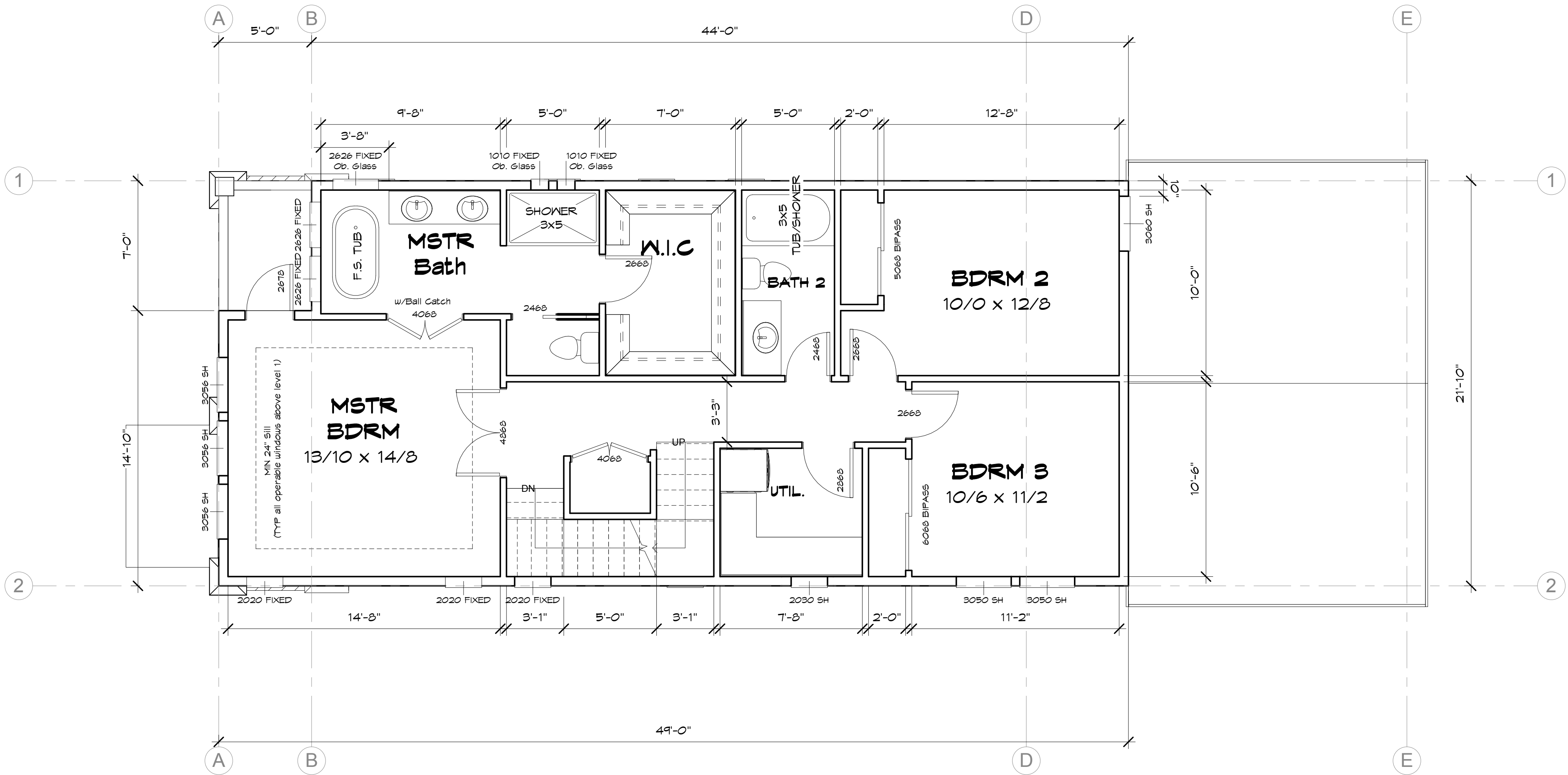
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SHEET:  
Second Floor

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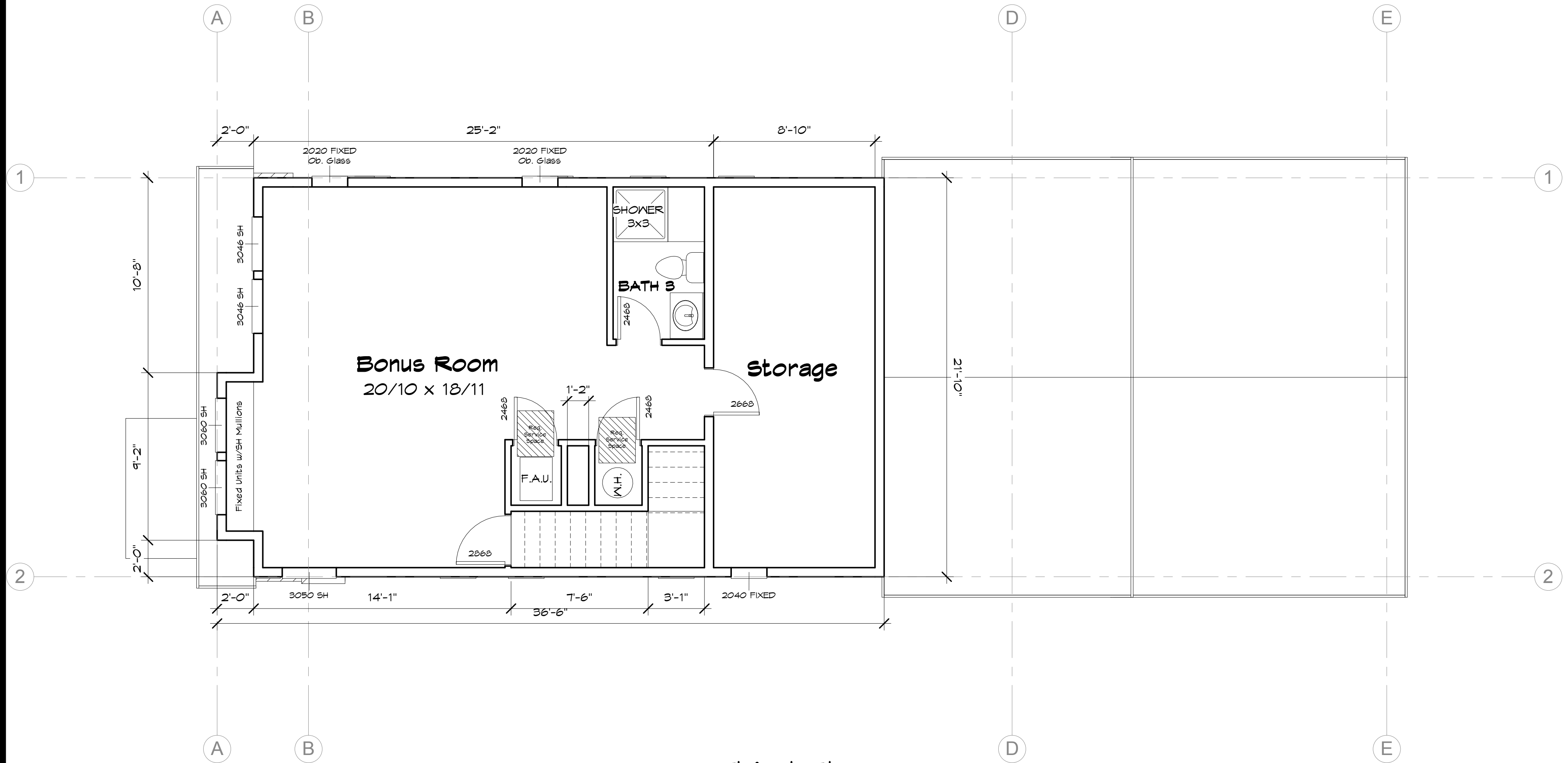
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## Second Floor

SCALE 1/4" = 1'-0"





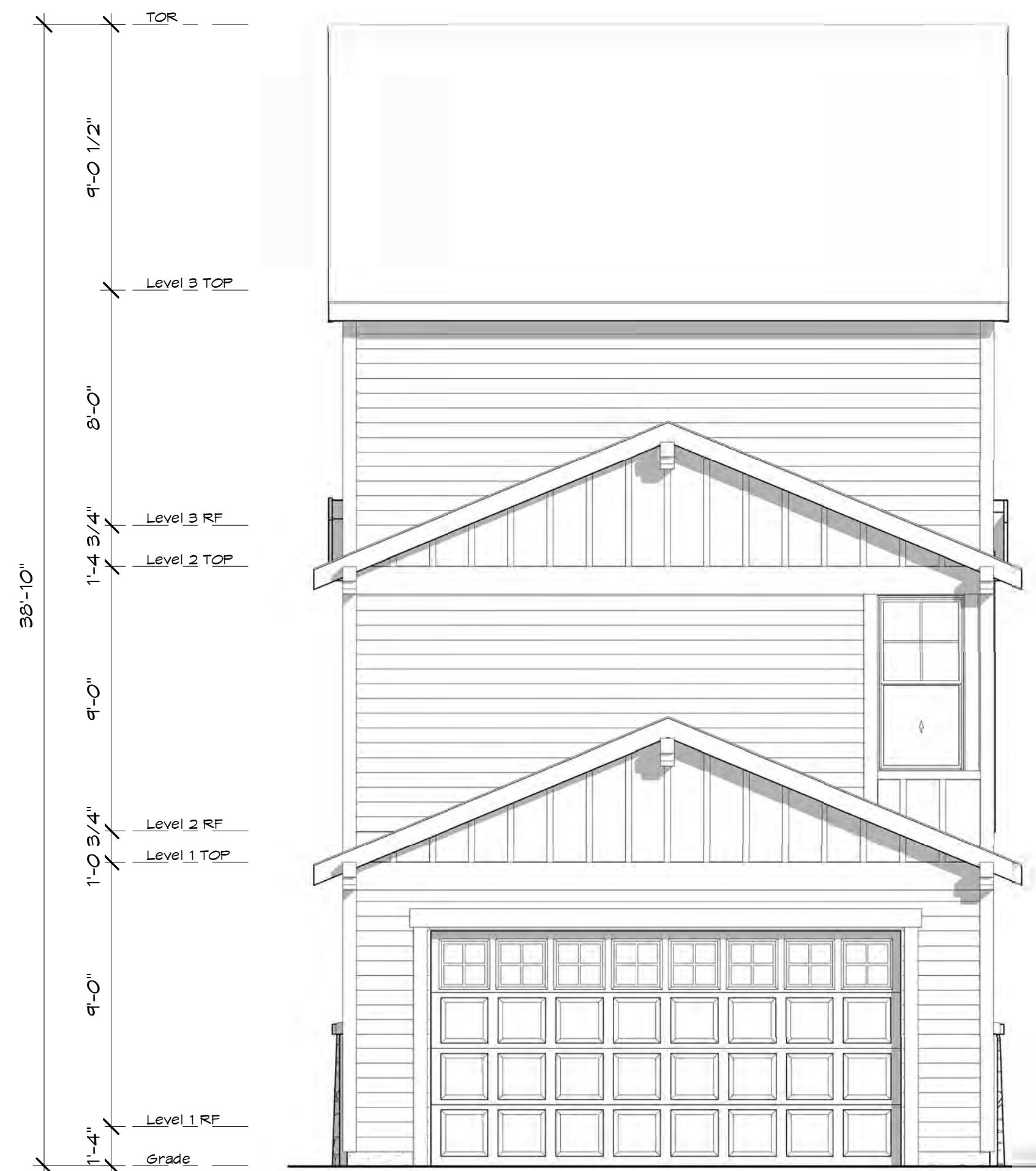
Third Floor

SCALE 1/4" = 1'-0"



Front

SCALE 1/4" = 1'-0"



Rear

SCALE 1/4" = 1'-0"

# Elevations

PROJECT:  
Carvalho Row  
Houses  
Villebois St -  
Middle Homes A

CLIENT:  
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SHEET  
Elevations

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PAGE



Left

SCALE 1/4" = 1'-0"



Right

SCALE 1/4" = 1'-0"



# Carvalho Row Houses

## Villebois St - End Homes-B



FLOOR AREA	
Main Floor	717 SF
Second Floor	1005 SF
Third Floor	422 SF
	2144 SF
Garage	459 SF
Storage	215 SF
	673 SF
Grand total	2817 SF

  
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Houses  
Villebois St -  
End Homes-B

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SHEET:  
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Main Floor

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Villebois St -  
End Homes-B

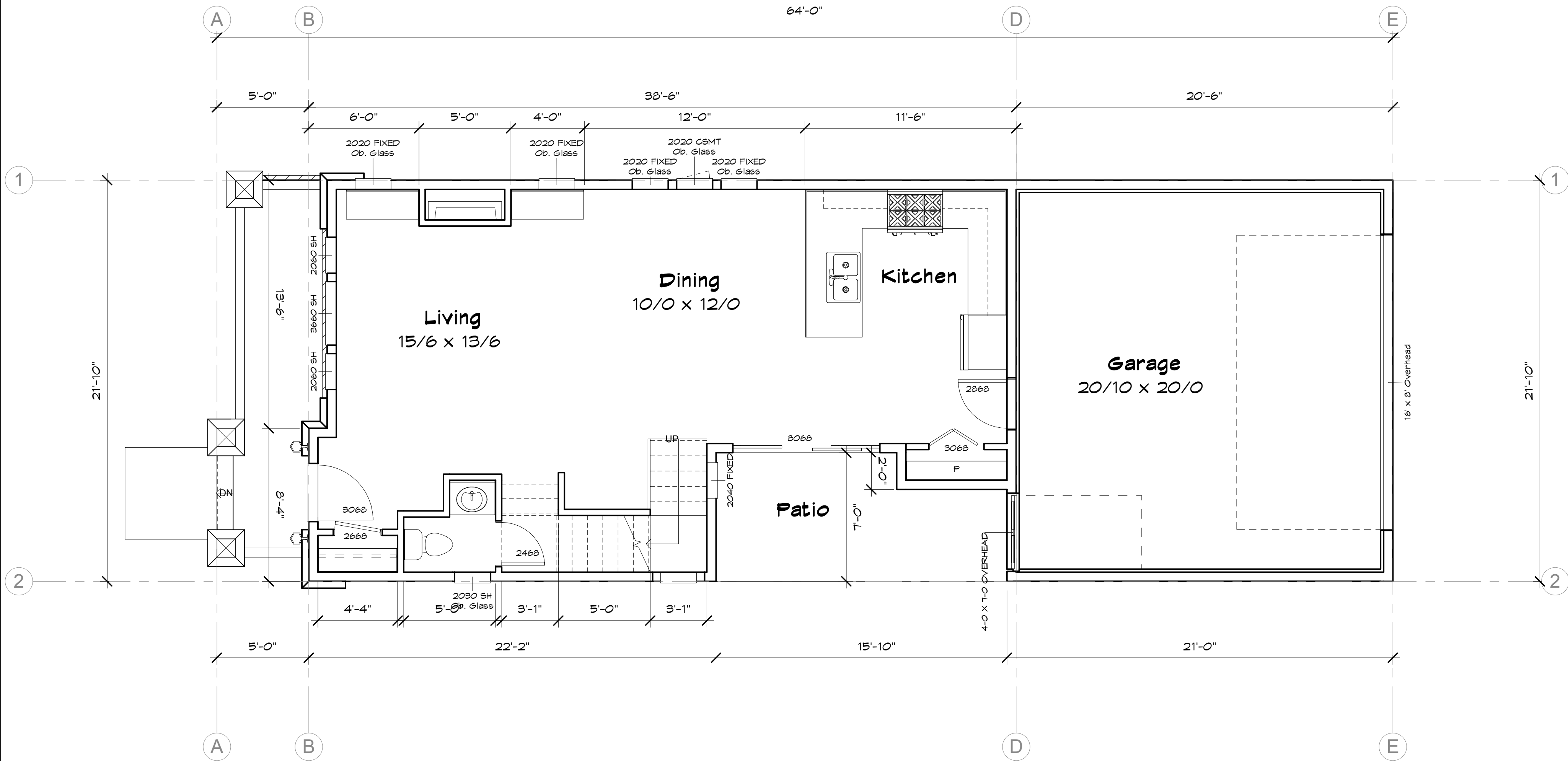
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Main Floor

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## Main Floor

SCALE 1/4" = 1'-0"

## Second Floor

PROJECT:  
Carvalho Row  
Houses  
Villebois St -  
End Homes-B

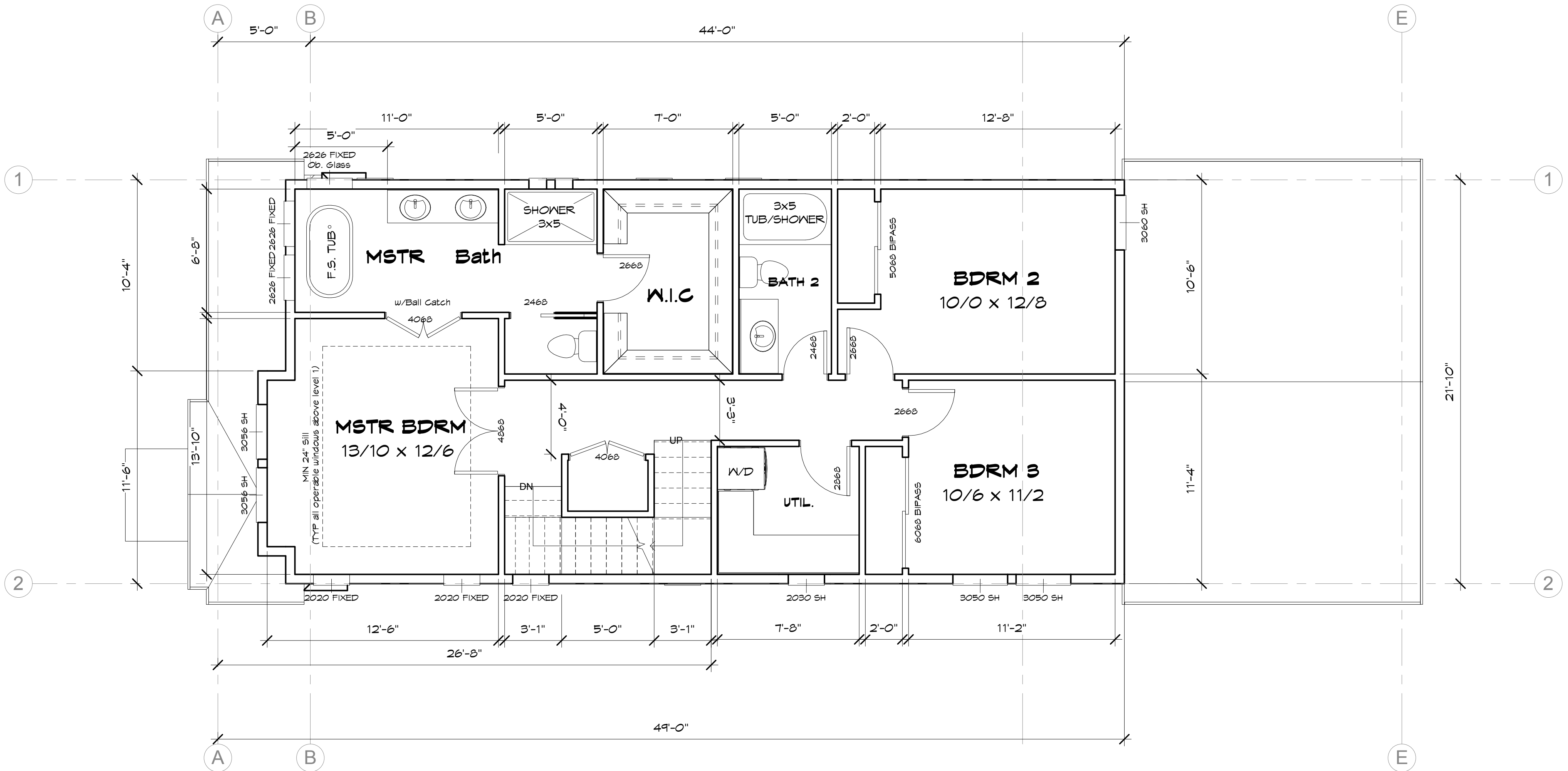
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Second Floor

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## Second Floor

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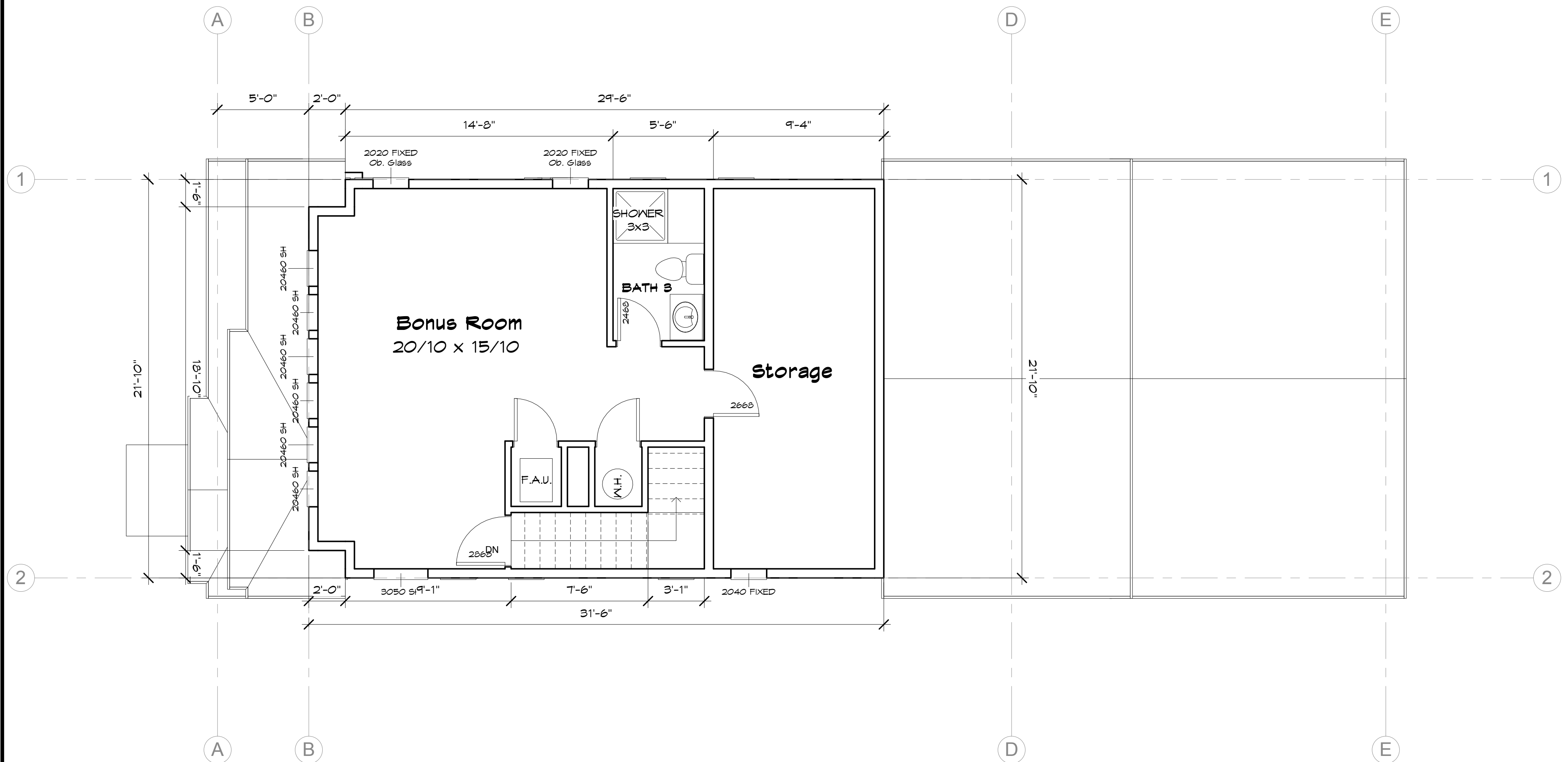
Carvalho Row  
Houses  
Vilbois St -  
End Homes-B

JT Roth

Third Floor

11-25-20

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## Third Floor

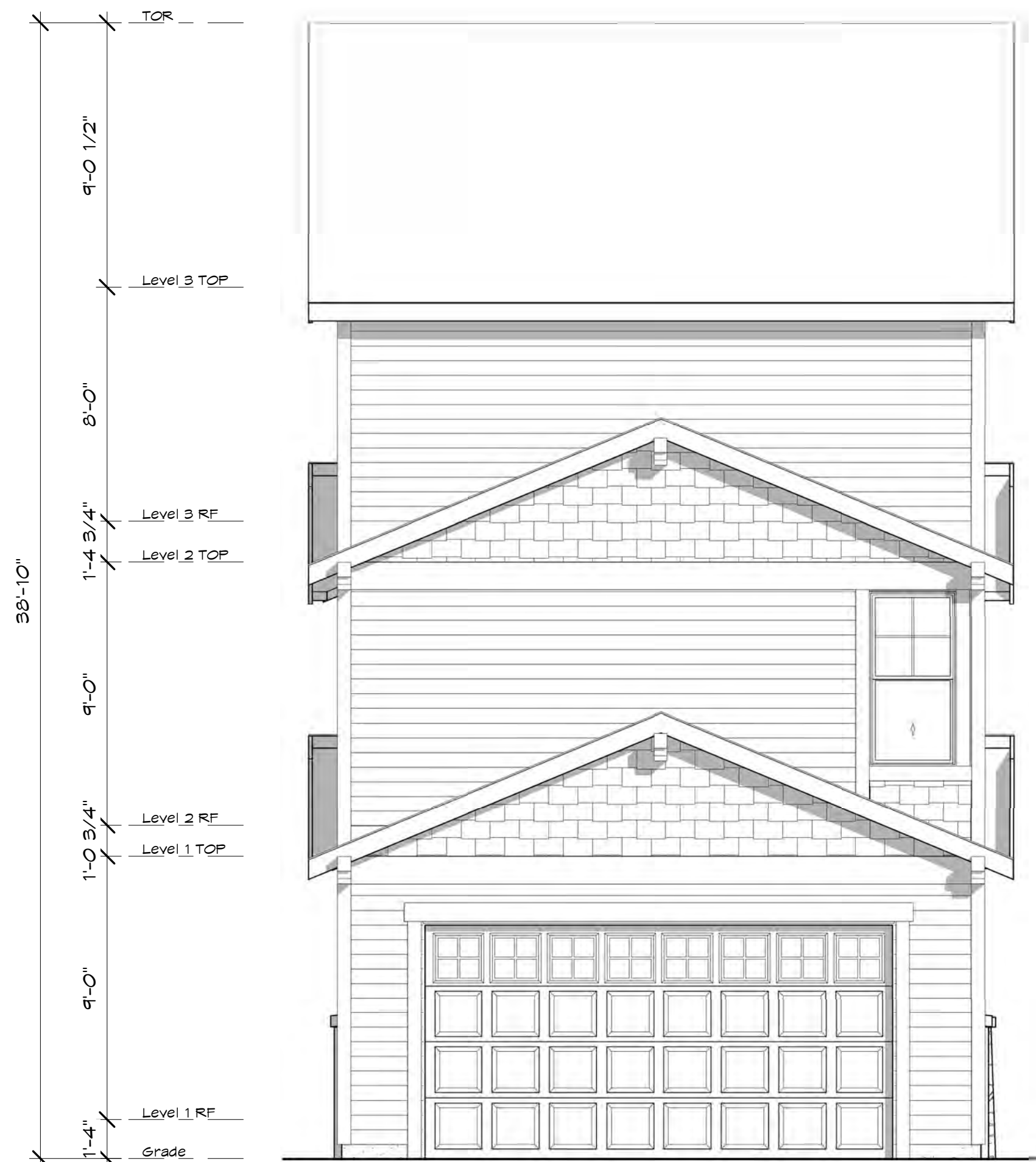
SCALE 1/4" = 1'-0"





Front

SCALE 1/4" = 1'-0"



Rear

SCALE 1/4" = 1'-0"

# Elevations

PROJECT:  
Carvalho Row  
Houses  
Villebois St -  
End Homes-B

CLIENT:  
JT Roth

SHEET  
Elevations

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PAGE  
- 6 -



Left

SCALE 1/4" = 1'-0"



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# Elevations

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Elevations

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PAGE:  
- 7 -



Right

SCALE 1/4" = 1'-0"



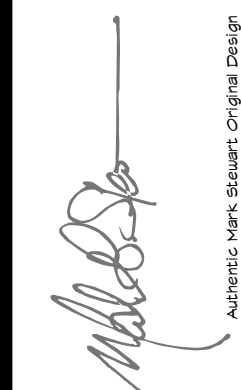
Carvalho Row Houses  
Villebois St - Middle Homes B



FLOOR AREA	
Main Floor	731 SF
Second Floor	1035 SF
Third Floor	511 SF
	2277 SF
Garage	459 SF
Storage	215 SF
	673 SF
Grand total	2950 SF



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Middle Homes B

CLIENT:  
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REVISIONS: 11/25/14

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RESPONSIBILITY FOR THE CONFORMANCE  
OF THIS PLAN TO ANY CODE OR ANY  
BUILDING SITE. THE PLANS YOU HAVE  
PURCHASED ARE FOR THE CONSTRUCTION  
OF ONE HOME ONLY. UNDER NO  
CIRCUMSTANCES IS IT LEGAL TO BUILD  
FROM THESE PLANS MORE THAN ONCE  
WITHOUT THE WRITTEN CONSENT FROM THE  
DESIGNER. MARK STEWART, THESE PLANS  
ARE COPYRIGHTED AND IT IS A  
VIOLATION OF FEDERAL COPYRIGHT  
LAW TO REPRODUCE THEM. MARK  
STEWART & ASSOCIATES WILL FULLY  
PROSECUTE ANY VIOLATION OF ITS  
COPYRIGHTED DESIGNS AND PLANS  
DESCRIBED HEREIN ON ANY PARTICULAR  
SITE.

# Main Floor

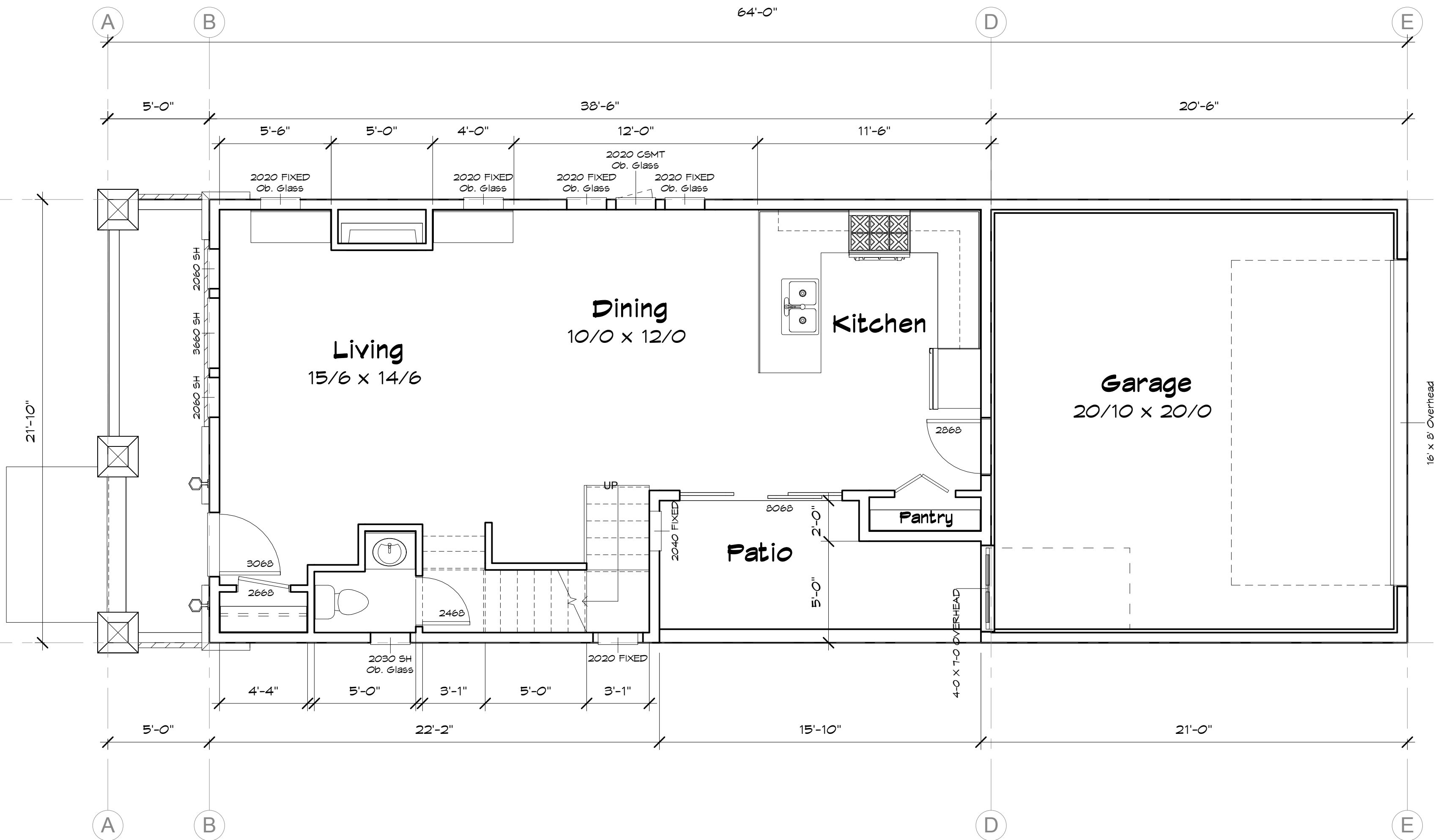
PROJECT:  
Carvalho Row  
Houses  
Villebois St -  
Middle Homes B

CLIENT:  
JT Roth

SHEET:  
Main Floor

REVISIONS:  
11/25/14  
Author

PAGE:  
- 2 -



## Main Floor

SCALE 1/4" = 1'-0"

## Second Floor

PROJECT:  
Carvalho Row  
Houses  
Villebois St -  
Middle Homes B

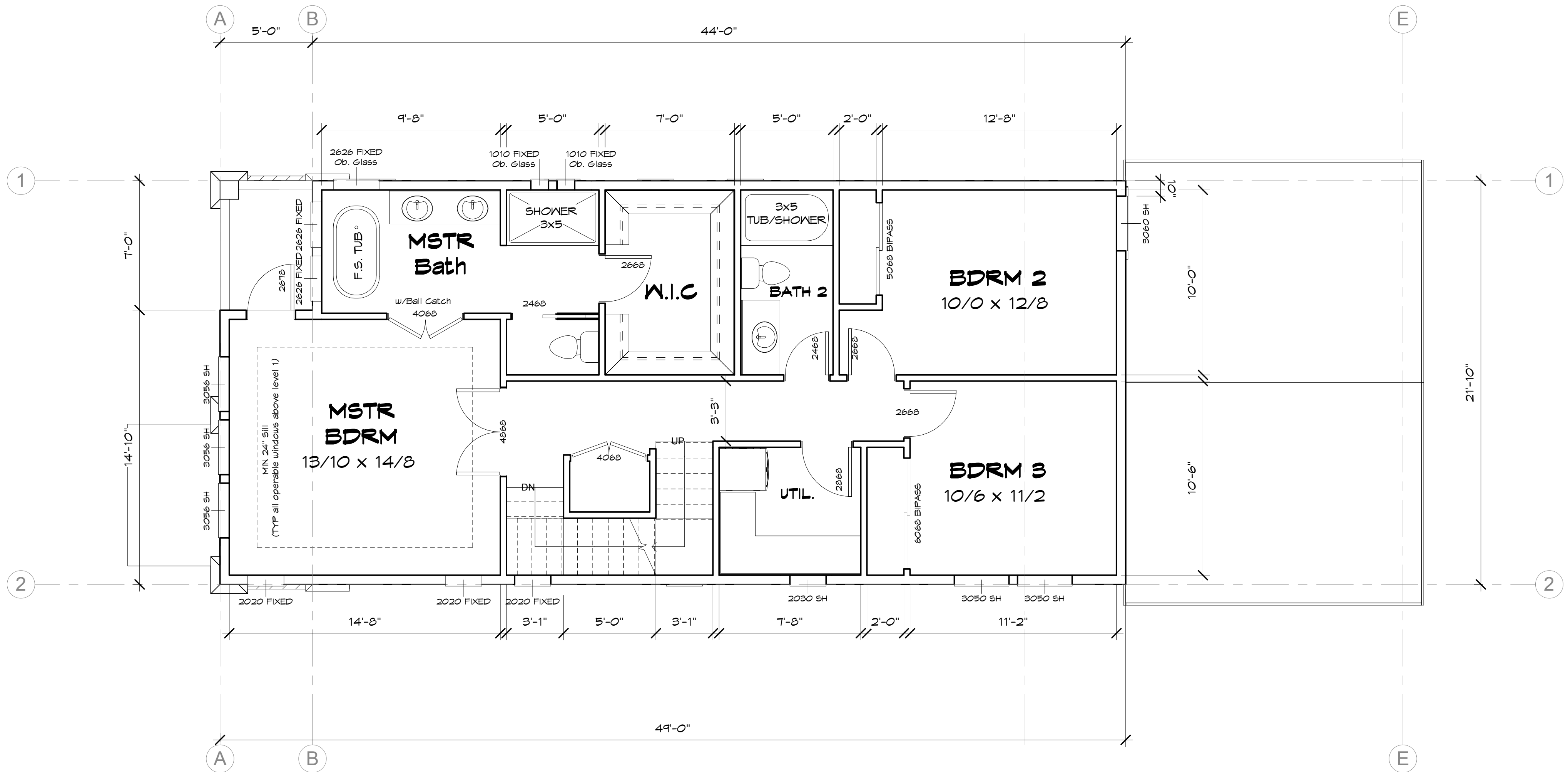
CLIENT:  
JT Roth

SHEET:  
Second Floor

REVISIONS:  
11/25/14

DRAWN BY:  
Author

PAGE:  
- 3 -



## Second Floor

SCALE 1/4" = 1'-0"



Authentic Mark Stewart Original Design

STOCK HOME PLANS  
CUSTOM DESIGN  
BUILDER MARKETING  
INTERIOR DESIGN

SINCE 1982

THESE PLANS AND THE DESIGNS  
HEREIN ARE COPYRIGHTED UNDER  
FEDERAL LAW BY MARK G.  
STEWART AND MARK STEWART &  
ASSOCIATES INC. 2013

**IMPORTANT DISCLOSURE  
PLEASE READ:**

IT IS UNDERSTOOD THAT THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT WITHIN THE CONFINES OF THE GOVERNING JURISDICTION. MARK STEVART & ASSOCIATES TAKES NO RESPONSIBILITY FOR THE CONFORMANCE OF THE PLANS TO ANY CODE OR REGULATING AGENCIES. THE PLANS HAVE BEEN PREPARED FOR THE CONSTRUCTION OF ONE HOME ONLY. UNDER NO CIRCUMSTANCES IS IT LEGAL TO BUILD FROM THESE PLANS MORE THAN ONE HOME WITHOUT THE WRITTEN CONSENT FROM MARK STEVART & ASSOCIATES. THESE PLANS ARE COPYRIGHTED AND IT IS A VIOLATION OF FEDERAL COPYRIGHT LAWS TO REPRODUCE THEM. MARK STEVART & ASSOCIATES WILL PROSECUTE ANY VIOLATION OF ITS COPYRIGHTED DESIGNS AND PLANS DESCRIBED HEREIN, ON ANY PARTICULAR SITE.

## Third Floor

Carvalho Row  
Houses  
Villebois St -  
Middle Homes E

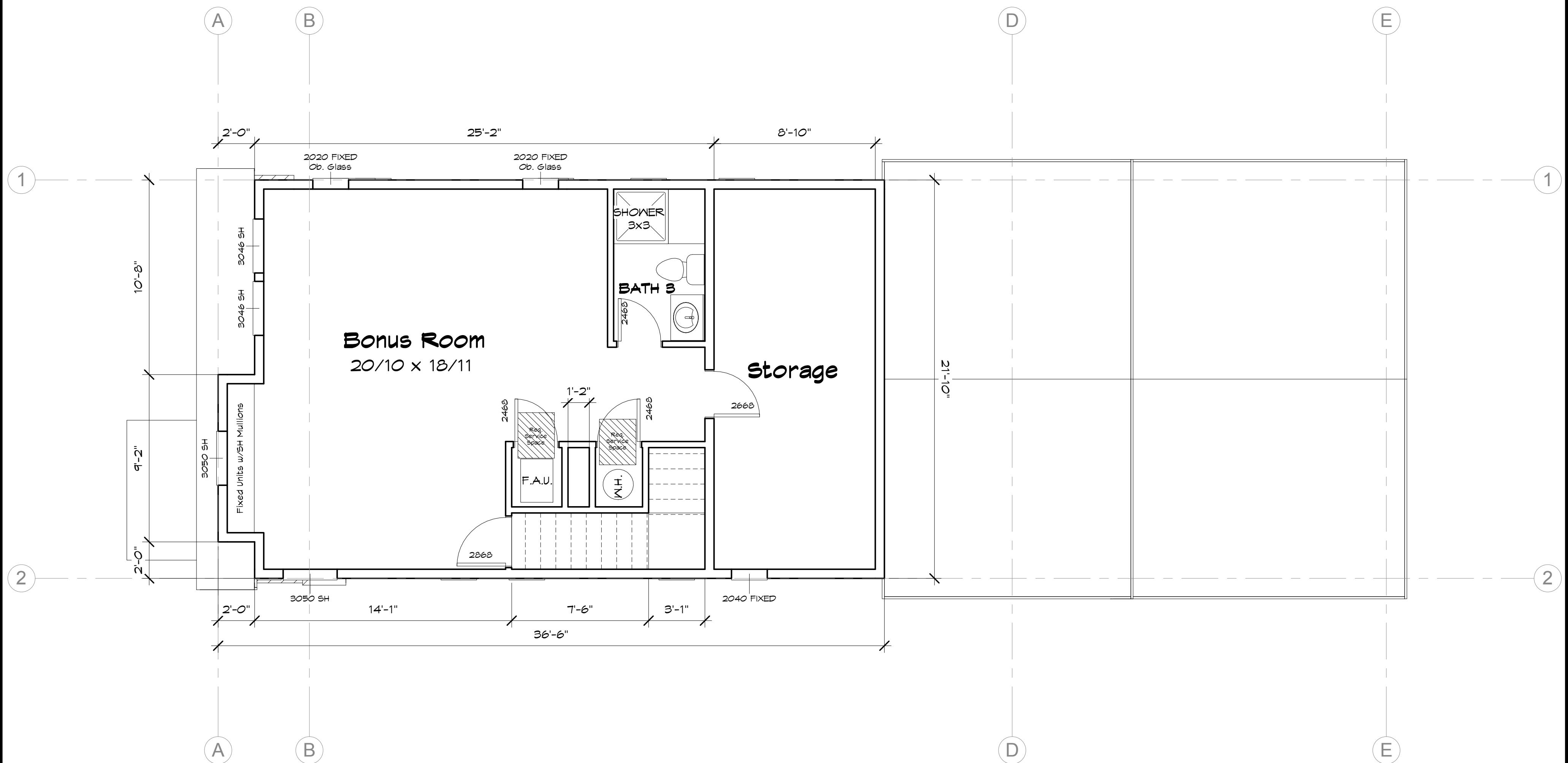
JT Roth

Third Floor

11/25  
Aut

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- 4 -



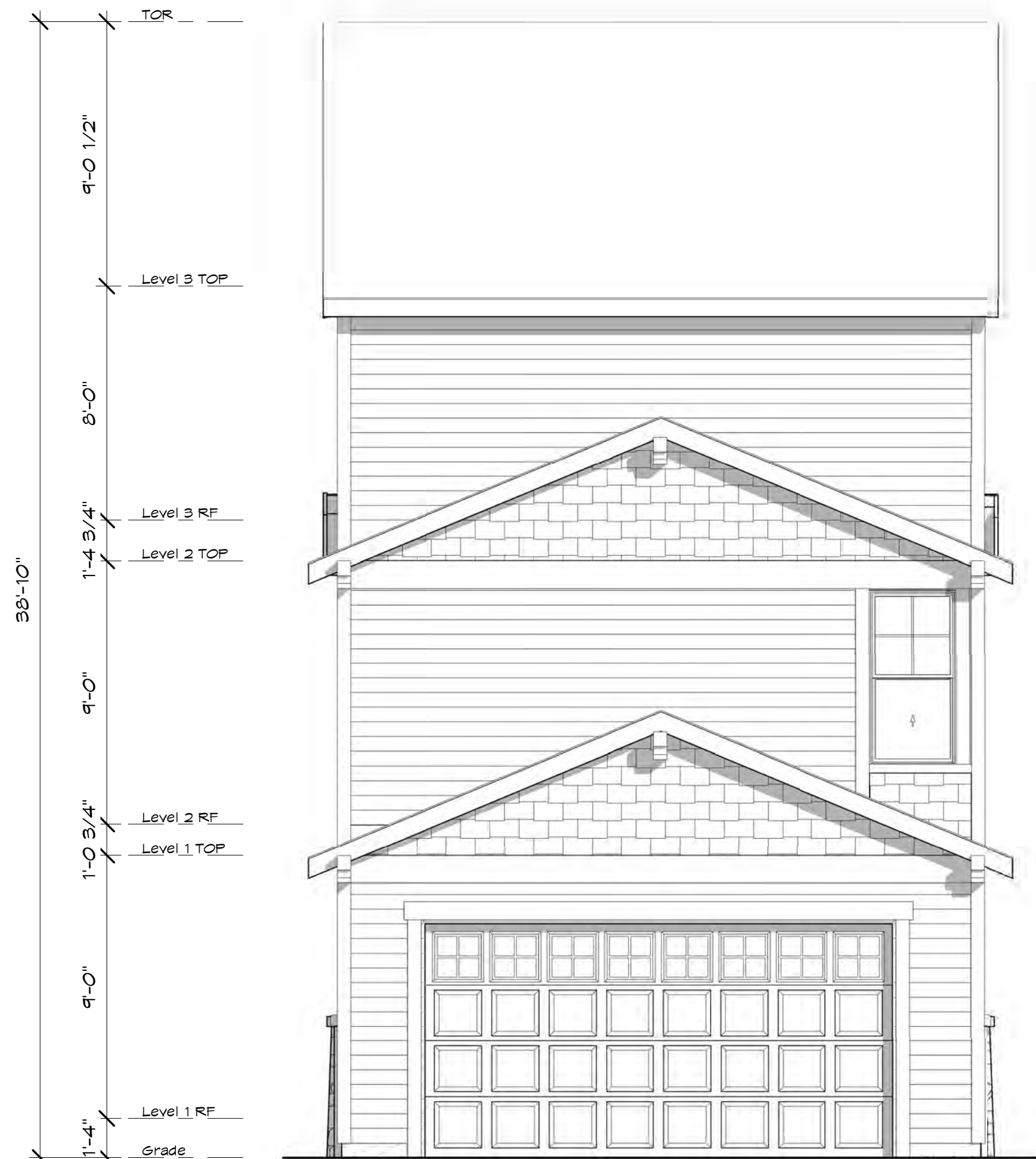
## Third Floor

SCALE 1/4" = 1'-0"



Front

SCALE 1/4" = 1'-0"



Rear

SCALE 1/4" = 1'-0"





Left

SCALE 1/4" = 1'-0"

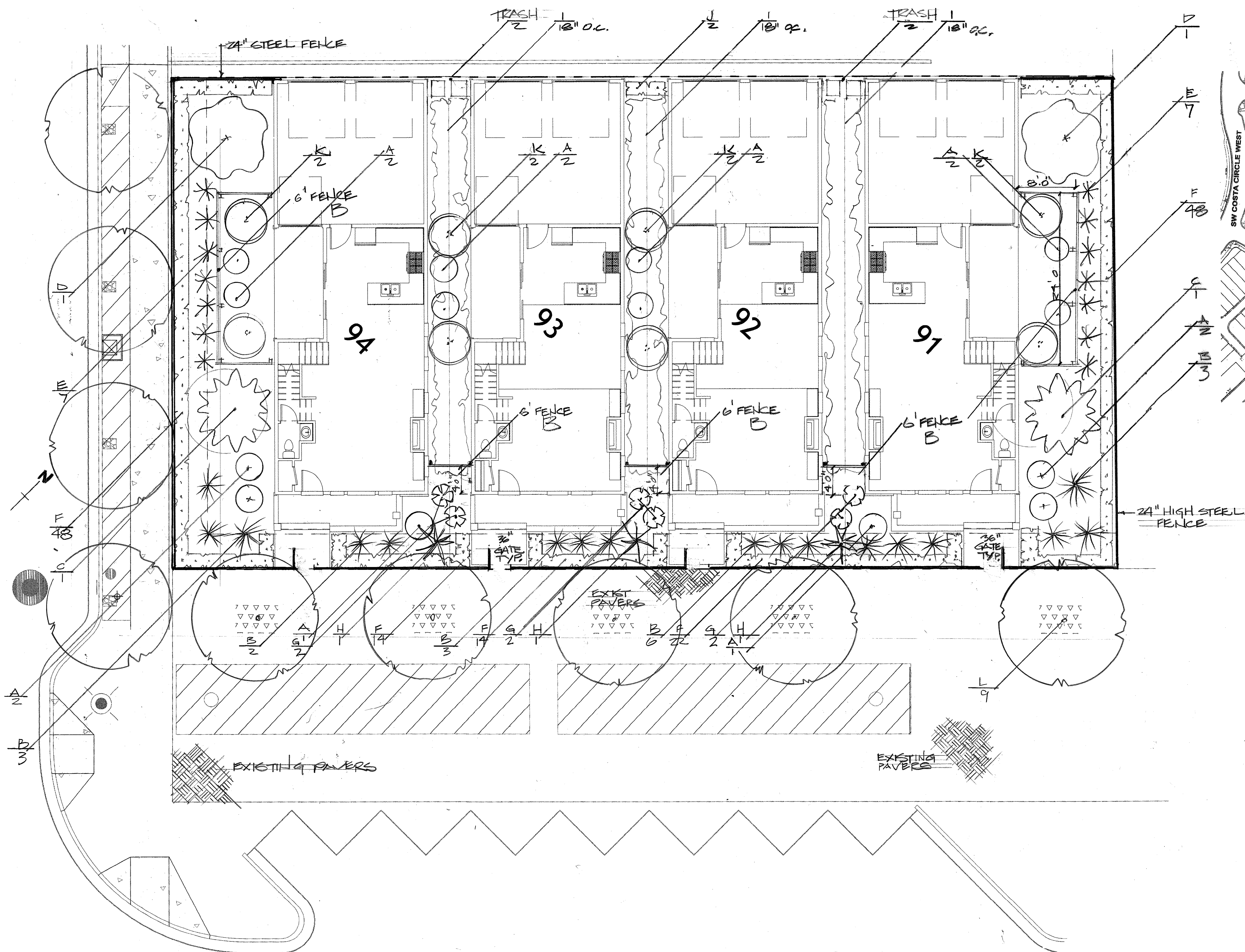


Right

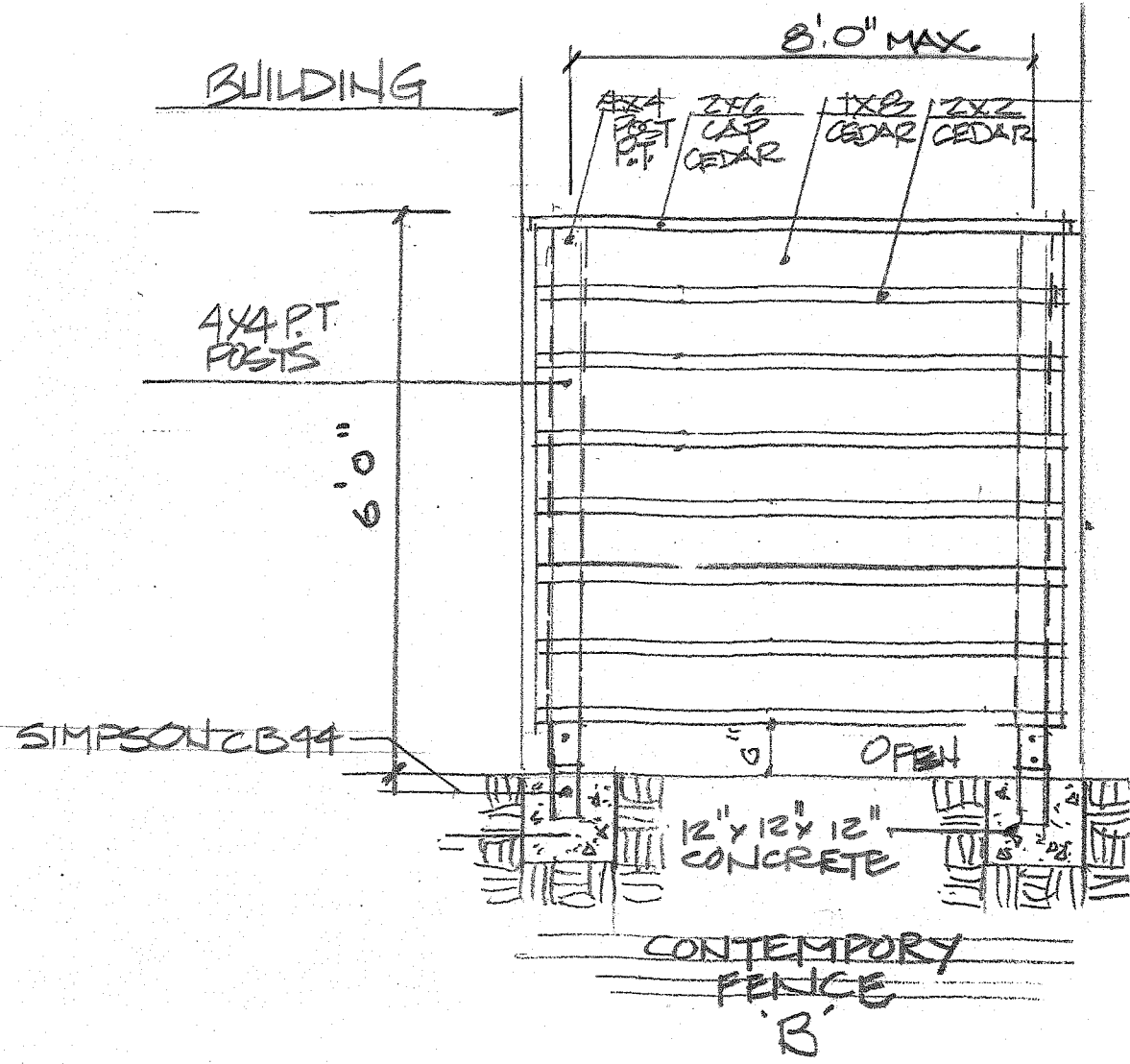
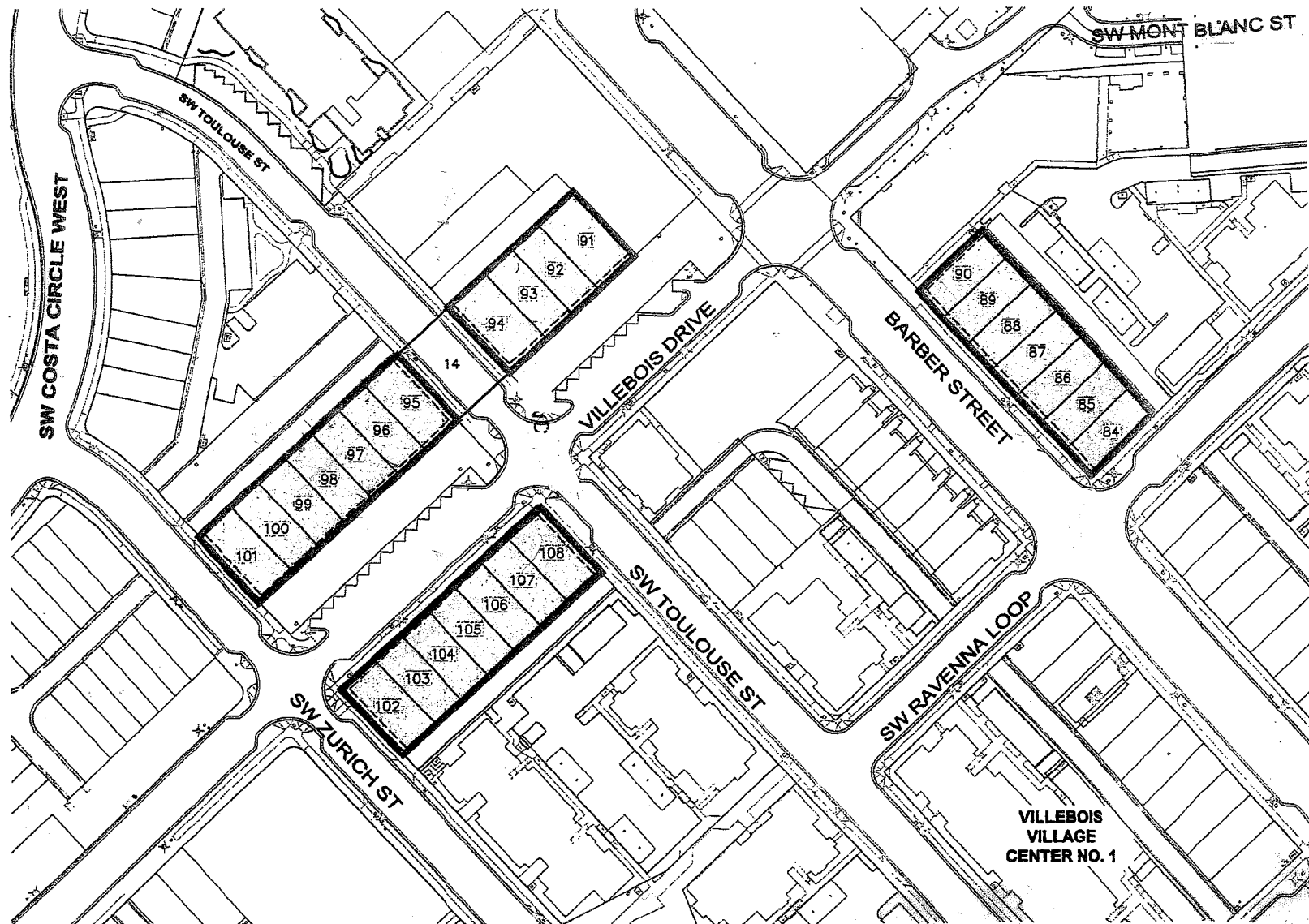
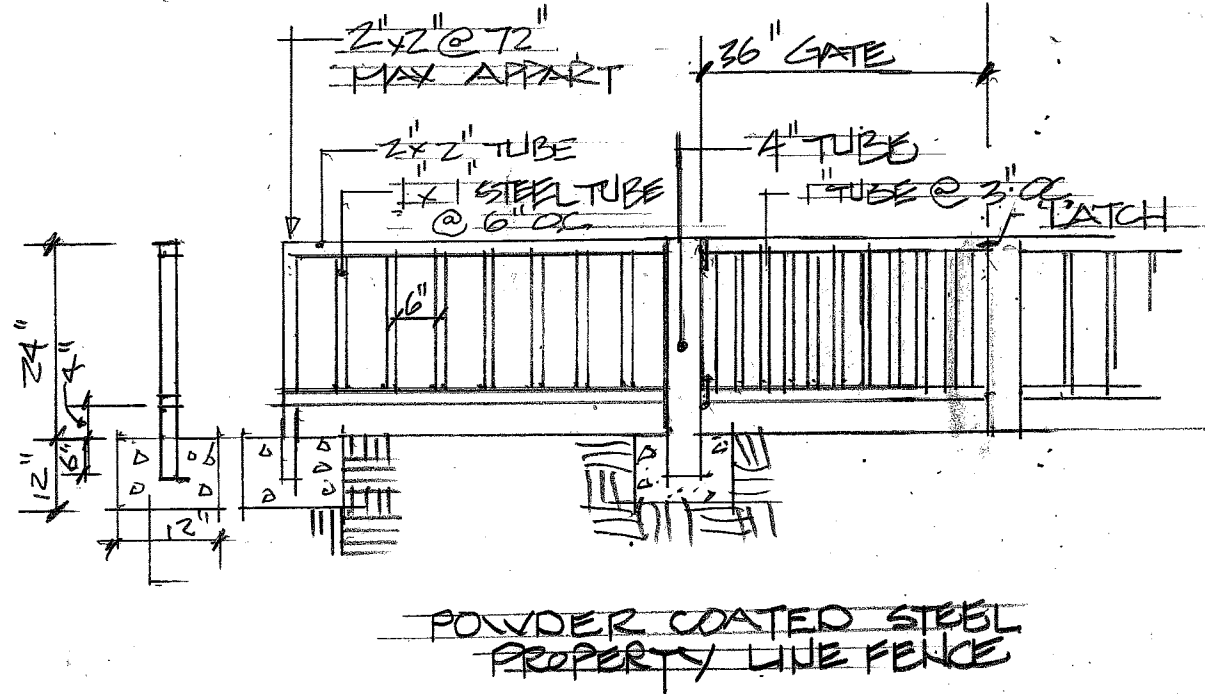
SCALE 1/4" = 1'-0"



SW TOULOUSE



SW VILLEBOIS DRIVE SOUTH

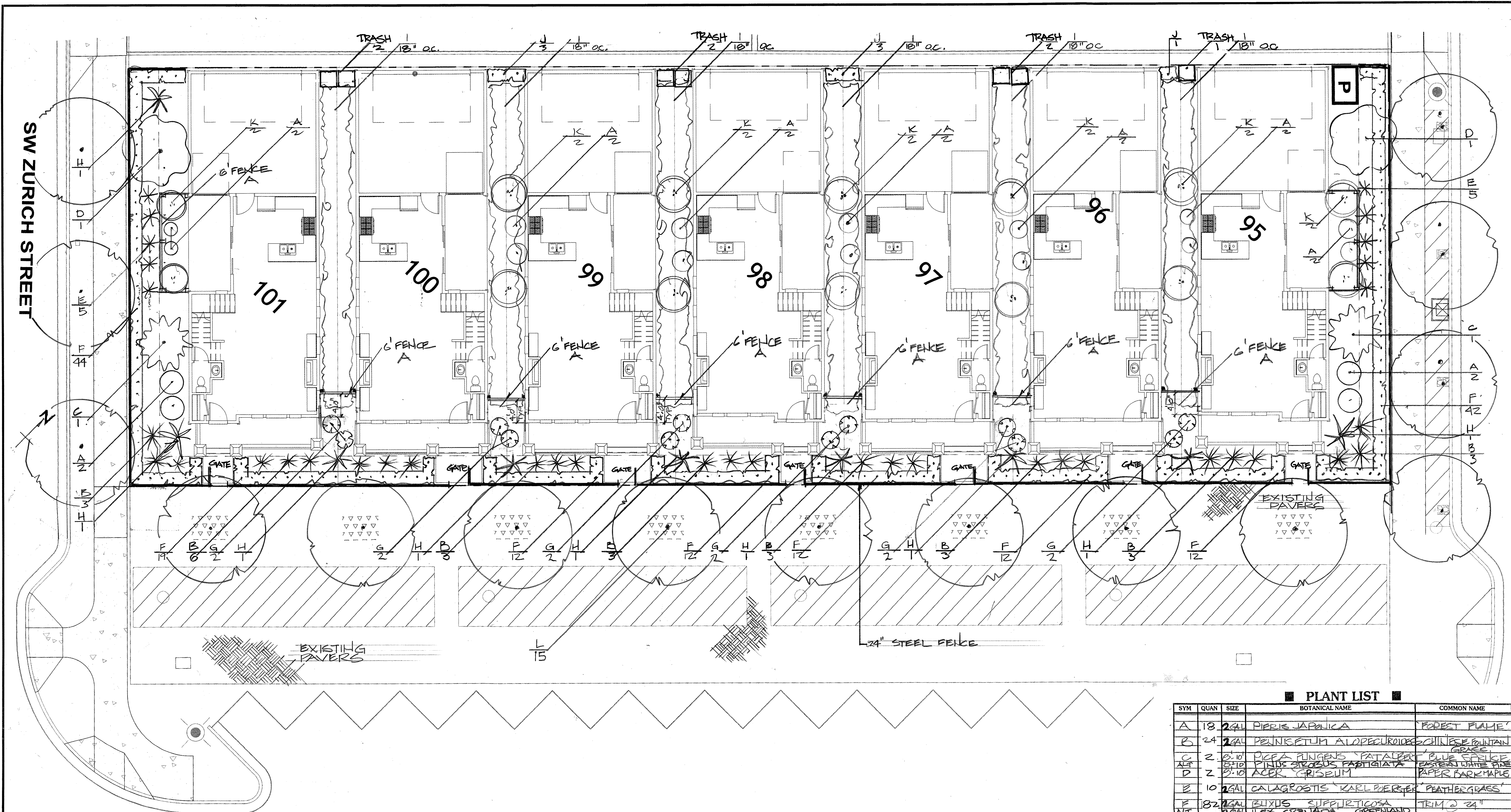


PLANT LIST

SYM	QUAN	SIZE	BOTANICAL NAME	COMMON NAME
A	14	2 GAL	PIRELLA JAPONICA	'FOREST FLAME'
B	17	2 GAL	PEUNISSETUM ALOPECUROIDES	SCHINER BOUNTAIN GRASS
C	2	5'-0"	PIRELLA JAPONICA 'FATALITY'	'BLUE SPICE'
ALT D	2	5'-0"	PIRELLA JAPONICA 'FATALITY'	'PAPER BARK MAPLE'
E	14	2 GAL	CALAGROSTIS 'KARL FOERSTER'	'FEATHERGRASS'
F	156	2 GAL	PHYLLOCLADUS DIVERGENS	'TRIM 2 34'
ALT G	0	1/4"	CUPRESSUS SEMPERVIRENS	'ITALIAN CYPRESS'
H	3	2 GAL	PHYLLOCLADUS DIVERGENS	'NAYLOR BLUE'
ALT I	0	1/4"	PHYLLOCLADUS DIVERGENS	'CARIBBEAN BLUE'
J	6	2 GAL	WANDING HARBOR DWARF	'WANDING HARBOR DWARF'
K	8	5'-0"	ACER CIRCINATUM	'VINE MAPLE'
L	9		EXISTING STREET TREES	







REVISIONS

BY

11/18/14

RB

11/26/14

RB

1/9/15

RB

1/14/15

RB

PROJECT: VILLEBOIS ST.

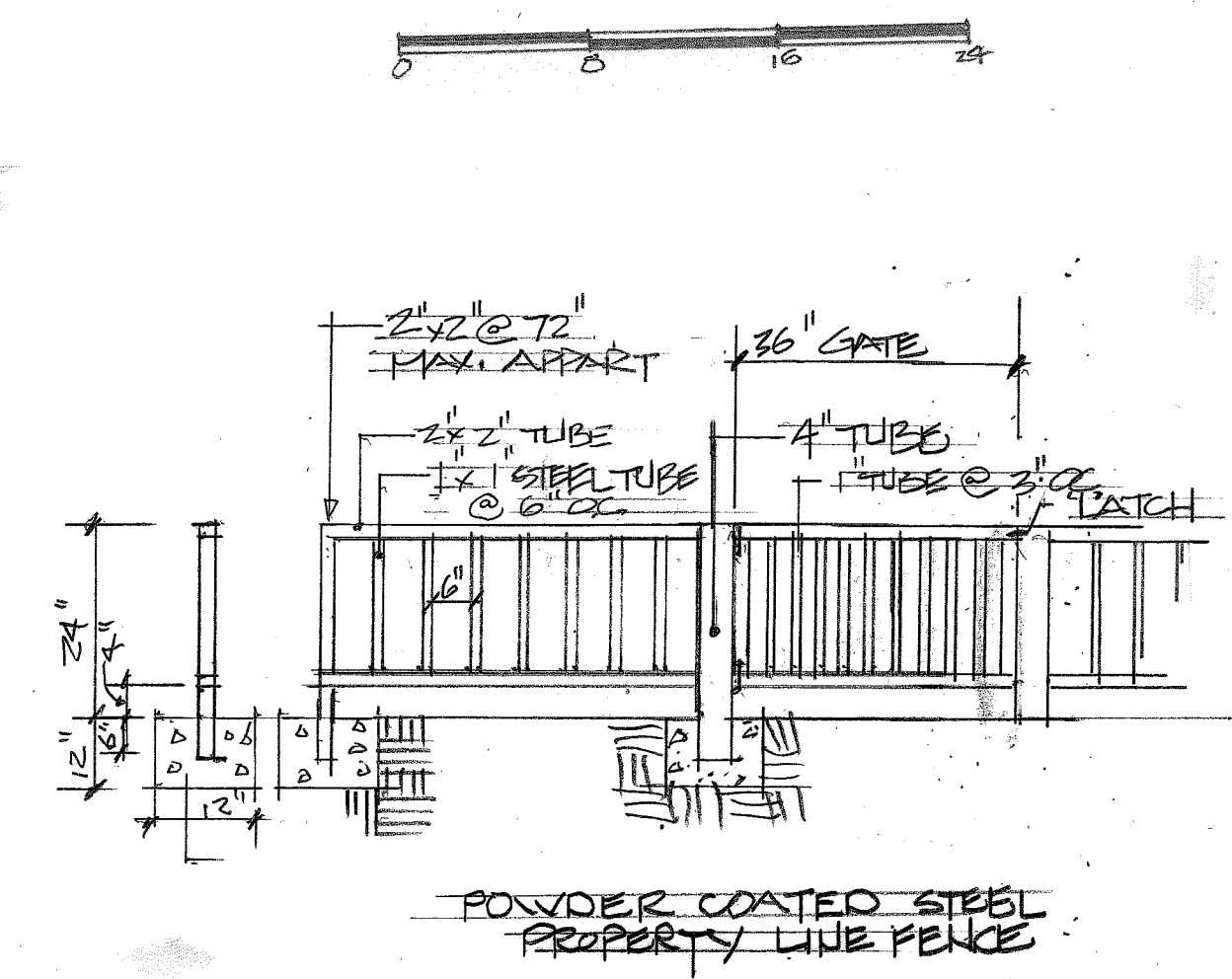
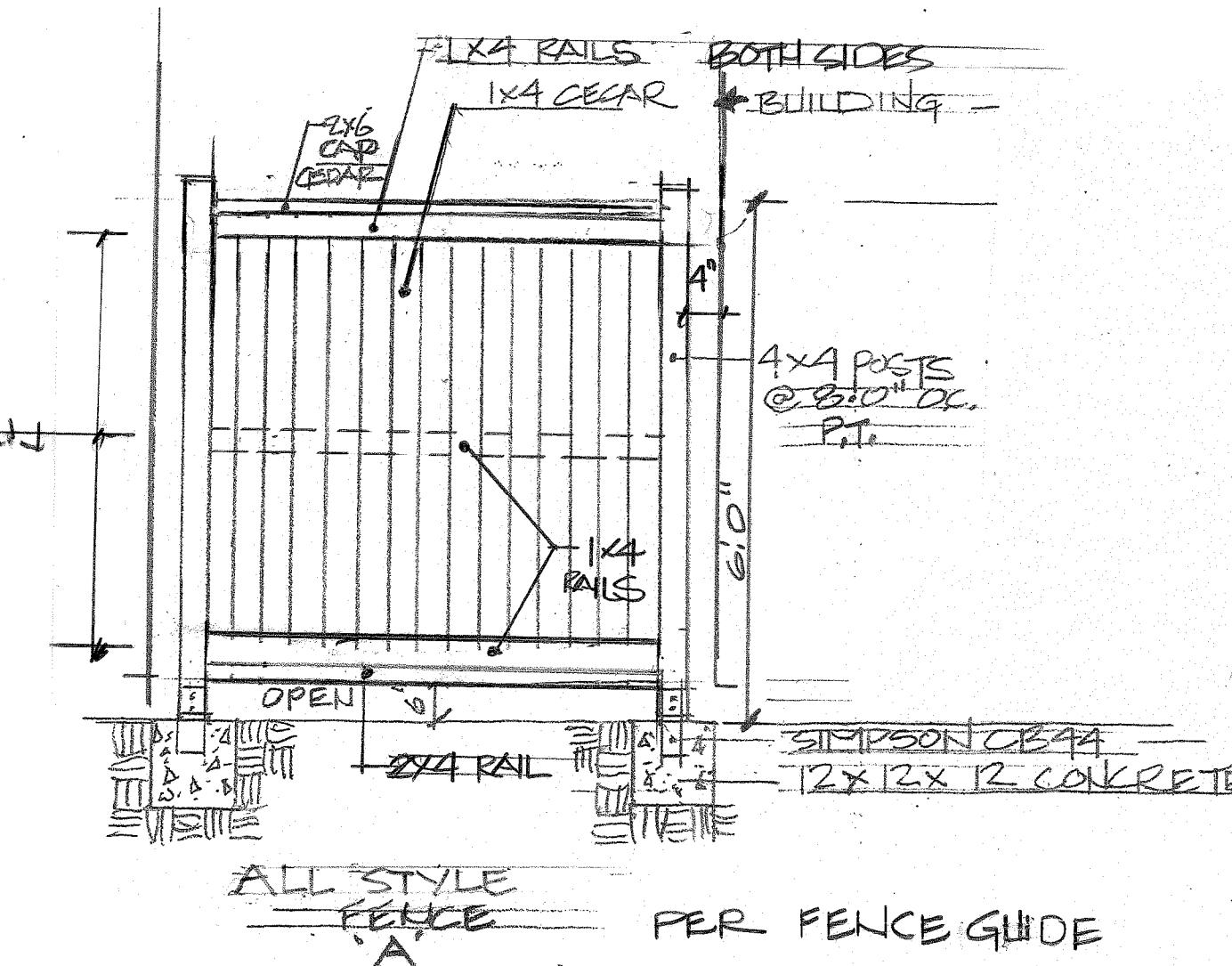
CLIENT: JT ROTH

95-101

WILSONVILLE, OREGON

PLANTING PLAN

PLANT LIST					BOTANICAL NAME	COMMON NAME
SYM	QUAN	SIZE				
A	18	2 GAL			PIREIS JAPONICA	PODEST PLUME
B	24	2 GAL			PERNETUM ALOPECUROIDES	CHINESE MOUNTAIN GRASS
C	2	8" D			PICEA FURGENS	FATAL PINE
ALT	2	8" D			PINUS STROBUS FASTIGIATA	EASTERN WHITE PINE
D	2	8" D			ACER CRISPUM	PAPER BARK MAPLE
E	10	2 GAL			CALAGOSTIS KARL PIERER	FEATHER GRASS
F	182	2 GAL			ELIXUS SUPPURTICOSA	TRIM 2 24"
ALT	12	12" D			ILEX CORDATA	GREENLAND
G	12	12" D			CLIPPERES GEMMIFERA	ITALIAN CYPRESS
ALT	9	2 GAL			CHUBBICUS LEVANDI	NAYLORS BLUE
H	9	2 GAL			PHORCHIA TENAX	VARIETATUM
I	1	4" D			ROSA WHITE HEDLAND	ROSE 18" OC.
J	7	2 GAL			NANDINA HARDY DWARF	
K	14	8" D			ACER CIRCINATUM	VINE MAPLE
L	15				EXISTING STREET TREES	



SCHULTZ + LONG

LANDSCAPE ARCHITECTURE LLC

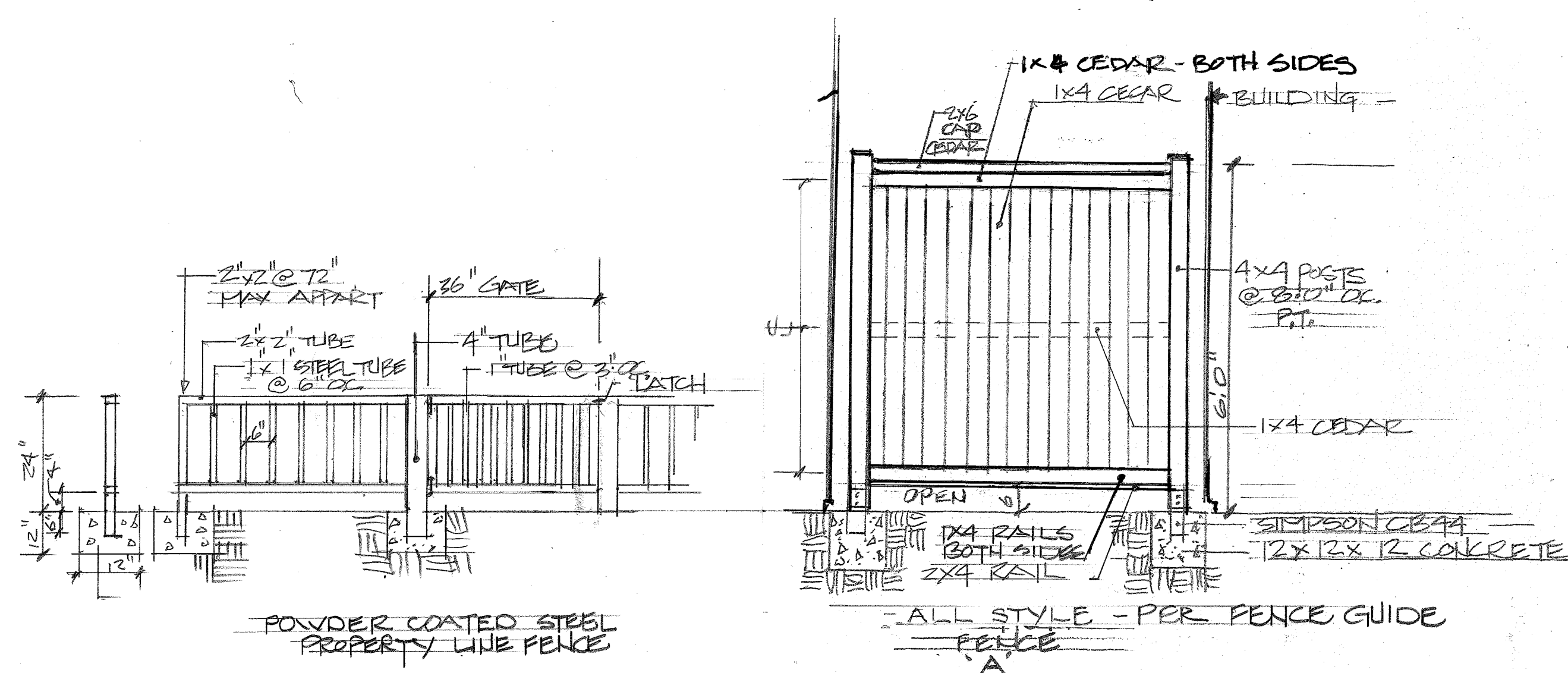
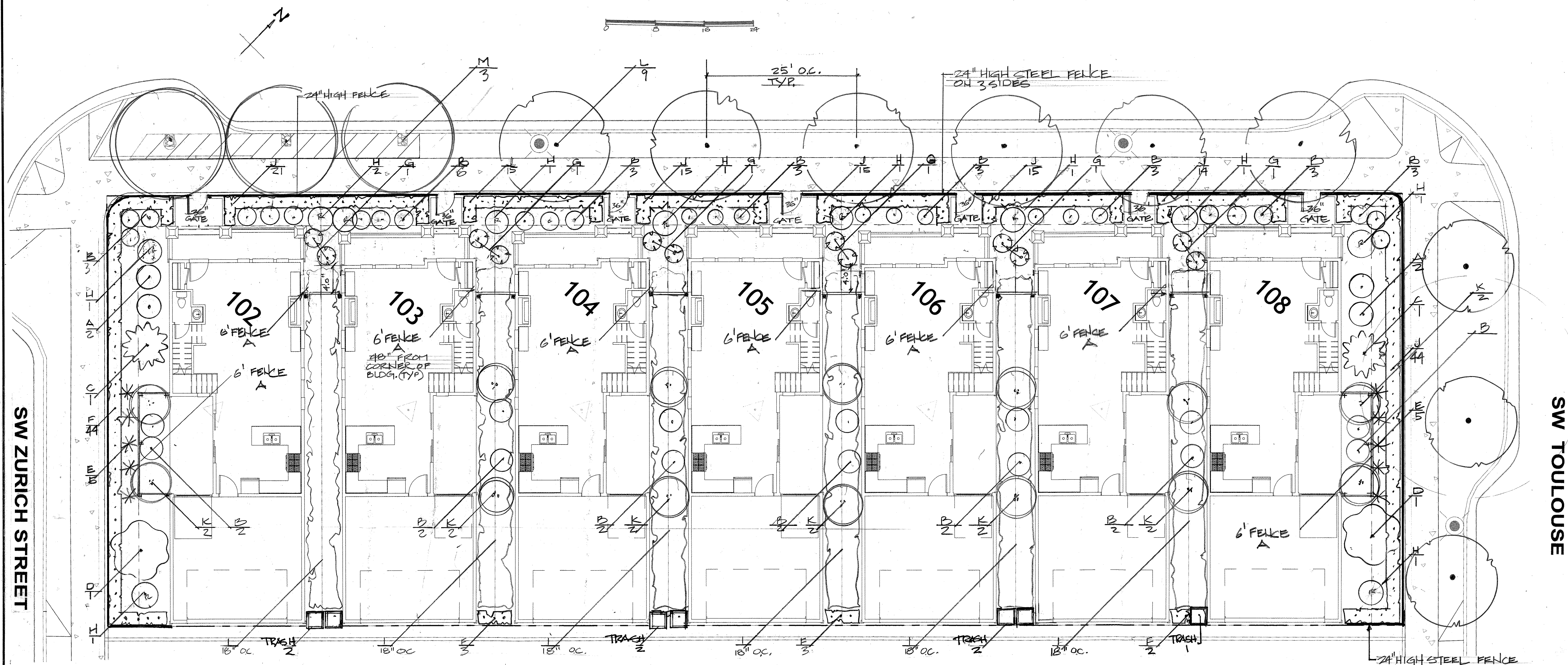
503.794.9070 www.schultzandlong.com

sustainable residential commercial public  
multi family hospitality healthcare

consulting design contractor referrals project management



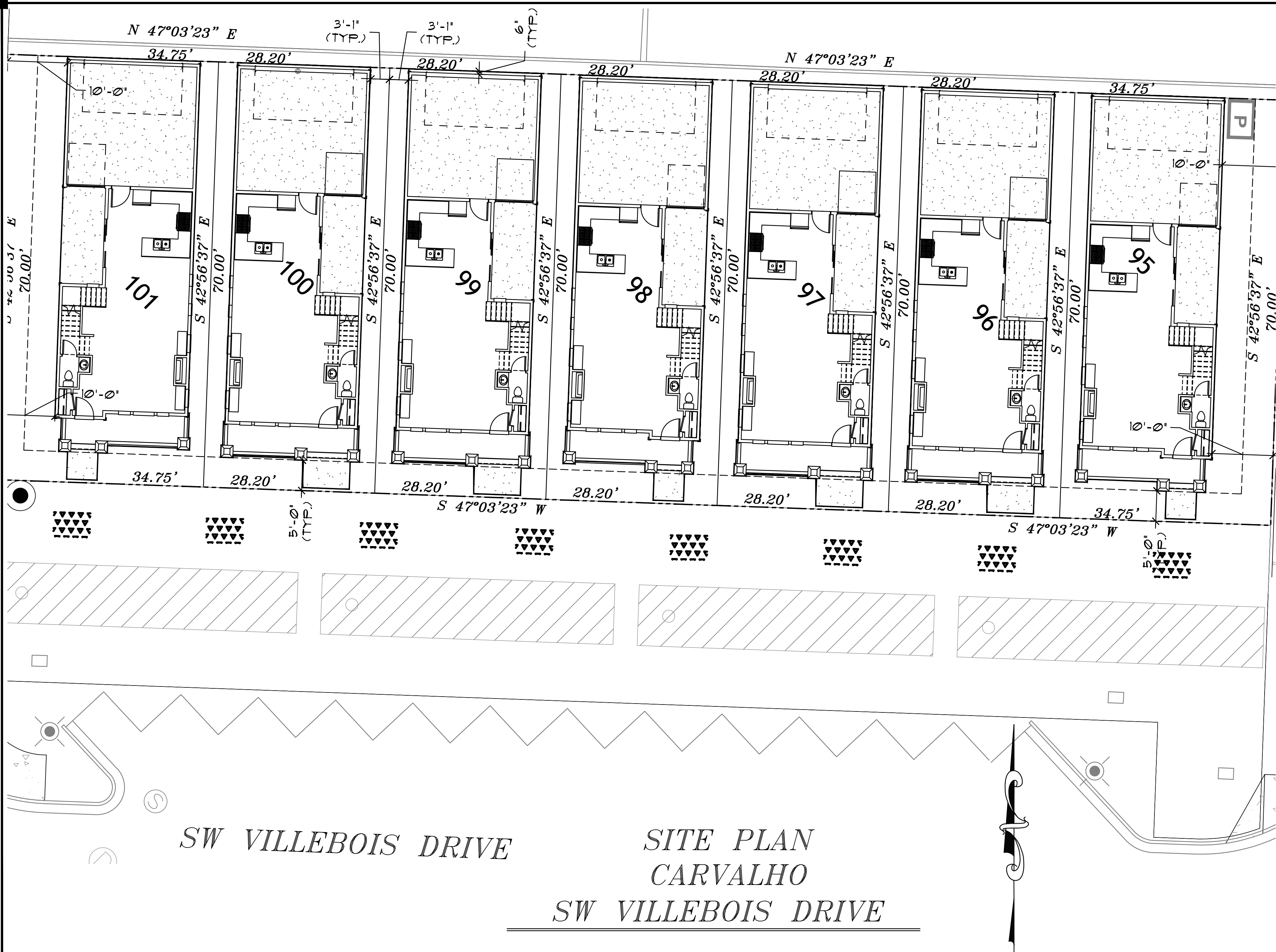
## SW ZURICH STREET



■ PLANT LIST ■					
SYM	QUAN	SIZE	BOTANICAL NAME		COMMON NAME
0	A	4	2 GAL	PIERIS JAPONICA	FOREST FLAME
	B	39	2 GAL	AZALEA	TREASURE
	C	2	8-10"	PIEAZ PUNGELS	PAT ALPERT
1	ALT.		8-10"	VINUS STEODERFASSTATA	
	D	2	8-10"	ACER GRISEUM	PAPER BARK MAPLE
					FEATHERED REDDISH
0	E	10	2 GAL	CALAGOSTIS 'KARL FOERSTER'	FEATHERED REDDISH
	F	52	2 GAL	BUXUS SUFFUTICOSA	TRIM @ 34" HIGH
1	ALT		10 GAL	YEW ZEENATA	
	G	12	12-14"	CUPRESSUS SEPPERVIRENS	ITALIAN CYPRESS
1	ALT.			CUPRESSUS VARIS 'LESLAHEN'	NAYLORS BLUE
	H	11	18"	RHOYDENDRON 'UNIQUE'	
	I		4 1/2"	PACHYSANDRA	18" O.C.
	J	140	2 GAL	NANDINA 'HARBOR DWARF'	
0	K	14	8-10"	ACER CIRCINATUM	VINE MAPLE
	L	9	2 GAL	MUKASHINO ZELKOA	STREET TREES
	M	3	2 GAL	BLACK TUPILO	"







22582 SW MAIN ST.  
DESIGN SUITE 309  
SHERWOOD, OR 97140

(503) 885.8311 P

www.markstewart.com

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Stock Home Plans  
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Interior Design  
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are copyrighted under Federal Law  
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Important Disclosure  
Please Read:

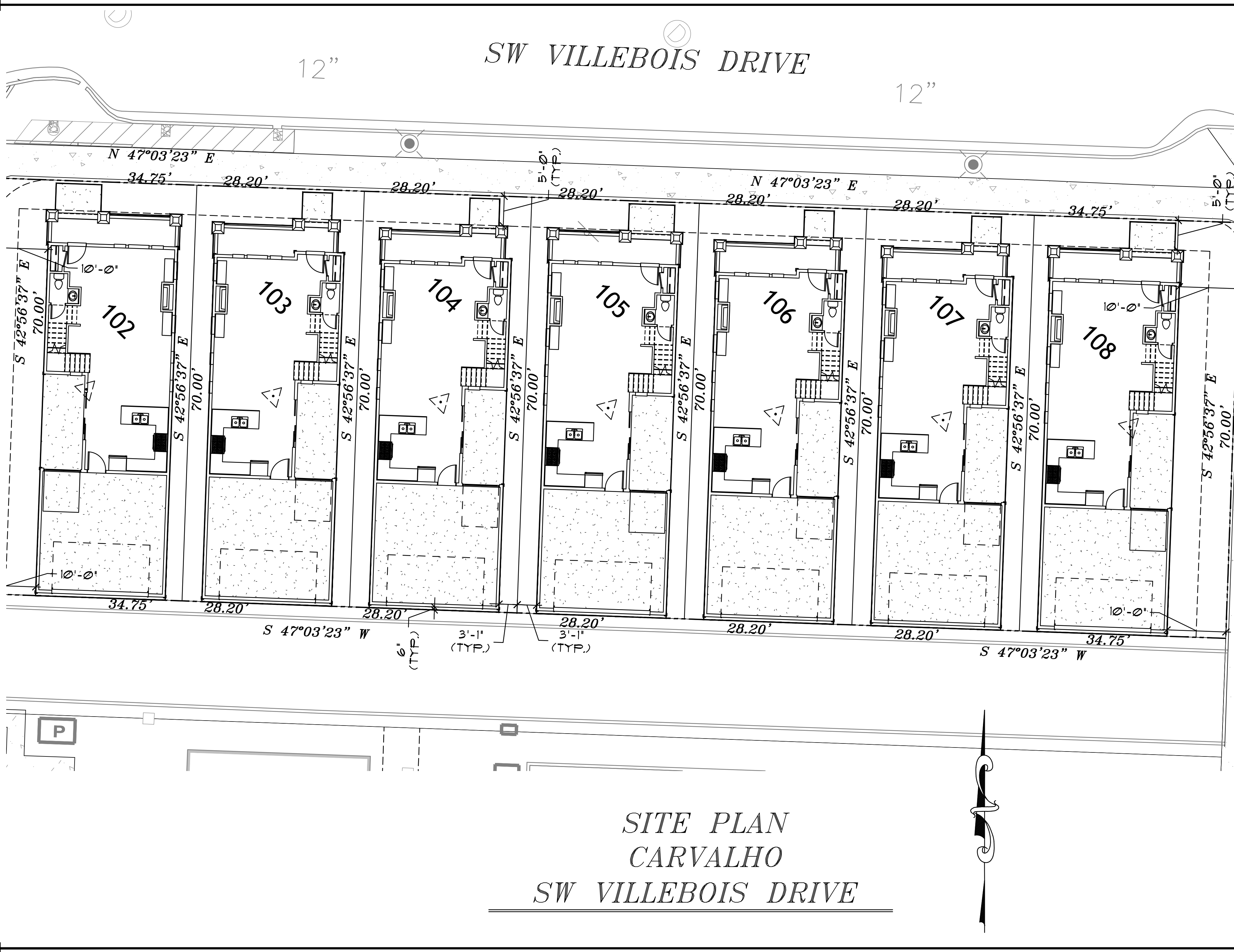
The plans you have purchased are  
for the construction of ONE home only.  
Under NO circumstances is it legal  
to build from these plans more than  
once without the written consent from  
the designer Mark Stewart. These plans  
are copyrighted and it is a violation  
of Federal copyright laws to reproduce  
them. Mark Stewart & Associates  
will fully prosecute ANY violation of its  
copyrighted designs and plans.  
Furthermore it is understood that it is  
COMPLETELY the responsibility of the  
contractor to construct the home  
described herein, on any particular site  
and within the confines of the governing  
jurisdiction. Mark Stewart & Associates  
takes NO responsibility for the conformance  
of this plan to Any code or Any building  
site.

CLIENT:  
**JT ROTH**

PLAN: **CARVALHO**

REVISIONS: **JANUARY 2015**

PAGE  
**S-2**



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SHERWOOD, OR 97140  
  
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site.

CLIENT: **JT ROTH**  
  
PLAN: **CARVALHO**  
  
REVISIONS: **JANUARY 2015**  
  
PAGE  
**S-3**

TOULOUSE STREET

SW VILLEBOIS DRIVE

SITE PLAN  
CARVALHO  
SW VILLEBOIS DRIVE



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DESIGN SUITE 309  
SHERWOOD, OR 97140

(503) 885.8311 P

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etc.

CLIENT:  
**JT ROTH**

PLAN • **CARVALHO**

REVISIONS: **JANUARY 2015**

PAGE  
**S-4**



# CARVALHO ROW HOMES

TOWNSHIP 3 SOUTH, RANGE 1 WEST, SEC. 15 W.M. CITY OF  
WILSONVILLE, OREGON

GROSS ACREAGE: 0.98 AC

UTILITIES & SERVICES:

WATER:	CITY OF WILSONVILLE
STORM:	CITY OF WILSONVILLE
SEWER:	CITY OF WILSONVILLE
POWER:	PORTLAND GENERAL ELECTRIC
GAS:	NORTHWEST NATURAL
FIRE:	TUALATIN VALLEY FIRE & RESCUE
POLICE:	CLACKAMAS COUNTY SHERIFF
SCHOOL:	WEST LINN / WILSONVILLE SCHOOL DISTRICT 3JT
PARKS:	CITY OF WILSONVILLE
PHONE:	VERIZON
WASTE DISPOSAL:	UNITED DISPOSAL SERVICE
CABLE:	COMCAST

BENCHMARK:

OREGON STATE PLANE COORDINATE 5818 LOCATED IN MONUMENT  
BOX IN CENTERLINE OF TOOZE ROAD .2 MILES WEST OF 110TH.

ELEVATION DATUM: NAVD 88, ELEVATION = 202.991

APPLICANT:

RCS - VILLEBOIS DEVELOPMENT LLC  
371 CENTENNIAL PARKWAY  
SUITE 200  
LOUISVILLE, CO 80027  
[P] 303-535-1615  
CONTACT: RUDY KADLUB

PLANNER:

PACIFIC COMMUNITY DESIGN, INC  
12564 MAIN STREET  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: STACY CONNERY, AICP

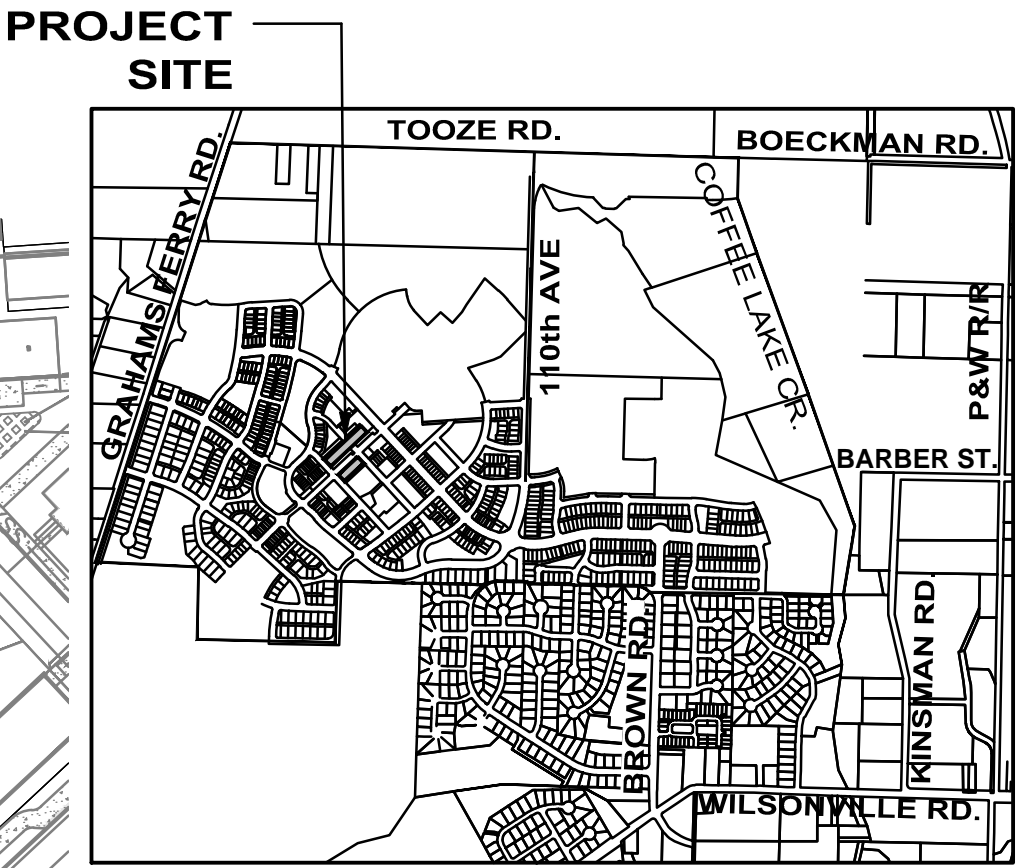
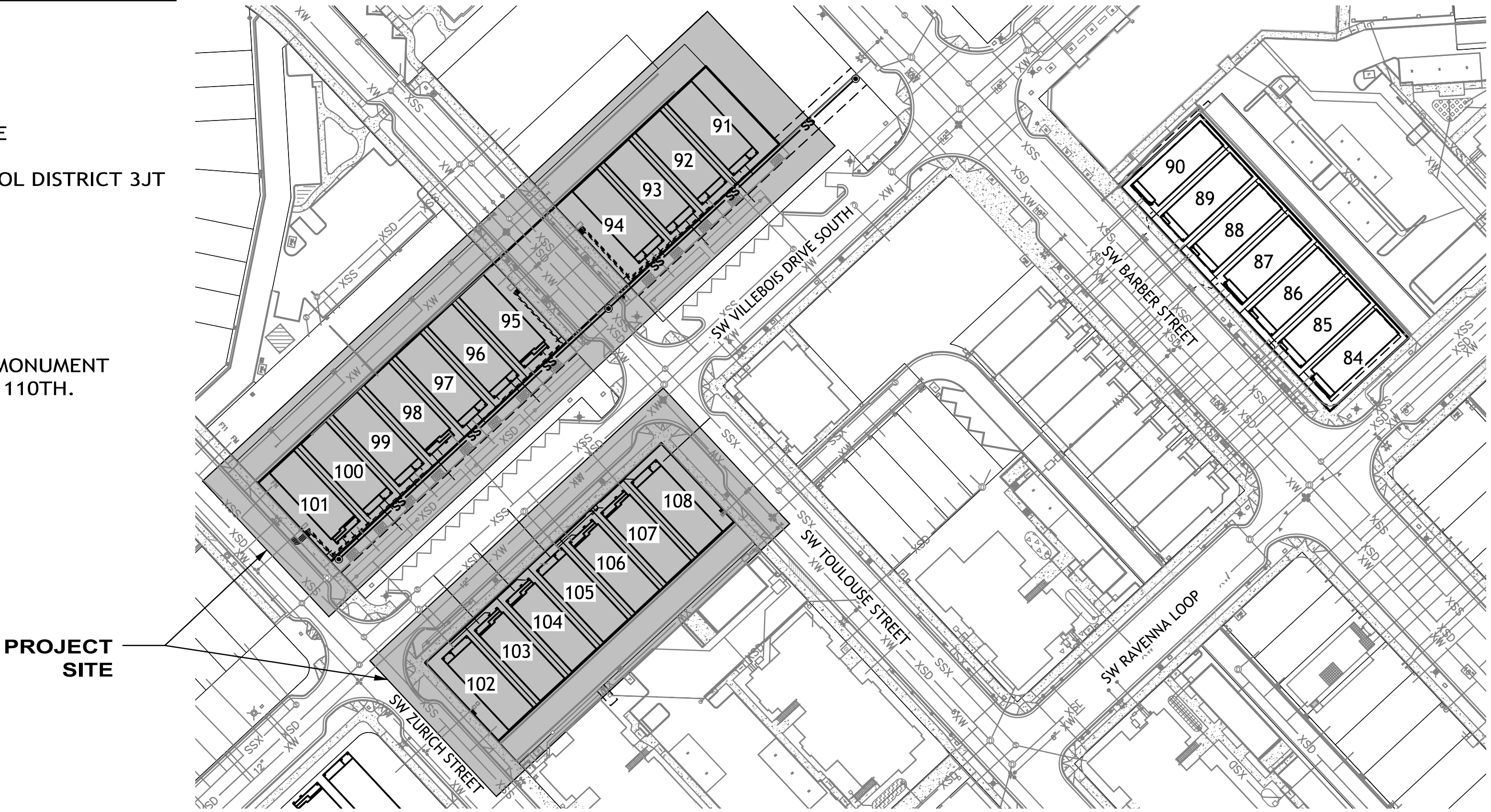
CIVIL ENGINEER:

PACIFIC COMMUNITY DESIGN, INC  
12564 MAIN STREET  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: KC SCHWARTZKOPH, P.E.

SURVEYOR:

PACIFIC COMMUNITY DESIGN, INC  
12564 MAIN STREET  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: TRAVIS JANSEN, PLS, P.E.

ELEVATION DATUM: NAVD 88



VICINITY MAP

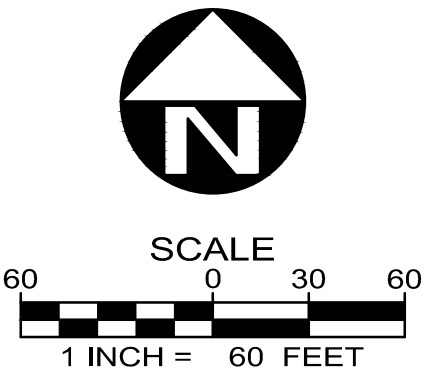


ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED  
BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET  
FORTH IN OAS 952-001-0010 THROUGH 952-001-0090. YOU MAY OBTAIN  
COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE  
NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)  
232-1987)

THIS DESIGN COMPLIES WITH ORS 92.044 (7) IN THAT NO UTILITY  
INFRASTRUCTURE IS DESIGNED TO BE WITHIN ONE FOOT OF A SURVEY  
MONUMENT LOCATION SHOWN ON A SUBDIVISION OR PARTITION PLAT.  
NO DESIGN MODIFICATION NOR FINAL FIELD LOCATION CHANGE SHALL BE  
PERMITTED IF IT WOULD CAUSE ANY UTILITY INFRASTRUCTURE TO BE  
PLACED WITHIN THE PROHIBITED AREA.

- SHEET INDEX:**
- 1 COVER SHEET
  - 2 GENERAL CONSTRUCTION NOTES
  - 3 EXISTING CONDITIONS & DEMOLITION PLAN
  - 4 VILLEBOIS DRIVE STORM PLAN
  - 5 VILLEBOIS DRIVE SANITARY PLAN AND PROFILE
  - 6 DETAILS
  - 7 DETAILS

EC1 EROSION CONTROL AND TREE PROTECTION PLAN



RCS-VILLEBOIS DEVELOPMENT LLC  
PACIFIC COMMUNITY DESIGN, INC

REVISIONS		
NO.	DATE	DESCRIPTION



EXPIRES: JUNE 30, 2016

VILLEBOIS  
Carvalho Row Homes  
Construction Documents

COVER  
SHEET

1st SUBMITTAL DATE: 9/26/2014



GENERAL NOTES

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS IS APPROXIMATE AND SHOWN FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED PRIOR TO COMMENCING CONSTRUCTION AND SHALL COORDINATE WITH THE SURVEYOR THE LOCATION, ADJUSTMENT OR REPLACEMENT OF ANY UTILITY OR RELATED STRUCTURE AS MAY BE NECESSARY. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
2. THE CONTRACTOR SHALL CONTROL TRAFFIC THROUGH THE PROJECT SITE IN CONFORMANCE WITH THE LATEST EDITION OF "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES." THE CONTRACTOR SHALL AT ALL TIMES MAINTAIN LOCAL ACCESS FOR HOME OWNERS ALONG THE PROJECT SITE.
3. THE CONTRACTOR AND/OR SUB-CONTRACTOR SHALL HAVE A MINIMUM OF ONE (1) SET OF APPROVED CONSTRUCTION PLANS ON THE JOB SITE AT ALL TIMES DURING THE CONSTRUCTION PHASES.
4. ALL MATERIAL SUPPLIER(S) SHALL SUBMIT TO THE ENGINEER PROOF OF MATERIALS TESTED IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL CERTIFY THAT ALL MATERIAL DELIVERED TO THE JOB SITE MEET OR EXCEED CITY OF WILSONVILLE SPECIFICATIONS PRIOR TO DELIVERY OF MATERIAL TO THE SITE. ANY MATERIAL NOT CERTIFIED BY THE SUPPLIER SHALL BE REMOVED FROM THE JOB SITE AT NO ADDITIONAL COST TO THE OWNER.
5. THE ENGINEER HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTORS SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM HIS/HER WORK.
6. CONTRACTOR SHALL REMOVE AND DISPOSE OF TREES, STUMPS, BRUSH, ROOTS, TOPSOIL, AND OTHER MATERIAL IN THE ROADWAY AND WHERE REQUIRED TO ALLOW FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS. MATERIAL SHALL BE DISPOSED OF IN SUCH A MANNER AS TO MEET LOCAL REGULATIONS.
7. CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL EARTHWORK, TRENCH BACKFILL, AND ROAD CONSTRUCTION COMPACTION TESTS AND GEOTECHNICAL REVIEWS WITH THE SOILS TESTING LAB AS REQUIRED FOR ACCEPTANCE OF PROJECT WORK BY THE CITY OF WILSONVILLE.
8. ABANDON WELLS AND DRAIN FIELDS ONSITE MUST COMPLY WITH OREGON DEPT. OF WATER RESOURCES' REQUIREMENTS.
9. ALL CONSTRUCTION TRAFFIC SHALL ACCESS THE SITE VIA GRAHAM'S FERRY ROAD/TOOZE ROAD/110TH AVENUE.
10. THE CONTRACTOR IS REQUIRED TO ATTEND A PRECONSTRUCTION CONFERENCE AT A LOCATION TO BE SPECIFIED BY THE ENGINEER.
11. THE CONTRACTOR IS REQUIRED TO ATTEND A PRECONSTRUCTION CONFERENCE AT A LOCATION TO BE SPECIFIED BY THE ENGINEER.
12. ALL CONSTRUCTION OR IMPROVEMENTS TO PUBLIC WORKS FACILITIES SHALL BE IN CONFORMANCE TO THE CITY OF WILSONVILLE PUBLIC WORKS STANDARDS - 2008 AND THE REQUIREMENTS OF THE CITY OF WILSONVILLE. ALL WORK WITHIN THE PUBLIC R.O.W. OR PUBLIC EASEMENTS REQUIRES A PUBLIC WORKS PERMIT. CONTRACTOR SHALL PROVIDE THE CITY WITH 24-HR NOTICE BEFORE WORKING WITHIN THE PUBLIC R.O.W. OR PUBLIC EASEMENTS.
13. CITY RESERVES RIGHT TO DIRECT TESTING AGENCY ON FREQUENCY OF TESTING.
14. 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 PROFESSIONAL LAND SURVEYOR REGISTERED 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.
15. PER ORS 92.044(7): UTILITY INFRASTRUCTURE MAY NOT BE PLACED WITHIN ONE FOOT OF A SURVEY MONUMENT LOCATION NOTED ON A SUBDIVISION OR PARTITION PLAN.

CITY OF WILSONVILLE EROSION AND SEDIMENT CONTROL NOTES

1. **Responsible party.** The property owner or designee shall be responsible for proper installation, maintenance and removal of all erosion and sediment control (ESC) measures, in accordance with the City of Wilsonville, state, and federal regulations.
2. **Installation of ESC measures prior to clearing & grading.** The ESC measures shown in these plans shall be constructed and approved by the City's authorized representative prior to clearing and grading activities, and in such a manner as to ensure that sediment and sediment laden water does not enter the drainage system, roadways, or violate applicable stormwater discharge standards.
3. **Inspections.** Initial and final ESC inspections are required. The City's 24 hour Building/ESC inspection number is (503) 682-4159. All calls requesting inspections that are received by 7:00 A.M. shall be inspected by the end of the day the call was received (no inspections Saturday, Sunday, or Holidays). Tree protection shall be installed, inspected and approved by a Planning Department representative before any ESC measures are placed. The initial ESC inspection shall not occur until tree protection measured are inspected and approved.
- The Property owner or designee shall remove ESC measures, establish permanent groundcover on all exposed soils; clean and remove trash, construction waste and sediment deposits before receiving a final ESC inspection approval. (Solely straw or plastic sheeting is not permanent ground cover.)
4. **Daily inspection.** The ESC measures shall be inspected daily by the property owner or designee and maintained as necessary to ensure proper functioning. All ESC measures requiring maintenance or repair shall be completed immediately.
5. **State 1200-C (DEQ) and 1200-CN (City) permits.** If a site requires an Oregon Department of Environmental Quality (DEQ) 1200-C permit for disturbing five acres or more, an approved copy of the 1200-C shall be submitted to the City's authorized representative before any clearing or grading shall be allowed to proceed. Construction activities including clearing, grading, excavation, and stockpiling that will disturb five (5) or more acres and that may discharge to surface waters or conveyance systems leading to surface waters of the state, require a DEQ 1200-C permit.

For construction activities that disturb five (5) or more acres, a public review process is required.

The property owner or designee is required to follow all 1200-C requirements and make the 1200-C permit available for review if requested by the City's authorized representative. The DEQ 1200-C permits are obtained directly from DEQ. A 1200-CN permit, for disturbing one to less than five acres, for automatically covered construction activities is issued by the City of Wilsonville for sites meeting applicable ordinance and code requirements.

6. **Code conformance.** The property owner or designee shall install, operate, and maintain adequate ESC measures in conformance with the standards adopted by the City of Wilsonville Erosion Control Ordinance during the construction of any public utilities and private improvements, until such time as approved permanent vegetative materials have been installed.

The contractor shall read and be familiar with the City's Erosion Control standards and ODOT construction Erosion Control standards. The contractor shall adhere to the more restrictive of the two standard requirements when performing Public Works Projects, available at <http://ci.wilsonville.or.us/Index.aspx?page=61> or WWW.ci.wilsonville.or.us then ... I want to tab> Download Documents> Community Development Folder> Natural Resources Folder> Ordinance 482.

DEMOLITION NOTES

1. REMOVAL OF EXISTING INTERIOR FENCES, SERVICE LINES (AERIAL & UNDER- GROUND POLES, MISCELLANEOUS ITEMS NOT SHOWN AND THE CLEANUP OF DEBRIS IN THE CONSTRUCTION AREAS ARE ALL TO BE INCLUDED IN THE CLEARING BID ITEM.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND COORDINATE THE REMOVAL OF EXISTING UTILITIES OR PROPER FILLING OF THE UTILITIES (SEPTIC TANKS, LINES, ETC.) IF THEY ARE TO REMAIN. IT SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE CITY OF WILSONVILLE TO APPROVE THE FILLING OF ANY SEPTIC TANKS & REMOVAL OF ANY SEPTIC TANKS & REMOVAL OF ANY EXISTING WATER WELL.
3. ANY EXISTING WATER, SANITARY, AND STORM LINES THAT ARE SCHEDULED TO BE ABANDONED SHALL EITHER BE COMPLETELY REMOVED OR ABANDONED PER CITY APPROVED RECOMMENDATIONS FROM A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF OREGON WHOSE AREA OF EXPERTISE IS GEOTECHNICAL ENGINEERING.

WATER SYSTEM

1. ALL SANITARY SEWER LINES WITHIN 10 FEET Laterally OR 1.5 FEET VERTICALLY OF A WATER MAIN SHALL BE ENCASED IN A REINFORCED CONCRETE JACKET 6" THICK FOR A DISTANCE OF 10 FEET ON BOTH SIDES OF THE CROSSING. WHERE CROSSINGS ARE NECESSARY, THEY MUST BE MADE AT APPROXIMATELY 90 DEGREES WITH AT LEAST 18" OF SEPARATION BELOW THE WATER LINE. SEE DETAIL S-2150, PUBLIC WORKS STANDARDS. AT NO TIME SHALL THE CONTRACTOR UNDERTAKE TO CLOSE OFF OR OPEN VALVES OR TAKE ANY OTHER ACTION THAT WOULD AFFECT THE OPERATION OF THE WATER SYSTEM.
2. NO CONNECTION TO THE EXISTING WATERLINE SHALL BE PERMITTED UNTIL ALL NEW WATERLINES ARE SATISFACTORILY TESTED FOR PRESSURE, CHLORINATION AND BACTERIA.
3. ALL CONSTRUCTION STAKING OF PUBLIC WATER LINES SHALL BE PERFORMED BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OREGON. STAKES SHALL LOCATED ALL BENDS, TEES, CROSSES, FIRE HYDRANTS, BLOWOFFS, ISOLATION VALVES, VAULTS, AND BOOSTER PUMP STATIONS. MAXIMUM SPACING FOR REFERENCE STAKES IS 50 FT. CONSTRUCTION SHALL NOT BE ALLOWED BEFORE STAKING IS PERFORMED.
4. PROVIDE POLYETHYLENE ENCASEMENT FOR ALL METALLIC PIPING WITHIN TEN (10) FEET OF ANY EXISTING CATHODICALLY PROTECTED GAS MAIN ACCORDING TO ANSI/AWWA C105/A21.5.
5. PUBLIC WATER LINES SHALL CONFORM TO MATERIALS AND INSTALLATION REQUIREMENTS AS MAY BE REQUIRED BY THE CITY OF WILSONVILLE AND OREGON STATE PLUMBING SPECIALTY CODE.
6. PUBLIC WATER LINES SHALL BE FLUSHED, HYDROSTATICALLY TESTED, AND DISINFECTED AS PER CITY OF WILSONVILLE STANDARDS. CITY OF WILSONVILLE ENGINEERING STAFF SHALL WITNESS AND APPROVE ALL SUCH TESTS PERFORMED BY THE CONTRACTOR (24-HR NOTIFICATION).
7. CONTRACTOR SHALL PROVIDE SCREENING AND REMOVE ALL ACCUMULATED CONSTRUCTION DEBRIS, ROCKS, GRAVEL, SAND, SILT, AND OTHER FOREIGN MATERIAL FROM THE SYSTEM AT OR NEAR THE CLOSEST DOWNSTREAM MANHOLE; NO MATERIAL SHALL BE FLUSHED INTO THE DOWNSTREAM CITY SEWER SYSTEM.
8. DISPOSE OF FLUSHING AND STERILIZING WATER IN A MANNER APPROVED BY THE CITY'S AUTHORIZED REPRESENTATIVE. IF THE VOLUME AND CHLORINE CONCENTRATION IS SUCH AS TO POSE A HAZARD TO THE CITY'S WASTEWATER TREATMENT PLANT OPERATION, THE STERILIZING WATER SHALL BE METERED INTO THE SYSTEM PER DIRECTION OF THE CITY'S AUTHORIZED REPRESENTATIVE, OR DE-CHLORINATED AND DISPOSED INTO THE CITY'S STORM SYSTEM.
9. NEWLY CONSTRUCTED CURBS OR REPLACED CURBS SHALL BE STAMPED WITH THE CAPITOL LETTER "W" AT THE LOCATION OF EACH WATER SERVICE CROSSING. LETTERS SHALL BE 3 INCHES IN HEIGHT AND EMBOSSED A MINIMUM OF 1/8-INCH DEEP.

7. **Scope of responsibility.** The implementation of the approved ESC plan, including the installation, construction, maintenance, replacement, upgrading and removal of the ESC measures are the responsibility of the property owner or designee until all construction is completed and approved, and all vegetation/landscaping is established. The property owner or designee shall be responsible for maintenance of the ESC measures until the permit is transferred or the permit coverage is terminated.

8. **Erosion control.** No person shall create physical erosion by dragging, dropping, tracking, or otherwise placing or depositing, or permitting to be deposited, mud, dirt, rock, or other such debris on a public street, or into any part of the public stormwater and surface water system, or into any part of a private stormwater and surface water system that drains or connects to the public stormwater and surface water system. Any such deposited material shall be immediately removed by hand labor or mechanical means. No material shall be washed or flushed into any part of the stormwater and surface water system until all mechanical means to remove the debris are exhausted and preventive sediment filtration is in place. No discharge containing visible solids is allowed. All above ground treatment facilities (swales, ponds, etc.) shall be completed, inspected, and approved prior to any stormwater being allowed to enter facility or any paving to occur.

9. **Minimum requirements - upgrades & retrofits expected.** The ESC measures depicted in these plans are considered minimum requirements for anticipated site conditions. During the construction period, these ESC measures shall be upgraded as needed for unexpected storm events and changes in construction activities. At all times, ESC measures shall ensure that sediment and sediment-laden water does not leave the construction site.

10. **Clearing limits.** The boundaries of the clearing limits depicted on the ESC plan shall be clearly marked in the field prior to clearing. During the construction period, no disturbance beyond the clearing limits shall be permitted. The clearing limit markings shall be maintained by the property owner or designee for the duration of construction.

11. **Toxic & hazardous materials.** Any use of toxic or hazardous materials shall include proper storage, application, and disposal. The property owner or designee shall properly manage hazardous wastes, used oils, contaminated soils, concrete waste, sanitary waste, liquid waste, or other toxic substances discovered or generated during construction.

12. **On-site concrete truck wash area.** The ESC plan shall designate specific areas for on-site washing of concrete trucks and the disposal of accumulated concrete waste.

13. **Securing of portable toilets.** If required, the property owner or designee shall secure portable toilets, by cable or chain, to posts or stable anchor to prevent them from over-turning and spilling.

14. **Resources for ESC facility design & development.** The property owner or designee shall refer to the Clackamas County Water Environment Services most current version of the "Erosion Prevention and Sediment Control Planning and Design Manual," available on line at <http://www.clackamas.us/wes/designmanual.html> and the City of Wilsonville's "Erosion Control Ordinance".

15. **Construction entrances.** Stabilized gravel entrances, with subgrade reinforcement geotextile fabric, shall be installed and maintained for the duration of the project in conformance with Detail S-2240. Additional measures such as a wheel wash, in conformance with Detail S-2235, may be required to ensure that all paved areas are kept clean for the duration of the project. The construction entrance shall not block existing public accessible routes unless proper closures are approved by the City of Wilsonville Engineering authorized representative.

STREET & STORM DRAIN

1. GRANULAR BACKFILL SHALL BE COMPACTED TO 95% OF T-180 FOR TRENCH BACKFILL WITHIN 2 FEET OF FINISH GRADE. 90% OF T-180 BELOW 2 FEET OF FINISH GRADE. CONTRACTOR TO DETERMINE TYPE OF EQUIPMENT AND METHOD USED TO ACHIEVE REQUIRED COMPACTION. ALL STRUCTURAL FILL IS TO EXTEND A MINIMUM OF 3-FEET BEYOND THE FILL AREA.
2. TRENCH BACKFILL OUTSIDE OF PUBLIC RIGHT OF WAY MAY BE NATIVE TRENCH MATERIAL. TRENCH BACKFILL IN PUBLIC ROW SHALL BE GRANULAR BACKFILL AS SPECIFIED IN THE CITY OF WILSONVILLE PUBLIC WORK STANDARD SPECIFICATIONS
3. ASPHALT CONCRETE PAVEMENT MIX TO BE DESIGNED FROM A MIX FORMULA APPROVED BY ODOT FOR MATERIAL USED. CONTRACTOR TO PROVIDE ENGINEER AND CITY WITH CERTIFICATE OF COMPLIANCE FROM ASPHALT PAVEMENT PLANT, UNLESS OTHERWISE INDICATED.
4. ALL ROOF & FOOTING DRAIN SERVICES SHALL BE 6" AND PLACED PER DETAILED DRAWINGS.
5. SERVICE LATERALS SHALL BE 6" 3034 PVC PIPE, UNLESS OTHERWISE NOTED, CONFORMING TO THE SAME SPECIFICATIONS AS THE SEWER MAINS. THEY SHALL EXTEND A MINIMUM OF 10 FEET FROM THE MAIN AND TEN FEET INTO THE LOT. THE SERVICE LATERAL SHALL BE INSTALLED WITH DETECTABLE TAPE, "THOR DURATEC" SAFETY WHITE STORM RIBBON OR EQUAL, AND PLUGGED WITH A 4" RUBBER RING PLUG AND THE LATERAL END SHALL BE MARKED WITH A 2" X 4" STAKE. DETECTABLE TAPE SHALL BE TIED OFF TO THE 2X4 MARKER. PAINTED WHITE, EXTENDING FROM THE INVERT TO A MINIMUM OF TWO FEET ABOVE THE GROUND SURFACE, WITH THE DEPTH FROM THE TOP OF THE 2" X 4" TO THE INVERT WRITTEN THEREON.
6. CONNECTIONS TO EXISTING PUBLIC STORM LINES OR MANHOLES SHALL BE CORE DRILLED. CITY ENGINEERING STAFF WILL BE PRESENT DURING CONNECTION (24-HR NOTIFICATION).
7. WHERE TREES ARE LOCATED WITHIN 8 FEET OF PUBLIC SIDEWALKS, THE SIDEWALKS SHALL BE PROTECTED FROM ROOT INTRUSION WITH A ROOT CONTROL BARRIER SYSTEM DESIGNED BY A PROFESSIONAL LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF OREGON, AND APPROVED BY THE CITY'S AUTHORIZED REPRESENTATIVE. GENERALLY, THE ROOT CONTROL SYSTEM SHOULD BE INSTALLED A MINIMUM OF 12 INCHES DEEP, WITH A MINIMUM 20-FOOT LENGTH CENTERED ON THE ROOT SOURCE. INSTALLATION OF SUCH SYSTEMS SHALL BE DONE SO AS TO NOT DISTURB THE SIDEWALK OR BASE ROCK PREVIOUSLY INSTALLED
8. ALL CONSTRUCTION STAKING OF PUBLIC STORM LINES SHALL BE PERFORMED BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OREGON. STAKES SHALL LOCATE ALL PUBLIC TEES, CLEANOUTS, MANHOLES, CATCH BASINS, AREA DRAINS, WATER QUALITY STATIONS, AND PUMP STATIONS. MAXIMUM SPACING FOR REFERENCE STAKES IS 50 FEET. CONSTRUCTION SHALL NOT BE ALLOWED BEFORE STAKING IS PERFORMED.
9. STORM LATERALS SHALL HAVE LOCATING WIRE (12 GAGE WHITE INSULATION) INSTALLED BESIDE THE PIPE AND PLASTIC CAUTION TAPE INSTALLED 1-FOOT ABOVE THE PIPE CROWN. SURFACE LOCATING WIRE AT RIGHT-OF-WAY CLEANOUTS; TAPE SHALL BE TIED OFF TO THE 2 X 4 MARKER.
10. NEWLY CONSTRUCTED CURBS OR REPLACED CURBS SHALL BE STAMPED WITH THE CAPITOL LETTER "SD" AT THE LOCATION OF EACH STORM LATERAL CROSSING. LETTERS SHALL BE 3 INCHES IN HEIGHT AND EMBOSSED A MINIMUM OF 1/8-INCH DEEP.
11. ALL STORM LINES SHALL BE FLUSHED AND CLEANED PRIOR TO TESTING. IF NECESSARY, THE CONTRACTOR SHALL USE MECHANICAL RODDING, BUCKETING OR VACTOR EQUIPMENT.
12. DURING FLUSHING, CONTRACTOR SHALL PROVIDE SCREENING AND REMOVE ALL ACCUMULATED CONSTRUCTION DEBRIS, ROCKS, GRAVEL, SAND, SILT, AND OTHER FOREIGN MATERIAL FROM THE SYSTEM AT OR NEAR THE CLOSEST DOWNSTREAM MANHOLE; NO MATERIAL SHALL BE FLUSHED INTO THE DOWNSTREAM CITY SEWER SYSTEM.
13. ALL STORM LINES SHALL BE VIDEO INSPECTED. IN ADDITION, STORM LINES CONSTRUCTED OF FLEXIBLE PIPE SHALL BE DEFLECTION TESTED. CONTRACTOR TO FURNISH ALL NECESSARY TEST EQUIPMENT AND PERFORM THE TESTS IN A MANNER SATISFACTORY TO THE CITY. CITY ENGINEERING STAFF SHALL BE PRESENT DURING TESTING (24-HR NOTIFICATION).
14. STORMWATER FACILITIES SHALL NOT BE ACTIVATED AND/OR CONNECTED TO PUBLIC STORM SYSTEMS OR WATERWAYS UNLESS FACILITY HAS BEEN APPROVED BY CITY STAFF.
15. NEWLY CONSTRUCTED CURBS OR REPLACED CURBS SHALL BE STAMPED WITH THE CAPITOL LETTER "SD" AT THE LOCATION OF EACH STORM LATERAL CROSSING. LETTERS SHALL BE 3 INCHES IN HEIGHT AND EMBOSSED A MINIMUM OF 1/8-INCH DEEP.

16. **Protection of stormwater facilities, drains & inlets.** Storm drain inlets, basins, and area drains shall be protected until completion of project. Although there are a number of approved measures for inlet protection, low flow silt sack inserts (no overflow), in conformance with Detail S-2127, with biobags, in conformance with Detail S-2126, around curb inlets are the preferred measures for inlet protection, where applicable. Per DEQ requirements overflow silt sack inserts are not allowed. Low flow silt sack inserts (no overflow) shall be used for street inlets (unless inlet in curb). Inlets will be protected with appropriate measures upon basin installation. All storm drain inlet protection measures located in public streets shall not create a hazard to vehicular traffic, bike or pedestrian traffic. If required by the City's authorized representative, a minimum of six (6) extra biobags shall be kept on site at all times for upgrading and repairs.

17. **Cleaning sediment barriers.** At no time shall sediment be allowed to accumulate more than 1/3 of barrier height. Cleaning operations shall not allow sediment-laden water to be intentionally washed into storm sewers, drainage ways or waterbodies. Dry sweeping shall be used to clean up released sediments using appropriate dust control measures.

18. **Permanent ground cover.** Pavement surfaces and permanent vegetation are to be installed as soon as possible. Impervious surfaces shall not be installed until stormwater detention and water quality facilities have been constructed and approved by the City's authorized representative.

19. **Seeding.** Seeding shall be established only between March 1 through May 15 and September 1 through October 15 for each phase of construction. If an irrigation system is installed, seeding may be established from March 1 through November 15.

20. **Wet weather requirements.** Exposed soils and un-vegetated surfaces not fully established by October 15, shall be subject to wet weather erosion prevention measures in effect through April 30. For requirements, see Clackamas County Water Environment Services' most current version of "Erosion Prevention and Sediment Control Planning and Design Manual," and the City of Wilsonville Erosion Control Ordinance. Any open ground (regardless of slope) is to be covered during the wet weather season if not under active construction (active construction to be determined by the City's authorized representative).

21. **Dust control.** During all phases of work the contractor shall take precautions to abate any dust nuisance. Dust shall be minimized to the extent practicable and prevention measures shall be continuous until final inspection by the City's authorized representative. Additional measures for dust control, if required by the City's authorized representative, shall include at least one (1) water truck on site at all times from June 1 to October 31. In areas subject to wind erosion, appropriate BMP's must be used which may include the application of fine water spraying, plastic sheeting, mulching, or other approved measures.

22. **Use of straw.** Solid straw bales are not to be used for any ESC measures. Straw should only be used loose, to spread as temporary ground cover. A minimum of two inches is to be applied, covering all exposed soils (no visible soils).

23. **Plans.** All ESC plans shall include these City of Wilsonville Erosion and Sediment Control Notes, an appropriate erosion control legend and erosion control details, which are consistent with the City of Wilsonville's Erosion and Sediment Control Notes (including Sediment Fence Notes). Legend symbols are found in the Clackamas County Water Environment Services "Erosion Prevention and Sediment Control Planning and Design Manual," in Appendix A. Erosion control details are also found at <http://www.ci.wilsonville.or.us/index.aspx?page=404> or [WWW.ci.wilsonville.or.us](http://www.ci.wilsonville.or.us) then ... City Hall> Community Development> Engineering> Public Works Standards and the "Erosion Prevention and Sediment Control Planning and Design Manual".

SANITARY SEWER SYSTEM

1. PIPE SHALL BE PVC SEWER PIPE CONFORMING TO ASTM D-3034-SDR 35. MINIMUM STIFFNESS SHALL BE 46 PSI AND JOINT TYPE SHALL BE ELASTOMETRIC GASKET CONFORMING TO ASTM D-3212.
2. MANHOLE BASE SHALL BE POURED IN PLACE CONCRETE BASE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI, OR PRECAST BASE WITH A 6" MINIMUM LIP OUTSIDE THE EXTERIOR WALL OF THE MANHOLE (SEE DETAIL SHEET). MANHOLE RISERS AND TOPS SHALL BE PRECAST SECTIONS WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. TOPS SHALL BE ECCENTRIC CONES EXCEPT WHERE INSUFFICIENT HEADROOM REQUIRES FLAT TOPS. INVERTS SHALL BE CONSTRUCTED TO PROVIDE SMOOTH MANHOLE BY MEANS OF AN ELASTONETRIC GASKET, AN APPROVED WATERSTOP OR FLEXIBLE SLEEVE. CEMENT GROUT FOR CONNECTING PVC SEWER PIPE TO MANHOLE WILL NOT BE PERMITTED.
3. CLEANOUT PIPE, FITTINGS AND JOINTS SHALL BE THE SAME SPECIFICATIONS AS FOR PIPE. CASTINGS ARE AS SHOWN ON DETAIL AND SHALL CONFORM TO ASTM A48 (GRADE 30).
4. CONNECTION TO EXISTING PUBLIC SANITARY LINES OR MANHOLES SHALL BE CORE DRILLED. CITY ENGINEERING STAFF SHALL BE PRESENT DURING CONNECTION (24-HR NOTIFICATION).
5. ALL CONSTRUCTION STAKING OF PUBLIC SEWER LINES SHALL BE PERFORMED BY UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OREGON. STAKES SHALL LOCATE ALL TEES, CLEANOUTS, MANHOLES, WATER LINE CROSSINGS, AND PUMP STATIONS. MAXIMUM SPACING FOR REFERENCE STAKES IS 50FT. CONSTRUCTION SHALL NOT BE ALLOWED BEFORE STAKING IS PERFORMED.
6. SERVICE LATERALS SHALL BE 4" 3034 PVC PIPE, UNLESS OTHERWISE NOTED, CONFORMING TO THE SAME SPECIFICATIONS AS THE SEWER MAINS. THEY SHALL EXTEND A MINIMUM OF 10 FEET FROM THE MAIN AND TEN FEET INTO THE LOT. THE SERVICE LATERAL SHALL BE INSTALLED WITH DETECTABLE TAPE, "THOR DURATEC" SAFETY GREEN SANITARY RIBBON OR EQUAL, AND PLUGGED WITH A 4" RUBBER RING PLUG AND THE LATERAL END SHALL BE MARKED WITH A 2" X 4" STAKE. DETECTABLE TAPE SHALL BE TIED OFF TO THE 2X4 MARKER. PAINTED GREEN, EXTENDING FROM THE INVERT TO A MINIMUM OF TWO FEET ABOVE THE GROUND SURFACE, WITH THE DEPTH FROM THE TOP OF THE 2" X 4" TO THE INVERT WRITTEN THEREON.
7. SANITARY LATERALS SHALL HAVE LOCATING WIRE (12 GAGE GREEN INSULATION) INSTALLED BESIDE THE PIPE AND PLASTIC CAUTION TAPE INSTALLED 1-FOOT ABOVE THE PIPE CROWN. SURFACE LOCATING WIRE AT RIGHT-OF-WAY CLEANOUTS; TAPE SHALL BE TIED OFF TO THE 2 X 4 MARKER.
8. NEWLY CONSTRUCTED CURBS OR REPLACED CURBS SHALL BE STAMPED WITH THE CAPITOL LETTER "SS" AT THE LOCATION OF EACH SANITARY LATERAL CROSSING. LETTERS SHALL BE 3 INCHES IN HEIGHT AND EMBOSSED A MINIMUM OF 1/8-INCH DEEP.
9. ALL PUBLIC SEWER LINES SHALL BE FLUSHED AND CLEANED PRIOR TO TESTING. IF NECESSARY, THE CONTRACTOR SHALL USE MECHANICAL RODDING, BUCKETING OR VACTOR EQUIPMENT.
10. DURING FLUSHING, CONTRACTOR SHALL PROVIDE SCREENING AND REMOVE ALL ACCUMULATED CONSTRUCTION DEBRIS, ROCKS, GRAVEL, SAND, SILT, AND OTHER FOREIGN MATERIAL FROM THE SYSTEM AT OR NEAR THE CLOSEST DOWNSTREAM MANHOLE; NO MATERIAL SHALL BE FLUSHED INTO THE DOWNSTREAM CITY SEWER SYSTEM.
11. ALL PUBLIC SEWER LINES SHALL BE PRESSURE TESTED AND VIDEO INSPECTED. IN ADDITION, SEWERS CONSTRUCTED OF FLEXIBLE PIPE SHALL BE DEFLECTION TESTED. CONTRACTOR TO FURNISH ALL NECESSARY TEST EQUIPMENT AND PERFORM THE TESTS IN A MANNER SATISFACTORY TO THE CITY. CITY ENGINEERING STAFF SHALL BE PRESENT DURING TESTING (24-HR NOTIFICATION).
12. PUBLIC SANITARY SEWER MANHOLES SHALL BE TESTED FOR ACCEPTANCE AFTER BACKFILL IS PLACED AND COMPACTED AND THE STREET PAVED. CONTRACTOR TO FURNISH ALL NECESSARY TEST EQUIPMENT AND PERFORM THE TESTS IN A MANNER SATISFACTORY TO THE CITY. CITY ENGINEERING STAFF SHALL BE PRESENT DURING TESTING (24-HR NOTIFICATION).
13. FOR ALL PUBLIC SANITARY MANHOLES, THE CONTRACTOR SHALL SUPPLY THE CITY WITH MANHOLE COVER INSERTS. FOR PUBLIC MANHOLES LOCATED IN NATURAL OR LANDSCAPED AREAS OR IN RESIDENTIAL STREETS, THE CONTRACTOR SHALL SUPPLY MANHOLE COVER INSERTS MADE OF DURABLE PLASTIC. FOR PUBLIC MANHOLES LOCATED IN ARTERIAL AND COLLECTOR STREETS, THE CONTRACTOR SHALL SUPPLY MANHOLE COVER INSERTS MADE OF STAINLESS STEEL.

24. **Water tight trucks.** Water tight trucks shall be used to transport saturated soils from the construction site.

25. **Pumping of sediment laden water.** All pumping of sediment laden water must be discharged over an undisturbed vegetated area, and through a sediment control BMP (i.e. filter bag). All discharges shall be authorized by the City of Wilsonville.

26. **ESC logs.** Written ESC logs are to be maintained onsite and available to the City inspectors .  
27. **Sediment Fence.** Filter fabric sediment fences shall be installed in conformance with Detail S-2245.

28. **Stitched post loops.** Standard or heavy duty filter fence shall have manufactured stitched post loops with 2"x 2" x 4" posts for installation. Stitched post loops shall be installed on the uphill side of the sloped area.

29. **Continuous run / construction of joints.** The filter fabric shall be purchased in a continuous roll, and cut to length in the field to avoid the use of joints. When joints are necessary, connect silt fence ends by spinning 2"x 2" x 4" posts together two to three times and bury as one post.

30. **Installation on contour / finish at termination points.** The filter fence shall be installed to follow the contours. The posts shall be spaced a maximum of six feet apart and driven securely into the ground. When sediment fence approaches its termination point, turn fence uphill and extend one (1) full panel (6 feet).

31. **Burial of fabric.** The filter fabric shall have a minimum vertical burial of six inches. All excavated material from filter fabric fence installation shall be backfilled and compacted on both sides of fence along the entire disturbed area.

32. **Inspection.** Filter fabric fences shall be inspected by property owner or designee immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs, maintenance or needed upgrades shall be made immediately. If required by the City's authorized representative, a minimum of one (1) full roll of extra filter fabric fencing shall be on site at all times for upgrading and repairs.

33. **Removal.** Filter fabric fences shall be removed when they have served their useful purpose, but not before the upslope area has been permanently protected and stabilized.

34. **ESC protection behind curbs.** Installation of a ¾" - 0 crushed aggregate is the preferred ESC application where ground is exposed along existing curbing. This is dependent upon the slopes involved and may be insufficient.

35. **Required ESC Measures.** Failure to abide by these ESC measures may result in a Stop Work order being issued by the City Engineer or City Engineering Manager until corrective measures have been undertaken and approved.



Villebois

RCS-VILLEBOIS DEVELOPMENT LLC  
PACIFIC COMMUNITY DESIGN, INC

REVISIONS		
NO.	DATE	DESCRIPTION



EXPIRES: JUNE 30, 2016

VILLEBOIS  
Carvalho Row Homes  
Construction Documents

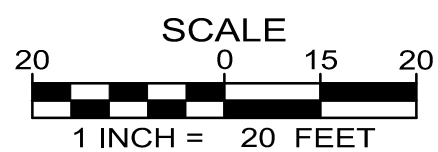
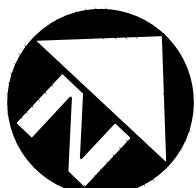
GENERAL  
CONSTRUCTION  
NOTES

1st SUBMITTAL DATE: 9/26/2014

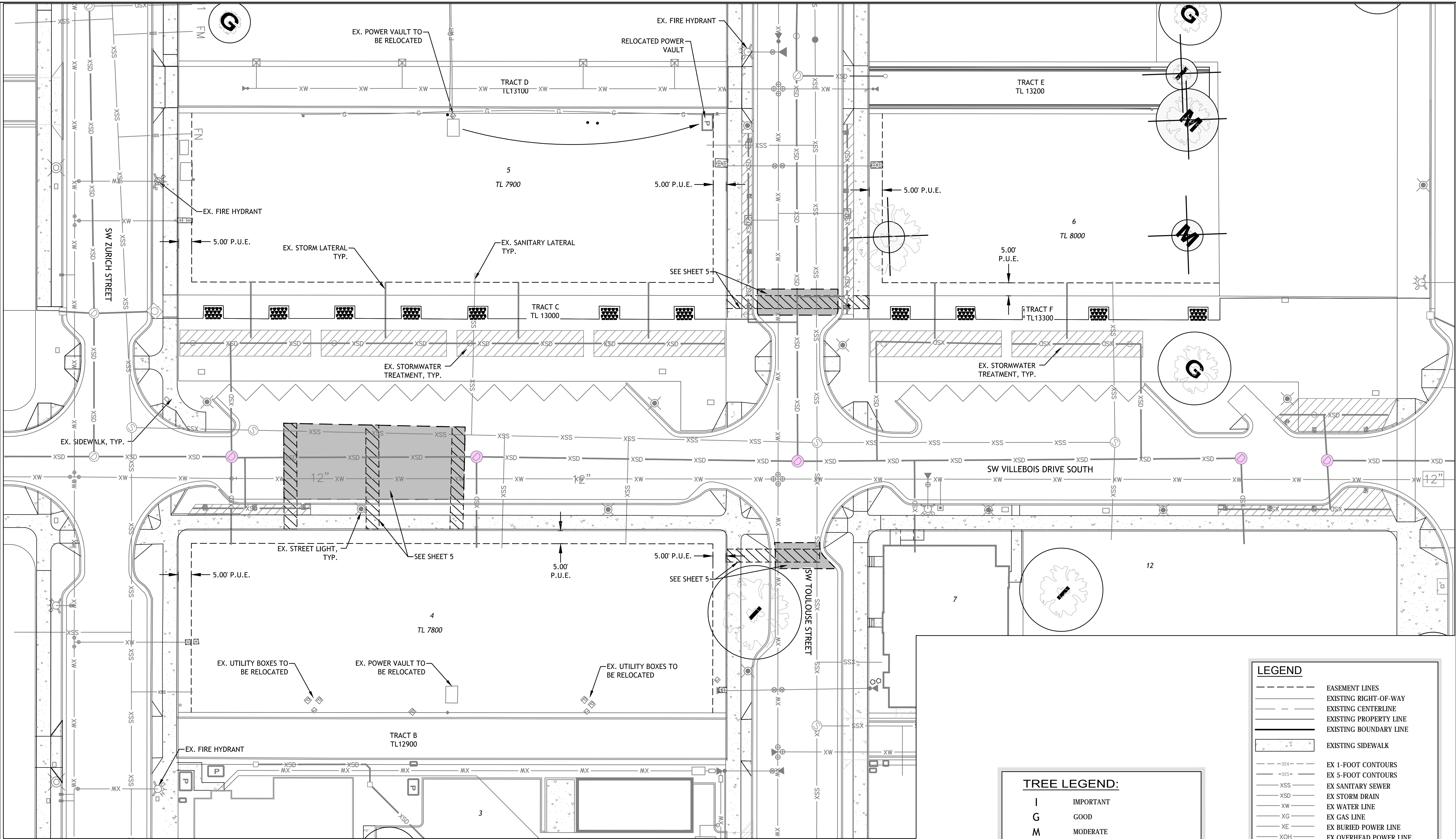
2



N:\proj\398-05\09 Drawings\04 Civil\Sheets - CD Submittal\398056 (3) DEMO.dwg - SHEET: DEMO Sep. 26, 14 - 10:52 AM Bob



ELEVATION DATUM: NAVD 88



**TREE LEGEND:**

- I IMPORTANT
- G GOOD
- M MODERATE
- P POOR
- (Tree symbol) EXISTING TREES TO RETAIN
- (Hatched tree symbol) EXISTING TREES LIKELY TO BE REMOVED
- (Crossed tree symbol) EXISTING TREES TO BE REMOVED

**GENERAL NOTES:**

- THE INFORMATION SHOWN ON THIS PLAN IS BASED ON ASBUILT SURVEY DATA COMPILED BY ALPHA COMMUNITY DEVELOPMENT IN JANUARY 2009 AND ASBUILT SURVEY DATA COMPILED BY PACIFIC COMMUNITY DESIGN IN AUGUST 2014.
- FOR EROSION CONTROL AND TREE PROTECTION PLAN, SEE SHEET EC1.

**LEGEND**

- EASEMENT LINES
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING CENTERLINE
- - - EXISTING PROPERTY LINE
- - - EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- EX 1-FOOT CONTOURS
- EX 5-FOOT CONTOURS
- EX SANITARY SEWER
- EX STORM DRAIN
- EX WATER LINE
- EX GAS LINE
- EX BURIED POWER LINE
- EX OVERHEAD POWER LINE
- EX CABLE TV LINE
- EX TELEPHONE LINE
- (Manhole symbol) EX SANITARY MANHOLE
- (Cleanout symbol) EX SANITARY CLEANOUT
- (Manhole symbol) EX STORM MANHOLE
- (Area symbol) EX AREA DRAIN
- (Inlet symbol) EX CURB INLET
- (Cleanout symbol) EX STORM CLEANOUT
- (Hydrant symbol) EX FIRE HYDRANT
- (Valve symbol) EX WATER VALVE
- (Meter symbol) EX WATER METER
- (Blow-off symbol) EX BLOW-OFF
- (Release valve symbol) EX AIR RELEASE VALVE
- (Riser symbol) EX GAS RISER
- (Light pole symbol) EX LIGHT POLE
- (Vault symbol) EXISTING ELECTRIC VAULT
- (Repaving symbol) REPAVING AREA
- (Sawcut symbol) SAWCUT SECTION



Villebois

RCS-VILLEBOIS DEVELOPMENT LLC  
PACIFIC COMMUNITY DESIGN, INC

REVISIONS		
NO.	DATE	DESCRIPTION



EXPIRES: JUNE 30, 2016

VILLEBOIS  
Carvalho Row Homes  
Construction Documents

EXISTING  
CONDITIONS  
&  
DEMOLITION  
PLAN

1st SUBMITTAL DATE: 9/26/2014

3





RCS-VILLEBOIS DEVELOPMENT LLC  
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REVISIONS		
NO.	DATE	DESCRIPTION

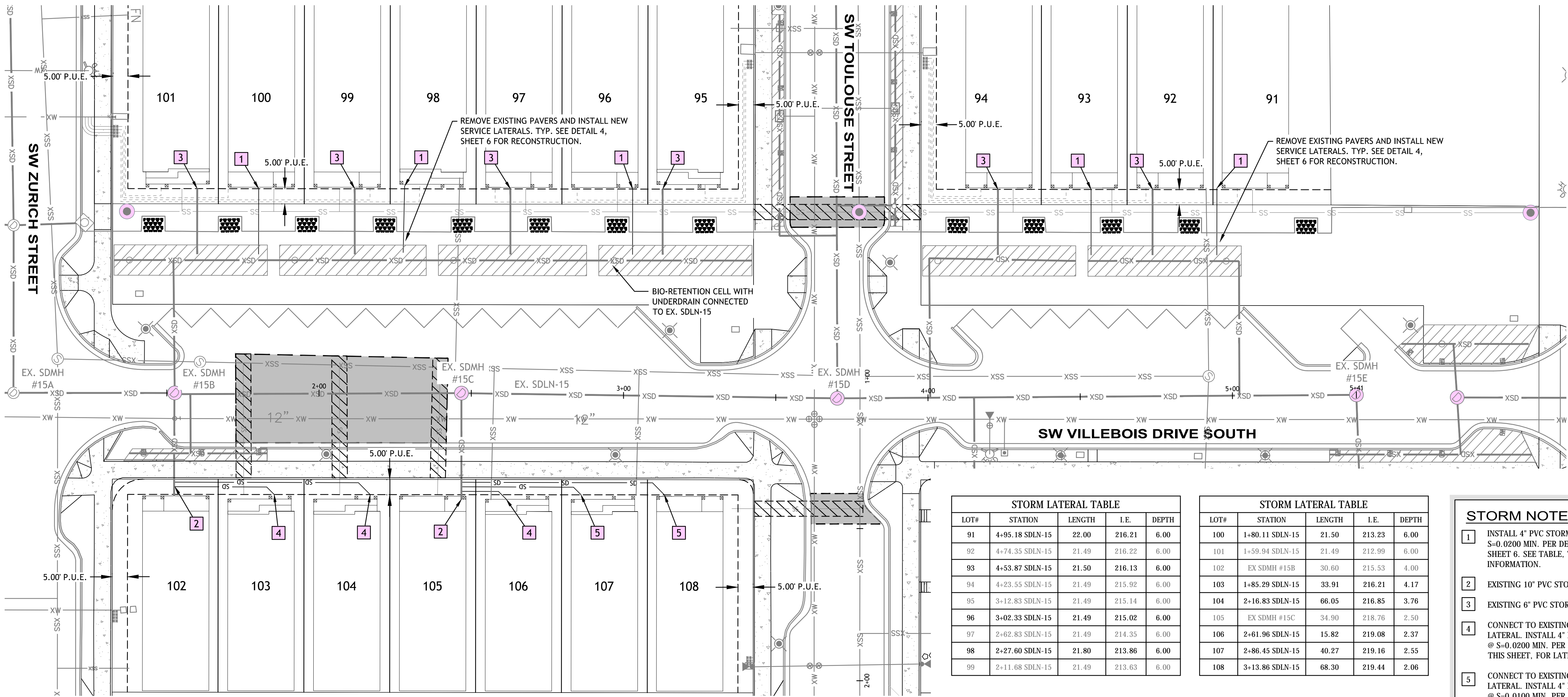


VILLEBOIS  
Carvalho Row Homes  
Construction Documents

VILLEBOIS DRIVE  
STORM PLAN

1st SUBMITTAL DATE: 9/26/2014

4



STORM LINE '15' (VILLEBOIS DRIVE SOUTH) - PLAN  
SCALE: 1" = 20'

STORM LATERAL TABLE				
LOT#	STATION	LENGTH	I.E.	DEPTH
91	4+95.18 SDLN-15	22.00	216.21	6.00
92	4+74.35 SDLN-15	21.49	216.22	6.00
93	4+53.87 SDLN-15	21.50	216.13	6.00
94	4+23.55 SDLN-15	21.49	215.92	6.00
95	3+12.83 SDLN-15	21.49	215.14	6.00
96	3+02.33 SDLN-15	21.49	215.02	6.00
97	2+62.83 SDLN-15	21.49	214.35	6.00
98	2+27.60 SDLN-15	21.80	213.86	6.00
99	2+11.68 SDLN-15	21.49	213.63	6.00

STORM LATERAL TABLE				
LOT#	STATION	LENGTH	I.E.	DEPTH
100	1+80.11 SDLN-15	21.50	213.23	6.00
101	1+59.94 SDLN-15	21.49	212.99	6.00
102	EX SDMH #15B	30.60	215.53	4.00
103	1+85.29 SDLN-15	33.91	216.21	4.17
104	2+16.83 SDLN-15	66.05	216.85	3.76
105	EX SDMH #15C	34.90	218.76	2.50
106	2+61.96 SDLN-15	15.82	219.08	2.37
107	2+86.45 SDLN-15	40.27	219.16	2.55
108	3+13.86 SDLN-15	68.30	219.44	2.06

STORM NOTES:

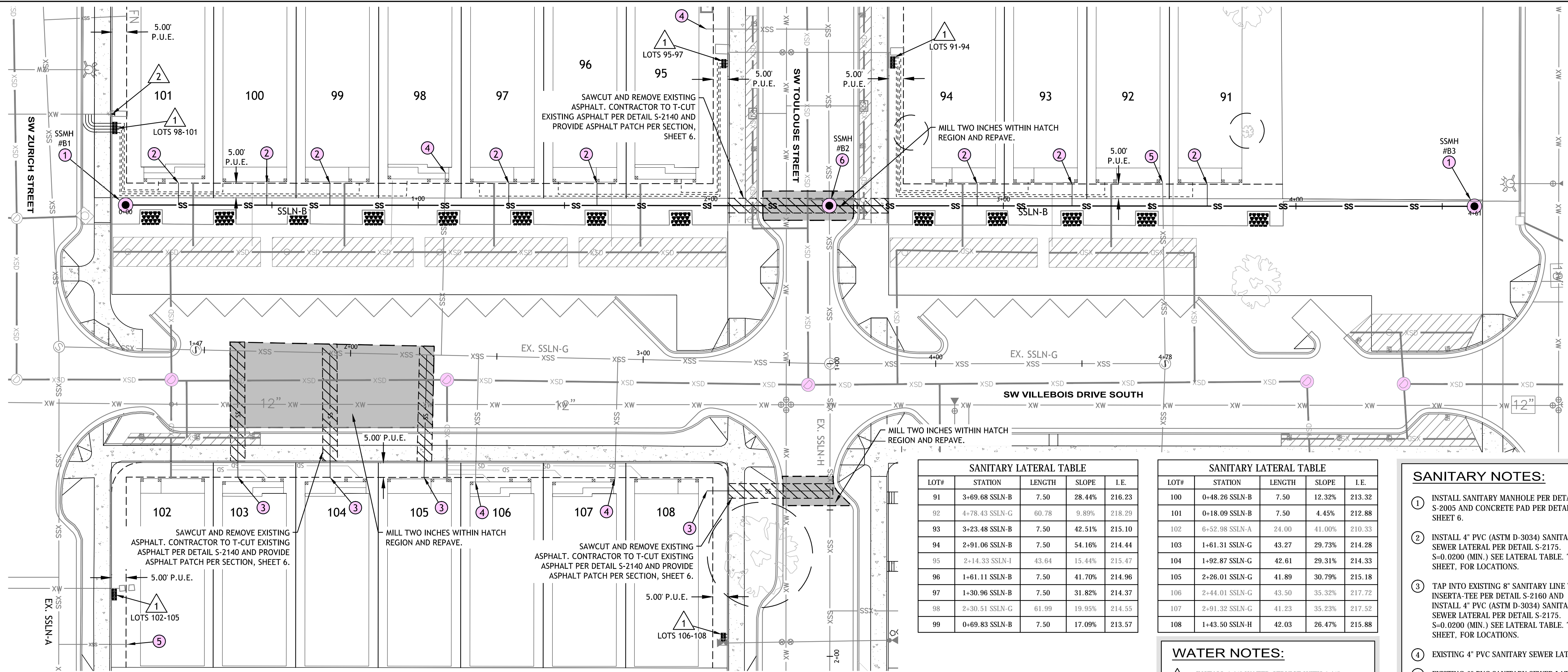
- INSTALL 4" PVC STORM SEWER LATERAL @ S=0.0200 MIN. PER DETAIL S-2175 AND DETAIL 1, SHEET 6. SEE TABLE, THIS SHEET, FOR LATERAL INFORMATION.
- EXISTING 10" PVC STORM SEWER LATERAL.
- EXISTING 6" PVC STORM SEWER LATERAL.
- CONNECT TO EXISTING 10" STORM SERVICE LATERAL. INSTALL 4" PVC STORM SEWER LATERAL @ S=0.0200 MIN. PER DETAIL S-2175. SEE TABLE, THIS SHEET, FOR LATERAL INFORMATION.
- CONNECT TO EXISTING 10" STORM SERVICE LATERAL. INSTALL 4" PVC STORM SEWER LATERAL @ S=0.0100 MIN. PER DETAIL S-2175. SEE TABLE, THIS SHEET, FOR LATERAL INFORMATION.

ELEVATION DATUM: NAVD 88

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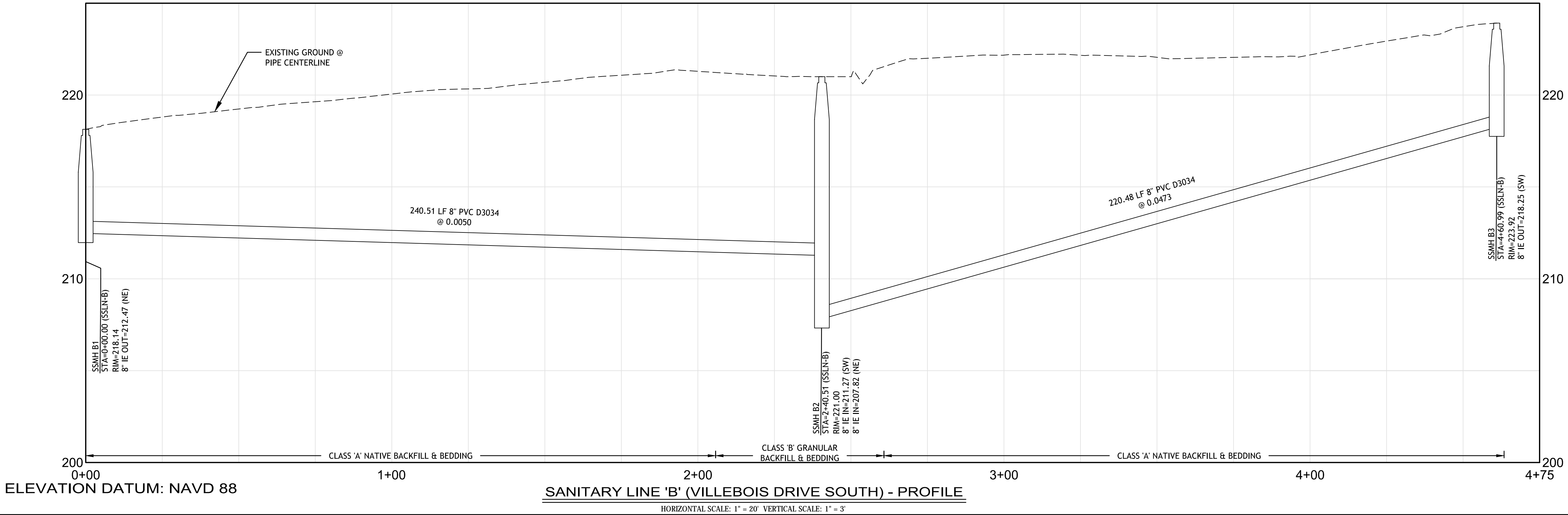
SANITARY LINES 'B' AND 'G' (VILLEBOIS DRIVE SOUTH) - PLAN  
SCALE: 1" = 20'

SANITARY LATERAL TABLE				
LOT#	STATION	LENGTH	SLOPE	I.E.
91	3+69.68 SSLN-B	7.50	28.44%	216.23
92	4+78.43 SSLN-G	60.78	9.89%	218.29
93	3+23.48 SSLN-B	7.50	42.51%	215.10
94	2+91.06 SSLN-B	7.50	54.16%	214.44
95	2+14.33 SSLN-I	43.64	15.44%	215.47
96	1+61.11 SSLN-B	7.50	41.70%	214.96
97	1+30.96 SSLN-B	7.50	31.82%	214.37
98	2+30.51 SSLN-G	61.99	19.95%	214.55
99	0+69.83 SSLN-B	7.50	17.09%	213.57

SANITARY LATERAL TABLE				
LOT#	STATION	LENGTH	SLOPE	I.E.
100	0+48.26 SSLN-B	7.50	12.32%	213.32
101	0+18.09 SSLN-B	7.50	4.45%	212.88
102	6+52.98 SSLN-A	24.00	41.00%	210.33
103	1+61.31 SSLN-G	43.27	29.73%	214.28
104	1+92.87 SSLN-G	42.61	29.31%	214.33
105	2+26.01 SSLN-G	41.89	30.79%	215.18
106	2+44.01 SSLN-G	43.50	35.32%	217.72
107	2+91.32 SSLN-G	41.23	35.23%	217.52
108	1+43.50 SSLN-H	42.03	26.47%	215.88

WATER NOTES:	
1	INSTALL 3/4" WATER SERVICE WITH 3/4" WATER METER PER DETAIL W-3030. CONNECT METER BOXES TO EXISTING 6" STUB.
2	INSTALL 2" BLOW OFF PER DETAIL W-3050.

SANITARY NOTES:	
1	INSTALL SANITARY MANHOLE PER DETAIL S-2005 AND CONCRETE PAD PER DETAIL 3, SHEET 6.
2	INSTALL 4" PVC (ASTM D-3034) SANITARY SEWER LATERAL PER DETAIL S-2175. S=0.0200 (MIN.) SEE LATERAL TABLE. THIS SHEET, FOR LOCATIONS.
3	TAP INTO EXISTING 8" SANITARY LINE WITH INSERTA-TEE PER DETAIL S-2160 AND INSTALL 4" PVC (ASTM D-3034) SANITARY SEWER LATERAL PER DETAIL S-2175. S=0.0200 (MIN.) SEE LATERAL TABLE. THIS SHEET, FOR LOCATIONS.
4	EXISTING 4" PVC SANITARY SEWER LATERAL.
5	EXISTING 6" PVC SANITARY SEWER LATERAL.
6	CONSTRUCT SANITARY MANHOLE OVER EXISTING MAIN WITH INSIDE DROP PER DETAIL S-2042.



SANITARY LINE 'B' (VILLEBOIS DRIVE SOUTH) - PROFILE  
HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: 1" = 3'



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PACIFIC COMMUNITY DESIGN, INC

REVISIONS		
NO.	DATE	DESCRIPTION



EXPIRES: JUNE 30, 2016

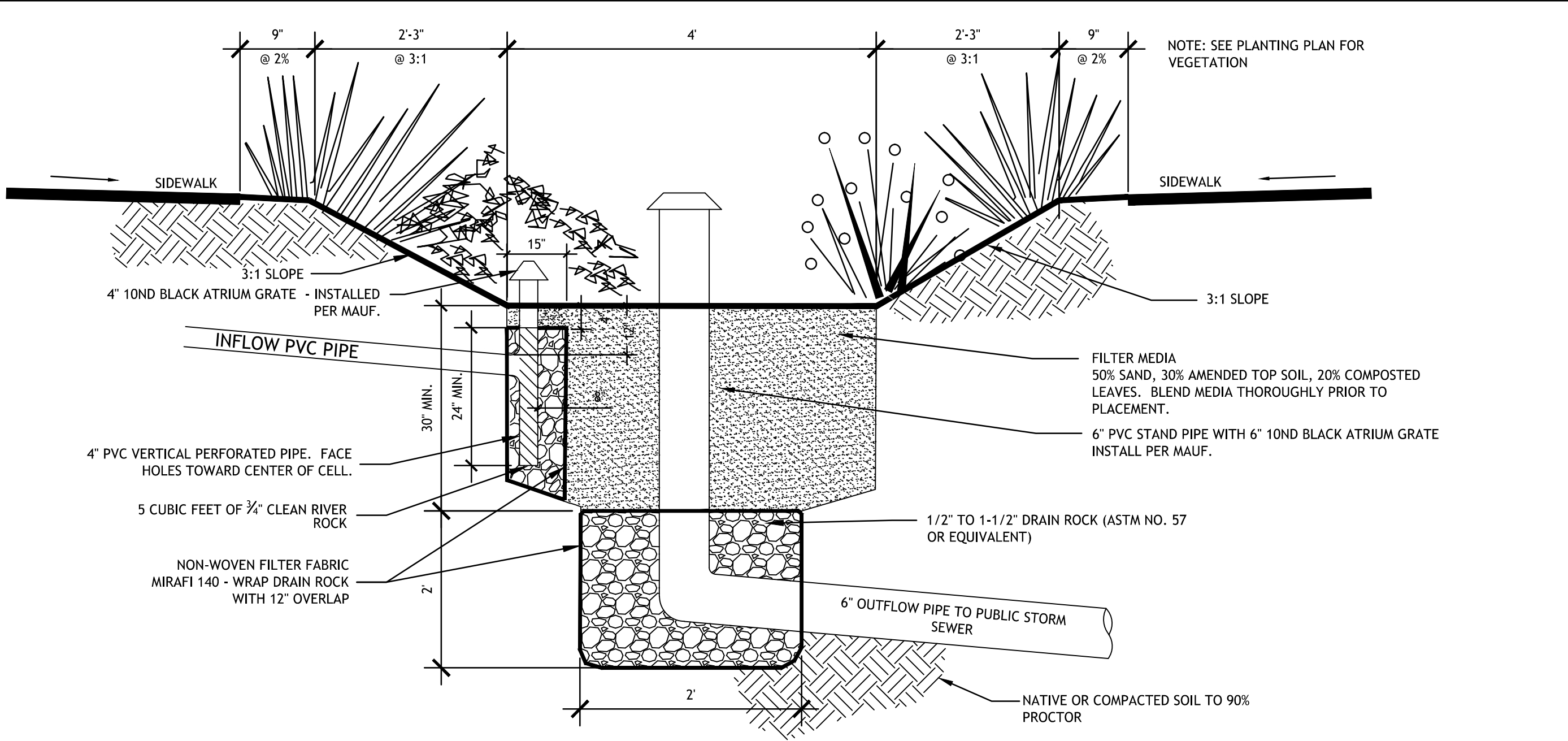
VILLEBOIS  
Carvalho Row Homes  
Construction Documents

VILLEBOIS DRIVE  
SANITARY PLAN  
AND PROFILE

1st SUBMITTAL DATE: 9/26/2014

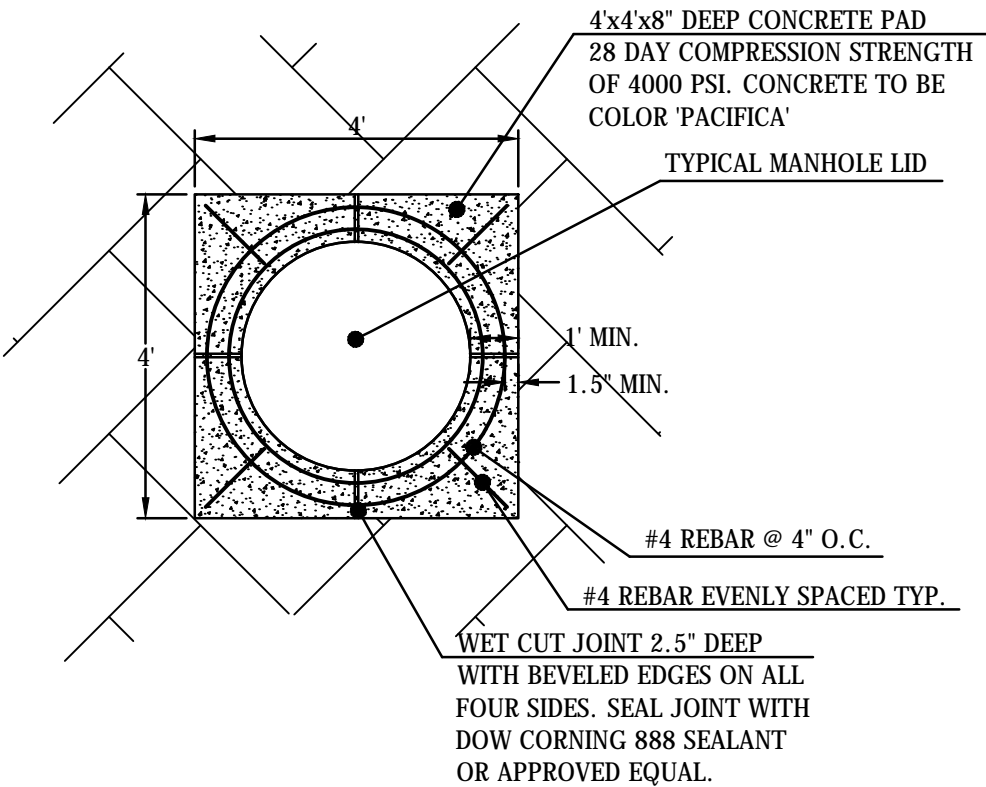


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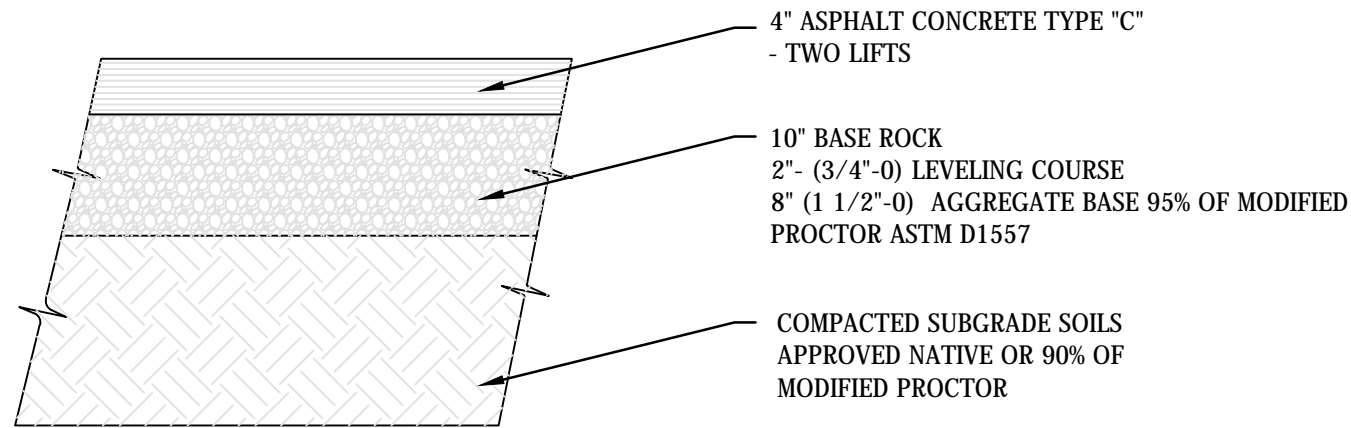


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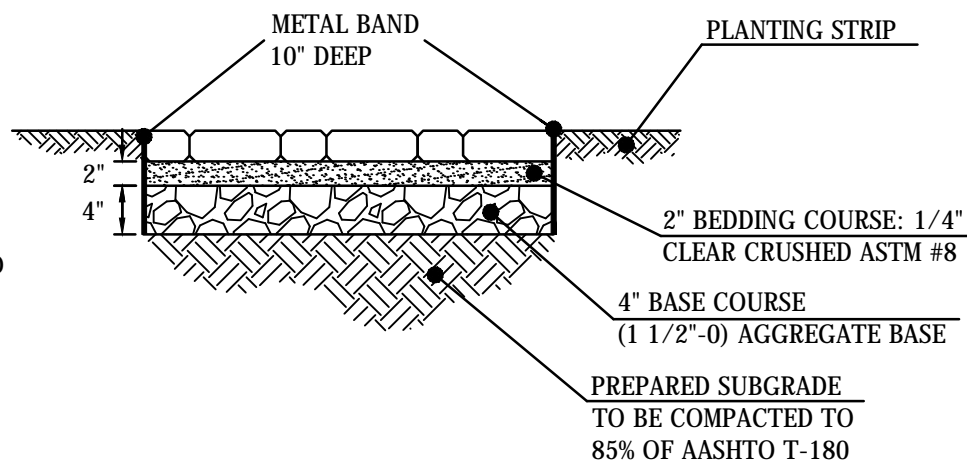
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6  
BIORETENTION CELL DETAIL  
NOT TO SCALE



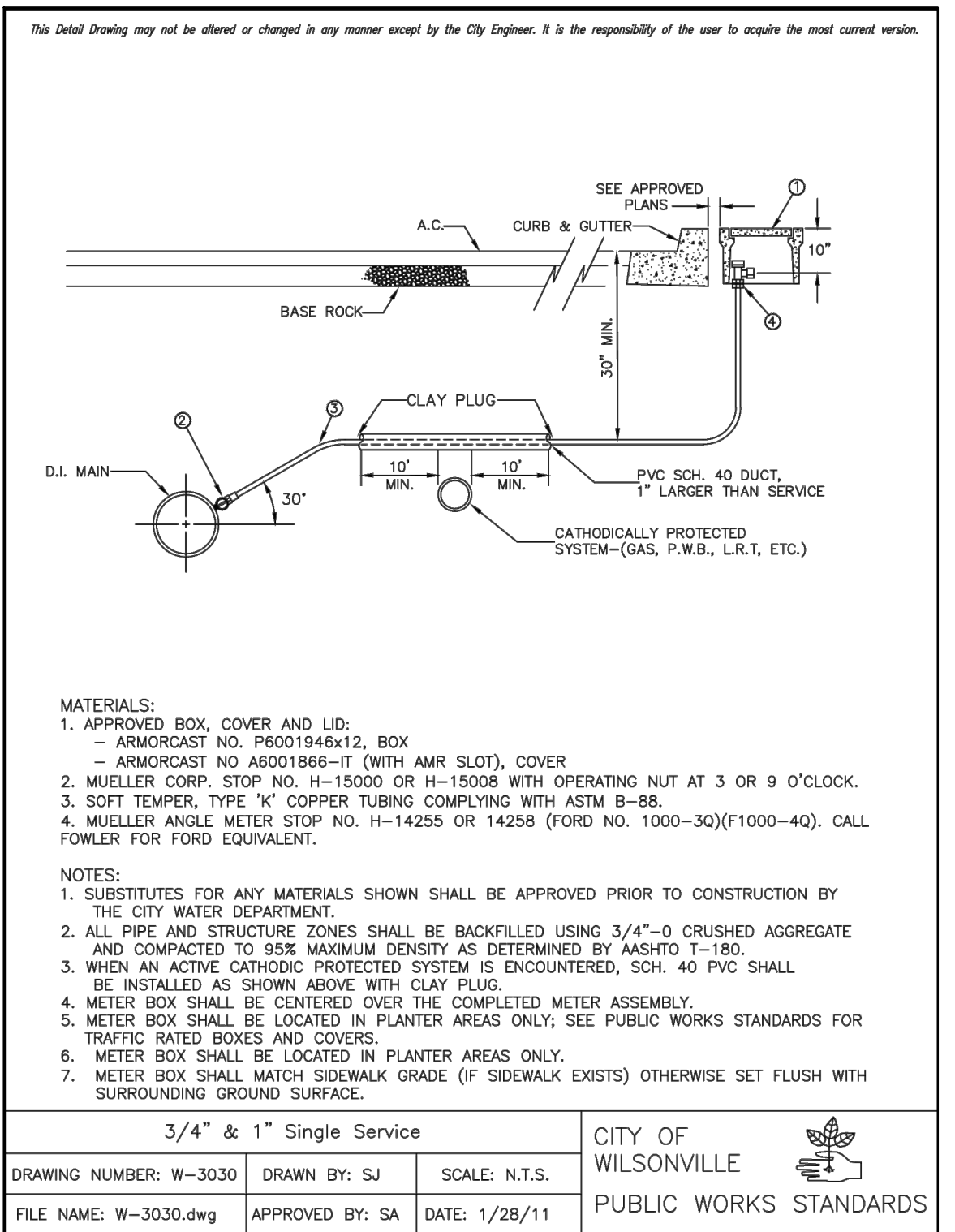
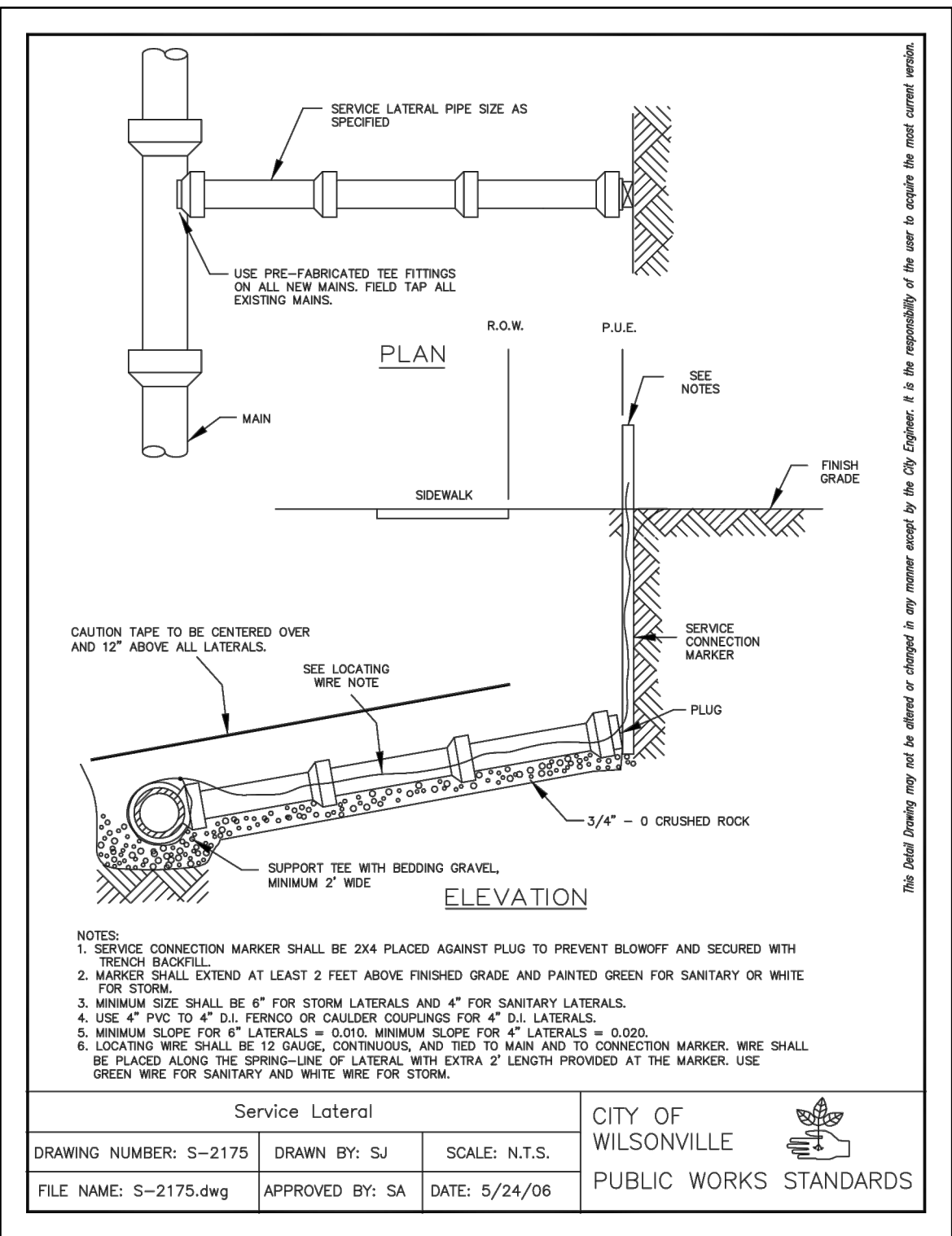
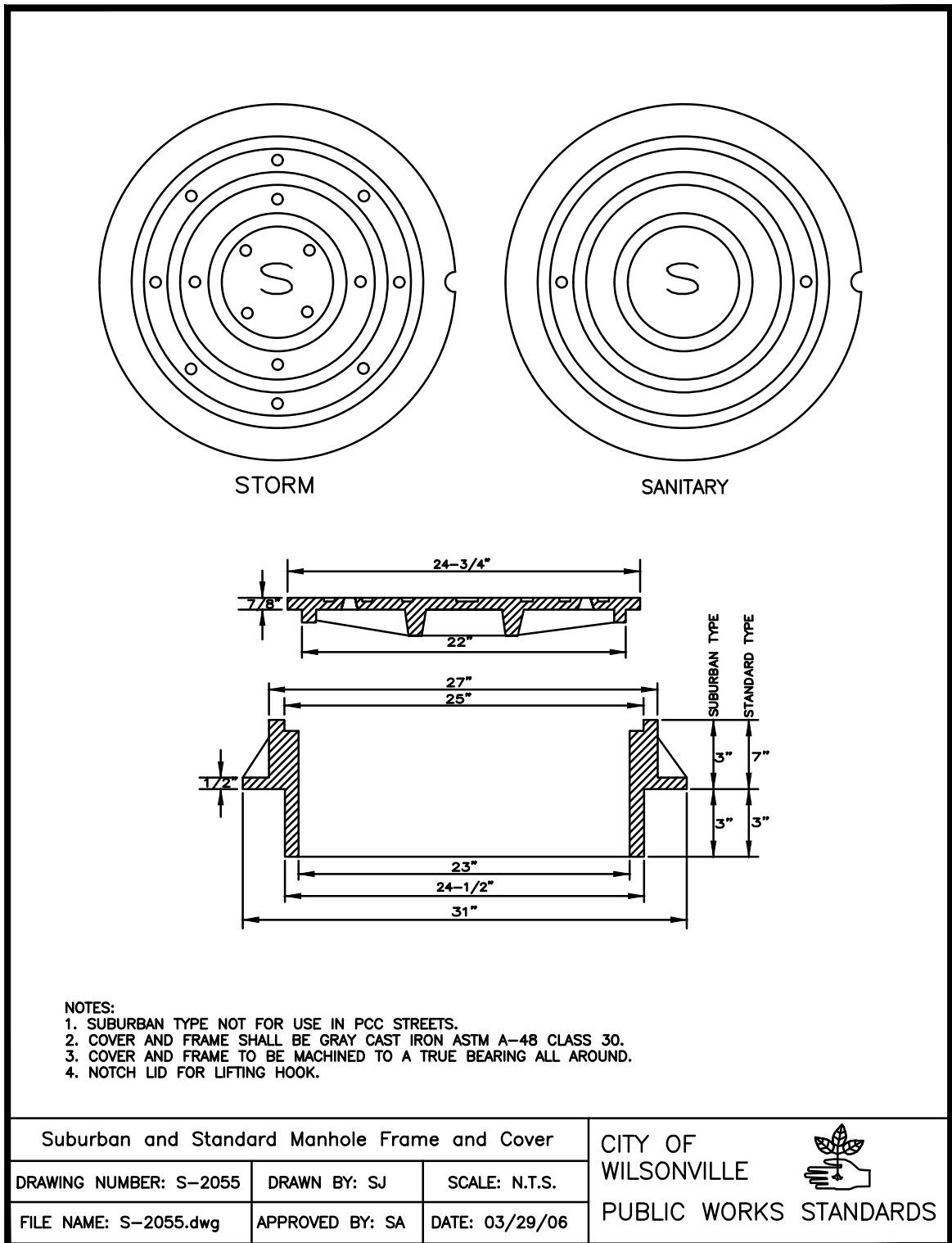
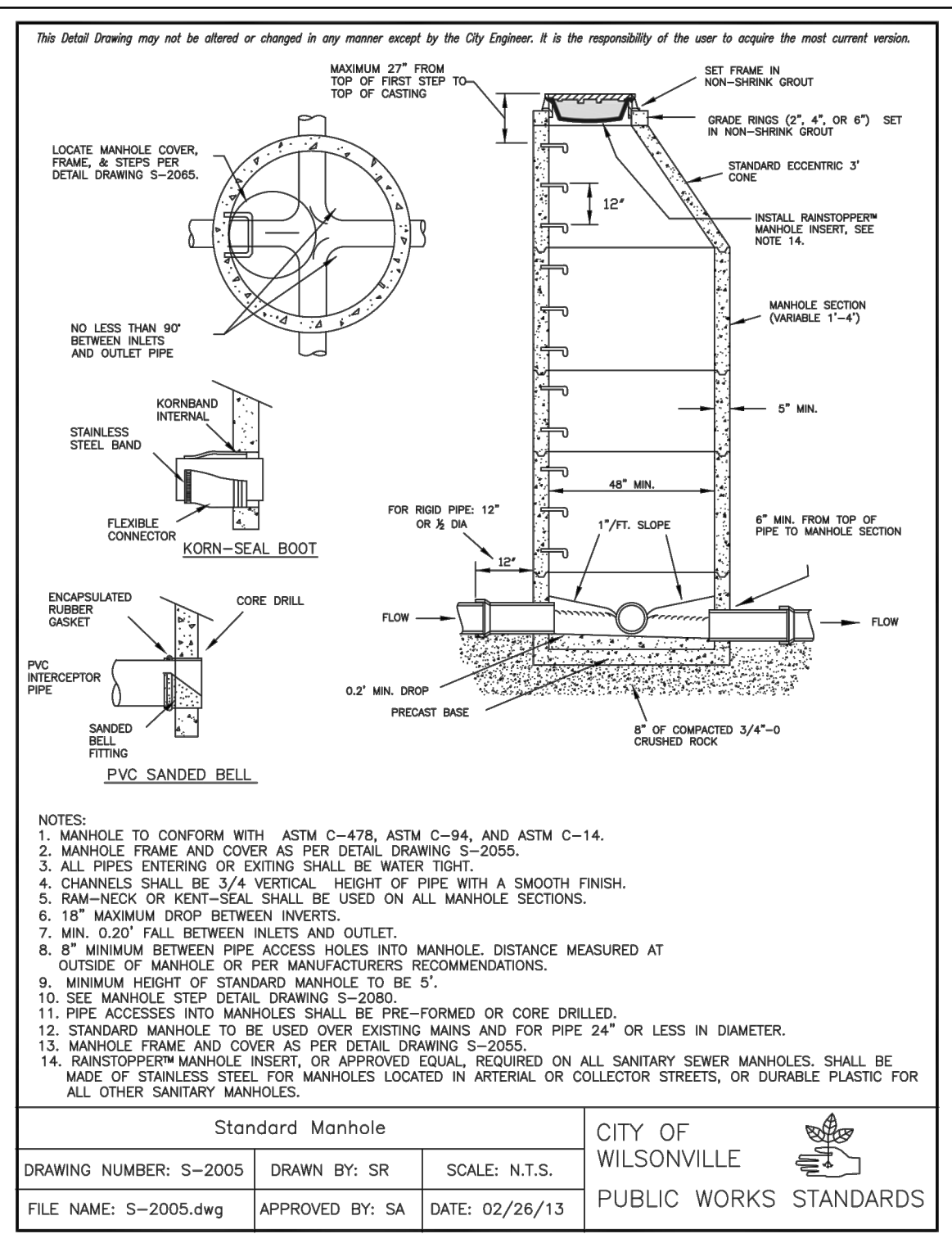
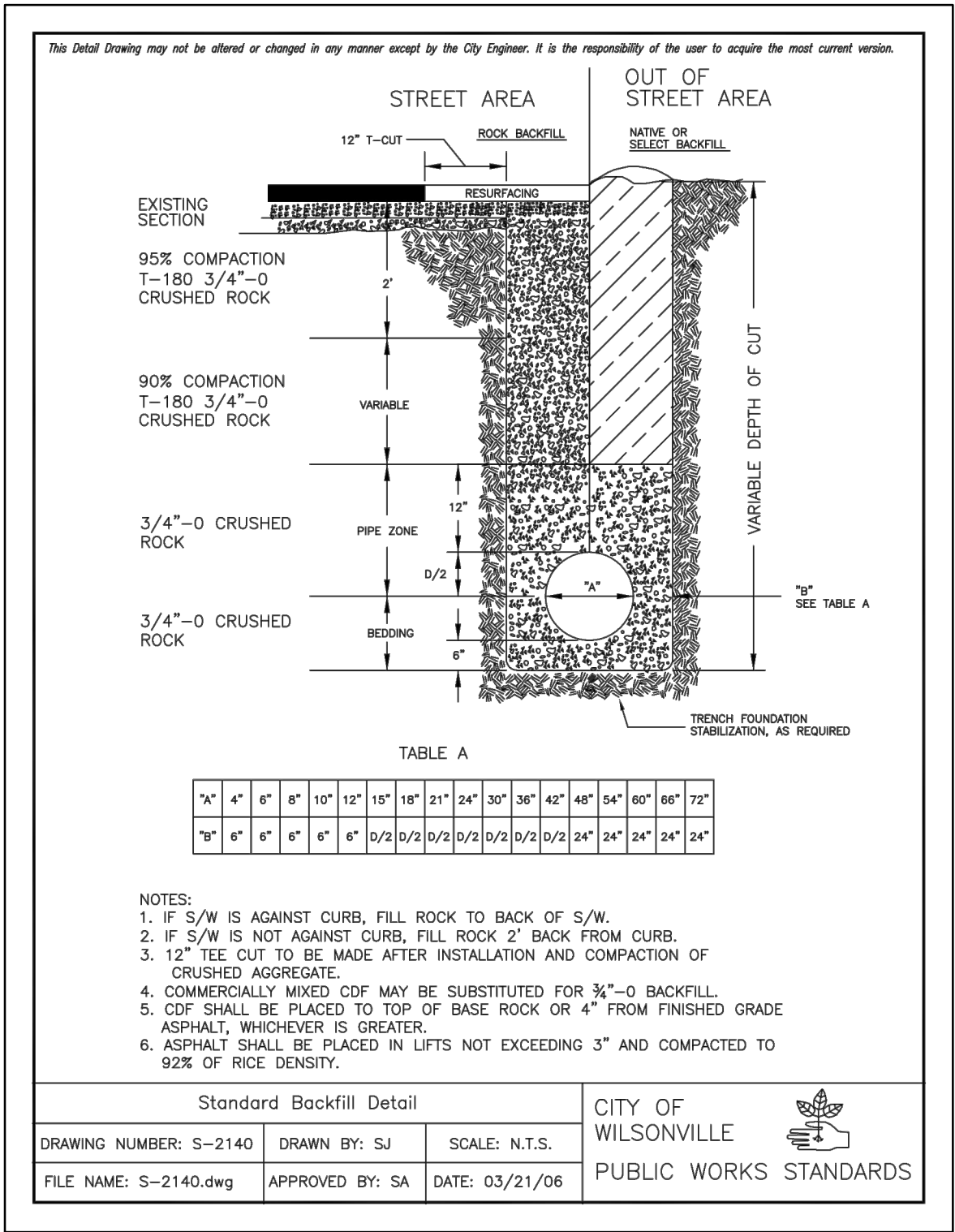
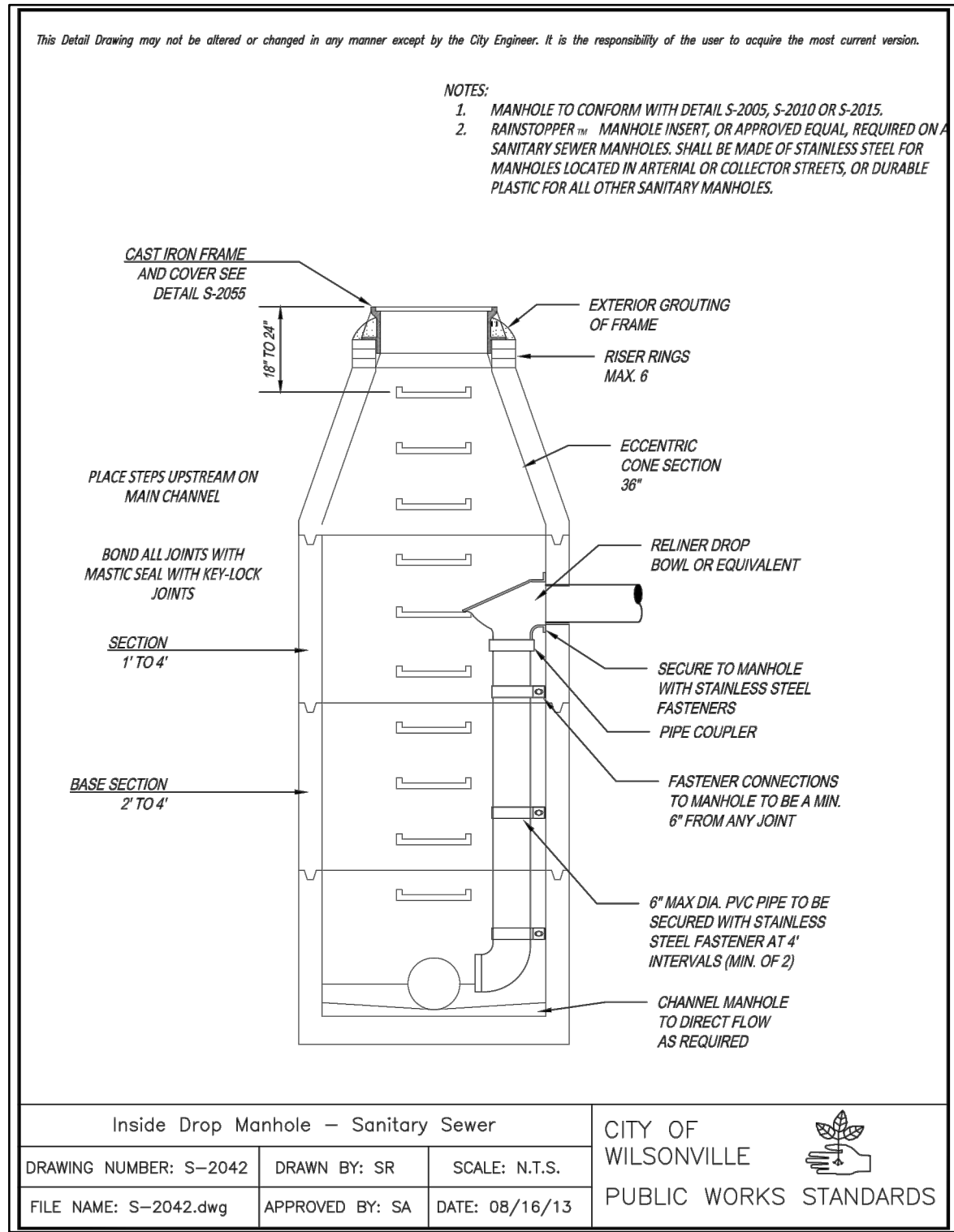
3  
6  
PLAN VIEW  
TYPICAL CROSS SECTION  
AT MANHOLE STRUCTURES  
NOT TO SCALE



2  
6  
TYPICAL A.C. PAVEMENT STRUCTURAL SECTION  
NOT TO SCALE



4  
6  
TYPICAL PAVED  
4' SIDEWALK DETAIL  
NOT TO SCALE



ELEVATION DATUM: NAVD 88



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NO. DATE DESCRIPTION



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VILLEBOIS  
Carvalho Row Homes  
Construction Documents

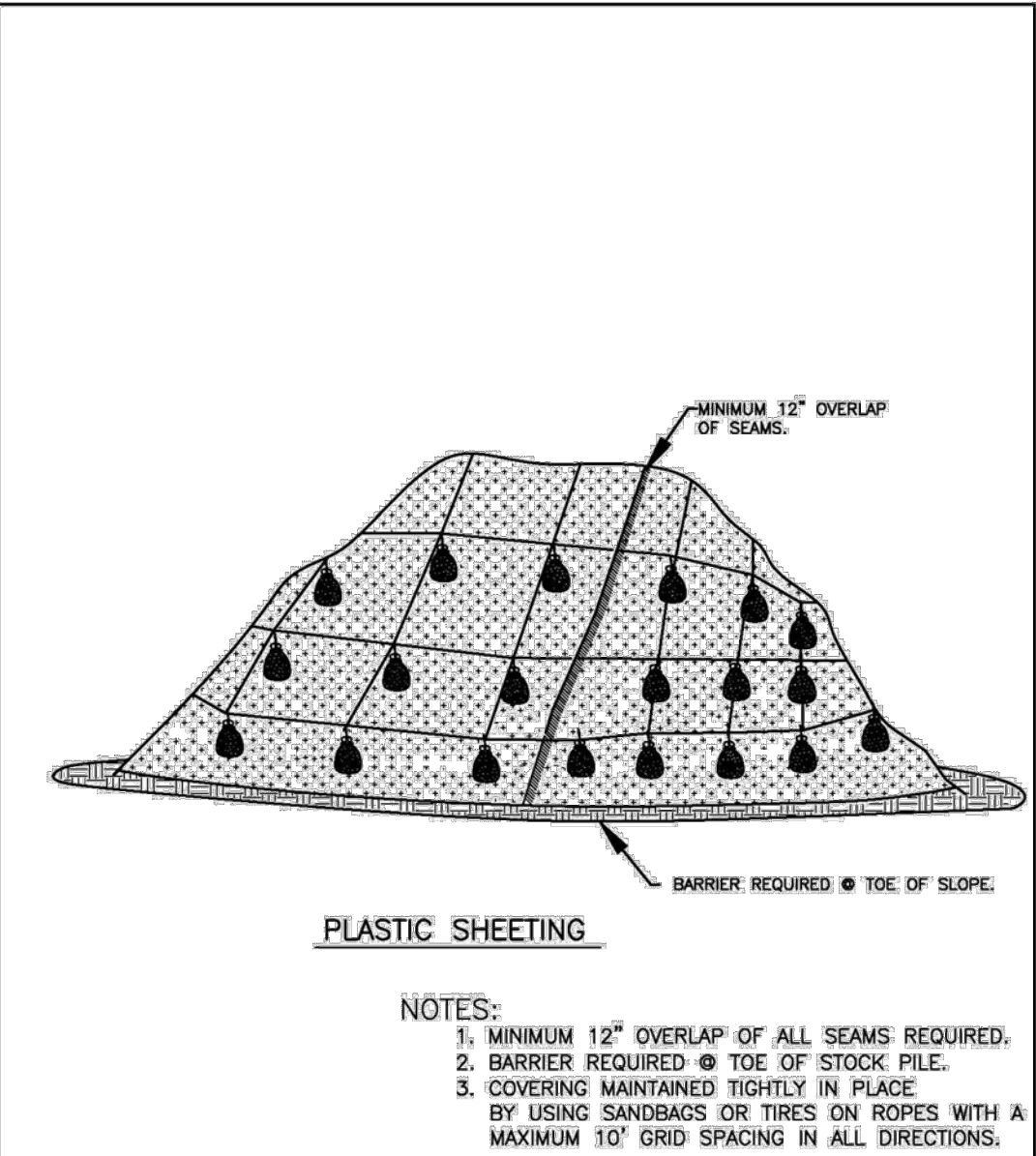
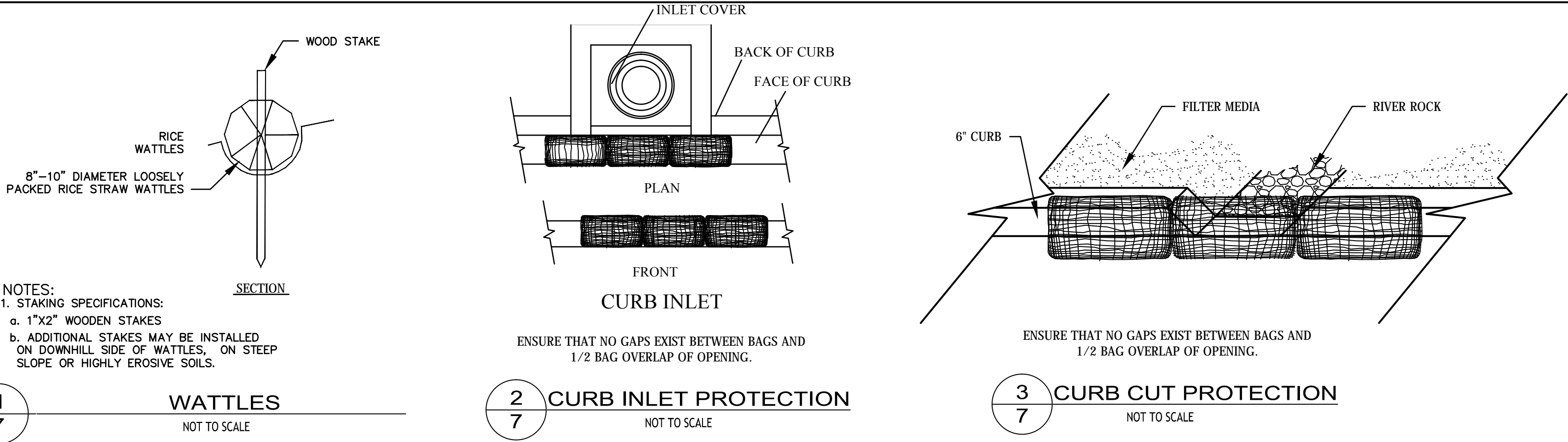
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1st SUBMITTAL DATE: 9/26/2014

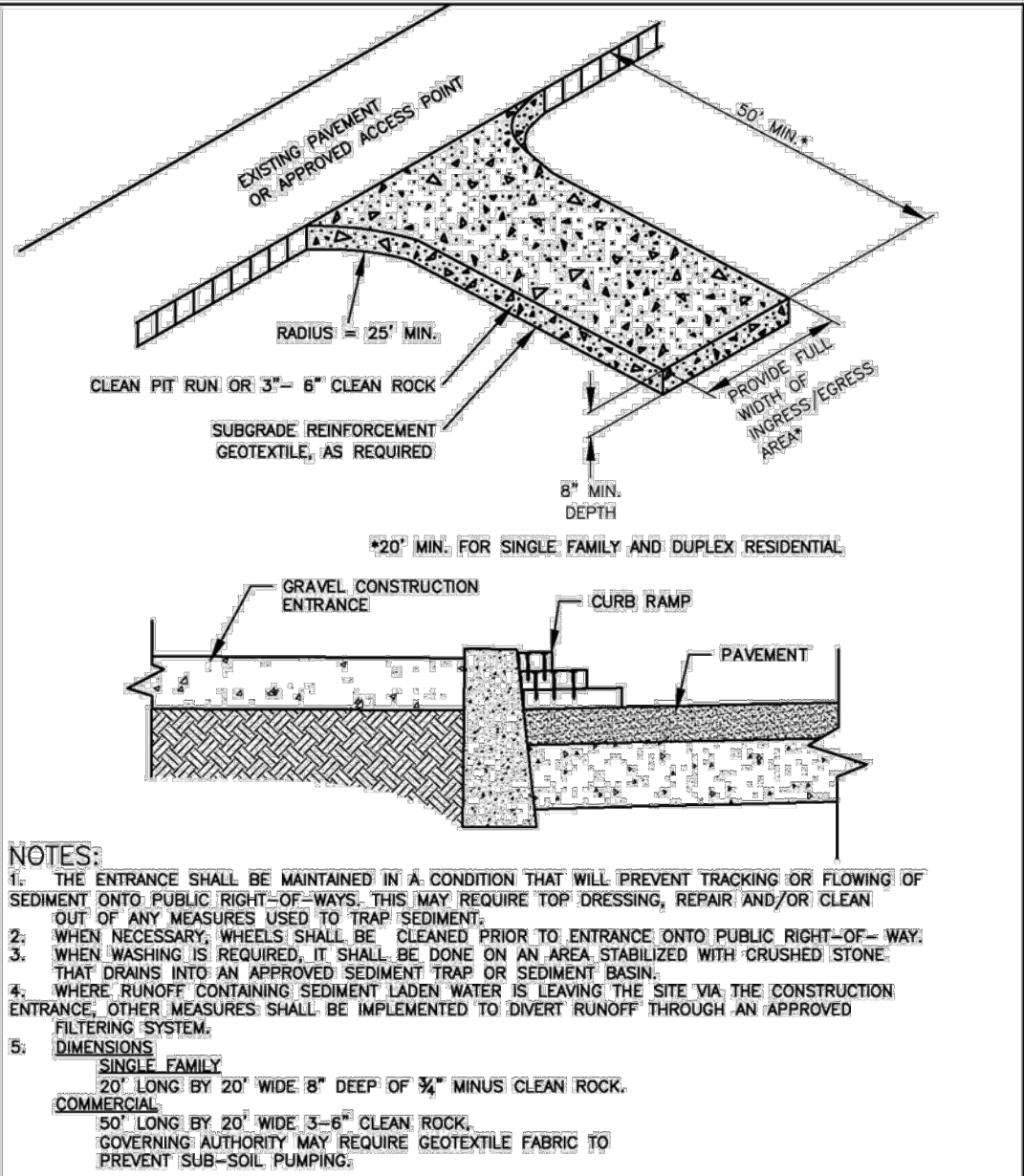
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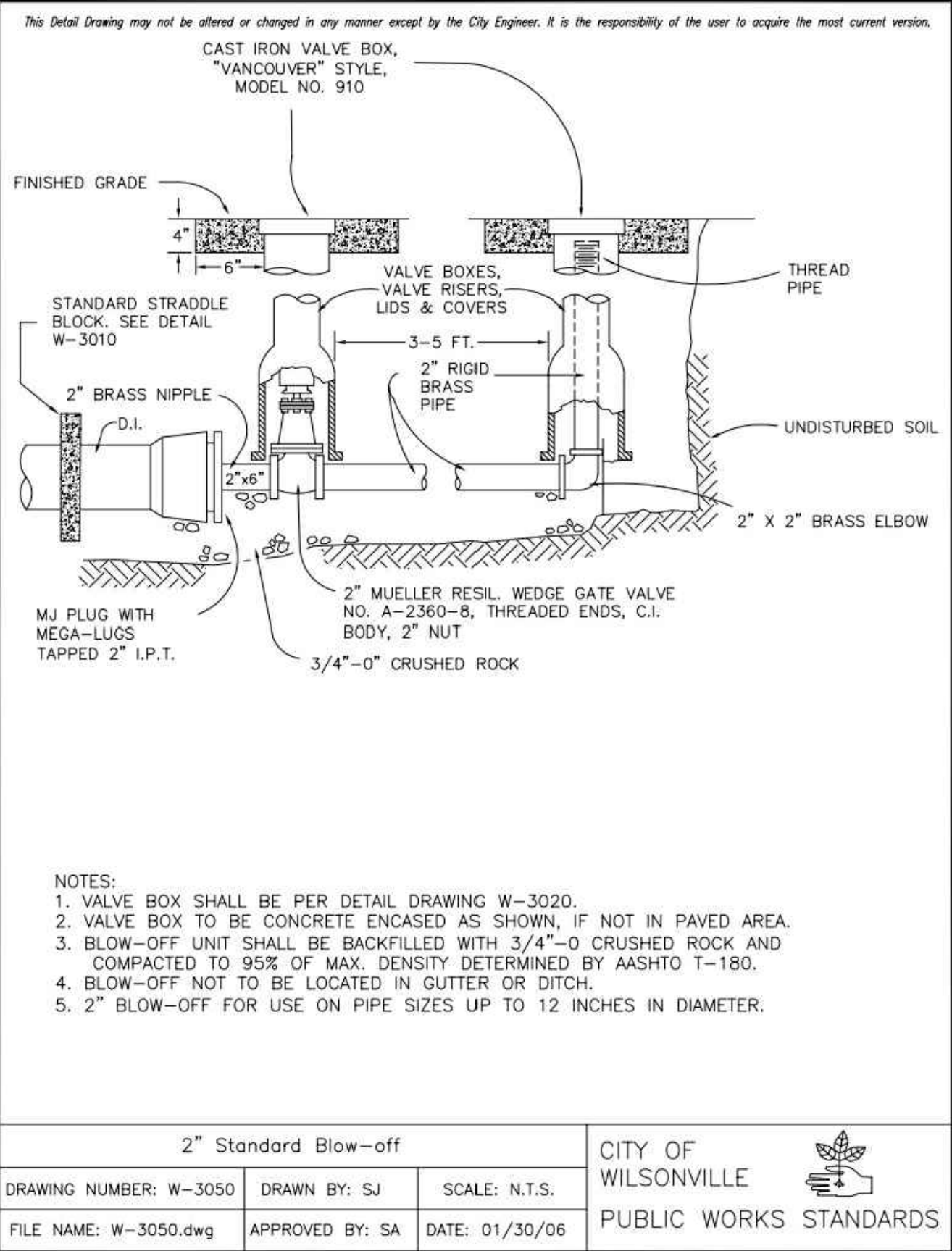
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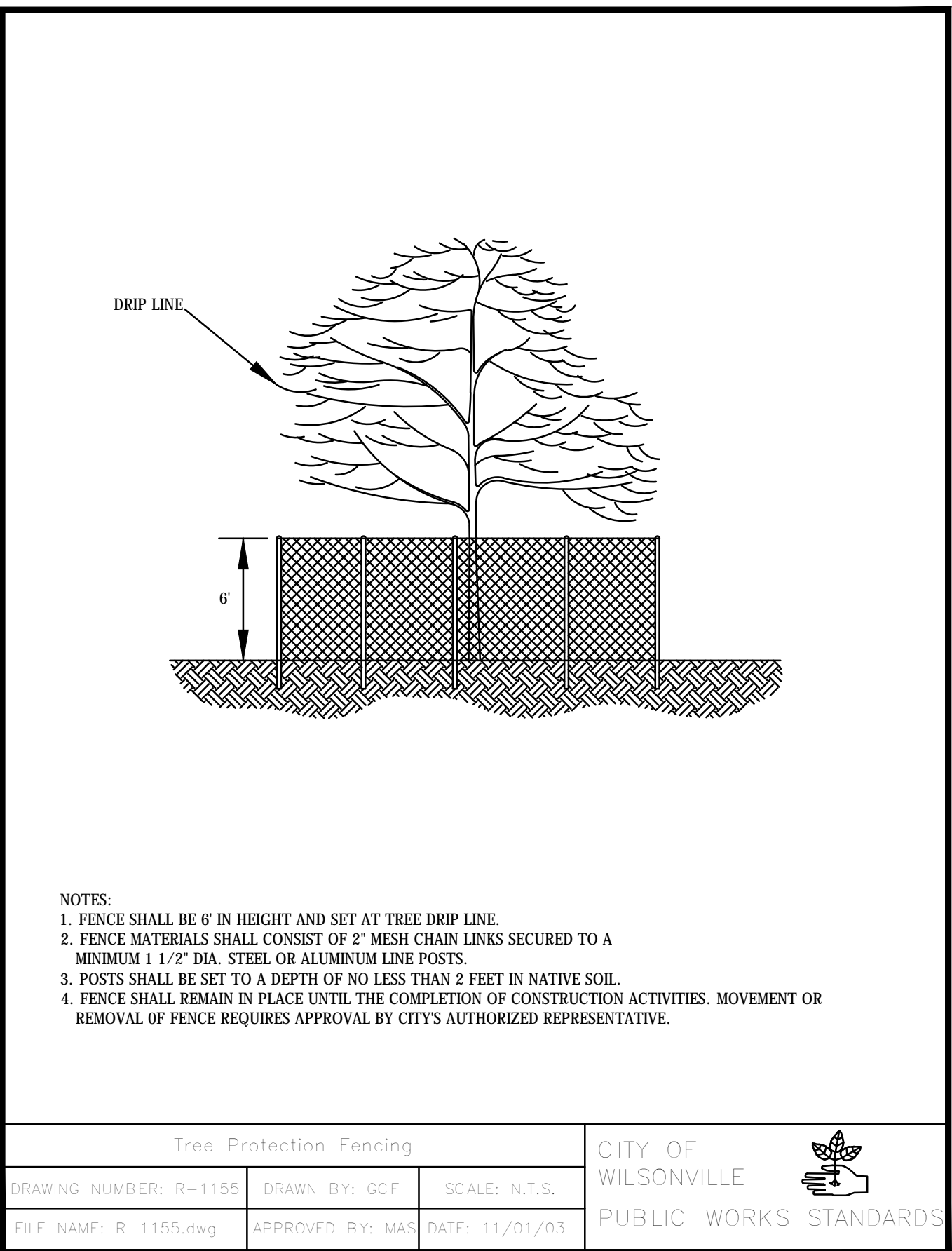
DETAIL DRAWING 4-3  
REVISED 01-09



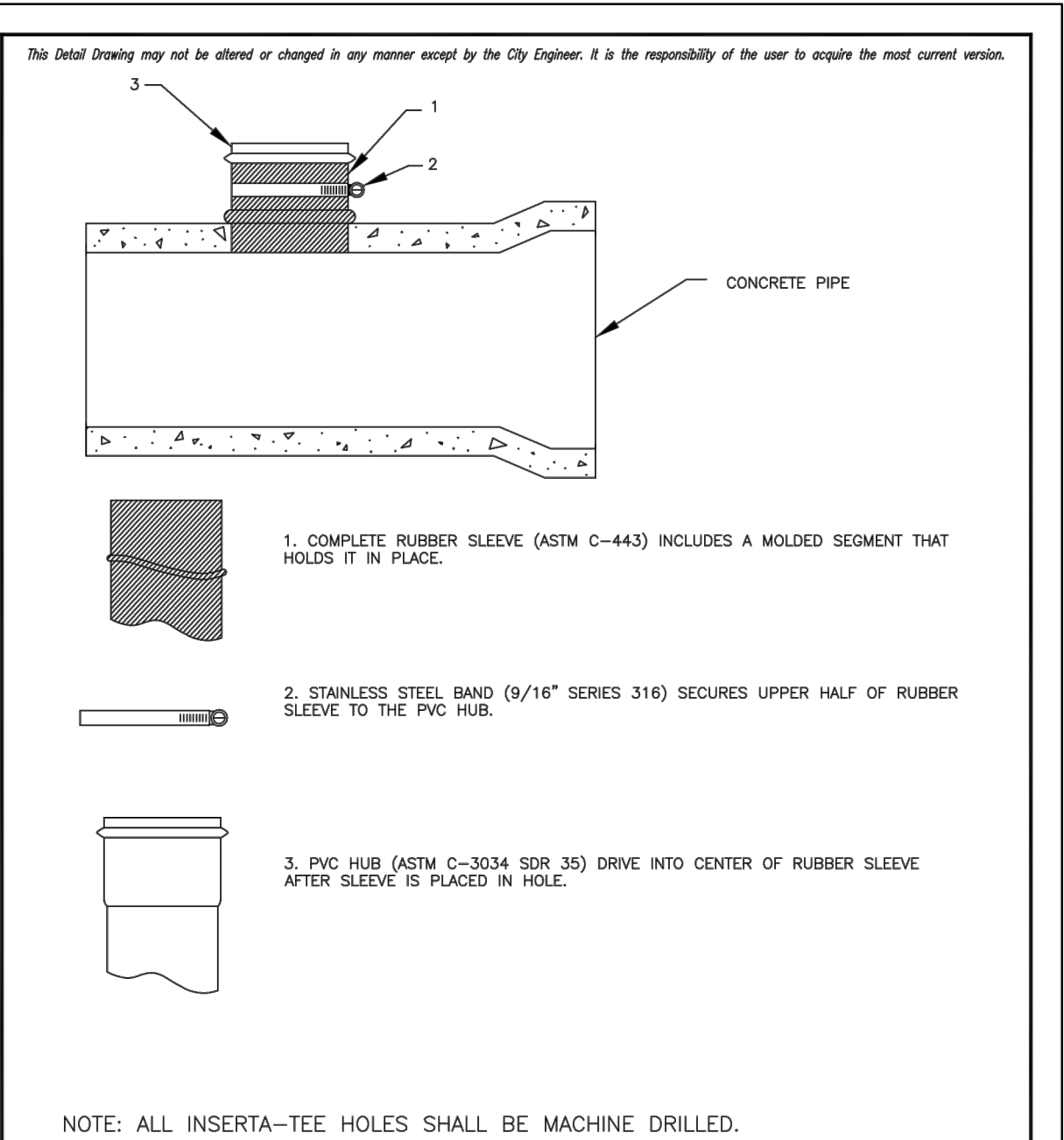
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REVISED 01-09



CITY OF WILSONVILLE PUBLIC WORKS STANDARDS		
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FILE NAME: W-3050.dwg	APPROVED BY: SA	DATE: 01/30/06



CITY OF WILSONVILLE PUBLIC WORKS STANDARDS		
DRAWING NUMBER: R-1155	DRAWN BY: GCF	SCALE: N.T.S.
FILE NAME: R-1155.dwg	APPROVED BY: MAS	DATE: 11/01/03



CITY OF WILSONVILLE PUBLIC WORKS STANDARDS		
DRAWING NUMBER: S-2160	DRAWN BY: GCF	SCALE: N.T.S.
FILE NAME: S-2160.dwg	APPROVED BY: MAS	DATE: 11/01/03

ELEVATION DATUM: NAVD 88



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EXPIRES: JUNE 30, 2016

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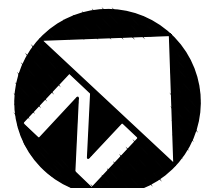
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1st SUBMITTAL DATE: 9/26/2014

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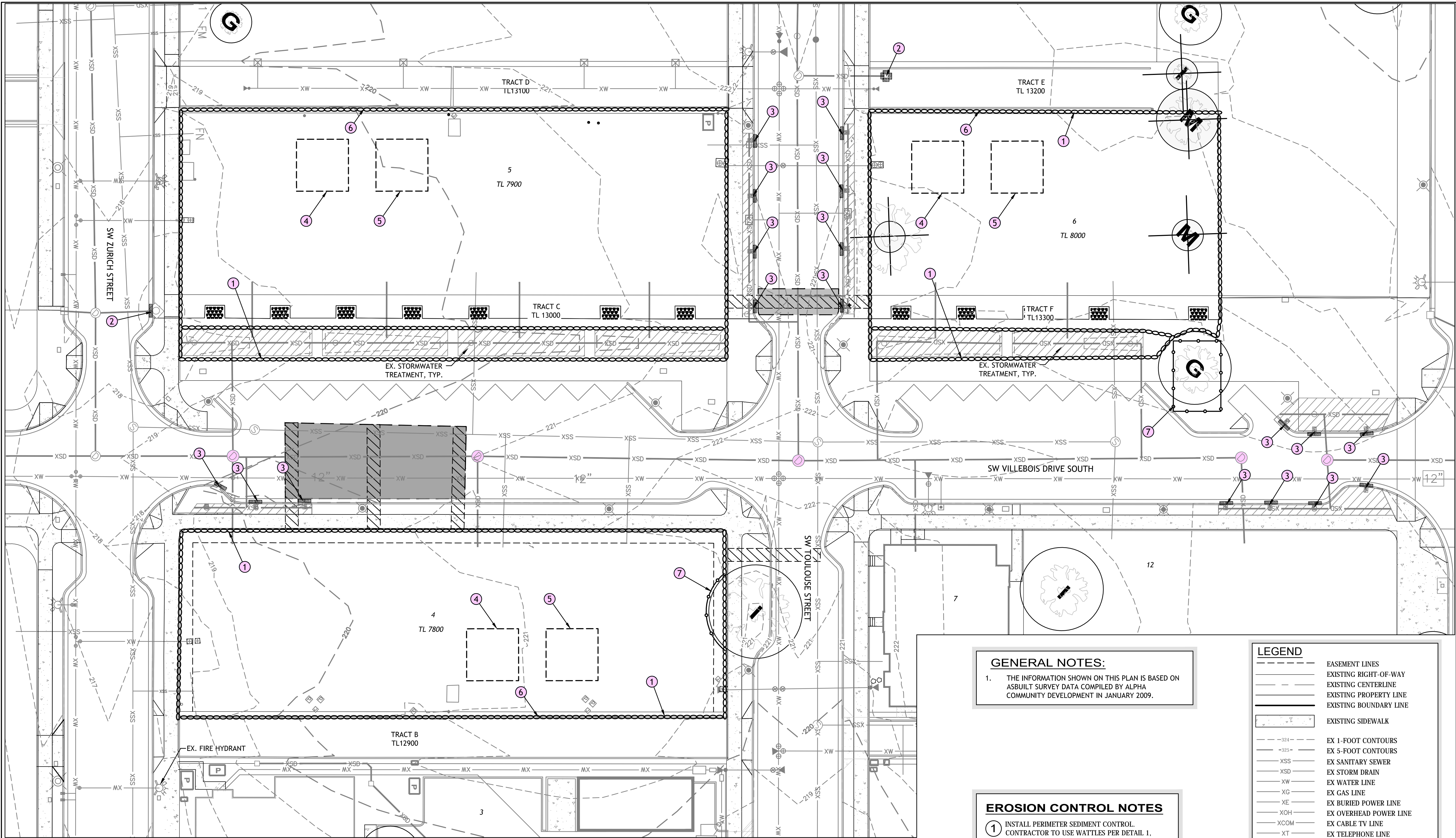


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SCALE  
20 0 15 20  
1 INCH = 20 FEET

ELEVATION DATUM: NAVD 88



**TREE LEGEND:**

I	IMPORTANT
G	GOOD
M	MODERATE
P	POOR
	EXISTING TREES TO RETAIN
	EXISTING TREES LIKELY TO BE REMOVED
	EXISTING TREES TO BE REMOVED

**GENERAL NOTES:**

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED ON ASBUILT SURVEY DATA COMPILED BY ALPHA COMMUNITY DEVELOPMENT IN JANUARY 2009.

**EROSION CONTROL NOTES**

1. INSTALL PERIMETER SEDIMENT CONTROL. CONTRACTOR TO USE WATTLES PER DETAIL 1. SEE SHEET 7.
2. EXISTING CURB INLET. PROVIDE EROSION PROTECTION PER DETAIL 2. SEE SHEET 7.
3. EXISTING CURB CUT. PROVIDE EROSION PROTECTION PER DETAIL 3. SEE SHEET 7.
4. PROPOSED STAGING/STORAGE AREA. ALL STAGING AND STORAGE AREAS MUST BE ROCKED WITH CLEAN ROCK SUFFICIENT TO PREVENT EROSION.
5. PROPOSED SOIL STOCKPILE LOCATION. INSTALL SEDIMENT FENCE COMPLETELY AROUND STOCKPILE PER DETAIL 4-3. SEE SHEET 7.
6. PROPOSED CONSTRUCTION ENTRANCE PER DETAIL 4-13. SEE SHEET 7.
7. INSTALL 6' CHAINLINK TREE PROTECTION FENCE PER DETAIL R-1155. SEE SHEET 7.

**LEGEND**

	EASEMENT LINES
	EXISTING RIGHT-OF-WAY
	EXISTING CENTERLINE
	EXISTING PROPERTY LINE
	EXISTING BOUNDARY LINE
	EXISTING SIDEWALK
	EX 1-FOOT CONTOURS
	EX 5-FOOT CONTOURS
	EX SANITARY SEWER
	EX STORM DRAIN
	EX WATER LINE
	EX GAS LINE
	EX BURIED POWER LINE
	EX OVERHEAD POWER LINE
	EX CABLE TV LINE
	EX TELEPHONE LINE
	EX SANITARY MANHOLE
	EX SANITARY CLEANOUT
	EX STORM MANHOLE
	EX AREA DRAIN
	EX CURB INLET
	EX STORM CLEANOUT
	EX FIRE HYDRANT
	EX WATER METER
	EX WATER VALVE
	EX BLOW-OFF
	EX AIR RELEASE VALVE
	EX GAS RISER
	EX LIGHT POLE
	EXISTING ELECTRIC VAULT
	INLET PROTECTION
	WATTLES
	TREE PROTECTION FENCING
	REPAVING AREA
	SAWCUT SECTION



Villebois

RCS-VILLEBOIS DEVELOPMENT LLC  
PACIFIC COMMUNITY DESIGN, INC

REVISIONS		
NO.	DATE	DESCRIPTION



EXPIRES: JUNE 30, 2016

VILLEBOIS  
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EROSION  
CONTROL  
PLAN

1st SUBMITTAL DATE: 9/26/2014

EC1



**DEVELOPMENT REVIEW BOARD MEETING**

**MONDAY, FEBRUARY 9, 2015**

**6:30 PM**

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**VIII. Board Member Communications:**

**A. Agenda Results from the January 26, 2015 DRB  
Panel B meeting**

# City of Wilsonville

## Development Review Board Panel B Meeting Meeting Results

**DATE:** JANUARY 26, 2015

**LOCATION:** 29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR

**TIME START:** 6:30 P.M.

**TIME END:** 7:19 P.M.

### ATTENDANCE LOG

BOARD MEMBERS	STAFF
Aaron Woods	Barbara Jacobson
Dianne Knight	Blaise Edmonds
Shawn O'Neil	Daniel Pauly
Richard Martens	

### AGENDA RESULTS

AGENDA	ACTIONS
CITIZENS' INPUT	None.
ELECTION OF 2015 CHAIR AND VICE-CHAIR	
• Chair	Aaron Woods unanimously elected 2015 Chair
• Vice Chair	Dianne Knight unanimously elected 2015 Vice-Chair
CONSENT AGENDA	
A. Approval of November 24, 2014 Minutes	A. Postponed due to lack of a quorum
PUBLIC HEARING	
<b>A. Resolution 296. Calais at Villebois Five (5) Year Temporary Use Permit: Jack Ross, Pacific Community Design, Inc. – representative for Calais at Villebois LLC (Polygon Northwest) – owner/applicant.</b> The applicant is seeking approval of a Five (5) Year Temporary Use Permit for a sales office and model homes in the Calais at Villebois subdivision, along with associated parking, landscaping and other improvements. The site is located on Tax Lot 1205, Section 15, T3S-R1W, Clackamas County, Oregon. Staff: Daniel Pauly  Case Files: DB14-0069 – Five (5) Year Temporary Use Permit	A. Unanimously approved with amendments to the Staff report to authorize four model homes but no sales office. Resolution unanimously approved with references to sales office and Lot 3 removed.
BOARD MEMBER COMUNICATIONS	None.
A. Results of the December 8, 2014 DRB Panel A meeting B. Results of the January 13, 2015 DRB Panel A meeting	
STAFF COMMUNICATIONS	Mr. Edmonds welcomed new Board members Shawn O'Neil and Richard Martens